1

CITY of CLOVIS

AGENDA • MAY 23, 2019 PLANNING

Thursday, May 23, 2019
Council Chamber, 1033 Fifth Street, Clovis, CA 93612 (559) 324-2340
www.cityofclovis.com

Commission Members: Amy Hatcher Chair, Paul Hinkle Chair Pro Tem, Alma Antuna, Brandon Bedsted, Mike Cunningham

The Planning Commission welcomes you to this meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate at this meeting, please contact Planning Division staff at (559) 324-2340. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Any writings or documents provided to a majority of the Planning Commission regarding any item on this agenda will be made available for public inspection at the City of Clovis Planning Division, located in the Planning and Development Services building, between 8:00 a.m. and 3:00 p.m. Monday through Friday. In addition, such writings and documents may be posted on the City's website at www.cityofclovis.com.

ABOUT THE MEETING

The Planning Commission consists of five Clovis residents appointed by the City Council to make decisions and recommendations on City planning issues. Decisions made by the Planning Commission may be appealed to the City Council.

After the approval of minutes, the Chairperson of the Planning Commission will ask for business from the floor. If you wish to discuss something which is NOT listed on the agenda, you should speak up at this time.

Next, the Planning Commission will discuss each item listed on the agenda. For the items on the agenda which are called "public hearings," the Planning Commission will try to follow the procedure listed below:

For each matter considered by the Commission, there will first be a staff presentation, followed by a presentation from the project applicant. Testimony from supporters of the project will then be taken, followed by testimony from those in opposition. The applicant will have the right to a final rebuttal presentation prior to closing the public hearing. Once this is complete, the Chairperson will close the public hearing and the Commission will discuss the item and cast their votes.

2

If you wish to speak on an item, please step to the podium and clearly state your name and address for the record. The Planning Commission wants to know how you feel about the items they are voting on, so please state your position clearly. In accordance with Section 13 of Article 2 of the Planning Commission Rules and Regulations governing length of public debate, all public testimony from those in support and in opposition to the project will be limited to five minutes per person. In order for everyone to be heard, please limit your comments to 5 minutes or less.

* * * * * *

CALL TO ORDER

FLAG SALUTE

ROLL CALL

APPROVAL OF MINUTES

1. Planning Commission Minutes from April 18, 2019, Meeting.

COMMISSION SECRETARY COMMENTS

PLANNING COMMISSION MEMBER COMMENTS

COMMUNICATIONS AND REFERRALS

BUSINESS FROM THE FLOOR

This is an opportunity for the members of the public to address the Planning Commission on any matter that is not listed on the Agenda.

PUBLIC HEARINGS

2. Consider Approval, Res. 19-___, General Plan Consistency Finding for the Proposed 2019-2020 Community Investment Program

   Staff: Thad Avery, Associate Engineer
   Recommendation: Approve

3. Consider Approval, Res. 19-___, TM6268, A request to approve a tentative tract map for a 10-lot single-family residential development for property located on the east side of Clovis Avenue, south of Riordan Avenue. John Sobaje, owner/applicant; Dale G. Mell & Associates, representative.

   Staff: Ricky Caperton, AICP, Senior Planner
   Recommendation: Approve

4. Consider items associated with approximately 35.43 acres of property located at the southeast corner of Bullard and Leonard Avenues. Las Brisas Builders, Inc., owners; WCP Developers, LLC., applicant/representative.

3

a. Consider Approval, Res. 19-___, CUP2017-10A2, A request to approve a conditional use permit amendment for the increase in lots, revise house plans, and a revision in circulation, for a 249-lot single-family Planned Residential Development with public and private streets, gated entry, reduced setbacks, reduced lot widths, and increased lot coverage.

b. Consider Approval, Res. 19-___, TM6186A, A request to amend an approved vesting tentative tract map, increasing the lot count from 229-lots to 249-lots, for a single-family residential subdivision.

Staff: Orlando Ramirez, Deputy City Planner
Recommendation: Approve

NEW BUSINESS

5. Receive, Update on the North Kings Groundwater Sustainability Agency related to the Sustainability Groundwater Management Act. Verbal presentation - No staff report.

Presenter: Adam Claes, Fresno Irrigation District, North Kings Groundwater Sustainability Agency
Recommendation: Receive

6. Special Meeting Request

Presenter: Bryan Araki, City Planner
Recommendation: Approve

ADJOURNMENT

MEETING DATES

- June 27, 2019 – Regular Meeting
- July 25, 2019 – Regular Meeting
- August 22, 2019 – Regular Meeting

AGENDA ITEM: 1

CLOVIS PLANNING COMMISSION MINUTES
April 18, 2019

A regular meeting of the Clovis Planning Commission was called to order at 6:00 p.m. by Chair Hatcher in the Clovis Council Chamber.

Flag salute led by Commissioner Cunningham

Present: Commissioners Antuna, Bedsted, Cunningham, Hinkle, Chair Hatcher

Absent: None

Staff: Bryan Araki, City Planner
Ricky Caperton, Senior Planner
Gene Abella, Assistant Engineer

MINUTES

1. The Commission approved the March 28, 2019, minutes by a vote of 5-0.

COMMISSION SECRETARY

City Planner Bryan Araki reminded the Commission that the Mayor's Breakfast will take place on May 9th and that the Employee Banquet will take place on May 18th. He informed that he is working on email accounts for the commission members, and that the Cottage Home Program received a national excellence award from the National American Planning Association, providing a detailed explanation. In addition, the California Housing Finance Agency has earmarked $2.5 million for the Cottage Home Program, enabling a sought-after partnership on the program with Self-Help.

PLANNING COMMISSION MEMBERS COMMENTS

None

COMMUNICATIONS AND REFERRALS

None

BUSINESS FROM THE FLOOR

None

CONSENT CALENDAR

None

PUBLIC HEARINGS

2. Consider approval Res. 19-13, **R2019-01**, A request to approve a Master Plan to prezone approximately 208 acres of property located northeast of Behymer and Willow

Avenues and to adopt development standards for Focus Area #11 of the General Plan. Multiple owners; Main Street Promenade, LLC, applicant.

City Planner Bryan Araki presented the staff report.

Commissioner Cunningham disclosed that the Commission that Mr. Penn, a principal in this proposal, had met with him and gone over the provided materials previously.

At this point, the Chair opened the floor to the applicant.

Manny Penn of 3370 Loyola Avenue provided a brief background on the project and offered to answer any questions.

At this point, the Chair opened the floor to those in favor.

Blair Martin of 3222 E. Behymer Avenue read a statement on behalf of her father, Bill Smittcamp of 10152 N. Peach Avenue, speaking in support of the project in his role as non-developers.

Christopher Patin of 787 Cypress Avenue, as part of the church council of Valley Christian Center which owns property in Planning Areas 8 and 9, expressed full support of the zoning change in accordance with Mr. Smittcamp's letter.

Sean Beady, senior pastor of Clovis Hills Community Church, 10590 N. Willow Avenue, expressed excitement over the plan and concurrence with the sentiments expressed in Mr. Smittcamp's letter.

At this point, the Chair opened the floor to those in opposition.

Janice Myracle of 5610 E. Behymer Avenue stated that she only became aware of the development on this same day, and that though she is a citizen of Clovis, her property (and those of her neighbors) fall outside the city limits. She inquired as to whether there is someone from Fresno County to represent such people and how their needs are addressed, as their way of life is changing and she is uncertain as to how much they will be affected by this growth. She also expressed concern for water use and a potential devaluation of her property due to future lack of water.

City Planner Araki informed that staff reaches out to the County of Fresno for projects that are in their jurisdiction, and that they will be heavily involved when it involves annexations and development for this area. In addition, there is an overarching entity named the North Kings Groundwater Sustainability Agency that oversees the groundwater for the whole area, which may give a presentation at the next Planning Commission meeting regarding efforts to balance groundwater needs. Araki also provided detailed information regarding water usage in the City of Clovis.

Elena Bowen of 5702 E. Behymer Avenue, a neighbor of Ms. Myracle, stated that she just found out about this project two days previous and would appreciate neighborhood outreach at a greater radius to include people like her, who are just down the street. She expressed concern regarding water and traffic on Fowler Avenue, and that she is uncertain as to what the prezoning means, what the process entails, and what the timeline will be.

City Planner Araki provided information regarding the notification process, as well as the jurisdiction and recent action of Fresno County regarding the mentioned area of Fowler Avenue. He also provided information on the projects anticipated to alleviate some of the traffic problems on Fowler Avenue, as well the meaning and anticipated timeline of prezoning and associated development for this area. In conclusion, City Planner Araki provided the tentative City Council date for this project, and advised to watch the agendas on the website for meeting dates and/or contact him to be added to the notification list for this project.

At this point, the Chair reopened the floor to the applicant.

Mr. Penn declined to add anything.

At this point, the Chair closed the public portion.

Commissioner Hinkle stated for the record that project approval this night would only entail a prezone, and everything else is currently conceptual and therefore may change.

City Planner Araki clarified that the Commission would also be approving the master plan, and that therefore any change to it would require a prezone or rezone amendment, providing some explanation.

Commissioner Hinkle clarified that he was referring to building renderings. City Planner Araki confirmed the conceptual nature of those elements.

Commissioner Antuna inquired as to the lack of shade structures in park conceptual renderings presented in recent projects and whether they can be considered or mandated due to the summer temperatures. City Planner Araki confirmed that this is an element that is part of the Parks Master Plan and is therefore something that will be considered for future parks, providing some details.

Commissioner Antuna remarked, for the developers, that she would like to see more student housing or structures for single professionals in future projects, in order to retain people associated with the current and future universities and colleges in the area. She feels that there is not enough housing for such individuals who are not looking for single-family houses with yards.

City Planner Araki commented that the applicant had originally proposed a much higher density. However, this would not have been consistent with the General Plan Environmental Impact Report. He also pointed out areas within the master plan where student housing could potentially be located.

At this point, a motion was made by Commissioner Cunningham and seconded by Commissioner Bedsted to approve R2019-01. The motion was approved by a vote of 5-0.

3. Consider approval Res. 19-14, **CUP2019-01**, A request to approve a conditional use permit to allow an instant oil change service station use on a portion of a 0.87-acre parcel at 1515 Herndon Avenue, located on the north side of Herndon Avenue between Sunnyside and Fowler Avenues. Rose Dolarian, property owner; Cathy McGuire, Moo Inc., applicant.

Senior Planner Ricky Caperton presented the staff report.

Gabriel Salceda, Operations Manager for Valvoline Instant Oil Change, 2547 W. Tyler, Visalia, offered to answer any questions.

At this point, the Chair opened the floor to those in favor.

There being none, the Chair opened the floor to those in opposition.

There being none, the Chair closed the public portion.

Commissioner Hinkle inquired as to whether the driveway for the existing home west of the project, shown in Figure 2, would remain on new developments or be tied together with the driveway shown on another figure. He was concerned about the number of entries on Herndon Avenue. Senior Planner Caperton and City Planner Araki explained that it will remain until that particular property develops.

At this point a motion was made by Commissioner Antuna and seconded by Chair Hatcher to approve CUP2019-01. The motion was approved by a vote of 5-0.

OLD BUSINESS

None

NEW BUSINESS

None

ADJOURNMENT AT 6:43 P.M. UNTIL the Planning Commission meeting on May 23, 2019.

_____

Amy Hatcher, Chair

8

AGENDA ITEM NO: 2

CITY of CLOVIS

REPORT TO THE PLANNING COMMISSION

TO: Clovis Planning Commission

FROM: Planning and Development Services

DATE: May 23, 2019

SUBJECT: Consider Approval, Res. 19-___, General Plan Consistency Finding for the Proposed 2019-2020 Community Investment Program

Staff: Thad Avery, Associate Engineer
Recommendation: Approve

ATTACHMENTS: Attachment 1: Proposed 2019-2020 Community Investment Program
Attachment 2: Draft Resolution

CONFLICT OF INTEREST

None

RECCOMENDATION

Staff recommends adoption of Resolution No. 19 - ___, Finding the City of Clovis proposed 2019-2020 Community Investment Program, inclusive of the Five-Year Community Investment Program, consistent with the General Plan and relevant Specific Plans of the City of Clovis.

EXECUTIVE SUMMARY

The City of Clovis Planning Commission must find that the 2019-2020 Community Investment Program is consistent with the General Plan and relevant Specific Plans of the City of Clovis before the Clovis City Council can proceed with adoption of the budget. The proposed 2019-2020 Community Investment Program represents capital projects in the program areas of Government Facilities, Sewer, Parks, Streets, Water, Community Sanitation and Community Development. Various project components including design, right-of-way acquisition, and/or construction will be completed during the 2019-2020 fiscal budget year.

BACKGROUND

Section 65401 of the Government Code calls for the Planning Commission's review of an annual Capital Improvement Program. The City of Clovis refers to its Capital Improvement Program as the Community Investment Program. The purpose of this provision is to have the Planning Commission review the Community Investment Program with its component parts and make a specific finding that the program is consistent with the General Plan, its element and parts, and relevant Specific Plans. The projects included in the proposed 2019-2020 Community Investment Program are included with Attachment 1.

PROPOSAL AND ANALYSIS

The proposed 2019-2020 Community Investment Program provides for approximately $60,056,000 dollars in improvements. Some of the more noteworthy projects are:

- Continued American with Disabilities Act (ADA) improvements throughout the City of Clovis.
- Continued design and construction of the trail system within the Clovis area.
- Design and development of the Landmark Commons site, including a new transit building.
- Design and construction of the Fire Station 6 in the Southeast area.
- Design of Shaw Avenue widening from DeWolf to McCall Avenues.
- Design and Construction of Herndon Avenue from Temperance to DeWolf
- Design and construction of asphalt overlays and roadway rehabilitation for arterial, collector and local neighborhood streets.
- Design, construction and replacement of water mains and wells to serve the current capacity and new development.
- Continued assistance in the repair and rehabilitation of affordable housing.

The projects that are proposed in the 2019-2020 Community Investment Program have been identified in consultation with and support from the various City Department Heads, their representatives and other applicable staff. This collaborative process has assisted in forming a program that provides a selection of specific projects that are necessary for public and/or safety purposes and are consistent with City goals.

FISCAL IMPACT

The proposed 2019-2020 Community Investment Program budget is estimated at $60,056,000, and is balanced with matching revenue sources. The proposed expenditures and revenues are listed as follows.

Expenditures	
General Services	$21,540,000
Sewer Developer/Enterprise	$6,480,000
Parks	$1,640,000
Streets	$16,733,000
Water Developer/Enterprise	$11,383,000
Community Sanitation	$50,000
Housing and Community Development	$2,230,000
Total:	$60,056,000

Revenue	
Fund Balance	$13,161,400
Revenue from Agencies	$10,966,000
Developer Capital Fees	$12,313,600
Enterprise Revenues	$4,095,000
Long-Term Financing	$19,520,000
Total:	$60,056,000

REASONS FOR RECOMMENDATION

1. In compliance with the Government Code, the Planning Commission must review the Capital Improvement Program (referred to in this report as the Community Investment Program) for consistency with the City's General Plan.

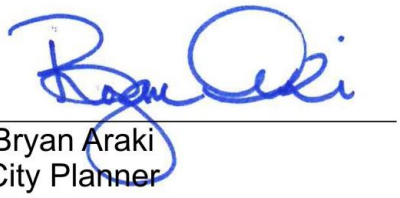
2. Staff believes the Community Investment Program submitted to the Planning Commission is a realistic program that can be accomplished in the 2019-2020 budget year.

3. The project priorities have been established based on a collaborative staff assessment and in accordance with past Council directives and decisions.

ACTIONS FOLLOWING APPROVAL

The proposed 2019-2020 Community Investment Program and Five-Year Community Investment Program will be submitted to the City of Clovis Council for adoption into the 2019-2020 budget.

Prepared by: Thad Avery, Associate Civil Engineer/CIP Manager



Reviewed by: Bryan Araki
City Planner

DRAFT
CLOVIS PLANNING COMMISSION
RESOLUTION 19-__

A RESOLUTION OF THE CLOVIS PLANNING COMMISSION FINDING THE CITY OF CLOVIS PROPOSED 2019-2020 COMMUNITY INVESTMENT PROGRAM AND THE FIVE YEAR COMMUNITY INVESTMENT PROGRAM CONSISTENT WITH THE GENERAL PLAN AND RELEVANT SPECIFIC PLANS OF THE CITY OF CLOVIS

WHEREAS, Section 65401 of the Government Code calls for the Planning Commission's review of the annual Capital Improvement Program which the City of Clovis refers to as its Community Investment Program and, after reviewing the City of Clovis proposed 2019-2020 Community Investment Program and the Five Year Community Investment Program, the Planning Commission makes the following findings:

1. That the proposed 2019-2020 Community Investment Program is consistent with the General Plan and relevant Specific Plans of the City of Clovis.

2. That the Five Year Community Investment Program is consistent with the General Plan and relevant Specific Plans of the City of Clovis.

NOW, THEREFORE, BE IT RESOLVED that the Clovis Planning Commission does find that the proposed 2019-2020 Community Investment Program and the Five Year Community Investment Program are consistent with the General Plan and relevant Specific Plans of the City of Clovis.

* * * * * * * * *

The foregoing resolution was adopted by the Clovis Planning Commission at its regular meeting on May 23, 2019, upon a motion by Commissioner _____, seconded by Commissioner _____, and passed by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

DATE: May 23, 2019

_____
Amy Hatcher, Chairperson

ATTEST: _____
Dwight Kroll, AICP, Secretary

ATTACHMENT 2

COMMUNITY INVESTMENT PROGRAM
BUDGET SUMMARY

The 2019-2020 Community Investment Program represents a major portion of the total recommended budget and is devoted to improvements to the physical infrastructure that supports and sustains continued community development.

Some of the more noteworthy proposed projects in the 2019-2020 Community Investment Program are:

- Ongoing American with Disabilities Act (ADA) improvements throughout the City of Clovis.
- Design and development of the Landmark Commons site including the new Transit Station.
- Design of Shaw Avenue widening from DeWolf to McCall Avenues.
- Design of Herndon Avenue widening from Temperance to DeWolf Avenues.
- Design of Nees Avenue widening from Minnewawa to Clovis Avenues.
- Design of Loma Vista Village Green Park
- Design and construction of asphalt overlays and roadway rehabilitation for arterial, collector and local neighborhood streets.
- Continue securing water for current climate conditions and future development in accordance with the General Plan.
- Continued assistance in the repair and rehabilitation of affordable housing.

The projects included in the proposed 2019-2020 budget are summarized on the following pages. The prior and future year expenditures are shown only for those specific projects that are phased over multiple years. Prior and future year expenditures for nonspecific, recurring projects, such as miscellaneous extensions and preventative maintenance are not typically shown. The projects included in the 2019-2020 budget may increase or decrease the burden to the current operating budgets depending on the project. Each section summary includes an explanation of the impact to the operating budget. The Five-Year Community Investment Program follows the budget summary.

2019 - 2020 COMMUNITY INVESTMENT PROGRAM
GENERAL GOVERNMENT FACILITIES

The capital projects for the General Government Services Facilities Program are comprised of acquisition and development of new facilities, improvements to existing facilities, and maintenance of existing improvements required by City departments to enable them to adequately carry out their mission.

The major projects proposed for 2019 - 2020 are:

- Design and development of the Landmark Commons Campus.
- Design and construction of a new Transit Station.
- Rehabilitation of existing City facilities for compliancy with ADA.
- Update to emergency dispatch radio system.
- Upgrades and repairs to Fire Station Facilities.
- Design and construction of Fire Station 6 in the Southeast area.

The proposed government facilities projects increase in square footage will increase the cost of general services and other departmental operations by approximately 25%.

15

SUMMARY

2019 - 2020 COMMUNITY INVESTMENT PROGRAM

GENERAL GOVERNMENT FACILITIES

General Government Facilities: *Section 90000*	PRIOR YEARS	BUDGET YEAR	FUTURE YEARS
Public Safety Services			
Fire Station 6	940,000	7,700,000	0
Fire Logistics Building	157,000	25,000	0
Fire/Police Training Site-Restroom Remodel	200,000	25,000	225,000
Dispatch Center	350,000	150,000	0
Public Services and Utilities			
ADA Master Planning	20,000	25,000	0
Corporation Yard Alarm System Upgrades	0	217,000	0
Landmark Commons	3,850,000	13,383,000	0
Fiber Security/Fiber Optics	35,000	15,000	558,000
TOTAL	5,552,000	21,540,000	783,000

Budget Year Revenues:	
General Fund	1,736,000
Sale of Bonds	11,820,000
Lease Purchase Proceeds	7,700,000
Enterprise Funds	167,000
Proposition 1B	117,000
TOTAL	21,540,000

The Sewer Capital Projects - Enterprise budget includes projects that will repair and/or replace existing sanitary sewer mains that are severely deteriorated or are not adequately sized for the flows now being experienced. These sewer mains present continual maintenance problems.

The Sewer Capital Projects - Developer budget includes the debt service payments for the 2013 Wastewater Revenue Bond, the 2015 Wastewater Revenue Bond, and the 2017 Sewer Revenue Bond which is the previous 2007 Sewer Revenue Bond for the Sewage Treatment and Water Reuse Facility (ST-WRF) and related components that has been refinanced. Also included in this budget are improvements associated with the Recycled Water System and construction of sewer projects driven by new development.

The sewer capital projects planned for 2019 – 2020 include:

- Design and reconstruction of sanitary sewer mains in various streets.
- Work on the Sewer and Recycled Water Master Plans.

The sewer main improvement projects for 2019 - 2020 are intended to repair the existing mains that have the highest maintenance or service call frequency. It is expected that repairing these mains will result in a reduction in the time spent by City maintenance personnel, thereby reducing the maintenance cost to the sewer enterprise operation.

17

SUMMARY

2019 - 2020 COMMUNITY INVESTMENT PROGRAM

SEWER PROJECTS

Sewer Capital Projects - Enterprise:	PRIOR YEARS	BUDGET YEAR	FUTURE YEARS
Section 91000			
Corporation Yard Improvements	0	50,000	0
Sewer Facility Improvements	20,000	50,000	0
Subtotal	20,000	100,000	0
Sewer Capital Projects - Developer:			
Extensions			
Miscellaneous Extensions	0	50,000	200,000
Master Planning			
Wastewater Master Plan	25,000	25,000	100,000
Sewer Treatment Water Reuse Facility			
Shepherd Pump Station	0	50,000	21,250,000
Debt Services			
Bond Handling Charges	311,700	351,000	200,000
2013 Wastewater Revenue Bond	1,017,200	1,017,000	12,233,000
2015 Wastewater Revenue Bond	1,049,600	1,051,000	30,581,000
2017 Wastewater Revenue Bond	3,836,000	3,836,000	74,976,000
Subtotal	6,239,500	6,380,000	139,540,000
TOTAL	6,259,500	6,480,000	139,540,000

Budget Year Revenues:	
Sewer Enterprise	845,000
Major Sewer Fees	5,625,000
Sewer Connections	10,000
TOTAL	6,480,000

The Park program consists of master planning, design and construction of park improvements. Community park improvements are funded by development fees and state grants when available. Neighborhood parks are installed by development. Park development fees are paid by all new developments constructed within the City of Clovis.

Major projects planned for 2019 - 2020 include:

- Acquire property for the development of future parks and trails designated in the General Plan.
- Continued development of and/or updating Master Plans for City Parks.
- Continued preliminary Master Planning for a Regional park in the Northeast.
- Design of a pedestrian bridge over State Route 168 at the Enterprise Canal.
- Design of the Loma Vista Village Green in the Southeast.

The addition of the proposed improvements to the Park's inventory will increase the annual maintenance and operations budget. Maintenance of acquired land for future parks and the construction of a newly paved trail will have a minimal effect initially on the annual operational costs to Parks and the General Fund account. Upon the build out of these facilities, funding should be increased to meet the additional burden placed on the maintenance and operations budget. The proposed 2019-2020 Parks maintenance and operational budget is balanced to meet the level of service expected by the Community.

This year's budgeted projects will continue to make major contributions to the development of park facilities throughout the City.

19

SUMMARY

2019 - 2020 COMMUNITY INVESTMENT PROGRAM

PARK IMPROVEMENT PROJECTS

Park Improvements: *Section 93000*	PRIOR YEARS	BUDGET YEAR	FUTURE YEARS
Park Improvements			
Park Property Acquisition	1,196,500	1,000,000	4,000,000
Miscellaneous Park Improvements	0	120,000	400,000
Loma Vista Village Green	1,800,000	500,000	6,200,000
Trail System Survey	20,000	20,000	80,000
TOTAL	3,016,500	1,640,000	10,680,000

Budget Year Revenues:	
Measure "C" Extension	281,000
Park Fees	1,359,000
TOTAL	1,640,000

Street Improvement Projects are funded by state and federal gas taxes, state and local sales taxes, major street development fees, Community Development Block Grants, and reimbursements from other agencies for work completed in their jurisdictions. Funding for street projects is also provided by federal transportation grants.

Traffic signal installations are partially determined by a traffic signal priority list. The highest priority projects are based on traffic volumes, accidents, pedestrian numbers, vehicle speeds, and congestion.

Not all of the street programs that are ranked high on a priority list are placed in the current year budget. Many of these facilities are tied to funding sources or to other programs that are required to occur prior to, or concurrently with, the needed street improvement (such as underground improvement installation, new development and right of way purchase constraints).

Project priorities and street locations were determined using the Pavement Management System (PMS). Arterial, collector and local street reaches throughout the City were given a Pavement Condition Index (PCI) rating. The PMS was then used to develop a long term maintenance solution using the designated PCI values. Technical and Management teams evaluated the PMS recommendations to validate project necessity. Many of the recommended projects were shifted to later years due to funding constraints in the street improvement account.

Major projects planned for 2019 - 2020 include:

- Improvements of City owned public right of way for compliancy with the American with Disabilities Act (ADA).
- Sealing and rejuvenation programs of the various street surfaces to increase longevity and reduce deterioration.
- Continued installation of pedestrian and bicycle improvements at various locations.
- Design and reconstruction of local streets.
- Construction of traffic signal improvements at various intersections.
- Reconstruction and street widening of various streets to improve safety and traffic flow. These streets have been identified as part of the City's Pavement Management System (PMS).

This budget provides for an aggressive schedule of street repair, overlay and reconstruction. Street overlay projects as identified in this year's budget and five-year plan have provisional estimated costs for construction. Some of the projects may not be of acceptable condition for overlaying and may be considered for street reconstruction. Estimated funding for these projects will be re-evaluated as street reconstruction is more costly than a street overlay. This may have an impact on the delivery of projects that have been identified in the Community Investment Program for street improvements.

Staff continues to investigate alternative construction methods for street rehabilitation to reduce project expenditures. The alternative construction methods will be administered through pilot projects in which a rigorous inspection program will be used to evaluate project success. The success factors include projects costs, pavement condition, pavement resilience and pavement longevity.

With the reconstruction of some of the proposed streets, new paved lanes may be added to the street maintenance inventory. However, those same projects will be designed with a minimum twenty-year life expectancy and may involve reconstructing older, lower standard streets. Overall, the impact on the street maintenance fund is expected to be nominally reduced.

21

SUMMARY

2019 - 2020 COMMUNITY INVESTMENT PROGRAM

STREET IMPROVEMENT PROJECTS

Street Improvements:	PRIOR YEAR	BUDGET YEAR	FUTURE YEARS
Section 95000 Reimbursement			
Miscellaneous Street Widening	5,000	250,000	1,000,000
Preventative Maintenance			
Slurry Seals and Reclamite	990,000	630,000	2,620,000
Bridge and Stream Crossings			
Bridge Maintenance Plan	2,000	0	1,005,000
Pedestrian Facilities			
Bicycle, Pedestrian and Handicap Facilities	1,737,500	292,000	1,035,000
ADA Survey and Projects	240,000	50,000	910,000
Traffic Signal/Intersection Improvements			
Miscellaneous Intersection Improvements	2,300,000	215,000	913,000
Shepherd/Minnewawa Traffic Signal	330,000	550,000	0
Reconstruction, Overlay and Widening Projects			
Miscellaneous Repairs & Alleys	260,000	270,000	665,000
Armstrong Avenue Improvements	885,000	365,000	2,960,000
Bullard Avenue Improvements	25,000	65,000	1,203,000
Fowler Avenue Improvements	70,200	985,000	2,245,000
Gettysburg Avenue Improvements	0	45,000	1,060,000
Herndon Avenue Improvements	1,210,000	5,750,000	8,336,000
Minnewawa Avenue Improvements	190,000	700,000	3,868,000
Nees Avenue Improvements	250,000	1,841,000	2,370,000
Owens Mountain Parkway	50,000	2,100,000	0
Shaw Avenue Improvements	5,680,000	0	14,905,000
Sunnyside Avenue Improvements	70,000	600,000	2,445,000
Villa Avenue Improvements	70,000	950,000	1,285,000
Willow Avenue Improvements	10,500,500	0	730,000
Local Streets and ADA Ramps	1,875,000	1,075,000	4,300,000
TOTAL	26,740,200	16,733,000	53,855,000

Budget Year Revenues:	
Proposition 111	220,000
Proposition 42 Replacement	400,000
SB1 Road Maintenance and Rehabilitation	2,810,000
Measure "C" Extension	7,220,000
Federal/State/Other Agency Grants	6,083,000
TOTAL	16,733,000

The proposed Water Capital Projects budget for 2019 - 2020 contains projects that will improve the water distribution system. Projects are also scheduled to improve water quality by the addition of treatment facilities at existing wells and increase the reliability of the water supply by the addition of auxiliary power generators.

The Water Capital Projects - Developer budget includes the debt service payments for the Water Revenue Bond. Projects include installation of well facilities, well site development and surface water treatment plant enhancements. Also included is reimbursement for developer constructed projects serving new areas of the community.

Major projects planned for 2019 - 2020 include:

- Investment for Water Development.
- Construction of new water mains, install/replace water services, and make new connections to improve the City's water distribution system at various locations throughout the City.
- Partial reimbursement for construction of the 24" water transmission main in Nees Avenue.
- Construction and improvements at various well sites.
- Continued examination and development for new well sites throughout the City of Clovis.
- Design for an additional storage tank at the Surface Water Treatment Plant
- Construction of granular activated carbon treatment facilities for removal of 1,2,3-Trichloropropane (TCP) from groundwater wells.

The projects included in the proposed budget are necessary in order to maintain adequate service, accommodate continued growth, and comply with state and federal regulations. These projects further enhance the overall supply and distribution system.

The new facilities proposed in the 2019 - 2020 programs are anticipated to impact the water enterprise operation budget. The impacts consist of the increased load on human resources, energy costs, and material costs, which are anticipated to be approximately $50,000 in the first year of operation.

SUMMARY

2019 - 2020 COMMUNITY INVESTMENT PROGRAM

WATER PROJECTS

Water Capital Projects - Enterprise Fund:	PRIOR YEARS	BUDGET YEAR	FUTURE YEARS
Section 96000			
Water Mains			
Various Water Main Replacement	175,000	25,000	100,000
Surface Water Supply			
Recharge Facility	0	50,000	0
Corporation Yard Improvements	0	50,000	0
Surface Water Treatment Plant Improvements			
SWTP Pretreatment	0	1,525,000	0
SWTP Process Addition	0	30,000	1,500,000
Well Site Improvements			
Well 35	0	35,000	1,135,900
Well 18 GAC	0	675,000	0
Well Panel Upgrades	250,000	610,000	300,000
Aquifer Storage Recovery	0	50,000	0
Subtotal	425,000	3,050,000	3,035,900
Water Capital Projects - Developer:			
Section 97000			
Extensions			
Miscellaneous Extensions	50,000	50,000	200,000
Surface Water Treatment Plant Improvements			
Process Addition	0	10,000	500,000
Expansion	0	100,000	27,500,000
Nees Transmission Main	0	200,000	400,000
Storage Tank Addition	100,000	100,000	3,500,000
Water Storage Facilities			
Water Revenue Bond - Debt Service	3,125,900	3,078,000	24,105,000
Water Development	500,000	300,000	0
Water Storage Reservoirs	0	4,350,000	29,200,000
Water Well Improvements			
Well 34 - Auxiliary Power	0	85,000	0
Various Well Site Development	60,000	60,000	215,000
Subtotal	3,835,900	8,333,000	85,620,000
TOTAL	4,260,900	11,383,000	88,655,900

Budget Year Revenues:	
Water Enterprise	4,251,000
Water Major Facilities	7,127,000
Water Connections	5,000
TOTAL	11,383,000

The capital projects for the Community Sanitation Program consist of improvements to the existing landfill site as mandated by state law, and expansion of the landfill.

The projects proposed for 2019 - 2020 are:

- Improvements to the Public Utilities Corporation Yard operations buildings.

The new projects proposed in the 2019 - 2020 programs are not anticipated to impact the Community Sanitation operation budget.

25

SUMMARY

2019 -2020 COMMUNITY INVESTMENT PROGRAM

COMMUNITY SANITATION PROJECTS

Community Sanitation Improvements: *Section 99500*	PRIOR YEARS	BUDGET YEAR	FUTURE YEARS
Community Sanitation Improvements	2,975,000	50,000	17,755,000
TOTAL	2,975,000	50,000	17,755,000

Budget Year Revenues:	
Community Sanitation Enterprise Fund	50,000
TOTAL	50,000

The Housing and Community Development budget consists of projects related to self-help and low to moderate income home building.

Major expenses for 2019 - 2020 include:

- Assistance in the repair and rehabilitation of affordable housing.
- Assist Low-Moderate income families with first home purchase.

The Agency continues to focus resources on owner-occupied single-family housing projects for housing rehabilitation and new construction through the Low and Moderate Income Housing Program. These projects will have no operational cost impacts.

27

SUMMARY

2019 - 2020 COMMUNITY INVESTMENT PROGRAM

HOUSING & COMMUNITY DEVELOPMENT

Housing and Community Development: *Section 42750/49210*	PRIOR YEARS	BUDGET YEAR	FUTURE YEARS
Home Repair Loans	0	0	320,000
Home Improvement Grants	217,000	250,000	600,000
First Time Homebuyer Loans	0	1,000,000	400,000
Affordable Housing Project	300,000	980,000	600,000
TOTAL	517,000	2,230,000	1,920,000

Budget Year Revenues	
Federal/State/Other Agency Grants	1,250,000
Housing Successor Agency Fund Balance	980,000
TOTAL	2,230,000

(This page intentionally left blank)

29

FIVE-YEAR COMMUNITY INVESTMENT PROGRAM

TABLE OF CONTENTS

Summary of Five-Year Community Investment Projects C18-C19

General Government Facilities C20-C27

Sewer Capital Projects - Enterprise C28

Sewer Capital Projects - Developer C29-C31

Park Improvements C32-C35

Street Improvements C36-C48

Water Capital Projects - Enterprise C49-C52

Water Capital Projects - Developer C53-C58

Community Sanitation Improvements C59-C61

Housing and Community Development C62

Glossary of Terms, Acronyms, and Abbreviations C63-C64

FIVE-YEAR COMMUNITY INVESTMENT PROGRAM

The Five-Year Community Investment Program represents an effort to identify major capital needs and schedule projects consistent with community priorities and available funding. The Capital Program will continue to provide major investments into the community within the identified funding. Most of the funding for these projects will come from grants, development fees and tax revenues. The implementation of the parks and open space master plan is contingent on obtaining new funding sources.

Major projects include:

- Design and development of the Landmark Commons site, including a new transit building.
- Design, construction and replacement of water mains and wells to serve the current capacity and new development.
- Design and construction of a Fire Station in the Southeast area.
- Site acquisition in the Southeast and Northwest areas for future City parks and master planning for a Regional Park in the Northeast area.
- Continuing design, construction and maintenance of the trail system within the Clovis area.
- Assisting the Community in the development, repair and rehabilitation of affordable housing.
- Continued improvement to the City's infrastructure including street reconstruction and sewer and water collection/distribution facilities.
- Street Projects:
    - Shaw Avenue Widening from DeWolf to McCall.
    - Herndon Avenue Widening form Temperance to DeWolf
    - Nees Avenue Widening from Minnewawa to Clovis
    - Owens Mountain Parkway extension east of Temperance
    - Design and construction of various traffic signals throughout the City.
    - Construction of bike lanes on various streets throughout the City.

Implementation of the Five-Year Community Investment Program will require new sources of financing. Several important projects are identified in the Government Facilities, Streets and Water Programs for which there is no assured funding. Without increased participation by local, state and federal governments and agencies, accomplishment of these projects will be delayed.

A summary of revenue and expenditures for the Five-Year Program is presented on the facing page, followed by individual project sheets with greater detail on scope and financing.

31

SUMMARY OF FIVE-YEAR COMMUNITY INVESTMENT PROGRAM

Projects	2019-2020	2020-2021	2021-2022	2022-2023	2023-2024 or Later
General Services	21,540,000	765,000	1,430,000	90,000	27,630,000
Sewer	6,480,000	8,009,000	6,303,000	6,025,000	211,644,000
Parks	1,640,000	7,480,000	1,740,000	1,260,000	15,100,000
Streets	16,733,000	28,074,000	10,915,000	6,326,000	26,991,000
Water	11,383,000	8,222,500	8,723,500	5,221,900	77,327,600
Community Sanitation	50,000	0	75,000	0	17,680,000
Housing and Community Development	2,230,000	480,000	480,000	480,000	480,000
TOTAL	60,056,000	53,030,500	29,666,500	19,402,900	376,852,600
Sources of Funding					
Fund Balance	13,161,400	7,830,450	7,530,034	1,112,135	11,105,000
Revenue from Agencies	10,966,000	25,982,050	6,324,000	3,988,500	3,647,775
Developer Capital Fees	12,313,600	14,678,410	13,887,466	12,772,265	19,189,316
Enterprise Revenues	4,095,000	2,293,590	1,500,000	1,500,000	1,500,000
Long-Term Financing	19,520,000	0	0	0	0
Property Sale Proceeds	0	0	0	0	0
*Unfunded	0	2,246,000	425,000	30,000	341,410,509
TOTAL	60,056,000	53,030,500	29,666,500	19,402,900	376,852,600

*Unfunded projects in future years will require adjustments in rates and changes, or savings in prior year projects.

GENERAL GOVERNMENT FACILITIES

90000 ACCT	PROJECT LOCATION	2019-20	2020-21	2021-22	2022-23	2023-24 or Later	DESCRIPTION
	PUBLIC SAFETY SERVICES						
71057	**Facilities Administration Master Plan**					80,000 d	Master plan for relocation of Fire Administration headquarters. (General Fund)
71096	**Clovis Explorers/Youth Leadership** Facility Improvements					5,000 d 75,000 c	Building improvements for the Clovis PD Explorer/Youth Leadership facility. (General Fund)
71075	**Fire Station 2 Minnewawa, S/O Shaw** Rebuild Fire Station					250,000 d 4,000,000 c 50,000 s	Demolish and rebuild or refurbish fire station to meet new construction standards. (General Fund)
71435	**Fire Station 6 Southeast Area** Leonard/Loma Vista	7,700,000 c					Design and construction of a new fire station in the southeast area. (General Fund)
71440	**Fire Station 7 Northwest Area**		500,000 a			500,000 d 7,000,000 c 100,000 f	Design and construction of a new fire station in the northwest area. Adjacent to a major street. (Developer Fees)
71458	**Fire Logistics Building** Building Remodel	25,000 c					Remodel logistics building including office, living room, bedrooms and ADA bathrooms. (General Fund)

a = acquisition, c = construction, d = design, f = development fees.
See glossary at the end of this section for an explanation of acronyms and abbreviations.

GENERAL GOVERNMENT FACILITIES

90000 ACCT	PROJECT LOCATION	2019-20	2020-21	2021-22	2022-23	2023-24 or Later	DESCRIPTION
	Downtown Special Event						
71341	**Street Bollards**						Install removable bollards at downtown intersections for public safety during downtown events. Phase II: Pollasky from Fifth to Ninth. (General Fund)
	Phase II			40,000 d 600,000 c			
	Fire / Police Training Site						
71429	Restroom remodel	25,000 c					Remodel facilities to upgrade the restrooms to meet ADA standards with showers. (General Fund & PG&E Lease Revenue)
71462	Shade Structures			20,000 d 105,000 c			Install three 20'x30' metal shade structures on site. (General Fund)
71463	Onsite Roads			25,000 d 75,000 c			Construct 30' wide x 150' long street east of training center and 30' wide pavement north to the north. (General Fund)
	Gate on north end					15,000 d 40,000 c	Install automatic rolling gate to access easement on the north property line. (General Fund)

a = acquisition, c = construction, d = design, f = development fees.
See glossary at the end of this section for an explanation of acronyms and abbreviations.

GENERAL GOVERNMENT FACILITIES

90000 ACCT	PROJECT LOCATION	2019-20	2020-21	2021-22	2022-23	2023-24 or Later	DESCRIPTION
	Police/Fire Headquarters						
71437	Security Fencing					5,000 d 55,000 c	Install 2 feet (additional height) of wrought iron fencing to existing police and fire administration yard for security purposes. (General Fund)
71453	Public Safety Facility Flooring Repair			5,000 d 40,000 c			Replace flooring in EOC and Fire side hallways of the facility with stained concrete. (General Fund)
71456	Gym Patio Cover					20,000 d 115,000 c	Install permanent cover over the outdoor area next to the gym to expand the exercise area. Approximately 30'x100'. (General Fund)
	Interview Room Remodel					20,000 d 35,000 c	Convert two existing small interview rooms into one large one. (General Fund)
	Atrium Water Feature Replacement					10,000 d 20,000 c	Replace water feature located in the atrium with a low maintenance rock wall. (General Fund)
	Police Substation						
	Loma Vista Location					350,000 a 200,000 d 1,500,000 c	Building near Fire Station 6 that would house an alternate dispatch site, community room, and briefing room. (General Fund)
	Heritage Grove Location					450,000 a 350,000 d 2,500,000 c	Building near Fire Station 7 that would house an alternate dispatch site, community room, and briefing room. (General Fund)

a = acquisition, c = construction, d = design, f = development fees.
See glossary at the end of this section for an explanation of acronyms and abbreviations.

GENERAL GOVERNMENT FACILITIES

90000 ACCT	PROJECT LOCATION	2019-20	2020-21	2021-22	2022-23	2023-24 or Later	DESCRIPTION
	Police Communication						
63250	Backup Dispatch Center	150,000 c					Update dispatch center radio communication software to maintain ability for interagency collaboration. (Measure A & General Fund)
71380	**Shooting Range**						
	Locate Site					10,000 d 250,000 a	Conduct a feasibility study for a shooting range and acquire land. (General Fund)
	Site Development					175,000 d	Develop site for shooting range.
	Phase I					1,150,000 c	Phase I: pistol range, Phase II: Civil
	Phase II					2,900,000 c	improvements, shotgun and rifle ranges. (General Fund)
	Villa Yard Reorganization						
	Police Storage Facilities					120,000 d 1,200,000 c	Design and construction of facilities for impounding and storage of evidence including an area for the Community Service Work Program. (General Fund)
	PUBLIC SERVICES AND UTILITIES						
71359	**Civic Center Expansion**						Acquisition of State courthouse for office
	Acquire State Facility		250,000 a				expansion and demolition of the building. (General Fund)

a = acquisition, c = construction, d = design, f = development fees.
See glossary at the end of this section for an explanation of acronyms and abbreviations.

GENERAL GOVERNMENT FACILITIES

90000 ACCT	PROJECT LOCATION	2019-20	2020-21	2021-22	2022-23	2023-24 or Later	DESCRIPTION
	Civic Center Plaza						
71361	Landscape/Irrigation Replacement Phase Approach					35,000 d 250,000 c	Develop master plan, design and install replacement irrigation and landscaping for the Civic Center including the Courthouse, Senior Center, PDS, City Hall and Library. (General Fund)
71362	Bollard Replacement Phase Approach					25,000 d 120,000 c	Remove/replace all existing pedestrian light bollards w/higher density & efficiency for night security. (General Fund)
71392	ADA Improvements Phase Approach					35,000 d 200,000 c	Address ADA compliancy standards in the Civic Center campus. (General Fund)
71363	Tree Planter Rehabilitation Parking Lot					5,000 d 70,000 c	Rehabilitate parking lot tree planters between the library and I.S. building. (General Fund)
	Corporation Yard						
	Parking Improvement					1,300,000 a 150,000 d	Improvements to Public Utilities parking facilities. (Sewer, Water, and Refuse Fund)
71025	Alarm and Camera System Upgrade	217,000 c					Install access door strikers, upgrade alarm control panels and upgrade camera system. (Prop 1B, Sewer, Water, and Refuse Fund)
71417	Yard lighting, safety and security			70,000 c			Improve the lighting for the transit bus area for safety and security purposes. (Proposition 1B funded)

a = acquisition, c = construction, d = design, f = development fees.
See glossary at the end of this section for an explanation of acronyms and abbreviations.

GENERAL GOVERNMENT FACILITIES

90000 ACCT	PROJECT LOCATION	2019-20	2020-21	2021-22	2022-23	2023-24 or Later	DESCRIPTION
71397	**ADA Master Planning**	25,000 c					Continue ADA Master Plan compliance and upgrades. (General Fund)
	Landmark Commons						
71325	Build New Senior Center & Onsite Improvements	13,383,000 c					Build new Senior Center & Construct Civic Center North site improvements. (General Fund and Library Fee)
	Landscape Improvements						
	Willow - Shaw to Ashlan &			35,000 d			Install landscape and irrigation in the median island. (Contingent on CalFire Grant)
	Ashlan - Willow to Winery			315,000 c			
	Park Maintenance						
	Sierra Bicentennial Park Sunnyside and Sierra						
75031	Accessibility Improvements				5,000 d		ADA Master Plan Improvements.
					70,000 c		(Contingent on CDBG Grant)

a = acquisition, c = construction, d = design, f = development fees.
See glossary at the end of this section for an explanation of acronyms and abbreviations.

GENERAL GOVERNMENT FACILITIES

90000 ACCT	PROJECT LOCATION	2019-20	2020-21	2021-22	2022-23	2023-24 or Later		DESCRIPTION
	Sierra Bicentennial Park							
	Sunnyside and Sierra							
	Play Field Improvements					35,000	d	Remove and replace existing infield soil
						250,000	c	with suitable material for maintenance and use. Install drainage for field area. (General Fund)
75030	Play Field and Lighting					30,000	d	Construct a baseball/soccer field and install
						750,000	c	sports lighting. (Contingent upon a future grant and General Fund)
	Parking Lot Lighting					8,000	d	Install additional lights to improve security.
						30,000	c	(Contingent upon a future grant and General Fund)
	Stadium Lighting					4,000	d	Install additional lighting to existing poles to
						40,000	c	increase visibility on the playing field. (General Fund)
	Multi-purpose Pad Replacement					20,000	d	Replace the basketball multi-purpose pad
						115,000	c	which is deteriorating (General Fund)
	Kiwanis Park							
	Tenth and DeWitt							Remove and replace irrigation system and
75540	Irrigation and Lighting					5,000	d	install security lighting.
						35,000	c	(Community Donations)
	Temperance/Gettysburg					15,000	d	Remove and replace existing landscape
	Northwest Corner-Greenbelt					125,000	c	and irrigation of greenbelt. (Contingent Upon Funding)

a = acquisition, c = construction, d = design, f = development fees.
See glossary at the end of this section for an explanation of acronyms and abbreviations.

GENERAL GOVERNMENT FACILITIES

90000 ACCT	PROJECT LOCATION	2019-20	2020-21	2021-22	2022-23	2023-24 or Later	DESCRIPTION
	Fiber Optics/Communications						
71408	Citywide Public Safety Fiber Optics System			10,000 d 75,000 c		10,000 d 100,000 c	Installation of fiber and hubs for Public Safety connection throughout the City. (General Fund)
71450	Miscellaneous Fiber Optic Installation	10,000 c	10,000 c	10,000 c	10,000 c	10,000 c	Miscellaneous fiber optic repair and installation. (General Fund)
71401	Fiber Documentation	5,000 c	5,000 c	5,000 c	5,000 c	5,000 c	Develop and implement a fiber labeling and documentation system for new and existing fiber optic lines. (General Fund)
	Fire station No.2 to Letterman Park Water Tower					15,000 d 86,000 c	Upgrade existing limitation of fiber system for camera's and City network. (Contingent Upon Funding)
	Shaw Avenue - Clovis to Fowler Clovis Avenue - Shaw to Fourth					19,000 d 183,000 c	Current system is limited due to all lines being used, a link is needed to Sierra Vista Mall's cameras for public safety. (Contingent Upon Funding)
	TOTAL- GENERAL GOVERNMENT FACILITIES	**21,540,000**	**765,000**	**1,430,000**	**90,000**	**27,630,000**	

a = acquisition, c = construction, d = design, f = development fees.
See glossary at the end of this section for an explanation of acronyms and abbreviations.

SEWER CAPITAL PROJECTS - ENTERPRISE FUND

91000 ACCT	PROJECT LOCATION	2019-20		2020-21	2021-22	2022-23	2023-24 or Later	DESCRIPTION
	PUBLIC UTILITIES CORPORATION YARD IMPROVEMENTS							
72631	**Tenant Improvement of 79 N. Sunnyside**	50,000	c					Renovate and upgrade newly acquired facility including ADA improvements. This project to be funded by Sewer, Water & Refuse enterprise accounts.
	SEWER FACLITY IMPROVEMENTS							
72629	**Lift Station #3** Upgrade	50,000	c					Upgrade lift station electrical and controls at the Gettysburg and Phillip Lift Station.
	TOTAL - SEWER CAPITAL PROJECTS - ENTERPRISE	**100,000**		**0**	**0**	**0**	**0**	

a = acquisition, c = construction, d = design, f = development fees
See glossary at the end of this section for an explanation of acronyms and abbreviations.

SEWER CAPITAL PROJECTS - DEVELOPER

92000 ACCT	PROJECT LOCATION	2019-20	2020-21	2021-22	2022-23	2023-24 or Later	DESCRIPTION
	EXTENSIONS						
72010	**Miscellaneous Extensions**	50,000 c	50,000 c	50,000 c	50,000 c	50,000 c	Install sewer mains and laterals at various locations.
	MASTER PLANNING						
73200	**Wastewater Collection System**						
	Master Plan	25,000 d	25,000 d	25,000 d	25,000 d	25,000 d	Master planning for the conveyance of wastewater and required facilities for new General Plan update. (Development & GPA Consultant Fees)
	SEWAGE TREATMENT - WATER REUSE FACILITY						
	Sewage Treatment - Water Reuse Facility						
	Phase 2					1,500,000 d 22,000,000 c	Increase plant capacity from 2.84 MGD to 5.68 MGD. (Development Fees)
	Phase 3					2,500,000 d 32,500,000 c	Increase plant capacity from 5.68 MGD to 8.34 MGD. (Development Fees)
	Clovis Sewage Treatment - Water Reuse Facility - Offsite Improvements						
73205	Shepherd Pump Station	50,000 d	1,500,000 a				Needed to serve the Northwest area.
	W/Force Main					1,500,000 d 18,250,000 c	(Development Fees)

a = acquisition, c = construction, d = design, f = development fees
See glossary at the end of this section for an explanation of acronyms and abbreviations.

SEWER CAPITAL PROJECTS - DEVELOPER

92000 ACCT	PROJECT LOCATION	2019-20	2020-21	2021-22	2022-23	2023-24 or Later	DESCRIPTION
	RECYCLED WATER SYSTEM IMPROVEMENTS						
	Pump Station No. 1					100,000 d	Construct pump station at ST-WRF.
	Phase 2					700,000 c	Upgrade plant capacity. (Development Fees)
73320	**Pump Station No. 2**					1,500,000 d	Construct pump station at Temperance
	Temperance/Sierra					8,500,000 c	and Sierra Avenues. (Development Fees)
73225	**Pump Station No. 3**					40,000 d	Construct pump station at DeWolf Avenue
	DeWolf/Owens Mountain					285,000 c	and Owens Mountain Parkway. (Pending Grant Funding)
	Recycled Water Mains						
73370	**Sierra Avenue**					3,000,000 d	Install recycled water transmission main in
	Temperance to Peach					18,500,000 c	Sierra Avenue. (Development Fees)
73376	**Shaw Avenue**						Install master planned recycled water
	E/O DeWolf		170,000 c				main with street project. (Development Fees)
	SEWER SYSTEM IMPROVEMENTS						
	Wastewater Pump Station					100,000 d	Partial construction of pump station and
	Herndon/Clovis					266,000 c	related connection to sewer main. (Development Fees)
	SEWER MAINS						
	Nees Avenue			20,000 d			Install new 8 inch PVC main with wyes to
	Dry Creek to Sunnyside			250,000 c			serve properties on the south side of Nees.

a = acquisition, c = construction, d = design, f = development fees
See glossary at the end of this section for an explanation of acronyms and abbreviations.

SEWER CAPITAL PROJECTS - DEVELOPER

92000 ACCT	PROJECT LOCATION	2019-20	2020-21	2021-22	2022-23	2023-24 or Later	DESCRIPTION
	SEWER MAINS						
	Nees Avenue		15,000 d				Install new 18 inch PVC sewer main in conjunction with street widening project. (Development Fees)
	Minnewawa to Clovis		300,000 c				
	Enterprise Avenue					15,000 d	Install new 8 inch PVC sewer main and services. (Reimbursement from property owners)
	W/O Locan					180,000 c	
	DEBT SERVICES						
67201	**Bond Handling Charges**	351,000	50,000	50,000	50,000	50,000	Handling Charges.
	2013 Wastewater Revenue Bonds						
67750	**Principal**	535,000	555,000	585,000	615,000	7,800,000	Debt Service Principal.
67850	**Interest**	482,000	459,000	434,000	404,000	1,381,000	Debt Service Interest.
	2015 Wastewater Revenue Bonds						
67757	**Principal**	165,000	170,000	175,000	180,000	20,450,000	Debt Service Principal.
67857	**Interest**	886,000	880,000	873,000	865,000	6,988,000	Debt Service Interest.
	2017 Wastewater Revenue Bonds						
67775	**Principal**	1,435,000	1,485,000	1,560,000	1,635,000	43,195,000	Debt Service Principal.
67875	**Interest**	2,401,000	2,350,000	2,281,000	2,201,000	20,269,000	Debt Service Interest.
	TOTAL - SEWER CAPITAL PROJECTS - DEVELOPER	**6,380,000**	**8,009,000**	**6,303,000**	**6,025,000**	**211,644,000**	

a = acquisition, c = construction, d = design, f = development fees
See glossary at the end of this section for an explanation of acronyms and abbreviations.

PARK IMPROVEMENTS

93000 ACCT	PROJECT LOCATION	2019-20	2020-21	2021-22	2022-23	2023-24 or Later	DESCRIPTION
75600	**Park Property Acquisition**	1,000,000 a	1,000,000 a	1,000,000 a	1,000,000 a	1,000,000 a	Acquire property for the future development of City park sites and trails. (Development Fees)
75015	**Misc. Park Improvements**	120,000 c	100,000 c	100,000 c	100,000 c	100,000 c	City participation in miscellaneous projects and unforeseen expenses that are development related.
	<u>COMMUNITY PARKS</u> ***(15 acres or greater)***						
	Sierra Bicentennial Park						
	Sunnyside and Sierra						
	Sports Field Area Modifications					25,000 d 160,000 c	Modification and improvement of existing sports field per Master Plan. (Contingent Upon Funding)
	Sierra and Temperance						
	Security Lighting, Landscaping Irrigation, Hardscape, Structures					60,000 d 500,000 c	Continued site grading and installation of turf, trees, irrigation, security lighting, hardscape and structures. (Contingent upon Grant Funding and Community Contributions)
76071	Playlot					65,000 c	Construct playlot with play equipment. (Development Fees)
	Amphitheater					40,000 d 300,000 c	Construct cover over stage. (Contingent upon Grant Funding and FMFCD Participation)

a = acquisition, c = construction, d = design, f = development fees
See glossary at the end of this section for an explanation of acronyms and abbreviations.

PARK IMPROVEMENTS

93000 ACCT	PROJECT LOCATION	2019-20	2020-21	2021-22	2022-23	2023-24 or Later	DESCRIPTION
75635	**Loma Vista Village Green**						
		500,000 d					Construct the Village Green park site per the Master Plan
			6,200,000 c				(Development Fees)
	Regional Park						
	Northeast area						
75065	Master Plan					25,000 d	Continue development of master plan for a City of Clovis regional park site.
							(Development Fees)
	Sports Complex					65,000 d	Develop facilities, including lighting, for
	Located within Regional Park					1,250,000 a	soccer fields and baseball diamonds.
						1,000,000 c	(Contingent Upon Funding)
	AREA PARKS ***(3 to 20 acres)***						
	Railroad Park						
	Peach and Alluvial						
	Workout Station			15,000 d			Install a fitness workout station.
				45,000 c			(Contingent Upon Funding)
	BASIN PARKS						
	Basin 1E						
	Ashlan and Gould Canal						
75122	Landscaping and Play Fields					40,000 d	Construction of baseball and soccer
						450,000 c	facilities, irrigation, trees, and turf.
							(Development Fees and FMFCD Participation)

a = acquisition, c = construction, d = design, f = development fees
See glossary at the end of this section for an explanation of acronyms and abbreviations.

PARK IMPROVEMENTS

93000 ACCT	PROJECT LOCATION	2019-20	2020-21	2021-22	2022-23	2023-24 or Later	DESCRIPTION
	Basin 1E						
	Ashlan and Gould Canal						
75123	Recreation Facilities					17,000 d 114,000 c	Install recreation fields, parking lot ramps. (Development Fees and FMFCD Participation)
75124	Restroom				15,000 d 125,000 c		Construct restroom. (Contingent upon Grant Funding)
75125	Field "Sports" Lighting					25,000 d 208,000 c	Construct sports lighting.(Contingent upon Grant Funding)
	TRAILS						
75591	**Trail System Survey**	20,000 d	20,000 d	20,000 d	20,000 d	20,000 d	Bike and pedestrian survey and counting data for Clovis trail system. (Measure C Funded)
75592	**Trail Counter Display**		50,000 c				Install bike and pedestrian counting display on the Clovis trail system. (Measure C Funded)
	Clovis Old Town Trail						
71415	Restroom			15,000 d 150,000 c			Construct a handicap unisex restroom adjacent to Fire Station 3 for trail users to alleviate use of Station restrooms. (Contingent on a Clovis Community Foundation Grant and Development Fees)
	Dry Creek Trail						
	Willow to Old Town Trail					83,000 d 455,000 a 828,000 c	Complete unfinished portion of trail. (Contingent upon Grant Funding)

a = acquisition, c = construction, d = design, f = development fees
See glossary at the end of this section for an explanation of acronyms and abbreviations.

PARK IMPROVEMENTS

93000 ACCT	PROJECT LOCATION	2019-20	2020-21	2021-22	2022-23	2023-24 or Later	DESCRIPTION
	Dry Creek Trail Lighting						
	Minnewawa to			25,000 d			Install lighting along trail.
	Cottonwood Park			215,000 c			(Contingent Upon Funding)
	Dry Creek/Enterprise Canal						
	Trail Connection		25,000 d				Construct connection between the two
	west of Fowler		85,000 c				existing trails west of Fowler.
							(Measure C Funded)
	Enterprise Canal Trail			35,000 d			Complete unfinished portion of the trail on
	east of Sunnyside			120,000 c			the bank of the canal. Contingent on an
							agreement with Fresno Irrigation District.
							(Measure C Funded)
	Gould Canal Trail						
75580	Fowler to DeWolf					250,000 a	Purchase property for the future
							development of the Gould Canal Trail.
							(Development Fees)
	Sierra Gateway						
	Regional Trail						
	Shepherd to DeWolf						
75630	Phase II					20,000 d	Install trail lighting.
						750,000 c	(Contingent upon Grant Funding)
	SR168/Enterprise Canal						
	Pedestrian Bridge						
74980	Phase III -						Construct pedestrian bridge over SR168
	Construction					250,000 a	east of Temperance along the Enterprise
						7,000,000 c	Canal Trail. (Contingent upon Funding)
	TOTAL - PARKS	**1,640,000**	**7,480,000**	**1,740,000**	**1,260,000**	**15,100,000**	

a = acquisition, c = construction, d = design, f = development fees

See glossary at the end of this section for an explanation of acronyms and abbreviations.

STREET IMPROVEMENTS

95000 ACCT	PROJECT LOCATION	2019-20	2020-21	2021-22	2022-23	2023-24 or Later	DESCRIPTION
	REIMBURSEMENTS						
74010	**Misc. Street Widening**	250,000 c	250,000 c	250,000 c	250,000 c	250,000 c	City participation in miscellaneous projects and provisions for unforeseen expenses. (Proposition 111 and Proposition 42 Funded)
	PREVENTATIVE MAINTENANCE						
74020	**Slurry Seals and Pavement Rejuvenation**	40,000 d 450,000 c	40,000 d 460,000 c	40,000 d 470,000 c	40,000 d 480,000 c	40,000 d 490,000 c	Asphalt/sand slurry sealing and pavement rejuvenation of various City streets. Locations prioritized on a yearly basis using Pavement Management System. (Measure C Funded)
74561	**Trail Pavement Maintenance**	10,000 d 70,000 c	10,000 d 70,000 c	10,000 d 70,000 c	10,000 d 70,000 c	10,000 d 70,000 c	Asphalt/sand slurry sealing and pavement rejuvenation of the City Trails. Locations prioritized on a yearly basis using Pavement Management System. (Measure C Funded)
74971	**Pavement Maintenance Crack Seal**	10,000 d 50,000 c	10,000 d 50,000 c	10,000 d 50,000 c	10,000 d 50,000 c	10,000 d 50,000 c	Crack sealing of various city streets. Locations prioritized on a yearly basis using Pavement Management System. (Proposition 111 Funded)
	BRIDGE AND STREAM CROSSINGS						
74529	**Leonard/Enterprise Canal**		1,000,000 c				Replace and widen bridge section at Leonard and Enterprise Canal. (HBRR Grant Funded)
74559	**Bridge Maintenance Plan**				5,000 d		Establish Plan for Bridge Maintenance. (HBRR Grant Funded)

a = acquisition, c = construction, d = design, f = development fees
See glossary at the end of this section for an explanation of acronyms and abbreviations.

STREET IMPROVEMENTS

95000 ACCT	PROJECT LOCATION	2019-20	2020-21	2021-22	2022-23	2023-24 or Later	DESCRIPTION
	RESEARCH AND TECHNOLOGY PARK						
	Phase 2 **Alluvial, E/O Armstrong**					372,000 a 25,000 d 3,082,000 c	Westerly extension of Phase 1 improvements along Alluvial Avenue, including Armstrong Avenue. (Street Fee Reimbursement)
	PEDESTRIAN / BICYCLE FACILITIES						
74110	**Bicycle and Pedestrian Facilities**	55,000 c	55,000 c	55,000 c	55,000 c	55,000 c	Construct pedestrian and bicycle facilities at various locations. (LTF Article 3 Funding)
74210	**Misc. Concrete Improvements**	10,000 d 100,000 c	10,000 d 100,000 c	10,000 d 100,000 c	10,000 d 100,000 c	10,000 d 100,000 c	Curb, gutter, sidewalk improvements and repairs at various locations. Includes ADA compliance. (Proposition 111 Funded)
74211	**ADA Survey**	50,000 d	50,000 d	50,000 d	50,000 d	50,000 d	Citywide survey of City facilities located within the City's public right-of-way. (Proposition 111 Funded)
74886	**Misc. Wheelchair Ramps** Various Locations		150,000 c	150,000 c	150,000 c	150,000 c	Install wheelchair accessible (ADA) ramps at various locations. (CDBG & Measure C ADA Funding)
74016	**ADA Transit** Various Locations			15,000 d 95,000 c			Improve existing Bus Stop locations to meet ADA compliance. (LCTOP Funded)

a = acquisition, c = construction, d = design, f = development fees
See glossary at the end of this section for an explanation of acronyms and abbreviations.

STREET IMPROVEMENTS

95000 ACCT	PROJECT LOCATION	2019-20	2020-21	2021-22	2022-23	2023-24 or Later	DESCRIPTION
	PEDESTRIAN / BICYCLE FACILITIES						
74107	**Sunnyside Avenue Bike Lane**						Bike lane striping on Sunnyside Avenue
	Alluvial to SR168						from Alluvial to south of SR168
		102,000 c					(CMAQ Grant Funded)
74102	**Misc Sidewalk Improvements**	25,000 d					Install sidewalk for ADA compliance
	Northeast area of Gettysburg		175,000 c				and accessibility concerns.
	and Peach						(Contingent on CDBG funding)
	Santa Ana Sidewalk Repair		15,000 d				Replace sidewalk for ADA compliance
	Peach to Villa		75,000 c				and accessibility concerns.
							(Contingent on CDBG funding)
	Villa Avenue Sidewalk Repair			20,000 d			Replace sidewalk for ADA compliance
	Gettysburg to Santa Ana			90,000 c			and accessibility concerns.
							(Contingent on CDBG funding)
	LANDSCAPING IMPROVEMENTS						
74023	**LMD Landscape Improvements**						Modify soil and re-landscape to improve
	Sunnyside - Fwy 168 to Alluvial					5,000 d	the current median and outside travel lane
	Alluvial - Clovis to Sunnyside					75,000 c	areas.
							(LMD Funded)
74866	**Landscape Maintenance District - Area 2**						
	Fowler Landscaping					19,000 d	Evaluate existing landscaping, design and
	Gettysburg to Ashlan					188,000 c	install new landscaping and irrigation.
							(General Government Services Fund and
							LMD Reserves)
74024	**Shaw Avenue Improvements**						Modify soil and re-landscape to improve
	Willow - Clovis					25,000 d	the current median and outside travel lane
						115,000 c	areas.
							(LMD Funded)

a = acquisition, c = construction, d = design, f = development fees
See glossary at the end of this section for an explanation of acronyms and abbreviations.

STREET IMPROVEMENTS

95000 ACCT	PROJECT LOCATION	2019-20	2020-21	2021-22	2022-23	2023-24 or Later	DESCRIPTION
	LANDSCAPING IMPROVEMENTS						
74564	**LMD - Benefit Zone 1 & 3**						
	Clovis Center Median					5,000 d	Remove and replace existing landscape
	Sierra to Herndon					75,000 c	and irrigation. (LMD Reserves)
	TRAFFIC SIGNAL/INTERSECTION IMPROVEMENTS						
74547	**Shepherd/Minnewawa**						Install traffic signal.
	Traffic Signal	550,000 c					(CMAQ Grant Funded)
74839	**Clovis/Seventh Street**	45,000 d					Intersection Improvements for pedestrian crossing. (Caltrans 168 Relinquishment Funding)
	Intersection Improvements	120,000 c					
	Armstrong/Nees		75,000 d				Install traffic signal.
	Traffic Signal			35,000 a			(CMAQ Grant Funded)
					535,000 c		
	Shepherd/Peach		70,000 d				Install traffic signal.
	Traffic Signal			505,000 c			(CMAQ Grant Funded)
74973	**Video Vehicle Detection Replacement**	25,000 d					Replace the remaining video detection at various intersections with a magnetic detection systems. (Proposition 42 and 111 Funded)
			600,000 c				
74972	**Pedestrian Push Button Upgrades**	25,000 d					Install pedestrian push systems and pedestrian countdown modules at twenty-nine intersections throughout the city (HSIP Grant Funded)
			313,000 c				
	Peach/Herndon Quad Intersection					250,000 c	Completion of improvements to facilitate the quadrant intersection design and operation.

a = acquisition, c = construction, d = design, f = development fees
See glossary at the end of this section for an explanation of acronyms and abbreviations.

STREET IMPROVEMENTS

95000 ACCT	PROJECT LOCATION	2019-20	2020-21	2021-22	2022-23	2023-24 or Later	DESCRIPTION
	Willow/Herndon Quad Intersection					750,000 c	Completion of improvements to facilitate the quadrant intersection design and operation.
	RECONSTRUCTION AND WIDENING PROJECTS						
74215	**Miscellaneous Repairs**	125,000 c	125,000 c	125,000 c	125,000 c	125,000 c	Perform miscellaneous repairs at various locations. (Proposition 42 and 111 Funded)
	Alley Improvements						
74123	**Ashcroft/Holland** Peach to Homsey	120,000 c					Alley reconstruction. (CDBG Funded)
74101	**Gettysburg/Norwich** Villa to Gettysburg	25,000 d	165,000 c				Alley reconstruction. (Contingent on CDBG funding)
	Armstrong Avenue Improvements						
	Ashlan to Gould Canal					25,000 d 150,000 c	Overlay street. (Contingent upon Funding)
	Shaw to Gettysburg					65,000 d 565,000 c	Reconstruct/overlay street. (Contingent upon Funding)
	Shaw to Barstow					50,000 d 625,000 c	Overlay street. (Contingent upon Funding)
74981	**Tollhouse to Sierra**	65,000 d	525,000 c				Reconstruct/overlay street. (SB1 Funded)
74124	**Tollhouse to Herndon**	300,000 c					Reconstruct/overlay street. (Measure C Pass-through Flexible Funds)

a = acquisition, c = construction, d = design, f = development fees
See glossary at the end of this section for an explanation of acronyms and abbreviations.

STREET IMPROVEMENTS

95000 ACCT	PROJECT LOCATION	2019-20	2020-21	2021-22	2022-23	2023-24 or Later	DESCRIPTION
	Armstrong Avenue Improvements						
	Herndon to Alluvial			60,000 d			Reconstruct/overlay street.
					350,000 c		(Proposition 42 and 111 Funded)
	Alluvial to Nees					65,000 d	Overlay street.
						480,000 c	(Contingent upon Funding)
	Ashlan Avenue Improvements						
74554	**Willow to Peach**					125,000 d	Reconstruct/overlay street.
						1,365,000 c	(Contingent upon Funding)
	Temperance to Locan					70,000 d	Overlay street.
						720,000 c	(Contingent upon Funding)
	Barstow Avenue Improvements						
	Fowler to Armstrong					35,000 d	Overlay street.
						310,000 c	(Contingent upon Funding)
	Minnewawa to Clovis		65,000 d				Reconstruct/overlay street.
				515,000 c			(STBG Grant Funded)
	Helm Canal E/O Peach					90,000 d	Remove constriction at the Dry Creek
						550,000 c	crossing and the hump at the Helm Canal crossing. Coordinate with sewer project. (Contingent upon Funding)
	Bullard Avenue Improvements						
74979	**Armstrong to Temperance**	65,000 d					Reconstruct/overlay street.
			595,000 c				(SB1 Funded)

a = acquisition, c = construction, d = design, f = development fees
See glossary at the end of this section for an explanation of acronyms and abbreviations.

STREET IMPROVEMENTS

95000 ACCT	PROJECT LOCATION	2019-20	2020-21	2021-22	2022-23	2023-24 or Later	DESCRIPTION
	Bullard Avenue Improvements						
	Villa to Minnewawa					33,000 d 325,000 c	Overlay street. (Contingent upon Funding)
74151	**Minnewawa to DeWitt**				250,000 c		Restripe and modify the connection to the couplet. (Contingent upon Funding)
	Clovis Avenue Improvements						
	Nees to Alluvial		100,000 d	940,000 c			Reconstruct/overlay street. (STBG Grant Funded)
	Shepherd to Teague			35,000 d 230,000 c			Overlay street. (Proposition 42 and 111 Funded)
	Sierra to Fifth			35,000 d 250,000 c			Overlay street. (Proposition 42 and 111 Funded)
	DeWolf Avenue Improvements						
	Bullard to Barstow					35,000 d 200,000 c	Overlay street. (Contingent upon Funding)
	Fifth Street Improvements						
	Woodworth to Clovis					25,000 d 120,000 c	Overlay street. (Contingent upon Funding)
	Fowler Avenue Improvements						
	Alluvial to Nees		75,000 d	1,075,000 c			Reconstruct/overlay street. (Contingent upon SB1 Funding)

a = acquisition, c = construction, d = design, f = development fees
See glossary at the end of this section for an explanation of acronyms and abbreviations.

STREET IMPROVEMENTS

95000 ACCT	PROJECT LOCATION	2019-20	2020-21	2021-22	2022-23	2023-24 or Later	DESCRIPTION
	Fowler Avenue Improvements						
	Ashlan to City Limits		65,000 d				Reconstruct/overlay street.
				675,000 c			(Contingent upon SB1 Funding)
	Alluvial to Herndon					35,000 d	Overlay street.
						320,000 c	(Contingent upon Funding)
74126	**Barstow to Shaw**						Reconstruct/overlay street.
		985,000 c					(SB1 Funded)
	Gettysburg Avenue Improvements						
	Temperance to Armstrong					60,000 d	Reconstruct/overlay street.
						570,000 c	(Contingent upon Funding)
74977	**Sierra Vista Pkwy to Clovis**	45,000 d					Reconstruct/overlay street.
			430,000 c				(SB1 Funded)
	Herndon Avenue Improvements						
	Armstrong to Temperance				55,000 d		Overlay street.
					490,000 c		(Contingent upon Funding)
74184	**Temperance to DeWolf**						Widen, install dual lefts, traffic signal,
		4,250,000 a					sidewalk and other improvements.
		1,500,000 c	7,000,000 c				(Regional Measure C Funded)
	Villa to Clovis				65,000 d		Overlay street.
					726,000 c		(Contingent upon Funding)
	Locan Avenue Improvements						
	Bullard to Barstow					30,000 d	Overlay street.
						335,000 c	(Contingent upon Funding)

a = acquisition, c = construction, d = design, f = development fees
See glossary at the end of this section for an explanation of acronyms and abbreviations.

STREET IMPROVEMENTS

95000 ACCT	PROJECT LOCATION	2019-20	2020-21	2021-22	2022-23	2023-24 or Later	DESCRIPTION
	Locan Avenue Improvements						
	Shaw to Barstow					30,000 d 320,000 c	Overlay street. (Contingent upon Funding)
	Minnewawa Avenue Improvements						
74059	**Alluvial to Herndon**		330,000 a 1,711,000 c				Reconstruct and Widening. (RSTP Grant Funded)
	S/O Herndon					15,000 d 42,000 c	Reconstruct street. (Contingent upon Funding)
74129	**Shepherd to Teague**	700,000 c					Reconstruct/overlay street. (SB1 Funded)
	Nees to Teague					70,000 d 840,000 c	Reconstruct/overlay street. (Contingent upon Funding)
	Barstow to Bullard					60,000 d 565,000 c	Reconstruct/overlay street. (Contingent upon Funding)
	Gettysburg to Ashlan					35,000 d 200,000 c	Reconstruct/overlay street. (Contingent upon Funding)
	Nees Avenue Improvements						
74508	**Minnewawa to Clovis**	427,000 a 1,414,000 c					Reconstruction and Widening (RSTP Grant Funded)
74509	**Temperance to Locan**		120,000 d	500,000 a 1,750,000 c			Street Widening. (Contingent upon Funding)

a = acquisition, c = construction, d = design, f = development fees
See glossary at the end of this section for an explanation of acronyms and abbreviations.

STREET IMPROVEMENTS

95000 ACCT	PROJECT LOCATION	2019-20	2020-21	2021-22	2022-23	2023-24 or Later	DESCRIPTION
	Owens Mountain Parkway Improvements						
74589	**East of Temperance to east of Enterprise Canal**	2,100,000 c					Street construction and widening. (RSTP Grant Funded)
	Peach Avenue Improvements						
	Shepherd to Teague					45,000 d 440,000 c	Overlay street. (Contingent upon Funding)
	Teague to Nees					35,000 d 290,000 c	Overlay street. (Contingent upon Funding)
74729	**Ashlan to Dakota**					55,000 d 515,000 c	Reconstruct/overlay street. (Contingent upon Funding)
	Pollasky Avenue Improvements						
	Third to Sierra					25,000 d 210,000 c	Overlay street. (Contingent upon Funding)
	Shaw Avenue Improvements						
	Sunnyside to Fowler		115,000 d	1,110,000 c			Reconstruct/overlay street. (STBG Funded)
74844	**Armstrong to Temperance**					70,000 d 890,000 c	Reconstruct/overlay street. (Measure C Pass-through Flexible Funds)
	Temperance to Locan					45,000 d 440,000 c	Overlay street. (Contingent upon Funding)
	Peach to Villa					35,000 d 200,000 c	Overlay street. (Contingent upon Funding)

a = acquisition, c = construction, d = design, f = development fees
See glossary at the end of this section for an explanation of acronyms and abbreviations.

STREET IMPROVEMENTS

95000 ACCT	PROJECT LOCATION	2019-20	2020-21	2021-22	2022-23	2023-24 or Later	DESCRIPTION
	Shaw Avenue Improvements						
74057	**DeWolf to McCall**						Construct 6-lane divided expressway, traffic signal, curb and gutter, and other improvements. (Regional Measure C Funded)
			12,000,000 c				
	Sierra Avenue Improvements						
	Willow to Peach			35,000 d			Overlay street.
				340,000 c			(Proposition 42 and 111 Funded)
	Villa to Clovis					75,000 d	Reconstruct/overlay street.
						1,050,000 c	(Contingent upon Funding)
	Sunnyside Avenue Improvements						
74131	**Highway 168 to Alluvial**						Reconstruct street. (Measure C Pass-through Flexible Funds)
		600,000 c					
	Nees to Alluvial					70,000 d	Reconstruct/overlay street.
						935,000 c	(Contingent upon Funding)
	Fifth to Barstow					100,000 d	Reconstruct street.
						1,340,000 c	(Contingent upon Funding)
	Teague Avenue Improvements						
	Minnewawa to Clovis					35,000 d	Overlay street.
						305,000 c	(Contingent upon Funding)

a = acquisition, c = construction, d = design, f = development fees
See glossary at the end of this section for an explanation of acronyms and abbreviations.

STREET IMPROVEMENTS

95000 ACCT	PROJECT LOCATION	2019-20	2020-21	2021-22	2022-23	2023-24 or Later	DESCRIPTION
	Temperance Avenue Improvements						
	Bullard to Barstow					40,000 d 320,000 c	Overlay street. (Contingent upon Funding)
	Alluvial to Herndon					60,000 d 535,000 c	Reconstruct/overlay street. (Contingent upon Funding)
	Third Street Improvements						
74286	**Clovis to Tollhouse**					25,000 d 400,000 c	Replace curb & gutter. Coordinate with installation of water main. (Contingent upon Funding)
	Tollhouse Improvements						
	Herndon to Temperance					25,000 d 150,000 c	Overlay street. (Contingent upon Funding)
	Fowler to Armstrong					35,000 d 260,000 c	Overlay street. (Contingent upon Funding)
	Sunnyside to Fowler					35,000 d 375,000 c	Overlay street. (Contingent upon Funding)
	Villa Avenue Improvements						
	Bullard to Barstow			70,000 d	1,020,000 c		Reconstruct/overlay street. (Measure C Pass-through Flexible Funds)
74132	**Shaw to Barstow**	950,000 c					Reconstruct/overlay street. (SB1 Funded)
	Gettysburg to Swift					25,000 d 170,000 c	Overlay street. (Contingent upon Funding)

a = acquisition, c = construction, d = design, f = development fees
See glossary at the end of this section for an explanation of acronyms and abbreviations.

STREET IMPROVEMENTS

95000 ACCT	PROJECT LOCATION	2019-20	2020-21	2021-22	2022-23	2023-24 or Later	DESCRIPTION
	Willow Avenue Improvements						
	Sierra to Herndon					35,000 d 270,000 c	Reconstruct/overlay street. (Contingent upon Funding)
	Sierra to Bullard			35,000 d	170,000 c		Overlay street. (Proposition 42 and 111 Funded)
	Bullard to Barstow			35,000 d	185,000 c		Overlay street. (Proposition 42 and 111 Funded)
	Local Streets						
74995	**Local Street Improvements** Various Streets Cape Seal Program Rehabilitation Program	50,000 d 750,000 c	50,000 d 750,000 c	50,000 d 750,000 c	50,000 d 750,000 c	50,000 d 750,000 c	Overlay various streets in local neighborhoods as programmed through the Pavement Management System (PMS) - per separate document.
74567	**ADA Ramps for Local Street Improvements**	25,000 d 250,000 c	25,000 d 250,000 c	25,000 d 250,000 c	25,000 d 250,000 c	25,000 d 250,000 c	Improve access ramps at the same locations as the local street Improvement project to satisfy ADA requirements.
	TOTAL - STREET IMPROVEMENTS	**16,733,000**	**28,074,000**	**10,915,000**	**6,326,000**	**26,991,000**	

a = acquisition, c = construction, d = design, f = development fees
See glossary at the end of this section for an explanation of acronyms and abbreviations.

WATER CAPITAL PROJECTS - ENTERPRISE FUND

96000 ACCT	PROJECT LOCATION	2019-20	2020-21	2021-22	2022-23	2023-24 or Later	DESCRIPTION
76010	**Various Water Main Replacement**	25,000	25,000	25,000	25,000	25,000	Replace water mains within the City that need to be upsized, relocated, or replaced.
	WATER MAINS						
	Clovis Avenue			30,000 d			Install 12 inch main in accordance with the
	Gettysburg to Donner			85,000 c			Water Master Plan.
76509	**Sierra Avenue**						Replace 12 inch main in the current
	DeWitt to SR168					140,000 c	alignment.
	SURFACE WATER SUPPLY						
	Rotary Park						
	Pump, Motor, Electrical and					25,000 d	Install pump, motor, electrical facilities and
	Piping					225,000 c	purple piping to provide surface water for park irrigation from Dry Creek.
76615	**Railroad Park (Peach/Alluvial)**						
	Pump, Motor, Electrical and					30,000 d	Extend purple piping from Cottonwood to
	Piping					350,000 c	Peach/Alluvial Park.
	Cottonwood Park & Dry Creek Trail						
	Pump, Motor, Electrical and					25,000 d	Install pump, motor, electrical facilities and
	Piping					225,000 c	purple piping to provide surface water for irrigation from Basin 7C at Alluvial and Clovis Avenues.
77501	**Recharge Facility**	50,000 d					Feasibility study for viable land for recharge

a = acquisition, c = construction, d = design, f = development fees
See glossary at the end of this section for an explanation of acronyms and abbreviations.

WATER CAPITAL PROJECTS - ENTERPRISE FUND

96000 ACCT	PROJECT LOCATION	2019-20	2020-21	2021-22	2022-23	2023-24 or Later	DESCRIPTION
	SURFACE WATER TREATMENT PLANT IMPROVEMENTS						
77528	**SWTP Pretreatment**	25,000 d 1,500,000 c					Add pretreatment to existing facilities to maximize surface water allocation during winter months.
77531	**SWTP Process Addition**	30,000 d		1,500,000 c			Add ozone treatment process to minimize the positive bacti and alleviate taste and odor concerns.
	PUBLIC UTILITIES CORPORATION YARD IMPROVEMENTS						
72631	**Tenant Improvement of 79 N. Sunnyside**	50,000 c					Renovate and upgrade newly aquired facility including ADA improvements. This projest to be funded by Sewer, Water & Refuse enterprise accounts.
	WELL SITE IMPROVEMENTS						
77572	**Well 14 - Peach N/O Sierra** GAC		45,000 d 550,000 c				Install GAC facilities. (DBCP Settlement Fund)
77573	**Well 18 - Clovis/Sussex Way** GAC	675,000 c					Install GAC facilities. (DBCP Settlement Fund)
77516	**Well Panel Upgrades**						
	Wells 4AA & 17	30,000 d 280,000 c					Upgrade electrical panels at well sites due to deterioration of well functionality.
	Wells 8A, 21	30,000 d 270,000 c					Upgrade electrical panels at well sites due to deterioration of well functionality.
	Wells 23, 25		30,000 d 270,000 c				Upgrade electrical panels at well sites due to deterioration of well functionality.

a = acquisition, c = construction, d = design, f = development fees
See glossary at the end of this section for an explanation of acronyms and abbreviations.

WATER CAPITAL PROJECTS - ENTERPRISE FUND

96000 ACCT	PROJECT LOCATION	2019-20	2020-21	2021-22	2022-23	2023-24 or Later	DESCRIPTION
	WELL REPLACEMENT						
77650	**Well 6 Replacement Willow/Barstow Avenues**						
	Drill and Develop				50,000 a		
					25,000 d		Acquire property, drill and develop well.
					400,000 c		
	Pump and Motor				25,000 d		Install pump and motor.
					300,000 c		
	Chlorination Facilities				13,500 d		Install chlorination facilities.
					60,000 c		
77600	**Well 35 - DeWitt/Santa Ana**						
	Drill and Develop	35,000 d					Drill and develop well.
			450,000 c				
	Pump and Motor		20,000 d				Install pump and motor, water main and site improvements.
				450,000 c			
	Chlorination		13,500 d				Install chlorination facilities.
				60,000 c			
	Auxiliary Power				20,000 d		Install auxiliary power.
					122,400 c		

a = acquisition, c = construction, d = design, f = development fees

See glossary at the end of this section for an explanation of acronyms and abbreviations.

WATER CAPITAL PROJECTS - ENTERPRISE FUND

96000 ACCT	PROJECT LOCATION	2019-20	2020-21	2021-22	2022-23	2023-24 or Later	DESCRIPTION
	Well T9 Gettysburg/Minnewawa						
	Drill and Develop			50,000 a 25,000 d 350,000 c			Acquire property, drill and develop well.
	Pump and Motor			25,000 d 300,000 c			Install pump and motor.
	Chlorination Facilities			13,500 d 60,000 c			Install chlorination facilities.
77502	**Aquifer Storage Recovery at existing wells**	50,000 d					Feasibility and Design of groundwater recharging through existing wells.
	Various Well Replacement					45,000 d 730,000 c	Replacement of various wells within the City to maintain water production.
	TOTAL - WATER CAPITAL PROJECTS - ENTERPRISE	**3,050,000**	**1,403,500**	**2,973,500**	**1,040,900**	**1,820,000**	

a = acquisition, c = construction, d = design, f = development fees

See glossary at the end of this section for an explanation of acronyms and abbreviations.

WATER CAPITAL PROJECTS - DEVELOPER

97000 ACCT	PROJECT LOCATION	2019-20	2020-21	2021-22	2022-23	2023-24 or Later		DESCRIPTION
	EXTENSIONS							
76010	**Miscellaneous Extensions**	50,000	50,000	50,000	50,000	50,000		Install water mains and services at various locations.
76184	**Nees Tie-in**							
	Clovis to 500' East					50,000	c	Connect existing 12 inch water main in Nees and install fire hydrant, check valve and air release valves.
	WATER MAINS							
	Barstow Avenue					8,000	d	Upgrade to 12 inch main including valves
	Peach to Minnewawa					125,000	c	in accordance with the Water Master Plan.
76635	**Villa Avenue**					7,500	d	Install 12 inch main in accordance with the
	Barstow to Ninth					75,000	c	Water Master Plan.
	Heritage Avenue					15,000	d	Install 8 inch water main and services.
	E/O Temperance					160,000	c	(Reimbursement from property owners)
	Enterprise Avenue					15,000	d	Install 8 inch water main and services.
	W/O Locan					160,000	c	(Reimbursement from property owners)
	Saginaw Avenue					15,000	d	Install 8 inch water main and services.
	W/O DeWolf					159,000	c	(Reimbursement from property owners)

a = acquisition, c = construction, d = design, f = development fees
See glossary at the end of this section for an explanation of acronyms and abbreviations.

WATER CAPITAL PROJECTS - DEVELOPER

97000 ACCT	PROJECT LOCATION	2019-20		2020-21	2021-22	2022-23	2023-24 or Later		DESCRIPTION
	WATER STORAGE FACILITIES								
	2013 Water Revenue Bond Debt Service								
67751	**Principal**	1,965,000		2,050,000	2,155,000	2,235,000	13,135,000		Debt Service Principal.
67201	**Bond Handling Charges**	20,000		10,000	10,000	10,000	10,000		Handling Charges
67851	**Interest & Handling Charges**	1,093,000		959,000	857,000	749,000	1,925,000		Debt Service Interest.
	Water Storage Reservoir #2						25,000	d	Install a 500 GPM pump station to boost
	Villa N/O Barstow						450,000	c	water pressure during peak hour demands. Install 18 inch water main in Villa to Bullard Avenue per Water Master Plan.
78045	**Water Storage Reservoir #9**	2,600,000	a						Acquire Property and Install a 7 million
	Near Peach & Perrin						1,400,000	d	gallon water storage tank in the northwest
							17,000,000	c	vilage area.
78050	**Water Storage Reservoir #10**	1,750,000	a						Acquire Property and Install a 3.5 million
	Near Behymer & Clovis						800,000	d	gallon water storage tank in the northwest
							10,000,000	c	vilage area.
77725	**Water Development**	300,000	c						Secure water to serve areas within the City of Clovis General Plan.

a = acquisition, c = construction, d = design, f = development fees
See glossary at the end of this section for an explanation of acronyms and abbreviations.

WATER CAPITAL PROJECTS - DEVELOPER

97000 ACCT	PROJECT LOCATION	2019-20	2020-21	2021-22	2022-23	2023-24 or Later	DESCRIPTION
	SURFACE WATER TREATMENT PLANT IMPROVEMENTS						
77531	**SWTP Process Addition**	10,000 d		500,000 c			Add ozone treatment process to minimize the positive bacti and alleviate taste and odor concerns.
77538	**Nees Transmission Main** Locan to DeWolf	200,000 c	200,000 c	200,000 c			Install 24 inch main from Locan to Harlan Ranch. Reimbursement in accordance with the approved Reimbursable Agreement. Remaining reimbursement is $600,000.
77529	**SWTP Expansion**	100,000 d				27,500,000 c	Expand capacity of plant from 22.5 MGD to 45 MGD. Project needs to be established in the Urban Water Management Plan.
77532	**SWTP Storage Tank Addition**	100,000 d	3,500,000 c				Install an additional 2.5 million gallon water storage tank at the treatment plant.
	WELL IMPROVEMENTS						
77605	**Landscape Improvements** Well 29, 31, 36, 38, 42 and Reservoir 4					125,000 c	Install water service, backflow devices, irrigation valves and landscaping at Reservoir 4, Well 29, 31, 36, 38 and 42.
77587	**Well 34 - Teague/Willow** Auxiliary Power	85,000 c					Install auxiliary power.

a = acquisition, c = construction, d = design, f = development fees
See glossary at the end of this section for an explanation of acronyms and abbreviations.

WATER CAPITAL PROJECTS - DEVELOPER

97000 ACCT	PROJECT LOCATION	2019-20	2020-21	2021-22	2022-23	2023-24 or Later	DESCRIPTION
	WELL IMPROVEMENTS						
77670	**Well 36 - Nees E/O Willow** Auxiliary Power					75,000 c	Install auxiliary power.
77680	**Well 39 - Willow/Magill**						
	Pump and Motor			35,000 d 450,000 c			Install pump and motor, water main and site improvements.
	Chlorination			13,000 d 60,000 c			Install chlorination facilities.
	Southeast Area Well						
	Drill and Develop					7,500 d 125,000 c	Drill and develop well.
	Pump and Motor					15,000 d 285,000 c	Install pump and motor, water main and site improvements.
	Chlorination					13,500 d 60,000 c	Install chlorination facilities.
	Well 44 - Willow/Yeargin						
	Drill and Develop			200,000 a 35,000 d 450,000 c			Drill and develop well.
	Pump and Motor				20,000 d 450,000 c		Install pump and motor, water main and site improvements.
	Chlorination				13,500 d 60,000 c		Install chlorination facilities.
	Auxiliary Power					20,000 d 122,400 c	Install auxiliary power.

a = acquisition, c = construction, d = design, f = development fees
See glossary at the end of this section for an explanation of acronyms and abbreviations.

WATER CAPITAL PROJECTS - DEVELOPER

97000 ACCT	PROJECT LOCATION	2019-20	2020-21	2021-22	2022-23	2023-24 or Later	DESCRIPTION
	WELL IMPROVEMENTS						
77600	**Well 45 - Minnewawa/Christopher**						
	Drill and Develop			200,000 a 35,000 d 450,000 c			Drill and develop well.
	Pump and Motor				20,000 d 450,000 c		Install pump and motor, water main and site improvements.
	Chlorination				13,500 d 60,000 c		Install chlorination facilities.
	Auxiliary Power					20,000 d 122,400 c	Install auxiliary power.
	Well at Armstrong/Hwy 168						
	Drill and Develop					7,500 d 125,000 c	Drill and develop well.
	Pump and Motor					15,000 d 285,000 c	Install pump and motor, water main and site improvements.
	Chlorination Facilities					13,500 d 60,000 c	Install chlorination facilities.

a = acquisition, c = construction, d = design, f = development fees
See glossary at the end of this section for an explanation of acronyms and abbreviations.

WATER CAPITAL PROJECTS - DEVELOPER

97000 ACCT	PROJECT LOCATION	2019-20	2020-21	2021-22	2022-23	2023-24 or Later	DESCRIPTION
77090	**Various Well Site Development**						
	1. Test Hole	20,000 d 40,000 c	15,000 d 35,000 c	15,000 d 35,000 c	15,000 d 35,000 c	20,000 d 45,000 c	Drill test hole.
	2. Land Banking					130,000 a	Land acquisition of acceptable sites.
	3. Well Construction					20,000 d 500,000 c	Construct well.
	4. Construct Chlorination Facilities					13,500 d 60,000 c	Construct chlorination unit and building.
	5. Auxiliary Power					15,400 d 122,400 c	Install generator.
	TOTAL - WATER CAPITAL PROJECTS - DEVELOPER	**8,333,000**	**6,819,000**	**5,750,000**	**4,181,000**	**75,507,600**	

a = acquisition, c = construction, d = design, f = development fees
See glossary at the end of this section for an explanation of acronyms and abbreviations.

COMMUNITY SANITATION IMPROVEMENTS - ENTERPRISE FUND

99500 ACCT	PROJECT LOCATION	2019-20	2020-21	2021-22	2022-23	2023-24 or Later	DESCRIPTION
81130	**Clovis Landfill** Corrective Action Program					150,000 c	Construction of monitoring equipment, evaluation of groundwater extraction pumps, gas extraction pumps, and water filtration system. (Refuse Enterprise Fund)
81180	**Landfill Wireless Link**					5,000 d 20,000 c	Install wireless communication from City network capable of receiving/transmitting phone, fax and internet services. (Refuse Enterprise Fund)
81120	**Landfill Site Acquisition**					20,000 a	Purchase remnant parcel to avoid private development in close proximity to vicinity of landfill. (Refuse Enterprise Fund)
	Landfill Access Road Pave Bridge Access Road			10,000 d 65,000 c			Pave access road with asphalt concrete from bridge approach to landfill property line. (Refuse Enterprise Fund)
	Landfill Security System Install Chain Link Fence, Interior Lighting and Video					15,000 d 185,000 c	Install chain link fence, interior lighting and video to prevent unauthorized entry and protect equipment and facilities from vandalism. (Refuse Enterprise Fund)

a = acquisition, c = construction, d = design, f = development fees.
See glossary at the end of this section for an explanation of acronyms and abbreviations.

COMMUNITY SANITATION IMPROVEMENTS - ENTERPRISE FUND

99500 ACCT	PROJECT LOCATION	2019-20	2020-21	2021-22	2022-23	2023-24 or Later		DESCRIPTION
81205	**Landfill Transfer Station**							Acquire land and build green waste
	Green Waste					50,000	d	transfer station.
						250,000	c	(Refuse Enterprise Fund)
81200	**Villa Corporation Yard**					5,000	d	Develop short and long range Master Plans
	Master Plan					80,000	c	for the ongoing use of the corporation yard and make grading and drainage improvements. (Refuse Enterprise Fund)
81147	**Clovis Landfill Liner**							
	Liner System (Stage II)					300,000	d	Landfill expansion as needed for City
						5,000,000	c	growth. Expansion estimated to occur in 2025 - 2026. (Refuse Enterprise Funds)
	Liner System (Stage III)					100,000	d	Landfill expansion as needed for City
						1,000,000	c	growth. Expansion estimated to occur in 2043 - 2044. (Refuse Enterprise Funds)
	Clovis Landfill Closure					300,000	d	Place impermeable cover over entire
						7,200,000	c	landfill, complete drainage system, and install gas vents. Estimate closure to occur in 2050. (Landfill Closure/Post Closure Reserve)
	Clovis Landfill Post Closure					3,000,000	c	30-year post closure monitoring and maintenance. Estimate post closure to occur in 2050. (Landfill Closure/Post Closure Reserve)

a = acquisition, c = construction, d = design, f = development fees.
See glossary at the end of this section for an explanation of acronyms and abbreviations.

COMMUNITY SANITATION IMPROVEMENTS - ENTERPRISE FUND

99500 ACCT	PROJECT LOCATION	2019-20	2020-21	2021-22	2022-23	2023-24 or Later	DESCRIPTION
	PUBLIC UTILITIES CORPORATION YARD IMPROVEMENTS						
72631	**Tenant Improvement of 79 N. Sunnyside**	50,000 c					Renovate and upgrade newly acquired facility including ADA improvements. This project to be funded by Sewer, Water & Refuse enterprise accounts.
	TOTAL - REFUSE	**50,000**	**0**	**75,000**	**0**	**17,680,000**	

a = acquisition, c = construction, d = design, f = development fees.
See glossary at the end of this section for an explanation of acronyms and abbreviations.

HOUSING & COMMUNITY DEVELOPMENT

42750/49210 ACCT	PROJECT LOCATION	2019-20		2020-21	2021-22	2022-23	2023-24 or Later	DESCRIPTION
80100	**Home Repair Loans/Grants**	0	c	80,000	80,000	80,000	80,000	Agency participation in the repair and rehabilitation of affordable housing. Replace substandard mobile homes for low income senior citizens in the mobile home parks. (CalHome)
80101	**First Time Home Buyer Loans**	1,000,000	c	100,000	100,000	100,000	100,000	Assist low to moderate income families with first home purchase. (HOME Grant)
80105	**Home Improvement Grants**	250,000	c	150,000	150,000	150,000	150,000	Home improvement and repair grants. (CDBG/Housing Successor Funding)
80170	**Affordable Housing Project**	980,000	c	150,000	150,000	150,000	150,000	Gap financing for development of affordable housing. (Housing Successor Funding)
	TOTAL - HOUSING AND COMMUNITY DEVELOPMENT	**2,230,000**		**480,000**	**480,000**	**480,000**	**480,000**	

a = acquisition, c = construction, d = design, f = development fees.
See glossary at the end of this section for an explanation of acronyms and abbreviations.

COMMUNITY INVESTMENT PROGRAM
GLOSSARY OF TERMS, ACRONYMS, & ABBREVIATIONS

a	Property Acquisition
c	Construction
d	Design
f	Development Fees
s	Construction Supervision
u	Underground Service Alert
n/o	North of
s/o	South of
e/o	East of
w/o	West of
ADA	Americans with Disabilities Act. A federal act requiring accessibility for the disabled to all facilities.
ATP	Active Transportation Plan
BTA	Bicycle Transportation Account
CalFire	California Department of Forestry and Fire Protection
CalHome	A program to enable low and very-low income households to become or remain homeowners.
CDBG	Community Development Block Grant. A source of federal funding for improvements in low income or blighted areas.
CIP	Community Investment Program
CHIP	Clovis Housing Improvement Program
CMAQ	Congestion Mitigation and Air Quality Program. A federal source of funding under "SAFETEA-LU" for projects that reduce air pollution emissions caused by transportation activities through increased efficiency of transportation systems.
CUSD	Clovis Unified School District
DBCP	Dibromochloropropane Pesticide used in the past by farmers for Nematodes. Has now been found in the groundwater.
FID	Fresno Irrigation District
FMFCD	Fresno Metropolitan Flood Control District
GAC	Granular Activated Carbon. Large (20,000 gallon ±) vessels filled with Granular Activated Carbon for removal of DBCP.
GPA	General Plan Amendment
GPM	Gallons per Minute
Hardscape	Landscaping such as patios, sidewalks, and paths.
HSIP	Highway Safety Improvement Program
HBRR	Highway Bridge Rehabilitation and Repair. A federal funding source for repair and replacement of bridges.
HOPE	Housing Opportunities through Education
HOME	Federal block grant to state and local governments designed to create affordable housing for low-income households.

COMMUNITY INVESTMENT PROGRAM
GLOSSARY OF TERMS, ACRONYMS, & ABBREVIATIONS, CONT.

LCTOP	Low Carbon Transit Operations Program. A state source of funding under Senate Bill 862 to provide operating and capital assistance for transit agencies.
LMD	Landscape Maintenance District
LTF	Local Transportation Fund. A state funding source for street and transit projects- Article 3 is for bicycle and pedestrian facilities, Article 8 is for street construction.
Measure C	In 2007, Fresno County voters passed a half-cent sales tax extension for twenty years to improve the County's and all cities within the County's overall transportation systems.
MGD	Million Gallons per Day
NFPA	National Fire Protection Association
PCI	Pavement Condition Index
PD	Police Department
PDS	Planning and Development Services Department
PMS	Pavement Management System. A computer-based pavement management and inventory system, which helps staff, identify street project priorities.
Prop. 42	Proposition 42 - Allocation of Gas Tax Revenues (2002)
Prop. 111	Proposition 111 - Gasoline Tax Increase (1990)
PVC	Polyvinyl Chloride. A pipe material used for sewer and water main construction.
RDA	Redevelopment Agency
R&T Park	Research and Technology Park
RSTP	Regional Surface Transportation Program
SB1	Senate Bill 1 – The Road Repair and Accountability Act (2017)
STBG	Surface Transportation Block Grant
STP	Surface Transportation Program. A federal source of funding under "SAFETEA-LU" for street construction and reconstruction activities.
Streetscape	The visual elements of a street that defines its character, such as building façade, landscaping, sidewalks, street furniture, signs, lighting, etc.
ST-WRF	Sewage Treatment and Water Reuse Facility
TCP	1,2,3-Trichloropropane is an exclusively man-made chlorinated hydrocarbon commonly used as an industrial solvent, cleaner, degreaser, and in two commonly used soil fumigants used in California to manage nematodes. Contamination of TCP occurred in drinking water wells and is on the State of California's list of chemicals known to cause cancer.
TE	Transportation Enhancement Activity. A federal source of funding under "SAFETEA-LU" for enhancement of transportation facilities through beautification or restoration of historic facilities.
UGOH	Underground Overhead. The undergrounding of overhead facilities such as electric, phone and cable.
VCP	Vitrified Clay Pipe. A pipe material used for sewer main construction.

AGENDA ITEM NO: 3

CITY of CLOVIS

REPORT TO THE PLANNING COMMISSION

TO: Clovis Planning Commission

FROM: Planning and Development Services

DATE: May 23, 2019

SUBJECT: Consider Approval, Res. 19-___, TM6268, A request to approve a tentative tract map for a 10-lot single-family residential development for property located on the east side of Clovis Avenue, south of Riordan Avenue. John Sobaje, owner/applicant; Dale G. Mell & Associates, representative.

Staff: Ricky Caperton, AICP, Senior Planner
Recommendation: Approve

ATTACHMENTS:
1. Conditions of Approval
2. Draft Resolution
3. Correspondence from Agencies
4. Tentative Tract Map 6268
5. Public Comments

CONFLICT OF INTEREST

None.

RECOMMENDATION

Staff recommends that the Planning Commission:

- Approve TM6268, subject to the conditions listed in **Attachment 1**; and
- Make a finding of consistency that the dedication toward public right-of-way is proportionate to the development being requested.

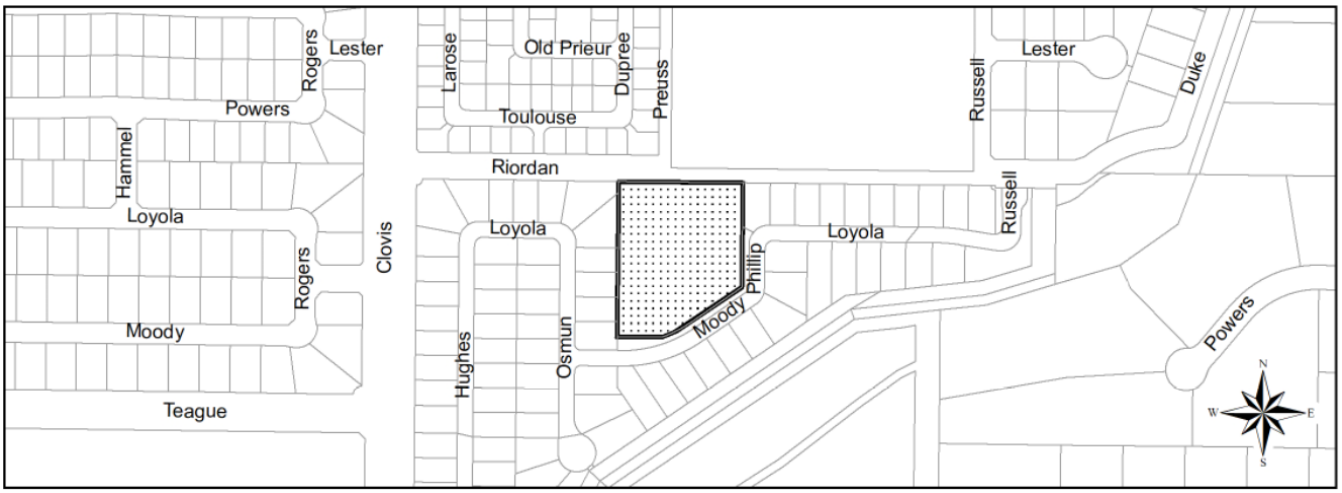
EXECUTIVE SUMMARY

The applicant is requesting a tentative tract map approval for a 10-lot single-family residential subdivision on the east side of Clovis Avenue, south of Riordan Avenue, as shown below in **Figure 1.** Approval of this project would allow the applicant to move forward with the final map

process. The proposed map is consistent with the land use and density of the Clovis General Plan Land Use Diagram, Herndon-Shepherd Specific Plan, and the R-2 (Low Density Multiple Family Residential/1 Unit/3,000 sq. ft.) Zone District.

FIGURE 1

PROJECT LOCATION MAP



BACKGROUND

- General Plan Designation: Medium Density Residential (4.1-7.0 DU/Ac)
- Specific Plan Designation:
- Existing Zoning: R-2 (Low Density Multiple Family Residential)(1 Unit/3,000 sq.ft.)
- Lot Size: 2.39 acres
- Current Land Use: Rural Single-Family Residential
- Adjacent Land Uses:
    - North: Single-Family Residential/Vacant
    - South: Single-Family Residential
    - East: Single-Family Residential
    - West: Single-Family Residential
- Previous Entitlements:
    - GPA2003-03 (Low Density Residential and Park to Low Density Residential, Medium Density Residential, and Park)
    - R2003-22 (RR to R-2)
    - V2003-9 (36-foot wide street)
    - SPR2004-21 (78-lot PUD)
    - T5192 (149-lot SFR)

PROPOSAL AND ANALYSIS

Current Land Use

The Project site is located east of Clovis Avenue, south of Riordan Avenue within the Clovis City limit. The existing site consists of one rural residential home, three accessory buildings, and several mature trees. With the exception of one vacant parcel located on the north side of Riordan Avenue, between Preuss and Russell Avenues, the Project site is generally surrounded by existing single-family residential development to the north, east, south, and west.

Circulation

The Project is accessible from one main entry along Riordan Avenue via a proposed 36-foot wide street with a cul-de-sac and does not propose vehicle or pedestrian access to the existing single-family neighborhood. All streets meet the City's standards and include standard sidewalks on each side.

Density

The Project is proposing 10 units on 2.39 acres which equates to 4.18 dwelling units per acre (DU/Ac). Therefore, the Project's density is consistent with the density range of 4.1 to 7 units DU/Ac required of the Medium Density Residential General Plan Land Use Designation.

Lot Sizes and Development Standards

The Project is located within the R-2 (Low Density Multiple Family Residential) (1 Unit/3,000 sq. ft.) Zone District, which requires a minimum lot size of 7,200 square feet, minimum parcel width of 60 feet, minimum corner parcel width of 65 feet, and a minimum parcel depth of 120 feet. Other development standards of the R-2 Zone District include a 20-foot minimum front yard setback, 5-foot side yard setback, and a 20-foot rear yard setback.

As shown in **Attachment 4**, the Project proposes 10-lots ranging from approximately 7,257 square feet to 8,696 square feet with an average lot size of 8,317 square feet, which exceeds the minimum lot 7,200 square foot lot size required under the R-2 Zone District. Lot widths meet or exceed the minimum 60-foot lot width, 65-foot lot width for corner lots, for the Zone District. The proposed lot depths also meet or exceed the required 120-foot depth.

Although homes have not been proposed as part of this Tentative Tract Map, a condition has been added (see **Attachment 1**) requiring Residential Site Plan Review (RSPR) prior to the construction of any homes. Unless otherwise approved under the RSPR or other appropriate processes, future residential development on these lots would be permitted a maximum height of 35 feet (2 stories), and a maximum parcel coverage of 45 percent, consistent with R-2 Zone District standards.

Tree Removal and Structure Demolition

The Project would require the removal of several trees, as well as the removal of the existing

structures on site consisting of one single-family home and other ancillary structures. A condition of approval was added to ensure compliance with the City of Clovis Tree Protection Standards outlined in Chapter 9.30 of the Clovis Municipal Code. Consistent with Clovis Tree Protection Standards, a tree removal permit would be required which would include, among other things, an arborist report, written explanation of why the trees should be removed, photographs of the trees, and a replanting plan.

This condition of approval would ensure that any trees removed would either be replaced elsewhere on the Project site or an in-lieu fee would be assessed to purchase trees for placement within the public right-of-way or on other public property as directed by the Public Utilities Department.

Public Comments

A public notice was sent to area residents within 600 feet of the property boundaries. Staff received one (1) comment letter from the public upon finalization of this report (see **Attachment 5**). The comment letter included questions requesting clarification on project components, such as fence height, access to and from the site, approximate square footage of the proposed lots, and size and square footage of the homes. Upon receipt of the comment letter, staff (Ricky Caperton) called the commenter and discussed the questions and was able to provide the additional information. No additional comments were received at the time this report was finalized.

Review and Comments from Agencies

The Project was distributed to all City Divisions as well as outside agencies, including Cal Trans, Clovis Unified School District, Fresno Irrigation District, Fresno Metropolitan Flood Control District, AT&T, PG&E, San Joaquin Valley Air Pollution Control District, and the State Department of Fish and Wildlife.

Comments received are attached only if the agency has provided concerns, conditions, or mitigation measures. Routine responses and comment letters are placed in the administrative record and provided to the applicant for their records.

Community Facilities District

The fiscal analysis of the Loma Vista Specific Plan identified possible long-term funding shortfalls in the City's operating and maintenance costs. To address this issue the City of Clovis is implementing a Community Facilities District. Community Facilities Districts (CFD's) are a means of providing additional funding for the provision of public facilities and services for public safety, and other important municipal services in newly developing areas of the community where the city would not otherwise be able to afford to continue to provide an adequate level of service as the City continues to grow. The use of CFD's is fairly common among cities in California experiencing high rates of growth during this past decade, such as Clovis, due to significant losses of local revenue from tax shifts authorized by the State of California and the need to continue to provide an adequate level of service as growth occurs.

A condition of approval has been added to this tentative map requiring participation of this

tentative map in the CFD.

Consistency with General Plan Goals and Policies

Staff has evaluated the Project in light of the General Plan Land Use goals and policies. The following goals and policies reflect Clovis' desire to maintain Clovis' tradition of responsible planning and well managed growth to preserve the quality of life in existing neighborhoods and ensure the development of new neighborhoods with an equal quality of life. The goals and policies seek to foster more compact development patterns that can reduce the number, length, and duration of auto trips.

Goal 6: A city that grows and develops in a manner that implements its vision, sustains the integrity of its guiding principles, and requires few and infrequent amendments to the General Plan.

Policy 6.2 **Smart growth.** The city is committed to the following smart growth goals.

- Create a range of housing opportunities and choices.
- Create walkable neighborhoods.
- Foster distinctive, attractive communities with a strong sense of place.
- Mix land uses.
- Strengthen and direct development toward existing communities.
- Take advantage of compact building design.

California Environmental Quality Act (CEQA)

The City has determined that this Project is exempt from CEQA pursuant to Public Resources Code Section 15061(b)(3) which provides that CEQA applies only to projects that have the potential for causing a significant effect on the environment. A Notice of Exemption has been completed during the preliminary review, and is kept for public review with the project file during the processing of the project application. Staff will file the notice with the County Clerk if the project is approved.

The City published notice of this public hearing in The Business Journal on Wednesday, May 8, 2019.

REASON FOR RECOMMENDATION

The proposed Tentative Tract Map 6268 is consistent with the goals and policies of the General Plan, Herndon-Shepherd Specific Plan, and Development Code. Staff therefore recommends that the Planning Commission approve TM6268, subject to the conditions of approval attached as **Attachment 1**.

The findings to consider when making a decision on a tentative subdivision map application are as follows:

1. The proposed map, subdivision design, and improvements are consistent with the General Plan and any applicable specific plan;

2. The site is physically suitable for the type and proposed density of development;

3. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;

4. The design of the subdivision or type of improvements is not likely to cause serious public health or safety problems;

5. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. This finding may also be made if the review authority finds that alternate easements for access or use will be provided, and that they will be substantially equivalent to ones previously acquired by the public. This finding shall apply only to easements of record, or to easements established by judgment of a court of competent jurisdiction, and no authority is hereby granted to the review authority to determine that the public at large has acquired easements of access through or use of property within the proposed subdivision;

6. The discharge of sewage from the proposed subdivision into the community sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board;

7. The design of the subdivision provides, to the extent feasible, passive or natural heating and cooling opportunities; and

8. The proposed subdivision, its design, density, and type of development and improvements conform to the regulations of this Development Code and the regulations of any public agency having jurisdiction by law.

In light of court decisions, it is appropriate for the City to make findings of consistency between the required dedications and the proposed development. Every dedication condition needs to be evaluated to confirm that there is a rough proportionality, or that a required degree of connection exists between the dedication imposed and the proposed development. The City of Clovis has made a finding that the dedication of property for this Project satisfies the development's proportionate contribution to the City's circulation system. The circulation system directly benefits the subject property by providing access and transportation routes that service the site. Further, the circulation system also enhances the property's value.

ACTIONS FOLLOWING APPROVAL

None.

FISCAL IMPACT

None.

NOTICE OF HEARING

Property owners within 600 feet notified: 135
Interested individuals notified: 10

Prepared by: Ricky Caperton, AICP, Senior Planner

Reviewed by: Bryan Araki
City Planner

CONDITIONS OF APPROVAL

ATTACHMENT 1

ATTACHMENT 1
Conditions of Approval – TM6268

Planning Division Comments
(Ricky Caperton, AICP, Senior Planner – 559-324-2347)

1. This Project is subject to the development standards of the Clovis General Plan, Herndon-Shepherd Specific Plan, and the Clovis Development Code.

2. This tentative map is approved per "Attachment 4" of the corresponding staff report.

3. The development shall utilize the development standards of the R-2 Zone District.

4. The applicant shall contribute a proportional share towards the development and improvement of a neighborhood park. The formula for park contribution is based on one acre of park for each 1,000 residents to be used for the acquisition and improvement of a neighborhood park facility. Contribution greater than this formula may be reimbursable.

5. Places of houses on individual lots will require approval of the Planning Director through the Residential Site Plan Review process.

6. Garages shall be a minimum of 20'x22' (interior clear dimension).

7. All vehicle service and repair shall occur inside the building. Outdoor vehicle repair work is prohibited.

8. The applicant shall relay all Conditions of Approval for this Tentative Tract Map (TM6268) to all subsequent purchasers of individual lots if applicable and/or to subsequent purchasers of the entire tract map development.

9. The applicant shall enter into a Covenant Agreement regarding a "right to farm." Such agreement shall be disclosed to all future home buyers.

10. Maximum lot coverage is 45% unless specifically approved through a Residential Site Plan Review, Minor Deviation, or Variance.

11. Maximum building height (main structure) shall not exceed thirty-five (35) feet.

12. All transformers shall be located underground. Pad mounted transformers may be considered through an Administrative Use Permit.

13. All landscaping (open space and private yards) shall conform to the City of Clovis Water Efficient Landscape Ordinance.

14. Prior to any removal of existing trees on the Project site, a tree removal permit shall be required in compliance with the City of Clovis Tree Protection Standards section of the Clovis Municipal Code (Chapter 9.30).

15. Setbacks shall be measured in compliance with Section 9.24.100 of the Clovis Development Code.

16. The applicant shall obtain City approval in advance of temporary and permanent subdivision signs through separate sign review, consistent with the development criteria of the Clovis Municipal Code Sign Ordinance.

17. Upon final recordation of this Tentative Tract Map, it shall be the applicant's responsibility to furnish to the Planning Department an electronic (PDF) copy of the original map obtained from the Fresno County Recorder's Office.

18. The applicant shall record a Notice of Nonconformance dealing with any structure used for model homes where the garage is converted for the use as a sales office.

19. The applicant shall notify all property owners along streets where new water and sewer utilities will be constructed to determine if they wish to purchase a lateral connection per City policy.

Fire Department Conditions

(Gary Sawhill, Department Representative - 324-2224)

20. **Street Width:** Fire apparatus access width shall be determined by measuring from "base of curb" to "base of curb" for roadways that have curbs.

21. **Street Width for Single Family Residences:** Minimum Access Road Width of 36 feet for Single Family Residences. Roads 36 feet or wider allow for parking on both sides of street.

22. **All Weather Access & Water Supply:** The applicant shall provide all weather access to the site during all phases of construction to the satisfaction of the approved Clovis Fire Department Standard #1.2 or #1.3.

23. **Residential Fire Hydrant:** The applicant shall install _1_ 4 ½" x 2 ½" approved Residential Type fire hydrant(s) and "Blue Dot" hydrant locators, paint fire hydrant(s) yellow with blue top and caps, and paint the curb red as specified by the adopted Clovis Fire Department Standard #1.4. Plans shall be submitted to the Clovis Fire Department for review and approval prior to installation. The hydrant(s) shall be charged and in operation prior to any framing or combustible material being brought onto the site. Hydrants curb markings and blue dots to be completed prior to occupancy of any homes.

ENGINEERING / UTILITIES / SOLID WASTE DIVISION CONDITIONS

(Sean Smith, Engineering Division Representative – 324-2363)
(Paul Armendariz, Department Representative – 324-2649)

Maps and Plans

24. The applicant shall have a final tract map prepared, in the form prescribed by the Subdivision Map Act and City of Clovis Municipal Code. The final tract map shall be submitted to the City of Clovis Engineering Division, and should include, but not be limited to, final tract map, the current filing fee, closure calculations, current preliminary title report, legal descriptions and drawings of required dedications.

25. The applicant shall submit to the City of Clovis Engineering Division, a set of construction plans on 24" x 36" sheets with City standard title block for all required improvements. These plans shall be prepared by a registered civil engineer, and shall include a site grading and drainage plan and an overall site utility plan showing locations and sizes of sewer, water, irrigation, and storm drain mains, laterals, manholes, meters, valves, hydrants, other facilities, etc. Plan check and inspection fees per City of Clovis Resolution No. 18-61 shall be paid with the first submittal of said plans. All plans shall be approved by the City and all other involved agencies prior to the release of any development permits.

26. Prior to the initial submittal of the improvement plans, the applicant shall contact Sean Smith at (559) 324-2363 to setup a coordination meeting (Pre-submittal Meeting).

27. Upon approval of improvement plans, the applicant shall provide the City with the appropriate number of copies. After all improvements have been constructed and accepted by the City, the applicant shall submit to the City of Clovis Engineering Division a digital copy to the City in PDF format of the approved set of construction plans revised to accurately reflect all field conditions and revisions and marked "AS-BUILT" for review and approval. Upon approval of the AS-BUILTs by the City, and prior to granting of final occupancy or final acceptance, the applicant shall provide a digital copy to the City in PDF format.

General Provisions

28. The applicant shall pay all applicable development fees at the rate in effect at the time of payment and prior to final map approval by Council or have the fees payable directly to the City through a separate escrow account at the time of recordation of the map.

29. The applicant is advised that, pursuant to California Government Code, Section 66020, any party may protest the imposition of fees, dedications, reservations, or other exactions imposed on a development project by a local agency. Protests shall be filed in accordance with the provisions of the California Government Code and shall be filed within 90 days after conditional approval of this application is granted. The 90

day protest period for this project shall begin on the “date of approval” as indicated on the “Acknowledgment of Acceptance of Conditions” form.

30. The applicant shall install all improvements within public right-of-way and easements in accordance with the City of Clovis standards, specifications, master plans, and record drawings in effect at the time of improvement plan approval.

31. The applicant shall address all conditions, and be responsible for obtaining encroachment permits from the City of Clovis for all work performed within the City's right-of-way and easements.

32. The applicant shall submit a soils report or a waiver of soils report to the City of Clovis Engineering Division for approval by the City Engineer.

33. The applicant shall provide and pay for all geotechnical services per City policy.

34. The applicant shall comply with the requirements of the local utility, telephone, and cable companies. The City shall not accept first submittals without proof that the applicant has provided the improvement plans and documents showing all proposed work to the utility, telephone, and cable companies. All utility vaults in which lids cannot be sloped to match proposed finished grading, local utilities have 5% max slope, shall be located in sidewalk areas with pedestrian lids so the lid slope matches sidewalk cross slope.

35. The applicant shall contact and address all requirements of the United States Postal Service Clovis Office for the location and type of mailboxes to be installed. The location of the facilities shall be approved by the City Engineer prior to approval of improvement plans or any construction.

36. All new utility facilities located on-site or within the street right-of-way along the streets adjacent to this tract shall be undergrounded unless otherwise approved by the City Engineer.

37. The applicant shall contact and address Caltrans requirements.

Dedications and Street Improvements

38. The applicant shall provide right-of-way acquisition or dedicate free and clear of all encumbrances and/or improve the following streets to City standards. The street improvements shall be in accordance with the City’s specific plans and shall match existing improvements. The applicant’s engineer shall be responsible for verifying the type, location, and grades of existing improvements.

39. Riordan Avenue – Along frontage, improve with curb return ramps, permanent paving and overlay as necessary to match the existing permanent pavement.

40. Interior Streets – Dedicate to provide for 54’ right-of-way and improve with curb, gutter, 5’ sidewalk adjacent to the curb, drive approaches, streetlights, 36’ permanent paving except in cul-de-sacs, and all transitional paving as needed.

41. If the applicant chooses the Narrow Residential Street Policy, the applicant shall dedicate to provide for 50’ right-of-way and improve with curb, gutter, 5’ sidewalk, drive approaches, streetlights, 32’ permanent paving except in cul-de-sac, and all transitional paving as needed. The maximum distance for a narrow 50’ wide street is 1000’ to a 54’ wide minimum street.

42. Cul-De-Sacs - dedicate to provide for 52' radius and improve with curb, gutter, sidewalk, street lights, 43' permanent paving and all transitional paving as needed.

43. The applicant shall provide a dedication for a 10' public utility easement, where applicable, along all frontages or alternate widths approved by the utilities companies.

44. The applicant shall remove and repair all damaged or broken concrete improvements. The City Engineer may require the repair of additional improvements if they are damaged prior to occupancy.

45. The applicant shall not install any fences, temporary or permanent in public right-of-way.

46. The applicant shall obtain "R Value" tests in quantity sufficient to represent all street areas, and have street structural sections designed by a registered civil engineer based on these "R Value" tests.

Sewer

47. The applicant shall identify and abandon all septic systems to City standards.

48. The applicant shall install sanitary sewer mains of the size and in the locations indicated below, prior to occupancy. The sewer improvements shall be in accordance with the City’s master plans and shall match existing improvements. The applicant’s engineer shall be responsible for verifying the size, location, and elevations of existing improvements. Any alternative routing of the mains will require approval of the City Engineer and shall be supported by appropriate calculations.

49. Interior Streets – install 8" mains.

50. The applicant shall install one (1) 4" sewer service house branch to each lot within the tentative tract.

51. All existing sewer services that will not be used with this development shall be abandoned by cutting and capping the service at the right-of-way line.

Water

52. The applicant shall identify and abandon all water wells to City standards.

53. The applicant shall install water mains of the sizes and in the locations indicated below, and provide an adequately looped water system prior to occupancy. The water improvements shall be in accordance with the City's master plans and shall match existing improvements. The applicant's engineer shall be responsible for verifying the size, location, and elevations of existing improvements. Any alternative routing of the mains will require approval of the City Engineer and shall be supported by appropriate calculations.

54. Interior Streets – install 8" mains.

55. The applicant shall install a City standard water service to each lot of the proposed subdivision. Water services shall be grouped at property lines to accommodate automatic meter reading system, including installation of connecting conduit. The water meter shall be placed in the sidewalk and not in planters or driveways.

56. All existing water services that will not be used with this development shall be abandoned by closing the service's corporation stop and creating a physical separation between the corporation stop and the service.

57. Prior to recording a final map of any phase, the applicant shall demonstrate to the satisfaction of the City Fire Chief and City Engineer that there is adequate water pressure to serve the units to be constructed. The applicant shall work with the City Engineer to determine the adequacy of water supply/pressure for the proposed development.

Grading and Drainage

58. The applicant shall contact the Fresno Metropolitan Flood Control District (FMFCD) and address all requirements, pay all applicable fees required, obtain any required NPDES permit, and implement Best Available Technology Economically Achievable and Best Conventional Pollutant Control Technology to reduce or eliminate storm water pollution. Plans for these requirements shall be included in the previously required set of construction plans, and shall be submitted to and approved by FMFCD prior to the release of any development permits.

59. Grade differentials between lots and adjacent properties shall be adequately shown on the grading plan and shall be treated in a manner in conformance with City of Clovis Standard Drawing No. M-4 as modified by the City Council. Any retaining walls required on-site or in public right of way shall be masonry construction. All retaining walls shall be designed by a registered civil engineer.

Irrigation and Landscaping Facilities

60. The owner shall request annexation to and provide a covenant for the Landscape Maintenance District. The property owner acknowledges and agrees that such request serves as a petition pursuant to California State Proposition 218 and no further election will be required for the establishment of the initial assessment. The assessment for each lot shall be obtained from the City for the tax year following the recordation of the final map. The estimated annual assessment per average sized lot is $176.11, which is subject to change prior to issuance of building permit or final tract map approval and is subject to an annual change in the range of the assessment in the amount of the Consumer Price Index, U.S. City Average, All Urban Consumers (CPI Index), plus two percent (2%). The owner/developer shall notify all potential lot buyers before they actually purchase a lot that this tract is a part of a Landscape Maintenance District and shall inform potential buyers of the assessment amount. Said notification shall be in a manner approved by the City. The owner/developer shall supply all pertinent materials for the Landscape Maintenance District.

61. The applicant shall contact and address all requirements of the Fresno Irrigation District (FID). This may include dedicating easements, piping or relocating any existing FID canals and ditches, replacing any existing irrigation piping, concrete lining or improving any existing canals, construction or reconstruction of any canals, culverts, and bridge crossings. Plans for these requirements and improvements shall be included as in the previously required set of construction plans, and shall be submitted to and approved by FID prior to the release of any development permits or recording of the final tract map. If a FID or private irrigation line is to be abandoned, the applicant shall provide waivers from all downstream users.

62. The applicant shall apply to the Fresno Irrigation District (FID) for transfer of irrigation water rights to the City of Clovis, if the property has not already been removed from FID and transferred to the City. The applicant shall execute a “Request for Change of Relative Value” that can be obtained and processed through FID. The applicant shall provide a copy of the completed form to the City.

63. All existing agricultural irrigation systems either on-site or in public right of way, whether FID or privately owned, shall be identified prior to any construction activity on the site. Service to all downstream users of irrigation water shall be maintained at all times through preservation of existing facilities or, if the existing facilities are required to be relocated, the relocation and replacement of the existing facilities. It is the intent that downstream users not bear any burden as a result of development of the site. Therefore, the applicant shall pay all costs related to modification, relocation, or repair of any existing irrigation facilities resulting from or necessitated by the development of the site. The applicant shall identify on site plans and construction plans, all existing irrigation systems and their disposition (abandonment, repair, relocation, and/or piping). The applicant shall consult with the Fresno Irrigation District for any additional requirements for lines to be abandoned, relocated, or piped. The applicant shall

provide waivers from all users in order to abandon or modify any irrigation pipelines or for any service interruptions resulting from development activities.

64. The applicant shall provide a perimeter wall perpetual maintenance covenant on all properties that have a perimeter wall that is installed on private property. A recordable covenant shall be submitted to and approved by the City of Clovis City Engineer prior to final map approval.

Miscellaneous

65. The applicant shall install street lights on metal poles to local utility provider's standards at the locations designated by the City Engineer. Street light locations shall be shown on the utility plans submitted with the final map for approval. Street lights shall be owned and maintained by local utility providers. Proof of the local utility provider's approval shall be provided. The applicant may install thematic lighting, as approved by the City Engineer. If the applicant chooses to install thematic lighting, the applicant shall provide a conceptual lighting plan identifying adjacent properties that may be incorporated with thematic lights to create a neighborhood effect.

66. Any existing section corner or property corner monuments damaged by this development shall be reset to the satisfaction of the City Engineer. A licensed land surveyor or civil engineer licensed to perform land surveying shall certify the placement of all required monumentation prior to final acceptance. Brass caps required for installation of new monuments or replacement of existing monuments shall be provided by the contractor/the applicant and approved by City prior to installation. Within five days after the final setting of all monuments has been completed, the engineer or surveyor shall give written notice to the City Engineer that the final monuments have been set. Upon payment to the engineer or surveyor for setting the final monuments, the applicant shall present to the City Engineer evidence of the payment and receipt thereof by the engineer or surveyor.

67. A deferment, modification, or waiver of any engineering conditions will require the express written approval of the City Engineer.

68. The conditions given herein are for the entire development. Additional requirements for individual phases may be necessary pending review by the City Engineer.

Fresno Irrigation District

(Chris Lundeen, FID Representative – 233-7161 ext. 7410)

69. The Applicant shall refer to the attached Fresno Irrigation District correspondence. If the list is not attached, please contact the FID for the list of requirements.

County of Fresno Health Department Conditions

(Kevin Tsuda, County of Fresno Health Department Representative – 600-3271)

70. The Applicant shall refer to the attached Fresno County Health Department correspondence. If the list is not attached, please contact the Health Department for the list of requirements.

DRAFT RESOLUTION

ATTACHMENT 2

DRAFT
RESOLUTION 19-___

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS APPROVING A TENTATIVE TRACT MAP FOR A 10-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION ON 2.39 ACRES OF PROPERTY LOCATED ON THE EAST SIDE OF CLOVIS AVENUE, SOUTH OF RIORDAN AVENUE AND FINDING THE PROJECT IS EXEMPT FROM CEQA PURSUANT TO PUBLIC RESOURCES CODE SECTION 15061(B)(3).

WHEREAS, John and Kristen Sobaje, 4655 East Shepherd Ave, Clovis, CA 93619, has applied for a Tentative Tract Map TM6268; and

WHEREAS, Tentative Tract Map TM6268, was filed on March 29, 2019, and was presented to the Clovis Planning Commission for approval in accordance with the Subdivision Map Act of the Government of the State of California and Title 9, Chapter 2, of the Municipal Code and the City of Clovis; and

WHEREAS, a public notice was sent out to area residents within 600 feet of said property boundaries ten days prior to said hearing; and

WHEREAS, a duly noticed hearing was held on May 23, 2019; and

WHEREAS, after hearing evidence gathered by itself and on its behalf and after making the following findings, namely:

a. The proposed map, subdivision design, and improvements are consistent with the General Plan and any applicable specific plan;

b. The site is physically suitable for the type and proposed density of development;

c. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;

d. The design of the subdivision or type of improvements is not likely to cause serious public health or safety problems;

e. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. This finding may also be made if the review authority finds that alternate easements for access or use will be provided, and that they will be substantially equivalent to ones previously acquired by the public. This finding shall apply only to easements of record, or to easements established by judgment of a court of competent jurisdiction, and no authority is hereby granted to the review authority to determine that the public at large has acquired easements of access through or use of property within the proposed subdivision;

f. The discharge of sewage from the proposed subdivision into the community sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board;

g. The design of the subdivision provides, to the extent feasible, passive or natural heating and cooling opportunities; and

h. The proposed subdivision, its design, density, and type of development and improvements conform to the regulations of this Development Code and the regulations of any public agency having jurisdiction by law.

WHEREAS, the Planning Commission has given careful consideration to this map on May 23, 2019, and does find the project exempt from CEQA pursuant to Public Resources Code Section 15061(b)(3).

NOW, THEREFORE, BE IT RESOLVED that Tentative Tract Map TM6268, attached and labeled "Attachment 4," be and is hereby approved, subject to the attached conditions labeled "Attachment 1."

* * * * * *

The foregoing resolution was approved by the Clovis Planning Commission at its regular meeting on May 23, 2019, upon a motion by Commissioner _____, seconded by Commissioner _____, and passed by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

PLANNING COMMISSION RESOLUTION NO. 19-_____
DATED: May 23, 2019

_____
Amy Hatcher, Chair

ATTEST: _____
Dwight Kroll, AICP, Secretary

CORRESPONDENCE

ATTACHMENT 3

98

TENTATIVE TRACT NO. 6268

BEING A PORTION OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE & MERIDIAN

SITE LOCATION:
984 RIORDAN AVENUE, CLOVIS, CA 93619
ASSESSOR'S PARCEL NO(S).: 560-042-62

PREPARED FOR:
JOHN SOBAJE
4655 EAST SHEPHERD AVENUE
CLOVIS, CA 93619

PREPARED BY:
DALE G. MELL & ASSOCIATES
ENGINEERING & SURVEYING SERVICES
2090 NORTH WINERY AVENUE, FRESNO, CALIFORNIA 93703
(559) 292-4046 • FAX 251-9220 • EMAIL: STAFF@DALEMELL.COM

PROFESSIONAL LAND SURVEYOR
DALE G. MELL
No. 4823
STATE OF CALIFORNIA

JOB # 18-056
DRAWN BY: DGM / M.E.
CHECKED BY: DGM
SCALE: 1" = 20'
DATE: 10/24/18
DWG # 18-056TTM
FIELD BOOK: 357
DATE OF SURVEY: 5/31/18
LAST REVISED: 08/27/19 • GM

SHEET 1 OF 1

BENCHMARK INFO

CITY OF CLOVIS BENCH MARK NO. 133
BCM STAMPED 133 IN CURB SOUTHEAST CORNER SHEPHERD AND CLOVIS @ 26'± EAST OF EAST RETURN.

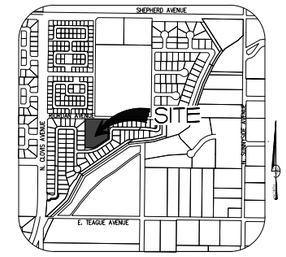
ELEV. = 380.897 DATUM: NAVD88

ABBREVIATIONS

BFP	BACK FLOW PREVENTOR
BW	BACK OF WALK
C	CONCRETE ELEVATION POINT
CS	CONCRETE SLAB
D	DIRT/GROUND ELEVATION POINT
(E)	EXISTING
EV	ELECTRICAL VAULT
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FL	FLOWLINE
G	GUTTER FLOWLINE ELEVATION POINT
IB	IRRIGATION BOX
LS	LANDSCAPE
P	PAVEMENT ELEVATION POINT
P.U.E.	PUBLIC UTILITY EASEMENT
TC	TOP OF CURB ELEVATION POINT
WV	WATER VALVE

LEGEND

- FIELD OBSERVATION POSITION AND ELEVATION
- MONITORING WELL
- BACK FLOW PREVENTOR
- WATER VALVE
- ELECTRIC VOLT
- POWER POLE
- SERVICE POLE
- EXISTING STREET LIGHT
- TELEPHONE RISER
- CABLE TV BOX
- IRRIGATION STAND PIPE
- IRRIGATION VENT PIPE
- IRRIGATION CONTROL BOX
- SEWER MAN HOLE
- EXISTING TREE
- EXISTING SHRUB
- SUBJECT SITE BOUNDARY
- EASEMENT
- EXISTING RIGHT OF WAY
- EXISTING CENTER LINE
- EXISTING WOOD FENCE
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN
- PROPOSED BUILDING PAD LINE
- PROPOSED EASEMENT
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED SEWER MAN HOLE
- PROPOSED WATER METER



LOCATION MAP
NOT TO SCALE

SITE INFORMATION

SITE ADDRESS: 984 RIORDAN AVENUE
CLOVIS, CA 93619

ASSESSOR'S PARCEL NO.: 560-420-62

LEGAL DESCRIPTION

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

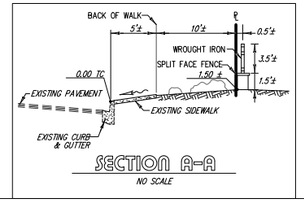
THAT PORTION OF PARCEL 2 OF PARCEL MAP NO. 6067, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 39 OF PARCEL MAPS AT PAGE 8, FRESNO COUNTY RECORDS; DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 2; THENCE SOUTH 00°00'13" EAST, ALONG THE EAST LINE OF SAID PARCEL 2, A DISTANCE OF 35.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°00'13" EAST, CONTINUING ALONG THE EAST LINE OF SAID PARCEL 2, A DISTANCE OF 254.47 FEET; THENCE SOUTH 53°08'41" WEST, A DISTANCE OF 155.83 FEET TO THE BEGINNING OF A 292.00 FOOT RADIUS TANGENT CURVE, CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°46'45", AN ARC DISTANCE OF 75.32 FEET; THENCE NON-TANGENT TO SAID CURVE, SOUTH 89°59'49" WEST, A DISTANCE OF 109.42 FEET; THENCE NORTH 00°00'11" WEST, A DISTANCE OF 179.05 FEET; THENCE SOUTH 89°50'08" EAST, A DISTANCE OF 303.94 FEET TO THE TRUE POINT OF BEGINNING.

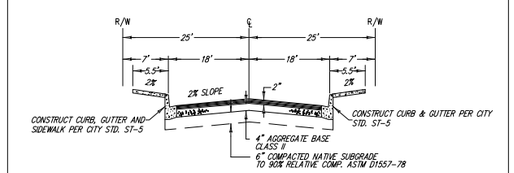
CONTAINING 2.39 ACRES, MORE OR LESS.

UNDERGROUND UTILITIES NOTE

UNDERGROUND UTILITIES SHOWN ON THIS MAP WERE PLOTTED BASED ON INFORMATION OBTAINED FROM FIELD SURVEY. WHERE UNDERGROUND AND SURFACE STRUCTURES ARE SHOWN ON THE PLANS, THE LOCATIONS, DEPTH AND DIMENSIONS OF STRUCTURES ARE BELIEVED TO BE REASONABLY CORRECT, BUT ARE NOT GUARANTEED. SUCH STRUCTURES ARE SHOWN FOR THE INFORMATION OF THE CLIENT, BUT INFORMATION SO GIVEN IS NOT TO BE CONSTRUED AS A REPRESENTATION THAT SUCH STRUCTURES WILL, IN ALL CASES, BE FOUND WHERE SHOWN OR THAT THEY REPRESENT ALL OF THE STRUCTURES WHICH MAY EXIST.



SECTION A-A
NO SCALE



TYPICAL 50' R/W SECTION
NORTH PREUSS AVENUE
NOT TO SCALE

SCALE: 1" = 20 '
NORTH

GRAPHIC SCALE
20 0 10 20
1 INCH = 20 FEET

PLOTTED BY: GEORGIANA MITTEL - 3/27/2019 11:24:24 AM C:\MY DOCUMENTS\18-056TTM.DWG

County of Fresno

DEPARTMENT OF PUBLIC HEALTH

David Pomaville, Director
Dr. Sara Goldgraben, Health Officer

April 8, 2019

LU0019970
2604

Ricky Caperton, Senior Planner
City of Clovis
Planning and Development Services Department
1033 Fifth Street
Clovis, CA 93612

Dear Mr. Caperton:

PROJECT NUMBER: **TM6268**

TM6268; A request to approve a tentative tract map for 10-lot sfr units on a 2.39 acre parcel.

APN: 560-450-62 **ZONING: R-2** **ADDRESS: 984 Riordan Avenue**

Recommended Conditions of Approval:

- Construction permits for development should be subject to assurance of sewer capacity of the Regional Wastewater Treatment Facility. Concurrence should be obtained from the California Regional Water Quality Control Board (RWQCB). For more information, contact staff at (559) 445-5116.

- Construction permits for the development should be subject to assurance that the City of Clovis community water system has the capacity and quality to serve this project. Concurrence should be obtained from the State Water Resources Control Board, Division of Drinking Water-Southern Branch. For more information call (559) 447-3300.

- The proposed construction has the potential to expose nearby residents and tenants to elevated noise levels. Consideration should be given to your City's municipal code.

- As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.

- Should any underground storage tank(s) be found during the project, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Certified Unified Program Agency at (559) 600-3271 for more information.

The following comments pertain to the demolition of existing structures:

- Should the structures have an active rodent or insect infestation, the infestation should be abated prior to demolition of the structures in order to prevent the spread of vectors to adjacent properties.

- In the process of demolishing the existing structures, the contractor may encounter asbestos containing construction materials and materials coated with lead based paints.

- If asbestos containing materials are encountered, contact the San Joaquin Valley Air Pollution Control District at (559) 230-6000 for more information.

- If the structures were constructed prior to 1979 or if lead-based paint is suspected to have been used in these structures, then prior to demolition and/or remodel work the contractor should contact the following agencies for current regulations and requirements:

  - California Department of Public Health, Childhood Lead Poisoning Prevention Branch, at (510) 620-5600.

  - United States Environmental Protection Agency, Region 9, at (415) 947-8000.

  - State of California, Industrial Relations Department, Division of Occupational Safety and Health, Consultation Service (CAL-OSHA) at (559) 454-5302.

- Any construction materials deemed hazardous as identified in the demolition process must be characterized and disposed of in accordance with current federal, state, and local requirements.

REVIEWED BY:

Kevin Tsuda

Kevin Tsuda, R.E.H.S.
Environmental Health Specialist II (559) 600-33271

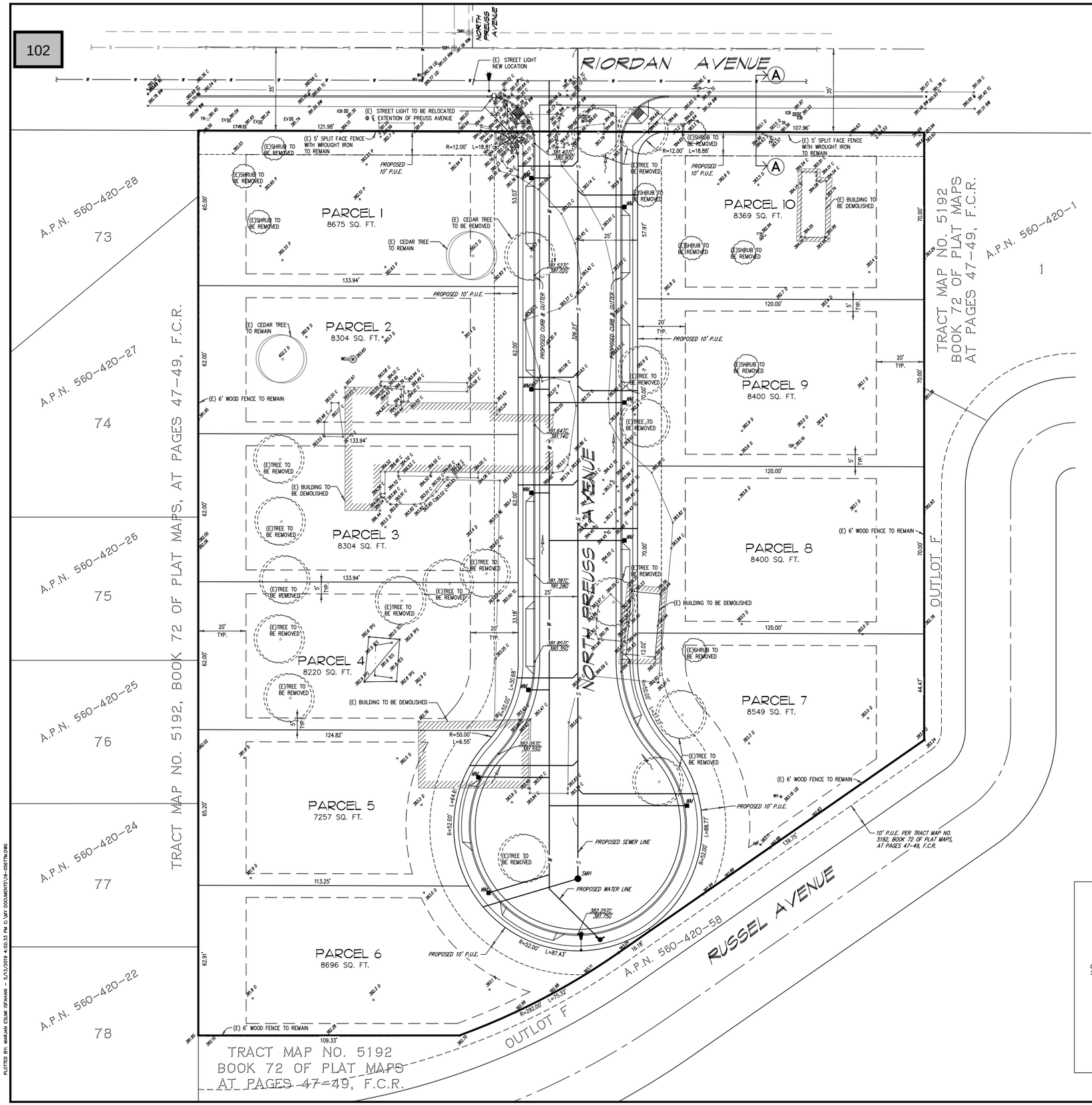
KT

cc: Steven Rhodes- Environmental Health Division (CT. 55.22)
John Sobaje- Applicant (ksobaje@yahoo.com)

Tract Map 6268

ATTACHMENT 4

102



BENCHMARK INFO

CITY OF CLOVIS BENCH MARK NO. 133
BCM STAMPED 133 IN CURB SOUTHEAST CORNER SHEPHERD AND CLOVIS @ 26'± EAST OF EAST RETURN.

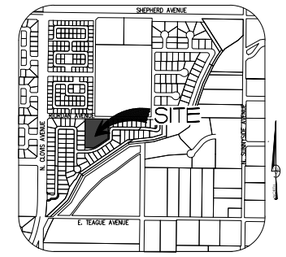
ELEV. = 380.887 DATUM: NAVD88

ABBREVIATIONS

BFP	BACK FLOW PREVENTOR
BW	BACK OF WALK
C	CONCRETE ELEVATION POINT
CS	CONCRETE SLAB
D	DIRT/GROUND ELEVATION POINT
(E)	EXISTING
EV	ELECTRICAL VAULT
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FL	FLOWLINE
G	GUTTER FLOWLINE ELEVATION POINT
IB	IRRIGATION BOX
LS	LANDSCAPE
P	PAVEMENT ELEVATION POINT
P.U.E.	PUBLIC UTILITY EASEMENT
TC	TOP OF CURB ELEVATION POINT
WV	WATER VALVE

LEGEND

- 220.2 — FIELD OBSERVATION POSITION AND ELEVATION
- MWELL — MONITORING WELL
- BFP — BACK FLOW PREVENTOR
- WV — WATER VALVE
- EV — ELECTRIC VOLT
- PP — POWER POLE
- SP — SERVICE POLE
- SL — EXISTING STREET LIGHT
- TR — TELEPHONE RISER
- CTVB — CABLE TV BOX
- ISP — IRRIGATION STAND PIPE
- IVP — IRRIGATION VENT PIPE
- ICB — IRRIGATION CONTROL BOX
- SMH — SEWER MAN HOLE
- EXISTING TREE
- EXISTING SHRUB
- SUBJECT SITE BOUNDARY
- EASEMENT
- EXISTING RIGHT OF WAY
- EXISTING CENTER LINE
- EXISTING WOOD FENCE
- W — EXISTING WATER MAIN
- S — EXISTING SANITARY SEWER MAIN
- PROPOSED BUILDING PAD LINE
- PROPOSED EASEMENT
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- SMH — PROPOSED SEWER MAN HOLE
- WM — PROPOSED WATER METER



LOCATION MAP
NOT TO SCALE

SITE INFORMATION

SITE ADDRESS: 984 RIORDAN AVENUE CLOVIS, CA 93619

ASSESSOR'S PARCEL NO.: 560-420-62

LEGAL DESCRIPTION

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

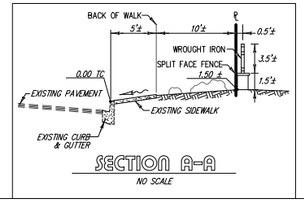
THAT PORTION OF PARCEL 2 OF PARCEL MAP NO. 6067, IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 39 OF PARCEL MAPS AT PAGE 8, FRESNO COUNTY RECORDS; DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 2; THENCE SOUTH 00°00'13" EAST, ALONG THE EAST LINE OF SAID PARCEL 2, A DISTANCE OF 35.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°00'13" EAST, CONTINUING ALONG THE EAST LINE OF SAID PARCEL 2, A DISTANCE OF 254.47 FEET; THENCE SOUTH 53°08'41" WEST, A DISTANCE OF 155.83 FEET TO THE BEGINNING OF A 292.00 FOOT RADIUS TANGENT CURVE, CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°46'45", AN ARC DISTANCE OF 75.32 FEET; THENCE NON-TANGENT TO SAID CURVE, SOUTH 89°59'49" WEST, A DISTANCE OF 109.42 FEET; THENCE NORTH 00°00'11" WEST, A DISTANCE OF 179.05 FEET; THENCE SOUTH 89°50'08" EAST, A DISTANCE OF 303.94 FEET TO THE TRUE POINT OF BEGINNING.

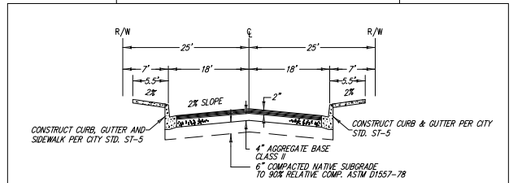
CONTAINING 2.39 ACRES, MORE OR LESS.

UNDERGROUND UTILITIES NOTE

UNDERGROUND UTILITIES SHOWN ON THIS MAP WERE PLOTTED BASED ON INFORMATION OBTAINED FROM FIELD SURVEY. WHERE UNDERGROUND AND SURFACE STRUCTURES ARE SHOWN ON THE PLANS, THE LOCATIONS, DEPTH AND DIMENSIONS OF STRUCTURES ARE BELIEVED TO BE REASONABLY CORRECT, BUT ARE NOT GUARANTEED. SUCH STRUCTURES ARE SHOWN FOR THE INFORMATION OF THE CLIENT, BUT INFORMATION SO GIVEN IS NOT TO BE CONSTRUED AS A REPRESENTATION THAT SUCH STRUCTURES WILL, IN ALL CASES, BE FOUND WHERE SHOWN OR THAT THEY REPRESENT ALL OF THE STRUCTURES WHICH MAY EXIST.



SECTION A-A
NO SCALE



TYPICAL 50' R/W SECTION
NORTH PREUSS AVENUE
NOT TO SCALE

SCALE: 1" = 20 '
NORTH

GRAPHIC SCALE
20 0 10 20
1 INCH = 20 FEET

TENTATIVE TRACT NO. 6268

BEING A PORTION OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE & MERIDIAN

SITE LOCATION:
984 RIORDAN AVENUE, CLOVIS, CA 93619
ASSESSOR'S PARCEL NO(S).: 560-042-62

PREPARED FOR:
JOHN SOBAJE
4655 EAST SHEPHERD AVENUE
CLOVIS, CA 93619

PREPARED BY:
DALE G. MELL & ASSOCIATES
ENGINEERING & SURVEYING SERVICES
2090 NORTH WINERY AVENUE, FRESNO, CALIFORNIA 93703
(559) 292-4046 • FAX 251-9220 • EMAIL: STAFF@DALEMELL.COM

PROFESSIONAL LAND SURVEYOR
DALE G. MELL
No. 4823
STATE OF CALIFORNIA

JOB # 18-056
DRAWN BY: DGM / M.E.
CHECKED BY: DGM
SCALE: 1" = 20'
DATE: 10/24/18
DWG # 18-056TTM
FIELD BOOK: 357
DATE OF SURVEY: 5/31/18
LAST REVISED: 06/18/19 • M.E.

SHEET 1 OF 1

PLOTTED BY: MARJAN ESJMI (SFANN - 5/13/2019 4:02:33 PM C:\MY DOCUMENTS\18-056TTM.DWG

Public Comments

ATTACHMENT 5

104

Ricky Caperton

From: Joe Pazzi <joepazzi57@gmail.com>
Sent: Monday, May 13, 2019 12:04 PM
To: Ricky Caperton
Subject: TM6268

Dear Mr. Caperton, Senior Planner:

We are residents of Kings Crossing at Creekside (TM5192) and would like you to address the following questions on the proposed project:

1. Where will the subdivision open to traffic? Moody Avenue or Riordan Avenue?

2. Will this project be incorporated into our subdivision as part of our gated community?

3. What will the approximate square footage of the lots be?

4. What is the size of the proposed homes and their price per square foot?

5. Who is the builder of the homes?

6. What type of fencing will enclose this project and height of the fence?

7. What steps will the builder take of mitigate the additional traffic in the area?

Thank you for your assistance.

Cordially,

Joseph & Ann Pazzi
1718 N. Osmun Ave, Clovis, CA 93619
(559) 325-8703

AGENDA ITEM NO: 4

CITY of CLOVIS

REPORT TO THE PLANNING COMMISSION

TO: Clovis Planning Commission

FROM: Planning and Development Services

DATE: May 23, 2019

SUBJECT: Consider items associated with approximately 35.43 acres of property located at the southeast corner of Bullard and Leonard Avenues. Las Brisas Builders, Inc., owners; WCP Developers, LLC., applicant/representative.

a. Consider Approval, Res. 19-___, CUP2017-10A2, A request to approve a conditional use permit amendment for the increase in lots, revise house plans, and a revision in circulation, for a 249-lot single-family Planned Residential Development with public and private streets, gated entry, reduced setbacks, reduced lot widths, and increased lot coverage.

b. Consider Approval, Res. 19-___, TM6186A, A request to amend an approved vesting tentative tract map, increasing the lot count from 229-lots to 249-lots, for a single-family residential subdivision.

Staff: Orlando Ramirez, Deputy City Planner
Recommendation: Approve

ATTACHMENTS:
1. Conditions of Approval
2. Draft Resolutions
3. Correspondence from Agencies
4. Existing Site Plan
5. Proposed Site Plan
6. Floor Plans and Elevations

CONFLICT OF INTEREST

None

RECOMMENDATION

Staff recommends that the Planning Commission:

- Approve Conditional Use Permit CUP2017-10A2, subject to the conditions of approval listed as Attachment 1; and

- Approve Tentative Map TM6186A, subject to the conditions of approval listed as Attachment 1.

EXECUTIVE SUMMARY

The applicant is requesting an amendment for an increase in the number of lots within Tentative Tract Map TM6186, located at the southeast corner of Bullard and Leonard Avenues. The applicant's request would increase the lot count from 229 to 249 lots. Additionally, the Project includes modification from private to public streets and a revision to the approved house plans. Approval of this Project would allow the developer to continue processing development drawings.

BACKGROUND

- General Plan Designation: Medium Density Residential (7.1 to 15.0 DU/Ac)
- Specific Plan Designation: Loma Vista Specific Plan (Medium Density Residential)
- Existing Zoning: R-1 (Single Family Residential)
- Lot Size: Approximately 35.43 Acres
- Current Land Use: Vacant (Approved Tentative Map TM6186)
- Adjacent Land Uses:
    - North: Agriculture & Rural Residential
    - South: Single-Family Residential
    - East: Single-Family Residential
    - West: Rural Residential
- Previous Entitlements: GPA2017-05 (Low Res. to Medium Res.)
  CUP2013-03 (229-lot PRD)
  CUP2017-10A (modification to setbacks)
  TM6186 (229-lot Single-family subdivision
  TM6186A (modification to setbacks)
  R2014-14 (County AE-20 to R-1)

On December 11, 2017, the City Council considered a 249-lot single-family planned residential development on the subject site which included public and private streets and an open space area. The City Council continued the Project to allow the developer (Las Brisas Builders, Inc. at that time) to meet with area property owners to address concerns. In January 2018, the City Council considered the revised map for the 229-lot single-family planned residential development on the subject site. The City Council voted to approve

General Plan Amendment GPA2017-05 and associated entitlements for the Project on January 16, 2018.
On October 1, 2019, WCP Developers, LLC., submitted an application to amend the conditional use permit to amend the side yard setback requirements. The City Council voted to approve Conditional Use Permit CUP2017-10A for the Project on November 13, 2018.

PROPOSAL AND ANALYSIS

The applicant is requesting a modification to approved Tentative Tract Map TM6186. The Council previously approved the gated private/public street development with 229 lots based on discussion and concern from area property owners. At that time, Las Brisas Builders, Inc. (Granville Homes) was the applicant. WCP Developers, LLC., has since taken over the properties and is requesting an amendment to accommodate their homes.

The applicant's proposal includes an increase of 20 lots for a total of 249. The applicant is seeking an amendment to the Project, modifying the Project to a non-gated, Planned Residential Development (PRD) utilizing public streets. Additionally, the applicant's proposal includes a modification to circulation within the development. Lastly, the applicant would like to have the Commission consider the inclusion of several new house plan models.

Previous Outreach and Modifications

Subsequent to the December 11, 2017 City Council public hearing, the Las Brisas Builders, Inc., met with area property owners in trying to work out solutions that were expressed in previous neighborhood and City Council meetings. During the course of the Project's review, the applicant agreed to the following concessions in order to address public and Council concern:

- A reduction in the total lot count from 249 to 229 lots;
- An increase in the depth of the lots backing onto Leonard increased by 7 feet;
- A proposal to restrict proposed lots 121 through 124 (east side of Project) to a single story restriction;
- A reduction in density from 6.78 DU/AC to a revised density of 6.46 DU/AC.

Change in Ownership and Application

The Project was initially approved under General Plan Amendment GPA2017-05, and associated entitlement applications submitted by Las Brisas Builders, Inc. on January 16, 2018. At the time of approval, the subject property was under the ownership of Grantor Real Estate Investments, LLC and C&A Farms, LLC, respectively. Ownership was then transferred to Las Brisas Builders, Inc. Las Brisas Builders, Inc, has provided staff with a Letter of Authorization granting the applicant, WCP Developers, LLC., Authorization and Agency to submit revised entitlements related to the Project.

The revised request, submitted by WCP Developers, LLC., includes modifications to the approved Project that requires an amendment to this conditional use permit and tentative map. With exception to the number of lots, conversion to a public street system, and the

modification to the circulation of the site, the applicant has indicated that the map remains essentially the same; conforming to the single-story requirement on specific lots on the east side of the Project; maintaining the increased lot depth adjacent to Leonard Avenue; and maintaining a lot density that does not exceed 7.0 DU/AC. The applicant has indicated that the map is in substantial conformance with the General Plan.

Conditional Use Permit

The applicant is requesting a conditional use permit amendment for a 249-lot PRD. The Development Code allows PRD's within any zone district subject to a conditional use permit (also referred to as a planned residential development permit). The Code permits PRD's to encourage innovative developments that may otherwise be difficult to accomplish with a standard zone district.

Vesting Tentative Map TM6186, was approved as a gated, PRD utilizing private and public streets. The applicant has revised the Project, converting the development to a non-gated planned unit development utilizing public streets. The development will still be subject to a Homeowner's Association.

Density

The site is designated at Medium Density Residential providing for 4.1 to 7.0 dwelling units per acre. The Project includes 249 single-family units on approximately 35.43 acres for a total density at 6.97 dwelling units per acre. The request would increase the potential unit count from 229 to 249 lots and would increase the density .49 dwelling units per acre from the previously approved vesting tentative map. There is no conflict with the Housing Element and the applicant's Project remains under the Density of the General Plan designation.

Buildings and Floor Plans

The applicant is proposing to replace the previously approved models with eleven models for this development. The models include two (2) single-story and nine (9) two-story homes. Plan 1 (small lot plan), is a single-story option that will provide a one-car garage and the remaining plans provide a minimum two-car garage.

Amenities

Amenities are required for this residential development, therefore the applicant will be providing two public park areas (Outlot "B" and "C"), as well as open space along the Enterprise Trail. The Enterprise Trail was originally designed to run parallel along the south side of the channel. Due to right of way constraints on the south side of the canal, the alignment of the trail moves to the north side of the canal via a pedestrian bridge, providing the subdivision direct access to the trail system. This also provided opportunity for an open space area within the Project adjacent to the trail connecting to Outlot "C". Specific details of the open space and trail will be reviewed during the residential plan review process.

Vesting Tentative Map

The project includes Vesting Tentative Tract Map TM6186A. The map includes 249 lots and is consistent with the requirements of the Subdivision Map Act. The proposed amendment increases the lot count from 229 lots to 249 lots. The Project also modifies circulation within the Project but generally maintains a similar circulation configuration utilizing the previously approved access points at Bullard and Leonard Avenues and the south boundary. The modification to the circulation moves the Leonard Avenue access north approximately __ feet. The Commission may recall that there was discussion during the original map regarding the potential for headlights hitting the home on the west side of Leonard Avenue as vehicles leave the subdivision. This modification would reduce the impacts by moving the drive north across from a vacant are of the home site. Additionally, the applicant is seeking approval to utilize Outlot "E" on the east side of the map at Roberts Avenue, for a complete street system throughout the development.

Trails and Pedestrian Connectivity

The Loma Vista Specific Plan does not identify a paseo system at this location. However, the specific plan identifies a parkway/trail system and bicycle trail along the Enterprise Canal in addition to a pedestrian bridge crossing. The Project, if approved, requires pedestrian connectivity from the south side of the Enterprise Canal trail system to the collector streets at Bullard and Leonard Avenues. The applicant will be required to construct the pedestrian bridge across the Enterprise Canal generally in the area behind proposed lot 219. Lot 219 will be converted to an outlot, providing connection to the development and a view to the bridge. The applicant has the ability to shift lots 219 through 215 southeasterly in order to provide the required outlot leading from the pedestrian bridge into the development.

Three major irrigation canals—Friant-Kern Canal, Enterprise Canal, and Gould Canal—run through the City. While artificial waterways such as canals are typically not claimed by the agencies, these canals are connected on both ends to Waters of the U.S. and, thus, have been claimed as jurisdictional by the United State Army Corp of Engineers (USACE). The jurisdictional status of other minor canals, while likely not jurisdictional, would have to be determined on a case by case basis. The applicant shall comply with this condition in accordance with the various agency requirements.

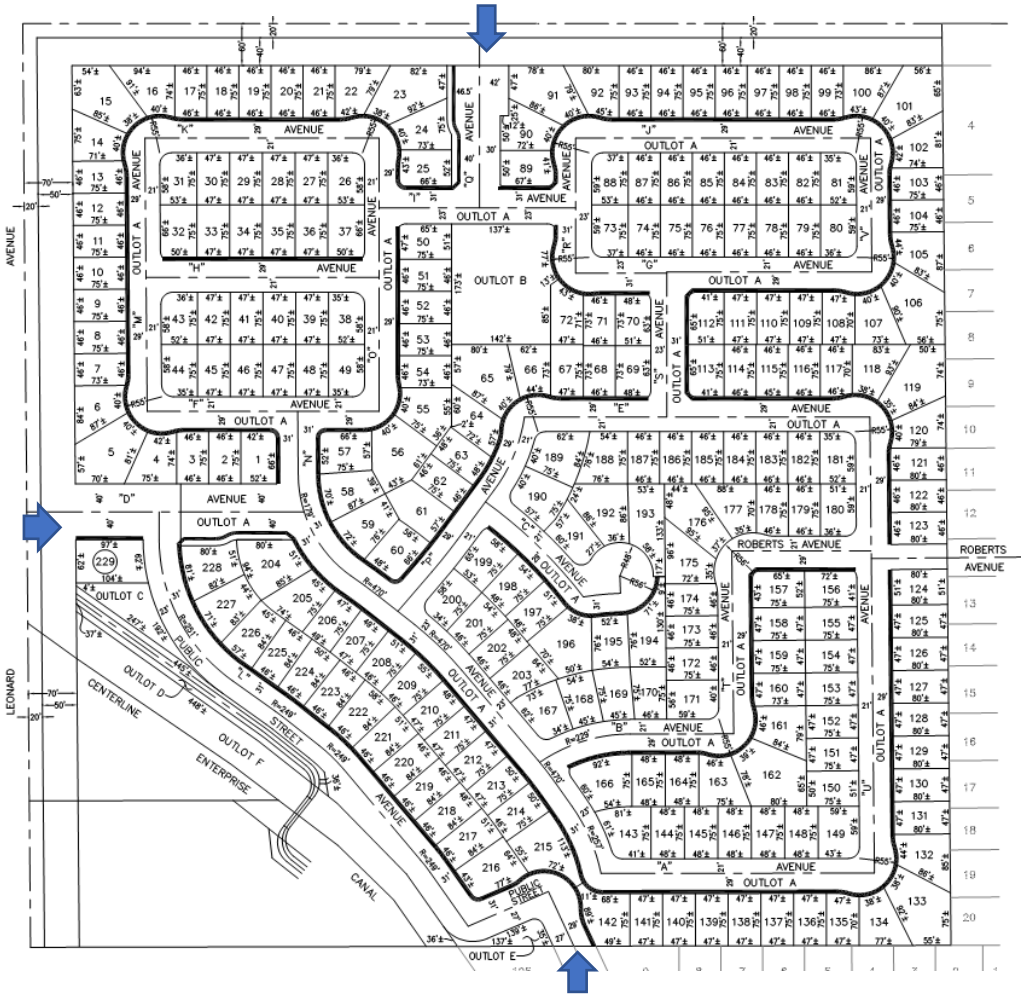
Circulation and Lot Sizes

Tentative Map TM6186 provided three entry points on the Project boundary (**Figure 1**). Tentative Map TM6186A (**Figure 2**) amends the circulation, adding the eastern access point that connects the neighborhood to the east. The circulation and lotting pattern proposed at the northeast segment of the Project, has no change to the circulation but does include an increase in lot count. Staff feels that the proposed change to the circulation system will provide a more efficient design and benefit the entire quarter-section.

Streets and Sidewalks

The Project currently provides 42 to 46-foot private streets with sidewalks on one side within the development. The applicant's alteration now modifies the development to utilize all public streets with a 36-foot width from with sidewalks on both sides. City policy has typically required sidewalks on both sides where public streets are used. There is precedence where maps have been approved with sidewalks on one side or complete elimination of sidewalks within public street development. The applicant would like to maintain previous approval allowing for sidewalks on one side. Similar approvals were granted with a Granville (Shepherd and Locan Avenues) (public streets) project and an Elev8ions (Barstow west of Leonard Avenue) (private streets) project, and the streets appear to function well as pedestrian/vehicle access. Staff considered the applicant's request to maintain sidewalks on one side of the street, and maintains that since these are public streets, recommends that sidewalks are provided on both sides. A condition of approval has been included requiring sidewalks on both side of the streets.

Lot sizes within the Project range, with an average lot size of 3,780 square feet in comparison to the previously approved lot average of 4,032 square feet.



TM6186- Figure 1

The applicant has redesigned the Project, indicating that the revised tentative map addresses prior concerns inclusive of removal of the public street that proposed fronting the Enterprise Canal, thus eliminating potential glare from streetlights heading towards the intersection. Additionally, the applicant has revised the Leonard Avenue access point, shifting it further north to which the applicant indicates would further avoid having vehicle headlights shining onto the property to the west. Additionally, revision to the Leonard Avenue access provides additional sight distance to the crossing of the Enterprise Canal, which in turn increases vehicular safety.

Reconfiguration of the Enterprise Canal frontage street has allowed the applicant to provide additional open space area at the south end of the Project. The applicant states that inclusion of additional park space to the trail system will greatly enhance the community trail system with an additional park adjacent to the trail system. Overall, the applicant's Project would provide two public parks within Outlots "B" and "C."

TM6186A- Figure 2

The applicant has indicated that the Project has similar density to existing development to the west and that the Project conforms to area zoning. The applicant has also stated that since the amended map is substantially consistent with the previous tentative map, any concerns

could be addressed at the Planning Commission public hearing.

Public Comments

A public notice was sent to area residents within 600 feet of the property boundaries. Staff has not received comments or concerns from the public upon finalization of this report.

Consistency with General Plan Goals and Policies

Staff has evaluated the Project in light of the General Plan Land Use goals and policies. The following goals and policies reflect Clovis' desire to maintain Clovis' addition of responsible planning and well managed growth to preserve the quality of life in existing neighborhoods and ensure the development of new neighborhoods with an equal quality of life. The goals and policies seek to foster more compact development patterns that can reduce the number, length, and duration of auto trips.

Goal 3: Orderly and sustainable outward growth into three Urban Centers with neighborhoods that provide a balanced mix of land uses and development types to support a community lifestyle and small town character.

Policy 3.2 **Individual development project.** When projects are proposed in an Urban Center, require a conceptual master plan to show how a proposed project could relate to possible future development of adjacent and nearby properties. The conceptual master plan should generally cover about 160 acres or the adjacent area bounded by major arterials, canals, or other major geographical features. The conceptual master plan should address:

A. Compliance with the comprehensive design document
B. A consistent design theme
C. A mix of housing types
D. Adequate supply and distribution of neighborhood parks
E. Safe and direct pedestrian and bicycle linkages between residential areas and school sites, parks, and community activity centers.

Policy 3.3 **Completion of Loma Vista.** The City prioritizes the completion of Loma Vista while allowing growth to proceed elsewhere in the Clovis Planning Area in accordance with agreements with the County of Fresno and LAFCo policies.

Policy 3.5 **Fiscal sustainability.** The City shall require establishment of community facility districts, lighting and landscaping maintenance districts, special districts, and other special funding or financing tools in conjunction with or as a condition of development, building or permit approval, or annexation or sphere of influence amendments when necessary to ensure that new development is fiscally neutral or beneficial.

California Environmental Quality Act (CEQA)

This project is in substantial conformance with the environmental analysis performed for GPA2017-05, CUP2017-10, CUP2017-10A and TM6186. No major revisions will be required

with the adopted Mitigated Negative Declaration to accommodate the proposed project; therefore, subject to CEQA Sections 15162 and 15182 no further environmental review is required for this project.

The City published notice of this public hearing in *The Business Journal* on Wednesday, May 8, 2019.

REASON FOR RECOMMENDATION

The proposed conditional use permit amendment is consistent with the goals and policies of the General Plan, Loma Vista Specific Plan and Development Code. Staff therefore recommends that the Planning Commission approve CUP2017-10A, subject to the conditions of approval attached as Attachment 2.

The findings to consider when making a decision on a conditional use permit amendment application include:

1. The planned development permit would:
    a. Be allowed within the subject base zoning district;
    b. Be consistent with the purpose, intent, goals, policies, actions, and land use designations of the General Plan and any applicable specific plan;
    c. Be generally in compliance with all of the applicable provisions of this Development Code relating to both on- and off-site improvements that are necessary to accommodate flexibility in site planning and property development and to carry out the purpose, intent, and requirements of this chapter and the subject base zoning district, including prescribed development standards and applicable design guidelines; and
    d. Ensure compatibility of property uses within the zoning district and general neighborhood of the proposed development.
2. The proposed project would produce a comprehensive development of superior quality (e.g., appropriate variety of structure placement and orientation opportunities, appropriate mix of structure sizes, high quality architectural design, increased amounts of landscaping and open space, improved solutions to the design and placement of parking facilities, incorporation of a program of enhanced amenities, etc.) than which might otherwise occur from more traditional development applications;
3. Proper standards and conditions have been imposed to ensure the protection of the public health, safety, and welfare;
4. Proper on-site traffic circulation and control is designed into the development to ensure protection for fire suppression and police surveillance equal to or better than what would normally be created by compliance with the minimum setback and parcel width standards identified in Division 2 of this title (Zoning Districts, Allowable Land Uses, and Zone-Specific Standards);
5. The subject parcel is adequate in terms of size, shape, topography, and circumstances to accommodate the proposed development;
6. The design, location, operating characteristics, and size of the proposed development

would be compatible with the existing and future land uses in the vicinity, in terms of aesthetic values, character, scale, and view protection. (§ 2, Ord. 14-13, eff. October 8, 2014); and

7. The Planning Commission does find the project in substantial conformance with the environmental analysis performed for GPA2017-05, CUP2017-10 and TM6186.

ACTIONS FOLLOWING APPROVAL

This item will continue on to the City Council for final consideration.

FISCAL IMPACT

None

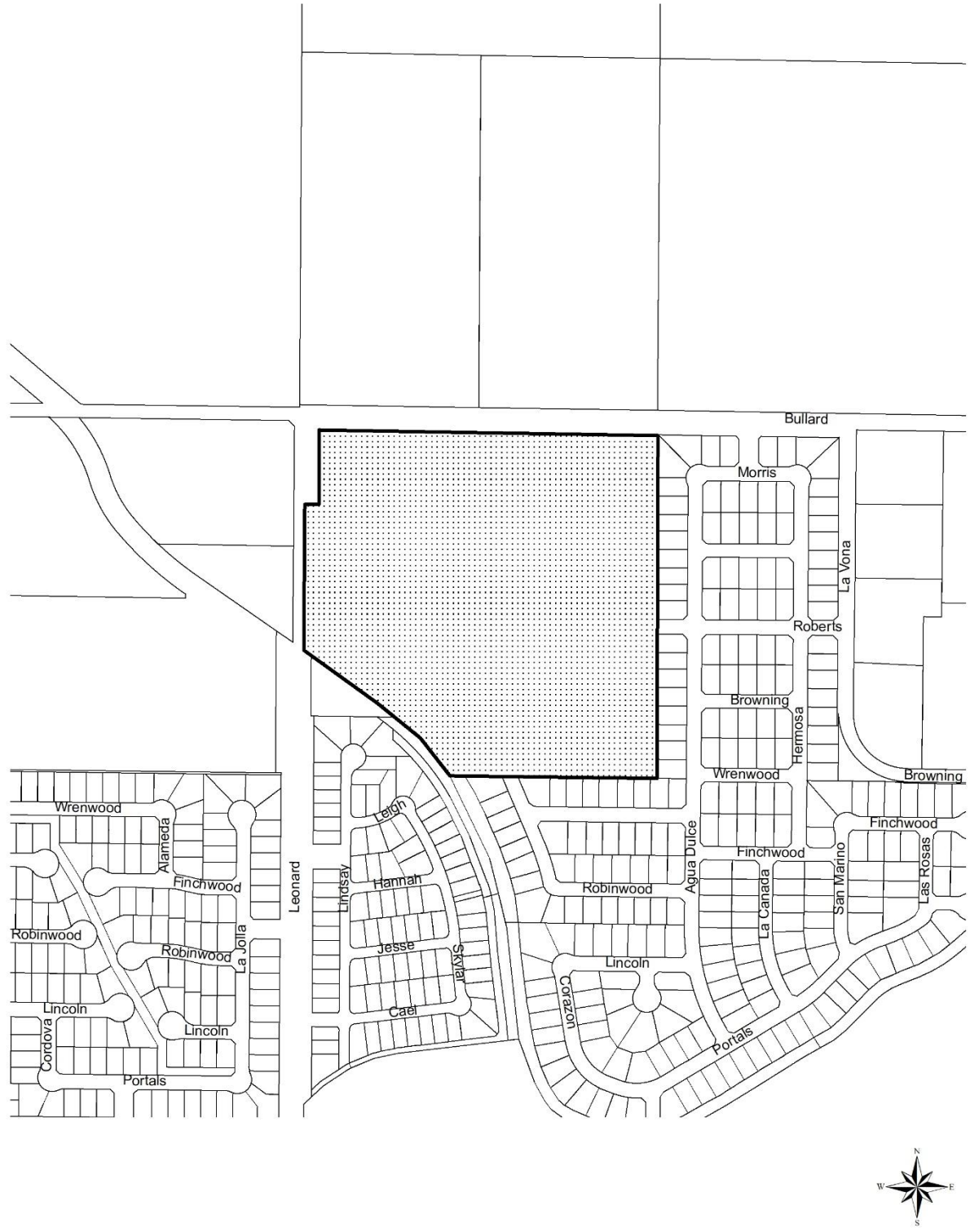
NOTICE OF HEARING

Property owners within 600 feet notified: 137
Interested individuals notified: 11

Prepared by: Orlando Ramirez, Deputy City Planner

Reviewed by: Bryan Araki
City Planner

CUP2017-10A2, TM6186A



ATTACHMENT 1

Conditions of Approval – CUP2017-10A2 and TM6186A

Planning Division Conditions
(Orlando Ramirez, Division Representative – (559) 324-2345)

1. All conditions of GPA2017-05, CUP2017-10, CUP2017-10A, TM6186, and any other applicable conditions are hereby referred to and made a part of this conditional use permit and vesting tentative map.

2. Development of the single-family planned residential development shall be consistent with the General Plan, Medium Density Designation (4.1 to 7.0 DU/AC).

3. Approval of Conditional Use Permit CUP2017-10A2 and Vesting Tentative Tract Map TM6186A, are granted subject to a common set of conditions for both applications. As such, any modifications by the City Council of the conditions for CUP2017-A2 shall automatically amend the conditions of TM6186A.

4. Maximum lot coverage is 60% for Vesting Tentative Tract Map TM6186A.

5. Setbacks shall be measured to the exterior face of the framing of the structure. Exceptions to the setbacks are identified in §9.24.100, of the Clovis Development Code.

6. Applicant shall provide a minimum of a 20-foot setback from garage wall to sidewalk, or shall provide a modified meandering sidewalk that allows for a 20-foot driveway length.

7. Waste toters shall be stored in the back or side yard behind the fence or gate.

8. The map is approved with public streets, therefore entry gates shall not be permitted.

9. The developer shall provide a masonry wall adjacent to open space, trails, major streets, entry roads, and property lines adjacent to Landscape Maintenance District (LMD) maintained areas.

10. Loma Vista branding shall utilized in and around the tract including theme lighting along the streets and trails, wall tiles at subdivision and trail entries, concrete stamps on the trail, and park furniture. Specific details will be reviewed during the residential site plan review.

Fire Department Conditions

(Gary Sawhill, Department Representative – 559-324-2224)

Roads / Access

11. ***Street Width:*** Fire apparatus access width shall be determined by measuring from “base of curb” to “base of curb” for roadways that have curbs. When roadways do not

have curbs, the measurements shall be from the edge of the roadway surface (approved all weather surface).

12. ***Street Width for Single Family Residences:*** Shall comply with Clovis Fire Standard #1.1

13. ***Street Width for Single Family Residences:*** Minimum Access Road Width of 36 feet for Single Family Residences. Roads 36 feet or wider allow for Parking on both sides of street.

14. ***Turning Radius:*** All access way roads constructed shall be designed with a minimum outside turning radius of forty-five feet (45')

15. ***Temporary Street Signs:*** The applicant shall install temporary street signs that meet City Temporary Street Sign Standard #1.9 prior to issuance of building permits within a subdivision.

16. ***All Weather Access &Water Supply:*** The applicant shall provide all weather access to the site during all phases of construction to the satisfaction of the approved Clovis Fire Department Standard #1.2 or #1.3.

17. ***Two Points of Access:*** Any development to this parcel will require a minimum of two (2) points of access to be reviewed and approved by the Clovis Fire Department. All required access drives shall remain accessible during all phases of construction which includes paving, concrete work, underground work, landscaping, perimeter walls.

Water Systems

18. ***Residential Fire Hydrant:*** The applicant shall install ten (10), 4 ½" x 2 ½" approved Residential Type fire hydrant(s) and "Blue Dot" hydrant locators, paint fire hydrant(s) yellow with blue top and caps, and paint the curb red as specified by the adopted Clovis Fire Department Standard #1.4. Plans shall be submitted to the Clovis Fire Department for review and approval prior to installation. The hydrant(s) shall be charged and in operation prior to any framing or combustible material being brought onto the site. Hydrants curb markings and blue dots to be completed prior to occupancy of any homes.

19. ***Looped Water Main:*** The applicant shall install approved looped water main capable of the necessary flow of water for adequate fire protection and approved by the Clovis Fire Department

Fire Department Operational Impacts

20. For an unknown period of time the development will not meet the City of Clovis Fire Department travel time response standard of four (4) minutes. It is unknown how long

this project or development will have extended response time for both first in fire unit and effective response force (ERF).

21. The City of Clovis Fire Department in its Standard of Cover has an adopted response time standard for the first in fire unit total response time for medical emergencies to be under six minutes and thirty seconds (6:30) and for fire responses to be under seven minutes (7:00). This equates for both types of emergency situations a required travel time of under four (4) minutes for the first in responding fire unit.

22. This adopted standard is derived from many factors and industry standards, but two are the main factors; during medical emergencies where a patient has lost circulation, irreversible brain damage begins to set in around four (4) to six (6) minutes and during a fire, growth of the fire and its associated toxic byproducts will overwhelm occupants and extend beyond the room of origin within six (6) to ten (10) minutes. All structures within this proposed development will be equipped with fire protection systems, but these do not cover the entire structure and still pose a fire and life safety threat to all occupants. By maintaining this response time standard it enables the Fire Department to reduce the impacts of fire damage and improve life safety outcomes.

23. This emergency response travel time deficiency will only occur until a fire station is built and staffed within the service area. This normally occurs when complete build out reaches greater than 50%. Until then, the projects and developments within this service area are served by fire units located at fire stations which have a greater than four (4) minutes of travel time.

Fresno Irrigation District Conditions
(Jeremy Landrith, Department Representative – 559-233-7161)

24. The Applicant shall refer to the attached Fresno Irrigation District correspondence. If the list is not attached, please contact the District for the list of requirements.

Fresno Metropolitan Flood Control District Conditions
(Robert Villalobos, FMFCD Representative – 559-456-3292)

25. Applicant shall comply with the requirements of the FMFCD.

County of Fresno Health Department Conditions
(Kevin Tsuda, County of Fresno Health Department Representative – 559-600-3271)

26. The Applicant shall refer to the attached Fresno County Health Department correspondence. If the list is not attached, please contact the District for the list of requirements.

Engineering Division Conditions
(Sean Smith, Division Representative – 559-324-2363)
(Paul Armendariz, Public Utilities Representative – 559-324-2649)

Maps and Plans

27. The applicant shall have a final tract map prepared, in the form prescribed by the Subdivision Map Act and City of Clovis Municipal Code. The final tract map shall be submitted to the City of Clovis Engineering Division, and should include, but not be limited to, final tract map, the current filing fee, closure calculations, current preliminary title report, legal descriptions and drawings of required dedications.

28. The applicant shall submit separately to the City of Clovis Engineering Division, a set of construction plans on 24" x 36" sheets with City standard title block for all required improvements and a current preliminary title report. These plans shall be prepared by a registered civil engineer, and shall include a grading plan, landscape plan, a site plan showing trash enclosure locations and an overall site utility plan showing locations and sizes of sewer, water, storm drain, and irrigation mains, laterals, manholes, meters, valves, hydrants, fire sprinkler services, other facilities, etc. Plan check and inspection fees per City of Clovis Resolution No. 18-61 shall be paid with the first submittal of said plans. All plans shall be submitted at or before the time the building plans are submitted to the Building Division and shall be approved by the City and all other involved agencies prior to the release of any development permits.

29. Prior to the initial submittal of the improvement plans, the applicant shall contact Sean Smith at (559) 324-2363 to setup a coordination meeting (Pre-submittal Meeting).

30. Upon approval of improvement plans, the applicant shall provide the City with the appropriate number of copies. After all improvements have been constructed and accepted by the City, the applicant shall submit to the City of Clovis Engineering Division (1) digital copy to the City in PDF format of the approved set of construction plans revised to accurately reflect all field conditions and revisions and marked "AS-BUILT" for review and approval. Upon approval of the AS-BUILTs by the City, and prior to granting of final occupancy or final acceptance, the applicant shall provide (1) digital copy to the City in PDF format.

General Provisions

31. The applicant shall pay all applicable development fees at the rate in effect at the time of payment and prior to final map approval by Council or have the fees payable directly to the City through a separate escrow account at the time of recordation of the map.

32. The applicant is advised that, pursuant to California Government Code, Section 66020, any party may protest the imposition of fees, dedications, reservations, or other exactions imposed on a development project by a local agency. Protests shall be filed in accordance with the provisions of the California Government Code and shall be filed

within 90 days after conditional approval of this application is granted. The 90 day protest period for this project shall begin on the "date of approval" as indicated on the "Acknowledgment of Acceptance of Conditions" form.

33. All reimbursement requests shall be prepared and submitted in accordance with the requirements of the current version of the "Developer Reimbursement Procedures" a copy of which may be obtained at the City Engineer's Office.

34. The applicant shall install all improvements within public right-of-way and easements in accordance with the City of Clovis standards, specifications, master plans, and record drawings in effect at the time of improvement plan approval.

35. The applicant shall address all conditions, and be responsible for obtaining encroachment permits from the City of Clovis for all work performed within the City's right-of-way and easements.

36. The applicant shall submit a soils report or a waiver of soils report to the City of Clovis Engineering Division for approval by the City Engineer.

37. The applicant shall provide and pay for all geotechnical services per City policy.

38. The applicant shall comply with the requirements of the local utility, telephone, and cable companies. It shall be the responsibility of the applicant to notify the local utility, telephone, and cable companies for the removal or relocation of utility poles where necessary. The City shall not accept first submittals without proof that the applicant has provided the improvement plans and documents showing all proposed work to the utility, telephone, and cable companies. All utility vaults in which lids cannot be sloped to match proposed finished grading, local utilities have 5% max slope, shall be located in sidewalk areas with pedestrian lids so the lid slope matches sidewalk cross slope.

39. All existing overhead and new utility facilities located on-site, within alleys, or within the street right-of-way along the streets adjacent to this tract shall be undergrounded unless otherwise approved by the City Engineer.

40. The applicant shall contact and address all requirements of the United States Postal Service Clovis Office for the location and type of mailboxes to be installed. The location of the facilities shall be approved by the City Engineer prior to approval of improvement plans or any construction.

41. The applicant shall contact and address Caltrans requirements.

Dedications and Street Improvements

42. The applicant shall provide right-of-way acquisition or dedicate free and clear of all encumbrances and/or improve the following streets to City standards. The street improvements shall be in accordance with the City's specific plans and shall match

existing improvements. The applicant's engineer shall be responsible for verifying the type, location, and grades of existing improvements.

a. Bullard Avenue – Along development frontage, dedicate to provide right-of-way acquisition for 60' (exist 30') south of centerline, and improve with curb, gutter, sidewalk, curb return ramps, street lights, median island, median island landscaping and irrigation, landscape strip, 46' (30'+16') permanent paving, 3' paved swale, and transitional paving as needed.
b. Bullard Avenue – Along development frontage, median island openings shall not be allowed without approval of the City Engineer. Access into and out of the project on Bullard Avenue shall be right-in and right-out only.
c. Leonard Avenue – Along frontage, dedicate to provide right-of-way acquisition for 70' (exist 20') west of centerline, and improve with curb, gutter, sidewalk, curb return ramps, street lights, landscaping, irrigation median island, median island landscaping and irrigation, 46' (30'+16') permanent paving, 3' paved swale, and transitional paving as needed.
d. Leonard Avenue – Along development frontage, median island openings shall not be allowed without approval of the City Engineer. Access into and out of the project on Leonard Avenue shall be right-in and right-out only.
e. The applicant shall dedicate and provide for a trail (10' landscape, 10' trail, 10' landscaping) along the project's Leonard Avenue frontage between the Enterprise Canal and Bullard Avenue.
f. Roberts Avenue – Dedicate to provide right-of-way acquisition for 54' (exist 0') matching the existing Roberts Avenue alignment dedicated by Tract Map 6082, and improve with curb, gutter, sidewalk, curb return ramps, street lights, 36' (18'+18') permanent paving, and overlay as necessary to match the existing permanent pavement.
g. Descanso Avenue – Dedicate to provide right-of-way acquisition for 54' (exist 0') matching the existing Descanso Avenue alignment dedicated by Tract Map 6120, and improve with curb, gutter, sidewalk, curb return ramps, street lights, 36' (18'+18') permanent paving, and overlay as necessary to match the existing permanent pavement.
h. Enterprise Canal – Dedicate pedestrian/bike trail east of canal right-of-way, and improve with asphalt concrete trail, landscape and irrigation facilities, as approved by the City Engineer. Dedicate right-of way to provide a connection to Amanecer Avenue, and improve with asphalt concrete trail, landscape and irrigation facilities as approved by the City Engineer.
i. Enterprise Canal – Improve with pedestrian bridge connected to trail improvements installed by Tract 6127. The applicant shall obtain all permits and permission necessary by all agencies with an interest in the Enterprise Canal.
j. Dedicate to provide for 54' right-of-way and improve with curb, gutter, sidewalk, drive approaches, curb return ramps, streetlights, 36' permanent paving except in cul-de-sacs, and all transitional paving as needed.
k. Interior Streets – If the applicant chooses the Narrow Residential Street Policy, the applicant shall dedicate to provide for a minimum 48' right-of-way and improve with curb, gutter, 5' sidewalk (measured from back of curb), curb return ramps, streetlights, 32' permanent paving except in cul-de-sac, and all transitional paving as

needed. The maximum distance for a narrow 48’ wide street is 1000’ to a 54’ wide minimum street.

l. Entry feature streets with median islands shall have a minimum of 22’ wide travel lanes in each direction with parking or without parking.
m. Cul-De-Sacs - dedicate to provide for 52' radius and improve with curb, gutter, sidewalk, street lights, 43' permanent paving and all transitional paving as needed.
n. Temporary Turnabouts – Dedicate to provide for a 48' radius and install 45' of permanent/temporary paving plus 3' paved.
o. All Major Streets – Provide right-of-way acquisition sufficient to provide for the relocation of all remaining utility poles a minimum of 8' from the traveled lane.
p. Design the traffic signal at Bullard and Leonard Avenues in its ultimate location. Install the infrastructure at the southeast corner of the intersection.
q. The applicant shall dedicate right-of-way for and provide transitions for the bridge along Leonard Avenue to be constructed by the City’s Community Investment Program (CIP) project.
r. The applicant shall relinquish all vehicular access to Bullard and Leonard Avenues for all lots backing or siding onto these streets.

43. The applicant shall provide a dedication for a 10' public utility easement, where applicable, along all frontages or alternate widths approved by the utilities companies.

44. The applicant shall provide preliminary title report, legal description and drawings for all dedications required which are not on the site. All contact with owners, appraisers, etc. of the adjacent properties where dedication is needed shall be made only by the City. The City will prepare an estimate of acquisition costs including but not limited to appraised value, appraisal costs, negotiation costs, and administrative costs. The applicant shall pay such estimated costs as soon as they are determined by the City.

45. The sideyard side of all corner lots shall have full width sidewalk except where planter strips or meandering sidewalk is proposed.

46. The applicant shall obtain "R Value" tests in quantity sufficient to represent all street areas, and have street structural sections designed by a registered civil engineer based on these "R Value" tests.

47. The applicant shall, at the ends of any permanent pavement abutting undeveloped property, install 2" x 6" redwood header boards that shall be placed prior to the street surfacing.

48. Standard barricades with reflectors shall be installed at ends of streets abutting undeveloped property and any other locations to be specified by the City Engineer.

Sewer

49. The applicant shall identify and abandon all septic systems to City standards.

50. The applicant shall install sanitary sewer mains of the size and in the locations indicated below, prior to occupancy. The sewer improvements shall be in accordance with the City's master plans and shall match existing improvements. The applicant's engineer shall be responsible for verifying the size, location, and elevations of existing improvements. Any alternative routing of the mains will require approval of the City Engineer and shall be supported by appropriate calculations.

    a. Leonard Avenue – install 8" main along frontage.
    b. Interior Streets – install 8" mains.

51. The applicant shall install one (1) 4" sewer service house branch to each lot within the tentative tract.

52. All existing sewer services that will not be used with this development shall be abandoned by cutting and capping the service at the right-of-way line.

53. The applicant shall notify all property owners annexed to the City and along streets where a new sewer main will be constructed to determine if they wish to be connected to City sewer. Property owners shall work directly with the applicant regarding costs and location. The applicant shall notify property owners that sewer connection fees are required if they choose to connect.

Water

54. The applicant shall identify and abandon all water wells to City standards.

55. The applicant shall install water mains of the sizes and in the locations indicated below, and provide an adequately looped water system prior to occupancy. The water improvements shall be in accordance with the City's master plans and shall match existing improvements. The applicant's engineer shall be responsible for verifying the size, location, and elevations of existing improvements. Any alternative routing of the mains will require approval of the City Engineer and shall be supported by appropriate calculations.

    a. Interior Streets – install 8" mains.

56. The applicant shall install a City standard water service to each lot of the proposed subdivision. Water services shall be grouped at property lines to accommodate automatic meter reading system, including installation of connecting conduit. The water meter shall be placed in the sidewalk and not in planters or driveways.

57. All existing water services that will not be used with this development shall be abandoned by closing the service's corporation stop and creating a physical separation between the corporation stop and the service.

58. The applicant shall notify all property owners' annexed to the City and along streets where a new water main will be constructed to determine if they wish to be connected to

City water. Property owners shall work directly with the applicant regarding costs and location. The applicant shall notify property owners that water connection fees are required if they choose to connect.

59. Prior to recording a final map of any phase, the applicant shall demonstrate to the satisfaction of the City Fire Chief and City Engineer that there is adequate water pressure to serve the units to be constructed. The applicant shall work with the City Engineer to determine the adequacy of water supply/pressure for the proposed development.

Recycled Water

60. The applicant shall install recycled water mains of the sizes and in the locations indicated below. The recycled water improvements shall be in accordance with the City's master plans and shall match existing improvements. All areas utilizing recycle water for irrigation shall be clearly marked on the improvement plans. The applicant's engineer shall be responsible for verifying the size, location, and elevations of existing improvements. Any alternative routing of the mains will require approval of the City Engineer and may require appropriate calculations.

    b. Trail and open spaces – install mains as necessary to serve the trail and open spaces.

Grading and Drainage

61. The applicant shall contact the Fresno Metropolitan Flood Control District (FMFCD) and address all requirements, pay all applicable fees required, obtain any required NPDES permit, and implement Best Available Technology Economically Achievable and Best Conventional Pollutant Control Technology to reduce or eliminate storm water pollution. Plans for these requirements shall be included in the previously required set of construction plans, and shall be submitted to and approved by FMFCD prior to the release of any development permits.

62. Portions of the project appear to lie within a flood zone. The applicant shall comply with the requirements of the City's Municipal Code.

63. In the event permanent storm drainage facilities are not available, the applicant shall provide temporary on-site retention basins for storm water disposal and provide a cash deposit for each basin to offset the City's cost of maintaining the basins. The size and design shall be in accordance with the requirements of the City Engineer and may change based on design calculations and access requirements for maintenance. The temporary pond maintenance deposit shall be based on size, depth, expected maintenance schedule, etc. However, the property owner shall be responsible for periodic cleaning of toxic material. The temporary basin is solely for the convenience of the subdivision.

64. The owner of the property on which the temporary basin(s) are located shall backfilled said basin(s) within ninety (90) days after notice is given by the City that the basin(s) are no longer needed. In the event the owner fails to backfill said basin(s) within said 90 days, the City may cause the basin to be backfilled. A lien to cover the cost of the work will be placed on the property, including the costs to prepare and enforce the lien. A covenant shall be prepared and recorded on the lot on which the basin(s) is/are located.

65. Grade differentials between lots and adjacent properties shall be adequately shown on the grading plan and shall be treated in a manner in conformance with City of Clovis Standard Drawing No. M-4 as modified by the City Council. Any retaining walls required on-site or in public right of way shall be masonry construction. All retaining walls shall be designed by a registered civil engineer.

Irrigation and Landscaping Facilities

66. The applicant, as a portion of the required tract improvements, shall provide landscaping and irrigation as required herein. The landscaping and irrigation shall be installed in public right-of-way and the area reserved for landscaping. The irrigation and landscape improvements shall be in accordance with the City's master plans and shall match existing improvements. The applicant's engineer shall be responsible for verifying the size, location, and elevations of existing improvements. Plans for the required landscaping and irrigation systems shall be prepared by an appropriately registered professional at the applicant's expense and shall be approved by the City of Clovis Planning and Development Services Department and Public Utilities Department prior to the beginning of construction or the recording of the final tract map, whichever occurs first. Landscape and irrigation facilities that the City Landscape Maintenance District shall maintain: the trail, entry features, landscape strips along Bullard and Leonard Avenues, and the median islands in Bullard and Leonard Avenues.

67. Open space elements shown on the map are not part of the planned Neighborhood Park system for the Loma Vista Specific Plan area. Costs for installation and dedication of these elements are to be borne by the Project and are not eligible for Neighborhood Park credit.

68. All park and landscape improvements shall be installed, accepted for maintenance by the City prior to issuance of 40% of the Tract's building permits. If the park improvements are not constructed on the Outlot for any reason within two (2) years of the recordation of the final map of Tract, City shall have the right to request from surety and receive upon City's demand, sufficient funding to complete the construction of improvements for the park. The two year period may be extended at City's sole option and discretion and upon such conditions as City shall determine.

69. The owner shall request annexation to and provide a covenant for the Landscape Maintenance District. The property owner acknowledges and agrees that such request serves as a petition pursuant to California State Proposition 218 and no further election will be required for the establishment of the initial assessment. The assessment for each lot shall be obtained from the City for the tax year following the recordation of the

final map. The estimated annual assessment per average sized lot is $431.00, which is subject to change prior to issuance of building permit or final tract map approval and is subject to an annual change in the range of the assessment in the amount of the Consumer Price Index, U.S. City Average, All Urban Consumers (CPI Index), plus two percent (2%). The additional landscaping enhancements that exceed the City norms and are specific benefit to the property, such as the entry feature, columns, monuments, interior median islands, round-a-bouts, special street lights, etc., if determined to be maintained by the Landscape Maintenance District, shall be maintained by an additional landscape maintenance assessment. The applicant shall provide construction costs and deposit with the City an amount equal to 50% of the value of the enhanced landscaping hardscape features, or an alternate amount approved by the City Engineer, such as columns, monuments, and special street lights, that exceeds the City norms. The applicant shall provide the City with an estimate of the annual maintenance for the special lighting and landscaping enhancements that exceeds the City norms. The owner/developer shall notify all potential lot buyers before they actually purchase a lot that this tract is a part of a Landscape Maintenance District and shall inform potential buyers of the assessment amount. Said notification shall be in a manner approved by the City. The owner/developer shall supply all pertinent materials for the Landscape Maintenance District.

70. The applicant shall comply with the City of Clovis Water Efficient Landscape Requirements Ordinance.

71. The applicant shall contact and address all requirements of the Fresno Irrigation District (FID). This may include dedicating easements, piping or relocating any existing FID canals and ditches, replacing any existing irrigation piping, concrete lining or improving any existing canals, construction or reconstruction of any canals, culverts, and bridge crossings. Plans for these requirements and improvements shall be included as in the previously required set of construction plans, and shall be submitted to and approved by FID prior to the release of any development permits or recording of the final tract map. If a FID or private irrigation line is to be abandoned, the applicant shall provide waivers from all downstream users.

72. The applicant shall indicate on construction drawings the depth, location and type of material of any existing Fresno Irrigation District's irrigation line along the proposed or existing street rights-of-way or onsite. Any existing canals shall be piped. The material of the existing pipe shall be upgraded to the proper class of rubber gasket pipe at all locations unless otherwise approved by the City Engineer.

73. All existing agricultural irrigation systems either on-site or in public right of way, whether FID or privately owned, shall be identified prior to any construction activity on the site. Service to all downstream users of irrigation water shall be maintained at all times through preservation of existing facilities or, if the existing facilities are required to be relocated, the relocation and replacement of the existing facilities. It is the intent that downstream users not bear any burden as a result of development of the site. Therefore, the applicant shall pay all costs related to modification, relocation, or repair of any existing irrigation facilities resulting from or necessitated by the development of

the site. The applicant shall identify on site plans and construction plans, all existing irrigation systems and their disposition (abandonment, repair, relocation, and/or piping). The applicant shall consult with the Fresno Irrigation District for any additional requirements for lines to be abandoned, relocated, or piped. The applicant shall provide waivers from all users **in order to abandon or modify any irrigation pipelines or for any service interruptions resulting from development activities.**

74. The applicant shall provide a perimeter wall perpetual maintenance covenant on all properties that have a perimeter wall that is installed on private property. A recordable covenant shall be submitted to and approved by the City of Clovis City Engineer prior to final map approval.

Miscellaneous

75. The applicant shall install street lights along the major streets on metal poles to local utility provider's standards at the locations designated by the City Engineer. Street light locations shall be shown on the utility plans submitted with the final map for approval. Street lights at future traffic signal locations shall be installed on approved traffic signal poles, including all conduits and pull boxes. Street lights along the major streets shall be owned and maintained by local utility providers. Proof of local utility provider's approval shall be provided. The applicant may install thematic lighting, as approved by the City Engineer. If the applicant chooses to install thematic lighting, the applicant shall provide a conceptual lighting plan identifying adjacent properties that may be incorporated with thematic lights to create a neighborhood effect. Thematic lighting shall be maintained by an additional landscape maintenance assessment.

76. The applicant shall install all major street monumentation and section corner monumentation within the limits of the project work in accordance with City Standard ST-32 prior to final acceptance of the project. Monumentation shall include all section corners, all street centerline intersection points, angle points and beginning and end of curves (E.C.'s & B.C.'s). The applicant/contractor shall furnish brass caps. Any existing section corner or property corner monuments damaged by this development shall be reset to the satisfaction of the City Engineer. A licensed land surveyor or civil engineer licensed to perform land surveying shall certify the placement of all required monumentation prior to final acceptance. Brass caps required for installation of new monuments or replacement of existing monuments shall be provided by the contractor/the applicant and approved by City prior to installation. Within five days after the final setting of all monuments has been completed, the engineer or surveyor shall give written notice to the City Engineer that the final monuments have been set. Upon payment to the engineer or surveyor for setting the final monuments, the applicant shall present to the City Engineer evidence of the payment and receipt thereof by the engineer or surveyor.

77. A deferment, modification, or waiver of any engineering conditions will require the express written approval of the City Engineer.

78. The conditions given herein are for the entire development. Additional requirements for individual phases may be necessary pending review by the City Engineer.

DRAFT RESOLUTIONS

ATTACHMENT 2

DRAFT
RESOLUTION 19-____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS APPROVING AN AMENDMENT TO INCREASE THE NUMBER OF LOTS AND AMEND THE CIRCULATION OF CONDITIONAL USE PERMIT CUP2017-10 WITHIN VESTING TENTATIVE TRACT MAP TM6186 FOR PROPERTIES LOCATED AT THE SOUTHEAST CORNER OF BULLARD AND LEONARD AVENUES AND FINDING THE PROJECT IN SUBSTANTIAL CONFORMANCE WITH THE ENVIRONMENTAL ANALYSIS PERFORMED FOR GPA2017-05, CUP2017-10 AND TM6186

WHEREAS, WCP Developments, LLC, 1446 Tollhouse Road, Suite 103, Clovis CA 93611, has applied for a Conditional Use Permit CUP2017-10A2; and

WHEREAS, this is a request to approve an amendment to the number of lots, revision of house plans, and a revision in circulation of Conditional Use Permit CUP2017-10, within TM6186 for property located at the southeast corner of Bullard and Leonard Avenues, in the City of Clovis, County of Fresno; and

WHEREAS, a public notice was sent out to area residents within 600 feet of said property boundaries ten days prior to said hearing; and

WHEREAS, a duly noticed hearing was held on May 23, 2019; and

WHEREAS, The proposed Conditional Use Permit CUP2017-10A2, was assessed under the provisions of the California Environmental Quality Act and the potential effects on the environment were considered by the Planning Commission, together with comments received and public comments, and the entire public record was reviewed; and

WHEREAS, staff does find this project in substantial conformance with the environmental analysis performed for GPA2017-05, CUP2017-10 and TM6186.

WHEREAS, the Commission, has reviewed and considered the staff report and all written materials submitted in connection with the request including the conditions attached as Exhibit “A” to this resolution and incorporated herein by this reference, and hearing and considering the testimony presented during the public hearing; and

1. Planned Development Permit would:

    a. Be allowed within the subject base zoning district;
    b. Be consistent with the purpose, intent, goals, policies, actions, and land use designations of the General Plan and any applicable specific plan;
    c. Be generally in compliance with all of the applicable provisions of this Development Code relating to both on and off-site improvements that are necessary to accommodate flexibility in site planning and property development and to carry out the purpose, intent, and requirements of this Division and the subject base zoning district, including prescribed development standards and applicable design guidelines; and
    d. Ensure compatibility of property uses within the zoning district and general neighborhood of the proposed development.

2. The proposed project would produce a comprehensive development that provides an appropriate variety of structure placement and orientation opportunities, appropriate mix of structure sizes, high quality architectural design, increased amounts of landscaping and open space, improved solutions to the design and placement of parking facilities,

incorporation of a program of enhanced amenities, etc. than which might otherwise occur from more traditional development applications;

3. Proper standards and conditions have been imposed to ensure the protection of the public health, safety, and welfare;

4. Proper on-site traffic circulation and control is designed into the development to ensure protection for fire suppression and police surveillance equal to or better than what would normally be created by compliance with the minimum setback and parcel width standards identified in Article 2 (Zoning Districts, Allowable Land Uses, and Zone Specific Standards);

5. The subject parcel is adequate in terms of size, shape, topography, and circumstances to accommodate the proposed development; and

6. The design, location, operating characteristics, and size of the proposed development would be compatible with the existing and future land uses in the vicinity, in terms of aesthetic values, character, scale, and view protection. (§ 2, Ord. 14-13, eff. October 8, 2014); and

7. The Planning Commission does find the project in substantial conformance with the environmental analysis performed for GPA2017-05, CUP2017-10 and TM6186.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Clovis Planning Commission does approve CUP2017-10A2, subject to the attached conditions labeled Attachment 1.

* * * * * *

The foregoing resolution was adopted by the Clovis Planning Commission at its regular meeting on May 23, 2019, upon a motion by Commissioner _____, seconded by Commissioner _____, and passed by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

PLANNING COMMISSION RESOLUTION NO. 19-___
DATED: May 23, 2019

_____
Amy Hatcher, Chair

ATTEST: _____
Dwight Kroll, AICP, Secretary

DRAFT
RESOLUTION 19-___

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS APPROVING A VESTING TENTATIVE TRACT MAP AMENDMENT FOR A 249-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION ON APPROXIMATELY 35.43 ACRES OF PROPERTY LOCATED AT THE SOUTHEAST CORNER OF BULLARD AND LEONARD AVENUES AND FINDING THE PROJECT IN SUBSTANTIAL CONFORMANCE WITH THE ENVIRONMENTAL ANALYSIS PERFORMED FOR GPA2017-05, CUP2017-10 AND TM6186

WHEREAS, WCP Developments, LLC, 1446 Tollhouse Road, Suite 103, Clovis CA 93611, has applied for a Tentative Tract Map TM6186A; and

WHEREAS, Tentative Tract Map TM6186A, was filed on April 19, 2019, and was presented to the Clovis Planning Commission for approval in accordance with the Subdivision Map Act of the Government of the State of California and Title 9, Chapter 2, of the Municipal Code and the City of Clovis; and

WHEREAS, a public notice was sent out to area residents within 600 feet of said property boundaries ten days prior to said hearing; and

WHEREAS, a duly noticed hearing was held on May 23, 2019; and

WHEREAS, after hearing evidence gathered by itself and on its behalf and after making the following findings, namely:

a. The proposed map, subdivision design, and improvements are consistent with the General Plan and any applicable specific plan;

b. The site is physically suitable for the type and proposed density of development;

c. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;

d. The design of the subdivision or type of improvements is not likely to cause serious public health or safety problems;

e. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. This finding may also be made if the review authority finds that alternate easements for access or use will be provided, and that they will be substantially equivalent to ones previously acquired by the public. This finding shall apply only to easements of record, or to easements established by judgment of a court of competent jurisdiction, and no authority is hereby granted to the review authority to determine that the public at large has acquired easements of access through or use of property within the proposed subdivision;

f. The discharge of sewage from the proposed subdivision into the community sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board;

g. The design of the subdivision provides, to the extent feasible, passive or natural heating and cooling opportunities; and

h. The proposed subdivision, its design, density, and type of development and improvements conform to the regulations of this Development Code and the regulations of any public agency having jurisdiction by law.

WHEREAS, the Planning Commission has given careful consideration to this map on May 23, 2019, and does find this project in substantial conformance with the environmental analysis performed for GPA2017-05, CUP2017-10 and TM6186.

NOW, THEREFORE, BE IT RESOLVED that Tentative Tract Map TM6186A, attached and labeled Attachment 2, is hereby approved, subject to the attached conditions labeled Attachment 1.

* * * * * *

The foregoing resolution was approved by the Clovis Planning Commission at its regular meeting on May 23, 2019, upon a motion by Commissioner _____, seconded by Commissioner _____, and passed by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

PLANNING COMMISSION RESOLUTION NO. 19-___
DATED: May 23, 2019

_____
Amy Hatcher, Chair

ATTEST: _____
Dwight Kroll, AICP, Secretary

CORRESPONDENCE

ATTACHMENT 3

County of Fresno

DEPARTMENT OF PUBLIC HEALTH
David Pomaville, Director
Dr. Ken Bird, Health Officer

March 30, 2017

LU0018909
2604

Lily Cha, Associate Planner
City of Clovis
Planning and Development Services Department
1033 Fifth Street
Clovis, CA 93612

Dear Ms. Cha:

PROJECT NUMBER: **DRC2017-16**

DRC2017-16, Proposal for a 326 unit SFR subdivision.

APN: 554-030-22s, -23s **ADDRESS: SEC Bullard & Leonard Avenues**

Recommended Conditions of Approval:

- Construction permits for development should be subject to assurance of sewer capacity of the Regional Wastewater Treatment Facility. Concurrence should be obtained from the California Regional Water Quality Control Board (RWQCB). For more information, contact staff at (559) 445-5116.

- Construction permits for the development should be subject to assurance that the City of Clovis community water system has the capacity and quality to serve this project. Concurrence should be obtained from the State Water Resources Control Board, Division of Drinking Water-Southern Branch. For more information call (559) 447-3300.

- Due to the proximity of the proposed residential uses to an existing thoroughfare, consideration should be given to conformance with the Noise Element of the City of Clovis General Plan. A noise study should be conducted in order to identify the potential noise impacts and offer mitigation alternatives.

- The proposed construction project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City's municipal code.

- As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.

  Prior to destruction of agricultural wells, a sample of the upper most fluid in the water well column should be sampled for lubricating oil. The presence of oil staining around the water well may indicate the use of lubricating oil to maintain the well pump. Should

lubricating oil be found in the well, the oil should be removed from the well prior to placement of fill material for destruction. The "oily water" removed from the well must be handled in accordance with federal, state and local government requirements.

- Should any underground storage tank(s) be found during the project, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Certified Unified Program Agency at (559) 600-3271 for more information.

The following comments pertain to the demolition of any existing structure(s):

- Should the structure(s) have an active rodent or insect infestation, the infestation should be abated prior to demolition of the structure(s) in order to prevent the spread of vectors to adjacent properties.

- In the process of demolishing the existing structure(s), the contractor may encounter asbestos containing construction materials and materials coated with lead based paints.

- If asbestos containing materials are encountered, contact the San Joaquin Valley Air Pollution Control District at (559) 230-6000 for more information.

- If the structure(s) were constructed prior to 1979 or if lead-based paint is suspected to have been used in these structures, then prior to demolition and/or remodel work the contractor should contact the following agencies for current regulations and requirements:

  - California Department of Public Health, Childhood Lead Poisoning Prevention Branch, at (510) 620-5600.

  - United States Environmental Protection Agency, Region 9, at (415) 947-8000.

  - State of California, Industrial Relations Department, Division of Occupational Safety and Health, Consultation Service (CAL-OSHA) at (559) 454-5302.

- Any construction materials deemed hazardous as identified in the demolition process must be characterized and disposed of in accordance with current federal, state, and local requirements.

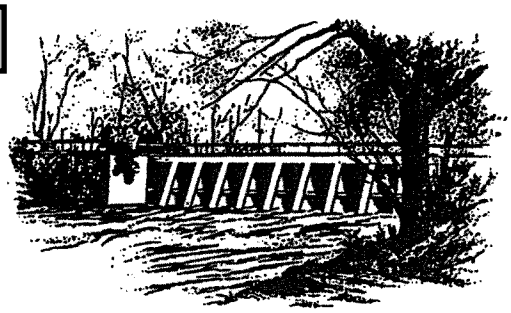
REVIEWED BY:

Kevin Tsuda, R.E.H.S.
Environmental Health Specialist II (559) 600-3271

---

kt

cc: Glenn Allen- Environmental Health Division (CT. 59.12)
Claudia Cazares- Applicant (ccazares@gvhomes.com)



YOUR MOST VALUABLE RESOURCE - WATER

OFFICE OF
FRESNO IRRIGATION DISTRICT

TELEPHONE (559) 233-7161
FAX (559) 233-8227
2907 S. MAPLE AVENUE
FRESNO, CALIFORNIA 93725-2208

May 13, 2019

Orlando Ramirez
Planning Division
City of Clovis
1033 Fifth Street
Clovis, CA 93612

RE: Vesting Tentative Tract Map Application No. TM6186A
S/E Bullard and Leonard avenues

Dear Ms. Ramirez:

The Fresno Irrigation District (FID) has reviewed the Site Plan Review Vesting Tentative Tract Map Application No. TM6186A for which the applicant requests to approve a planned residential development, APN: 554-030-22s and 23s. this request is being processed concurrently with Conditional Use Permit No. CUP2017-10A2. FID has the following comments:

1. FID previously reviewed and commented on the subject property on October 31, 2017 as Tract Map TM6186. Those comments and conditions still apply and a copy has been attached for your reference.

FID has the following additional comments:

1. Drive banks shall be built out to the required freeboard and elevation for the full width of the required Canal right-of-way width.

FID has the following clarification comments:

1. Comment No. 4 in October 31, 2017 correspondence in regards to TM6186 should be clarified to mean minimum 20 feet wide right-of-way top of bank to be built out full width, clear of obstructions, structures, vegetation, etc. to provide clear passage and full width at all points along the canal bank.

2. Comment No. 5 (b) (i) in October 31, 2017 correspondence in regards to TM6186 should be clarified to mean all drive banks must be sloped a minimum of 2%, maximum of 4% away from the canal with provisions made for rainfall.

3. Comment No. 5 (b) (iii) in October 31, 2017 correspondence in regards to TM6186 should be clarified to mean drive banks shall be overlaid with 3 inches of clean/native Class II aggregate base for all-weather access and for dust suppression (recycled and/or regrind will not be accepted).

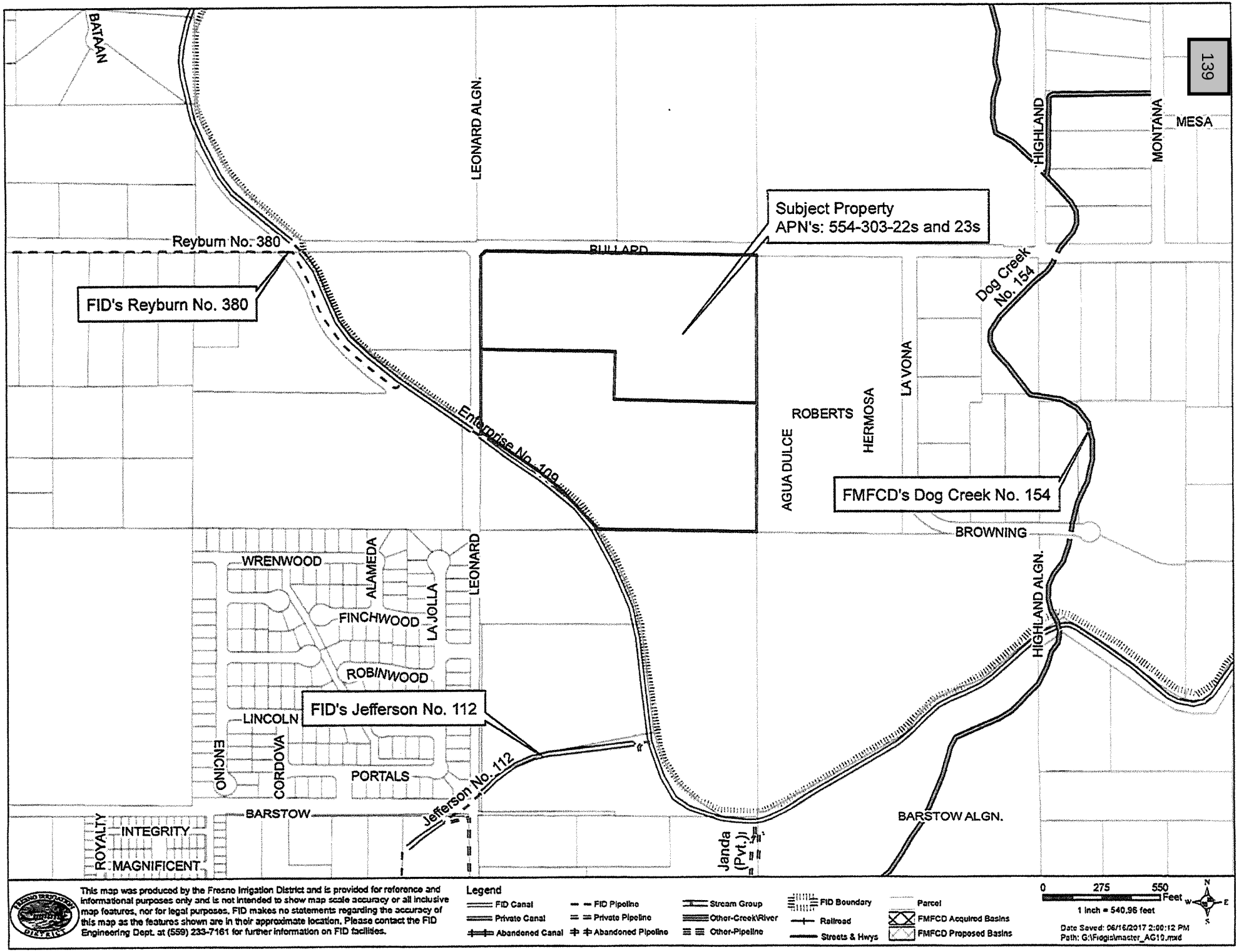
4. Comment No. 8 in October 31, 2017 correspondence in TM6186 should be clarified to add that FID will require CA legal truck tractor – semitrailer (65 feet long) or AASHTO WB-65 turning radius exhibits.

Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions, please feel free to contact Jeremy Landrith at (559) 233-7161 extension 7407 or jlandrith@fresnoirrigation.com.

Sincerely,

Laurence Kimura, P.E.
Chief Engineer

Attachment



This map was produced by the Fresno Irrigation District and is provided for reference and informational purposes only and is not intended to show map scale accuracy or all inclusive map features, nor for legal purposes. FID makes no statements regarding the accuracy of this map as the features shown are in their approximate location. Please contact the FID Engineering Dept. at (559) 233-7161 for further information on FID facilities.

Legend

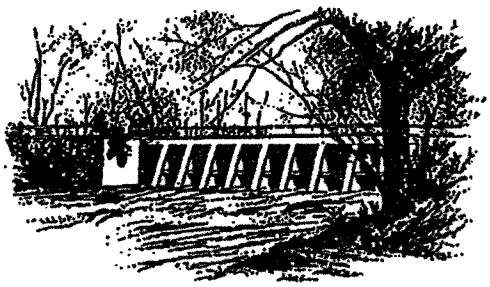
- FID Canal
- Private Canal
- Abandoned Canal
- FID Pipeline
- Private Pipeline
- Abandoned Pipeline
- Stream Group
- Other-Creek\River
- Other-Pipeline
- FID Boundary
- Railroad
- Streets & Hwys
- Parcel
- FMFCD Acquired Basins
- FMFCD Proposed Basins

0 275 550 Feet

1 inch = 540.96 feet

Date Saved: 06/16/2017 2:00:12 PM

Path: G:\Figgis\master_AG10.mxd



YOUR MOST VALUABLE RESOURCE - WATER

OFFICE OF
FRESNO IRRIGATION DISTRICT

TELEPHONE (559) 233-7161
FAX (559) 233-8227
2907 S. MAPLE AVENUE
FRESNO, CALIFORNIA 93725-2208

October 31, 2017

Mr. Orlando Ramirez
City of Clovis
Department of Planning and Development Services
1033 Fifth Street
Clovis, CA 93612

RE: Tract Map TM6186
S/E Bullard and Leonard avenues
Enterprise Canal No. 109

Dear Mr. Ramirez:

The Fresno Irrigation District (FID) has reviewed the Tract Map TM6186 for a 249 lot single-family planned residential development, APN: 554-030-22s and 23s. this request is being processed concurrently with GPA 2017-05 and CUP2017-10. FID has the following comments:

Summary of Requirements:

- Review and Approval of all Plans.
- Varying Width Grant of Easement.
- FID Std. No. 62 Drive Approach.
- Channel Improvements.
- Canal Drive Bank Improvements.
- Trail Fence and/or Agreement.
- Executed Agreements.
- Project Fees.
- No Encroachments without Agreements.

Area of Concern

1. FID's Enterprise No. 109 Canal runs westerly, traverses the southwest portion of the subject property and crosses Leonard Avenue approximately 20 feet west of the subject property, as shown on the attached FID exhibit map, and will be impacted by the future development. Records do not show a recorded easement, however, FID does own an easement and the width is as shown on FID's attached Standard Detail Page No. 11.

2. FID requires that, within the limits of the proposed project [and its remainder], the landowner grant an exclusive easement for the land underlying the canal and associated area along the canal required for maintenance pursuant to Water Code Section 22425 and FID policy. FID's District Canal Right-of-Way Requirements sheets are enclosed for your reference. The proposed easement (width) will depend on several factors including: 1) Width of canal, 2) height of canal banks, 3) final alignment of canal, 4) additional space needed where roads/avenues intersect canal, etc.

3. FID requires its easement/property be shown on the final map with proper recording information. FID must also be made party to signing the final map.

4. FID requires that the Engineer/Land Surveyor use the inside top hinge of the canal to define the edge of FID's right-of-way such that FID has a minimum of 20-feet wide right-of-way along the top of bank to be clear of obstructions, structures, vegetation, etc. to provide clear passage and full width, at all points along the canal bank. There are no minimum or suggested numbers of survey shots to take, but there must be enough survey points such that the top inside hinge of the canal bank is properly identified. Before finalizing the Final Maps, the Engineer/Land Surveyor will need to stake both the inside top hinge and the right-of-way/property for FID Staff to field evaluate an adequate width. FID staff must field verify the right-of-way/property boundary and the hinge line edge before signing plans to ensure that there are enough survey points to properly define the canal.

5. Typically, for any type of development that impacts a large open canal or is adjacent to one such as the Enterprise Canal, FID requires the developer to improve the canal with either concrete lining, encasing the canal in a box culvert, or other approved means to protect the canal's integrity for an urban setting. FID does not have sufficient information to determine what kind of improvements will ultimately be required as part of the development. The engineers working on the project and FID's engineering staff must meet to discuss specific requirements as discussed below. In order to meet the "urban" standards for the canal, FID will require the following minimum conditions:

    a. Channel Stabilization: The proposed plan does not indicate any improvements to the Canal. If the Developer is not willing to concrete line the Canal or place it underground within a box culvert, they must come up with another means acceptable to and approved by FID to protect the Canal's integrity. On similar projects, Developers typically propose the following:

        i. Surrounding Development – All proposed building pad elevations must be a minimum of 12-inches above the canal's high water.

        ii. Freeboard – FID typically requires between 1.0 to 1.5 feet of freeboard. Because the Canal is used to route stormwaters, and is one of the larger canals used to convey the stormwater, FID will require a minimum of 1.5 feet of freeboard and a maximum of 2.0 feet. The Developer will be required to either import or export material to match FID's standards.

        iii. Maintenance – this reach of Canal does have a history of high loads of sediment deposits which requires yearly dredging. FID will typically dredge the Canal and deposit the spoils on top of the banks to dry out.

Once the spoil has dried, FID will flatten the spoil as time permits. This reach of Canal also has large volumes of trash, debris, that are deposited into the Canal. FID's crews will typically remove the trash at the Leonard Avenue bridge and another crew will come by to remove the trash. The hauling off of this material may occur several weeks after the trash has been placed on the side of the canal, and the trash may be considered a nuisance (sight and smell). If the Developer and/or City require a different level of maintenance effort, they will need to enter into an agreement for that purpose. The City and/or Developer will be responsible to fund the "higher level" of maintenance.

b. Drive banks/maintenance roads (one or both banks):

   i. One or both of the drive banks must be sloped a minimum of 2% away from the canal with provisions made for rainfall. Drainage will not be accepted into the Canal and must be routed away from FID property/drive banks. Runoff must be conveyed to nearby public streets or drainage system by drainage swales or other FID acceptable alternatives.

   ii. Any drainage systems or swales proposed must be located outside FID's property/easement.

   iii. One or both of the drive banks shall be overlaid with 3 inches of Class II aggregate base for all-weather access and for dust suppression.

   iv. Drive banks shall be built out to the full width of the required Canal right-of-way width.

   v. All existing trees, bushes, debris, old canal structures, pumps, canal gates, and other non- or in-active FID and private structures must be removed within FID's property/easement.

6. Trail - It is FID's understanding that a trail is master-planned along the Enterprise canal bank. As with other developments with trails proposed along the canals, FID will not allow the trail to encroach/overlap FID's canal easement. The following requirements are intended for trail projects adjacent to FID-owned properties and right-of-ways for open canals:

   a. FID will not allow the trail easement to be in common use with FID-owned property or easements.

   b. FID requires all trail improvements be placed outside of FID-owned properties and easements.

   c. FID will not allow any portion of a tree canopy to encroach within its properties or easements.

   d. FID's canals will not accept any drainage from the trail or the canal bank.

e. FID may require some improvements be made to the canal depending on the existing canal condition, the proposed trail, and the adjacent development.

7. A Trail fence between Trail and Canal is required unless an agreement is in place between City of Clovis and FID.

8. Canal Access – FID will continue to access the Canal from Leonard Avenue. In order to access the maintenance road with our larger equipment, FID requires a drive approach wide enough to accommodate the equipment. FID proposes a 50-foot wide drive approach narrowing to a 20 feet wide drive bank (See attached "Drive Approach in Urban Areas" Detail No. 62). The 50-foot width is defined as starting from the end portion of the bridge/railing outward (away from the bridge). Every road and canal intersection is different and therefore each access will be different. The major factors affecting the proposed width will be the angle of the road intersecting the Canal, grade of canal bank vs. City road, median vs. no median, etc.

9. If a fence will be installed between the development and open canal, a block/masonry wall shall be required. Chain-link and wood fencing will no longer be accepted for urban developments.

General Comments

1. FID requires the Developer to submit for FID's approval a grading and drainage plan which shows that the proposed development will not endanger the structural integrity of the Canal, or result in drainage patterns that could adversely affect FID.

2. FID requires its review and approval of all improvement plans which affect its property/easements and canal/pipeline facilities including but not limited to Sewer, Water, Fresno Metropolitan Flood Control District (FMFCD), Street, Landscaping, Dry Utilities, and all other utilities.

3. FID requires the Developer and or the Developer's engineer contact FID at their earliest convenience to discuss specific requirements.

4. Trees will not be permitted within FID's property/easement areas.

5. Footings of retaining walls shall not encroach onto FID property/easement areas.

6. No large earthmoving equipment (paddle wheel scrapers, graders, excavators, etc.) will be allowed within FID's easement and the grading contractor will be responsible for the repair of all damage to the pipeline caused by contractors grading activities.

7. As with developer projects, there will be considerable time and effort required of FID's staff to plan, coordinate, engineer, review plans, prepare agreements, and inspect the project. FID's cost for associated plan review will vary and will be determined at the time of the plan review.

8. For informational purposes, a FMFCD owned channel known as the Dog Creek runs southerly and crosses Leonard Avenue approximately 1,400 feet of the subject property, as shown on the attached FID exhibit map. Should this project include any street and or

utility improvements in the vicinity of this channel FID recommends the applicant contact FMFCD to discuss any right-of-way issues they may have.

9. For informational purposes, FID's Jefferson No. 112 runs southwesterly and crosses Leonard avenue approximately 1,700 feet southwest of the subject property and crosses Barstow avenue approximately 1,800 feet southwest of the subject property, as shown on the attached FID exhibit map. Should this project include any street and/or utility improvements along Leonard Avenue, Barstow Avenue or in the vicinity of this canal, FID requires it review and approve all plans.

10. For informational purposes, FID's Reyburn No. 380 runs westerly along the south side of Bullard Avenue approximately 900 feet west of the subject property, as shown on the attached FID exhibit map. Should this project include any street and/or utility improvements along Bullard Avenue or in the vicinity of this canal, FID requires it review and approve all plans.

11. The proposed development may negatively impact local groundwater supplies. The area is currently mostly open land or limited agricultural production with little to no water demand. Under current circumstances the project area is experiencing a modest but continuing groundwater overdraft. FID suggests the City of Clovis require the proposed development balance anticipated groundwater use with sufficient recharge of imported surface water in order to preclude increasing the area's existing groundwater overdraft.

12. It is unclear if the source of water for this development is solely groundwater or a mixture of treated surface water from FID's Enterprise Canal. If treated surface water will be used, the City must acquire additional water from a water purveyor, such as FID for that purpose, so as to not reduce water supplies to or create water supply deficits in other areas of the City. Water supply issues must be resolved before any further "hardening" of the water supply demand is allowed to take place.

13. The City of Clovis and FID have been working to address water supplies issues for development outside of the FID service area. We encourage the City to continue towards finding solutions to minimize the impacts of changes in land uses and to mitigate any existing adverse water supply impacts within the development area.

14. California enacted landmark legislation in 2014 known as the Sustainable Groundwater Management Act (SGMA). The act requires the formation of local groundwater sustainability agencies (GSAs) that must assess conditions in their local water basins and adopt locally-based management plans. FID and the City of Clovis are members of the North Kings Groundwater Sustainability Agency which will manage the groundwater basin within the FID service area. This area is completely reliant on groundwater pumping and SGMA will impact all users of groundwater and those who rely on it. The City of Clovis should consider the impacts of the development on the City's ability to comply with requirements of SGMA.

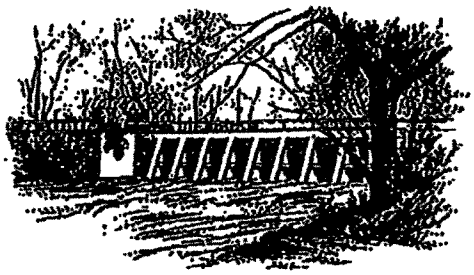
15. The above comments are not to be construed as the only request FID will have regarding this project. FID will make additional comments and requests as necessary as the project progresses.

Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions please feel free to contact Jeremy Landrith at (559) 233-7161 extension 7407 or jlandrith@fresnoirrigation.com.

Sincerely,

Laurence Kimura, P.E.
Chief Engineer

Attachment



YOUR MOST VALUABLE RESOURCE - WATER

OFFICE OF
FRESNO IRRIGATION DISTRICT
TELEPHONE (559) 233-7161
FAX (559) 233-8227
2907 S. MAPLE AVENUE
FRESNO, CALIFORNIA 93725-2208

April 7, 2017

Lily Cha
City of Clovis
Department of Planning and Development Services
1033 Fifth Street
Clovis, CA 93612

RE: Development Review Committee Application No. 2017-16
S/E Bullard and Leonard avenues
FID's Enterprise Canal No. 109

Dear Ms. Cha:

The Fresno Irrigation District (FID) has reviewed the Development Review Committee Application No. 2017-16 for which the applicant proposes to build a single-family residential development Tract No. 6186, APN: 554-030-22s, 23s. FID has the following comments:

Area of Concern 1

1. FID's Enterprise No. 109 Canal runs northwesterly, traverses the western portion of the subject property, and crosses Leonard avenue approximately 30 feet west of the subject property as shown on the attached FID exhibit map, and will be impacted by the future development. Records do not show a recorded easement, however, FID does own an easement and the width is as shown on FID's attached Standards Detail Page No. 10. Should this project include any street and/or utility improvements along Leonard Avenue or in the vicinity of this canal, FID requires it review and approve all plans.

2. FID requires that, within the limits of the proposed project [and its remainder], the landowner grant an exclusive easement for the land underlying the canal and associated area along the canal required for maintenance pursuant to Water Code Section 22425 and FID policy. FID's District Canal Right-of-Way Requirements sheet is enclosed for your reference. The proposed easement (width) will depend on several factors including: 1) Width of canal, 2) height of canal banks, 3) final alignment of canal, 4) additional space needed where roads/avenues intersect canal, etc.

3. FID requires its easement/property be shown on the final map with proper recording information. FID must also be made party to signing the final map.

4. FID requests the City of Clovis notify FID of any permits or authorization of any part of this project to confirm that the Developer and/or the Developers Engineering firm have met FID's requirements.

5. FID requires that the Engineer/Land Surveyor use the inside top hinge of the canal to define the edge of FID's right-of-way such that FID has a minimum of 20-feet right-of-way along the top of bank to be clear of obstructions, structures, vegetation, etc. to provide clear passage and full width at all points along the canal bank. There are no minimum or suggested numbers of survey shots to take but, there must be enough survey points such that the top inside hinge of the canal bank is properly identified. Before finalizing the Final Maps, the Engineer/Land Surveyor will need to stake both the inside top hinge and the right-of-way/property for FID Staff to field evaluate an adequate width. FID staff must field verify the right-of-way/property boundary and the hinge line edge before signing plans to ensure that there are enough survey points to properly define the canal.

6. Typically; for any type of development that impacts a large open canal or is adjacent to one such as the Enterprise Canal, FID requires the developer to improve the canal with either concrete lining, encasing the canal in a box culvert, or other approved means to protect the canal's integrity for an urban setting. FID does not have sufficient information to determine what kind of improvements will ultimately be required as part of the development. The engineers working on the project and FID's engineering staff must meet to discuss specific requirements as discussed below. In order to meet the "urban" standards for the canal, FID will require the following minimum conditions:

    a. Channel Stabilization: The proposed plan does not indicate any improvements to the Canal. If the Developer is not willing to concrete line the Canal or place it underground within a box culvert, they must come up with another means acceptable to and approved by FID to protect the Canal's integrity. On similar projects, Developers typically propose the following:

        i. Surrounding Development – All proposed building pad elevations must be a minimum of 12-inches above the canal's high water.

        ii. Freeboard – FID typically requires between 1.0 to 1.5 feet of freeboard. Because the Canal is used to route stormwaters, and is one of the larger canals used to convey the stormwater, FID will require a minimum of 1.5 feet of freeboard and a maximum of 2.0 feet. The Developer will be required to either import or export material to match FID's standards.

        iii. Maintenance – this reach of Canal does have a history of high loads of sediment deposits which requires periodic dredging. FID will typically dredge the Canal and deposit the spoils on top of the banks to dry out. Once the spoil has dried, FID will remove/flatten the spoil as time permits. The hauling off of this material may occur several weeks after spoils have been placed on the side of the canal, and the spoils may be considered a nuisance (sight and smell). If the Developer and/or City require a different level of maintenance effort, they will need to enter into an agreement for that purpose. The City and/or Developer will be responsible to fund the "higher level" of maintenance.

    b. Drive banks/maintenance roads and encroachments (both banks):

i. One or both of the drive banks must be sloped a minimum of 2% away from the canal with provisions made for rainfall. Drainage will not be accepted into the Canal and must be routed away from FID property/drive banks. Runoff must be conveyed to nearby public streets or drainage system by drainage swales or other FID acceptable alternatives, any drainage systems or swales proposed must be located outside FID's property/easement.

ii. Drive banks shall be built out to the full width of the required Canal right-of-way width

iii. One or both of the drive banks shall be overlaid with 3 inches of Class II aggregate base for all-weather access and for dust suppression.

iv. Encroachments - All existing trees, bushes, debris, fencing, and other structures must be removed within FID's property/easement.

5. Trail - It is FID's understanding that a trail is master-planned along the Enterprise No. 109 canal bank. As with other developments with trails proposed along the canals, FID will not allow the trail to encroach/overlap FID's canal easement. The following requirements are intended for trail projects adjacent to FID-owned properties and right-of-ways for open canals:

   a. FID will not allow the trail easement to be in common use with FID-owned property or easements.

   b. FID requires all trail improvements be placed outside of FID-owned properties and easements.

   c. FID will not allow any portion of a tree canopy to encroach within its properties or easements.

   d. FID's canals will not accept any drainage from the trail or the canal bank.

   e. FID may require some additional improvements be made to the canal depending on the existing canal condition, the proposed trail, and the adjacent development.

6. Canal Access – FID will continue to access the Canal from Leonard Avenue. In order to access the maintenance road with our larger equipment, FID requires a drive approach wide enough to accommodate the equipment. FID proposes a 50-foot wide drive approach narrowing to a 20 feet wide drive bank (See attached "Drive Approach in Urban Areas" Detail No. 62). The 50-foot width is defined as starting from the end portion of the bridge/railing outward (away from the bridge). Every road and canal intersection is different and therefore each access will be different. The major factors affecting the proposed width will be the angle of the road intersecting the Canal, grade of canal bank vs. City road, median vs. no median, etc.

7. If a fence will be installed between the development and open canal, a block/masonry wall shall be required. Chain-link and wood fencing will no longer be accepted for urban developments.

8. FID is experiencing an increase in non-permitted heavy vehicle traffic on FID owned property/right-of-way canals due to developer construction activities. FID requires Owner/Contractor install a temporary access gate or signage on one or both drive banks to stop/limit access to developments for construction activities.

General Comments

1. FID requires the Developer to submit for FID's approval a grading and drainage plan which shows that the proposed development will not endanger the structural integrity of the Canal, or result in drainage patterns that could adversely affect FID.

2. FID requires its review and approval of all improvement plans which affect its property/easements and canal/pipeline facilities including but not limited to Sewer, Water, Fresno Metropolitan Flood Control District (FMFCD), Street, Landscaping, Dry Utilities, and all other utilities.

3. FID requires its review and approval of all Private and Public facilities that encroach into FID's property/easement. If FID allows the encroachment, the Public or Private party will be required to enter into the appropriate agreement which will be determined by FID.

4. If a utility is required to cross the canal, FID will require an agreement for that purpose. It will either be an Encroachment Agreement or Common Use of Easements Agreement.

5. FID requires the Developer and or the Developer's engineer contact FID at their earliest convenience to discuss specific requirements.

6. Footings of retaining walls shall not encroach onto FID property/easement areas.

7. For informational purposes, FID's Reyburn No. 380 runs westerly along the south side of Bullard Avenue, and crosses DeWolf Avenue approximately 2,600 feet west of the subject property, as shown on the attached FID exhibit map. Should this project include any street and/or utility improvements along Bullard Avenue, DeWolf Avenue, or in the vicinity of this pipeline, FID requires it review and approve all plans.

8. For informational purposes, FID's Jefferson No. 112 runs southerly and crosses Barstow Avenue and Leonard Avenue approximately 1,700 feet south of the subject property as shown on the attached FID exhibit map. Should this project include any street and/or utility improvements along Barstow Avenue, Leonard Avenue, or in the vicinity of this canal, FID requires it review and approve all plans.

9. For informational purposes, an FMFCD owned channel known as the Dog Creek No. 154 runs southerly and crosses Bullard Avenue approximately 1,400 feet east of the subject property, as shown on the attached FID exhibit map. FID does not own, operate or maintain this channel. FID recommends the applicant contact FMFCD to discuss any right-of-way issues that may affect FMFCD's Dog Creek No. 154, if the applicant has not already done so.

10. The proposed development appears to be within the City of Clovis Sphere of Influence but lies outside FID's service area. The development and City are not entitled to surface water allocations from the Kings River.

11. FID is concerned that the proposed development may negatively impact local groundwater supplies. The area was historically native or rural residential with minimal to no water use. Under current circumstances the project area is experiencing a modest but continuing groundwater overdraft. Should the proposed development result in a conversion from imported surface water to groundwater, this deficit will increase. FID recommends the City of Clovis require the proposed development balance anticipated groundwater use with sufficient recharge of imported surface water in order to preclude increasing the area's existing groundwater overdraft problem.

12. It is unclear if the source of water for this development is solely groundwater or a mixture of treated surface water from FID's Enterprise Canal. If treated surface water will be used, the City must acquire additional water from a water purveyor, such as FID for that purpose, so as to not reduce water supplies to or create water supply deficits in other areas of the City. Water supply issues must be resolved before any further "hardening" of the water supply demand is allowed to take place.

13. The City of Clovis and FID have been working to address water supplies issues for developments outside of the FID service area. We encourage the City to continue towards finding solutions to minimize the impacts of changes in land uses and to mitigate any existing adverse water supply impacts within the development areas

14. California enacted landmark legislation in 2014 known as the Sustainable Groundwater Management Act (SGMA). The act requires the formation of local groundwater sustainability agencies (GSAs) that must assess conditions in their local water basins and adopt locally-based management plans. FID and the City of Clovis are members of the North Kings Groundwater Sustainability Agency which will manage the groundwater basin within the FID service area. This area is completely reliant on groundwater pumping and SGMA will impact all users of groundwater and those who rely on it. The City of Clovis should consider the impacts of the development on the City's ability to comply with requirements of SGMA.

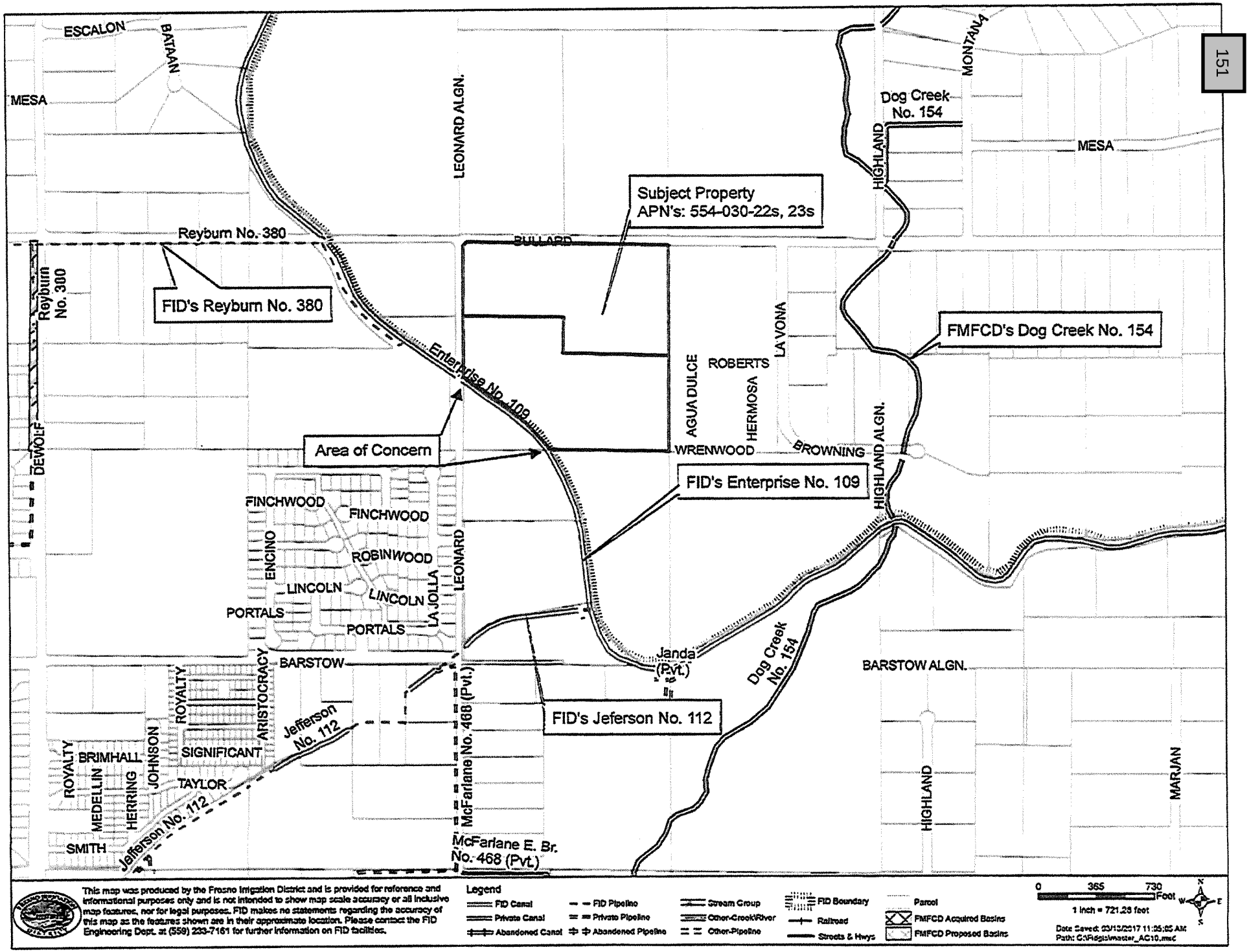
15. The above comments are not to be construed as the only request FID will have regarding this project. FID will make additional comments and requests as necessary as the project progresses.

Thank you for submitting this for our review. We appreciate the opportunity to review and comment on the subject documents for the proposed project. If you have any questions please feel free to contact Jeremy Landrith at (559) 233-7161 extension 7407 or JLandrith@fresnoirrigation.com.

Sincerely,

Laurence Kimura, P.E.
Chief Engineer

Attachment



This map was produced by the Fresno Irrigation District and is provided for reference and informational purposes only and is not intended to show map scale accuracy or all inclusive map features, nor for legal purposes. FID makes no statements regarding the accuracy of this map as the features shown are in their approximate location. Please contact the FID Engineering Dept. at (559) 233-7161 for further information on FID facilities.

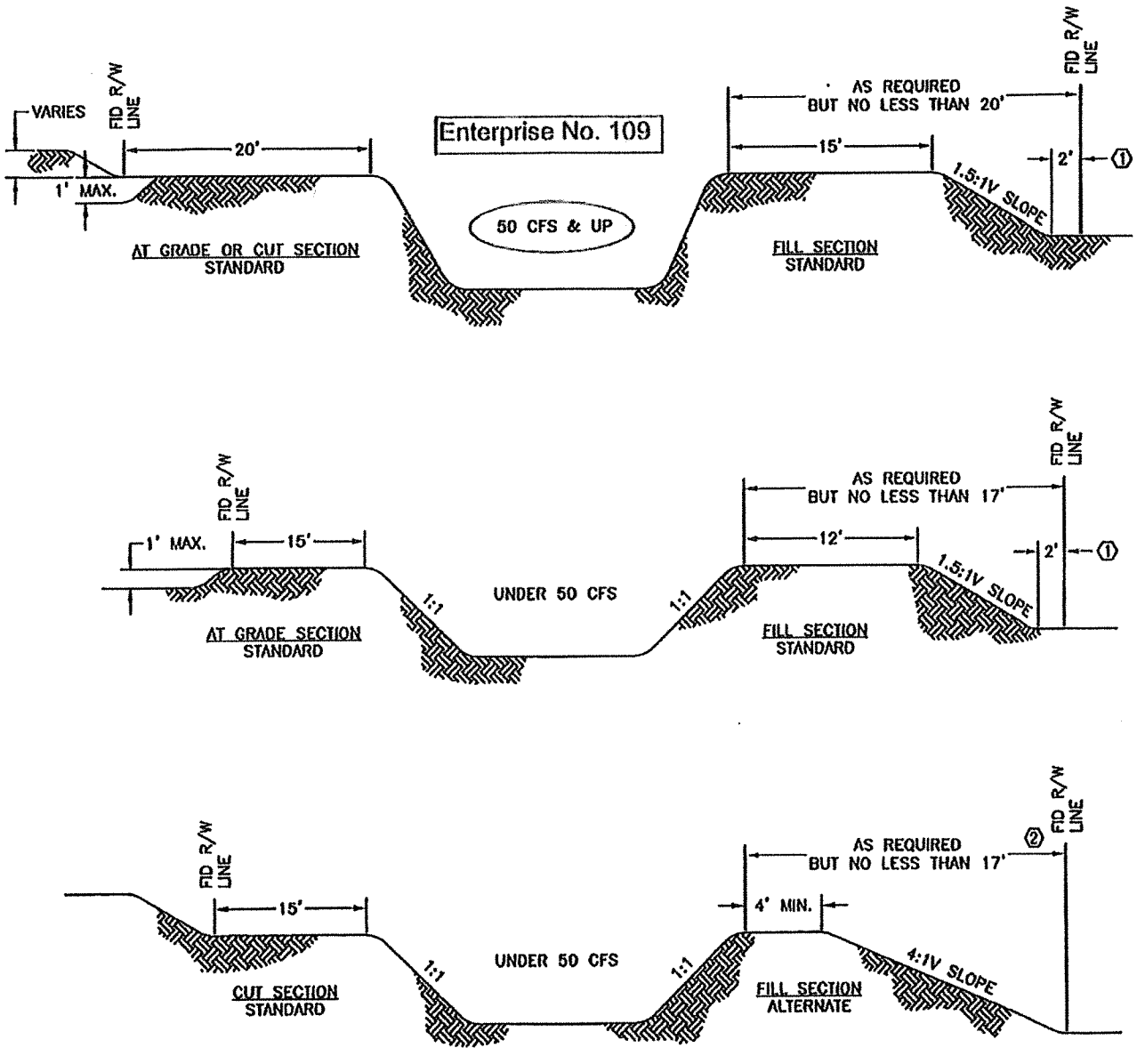
Legend

- FID Canal
- Private Canal
- Abandoned Canal
- FID Pipeline
- Private Pipeline
- Abandoned Pipeline
- Stream Group
- Other-Creek\River
- Other-Pipeline
- FID Boundary
- Railroad
- Streets & Hwys
- Parcel
- FMFCD Acquired Basins
- FMFCD Proposed Basins

0 365 730 Feet

1 inch = 721.25 feet

Date Saved: 03/13/2017 11:35:05 AM
Path: C:\Pagis\master_AG10.mxd



NOTES:

ALL PRIVATE FACILITIES TO BE LOCATED OUTSIDE FID RIGHT-OF-WAY.

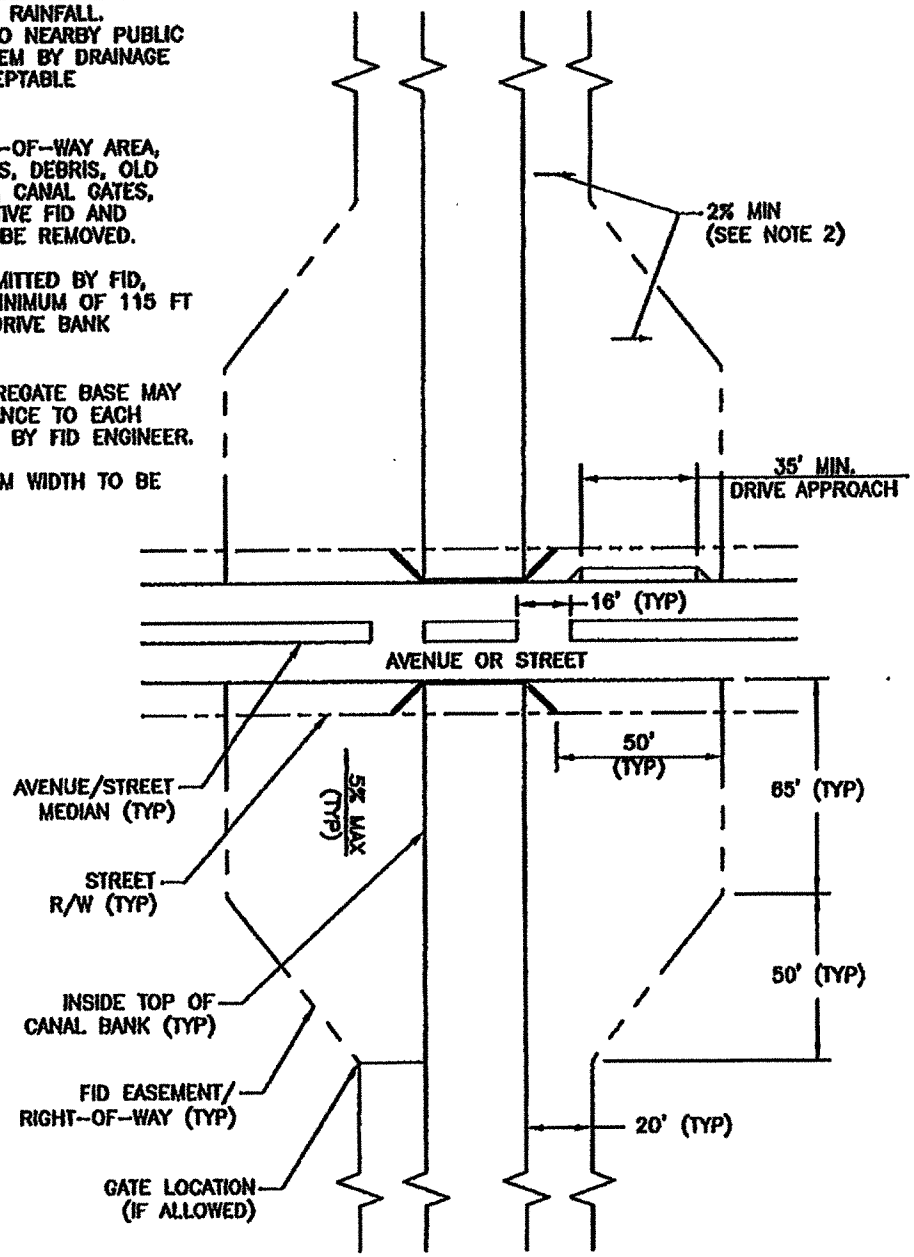
① ADD 2 FEET TO EMBANKMENT WIDTH TO ESTABLISH OVERALL RIGHT-OF-WAY WIDTH TO ACCOMMODATE GRADER BLADE CLEARANCE.

② THE ALTERNATE SECTION CAN NOT BE USED IF THE OVERALL WIDTH EXCEEDS THE STANDARD WIDTH AND IS PERMITTED ONLY WHEN DISTRICT OPERATIONS AND MAINTENANCE FUNCTIONS DO NOT REQUIRE A STANDARD ROADWAY.

DISTRICT CANAL RIGHT-OF-WAY REQUIREMENTS

NOTES:

1. DIMENSIONS AND NOTES ARE FOR LAYOUT PURPOSES ONLY. A SCALED DRAWING SHALL BE PREPARED AND SUBMITTED WITH ALL PLAN SETS PRIOR TO CONSTRUCTION.
2. DRAINAGE WILL NOT BE ACCEPTED IN THE CANAL AND SHALL BE ROUTED AWAY FROM FID PROPERTY/DRIVE BANKS. SLOPE DRIVE BANKS A MINIMUM OF 2% AWAY FROM THE CANAL WITH PROVISIONS MADE FOR RAINFALL. RUNOFF TO BE CONVEYED TO NEARBY PUBLIC STREETS OR DRAINAGE SYSTEM BY DRAINAGE SWALES OR OTHER FID ACCEPTABLE ALTERNATIVES.
3. WITHIN FID EASEMENT/RIGHT-OF-WAY AREA, ALL EXISTING TREES, BUSHES, DEBRIS, OLD CANAL STRUCTURES, PUMPS, CANAL GATES, AND OTHER NON OR IN-ACTIVE FID AND PRIVATE STRUCTURES MUST BE REMOVED.
4. IF AN ACCESS GATE IS PERMITTED BY FID, GATE MUST BE PLACED A MINIMUM OF 115 FT AWAY FROM ROAD, WHERE DRIVE BANK NARROWS TO 20 FT.
5. THREE (3) INCH THICK AGGREGATE BASE MAY BE REQUIRED AT THE ENTRANCE TO EACH DRIVE BANK AS DETERMINED BY FID ENGINEER.
6. DRIVEWAY APPROACH MINIMUM WIDTH TO BE 35 FT.

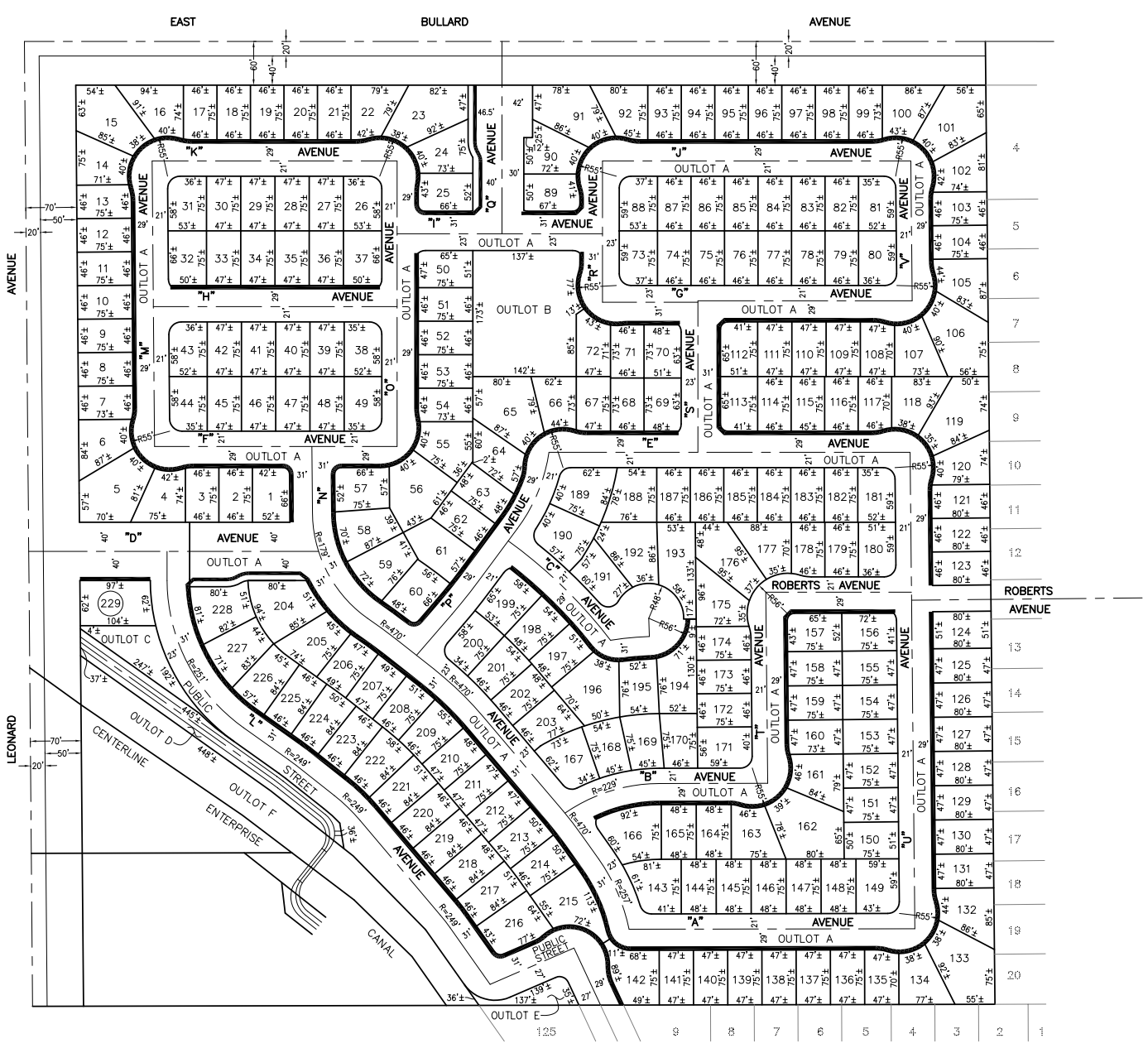


DRIVE APPROACH IN URBAN AREAS

TENTATIVE SUBDIVISION MAP

TRACT No. 6186

A VESTING MAP
A PHASED MAP
APN 554-030-22S AND 23S
AREA = 36.75 ACRES

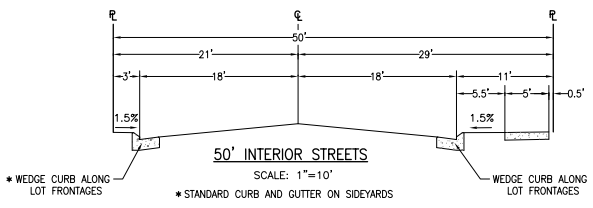


TENTATIVE TRACT 6120

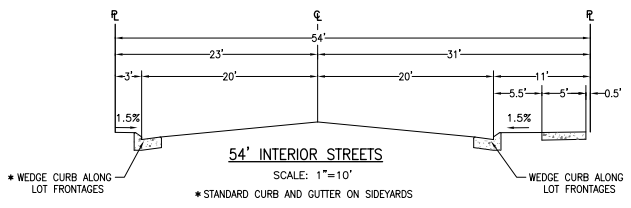
SCALE: 1" = 100'

— SIDEWALK

LOT	AREA (Sq. Ft.)	LOT	AREA (Sq. Ft.)	LOT	AREA (Sq. Ft.)
1	3,832	84	3,450	167	4,448
2	3,450	85	3,450	168	3,716
3	3,446	86	3,450	169	3,732
4	4,224	87	3,450	170	3,671
5	7,120	88	3,879	171	4,167
6	4,503	89	3,807	172	3,450
7	3,438	90	4,483	173	3,450
8	3,450	91	6,615	174	3,436
9	3,450	92	4,477	175	4,714
10	3,450	93	3,450	176	5,742
11	3,450	94	3,450	177	4,588
12	3,450	95	3,450	178	3,391
13	3,419	96	3,450	179	3,450
14	4,209	97	3,450	180	3,797
15	6,689	98	3,450	181	3,800
16	4,827	99	3,441	182	3,450
17	3,446	100	4,679	183	3,450
18	3,450	101	6,903	184	3,450
19	3,450	102	4,435	185	3,450
20	3,450	103	3,447	186	3,450
21	3,450	104	3,450	187	3,450
22	4,350	105	4,707	188	4,772
23	6,842	106	7,244	189	5,073
24	4,402	107	4,228	190	4,756
25	3,851	108	3,458	191	3,966
26	3,898	109	3,525	192	5,787
27	3,525	110	3,525	193	5,663
28	3,525	111	3,525	194	5,176
29	3,525	112	3,804	195	3,989
30	3,525	113	3,804	196	6,199
31	3,921	114	3,450	197	3,690
32	3,929	115	3,450	198	3,839
33	3,525	116	3,450	199	4,238
34	3,525	117	3,391	200	3,817
35	3,525	118	4,553	201	3,757
36	3,525	119	6,977	202	3,508
37	3,952	120	4,376	203	3,950
38	3,819	121	3,678	204	6,125
39	3,525	122	3,680	205	4,686
40	3,525	123	3,680	206	3,601
41	3,525	124	4,067	207	3,605
42	3,525	125	3,760	208	3,622
43	3,871	126	3,760	209	3,808
44	3,826	127	3,760	210	3,558
45	3,525	128	3,760	211	3,525
46	3,525	129	3,760	212	3,525
47	3,525	130	3,760	213	3,630
48	3,525	131	3,760	214	3,595
49	3,819	132	4,935	215	5,742
50	3,814	133	7,400	216	4,931
51	3,450	134	4,349	217	4,079
52	3,450	135	3,448	218	3,963
53	3,450	136	3,525	219	3,864
54	3,433	137	3,525	220	3,864
55	4,888	138	3,525	221	4,069
56	6,411	139	3,525	222	4,366
57	4,346	140	3,525	223	3,864
58	4,476	141	3,525	224	4,045
59	4,709	142	4,953	225	3,864
60	4,190	143	4,852	226	4,324
61	4,551	144	3,600	227	4,762
62	3,484	145	3,600	228	5,147
63	3,563	146	3,600	229	6,128
64	4,194	147	3,600	OUTLOT A	395,686
65	7,473	148	3,600	OUTLOT B	24,858
66	3,854	149	4,387	OUTLOT C	6,093
67	3,516	150	3,785	OUTLOT D	12,390
68	3,358	151	3,525	OUTLOT E	2,872
69	3,712	152	3,525	OUTLOT F	32,557
70	3,712	153	3,525		
71	3,344	154	3,525		
72	3,793	155	3,525		
73	3,879	156	3,861		
74	3,450	157	3,906		
75	3,450	158	3,525		
76	3,450	159	3,525		
77	3,450	160	3,516		
78	3,450	161	4,597		
79	3,450	162	7,793		
80	3,854	163	4,356		
81	3,800	164	3,600		
82	3,450	165	3,600		
83	3,450	166	5,581		



50' INTERIOR STREETS
SCALE: 1"=10'
* STANDARD CURB AND GUTTER ON SIDEYARDS



54' INTERIOR STREETS
SCALE: 1"=10'
* STANDARD CURB AND GUTTER ON SIDEYARDS

NOTES:

1. PROPERTY AREA = 36.75 ACRES
2. DENSITY = 6.23 UNITS/ACRE
3. MINIMUM LOT SIZE = 3,344 Sq. Ft.
4. AVERAGE LOT SIZE = 4,032 Sq. Ft.

RECORD OWNER AND SUBDIVIDER:

GRANTOR FRESNO CLOVIS INVESTMENTS, LLC
1396 WEST HERNDON, SUITE 101
FRESNO, CA. 93711
(559) 436-0900

GARY G. GIANNETTA
CIVIL ENGINEERING & LAND SURVEYING
1119 "S" STREET
FRESNO, CA 93721
(559) 264-3590 FAX (559) 264-0696

DATE: 11/3/17 REV: 1/5/18

REVISED VESTING TENTATIVE SUBDIVISION MAP

TRACT MAP NO. 6186

IN THE CITY OF CLOVIS
FRESNO COUNTY, CALIFORNIA
PREPARED ON APRIL 1, 2019
SHEET 1 OF 1

SITE INFORMATION

LAND USE
EXISTING: VACANT LAND
PROPOSED: MEDIUM DENSITY RESIDENTIAL

ZONING
EXISTING: RR
PROPOSED: RS-5/UGM

SITE AREA
GROSS AREA = ±35.72 ACRES
NET AREA = ±32.78 ACRES

NUMBER OF LOTS
249

AVERAGE LOT SIZE
±3780 SQ. FT.

DENSITY
6.97 UNITS PER ACRE

SOURCE OF WATER
CITY OF CLOVIS

SOURCE OF SEWAGE DISPOSAL
CITY OF CLOVIS

SOURCE OF ELECTRICITY
PG&E

ASSESSOR'S PARCEL NUMBERS
554-030-22S, 23S

SITE LOCATION
SOUTHEAST CORNER OF EAST BULLARD AVENUE AND LEONARD AVENUE

SUBDIVIDER
WCP DEVELOPERS, LLC
1446 TOLLHOUSE RD SUITE 103
CLOVIS, CA 93611

OWNER
WCP DEVELOPERS, LLC
1446 TOLLHOUSE RD SUITE 103
CLOVIS, CA 93611

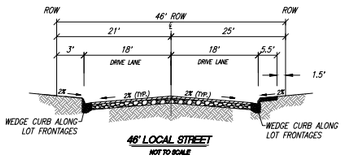
SOURCE OF TELEPHONE
SBC

SOURCE OF GAS
PG&E

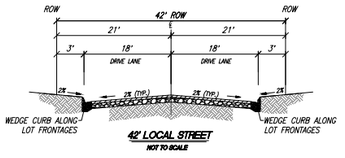
SOURCE OF CABLE TV
COMCAST

NOTES:

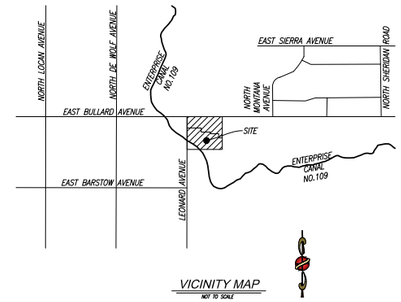
1. RESIDENTIAL USE INTENDED ON ALL LOTS OF THE PROPOSED SUBDIVISION.
2. ALL BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY ZONING CODES.
3. ALL PROPOSED UTILITIES SHALL BE UNDERGROUND.
4. ALL EXISTING UTILITIES SHALL BE BY THE DIRECTION OF THE RESPECTIVE GOVERNING UTILITY AGENCY.
5. EACH INDIVIDUAL PAD SHALL SUBMIT FOR A BUILDING PERMIT.
6. THE PROPOSED PROJECT WILL BE PHASED.
7. NO EXISTING TREES ARE IN THE SUBJECT PROPERTY
8. ALL EXISTING STRUCTURES ON-SITE SHALL BE REMOVED INCLUDING CONCRETE SLABS.
9. ALL ON-SITE AND OFF-SITE IMPROVEMENTS SHALL CONFORM WITH THE DESIGN STANDARDS IN ACCORDANCE WITH THE CITY OF CLOVIS STANDARDS AND SPECIFICATIONS.
10. PROPOSED SITE IMPROVEMENTS SHALL INCLUDE SITE GRADING AND DRAINAGE, UTILITY SERVICE AS INSTRUCTED BY THE UTILITY AGENCIES, DRAINAGE FACILITIES AS REQUIRED, AND CONSTRUCTION OF ROADWAYS IMPROVEMENTS.
11. ALL EXISTING UTILITIES SHALL BE BY THE DIRECTION OF THE RESPECTIVE GOVERNING UTILITY AGENCY.
12. NO GRADE DIFFERENCES OF 6" OR MORE EXIST ADJACENT TO THE PROPERTY.
13. THERE ARE NO WELL OR SEPTIC TANKS TO BE REMOVED.
14. THIS TRACT IS ADJACENT TO AN ARTERIAL/EXPRESSWAY.
15. THIS SUBDIVISION PROVIDES, TO THE EXTENT FEASIBLE, FOR PASSIVE NATURAL HEATING OR COOLING OPPORTUNITIES AND OTHER MEASURES THAT CONSERVE NONRENEWABLE ENERGY SOURCES. THE LAYOUT MAXIMIZED LOTS ORIENTATED IN A NORTH-SOUTH DIRECTION.



46' LOCAL STREET
NOT TO SCALE



42' LOCAL STREET
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

LEGEND

- TRACT BOUNDARY
- EXISTING RIGHT-OF-WAY
- EXISTING SECTION LINE
- EXISTING PROPERTY LINE
- EXISTING ROAD CENTERLINE
- EXISTING FENCE
- PROPOSED CURB AND GUTTER
- PROPOSED STORM DRAIN INLET
- EXISTING STORM DRAIN INLET
- PROPOSED DRAINAGE PATH
- PROPOSED SIDEWALK
- PROPOSED PHASE LINE
- SINGLE STORY HOME

OUTLOT NOTES

OULOT A: PARK
AREA: 23,599 SF

OUTLOT B: PASEO
AREA: 1,750 SF

OUTLOT C: PARK
AREA: 23,647 SF

OUTLOT D: PASEO
AREA: 1,765 SF

SCALE 1" = 80'
0 40' 80' 160'

PREPARED BY:

PRECISION CIVIL ENGINEERING, INC.
1234 O STREET
FRESNO, CA. 93721
(559) 449-4500 FAX: (559)449-4500

JOB NO. 19-013

2007 NEW HOME UNIVERSAL DESIGN OPTION CHECKLIST (AB 1400)

NAME OF DEVELOPMENT: TRACT NO. 6112, CITY OF CLOVIS, CA. PLAN NO. 1427
DEVELOPER: WATHEN-CASTANOS, 802 W. PINEDALE, SUITE 104, FRESNO, CA. 93711, (559)432-8181

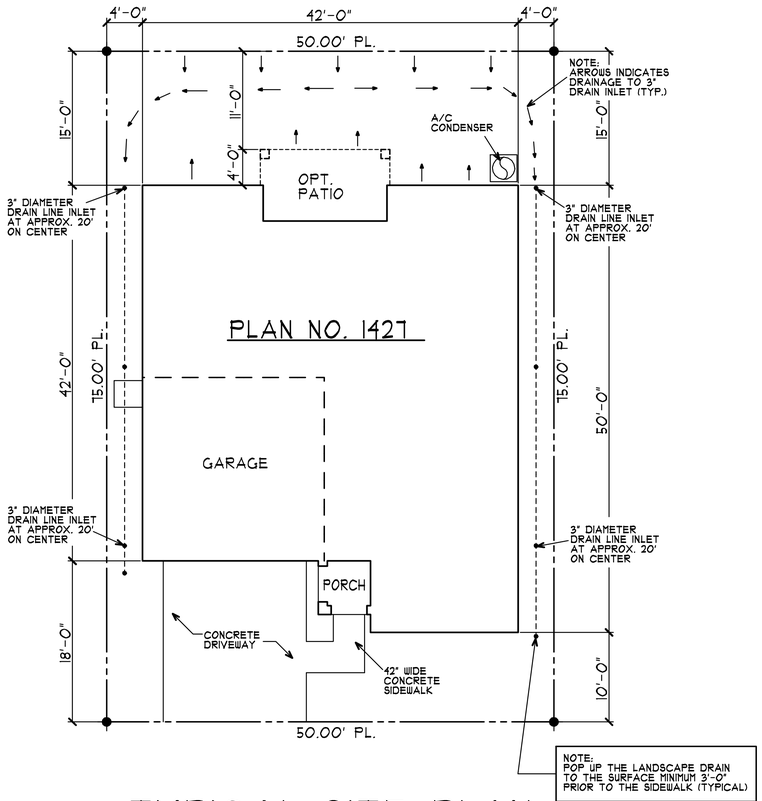
CALIFORNIA LAW, SECTION 17959.6 OF THE HEALTH AND SAFETY CODE, REQUIRES A BUILDER OF NEW FOR SALE RESIDENTIAL UNITS TO PROVIDE BUYERS WITH A LIST OF SPECIFIC "UNIVERSAL DESIGN FEATURES" WHICH MAKE A HOME SAFER AND EASIER TO USE FOR PERSONS WHO ARE AGING OR FRAIL, OR WHO HAVE CERTAIN TEMPORARY OR PERMANENT ACTIVITY LIMITATIONS OR DISABILITIES. A DEVELOPER IS NOT REQUIRED TO PROVIDE THE LISTED FEATURES DURING CONSTRUCTION OR AT ANY OTHER TIME, UNLESS THE DEVELOPER HAS OFFERED TO PROVIDE A FEATURE AND THE BUYER HAS REQUESTED IT AND AGREED TO PROVIDE PAYMENT.
[PART I] SUMMARY OF WHICH FEATURES, IF ANY ARE AVAILABLE OR OFFERED.
[PART II] EXPLANATION OF THE LAWS GOVERNING THE CHECKLIST AND USE OF THE CHECKLIST.
[PART III] INCLUDES THOSE FEATURES RELATED TO EXTERIOR ADAPTIONS, DOORS AND OPENINGS, INTERIOR ADAPTIONS, KITCHENS, AND BATHROOMS OR POWDER ROOMS.
[PART IV] INCLUDES FEATURES WHICH APPLY TO OTHER PARTS OF THE HOUSE AND ARE COMMONLY REQUESTED OR CONSIDERED UNIVERSAL DESIGN FEATURES.
[PART V] PROVIDES SPACE FOR DETAILS, OR FOR ANY OTHER EXTERNAL OR INTERNAL FEATURE THAT MAY BE REQUESTED, IF IT IS REQUESTED AT A REASONABLE TIME BY THE BUYER, IS REASONABLY AVAILABLE, IS REASONABLY FEASIBLE TO INSTALL OR CONSTRUCT, AND MAKES THE HOME MORE USABLE AND SAFER FOR A PERSON WITH ANY TYPE OF ACTIVITY LIMITATION OR DISABILITY.

PART I: SUMMARY OF FEATURES AVAILABLE OR OFFERED
(IF "AVAILABLE", SEE PARTS III, IV AND/OR V)

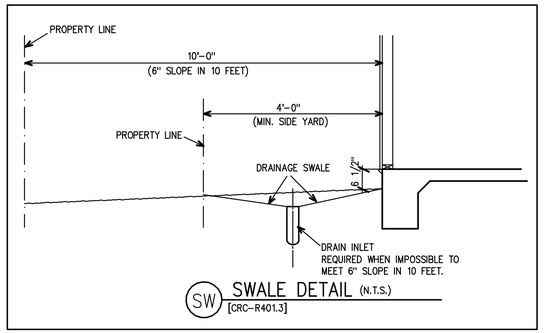
1) EXTERIOR FEATURES (ACCESSIBLE ROUTE TO DOOR): NOT AVAILABLE
2) EXTERIOR DOORS, OPENINGS, AND ENTRIES FEATURES: NOT AVAILABLE
3) GENERAL INTERIOR FEATURES: NOT AVAILABLE
4) KITCHEN FEATURES: NOT AVAILABLE
5) BATHROOM / POWDER ROOM FEATURES: NOT AVAILABLE
6) COMMON ROOM FEATURES (DINING & LIVING): NOT AVAILABLE
7) BEDROOM FEATURES: NOT AVAILABLE
8) LAUNDRY AREA FEATURES: NOT AVAILABLE
9) OTHER FEATURES: NOT AVAILABLE

NOTE:
PROVIDE TEMPORARY STREET SIGNAGE PER CLOVIS FIRE DEPARTMENT STANDARD #35. IN LARGE BOLD TYPE, NOTE THAT TEMPORARY STREET SIGNS ARE REQUIRED TO BE INSTALLED PRIOR TO CALLING FOR ANY INSPECTION. NOTE THAT THE SIGN BACKING MATERIAL IS REQUIRED TO BE 4" HIGH WITH REFLECTORIZED MATERIAL. THE STREET NAMES SHALL BE IN BLACK LETTERING 4" IN HEIGHT AND THE BLOCK NUMBERING SHALL BE 2" IN HEIGHT IN BLACK. THE BOTTOM OF THE STREET SIGN SHALL BE 9'-0" MIN. FROM GRADE.

NOTE:
IF ANY FEATURES OF THIS HOME ARE TO COMPLY WITH THE UNIVERSAL DESIGN HANDICAPPED STANDARDS UNDER THE STATE OF CALIFORNIA AB 1400, CHAPTER 148 OF 2003, AN ADDENDUM OF SUCH CHANGES SHALL BE SUBMITTED TO THE CLOVIS BUILDING DEPARTMENT AND A SEPARATE PERMIT SHALL BE ISSUED FOR SUCH CHANGES.



TYPICAL SITE PLAN
SCALE: 1/8"=1'-0"



SW SWALE DETAIL (N.T.S.) [CRC-R401.3]

THE GENERAL CONTRACTOR AND THE SUB-CONTRACTORS SHALL STUDY ALL PLANS THOROUGHLY PRIOR TO THE START OF ANY CONSTRUCTION. PLEASE CONTACT THE DESIGNER IF ANY DISCREPANCIES ARE FOUND TO ENABLE A SOLUTION PRIOR TO THE START OF CONSTRUCTION. THE DESIGNER SHALL NOT BE HELD LIABLE FOR ANY ERRORS OR OMMISSIONS.

ELEVATION – A & C (NO PATIO)	SPN 2683-2016
STANDARD – A & C	
TOTAL LIVING AREA:	1427 SQ.FT.
GARAGE:	413 sq.ft.
COVERED PORCH:	35 sq.ft.

ELEVATION – B (NO PATIO)	SPN 2684-2016
STANDARD – B	
TOTAL LIVING AREA:	1427 SQ.FT.
GARAGE:	413 sq.ft.
COVERED PORCH:	47 sq.ft.

ELEVATION – A & C (WITH PATIO)	SPN 2685-2016
OPTIONAL PATIO – A & C	
TOTAL LIVING AREA:	1427 SQ.FT.
GARAGE:	413 sq.ft.
COVERED PORCH:	35 sq.ft.
OPTIONAL COVERED PATIO:	113 SQ.FT.

ELEVATION – B (WITH PATIO)	SPN 2686-2016
OPTIONAL PATIO – B	
TOTAL LIVING AREA:	1427 SQ.FT.
GARAGE:	413 sq.ft.
COVERED PORCH:	47 sq.ft.
OPTIONAL COVERED PATIO:	113 SQ.FT.

CITY OF CLOVIS RSPR 16-14

NOTE:
LANDSCAPE IMPROVEMENTS WILL TRIGGER THE REQUIREMENTS OF WELO (CITY OF CLOVIS MUNICIPAL CODE CHAPTER 6.5).
THE REQUIREMENTS OF WELO IN THE LANDCSAPE DESIGN PACKAGE SHALL BE MET AND A PERMIT FOR THE INSTALLATION OF THE IRRIGATION SYSTEM IS REQUIRED.
*IF THE BUILDER INTENDS TO INSTALL THE LANDSCAPING AND IRRIGATION SYSTEM AS PART OF THIS PROJECT, A PLAN IS REQUIRED TO BE SUBMITTED FOR REVIEW.
* ANY LANDSCAPING THAT MAY BE DONE WILL REQUIRE A SEPARATE PERMIT.

SITE DRAINAGE:
R401.3 DRAINAGE:
SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.

EXCEPTION:
WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.

STRUCTURAL DATA:
ROOF DEAD AND LIVE LOADS:
DEAD LOAD = 24.00 PSF
LIVE LOAD = 19.00 PSF
DESIGN WIND SPEED: [R301.2.1.3] WIND SPEED CONVERSION
V(ult) = 110 MPH
V(asd)= 85 MPH
EXPOSURE [C]
FOUNDATION / SOIL DESIGN PARAMETERS, INCLUDING ALLOWABLE SOIL PRESSURES: 1,500 PSF
SEISMIC IMPORTANCE FACTOR: II STANDARD [1.0]
SITE SOIL CLASS [D]

INDEX TO DRAWINGS

A-1	COVER SHEET / SITE PLAN
GB.1	2016 CALIFORNIA GREEN BUILDING STANDARDS, CHAPTER 4, RESIDENTIAL MANDATORY MEASURES
GB.2	2016 CALIFORNIA GREEN BUILDING STANDARDS, CHAPTER 4, RESIDENTIAL MANDATORY MEASURES
A-2	FLOOR PLAN - A & C
A2.1	FLOOR PLAN - B
A-3	EXTERIOR ELEVATIONS - A
A-4	EXTERIOR ELEVATIONS - B
A-5	EXTERIOR ELEVATIONS - C
A5.1	EXTERIOR ELEVATIONS - STONE VENEER OPTIONS
A-6	BUILDING SECTIONS - A
A-7	BUILDING SECTIONS - B & C
E-0	ELECTRICAL NOTES
E-1	ELECTRICAL PLAN
M-1	MECHANICAL PLAN
EN.1	ENERGY COMPLIANCE (CF-1R)
S-1	SHEAR WALL PLAN
S-2	FOUNDATION PLAN - A
S2.1	FOUNDATION PLAN - A (REVERSED)
S2.2	FOUNDATION PLAN - B
S2.3	FOUNDATION PLAN - B (REVERSED)
S2.4	FOUNDATION PLAN - C
S2.5	FOUNDATION PLAN - C (REVERSED)
S-3	ROOF FRAMING PLAN - A
S3.1	ROOF FRAMING PLAN - A (REVERSED)
S-4	ROOF FRAMING PLAN - B
S4.1	ROOF FRAMING PLAN - B (REVERSED)
S-5	ROOF FRAMING PLAN - C
S5.1	ROOF FRAMING PLAN - C (REVERSED)
D-1	CONSTRUCTION DETAILS
D-2	STRUCTURAL DETAILS
D-3	CUTTING, BORING & NOTCHING DETAILS
NS.1	NAILING SCHEDULE
P-1	FIRE SPRINKLER PLAN
P-2	PLUMBING PLAN
P-3	FIRE SPRINKLER DETAILS

PROJECT DATA:

FOOTAGE: TOTAL LIVING AREA	1427 SQ.FT.
FOOTAGE: GARAGE	413 SQ.FT.
FOOTAGE: PORCH	47 SQ.FT.
FOOTAGE: PATIO OPTION	113 SQ.FT.
OCCUPANCY: R-3/U	
CONSTRUCTION TYPE: VB	

PLAN NO. 1427
W/ 2.0 KW PV SYSTEM
TRACT NO. 6186

BUILDER:
WATHEN-CASTANOS PETERSON HOMES, INC.
1446 TOLLHOUSE RD. SUITE 103
CLOVIS, CA. 93611 (559) 432-8181
LICENSE NO. 994581
ENGINEER:
PLATINUM ENGINEERING SOLUTIONS, INC, NASER SALEM, S.E.
10648 N. HWY 41, MADERA, CA. 93638
(559)439-0500

DATE DRAWN: 2-2019
REVISIONS: DATE:
DATE:
DATE:

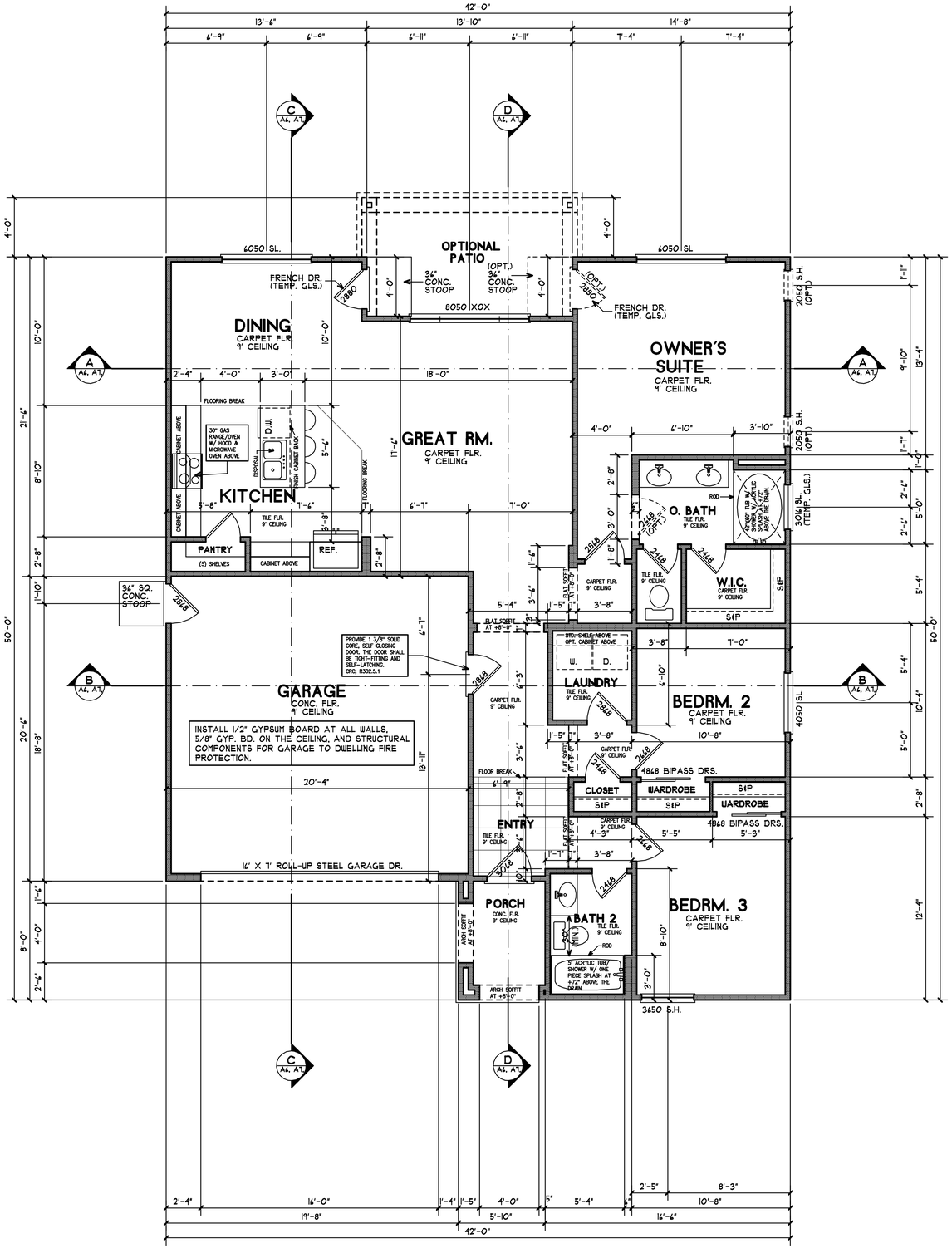
GENERAL NOTES:

1. ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE FOLLOWING CODES AS ADOPTED BY THE STATE OF CALIFORNIA:
   2016 CALIFORNIA RESIDENTIAL CODE
   2016 CALIFORNIA BUILDING CODE
   2016 CALIFORNIA PLUMBING CODE
   2016 CALIFORNIA MECHANICAL CODE
   2016 CALIFORNIA ELECTRICAL CODE
   2016 CALIFORNIA FIRE CODE
   2016 CALIFORNIA ENERGY CODE
   2016 CALIFORNIA GREEN BUILDING STANDARDS
2. THESE PLANS AND RELATED DOCUMENTS MUST BE AVAILABLE AT THE JOB SITE DURING ANY INSPECTION ACTIVITY.
3. STREET ADDRESS AND NUMBER SHALL BE POSTED PRIOR TO THE FIRST INSPECTION. ADDRESS NUMBERS SHALL BE A MINIMUM OF 4-INCHES (102 mm) HIGH WITH A MINIMUM STROKE WIDTH OF 1/2-INCH. (2013 CRC R106.1.1, R319.1 & CLOVIS FIRE DEPARTMENT STANDARD #14.
4. PROJECTS LOCATED IN THE FLOOD HAZARD AREA SHALL HAVE A FINISHED FLOOR ELEVATION OF NOT LESS THAN 1' ABOVE THE 100 YEAR FLOOD LEVEL.
5. ALL SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A REGISTERED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR.
6. REPAIR ALL DAMAGED ON-SITE OR OFF-SITE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
7. THERE SHALL BE NO ON-SITE WATER RETENTION.
8. THERE SHALL BE NO DRAINAGE TO ADJACENT PROPERTIES.
9. GRADE DIFFERENTIALS SHALL BE SUPPORTED BY AN APPROVED RETAINING WALL IF GREATER THAN 12".
10. ALL WORK PERFORMED IN PUBLIC RIGHTS OF WAY SHALL COMPLY WITH ADOPTED STANDARDS OF PUBLIC WORKS DEPARTMENT. A STREET WORK PERMIT IS REQUIRED FOR ALL SUCH WORK.
11. CHEMICAL TOILET IS REQUIRED ON SITE DURING THE CONSTRUCTION.
12. PROVIDE A MINUMUM SLOPE OF .5% FOR THE ENTIRE SITE.
13. MOISTURE CONTENT VERIFICATION: [CRC R109.1.4.1] MOISTURE CONTENT OF FRAMING MEMBERS SHALL BE VERIFIED IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.5.
14. OPERATION AND MAINTENANCE MANUAL: [CRC R109.1.6.2] AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY SHALL BE PLACED IN THE BUILDING IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.4.
15. STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION: [CRC R300.1] PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.1.
16. GRADING AND PAVING: [CRC R300.2] CONSTRUCTION PLANS SHALL INDICATE HOW THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FROM ENTERING BUILDINGS IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.1.
17. POLLUTANT CONTROL [CRC R330.1]: FINISH MATERIALS INCLUDING ADHESIVES, SEALANTS, CAULKS, PAINTS AND COATINGS, AEROSOL PAINTS AND COATINGS, CARPET SYSTEMS, CARPET CUSHION, CARPET ADHESIVE, RESILIENT FLOORING SYSTEMS AND COMPOSITE WOOD PRODUCTS SHALL MEET VOLATILE ORGANIC COMPOUND (VOC) EMISSION LIMITS IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.5.

WATHEN CASTANOS HOMES, INC.
1446 Tollhouse Rd. Suite 103, Clovis, Ca. 93611
(559) 432-8181

RON POPE & ASSOCIATES
CELEBRATING OUR 34th YEAR
468 W. KENOSHA AVE. CLOVIS, CA. 93619
(559) 392-2706
E-MAIL: ron.pope1017@yahoo.com

PLAN NO. 1427 | JOB NO: JB:1427
DRAWN BY: RON POPE | SHEET NO: A-1
SCALE: 1/4" = 1'-0"



2016 CALIFORNIA GREEN BUILDING STANDARDS:

NOTE:
REFER TO SHEET GB.1 & GB.2 FOR THE MANDATORY REQUIREMENTS FOR MEETING THE CALIFORNIA GREEN BUILDING STANDARDS. CHAPTER 4, RESIDENTIAL MANDATORY FEATURES.

NOTE:
"REGISTERED" COPIES OF THE CF-6R AND CF-4R FORMS SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY CERTIFIED BY THE INSTALLER(S) FOR THE CF-6R FORM, AND THE HERS RATER, FOR THE FIELD VERIFICATION AND DIAGNOSTIC TESTING ON THE CF-4R FORM.
[CEES SECTION 10-103(a) AND 10-103(a)(5)]

NOTE:
BATHROOM EXHAUST FANS: [CRC R303.3.1]
EACH BATHROOM CONTAINING A BATHTUB, SHOWER, OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED FOR PURPOSES OF HUMIDITY CONTROL IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE, CHAPTER 4; AND THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION4.5.

NOTE:
A SHEET ROCK NAILING INSPECTION IS REQUIRED. PER [CRC R109.1.4.1 & CBC 110.3.5]

SEE TABLE R702.3.5 GYPSUM BOARD NAILING SCHEDULE ON SHEET NS.1

SEE CRC TABLE R602.3(1) & TABLE R602.3(2) FOR NAILING SCHEDULE ON SHEET NS.1

NOTE:
ALL FASTENERS AND CONNECTORS THAT ARE IN DIRECT CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. [CRC R317.3.1]

GLAZING:
[CRC R308.4.5] HAZARDOUS LOCATIONS

5. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE

NOTE:
18" DEEP WINDOWS ABOVE A TUB & SHOWER LOCATION ARE NOT REQUIRED TO HAVE TEMPERED GLASS. THE SILL HEIGHT MEASURED VERTICALLY FROM THE STANDING SURFACE EXCEEDS 60".

TANKLESS WATER HEATER REQUIREMENTS:
1. WATER HEATERS LOCATED IN ATTICS SHALL BE PROVIDED WITH A 26 GAUGE SHEET METAL PAN WITH A MINIMUM LIP OF 2" AND A MINIMUM OF 3/4" DRAIN EXTENDING TO THE EXTERIOR OF THE STRUCTURE. THE PAN SHALL EXTEND A MINIMUM OF 6" BEYOND THE APPLIANCE ON ALL SIDES [CURRENT CPC CODE]
2. THE T & P RELIEF VALVE HAVING A FULL SIZED DRAIN OF GALV. STEEL OF HARD DRAWN COPPER TO THE OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE NOT MORE THAN 2' OR LESS THAN 6" ABOVE THE GRADE, POINTING DOWNWARD, THE TERMINAL END BEING UNTHREADED. [CPC 608.5]

PLUMBING REQUIREMENTS:
1. ALL SHOWER AND TUB/SHOWER VALVES MUST BE PRESSURE BALANCE AND/OR THERMOSTATIC MIXING TYPES. THE DEVICE IS REQUIRED TO LIMIT THE WATER TEMPERATURE TO A MAXIMUM OF 120 DEGREES. [CURRENT CPC CODE]
2. PROVIDE NON-REMOVABLE TYPE BACKFLOW PREVENTION DEVICE REQUIRED ON ALL HOSE BIBS. [CPC 603.4.6]
3. ALL EQUIPMENT IN THE POTABLE WATER DELIVERY SYSTEM MUST MEET THE CALIFORNIA AB1953 LEAD FREE REQUIREMENTS. THIS APPLIES TO ALL PIPING, FIXTURES AND FITTINGS. ALL OF THE ABOVE NOTED ITEMS ARE NOT PERMITTED TO EXCEED 0.25% LEAD CONTENT.

NOTE:
WATER CLOSETS SHALL BE CAPABLE OF USING A MAXIMUM OF 1.28 GALLONS PER FLUSH. [CPC 403.2.1]

VENTILATION FOR INDOOR AIR QUALITY:
[CALIFORNIA ENERGY CODE, SECTION 150.0]

0) ALL DWELLING UNITS SHALL MEET THE REQUIREMENTS OF ASHRAE STANDARD 62.2. VENTILATION AND ACCEPTABLE INDOOR QUALITY IN LOW RISE RESIDENTIAL BUILDINGS. WINDOW OPERATION IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED IN SECTION SECTION 4 OF THAT ASHRAE STANDARD 62.2. CONTINUOUS OPERATION OF CENTRAL FORCED AIR SYSTEM AIR HANDLERS USED IN CENTRAL FAN INTEGRATED VENTILATION SYSTEMS IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED IN SECTION 4 OF ASHRAE STANDARD 62.2. ADDITIONALLY, ALL DWELLING UNITS SHALL MEET THE FOLLOWING REQUIREMENTS:
   1. FIELD VERIFICATION AND DIAGNOSTIC TESTING:
      A. AIRFLOW PERFORMANCE. THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED BY SECTION 4 OF ASHRAE STANDARD 62.2 SHALL BE CONFIRMED THROUGH FIELD VERIFICATION AND DIAGNOSTIC TESTING IN ACCORDANCE WITH THE APPLICABLE PROCEDURES SPECIFIED IN REFERENCE RESIDENTIAL APPENDIX RA3.7.

HERS INSPECTION REQUIREMENTS:
BUILDING-LEVEL VERIFICATIONS:
* HIGH QUALITY INSULATION INSPECTION (QII)
* IAQ MECHANICAL VENTILATION

COOLING SYSTEM VERIFICATIONS:
* MINIMUM AIRFLOW
* VERIFIED EER
* VERIFIED SEER
* FAN EFFICACY WATTS/CFM

HVAC DISTRIBUTION SYSTEM VERIFICATIONS:
* DUCT SEALING

DOMESTIC HOT WATER SYSTEM VERIFICATIONS:
* NONE

SPECIAL FEATURES:
* PV SYSTEM: 2.0 kWdc
* NON-STANDARD ROOF REFLECTANCE

ENERGY COMPLIANCE

ROOF REFLECTANCE:	0.17
ROOF EMITTANCE:	0.91
RADIANT BARRIER:	YES
ATTIC VENTILATION:	1/150
HIGH PERFORMANCE ATTIC:	NO
RAFTERS / TOP CHORD OF TRUSSES	NO INSULATION
CEILING	R-38
2X4 EXTERIOR WALLS	R-13 + R4 RIGID FOAM
UNDERNEATH FAU PLATFORM:	R-30
DUCTS	R-8 (SEALED & TESTED)
HEAT PUMP EFFICIENCY	9
COOLING SEER / EER:	16.0 / 13.0
TANKLESS WATER HEATER	0.82
GLAZING REQUIREMENTS:	
U-VALUES:	SHGC VALUES:
OPENABLE: 0.29	OPENABLE: 0.22
FIXED: 0.25	FIXED: 0.25
SLIDING GLASS DOORS: 0.28	SLIDING GLASS DOORS: 0.21
FRENCH DOORS: 0.33	FRENCH DOORS: 0.25
HERS VERIFICATION: (REQUIRED)	

FLOOR AREA

TOTAL LIVING AREA:	1427 SQ.FT.
GARAGE:	413 sq.ft.
COVERED PORCH:	47 sq.ft.
OPTIONAL COVERED PATIO:	113 SQ.FT.

FLOOR PLAN - B

DATE DRAWN: 2-2019
REVISIONS: DATE:
DATE:
DATE:

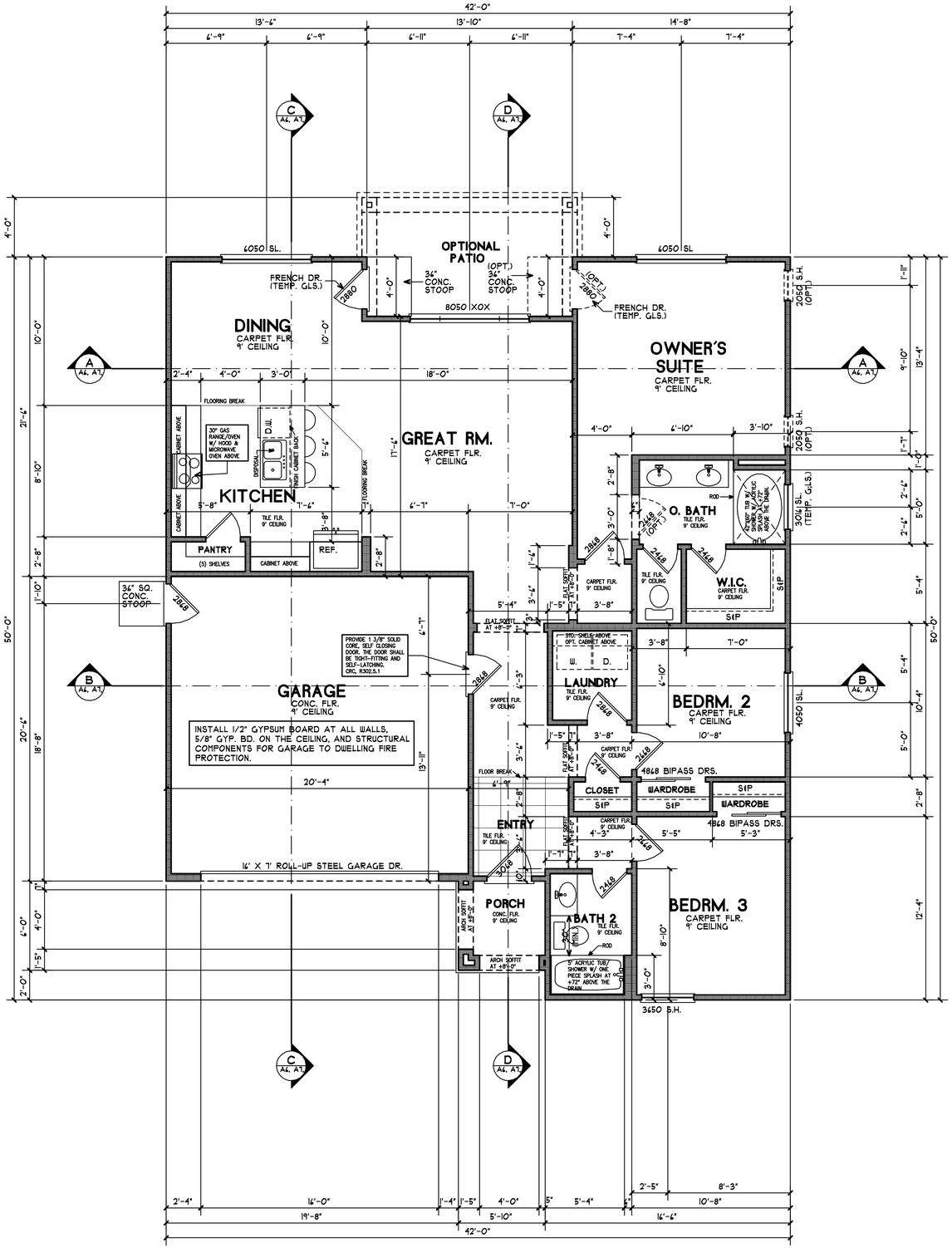
GENERAL NOTES:

1. WATER CLOSET COMPARTMENTS MUST HAVE 30" WIDTH AND 24" CLEAR IN FRONT OF THE WATER CLOSET. [CRC R307.1]
2. THE WALL SURFACE BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SUBJECT TO WATER SPLASH ARE CONSTRUCTED OF MATERIALS NOT ADVERSELY AFFECTED BY WATER. INSTALL FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS. WATER RESISTANT GYPSUM BOARD IS NO LONGER PERMITTED TO BE USED IN THESE LOCATIONS. [CRC R702.4.2]
3. THE DOOR BETWEEN THE GARAGE AND THE DWELLING IS REQUIRED TO HAVE (3) HINGES, TWO OF WHICH ARE TO BE SELF-CLOSING TYPE.
4. ALL SLEEPING ROOMS SHALL BE PROVIDED WITH AT LEAST ONE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE. WINDOWS SHALL HAVE A CLEAR OPENING OF 5.7 SQ. FT. AND MINIMUM OPENINGS OF 20" WIDE AND 24" HIGH, (CLEAR). [CRC R310.1]
5. THE SILL HEIGHT OF WINDOWS IN ANY SLEEPING ROOM SHALL NOT EXCEED 44" FROM THE BOTTOM OF THE CLEAR OPENING. [CRC R310.1]
6. SAFETY GLAZING SHALL BE APPROVED IN THE FOLLOWING APPLICATIONS:
   A. SHOWER DOORS
   B. WINDOWS LOCATED IN OR ADJACENT TO A DOOR, WITHIN A 24" ARC OF DOOR.
   C. WINDOWS GREATER THAN 18" WIDE AND CLOSER THAN 18" TO THE FLOOR.
   D. ALL PATIO AND SLIDING GLASS DOORS.
   [CRC R308.4.2]
7. SAFETY GLAZING ON DOORS OR WINDOWS SHALL BE LABELED AS SUCH FOR INSPECTION PURPOSES.
8. PROVIDE EXHAUST VENTILATION FOR THE COOKTOP TO THE EXTERIOR OF THE BUILDING.
   A) PROVIDE APPROVED EXHAUST DUCT UNDER SLAB OR FLOOR FOR INDUCTION TYPE, (DOWN DRAFT) EXHAUST VENTS.
   B) THE VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT.
9. BATHTUB AND SHOWER SPACES:
   BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
10. THE MINIMUM WIDTH OF A SHOWER DOOR SHALL BE 22".
11. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS AT JOB SITE FOR ALL CIRCULATING TYPE TUBS. (SEE CEC 680.74)
12. PROVIDE A 12"X12" TUB MOTOR ACCESS HATCH WHEN INSTALLING A CIRCULATING TYPE TUB.
13. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR MANUFACTURED FIREPLACES AT THE TIME OF THE FRAMING INSPECTION.
14. BLOWN OR POURED TYPE INSULATION SHALL ONLY BE INSTALLED IN ATTIC SPACES WHERE THE SLOPE OF THE CEILING DOES NOT EXCEED MORE THAN 2.5:12 PITCH.
15. GAS VENTS TO TERMINATE NOT LESS THAN 4' FROM OPENINGS OR PROPERTY LINES, AND NOT LESS THAN 12" FROM A DOOR, OPENABLE WINDOW OR GRAVITY AIR INLET.
16. ALL EQUIPMENT IN POTABLE WATER DELIVERY SYSTEM MUST MEET THE CALIFORNIA AB1953 LEAD FREEE REQUIREMENTS. THIS APPLIES TO ALL PIPING, FIXTURES AND FITTINGS. ALL OF THE ABOVE NOTED ITEMS ARE NOT PERMITTED TO EXCEED 0.25% LEAD CONTENT.

CALIFORNIA ENERGY NOTES:
1. THE BUILDER SHALL PROVIDE THE ORIGINAL OCCUPANT WITH A LIST OF THE HEATING, COOLING, WATER HEATING SYSTEMS AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.
2. A COMPLETED CF-4R FORM SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY THE CERTIFIED HERS RATER, FOR FIELD VERIFICATION AND DIAGNOSTIC TESTING.
3. AFTER INSTALLING WATER HEATING SYSTEMS, FENESTRATION, AND HVAC EQUIPMENT, THE INSTALLER SHALL SUBMIT THE "REGISTERED" INSTALLATION CERTIFICATE (CF-6R FORM), COMPLETED AND SIGNED BY THE INSTALLER, LISTING THE EQUIPMENT INSTALLED, (MANUFACTURER, MODEL, AND EFFICIENCIES, U-VALUES AND SHGC-VALUES, ETC.) AND THAT IT MEETS OR EXCEEDS THE REQUIREMENTS OF THE ENERGY DOCUMENTATION. (CEES SECTION 10-103(a)(3)).

RON POPE & ASSOCIATES
468 W. KENOSHA AVE. CLOVIS, CA. 93619
(559) 392-2706
E-MAIL: ron.pope1017@yahoo.com

PLAN NO. 1427
JOB NO: JB:1427
DRAWN BY: RON POPE
SHEET NO: A2.1
SCALE: 1/4" = 1'-0"



FLOOR PLAN - A & C

2016 CALIFORNIA GREEN BUILDING STANDARDS:
NOTE:
REFER TO SHEET GB.1 & GB.2 FOR THE MANDATORY REQUIREMENTS FOR MEETING THE CALIFORNIA GREEN BUILDING STANDARDS. CHAPTER 4, RESIDENTIAL MANDATORY FEATURES.

NOTE:
"REGISTERED" COPIES OF THE CF-6R AND CF-4R FORMS SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY CERTIFIED BY THE INSTALLER(S) FOR THE CF-6R FORM, AND THE HERS RATER, FOR THE FIELD VERIFICATION AND DIAGNOSTIC TESTING ON THE CF-4R FORM.
[CEES SECTION 10-103(a) AND 10-103(a)(5)]

NOTE:
BATHROOM EXHAUST FANS: [CRC R303.3.1]
EACH BATHROOM CONTAINING A BATHTUB, SHOWER, OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED FOR PURPOSES OF HUMIDITY CONTROL IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE, CHAPTER 4; AND THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION4.5.

NOTE:
A SHEET ROCK NAILING INSPECTION IS REQUIRED. PER [CRC R109.1.4.1 & CBC 110.3.5]

SEE TABLE R702.3.5 GYPSUM BOARD NAILING SCHEDULE ON SHEET NS.1

SEE CRC TABLE R602.3(1) & TABLE R602.3(2) FOR NAILING SCHEDULE ON SHEET NS.1

NOTE:
ALL FASTENERS AND CONNECTORS THAT ARE IN DIRECT CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. [CRC R317.3.1]

GLAZING:
[CRC R308.4.5] HAZARDOUS LOCATIONS

5. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE

NOTE:
18" DEEP WINDOWS ABOVE A TUB & SHOWER LOCATION ARE NOT REQUIRED TO HAVE TEMPERED GLASS. THE SILL HEIGHT MEASURED VERTICALLY FROM THE STANDING SURFACE EXCEEDS 60".

TANKLESS WATER HEATER REQUIREMENTS:
1. WATER HEATERS LOCATED IN ATTICS SHALL BE PROVIDED WITH A 26 GAUGE SHEET METAL PAN WITH A MINIMUM LIP OF 2" AND A MINIMUM OF 3/4" DRAIN EXTENDING TO THE EXTERIOR OF THE STRUCTURE. THE PAN SHALL EXTEND A MINIMUM OF 6" BEYOND THE APPLIANCE ON ALL SIDES [CURRENT CPC CODE]
2. THE T & P RELIEF VALVE HAVING A FULL SIZED DRAIN OF GALV. STEEL OF HARD DRAWN COPPER TO THE OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE NOT MORE THAN 2' OR LESS THAN 6" ABOVE THE GRADE, POINTING DOWNWARD, THE TERMINAL END BEING UNTHREADED. [CPC 608.5]

PLUMBING REQUIREMENTS:
1. ALL SHOWER AND TUB/SHOWER VALVES MUST BE PRESSURE BALANCE AND/OR THERMOSTATIC MIXING TYPES. THE DEVICE IS REQUIRED TO LIMIT THE WATER TEMPERATURE TO A MAXIMUM OF 120 DEGREES. [CURRENT CPC CODE]
2. PROVIDE NON-REMOVABLE TYPE BACKFLOW PREVENTION DEVICE REQUIRED ON ALL HOSE BIBS. [CPC 603.4.6]
3. ALL EQUIPMENT IN THE POTABLE WATER DELIVERY SYSTEM MUST MEET THE CALIFORNIA AB1953 LEAD FREE REQUIREMENTS. THIS APPLIES TO ALL PIPING, FIXTURES AND FITTINGS. ALL OF THE ABOVE NOTED ITEMS ARE NOT PERMITTED TO EXCEED 0.25% LEAD CONTENT.

NOTE:
WATER CLOSETS SHALL BE CAPABLE OF USING A MAXIMUM OF 1.28 GALLONS PER FLUSH. [CPC 403.2.1]

VENTILATION FOR INDOOR AIR QUALITY:
[CALIFORNIA ENERGY CODE, SECTION 150.0]

0) ALL DWELLING UNITS SHALL MEET THE REQUIREMENTS OF ASHRAE STANDARD 62.2. VENTILATION AND ACCEPTABLE INDOOR QUALITY IN LOW RISE RESIDENTIAL BUILDINGS. WINDOW OPERATION IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED IN SECTION SECTION 4 OF THAT ASHRAE STANDARD 62.2. CONTINUOUS OPERATION OF CENTRAL FORCED AIR SYSTEM AIR HANDLERS USED IN CENTRAL FAN INTEGRATED VENTILATION SYSTEMS IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED IN SECTION 4 OF ASHRAE STANDARD 62.2. ADDITIONALLY, ALL DWELLING UNITS SHALL MEET THE FOLLOWING REQUIREMENTS:

1. FIELD VERIFICATION AND DIAGNOSTIC TESTING:
   A. AIRFLOW PERFORMANCE. THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED BY SECTION 4 OF ASHRAE STANDARD 62.2 SHALL BE CONFIRMED THROUGH FIELD VERIFICATION AND DIAGNOSTIC TESTING IN ACCORDANCE WITH THE APPLICABLE PROCEDURES SPECIFIED IN REFERENCE RESIDENTIAL APPENDIX RA3.7.

HERS INSPECTION REQUIREMENTS:
BUILDING-LEVEL VERIFICATIONS:
* HIGH QUALITY INSULATION INSPECTION (QII)
* IAQ MECHANICAL VENTILATION
COOLING SYSTEM VERIFICATIONS:
* MINIMUM AIRFLOW
* VERIFIED EER
* VERIFIED SEER
* FAN EFFICACY WATTS/CFM
HVAC DISTRIBUTION SYSTEM VERIFICATIONS:
* DUCT SEALING
DOMESTIC HOT WATER SYSTEM VERIFICATIONS:
* NONE
SPECIAL FEATURES:
* PV SYSTEM: 2.0 kWdc
* NON-STANDARD ROOF REFLECTANCE

ENERGY COMPLIANCE

ROOF REFLECTANCE:	0.17
ROOF EMITTANCE:	0.91
RADIANT BARRIER:	YES
ATTIC VENTILATION:	1/150
HIGH PERFORMANCE ATTIC:	NO
RAFTERS / TOP CHORD OF TRUSSES	NO INSULATION
CEILING	R-38
2X4 EXTERIOR WALLS	R-13 + R4 RIGID FOAM
UNDERNEATH FAU PLATFORM:	R-30
DUCTS	R-8 (SEALED & TESTED)
HEAT PUMP EFFICIENCY	9
COOLING SEER / EER:	16.0 / 13.0
TANKLESS WATER HEATER	0.82
GLAZING REQUIREMENTS:	
U-VALUES:	SHGC VALUES:
OPENABLE: 0.29	OPENABLE: 0.22
FIXED: 0.25	FIXED: 0.25
SLIDING GLASS DOORS: 0.28	SLIDING GLASS DOORS: 0.21
FRENCH DOORS: 0.33	FRENCH DOORS: 0.25
HERS VERIFICATION: (REQUIRED)	

FLOOR AREA

TOTAL LIVING AREA:	1427 SQ.FT.
GARAGE:	413 sq.ft.
COVERED PORCH:	35 sq.ft.
OPTIONAL COVERED PATIO:	113 SQ.FT.

DATE DRAWN: 2-2019
REVISIONS: DATE:
DATE:
DATE:

DESIGNER SINCE 1985

GENERAL NOTES:

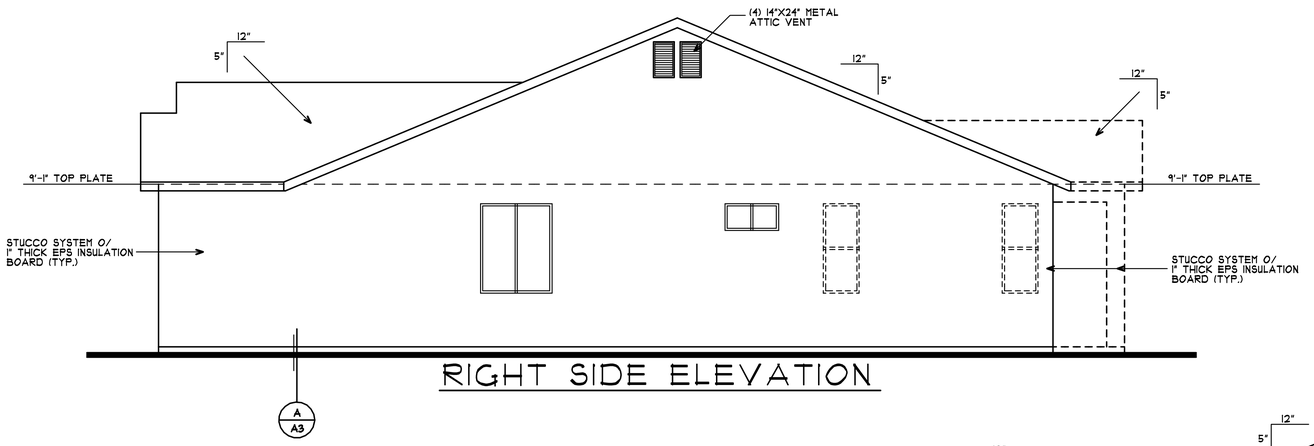
1. WATER CLOSET COMPARTMENTS MUST HAVE 30" WIDTH AND 24" CLEAR IN FRONT OF THE WATER CLOSET. [CRC R307.1]
2. THE WALL SURFACE BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SUBJECT TO WATER SPLASH ARE CONSTRUCTED OF MATERIALS NOT ADVERSELY AFFECTED BY WATER. INSTALL FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS. WATER RESISTANT GYPSUM BOARD IS NO LONGER PERMITTED TO BE USED IN THESE LOCATIONS. [CRC R702.4.2]
3. THE DOOR BETWEEN THE GARAGE AND THE DWELLING IS REQUIRED TO HAVE (3) HINGES, TWO OF WHICH ARE TO BE SELF-CLOSING TYPE.
4. ALL SLEEPING ROOMS SHALL BE PROVIDED WITH AT LEAST ONE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE. WINDOWS SHALL HAVE A CLEAR OPENING OF 5.7 SQ. FT. AND MINIMUM OPENINGS OF 20" WIDE AND 24" HIGH, (CLEAR). [CRC R310.1]
5. THE SILL HEIGHT OF WINDOWS IN ANY SLEEPING ROOM SHALL NOT EXCEED 44" FROM THE BOTTOM OF THE CLEAR OPENING. [CRC R310.1]
6. SAFETY GLAZING SHALL BE APPROVED IN THE FOLLOWING APPLICATIONS:
   A. SHOWER DOORS
   B. WINDOWS LOCATED IN OR ADJACENT TO A DOOR, WITHIN A 24" ARC OF DOOR.
   C. WINDOWS GREATER THAN 18" WIDE AND CLOSER THAN 18" TO THE FLOOR.
   D. ALL PATIO AND SLIDING GLASS DOORS.
   [CRC R308.4.2]
7. SAFETY GLAZING ON DOORS OR WINDOWS SHALL BE LABELED AS SUCH FOR INSPECTION PURPOSES.
8. PROVIDE EXHAUST VENTILATION FOR THE COOKTOP TO THE EXTERIOR OF THE BUILDING.
   A) PROVIDE APPROVED EXHAUST DUCT UNDER SLAB OR FLOOR FOR INDUCTION TYPE, (DOWN DRAFT) EXHAUST VENTS.
   B) THE VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT.
9. BATHTUB AND SHOWER SPACES:
   BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
10. THE MINIMUM WIDTH OF A SHOWER DOOR SHALL BE 22".
11. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS AT JOB SITE FOR ALL CIRCULATING TYPE TUBS. (SEE CEC 680.74)
12. PROVIDE A 12"X12" TUB MOTOR ACCESS HATCH WHEN INSTALLING A CIRCULATING TYPE TUB.
13. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR MANUFACTURED FIREPLACES AT THE TIME OF THE FRAMING INSPECTION.
14. BLOWN OR POURED TYPE INSULATION SHALL ONLY BE INSTALLED IN ATTIC SPACES WHERE THE SLOPE OF THE CEILING DOES NOT EXCEED MORE THAN 2.5:12 PITCH.
15. GAS VENTS TO TERMINATE NOT LESS THAN 4' FROM OPENINGS OR PROPERTY LINES, AND NOT LESS THAN 12" FROM A DOOR, OPENABLE WINDOW OR GRAVITY AIR INLET.
16. ALL EQUIPMENT IN POTABLE WATER DELIVERY SYSTEM MUST MEET THE CALIFORNIA AB1953 LEAD FREEE REQUIREMENTS. THIS APPLIES TO ALL PIPING, FIXTURES AND FITTINGS. ALL OF THE ABOVE NOTED ITEMS ARE NOT PERMITTED TO EXCEED 0.25% LEAD CONTENT.

CALIFORNIA ENERGY NOTES:

1. THE BUILDER SHALL PROVIDE THE ORIGINAL OCCUPANT WITH A LIST OF THE HEATING, COOLING, WATER HEATING SYSTEMS AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.
2. A COMPLETED CF-4R FORM SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY THE CERTIFIED HERS RATER, FOR FIELD VERIFICATION AND DIAGNOSTIC TESTING.
3. AFTER INSTALLING WATER HEATING SYSTEMS, FENESTRATION, AND HVAC EQUIPMENT, THE INSTALLER SHALL SUBMIT THE "REGISTERED" INSTALLATION CERTIFICATE (CF-6R FORM), COMPLETED AND SIGNED BY THE INSTALLER, LISTING THE EQUIPMENT INSTALLED, (MANUFACTURER, MODEL, AND EFFICIENCIES, U-VALUES AND SHGC-VALUES, ETC.) AND THAT IT MEETS OR EXCEEDS THE REQUIREMENTS OF THE ENERGY DOCUMENTATION. (CEES SECTION 10-103(a)(3)).

RON POPE & ASSOCIATES
468 W. KENOSHA AVE. CLOVIS, CA. 93619
(559) 392-2706
E-MAIL: ron.pope1017@yahoo.com

PLAN NO. 1427
JOB NO: JB:1427
DRAWN BY: RON POPE
SHEET NO: A-2
SCALE: 1/4" = 1'-0"

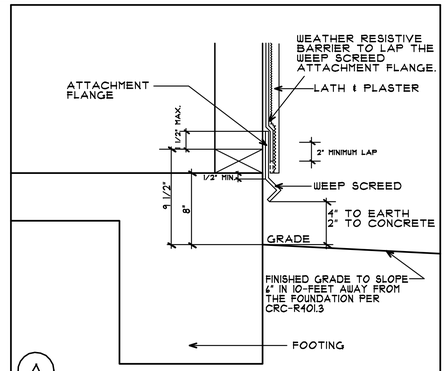


RIGHT SIDE ELEVATION

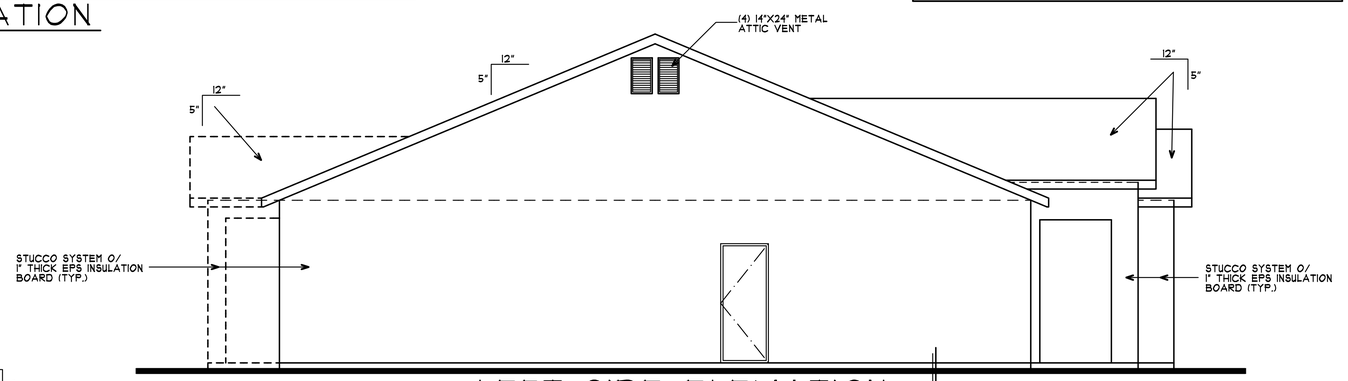
RADIANT BARRIER ROOF SHEATHING:

[RESIDENTIAL APPENDIX RA4.2.2–2013]

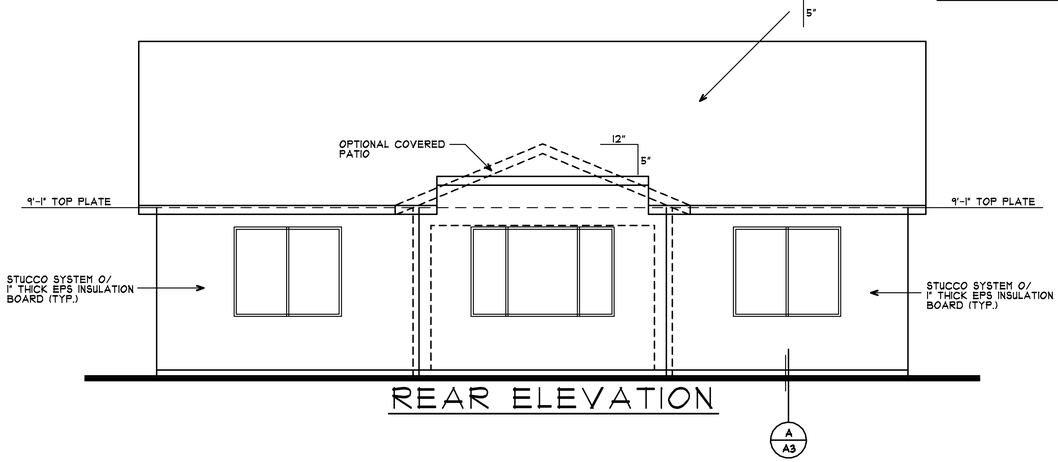
1. MANUFACTURER OF ROOF SHEATHING: LOUISIANNA PACIFIC OR EQUIVALENT.
2. MANUFACTURER APPROVAL: CA–T370 TECHSHIELD
3. THE RADIANT BARRIER SHALL BE INSTALLED TO COVER ALL GABLE END WALLS AND OTHER VERTICAL SURFACES IN THE ATTIC.
4. THE ATTIC SHALL BE VENTILATED TO:
   a) CONFORM TO THE RADIANT BARRIER MANUFACTURER'S INSTRUCTIONS.
   b) PROVIDE A MINIMUM FREE VENTILATION AREA OF NOT LESS THAN ONE SQUARE FOOT OF VENT AREA FOR EACH 150 SQUARE FEET OF ATTIC/FLOOR AREA.
   c) PROVIDE NO LESS THAN 30 PERCENT UPPER VENTS.
5. RIDGE VENTS OR GABLE END VENTS ARE RECOMMENDED TO ACHIEVE THE BEST PERFORMANCE. THE MATERIAL SHOULD BE CUT TO ALLOW FOR FULL AIRFLOW TO THE VENTING.
6. THE PRODUCT SHALL MEET ALL REQUIREMENTS FOR CALIFORNIA CERTIFIED INSULATION MATERIALS [RADIANT BARRIERS] OF THE DEPARTMENT OF CONSUMER AFFAIRS, BUREAU OF HOME FURNISHINGS AND THERMAL INSULATION, AS SPECIFIED BY CCR, TITLE 24, PART 12, CHAPTER 12–13, STANDARDS FOR INSULATING MATERIAL.
7. THE USE OF A RADIANT BARRIER SHALL BE LISTED IN THE SPECIAL FEATURES AND MODELING ASSUMPTIONS LISTINGS OF THE CERTIFICATE OF COMPLIANCE AND DESCRIBED IN DETAIL IN THE RESIDENTIAL ACM MANUAL.



TYPICAL WEEP SCREED DETAIL.



LEFT SIDE ELEVATION



REAR ELEVATION

FASCIA BOARD:

INSTALL 2X6 FASCIA BOARD (TYPICAL)

WINDOW HEADER HEIGHTS: (9'-1" PLATE)

SET ALL WINDOW HEADERS AT +8'-0" TO THE BOTTOM OF THE HEADER (TYPICAL)

* FOR 4X12 OR 6X12 DEPTH HEADERS, SET HEADER TIGHT TO THE TOP PLATE.

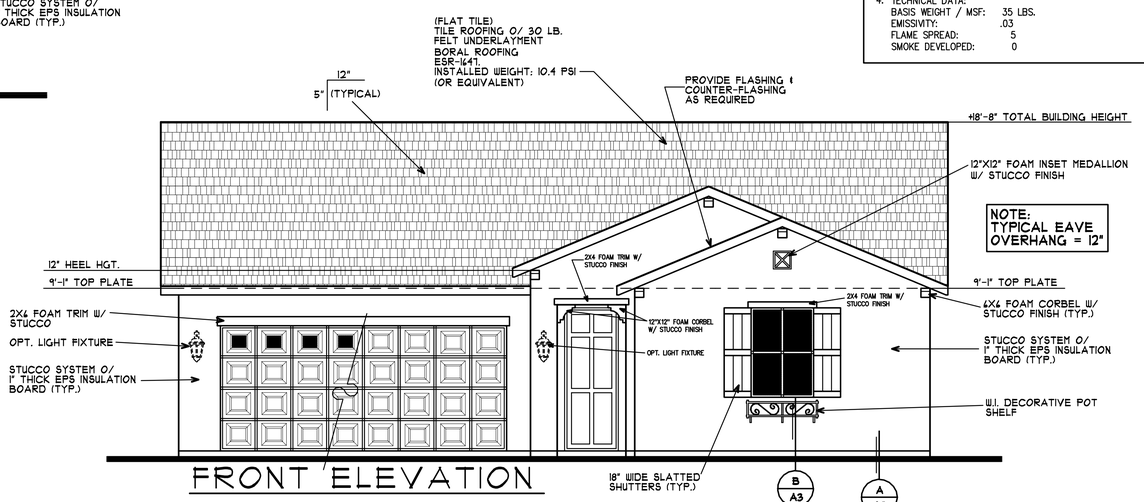
* FOR CLEAR STORY WINDOWS, SEE PLANS.

RADIANT BARRIER AT GABLE ENDS:

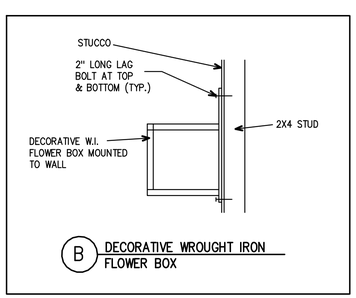
POLAR–PLY RB–GB
RADIANT BARRIER – GABLE BARRIER
LISTING #CA–T032

1. LOW–EMISSIVITY RADIANT BARRIER FOR NEW AND EXISTING RESIDENTIAL CONSTRUCTION. PROVIDES A COST SAVINGS ON AIR CONDITIONING AND DRAMATICALLY INCREASES HOME COMFORT LEVELS.
2. POLAR–PLY RB–GB IS COMMONLY USED AS A FLAME AND SMOKE BARRIER FOR 1 COAT STUCCO SYSTEMS. THIS PRODUCT IS A BARRIER BETWEEN SYSTEMS POLYSTYRENE FOAM ASSEMBLY AND ATTIC OR OTHER PLENUM AREAS SUCH AS FIREPLACE CHASES WHERE DRYWALL OR OTHER NON–COMBUSTIBLE ASSEMBLIES DO NOT OCCUR.
3. DESCRIPTION: POLAR–PLY RB–GB IS MADE OF HIGH QUALITY ALUMINUM FOIL LAMINATED TO BOTH SIDES OF 65 LB. MACHINE GLAZE KRAFT PAPER WITH A PROPRIETARY FLAME RETARDENT / WATER RESISTANT ADHESIVE. 500 SQ.FT. ROLLS STANDARD 50"X120'.
4. TECHNICAL DATA:

BASIS WEIGHT / MSF:	35 LBS.
EMISSIVITY:	.03
FLAME SPREAD:	5
SMOKE DEVELOPED:	0



FRONT ELEVATION



B DECORATIVE WROUGHT IRON FLOWER BOX

EXTERIOR ELEVATIONS – A

DATE DRAWN: 2-2019
REVISIONS: DATE:
DATE:
DATE:

GENERAL NOTES:

ELEVATION NOTES:

1. PROVIDE BITHUTHENE OR SIMILAR RUBBARIZED ASPHALT FLASHING WITHIN THE LATH ASSEMBLY OF ALL HORIZONTAL UPSIDE STUCCO SURFACES.
2. PROVIDE MIN. 1/4" PER 1'–0" SLOPE AT BALCONIES.
3. PROVIDE AN ANTI–PONDING DEVISE AT THE BOTTOM COURSE OF THE TILE ROOF IF A RAISED FASCIA BOARD IS USED.
4. PROVIDE BIRD STOP DEVICE AT BOTTOM COURSE OF TILE ROOFING TO SEAL ROOF FROM BIRDS NESTS AND FIRE INTRUSION.
5. PROVIDE TWO LAYERS OF TYPE "D" UNDERLAYMENT AT STUCCO WALLS WHERE STUCCO IS APPLIED OVER PLYWOOD SHEATHING.
6. NO EAVE VENTS ARE ALLOWED WHERE SHEAR TRANSFER IS REQUIRED AT THE FRIEZE BLOCK.
7. PROVIDE FLASHING AND COUNTER FLASHING AT ALL ROOF TO WALL AND CHIMNEY INTERSECTIONS. ALSO, PROVIDE STEPPED FLASHING WHERE THE SLOPED ROOF ABUTS THE WALL.
8. PROVIDE HIGH RIBBED METAL LATH AT ALL HORIZONTAL STUCCO SURFACES.
9. ROOF COVER ASSEMBLY CLASSIFICATION IS TO BE CERTIFIED BY THE INSTALLER BEFORE THE HOUSE CAN BE ISSUED A FINAL INSPECTION.
10. PROVIDE FOR ALL TYPES OF ROOF SHEET METAL VALLEY FLASHING WITH A 36–INCH WIDE UNDERLAYMENT DIRECTLY UNDER FLASHING AND OVER NORMAL REQUIRED UNDERLAYMENT.
11. ROOF COVERING SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT CRC AND CURRENT CFC.

EXTERIOR LATH MATERIALS:

1. WESTERN ONE KOTE SYSTEM, ESR–1607 (OR EQUIVALENT)
2. THE MAXIMUM COATING THICKNESS IS 1/2".
3. PROVIDE ONE LAYER OF GRADE "D" BUILDING PAPER, AND TWO LAYERS OVER ANY PLYWOOD SHEATHING.
4. APPLY 1" TO 1 1/2" THICK EXPANDED POLYSTYRENE (EPS) INSULATION BOARD.
5. APPLY WIRE LATH THAT COMPLIES WITH UBC TABLE NO. 47–B USE MI. 20 GAUGE, 1 INCH GALVANIZED STEEL WOVEN WIRE WIRE FABRIC.
6. CAULKING: ACRYLIC LATEX CAULKING MATERIAL COMPLYING WITH ASTM C 834.
7. ALL TRIM, SCREEDS AND CORNER REINFORCEMENT MUST HAVE GALVANIZED STEEL OR APPROVED PLASTIC.
8. WEEP SCREED SHALL BE 25 GAUGE "J" METAL AND SHALL BE INSTALLED AT A MIN. OF 4" ELEV. ABOVE GRADE AND 2" ABOVE ANY PAVED SURFACE.

EPS FOAM INSULATION (THERMAL BARRIER)

1. EPS INSULATION BOARD: FALCON FOAM ESR–1962 2.1: FALCON FOAM, ThermalStar, AND ELEVATION EXPANDED POLYSTYRENE INSULATION BOARDS: FALCON FOAM, ThermalStar, AND ELEVATION EXPANDED POLYSTYRENE (EPS) INSULATION BOARDS ARE USED AS NON–STRUCTURAL THERMAL INSULATION IN BUILDINGS OF ANY CONSTRUCTION TYPE, AND AS COMPONENTS OF CLASS A, B AND C ROOF COVERING SUSTEMS INSTALLED ON STEEL DECKS, WHEN INSTALLED IN ACCORDANCE WITH THIS REPORT. THE INSULATION IS FOR USE IN WALL CAVITIES, CEILING ASSEMBLIES, AND ROOF COVERING ASSEMBLIES, OR ON THE OUTSIDE FACES OF EXTERIOR WALLS. THE INSULATION MAY BE USED AS ROOF INSULATION WHEN RECOGNIZED IN A CURRENT ICC–ES EVALUATION REPORT ON THE ROOF COVERING SYSTEM, OR WHEN INSTALLED AS DESCRIBED IN SECTION 4.2. THE INSULATION BOARDS MAY ALSO BE DIRECTLY EXPOSED IN ATTICS AND CRAWL SPACES WITHOUT A COVERING WHEN INSTALLED AS DESCRIBED IN SECTION 4.2.2. THE INSULATION MAY ALSO BE USED AS EXTERIOR PERIMETER INSULATION AROUND CONCRETE SLAB EDGES, ON FOUNDATION WALLS, OR UNDER FLAT CONCRETE SLAB ON GRADE CONSTRUCTION, EXCEPT IN AREAS WHERE THE PROBABILITY OF TERMITE ACTIVITY IS "VERY HEAVY" AS NOTED IN SECTION 5.5.

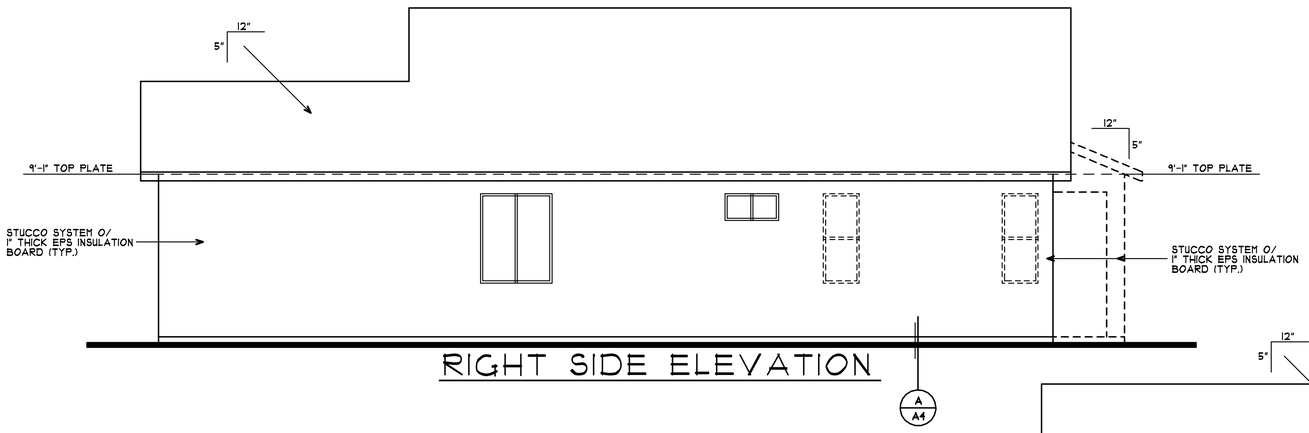
NOTE:
THE EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) SHALL TERMINATE NOT LESS THAN 6" ABOVE THE FINISHED GROUND LEVEL. [CRC R703.9]

FIRE–RESISTANT CONSTRUCTION

1. R302.1 EXTERIOR WALLS: CONSTRUCTION, PROJECTIONS, OPENINGS AND PENETRATIONS OF EXTERIOR WALLS OF DWELLINGS AND ACCESSORY BUILDINGS SHALL COMPLY WITH TABLE R302.1(2)

RON POPE & ASSOCIATES
468 W. KENOSHA AVE. CLOVIS, CA. 93619
(559) 392–2706
E–MAIL: ron.pope1017@yahoo.com

PLAN NO. 1427
JOB NO: JB:1427
DRAWN BY: RON POPE
SHEET NO: A-3
SCALE: 1/4" = 1'–0"

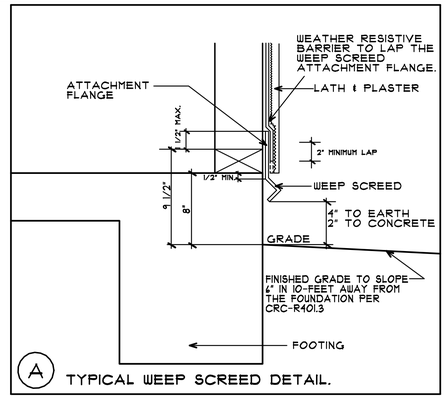


RIGHT SIDE ELEVATION

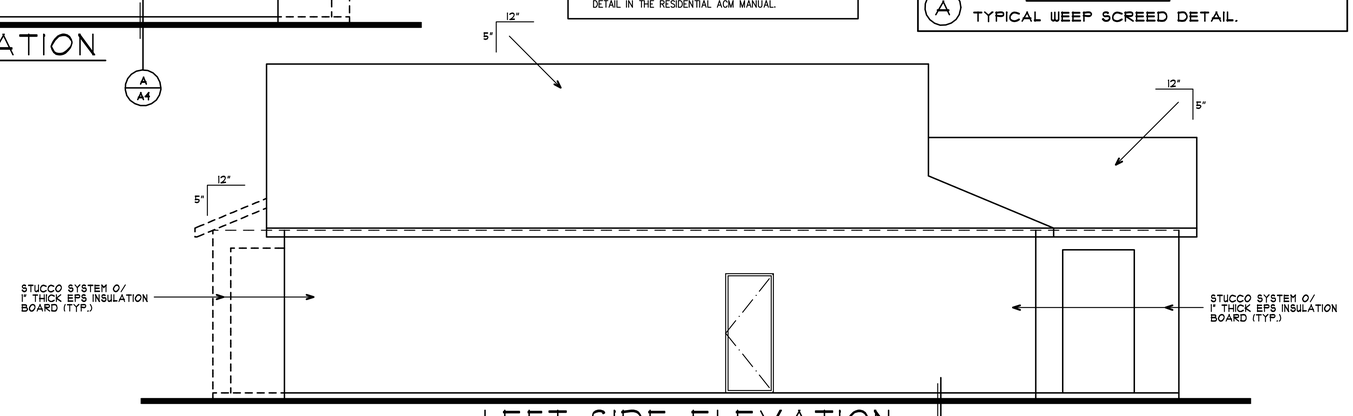
RADIANT BARRIER ROOF SHEATHING:

[RESIDENTIAL APPENDIX RA4.2.2-2013]

1. MANUFACTURER OF ROOF SHEATHING: LOUISIANNA PACIFIC OR EQUIVALENT.
2. MANUFACTURER APPROVAL: CA-T370 TECHSHIELD
3. THE RADIANT BARRIER SHALL BE INSTALLED TO COVER ALL GABLE END WALLS AND OTHER VERTICAL SURFACES IN THE ATTIC.
4. THE ATTIC SHALL BE VENTILATED TO:
   a) CONFORM TO THE RADIANT BARRIER MANUFACTURER'S INSTRUCTIONS.
   b) PROVIDE A MINIMUM FREE VENTILATION AREA OF NOT LESS THAN ONE SQUARE FOOT OF VENT AREA FOR EACH 150 SQUARE FEET OF ATTIC/FLOOR AREA.
   c) PROVIDE NO LESS THAN 30 PERCENT UPPER VENTS.
5. RIDGE VENTS OR GABLE END VENTS ARE RECOMMENDED TO ACHIEVE THE BEST PERFORMANCE. THE MATERIAL SHOULD BE CUT TO ALLOW FOR FULL AIRFLOW TO THE VENTING.
6. THE PRODUCT SHALL MEET ALL REQUIREMENTS FOR CALIFORNIA CERTIFIED INSULATION MATERIALS [RADIANT BARRIERS] OF THE DEPARTMENT OF CONSUMER AFFAIRS, BUREAU OF HOME FURNISHINGS AND THERMAL INSULATION, AS SPECIFIED BY CCR, TITLE 24, PART 12, CHAPTER 12-13, STANDARDS FOR INSULATING MATERIAL.
7. THE USE OF A RADIANT BARRIER SHALL BE LISTED IN THE SPECIAL FEATURES AND MODELING ASSUMPTIONS LISTINGS OF THE CERTIFICATE OF COMPLIANCE AND DESCRIBED IN DETAIL IN THE RESIDENTIAL ACM MANUAL.



TYPICAL WEEP SCREED DETAIL.



LEFT SIDE ELEVATION

RADIANT BARRIER AT GABLE ENDS:

POLAR-PLY RB-GB
RADIANT BARRIER - GABLE BARRIER
LISTING #CA-T032

1. LOW-EMISSIVITY RADIANT BARRIER FOR NEW AND EXISTING RESIDENTIAL CONSTRUCTION. PROVIDES A COST SAVINGS ON AIR CONDITIONING AND DRAMATICALLY INCREASES HOME COMFORT LEVELS.
2. POLAR-PLY RB-GB IS COMMONLY USED AS A FLAME AND SMOKE BARRIER FOR 1 COAT STUCCO SYSTEMS. THIS PRODUCT IS A BARRIER BETWEEN SYSTEMS POLYSTYRENE FOAM ASSEMBLY AND ATTIC OR OTHER PLENUM AREAS SUCH AS FIREPLACE CHASES WHERE DRYWALL OR OTHER NON-COMBUSTIBLE ASSEMBLIES DO NOT OCCUR.
3. DESCRIPTION: POLAR-PLY RB-GB IS MADE OF HIGH QUALITY ALUMINUM FOIL LAMINATED TO BOTH SIDES OF 65 LB. MACHINE GLAZE KRAFT PAPER WITH A PROPRIETARY FLAME RETARDENT / WATER RESISTANT ADHESIVE. 500 SQ.FT. ROLLS STANDARD 50"X120'.
4. TECHNICAL DATA:

BASIS WEIGHT / MSF:	35 LBS.
EMISSIVITY:	.03
FLAME SPREAD:	5
SMOKE DEVELOPED:	0

FASCIA BOARD:

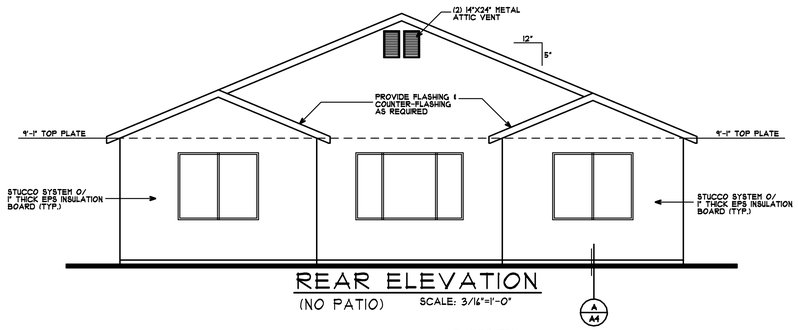
INSTALL 2X6 FASCIA BOARD (TYPICAL)

WINDOW HEADER HEIGHTS: (9'-1" PLATE)

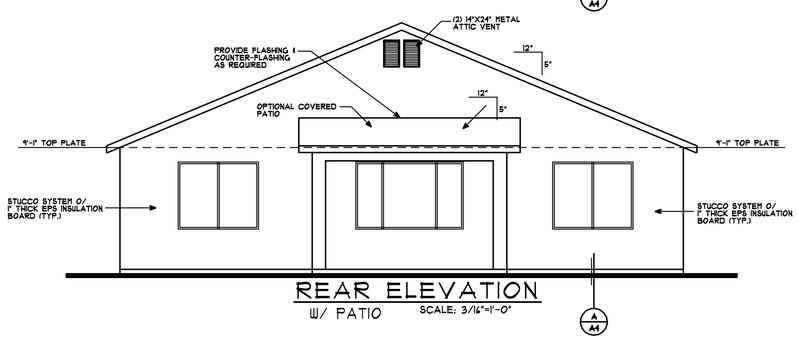
SET ALL WINDOW HEADERS AT +8'-0" TO THE BOTTOM OF THE HEADER (TYPICAL)

* FOR 4X12 OR 6X12 DEPTH HEADERS, SET HEADER TIGHT TO THE TOP PLATE.

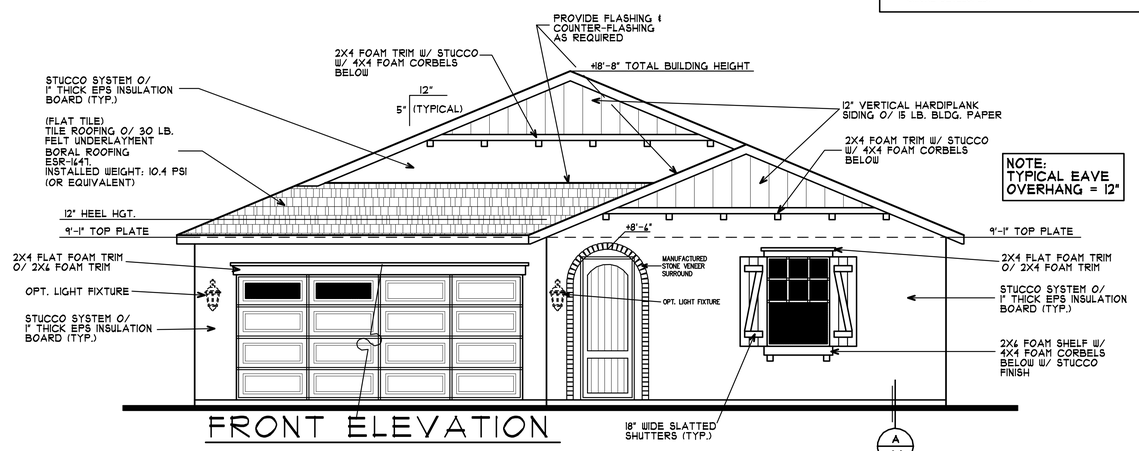
* FOR CLEAR STORY WINDOWS, SEE PLANS.



REAR ELEVATION
(NO PATIO) SCALE: 3/16"=1'-0"



REAR ELEVATION
W/ PATIO SCALE: 3/16"=1'-0"



FRONT ELEVATION

NOTE: TYPICAL EAVE OVERHANG = 12"

EXTERIOR ELEVATIONS - B

DATE DRAWN: 2-2019
REVISIONS: DATE:
DATE:
DATE:

RESIDENCE SINCE 585

GENERAL NOTES:

ELEVATION NOTES:

1. PROVIDE BITHUTHENE OR SIMILAR RUBBARIZED ASPHALT FLASHING WITHIN THE LATH ASSEMBLY OF ALL HORIZONTAL UPSIDE STUCCO SURFACES.
2. PROVIDE MIN. 1/4" PER 1'-0" SLOPE AT BALCONIES.
3. PROVIDE AN ANTI-PONDING DEVISE AT THE BOTTOM COURSE OF THE TILE ROOF IF A RAISED FASCIA BOARD IS USED.
4. PROVIDE BIRD STOP DEVICE AT BOTTOM COURSE OF TILE ROOFING TO SEAL ROOF FROM BIRDS NESTS AND FIRE INTRUSION.
5. PROVIDE TWO LAYERS OF TYPE "D" UNDERLAYMENT AT STUCCO WALLS WHERE STUCCO IS APPLIED OVER PLYWOOD SHEATHING.
6. NO EAVE VENTS ARE ALLOWED WHERE SHEAR TRANSFER IS REQUIRED AT THE FRIEZE BLOCK.
7. PROVIDE FLASHING AND COUNTER FLASHING AT ALL ROOF TO WALL AND CHIMNEY INTERSECTIONS. ALSO, PROVIDE STEPPED FLASHING WHERE THE SLOPED ROOF ABUTS THE WALL.
8. PROVIDE HIGH RIBBED METAL LATH AT ALL HORIZONTAL STUCCO SURFACES.
9. ROOF COVER ASSEMBLY CLASSIFICATION IS TO BE CERTIFIED BY THE INSTALLER BEFORE THE HOUSE CAN BE ISSUED A FINAL INSPECTION.
10. PROVIDE FOR ALL TYPES OF ROOF SHEET METAL VALLEY FLASHING WITH A 36-INCH WIDE UNDERLAYMENT DIRECTLY UNDER FLASHING AND OVER NORMAL REQUIRED UNDERLAYMENT.
11. ROOF COVERING SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT CRC AND CURRENT CFC.

EXTERIOR LATH MATERIALS:

1. WESTERN ONE KOTE SYSTEM, ESR-1607 (OR EQUIVALENT)
2. THE MAXIMUM COATING THICKNESS IS 1/2".
3. PROVIDE ONE LAYER OF GRADE "D" BUILDING PAPER, AND TWO LAYERS OVER ANY PLYWOOD SHEATHING.
4. APPLY 1" TO 1 1/2" THICK EXPANDED POLYSTYRENE (EPS) INSULATION BOARD.
5. APPLY WIRE LATH THAT COMPLIES WITH UBC TABLE NO. 47-B USE MI. 20 GAUGE, 1 INCH GALVANIZED STEEL WOVEN WIRE WIRE FABRIC.
6. CAULKING: ACRYLIC LATEX CAULKING MATERIAL COMPLYING WITH ASTM C 834.
7. ALL TRIM, SCREEDS AND CORNER REINFORCEMENT MUST HAVE GALVANIZED STEEL OR APPROVED PLASTIC.
8. WEEP SCREED SHALL BE 25 GAUGE "J" METAL AND SHALL BE INSTALLED AT A MIN. OF 4" ELEV. ABOVE GRADE AND 2" ABOVE ANY PAVED SURFACE.

EPS FOAM INSULATION (THERMAL BARRIER)

1. EPS INSULATION BOARD: FALCON FOAM ESR- 1962 2.1: FALCON FOAM, ThermalStar, AND ELEVATION EXPANDED POLYSTYRENE INSULATION BOARDS: FALCON FOAM, ThermalStar, AND ELEVATION EXPANDED POLYSTYRENE (EPS) INSULATION BOARDS ARE USED AS NON-STRUCTURAL THERMAL INSULATION IN BUILDINGS OF ANY CONSTRUCTION TYPE, AND AS COMPONENTS OF CLASS A, B AND C ROOF COVERING SUSTEMS INSTALLED ON STEEL DECKS, WHEN INSTALLED IN ACCORDANCE WITH THIS REPORT. THE INSULATION IS FOR USE IN WALL CAVITIES, CEILING ASSEMBLIES, AND ROOF COVERING ASSEMBLIES, OR ON THE OUTSIDE FACES OF EXTERIOR WALLS. THE INSULATION MAY BE USED AS ROOF INSULATION WHEN RECOGNIZED IN A CURRENT ICC-ES EVALUATION REPORT ON THE ROOF COVERING SYSTEM, OR WHEN INSTALLED AS DESCRIBED IN SECTION 4.2. THE INSULATION BOARDS MAY ALSO BE DIRECTLY EXPOSED IN ATTICS AND CRAWL SPACES WITHOUT A COVERING WHEN INSTALLED AS DESCRIBED IN SECTION 4.2.2. THE INSULATION MAY ALSO BE USED AS EXTERIOR PERIMETER INSULATION AROUND CONCRETE SLAB EDGES, ON FOUNDATION WALLS, OR UNDER FLAT CONCRETE SLAB ON GRADE CONSTRUCTION, EXCEPT IN AREAS WHERE THE PROBABILITY OF TERMITE ACTIVITY IS "VERY HEAVY" AS NOTED IN SECTION 5.5.

NOTE:
THE EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) SHALL TERMINATE NOT LESS THAN 6" ABOVE THE FINISHED GROUND LEVEL. [CRC R703.9]

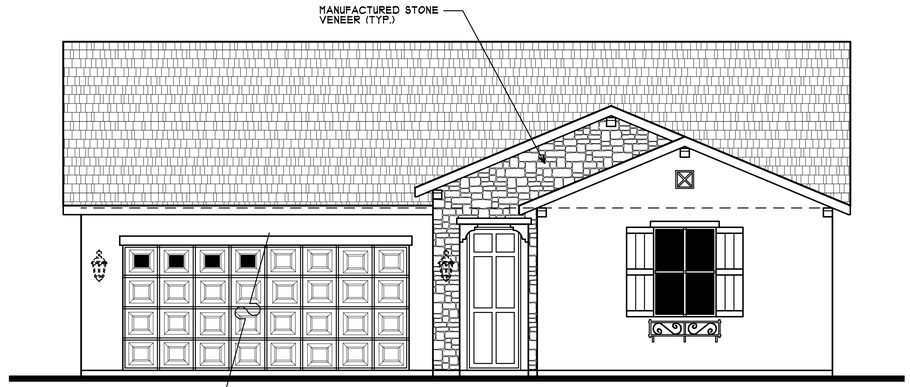
FIRE-RESISTANT CONSTRUCTION

. R302.1 EXTERIOR WALLS:
CONSTRUCTION, PROJECTIONS, OPENINGS AND PENETRATIONS OF EXTERIOR WALLS OF DWELLINGS AND ACCESSORY BUILDINGS SHALL COMPLY WITH TABLE R302.1(2)

RON POPE & ASSOCIATES
468 W. KENOSHA AVE. CLOVIS, CA. 93619
(559) 392-2706
E-MAIL: ron.pope1017@yahoo.com

PLAN NO. 1427
JOB NO: JB:1427
DRAWN BY: RON POPE
SHEET NO: A-4
SCALE: 1/4" = 1'-0"

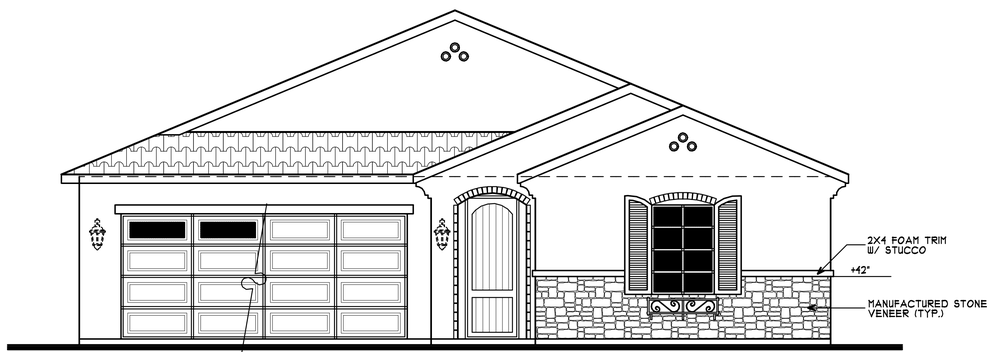
FRONT ELEVATION - A (STONE #1)



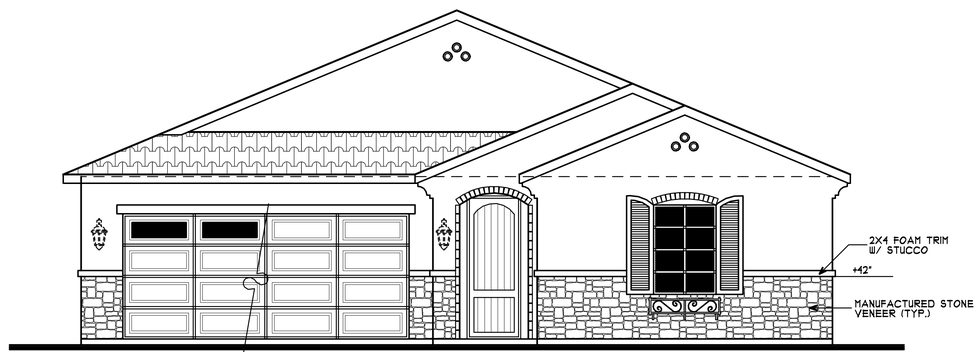
FRONT ELEVATION - A (STONE #2)

FRONT ELEVATION - B (STONE #1)

FRONT ELEVATION - B (STONE #2)



FRONT ELEVATION - C (STONE #1)



FRONT ELEVATION - C (STONE #2)

STONE VENEER OPTIONS

DATE DRAWN:
2-2019

REVISIONS:
DATE:

DATE:

DATE:

REGISTERED ENGINEER
LICENSE 35

GENERAL NOTES:

MANUFACTURED VENEER NOTES:

1. MANUFACTURER:
   ELDORADO STONE CORPORATION
   STONECRAFT INDUSTRIES
2. PRECAST CONCRETE BRICK AND STONE VENEER.
3. REPORT NO. ESR-1215
4. INSTALLATION OF ELDORADO STONE PRECAST STONE VENEER MUST COMPLY WITH THE ABOVE NOTED REPORT, THE MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS, AND THE APPLICABLE CODE. THE MANUFACTUER'S PUBLISHED INSTALLATION INSTRUCTIONS MUST BE AVAILABLE AT THE JOBSITE AT ALL TIMES DURING INSTALLATION. THE VENEER MAY BE APPLIED OVER BACKINGS OF CEMENT PLASTER, CONCRETE OR CONCRETE MASONRY.
5. PROVIDE 2-LAYERS OF BUILDING PAPER BEHIND THE VENEER PER [CRC R703.6.3].

RON POPE
& ASSOCIATES
468 W. KENOSHA AVE. CLOVIS, CA. 93619
(559) 392-2706
E-MAIL: ron.pope1017@yahoo.com

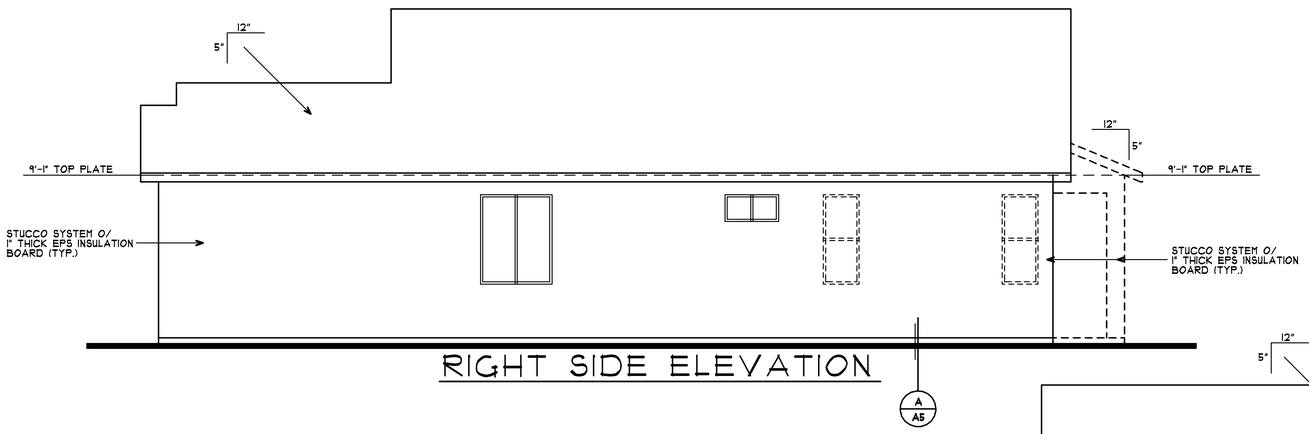
PLAN NO. 1427

JOB NO: JB:1427

DRAWN BY: RON POPE

SHEET NO: A5.1

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

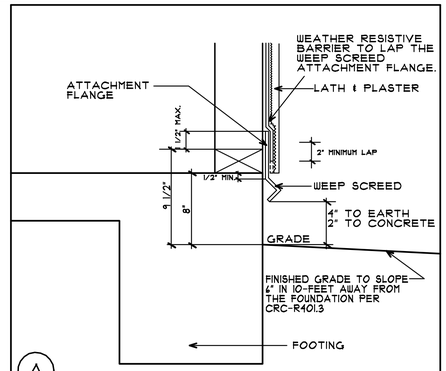


RIGHT SIDE ELEVATION

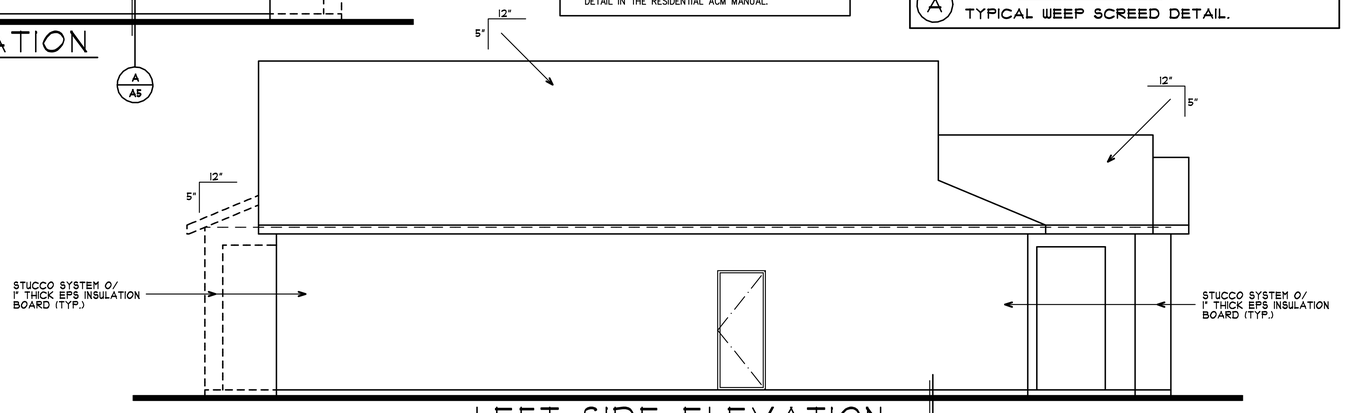
RADIANT BARRIER ROOF SHEATHING:

[RESIDENTIAL APPENDIX RA4.2.2-2013]

1. MANUFACTURER OF ROOF SHEATHING: LOUISIANNA PACIFIC OR EQUIVALENT.
2. MANUFACTURER APPROVAL: CA-T370 TECHSHIELD
3. THE RADIANT BARRIER SHALL BE INSTALLED TO COVER ALL GABLE END WALLS AND OTHER VERTICAL SURFACES IN THE ATTIC.
4. THE ATTIC SHALL BE VENTILATED TO:
   a) CONFORM TO THE RADIANT BARRIER MANUFACTURER'S INSTRUCTIONS.
   b) PROVIDE A MINIMUM FREE VENTILATION AREA OF NOT LESS THAN ONE SQUARE FOOT OF VENT AREA FOR EACH 150 SQUARE FEET OF ATTIC/FLOOR AREA.
   c) PROVIDE NO LESS THAN 30 PERCENT UPPER VENTS.
5. RIDGE VENTS OR GABLE END VENTS ARE RECOMMENDED TO ACHIEVE THE BEST PERFORMANCE. THE MATERIAL SHOULD BE CUT TO ALLOW FOR FULL AIRFLOW TO THE VENTING.
6. THE PRODUCT SHALL MEET ALL REQUIREMENTS FOR CALIFORNIA CERTIFIED INSULATION MATERIALS [RADIANT BARRIERS] OF THE DEPARTMENT OF CONSUMER AFFAIRS, BUREAU OF HOME FURNISHINGS AND THERMAL INSULATION, AS SPECIFIED BY CCR, TITLE 24, PART 12, CHAPTER 12-13, STANDARDS FOR INSULATING MATERIAL.
7. THE USE OF A RADIANT BARRIER SHALL BE LISTED IN THE SPECIAL FEATURES AND MODELING ASSUMPTIONS LISTINGS OF THE CERTIFICATE OF COMPLIANCE AND DESCRIBED IN DETAIL IN THE RESIDENTIAL ACM MANUAL.



TYPICAL WEEP SCREED DETAIL.



LEFT SIDE ELEVATION

FASCIA BOARD:

INSTALL 2X6 FASCIA BOARD (TYPICAL)

WINDOW HEADER HEIGHTS: (9'-1" PLATE)

SET ALL WINDOW HEADERS AT +8'-0" TO THE BOTTOM OF THE HEADER (TYPICAL)

* FOR 4X12 OR 6X12 DEPTH HEADERS, SET HEADER TIGHT TO THE TOP PLATE.

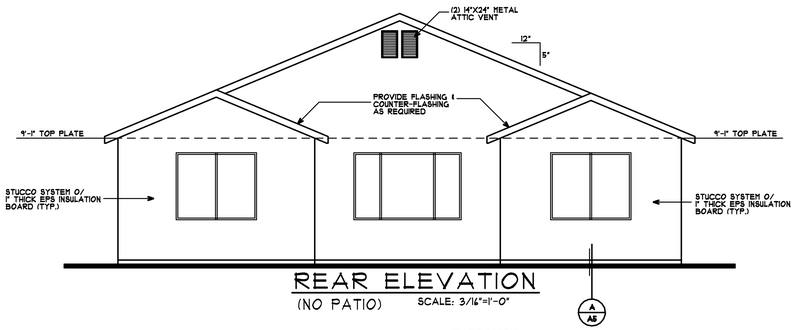
* FOR CLEAR STORY WINDOWS, SEE PLANS.

RADIANT BARRIER AT GABLE ENDS:

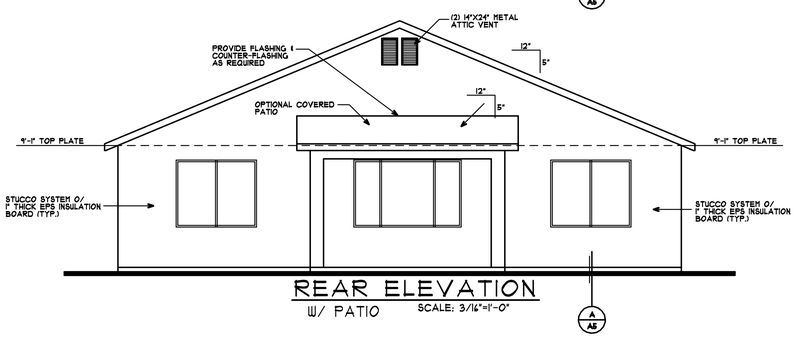
POLAR-PLY RB-GB
RADIANT BARRIER - GABLE BARRIER
LISTING #CA-T032

1. LOW-EMISSIVITY RADIANT BARRIER FOR NEW AND EXISTING RESIDENTIAL CONSTRUCTION. PROVIDES A COST SAVINGS ON AIR CONDITIONING AND DRAMATICALLY INCREASES HOME COMFORT LEVELS.
2. POLAR-PLY RB-GB IS COMMONLY USED AS A FLAME AND SMOKE BARRIER FOR 1 COAT STUCCO SYSTEMS. THIS PRODUCT IS A BARRIER BETWEEN SYSTEMS POLYSTYRENE FOAM ASSEMBLY AND ATTIC OR OTHER PLENUM AREAS SUCH AS FIREPLACE CHASES WHERE DRYWALL OR OTHER NON-COMBUSTIBLE ASSEMBLIES DO NOT OCCUR.
3. DESCRIPTION: POLAR-PLY RB-GB IS MADE OF HIGH QUALITY ALUMINUM FOIL LAMINATED TO BOTH SIDES OF 65 LB. MACHINE GLAZE KRAFT PAPER WITH A PROPRIETARY FLAME RETARDENT / WATER RESISTANT ADHESIVE. 500 SQ.FT. ROLLS STANDARD 50"X120'.
4. TECHNICAL DATA:

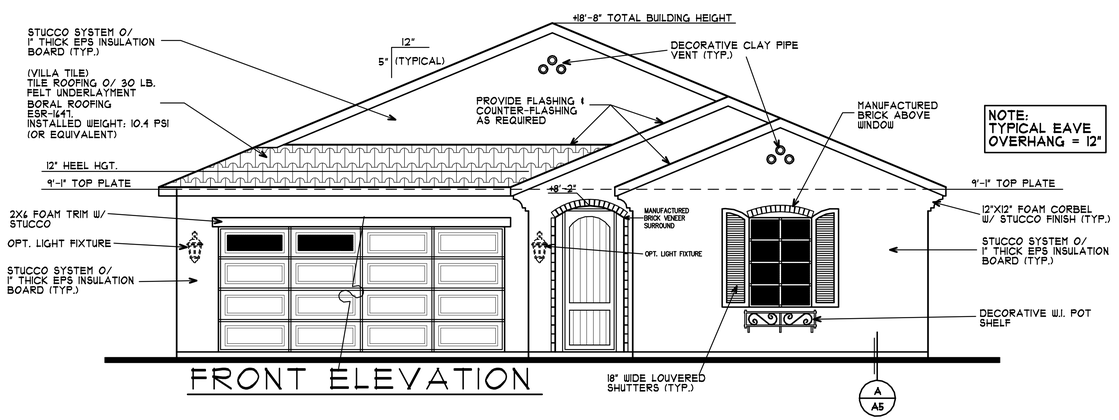
BASIS WEIGHT / MSF:	35 LBS.
EMISSIVITY:	.03
FLAME SPREAD:	5
SMOKE DEVELOPED:	0



REAR ELEVATION
(NO PATIO) SCALE: 3/16"=1'-0"



REAR ELEVATION
W/ PATIO SCALE: 3/16"=1'-0"



FRONT ELEVATION

EXTERIOR ELEVATIONS - C

DATE DRAWN: 2-2019
REVISIONS: DATE:
DATE:
DATE:

REGISTERED SINCE 1985

GENERAL NOTES:

ELEVATION NOTES:

1. PROVIDE BITHUTHENE OR SIMILAR RUBBARIZED ASPHALT FLASHING WITHIN THE LATH ASSEMBLY OF ALL HORIZONTAL UPSIDE STUCCO SURFACES.
2. PROVIDE MIN. 1/4" PER 1'-0" SLOPE AT BALCONIES.
3. PROVIDE AN ANTI-PONDING DEVISE AT THE BOTTOM COURSE OF THE TILE ROOF IF A RAISED FASCIA BOARD IS USED.
4. PROVIDE BIRD STOP DEVICE AT BOTTOM COURSE OF TILE ROOFING TO SEAL ROOF FROM BIRDS NESTS AND FIRE INTRUSION.
5. PROVIDE TWO LAYERS OF TYPE "D" UNDERLAYMENT AT STUCCO WALLS WHERE STUCCO IS APPLIED OVER PLYWOOD SHEATHING.
6. NO EAVE VENTS ARE ALLOWED WHERE SHEAR TRANSFER IS REQUIRED AT THE FRIEZE BLOCK.
7. PROVIDE FLASHING AND COUNTER FLASHING AT ALL ROOF TO WALL AND CHIMNEY INTERSECTIONS. ALSO, PROVIDE STEPPED FLASHING WHERE THE SLOPED ROOF ABUTS THE WALL.
8. PROVIDE HIGH RIBBED METAL LATH AT ALL HORIZONTAL STUCCO SURFACES.
9. ROOF COVER ASSEMBLY CLASSIFICATION IS TO BE CERTIFIED BY THE INSTALLER BEFORE THE HOUSE CAN BE ISSUED A FINAL INSPECTION.
10. PROVIDE FOR ALL TYPES OF ROOF SHEET METAL VALLEY FLASHING WITH A 36-INCH WIDE UNDERLAYMENT DIRECTLY UNDER FLASHING AND OVER NORMAL REQUIRED UNDERLAYMENT.
11. ROOF COVERING SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT CRC AND CURRENT CFC.

EXTERIOR LATH MATERIALS:

1. WESTERN ONE KOTE SYSTEM, ESR-1607 (OR EQUIVALENT)
2. THE MAXIMUM COATING THICKNESS IS 1/2".
3. PROVIDE ONE LAYER OF GRADE "D" BUILDING PAPER, AND TWO LAYERS OVER ANY PLYWOOD SHEATHING.
4. APPLY 1" TO 1 1/2" THICK EXPANDED POLYSTYRENE (EPS) INSULATION BOARD.
5. APPLY WIRE LATH THAT COMPLIES WITH UBC TABLE NO. 47-B USE MI. 20 GAUGE, 1 INCH GALVANIZED STEEL WOVEN WIRE WIRE FABRIC.
6. CAULKING: ACRYLIC LATEX CAULKING MATERIAL COMPLYING WITH ASTM C 834.
7. ALL TRIM, SCREEDS AND CORNER REINFORCEMENT MUST HAVE GALVANIZED STEEL OR APPROVED PLASTIC.
8. WEEP SCREED SHALL BE 25 GAUGE "J" METAL AND SHALL BE INSTALLED AT A MIN. OF 4" ELEV. ABOVE GRADE AND 2" ABOVE ANY PAVED SURFACE.

EPS FOAM INSULATION (THERMAL BARRIER)

1. EPS INSULATION BOARD: FALCON FOAM ESR- 1962
   2.1: FALCON FOAM, ThermalStar, AND ELEVATION EXPANDED POLYSTYRENE INSULATION BOARDS:
   FALCON FOAM, ThermalStar, AND ELEVATION EXPANDED POLYSTYRENE (EPS) INSULATION BOARDS ARE USED AS NON-STRUCTURAL THERMAL INSULATION IN BUILDINGS OF ANY CONSTRUCTION TYPE, AND AS COMPONENTS OF CLASS A, B AND C ROOF COVERING SUSTEMS INSTALLED ON STEEL DECKS, WHEN INSTALLED IN ACCORDANCE WITH THIS REPORT. THE INSULATION IS FOR USE IN WALL CAVITIES, CEILING ASSEMBLIES, AND ROOF COVERING ASSEMBLIES, OR ON THE OUTSIDE FACES OF EXTERIOR WALLS. THE INSULATION MAY BE USED AS ROOF INSULATION WHEN RECOGNIZED IN A CURRENT ICC-ES EVALUATION REPORT ON THE ROOF COVERING SYSTEM, OR WHEN INSTALLED AS DESCRIBED IN SECTION 4.2. THE INSULATION BOARDS MAY ALSO BE DIRECTLY EXPOSED IN ATTICS AND CRAWL SPACES WITHOUT A COVERING WHEN INSTALLED AS DESCRIBED IN SECTION 4.2.2. THE INSULATION MAY ALSO BE USED AS EXTERIOR PERIMETER INSULATION AROUND CONCRETE SLAB EDGES, ON FOUNDATION WALLS, OR UNDER FLAT CONCRETE SLAB ON GRADE CONSTRUCTION, EXCEPT IN AREAS WHERE THE PROBABILITY OF TERMITE ACTIVITY IS "VERY HEAVY" AS NOTED IN SECTION 5.5.

NOTE:
THE EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) SHALL TERMINATE NOT LESS THAN 6" ABOVE THE FINISHED GROUND LEVEL. [CRC R703.9]

FIRE-RESISTANT CONSTRUCTION

1. R302.1 EXTERIOR WALLS:
   CONSTRUCTION, PROJECTIONS, OPENINGS AND PENETRATIONS OF EXTERIOR WALLS OF DWELLINGS AND ACCESSORY BUILDINGS SHALL COMPLY WITH TABLE R302.1(2)

RON POPE & ASSOCIATES
468 W. KENOSHA AVE. CLOVIS, CA. 93619
(559) 392-2706
E-MAIL: ron.pope1017@yahoo.com

PLAN NO. 1427
JOB NO: JB:1427
DRAWN BY: RON POPE
SHEET NO: A-5
SCALE: 1/4" = 1'-0"

2007 NEW HOME UNIVERSAL DESIGN OPTION CHECKLIST (AB 1400)

NAME OF DEVELOPMENT: TRACT NO. 6112, CITY OF CLOVIS, CA. PLAN NO. 1631
DEVELOPER: WATHEN-CASTANOS, 802 W. PINEDALE, SUITE 104, FRESNO, CA. 93711, (559)432-8181

CALIFORNIA LAW, SECTION 17959.6 OF THE HEALTH AND SAFETY CODE, REQUIRES A BUILDER OF NEW FOR SALE RESIDENTIAL UNITS TO PROVIDE BUYERS WITH A LIST OF SPECIFIC "UNIVERSAL DESIGN FEATURES" WHICH MAKE A HOME SAFER AND EASIER TO USE FOR PERSONS WHO ARE AGING OR FRAIL, OR WHO HAVE CERTAIN TEMPORARY OR PERMANENT ACTIVITY LIMITATIONS OR DISABILITIES. A DEVELOPER IS NOT REQUIRED TO PROVIDE THE LISTED FEATURES DURING CONSTRUCTION OR AT ANY OTHER TIME, UNLESS THE DEVELOPER HAS OFFERED TO PROVIDE A FEATURE AND THE BUYER HAS REQUESTED IT AND AGREED TO PROVIDE PAYMENT.
[PART I] SUMMARY OF WHICH FEATURES, IF ANY ARE AVAILABLE OR OFFERED.
[PART II] EXPLANATION OF THE LAWS GOVERNING THE CHECKLIST AND USE OF THE CHECKLIST.
[PART III] INCLUDES THOSE FEATURES RELATED TO EXTERIOR ADAPTIONS, DOORS AND OPENINGS, INTERIOR ADAPTIONS, KITCHENS, AND BATHROOMS OR POWDER ROOMS.
[PART IV] INCLUDES FEATURES WHICH APPLY TO OTHER PARTS OF THE HOUSE AND ARE COMMONLY REQUESTED OR CONSIDERED UNIVERSAL DESIGN FEATURES.
[PART V] PROVIDES SPACE FOR DETAILS, OR FOR ANY OTHER EXTERNAL OR INTERNAL FEATURE THAT MAY BE REQUESTED, IF IT IS REQUESTED AT A REASONABLE TIME BY THE BUYER, IS REASONABLY AVAILABLE, IS REASONABLY FEASIBLE TO INSTALL OR CONSTRUCT, AND MAKES THE HOME MORE USABLE AND SAFER FOR A PERSON WITH ANY TYPE OF ACTIVITY LIMITATION OR DISABILITY.

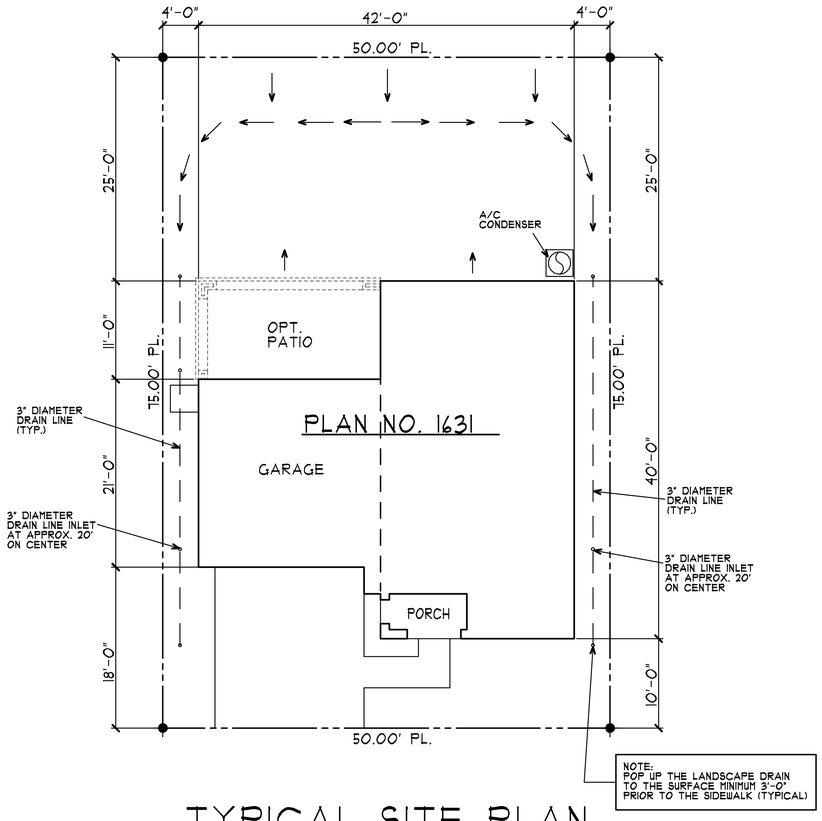
PART I: SUMMARY OF FEATURES AVAILABLE OR OFFERED
(IF "AVAILABLE", SEE PARTS III, IV AND/OR V)

1) EXTERIOR FEATURES (ACCESSIBLE ROUTE TO DOOR): NOT AVAILABLE
2) EXTERIOR DOORS, OPENINGS, AND ENTRIES FEATURES: NOT AVAILABLE
3) GENERAL INTERIOR FEATURES: NOT AVAILABLE
4) KITCHEN FEATURES: NOT AVAILABLE
5) BATHROOM / POWDER ROOM FEATURES: NOT AVAILABLE
6) COMMON ROOM FEATURES (DINING & LIVING): NOT AVAILABLE
7) BEDROOM FEATURES: NOT AVAILABLE
8) LAUNDRY AREA FEATURES: NOT AVAILABLE
9) OTHER FEATURES: NOT AVAILABLE

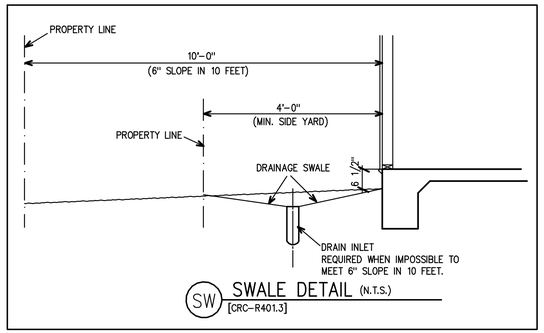
NOTE:
PROVIDE TEMPORARY STREET SIGNAGE PER CLOVIS FIRE DEPARTMENT STANDARD #35. IN LARGE BOLD TYPE, NOTE THAT TEMPORARY STREET SIGNS ARE REQUIRED TO BE INSTALLED PRIOR TO CALLING FOR ANY INSPECTION. NOTE THAT THE SIGN BACKING MATERIAL IS REQUIRED TO BE 4" HIGH WITH REFLECTORIZED MATERIAL. THE STREET NAMES SHALL BE IN BLACK LETTERING 4" IN HEIGHT AND THE BLOCK NUMBERING SHALL BE 2" IN HEIGHT IN BLACK. THE BOTTOM OF THE STREET SIGN SHALL BE 9'-0" MIN. FROM GRADE.

NOTE:
IF ANY FEATURES OF THIS HOME ARE TO COMPLY WITH THE UNIVERSAL DESIGN HANDICAPPED STANDARDS UNDER THE STATE OF CALIFORNIA AB 1400, CHAPTER 148 OF 2003, AN ADDENDUM OF SUCH CHANGES SHALL BE SUBMITTED TO THE CLOVIS BUILDING DEPARTMENT AND A SEPARATE PERMIT SHALL BE ISSUED FOR SUCH CHANGES.

CERTIFICATE OF ELEVATION NOTE:
A CERTIFICATE OF ELEVATION IS TO BE PROVIDED ON ALL LOTS LOCATED IN A FLOOD ZONE. CERTIFICATE TO BE PROVIDED TO THE INSPECTOR AT FOUNDATION AND FINAL INSPECTIONS.



TYPICAL SITE PLAN
SCALE: 1/8"=1'-0"



SW SWALE DETAIL (N.T.S.) [CRC-R401.3]

THE GENERAL CONTRACTOR AND THE SUB-CONTRACTORS SHALL STUDY ALL PLANS THOROUGHLY PRIOR TO THE START OF ANY CONSTRUCTION. PLEASE CONTACT THE DESIGNER IF ANY DISCREPANCIES ARE FOUND TO ENABLE A SOLUTION PRIOR TO THE START OF CONSTRUCTION. THE DESIGNER SHALL NOT BE HELD LIABLE FOR ANY ERRORS OR OMMISSIONS.

ELEVATION – A & C (NO PATIO)	SPN 2621-2016
STANDARD - A, B & C	
TOTAL LIVING AREA:	1631 SQ.FT.
GARAGE:	427 sq.ft.
COVERED PORCH:	48 sq.ft.

ELEVATION – A & C (WITH PATIO)	SPN 2622-2016
OPTIONAL PATIO - A, B & C	
TOTAL LIVING AREA:	1631 SQ.FT.
GARAGE:	427 sq.ft.
COVERED PORCH:	48 sq.ft.
OPTIONAL COVERED PATIO:	224 SQ.FT.

CITY OF CLOVIS RSPR 16-14

NOTE:
LANDSCAPE IMPROVEMENTS WILL TRIGGER THE REQUIREMENTS OF WELO (CITY OF CLOVIS MUNICIPAL CODE CHAPTER 6.5).
THE REQUIREMENTS OF WELO IN THE LANDCSAPE DESIGN PACKAGE SHALL BE MET AND A PERMIT FOR THE INSTALLATION OF THE IRRIGATION SYSTEM IS REQUIRED.
*IF THE BUILDER INTENDS TO INSTALL THE LANDSCAPING AND IRRIGATION SYSTEM AS PART OF THIS PROJECT, A PLAN IS REQUIRED TO BE SUBMITTED FOR REVIEW.
* ANY LANDSCAPING THAT MAY BE DONE WILL REQUIRE A SEPARATE PERMIT.

SITE DRAINAGE:
R401.3 DRAINAGE:
SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.

EXCEPTION:
WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.

STRUCTURAL DATA:
ROOF DEAD AND LIVE LOADS:
DEAD LOAD = 24.00 PSF
LIVE LOAD = 19.00 PSF
DESIGN WIND SPEED: [R301.2.1.3] WIND SPEED CONVERSION
V(ult) = 110 MPH
V(asd)= 85 MPH
EXPOSURE [C]
FOUNDATION / SOIL DESIGN PARAMETERS, INCLUDING ALLOWABLE SOIL PRESSURES: 1,500 PSF
SEISMIC IMPORTANCE FACTOR: II STANDARD [1.0]
SITE SOIL CLASS [D]

INDEX TO DRAWINGS

A-1	COVER SHEET / SITE PLAN
GB.1	2016 CALIFORNIA GREEN BUILDING STANDARDS, CHAPTER 4, RESIDENTIAL MANDATORY MEASURES
GB.2	2016 CALIFORNIA GREEN BUILDING STANDARDS, CHAPTER 4, RESIDENTIAL MANDATORY MEASURES
A-2	FIRST FLOOR PLAN - ALL ELEVATIONS
A-3	SECOND FLOOR PLAN - A & C
A3.1	SECOND FLOOR PLAN - B
A-4	EXTERIOR ELEVATIONS - A
A-5	EXTERIOR ELEVATIONS - B
A-6	EXTERIOR ELEVATIONS - C
A6.1	EXTERIOR ELEVATIONS - STONE VENEER OPTIONS
A-7	BUILDING SECTIONS - A
A-8	BUILDING SECTIONS - B & C
E-0	ELECTRICAL NOTES
E-1	FIRST FLOOR ELECTRICAL PLAN
E-2	SECOND FLOOR ELECTRICAL PLAN
M-1	FIRST FLOOR MECHANICAL PLAN
M-2	SECOND FLOOR MECHANICAL PLAN
EN.2	ENERGY COMPLIANCE
S-1	FIRST FLOOR SHEAR WALL PLAN
S1.1	SECOND FLOOR SHEAR WALL PLAN - A & C
S1.2	SECOND FLOOR SHEAR WALL PLAN - B
S-2	FOUNDATION PLAN
S2.1	FOUNDATION PLAN (REVERSED)
S-3	SECOND FLOOR FRAMING PLAN
S-4	ROOF FRAMING PLAN - A
S4.1	ROOF FRAMING PLAN - A (REVERSED)
S-5	ROOF FRAMING PLAN - B
S5.1	ROOF FRAMING PLAN - B (REVERSED)
S-6	ROOF FRAMING PLAN - C
S6.1	ROOF FRAMING PLAN - C (REVERSED)
D-1	CONSTRUCTION DETAILS
D-2	STRUCTURAL DETAILS
D-3	STRUCTURAL DETAILS
D-4	CUTTING, BORING & NOTCHING DETAILS
NS.1	NAILING SCHEDULE
——	TJI. "I" JOIST DETAILS
——	BCI. "I" JOIST DETAILS
P-1	FIRE SPRINKLER PLAN
P-2	PLUMBING PLAN
P-3	FIRE SPRINKLER DETAILS

PROJECT DATA:

FOOTAGE: TOTAL LIVING AREA	1631 SQ.FT.
FOOTAGE: FIRST FLOOR	818 SQ.FT.
FOOTAGE: SECOND FLOOR	813 SQ.FT.
FOOTAGE: GARAGE	427 SQ.FT.
FOOTAGE: PORCH	48 SQ.FT.
FOOTAGE: PATIO	224 SQ.FT.
OCCUPANCY: R-3/U	
CONSTRUCTION TYPE: VB	

PLAN NO. 1631
W/ 2.0 KW PV SYSTEM
TRACT NO. 6186

BUILDER:
WATHEN-CASTANOS PETERSON HOMES, INC.
1446 TOLLHOUSE RD. SUITE 103
CLOVIS, CA. 93611 (559) 432-8181
LICENSE NO. 994581
ENGINEER:
PLATINUM ENGINEERING SOLUTIONS, INC, NASER SALEM, S.E.
10648 N. HWY 41, MADERA, CA. 93638
(559)439-0500

DATE DRAWN: 2-2019
REVISIONS: DATE:
DATE:
DATE:

DESIGNER STEVE BOS

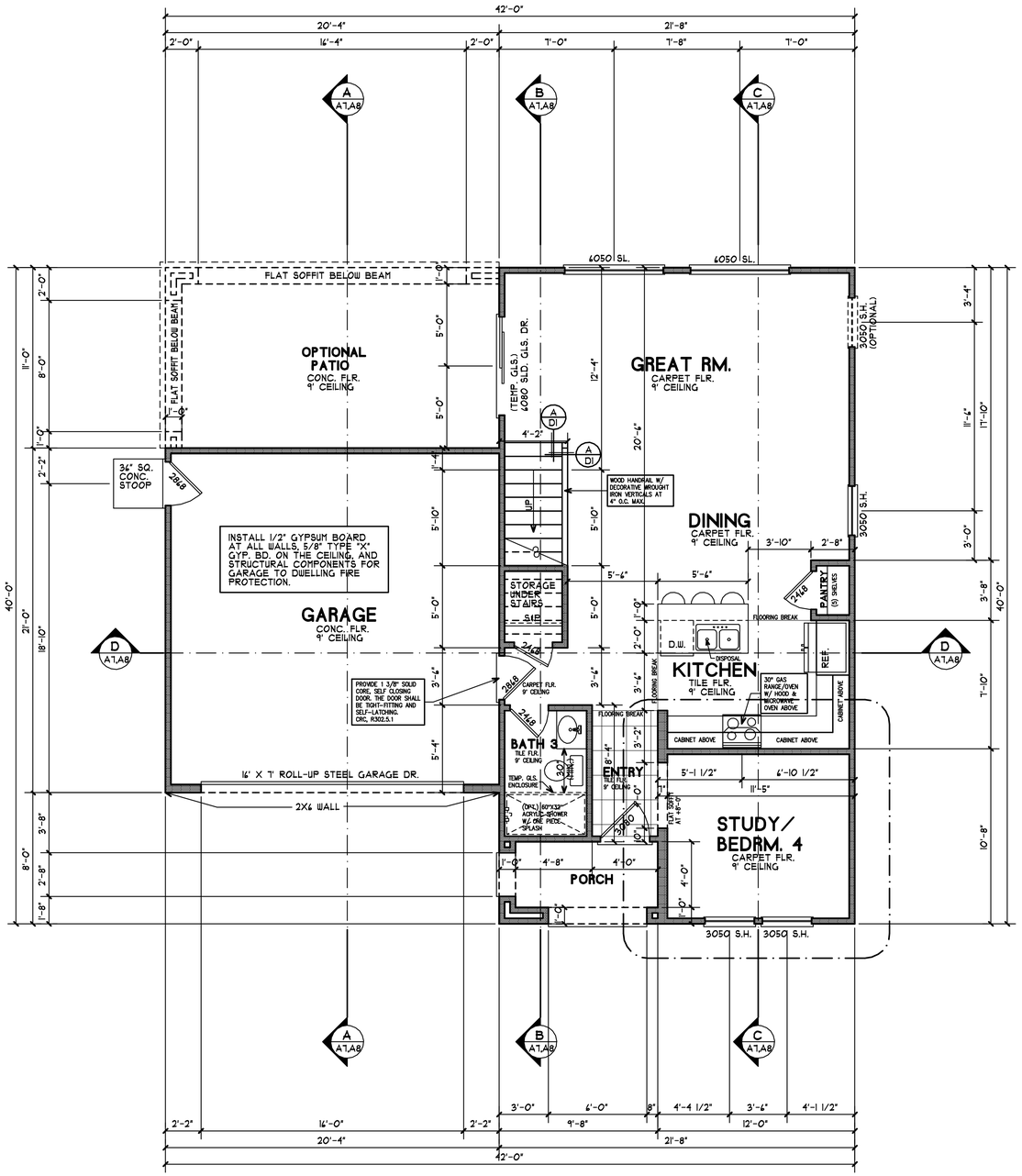
GENERAL NOTES:

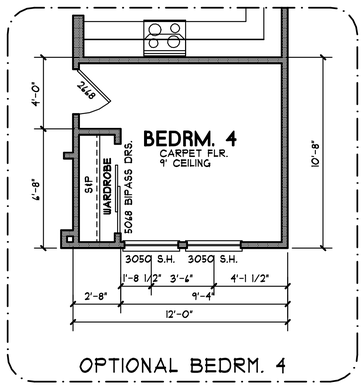
1. ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE FOLLOWING CODES AS ADOPTED BY THE STATE OF CALIFORNIA:
   2016 CALIFORNIA RESIDENTIAL CODE
   2016 CALIFORNIA BUILDING CODE
   2016 CALIFORNIA PLUMBING CODE
   2016 CALIFORNIA MECHANICAL CODE
   2016 CALIFORNIA ELECTRICAL CODE
   2016 CALIFORNIA FIRE CODE
   2016 CALIFORNIA ENERGY CODE
   2016 CALIFORNIA GREEN BUILDING STANDARDS
2. THESE PLANS AND RELATED DOCUMENTS MUST BE AVAILABLE AT THE JOB SITE DURING ANY INSPECTION ACTIVITY.
3. STREET ADDRESS AND NUMBER SHALL BE POSTED PRIOR TO THE FIRST INSPECTION. ADDRESS NUMBERS SHALL BE A MINIMUM OF 4-INCHES (102 mm) HIGH WITH A MINIMUM STROKE WIDTH OF 1/2-INCH. (2013 CRC R106.1.1, R319.1 & CLOVIS FIRE DEPARTMENT STANDARD #14.
4. PROJECTS LOCATED IN THE FLOOD HAZARD AREA SHALL HAVE A FINISHED FLOOR ELEVATION OF NOT LESS THAN 1" ABOVE THE 100 YEAR FLOOD LEVEL.
5. ALL SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A REGISTERED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR.
6. REPAIR ALL DAMAGED ON-SITE OR OFF-SITE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
7. THERE SHALL BE NO ON-SITE WATER RETENTION.
8. THERE SHALL BE NO DRAINAGE TO ADJACENT PROPERTIES.
9. GRADE DIFFERENTIALS SHALL BE SUPPORTED BY AN APPROVED RETAINING WALL IF GREATER THAN 12".
10. ALL WORK PERFORMED IN PUBLIC RIGHTS OF WAY SHALL COMPLY WITH ADOPTED STANDARDS OF PUBLIC WORKS DEPARTMENT. A STREET WORK PERMIT IS REQUIRED FOR ALL SUCH WORK.
11. CHEMICAL TOILET IS REQUIRED ON SITE DURING THE CONSTRUCTION.
12. PROVIDE A MINUMUM SLOPE OF .5% FOR THE ENTIRE SITE.
13. MOISTURE CONTENT VERIFICATION: [CRC R109.1.4.1] MOISTURE CONTENT OF FRAMING MEMBERS SHALL BE VERIFIED IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.5.
14. OPERATION AND MAINTENANCE MANUAL: [CRC R109.1.6.2] AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY SHALL BE PLACED IN THE BUILDING IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.4.
15. STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION: [CRC R300.1]
    PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.1.
16. GRADING AND PAVING: [CRC R300.2]
    CONSTRUCTION PLANS SHALL INDICATE HOW THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FROM ENTERING BUILDINGS IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.1.
17. POLLUTANT CONTROL [CRC R330.1]:
    FINISH MATERIALS INCLUDING ADHESIVES, SEALANTS, CAULKS, PAINTS AND COATINGS, AEROSOL PAINTS AND COATINGS, CARPET SYSTEMS, CARPET CUSHION, CARPET ADHESIVE, RESILIENT FLOORING SYSTEMS AND COMPOSITE WOOD PRODUCTS SHALL MEET VOLATILE ORGANIC COMPOUND (VOC) EMISSION LIMITS IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.5.

WATHEN CASTANOS HOMES, INC.
1446 Tollhouse Rd. Suite 103, Clovis, Ca. 93611
(559) 432-8181

RON POPE & ASSOCIATES
CELEBRATING OUR 34th YEAR
468 W. KENOSHA AVE. CLOVIS, CA. 93619
(559) 392-2706
E-MAIL: ron.pope1017@yahoo.com

PLAN NO. 1631 | JOB NO: JB:1631
DRAWN BY: RON POPE | SHEET NO: A-1
SCALE: 1/4" = 1'-0"





OPTIONAL BEDRM. 4

(ALL ELEVATIONS) FIRST FLOOR PLAN

2016 CALIFORNIA GREEN BUILDING STANDARDS:
NOTE:
REFER TO SHEET GB.1 & GB.2 FOR THE MANDATORY REQUIREMENTS FOR MEETING THE CALIFORNIA GREEN BUILDING STANDARDS. CHAPTER 4, RESIDENTIAL MANDATORY FEATURES.

NOTE:
"REGISTERED" COPIES OF THE CF-6R AND CF-4R FORMS SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY CERTIFIED BY THE INSTALLER(S) FOR THE CF-6R FORM, AND THE HERS RATER, FOR THE FIELD VERIFICATION AND DIAGNOSTIC TESTING ON THE CF-4R FORM. [CEES SECTION 10-103(a) AND 10-103(a)(5)]

NOTE:
BATHROOM EXHAUST FANS: [CRC R303.3.1]
EACH BATHROOM CONTAINING A BATHTUB, SHOWER, OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED FOR PURPOSES OF HUMIDITY CONTROL IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE, CHAPTER 4; AND THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION4.5.

HERS INSPECTION REQUIREMENTS:
BUILDING-LEVEL VERIFICATIONS:
* HIGH QUALITY INSULATION INSPECTION (QII)
* IAQ MECHANICAL VENTILATION
COOLING SYSTEM VERIFICATIONS:
* MINIMUM AIRFLOW
* VERIFIED EER
* VERIFIED SEER
* FAN EFFICACY WATTS/CFM
HVAC DISTRIBUTION SYSTEM VERIFICATIONS:
* DUCT SEALING
DOMESTIC HOT WATER SYSTEM VERIFICATIONS:
* NONE
SPECIAL FEATURES:
* PV SYSTEM: 2.0 kWdc
* NON-STANDARD ROOF REFLECTANCE

ENERGY COMPLIANCE

ROOF REFLECTANCE:	0.17
ROOF EMITTANCE:	0.91
RADIANT BARRIER:	YES
ATTIC VENTILATION:	1/150
HIGH PERFORMANCE ATTIC:	NO
RAFTERS / TOP CHORD OF TRUSSES	NO INSULATION
CEILING	R-38
2X4 EXTERIOR WALLS	R-13 + R4 RIGID FOAM
UNDERNEATH FAU PLATFORM:	R-30
DUCTS	R-8 (SEALED & TESTED)
HEAT PUMP EFFICIENCY	9
COOLING SEER / EER:	16.0 / 13.0
TANKLESS WATER HEATER	0.82
GLAZING REQUIREMENTS:	
U-VALUES:	SHGC VALUES:
OPENABLE: 0.29	OPENABLE: 0.22
FIXED: 0.25	FIXED: 0.25
SLIDING GLASS DOORS: 0.28	SLIDING GLASS DOORS: 0.21
FRENCH DOORS: 0.33	FRENCH DOORS: 0.25
HERS VERIFICATION: (REQUIRED)	

NOTE:
A SHEET ROCK NAILING INSPECTION IS REQUIRED. PER [CRC R109.1.4.1 & CBC 110.3.5]

SEE TABLE R702.3.5 GYPSUM BOARD NAILING SCHEDULE ON SHEET NS.1

SEE CRC TABLE R602.3(1) & TABLE R602.3(2) FOR NAILING SCHEDULE ON SHEET NS.1

NOTE:
ALL FASTENERS AND CONNECTORS THAT ARE IN DIRECT CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. [CRC R317.3.1]

GLAZING:
[CRC R308.4.5] HAZARDOUS LOCATIONS

5. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE

NOTE:
18" DEEP WINDOWS ABOVE A TUB & SHOWER LOCATION ARE NOT REQUIRED TO HAVE TEMPERED GLASS. THE SILL HEIGHT MEASURED VERTICALLY FROM THE STANDING SURFACE EXCEEDS 60".

TANKLESS WATER HEATER REQUIREMENTS:
1. WATER HEATERS LOCATED IN ATTICS SHALL BE PROVIDED WITH A 26 GAUGE SHEET METAL PAN WITH A MINIMUM LIP OF 2" AND A MINIMUM OF 3/4" DRAIN EXTENDING TO THE EXTERIOR OF THE STRUCTURE. THE PAN SHALL EXTEND A MINIMUM OF 6" BEYOND THE APPLIANCE ON ALL SIDES [CURRENT CPC CODE]
2. THE T & P RELIEF VALVE HAVING A FULL SIZED DRAIN OF GALV. STEEL OF HARD DRAWN COPPER TO THE OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE NOT MORE THAN 2' OR LESS THAN 6" ABOVE THE GRADE, POINTING DOWNWARD, THE TERMINAL END BEING UNTHREADED. [CPC 608.5]

PLUMBING REQUIREMENTS:
1. ALL SHOWER AND TUB/SHOWER VALVES MUST BE PRESSURE BALANCE AND/OR THERMOSTATIC MIXING TYPES. THE DEVICE IS REQUIRED TO LIMIT THE WATER TEMPERATURE TO A MAXIMUM OF 120 DEGREES. [CURRENT CPC CODE]
2. PROVIDE NON-REMOVABLE TYPE BACKFLOW PREVENTION DEVICE REQUIRED ON ALL HOSE BIBS. [CPC 603.4.6]
3. ALL EQUIPMENT IN THE POTABLE WATER DELIVERY SYSTEM MUST MEET THE CALIFORNIA AB1953 LEAD FREE REQUIREMENTS. THIS APPLIES TO ALL PIPING, FIXTURES AND FITTINGS. ALL OF THE ABOVE NOTED ITEMS ARE NOT PERMITTED TO EXCEED 0.25% LEAD CONTENT.

NOTE:
WATER CLOSETS SHALL BE CAPABLE OF USING A MAXIMUM OF 1.28 GALLONS PER FLUSH. [CPC 403.2.1]

VENTILATION FOR INDOOR AIR QUALITY:
[CALIFORNIA ENERGY CODE, SECTION 150.0]

0) ALL DWELLING UNITS SHALL MEET THE REQUIREMENTS OF ASHRAE STANDARD 62.2. VENTILATION AND ACCEPTABLE INDOOR QUALITY IN LOW RISE RESIDENTIAL BUILDINGS. WINDOW OPERATION IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED IN SECTION 4 OF THAT ASHRAE STANDARD 62.2. CONTINUOUS OPERATION OF CENTRAL FORCED AIR SYSTEM AIR HANDLERS USED IN CENTRAL FAN INTEGRATED VENTILATION SYSTEMS IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED IN SECTION 4 OF ASHRAE STANDARD 62.2. ADDITIONALLY, ALL DWELLING UNITS SHALL MEET THE FOLLOWING REQUIREMENTS:
   1. FIELD VERIFICATION AND DIAGNOSTIC TESTING:
      A. AIRFLOW PERFORMANCE. THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED BY SECTION 4 OF ASHRAE STANDARD 62.2 SHALL BE CONFIRMED THROUGH FIELD VERIFICATION AND DIAGNOSTIC TESTING IN ACCORDANCE WITH THE APPLICABLE PROCEDURES SPECIFIED IN REFERENCE RESIDENTIAL APPENDIX RA3.7.

FLOOR AREA

TOTAL LIVING AREA:	1631 SQ.FT.
FIRST FLOOR:	818 SQ.FT.
SECOND FLOOR:	813 SQ.FT.
GARAGE:	427 SQ.FT.
PORCH:	48 SQ.FT.
OPTIONAL PATIO:	224 SQ.FT.

DATE DRAWN: 2-2019
REVISIONS:
DATE:
DATE:
DATE:

REGISTERED PROFESSIONAL ENGINEER SINCE 1985

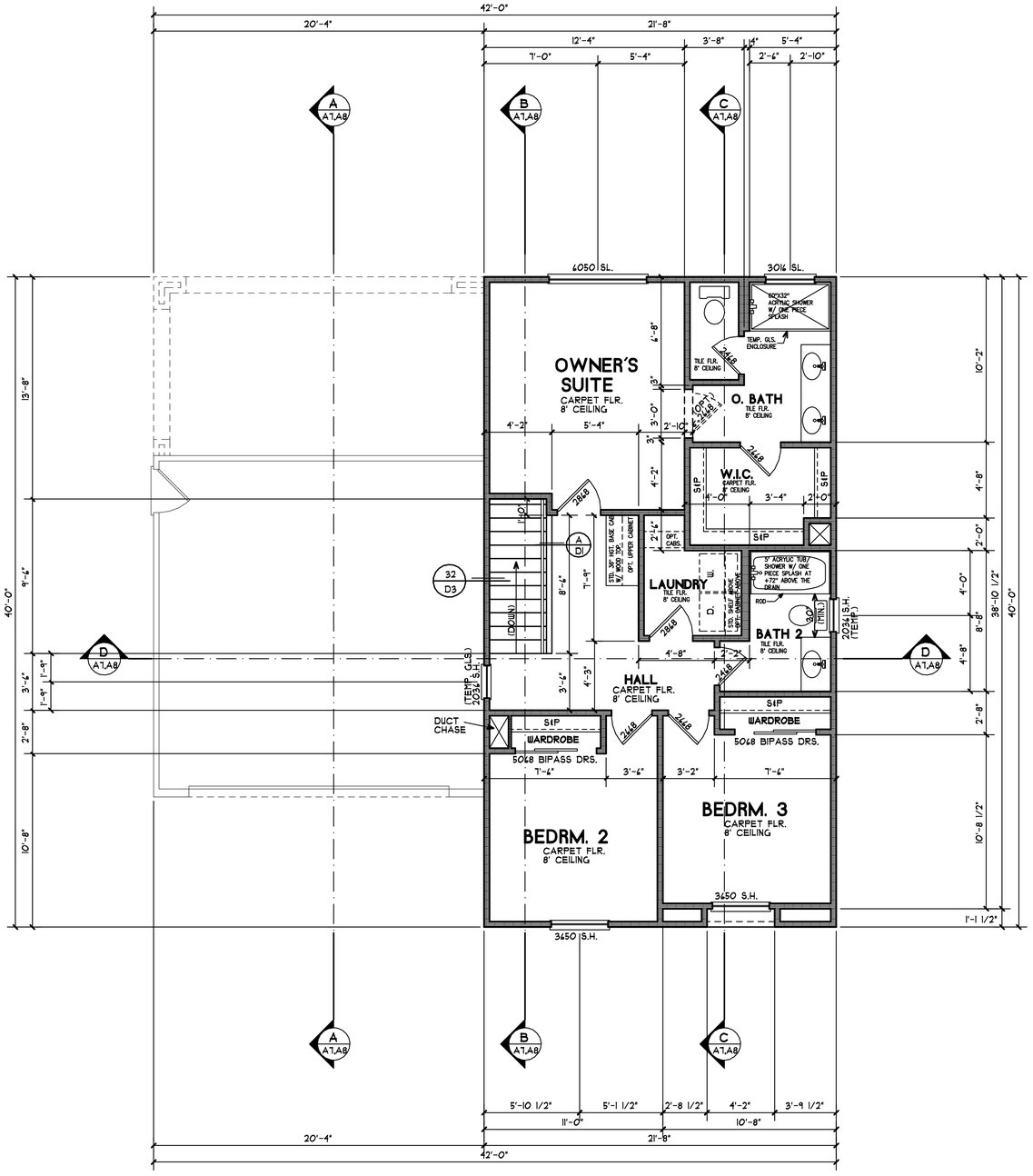
GENERAL NOTES:

1. WATER CLOSET COMPARTMENTS MUST HAVE 30" WIDTH AND 24" CLEAR IN FRONT OF THE WATER CLOSET. [CRC R307.1]
2. THE WALL SURFACE BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SUBJECT TO WATER SPLASH ARE CONSTRUCTED OF MATERIALS NOT ADVERSELY AFFECTED BY WATER. INSTALL FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS. WATER RESISTANT GYPSUM BOARD IS NO LONGER PERMITTED TO BE USED IN THESE LOCATIONS. [CRC R702.4.2]
3. THE DOOR BETWEEN THE GARAGE AND THE DWELLING IS REQUIRED TO HAVE (3) HINGES, TWO OF WHICH ARE TO BE SELF-CLOSING TYPE.
4. ALL SLEEPING ROOMS SHALL BE PROVIDED WITH AT LEAST ONE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE. WINDOWS SHALL HAVE A CLEAR OPENING OF 5.7 SQ. FT. AND MINIMUM OPENINGS OF 20" WIDE AND 24" HIGH, (CLEAR). [CRC R310.1]
5. THE SILL HEIGHT OF WINDOWS IN ANY SLEEPING ROOM SHALL NOT EXCEED 44" FROM THE BOTTOM OF THE CLEAR OPENING. [CRC R310.1]
6. SAFETY GLAZING SHALL BE APPROVED IN THE FOLLOWING APPLICATIONS:
   A. SHOWER DOORS
   B. WINDOWS LOCATED IN OR ADJACENT TO A DOOR, WITHIN A 24" ARC OF DOOR.
   C. WINDOWS GREATER THAN 18" WIDE AND CLOSER THAN 18" TO THE FLOOR.
   D. ALL PATIO AND SLIDING GLASS DOORS.
   [CRC R308.4.2]
7. SAFETY GLAZING ON DOORS OR WINDOWS SHALL BE LABELED AS SUCH FOR INSPECTION PURPOSES.
8. PROVIDE EXHAUST VENTILATION FOR THE COOKTOP TO THE EXTERIOR OF THE BUILDING.
   A) PROVIDE APPROVED EXHAUST DUCT UNDER SLAB OR FLOOR FOR INDUCTION TYPE, (DOWN DRAFT) EXHAUST VENTS.
   B) THE VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT.
9. BATHTUB AND SHOWER SPACES:
   BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
10. THE MINIMUM WIDTH OF A SHOWER DOOR SHALL BE 22".
11. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS AT JOB SITE FOR ALL CIRCULATING TYPE TUBS. (SEE CEC 680.74)
12. PROVIDE A 12"X12" TUB MOTOR ACCESS HATCH WHEN INSTALLING A CIRCULATING TYPE TUB.
13. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR MANUFACTURED FIREPLACES AT THE TIME OF THE FRAMING INSPECTION.
14. BLOWN OR POURED TYPE INSULATION SHALL ONLY BE INSTALLED IN ATTIC SPACES WHERE THE SLOPE OF THE CEILING DOES NOT EXCEED MORE THAN 2.5: 12 PITCH.
15. GAS VENTS TO TERMINATE NOT LESS THAN 4' FROM OPENINGS OR PROPERTY LINES, AND NOT LESS THAN 12" FROM A DOOR, OPENABLE WINDOW OR GRAVITY AIR INLET.
16. ALL EQUIPMENT IN POTABLE WATER DELIVERY SYSTEM MUST MEET THE CALIFORNIA AB1953 LEAD FREEE REQUIREMENTS. THIS APPLIES TO ALL PIPING, FIXTURES AND FITTINGS. ALL OF THE ABOVE NOTED ITEMS ARE NOT PERMITTED TO EXCEED 0.25% LEAD CONTENT.

CALIFORNIA ENERGY NOTES:
1. THE BUILDER SHALL PROVIDE THE ORIGINAL OCCUPANT WITH A LIST OF THE HEATING, COOLING, WATER HEATING SYSTEMS AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.
2. A COMPLETED CF-4R FORM SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY THE CERTIFIED HERS RATER, FOR FIELD VERIFICATION AND DIAGNOSTIC TESTING.
3. AFTER INSTALLING WATER HEATING SYSTEMS, FENESTRATION, AND HVAC EQUIPMENT, THE INSTALLER SHALL SUBMIT THE "REGISTERED" INSTALLATION CERTIFICATE (CF-6R FORM), COMPLETED AND SIGNED BY THE INSTALLER, LISTING THE EQUIPMENT INSTALLED, (MANUFACTURER, MODEL, AND EFFICIENCIES, U-VALUES AND SHGC-VALUES, ETC.) AND THAT IT MEETS OR EXCEEDS THE REQUIREMENTS OF THE ENERGY DOCUMENTATION. (CEES SECTION 10-103(a)(3)).

RON POPE & ASSOCIATES
468 W. KENOSHA AVE. CLOVIS, CA. 93619
(559) 392-2706
E-MAIL: ron.pope1017@yahoo.com

PLAN NO. 1631
JOB NO: JB:1631
DRAWN BY: RON POPE
SHEET NO: A-2
SCALE: 1/4" = 1'-0"



2016 CALIFORNIA GREEN BUILDING STANDARDS:

NOTE:
REFER TO SHEET GB.1 & GB.2 FOR THE MANDATORY REQUIREMENTS FOR MEETING THE CALIFORNIA GREEN BUILDING STANDARDS. CHAPTER 4, RESIDENTIAL MANDATORY FEATURES.

NOTE:
"REGISTERED" COPIES OF THE CF-6R AND CF-4R FORMS SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY CERTIFIED BY THE INSTALLER(S) FOR THE CF-6R FORM, AND THE HERS RATER, FOR THE FIELD VERIFICATION AND DIAGNOSTIC TESTING ON THE CF-4R FORM. [CEES SECTION 10-103(a) AND 10-103(a)(5)]

NOTE:
BATHROOM EXHAUST FANS: [CRC R303.3.1]
EACH BATHROOM CONTAINING A BATHTUB, SHOWER, OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED FOR PURPOSES OF HUMIDITY CONTROL IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE, CHAPTER 4; AND THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION4.5.

HERS INSPECTION REQUIREMENTS:

BUILDING-LEVEL VERIFICATIONS:
* HIGH QUALITY INSULATION INSPECTION (QII)
* IAO MECHANICAL VENTILATION

COOLING SYSTEM VERIFICATIONS:
* MINIMUM AIRFLOW
* VERIFIED EER
* VERIFIED SEER
* FAN EFFICACY WATTS/CFM

HVAC DISTRIBUTION SYSTEM VERIFICATIONS:
* DUCT SEALING

DOMESTIC HOT WATER SYSTEM VERIFICATIONS:
* NONE

SPECIAL FEATURES:
* PV SYSTEM: 2.0 kWdc
* NON-STANDARD ROOF REFLECTANCE

ENERGY COMPLIANCE

ROOF REFLECTANCE:	0.17
ROOF EMITTANCE:	0.91
RADIANT BARRIER:	YES
ATTIC VENTILATION:	1/150
HIGH PERFORMANCE ATTIC:	NO
RAFTERS / TOP CHORD OF TRUSSES	NO INSULATION
CEILING	R-38
2X4 EXTERIOR WALLS	R-13 + R4 RIGID FOAM
UNDERNEATH FAU PLATFORM:	R-30
DUCTS	R-8 (SEALED & TESTED)
HEAT PUMP EFFICIENCY	9
COOLING SEER / EER:	16.0 / 13.0
TANKLESS WATER HEATER	0.82
GLAZING REQUIREMENTS:	
U-VALUES:	SHGC VALUES:
OPENABLE: 0.29	OPENABLE: 0.22
FIXED: 0.25	FIXED: 0.25
SLIDING GLASS DOORS: 0.28	SLIDING GLASS DOORS: 0.21
FRENCH DOORS: 0.33	FRENCH DOORS: 0.25
HERS VERIFICATION: (REQUIRED)	

NOTE:
A SHEET ROCK NAILING INSPECTION IS REQUIRED. PER [CRC R109.1.4.1 & CBC 110.3.5]

SEE TABLE R702.3.5
GYPSUM BOARD NAILING SCHEDULE ON SHEET NS.1

SEE CRC TABLE R602.3(1) & TABLE R602.3(2) FOR NAILING SCHEDULE ON SHEET NS.1

NOTE:
ALL FASTENERS AND CONNECTORS THAT ARE IN DIRECT CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. [CRC R317.3.1]

GLAZING:

[CRC R308.4.5] HAZARDOUS LOCATIONS

5. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE

NOTE:
18" DEEP WINDOWS ABOVE A TUB & SHOWER LOCATION ARE NOT REQUIRED TO HAVE TEMPERED GLASS. THE SILL HEIGHT MEASURED VERTICALLY FROM THE STANDING SURFACE EXCEEDS 60".

TANKLESS WATER HEATER REQUIREMENTS:

1. WATER HEATERS LOCATED IN ATTICS SHALL BE PROVIDED WITH A 26 GAUGE SHEET METAL PAN WITH A MINIMUM LIP OF 2" AND A MINIMUM OF 3/4" DRAIN EXTENDING TO THE EXTERIOR OF THE STRUCTURE. THE PAN SHALL EXTEND A MINIMUM OF 6" BEYOND THE APPLIANCE ON ALL SIDES [CURRENT CPC CODE]
2. THE T & P RELIEF VALVE HAVING A FULL SIZED DRAIN OF GALV. STEEL OF HARD DRAWN COPPER TO THE OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE NOT MORE THAN 2' OR LESS THAN 6" ABOVE THE GRADE, POINTING DOWNWARD, THE TERMINAL END BEING UNTHREADED. [CPC 608.5]

PLUMBING REQUIREMENTS:

1. ALL SHOWER AND TUB/SHOWER VALVES MUST BE PRESSURE BALANCE AND/OR THERMOSTATIC MIXING TYPES. THE DEVICE IS REQUIRED TO LIMIT THE WATER TEMPERATURE TO A MAXIMUM OF 120 DEGREES. [CURRENT CPC CODE]
2. PROVIDE NON-REMOVABLE TYPE BACKFLOW PREVENTION DEVICE REQUIRED ON ALL HOSE BIBS. [CPC 603.4.6]
3. ALL EQUIPMENT IN THE POTABLE WATER DELIVERY SYSTEM MUST MEET THE CALIFORNIA AB1953 LEAD FREE REQUIREMENTS. THIS APPLIES TO ALL PIPING, FIXTURES AND FITTINGS. ALL OF THE ABOVE NOTED ITEMS ARE NOT PERMITTED TO EXCEED 0.25% LEAD CONTENT.

NOTE:
WATER CLOSETS SHALL BE CAPABLE OF USING A MAXIMUM OF 1.28 GALLONS PER FLUSH. [CPC 403.2.1]

WINDOW SILLS / FALL PREVENTION:

CRC, SECTION R312.2 WINDOW SILLS
IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR. EXCEPTIONS:
1. WINDOWS WHOSE OPENINGS WILL NOT ALLOW A 4 INCH DIAMETER SPHERE TO PASS THROUGH THE OPENING WHEN THE OPENING IS IN ITS LARGEST OPENED POSITION.
2. OPENINGS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090.
3. WINDOWS THAT ARE PROVIDED WITH OPENING LIMITING DEVICES THAT COMPLY WITH SECTION R312.2.

VENTILATION FOR INDOOR AIR QUALITY:

[CALIFORNIA ENERGY CODE, SECTION 150.0]

0) ALL DWELLING UNITS SHALL MEET THE REQUIREMENTS OF ASHRAE STANDARD 62.2. VENTILATION AND ACCEPTABLE INDOOR QUALITY IN LOW RISE RESIDENTIAL BUILDINGS. WINDOW OPERATION IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED IN SECTION SECTION 4 OF THAT ASHRAE STANDARD 62.2. CONTINUOUS OPERATION OF CENTRAL FORCED AIR SYSTEM AIR HANDLERS USED IN CENTRAL FAN INTEGRATED VENTILATION SYSTEMS IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED IN SECTION 4 OF ASHRAE STANDARD 62.2. ADDITIONALLY, ALL DWELLING UNITS SHALL MEET THE FOLLOWING REQUIREMENTS:
   1. FIELD VERIFICATION AND DIAGNOSTIC TESTING:
      A. AIRFLOW PERFORMANCE. THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED BY SECTION 4 OF ASHRAE STANDARD 62.2 SHALL BE CONFIRMED THROUGH FIELD VERIFICATION AND DIAGNOSTIC TESTING IN ACCORDANCE WITH THE APPLICABLE PROCEDURES SPECIFIED IN REFERENCE RESIDENTIAL APPENDIX RA3.7.

FLOOR AREA

TOTAL LIVING AREA:	1631 SQ.FT.
FIRST FLOOR:	818 SQ.FT.
SECOND FLOOR:	813 SQ.FT.
GARAGE:	427 SQ.FT.
PORCH:	48 SQ.FT.
OPTIONAL PATIO:	224 SQ.FT.

DATE DRAWN: 2-2019
REVISIONS:
DATE:
DATE:
DATE:

DESIGNER'S SEAL

GENERAL NOTES:

1. WATER CLOSET COMPARTMENTS MUST HAVE 30" WIDTH AND 24" CLEAR IN FRONT OF THE WATER CLOSET. [CRC R307.1]
2. THE WALL SURFACE BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SUBJECT TO WATER SPLASH ARE CONSTRUCTED OF MATERIALS NOT ADVERSELY AFFECTED BY WATER. INSTALL FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS. WATER RESISTANT GYPSUM BOARD IS NO LONGER PERMITTED TO BE USED IN THESE LOCATIONS. [CRC R702.4.2]
3. THE DOOR BETWEEN THE GARAGE AND THE DWELLING IS REQUIRED TO HAVE (3) HINGES, TWO OF WHICH ARE TO BE SELF-CLOSING TYPE.
4. ALL SLEEPING ROOMS SHALL BE PROVIDED WITH AT LEAST ONE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE. WINDOWS SHALL HAVE A CLEAR OPENING OF 5.7 SQ. FT. AND MINIMUM OPENINGS OF 20" WIDE AND 24" HIGH, (CLEAR). [CRC R310.1]
5. THE SILL HEIGHT OF WINDOWS IN ANY SLEEPING ROOM SHALL NOT EXCEED 44" FROM THE BOTTOM OF THE CLEAR OPENING. [CRC R310.1]
6. SAFETY GLAZING SHALL BE APPROVED IN THE FOLLOWING APPLICATIONS:
   A. SHOWER DOORS
   B. WINDOWS LOCATED IN OR ADJACENT TO A DOOR, WITHIN A 24" ARC OF DOOR.
   C. WINDOWS GREATER THAN 18" WIDE AND CLOSER THAN 18" TO THE FLOOR.
   D. ALL PATIO AND SLIDING GLASS DOORS. [CRC R308.4.2]
7. SAFETY GLAZING ON DOORS OR WINDOWS SHALL BE LABELED AS SUCH FOR INSPECTION PURPOSES.
8. PROVIDE EXHAUST VENTILATION FOR THE COOKTOP TO THE EXTERIOR OF THE BUILDING.
   A) PROVIDE APPROVED EXHAUST DUCT UNDER SLAB OR FLOOR FOR INDUCTION TYPE, (DOWN DRAFT) EXHAUST VENTS.
   B) THE VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT.
9. BATHTUB AND SHOWER SPACES:
   BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
10. THE MINIMUM WIDTH OF A SHOWER DOOR SHALL BE 22".
11. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS AT JOB SITE FOR ALL CIRCULATING TYPE TUBS. (SEE CEC 680.74)
12. PROVIDE A 12"X12" TUB MOTOR ACCESS HATCH WHEN INSTALLING A CIRCULATING TYPE TUB.
13. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR MANUFACTURED FIREPLACES AT THE TIME OF THE FRAMING INSPECTION.
14. BLOWN OR POURED TYPE INSULATION SHALL ONLY BE INSTALLED IN ATTIC SPACES WHERE THE SLOPE OF THE CEILING DOES NOT EXCEED MORE THAN 2.5:12 PITCH.
15. GAS VENTS TO TERMINATE NOT LESS THAN 4' FROM OPENINGS OR PROPERTY LINES, AND NOT LESS THAN 12" FROM A DOOR, OPENABLE WINDOW OR GRAVITY AIR INLET.
16. ALL EQUIPMENT IN POTABLE WATER DELIVERY SYSTEM MUST MEET THE CALIFORNIA AB1953 LEAD FREEE REQUIREMENTS. THIS APPLIES TO ALL PIPING, FIXTURES AND FITTINGS. ALL OF THE ABOVE NOTED ITEMS ARE NOT PERMITTED TO EXCEED 0.25% LEAD CONTENT.

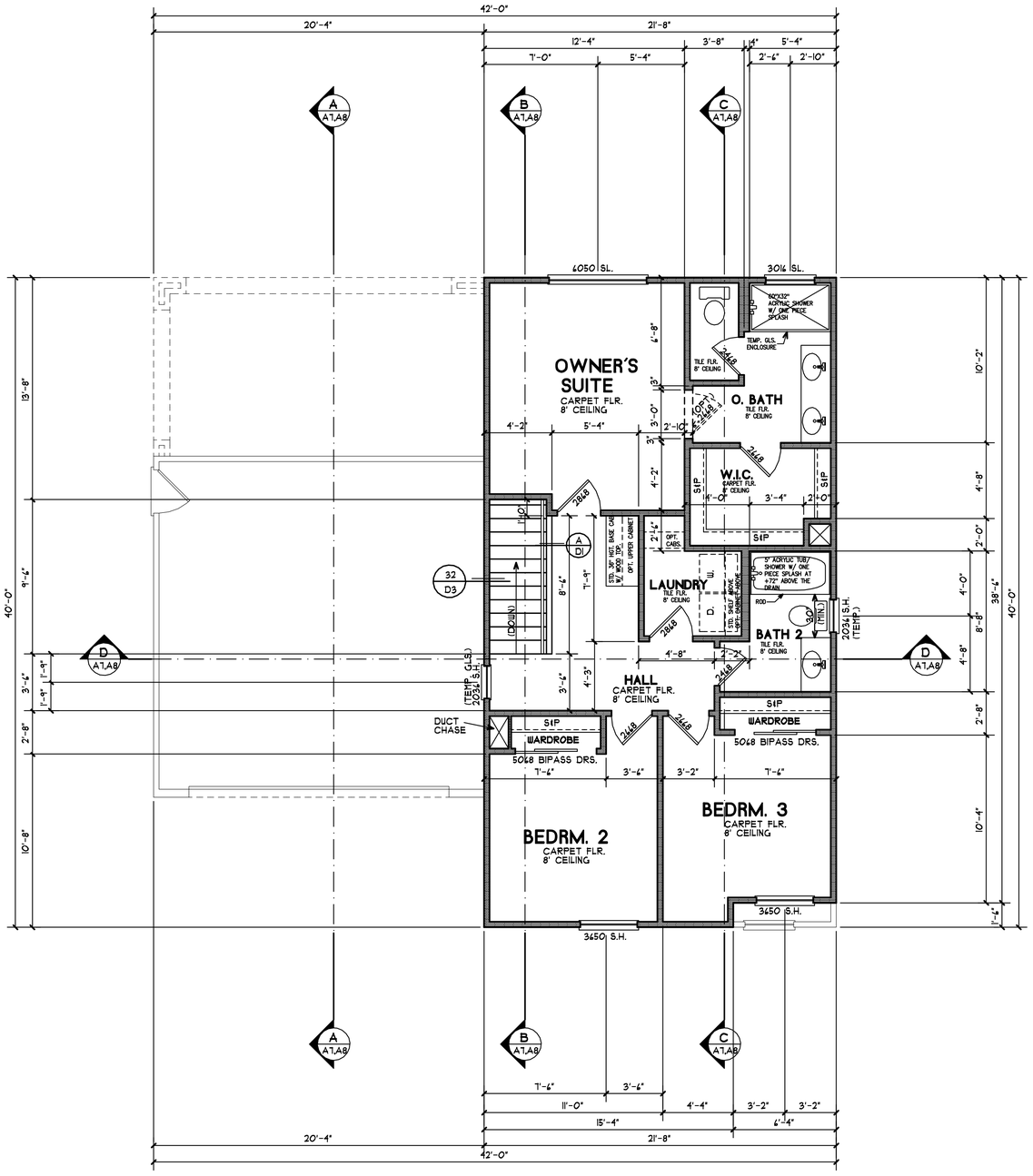
CALIFORNIA ENERGY NOTES:

1. THE BUILDER SHALL PROVIDE THE ORIGINAL OCCUPANT WITH A LIST OF THE HEATING, COOLING, WATER HEATING SYSTEMS AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.
2. A COMPLETED CF-4R FORM SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY THE CERTIFIED HERS RATER, FOR FIELD VERIFICATION AND DIAGNOSTIC TESTING.
3. AFTER INSTALLING WATER HEATING SYSTEMS, FENESTRATION, AND HVAC EQUIPMENT, THE INSTALLER SHALL SUBMIT THE "REGISTERED" INSTALLATION CERTIFICATE (CF-6R FORM), COMPLETED AND SIGNED BY THE INSTALLER, LISTING THE EQUIPMENT INSTALLED, (MANUFACTURER, MODEL, AND EFFICIENCIES, U-VALUES AND SHGC-VALUES, ETC.) AND THAT IT MEETS OR EXCEEDS THE REQUIREMENTS OF THE ENERGY DOCUMENTATION. (CEES SECTION 10-103(a)(3)).

RON POPE & ASSOCIATES
468 W. KENOSHA AVE. CLOVIS, CA. 93619
(559) 392-2706
E-MAIL: ron.pope1017@yahoo.com

PLAN NO. 1631
JOB NO: JB:1631
DRAWN BY: RON POPE
SHEET NO: A3.1
SCALE: 1/4" = 1'-0"

SECOND FLOOR PLAN - B



2016 CALIFORNIA GREEN BUILDING STANDARDS:
NOTE:
REFER TO SHEET GB.1 & GB.2 FOR THE MANDATORY REQUIREMENTS FOR MEETING THE CALIFORNIA GREEN BUILDING STANDARDS. CHAPTER 4, RESIDENTIAL MANDATORY FEATURES.

NOTE:
"REGISTERED" COPIES OF THE CF-6R AND CF-4R FORMS SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY CERTIFIED BY THE INSTALLER(S) FOR THE CF-6R FORM, AND THE HERS RATER, FOR THE FIELD VERIFICATION AND DIAGNOSTIC TESTING ON THE CF-4R FORM.
[CEES SECTION 10-103(a) AND 10-103(a)(5)]

NOTE:
BATHROOM EXHAUST FANS: [CRC R303.3.1]
EACH BATHROOM CONTAINING A BATHTUB, SHOWER, OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED FOR PURPOSES OF HUMIDITY CONTROL IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE, CHAPTER 4; AND THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION4.5.

HERS INSPECTION REQUIREMENTS:
BUILDING-LEVEL VERIFICATIONS:
* HIGH QUALITY INSULATION INSPECTION (QII)
* IAQ MECHANICAL VENTILATION
COOLING SYSTEM VERIFICATIONS:
* MINIMUM AIRFLOW
* VERIFIED EER
* VERIFIED SEER
* FAN EFFICACY WATTS/CFM
HVAC DISTRIBUTION SYSTEM VERIFICATIONS:
* DUCT SEALING
DOMESTIC HOT WATER SYSTEM VERIFICATIONS:
* NONE
SPECIAL FEATURES:
* PV SYSTEM: 2.0 kWdc
* NON-STANDARD ROOF REFLECTANCE

ENERGY COMPLIANCE

ROOF REFLECTANCE:	0.17
ROOF EMITTANCE:	0.91
RADIANT BARRIER:	YES
ATTIC VENTILATION:	1/150
HIGH PERFORMANCE ATTIC:	NO
RAFTERS / TOP CHORD OF TRUSSES	NO INSULATION
CEILING	R-38
2X4 EXTERIOR WALLS	R-13 + R4 RIGID FOAM
UNDERNEATH FAU PLATFORM:	R-30
DUCTS	R-8 (SEALED & TESTED)
HEAT PUMP EFFICIENCY	9
COOLING SEER / EER:	16.0 / 13.0
TANKLESS WATER HEATER	0.82
GLAZING REQUIREMENTS:	
U-VALUES:	SHGC VALUES:
OPENABLE: 0.29	OPENABLE: 0.22
FIXED: 0.25	FIXED: 0.25
SLIDING GLASS DOORS: 0.28	SLIDING GLASS DOORS: 0.21
FRENCH DOORS: 0.33	FRENCH DOORS: 0.25

HERS VERIFICATION: (REQUIRED)

NOTE:
A SHEET ROCK NAILING INSPECTION IS REQUIRED. PER [CRC R109.1.4.1 & CBC 110.3.5]

SEE TABLE R702.3.5
GYPSUM BOARD NAILING SCHEDULE ON SHEET NS.1

SEE CRC TABLE R602.3(1) & TABLE R602.3(2) FOR NAILING SCHEDULE ON SHEET NS.1

NOTE:
ALL FASTENERS AND CONNECTORS THAT ARE IN DIRECT CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. [CRC R317.3.1]

GLAZING:
[CRC R308.4.5] HAZARDOUS LOCATIONS

5. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE

NOTE:
18" DEEP WINDOWS ABOVE A TUB & SHOWER LOCATION ARE NOT REQUIRED TO HAVE TEMPERED GLASS. THE SILL HEIGHT MEASURED VERTICALLY FROM THE STANDING SURFACE EXCEEDS 60".

TANKLESS WATER HEATER REQUIREMENTS:
1. WATER HEATERS LOCATED IN ATTICS SHALL BE PROVIDED WITH A 26 GAUGE SHEET METAL PAN WITH A MINIMUM LIP OF 2" AND A MINIMUM OF 3/4" DRAIN EXTENDING TO THE EXTERIOR OF THE STRUCTURE. THE PAN SHALL EXTEND A MINIMUM OF 6" BEYOND THE APPLIANCE ON ALL SIDES [CURRENT CPC CODE]
2. THE T & P RELIEF VALVE HAVING A FULL SIZED DRAIN OF GALV. STEEL OF HARD DRAWN COPPER TO THE OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE NOT MORE THAN 2' OR LESS THAN 6" ABOVE THE GRADE, POINTING DOWNWARD, THE TERMINAL END BEING UNTHREADED. [CPC 608.5]

PLUMBING REQUIREMENTS:
1. ALL SHOWER AND TUB/SHOWER VALVES MUST BE PRESSURE BALANCE AND/OR THERMOSTATIC MIXING TYPES. THE DEVICE IS REQUIRED TO LIMIT THE WATER TEMPERATURE TO A MAXIMUM OF 120 DEGREES. [CURRENT CPC CODE]
2. PROVIDE NON-REMOVABLE TYPE BACKFLOW PREVENTION DEVICE REQUIRED ON ALL HOSE BIBS. [CPC 603.4.6]
3. ALL EQUIPMENT IN THE POTABLE WATER DELIVERY SYSTEM MUST MEET THE CALIFORNIA AB1953 LEAD FREE REQUIREMENTS. THIS APPLIES TO ALL PIPING, FIXTURES AND FITTINGS. ALL OF THE ABOVE NOTED ITEMS ARE NOT PERMITTED TO EXCEED 0.25% LEAD CONTENT.

NOTE:
WATER CLOSETS SHALL BE CAPABLE OF USING A MAXIMUM OF 1.28 GALLONS PER FLUSH. [CPC 403.2.1]

WINDOW SILLS / FALL PREVENTION:
CRC, SECTION R312.2 WINDOW SILLS
IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR. EXCEPTIONS:
1. WINDOWS WHOSE OPENINGS WILL NOT ALLOW A 4 INCH DIAMETER SPHERE TO PASS THROUGH THE OPENING WHEN THE OPENING IS IN ITS LARGEST OPENED POSITION.
2. OPENINGS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090.
3. WINDOWS THAT ARE PROVIDED WITH OPENING LIMITING DEVICES THAT COMPLY WITH SECTION R312.2.

VENTILATION FOR INDOOR AIR QUALITY:
[CALIFORNIA ENERGY CODE, SECTION 150.0]
0) ALL DWELLING UNITS SHALL MEET THE REQUIREMENTS OF ASHRAE STANDARD 62.2. VENTILATION AND ACCEPTABLE INDOOR QUALITY IN LOW RISE RESIDENTIAL BUILDINGS. WINDOW OPERATION IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED IN SECTION SECTION 4 OF THAT ASHRAE STANDARD 62.2. CONTINUOUS OPERATION OF CENTRAL FORCED AIR SYSTEM AIR HANDLERS USED IN CENTRAL FAN INTEGRATED VENTILATION SYSTEMS IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED IN SECTION 4 OF ASHRAE STANDARD 62.2. ADDITIONALLY, ALL DWELLING UNITS SHALL MEET THE FOLLOWING REQUIREMENTS:
1. FIELD VERIFICATION AND DIAGNOSTIC TESTING:
A. AIRFLOW PERFORMANCE. THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED BY SECTION 4 OF ASHRAE STANDARD 62.2 SHALL BE CONFIRMED THROUGH FIELD VERIFICATION AND DIAGNOSTIC TESTING IN ACCORDANCE WITH THE APPLICABLE PROCEDURES SPECIFIED IN REFERENCE RESIDENTIAL APPENDIX RA3.7.

FLOOR AREA

TOTAL LIVING AREA:	1631 SQ.FT.
FIRST FLOOR:	818 SQ.FT.
SECOND FLOOR:	813 SQ.FT.
GARAGE:	427 SQ.FT.
PORCH:	48 SQ.FT.
OPTIONAL PATIO:	224 SQ.FT.

DATE DRAWN: 2-2019
REVISIONS:
DATE:
DATE:
DATE:

GENERAL NOTES:

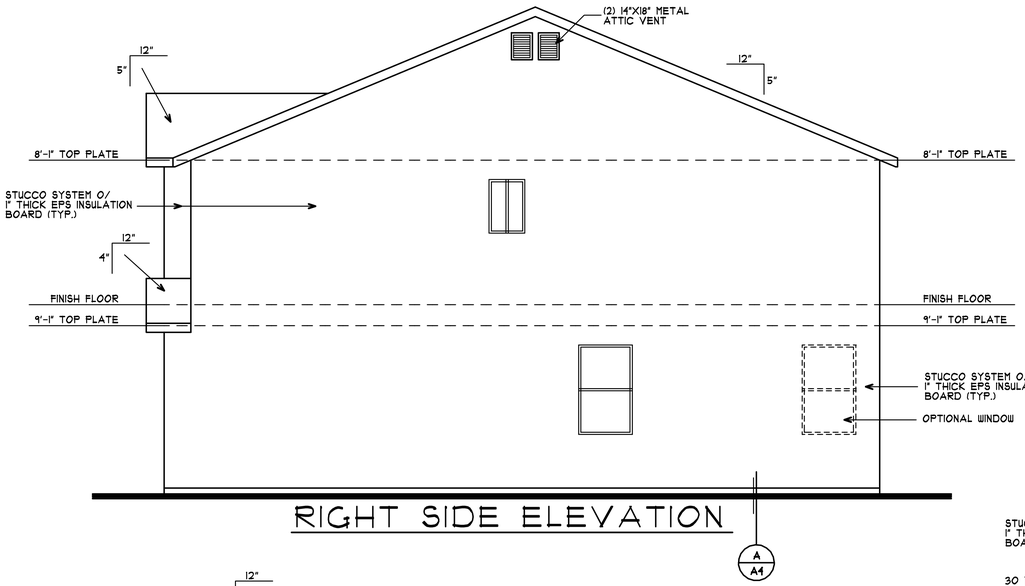
1. WATER CLOSET COMPARTMENTS MUST HAVE 30" WIDTH AND 24" CLEAR IN FRONT OF THE WATER CLOSET. [CRC R307.1]
2. THE WALL SURFACE BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SUBJECT TO WATER SPLASH ARE CONSTRUCTED OF MATERIALS NOT ADVERSELY AFFECTED BY WATER. INSTALL FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS. WATER RESISTANT GYPSUM BOARD IS NO LONGER PERMITTED TO BE USED IN THESE LOCATIONS. [CRC R702.4.2]
3. THE DOOR BETWEEN THE GARAGE AND THE DWELLING IS REQUIRED TO HAVE (3) HINGES, TWO OF WHICH ARE TO BE SELF-CLOSING TYPE.
4. ALL SLEEPING ROOMS SHALL BE PROVIDED WITH AT LEAST ONE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE. WINDOWS SHALL HAVE A CLEAR OPENING OF 5.7 SQ. FT. AND MINIMUM OPENINGS OF 20" WIDE AND 24" HIGH, (CLEAR). [CRC R310.1]
5. THE SILL HEIGHT OF WINDOWS IN ANY SLEEPING ROOM SHALL NOT EXCEED 44" FROM THE BOTTOM OF THE CLEAR OPENING. [CRC R310.1]
6. SAFETY GLAZING SHALL BE APPROVED IN THE FOLLOWING APPLICATIONS:
A. SHOWER DOORS
B. WINDOWS LOCATED IN OR ADJACENT TO A DOOR, WITHIN A 24" ARC OF DOOR.
C. WINDOWS GREATER THAN 18" WIDE AND CLOSER THAN 18" TO THE FLOOR.
D. ALL PATIO AND SLIDING GLASS DOORS.
[CRC R308.4.2]
7. SAFETY GLAZING ON DOORS OR WINDOWS SHALL BE LABELED AS SUCH FOR INSPECTION PURPOSES.
8. PROVIDE EXHAUST VENTILATION FOR THE COOKTOP TO THE EXTERIOR OF THE BUILDING.
A) PROVIDE APPROVED EXHAUST DUCT UNDER SLAB OR FLOOR FOR INDUCTION TYPE, (DOWN DRAFT) EXHAUST VENTS.
B) THE VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT.
9. BATHTUB AND SHOWER SPACES:
BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
10. THE MINIMUM WIDTH OF A SHOWER DOOR SHALL BE 22".
11. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS AT JOB SITE FOR ALL CIRCULATING TYPE TUBS. (SEE CEC 680.74)
12. PROVIDE A 12"X12" TUB MOTOR ACCESS HATCH WHEN INSTALLING A CIRCULATING TYPE TUB.
13. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR MANUFACTURED FIREPLACES AT THE TIME OF THE FRAMING INSPECTION.
14. BLOWN OR POURED TYPE INSULATION SHALL ONLY BE INSTALLED IN ATTIC SPACES WHERE THE SLOPE OF THE CEILING DOES NOT EXCEED MORE THAN 2.5:12 PITCH.
15. GAS VENTS TO TERMINATE NOT LESS THAN 4' FROM OPENINGS OR PROPERTY LINES, AND NOT LESS THAN 12" FROM A DOOR, OPENABLE WINDOW OR GRAVITY AIR INLET.
16. ALL EQUIPMENT IN POTABLE WATER DELIVERY SYSTEM MUST MEET THE CALIFORNIA AB1953 LEAD FREEE REQUIREMENTS. THIS APPLIES TO ALL PIPING, FIXTURES AND FITTINGS. ALL OF THE ABOVE NOTED ITEMS ARE NOT PERMITTED TO EXCEED 0.25% LEAD CONTENT.

CALIFORNIA ENERGY NOTES:
1. THE BUILDER SHALL PROVIDE THE ORIGINAL OCCUPANT WITH A LIST OF THE HEATING, COOLING, WATER HEATING SYSTEMS AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.
2. A COMPLETED CF-4R FORM SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY THE CERTIFIED HERS RATER, FOR FIELD VERIFICATION AND DIAGNOSTIC TESTING.
3. AFTER INSTALLING WATER HEATING SYSTEMS, FENESTRATION, AND HVAC EQUIPMENT, THE INSTALLER SHALL SUBMIT THE "REGISTERED" INSTALLATION CERTIFICATE (CF-6R FORM), COMPLETED AND SIGNED BY THE INSTALLER, LISTING THE EQUIPMENT INSTALLED, (MANUFACTURER, MODEL, AND EFFICIENCIES, U-VALUES AND SHGC-VALUES, ETC.) AND THAT IT MEETS OR EXCEEDS THE REQUIREMENTS OF THE ENERGY DOCUMENTATION. (CEES SECTION 10-103(a)(3)).

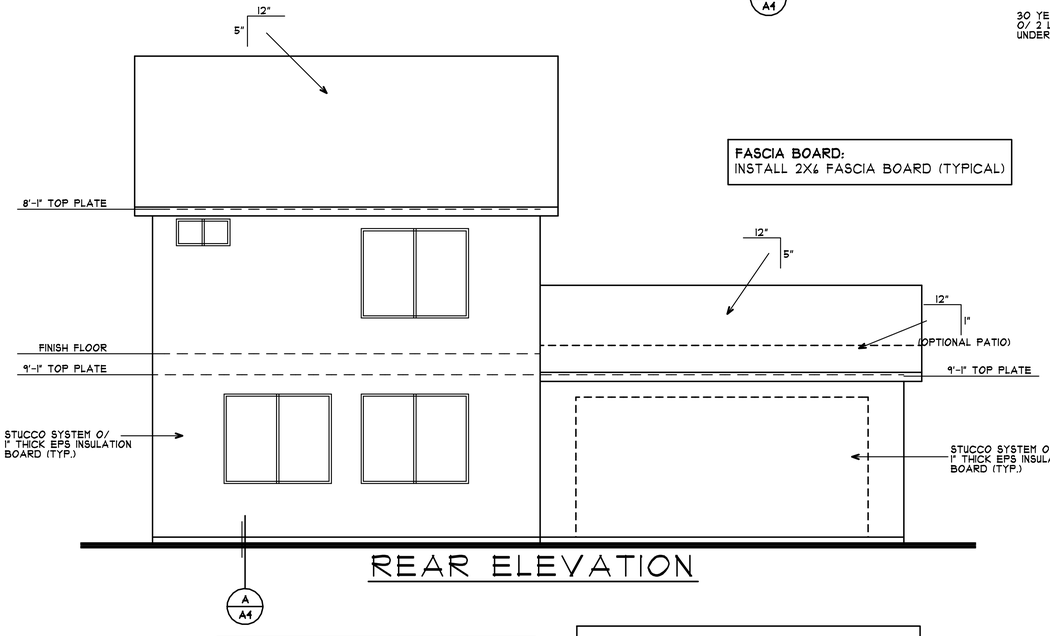
RON POPE & ASSOCIATES
468 W. KENOSHA AVE. CLOVIS, CA. 93619
(559) 392-2706
E-MAIL: ron.pope1017@yahoo.com

PLAN NO. 1631
JOB NO: JB:1631
DRAWN BY: RON POPE
SHEET NO: A-3
SCALE: 1/4" = 1'-0"

SECOND FLOOR PLAN - A & C



RIGHT SIDE ELEVATION



REAR ELEVATION

FASCIA BOARD:
INSTALL 2X6 FASCIA BOARD (TYPICAL)

WINDOW HEADER HEIGHTS: (9'-1" PLATE)

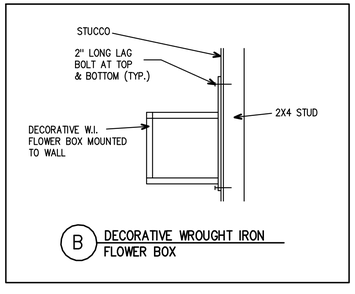
SET ALL WINDOW HEADERS AT +8'-0" TO THE BOTTOM OF THE HEADER (TYPICAL)

* FOR 4X12 OR 6X12 DEPTH HEADERS, SET HEADER TIGHT TO THE TOP PLATE.
* FOR CLEAR STORY WINDOWS, SEE PLANS.

WINDOW HEADER HEIGHTS: (8'-1" PLATE)

SET ALL WINDOW HEADERS AT +7'-0" TO THE BOTTOM OF THE HEADER (TYPICAL)

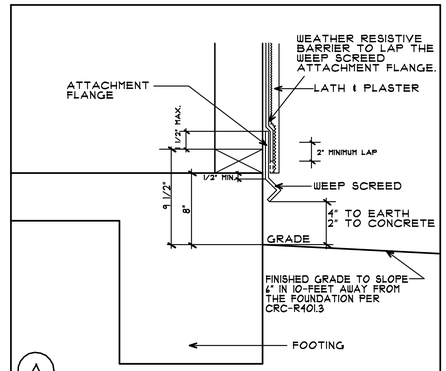
* FOR 4X12 OR 6X12 DEPTH HEADERS, SET HEADER TIGHT TO THE TOP PLATE.
* FOR CLEAR STORY WINDOWS, SEE PLANS.



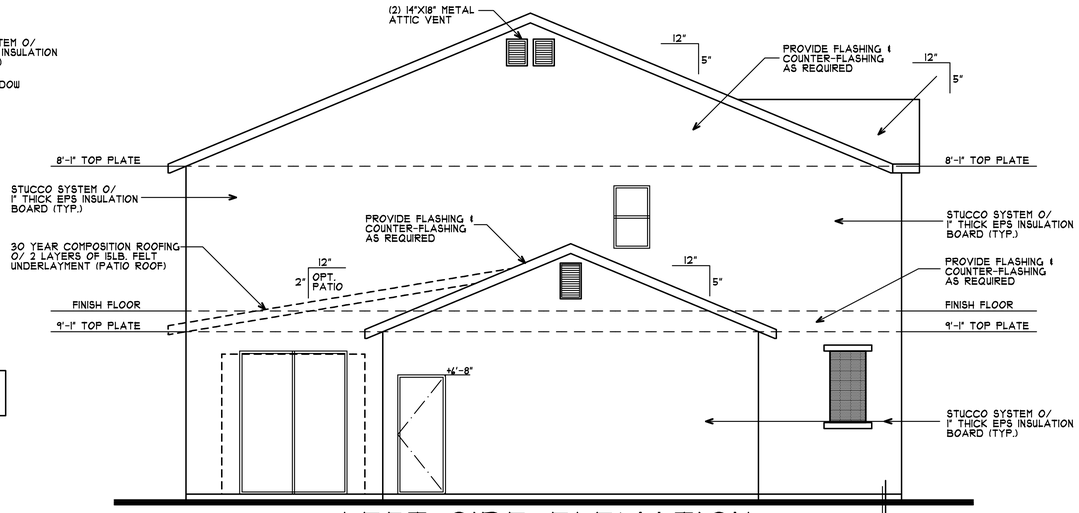
DECORATIVE WROUGHT IRON FLOWER BOX

RADIANT BARRIER ROOF SHEATHING:
[RESIDENTIAL APPENDIX RA4.2.2-2013]

1. MANUFACTURER OF ROOF SHEATHING: LOUISIANNA PACIFIC OR EQUIVALENT.
2. MANUFACTURER APPROVAL: CA-T370 TECHSHIELD
3. THE RADIANT BARRIER SHALL BE INSTALLED TO COVER ALL GABLE END WALLS AND OTHER VERTICAL SURFACES IN THE ATTIC.
4. THE ATTIC SHALL BE VENTILATED TO:
   a) CONFORM TO THE RADIANT BARRIER MANUFACTURER'S INSTRUCTIONS.
   b) PROVIDE A MINIMUM FREE VENTILATION AREA OF NOT LESS THAN ONE SQUARE FOOT OF VENT AREA FOR EACH 150 SQUARE FEET OF ATTIC/FLOOR AREA.
   c) PROVIDE NO LESS THAN 30 PERCENT UPPER VENTS.
5. RIDGE VENTS OR GABLE END VENTS ARE RECOMMENDED TO ACHIEVE THE BEST PERFORMANCE. THE MATERIAL SHOULD BE CUT TO ALLOW FOR FULL AIRFLOW TO THE VENTING.
6. THE PRODUCT SHALL MEET ALL REQUIREMENTS FOR CALIFORNIA CERTIFIED INSULATION MATERIALS [RADIANT BARRIERS] OF THE DEPARTMENT OF CONSUMER AFFAIRS, BUREAU OF HOME FURNISHINGS AND THERMAL INSULATION, AS SPECIFIED BY CCR, TITLE 24, PART 12, CHAPTER 12-13, STANDARDS FOR INSULATING MATERIAL.
7. THE USE OF A RADIANT BARRIER SHALL BE LISTED IN THE SPECIAL FEATURES AND MODELING ASSUMPTIONS LISTINGS OF THE CERTIFICATE OF COMPLIANCE AND DESCRIBED IN DETAIL IN THE RESIDENTIAL ACM MANUAL.



TYPICAL WEEP SCREED DETAIL.



LEFT SIDE ELEVATION

FRONT ELEVATION

EXTERIOR ELEVATIONS - A

DATE DRAWN: 2-2019
REVISIONS: DATE:
DATE:
DATE:

REGISTERED CIVIL ENGINEER 1985

GENERAL NOTES:

ELEVATION NOTES:

1. PROVIDE BITHUTHENE OR SIMILAR RUBBARIZED ASPHALT FLASHING WITHIN THE LATH ASSEMBLY OF ALL HORIZONTAL UPSIDE STUCCO SURFACES.
2. PROVIDE MIN. 1/4" PER 1'-0" SLOPE AT BALCONIES.
3. PROVIDE AN ANTI-PONDING DEVISE AT THE BOTTOM COURSE OF THE TILE ROOF IF A RAISED FASCIA BOARD IS USED.
4. PROVIDE BIRD STOP DEVICE AT BOTTOM COURSE OF TILE ROOFING TO SEAL ROOF FROM BIRDS NESTS AND FIRE INTRUSION.
5. PROVIDE TWO LAYERS OF TYPE "D" UNDERLAYMENT AT STUCCO WALLS WHERE STUCCO IS APPLIED OVER PLYWOOD SHEATHING.
6. NO EAVE VENTS ARE ALLOWED WHERE SHEAR TRANSFER IS REQUIRED AT THE FRIEZE BLOCK.
7. PROVIDE FLASHING AND COUNTER FLASHING AT ALL ROOF TO WALL AND CHIMNEY INTERSECTIONS. ALSO, PROVIDE STEPPED FLASHING WHERE THE SLOPED ROOF ABUTS THE WALL.
8. PROVIDE HIGH RIBBED METAL LATH AT ALL HORIZONTAL STUCCO SURFACES.
9. ROOF COVER ASSEMBLY CLASSIFICATION IS TO BE CERTIFIED BY THE INSTALLER BEFORE THE HOUSE CAN BE ISSUED A FINAL INSPECTION.
10. PROVIDE FOR ALL TYPES OF ROOF SHEET METAL VALLEY FLASHING WITH A 36-INCH WIDE UNDERLAYMENT DIRECTLY UNDER FLASHING AND OVER NORMAL REQUIRED UNDERLAYMENT.
11. ROOF COVERING SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT CRC AND CURRENT CFC.

EXTERIOR LATH MATERIALS:

1. WESTERN ONE KOTE SYSTEM, ESR-1607 (OR EQUIVALENT)
2. THE MAXIMUM COATING THICKNESS IS 1/2".
3. PROVIDE ONE LAYER OF GRADE "D" BUILDING PAPER, AND TWO LAYERS OVER ANY PLYWOOD SHEATHING.
4. APPLY 1" TO 1 1/2" THICK EXPANDED POLYSTYRENE (EPS) INSULATION BOARD.
5. APPLY WIRE LATH THAT COMPLIES WITH UBC TABLE NO. 47-B USE MI. 20 GAUGE, 1 INCH GALVANIZED STEEL WOVEN WIRE WIRE FABRIC.
6. CAULKING: ACRYLIC LATEX CAULKING MATERIAL COMPLYING WITH ASTM C 834.
7. ALL TRIM, SCREEDS AND CORNER REINFORCEMENT MUST HAVE GALVANIZED STEEL OR APPROVED PLASTIC.
8. WEEP SCREED SHALL BE 25 GAUGE "J" METAL AND SHALL BE INSTALLED AT A MIN. OF 4" ELEV. ABOVE GRADE AND 2" ABOVE ANY PAVED SURFACE.

EPS FOAM INSULATION (THERMAL BARRIER)

1. EPS INSULATION BOARD: FALCON FOAM ESR-1962
   2.1: FALCON FOAM, ThermalStar, AND ELEVATION EXPANDED POLYSTYRENE INSULATION BOARDS:
   FALCON FOAM, ThermalStar, AND ELEVATION EXPANDED POLYSTYRENE (EPS) INSULATION BOARDS ARE USED AS NON-STRUCTURAL THERMAL INSULATION IN BUILDINGS OF ANY CONSTRUCTION TYPE, AND AS COMPONENTS OF CLASS A, B AND C ROOF COVERING SUSTEMS INSTALLED ON STEEL DECKS, WHEN INSTALLED IN ACCORDANCE WITH THIS REPORT. THE INSULATION IS FOR USE IN WALL CAVITIES, CEILING ASSEMBLIES, AND ROOF COVERING ASSEMBLIES, OR ON THE OUTSIDE FACES OF EXTERIOR WALLS. THE INSULATION MAY BE USED AS ROOF INSULATION WHEN RECOGNIZED IN A CURRENT ICC-ES EVALUATION REPORT ON THE ROOF COVERING SYSTEM, OR WHEN INSTALLED AS DESCRIBED IN SECTION 4.2. THE INSULATION BOARDS MAY ALSO BE DIRECTLY EXPOSED IN ATTICS AND CRAWL SPACES WITHOUT A COVERING WHEN INSTALLED AS DESCRIBED IN SECTION 4.2.2. THE INSULATION MAY ALSO BE USED AS EXTERIOR PERIMETER INSULATION AROUND CONCRETE SLAB EDGES, ON FOUNDATION WALLS, OR UNDER FLAT CONCRETE SLAB ON GRADE CONSTRUCTION, EXCEPT IN AREAS WHERE THE PROBABILITY OF TERMITE ACTIVITY IS "VERY HEAVY" AS NOTED IN SECTION 5.5.

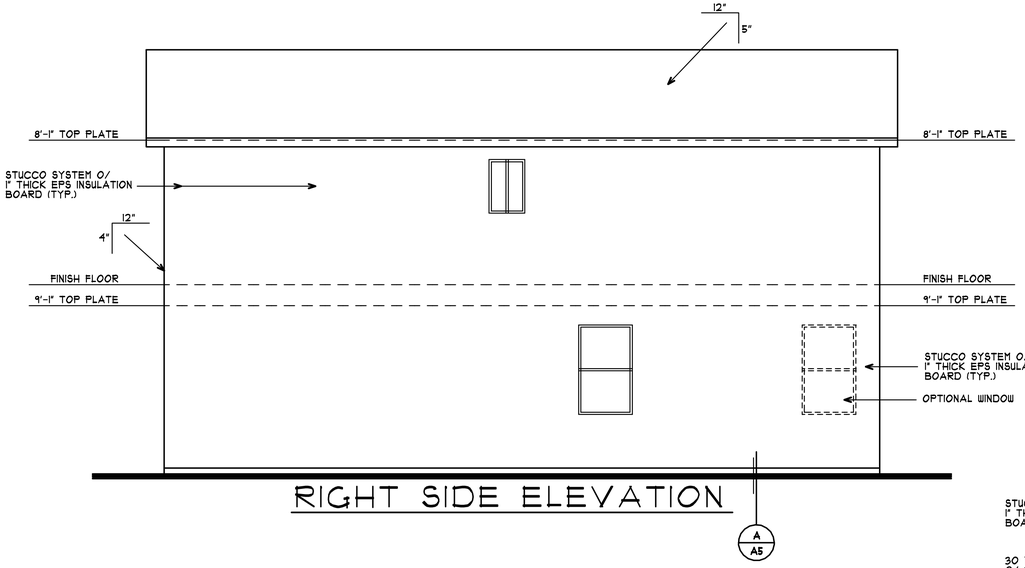
NOTE:
THE EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) SHALL TERMINATE NOT LESS THAN 6" ABOVE THE FINISHED GROUND LEVEL. [CRC R703.9]

FIRE-RESISTANT CONSTRUCTION

1. R302.1 EXTERIOR WALLS:
   CONSTRUCTION, PROJECTIONS, OPENINGS AND PENETRATIONS OF EXTERIOR WALLS OF DWELLINGS AND ACCESSORY BUILDINGS SHALL COMPLY WITH TABLE R302.1(2)

RON POPE & ASSOCIATES
468 W. KENOSHA AVE. CLOVIS, CA. 93619
(559) 392-2706
E-MAIL: ron.pope1017@yahoo.com

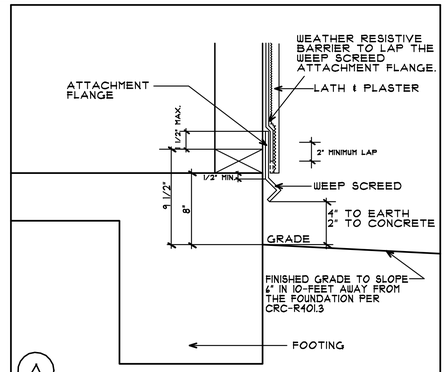
PLAN NO. 1631
JOB NO: JB:1631
DRAWN BY: RON POPE
SHEET NO: A-4
SCALE: 1/4" = 1'-0"



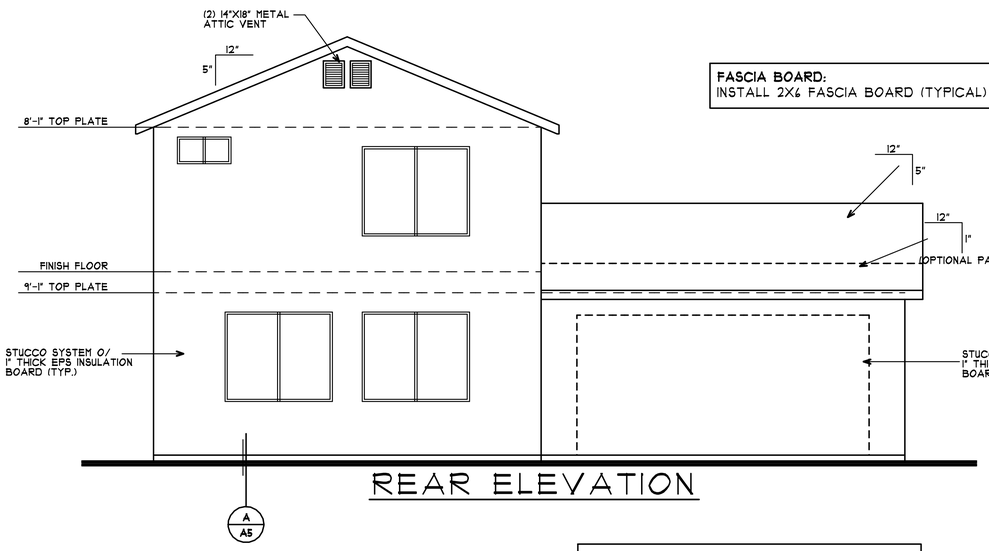
RIGHT SIDE ELEVATION

RADIANT BARRIER ROOF SHEATHING:
[RESIDENTIAL APPENDIX RA4.2.2-2013]

1. MANUFACTURER OF ROOF SHEATHING: LOUISIANNA PACIFIC OR EQUIVALENT.
2. MANUFACTURER APPROVAL: CA-T370 TECHSHIELD
3. THE RADIANT BARRIER SHALL BE INSTALLED TO COVER ALL GABLE END WALLS AND OTHER VERTICAL SURFACES IN THE ATTIC.
4. THE ATTIC SHALL BE VENTILATED TO:
   a) CONFORM TO THE RADIANT BARRIER MANUFACTURER'S INSTRUCTIONS.
   b) PROVIDE A MINIMUM FREE VENTILATION AREA OF NOT LESS THAN ONE SQUARE FOOT OF VENT AREA FOR EACH 150 SQUARE FEET OF ATTIC/FLOOR AREA.
   c) PROVIDE NO LESS THAN 30 PERCENT UPPER VENTS.
5. RIDGE VENTS OR GABLE END VENTS ARE RECOMMENDED TO ACHIEVE THE BEST PERFORMANCE. THE MATERIAL SHOULD BE CUT TO ALLOW FOR FULL AIRFLOW TO THE VENTING.
6. THE PRODUCT SHALL MEET ALL REQUIREMENTS FOR CALIFORNIA CERTIFIED INSULATION MATERIALS [RADIANT BARRIERS] OF THE DEPARTMENT OF CONSUMER AFFAIRS, BUREAU OF HOME FURNISHINGS AND THERMAL INSULATION, AS SPECIFIED BY CCR, TITLE 24, PART 12, CHAPTER 12-13, STANDARDS FOR INSULATING MATERIAL.
7. THE USE OF A RADIANT BARRIER SHALL BE LISTED IN THE SPECIAL FEATURES AND MODELING ASSUMPTIONS LISTINGS OF THE CERTIFICATE OF COMPLIANCE AND DESCRIBED IN DETAIL IN THE RESIDENTIAL ACM MANUAL.



TYPICAL WEEP SCREED DETAIL.



REAR ELEVATION

FASCIA BOARD:
INSTALL 2X6 FASCIA BOARD (TYPICAL)

WINDOW HEADER HEIGHTS: (9'-1" PLATE)

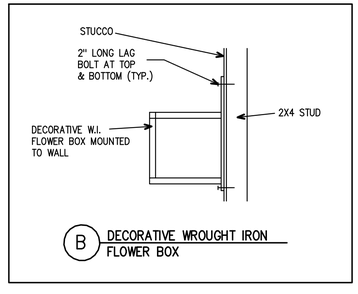
SET ALL WINDOW HEADERS AT +8'-0" TO THE BOTTOM OF THE HEADER (TYPICAL)

* FOR 4X12 OR 6X12 DEPTH HEADERS, SET HEADER TIGHT TO THE TOP PLATE.
* FOR CLEAR STORY WINDOWS, SEE PLANS.

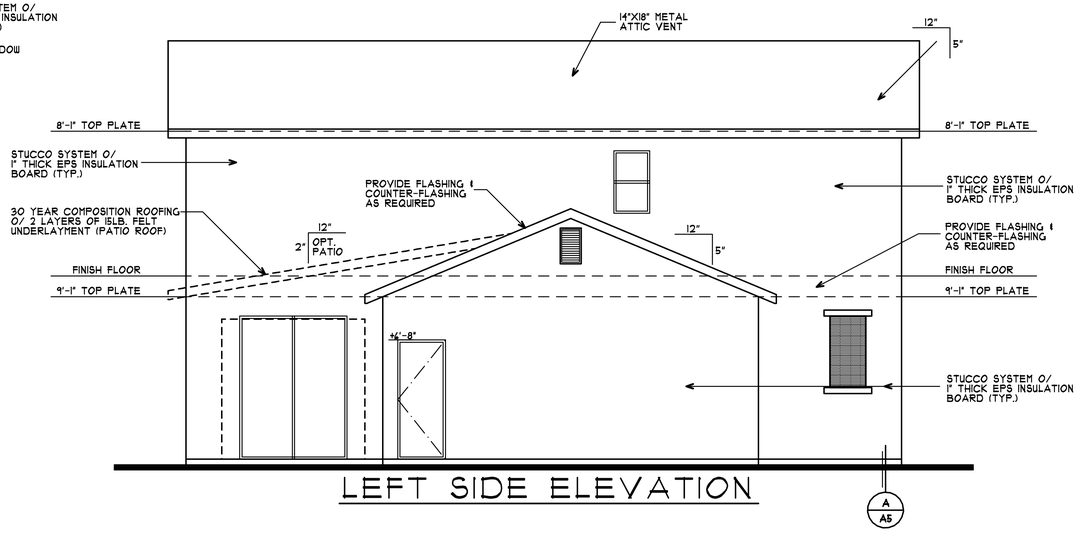
WINDOW HEADER HEIGHTS: (8'-1" PLATE)

SET ALL WINDOW HEADERS AT +7'-0" TO THE BOTTOM OF THE HEADER (TYPICAL)

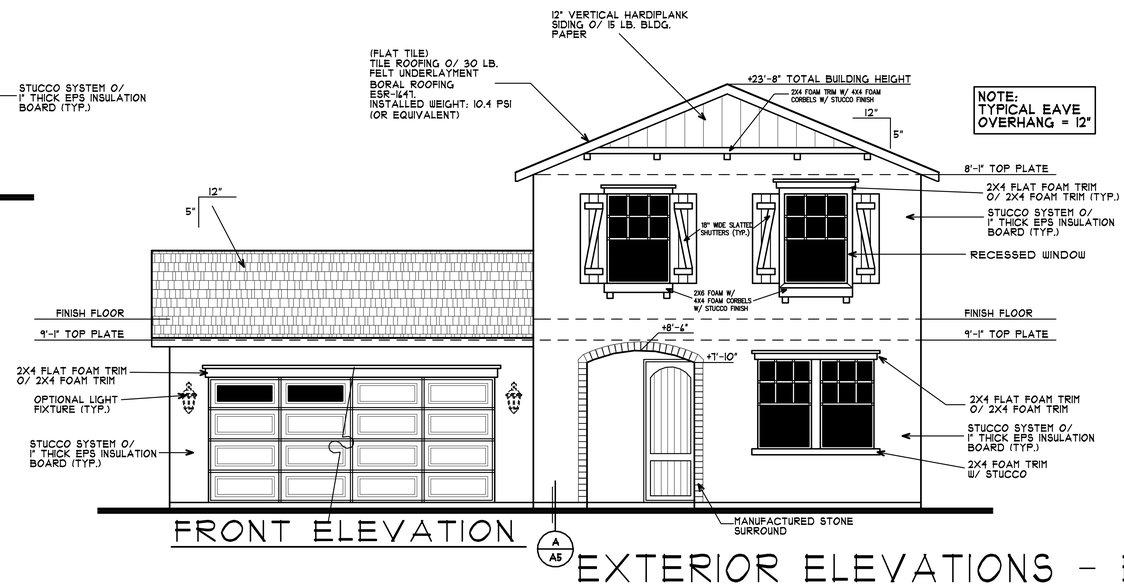
* FOR 4X12 OR 6X12 DEPTH HEADERS, SET HEADER TIGHT TO THE TOP PLATE.
* FOR CLEAR STORY WINDOWS, SEE PLANS.



B DECORATIVE WROUGHT IRON FLOWER BOX



LEFT SIDE ELEVATION



NOTE:
TYPICAL EAVE OVERHANG = 12"

FRONT ELEVATION

EXTERIOR ELEVATIONS - B

DATE DRAWN: 2-2019
REVISIONS: DATE:
DATE:
DATE:

REGISTERED TITLE 24

GENERAL NOTES:

ELEVATION NOTES:

1. PROVIDE BITHUTHENE OR SIMILAR RUBBARIZED ASPHALT FLASHING WITHIN THE LATH ASSEMBLY OF ALL HORIZONTAL UPSIDE STUCCO SURFACES.
2. PROVIDE MIN. 1/4" PER 1'-0" SLOPE AT BALCONIES.
3. PROVIDE AN ANTI-PONDING DEVISE AT THE BOTTOM COURSE OF THE TILE ROOF IF A RAISED FASCIA BOARD IS USED.
4. PROVIDE BIRD STOP DEVICE AT BOTTOM COURSE OF TILE ROOFING TO SEAL ROOF FROM BIRDS NESTS AND FIRE INTRUSION.
5. PROVIDE TWO LAYERS OF TYPE "D" UNDERLAYMENT AT STUCCO WALLS WHERE STUCCO IS APPLIED OVER PLYWOOD SHEATHING.
6. NO EAVE VENTS ARE ALLOWED WHERE SHEAR TRANSFER IS REQUIRED AT THE FRIEZE BLOCK.
7. PROVIDE FLASHING AND COUNTER FLASHING AT ALL ROOF TO WALL AND CHIMNEY INTERSECTIONS. ALSO, PROVIDE STEPPED FLASHING WHERE THE SLOPED ROOF ABUTS THE WALL.
8. PROVIDE HIGH RIBBED METAL LATH AT ALL HORIZONTAL STUCCO SURFACES.
9. ROOF COVER ASSEMBLY CLASSIFICATION IS TO BE CERTIFIED BY THE INSTALLER BEFORE THE HOUSE CAN BE ISSUED A FINAL INSPECTION.
10. PROVIDE FOR ALL TYPES OF ROOF SHEET METAL VALLEY FLASHING WITH A 36-INCH WIDE UNDERLAYMENT DIRECTLY UNDER FLASHING AND OVER NORMAL REQUIRED UNDERLAYMENT.
11. ROOF COVERING SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT CRC AND CURRENT CFC.

EXTERIOR LATH MATERIALS:

1. WESTERN ONE KOTE SYSTEM, ESR-1607 (OR EQUIVALENT)
2. THE MAXIMUM COATING THICKNESS IS 1/2".
3. PROVIDE ONE LAYER OF GRADE "D" BUILDING PAPER, AND TWO LAYERS OVER ANY PLYWOOD SHEATHING.
4. APPLY 1" TO 1 1/2" THICK EXPANDED POLYSTYRENE (EPS) INSULATION BOARD.
5. APPLY WIRE LATH THAT COMPLIES WITH UBC TABLE NO. 47-B USE MI. 20 GAUGE, 1 INCH GALVANIZED STEEL WOVEN WIRE WIRE FABRIC.
6. CAULKING: ACRYLIC LATEX CAULKING MATERIAL COMPLYING WITH ASTM C 834.
7. ALL TRIM, SCREEDS AND CORNER REINFORCEMENT MUST HAVE GALVANIZED STEEL OR APPROVED PLASTIC.
8. WEEP SCREED SHALL BE 25 GAUGE "J" METAL AND SHALL BE INSTALLED AT A MIN. OF 4" ELEV. ABOVE GRADE AND 2" ABOVE ANY PAVED SURFACE.

EPS FOAM INSULATION (THERMAL BARRIER)

1. EPS INSULATION BOARD: FALCON FOAM ESR-1962
   2.1: FALCON FOAM, ThermalStar, AND ELEVATION EXPANDED POLYSTYRENE INSULATION BOARDS:
   FALCON FOAM, ThermalStar, AND ELEVATION EXPANDED POLYSTYRENE (EPS) INSULATION BOARDS ARE USED AS NON-STRUCTURAL THERMAL INSULATION IN BUILDINGS OF ANY CONSTRUCTION TYPE, AND AS COMPONENTS OF CLASS A, B AND C ROOF COVERING SUSTEMS INSTALLED ON STEEL DECKS, WHEN INSTALLED IN ACCORDANCE WITH THIS REPORT. THE INSULATION IS FOR USE IN WALL CAVITIES, CEILING ASSEMBLIES, AND ROOF COVERING ASSEMBLIES, OR ON THE OUTSIDE FACES OF EXTERIOR WALLS. THE INSULATION MAY BE USED AS ROOF INSULATION WHEN RECOGNIZED IN A CURRENT ICC-ES EVALUATION REPORT ON THE ROOF COVERING SYSTEM, OR WHEN INSTALLED AS DESCRIBED IN SECTION 4.2. THE INSULATION BOARDS MAY ALSO BE DIRECTLY EXPOSED IN ATTICS AND CRAWL SPACES WITHOUT A COVERING WHEN INSTALLED AS DESCRIBED IN SECTION 4.2.2. THE INSULATION MAY ALSO BE USED AS EXTERIOR PERIMETER INSULATION AROUND CONCRETE SLAB EDGES, ON FOUNDATION WALLS, OR UNDER FLAT CONCRETE SLAB ON GRADE CONSTRUCTION, EXCEPT IN AREAS WHERE THE PROBABILITY OF TERMITE ACTIVITY IS "VERY HEAVY" AS NOTED IN SECTION 5.5.

NOTE:
THE EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) SHALL TERMINATE NOT LESS THAN 6" ABOVE THE FINISHED GROUND LEVEL. [CRC R703.9]

FIRE-RESISTANT CONSTRUCTION

1. R302.1 EXTERIOR WALLS:
   CONSTRUCTION, PROJECTIONS, OPENINGS AND PENETRATIONS OF EXTERIOR WALLS OF DWELLINGS AND ACCESSORY BUILDINGS SHALL COMPLY WITH TABLE R302.1(2)

RON POPE & ASSOCIATES
468 W. KENOSHA AVE. CLOVIS, CA. 93619
(559) 392-2706
E-MAIL: ron.pope1017@yahoo.com

PLAN NO. 1631
JOB NO: JB:1631
DRAWN BY: RON POPE
SHEET NO: A-5
SCALE: 1/4" = 1'-0"

FRONT ELEVATION - A (STONE VENEER OPTION #1)

FRONT ELEVATION - A (STONE VENEER OPTION #2)

FRONT ELEVATION - B (STONE VENEER OPTION #1)

FRONT ELEVATION - B (STONE VENEER OPTION #2)

FRONT ELEVATION - B (STONE VENEER OPTION #1)

FRONT ELEVATION - B (STONE VENEER OPTION #2)

STONE VENEER OPTIONS

DATE DRAWN:
2-2019

REVISIONS:
DATE:

DATE:

DATE:

GENERAL NOTES:

MANUFACTURED VENEER NOTES:

1. MANUFACTURER:
   ELDORADO STONE CORPORATION
   STONECRAFT INDUSTRIES
2. PRECAST CONCRETE BRICK AND STONE VENEER.
3. REPORT NO. ESR-1215
4. INSTALLATION OF ELDORADO STONE PRECAST STONE VENEER MUST COMPLY WITH THE ABOVE NOTED REPORT, THE MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS, AND THE APPLICABLE CODE. THE MANUFACTUER'S PUBLISHED INSTALLATION INSTRUCTIONS MUST BE AVAILABLE AT THE JOBSITE AT ALL TIMES DURING INSTALLATION. THE VENEER MAY BE APPLIED OVER BACKINGS OF CEMENT PLASTER, CONCRETE OR CONCRETE MASONRY.
5. PROVIDE 2-LAYERS OF BUILDING PAPER BEHIND THE VENEER PER [CRC R703.6.3].

RON POPE
& ASSOCIATES
468 W. KENOSHA AVE. CLOVIS, CA. 93619
(559) 392-2706
E-MAIL: ron.pope1017@yahoo.com

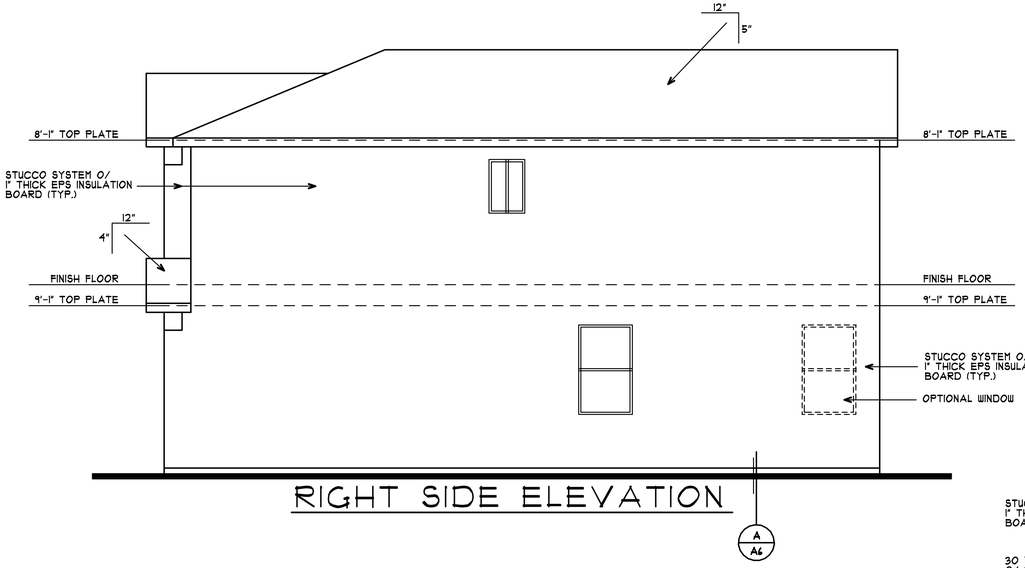
PLAN NO. 1631

JOB NO: JB:1631

DRAWN BY: RON POPE

SHEET NO: A6.1

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

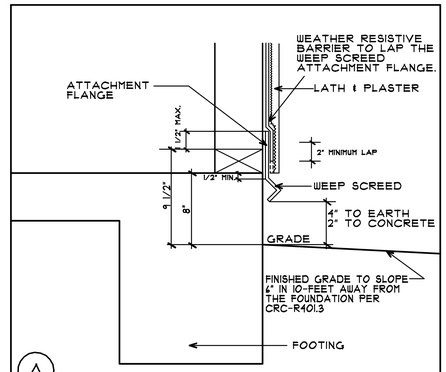


RIGHT SIDE ELEVATION

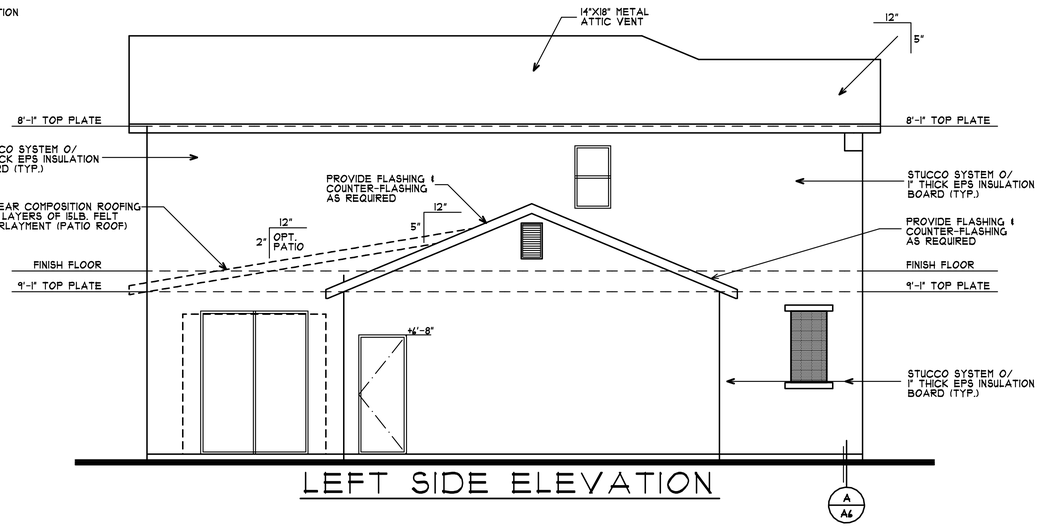
RADIANT BARRIER ROOF SHEATHING:

[RESIDENTIAL APPENDIX RA4.2.2-2013]

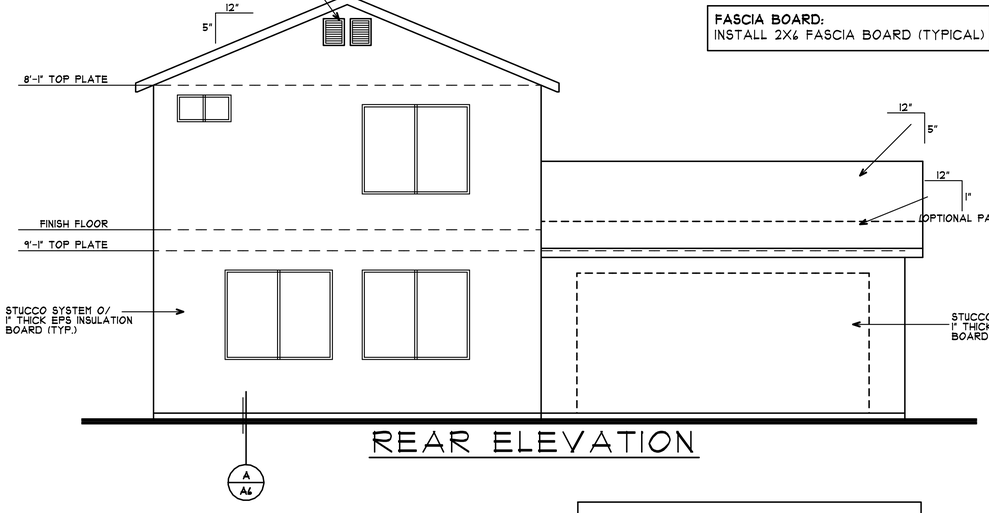
1. MANUFACTURER OF ROOF SHEATHING: LOUISIANNA PACIFIC OR EQUIVALENT.
2. MANUFACTURER APPROVAL: CA-T370 TECHSHIELD
3. THE RADIANT BARRIER SHALL BE INSTALLED TO COVER ALL GABLE END WALLS AND OTHER VERTICAL SURFACES IN THE ATTIC.
4. THE ATTIC SHALL BE VENTILATED TO:
   a) CONFORM TO THE RADIANT BARRIER MANUFACTURER'S INSTRUCTIONS.
   b) PROVIDE A MINIMUM FREE VENTILATION AREA OF NOT LESS THAN ONE SQUARE FOOT OF VENT AREA FOR EACH 150 SQUARE FEET OF ATTIC/FLOOR AREA.
   c) PROVIDE NO LESS THAN 30 PERCENT UPPER VENTS.
5. RIDGE VENTS OR GABLE END VENTS ARE RECOMMENDED TO ACHIEVE THE BEST PERFORMANCE. THE MATERIAL SHOULD BE CUT TO ALLOW FOR FULL AIRFLOW TO THE VENTING.
6. THE PRODUCT SHALL MEET ALL REQUIREMENTS FOR CALIFORNIA CERTIFIED INSULATION MATERIALS [RADIANT BARRIERS] OF THE DEPARTMENT OF CONSUMER AFFAIRS, BUREAU OF HOME FURNISHINGS AND THERMAL INSULATION, AS SPECIFIED BY CCR, TITLE 24, PART 12, CHAPTER 12-13, STANDARDS FOR INSULATING MATERIAL.
7. THE USE OF A RADIANT BARRIER SHALL BE LISTED IN THE SPECIAL FEATURES AND MODELING ASSUMPTIONS LISTINGS OF THE CERTIFICATE OF COMPLIANCE AND DESCRIBED IN DETAIL IN THE RESIDENTIAL ACM MANUAL.



TYPICAL WEEP SCREED DETAIL.



LEFT SIDE ELEVATION



REAR ELEVATION

FASCIA BOARD:
INSTALL 2X6 FASCIA BOARD (TYPICAL)

WINDOW HEADER HEIGHTS: (9'-1" PLATE)

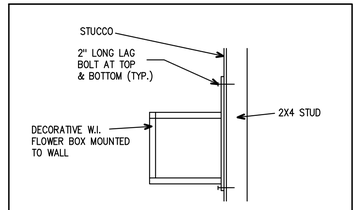
SET ALL WINDOW HEADERS AT +8'-0" TO THE BOTTOM OF THE HEADER (TYPICAL)

* FOR 4X12 OR 6X12 DEPTH HEADERS, SET HEADER TIGHT TO THE TOP PLATE.
* FOR CLEAR STORY WINDOWS, SEE PLANS.

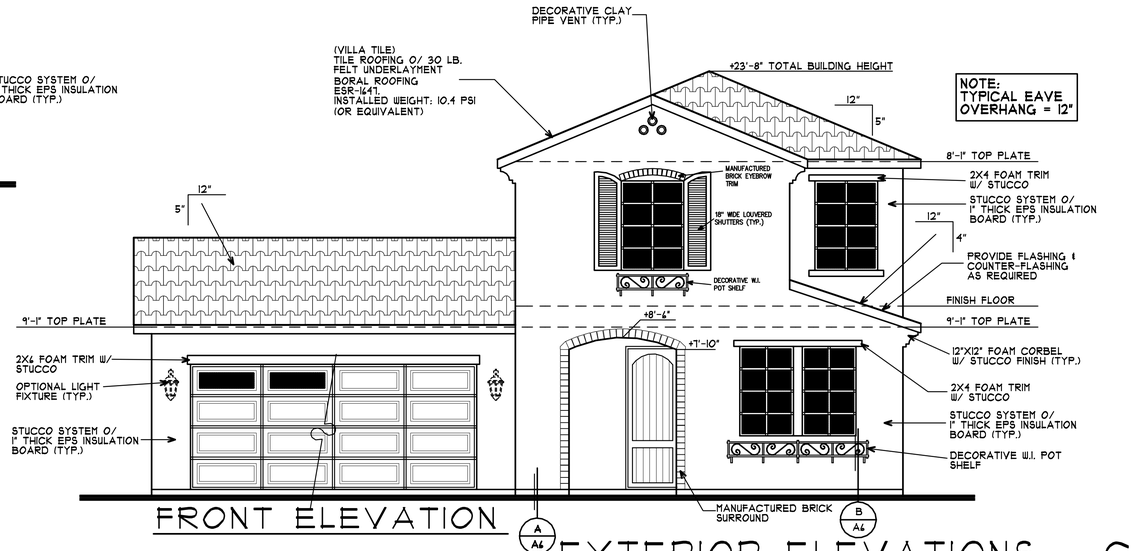
WINDOW HEADER HEIGHTS: (8'-1" PLATE)

SET ALL WINDOW HEADERS AT +7'-0" TO THE BOTTOM OF THE HEADER (TYPICAL)

* FOR 4X12 OR 6X12 DEPTH HEADERS, SET HEADER TIGHT TO THE TOP PLATE.
* FOR CLEAR STORY WINDOWS, SEE PLANS.



DECORATIVE WROUGHT IRON FLOWER BOX



FRONT ELEVATION

EXTERIOR ELEVATIONS - C

DATE DRAWN: 2-2019
REVISIONS: DATE:
DATE:
DATE:

GENERAL NOTES:

ELEVATION NOTES:

1. PROVIDE BITHUTHENE OR SIMILAR RUBBARIZED ASPHALT FLASHING WITHIN THE LATH ASSEMBLY OF ALL HORIZONTAL UPSIDE STUCCO SURFACES.
2. PROVIDE MIN. 1/4" PER 1'-0" SLOPE AT BALCONIES.
3. PROVIDE AN ANTI-PONDING DEVISE AT THE BOTTOM COURSE OF THE TILE ROOF IF A RAISED FASCIA BOARD IS USED.
4. PROVIDE BIRD STOP DEVICE AT BOTTOM COURSE OF TILE ROOFING TO SEAL ROOF FROM BIRDS NESTS AND FIRE INTRUSION.
5. PROVIDE TWO LAYERS OF TYPE "D" UNDERLAYMENT AT STUCCO WALLS WHERE STUCCO IS APPLIED OVER PLYWOOD SHEATHING.
6. NO EAVE VENTS ARE ALLOWED WHERE SHEAR TRANSFER IS REQUIRED AT THE FRIEZE BLOCK.
7. PROVIDE FLASHING AND COUNTER FLASHING AT ALL ROOF TO WALL AND CHIMNEY INTERSECTIONS. ALSO, PROVIDE STEPPED FLASHING WHERE THE SLOPED ROOF ABUTS THE WALL.
8. PROVIDE HIGH RIBBED METAL LATH AT ALL HORIZONTAL STUCCO SURFACES.
9. ROOF COVER ASSEMBLY CLASSIFICATION IS TO BE CERTIFIED BY THE INSTALLER BEFORE THE HOUSE CAN BE ISSUED A FINAL INSPECTION.
10. PROVIDE FOR ALL TYPES OF ROOF SHEET METAL VALLEY FLASHING WITH A 36-INCH WIDE UNDERLAYMENT DIRECTLY UNDER FLASHING AND OVER NORMAL REQUIRED UNDERLAYMENT.
11. ROOF COVERING SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT CRC AND CURRENT CFC.

EXTERIOR LATH MATERIALS:

1. WESTERN ONE KOTE SYSTEM, ESR-1607 (OR EQUIVALENT)
2. THE MAXIMUM COATING THICKNESS IS 1/2".
3. PROVIDE ONE LAYER OF GRADE "D" BUILDING PAPER, AND TWO LAYERS OVER ANY PLYWOOD SHEATHING.
4. APPLY 1" TO 1 1/2" THICK EXPANDED POLYSTYRENE (EPS) INSULATION BOARD.
5. APPLY WIRE LATH THAT COMPLIES WITH UBC TABLE NO. 47-B USE MI. 20 GAUGE, 1 INCH GALVANIZED STEEL WOVEN WIRE WIRE FABRIC.
6. CAULKING: ACRYLIC LATEX CAULKING MATERIAL COMPLYING WITH ASTM C 834.
7. ALL TRIM, SCREEDS AND CORNER REINFORCEMENT MUST HAVE GALVANIZED STEEL OR APPROVED PLASTIC.
8. WEEP SCREED SHALL BE 25 GAUGE "J" METAL AND SHALL BE INSTALLED AT A MIN. OF 4" ELEV. ABOVE GRADE AND 2" ABOVE ANY PAVED SURFACE.

EPS FOAM INSULATION (THERMAL BARRIER)

1. EPS INSULATION BOARD: FALCON FOAM ESR-1962
   2.1: FALCON FOAM, ThermalStar, AND ELEVATION EXPANDED POLYSTYRENE INSULATION BOARDS:
   FALCON FOAM, ThermalStar, AND ELEVATION EXPANDED POLYSTYRENE (EPS) INSULATION BOARDS ARE USED AS NON-STRUCTURAL THERMAL INSULATION IN BUILDINGS OF ANY CONSTRUCTION TYPE, AND AS COMPONENTS OF CLASS A, B AND C ROOF COVERING SUSTEMS INSTALLED ON STEEL DECKS, WHEN INSTALLED IN ACCORDANCE WITH THIS REPORT. THE INSULATION IS FOR USE IN WALL CAVITIES, CEILING ASSEMBLIES, AND ROOF COVERING ASSEMBLIES, OR ON THE OUTSIDE FACES OF EXTERIOR WALLS. THE INSULATION MAY BE USED AS ROOF INSULATION WHEN RECOGNIZED IN A CURRENT ICC-ES EVALUATION REPORT ON THE ROOF COVERING SYSTEM, OR WHEN INSTALLED AS DESCRIBED IN SECTION 4.2. THE INSULATION BOARDS MAY ALSO BE DIRECTLY EXPOSED IN ATTICS AND CRAWL SPACES WITHOUT A COVERING WHEN INSTALLED AS DESCRIBED IN SECTION 4.2.2. THE INSULATION MAY ALSO BE USED AS EXTERIOR PERIMETER INSULATION AROUND CONCRETE SLAB EDGES, ON FOUNDATION WALLS, OR UNDER FLAT CONCRETE SLAB ON GRADE CONSTRUCTION, EXCEPT IN AREAS WHERE THE PROBABILITY OF TERMITE ACTIVITY IS "VERY HEAVY" AS NOTED IN SECTION 5.5.

NOTE:
THE EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) SHALL TERMINATE NOT LESS THAN 6" ABOVE THE FINISHED GROUND LEVEL. [CRC R703.9]

FIRE-RESISTANT CONSTRUCTION

1. R302.1 EXTERIOR WALLS:
   CONSTRUCTION, PROJECTIONS, OPENINGS AND PENETRATIONS OF EXTERIOR WALLS OF DWELLINGS AND ACCESSORY BUILDINGS SHALL COMPLY WITH TABLE R302.1(2)

RON POPE & ASSOCIATES
468 W. KENOSHA AVE. CLOVIS, CA. 93619
(559) 392-2706
E-MAIL: ron.pope1017@yahoo.com

PLAN NO. 1631
JOB NO: JB:1631
DRAWN BY: RON POPE
SHEET NO: A-6
SCALE: 1/4" = 1'-0"

2007 NEW HOME UNIVERSAL DESIGN OPTION CHECKLIST (AB 1400)

NAME OF DEVELOPMENT: TRACT NO. 6112, CITY OF CLOVIS, CA. PLAN NO. 1843
DEVELOPER: WATHEN-CASTANOS, 802 W. PINEDALE, SUITE 104, FRESNO, CA. 93711, (559)432-8181

CALIFORNIA LAW, SECTION 17959.6 OF THE HEALTH AND SAFETY CODE, REQUIRES A BUILDER OF NEW FOR SALE RESIDENTIAL UNITS TO PROVIDE BUYERS WITH A LIST OF SPECIFIC "UNIVERSAL DESIGN FEATURES" WHICH MAKE A HOME SAFER AND EASIER TO USE FOR PERSONS WHO ARE AGING OR FRAIL, OR WHO HAVE CERTAIN TEMPORARY OR PERMANENT ACTIVITY LIMITATIONS OR DISABILITIES. A DEVELOPER IS NOT REQUIRED TO PROVIDE THE LISTED FEATURES DURING CONSTRUCTION OR AT ANY OTHER TIME, UNLESS THE DEVELOPER HAS OFFERED TO PROVIDE A FEATURE AND THE BUYER HAS REQUESTED IT AND AGREED TO PROVIDE PAYMENT.

[PART I] SUMMARY OF WHICH FEATURES, IF ANY ARE AVAILABLE OR OFFERED.
[PART II] EXPLANATION OF THE LAWS GOVERNING THE CHECKLIST AND USE OF THE CHECKLIST.
[PART III] INCLUDES THOSE FEATURES RELATED TO EXTERIOR ADAPTIONS, DOORS AND OPENINGS, INTERIOR ADAPTIONS, KITCHENS, AND BATHROOMS OR POWDER ROOMS.
[PART IV] INCLUDES FEATURES WHICH APPLY TO OTHER PARTS OF THE HOUSE AND ARE COMMONLY REQUESTED OR CONSIDERED UNIVERSAL DESIGN FEATURES.
[PART V] PROVIDES SPACE FOR DETAILS, OR FOR ANY OTHER EXTERNAL OR INTERNAL FEATURE THAT MAY BE REQUESTED, IF IT IS REQUESTED AT A REASONABLE TIME BY THE BUYER, IS REASONABLY AVAILABLE, IS REASONABLY FEASIBLE TO INSTALL OR CONSTRUCT, AND MAKES THE HOME MORE USABLE AND SAFER FOR A PERSON WITH ANY TYPE OF ACTIVITY LIMITATION OR DISABILITY.

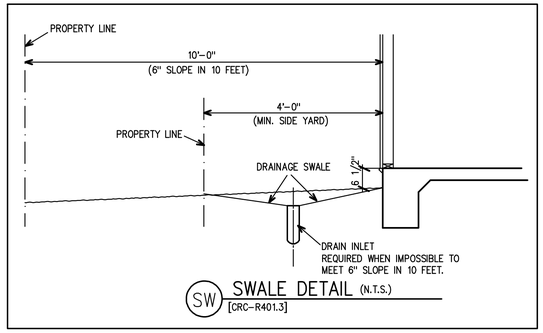
PART I: SUMMARY OF FEATURES AVAILABLE OR OFFERED
(IF "AVAILABLE", SEE PARTS III, IV AND/OR V)

1) EXTERIOR FEATURES (ACCESSIBLE ROUTE TO DOOR): NOT AVAILABLE
2) EXTERIOR DOORS, OPENINGS, AND ENTRIES FEATURES: NOT AVAILABLE
3) GENERAL INTERIOR FEATURES: NOT AVAILABLE
4) KITCHEN FEATURES: NOT AVAILABLE
5) BATHROOM / POWDER ROOM FEATURES: NOT AVAILABLE
6) COMMON ROOM FEATURES (DINING & LIVING): NOT AVAILABLE
7) BEDROOM FEATURES: NOT AVAILABLE
8) LAUNDRY AREA FEATURES: NOT AVAILABLE
9) OTHER FEATURES: NOT AVAILABLE

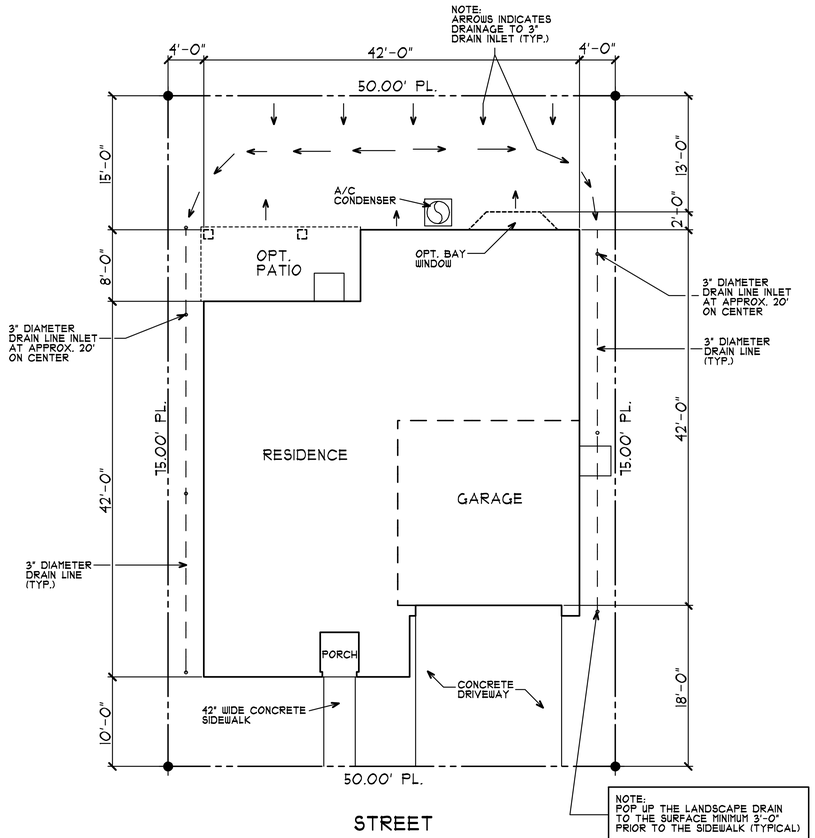
NOTE:
PROVIDE TEMPORARY STREET SIGNAGE PER CLOVIS FIRE DEPARTMENT STANDARD #35. IN LARGE BOLD TYPE, NOTE THAT TEMPORARY STREET SIGNS ARE REQUIRED TO BE INSTALLED PRIOR TO CALLING FOR ANY INSPECTION. NOTE THAT THE SIGN BACKING MATERIAL IS REQUIRED TO BE 6" HIGH WITH REFLECTORIZED MATERIAL. THE STREET NAMES SHALL BE IN BLACK LETTERING 4" IN HEIGHT AND THE BLOCK NUMBERING SHALL BE 2" IN HEIGHT IN BLACK. THE BOTTOM OF THE STREET SIGN SHALL BE 9'-0" MIN. FROM GRADE.

NOTE:
IF ANY FEATURES OF THIS HOME ARE TO COMPLY WITH THE UNIVERSAL DESIGN HANDICAPPED STANDARDS UNDER THE STATE OF CALIFORNIA AB 1400, CHAPTER 148 OF 2003. AN ADDENDUM OF SUCH CHANGES SHALL BE SUBMITTED TO THE CLOVIS BUILDING DEPARTMENT AND A SEPARATE PERMIT SHALL BE ISSUED FOR SUCH CHANGES.

CERTIFICATE OF ELEVATION NOTE:
A CERTIFICATE OF ELEVATION IS TO BE PROVIDED ON ALL LOTS LOCATED IN A FLOOD ZONE. CERTIFICATE TO BE PROVIDED TO THE INSPECTOR AT FOUNDATION AND FINAL INSPECTIONS.



SW SWALE DETAIL (N.T.S.)
[CRC-R401.3]



TYPICAL SITE PLAN

SCALE: 1/8" = 1'-0"

ELEVATION – A, B & C (NO PATIO) (NO BAY)	SPN 2668-2016
STANDARD – A, B & C	
TOTAL LIVING AREA:	1843 SQ.FT.
GARAGE:	420 SQ.FT.
COVERED PORCH:	22 SQ.FT.

ELEVATION – A, B & C (NO PATIO) (WITH BAY)	SPN 2669-2016
STANDARD – A, B & C	
TOTAL LIVING AREA:	1843 SQ.FT.
GARAGE:	420 SQ.FT.
COVERED PORCH:	22 SQ.FT.
OPTIONAL BAY WINDOW:	16 SQ.FT.

ELEVATION – A, B & C (WITH PATIO) (NO BAY)	SPN 2670-2016
OPTIONAL PATIO – A, B & C	
TOTAL LIVING AREA:	1843 SQ.FT.
GARAGE:	420 SQ.FT.
COVERED PORCH:	22 SQ.FT.
OPTIONAL COVERED PATIO:	140 SQ.FT.

ELEVATION – A, B & C (WITH PATIO) (WITH BAY)	SPN 2671-2016
OPTIONAL PATIO – A, B & C	
TOTAL LIVING AREA:	1843 SQ.FT.
GARAGE:	420 SQ.FT.
COVERED PORCH:	22 SQ.FT.
OPTIONAL BAY WINDOW:	16 SQ.FT.
OPTIONAL COVERED PATIO:	140 SQ.FT.

CITY OF CLOVIS RSPR 16-14

THE GENERAL CONTRACTOR AND THE SUB-CONTRACTORS SHALL STUDY ALL PLANS THOROUGHLY PRIOR TO THE START OF ANY CONSTRUCTION. PLEASE CONTACT THE DESIGNER IF ANY DISCREPANCIES ARE FOUND TO ENABLE A SOLUTION PRIOR TO THE START OF CONSTRUCTION. THE DESIGNER SHALL NOT BE HELD LIABLE FOR ANY ERRORS OR OMMISSIONS.

NOTE:
LANDSCAPE IMPROVEMENTS WILL TRIGGER THE REQUIREMENTS OF WELO (CITY OF CLOVIS MUNICIPAL CODE CHAPTER 6.5).

THE REQUIREMENTS OF WELO IN THE LANDCSAPE DESIGN PACKAGE SHALL BE MET AND A PERMIT FOR THE INSTALLATION OF THE IRRIGATION SYSTEM IS REQUIRED.

*IF THE BUILDER INTENDS TO INSTALL THE LANDSCAPING AND IRRIGATION SYSTEM AS PART OF THIS PROJECT, A PLAN IS REQUIRED TO BE SUBMITTED FOR REVIEW.

* ANY LANDSCAPING THAT MAY BE DONE WILL REQUIRE A SEPARATE PERMIT.

SITE DRAINAGE:
R401.3 DRAINAGE:
SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.

EXCEPTION:
WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.

STRUCTURAL DATA:
ROOF DEAD AND LIVE LOADS:
DEAD LOAD = 24.00 PSF
LIVE LOAD = 19.00 PSF
DESIGN WIND SPEED: [R301.2.1.3] WIND SPEED CONVERSION
V(uit) = 110 MPH
V(asd)= 85 MPH
EXPOSURE [C]
FOUNDATION / SOIL DESIGN PARAMETERS, INCLUDING ALLOWABLE SOIL PRESSURES: 1,500 PSF
SEISMIC IMPORTANCE FACTOR: II STANDARD [1.0]
SITE SOIL CLASS [D]

INDEX TO DRAWINGS

A-1	COVER SHEET
GB.1	2016 CALIFORNIA GREEN BUILDING STANDARDS, CHAPTER 4, RESIDENTIAL MANDATORY MEASURES
GB.2	2016 CALIFORNIA GREEN BUILDING STANDARDS, CHAPTER 4, RESIDENTIAL MANDATORY MEASURES
A-2	FIRST FLOOR PLAN - A
A2.1	FIRST FLOOR PLAN - B
A2.2	FIRST FLOOR PLAN - C
A-3	SECOND FLOOR PLAN - A
A3.1	SECOND FLOOR PLAN - B
A3.2	SECOND FLOOR PLAN - C
A-4	EXTERIOR ELEVATIONS - A
A-5	EXTERIOR ELEVATIONS - B
A-6	EXTERIOR ELEVATIONS - C
A-7	EXTERIOR ELEVATIONS - STONE VENEER OPTIONS
A-8	BUILDING SECTIONS - A
A-9	BUILDING SECTIONS - B
A-10	BUILDING SECTIONS - C
E-0	ELECTRICAL NOTES
E-1	FIRST FLOOR ELECTRICAL PLAN
E-2	SECOND FLOOR ELECTRICAL PLAN
M-1	MECHANICAL PLAN
EN.3	ENERGY COMPLIANCE
EN3.1	ENERGY COMPLIANCE
S-1	FIRST FLOOR SHEAR WALL PLAN (UNIVERSAL)
S1.1	SECOND FLOOR SHEAR WALL PLAN (UNIVERSAL)
S-2	FOUNDATION PLAN (UNIVERSAL)
S2.1	FOUNDATION PLAN (UNIVERSAL) (REVERSED)
S-3	SECOND FLOOR FRAMING PLAN (UNIVERSAL)
S-4	ROOF FRAMING PLAN - A
S4.1	ROOF FRAMING PLAN - A (REVERSED)
S-5	ROOF FRAMING PLAN - B
S5.1	ROOF FRAMING PLAN - B (REVERSED)
S-6	ROOF FRAMING PLAN - C
S6.1	ROOF FRAMING PLAN - C (REVERSED)
D-1	CONSTRUCTION DETAILS
D-2	STRUCTURAL DETAILS
D-3	STRUCTURAL DETAILS
D-4	CUTTING, NOTCHING & BORING DETAILS
D-5	"I" JOIST - DETAILS BCI JOISTS
D-6	"I" JOIST - DETAILS TJI JOISTS
NS.1	NAILING SCHEDULE
P-1	FIRE SPRINKLER & COLD WATER PLAN
P-2	HOT WATER & GAS PLAN
P-3	FIRE SPRINKLER DETAILS

PROJECT DATA:

FOOTAGE: TOTAL LIVING AREA	1843 SQ.FT.
FOOTAGE: FIRST FLOOR	1367 SQ.FT.
FOOTAGE: SECOND FLOOR	476 SQ.FT.
FOOTAGE: GARAGE	420 SQ.FT.
FOOTAGE: PORCH	22 SQ.FT.
FOOTAGE: OPTIONAL BAY WINDOW	16 SQ.FT.
FOOTAGE: OPTIONAL COVERED PATIO	140 SQ.FT.
CONSTRUCTION TYPE: VB (SPRINKLERED) / OCCUPANCY: R-3/U	

PLAN NO. 1843
W/ 2.0 KW PV SYSTEM
TRACT NO. 6186

BUILDER:
WATHEN-CASTANOS PETERSON HOMES, INC.
1446 TOLLHOUSE RD. SUITE 103
CLOVIS, CA. 93611 (559) 432-8181
LICENSE NO. 994581

ENGINEER:
PLATINUM ENGINEERING SOLUTIONS, INC, NASER SALEM, S.E.
10648 N. HWY 41, MADERA, CA. 93638
(559)439-0500

DATE DRAWN: 2-2019
REVISIONS: DATE:
DATE:
DATE:

DESIGNER SINCE 1985

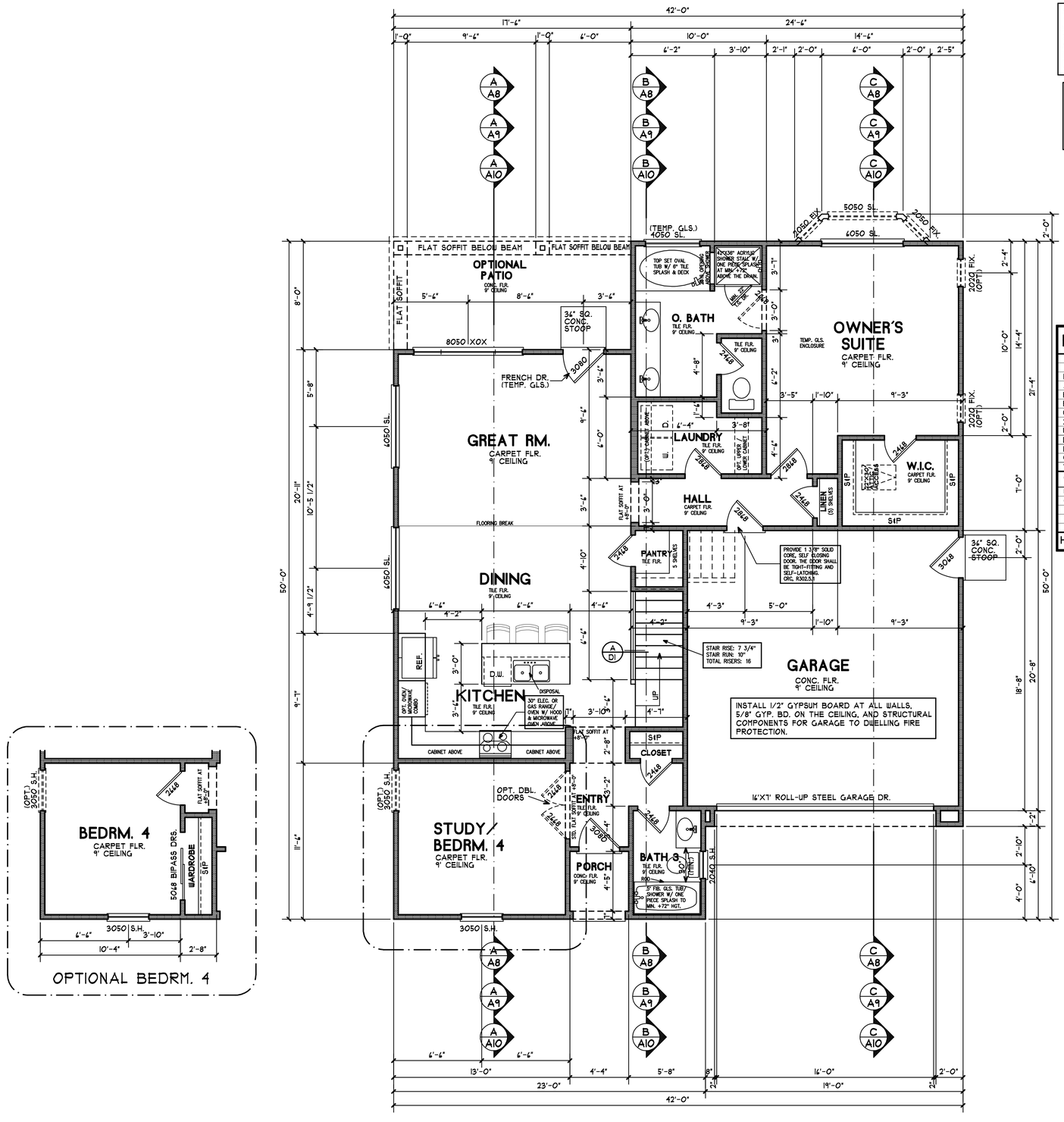
GENERAL NOTES:

1. ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE FOLLOWING CODES AS ADOPTED BY THE STATE OF CALIFORNIA:
   2016 CALIFORNIA RESIDENTIAL CODE
   2016 CALIFORNIA BUILDING CODE
   2016 CALIFORNIA PLUMBING CODE
   2016 CALIFORNIA MECHANICAL CODE
   2016 CALIFORNIA ELECTRICAL CODE
   2016 CALIFORNIA FIRE CODE
   2016 CALIFORNIA ENERGY CODE
   2016 CALIFORNIA GREEN BUILDING STANDARDS
2. THESE PLANS AND RELATED DOCUMENTS MUST BE AVAILABLE AT THE JOB SITE DURING ANY INSPECTION ACTIVITY.
3. STREET ADDRESS AND NUMBER SHALL BE POSTED PRIOR TO THE FIRST INSPECTION. ADDRESS NUMBERS SHALL BE A MINIMUM OF 4-INCHES (102 mm) HIGH WITH A MINIMUM STROKE WIDTH OF 1/2-INCH. (2013 CRC R106.1.1, R319.1 & CLOVIS FIRE DEPARTMENT STANDARD #14.
4. PROJECTS LOCATED IN THE FLOOD HAZARD AREA SHALL HAVE A FINISHED FLOOR ELEVATION OF NOT LESS THAN 1' ABOVE THE 100 YEAR FLOOD LEVEL.
5. ALL SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A REGISTERED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR.
6. REPAIR ALL DAMAGED ON-SITE OR OFF-SITE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
7. THERE SHALL BE NO ON-SITE WATER RETENTION.
8. THERE SHALL BE NO DRAINAGE TO ADJACENT PROPERTIES.
9. GRADE DIFFERENTIALS SHALL BE SUPPORTED BY AN APPROVED RETAINING WALL IF GREATER THAN 12".
10. ALL WORK PERFORMED IN PUBLIC RIGHTS OF WAY SHALL COMPLY WITH ADOPTED STANDARDS OF PUBLIC WORKS DEPARTMENT. A STREET WORK PERMIT IS REQUIRED FOR ALL SUCH WORK.
11. CHEMICAL TOILET IS REQUIRED ON SITE DURING THE CONSTRUCTION.
12. PROVIDE A MINUMUM SLOPE OF .5% FOR THE ENTIRE SITE.
13. MOISTURE CONTENT VERIFICATION: [CRC R109.1.4.1] MOISTURE CONTENT OF FRAMING MEMBERS SHALL BE VERIFIED IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.5.
14. OPERATION AND MAINTENANCE MANUAL: [CRC R109.1.6.2] AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY SHALL BE PLACED IN THE BUILDING IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.4.
15. STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION: [CRC R300.1]
    PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.1.
16. GRADING AND PAVING: [CRC R300.2]
    CONSTRUCTION PLANS SHALL INDICATE HOW THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FROM ENTERING BUILDINGS IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.1.
17. POLLUTANT CONTROL [CRC R330.1]:
    FINISH MATERIALS INCLUDING ADHESIVES, SEALANTS, CAULKS, PAINTS AND COATINGS, AEROSOL PAINTS AND COATINGS, CARPET SYSTEMS, CARPET CUSHION, CARPET ADHESIVE, RESILIENT FLOORING SYSTEMS AND COMPOSITE WOOD PRODUCTS SHALL MEET VOLATILE ORGANIC COMPOUND (VOC) EMISSION LIMITS IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.5.

WATHEN CASTANOS HOMES, INC.
1446 Tollhouse Rd. Suite 103, Clovis, Ca. 93611
(559) 432-8181

RON POPE & ASSOCIATES
CELEBRATING OUR 34th YEAR
468 W. KENOSHA AVE. CLOVIS, CA. 93619
(559) 392-2706
E-MAIL: ron.pope1017@yahoo.com

PLAN NO. 1843 | JOB NO: JB:1843
DRAWN BY: RON POPE | SHEET NO: A-1
SCALE: 1/4" = 1'-0"



OPTIONAL BEDRM. 4

FIRST FLOOR PLAN - B

2016 CALIFORNIA GREEN BUILDING STANDARDS:
NOTE:
REFER TO SHEET GB.1 & GB.2 FOR THE MANDATORY REQUIREMENTS FOR MEETING THE CALIFORNIA GREEN BUILDING STANDARDS. CHAPTER 4, RESIDENTIAL MANDATORY FEATURES.

NOTE:
"REGISTERED" COPIES OF THE CF-6R AND CF-4R FORMS SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY CERTIFIED BY THE INSTALLER(S) FOR THE CF-6R FORM, AND THE HERS RATER, FOR THE FIELD VERIFICATION AND DIAGNOSTIC TESTING ON THE CF-4R FORM. [CEES SECTION 10-103(a) AND 10-103(a)(5)]

NOTE:
BATHROOM EXHAUST FANS: [CRC R303.3.1]
EACH BATHROOM CONTAINING A BATHTUB, SHOWER, OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED FOR PURPOSES OF HUMIDITY CONTROL IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE, CHAPTER 4; AND THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION4.5.

HERS INSPECTION REQUIREMENTS:
BUILDING-LEVEL VERIFICATIONS:
* HIGH QUALITY INSULATION INSPECTION (QII)
* IAQ MECHANICAL VENTILATION
COOLING SYSTEM VERIFICATIONS:
* MINIMUM AIRFLOW
* VERIFIED EER
* VERIFIED SEER
* FAN EFFICACY WATTS/CFM
HVAC DISTRIBUTION SYSTEM VERIFICATIONS:
* DUCT SEALING
DOMESTIC HOT WATER SYSTEM VERIFICATIONS:
* NONE
SPECIAL FEATURES:
* PV SYSTEM: 2.0 kWdc
* NON-STANDARD ROOF REFLECTANCE

ENERGY COMPLIANCE

ROOF REFLECTANCE:	0.17
ROOF EMITTANCE:	0.91
RADIANT BARRIER:	YES
ATTIC VENTILATION:	1/150
HIGH PERFORMANCE ATTIC:	NO
RAFTERS / TOP CHORD OF TRUSSES	NO INSULATION
CEILING	R-38
2X4 EXTERIOR WALLS	R-13 + R4 RIGID FOAM
UNDERNEATH FAU PLATFORM:	R-30
DUCTS	R-8 (SEALED & TESTED)
HEAT PUMP EFFICIENCY	9
COOLING SEER / EER:	16.0 / 13.0
TANKLESS WATER HEATER	0.82
GLAZING REQUIREMENTS:	
U-VALUES:	SHGC VALUES:
OPENABLE: 0.29	OPENABLE: 0.22
FIXED: 0.25	FIXED: 0.25
SLIDING GLASS DOORS: 0.28	SLIDING GLASS DOORS: 0.21
FRENCH DOORS: 0.33	FRENCH DOORS: 0.25
HERS VERIFICATION: (REQUIRED)	

NOTE:
A SHEET ROCK NAILING INSPECTION IS REQUIRED. PER [CRC R109.1.4.1 & CBC 110.3.5]

SEE TABLE R702.3.5
GYPSUM BOARD NAILING SCHEDULE ON SHEET NS.1

SEE CRC TABLE R602.3(1) & TABLE R602.3(2) FOR NAILING SCHEDULE ON SHEET NS.1

NOTE:
ALL FASTENERS AND CONNECTORS THAT ARE IN DIRECT CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. [CRC R317.3.1]

GLAZING:
[CRC R308.4.5] HAZARDOUS LOCATIONS

5. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE

NOTE:
18" DEEP WINDOWS ABOVE A TUB & SHOWER LOCATION ARE NOT REQUIRED TO HAVE TEMPERED GLASS. THE SILL HEIGHT MEASURED VERTICALLY FROM THE STANDING SURFACE EXCEEDS 60".

TANKLESS WATER HEATER REQUIREMENTS:
1. WATER HEATERS LOCATED IN ATTICS SHALL BE PROVIDED WITH A 26 GAUGE SHEET METAL PAN WITH A MINIMUM LIP OF 2" AND A MINIMUM OF 3/4" DRAIN EXTENDING TO THE EXTERIOR OF THE STRUCTURE. THE PAN SHALL EXTEND A MINIMUM OF 6" BEYOND THE APPLIANCE ON ALL SIDES [CURRENT CPC CODE]
2. THE T & P RELIEF VALVE HAVING A FULL SIZED DRAIN OF GALV. STEEL OF HARD DRAWN COPPER TO THE OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE NOT MORE THAN 2" OR LESS THAN 6" ABOVE THE GRADE, POINTING DOWNWARD, THE TERMINAL END BEING UNTHREADED. [CPC 608.5]

PLUMBING REQUIREMENTS:
1. ALL SHOWER AND TUB/SHOWER VALVES MUST BE PRESSURE BALANCE AND/OR THERMOSTATIC MIXING TYPES. THE DEVICE IS REQUIRED TO LIMIT THE WATER TEMPERATURE TO A MAXIMUM OF 120 DEGREES. [CURRENT CPC CODE]
2. PROVIDE NON-REMOVABLE TYPE BACKFLOW PREVENTION DEVICE REQUIRED ON ALL HOSE BIBS. [CPC 603.4.6]
3. ALL EQUIPMENT IN THE POTABLE WATER DELIVERY SYSTEM MUST MEET THE CALIFORNIA AB1953 LEAD FREE REQUIREMENTS. THIS APPLIES TO ALL PIPING, FIXTURES AND FITTINGS. ALL OF THE ABOVE NOTED ITEMS ARE NOT PERMITTED TO EXCEED 0.25% LEAD CONTENT.

NOTE:
WATER CLOSETS SHALL BE CAPABLE OF USING A MAXIMUM OF 1.28 GALLONS PER FLUSH. [CPC 403.2.1]

VENTILATION FOR INDOOR AIR QUALITY:
[CALIFORNIA ENERGY CODE, SECTION 150.0]
0) ALL DWELLING UNITS SHALL MEET THE REQUIREMENTS OF ASHRAE STANDARD 62.2. VENTILATION AND ACCEPTABLE INDOOR QUALITY IN LOW RISE RESIDENTIAL BUILDINGS. WINDOW OPERATION IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED IN SECTION 4 OF THAT ASHRAE STANDARD 62.2. CONTINUOUS OPERATION OF CENTRAL FORCED AIR SYSTEM AIR HANDLERS USED IN CENTRAL FAN INTEGRATED VENTILATION SYSTEMS IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED IN SECTION 4 OF ASHRAE STANDARD 62.2. ADDITIONALLY, ALL DWELLING UNITS SHALL MEET THE FOLLOWING REQUIREMENTS:
1. FIELD VERIFICATION AND DIAGNOSTIC TESTING:
A. AIRFLOW PERFORMANCE. THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED BY SECTION 4 OF ASHRAE STANDARD 62.2 SHALL BE CONFIRMED THROUGH FIELD VERIFICATION AND DIAGNOSTIC TESTING IN ACCORDANCE WITH THE APPLICABLE PROCEDURES SPECIFIED IN REFERENCE RESIDENTIAL APPENDIX RA3.7.

FLOOR AREA

TOTAL LIVING AREA:	1843 SQ.FT.
FIRST FLOOR:	1367 SQ.FT.
SECOND FLOOR:	476 SQ.FT.
GARAGE:	420 SQ.FT.
PORCH:	22 SQ.FT.
OPTIONAL BAY WINDOW:	16 SQ.FT.
OPTIONAL COVERED PATIO:	140 SQ.FT.

DATE DRAWN: 2-2019
REVISIONS:
DATE:
DATE:
DATE:

DESIGNER SINCE 1985

GENERAL NOTES:

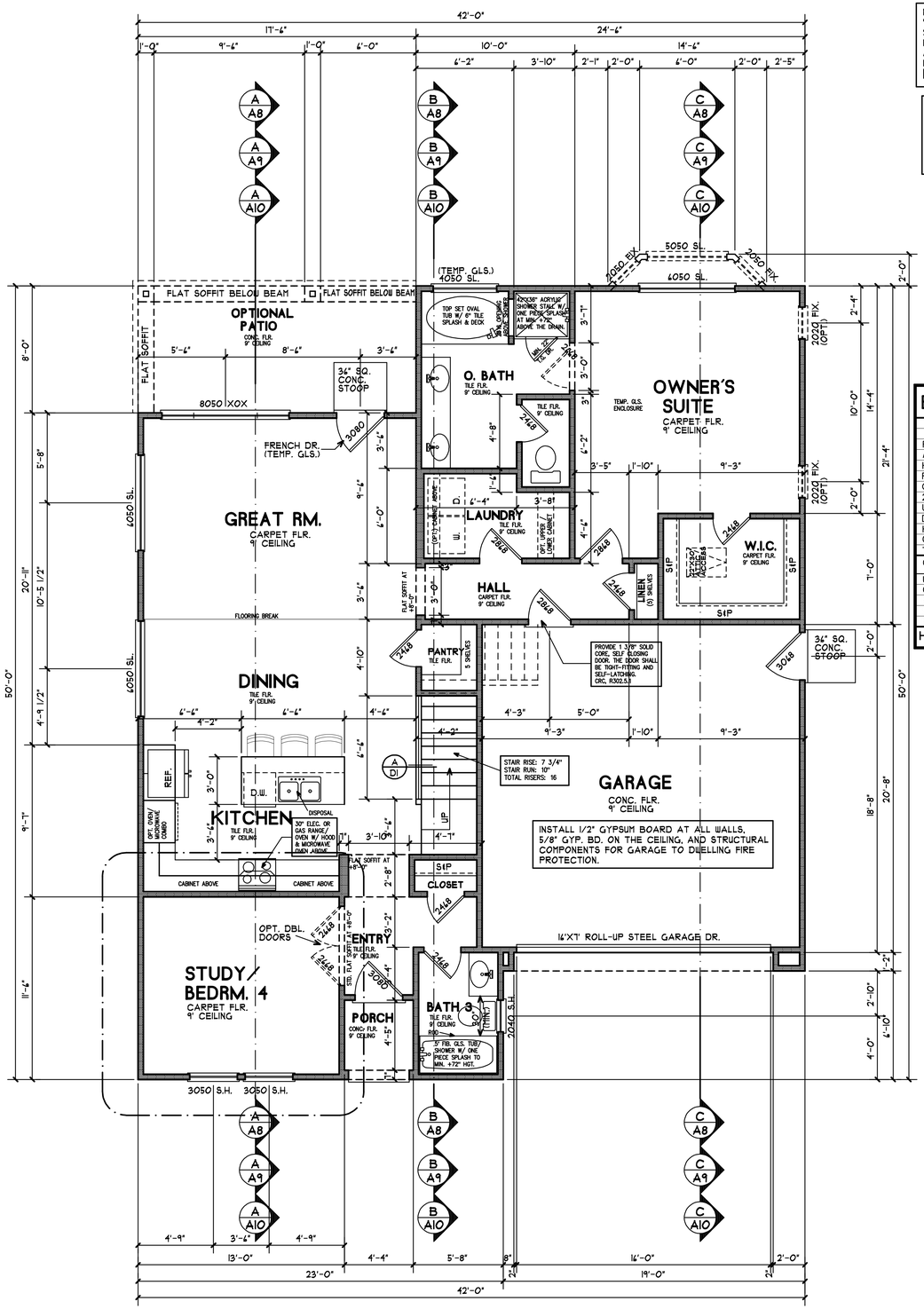
1. WATER CLOSET COMPARTMENTS MUST HAVE 30" WIDTH AND 24" CLEAR IN FRONT OF THE WATER CLOSET. [CRC R307.1]
2. THE WALL SURFACE BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SUBJECT TO WATER SPLASH ARE CONSTRUCTED OF MATERIALS NOT ADVERSELY AFFECTED BY WATER. INSTALL FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS. WATER RESISTANT GYPSUM BOARD IS NO LONGER PERMITTED TO BE USED IN THESE LOCATIONS. [CRC R702.4.2]
3. THE DOOR BETWEEN THE GARAGE AND THE DWELLING IS REQUIRED TO HAVE (3) HINGES, TWO OF WHICH ARE TO BE SELF-CLOSING TYPE.
4. ALL SLEEPING ROOMS SHALL BE PROVIDED WITH AT LEAST ONE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE. WINDOWS SHALL HAVE A CLEAR OPENING OF 5.7 SQ. FT. AND MINIMUM OPENINGS OF 20" WIDE AND 24" HIGH, (CLEAR). [CRC R310.1]
5. THE SILL HEIGHT OF WINDOWS IN ANY SLEEPING ROOM SHALL NOT EXCEED 44" FROM THE BOTTOM OF THE CLEAR OPENING. [CRC R310.1]
6. SAFETY GLAZING SHALL BE APPROVED IN THE FOLLOWING APPLICATIONS:
A. SHOWER DOORS
B. WINDOWS LOCATED IN OR ADJACENT TO A DOOR, WITHIN A 24" ARC OF DOOR.
C. WINDOWS GREATER THAN 18" WIDE AND CLOSER THAN 18" TO THE FLOOR.
D. ALL PATIO AND SLIDING GLASS DOORS.
[CRC R308.4.2]
7. SAFETY GLAZING ON DOORS OR WINDOWS SHALL BE LABELED AS SUCH FOR INSPECTION PURPOSES.
8. PROVIDE EXHAUST VENTILATION FOR THE COOKTOP TO THE EXTERIOR OF THE BUILDING.
A) PROVIDE APPROVED EXHAUST DUCT UNDER SLAB OR FLOOR FOR INDUCTION TYPE, (DOWN DRAFT) EXHAUST VENTS.
B) THE VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT.
9. BATHTUB AND SHOWER SPACES:
BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
10. THE MINIMUM WIDTH OF A SHOWER DOOR SHALL BE 22".
11. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS AT JOB SITE FOR ALL CIRCULATING TYPE TUBS. (SEE CEC 680.74)
12. PROVIDE A 12"X12" TUB MOTOR ACCESS HATCH WHEN INSTALLING A CIRCULATING TYPE TUB.
13. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR MANUFACTURED FIREPLACES AT THE TIME OF THE FRAMING INSPECTION.
14. BLOWN OR POURED TYPE INSULATION SHALL ONLY BE INSTALLED IN ATTIC SPACES WHERE THE SLOPE OF THE CEILING DOES NOT EXCEED MORE THAN 2.5: 12 PITCH.
15. GAS VENTS TO TERMINATE NOT LESS THAN 4' FROM OPENINGS OR PROPERTY LINES, AND NOT LESS THAN 12" FROM A DOOR, OPENABLE WINDOW OR GRAVITY AIR INLET.
16. ALL EQUIPMENT IN POTABLE WATER DELIVERY SYSTEM MUST MEET THE CALIFORNIA AB1953 LEAD FREEE REQUIREMENTS. THIS APPLIES TO ALL PIPING, FIXTURES AND FITTINGS. ALL OF THE ABOVE NOTED ITEMS ARE NOT PERMITTED TO EXCEED 0.25% LEAD CONTENT.

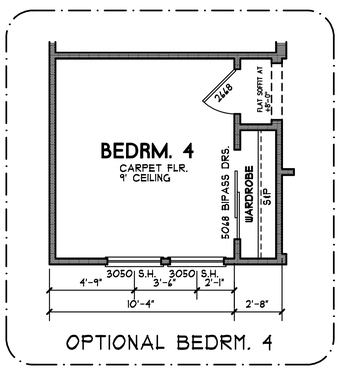
CALIFORNIA ENERGY NOTES:

1. THE BUILDER SHALL PROVIDE THE ORIGINAL OCCUPANT WITH A LIST OF THE HEATING, COOLING, WATER HEATING SYSTEMS AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.
2. A COMPLETED CF-4R FORM SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY THE CERTIFIED HERS RATER, FOR FIELD VERIFICATION AND DIAGNOSTIC TESTING.
3. AFTER INSTALLING WATER HEATING SYSTEMS, FENESTRATION, AND HVAC EQUIPMENT, THE INSTALLER SHALL SUBMIT THE "REGISTERED" INSTALLATION CERTIFICATE (CF-6R FORM), COMPLETED AND SIGNED BY THE INSTALLER, LISTING THE EQUIPMENT INSTALLED, (MANUFACTURER, MODEL, AND EFFICIENCIES, U-VALUES AND SHGC-VALUES, ETC.) AND THAT IT MEETS OR EXCEEDS THE REQUIREMENTS OF THE ENERGY DOCUMENTATION. (CEES SECTION 10-103(a)(3)).

RON POPE & ASSOCIATES
468 W. KENOSHA AVE. CLOVIS, CA. 93619
(559) 392-2706
E-MAIL: ron.pope1017@yahoo.com

PLAN NO. 1843
JOB NO: JB:1843
DRAWN BY: RON POPE
SCALE: 1/4" = 1'-0"
SHEET NO: A2.1





OPTIONAL BEDRM. 4

FIRST FLOOR PLAN - C

2016 CALIFORNIA GREEN BUILDING STANDARDS:
NOTE:
REFER TO SHEET CB.1 & CB.2 FOR THE MANDATORY REQUIREMENTS FOR MEETING THE CALIFORNIA GREEN BUILDING STANDARDS. CHAPTER 4, RESIDENTIAL MANDATORY FEATURES.

NOTE:
"REGISTERED" COPIES OF THE CF-6R AND CF-4R FORMS SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY CERTIFIED BY THE INSTALLER(S) FOR THE CF-6R FORM, AND THE HERS RATER, FOR THE FIELD VERIFICATION AND DIAGNOSTIC TESTING ON THE CF-4R FORM.
[CEES SECTION 10-103(a) AND 10-103(a)(5)]

NOTE:
BATHROOM EXHAUST FANS: [CRC R303.3.1]
EACH BATHROOM CONTAINING A BATHTUB, SHOWER, OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED FOR PURPOSES OF HUMIDITY CONTROL IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE, CHAPTER 4; AND THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION4.5.

HERS INSPECTION REQUIREMENTS:
BUILDING-LEVEL VERIFICATIONS:
* HIGH QUALITY INSULATION INSPECTION (QII)
* IAQ MECHANICAL VENTILATION
COOLING SYSTEM VERIFICATIONS:
* MINIMUM AIRFLOW
* VERIFIED EER
* VERIFIED SEER
* FAN EFFICACY WATTS/CFM
HVAC DISTRIBUTION SYSTEM VERIFICATIONS:
* DUCT SEALING
DOMESTIC HOT WATER SYSTEM VERIFICATIONS:
* NONE
SPECIAL FEATURES:
* PV SYSTEM: 2.0 kWdc
* NON-STANDARD ROOF REFLECTANCE

ENERGY COMPLIANCE

ROOF REFLECTANCE:	0.17
ROOF EMITTANCE:	0.91
RADIANT BARRIER:	YES
ATTIC VENTILATION:	1/150
HIGH PERFORMANCE ATTIC:	NO
RAFTERS / TOP CHORD OF TRUSSES	NO INSULATION
CEILING	R-38
2X4 EXTERIOR WALLS	R-13 + R4 RIGID FOAM
UNDERNEATH FAU PLATFORM:	R-30
DUCTS	R-8 (SEALED & TESTED)
HEAT PUMP EFFICIENCY	9
COOLING SEER / EER:	16.0 / 13.0
TANKLESS WATER HEATER	0.82
GLAZING REQUIREMENTS:	

U-VALUES:	SHGC VALUES:
OPENABLE: 0.29	OPENABLE: 0.22
FIXED: 0.25	FIXED: 0.25
SLIDING GLASS DOORS: 0.28	SLIDING GLASS DOORS: 0.21
FRENCH DOORS: 0.33	FRENCH DOORS: 0.25

HERS VERIFICATION: (REQUIRED)

NOTE:
A SHEET ROCK NAILING INSPECTION IS REQUIRED. PER [CRC R109.1.4.1 & CBC 110.3.5]
SEE TABLE R702.3.5 GYPSUM BOARD NAILING SCHEDULE ON SHEET NS.1
SEE CRC TABLE R602.3(1) & TABLE R602.3(2) FOR NAILING SCHEDULE ON SHEET NS.1

NOTE:
ALL FASTENERS AND CONNECTORS THAT ARE IN DIRECT CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. [CRC R317.3.1]

GLAZING:
[CRC R308.4.5] HAZARDOUS LOCATIONS
5. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE
NOTE:
18" DEEP WINDOWS ABOVE A TUB & SHOWER LOCATION ARE NOT REQUIRED TO HAVE TEMPERED GLASS. THE SILL HEIGHT MEASURED VERTICALLY FROM THE STANDING SURFACE EXCEEDS 60".

TANKLESS WATER HEATER REQUIREMENTS:
1. WATER HEATERS LOCATED IN ATTICS SHALL BE PROVIDED WITH A 26 GAUGE SHEET METAL PAN WITH A MINIMUM LIP OF 2" AND A MINIMUM OF 3/4" DRAIN EXTENDING TO THE EXTERIOR OF THE STRUCTURE. THE PAN SHALL EXTEND A MINIMUM OF 6" BEYOND THE APPLIANCE ON ALL SIDES [CURRENT CPC CODE]
2. THE T & P RELIEF VALVE HAVING A FULL SIZED DRAIN OF GALV. STEEL OF HARD DRAWN COPPER TO THE OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE NOT MORE THAN 2' OR LESS THAN 6" ABOVE THE GRADE, POINTING DOWNWARD, THE TERMINAL END BEING UNTHREADED. [CPC 608.5]

PLUMBING REQUIREMENTS:
1. ALL SHOWER AND TUB/SHOWER VALVES MUST BE PRESSURE BALANCE AND/OR THERMOSTATIC MIXING TYPES. THE DEVICE IS REQUIRED TO LIMIT THE WATER TEMPERATURE TO A MAXIMUM OF 120 DEGREES. [CURRENT CPC CODE]
2. PROVIDE NON-REMOVABLE TYPE BACKFLOW PREVENTION DEVICE REQUIRED ON ALL HOSE BIBS. [CPC 603.4.6]
3. ALL EQUIPMENT IN THE POTABLE WATER DELIVERY SYSTEM MUST MEET THE CALIFORNIA AB1953 LEAD FREE REQUIREMENTS. THIS APPLIES TO ALL PIPING, FIXTURES AND FITTINGS. ALL OF THE ABOVE NOTED ITEMS ARE NOT PERMITTED TO EXCEED 0.25% LEAD CONTENT.

NOTE:
WATER CLOSETS SHALL BE CAPABLE OF USING A MAXIMUM OF 1.28 GALLONS PER FLUSH. [CPC 403.2.1]

VENTILATION FOR INDOOR AIR QUALITY:
[CALIFORNIA ENERGY CODE, SECTION 150.0]
0) ALL DWELLING UNITS SHALL MEET THE REQUIREMENTS OF ASHRAE STANDARD 62.2. VENTILATION AND ACCEPTABLE INDOOR QUALITY IN LOW RISE RESIDENTIAL BUILDINGS. WINDOW OPERATION IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED IN SECTION SECTION 4 OF THAT ASHRAE STANDARD 62.2. CONTINUOUS OPERATION OF CENTRAL FORCED AIR SYSTEM AIR HANDLERS USED IN CENTRAL FAN INTEGRATED VENTILATION SYSTEMS IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED IN SECTION 4 OF ASHRAE STANDARD 62.2. ADDITIONALLY, ALL DWELLING UNITS SHALL MEET THE FOLLOWING REQUIREMENTS:
1. FIELD VERIFICATION AND DIAGNOSTIC TESTING:
A. AIRFLOW PERFORMANCE. THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED BY SECTION 4 OF ASHRAE STANDARD 62.2 SHALL BE CONFIRMED THROUGH FIELD VERIFICATION AND DIAGNOSTIC TESTING IN ACCORDANCE WITH THE APPLICABLE PROCEDURES SPECIFIED IN REFERENCE RESIDENTIAL APPENDIX RA3.7.

FLOOR AREA

TOTAL LIVING AREA:	1843 SQ.FT.
FIRST FLOOR:	1367 SQ.FT.
SECOND FLOOR:	476 SQ.FT.
GARAGE:	420 SQ.FT.
PORCH:	22 SQ.FT.
OPTIONAL BAY WINDOW:	16 SQ.FT.
OPTIONAL COVERED PATIO:	140 SQ.FT.

DATE DRAWN: 2-2019
REVISIONS:
DATE:
DATE:
DATE:

DESIGNER SINCE 1985

GENERAL NOTES:

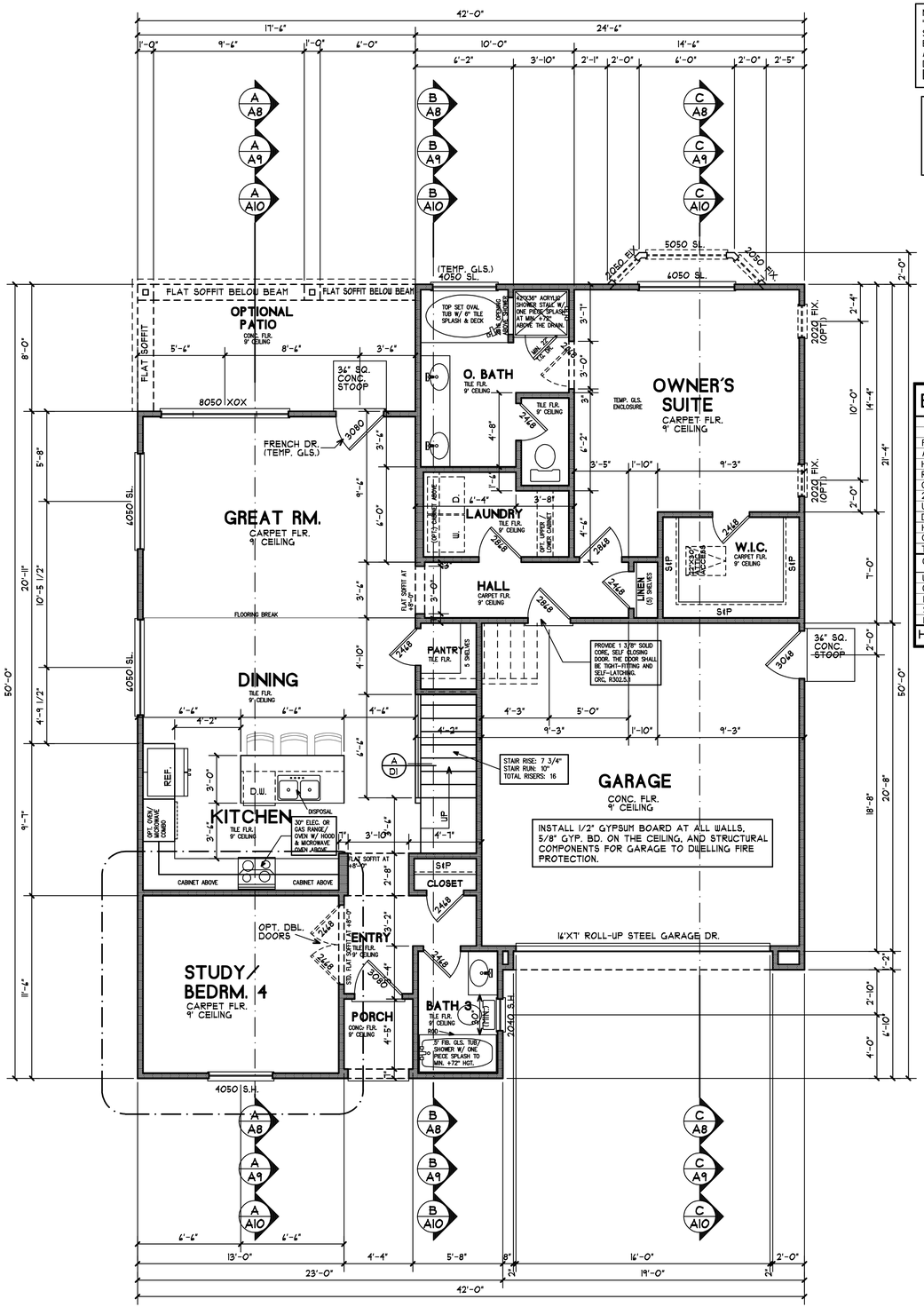
1. WATER CLOSET COMPARTMENTS MUST HAVE 30" WIDTH AND 24" CLEAR IN FRONT OF THE WATER CLOSET. [CRC R307.1]
2. THE WALL SURFACE BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SUBJECT TO WATER SPLASH ARE CONSTRUCTED OF MATERIALS NOT ADVERSELY AFFECTED BY WATER. INSTALL FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS. WATER RESISTANT GYPSUM BOARD IS NO LONGER PERMITTED TO BE USED IN THESE LOCATIONS. [CRC R702.4.2]
3. THE DOOR BETWEEN THE GARAGE AND THE DWELLING IS REQUIRED TO HAVE (3) HINGES, TWO OF WHICH ARE TO BE SELF-CLOSING TYPE.
4. ALL SLEEPING ROOMS SHALL BE PROVIDED WITH AT LEAST ONE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE. WINDOWS SHALL HAVE A CLEAR OPENING OF 5.7 SQ. FT. AND MINIMUM OPENINGS OF 20" WIDE AND 24" HIGH, (CLEAR). [CRC R310.1]
5. THE SILL HEIGHT OF WINDOWS IN ANY SLEEPING ROOM SHALL NOT EXCEED 44" FROM THE BOTTOM OF THE CLEAR OPENING. [CRC R310.1]
6. SAFETY GLAZING SHALL BE APPROVED IN THE FOLLOWING APPLICATIONS:
A. SHOWER DOORS
B. WINDOWS LOCATED IN OR ADJACENT TO A DOOR, WITHIN A 24" ARC OF DOOR.
C. WINDOWS GREATER THAN 18" WIDE AND CLOSER THAN 18" TO THE FLOOR.
D. ALL PATIO AND SLIDING GLASS DOORS.
[CRC R308.4.2]
7. SAFETY GLAZING ON DOORS OR WINDOWS SHALL BE LABELED AS SUCH FOR INSPECTION PURPOSES.
8. PROVIDE EXHAUST VENTILATION FOR THE COOKTOP TO THE EXTERIOR OF THE BUILDING.
A) PROVIDE APPROVED EXHAUST DUCT UNDER SLAB OR FLOOR FOR INDUCTION TYPE, (DOWN DRAFT) EXHAUST VENTS.
B) THE VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT.
9. BATHTUB AND SHOWER SPACES:
BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
10. THE MINIMUM WIDTH OF A SHOWER DOOR SHALL BE 22".
11. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS AT JOB SITE FOR ALL CIRCULATING TYPE TUBS. (SEE CEC 680.74)
12. PROVIDE A 12"X12" TUB MOTOR ACCESS HATCH WHEN INSTALLING A CIRCULATING TYPE TUB.
13. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR MANUFACTURED FIREPLACES AT THE TIME OF THE FRAMING INSPECTION.
14. BLOWN OR POURED TYPE INSULATION SHALL ONLY BE INSTALLED IN ATTIC SPACES WHERE THE SLOPE OF THE CEILING DOES NOT EXCEED MORE THAN 2.5: 12 PITCH.
15. GAS VENTS TO TERMINATE NOT LESS THAN 4' FROM OPENINGS OR PROPERTY LINES, AND NOT LESS THAN 12" FROM A DOOR, OPENABLE WINDOW OR GRAVITY AIR INLET.
16. ALL EQUIPMENT IN POTABLE WATER DELIVERY SYSTEM MUST MEET THE CALIFORNIA AB1953 LEAD FREEE REQUIREMENTS. THIS APPLIES TO ALL PIPING, FIXTURES AND FITTINGS. ALL OF THE ABOVE NOTED ITEMS ARE NOT PERMITTED TO EXCEED 0.25% LEAD CONTENT.

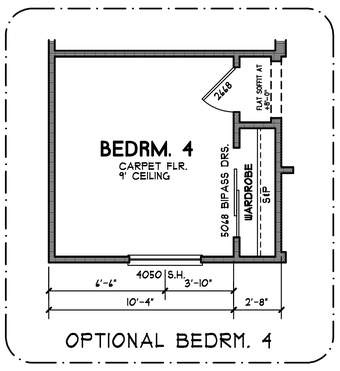
CALIFORNIA ENERGY NOTES:

1. THE BUILDER SHALL PROVIDE THE ORIGINAL OCCUPANT WITH A LIST OF THE HEATING, COOLING, WATER HEATING SYSTEMS AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.
2. A COMPLETED CF-4R FORM SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY THE CERTIFIED HERS RATER, FOR FIELD VERIFICATION AND DIAGNOSTIC TESTING.
3. AFTER INSTALLING WATER HEATING SYSTEMS, FENESTRATION, AND HVAC EQUIPMENT, THE INSTALLER SHALL SUBMIT THE "REGISTERED" INSTALLATION CERTIFICATE (CF-6R FORM), COMPLETED AND SIGNED BY THE INSTALLER, LISTING THE EQUIPMENT INSTALLED, (MANUFACTURER, MODEL, AND EFFICIENCIES, U-VALUES AND SHGC-VALUES, ETC.) AND THAT IT MEETS OR EXCEEDS THE REQUIREMENTS OF THE ENERGY DOCUMENTATION. (CEES SECTION 10-103(a)(3)).

RON POPE & ASSOCIATES
468 W. KENOSHA AVE. CLOVIS, CA. 93619
(559) 392-2706
E-MAIL: ron.pope1017@yahoo.com

PLAN NO. 1843
JOB NO: JB:1843
DRAWN BY: RON POPE
SCALE: 1/4" = 1'-0"
SHEET NO: A2.2





OPTIONAL BEDRM. 4

FIRST FLOOR PLAN - A

2016 CALIFORNIA GREEN BUILDING STANDARDS:

NOTE:
REFER TO SHEET GB.1 & GB.2 FOR THE MANDATORY REQUIREMENTS FOR MEETING THE CALIFORNIA GREEN BUILDING STANDARDS. CHAPTER 4, RESIDENTIAL MANDATORY FEATURES.

NOTE:
"REGISTERED" COPIES OF THE CF-6R AND CF-4R FORMS SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY CERTIFIED BY THE INSTALLER(S) FOR THE CF-6R FORM, AND THE HERS RATER, FOR THE FIELD VERIFICATION AND DIAGNOSTIC TESTING ON THE CF-4R FORM.
[CEES SECTION 10-103(a) AND 10-103(a)(5)]

NOTE:
BATHROOM EXHAUST FANS: [CRC R303.3.1]
EACH BATHROOM CONTAINING A BATHTUB, SHOWER, OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED FOR PURPOSES OF HUMIDITY CONTROL IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE, CHAPTER 4; AND THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION4.5.

HERS INSPECTION REQUIREMENTS:

BUILDING-LEVEL VERIFICATIONS:
* HIGH QUALITY INSULATION INSPECTION (QII)
* IAQ MECHANICAL VENTILATION

COOLING SYSTEM VERIFICATIONS:
* MINIMUM AIRFLOW
* VERIFIED EER
* VERIFIED SEER
* FAN EFFICACY WATTS/CFM

HVAC DISTRIBUTION SYSTEM VERIFICATIONS:
* DUCT SEALING

DOMESTIC HOT WATER SYSTEM VERIFICATIONS:
* NONE

SPECIAL FEATURES:
* PV SYSTEM: 2.0 kWdc
* NON-STANDARD ROOF REFLECTANCE

ENERGY COMPLIANCE

ROOF REFLECTANCE:	0.17
ROOF EMITTANCE:	0.91
RADIANT BARRIER:	YES
ATTIC VENTILATION:	1/150
HIGH PERFORMANCE ATTIC:	NO
RAFTERS / TOP CHORD OF TRUSSES	NO INSULATION
CEILING	R-38
2X4 EXTERIOR WALLS	R-13 + R4 RIGID FOAM
UNDERNEATH FAU PLATFORM:	R-30
DUCTS	R-8 (SEALED & TESTED)
HEAT PUMP EFFICIENCY	9
COOLING SEER / EER:	16.0 / 13.0
TANKLESS WATER HEATER	0.82
GLAZING REQUIREMENTS:	
U-VALUES:	SHGC VALUES:
OPENABLE: 0.29	OPENABLE: 0.22
FIXED: 0.25	FIXED: 0.25
SLIDING GLASS DOORS: 0.28	SLIDING GLASS DOORS: 0.21
FRENCH DOORS: 0.33	FRENCH DOORS: 0.25

HERS VERIFICATION: (REQUIRED)

NOTE:
A SHEET ROCK NAILING INSPECTION IS REQUIRED. PER [CRC R109.1.4.1 & CBC 110.3.5]

SEE TABLE R702.3.5 GYPSUM BOARD NAILING SCHEDULE ON SHEET NS.1

SEE CRC TABLE R602.3(1) & TABLE R602.3(2) FOR NAILING SCHEDULE ON SHEET NS.1

NOTE:
ALL FASTENERS AND CONNECTORS THAT ARE IN DIRECT CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. [CRC R317.3.1]

GLAZING:

[CRC R308.4.5] HAZARDOUS LOCATIONS

5. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE

NOTE:
18" DEEP WINDOWS ABOVE A TUB & SHOWER LOCATION ARE NOT REQUIRED TO HAVE TEMPERED GLASS. THE SILL HEIGHT MEASURED VERTICALLY FROM THE STANDING SURFACE EXCEEDS 60".

TANKLESS WATER HEATER REQUIREMENTS:

1. WATER HEATERS LOCATED IN ATTICS SHALL BE PROVIDED WITH A 26 GAUGE SHEET METAL PAN WITH A MINIMUM LIP OF 2" AND A MINIMUM OF 3/4" DRAIN EXTENDING TO THE EXTERIOR OF THE STRUCTURE. THE PAN SHALL EXTEND A MINIMUM OF 6" BEYOND THE APPLIANCE ON ALL SIDES [CURRENT CPC CODE]
2. THE T & P RELIEF VALVE HAVING A FULL SIZED DRAIN OF GALV. STEEL OF HARD DRAWN COPPER TO THE OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE NOT MORE THAN 2' OR LESS THAN 6" ABOVE THE GRADE, POINTING DOWNWARD, THE TERMINAL END BEING UNTHREADED. [CPC 608.5]

PLUMBING REQUIREMENTS:

1. ALL SHOWER AND TUB/SHOWER VALVES MUST BE PRESSURE BALANCE AND/OR THERMOSTATIC MIXING TYPES. THE DEVICE IS REQUIRED TO LIMIT THE WATER TEMPERATURE TO A MAXIMUM OF 120 DEGREES. [CURRENT CPC CODE]
2. PROVIDE NON-REMOVABLE TYPE BACKFLOW PREVENTION DEVICE REQUIRED ON ALL HOSE BIBS. [CPC 603.4.6]
3. ALL EQUIPMENT IN THE POTABLE WATER DELIVERY SYSTEM MUST MEET THE CALIFORNIA AB1953 LEAD FREE REQUIREMENTS. THIS APPLIES TO ALL PIPING, FIXTURES AND FITTINGS. ALL OF THE ABOVE NOTED ITEMS ARE NOT PERMITTED TO EXCEED 0.25% LEAD CONTENT.

NOTE:
WATER CLOSETS SHALL BE CAPABLE OF USING A MAXIMUM OF 1.28 GALLONS PER FLUSH. [CPC 403.2.1]

VENTILATION FOR INDOOR AIR QUALITY:

[CALIFORNIA ENERGY CODE, SECTION 150.0]

0) ALL DWELLING UNITS SHALL MEET THE REQUIREMENTS OF ASHRAE STANDARD 62.2. VENTILATION AND ACCEPTABLE INDOOR QUALITY IN LOW RISE RESIDENTIAL BUILDINGS. WINDOW OPERATION IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED IN SECTION SECTION 4 OF THAT ASHRAE STANDARD 62.2. CONTINUOUS OPERATION OF CENTRAL FORCED AIR SYSTEM AIR HANDLERS USED IN CENTRAL FAN INTEGRATED VENTILATION SYSTEMS IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED IN SECTION 4 OF ASHRAE STANDARD 62.2. ADDITIONALLY, ALL DWELLING UNITS SHALL MEET THE FOLLOWING REQUIREMENTS:
   1. FIELD VERIFICATION AND DIAGNOSTIC TESTING:
      A. AIRFLOW PERFORMANCE. THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED BY SECTION 4 OF ASHRAE STANDARD 62.2 SHALL BE CONFIRMED THROUGH FIELD VERIFICATION AND DIAGNOSTIC TESTING IN ACCORDANCE WITH THE APPLICABLE PROCEDURES SPECIFIED IN REFERENCE RESIDENTIAL APPENDIX RA3.7.

FLOOR AREA

TOTAL LIVING AREA:	1843 SQ.FT.
FIRST FLOOR:	1367 SQ.FT.
SECOND FLOOR:	476 SQ.FT.
GARAGE:	420 SQ.FT.
PORCH:	22 SQ.FT.
OPTIONAL BAY WINDOW:	16 SQ.FT.
OPTIONAL COVERED PATIO:	140 SQ.FT.

DATE DRAWN: 2-2019
REVISIONS: DATE:
DATE:
DATE:

DESIGNER SINCE 1985

GENERAL NOTES:

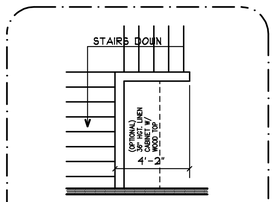
1. WATER CLOSET COMPARTMENTS MUST HAVE 30" WIDTH AND 24" CLEAR IN FRONT OF THE WATER CLOSET. [CRC R307.1]
2. THE WALL SURFACE BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SUBJECT TO WATER SPLASH ARE CONSTRUCTED OF MATERIALS NOT ADVERSELY AFFECTED BY WATER. INSTALL FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS. WATER RESISTANT GYPSUM BOARD IS NO LONGER PERMITTED TO BE USED IN THESE LOCATIONS. [CRC R702.4.2]
3. THE DOOR BETWEEN THE GARAGE AND THE DWELLING IS REQUIRED TO HAVE (3) HINGES, TWO OF WHICH ARE TO BE SELF-CLOSING TYPE.
4. ALL SLEEPING ROOMS SHALL BE PROVIDED WITH AT LEAST ONE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE. WNDOWS SHALL HAVE A CLEAR OPENING OF 5.7 SQ. FT. AND MINIMUM OPENINGS OF 20" WIDE AND 24" HIGH, (CLEAR). [CRC R310.1]
5. THE SILL HEIGHT OF WINDOWS IN ANY SLEEPING ROOM SHALL NOT EXCEED 44" FROM THE BOTTOM OF THE CLEAR OPENING. [CRC R310.1]
6. SAFETY GLAZING SHALL BE APPROVED IN THE FOLLOWING APPLICATIONS:
   A. SHOWER DOORS
   B. WINDOWS LOCATED IN OR ADJACENT TO A DOOR, WITHIN A 24" ARC OF DOOR.
   C. WINDOWS GREATER THAN 18" WIDE AND CLOSER THAN 18" TO THE FLOOR.
   D. ALL PATIO AND SLIDING GLASS DOORS. [CRC R308.4.2]
7. SAFETY GLAZING ON DOORS OR WINDOWS SHALL BE LABELED AS SUCH FOR INSPECTION PURPOSES.
8. PROVIDE EXHAUST VENTILATION FOR THE COOKTOP TO THE EXTERIOR OF THE BUILDING.
   A) PROVIDE APPROVED EXHAUST DUCT UNDER SLAB OR FLOOR FOR INDUCTION TYPE, (DOWN DRAFT) EXHAUST VENTS.
   B) THE VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT.
9. BATHTUB AND SHOWER SPACES:
   BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
10. THE MINIMUM WIDTH OF A SHOWER DOOR SHALL BE 22".
11. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS AT JOB SITE FOR ALL CIRCULATING TYPE TUBS. (SEE CEC 680.74)
12. PROVIDE A 12"X12" TUB MOTOR ACCESS HATCH WHEN INSTALLING A CIRCULATING TYPE TUB.
13. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR MANUFACTURED FIREPLACES AT THE TIME OF THE FRAMING INSPECTION.
14. BLOWN OR POURED TYPE INSULATION SHALL ONLY BE INSTALLED IN ATTIC SPACES WHERE THE SLOPE OF THE CEILING DOES NOT EXCEED MORE THAN 2.5: 12 PITCH.
15. GAS VENTS TO TERMINATE NOT LESS THAN 4' FROM OPENINGS OR PROPERTY LINES, AND NOT LESS THAN 12" FROM A DOOR, OPENABLE WINDOW OR GRAVITY AIR INLET.
16. ALL EQUIPMENT IN POTABLE WATER DELIVERY SYSTEM MUST MEET THE CALIFORNIA AB1953 LEAD FREEE REQUIREMENTS. THIS APPLIES TO ALL PIPING, FIXTURES AND FITTINGS. ALL OF THE ABOVE NOTED ITEMS ARE NOT PERMITTED TO EXCEED 0.25% LEAD CONTENT.

CALIFORNIA ENERGY NOTES:

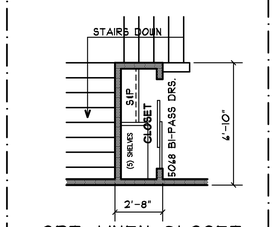
1. THE BUILDER SHALL PROVIDE THE ORIGINAL OCCUPANT WITH A LIST OF THE HEATING, COOLING, WATER HEATING SYSTEMS AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.
2. A COMPLETED CF-4R FORM SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY THE CERTIFIED HERS RATER, FOR FIELD VERIFICATION AND DIAGNOSTIC TESTING.
3. AFTER INSTALLING WATER HEATING SYSTEMS, FENESTRATION, AND HVAC EQUIPMENT, THE INSTALLER SHALL SUBMIT THE "REGISTERED" INSTALLATION CERTIFICATE (CF-6R FORM), COMPLETED AND SIGNED BY THE INSTALLER, LISTING THE EQUIPMENT INSTALLED, (MANUFACTURER, MODEL, AND EFFICIENCIES, U-VALUES AND SHGC-VALUES, ETC.) AND THAT IT MEETS OR EXCEEDS THE REQUIREMENTS OF THE ENERGY DOCUMENTATION. (CEES SECTION 10-103(a)(3)).

RON POPE & ASSOCIATES
468 W. KENOSHA AVE. CLOVIS, CA. 93619
(559) 392-2706
E-MAIL: ron.pope1017@yahoo.com

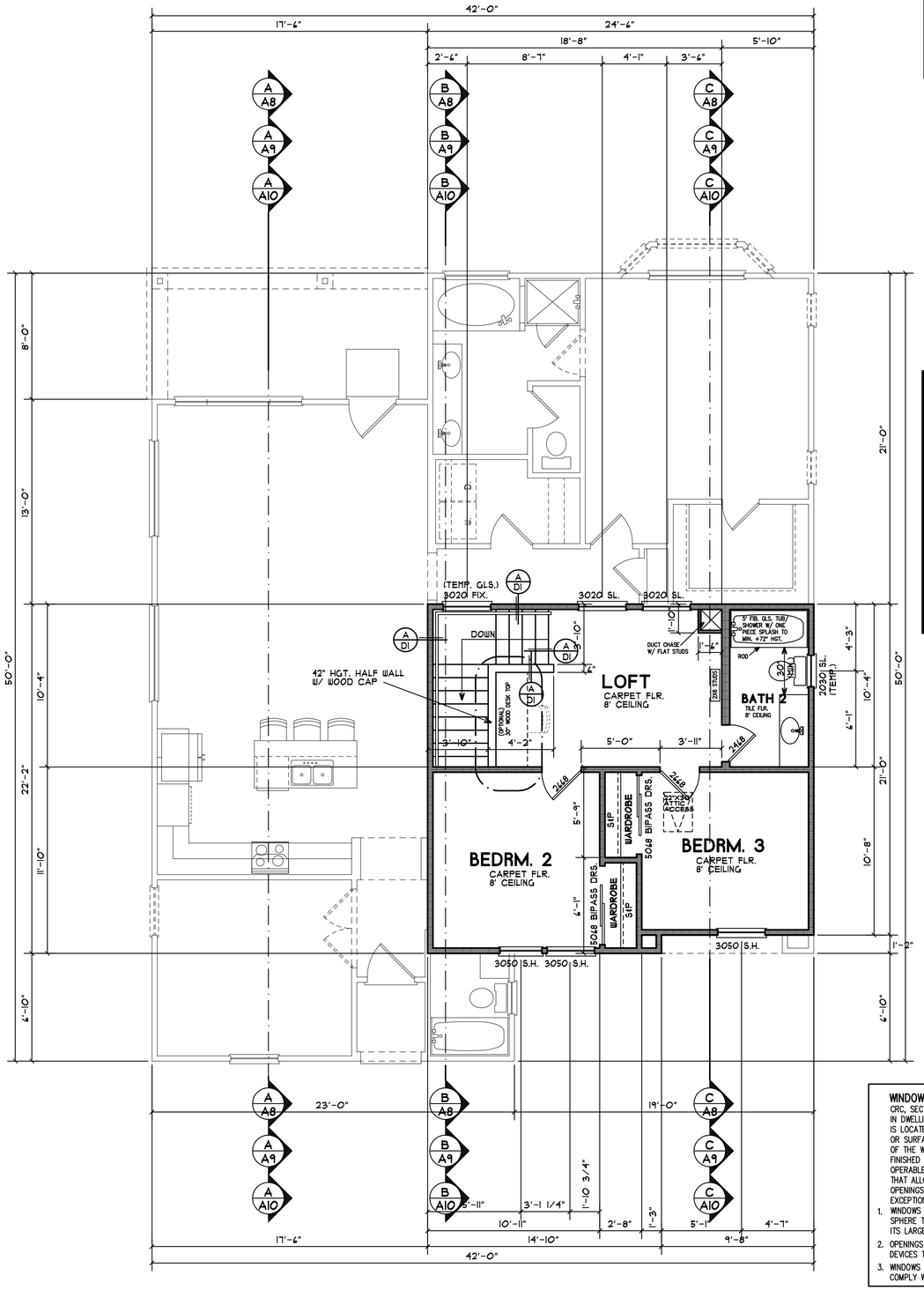
PLAN NO. 1843
JOB NO: JB1843
DRAWN BY: RON POPE
SCALE: 1/4" = 1'-0"
SHEET NO: A-2



OPT. LINEN CAB.



OPT. LINEN CLOSET



SECOND FLOOR PLAN - B

2016 CALIFORNIA GREEN BUILDING STANDARDS:
NOTE:
REFER TO SHEET GB.1 & GB.2 FOR THE MANDATORY REQUIREMENTS FOR MEETING THE CALIFORNIA GREEN BUILDING STANDARDS. CHAPTER 4, RESIDENTIAL MANDATORY FEATURES.

NOTE:
"REGISTERED" COPIES OF THE CF-6R AND CF-4R FORMS SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY CERTIFIED BY THE INSTALLER(S) FOR THE CF-6R FORM, AND THE HERS RATER, FOR THE FIELD VERIFICATION AND DIAGNOSTIC TESTING ON THE CF-4R FORM.
[CEES SECTION 10-103(a) AND 10-103(a)(5)]

NOTE:
BATHROOM EXHAUST FANS: [CRC R303.3.1]
EACH BATHROOM CONTAINING A BATHTUB, SHOWER, OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED FOR PURPOSES OF HUMIDITY CONTROL IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE, CHAPTER 4; AND THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION4.5.

HERS INSPECTION REQUIREMENTS:
BUILDING-LEVEL VERIFICATIONS:
* HIGH QUALITY INSULATION INSPECTION (QII)
* IAQ MECHANICAL VENTILATION
COOLING SYSTEM VERIFICATIONS:
* MINIMUM AIRFLOW
* VERIFIED EER
* VERIFIED SEER
* FAN EFFICACY WATTS/CFM
HVAC DISTRIBUTION SYSTEM VERIFICATIONS:
* DUCT SEALING
DOMESTIC HOT WATER SYSTEM VERIFICATIONS:
* NONE
SPECIAL FEATURES:
* P.V. SYSTEM: 2.0 kWdc
* NON-STANDARD ROOF REFLECTANCE

ENERGY COMPLIANCE

ROOF REFLECTANCE:	0.17
ROOF EMITTANCE:	0.91
RADIANT BARRIER:	YES
ATTIC VENTILATION:	1/150
HIGH PERFORMANCE ATTIC:	NO
RAFTERS / TOP CHORD OF TRUSSES	NO INSULATION
CEILING	R-38
2X4 EXTERIOR WALLS	R-13 + R4 RIGID FOAM
UNDERNEATH FAU PLATFORM:	R-30
DUCTS	R-8 (SEALED & TESTED)
HEAT PUMP EFFICIENCY	9
COOLING SEER / EER:	16.0 / 13.0
TANKLESS WATER HEATER	0.82
GLAZING REQUIREMENTS:	
U-VALUES:	SHGC VALUES:
OPENABLE: 0.29	OPENABLE: 0.22
FIXED: 0.25	FIXED: 0.25
SLIDING GLASS DOORS: 0.28	SLIDING GLASS DOORS: 0.21
FRENCH DOORS: 0.33	FRENCH DOORS: 0.25

HERS VERIFICATION: (REQUIRED)

NOTE:
A SHEET ROCK NAILING INSPECTION IS REQUIRED. PER [CRC R109.1.4.1 & CBC 110.3.5]

SEE TABLE R702.3.5 GYPSUM BOARD NAILING SCHEDULE ON SHEET NS.1

SEE CRC TABLE R602.3(1) & TABLE R602.3(2) FOR NAILING SCHEDULE ON SHEET NS.1

NOTE:
ALL FASTENERS AND CONNECTORS THAT ARE IN DIRECT CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. [CRC R317.3.1]

GLAZING:
[CRC R308.4.5] HAZARDOUS LOCATIONS

5. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE

NOTE:
18" DEEP WINDOWS ABOVE A TUB & SHOWER LOCATION ARE NOT REQUIRED TO HAVE TEMPERED GLASS. THE SILL HEIGHT MEASURED VERTICALLY FROM THE STANDING SURFACE EXCEEDS 60".

TANKLESS WATER HEATER REQUIREMENTS:
1. WATER HEATERS LOCATED IN ATTICS SHALL BE PROVIDED WITH A 26 GAUGE SHEET METAL PAN WITH A MINIMUM LIP OF 2" AND A MINIMUM OF 3/4" DRAIN EXTENDING TO THE EXTERIOR OF THE STRUCTURE. THE PAN SHALL EXTEND A MINIMUM OF 6" BEYOND THE APPLIANCE ON ALL SIDES [CURRENT CPC CODE]
2. THE T & P RELIEF VALVE HAVING A FULL SIZED DRAIN OF GALV. STEEL OF HARD DRAWN COPPER TO THE OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE NOT MORE THAN 2' OR LESS THAN 6" ABOVE THE GRADE, POINTING DOWNWARD, THE TERMINAL END BEING UNTHREADED. [CPC 608.5]

PLUMBING REQUIREMENTS:
1. ALL SHOWER AND TUB/SHOWER VALVES MUST BE PRESSURE BALANCE AND/OR THERMOSTATIC MIXING TYPES. THE DEVICE IS REQUIRED TO LIMIT THE WATER TEMPERATURE TO A MAXIMUM OF 120 DEGREES. [CURRENT CPC CODE]
2. PROVIDE NON-REMOVABLE TYPE BACKFLOW PREVENTION DEVICE REQUIRED ON ALL HOSE BIBS. [CPC 603.4.6]
3. ALL EQUIPMENT IN THE POTABLE WATER DELIVERY SYSTEM MUST MEET THE CALIFORNIA AB1953 LEAD FREE REQUIREMENTS. THIS APPLIES TO ALL PIPING, FIXTURES AND FITTINGS. ALL OF THE ABOVE NOTED ITEMS ARE NOT PERMITTED TO EXCEED 0.25% LEAD CONTENT.

NOTE:
WATER CLOSETS SHALL BE CAPABLE OF USING A MAXIMUM OF 1.28 GALLONS PER FLUSH. [CPC 403.2.1]

VENTILATION FOR INDOOR AIR QUALITY:
[CALIFORNIA ENERGY CODE, SECTION 150.0]
0) ALL DWELLING UNITS SHALL MEET THE REQUIREMENTS OF ASHRAE STANDARD 62.2. VENTILATION AND ACCEPTABLE INDOOR QUALITY IN LOW RISE RESIDENTIAL BUILDINGS. WINDOW OPERATION IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED IN SECTION SECTION 4 OF THAT ASHRAE STANDARD 62.2. CONTINUOUS OPERATION OF CENTRAL FORCED AIR SYSTEM AIR HANDLERS USED IN CENTRAL FAN INTEGRATED VENTILATION SYSTEMS IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED IN SECTION 4 OF ASHRAE STANDARD 62.2. ADDITIONALLY, ALL DWELLING UNITS SHALL MEET THE FOLLOWING REQUIREMENTS:
1. FIELD VERIFICATION AND DIAGNOSTIC TESTING:
A. AIRFLOW PERFORMANCE. THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED BY SECTION 4 OF ASHRAE STANDARD 62.2 SHALL BE CONFIRMED THROUGH FIELD VERIFICATION AND DIAGNOSTIC TESTING IN ACCORDANCE WITH THE APPLICABLE PROCEDURES SPECIFIED IN REFERENCE RESIDENTIAL APPENDIX RA3.7.

WINDOW SILLS / FALL PREVENTION:
CRC, SECTION R312.2 WINDOW SILLS
IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR. EXCEPTIONS:
1. WINDOWS WHOSE OPENINGS WILL NOT ALLOW A 4 INCH DIAMETER SPHERE TO PASS THROUGH THE OPENING WHEN THE OPENING IS IN ITS LARGEST OPENED POSITION.
2. OPENINGS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090.
3. WINDOWS THAT ARE PROVIDED WITH OPENING LIMITING DEVICES THAT COMPLY WITH SECTION R312.2.

FLOOR AREA

TOTAL LIVING AREA:	1843 SQ.FT.
FIRST FLOOR:	1367 SQ.FT.
SECOND FLOOR:	476 SQ.FT.
GARAGE:	420 SQ.FT.
PORCH:	22 SQ.FT.
OPTIONAL BAY WINDOW:	16 SQ.FT.
OPTIONAL COVERED PATIO:	140 SQ.FT.

DATE DRAWN: 2-2019
REVISIONS: DATE:
DATE:
DATE:

DESIGNER SINCE 1985

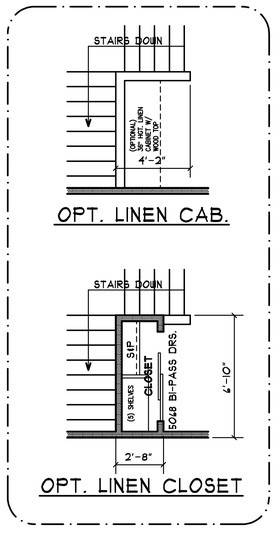
GENERAL NOTES:

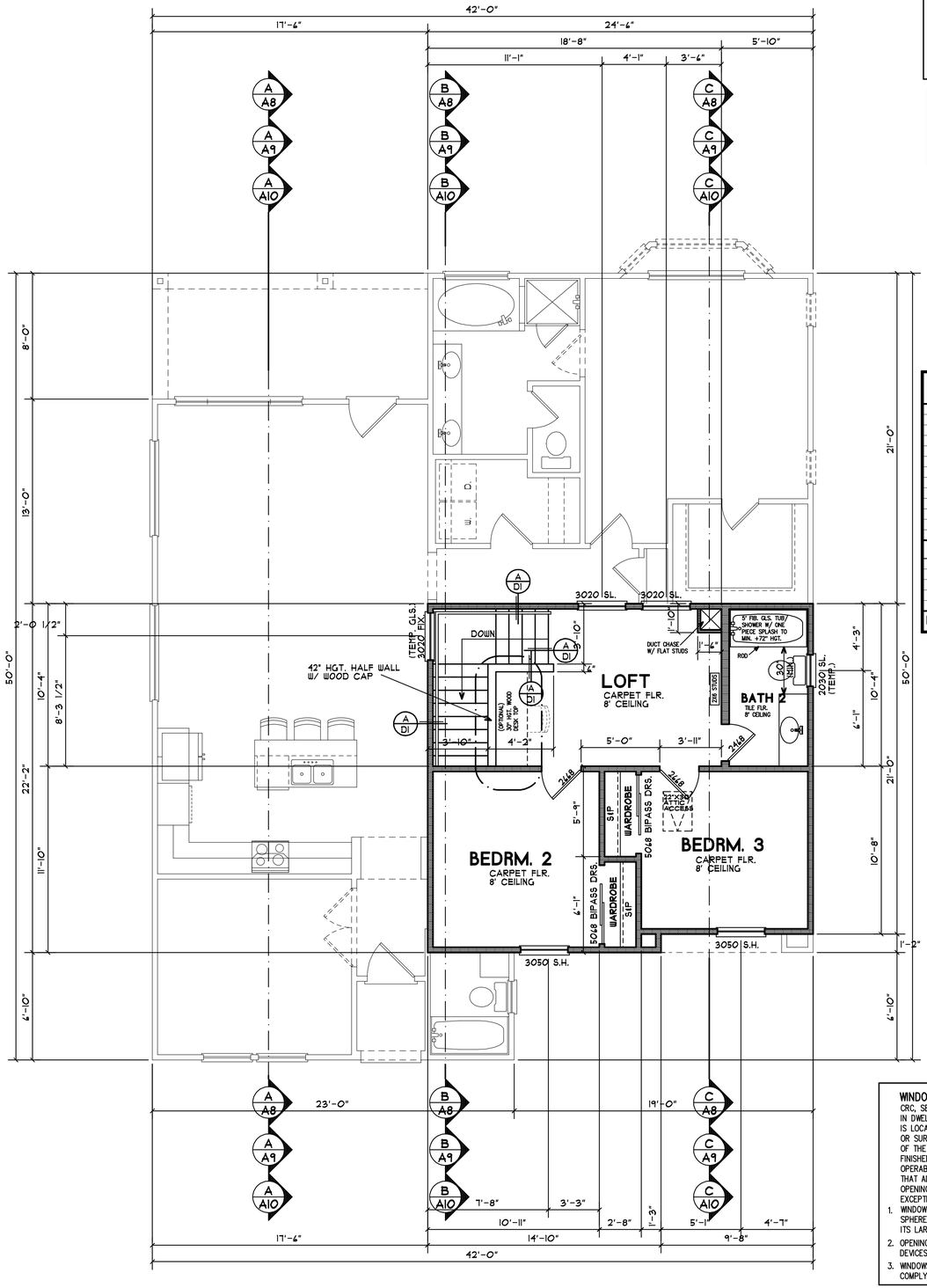
1. WATER CLOSET COMPARTMENTS MUST HAVE 30" WIDTH AND 24" CLEAR IN FRONT OF THE WATER CLOSET. [CRC R307.1]
2. THE WALL SURFACE BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SUBJECT TO WATER SPLASH ARE CONSTRUCTED OF MATERIALS NOT ADVERSELY AFFECTED BY WATER. INSTALL FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS. WATER RESISTANT GYPSUM BOARD IS NO LONGER PERMITTED TO BE USED IN THESE LOCATIONS. [CRC R702.4.2]
3. THE DOOR BETWEEN THE GARAGE AND THE DWELLING IS REQUIRED TO HAVE (3) HINGES, TWO OF WHICH ARE TO BE SELF-CLOSING TYPE.
4. ALL SLEEPING ROOMS SHALL BE PROVIDED WITH AT LEAST ONE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE. WINDOWS SHALL HAVE A CLEAR OPENING OF 5.7 SQ. FT. AND MINIMUM OPENINGS OF 20" WIDE AND 24" HIGH, (CLEAR). [CRC R310.1]
5. THE SILL HEIGHT OF WINDOWS IN ANY SLEEPING ROOM SHALL NOT EXCEED 44" FROM THE BOTTOM OF THE CLEAR OPENING. [CRC R310.1]
6. SAFETY GLAZING SHALL BE APPROVED IN THE FOLLOWING APPLICATIONS:
A. SHOWER DOORS
B. WINDOWS LOCATED IN OR ADJACENT TO A DOOR, WITHIN A 24" ARC OF DOOR.
C. WINDOWS GREATER THAN 18" WIDE AND CLOSER THAN 18" TO THE FLOOR.
D. ALL PATIO AND SLIDING GLASS DOORS.
[CRC R308.4.2]
7. SAFETY GLAZING ON DOORS OR WINDOWS SHALL BE LABELED AS SUCH FOR INSPECTION PURPOSES.
8. PROVIDE EXHAUST VENTILATION FOR THE COOKTOP TO THE EXTERIOR OF THE BUILDING.
A) PROVIDE APPROVED EXHAUST DUCT UNDER SLAB OR FLOOR FOR INDUCTION TYPE, (DOWN DRAFT) EXHAUST VENTS.
B) THE VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT.
9. BATHTUB AND SHOWER SPACES:
BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
10. THE MINIMUM WIDTH OF A SHOWER DOOR SHALL BE 22".
11. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS AT JOB SITE FOR ALL CIRCULATING TYPE TUBS. (SEE CEC 680.74)
12. PROVIDE A 12"X12" TUB MOTOR ACCESS HATCH WHEN INSTALLING A CIRCULATING TYPE TUB.
13. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR MANUFACTURED FIREPLACES AT THE TIME OF THE FRAMING INSPECTION.
14. BLOWN OR POURED TYPE INSULATION SHALL ONLY BE INSTALLED IN ATTIC SPACES WHERE THE SLOPE OF THE CEILING DOES NOT EXCEED MORE THAN 2.5:12 PITCH.
15. GAS VENTS TO TERMINATE NOT LESS THAN 4' FROM OPENINGS OR PROPERTY LINES, AND NOT LESS THAN 12" FROM A DOOR, OPENABLE WINDOW OR GRAVITY AIR INLET.
16. ALL EQUIPMENT IN POTABLE WATER DELIVERY SYSTEM MUST MEET THE CALIFORNIA AB1953 LEAD FREEE REQUIREMENTS. THIS APPLIES TO ALL PIPING, FIXTURES AND FITTINGS. ALL OF THE ABOVE NOTED ITEMS ARE NOT PERMITTED TO EXCEED 0.25% LEAD CONTENT.

CALIFORNIA ENERGY NOTES:
1. THE BUILDER SHALL PROVIDE THE ORIGINAL OCCUPANT WITH A LIST OF THE HEATING, COOLING, WATER HEATING SYSTEMS AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.
2. A COMPLETED CF-4R FORM SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY THE CERTIFIED HERS RATER, FOR FIELD VERIFICATION AND DIAGNOSTIC TESTING.
3. AFTER INSTALLING WATER HEATING SYSTEMS, FENESTRATION, AND HVAC EQUIPMENT, THE INSTALLER SHALL SUBMIT THE "REGISTERED" INSTALLATION CERTIFICATE (CF-6R FORM), COMPLETED AND SIGNED BY THE INSTALLER, LISTING THE EQUIPMENT INSTALLED, (MANUFACTURER, MODEL, AND EFFICIENCIES, U-VALUES AND SHGC-VALUES, ETC.) AND THAT IT MEETS OR EXCEEDS THE REQUIREMENTS OF THE ENERGY DOCUMENTATION. (CEES SECTION 10-103(a)(3)).

RON POPE & ASSOCIATES
468 W. KENOSHA AVE. CLOVIS, CA. 93619
(559) 392-2706
E-MAIL: ron.pope1017@yahoo.com

PLAN NO. 1843
JOB NO: JB:1843
DRAWN BY: RON POPE
SCALE: 1/4" = 1'-0"
SHEET NO: A3.1





2016 CALIFORNIA GREEN BUILDING STANDARDS:

NOTE:
REFER TO SHEET GB.1 & GB.2 FOR THE MANDATORY REQUIREMENTS FOR MEETING THE CALIFORNIA GREEN BUILDING STANDARDS. CHAPTER 4, RESIDENTIAL MANDATORY FEATURES.

NOTE:
"REGISTERED" COPIES OF THE CF-6R AND CF-4R FORMS SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY CERTIFIED BY THE INSTALLER(S) FOR THE CF-6R FORM, AND THE HERS RATER, FOR THE FIELD VERIFICATION AND DIAGNOSTIC TESTING ON THE CF-4R FORM.
[CEES SECTION 10-103(a) AND 10-103(a)(5)]

NOTE:
BATHROOM EXHAUST FANS: [CRC R303.3.1]
EACH BATHROOM CONTAINING A BATHTUB, SHOWER, OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED FOR PURPOSES OF HUMIDITY CONTROL IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE, CHAPTER 4; AND THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION4.5.

HERS INSPECTION REQUIREMENTS:

BUILDING-LEVEL VERIFICATIONS:
* HIGH QUALITY INSULATION INSPECTION (QII)
* IAQ MECHANICAL VENTILATION

COOLING SYSTEM VERIFICATIONS:
* MINIMUM AIRFLOW
* VERIFIED EER
* VERIFIED SEER
* FAN EFFICACY WATTS/CFM

HVAC DISTRIBUTION SYSTEM VERIFICATIONS:
* DUCT SEALING

DOMESTIC HOT WATER SYSTEM VERIFICATIONS:
* NONE

SPECIAL FEATURES:
* PV SYSTEM: 2.0 kWdc
* NON-STANDARD ROOF REFLECTANCE

ENERGY COMPLIANCE

ROOF REFLECTANCE:	0.17
ROOF EMITTANCE:	0.91
RADIANT BARRIER:	YES
ATTIC VENTILATION:	1/150
HIGH PERFORMANCE ATTIC:	NO
RAFTERS / TOP CHORD OF TRUSSES	NO INSULATION
CEILING	R-38
2X4 EXTERIOR WALLS	R-13 + R4 RIGID FOAM
UNDERNEATH FAU PLATFORM:	R-30
DUCTS	R-8 (SEALED & TESTED)
HEAT PUMP EFFICIENCY	9
COOLING SEER / EER:	16.0 / 13.0
TANKLESS WATER HEATER	0.82
GLAZING REQUIREMENTS:	
U-VALUES:	SHGC VALUES:
OPENABLE: 0.29	OPENABLE: 0.22
FIXED: 0.25	FIXED: 0.25
SLIDING GLASS DOORS: 0.28	SLIDING GLASS DOORS: 0.21
FRENCH DOORS: 0.33	FRENCH DOORS: 0.25

HERS VERIFICATION: (REQUIRED)

NOTE:
A SHEET ROCK NAILING INSPECTION IS REQUIRED. PER [CRC R109.1.4.1 & CBC 110.3.5]

SEE TABLE R702.3.5
GYPSUM BOARD NAILING SCHEDULE ON SHEET NS.1

SEE CRC TABLE R602.3(1) & TABLE R602.3(2) FOR NAILING SCHEDULE ON SHEET NS.1

NOTE:
ALL FASTENERS AND CONNECTORS THAT ARE IN DIRECT CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.
[CRC R317.3.1]

GLAZING:

[CRC R308.4.5] HAZARDOUS LOCATIONS

5. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE

NOTE:
18" DEEP WINDOWS ABOVE A TUB & SHOWER LOCATION ARE NOT REQUIRED TO HAVE TEMPERED GLASS. THE SILL HEIGHT MEASURED VERTICALLY FROM THE STANDING SURFACE EXCEEDS 60".

TANKLESS WATER HEATER REQUIREMENTS:

1. WATER HEATERS LOCATED IN ATTICS SHALL BE PROVIDED WITH A 26 GAUGE SHEET METAL PAN WITH A MINIMUM LIP OF 2" AND A MINIMUM OF 3/4" DRAIN EXTENDING TO THE EXTERIOR OF THE STRUCTURE. THE PAN SHALL EXTEND A MINIMUM OF 6" BEYOND THE APPLIANCE ON ALL SIDES [CURRENT CPC CODE]
2. THE T & P RELIEF VALVE HAVING A FULL SIZED DRAIN OF GALV. STEEL OF HARD DRAWN COPPER TO THE OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE NOT MORE THAN 2' OR LESS THAN 6" ABOVE THE GRADE, POINTING DOWNWARD, THE TERMINAL END BEING UNTHREADED. [CPC 608.5]

PLUMBING REQUIREMENTS:

1. ALL SHOWER AND TUB/SHOWER VALVES MUST BE PRESSURE BALANCE AND/OR THERMOSTATIC MIXING TYPES. THE DEVICE IS REQUIRED TO LIMIT THE WATER TEMPERATURE TO A MAXIMUM OF 120 DEGREES. [CURRENT CPC CODE]
2. PROVIDE NON-REMOVABLE TYPE BACKFLOW PREVENTION DEVICE REQUIRED ON ALL HOSE BIBS. [CPC 603.4.6]
3. ALL EQUIPMENT IN THE POTABLE WATER DELIVERY SYSTEM MUST MEET THE CALIFORNIA AB1953 LEAD FREE REQUIREMENTS. THIS APPLIES TO ALL PIPING, FIXTURES AND FITTINGS. ALL OF THE ABOVE NOTED ITEMS ARE NOT PERMITTED TO EXCEED 0.25% LEAD CONTENT.

NOTE:
WATER CLOSETS SHALL BE CAPABLE OF USING A MAXIMUM OF 1.28 GALLONS PER FLUSH.
[CPC 403.2.1]

VENTILATION FOR INDOOR AIR QUALITY:

[CALIFORNIA ENERGY CODE, SECTION 150.0]

0) ALL DWELLING UNITS SHALL MEET THE REQUIREMENTS OF ASHRAE STANDARD 62.2. VENTILATION AND ACCEPTABLE INDOOR QUALITY IN LOW RISE RESIDENTIAL BUILDINGS. WINDOW OPERATION IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED IN SECTION SECTION 4 OF THAT ASHRAE STANDARD 62.2. CONTINUOUS OPERATION OF CENTRAL FORCED AIR SYSTEM AIR HANDLERS USED IN CENTRAL FAN INTEGRATED VENTILATION SYSTEMS IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED IN SECTION 4 OF ASHRAE STANDARD 62.2. ADDITIONALLY, ALL DWELLING UNITS SHALL MEET THE FOLLOWING REQUIREMENTS:

1. FIELD VERIFICATION AND DIAGNOSTIC TESTING:
   A. AIRFLOW PERFORMANCE. THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED BY SECTION 4 OF ASHRAE STANDARD 62.2 SHALL BE CONFIRMED THROUGH FIELD VERIFICATION AND DIAGNOSTIC TESTING IN ACCORDANCE WITH THE APPLICABLE PROCEDURES SPECIFIED IN REFERENCE RESIDENTIAL APPENDIX RA3.7.

WINDOW SILLS / FALL PREVENTION:

CRC, SECTION R312.2 WINDOW SILLS
IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR. EXCEPTIONS:

1. WINDOWS WHOSE OPENINGS WILL NOT ALLOW A 4 INCH DIAMETER SPHERE TO PASS THROUGH THE OPENING WHEN THE OPENING IS IN ITS LARGEST OPENED POSITION.
2. OPENINGS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090.
3. WINDOWS THAT ARE PROVIDED WITH OPENING LIMITING DEVICES THAT COMPLY WITH SECTION R312.2.

FLOOR AREA

TOTAL LIVING AREA:	1843 SQ.FT.
FIRST FLOOR:	1367 SQ.FT.
SECOND FLOOR:	476 SQ.FT.
GARAGE:	420 SQ.FT.
PORCH:	22 SQ.FT.
OPTIONAL BAY WINDOW:	16 SQ.FT.
OPTIONAL COVERED PATIO:	140 SQ.FT.

DATE DRAWN: 2-2019
REVISIONS:
DATE:
DATE:
DATE:

DESIGNER SINCE 1985

GENERAL NOTES:

1. WATER CLOSET COMPARTMENTS MUST HAVE 30" WIDTH AND 24" CLEAR IN FRONT OF THE WATER CLOSET. [CRC R307.1]
2. THE WALL SURFACE BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SUBJECT TO WATER SPLASH ARE CONSTRUCTED OF MATERIALS NOT ADVERSELY AFFECTED BY WATER. INSTALL FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS. WATER RESISTANT GYPSUM BOARD IS NO LONGER PERMITTED TO BE USED IN THESE LOCATIONS. [CRC R702.4.2]
3. THE DOOR BETWEEN THE GARAGE AND THE DWELLING IS REQUIRED TO HAVE (3) HINGES, TWO OF WHICH ARE TO BE SELF-CLOSING TYPE.
4. ALL SLEEPING ROOMS SHALL BE PROVIDED WITH AT LEAST ONE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE. WINDOWS SHALL HAVE A CLEAR OPENING OF 5.7 SQ. FT. AND MINIMUM OPENINGS OF 20" WIDE AND 24" HIGH, (CLEAR). [CRC R310.1]
5. THE SILL HEIGHT OF WINDOWS IN ANY SLEEPING ROOM SHALL NOT EXCEED 44" FROM THE BOTTOM OF THE CLEAR OPENING. [CRC R310.1]
6. SAFETY GLAZING SHALL BE APPROVED IN THE FOLLOWING APPLICATIONS:
   A. SHOWER DOORS
   B. WINDOWS LOCATED IN OR ADJACENT TO A DOOR, WITHIN A 24" ARC OF DOOR.
   C. WINDOWS GREATER THAN 18" WIDE AND CLOSER THAN 18" TO THE FLOOR.
   D. ALL PATIO AND SLIDING GLASS DOORS.
   [CRC R308.4.2]
7. SAFETY GLAZING ON DOORS OR WINDOWS SHALL BE LABELED AS SUCH FOR INSPECTION PURPOSES.
8. PROVIDE EXHAUST VENTILATION FOR THE COOKTOP TO THE EXTERIOR OF THE BUILDING.
   A) PROVIDE APPROVED EXHAUST DUCT UNDER SLAB OR FLOOR FOR INDUCTION TYPE, (DOWN DRAFT) EXHAUST VENTS.
   B) THE VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT.
9. BATHTUB AND SHOWER SPACES:
   BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
10. THE MINIMUM WIDTH OF A SHOWER DOOR SHALL BE 22".
11. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS AT JOB SITE FOR ALL CIRCULATING TYPE TUBS. (SEE CEC 680.74)
12. PROVIDE A 12"X12" TUB MOTOR ACCESS HATCH WHEN INSTALLING A CIRCULATING TYPE TUB.
13. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR MANUFACTURED FIREPLACES AT THE TIME OF THE FRAMING INSPECTION.
14. BLOWN OR POURED TYPE INSULATION SHALL ONLY BE INSTALLED IN ATTIC SPACES WHERE THE SLOPE OF THE CEILING DOES NOT EXCEED MORE THAN 2.5: 12 PITCH.
15. GAS VENTS TO TERMINATE NOT LESS THAN 4" FROM OPENINGS OR PROPERTY LINES, AND NOT LESS THAN 12" FROM A DOOR, OPENABLE WINDOW OR GRAVITY AIR INLET.
16. ALL EQUIPMENT IN POTABLE WATER DELIVERY SYSTEM MUST MEET THE CALIFORNIA AB1953 LEAD FREEE REQUIREMENTS. THIS APPLIES TO ALL PIPING, FIXTURES AND FITTINGS. ALL OF THE ABOVE NOTED ITEMS ARE NOT PERMITTED TO EXCEED 0.25% LEAD CONTENT.

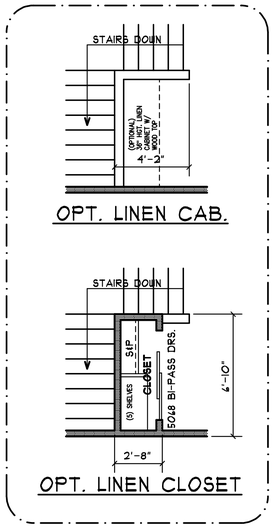
CALIFORNIA ENERGY NOTES:

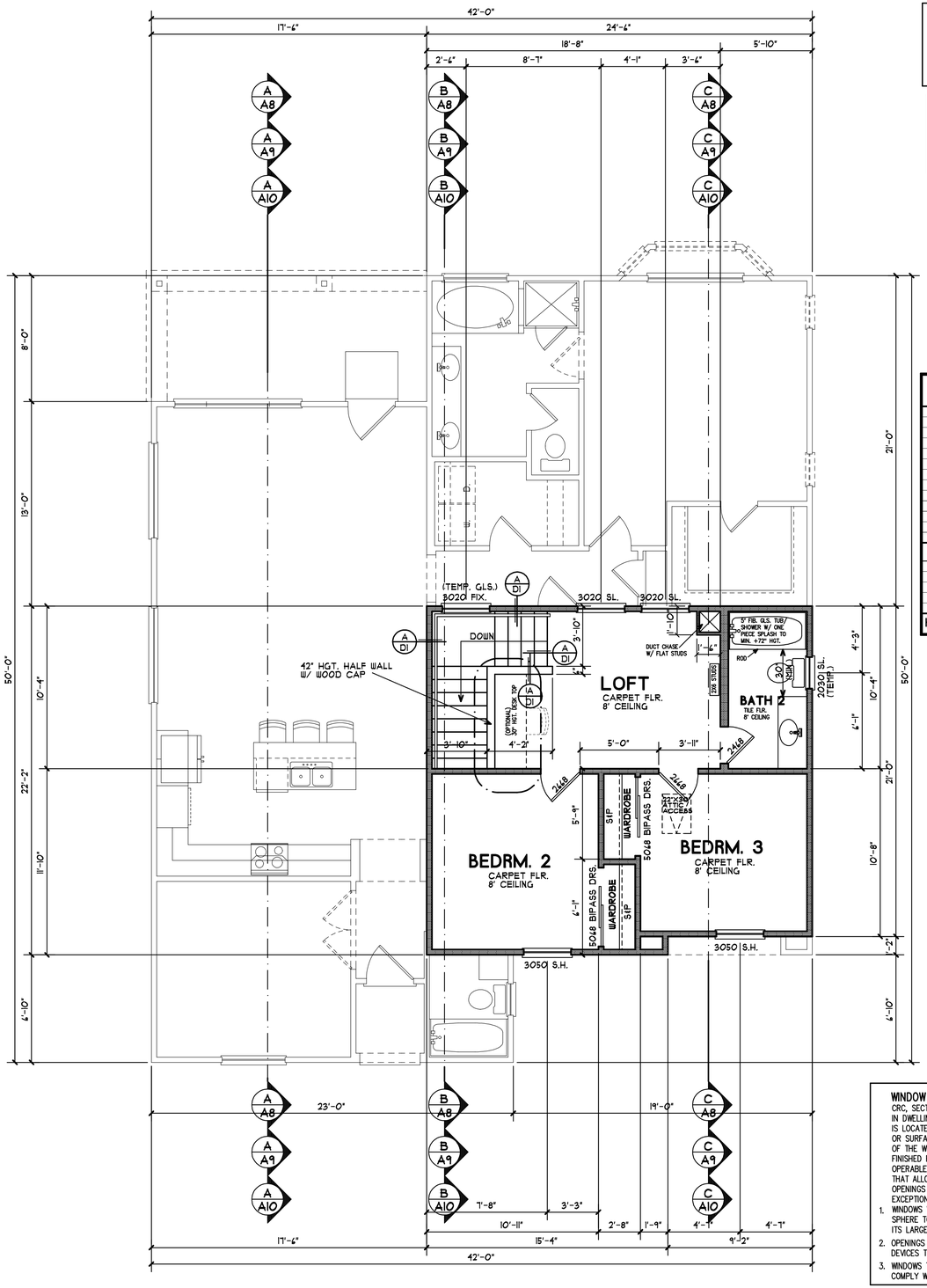
1. THE BUILDER SHALL PROVIDE THE ORIGINAL OCCUPANT WITH A LIST OF THE HEATING, COOLING, WATER HEATING SYSTEMS AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.
2. A COMPLETED CF-4R FORM SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY THE CERTIFIED HERS RATER, FOR FIELD VERIFICATION AND DIAGNOSTIC TESTING.
3. AFTER INSTALLING WATER HEATING SYSTEMS, FENESTRATION, AND HVAC EQUIPMENT, THE INSTALLER SHALL SUBMIT THE "REGISTERED" INSTALLATION CERTIFICATE (CF-6R FORM), COMPLETED AND SIGNED BY THE INSTALLER, LISTING THE EQUIPMENT INSTALLED, (MANUFACTURER, MODEL, AND EFFICIENCIES, U-VALUES AND SHGC-VALUES, ETC.) AND THAT IT MEETS OR EXCEEDS THE REQUIREMENTS OF THE ENERGY DOCUMENTATION. (CEES SECTION 10-103(a)(3)).

RON POPE & ASSOCIATES
468 W. KENOSHA AVE. CLOVIS, CA. 93619
(559) 392-2706
E-MAIL: ron.pope1017@yahoo.com

PLAN NO. 1843
JOB NO: JB:1843
DRAWN BY: RON POPE
SCALE: 1/4" = 1'-0"
SHEET NO: A3.2

SECOND FLOOR PLAN - C





2016 CALIFORNIA GREEN BUILDING STANDARDS:

NOTE:
REFER TO SHEET GB.1 & GB.2 FOR THE MANDATORY REQUIREMENTS FOR MEETING THE CALIFORNIA GREEN BUILDING STANDARDS. CHAPTER 4, RESIDENTIAL MANDATORY FEATURES.

NOTE:
"REGISTERED" COPIES OF THE CF-6R AND CF-4R FORMS SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY CERTIFIED BY THE INSTALLER(S) FOR THE CF-6R FORM, AND THE HERS RATER, FOR THE FIELD VERIFICATION AND DIAGNOSTIC TESTING ON THE CF-4R FORM.
[CEES SECTION 10-103(a) AND 10-103(a)(5)]

NOTE:
BATHROOM EXHAUST FANS: [CRC R303.3.1]
EACH BATHROOM CONTAINING A BATHTUB, SHOWER, OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED FOR PURPOSES OF HUMIDITY CONTROL IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE, CHAPTER 4; AND THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION4.5.

HERS INSPECTION REQUIREMENTS:

BUILDING-LEVEL VERIFICATIONS:
* HIGH QUALITY INSULATION INSPECTION (QII)
* IAQ MECHANICAL VENTILATION

COOLING SYSTEM VERIFICATIONS:
* MINIMUM AIRFLOW
* VERIFIED EER
* VERIFIED SEER
* FAN EFFICACY WATTS/CFM

HVAC DISTRIBUTION SYSTEM VERIFICATIONS:
* DUCT SEALING

DOMESTIC HOT WATER SYSTEM VERIFICATIONS:
* NONE

SPECIAL FEATURES:
* PV SYSTEM: 2.0 kWdc
* NON-STANDARD ROOF REFLECTANCE

ENERGY COMPLIANCE

ROOF REFLECTANCE:	0.17
ROOF EMITTANCE:	0.91
RADIANT BARRIER:	YES
ATTIC VENTILATION:	1/150
HIGH PERFORMANCE ATTIC:	NO
RAFTERS / TOP CHORD OF TRUSSES	NO INSULATION
CEILING	R-38
2X4 EXTERIOR WALLS	R-13 + R4 RIGID FOAM
UNDERNEATH FAU PLATFORM:	R-30
DUCTS	R-8 (SEALED & TESTED)
HEAT PUMP EFFICIENCY	9
COOLING SEER / EER:	16.0 / 13.0
TANKLESS WATER HEATER	0.82
GLAZING REQUIREMENTS:	
U-VALUES:	SHGC VALUES:
OPENABLE: 0.29	OPENABLE: 0.22
FIXED: 0.25	FIXED: 0.25
SLIDING GLASS DOORS: 0.28	SLIDING GLASS DOORS: 0.21
FRENCH DOORS: 0.33	FRENCH DOORS: 0.25

HERS VERIFICATION: (REQUIRED)

NOTE:
A SHEET ROCK NAILING INSPECTION IS REQUIRED. PER [CRC R109.1.4.1 & CBC 110.3.5]

SEE TABLE R702.3.5
GYPSUM BOARD NAILING SCHEDULE ON SHEET NS.1

SEE CRC TABLE R602.3(1) & TABLE R602.3(2) FOR NAILING SCHEDULE ON SHEET NS.1

NOTE:
ALL FASTENERS AND CONNECTORS THAT ARE IN DIRECT CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.
[CRC R317.3.1]

GLAZING:

[CRC R308.4.5] HAZARDOUS LOCATIONS

5. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE

NOTE:
18" DEEP WINDOWS ABOVE A TUB & SHOWER LOCATION ARE NOT REQUIRED TO HAVE TEMPERED GLASS. THE SILL HEIGHT MEASURED VERTICALLY FROM THE STANDING SURFACE EXCEEDS 60".

TANKLESS WATER HEATER REQUIREMENTS:

1. WATER HEATERS LOCATED IN ATTICS SHALL BE PROVIDED WITH A 26 GAUGE SHEET METAL PAN WITH A MINIMUM LIP OF 2" AND A MINIMUM OF 3/4" DRAIN EXTENDING TO THE EXTERIOR OF THE STRUCTURE. THE PAN SHALL EXTEND A MINIMUM OF 6" BEYOND THE APPLIANCE ON ALL SIDES [CURRENT CPC CODE]
2. THE T & P RELIEF VALVE HAVING A FULL SIZED DRAIN OF GALV. STEEL OF HARD DRAWN COPPER TO THE OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE NOT MORE THAN 2' OR LESS THAN 6" ABOVE THE GRADE, POINTING DOWNWARD, THE TERMINAL END BEING UNTHREADED. [CPC 608.5]

PLUMBING REQUIREMENTS:

1. ALL SHOWER AND TUB/SHOWER VALVES MUST BE PRESSURE BALANCE AND/OR THERMOSTATIC MIXING TYPES. THE DEVICE IS REQUIRED TO LIMIT THE WATER TEMPERATURE TO A MAXIMUM OF 120 DEGREES. [CURRENT CPC CODE]
2. PROVIDE NON-REMOVABLE TYPE BACKFLOW PREVENTION DEVICE REQUIRED ON ALL HOSE BIBS. [CPC 603.4.6]
3. ALL EQUIPMENT IN THE POTABLE WATER DELIVERY SYSTEM MUST MEET THE CALIFORNIA AB1953 LEAD FREE REQUIREMENTS. THIS APPLIES TO ALL PIPING, FIXTURES AND FITTINGS. ALL OF THE ABOVE NOTED ITEMS ARE NOT PERMITTED TO EXCEED 0.25% LEAD CONTENT.

NOTE:
WATER CLOSETS SHALL BE CAPABLE OF USING A MAXIMUM OF 1.28 GALLONS PER FLUSH.
[CPC 403.2.1]

VENTILATION FOR INDOOR AIR QUALITY:

[CALIFORNIA ENERGY CODE, SECTION 150.0]

0) ALL DWELLING UNITS SHALL MEET THE REQUIREMENTS OF ASHRAE STANDARD 62.2. VENTILATION AND ACCEPTABLE INDOOR QUALITY IN LOW RISE RESIDENTIAL BUILDINGS. WINDOW OPERATION IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED IN SECTION SECTION 4 OF THAT ASHRAE STANDARD 62.2. CONTINUOUS OPERATION OF CENTRAL FORCED AIR SYSTEM AIR HANDLERS USED IN CENTRAL FAN INTEGRATED VENTILATION SYSTEMS IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED IN SECTION 4 OF ASHRAE STANDARD 62.2. ADDITIONALLY, ALL DWELLING UNITS SHALL MEET THE FOLLOWING REQUIREMENTS:

1. FIELD VERIFICATION AND DIAGNOSTIC TESTING:
   A. AIRFLOW PERFORMANCE. THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED BY SECTION 4 OF ASHRAE STANDARD 62.2 SHALL BE CONFIRMED THROUGH FIELD VERIFICATION AND DIAGNOSTIC TESTING IN ACCORDANCE WITH THE APPLICABLE PROCEDURES SPECIFIED IN REFERENCE RESIDENTIAL APPENDIX RA3.7.

WINDOW SILLS / FALL PREVENTION:

CRC, SECTION R312.2 WINDOW SILLS
IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR. EXCEPTIONS:

1. WINDOWS WHOSE OPENINGS WILL NOT ALLOW A 4 INCH DIAMETER SPHERE TO PASS THROUGH THE OPENING WHEN THE OPENING IS IN ITS LARGEST OPENED POSITION.
2. OPENINGS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090.
3. WINDOWS THAT ARE PROVIDED WITH OPENING LIMITING DEVICES THAT COMPLY WITH SECTION R312.2.

FLOOR AREA

TOTAL LIVING AREA:	1843 SQ.FT.
FIRST FLOOR:	1367 SQ.FT.
SECOND FLOOR:	476 SQ.FT.
GARAGE:	420 SQ.FT.
PORCH:	22 SQ.FT.
OPTIONAL BAY WINDOW:	16 SQ.FT.
OPTIONAL COVERED PATIO:	140 SQ.FT.

DATE DRAWN: 2-2019
REVISIONS:
DATE:
DATE:
DATE:

DESIGNER SINCE 1985

GENERAL NOTES:

1. WATER CLOSET COMPARTMENTS MUST HAVE 30" WIDTH AND 24" CLEAR IN FRONT OF THE WATER CLOSET. [CRC R307.1]
2. THE WALL SURFACE BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SUBJECT TO WATER SPLASH ARE CONSTRUCTED OF MATERIALS NOT ADVERSELY AFFECTED BY WATER. INSTALL FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS. WATER RESISTANT GYPSUM BOARD IS NO LONGER PERMITTED TO BE USED IN THESE LOCATIONS. [CRC R702.4.2]
3. THE DOOR BETWEEN THE GARAGE AND THE DWELLING IS REQUIRED TO HAVE (3) HINGES, TWO OF WHICH ARE TO BE SELF-CLOSING TYPE.
4. ALL SLEEPING ROOMS SHALL BE PROVIDED WITH AT LEAST ONE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE. WINDOWS SHALL HAVE A CLEAR OPENING OF 5.7 SQ. FT. AND MINIMUM OPENINGS OF 20" WIDE AND 24" HIGH, (CLEAR). [CRC R310.1]
5. THE SILL HEIGHT OF WINDOWS IN ANY SLEEPING ROOM SHALL NOT EXCEED 44" FROM THE BOTTOM OF THE CLEAR OPENING. [CRC R310.1]
6. SAFETY GLAZING SHALL BE APPROVED IN THE FOLLOWING APPLICATIONS:
   A. SHOWER DOORS
   B. WINDOWS LOCATED IN OR ADJACENT TO A DOOR, WITHIN A 24" ARC OF DOOR.
   C. WINDOWS GREATER THAN 18" WIDE AND CLOSER THAN 18" TO THE FLOOR.
   D. ALL PATIO AND SLIDING GLASS DOORS.
   [CRC R308.4.2]
7. SAFETY GLAZING ON DOORS OR WINDOWS SHALL BE LABELED AS SUCH FOR INSPECTION PURPOSES.
8. PROVIDE EXHAUST VENTILATION FOR THE COOKTOP TO THE EXTERIOR OF THE BUILDING.
   A) PROVIDE APPROVED EXHAUST DUCT UNDER SLAB OR FLOOR FOR INDUCTION TYPE, (DOWN DRAFT) EXHAUST VENTS.
   B) THE VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT.
9. BATHTUB AND SHOWER SPACES:
   BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
10. THE MINIMUM WIDTH OF A SHOWER DOOR SHALL BE 22".
11. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS AT JOB SITE FOR ALL CIRCULATING TYPE TUBS. (SEE CEC 680.74)
12. PROVIDE A 12"X12" TUB MOTOR ACCESS HATCH WHEN INSTALLING A CIRCULATING TYPE TUB.
13. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR MANUFACTURED FIREPLACES AT THE TIME OF THE FRAMING INSPECTION.
14. BLOWN OR POURED TYPE INSULATION SHALL ONLY BE INSTALLED IN ATTIC SPACES WHERE THE SLOPE OF THE CEILING DOES NOT EXCEED MORE THAN 2.5:12 PITCH.
15. GAS VENTS TO TERMINATE NOT LESS THAN 4' FROM OPENINGS OR PROPERTY LINES, AND NOT LESS THAN 12" FROM A DOOR, OPENABLE WINDOW OR GRAVITY AIR INLET.
16. ALL EQUIPMENT IN POTABLE WATER DELIVERY SYSTEM MUST MEET THE CALIFORNIA AB1953 LEAD FREEE REQUIREMENTS. THIS APPLIES TO ALL PIPING, FIXTURES AND FITTINGS. ALL OF THE ABOVE NOTED ITEMS ARE NOT PERMITTED TO EXCEED 0.25% LEAD CONTENT.

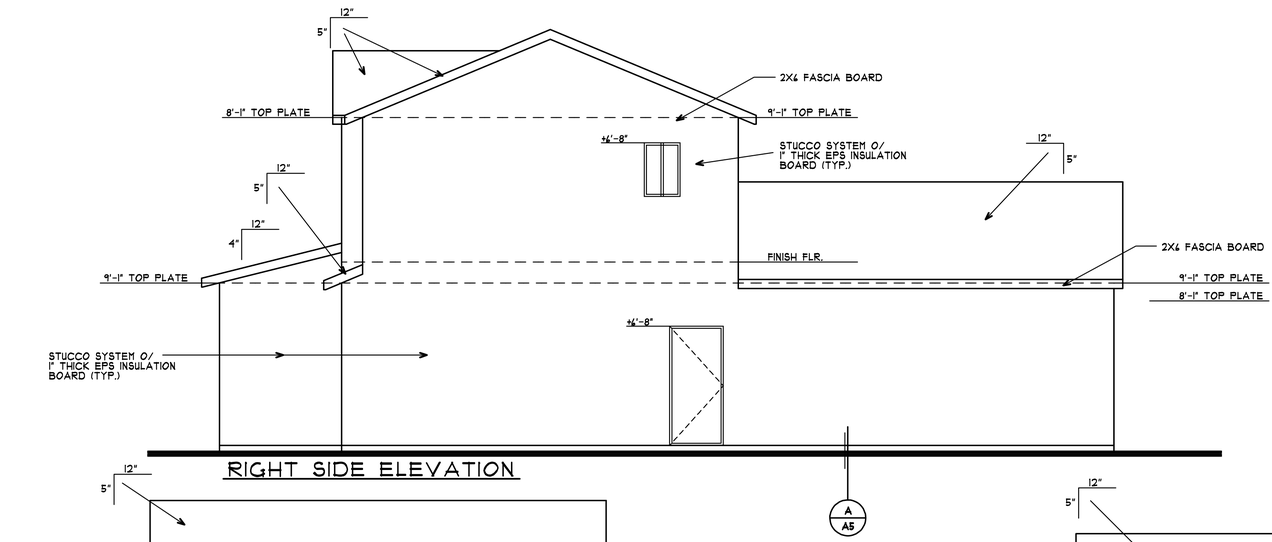
CALIFORNIA ENERGY NOTES:

1. THE BUILDER SHALL PROVIDE THE ORIGINAL OCCUPANT WITH A LIST OF THE HEATING, COOLING, WATER HEATING SYSTEMS AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.
2. A COMPLETED CF-4R FORM SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY THE CERTIFIED HERS RATER, FOR FIELD VERIFICATION AND DIAGNOSTIC TESTING.
3. AFTER INSTALLING WATER HEATING SYSTEMS, FENESTRATION, AND HVAC EQUIPMENT, THE INSTALLER SHALL SUBMIT THE "REGISTERED" INSTALLATION CERTIFICATE (CF-6R FORM), COMPLETED AND SIGNED BY THE INSTALLER, LISTING THE EQUIPMENT INSTALLED, (MANUFACTURER, MODEL, AND EFFICIENCIES, U-VALUES AND SHGC-VALUES, ETC.) AND THAT IT MEETS OR EXCEEDS THE REQUIREMENTS OF THE ENERGY DOCUMENTATION. (CEES SECTION 10-103(a)(3)).

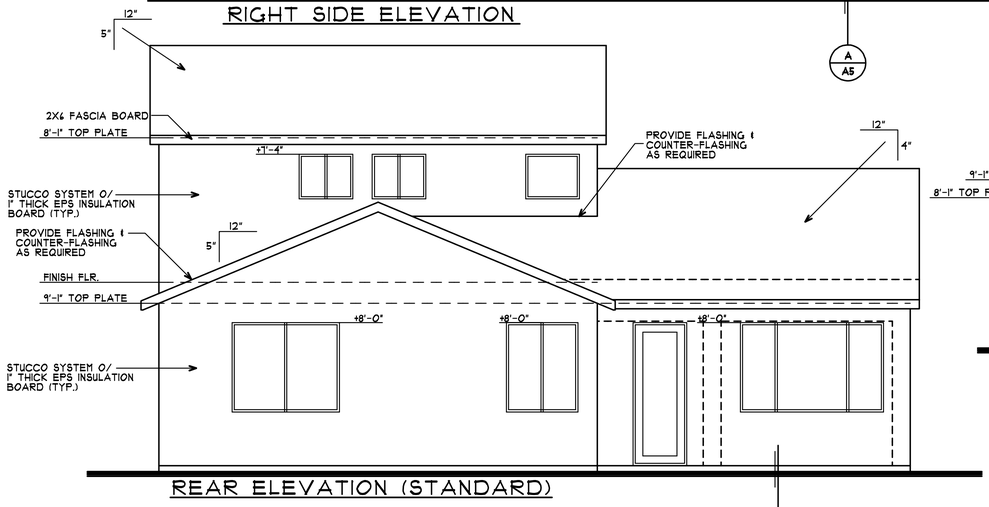
RON POPE & ASSOCIATES
468 W. KENOSHA AVE. CLOVIS, CA. 93619
(559) 392-2706
E-MAIL: ron.pope1017@yahoo.com

PLAN NO. 1843
JOB NO: JB:1843
DRAWN BY: RON POPE
SCALE: 1/4" = 1'-0"
SHEET NO: A-3

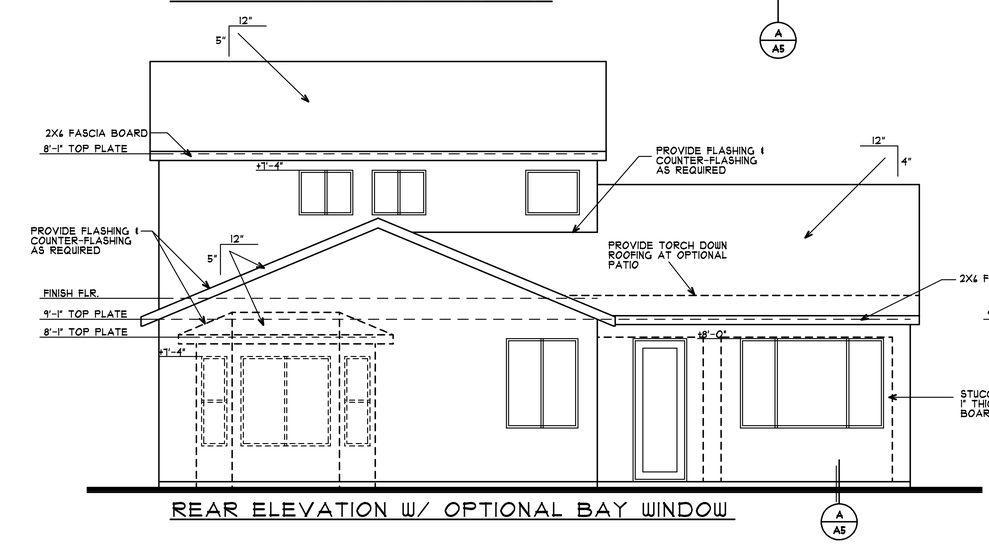
SECOND FLOOR PLAN - A



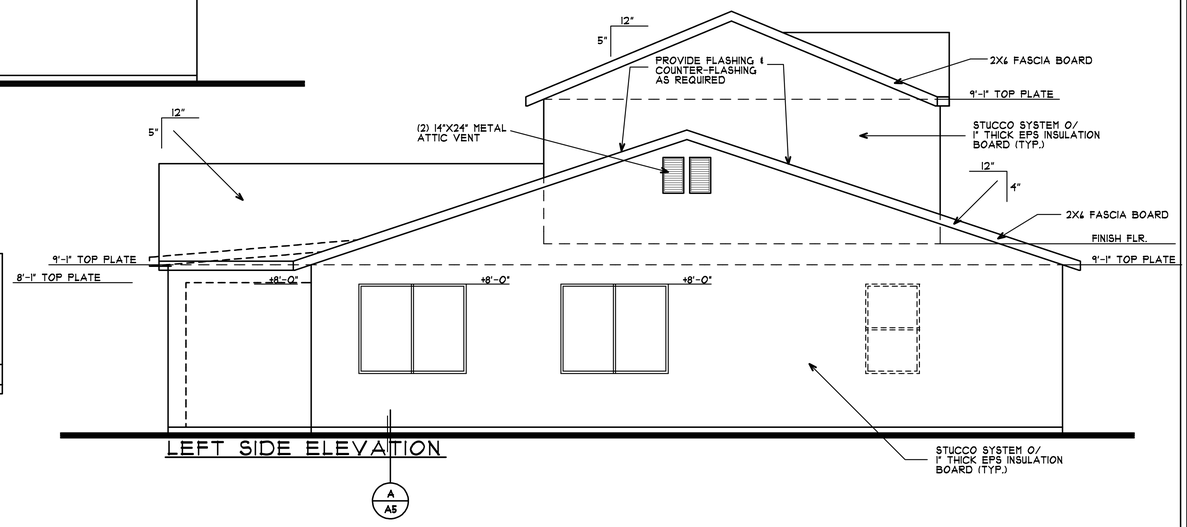
RIGHT SIDE ELEVATION



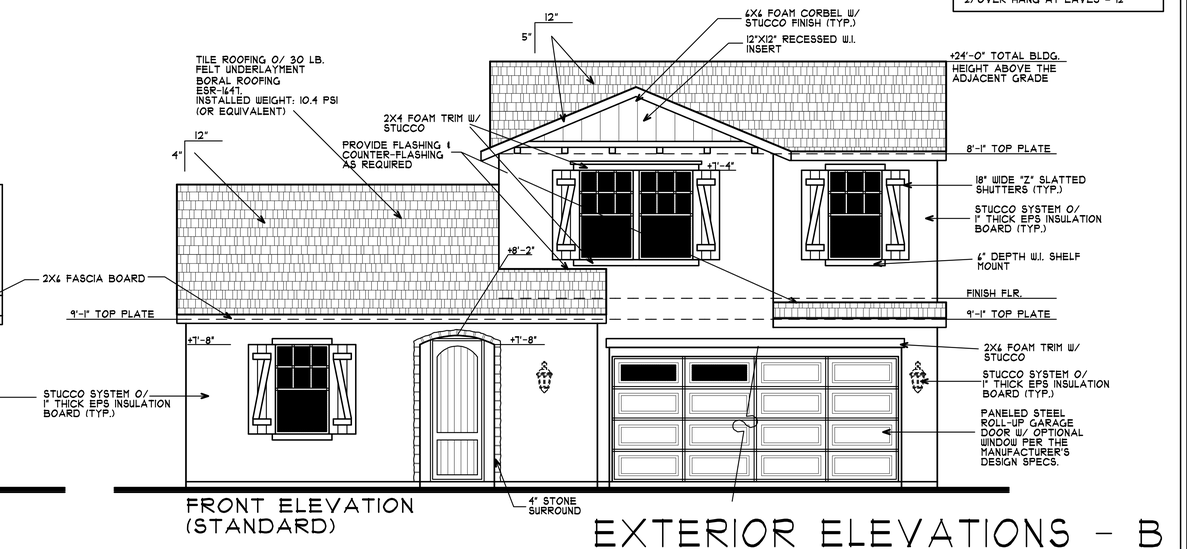
REAR ELEVATION (STANDARD)



REAR ELEVATION W/ OPTIONAL BAY WINDOW



LEFT SIDE ELEVATION

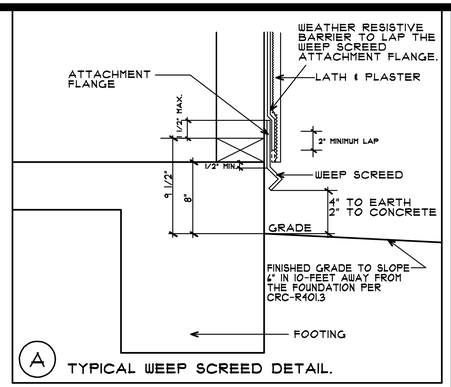


FRONT ELEVATION (STANDARD)

RADIANT BARRIER ROOF SHEATHING:

[RESIDENTIAL APPENDIX RA4.2.2-2013]

1. MANUFACTURER OF ROOF SHEATHING: LOUISIANNA PACIFIC OR EQUIVALENT.
2. MANUFACTURER APPROVAL: CA-T370 TECHSHIELD
3. THE RADIANT BARRIER SHALL BE INSTALLED TO COVER ALL GABLE END WALLS AND OTHER VERTICAL SURFACES IN THE ATTIC.
4. THE ATTIC SHALL BE VENTILATED TO:
   a) CONFORM TO THE RADIANT BARRIER MANUFACTURER'S INSTRUCTIONS.
   b) PROVIDE A MINIMUM FREE VENTILATION AREA OF NOT LESS THAN ONE SQUARE FOOT OF VENT AREA FOR EACH 150 SQUARE FEET OF ATTIC/FLOOR AREA.
   c) PROVIDE NO LESS THAN 30 PERCENT UPPER VENTS.
5. RIDGE VENTS OR GABLE END VENTS ARE RECOMMENDED TO ACHIEVE THE BEST PERFORMANCE. THE MATERIAL SHOULD BE CUT TO ALLOW FOR FULL AIRFLOW TO THE VENTING.
6. THE PRODUCT SHALL MEET ALL REQUIREMENTS FOR CALIFORNIA CERTIFIED INSULATION MATERIALS [RADIANT BARRIERS] OF THE DEPARTMENT OF CONSUMER AFFAIRS, BUREAU OF HOME FURNISHINGS AND THERMAL INSULATION, AS SPECIFIED BY CCR, TITLE 24, PART 12, CHAPTER 12-13, STANDARDS FOR INSULATING MATERIAL.
7. THE USE OF A RADIANT BARRIER SHALL BE LISTED IN THE SPECIAL FEATURES AND MODELING ASSUMPTIONS LISTINGS OF THE CERTIFICATE OF COMPLIANCE AND DESCRIBED IN DETAIL IN THE RESIDENTIAL ACM MANUAL.



TYPICAL WEEP SCREED DETAIL.

TYPICAL ROOF OVERHANG:

1) OVER HANG AT GABLE ENDS = 6"
2) OVER HANG AT EAVES = 12"

DATE DRAWN: 2-2019
REVISIONS: DATE:
DATE:
DATE:

DESIGNED SINCE 1985

GENERAL NOTES:

ELEVATION NOTES:

1. PROVIDE BITHUTHENE OR SIMILAR RUBBARIZED ASPHALT FLASHING WITHIN THE LATH ASSEMBLY OF ALL HORIZONTAL UPSIDE STUCCO SURFACES.
2. PROVIDE MIN. 1/4" PER 1'-0" SLOPE AT BALCONIES.
3. PROVIDE AN ANTI-PONDING DEVISE AT THE BOTTOM COURSE OF THE TILE ROOF IF A RAISED FASCIA BOARD IS USED.
4. PROVIDE BIRD STOP DEVICE AT BOTTOM COURSE OF TILE ROOFING TO SEAL ROOF FROM BIRDS NESTS AND FIRE INTRUSION.
5. PROVIDE TWO LAYERS OF TYPE "D" UNDERLAYMENT AT STUCCO WALLS WHERE STUCCO IS APPLIED OVER PLYWOOD SHEATHING.
6. NO EAVE VENTS ARE ALLOWED WHERE SHEAR TRANSFER IS REQUIRED AT THE FRIEZE BLOCK.
7. PROVIDE FLASHING AND COUNTER FLASHING AT ALL ROOF TO WALL AND CHIMNEY INTERSECTIONS. ALSO, PROVIDE STEPPED FLASHING WHERE THE SLOPED ROOF ABUTS THE WALL.
8. PROVIDE HIGH RIBBED METAL LATH AT ALL HORIZONTAL STUCCO SURFACES.
9. ROOF COVER ASSEMBLY CLASSIFICATION IS TO BE CERTIFIED BY THE INSTALLER BEFORE THE HOUSE CAN BE ISSUED A FINAL INSPECTION.
10. PROVIDE FOR ALL TYPES OF ROOF SHEET METAL VALLEY FLASHING WITH A 36-INCH WIDE UNDERLAYMENT DIRECTLY UNDER FLASHING AND OVER NORMAL REQUIRED UNDERLAYMENT.
11. ROOF COVERING SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT CRC AND CURRENT CFC.

EXTERIOR LATH MATERIALS:

1. WESTERN ONE KOTE SYSTEM, ESR-1607 (OR EQUIVALENT)
2. THE MAXIMUM COATING THICKNESS IS 1/2".
3. PROVIDE ONE LAYER OF GRADE "D" BUILDING PAPER, AND TWO LAYERS OVER ANY PLYWOOD SHEATHING.
4. APPLY 1" TO 1 1/2" THICK EXPANDED POLYSTYRENE (EPS) INSULATION BOARD.
5. APPLY WIRE LATH THAT COMPLIES WITH UBC TABLE NO. 47-B USE MI. 20 GAUGE, 1 INCH GALVANIZED STEEL WOVEN WIRE WIRE FABRIC.
6. CAULKING: ACRYLIC LATEX CAULKING MATERIAL COMPLYING WITH ASTM C 834.
7. ALL TRIM, SCREEDS AND CORNER REINFORCEMENT MUST HAVE GALVANIZED STEEL OR APPROVED PLASTIC.
8. WEEP SCREED SHALL BE 25 GAUGE "J" METAL AND SHALL BE INSTALLED AT A MIN. OF 4" ELEV. ABOVE GRADE AND 2" ABOVE ANY PAVED SURFACE.

EPS FOAM INSULATION (THERMAL BARRIER)

1. EPS INSULATION BOARD: FALCON FOAM ESR-1962
   2.1: FALCON FOAM, ThermalStar, AND ELEVATION EXPANDED POLYSTYRENE INSULATION BOARDS:
   FALCON FOAM, ThermalStar, AND ELEVATION EXPANDED POLYSTYRENE (EPS) INSULATION BOARDS ARE USED AS NON-STRUCTURAL THERMAL INSULATION IN BUILDINGS OF ANY CONSTRUCTION TYPE, AND AS COMPONENTS OF CLASS A, B AND C ROOF COVERING SUSTEMS INSTALLED ON STEEL DECKS, WHEN INSTALLED IN ACCORDANCE WITH THIS REPORT. THE INSULATION IS FOR USE IN WALL CAVITIES, CEILING ASSEMBLIES, AND ROOF COVERING ASSEMBLIES, OR ON THE OUTSIDE FACES OF EXTERIOR WALLS. THE INSULATION MAY BE USED AS ROOF INSULATION WHEN RECOGNIZED IN A CURRENT ICC-ES EVALUATION REPORT ON THE ROOF COVERING SYSTEM, OR WHEN INSTALLED AS DESCRIBED IN SECTION 4.2. THE INSULATION BOARDS MAY ALSO BE DIRECTLY EXPOSED IN ATTICS AND CRAWL SPACES WITHOUT A COVERING WHEN INSTALLED AS DESCRIBED IN SECTION 4.2.2. THE INSULATION MAY ALSO BE USED AS EXTERIOR PERIMETER INSULATION AROUND CONCRETE SLAB EDGES, ON FOUNDATION WALLS, OR UNDER FLAT CONCRETE SLAB ON GRADE CONSTRUCTION, EXCEPT IN AREAS WHERE THE PROBABILITY OF TERMITE ACTIVITY IS "VERY HEAVY" AS NOTED IN SECTION 5.5.

NOTE:
THE EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) SHALL TERMINATE NOT LESS THAN 6" ABOVE THE FINISHED GROUND LEVEL. [CRC R703.9]

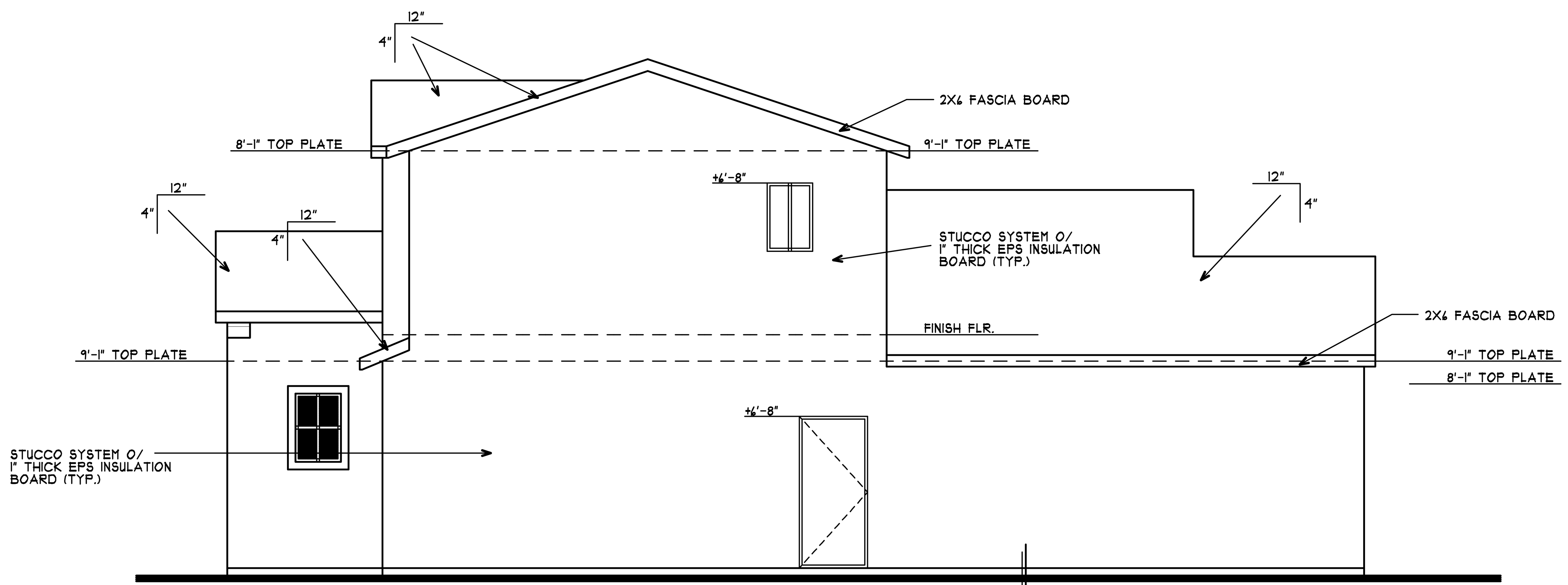
FIRE-RESISTANT CONSTRUCTION

1. R302.1 EXTERIOR WALLS:
   CONSTRUCTION, PROJECTIONS, OPENINGS AND PENETRATIONS OF EXTERIOR WALLS OF DWELLINGS AND ACCESSORY BUILDINGS SHALL COMPLY WITH TABLE R302.1(2)

RON POPE & ASSOCIATES
468 W. KENOSHA AVE. CLOVIS, CA. 93619
(559) 392-2706
E-MAIL: ron.pope1017@yahoo.com

PLAN NO. 1843
JOB NO: JB:1843
DRAWN BY: RON POPE
SCALE: 1/4" = 1'-0"
SHEET NO: A-5

EXTERIOR ELEVATIONS - B

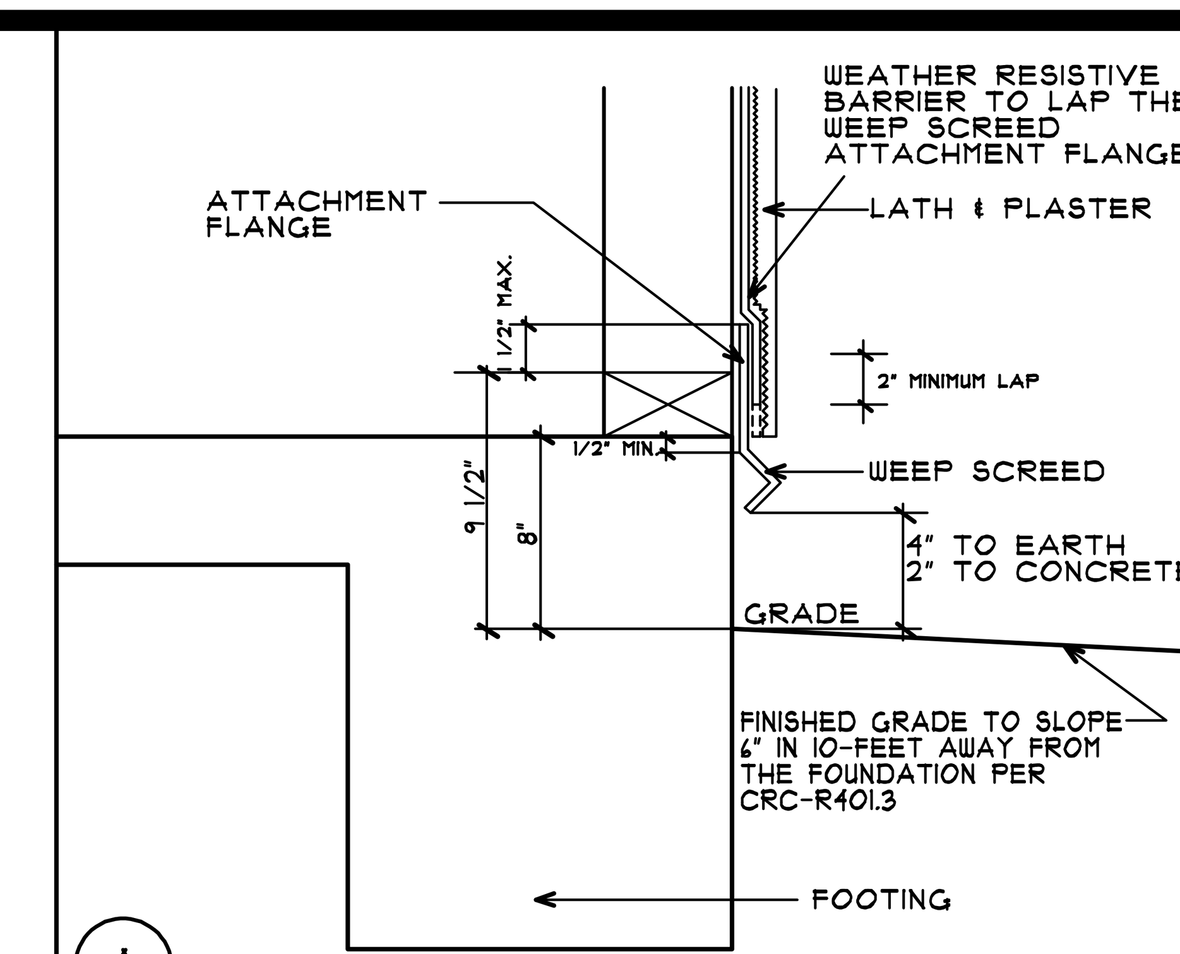


RIGHT SIDE ELEVATION

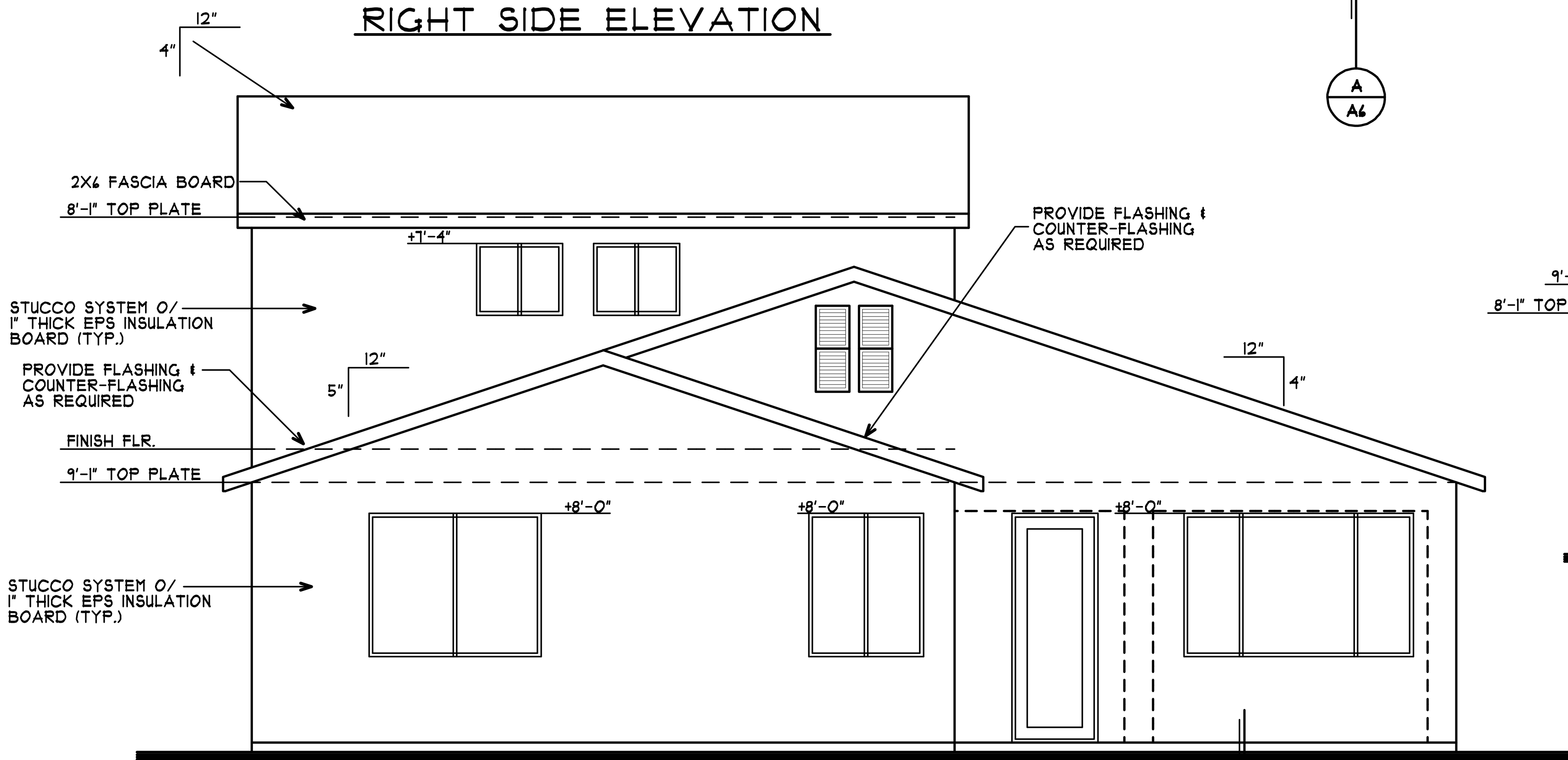
RADIANT BARRIER ROOF SHEATHING:

[RESIDENTIAL APPENDIX RA4.2.2-2013]

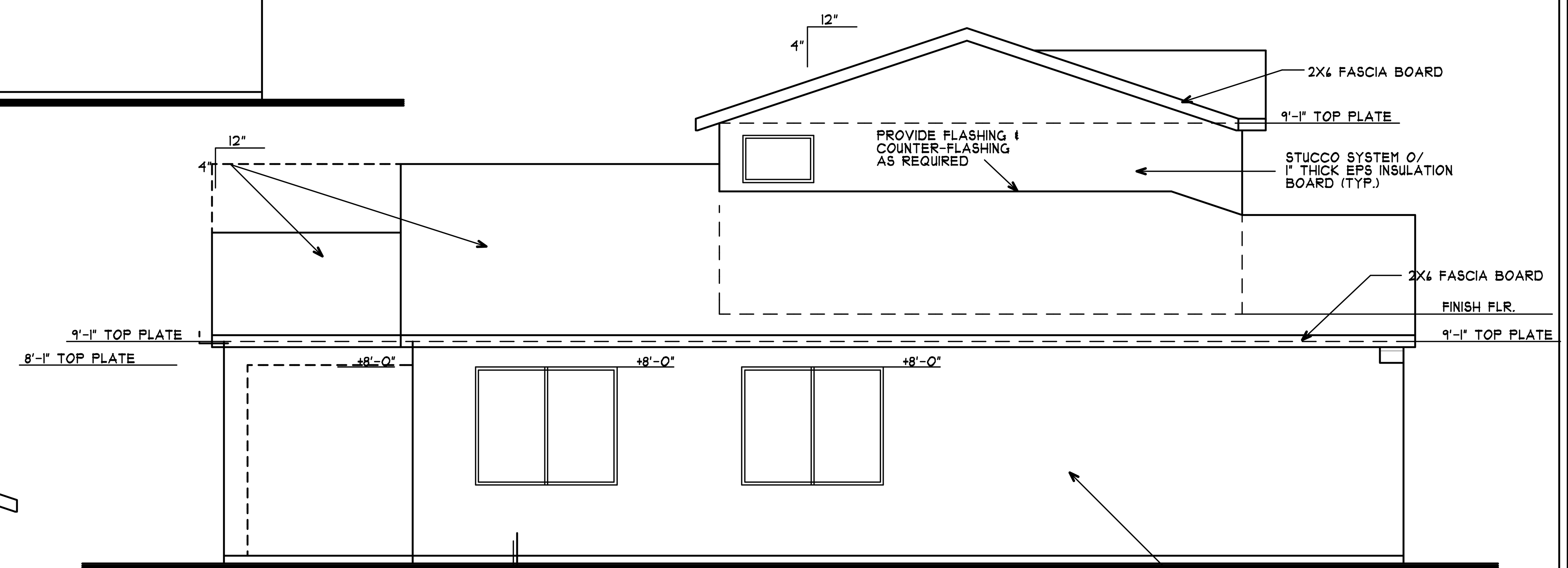
1. MANUFACTURER OF ROOF SHEATHING: LOUISIANNA PACIFIC OR EQUIVALENT.
2. MANUFACTURER APPROVAL: CA-T370 TECHSHIELD
3. THE RADIANT BARRIER SHALL BE INSTALLED TO COVER ALL GABLE END WALLS AND OTHER VERTICAL SURFACES IN THE ATTIC.
4. THE ATTIC SHALL BE VENTILATED TO:
   a) CONFORM TO THE RADIANT BARRIER MANUFACTURER'S INSTRUCTIONS.
   b) PROVIDE A MINIMUM FREE VENTILATION AREA OF NOT LESS THAN ONE SQUARE FOOT OF VENT AREA FOR EACH 150 SQUARE FEET OF ATTIC/FLOOR AREA.
   c) PROVIDE NO LESS THAN 30 PERCENT UPPER VENTS.
5. RIDGE VENTS OR GABLE END VENTS ARE RECOMMENDED TO ACHIEVE THE BEST PERFORMANCE. THE MATERIAL SHOULD BE CUT TO ALLOW FOR FULL AIRFLOW TO THE VENTING.
6. THE PRODUCT SHALL MEET ALL REQUIREMENTS FOR CALIFORNIA CERTIFIED INSULATION MATERIALS [RADIANT BARRIERS] OF THE DEPARTMENT OF CONSUMER AFFAIRS, BUREAU OF HOME FURNISHINGS AND THERMAL INSULATION, AS SPECIFIED BY CCR, TITLE 24, PART 12, CHAPTER 12-13, STANDARDS FOR INSULATING MATERIAL.
7. THE USE OF A RADIANT BARRIER SHALL BE LISTED IN THE SPECIAL FEATURES AND MODELING ASSUMPTIONS LISTINGS OF THE CERTIFICATE OF COMPLIANCE AND DESCRIBED IN DETAIL IN THE RESIDENTIAL ACM MANUAL.



(A) TYPICAL WEEP SCREED DETAIL.

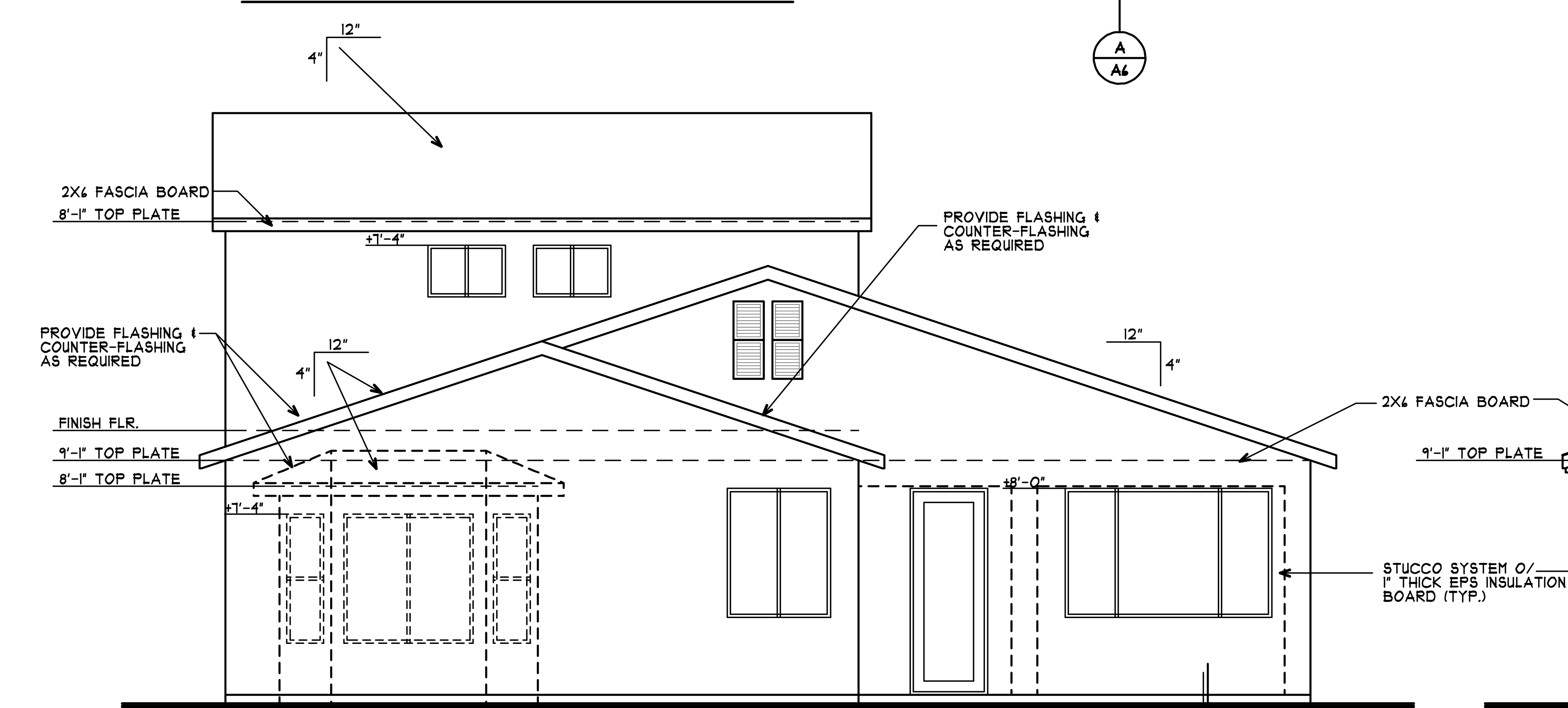


REAR ELEVATION (STANDARD)

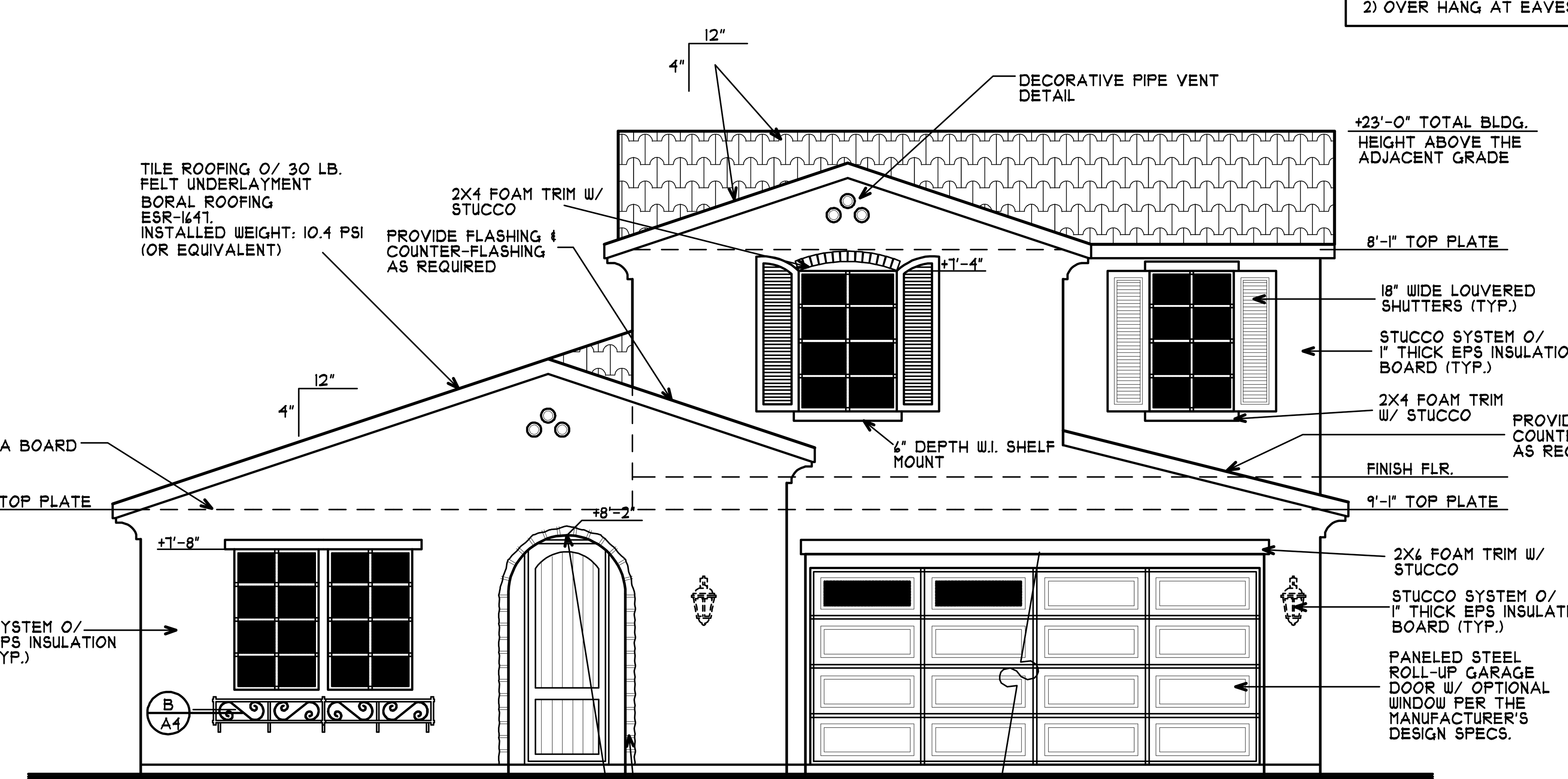


LEFT SIDE ELEVATION

TYPICAL ROOF OVERHANG:
1) OVER HANG AT GABLE ENDS = 6"
2) OVER HANG AT EAVES = 12"



REAR ELEVATION W/ OPTIONAL BAY WINDOW



FRONT ELEVATION (STANDARD)

EXTERIOR ELEVATIONS - C

DATE DRAWN: 2-2019
REVISIONS: DATE:
DATE:
DATE:

GENERAL NOTES:

ELEVATION NOTES:

1. PROVIDE BITHUTHENE OR SIMILAR RUBBARIZED ASPHALT FLASHING WITHIN THE LATH ASSEMBLY OF ALL HORIZONTAL UPSIDE STUCCO SURFACES.
2. PROVIDE MIN. 1/4" PER 1'-0" SLOPE AT BALCONIES.
3. PROVIDE AN ANTI-PONDING DEVISE AT THE BOTTOM COURSE OF THE TILE ROOF IF A RAISED FASCIA BOARD IS USED.
4. PROVIDE BIRD STOP DEVICE AT BOTTOM COURSE OF TILE ROOFING TO SEAL ROOF FROM BIRDS NESTS AND FIRE INTRUSION.
5. PROVIDE TWO LAYERS OF TYPE "D" UNDERLAYMENT AT STUCCO WALLS WHERE STUCCO IS APPLIED OVER PLYWOOD SHEATHING.
6. NO EAVE VENTS ARE ALLOWED WHERE SHEAR TRANSFER IS REQUIRED AT THE FRIEZE BLOCK.
7. PROVIDE FLASHING AND COUNTER FLASHING AT ALL ROOF TO WALL AND CHIMNEY INTERSECTIONS. ALSO, PROVIDE STEPPED FLASHING WHERE THE SLOPED ROOF ABUTS THE WALL.
8. PROVIDE HIGH RIBBED METAL LATH AT ALL HORIZONTAL STUCCO SURFACES.
9. ROOF COVER ASSEMBLY CLASSIFICATION IS TO BE CERTIFIED BY THE INSTALLER BEFORE THE HOUSE CAN BE ISSUED A FINAL INSPECTION.
10. PROVIDE FOR ALL TYPES OF ROOF SHEET METAL VALLEY FLASHING WITH A 36-INCH WIDE UNDERLAYMENT DIRECTLY UNDER FLASHING AND OVER NORMAL REQUIRED UNDERLAYMENT.
11. ROOF COVERING SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT CRC AND CURRENT CFC.

EXTERIOR LATH MATERIALS:

1. WESTERN ONE KOTE SYSTEM, ESR-1607 (OR EQUIVALENT)
2. THE MAXIMUM COATING THICKNESS IS 1/2".
3. PROVIDE ONE LAYER OF GRADE "D" BUILDING PAPER, AND TWO LAYERS OVER ANY PLYWOOD SHEATHING.
4. APPLY 1" TO 1 1/2" THICK EXPANDED POLYSTYRENE (EPS) INSULATION BOARD.
5. APPLY WIRE LATH THAT COMPLIES WITH UBC TABLE NO. 47-B USE MI. 20 GAUGE, 1 INCH GALVANIZED STEEL WOVEN WIRE WIRE FABRIC.
6. CAULKING: ACRYLIC LATEX CAULKING MATERIAL COMPLYING WITH ASTM C 834.
7. ALL TRIM, SCREEDS AND CORNER REINFORCEMENT MUST HAVE GALVANIZED STEEL OR APPROVED PLASTIC.
8. WEEP SCREED SHALL BE 25 GAUGE "J" METAL AND SHALL BE INSTALLED AT A MIN. OF 4" ELEV. ABOVE GRADE AND 2" ABOVE ANY PAVED SURFACE.

EPS FOAM INSULATION (THERMAL BARRIER)

1. EPS INSULATION BOARD: FALCON FOAM ESR-1962
   2.1: FALCON FOAM, ThermalStar, AND ELEVATION EXPANDED POLYSTYRENE INSULATION BOARDS:
   FALCON FOAM, ThermalStar, AND ELEVATION EXPANDED POLYSTYRENE (EPS) INSULATION BOARDS ARE USED AS NON-STRUCTURAL THERMAL INSULATION IN BUILDINGS OF ANY CONSTRUCTION TYPE, AND AS COMPONENTS OF CLASS A, B AND C ROOF COVERING SUSTEMS INSTALLED ON STEEL DECKS, WHEN INSTALLED IN ACCORDANCE WITH THIS REPORT. THE INSULATION IS FOR USE IN WALL CAVITIES, CEILING ASSEMBLIES, AND ROOF COVERING ASSEMBLIES, OR ON THE OUTSIDE FACES OF EXTERIOR WALLS. THE INSULATION MAY BE USED AS ROOF INSULATION WHEN RECOGNIZED IN A CURRENT ICC-ES EVALUATION REPORT ON THE ROOF COVERING SYSTEM, OR WHEN INSTALLED AS DESCRIBED IN SECTION 4.2. THE INSULATION BOARDS MAY ALSO BE DIRECTLY EXPOSED IN ATTICS AND CRAWL SPACES WITHOUT A COVERING WHEN INSTALLED AS DESCRIBED IN SECTION 4.2.2. THE INSULATION MAY ALSO BE USED AS EXTERIOR PERIMETER INSULATION AROUND CONCRETE SLAB EDGES, ON FOUNDATION WALLS, OR UNDER FLAT CONCRETE SLAB ON GRADE CONSTRUCTION, EXCEPT IN AREAS WHERE THE PROBABILITY OF TERMITE ACTIVITY IS "VERY HEAVY" AS NOTED IN SECTION 5.5.

NOTE:
THE EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) SHALL TERMINATE NOT LESS THAN 6" ABOVE THE FINISHED GROUND LEVEL. [CRC R703.9]

FIRE-RESISTANT CONSTRUCTION

1. R302.1 EXTERIOR WALLS:
   CONSTRUCTION, PROJECTIONS, OPENINGS AND PENETRATIONS OF EXTERIOR WALLS OF DWELLINGS AND ACCESSORY BUILDINGS SHALL COMPLY WITH TABLE R302.1(2)

RON POPE
& ASSOCIATES
468 W. KENOSHA AVE. CLOVIS, CA. 93619
(559) 392-2706
E-MAIL: ron.pope1017@yahoo.com

PLAN NO. 1843	JOB NO: JB:1843
DRAWN BY: RON POPE	SHEET NO:
SCALE: 1/4" = 1'-0"	A-6

FRONT ELEVATION - A (STONE VENEER OPTION #1)

FRONT ELEVATION - A (STONE VENEER OPTION #2)

FRONT ELEVATION - B (STONE VENEER OPTION #1)

FRONT ELEVATION - B (STONE VENEER OPTION #2)

FRONT ELEVATION - C (STONE VENEER OPTION #1)

FRONT ELEVATION - C (STONE VENEER OPTION #2)

STONE VENEER OPTIONS

DATE DRAWN:
2-2019

REVISIONS:
DATE:

DATE:

DATE:

LICENSED ARCHITECT
SINCE 1985

GENERAL NOTES:

MANUFACTURED VENEER NOTES:

1. MANUFACTURER:
   ELDORADO STONE CORPORATION
   STONECRAFT INDUSTRIES
2. PRECAST CONCRETE BRICK AND STONE VENEER.
3. REPORT NO. ESR-1215
4. INSTALLATION OF ELDORADO STONE PRECAST STONE VENEER MUST COMPLY WITH THE ABOVE NOTED REPORT, THE MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS, AND THE APPLICABLE CODE. THE MANUFACTUER'S PUBLISHED INSTALLATION INSTRUCTIONS MUST BE AVAILABLE AT THE JOBSITE AT ALL TIMES DURING INSTALLATION. THE VENEER MAY BE APPLIED OVER BACKINGS OF CEMENT PLASTER, CONCRETE OR CONCRETE MASONRY.
5. PROVIDE 2-LAYERS OF BUILDING PAPER BEHIND THE VENEER PER [CRC R703.6.3].

RON POPE
& ASSOCIATES
468 W. KENOSHA AVE. CLOVIS, CA. 93619
(559) 392-2706
E-MAIL: ron.pope1017@yahoo.com

PLAN NO. 1843

JOB NO: JB.1843

DRAWN BY: RON POPE

SHEET NO: A-1

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

2007 NEW HOME UNIVERSAL DESIGN OPTION CHECKLIST (AB 1400)

NAME OF DEVELOPMENT: TRACT NO. 6112, CITY OF CLOVIS, CA. PLAN NO. 1894
DEVELOPER: WATHEN-CASTANOS, 802 W. PINEDALE, SUITE 104, FRESNO, CA. 93711, (559)432-8181

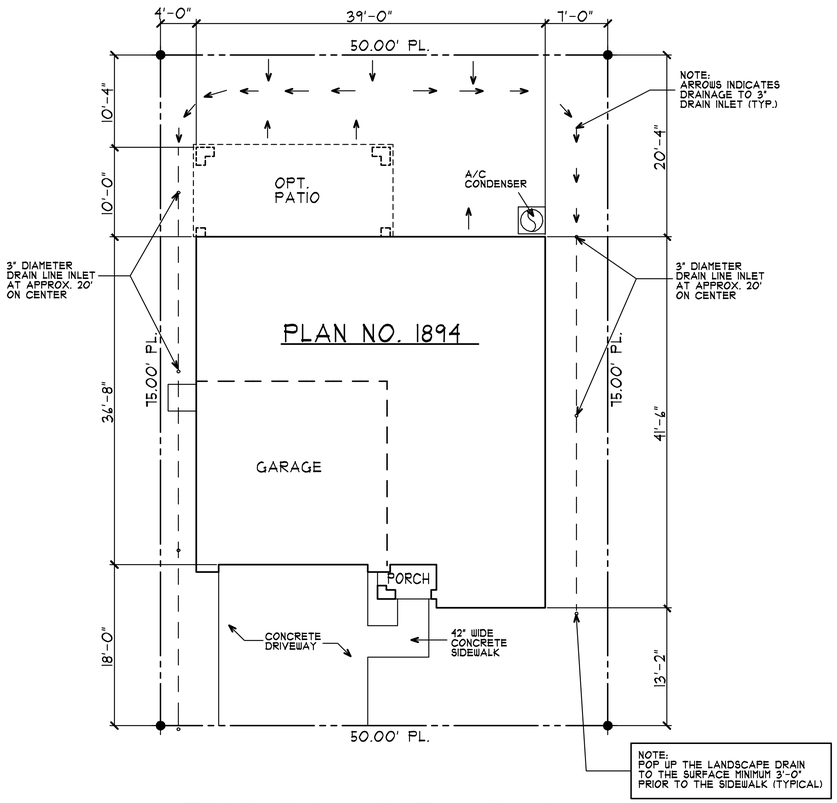
CALIFORNIA LAW, SECTION 17959.6 OF THE HEALTH AND SAFETY CODE, REQUIRES A BUILDER OF NEW FOR SALE RESIDENTIAL UNITS TO PROVIDE BUYERS WITH A LIST OF SPECIFIC "UNIVERSAL DESIGN FEATURES" WHICH MAKE A HOME SAFER AND EASIER TO USE FOR PERSONS WHO ARE AGING OR FRAIL, OR WHO HAVE CERTAIN TEMPORARY OR PERMANENT ACTIVITY LIMITATIONS OR DISABILITIES. A DEVELOPER IS NOT REQUIRED TO PROVIDE THE LISTED FEATURES DURING CONSTRUCTION OR AT ANY OTHER TIME, UNLESS THE DEVELOPER HAS OFFERED TO PROVIDE A FEATURE AND THE BUYER HAS REQUESTED IT AND AGREED TO PROVIDE PAYMENT.
[PART I] SUMMARY OF WHICH FEATURES, IF ANY ARE AVAILABLE OR OFFERED.
[PART II] EXPLANATION OF THE LAWS GOVERNING THE CHECKLIST AND USE OF THE CHECKLIST.
[PART III] INCLUDES THOSE FEATURES RELATED TO EXTERIOR ADAPTIONS, DOORS AND OPENINGS, INTERIOR ADAPTIONS, KITCHENS, AND BATHROOMS OR POWDER ROOMS.
[PART IV] INCLUDES FEATURES WHICH APPLY TO OTHER PARTS OF THE HOUSE AND ARE COMMONLY REQUESTED OR CONSIDERED UNIVERSAL DESIGN FEATURES.
[PART V] PROVIDES SPACE FOR DETAILS, OR FOR ANY OTHER EXTERNAL OR INTERNAL FEATURE THAT MAY BE REQUESTED, IF IT IS REQUESTED AT A REASONABLE TIME BY THE BUYER, IS REASONABLY AVAILABLE, IS REASONABLY FEASIBLE TO INSTALL OR CONSTRUCT, AND MAKES THE HOME MORE USABLE AND SAFER FOR A PERSON WITH ANY TYPE OF ACTIVITY LIMITATION OR DISABILITY.

PART I: SUMMARY OF FEATURES AVAILABLE OR OFFERED
(IF "AVAILABLE", SEE PARTS III, IV AND/OR V)

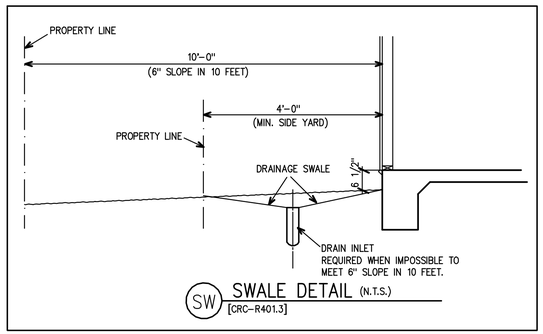
1) EXTERIOR FEATURES (ACCESSIBLE ROUTE TO DOOR): NOT AVAILABLE
2) EXTERIOR DOORS, OPENINGS, AND ENTRIES FEATURES: NOT AVAILABLE
3) GENERAL INTERIOR FEATURES: NOT AVAILABLE
4) KITCHEN FEATURES: NOT AVAILABLE
5) BATHROOM / POWDER ROOM FEATURES: NOT AVAILABLE
6) COMMON ROOM FEATURES (DINING & LIVING): NOT AVAILABLE
7) BEDROOM FEATURES: NOT AVAILABLE
8) LAUNDRY AREA FEATURES: NOT AVAILABLE
9) OTHER FEATURES: NOT AVAILABLE

NOTE:
PROVIDE TEMPORARY STREET SIGNAGE PER CLOVIS FIRE DEPARTMENT STANDARD #35. IN LARGE BOLD TYPE, NOTE THAT TEMPORARY STREET SIGNS ARE REQUIRED TO BE INSTALLED PRIOR TO CALLING FOR ANY INSPECTION. NOTE THAT THE SIGN BACKING MATERIAL IS REQUIRED TO BE 4" HIGH WITH REFLECTORIZED MATERIAL. THE STREET NAMES SHALL BE IN BLACK LETTERING 4" IN HEIGHT AND THE BLOCK NUMBERING SHALL BE 2" IN HEIGHT IN BLACK. THE BOTTOM OF THE STREET SIGN SHALL BE 9'-0" MIN. FROM GRADE.

NOTE:
IF ANY FEATURES OF THIS HOME ARE TO COMPLY WITH THE UNIVERSAL DESIGN HANDICAPPED STANDARDS UNDER THE STATE OF CALIFORNIA AB 1400, CHAPTER 148 OF 2003, AN ADDENDUM OF SUCH CHANGES SHALL BE SUBMITTED TO THE CLOVIS BUILDING DEPARTMENT AND A SEPARATE PERMIT SHALL BE ISSUED FOR SUCH CHANGES.



TYPICAL SITE PLAN
SCALE: 1/8"=1'-0"



SW SWALE DETAIL (N.T.S.) [CRC-R401.3]

THE GENERAL CONTRACTOR AND THE SUB-CONTRACTORS SHALL STUDY ALL PLANS THOROUGHLY PRIOR TO THE START OF ANY CONSTRUCTION. PLEASE CONTACT THE DESIGNER IF ANY DISCREPANCIES ARE FOUND TO ENABLE A SOLUTION PRIOR TO THE START OF CONSTRUCTION. THE DESIGNER SHALL NOT BE HELD LIABLE FOR ANY ERRORS OR OMMISSIONS.

ELEVATION – A & C (NO PATIO)	SPN 2688-2016
STANDARD - A & C	
TOTAL LIVING AREA:	1894 SQ.FT.
GARAGE:	434 sq.ft.
COVERED PORCH:	26 sq.ft.

ELEVATION – B (NO PATIO)	SPN 2689-2016
STANDARD - B	
TOTAL LIVING AREA:	1894 SQ.FT.
GARAGE:	434 sq.ft.
COVERED PORCH:	33 sq.ft.

ELEVATION – A & C (WITH PATIO)	SPN 2690-2016
OPTIONAL PATIO - A & C	
TOTAL LIVING AREA:	1894 SQ.FT.
GARAGE:	434 sq.ft.
COVERED PORCH:	26 sq.ft.
OPTIONAL COVERED PATIO:	217 SQ.FT.

ELEVATION – B (WITH PATIO)	SPN 2691-2016
OPTIONAL PATIO - B	
TOTAL LIVING AREA:	1894 SQ.FT.
GARAGE:	434 sq.ft.
COVERED PORCH:	33 sq.ft.
OPTIONAL COVERED PATIO:	217 SQ.FT.

CITY OF CLOVIS RSPR 16-14

NOTE:
LANDSCAPE IMPROVEMENTS WILL TRIGGER THE REQUIREMENTS OF WELO (CITY OF CLOVIS MUNICIPAL CODE CHAPTER 6.5).
THE REQUIREMENTS OF WELO IN THE LANDCSAPE DESIGN PACKAGE SHALL BE MET AND A PERMIT FOR THE INSTALLATION OF THE IRRIGATION SYSTEM IS REQUIRED.
*IF THE BUILDER INTENDS TO INSTALL THE LANDSCAPING AND IRRIGATION SYSTEM AS PART OF THIS PROJECT, A PLAN IS REQUIRED TO BE SUBMITTED FOR REVIEW.
* ANY LANDSCAPING THAT MAY BE DONE WILL REQUIRE A SEPARATE PERMIT.

SITE DRAINAGE:
R401.3 DRAINAGE:
SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.

EXCEPTION:
WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.

STRUCTURAL DATA:
ROOF DEAD AND LIVE LOADS:
DEAD LOAD = 24.00 PSF
LIVE LOAD = 19.00 PSF
DESIGN WIND SPEED: [R301.2.1.3] WIND SPEED CONVERSION
V(ult) = 110 MPH
V(asd)= 85 MPH
EXPOSURE [C]
FOUNDATION / SOIL DESIGN PARAMETERS, INCLUDING ALLOWABLE SOIL PRESSURES: 1,500 PSF
SEISMIC IMPORTANCE FACTOR: II STANDARD [1.0]
SITE SOIL CLASS [D]

INDEX TO DRAWINGS

A-1	COVER SHEET / SITE PLAN
GB.1	2016 CALIFORNIA GREEN BUILDING STANDARDS, CHAPTER 4, RESIDENTIAL MANDATORY MEASURES
GB.2	2016 CALIFORNIA GREEN BUILDING STANDARDS, CHAPTER 4, RESIDENTIAL MANDATORY MEASURES
A-2	FIRST FLOOR PLAN - A & C
A2.1	FIRST FLOOR PLAN - B
A-3	SECOND FLOOR PLAN - A & C
A3.1	SECOND FLOOR PLAN - B
A-4	EXTERIOR ELEVATIONS - A
A-5	EXTERIOR ELEVATIONS - B
A-6	EXTERIOR ELEVATIONS - C
A6.1	EXTERIOR ELEVATIONS - STONE VENEER OPTIONS
A-7	BUILDING SECTIONS - A
A-8	BUILDING SECTIONS - B & C
E-0	ELECTRICAL NOTES
E-1	FIRST FLOOR ELECTRICAL PLAN
E-2	SECOND FLOOR ELECTRICAL PLAN
M-1	FIRST FLOOR MECHANICAL PLAN
M-2	SECOND FLOOR MECHANICAL PLAN
EN.1	ENERGY COMPLIANCE
S-1	FIRST FLOOR SHEAR WALL PLAN
S1.1	SECOND FLOOR SHEAR WALL PLAN
S-2	FOUNDATION PLAN
S2.1	FOUNDATION PLAN (REVERSED)
S-3	SECOND FLOOR FRAMING PLAN
S-4	ROOF FRAMING PLAN - A
S4.1	ROOF FRAMING PLAN - A (REVERSED)
S-5	ROOF FRAMING PLAN - B
S5.1	ROOF FRAMING PLAN - B (REVERSED)
S-6	ROOF FRAMING PLAN - C
S6.1	ROOF FRAMING PLAN - C (REVERSED)
D-1	CONSTRUCTION DETAILS
D-2	STRUCTURAL DETAILS
D-3	STRUCTURAL DETAILS
D-4	CUTTING, BORING & NOTCHING DETAILS
NS.1	NAILING SCHEDULE
——	TJI, "I" JOIST DETAILS
——	BCI, "I" JOIST DETAILS
P-1	FIRE SPRINKLER & COLD WATER PLAN
P-2	HOT WATER & GAS PLAN
P-3	WASTE & VENT PLAN
P-4	FIRE SPRINKLER DETAILS

PROJECT DATA:

FOOTAGE: TOTAL LIVING AREA	1894 SQ.FT.
FOOTAGE: FIRST FLOOR	1050 SQ.FT.
FOOTAGE: SECOND FLOOR	844 SQ.FT.
FOOTAGE: GARAGE	434 SQ.FT.
FOOTAGE: PORCH (ELEVATION - A & C)	26 SQ.FT.
FOOTAGE: PORCH (ELEVATION - B)	33 SQ.FT.
FOOTAGE: OPTIONAL PATIO	217 SQ.FT.
CONSTRUCTION TYPE: VB - OCCUPANCY: R-3/U	

PLAN NO. 1894
W/ 2.0 KW PV SYSTEM
TRACT NO. 6186

BUILDER:
WATHEN-CASTANOS PETERSON HOMES, INC.
1446 TOLLHOUSE RD. SUITE 103
CLOVIS, CA. 93611 (559) 432-8181
LICENSE NO. 994581
ENGINEER:
PLATINUM ENGINEERING SOLUTIONS, INC, NASER SALEM, S.E.
10648 N. HWY 41, MADERA, CA. 93638
(559)439-0500

DATE DRAWN: 2-2019
REVISIONS: DATE:
DATE:
DATE:

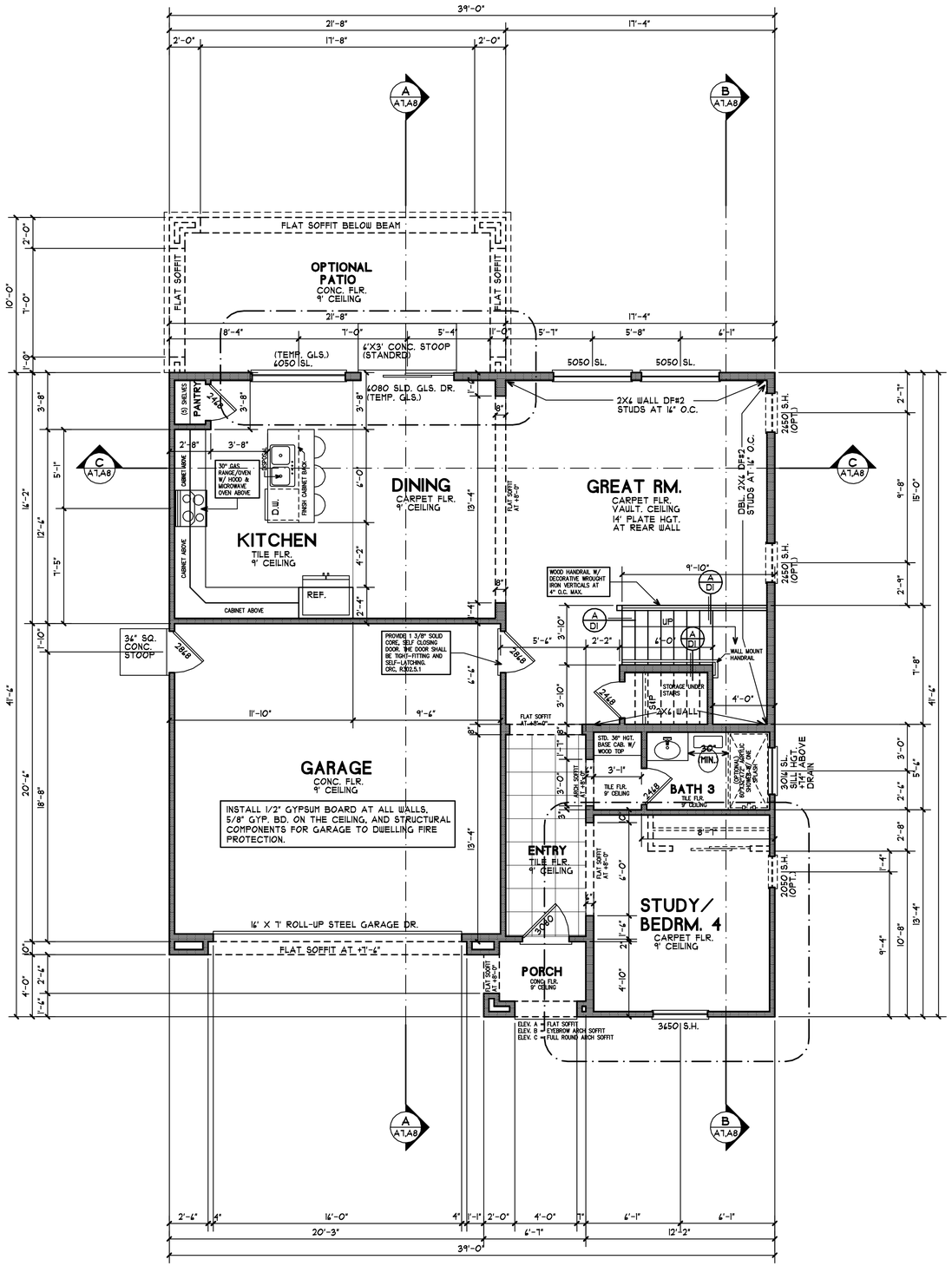
GENERAL NOTES:

1. ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE FOLLOWING CODES AS ADOPTED BY THE STATE OF CALIFORNIA:
   2016 CALIFORNIA RESIDENTIAL CODE
   2016 CALIFORNIA BUILDING CODE
   2016 CALIFORNIA PLUMBING CODE
   2016 CALIFORNIA MECHANICAL CODE
   2016 CALIFORNIA ELECTRICAL CODE
   2016 CALIFORNIA FIRE CODE
   2016 CALIFORNIA ENERGY CODE
   2016 CALIFORNIA GREEN BUILDING STANDARDS
2. THESE PLANS AND RELATED DOCUMENTS MUST BE AVAILABLE AT THE JOB SITE DURING ANY INSPECTION ACTIVITY.
3. STREET ADDRESS AND NUMBER SHALL BE POSTED PRIOR TO THE FIRST INSPECTION. ADDRESS NUMBERS SHALL BE A MINIMUM OF 4-INCHES (102 mm) HIGH WITH A MINIMUM STROKE WIDTH OF 1/2-INCH. (2013 CRC R106.1.1, R319.1 & CLOVIS FIRE DEPARTMENT STANDARD #14.
4. PROJECTS LOCATED IN THE FLOOD HAZARD AREA SHALL HAVE A FINISHED FLOOR ELEVATION OF NOT LESS THAN 1' ABOVE THE 100 YEAR FLOOD LEVEL.
5. ALL SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A REGISTERED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR.
6. REPAIR ALL DAMAGED ON-SITE OR OFF-SITE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
7. THERE SHALL BE NO ON-SITE WATER RETENTION.
8. THERE SHALL BE NO DRAINAGE TO ADJACENT PROPERTIES.
9. GRADE DIFFERENTIALS SHALL BE SUPPORTED BY AN APPROVED RETAINING WALL IF GREATER THAN 12".
10. ALL WORK PERFORMED IN PUBLIC RIGHTS OF WAY SHALL COMPLY WITH ADOPTED STANDARDS OF PUBLIC WORKS DEPARTMENT. A STREET WORK PERMIT IS REQUIRED FOR ALL SUCH WORK.
11. CHEMICAL TOILET IS REQUIRED ON SITE DURING THE CONSTRUCTION.
12. PROVIDE A MINUMUM SLOPE OF .5% FOR THE ENTIRE SITE.
13. MOISTURE CONTENT VERIFICATION: [CRC R109.1.4.1] MOISTURE CONTENT OF FRAMING MEMBERS SHALL BE VERIFIED IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.5.
14. OPERATION AND MAINTENANCE MANUAL: [CRC R109.1.6.2] AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY SHALL BE PLACED IN THE BUILDING IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.4.
15. STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION: [CRC R300.1] PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.1.
16. GRADING AND PAVING: [CRC R300.2] CONSTRUCTION PLANS SHALL INDICATE HOW THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FROM ENTERING BUILDINGS IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.1.
17. POLLUTANT CONTROL [CRC R330.1]: FINISH MATERIALS INCLUDING ADHESIVES, SEALANTS, CAULKS, PAINTS AND COATINGS, AEROSOL PAINTS AND COATINGS, CARPET SYSTEMS, CARPET CUSHION, CARPET ADHESIVE, RESILIENT FLOORING SYSTEMS AND COMPOSITE WOOD PRODUCTS SHALL MEET VOLATILE ORGANIC COMPOUND (VOC) EMISSION LIMITS IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.5.

WATHEN CASTANOS HOMES, INC.
1446 Tollhouse Rd. Suite 103, Clovis, Ca. 93611
(559) 432-8181

RON POPE & ASSOCIATES
CELEBRATING OUR 34th YEAR
468 W. KENOSHA AVE. CLOVIS, CA. 93619
(559) 392-2706
E-MAIL: ron.pope1017@yahoo.com

PLAN NO. 1894 | JOB NO: JB.1894
DRAWN BY: RON POPE | SHEET NO: A-1
SCALE: 1/4" = 1'-0"



HERS INSPECTION REQUIREMENTS:

BUILDING-LEVEL VERIFICATIONS:
- HIGH QUALITY INSULATION INSPECTION (QII)
- IAQ MECHANICAL VENTILATION

COOLING SYSTEM VERIFICATIONS:
- MINIMUM AIRFLOW
- VERIFIED EER
- VERIFIED SEER
- FAN EFFICACY WATTS/CFM

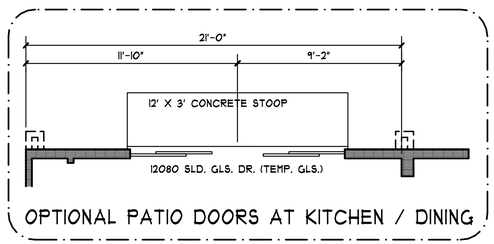
HVAC DISTRIBUTION SYSTEM VERIFICATIONS:
- DUCT SEALING

DOMESTIC HOT WATER SYSTEM VERIFICATIONS:
- NONE

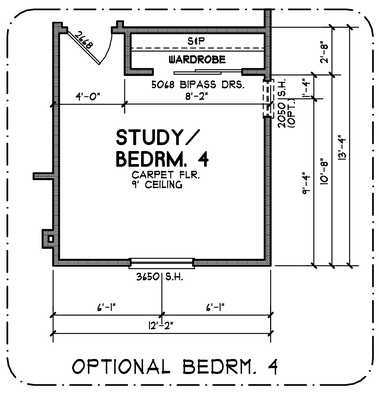
SPECIAL FEATURES:
- PV SYSTEM: 2.0 kWdc
- NON-STANDARD ROOF REFLECTANCE

ENERGY COMPLIANCE

ROOF REFLECTANCE:	0.17
ROOF EMITTANCE:	0.91
RADIANT BARRIER:	YES
ATTIC VENTILATION:	1/150
HIGH PERFORMANCE ATTIC:	NO
RAFTERS / TOP CHORD OF TRUSSES	NO INSULATION
CEILING	R-38
2X4 EXTERIOR WALLS	R-13 + R4 RIGID FOAM
UNDERNEATH FAU PLATFORM:	R-30
DUCTS	R-8 (SEALED & TESTED)
HEAT PUMP EFFICIENCY	9
COOLING SEER / EER:	16.0 / 13.0
TANKLESS WATER HEATER	0.82
GLAZING REQUIREMENTS:	
U-VALUES:	SHGC VALUES:
OPENABLE: 0.29	OPENABLE: 0.22
FIXED: 0.25	FIXED: 0.25
SLIDING GLASS DOORS: 0.28	SLIDING GLASS DOORS: 0.21
FRENCH DOORS: 0.33	FRENCH DOORS: 0.25
HERS VERIFICATION: (REQUIRED)	



OPTIONAL PATIO DOORS AT KITCHEN / DINING



OPTIONAL BEDRM. 4

2016 CALIFORNIA GREEN BUILDING STANDARDS:

NOTE:
REFER TO SHEET GB.1 & GB.2 FOR THE MANDATORY REQUIREMENTS FOR MEETING THE CALIFORNIA GREEN BUILDING STANDARDS. CHAPTER 4, RESIDENTIAL MANDATORY FEATURES.

NOTE:
"REGISTERED" COPIES OF THE CF-6R AND CF-4R FORMS SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY CERTIFIED BY THE INSTALLER(S) FOR THE CF-6R FORM, AND THE HERS RATER, FOR THE FIELD VERIFICATION AND DIAGNOSTIC TESTING ON THE CF-4R FORM. [CEES SECTION 10-103(a) AND 10-103(a)(5)]

NOTE:
BATHROOM EXHAUST FANS: [CRC R303.3.1]
EACH BATHROOM CONTAINING A BATHTUB, SHOWER, OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED FOR PURPOSES OF HUMIDITY CONTROL IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE, CHAPTER 4; AND THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION4.5.

NOTE:
A SHEET ROCK NAILING INSPECTION IS REQUIRED. PER [CRC R109.1.4.1 & CBC 110.3.5]

SEE TABLE R702.3.5 GYPSUM BOARD NAILING SCHEDULE ON SHEET NS.1

SEE CRC TABLE R602.3(1) & TABLE R602.3(2) FOR NAILING SCHEDULE ON SHEET NS.1

NOTE:
ALL FASTENERS AND CONNECTORS THAT ARE IN DIRECT CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. [CRC R317.3.1]

GLAZING:
[CRC R308.4.5] HAZARDOUS LOCATIONS

5. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE

NOTE:
18" DEEP WINDOWS ABOVE A TUB & SHOWER LOCATION ARE NOT REQUIRED TO HAVE TEMPERED GLASS. THE SILL HEIGHT MEASURED VERTICALLY FROM THE STANDING SURFACE EXCEEDS 60".

TANKLESS WATER HEATER REQUIREMENTS:
1. WATER HEATERS LOCATED IN ATTICS SHALL BE PROVIDED WITH A 26 GAUGE SHEET METAL PAN WITH A MINIMUM LIP OF 2" AND A MINIMUM OF 3/4" DRAIN EXTENDING TO THE EXTERIOR OF THE STRUCTURE. THE PAN SHALL EXTEND A MINIMUM OF 6" BEYOND THE APPLIANCE ON ALL SIDES [CURRENT CPC CODE]
2. THE T & P RELIEF VALVE HAVING A FULL SIZED DRAIN OF GALV. STEEL OF HARD DRAWN COPPER TO THE OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE NOT MORE THAN 2' OR LESS THAN 6" ABOVE THE GRADE, POINTING DOWNWARD, THE TERMINAL END BEING UNTHREADED. [CPC 608.5]

PLUMBING REQUIREMENTS:
1. ALL SHOWER AND TUB/SHOWER VALVES MUST BE PRESSURE BALANCE AND/OR THERMOSTATIC MIXING TYPES. THE DEVICE IS REQUIRED TO LIMIT THE WATER TEMPERATURE TO A MAXIMUM OF 120 DEGREES. [CURRENT CPC CODE]
2. PROVIDE NON-REMOVABLE TYPE BACKFLOW PREVENTION DEVICE REQUIRED ON ALL HOSE BIBS. [CPC 603.4.6]
3. ALL EQUIPMENT IN THE POTABLE WATER DELIVERY SYSTEM MUST MEET THE CALIFORNIA AB1953 LEAD FREE REQUIREMENTS. THIS APPLIES TO ALL PIPING, FIXTURES AND FITTINGS. ALL OF THE ABOVE NOTED ITEMS ARE NOT PERMITTED TO EXCEED 0.25% LEAD CONTENT.

NOTE:
WATER CLOSETS SHALL BE CAPABLE OF USING A MAXIMUM OF 1.28 GALLONS PER FLUSH. [CPC 403.2.1]

VENTILATION FOR INDOOR AIR QUALITY:
[CALIFORNIA ENERGY CODE, SECTION 150.0]

0) ALL DWELLING UNITS SHALL MEET THE REQUIREMENTS OF ASHRAE STANDARD 62.2. VENTILATION AND ACCEPTABLE INDOOR QUALITY IN LOW RISE RESIDENTIAL BUILDINGS. WINDOW OPERATION IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED IN SECTION SECTION 4 OF THAT ASHRAE STANDARD 62.2. CONTINUOUS OPERATION OF CENTRAL FORCED AIR SYSTEM AIR HANDLERS USED IN CENTRAL FAN INTEGRATED VENTILATION SYSTEMS IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED IN SECTION 4 OF ASHRAE STANDARD 62.2. ADDITIONALLY, ALL DWELLING UNITS SHALL MEET THE FOLLOWING REQUIREMENTS:
   1. FIELD VERIFICATION AND DIAGNOSTIC TESTING:
      A. AIRFLOW PERFORMANCE. THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED BY SECTION 4 OF ASHRAE STANDARD 62.2 SHALL BE CONFIRMED THROUGH FIELD VERIFICATION AND DIAGNOSTIC TESTING IN ACCORDANCE WITH THE APPLICABLE PROCEDURES SPECIFIED IN REFERENCE RESIDENTIAL APPENDIX RA3.7.

FLOOR AREA

TOTAL LIVING AREA:	1894 SQ.FT.
FIRST FLOOR:	1050 SQ.FT.
SECOND FLOOR:	844 SQ.FT.
GARAGE:	434 SQ.FT.
PORCH:	33 SQ.FT.
OPTIONAL PATIO:	217 SQ.FT.

DATE DRAWN: 2-2019
REVISIONS:
DATE:
DATE:
DATE:

GENERAL NOTES:

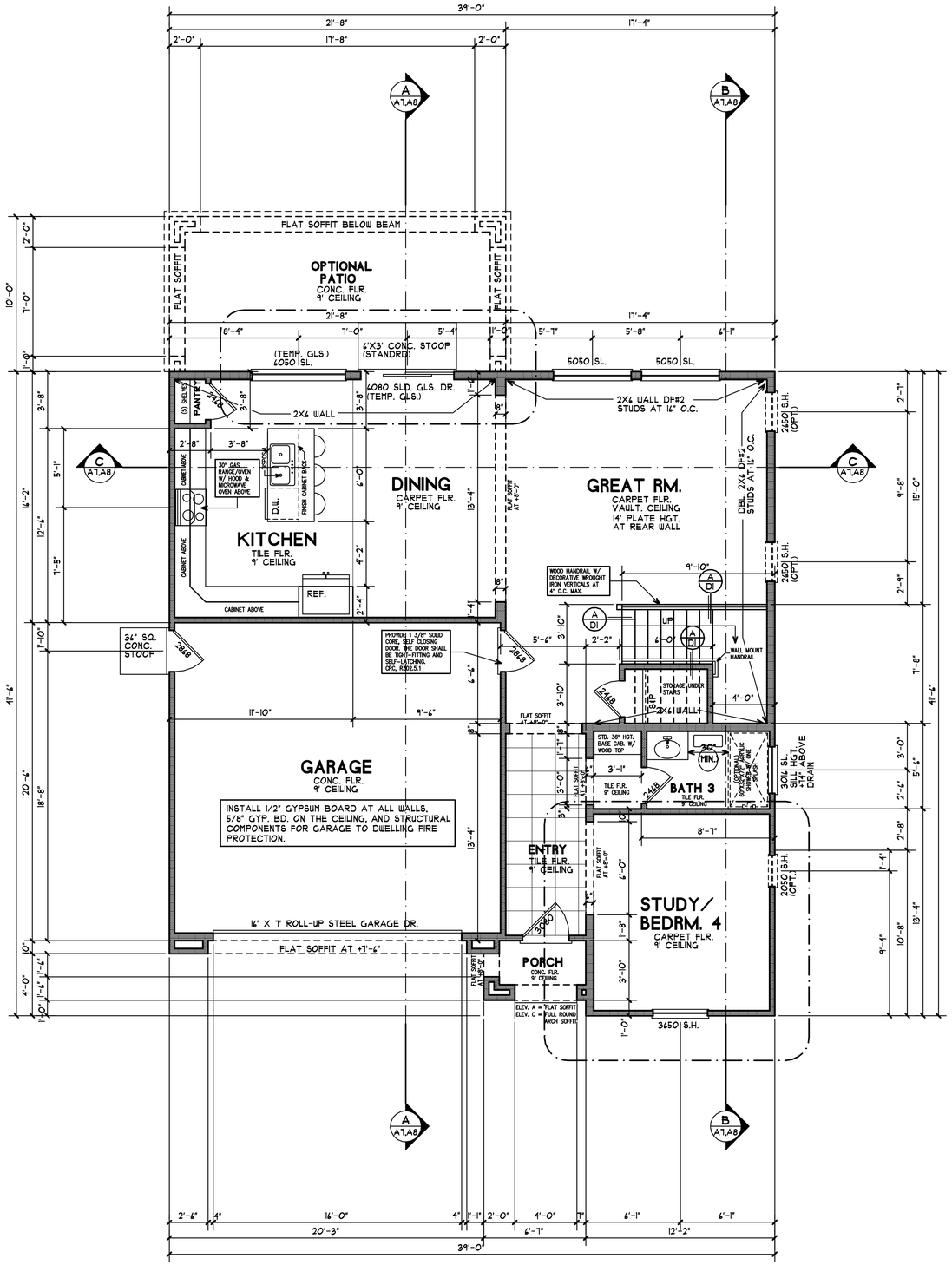
1. WATER CLOSET COMPARTMENTS MUST HAVE 30" WIDTH AND 24" CLEAR IN FRONT OF THE WATER CLOSET. [CRC R307.1]
2. THE WALL SURFACE BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SUBJECT TO WATER SPLASH ARE CONSTRUCTED OF MATERIALS NOT ADVERSELY AFFECTED BY WATER. INSTALL FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS. WATER RESISTANT GYPSUM BOARD IS NO LONGER PERMITTED TO BE USED IN THESE LOCATIONS. [CRC R702.4.2]
3. THE DOOR BETWEEN THE GARAGE AND THE DWELLING IS REQUIRED TO HAVE (3) HINGES, TWO OF WHICH ARE TO BE SELF-CLOSING TYPE.
4. ALL SLEEPING ROOMS SHALL BE PROVIDED WITH AT LEAST ONE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE. WINDOWS SHALL HAVE A CLEAR OPENING OF 5.7 SQ. FT. AND MINIMUM OPENINGS OF 20" WIDE AND 24" HIGH, (CLEAR). [CRC R310.1]
5. THE SILL HEIGHT OF WINDOWS IN ANY SLEEPING ROOM SHALL NOT EXCEED 44" FROM THE BOTTOM OF THE CLEAR OPENING. [CRC R310.1]
6. SAFETY GLAZING SHALL BE APPROVED IN THE FOLLOWING APPLICATIONS:
   A. SHOWER DOORS
   B. WINDOWS LOCATED IN OR ADJACENT TO A DOOR, WITHIN A 24" ARC OF DOOR.
   C. WINDOWS GREATER THAN 18" WIDE AND CLOSER THAN 18" TO THE FLOOR.
   D. ALL PATIO AND SLIDING GLASS DOORS. [CRC R308.4.2]
7. SAFETY GLAZING ON DOORS OR WINDOWS SHALL BE LABELED AS SUCH FOR INSPECTION PURPOSES.
8. PROVIDE EXHAUST VENTILATION FOR THE COOKTOP TO THE EXTERIOR OF THE BUILDING.
   A) PROVIDE APPROVED EXHAUST DUCT UNDER SLAB OR FLOOR FOR INDUCTION TYPE, (DOWN DRAFT) EXHAUST VENTS.
   B) THE VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT.
9. BATHTUB AND SHOWER SPACES:
   BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
10. THE MINIMUM WIDTH OF A SHOWER DOOR SHALL BE 22".
11. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS AT JOB SITE FOR ALL CIRCULATING TYPE TUBS. (SEE CEC 680.74)
12. PROVIDE A 12"X12" TUB MOTOR ACCESS HATCH WHEN INSTALLING A CIRCULATING TYPE TUB.
13. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR MANUFACTURED FIREPLACES AT THE TIME OF THE FRAMING INSPECTION.
14. BLOWN OR POURED TYPE INSULATION SHALL ONLY BE INSTALLED IN ATTIC SPACES WHERE THE SLOPE OF THE CEILING DOES NOT EXCEED MORE THAN 2.5:12 PITCH.
15. GAS VENTS TO TERMINATE NOT LESS THAN 4' FROM OPENINGS OR PROPERTY LINES, AND NOT LESS THAN 12" FROM A DOOR, OPENABLE WINDOW OR GRAVITY AIR INLET.
16. ALL EQUIPMENT IN POTABLE WATER DELIVERY SYSTEM MUST MEET THE CALIFORNIA AB1953 LEAD FREEE REQUIREMENTS. THIS APPLIES TO ALL PIPING, FIXTURES AND FITTINGS. ALL OF THE ABOVE NOTED ITEMS ARE NOT PERMITTED TO EXCEED 0.25% LEAD CONTENT.

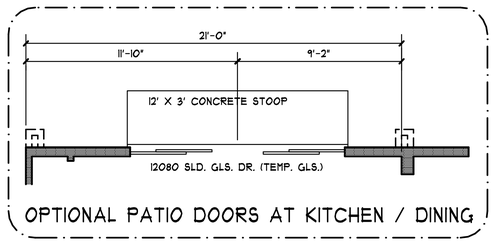
CALIFORNIA ENERGY NOTES:
1. THE BUILDER SHALL PROVIDE THE ORIGINAL OCCUPANT WITH A LIST OF THE HEATING, COOLING, WATER HEATING SYSTEMS AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.
2. A COMPLETED CF-4R FORM SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY THE CERTIFIED HERS RATER, FOR FIELD VERIFICATION AND DIAGNOSTIC TESTING.
3. AFTER INSTALLING WATER HEATING SYSTEMS, FENESTRATION, AND HVAC EQUIPMENT, THE INSTALLER SHALL SUBMIT THE "REGISTERED" INSTALLATION CERTIFICATE (CF-6R FORM), COMPLETED AND SIGNED BY THE INSTALLER, LISTING THE EQUIPMENT INSTALLED, (MANUFACTURER, MODEL, AND EFFICIENCIES, U-VALUES AND SHGC-VALUES, ETC.) AND THAT IT MEETS OR EXCEEDS THE REQUIREMENTS OF THE ENERGY DOCUMENTATION. (CEES SECTION 10-103(a)(3)).

RON POPE & ASSOCIATES
468 W. KENOSHA AVE. CLOVIS, CA. 93619
(559) 392-2706
E-MAIL: ron.pope1017@yahoo.com

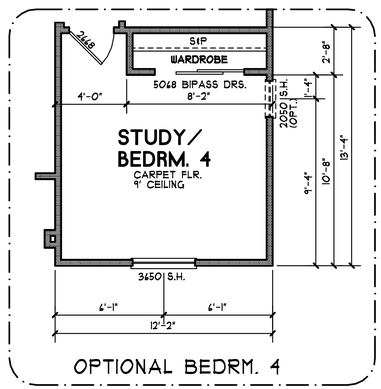
PLAN NO. 1894
JOB NO: JB:1894
DRAWN BY: RON POPE
SCALE: 1/4" = 1'-0"
SHEET NO: A2.1

FIRST FLOOR PLAN - B





OPTIONAL PATIO DOORS AT KITCHEN / DINING



OPTIONAL BEDRM. 4

HERS INSPECTION REQUIREMENTS:

BUILDING-LEVEL VERIFICATIONS:
- HIGH QUALITY INSULATION INSPECTION (QII)
- IAQ MECHANICAL VENTILATION

COOLING SYSTEM VERIFICATIONS:
- MINIMUM AIRFLOW
- VERIFIED EER
- VERIFIED SEER
- FAN EFFICACY WATTS/CFM

HVAC DISTRIBUTION SYSTEM VERIFICATIONS:
- DUCT SEALING

DOMESTIC HOT WATER SYSTEM VERIFICATIONS:
- NONE

SPECIAL FEATURES:
- PV SYSTEM: 2.0 kWdc
- NON-STANDARD ROOF REFLECTANCE

ENERGY COMPLIANCE

ROOF REFLECTANCE:	0.17
ROOF EMITTANCE:	0.91
RADIANT BARRIER:	YES
ATTIC VENTILATION:	1/150
HIGH PERFORMANCE ATTIC:	NO
RAFTERS / TOP CHORD OF TRUSSES	NO INSULATION
CEILING	R-38
2X4 EXTERIOR WALLS	R-13 + R4 RIGID FOAM
UNDERNEATH FAU PLATFORM:	R-30
DUCTS	R-8 (SEALED & TESTED)
HEAT PUMP EFFICIENCY	9
COOLING SEER / EER:	16.0 / 13.0
TANKLESS WATER HEATER	0.82
GLAZING REQUIREMENTS:	
U-VALUES:	SHGC VALUES:
OPENABLE: 0.29	OPENABLE: 0.22
FIXED: 0.25	FIXED: 0.25
SLIDING GLASS DOORS: 0.28	SLIDING GLASS DOORS: 0.21
FRENCH DOORS: 0.33	FRENCH DOORS: 0.25

HERS VERIFICATION: (REQUIRED)

2016 CALIFORNIA GREEN BUILDING STANDARDS:

NOTE:
REFER TO SHEET GB.1 & GB.2 FOR THE MANDATORY REQUIREMENTS FOR MEETING THE CALIFORNIA GREEN BUILDING STANDARDS. CHAPTER 4, RESIDENTIAL MANDATORY FEATURES.

NOTE:
"REGISTERED" COPIES OF THE CF-6R AND CF-4R FORMS SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY CERTIFIED BY THE INSTALLER(S) FOR THE CF-6R FORM, AND THE HERS RATER, FOR THE FIELD VERIFICATION AND DIAGNOSTIC TESTING ON THE CF-4R FORM. [CEES SECTION 10-103(a) AND 10-103(a)(5)]

NOTE:
BATHROOM EXHAUST FANS: [CRC R303.3.1]
EACH BATHROOM CONTAINING A BATHTUB, SHOWER, OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED FOR PURPOSES OF HUMIDITY CONTROL IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE, CHAPTER 4; AND THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION4.5.

NOTE:
A SHEET ROCK NAILING INSPECTION IS REQUIRED. PER [CRC R109.1.4.1 & CBC 110.3.5]

SEE TABLE R702.3.5
GYPSUM BOARD NAILING SCHEDULE ON SHEET NS.1

SEE CRC TABLE R602.3(1) & TABLE R602.3(2) FOR NAILING SCHEDULE ON SHEET NS.1

NOTE:
ALL FASTENERS AND CONNECTORS THAT ARE IN DIRECT CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. [CRC R317.3.1]

GLAZING:
[CRC R308.4.5] HAZARDOUS LOCATIONS

5. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE

NOTE:
18" DEEP WINDOWS ABOVE A TUB & SHOWER LOCATION ARE NOT REQUIRED TO HAVE TEMPERED GLASS. THE SILL HEIGHT MEASURED VERTICALLY FROM THE STANDING SURFACE EXCEEDS 60".

TANKLESS WATER HEATER REQUIREMENTS:

1. WATER HEATERS LOCATED IN ATTICS SHALL BE PROVIDED WITH A 26 GAUGE SHEET METAL PAN WITH A MINIMUM LIP OF 2" AND A MINIMUM OF 3/4" DRAIN EXTENDING TO THE EXTERIOR OF THE STRUCTURE. THE PAN SHALL EXTEND A MINIMUM OF 6" BEYOND THE APPLIANCE ON ALL SIDES [CURRENT CPC CODE]
2. THE T & P RELIEF VALVE HAVING A FULL SIZED DRAIN OF GALV. STEEL OF HARD DRAWN COPPER TO THE OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE NOT MORE THAN 2' OR LESS THAN 6" ABOVE THE GRADE, POINTING DOWNWARD, THE TERMINAL END BEING UNTHREADED. [CPC 608.5]

PLUMBING REQUIREMENTS:

1. ALL SHOWER AND TUB/SHOWER VALVES MUST BE PRESSURE BALANCE AND/OR THERMOSTATIC MIXING TYPES. THE DEVICE IS REQUIRED TO LIMIT THE WATER TEMPERATURE TO A MAXIMUM OF 120 DEGREES. [CURRENT CPC CODE]
2. PROVIDE NON-REMOVABLE TYPE BACKFLOW PREVENTION DEVICE REQUIRED ON ALL HOSE BIBS. [CPC 603.4.6]
3. ALL EQUIPMENT IN THE POTABLE WATER DELIVERY SYSTEM MUST MEET THE CALIFORNIA AB1953 LEAD FREE REQUIREMENTS. THIS APPLIES TO ALL PIPING, FIXTURES AND FITTINGS. ALL OF THE ABOVE NOTED ITEMS ARE NOT PERMITTED TO EXCEED 0.25% LEAD CONTENT.

NOTE:
WATER CLOSETS SHALL BE CAPABLE OF USING A MAXIMUM OF 1.28 GALLONS PER FLUSH. [CPC 403.2.1]

VENTILATION FOR INDOOR AIR QUALITY:
[CALIFORNIA ENERGY CODE, SECTION 150.0]

0) ALL DWELLING UNITS SHALL MEET THE REQUIREMENTS OF ASHRAE STANDARD 62.2. VENTILATION AND ACCEPTABLE INDOOR QUALITY IN LOW RISE RESIDENTIAL BUILDINGS. WINDOW OPERATION IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED IN SECTION SECTION 4 OF THAT ASHRAE STANDARD 62.2. CONTINUOUS OPERATION OF CENTRAL FORCED AIR SYSTEM AIR HANDLERS USED IN CENTRAL FAN INTEGRATED VENTILATION SYSTEMS IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED IN SECTION 4 OF ASHRAE STANDARD 62.2. ADDITIONALLY, ALL DWELLING UNITS SHALL MEET THE FOLLOWING REQUIREMENTS:
   1. FIELD VERIFICATION AND DIAGNOSTIC TESTING:
      A. AIRFLOW PERFORMANCE. THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED BY SECTION 4 OF ASHRAE STANDARD 62.2 SHALL BE CONFIRMED THROUGH FIELD VERIFICATION AND DIAGNOSTIC TESTING IN ACCORDANCE WITH THE APPLICABLE PROCEDURES SPECIFIED IN REFERENCE RESIDENTIAL APPENDIX RA3.7.

FLOOR AREA

TOTAL LIVING AREA:	1894 SQ.FT.
FIRST FLOOR:	1050 SQ.FT.
SECOND FLOOR:	844 SQ.FT.
GARAGE:	434 SQ.FT.
PORCH:	33 SQ.FT.
OPTIONAL PATIO:	217 SQ.FT.

DATE DRAWN: 2-2019
REVISIONS:
DATE:
DATE:
DATE:

DESIGNER'S SEAL

GENERAL NOTES:

1. WATER CLOSET COMPARTMENTS MUST HAVE 30" WIDTH AND 24" CLEAR IN FRONT OF THE WATER CLOSET. [CRC R307.1]
2. THE WALL SURFACE BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SUBJECT TO WATER SPLASH ARE CONSTRUCTED OF MATERIALS NOT ADVERSELY AFFECTED BY WATER. INSTALL FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS. WATER RESISTANT GYPSUM BOARD IS NO LONGER PERMITTED TO BE USED IN THESE LOCATIONS. [CRC R702.4.2]
3. THE DOOR BETWEEN THE GARAGE AND THE DWELLING IS REQUIRED TO HAVE (3) HINGES, TWO OF WHICH ARE TO BE SELF-CLOSING TYPE.
4. ALL SLEEPING ROOMS SHALL BE PROVIDED WITH AT LEAST ONE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE. WINDOWS SHALL HAVE A CLEAR OPENING OF 5.7 SQ. FT. AND MINIMUM OPENINGS OF 20" WIDE AND 24" HIGH, (CLEAR). [CRC R310.1]
5. THE SILL HEIGHT OF WINDOWS IN ANY SLEEPING ROOM SHALL NOT EXCEED 44" FROM THE BOTTOM OF THE CLEAR OPENING. [CRC R310.1]
6. SAFETY GLAZING SHALL BE APPROVED IN THE FOLLOWING APPLICATIONS:
   A. SHOWER DOORS
   B. WINDOWS LOCATED IN OR ADJACENT TO A DOOR, WITHIN A 24" ARC OF DOOR.
   C. WINDOWS GREATER THAN 18" WIDE AND CLOSER THAN 18" TO THE FLOOR.
   D. ALL PATIO AND SLIDING GLASS DOORS.
   [CRC R308.4.2]
7. SAFETY GLAZING ON DOORS OR WINDOWS SHALL BE LABELED AS SUCH FOR INSPECTION PURPOSES.
8. PROVIDE EXHAUST VENTILATION FOR THE COOKTOP TO THE EXTERIOR OF THE BUILDING.
   A) PROVIDE APPROVED EXHAUST DUCT UNDER SLAB OR FLOOR FOR INDUCTION TYPE, (DOWN DRAFT) EXHAUST VENTS.
   B) THE VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT.
9. BATHTUB AND SHOWER SPACES:
   BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
10. THE MINIMUM WIDTH OF A SHOWER DOOR SHALL BE 22".
11. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS AT JOB SITE FOR ALL CIRCULATING TYPE TUBS. (SEE CEC 680.74)
12. PROVIDE A 12"X12" TUB MOTOR ACCESS HATCH WHEN INSTALLING A CIRCULATING TYPE TUB.
13. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR MANUFACTURED FIREPLACES AT THE TIME OF THE FRAMING INSPECTION.
14. BLOWN OR POURED TYPE INSULATION SHALL ONLY BE INSTALLED IN ATTIC SPACES WHERE THE SLOPE OF THE CEILING DOES NOT EXCEED MORE THAN 2.5:12 PITCH.
15. GAS VENTS TO TERMINATE NOT LESS THAN 4' FROM OPENINGS OR PROPERTY LINES, AND NOT LESS THAN 12" FROM A DOOR, OPENABLE WINDOW OR GRAVITY AIR INLET.
16. ALL EQUIPMENT IN POTABLE WATER DELIVERY SYSTEM MUST MEET THE CALIFORNIA AB1953 LEAD FREEE REQUIREMENTS. THIS APPLIES TO ALL PIPING, FIXTURES AND FITTINGS. ALL OF THE ABOVE NOTED ITEMS ARE NOT PERMITTED TO EXCEED 0.25% LEAD CONTENT.

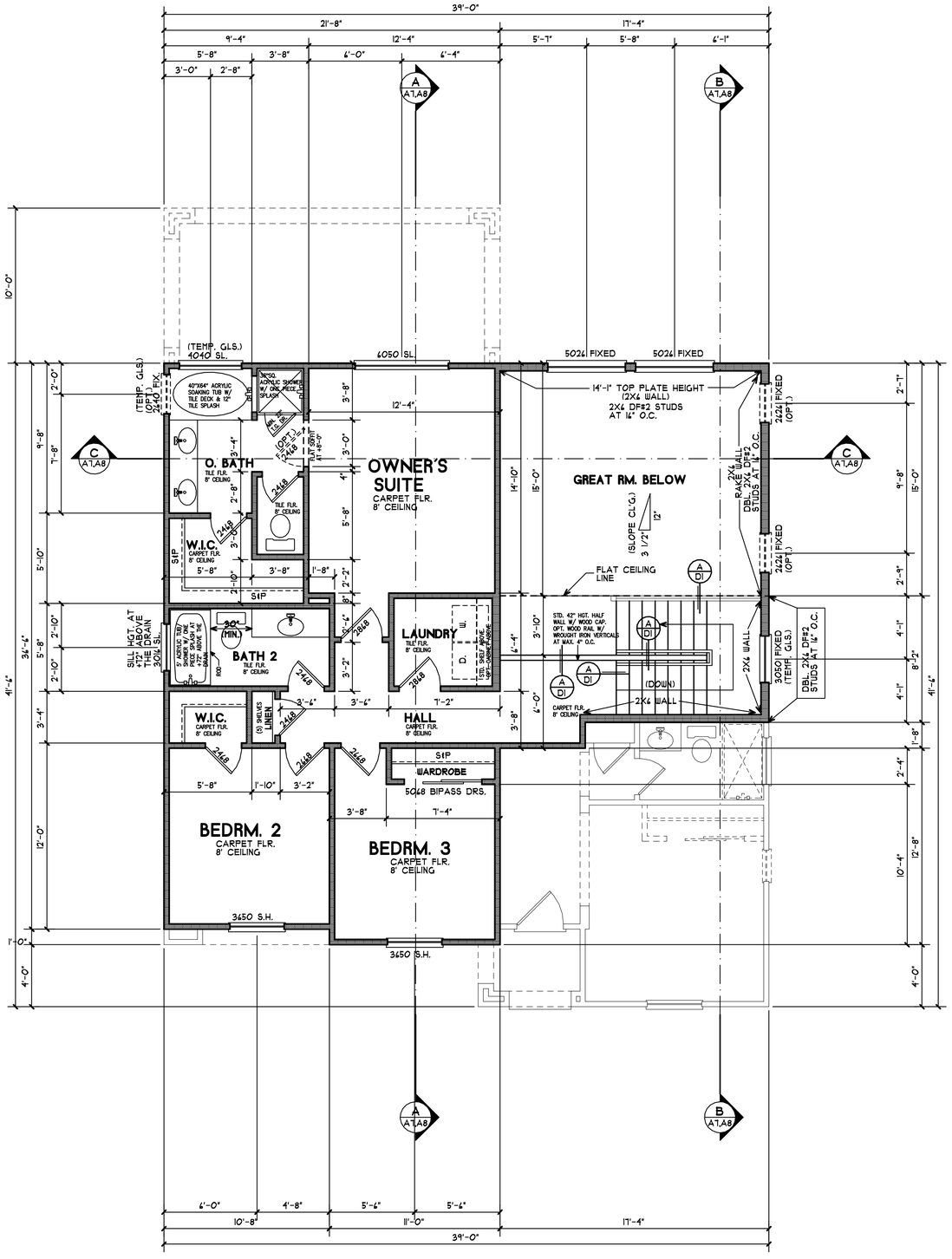
CALIFORNIA ENERGY NOTES:

1. THE BUILDER SHALL PROVIDE THE ORIGINAL OCCUPANT WITH A LIST OF THE HEATING, COOLING, WATER HEATING SYSTEMS AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.
2. A COMPLETED CF-4R FORM SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY THE CERTIFIED HERS RATER, FOR FIELD VERIFICATION AND DIAGNOSTIC TESTING.
3. AFTER INSTALLING WATER HEATING SYSTEMS, FENESTRATION, AND HVAC EQUIPMENT, THE INSTALLER SHALL SUBMIT THE "REGISTERED" INSTALLATION CERTIFICATE (CF-6R FORM), COMPLETED AND SIGNED BY THE INSTALLER, LISTING THE EQUIPMENT INSTALLED, (MANUFACTURER, MODEL, AND EFFICIENCIES, U-VALUES AND SHGC-VALUES, ETC.) AND THAT IT MEETS OR EXCEEDS THE REQUIREMENTS OF THE ENERGY DOCUMENTATION. (CEES SECTION 10-103(a)(3)).

RON POPE & ASSOCIATES
468 W. KENOSHA AVE. CLOVIS, CA. 93619
(559) 392-2706
E-MAIL: ron.pope1017@yahoo.com

PLAN NO. 1894
JOB NO: JB:1894
DRAWN BY: RON POPE
SHEET NO: A-2
SCALE: 1/4" = 1'-0"

FIRST FLOOR PLAN - A & C



HERS INSPECTION REQUIREMENTS:

BUILDING-LEVEL VERIFICATIONS:
* HIGH QUALITY INSULATION INSPECTION (QII)
* IAQ MECHANICAL VENTILATION

COOLING SYSTEM VERIFICATIONS:
* MINIMUM AIRFLOW
* VERIFIED EER
* VERIFIED SEER
* FAN EFFICACY WATTS/CFM

HVAC DISTRIBUTION SYSTEM VERIFICATIONS:
* DUCT SEALING

DOMESTIC HOT WATER SYSTEM VERIFICATIONS:
* NONE

SPECIAL FEATURES:
* PV SYSTEM: 2.0 kWdc
* NON-STANDARD ROOF REFLECTANCE

ENERGY COMPLIANCE

ROOF REFLECTANCE:	0.17
ROOF EMITTANCE:	0.91
RADIANT BARRIER:	YES
ATTIC VENTILATION:	1/150
HIGH PERFORMANCE ATTIC:	NO
RAFTERS / TOP CHORD OF TRUSSES	NO INSULATION
CEILING	R-38
2X4 EXTERIOR WALLS	R-13 + R4 RIGID FOAM
UNDERNEATH FAU PLATFORM:	R-30
DUCTS	R-8 (SEALED & TESTED)
HEAT PUMP EFFICIENCY	9
COOLING SEER / EER:	16.0 / 13.0
TANKLESS WATER HEATER	0.82
GLAZING REQUIREMENTS:	
U-VALUES:	SHGC VALUES:
OPENABLE: 0.29	OPENABLE: 0.22
FIXED: 0.25	FIXED: 0.25
SLIDING GLASS DOORS: 0.28	SLIDING GLASS DOORS: 0.21
FRENCH DOORS: 0.33	FRENCH DOORS: 0.25

HERS VERIFICATION: (REQUIRED)

WINDOW SILLS / FALL PREVENTION:

CRC, SECTION R312.2 WINDOW SILLS
IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR. EXCEPTIONS:

1. WINDOWS WHOSE OPENINGS WILL NOT ALLOW A 4 INCH DIAMETER SPHERE TO PASS THROUGH THE OPENING WHEN THE OPENING IS IN ITS LARGEST OPENED POSITION.
2. OPENINGS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090.
3. WINDOWS THAT ARE PROVIDED WITH OPENING LIMITING DEVICES THAT COMPLY WITH SECTION R312.2.

2016 CALIFORNIA GREEN BUILDING STANDARDS:

NOTE:
REFER TO SHEET GB.1 & GB.2 FOR THE MANDATORY REQUIREMENTS FOR MEETING THE CALIFORNIA GREEN BUILDING STANDARDS. CHAPTER 4, RESIDENTIAL MANDATORY FEATURES.

NOTE:
"REGISTERED" COPIES OF THE CF-6R AND CF-4R FORMS SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY CERTIFIED BY THE INSTALLER(S) FOR THE CF-6R FORM, AND THE HERS RATER, FOR THE FIELD VERIFICATION AND DIAGNOSTIC TESTING ON THE CF-4R FORM.
[CEES SECTION 10-103(a) AND 10-103(a)(5)]

NOTE:
BATHROOM EXHAUST FANS: [CRC R303.3.1]
EACH BATHROOM CONTAINING A BATHTUB, SHOWER, OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED FOR PURPOSES OF HUMIDITY CONTROL IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE, CHAPTER 4; AND THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION4.5.

NOTE:
A SHEET ROCK NAILING INSPECTION IS REQUIRED. PER [CRC R109.1.4.1 & CBC 110.3.5]

SEE TABLE R702.3.5
GYPSUM BOARD NAILING SCHEDULE ON SHEET NS.1

SEE CRC TABLE R602.3(1) & TABLE R602.3(2) FOR NAILING SCHEDULE ON SHEET NS.1

NOTE:
ALL FASTENERS AND CONNECTORS THAT ARE IN DIRECT CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.
[CRC R317.3.1]

GLAZING:

[CRC R308.4.5] HAZARDOUS LOCATIONS

5. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE

NOTE:
18" DEEP WINDOWS ABOVE A TUB & SHOWER LOCATION ARE NOT REQUIRED TO HAVE TEMPERED GLASS. THE SILL HEIGHT MEASURED VERTICALLY FROM THE STANDING SURFACE EXCEEDS 60".

TANKLESS WATER HEATER REQUIREMENTS:

1. WATER HEATERS LOCATED IN ATTICS SHALL BE PROVIDED WITH A 26 GAUGE SHEET METAL PAN WITH A MINIMUM LIP OF 2" AND A MINIMUM OF 3/4" DRAIN EXTENDING TO THE EXTERIOR OF THE STRUCTURE. THE PAN SHALL EXTEND A MINIMUM OF 6" BEYOND THE APPLIANCE ON ALL SIDES [CURRENT CPC CODE]
2. THE T & P RELIEF VALVE HAVING A FULL SIZED DRAIN OF GALV. STEEL OF HARD DRAWN COPPER TO THE OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE NOT MORE THAN 2" OR LESS THAN 6" ABOVE THE GRADE, POINTING DOWNWARD, THE TERMINAL END BEING UNTHREADED. [CPC 608.5]

PLUMBING REQUIREMENTS:

1. ALL SHOWER AND TUB/SHOWER VALVES MUST BE PRESSURE BALANCE AND/OR THERMOSTATIC MIXING TYPES. THE DEVICE IS REQUIRED TO LIMIT THE WATER TEMPERATURE TO A MAXIMUM OF 120 DEGREES. [CURRENT CPC CODE]
2. PROVIDE NON-REMOVABLE TYPE BACKFLOW PREVENTION DEVICE REQUIRED ON ALL HOSE BIBS. [CPC 603.4.6]
3. ALL EQUIPMENT IN THE POTABLE WATER DELIVERY SYSTEM MUST MEET THE CALIFORNIA AB1953 LEAD FREE REQUIREMENTS. THIS APPLIES TO ALL PIPING, FIXTURES AND FITTINGS. ALL OF THE ABOVE NOTED ITEMS ARE NOT PERMITTED TO EXCEED 0.25% LEAD CONTENT.

NOTE:
WATER CLOSETS SHALL BE CAPABLE OF USING A MAXIMUM OF 1.28 GALLONS PER FLUSH.
[CPC 403.2.1]

VENTILATION FOR INDOOR AIR QUALITY:

[CALIFORNIA ENERGY CODE, SECTION 150.0]

0) ALL DWELLING UNITS SHALL MEET THE REQUIREMENTS OF ASHRAE STANDARD 62.2. VENTILATION AND ACCEPTABLE INDOOR QUALITY IN LOW RISE RESIDENTIAL BUILDINGS. WINDOW OPERATION IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED IN SECTION SECTION 4 OF THAT ASHRAE STANDARD 62.2. CONTINUOUS OPERATION OF CENTRAL FORCED AIR SYSTEM AIR HANDLERS USED IN CENTRAL FAN INTEGRATED VENTILATION SYSTEMS IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED IN SECTION 4 OF ASHRAE STANDARD 62.2. ADDITIONALLY, ALL DWELLING UNITS SHALL MEET THE FOLLOWING REQUIREMENTS:
   1. FIELD VERIFICATION AND DIAGNOSTIC TESTING:
      A. AIRFLOW PERFORMANCE. THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED BY SECTION 4 OF ASHRAE STANDARD 62.2 SHALL BE CONFIRMED THROUGH FIELD VERIFICATION AND DIAGNOSTIC TESTING IN ACCORDANCE WITH THE APPLICABLE PROCEDURES SPECIFIED IN REFERENCE RESIDENTIAL APPENDIX RA3.7.

FLOOR AREA

TOTAL LIVING AREA:	1894 SQ.FT.
FIRST FLOOR:	1050 SQ.FT.
SECOND FLOOR:	844 SQ.FT.
GARAGE:	434 SQ.FT.
PORCH:	33 SQ.FT.
OPTIONAL PATIO:	217 SQ.FT.

SECOND FLOOR PLAN - B

DATE DRAWN: 2-2019
REVISIONS: DATE:
DATE:
DATE:

GENERAL NOTES:

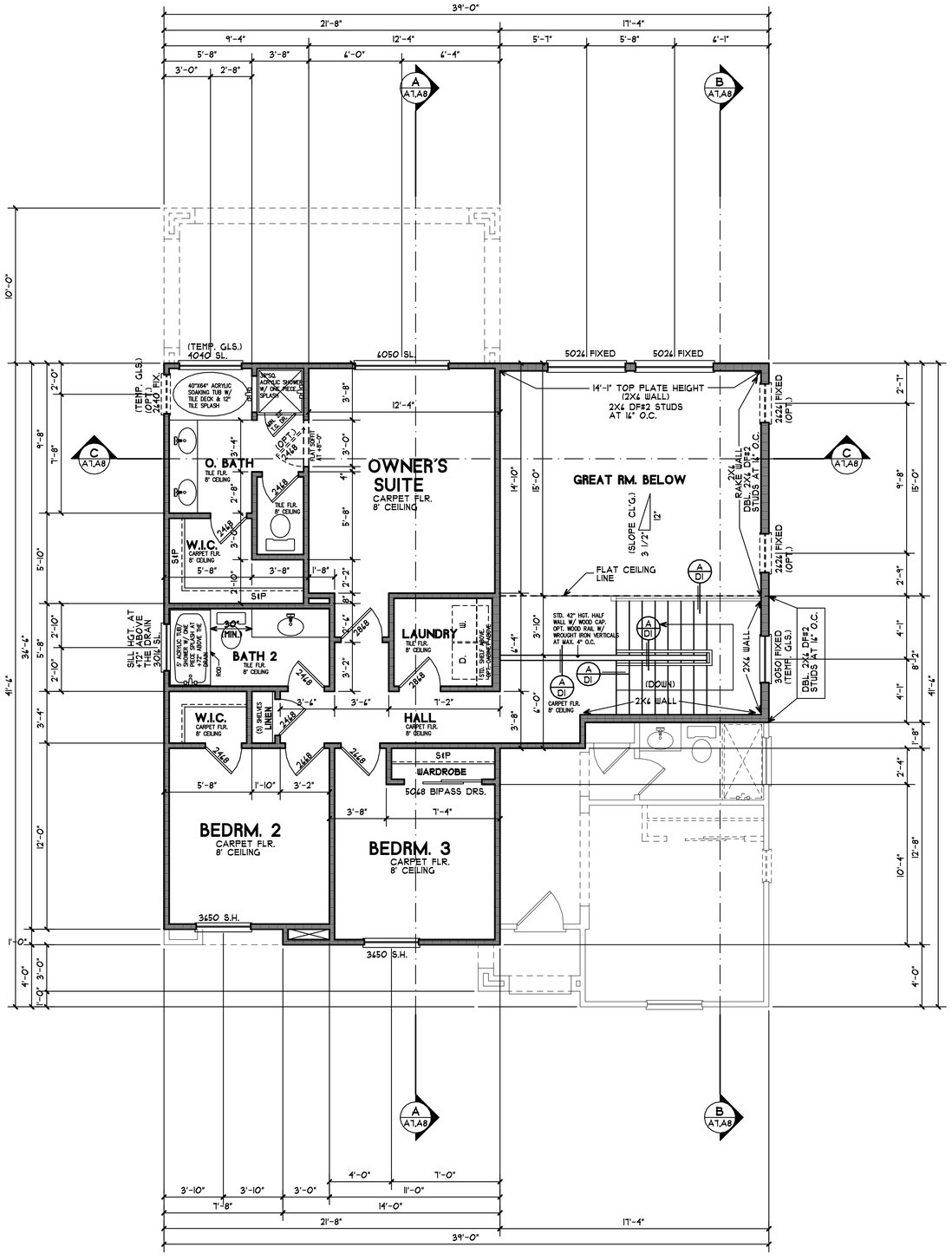
1. WATER CLOSET COMPARTMENTS MUST HAVE 30" WIDTH AND 24" CLEAR IN FRONT OF THE WATER CLOSET. [CRC R307.1]
2. THE WALL SURFACE BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SUBJECT TO WATER SPLASH ARE CONSTRUCTED OF MATERIALS NOT ADVERSELY AFFECTED BY WATER. INSTALL FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS. WATER RESISTANT GYPSUM BOARD IS NO LONGER PERMITTED TO BE USED IN THESE LOCATIONS. [CRC R702.4.2]
3. THE DOOR BETWEEN THE GARAGE AND THE DWELLING IS REQUIRED TO HAVE (3) HINGES, TWO OF WHICH ARE TO BE SELF-CLOSING TYPE.
4. ALL SLEEPING ROOMS SHALL BE PROVIDED WITH AT LEAST ONE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE. WINDOWS SHALL HAVE A CLEAR OPENING OF 5.7 SQ. FT. AND MINIMUM OPENINGS OF 20" WIDE AND 24" HIGH, (CLEAR). [CRC R310.1]
5. THE SILL HEIGHT OF WINDOWS IN ANY SLEEPING ROOM SHALL NOT EXCEED 44" FROM THE BOTTOM OF THE CLEAR OPENING. [CRC R310.1]
6. SAFETY GLAZING SHALL BE APPROVED IN THE FOLLOWING APPLICATIONS:
   A. SHOWER DOORS
   B. WINDOWS LOCATED IN OR ADJACENT TO A DOOR, WITHIN A 24" ARC OF DOOR.
   C. WINDOWS GREATER THAN 18" WIDE AND CLOSER THAN 18" TO THE FLOOR.
   D. ALL PATIO AND SLIDING GLASS DOORS.
   [CRC R308.4.2]
7. SAFETY GLAZING ON DOORS OR WNDOWS SHALL BE LABELED AS SUCH FOR INSPECTION PURPOSES.
8. PROVIDE EXHAUST VENTILATION FOR THE COOKTOP TO THE EXTERIOR OF THE BUILDING.
   A) PROVIDE APPROVED EXHAUST DUCT UNDER SLAB OR FLOOR FOR INDUCTION TYPE, (DOWN DRAFT) EXHAUST VENTS.
   B) THE VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT.
9. BATHTUB AND SHOWER SPACES:
   BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
10. THE MINIMUM WIDTH OF A SHOWER DOOR SHALL BE 22".
11. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS AT JOB SITE FOR ALL CIRCULATING TYPE TUBS. (SEE CEC 680.74)
12. PROVIDE A 12"X12" TUB MOTOR ACCESS HATCH WHEN INSTALLING A CIRCULATING TYPE TUB.
13. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR MANUFACTURED FIREPLACES AT THE TIME OF THE FRAMING INSPECTION.
14. BLOWN OR POURED TYPE INSULATION SHALL ONLY BE INSTALLED IN ATTIC SPACES WHERE THE SLOPE OF THE CEILING DOES NOT EXCEED MORE THAN 2.5: 12 PITCH.
15. GAS VENTS TO TERMINATE NOT LESS THAN 4' FROM OPENINGS OR PROPERTY LINES, AND NOT LESS THAN 12" FROM A DOOR, OPENABLE WINDOW OR GRAVITY AIR INLET.
16. ALL EQUIPMENT IN POTABLE WATER DELIVERY SYSTEM MUST MEET THE CALIFORNIA AB1953 LEAD FREEE REQUIREMENTS. THIS APPLIES TO ALL PIPING, FIXTURES AND FITTINGS. ALL OF THE ABOVE NOTED ITEMS ARE NOT PERMITTED TO EXCEED 0.25% LEAD CONTENT.

CALIFORNIA ENERGY NOTES:

1. THE BUILDER SHALL PROVIDE THE ORIGINAL OCCUPANT WITH A LIST OF THE HEATING, COOLING, WATER HEATING SYSTEMS AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.
2. A COMPLETED CF-4R FORM SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY THE CERTIFIED HERS RATER, FOR FIELD VERIFICATION AND DIAGNOSTIC TESTING.
3. AFTER INSTALLING WATER HEATING SYSTEMS, FENESTRATION, AND HVAC EQUIPMENT, THE INSTALLER SHALL SUBMIT THE "REGISTERED" INSTALLATION CERTIFICATE (CF-6R FORM), COMPLETED AND SIGNED BY THE INSTALLER, LISTING THE EQUIPMENT INSTALLED, (MANUFACTURER, MODEL, AND EFFICIENCIES, U-VALUES AND SHGC-VALUES, ETC.) AND THAT IT MEETS OR EXCEEDS THE REQUIREMENTS OF THE ENERGY DOCUMENTATION. (CEES SECTION 10-103(a)(3)).

RON POPE & ASSOCIATES
468 W. KENOSHA AVE. CLOVIS, CA. 93619
(559) 392-2706
E-MAIL: ron.pope1017@yahoo.com

PLAN NO. 1894
JOB NO: JB.1894
DRAWN BY: RON POPE
SHEET NO: A3.1
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN - A & C

2016 CALIFORNIA GREEN BUILDING STANDARDS:

NOTE:
REFER TO SHEET GB.1 & GB.2 FOR THE MANDATORY REQUIREMENTS FOR MEETING THE CALIFORNIA GREEN BUILDING STANDARDS. CHAPTER 4, RESIDENTIAL MANDATORY FEATURES.

NOTE:
"REGISTERED" COPIES OF THE CF-6R AND CF-4R FORMS SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY CERTIFIED BY THE INSTALLER(S) FOR THE CF-6R FORM, AND THE HERS RATER, FOR THE FIELD VERIFICATION AND DIAGNOSTIC TESTING ON THE CF-4R FORM.
[CEES SECTION 10-103(a) AND 10-103(a)(5)]

NOTE:
BATHROOM EXHAUST FANS: [CRC R303.3.1]
EACH BATHROOM CONTAINING A BATHTUB, SHOWER, OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED FOR PURPOSES OF HUMIDITY CONTROL IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE, CHAPTER 4; AND THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION4.5.

HERS INSPECTION REQUIREMENTS:

BUILDING-LEVEL VERIFICATIONS:
* HIGH QUALITY INSULATION INSPECTION (QII)
* IAQ MECHANICAL VENTILATION

COOLING SYSTEM VERIFICATIONS:
* MINIMUM AIRFLOW
* VERIFIED EER
* VERIFIED SEER
* FAN EFFICACY WATTS/CFM

HVAC DISTRIBUTION SYSTEM VERIFICATIONS:
* DUCT SEALING

DOMESTIC HOT WATER SYSTEM VERIFICATIONS:
* NONE

SPECIAL FEATURES:
* PV SYSTEM: 2.0 kWdc
* NON-STANDARD ROOF REFLECTANCE

ENERGY COMPLIANCE

ROOF REFLECTANCE:	0.17
ROOF EMITTANCE:	0.91
RADIANT BARRIER:	YES
ATTIC VENTILATION:	1/150
HIGH PERFORMANCE ATTIC:	NO
RAFTERS / TOP CHORD OF TRUSSES	NO INSULATION
CEILING	R-38
2X4 EXTERIOR WALLS	R-13 + R4 RIGID FOAM
UNDERNEATH FAU PLATFORM:	R-30
DUCTS	R-8 (SEALED & TESTED)
HEAT PUMP EFFICIENCY	9
COOLING SEER / EER:	16.0 / 13.0
TANKLESS WATER HEATER	0.82
GLAZING REQUIREMENTS:	
U-VALUES:	SHGC VALUES:
OPENABLE: 0.29	OPENABLE: 0.22
FIXED: 0.25	FIXED: 0.25
SLIDING GLASS DOORS: 0.28	SLIDING GLASS DOORS: 0.21
FRENCH DOORS: 0.33	FRENCH DOORS: 0.25

HERS VERIFICATION: (REQUIRED)

WINDOW SILLS / FALL PREVENTION:

CRC, SECTION R312.2 WINDOW SILLS
IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR. EXCEPTIONS:

1. WINDOWS WHOSE OPENINGS WILL NOT ALLOW A 4 INCH DIAMETER SPHERE TO PASS THROUGH THE OPENING WHEN THE OPENING IS IN ITS LARGEST OPENED POSITION.
2. OPENINGS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090.
3. WINDOWS THAT ARE PROVIDED WITH OPENING LIMITING DEVICES THAT COMPLY WITH SECTION R312.2.

NOTE:
A SHEET ROCK NAILING INSPECTION IS REQUIRED. PER [CRC R109.1.4.1 & CBC 110.3.5]

SEE TABLE R702.3.5
GYPSUM BOARD NAILING SCHEDULE ON SHEET NS.1

SEE CRC TABLE R602.3(1) & TABLE R602.3(2) FOR NAILING SCHEDULE ON SHEET NS.1

NOTE:
ALL FASTENERS AND CONNECTORS THAT ARE IN DIRECT CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.
[CRC R317.3.1]

GLAZING:

[CRC R308.4.5] HAZARDOUS LOCATIONS

5. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE

NOTE:
18" DEEP WINDOWS ABOVE A TUB & SHOWER LOCATION ARE NOT REQUIRED TO HAVE TEMPERED GLASS. THE SILL HEIGHT MEASURED VERTICALLY FROM THE STANDING SURFACE EXCEEDS 60".

TANKLESS WATER HEATER REQUIREMENTS:

1. WATER HEATERS LOCATED IN ATTICS SHALL BE PROVIDED WITH A 26 GAUGE SHEET METAL PAN WITH A MINIMUM LIP OF 2" AND A MINIMUM OF 3/4" DRAIN EXTENDING TO THE EXTERIOR OF THE STRUCTURE. THE PAN SHALL EXTEND A MINIMUM OF 6" BEYOND THE APPLIANCE ON ALL SIDES [CURRENT CPC CODE]
2. THE T & P RELIEF VALVE HAVING A FULL SIZED DRAIN OF GALV. STEEL OF HARD DRAWN COPPER TO THE OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE NOT MORE THAN 2" OR LESS THAN 6" ABOVE THE GRADE, POINTING DOWNWARD, THE TERMINAL END BEING UNTHREADED. [CPC 608.5]

PLUMBING REQUIREMENTS:

1. ALL SHOWER AND TUB/SHOWER VALVES MUST BE PRESSURE BALANCE AND/OR THERMOSTATIC MIXING TYPES. THE DEVICE IS REQUIRED TO LIMIT THE WATER TEMPERATURE TO A MAXIMUM OF 120 DEGREES. [CURRENT CPC CODE]
2. PROVIDE NON-REMOVABLE TYPE BACKFLOW PREVENTION DEVICE REQUIRED ON ALL HOSE BIBS. [CPC 603.4.6]
3. ALL EQUIPMENT IN THE POTABLE WATER DELIVERY SYSTEM MUST MEET THE CALIFORNIA AB1953 LEAD FREE REQUIREMENTS. THIS APPLIES TO ALL PIPING, FIXTURES AND FITTINGS. ALL OF THE ABOVE NOTED ITEMS ARE NOT PERMITTED TO EXCEED 0.25% LEAD CONTENT.

NOTE:
WATER CLOSETS SHALL BE CAPABLE OF USING A MAXIMUM OF 1.28 GALLONS PER FLUSH.
[CPC 403.2.1]

VENTILATION FOR INDOOR AIR QUALITY:

[CALIFORNIA ENERGY CODE, SECTION 150.0]

0) ALL DWELLING UNITS SHALL MEET THE REQUIREMENTS OF ASHRAE STANDARD 62.2. VENTILATION AND ACCEPTABLE INDOOR QUALITY IN LOW RISE RESIDENTIAL BUILDINGS. WINDOW OPERATION IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED IN SECTION SECTION 4 OF THAT ASHRAE STANDARD 62.2. CONTINUOUS OPERATION OF CENTRAL FORCED AIR SYSTEM AIR HANDLERS USED IN CENTRAL FAN INTEGRATED VENTILATION SYSTEMS IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED IN SECTION 4 OF ASHRAE STANDARD 62.2. ADDITIONALLY, ALL DWELLING UNITS SHALL MEET THE FOLLOWING REQUIREMENTS:
   1. FIELD VERIFICATION AND DIAGNOSTIC TESTING:
      A. AIRFLOW PERFORMANCE. THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED BY SECTION 4 OF ASHRAE STANDARD 62.2 SHALL BE CONFIRMED THROUGH FIELD VERIFICATION AND DIAGNOSTIC TESTING IN ACCORDANCE WITH THE APPLICABLE PROCEDURES SPECIFIED IN REFERENCE RESIDENTIAL APPENDIX RA3.7.

FLOOR AREA

TOTAL LIVING AREA:	1894 SQ.FT.
FIRST FLOOR:	1050 SQ.FT.
SECOND FLOOR:	844 SQ.FT.
GARAGE:	434 SQ.FT.
PORCH:	33 SQ.FT.
OPTIONAL PATIO:	217 SQ.FT.

DATE DRAWN: 2-2019
REVISIONS:
DATE:
DATE:
DATE:

GENERAL NOTES:

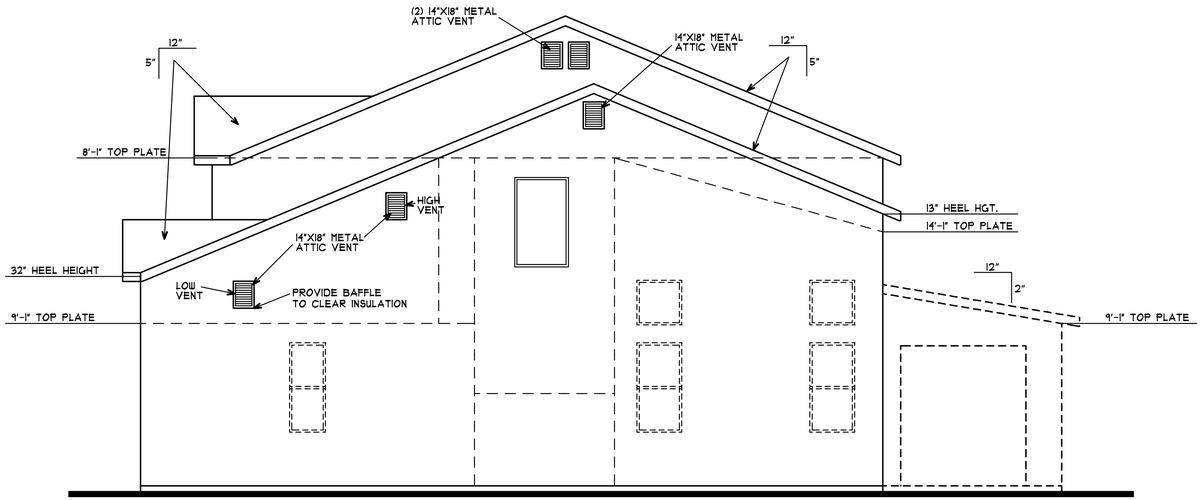
1. WATER CLOSET COMPARTMENTS MUST HAVE 30" WIDTH AND 24" CLEAR IN FRONT OF THE WATER CLOSET. [CRC R307.1]
2. THE WALL SURFACE BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SUBJECT TO WATER SPLASH ARE CONSTRUCTED OF MATERIALS NOT ADVERSELY AFFECTED BY WATER. INSTALL FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS. WATER RESISTANT GYPSUM BOARD IS NO LONGER PERMITTED TO BE USED IN THESE LOCATIONS. [CRC R702.4.2]
3. THE DOOR BETWEEN THE GARAGE AND THE DWELLING IS REQUIRED TO HAVE (3) HINGES, TWO OF WHICH ARE TO BE SELF-CLOSING TYPE.
4. ALL SLEEPING ROOMS SHALL BE PROVIDED WITH AT LEAST ONE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE. WINDOWS SHALL HAVE A CLEAR OPENING OF 5.7 SQ. FT. AND MINIMUM OPENINGS OF 20" WIDE AND 24" HIGH, (CLEAR). [CRC R310.1]
5. THE SILL HEIGHT OF WINDOWS IN ANY SLEEPING ROOM SHALL NOT EXCEED 44" FROM THE BOTTOM OF THE CLEAR OPENING. [CRC R310.1]
6. SAFETY GLAZING SHALL BE APPROVED IN THE FOLLOWING APPLICATIONS:
   A. SHOWER DOORS
   B. WINDOWS LOCATED IN OR ADJACENT TO A DOOR, WITHIN A 24" ARC OF DOOR.
   C. WINDOWS GREATER THAN 18" WIDE AND CLOSER THAN 18" TO THE FLOOR.
   D. ALL PATIO AND SLIDING GLASS DOORS.
   [CRC R308.4.2]
7. SAFETY GLAZING ON DOORS OR WNDOWS SHALL BE LABELED AS SUCH FOR INSPECTION PURPOSES.
8. PROVIDE EXHAUST VENTILATION FOR THE COOKTOP TO THE EXTERIOR OF THE BUILDING.
   A) PROVIDE APPROVED EXHAUST DUCT UNDER SLAB OR FLOOR FOR INDUCTION TYPE, (DOWN DRAFT) EXHAUST VENTS.
   B) THE VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT.
9. BATHTUB AND SHOWER SPACES:
   BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
10. THE MINIMUM WIDTH OF A SHOWER DOOR SHALL BE 22".
11. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS AT JOB SITE FOR ALL CIRCULATING TYPE TUBS. (SEE CEC 680.74)
12. PROVIDE A 12"X12" TUB MOTOR ACCESS HATCH WHEN INSTALLING A CIRCULATING TYPE TUB.
13. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR MANUFACTURED FIREPLACES AT THE TIME OF THE FRAMING INSPECTION.
14. BLOWN OR POURED TYPE INSULATION SHALL ONLY BE INSTALLED IN ATTIC SPACES WHERE THE SLOPE OF THE CEILING DOES NOT EXCEED MORE THAN 2.5: 12 PITCH.
15. GAS VENTS TO TERMINATE NOT LESS THAN 4' FROM OPENINGS OR PROPERTY LINES, AND NOT LESS THAN 12" FROM A DOOR, OPENABLE WINDOW OR GRAVITY AIR INLET.
16. ALL EQUIPMENT IN POTABLE WATER DELIVERY SYSTEM MUST MEET THE CALIFORNIA AB1953 LEAD FREEE REQUIREMENTS. THIS APPLIES TO ALL PIPING, FIXTURES AND FITTINGS. ALL OF THE ABOVE NOTED ITEMS ARE NOT PERMITTED TO EXCEED 0.25% LEAD CONTENT.

CALIFORNIA ENERGY NOTES:

1. THE BUILDER SHALL PROVIDE THE ORIGINAL OCCUPANT WITH A LIST OF THE HEATING, COOLING, WATER HEATING SYSTEMS AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.
2. A COMPLETED CF-4R FORM SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY THE CERTIFIED HERS RATER, FOR FIELD VERIFICATION AND DIAGNOSTIC TESTING.
3. AFTER INSTALLING WATER HEATING SYSTEMS, FENESTRATION, AND HVAC EQUIPMENT, THE INSTALLER SHALL SUBMIT THE "REGISTERED" INSTALLATION CERTIFICATE (CF-6R FORM), COMPLETED AND SIGNED BY THE INSTALLER, LISTING THE EQUIPMENT INSTALLED, (MANUFACTURER, MODEL, AND EFFICIENCIES, U-VALUES AND SHGC-VALUES, ETC.) AND THAT IT MEETS OR EXCEEDS THE REQUIREMENTS OF THE ENERGY DOCUMENTATION. (CEES SECTION 10-103(a)(3)).

RON POPE & ASSOCIATES
468 W. KENOSHA AVE. CLOVIS, CA. 93619
(559) 392-2706
E-MAIL: ron.pope1017@yahoo.com

PLAN NO. 1894
JOB NO: JB.1894
DRAWN BY: RON POPE
SHEET NO: A-3
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

RADIANT BARRIER AT GABLE ENDS:

POLAR-PLY RB-GB
RADIANT BARRIER - GABLE BARRIER
LISTING #CA-T032

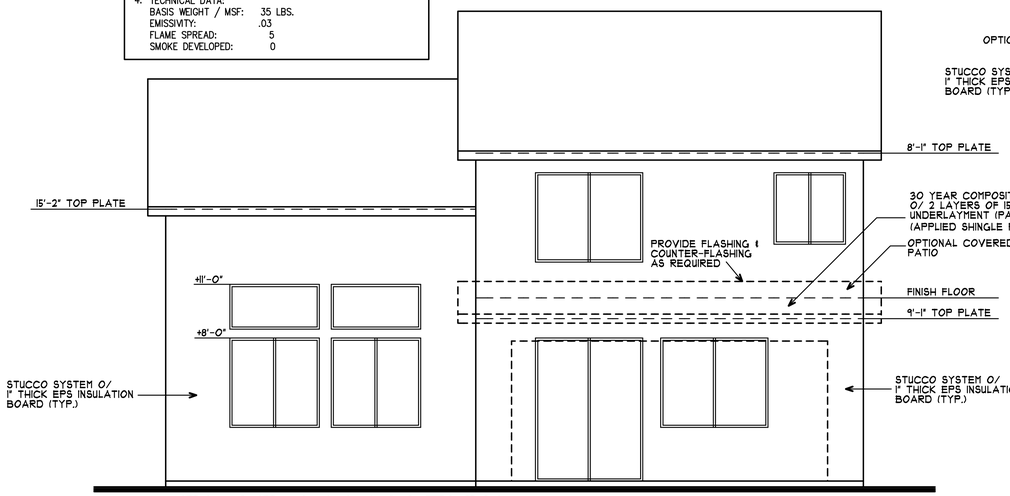
1. LOW-EMISSIVITY RADIANT BARRIER FOR NEW AND EXISTING RESIDENTIAL CONSTRUCTION. PROVIDES A COST SAVINGS ON AIR CONDITIONING AND DRAMATICALLY INCREASES HOME COMFORT LEVELS.
2. POLAR-PLY RB-GB IS COMMONLY USED AS A FLAME AND SMOKE BARRIER FOR 1 COAT STUCCO SYSTEMS. THIS PRODUCT IS A BARRIER BETWEEN SYSTEMS POLYSTYRENE FOAM ASSEMBLY AND ATTIC OR OTHER PLENUM AREAS SUCH AS FIREPLACE CHASES WHERE DRYWALL OR OTHER NON-COMBUSTIBLE ASSEMBLIES DO NOT OCCUR.
3. DESCRIPTION:
   POLAR-PLY RB-GB IS MADE OF HIGH QUALITY ALUMINUM FOIL LAMINATED TO BOTH SIDES OF 65 LB. MACHINE GLAZE KRAFT PAPER WITH A PROPRIETARY FLAME RETARDENT / WATER RESISTANT ADHESIVE. 500 SQ.FT. ROLLS STANDARD 50"X120'.
4. TECHNICAL DATA:
   BASIS WEIGHT / MSF: 35 LBS.
   EMISSIVITY: .03
   FLAME SPREAD: 5
   SMOKE DEVELOPED: 0

WINDOW HEADER HEIGHTS: (8'-1" PLATE)

SET ALL WINDOW HEADERS AT +7'-0" TO THE BOTTOM OF THE HEADER (TYPICAL)

* FOR 4X12 OR 6X12 DEPTH HEADERS, SET HEADER TIGHT TO THE TOP PLATE.

* FOR CLEAR STORY WINDOWS, SEE PLANS.



REAR ELEVATION

FASCIA BOARD:

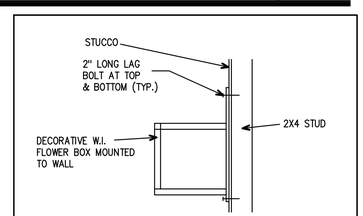
INSTALL 2X6 FASCIA BOARD (TYPICAL)

WINDOW HEADER HEIGHTS: (9'-1" PLATE)

SET ALL WINDOW HEADERS AT +8'-0" TO THE BOTTOM OF THE HEADER (TYPICAL)

* FOR 4X12 OR 6X12 DEPTH HEADERS, SET HEADER TIGHT TO THE TOP PLATE.

* FOR CLEAR STORY WINDOWS, SEE PLANS.

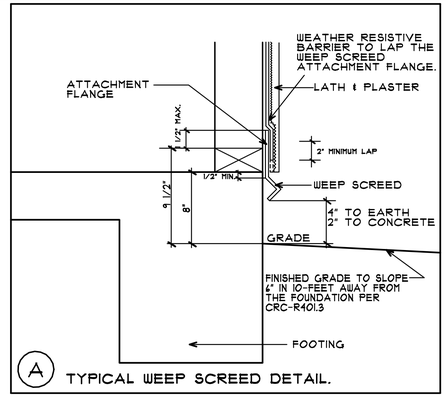


B DECORATIVE WROUGHT IRON FLOWER BOX

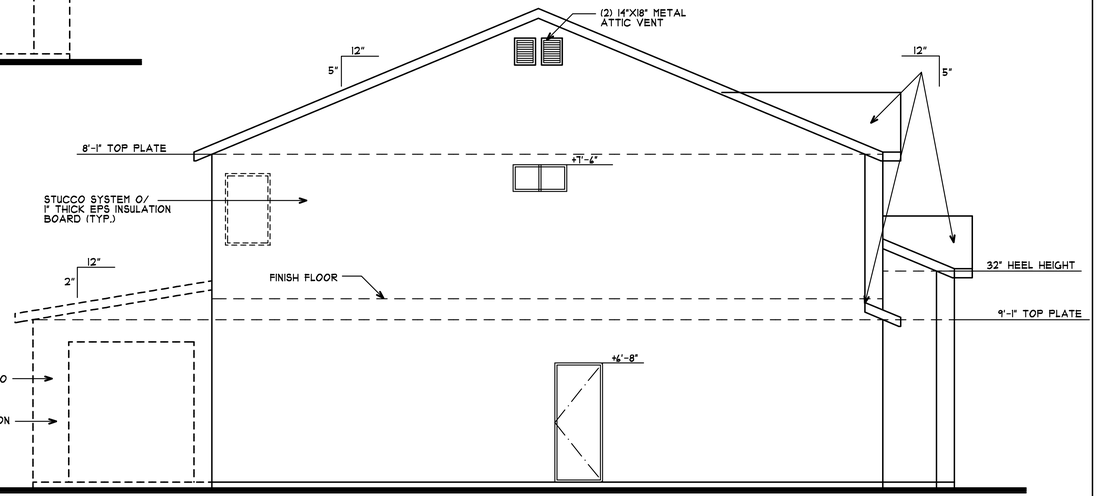
RADIANT BARRIER ROOF SHEATHING:

[RESIDENTIAL APPENDIX RA4.2.2-2008]

1. MANUFACTURER OF ROOF SHEATHING: LOUISIANNA PACIFIC OR EQUIVALENT.
2. MANUFACTURER APPROVAL: CA-T370 TECHSHIELD
3. RADIANT BARRIER: SOLAR BOARD BY INTERNATIONAL PAPER.
4. THE RADIANT BARRIER SHALL BE INSTALLED TO COVER ALL GABLE END WALLS AND OTHER VERTICAL SURFACES IN THE ATTIC.
5. THE ATTIC SHALL BE VENTILATED TO:
   a) CONFORM TO THE RADIANT BARRIER MANUFACTURER'S INSTRUCTIONS.
   b) PROVIDE A MINIMUM FREE VENTILATION AREA OF NOT LESS THAN ONE SQUARE FOOT OF VENT AREA FOR EACH 150 SQUARE FEET OF ATTIC/FLOOR AREA.
   c) PROVIDE NO LESS THAN 30 PERCENT UPPER VENTS.
6. RIDGE VENTS OR GABLE END VENTS ARE RECOMMENDED TO ACHIEVE THE BEST PERFORMANCE. THE MATERIAL SHOULD BE CUT TO ALLOW FOR FULL AIRFLOW TO THE VENTING.
7. THE PRODUCT SHALL MEET ALL REQUIREMENTS FOR CALIFORNIA CERTIFIED INSULATION MATERIALS [RADIANT BARRIERS] OF THE DEPARTMENT OF CONSUMER AFFAIRS, BUREAU OF HOME FURNISHINGS AND THERMAL INSULATION, AS SPECIFIED BY CCR, TITLE 24, PART 12, CHAPTER 12-13, STANDARDS FOR INSULATING MATERIAL.
8. THE USE OF A RADIANT BARRIER SHALL BE LISTED IN THE SPECIAL FEATURES AND MODELING ASSUMPTIONS LISTINGS OF THE CERTIFICATE OF COMPLIANCE AND DESCRIBED IN DETAIL IN THE RESIDENTIAL ACM MANUAL.



A TYPICAL WEEP SCREED DETAIL.



LEFT SIDE ELEVATION

FRONT ELEVATION

EXTERIOR ELEVATIONS - A

DATE DRAWN: 2-2019
REVISIONS: DATE:
DATE:
DATE:

GENERAL NOTES:

ELEVATION NOTES:

1. PROVIDE BITHUTHENE OR SIMILAR RUBBARIZED ASPHALT FLASHING WITHIN THE LATH ASSEMBLY OF ALL HORIZONTAL UPSIDE STUCCO SURFACES.
2. PROVIDE MIN. 1/4" PER 1'-0" SLOPE AT BALCONIES.
3. PROVIDE AN ANTI-PONDING DEVISE AT THE BOTTOM COURSE OF THE TILE ROOF IF A RAISED FASCIA BOARD IS USED.
4. PROVIDE BIRD STOP DEVICE AT BOTTOM COURSE OF TILE ROOFING TO SEAL ROOF FROM BIRDS NESTS AND FIRE INTRUSION.
5. PROVIDE TWO LAYERS OF TYPE "D" UNDERLAYMENT AT STUCCO WALLS WHERE STUCCO IS APPLIED OVER PLY-WOOD SHEATHING.
6. NO EAVE VENTS ARE ALLOWED WHERE SHEAR TRANSFER IS REQUIRED AT THE FRIEZE BLOCK.
7. PROVIDE FLASHING AND COUNTER FLASHING AT ALL ROOF TO WALL AND CHIMNEY INTERSECTIONS. ALSO, PROVIDE STEPPED FLASHING WHERE THE SLOPED ROOF ABUTS THE WALL.
8. PROVIDE HIGH RIBBED METAL LATH AT ALL HORIZONTAL STUCCO SURFACES.
9. ROOF COVER ASSEMBLY CLASSIFICATION IS TO BE CERTIFIED BY THE INSTALLER BEFORE THE HOUSE CAN BE ISSUED A FINAL INSPECTION.
10. PROVIDE FOR ALL TYPES OF ROOF SHEET METAL VALLEY FLASHING WITH A 36-INCH WIDE UNDERLAYMENT DIRECTLY UNDER FLASHING AND OVER NORMAL REQUIRED UNDERLAYMENT.
11. ROOF COVERING SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT CRC AND CURRENT CFC.

EXTERIOR LATH MATERIALS:

1. WESTERN ONE KOTE SYSTEM, ESR-1607 (OR EQUIVALENT)
2. THE MAXIMUM COATING THICKNESS IS 1/2".
3. PROVIDE ONE LAYER OF GRADE "D" BUILDING PAPER, AND TWO LAYERS OVER ANY PLYWOOD SHEATHING.
4. APPLY 1" TO 1 1/2" THICK EXPANDED POLYSTYRENE (EPS) INSULATION BOARD.
5. APPLY WIRE LATH THAT COMPLIES WITH UBC TABLE NO. 47-B USE MI. 20 GAUGE, 1 INCH GALVANIZED STEEL WOVEN WIRE WIRE FABRIC.
6. CAULKING: ACRYLIC LATEX CAULKING MATERIAL COMPLYING WITH ASTM C 834.
7. ALL TRIM, SCREEDS AND CORNER REINFORCEMENT MUST HAVE GALVANIZED STEEL OR APPROVED PLASTIC.
8. WEEP SCREED SHALL BE 25 GAUGE "J" METAL AND SHALL BE INSTALLED AT A MIN. OF 4" ELEV. ABOVE GRADE AND 2" ABOVE ANY PAVED SURFACE.

EPS FOAM INSULATION (THERMAL BARRIER)

1. EPS INSULATION BOARD: FALCON FOAM ESR-1962
   2.1: FALCON FOAM, ThermalStar, AND ELEVATION EXPANDED POLYSTYRENE INSULATION BOARDS:
   FALCON FOAM, ThermalStar, AND ELEVATION EXPANDED POLYSTYRENE (EPS) INSULATION BOARDS ARE USED AS NON-STRUCTURAL THERMAL INSULATION IN BUILDINGS OF ANY CONSTRUCTION TYPE, AND AS COMPONENTS OF CLASS A, B AND C ROOF COVERING SUSTEMS INSTALLED ON STEEL DECKS, WHEN INSTALLED IN ACCORDANCE WITH THIS REPORT. THE INSULATION IS FOR USE IN WALL CAVITIES, CEILING ASSEMBLIES, AND ROOF COVERING ASSEMBLIES, OR ON THE OUTSIDE FACES OF EXTERIOR WALLS. THE INSULATION MAY BE USED AS ROOF INSULATION WHEN RECOGNIZED IN A CURRENT ICC-ES EVALUATION REPORT ON THE ROOF COVERING SYSTEM, OR WHEN INSTALLED AS DESCRIBED IN SECTION 4.2. THE INSULATION BOARDS MAY ALSO BE DIRECTLY EXPOSED IN ATTICS AND CRAWL SPACES WITHOUT A COVERING WHEN INSTALLED AS DESCRIBED IN SECTION 4.2.2. THE INSULATION MAY ALSO BE USED AS EXTERIOR PERIMETER INSULATION AROUND CONCRETE SLAB EDGES, ON FOUNDATION WALLS, OR UNDER FLAT CONCRETE SLAB ON GRADE CONSTRUCTION, EXCEPT IN AREAS WHERE THE PROBABILITY OF TERMITE ACTIVITY IS "VERY HEAVY" AS NOTED IN SECTION 5.5.

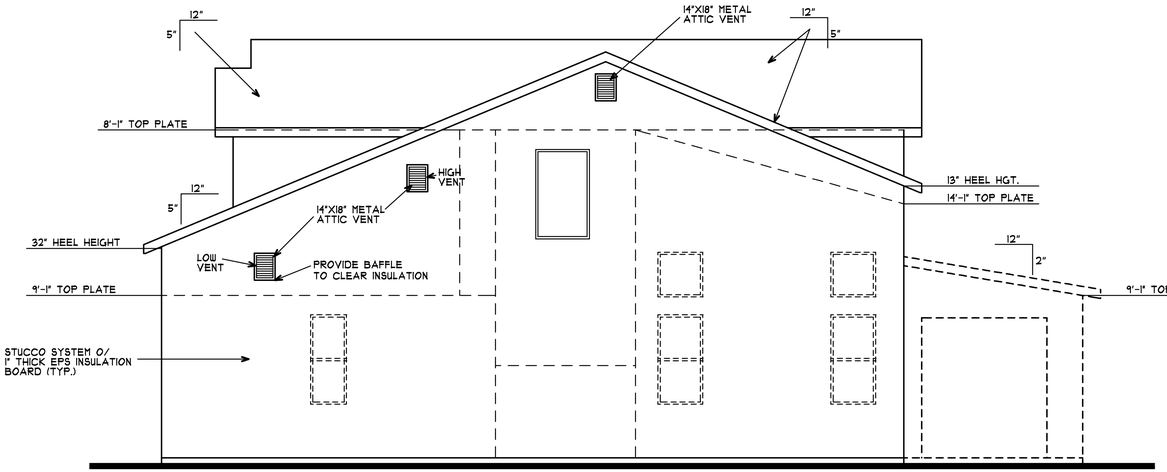
NOTE:
THE EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) SHALL TERMINATE NOT LESS THAN 6" ABOVE THE FINISHED GROUND LEVEL. [CRC R703.9]

FIRE-RESISTANT CONSTRUCTION

1. R302.1 EXTERIOR WALLS:
   CONSTRUCTION, PROJECTIONS, OPENINGS AND PENETRATIONS OF EXTERIOR WALLS OF DWELLINGS AND ACCESSORY BUILDINGS SHALL COMPLY WITH TABLE R302.1(2)

RON POPE & ASSOCIATES
468 W. KENOSHA AVE. CLOVIS, CA. 93619
(559) 392-2706
E-MAIL: ron.pope1017@yahoo.com

PLAN NO. 1894
JOB NO: JB:1894
DRAWN BY: RON POPE
SHEET NO: A-4
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

RADIANT BARRIER AT GABLE ENDS:

POLAR-PLY RB-GB
RADIANT BARRIER - GABLE BARRIER
LISTING #CA-T032

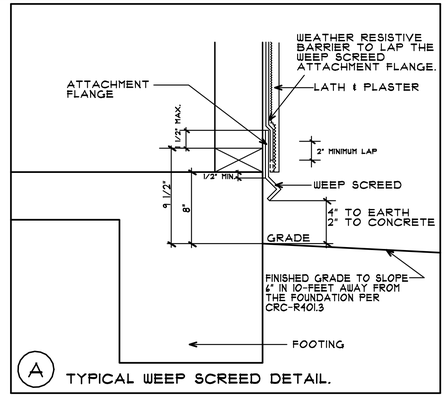
1. LOW-EMISSIVITY RADIANT BARRIER FOR NEW AND EXISTING RESIDENTIAL CONSTRUCTION. PROVIDES A COST SAVINGS ON AIR CONDITIONING AND DRAMATICALLY INCREASES HOME COMFORT LEVELS.
2. POLAR-PLY RB-GB IS COMMONLY USED AS A FLAME AND SMOKE BARRIER FOR 1 COAT STUCCO SYSTEMS. THIS PRODUCT IS A BARRIER BETWEEN SYSTEMS POLYSTYRENE FOAM ASSEMBLY AND ATTIC OR OTHER PLENUM AREAS SUCH AS FIREPLACE CHASES WHERE DRYWALL OR OTHER NON-COMBUSTIBLE ASSEMBLIES DO NOT OCCUR.
3. DESCRIPTION: POLAR-PLY RB-GB IS MADE OF HIGH QUALITY ALUMINUM FOIL LAMINATED TO BOTH SIDES OF 65 LB. MACHINE GLAZE KRAFT PAPER WITH A PROPRIETARY FLAME RETARDENT / WATER RESISTANT ADHESIVE. 500 SQ.FT. ROLLS STANDARD 50'X120'.
4. TECHNICAL DATA:

BASIS WEIGHT / MSF:	35 LBS.
EMISSIVITY:	.03
FLAME SPREAD:	5
SMOKE DEVELOPED:	0

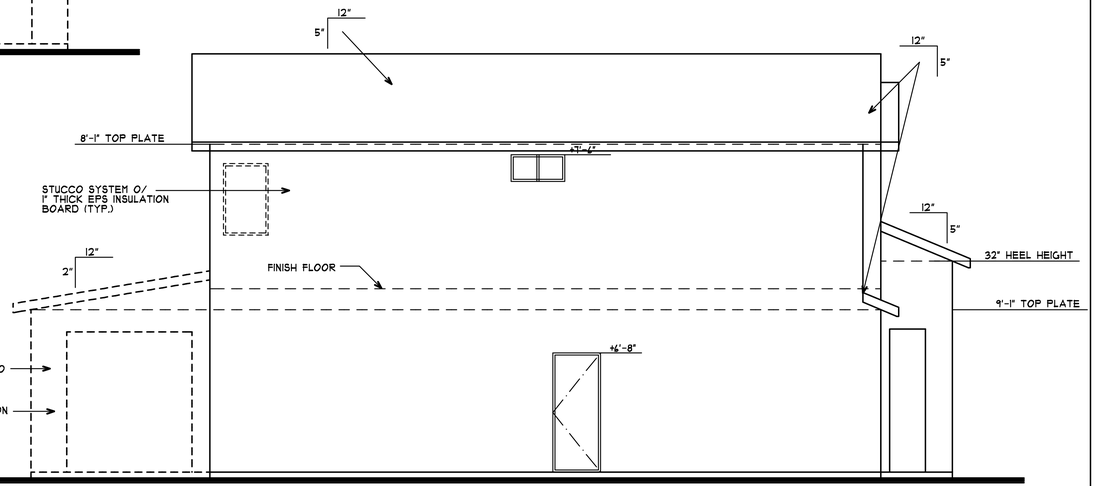
RADIANT BARRIER ROOF SHEATHING:

[RESIDENTIAL APPENDIX RA4.2.2-2008]

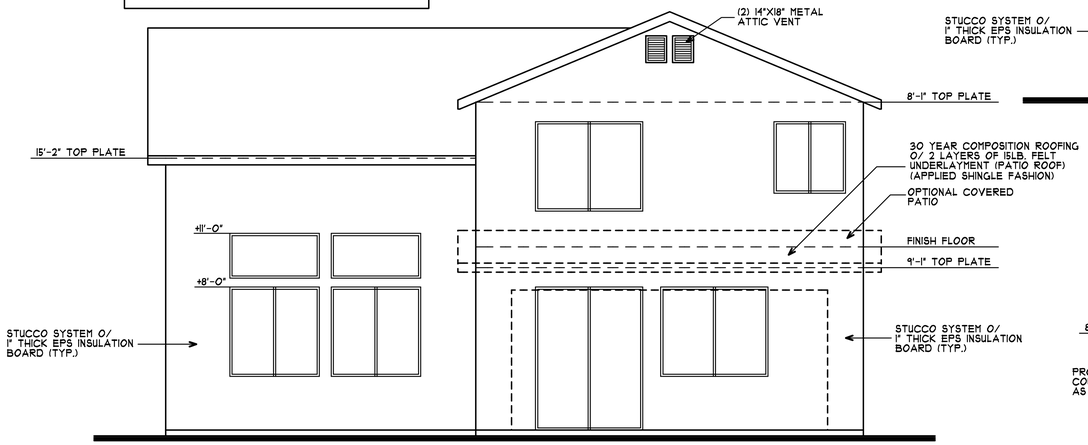
1. MANUFACTURER OF ROOF SHEATHING: LOUISIANNA PACIFIC OR EQUIVALENT.
2. MANUFACTURER APPROVAL: CA-T370 TECHSHIELD
3. RADIANT BARRIER: SOLAR BOARD BY INTERNATIONAL PAPER.
4. THE RADIANT BARRIER SHALL BE INSTALLED TO COVER ALL GABLE END WALLS AND OTHER VERTICAL SURFACES IN THE ATTIC.
5. THE ATTIC SHALL BE VENTILATED TO:
   a) CONFORM TO THE RADIANT BARRIER MANUFACTURER'S INSTRUCTIONS.
   b) PROVIDE A MINIMUM FREE VENTILATION AREA OF NOT LESS THAN ONE SQUARE FOOT OF VENT AREA FOR EACH 150 SQUARE FEET OF ATTIC/FLOOR AREA.
   c) PROVIDE NO LESS THAN 30 PERCENT UPPER VENTS.
6. RIDGE VENTS OR GABLE END VENTS ARE RECOMMENDED TO ACHIEVE THE BEST PERFORMANCE. THE MATERIAL SHOULD BE CUT TO ALLOW FOR FULL AIRFLOW TO THE VENTING.
7. THE PRODUCT SHALL MEET ALL REQUIREMENTS FOR CALIFORNIA CERTIFIED INSULATION MATERIALS [RADIANT BARRIERS] OF THE DEPARTMENT OF CONSUMER AFFAIRS, BUREAU OF HOME FURNISHINGS AND THERMAL INSULATION, AS SPECIFIED BY CCR, TITLE 24, PART 12, CHAPTER 12-13, STANDARDS FOR INSULATING MATERIAL.
8. THE USE OF A RADIANT BARRIER SHALL BE LISTED IN THE SPECIAL FEATURES AND MODELING ASSUMPTIONS LISTINGS OF THE CERTIFICATE OF COMPLIANCE AND DESCRIBED IN DETAIL IN THE RESIDENTIAL ACM MANUAL.



A TYPICAL WEEP SCREED DETAIL.



LEFT SIDE ELEVATION



REAR ELEVATION

FRONT ELEVATION

FASCIA BOARD:
INSTALL 2X6 FASCIA BOARD (TYPICAL)

WINDOW HEADER HEIGHTS: (8'-1" PLATE)

SET ALL WINDOW HEADERS AT +7'-0" TO THE BOTTOM OF THE HEADER (TYPICAL)

* FOR 4X12 OR 6X12 DEPTH HEADERS, SET HEADER TIGHT TO THE TOP PLATE.
* FOR CLEAR STORY WINDOWS, SEE PLANS.

WINDOW HEADER HEIGHTS: (9'-1" PLATE)

SET ALL WINDOW HEADERS AT +8'-0" TO THE BOTTOM OF THE HEADER (TYPICAL)

* FOR 4X12 OR 6X12 DEPTH HEADERS, SET HEADER TIGHT TO THE TOP PLATE.
* FOR CLEAR STORY WINDOWS, SEE PLANS.

EXTERIOR ELEVATIONS - B

DATE DRAWN: 2-2019
REVISIONS: DATE:
DATE:
DATE:

DESIGNER STACE 385

GENERAL NOTES:

ELEVATION NOTES:

1. PROVIDE BITHUTHENE OR SIMILAR RUBBARIZED ASPHALT FLASHING WITHIN THE LATH ASSEMBLY OF ALL HORIZONTAL UPSIDE STUCCO SURFACES.
2. PROVIDE MIN. 1/4" PER 1'-0" SLOPE AT BALCONIES.
3. PROVIDE AN ANTI-PONDING DEVISE AT THE BOTTOM COURSE OF THE TILE ROOF IF A RAISED FASCIA BOARD IS USED.
4. PROVIDE BIRD STOP DEVICE AT BOTTOM COURSE OF TILE ROOFING TO SEAL ROOF FROM BIRDS NESTS AND FIRE INTRUSION.
5. PROVIDE TWO LAYERS OF TYPE "D" UNDERLAYMENT AT STUCCO WALLS WHERE STUCCO IS APPLIED OVER PLYWOOD SHEATHING.
6. NO EAVE VENTS ARE ALLOWED WHERE SHEAR TRANSFER IS REQUIRED AT THE FRIEZE BLOCK.
7. PROVIDE FLASHING AND COUNTER FLASHING AT ALL ROOF TO WALL AND CHIMNEY INTERSECTIONS. ALSO, PROVIDE STEPPED FLASHING WHERE THE SLOPED ROOF ABUTS THE WALL.
8. PROVIDE HIGH RIBBED METAL LATH AT ALL HORIZONTAL STUCCO SURFACES.
9. ROOF COVER ASSEMBLY CLASSIFICATION IS TO BE CERTIFIED BY THE INSTALLER BEFORE THE HOUSE CAN BE ISSUED A FINAL INSPECTION.
10. PROVIDE FOR ALL TYPES OF ROOF SHEET METAL VALLEY FLASHING WITH A 36-INCH WIDE UNDERLAYMENT DIRECTLY UNDER FLASHING AND OVER NORMAL REQUIRED UNDERLAYMENT.
11. ROOF COVERING SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT CRC AND CURRENT CFC.

EXTERIOR LATH MATERIALS:

1. WESTERN ONE KOTE SYSTEM, ESR-1607 (OR EQUIVALENT)
2. THE MAXIMUM COATING THICKNESS IS 1/2".
3. PROVIDE ONE LAYER OF GRADE "D" BUILDING PAPER, AND TWO LAYERS OVER ANY PLYWOOD SHEATHING.
4. APPLY 1" TO 1 1/2" THICK EXPANDED POLYSTYRENE (EPS) INSULATION BOARD.
5. APPLY WIRE LATH THAT COMPLIES WITH UBC TABLE NO. 47-B USE MI. 20 GAUGE, 1 INCH GALVANIZED STEEL WOVEN WIRE WIRE FABRIC.
6. CAULKING: ACRYLIC LATEX CAULKING MATERIAL COMPLYING WITH ASTM C 834.
7. ALL TRIM, SCREEDS AND CORNER REINFORCEMENT MUST HAVE GALVANIZED STEEL OR APPROVED PLASTIC.
8. WEEP SCREED SHALL BE 25 GAUGE "J" METAL AND SHALL BE INSTALLED AT A MIN. OF 4" ELEV. ABOVE GRADE AND 2" ABOVE ANY PAVED SURFACE.

EPS FOAM INSULATION (THERMAL BARRIER)

1. EPS INSULATION BOARD: FALCON FOAM ESR-1962 2.1: FALCON FOAM, ThermalStar, AND ELEVATION EXPANDED POLYSTYRENE INSULATION BOARDS: FALCON FOAM, ThermalStar, AND ELEVATION EXPANDED POLYSTYRENE (EPS) INSULATION BOARDS ARE USED AS NON-STRUCTURAL THERMAL INSULATION IN BUILDINGS OF ANY CONSTRUCTION TYPE, AND AS COMPONENTS OF CLASS A, B AND C ROOF COVERING SUSTEMS INSTALLED ON STEEL DECKS, WHEN INSTALLED IN ACCORDANCE WITH THIS REPORT. THE INSULATION IS FOR USE IN WALL CAVITIES, CEILING ASSEMBLIES, AND ROOF COVERING ASSEMBLIES, OR ON THE OUTSIDE FACES OF EXTERIOR WALLS. THE INSULATION MAY BE USED AS ROOF INSULATION WHEN RECOGNIZED IN A CURRENT ICC-ES EVALUATION REPORT ON THE ROOF COVERING SYSTEM, OR WHEN INSTALLED AS DESCRIBED IN SECTION 4.2. THE INSULATION BOARDS MAY ALSO BE DIRECTLY EXPOSED IN ATTICS AND CRAWL SPACES WITHOUT A COVERING WHEN INSTALLED AS DESCRIBED IN SECTION 4.2.2. THE INSULATION MAY ALSO BE USED AS EXTERIOR PERIMETER INSULATION AROUND CONCRETE SLAB EDGES, ON FOUNDATION WALLS, OR UNDER FLAT CONCRETE SLAB ON GRADE CONSTRUCTION, EXCEPT IN AREAS WHERE THE PROBABILITY OF TERMITE ACTIVITY IS "VERY HEAVY" AS NOTED IN SECTION 5.5.

NOTE:
THE EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) SHALL TERMINATE NOT LESS THAN 6" ABOVE THE FINISHED GROUND LEVEL. [CRC R703.9]

FIRE-RESISTANT CONSTRUCTION

1. R302.1 EXTERIOR WALLS: CONSTRUCTION, PROJECTIONS, OPENINGS AND PENETRATIONS OF EXTERIOR WALLS OF DWELLINGS AND ACCESSORY BUILDINGS SHALL COMPLY WITH TABLE R302.1(2)

RON POPE & ASSOCIATES
468 W. KENOSHA AVE. CLOVIS, CA. 93619
(559) 392-2706
E-MAIL: ron.pope1017@yahoo.com

PLAN NO. 1894
JOB NO: JB:1894
DRAWN BY: RON POPE
SHEET NO: A-5
SCALE: 1/4" = 1'-0"

FRONT ELEVATION - A (STONE OPTION #1)

FRONT ELEVATION - A (STONE OPTION #2)

FRONT ELEVATION - B (STONE OPTION #1)

FRONT ELEVATION - B (STONE OPTION #2)

FRONT ELEVATION - C (STONE OPTION #1)

FRONT ELEVATION - C (STONE OPTION #2)

STONE VENEER OPTIONS

DATE DRAWN:
2-2019

REVISIONS:
DATE:

DATE:

DATE:

DESIGNER SINCE 1985

GENERAL NOTES:

MANUFACTURED VENEER NOTES:

1. MANUFACTURER:
   ELDORADO STONE CORPORATION
   STONECRAFT INDUSTRIES
2. PRECAST CONCRETE BRICK AND STONE VENEER.
3. REPORT NO. ESR-1215
4. INSTALLATION OF ELDORADO STONE PRECAST STONE VENEER MUST COMPLY WITH THE ABOVE NOTED REPORT, THE MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS, AND THE APPLICABLE CODE. THE MANUFACTUER'S PUBLISHED INSTALLATION INSTRUCTIONS MUST BE AVAILABLE AT THE JOBSITE AT ALL TIMES DURING INSTALLATION. THE VENEER MAY BE APPLIED OVER BACKINGS OF CEMENT PLASTER, CONCRETE OR CONCRETE MASONRY.
5. PROVIDE 2-LAYERS OF BUILDING PAPER BEHIND THE VENEER PER [CRC R703.6.3].

RON POPE & ASSOCIATES
468 W. KENOSHA AVE. CLOVIS, CA. 93619
(559) 392-2706
E-MAIL: ron.pope1017@yahoo.com

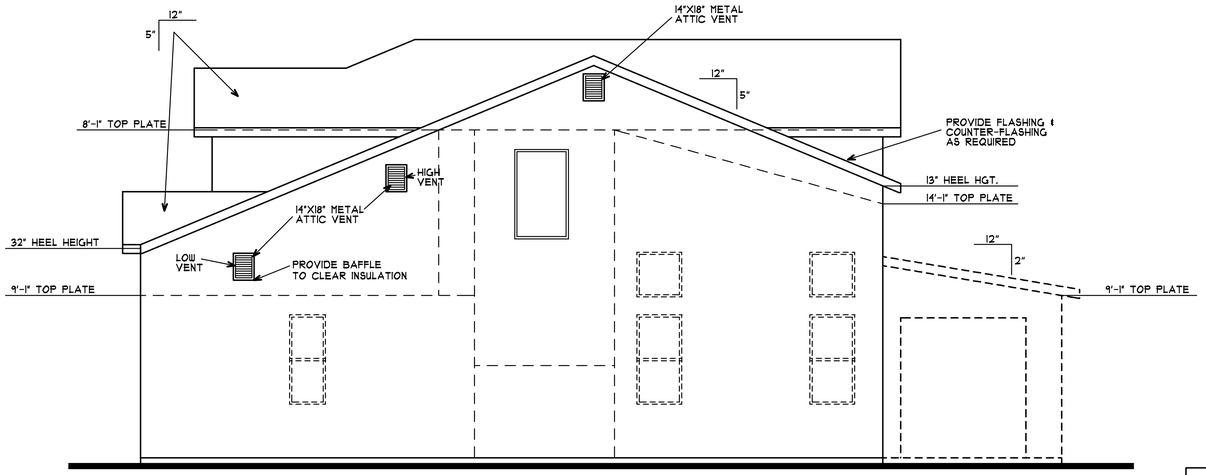
PLAN NO. 1894

JOB NO: JB.1894

DRAWN BY: RON POPE

SHEET NO: A6.1

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



RIGHT SIDE ELEVATION

RADIANT BARRIER AT GABLE ENDS:

POLAR-PLY RB-GB
RADIANT BARRIER - GABLE BARRIER
LISTING #CA-T032

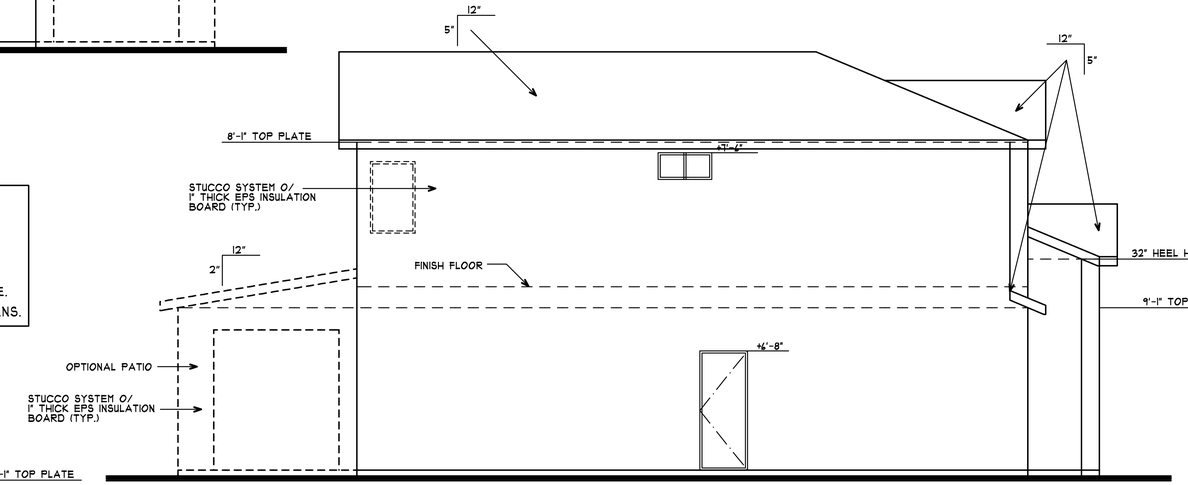
1. LOW-EMISSIVITY RADIANT BARRIER FOR NEW AND EXISTING RESIDENTIAL CONSTRUCTION. PROVIDES A COST SAVINGS ON AIR CONDITIONING AND DRAMATICALLY INCREASES HOME COMFORT LEVELS.
2. POLAR-PLY RB-GB IS COMMONLY USED AS A FLAME AND SMOKE BARRIER FOR 1 COAT STUCCO SYSTEMS. THIS PRODUCT IS A BARRIER BETWEEN SYSTEMS POLYSTYRENE FOAM ASSEMBLY AND ATTIC OR OTHER PLENUM AREAS SUCH AS FIREPLACE CHASES WHERE DRYWALL OR OTHER NON-COMBUSTIBLE ASSEMBLIES DO NOT OCCUR.
3. DESCRIPTION: POLAR-PLY RB-GB IS MADE OF HIGH QUALITY ALUMINUM FOIL LAMINATED TO BOTH SIDES OF 65 LB. MACHINE GLAZE KRAFT PAPER WITH A PROPRIETARY FLAME RETARDENT / WATER RESISTANT ADHESIVE. 500 SQ.FT. ROLLS STANDARD 50"X120'.
4. TECHNICAL DATA:

BASIS WEIGHT / MSF:	35 LBS.
EMISSIVITY:	.03
FLAME SPREAD:	5
SMOKE DEVELOPED:	0

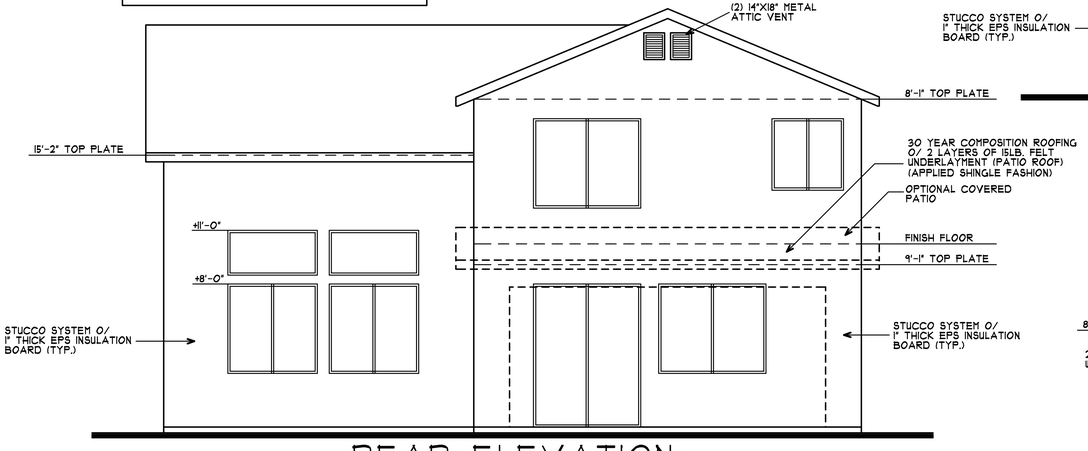
WINDOW HEADER HEIGHTS: (8'-1" PLATE)

SET ALL WINDOW HEADERS AT +7'-0" TO THE BOTTOM OF THE HEADER (TYPICAL)

* FOR 4X12 OR 6X12 DEPTH HEADERS, SET HEADER TIGHT TO THE TOP PLATE.
* FOR CLEAR STORY WINDOWS, SEE PLANS.



LEFT SIDE ELEVATION



REAR ELEVATION

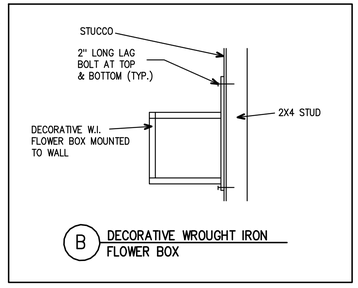
FASCIA BOARD:

INSTALL 2X6 FASCIA BOARD (TYPICAL)

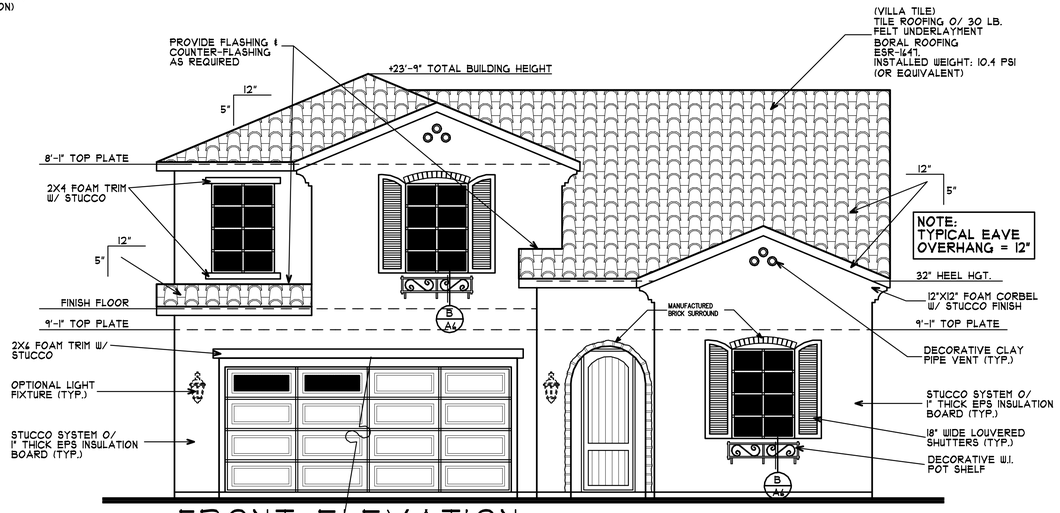
WINDOW HEADER HEIGHTS: (9'-1" PLATE)

SET ALL WINDOW HEADERS AT +8'-0" TO THE BOTTOM OF THE HEADER (TYPICAL)

* FOR 4X12 OR 6X12 DEPTH HEADERS, SET HEADER TIGHT TO THE TOP PLATE.
* FOR CLEAR STORY WINDOWS, SEE PLANS.



B DECORATIVE WROUGHT IRON FLOWER BOX

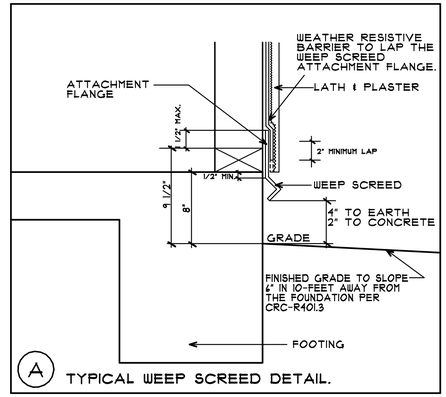


FRONT ELEVATION

RADIANT BARRIER ROOF SHEATHING:

[RESIDENTIAL APPENDIX RA4.2.2-2008]

1. MANUFACTURER OF ROOF SHEATHING: LOUISIANNA PACIFIC OR EQUIVALENT.
2. MANUFACTURER APPROVAL: CA-T370 TECHSHIELD
3. RADIANT BARRIER: SOLAR BOARD BY INTERNATIONAL PAPER.
4. THE RADIANT BARRIER SHALL BE INSTALLED TO COVER ALL GABLE END WALLS AND OTHER VERTICAL SURFACES IN THE ATTIC.
5. THE ATTIC SHALL BE VENTILATED TO:
   a) CONFORM TO THE RADIANT BARRIER MANUFACTURER'S INSTRUCTIONS.
   b) PROVIDE A MINIMUM FREE VENTILATION AREA OF NOT LESS THAN ONE SQUARE FOOT OF VENT AREA FOR EACH 150 SQUARE FEET OF ATTIC/FLOOR AREA.
   c) PROVIDE NO LESS THAN 30 PERCENT UPPER VENTS.
6. RIDGE VENTS OR GABLE END VENTS ARE RECOMMENDED TO ACHIEVE THE BEST PERFORMANCE. THE MATERIAL SHOULD BE CUT TO ALLOW FOR FULL AIRFLOW TO THE VENTING.
7. THE PRODUCT SHALL MEET ALL REQUIREMENTS FOR CALIFORNIA CERTIFIED INSULATION MATERIALS [RADIANT BARRIERS] OF THE DEPARTMENT OF CONSUMER AFFAIRS, BUREAU OF HOME FURNISHINGS AND THERMAL INSULATION, AS SPECIFIED BY CCR, TITLE 24, PART 12, CHAPTER 12-13, STANDARDS FOR INSULATING MATERIAL.
8. THE USE OF A RADIANT BARRIER SHALL BE LISTED IN THE SPECIAL FEATURES AND MODELING ASSUMPTIONS LISTINGS OF THE CERTIFICATE OF COMPLIANCE AND DESCRIBED IN DETAIL IN THE RESIDENTIAL ACM MANUAL.



A TYPICAL WEEP SCREED DETAIL.

DATE DRAWN: 2-2019
REVISIONS: DATE:
DATE:
DATE:

GENERAL NOTES:

ELEVATION NOTES:

1. PROVIDE BITHUTHENE OR SIMILAR RUBBARIZED ASPHALT FLASHING WITHIN THE LATH ASSEMBLY OF ALL HORIZONTAL UPSIDE STUCCO SURFACES.
2. PROVIDE MIN. 1/4" PER 1'-0" SLOPE AT BALCONIES.
3. PROVIDE AN ANTI-PONDING DEVISE AT THE BOTTOM COURSE OF THE TILE ROOF IF A RAISED FASCIA BOARD IS USED.
4. PROVIDE BIRD STOP DEVICE AT BOTTOM COURSE OF TILE ROOFING TO SEAL ROOF FROM BIRDS NESTS AND FIRE INTRUSION.
5. PROVIDE TWO LAYERS OF TYPE "D" UNDERLAYMENT AT STUCCO WALLS WHERE STUCCO IS APPLIED OVER PLYWOOD SHEATHING.
6. NO EAVE VENTS ARE ALLOWED WHERE SHEAR TRANSFER IS REQUIRED AT THE FRIEZE BLOCK.
7. PROVIDE FLASHING AND COUNTER FLASHING AT ALL ROOF TO WALL AND CHIMNEY INTERSECTIONS. ALSO, PROVIDE STEPPED FLASHING WHERE THE SLOPED ROOF ABUTS THE WALL.
8. PROVIDE HIGH RIBBED METAL LATH AT ALL HORIZONTAL STUCCO SURFACES.
9. ROOF COVER ASSEMBLY CLASSIFICATION IS TO BE CERTIFIED BY THE INSTALLER BEFORE THE HOUSE CAN BE ISSUED A FINAL INSPECTION.
10. PROVIDE FOR ALL TYPES OF ROOF SHEET METAL VALLEY FLASHING WITH A 36-INCH WIDE UNDERLAYMENT DIRECTLY UNDER FLASHING AND OVER NORMAL REQUIRED UNDERLAYMENT.
11. ROOF COVERING SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT CRC AND CURRENT CFC.

EXTERIOR LATH MATERIALS:

1. WESTERN ONE KOTE SYSTEM, ESR-1607 (OR EQUIVALENT)
2. THE MAXIMUM COATING THICKNESS IS 1/2".
3. PROVIDE ONE LAYER OF GRADE "D" BUILDING PAPER, AND TWO LAYERS OVER ANY PLYWOOD SHEATHING.
4. APPLY 1" TO 1 1/2" THICK EXPANDED POLYSTYRENE (EPS) INSULATION BOARD.
5. APPLY WIRE LATH THAT COMPLIES WITH UBC TABLE NO. 47-B USE MI. 20 GAUGE, 1 INCH GALVANIZED STEEL WOVEN WIRE WIRE FABRIC.
6. CAULKING: ACRYLIC LATEX CAULKING MATERIAL COMPLYING WITH ASTM C 834.
7. ALL TRIM, SCREEDS AND CORNER REINFORCEMENT MUST HAVE GALVANIZED STEEL OR APPROVED PLASTIC.
8. WEEP SCREED SHALL BE 25 GAUGE "J" METAL AND SHALL BE INSTALLED AT A MIN. OF 4" ELEV. ABOVE GRADE AND 2" ABOVE ANY PAVED SURFACE.

EPS FOAM INSULATION (THERMAL BARRIER)

1. EPS INSULATION BOARD: FALCON FOAM ESR-1962 2.1: FALCON FOAM, ThermalStar, AND ELEVATION EXPANDED POLYSTYRENE INSULATION BOARDS: FALCON FOAM, ThermalStar, AND ELEVATION EXPANDED POLYSTYRENE (EPS) INSULATION BOARDS ARE USED AS NON-STRUCTURAL THERMAL INSULATION IN BUILDINGS OF ANY CONSTRUCTION TYPE, AND AS COMPONENTS OF CLASS A, B AND C ROOF COVERING SUSTEMS INSTALLED ON STEEL DECKS, WHEN INSTALLED IN ACCORDANCE WITH THIS REPORT. THE INSULATION IS FOR USE IN WALL CAVITIES, CEILING ASSEMBLIES, AND ROOF COVERING ASSEMBLIES, OR ON THE OUTSIDE FACES OF EXTERIOR WALLS. THE INSULATION MAY BE USED AS ROOF INSULATION WHEN RECOGNIZED IN A CURRENT ICC-ES EVALUATION REPORT ON THE ROOF COVERING SYSTEM, OR WHEN INSTALLED AS DESCRIBED IN SECTION 4.2. THE INSULATION BOARDS MAY ALSO BE DIRECTLY EXPOSED IN ATTICS AND CRAWL SPACES WITHOUT A COVERING WHEN INSTALLED AS DESCRIBED IN SECTION 4.2.2. THE INSULATION MAY ALSO BE USED AS EXTERIOR PERIMETER INSULATION AROUND CONCRETE SLAB EDGES, ON FOUNDATION WALLS, OR UNDER FLAT CONCRETE SLAB ON GRADE CONSTRUCTION, EXCEPT IN AREAS WHERE THE PROBABILITY OF TERMITE ACTIVITY IS "VERY HEAVY" AS NOTED IN SECTION 5.5.

NOTE:
THE EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) SHALL TERMINATE NOT LESS THAN 6" ABOVE THE FINISHED GROUND LEVEL. [CRC R703.9]

FIRE-RESISTANT CONSTRUCTION

1. R302.1 EXTERIOR WALLS: CONSTRUCTION, PROJECTIONS, OPENINGS AND PENETRATIONS OF EXTERIOR WALLS OF DWELLINGS AND ACCESSORY BUILDINGS SHALL COMPLY WITH TABLE R302.1(2)

RON POPE & ASSOCIATES
468 W. KENOSHA AVE. CLOVIS, CA. 93619
(559) 392-2706
E-MAIL: ron.pope1017@yahoo.com

PLAN NO. 1894
JOB NO: JB.1894
DRAWN BY: RON POPE
SHEET NO: A-6
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATIONS - C

2007 NEW HOME UNIVERSAL DESIGN OPTION CHECKLIST (AB 1400)

NAME OF DEVELOPMENT: TRACT NO. 6112, CITY OF CLOVIS, CA. PLAN NO. 2058
DEVELOPER: WATHEN-CASTANOS, 802 W. PINEDALE, SUITE 104, FRESNO, CA. 93711, (559)432-8181

CALIFORNIA LAW, SECTION 17959.6 OF THE HEALTH AND SAFETY CODE, REQUIRES A BUILDER OF NEW FOR SALE RESIDENTIAL UNITS TO PROVIDE BUYERS WITH A LIST OF SPECIFIC "UNIVERSAL DESIGN FEATURES" WHICH MAKE A HOME SAFER AND EASIER TO USE FOR PERSONS WHO ARE AGING OR FRAIL, OR WHO HAVE CERTAIN TEMPORARY OR PERMANENT ACTIVITY LIMITATIONS OR DISABILITIES. A DEVELOPER IS NOT REQUIRED TO PROVIDE THE LISTED FEATURES DURING CONSTRUCTION OR AT ANY OTHER TIME, UNLESS THE DEVELOPER HAS OFFERED TO PROVIDE A FEATURE AND THE BUYER HAS REQUESTED IT AND AGREED TO PROVIDE PAYMENT.
[PART I] SUMMARY OF WHICH FEATURES, IF ANY ARE AVAILABLE OR OFFERED.
[PART II] EXPLANATION OF THE LAWS GOVERNING THE CHECKLIST AND USE OF THE CHECKLIST.
[PART III] INCLUDES THOSE FEATURES RELATED TO EXTERIOR ADAPTIONS, DOORS AND OPENINGS, INTERIOR ADAPTIONS, KITCHENS, AND BATHROOMS OR POWDER ROOMS.
[PART IV] INCLUDES FEATURES WHICH APPLY TO OTHER PARTS OF THE HOUSE AND ARE COMMONLY REQUESTED OR CONSIDERED UNIVERSAL DESIGN FEATURES.
[PART V] PROVIDES SPACE FOR DETAILS, OR FOR ANY OTHER EXTERNAL OR INTERNAL FEATURE THAT MAY BE REQUESTED, IF IT IS REQUESTED AT A REASONABLE TIME BY THE BUYER, IS REASONABLY AVAILABLE, IS REASONABLY FEASIBLE TO INSTALL OR CONSTRUCT, AND MAKES THE HOME MORE USABLE AND SAFER FOR A PERSON WITH ANY TYPE OF ACTIVITY LIMITATION OR DISABILITY.

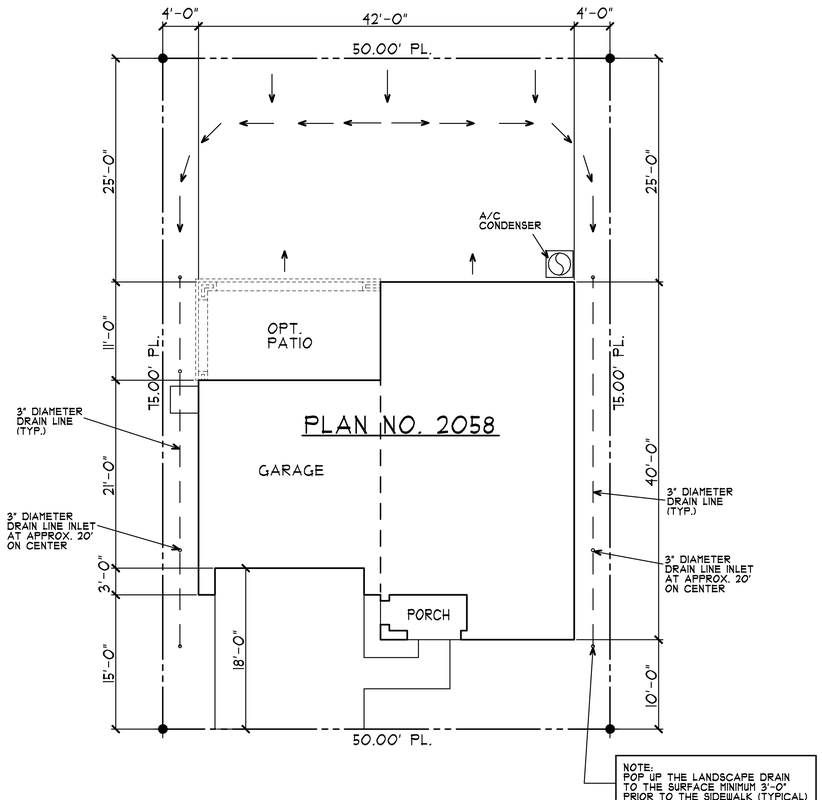
PART I: SUMMARY OF FEATURES AVAILABLE OR OFFERED
(IF "AVAILABLE", SEE PARTS III, IV AND/OR V)

1) EXTERIOR FEATURES (ACCESSIBLE ROUTE TO DOOR): NOT AVAILABLE
2) EXTERIOR DOORS, OPENINGS, AND ENTRIES FEATURES: NOT AVAILABLE
3) GENERAL INTERIOR FEATURES: NOT AVAILABLE
4) KITCHEN FEATURES: NOT AVAILABLE
5) BATHROOM / POWDER ROOM FEATURES: NOT AVAILABLE
6) COMMON ROOM FEATURES (DINING & LIVING): NOT AVAILABLE
7) BEDROOM FEATURES: NOT AVAILABLE
8) LAUNDRY AREA FEATURES: NOT AVAILABLE
9) OTHER FEATURES: NOT AVAILABLE

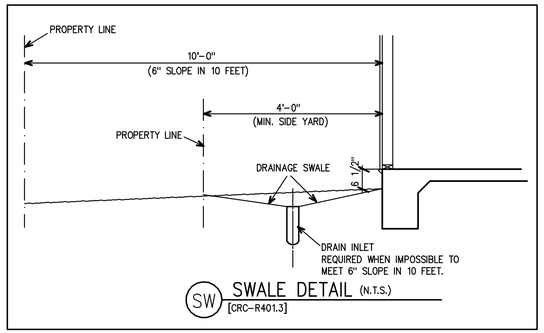
NOTE:
PROVIDE TEMPORARY STREET SIGNAGE PER CLOVIS FIRE DEPARTMENT STANDARD #35. IN LARGE BOLD TYPE, NOTE THAT TEMPORARY STREET SIGNS ARE REQUIRED TO BE INSTALLED PRIOR TO CALLING FOR ANY INSPECTION. NOTE THAT THE SIGN BACKING MATERIAL IS REQUIRED TO BE 4" HIGH WITH REFLECTORIZED MATERIAL. THE STREET NAMES SHALL BE IN BLACK LETTERING 4" IN HEIGHT AND THE BLOCK NUMBERING SHALL BE 2" IN HEIGHT IN BLACK. THE BOTTOM OF THE STREET SIGN SHALL BE 9'-0¢" MIN. FROM GRADE.

NOTE:
IF ANY FEATURES OF THIS HOME ARE TO COMPLY WITH THE UNIVERSAL DESIGN HANDICAPPED STANDARDS UNDER THE STATE OF CALIFORNIA AB 1400, CHAPTER 148 OF 2003, AN ADDENDUM OF SUCH CHANGES SHALL BE SUBMITTED TO THE CLOVIS BUILDING DEPARTMENT AND A SEPARATE PERMIT SHALL BE ISSUED FOR SUCH CHANGES.

CERTIFICATE OF ELEVATION NOTE:
A CERTIFICATE OF ELEVATION IS TO BE PROVIDED ON ALL LOTS LOCATED IN A FLOOD ZONE. CERTIFICATE TO BE PROVIDED TO THE INSPECTOR AT FOUNDATION AND FINAL INSPECTIONS.



TYPICAL SITE PLAN
SCALE: 1/8"=1'-0"



SW SWALE DETAIL (N.T.S.) [CRC-R401.3]

THE GENERAL CONTRACTOR AND THE SUB-CONTRACTORS SHALL STUDY ALL PLANS THOROUGHLY PRIOR TO THE START OF ANY CONSTRUCTION. PLEASE CONTACT THE DESIGNER IF ANY DISCREPANCIES ARE FOUND TO ENABLE A SOLUTION PRIOR TO THE START OF CONSTRUCTION. THE DESIGNER SHALL NOT BE HELD LIABLE FOR ANY ERRORS OR OMMISSIONS.

ELEVATION – A, B & C (NO PATIO)	SPN 2704–2016
STANDARD – A, B & C	
TOTAL LIVING AREA:	2058 SQ.FT.
GARAGE:	427 sq.ft.
COVERED PORCH:	48 sq.ft.

ELEVATION – A, B & C (with PATIO)	SPN 2705–2016
OPTIONAL PATIO – A, B & C	
TOTAL LIVING AREA:	2058 SQ.FT.
GARAGE:	427 sq.ft.
COVERED PORCH:	48 sq.ft.
OPTIONAL COVERED PATIO:	224 SQ.FT.

ELEVATION – A, B & C (NO PATIO)	SPN 2706–2016
A, B & C W/ BEDRM. 5 & BATH 4	
TOTAL LIVING AREA:	2058 SQ.FT.
GARAGE:	427 sq.ft.
COVERED PORCH:	48 sq.ft.

ELEVATION – A, B & C (WITH PATIO)	SPN 2707–2016
A, B & C W/ BEDRM. 5 & BATH 4 W/ PATIO OPTION	
TOTAL LIVING AREA:	2058 SQ.FT.
GARAGE:	427 sq.ft.
COVERED PORCH:	48 sq.ft.
OPTIONAL COVERED PATIO:	224 SQ.FT.

SITE DRAINAGE:
R401.3 DRAINAGE:
SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.

EXCEPTION:
WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.

STRUCTURAL DATA:
ROOF DEAD AND LIVE LOADS:
DEAD LOAD = 24.00 PSF
LIVE LOAD = 19.00 PSF
DESIGN WIND SPEED: [R301.2.1.3] WIND SPEED CONVERSION
V(ult) = 110 MPH
V(asd)= 85 MPH
EXPOSURE [C]
FOUNDATION / SOIL DESIGN PARAMETERS, INCLUDING ALLOWABLE SOIL PRESSURES: 1,500 PSF
SEISMIC IMPORTANCE FACTOR: II STANDARD [1.0]
SITE SOIL CLASS [D]

CITY OF CLOVIS RSPR 16-14

NOTE:
LANDSCAPE IMPROVEMENTS WILL TRIGGER THE REQUIREMENTS OF WELO (CITY OF CLOVIS MUNICIPAL CODE CHAPTER 6.5).
THE REQUIREMENTS OF WELO IN THE LANDCSAPE DESIGN PACKAGE SHALL BE MET AND A PERMIT FOR THE INSTALLATION OF THE IRRIGATION SYSTEM IS REQUIRED.
*IF THE BUILDER INTENDS TO INSTALL THE LANDSCAPING AND IRRIGATION SYSTEM AS PART OF THIS PROJECT, A PLAN IS REQUIRED TO BE SUBMITTED FOR REVIEW.
* ANY LANDSCAPING THAT MAY BE DONE WILL REQUIRE A SEPARATE PERMIT.

INDEX TO DRAWINGS

A-1	COVER SHEET / SITE PLAN
GB.1	2016 CALIFORNIA GREEN BUILDING STANDARDS, CHAPTER 4, RESIDENTIAL MANDATORY MEASURES
GB.2	2016 CALIFORNIA GREEN BUILDING STANDARDS, CHAPTER 4, RESIDENTIAL MANDATORY MEASURES
A-2	FIRST FLOOR PLAN – ALL ELEVATIONS
A-3	SECOND FLOOR PLAN – A & C
A3.1	SECOND FLOOR PLAN – B
A-4	EXTERIOR ELEVATIONS – A
A-5	EXTERIOR ELEVATIONS – B
A-6	EXTERIOR ELEVATIONS – C
A6.1	EXTERIOR ELEVATIONS – STONE VENEER OPTIONS
A-7	BUILDING SECTIONS – A
A-8	BUILDING SECTIONS – B & C
E-0	ELECTRICAL NOTES
E-1	FIRST FLOOR ELECTRICAL PLAN
E-2	SECOND FLOOR ELECTRICAL PLAN
M-1	FIRST FLOOR MECHANICAL PLAN
M-2	SECOND FLOOR MECHANICAL PLAN
EN.5	ENERGY COMPLIANCE
S-1	FIRST FLOOR SHEAR WALL PLAN
S1.1	SECOND FLOOR SHEAR WALL PLAN – A & C
S1.2	SECOND FLOOR SHEAR WALL PLAN – B
S-2	FOUNDATION PLAN
S2.1	FOUNDATION PLAN (REVERSED)
S-3	SECOND FLOOR FRAMING PLAN
S-4	ROOF FRAMING PLAN – A
S4.1	ROOF FRAMING PLAN – A (REVERSED)
S-5	ROOF FRAMING PLAN – B
S5.1	ROOF FRAMING PLAN – B (REVERSED)
S-6	ROOF FRAMING PLAN – C
S6.1	ROOF FRAMING PLAN – C (REVERSED)
D-1	CONSTRUCTION DETAILS
D-2	STRUCTURAL DETAILS
D-3	STRUCTURAL DETAILS
D-4	CUTTING, BORING & NOTCHING DETAILS
NS.1	NAILING SCHEDULE
——	TJI. "I" JOIST DETAILS
——	BCI. "I" JOIST DETAILS
P-1	FIRE SPRINKLER PLAN
P-2	PLUMBING PLAN
P-3	FIRE SPRINKLER DETAILS

PROJECT DATA:

FOOTAGE: TOTAL LIVING AREA	2058 SQ.FT.
FOOTAGE: FIRST FLOOR	818 SQ.FT.
FOOTAGE: SECOND FLOOR	1240 SQ.FT.
FOOTAGE: GARAGE	427 SQ.FT.
FOOTAGE: PORCH	48 SQ.FT.
FOOTAGE: OPTIONAL PATIO	224 SQ.FT.
OCCUPANCY: R-3/U	
CONSTRUCTION TYPE: VB	

PLAN NO. 2058
W/ 2.0 KW PV SYSTEM
TRACT NO. 6186

BUILDER:
WATHEN-CASTANOS PETERSON HOMES, INC.
1446 TOLLHOUSE RD. SUITE 103
CLOVIS, CA. 93611 (559) 432-8181
LICENSE NO. 994581

ENGINEER:
PLATINUM ENGINEERING SOLUTIONS, INC, NASER SALEM, S.E.
10648 N. HWY 41, MADERA, CA. 93638
(559)439-0500

DATE DRAWN: 2-2019
REVISIONS: DATE:
DATE:
DATE:

REGISTERED SINCE '85

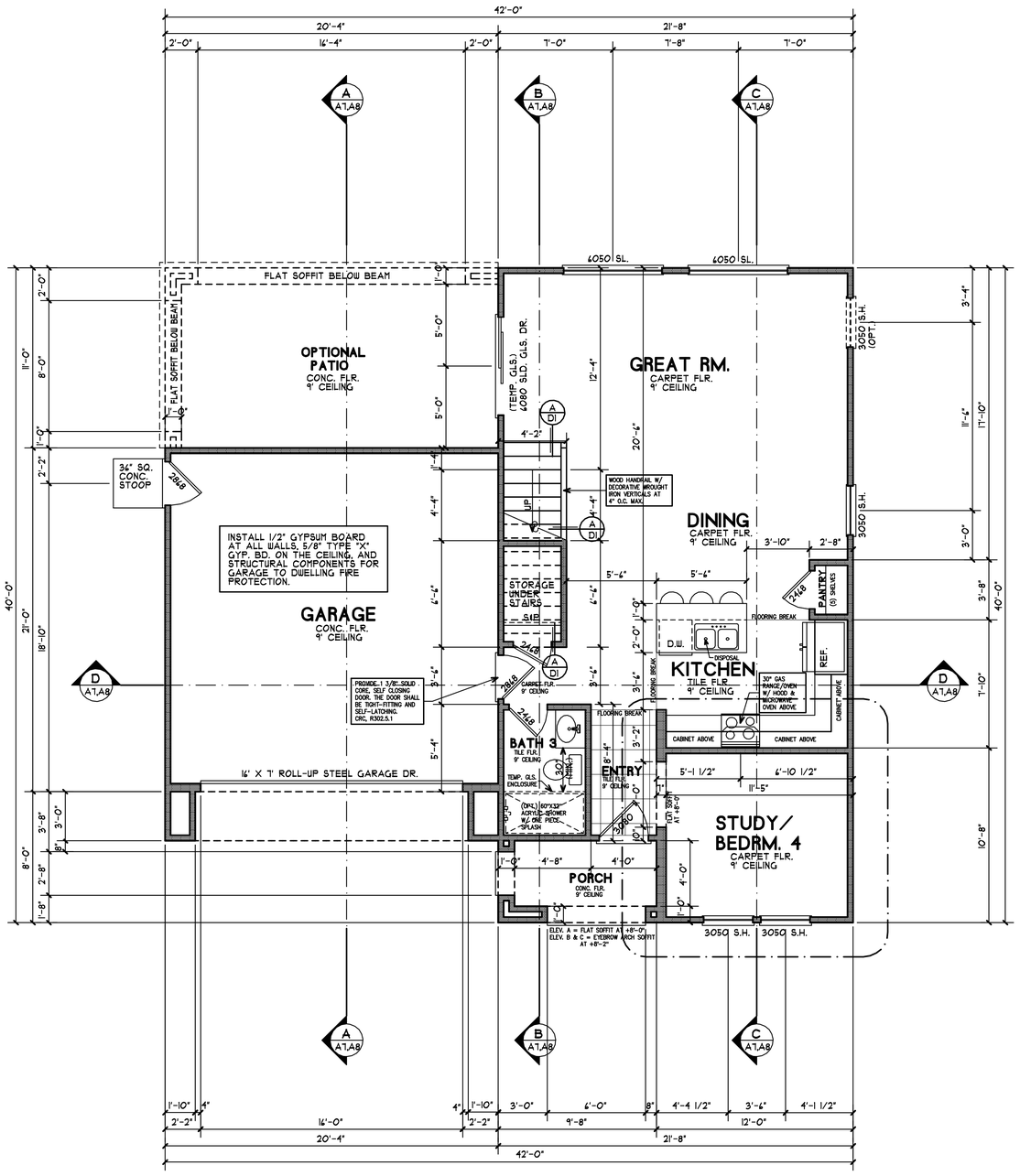
GENERAL NOTES:

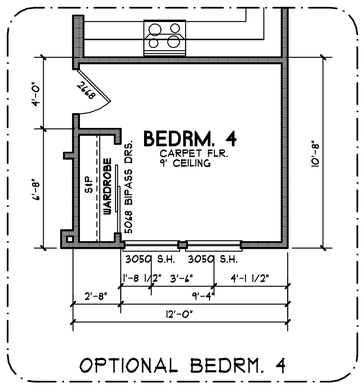
1. ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE FOLLOWING CODES AS ADOPTED BY THE STATE OF CALIFORNIA:
   2016 CALIFORNIA RESIDENTIAL CODE
   2016 CALIFORNIA BUILDING CODE
   2016 CALIFORNIA PLUMBING CODE
   2016 CALIFORNIA MECHANICAL CODE
   2016 CALIFORNIA ELECTRICAL CODE
   2016 CALIFORNIA FIRE CODE
   2016 CALIFORNIA ENERGY CODE
   2016 CALIFORNIA GREEN BUILDING STANDARDS
2. THESE PLANS AND RELATED DOCUMENTS MUST BE AVAILABLE AT THE JOB SITE DURING ANY INSPECTION ACTIVITY.
3. STREET ADDRESS AND NUMBER SHALL BE POSTED PRIOR TO THE FIRST INSPECTION. ADDRESS NUMBERS SHALL BE A MINIMUM OF 4-INCHES (102 mm) HIGH WITH A MINIMUM STROKE WIDTH OF 1/2-INCH. (2013 CRC R106.1.1, R319.1 & CLOVIS FIRE DEPARTMENT STANDARD #14.
4. PROJECTS LOCATED IN THE FLOOD HAZARD AREA SHALL HAVE A FINISHED FLOOR ELEVATION OF NOT LESS THAN 1" ABOVE THE 100 YEAR FLOOD LEVEL.
5. ALL SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A REGISTERED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR.
6. REPAIR ALL DAMAGED ON-SITE OR OFF-SITE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
7. THERE SHALL BE NO ON-SITE WATER RETENTION.
8. THERE SHALL BE NO DRAINAGE TO ADJACENT PROPERTIES.
9. GRADE DIFFERENTIALS SHALL BE SUPPORTED BY AN APPROVED RETAINING WALL IF GREATER THAN 12".
10. ALL WORK PERFORMED IN PUBLIC RIGHTS OF WAY SHALL COMPLY WITH ADOPTED STANDARDS OF PUBLIC WORKS DEPARTMENT. A STREET WORK PERMIT IS REQUIRED FOR ALL SUCH WORK.
11. CHEMICAL TOILET IS REQUIRED ON SITE DURING THE CONSTRUCTION.
12. PROVIDE A MINUMUM SLOPE OF .5% FOR THE ENTIRE SITE.
13. MOISTURE CONTENT VERIFICATION: [CRC R109.1.4.1] MOISTURE CONTENT OF FRAMING MEMBERS SHALL BE VERIFIED IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.5.
14. OPERATION AND MAINTENANCE MANUAL: [CRC R109.1.6.2] AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY SHALL BE PLACED IN THE BUILDING IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.4.
15. STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION: [CRC R300.1] PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.1.
16. GRADING AND PAVING: [CRC R300.2] CONSTRUCTION PLANS SHALL INDICATE HOW THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FROM ENTERING BUILDINGS IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.1.
17. POLLUTANT CONTROL [CRC R330.1]: FINISH MATERIALS INCLUDING ADHESIVES, SEALANTS, CAULKS, PAINTS AND COATINGS, AEROSOL PAINTS AND COATINGS, CARPET SYSTEMS, CARPET CUSHION, CARPET ADHESIVE, RESILIENT FLOORING SYSTEMS AND COMPOSITE WOOD PRODUCTS SHALL MEET VOLATILE ORGANIC COMPOUND (VOC) EMISSION LIMITS IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.5.

WATHEN CASTANOS HOMES, INC.
1446 Tollhouse Rd. Suite 103, Clovis, Ca. 93611
(559) 432-8181

RON POPE & ASSOCIATES
CELEBRATING OUR 34th YEAR
468 W. KENOSHA AVE. CLOVIS, CA. 93619
(559) 392-2706
E-MAIL: ron.pope1017@yahoo.com

PLAN NO. 2058 | JOB NO: JB:2058
DRAWN BY: RON POPE | SHEET NO: A-1
SCALE: 1/4" = 1'-0"





OPTIONAL BEDRM. 4

HERS INSPECTION REQUIREMENTS:

BUILDING-LEVEL VERIFICATIONS:
* HIGH QUALITY INSULATION INSPECTION (QII)
* IAQ MECHANICAL VENTILATION

COOLING SYSTEM VERIFICATIONS:
* MINIMUM AIRFLOW
* VERIFIED EER
* VERIFIED SEER
* FAN EFFICACY WATTS/CFM

HVAC DISTRIBUTION SYSTEM VERIFICATIONS:
* DUCT SEALING

DOMESTIC HOT WATER SYSTEM VERIFICATIONS:
* NONE

SPECIAL FEATURES:
* PV SYSTEM: 2.0 kWdc
* NON-STANDARD ROOF REFLECTANCE

ENERGY COMPLIANCE

ROOF REFLECTANCE:	0.17
ROOF EMITTANCE:	0.91
RADIANT BARRIER:	YES
ATTIC VENTILATION:	1/150
HIGH PERFORMANCE ATTIC:	NO
RAFTERS / TOP CHORD OF TRUSSES	NO INSULATION
CEILING	R-38
2X4 EXTERIOR WALLS	R-13 + R4 RIGID FOAM
UNDERNEATH FAU PLATFORM:	R-30
DUCTS	R-8 (SEALED & TESTED)
HEAT PUMP EFFICIENCY	9
COOLING SEER / EER:	16.0 / 13.0
TANKLESS WATER HEATER	0.82
GLAZING REQUIREMENTS:	
U-VALUES:	SHGC VALUES:
OPENABLE: 0.29	OPENABLE: 0.22
FIXED: 0.25	FIXED: 0.25
SLIDING GLASS DOORS: 0.28	SLIDING GLASS DOORS: 0.21
FRENCH DOORS: 0.33	FRENCH DOORS: 0.25

HERS VERIFICATION: (REQUIRED)

2016 CALIFORNIA GREEN BUILDING STANDARDS:

NOTE:
REFER TO SHEET GB.1 & GB.2 FOR THE MANDATORY REQUIREMENTS FOR MEETING THE CALIFORNIA GREEN BUILDING STANDARDS. CHAPTER 4, RESIDENTIAL MANDATORY FEATURES.

NOTE:
"REGISTERED" COPIES OF THE CF-6R AND CF-4R FORMS SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY CERTIFIED BY THE INSTALLER(S) FOR THE CF-6R FORM, AND THE HERS RATER, FOR THE FIELD VERIFICATION AND DIAGNOSTIC TESTING ON THE CF-4R FORM. [CEES SECTION 10-103(a) AND 10-103(a)(5)]

NOTE:
BATHROOM EXHAUST FANS: [CRC R303.3.1]
EACH BATHROOM CONTAINING A BATHTUB, SHOWER, OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED FOR PURPOSES OF HUMIDITY CONTROL IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE, CHAPTER 4; AND THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION4.5.

NOTE:
A SHEET ROCK NAILING INSPECTION IS REQUIRED. PER [CRC R109.1.4.1 & CBC 110.3.5]

SEE TABLE R702.3.5 GYPSUM BOARD NAILING SCHEDULE ON SHEET NS.1

SEE CRC TABLE R602.3(1) & TABLE R602.3(2) FOR NAILING SCHEDULE ON SHEET NS.1

NOTE:
ALL FASTENERS AND CONNECTORS THAT ARE IN DIRECT CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. [CRC R317.3.1]

GLAZING:
[CRC R308.4.5] HAZARDOUS LOCATIONS

5. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE

NOTE:
18" DEEP WINDOWS ABOVE A TUB & SHOWER LOCATION ARE NOT REQUIRED TO HAVE TEMPERED GLASS. THE SILL HEIGHT MEASURED VERTICALLY FROM THE STANDING SURFACE EXCEEDS 60".

TANKLESS WATER HEATER REQUIREMENTS:

1. WATER HEATERS LOCATED IN ATTICS SHALL BE PROVIDED WITH A 26 GAUGE SHEET METAL PAN WITH A MINIMUM LIP OF 2" AND A MINIMUM OF 3/4" DRAIN EXTENDING TO THE EXTERIOR OF THE STRUCTURE. THE PAN SHALL EXTEND A MINIMUM OF 6" BEYOND THE APPLIANCE ON ALL SIDES [CURRENT CPC CODE]
2. THE T & P RELIEF VALVE HAVING A FULL SIZED DRAIN OF GALV. STEEL OF HARD DRAWN COPPER TO THE OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE NOT MORE THAN 2' OR LESS THAN 6" ABOVE THE GRADE, POINTING DOWNWARD, THE TERMINAL END BEING UNTHREADED. [CPC 608.5]

PLUMBING REQUIREMENTS:

1. ALL SHOWER AND TUB/SHOWER VALVES MUST BE PRESSURE BALANCE AND/OR THERMOSTATIC MIXING TYPES. THE DEVICE IS REQUIRED TO LIMIT THE WATER TEMPERATURE TO A MAXIMUM OF 120 DEGREES. [CURRENT CPC CODE]
2. PROVIDE NON-REMOVABLE TYPE BACKFLOW PREVENTION DEVICE REQUIRED ON ALL HOSE BIBS. [CPC 603.4.6]
3. ALL EQUIPMENT IN THE POTABLE WATER DELIVERY SYSTEM MUST MEET THE CALIFORNIA AB1953 LEAD FREE REQUIREMENTS. THIS APPLIES TO ALL PIPING, FIXTURES AND FITTINGS. ALL OF THE ABOVE NOTED ITEMS ARE NOT PERMITTED TO EXCEED 0.25% LEAD CONTENT.

NOTE:
WATER CLOSETS SHALL BE CAPABLE OF USING A MAXIMUM OF 1.28 GALLONS PER FLUSH. [CPC 403.2.1]

VENTILATION FOR INDOOR AIR QUALITY:
[CALIFORNIA ENERGY CODE, SECTION 150.0]

0) ALL DWELLING UNITS SHALL MEET THE REQUIREMENTS OF ASHRAE STANDARD 62.2. VENTILATION AND ACCEPTABLE INDOOR QUALITY IN LOW RISE RESIDENTIAL BUILDINGS. WINDOW OPERATION IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED IN SECTION SECTION 4 OF THAT ASHRAE STANDARD 62.2. CONTINUOUS OPERATION OF CENTRAL FORCED AIR SYSTEM AIR HANDLERS USED IN CENTRAL FAN INTEGRATED VENTILATION SYSTEMS IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED IN SECTION 4 OF ASHRAE STANDARD 62.2. ADDITIONALLY, ALL DWELLING UNITS SHALL MEET THE FOLLOWING REQUIREMENTS:

1. FIELD VERIFICATION AND DIAGNOSTIC TESTING:
   A. AIRFLOW PERFORMANCE. THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED BY SECTION 4 OF ASHRAE STANDARD 62.2 SHALL BE CONFIRMED THROUGH FIELD VERIFICATION AND DIAGNOSTIC TESTING IN ACCORDANCE WITH THE APPLICABLE PROCEDURES SPECIFIED IN REFERENCE RESIDENTIAL APPENDIX RA3.7.

FLOOR AREA

TOTAL LIVING AREA:	2058 SQ.FT.
FIRST FLOOR:	818 SQ.FT.
SECOND FLOOR:	1240 SQ.FT.
GARAGE:	427 SQ.FT.
PORCH:	48 SQ.FT.
OPTIONAL PATIO:	224 SQ.FT.

(ALL ELEVATIONS) FIRST FLOOR PLAN

DATE DRAWN: 2-2019
REVISIONS:
DATE:
DATE:
DATE:

DESIGNER STAMP

GENERAL NOTES:

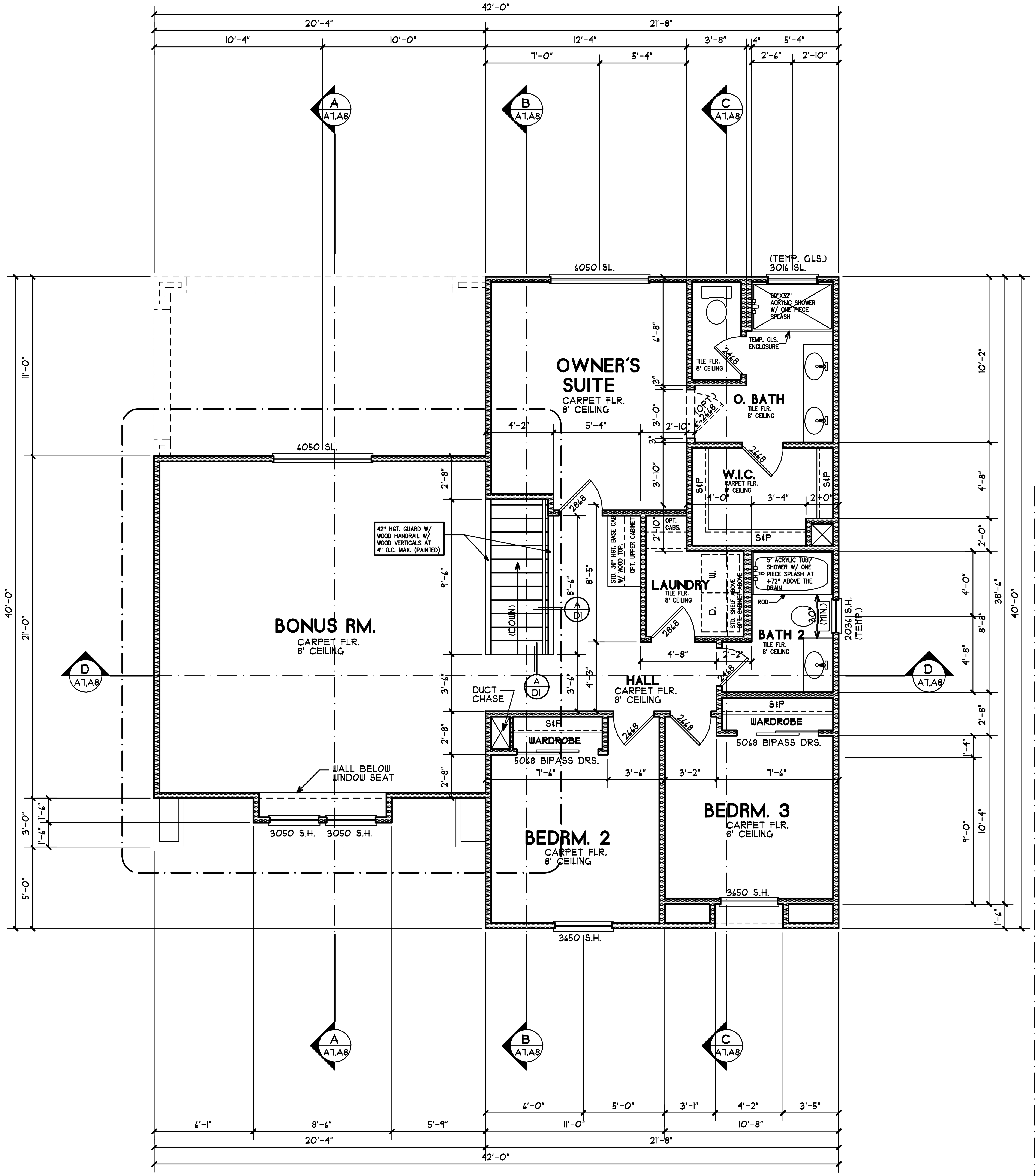
1. WATER CLOSET COMPARTMENTS MUST HAVE 30" WIDTH AND 24" CLEAR IN FRONT OF THE WATER CLOSET. [CRC R307.1]
2. THE WALL SURFACE BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SUBJECT TO WATER SPLASH ARE CONSTRUCTED OF MATERIALS NOT ADVERSELY AFFECTED BY WATER. INSTALL FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS. WATER RESISTANT GYPSUM BOARD IS NO LONGER PERMITTED TO BE USED IN THESE LOCATIONS. [CRC R702.4.2]
3. THE DOOR BETWEEN THE GARAGE AND THE DWELLING IS REQUIRED TO HAVE (3) HINGES, TWO OF WHICH ARE TO BE SELF-CLOSING TYPE.
4. ALL SLEEPING ROOMS SHALL BE PROVIDED WITH AT LEAST ONE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE. WINDOWS SHALL HAVE A CLEAR OPENING OF 5.7 SQ. FT. AND MINIMUM OPENINGS OF 20" WIDE AND 24" HIGH, (CLEAR). [CRC R310.1]
5. THE SILL HEIGHT OF WINDOWS IN ANY SLEEPING ROOM SHALL NOT EXCEED 44" FROM THE BOTTOM OF THE CLEAR OPENING. [CRC R310.1]
6. SAFETY GLAZING SHALL BE APPROVED IN THE FOLLOWING APPLICATIONS:
   A. SHOWER DOORS
   B. WINDOWS LOCATED IN OR ADJACENT TO A DOOR, WITHIN A 24" ARC OF DOOR.
   C. WINDOWS GREATER THAN 18" WIDE AND CLOSER THAN 18" TO THE FLOOR.
   D. ALL PATIO AND SLIDING GLASS DOORS.
   [CRC R308.4.2]
7. SAFETY GLAZING ON DOORS OR WINDOWS SHALL BE LABELED AS SUCH FOR INSPECTION PURPOSES.
8. PROVIDE EXHAUST VENTILATION FOR THE COOKTOP TO THE EXTERIOR OF THE BUILDING.
   A) PROVIDE APPROVED EXHAUST DUCT UNDER SLAB OR FLOOR FOR INDUCTION TYPE, (DOWN DRAFT) EXHAUST VENTS.
   B) THE VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT.
9. BATHTUB AND SHOWER SPACES:
   BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
10. THE MINIMUM WIDTH OF A SHOWER DOOR SHALL BE 22".
11. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS AT JOB SITE FOR ALL CIRCULATING TYPE TUBS. (SEE CEC 680.74)
12. PROVIDE A 12"X12" TUB MOTOR ACCESS HATCH WHEN INSTALLING A CIRCULATING TYPE TUB.
13. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR MANUFACTURED FIREPLACES AT THE TIME OF THE FRAMING INSPECTION.
14. BLOWN OR POURED TYPE INSULATION SHALL ONLY BE INSTALLED IN ATTIC SPACES WHERE THE SLOPE OF THE CEILING DOES NOT EXCEED MORE THAN 2.5:12 PITCH.
15. GAS VENTS TO TERMINATE NOT LESS THAN 4' FROM OPENINGS OR PROPERTY LINES, AND NOT LESS THAN 12" FROM A DOOR, OPENABLE WINDOW OR GRAVITY AIR INLET.
16. ALL EQUIPMENT IN POTABLE WATER DELIVERY SYSTEM MUST MEET THE CALIFORNIA AB1953 LEAD FREEE REQUIREMENTS. THIS APPLIES TO ALL PIPING, FIXTURES AND FITTINGS. ALL OF THE ABOVE NOTED ITEMS ARE NOT PERMITTED TO EXCEED 0.25% LEAD CONTENT.

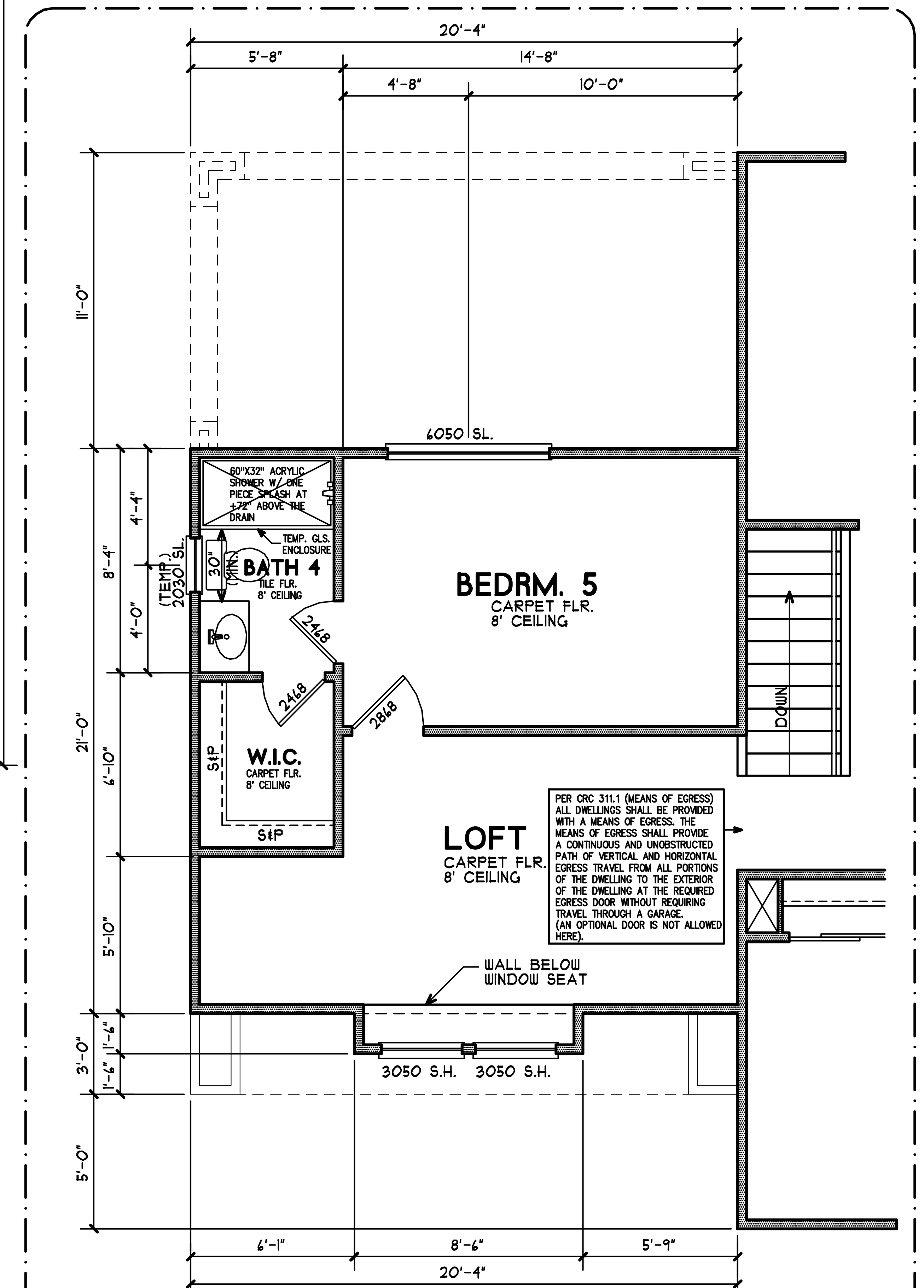
CALIFORNIA ENERGY NOTES:

1. THE BUILDER SHALL PROVIDE THE ORIGINAL OCCUPANT WITH A LIST OF THE HEATING, COOLING, WATER HEATING SYSTEMS AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.
2. A COMPLETED CF-4R FORM SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY THE CERTIFIED HERS RATER, FOR FIELD VERIFICATION AND DIAGNOSTIC TESTING.
3. AFTER INSTALLING WATER HEATING SYSTEMS, FENESTRATION, AND HVAC EQUIPMENT, THE INSTALLER SHALL SUBMIT THE "REGISTERED" INSTALLATION CERTIFICATE (CF-6R FORM), COMPLETED AND SIGNED BY THE INSTALLER, LISTING THE EQUIPMENT INSTALLED, (MANUFACTURER, MODEL, AND EFFICIENCIES, U-VALUES AND SHGC-VALUES, ETC.) AND THAT IT MEETS OR EXCEEDS THE REQUIREMENTS OF THE ENERGY DOCUMENTATION. (CEES SECTION 10-103(a)(3)).

RON POPE & ASSOCIATES
468 W. KENOSHA AVE. CLOVIS, CA. 93619
(559) 392-2706
E-MAIL: ron.pope1017@yahoo.com

PLAN NO. 2058
JOB NO: JB:2058
DRAWN BY: RON POPE
SHEET NO: A-2
SCALE: 1/4" = 1'-0"





OPTIONAL LOFT / BEDRM. 5

SECOND FLOOR PLAN - B

HERS INSPECTION REQUIREMENTS:

BUILDING-LEVEL VERIFICATIONS:
* HIGH QUALITY INSULATION INSPECTION (QII)
* IAQ MECHANICAL VENTILATION

COOLING SYSTEM VERIFICATIONS:
* MINIMUM AIRFLOW
* VERIFIED EER
* VERIFIED SEER
* FAN EFFICACY WATTS/CFM

HVAC DISTRIBUTION SYSTEM VERIFICATIONS:
* DUCT SEALING

DOMESTIC HOT WATER SYSTEM VERIFICATIONS:
* NONE

SPECIAL FEATURES:
* PV SYSTEM: 2.0 kWdc
* NON-STANDARD ROOF REFLECTANCE

ENERGY COMPLIANCE

ROOF REFLECTANCE:	0.17
ROOF EMITTANCE:	0.91
RADIANT BARRIER:	YES
ATTIC VENTILATION:	1/150
HIGH PERFORMANCE ATTIC:	NO
RAFTERS / TOP CHORD OF TRUSSES	NO INSULATION
CEILING	R-38
2X4 EXTERIOR WALLS	R-13 + R4 RIGID FOAM
UNDERNEATH FAU PLATFORM:	R-30
DUCTS	R-8 (SEALED & TESTED)
HEAT PUMP EFFICIENCY	9
COOLING SEER / EER:	16.0 / 13.0
TANKLESS WATER HEATER	0.82
GLAZING REQUIREMENTS:	
U-VALUES:	SHGC VALUES:
OPENABLE: 0.29	OPENABLE: 0.22
FIXED: 0.25	FIXED: 0.25
SLIDING GLASS DOORS: 0.28	SLIDING GLASS DOORS: 0.21
FRENCH DOORS: 0.33	FRENCH DOORS: 0.25
HERS VERIFICATION: (REQUIRED)	

2016 CALIFORNIA GREEN BUILDING STANDARDS:

NOTE:
REFER TO SHEET GB.1 & GB.2 FOR THE MANDATORY REQUIREMENTS FOR MEETING THE CALIFORNIA GREEN BUILDING STANDARDS. CHAPTER 4, RESIDENTIAL MANDATORY FEATURES.

NOTE:
"REGISTERED" COPIES OF THE CF-6R AND CF-4R FORMS SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY CERTIFIED BY THE INSTALLER(S) FOR THE CF-6R FORM, AND THE HERS RATER, FOR THE FIELD VERIFICATION AND DIAGNOSTIC TESTING ON THE CF-4R FORM.
[CEES SECTION 10-103(a) AND 10-103(a)(5)]

NOTE:
BATHROOM EXHAUST FANS: [CRC R303.3.1]
EACH BATHROOM CONTAINING A BATHTUB, SHOWER, OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED FOR PURPOSES OF HUMIDITY CONTROL IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE, CHAPTER 4; AND THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION4.5.

WINDOW SILLS / FALL PREVENTION:

CRC, SECTION R312.2 WINDOW SILLS
IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR.
EXCEPTIONS:
1. WINDOWS WHOSE OPENINGS WILL NOT ALLOW A 4 INCH DIAMETER SPHERE TO PASS THROUGH THE OPENING WHEN THE OPENING IS IN ITS LARGEST OPENED POSITION.
2. OPENINGS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090.
3. WINDOWS THAT ARE PROVIDED WITH OPENING LIMITING DEVICES THAT COMPLY WITH SECTION R312.2.

NOTE:
A SHEET ROCK NAILING INSPECTION IS REQUIRED. PER [CRC R109.1.4.1 & CBC 110.3.5]

SEE TABLE R702.3.5
GYPSUM BOARD NAILING SCHEDULE ON SHEET NS.1

SEE CRC TABLE R602.3(1) & TABLE R602.3(2) FOR NAILING SCHEDULE ON SHEET NS.1

NOTE:
ALL FASTENERS AND CONNECTORS THAT ARE IN DIRECT CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.
[CRC R317.3.1]

GLAZING:

[CRC R308.4.5] HAZARDOUS LOCATIONS

5. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE

NOTE:
18" DEEP WINDOWS ABOVE A TUB & SHOWER LOCATION ARE NOT REQUIRED TO HAVE TEMPERED GLASS. THE SILL HEIGHT MEASURED VERTICALLY FROM THE STANDING SURFACE EXCEEDS 60".

TANKLESS WATER HEATER REQUIREMENTS:

1. WATER HEATERS LOCATED IN ATTICS SHALL BE PROVIDED WITH A 26 GAUGE SHEET METAL PAN WITH A MINIMUM LIP OF 2" AND A MINIMUM OF 3/4" DRAIN EXTENDING TO THE EXTERIOR OF THE STRUCTURE. THE PAN SHALL EXTEND A MINIMUM OF 6" BEYOND THE APPLIANCE ON ALL SIDES [CURRENT CPC CODE]
2. THE T & P RELIEF VALVE HAVING A FULL SIZED DRAIN OF GALV. STEEL OF HARD DRAWN COPPER TO THE OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE NOT MORE THAN 2' OR LESS THAN 6" ABOVE THE GRADE, POINTING DOWNWARD, THE TERMINAL END BEING UNTHREADED. [CPC 608.5]

PLUMBING REQUIREMENTS:

1. ALL SHOWER AND TUB/SHOWER VALVES MUST BE PRESSURE BALANCE AND/OR THERMOSTATIC MIXING TYPES. THE DEVICE IS REQUIRED TO LIMIT THE WATER TEMPERATURE TO A MAXIMUM OF 120 DEGREES. [CURRENT CPC CODE]
2. PROVIDE NON-REMOVABLE TYPE BACKFLOW PREVENTION DEVICE REQUIRED ON ALL HOSE BIBS. [CPC 603.4.6]
3. ALL EQUIPMENT IN THE POTABLE WATER DELIVERY SYSTEM MUST MEET THE CALIFORNIA AB1953 LEAD FREE REQUIREMENTS. THIS APPLIES TO ALL PIPING, FIXTURES AND FITTINGS. ALL OF THE ABOVE NOTED ITEMS ARE NOT PERMITTED TO EXCEED 0.25% LEAD CONTENT.

NOTE:
WATER CLOSETS SHALL BE CAPABLE OF USING A MAXIMUM OF 1.28 GALLONS PER FLUSH.
[CPC 403.2.1]

VENTILATION FOR INDOOR AIR QUALITY:

[CALIFORNIA ENERGY CODE, SECTION 150.0]

0) ALL DWELLING UNITS SHALL MEET THE REQUIREMENTS OF ASHRAE STANDARD 62.2. VENTILATION AND ACCEPTABLE INDOOR QUALITY IN LOW RISE RESIDENTIAL BUILDINGS. WINDOW OPERATION IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED IN SECTION SECTION 4 OF THAT ASHRAE STANDARD 62.2. CONTINUOUS OPERATION OF CENTRAL FORCED AIR SYSTEM AIR HANDLERS USED IN CENTRAL FAN INTEGRATED VENTILATION SYSTEMS IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED IN SECTION 4 OF ASHRAE STANDARD 62.2. ADDITIONALLY, ALL DWELLING UNITS SHALL MEET THE FOLLOWING REQUIREMENTS:
   1. FIELD VERIFICATION AND DIAGNOSTIC TESTING:
      A. AIRFLOW PERFORMANCE. THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED BY SECTION 4 OF ASHRAE STANDARD 62.2 SHALL BE CONFIRMED THROUGH FIELD VERIFICATION AND DIAGNOSTIC TESTING IN ACCORDANCE WITH THE APPLICABLE PROCEDURES SPECIFIED IN REFERENCE RESIDENTIAL APPENDIX RA3.7.

FLOOR AREA

TOTAL LIVING AREA:	2058 SQ.FT.
FIRST FLOOR:	818 SQ.FT.
SECOND FLOOR:	1240 SQ.FT.
GARAGE:	427 SQ.FT.
PORCH:	48 SQ.FT.
OPTIONAL PATIO:	224 SQ.FT.

DATE DRAWN: 2-2019
REVISIONS:
DATE:
DATE:
DATE:

DESIGNER SINCE 1985

GENERAL NOTES:

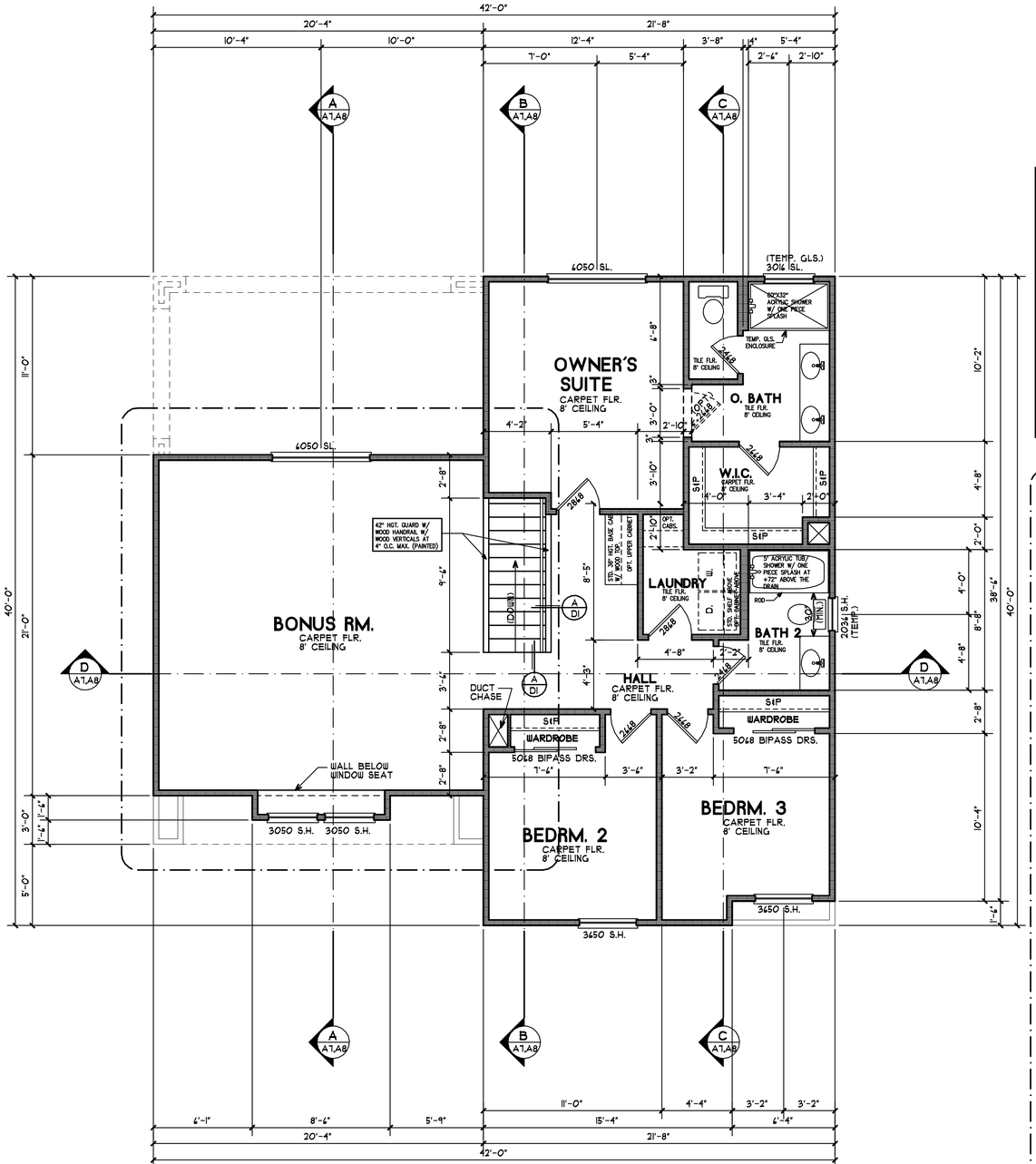
1. WATER CLOSET COMPARTMENTS MUST HAVE 30" WIDTH AND 24" CLEAR IN FRONT OF THE WATER CLOSET. [CRC R307.1]
2. THE WALL SURFACE BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SUBJECT TO WATER SPLASH ARE CONSTRUCTED OF MATERIALS NOT ADVERSELY AFFECTED BY WATER. INSTALL FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS. WATER RESISTANT GYPSUM BOARD IS NO LONGER PERMITTED TO BE USED IN THESE LOCATIONS. [CRC R702.4.2]
3. THE DOOR BETWEEN THE GARAGE AND THE DWELLING IS REQUIRED TO HAVE (3) HINGES, TWO OF WHICH ARE TO BE SELF-CLOSING TYPE.
4. ALL SLEEPING ROOMS SHALL BE PROVIDED WITH AT LEAST ONE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE. WINDOWS SHALL HAVE A CLEAR OPENING OF 5.7 SQ. FT. AND MINIMUM OPENINGS OF 20" WIDE AND 24" HIGH, (CLEAR). [CRC R310.1]
5. THE SILL HEIGHT OF WINDOWS IN ANY SLEEPING ROOM SHALL NOT EXCEED 44" FROM THE BOTTOM OF THE CLEAR OPENING. [CRC R310.1]
6. SAFETY GLAZING SHALL BE APPROVED IN THE FOLLOWING APPLICATIONS:
   A. SHOWER DOORS
   B. WINDOWS LOCATED IN OR ADJACENT TO A DOOR, WITHIN A 24" ARC OF DOOR.
   C. WINDOWS GREATER THAN 18" WIDE AND CLOSER THAN 18" TO THE FLOOR.
   D. ALL PATIO AND SLIDING GLASS DOORS.
   [CRC R308.4.2]
7. SAFETY GLAZING ON DOORS OR WINDOWS SHALL BE LABELED AS SUCH FOR INSPECTION PURPOSES.
8. PROVIDE EXHAUST VENTILATION FOR THE COOKTOP TO THE EXTERIOR OF THE BUILDING.
   A) PROVIDE APPROVED EXHAUST DUCT UNDER SLAB OR FLOOR FOR INDUCTION TYPE, (DOWN DRAFT) EXHAUST VENTS.
   B) THE VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT.
9. BATHTUB AND SHOWER SPACES:
   BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
10. THE MINIMUM WIDTH OF A SHOWER DOOR SHALL BE 22".
11. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS AT JOB SITE FOR ALL CIRCULATING TYPE TUBS. (SEE CEC 680.74)
12. PROVIDE A 12"X12" TUB MOTOR ACCESS HATCH WHEN INSTALLING A CIRCULATING TYPE TUB.
13. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR MANUFACTURED FIREPLACES AT THE TIME OF THE FRAMING INSPECTION.
14. BLOWN OR POURED TYPE INSULATION SHALL ONLY BE INSTALLED IN ATTIC SPACES WHERE THE SLOPE OF THE CEILING DOES NOT EXCEED MORE THAN 2.5:12 PITCH.
15. GAS VENTS TO TERMINATE NOT LESS THAN 4' FROM OPENINGS OR PROPERTY LINES, AND NOT LESS THAN 12" FROM A DOOR, OPENABLE WINDOW OR GRAVITY AIR INLET.
16. ALL EQUIPMENT IN POTABLE WATER DELIVERY SYSTEM MUST MEET THE CALFIFORNIA AB1953 LEAD FREEE REQUIREMENTS. THIS APPLIES TO ALL PIPING, FIXTURES AND FITTINGS. ALL OF THE ABOVE NOTED ITEMS ARE NOT PERMITTED TO EXCEED 0.25% LEAD CONTENT.

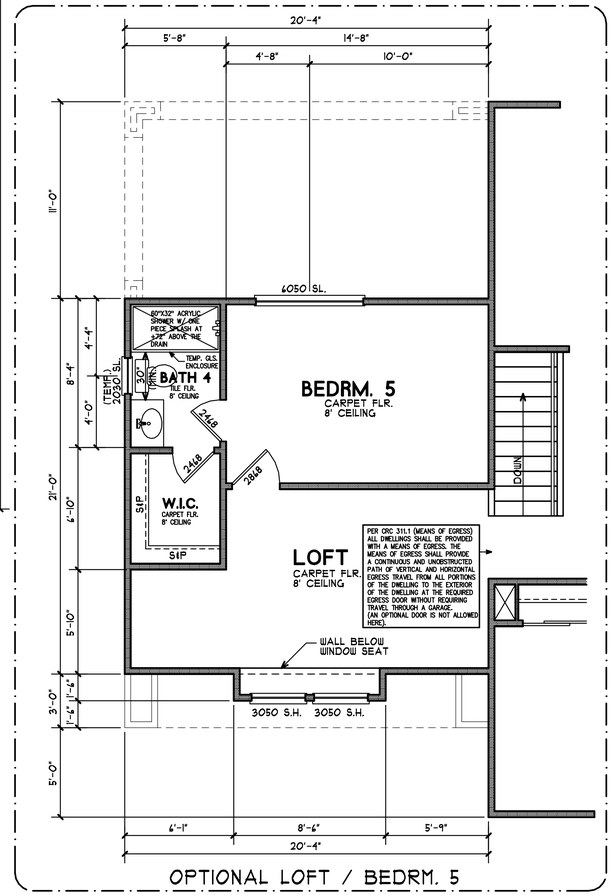
CALIFORNIA ENERGY NOTES:

1. THE BUILDER SHALL PROVIDE THE ORIGINAL OCCUPANT WITH A LIST OF THE HEATING, COOLING, WATER HEATING SYSTEMS AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.
2. A COMPLETED CF-4R FORM SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY THE CERTIFIED HERS RATER, FOR FIELD VERIFICATION AND DIAGNOSTIC TESTING.
3. AFTER INSTALLING WATER HEATING SYSTEMS, FENESTRATION, AND HVAC EQUIPMENT, THE INSTALLER SHALL SUBMIT THE "REGISTERED" INSTALLATION CERTIFICATE (CF-6R FORM), COMPLETED AND SIGNED BY THE INSTALLER, LISTING THE EQUIPMENT INSTALLED, (MANUFACTURER, MODEL, AND EFFICIENCIES, U-VALUES AND SHGC-VALUES, ETC.) AND THAT IT MEETS OR EXCEEDS THE REQUIREMENTS OF THE ENERGY DOCUMENTATION. (CEES SECTION 10-103(a)(3)).

RON POPE & ASSOCIATES
468 W. KENOSHA AVE. CLOVIS, CA. 93619
(559) 392-2706
E-MAIL: ron.pope1017@yahoo.com

PLAN NO. 2058
JOB NO: JB:2058
DRAWN BY: RON POPE
SHEET NO: A3.1
SCALE: 1/4" = 1'-0"





OPTIONAL LOFT / BEDRM. 5

SECOND FLOOR PLAN - A & C

HERS INSPECTION REQUIREMENTS:

BUILDING-LEVEL VERIFICATIONS:
* HIGH QUALITY INSULATION INSPECTION (QII)
* IAQ MECHANICAL VENTILATION

COOLING SYSTEM VERIFICATIONS:
* MINIMUM AIRFLOW
* VERIFIED EER
* VERIFIED SEER
* FAN EFFICACY WATTS/CFM

HVAC DISTRIBUTION SYSTEM VERIFICATIONS:
* DUCT SEALING

DOMESTIC HOT WATER SYSTEM VERIFICATIONS:
* NONE

SPECIAL FEATURES:
* PV SYSTEM: 2.0 kWdc
* NON-STANDARD ROOF REFLECTANCE

ENERGY COMPLIANCE

ROOF REFLECTANCE:	0.17
ROOF EMITTANCE:	0.91
RADIANT BARRIER:	YES
ATTIC VENTILATION:	1/150
HIGH PERFORMANCE ATTIC:	NO
RAFTERS / TOP CHORD OF TRUSSES	NO INSULATION
CEILING	R-38
2X4 EXTERIOR WALLS	R-13 + R4 RIGID FOAM
UNDERNEATH FAU PLATFORM:	R-30
DUCTS	R-8 (SEALED & TESTED)
HEAT PUMP EFFICIENCY	9
COOLING SEER / EER:	16.0 / 13.0
TANKLESS WATER HEATER	0.82

GLAZING REQUIREMENTS:

U-VALUES:	SHGC VALUES:
OPENABLE: 0.29	OPENABLE: 0.22
FIXED: 0.25	FIXED: 0.25
SLIDING GLASS DOORS: 0.28	SLIDING GLASS DOORS: 0.21
FRENCH DOORS: 0.33	FRENCH DOORS: 0.25

HERS VERIFICATION: (REQUIRED)

2016 CALIFORNIA GREEN BUILDING STANDARDS:

NOTE:
REFER TO SHEET GB.1 & GB.2 FOR THE MANDATORY REQUIREMENTS FOR MEETING THE CALIFORNIA GREEN BUILDING STANDARDS. CHAPTER 4, RESIDENTIAL MANDATORY FEATURES.

NOTE:
"REGISTERED" COPIES OF THE CF-6R AND CF-4R FORMS SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY CERTIFIED BY THE INSTALLER(S) FOR THE CF-6R FORM, AND THE HERS RATER, FOR THE FIELD VERIFICATION AND DIAGNOSTIC TESTING ON THE CF-4R FORM. [CEES SECTION 10-103(a) AND 10-103(a)(5)]

NOTE:
BATHROOM EXHAUST FANS: [CRC R303.3.1]
EACH BATHROOM CONTAINING A BATHTUB, SHOWER, OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED FOR PURPOSES OF HUMIDITY CONTROL IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE, CHAPTER 4; AND THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION4.5.

WINDOW SILLS / FALL PREVENTION:

CRC, SECTION R312.2 WINDOW SILLS
IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR. EXCEPTIONS:
1. WINDOWS WHOSE OPENINGS WILL NOT ALLOW A 4 INCH DIAMETER SPHERE TO PASS THROUGH THE OPENING WHEN THE OPENING IS IN ITS LARGEST OPENED POSITION.
2. OPENINGS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090.
3. WINDOWS THAT ARE PROVIDED WITH OPENING LIMITING DEVICES THAT COMPLY WITH SECTION R312.2.

NOTE:
A SHEET ROCK NAILING INSPECTION IS REQUIRED. PER [CRC R109.1.4.1 & CBC 110.3.5]

SEE TABLE R702.3.5
GYPSUM BOARD NAILING SCHEDULE ON SHEET NS.1

SEE CRC TABLE R602.3(1) & TABLE R602.3(2) FOR NAILING SCHEDULE ON SHEET NS.1

NOTE:
ALL FASTENERS AND CONNECTORS THAT ARE IN DIRECT CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. [CRC R317.3.1]

GLAZING:

[CRC R308.4.5] HAZARDOUS LOCATIONS

5. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE

NOTE:
18" DEEP WINDOWS ABOVE A TUB & SHOWER LOCATION ARE NOT REQUIRED TO HAVE TEMPERED GLASS. THE SILL HEIGHT MEASURED VERTICALLY FROM THE STANDING SURFACE EXCEEDS 60".

TANKLESS WATER HEATER REQUIREMENTS:

1. WATER HEATERS LOCATED IN ATTICS SHALL BE PROVIDED WITH A 26 GAUGE SHEET METAL PAN WITH A MINIMUM LIP OF 2" AND A MINIMUM OF 3/4" DRAIN EXTENDING TO THE EXTERIOR OF THE STRUCTURE. THE PAN SHALL EXTEND A MINIMUM OF 6" BEYOND THE APPLIANCE ON ALL SIDES [CURRENT CPC CODE]
2. THE T & P RELIEF VALVE HAVING A FULL SIZED DRAIN OF GALV. STEEL OF HARD DRAWN COPPER TO THE OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE NOT MORE THAN 2' OR LESS THAN 6" ABOVE THE GRADE, POINTING DOWNWARD, THE TERMINAL END BEING UNTHREADED. [CPC 608.5]

PLUMBING REQUIREMENTS:

1. ALL SHOWER AND TUB/SHOWER VALVES MUST BE PRESSURE BALANCE AND/OR THERMOSTATIC MIXING TYPES. THE DEVICE IS REQUIRED TO LIMIT THE WATER TEMPERATURE TO A MAXIMUM OF 120 DEGREES. [CURRENT CPC CODE]
2. PROVIDE NON-REMOVABLE TYPE BACKFLOW PREVENTION DEVICE REQUIRED ON ALL HOSE BIBS. [CPC 603.4.6]
3. ALL EQUIPMENT IN THE POTABLE WATER DELIVERY SYSTEM MUST MEET THE CALIFORNIA AB1953 LEAD FREE REQUIREMENTS. THIS APPLIES TO ALL PIPING, FIXTURES AND FITTINGS. ALL OF THE ABOVE NOTED ITEMS ARE NOT PERMITTED TO EXCEED 0.25% LEAD CONTENT.

NOTE:
WATER CLOSETS SHALL BE CAPABLE OF USING A MAXIMUM OF 1.28 GALLONS PER FLUSH. [CPC 403.2.1]

VENTILATION FOR INDOOR AIR QUALITY:

[CALIFORNIA ENERGY CODE, SECTION 150.0]

0) ALL DWELLING UNITS SHALL MEET THE REQUIREMENTS OF ASHRAE STANDARD 62.2. VENTILATION AND ACCEPTABLE INDOOR QUALITY IN LOW RISE RESIDENTIAL BUILDINGS. WINDOW OPERATION IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED IN SECTION SECTION 4 OF THAT ASHRAE STANDARD 62.2. CONTINUOUS OPERATION OF CENTRAL FORCED AIR SYSTEM AIR HANDLERS USED IN CENTRAL FAN INTEGRATED VENTILATION SYSTEMS IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED IN SECTION 4 OF ASHRAE STANDARD 62.2. ADDITIONALLY, ALL DWELLING UNITS SHALL MEET THE FOLLOWING REQUIREMENTS:
   1. FIELD VERIFICATION AND DIAGNOSTIC TESTING:
      A. AIRFLOW PERFORMANCE. THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED BY SECTION 4 OF ASHRAE STANDARD 62.2 SHALL BE CONFIRMED THROUGH FIELD VERIFICATION AND DIAGNOSTIC TESTING IN ACCORDANCE WITH THE APPLICABLE PROCEDURES SPECIFIED IN REFERENCE RESIDENTIAL APPENDIX RA3.7.

FLOOR AREA

TOTAL LIVING AREA:	2058 SQ.FT.
FIRST FLOOR:	818 SQ.FT.
SECOND FLOOR:	1240 SQ.FT.
GARAGE:	427 SQ.FT.
PORCH:	48 SQ.FT.
OPTIONAL PATIO:	224 SQ.FT.

DATE DRAWN: 2-2019
REVISIONS: DATE:
DATE:
DATE:

REGISTERED ENGINEER 985

GENERAL NOTES:

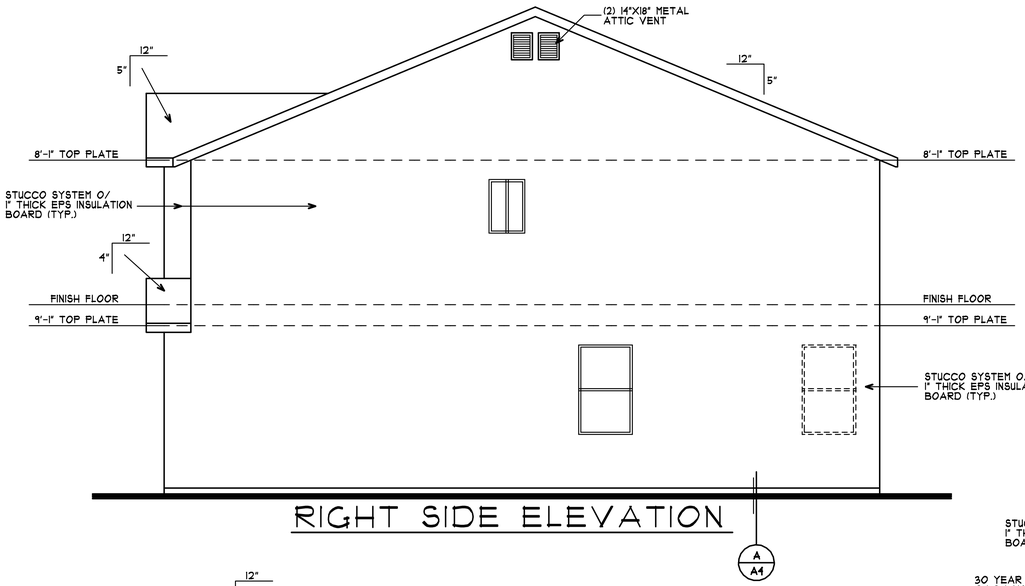
1. WATER CLOSET COMPARTMENTS MUST HAVE 30" WIDTH AND 24" CLEAR IN FRONT OF THE WATER CLOSET. [CRC R307.1]
2. THE WALL SURFACE BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SUBJECT TO WATER SPLASH ARE CONSTRUCTED OF MATERIALS NOT ADVERSELY AFFECTED BY WATER. INSTALL FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS. WATER RESISTANT GYPSUM BOARD IS NO LONGER PERMITTED TO BE USED IN THESE LOCATIONS. [CRC R702.4.2]
3. THE DOOR BETWEEN THE GARAGE AND THE DWELLING IS REQUIRED TO HAVE (3) HINGES, TWO OF WHICH ARE TO BE SELF-CLOSING TYPE.
4. ALL SLEEPING ROOMS SHALL BE PROVIDED WITH AT LEAST ONE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE. WINDOWS SHALL HAVE A CLEAR OPENING OF 5.7 SQ. FT. AND MINIMUM OPENINGS OF 20" WIDE AND 24" HIGH, (CLEAR). [CRC R310.1]
5. THE SILL HEIGHT OF WINDOWS IN ANY SLEEPING ROOM SHALL NOT EXCEED 44" FROM THE BOTTOM OF THE CLEAR OPENING. [CRC R310.1]
6. SAFETY GLAZING SHALL BE APPROVED IN THE FOLLOWING APPLICATIONS:
   A. SHOWER DOORS
   B. WINDOWS LOCATED IN OR ADJACENT TO A DOOR, WITHIN A 24" ARC OF DOOR.
   C. WINDOWS GREATER THAN 18" WIDE AND CLOSER THAN 18" TO THE FLOOR.
   D. ALL PATIO AND SLIDING GLASS DOORS. [CRC R308.4.2]
7. SAFETY GLAZING ON DOORS OR WINDOWS SHALL BE LABELED AS SUCH FOR INSPECTION PURPOSES.
8. PROVIDE EXHAUST VENTILATION FOR THE COOKTOP TO THE EXTERIOR OF THE BUILDING.
   A) PROVIDE APPROVED EXHAUST DUCT UNDER SLAB OR FLOOR FOR INDUCTION TYPE, (DOWN DRAFT) EXHAUST VENTS.
   B) THE VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT.
9. BATHTUB AND SHOWER SPACES:
   BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
10. THE MINIMUM WIDTH OF A SHOWER DOOR SHALL BE 22".
11. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS AT JOB SITE FOR ALL CIRCULATING TYPE TUBS. (SEE CEC 680.74)
12. PROVIDE A 12"X12" TUB MOTOR ACCESS HATCH WHEN INSTALLING A CIRCULATING TYPE TUB.
13. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR MANUFACTURED FIREPLACES AT THE TIME OF THE FRAMING INSPECTION.
14. BLOWN OR POURED TYPE INSULATION SHALL ONLY BE INSTALLED IN ATTIC SPACES WHERE THE SLOPE OF THE CEILING DOES NOT EXCEED MORE THAN 2.5:12 PITCH.
15. GAS VENTS TO TERMINATE NOT LESS THAN 4' FROM OPENINGS OR PROPERTY LINES, AND NOT LESS THAN 12" FROM A DOOR, OPENABLE WINDOW OR GRAVITY AIR INLET.
16. ALL EQUIPMENT IN POTABLE WATER DELIVERY SYSTEM MUST MEET THE CALIFORNIA AB1953 LEAD FREEE REQUIREMENTS. THIS APPLIES TO ALL PIPING, FIXTURES AND FITTINGS. ALL OF THE ABOVE NOTED ITEMS ARE NOT PERMITTED TO EXCEED 0.25% LEAD CONTENT.

CALIFORNIA ENERGY NOTES:

1. THE BUILDER SHALL PROVIDE THE ORIGINAL OCCUPANT WITH A LIST OF THE HEATING, COOLING, WATER HEATING SYSTEMS AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.
2. A COMPLETED CF-4R FORM SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY THE CERTIFIED HERS RATER, FOR FIELD VERIFICATION AND DIAGNOSTIC TESTING.
3. AFTER INSTALLING WATER HEATING SYSTEMS, FENESTRATION, AND HVAC EQUIPMENT, THE INSTALLER SHALL SUBMIT THE "REGISTERED" INSTALLATION CERTIFICATE (CF-6R FORM), COMPLETED AND SIGNED BY THE INSTALLER, LISTING THE EQUIPMENT INSTALLED, (MANUFACTURER, MODEL, AND EFFICIENCIES, U-VALUES AND SHGC-VALUES, ETC.) AND THAT IT MEETS OR EXCEEDS THE REQUIREMENTS OF THE ENERGY DOCUMENTATION. (CEES SECTION 10-103(a)(3)).

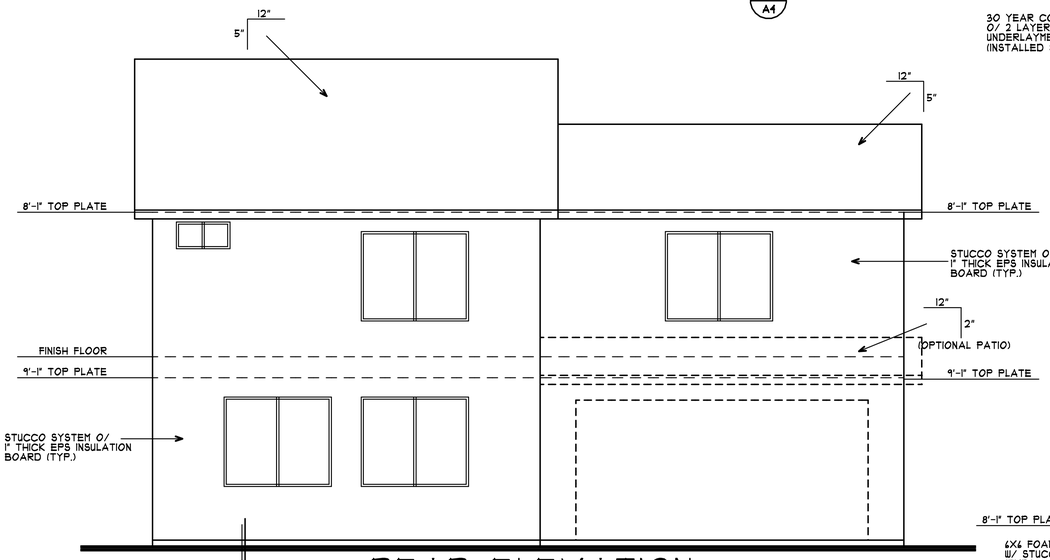
RON POPE & ASSOCIATES
468 W. KENOSHA AVE. CLOVIS, CA. 93619
(559) 392-2706
E-MAIL: ron.pope1017@yahoo.com

PLAN NO. 2058
JOB NO: JB:2058
DRAWN BY: RON POPE
SHEET NO: A-3
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

A A4



REAR ELEVATION

A A4

FASCIA BOARD:
INSTALL 2X6 FASCIA BOARD (TYPICAL)

WINDOW HEADER HEIGHTS: (9'-1" PLATE)

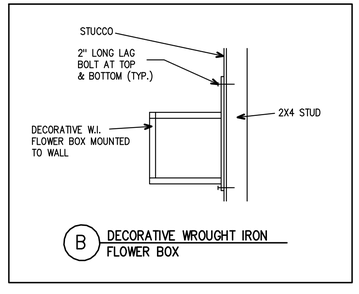
SET ALL WINDOW HEADERS AT +8'-0" TO THE BOTTOM OF THE HEADER (TYPICAL)

* FOR 4X12 OR 6X12 DEPTH HEADERS, SET HEADER TIGHT TO THE TOP PLATE.
* FOR CLEAR STORY WINDOWS, SEE PLANS.

WINDOW HEADER HEIGHTS: (8'-1" PLATE)

SET ALL WINDOW HEADERS AT +7'-0" TO THE BOTTOM OF THE HEADER (TYPICAL)

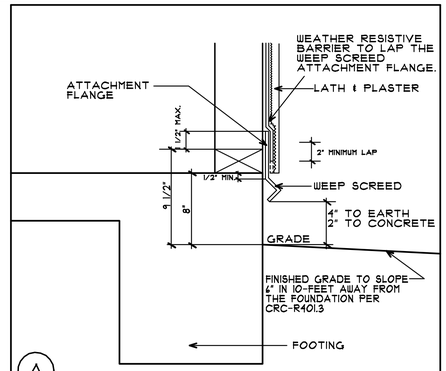
* FOR 4X12 OR 6X12 DEPTH HEADERS, SET HEADER TIGHT TO THE TOP PLATE.
* FOR CLEAR STORY WINDOWS, SEE PLANS.



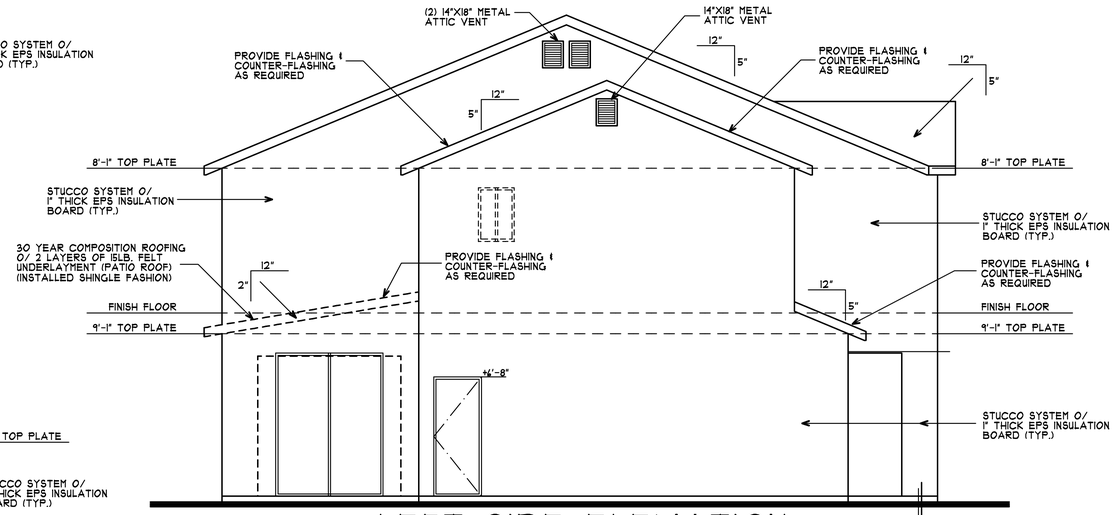
B DECORATIVE WROUGHT IRON FLOWER BOX

RADIANT BARRIER ROOF SHEATHING:
[RESIDENTIAL APPENDIX RA4.2.2-2013]

1. MANUFACTURER OF ROOF SHEATHING: LOUISIANNA PACIFIC OR EQUIVALENT.
2. MANUFACTURER APPROVAL: CA-T370 TECHSHIELD
3. THE RADIANT BARRIER SHALL BE INSTALLED TO COVER ALL GABLE END WALLS AND OTHER VERTICAL SURFACES IN THE ATTIC.
4. THE ATTIC SHALL BE VENTILATED TO:
   a) CONFORM TO THE RADIANT BARRIER MANUFACTURER'S INSTRUCTIONS.
   b) PROVIDE A MINIMUM FREE VENTILATION AREA OF NOT LESS THAN ONE SQUARE FOOT OF VENT AREA FOR EACH 150 SQUARE FEET OF ATTIC/FLOOR AREA.
   c) PROVIDE NO LESS THAN 30 PERCENT UPPER VENTS.
5. RIDGE VENTS OR GABLE END VENTS ARE RECOMMENDED TO ACHIEVE THE BEST PERFORMANCE. THE MATERIAL SHOULD BE CUT TO ALLOW FOR FULL AIRFLOW TO THE VENTING.
6. THE PRODUCT SHALL MEET ALL REQUIREMENTS FOR CALIFORNIA CERTIFIED INSULATION MATERIALS [RADIANT BARRIERS] OF THE DEPARTMENT OF CONSUMER AFFAIRS, BUREAU OF HOME FURNISHINGS AND THERMAL INSULATION, AS SPECIFIED BY CCR, TITLE 24, PART 12, CHAPTER 12-13, STANDARDS FOR INSULATING MATERIAL.
7. THE USE OF A RADIANT BARRIER SHALL BE LISTED IN THE SPECIAL FEATURES AND MODELING ASSUMPTIONS LISTINGS OF THE CERTIFICATE OF COMPLIANCE AND DESCRIBED IN DETAIL IN THE RESIDENTIAL ACM MANUAL.

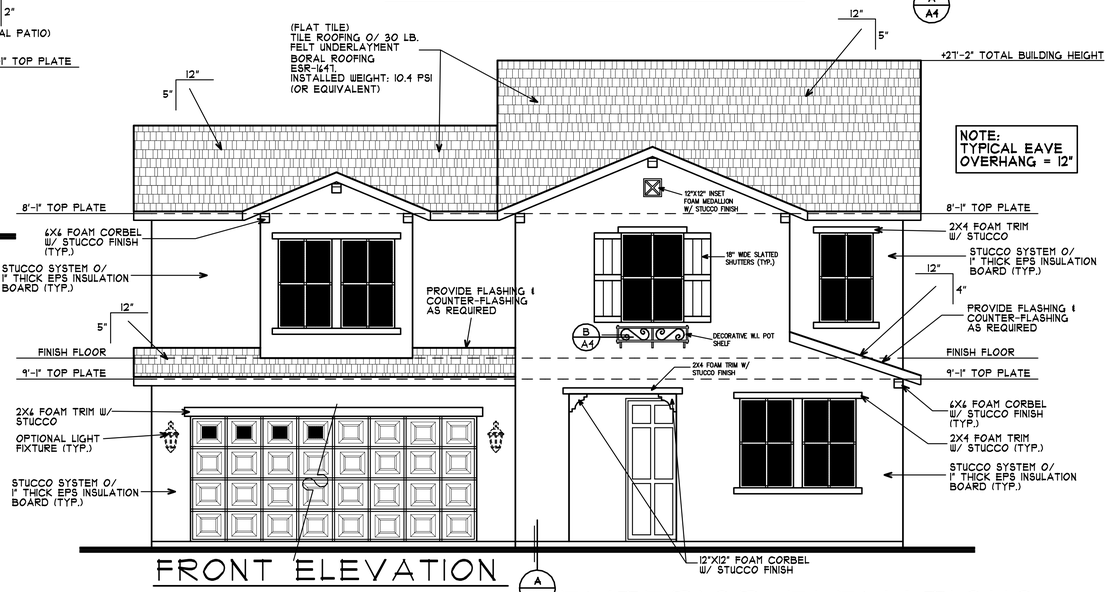


A TYPICAL WEEP SCREED DETAIL.



LEFT SIDE ELEVATION

A A4



FRONT ELEVATION

A A4

EXTERIOR ELEVATIONS - A

DATE DRAWN: 2-2019
REVISIONS: DATE:
DATE:
DATE:

DESIGNED INC. 1985

GENERAL NOTES:

ELEVATION NOTES:

1. PROVIDE BITHUTHENE OR SIMILAR RUBBARIZED ASPHALT FLASHING WITHIN THE LATH ASSEMBLY OF ALL HORIZONTAL UPSIDE STUCCO SURFACES.
2. PROVIDE MIN. 1/4" PER 1'-0" SLOPE AT BALCONIES.
3. PROVIDE AN ANTI-PONDING DEVISE AT THE BOTTOM COURSE OF THE TILE ROOF IF A RAISED FASCIA BOARD IS USED.
4. PROVIDE BIRD STOP DEVICE AT BOTTOM COURSE OF TILE ROOFING TO SEAL ROOF FROM BIRDS NESTS AND FIRE INTRUSION.
5. PROVIDE TWO LAYERS OF TYPE "D" UNDERLAYMENT AT STUCCO WALLS WHERE STUCCO IS APPLIED OVER PLYWOOD SHEATHING.
6. NO EAVE VENTS ARE ALLOWED WHERE SHEAR TRANSFER IS REQUIRED AT THE FRIEZE BLOCK.
7. PROVIDE FLASHING AND COUNTER FLASHING AT ALL ROOF TO WALL AND CHIMNEY INTERSECTIONS. ALSO, PROVIDE STEPPED FLASHING WHERE THE SLOPED ROOF ABUTS THE WALL.
8. PROVIDE HIGH RIBBED METAL LATH AT ALL HORIZONTAL STUCCO SURFACES.
9. ROOF COVER ASSEMBLY CLASSIFICATION IS TO BE CERTIFIED BY THE INSTALLER BEFORE THE HOUSE CAN BE ISSUED A FINAL INSPECTION.
10. PROVIDE FOR ALL TYPES OF ROOF SHEET METAL VALLEY FLASHING WITH A 36-INCH WIDE UNDERLAYMENT DIRECTLY UNDER FLASHING AND OVER NORMAL REQUIRED UNDERLAYMENT.
11. ROOF COVERING SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT CRC AND CURRENT CFC.

EXTERIOR LATH MATERIALS:

1. WESTERN ONE KOTE SYSTEM, ESR-1607 (OR EQUIVALENT)
2. THE MAXIMUM COATING THICKNESS IS 1/2".
3. PROVIDE ONE LAYER OF GRADE "D" BUILDING PAPER, AND TWO LAYERS OVER ANY PLYWOOD SHEATHING.
4. APPLY 1" TO 1 1/2" THICK EXPANDED POLYSTYRENE (EPS) INSULATION BOARD.
5. APPLY WIRE LATH THAT COMPLIES WITH UBC TABLE NO. 47-B USE MI. 20 GAUGE, 1 INCH GALVANIZED STEEL WOVEN WIRE WIRE FABRIC.
6. CAULKING: ACRYLIC LATEX CAULKING MATERIAL COMPLYING WITH ASTM C 834.
7. ALL TRIM, SCREEDS AND CORNER REINFORCEMENT MUST HAVE GALVANIZED STEEL OR APPROVED PLASTIC.
8. WEEP SCREED SHALL BE 25 GAUGE "J" METAL AND SHALL BE INSTALLED AT A MIN. OF 4" ELEV. ABOVE GRADE AND 2" ABOVE ANY PAVED SURFACE.

EPS FOAM INSULATION (THERMAL BARRIER)

1. EPS INSULATION BOARD: FALCON FOAM ESR-1962
   2.1: FALCON FOAM, ThermalStar, AND ELEVATION EXPANDED POLYSTYRENE INSULATION BOARDS:
   FALCON FOAM, ThermalStar, AND ELEVATION EXPANDED POLYSTYRENE (EPS) INSULATION BOARDS ARE USED AS NON-STRUCTURAL THERMAL INSULATION IN BUILDINGS OF ANY CONSTRUCTION TYPE, AND AS COMPONENTS OF CLASS A, B AND C ROOF COVERING SUSTEMS INSTALLED ON STEEL DECKS, WHEN INSTALLED IN ACCORDANCE WITH THIS REPORT. THE INSULATION IS FOR USE IN WALL CAVITIES, CEILING ASSEMBLIES, AND ROOF COVERING ASSEMBLIES, OR ON THE OUTSIDE FACES OF EXTERIOR WALLS. THE INSULATION MAY BE USED AS ROOF INSULATION WHEN RECOGNIZED IN A CURRENT ICC-ES EVALUATION REPORT ON THE ROOF COVERING SYSTEM, OR WHEN INSTALLED AS DESCRIBED IN SECTION 4.2. THE INSULATION BOARDS MAY ALSO BE DIRECTLY EXPOSED IN ATTICS AND CRAWL SPACES WITHOUT A COVERING WHEN INSTALLED AS DESCRIBED IN SECTION 4.2.2. THE INSULATION MAY ALSO BE USED AS EXTERIOR PERIMETER INSULATION AROUND CONCRETE SLAB EDGES, ON FOUNDATION WALLS, OR UNDER FLAT CONCRETE SLAB ON GRADE CONSTRUCTION, EXCEPT IN AREAS WHERE THE PROBABILITY OF TERMITE ACTIVITY IS "VERY HEAVY" AS NOTED IN SECTION 5.5.

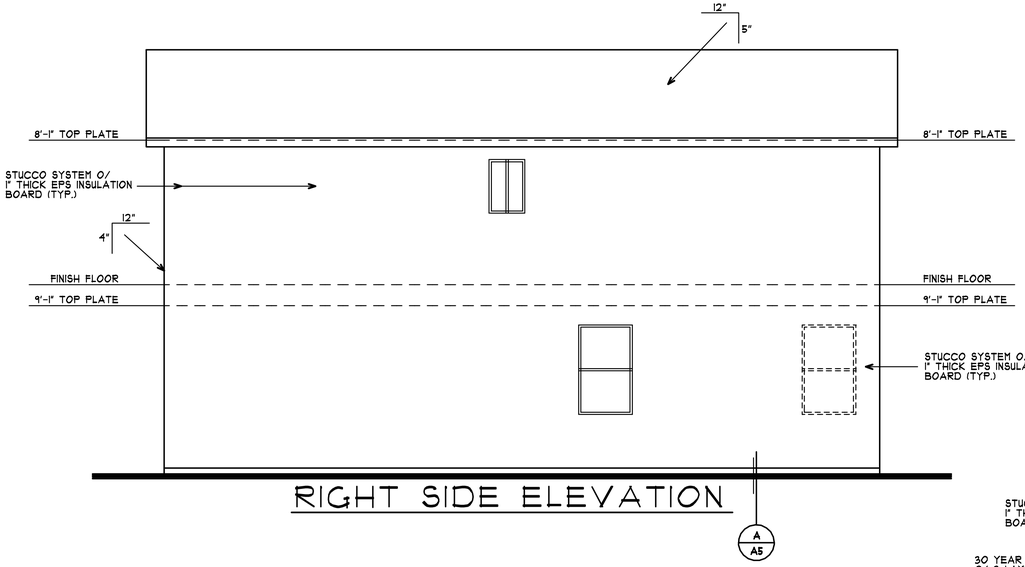
NOTE:
THE EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) SHALL TERMINATE NOT LESS THAN 6" ABOVE THE FINISHED GROUND LEVEL. [CRC R703.9]

FIRE-RESISTANT CONSTRUCTION

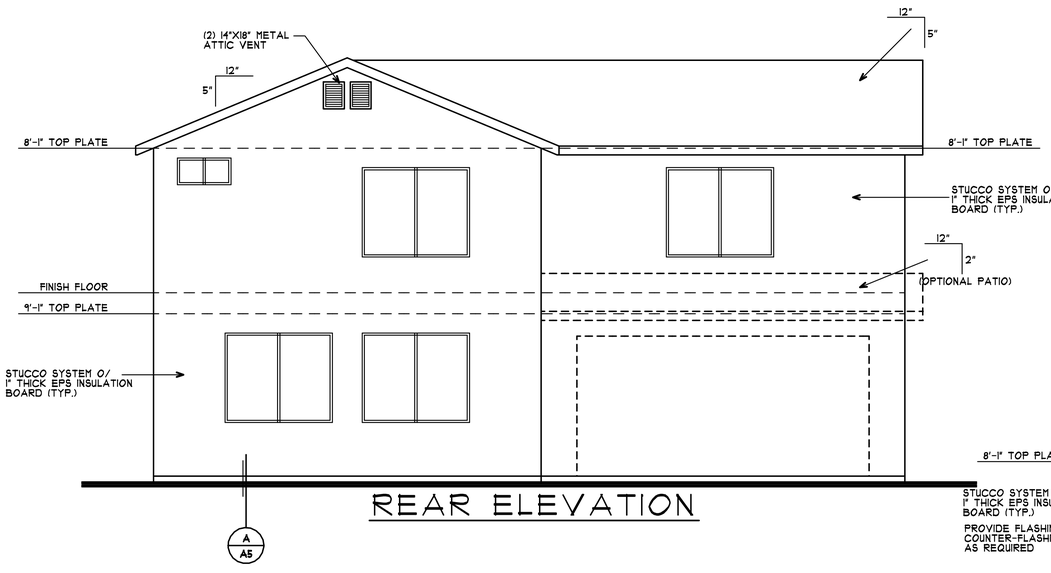
1. R302.1 EXTERIOR WALLS:
   CONSTRUCTION, PROJECTIONS, OPENINGS AND PENETRATIONS OF EXTERIOR WALLS OF DWELLINGS AND ACCESSORY BUILDINGS SHALL COMPLY WITH TABLE R302.1(2)

RON POPE & ASSOCIATES
468 W. KENOSHA AVE. CLOVIS, CA. 93619
(559) 392-2706
E-MAIL: ron.pope1017@yahoo.com

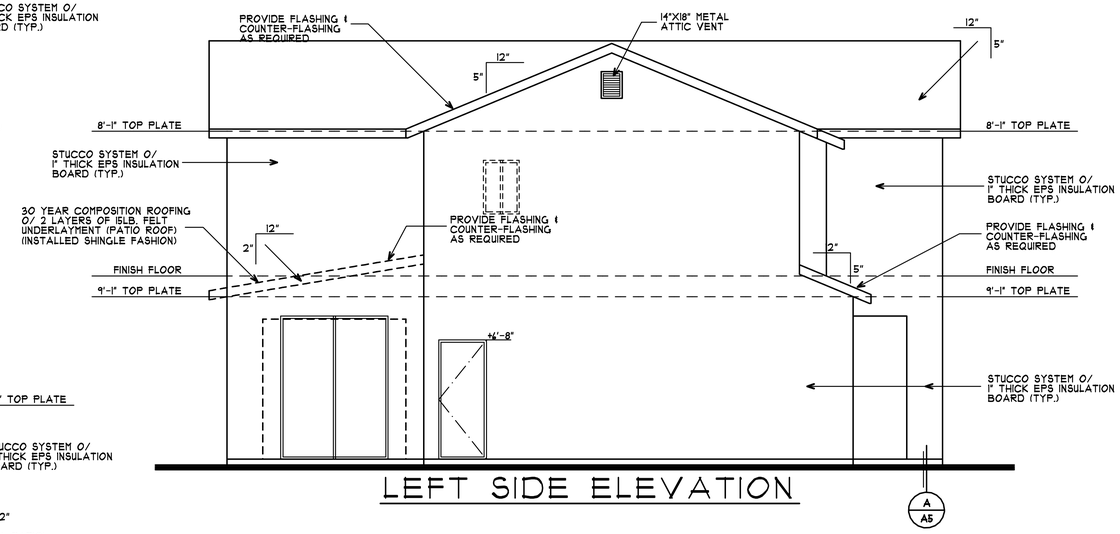
PLAN NO. 2058
JOB NO: JB:2058
DRAWN BY: RON POPE
SHEET NO: A-4
SCALE: 1/4" = 1'-0"



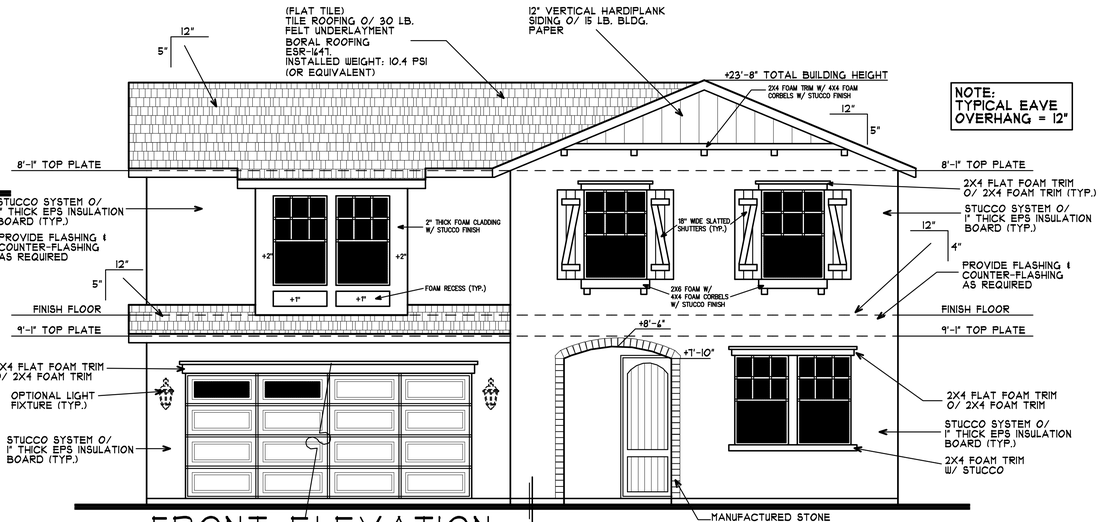
RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION

FASCIA BOARD:
INSTALL 2X6 FASCIA BOARD (TYPICAL)

WINDOW HEADER HEIGHTS: (8'-1" PLATE)

SET ALL WINDOW HEADERS AT +7'-0" TO THE BOTTOM OF THE HEADER (TYPICAL)

* FOR 4X12 OR 6X12 DEPTH HEADERS, SET HEADER TIGHT TO THE TOP PLATE.
* FOR CLEAR STORY WINDOWS, SEE PLANS.

WINDOW HEADER HEIGHTS: (9'-1" PLATE)

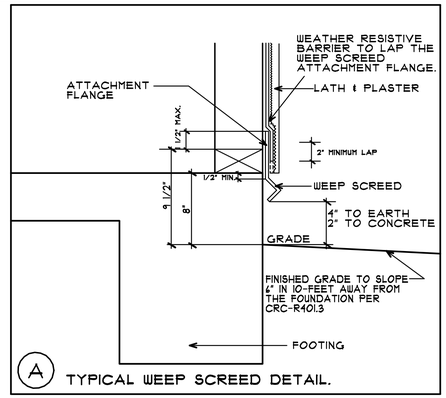
SET ALL WINDOW HEADERS AT +8'-0" TO THE BOTTOM OF THE HEADER (TYPICAL)

* FOR 4X12 OR 6X12 DEPTH HEADERS, SET HEADER TIGHT TO THE TOP PLATE.
* FOR CLEAR STORY WINDOWS, SEE PLANS.

RADIANT BARRIER ROOF SHEATHING:

[RESIDENTIAL APPENDIX RA4.2.2-2013]

1. MANUFACTURER OF ROOF SHEATHING: LOUISIANNA PACIFIC OR EQUIVALENT.
2. MANUFACTURER APPROVAL: CA-T370 TECHSHIELD
3. THE RADIANT BARRIER SHALL BE INSTALLED TO COVER ALL GABLE END WALLS AND OTHER VERTICAL SURFACES IN THE ATTIC.
4. THE ATTIC SHALL BE VENTILATED TO:
   a) CONFORM TO THE RADIANT BARRIER MANUFACTURER'S INSTRUCTIONS.
   b) PROVIDE A MINIMUM FREE VENTILATION AREA OF NOT LESS THAN ONE SQUARE FOOT OF VENT AREA FOR EACH 150 SQUARE FEET OF ATTIC/FLOOR AREA.
   c) PROVIDE NO LESS THAN 30 PERCENT UPPER VENTS.
5. RIDGE VENTS OR GABLE END VENTS ARE RECOMMENDED TO ACHIEVE THE BEST PERFORMANCE. THE MATERIAL SHOULD BE CUT TO ALLOW FOR FULL AIRFLOW TO THE VENTING.
6. THE PRODUCT SHALL MEET ALL REQUIREMENTS FOR CALIFORNIA CERTIFIED INSULATION MATERIALS [RADIANT BARRIERS] OF THE DEPARTMENT OF CONSUMER AFFAIRS, BUREAU OF HOME FURNISHINGS AND THERMAL INSULATION, AS SPECIFIED BY CCR, TITLE 24, PART 12, CHAPTER 12-13, STANDARDS FOR INSULATING MATERIAL.
7. THE USE OF A RADIANT BARRIER SHALL BE LISTED IN THE SPECIAL FEATURES AND MODELING ASSUMPTIONS LISTINGS OF THE CERTIFICATE OF COMPLIANCE AND DESCRIBED IN DETAIL IN THE RESIDENTIAL ACM MANUAL.



TYPICAL WEEP SCREED DETAIL.

DATE DRAWN: 2-2019
REVISIONS: DATE:
DATE:
DATE:

GENERAL NOTES:

ELEVATION NOTES:

1. PROVIDE BITHUTHENE OR SIMILAR RUBBARIZED ASPHALT FLASHING WITHIN THE LATH ASSEMBLY OF ALL HORIZONTAL UPSIDE STUCCO SURFACES.
2. PROVIDE MIN. 1/4" PER 1'-0" SLOPE AT BALCONIES.
3. PROVIDE AN ANTI-PONDING DEVISE AT THE BOTTOM COURSE OF THE TILE ROOF IF A RAISED FASCIA BOARD IS USED.
4. PROVIDE BIRD STOP DEVICE AT BOTTOM COURSE OF TILE ROOFING TO SEAL ROOF FROM BIRDS NESTS AND FIRE INTRUSION.
5. PROVIDE TWO LAYERS OF TYPE "D" UNDERLAYMENT AT STUCCO WALLS WHERE STUCCO IS APPLIED OVER PLYWOOD SHEATHING.
6. NO EAVE VENTS ARE ALLOWED WHERE SHEAR TRANSFER IS REQUIRED AT THE FRIEZE BLOCK.
7. PROVIDE FLASHING AND COUNTER FLASHING AT ALL ROOF TO WALL AND CHIMNEY INTERSECTIONS. ALSO, PROVIDE STEPPED FLASHING WHERE THE SLOPED ROOF ABUTS THE WALL.
8. PROVIDE HIGH RIBBED METAL LATH AT ALL HORIZONTAL STUCCO SURFACES.
9. ROOF COVER ASSEMBLY CLASSIFICATION IS TO BE CERTIFIED BY THE INSTALLER BEFORE THE HOUSE CAN BE ISSUED A FINAL INSPECTION.
10. PROVIDE FOR ALL TYPES OF ROOF SHEET METAL VALLEY FLASHING WITH A 36-INCH WIDE UNDERLAYMENT DIRECTLY UNDER FLASHING AND OVER NORMAL REQUIRED UNDERLAYMENT.
11. ROOF COVERING SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT CRC AND CURRENT CFC.

EXTERIOR LATH MATERIALS:

1. WESTERN ONE KOTE SYSTEM, ESR-1607 (OR EQUIVALENT)
2. THE MAXIMUM COATING THICKNESS IS 1/2".
3. PROVIDE ONE LAYER OF GRADE "D" BUILDING PAPER, AND TWO LAYERS OVER ANY PLYWOOD SHEATHING.
4. APPLY 1" TO 1 1/2" THICK EXPANDED POLYSTYRENE (EPS) INSULATION BOARD.
5. APPLY WIRE LATH THAT COMPLIES WITH UBC TABLE NO. 47-B USE MI. 20 GAUGE, 1 INCH GALVANIZED STEEL WOVEN WIRE WIRE FABRIC.
6. CAULKING: ACRYLIC LATEX CAULKING MATERIAL COMPLYING WITH ASTM C 834.
7. ALL TRIM, SCREEDS AND CORNER REINFORCEMENT MUST HAVE GALVANIZED STEEL OR APPROVED PLASTIC.
8. WEEP SCREED SHALL BE 25 GAUGE "J" METAL AND SHALL BE INSTALLED AT A MIN. OF 4" ELEV. ABOVE GRADE AND 2" ABOVE ANY PAVED SURFACE.

EPS FOAM INSULATION (THERMAL BARRIER)

1. EPS INSULATION BOARD: FALCON FOAM ESR-1962 2.1: FALCON FOAM, ThermalStar, AND ELEVATION EXPANDED POLYSTYRENE INSULATION BOARDS: FALCON FOAM, ThermalStar, AND ELEVATION EXPANDED POLYSTYRENE (EPS) INSULATION BOARDS ARE USED AS NON-STRUCTURAL THERMAL INSULATION IN BUILDINGS OF ANY CONSTRUCTION TYPE, AND AS COMPONENTS OF CLASS A, B AND C ROOF COVERING SUSTEMS INSTALLED ON STEEL DECKS, WHEN INSTALLED IN ACCORDANCE WITH THIS REPORT. THE INSULATION IS FOR USE IN WALL CAVITIES, CEILING ASSEMBLIES, AND ROOF COVERING ASSEMBLIES, OR ON THE OUTSIDE FACES OF EXTERIOR WALLS. THE INSULATION MAY BE USED AS ROOF INSULATION WHEN RECOGNIZED IN A CURRENT ICC-ES EVALUATION REPORT ON THE ROOF COVERING SYSTEM, OR WHEN INSTALLED AS DESCRIBED IN SECTION 4.2. THE INSULATION BOARDS MAY ALSO BE DIRECTLY EXPOSED IN ATTICS AND CRAWL SPACES WITHOUT A COVERING WHEN INSTALLED AS DESCRIBED IN SECTION 4.2.2. THE INSULATION MAY ALSO BE USED AS EXTERIOR PERIMETER INSULATION AROUND CONCRETE SLAB EDGES, ON FOUNDATION WALLS, OR UNDER FLAT CONCRETE SLAB ON GRADE CONSTRUCTION, EXCEPT IN AREAS WHERE THE PROBABILITY OF TERMITE ACTIVITY IS "VERY HEAVY" AS NOTED IN SECTION 5.5.

NOTE:
THE EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) SHALL TERMINATE NOT LESS THAN 6" ABOVE THE FINISHED GROUND LEVEL. [CRC R703.9]

FIRE-RESISTANT CONSTRUCTION

1. R302.1 EXTERIOR WALLS: CONSTRUCTION, PROJECTIONS, OPENINGS AND PENETRATIONS OF EXTERIOR WALLS OF DWELLINGS AND ACCESSORY BUILDINGS SHALL COMPLY WITH TABLE R302.1(2)

NOTE:
TYPICAL EAVE OVERHANG = 12"

RON POPE & ASSOCIATES
468 W. KENOSHA AVE. CLOVIS, CA. 93619
(559) 392-2706
E-MAIL: ron.pope1017@yahoo.com

PLAN NO. 2058
JOB NO: JB:2058
DRAWN BY: RON POPE
SHEET NO: A-5
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATIONS - B

FRONT ELEVATION - A (STONE VENEER OPTION #1)

FRONT ELEVATION - A (STONE VENEER OPTION #2)

FRONT ELEVATION - B (STONE VENEER OPTION #1)

FRONT ELEVATION - B (STONE VENEER OPTION #2)

FRONT ELEVATION - C (STONE VENEER OPTION #1)

FRONT ELEVATION - C (STONE VENEER OPTION #2)

STONE VENEER OPTIONS

DATE DRAWN: 2-2019
REVISIONS:
DATE:
DATE:
DATE:

DESIGNED SINCE 1985

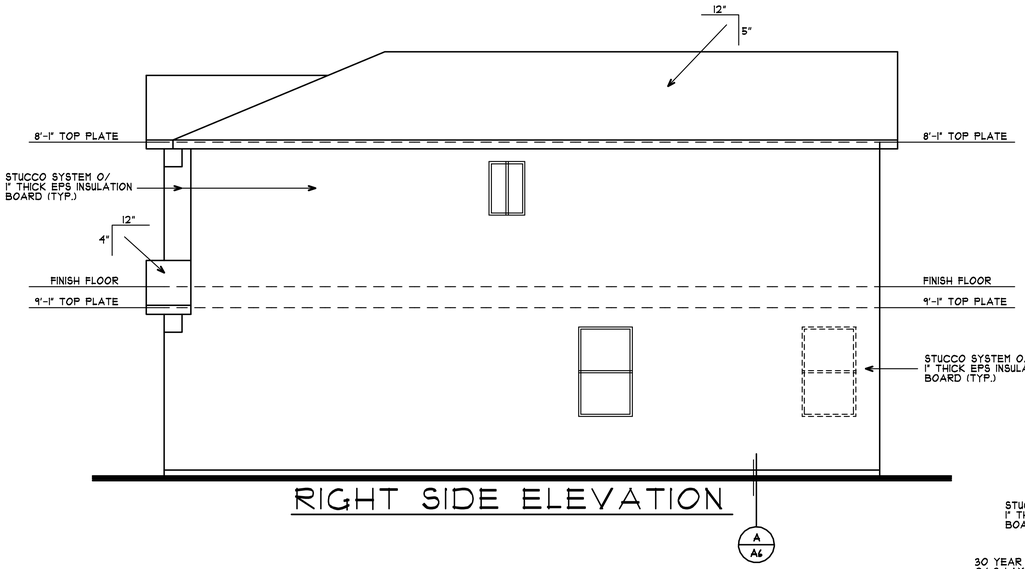
GENERAL NOTES:

MANUFACTURED VENEER NOTES:

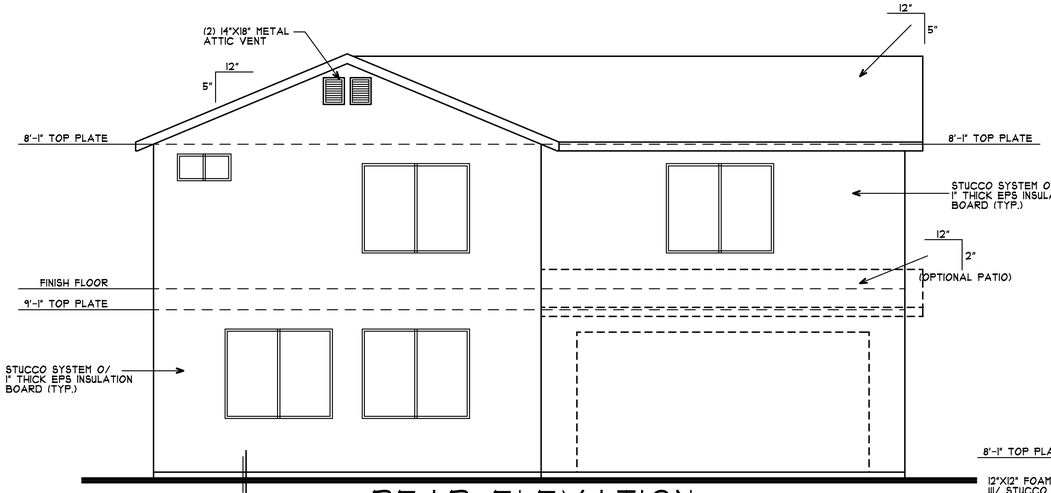
1. MANUFACTURER:
   ELDORADO STONE CORPORATION
   STONECRAFT INDUSTRIES
2. PRECAST CONCRETE BRICK AND STONE VENEER.
3. REPORT NO. ESR-1215
4. INSTALLATION OF ELDORADO STONE PRECAST STONE VENEER MUST COMPLY WITH THE ABOVE NOTED REPORT, THE MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS, AND THE APPLICABLE CODE. THE MANUFACTUER'S PUBLISHED INSTALLATION INSTRUCTIONS MUST BE AVAILABLE AT THE JOBSITE AT ALL TIMES DURING INSTALLATION. THE VENEER MAY BE APPLIED OVER BACKINGS OF CEMENT PLASTER, CONCRETE OR CONCRETE MASONRY.
5. PROVIDE 2-LAYERS OF BUILDING PAPER BEHIND THE VENEER PER [CRC R703.6.3].

RON POPE & ASSOCIATES
468 W. KENOSHA AVE. CLOVIS, CA. 93619
(559) 392-2706
E-MAIL: ron.pope1017@yahoo.com

PLAN NO. 2058
JOB NO: JB:2058
DRAWN BY: RON POPE
SHEET NO: A6.1
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION



REAR ELEVATION

FASCIA BOARD:
INSTALL 2X6 FASCIA BOARD (TYPICAL)

WINDOW HEADER HEIGHTS: (9'-1" PLATE)

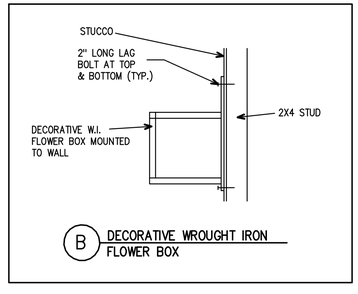
SET ALL WINDOW HEADERS AT +8'-0" TO THE BOTTOM OF THE HEADER (TYPICAL)

* FOR 4X12 OR 6X12 DEPTH HEADERS, SET HEADER TIGHT TO THE TOP PLATE.
* FOR CLEAR STORY WINDOWS, SEE PLANS.

WINDOW HEADER HEIGHTS: (8'-1" PLATE)

SET ALL WINDOW HEADERS AT +7'-0" TO THE BOTTOM OF THE HEADER (TYPICAL)

* FOR 4X12 OR 6X12 DEPTH HEADERS, SET HEADER TIGHT TO THE TOP PLATE.
* FOR CLEAR STORY WINDOWS, SEE PLANS.

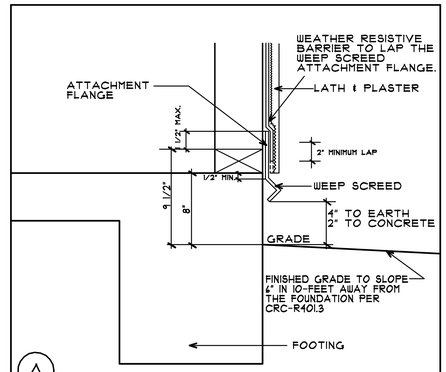


B DECORATIVE WROUGHT IRON FLOWER BOX

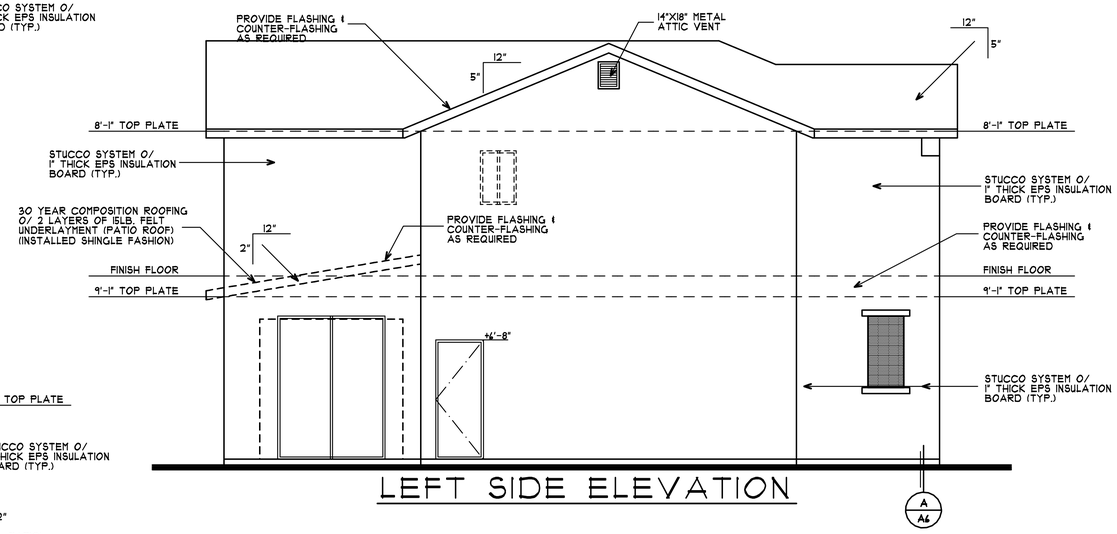
RADIANT BARRIER ROOF SHEATHING:

[RESIDENTIAL APPENDIX RA4.2.2-2013]

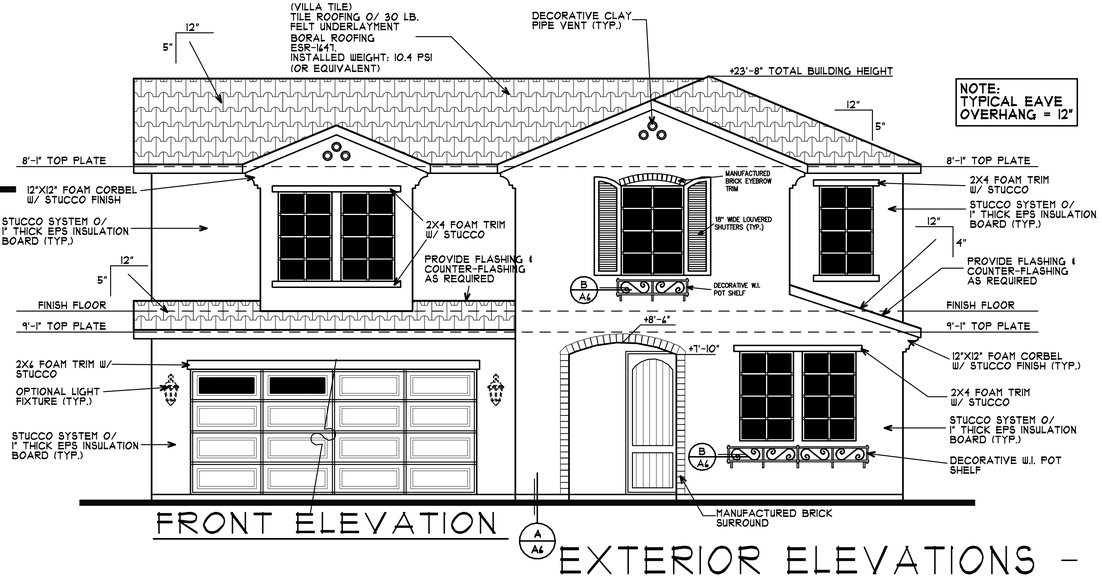
1. MANUFACTURER OF ROOF SHEATHING: LOUISIANNA PACIFIC OR EQUIVALENT.
2. MANUFACTURER APPROVAL: CA-T370 TECHSHIELD
3. THE RADIANT BARRIER SHALL BE INSTALLED TO COVER ALL GABLE END WALLS AND OTHER VERTICAL SURFACES IN THE ATTIC.
4. THE ATTIC SHALL BE VENTILATED TO:
   a) CONFORM TO THE RADIANT BARRIER MANUFACTURER'S INSTRUCTIONS.
   b) PROVIDE A MINIMUM FREE VENTILATION AREA OF NOT LESS THAN ONE SQUARE FOOT OF VENT AREA FOR EACH 150 SQUARE FEET OF ATTIC/FLOOR AREA.
   c) PROVIDE NO LESS THAN 30 PERCENT UPPER VENTS.
5. RIDGE VENTS OR GABLE END VENTS ARE RECOMMENDED TO ACHIEVE THE BEST PERFORMANCE. THE MATERIAL SHOULD BE CUT TO ALLOW FOR FULL AIRFLOW TO THE VENTING.
6. THE PRODUCT SHALL MEET ALL REQUIREMENTS FOR CALIFORNIA CERTIFIED INSULATION MATERIALS [RADIANT BARRIERS] OF THE DEPARTMENT OF CONSUMER AFFAIRS, BUREAU OF HOME FURNISHINGS AND THERMAL INSULATION, AS SPECIFIED BY CCR, TITLE 24, PART 12, CHAPTER 12-13, STANDARDS FOR INSULATING MATERIAL.
7. THE USE OF A RADIANT BARRIER SHALL BE LISTED IN THE SPECIAL FEATURES AND MODELING ASSUMPTIONS LISTINGS OF THE CERTIFICATE OF COMPLIANCE AND DESCRIBED IN DETAIL IN THE RESIDENTIAL ACM MANUAL.



TYPICAL WEEP SCREED DETAIL.



LEFT SIDE ELEVATION



FRONT ELEVATION

A A6

EXTERIOR ELEVATIONS - C

DATE DRAWN: 2-2019
REVISIONS: DATE:
DATE:
DATE:

GENERAL NOTES:

ELEVATION NOTES:

1. PROVIDE BITHUTHENE OR SIMILAR RUBBARIZED ASPHALT FLASHING WITHIN THE LATH ASSEMBLY OF ALL HORIZONTAL UPSIDE STUCCO SURFACES.
2. PROVIDE MIN. 1/4" PER 1'-0" SLOPE AT BALCONIES.
3. PROVIDE AN ANTI-PONDING DEVISE AT THE BOTTOM COURSE OF THE TILE ROOF IF A RAISED FASCIA BOARD IS USED.
4. PROVIDE BIRD STOP DEVICE AT BOTTOM COURSE OF TILE ROOFING TO SEAL ROOF FROM BIRDS NESTS AND FIRE INTRUSION.
5. PROVIDE TWO LAYERS OF TYPE "D" UNDERLAYMENT AT STUCCO WALLS WHERE STUCCO IS APPLIED OVER PLYWOOD SHEATHING.
6. NO EAVE VENTS ARE ALLOWED WHERE SHEAR TRANSFER IS REQUIRED AT THE FRIEZE BLOCK.
7. PROVIDE FLASHING AND COUNTER FLASHING AT ALL ROOF TO WALL AND CHIMNEY INTERSECTIONS. ALSO, PROVIDE STEPPED FLASHING WHERE THE SLOPED ROOF ABUTS THE WALL.
8. PROVIDE HIGH RIBBED METAL LATH AT ALL HORIZONTAL STUCCO SURFACES.
9. ROOF COVER ASSEMBLY CLASSIFICATION IS TO BE CERTIFIED BY THE INSTALLER BEFORE THE HOUSE CAN BE ISSUED A FINAL INSPECTION.
10. PROVIDE FOR ALL TYPES OF ROOF SHEET METAL VALLEY FLASHING WITH A 36-INCH WIDE UNDERLAYMENT DIRECTLY UNDER FLASHING AND OVER NORMAL REQUIRED UNDERLAYMENT.
11. ROOF COVERING SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT CRC AND CURRENT CFC.

EXTERIOR LATH MATERIALS:

1. WESTERN ONE KOTE SYSTEM, ESR-1607 (OR EQUIVALENT)
2. THE MAXIMUM COATING THICKNESS IS 1/2".
3. PROVIDE ONE LAYER OF GRADE "D" BUILDING PAPER, AND TWO LAYERS OVER ANY PLYWOOD SHEATHING.
4. APPLY 1" TO 1 1/2" THICK EXPANDED POLYSTYRENE (EPS) INSULATION BOARD.
5. APPLY WIRE LATH THAT COMPLIES WITH UBC TABLE NO. 47-B USE MI. 20 GAUGE, 1 INCH GALVANIZED STEEL WOVEN WIRE WIRE FABRIC.
6. CAULKING: ACRYLIC LATEX CAULKING MATERIAL COMPLYING WITH ASTM C 834.
7. ALL TRIM, SCREEDS AND CORNER REINFORCEMENT MUST HAVE GALVANIZED STEEL OR APPROVED PLASTIC.
8. WEEP SCREED SHALL BE 25 GAUGE "J" METAL AND SHALL BE INSTALLED AT A MIN. OF 4" ELEV. ABOVE GRADE AND 2" ABOVE ANY PAVED SURFACE.

EPS FOAM INSULATION (THERMAL BARRIER)

1. EPS INSULATION BOARD: FALCON FOAM ESR-1962 2.1: FALCON FOAM, ThermalStar, AND ELEVATION EXPANDED POLYSTYRENE INSULATION BOARDS: FALCON FOAM, ThermalStar, AND ELEVATION EXPANDED POLYSTYRENE (EPS) INSULATION BOARDS ARE USED AS NON-STRUCTURAL THERMAL INSULATION IN BUILDINGS OF ANY CONSTRUCTION TYPE, AND AS COMPONENTS OF CLASS A, B AND C ROOF COVERING SUSTEMS INSTALLED ON STEEL DECKS, WHEN INSTALLED IN ACCORDANCE WITH THIS REPORT. THE INSULATION IS FOR USE IN WALL CAVITIES, CEILING ASSEMBLIES, AND ROOF COVERING ASSEMBLIES, OR ON THE OUTSIDE FACES OF EXTERIOR WALLS. THE INSULATION MAY BE USED AS ROOF INSULATION WHEN RECOGNIZED IN A CURRENT ICC-ES EVALUATION REPORT ON THE ROOF COVERING SYSTEM, OR WHEN INSTALLED AS DESCRIBED IN SECTION 4.2. THE INSULATION BOARDS MAY ALSO BE DIRECTLY EXPOSED IN ATTICS AND CRAWL SPACES WITHOUT A COVERING WHEN INSTALLED AS DESCRIBED IN SECTION 4.2.2. THE INSULATION MAY ALSO BE USED AS EXTERIOR PERIMETER INSULATION AROUND CONCRETE SLAB EDGES, ON FOUNDATION WALLS, OR UNDER FLAT CONCRETE SLAB ON GRADE CONSTRUCTION, EXCEPT IN AREAS WHERE THE PROBABILITY OF TERMITE ACTIVITY IS "VERY HEAVY" AS NOTED IN SECTION 5.5.

NOTE:
THE EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) SHALL TERMINATE NOT LESS THAN 6" ABOVE THE FINISHED GROUND LEVEL. [CRC R703.9]

FIRE-RESISTANT CONSTRUCTION

1. R302.1 EXTERIOR WALLS: CONSTRUCTION, PROJECTIONS, OPENINGS AND PENETRATIONS OF EXTERIOR WALLS OF DWELLINGS AND ACCESSORY BUILDINGS SHALL COMPLY WITH TABLE R302.1(2)

RON POPE & ASSOCIATES
468 W. KENOSHA AVE. CLOVIS, CA. 93619
(559) 392-2706
E-MAIL: ron.pope1017@yahoo.com

PLAN NO. 2058
JOB NO: JB:2058
DRAWN BY: RON POPE
SHEET NO: A-6
SCALE: 1/4" = 1'-0"

2007 NEW HOME UNIVERSAL DESIGN OPTION CHECKLIST (AB 1400)

NAME OF DEVELOPMENT: TRACT NO. 6112, CITY OF CLOVIS, CA. PLAN NO. 2415
DEVELOPER: WATHEN-CASTANOS, 802 W. PINEDALE, SUITE 104, FRESNO, CA. 93711, (559)432-8181

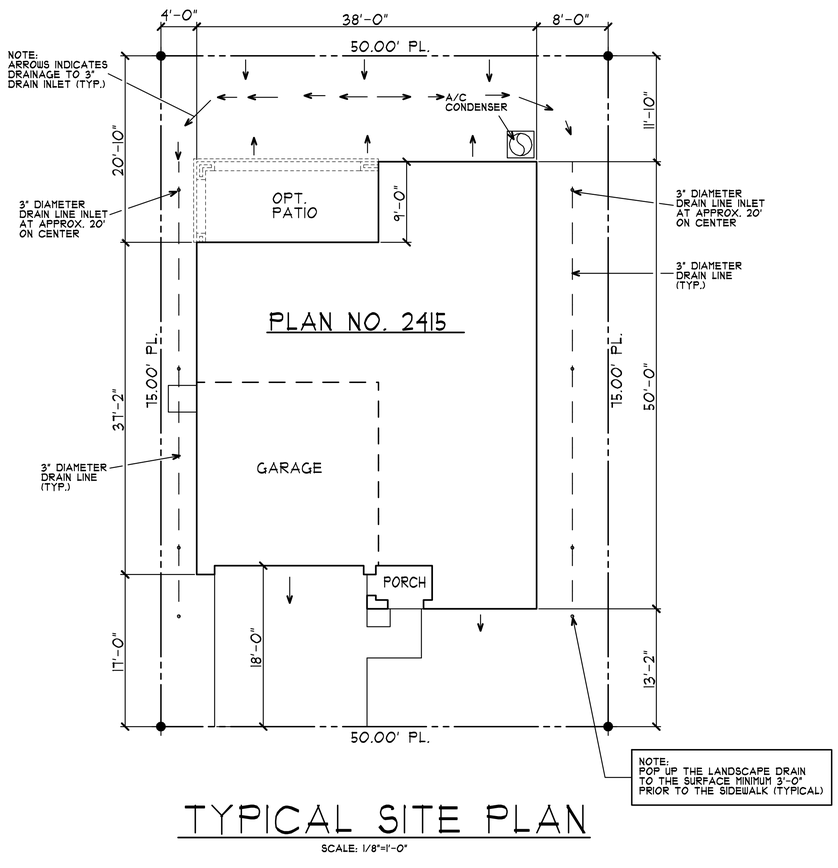
CALIFORNIA LAW, SECTION 17959.6 OF THE HEALTH AND SAFETY CODE, REQUIRES A BUILDER OF NEW FOR SALE RESIDENTIAL UNITS TO PROVIDE BUYERS WITH A LIST OF SPECIFIC "UNIVERSAL DESIGN FEATURES" WHICH MAKE A HOME SAFER AND EASIER TO USE FOR PERSONS WHO ARE AGING OR FRAIL, OR WHO HAVE CERTAIN TEMPORARY OR PERMANENT ACTIVITY LIMITATIONS OR DISABILITIES. A DEVELOPER IS NOT REQUIRED TO PROVIDE THE LISTED FEATURES DURING CONSTRUCTION OR AT ANY OTHER TIME, UNLESS THE DEVELOPER HAS OFFERED TO PROVIDE A FEATURE AND THE BUYER HAS REQUESTED IT AND AGREED TO PROVIDE PAYMENT.
[PART I] SUMMARY OF WHICH FEATURES, IF ANY ARE AVAILABLE OR OFFERED.
[PART II] EXPLANATION OF THE LAWS GOVERNING THE CHECKLIST AND USE OF THE CHECKLIST.
[PART III] INCLUDES THOSE FEATURES RELATED TO EXTERIOR ADAPTIONS, DOORS AND OPENINGS, INTERIOR ADAPTIONS, KITCHENS, AND BATHROOMS OR POWDER ROOMS.
[PART IV] INCLUDES FEATURES WHICH APPLY TO OTHER PARTS OF THE HOUSE AND ARE COMMONLY REQUESTED OR CONSIDERED UNIVERSAL DESIGN FEATURES.
[PART V] PROVIDES SPACE FOR DETAILS, OR FOR ANY OTHER EXTERNAL OR INTERNAL FEATURE THAT MAY BE REQUESTED, IF IT IS REQUESTED AT A REASONABLE TIME BY THE BUYER, IS REASONABLY AVAILABLE, IS REASONABLY FEASIBLE TO INSTALL OR CONSTRUCT, AND MAKES THE HOME MORE USABLE AND SAFER FOR A PERSON WITH ANY TYPE OF ACTIVITY LIMITATION OR DISABILITY.

PART I: SUMMARY OF FEATURES AVAILABLE OR OFFERED
(IF "AVAILABLE", SEE PARTS III, IV AND/OR V)

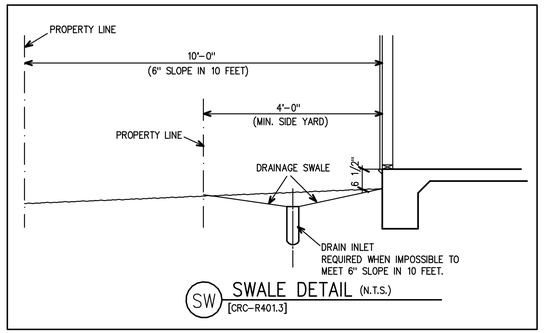
1) EXTERIOR FEATURES (ACCESSIBLE ROUTE TO DOOR): NOT AVAILABLE
2) EXTERIOR DOORS, OPENINGS, AND ENTRIES FEATURES: NOT AVAILABLE
3) GENERAL INTERIOR FEATURES: NOT AVAILABLE
4) KITCHEN FEATURES: NOT AVAILABLE
5) BATHROOM / POWDER ROOM FEATURES: NOT AVAILABLE
6) COMMON ROOM FEATURES (DINING & LIVING): NOT AVAILABLE
7) BEDROOM FEATURES: NOT AVAILABLE
8) LAUNDRY AREA FEATURES: NOT AVAILABLE
9) OTHER FEATURES: NOT AVAILABLE

NOTE:
PROVIDE TEMPORARY STREET SIGNAGE PER CLOVIS FIRE DEPARTMENT STANDARD #35. IN LARGE BOLD TYPE, NOTE THAT TEMPORARY STREET SIGNS ARE REQUIRED TO BE INSTALLED PRIOR TO CALLING FOR ANY INSPECTION. NOTE THAT THE SIGN BACKING MATERIAL IS REQUIRED TO BE 4" HIGH WITH REFLECTORIZED MATERIAL. THE STREET NAMES SHALL BE IN BLACK LETTERING 4" IN HEIGHT AND THE BLOCK NUMBERING SHALL BE 2" IN HEIGHT IN BLACK. THE BOTTOM OF THE STREET SIGN SHALL BE 9'-0" MIN. FROM GRADE.

NOTE:
IF ANY FEATURES OF THIS HOME ARE TO COMPLY WITH THE UNIVERSAL DESIGN HANDICAPPED STANDARDS UNDER THE STATE OF CALIFORNIA AB 1400, CHAPTER 148 OF 2003, AN ADDENDUM OF SUCH CHANGES SHALL BE SUBMITTED TO THE CLOVIS BUILDING DEPARTMENT AND A SEPARATE PERMIT SHALL BE ISSUED FOR SUCH CHANGES.



TYPICAL SITE PLAN
SCALE: 1/8"=1'-0"



SW SWALE DETAIL (N.T.S.) [CRC-R401.3]

THE GENERAL CONTRACTOR AND THE SUB-CONTRACTORS SHALL STUDY ALL PLANS THOROUGHLY PRIOR TO THE START OF ANY CONSTRUCTION. PLEASE CONTACT THE DESIGNER IF ANY DISCREPANCIES ARE FOUND TO ENABLE A SOLUTION PRIOR TO THE START OF CONSTRUCTION. THE DESIGNER SHALL NOT BE HELD LIABLE FOR ANY ERRORS OR OMMISSIONS.

CITY OF CLOVIS RSPR 16-14

ELEVATION – A, B & C (NO PATIO)	SPN 2700-2016
STANDARD – A, B & C	
TOTAL LIVING AREA:	2415 SQ.FT.
GARAGE:	420 sq.ft.
COVERED PORCH:	36 sq.ft.
ELEVATION – A, B & C (WITH PATIO)	SPN 2701-2016
OPTIONAL PATIO – A, B & C	
TOTAL LIVING AREA:	2415 SQ.FT.
GARAGE:	420 sq.ft.
COVERED PORCH:	36 sq.ft.
OPTIONAL COVERED PATIO:	203 SQ.FT.

SITE DRAINAGE:
R401.3 DRAINAGE:
SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET.

EXCEPTION:
WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.

STRUCTURAL DATA:
ROOF DEAD AND LIVE LOADS:
DEAD LOAD = 24.00 PSF
LIVE LOAD = 19.00 PSF
DESIGN WIND SPEED: [R301.2.1.3] WIND SPEED CONVERSION
V(ult) = 110 MPH
V(asd)= 85 MPH
EXPOSURE [C]
FOUNDATION / SOIL DESIGN PARAMETERS, INCLUDING ALLOWABLE SOIL PRESSURES: 1,500 PSF
SEISMIC IMPORTANCE FACTOR: II STANDARD [1.0]
SITE SOIL CLASS [D]

NOTE:
LANDSCAPE IMPROVEMENTS WILL TRIGGER THE REQUIREMENTS OF WELO (CITY OF CLOVIS MUNICIPAL CODE CHAPTER 6.5).
THE REQUIREMENTS OF WELO IN THE LANDCSAPE DESIGN PACKAGE SHALL BE MET AND A PERMIT FOR THE INSTALLATION OF THE IRRIGATION SYSTEM IS REQUIRED.
*IF THE BUILDER INTENDS TO INSTALL THE LANDSCAPING AND IRRIGATION SYSTEM AS PART OF THIS PROJECT, A PLAN IS REQUIRED TO BE SUBMITTED FOR REVIEW.
* ANY LANDSCAPING THAT MAY BE DONE WILL REQUIRE A SEPARATE PERMIT.

INDEX TO DRAWINGS

A-1	COVER SHEET / SITE PLAN
GB.1	2016 CALIFORNIA GREEN BUILDING STANDARDS, CHAPTER 4, RESIDENTIAL MANDATORY MEASURES
GB.2	2016 CALIFORNIA GREEN BUILDING STANDARDS, CHAPTER 4, RESIDENTIAL MANDATORY MEASURES
A-2	FIRST FLOOR PLAN - A & C
A2.1	FIRST FLOOR PLAN - B
A-3	SECOND FLOOR PLAN - A
A3.1	SECOND FLOOR PLAN - B
A3.2	SECOND FLOOR PLAN - C
A-4	EXTERIOR ELEVATIONS - A
A-5	EXTERIOR ELEVATIONS - B
A-6	EXTERIOR ELEVATIONS - C
A6.1	EXTERIOR ELEVATIONS - STONE VENEER OPTIONS
A-7	BUILDING SECTIONS - A & C
A-8	BUILDING SECTIONS - B
E-0	ELECTRICAL NOTES
E-1	FIRST FLOOR ELECTRICAL PLAN
E-2	SECOND FLOOR ELECTRICAL PLAN
M-1	FIRST FLOOR MECHANICAL PLAN
M-2	SECOND FLOOR MECHANICAL PLAN
EN.6	ENERGY COMPLIANCE
S-1	FIRST FLOOR SHEAR WALL PLAN
S1.1	SECOND FLOOR SHEAR WALL PLAN
S-2	FOUNDATION PLAN
S2.1	FOUNDATION PLAN (REVERSED)
S-3	SECOND FLOOR FRAMING PLAN
S-4	ROOF FRAMING PLAN - A
S4.1	ROOF FRAMING PLAN - A (REVERSED)
S-5	ROOF FRAMING PLAN - B
S5.1	ROOF FRAMING PLAN - B (REVERSED)
S-6	ROOF FRAMING PLAN - C
S6.1	ROOF FRAMING PLAN - C (REVERSED)
D-1	CONSTRUCTION DETAILS
D-2	STRUCTURAL DETAILS
D-3	STRUCTURAL DETAILS
D-4	CUTTING, BORING & NOTCHING DETAILS
N8.1	NAILING SCHEDULE
—	TJI, "I" JOIST DETAILS
—	BCI, "I" JOIST DETAILS
P-1	FIRE SPRINKLER PLAN
P-2	PLUMBING PLAN
P-3	FIRE SPRINKLER DETAILS

PROJECT DATA:

FOOTAGE: TOTAL LIVING AREA	2415 SQ.FT.
FOOTAGE: FIRST FLOOR	1172 SQ.FT.
FOOTAGE: SECOND FLOOR	1243 SQ.FT.
FOOTAGE: GARAGE	420 SQ.FT.
FOOTAGE: PORCH	36 SQ.FT.
FOOTAGE: OPTIONAL PATIO	203 SQ.FT.
OCCUPANCY: R-3/U	
CONSTRUCTION TYPE: VB	

PLAN NO. 2415
W/ 2.2 KW PV SYSTEM

TRACT NO. 6186

BUILDER:
WATHEN-CASTANOS PETERSON HOMES, INC.
1446 TOLLHOUSE RD. SUITE 103
CLOVIS, CA. 93611 (559) 432-8181
LICENSE NO. 994581

ENGINEER:
PLATINUM ENGINEERING SOLUTIONS, INC, NASER SALEM, S.E.
10648 N. HWY 41, MADERA, CA. 93638
(559)439-0500

DATE DRAWN: 2-2019
REVISIONS: DATE:
DATE:
DATE:

REGISTERED STRUCTURAL ENGINEER 985

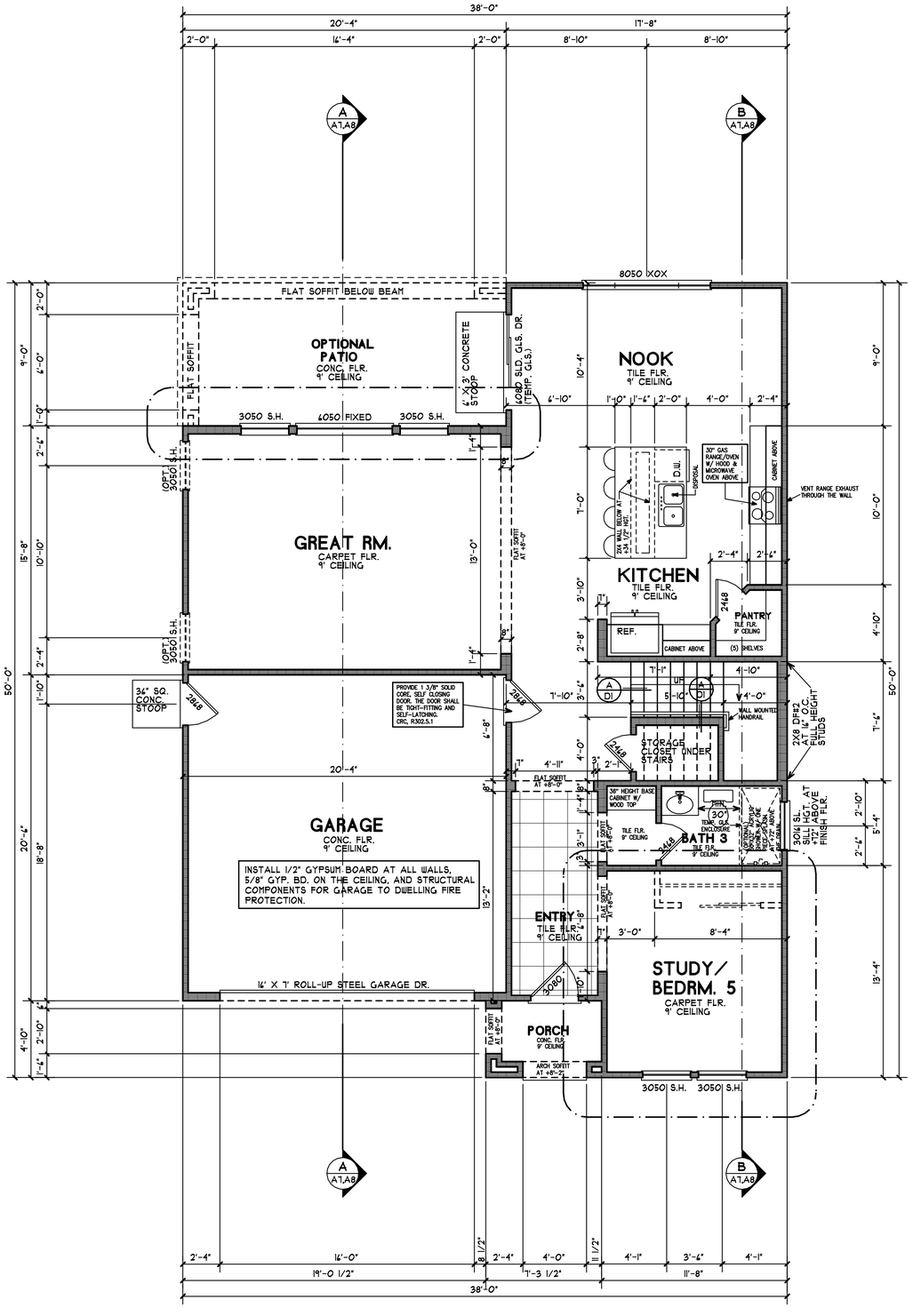
GENERAL NOTES:

1. ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE FOLLOWING CODES AS ADOPTED BY THE STATE OF CALIFORNIA:
   2016 CALIFORNIA RESIDENTIAL CODE
   2016 CALIFORNIA BUILDING CODE
   2016 CALIFORNIA PLUMBING CODE
   2016 CALIFORNIA MECHANICAL CODE
   2016 CALIFORNIA ELECTRICAL CODE
   2016 CALIFORNIA FIRE CODE
   2016 CALIFORNIA ENERGY CODE
   2016 CALIFORNIA GREEN BUILDING STANDARDS
2. THESE PLANS AND RELATED DOCUMENTS MUST BE AVAILABLE AT THE JOB SITE DURING ANY INSPECTION ACTIVITY.
3. STREET ADDRESS AND NUMBER SHALL BE POSTED PRIOR TO THE FIRST INSPECTION. ADDRESS NUMBERS SHALL BE A MINIMUM OF 4-INCHES (102 mm) HIGH WITH A MINIMUM STROKE WIDTH OF 1/2-INCH. (2013 CRC R106.1.1, R319.1 & CLOVIS FIRE DEPARTMENT STANDARD #14.
4. PROJECTS LOCATED IN THE FLOOD HAZARD AREA SHALL HAVE A FINISHED FLOOR ELEVATION OF NOT LESS THAN 1' ABOVE THE 100 YEAR FLOOD LEVEL.
5. ALL SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A REGISTERED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR.
6. REPAIR ALL DAMAGED ON-SITE OR OFF-SITE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
7. THERE SHALL BE NO ON-SITE WATER RETENTION.
8. THERE SHALL BE NO DRAINAGE TO ADJACENT PROPERTIES.
9. GRADE DIFFERENTIALS SHALL BE SUPPORTED BY AN APPROVED RETAINING WALL IF GREATER THAN 12".
10. ALL WORK PERFORMED IN PUBLIC RIGHTS OF WAY SHALL COMPLY WITH ADOPTED STANDARDS OF PUBLIC WORKS DEPARTMENT. A STREET WORK PERMIT IS REQUIRED FOR ALL SUCH WORK.
11. CHEMICAL TOILET IS REQUIRED ON SITE DURING THE CONSTRUCTION.
12. PROVIDE A MINUMUM SLOPE OF .5% FOR THE ENTIRE SITE.
13. MOISTURE CONTENT VERIFICATION: [CRC R109.1.4.1] MOISTURE CONTENT OF FRAMING MEMBERS SHALL BE VERIFIED IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.5.
14. OPERATION AND MAINTENANCE MANUAL: [CRC R109.1.6.2] AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY SHALL BE PLACED IN THE BUILDING IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.4.
15. STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION: [CRC R300.1] PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.1.
16. GRADING AND PAVING: [CRC R300.2] CONSTRUCTION PLANS SHALL INDICATE HOW THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FROM ENTERING BUILDINGS IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.1.
17. POLLUTANT CONTROL [CRC R330.1]: FINISH MATERIALS INCLUDING ADHESIVES, SEALANTS, CAULKS, PAINTS AND COATINGS, AEROSOL PAINTS AND COATINGS, CARPET SYSTEMS, CARPET CUSHION, CARPET ADHESIVE, RESILIENT FLOORING SYSTEMS AND COMPOSITE WOOD PRODUCTS SHALL MEET VOLATILE ORGANIC COMPOUND (VOC) EMISSION LIMITS IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.5.

WATHEN CASTANOS HOMES, INC.
1446 Tollhouse Rd. Suite 103, Clovis, Ca. 93611
(559) 432-8181

RON POPE & ASSOCIATES
CELEBRATING OUR 34th YEAR
468 W. KENOSHA AVE. CLOVIS, CA. 93619
(559) 392-2706
E-MAIL: ron.pope1017@yahoo.com

PLAN NO. 2415 | JOB NO: JB:2415
DRAWN BY: RON POPE | SHEET NO: A-1
SCALE: 1/4" = 1'-0"



HERS INSPECTION REQUIREMENTS:

BUILDING-LEVEL VERIFICATIONS:
* HIGH QUALITY INSULATION INSPECTION (QII)
* IAQ MECHANICAL VENTILATION

COOLING SYSTEM VERIFICATIONS:
* MINIMUM AIRFLOW
* VERIFIED EER
* VERIFIED SEER
* FAN EFFICACY WATTS/CFM

HVAC DISTRIBUTION SYSTEM VERIFICATIONS:
* DUCT SEALING

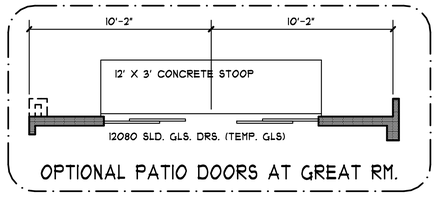
DOMESTIC HOT WATER SYSTEM VERIFICATIONS:
* NONE

SPECIAL FEATURES:
* PV SYSTEM: 2.0 kWdc
* NON-STANDARD ROOF REFLECTANCE

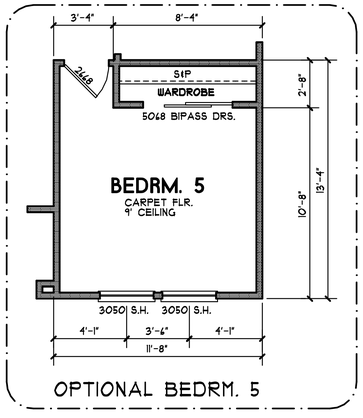
ENERGY COMPLIANCE

ROOF REFLECTANCE:	0.17
ROOF EMITTANCE:	0.91
RADIANT BARRIER:	YES
ATTIC VENTILATION:	1/150
HIGH PERFORMANCE ATTIC:	NO
RAFTERS / TOP CHORD OF TRUSSES	NO INSULATION
CEILING	R-38
2X4 EXTERIOR WALLS	R-13 + R4 RIGID FOAM
UNDERNEATH FAU PLATFORM:	R-30
DUCTS	R-8 (SEALED & TESTED)
HEAT PUMP EFFICIENCY	9
COOLING SEER / EER:	16.0 / 13.0
TANKLESS WATER HEATER	0.82
GLAZING REQUIREMENTS:	
U-VALUES:	SHGC VALUES:
OPENABLE: 0.29	OPENABLE: 0.22
FIXED: 0.25	FIXED: 0.25
SLIDING GLASS DOORS: 0.28	SLIDING GLASS DOORS: 0.21
FRENCH DOORS: 0.33	FRENCH DOORS: 0.25

HERS VERIFICATION: (REQUIRED)



OPTIONAL PATIO DOORS AT GREAT RM.



OPTIONAL BEDRM. 5

2016 CALIFORNIA GREEN BUILDING STANDARDS:

NOTE:
REFER TO SHEET GB.1 & GB.2 FOR THE MANDATORY REQUIREMENTS FOR MEETING THE CALIFORNIA GREEN BUILDING STANDARDS. CHAPTER 4, RESIDENTIAL MANDATORY FEATURES.

NOTE:
"REGISTERED" COPIES OF THE CF-6R AND CF-4R FORMS SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY CERTIFIED BY THE INSTALLER(S) FOR THE CF-6R FORM, AND THE HERS RATER, FOR THE FIELD VERIFICATION AND DIAGNOSTIC TESTING ON THE CF-4R FORM. [CEES SECTION 10-103(a) AND 10-103(a)(5)]

NOTE:
BATHROOM EXHAUST FANS: [CRC R303.3.1]
EACH BATHROOM CONTAINING A BATHTUB, SHOWER, OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED FOR PURPOSES OF HUMIDITY CONTROL IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE, CHAPTER 4; AND THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION4.5.

NOTE:
A SHEET ROCK NAILING INSPECTION IS REQUIRED. PER [CRC R109.1.4.1 & CBC 110.3.5]

SEE TABLE R702.3.5
GYPSUM BOARD NAILING SCHEDULE ON SHEET NS.1

SEE CRC TABLE R602.3(1) & TABLE R602.3(2) FOR NAILING SCHEDULE ON SHEET NS.1

NOTE:
ALL FASTENERS AND CONNECTORS THAT ARE IN DIRECT CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. [CRC R317.3.1]

GLAZING:
[CRC R308.4.5] HAZARDOUS LOCATIONS

5. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE

NOTE:
18" DEEP WINDOWS ABOVE A TUB & SHOWER LOCATION ARE NOT REQUIRED TO HAVE TEMPERED GLASS. THE SILL HEIGHT MEASURED VERTICALLY FROM THE STANDING SURFACE EXCEEDS 60".

TANKLESS WATER HEATER REQUIREMENTS:

1. WATER HEATERS LOCATED IN ATTICS SHALL BE PROVIDED WITH A 26 GAUGE SHEET METAL PAN WITH A MINIMUM LIP OF 2" AND A MINIMUM OF 3/4" DRAIN EXTENDING TO THE EXTERIOR OF THE STRUCTURE. THE PAN SHALL EXTEND A MINIMUM OF 6" BEYOND THE APPLIANCE ON ALL SIDES [CURRENT CPC CODE]
2. THE T & P RELIEF VALVE HAVING A FULL SIZED DRAIN OF GALV. STEEL OF HARD DRAWN COPPER TO THE OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE NOT MORE THAN 2' OR LESS THAN 6" ABOVE THE GRADE, POINTING DOWNWARD, THE TERMINAL END BEING UNTHREADED. [CPC 608.5]

PLUMBING REQUIREMENTS:

1. ALL SHOWER AND TUB/SHOWER VALVES MUST BE PRESSURE BALANCE AND/OR THERMOSTATIC MIXING TYPES. THE DEVICE IS REQUIRED TO LIMIT THE WATER TEMPERATURE TO A MAXIMUM OF 120 DEGREES. [CURRENT CPC CODE]
2. PROVIDE NON-REMOVABLE TYPE BACKFLOW PREVENTION DEVICE REQUIRED ON ALL HOSE BIBS. [CPC 603.4.6]
3. ALL EQUIPMENT IN THE POTABLE WATER DELIVERY SYSTEM MUST MEET THE CALIFORNIA AB1953 LEAD FREE REQUIREMENTS. THIS APPLIES TO ALL PIPING, FIXTURES AND FITTINGS. ALL OF THE ABOVE NOTED ITEMS ARE NOT PERMITTED TO EXCEED 0.25% LEAD CONTENT.

NOTE:
WATER CLOSETS SHALL BE CAPABLE OF USING A MAXIMUM OF 1.28 GALLONS PER FLUSH. [CPC 403.2.1]

VENTILATION FOR INDOOR AIR QUALITY:

[CALIFORNIA ENERGY CODE, SECTION 150.0]

0) ALL DWELLING UNITS SHALL MEET THE REQUIREMENTS OF ASHRAE STANDARD 62.2. VENTILATION AND ACCEPTABLE INDOOR QUALITY IN LOW RISE RESIDENTIAL BUILDINGS. WINDOW OPERATION IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED IN SECTION SECTION 4 OF THAT ASHRAE STANDARD 62.2. CONTINUOUS OPERATION OF CENTRAL FORCED AIR SYSTEM AIR HANDLERS USED IN CENTRAL FAN INTEGRATED VENTILATION SYSTEMS IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED IN SECTION 4 OF ASHRAE STANDARD 62.2. ADDITIONALLY, ALL DWELLING UNITS SHALL MEET THE FOLLOWING REQUIREMENTS:
   1. FIELD VERIFICATION AND DIAGNOSTIC TESTING:
      A. AIRFLOW PERFORMANCE. THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED BY SECTION 4 OF ASHRAE STANDARD 62.2 SHALL BE CONFIRMED THROUGH FIELD VERIFICATION AND DIAGNOSTIC TESTING IN ACCORDANCE WITH THE APPLICABLE PROCEDURES SPECIFIED IN REFERENCE RESIDENTIAL APPENDIX RA3.7.

DATE DRAWN: 2-2019
REVISIONS:
DATE:
DATE:
DATE:

LICENSED ARCHITECT STATE OF CALIFORNIA 985

GENERAL NOTES:

1. WATER CLOSET COMPARTMENTS MUST HAVE 30" WIDTH AND 24" CLEAR IN FRONT OF THE WATER CLOSET. [CRC R307.1]
2. THE WALL SURFACE BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SUBJECT TO WATER SPLASH ARE CONSTRUCTED OF MATERIALS NOT ADVERSELY AFFECTED BY WATER. INSTALL FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS. WATER RESISTANT GYPSUM BOARD IS NO LONGER PERMITTED TO BE USED IN THESE LOCATIONS. [CRC R702.4.2]
3. THE DOOR BETWEEN THE GARAGE AND THE DWELLING IS REQUIRED TO HAVE (3) HINGES, TWO OF WHICH ARE TO BE SELF-CLOSING TYPE.
4. ALL SLEEPING ROOMS SHALL BE PROVIDED WITH AT LEAST ONE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE. WINDOWS SHALL HAVE A CLEAR OPENING OF 5.7 SQ. FT. AND MINIMUM OPENINGS OF 20" WIDE AND 24" HIGH, (CLEAR). [CRC R310.1]
5. THE SILL HEIGHT OF WINDOWS IN ANY SLEEPING ROOM SHALL NOT EXCEED 44" FROM THE BOTTOM OF THE CLEAR OPENING. [CRC R310.1]
6. SAFETY GLAZING SHALL BE APPROVED IN THE FOLLOWING APPLICATIONS:
   A. SHOWER DOORS
   B. WINDOWS LOCATED IN OR ADJACENT TO A DOOR, WITHIN A 24" ARC OF DOOR.
   C. WINDOWS GREATER THAN 18" WIDE AND CLOSER THAN 18" TO THE FLOOR.
   D. ALL PATIO AND SLIDING GLASS DOORS.
   [CRC R308.4.2]
7. SAFETY GLAZING ON DOORS OR WINDOWS SHALL BE LABELED AS SUCH FOR INSPECTION PURPOSES.
8. PROVIDE EXHAUST VENTILATION FOR THE COOKTOP TO THE EXTERIOR OF THE BUILDING.
   A) PROVIDE APPROVED EXHAUST DUCT UNDER SLAB OR FLOOR FOR INDUCTION TYPE, (DOWN DRAFT) EXHAUST VENTS.
   B) THE VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT.
9. BATHTUB AND SHOWER SPACES:
   BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
10. THE MINIMUM WIDTH OF A SHOWER DOOR SHALL BE 22".
11. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS AT JOB SITE FOR ALL CIRCULATING TYPE TUBS. (SEE CEC 680.74)
12. PROVIDE A 12"X12" TUB MOTOR ACCESS HATCH WHEN INSTALLING A CIRCULATING TYPE TUB.
13. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR MANUFACTURED FIREPLACES AT THE TIME OF THE FRAMING INSPECTION.
14. BLOWN OR POURED TYPE INSULATION SHALL ONLY BE INSTALLED IN ATTIC SPACES WHERE THE SLOPE OF THE CEILING DOES NOT EXCEED MORE THAN 2.5: 12 PITCH.
15. GAS VENTS TO TERMINATE NOT LESS THAN 4' FROM OPENINGS OR PROPERTY LINES, AND NOT LESS THAN 12" FROM A DOOR, OPENABLE WINDOW OR GRAVITY AIR INLET.
16. ALL EQUIPMENT IN POTABLE WATER DELIVERY SYSTEM MUST MEET THE CALIFORNIA AB1953 LEAD FREEE REQUIREMENTS. THIS APPLIES TO ALL PIPING, FIXTURES AND FITTINGS. ALL OF THE ABOVE NOTED ITEMS ARE NOT PERMITTED TO EXCEED 0.25% LEAD CONTENT.

CALIFORNIA ENERGY NOTES:

1. THE BUILDER SHALL PROVIDE THE ORIGINAL OCCUPANT WITH A LIST OF THE HEATING, COOLING, WATER HEATING SYSTEMS AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.
2. A COMPLETED CF-4R FORM SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY THE CERTIFIED HERS RATER, FOR FIELD VERIFICATION AND DIAGNOSTIC TESTING.
3. AFTER INSTALLING WATER HEATING SYSTEMS, FENESTRATION, AND HVAC EQUIPMENT, THE INSTALLER SHALL SUBMIT THE "REGISTERED" INSTALLATION CERTIFICATE (CF-6R FORM), COMPLETED AND SIGNED BY THE INSTALLER, LISTING THE EQUIPMENT INSTALLED, (MANUFACTURER, MODEL, AND EFFICIENCIES, U-VALUES AND SHGC-VALUES, ETC.) AND THAT IT MEETS OR EXCEEDS THE REQUIREMENTS OF THE ENERGY DOCUMENTATION. (CEES SECTION 10-103(a)(3)).

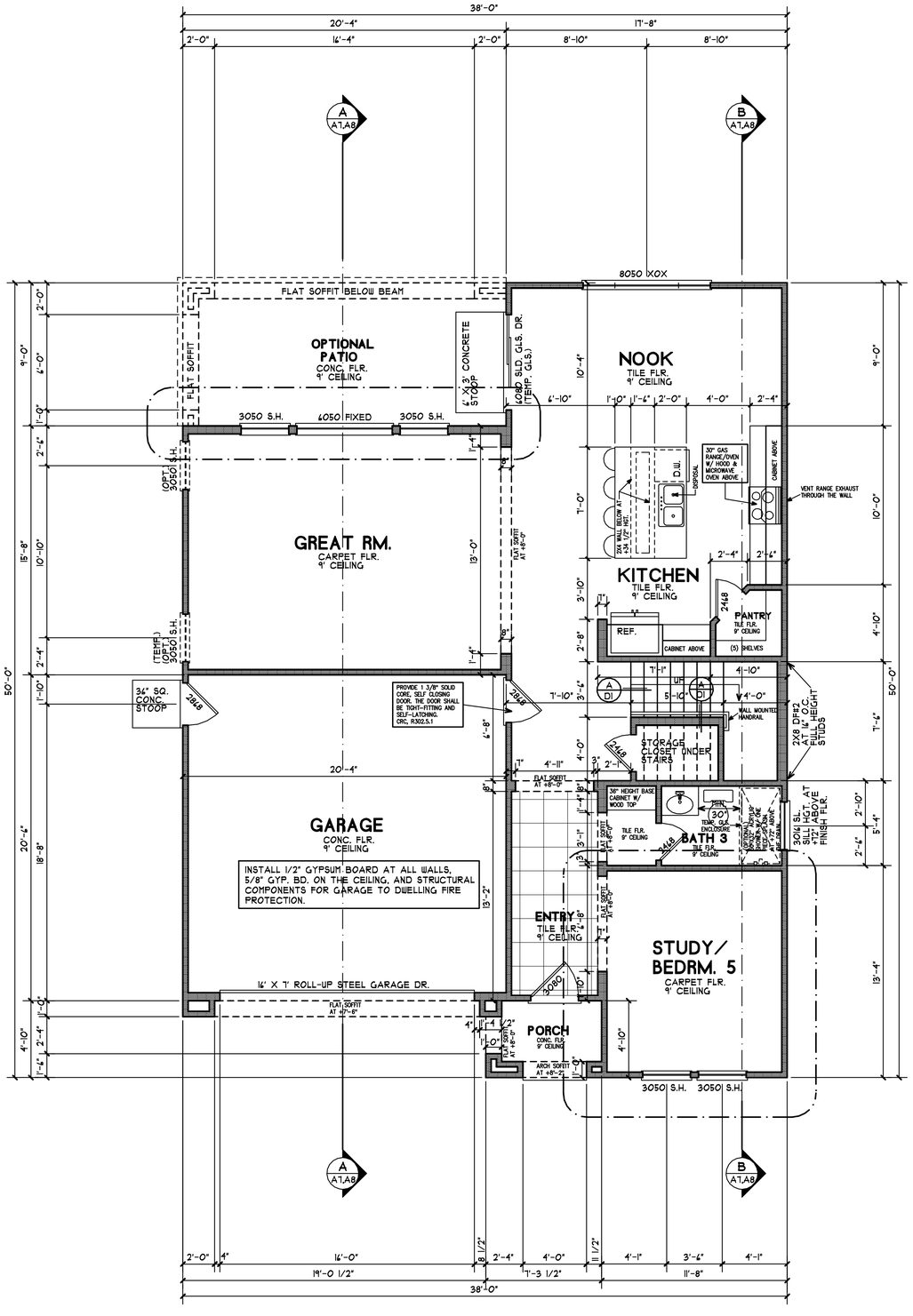
FLOOR AREA

TOTAL LIVING AREA:	2415 SQ.FT.
FIRST FLOOR:	1172 SQ.FT.
SECOND FLOOR:	1243 SQ.FT.
GARAGE:	420 SQ.FT.
PORCH:	36 SQ.FT.
OPTIONAL PATIO:	203 SQ.FT.

RON POPE & ASSOCIATES
468 W. KENOSHA AVE. CLOVIS, CA. 93619
(559) 392-2706
E-MAIL: ron.pope1017@yahoo.com

PLAN NO. 2415
JOB NO: JB:2415
DRAWN BY: RON POPE
SHEET NO: A2.1
SCALE: 1/4" = 1'-0"

FIRST FLOOR PLAN - B



2016 CALIFORNIA GREEN BUILDING STANDARDS:

NOTE:
REFER TO SHEET GB.1 & GB.2 FOR THE MANDATORY REQUIREMENTS FOR MEETING THE CALIFORNIA GREEN BUILDING STANDARDS. CHAPTER 4, RESIDENTIAL MANDATORY FEATURES.

NOTE:
"REGISTERED" COPIES OF THE CF-6R AND CF-4R FORMS SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY CERTIFIED BY THE INSTALLER(S) FOR THE CF-6R FORM, AND THE HERS RATER, FOR THE FIELD VERIFICATION AND DIAGNOSTIC TESTING ON THE CF-4R FORM. [CEES SECTION 10-103(a) AND 10-103(a)(5)]

NOTE:
BATHROOM EXHAUST FANS: [CRC R303.3.1]
EACH BATHROOM CONTAINING A BATHTUB, SHOWER, OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED FOR PURPOSES OF HUMIDITY CONTROL IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE, CHAPTER 4; AND THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION4.5.

NOTE:
A SHEET ROCK NAILING INSPECTION IS REQUIRED. PER [CRC R109.1.4.1 & CBC 110.3.5]

SEE TABLE R702.3.5
GYPSUM BOARD NAILING SCHEDULE ON SHEET NS.1

SEE CRC TABLE R602.3(1) & TABLE R602.3(2) FOR NAILING SCHEDULE ON SHEET NS.1

NOTE:
ALL FASTENERS AND CONNECTORS THAT ARE IN DIRECT CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. [CRC R317.3.1]

HERS INSPECTION REQUIREMENTS:

BUILDING-LEVEL VERIFICATIONS:
* HIGH QUALITY INSULATION INSPECTION (QII)
* IAQ MECHANICAL VENTILATION

COOLING SYSTEM VERIFICATIONS:
* MINIMUM AIRFLOW
* VERIFIED EER
* VERIFIED SEER
* FAN EFFICACY WATTS/CFM

HVAC DISTRIBUTION SYSTEM VERIFICATIONS:
* DUCT SEALING

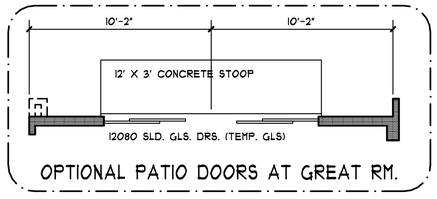
DOMESTIC HOT WATER SYSTEM VERIFICATIONS:
* NONE

SPECIAL FEATURES:
* PV SYSTEM: 2.0 kWdc
* NON-STANDARD ROOF REFLECTANCE

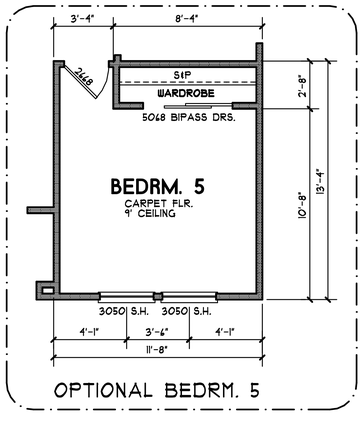
ENERGY COMPLIANCE

ROOF REFLECTANCE:	0.17
ROOF EMITTANCE:	0.91
RADIANT BARRIER:	YES
ATTIC VENTILATION:	1/150
HIGH PERFORMANCE ATTIC:	NO
RAFTERS / TOP CHORD OF TRUSSES	NO INSULATION
CEILING	R-38
2X4 EXTERIOR WALLS	R-13 + R4 RIGID FOAM
UNDERNEATH FAU PLATFORM:	R-30
DUCTS	R-8 (SEALED & TESTED)
HEAT PUMP EFFICIENCY	9
COOLING SEER / EER:	16.0 / 13.0
TANKLESS WATER HEATER	0.82
GLAZING REQUIREMENTS:	
U-VALUES:	SHGC VALUES:
OPENABLE: 0.29	OPENABLE: 0.22
FIXED: 0.25	FIXED: 0.25
SLIDING GLASS DOORS: 0.28	SLIDING GLASS DOORS: 0.21
FRENCH DOORS: 0.33	FRENCH DOORS: 0.25

HERS VERIFICATION: (REQUIRED)



OPTIONAL PATIO DOORS AT GREAT RM.



OPTIONAL BEDRM. 5

GLAZING:

[CRC R308.4.5] HAZARDOUS LOCATIONS

5. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE

NOTE:
18" DEEP WINDOWS ABOVE A TUB & SHOWER LOCATION ARE NOT REQUIRED TO HAVE TEMPERED GLASS. THE SILL HEIGHT MEASURED VERTICALLY FROM THE STANDING SURFACE EXCEEDS 60".

TANKLESS WATER HEATER REQUIREMENTS:

1. WATER HEATERS LOCATED IN ATTICS SHALL BE PROVIDED WITH A 26 GAUGE SHEET METAL PAN WITH A MINIMUM LIP OF 2" AND A MINIMUM OF 3/4" DRAIN EXTENDING TO THE EXTERIOR OF THE STRUCTURE. THE PAN SHALL EXTEND A MINIMUM OF 6" BEYOND THE APPLIANCE ON ALL SIDES [CURRENT CPC CODE]
2. THE T & P RELIEF VALVE HAVING A FULL SIZED DRAIN OF GALV. STEEL OF HARD DRAWN COPPER TO THE OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE NOT MORE THAN 2' OR LESS THAN 6" ABOVE THE GRADE, POINTING DOWNWARD, THE TERMINAL END BEING UNTHREADED. [CPC 608.5]

PLUMBING REQUIREMENTS:

1. ALL SHOWER AND TUB/SHOWER VALVES MUST BE PRESSURE BALANCE AND/OR THERMOSTATIC MIXING TYPES. THE DEVICE IS REQUIRED TO LIMIT THE WATER TEMPERATURE TO A MAXIMUM OF 120 DEGREES. [CURRENT CPC CODE]
2. PROVIDE NON-REMOVABLE TYPE BACKFLOW PREVENTION DEVICE REQUIRED ON ALL HOSE BIBS. [CPC 603.4.6]
3. ALL EQUIPMENT IN THE POTABLE WATER DELIVERY SYSTEM MUST MEET THE CALIFORNIA AB1953 LEAD FREE REQUIREMENTS. THIS APPLIES TO ALL PIPING, FIXTURES AND FITTINGS. ALL OF THE ABOVE NOTED ITEMS ARE NOT PERMITTED TO EXCEED 0.25% LEAD CONTENT.

NOTE:
WATER CLOSETS SHALL BE CAPABLE OF USING A MAXIMUM OF 1.28 GALLONS PER FLUSH. [CPC 403.2.1]

VENTILATION FOR INDOOR AIR QUALITY:

[CALIFORNIA ENERGY CODE, SECTION 150.0]

0) ALL DWELLING UNITS SHALL MEET THE REQUIREMENTS OF ASHRAE STANDARD 62.2. VENTILATION AND ACCEPTABLE INDOOR QUALITY IN LOW RISE RESIDENTIAL BUILDINGS. WINDOW OPERATION IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED IN SECTION SECTION 4 OF THAT ASHRAE STANDARD 62.2. CONTINUOUS OPERATION OF CENTRAL FORCED AIR SYSTEM AIR HANDLERS USED IN CENTRAL FAN INTEGRATED VENTILATION SYSTEMS IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED IN SECTION 4 OF ASHRAE STANDARD 62.2. ADDITIONALLY, ALL DWELLING UNITS SHALL MEET THE FOLLOWING REQUIREMENTS:
   1. FIELD VERIFICATION AND DIAGNOSTIC TESTING:
      A. AIRFLOW PERFORMANCE. THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED BY SECTION 4 OF ASHRAE STANDARD 62.2 SHALL BE CONFIRMED THROUGH FIELD VERIFICATION AND DIAGNOSTIC TESTING IN ACCORDANCE WITH THE APPLICABLE PROCEDURES SPECIFIED IN REFERENCE RESIDENTIAL APPENDIX RA3.7.

FLOOR AREA

TOTAL LIVING AREA:	2415 SQ.FT.
FIRST FLOOR:	1172 SQ.FT.
SECOND FLOOR:	1243 SQ.FT.
GARAGE:	420 SQ.FT.
PORCH:	36 SQ.FT.
OPTIONAL PATIO:	203 SQ.FT.

DATE DRAWN: 2-2019
REVISIONS: DATE:
DATE:
DATE:

GENERAL NOTES:

1. WATER CLOSET COMPARTMENTS MUST HAVE 30" WIDTH AND 24" CLEAR IN FRONT OF THE WATER CLOSET. [CRC R307.1]
2. THE WALL SURFACE BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SUBJECT TO WATER SPLASH ARE CONSTRUCTED OF MATERIALS NOT ADVERSELY AFFECTED BY WATER. INSTALL FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS. WATER RESISTANT GYPSUM BOARD IS NO LONGER PERMITTED TO BE USED IN THESE LOCATIONS. [CRC R702.4.2]
3. THE DOOR BETWEEN THE GARAGE AND THE DWELLING IS REQUIRED TO HAVE (3) HINGES, TWO OF WHICH ARE TO BE SELF-CLOSING TYPE.
4. ALL SLEEPING ROOMS SHALL BE PROVIDED WITH AT LEAST ONE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE. WINDOWS SHALL HAVE A CLEAR OPENING OF 5.7 SQ. FT. AND MINIMUM OPENINGS OF 20" WIDE AND 24" HIGH, (CLEAR). [CRC R310.1]
5. THE SILL HEIGHT OF WINDOWS IN ANY SLEEPING ROOM SHALL NOT EXCEED 44" FROM THE BOTTOM OF THE CLEAR OPENING. [CRC R310.1]
6. SAFETY GLAZING SHALL BE APPROVED IN THE FOLLOWING APPLICATIONS:
   A. SHOWER DOORS
   B. WINDOWS LOCATED IN OR ADJACENT TO A DOOR, WITHIN A 24" ARC OF DOOR.
   C. WINDOWS GREATER THAN 18" WIDE AND CLOSER THAN 18" TO THE FLOOR.
   D. ALL PATIO AND SLIDING GLASS DOORS.
   [CRC R308.4.2]
7. SAFETY GLAZING ON DOORS OR WINDOWS SHALL BE LABELED AS SUCH FOR INSPECTION PURPOSES.
8. PROVIDE EXHAUST VENTILATION FOR THE COOKTOP TO THE EXTERIOR OF THE BUILDING.
   A) PROVIDE APPROVED EXHAUST DUCT UNDER SLAB OR FLOOR FOR INDUCTION TYPE, (DOWN DRAFT) EXHAUST VENTS.
   B) THE VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT.
9. BATHTUB AND SHOWER SPACES:
   BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
10. THE MINIMUM WIDTH OF A SHOWER DOOR SHALL BE 22".
11. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS AT JOB SITE FOR ALL CIRCULATING TYPE TUBS. (SEE CEC 680.74)
12. PROVIDE A 12"X12" TUB MOTOR ACCESS HATCH WHEN INSTALLING A CIRCULATING TYPE TUB.
13. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR MANUFACTURED FIREPLACES AT THE TIME OF THE FRAMING INSPECTION.
14. BLOWN OR POURED TYPE INSULATION SHALL ONLY BE INSTALLED IN ATTIC SPACES WHERE THE SLOPE OF THE CEILING DOES NOT EXCEED MORE THAN 2.5: 12 PITCH.
15. GAS VENTS TO TERMINATE NOT LESS THAN 4' FROM OPENINGS OR PROPERTY LINES, AND NOT LESS THAN 12" FROM A DOOR, OPENABLE WINDOW OR GRAVITY AIR INLET.
16. ALL EQUIPMENT IN POTABLE WATER DELIVERY SYSTEM MUST MEET THE CALIFORNIA AB1953 LEAD FREEE REQUIREMENTS. THIS APPLIES TO ALL PIPING, FIXTURES AND FITTINGS. ALL OF THE ABOVE NOTED ITEMS ARE NOT PERMITTED TO EXCEED 0.25% LEAD CONTENT.

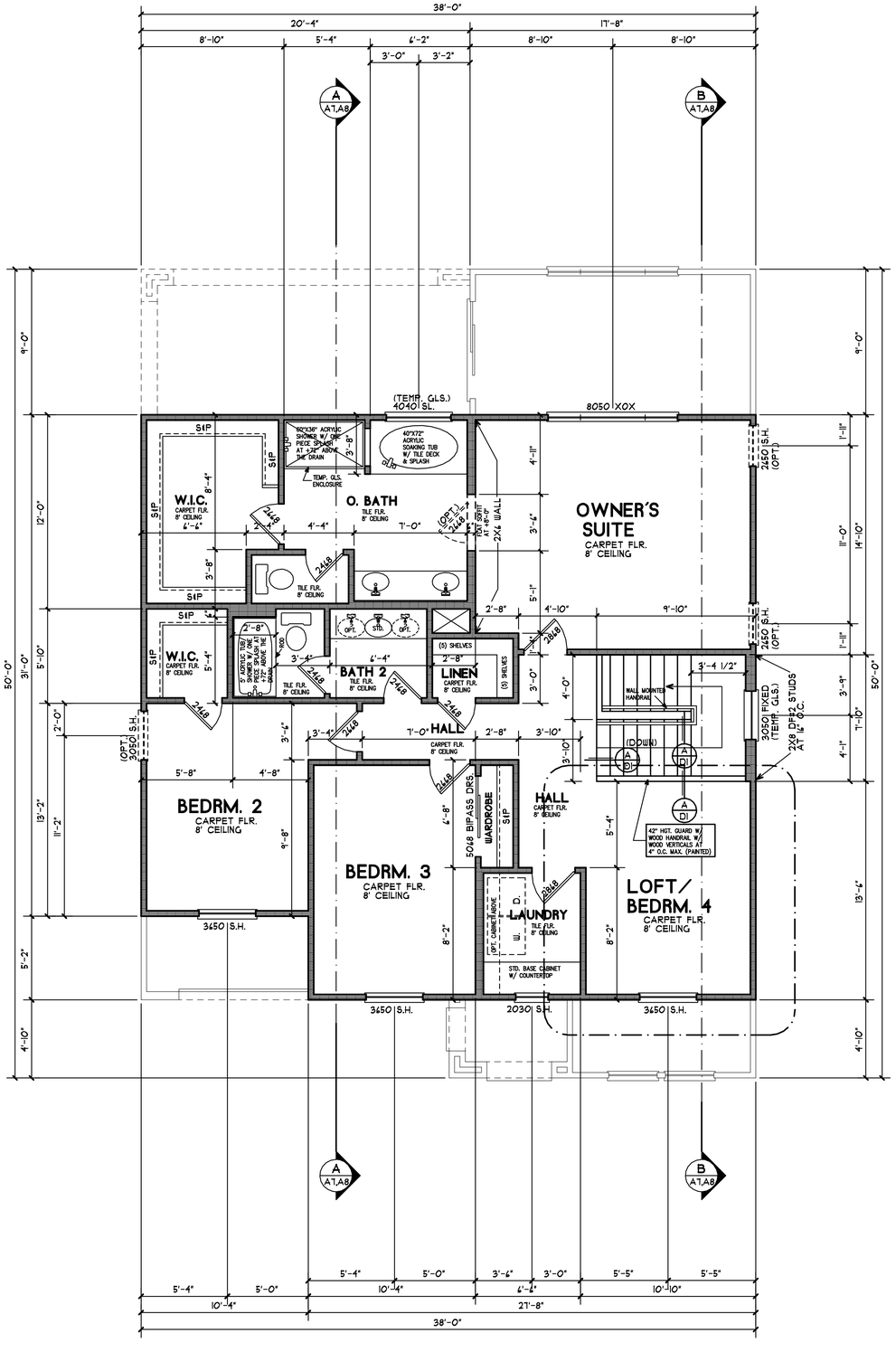
CALIFORNIA ENERGY NOTES:

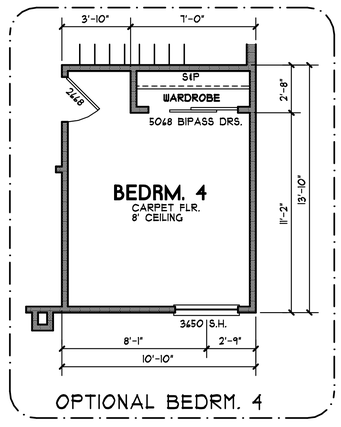
1. THE BUILDER SHALL PROVIDE THE ORIGINAL OCCUPANT WITH A LIST OF THE HEATING, COOLING, WATER HEATING SYSTEMS AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.
2. A COMPLETED CF-4R FORM SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY THE CERTIFIED HERS RATER, FOR FIELD VERIFICATION AND DIAGNOSTIC TESTING.
3. AFTER INSTALLING WATER HEATING SYSTEMS, FENESTRATION, AND HVAC EQUIPMENT, THE INSTALLER SHALL SUBMIT THE "REGISTERED" INSTALLATION CERTIFICATE (CF-6R FORM), COMPLETED AND SIGNED BY THE INSTALLER, LISTING THE EQUIPMENT INSTALLED, (MANUFACTURER, MODEL, AND EFFICIENCIES, U-VALUES AND SHGC-VALUES, ETC.) AND THAT IT MEETS OR EXCEEDS THE REQUIREMENTS OF THE ENERGY DOCUMENTATION. (CEES SECTION 10-103(a)(3)).

RON POPE & ASSOCIATES
468 W. KENOSHA AVE. CLOVIS, CA. 93619
(559) 392-2706
E-MAIL: ron.pope1017@yahoo.com

PLAN NO. 2415
JOB NO: JB:2415
DRAWN BY: RON POPE
SHEET NO: A-2
SCALE: 1/4" = 1'-0"

FIRST FLOOR PLAN - A & C





OPTIONAL BEDRM. 4

WINDOW SILLS / FALL PREVENTION:

CRC, SECTION R312.2 WINDOW SILLS
IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR. EXCEPTIONS:

1. WINDOWS WHOSE OPENINGS WILL NOT ALLOW A 4 INCH DIAMETER SPHERE TO PASS THROUGH THE OPENING WHEN THE OPENING IS IN ITS LARGEST OPENED POSITION.
2. OPENINGS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090.
3. WINDOWS THAT ARE PROVIDED WITH OPENING LIMITING DEVICES THAT COMPLY WITH SECTION R312.2.

HERS INSPECTION REQUIREMENTS:

BUILDING-LEVEL VERIFICATIONS:
* MINIMUM AIRFLOW
* VERIFIED EER
* VERIFIED SEER
* FAN EFFICACY WATTS/CFM

HVAC DISTRIBUTION SYSTEM VERIFICATIONS:
* DUCT SEALING

DOMESTIC HOT WATER SYSTEM VERIFICATIONS:
* NONE

SPECIAL FEATURES:
* PV SYSTEM: 2.0 kWdc
* NON-STANDARD ROOF REFLECTANCE

ENERGY COMPLIANCE

ROOF REFLECTANCE:	0.17
ROOF EMITTANCE:	0.91
RADIANT BARRIER:	YES
ATTIC VENTILATION:	1/150
HIGH PERFORMANCE ATTIC:	NO
RAFTERS / TOP CHORD OF TRUSSES	NO INSULATION
CEILING	R-38
2X4 EXTERIOR WALLS	R-13 + R4 RIGID FOAM
UNDERNEATH FAU PLATFORM:	R-30
DUCTS	R-8 (SEALED & TESTED)
HEAT PUMP EFFICIENCY	9
COOLING SEER / EER:	16.0 / 13.0
TANKLESS WATER HEATER	0.82
GLAZING REQUIREMENTS:	
U-VALUES:	SHGC VALUES:
OPENABLE: 0.29	OPENABLE: 0.22
FIXED: 0.25	FIXED: 0.25
SLIDING GLASS DOORS: 0.28	SLIDING GLASS DOORS: 0.21
FRENCH DOORS: 0.33	FRENCH DOORS: 0.25
HERS VERIFICATION: (REQUIRED)	

2016 CALIFORNIA GREEN BUILDING STANDARDS:

NOTE:
REFER TO SHEET GB.1 & GB.2 FOR THE MANDATORY REQUIREMENTS FOR MEETING THE CALIFORNIA GREEN BUILDING STANDARDS. CHAPTER 4, RESIDENTIAL MANDATORY FEATURES.

NOTE:
"REGISTERED" COPIES OF THE CF-6R AND CF-4R FORMS SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY CERTIFIED BY THE INSTALLER(S) FOR THE CF-6R FORM, AND THE HERS RATER, FOR THE FIELD VERIFICATION AND DIAGNOSTIC TESTING ON THE CF-4R FORM.
[CEES SECTION 10-103(a) AND 10-103(a)(5)]

NOTE:
BATHROOM EXHAUST FANS: [CRC R303.3.1]
EACH BATHROOM CONTAINING A BATHTUB, SHOWER, OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED FOR PURPOSES OF HUMIDITY CONTROL IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE, CHAPTER 4; AND THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION4.5.

NOTE:
A SHEET ROCK NAILING INSPECTION IS REQUIRED. PER [CRC R109.1.4.1 & CBC 110.3.5]

SEE TABLE R702.3.5
GYPSUM BOARD NAILING SCHEDULE ON SHEET NS.1

SEE CRC TABLE R602.3(1) & TABLE R602.3(2) FOR NAILING SCHEDULE ON SHEET NS.1

NOTE:
ALL FASTENERS AND CONNECTORS THAT ARE IN DIRECT CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. [CRC R317.3.1]

GLAZING:

[CRC R308.4.5] HAZARDOUS LOCATIONS

5. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE

NOTE:
18" DEEP WINDOWS ABOVE A TUB & SHOWER LOCATION ARE NOT REQUIRED TO HAVE TEMPERED GLASS. THE SILL HEIGHT MEASURED VERTICALLY FROM THE STANDING SURFACE EXCEEDS 60".

TANKLESS WATER HEATER REQUIREMENTS:

1. WATER HEATERS LOCATED IN ATTICS SHALL BE PROVIDED WITH A 26 GAUGE SHEET METAL PAN WITH A MINIMUM LIP OF 2" AND A MINIMUM OF 3/4" DRAIN EXTENDING TO THE EXTERIOR OF THE STRUCTURE. THE PAN SHALL EXTEND A MINIMUM OF 6" BEYOND THE APPLIANCE ON ALL SIDES [CURRENT CPC CODE]
2. THE T & P RELIEF VALVE HAVING A FULL SIZED DRAIN OF GALV. STEEL OF HARD DRAWN COPPER TO THE OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE NOT MORE THAN 2' OR LESS THAN 6" ABOVE THE GRADE, POINTING DOWNWARD, THE TERMINAL END BEING UNTHREADED. [CPC 608.5]

PLUMBING REQUIREMENTS:

1. ALL SHOWER AND TUB/SHOWER VALVES MUST BE PRESSURE BALANCE AND/OR THERMOSTATIC MIXING TYPES. THE DEVICE IS REQUIRED TO LIMIT THE WATER TEMPERATURE TO A MAXIMUM OF 120 DEGREES. [CURRENT CPC CODE]
2. PROVIDE NON-REMOVABLE TYPE BACKFLOW PREVENTION DEVICE REQUIRED ON ALL HOSE BIBS. [CPC 603.4.6]
3. ALL EQUIPMENT IN THE POTABLE WATER DELIVERY SYSTEM MUST MEET THE CALIFORNIA AB1953 LEAD FREE REQUIREMENTS. THIS APPLIES TO ALL PIPING, FIXTURES AND FITTINGS. ALL OF THE ABOVE NOTED ITEMS ARE NOT PERMITTED TO EXCEED 0.25% LEAD CONTENT.

NOTE:
WATER CLOSETS SHALL BE CAPABLE OF USING A MAXIMUM OF 1.28 GALLONS PER FLUSH. [CPC 403.2.1]

VENTILATION FOR INDOOR AIR QUALITY:

[CALIFORNIA ENERGY CODE, SECTION 150.0]

0) ALL DWELLING UNITS SHALL MEET THE REQUIREMENTS OF ASHRAE STANDARD 62.2. VENTILATION AND ACCEPTABLE INDOOR QUALITY IN LOW RISE RESIDENTIAL BUILDINGS. WINDOW OPERATION IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED IN SECTION SECTION 4 OF THAT ASHRAE STANDARD 62.2. CONTINUOUS OPERATION OF CENTRAL FORCED AIR SYSTEM AIR HANDLERS USED IN CENTRAL FAN INTEGRATED VENTILATION SYSTEMS IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED IN SECTION 4 OF ASHRAE STANDARD 62.2. ADDITIONALLY, ALL DWELLING UNITS SHALL MEET THE FOLLOWING REQUIREMENTS:

1. FIELD VERIFICATION AND DIAGNOSTIC TESTING:
   A. AIRFLOW PERFORMANCE. THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED BY SECTION 4 OF ASHRAE STANDARD 62.2 SHALL BE CONFIRMED THROUGH FIELD VERIFICATION AND DIAGNOSTIC TESTING IN ACCORDANCE WITH THE APPLICABLE PROCEDURES SPECIFIED IN REFERENCE RESIDENTIAL APPENDIX RA3.7.

FLOOR AREA

TOTAL LIVING AREA:	2415 SQ.FT.
FIRST FLOOR:	1172 SQ.FT.
SECOND FLOOR:	1243 SQ.FT.
GARAGE:	420 SQ.FT.
PORCH:	36 SQ.FT.
OPTIONAL PATIO:	203 SQ.FT.

DATE DRAWN: 2-2019
REVISIONS:
DATE:
DATE:
DATE:

GENERAL NOTES:

1. WATER CLOSET COMPARTMENTS MUST HAVE 30" WIDTH AND 24" CLEAR IN FRONT OF THE WATER CLOSET. [CRC R307.1]
2. THE WALL SURFACE BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SUBJECT TO WATER SPLASH ARE CONSTRUCTED OF MATERIALS NOT ADVERSELY AFFECTED BY WATER. INSTALL FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS. WATER RESISTANT GYPSUM BOARD IS NO LONGER PERMITTED TO BE USED IN THESE LOCATIONS. [CRC R702.4.2]
3. THE DOOR BETWEEN THE GARAGE AND THE DWELLING IS REQUIRED TO HAVE (3) HINGES, TWO OF WHICH ARE TO BE SELF-CLOSING TYPE.
4. ALL SLEEPING ROOMS SHALL BE PROVIDED WITH AT LEAST ONE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE. WINDOWS SHALL HAVE A CLEAR OPENING OF 5.7 SQ. FT. AND MINIMUM OPENINGS OF 20" WIDE AND 24" HIGH, (CLEAR). [CRC R310.1]
5. THE SILL HEIGHT OF WINDOWS IN ANY SLEEPING ROOM SHALL NOT EXCEED 44" FROM THE BOTTOM OF THE CLEAR OPENING. [CRC R310.1]
6. SAFETY GLAZING SHALL BE APPROVED IN THE FOLLOWING APPLICATIONS:
   A. SHOWER DOORS
   B. WINDOWS LOCATED IN OR ADJACENT TO A DOOR, WITHIN A 24" ARC OF DOOR.
   C. WINDOWS GREATER THAN 18" WIDE AND CLOSER THAN 18" TO THE FLOOR.
   D. ALL PATIO AND SLIDING GLASS DOORS.
   [CRC R308.4.2]
7. SAFETY GLAZING ON DOORS OR WINDOWS SHALL BE LABELED AS SUCH FOR INSPECTION PURPOSES.
8. PROVIDE EXHAUST VENTILATION FOR THE COOKTOP TO THE EXTERIOR OF THE BUILDING.
   A) PROVIDE APPROVED EXHAUST DUCT UNDER SLAB OR FLOOR FOR INDUCTION TYPE, (DOWN DRAFT) EXHAUST VENTS.
   B) THE VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT.
9. BATHTUB AND SHOWER SPACES:
   BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
10. THE MINIMUM WIDTH OF A SHOWER DOOR SHALL BE 22".
11. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS AT JOB SITE FOR ALL CIRCULATING TYPE TUBS. (SEE CEC 680.74)
12. PROVIDE A 12"X12" TUB MOTOR ACCESS HATCH WHEN INSTALLING A CIRCULATING TYPE TUB.
13. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR MANUFACTURED FIREPLACES AT THE TIME OF THE FRAMING INSPECTION.
14. BLOWN OR POURED TYPE INSULATION SHALL ONLY BE INSTALLED IN ATTIC SPACES WHERE THE SLOPE OF THE CEILING DOES NOT EXCEED MORE THAN 2.5:12 PITCH.
15. GAS VENTS TO TERMINATE NOT LESS THAN 4' FROM OPENINGS OR PROPERTY LINES, AND NOT LESS THAN 12" FROM A DOOR, OPENABLE WINDOW OR GRAVITY AIR INLET.
16. ALL EQUIPMENT IN POTABLE WATER DELIVERY SYSTEM MUST MEET THE CALIFORNIA AB1953 LEAD FREEE REQUIREMENTS. THIS APPLIES TO ALL PIPING, FIXTURES AND FITTINGS. ALL OF THE ABOVE NOTED ITEMS ARE NOT PERMITTED TO EXCEED 0.25% LEAD CONTENT.

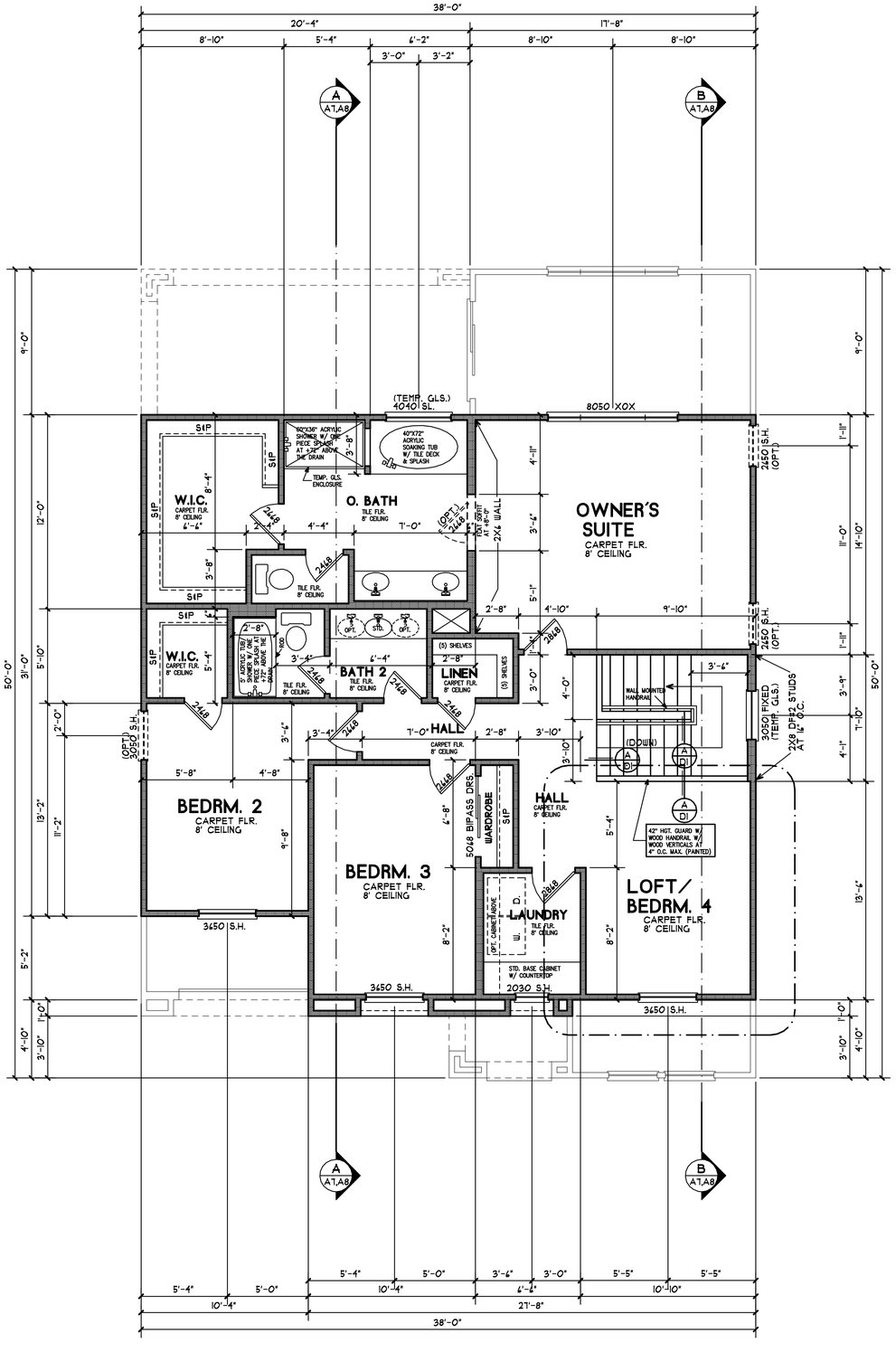
CALIFORNIA ENERGY NOTES:

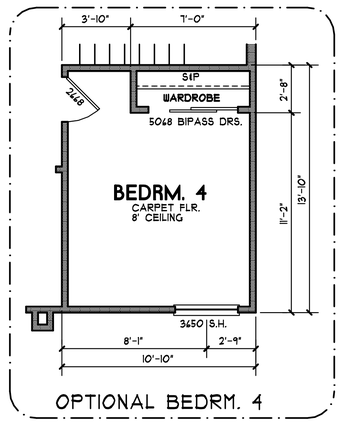
1. THE BUILDER SHALL PROVIDE THE ORIGINAL OCCUPANT WITH A LIST OF THE HEATING, COOLING, WATER HEATING SYSTEMS AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.
2. A COMPLETED CF-4R FORM SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY THE CERTIFIED HERS RATER, FOR FIELD VERIFICATION AND DIAGNOSTIC TESTING.
3. AFTER INSTALLING WATER HEATING SYSTEMS, FENESTRATION, AND HVAC EQUIPMENT, THE INSTALLER SHALL SUBMIT THE "REGISTERED" INSTALLATION CERTIFICATE (CF-6R FORM), COMPLETED AND SIGNED BY THE INSTALLER, LISTING THE EQUIPMENT INSTALLED, (MANUFACTURER, MODEL, AND EFFICIENCIES, U-VALUES AND SHGC-VALUES, ETC.) AND THAT IT MEETS OR EXCEEDS THE REQUIREMENTS OF THE ENERGY DOCUMENTATION. (CEES SECTION 10-103(a)(3)).

RON POPE & ASSOCIATES
468 W. KENOSHA AVE. CLOVIS, CA. 93619
(559) 392-2706
E-MAIL: ron.pope1017@yahoo.com

PLAN NO. 2415
JOB NO: JB:2415
DRAWN BY: RON POPE
SHEET NO: A3.1
SCALE: 1/4" = 1'-0"

SECOND FLOOR PLAN - B





OPTIONAL BEDRM. 4

WINDOW SILLS / FALL PREVENTION:

CRC, SECTION R312.2 WINDOW SILLS
IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR. EXCEPTIONS:

1. WINDOWS WHOSE OPENINGS WILL NOT ALLOW A 4 INCH DIAMETER SPHERE TO PASS THROUGH THE OPENING WHEN THE OPENING IS IN ITS LARGEST OPENED POSITION.
2. OPENINGS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090.
3. WINDOWS THAT ARE PROVIDED WITH OPENING LIMITING DEVICES THAT COMPLY WITH SECTION R312.2.

HERS INSPECTION REQUIREMENTS:

BUILDING-LEVEL VERIFICATIONS:
* MINIMUM AIRFLOW
* VERIFIED EER
* VERIFIED SEER
* FAN EFFICACY WATTS/CFM

HVAC DISTRIBUTION SYSTEM VERIFICATIONS:
* DUCT SEALING

DOMESTIC HOT WATER SYSTEM VERIFICATIONS:
* NONE

SPECIAL FEATURES:
* PV SYSTEM: 2.0 kWdc
* NON-STANDARD ROOF REFLECTANCE

2016 CALIFORNIA GREEN BUILDING STANDARDS:

NOTE:
REFER TO SHEET GB.1 & GB.2 FOR THE MANDATORY REQUIREMENTS FOR MEETING THE CALIFORNIA GREEN BUILDING STANDARDS. CHAPTER 4, RESIDENTIAL MANDATORY FEATURES.

NOTE:
"REGISTERED" COPIES OF THE CF-6R AND CF-4R FORMS SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY CERTIFIED BY THE INSTALLER(S) FOR THE CF-6R FORM, AND THE HERS RATER, FOR THE FIELD VERIFICATION AND DIAGNOSTIC TESTING ON THE CF-4R FORM.
[CEES SECTION 10-103(a) AND 10-103(a)(5)]

NOTE:
BATHROOM EXHAUST FANS: [CRC R303.3.1]
EACH BATHROOM CONTAINING A BATHTUB, SHOWER, OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED FOR PURPOSES OF HUMIDITY CONTROL IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE, CHAPTER 4; AND THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION4.5.

ENERGY COMPLIANCE

ROOF REFLECTANCE:	0.17
ROOF EMITTANCE:	0.91
RADIANT BARRIER:	YES
ATTIC VENTILATION:	1/150
HIGH PERFORMANCE ATTIC:	NO
RAFTERS / TOP CHORD OF TRUSSES	NO INSULATION
CEILING	R-38
2X4 EXTERIOR WALLS	R-13 + R4 RIGID FOAM
UNDERNEATH FAU PLATFORM:	R-30
DUCTS	R-8 (SEALED & TESTED)
HEAT PUMP EFFICIENCY	9
COOLING SEER / EER:	16.0 / 13.0
TANKLESS WATER HEATER	0.82
GLAZING REQUIREMENTS:	
U-VALUES:	SHGC VALUES:
OPENABLE: 0.29	OPENABLE: 0.22
FIXED: 0.25	FIXED: 0.25
SLIDING GLASS DOORS: 0.28	SLIDING GLASS DOORS: 0.21
FRENCH DOORS: 0.33	FRENCH DOORS: 0.25
HERS VERIFICATION: (REQUIRED)	

FLOOR AREA

TOTAL LIVING AREA:	2415 SQ.FT.
FIRST FLOOR:	1172 SQ.FT.
SECOND FLOOR:	1243 SQ.FT.
GARAGE:	420 SQ.FT.
PORCH:	36 SQ.FT.
OPTIONAL PATIO:	203 SQ.FT.

NOTE:
A SHEET ROCK NAILING INSPECTION IS REQUIRED. PER [CRC R109.1.4.1 & CBC 110.3.5]

SEE TABLE R702.3.5
GYPSUM BOARD NAILING SCHEDULE ON SHEET NS.1

SEE CRC TABLE R602.3(1) & TABLE R602.3(2) FOR NAILING SCHEDULE ON SHEET NS.1

NOTE:
ALL FASTENERS AND CONNECTORS THAT ARE IN DIRECT CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. [CRC R317.3.1]

GLAZING:

[CRC R308.4.5] HAZARDOUS LOCATIONS

5. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE

NOTE:
18" DEEP WINDOWS ABOVE A TUB & SHOWER LOCATION ARE NOT REQUIRED TO HAVE TEMPERED GLASS. THE SILL HEIGHT MEASURED VERTICALLY FROM THE STANDING SURFACE EXCEEDS 60".

TANKLESS WATER HEATER REQUIREMENTS:

1. WATER HEATERS LOCATED IN ATTICS SHALL BE PROVIDED WITH A 26 GAUGE SHEET METAL PAN WITH A MINIMUM LIP OF 2" AND A MINIMUM OF 3/4" DRAIN EXTENDING TO THE EXTERIOR OF THE STRUCTURE. THE PAN SHALL EXTEND A MINIMUM OF 6" BEYOND THE APPLIANCE ON ALL SIDES [CURRENT CPC CODE]
2. THE T & P RELIEF VALVE HAVING A FULL SIZED DRAIN OF GALV. STEEL OF HARD DRAWN COPPER TO THE OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE NOT MORE THAN 2' OR LESS THAN 6" ABOVE THE GRADE, POINTING DOWNWARD, THE TERMINAL END BEING UNTHREADED. [CPC 608.5]

PLUMBING REQUIREMENTS:

1. ALL SHOWER AND TUB/SHOWER VALVES MUST BE PRESSURE BALANCE AND/OR THERMOSTATIC MIXING TYPES. THE DEVICE IS REQUIRED TO LIMIT THE WATER TEMPERATURE TO A MAXIMUM OF 120 DEGREES. [CURRENT CPC CODE]
2. PROVIDE NON-REMOVABLE TYPE BACKFLOW PREVENTION DEVICE REQUIRED ON ALL HOSE BIBS. [CPC 603.4.6]
3. ALL EQUIPMENT IN THE POTABLE WATER DELIVERY SYSTEM MUST MEET THE CALIFORNIA AB1953 LEAD FREE REQUIREMENTS. THIS APPLIES TO ALL PIPING, FIXTURES AND FITTINGS. ALL OF THE ABOVE NOTED ITEMS ARE NOT PERMITTED TO EXCEED 0.25% LEAD CONTENT.

NOTE:
WATER CLOSETS SHALL BE CAPABLE OF USING A MAXIMUM OF 1.28 GALLONS PER FLUSH. [CPC 403.2.1]

VENTILATION FOR INDOOR AIR QUALITY:

[CALIFORNIA ENERGY CODE, SECTION 150.0]

0) ALL DWELLING UNITS SHALL MEET THE REQUIREMENTS OF ASHRAE STANDARD 62.2. VENTILATION AND ACCEPTABLE INDOOR QUALITY IN LOW RISE RESIDENTIAL BUILDINGS. WINDOW OPERATION IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED IN SECTION SECTION 4 OF THAT ASHRAE STANDARD 62.2. CONTINUOUS OPERATION OF CENTRAL FORCED AIR SYSTEM AIR HANDLERS USED IN CENTRAL FAN INTEGRATED VENTILATION SYSTEMS IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED IN SECTION 4 OF ASHRAE STANDARD 62.2. ADDITIONALLY, ALL DWELLING UNITS SHALL MEET THE FOLLOWING REQUIREMENTS:

1. FIELD VERIFICATION AND DIAGNOSTIC TESTING:
   A. AIRFLOW PERFORMANCE. THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED BY SECTION 4 OF ASHRAE STANDARD 62.2 SHALL BE CONFIRMED THROUGH FIELD VERIFICATION AND DIAGNOSTIC TESTING IN ACCORDANCE WITH THE APPLICABLE PROCEDURES SPECIFIED IN REFERENCE RESIDENTIAL APPENDIX RA3.7.

DATE DRAWN: 2-2019
REVISIONS:
DATE:
DATE:
DATE:

DESIGNER SINCE 1985

GENERAL NOTES:

1. WATER CLOSET COMPARTMENTS MUST HAVE 30" WIDTH AND 24" CLEAR IN FRONT OF THE WATER CLOSET. [CRC R307.1]
2. THE WALL SURFACE BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SUBJECT TO WATER SPLASH ARE CONSTRUCTED OF MATERIALS NOT ADVERSELY AFFECTED BY WATER. INSTALL FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS. WATER RESISTANT GYPSUM BOARD IS NO LONGER PERMITTED TO BE USED IN THESE LOCATIONS. [CRC R702.4.2]
3. THE DOOR BETWEEN THE GARAGE AND THE DWELLING IS REQUIRED TO HAVE (3) HINGES, TWO OF WHICH ARE TO BE SELF-CLOSING TYPE.
4. ALL SLEEPING ROOMS SHALL BE PROVIDED WITH AT LEAST ONE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE. WINDOWS SHALL HAVE A CLEAR OPENING OF 5.7 SQ. FT. AND MINIMUM OPENINGS OF 20" WIDE AND 24" HIGH, (CLEAR). [CRC R310.1]
5. THE SILL HEIGHT OF WINDOWS IN ANY SLEEPING ROOM SHALL NOT EXCEED 44" FROM THE BOTTOM OF THE CLEAR OPENING. [CRC R310.1]
6. SAFETY GLAZING SHALL BE APPROVED IN THE FOLLOWING APPLICATIONS:
   A. SHOWER DOORS
   B. WINDOWS LOCATED IN OR ADJACENT TO A DOOR, WITHIN A 24" ARC OF DOOR.
   C. WINDOWS GREATER THAN 18" WIDE AND CLOSER THAN 18" TO THE FLOOR.
   D. ALL PATIO AND SLIDING GLASS DOORS.
   [CRC R308.4.2]
7. SAFETY GLAZING ON DOORS OR WINDOWS SHALL BE LABELED AS SUCH FOR INSPECTION PURPOSES.
8. PROVIDE EXHAUST VENTILATION FOR THE COOKTOP TO THE EXTERIOR OF THE BUILDING.
   A) PROVIDE APPROVED EXHAUST DUCT UNDER SLAB OR FLOOR FOR INDUCTION TYPE, (DOWN DRAFT) EXHAUST VENTS.
   B) THE VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT.
9. BATHTUB AND SHOWER SPACES:
   BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
10. THE MINIMUM WIDTH OF A SHOWER DOOR SHALL BE 22".
11. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS AT JOB SITE FOR ALL CIRCULATING TYPE TUBS. (SEE CEC 680.74)
12. PROVIDE A 12"X12" TUB MOTOR ACCESS HATCH WHEN INSTALLING A CIRCULATING TYPE TUB.
13. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR MANUFACTURED FIREPLACES AT THE TIME OF THE FRAMING INSPECTION.
14. BLOWN OR POURED TYPE INSULATION SHALL ONLY BE INSTALLED IN ATTIC SPACES WHERE THE SLOPE OF THE CEILING DOES NOT EXCEED MORE THAN 2.5:12 PITCH.
15. GAS VENTS TO TERMINATE NOT LESS THAN 4' FROM OPENINGS OR PROPERTY LINES, AND NOT LESS THAN 12" FROM A DOOR, OPENABLE WINDOW OR GRAVITY AIR INLET.
16. ALL EQUIPMENT IN POTABLE WATER DELIVERY SYSTEM MUST MEET THE CALIFORNIA AB1953 LEAD FREEE REQUIREMENTS. THIS APPLIES TO ALL PIPING, FIXTURES AND FITTINGS. ALL OF THE ABOVE NOTED ITEMS ARE NOT PERMITTED TO EXCEED 0.25% LEAD CONTENT.

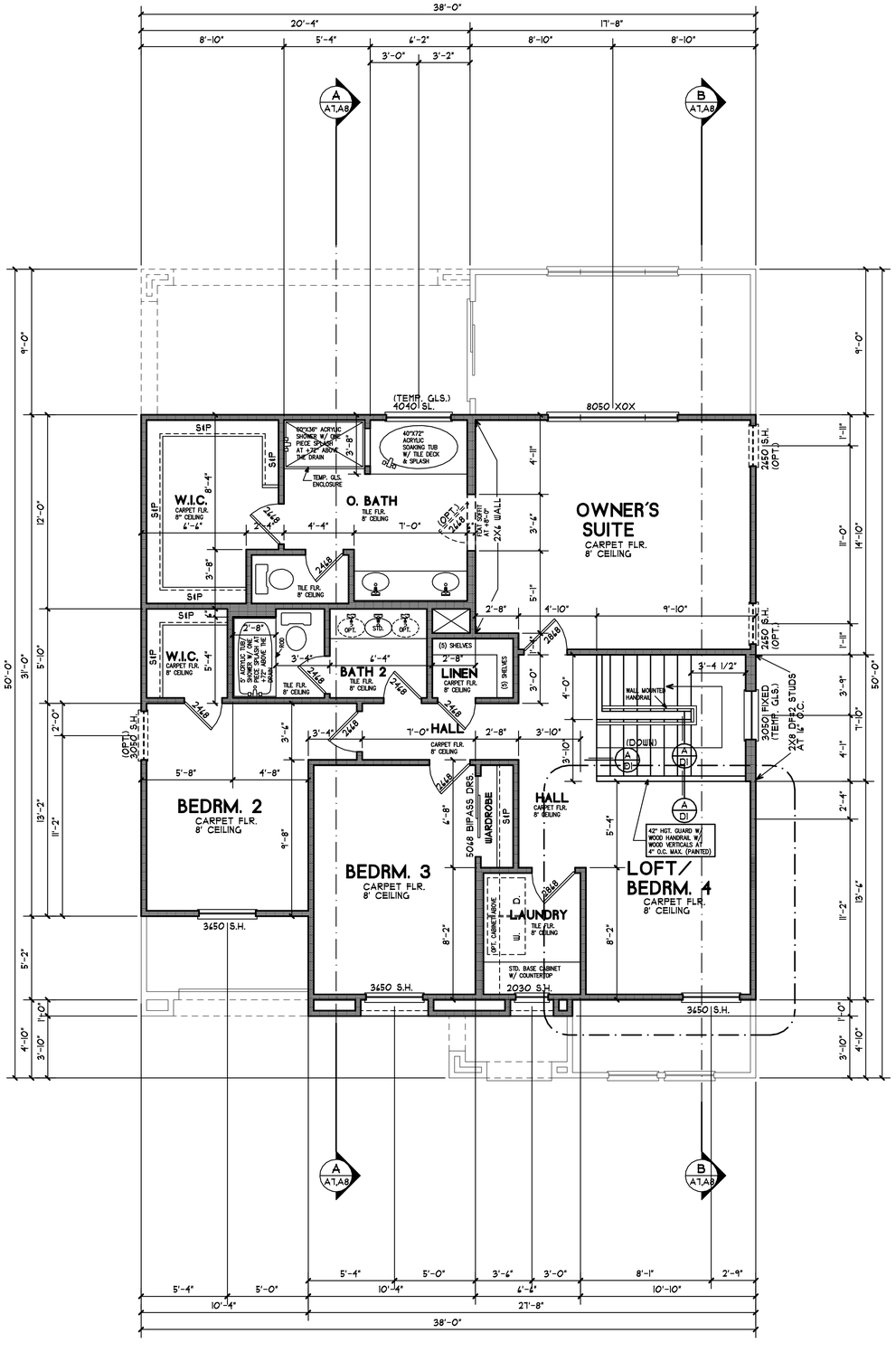
CALIFORNIA ENERGY NOTES:

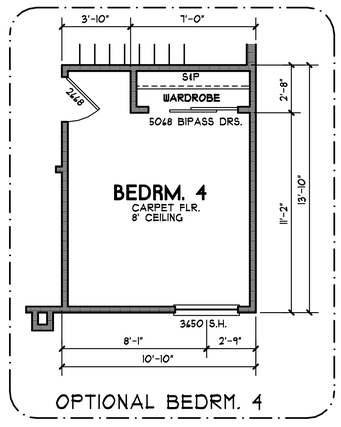
1. THE BUILDER SHALL PROVIDE THE ORIGINAL OCCUPANT WITH A LIST OF THE HEATING, COOLING, WATER HEATING SYSTEMS AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.
2. A COMPLETED CF-4R FORM SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY THE CERTIFIED HERS RATER, FOR FIELD VERIFICATION AND DIAGNOSTIC TESTING.
3. AFTER INSTALLING WATER HEATING SYSTEMS, FENESTRATION, AND HVAC EQUIPMENT, THE INSTALLER SHALL SUBMIT THE "REGISTERED" INSTALLATION CERTIFICATE (CF-6R FORM), COMPLETED AND SIGNED BY THE INSTALLER, LISTING THE EQUIPMENT INSTALLED, (MANUFACTURER, MODEL, AND EFFICIENCIES, U-VALUES AND SHGC-VALUES, ETC.) AND THAT IT MEETS OR EXCEEDS THE REQUIREMENTS OF THE ENERGY DOCUMENTATION. (CEES SECTION 10-103(a)(3)).

RON POPE & ASSOCIATES
468 W. KENOSHA AVE. CLOVIS, CA. 93619
(559) 392-2706
E-MAIL: ron.pope1017@yahoo.com

PLAN NO. 2415
JOB NO: JB:2415
DRAWN BY: RON POPE
SHEET NO: A3.2
SCALE: 1/4" = 1'-0"

SECOND FLOOR PLAN - C





OPTIONAL BEDRM. 4

WINDOW SILLS / FALL PREVENTION:

CRC, SECTION R312.2 WINDOW SILLS
IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 72 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR. EXCEPTIONS:

1. WINDOWS WHOSE OPENINGS WILL NOT ALLOW A 4 INCH DIAMETER SPHERE TO PASS THROUGH THE OPENING WHEN THE OPENING IS IN ITS LARGEST OPENED POSITION.
2. OPENINGS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090.
3. WINDOWS THAT ARE PROVIDED WITH OPENING LIMITING DEVICES THAT COMPLY WITH SECTION R312.2.

HERS INSPECTION REQUIREMENTS:

BUILDING-LEVEL VERIFICATIONS:
* MINIMUM AIRFLOW
* VERIFIED EER
* VERIFIED SEER
* FAN EFFICACY WATTS/CFM

HVAC DISTRIBUTION SYSTEM VERIFICATIONS:
* DUCT SEALING

DOMESTIC HOT WATER SYSTEM VERIFICATIONS:
* NONE

SPECIAL FEATURES:
* PV SYSTEM: 2.0 kWdc
* NON-STANDARD ROOF REFLECTANCE

ENERGY COMPLIANCE

ROOF REFLECTANCE:	0.17
ROOF EMITTANCE:	0.91
RADIANT BARRIER:	YES
ATTIC VENTILATION:	1/150
HIGH PERFORMANCE ATTIC:	NO
RAFTERS / TOP CHORD OF TRUSSES	NO INSULATION
CEILING	R-38
2X4 EXTERIOR WALLS	R-13 + R4 RIGID FOAM
UNDERNEATH FAU PLATFORM:	R-30
DUCTS	R-8 (SEALED & TESTED)
HEAT PUMP EFFICIENCY	9
COOLING SEER / EER:	16.0 / 13.0
TANKLESS WATER HEATER	0.82
GLAZING REQUIREMENTS:	
U-VALUES:	SHGC VALUES:
OPENABLE: 0.29	OPENABLE: 0.22
FIXED: 0.25	FIXED: 0.25
SLIDING GLASS DOORS: 0.28	SLIDING GLASS DOORS: 0.21
FRENCH DOORS: 0.33	FRENCH DOORS: 0.25
HERS VERIFICATION: (REQUIRED)	

FLOOR AREA

TOTAL LIVING AREA:	2415 SQ.FT.
FIRST FLOOR:	1172 SQ.FT.
SECOND FLOOR:	1243 SQ.FT.
GARAGE:	420 SQ.FT.
PORCH:	36 SQ.FT.
OPTIONAL PATIO:	203 SQ.FT.

2016 CALIFORNIA GREEN BUILDING STANDARDS:

NOTE:
REFER TO SHEET GB.1 & GB.2 FOR THE MANDATORY REQUIREMENTS FOR MEETING THE CALIFORNIA GREEN BUILDING STANDARDS. CHAPTER 4, RESIDENTIAL MANDATORY FEATURES.

NOTE:
"REGISTERED" COPIES OF THE CF-6R AND CF-4R FORMS SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY CERTIFIED BY THE INSTALLER(S) FOR THE CF-6R FORM, AND THE HERS RATER, FOR THE FIELD VERIFICATION AND DIAGNOSTIC TESTING ON THE CF-4R FORM.
[CEES SECTION 10-103(a) AND 10-103(a)(5)]

NOTE:
BATHROOM EXHAUST FANS: [CRC R303.3.1]
EACH BATHROOM CONTAINING A BATHTUB, SHOWER, OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED FOR PURPOSES OF HUMIDITY CONTROL IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE, CHAPTER 4; AND THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION4.5.

NOTE:
A SHEET ROCK NAILING INSPECTION IS REQUIRED. PER [CRC R109.1.4.1 & CBC 110.3.5]

SEE TABLE R702.3.5
GYPSUM BOARD NAILING SCHEDULE ON SHEET NS.1

SEE CRC TABLE R602.3(1) & TABLE R602.3(2) FOR NAILING SCHEDULE ON SHEET NS.1

NOTE:
ALL FASTENERS AND CONNECTORS THAT ARE IN DIRECT CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. [CRC R317.3.1]

GLAZING:

[CRC R308.4.5] HAZARDOUS LOCATIONS

5. GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE

NOTE:
18" DEEP WINDOWS ABOVE A TUB & SHOWER LOCATION ARE NOT REQUIRED TO HAVE TEMPERED GLASS. THE SILL HEIGHT MEASURED VERTICALLY FROM THE STANDING SURFACE EXCEEDS 60".

TANKLESS WATER HEATER REQUIREMENTS:

1. WATER HEATERS LOCATED IN ATTICS SHALL BE PROVIDED WITH A 26 GAUGE SHEET METAL PAN WITH A MINIMUM LIP OF 2" AND A MINIMUM OF 3/4" DRAIN EXTENDING TO THE EXTERIOR OF THE STRUCTURE. THE PAN SHALL EXTEND A MINIMUM OF 6" BEYOND THE APPLIANCE ON ALL SIDES [CURRENT CPC CODE]
2. THE T & P RELIEF VALVE HAVING A FULL SIZED DRAIN OF GALV. STEEL OF HARD DRAWN COPPER TO THE OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE NOT MORE THAN 2' OR LESS THAN 6" ABOVE THE GRADE, POINTING DOWNWARD, THE TERMINAL END BEING UNTHREADED. [CPC 608.5]

PLUMBING REQUIREMENTS:

1. ALL SHOWER AND TUB/SHOWER VALVES MUST BE PRESSURE BALANCE AND/OR THERMOSTATIC MIXING TYPES. THE DEVICE IS REQUIRED TO LIMIT THE WATER TEMPERATURE TO A MAXIMUM OF 120 DEGREES. [CURRENT CPC CODE]
2. PROVIDE NON-REMOVABLE TYPE BACKFLOW PREVENTION DEVICE REQUIRED ON ALL HOSE BIBS. [CPC 603.4.6]
3. ALL EQUIPMENT IN THE POTABLE WATER DELIVERY SYSTEM MUST MEET THE CALIFORNIA AB1953 LEAD FREE REQUIREMENTS. THIS APPLIES TO ALL PIPING, FIXTURES AND FITTINGS. ALL OF THE ABOVE NOTED ITEMS ARE NOT PERMITTED TO EXCEED 0.25% LEAD CONTENT.

NOTE:
WATER CLOSETS SHALL BE CAPABLE OF USING A MAXIMUM OF 1.28 GALLONS PER FLUSH. [CPC 403.2.1]

VENTILATION FOR INDOOR AIR QUALITY:

[CALIFORNIA ENERGY CODE, SECTION 150.0]

0) ALL DWELLING UNITS SHALL MEET THE REQUIREMENTS OF ASHRAE STANDARD 62.2. VENTILATION AND ACCEPTABLE INDOOR QUALITY IN LOW RISE RESIDENTIAL BUILDINGS. WINDOW OPERATION IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED IN SECTION SECTION 4 OF THAT ASHRAE STANDARD 62.2. CONTINUOUS OPERATION OF CENTRAL FORCED AIR SYSTEM AIR HANDLERS USED IN CENTRAL FAN INTEGRATED VENTILATION SYSTEMS IS NOT A PERMISSIBLE METHOD OF PROVIDING THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED IN SECTION 4 OF ASHRAE STANDARD 62.2. ADDITIONALLY, ALL DWELLING UNITS SHALL MEET THE FOLLOWING REQUIREMENTS:

1. FIELD VERIFICATION AND DIAGNOSTIC TESTING:
   A. AIRFLOW PERFORMANCE. THE WHOLE-BUILDING VENTILATION AIRFLOW REQUIRED BY SECTION 4 OF ASHRAE STANDARD 62.2 SHALL BE CONFIRMED THROUGH FIELD VERIFICATION AND DIAGNOSTIC TESTING IN ACCORDANCE WITH THE APPLICABLE PROCEDURES SPECIFIED IN REFERENCE RESIDENTIAL APPENDIX RA3.7.

DATE DRAWN: 2-2019
REVISIONS:
DATE:
DATE:
DATE:

GENERAL NOTES:

1. WATER CLOSET COMPARTMENTS MUST HAVE 30" WIDTH AND 24" CLEAR IN FRONT OF THE WATER CLOSET. [CRC R307.1]
2. THE WALL SURFACE BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SUBJECT TO WATER SPLASH ARE CONSTRUCTED OF MATERIALS NOT ADVERSELY AFFECTED BY WATER. INSTALL FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS. WATER RESISTANT GYPSUM BOARD IS NO LONGER PERMITTED TO BE USED IN THESE LOCATIONS. [CRC R702.4.2]
3. THE DOOR BETWEEN THE GARAGE AND THE DWELLING IS REQUIRED TO HAVE (3) HINGES, TWO OF WHICH ARE TO BE SELF-CLOSING TYPE.
4. ALL SLEEPING ROOMS SHALL BE PROVIDED WITH AT LEAST ONE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE OR RESCUE. WINDOWS SHALL HAVE A CLEAR OPENING OF 5.7 SQ. FT. AND MINIMUM OPENINGS OF 20" WIDE AND 24" HIGH, (CLEAR). [CRC R310.1]
5. THE SILL HEIGHT OF WINDOWS IN ANY SLEEPING ROOM SHALL NOT EXCEED 44" FROM THE BOTTOM OF THE CLEAR OPENING. [CRC R310.1]
6. SAFETY GLAZING SHALL BE APPROVED IN THE FOLLOWING APPLICATIONS:
   A. SHOWER DOORS
   B. WINDOWS LOCATED IN OR ADJACENT TO A DOOR, WITHIN A 24" ARC OF DOOR.
   C. WINDOWS GREATER THAN 18" WIDE AND CLOSER THAN 18" TO THE FLOOR.
   D. ALL PATIO AND SLIDING GLASS DOORS.
   [CRC R308.4.2]
7. SAFETY GLAZING ON DOORS OR WINDOWS SHALL BE LABELED AS SUCH FOR INSPECTION PURPOSES.
8. PROVIDE EXHAUST VENTILATION FOR THE COOKTOP TO THE EXTERIOR OF THE BUILDING.
   A) PROVIDE APPROVED EXHAUST DUCT UNDER SLAB OR FLOOR FOR INDUCTION TYPE, (DOWN DRAFT) EXHAUST VENTS.
   B) THE VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT.
9. BATHTUB AND SHOWER SPACES:
   BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
10. THE MINIMUM WIDTH OF A SHOWER DOOR SHALL BE 22".
11. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS AT JOB SITE FOR ALL CIRCULATING TYPE TUBS. (SEE CEC 680.74)
12. PROVIDE A 12"X12" TUB MOTOR ACCESS HATCH WHEN INSTALLING A CIRCULATING TYPE TUB.
13. PROVIDE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR MANUFACTURED FIREPLACES AT THE TIME OF THE FRAMING INSPECTION.
14. BLOWN OR POURED TYPE INSULATION SHALL ONLY BE INSTALLED IN ATTIC SPACES WHERE THE SLOPE OF THE CEILING DOES NOT EXCEED MORE THAN 2.5:12 PITCH.
15. GAS VENTS TO TERMINATE NOT LESS THAN 4' FROM OPENINGS OR PROPERTY LINES, AND NOT LESS THAN 12" FROM A DOOR, OPENABLE WINDOW OR GRAVITY AIR INLET.
16. ALL EQUIPMENT IN POTABLE WATER DELIVERY SYSTEM MUST MEET THE CALIFORNIA AB1953 LEAD FREE REQUIREMENTS. THIS APPLIES TO ALL PIPING, FIXTURES AND FITTINGS. ALL OF THE ABOVE NOTED ITEMS ARE NOT PERMITTED TO EXCEED 0.25% LEAD CONTENT.

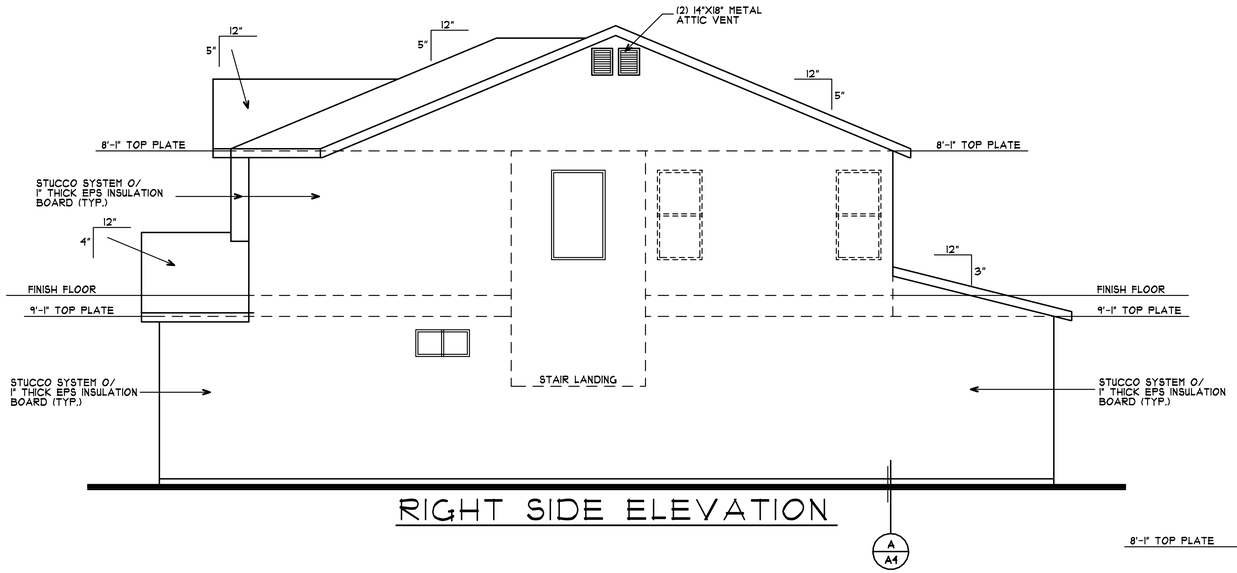
CALIFORNIA ENERGY NOTES:

1. THE BUILDER SHALL PROVIDE THE ORIGINAL OCCUPANT WITH A LIST OF THE HEATING, COOLING, WATER HEATING SYSTEMS AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.
2. A COMPLETED CF-4R FORM SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY THE CERTIFIED HERS RATER, FOR FIELD VERIFICATION AND DIAGNOSTIC TESTING.
3. AFTER INSTALLING WATER HEATING SYSTEMS, FENESTRATION, AND HVAC EQUIPMENT, THE INSTALLER SHALL SUBMIT THE "REGISTERED" INSTALLATION CERTIFICATE (CF-6R FORM), COMPLETED AND SIGNED BY THE INSTALLER, LISTING THE EQUIPMENT INSTALLED, (MANUFACTURER, MODEL, AND EFFICIENCIES, U-VALUES AND SHGC-VALUES, ETC.) AND THAT IT MEETS OR EXCEEDS THE REQUIREMENTS OF THE ENERGY DOCUMENTATION. (CEES SECTION 10-103(a)(3)).

RON POPE & ASSOCIATES
468 W. KENOSHA AVE. CLOVIS, CA. 93619
(559) 392-2706
E-MAIL: ron.pope1017@yahoo.com

PLAN NO. 2415
JOB NO: JB:2415
DRAWN BY: RON POPE
SHEET NO: A-3
SCALE: 1/4" = 1'-0"

SECOND FLOOR PLAN - A



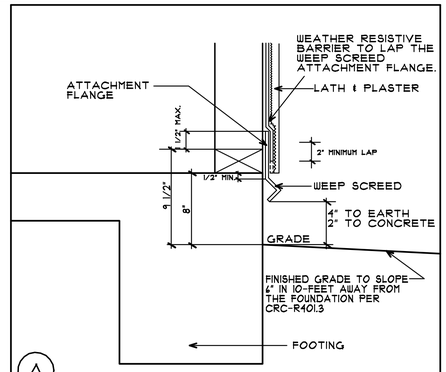
RIGHT SIDE ELEVATION

A / A4

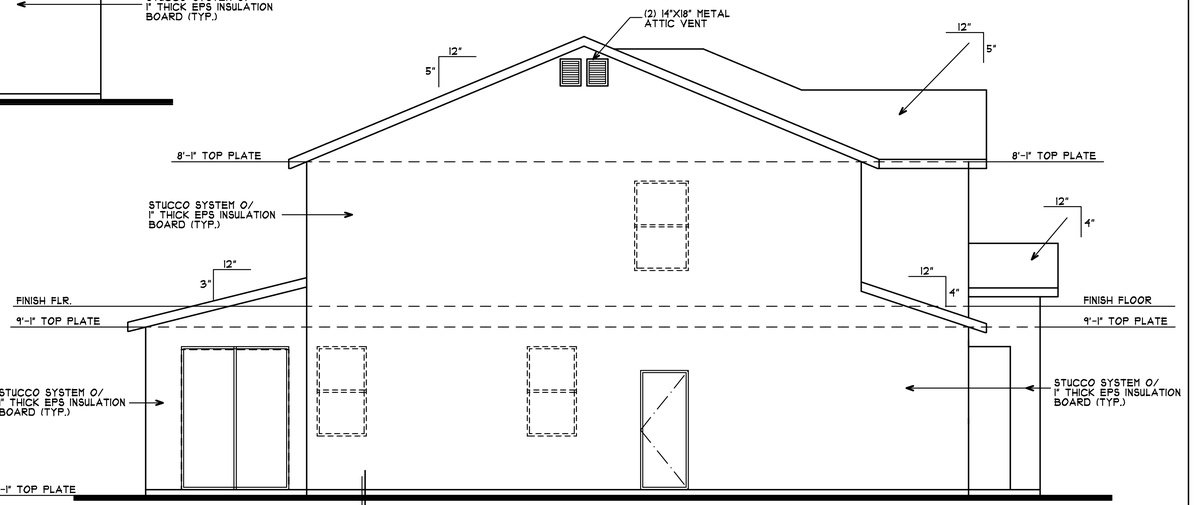
RADIANT BARRIER ROOF SHEATHING:

[RESIDENTIAL APPENDIX RA4.2.2-2013]

1. MANUFACTURER OF ROOF SHEATHING: LOUISIANNA PACIFIC OR EQUIVALENT.
2. MANUFACTURER APPROVAL: CA-T370 TECHSHIELD
3. THE RADIANT BARRIER SHALL BE INSTALLED TO COVER ALL GABLE END WALLS AND OTHER VERTICAL SURFACES IN THE ATTIC.
4. THE ATTIC SHALL BE VENTILATED TO:
   a) CONFORM TO THE RADIANT BARRIER MANUFACTURER'S INSTRUCTIONS.
   b) PROVIDE A MINIMUM FREE VENTILATION AREA OF NOT LESS THAN ONE SQUARE FOOT OF VENT AREA FOR EACH 150 SQUARE FEET OF ATTIC/FLOOR AREA.
   c) PROVIDE NO LESS THAN 30 PERCENT UPPER VENTS.
5. RIDGE VENTS OR GABLE END VENTS ARE RECOMMENDED TO ACHIEVE THE BEST PERFORMANCE. THE MATERIAL SHOULD BE CUT TO ALLOW FOR FULL AIRFLOW TO THE VENTING.
6. THE PRODUCT SHALL MEET ALL REQUIREMENTS FOR CALIFORNIA CERTIFIED INSULATION MATERIALS [RADIANT BARRIERS] OF THE DEPARTMENT OF CONSUMER AFFAIRS, BUREAU OF HOME FURNISHINGS AND THERMAL INSULATION, AS SPECIFIED BY CCR, TITLE 24, PART 12, CHAPTER 12-13, STANDARDS FOR INSULATING MATERIAL.
7. THE USE OF A RADIANT BARRIER SHALL BE LISTED IN THE SPECIAL FEATURES AND MODELING ASSUMPTIONS LISTINGS OF THE CERTIFICATE OF COMPLIANCE AND DESCRIBED IN DETAIL IN THE RESIDENTIAL ACM MANUAL.

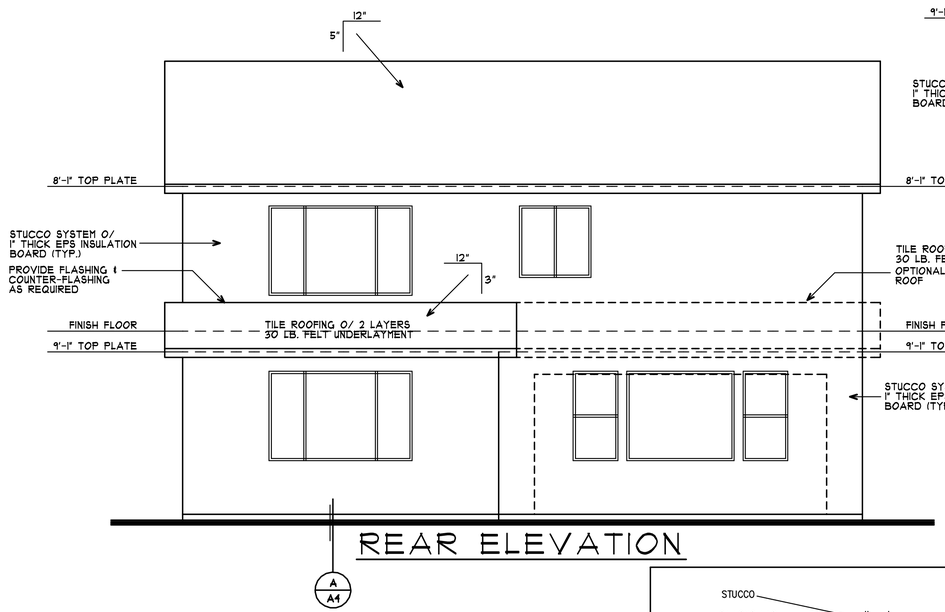


A TYPICAL WEEP SCREED DETAIL.



LEFT SIDE ELEVATION

A / A4



REAR ELEVATION

A / A4

FASCIA BOARD:
INSTALL 2X6 FASCIA BOARD (TYPICAL)

WINDOW HEADER HEIGHTS: (8'-1" PLATE)

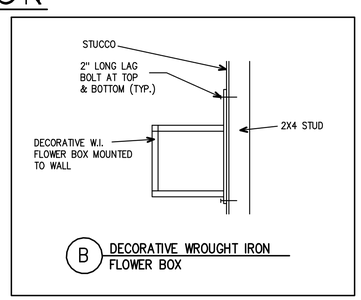
SET ALL WINDOW HEADERS AT +1'-0" TO THE BOTTOM OF THE HEADER (TYPICAL)

* FOR 4X12 OR 6X12 DEPTH HEADERS, SET HEADER TIGHT TO THE TOP PLATE.
* FOR CLEAR STORY WINDOWS, SEE PLANS.

WINDOW HEADER HEIGHTS: (9'-1" PLATE)

SET ALL WINDOW HEADERS AT +8'-0" TO THE BOTTOM OF THE HEADER (TYPICAL)

* FOR 4X12 OR 6X12 DEPTH HEADERS, SET HEADER TIGHT TO THE TOP PLATE.
* FOR CLEAR STORY WINDOWS, SEE PLANS.



B DECORATIVE WROUGHT IRON FLOWER BOX

FRONT ELEVATION

A / A4 B / A4

EXTERIOR ELEVATIONS - A

DATE DRAWN: 2-2019
REVISIONS: DATE:
DATE:
DATE:

GENERAL NOTES:

ELEVATION NOTES:

1. PROVIDE BITHUTHENE OR SIMILAR RUBBARIZED ASPHALT FLASHING WITHIN THE LATH ASSEMBLY OF ALL HORIZONTAL UPSIDE STUCCO SURFACES.
2. PROVIDE MIN. 1/4" PER 1'-0" SLOPE AT BALCONIES.
3. PROVIDE AN ANTI-PONDING DEVISE AT THE BOTTOM COURSE OF THE TILE ROOF IF A RAISED FASCIA BOARD IS USED.
4. PROVIDE BIRD STOP DEVICE AT BOTTOM COURSE OF TILE ROOFING TO SEAL ROOF FROM BIRDS NESTS AND FIRE INTRUSION.
5. PROVIDE TWO LAYERS OF TYPE "D" UNDERLAYMENT AT STUCCO WALLS WHERE STUCCO IS APPLIED OVER PLYWOOD SHEATHING.
6. NO EAVE VENTS ARE ALLOWED WHERE SHEAR TRANSFER IS REQUIRED AT THE FRIEZE BLOCK.
7. PROVIDE FLASHING AND COUNTER FLASHING AT ALL ROOF TO WALL AND CHIMNEY INTERSECTIONS. ALSO, PROVIDE STEPPED FLASHING WHERE THE SLOPED ROOF ABUTS THE WALL.
8. PROVIDE HIGH RIBBED METAL LATH AT ALL HORIZONTAL STUCCO SURFACES.
9. ROOF COVER ASSEMBLY CLASSIFICATION IS TO BE CERTIFIED BY THE INSTALLER BEFORE THE HOUSE CAN BE ISSUED A FINAL INSPECTION.
10. PROVIDE FOR ALL TYPES OF ROOF SHEET METAL VALLEY FLASHING WITH A 36-INCH WIDE UNDERLAYMENT DIRECTLY UNDER FLASHING AND OVER NORMAL REQUIRED UNDERLAYMENT.
11. ROOF COVERING SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT CRC AND CURRENT CFC.

EXTERIOR LATH MATERIALS:

1. WESTERN ONE KOTE SYSTEM, ESR-1607 (OR EQUIVALENT)
2. THE MAXIMUM COATING THICKNESS IS 1/2".
3. PROVIDE ONE LAYER OF GRADE "D" BUILDING PAPER, AND TWO LAYERS OVER ANY PLYWOOD SHEATHING.
4. APPLY 1" TO 1 1/2" THICK EXPANDED POLYSTYRENE (EPS) INSULATION BOARD.
5. APPLY WIRE LATH THAT COMPLIES WITH UBC TABLE NO. 47-B USE MI. 20 GAUGE, 1 INCH GALVANIZED STEEL WOVEN WIRE WIRE FABRIC.
6. CAULKING: ACRYLIC LATEX CAULKING MATERIAL COMPLYING WITH ASTM C 834.
7. ALL TRIM, SCREEDS AND CORNER REINFORCEMENT MUST HAVE GALVANIZED STEEL OR APPROVED PLASTIC.
8. WEEP SCREED SHALL BE 25 GAUGE "J" METAL AND SHALL BE INSTALLED AT A MIN. OF 4" ELEV. ABOVE GRADE AND 2" ABOVE ANY PAVED SURFACE.

EPS FOAM INSULATION (THERMAL BARRIER)

1. EPS INSULATION BOARD: FALCON FOAM ESR-1962
   2.1: FALCON FOAM, ThermalStar, AND ELEVATION EXPANDED POLYSTYRENE INSULATION BOARDS:
   FALCON FOAM, ThermalStar, AND ELEVATION EXPANDED POLYSTYRENE (EPS) INSULATION BOARDS ARE USED AS NON-STRUCTURAL THERMAL INSULATION IN BUILDINGS OF ANY CONSTRUCTION TYPE, AND AS COMPONENTS OF CLASS A, B AND C ROOF COVERING SUSTEMS INSTALLED ON STEEL DECKS, WHEN INSTALLED IN ACCORDANCE WITH THIS REPORT. THE INSULATION IS FOR USE IN WALL CAVITIES, CEILING ASSEMBLIES, AND ROOF COVERING ASSEMBLIES, OR ON THE OUTSIDE FACES OF EXTERIOR WALLS. THE INSULATION MAY BE USED AS ROOF INSULATION WHEN RECOGNIZED IN A CURRENT ICC-ES EVALUATION REPORT ON THE ROOF COVERING SYSTEM, OR WHEN INSTALLED AS DESCRIBED IN SECTION 4.2. THE INSULATION BOARDS MAY ALSO BE DIRECTLY EXPOSED IN ATTICS AND CRAWL SPACES WITHOUT A COVERING WHEN INSTALLED AS DESCRIBED IN SECTION 4.2.2. THE INSULATION MAY ALSO BE USED AS EXTERIOR PERIMETER INSULATION AROUND CONCRETE SLAB EDGES, ON FOUNDATION WALLS, OR UNDER FLAT CONCRETE SLAB ON GRADE CONSTRUCTION, EXCEPT IN AREAS WHERE THE PROBABILITY OF TERMITE ACTIVITY IS "VERY HEAVY" AS NOTED IN SECTION 5.5.

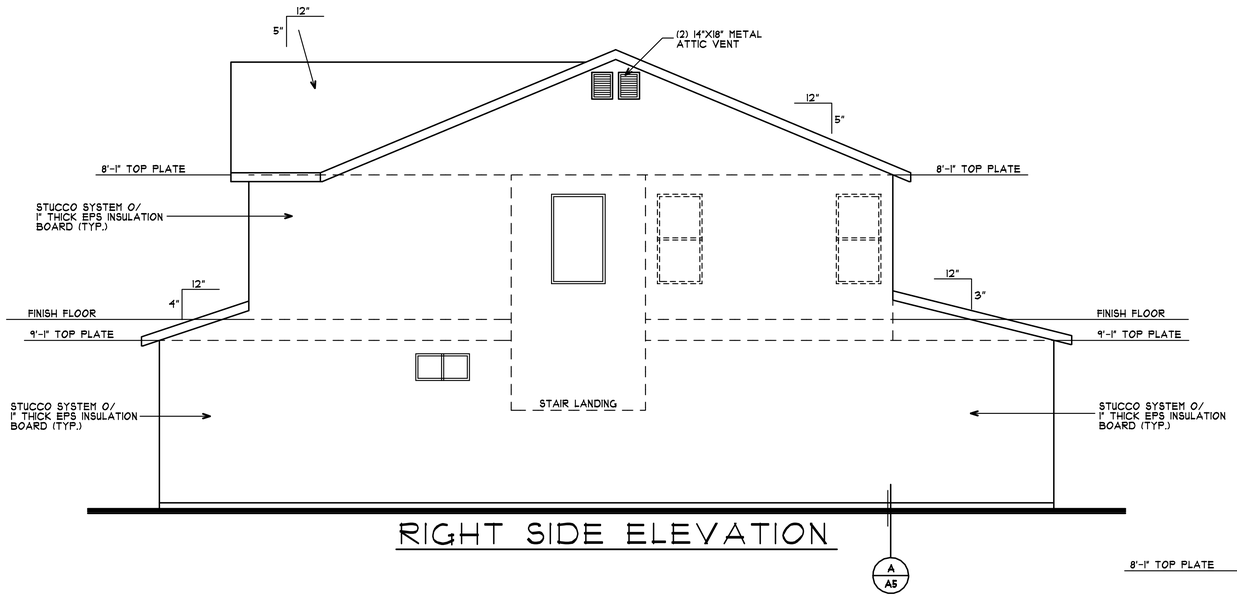
NOTE:
THE EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) SHALL TERMINATE NOT LESS THAN 6" ABOVE THE FINISHED GROUND LEVEL. [CRC R703.9]

FIRE-RESISTANT CONSTRUCTION

. R302.1 EXTERIOR WALLS:
CONSTRUCTION, PROJECTIONS, OPENINGS AND PENETRATIONS OF EXTERIOR WALLS OF DWELLINGS AND ACCESSORY BUILDINGS SHALL COMPLY WITH TABLE R302.1(2)

RON POPE & ASSOCIATES
468 W. KENOSHA AVE. CLOVIS, CA. 93619
(559) 392-2706
E-MAIL: ron.pope1017@yahoo.com

PLAN NO. 2415
JOB NO: JB:2415
DRAWN BY: RON POPE
SHEET NO: A-4
SCALE: 1/4" = 1'-0"



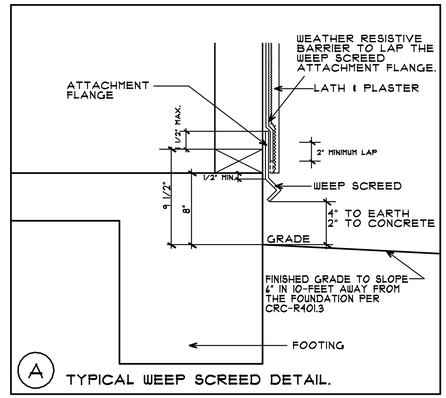
RIGHT SIDE ELEVATION

A
A5

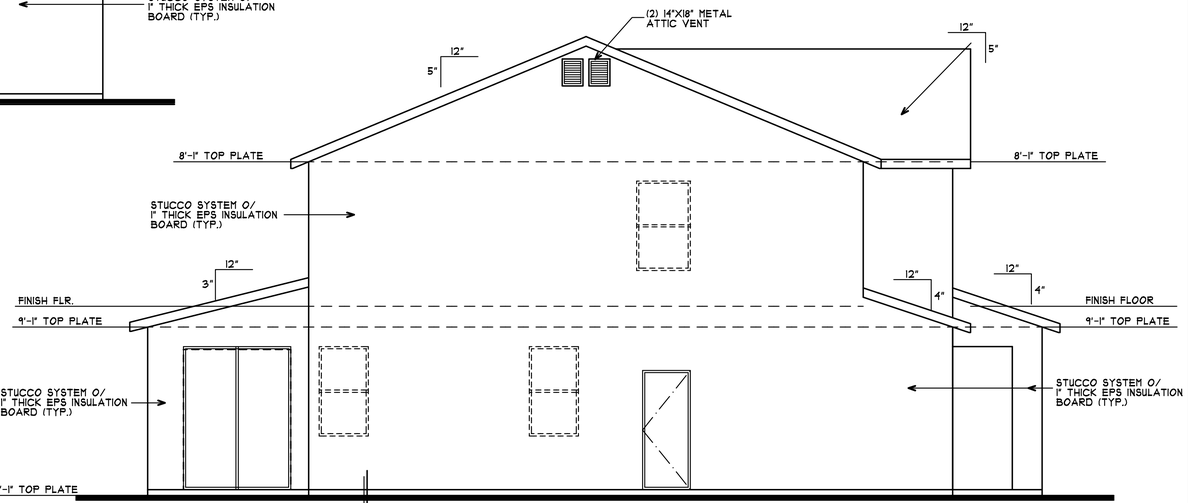
RADIANT BARRIER ROOF SHEATHING:

[RESIDENTIAL APPENDIX RA4.2.2-2013]

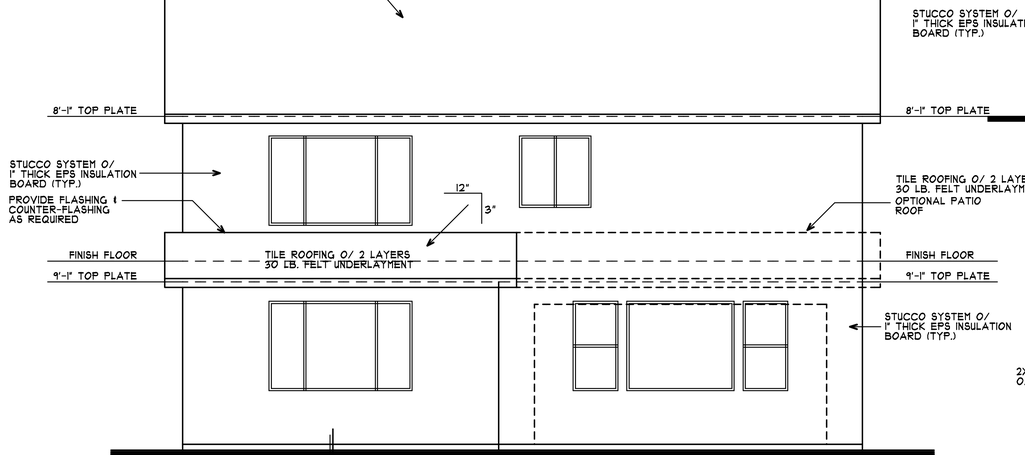
1. MANUFACTURER OF ROOF SHEATHING: LOUISIANNA PACIFIC OR EQUIVALENT.
2. MANUFACTURER APPROVAL: CA-T370 TECHSHIELD
3. THE RADIANT BARRIER SHALL BE INSTALLED TO COVER ALL GABLE END WALLS AND OTHER VERTICAL SURFACES IN THE ATTIC.
4. THE ATTIC SHALL BE VENTILATED TO:
   a) CONFORM TO THE RADIANT BARRIER MANUFACTURER'S INSTRUCTIONS.
   b) PROVIDE A MINIMUM FREE VENTILATION AREA OF NOT LESS THAN ONE SQUARE FOOT OF VENT AREA FOR EACH 150 SQUARE FEET OF ATTIC/FLOOR AREA.
   c) PROVIDE NO LESS THAN 30 PERCENT UPPER VENTS.
5. RIDGE VENTS OR GABLE END VENTS ARE RECOMMENDED TO ACHIEVE THE BEST PERFORMANCE. THE MATERIAL SHOULD BE CUT TO ALLOW FOR FULL AIRFLOW TO THE VENTING.
6. THE PRODUCT SHALL MEET ALL REQUIREMENTS FOR CALIFORNIA CERTIFIED INSULATION MATERIALS [RADIANT BARRIERS] OF THE DEPARTMENT OF CONSUMER AFFAIRS, BUREAU OF HOME FURNISHINGS AND THERMAL INSULATION, AS SPECIFIED BY CCR, TITLE 24, PART 12, CHAPTER 12-13, STANDARDS FOR INSULATING MATERIAL.
7. THE USE OF A RADIANT BARRIER SHALL BE LISTED IN THE SPECIAL FEATURES AND MODELING ASSUMPTIONS LISTINGS OF THE CERTIFICATE OF COMPLIANCE AND DESCRIBED IN DETAIL IN THE RESIDENTIAL ACM MANUAL.



A TYPICAL WEEP SCREED DETAIL.

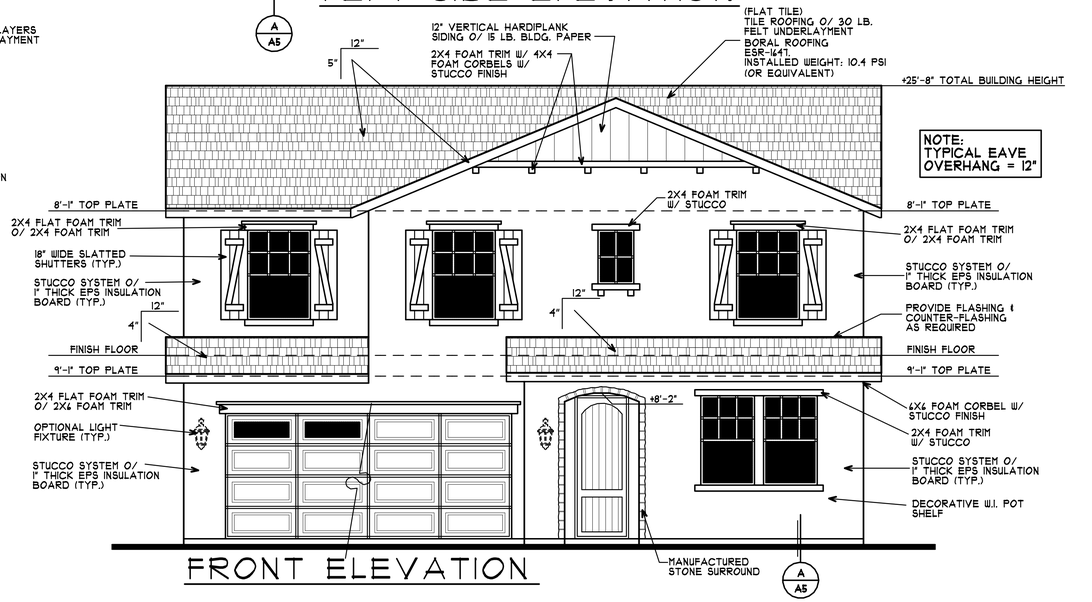


LEFT SIDE ELEVATION



REAR ELEVATION

A
A5



FRONT ELEVATION

A
A5

FASCIA BOARD:
INSTALL 2X6 FASCIA BOARD (TYPICAL)

WINDOW HEADER HEIGHTS: (8'-1" PLATE)

SET ALL WINDOW HEADERS AT +7'-0" TO THE BOTTOM OF THE HEADER (TYPICAL)

* FOR 4X12 OR 6X12 DEPTH HEADERS, SET HEADER TIGHT TO THE TOP PLATE.
* FOR CLEAR STORY WINDOWS, SEE PLANS.

WINDOW HEADER HEIGHTS: (9'-1" PLATE)

SET ALL WINDOW HEADERS AT +8'-0" TO THE BOTTOM OF THE HEADER (TYPICAL)

* FOR 4X12 OR 6X12 DEPTH HEADERS, SET HEADER TIGHT TO THE TOP PLATE.
* FOR CLEAR STORY WINDOWS, SEE PLANS.

EXTERIOR ELEVATIONS - B

DATE DRAWN: 2-2019
REVISIONS: DATE:
DATE:
DATE:

DESIGNER SINCE 1985

GENERAL NOTES:

ELEVATION NOTES:

1. PROVIDE BITHUTHENE OR SIMILAR RUBBARIZED ASPHALT FLASHING WITHIN THE LATH ASSEMBLY OF ALL HORIZONTAL UPSIDE STUCCO SURFACES.
2. PROVIDE MIN. 1/4" PER 1'-0" SLOPE AT BALCONIES.
3. PROVIDE AN ANTI-PONDING DEVISE AT THE BOTTOM COURSE OF THE TILE ROOF IF A RAISED FASCIA BOARD IS USED.
4. PROVIDE BIRD STOP DEVICE AT BOTTOM COURSE OF TILE ROOFING TO SEAL ROOF FROM BIRDS NESTS AND FIRE INTRUSION.
5. PROVIDE TWO LAYERS OF TYPE "D" UNDERLAYMENT AT STUCCO WALLS WHERE STUCCO IS APPLIED OVER PLYWOOD SHEATHING.
6. NO EAVE VENTS ARE ALLOWED WHERE SHEAR TRANSFER IS REQUIRED AT THE FRIEZE BLOCK.
7. PROVIDE FLASHING AND COUNTER FLASHING AT ALL ROOF TO WALL AND CHIMNEY INTERSECTIONS. ALSO, PROVIDE STEPPED FLASHING WHERE THE SLOPED ROOF ABUTS THE WALL.
8. PROVIDE HIGH RIBBED METAL LATH AT ALL HORIZONTAL STUCCO SURFACES.
9. ROOF COVER ASSEMBLY CLASSIFICATION IS TO BE CERTIFIED BY THE INSTALLER BEFORE THE HOUSE CAN BE ISSUED A FINAL INSPECTION.
10. PROVIDE FOR ALL TYPES OF ROOF SHEET METAL VALLEY FLASHING WITH A 36-INCH WIDE UNDERLAYMENT DIRECTLY UNDER FLASHING AND OVER NORMAL REQUIRED UNDERLAYMENT.
11. ROOF COVERING SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT CRC AND CURRENT CFC.

EXTERIOR LATH MATERIALS:

1. WESTERN ONE KOTE SYSTEM, ESR-1607 (OR EQUIVALENT)
2. THE MAXIMUM COATING THICKNESS IS 1/2".
3. PROVIDE ONE LAYER OF GRADE "D" BUILDING PAPER, AND TWO LAYERS OVER ANY PLYWOOD SHEATHING.
4. APPLY 1" TO 1 1/2" THICK EXPANDED POLYSTYRENE (EPS) INSULATION BOARD.
5. APPLY WIRE LATH THAT COMPLIES WITH UBC TABLE NO. 47-B USE MI. 20 GAUGE, 1 INCH GALVANIZED STEEL WOVEN WIRE WIRE FABRIC.
6. CAULKING: ACRYLIC LATEX CAULKING MATERIAL COMPLYING WITH ASTM C 834.
7. ALL TRIM, SCREEDS AND CORNER REINFORCEMENT MUST HAVE GALVANIZED STEEL OR APPROVED PLASTIC.
8. WEEP SCREED SHALL BE 25 GAUGE "J" METAL AND SHALL BE INSTALLED AT A MIN. OF 4" ELEV. ABOVE GRADE AND 2" ABOVE ANY PAVED SURFACE.

EPS FOAM INSULATION (THERMAL BARRIER)

1. EPS INSULATION BOARD: FALCON FOAM ESR-1962
   2.1: FALCON FOAM, ThermalStar, AND ELEVATION EXPANDED POLYSTYRENE INSULATION BOARDS:
   FALCON FOAM, ThermalStar, AND ELEVATION EXPANDED POLYSTYRENE (EPS) INSULATION BOARDS ARE USED AS NON-STRUCTURAL THERMAL INSULATION IN BUILDINGS OF ANY CONSTRUCTION TYPE, AND AS COMPONENTS OF CLASS A, B AND C ROOF COVERING SUSTEMS INSTALLED ON STEEL DECKS, WHEN INSTALLED IN ACCORDANCE WITH THIS REPORT. THE INSULATION IS FOR USE IN WALL CAVITIES, CEILING ASSEMBLIES, AND ROOF COVERING ASSEMBLIES, OR ON THE OUTSIDE FACES OF EXTERIOR WALLS. THE INSULATION MAY BE USED AS ROOF INSULATION WHEN RECOGNIZED IN A CURRENT ICC-ES EVALUATION REPORT ON THE ROOF COVERING SYSTEM, OR WHEN INSTALLED AS DESCRIBED IN SECTION 4.2. THE INSULATION BOARDS MAY ALSO BE DIRECTLY EXPOSED IN ATTICS AND CRAWL SPACES WITHOUT A COVERING WHEN INSTALLED AS DESCRIBED IN SECTION 4.2.2. THE INSULATION MAY ALSO BE USED AS EXTERIOR PERIMETER INSULATION AROUND CONCRETE SLAB EDGES, ON FOUNDATION WALLS, OR UNDER FLAT CONCRETE SLAB ON GRADE CONSTRUCTION, EXCEPT IN AREAS WHERE THE PROBABILITY OF TERMITE ACTIVITY IS "VERY HEAVY" AS NOTED IN SECTION 5.5.

NOTE:
THE EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) SHALL TERMINATE NOT LESS THAN 6" ABOVE THE FINISHED GROUND LEVEL. [CRC R703.9]

FIRE-RESISTANT CONSTRUCTION

. R302.1 EXTERIOR WALLS:
CONSTRUCTION, PROJECTIONS, OPENINGS AND PENETRATIONS OF EXTERIOR WALLS OF DWELLINGS AND ACCESSORY BUILDINGS SHALL COMPLY WITH TABLE R302.1(2)

RON POPE & ASSOCIATES
468 W. KENOSHA AVE. CLOVIS, CA. 93619
(559) 392-2706
E-MAIL: ron.pope1017@yahoo.com

PLAN NO. 2415
JOB NO: JB:2415
DRAWN BY: RON POPE
SHEET NO: A-5
SCALE: 1/4" = 1'-0"

FRONT ELEVATION - A (STONE VENEER OPTION #1)

FRONT ELEVATION - A (STONE VENEER OPTION #2)

FRONT ELEVATION - B (STONE VENEER OPTION #1)

FRONT ELEVATION - B (STONE VENEER OPTION #2)

FRONT ELEVATION - C (STONE VENEER OPTION #1)

FRONT ELEVATION - C (STONE VENEER OPTION #2)

STONE VENEER OPTIONS

DATE DRAWN: 2-2019

REVISIONS:
DATE:

DATE:

DATE:

GENERAL NOTES:

MANUFACTURED VENEER NOTES:

1. MANUFACTURER:
   ELDORADO STONE CORPORATION
   STONECRAFT INDUSTRIES
2. PRECAST CONCRETE BRICK AND STONE VENEER.
3. REPORT NO. ESR-1215
4. INSTALLATION OF ELDORADO STONE PRECAST STONE VENEER MUST COMPLY WITH THE ABOVE NOTED REPORT, THE MANUFACTURER'S PUBLISHED INSTALLATION INSTRUCTIONS, AND THE APPLICABLE CODE. THE MANUFACTUER'S PUBLISHED INSTALLATION INSTRUCTIONS MUST BE AVAILABLE AT THE JOBSITE AT ALL TIMES DURING INSTALLATION. THE VENEER MAY BE APPLIED OVER BACKINGS OF CEMENT PLASTER, CONCRETE OR CONCRETE MASONRY.
5. PROVIDE 2-LAYERS OF BUILDING PAPER BEHIND THE VENEER PER [CRC R703.6.3].

RON POPE
& ASSOCIATES
468 W. KENOSHA AVE. CLOVIS, CA. 93619
(559) 392-2706
E-MAIL: ron.pope1017@yahoo.com

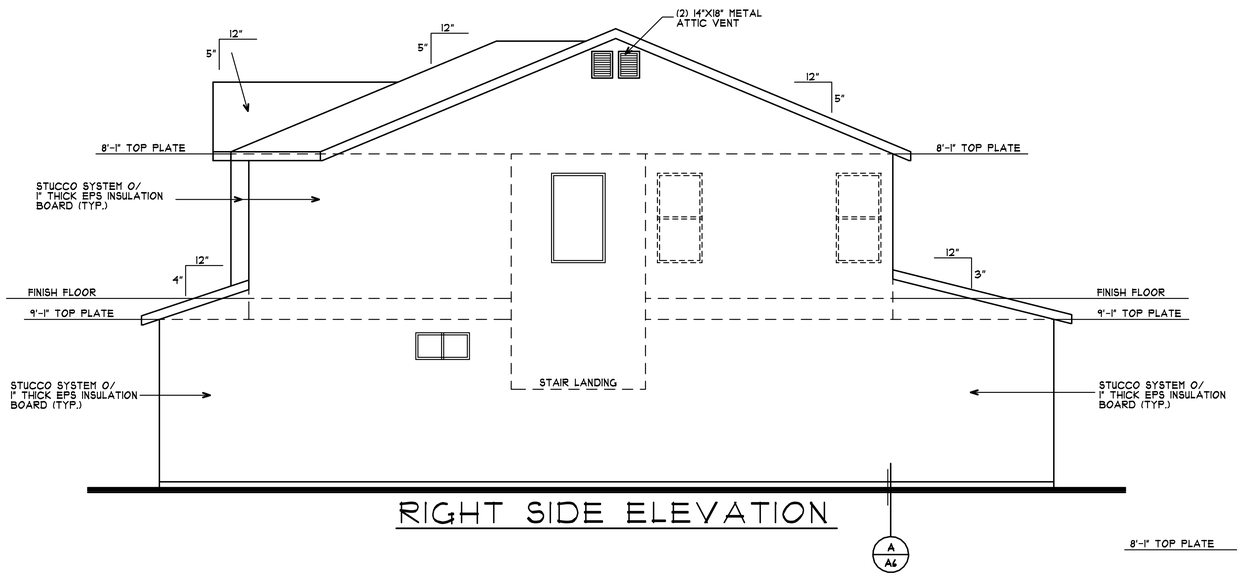
PLAN NO. 2415

JOB NO: JB:2415

DRAWN BY: RON POPE

SHEET NO: A6.1

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



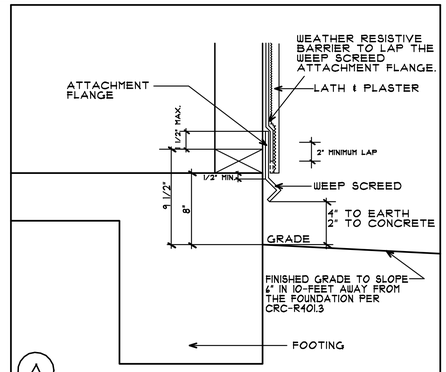
RIGHT SIDE ELEVATION

A A6

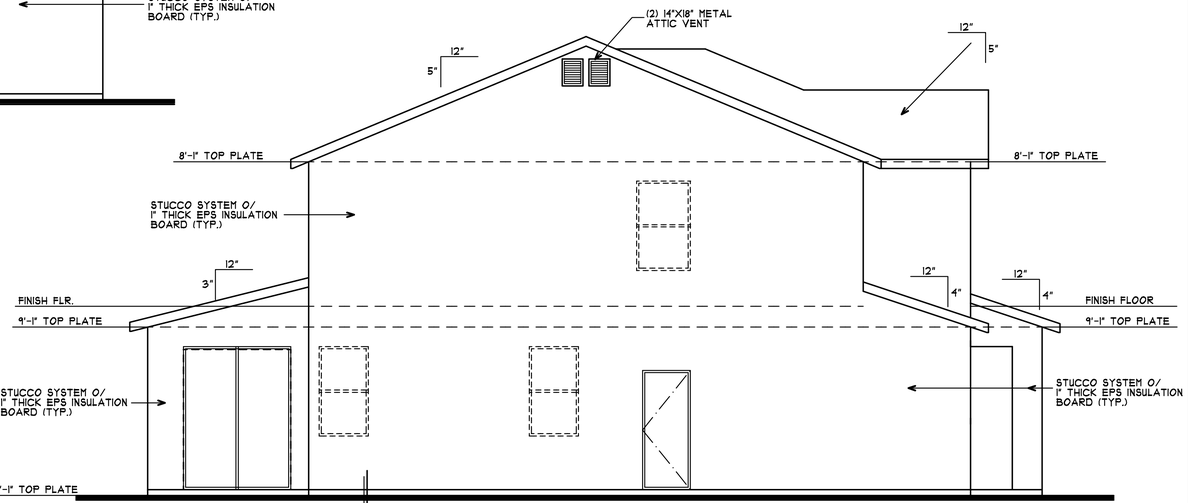
RADIANT BARRIER ROOF SHEATHING:

[RESIDENTIAL APPENDIX RA4.2.2-2013]

1. MANUFACTURER OF ROOF SHEATHING: LOUISIANNA PACIFIC OR EQUIVALENT.
2. MANUFACTURER APPROVAL: CA-T370 TECHSHIELD
3. THE RADIANT BARRIER SHALL BE INSTALLED TO COVER ALL GABLE END WALLS AND OTHER VERTICAL SURFACES IN THE ATTIC.
4. THE ATTIC SHALL BE VENTILATED TO:
   a) CONFORM TO THE RADIANT BARRIER MANUFACTURER'S INSTRUCTIONS.
   b) PROVIDE A MINIMUM FREE VENTILATION AREA OF NOT LESS THAN ONE SQUARE FOOT OF VENT AREA FOR EACH 150 SQUARE FEET OF ATTIC/FLOOR AREA.
   c) PROVIDE NO LESS THAN 30 PERCENT UPPER VENTS.
5. RIDGE VENTS OR GABLE END VENTS ARE RECOMMENDED TO ACHIEVE THE BEST PERFORMANCE. THE MATERIAL SHOULD BE CUT TO ALLOW FOR FULL AIRFLOW TO THE VENTING.
6. THE PRODUCT SHALL MEET ALL REQUIREMENTS FOR CALIFORNIA CERTIFIED INSULATION MATERIALS [RADIANT BARRIERS] OF THE DEPARTMENT OF CONSUMER AFFAIRS, BUREAU OF HOME FURNISHINGS AND THERMAL INSULATION, AS SPECIFIED BY CCR, TITLE 24, PART 12, CHAPTER 12-13, STANDARDS FOR INSULATING MATERIAL.
7. THE USE OF A RADIANT BARRIER SHALL BE LISTED IN THE SPECIAL FEATURES AND MODELING ASSUMPTIONS LISTINGS OF THE CERTIFICATE OF COMPLIANCE AND DESCRIBED IN DETAIL IN THE RESIDENTIAL ACM MANUAL.

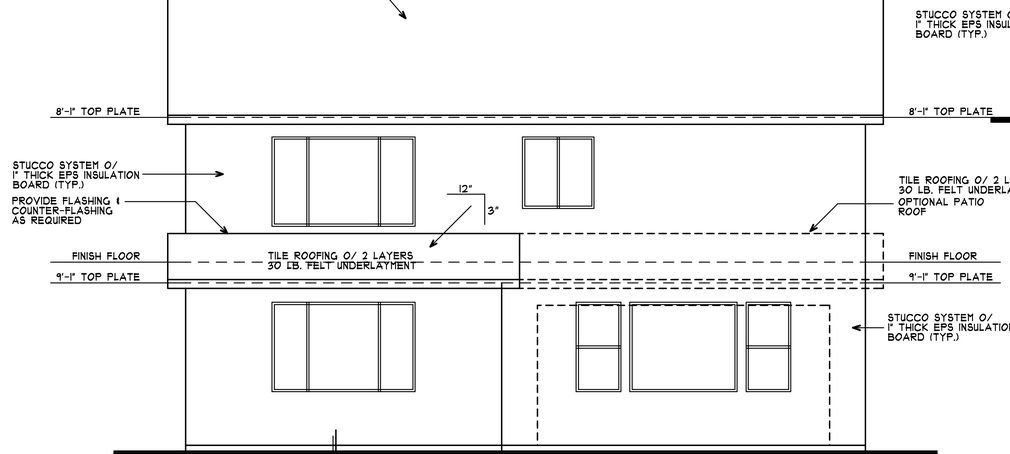


A TYPICAL WEEP SCREED DETAIL.



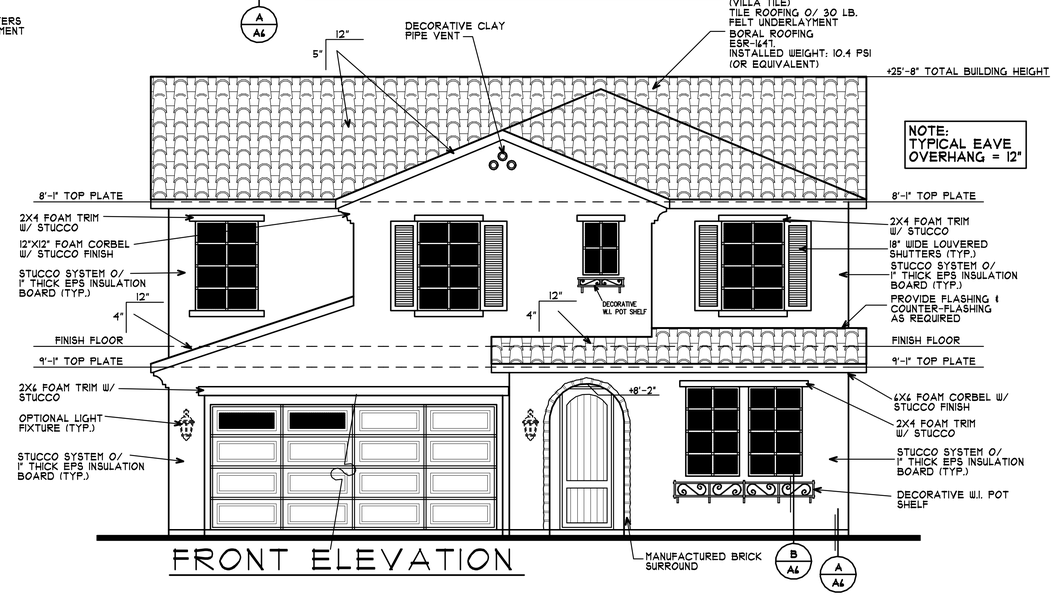
LEFT SIDE ELEVATION

A A6



REAR ELEVATION

A A6



FRONT ELEVATION

FASCIA BOARD:
INSTALL 2X6 FASCIA BOARD (TYPICAL)

WINDOW HEADER HEIGHTS: (8'-1" PLATE)

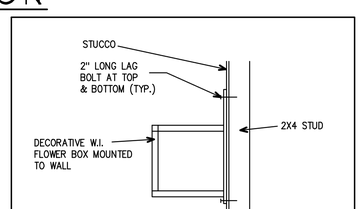
SET ALL WINDOW HEADERS AT +7'-0" TO THE BOTTOM OF THE HEADER (TYPICAL)

* FOR 4X12 OR 6X12 DEPTH HEADERS, SET HEADER TIGHT TO THE TOP PLATE.
* FOR CLEAR STORY WINDOWS, SEE PLANS.

WINDOW HEADER HEIGHTS: (9'-1" PLATE)

SET ALL WINDOW HEADERS AT +8'-0" TO THE BOTTOM OF THE HEADER (TYPICAL)

* FOR 4X12 OR 6X12 DEPTH HEADERS, SET HEADER TIGHT TO THE TOP PLATE.
* FOR CLEAR STORY WINDOWS, SEE PLANS.



B DECORATIVE WROUGHT IRON FLOWER BOX

DATE DRAWN: 2-2019
REVISIONS: DATE:
DATE:
DATE:

GENERAL NOTES:

ELEVATION NOTES:

1. PROVIDE BITHUTHENE OR SIMILAR RUBBARIZED ASPHALT FLASHING WITHIN THE LATH ASSEMBLY OF ALL HORIZONTAL UPSIDE STUCCO SURFACES.
2. PROVIDE MIN. 1/4" PER 1'-0" SLOPE AT BALCONIES.
3. PROVIDE AN ANTI-PONDING DEVISE AT THE BOTTOM COURSE OF THE TILE ROOF IF A RAISED FASCIA BOARD IS USED.
4. PROVIDE BIRD STOP DEVICE AT BOTTOM COURSE OF TILE ROOFING TO SEAL ROOF FROM BIRDS NESTS AND FIRE INTRUSION.
5. PROVIDE TWO LAYERS OF TYPE "D" UNDERLAYMENT AT STUCCO WALLS WHERE STUCCO IS APPLIED OVER PLYWOOD SHEATHING.
6. NO EAVE VENTS ARE ALLOWED WHERE SHEAR TRANSFER IS REQUIRED AT THE FRIEZE BLOCK.
7. PROVIDE FLASHING AND COUNTER FLASHING AT ALL ROOF TO WALL AND CHIMNEY INTERSECTIONS. ALSO, PROVIDE STEPPED FLASHING WHERE THE SLOPED ROOF ABUTS THE WALL.
8. PROVIDE HIGH RIBBED METAL LATH AT ALL HORIZONTAL STUCCO SURFACES.
9. ROOF COVER ASSEMBLY CLASSIFICATION IS TO BE CERTIFIED BY THE INSTALLER BEFORE THE HOUSE CAN BE ISSUED A FINAL INSPECTION.
10. PROVIDE FOR ALL TYPES OF ROOF SHEET METAL VALLEY FLASHING WITH A 36-INCH WIDE UNDERLAYMENT DIRECTLY UNDER FLASHING AND OVER NORMAL REQUIRED UNDERLAYMENT.
11. ROOF COVERING SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT CRC AND CURRENT CFC.

EXTERIOR LATH MATERIALS:

1. WESTERN ONE KOTE SYSTEM, ESR-1607 (OR EQUIVALENT)
2. THE MAXIMUM COATING THICKNESS IS 1/2".
3. PROVIDE ONE LAYER OF GRADE "D" BUILDING PAPER, AND TWO LAYERS OVER ANY PLYWOOD SHEATHING.
4. APPLY 1" TO 1 1/2" THICK EXPANDED POLYSTYRENE (EPS) INSULATION BOARD.
5. APPLY WIRE LATH THAT COMPLIES WITH UBC TABLE NO. 47-B USE MI. 20 GAUGE, 1 INCH GALVANIZED STEEL WOVEN WIRE WIRE FABRIC.
6. CAULKING: ACRYLIC LATEX CAULKING MATERIAL COMPLYING WITH ASTM C 834.
7. ALL TRIM, SCREEDS AND CORNER REINFORCEMENT MUST HAVE GALVANIZED STEEL OR APPROVED PLASTIC.
8. WEEP SCREED SHALL BE 25 GAUGE "J" METAL AND SHALL BE INSTALLED AT A MIN. OF 4" ELEV. ABOVE GRADE AND 2" ABOVE ANY PAVED SURFACE.

EPS FOAM INSULATION (THERMAL BARRIER)

1. EPS INSULATION BOARD: FALCON FOAM ESR-1962
   2.1: FALCON FOAM, ThermalStar, AND ELEVATION EXPANDED POLYSTYRENE INSULATION BOARDS:
   FALCON FOAM, ThermalStar, AND ELEVATION EXPANDED POLYSTYRENE (EPS) INSULATION BOARDS ARE USED AS NON-STRUCTURAL THERMAL INSULATION IN BUILDINGS OF ANY CONSTRUCTION TYPE, AND AS COMPONENTS OF CLASS A, B AND C ROOF COVERING SUSTEMS INSTALLED ON STEEL DECKS, WHEN INSTALLED IN ACCORDANCE WITH THIS REPORT. THE INSULATION IS FOR USE IN WALL CAVITIES, CEILING ASSEMBLIES, AND ROOF COVERING ASSEMBLIES, OR ON THE OUTSIDE FACES OF EXTERIOR WALLS. THE INSULATION MAY BE USED AS ROOF INSULATION WHEN RECOGNIZED IN A CURRENT ICC-ES EVALUATION REPORT ON THE ROOF COVERING SYSTEM, OR WHEN INSTALLED AS DESCRIBED IN SECTION 4.2. THE INSULATION BOARDS MAY ALSO BE DIRECTLY EXPOSED IN ATTICS AND CRAWL SPACES WITHOUT A COVERING WHEN INSTALLED AS DESCRIBED IN SECTION 4.2.2. THE INSULATION MAY ALSO BE USED AS EXTERIOR PERIMETER INSULATION AROUND CONCRETE SLAB EDGES, ON FOUNDATION WALLS, OR UNDER FLAT CONCRETE SLAB ON GRADE CONSTRUCTION, EXCEPT IN AREAS WHERE THE PROBABILITY OF TERMITE ACTIVITY IS "VERY HEAVY" AS NOTED IN SECTION 5.5.

NOTE:
THE EXTERIOR INSULATION AND FINISH SYSTEM (EIFS) SHALL TERMINATE NOT LESS THAN 6" ABOVE THE FINISHED GROUND LEVEL. [CRC R703.9]

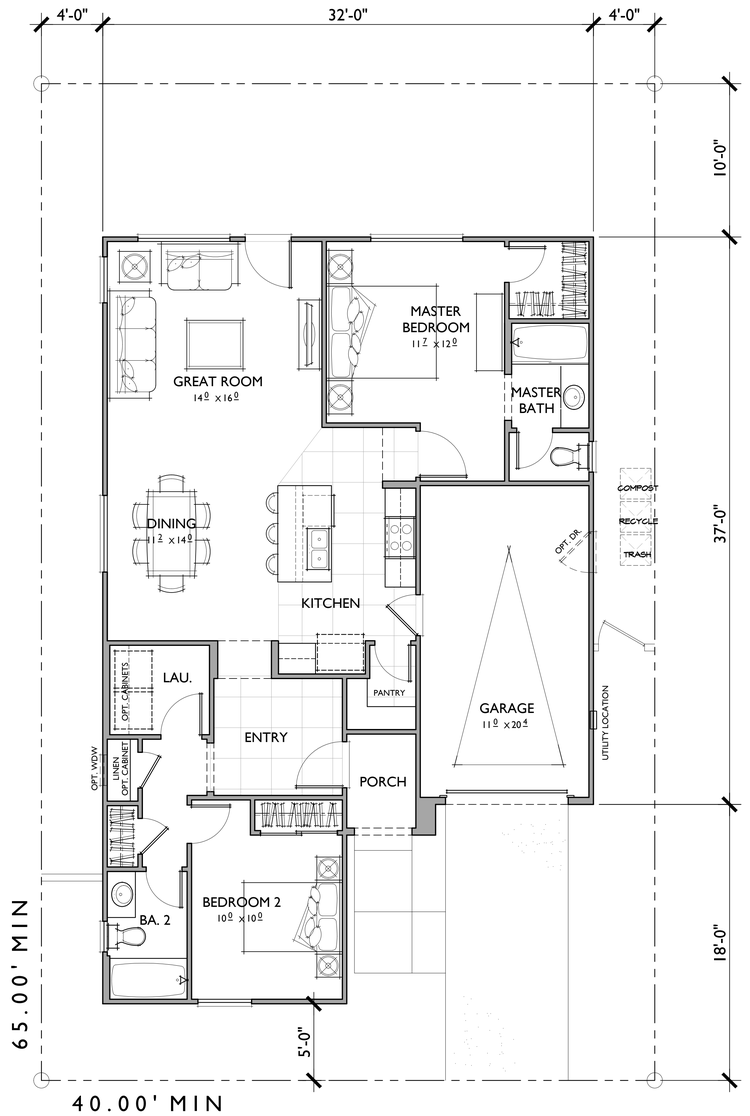
FIRE-RESISTANT CONSTRUCTION

. R302.1 EXTERIOR WALLS:
CONSTRUCTION, PROJECTIONS, OPENINGS AND PENETRATIONS OF EXTERIOR WALLS OF DWELLINGS AND ACCESSORY BUILDINGS SHALL COMPLY WITH TABLE R302.1(2)

RON POPE & ASSOCIATES
468 W. KENOSHA AVE. CLOVIS, CA. 93619
(559) 392-2706
E-MAIL: ron.pope1017@yahoo.com

PLAN NO. 2415 | JOB NO: JB:2415
DRAWN BY: RON POPE | SHEET NO: A-6
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATIONS - C



PLAN 1

2 BEDROOMS / 2 BATHS
1 - CAR GARAGE

FLOOR AREA TABLE	
TOTAL LIVING	1,134 SQ. FT.
1- CAR GARAGE	236 SQ. FT.
PORCH	32 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel. +1 949 553 9100
fax +1 949 553 0548

PLAN 1

40' x 65' PRODUCT

Clovis, California

0 2 4 8

457.19038

04.05.19

WATHEN CASTANOS

SPANISH

CRAFTSMAN

COTTAGE

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel. +1 949 553 9100
fax +1 949 553 0548

PLAN 1
Front Elevation

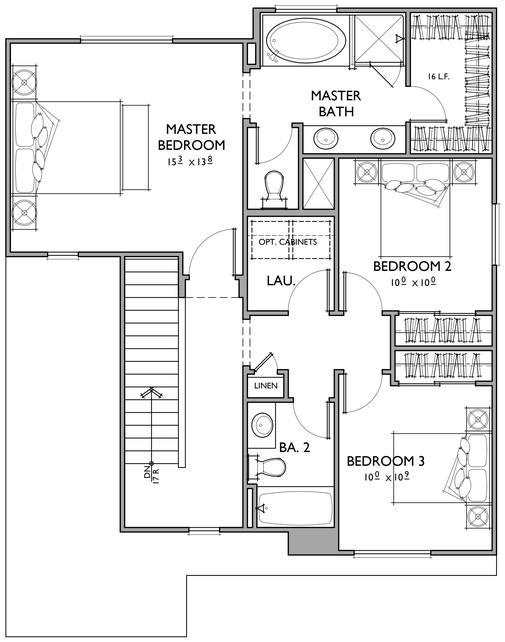
40' x 65' PRODUCT
Clovis, California

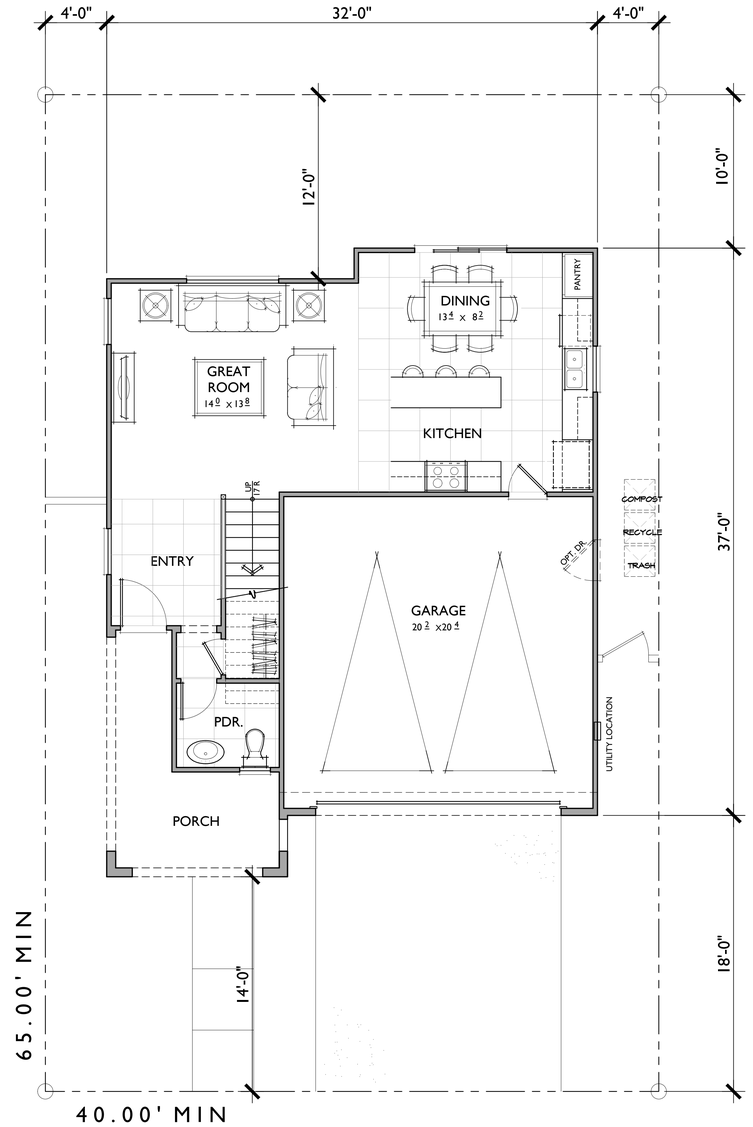
0 2 4 8

457.19038

04.05.19

WATHEN CASTANOS





PLAN 2

3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	654 SQ. FT.
2ND FLOOR	892 SQ. FT.
TOTAL LIVING	**1,552 SQ. FT.**
2 - CAR GARAGE	426 SQ. FT.
PORCH	118 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel. +1 949 553 9100
fax +1 949 553 0548

PLAN 2

40' x 65' PRODUCT

Clovis, California

0 2 4 8

457.19038

04.05.19

WATHEN CASTANOS

SPANISH

CRAFTSMAN

TUSCAN

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel. +1 949 553 9100
fax +1 949 553 0548

PLAN 2
Front Elevation

40' x 65' PRODUCT

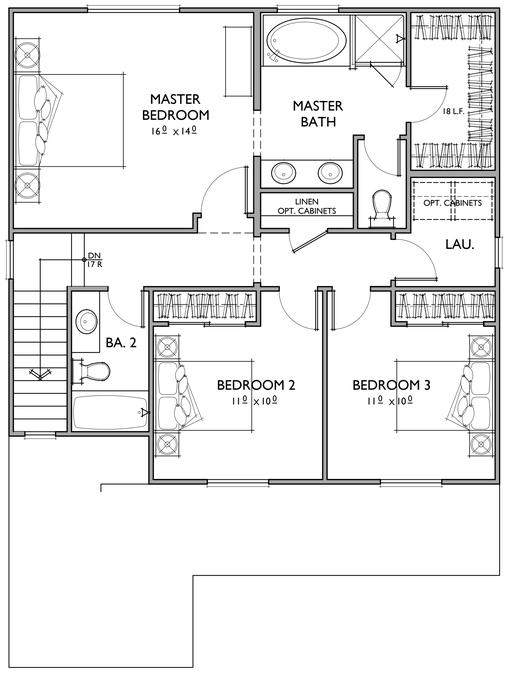
Clovis, California

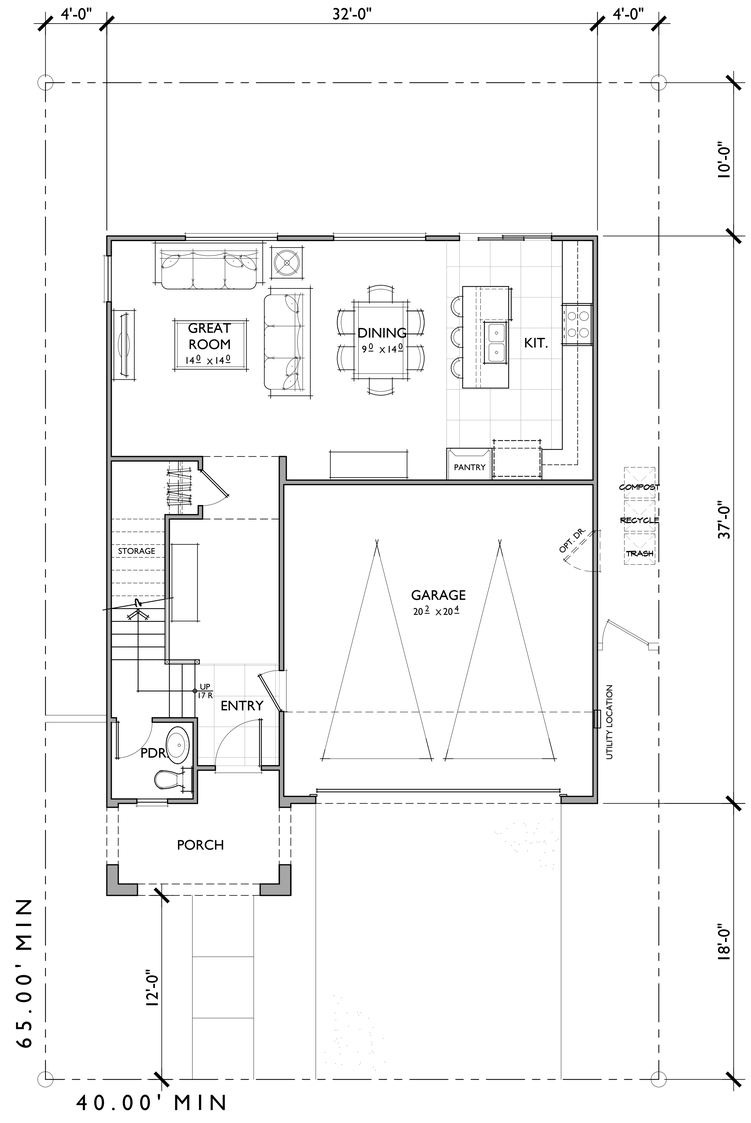
0 2 4 8

457.19038

04.05.19

WATHEN CASTANOS





PLAN 3

3 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	746 SQ. FT.
2ND FLOOR	911 SQ. FT.
TOTAL LIVING	**1,657 SQ. FT.**
2 - CAR GARAGE	425 SQ. FT.
PORCH	84 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel. +1 949 553 9100
fax +1 949 553 0548

PLAN 3

40' x 65' PRODUCT

Clovis, California

0 2 4 8

457.19038

04.05.19

WATHEN CASTANOS

SPANISH

CRAFTSMAN

FARMHOUSE

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel. +1 949 553 9100
fax +1 949 553 0548

PLAN 3
Front Elevation

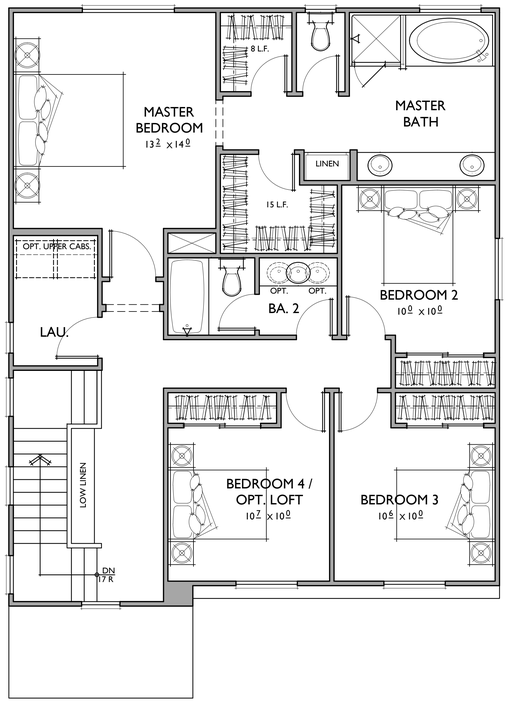
40' x 65' PRODUCT
Clovis, California

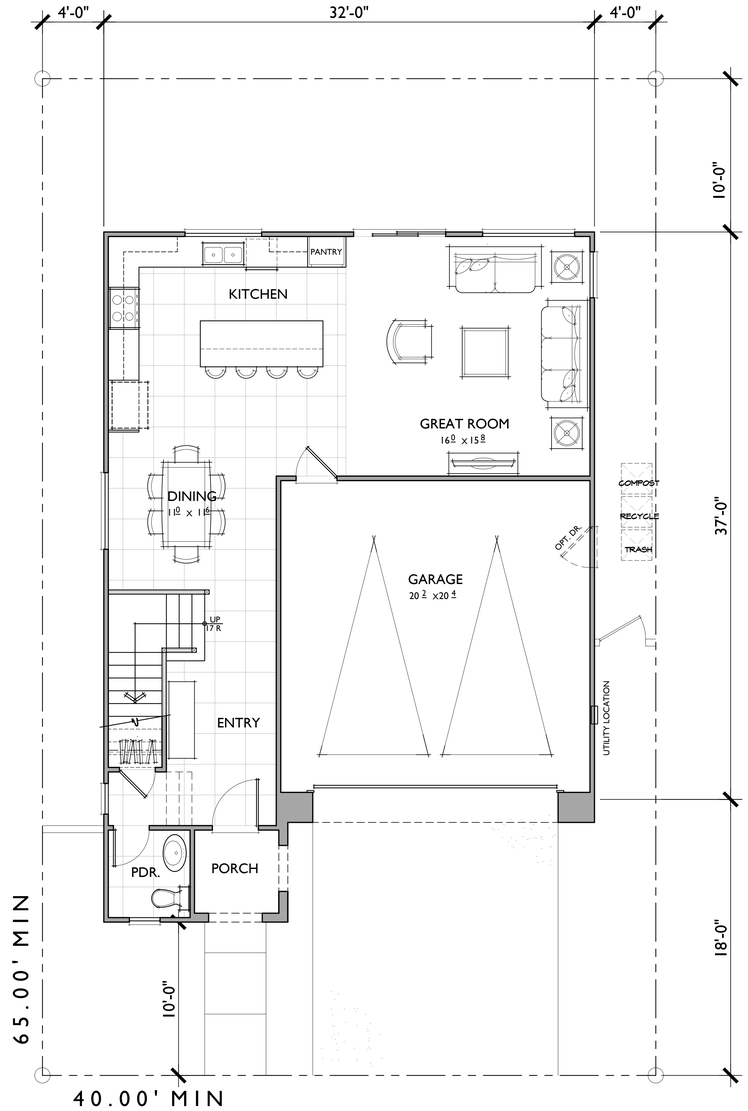
0 2 4 8

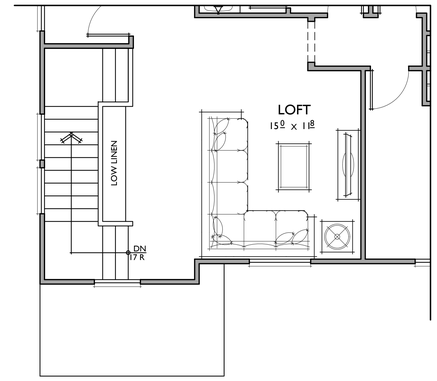
457.19038

04.05.19

WATHEN CASTANOS







OPT. LOFT

IN LIEU OF BEDROOM 4

PLAN 4

4 BEDROOMS / 2.5 BATHS
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	817 SQ. FT.
2ND FLOOR	1,131 SQ. FT.
TOTAL LIVING	**1,862 SQ. FT.**
2 - CAR GARAGE	425 SQ. FT.
PORCH	36 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel. +1 949 553 9100
fax. +1 949 553 0548

PLAN 4

40' x 65' PRODUCT

Clovis, California

0 2 4 8

457.19038

04.05.19

WATHEN CASTANOS

SPANISH

COTTAGE

FARMHOUSE

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel. +1 949 553 9100
fax +1 949 553 0548

PLAN 4
Front Elevation

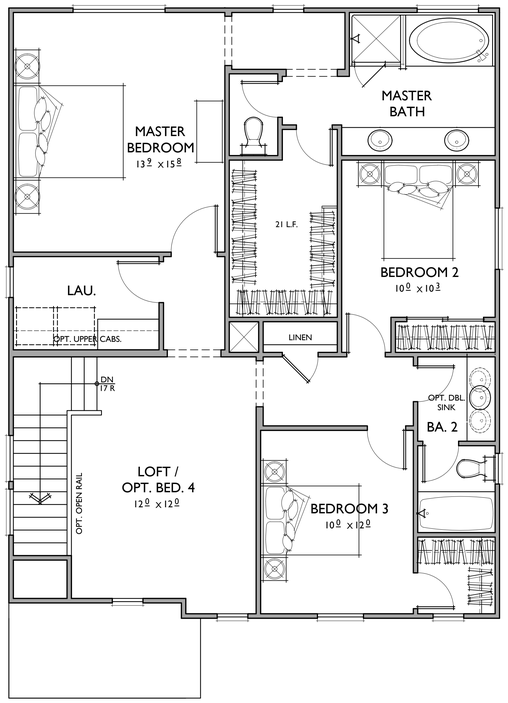
40’ x 65’ PRODUCT
Clovis, California

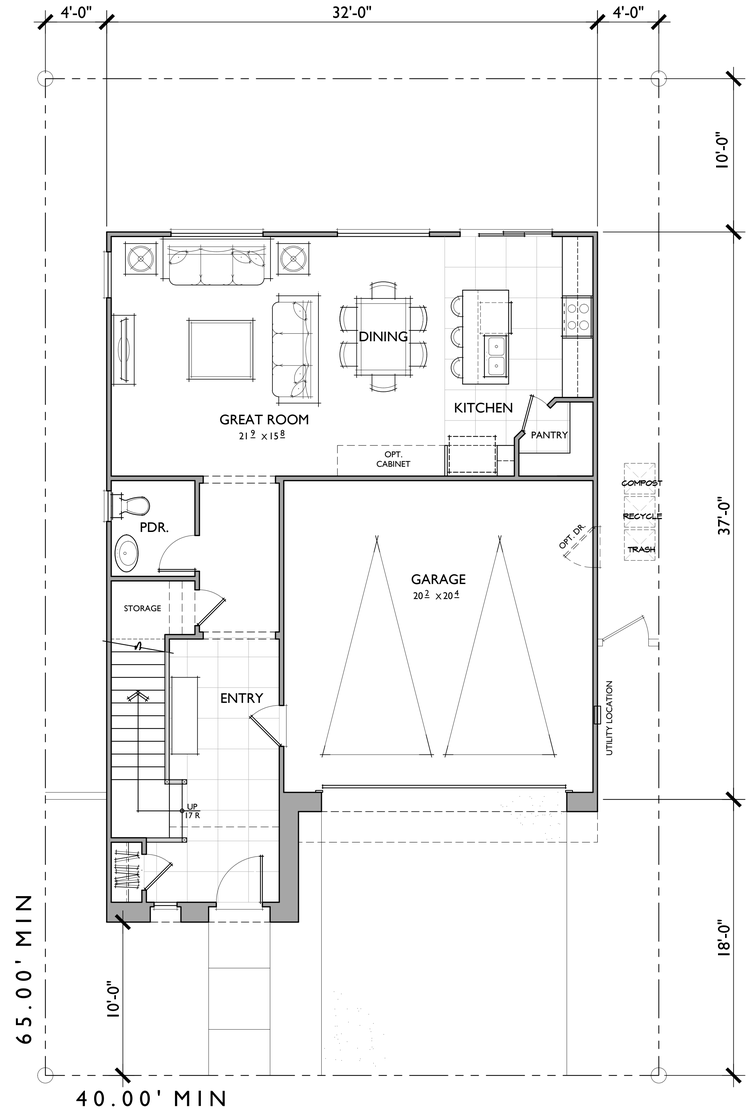
0 2 4 8

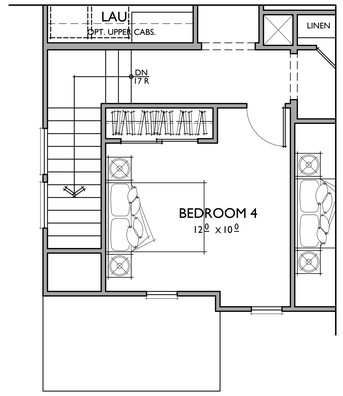
457.19038

04.05.19

WATHEN CASTANOS







OPTIONAL BEDROOM 4

IN LIEU OF LOFT

PLAN 5

3 BEDROOMS / 2.5 BATHS / LOFT / OPT. BED. 4
2 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	839 SQ. FT.
2ND FLOOR	1,202 SQ. FT.
TOTAL LIVING	**2,041 SQ. FT.**
2 - CAR GARAGE	425 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel. +1 949 553 9100
fax +1 949 553 0548

PLAN 5

40' x 65' PRODUCT

Clovis, California

0 2 4 8

457.19038

04.05.19

WATHEN CASTANOS

SPANISH

COTTAGE

TUSCAN

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

2031 Orchard Drive, Suite 100
Newport Beach, CA USA 92660
tel. +1 949 553 9100
fax +1 949 553 0548

PLAN 5
Front Elevation

40’ x 65’ PRODUCT
Clovis, California

0 2 4 8

457.19038

04.05.19

WATHEN CASTANOS