



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

DATE: **August 14, 2020**

TO:

Development Services and Capital Projects, Attn: William M. Kettler, Division Manager
Development Services and Capital Projects, Attn: Chris Motta, Principal Planner
Development Services and Capital Projects, Current Planning, Attn: David Randall, Senior Planner
Development Services and Capital Projects, Policy Planning, ALCC, Attn: Mohammad Khorsand, Senior Planner
Development Services and Capital Projects, Zoning & Permit Review, Attn: Daniel Gutierrez/James Anders
Development Services and Capital Projects, Building & Safety/Plan Check, CASp, Attn: Dan Mather
Development Engineering, Attn: Kevin Nehring, Senior Engineer
Development Engineering, Attn: Laurie Kennedy, Grading/Mapping
Road Maintenance and Operations, Attn: John Thompson/Nadia Lopez/Martin Querin/Wendy Nakagawa
Design Division, Special Projects/Road Projects, Attn: Mohammad Alimi/Dale Siemer/Brian Spaunhurst
Design Division, Transportation Planning, Attn: Mohammad Alimi/Dale Siemer/Brian Spaunhurst/Gloria Hensley
Water and Natural Resources Division, Attn: Glenn Allen, Division Manager; Roy Jimenez
Department of Public Health, Environmental Health Division, Attn: Kevin Tsuda/Deep Sidhu/Steven Rhodes
Fresno Irrigation District, Attn: Engr-Review@fresnoirrigation.com
Fresno County Fire Protection District, Attn: Jim McDougald, Division Chief
Sierra Resource District

FROM: **Ethan Davis**, Planner
Development Services and Capital Projects Division

SUBJECT: **Director Review and Approval No. 4631**

APPLICANT: **Thom Black**

DUE DATE: **August 31, 2020**

The Department of Public Works and Planning, Development Services Division is reviewing the subject application proposes to allow a second residence not to exceed 1,250 square feet in the RR (C) (Rural Residential – Conditional) Zone District.

The project sites are located on the north side of Shaw avenue between Highland Avenue and McCall Avenue (Sup. Dist.: 5) (APN: **300-590-01**)

NOTE - THIS WILL BE OUR ONLY REQUEST FOR WRITTEN COMMENTS. If you do not have comments, please provide a “NO COMMENT” response to our office by the above deadline (e-mail is also acceptable; see email address below).

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Ethan Davis, Planner, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-9669 or thdavis@fresnocountyca.gov via email.

G:\4360Devs&Pln\PROJSEC\PROJDOCS\DRA\4600-4699\4631\Routing\DRA 4631 Routing Letter.docx

Activity Code (Internal Review): **2392**

Enclosures



Fresno County Department of Public Works and Planning

Date Received: 8.7.20

Dm 4631
(Application No.)

MAILING ADDRESS:
Department of Public Works and Planning
Development Services and Capital Projects Division
2220 Tulare St., 6th Floor
Fresno, Ca. 93721

LOCATION:
Southwest corner of Tulare & "M" Streets, Suite A
Street Level
Fresno Phone: (559) 600-4497

APPLICATION FOR: Pre-application review 20-104433

- Pre-Application (Type)
- Amendment Application
- Amendment to Text
- Conditional Use Permit
- Variance (Class)/Minor Variance
- Site Plan Review/Occupancy Permit
- No Shool/Dog Leash Law Boundary
- General Plan Amendment/Specific Plan/SP Amendment)
- Time Extension for
- Director Review and Approval
- for 2nd Residence
- Determination of Merger
- Agreements
- ALCC/RLCC
- Other

DESCRIPTION OF PROPOSED USE OR REQUEST:

Allow a residence not to exceed 1250 square feet in the RR(C) (Rural Residential-Conditionally) zone district

CEQA DOCUMENTATION: Initial Study PER N/A

PLEASE USE FILL-IN FORM OR PRINT IN BLACK INK. Answer all questions completely. Attach required site plans, forms, statements, and deeds as specified on the Pre-Application Review. Attach Copy of Deed, including Legal Description.

LOCATION OF PROPERTY: southwest corner of Ventana Hills Dr and Via Pallazo, fronting Via Pallazo

side of _____ between _____ and _____

Street address: 19688 Via Pallazo

APN: 300-590-01 Parcel size: 2.02 Ac Section(s)-Twp/Rg: S - T S/R E

Lot 86 tract no 5100

ADDITIONAL APN(s):

I, Thom Black (signature), declare that I am the owner, or authorized representative of the owner, of the above described property and that the application and attached documents are in all respects true and correct to the best of my knowledge. The foregoing declaration is made under penalty of perjury.

Curt & Jaclyn Fleming	19688 Via Pallazo	Clovis	93619	
Owner (Print or Type)	Address	City	Zip	Phone
Thom Black	P O Box 3424	Visalia	93278	559 967-0850
Applicant (Print or Type)	Address	City	Zip	Phone
Representative (Print or Type)	Address	City	Zip	Phone

CONTACT EMAIL:

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: Dm 4631 Fee: \$ 1,570.00
 Application Type / No.: Fee: \$
 Application Type / No.: Pre-App 20-104433 Fee: \$ 247.00
 Application Type / No.: Fee: \$
 PER/Initial Study No.: Fee: \$
 Ag Department Review: Fee: \$
 Health Department Review: EHD Fee: \$ 432.00
 Received By: Ethan Davis Invoice No.: 132393 TOTAL: \$ 1,755.00

UTILITIES AVAILABLE:

WATER: Yes / No
Agency: Community well

SEWER: Yes / No
Agency: on-site septic system

NLA allowance letter dated June 8 2020

STAFF DETERMINATION: This permit is sought under Ordinance Section:

Sect-Twp/Rg: _____ - T _____ S/R _____ E

Related Application(s):

APN # _____ - _____ - _____

Zone District: RR (C)

APN # _____ - _____ - _____

Parcel Size: 2.02 - Acre

APN # _____ - _____ - _____

APN # _____ - _____ - _____

over.....



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

AGENT AUTHORIZATION

AUTHORIZATION OF AGENT TO ACT ON BEHALF OF PROPERTY OWNER

The Agent Authorization form is required whenever a property owner grants authority to an individual to submit and/or pursue a land use entitlement application on their behalf. This form must be completed by the property owner and submitted with the land use entitlement application to confirm that the property owner has granted authority to a representative to sign application forms on their behalf and represent them in matters related to a land use entitlement application.

The below named person is hereby authorized to act on my behalf as agent in matters related to land use entitlement applications associated with the property listed below.

Thom Black, Architect
Agent Name (Print or Type)

Thom Black, Architect
Company Name (Print or Type)

P O Box 3424
Mailing Address

Visalia, CA 93278
City / State / Zip Code

559 967-0850
Phone Number

thomabg1@gmail.com
Email Address

300-590-01
Project APN

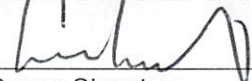
19688 VIA PALLAZO DR ELONS, CA 93619
Project Street Address

A list consisting of ____ additional properties is attached (include the APN for each property).

Project Description (Print or Type):

Application for addition of second residence to 19688 Via Pallazo

The undersigned declares under penalty of perjury that they own, possess, control or manage the property referenced in this authorization and that they have the authority to designate an agent to act on behalf of all the owners of said property. The undersigned acknowledges delegation of authority to the designated agent and retains full responsibility for any and all actions this agent makes on behalf of the owner.


Owner Signature

7/31/2020
Date

CURT FLEMING
Owner Name (Print or Type)

(559)593-6684
Phone Number

CURTFPA@YAHOO.COM
Email Address

** If the legal owner of the property is a corporation, company, partnership or LLC, provide a copy of a legal document with this authorization form showing that the individual signing this authorization form is a duly authorized partner, officer or owner of said corporation, company, partnership or LLC.*

G:\4360Devs&Pin\FORMS\F410 Agent Authorization 8-14-19.doc

Fresno County Recorder
Paul Dictos, CPA

2020-0051945

Recorded at the request of:
CHICAGO TITLE FRESNO - 7330

04/27/2020 09:53 26

Titles: 1 Pages: 3

Fees: \$25.00

CA SB2 Fees:\$0.00

Taxes: \$0.00

Total: \$25.00

RECORDING REQUESTED BY:

Chicago Title Company

**When Recorded Mail Document
and Tax Statement To:**

Curt Wayne Fleming and Jaclyn Fleming
19688 Via Palloza
Clovis, CA 93619

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow Order No.: FWFM-4502002024

Exempt from fee per GC 27388.1 (a) (2); recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier.

Property Address: 19688 Via Palloza,
Clovis, CA 93619

APN/Parcel ID(s): 300-590-01

GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
The grantors and the grantees in this conveyance are comprised of the same parties who continue to hold the same proportionate interest in the property, R & T 11925(a).
- The documentary transfer tax is \$_____ and is computed on:
- the full value of the interest or property conveyed.
 - the full value less the liens or encumbrances remaining thereon at the time of sale.
- The property is located in an Unincorporated area.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Curt Wayne Fleming and Jaclyn Fleming, (who acquired title as Curt W. Fleming and Jaclyn L. Fleming) husband and wife as joint tenants,

hereby GRANT(S) to Curt Wayne Fleming and Jaclyn Fleming, husband and wife as joint tenants

the following described real property in the Unincorporated Area of the County of Fresno, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PROPERTY COMMONLY KNOWN AS: 19688 Via Palloza, Clovis, CA 93619

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDING REQUESTED BY:

Chicago Title Company

This Document Was
Recorded Electronically

**When Recorded Mail Document
and Tax Statement To:**

Curt Wayne Fleming and Jaclyn Fleming
19688 Via Palloza
Clovis, CA 93619

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SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PROPERTY COMMONLY KNOWN AS: 19688 Via Palloza, Clovis, CA 93619


MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED
(continued)

APN/Parcel ID(s): 300-590-01

Dated: April 21, 2020

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.



Curt Wayne Fleming



Jaclyn Fleming

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Fresno

On April 21, 2020 before me, Vicki Wallace, Notary Public,
(here insert name and title of the officer)

personally appeared Curt Wayne Fleming, Jaclyn Fleming
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Vicki Wallace
Signature

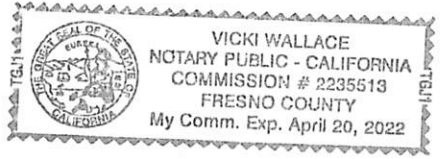
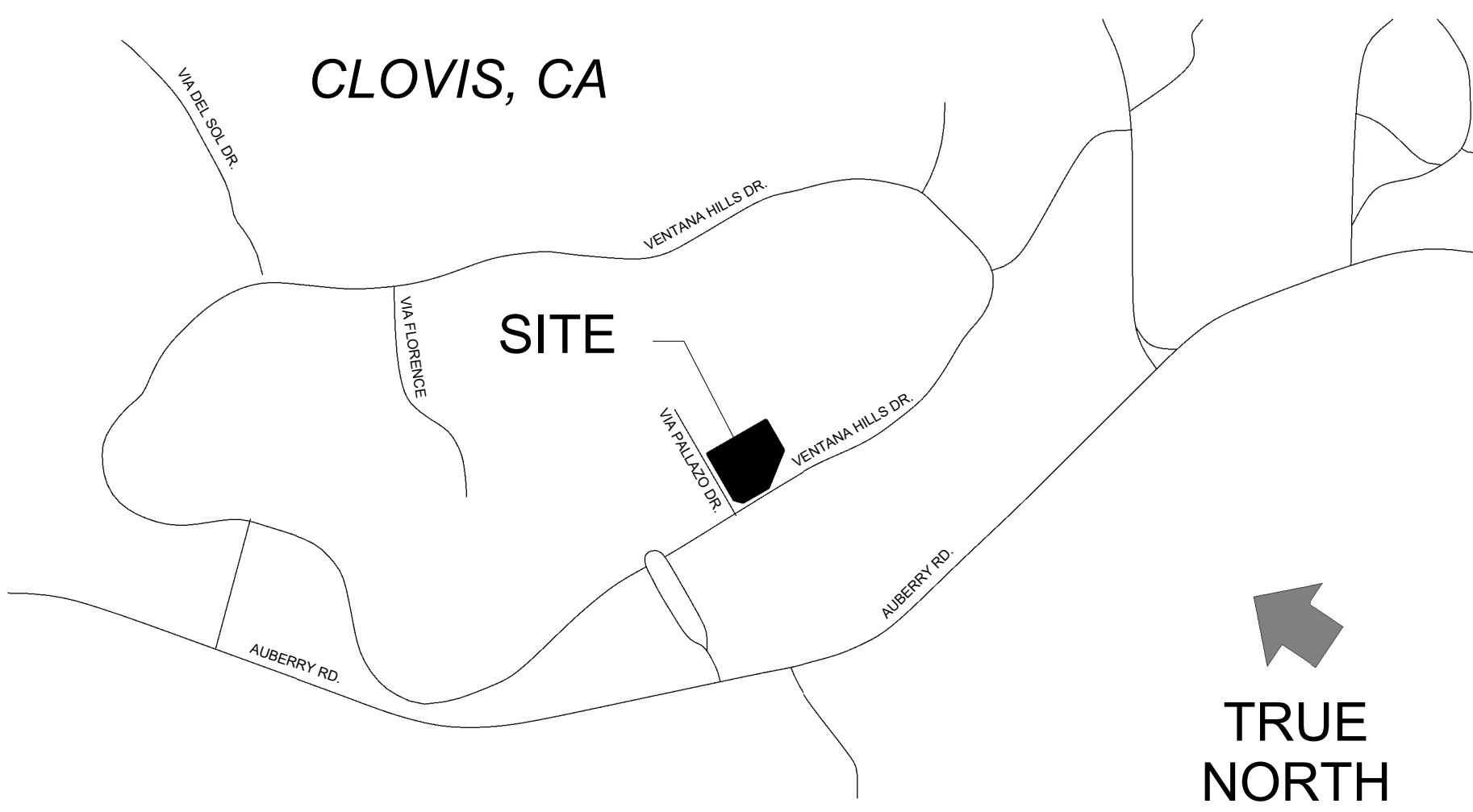


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 300-590-01

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

LOT 2 L, OF TRACT NO. 5100 IN THE COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED MARCH 9, 2005 IN BOOK 71, PAGES 84 THROUGH 92 OF PLATS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



proposed second residence 1,200 sq. ft. 19688 via pallazo dr.

CLOVIS, CA 93619
APN: 300-590-01
DRA APPROVAL
NLA APPROVAL LETTER 6/8/2020

APPLICATION FOR DRA

ORDER OF DRAWINGS
G 0.1 TITLE DRAWING, SITE PLAN
A 1.1 FLOOR PLAN
A 1.2 EXTERIOR ELEVATIONS

6 VICINITY MAP
1/4" = 1'-0"

TABLE R301.2(1)
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY ¹	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP ²	ICE BARRIER UNDERLAYMENT REQUIRED ³	FLOOD HAZARDS ⁴	AIR FREEZING INDEX ⁵	MEAN ANNUAL TEMP ⁶
	Speed ¹ (mph)	Topographic effects ²	Special wind region ³	Wind-borne debris zone ⁴		Weathering ¹	Frost line depth ²	Termites ³					
N/A	110	N/A	N/A	B	D	NEGIGIBLE	N/A	✓	N/A	NONE	AE	N/A	N/A

SOIL BEARING CAPACITY: CITE CRC TABLE R401.4.1 **1500 psf**

CONCRETE DESIGN STRENGTH: CITE CRC TABLE R402.2: **Negligible weathering potential 2500 psi**

ROOF LIVE LOAD: 20 psf
ROOF DEAD LOAD: 20 psf

SOIL CLASS: (CBC 1603.1.5.1) **D "stiff soil"**

SEISMIC IMPORTANCE FACTOR: (CBC 1603.1.5.1) **1.0**

GLOBAL POSITIONING SYSTEM (GPS) COORDINATES: 36.8418664N, -119.7114877W

SPECTRAL RESPONSE ACCELERATIONS (CBC 1603.1.5.2)
Ss = 0.582
S1 = 0.243

SPECTRAL RESPONSE COEFFICIENTS (1603.1.5.4)
Sds = 0.518
Sd1 = 0.31

SITE COEFFICIENTS (CBC 1613.1.5)
Fa = 1.334
Fv = 1.914

CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

This project requires a Construction Waste Management Plan (WMP).

The WMP will be initiated prior to or at time of permit issuance and will include blank Waste Log forms. After the Building Permit is issued and work begins on the project, the permit holder shall be collecting and recording information about the collection, reuse, recycling and disposal of waste generated from the project. Prior to final inspection, all completed Waste Logs, supporting documentation, and Acknowledgement Form(s) shall be submitted to the Resources and Parks Division located at 2220 Tulare Street 6th Floor, Fresno, CA, 93721. WMP must be finalized prior to occupancy.

CHANGES FROM THE APPROVED PLANS DURING CONSTRUCTION SHALL CAUSE PLAN APPROVAL AND CONSTRUCTION TO BE SUSPENDED, A NEW PLAN CHECK FOR A NEW PLAN SHOWING CHANGES WILL BE SUBMITTED FOR VIEW AND APPROVAL THROUGH THE NORMAL PLAN CHECK PROCESS.

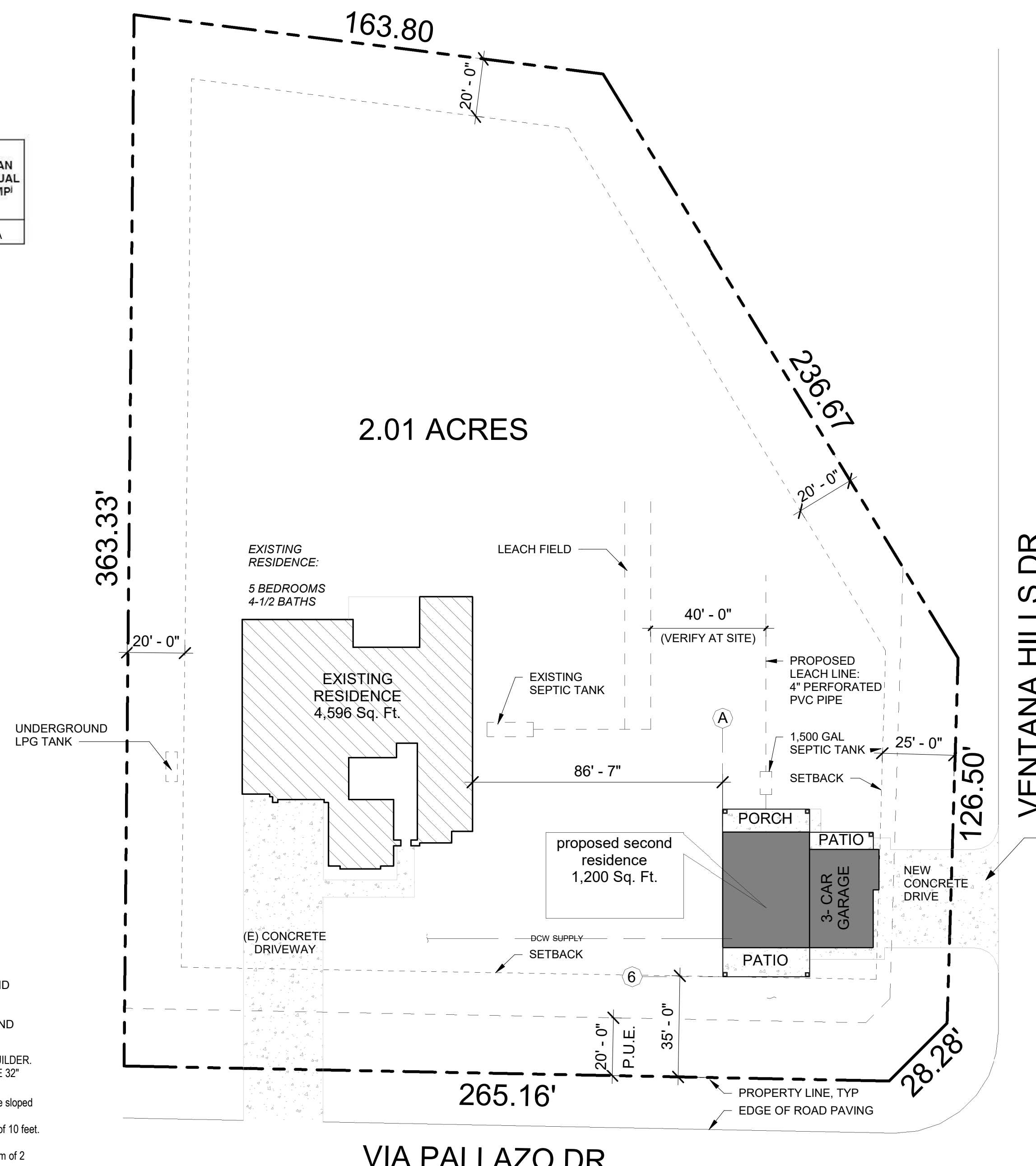
THIS PROJECT REQUIRES A GRADING VOUCHER. (CUT AND FILLS LESS THAN 50 CUBIC YARDS).

(A DEFERRED SUBMITTAL FOR FIRE PROTECTION DISTRICT MUST BE OBTAINED PRIOR TO FRAME OR SIMILAR INSPECTION. PROVIDE EVIDENCE FOR FIRE PROTECTION DISTRICT APPROVAL TO JAMES COUSART, BUILDING PLANS CHECKER AT (559) 600-4215 OR EMAIL, jcousart@fresnocountyca.gov)

PROJECT NARRATIVE

PROPOSED IMPROVEMENTS:
INTENDED USE OF PLANS IS TO CONSTRUCT THE DESCRIBED PROJECT USING CONVENTIONAL CONSTRUCTION MEANS AND METHODS, AND INDUSTRY STANDARDS AND PRACTICE FOR CONSTRUCTION AND FINISH PRODUCT. COMPREHENSIVE DELINEATION IS ABBREVIATED FOR BUDGET CONTAINMENT, EXHAUSTIVE DETAILING AND COORDINATION OF FITTING THE MANY PARTS TOGETHER FOR ASSEMBLIES, FINISHES, AND DETAILS SHALL BE ASSUMED BY THE OWNER AND/OR CONTRACTOR. ARCHITECT DOES NOT HAVE CONTROL OVER CONTRACTOR'S BID, OR VARIABLE MARKET CONDITIONS, INCLUDING LABOR FORCES. THE CONTRACT DOCUMENTS PROVIDED BY THE ARCHITECT ARE INTENDED FOR THE USE AT THE JOB SITE, BY QUALIFIED PRE-SELECTED CONTRACTOR WITH AT LEAST THE MINIMUM REQUIRED EXPERIENCE FOR THE SPECIFIC WORK TO BE DONE. THE DESIGN AND INFORMATION CONTAINED IN THE ARCHITECT'S DRAWINGS SHALL NOT BE USED BY INADEQUATELY TRAINED, UNLICENSED CONSTRUCTION PERSONNEL. WHEN CONSTRUCTION BEGINS, IT SHALL BE THE CONTRACTOR AND ITS SUB-CONTRACTORS' RESPONSIBILITY TO USE AND INTERPRET PROPERLY THE APPROVED SET OF BLUEPRINTS, AND WHENEVER IN NEED OF CLARIFICATIONS, TO CONTACT THE ARCHITECT. WHEN BUILDING STRUCTURES OR PORTIONS OF BUILDING STRUCTURES ARE EXEMPT FOR INSPECTION IT SHALL NOT TRANSLATE INTO THE CONTRACTOR'S RESPONSIBILITY BEING DIMINISHED. NOTHING IN THESE PLANS SHALL BE CONSTRUED TO PRODUCE WORK LESS THAN MINIMUM CODE COMPLIANCE, AND CONTRACTOR SHALL ENDEAVOR TO ALERT APPROVING AGENCY OF DISCOVERY OF EXISTING CONDITIONS THAT REQUIRE EXAMINATION WITH REGARD TO CODE COMPLIANCE AND SAFETY OF OCCUPANTS. CLIENT AGREES TO PURCHASE AND MAINTAIN, OR CAUSE THE CONTRACTOR AND ITS SUB-CONTRACTORS TO PURCHASE AND MAINTAIN, DURING THE COURSE OF CONSTRUCTION, BUILDER'S RISK "ALL RISK" INSURANCE WHICH WILL NAME ARCHITECT AS AN ADDITIONAL NAMED INSURED AS ITS INTEREST MAY APPEAR.

GRADING AND PAVING: GRADE, SLOPE GRADE AWAY FROM STRUCTURE AND SHAPE/CONTOUR EARTH TO DRAIN AROUND STRUCTURE TO SWALES TO DRAIN TO FRONT OF PROPERTY. REFER TO SHT 2.1 FOR GRADE NEXT TO STRUCTURE NOTE AND TERMINATION OF FINISH DETAIL.
FENCE ENCLOSING REAR YARD CONFIGURED BY BUILDER. ACCESS TO REAR YARD SHALL BE BY AT LEAST ONE 32' WIDE SWING GATE.
The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than 5 percent for a minimum distance of 10 feet. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building and drainage gradients maintained to carry all surface water to collection facilities and off site. These grades should be maintained for the life of the project. Ponding of water should not be allowed adjacent to the structure. Over-irrigation within landscaped areas adjacent to the structure should not be performed.
Roof drains should be installed with appropriate downspout extensions out-falling on splash blocks so as to direct water a minimum of 5 feet away from the structures or be connected to the storm drain system for the development.
EXCERPT FROM CRC R311.3 Floors and landings at exterior doors. There shall be a landing or floor on each side of each exterior door. The width of each landing shall be not less than the door served. Every landing shall have a dimension of not less than 36 inches (914 mm) measured in the direction of travel. The slope at exterior landings shall not exceed 1/4 unit vertical in 12 units horizontal (2 percent).



SEPTIC SYSTEM: REFER TO COUNTY'S PUBLISHED PARAMETERS AND DETAILS AT DET __/__/

1 SITE
1" = 30'-0"

PROJECT OUTLINE:

PROJECT: PROPOSED SECOND RESIDENCE
OWNER: CURT FLEMING
ARCHITECT: THOM BLACK, ARCHITECT C 24899
(559) 967-0850
PRODUCTION: CARLOS REYNOSO
REPRODUCTION: CARA'S BLUEPRINT EXPRESS
(559) 636-2459
PROPERTY: APN 300-590-01
ZONE RR
BUILDING AREA: 1,200 S.F. -- CONDITIONED SPACE
OCCUPANCY: R-3
SDC: D
CONSTRUCTION TYPE: VB SPRINKLERED

CODE CITATIONS

BUILDING CODE:
2019 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
2019 CALIFORNIA BUILDING CODE (CBC) PART 2, TITLE 24 C.C.R. VOLUMES 1 & 2 (2018 INTERNATIONAL BUILDING CODE WITH CALIFORNIA AMENDMENTS).
2019 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. (2017 NATIONAL ELECTRICAL CODE OF THE NATIONAL FIRE PROTECTION ASSOCIATION)
2019 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R. (2018 UNIFORM MECHANICAL CODE AND CA AMENDMENTS)
2019 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R. (2018 UNIFORM PLUMBING CODE AND AMENDMENTS)
2019 CALIFORNIA ENERGY CODE AND ENERGY COMMISSION STANDARDS (CECS), PART 6, TITLE 24 C.C.R.
2019 CALIFORNIA FIRE CODE (GFC), PART 9, TITLE 24 C.C.R. (2018 INTERNATIONAL FIRE CODE)
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11 TITLE 24 C.C.R.
2019 CALIFORNIA REFERENCED STANDARDS CODE, PART 12 TITLE 24 C.C.R.
2019 TITLE 19 C.C.R. PUBLIC SAFETY, STATE FIRE MARSHAL

THE LATEST ADOPTED ADDITIONS OF THE CODES, STANDARDS AND REGULATIONS REQUIRED BY THE LOCAL JURISDICTION SHALL GOVERN ALL WORK IN THESE CONSTRUCTION DOCUMENTS INDICATED BY THE FOLLOWING: **COUNTY OF FRESNO ORDINANCE TITLE 15**

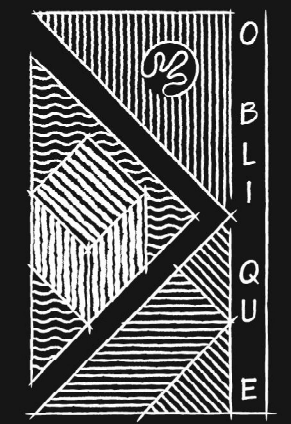
Contractor shall refer to the above cited codes and local regulations where specific details are required but not depicted in the approved plans.

SPECIAL INSPECTION IS REQUIRED FOR ALL WORK THAT CANNOT BE VISUALLY INSPECTED.

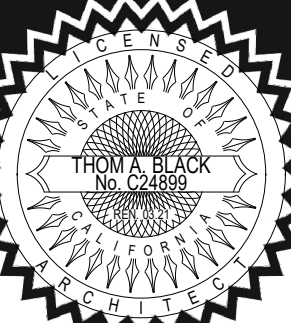
A CHEMICAL TOILET IS REQUIRED ON-SITE DURING CONSTRUCTION.

BUILDING AREA:	
DWELLING (CONDITIONED SPACE)	1,200 SQ. FT.
GARAGE	776 SQ. FT.
PORCH (EAST SIDE)	240 SQ. FT.
PATIO (EAST SIDE)	132 SQ. FT.
PATIO (WEST SIDE)	240 SQ. FT.

TOTAL: 2,588 SQ. FT.



Thom Black
ARCHITECT



FLEMING PROPERTY-
SECOND RESIDENCE
19688 VIA PALLAZO
CLOVIS, CA 93619

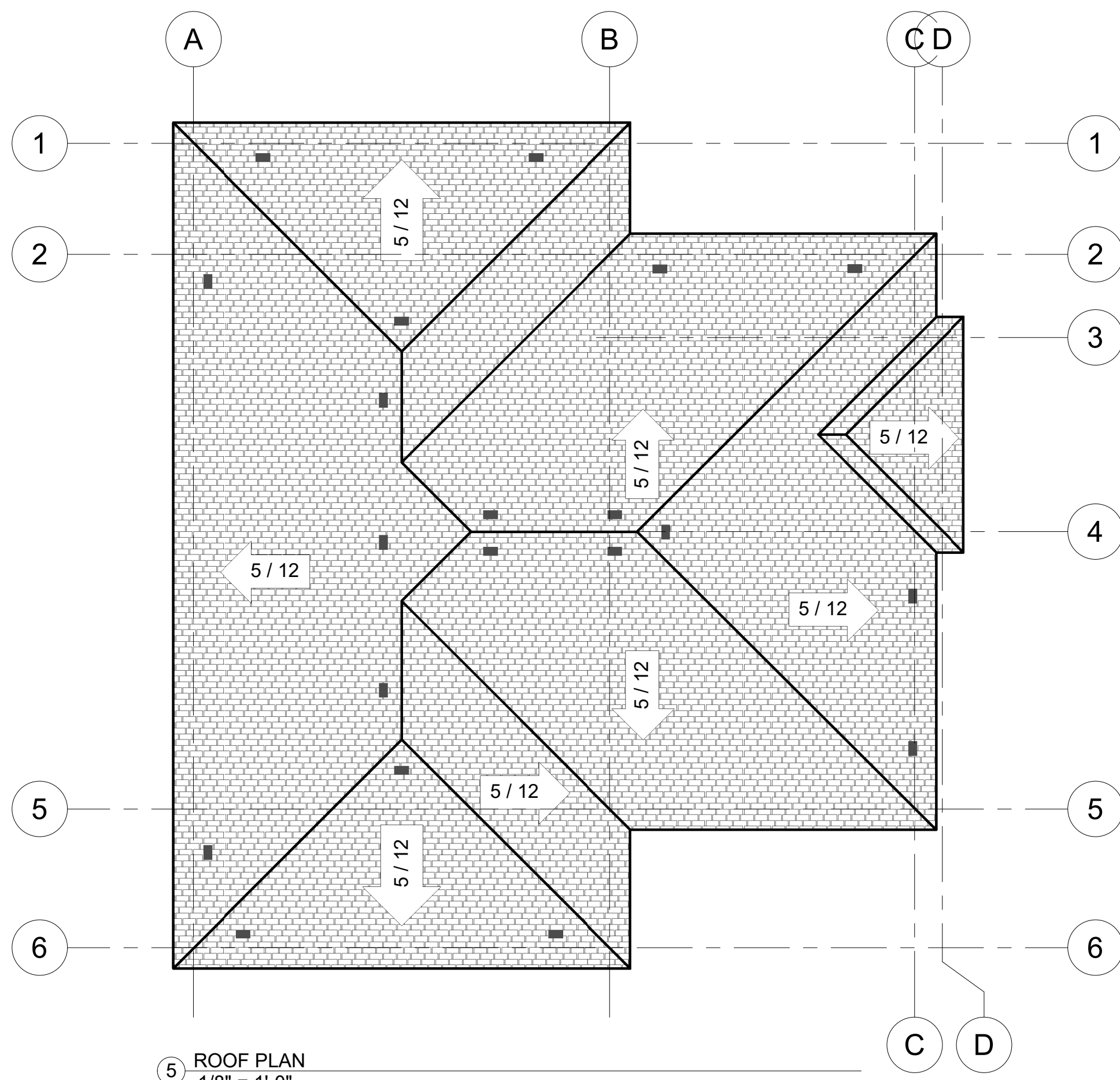
No.	Description	DATE
A	DRAFT RELEASE	6/8/2020
B		
C		
1	DRA APPROVAL	8/2/2020
2		
3		

Project Number
2019-1
Drawn By
Carlos
Checked By
Thom

G.01

TITLE DRAWING

set date:



5 ROOF PLAN
1/8" = 1'-0"

ATTIC VENTILATION: VENTILATION METHOD: 50% HIGH, 50% LOW (Cite R806.2 exception 2)
 Math: $[2,648 * (1/300)] * 144 / 2 = 635.52$ sq in high, 635.52 sq in low.
 Use O'HAGIN'S TAPERED, LOW-PROFILE VENT (STANDARD FLANGE) = 72 sq in NVFA
 $240 \text{ sq in} / 72 = 8.82$; USE 10 VENTS LOW, 10 VENTS HIGH

EXCERPT FROM CRC R806.1
 Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall have a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Ventilation openings having a least dimension larger than 1/4 inch (6.4 mm) shall be provided with corrosion-resistant wire cloth screening, hardware cloth or similar material with openings having a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum.
EXCERPT FROM CRC R806.2
 Minimum vent area. The minimum net free ventilating area shall be 1/150 of the area of the vented space.
 Exception: The minimum net free ventilation area shall be 1/300 of the vented space provided one or more of the following conditions are met:
 1. In Climate Zones 14 and 16, a Class I or II vapor retarder is installed on the warm-in-winter side of the ceiling.
 2. Not less than 40 percent and not more than 50 percent of the required ventilating area is provided by ventilators located in the upper portion of the attic or rafter space. Upper ventilators shall be located not more than 3 feet (914 mm) below the ridge or highest point of the space, measured vertically, with the balance of the required ventilation provided by eave or cornice vents. Where the location of wall or roof framing members conflicts with the installation of upper ventilators, installation more than 3 feet (914 mm) below the ridge or highest point of the space shall be permitted.

EXCERPT FROM CRC R303.5.1 Intake openings. Mechanical and gravity out-door air intake openings shall be located not less than 10 feet (3048 mm) from any hazardous or noxious contaminant, such as vents, chimneys, plumbing vents, streets, alleys, parking lots and loading docks. For the purpose of this section, the exhaust from dwelling unit toilet rooms, bathrooms and kitchens shall not be considered as hazardous or noxious.
 Exceptions: 1. The 10-foot (3048 mm) separation is not required where the intake opening is located 3 feet (914 mm) or greater below the contaminant source.
 2. Vents and chimneys serving fuel-burning appliances shall be terminated in accordance with the applicable provisions of Chapters 18 and 24.
 3. Clothes dryer exhaust ducts shall be terminated in accordance with Section M1502.3

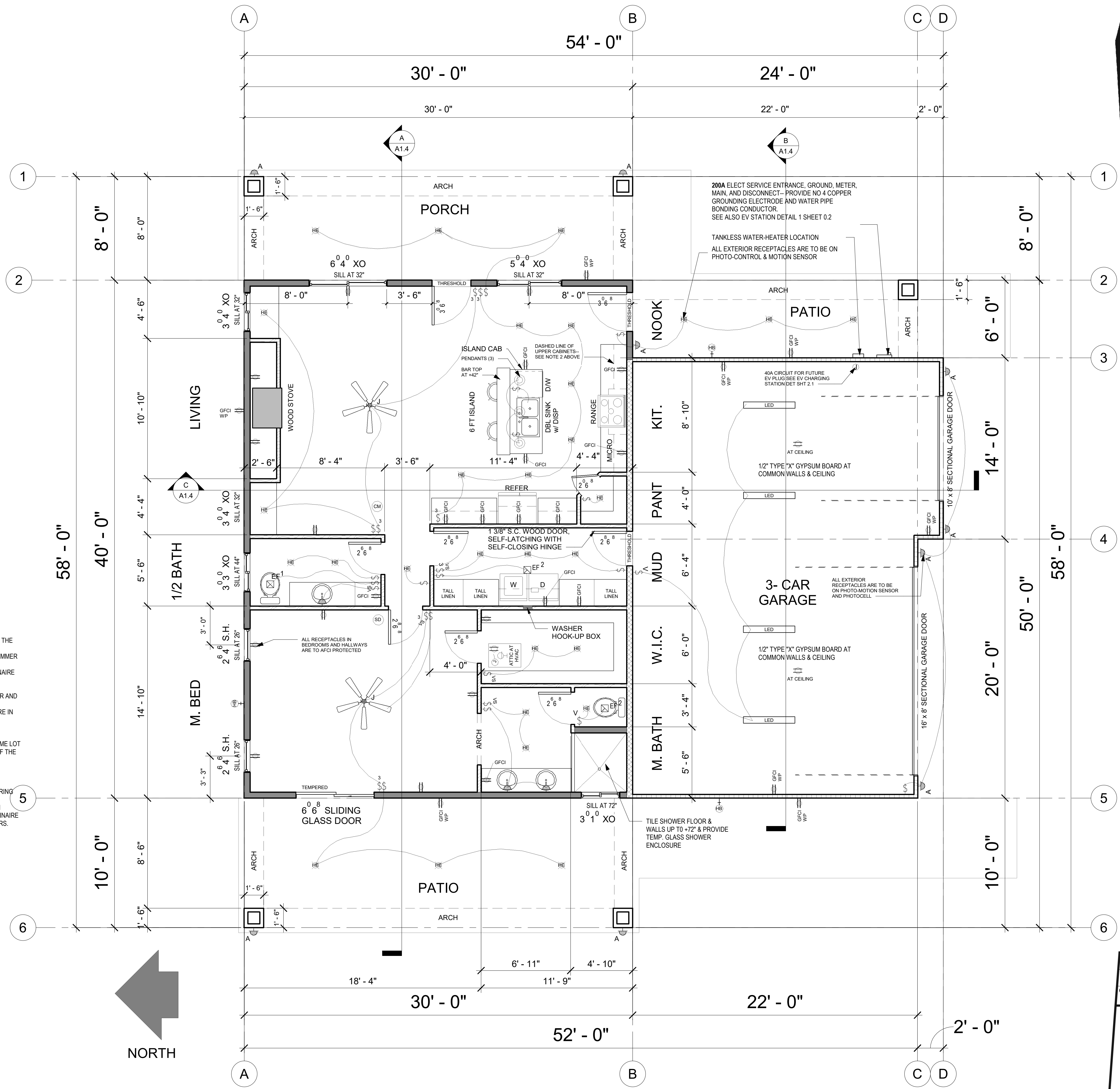
ELECTRICAL COMMENTS:

1. AFCI TO BE PROVIDED AT ALL OUTLETS IN KITCHENS, FAMILY ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS OR SIMILAR ROOMS OR AREAS. CEC ARTICLE 210.12(A)
- ALL INTERIOR LIGHTING CONTROLS SHALL COMPLY WITH THE FOLLOWING AS PER SECTION 150.0(K)(2) OF THE CALIFORNIA ENERGY CODE:
 A.) ALL INTERIOR LIGHTING SHALL BE SWITCHED OR CONTROLLED BY A VACANCY SENSOR OR DIMMER
 -EXCEPTIONS: (1) CLOSETS LESS THAN 70 SQUARE FEET (2) HALLWAYS
 B.) LUMINAIRES SHALL BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT PERMIT LUMINAIRE TO BE SWITCHED ON AND OFF.
 C.) NO CONTROLS SHALL BYPASS A DIMMER OR VACANCY SENSOR FUNCTION.
 D.) AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) MAY BE USED TO COMPLY WITH DIMMER AND VACANCY REQUIREMENTS IN ACCORDANCE WITH SECTION 150.0(K)(2)(G&H)
 E.) IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR.

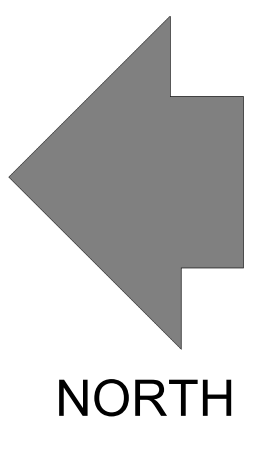
ALL OUTDOOR LIGHTING PERMANENTLY ATTACHED TO THE RESIDENCE OR OTHER BUILDINGS ON THE SAME LOT SHALL BE CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT DOES NOT OVERRIDE TO ON, AND ONE OF THE FOLLOWING AUTOMATIC CONTROL TYPES: (SECTION 150.0(K)(3) OF THE CALIFORNIA ENERGY EFFICIENCY STANDARDS)
 A.) PHOTOCONTROL AND MOTION SENSOR
 B.) PHOTOCONTROL AND AUTOMATIC SWITCH CONTROL
 C.) ASTRONOMICAL TIME CLOCK THAT AUTOMATICALLY TURNS THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS.
 D.) ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) THAT PROVIDES THE FUNCTIONALITY OF AN ASTRONOMICAL TIME CLOCK, DOES NOT HAVE AN OVERRIDE OR BYPASS SWITCH THAT ALLOWS THE LUMINAIRE TO BE ALWAYS ON, AND IS PROGRAMMED TO TURN THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS.

ELECTRICAL PROVISIONS:

- THE WORKING CLEARANCES REQUIRED BY CEC 110-26 MUST BE PERMANENTLY MAINTAINED IN FRONT OF ALL ELECTRICAL EQUIPMENT.
- PROVIDE DESIGNATED 20-AMP CIRCUITS FOR THE FOLLOWING CIRCUITRY:
 -TWO SMALL APPLIANCE BRANCH CIRCUITS SERVING THE KITCHEN.
 -BATHROOMS
 -LAUNDRY ROOM
 -BUILT-IN MICROWAVE OVEN
- RECESSED LIGHTING IN INSULATED CEILINGS MUST MEET THREE REQUIREMENTS
 1. RATED IC
 2. CERTIFIED AIR TIGHT
 3. HAVE SEALED GASKET OR CAULK BETWEEN HOUSING AND CEILING.
- PROVIDE UPPER OF OTHER APPROVED GROUND PER CEC 250



6 FLOOR PLAN
1/4" = 1'-0"



Thom Black
 ARCHITECT

FLEMING PROPERTY-
 SECOND RESIDENCE
 19688 VIA PALLAZO
 CLOVIS, CA 93619

No.	Description	DATE
A	DRAFT RELEASE	6/9/2020
B		
C		
1	DRA. APPROVAL	8/3/2020
2		
3		

Project Number
 2019.1
 Drawn By
 Carlos
 Checked By
 Thom

A1.1

STUCCO NOTES:
 REFER TO CBC SECTION R703
 Weep screeds, A minimum 0.019-inch (0.5 mm) (No. 26 galvanized sheet gage), corrosion-resistant weep screed or plastic weep screed, with a minimum vertical attachment flange of 3/2 inches (89 mm) shall be provided at or below the foundation plate line on exterior stud walls in accordance with ASTM C 926. The weep screed shall be placed a minimum of 4 inches (102 mm) above the earth or 2 inches (51 mm) above paved areas and shall be of a type that will allow trapped water to drain to the exterior of the building. The weather-resistant barrier shall lap the attachment flange. The exterior lath shall cover and terminate on the attachment flange of the weep screed.
 At vertical walls use woven wire fabric lath at eaves and horizontal surfaces, use 3/8" rib metal lath.
 Provide 2 layers grade D paper underlayment where lath is to be applied over solid wood sheathing. At exterior walls with insulation, and at horizontal framing with insulation: in lieu of 2 layers of grade D paper, provide one layer of Tyvek housewrap against bare surface of structure, and one layer grade D paper over Tyvek, then stucco lath.

ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.

The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than 5 percent for a minimum distance of 10 feet. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2 percent away from the building and drainage gradients maintained to carry all surface water to collection facilities and off site. These grades should be maintained for the life of the project, ponding of water should not be allowed adjacent to the structure, over irrigation within landscaped areas adjacent to the structure should not be performed.
 Roof drains should be installed with appropriate downspout extension out-falling on splash blocks so as to direct water a minimum of 5 feet away from the structures or be connected to the storm drain system for the development.

TYPICAL FINISHES:

- COMPOSITION SHINGLE ROOFING
- 1 COAT STUCCO of FOAM BD, SEE DETAIL 5/A 1.2
- WOOD FASCIA, PRIMED & PAINTED
- AS NOTED
- SEE EXTERIOR FINISH NOTES BELOW FOR FINISHES

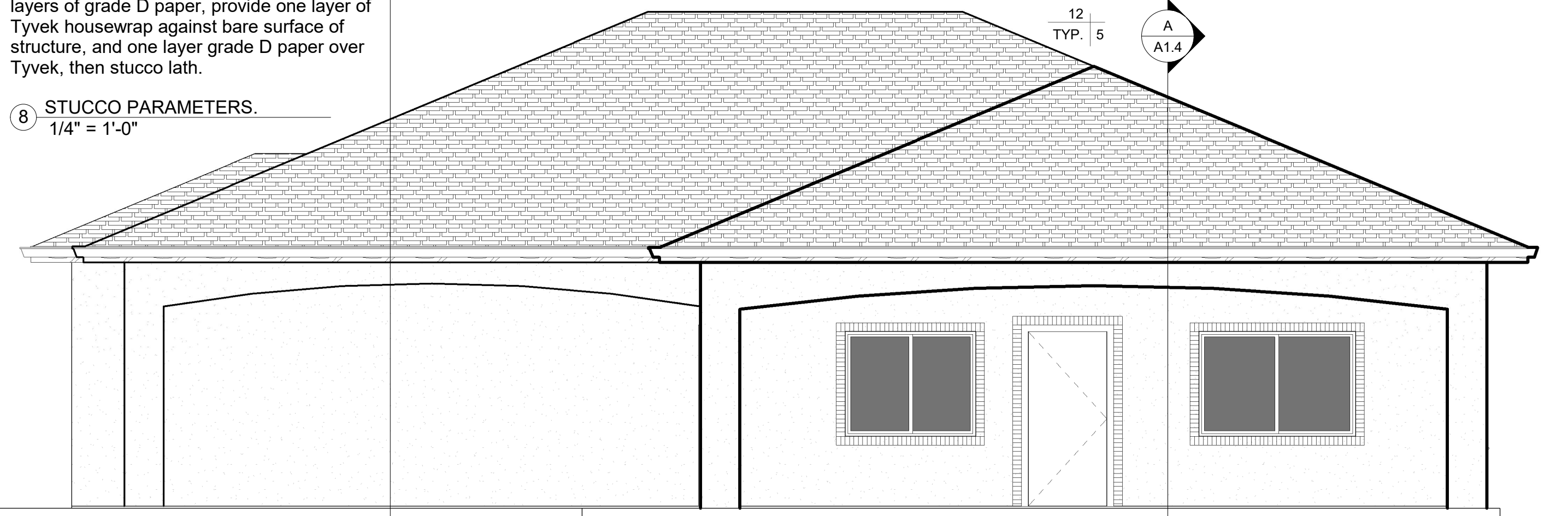
ALL NEW MATERIALS AND ASSEMBLIES COMPRISING THE EXTERIOR ENCLOSURE OF THE STRUCTURE, OR ASSEMBLY THEREOF (SUCH AS STUCCO, WOOD SIDING, SHEATHING, EXPOSED FRAMING, TRIM, MILLWORK, DOORS, STAIRS, PENETRATIONS), SHALL RECEIVE PAINTING, COATING, OR FINISH OTHERWISE, AND CAULKING/FLASHING, REQUIRED FOR ACCEPTABLE DURABILITY, WEATHERING, INSECT/VERMIN BARRIER, AND WARRANTY OF FINISH.

6 ENHANCED DURABILITY AND REDUCED MAINTENANCE
 1/4" = 1'-0"

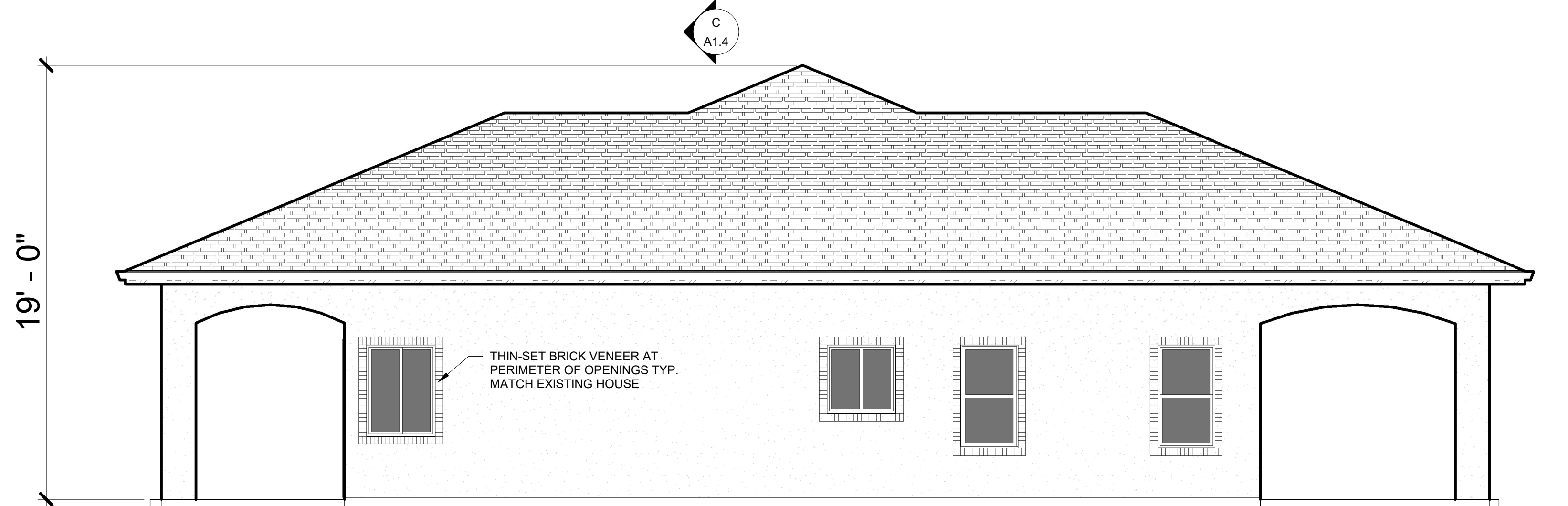
7 GRADE NEXT TO STRUCTURE NOTES
 1" = 1'-0"

5 EXTERIOR SUMMARY NOTES
 1/4" = 1'-0"

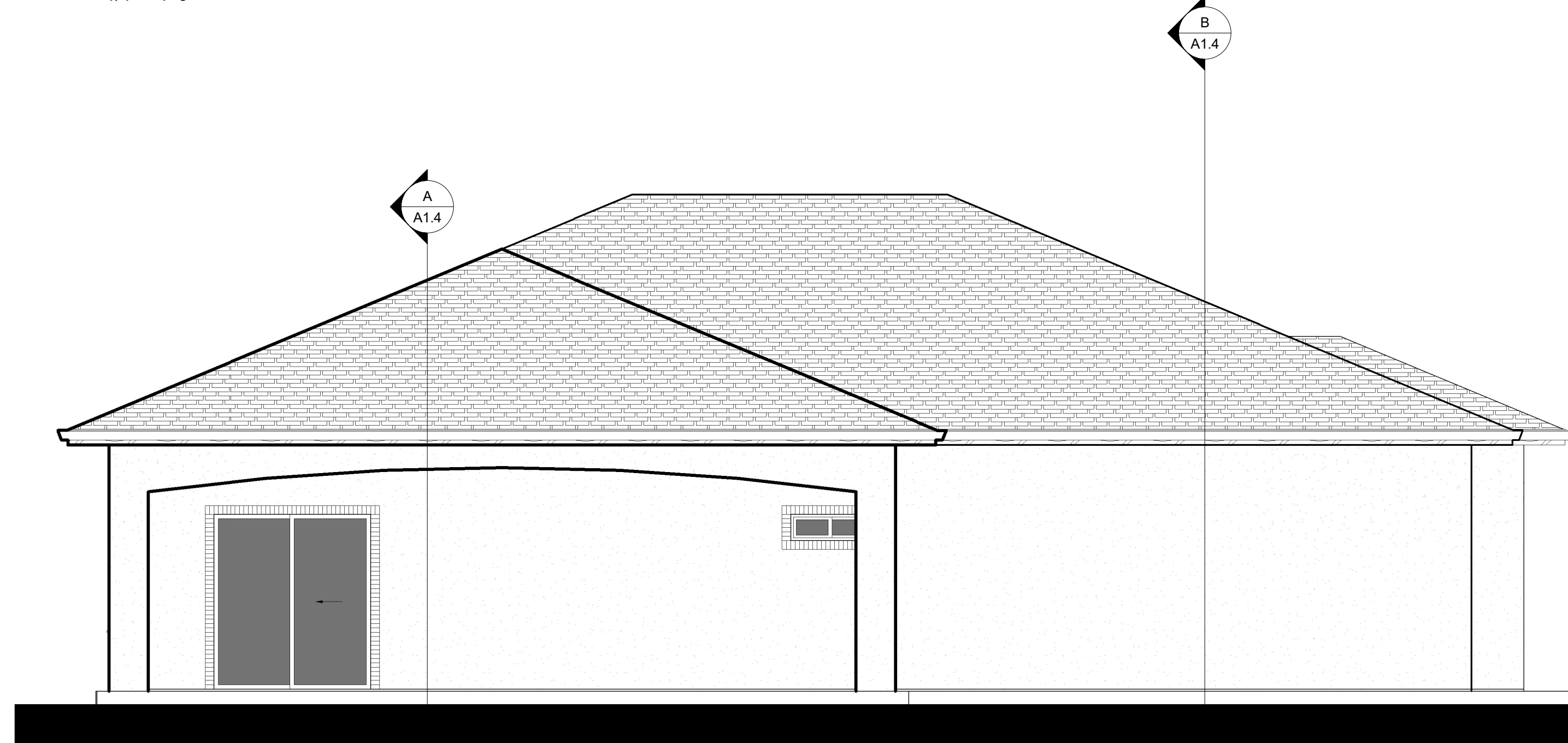
8 STUCCO PARAMETERS.
 1/4" = 1'-0"



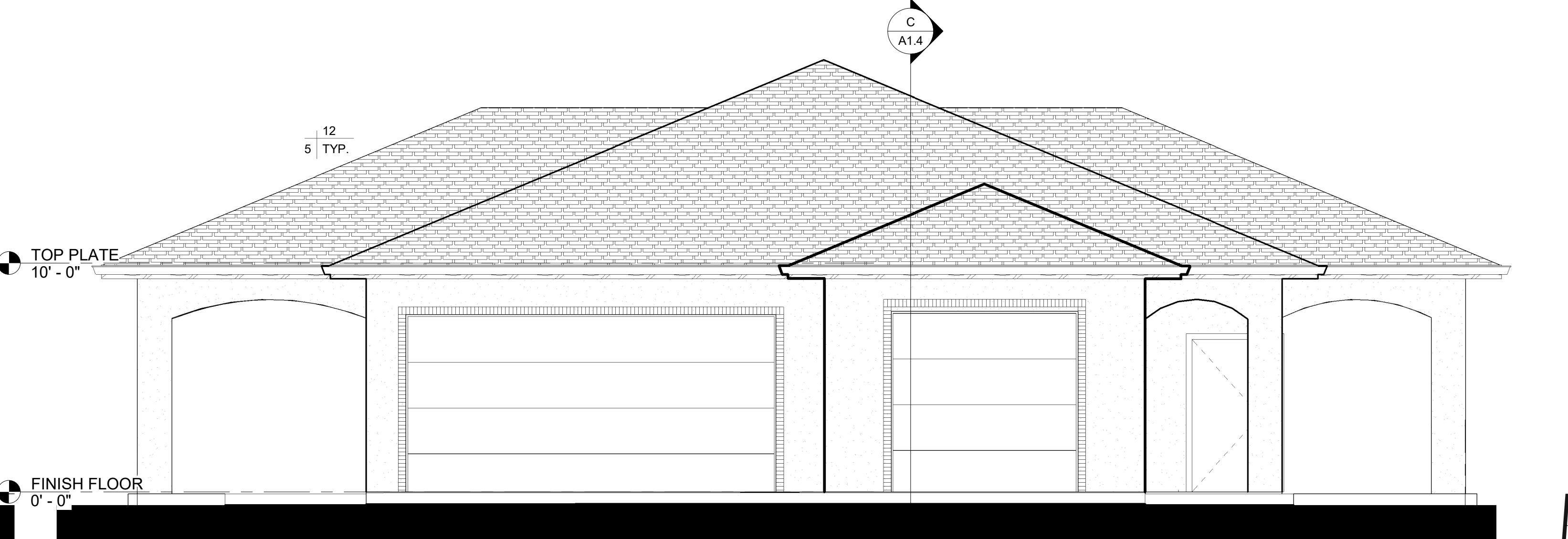
2 EAST ELEVATION
 1/4" = 1'-0"



4 NORTH ELEVATION
 1/4" = 1'-0"



3 WEST ELEVATION
 1/4" = 1'-0"



1 SOUTH ELEVATION
 1/4" = 1'-0"

EXTERIOR ELEVATIONS

Thom Black
 ARCHITECT
 559 967-0850 P O BOX 3424 VISALIA 93278 thomabt@gmail.com www.tbba.studio

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 Checked By
 Thom

A1.2

set date:



County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING
STEVEN E. WHITE, DIRECTOR

August 3, 2020

To whom it may concern,

SUBJECT: Potable Water Source Verification for County Service Area 34B (Ventana Hills)

Fresno County, Public Works and Planning, Resources Division - Special Districts, provides potable water from a ground water well source and delivers potable water that exceeds State and Federal guidelines to each parcel in County Service Area 34B Ventana Hills Subdivision. The water system has been designed and provides potable water for normal household use, water for irrigation and water for fire protection.

If you have any questions, please contact the Staff Analyst over this District, Julie Zimmer-Belle, at (559) 600-4259.

Sincerely,

Special Districts Administration

G:\4360Resources\SPECIAL DISTRICTS\CSA - County Service Area\CSA 34B\ADMIN\CORS\Potable Water Source Verif CSA 34B 8-3-2020.doc

RESOURCES DIVISION

2220 Tulare Street, Sixth Floor / Fresno, California 93721 / Phone (559) 600-4259 / FAX 600-4552
The County of Fresno is an Equal Employment Opportunity Employer



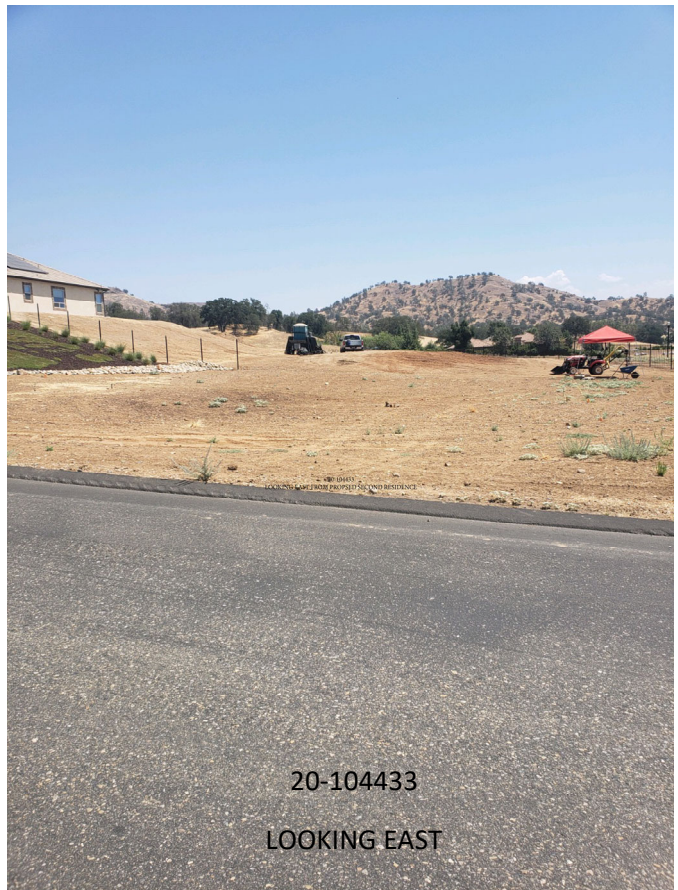
20-104433
LOOKING NORTH FROM PROPOSED SECOND RESIDENCE



20-104433
LOOKING NORTHEAST FROM STREET INTERSECTION



20-104433
LOOKING WESTERLY



20-104433
LOOKING EAST