

# County of Fresno

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

DATE: December 31, 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: James

Anders / Daniel Gutierrez

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/Wendy

Nakagawa/Martin Querin

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: Deep Sidhu/

Steven Rhodes

Fresno County Fire Protection District, Attn: Jim McDougald

Sierra Resource Conservation District

FROM: Ethan Davis. Planner

Development Services and Capital Projects Division

Subject: Director Review and Approval No. 4644

Applicant: Paris Borgia

Due Date January 15, 2021

The Department of Public Works and Planning, Development Services Division is reviewing the subject application proposes to allow the conversion of an accessory structure to a second residence in the RR (Rural Residential, 2-acre minimum parcel size) Zone District. The project site is located on the north side of McCall Avenue. (APN: 308-270-73) (Address: 5381 N. McCall)

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 email thdavis@fresnocountyca.gov.

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Activity Code (Internal Review):2392

**Enclosures** 

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Fresno County Department of Public

Works and	Planning
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### **MAILING ADDRESS:**

Department of Public Works and Planning **Development Services Division** 2220 Tulare St., 6<sup>th</sup> Floor

### LOCATION:

Date Received:

(Application No.)

Southwest con	rner of	Tulare	& "	M"	Streets,	Suite A
Street Level						

Fresno Phone: (559) 600-4497

Fresno, Ca. 93721	Toll Free: 1-800-742-1011 Ext. 0-4497
APPLICATION FOR:	DESCRIPTION OF PROPOSED USE OR REQUEST:
Pre-Application (Type)	Convert an accessory building
☐ Amendment Application ☐ Director Review and Approval	1 .
☐ Amendment to Text ☐ for 2 <sup>nd</sup> Residence	linto a second Residence.
☐ Conditional Use Permit ☐ Determination of Merger	
☐ Variance (Class )/Minor Variance ☐ Agreements	
Site Plan Review/Occupancy Permit ALCC/RLCC	
☐ No Shoot/Dog Leash Law Boundary ☐ Other	
General Plan Amendment/Specific Plan/SP Amendment)	
☐ Time Extension for	
CEQA DOCUMENTATION:   Initial Study   PER   N/A	
PLEASE USE FILL-IN FORM OR PRINT IN BLACK INK. Answer all questions compl	lately Attach required site plans forms statements
and deeds as specified on the Pre-Application Review. Attach Copy of Deed, i	ncluding Legal Description.
LOCATION OF PROPERTY: NOrth side of North MC	Ocial Aug
	Call rive
• •	Section(s)-Twp/Rg: $S = 7 - T = 13 S/R = 22 E$
ADDITIONAL APN(s):	
I (signature) declare that I am the	owner, or authorized representative of the owner, of
the above described property and that the application and attached document	ts are in all respects true and correct to the hest of my
knowledge. The foregoing declaration is made under penalty of perjury.	is and its and compact of the
Rick Davis 5381 N McCALLAVE C	40vis 93619 559 978 1828
Owner (Print or Type) Address City	Zip Phone
Applicant (Print or Type)	VIS 9361 559 3128883
Marlette Associates	ZIP Phone
Representative (Print or Type) Address City	Zip Phone
contact EMAIL: Parisa@Marletteassociates.co	ım
OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)	
Application Type / No.: Page 46 44 Fee: \$1.570.0	UTILITIES AVAILABLE:
Application Type / No · Fee: \$	WATER: Yes 🕅 / No
Application Type / No.: Pre APP Credit Fee: \$ - 247.0	
Application Type / No.: Fee: \$	Agency. Well
PER/Initial Study No.: Fee: \$	SEWER: Yes 🔀 / No
Ag Department Review: Fee: \$	Agency: (SeD+1C
Health Department Review: FHD Fee: \$ 432.60	
Received By: Flow Day 5 Invoice No.: TOTAL: \$ 1,755.0	שי
STAFF DETERMINATION: This permit is sought under Ordinance Section:	Sect-Twp/Rg: T S /R E
	APN #
Related Application(s):	APN #
Zama Dintuist.	APN #
Parcel Size:	APN#



Rev 12/14/18

F226 Pre-Application Review

Development Services and Capital Projects Division

## Email To:

PARIS BORGIA parisa@marlett eassociates.com

# **Pre-Application Review**

## **Department of Public Works and Planning**

LAND USE DESIGNATION:  ( ) GPA:	FRES			US ROPCIA
PROPERTY LOCATION: 3381 N.MC CALL AVE. CLOUS. California, 93619 APN: 308-270-73 ALCC: No. X Yes # VOLATION NO. N/A CNEL No. X Yes (level) LOW WATER: No. X Yes WITHIN 15 MILE OF CITY. No. X Yes ZONE DISTRICT: R.R.; SRA: No. X Yes HOMESITE DECLARATION REQ'D: No. X Yes LOT STATUS:  ZONE DISTRICT: R.R.; SRA: No. X Yes HOMESITE DECLARATION REQ'D: No. X Yes LOT STATUS:  ZONID: (X) Conforms; () Legal Non-Conforming lat; () Deed Review Req'd (see Form #236) Merger: May be subject to merger: No. X Yes Ziff #200 Initiated in process Maps Act: (2.34 AC PAR 2 PM 1173) Lot of Rec. Map; () On 72 rolls; (X) Other (in process) SCHOOL FEES: No. Yes X DISTRICT: Cloris Unified Trustee Area 4 PERMIT JACKET: No. Yes X FINFCD FEE AREA: (X) Outside () District No: FLOOD PRONE: No. X Yes Yellow PROPOSAL DRATO ALOWA SECOND DWELLING UNIT ON A 2.34-ACRE PARCE WITHIN THE R.RIFURAL RESIDENTIAL, TWO-ACRE MINIMUM PARCEL SIZEI ZONE DISTRICT (REF: PC # 20-0223)  COMMENTS:  COMMENTS:  COMMENTS:  GENERAL PLAN POLICIES:  () JGPA: () JMINOR VA:  () JGPA: () JMINOR VA:  () JAA: () JPPC: () JAG COMM:  SPECIAL POLICIES: () JAA: () JSPERT:  SPECIAL POLICIES: () JAA: () JSPERT:  ANNEX REFERRAL (LU-G17MOU): () JAC:  SPECIAL POLICIES: () JAT: () JUIO () JAC:		Land to the second seco		
APN: 308-270-73 ALCC: No X Yes	PROPERTY LOCATION:	5381 N. MC CALL AVE CLOV		
CNEL: No X Yes	APN: 308-270-73 ALCC: No X	Yes # VIOLATION N	O. N/	A
LOT STATUS:  Zoning: (X) Conforms; () Legal Non-Conforming lot; () Deed Review Req'd (see Form #236)  Merger: May be subject to merger: No X Yes ZM# Initiated in process  Map Act: (2.34 AC PAR 2 PM 1178) Lot of Rec. Map; () On 72 rolls; (X) Other; () Deeds Req's (see Form \$CHOL FEES: NoYes X DISTRCT: Clovis Unified Trustee Area 4 PERMIT JACKET: NoYes X PMFCD FEE AREA: (X) Outside () District No:FLOOD PRONE: No X Yes PMFCD FEE AREA: (X) Outside () District No:FLOOD PRONE: No X Yes PMFCD FEE AREA: (X) Outside () District No:FLOOD PRONE: No X Yes PMFCD FEE AREA: (X) Outside () District No:FLOOD PRONE: No X Yes PMFCD FEE AREA: (X) Outside () District No:FLOOD PRONE: No X Yes PMFCD FEE AREA: (X) Outside () District No:FLOOD PRONE: No X Yes PMFCD FEE AREA: (X) Outside () District No:FLOOD FRONE: No X Yes PMFCD FEE AREA: (X) Outside () District No:FLOOD FRONE: No X Yes PMFCD FEE AREA: (X) Outside () District No:FLOOD FRONE: No X Yes PMFCD FEE AREA: (X) Outside () District No:FLOOD FRONE: No X Yes PMFCD FEE AREA: (X) Outside () District No:FLOOD FRONE: DATE () DISTRICT (REF: PC # 20-0223)  COMMENTS:	CNEL: No X Yes (level) LO	N WATER: No <u>X</u> Yes WIT	HIN 1/4 MILE OF CITY: No_	X Yes
Zoning: (X) Conforms: (.) Legal Non-Conforming lot: (.) Deed Review Reg'd (see Form #236)  Marger: May be subject to merger: No. Yes X JW# Initiated In process  Map Act: (2.34 AC PAR 2 P/M 1178) Lot of Rec: Map; (.) On '72 rolls; (X) Other; () Deeds Reg'd (see Form #236)  SCHOOL FEES. No. Yes X DISTRICT: Clovis Unified Trustee Area 4. PERMIT JACKET: No. Yes X  FMRCD FEE AREA: (X) Outside () District No.: FLOOD FRONE: No. X Yes  PROPOSAL DRA TO ALLOW A SECOND DWELLING UNIT ON A 2.34-AGRE PARCEL WITHIN THE R-RIRURAL RESIDENTIAL, TWO-AGRE MINIMUM PARCEL SIZEI ZONE DISTRICT (REF: PC # 20-0223)  COMMENTS:  ORD. SECTION(S): 816.2-N & 855-N.29.d BY: O. Ramirez DATE: 10/06/2020  GENERAL PLAN POLICIES: PROCEDURES AND FEES:  LAND USE DESIGNATION: () JAA: (X) HID: \$\frac{1}{2}\tau_106/2020\$  GENERAL PLAN: () JAA: () JAA: (X) HID: \$\frac{1}{2}\tau_106/2020\$  SPECIFIC PLAN: () JAA: () JAA: (X) HID: \$\frac{1}{2}\tau_106/2020\$  SPECIFIC PLAN: () JAA: (		No X Yes HOMES	SITE DECLARATION REQ	'D.: No <u>X</u> Yes
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REGIONAL PLAN:  SPECIFIC PLAN:	COMMUNITY PLAN:	(_)AA:	( <b>X</b> )HD: <b>4</b>	32.00
SPECIAL POLICIES: SPHERE OF INFLUENCE: ANNEX REFERRAL (LU-G17/MOU): ANNEX REFERRAL (LU-G17/MOU):  SPIHING FEE:  ANNEX REFERRAL (LU-G17/MOU):  Pre-Application Fee: SPECIAL POLICIES:  ANNEX REFERRAL (LU-G17/MOU):  Pre-Application Fee: SPECIAL POLICIES:  ( ) AT: ( ) Other: Filling Fee: \$ 2,002.00.  FILING REQUIREMENTS:  OTHER FILING FEES:  ( ) Archaeological Inventory Fee: \$75 at time of filing (Separate check to Southern San Joaquin Valley Info. Center) ( ) CA Dept. of Fish & Wildlife (CDFW):\$850 (\$50+\$25,085-\$15). ( ) Photographs (Separate check to Fresno County Clerk for pass-thru to CDFW. Must be paid prior to IS closure and prior to setting hearing date.) ( ) IS Application and Fees* * Upon review of project materials, an Initial Study (IS) with fees may be required. ( ) Site Plans - 4 copies (folded to 8.5"X11") + 1 - 8.5"X11" reduction  Project Description / Operational Statement (Typed)  Statement of Variance Findings  Statement of Intended Use (ALCC)  Dependency Relationship Statement (Project Description / Operational Statement (Typed)  Statement of Variance Findings  Statement of Intended Use (ALCC)  Dependency Relationship Statement (Project Description / Operational Statement (Project Description / Operatio		( )CUP:	. ( )AG COM	M:
SPHERE OF INFLUENCE:  ANNEX REFERRAL (LU-G17/MOU):  COMMENTS:  Pre-Application Fee:		(*)UKA: 15 FC	/ . UV ( )ALCC: / NC/DED**	
ANNEX REFERRAL (LU-G17/MOU):  COMMENTS:  Pre-Application Fee:  Total County Filing Fee:  1, 755.00  FILING REQUIREMENTS:  OTHER FILING FEES:  (x) Land Use Applications and Fees (x) Land Use Application Review form (x) Copy of Deed / Legal Description (x) Copy of Deed / Legal Description (x) Photographs (Separate check to Southern San Joaquin Valley Info. Center) (y) Photographs (Separate check to Fresno County Clerk for pass-thru to CDFW. Must be paid prior to IS closure and prior to setting hearing date.) (x) Site Plans - 4 copies (folded to 8.5"X11") + 1 - 8.5"x11" reduction (x) Floor Plan & Elevations - 4 copies (folded to 8.5"X11") + 1 - 8.5"x11" reduction (y) Project Description / Operational Statement (Typed)  Statement of Variance Findings Statement of Intended Use (ALCC) Dependency Relationship Statement Referral Letter #  DATE: 1 DATE: 1 Site Plans - 1 Site Plans - 2 Copies (Folded within six (6) months of the date on this receipt.  PLU # 113 Fee: \$247.00 Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.  PHONE NUMBER: (559) 600 - 9C6Q  NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY: (x) COVENANT (x) BUILDING PERMITS (x) BUILDING PERMITS (x) BUILDING PERMITS (x) BUILDING PERMITS (x) SCHOOL FEES				
Filing Fee: \$ 2,002.00 Pre-Application Fee: -\$247.00 Total County Filing Fee: 1,755.00  FILING REQUIREMENTS:  OTHER FILING FEES:  (**) Land Use Applications and Fees (**) Archaeological Inventory Fee: \$75 at time of filing (**) This Pre-Application Review form (Separate check to Southern San Joaquin Valley Info. Center) (**) Copy of Deed / Legal Description (**) Cap of Fish & Wildlife (CDFW):(\$50) (\$500*\$24.406.75) (Separate check to Fresno County Clerk for pass-thru to CDFW.  Must be paid prior to IS closure and prior to setting hearing date.) IS Application and Fees* * Upon review of project materials, an Initial Study (IS) with fees may be required. (**) Site Plans - 4 copies (folded to 8.5"X11") + 1 - 8.5"x11" reduction  **) Floor Plan & Elevations - 4 copies (folded to 8.5"X11") + 1 - 8.5"x11" reduction  **) Project Description / Operational Statement (Typed)  Statement of Variance Findings  Statement of Intended Use (ALCC)  Dependency Relationship Statement  Referral Letter #  BY: Floor Plans (Separate Check to Southern San Joaquin Valley info. Center)  PLU # 113 Fee: \$247.00  Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.  **  BY: Floor Plans (Separate Check to Southern San Joaquin Valley info. Center)  Dependency Relationship Statement  DATE: ### OPERATE OF CONTROL OF CONT	ANNEX REFERRAL (LU-G17/MOU):			
Pre-Application Fee:			Filing Fee: \$	2,002.00
Statement of Variance Findings	COMMENTS:	Pre-Aj	oplication Fee:	- \$247.00
( ) Land Use Applications and Fees		Total (	County Filing Fee:	1,755.00
( ) Land Use Applications and Fees	FILING REQUIREMENTS:	OTHER FILING	FEES:	
Statement of Variance Findings   PLU # 113   Fee: \$247.00     Statement of Intended Use (ALCC)   Dependency Relationship Statement   If the application is submitted within six (6)   months of the date on this receipt.    SY:	<ul> <li>(×) This Pre-Application Review fo</li> <li>(γ) Copy of Deed / Legal Description</li> <li>(γ) Photographs</li> <li>() Letter Verifying Deed Review</li> <li>() IS Application and Fees* * Up</li> <li>(γ) Site Plans - 4 copies (folded to</li> <li>(γ) Floor Plan &amp; Elevations - 4 cop</li> </ul>	rm (Separate check ton ( ) CA Dept. of Fish (Separate check to) Must be paid prior on review of project materials, a 8.5"X11") + 1 - 8.5"X11" + 1 - 8.5"	o Southern San Joaquin Vain & Wildlife (CDFW):( <u>\$50) (</u> o Fresno County Clerk for performer to see to IS closure and prior to see in Initial Study (IS) with fe	ley Info. Center) \$50+\$2,406.75) ass-thru to CDFW. etting hearing date.)
DATE: 10.13.20  PHONE NUMBER: (559) 600 - 9CGQ  NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:  OCUPON OF CONT () SITE PLAN REVIEW  MAP CERTIFICATE (*) BUILDING PLANS  PARCEL MAP (*) BUILDING PERMITS  FINAL MAP () WASTE FACILITIES PERMIT  FMFCD FEES (*) SCHOOL FEES	<ul> <li>Statement of Variance Findings</li> <li>Statement of Intended Use (ALI)</li> <li>Dependency Relationship State</li> <li>Resolution/Letter of Release from</li> </ul>	i CC) ament om City of	Note: This fee will app if the application is sul	ly to the application fee omitted within six (6)
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I ALUGUI ALGO I JUITER ISee reverse side)	( ) FMFCD FEES ( ) ALUC or ALCC	( *\ ) SCHOOL FEES ( ) OTHER (see reverse side)		OVER



# County of Fresno

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

#### **AGENT AUTHORIZATION**

#### <u>AUTHORIZATION OF AGENT TO ACT ON BEHALF OF PROPERTY OWNER</u>

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.

Paris Borgia	Marlette Associates
Agent Name (Print or Type)	Company Name (Print or Type)
2565 Alluvial Ave, Ste 142	Clovis CA 93611
Mailing Address	City / State / Zip Code
_559-322-8883	parisa@marletteassociates.com
Phone Number	Émail Address
308-270-73	5381 N. McCall Ave Clovis 93619
Project APN	Project Street Address
A list consisting of additional properties i	s attached (include the APN for each property).
Project Description (Print or Type):	
2nd Dwelling Unit	
The undersigned declares under penalty of per	rjury that they own, possess, control or manage the
	hat they have the authority to designate an agent to
	The undersigned acknowledges delegation of ull responsibility for any and all actions this agent
Ruk Davis	11-19-20
Owner Signature	Date
BICK DAVIS 559-978	rick 47 davis D ginail, long  Beneil Address
Owner Name (Print or Type) Phone Num	iber 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

Tax Rate Area

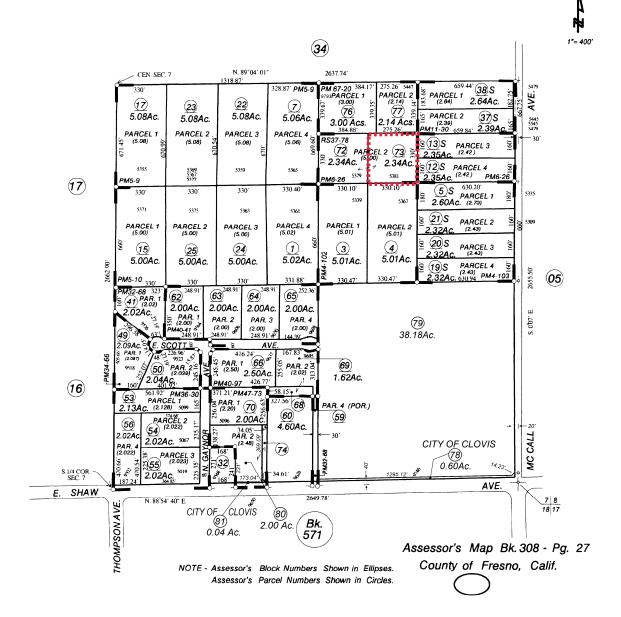
308-27

76-052

This map is for Assessment purposes only. It is not to be construed as portraying legal ownership or divisions of land for purposes of zoning or subdivision law.

NOTE ---

Parcel Map No. 1179, Bk. 4, Pg. 102
Parcel Map No. 1176, Bk. 4, Pg. 103
Parcel Map No. 1212, Bk. 5, Pg. 09
Parcel Map No. 1190, Bk. 5, Pg. 10
Parcel Map No. 1178, Bk. 6, Pg. 26
Parcel Map No. 1901, Bk. 11, Pg. 30
Parcel Map No. 3908, Bk. 32, Pg. 68 & 69
Parcel Map No. 5448, Bk. 34, Pg. 66
Parcel Map No. 4662, Bk. 36, Pg. 30
Parcel Map No. 5449, Bk. 40, Pg. 41
Parcel Map No. 5447, Bk. 40, Pg. 97 & 98
Parcel Map No. 7021, Bk. 47, Pg. 73
Parcel Map No. 7949, Bk. 67, Pg. 20
Record of Survey - Bk. 37, Pg. 78



RECORDED REQUESTED BY Richard E. Davis and Laure Arm Daws AND WHEN TECHNOLOGICAL DOCUMENT OF FRESKO County Recorder
Paul Dictos C.P. R.
DOC — 2013—0024824
Chris Names 16818
Thursday, FEB 14, 2013 13:37:00
Til Ps 21:08 Rott 8 003340383
KJE/RS/1-2 Jeffrey A. Jaech BAKER MANOCK & JENSEN, PC South State of the Control of the Co SPACE ASSOCIATIONS FOR RECORDERS USE ON Y STEE CHOOSE IN QUITCLAIM DEED APR 304-270-75 The undersigned grammers) declared:
DXCIMENTARY TRANSFER TAX'S None additions of species
Computed on full value of property conveyed, or
Computed on full value of property conveyed, or
Computed on full value has lests and contiminates remaining at time of sale.
Unincorporated Area x City of Chross Richard E. Davis hereby remises, releases and quilictains to Richard E. Davis and Laura Ann Davis, busband and whe as their community property. the following described resi property in the City of Clovis. State of Castionia, with the following legal description. See Exhaut A attached hereto. Ruhad E Davis February 12, 2013 STATE OF CALIFORNIA COUNTY OF FRESNO serure me. MARIA TERESA WELCH, a Notary Public (fearns and title of the officer)
who proven to me on the basis of Personally appeared RICHARD E DAVIS Who proved to me on the basis of self-activity verticate. In the personest vertical self-activity verticate. In the personest vertical self-activity declarate in the personest vertical self-activity representation of the self-activity self-activity self-activity self-activity of the personest of the entity in or penal of vertical the personest of the entity in or penal of vertical the personest of the entity in or penal of vertical the personest of the entity in or penal of vertical the personal science executed the instrument.

MASIA TERESA WELDING COMM. WELDING STATES OF THE STATES OF

Mr. and Mrs. Richard E. Davis

5381 N. McCall Avenue

Losephy under PENALTY OF PERIORY under the laws of the State of California that this foregoing paragraph is true and correct

Clovis, California, 93619

Anterior Legislation of wear formal disorders con RECORDING REQUESTED BY

Richard F. Davis and Least Ann Davis

AND WHEN RECORDED MAY, THE DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO

uating & vision Spanier Marriotti & Jantson, PC

Found Factor (California 90704-000)

COVA PRESS CAROTE SAME AND STATEMENTS TO

Mr and Mrs. Richard E. Davis, Früs Stein N. McCarl Avenue Chers. Carbonna. 93618



FRESNO County Recorder
Paul Dictos, C.P.A.
DOC- 2013-0024825

OOC - ZVIII Chack Number 149316 Thursday, FEB 14, 2013 13:37:15 Ttl Pd \$24.00 Rcpt # 0003840304 KJE/RS/1-3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

#### **OUTTCLAIM DEED**

Documentary transfer tax is NONE.

No consideration given - Change in formal title only.

For no consideration, RICHARD E. DAVIS, also known as RICHARD ERIC DAVIS, and LAURA ANN DAVIS, husband and wife, do hereby remise, release and forever quitelaim to RICHARD E. DAVIS and LAURA ANN DAVIS, as Trustees of the DAVIS 2013 REVOCABLE TRUST established February 12, 2013, all of their right, title and interest in and to the following described real property in the County of Fresno, State of California:

Parcel 1:

The East half of Parcel 2 of Map No. 1178 of Parcel Maps, in the County of Fresno, State of California, according to the map thereof recorded in Book 6 Page 26 of Parcel Maps, Fresno County Records, lying within the Northeast quarter of the Southeast quarter of Section 7, Township 13 South, Range 22 East, Mount Diable Base and Meridian.

EXCEPTING THEREFROM all oil, gas and/or minerals lying in and under the East half of the Northeast quarter of the Southeast quarter of said Section 7, except the South 660 feet thereof, as granted to California Land, Inc., a corporation, by Deed recorded February 24, 1937 in Book 1564 Page 69 of Official Records. APN: 308-270-73

Lots 16 and 44 of Tract No. 5186. Wildflower Village V. in the Unincorporated Area, County of Fresno, State of California, according to the map thereof recorded November 22, 2005 in Book 73 Pages 91, 92, 93 and 94 of Plats, Fresno County Records. APN: 135-200-16

135-200-44

D41544 - 16152,600

#### Parcel 3:

That portion of Lot 7 of Tract No. 2452, Allen Acres, in the City of Clovis, County of Fresno, State of California, according to the Map thereof recorded in Volume 28 of Plats, Page 85, Fresno County Records, described as follows:

Commencing at the Northeast corner of said Lot 7, thence North 89°55'45" West along the North line of said Lot 7, a distance of 42.63 feet to the true point of beginning; thence South 00°02'27" East, a distance of 173.29 feet; thence South 89°57'33" West, a distance of 159.07 feet; thence North 00°02'27" West, a distance of 173.60 feet to the point on the North line of said Lot 7; thence South 89°55'45" East along said North line, a distance of 159.07 feet to the true point of beginning.

Also known as Remainder E of Tract No. 5502, according to the Map thereof recorded in Book 75 Pages 16, 17, and 18 of Plats, Fresno County Records.

APN: 552-220-37

#### Parcel 4:

All that portion of the Southeast quarter of the Northeast quarter and the Northeast quarter of the Southeast quarter of Section 4, Township 13 South, Range 21 East, Mount Diablo Base and Meridian, Fresno County Records described as follows:

Beginning at the intersection of the West line of the Northeast quarter of the Southeast quarter of said Section 4 with the Northewsterly line of Tollhouse Road, as shown on Survey Map recorded in Book 10 Page 55 of Record of Surveys, Fresno County Records; thence Northeasterly along said Northwesterly line of Tollhouse Road North 55°31'30" East, 194.56 feet; thence North 34°44'41" West, 180.00 feet; thence South 55°31'30" West and parallel with and distant 180.00 feet Northwesterly measured at right angles from the Northeast quarter of said Tollhouse Road a distance of 69.96 feet to a point on the West line of the Northeast quarter of said Section 4: thence South 00°02'08" West along the West line of the Northeast quarter of the Southeast quarter of said Section 4, a distance of 218.44 feet to the point of beginning.

#### Parcel 5

Lot 14 of Fract No. 2442, in the City of Clovis, County of Fresno, State of California, according to the map thereof recorded in Book 28, Pages 7 and 8 of Plats, Fresno County Records.

APN: 498-110-33

NOTE #15 This conveyance transfers the Quitclaimors' interest into their revocable living trust which is not pursuant to a sale and is exempt pursuant to Rev. & Tax Code Section 11911.

NOTE #2: Quitclaimor RICHARD E. DAVIS is the same person as Trustee RICHARD E. DAVIS and Quitclaimor LAURA ANN DAVIS is the same person as Trustee LAURA ANN DAVIS. This conveyance is

1903.0466 (#112.000)

to a revocable trust and, pursuant to Rev. & Tax Code Section 62(d)(2), does not constitute a change in awnership and does not subject the property to reassessment.

Dated: February 12, 2013

RICHARD E. DAVIS, also known as RICHARD ERIC DAVIS

STATE OF CALIFORNIA

COUNTY OF FRESNO

On February 12, 2013, before me, MARIA TERESA WELCH, a Notary Public, personally appeared RICHARD E. DAVIS and LAURA ANN DAVIS who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is a ubscribed to the within instrument, and acknowledged to me that he was they executed the same in insther their authorized capacity(ies), and that by insther their ignature(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

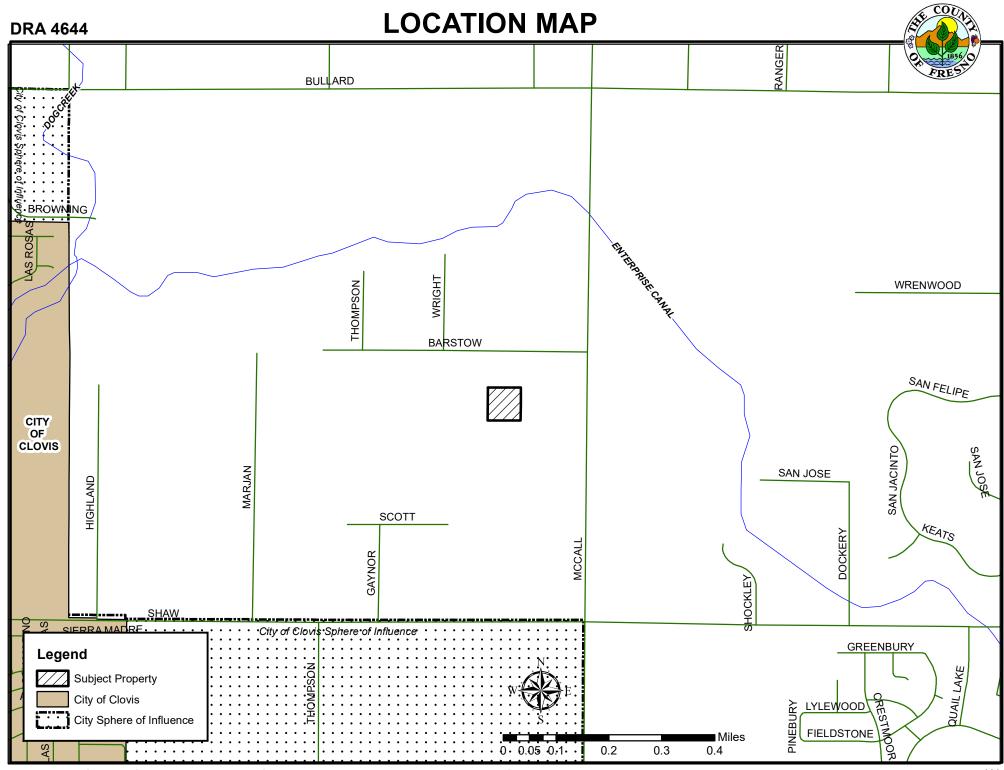
WITNESS my hand and official seal.

SKARIA TERESA WELCH COMM #1942557 O NOTICE FORCE COLFORNIA FRANCE COURTY

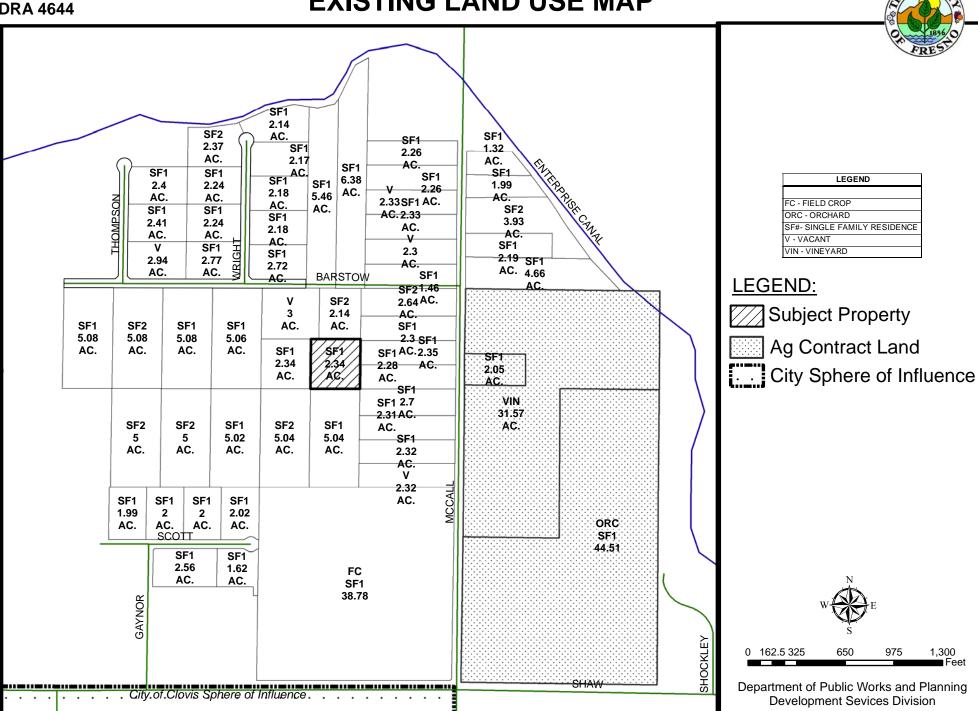
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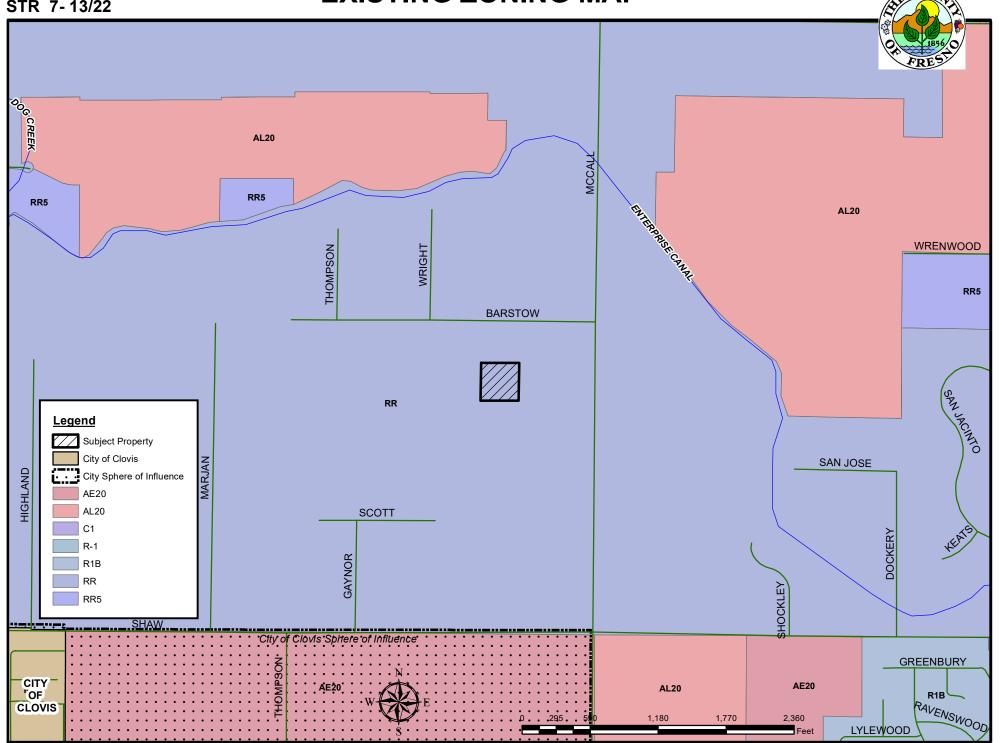
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## **EXISTING LAND USE MAP**



# **EXISTING ZONING MAP**



# **GENERAL NOTES**

- ALL WORK TO COMPLY W/ LATEST EDITION C.B.C., C.R.C, C.E.C., C.P.C., C.M.C., N.E.C., C.A.C., CGBSC CHAPTER 4 MANDATORY MEASURES, TITLE 24, FRESNO COUNTY ORDINANCE CODE TITLE 15, & ALL
- STRUCTURE MUST COMPLY WITH SECURITY CODE ORDINANCE:
- A) PEEP HOLE OR VISION PANEL B) STEEL PLATE AT DEAD BOLT STRIKER
- C) WINDOWS TO MEET LATEST UBC STANDARD. D) DEAD BOLT AT ALL EXT. DOORS, HOUSE TO GARAGE, GARAGE TO EXT.
- POST STREET ADDRESS NUMERALS AT LEAST 4" HIGH WITH A MINIMUM 1/2" STROKE MOUNTED ON A
- CHANGES FROM THE APPROVED PLANS DURING THE COURSE OF CONSTRUCTION SHALL CAUSE CONSTRUCTION TO BE SUSPENDED UNTIL SUCH TIME AS THE PLANS CAN BE AMENDED BY THE DESIGNER AND SUBMITTED TO THE COUNTY FOR REVIEW AND APPROVAL.

- ALL GRADING TO CONFORM TO THE CITY OF FRESNO ORDINANCES AND STANDARDS PERTAINING THERE TO.
- ON-SITE DIMENSIONS & CONDITIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED.
- MOISTURE CONTENT FOR EXPANSIVE SOILS SHALL BE 100% OF OPTIMUM TO A DEPTH OF 24" BELOW SLAB BOTTOMS AND SHALL BE MAINTAINED UNTIL SLABS ARE POURED. SOILS UNDER SLABS SHALL BE TESTED FOR MOISTURE CONTENT AND SLABS SHALL BE POURED WITHIN 24 HOURS OF OBTAINING THE REQUIRED MOISTURE CONTENT. SOIL DENSITY MAY BE 85% AFTER PRE-MOISTURING FOR ALL SOILS WITH AN EXPANSION INDEX GREATER THAN 50 (THE AREA UNDER RAISED FLOORS NEED NOT BE PRE-MOISTENED)
- PROVIDE COMPACTION TESTING FROM CERTIFIED GEOTECHNICAL ENGINEER FOR ALL STRUCTURES BUILT ON FILL AREAS IN EXCESS OF 12" IN DEPTH.
- ANY EXPORT MATERIAL SHALL BE DISPOSED OF IN AN ACCEPTABLE AND LEGAL MANNER.
- O. SURFACE DRAINAGE LESS THE 2% REQUIRES CERTIFICATION BY LICENSED SURVEYOR OR ENGINEER.
- I. GRADING SHALL MEET THE FOLLOWING:

   THE LOT SHALL BE GRADED TO DRAIN WATER AWAY FROM ALL FOUNDATIONS AT A SLOPE OF 5% FOR A DISTANCE OF NOT LESS THAN 10' FROM BUILDING PAD. - IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL SLOPE A MINIMUM OF 2%
- AWAY FROM THE BUILDING ALL SITE GRADING OUTSIDE OF THE BUILDING ENVELOPE IS REQUIRED TO BE A MINIMUM OF 0.5% DIRECTED TOWARDS THE STREET.
- . GRADE DIFFERENTIALS GREATER THAN 30" SHALL BE SUPPORTED AT AN APPROVED ENGINEERED RETAINING WALL.
- 3. CHEMICAL TOILET IS REQUIRE ON-SITE DURING CONSTRUCTION.
- 4. ALL CONSTRUCTION WASTE PRODUCTS WITHIN 30' OF STRUCTURE SHALL BE REMOVED. MIN 50% OF THE NON-HAZARDOUS CONSTRUCTION DEBRIS SHALL BE RECYCLED AND/OR SALVAGED UNLESS CONSTRUCTION WASTE MANAGEMENT ORDINANCE IS MORE STRINGENT.
- . ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A REGISTERED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR. LOCATE AND EXPOSE ALL PROPERTY CORNERS AND STRING THE SIDE YARD PROPERTY LINES PRIOR TO FOUNDATION INSPECTION.
- REPAIR ALL DAMAGED AND/ OR OFF SITE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
- 7. DRIVEWAYS SHALL MEET THE FOLLOWING STANDARDS:

   HAVE A MAX. GRADE OF 12%. THE DIRECTOR MAY APPROVE GRADES NOT EXCEEDING 20% UPON REQUEST WHERE UNUSUAL PHYSICAL FEATURES OF THE TERRAIN EXIST.
- HAVE A 10' WIDE TRAVEL LANE WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF 15'.
- HAVE A MIN. CENTERLINE RADIUS OF 59'. - HAVE A MIN. LENGTH OF 100' FOR VERTICAL CURVES.
- HAVE TURNOUTS NEAR THE MIDPOINT OF DRIVEWAYS EXCEEDING 150' IN LENGTH OR EVERY 400 FEET FOR DRIVEWAYS EXCEEDING 800' IN LENGTH.
- HAVE TURN-AROUNDS WITHIN 50' OF BUILDINGS SERVED BY DRIVEWAYS WHICH ARE IN EXCESS OF 300' IN LENGTH.
- GATES SHALL BE INSET A MIN. OF 30' FROM THE INTERSECTION OF A ROAD TO PROVIDE FOR OPENING OF THE GATE WITHOUT OBSTRUCTING TRAFFIC ON THE INTERSECTING ROAD.
   GATES SHALL BE TWO FEET WIDER THAN THE DRIVEWAY THEY SERVE.

## MOISTURE PROTECTION

- 8. GENERAL CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING WATERTIGHT BUILDING.
- 19. ROOF COVERING SHALL CONFORM WITH THE CRC R905 AS WELL AS FLASHING AND COUNTER-FLASHING OF CHIMNEY ROOF TO WALL AND PARAPET WALLS.
- 20. PROVIDE MIN. 30 YEAR/240# ASPHALT COMPOSITION ROOF, U.N.O. . THE METHODS OF FLASHING & COUNTER FLASHING OF CHIMNEYS, PARAPETS, BALCONIES, LANDINGS. EXTERIOR STAIRWAYS, ROOF-TO-WALLS, ETC./ CONNECTIONS SHALL BE IN COMPLIANCE W/ CRC R903, R905
- . WHERE PROJECT IS SUBJECT TO SNOW LOADS PROVIDE SNOW AND ICE SPLITTERS AT ALL ROOF

## FIRE BLOCKING

- 23. 2x FIRE BLOCK AT FLOOR, CEILING COVES AND SOFFITS, AND STUDS 10'-0" OR GREATER IN HEIGHT. CALIFORNIA RESIDENTIAL CODE R302.11
- ANNULAR SPACE AROUND GAS VENTS, DUCTS, PIPES, CHIMNEYS, AND FIREPLACES AT CEILING AND FLOOR LEVELS SHALL HAVE FIREBLOCKING. CRC R302.11(4) & R1003.19 (5/8" TYPE 'X' GYPBD.) . FIREBLOCKING IS REQUIRED AT THE OPENING BETWEEN THE ATTIC SPACE AND THE CHIMNEY CHASE FOR
- THE FACTORY-BUILT CHIMNEY. CRC R1003.19. (5/8" TYPE 'X' GYPBD.)
- 26. FIRE STOPS SHALL BE PROVIDED AROUND THE CHIMNEY AND FIREPLACE OPENINGS AT CEILING AND FLOOR LEVELS WITH NON-COMBUSTIBLE MATERIALS. CRC R1003.19. (5/8" TYPE 'X' GYPBD.)

- GENERAL CONTRACTOR TO PROVIDE NECESSARY CUT-OUTS, BACKING, ACCESS PANELS, CHASES, FURRING, REQUIRED FOR WORK BY OWNERS SUB-CONTRACTORS AND FOR ALL ACCESSORIES AND SUB-TRADES WHETHER OR NOT INDICATED ON PLANS.
- 28. ALL FRAMING LUMBER TO BE D.F. #2 PREMIUM GRADE OR BETTER. (U.N.O.)
- 29. INTERIOR SHEAR WALLS SHALL EXTEND TO ROOF SHEATHING.
- 30. PROVIDE GLU-LAM BEAM CERTIFICATION PRIOR TO BUILDING FINAL INSPECTION. ALL GLU-LAM BEAMS EXPOSED TO WEATHER TO BE EXTERIOR GRADE.
- . ALL METAL CONNECTIONS IN CONTACT WITH PRESSURE TREATED LUMBER TO HAVE A MINIMUM AMOUNT OF ZINC PROTECTION EQUAL TO A G185 COATING. (I.E. SIMPSON STRONG TIE CONNECTORS ZMAX)
- 32. ALL EXPOSED FRAMING, INCLUDING DECK FRAMING, POSTS, BEAMS AND RAILS TO BE PREMIUM GRADE LUMBER. NO VISUAL SPLITS, CHECKS OR CRACKS, NO WANE PRODUCT, FREE OF HEART CENTER (FOHC) TIMBER.

## INSULATION

- 34. R-21 BATT INSULATION AT ALL EXTERIOR WALLS AND R-19 BETWEEN OCCUPIED SPACE & GARAGE WALLS.
- 35. R-38 INSULATION AT ALL ATTIC AREAS OVER OCCUPIED SPACE. U.N.O.
- 36. R-15 INSULATION AT ALL ATTIC ROOFS ABOVE OCCUPIED SPACE, U.N.O.
- 37. MIN 4" BATT SOUND INSULATION ALL TOILET ROOM WALLS & BEDROOM WALLS
- 39. INSULATION SHALL COMPLY WITH FLAME SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF SECTION R302.10 OF CALIFORNIA RESIDENTIAL CODE.
- 40. THE FOLLOWING SHALL BE CAULKED OR OTHERWISE SEALED TO LIMIT AIR INFILTRATION: A) EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, BETWEEN WALL SOLE PLATED AND FLOORS, AND BETWEEN EXTERIOR WALLS PANELS.
- B) OPENING FOR PLUMBING, ELECTRICITY AND GAS LINES IN WALLS, CEILINGS AND FLOORS. C) OPENINGS IN ATTIC FLOOR (SUCH AS WHERE CEILING PANELS MEET INTERIOR AND EXTERIOR WALLS AND MASONRY FIREPLACES: AND
- D) ALL OTHER SUCH OPENINGS IN THE BUILDING ENVELOPE.
- 2. AFTER INSTALLING INSULATION, THE INSTALLER SHALL POST, IN A CONSPICUOUS LOCATION IN THE BUILDING, AN INSULATION CERTIFICATE, SIGNED BY THE INSTALLER AND THE BUILDER, STATING THAT THE INSTALLATION CONFORMS WITH THE REQUIREMENTS OF TITLE 24, PART 2, CONFORM WITH THE REQUIREMENTS OF TITLE 20, CHAPTER 2–53 OF THE CALIFORNIA ADMINISTRATIVE CODE AND THAT THE MATERIALS INSTALLED CHAPTER 2, SUBCHAPTER 4, ARTICLE 3. THE CERTIFICATE SHALL STATE THE MANUFACTURE'S NAME AND MATERIAL IDENTIFICATION, IDENTIFICATION, THE INSTALLED "R" VALUE, AND (IN APPLICATIONS OF LOOSE FILL INSULATION), THE MINIMUM INSTALLED WEIGHT PER SQUARE FOOT CONSISTENT WITH THE MANUFACTURE'S LABELED DENSITY FOR THE DESIRED "R" VALUE.
- 3. THE ATTIC ACCESS SHALL BE WEATHER STRIPPED AND INSULATION EQUIVALENT TO THAT OF THE CEILING SHALL BE INSTALLED ON THE ACCESS PANEL.

## **FINISHES**

- 44. LATH AND PLASTER SHALL COMPLY W/ CRC R702 & R703.
- 15. WHEN MASONRY VENEER IS USED PROVIDE TIES & WEATHERPROOF COVERING AS REQUIRED BY CRC R703.
- 46. PROVIDE AN APPROVED WATERPROOF BACKING FOR ALL EXTERIOR WALL FINISHES.
- . WALL SURFACES BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SHALL NOT BE ADVERSELY AFFECTED BY WATER. IF GYPBD IS TO BE USED, IT MUST BE APPROVED WATER RESISTANT BOARD INSTALLED ACCORDING TO CBC STANDARDS.
- 48. INTERIOR WALL FINISH TO HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200.
- 49. INTERIOR WALL FINISH TO HAVE A SMOKE-DEVLOPED INDEX OF NOT GREATER THAN 450. D. FINISH MATERIALS, CARPET SYSTEMS, RESILIENT FLOORING, COMPOSITE WOOD PRODUCTS, ADHESIVES, PAINTS AND OTHER COATINGS TO CONFORM TO CGBSC SECTIONS 4.504.2 & 4.504.3. PROVIDE

- DOORS & WINDOWS
- 51. ALL EXTERIOR SWING DOORS & WINDOWS TO BE FULLY WEATHER STRIPPED INCLUDING ANY DOOR
- 52. REQUIRED EGRESS DOORS SHALL BE OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- 53. ALL WEATHER STRIPPING, CAULKING AND SEALING OF EXTERIOR DOORS, WINDOWS AND BUILDING ENVELOPE OPENINGS AS REQUIRED BY BUILDING STANDARDS SHALL BE SUBJECT TO FIELD INSPECTION. 54. ALL WINDOWS AND FRENCH DOORS SHALL BE DUAL GLAZED (SINGLE GLAZED AT GARAGE AND STORAGE).
- 55. ALL SLEEPING ROOMS SHALL BE PROVIDED WITH A MINIMUM 20" WIDE AND 24" HIGH EMERGENCY EXIT WITH AN OPENING AREA OF AT LEAST 5.7 SQ. FT. AND SILL HEIGHT OF 44" MAXIMUM.

56. ENTRY FROM GARAGE TO INTERIOR AREA SHALL BE, TYPICALLY, 20 MIN SOLID CORE DOOR, 1 3/4" THICK

- WITH THREE HINGES, TWO OF WHICH ARE TO BE SELF-CLOSING, WEATHERSTRIPPING AND MAXIMUM 1/2" STEP
- 57. MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED INDICATING THAT THEY MEET THE APPROPRIATE STANDARDS LISTED IN LATEST CBC.
- 63. INSTALL WINDOWS IN STRICT ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS AND DETAILS. 64. ALL SHOWER/ BATH ENCLOSURES AND BATHROOM WINDOWS LESS THAN 60" ABOVE STANDING/ WALKING
- 65. ALL GLASS WITHIN A 24" ARC OF EITHER VERT. EDGES OF THE DOOR IN CLOSED POSITION SHALL HAVE TEMP/SAFETY GLASS. GLAZING WITHIN 60" OF BOTTOM OF TUB/SHOWER TO HAVE TEMP/SAFETY GLASS.
- 66. ALL WINDOWS TO HAVE MIN U-VALUE OF .30
- 67. ALL WINDOWS TO HAVE MIN SHGC VALUE OF .23
- 68. PROVIDE INSECT SCREENS FOR EACH OPERABLE SASH.
- 69. JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, EQUIPPED WITH GASKETS, WEATHER—STRIPPED, OR OTHERWISE SEALED TO LIMIT INTERNAL OR EXTERNAL AIR FILTRATION.
- 70. EVERY MANUFACTURED AND SITE—BUILT FENESTRATION PRODUCT OR FENESTRATION SYSTEM INSTALLED IN CONSTRUCTION SUBJECT TO TITLE 24, PART 6 SHALL HAVE ATTACHED TO IT A CLEARLY VISIBLE TEMPORARY LABEL OR HAVE AN ASSOCIATED LABEL CERTIFICATE THAT LISTS THE U-FACTOR, THE SOLAR HEAT GAIN COEFFICIENT (SHGC) OF THAT PRODUCT AND THE METHOD USED TO DERIVE THOSE VALUES, AND CERTIFIES COMPLIANCE WITH AIR LEAKAGE REQUIREMENTS OF THE CALIFORNIA ENERGY CODE, SECTION 110.6. THE LABEL SHALL NOT BE REMOVED UNTIL APPROVED BY THE BUILDING INSPECTOR.

## **PLUMBING**

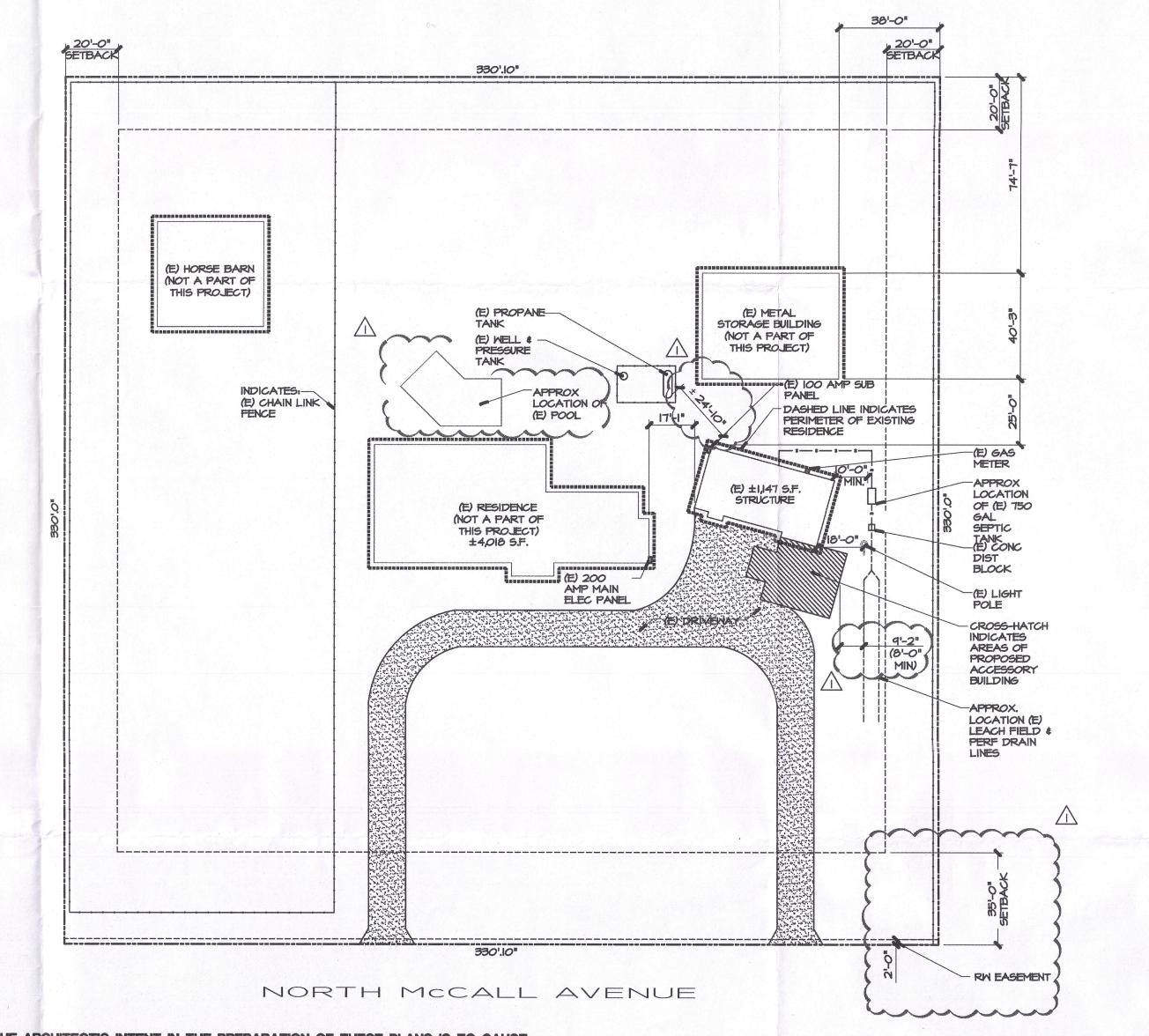
- 71. WATER CLOSET COMPARTMENTS SHALL BE MINIMUM 30" WIDE AND 24" CLEARANCE IN FRONT OF FIXTURES.
- 72. ALL TOILETS ARE TO BE LOW FLOW (MAX 1.28 GAL PER FLUSH)
- 73. ALL SHOWERHEADS SHALL HAVE A MAX FLOW RATE OF 2 GPM @ 80 PSI. MULTIPLE SHOWERHEADS SERVING (1) SHOWER SHALL HAVE A COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED
- 2.0 GPM @ 80 PSI OR ONLY (1) SHOWER OUTLET IS TO BE IN OPERATION AT A TIME. 74. ALL RESIDENTIAL LAVATORY FAUCETS SHALL HAVE A MIN FLOW RATE OF 0.8 GPM © 20 PSI & A MAX FLOW RATE OF 1.2 GPM © 60 PSI.
- 75. ALL KITCHEN FAUCETS SHALL HAVE A MAX FLOW RATE OF 1.8 GPM @ 60 PSI.
- 76. PROVIDE NON-REMOVABLE TYPE BACKFLOW PREVENTION DEVICE AT ALL HOSE BIBS. CPC 603.3.3
- 77. WATER HAMMER ARRESTORS SHALL BE INSTALLED AT THE FOLLOWING QUICK-ACTING SHUT-OFF VALVES: AUTOMATIC WASHING MACHINE (HOT AND COLD WATER), ICE MAKER, DISHWASHER, FRONT AND REAR
- 78. PROVIDE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC ANTI-SCALD MIXING VALVE TYPE AT THE SHOWERS AND TUB-SHOWER COMBINATION.
- 79. PROVIDE MANUFACTURE'S INSTALLATION INSTRUCTIONS FOR ALL CIRCULATING TYPE TUBS.
- 80. PROVIDE A 12"X12" TUB ACCESS, BRASS FERRULE OR WELDED PLASTIC DRAIN FITTING TYPICAL AT TUBS.
- 81. WATER HEATER MUST BE SECURED TO STUDS IN WALL WITH A SHEET METAL STRAP (26 GA 2"W) NAILED AS PER CODE WITH 16D NAILS. LOCATE AT TOP AND BOTTOM 1/3 OF TANK. LOWER POINT SHALL BE MIN. 4" ABOVE CONTROLS. CPC 507.2 INSTALL TANKLESS WATER HEATERS IN ACCORDANCE WITH
- 82. PROVIDE A MINIMUM OF 50 SQ. IN. OF COMBUSTION AIR WITHIN 12" OF FLOOR AND CEILING FOR GAS BURNING EQUIPMENT COMPARTMENTS.
- 83. PIPES IN TRENCHES REQUIRE 12" MIN COVERAGE. CPC 314.4, 18" MIN COVERAGE WHERE PROJECTS ARE 3,000 OR MORE ABOVE SEA LEVEL

## MECHANICAL/ ELECTRICAL

(WHERE SHOWN ON PLANS) AND INTERCONNECTED.

SYMBOLS

- 84. AT TIME OF FINAL INSPECTION, AN OPERATION AND MAINTENANCE MANUAL SHALL BE PLACED IN THE BUILDING THAT CONTAINS THE APPLICABLE ITEMS LISTED IN CALIFORNIA GREEN BUILDING STANDARDS CODE
- 85. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION. CGBSC SECTION 4.504
- 86. MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH CGBSC
- N.E.R. #111 W/ BATTERY BACK-UP (WHERE SHOWN ON PLANS) AND INTERCONNECTED.
- 87. PROVIDE A U.L. APPROVED DETECTOR OF COMBUSTION OTHER THAN HEAT, 110V, DIRECT WIRED, BRK, 88. PROVIDE A U.L. APPROVED CARBON MONOXIDE, 110V, DIRECT WIRED, NFPA #720 W/ BATTERY BACK-UP



CONSTRUCTION WASTE MANAGEMENT PLAN

MUST BE FINALIZED PRIOR TO OCCUPANCY

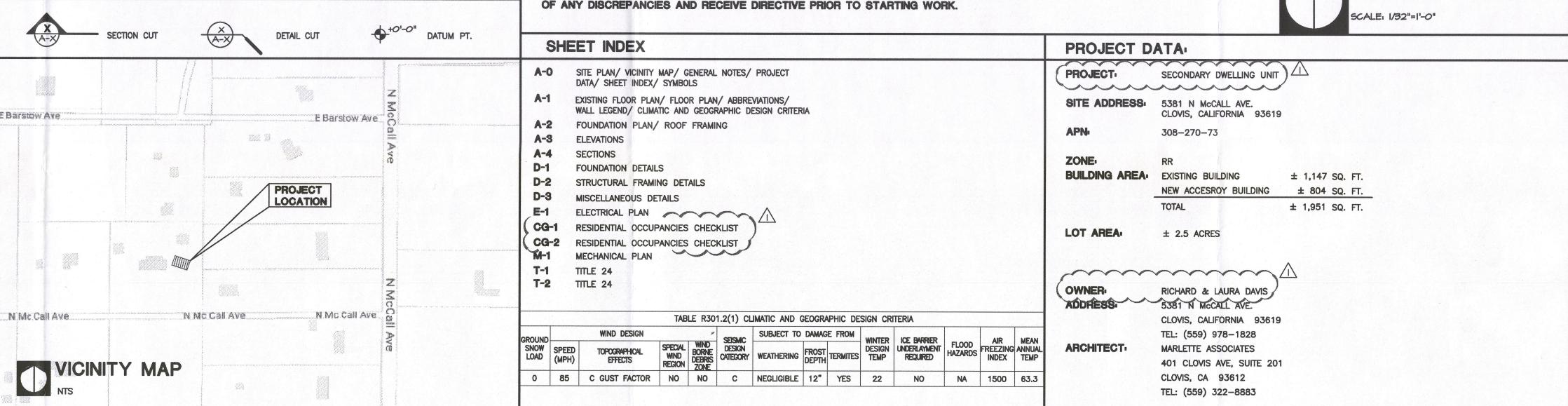
CONCRETE DESIGN STRENGTH - 2,500 PSI

MATERIAL DEAD LOAD - 35 PSF

MATERIAL LIVE LOAD - 60 PSF

PART OF THE ARCHITECT'S INTENT IN THE PREPARATION OF THESE PLANS IS TO CAUSE THE CONSTRUCTION OF THIS PROJECT TO COMPLY WITH ALL OF THE PERTINENT CODES ADOPTED BY THE APPLICABLE JURISDICTIONAL AGENCIES. IT IS THE ARCHITECTS INTENT THAT THESE PLANS FULLY DESCRIBE THE PHYSICAL REQUIREMENTS NECESSARY TO MEET SUCH CODE REQUIREMENTS. THE CONTRACTOR IS REQUIRED TO BECOME FAMILIAR WITH ALL APPLICABLE CODES, LAWS AND ORDINANCES UNDER WHICH THIS PROJECT IS TO BE CONSTRUCTED AND TO BRING TO THE ARCHITECT'S ATTENTION ANY DEVIATIONS FROM SUCH CODES, LAWS AND ORDINANCES WHICH HE MAY RECOGNIZE DURING THE COURSE OF CONSTRUCTION. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING WORK. NOTIFY ARCHITECT





PROJ. NO: RICK DAVIS SHEET NUMBER

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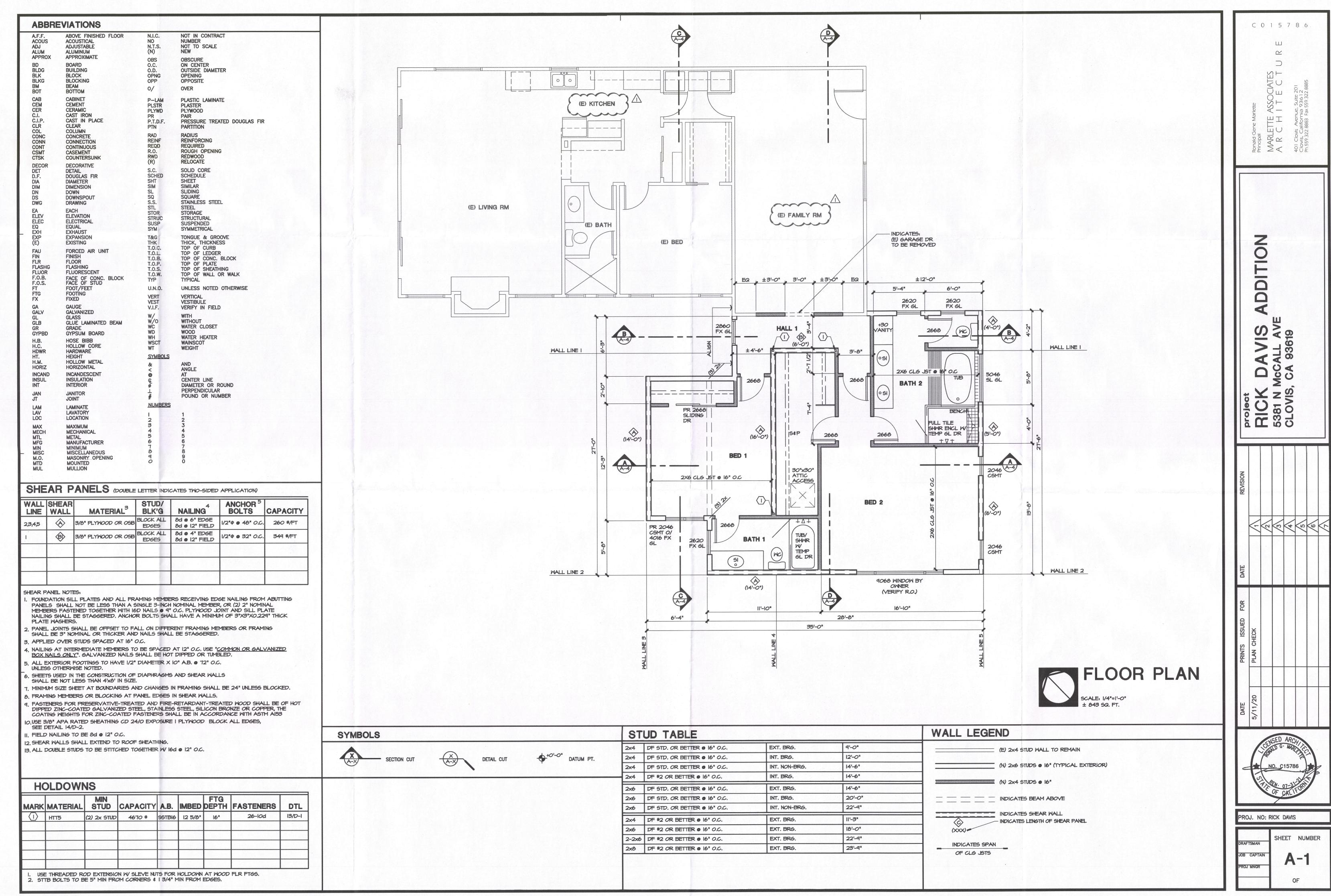
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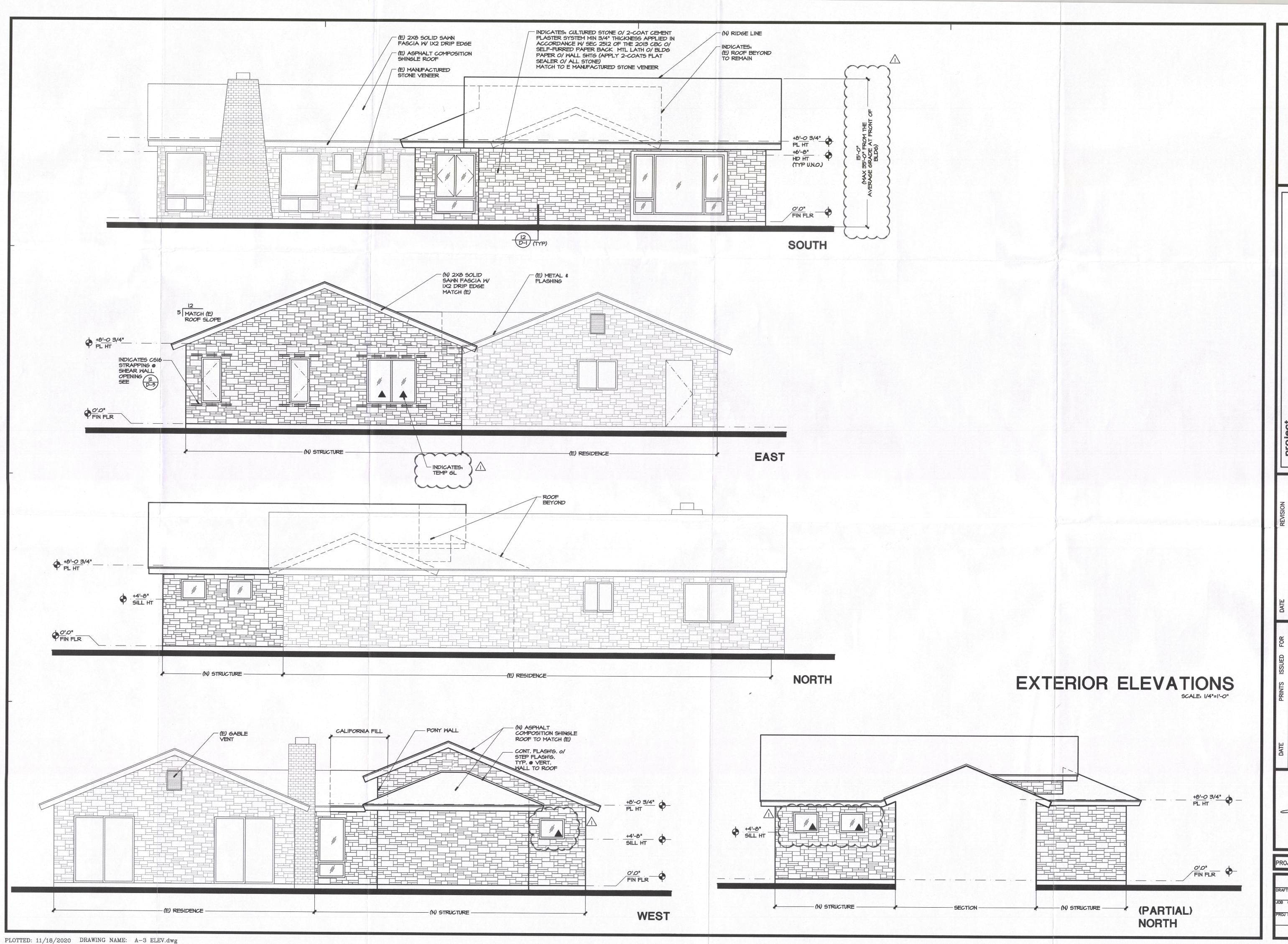
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C 0 1 5 7 8 6 Ronald Gene Mar Principal MARLETTE **ADDITION** AVIS SALL AVE

PROJ. NO: RICK DAVIS SHEET NUMBER

**A-3** 

PLOTTED: 11/18/2020 DRAWING NAME: A-3 ELEV.dwg











