



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.

ED

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Activity Code (Internal Review):2392

Enclosures



Fresno County Department of Public Works and Planning

Date Received: 11.20.20

Dra 4644

(Application No.)

MAILING ADDRESS:

Department of Public Works and Planning
Development Services 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
Toll Free: 1-800-742-1011 Ext. 0-4497

APPLICATION FOR:

- Pre-Application (Type)
Amendment Application
Amendment to Text
Conditional Use Permit
Variance (Class)/Minor Variance
Site Plan Review/Occupancy Permit
No Shoot/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:

Convert an accessory building into a second residence.

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: North side of North McCall Ave
between E Bullard and E Shaw
Street address: 5381 N McCall Ave

APN: 308-270-73 Parcel size: 330' x 330' Section(s)-Twp/Rg: S 7 - T 13 S/R 22 E

ADDITIONAL APN(s):

I, Rick Davis (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.

Owner (Print or Type) Rick Davis 5381 N McCall Ave Clovis 93619 559 978 1828

Applicant (Print or Type) Paris Borgia 2565 Alluvial Ave Clovis 93611 559 322 8883

Representative (Print or Type) Marlette Associates

CONTACT EMAIL: paris@marletteassociates.com

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: Dra 4644 Fee: \$1,570.00
Application Type / No.: Pre app credit Fee: \$
Application Type / No.: Fee: \$
PER/Initial Study No.: Fee: \$
Ag Department Review: Fee: \$
Health Department Review: FHD Fee: \$432.00
Received By: E. Anna Davis Invoice No.: TOTAL: \$1,755.00

UTILITIES AVAILABLE:

WATER: Yes [X]/No []
Agency: Well
SEWER: Yes [X]/No []
Agency: Septic

STAFF DETERMINATION: This permit is sought under Ordinance Section:

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

Related Application(s):

APN # - - -

Zone District:

APN # - - -

Parcel Size:

APN # - - -

APN # - - -



Development Services
and
Capital Projects
Division

Email To:

PARIS
BORGIA
parisa@marlett
eassociates.com

Pre-Application Review

Department of Public Works and Planning

NUMBER: 20-108438

APPLICANT: PARIS BORGIA

PHONE: (559) 322-8885

PROPERTY LOCATION: 5381 N. MC CALL AVE., CLOVIS, California, 93619
 APN: 308-270-73 ALCC: No Yes # VIOLATION NO. N/A
 CNEL: No Yes (level) LOW WATER: No Yes WITHIN 1/2 MILE OF CITY: No Yes
 ZONE DISTRICT: R-R; SRA: No Yes HOMESITE DECLARATION REQ'D.: No Yes
 LOT STATUS:

Zoning: Conforms; () Legal Non-Conforming lot; () Deed Review Req'd (see Form #236)
 Merger: May be subject to merger: No Yes ZM# Initiated In process
 Map Act: (2.34 AC PAR 2 P/M 1178) Lot of Rec. Map; () On '72 rolls; Other ; () Deeds Req'd (see Form #236)

SCHOOL FEES: No Yes DISTRICT: Clovis Unified Trustee Area 4 PERMIT JACKET: No Yes
 FMFCD FEE AREA: Outside () District No.: FLOOD PRONE: No Yes
 PROPOSAL DRA TO ALLOW A SECOND DWELLING UNIT ON A 2.34-ACRE PARCEL WITHIN THE R-R [RURAL RESIDENTIAL, TWO-ACRE MINIMUM PARCEL SIZE] 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:

LAND USE DESIGNATION: RR () GPA:
 COMMUNITY PLAN: () AA:
 REGIONAL PLAN: () CUP:
 SPECIFIC PLAN: DRA: 1,570.00
 SPECIAL POLICIES: () VA:
 SPHERE OF INFLUENCE: () AT:
 ANNEX REFERRAL (LU-G17/MOU): () JT:

PROCEDURES AND FEES:

() MINOR VA:
 HD: 432.00
 () JAG COMM:
 () ALCC:
 () IS/PER*:
 () Viol. (35%):
 () Other:
 Filing Fee: \$ 2,002.00
 Pre-Application Fee: - \$247.00
 Total County Filing Fee: 1,755.00

COMMENTS:

FILING REQUIREMENTS:

- Land Use Applications and Fees
- This Pre-Application Review form
- Copy of Deed / Legal Description
- Photographs
- () Letter Verifying Deed Review
- () 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
- () Resolution/Letter of Release from City of
Referral Letter #

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): (\$50) (\$50+\$2,406.75)
(Separate check to Fresno County Clerk for pass-thru to CDFW.
Must be paid prior to IS closure and prior to setting hearing date.)

BY: Ethan Davis DATE: 10.13.20
 PHONE NUMBER: (559) 600-9669

NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:

- COVENANT
- () MAP CERTIFICATE
- () PARCEL MAP
- () FINAL MAP
- () FMFCD FEES
- () ALUC or ALCC
- () SITE PLAN REVIEW
- BUILDING PLANS
- BUILDING PERMITS
- () WASTE FACILITIES PERMIT
- SCHOOL FEES
- () OTHER (see reverse side)

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.

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.

Paris Borgia
Agent Name (Print or Type)

Marlette Associates
Company Name (Print or Type)

2565 Alluvial Ave, Ste 142
Mailing Address

Clovis CA 93611
City / State / Zip Code

559-322-8883
Phone Number

parisa@marletteassociates.com
Email Address

308-270-73
Project APN

5381 N. McCall Ave Clovis 93619
Project Street Address

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

Project Description (Print or Type):

2nd Dwelling Unit

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.

Rick Davis
Owner Signature

11-19-20
Date

RICK DAVIS
Owner Name (Print or Type)

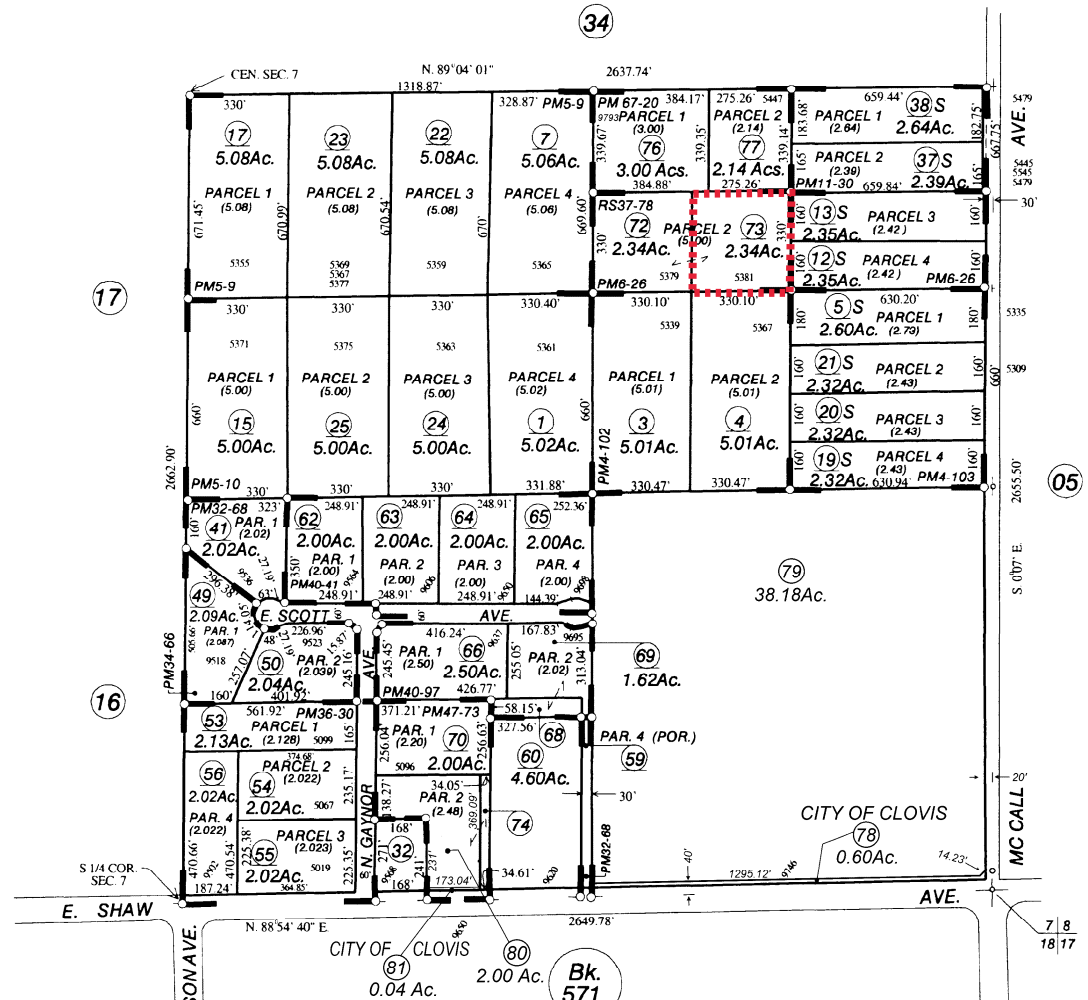
559-978-1828
Phone Number

rick47davis@gmail.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&Pln\FORMS\F410 Agent Authorization 8-14-19.doc

... NOTE ...
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.



- 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

Assessor's Map Bk.308 - Pg. 27

County of Fresno, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

RECORDING REQUESTED BY
Richard E. Davis and Laura Ann Davis

AND WHEN RECORDED MAIL DOCUMENT TO:

Name:
Jeffrey A. Jaech
BAKER MANOCK & JENSEN PC
ADDRESS:
5266 N. Palm Avenue, Suite 421
Fresno, California 93704
CITY/STATE/ZIP:
FRESNO, CA 93704

FRESNO County Recorder
Paul Dicos, C.P.A.
DOC-2013-0024824

Check Number: 148315
Thursday, FEB 14, 2013 13:37:00
Ttl Pd \$21.00 Rpt # 0003340383
KJE/RS/1-2

TRF ORIGIN NO.

TRF ORIGIN NO.

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

APN: 10K-2781-71

QUITCLAIM DEED

The undersigned grantor(s) declare(s):

- DOCUMENTARY TRANSFER TAX & Note-additions of spouse
- computed on full value of property conveyed, or
- computed on full value less liens and encumbrances remaining at time of sale,
- Unincorporated Area X City of Clovis

Richard E. Davis hereby remises, releases and quitclaims to
Richard E. Davis and Laura Ann Davis, husband and wife as their community property.

the following described real property in the City of Clovis County of Fresno
State of California, with the following legal description:

See Exhibit A attached hereto.

February 12, 2013

Date

Richard E. Davis
Richard E. Davis

STATE OF CALIFORNIA

COUNTY OF FRESNO

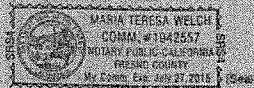
On February 12, 2013 before me, MARIA TERESA WELCH, a Notary Public
(Date) (Name and title of the officer)

Personally appeared RICHARD E DAVIS 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 he/she/they is/are 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.

Maria Teresa Welch
Conservator of office



MAIL TAX STATEMENT TO:

Mr. and Mrs. Richard E. Davis
5381 N. McCall Avenue
Clovis, California 93619

Recorded Legally in
www.fresno.gov/record

RECORDING REQUESTED BY

Richard E. Davis and Laeta Ann Davis

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

Name: Jeffrey A. Jett
Bank: Merrill & Jenkin, PC

Where: P.O. Box 1000, Fresno, CA 93704-0000

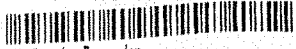
Address: 3202 North Palm Avenue
Fourth Floor

City: Fresno, California 93704-0000

To: MAIL TAX STATEMENTS TO

Mr. and Mrs. Richard E. Davis, Trustees
501 E. Market Avenue
Crown, California 93711

2



FRESNO County Recorder
Paul Dictos, C.P.R.

DOC- 2013-0024825

Check Number 140316
Thursday, FEB 14, 2013 13:37:15

Ttl Pd \$24.00 Rcpt # 0003840304
KJE/R5/1-3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

OUTCLAIM 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 quitclaim 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 Diablo 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

Parcel 2:

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

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 Northwesterly 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 Northwesterly line of said Tollhouse Road a distance of 69.96 feet to a point on the West line of the Northeast quarter of the Southeast 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.
APN: 491-090-87

Parcel 5:

Lot 14 of Tract 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 #1: 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

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

Dated: February 12, 2013

Richard E. Davis
RICHARD E. DAVIS, also known as RICHARD ERIC DAVIS
Laura Ann Davis
LAURA ANN 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/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.

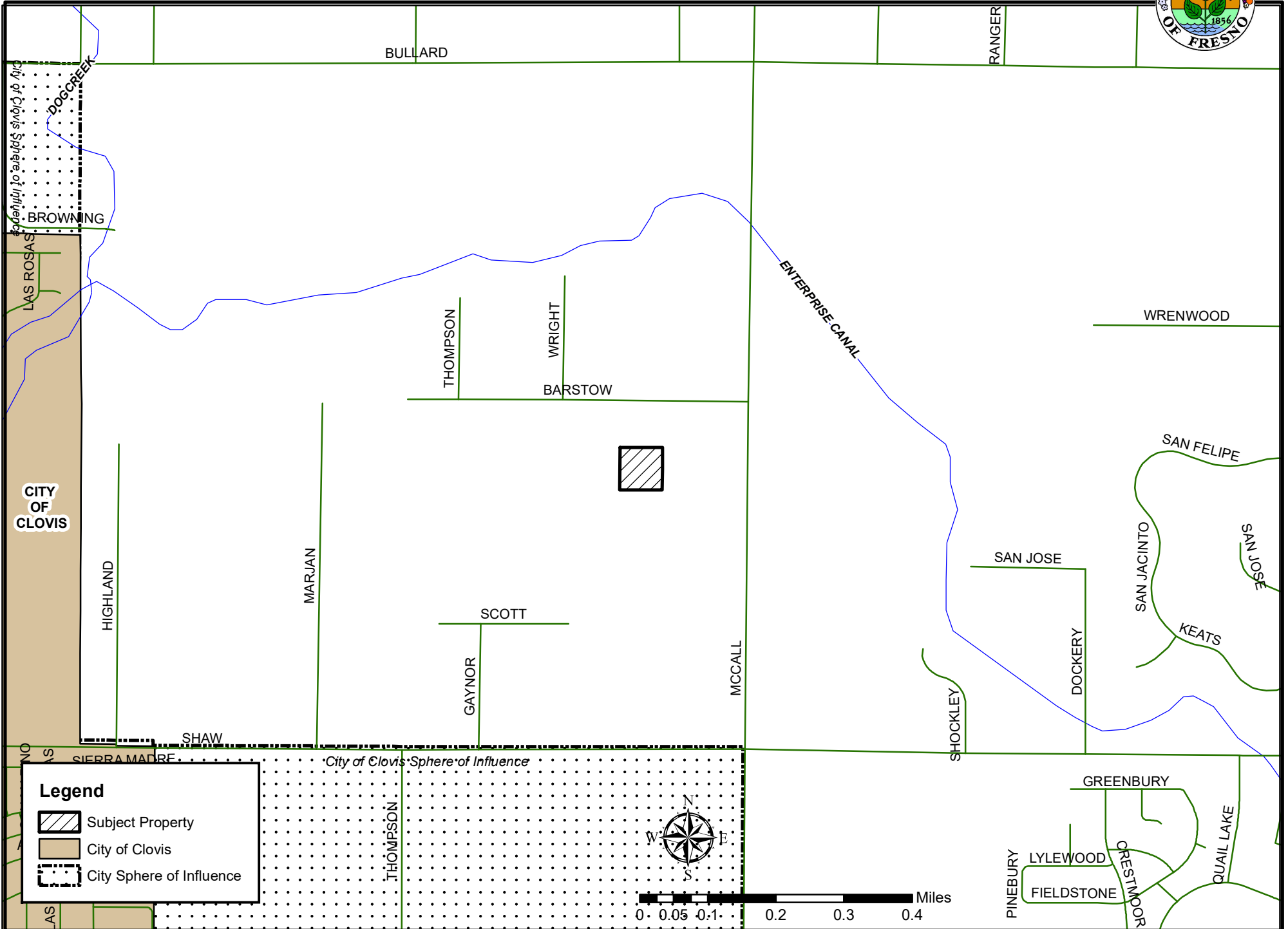
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

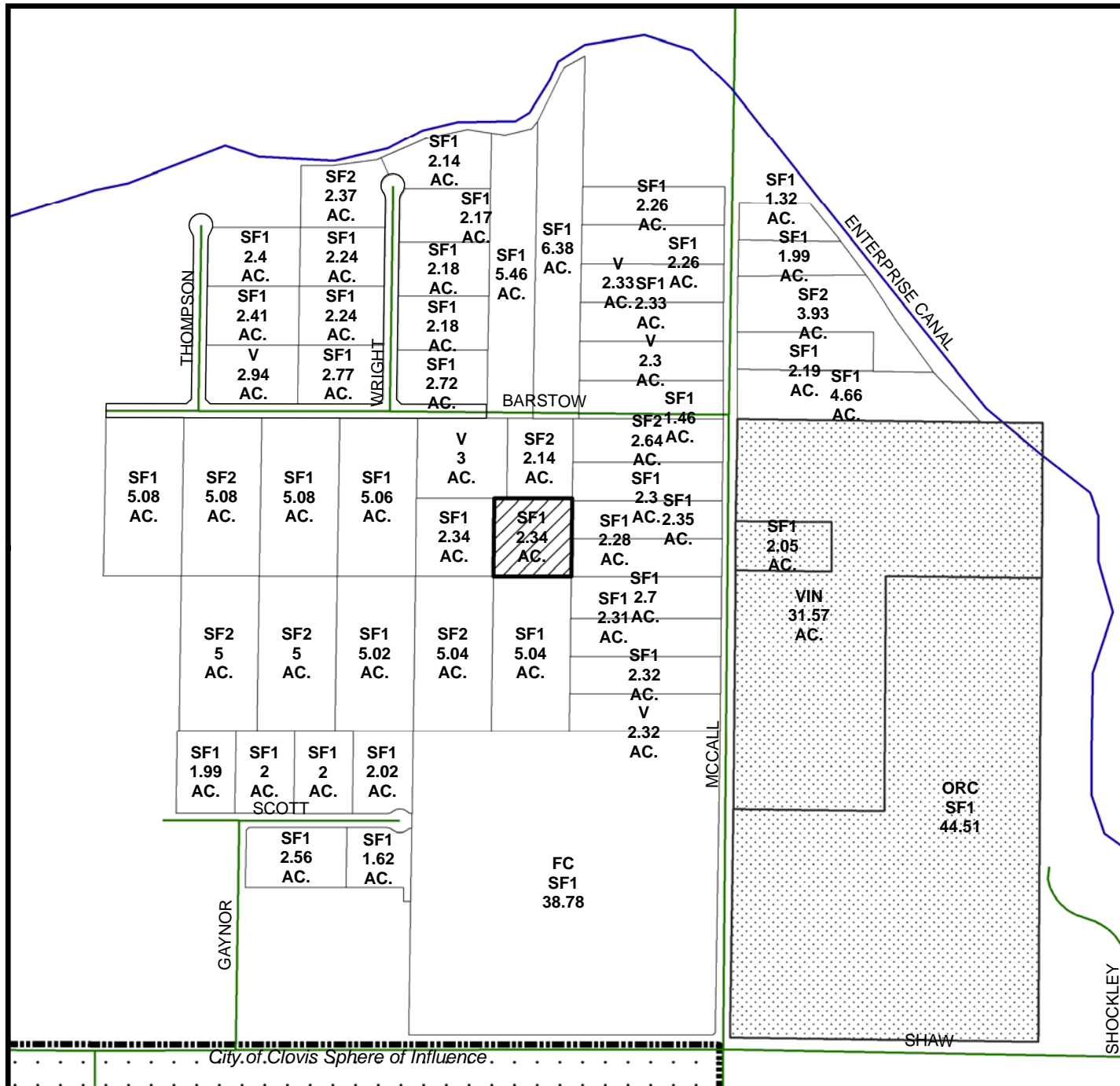


Maria Teresa Welch
Notary Public

LOCATION MAP

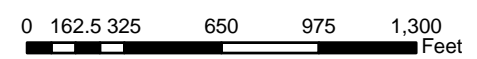


EXISTING LAND USE MAP



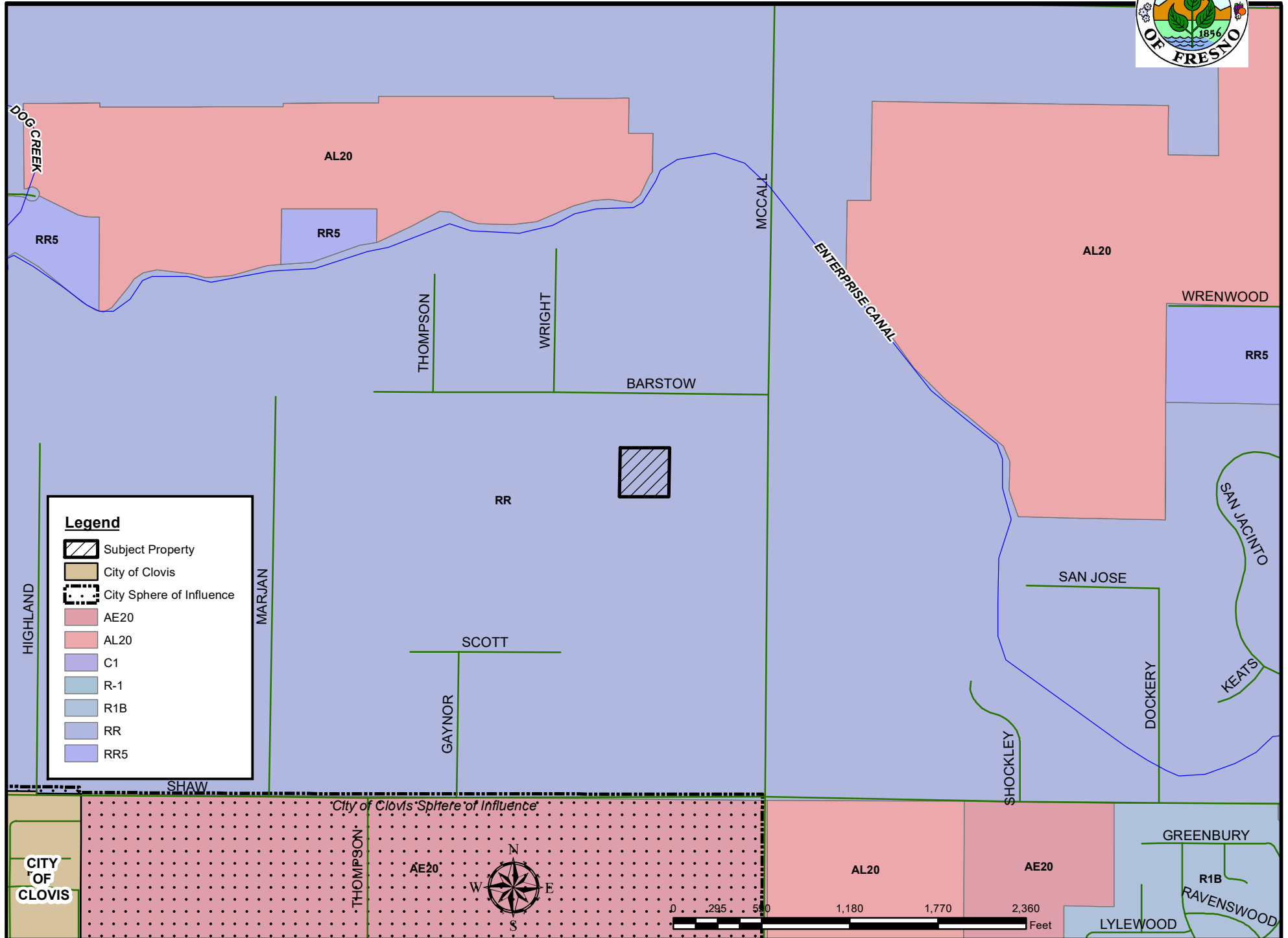
LEGEND	
FC	FIELD CROP
ORC	ORCHARD
SF#	SINGLE FAMILY RESIDENCE
V	VACANT
VIN	VINEYARD

- LEGEND:**
- Subject Property
 - Ag Contract Land
 - City Sphere of Influence



Department of Public Works and Planning
Development Services Division

EXISTING ZONING MAP



ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR	N.I.C.	NOT IN CONTRACT
ACOUS	ACOUSTICAL	NO	NUMBER
ADJ	ADJUSTABLE	N.T.S.	NOT TO SCALE
ALUM	ALUMINUM	(N)	NEW
APPROX	APPROXIMATE	OBS	OBSURE
BD	BOARD	O.C.	ON CENTER
BLDG	BUILDING	O.D.	OUTSIDE DIAMETER
BLK	BLOCK	O.P.	OPENING
BLKG	BLOCKING	OPP	OPPOSITE
BM	BEAM	O/	OVER
BOT	BOTTOM	P-LAM	PLASTIC LAMINATE
CAB	CABINET	PLSTR	PLASTER
CEM	CEMENT	PLYWD	PLYWOOD
CER	CERAMIC	PR	PAIR
C.I.	CAST IRON	P.T.D.F.	PRESSURE TREATED DOUGLAS FIR
C.I.P.	CAST IN PLACE	PTN	PARTITION
CLR	CLEAR	RAD	RADIUS
COL	COLUMN	REINF	REINFORCING
CONC	CONCRETE	REQD	REQUIRED
CONN	CONNECTION	R.O.	ROUGH OPENING
CONT	CONTINUOUS	RWD	REDWOOD
CSMT	CASEMENT	(R)	RELOCATE
CTSK	COUNTERSUNK	S.C.	SOLID CORE
DECOR	DECORATIVE	SCHD	SCHEDULE
DET	DETAIL	SHT	SHEET
D.F.	DOUGLAS FIR	SIM	SIMILAR
DIA	DIAMETER	SL	SLIDING
DIM	DIMENSION	SQ	SQUARE
DN	DOWN	S.S.	STAINLESS STEEL
DS	DOWNSPOUT	STL	STEEL
DWG	DRAWING	STOR	STORAGE
EA	EACH	STRUC	STRUCTURAL
ELEV	ELEVATION	SUSP	SUSPENDED
ELEC	ELECTRICAL	SYM	SYMMETRICAL
EQ	EQUAL	T&G	TONGUE & GROOVE
EXH	EXHAUST	THK	THICK, THICKNESS
EXP	EXPANSION	T.O.C.	TOP OF CURB
(E)	EXISTING	T.O.L.	TOP OF LEDGER
FAU	FORCED AIR UNIT	T.O.B.	TOP OF CONC. BLOCK
FIN	FINISH	T.O.P.	TOP OF PLATE
FLR	FLOOR	T.O.S.	TOP OF SHEATHING
FLASHG	FLASHING	T.O.W.	TOP OF WALL OR WALK
FLUOR	FLUORESCENT	TYP	TYPICAL
F.O.B.	FACE OF CONC. BLOCK	U.N.O.	UNLESS NOTED OTHERWISE
F.O.S.	FACE OF STUD	VERT	VERTICAL
FT	FOOT/FEET	VEST	VESTIBULE
FTG	FOOTING	V.I.F.	VERIFY IN FIELD
FX	FIXED	W/	WITH
GA	GAUGE	W/O	WITHOUT
GALV	GALVANIZED	WC	WATER CLOSET
GL	GLASS	WD	WOOD
GLB	GLUE LAMINATED BEAM	WH	WATER HEATER
GR	GRADE	WSC	WAINSCOT
CYPBD	CYPRESS BOARD	WT	WEIGHT
H.B.	HOSE BIBB		
H.C.	HOLLOW CORE		
HDWR	HARDWARE		
HT	HEIGHT		
H.M.	HOLLOW METAL		
HORIZ	HORIZONTAL		
INCAND	INCANDESCENT		
INSUL	INSULATION		
INT	INTERIOR		
JAN	JANITOR		
JT	JOINT		
LAM	LAMINATE		
LAV	LAVATORY		
LOC	LOCATION		
MAX	MAXIMUM		
MECH	MECHANICAL		
MTL	METAL		
MFG	MANUFACTURER		
MIN	MINIMUM		
MISC	MISCELLANEOUS		
M.O.	MASONRY OPENING		
MTD	MOUNTED		
MUL	MULLION		

SHEAR PANELS (DOUBLE LETTER INDICATES TWO-SIDED APPLICATION)

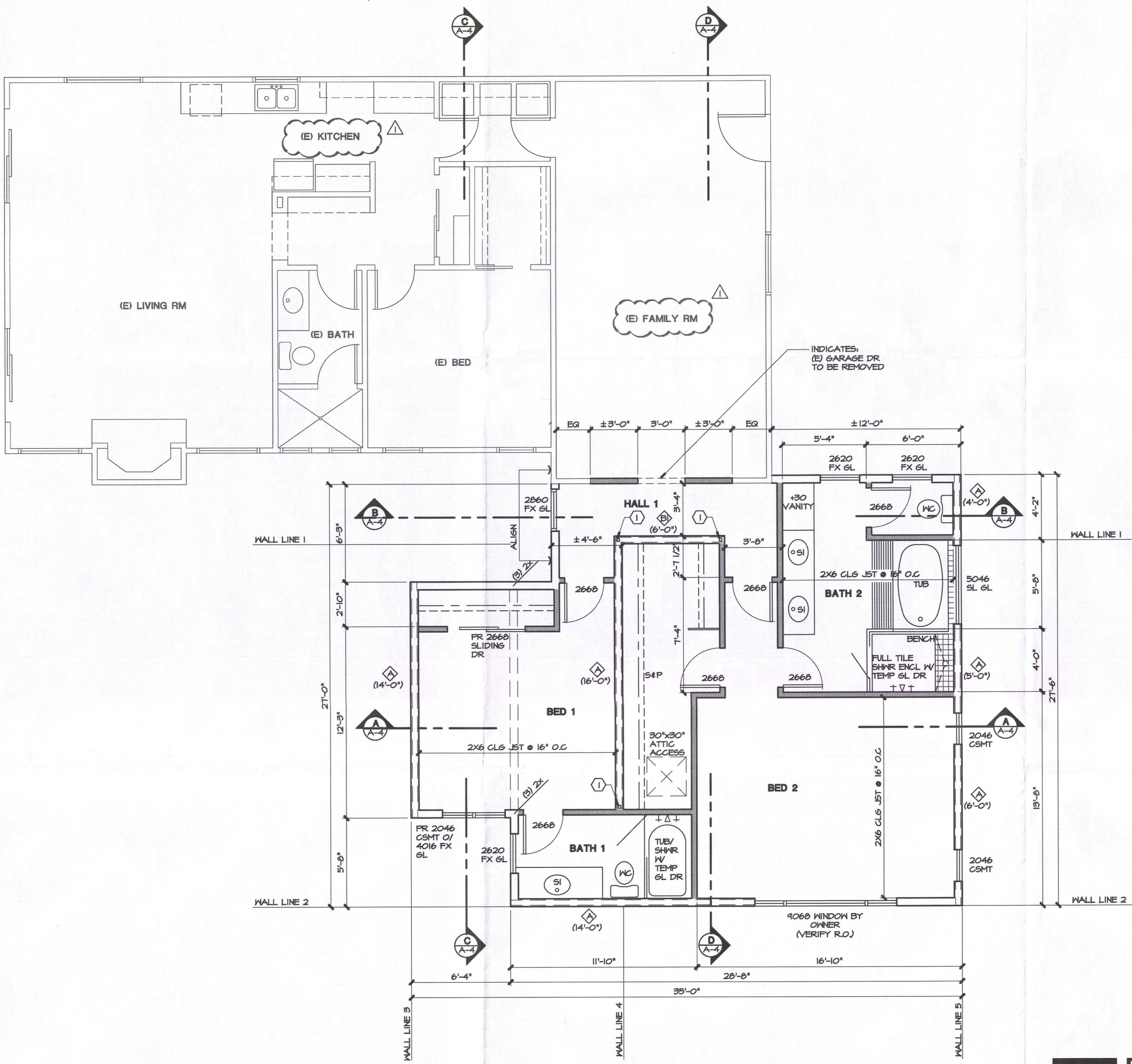
WALL LINE	SHEAR WALL	MATERIAL ³	STUD/BLK'G	NAILING ⁴	ANCHOR BOLTS ⁵	CAPACITY
2,3,4,5	⊠	3/8" PLYWOOD OR OSB	BLOCK ALL EDGES	8d @ 6" EDGE 8d @ 12" FIELD	1/2" @ 48" O.C.	260 #/FT
1	⊠	3/8" PLYWOOD OR OSB	BLOCK ALL EDGES	8d @ 4" EDGE 8d @ 12" FIELD	1/2" @ 32" O.C.	344 #/FT

- #### SHEAR PANEL NOTES:
- FOUNDATION SILL PLATES AND ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A SINGLE 3-INCH NOMINAL MEMBER OR (2) 2" NOMINAL MEMBERS FASTENED TOGETHER WITH 16D NAILS @ 4" O.C. PLYWOOD JOINT AND SILL PLATE NAILING SHALL BE STAGGERED. ANCHOR BOLTS SHALL HAVE A MINIMUM OF 3"x3"x0.2241" THICK PLATE WASHERS.
 - PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOMINAL OR THICKER AND NAILS SHALL BE STAGGERED.
 - APPLIED OVER STUDS SPACED AT 16" O.C.
 - NAILING AT INTERMEDIATE MEMBERS TO BE SPACED AT 12" O.C. USE "COMMON OR GALVANIZED BOX NAILS ONLY". GALVANIZED NAILS SHALL BE HOT DIPPED OR TUMBLED.
 - ALL EXTERIOR FOOTINGS TO HAVE 1/2" DIAMETER X 10" A.B. @ 12" O.C. UNLESS OTHERWISE NOTED.
 - SHEETS USED IN THE CONSTRUCTION OF DIAPHRAGMS AND SHEAR WALLS SHALL BE NOT LESS THAN 4'x8' IN SIZE.
 - MINIMUM SIZE SHEET AT BOUNDARIES AND CHANGES IN FRAMING SHALL BE 24" UNLESS BLOCKED.
 - FRAMING MEMBERS OR BLOCKING AT PANEL EDGES IN SHEAR WALLS.
 - FASTENERS FOR PRESERVATIVE-TREATED AND FIRE-RETARDANT-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. THE COATING WEIGHTS FOR ZINC-COATED FASTENERS SHALL BE IN ACCORDANCE WITH ASTM A153
 - USE 3/8" APA RATED SHEATHING CD 24/0 EXPOSURE 1 PLYWOOD BLOCK ALL EDGES, SEE DETAIL 14/D-2.
 - FIELD NAILING TO BE 8d @ 12" O.C.
 - SHEAR WALLS SHALL EXTEND TO ROOF SHEATHING.
 - ALL DOUBLE STUDS TO BE STITCHED TOGETHER W/ 16d @ 12" O.C.

HOLDOWNS

MARK	MATERIAL	MIN STUD	CAPACITY	A.B.	IMBED	FTG DEPTH	FASTENERS	DTL
①	HTTS	(2) 2x STUD	4670 #	95TB16	12 5/8"	16"	26-10d	13/D-1

1. USE THREADED ROD EXTENSION W/ SLEEVE NUTS FOR HOLDDOWN AT WOOD FLR FTGS.
2. STTB BOLTS TO BE 5" MIN FROM CORNERS & 1 3/4" MIN FROM EDGES.



FLOOR PLAN
SCALE: 1/4"=1'-0"
± 8/32 SQ. FT.

SYMBOLS

⊠	SECTION CUT	⊙	DETAIL CUT	⊙	DATUM PT.
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STUD TABLE

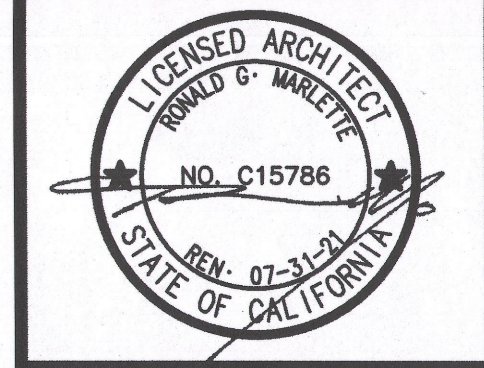
STUD	DESCRIPTION	EXT. BRG.	INT. BRG.
2x4	DF STD. OR BETTER @ 16" O.C.	EXT. BRG.	9'-0"
2x4	DF STD. OR BETTER @ 16" O.C.	INT. BRG.	12'-0"
2x4	DF STD. OR BETTER @ 16" O.C.	INT. NON-BRG.	14'-6"
2x4	DF #2 OR BETTER @ 16" O.C.	INT. BRG.	14'-6"
2x6	DF STD. OR BETTER @ 16" O.C.	EXT. BRG.	14'-6"
2x6	DF STD. OR BETTER @ 16" O.C.	INT. BRG.	20'-0"
2x6	DF STD. OR BETTER @ 16" O.C.	INT. NON-BRG.	22'-9"
2x4	DF #2 OR BETTER @ 16" O.C.	EXT. BRG.	11'-3"
2x6	DF #2 OR BETTER @ 16" O.C.	EXT. BRG.	10'-0"
2-2x6	DF #2 OR BETTER @ 16" O.C.	EXT. BRG.	22'-9"
2x6	DF #2 OR BETTER @ 16" O.C.	EXT. BRG.	23'-9"

WALL LEGEND

—	(E) 2x4 STUD WALL TO REMAIN
—	(N) 2x6 STUDS @ 16" (TYPICAL EXTERIOR)
—	(N) 2x4 STUDS @ 16"
---	INDICATES BEAM ABOVE
⊠	INDICATES SHEAR WALL
⊠	INDICATES LENGTH OF SHEAR PANEL
—	INDICATES SPAN OF CLG JSTS

REVISION	DATE
1	
2	
3	
4	
5	
6	
7	

PRINTS ISSUED FOR	DATE
PLAN CHECK <td>5/11/20</td>	5/11/20

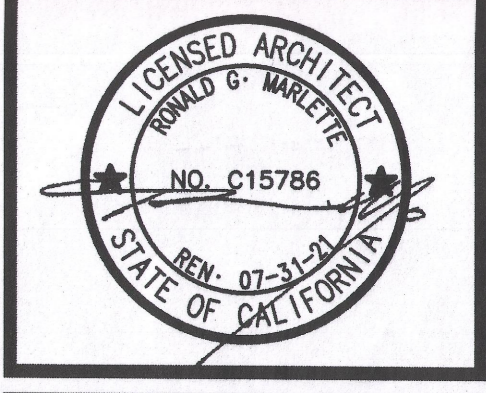


PROJ. NO: RICK DAVIS

DRAFTSMAN	SHEET NUMBER
JOB CAPTAIN	A-1
PROJ. MGR.	OF

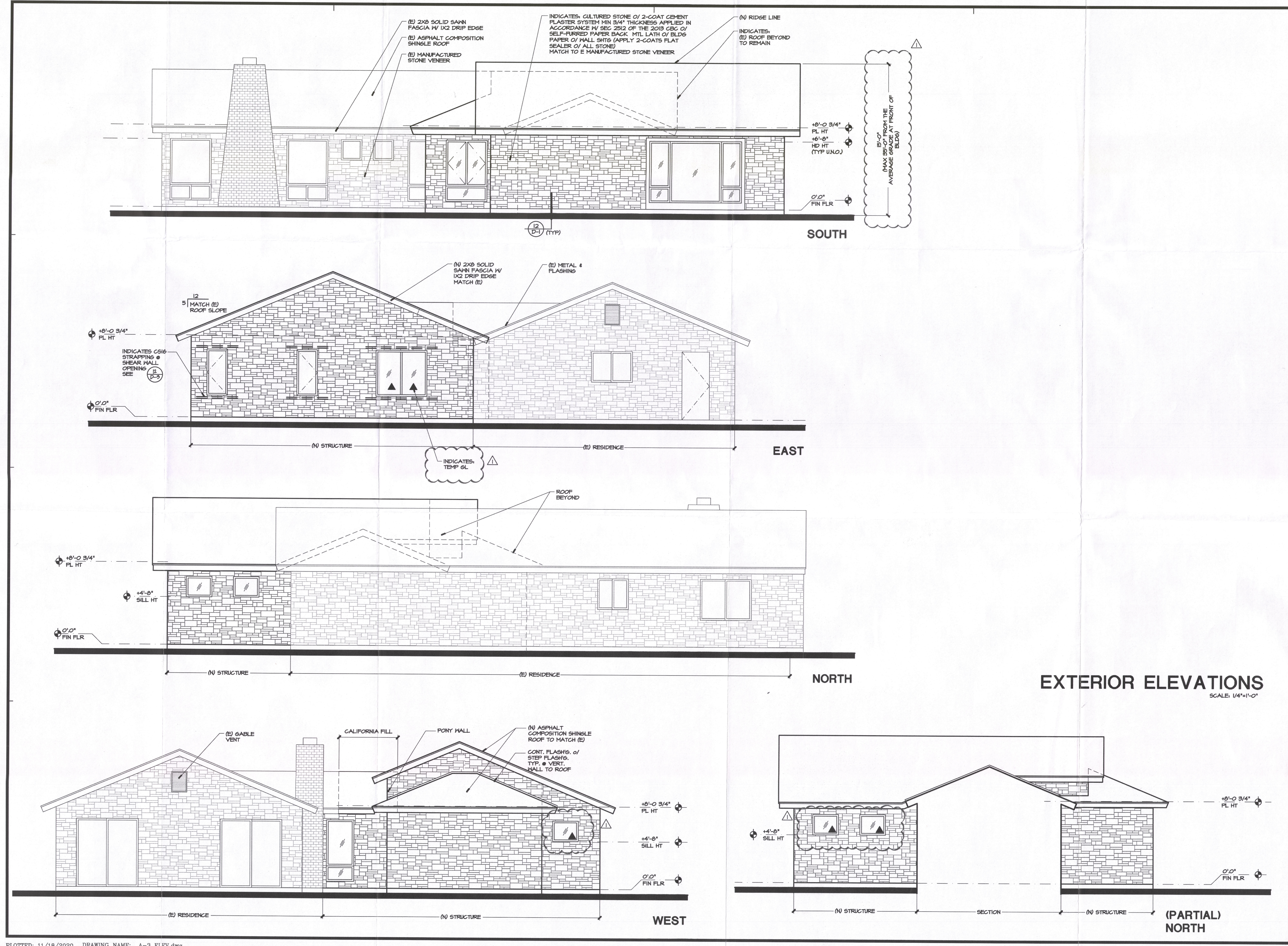
project
RICK DAVIS ADDITION
 5381 N McCall Ave
 Clovis, CA 932619

REVISION	DATE	PRINTS ISSUED FOR
1		PLAN CHECK
2		
3		
4		
5		
6		
7		

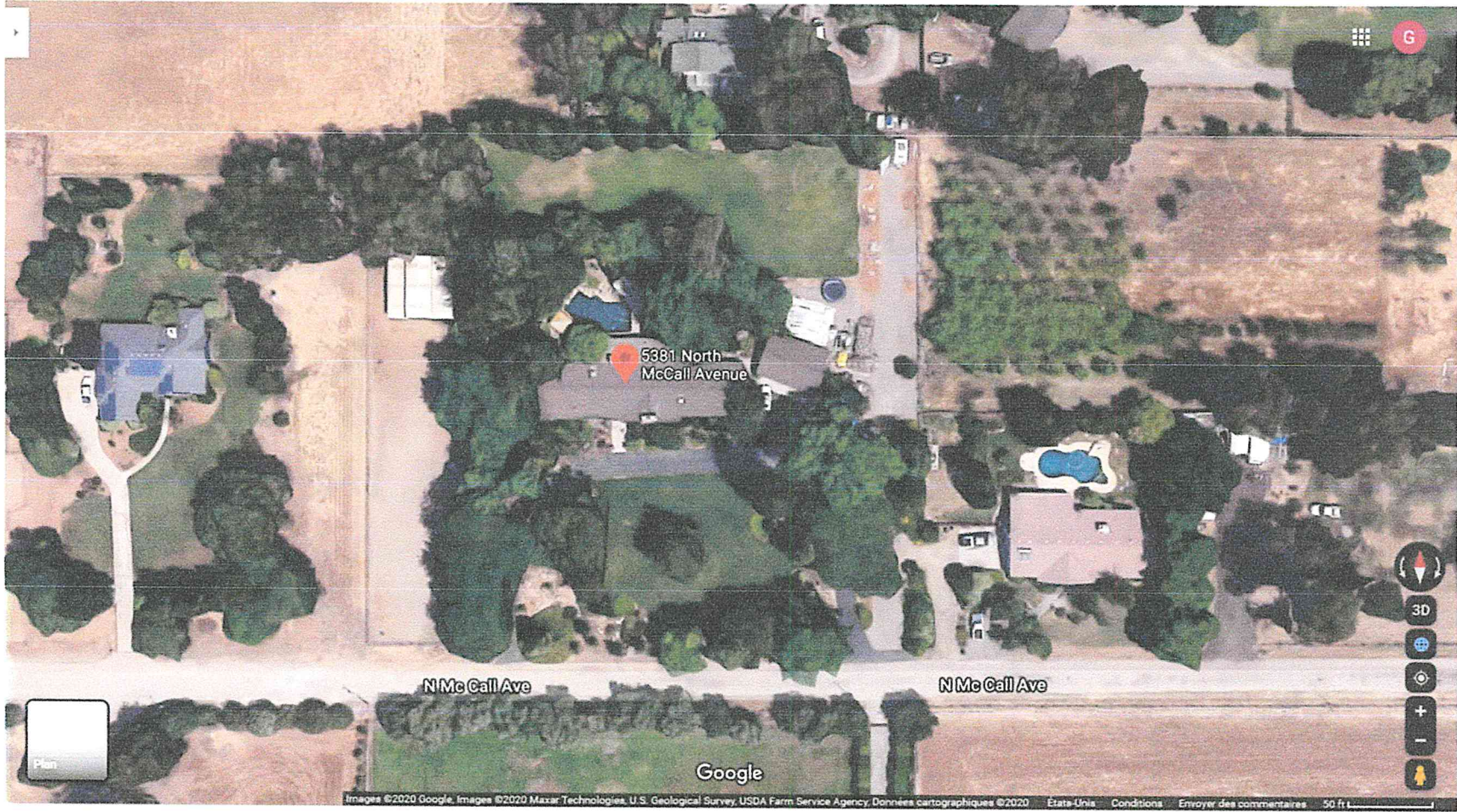


PROJ. NO: RICK DAVIS

DRAFTSMAN	SHEET NUMBER
JOB CAPTAIN	A-3
PROJ. MINOR	OF



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







Southwest



Southeast





