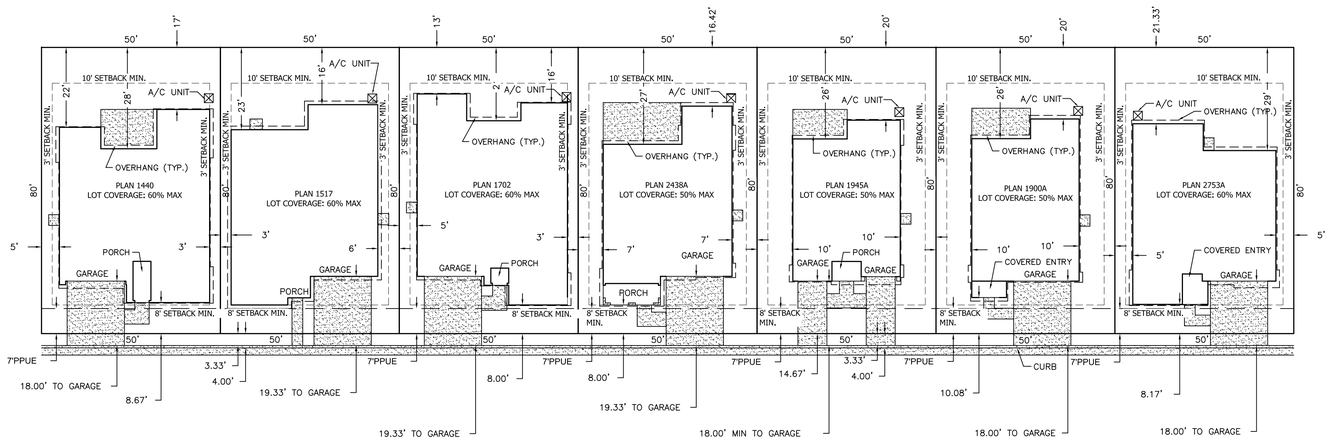
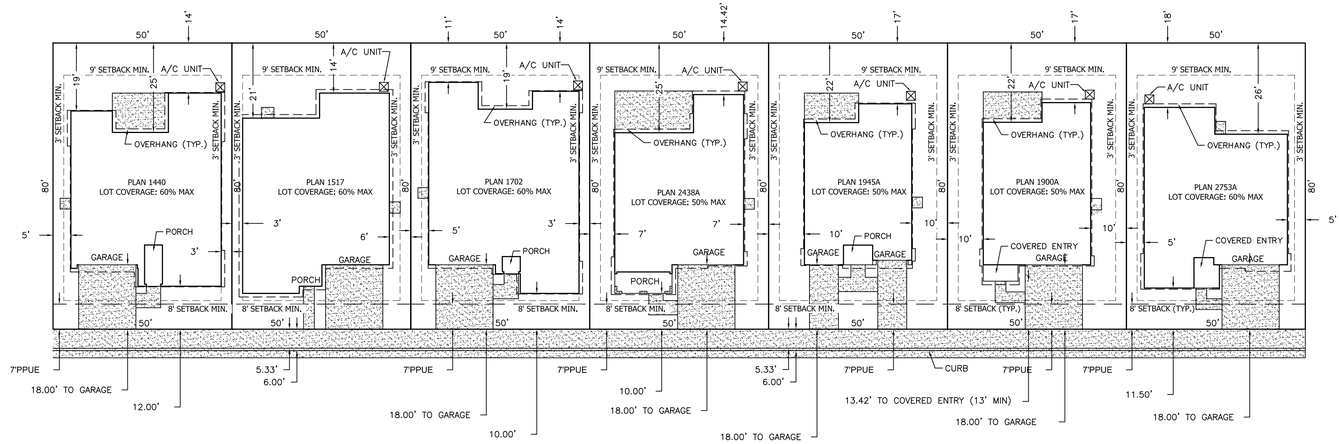


TYPICAL LOT DETAIL WITHOUT WALK

SCALE: 1" = 20'

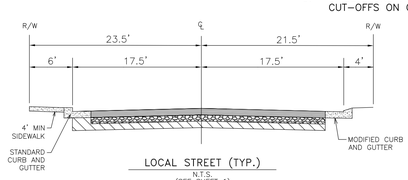
NOTE:
1. SIDE YARD SETBACKS SHALL BE 8' TOTAL (4' & 4', OR 5' & 3').
2. OVERHANGS SHALL NOT EXTEND INTO THE 7' PPUE OR F.I.D. EASEMENT.
3. 5' SETBACKS FROM CORNER CUT-OFFS ON CORNER LOTS.



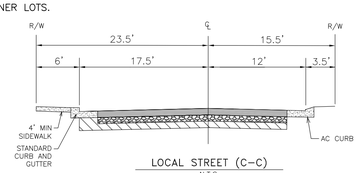
TYPICAL LOT DETAIL WITH WALK

SCALE: 1" = 20'

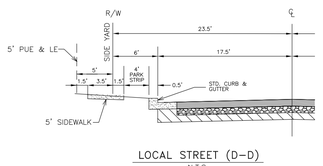
NOTE:
1. SIDE YARD SETBACKS SHALL BE 8' TOTAL (4' & 4', OR 5' & 3').
2. OVERHANGS SHALL NOT EXTEND INTO THE 7' PPUE OR F.I.D. EASEMENT.
3. 5' SETBACKS FROM CORNER CUT-OFFS ON CORNER LOTS.



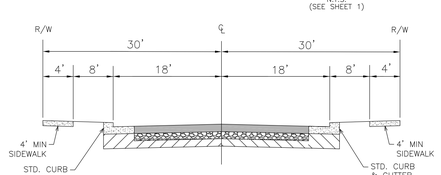
LOCAL STREET (TYP.)
N.T.S.
(SEE SHEET 1)



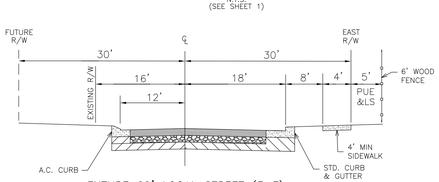
LOCAL STREET (C-C)
N.T.S.
(SEE SHEET 1)



LOCAL STREET (D-D)
N.T.S.



60' LOCAL STREET (E-E)
PER CITY STD. P-56
N.T.S.
(SEE SHEET 1)



FUTURE 60' LOCAL STREET (F-F)
PER CITY STD. P-56
N.T.S.
(SEE SHEET 1)

NOTES

1. CONTACT SOLID WASTE DIVISION FOR APPOINTMENT TO ESTABLISH ACCESS AND IMPROVEMENTS REQUIRED AS CONDITIONS OF PROVIDING DISPOSAL SERVICE. 621-6888
2. THE SANITARY SEWER SERVICES, WATER, GAS AND ANY OTHER UNDERGROUND SERVICE CONNECTIONS SHALL BE COMPLETED IN ALL AREAS TO BE PAVED PRIOR TO PLACEMENT OF ASPHALT CONCRETE ON SITE.
3. CONTACT PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING SERVICES 621-8807, 10 WORKING DAYS PRIOR TO ANY OFF-SITE CONCRETE CONSTRUCTION.
4. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
5. LIGHTING WHERE PROVIDED TO ILLUMINATE PARKING, SALES OR DISPLAY AREAS SHALL BE HOODED AND SO ARRANGED AND CONTROLLED SO AS NOT TO CAUSE A NUISANCE EITHER TO HIGHWAY TRAFFIC OR TO THE LIVING ENVIRONMENT. THE SPECIFICATIONS AND TYPES OF LIGHTING FIXTURES TO BE INSTALLED ON THE SITE SHALL BE SUBMITTED AND APPROVED BY HE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF THE BUILDING PERMITS. THE AMOUNT OF LIGHT SHALL BE PROVIDED ACCORDING TO THE STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS, THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE FRESNO POLICE DEPARTMENT.
6. ALL SIGN PROPOSALS TO BE SUBMITTED TO PLANNING DEPARTMENT FOR SEPARATE SIGN REVIEW PRIOR TO INSTALLATION FOR VERIFICATION OF COMPLIANCE WITH ZONING ORDINANCES.
7. ALL CONSTRUCTION WORK ON THIS PROJECT IS SUBJECT TO INTERRUPTION IF THE ROAD SYSTEM BECOMES IMPASSABLE FOR FIRE APPARATUS DUE TO RAIN OR OTHER OBSTACLES. ALL REQUIRED FIRE ACCESS LANES SHALL BE PROVIDED AND MAINTAINED WITH AN APPROVED 'ALL WEATHER' SURFACE CAPABLE OF THE SUPPORTING 80,000 LB. VEHICLES (MINIMUM 4" OF BASE ROCK OVER COMPACTED OR UNDISTURBED SOIL OR PER APPROVED ENGINEERED PLANS) YEAR-ROUND AND WITH 24 FEET MINIMUM WIDTH OR OTHER APPROVED METHOD THAT WOULD PREVENT SHOULDER DEGRADATION.
8. REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER PRIOR TO OCCUPANCY.
9. TWO MEANS OF INGRESS/EGRESS MUST BE MAINTAINED DURING ALL PHASES OF DEVELOPMENT.
10. ANY UTILITIES REQUIRING RELOCATION SHALL BE THE RESPONSIBILITY AND AT THE EXPENSE OF THE DEVELOPER, F. FIRE HYDRANTS WILL BE RELOCATED BY CITY FORCES, DEVELOPER IS RESPONSIBLE TO NOTIFY CITY WATER DIVISION AT 621-5300 TO ARRANGE AND COORDINATE WORK.
11. NO USES OF LAND, BUILDING OR STRUCTURES OTHER THAN THOSE SPECIFICALLY APPROVED PURSUANT TO THIS SITE PLAN SHALL BE PERMITTED.
12. ALL GATES OF COMMON ACCESS DRIVES AND ALL PEDESTRIAN GATES, WHERE REQUIRED SHALL BE EQUIPPED WITH APPROVED POLICE-FIRE BYPASS LOCKS (BEST L09CKS: PADLOCK 21B700 SERIES OR CYLINDER LOCK 1W7B2). (REQUIRED ON ALL GATES).
13. LANDSCAPING SHALL BE MAINTAINED IN GOOD HEALTH. TREES MAY NOT BE TRIMMED OR PRUNED TO REDUCE THE NATURAL HEIGHT OR OVERALL CROWN OF THE TREE, EXCEPT AS NECESSARY FOR THE HEALTH OF THE TREE AND PUBLIC SAFETY; OR AS MAY OTHERWISE BE APPROVED BY THE DEVELOPMENT DEPARTMENT.
14. LANDSCAPING MUST BE IN PLACE BEFORE ISSUANCE OF THE CERTIFICATE OF THE OCCUPANCY. A HOLD ON OCCUPANCY SHALL BE PLACED ON THE PROPOSED DEVELOPMENT UNTIL SUCH TIME THAT LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE PLANNING DIVISION.
15. SIGNS, OTHER THAN DIRECTIONAL SIGNS, ARE NOT APPROVED FOR INSTALLATION AS PART OF THIS SPECIAL PERMIT. SUBMIT FOR A SEPARATE MASTER SIGN PROGRAM OR SIGN REVIEW APPLICATION. APPLICATIONS AND REQUIREMENTS FOR SUBMITTAL ARE AVAILABLE AT THE PLANNING DIVISION'S PUBLIC FRONT COUNTER.
16. SURFACE DRAINAGE OVER DRIVEWAY APPROACHES AND SIDEWALK IS NOT PERMITTED WHEN THE AREA TO BE DRAINED EXCEEDS ¼ ACRES SHOW METHOD OF CONVEYING ON-SITE STORM WATER TO STREET. DETAIL CATCH BASINS AND PIPE OR CHANNEL SIZES TO BE USED. PER PUBLIC WORKS STDS. P-22 AND P-23.
17. A BACKFLOW PREVENTION DEVICE IS REQUIRED. CONTACT WATER DIVISION AT 621-5300 FOR REQUIREMENTS; DEVICES MUST BE INSTALLED ON-SITE IN A LOCATION APPROVED BY THE CROSS CONNECTION CONTROL OFFICER; A PLUMBING PERMIT IS REQUIRED TO INSTALL DEVICE; BACKFLOW PREVENTION DEVICES REQUIRED SHALL BE INSTALLED AT CONSUMER'S EXPENSE BY A QUALIFIED JOURNEYMAN PLUMBER CERTIFIED AS COMPETENT FOR SUCH PURPOSES BY THE WATER SYSTEMS MANAGER; BACKFLOW DEVICES MUST BE TESTED AND ACCEPTED BY THE WATER DIVISION PRIOR TO GRANTING BUILDING FINAL; DEVELOPER IS RESPONSIBLE TO CONTACT THE WATER DIVISION A MINIMUM OF 5 DAYS PRIOR TO REQUEST FOR FINAL BUILDING INSPECTION.
18. TWO WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA), CALL 1-800-642-2444
19. AS REQUIRED BY THE CALIFORNIA ADMINISTRATION CODE (TITLE 24), AN UNOBSTRUCTED 4-FOOT MINIMUM PATH OF TRAVEL ALONG THE PUBLIC SIDEWALK WITHIN THE LIMITS OF THE PROPERTY IS PROVIDED.
20. RAMP AND SIDE SLOPES SHALL BE ROUGH BROOM FINISH PARALLEL TO GROOVING.
21. EACH CURB RAMP IN PUBLIC STREETS SHALL HAVE A DETECTABLE WARNING DEVICE AS PER PW STD. DWG. P-32.
22. IF ARCHAEOLOGICAL AND/OR ANIMAL FOSSIL MATERIAL IS ENCOUNTERED DURING PROJECT SURVEYING, GRADING, EXCAVATING, OR CONSTRUCTION, WORKS HALL STOP IMMEDIATELY.
23. UNDERGROUND ALL EXISTING OFFSITE OVERHEAD UTILITIES WITHIN THE LIMITS OF THIS SITE/MAP AS PER FMC SECTION 12-1011 AND RES. NO. 78-522/88-229.
24. APPROVAL OF THIS SPECIAL PERMIT MAY BECOME NULL AND VOID IN THE EVENT THAT DEVELOPMENT IS NOT COMPLETED IN ACCORDANCE WITH ALL THE CONDITIONS AND REQUIREMENTS IMPOSED ON THIS SPECIAL PERMIT, THE ZONING ORDINANCE, AND ALL PUBLIC WORKS STANDARDS AND SPECIFICATIONS. THE PLANNING AND DEVELOPMENT SHALL NOT ASSUME RESPONSIBILITY FOR ANY DELETIONS OR OMISSIONS RESULTING FROM THE SPECIAL PERMIT REVIEW PROCESS OR FOR ADDITIONS OR ALTERATIONS TO CONSTRUCTION PLAN NOT SPECIFICALLY SUBMITTED AND REVIEWED AND APPROVED PURSUANT TO HIS SPECIAL PERMIT OR SUBSEQUENT AMENDMENTS OR REVISIONS.
25. NO STRUCTURES OF ANY KIND (INCLUDING SIGNS, TRASH AND RECYCLING, ETC.) MAY BE INSTALLED OR MAINTAINED WITHIN THE LANDSCAPES AREAS. NO EXPOSED UTILITY BOXES, TRANSFORMERS, METERS, PIPING (EXCEPTING THE BACKFLOW PREVENTION DEVICE), ETC., ARE ALLOWED TO BE LOCATED IN THE BUILDINGS. ALL TRANSFORMERS, ETC., SHALL BE SHOWN ON THE SITE PLAN. THE BACKFLOW DEVICE SHALL BE SCREENED BY LANDSCAPING OR SUCH OTHER MEANS AS MAY BE APPROVED.
26. ALL FUTURE PROPOSED FENCES, HEDGES AND WALLS, ETC. SHALL BE REVIEWD AND APPROVED BY THE CITY OF FRESNO, PLANNING AND DEVELOPMENT DEPARTMENT PRIOR TO INSTALLATION.
27. IF ANIMAL FOSSILS ARE UNCOVERED, THE MUSEUM OF PALEONTOLOGY, UC.C BERKELEY SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED PALEONTOLOGISTS. A PALEONTOLOGIST SHALL CONDUCT AND ASSESSMENT AND, IF THE PALEONTOLOGIST DETERMINES THE MATERIAL TO BE SIGNIFICANT, IT SHALL BE PRESERVED.
28. INSTALL STREET LIGHTS ON ALL FRONTAGES TO CITY STANDARDS AS DETERMINED BY THE CITY TRAFFIC ENGINEER, STREET LIGHTING PLANS ARE REQUIRED AND MUST BE APPROVED BY THE PUBLIC WORKS DEPARTMENT/TRAFFIC ENGINEERING PRIOR TO COMMENCEMENT OF THE WORK.
29. IF THERE ARE SUSPECTED HUMAN REMAINS, THE FRESNO COUNTY CORONER SHALL BE IMMEDIATELY CONTACTED. IF THE REMAINS OR OTHER NATIVE AMERICAN HERITAGE COMMISSION (PHONE: 916-633-4082) SHALL BE IMMEDIATELY CONTACTED, AND THE CALIFORNIA ARCHAEOLOGICAL INVENTORY/ SOUTHERN SAN JOAQUIN VALLEY INFORMATION CENTER (PHONE: 805-644-2289) SHALL BE CONTACTED TO OBTAIN A REFERRAL LIST OF RECOGNIZED ARCHAEOLOGISTS, AN ARCHAEOLOGICAL ASSESSMENT SHALL BE CONDUCTED FOR THE PROJECT, THE SITE SHALL BE FORMALLY RECORDED, AND RECOMMENDATIONS MADE THE CITY AS TO ANY FURTHER SITE INVESTIGATION OR SITE AVOIDANCE/RESERVATION. CONSTRUCT CONCRETE DRIVEWAY APPROACH TO PUBLIC WORKS STANDARD(S) P-1 AND P-6. (LOTS:19-32).
30. CONSTRUCT CONCRETE CURB RAMP TO PUBLIC WORKS STANDARD(S) P-28 AND P-29.
31. PRIOR TO GRANTING OF FINAL OCCUPANCY, A WRITTEN CERTIFICATION, SIGNED BY A LANDSCAPE PROFESSIONAL APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT DIRECTOR, SHALL BE SUBMITTED STATING THAT THE REQUIRED LANDSCAPING AND IRRIGATION SYSTEM HAVE BEEN INSTALLED IN ACCORDANCE WITH THE LANDSCAPING AND IRRIGATION PLANS APPROVED BY THE PLANNING DIVISION.
32. WALKWAYS CONNECTING ACCESSIBLE ENTRANCES AND OTHER FEATURES CANNOT SLOPE MORE THAN 5% IN THE DIRECTION OF TRAVEL NOR HAVE A CROSS SLOPE EXCEEDING 2%.
33. TRUNCATED DOMES TO BE PLACED ON THE FULL WIDTH AND LENGTH OF ALL ON-SITE CURB RAMPS.
34. A HOLD ON OCCUPANCY SHALL BE PLACED ONT HE PROPOSED DEVELOPMENT UNTIL SUCH TIME THAT LANDSCAPING HAS BEEN APPROVED AND VERIFIED FOR PROPER INSTALLATION BY THE PLANNING DIVISION.
35. CONSTRUCT STREET TYPE APPROACH PER PUBLIC WORKS STANDARDS P-76/P-77.
36. SIGNING AND STRIPING PLANS SHALL BE DONE AND PAID FOR BY THE DEVELOPER, SAID PLANS SHALL BE PER THE CURRENT CALTRANS STANDARDS AND SHALL BE SUBMITTED AS PART OF THE STREET PLANS FOR THIS ENTITLEMENT TO PUBLIC WORKS FOR REVIEW AND APPROVAL.

FIRE DEPARTMENT NOTES

1. PROVIDE APPROVED POLICE/FIRE BYPASS LOCK ("BEST" PADLOCK MODEL 21B700 SERIES OR ELECTRIC CYLINDER SWITCH MODEL 1W7B2) ON ALL DRIVE ACCESS GATES INCLUDING PROPOSED EVA IF IT'S ELECTRIFIED. ALL ELECTRIFIED GATES SHALL BE EQUIPPED WITH BOTH THE BEST ELECTRIC CYLINDER LOCK 1W7B2 AND "CLICK TO ENTER" SYSTEM. GATES/FENCES SHALL NOT OBSTRUCT MINIMUM WIDTH FOR FIRE LANES.
2. THE ENTRANCE TO ALL EMERGENCY ACCESSES SHALL BE POSTED WITH PERMANENT SIGNS: "FIRE ACCESS (6" LETTERS) VEHICLES REMOVED AT OWNER'S EXPENSE (2" LETTERS) FRESNO POLICE DEPARTMENT 621-2300 (1" LETTERS."
3. THE SAME SIGNAGE AS STATED ABOVE SHALL BE POSTED AT THE MAIN ENTRANCE INTO THE TRACT.
4. EMERGENCY ACCESSES ARE REQUIRED TO BE DEDICATED FIRE PROTECTION EASEMENTS.
5. ACCESS SURFACE SHALL NOT EXCEED A 10% OR GREATER GRADE OR CONTAIN ANY IRREGULARITY CREATING AN ANGLE OF APPROACH OR DEPARTURE IN EXCESS OF 10% EXCEPT AS APPROVED BY THE FIRE CHIEF.
6. GATES, POSTS, OR OTHER BARRIERS SUITABLE TO THE FIRE DEPARTMENT ARE REQUIRED TO BE INSTALLED AT THE ENTRANCE TO AN EMERGENCY ACCESS ONLY ROADWAY.

TM6201 & TM6235

C.U.P. SITE PLAN DETAILS

SUBDIVIDER
Tri-Wilson L.P.
7550 NORTH PALM AVENUE SUITE 102
FRESNO, CA. 93711
559-224-7550

Harbour & Associates
Civil Engineers
389 Clovis Avenue, Suite 300 • Clovis, California 93612
(559) 325-7676 • Fax (559) 325-7699 • e-mail:kmrns@harbour-engineering.com

REVISIONS

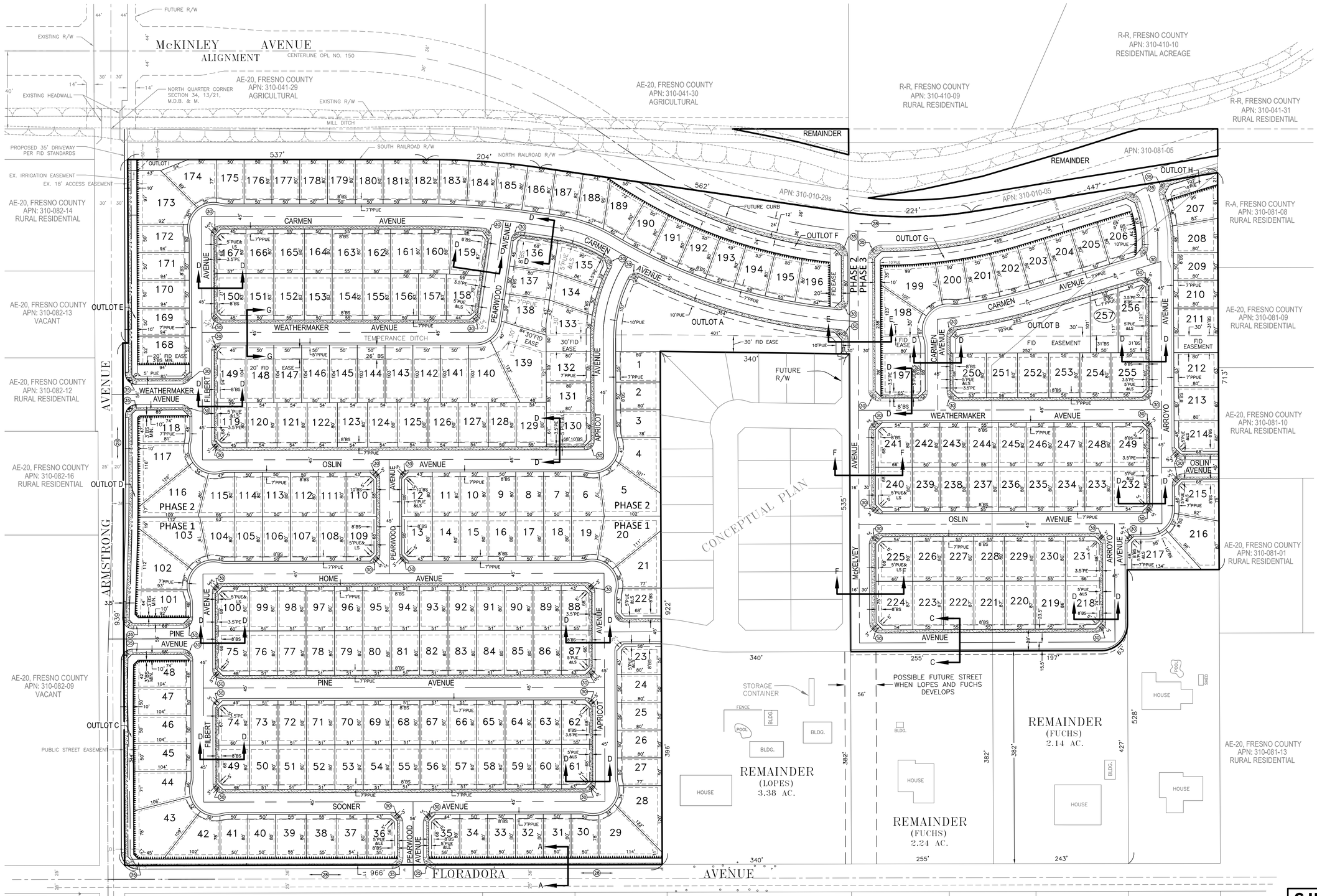
SHEET NO. 1 OF 3

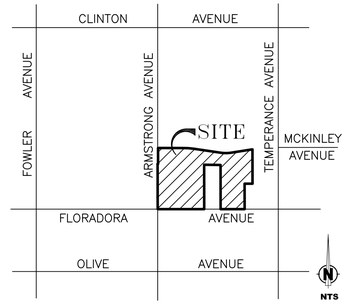
DATE: 11-1-19

DRAWN BY: KPA

W.O. #17-022

D-924





VICINITY MAP

NTS

EXISTING BUILDINGS
NONE

EXISTING TREES
NONE

EXISTING ZONING
AE20 (FRESNO COUNTY)

PROPOSED ZONING
RS-5/UGM & RS-4/UGM

EXISTING USE
AGRICULTURE

PROPOSED USE
SINGLE FAMILY RESIDENTIAL SUBDIVISION

ASSESSOR'S PARCEL NUMBER
310-081-03s, 05, 06

SITE AREA
40.67 AC. (GROSS)
39.51 AC. (NET)

NUMBER OF LOTS
257

AVERAGE LOT SIZE
4,545.03 SF

DENSITY
6.50 UNITS/ACRE

OWNER:

ANDY P. & MARGARET J. WARMERDAM
1090 N. ARMSTRONG AVENUE
FRESNO, CA 93727
(559) 255-7550

JOE LOPES
6672 E. FLORADORA AVENUE
FRESNO, CA 93727

TIMOTHY A. AND MECHELLE FUCHS
6750 E. FLORADORA AVENUE
FRESNO, CA 93727

JONATHAN E. AND CAROL L. FUCHS
6804 E. FLORADORA AVENUE
FRESNO, CA 93727

LEGEND:

PPUE	PROPOSED PLANTING & PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
LE	LANDSCAPE EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
LS	LANDSCAPE SETBACK FOR PRIVATE LANDSCAPING PURPOSES
	RELINQUISHMENT OF ACCESS ALONG DOUBLE FRONTAGE LOTS
PE	PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION
PUE	PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE.

OUTLOT NOTES:

1. OUTLOTS A AND B TO BE DEDICATED FOR PUBLIC OPEN SPACE PURPOSES.
2. OUTLOTS C, D TO BE DEDICATED FOR PUBLIC UTILITY EASEMENT AND LANDSCAPE BUFFER PURPOSES.
3. OUTLOT E IS FOR PUBLIC LANDSCAPE PURPOSES.
4. OUTLOTS F, G AND H TO BE DEDICATED FOR PUBLIC TRAIL PURPOSES.
5. OUTLOT I IS TO BE DEDICATED TO THE FRESNO IRRIGATION DISTRICT

N

SCALE: 1" = 80'

0 40' 80' 160'

C.U.P. SITE PLAN FOR TRACT 6201

SUBDIVIDER
Tri-Wilson L.P.
7550 NORTH PALM AVENUE SUITE 102
FRESNO, CA. 93711
559-224-7550

Harbour & Associates
Civil Engineers
389 Clovis Avenue, Suite 300 • Clovis, California 93612
(559) 325-7676 • Fax (559) 325-7699 • e-mail:lorrens@harbour-engineering.com

REVISIONS	SHEET NO.
	2 OF 3

DATE: 11-1-19 | SCALE: 1"= 80' | DRAWN BY: KPA

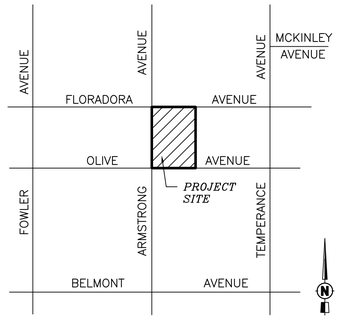
W.O. #17-022

D-924

VESTING
TENTATIVE SUBDIVISION MAP
OF

TRACT NO. 6235

IN THE CITY OF FRESNO
FRESNO COUNTY, CALIFORNIA



VICINITY MAP
N.T.S.

NOTES:

1. THIS AREA IS SUBJECT TO FLOODZONE X (UNSHADED).
2. ALL IMPROVEMENTS SHALL BE AS REQUIRED BY THE CITY OF FRESNO TO CITY STANDARDS, AND SHALL INCLUDE SANITARY SEWER, DOMESTIC WATER, UNDERGROUND POWER, TELEPHONE, GAS, CONCRETE CURBS, GUTTERS, SIDEWALKS, PERMANENT STREET PAVEMENT STREET LIGHTS, ETC.
3. THERE ARE NO EXISTING GRADE DIFFERENTIALS OF GREATER THAN 6" WITHIN THE LIMITS OF GRADING FOR THIS PROJECT. PROPOSED GRADE DIFFERENTIALS GREATER THAT 6" WILL BE DETERMINED BY THE IMPROVEMENT PLANS AND MUST BE APPROVED BY THE CITY OF FRESNO DEVELOPMENT DEPARTMENT.
4. THERE ARE NO EXISTING ABOVE GROUND USES OR STRUCTURES SUCH AS BUILDINGS, WATER WELLS, POWER LINES, TOWERS, ETC., WITHIN THE PROPOSED SUBDIVISION.
5. THERE ARE NO UNDERGROUND FEATURES SUCH AS WELLS, CESSPOOLS, SEWERS, CULVERTS, STORM DRAINS, DUMP SITES AND OTHER UNDERGROUND STRUCTURES WITHIN THE PROPOSED SUBDIVISION.
6. THE DESIGN OF THE PROPOSED SUBDIVISION SHALL PROVIDE TO THE EXTENT FEASIBLE FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES AND OTHER MEASURES THAT CONSERVE NONRENEWABLE ENERGY RESOURCES AS PROVIDED IN THE SUBDIVISION MAP ACT. 79% OF THE LOTS ARE ORIENTED NORTH AND SOUTH.
7. OUTLOTS A, B, C, E & F ARE FOR PUBLIC LANDSCAPE, PEDESTRIAN ACCESS, AND BUFFER PURPOSES. OUTLOT D IS FOR OPEN SPACE PURPOSES.

LEGAL DESCRIPTION:

(APN: 310-220-30)

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

LOT 5 IN BLOCK 1 OF TEMPERANCE COLONY, ACCORDING TO THE MAP THEREOF RECORDED IN PLAT BOOK 2 AT PAGE 7, FRESNO COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION GRANTED TO THE COUNTY OF FRESNO IN THE GRANT DEED RECORDED AUGUST 25, 1979, DOCUMENT NO. 98647 IN BOOK 7355 PAGE 920, OFFICIAL RECORDS.

LEGEND:

	INDICATES STREETS PREVIOUSLY DEDICATED FOR PUBLIC USE
	PUBLIC STREET EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
PPUE	PROPOSED PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
LE	PUBLIC UTILITY EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
PE	PEDESTRIAN EASEMENT NOW OFFERED FOR DEDICATION FOR PUBLIC USE
	DIRECTION OF STORMWATER FLOW
	PROPOSED 6' CONCRETE SIDEWALK
	RELINQUISHMENT OF ACCESS ALONG DOUBLE FRONTAGE LOTS
	PROPOSED ADA RAMP PER CITY STD. P-28, P-29, P-30, P-31

EXISTING BUILDINGS
NONE

EXISTING TREES
EXISTING TREES TO BE REMOVED

EXISTING USE
AGRICULTURAL

EXISTING ZONING
AE-20

PROPOSED ZONING
RS-3/UGM

PROPOSED USE
SINGLE FAMILY RESIDENTIAL SUBDIVISION

SOURCE OF WATER
CITY OF FRESNO

SOURCE OF SEWAGE DISPOSAL
CITY OF FRESNO

SOURCE OF WASTE DISPOSAL
CITY OF FRESNO

SOURCE OF ELECTRICITY
PG&E

SOURCE OF GAS
PG&E

SOURCE OF CABLE T.V.
COMCAST

SOURCE OF TELEPHONE
AT&T

ASSESSOR'S PARCEL NUMBER
310-220-30

SITE AREA
19.65 AC. (GROSS)
18.90 AC. (NET)

NUMBER OF LOTS
122 LOTS & 4 OUTLOTS

DENSITY
6.45 D.U./AC.

AVERAGE LOT SIZE
4,705 S.F.

SITE ADDRESS
6552 E. OLIVE AVENUE
FRESNO, CA 93727

N

SCALE: 1" = 60'
GRAPHIC SCALE
0 30' 60' 120'

C.U.P. SITE PLAN FOR TRACT 6235

OWNER/SUBDIVIDER
TRI-WILSON L.P.
7550 NORTH PALM AVENUE SUITE 102
FRESNO, CA. 93711
559-224-7550

REVISIONS	SHEET NO.
	3 OF 3

DATE: 11-1-19 | SCALE: 1"= 60' | DRAWN BY: KPA

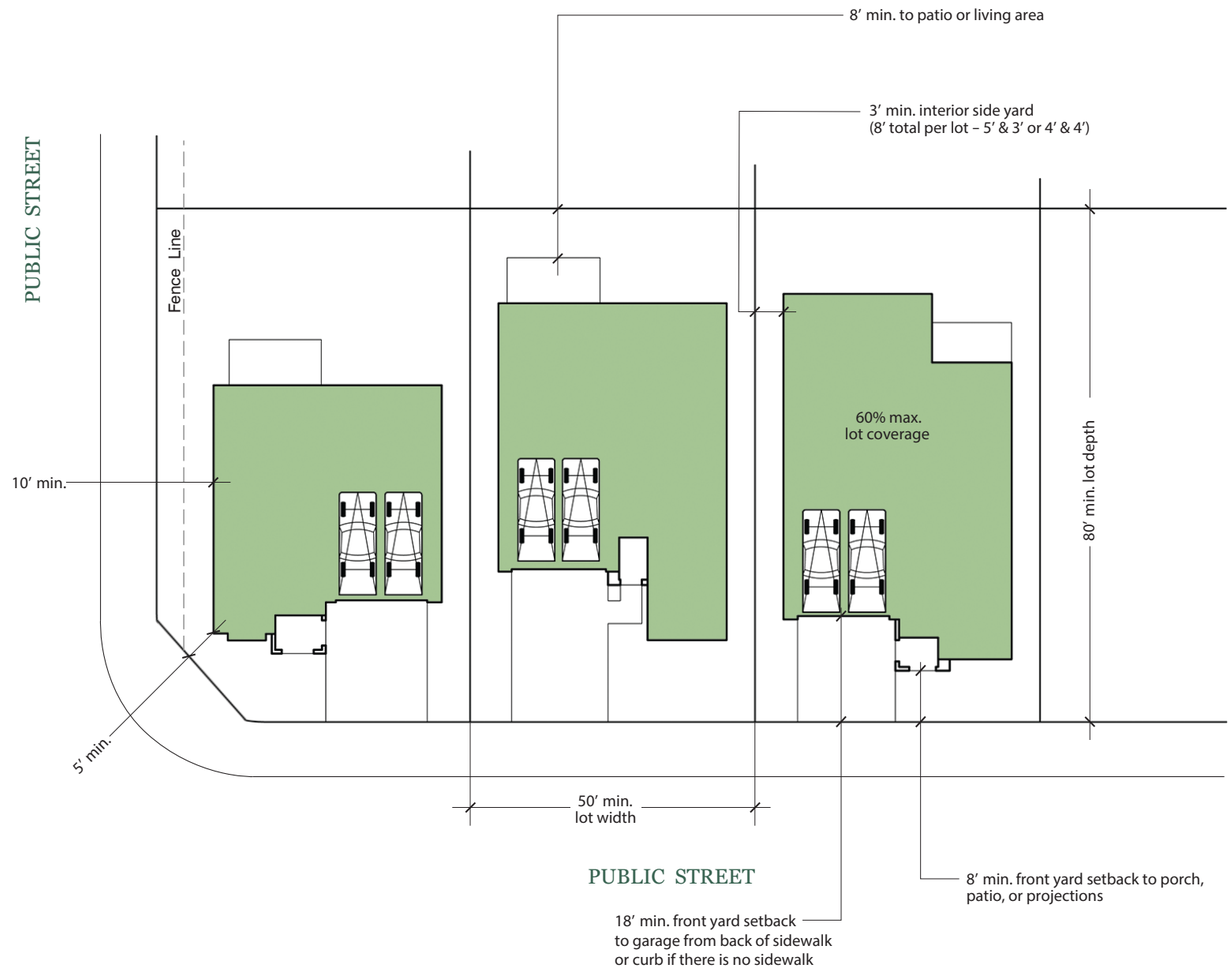
W.O. #17-048 D-924

TRACT 6201 - L!V

Residential Land Use Development Standards

TRACT 6201 – ARMSTRONG & McKINLEY

LAND USE	DEVELOPMENT STANDARDS	
SINGLE-FAMILY RESIDENTIAL	**STANDARD**	**NOTES**
DESIGNATION		
Zone District	RS-4 & RS-5	
GP Density Range	5.0 - 12.0 du/ac	Medium Density Residential
Dwelling Units	257	
BUILDING INTENSITY		
Minimum Lot Area	4,000 sqft	
Minimum Lot Width	50'	
Minimum Lot Depth	80'	
Maximum Height	35'	
Curved/Cul-de-sac/ Corner Lot	30' min/30' min/55' min	
Reversed Corner	55' min	
Corner Cut-Off	5' min	
BUILDING SETBACKS		**All setbacks measured from PL.**
Front Yard (Local)	18' min 18' min 8' min	Back of sidewalk to garage on side of street with sidewalk Curb to garage on side of street without sidewalk To living area, projections and/or porch/patio
Side Yard	5' & 3' or 4' & 4' min	8' total (min 3' on one side)
Street Side & Reversed Corner	10' min	
Rear Yard	8' min	
GARAGES/STREETS/PARKING		
Garages	1.5 covered parking spaces per unit minimum	
Streets	Public	
On-Street Parking	Yes	



The imagery conveys samples of the architectural character intended for these neighborhoods.

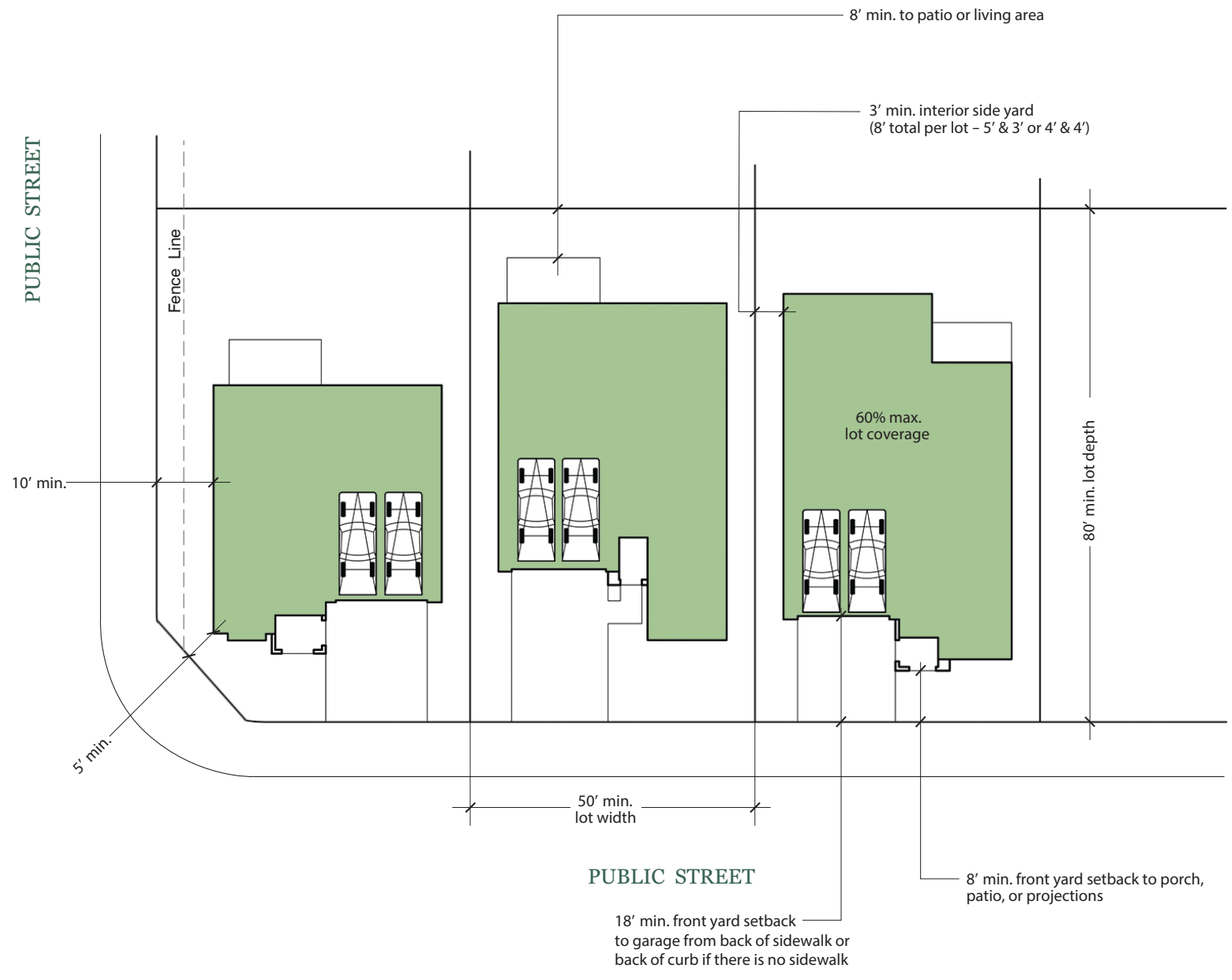
NOT TO SCALE

DRAFT

TRACT 6235 - L!V

Residential Land Use Development Standards

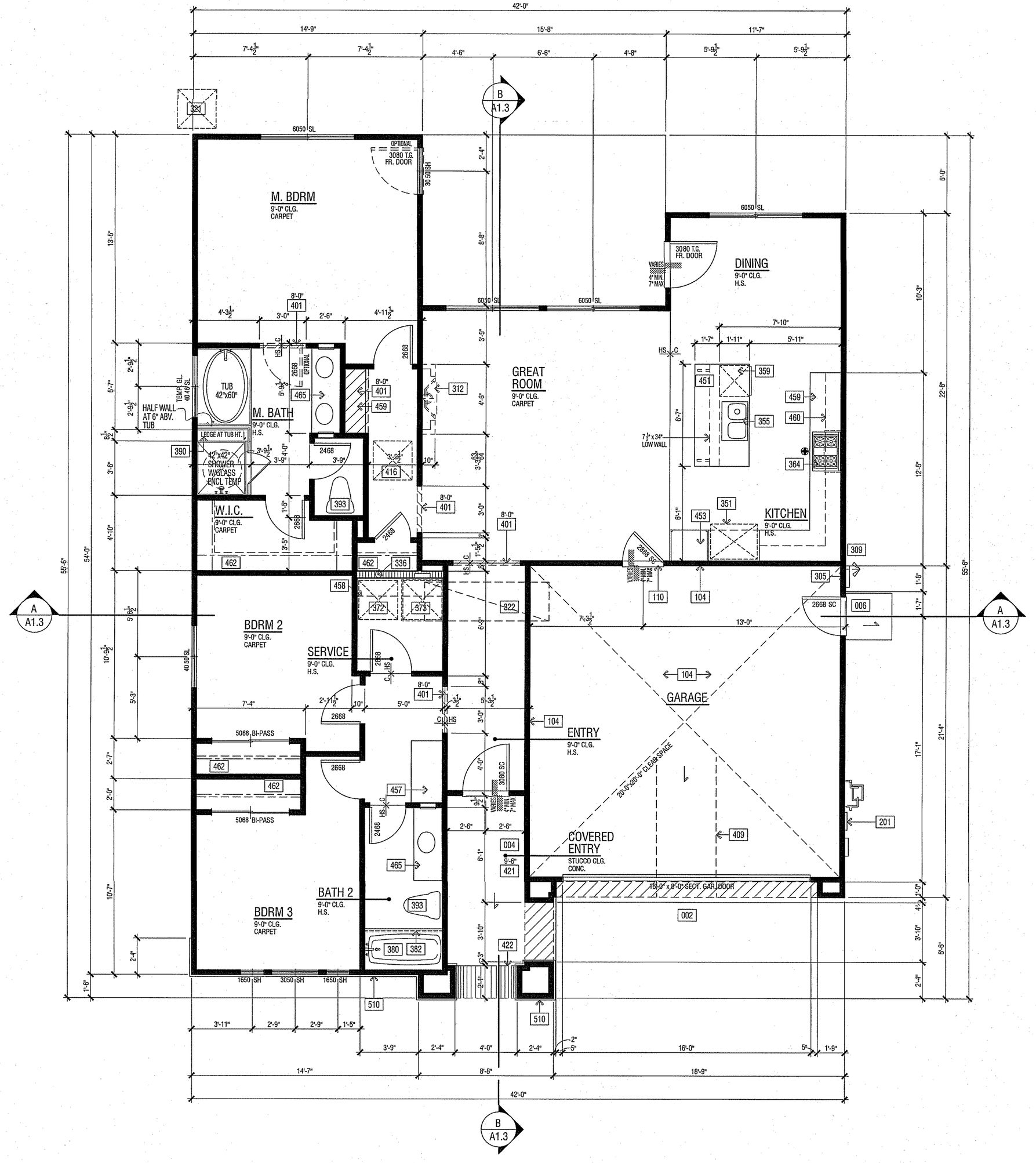
LAND USE	DEVELOPMENT STANDARDS	
SINGLE-FAMILY RESIDENTIAL	**STANDARD**	**NOTES**
DESIGNATION		
Zone District	RS-5	
GP Density Range	5.0 - 12.0 du/ac	Medium Density Residential
Dwelling Units	122	
BUILDING INTENSITY		
Minimum Lot Area	4,000 sqft	
Minimum Lot Width	50'	
Minimum Lot Depth	80'	
Maximum Height	35'	
Curved/Cul-de-sac/ Corner Lot	30' min/30' min/55' min	Frontage/Frontage/Lot Width
Reversed Corner	55' min	Lot Width
Corner Cut-Off	5' min	
BUILDING SETBACKS		**All setbacks measured from PL.**
Front Yard (Local)	18' min 18' min 8' min	Back of sidewalk to garage on side of street with sidewalk Back of curb to garage on side of street without sidewalk To living area, projections and/or porch/patio
Side Yard	5' & 3' or 4' & 4' min	8' total (min 3' on one side)
Street Side & Reversed Corner	10' min	
Rear Yard	8' min	
GARAGES/STREETS/PARKING		
Garages	1.5 covered parking spaces per unit minimum	
Streets	Public	
On-Street Parking	Yes	



The imagery conveys samples of the architectural character intended for these neighborhoods.

NOT TO SCALE

TRACT 6235 – ARMSTRONG & OLIVE

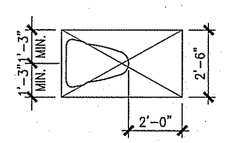


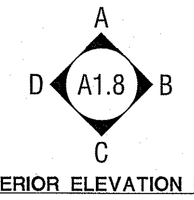
FLOOR PLAN

FLOOR PLAN NOTES

1. ATTICS: ACCESS PER CRC R807, DRAFTSTOPS PER CRC R302.12 AND VENTILATION PER R805.
2. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CRC R310. MEANS OF EGRESS PER CRC R311.
3. GLAZING PER CRC R303.1 & R308
4. FACTORY-BUILT FIREPLACES AND CHIMNEYS PER CRC R1004, R1005, R1006 OSSC SECTION 4.503 & CEnC SECTION 150.0(e).
5. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.
6. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 507.0.
7. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
8. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC 305 & 308.
9. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.
10. THE SILL HEIGHT IS NOT TO EXCEED 44" FROM THE BOTTOM OF THE CLEAR OPENING IN SLEEPING ROOMS. 2016 CRC R310.2.2
11. IN UPPER FLOOR PLANS, ANY OPERABLE WINDOW WITH A SILL THAT IS LOCATED LESS THAN 24" ABOVE THE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW AT THE EXTERIOR, MUST BE PROTECTED BY A GUARD OR, HAVE FIXED GLASS. THE GUARD MAY NOT HAVE OPENINGS THAT A SPHERE 4" IN DIAMETER CAN PASS THROUGH. 2016 CRC R312.2
12. A SHEETROCK NAILING INSPECTION IN REQUIRED. 2016 CRC R109.1.4.2 & 2016 CBC 110.3.5
13. GLAZING IN A HAZARDOUS LOCATION IS REQUIRED TO BE GLAZED WITH SAFETY MATERIAL 2016 CRC R308
14. PROVIDE A 6" SQUARE FRESH AIR INTAKE FOR THE GAS APPLIANCE FIREPLACE 2016 T-24
15. VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED, OR 24" PROTECTED, AND THE HORIZONTAL DIMENSIONS IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT. 2016 CMC 916.1 & 916.2
16. A SHEETROCK NAILING INSPECTION IS REQUIRED. - 2016 CRC R108.1.1
17. THE WALL SURFACE BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SUBJUCT TO WATER SPLASH ARE CONSTRUCTED OF MATERIALS NOT ADVERSELY AFFECTED BY WATER. NOTE THE USE OF FIBER CEMENT, FIBER MAT, REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS ON THE FLOOR PLAN. NOTE THAT WATER RESISTANT GYPSUM BOARD IS NO LONGER *PERMITTED TO BE USED IN THESE LOCATIONS. -2016 CRC R702.4.2*
18. WHERE OCCURS, THE THREE CAR GARAGE IS NON-CONFORMING AND THE REQUIRED SIDEYARD SETBACKS MAY NOT BE RELAXED. 2016 CRC R106.1.1
19. NOTE THAT ALL ATTIC ACCESS OPENINGS ARE GASKETED TO PREVENT AIR LOSS. 2016 CEC 150.0(a)
20. A MINIMUM 30" DIA. CIRCLE IS PROVIDED AT THE SHOWER FLOOR. THE MINIMUM FLOOR AREA OF THE SHOWER COMPARTMENT IS 1024 SQUARE INCHES. 2016 CPC 408.6
21. AFTER INSTALLING WALL, CEILING, OR FLOOR INSULATION, THE INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER STATING THAT THE INSTALLATION WAS PERFORMED IN ACCORDANCE WITH TITLE 24 REQUIREMENTS.
22. THE BUILDER SHALL PROVIDE THE ORIGINAL OCCUPANT WITH THE LIST OF THE HEATING, COOLING, WATER HEATING AND LIGHTING SYSTEMS AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY. CCR TITLE 20

REQUIRED FLOOR CLEARANCES AT WATER CLOSETS - TYPICAL





INTERIOR ELEVATION KEY

FLOOR AREA TABLE	PLAN 1440A
FLOOR PLAN	1,440 SQ. FT.
TOTAL	1,440 SQ. FT.
GARAGE	418 SQ. FT.
COVERED ENTRY	75 SQ. FT.

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

FLOOR PLAN KEY NOTES

Name	NOTE
001	CONCRETE SLAB (SEE STRUCTURAL DRAWINGS)
002	CONCRETE DRIVE (BY OTHERS)
003	CONCRETE WALK (BY OTHERS)
004	CONCRETE PORCH SLAB (BY OTHERS) SLOPE 1/4" PER FOOT MINIMUM IN DIRECTION INDICATED
005	CONCRETE GARAGE SLAB - SLOPE 1/8" PER FOOT MINIMUM IN DIRECTION INDICATED
006	CONCRETE STOOP - 36" DEEP AND 2" WIDER THAN THE DOOR OPENING - SLOPE 1/4" PER FOOT MINIMUM TO DRAIN IN DIRECTION INDICATED
010	CONCRETE PATIO (BY OTHERS)
101	GARAGE AND/OR CARPORT SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC BY MEANS OF A MIN. 1/2" GYP. BD., OR EQUIVALENT, APPLIED TO THE GARAGE SIDE PER CRC SECTION R302.6, TABLE 302.6.
102	ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD PER CRC SECTION R302.7.
104	GARAGE SHALL BE SEPARATED FROM THE RESIDENCE BY A MIN. 5/8" TYPE 'X' GYP. BD., OR EQ. STRUCTURE(S) SUPPORTING THE FLR./CLG. ASSEMBLY USED FOR SEPARATION SHALL BE A MIN. 1/2" GYP. BD., OR EQ. PER CRC SEC. R302.6.
110	PROVIDE SOLID WOOD DOOR, OR SOLID OR HONEYCOMB CORE STEEL DOORS, NOT LESS THAN 1-3/8" THICK, OR 20 MINUTE FIRE RATED DOOR. DOORS SHALL BE SELF CLOSING AND SELF LATCHING PER CRC SECTION R302.5.1.
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
301	WATER HEATER W/ +18" HIGH PLATFORM. PROTECT. FROM DAMAGE PER CPC SEC. 508.14. LATERAL BRACING PER CPC SEC. 507.2. WATER SYS. PIPING & INSUL. FOR PIPING TANKS & COOLING SYSTEM LINES PER CEnC 150.0(j). WATER HEATING SYS. PER CEnC 150.0(n). SEE DTL. X/DX.X.
305	TANKLESS WATER HEATER - MODEL RINNAI (R75LS) - INSTALL PER MANUFACTURER'S INSTRUCTIONS
309	TEMPERATURE AND PRESSURE RELIEF VALVE. DISCHARGE LINE TO THE OUTSIDE OUTISDE PER CPC SECTION 608.5
312	METAL FIREPLACE (GAS APPLIANCE) - HEIGHT PER PLAN - INSTALL PER MANUFACTURER'S INSTRUCTIONS. BY HEATILATOR MODEL# ND4842 ANSI Z21.88-2002
314	OPTIONAL NON COMBUSTIBLE HEARTH
321	AIR CONDITIONING CONDENSER LOCATION
322	FORCED AIR UNIT (FAU) ATTIC INSALLATION
336	5" DIA. G.I. DRYER VENT WITH APPROVED LINT TRAP - VENT THROUGH ROOF
344	WHOLE-BUILDING VENTILATION FAN PER ASHRAE 62.2, SECTION 4.
351	REFRIGERATOR SPACE WITH RECESSED COLD WATER BOX
355	SINK WITH GARBAGE DISPOSER
357	UTILITY SINK
359	DISHWASHER - ENERGY STAR
364	30" COOKTOP WITH EXHAUST HOOD AND LIGHT. OVEN BELOW. OPT. MICRO WITH FAN AND LIGHT IN LIEU OF EXH. HOOD ABOVE
372	WASHER SPACE WITH RECESSED WATER BOX AND DBL. WIDE SMITTY PAN
373	DRYER SPACE
377	TUB - 42" X 72"
379	LASCO DARSEY 2 114HG-2PWP OR EQUIVALENT
380	TUB/ SHOWER - 32"X60" MODEL 2603DT - GELCOAT SURFACE - BY AQUATIC
382	SHATTERPROOF SHOWER DOOR/ ENCLOSURE
383	TUB ACCESS PANEL
386	SHOWER - PREFABRICATED STALL - 36"x60"X76" MODEL 1603DTS - GELCOAT SURFACE - BY AQUATIC
387	SHOWER - PREFABRICATED STALL - 36"x36"x75" MODEL.# 363CTM-GELCOAT - BY AQUATIC
388	30" CIRCLE PROVIDED AT SHOWER
390	SHOWER SEAT - SLOPE ¼" MINIMUM TO DRAIN
393	TOILET - PROVIDE MINIMUM 24" X 30" CLEAR FLOOR AREA IN FRONT OF TOILET
401	INTERIOR SOFFIT(S)/ DROPPED CEILING(S): HEIGHT PER PLAN
409	LINE OF WALL ABOVE
412	OPEN TO ABOVE
416	30"x30" ATTIC ACCESS - DIMENSIONS ARE CLEAR. PER CEnC 150.0(a)1, ATTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS AND THE ATTIC ACCESS SHALL BE GASKETED TO PREVENT AIR LEAKAGE.
421	STUCCO CEILING: HEIGHT PER PLAN
422	STUCCO SOFFIT: HEIGHT PER PLAN
441	GYP. BD. SHELF/LOW WALL - WIDTH AND HEIGHT PER PLAN
442	2X PONY WALL - SIZE PER PLAN
451	KITCHEN ISLAND - PROVIDE APPROVED UNDERGROUND CONDUIT FOR ELECTRIC SERVICE TO ISLAND
453	PANTRY WITH WIRE SHELVING
455	LINEN
456	LINEN (UPPER & LOWER)
457	LINEN (LOW ONLY)
458	WIRE SHELF
459	BASE CABINET
460	UPPER CABINET
462	SHELF AND POLE
464	SHELF (OR SHELVES)
465	VANITY
510	STUCCO OVER 1" RIGID FOAM OVER 1" RIGID FOAM WALL - HEIGHT PER ELEVATION

WILLIAM HEZMALHALCH
ARCHITECTS INC.
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.whrarchitects.com fax 949 250 1529

LICENSED ARCHITECT
William Hezmalhalch
RENEWAL 08/31/19
REN 4-30-19
STATE OF CALIFORNIA

PLAN NO. 1440 SFD

PLAN 1440

CLOVIS, CALIFORNIA

WILSON HOMES
FRESNO, CALIFORNIA

© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC.

WILLIAM HEZMALHALCH ARCHITECTS, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WILLIAM HEZMALHALCH ARCHITECTS, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WILLIAM HEZMALHALCH ARCHITECTS, INC. HARMLESS.

DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

City of Clovis - Planning and Development Services - Building Division
Approved as Submitted
Approved as Noted
Approved with Noted Corrections
Review Not Required
16SFN
JUN 13 2018

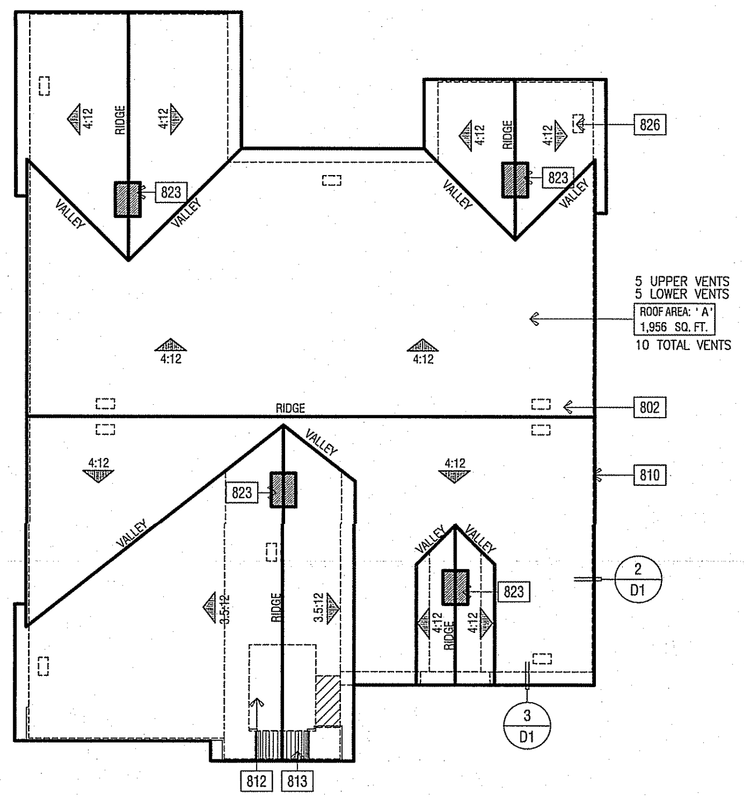
PROJECT MANAGER:	MM
DESIGNED BY:	BH/AM
DRAWN BY:	
REVIEWED BY:	-
1ST BLDG. DEPT. SUBMITTAL:	04-10-15
ISSUED FOR CONSTRUCTION:	-
JOB NUMBER:	2014027.00
CAD FILE NAME:	A101

DATE: 03-22-17

SHEET: A1.1

PLAN 1440A TUSCAN - FLOOR PLAN

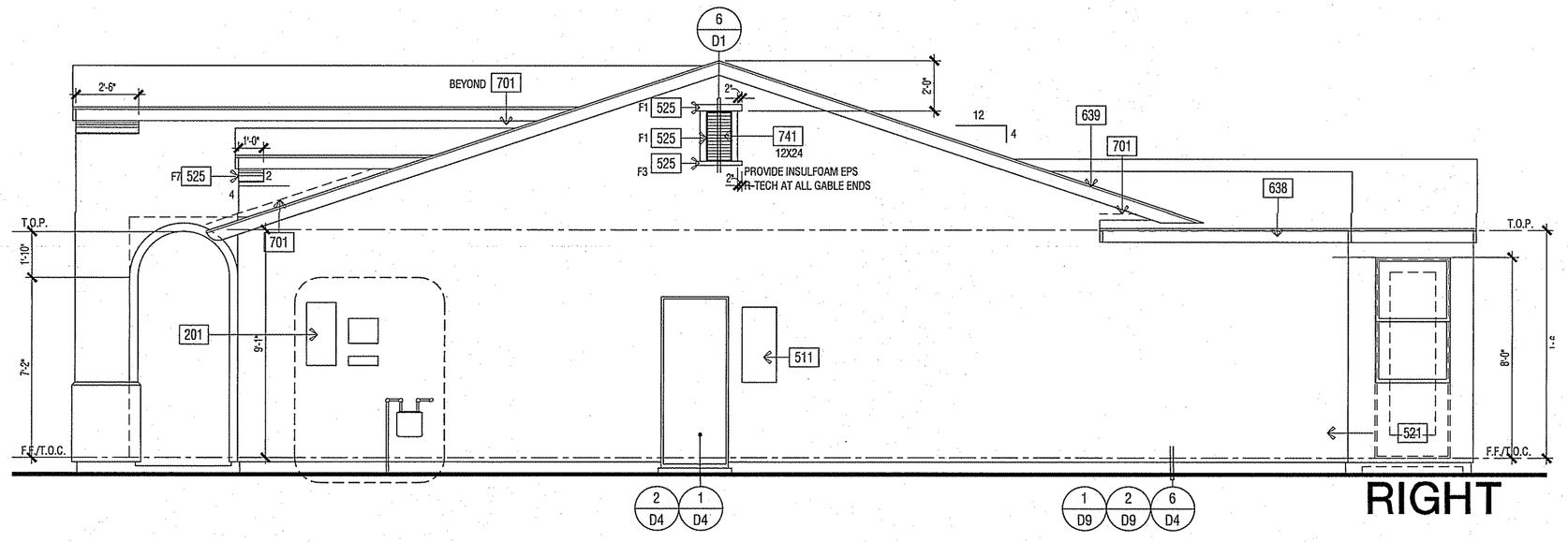
2014027 - 06-12-2018 - 2016 CODE UPDATE



ROOF ATTIC AREA	A	1956	SQ. FT.	CALCULATION FACTOR:		1/300
		281664	SQ. IN			
MIN. VENTILATION REQUIRED:	TOTAL	939	SQ. IN	TOTAL PROVIDED:	975	SQ. IN
MIN. VENTILATION REQUIRED:	HIGH	469	SQ. IN	TOTAL HIGH PROVID	488	SQ. IN
MIN. VENTILATION REQUIRED:	LOW	469	SQ. IN	TOTAL LOW PROVID	488	SQ. IN

HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY		FREE VENT AREA	
CLOAKED VENT - CONC.S-TILE	-	98	SQ. IN	X 5		488	SQ. IN
				TOTAL PROVIDED:		488	SQ. IN

LOW VENTILATION METHOD	SIZE	FREE AREA		QUANTITY		FREE VENT AREA	
CLOAKED VENT - CONC.S-TILE	-	98	SQ. IN	X 5		488	SQ. IN
				TOTAL PROVIDED:		488	SQ. IN



RIGHT

ELEVATION KEY NOTES

Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
202	ADDRESS NUMBER. 4" MIN. HIGH BUILDING ADDRESS CHARACTERS PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM THE STREET.
207	COACH LIGHT LOCATION
321	AIR CONDITIONING CONDENSER LOCATION
510	STUCCO OVER 1" RIGID FOAM OVER 1" RIGID FOAM WALL - HEIGHT PER ELEVATION
511	RECESS BOX FOR TANKLESS WATER HEATER - INSTALL PER MFR. INSTRUCTIONS
515	-2" STUCCO RECESS - SIZE PER ELEVATION - SLOPE SILL 1 /4" PER FT. MINIMUM
521	STUCCO - OMEGA DIAMOND WALL ONE COAT STUCCO ICC# ESR-1194 STUCCO TYPE 1 OR 11 PORTLAND CEMENT OVER SRAT 'R' GUARD ESR-1566 BY 'START R FOAM' OVER DUPONT TYVEK
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION (SEE SHEET D4)
580	DECORATIVE FOAM ACCENT
591	SHUTTER - SIZE PER ELEVATION
638	2X6 WOOD FASCIA
639	2X6 WOOD BARGE BOARD
691	DECORATIVE METAL ACCENT - PROVIDE SOLID BACKING MINIMUM 12"X12" ELASTOMERIC SHEET WATERPROOFING AT ALL MOUNTING POINTS/PENETRATIONS
701	G.I. FLASHING
741	*RECTANGULAR DECORATIVE G.I. METAL LOUVER VENT - SIZE PER ELEVATION*
762	ROOFING - CONCRETE - LOW PROFILE "S" TILE BY EAGLE ROOFING ICC# ESR 1900
TYP.	2 LAYERS OF OF GRADE 'D' BUILDING PAPER IS REQUIRED TO BE INSTALLED OVER WOOD SHEATHING. 2010 CRC R703.63

ANY OPERABLE WINDOW WITH A SILL THAT IS LOCATED LESS THAN 24" ABOVE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW AT THE EXTERIOR, MUST BE PROTECTED BY A GUARD OR, HAVE A FIXED GLASS. THE GUARD MAY NOT HAVE OPENINGS THAT A SPHERE 4" IN DIAMETER CAN PASS THROUGH. 2016 CBC 1405.13.2

ROOF PLAN

SCALE: 1/8" = 1'-0"

ELEVATION REFERENCE: A	ELEVATION STYLE: TUSCAN				
ROOF MATERIAL	STANDARD ROOF DETAIL U.N.O.	FASCIA - U.N.O.	BARGE - U.N.O.	OVERHANG DIM. - U.N.O. EAVE	RAKE
LOW PROFILE CONCRETE 'S' TILE *EAGLE ROOFING* ICC# ESR-1900	1 / D1	2X6	2X6	1'-0"	TIGHT

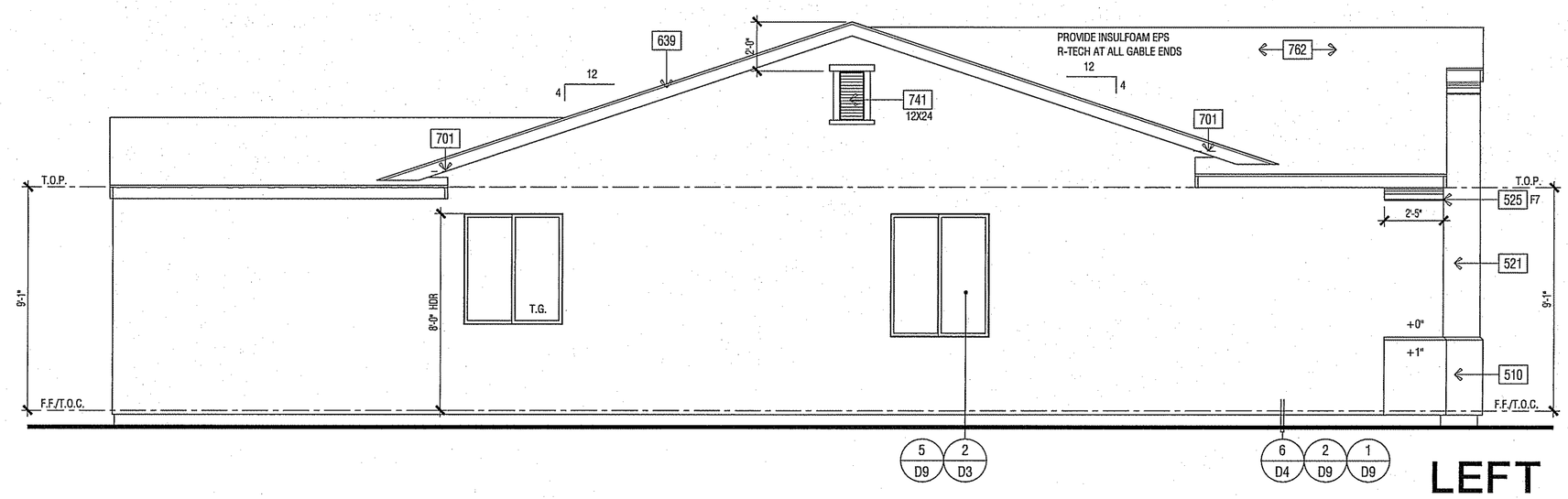
ROOF PLAN NOTES

NOTE: MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS PER CEnC SECTION 110.10.

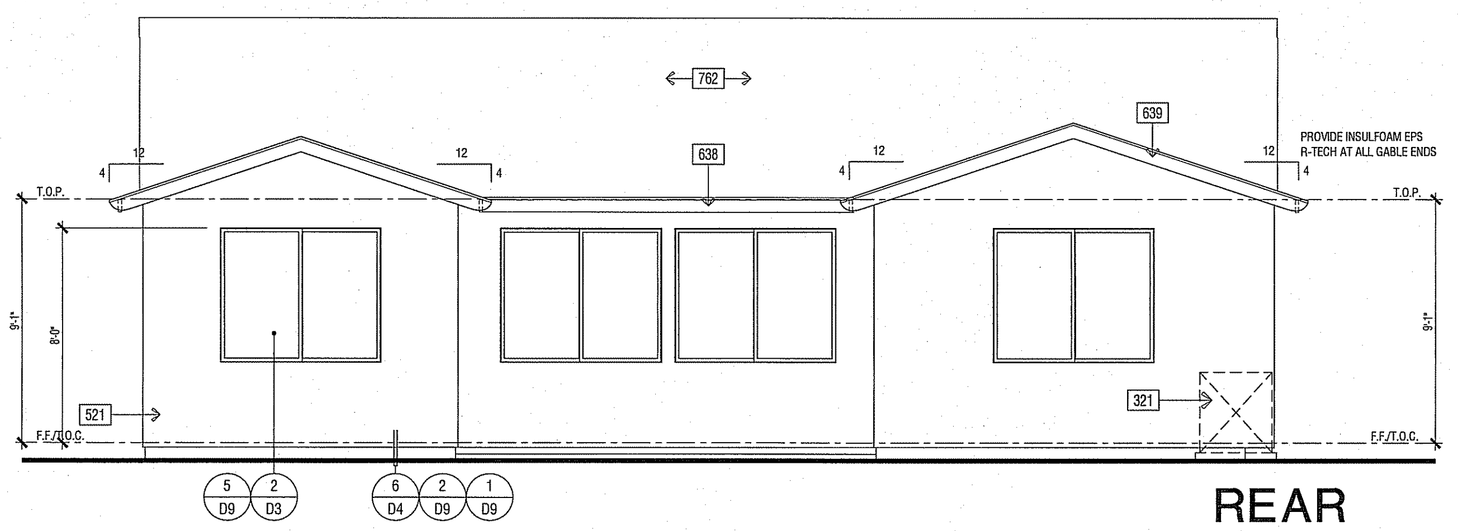
1. SEE GENERAL NOTES FOR ROOF NOTES.
2. SPARK ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. ATTIC ACCESS PER CRC SECTION R807.
4. PROVIDE ATTIC & SOFFIT VENTILATION PER CRC SECTION R806. PER CRC SECTION R806.2, THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF 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. AT LEAST 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 NO 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.

ROOF PLAN KEY NOTES

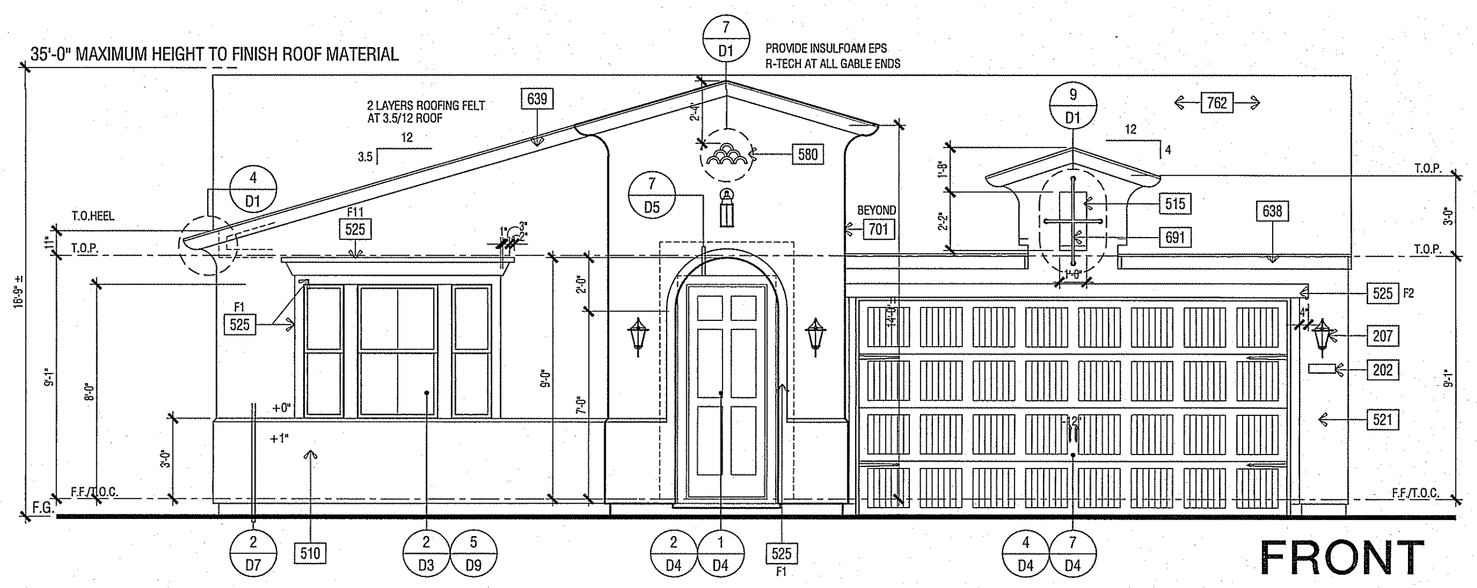
Name	NOTE
802	ROOFING - CONCRETE - LOW PROFILE "S" TILE BY EAGLE ROOFING ICC# ESR 1900
810	LINE OF WALL BELOW
812	STUCCO CEILING
813	STUCCO SOFFIT
823	MIN. 22"X30" CLEAR OPENING FOR ACCESS AND AIRFLOW CONTRACTOR TO VERIFY AIRFLOW TO ALL ATTIC AREAS
826	ROOF VENT - O'HAGIN "XL SERIES" CLOAKED VENT (ICC # NER-9650A)



LEFT



REAR



FRONT

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

WILLIAM HEZMALHALCH
ARCHITECTS INC.
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.wharchitects.com fax 949 250 1529

LICENSED ARCHITECT
William Hezmalhalch
ARCHITECT
REN 4-30-19
STATE OF CALIFORNIA

PLAN 1440A TUSCAN - EXTERIOR ELEVATIONS AND ROOF PLAN

PLAN NO. 1440 SFD

PLAN 1440

CLOVIS, CALIFORNIA

WILSON HOMES
FRESNO, CALIFORNIA

© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC.

WILLIAM HEZMALHALCH ARCHITECTS, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WILLIAM HEZMALHALCH ARCHITECTS, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WILLIAM HEZMALHALCH ARCHITECTS, INC. HARMLESS.

DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

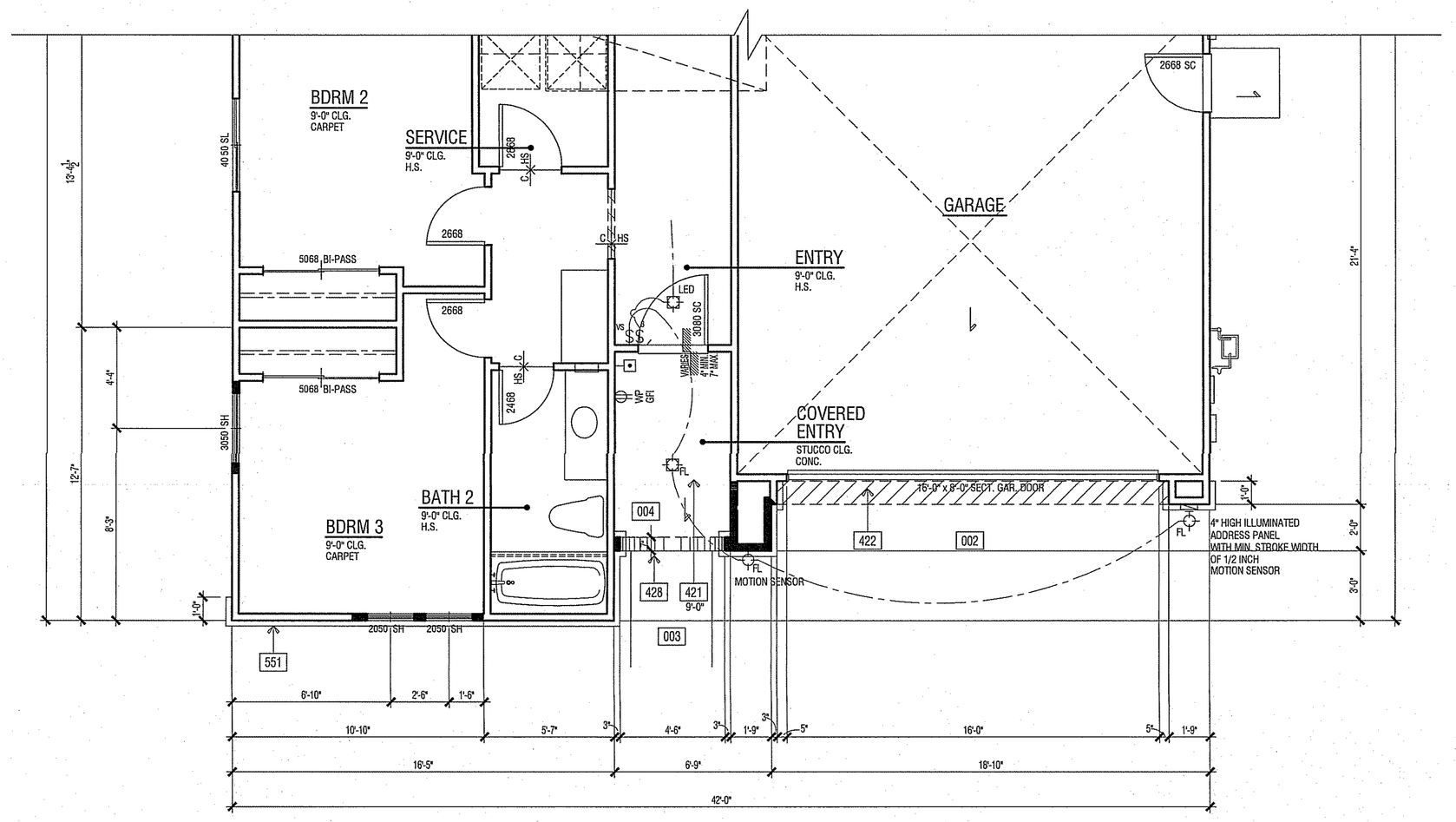
City of Clovis - Planning and Development Services - Building Division
Approved with Notes or Conditions
Shall Comply with Applicable Laws, Ordinances, and Codes in Effect at Time of Permit Issuance
16SPN
JUN 1 8 2018

PROJECT MANAGER :	WAVES
DESIGNER :	
DRAWN BY :	
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	04-10-15
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2014027.00
CAD FILE NAME :	A104

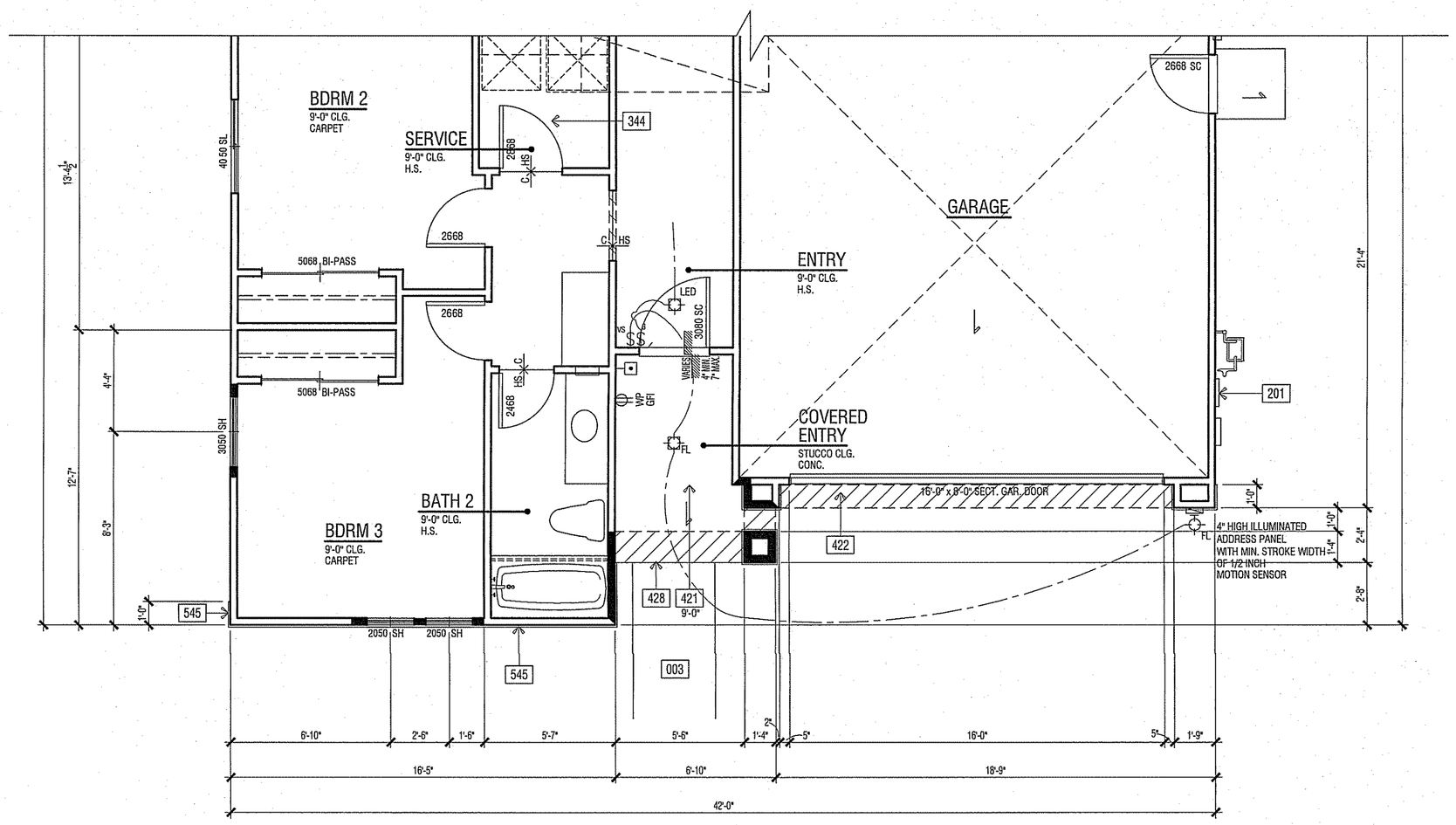
DATE: 03-22-17

SHEET: A1.4

2014027 - 06-12-2018 - 2016 CODE UPDATE



PLAN 1440C



PLAN 1440B

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

FLOOR PLAN KEY NOTES	
Name	NOTE
002	CONCRETE DRIVE (BY OTHERS)
003	CONCRETE WALK (BY OTHERS)
004	CONCRETE PORCH SLAB (BY OTHERS) SLOPE 1/4" PER FOOT MINIMUM IN DIRECTION INDICATED
421	STUCCO CEILING: HEIGHT PER PLAN
422	STUCCO SOFFIT: HEIGHT PER PLAN
428	WOOD SOFFIT - HEIGHT PER ELEVATION
545	THIN SET BRICK VENEER BY ENDICOTT BRICK - ASTM C-1088 - INSTALL PER MANUFACTURER'S INSTRUCTIONS
551	MANUFACTURED ADHERED STUCCO STONE VENEER BY CULTURED STONE ICC-ES ESR-1364. INSTALL PER MANUFACTURER'S INSTRUCTIONS

FLOOR AREA TABLE	PLAN 1440C
FLOOR PLAN	1,440 SQ. FT.
TOTAL	1,440 SQ. FT.
GARAGE	418 SQ. FT.
COVERED ENTRY	61 SQ. FT.

FLOOR PLAN NOTES
1. ATTICS: ACCESS PER CRC R807, DRAFTSTOPS PER CRC R302.12 AND VENTILATION PER R806.
2. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CRC R310. MEANS OF EGRESS PER CRC R311.
3. GLAZING PER CRC R303.1 & R308
4. FACTORY-BUILT FIREPLACES AND CHIMNEYS PER CRC R1004, R1005, R1006 CGBSC SECTION 4.503 & CEnC SECTION 150.0(e).
5. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.
6. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 507.0.
7. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
8. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC 305 & 308.
9. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.
10. THE SILL HEIGHT IS NOT TO EXCEED 44" FROM THE BOTTOM OF THE CLEAR OPENING IN SLEEPING ROOMS. 2016 CRC R310.2.2
11. IN UPPER FLOOR PLANS, ANY OPERABLE WINDOW WITH A SILL THAT IS LOCATED LESS THAN 24" ABOVE THE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW AT THE EXTERIOR, MUST BE PROTECTED BY A GUARD OR, HAVE FIXED GLASS. THE GUARD MAY NOT HAVE OPENINGS THAT A SPHERE 4" IN DIAMETER CAN PASS THROUGH. 2016 CRC R312.2
12. A SHEETROCK NAILING INSPECTION IN REQUIRED. 2016 CRC R109.1.4.2 & 2016 CBC 110.3.5
13. GLAZING IN A HAZARDOUS LOCATION IS REQUIRED TO BE GLAZED WITH SAFETY MATERIAL 2016 CRC R308
14. PROVIDE A 6" SQUARE FRESH AIR INTAKE FOR THE GAS APPLIANCE FIREPLACE 2016 T-24
15. VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED, OR 24" PROTECTED, AND THE HORIZONTAL DIMENSIONS IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT. 2016 CMC 916.1 & 916.2
16. A SHEETROCK NAILING INSPECTION IS REQUIRED. - 2016 CRC R105.1.1
17. THE WALL SURFACE BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SUBJECT TO WATER SPLASH ARE CONSTRUCTED OF MATERIALS NOT ADVERSELY AFFECTED BY WATER. NOTE THE USE OF FIBER CEMENT, RBER MAT, REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS ON THE FLOOR PLAN. NOTE THAT WATER RESISTANT GYPSUM BOARD IS NO LONGER PERMITTED TO BE USED IN THESE LOCATIONS. -2016 CRC R702.4.2
18. WHERE OCCURS, THE THREE CAR GARAGE IS NON-CONFORMING AND THE REQUIRED SIDEYARD SETBACKS MAY NOT BE RELAXED. 2016 CRC R105.1.1
19. NOTE THAT ALL ATTIC ACCESS OPENINGS ARE GASKETED TO PREVENT AIR LOSS. 2016 CEC 150.0(s)
20. A MINIMUM 30" DIA. CIRCLE IS PROVIDED AT THE SHOWER FLOOR. THE MINIMUM FLOOR AREA OF THE SHOWER COMPARTMENT IS 1024 SQUARE INCHES. 2016 CPC 408.6
21. AFTER INSTALLING WALL, CEILING, OR FLOOR INSULATION, THE INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER STATING THAT THE INSTALLATION WAS PERFORMED IN ACCORDANCE WITH TITLE 24 REQUIREMENTS.
22. THE BUILDER SHALL PROVIDE THE ORIGINAL OCCUPANT WITH THE LIST OF THE HEATING, COOLING, WATER HEATING AND LIGHTING SYSTEMS AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY. CCR TITLE 20

FLOOR AREA TABLE	PLAN 1440B
FLOOR PLAN	1,440 SQ. FT.
TOTAL	1,440 SQ. FT.
GARAGE	418 SQ. FT.
COVERED ENTRY	50 SQ. FT.

WILLIAM HEZMALHALCH
ARCHITECTS INC.
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.whharchitects.com fax 949 250 1529

LICENSED ARCHITECT
William Hezmalhalch
R.C.A. 12611
REN 4-30-19
STATE OF CALIFORNIA

PLAN NO. 1440 SFD

PLAN 1440B REGENCY AND PLAN 1440C FRENCH COUNTRY - ADDENDA PLANS

PLAN 1440

CLOVIS, CALIFORNIA

WILSON HOMES
FRESNO, CALIFORNIA

© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC.

WILLIAM HEZMALHALCH ARCHITECTS, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WILLIAM HEZMALHALCH ARCHITECTS, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WILLIAM HEZMALHALCH ARCHITECTS, INC. HARMLESS.

DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

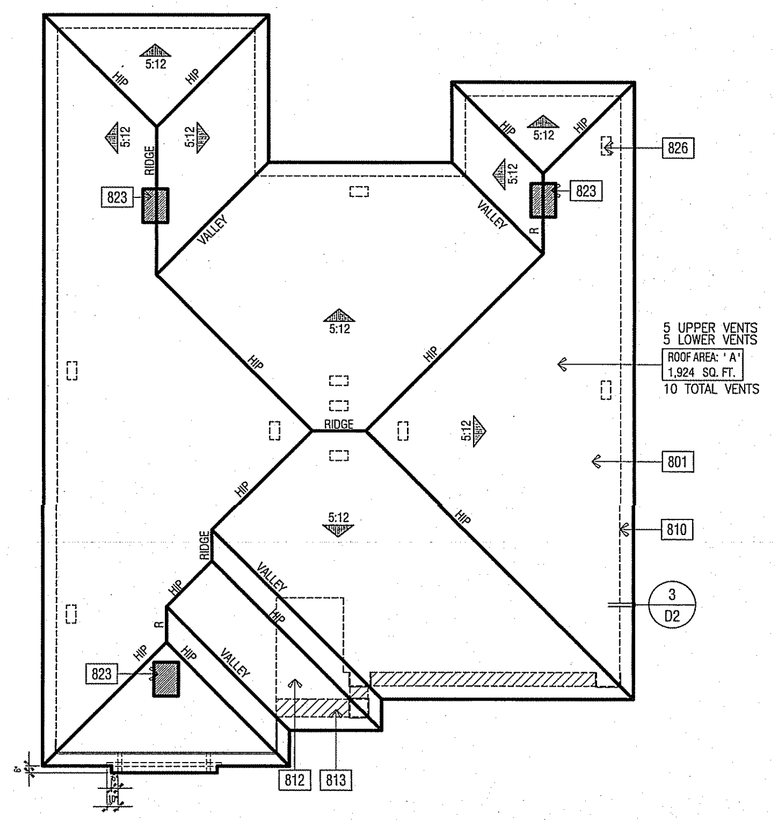
City of Clovis - Planning and Development Services Department
Building Permit Submittal
Approved with Notes - Subject to Field Inspection and Compliance with Applicable Codes, and Ordinances
JUN 13 2018
16SFM

PROJECT MANAGER :	-
DESIGNER :	BH/AM
DRAWN BY :	
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	04-10-15
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2014027.00
CAD FILE NAME :	A105

DATE: 03-22-17

SHEET: A1.5

2014027 - 06-12-2018 - 2016 CODE UPDATE



ROOF PLAN

SCALE: 1/8" = 1'-0"

ELEVATION REFERENCE: B	ELEVATION STYLE: REGENCY				
ROOF MATERIAL	STANDARD ROOF DETAIL U.N.O.	FASCIA - U.N.O.	BARGE - U.N.O.	OVERHANG DIM. - U.N.O. EAVE	RAKE
CONCRETE 'FLAT' TILE *"EAGLE ROOFING" ICC# ESR-1900	1 / D2	2X6	2X6	1'-0"	1'-0"

ROOF PLAN NOTES

1. SEE GENERAL NOTES FOR ROOF NOTES.
2. SPARK ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. ATTIC ACCESS PER CRC SECTION R807.
4. PROVIDE ATTIC & SOFFIT VENTILATION PER CRC SECTION R806. TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT REDUCTION OF THE TOTAL AREA TO 1/300 IS PERMITTED PROVIDED THAT AT LEAST 50 PERCENT AND NO MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE THE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. AS AN ALTERNATIVE, THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO 1/300 WHEN A CLASS I OR II VAPOR BARRIER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING PER CRC SECTION R806.2.

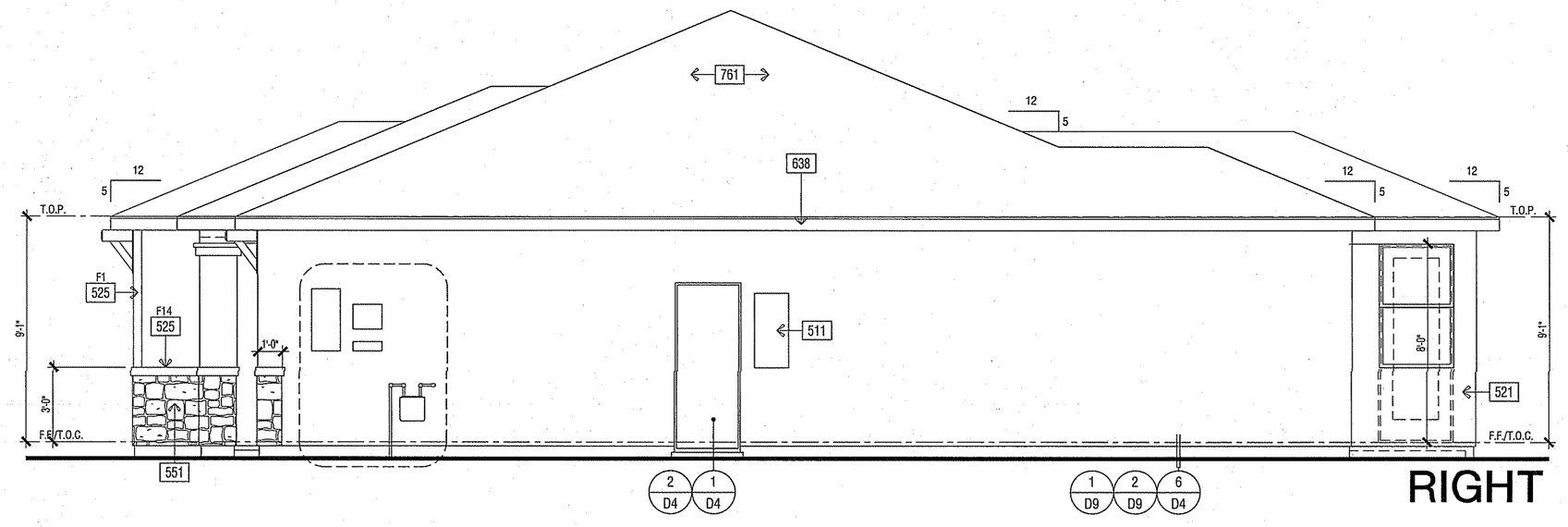
ROOF ATTIC AREA	A	1924	SQ. FT.	CALCULATION FACTOR:	1/300
		277056	SQ. IN		
MIN. VENTILATION REQUIRED:	TOTAL	924	SQ. IN	TOTAL PROVIDED:	988 SQ. IN
MIN. VENTILATION REQUIRED:	HIGH	462	SQ. IN	TOTAL HIGH PROVID	494 SQ. IN
MIN. VENTILATION REQUIRED:	LOW	430	SQ. IN	TOTAL LOW PROVID	494 SQ. IN

HIGH VENTILATION METHOD	SIZE	FREE AREA			QUANTITY		FREE VENT AREA	
CLOAKED VENT - CONC.FLAT TILE -		99	SQ. IN	X	5		494	SQ. IN
					TOTAL PROVIDED:		494	SQ. IN

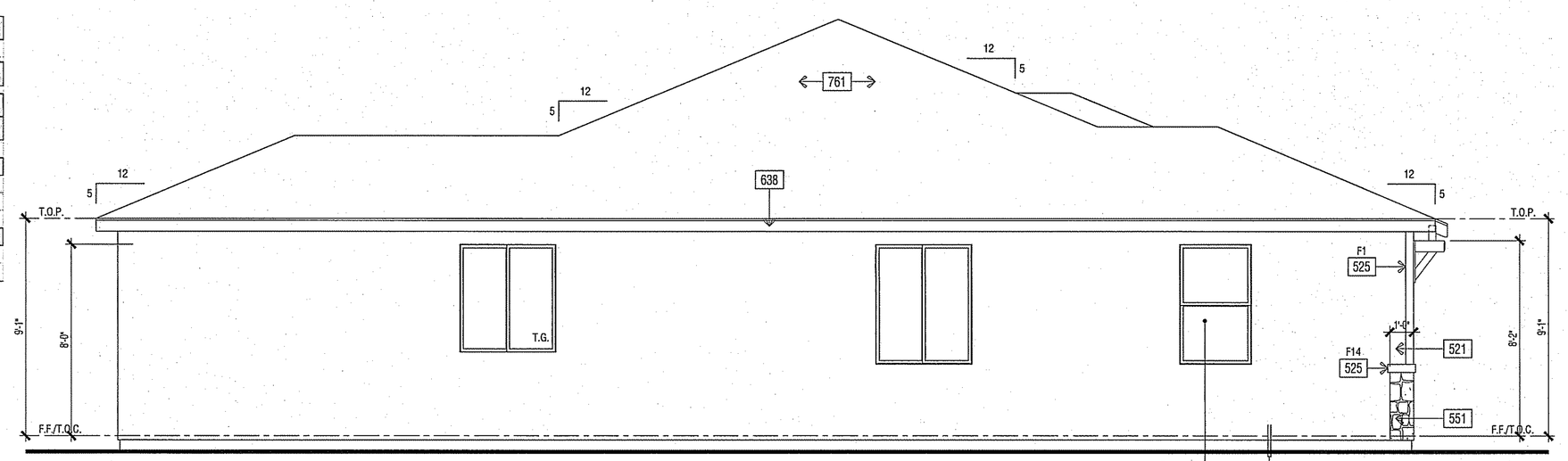
LOW VENTILATION METHOD	SIZE	FREE AREA			QUANTITY		FREE VENT AREA	
CLOAKED VENT - CONC.FLAT TILE -		99	SQ. IN	X	5		494	SQ. IN
					TOTAL PROVIDED:		494	SQ. IN

ROOF PLAN KEY NOTES

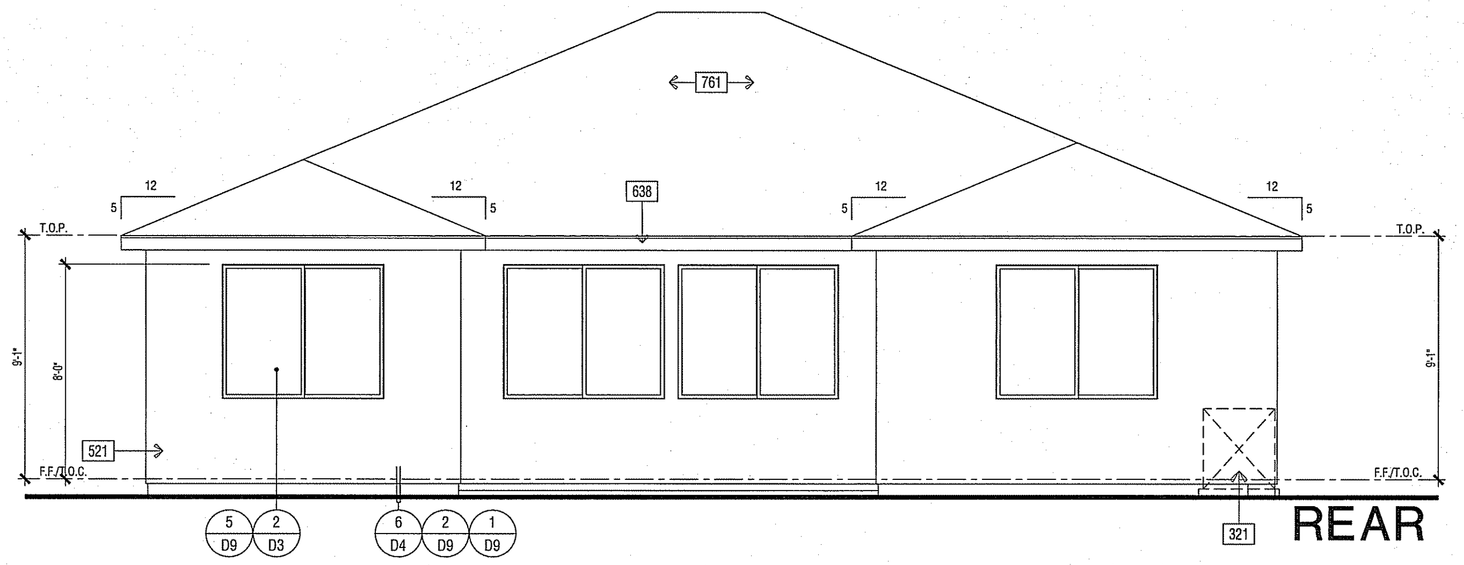
Name	NOTE
801	ROOFING - CONCRETE - "FLAT" TILE BY EAGLE ROOFING ICC# ESR 1900
810	LINE OF WALL BELOW
812	STUCCO CEILING
813	STUCCO SOFFIT
823	MIN. 22"X30" CLEAR OPENING FOR ACCESS AND AIRFLOW CONTRACTOR TO VERIFY AIRFLOW TO ALL ATTIC AREAS
826	ROOF VENT - O'HAGIN "XL SERIES" CLOAKED VENT (ICC # NER-9650A)



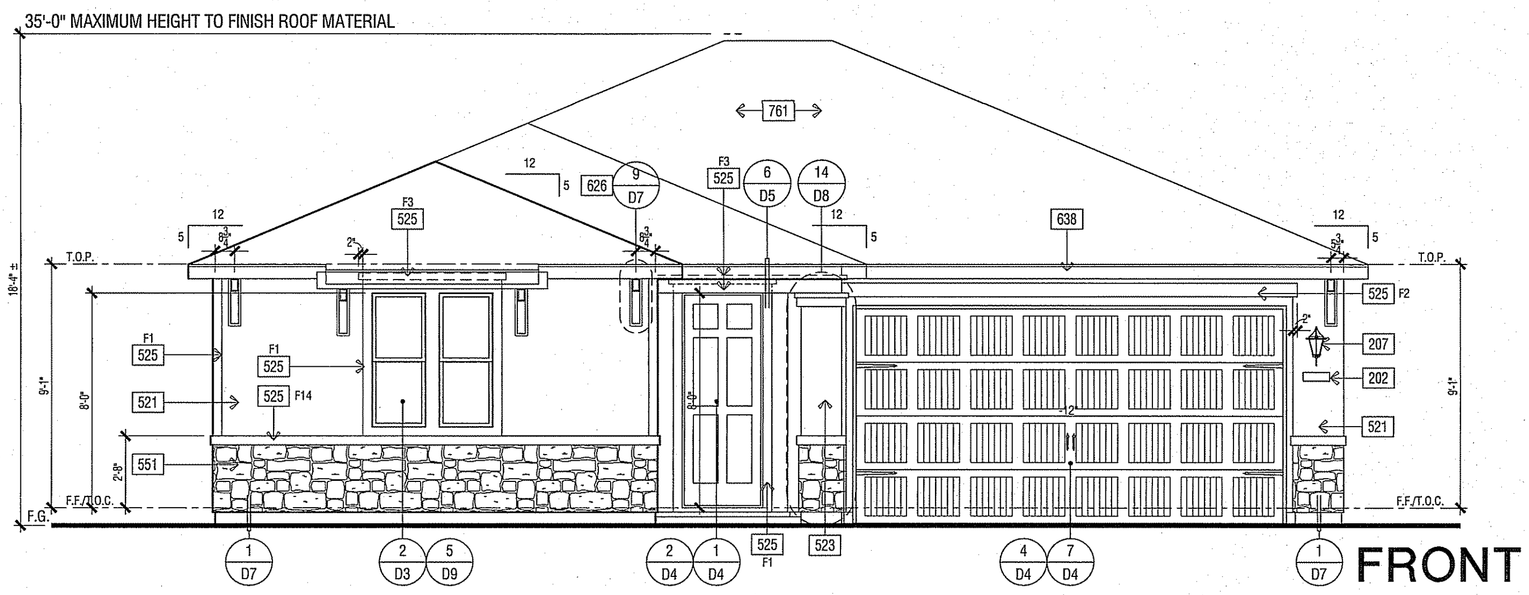
RIGHT



LEFT



REAR



FRONT

WILSON HOMES
PLAN 1440 B - REGENCY

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

ELEVATION KEY NOTES

Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
202	ADDRESS NUMBER. 4" MIN. HIGH BUILDING ADDRESS CHARACTERS PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM THE STREET.
207	COACH LIGHT LOCATION
321	AIR CONDITIONING CONDENSER LOCATION
521	STUCCO - OMEGA DIAMOND WALL ONE COAT STUCCO ICC# ESR-1194 STUCCO TYPE 1 OR 11 PORTLAND CEMENT OVER SRAT 'R' GUARD ESR-1566 BY 'START R FOAM' OVER DUPONT TYVEK
511	RECESS BOX FOR TANKLESS WATER HEATER - INSTALL PER MFR. INSTRUCTIONS
515	-2" STUCCO RECESS - SIZE PER ELEVATION - SLOPE SILL 1 /4" PER FT. MINIMUM
523	STUCCO COLUMN - SIZE PER PLAN - INSTALL PER MFR. INSTRUCTIONS
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION (SEE SHEET D4)
551	MANUFACTURED ADHERED STUCCO STONE VENEER BY CULTURED STONE ICC-ES ESR-1364. INSTALL PER MANUFACTURER'S INSTRUCTIONS
601	WOOD TRIM - SIZE PER ELEVATION
620	BUILT UP WOOD COLUMN
626	OUTLOOKER ASSEMBLY - WOOD SIZE/SHAPE PER ELEVATION)
650B	FIBER CEMENT LAP SIDING - 5 / 16" THICK 'HARDIPLANK' BY JAMESHARDIE ICC-ES NER 405 (OR EQUIVALENT). FINISH: SELECT CEDARMILL. EXPOSURE 6" (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)
638	2X6 WOOD FASCIA
639	2X6 WOOD BARGE BOARD
691	DECORATIVE METAL ACCENT - PER DETAIL
701	G.I. FLASHING
761	ROOFING - CONCRETE - "FLAT" TILE BY EAGLE ROOFING ICC# ESR 1900
TYP.	2 LAYERS OF OF GRADE 'D' BUILDING PAPER IS REQUIRED TO BE INSTALLED OVER WOOD SHEATHING. 2010 CRC R703.63

ANY OPERABLE WINDOW WITH A SILL THAT IS LOCATED LESS THAN 24" ABOVE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW AT THE EXTERIOR, MUST BE PROTECTED BY A GUARD OR, HAVE A FIXED GLASS. THE GUARD MAY NOT HAVE OPENINGS THAT A SPHERE 4" IN DIAMETER CAN PASS THROUGH. 2016 CBC 1405.13.2

WILLIAM HEZMALHALCH
ARCHITECTS INC.
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.whharchitects.com fax 949 250 1529

LICENSED ARCHITECT
William Hezmalhalch
R.C.E. 26000
REN 4-30-19
STATE OF CALIFORNIA

PLAN 1440B REGENCY EXTERIOR ELEVATIONS AND ROOF PLAN

PLAN NO. 1440 SFD

PLAN 1440

CLOVIS, CALIFORNIA

WILSON HOMES
FRESNO, CALIFORNIA

© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC.

WILLIAM HEZMALHALCH ARCHITECTS, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WILLIAM HEZMALHALCH ARCHITECTS, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WILLIAM HEZMALHALCH ARCHITECTS, INC. HARMLESS.

DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

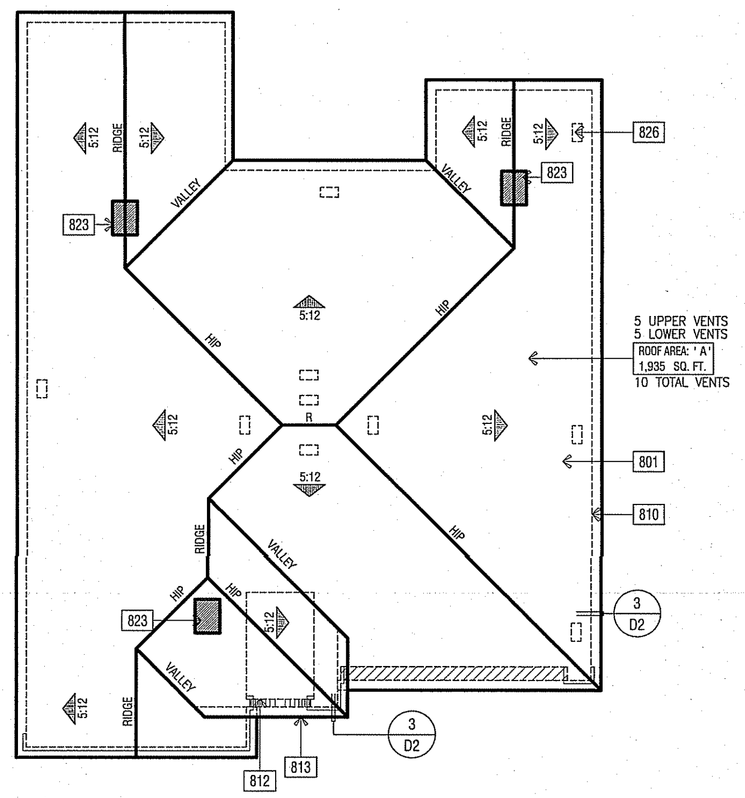
City of Clovis - Planning and Development Services Division
Approved Date: Feb 28, 2018 Community Facilities District No. 2004-1
16SPN
JUN 13 2018
Approved Subject to Field Approval, Applicable Codes and Ordinances, Approved with Noted Corrections, Approved Subject to Previously Noted Corrections

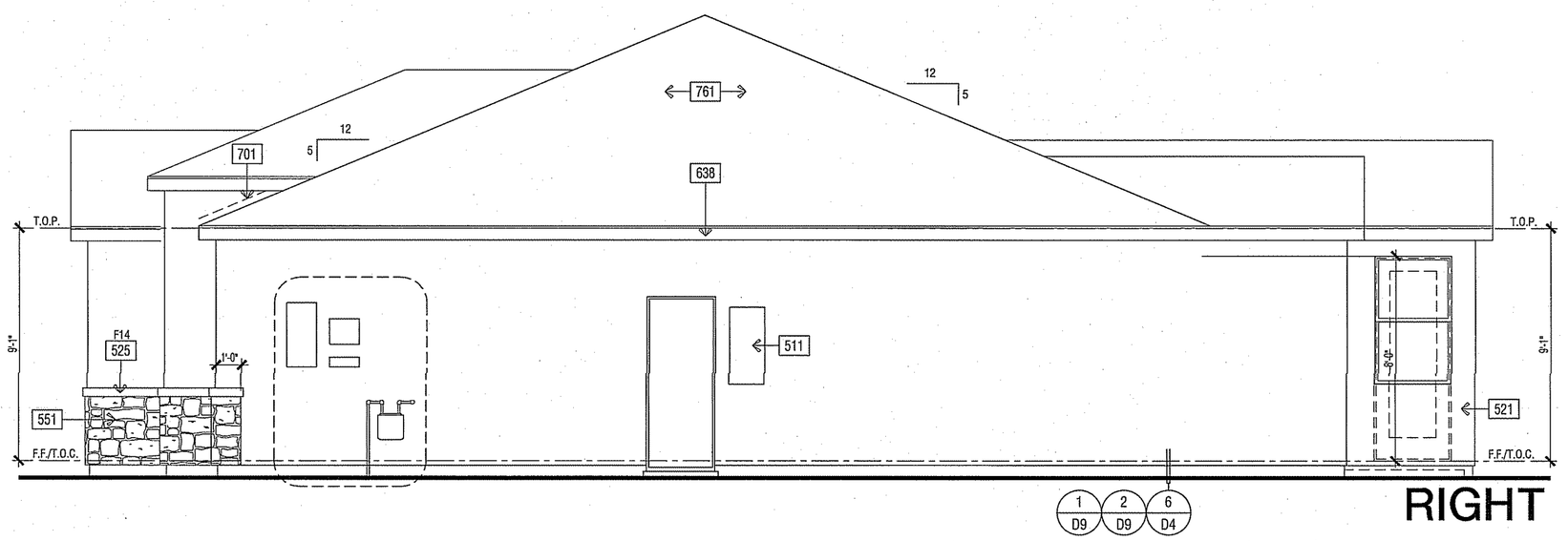
PROJECT MANAGER :	MW
DESIGNER :	BH/AM
DRAWN BY :	
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	04-10-15
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2014027.00
CAD FILE NAME :	A106

DATE: 03-22-17

SHEET: A1.6

2014027 - 06-12-2018 - 2016 CODE UPDATE





ROOF PLAN

SCALE: 1/8" = 1'-0"

ELEVATION REFERENCE:	C	ELEVATION STYLE:	FRENCH COUNTRY		
ROOF MATERIAL	STANDARD ROOF DETAIL U.N.O.	FASCIA - U.N.O.	BARGE - U.N.O.	OVERHANG DIM. - U.N.O.	
				EAVE	RAKE
CONCRETE 'FLAT' TILE *"EAGLE ROOFING" ICC# ESR-1900	1 / D2	2X6	2X6	9"	9"

ROOF PLAN NOTES

1. SEE GENERAL NOTES FOR ROOF NOTES.
2. SPARK ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. ATTIC ACCESS PER CRC SECTION R807.
4. PROVIDE ATTIC & SOFFIT VENTILATION PER CRC SECTION R806. TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT REDUCTION OF THE TOTAL AREA TO 1/300 IS PERMITTED PROVIDED THAT AT LEAST 50 PERCENT AND NO MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE THE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. AS AN ALTERNATIVE, THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO 1/300 WHEN A CLASS I OR II VAPOR BARRIER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING PER CRC SECTION R806.2.

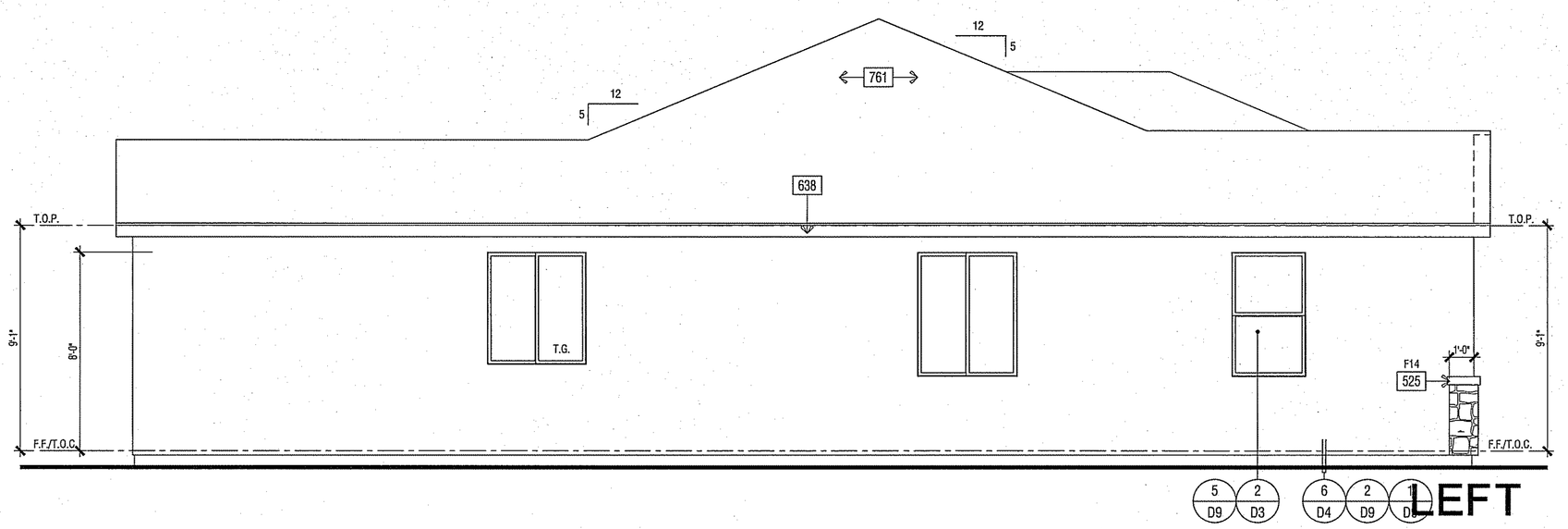
ROOF PLAN KEY NOTES

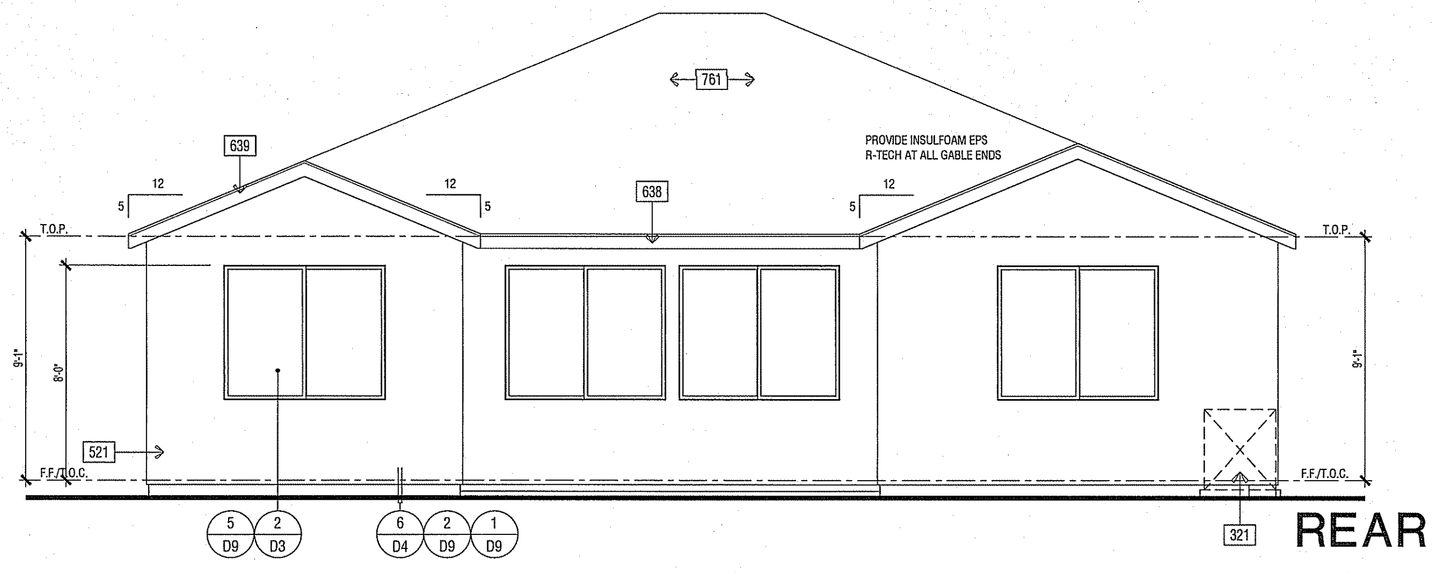
Name	NOTE
801	ROOFING - CONCRETE - "FLAT" TILE BY EAGLE ROOFING ICC# ESR 1900
810	LINE OF WALL BELOW
812	STUCCO CEILING
813	STUCCO SOFFIT
823	MIN. 22"X30" CLEAR OPENING FOR ACCESS AND AIRFLOW CONTRACTOR TO VERIFY AIRFLOW TO ALL ATTIC AREAS
826	ROOF VENT - O'HAGIN "XL SERIES" CLOAKED VENT (ICC # NER-9650A)

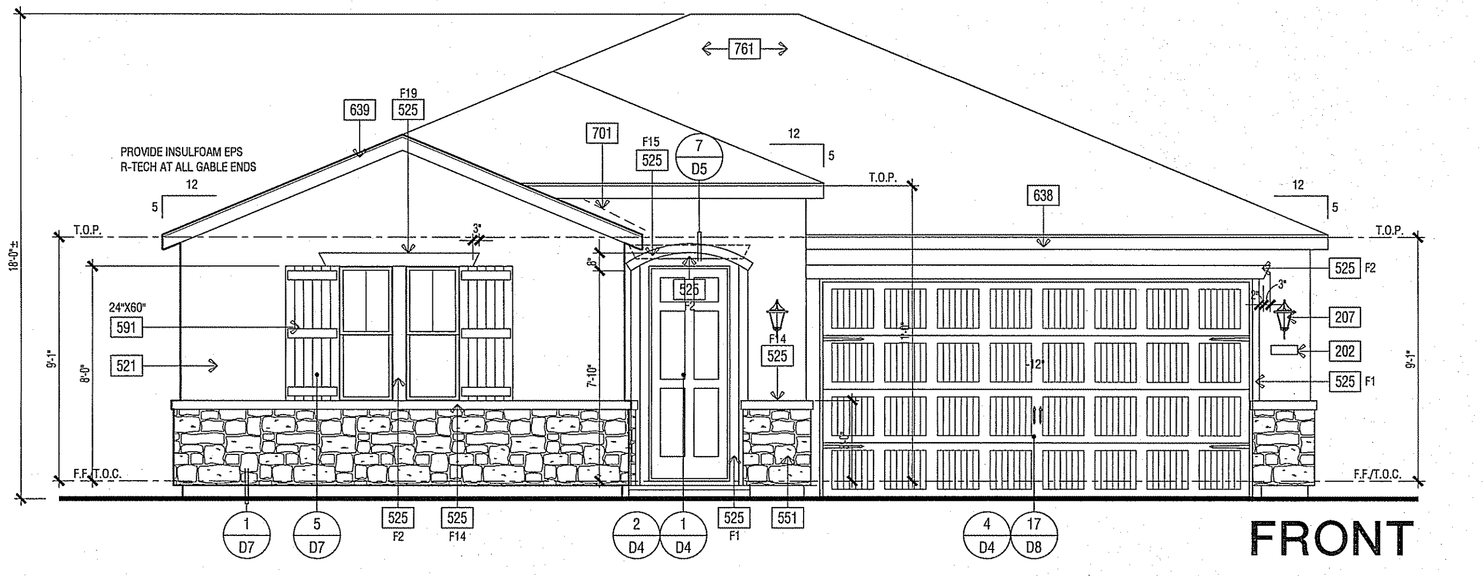
ROOF ATTIC AREA	A	1935	SQ. FT.	CALCULATION FACTOR:	1/300
		278640	SQ. IN		
MIN. VENTILATION REQUIRED:	TOTAL	929	SQ. IN	TOTAL PROVIDED:	988 SQ. IN
MIN. VENTILATION REQUIRED:	HIGH	464	SQ. IN	TOTAL HIGH PROVID	494 SQ. IN
MIN. VENTILATION REQUIRED:	LOW	435	SQ. IN	TOTAL LOW PROVIDI	494 SQ. IN

HIGH VENTILATION METHOD	SIZE	FREE AREA			QUANTITY		FREE VENT AREA	
CLOAKED VENT - CONC.FLAT TILE	-	99	SQ. IN	X	5		494	SQ. IN
					TOTAL PROVIDED:		494	SQ. IN

LOW VENTILATION METHOD	SIZE	FREE AREA			QUANTITY		FREE VENT AREA	
CLOAKED VENT - CONC.FLAT TILE	-	99	SQ. IN	X	5		494	SQ. IN
					TOTAL PROVIDED:		494	SQ. IN







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

ELEVATION KEY NOTES	
Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
202	ADDRESS NUMBER. 4" MIN. HIGH BUILDING ADDRESS CHARACTERS PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM THE STREET.
207	COACH LIGHT LOCATION
321	AIR CONDITIONING CONDENSER LOCATION
521	STUCCO - OMEGA DIAMOND WALL ONE COAT STUCCO ICC# ESR-1194 STUCCO TYPE 1 OR 11 PORTLAND CEMENT OVER SRAT 'R' GUARD ESR-1566 BY 'START R FOAM' OVER DUPONT TYVEK
511	RECESS BOX FOR TANKLESS WATER HEATER - INSTALL PER MFR. INSTRUCTIONS
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION (SEE SHEET D4)
545	THIN SET BRICK VENEER BY ENDICOTT BRICK - ASTM C-1088 - INSTALL PER MANUFACTURER'S INSTRUCTIONS
551	MANUFACTURED ADHERED STUCCO STONE VENEER BY CULTURED STONE ICC-ES ESR-1364. INSTALL PER MANUFACTURER'S INSTRUCTIONS
591	SHUTTER - SIZE PER ELEVATION
601	WOOD TRIM - SIZE PER ELEVATION
638	2X6 WOOD FASCIA
639	2X6 WOOD BARGE BOARD
650	FIBER CEMENT LAP SIDING - 5 / 16" THICK 'HARDIPLANK' BY JAMESHARDIE ICC-ES NER 405 (OR EQUIVALENT). FINISH: SELECT CEDARMILL. EXPOSURE 6" (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)
701	G.I. FLASHING
741	RECTANGULAR DECORATIVE G.I. METAL LOUVER VENT - SIZE PER ELEVATION
761	ROOFING - CONCRETE - "FLAT" TILE BY EAGLE ROOFING ICC# ESR 1900
TYP.	2 LAYERS OF OF GRADE 'D' BUILDING PAPER IS REQUIRED TO BE INSTALLED OVER WOOD SHEATHING. 2016 CRC R703.63

ANY OPERABLE WINDOW WITH A SILL THAT IS LOCATED LESS THAN 24" ABOVE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW AT THE EXTERIOR, MUST BE PROTECTED BY A GUARD OR, HAVE A FIXED GLASS. THE GUARD MAY NOT HAVE OPENINGS THAT A SPHERE 4" IN DIAMETER CAN PASS THROUGH. 2016 CBC 1405.13.2

WILLIAM HEZMALHALCH
ARCHITECTS INC.
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.whharchitects.com fax 949 250 1529

LICENSED ARCHITECT
William Hezmalhalch
R.C.E. 98466
REN 4-30-19
STATE OF CALIFORNIA

PLAN 1440C FRENCH COUNTRY - EXTERIOR ELEVATIONS AND ROOF PLAN

PLAN NO. 1440 SFD

PLAN 1440

CLOVIS, CALIFORNIA

WILSON HOMES
FRESNO, CALIFORNIA

© 2018 WILLIAM HEZMALHALCH ARCHITECTS, INC.

WILLIAM HEZMALHALCH ARCHITECTS, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WILLIAM HEZMALHALCH ARCHITECTS, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WILLIAM HEZMALHALCH ARCHITECTS, INC. HARMLESS.

DO NOT SCALE PLANS

REVISIONS

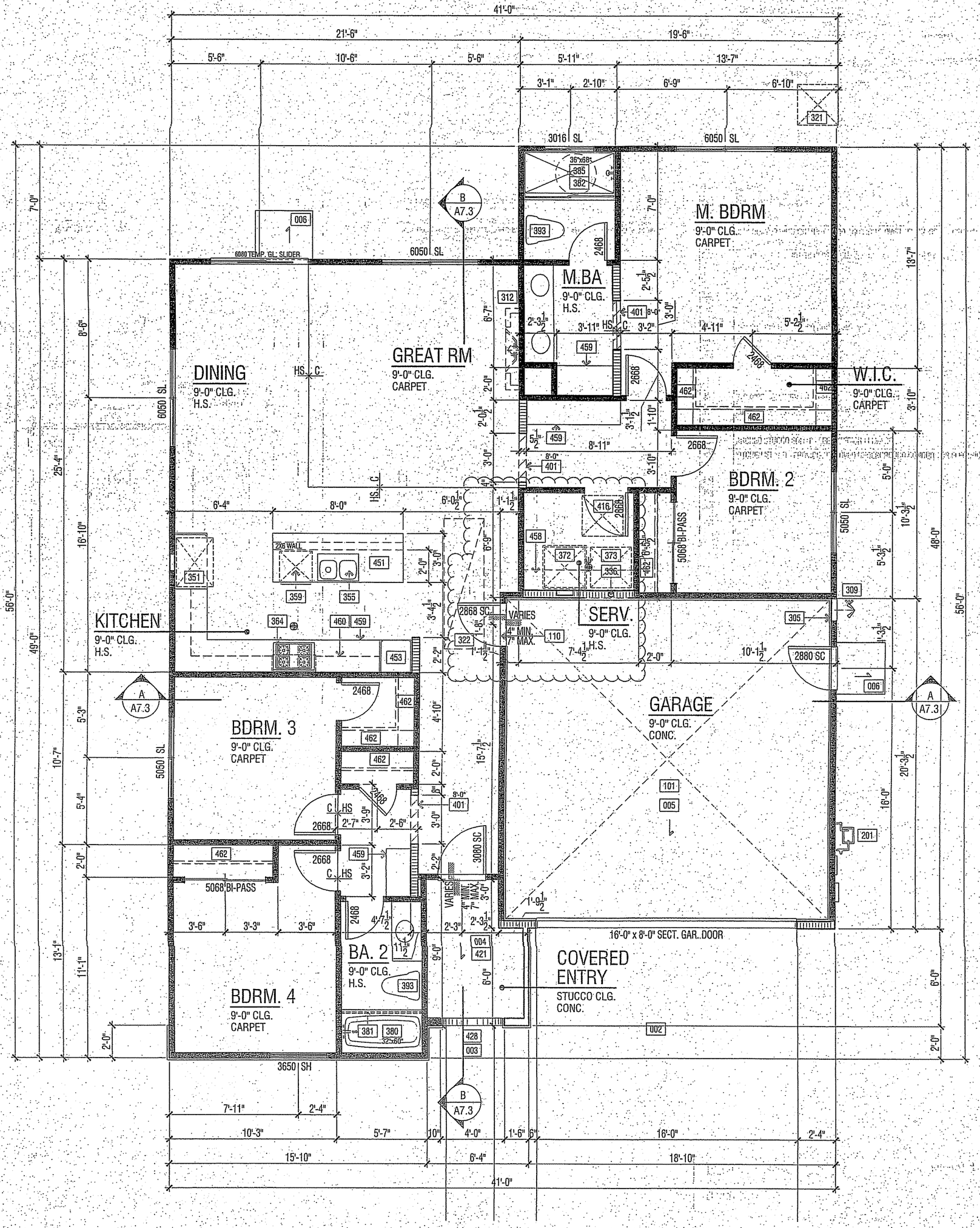
NO.	DATE	DESCRIPTION

City of Clovis - Planning and Development Services - Building Division - Approved With Notes - Subject to Field Inspection and Compliance With Applicable Laws, Codes, and Ordinances - JUN 13 2018 - 16SPN

PROJECT MANAGER :	
DESIGNER :	BH/AM
DRAWN BY :	
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	04-10-15
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2014027.00
CAD FILE NAME :	A107

DATE:	SHEET:
03-22-17	A1.7

2014027 - 06-12-2018 - 2016 CODE UPDATE

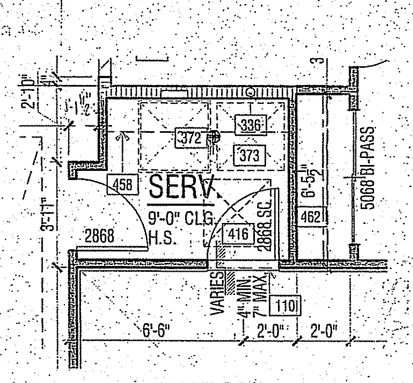


FLOOR PLAN

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

FLOOR PLAN NOTES

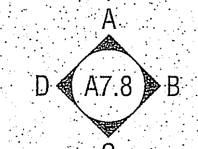
1. ATTICS: ACCESS PER CRC R807, DRAFTSTOPS PER CRC R302.12 AND VENTILATION PER R806.
2. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CRC R310. MEANS OF EGRESS PER CRC R311.
3. GLAZING PER CRC R308.1 & R308
4. FACTORY-BUILT FIREPLACES AND CHIMNEYS PER CRC R1004, R1005, R1006 CSBSC SECTION 4.503 & CEnC SECTION 150.0(e).
5. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.
6. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 507.0.
7. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
8. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC 305 & 308.
9. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1..
10. THE SILL HEIGHT IS NOT TO EXCEED 44" FROM THE BOTTOM OF THE CLEAR OPENING IN SLEEPING ROOMS. 2016 CRC R31.0.1.
11. IN UPPER FLOOR PLANS, ANY OPERABLE WINDOW WITH A SILL THAT IS LOCATED LESS THAN 24" ABOVE THE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW AT THE EXTERIOR, MUST BE PROTECTED BY A GUARD OR, HAVE FIXED GLASS. THE GUARD MAY NOT HAVE OPENINGS THAT A SPHERE 4" IN DIAMETER CAN PASS THROUGH. 2016 CRC R312.2
12. A SHEETROCK NAILING INSPECTION IN REQUIRED: 2016 CRC R109.1.4.2 &- 2016 CBC 110.3.5
13. GLAZING IN A HAZARDOUS LOCATION IS REQUIRED TO BE GLAZED WITH SAFETY MATERIAL 2016 CRC R308
14. PROVIDE A 6" SQUARE FRESH AIR INTAKE FOR THE GAS APPLIANCE FIREPLACE 2016 T-24
15. VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED, OR 24" PROTECTED, AND THE HORIZONTAL DIMENSIONS IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT. 2016 CMC 916.1 & 916.2
16. A SHEETROCK NAILING INSPECTION IS REQUIRED. - 2016 CRC R108.1.1
17. THE WALL SURFACE BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SUBJECT TO WATER SPLASH ARE CONSTRUCTED OF MATERIALS NOT ADVERSELY AFFECTED BY WATER. NOTE THE USE OF FIBER CEMENT, FIBER MAT, REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS ON THE FLOOR PLAN. NOTE THAT WATER RESISTANT GYPSUM BOARD IS NO LONGER *PERMITTED TO BE USED IN THESE LOCATIONS. -2016 CRC R702.4.2*
18. THE THREE CAR GARAGE IS NON-CONFORMING AND THE REQUIRED SIDEYARD SETBACKS MAY NOT BE RELAXED. 2016 CRC R105.1.1
19. NOTE THAT ALL ATTIC ACCESS OPENINGS ARE GASKETED TO PREVENT AIR LOSS, 2016 CEC 150.0(a)
20. A MINIMUM 30" DIA. CIRCLE IS PROVIDED AT THE SHOWER FLOOR. THE MINIMUM FLOOR AREA OF THE SHOWER COMPARTMENT IS 1024 SQUARE INCHES. 2016 CPC 408.6
21. AFTER INSTALLING WALL, CEILING, OR FLOOR INSULATION, THE INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER STATING THAT THE INSTALLATION WAS PERFORMED IN ACCORDANCE WITH TITLE 24 REQUIREMENTS.
22. THE BUILDER SHALL PROVIDE THE ORIGINAL OCCUPANT WITH THE LIST OF THE HEATING, COOLING, WATER HEATING AND LIGHTING SYSTEMS AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY. CCR TITLE 20 :



OPTION

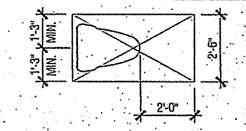
FLOOR PLAN KEY NOTES

Name	NOTE
001	CONCRETE SLAB (SEE STRUCTURAL DRAWINGS)
002	CONCRETE DRIVE (BY OTHERS)
003	CONCRETE WALK (BY OTHERS)
004	CONCRETE PORCH SLAB (BY OTHERS) SLOPE 1/4" PER FOOT MINIMUM IN DIRECTION INDICATED
005	CONCRETE GARAGE SLAB - SLOPE 1/8" PER FOOT MINIMUM IN DIRECTION INDICATED
006	CONCRETE STOOP - 36" DEEP AND 2" WIDER THAN THE DOOR OPENING - SLOPE 1/4" PER FOOT MINIMUM TO DRAIN IN DIRECTION INDICATED
101	GARAGE AND/OR CARPORT SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC BY MEANS OF A MIN. 1/2" GYP. BD. OR EQUIVALENT, APPLIED TO THE GARAGE SIDE PER CRC SECTION R302.6.
110	PROVIDE SOLID WOOD DOOR, OR SOLID OR HONEYCOMB CORE STEEL DOORS, NOT LESS THAN 1-3/8" THICK, OR 20 MINUTE FIRE RATED DOOR. DOORS SHALL BE SELF CLOSING AND SELF LATCHING PER CRC SECTION R302.5.1.
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
305	TANKLESS WATER HEATER - MODEL RINNAI (R75LS) - INSTALL PER MANUFACTURER'S INSTRUCTIONS
309	TEMPERATURE AND PRESSURE RELIEF VALVE. DISCHARGE LINE TO THE OUTSIDE OUTSIDE PER 2016 CRC SECTION P2803
312	METAL FIREPLACE (GAS APPLIANCE) - HEIGHT PER PLAN - INSTALL PER MANUFACTURER'S INSTRUCTIONS. BY HEATILATOR MODEL# ND4842 ANSI Z21.88-2002
321	AIR CONDITIONING CONDENSER LOCATION
322	FORCED AIR UNIT (FAU) ATTIC INSALLATION
336	5" DIA. G.I. DRYER VENT WITH APPROVED LINT TRAP - VENT THROUGH ROOF
344	WHOLE HOUSE EXHAUST FAN PER 2016 CEC. *REFER TO ATTACHED "SUMMARY OF THE 2016 ENERGY CODE ASHRAE 62.2 REQUIREMENTS"*
351	REFRIGERATOR SPACE WITH RECESSED COLD WATER BOX
355	SINK WITH GARBAGE DISPOSER
359	DISHWASHER - ENERGY STAR
364	30" COOKTOP WITH EXHAUST HOOD AND LIGHT. OVEN BELOW. OPT. MICRO WITH FAN AND LIGHT IN LIEU OF EXH. HOOD ABOVE
372	WASHER SPACE WITH RECESSED WATER BOX AND DBL. WIDE SMITTY PAN
373	DRYER SPACE
377	TUB - 42" X 60"
380	TUB/ SHOWER - SIZE PER PLAN
381	CURTAIN ROD
382	SHATTERPROOF SHOWER DOOR/ ENCLOSURE
383	TUB ACCESS PANEL
385	SHOWER - PREFABRICATED PAN - SIZE PER PLAN
393	TOILET - PROVIDE MINIMUM 24" X 30" CLEAR FLOOR AREA IN FRONT OF TOILET
401	INTERIOR SOFFIT(S)/ DROPPED CEILING(S): HEIGHT PER PLAN.
416	30"x30" ATTIC ACCESS - DIMENSIONS ARE CLEAR
421	STUCCO CEILING: HEIGHT PER PLAN
428	ARCHED STUCCO SOFFIT - SEE EXTERIOR ELEVATION
451	KITCHEN ISLAND - PROVIDE APPROVED UNDERGROUND CONDUIT FOR ELECTRIC SERVICE TO ISLAND
453	PANTRY WITH WIRE SHELVING
458	WIRE SHELF
459	BASE CABINET
460	UPPER CABINET
462	SHELF AND POLE



INTERIOR ELEVATION KEY

REQUIRED FLOOR CLEARANCES AT WATER CLOSETS - TYPICAL



FLOOR AREA TABLE	PLAN 1517 A
FLOOR PLAN	1,517 SQ. FT.
TOTAL	1,517 SQ. FT.
GARAGE	414 SQ. FT.
COVERED ENTRY	52 SQ. FT.

WILLIAM HEZMALHALCH ARCHITECTS, INC.
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.wharchitects.com fax 949 250 1529

LICENSED ARCHITECT
William Hezmalhalch
C-17
REN 4-30-19
STATE OF CALIFORNIA

TRACT NUMBER
SFD

PLAN 1517
CLOVIS, CALIFORNIA

WILSON HOMES
FRESNO, CALIFORNIA

© 2017 WILLIAM HEZMALHALCH ARCHITECTS, INC.

WILLIAM HEZMALHALCH ARCHITECTS, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WILLIAM HEZMALHALCH ARCHITECTS, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WILLIAM HEZMALHALCH ARCHITECTS, INC. HARMLESS;

DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

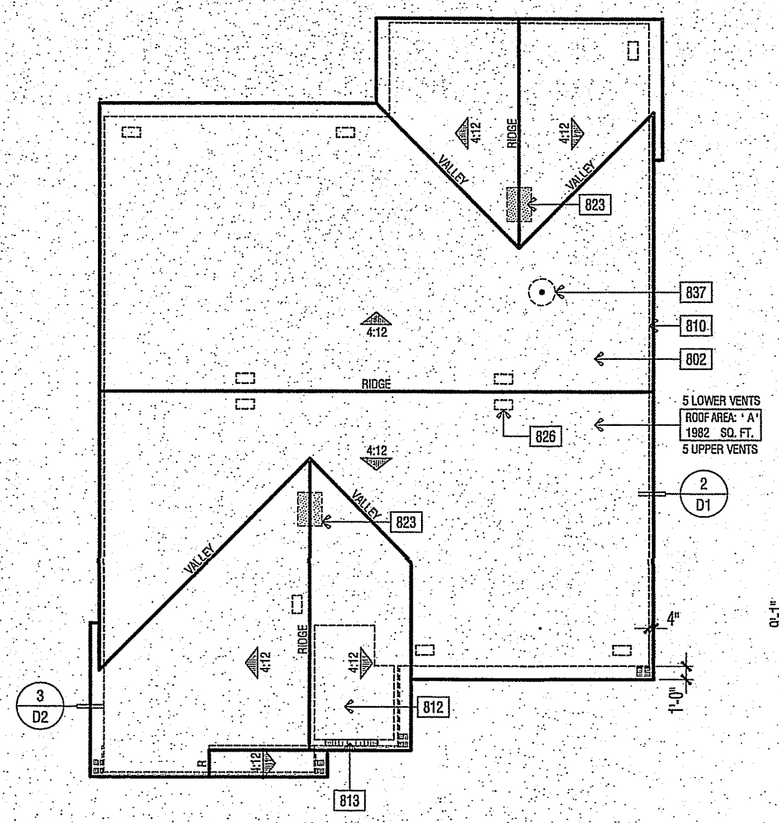
City of Clovis - Planning and Development Services - Building Division
16SPN
OCT 09 2018
Approved Subject to Inspection
Compliance with Noted Corrections
Laws, Codes, and Ordinances
Approval Does Not Authorize Violation of Laws

City of Clovis - Planning and Development Services - Building Division
16SPN
JAN 17 2018
Approved Subject to Inspection
Compliance with Noted Corrections
Laws, Codes, and Ordinances
Approval Does Not Authorize Violation of Laws

PROJECT MANAGER :	MH
DESIGNER :	BH/AM
DRAWN BY :	-
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2016084
CAD FILE NAME :	A701
DATE:	SHEET:
03-20-17	A7.1

LOWER FLOOR PLAN - 1517

2016084 - FIRST BUILDING SUBMITTAL - 03-20-17



ROOF PLAN

SCALE: 1/8" = 1'-0"

ELEVATION REFERENCE:	A	ELEVATION STYLE:	TUSCAN			
ROOF MATERIAL	STANDARD ROOF DETAIL U.N.O.	FASCIA - U.N.O.	BARGE - U.N.O.	OVERHANG DIM. - U.N.O. EAVE:	RAKE:
LOW PROFILE CONCRETE 'S' TILE *EAGLE ROOFING* ICC# ESR-1900	1 D1	2X6	2X6	1'-0"	TIGHT

ROOF PLAN NOTES

NOTE: MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS PER CEnC SECTION.110.10.

1. SEE GENERAL NOTES FOR ROOF NOTES.
2. SPARK ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. ATTIC ACCESS PER CRC SECTION R807.
4. PROVIDE ATTIC & SOFFIT VENTILATION PER CRC SECTION R806. PER CRC SECTION R806.2, 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:
   - IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
   - 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 NO 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.

ROOF PLAN KEY NOTES

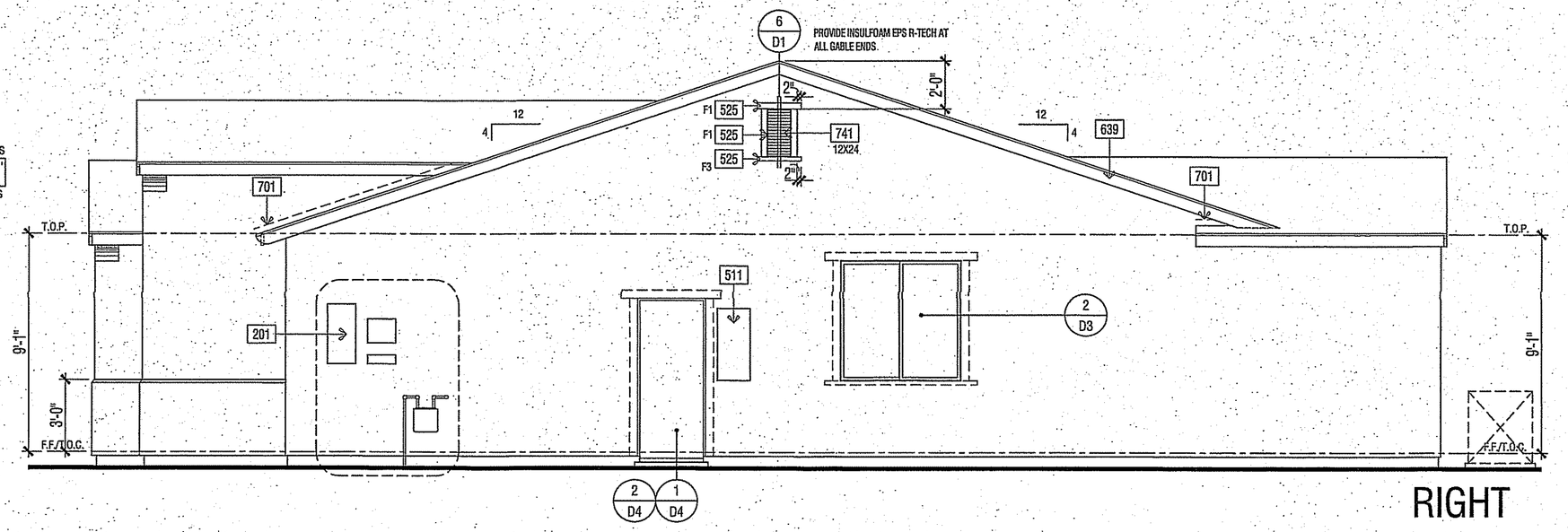
Name	NOTE
802	ROOFING - CONCRETE - LOW PROFILE "S" TILE TILE BY EAGLE ROOFING ICC# ESR 1900
810	LINE OF WALL BELOW
812	STUCCO CEILING
813	STUCCO SOFFIT
823	MIN. 22"X30" CLEAR OPENING FOR ACCESS AND AIRFLOW CONTRACTOR TO VERIFY AIRFLOW TO ALL ATTIC AREAS
826	ROOF VENT - OHAGIN "XL SERIES" CLOAKED VENT (ICC # NER-9650A)
837	PROVIDE 1" CONDUIT FROM THE ELECTRIC PANEL TO LOCATION IN ATTIC FOR FUTURE SOLAR INSTALLATION.

ATTIC VENTILATION CALCULATIONS — PLAN 7A

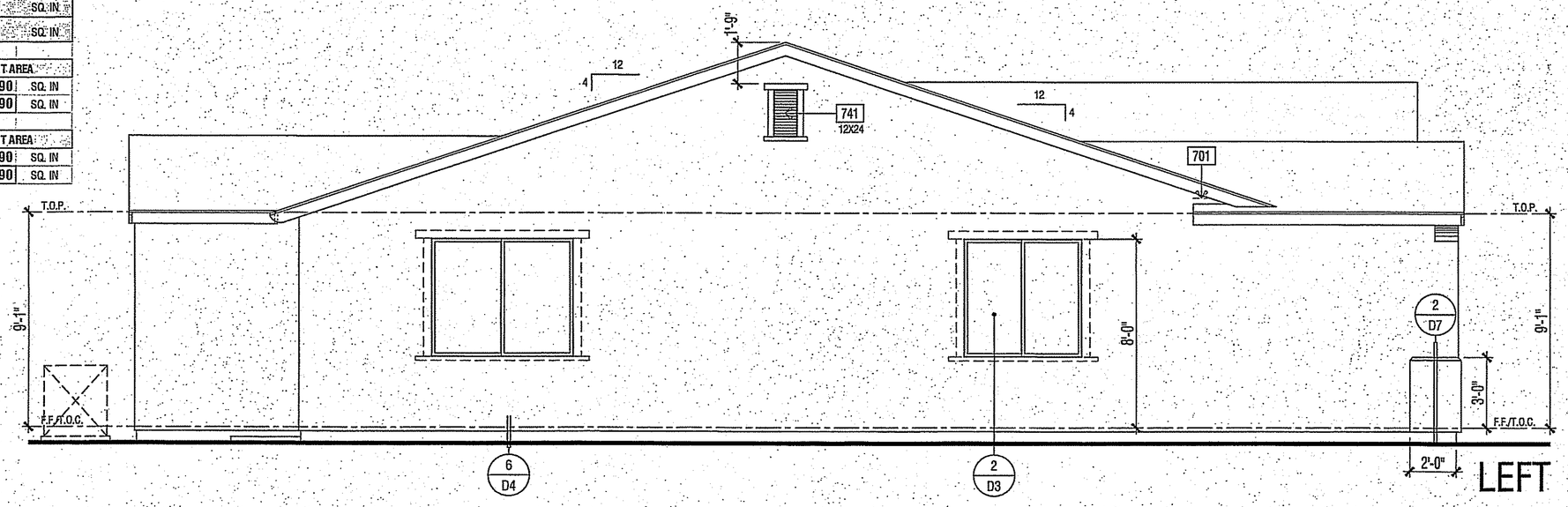
ROOF ATTIC AREA	A	1982	SQ. FT.	CALCULATION FACTOR:		1/300
		285408	SQ. IN			
MIN. VENTILATION REQUIRED:	TOTAL	942	SQ. IN	TOTAL PROVIDED:	980	SQ. IN
MIN. VENTILATION REQUIRED:	HIGH	471	SQ. IN	TOTAL HIGH PROVI	490	SQ. IN
MIN. VENTILATION REQUIRED:	LOW	471	SQ. IN	TOTAL LOW PROVI	490	SQ. IN

HIGH VENTILATION METHOD	SIZE	FREE AREA			QUANTITY	FREE VENT AREA	
CLOAKED VENT - CONC.S-TILE	-	98	SQ. IN	X	5	490	SQ. IN
					TOTAL PROVIDED:	490	SQ. IN

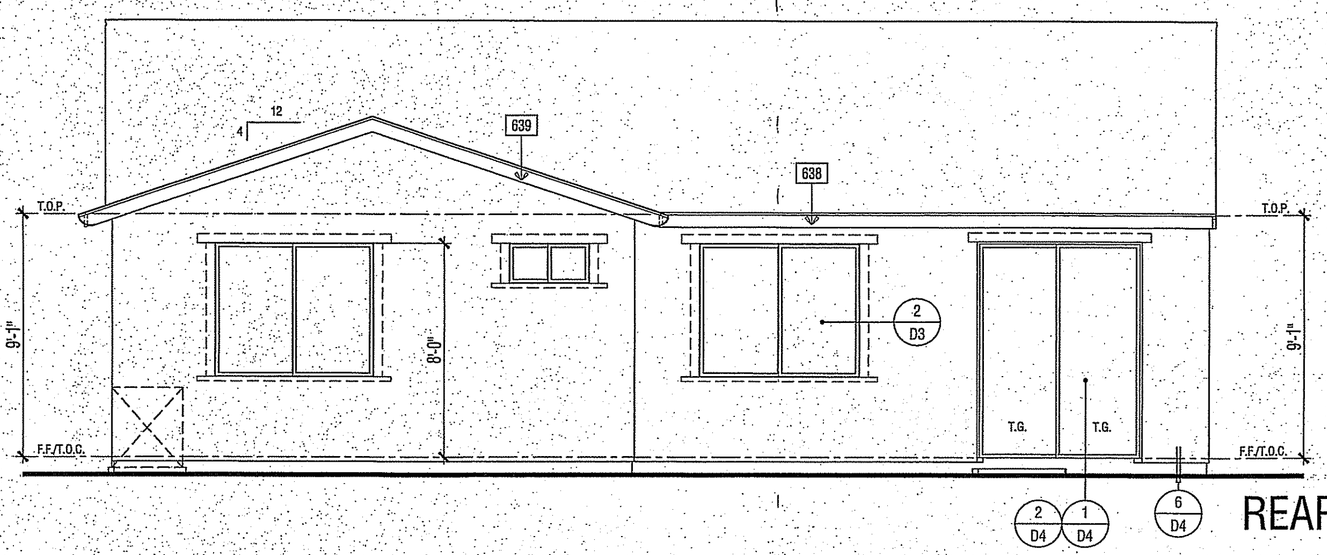
LOW VENTILATION METHOD	SIZE	FREE AREA			QUANTITY	FREE VENT AREA	
CLOAKED VENT - CONC.S-TILE	-	98	SQ. IN	X	5	490	SQ. IN
					TOTAL PROVIDED:	490	SQ. IN



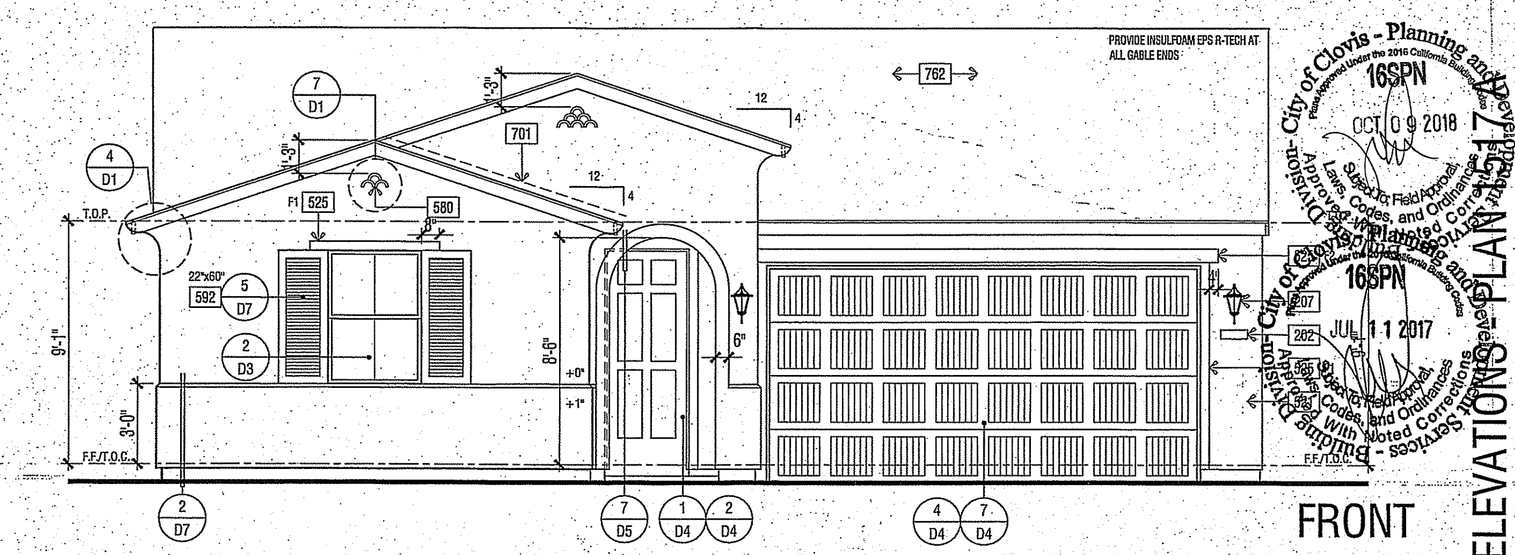
RIGHT



LEFT



REAR



FRONT

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

ELEVATION KEY NOTES

Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
202	ADDRESS NUMBER. 4" MIN. HIGH BUILDING ADDRESS CHARACTERS PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM THE STREET.
207	COACH LIGHT LOCATION
511	RECESS BOX FOR TANKLESS WATER HEATER - INSTALL PER MFR. INSTRUCTIONS
521	STUCCO - OMEGA DIAMOND WALL ONE COAT STUCCO ICC# ESR-1194 STUCCO TYPE 1 OR 11 PORTLAND CEMENT OVER SRAT 'R' GUARD ESR-1566 BY 'START R FOAM' OVER DUPONT TYVEK
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION (SEE SHEET D4)
580	DECORATIVE FOAM ACCENT
592	SHUTTER - SIZE PER ELEVATION
638	2X6 WOOD FASCIA
639	2X6 WOOD BARGE BOARD
701	G.I. FLASHING
741	RECTANGULAR DECORATIVE G.I. METAL LOUVER VENT - SIZE PER ELEVATION
762	ROOFING - CONCRETE - LOW PROFILE "S" TILE TILE BY EAGLE ROOFING ICC# ESR 1900
TYP.	2 LAYERS OF OF GRADE 'D' BUILDING PAPER IS REQUIRED TO BE INSTALLED OVER WOOD SHEATHING. 2016 CRC R703.63

ANY OPERABLE WINDOW WITH A SILL THAT IS LOCATED LESS THAN 24" ABOVE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW AT THE EXTERIOR, MUST BE PROTECTED BY A GUARD OR, HAVE A FIXED GLASS. THE GUARD MAY NOT HAVE OPENINGS THAT A SPHERE 4" IN DIAMETER CAN PASS THROUGH. 2016 CBC 1405.13.2

WILLIAM HEZMALHALCH ARCHITECTS, INC.
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.whharchitects.com fax 949 250 1529

LICENSED ARCHITECT William Hezmalhalch No. C 12967 REN 4-30-19 STATE OF CALIFORNIA

TRACT NUMBER 5517
SFD

PLAN 151

CLOVIS, CALIFORNIA

WILSON HOMES
FRESNO, CALIFORNIA

© 2017 WILLIAM HEZMALHALCH ARCHITECTS, INC.

WILLIAM HEZMALHALCH ARCHITECTS, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WILLIAM HEZMALHALCH ARCHITECTS, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WILLIAM HEZMALHALCH ARCHITECTS, INC. HARMLESS.

DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

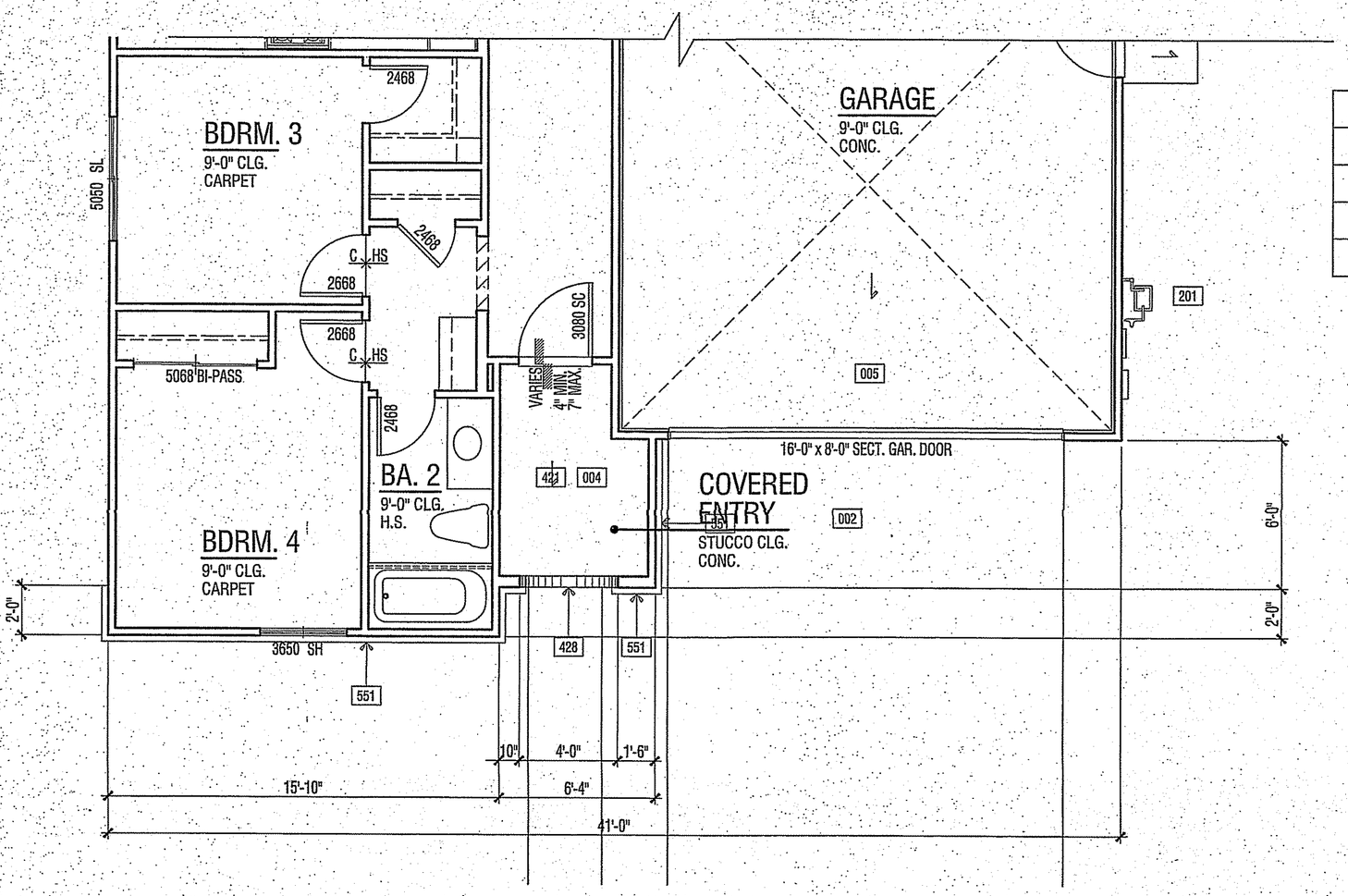
PROJECT MANAGER:	MH
DESIGNER:	BH/AM
DRAWN BY:	-
REVIEWED BY:	-
1ST BLDG. DEPT. SUBMITTAL:	-
ISSUED FOR CONSTRUCTION:	-
JOB NUMBER:	2016084
CAD FILE NAME:	A704
DATE: 03-20-17	SHEET: A7.4

City of Clovis - Planning and Development Services Division - Approved - Subject to the Conditions Noted and Those Required by the 2016 California Building Codes, and Other Applicable Codes, Ordinances and Standards Adopted by the City of Clovis. Approval of Construction Plans Does Not Allow Any Violations of Codes, Ordinances or Standards. 16SPN OCT 0 9 2018

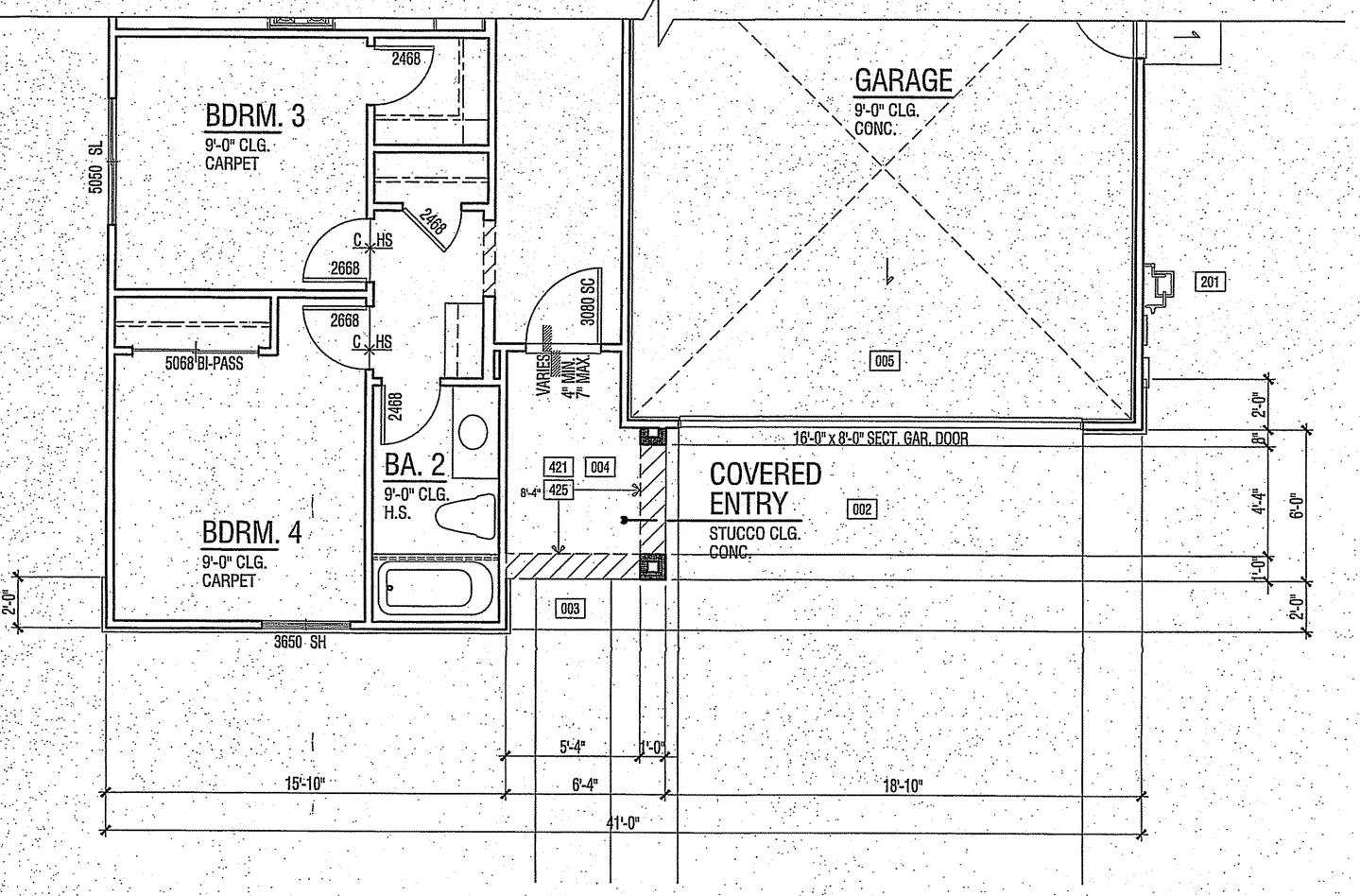
City of Clovis - Planning and Development Services Division - Approved - Subject to the Conditions Noted and Those Required by the 2016 California Building Codes, and Other Applicable Codes, Ordinances and Standards Adopted by the City of Clovis. Approval of Construction Plans Does Not Allow Any Violations of Codes, Ordinances or Standards. 16SPN JUL 1 1 2017

2016084 - FIRST BUILDING SUBMITTAL - 03-20-17

ELEVATIONS - PLAN 151 - 03-20-17



FLOOR PLAN 1517 C



FLOOR PLAN 1517 B

FLOOR AREA TABLE	PLAN 1517 C
FLOOR PLAN	1,517 SQ. FT.
TOTAL	1,517 SQ. FT.
GARAGE	414 SQ. FT.
COVERED ENTRY	52 SQ. FT.

FLOOR AREA TABLE	PLAN 1517 B
FLOOR PLAN	1,517 SQ. FT.
TOTAL	1,517 SQ. FT.
GARAGE	414 SQ. FT.
COVERED ENTRY	52 SQ. FT.

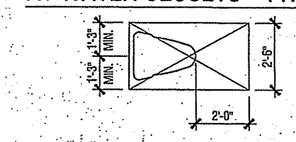
FLOOR PLAN NOTES

1. ATTICS: ACCESS PER CRC R807, DRAFTSTOPS PER CRC R302.12 AND VENTILATION PER R806.
2. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CRC R310. MEANS OF EGRESS PER CRC R311.
3. GLAZING PER CRC R303.1 & R309
4. FACTORY-BUILT FIREPLACES AND CHIMNEYS PER CRC R1004, R1005, R1006 CGBSC SECTION 4.503 & CGSC SECTION 150.0(e).
5. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.
6. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 507.0.
7. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
8. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC 305 & 308.
9. MANDATORY REQUIREMENTS FOR APPLIANCES PER CGBC SECTION 110.1.
10. THE SILL HEIGHT IS NOT TO EXCEED 44" FROM THE BOTTOM OF THE CLEAR OPENING IN SLEEPING ROOMS. 2016 CRC R31.0.1
11. IN UPPER FLOOR PLANS, ANY OPERABLE WINDOW WITH A SILL THAT IS LOCATED LESS THAN 24" ABOVE THE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW AT THE EXTERIOR, MUST BE PROTECTED BY A GUARD OR, HAVE FIXED GLASS. THE GUARD MAY NOT HAVE OPENINGS THAT A SPHERE 4" IN DIAMETER CAN PASS THROUGH. 2016 CRC R312.2
12. A SHEETROCK NAILING INSPECTION IN REQUIRED. 2016 CRC R109.1.4.2 & 2016 CBC 110.3.5
13. GLAZING IN A HAZARDOUS LOCATION IS REQUIRED TO BE GLAZED WITH SAFETY MATERIAL 2016 CRC R308
14. PROVIDE A 6" SQUARE FRESH AIR INTAKE FOR THE GAS APPLIANCE FIREPLACE 2016 T-24
15. VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED, OR 24" PROTECTED, AND THE HORIZONTAL DIMENSIONS IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT. 2016 CMC 916.1 & 916.2
16. A SHEETROCK NAILING INSPECTION IS REQUIRED. - 2016 CRC R106.1.1
17. THE WALL SURFACE BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SUBJECT TO WATER SPLASH ARE CONSTRUCTED OF MATERIALS NOT ADVERSELY AFFECTED BY WATER. NOTE THE USE OF FIBER CEMENT, FIBER MAT, REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS ON THE FLOOR PLAN. NOTE THAT WATER RESISTANT GYPSUM BOARD IS NO LONGER *PERMITTED TO BE USED IN THESE LOCATIONS. -2016 CRC R702.4.2*
18. THE THREE CAR GARAGE IS NON-CONFORMING AND THE REQUIRED SIDEYARD SETBACKS MAY NOT BE RELAXED. 2016 CRC R106.1.1
19. NOTE THAT ALL ATTIC ACCESS OPENINGS ARE GASKETED TO PREVENT AIR LOSS. 2016 CEC 150.0(b)
20. A MINIMUM 30" DIA. CIRCLE IS PROVIDED AT THE SHOWER FLOOR. THE MINIMUM FLOOR AREA OF THE SHOWER COMPARTMENT IS 1024 SQUARE INCHES. 2016 CPC 408.6
21. AFTER INSTALLING WALL, CEILING, OR FLOOR INSULATION, THE INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER STATING THAT THE INSTALLATION WAS PERFORMED IN ACCORDANCE WITH TITLE 24 REQUIREMENTS.
22. THE BUILDER SHALL PROVIDE THE ORIGINAL OCCUPANT WITH THE LIST OF THE HEATING, COOLING, WATER HEATING AND LIGHTING SYSTEMS AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY. CCR TITLE 20

FLOOR PLAN KEY NOTES

Name	NOTE
002	CONCRETE DRIVE (BY OTHERS)
003	CONCRETE WALK (BY OTHERS)
004	CONCRETE PORCH SLAB (BY OTHERS) SLOPE 1/4" PER FOOT MINIMUM IN DIRECTION INDICATED
005	CONCRETE GARAGE SLAB - SLOPE 1/8" PER FOOT MINIMUM IN DIRECTION INDICATED
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
421	STUCCO CEILING: HEIGHT PER PLAN
425	WOOD SOFFIT: HEIGHT PER ELEVATION
428	ARCHED STUCCO SOFFIT - HEIGHT PER ELEVATION
545	THIN SET BRICK VENEER BY ENDICOTT BRICK - ASTM C-1088 - INSTALL PER MANUFACTURER'S INSTRUCTIONS
551	MANUFACTURED ADHERED STUCCO STONE VENEER BY CULTURED STONE ICC-ES ESR-1364. INSTALL PER MANUFACTURER'S INSTRUCTIONS

REQUIRED FLOOR CLEARANCES AT WATER CLOSETS - TYPICAL



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

WILLIAM HEZMALHALCH ARCHITECTS, INC.
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.whharchitects.com fax 949 250 1529

LICENSED ARCHITECT
William Hezmalhalch
Exp. C-12-20-18
REN 4-30-18
STATE OF CALIFORNIA

TRACT NUMBER
SFD

7

PLAN 1517

CLOVIS, CALIFORNIA

WILSON HOMES
FRESNO, CALIFORNIA

© 2017 WILLIAM. HEZMALHALCH ARCHITECTS, INC.
WILLIAM HEZMALHALCH ARCHITECTS, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WILLIAM HEZMALHALCH ARCHITECTS, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WILLIAM HEZMALHALCH ARCHITECTS, INC. HARMLESS.
DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT MANAGER :	MH
DESIGNER :	BH/AM
DRAWN BY :	-
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2016084
CAD FILE NAME :	A705

DATE: 03-20-17

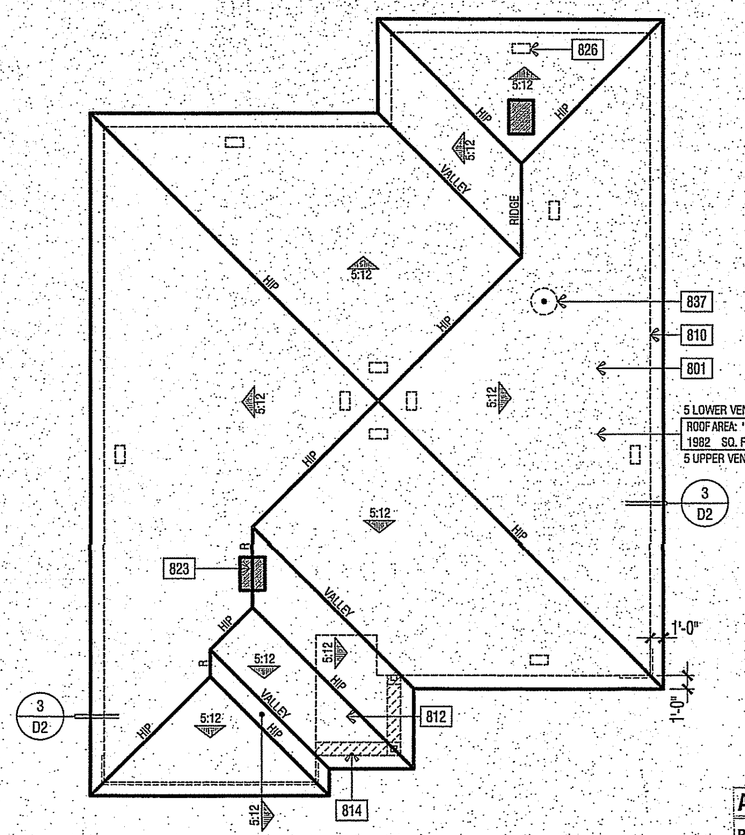
SHEET: A7.5

City of Clovis - Planning and Development Services - Building Division
Approved with Notes
16SPN
OCT 09 2018
Subject to Field Approval, Laws, Codes, and Ordinances

City of Clovis - Planning and Development Services - Building Division
Approved with Notes
16SPN
JUL 11 2017
Subject to Field Approval, Laws, Codes, and Ordinances

PLAN 1517 B & C - PARTIAL FLOOR PLANS

2016084 - FIRST BUILDING SUBMITTAL - 03-20-17



ROOF PLAN

SCALE: 1/8" = 1'-0"

ELEVATION REFERENCE: B	ELEVATION STYLE: REGENCY				
ROOF MATERIAL	STANDARD ROOF DETAIL U.N.O.	FASCIA - U.N.O.	BARGE - U.N.O.	OVERHANG DIM. - U.N.O. EAVE	RAKE
CONCRETE 'FLAT' TILE *EAGLE ROOFING* ICC# ESR-1900	1 / D2	2X6	2X6	1'-0"	1'-0"

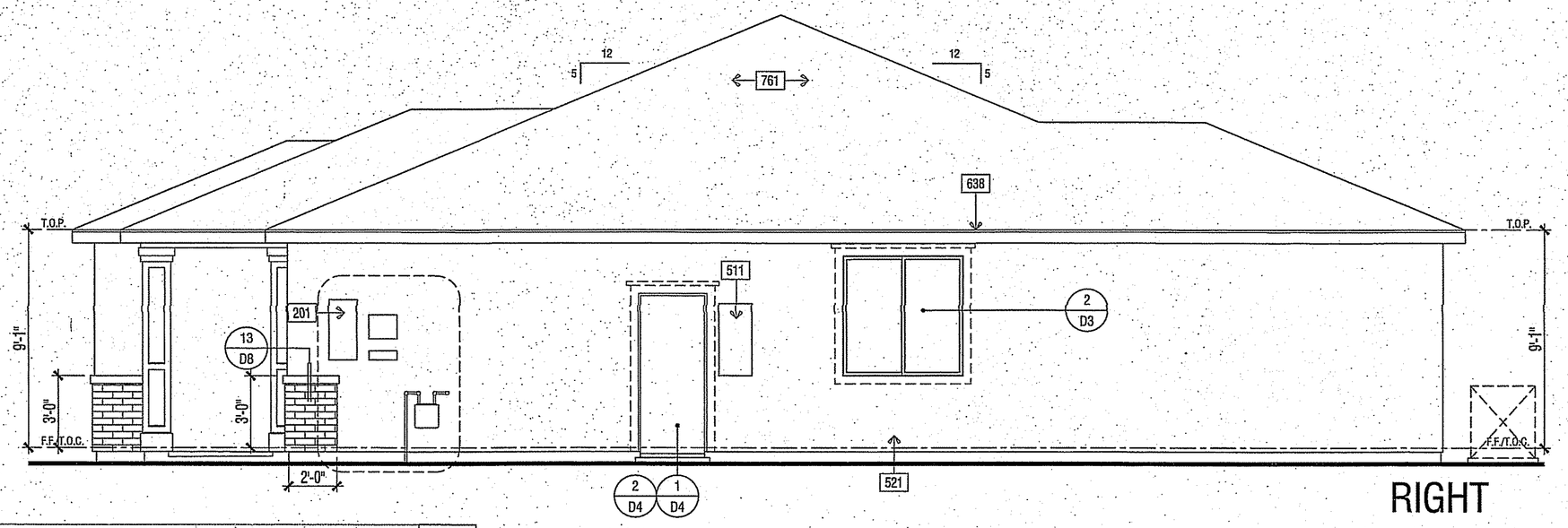
ROOF PLAN NOTES

NOTE: MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS PER CEnC SECTION 110.10.

1. SEE GENERAL NOTES FOR ROOF NOTES.
2. SPARK ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. ATTIC ACCESS PER CRC SECTION R807.
4. PROVIDE ATTIC & SOFFIT VENTILATION PER CRC SECTION R806. PER CRC SECTION R806.2, 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:
   - IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
   - 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 NO 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.

ROOF PLAN KEY NOTES

Name	NOTE
801	ROOFING - CONCRETE - "FLAT" TILE BY EAGLE ROOFING ICC# ESR 1900
810	LINE OF WALL BELOW
812	STUCCO CEILING
814	WOOD SOFFIT
823	MIN. 22"X30" CLEAR OPENING FOR ACCESS AND AIRFLOW CONTRACTOR TO VERIFY AIRFLOW TO ALL ATTIC AREAS
826	ROOF VENT - OHAGIN "XL SERIES" CLOAKED VENT (ICC # NER-9650A)
837	PROVIDE 1" CONDUIT FROM THE ELECTRIC PANEL TO LOCATION IN ATTIC FOR FUTURE SOLAR INSTALLATION.



RIGHT

ELEVATION KEY NOTES

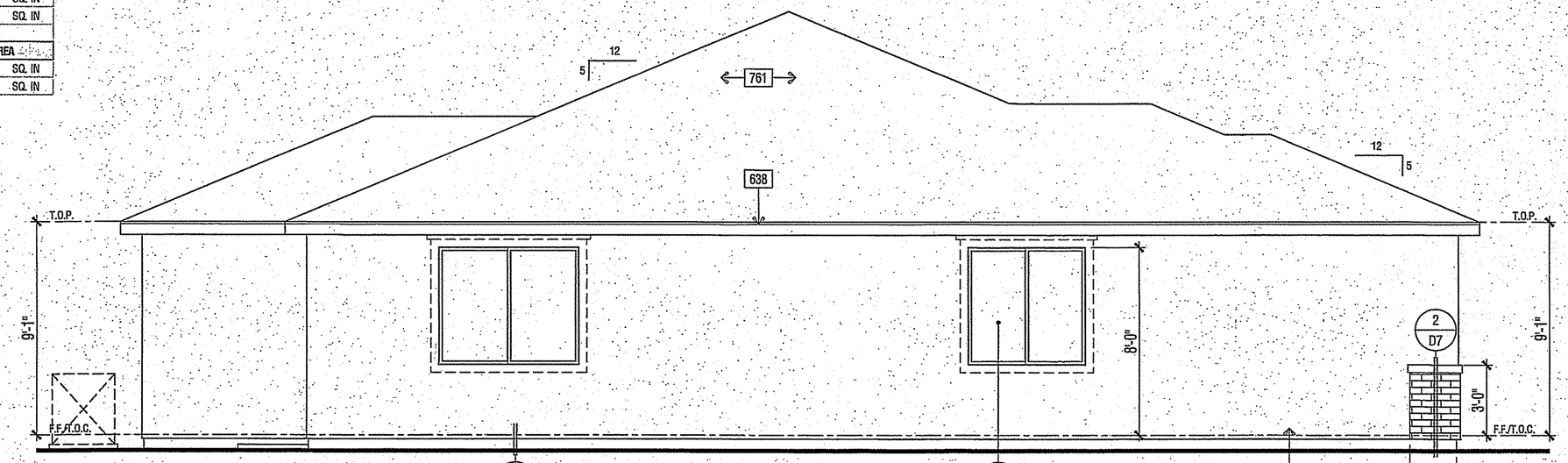
Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
202	ADDRESS NUMBER. 4" MIN. HIGH BUILDING ADDRESS CHARACTERS PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM THE STREET.
207	COACH LIGHT LOCATION
521	STUCCO - OMEGA DIAMOND WALL ONE COAT STUCCO ICC# ESR-1194 STUCCO TYPE 1 OR 11 PORTLAND CEMENT OVER SRAT 'R' GUARD ESR-1566 BY 'START R FOAM' OVER DUPONT TYVEK
511	RECESS BOX FOR TANKLESS WATER HEATER - INSTALL PER MFR. INSTRUCTIONS
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION (SEE SHEET D4)
545	THIN SET BRICK VENEER BY ENDICOTT BRICK - ASTM C-1088 - INSTALL PER MANUFACTURER'S INSTRUCTIONS - ANSI A 137.1
620	BUILT UP COLUMN - SIZE PER PER PLAN
626	OUTLOOKER ASSEMBLY - WOOD (SIZE AND SHAPE PER DETAIL 1/D5)
638	2X6 WOOD FASCIA
761	ROOFING - CONCRETE - "FLAT" TILE BY EAGLE ROOFING ICC# ESR 1900
TYP.	2 LAYERS OF GF GRADE 'D' BUILDING PAPER IS REQUIRED TO BE INSTALLED OVER WOOD SHEATHING. 2016 CRC R703.83

ANY OPERABLE WINDOW WITH A SILL THAT IS LOCATED LESS THAN 24" ABOVE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW AT THE EXTERIOR, MUST BE PROTECTED BY A GUARD OR, HAVE A FIXED GLASS. THE GUARD MAY NOT HAVE OPENINGS THAT A SPHERE 4" IN DIAMETER CAN PASS THROUGH. 2016 CBC 1405.13.2

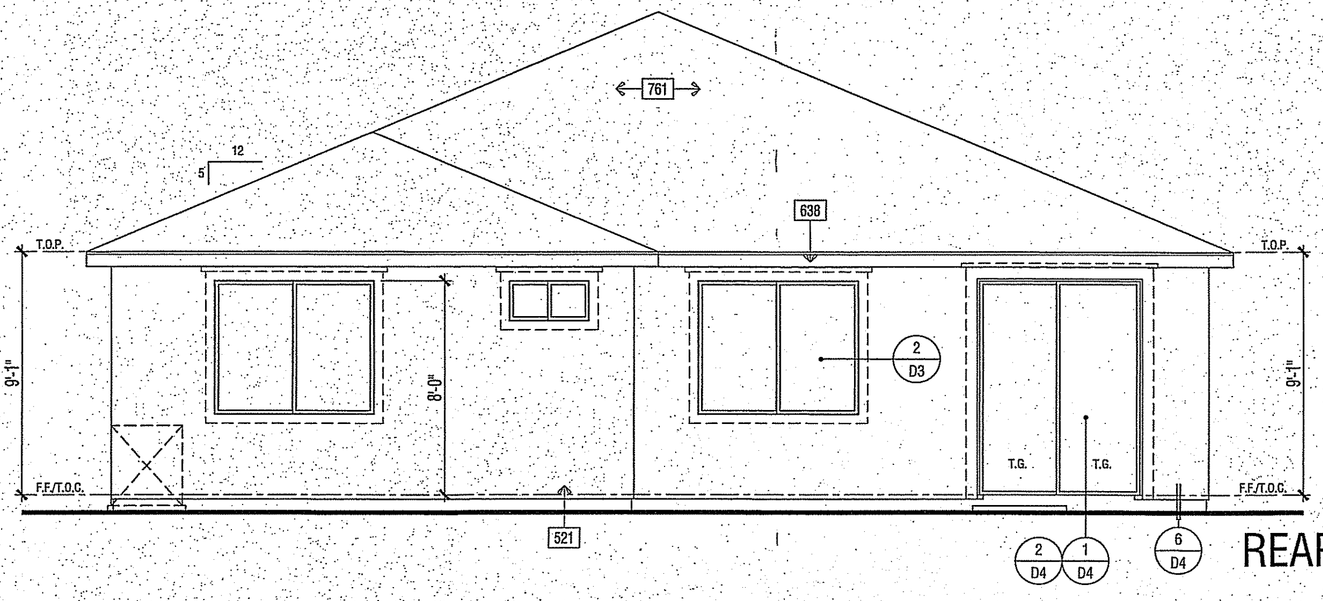
ATTIC VENTILATION CALCULATIONS					PLAN	7B
ROOF ATTIC AREA	A	1982 SQ. FT.		CALCULATION FACTOR:		1/300
		285408 SQ. IN				
MIN. VENTILATION REQUIRED:	TOTAL	942 SQ. IN		TOTAL PROVIDED:	990	SQ. IN
MIN. VENTILATION REQUIRED:	HIGH	471 SQ. IN		TOTAL HIGH PROVII	495	SQ. IN
MIN. VENTILATION REQUIRED:	LOW	471 SQ. IN		TOTAL LOW PROVII	495	SQ. IN

HIGH VENTILATION METHOD	SIZE	FREE AREA			QUANTITY	FREE VENT AREA	
CLOAKED VENT - CONC. FLAT TILE	-	99	SQ. IN	X	5	495	SQ. IN
					TOTAL PROVIDED:	495	SQ. IN

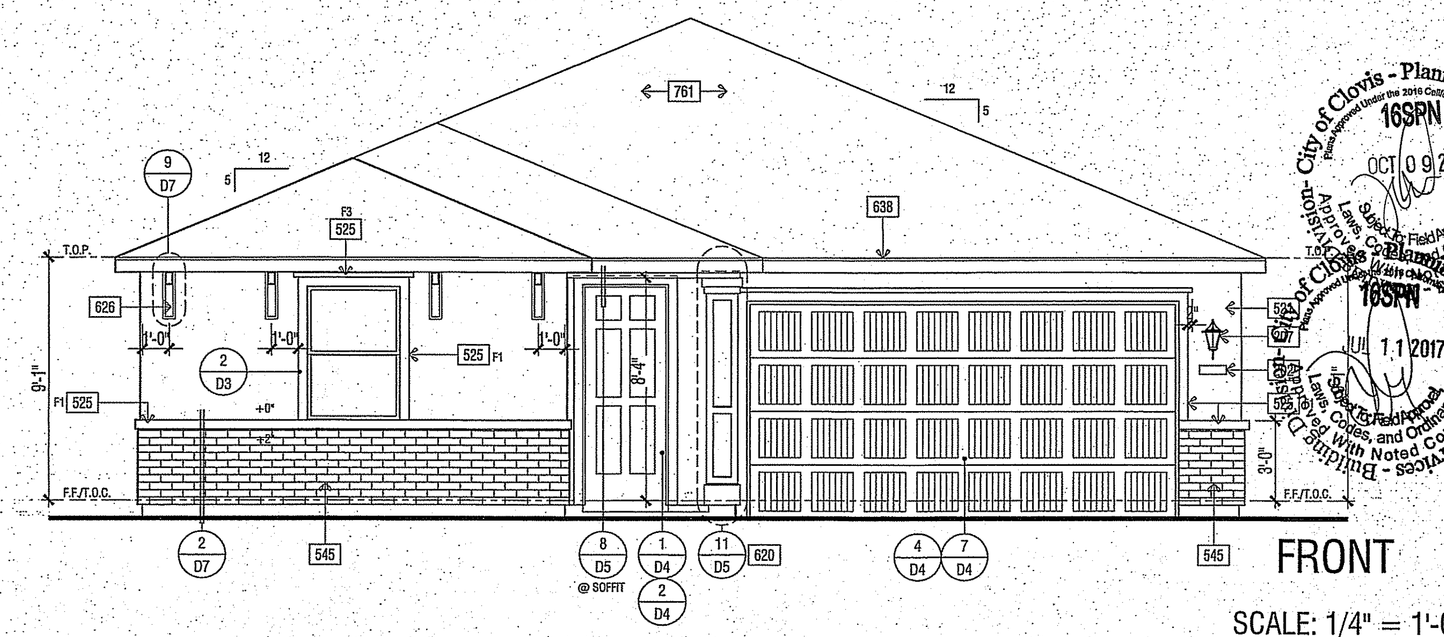
LOW VENTILATION METHOD	SIZE	FREE AREA			QUANTITY	FREE VENT AREA	
CLOAKED VENT - CONC. FLAT TILE	-	99	SQ. IN	X	5	495	SQ. IN
					TOTAL PROVIDED:	495	SQ. IN



LEFT



REAR



FRONT

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

WILLIAM HEZMALHALCH ARCHITECTS INC.
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.wharchitects.com fax 949 250 1529

LICENSED ARCHITECT William Hezmalhalch ARC C10966 REN 4-30-19 STATE OF CALIFORNIA

TRACT NUMBER SFD

PLAN 1517

CLOVIS, CALIFORNIA

WILSON HOMES
FRESNO, CALIFORNIA

© 2017 WILLIAM HEZMALHALCH ARCHITECTS, INC.

WILLIAM HEZMALHALCH ARCHITECTS, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WILLIAM HEZMALHALCH ARCHITECTS, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WILLIAM HEZMALHALCH ARCHITECTS, INC. HARMLESS.

DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT MANAGER :	MH
DESIGNER :	BH/AM
DRAWN BY :	-
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2016084
CAD FILE NAME :	A706

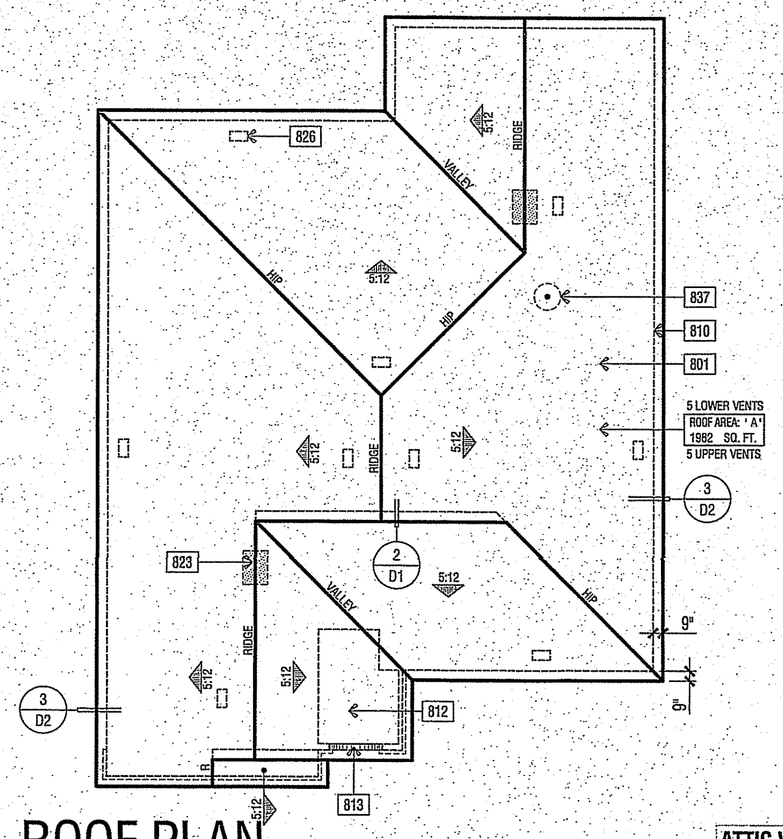
DATE: 03-20-17

SHEET: A7.6

City of Clovis - Planning and Development Services Building Division - Approved Plans - 16SPN - OCT 09 2018 - Approved Under the 2016 California Building Code - Approved Plans Must Be On Job Site - Inspections: (559) 324-2390 - Approved Under the 2016 California Residential Code - Approved Under the 2016 California Green Building Standards Code - Approved Under the 2016 California Energy Code - Approved Under the 2016 California Electrical Code - Approved Under the 2016 California Mechanical Code - Approved Under the 2016 California Plumbing Code - Approved Under the 2016 California Fire Code - Approved Under the 2016 California Existing Building Code - Approved Under the 2016 California Historical Building Code - Approved Under the 2016 California Referenced Standards Code - Approved Under the 2016 California Residential Code, and Other Applicable Codes, Ordinances, and Laws With Noted Corrections - Building Division Staff - 16SPN - 1517 - OCT 1 1 2017

ELEVATIONS

2016084 - FIRST BUILDING SUBMITTAL - 03-20-17



ROOF PLAN

SCALE: 1/8" = 1'-0"

ELEVATION REFERENCE:	C	ELEVATION STYLE:	FRENCH COUNTRY			
ROOF MATERIAL	STANDARD ROOF DETAIL U.N.O.	FASCIA - U.N.O.	BARGE - U.N.O.	OVERHANG DIM. - U.N.O.	
				EAVE	RAKE
CONCRETE 'FLAT' TILE *EAGLE ROOFING* ICC# ESR-1900	1 D2	2X6	2X6	9"	9"

ROOF PLAN NOTES

NOTE: MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS PER CEnC SECTION 110.10.

1. SEE GENERAL NOTES FOR ROOF NOTES.
2. SPARK ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. ATTIC ACCESS PER CRC SECTION R807.
4. PROVIDE ATTIC & SOFFIT VENTILATION PER CRC SECTION R806. PER CRC SECTION R806.2, 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:
   - IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
   - 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 NO 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.

ROOF PLAN KEY NOTES

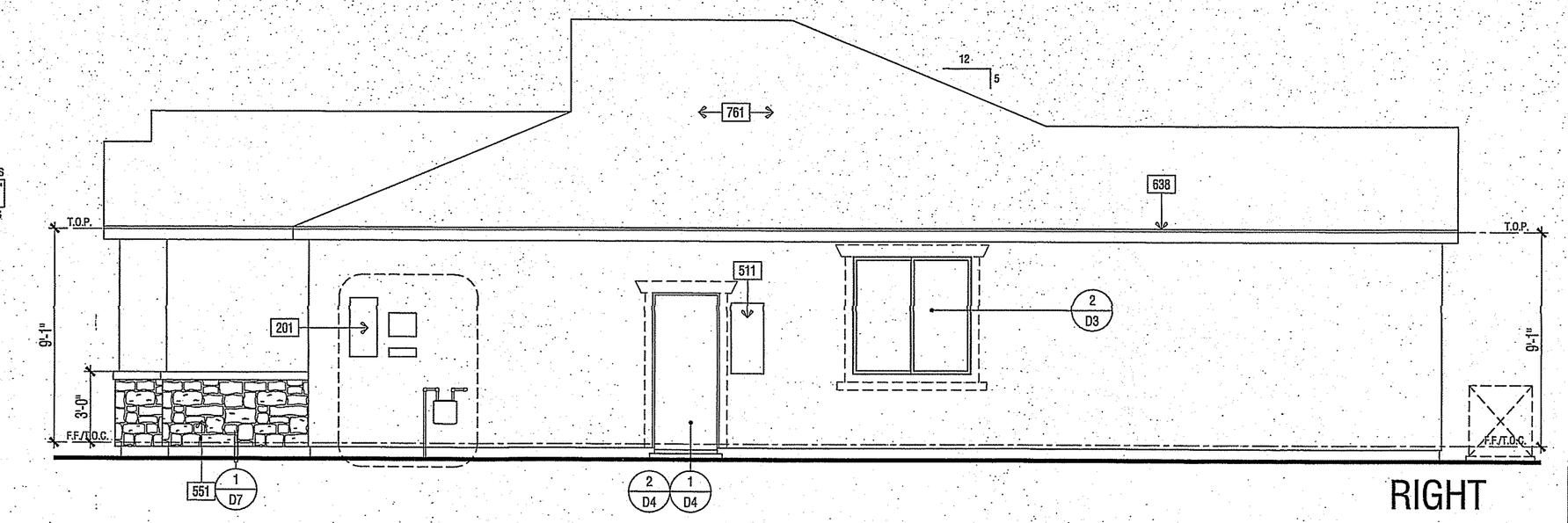
Name	NOTE
801	ROOFING - CONCRETE - "FLAT" TILE BY EAGLE ROOFING ICC# ESR 1900
810	LINE OF WALL BELOW
812	STUCCO CEILING
813	STUCCO SOFFIT
823	MIN. 22"X30" CLEAR OPENING FOR ACCESS AND AIRFLOW CONTRACTOR TO VERIFY AIRFLOW TO ALL ATTIC AREAS
826	ROOF VENT - O'HAGIN "XL SERIES" CLOAKED VENT (ICC # NER-9650A)
837	PROVIDE 1" CONDUIT FROM THE ELECTRIC PANEL TO LOCATION IN ATTIC FOR FUTURE SOLAR INSTALLATION.

ATTIC VENTILATION CALCULATIONS — PLAN 7C

ROOF ATTIC AREA	A	1982	SQ. FT.	CALCULATION FACTOR:	1/300
		285408	SQ. IN		
MIN. VENTILATION REQUIRED:	TOTAL	942	SQ. IN	TOTAL PROVIDED:	990 SQ. IN
MIN. VENTILATION REQUIRED:	HIGH	471	SQ. IN	TOTAL HIGH PROVII	495 SQ. IN
MIN. VENTILATION REQUIRED:	LOW	471	SQ. IN	TOTAL LOW PROVII	495 SQ. IN

HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA	
CLOAKED VENT - CONC. FLAT TILE	-	99	SQ. IN X	5	495	SQ. IN
				TOTAL PROVIDED:	495	SQ. IN

LOW VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA	
CLOAKED VENT - CONC. FLAT TILE	-	99	SQ. IN X	5	495	SQ. IN
				TOTAL PROVIDED:	495	SQ. IN

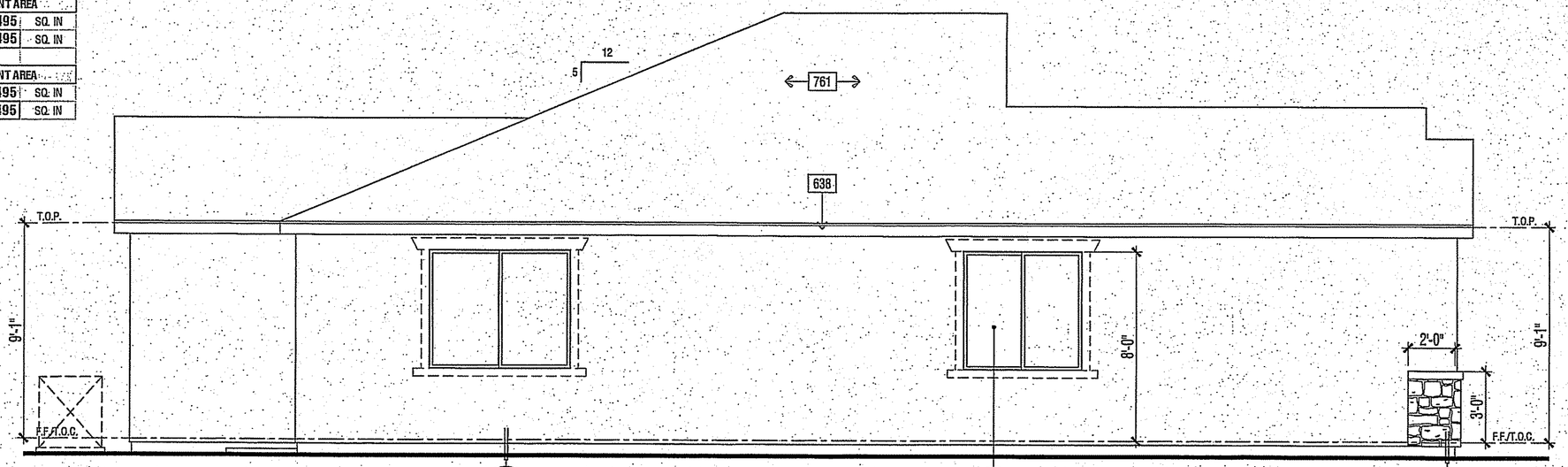


RIGHT

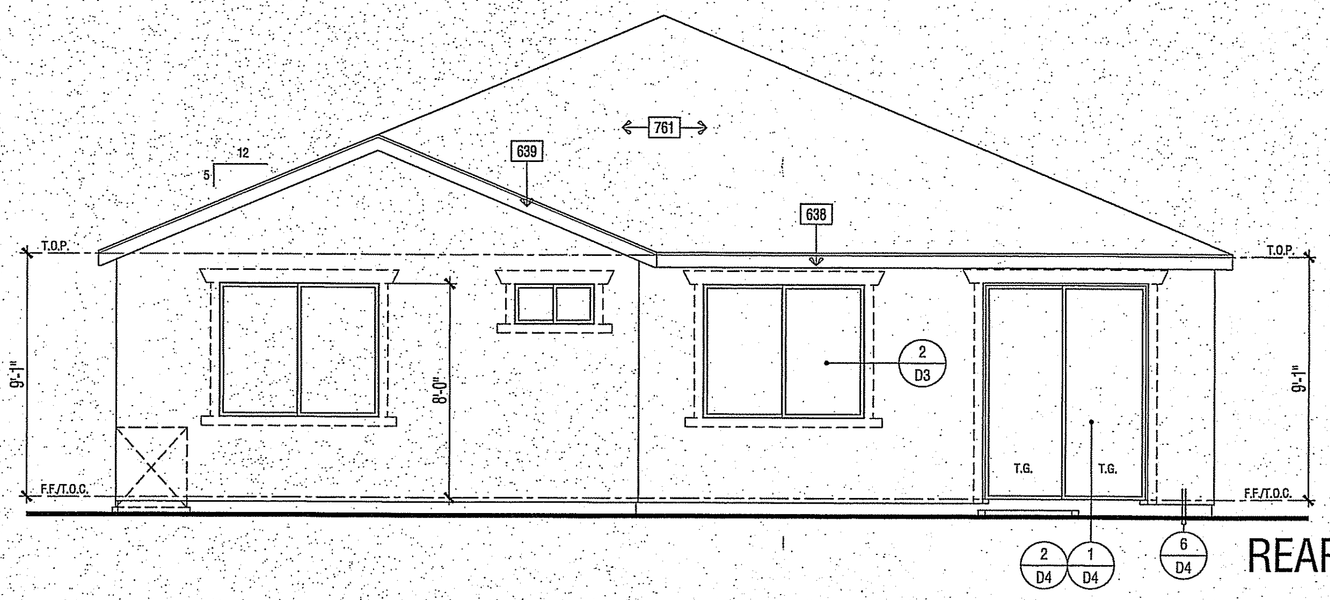
ELEVATION KEY NOTES

Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
202	ADDRESS NUMBER. 4" MIN. HIGH BUILDING ADDRESS CHARACTERS PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM THE STREET.
207	COACH LIGHT LOCATION
511	RECESS BOX FOR TANKLESS WATER HEATER - INSTALL PER MFR. INSTRUCTIONS
521	STUCCO - OMEGA DIAMOND WALL ONE COAT STUCCO ICC# ESR-1194 STUCCO - TYPE 1 OR 11 PORTLAND CEMENT OVER SRAT 'R' GUARD ESR-1566 BY 'START R FOAM' OVER DUPONT TYVEK
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION (SEE SHEET D4)
551	MANUFACTURED ADHERED STUCCO STONE VENEER BY CULTURED STONE ICC-ES ESR-1364. INSTALL PER MANUFACTURER'S INSTRUCTIONS
592	SHUTTER - SIZE PER ELEVATION
638	2X6 WOOD FASCIA
639	2X6 WOOD BARGE BOARD
701	G.I. FLASHING
761	ROOFING - CONCRETE - "FLAT" TILE BY EAGLE ROOFING ICC# ESR 1900
TYP.	2 LAYERS OF OF GRADE 'D' BUILDING PAPER IS REQUIRED TO BE INSTALLED OVER WOOD SHEATHING. 2016 CRC R703.63

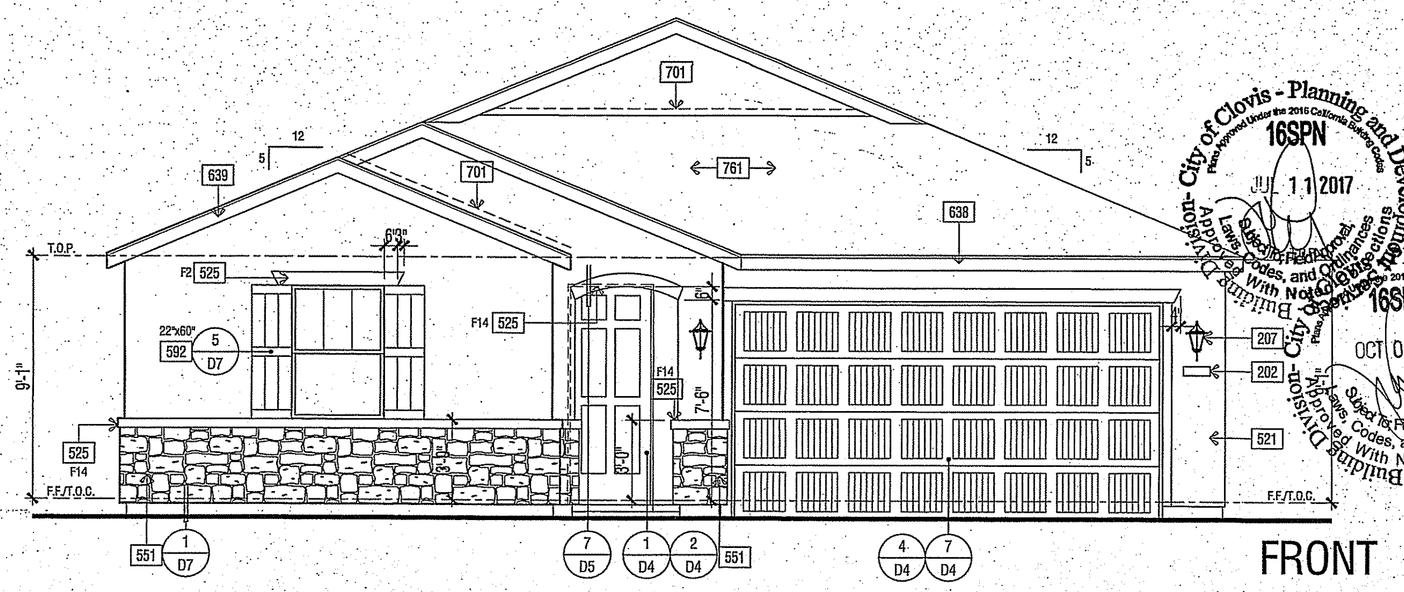
ANY OPERABLE WINDOW WITH A SILL THAT IS LOCATED LESS THAN 24" ABOVE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW AT THE EXTERIOR, MUST BE PROTECTED BY A GUARD OR, HAVE A FIXED GLASS. THE GUARD MAY NOT HAVE OPENINGS THAT A SPHERE 4" IN DIAMETER CAN PASS THROUGH. 2016 CBC 1405.13.2



LEFT



REAR



FRONT

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

WILLIAM HEZMALHALCH ARCHITECTS INC.
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.whrarchitects.com fax 949 250 1529

LICENSED ARCHITECT — William Hezmalhalch — R.C.E. 19554 — REN 4-30-19 — STATE OF CALIFORNIA

TRACT NUMBER
SFD

PLAN 1517

CLOVIS, CALIFORNIA

WILSON HOMES
FRESNO, CALIFORNIA

© 2017 WILLIAM HEZMALHALCH ARCHITECTS, INC.

WILLIAM HEZMALHALCH ARCHITECTS, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WILLIAM HEZMALHALCH ARCHITECTS, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WILLIAM HEZMALHALCH ARCHITECTS, INC. HARMLESS.

DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT MANAGER:	MH
DESIGNER:	BH/AM
DRAWN BY:	-
REVIEWED BY:	-
1ST BLDG. DEPT. SUBMITTAL:	-
ISSUED FOR CONSTRUCTION:	-
JOB NUMBER:	2016084
CAD FILE NAME:	A707

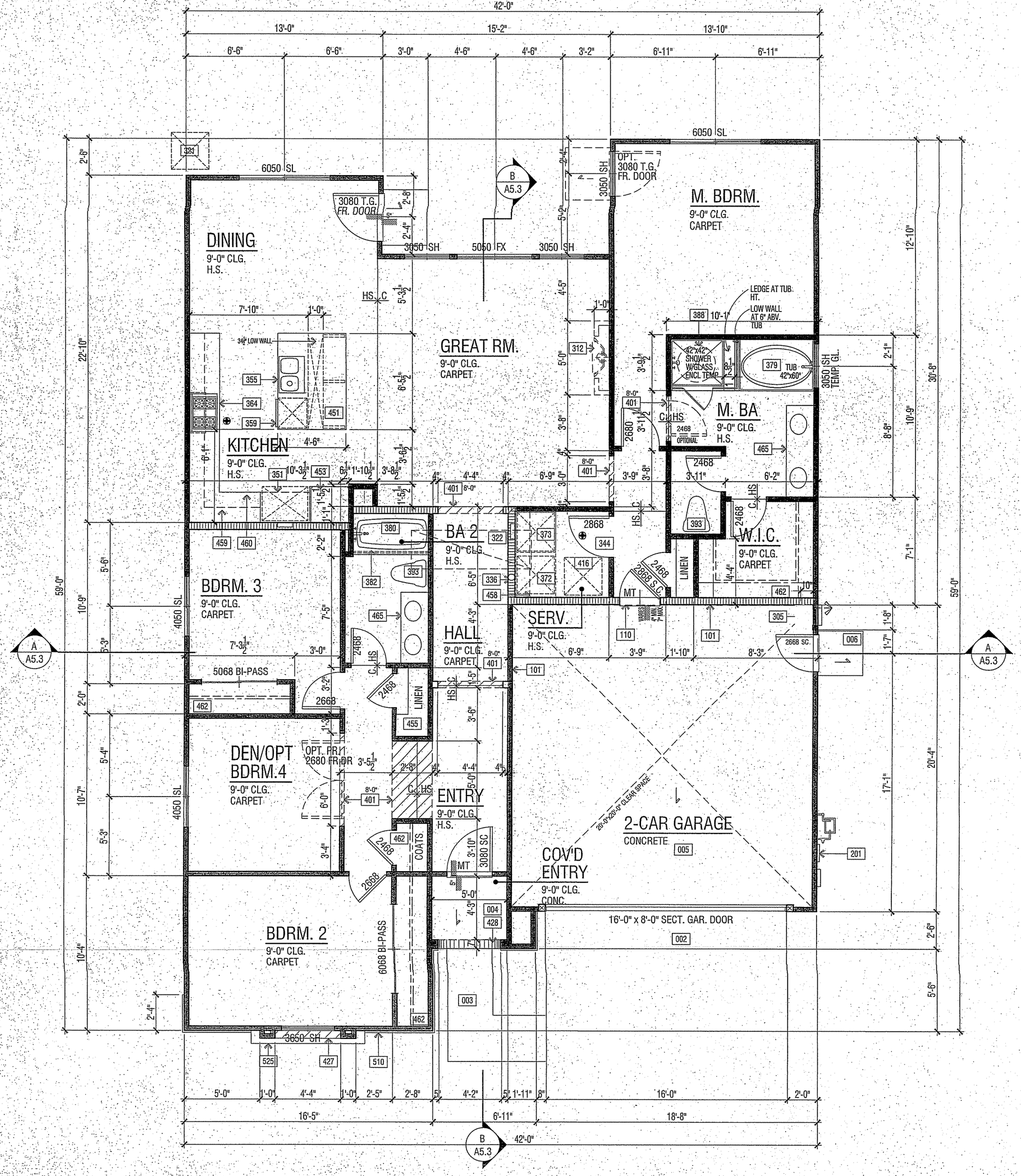
DATE: 03-20-17

SHEET: A7.7

ELEVATIONS, PLAN 1517 C

2016084 - FIRST BUILDING SUBMITTAL - 03-20-17

City of Clovis - Planning and Development Division
Reviewed Under the 2016 Codes
16SPN
JUL 11 2017
Approved As Noted. Subject to Field Inspections. Shall Comply With Applicable Laws, Codes, and Ordinances
City of Clovis - Planning and Development Division
Reviewed Under the 2016 Codes
16SPN
OCT 09 2017
Approved As Noted. Subject to Field Inspections. Shall Comply With Applicable Laws, Codes, and Ordinances

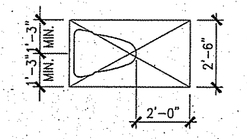


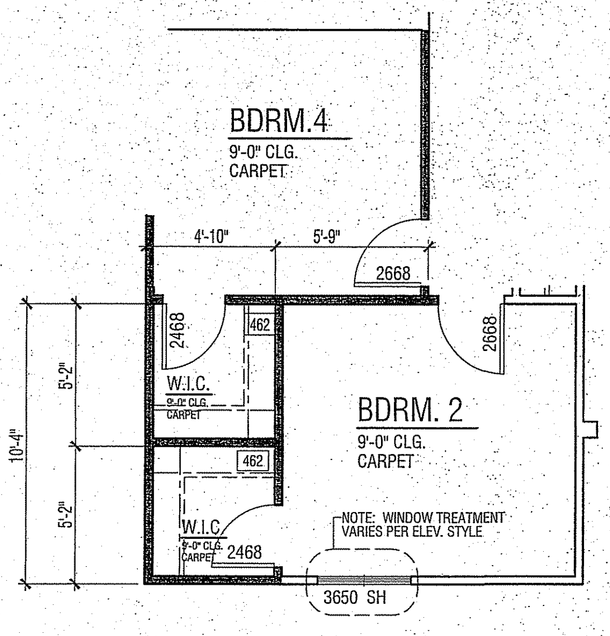
FLOOR PLAN

FLOOR PLAN NOTES

1. ATTICS: ACCESS PER CRC R807, DRAFTSTOPS PER CRC R302.12 AND VENTILATION PER R806.
2. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CRC R310. MEANS OF EGRESS PER CRC R311.
3. GLAZING PER CRC R303.1 & R308
4. FACTORY-BUILT FIREPLACES AND CHIMNEYS PER CRC R1004, R1005, R1006 CGBSC SECTION 4.503 & CEnC SECTION 150.0(e).
5. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.
6. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 507.0.
7. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
8. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC 305 & 308.
9. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.
10. THE SILL HEIGHT IS NOT TO EXCEED 44" FROM THE BOTTOM OF THE CLEAR OPENING IN SLEEPING ROOMS. 2016 CRC R31.0.1
11. IN UPPER FLOOR PLANS, ANY OPERABLE WINDOW WITH A SILL THAT IS LOCATED LESS THAN 24" ABOVE THE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW AT THE EXTERIOR, MUST BE PROTECTED BY A GUARD OR, HAVE FIXED GLASS. THE GUARD MAY NOT HAVE OPENINGS THAT A SPHERE 4" IN DIAMETER CAN PASS THROUGH. 2016 CRC R312.2
12. A SHEETROCK NAILING INSPECTION IN REQUIRED. 2016 CRC R109.1.4.2 & 2016 CBC 110.3.5
13. GLAZING IN A HAZARDOUS LOCATION IS REQUIRED TO BE GLAZED WITH SAFETY MATERIAL 2016 CRC R308
14. PROVIDE A 6" SQUARE FRESH AIR INTAKE FOR THE GAS APPLIANCE FIREPLACE 2016 T-24
15. VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED, OR 24" PROTECTED, AND THE HORIZONTAL DIMENSIONS IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT. 2016 CMC 916.1 & 916.2
16. A SHEETROCK NAILING INSPECTION IS REQUIRED. - 2016 CRC R106.1.1
17. THE WALL SURFACE BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SUBJECT TO WATER SPLASH ARE CONSTRUCTED OF MATERIALS NOT ADVERSELY AFFECTED BY WATER. NOTE THE USE OF FIBER CEMENT, FIBER MAT, REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS ON THE FLOOR PLAN. NOTE THAT WATER RESISTANT GYPSUM BOARD IS NO LONGER *PERMITTED TO BE USED IN THESE LOCATIONS. -2016 CRC R702.4.2*
18. THE THREE CAR GARAGE IS NON-CONFORMING AND THE REQUIRED SIDEYARD SETBACKS MAY NOT BE RELAXED. 2016 CRC R106.1.1
19. NOTE THAT ALL ATTIC ACCESS OPENINGS ARE GASKETED TO PREVENT AIR LOSS. 2016 CEC 150.0(a)
20. A MINIMUM 30" DIA. CIRCLE IS PROVIDED AT THE SHOWER FLOOR. THE MINIMUM FLOOR AREA OF THE SHOWER COMPARTMENT IS 1024 SQUARE INCHES. 2016 CPC 408.6
21. AFTER INSTALLING WALL, CEILING, OR FLOOR INSULATION, THE INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER STATING THAT THE INSTALLATION WAS PERFORMED IN ACCORDANCE WITH TITLE 24 REQUIREMENTS.
22. THE BUILDER SHALL PROVIDE THE ORIGINAL OCCUPANT WITH THE LIST OF THE HEATING, COOLING, WATER HEATING AND LIGHTING SYSTEMS AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY. CCR TITLE 20

REQUIRED FLOOR CLEARANCES AT WATER CLOSETS - TYPICAL





OPT. BDRM. 4 AT DEN

FLOOR PLAN KEY NOTES

Name	NOTE
002	CONCRETE DRIVE (BY OTHERS)
003	CONCRETE WALK (BY OTHERS)
004	CONCRETE PORCH SLAB (BY OTHERS) SLOPE 1/4" PER FOOT MINIMUM IN DIRECTION INDICATED
005	CONCRETE GARAGE SLAB - SLOPE 1/8" PER FOOT MINIMUM IN DIRECTION INDICATED
006	CONCRETE STOOP - 36" DEEP AND 2" WIDER THAN THE DOOR OPENING - SLOPE 1/4" PER FOOT MINIMUM TO DRAIN IN DIRECTION INDICATED
101	GARAGE AND/OR CARPORT SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC BY MEANS OF A MIN. 1/2" GYP. BD., OR EQUIVALENT, APPLIED TO THE GARAGE SIDE PER CRC SECTION R302.6, TABLE 302.6.
110	PROVIDE SOLID WOOD DOOR, OR SOLID OR HONEYCOMB CORE STEEL DOORS, NOT LESS THAN 1-3/8" THICK, OR 20 MINUTE FIRE RATED DOOR. DOORS SHALL BE SELF CLOSING AND SELF LATCHING PER CRC SECTION R302.5.1.
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
305	TANKLESS WATER HEATER - MODEL RINNAI (R75LS) - INSTALL PER MANUFACTURER'S INSTRUCTIONS
312	METAL FIREPLACE (GAS APPLIANCE) - HEIGHT PER PLAN - INSTALL PER MANUFACTURER'S INSTRUCTIONS. BY HEATILATOR MODEL# ND4842 ANSI Z21.88-2002
314	OPTIONAL NON COMBUSTIBLE HEARTH
321	AIR CONDITIONING CONDENSER LOCATION
322	FORCED AIR UNIT (FAU) ATTIC INSALLATION
336	5" DIA. G.I. DRYER VENT WITH APPROVED LINT TRAP - VENT THROUGH ROOF
344	WHOLE-BUILDING VENTILATION FAN PER ASHRAE 62.2, SECTION 4.
351	REFRIGERATOR SPACE WITH RECESSED COLD WATER BOX
355	SINK WITH GARBAGE DISPOSER
357	UTILITY SINK
359	DISHWASHER - ENERGY STAR
364	30" COOKTOP WITH EXHAUST HOOD AND LIGHT. OVEN BELOW. OPT: MICRO WITH FAN AND LIGHT IN LIEU OF EXH. HOOD ABOVE
372	WASHER SPACE WITH RECESSED WATER BOX AND DBL. WIDE SMITTY PAN
373	DRYER SPACE
377	TUB - 42" X 72"
379	LASCO DARSEY 2 114HG-2PWP OR EQUIVALENT
380	TUB/ SHOWER - 32"X60" MODEL 2603DT - GELCOAT SURFACE - BY AQUATIC
382	SHATTERPROOF SHOWER DOOR/ ENCLOSURE
388	30" CIRCLE PROVIDED AT SHOWER
393	TOILET - PROVIDE MINIMUM 24" X 30" CLEAR FLOOR AREA IN FRONT OF TOILET
401	INTERIOR SOFFIT(S)/ DROPPED CEILING(S): HEIGHT PER PLAN
416	30"x30" ATTIC ACCESS - DIMENSIONS ARE CLEAR. PER CEnC 150.0(a)1, ATTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS AND THE ATTIC ACCESS SHALL BE GASKETED TO PREVENT AIR LEAKAGE.
421	STUCCO CEILING: HEIGHT PER PLAN
427	STUCCO SOFFIT OVER WATERPROOFED STUCCO SHELF - SLOPE FRAMING FOR DRAINAGE (1/4" PER FOOT MINIMUM)
428	ARCHED STUCCO SOFFIT - SEE EXTERIOR ELEVATION
442	2X PONY WALL - SIZE PER PLAN
451	KITCHEN ISLAND - PROVIDE APPROVED UNDERGROUND CONDUIT FOR ELECTRIC SERVICE TO ISLAND
453	PANTRY
455	LINEN
456	LINEN (UPPER & LOWER)
457	LINEN (LOW ONLY)
458	WIRE SHELF
459	BASE CABINET
460	UPPER CABINET
462	SHELF AND POLE
464	SHELF (OR SHELVES)
465	VANITY
510	STUCCO OVER 1" RIGID FOAM OVER 1" RIGID FOAM WALL - HEIGHT PER ELEVATION

A
D A5.8 B
C

INTERIOR ELEVATION KEY

FLOOR AREA TABLE	PLAN 1702A
FLOOR PLAN	1,702 SQ. FT.
TOTAL	1,702 SQ. FT.
GARAGE	413 SQ. FT.
COVERED ENTRY	25 SQ. FT.

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

WILLIAM HEZMALHALCH ARCHITECTS, INC.
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.whharchitects.com fax 949 250 1529

REGISTERED PROFESSIONAL ENGINEER WILLIAM HEZMALHALCH No. C 12920 REN 4-30-17 STATE OF CALIFORNIA

TRACT 6143
PLAN NO. 1702 SFD

PLAN 1702 TUSCAN - FLOOR PLAN AND OPTION

PLAN 1702
CLOVIS, CALIFORNIA

WILSON HOMES
FRESNO, CALIFORNIA

© 2017 WILLIAM HEZMALHALCH ARCHITECTS, INC.
WILLIAM HEZMALHALCH ARCHITECTS, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WILLIAM HEZMALHALCH ARCHITECTS, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WILLIAM HEZMALHALCH ARCHITECTS, INC. HARMLESS.
DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION
	10-27-16	
	APR 06 2017	
	JUN 13 2018	

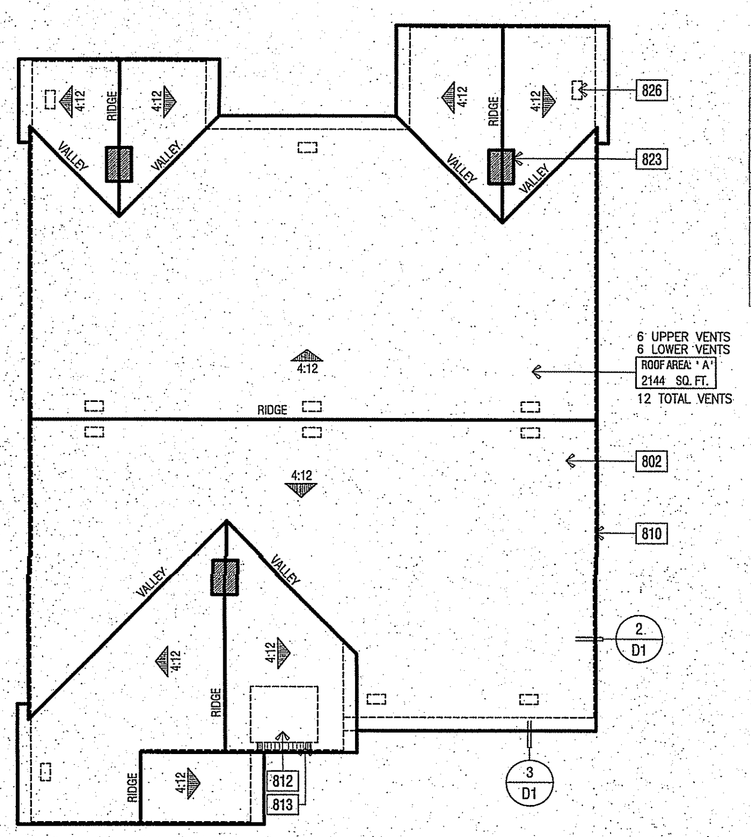
Reviewed for Code Compliance Clovis - Planning and Development Services Building Division Approved Under the 2016 California Codes Subject to Field Inspection

DRAWN BY:	MM
REVIEWED BY:	BH/AM
1ST BLDG. DEPT. SUBMITTAL:	04-06-15
ISSUED FOR CONSTRUCTION:	-
JOB NUMBER:	2014027.03
CAD FILE NAME:	A501

DATE: 03-22-17

SHEET: A5.1

2014027.02 - 03-22-2017 - 2016 CODE UPDATE



ROOF ATTIC AREA		A	2144	SQ. FT.	CALCULATION FACTOR:		1/300
			308736	SQ.IN			
MIN. VENTILATION REQUIRED:	TOTAL		1029	SQ.IN	TOTAL PROVIDED:	1170	SQ. IN
MIN. VENTILATION REQUIRED:	HIGH		515	SQ.IN	TOTAL HIGH PROVID	585	SQ. IN
MIN. VENTILATION REQUIRED:	LOW		515	SQ.IN	TOTAL LOW PROVIDE	585	SQ.IN

HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA	
CLOAKED VENT - CONC.S-TILE	-	98	SQ.IN	X 6	585	SQ. IN
				TOTAL PROVIDED:	585	SQ. IN

LOW VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA	
CLOAKED VENT - CONC.S-TILE	-	98	SQ.IN	X 6	585	SQ. IN
				TOTAL PROVIDED:	585	SQ. IN

ROOF PLAN

SCALE: 1/8" = 1'-0"

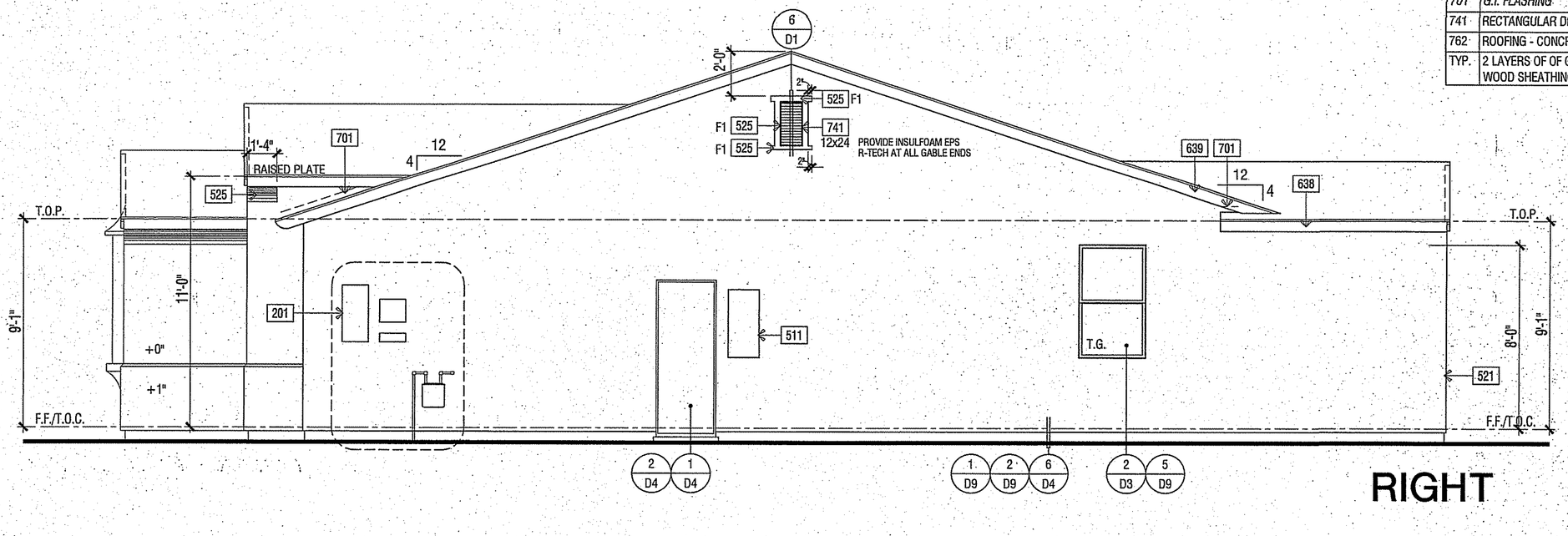
ELEVATION REFERENCE: A	ELEVATION STYLE: SPANISH				
ROOF MATERIAL	STANDARD ROOF DETAIL U.N.O.	FASCIA - U.N.O.	BARGE - U.N.O.	OVERHANG DIM. - U.N.O. EAVE	RAKE
LOW PROFILE CONCRETE 'S' TILE *EAGLE ROOFING* ICC# ESR-1900	1 / D1	2X6	2X6	1'-0"	1'-0"

ROOF PLAN NOTES

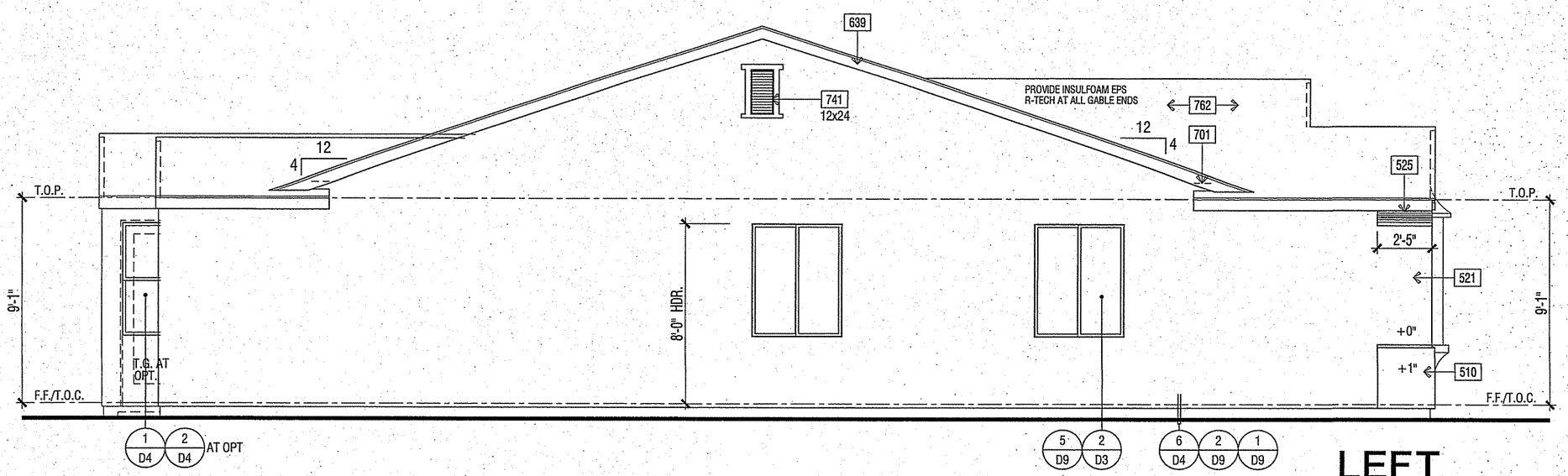
1. SEE GENERAL NOTES FOR ROOF NOTES.
2. SPARK ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. ATTIC ACCESS PER CRC SECTION R807.
4. PROVIDE ATTIC & SOFFIT VENTILATION PER CRC SECTION R806. TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT REDUCTION OF THE TOTAL AREA TO 1/300 IS PERMITTED PROVIDED THAT AT LEAST 50 PERCENT AND NO MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE THE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.
AS AN ALTERNATIVE, THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO 1/300 WHEN A CLASS I OR II VAPOR BARRIER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING PER CRC SECTION R806.2.

ROOF PLAN KEY NOTES

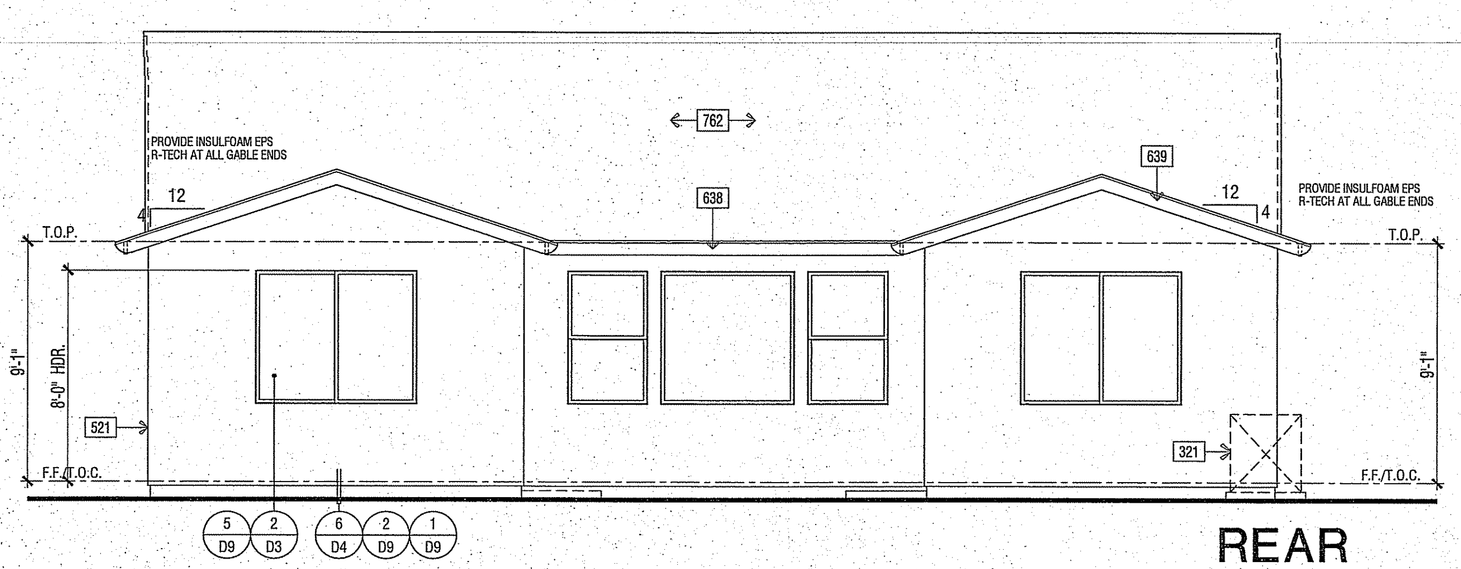
Name	NOTE
802	ROOFING - CONCRETE - LOW PROFILE "S" TILE BY EAGLE ROOFING ICC# ESR 1900
810	LINE OF WALL BELOW
812	STUCCO CEILING
813	STUCCO SOFFIT
823	MIN. 22"X30" CLEAR OPENING FOR ACCESS AND AIRFLOW CONTRACTOR TO VERIFY AIRFLOW TO ALL ATTIC AREAS
826	ROOF VENT - O'HAGIN "XL SERIES" CLOAKED VENT (ICC # NER-9650A)



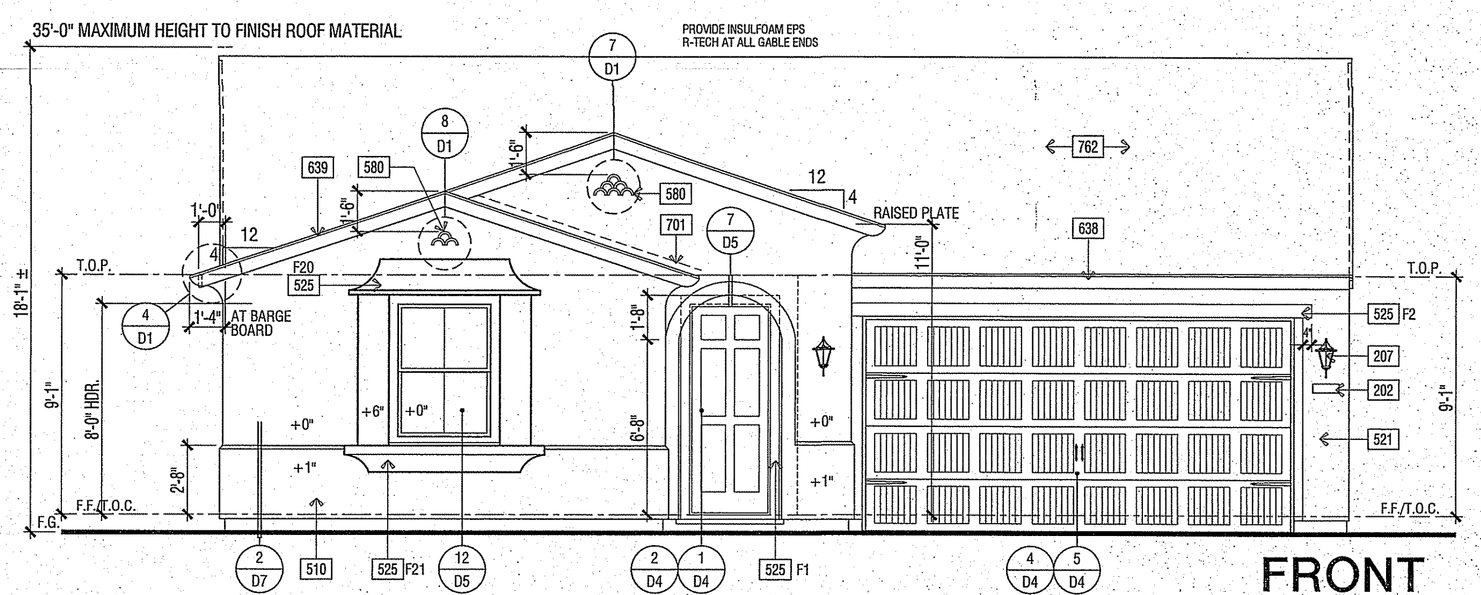
RIGHT



LEFT



REAR



FRONT

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

WILLIAM HEZMALHALCH ARCHITECTS INC.
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.wharchitects.com fax 949 250 1529

REGISTERED ARCHITECT William Hezmalhalch No. C 12920 REN 4-30-17 STATE OF CALIFORNIA

TRACT 6143
PLAN NO. 1702 SFD

PLAN 1702A TUSCAN - EXTERIOR ELEVATIONS & ROOF PLAN

PLAN 1702

CLOVIS, CALIFORNIA

WILSON HOMES
FRESNO, CALIFORNIA

© 2017 WILLIAM HEZMALHALCH ARCHITECTS, INC.

WILLIAM HEZMALHALCH ARCHITECTS, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WILLIAM HEZMALHALCH ARCHITECTS, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WILLIAM HEZMALHALCH ARCHITECTS, INC. HARMLESS.

DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

City of Clovis - Planning and Development Services — Building Permit Approved — Approved as Noted Corrections Shall Be Made During Construction — Plans Must Be Kept On Jobsite At All Times — APR 2 3 2017 — 1682 N.

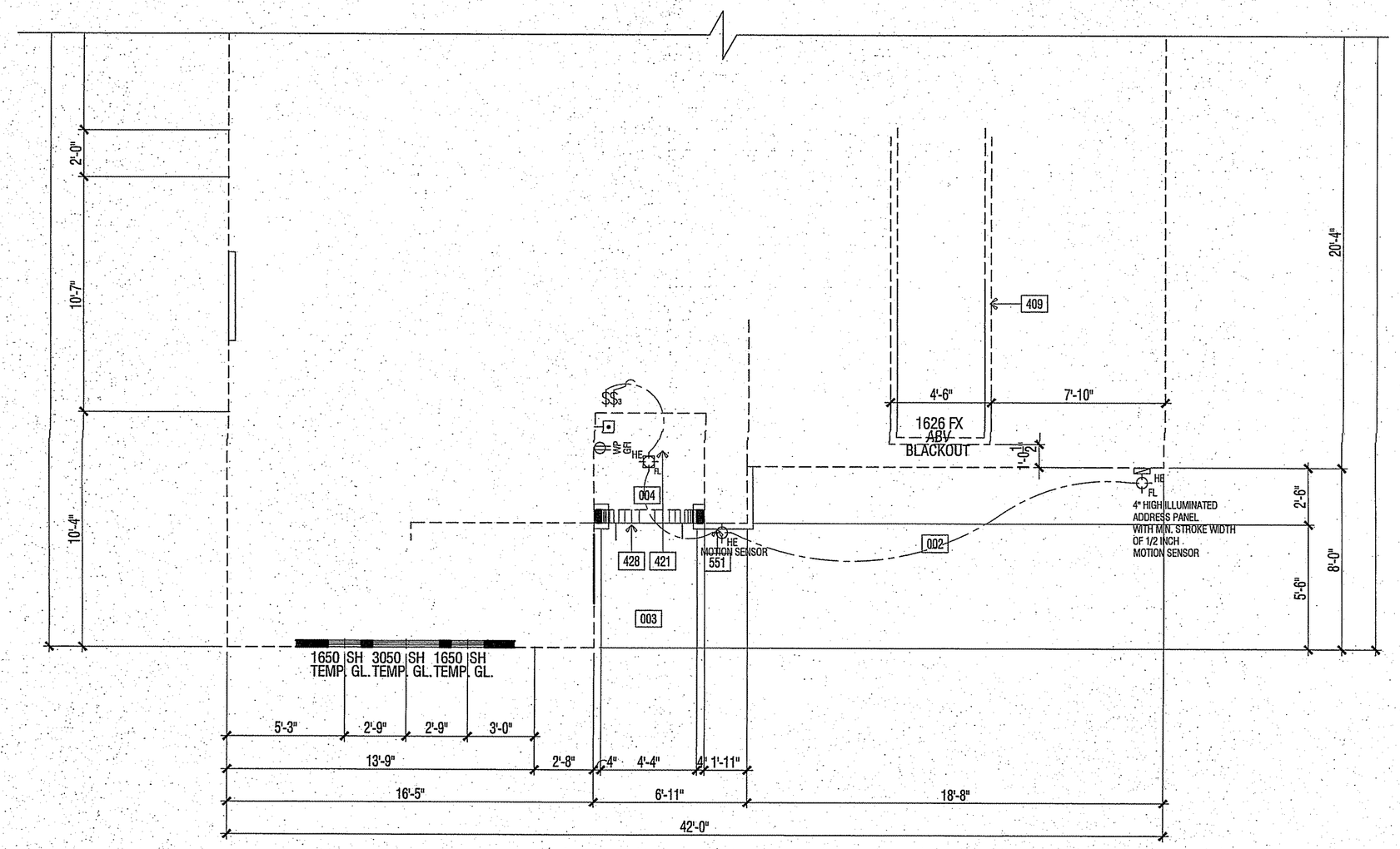
JUN 1 3 2018

DESIGNED BY:	MM
DRAWN BY:	BH/AM
REVIEWED BY:	-
1ST BLDG. DEPT. SUBMITTAL:	04-06-15
ISSUED FOR CONSTRUCTION:	-
JOB NUMBER:	2014027.03
CAD FILE NAME:	A504

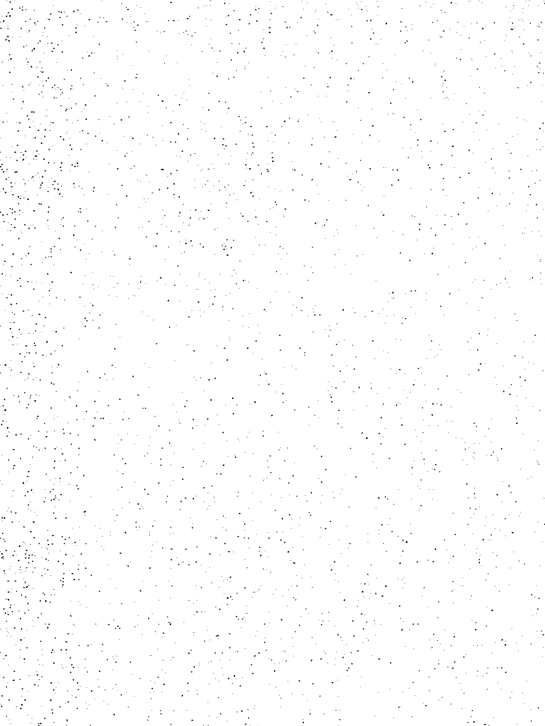
DATE: 03-22-17

SHEET: A5.4

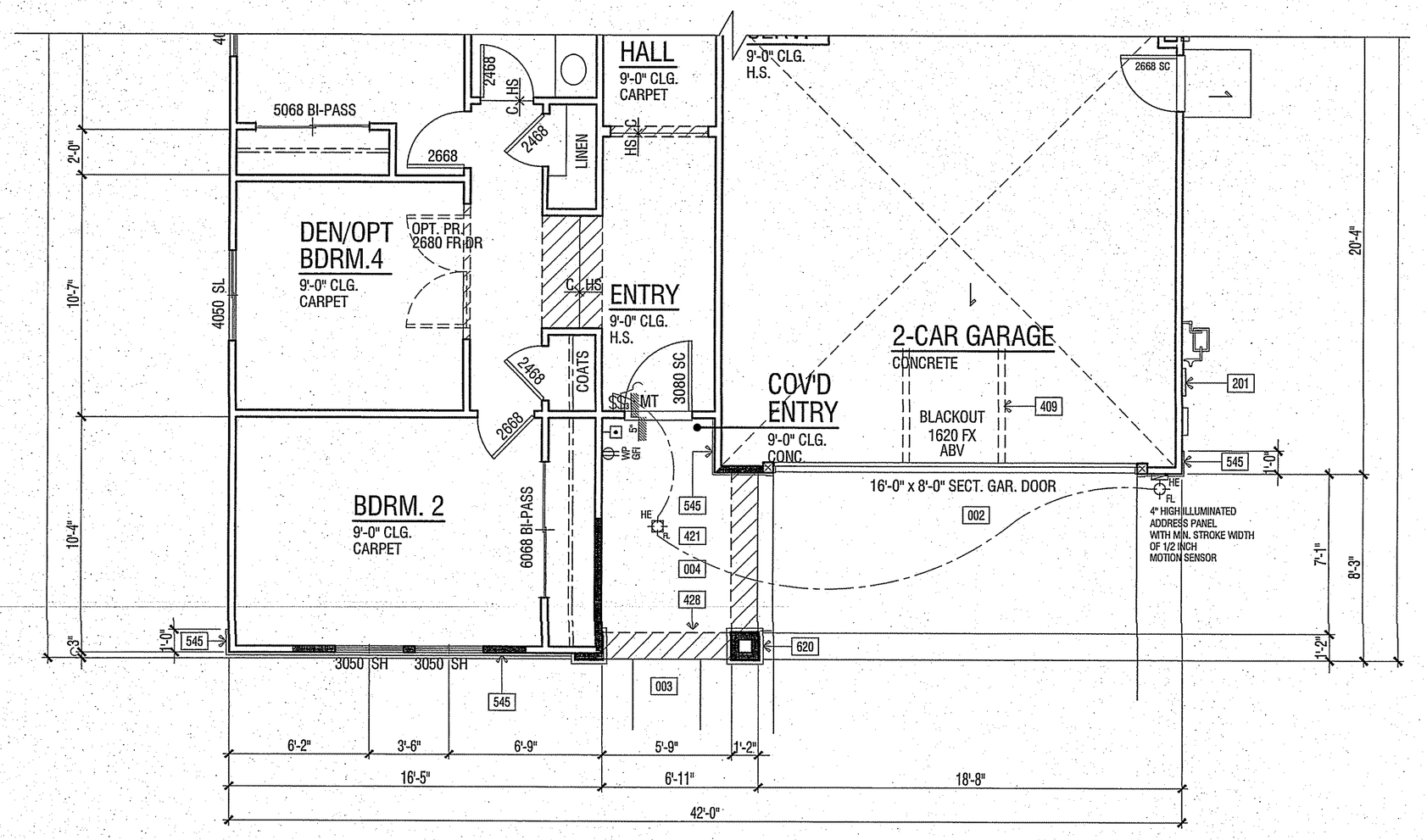
2014027.02 - 03-22-2017 - 2016 CODE UPDATE



ADDENDA PLAN 1702C

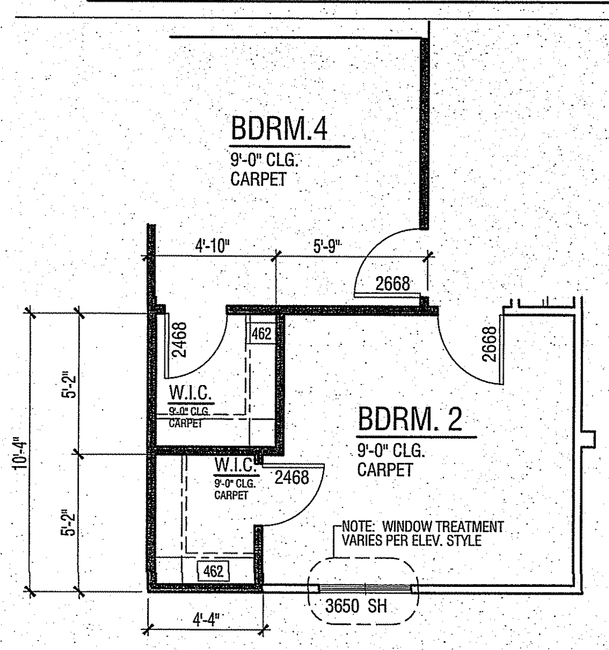


ELECTRICAL AT BDRM. 4 OPT



ADDENDA PLAN 1702B

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



FLOOR PLAN AT BDRM. 4 OPT

FLOOR PLAN KEY NOTES	
Name	NOTE
002	CONCRETE DRIVE (BY OTHERS)
003	CONCRETE WALK (BY OTHERS)
004	CONCRETE PORCH SLAB (BY OTHERS) SLOPE 1/4" PER FOOT MINIMUM IN DIRECTION INDICATED
409	LINE OF WALL ABOVE
421	STUCCO CEILING: HEIGHT PER PLAN
428	ARCHED STUCCO SOFFIT - HEIGHT PER ELVATION
447	GYP. BD. WINDOW SEAT - WIDTH PER PLAN (HEIGHT PER DETAIL)
551	MANUFACTURED ADHERED STUCCO STONE VENEER BY CULTURED STONE ICC-ES ESR-1364. INSTALL PER MANUFACTURER'S INSTRUCTIONS
672	CANTILEVER BAY WINDOW

FLOOR AREA TABLE	PLAN 1702C
FLOOR PLAN	1,702 SQ. FT.
TOTAL	1,702 SQ. FT.
GARAGE	413 SQ. FT.
COVERED ENTRY	25 SQ. FT.

FLOOR PLAN NOTES

1. ATTICS: ACCESS PER CRC R807, DRAFTSTOPS PER CRC R302.12 AND VENTILATION PER R806.
2. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CRC R310. MEANS OF EGRESS PER CRC R311.
3. GLAZING PER CRC R303.1 & R308
4. FACTORY-BUILT FIREPLACES AND CHIMNEYS PER CRC R1004, R1005, R1006 CGBSC SECTION 4.503 & CEnC SECTION 150.0(e).
5. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7..
6. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 507.0.
7. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
8. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC 305 & 308.
9. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.
10. THE SILL HEIGHT IS NOT TO EXCEED 44" FROM THE BOTTOM OF THE CLEAR OPENING IN SLEEPING ROOMS. 2016 CRC R31.0.1
11. IN UPPER FLOOR PLANS, ANY OPERABLE WINDOW WITH A SILL THAT IS LOCATED LESS THAN 24" ABOVE THE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW AT THE EXTERIOR, MUST BE PROTECTED BY A GUARD OR, HAVE FIXED GLASS. THE GUARD MAY NOT HAVE OPENINGS THAT A SPHERE 4" IN DIAMETER CAN PASS THROUGH. 2016 CRC R312.2.
12. A SHEETROCK NAILING INSPECTION IN REQUIRED. 2016 CRC R109.1.4.2 & 2016 CBC 110.3.5
13. GLAZING IN A HAZARDOUS LOCATION IS REQUIRED TO BE GLAZED WITH SAFETY MATERIAL 2016 CRC R308
14. PROVIDE A 6" SQUARE FRESH AIR INTAKE FOR THE GAS APPLIANCE FIREPLACE 2016 T-24
15. VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED, OR 24" PROTECTED, AND THE HORIZONTAL DIMENSIONS IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT. 2016 CMC 916.1 & 916.2
16. A SHEETROCK NAILING INSPECTION IS REQUIRED. - 2016 CRC R106.1.1
17. THE WALL SURFACE BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SUBJECT TO WATER SPLASH ARE CONSTRUCTED OF MATERIALS NOT ADVERSELY AFFECTED BY WATER. NOTE THE USE OF FIBER CEMENT, FIBER MAT, REINFORCED CEMENT OR GLASS MAT GYPSUM-BACKERS ON THE FLOOR PLAN. NOTE THAT WATER RESISTANT GYPSUM BOARD IS NO LONGER PERMITTED TO BE USED IN THESE LOCATIONS. -2016 CRC R702.4.2
18. THE THREE CAR GARAGE IS NON-CONFORMING AND THE REQUIRED SIDEYARD SETBACKS MAY NOT BE RELAXED. 2016 CRC R106.1.1
19. NOTE THAT ALL ATTIC ACCESS OPENINGS ARE GASKETED TO PREVENT AIR LOSS. 2016 CEC 150.0(9)
20. A MINIMUM 30" DIA. CIRCLE IS PROVIDED AT THE SHOWER FLOOR. THE MINIMUM FLOOR AREA OF THE SHOWER COMPARTMENT IS 1024 SQUARE INCHES. 2016 CPC 408.6

FLOOR AREA TABLE	PLAN 1702B
FLOOR PLAN	1,702 SQ. FT.
TOTAL	1,702 SQ. FT.
GARAGE	413 SQ. FT.
COVERED ENTRY	67 SQ. FT.

WILLIAM HEZMALHALCH ARCHITECTS INC.
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.wharchitects.com fax 949 250 1529

REGISTERED PROFESSIONAL ENGINEER WILLIAM HEZMALHALCH No. C 12920 REN 4-30-17 STATE OF CALIFORNIA

TRACT 6143
PLAN NO. 1702 SFD

PLAN 1702B AND PLAN 1702C ADDENDA PLANS

PLAN 1702

CLOVIS, CALIFORNIA

WILSON HOMES
FRESNO, CALIFORNIA

© 2017 WILLIAM HEZMALHALCH ARCHITECTS, INC.
WILLIAM HEZMALHALCH ARCHITECTS, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WILLIAM HEZMALHALCH ARCHITECTS, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WILLIAM HEZMALHALCH ARCHITECTS, INC. HARMLESS.
DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

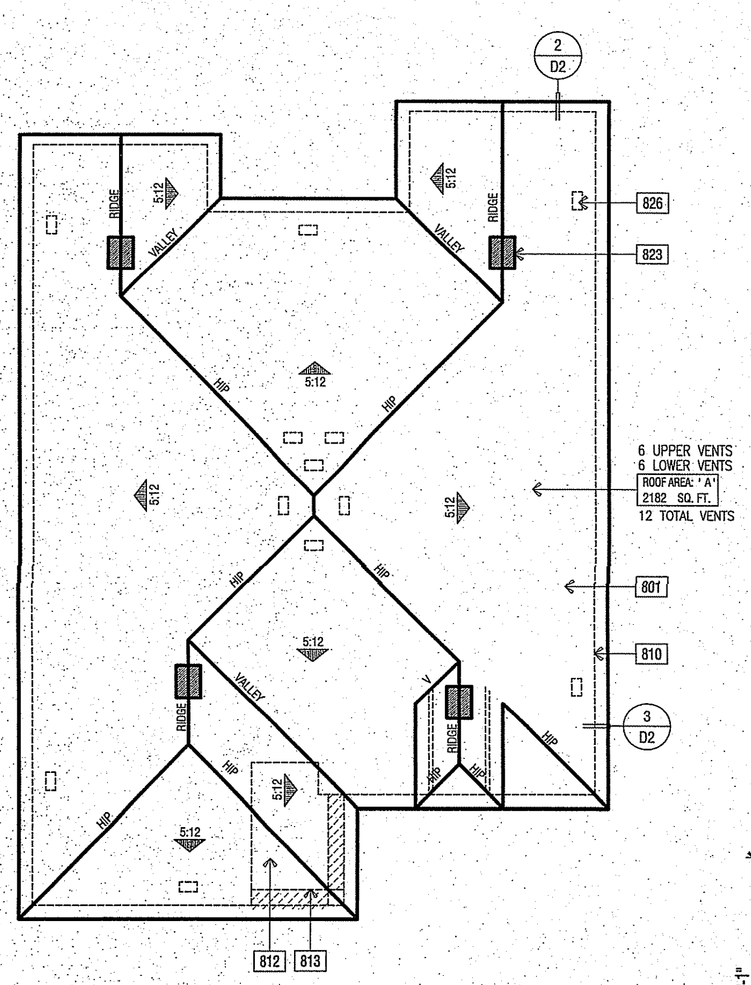
City of Clovis - Planning and Development Services - Approved Plans - Not to be altered - Approved Date: APR 26 2017 - Permit No: 16SFM 1031 - Parcel No: 558-018-01 - Lot No: - Tract No: 6143 - Subdivision Name: Stonegate Estates - Lot Address: - Notes: Conditions of Approval - Inspector: - Date: JUN 5 2018

DRAWN BY:	MM
CHECKED BY:	BH/AM
SCALE:	
REVIEWED BY:	-
1ST BLDG. DEPT. SUBMITTAL:	04-06-15
ISSUED FOR CONSTRUCTION:	-
JOB NUMBER:	2014027.03
CAD FILE NAME:	A505

DATE: 03-22-17

SHEET: A5.5

2014027.02 - 03-22-2017 - 2016 CODE UPDATE



ROOF ATTIC AREA	A	2182	SQ.FT.	CALCULATION FACTOR:		1/300
		314208	SQ.IN			
MIN. VENTILATION REQUIRED:	TOTAL	1047	SQ.IN	TOTAL PROVIDED:	1185	SQ.IN
MIN. VENTICATION REQUIRED:	HIGH	524	SQ.IN	TOTAL HIGH PROVID	593	SQ.IN
MIN. VENTILATION REQUIRED:	LOW	455	SQ.IN	TOTAL LOW PROVID	593	SQ.IN

HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY		FREE VENT AREA	
CLOAKED VENT - CONC.FLAT TILE -		99	SQ. IN	X 6		593	SQ. IN
				TOTAL PROVIDED		593	SQ. IN

LOW VENTILATION METHOD	SIZE	FREE AREA		QUANTITY		FREE VENT AREA	
CLOAKED VENT - CONC.FLAT TILE -		99	SQ. IN	X 6		593	SQ. IN
				TOTAL PROVIDED		593	SQ. IN

ROOF PLAN

SCALE: 1/8" = 1'-0"

ELEVATION REFERENCE: B	ELEVATION STYLE: COTTAGE				
ROOF MATERIAL	STANDARD ROOF DETAIL U.N.O.	FASCIA - U.N.O.	BARGE - U.N.O.	OVERHANG DIM. - U.N.O. EAVE	RAKE
CONCRETE 'FLAT' TILE *EAGLE ROOFING* ICC# ESR-1900	1 D2	2X6	2X6	1'-0"	1'-0"

ROOF PLAN NOTES

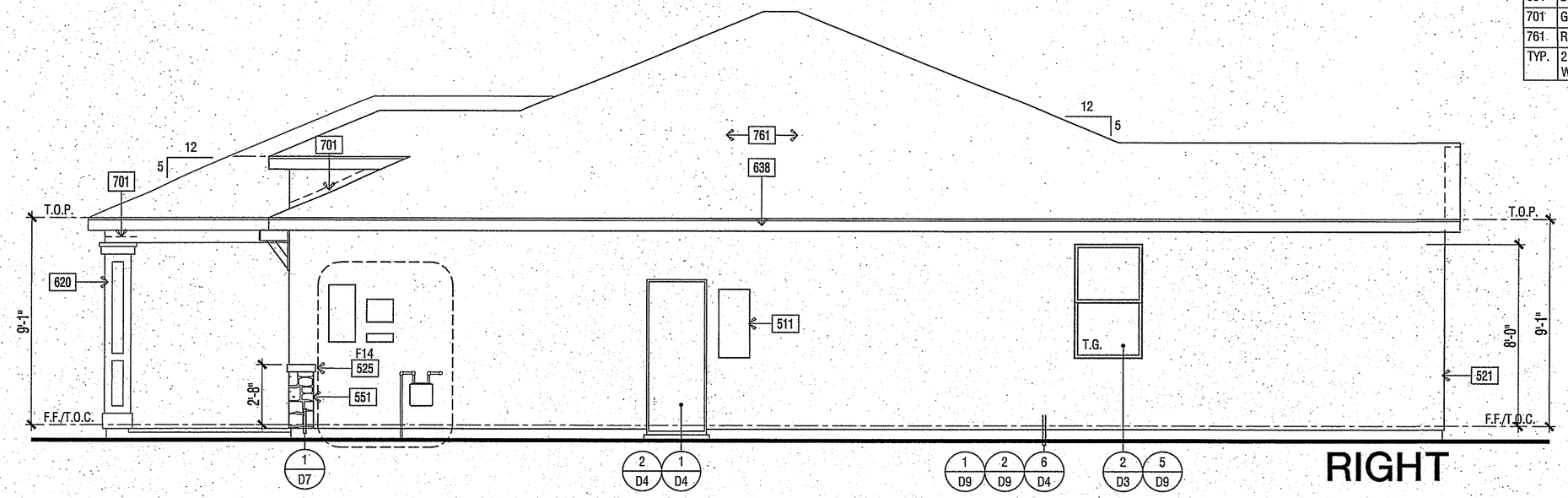
1. SEE GENERAL NOTES FOR ROOF NOTES.
2. SPARK ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. ATTIC ACCESS PER CRC SECTION R807.
4. PROVIDE ATTIC & SOFFIT VENTILATION PER CRC SECTION R806. TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT REDUCTION OF THE TOTAL AREA TO 1/300 IS PERMITTED PROVIDED THAT AT LEAST 50 PERCENT AND NO MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE THE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. AS AN ALTERNATIVE, THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO 1/300 WHEN A CLASS I OR II VAPOR BARRIER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING PER CRC SECTION R806.2.

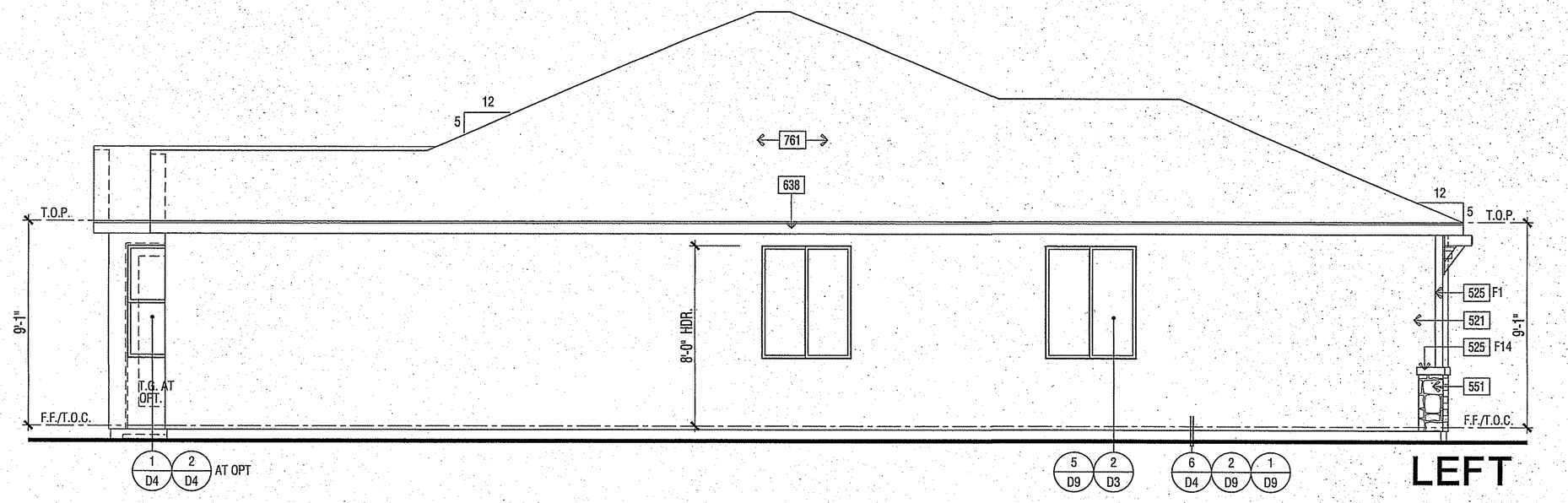
ROOF PLAN KEY NOTES

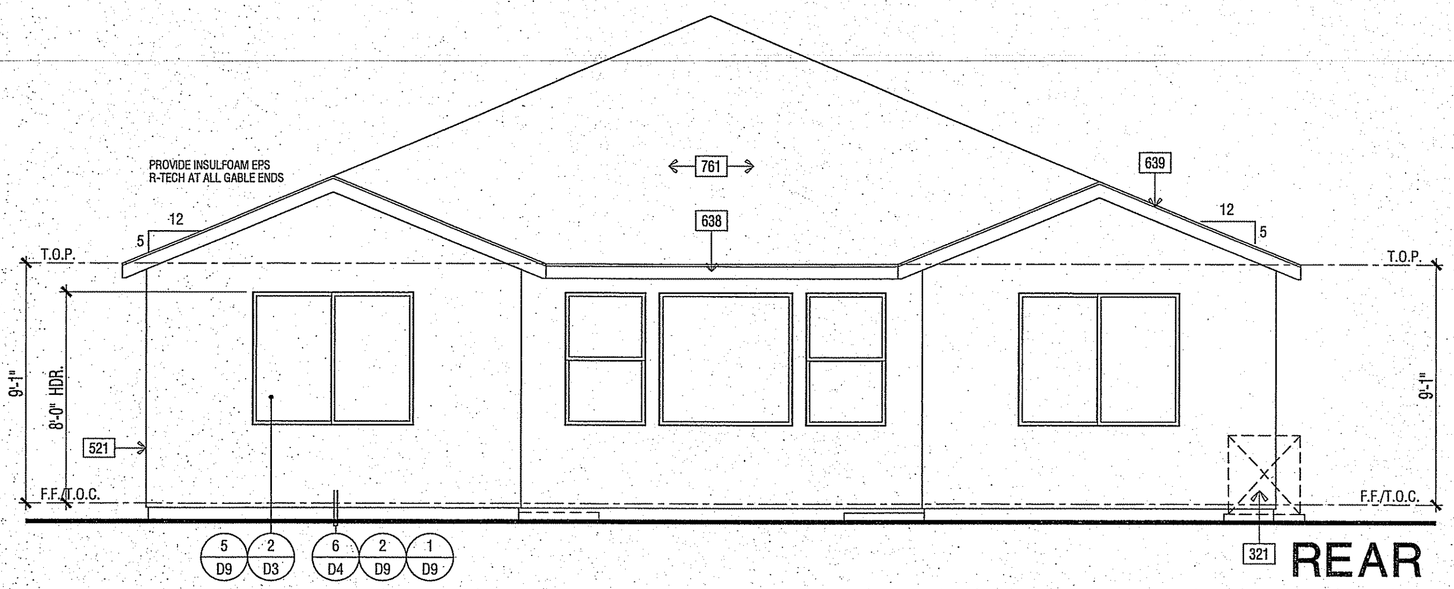
Name	NOTE
801	ROOFING - CONCRETE - "FLAT" TILE BY EAGLE ROOFING ICC# ESR 1900
810	LINE OF WALL BELOW
812	STUCCO CEILING
813	STUCCO SOFFIT
823	MIN. 22"X30" CLEAR OPENING FOR ACCESS AND AIRFLOW CONTRACTOR TO VERIFY AIRFLOW TO ALL ATTIC AREAS
826	ROOF VENT - O'HAGIN "XL SERIES" CLOAKED VENT (ICC # NER-9650A)

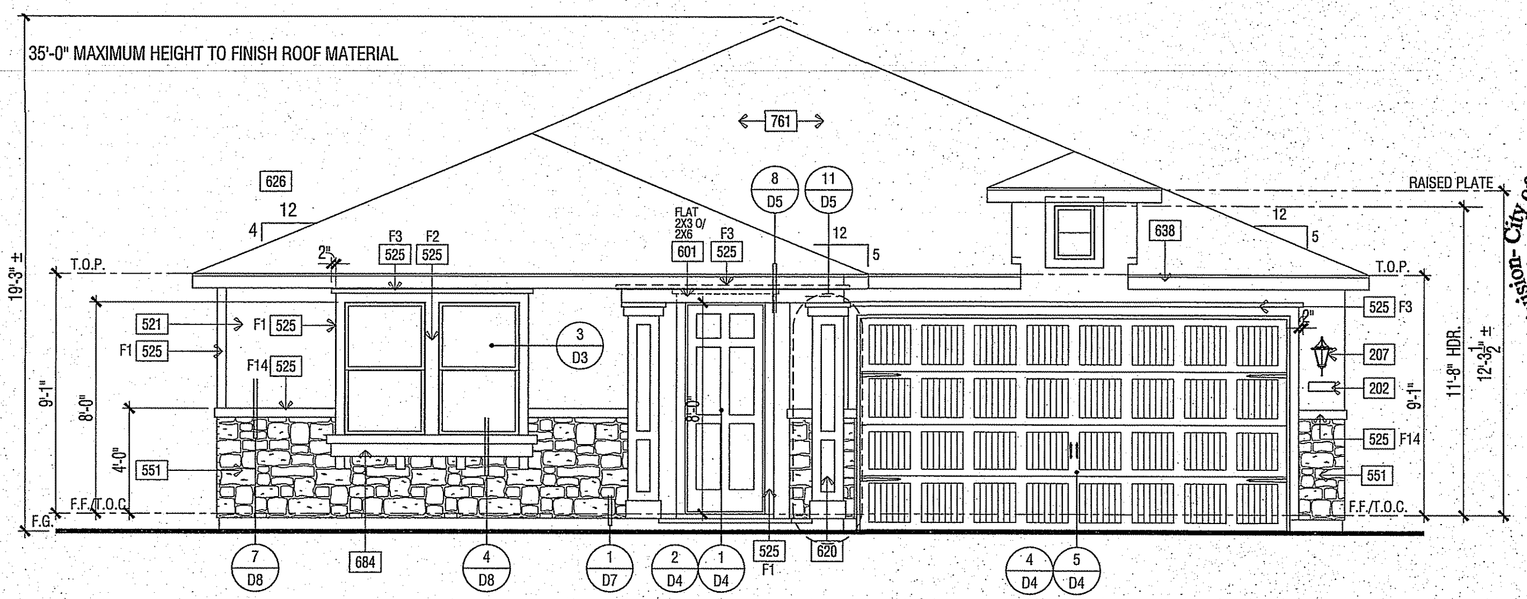
ELEVATION KEY NOTES

Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
202	ADDRESS NUMBER. 4" MIN. HIGH BUILDING ADDRESS CHARACTERS PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM THE STREET.
207	COACH LIGHT LOCATION
321	AIR CONDITIONING CONDENSER LOCATION
521	STUCCO - OMEGA DIAMOND WALL ONE COAT STUCCO ICC# ESR-1194 STUCCO TYPE 1 OR 11 PORTLAND CEMENT OVER SRAT 'R' GUARD ESR-1566 BY 'START-R FOAM' OVER DUPONT TYVEK
511	RECESS BOX FOR TANKLESS WATER HEATER - INSTALL PER MFR. INSTRUCTIONS
515	-2" STUCCO RECESS - SIZE PER ELEVATION - SLOPE SILL 1 /4" PER FT. MINIMUM
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION (SEE SHEET D4)
551	MANUFACTURED ADHERED STUCCO STONE VENEER BY CULTURED STONE ICC-ES ESR-1364. INSTALL PER MANUFACTURER'S INSTRUCTIONS
601	WOOD TRIM - SIZE PER ELEVATION
603	WOOD TRIM - SIZE PER DETAIL 3/D5
620	BUILT UP WOOD COLUMN
626	OUTLOOKER ASSEMBLY - WOOD SIZE/SHAPE PER ELEVATION)
638	2X6 WOOD FASCIA
639	2X6 WOOD BARGE BOARD
684	DECORATIVE STUCCO PLANTER SHELVES
691	DECORATIVE METAL ACCENT - PER DETAIL
701	G.I. FLASHING
761	ROOFING - CONCRETE - "FLAT" TILE BY EAGLE ROOFING ICC# ESR 1900
TYP.	2 LAYERS OF OF GRADE 'D' BUILDING PAPER IS REQUIRED TO BE INSTALLED OVER WOOD SHEATHING. 2010 CRC R703.63

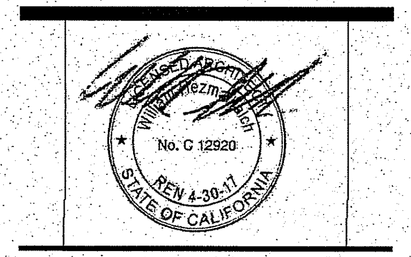








WILLIAM HEZMALHALCH ARCHITECTS INC.
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.wharchitects.com fax. 949 250 1529



TRACT 6143
PLAN NO. 1702 SFD

PLAN 1702 REGENCY - EXTERIOR ELEVATIONS AND ROOF PLAN

PLAN 1702

CLOVIS, CALIFORNIA

WILSON HOMES
FRESNO, CALIFORNIA

© 2017 WILLIAM HEZMALHALCH ARCHITECTS, INC.

WILLIAM HEZMALHALCH ARCHITECTS, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WILLIAM HEZMALHALCH ARCHITECTS, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WILLIAM HEZMALHALCH ARCHITECTS, INC. HARMLESS.

DO NOT SCALE PLANS

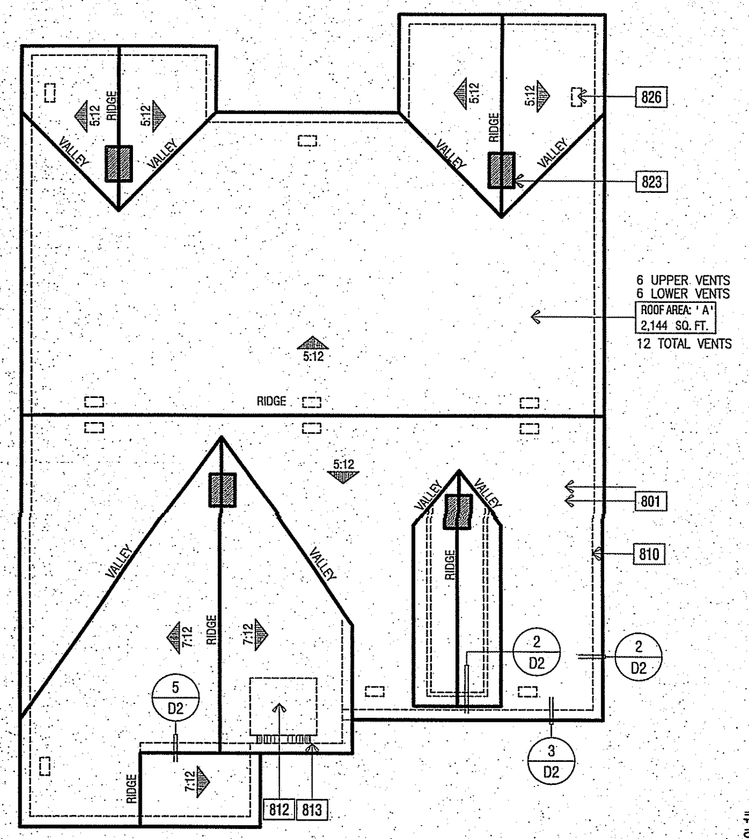
REVISIONS

NO.	DATE	DESCRIPTION

City of Clovis - Planning and Development Services
Building Permit Application Approved Subject to Compliance with Notes and Conditions Noted Thereon
APR 06 2017
169PN
JAN 2018

DRAWN BY :	MM
REVIEWED BY :	BH/AM
1ST BLDG. DEPT. SUBMITTAL :	04-06-15
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2014027.03
CAD FILE NAME :	A506
DATE: 03-22-17	SHEET: A5.6

2014027.02 - 03-22-2017 - 2016 CODE UPDATE



ROOF ATTIC AREA		A	2144	SQ. FT.	CALCULATION FACTOR:		1/300
			308736	SQ. IN			
MIN. VENTILATION REQUIRED:	TOTAL		1029	SQ. IN.	TOTAL PROVIDED:	1185	SQ. IN.
MIN. VENTILATION REQUIRED:	HIGH:		515	SQ. IN.	TOTAL HIGH PROVIDED:	593	SQ. IN.
MIN. VENTILATION REQUIRED:	LOW:		437	SQ. IN.	TOTAL LOW PROVIDED:	593	SQ. IN.

HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY		FREE VENT AREA	
CLOAKED VENT - CONC.FLAT TILE	-	99	SQ. IN	X 6		593	SQ. IN
				TOTAL PROVIDED:		593	SQ. IN.

LOW VENTILATION METHOD	SIZE	FREE AREA		QUANTITY		FREE VENT AREA	
CLOAKED VENT - CONC.FLAT TILE	-	99	SQ. IN	X 6		593	SQ. IN
				TOTAL PROVIDED:		593	SQ. IN

ROOF PLAN

SCALE: 1/8" = 1'-0"

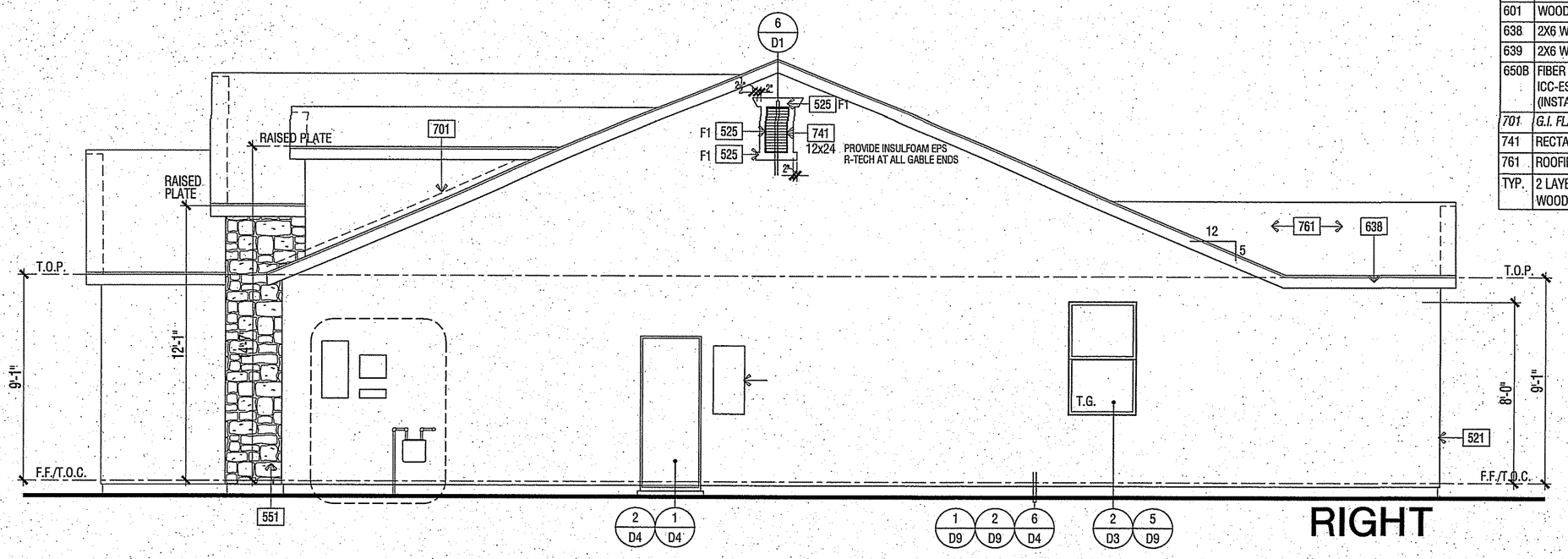
ELEVATION REFERENCE: C	ELEVATION STYLE: TUSCAN				
ROOF MATERIAL	STANDARD ROOF DETAIL U.N.O.	FASCIA - U.N.O.	BARGE - U.N.O.	OVERHANG DIM. - U.N.O. EAVE	RAKE
LOW PROFILE CONCRETE 'S' TILE *EAGLE ROOFING* ICC# ESR-1900	1 / D1	2X6	2X6	1'-0"	1'-0"

ROOF PLAN NOTES

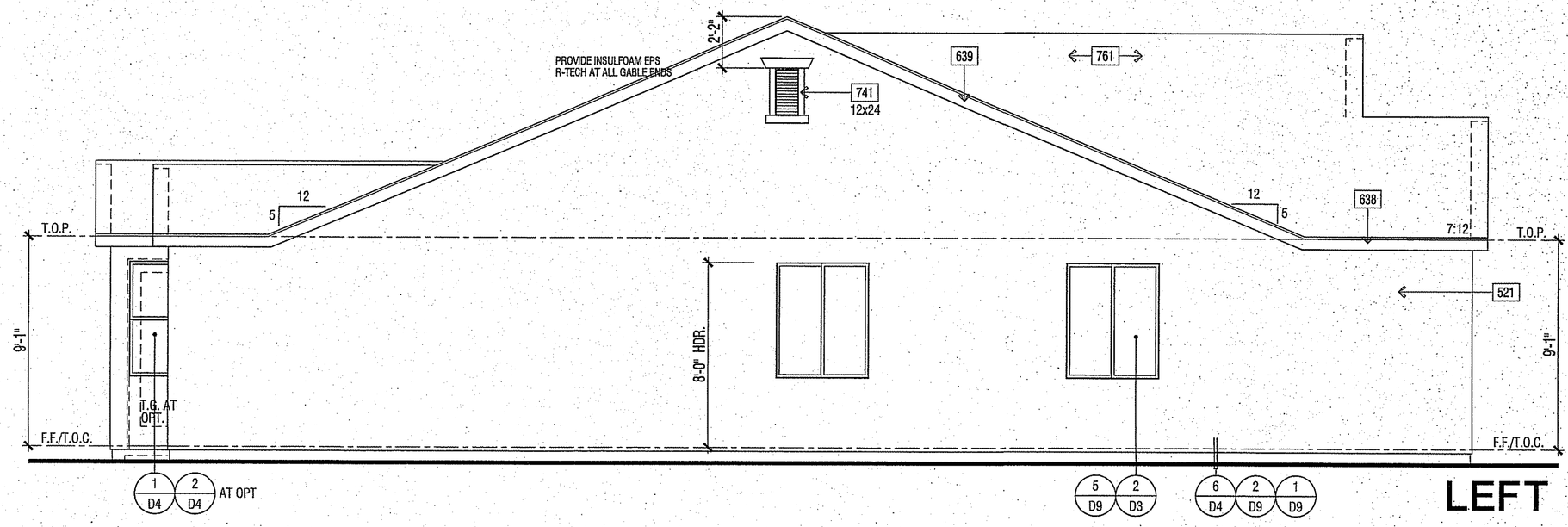
1. SEE GENERAL NOTES FOR ROOF NOTES.
2. SPARK ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. ATTIC ACCESS PER CRC SECTION R807.
4. PROVIDE ATTIC & SOFFIT VENTILATION PER CRC SECTION R806. TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT REDUCTION OF THE TOTAL AREA TO 1/300 IS PERMITTED PROVIDED THAT AT LEAST 50 PERCENT AND NO MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE THE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.
   AS AN ALTERNATIVE, THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO 1/300 WHEN A CLASS I OR II VAPOR BARRIER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING PER CRC SECTION R806.2.

ROOF PLAN KEY NOTES

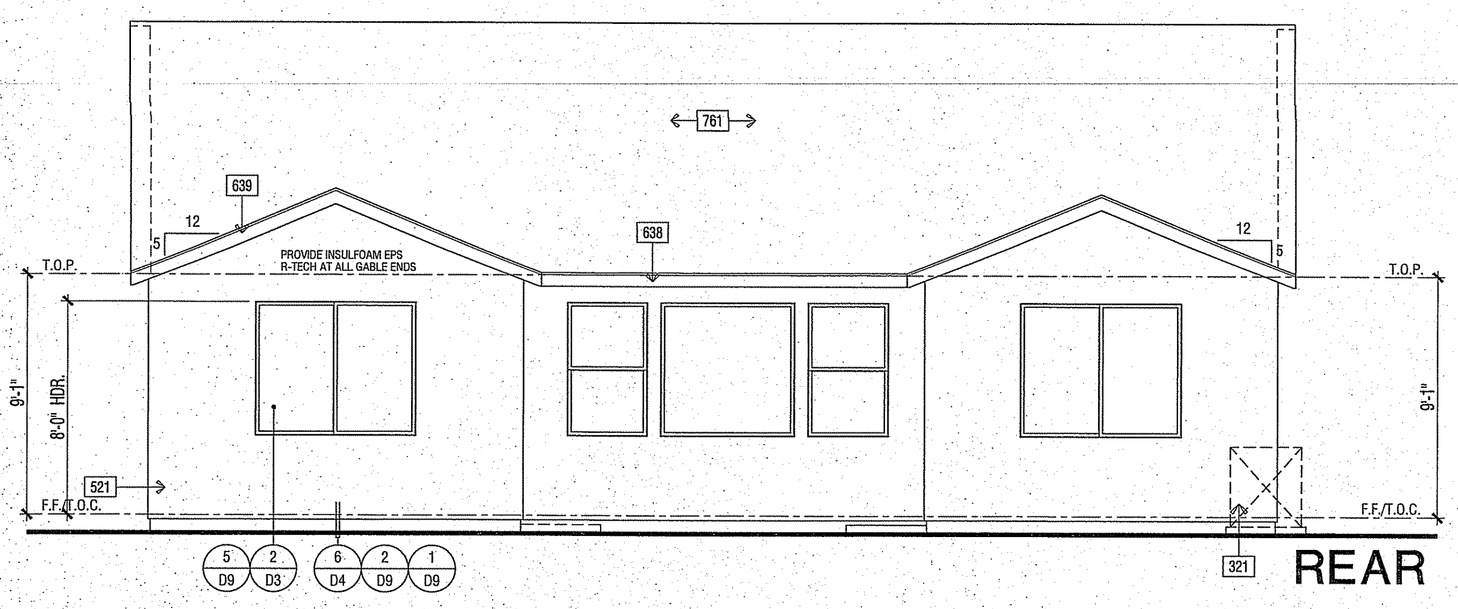
Name	NOTE
801	ROOFING - CONCRETE - *FLAT* TILE BY EAGLE ROOFING ICC# ESR 1900
810	LINE OF WALL BELOW
812	STUCCO CEILING
813	STUCCO SOFFIT
823	MIN. 22"X30" CLEAR OPENING FOR ACCESS AND AIRFLOW CONTRACTOR TO VERIFY AIRFLOW TO ALL ATTIC AREAS
826	ROOF VENT - O'HAGIN *XL SERIES* CLOAKED VENT (ICC # NER-9650A)



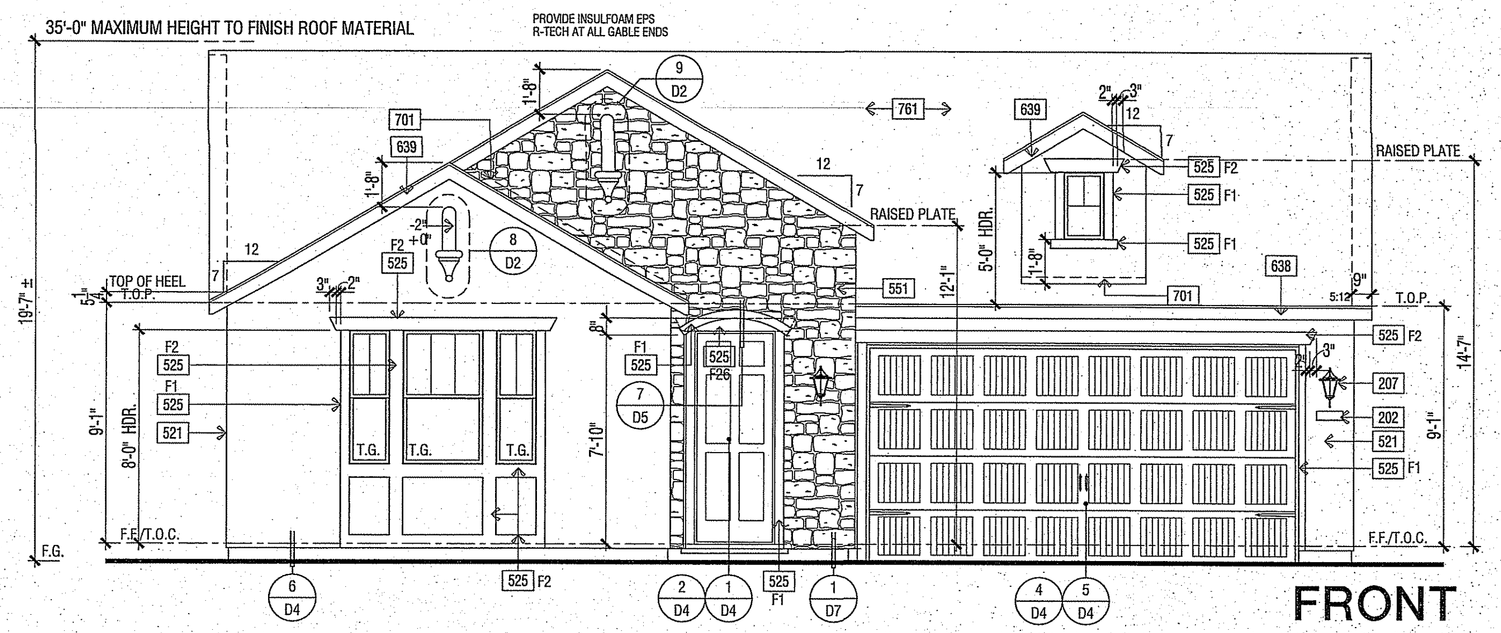
RIGHT



LEFT



REAR



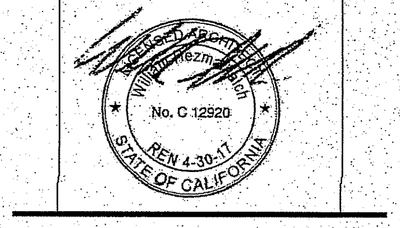
FRONT

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

ELEVATION KEY NOTES

Name	NOTE
201.	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION.
202	ADDRESS NUMBER. 4" MIN. HIGH BUILDING ADDRESS CHARACTERS PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM THE STREET.
207	COACH LIGHT LOCATION
321	AIR CONDITIONING CONDENSER LOCATION
521	STUCCO - OMEGA DIAMOND WALL ONE COAT STUCCO ICC# ESR-1194 STUCCO TYPE 1 OR 11 PORTLAND CEMENT OVER SRAT 'R' GUARD ESR-1566 BY 'START R FOAM' OVER DUPONT TYVEK
511	RECESS BOX FOR TANKLESS WATER HEATER - INSTALL PER MFR. INSTRUCTIONS.
525	STUCCO O/RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION (SEE SHEET D4/5)
545	THIN SET BRICK VENEER BY ENDICOTT BRICK - ASTM C-1088 - INSTALL PER MANUFACTURER'S INSTRUCTIONS
551	MANUFACTURED ADHERED STUCCO STONE VENEER BY CULTURED STONE ICC-ES ESR-1364. INSTALL PER MANUFACTURER'S INSTRUCTIONS
591	SHUTTER - SIZE PER ELEVATION
601	WOOD TRIM - SIZE PER ELEVATION
638	2X6 WOOD FASCIA
639	2X6 WOOD BARGE BOARD
650B	FIBER CEMENT LAP SIDING - 5 / 16" THICK 'HARDIPLANK' BY JAMESHARDIE ICC-ES NER 405 (OR EQUIVALENT). FINISH: SELECT CEDARMILL. EXPOSURE 6" (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)
701.	G.I. FLASHING
741	RECTANGULAR DECORATIVE G.I. METAL LOUVER VENT - SIZE PER ELEVATION
761	ROOFING - CONCRETE - *FLAT* TILE BY EAGLE ROOFING ICC# ESR 1900
TYP.	2 LAYERS OF OF GRADE 'D' BUILDING PAPER IS REQUIRED TO BE INSTALLED OVER WOOD SHEATHING. 2010 CRC R703.63

WILLIAM HEZMALHALCH ARCHITECTS INC.
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.wharchitects.com fax 949 250 1529



TRACT 6143
PLAN NO. 1702 SFD

PLAN 1702 - FRENCH COUNTRY - EXTERIOR ELEVATIONS AND ROOF PLAN

PLAN 1702

CLOVIS, CALIFORNIA

WILSON HOMES
FRESNO, CALIFORNIA

© 2017 WILLIAM HEZMALHALCH ARCHITECTS, INC.
WILLIAM HEZMALHALCH ARCHITECTS, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WILLIAM HEZMALHALCH ARCHITECTS, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WILLIAM HEZMALHALCH ARCHITECTS, INC. HARMLESS.
DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

City of Clovis - Planning and Development Services Division - Approved with Conditions - Shall comply with 2016 Codes and Standards - APR 03 2017 - 16SPR - JUN 13 2018

DESIGNED BY:	MM
DRAWN BY:	BH/AM
REVIEWED BY:	-
1ST BLDG. DEPT. SUBMITTAL:	04-06-15
ISSUED FOR CONSTRUCTION:	-
JOB NUMBER:	2014027.03
CAD FILE NAME:	A507

DATE: 03-22-17

SHEET: A5.7

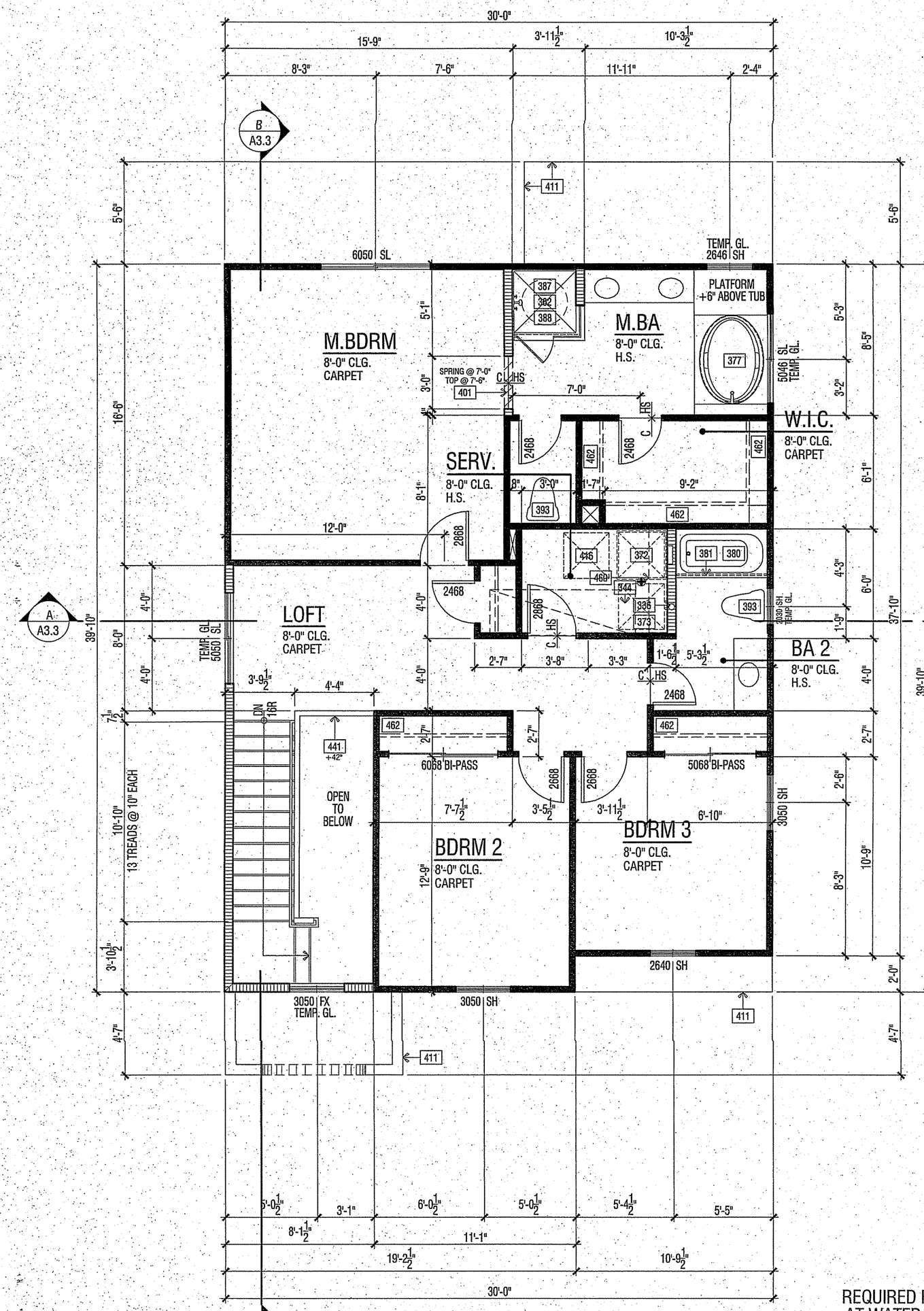
2014027.02 - 03-22-2017 - 2016 CODE UPDATE

FLOOR PLAN NOTES

1. ATTICS: ACCESS PER CRC R807, DRAFTSTOPS PER CRC R302.12 AND VENTILATION PER R806.
2. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CRC R310. MEANS OF EGRESS PER CRC R311.
3. GLAZING PER CRC R303.1 & R308.
4. FACTORY-BUILT FIREPLACES AND CHIMNEYS PER CRC R1004, R1005, R1006 CGBSC SECTION 4.503 & CEnC SECTION 150.0(e).
5. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.
6. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 507.0.
7. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
8. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC 305 & 308.
9. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.
10. THE SILL HEIGHT IS NOT TO EXCEED 44" FROM THE BOTTOM OF THE CLEAR OPENING IN SLEEPING ROOMS. 2016 CRC R31.0.1
11. IN UPPER FLOOR PLANS, ANY OPERABLE WINDOW WITH A SILL THAT IS LOCATED LESS THAN 24" ABOVE THE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW AT THE EXTERIOR, MUST BE PROTECTED BY A GUARD OR, HAVE FIXED GLASS. THE GUARD MAY NOT HAVE OPENINGS THAT A SPHERE 4" IN DIAMETER CAN PASS THROUGH. 2016 CRC R312.2

FLOOR PLAN NOTES

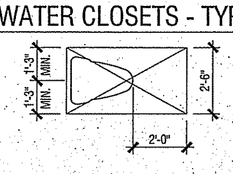
12. A SHEETROCK NAILING INSPECTION IN REQUIRED. 2016 CRC R109.1.4.2 & 2016 CBC 110.3.5
13. GLAZING IN A HAZARDOUS LOCATION IS REQUIRED TO BE GLAZED WITH SAFETY MATERIAL 2016 CRC R308
14. PROVIDE A 6" SQUARE FRESH AIR INTAKE FOR THE GAS APPLIANCE FIREPLACE 2016 T-24
15. VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED, OR 24" PROTECTED, AND THE HORIZONTAL DIMENSIONS IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT. 2016 CMC 916.1 & 916.2
16. A SHEETROCK NAILING INSPECTION IS REQUIRED. - 2016 CRC R106.1.1
17. THE WALL SURFACE BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SUBJECT TO WATER SPLASH ARE CONSTRUCTED OF MATERIALS NOT ADVERSELY AFFECTED BY WATER. NOTE THE USE OF FIBER CEMENT, FIBER MAT, REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS ON THE FLOOR PLAN. NOTE THAT WATER RESISTANT GYPSUM BOARD IS NO LONGER PERMITTED TO BE USED IN THESE LOCATIONS. -2016 CRC R702.4.2
18. THE THREE CAR GARAGE IS NON-CONFORMING AND THE REQUIRED SIDEYARD SETBACKS MAY NOT BE RELAXED. 2016 CRC R106.1.1
19. NOTE THAT ALL ATTIC ACCESS OPENINGS ARE GASKETED TO PREVENT AIR LOSS. 2016 CEC 150.0(a)
20. A MINIMUM 30" DIA. CIRCLE IS PROVIDED AT THE SHOWER FLOOR. THE MINIMUM FLOOR AREA OF THE SHOWER COMPARTMENT IS 1024 SQUARE INCHES. 2016 CPC 408.6
21. AFTER INSTALLING WALL, CEILING, OR FLOOR INSULATION, THE INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER STATING THAT THE INSTALLATION WAS PERFORMED IN ACCORDANCE WITH TITLE 24 REQUIREMENTS.
22. THE BUILDER SHALL PROVIDE THE ORIGINAL OCCUPANT WITH THE LIST OF THE HEATING, COOLING, WATER HEATING AND LIGHTING SYSTEMS AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY. CCR TITLE 20



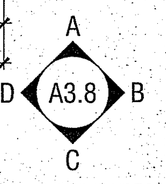
UPPER FLOOR PLAN

LOWER FLOOR PLAN

REQUIRED FLOOR CLEARANCES AT WATER CLOSETS - TYPICAL



INTERIOR ELEVATION KEY



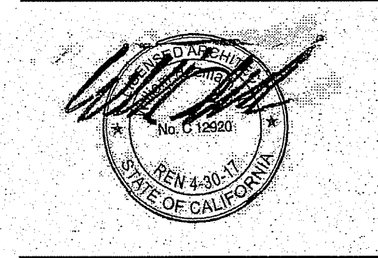
FLOOR AREA TABLE	PLAN 1900A
LOWER FLOOR PLAN	848 SQ. FT.
UPPER FLOOR PLAN	1,052 SQ. FT.
TOTAL	1,900 SQ. FT.
GARAGE	422 SQ. FT.
FRONT PORCH	45 SQ. FT.

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

FLOOR PLAN KEY NOTES

Name	NOTE
001	CONCRETE SLAB (SEE STRUCTURAL DRAWINGS)
002	CONCRETE DRIVE (BY OTHERS)
003	CONCRETE WALK (BY OTHERS)
004	CONCRETE PORCH SLAB (BY OTHERS) SLOPE 1/4" PER FOOT MINIMUM IN DIRECTION INDICATED
005	CONCRETE GARAGE SLAB - SLOPE 1/8" PER FOOT MINIMUM IN DIRECTION INDICATED
006	CONCRETE STOOP - 36" DEEP AND 2" WIDER THAN THE DOOR OPENING - SLOPE 1/4" PER FOOT MINIMUM TO DRAIN IN DIRECTION INDICATED
010	CONCRETE PATIO (BY OTHERS)
102	ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD PER CRC SECTION R302.7.
104	GARAGE AND/OR CARPORT WITH HABITABLE ROOMS ABOVE SHALL BE SEPARATED FROM THE RESIDENCE BY A MIN. 5/8" TYPE 'X' GYP. BD., OR EQ. STRUCTURE(S) SUPPORTING THE FLR./CLG. ASSEMBLY USED FOR WALL SEPARATION SHALL BE A MIN. 5/8" GYP. BD., OR EQ. PER 2016 CRC R302.2.5 & R302.6
110	PROVIDE SOLID WOOD DOOR, OR SOLID OR HONEYCOMB CORE STEEL DOORS, NOT LESS THAN 1-3/8" THICK, OR 20 MINUTE FIRE RATED DOOR. DOORS SHALL BE SELF CLOSING AND SELF LATCHING PER CRC SECTION R302.5.1.
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
305	TANKLESS WATER HEATER - MODEL RINNAI (R75LS) - INSTALL PER MANUFACTURER'S INSTRUCTIONS
309	TEMPERATURE AND PRESSURE RELIEF VALVE. DISCHARGE LINE TO THE OUTSIDE OUTSIDE *PER 2016 CRC SECTION P2803*
312	METAL FIREPLACE (GAS APPLIANCE) - HEIGHT PER PLAN - INSTALL PER MANUFACTURER'S INSTRUCTIONS. BY HEATILATOR MODEL# ND4842 ANSI Z21.88-2002
314	OPTIONAL NON COMBUSTIBLE HEARTH
321	AIR CONDITIONING CONDENSER LOCATION
322	FORCED AIR UNIT (FAU) ATTIC INSALLATION
336	5" DIA. G.I. DRYER VENT WITH APPROVED LINT TRAP - VENT THROUGH ROOF
342	RETURN AIR GRILL - SEE MECHANICAL
344	WHOLE HOUSE EXHAUST FAN PER 2016 CEC. REFER TO ATTACHED "SUMMARY OF THE 2016 ENERGY CODE ASHRAE 62.2 REQUIREMENTS"
351	REFRIGERATOR SPACE WITH RECESSED COLD WATER BOX
355	SINK WITH GARBAGE DISPOSER
357	UTILITY SINK
359	DISHWASHER - ENERGY STAR
364	30" COOKTOP WITH EXHAUST HOOD AND LIGHT. OVEN BELOW. OPT. MICRO WITH FAN AND LIGHT IN LIEU OF E90. HOOD ABOVE
372	WASHER SPACE WITH RECESSED WATER BOX AND DBL. WIDE SMITTY PAN
373	DRYER SPACE
377	TUB - 42" X 60"
380	TUB/ SHOWER - 32"X60" MODEL 2603DT - GELCOAT SURFACE - BY AQUATIC
381	CURTAIN ROD
382	SHATTERPROOF SHOWER DOOR/ ENCLOSURE
383	TUB ACCESS PANEL
386	SHOWER - PREFABRICATED STALL - 36"x60"X76" MODEL 1603DTS - GELCOAT SURFACE - BY AQUATIC
387	SHOWER - PREFABRICATED STALL - 36"x36"x75" MODEL# 3636TM-GELCOAT - BY AQUATIC
388	30" CIRCLE PROVIDED AT SHOWER
390	SHOWER SEAT - SLOPE ¼" MINIMUM TO DRAIN
392	PEDESTAL SINK
393	TOILET - PROVIDE MINIMUM 24" X 30" CLEAR FLOOR AREA IN FRONT OF TOILET
401	INTERIOR SOFFIT(S)/ DROPPED CEILING(S): HEIGHT PER PLAN
410	LINE OF FLOOR ABOVE
411	LINE OF FLOOR BELOW
412	OPEN TO ABOVE
413	OPEN TO BELOW
415	22"x30" ATTIC ACCESS - DIMENSIONS ARE CLEAR
416	30"x30" ATTIC ACCESS - DIMENSIONS ARE CLEAR
417	22"X30" 1-HOUR ATTIC ACCESS-DIMENSIONS CLEAR
421	STUCCO CEILING: HEIGHT PER PLAN
422	STUCCO SOFFIT: HEIGHT PER ELEVATION
427	STUCCO SOFFIT OVER WATERPROOFED STUCCO SHELF - SLOPE FRAMING FOR DRAINAGE (1/4" PER FOOT MINIMUM)
428	ARCHED STUCCO SOFFIT - SEE EXTERIOR ELEVATION
441	GYP. BD. SHELF/LOW WALL - WIDTH AND HEIGHT PER PLAN
442	2X PONY WALL - SIZE PER PLAN
444	+34"- +38" HANDRAIL (SEE DETAIL H/D5)
445	+42" GUARD (SEE DETAIL G/D5)
451	KITCHEN ISLAND - PROVIDE APPROVED UNDERGROUND CONDUIT FOR ELECTRIC SERVICE TO ISLAND
453	PANTRY WITH WIRE SHELVING
455	LINEN
456	LINEN (UPPER & LOWER)
457	LINEN (LOW ONLY)
458	WIRE SHELF
459	BASE CABINET
460	UPPER CABINET
462	SHELF AND POLE
464	SHELF (OR SHELVES)
465	VANITY
510	STUCCO OVER 1" RIGID FOAM OVER 1" RIGID FOAM WALL - HEIGHT PER ELEVATION

WILLIAM HEZMALHALCH ARCHITECTS INC.
2650 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.wharchitects.com fax 949 250 1529



TRACT: SFD

PLAN 1900
CLOVIS, CALIFORNIA

WILSON HOMES
FRESNO, CALIFORNIA

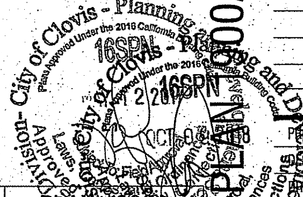
© 2017 WILLIAM HEZMALHALCH ARCHITECTS, INC.

WILLIAM HEZMALHALCH ARCHITECTS, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WILLIAM HEZMALHALCH ARCHITECTS, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WILLIAM HEZMALHALCH ARCHITECTS, INC. HARMLESS.

DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION
1	12-21-16	2016 CODE UPDATE



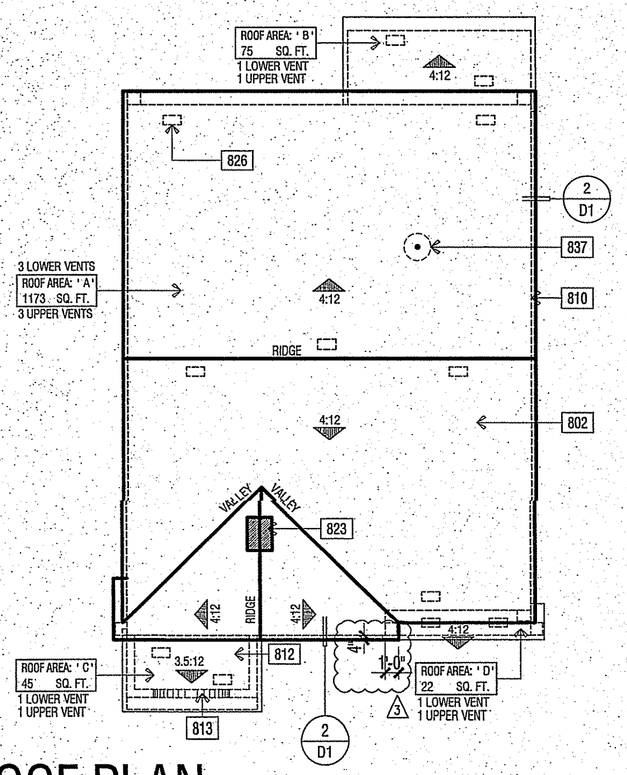
PROJECT MANAGER:	MH
DESIGNER:	BH/AM
DRAWN BY:	-
REVIEWED BY:	-
1ST BLDG. DEPT. SUBMITTAL:	7-15-2016
ISSUED FOR CONSTRUCTION:	-
JOB NUMBER:	2016084
CAD FILE NAME:	A301

DATE: 12-21-16

SHEET: A3.1

FLOOR PLAN 1900A

2016084 - 2016 CODE UPDATE



ROOF PLAN

SCALE: 1/8" = 1'-0"

ELEVATION REFERENCE:	A	ELEVATION STYLE:	TUSCAN			
ROOF MATERIAL:		STANDARD ROOF DETAIL U.N.O.	FASCIA - U.N.O.	BARGE - U.N.O.	OVERHANG DIM. - U.N.O. EAVE	RAKE
LOW PROFILE CONCRETE 'S' TILE *EAGLE ROOFING' ICC# ESR-1900		1 / D1	2X6	2X6	1'-0"	TIGHT

ROOF PLAN NOTES

NOTE: MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS PER CEnC SECTION 110.10.

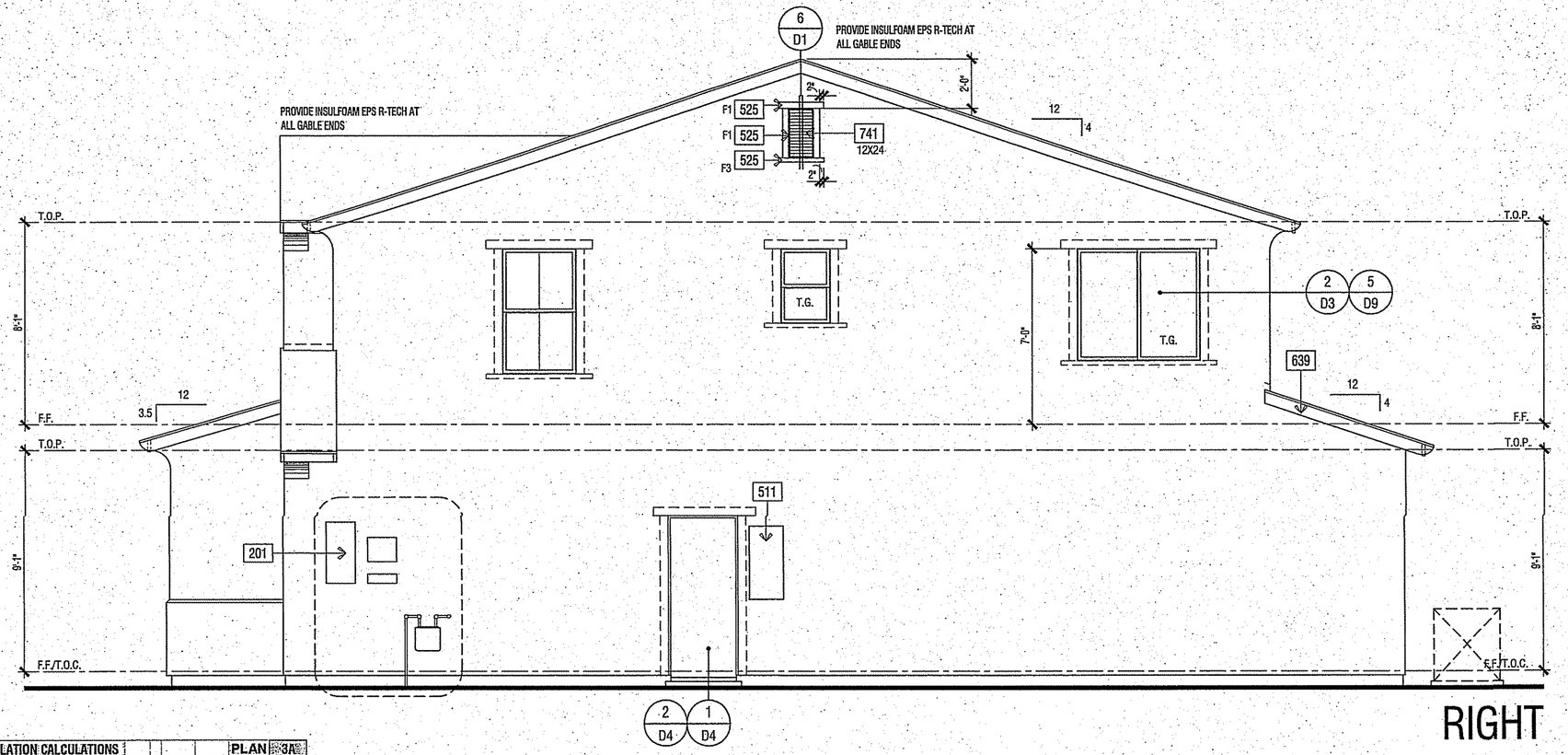
1. SEE GENERAL NOTES FOR ROOF NOTES.
2. SPARK ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. ATTIC ACCESS PER CRC SECTION R807.
4. PROVIDE ATTIC & SOFFIT VENTILATION PER CRC SECTION R806: PER CRC SECTION R806.2, THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF 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:
   - IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
   - 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 NO 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.

ROOF PLAN KEY NOTES

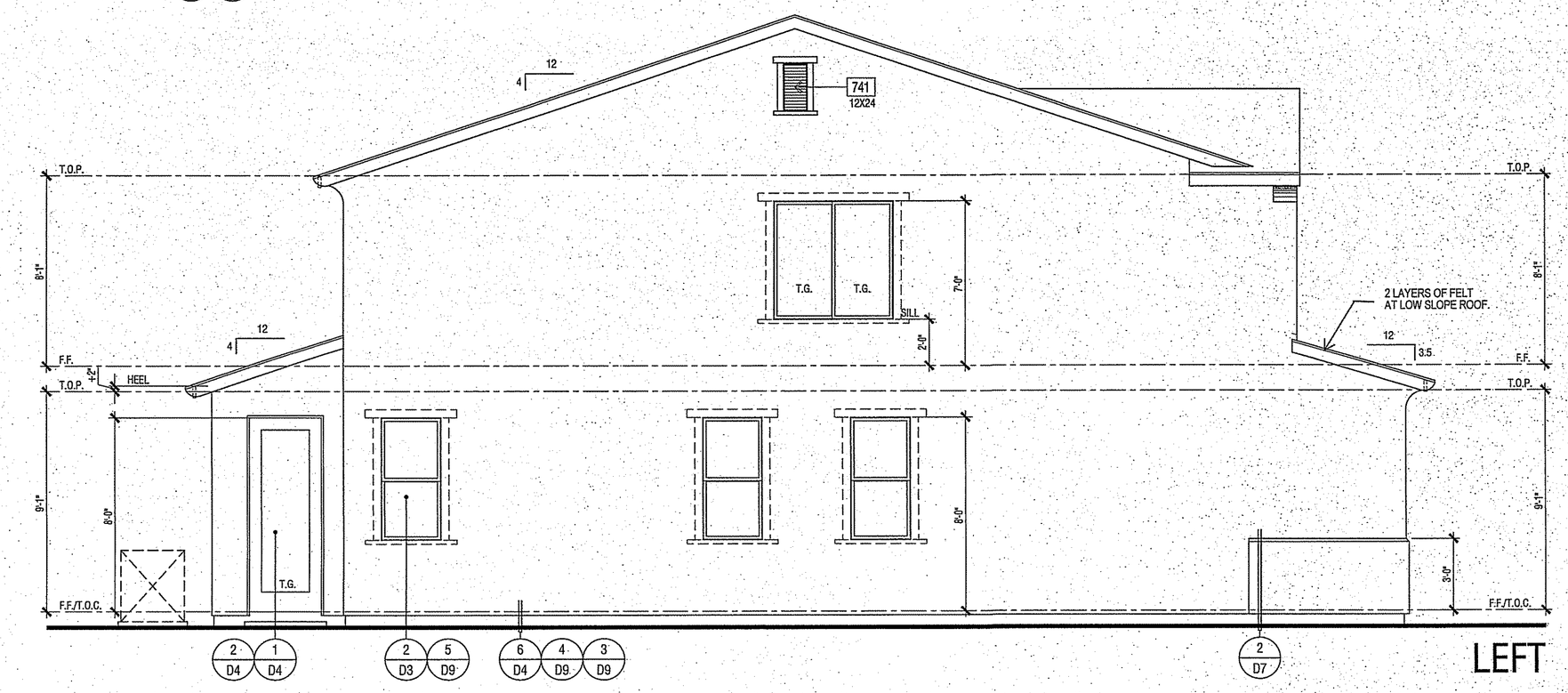
Name	NOTE
802	ROOFING - CONCRETE - LOW PROFILE "S" TILE TILE BY EAGLE ROOFING ICC# ESR 1900
810	LINE OF WALL BELOW
812	STUCCO CEILING
813	STUCCO SOFFIT
823	MIN. 22"X30" CLEAR OPENING FOR ACCESS AND AIRFLOW CONTRACTOR TO VERIFY AIRFLOW TO ALL ATTIC AREAS
826	ROOF VENT - O'HAGIN "XL SERIES" CLOAKED VENT (ICC # NER-9850A)
837	PROVIDE 1" CONDUIT FROM THE ELECTRIC PANEL TO LOCATION IN ATTIC FOR FUTURE SOLAR INSTALLATION.

ATTIC VENTILATION CALCULATIONS — PLAN 3A

ROOF ATTIC AREA	A:	1173	SQ. FT.	CALCULATION FACTOR:		1/300	
		169012	SQ. IN				
MIN. VENTILATION REQUIRED:	TOTAL	557	SQ. IN	TOTAL PROVIDED:	588	SQ. IN	
MIN. VENTILATION REQUIRED:	HIGH	279	SQ. IN	TOTAL HIGH PROVIDED:	294	SQ. IN	
MIN. VENTILATION REQUIRED:	LOW	279	SQ. IN	TOTAL LOW PROVIDED:	294	SQ. IN	
HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY		FREE VENT AREA	
CLOAKED VENT - CONC.S-TILE	-	98	SQ. IN / X	3		294	SQ. IN
				TOTAL PROVIDED:		294	SQ. IN
LOW VENTILATION METHOD	SIZE	FREE AREA		QUANTITY		FREE VENT AREA	
CLOAKED VENT - CONC.S-TILE	-	98	SQ. IN / X	3		294	SQ. IN
				TOTAL PROVIDED:		294	SQ. IN
ROOF ATTIC AREA	B:	75	SQ. FT.	CALCULATION FACTOR:		1/300	
		10800	SQ. IN				
MIN. VENTILATION REQUIRED:	TOTAL	36	SQ. IN	TOTAL PROVIDED:	196	SQ. IN	
MIN. VENTILATION REQUIRED:	HIGH	18	SQ. IN	TOTAL HIGH PROVIDED:	98	SQ. IN	
MIN. VENTILATION REQUIRED:	LOW	18	SQ. IN	TOTAL LOW PROVIDED:	98	SQ. IN	
HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY		FREE VENT AREA	
CLOAKED VENT - CONC.S-TILE	-	98	SQ. IN / X	1		98	SQ. IN
				TOTAL PROVIDED:		98	SQ. IN
LOW VENTILATION METHOD	SIZE	FREE AREA		QUANTITY		FREE VENT AREA	
CLOAKED VENT - CONC.S-TILE	-	98	SQ. IN / X	1		98	SQ. IN
				TOTAL PROVIDED:		98	SQ. IN
ROOF ATTIC AREA	C:	45	SQ. FT.	CALCULATION FACTOR:		1/300	
		6480	SQ. IN				
MIN. VENTILATION REQUIRED:	TOTAL	21	SQ. IN	TOTAL PROVIDED:	196	SQ. IN	
MIN. VENTILATION REQUIRED:	HIGH	11	SQ. IN	TOTAL HIGH PROVIDED:	98	SQ. IN	
MIN. VENTILATION REQUIRED:	LOW	11	SQ. IN	TOTAL LOW PROVIDED:	98	SQ. IN	
HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY		FREE VENT AREA	
CLOAKED VENT - CONC.S-TILE	-	98	SQ. IN / X	1		98	SQ. IN
				TOTAL PROVIDED:		98	SQ. IN
LOW VENTILATION METHOD	SIZE	FREE AREA		QUANTITY		FREE VENT AREA	
CLOAKED VENT - CONC.S-TILE	-	98	SQ. IN / X	1		98	SQ. IN
				TOTAL PROVIDED:		98	SQ. IN
ROOF ATTIC AREA	D:	22	SQ. FT.	CALCULATION FACTOR:		1/300	
		3168	SQ. IN				
MIN. VENTILATION REQUIRED:	TOTAL	10	SQ. IN	TOTAL PROVIDED:	196	SQ. IN	
MIN. VENTILATION REQUIRED:	HIGH	5	SQ. IN	TOTAL HIGH PROVIDED:	98	SQ. IN	
MIN. VENTILATION REQUIRED:	LOW	5	SQ. IN	TOTAL LOW PROVIDED:	98	SQ. IN	
HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY		FREE VENT AREA	
CLOAKED VENT - CONC.S-TILE	-	98	SQ. IN / X	1		98	SQ. IN
				TOTAL PROVIDED:		98	SQ. IN
LOW VENTILATION METHOD	SIZE	FREE AREA		QUANTITY		FREE VENT AREA	
CLOAKED VENT - CONC.S-TILE	-	98	SQ. IN / X	1		98	SQ. IN
				TOTAL PROVIDED:		98	SQ. IN



RIGHT

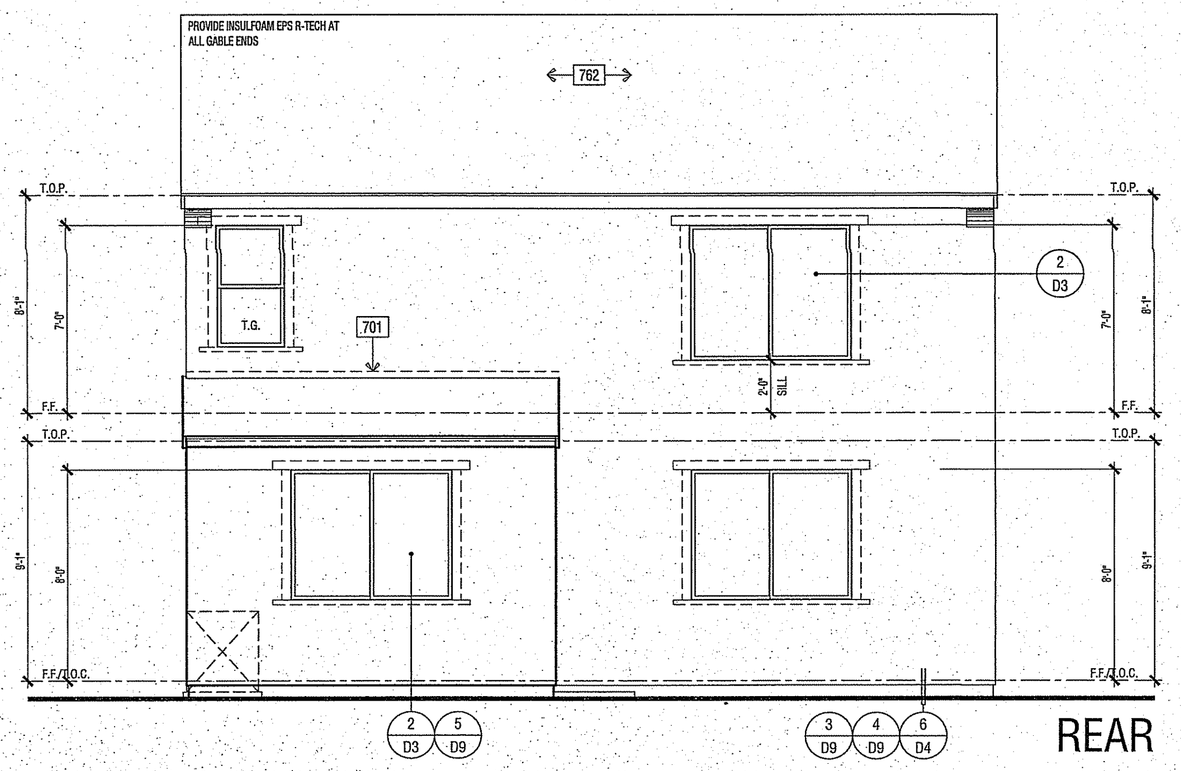


LEFT

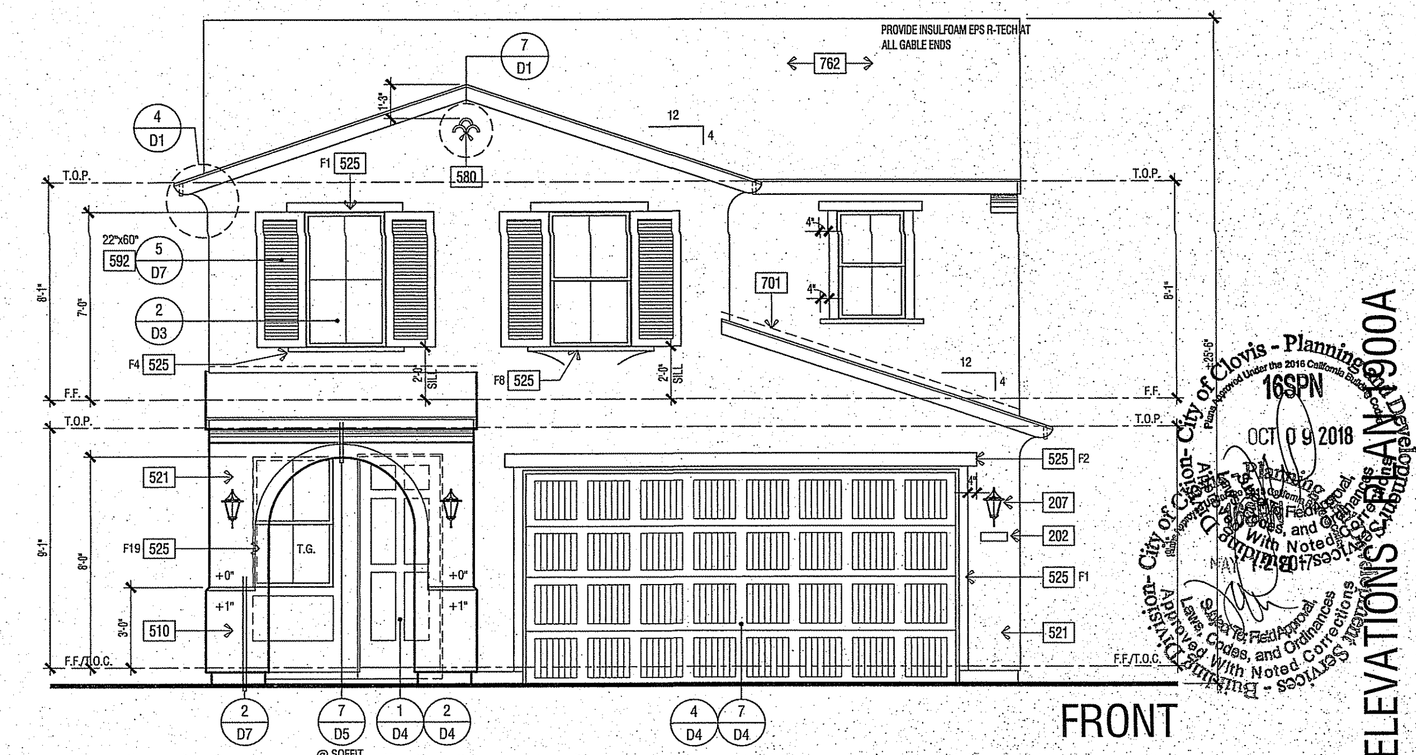
ELEVATION KEY NOTES

Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
202	ADDRESS NUMBER. 4" MIN. HIGH BUILDING ADDRESS CHARACTERS PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM THE STREET.
207	COACH LIGHT LOCATION
521	STUCCO - OMEGA DIAMOND WALL ONE COAT STUCCO ICC# ESR-1194 STUCCO TYPE 1 OR 11 PORTLAND CEMENT OVER SRAT 'R' GUARD ESR-1566 BY 'START R FOAM' OVER DUPONT TYVEK
510	STUCCO OVER 1" RIGID FOAM OVER 1" RIGID FOAM WALL - HEIGHT PER ELEVATION
511	RECESS BOX FOR TANKLESS WATER HEATER - INSTALL PER MFR. INSTRUCTIONS
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION (SEE SHEET D4)
580	DECORATIVE FOAM ACCENT
592	SHUTTER - SIZE PER ELEVATION
638	2X6 WOOD FASCIA
639	2X6 WOOD BARGE BOARD
701	G.I. FLASHING
741	RECTANGULAR DECORATIVE G.I. METAL LOUVER VENT - SIZE PER ELEVATION
762	ROOFING - CONCRETE - LOW PROFILE "S" TILE TILE BY EAGLE ROOFING ICC# ESR 1900
TYP.	2 LAYERS OF OF GRADE 'D' BUILDING PAPER IS REQUIRED TO BE INSTALLED OVER WOOD SHEATHING. 2016 CRC R703.63

⚠1 ANY OPERABLE WINDOW WITH A SILL THAT IS LOCATED LESS THAN 24" ABOVE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW AT THE EXTERIOR, MUST BE PROTECTED BY A GUARD OR, HAVE A FIXED GLASS. THE GUARD MAY NOT HAVE OPENINGS THAT A SPHERE 4" IN DIAMETER CAN PASS THROUGH. 2016 CBC 1405.13.2



REAR



FRONT

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

WILLIAM HEZMALHALCH ARCHITECTS, INC.
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.wharchitects.com fax 949 250 1529

LICENSED ARCHITECT No. C 12920 REN 4-30-17 STATE OF CALIFORNIA

PLAN 1900

CLOVIS, CALIFORNIA

WILSON HOMES
FRESNO, CALIFORNIA

TRACT:

SFD

© 2017 WILLIAM HEZMALHALCH ARCHITECTS, INC.
WILLIAM HEZMALHALCH ARCHITECTS, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WILLIAM HEZMALHALCH ARCHITECTS, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WILLIAM HEZMALHALCH ARCHITECTS, INC. HARMLESS.
DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION
⚠1	12-21-16	2016 CODE UPDATE

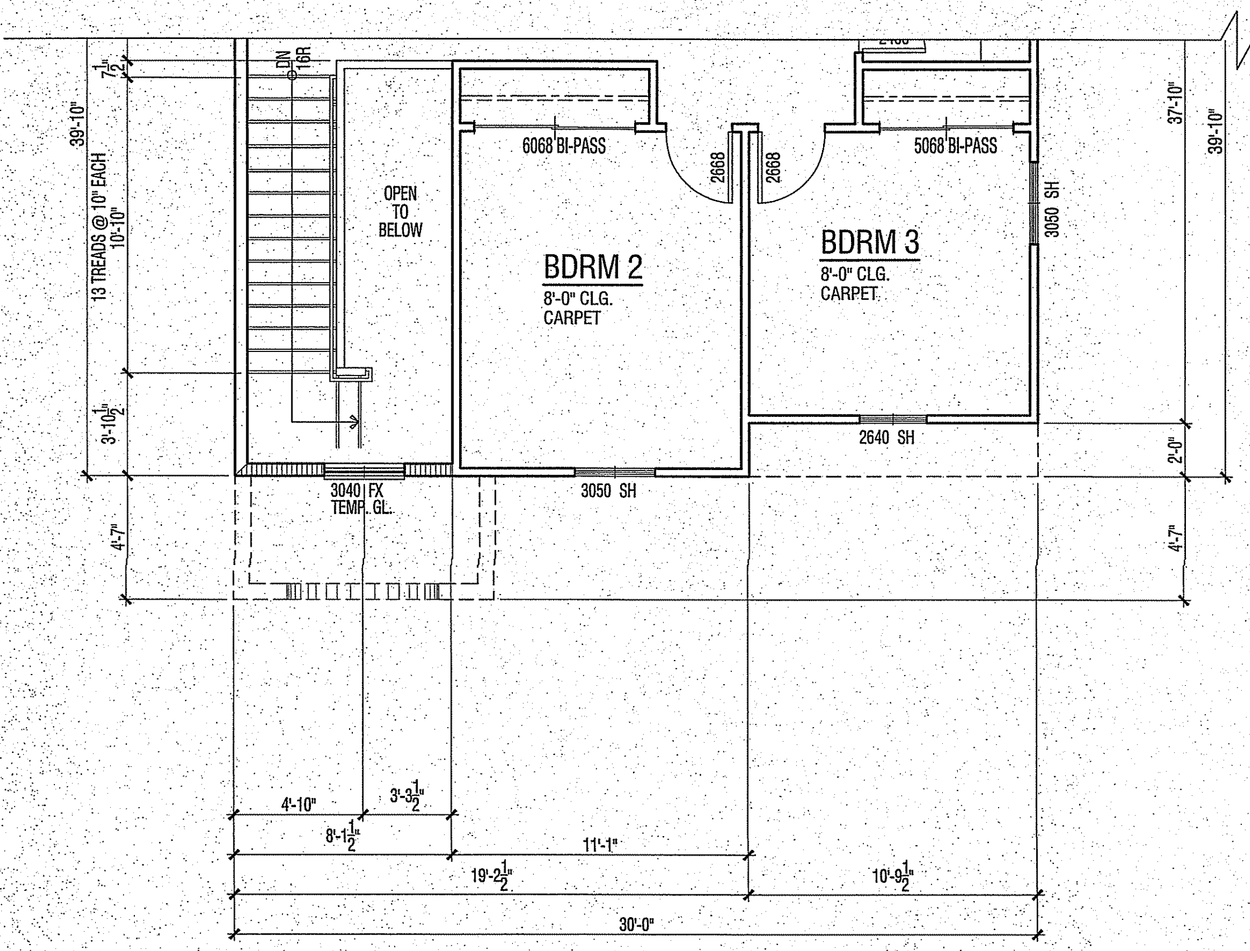
PROJECT MANAGER :	MH
DESIGNER :	BH/AM:
DRAWN BY :	
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	7-15-2016
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2016084
CAD FILE NAME :	A304

DATE: 12-21-16

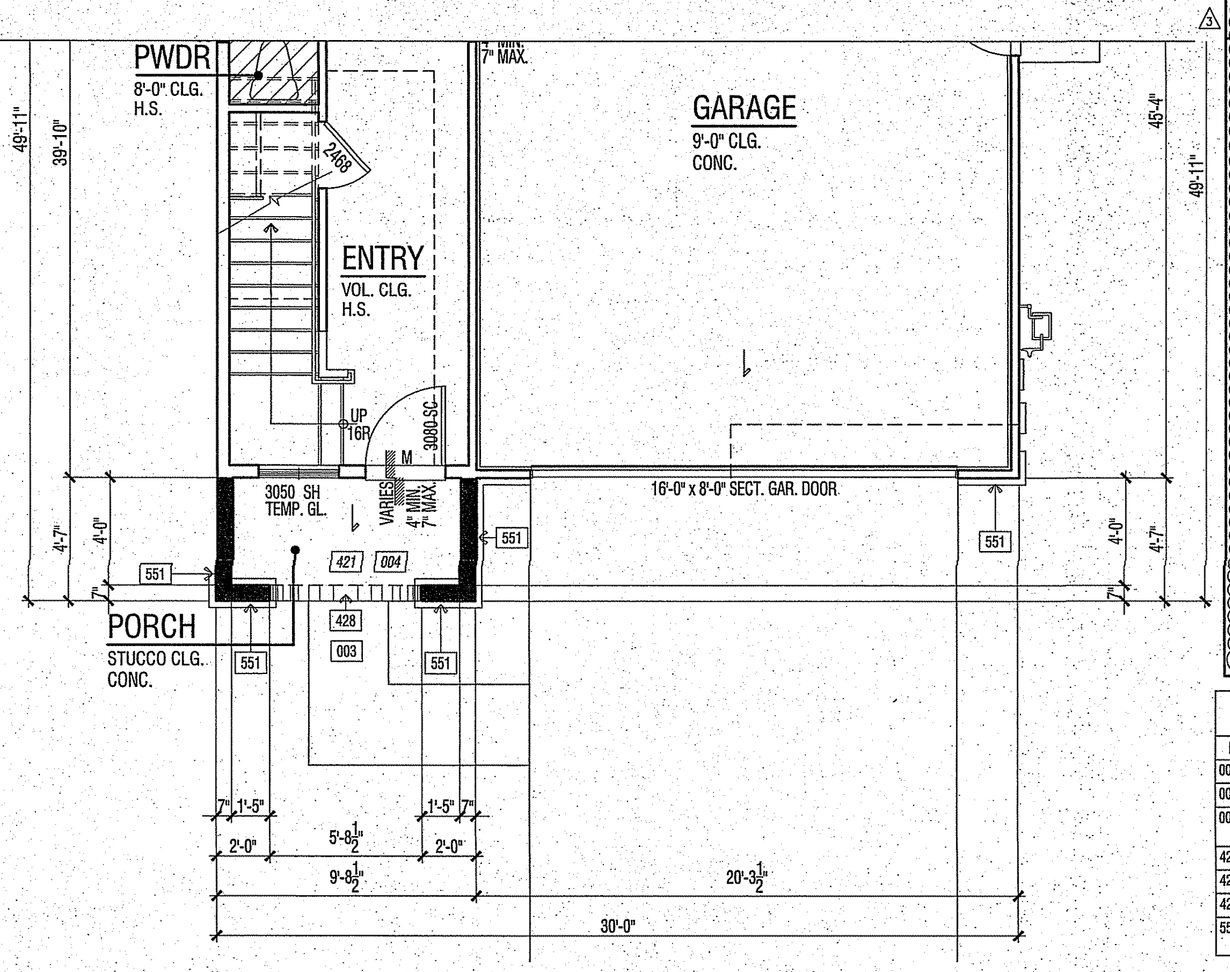
SHEET: A3.4

ELEVATIONS - Building Division - City of Clovis - Planning Division - Approved As Noted Subject To Requirements Shown On Approved Plans, Codes, and Ordinances Applicable At Time Of Permit Issuance. Approved With Noted Corrections Shall Not Be Construed To Permit Violation Of Any Codes, Laws, Or Ordinances. Approval Of Plans Does Not Authorize Violations Of Any Codes, Laws, Or Ordinances. Plans Examined Under The 2016 California Building Code. 16SPN OCT 09 2018 Fresno County

2016084 - 2016 CODE UPDATE



UPPER FLOOR PLAN 1900C



LOWER FLOOR PLAN 1900C

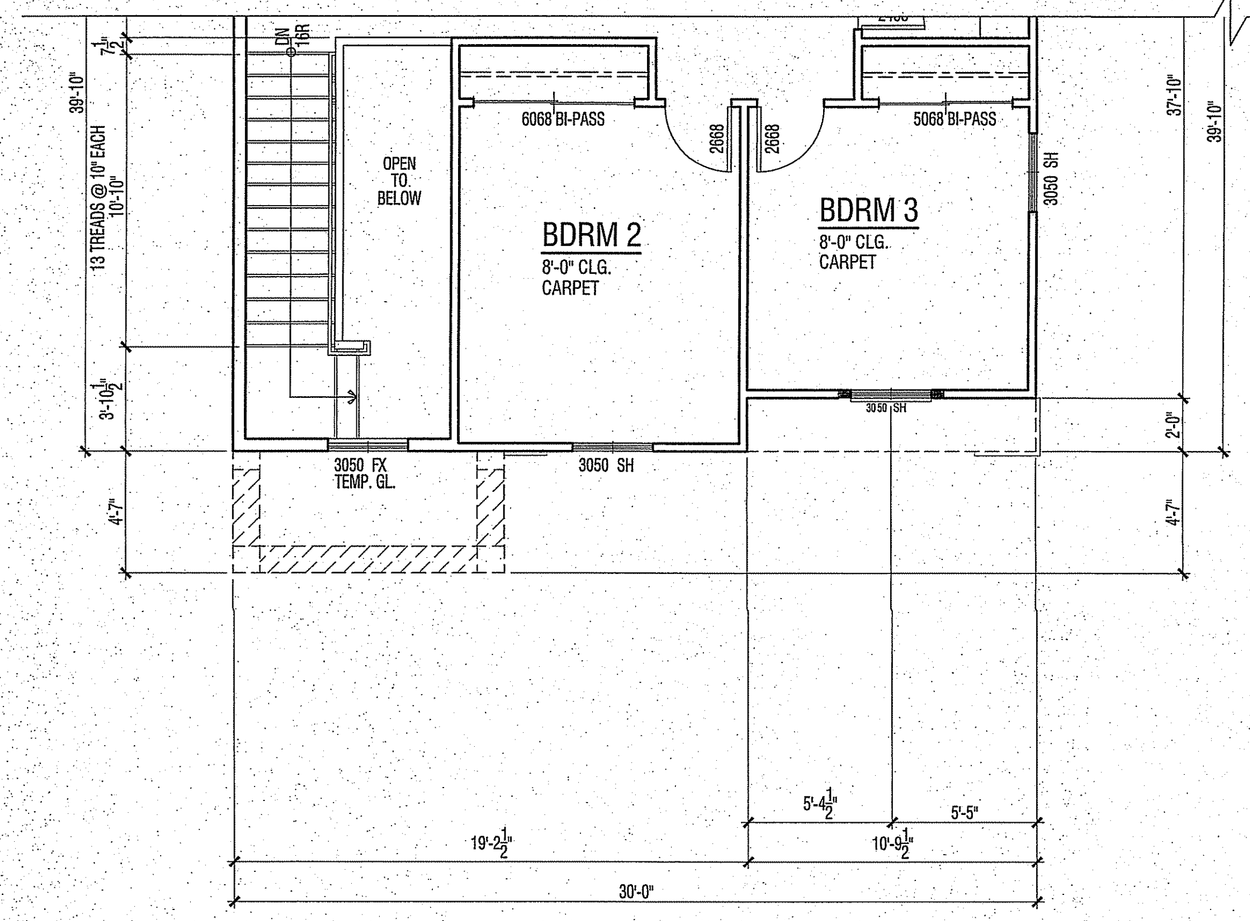
FLOOR PLAN NOTES

1. ATTICS: ACCESS PER CRC R807, DRAFTSTOPS PER CRC R302.12 AND VENTILATION PER R806.
2. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CRC R310. MEANS OF EGRESS PER CRC R311.
3. GLAZING PER CRC R303.1 & R308
4. FACTORY-BUILT FIREPLACES AND CHIMNEYS PER CRC R1004, R1005, R1006 CSBSC SECTION 4.503 & CEnC SECTION 150.0(e).
5. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.
6. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 507.0.
7. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
8. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC 305 & 308.
9. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.
10. THE SILL HEIGHT IS NOT TO EXCEED 44" FROM THE BOTTOM OF THE CLEAR OPENING IN SLEEPING ROOMS. 2016 CRC R31.0.1
11. IN UPPER FLOOR PLANS, ANY OPERABLE WINDOW WITH A SILL THAT IS LOCATED LESS THAN 24" ABOVE THE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW AT THE EXTERIOR, MUST BE PROTECTED BY A GUARD OR, HAVE FIXED GLASS. THE GUARD MAY NOT HAVE OPENINGS THAT A SPHERE 4" IN DIAMETER CAN PASS THROUGH. 2016 CRC R312.2
12. A SHEETROCK NAILING INSPECTION IN REQUIRED. 2016 CRC R109.1.4.2 & 2016 CBC 110.3.5
13. GLAZING IN A HAZARDOUS LOCATION IS REQUIRED TO BE GLAZED WITH SAFETY MATERIAL 2016 CRC R308
14. PROVIDE A 6" SQUARE FRESH AIR INTAKE FOR THE GAS APPLIANCE FIREPLACE 2016 T-24
15. VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED, OR 24" PROTECTED, AND THE HORIZONTAL DIMENSIONS IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT. 2016 CMC 916.1 & 916.2
16. A SHEETROCK NAILING INSPECTION IS REQUIRED. - 2016 CRC R106.1.1'
17. THE WALL SURFACE BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SUBJECT TO WATER SPLASH ARE CONSTRUCTED OF MATERIALS NOT ADVERSELY AFFECTED BY WATER. NOTE THE USE OF FIBER CEMENT, FIBER MAT, REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS ON THE FLOOR PLAN. NOTE THAT WATER RESISTANT GYPSUM BOARD IS NO LONGER PERMITTED TO BE USED IN THESE LOCATIONS. -2016 CRC R702.4.2
18. THE THREE CAR GARAGE IS NON-CONFORMING AND THE REQUIRED SIDEYARD SETBACKS MAY NOT BE RELAXED. 2016 CRC R106.1.1
19. NOTE THAT ALL ATTIC ACCESS OPENINGS ARE GASKETED TO PREVENT AIR LOSS; 2016 CEC 150.0(a).
20. A MINIMUM 30" DIA. CIRCLE IS PROVIDED AT THE SHOWER FLOOR. THE MINIMUM FLOOR AREA OF THE SHOWER COMPARTMENT IS 1024 SQUARE INCHES. 2016 CPC 408.6

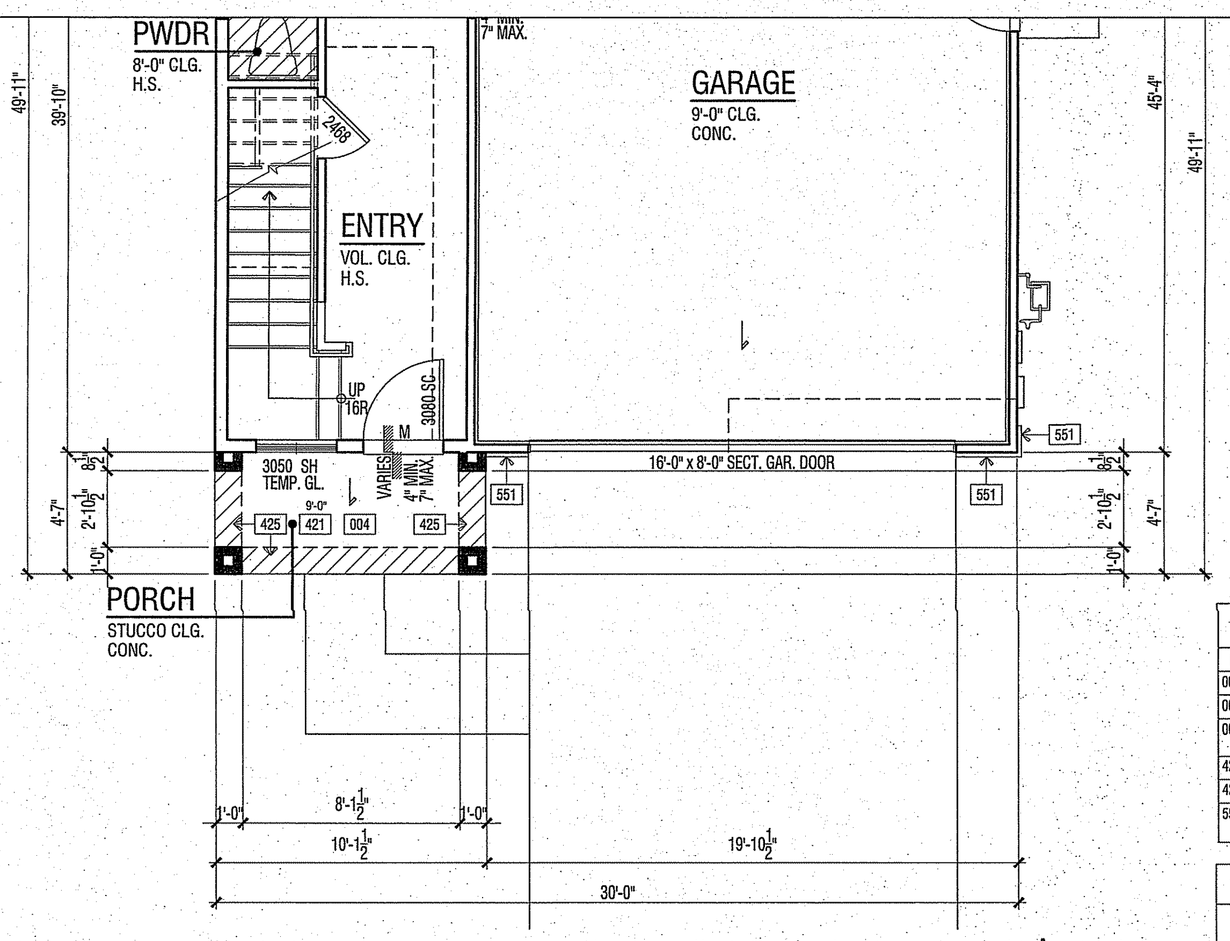
FLOOR PLAN KEY NOTES

Name	NOTE
002	CONCRETE DRIVE (BY OTHERS)
003	CONCRETE WALK (BY OTHERS)
004	CONCRETE PORCH SLAB (BY OTHERS) SLOPE 1/4" PER FOOT MINIMUM IN DIRECTION INDICATED
421	STUCCO CEILING: HEIGHT PER PLAN
422	STUCCO SOFFIT: HEIGHT PER ELEVATION
428	ARCHED STUCCO SOFFIT - HEIGHT PER ELEVATION
551	MANUFACTURED ADHERED STUCCO STONE VENEER BY CULTURED STONE ICC-ES ESR-1364. INSTALL PER MANUFACTURERS INSTRUCTIONS

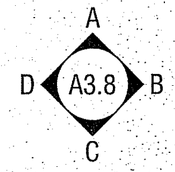
FLOOR AREA TABLE	PLAN 1900C
LOWER FLOOR PLAN	848 SQ. FT.
UPPER FLOOR PLAN	1,052 SQ. FT.
TOTAL	1,900 SQ. FT.
GARAGE	422 SQ. FT.
FRONT PORCH	45 SQ. FT.



UPPER FLOOR PLAN 1900B



LOWER FLOOR PLAN 1900B



INTERIOR ELEVATION KEY

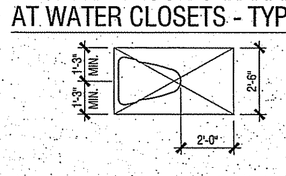
FLOOR PLAN KEY NOTES

Name	NOTE
002	CONCRETE DRIVE (BY OTHERS)
003	CONCRETE WALK (BY OTHERS)
004	CONCRETE PORCH SLAB (BY OTHERS) SLOPE 1/4" PER FOOT MINIMUM IN DIRECTION INDICATED
421	STUCCO CEILING: HEIGHT PER PLAN
425	WOOD SOFFIT - HEIGHT PER ELEVATION
551	MANUFACTURED ADHERED STUCCO STONE VENEER BY CULTURED STONE ICC-ES ESR-1364. INSTALL PER MANUFACTURER'S INSTRUCTIONS

FLOOR AREA TABLE	PLAN 1900B
LOWER FLOOR PLAN	848 SQ. FT.
UPPER FLOOR PLAN	1,052 SQ. FT.
TOTAL	1,900 SQ. FT.
GARAGE	422 SQ. FT.
FRONT PORCH	47 SQ. FT.

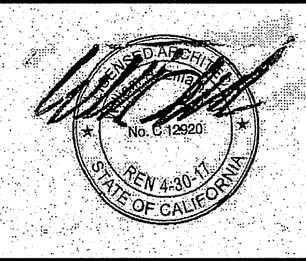
SCALE: 1/4" = 1'- 0"

REQUIRED FLOOR CLEARANCES AT WATER CLOSETS - TYPICAL



City of Clovis - Planning & Development Services Division
Approved Under the 2016 California Building Codes
Approved With Noted Conditions
Subject to Inspection
OCT 0 9 2018

WILLIAM HEZMALHALCH ARCHITECTS, INC.
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.wharchitects.com fax 949 250 1529



TRACT: SFD

PLAN 1900

CLOVIS, CALIFORNIA

WILSON HOMES
FRESNO, CALIFORNIA

© 2017 WILLIAM HEZMALHALCH ARCHITECTS, INC.
WILLIAM HEZMALHALCH ARCHITECTS, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WILLIAM HEZMALHALCH ARCHITECTS, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WILLIAM HEZMALHALCH ARCHITECTS, INC. HARMLESS.
DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION
2	12-21-16	2016 CODE UPDATE

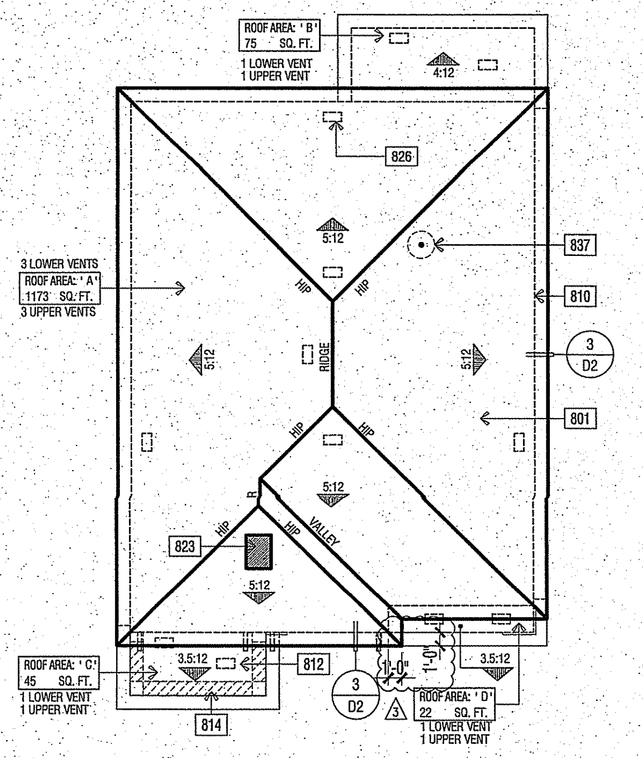
PROJECT MANAGER :	MH
DESIGNER :	BH/AM
DRAWN BY :	
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	7-15-2016
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2016084
CAD FILE NAME :	A305

DATE: 12-21-16

SHEET: A3.5

PARTIAL FLOOR PLANS - PLAN 1900B & 1900C

2016084 - 2016 CODE UPDATE



ROOF PLAN

SCALE: 1/8" = 1'-0"

ELEVATION REFERENCE: B	ELEVATION STYLE: REGENCY				
ROOF MATERIAL	STANDARD ROOF DETAIL: U.N.O.	FASCIA - U.N.O.	BARGE - U.N.O.	OVERHANG DIM. - U.N.O. EAVE	RAKE
CONCRETE 'FLAT' TILE *EAGLE ROOFING' ICC# ESR-1900	1 D2	2X6	2X6	1'-0"	1'-0"

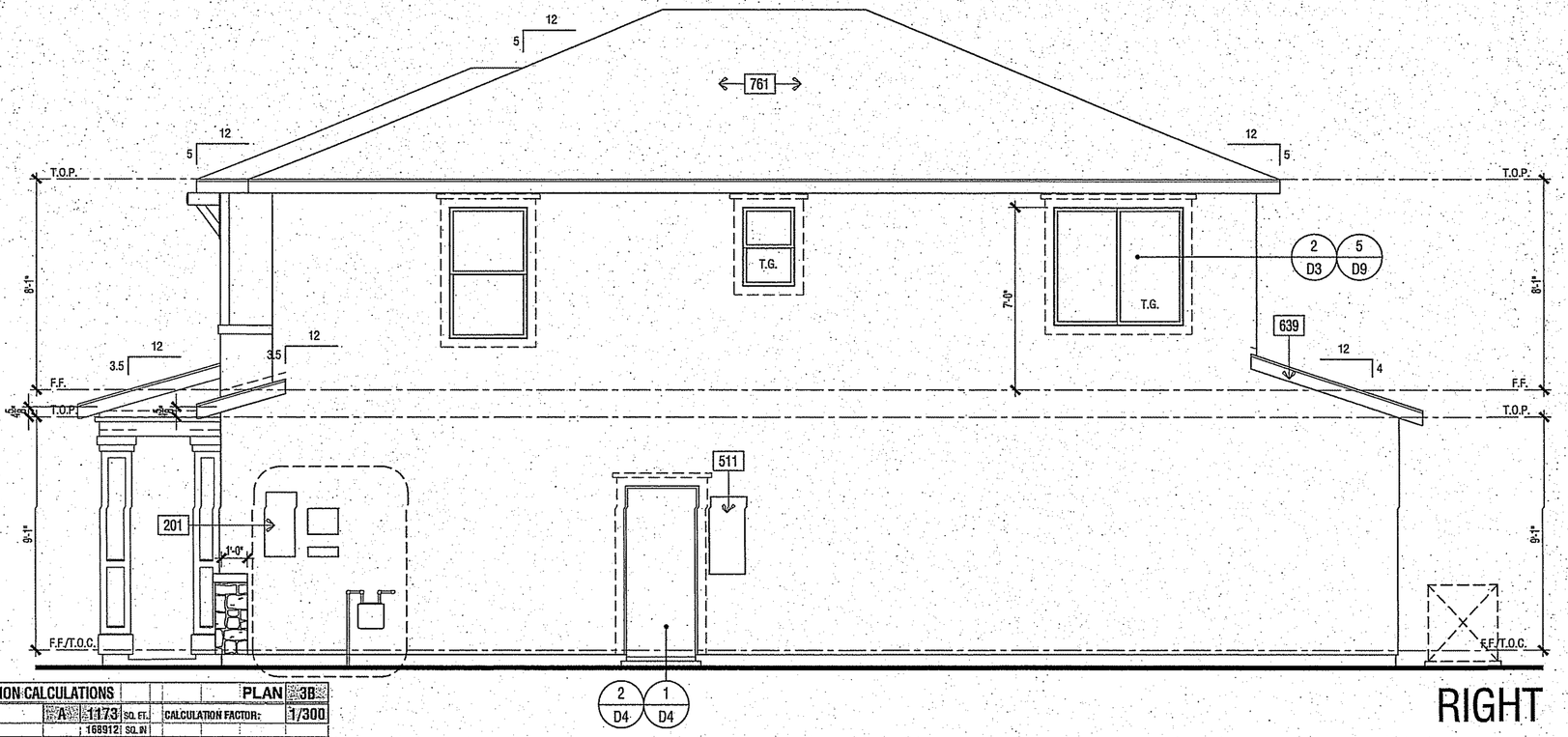
ROOF PLAN NOTES

NOTE: MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS PER CEnC SECTION 110.10.

1. SEE GENERAL NOTES FOR ROOF NOTES.
2. SPARK ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. ATTIC ACCESS PER CRC SECTION R807.
4. PROVIDE ATTIC & SOFFIT VENTILATION PER CRC SECTION R806. PER CRC SECTION R806.2, 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:
   - IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
   - 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 NO 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.

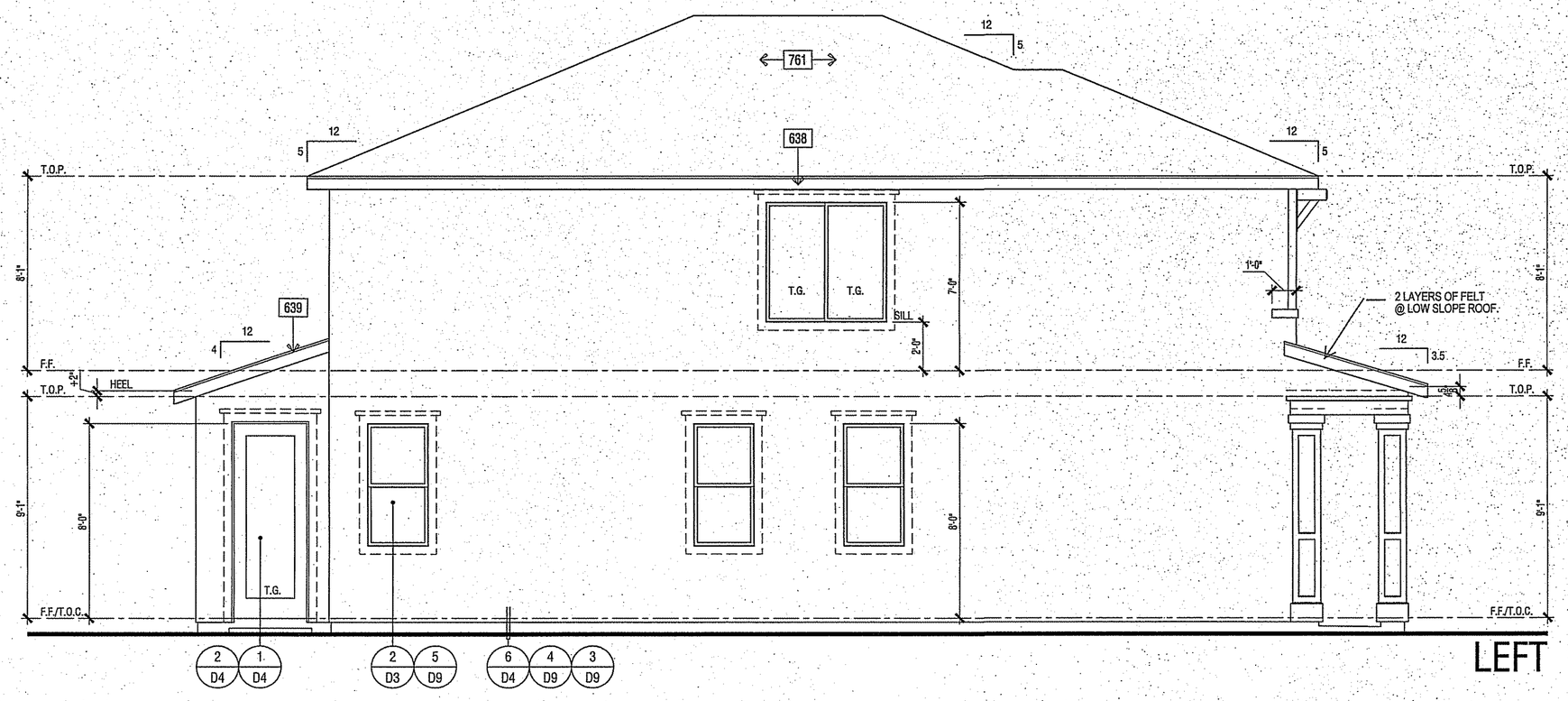
ROOF PLAN KEY NOTES

Name	NOTE
801	ROOFING - CONCRETE - *FLAT* TILE BY EAGLE ROOFING ICC# ESR 1900
810	LINE OF WALL BELOW
812	STUCCO CEILING
814	WOOD SOFFIT
823	MIN. 22"X30" CLEAR OPENING FOR ACCESS AND AIRFLOW CONTRACTOR TO VERIFY AIRFLOW TO ALL ATTIC AREAS
826	ROOF VENT - O'HAGIN "XL SERIES" CLOAKED VENT (ICC # NER-9650A)
837	PROVIDE 1" CONDUIT FROM THE ELECTRIC PANEL TO LOCATION IN ATTIC FOR FUTURE SOLAR INSTALLATION.

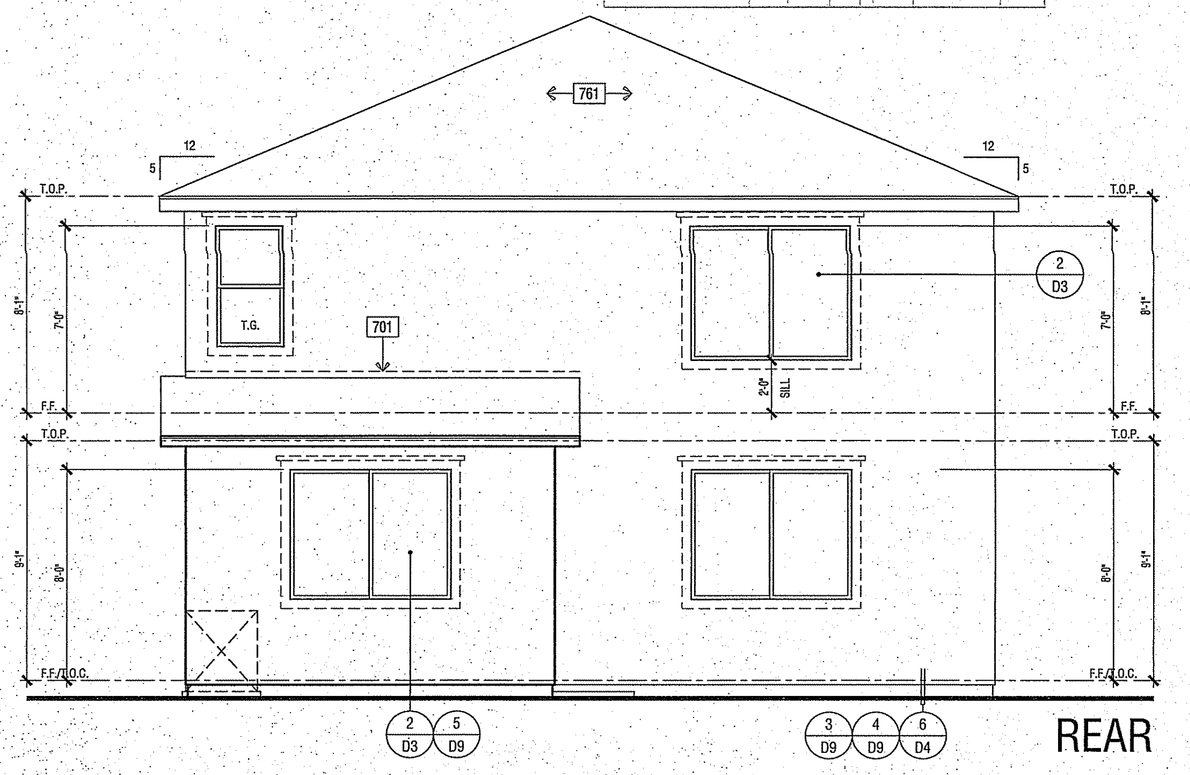


RIGHT

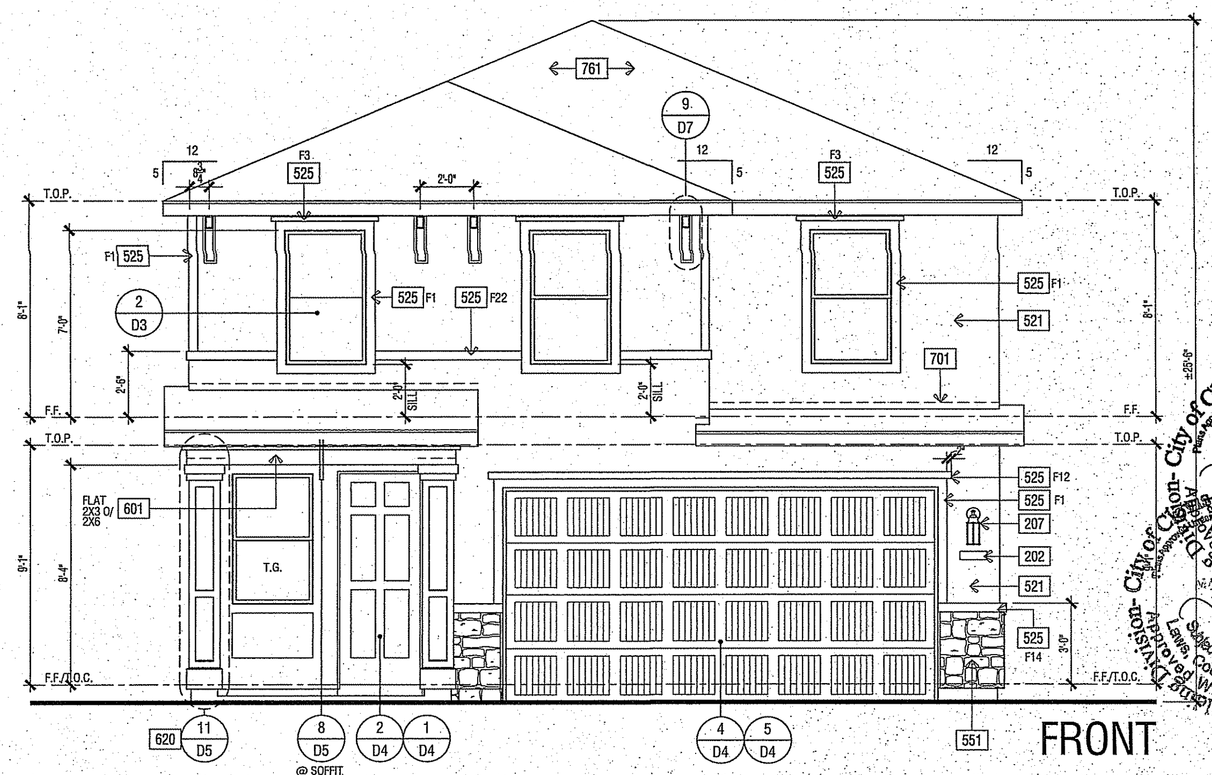
ATTIC VENTILATION CALCULATIONS					PLAN 3B
ROOF ATTIC AREA:	A	1173 SQ. FT.		CALCULATION FACTOR:	1/300
		169912 SQ. IN.			
MIN. VENTILATION REQUIRED:	TOTAL	557 SQ.IN		TOTAL PROVIDED:	594 SQ. IN.
MIN. VENTILATION REQUIRED:	HIGH	279 SQ.IN		TOTAL HIGH PROVI:	297 SQ. IN.
MIN. VENTILATION REQUIRED:	LOW	279 SQ.IN		TOTAL LOW PROVI:	297 SQ. IN.
HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA
CLOAKED VENT - CONC. FLAT TILE	-	99	SQ. IN	X 3	297 SQ. IN
				TOTAL PROVIDED:	297 SQ. IN
LOW VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA
CLOAKED VENT - CONC. FLAT TILE	-	99	SQ. IN	X 3	297 SQ. IN
				TOTAL PROVIDED:	297 SQ. IN
ROOF ATTIC AREA	B	75 SQ. FT.		CALCULATION FACTOR:	1/300
		10800 SQ. IN			
MIN. VENTILATION REQUIRED:	TOTAL	36 SQ.IN		TOTAL PROVIDED:	198 SQ. IN.
MIN. VENTILATION REQUIRED:	HIGH	18 SQ.IN		TOTAL HIGH PROVI:	99 SQ. IN.
MIN. VENTILATION REQUIRED:	LOW	18 SQ.IN		TOTAL LOW PROVI:	99 SQ. IN.
HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA
CLOAKED VENT - CONC. FLAT TILE	-	99	SQ. IN	X 1	99 SQ. IN
				TOTAL PROVIDED:	99 SQ. IN
LOW VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA
CLOAKED VENT - CONC. FLAT TILE	-	99	SQ. IN	X 1	99 SQ. IN
				TOTAL PROVIDED:	99 SQ. IN
ROOF ATTIC AREA	C	45 SQ. FT.		CALCULATION FACTOR:	1/300
		6489 SQ. IN			
MIN. VENTILATION REQUIRED:	TOTAL	21 SQ.IN		TOTAL PROVIDED:	198 SQ. IN.
MIN. VENTILATION REQUIRED:	HIGH	11 SQ.IN		TOTAL HIGH PROVI:	99 SQ. IN.
MIN. VENTILATION REQUIRED:	LOW	11 SQ.IN		TOTAL LOW PROVI:	99 SQ. IN.
HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA
CLOAKED VENT - CONC. FLAT TILE	-	99	SQ. IN	X 1	99 SQ. IN
				TOTAL PROVIDED:	99 SQ. IN
LOW VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA
CLOAKED VENT - CONC. FLAT TILE	-	99	SQ. IN	X 1	99 SQ. IN
				TOTAL PROVIDED:	99 SQ. IN
ROOF ATTIC AREA	D	22 SQ. FT.		CALCULATION FACTOR:	1/300
		3168 SQ. IN			
MIN. VENTILATION REQUIRED:	TOTAL	10 SQ.IN		TOTAL PROVIDED:	198 SQ. IN.
MIN. VENTILATION REQUIRED:	HIGH	5 SQ. IN		TOTAL HIGH PROVI:	99 SQ. IN.
MIN. VENTILATION REQUIRED:	LOW	5 SQ.IN		TOTAL LOW PROVI:	99 SQ. IN.
HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA
CLOAKED VENT - CONC. FLAT TILE	-	99	SQ. IN	X 1	99 SQ. IN
				TOTAL PROVIDED:	99 SQ. IN
LOW VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA
CLOAKED VENT - CONC. FLAT TILE	-	99	SQ. IN	X 1	99 SQ. IN
				TOTAL PROVIDED:	99 SQ. IN



LEFT



REAR



FRONT

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

ELEVATION KEY NOTES

Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
202	ADDRESS NUMBER. 4" MIN. HIGH BUILDING ADDRESS CHARACTERS PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM THE STREET.
207	COACH LIGHT LOCATION.
521	STUCCO - OMEGA DIAMOND WALL ONE COAT STUCCO ICC# ESR-1194 STUCCO TYPE 1 OR 11 PORTLAND CEMENT OVER SRAT 'R' GUARD ESR-1566 BY 'START R FOAM' OVER DUPONT TYVEK
511	RECESS BOX FOR TANKLESS WATER HEATER - INSTALL PER MFR. INSTRUCTIONS
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION (SEE SHEET D4, D5)
551	MANUFACTURED ADHERED STUCCO STONE VENEER BY CULTURED STONE ICC-ES ESR-1364. INSTALL PER MANUFACTURER'S INSTRUCTIONS
601	WOOD TRIM - SIZE PER ELEVATION
620	BUILT UP COLUMN - SIZE PER PER PLAN
638	2X6 WOOD FASCIA
639	2X6 WOOD BARGE BOARD
691	DECORATIVE METAL ACCENT - PER DETAIL
701	G.I. FLASHING
761	ROOFING - CONCRETE - "FLAT" TILE BY EAGLE ROOFING ICC# ESR 1900
TYP.	2 LAYERS OF OF GRADE 'D' BUILDING PAPER IS REQUIRED TO BE INSTALLED OVER WOOD SHEATHING. 2016 CRC R703.63

ANY OPERABLE WINDOW WITH A SILL THAT IS LOCATED LESS THAN 24" ABOVE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW AT THE EXTERIOR, MUST BE PROTECTED BY A GUARD OR, HAVE A FIXED GLASS. THE GUARD MAY NOT HAVE OPENINGS THAT A SPHERE 4" IN DIAMETER CAN PASS THROUGH. 2016 CBC 1405.13.2

WILLIAM HEZMALHALCH ARCHITECTS INC.
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.whsrchitects.com fax 949 250 1529

LICENSED ARCHITECT WILLIAM HEZMALHALCH No. C 12920 REN 4-30-17 STATE OF CALIFORNIA

TRACT: SFD

PLAN 1900

CLOVIS, CALIFORNIA

WILSON HOMES
FRESNO, CALIFORNIA

© 2017 WILLIAM HEZMALHALCH ARCHITECTS, INC.

WILLIAM HEZMALHALCH ARCHITECTS, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WILLIAM HEZMALHALCH ARCHITECTS, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WILLIAM HEZMALHALCH ARCHITECTS, INC. HARMLESS.

DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION
3	12-21-16	2016 CODE UPDATE

PROJECT MANAGER :	MH
DESIGNER :	BH/AM.
DRAWN BY :	-
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	7-15-2016
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2016084
CAD FILE NAME :	A306

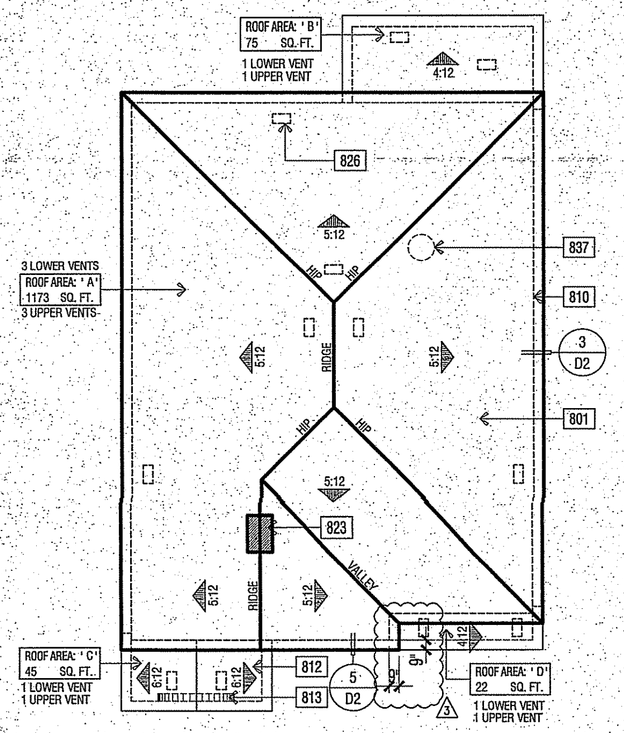
DATE: 12-21-16

SHEET: A3.6

ELEVATIONS PLAN 1900B

2016084 - 2016 CODE UPDATE

City of Clovis - City of Clovis - Planning Division - Development Services - Building Division
Approved Under the 2016 Codes
16SPN
OCT 09 2018
Planning
Approved As Noted On Plans
Shall Comply With All Applicable Codes, and Other Laws, Regulations, Ordinances, Standards and Policies
Shall Comply With Noted Corrections
Building



ROOF PLAN

SCALE: 1/8" = 1'-0"

ELEVATION REFERENCE: C	ELEVATION STYLE: FRENCH COUNTRY				
ROOF MATERIAL	STANDARD ROOF DETAIL U.N.O.	FASCIA - U.N.O.	BARGE - U.N.O.	OVERHANG DIM. - U.N.O. EAVE	RAKE
CONCRETE 'FLAT' TILE *EAGLE ROOFING* ICC# ESR-1900	1 D2	2X6	2X6	9"	9"

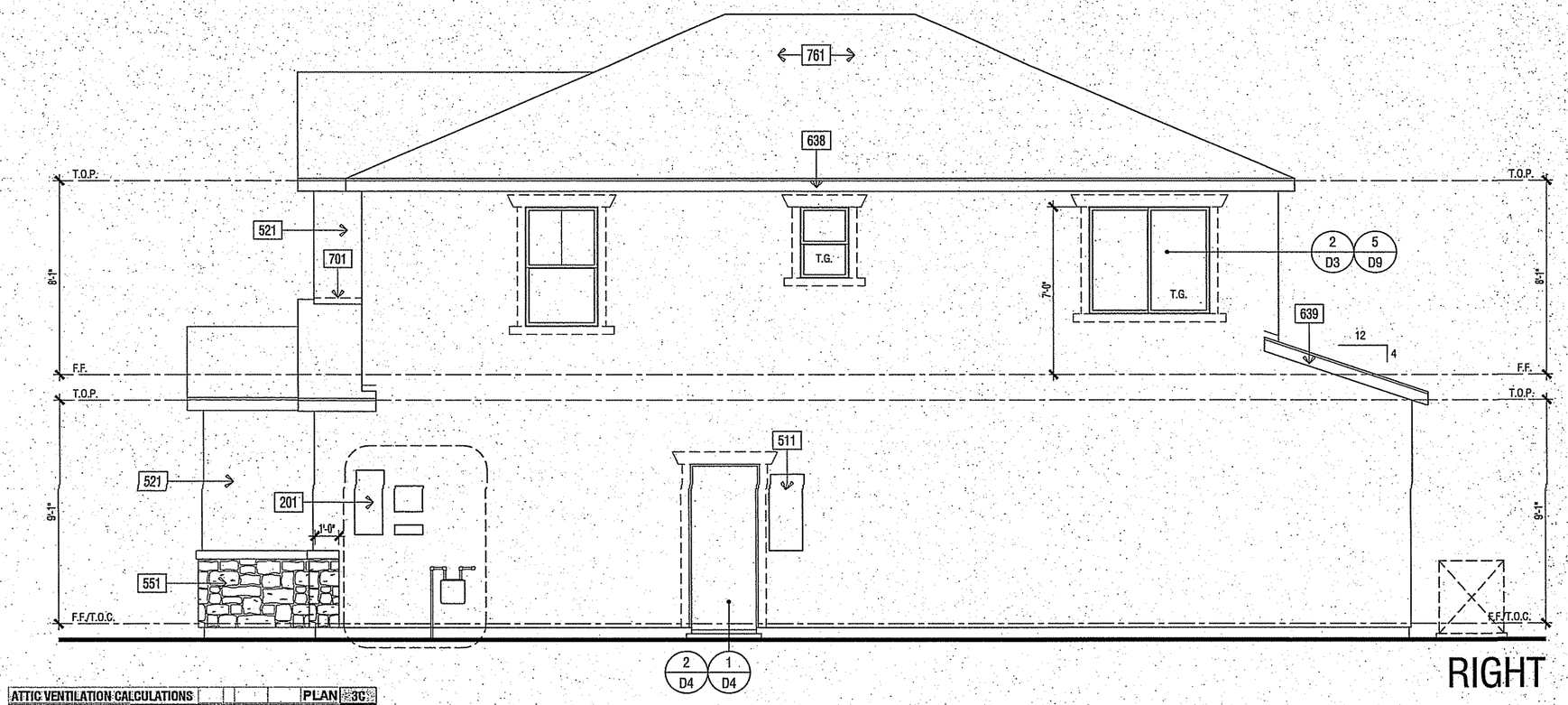
ROOF PLAN NOTES

NOTE: MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS PER CEnC SECTION 110.10.

1. SEE GENERAL NOTES FOR ROOF NOTES.
2. SPARK ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. ATTIC ACCESS PER CRC SECTION R807..
4. PROVIDE ATTIC & SOFFIT VENTILATION PER CRC SECTION R806. PER CRC SECTION R806.2, 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:
   - IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
   - 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 NO 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.

ROOF PLAN KEY NOTES

Name	NOTE
801	ROOFING - CONCRETE - "FLAT" TILE BY EAGLE ROOFING ICC# ESR 1900
810	LINE OF WALL BELOW
812	STUCCO CEILING
813	STUCCO SOFFIT
823	MIN. 22"X30" CLEAR OPENING FOR ACCESS AND AIRFLOW CONTRACTOR TO VERIFY AIRFLOW TO ALL ATTIC AREAS
826	ROOF VENT - O'HAGIN "XL SERIES" CLOAKED VENT (ICC # NER-9650A)
837	PROVIDE 1" CONDUIT FROM THE ELECTRIC PANEL TO LOCATION IN ATTIC FOR FUTURE SOLAR INSTALLATION.



RIGHT

ATTIC VENTILATION CALCULATIONS

PLAN 3C

ROOF ATTIC AREA	A	1173 SQ. FT. / 168912 SQ. IN		CALCULATION FACTOR:	1/300
MIN. VENTILATION REQUIRED:	TOTAL	557 SQ. IN		TOTAL PROVIDED:	594 SQ. IN.
ROOF VENTILATION REQUIRED:	HIGH	279 SQ. IN		TOTAL HIGH PROVIDED:	297 SQ. IN.
MIN. VENTILATION REQUIRED:	LOW	279 SQ. IN		TOTAL LOW PROVIDED:	297 SQ. IN.
HIGH VENTILATION METHOD	SIZE	FREE AREA	QUANTITY		FREE VENT AREA
CLOAKED VENT - CONC. FLAT TILE	-	99 SQ. IN	X 3		297 SQ. IN
				TOTAL PROVIDED:	297 SQ. IN
LOW VENTILATION METHOD	SIZE	FREE AREA	QUANTITY		FREE VENT AREA
CLOAKED VENT - CONC. FLAT TILE	-	99 SQ. IN	X 3		297 SQ. IN
				TOTAL PROVIDED:	297 SQ. IN
ROOF ATTIC AREA	B	2257 / 168912 SQ. IN	5 SQ. FT.	CALCULATION FACTOR:	1/300
MIN. VENTILATION REQUIRED:	TOTAL	36 SQ. IN		TOTAL PROVIDED:	198 SQ. IN.
ROOF VENTILATION REQUIRED:	HIGH	18 SQ. IN		TOTAL HIGH PROVIDED:	99 SQ. IN.
MIN. VENTILATION REQUIRED:	LOW	18 SQ. IN		TOTAL LOW PROVIDED:	99 SQ. IN.
HIGH VENTILATION METHOD	SIZE	FREE AREA	QUANTITY		FREE VENT AREA
CLOAKED VENT - CONC. FLAT TILE	-	99 SQ. IN	X		99 SQ. IN
				TOTAL PROVIDED:	99 SQ. IN
LOW VENTILATION METHOD	SIZE	FREE AREA	QUANTITY		FREE VENT AREA
CLOAKED VENT - CONC. FLAT TILE	-	99 SQ. IN	X		99 SQ. IN
				TOTAL PROVIDED:	99 SQ. IN
ROOF ATTIC AREA	C	45 / 6480 SQ. IN	SQ. FT.	CALCULATION FACTOR:	1/300
MIN. VENTILATION REQUIRED:	TOTAL	21 SQ. IN		TOTAL PROVIDED:	198 SQ. IN.
ROOF VENTILATION REQUIRED:	HIGH	11 SQ. IN		TOTAL HIGH PROVIDED:	99 SQ. IN.
MIN. VENTILATION REQUIRED:	LOW	11 SQ. IN		TOTAL LOW PROVIDED:	99 SQ. IN.
HIGH VENTILATION METHOD	SIZE	FREE AREA	QUANTITY		FREE VENT AREA
CLOAKED VENT - CONC. FLAT TILE	-	99 SQ. IN	X		99 SQ. IN
				TOTAL PROVIDED:	99 SQ. IN
LOW VENTILATION METHOD	SIZE	FREE AREA	QUANTITY		FREE VENT AREA
CLOAKED VENT - CONC. FLAT TILE	-	99 SQ. IN	X		99 SQ. IN
				TOTAL PROVIDED:	99 SQ. IN
ROOF ATTIC AREA	D	22 / 3168 SQ. IN	SQ. FT.	CALCULATION FACTOR:	1/300
MIN. VENTILATION REQUIRED:	TOTAL	10 SQ. IN		TOTAL PROVIDED:	198 SQ. IN.
ROOF VENTILATION REQUIRED:	HIGH	5 SQ. IN		TOTAL HIGH PROVIDED:	99 SQ. IN.
MIN. VENTILATION REQUIRED:	LOW	5 SQ. IN		TOTAL LOW PROVIDED:	99 SQ. IN.
HIGH VENTILATION METHOD	SIZE	FREE AREA	QUANTITY		FREE VENT AREA
CLOAKED VENT - CONC. FLAT TILE	-	99 SQ. IN	X		99 SQ. IN
				TOTAL PROVIDED:	99 SQ. IN
LOW VENTILATION METHOD	SIZE	FREE AREA	QUANTITY		FREE VENT AREA
CLOAKED VENT - CONC. FLAT TILE	-	99 SQ. IN	X		99 SQ. IN
				TOTAL PROVIDED:	99 SQ. IN

LEFT

REAR

FRONT

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

ELEVATION KEY NOTES

Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
202	ADDRESS NUMBER: 4" MIN. HIGH BUILDING ADDRESS CHARACTERS PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM THE STREET.
207	COACH LIGHT LOCATION
521	STUCCO - OMEGA DIAMOND WALL ONE COAT STUCCO ICC# ESR-1194 STUCCO TYPE 1 OR 11 PORTLAND CEMENT OVER SRAT 'R' GUARD ESR-1566 BY:START R FOAM: OVER DUPONT TYVEK
511	RECESS BOX FOR TANKLESS WATER HEATER - INSTALL PER MFR. INSTRUCTIONS
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION (SEE SHEET D4)
551	MANUFACTURED ADHERED STUCCO STONE VENEER BY CULTURED STONE ICC-ES ESR-1364. INSTALL PER MANUFACTURER'S INSTRUCTIONS
638	2X6 WOOD FASCIA
639	2X6 WOOD BARGE BOARD
701	G.I. FLASHING
761	ROOFING - CONCRETE - "FLAT" TILE BY EAGLE ROOFING ICC# ESR 1900
TYP.	2 LAYERS OF GRADE 'D' BUILDING PAPER IS REQUIRED TO BE INSTALLED OVER WOOD SHEATHING. 2016 CRC R703.63

⚠ ANY OPERABLE WINDOW WITH A SILL THAT IS LOCATED LESS THAN 24" ABOVE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW AT THE EXTERIOR, MUST BE PROTECTED BY A GUARD OR, HAVE A FIXED GLASS. THE GUARD MAY NOT HAVE OPENINGS THAT A SPHERE 4" IN DIAMETER CAN PASS THROUGH. 2016 CBC 1405.13.2

WILLIAM HEZMALHALCH ARCHITECTS, INC.
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250. 0607 www.whlarchitects.com fax 949 250 1529

LICENSED ARCHITECT — No. C 12920 — REN 4-30-17 — STATE OF CALIFORNIA

TRACT: SFD

PLAN 1900

CLOVIS, CALIFORNIA

WILSON HOMES
FRESNO, CALIFORNIA

© 2017 WILLIAM HEZMALHALCH ARCHITECTS, INC.
WILLIAM HEZMALHALCH ARCHITECTS, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WILLIAM HEZMALHALCH ARCHITECTS, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WILLIAM HEZMALHALCH ARCHITECTS, INC. HARMLESS.
DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION
⚠3	12-21-16	2016 CODE UPDATE

PROJECT MANAGER :	MH
DESIGNER :	BH/AM
DRAWN BY :	
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	7-15-2016
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2016084
CAD FILE NAME :	A307

DATE: 12-21-16

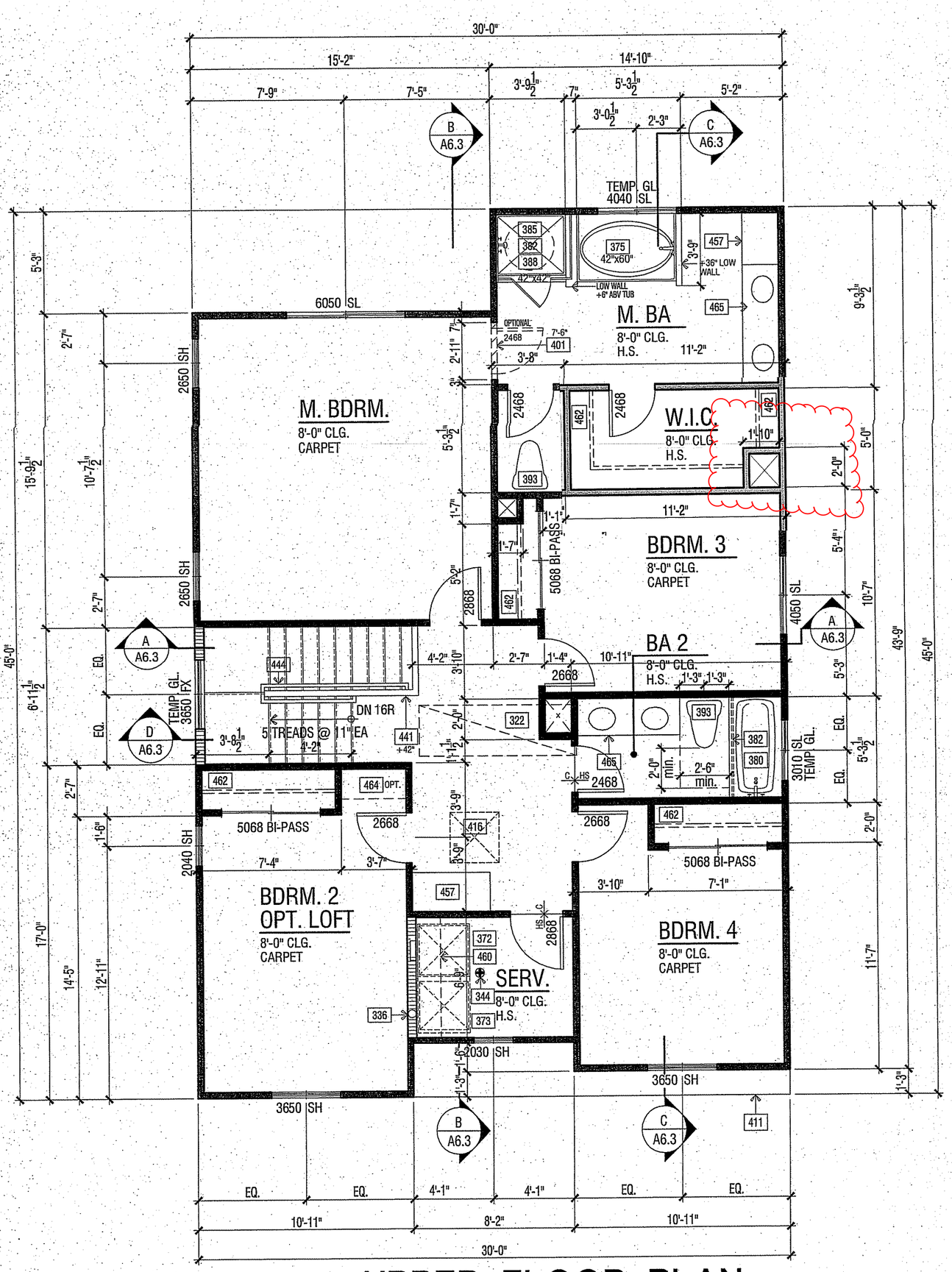
SHEET: A3.7

ELEVATIONS - PLAN 1900

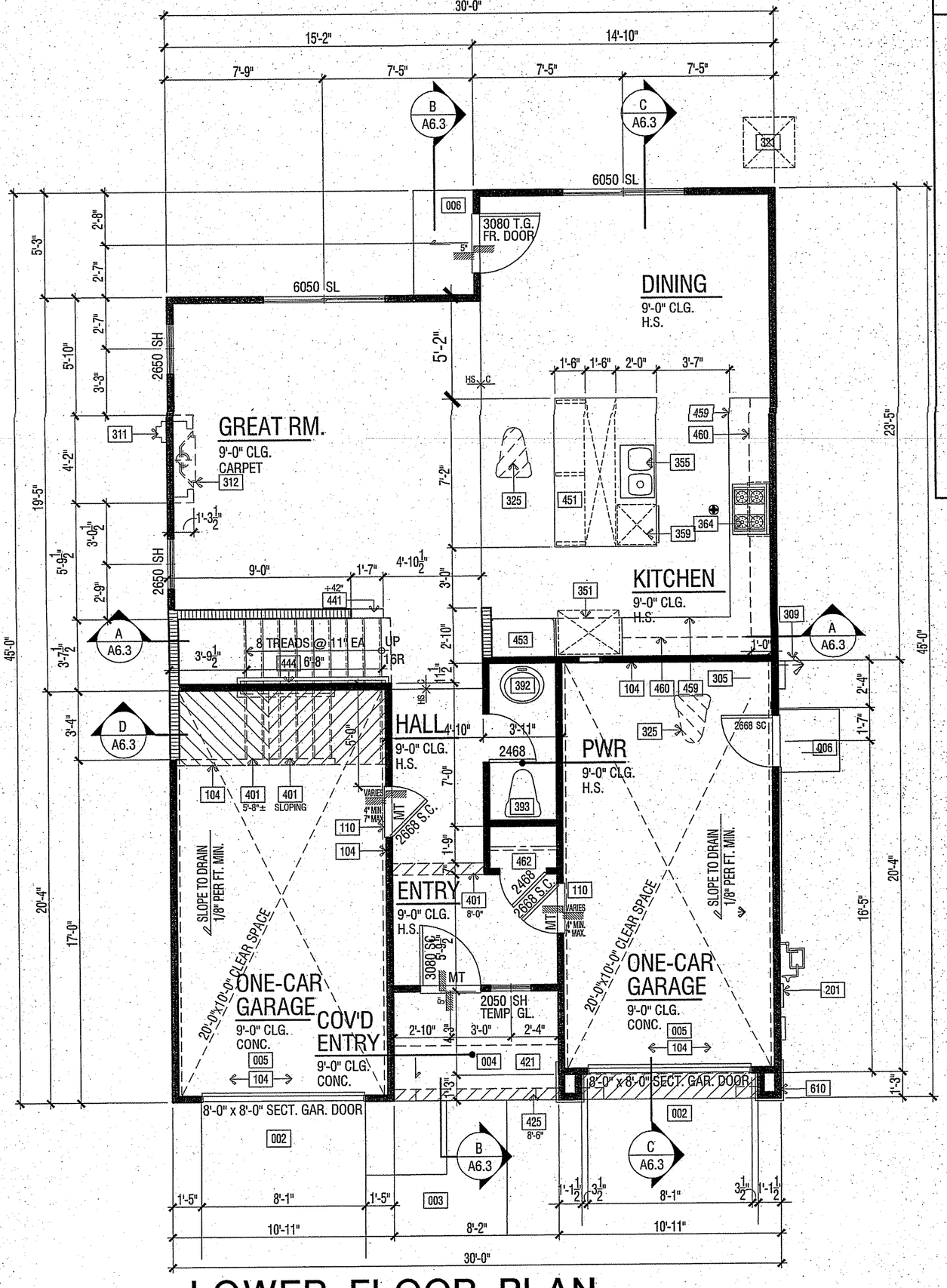
2016084 - 2016 CODE UPDATE

City of Clovis - Planning and Development Services Division - Approved Under the 2016 California Building Codes, and Clovis Municipal Code Amendments - Approved With Noted Corrections - Subject to Field Inspections - 16SPN - OCT 09 2016

City of Clovis - Planning and Development Services Division - Approved Under the 2016 California Building Codes, and Clovis Municipal Code Amendments - Approved With Noted Corrections - Subject to Field Inspections - 16SPR - MAY 12 2017



UPPER FLOOR PLAN

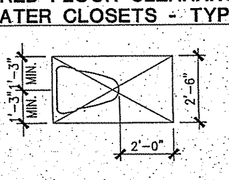


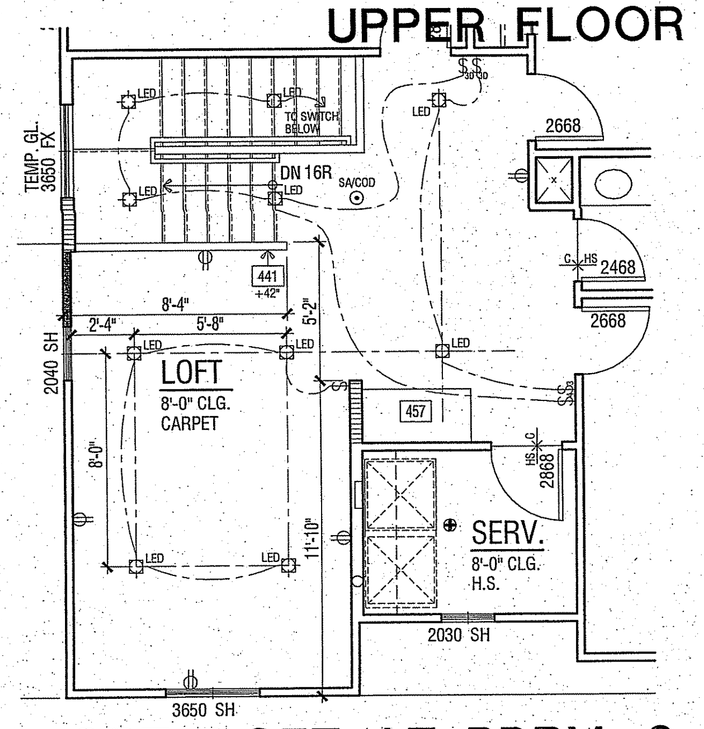
LOWER FLOOR PLAN

FLOOR PLAN NOTES

1. ATTICS: ACCESS PER CRC R807, DRAFTSTOPS PER CRC R302.12 AND VENTILATION PER R905.
2. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CRC R310.
3. MEANS OF EGRESS PER CRC R311.
4. GLAZING PER CRC R303.1 & R308
5. FACTORY-BUILT FIREPLACES AND CHIMNEYS PER CRC R1004, R1005, R1006
6. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.
7. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 507.0.
8. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
9. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC 305 & 308.
10. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.
11. THE SILL HEIGHT IS NOT TO EXCEED 44" FROM THE BOTTOM OF THE CLEAR OPENING IN SLEEPING ROOMS. 2016 CRC R31.0.1
12. IN UPPER FLOOR PLANS, ANY OPERABLE WINDOW WITH A SILL THAT IS LOCATED LESS THAN 24" ABOVE THE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW AT THE EXTERIOR, MUST BE PROTECTED BY A GUARD OR, HAVE FIXED GLASS. THE GUARD MAY NOT HAVE OPENINGS THAT A SPHERE 4" IN DIAMETER CAN PASS THROUGH. 2016 CRC R312.2
13. A SHEETROCK NAILING INSPECTION IN REQUIRED. 2016 CRC R108.1.4.2 & 2016 CBC 110.3.5
14. GLAZING IN A HAZARDOUS LOCATION IS REQUIRED TO BE GLAZED WITH SAFETY MATERIAL 2016 CRC R308
15. PROVIDE A 6" SQUARE FRESH AIR INTAKE FOR THE GAS APPLIANCE FIREPLACE 2016 T-24
16. VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED, OR 24" PROTECTED, AND THE HORIZONTAL DIMENSIONS IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT. 2016 CMC 916.1 & 916.2
17. A SHEETROCK NAILING INSPECTION IS REQUIRED. - 2016 CRC R108.1.1
18. THE WALL SURFACE BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SUBJECT TO WATER SPLASH ARE CONSTRUCTED OF MATERIALS NOT ADVERSELY AFFECTED BY WATER. NOTE THE USE OF FIBER CEMENT, RISER MAT, REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS ON THE FLOOR PLAN. NOTE THAT WATER RESISTANT GYPSUM BOARD IS NO LONGER PERMITTED TO BE USED IN THESE LOCATIONS. -2016 CRC R702.4.2
19. *THE THREE-CAR GARAGE IS NON-CONFORMING AND THE REQUIRED SIDEYARD SETBACKS MAY* NOT BE RELAXED: 2016 CRC R106.1.1
20. NOTE THAT ALL ATTIC ACCESS OPENINGS ARE GASKETED TO PREVENT AIR LOSS. 2016 CEC 150.0(g)
21. A MINIMUM 30" DIA. CIRCLE IS PROVIDED AT THE SHOWER FLOOR. THE MINIMUM FLOOR AREA OF THE SHOWER COMPARTMENT IS 1024 SQUARE INCHES. 2016 CPC 408.6

REQUIRED FLOOR CLEARANCES AT WATER CLOSETS - TYPICAL





OPT. LOFT AT BDRM. 2

FLOOR PLAN KEY NOTES

Name	NOTE
002	CONCRETE DRIVE (BY OTHERS)
003	CONCRETE WALK (BY OTHERS)
004	CONCRETE PORCH SLAB (BY OTHERS) SLOPE 1/4" PER FOOT MINIMUM IN DIRECTION INDICATED
005	CONCRETE GARAGE SLAB - SLOPE 1/8" PER FOOT MINIMUM IN DIRECTION INDICATED
006	CONCRETE STOOP - 36" DEEP AND 2" WIDER THAN THE DOOR OPENING - SLOPE 1/4" PER FOOT MINIMUM TO DRAIN IN DIRECTION INDICATED
104	GARAGE AND/OR CARPORT WITH HABITABLE ROOMS ABOVE SHALL BE SEPARATED FROM THE RESIDENCE BY A MIN. 5/8" TYPE 'X' GYP. BD., OR EQ. STRUCTURE(S) SUPPORTING THE FLR./CLG. ASSEMBLY USED FOR WALL SEPARATION SHALL BE A MIN. 5/8" GYP. BD., OR EQ. PER CRC R302.2.5 & R302.6
110	PROVIDE SOLID WOOD DOOR, OR SOLID OR HONEYCOMB CORE STEEL DOORS, NOT LESS THAN 1-3/8" THICK, OR 20 MINUTE FIRE RATED DOOR. DOORS SHALL BE SELF CLOSING AND SELF LATCHING PER CRC SECTION R302.5.1.
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
305	TANKLESS WATER HEATER - MODEL RINNAI (R75LS) - INSTALL PER MANUFACTURER'S INSTRUCTIONS
309	TEMPERATURE AND PRESSURE RELIEF VALVE. DISCHARGE LINE TO THE OUTSIDE OUTSIDE PER 2016 CRC SECTION P2803
311	6" SQUARE FRESH AIR INTAKE
312	METAL FIREPLACE (GAS APPLIANCE) - HEIGHT PER PLAN - INSTALL PER MANUFACTURER'S INSTRUCTIONS. BY HEATILATOR MODEL# ND4842 ANSI Z21.88-2002

314	OPTIONAL NON COMBUSTIBLE HEARTH
321	AIR CONDITIONING CONDENSER LOCATION
322	FORCED AIR UNIT (FAU) ATTIC INSALLATION
325	PLUMBING FIXTURE ABOVE (TYP.) SEE UPPER FLOOR PLAN
336	5" DIA. G.I. DRYER VENT WITH APPROVED LINT TRAP - VENT THROUGH ROOF
344	WHOLE-BUILDING VENTILATION FAN PER ASHRAE 62.2, SECTION 4.
351	REFRIGERATOR SPACE WITH RECESSED COLD WATER BOX
355	SINK WITH GARBAGE DISPOSER
357	UTILITY SINK
359	DISHWASHER - ENERGY STAR
364	30" COOKTOP WITH EXHAUST HOOD AND LIGHT. OVEN BELOW. OPT. MICRO WITH FAN AND LIGHT IN LIEU OF EXH. HOOD ABOVE
372	WASHER SPACE WITH RECESSED WATER BOX AND DBL. WIDE SMITTY PAN
373	DRYER SPACE
375	DROP -IN TUB - SIZE PER PLAN
379	LASCO DARSEY 2 114HG-2PWP OR EQUIVALENT
380	TUB/ SHOWER - 32"X60" MODEL 2603DT - GELCOAT SURFACE - BY AQUATIC
382	SHATTERPROOF SHOWER DOOR/ ENCLOSURE
385	SHOWER - PREFABRICATED PAN - SIZE PER PLAN
388	30" CIRCLE PROVIDED AT SHOWER
392	PEDESTAL SINK
393	TOILET - PROVIDE MINIMUM 24" X 30" CLEAR FLOOR AREA IN FRONT OF TOILET

401	INTERIOR SOFFIT(S)/ DROPPED CEILING(S): HEIGHT PER PLAN
411	LINE OF FLOOR BELOW
416	30"x30" ATTIC ACCESS - DIMENSIONS ARE CLEAR. PER CEnC 150.0(a)1, ATTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS AND THE ATTIC ACCESS SHALL BE GASKETED TO PREVENT AIR LEAKAGE.
421	STUCCO CEILING: HEIGHT PER PLAN
425	WOOD SOFFIT - HEIGHT PER ELEVATION
427	STUCCO SOFFIT OVER WATERPROOFED STUCCO SHELF - SLOPE FRAMING FOR DRAINAGE (1/4" PER FOOT MINIMUM)
428	ARCHED STUCCO SOFFIT - SEE EXTERIOR ELEVATION
441	GYP. BD. SHELF/LOW WALL - WIDTH AND HEIGHT PER PLAN
442	2X PONY WALL - SIZE PER PLAN
444	+34"- +38" HANDRAIL (SEE DETAIL G/D6)
451	KITCHEN ISLAND - PROVIDE APPROVED UNDERGROUND CONDUIT FOR ELECTRIC SERVICE TO ISLAND
453	PANTRY
455	LINEN
456	LINEN (UPPER & LOWER)
457	LINEN (LOW ONLY)
458	WIRE SHELF
459	BASE CABINET
460	UPPER CABINET
462	SHELF AND POLE
464	SHELF (OR SHELVES)
465	VANITY
510	STUCCO OVER 1" RIGID FOAM OVER 1" RIGID FOAM WALL - HEIGHT PER ELEVATION
610	WOOD POST - SIZE PER STRUCTURAL

A
D A6.8 B
C

INTERIOR ELEVATION KEY

FLOOR AREA TABLE	PLAN 1945A	
LOWER FLOOR PLAN	777	SQ. FT.
UPPER FLOOR PLAN	1168	SQ. FT.
TOTAL	1945	SQ. FT.
1st GARAGE	217	SQ. FT.
2nd GARAGE	217	SQ. FT.
COVERED ENTRY	45	SQ. FT.

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

City of Clovis - Planning and Development Services
Approved for 2016 California Building Codes
16CDN
APR 07 2017
Building Division
Approved Plans Must Be Available On Job Site
Subject to Field Inspection
Approval Does Not Include Violations of Laws, Codes, and Ordinances
Approval Is Void If Work Is Not Commenced Within 180 Days

WILLIAM HEZMALHALCH ARCHITECTS INC.
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 : www.wharchitects.com fax 949 250 1529

LICENSED ARCHITECT
William Hezmalhalch
No. C 12920
REN 4-30-17
STATE OF CALIFORNIA

TRACT 5701-6143
SFD

PLAN 1945A TUSCAN - FLOOR PLANS AND OPTION

PLAN 1945

CLOVIS, CALIFORNIA

WILSON HOMES
FRESNO, CALIFORNIA

© 2017 WILLIAM HEZMALHALCH ARCHITECTS, INC.
WILLIAM HEZMALHALCH ARCHITECTS, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WILLIAM HEZMALHALCH ARCHITECTS, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WILLIAM HEZMALHALCH ARCHITECTS, INC. HARMLESS.
DO NOT SCALE PLANS

REVISIONS

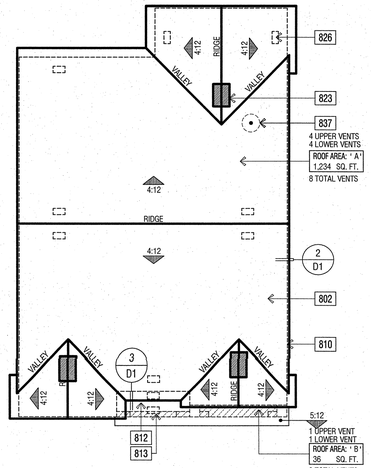
NO.	DATE	DESCRIPTION

PROJECT MANAGER :	MM
DESIGNER :	BH/AM
DRAWN BY :	-
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	04-10-15
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2014027.03
CAD FILE NAME :	A601

DATE: 03-23-17

SHEET: A6.1

2014027.03 - 03-23-2017 - 2016 CODE UPDATE



ROOF PLAN

SCALE: 1/8" = 1'-0"

ELEVATION REFERENCE:	A	ELEVATION STYLE:	TUSCAN		
ROOF MATERIAL	STANDARD ROOF DETAIL U.N.O.	FASCIA - U.N.O.	BARGE - U.N.O.	OVERHANG DIM. - U.N.O. EAVE	RAKE
LOW PROFILE CONCRETE 'S' TILE *EAGLE ROOFING" ICC# ESR-1900	1 D1	2X6	2X6	1'-0"	TIGHT

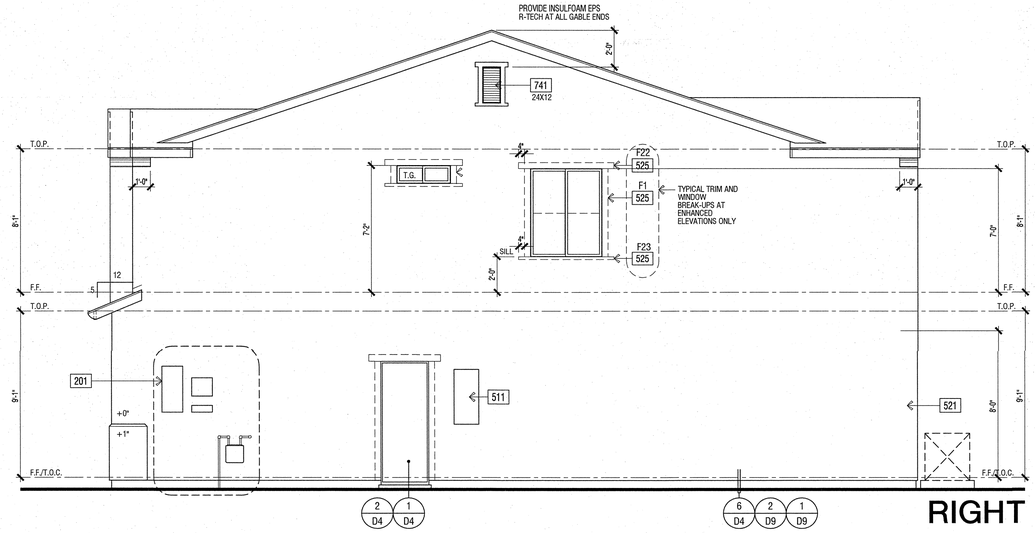
ROOF PLAN NOTES

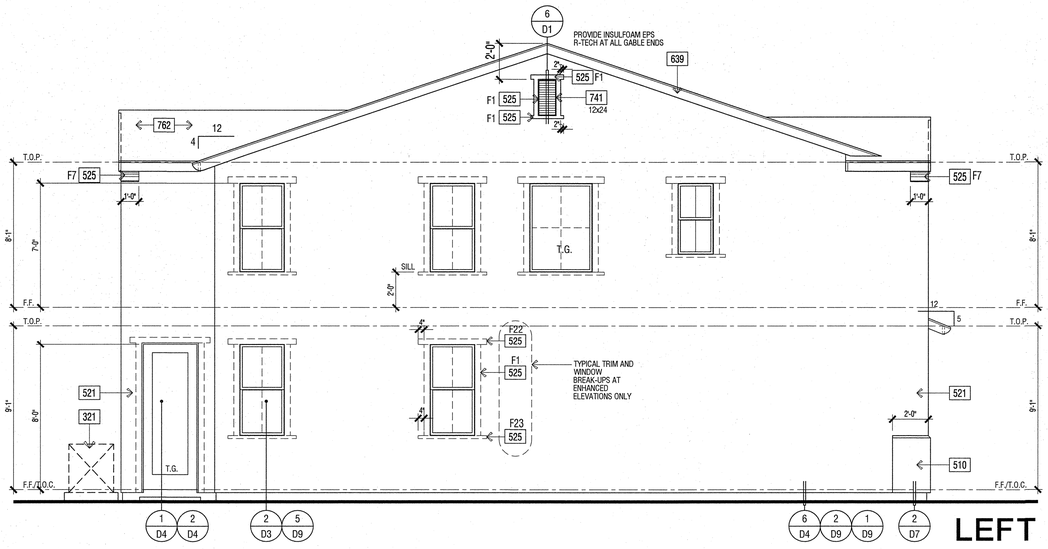
NOTE: MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS PER CEnC SECTION 110.10.

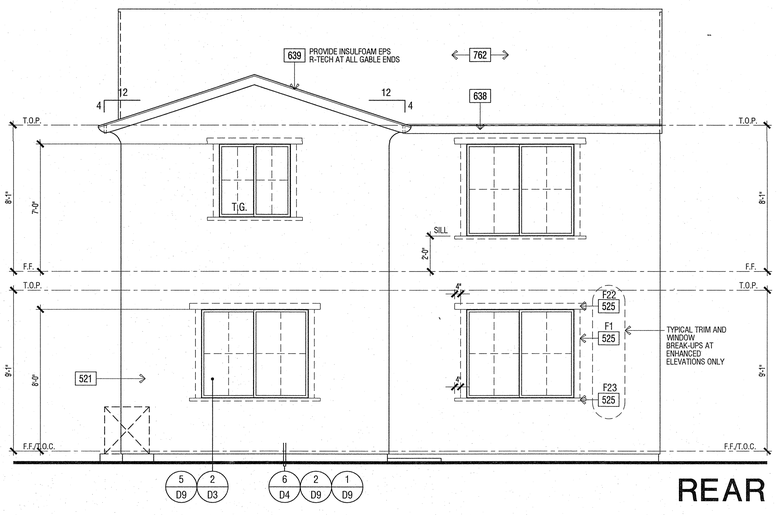
1. SEE GENERAL NOTES FOR ROOF NOTES.
2. SPARK ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. ATTIC ACCESS PER CRC SECTION R807.
4. PROVIDE ATTIC & SOFFIT VENTILATION PER CRC SECTION R806. PER CRC SECTION R806.2, THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF 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. AT LEAST 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 NO 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.

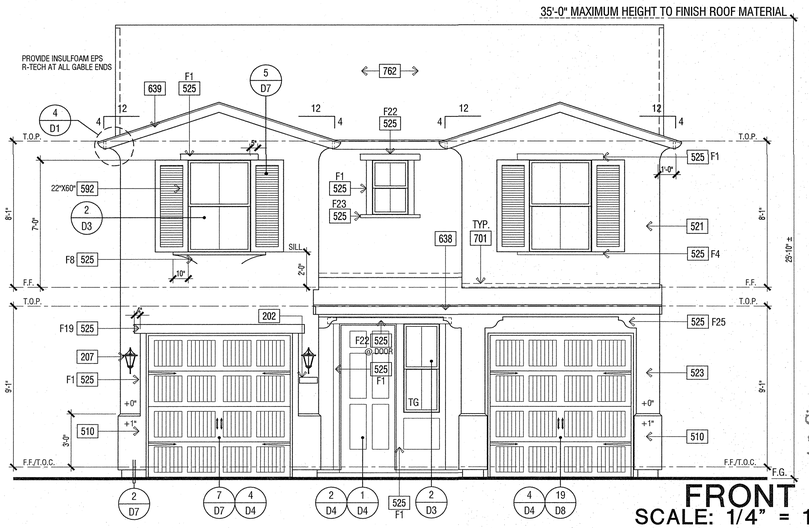
ROOF PLAN KEY NOTES

Name	NOTE
802	ROOFING - CONCRETE - LOW PROFILE "S" TILE BY EAGLE ROOFING ICC# ESR 1900
810	LINE OF WALL BELOW
812	STUCCO CEILING
813	STUCCO SOFFIT
823	MIN. 22"X30" CLEAR OPENING FOR ACCESS AND AIRFLOW CONTRACTOR TO VERIFY AIRFLOW TO ALL ATTIC AREAS
826	ROOF VENT - O'HAGIN "XL SERIES" CLOAKED VENT (ICC # NER-9650A)
837	PROVIDE 1" CONDUIT FROM THE ELECTRIC PANEL TO LOCATION IN ATTIC FOR FUTURE SOLAR INSTALLATION.









ELEVATION KEY NOTES

Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
202	ADDRESS NUMBER. 4" MIN. HIGH BUILDING ADDRESS CHARACTERS PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM THE STREET.
207	COACH LIGHT LOCATION
510	STUCCO OVER 2x FURRING - SIZE PER DETAIL
511	RECESS BOX FOR TANKLESS WATER HEATER - INSTALL PER MFR. INSTRUCTIONS
521	STUCCO - OMEGA DIAMOND WALL ONE COAT STUCCO ICC# ESR-1194 STUCCO TYPE 1 OR 11 PORTLAND CEMENT OVER SRAT 'R' GUARD ESR-1566 BY 'START R FOAM' OVER DUPONT TYVEK
523	STUCCO COLUMN - SIZE PER PLAN - INSTALL PER MFR. INSTRUCTIONS
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION (SEE SHEET D4/D5)
580	DECORATIVE FOAM ACCENT
592	SHUTTER - SIZE PER ELEVATION
601	WOOD TRIM - SIZE PER ELEVATION
638	2X6 WOOD FASCIA
639	2X6 WOOD BARGE BOARD
701	G.I. FLASHING
741	RECTANGULAR DECORATIVE G.I. METAL LOUVER VENT - SIZE PER ELEVATION
762	ROOFING - CONCRETE - LOW PROFILE "S" TILE TILE BY EAGLE ROOFING ICC# ESR 1900
TYP.	2 LAYERS OF OF GRADE 'D' BUILDING PAPER IS REQUIRED TO BE INSTALLED OVER WOOD SHEATHING. 2010 CRC R703.63

ROOF ATTIC AREA	A	1234 SQ. FT. / 177696 SQ. IN	CALCULATION FACTOR:	1/300
MIN. VENTILATION REQUIRED:	TOTAL	592 SQ. IN	TOTAL PROVIDED:	780 SQ. IN
MIN. VENTILATION REQUIRED:	HIGH	296 SQ. IN	TOTAL HIGH PROVID	390 SQ. IN
MIN. VENTILATION REQUIRED:	LOW	296 SQ. IN	TOTAL LOW PROVID:	390 SQ. IN

HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA
CLOAKED VENT - CONC.S-TILE	-	98 SQ. IN	X	4	390 SQ. IN
				TOTAL PROVIDED:	390 SQ. IN

LOW VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA
CLOAKED VENT - CONC.S-TILE	-	98 SQ. IN	X	4	390 SQ. IN
				TOTAL PROVIDED:	390 SQ. IN

ROOF ATTIC AREA	B	36 SQ. FT. / 5184 SQ. IN	CALCULATION FACTOR:	1/300
MIN. VENTILATION REQUIRED:	TOTAL	17 SQ. IN	TOTAL PROVIDED:	195 SQ. IN
MIN. VENTILATION REQUIRED:	HIGH	9 SQ. IN	TOTAL HIGH PROVID	98 SQ. IN
MIN. VENTILATION REQUIRED:	LOW	9 SQ. IN	TOTAL LOW PROVID:	98 SQ. IN

HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA
CLOAKED VENT - CONC.S-TILE	-	98 SQ. IN	X	1	98 SQ. IN
				TOTAL PROVIDED:	98 SQ. IN

LOW VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA
CLOAKED VENT - CONC.S-TILE	-	98 SQ. IN	X	1	98 SQ. IN
				TOTAL PROVIDED:	98 SQ. IN

WILLIAM HEZMALHALCH
ARCHITECTS INC.
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.wharchitects.com fax 949 250 1529

REGISTERED PROFESSIONAL ENGINEER
William Hezmalhalch
No. C 12920
REN 4-30-17
STATE OF CALIFORNIA

TRACT 5701-6143
SFD

PLAN 1945A TUSCAN - EXTERIOR ELEVATIONS AND ROOF PLAN

PLAN 1945

CLOVIS, CALIFORNIA

WILSON HOMES
FRESNO, CALIFORNIA

© 2017 WILLIAM HEZMALHALCH ARCHITECTS, INC.
WILLIAM HEZMALHALCH ARCHITECTS, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WILLIAM HEZMALHALCH ARCHITECTS, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WILLIAM HEZMALHALCH ARCHITECTS, INC. HARMLESS.
DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

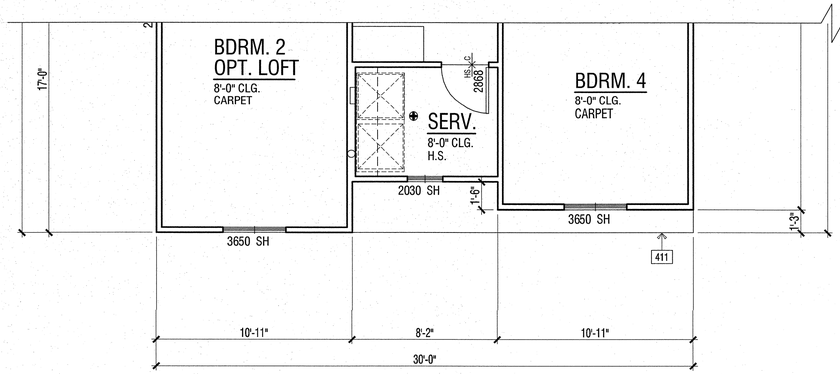
PROJECT MANAGER :	MM
DESIGNER :	BH/AM
DRAWN BY :	
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	04-10-15
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2014027.03
CAD FILE NAME :	A604

DATE: 03-23-17

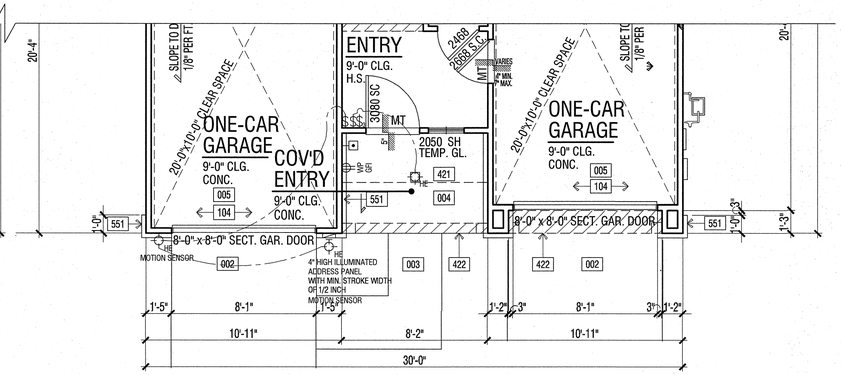
SHEET: A6.4

2014027.03 - 03-23-2017 - 2016 CODE UPDATE

City of Clovis - Planning & Development Services - Building Division - Approved Field Report - Subject to Field Inspection and Compliance with Applicable Codes, and Ordinances - Approved With Noted Conditions - 16SPN - APR 20 2017



UPPER FLOOR PLAN 1945C



LOWER FLOOR PLAN 1945C

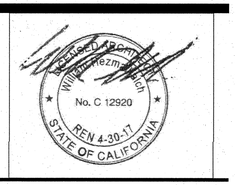
FLOOR AREA TABLE	PLAN 1945C
LOWER FLOOR PLAN	777 SQ. FT.
UPPER FLOOR PLAN	1168 SQ. FT.
TOTAL	1945 SQ. FT.
1st GARAGE	217 SQ. FT.
2nd GARAGE	217 SQ. FT.
COVERED ENTRY	45 SQ. FT.

FLOOR PLAN KEY NOTES	
Name	NOTE
002	CONCRETE DRIVE (BY OTHERS)
003	CONCRETE WALK (BY OTHERS)
004	CONCRETE PORCH SLAB (BY OTHERS) SLOPE 1/4" PER FOOT MINIMUM IN DIRECTION INDICATED
411	LINE OF FLOOR BELOW
421	STUCCO CEILING: HEIGHT PER PLAN
422	STUCCO SOFFIT: HEIGHT PER PLAN
551	MANUFACTURED ADHERED STUCCO STONE VENEER BY CULTURED STONE ICC-ES ESR-1364. INSTALL PER MANUFACTURER'S INSTRUCTIONS
610	WOOD POST - SIZE PER STRUCTURAL

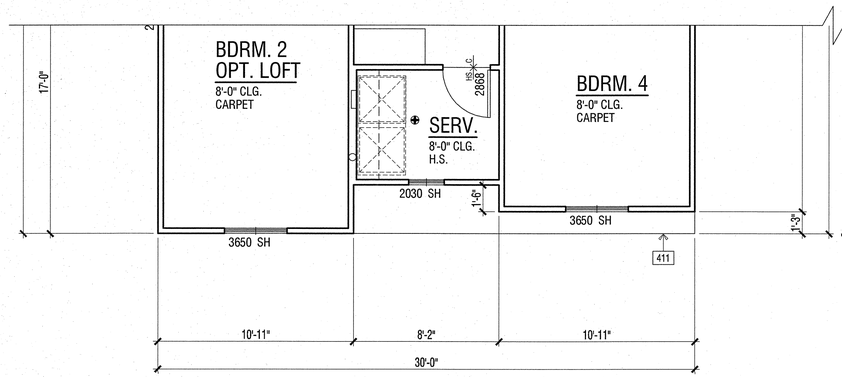
FLOOR PLAN NOTES

1. ATTICS: ACCESS PER CRC R807, DRAFTSTOPS PER CRC R302.12 AND VENTILATION PER R806.
2. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CRC R310. MEANS OF EGRESS PER CRC R311.
3. GLAZING PER CRC R303.1 & R308
4. FACTORY-BUILT FIREPLACES AND CHIMNEYS PER CRC R1004, R1005, R1006 CGBSC SECTION 4.503 & CEnC SECTION 150.0(e).
5. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.
6. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 507.0.
7. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
8. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC 305 & 308.
9. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.
10. THE SILL HEIGHT IS NOT TO EXCEED 44" FROM THE BOTTOM OF THE CLEAR OPENING IN SLEEPING ROOMS. 2016 CRC R31.0.1
11. IN UPPER FLOOR PLANS, ANY OPERABLE WINDOW WITH A SILL THAT IS LOCATED LESS THAN 24" ABOVE THE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW AT THE EXTERIOR, MUST BE PROTECTED BY A GUARD OR, HAVE FIXED GLASS. THE GUARD MAY NOT HAVE OPENINGS THAT A SPHERE 4" IN DIAMETER CAN PASS THROUGH. 2016 CRC R312.2
12. A SHEETROCK NAILING INSPECTION IN REQUIRED. 2016 CRC R109.1.4.2 & 2016 CBC 110.3.5
13. GLAZING IN A HAZARDOUS LOCATION IS REQUIRED TO BE GLAZED WITH SAFETY MATERIAL 2016 CRC R308
14. PROVIDE A 6" SQUARE FRESH AIR INTAKE FOR THE GAS APPLIANCE FIREPLACE 2016 T-24
15. VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED, OR 24" PROTECTED, AND THE HORIZONTAL DIMENSIONS IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT. 2016 CMC 916.1 & 916.2
16. A SHEETROCK NAILING INSPECTION IS REQUIRED. - 2016 CRC R106.1.1
17. THE WALL SURFACE BEHIND CERAMIC TILE OR OTHER RINSH WALL MATERIALS SUBJECT TO WATER SPLASH ARE CONSTRUCTED OF MATERIALS NOT ADVERSELY AFFECTED BY WATER. NOTE THE USE OF FIBER CEMENT, FIBER MAT, REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS ON THE FLOOR PLAN. NOTE THAT WATER RESISTANT GYPSUM BOARD IS NO LONGER PERMITTED TO BE USED IN THESE LOCATIONS. -2016 CRC R702.4.2
18. THE THREE CAR GARAGE IS NON-CONFORMING AND THE REQUIRED SIDEYARD SETBACKS MAY NOT BE RELAXED. 2016 CRC R106.1.1
19. NOTE THAT ALL ATTIC ACCESS OPENINGS ARE GASKETED TO PREVENT AIR LOSS. 2016 CEC 150.0(a)
20. A MINIMUM 30" DIA. CIRCLE IS PROVIDED AT THE SHOWER FLOOR. THE MINIMUM FLOOR AREA OF THE SHOWER COMPARTMENT IS 1024 SQUARE INCHES. 2016 CPC 408.6

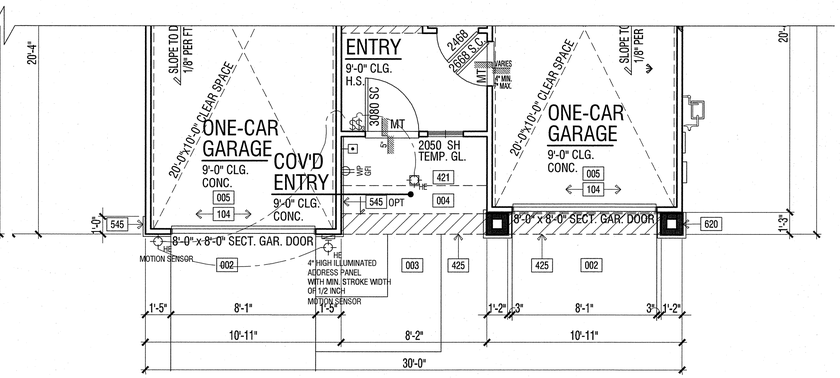
WILLIAM HEZMALHALCH
ARCHITECTS INC.
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.wharchitects.com fax 949 250 1529



TRACT 5701-6143
SFD



UPPER FLOOR PLAN 1945B



LOWER FLOOR PLAN 1945B

ADDENDA PLAN 1945B

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

FLOOR AREA TABLE	PLAN 1945B
LOWER FLOOR PLAN	777 SQ. FT.
UPPER FLOOR PLAN	1168 SQ. FT.
TOTAL	1945 SQ. FT.
1st GARAGE	217 SQ. FT.
2nd GARAGE	217 SQ. FT.
COVERED ENTRY	45 SQ. FT.

FLOOR PLAN KEY NOTES	
Name	NOTE
002	CONCRETE DRIVE (BY OTHERS)
003	CONCRETE WALK (BY OTHERS)
004	CONCRETE PORCH SLAB (BY OTHERS) SLOPE 1/4" PER FOOT MINIMUM IN DIRECTION INDICATED
411	LINE OF FLOOR BELOW
421	STUCCO CEILING: HEIGHT PER PLAN
425	WOOD SOFFIT - HEIGHT PER PLAN
545	THIN SET BRICK VENEER BY ENDICOTT BRICK - ASTM C-1088 - INSTALL PER MANUFACTURER'S INSTRUCTIONS
620	BUILT-UP WOOD COLUMN - SIZE PER PLAN

City of Clovis - Planning and Development Services
Approved
Shall Comply with Codes and Ordinances in Effect at Time of Building Permit Application
APR 20 2017
Building Division

PLAN 1945B AND PLAN 1945C ADDENDA PLANS

PLAN 1945
CLOVIS, CALIFORNIA

WILSON HOMES
FRESNO, CALIFORNIA

© 2017 WILLIAM HEZMALHALCH ARCHITECTS, INC.
WILLIAM HEZMALHALCH ARCHITECTS, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WILLIAM HEZMALHALCH ARCHITECTS, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WILLIAM HEZMALHALCH ARCHITECTS, INC. HARMLESS.

DO NOT SCALE PLANS

REVISIONS

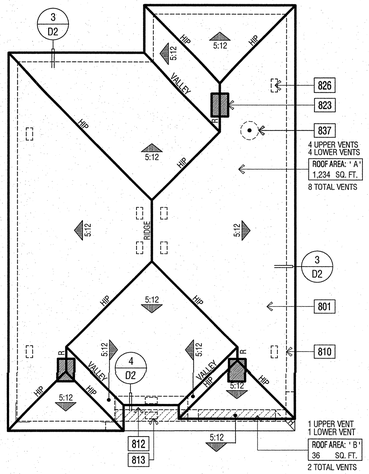
NO.	DATE	DESCRIPTION

PROJECT MANAGER :	MM
DESIGNER :	BH/AM
DRAWN BY :	
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	04-10-15
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2014027.03
CAD FILE NAME :	A605

DATE: 03-23-17

SHEET: A6.5

2014027.03 - 03-23-2017 - 2016 CODE UPDATE



ROOF PLAN

SCALE: 1/8" = 1'-0"

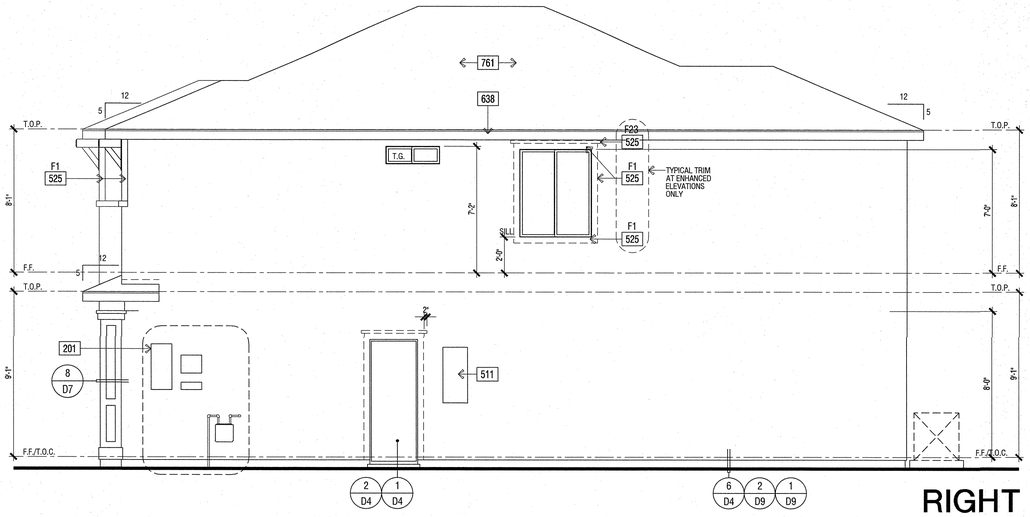
ELEVATION REFERENCE: B	ELEVATION STYLE: COTTAGE				
ROOF MATERIAL	STANDARD ROOF DETAIL U.N.O.	FASCIA - U.N.O.	BARGE - U.N.O.	OVERHANG DIM. - U.N.O. EAVE	RAKE
CONCRETE 'FLAT' TILE *EAGLE ROOFING* ICC# ESR-1900	1 D2	2X6	2X6	1'-0"	1'-0"

ROOF PLAN NOTES

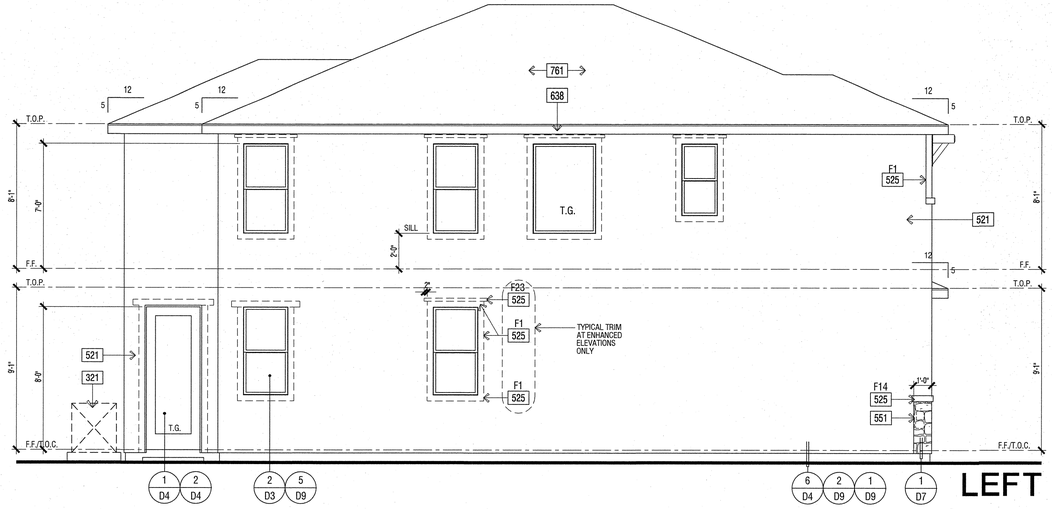
1. SEE GENERAL NOTES FOR ROOF NOTES.
2. SPARK ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. ATTIC ACCESS PER CRC SECTION R807.
4. PROVIDE ATTIC & SOFFIT VENTILATION PER CRC SECTION R806. TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT REDUCTION OF THE TOTAL AREA TO 1/300 IS PERMITTED PROVIDED THAT AT LEAST 50 PERCENT AND NO MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE THE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.
   AS AN ALTERNATIVE, THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO 1/300 WHEN A CLASS I OR II VAPOR BARRIER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING PER CRC SECTION R806.2.

ROOF PLAN KEY NOTES

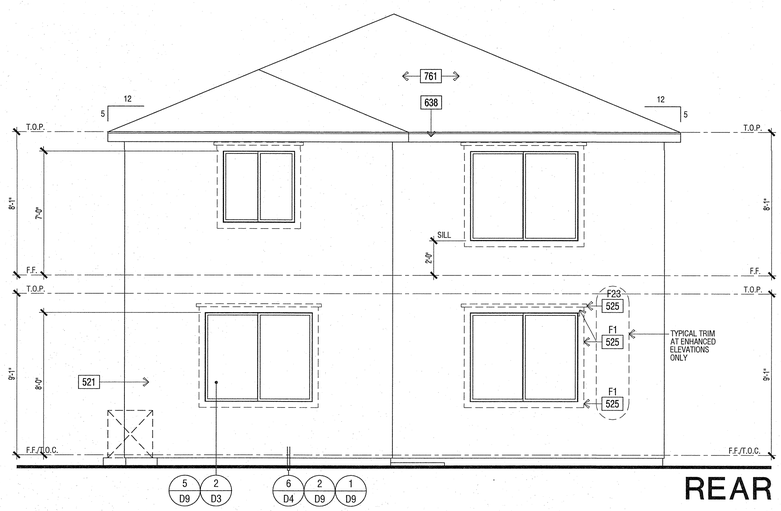
Name	NOTE
801	ROOFING - CONCRETE - *FLAT* TILE BY EAGLE ROOFING ICC# ESR 1900
810	LINE OF WALL BELOW
812	STUCCO CEILING
814	WOOD SOFFIT
823	MIN. 22"X30" CLEAR OPENING FOR ACCESS AND AIRFLOW CONTRACTOR TO VERIFY AIRFLOW TO ALL ATTIC AREAS
826	ROOF VENT - O'HAGIN *XL SERIES* CLOAKED VENT (ICC # NER-9650A)
837	PROVIDE 1" CONDUIT FROM THE ELECTRIC PANEL TO LOCATION IN ATTIC FOR FUTURE SOLAR INSTALLATION.



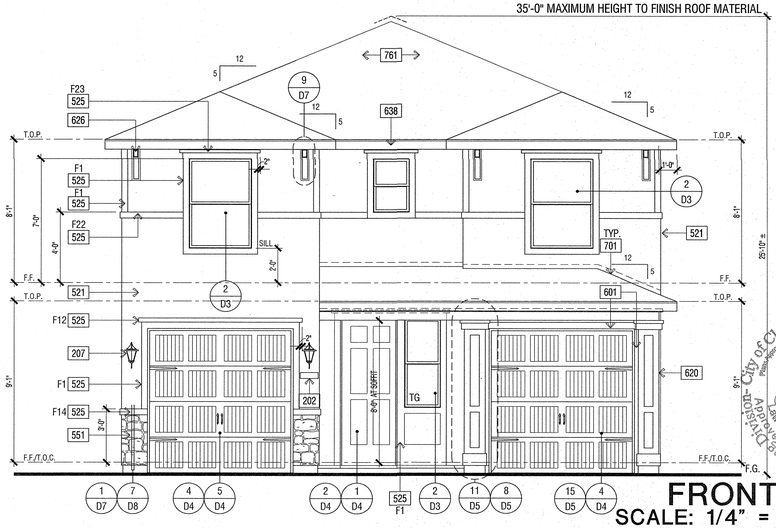
RIGHT



LEFT



REAR



FRONT

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

ELEVATION KEY NOTES

Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
202	ADDRESS NUMBER. 4" MIN. HIGH BUILDING ADDRESS CHARACTERS PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM THE STREET.
207	COACH LIGHT LOCATION
521	STUCCO - OMEGA DIAMOND WALL ONE COAT STUCCO ICC# ESR-1194 STUCCO TYPE 1 OR 11 PORTLAND CEMENT OVER SRAT 'R' GUARD ESR-1566 BY 'START R FOAM' OVER DUPONT TYVEK
511	RECESS BOX FOR TANKLESS WATER HEATER - INSTALL PER MFR. INSTRUCTIONS
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION (SEE SHEET D4)
551	MANUFACTURED ADHERED STUCCO STONE VENEER BY CULTURED STONE ICC-ES ESR-1364. INSTALL PER MANUFACTURER'S INSTRUCTIONS
601	WOOD TRIM - SIZE PER ELEVATION/DETAIL
620	BUILT-UP WOOD COLUMN - SIZE PER PLAN
603	WOOD CORNER TRIM - SIZE PER DETAIL 3/D5
650B	FIBER CEMENT LAP SIDING - 5 / 16" THICK 'HARDIPLANK' BY JAMESHARDIE ICC-ES NER 405 (OR EQUIVALENT). FINISH: SELECT CEDARMILL. EXPOSURE 6" (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)
626	OUTLOOKER ASSEMBLY - WOOD (SIZE/SHAPE PER ELEVATION)
638	2X6 WOOD FASCIA
639	2X6 WOOD BARGE BOARD
691	DECORATIVE METAL ACCENT - PER DETAIL
701	G.I. FLASHING
761	ROOFING - CONCRETE - *FLAT* TILE BY EAGLE ROOFING ICC# ESR 1900
TYP.	2 LAYERS OF OF GRADE 'D' BUILDING PAPER IS REQUIRED TO BE INSTALLED OVER WOOD SHEATHING. 2010 CRC R703.63

ROOF ATTIC AREA	A	1234 SQ. FT. / 177696 SQ. IN	CALCULATION FACTOR:	1/300
MIN. VENTILATION REQUIRED:	TOTAL	592 SQ. IN	TOTAL PROVIDED:	790 SQ. IN
MIN. VENTILATION REQUIRED:	HIGH	296 SQ. IN	TOTAL HIGH PROVID	395 SQ. IN
MIN. VENTILATION REQUIRED:	LOW	197 SQ. IN	TOTAL LOW PROVID	395 SQ. IN

HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY		FREE VENT AREA
CLOAKED VENT - CONC.FLAT TILE	-	99	SQ. IN X	4		395 SQ. IN
				TOTAL PROVIDED:		395 SQ. IN

LOW VENTILATION METHOD	SIZE	FREE AREA		QUANTITY		FREE VENT AREA
CLOAKED VENT - CONC.FLAT TILE	-	99	SQ. IN X	4		395 SQ. IN
				TOTAL PROVIDED:		395 SQ. IN

ROOF ATTIC AREA	B	36 SQ. FT. / 5184 SQ. IN	CALCULATION FACTOR:	1/300
MIN. VENTILATION REQUIRED:	TOTAL	17 SQ. IN	TOTAL PROVIDED:	198 SQ. IN
MIN. VENTILATION REQUIRED:	HIGH	9 SQ. IN	TOTAL HIGH PROVID	99 SQ. IN
MIN. VENTILATION REQUIRED:	LOW	3 SQ. IN	TOTAL LOW PROVID	99 SQ. IN

HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY		FREE VENT AREA
CLOAKED VENT - CONC.FLAT TILE	-	99	SQ. IN X	1		99 SQ. IN
				TOTAL PROVIDED:		99 SQ. IN

LOW VENTILATION METHOD	SIZE	FREE AREA		QUANTITY		FREE VENT AREA
CLOAKED VENT - CONC.FLAT TILE	-	99	SQ. IN X	1		99 SQ. IN
				TOTAL PROVIDED:		99 SQ. IN

WILLIAM HEZMALHALCH ARCHITECTS INC.
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.whrarchitects.com fax 949 250 1529

TRACT 5701-6143
SFD

PLAN 1945B REGENCY - EXTERIOR ELEVATIONS AND ROOF PLAN

PLAN 1945
CLOVIS, CALIFORNIA

WILSON HOMES
FRESNO, CALIFORNIA

© 2017 WILLIAM HEZMALHALCH ARCHITECTS, INC.
WILLIAM HEZMALHALCH ARCHITECTS, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WILLIAM HEZMALHALCH ARCHITECTS, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WILLIAM HEZMALHALCH ARCHITECTS, INC. HARMLESS.
DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

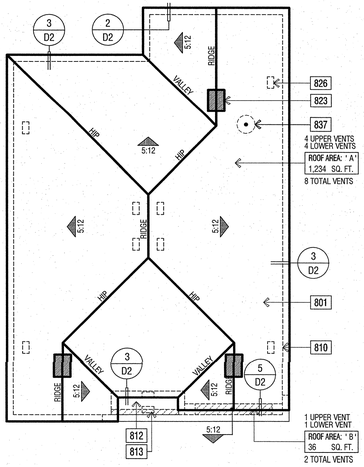
PROJECT MANAGER :	MM
DESIGNER :	BH/AM
DRAWN BY :	
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	04-10-15
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2014027.03
CAD FILE NAME :	A606

DATE: 03-23-17

SHEET: A6.6

2014027.03 - 03-23-2017 - 2016 CODE UPDATE

City of Clovis - Planning and Development Division
Approved Under the 2016 California Building Codes
16SPN
APR 20 2017
Building Division
Approved Field Appeals
Laws, codes, and Ordinances
Approved With Noted Conditions
Corrections - Building Division



ROOF PLAN

SCALE: 1/8" = 1'-0"

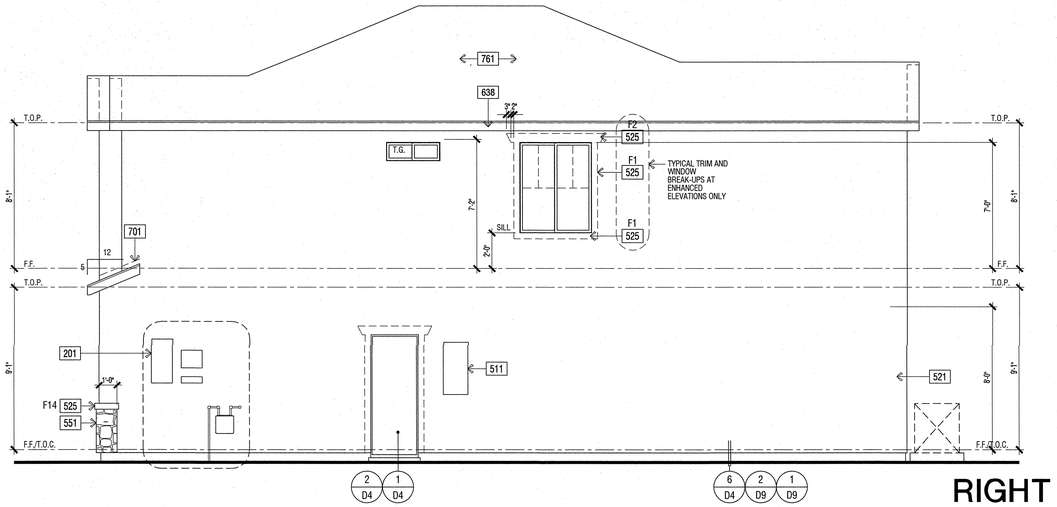
ELEVATION REFERENCE: C	ELEVATION STYLE: FRENCH COUNTRY				
ROOF MATERIAL	STANDARD ROOF DETAIL U.N.O.	FASCIA - U.N.O.	BARGE - U.N.O.	OVERHANG DIM. - U.N.O. EAVE	RAKE
CONCRETE 'FLAT' TILE *"EAGLE ROOFING" ICC# ESR-1900	1 D2	2X6	2X6	9"	9"

ROOF PLAN NOTES

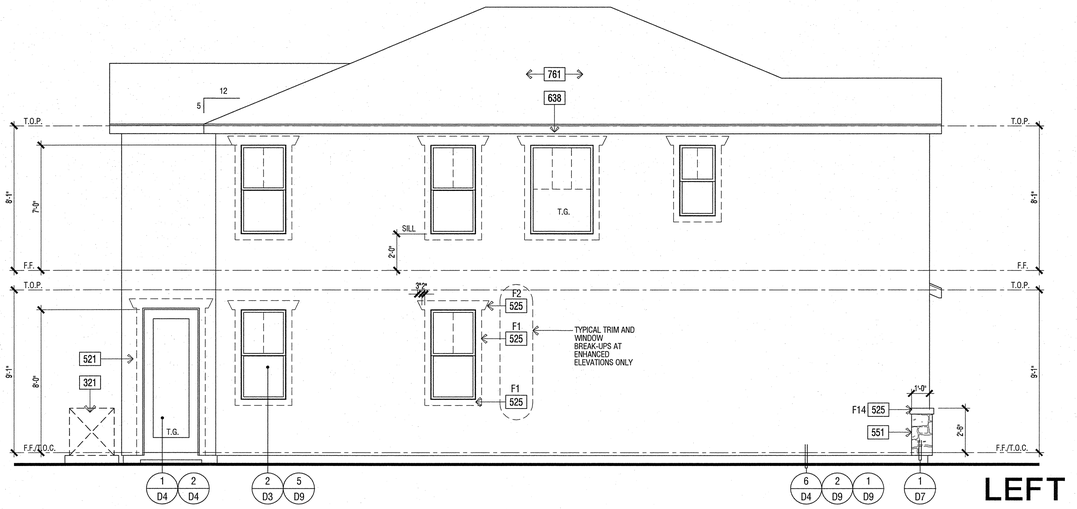
1. SEE GENERAL NOTES FOR ROOF NOTES.
2. SPARK ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. ATTIC ACCESS PER CRC SECTION R807.
4. PROVIDE ATTIC & SOFFIT VENTILATION PER CRC SECTION R806. TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT REDUCTION OF THE TOTAL AREA TO 1/300 IS PERMITTED PROVIDED THAT AT LEAST 50 PERCENT AND NO MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE THE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. AS AN ALTERNATIVE, THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO 1/300 WHEN A CLASS I OR II VAPOR BARRIER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING PER CRC SECTION R805.2.

ROOF PLAN KEY NOTES

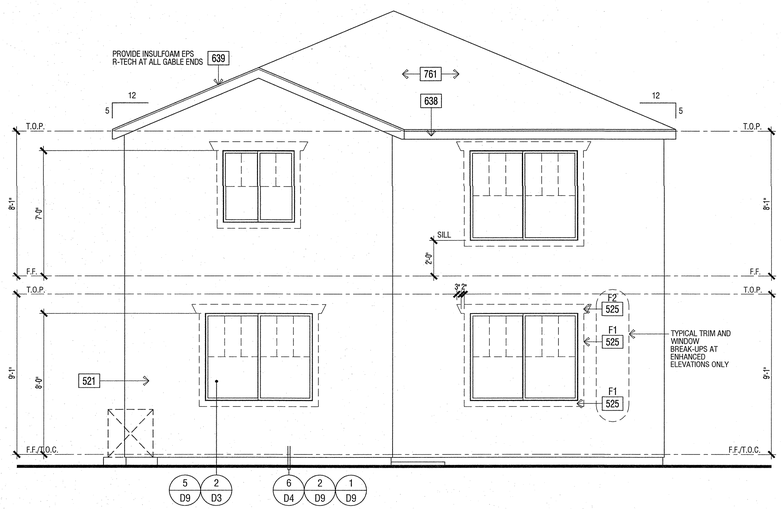
Name	NOTE
801	ROOFING - CONCRETE - *FLAT* TILE BY EAGLE ROOFING ICC# ESR 1900
810	LINE OF WALL BELOW
812	STUCCO CEILING
813	STUCCO SOFFIT
823	MIN. 22"X30" CLEAR OPENING FOR ACCESS AND AIRFLOW CONTRACTOR TO VERIFY AIRFLOW TO ALL ATTIC AREAS
826	ROOF VENT - O'HAGIN *XL SERIES* CLOAKED VENT (ICC # NER-9650A)
837	PROVIDE 1" CONDUIT FROM THE ELECTRIC PANEL TO LOCATION IN ATTIC FOR FUTURE SOLAR INSTALLATION.



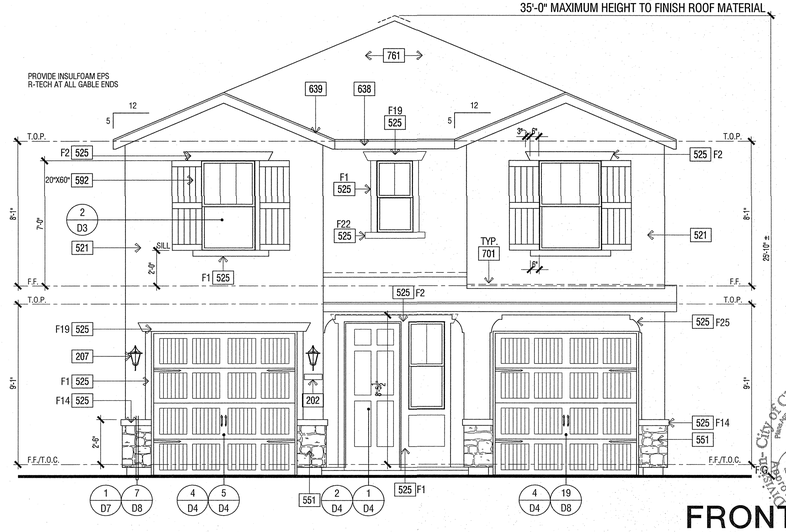
RIGHT



LEFT



REAR



FRONT

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

ELEVATION KEY NOTES

Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
202	ADDRESS NUMBER. 4" MIN. HIGH BUILDING ADDRESS CHARACTERS PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM THE STREET.
207	COACH LIGHT LOCATION
521	STUCCO - OMEGA DIAMOND WALL ONE COAT STUCCO ICC# ESR-1194 STUCCO TYPE 1 OR 11 PORTLAND CEMENT OVER SRAT 'R' GUARD ESR-1566 BY 'START R FOAM' OVER DUPONT TYVEK
511	RECESS BOX FOR TANKLESS WATER HEATER - INSTALL PER MFR. INSTRUCTIONS
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION (SEE SHEET D4)
551	MANUFACTURED ADHERED STUCCO STONE VENEER BY CULTURED STONE ICC-ES ESR-1364. INSTALL PER MANUFACTURER'S INSTRUCTIONS
592	SHUTTER - SIZE PER ELEVATION
601	WOOD OVER TRIM - SIZE PER ELEVATION
610	WOOD POST - SIZE PER STRUCTURAL
624	CORBEL - WOOD (SIZE/SHAPE PER DETAIL)
638	2X6 WOOD FASCIA
639	2X6 WOOD BARGE BOARD
650B	FIBER CEMENT LAP SIDING - 5 / 16" THICK 'HARDIPLANK' BY JAMESHARDIE ICC-ES NER 405 (OR EQUIVALENT). FINISH: SELECT CEDARMILL. EXPOSURE 6" (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)
701	G.I. FLASHING
761	ROOFING - CONCRETE - *FLAT* TILE BY EAGLE ROOFING ICC# ESR 1900
TYP.	2 LAYERS OF OF GRADE 'D' BUILDING PAPER IS REQUIRED TO BE INSTALLED OVER WOOD SHEATHING. 2010 CRC R703.63

ROOF ATTIC AREA	A	1234 SQ. FT. / 177696 SQ. IN	CALCULATION FACTOR:	1/300
MIN. VENTILATION REQUIRED:	TOTAL	592 SQ. IN	TOTAL PROVIDED:	790 SQ. IN
MIN. VENTILATION REQUIRED:	HIGH	296 SQ. IN	TOTAL HIGH PROVID	395 SQ. IN
MIN. VENTILATION REQUIRED:	LOW	197 SQ. IN	TOTAL LOW PROVID	395 SQ. IN

HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA
CLOAKED VENT - CONC.FLAT TILE	-	99	SQ. IN	X 4	395 SQ. IN
				TOTAL PROVIDED:	395 SQ. IN

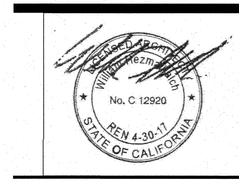
LOW VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA
CLOAKED VENT - CONC.FLAT TILE	-	99	SQ. IN	X 4	395 SQ. IN
				TOTAL PROVIDED:	395 SQ. IN

ROOF ATTIC AREA	B	36 SQ. FT. / 5184 SQ. IN	CALCULATION FACTOR:	1/300
MIN. VENTILATION REQUIRED:	TOTAL	17 SQ. IN	TOTAL PROVIDED:	198 SQ. IN
MIN. VENTILATION REQUIRED:	HIGH	9 SQ. IN	TOTAL HIGH PROVID	99 SQ. IN
MIN. VENTILATION REQUIRED:	LOW	3 SQ. IN	TOTAL LOW PROVID	99 SQ. IN

HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA
CLOAKED VENT - CONC.FLAT TILE	-	99	SQ. IN	X 1	99 SQ. IN
				TOTAL PROVIDED:	99 SQ. IN

LOW VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA
CLOAKED VENT - CONC.FLAT TILE	-	99	SQ. IN	X 1	99 SQ. IN
				TOTAL PROVIDED:	99 SQ. IN

WILLIAM HEZMALHALCH ARCHITECTS INC.
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.wharchitects.com fax 949 250 1529



TRACT 5701-6143
SFD

ELEVATIONS AND ROOF PLAN

PLAN 1945C FRENCH COUNTRY - EXTERIOR ELEVATIONS

PLAN 1945

CLOVIS, CALIFORNIA

WILSON HOMES
FRESNO, CALIFORNIA

© 2017 WILLIAM HEZMALHALCH ARCHITECTS, INC.
WILLIAM HEZMALHALCH ARCHITECTS, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WILLIAM HEZMALHALCH ARCHITECTS, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WILLIAM HEZMALHALCH ARCHITECTS, INC. HARMLESS.
DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

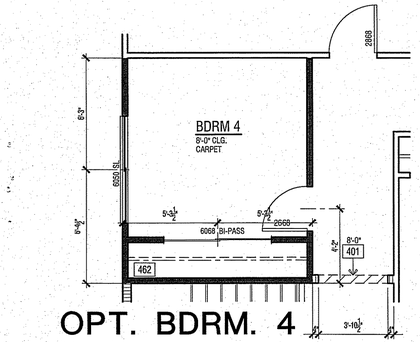
PROJECT MANAGER :	MM
DESIGNER :	BH/AM
DRAWN BY :	
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	04-10-15
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2014027.03
CAD FILE NAME :	A607

DATE: 03-23-17

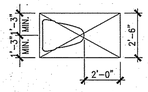
SHEET: A6.7

City of Clovis - Planning and Development Services Building Division
RECEIVED
APR 20 2017
Shall Be In Field Accordance With Approved Plans, Laws, Codes, and Ordinances. Approval Does Not Allow Violations Of Any Laws, Codes, Or Ordinances. Approval Does Not Cover Omissions Or Errors On Plans.

2014027.03 - 03-23-2017 - 2016 CODE UPDATE



REQUIRED FLOOR CLEARANCES AT WATER CLOSETS - TYPICAL

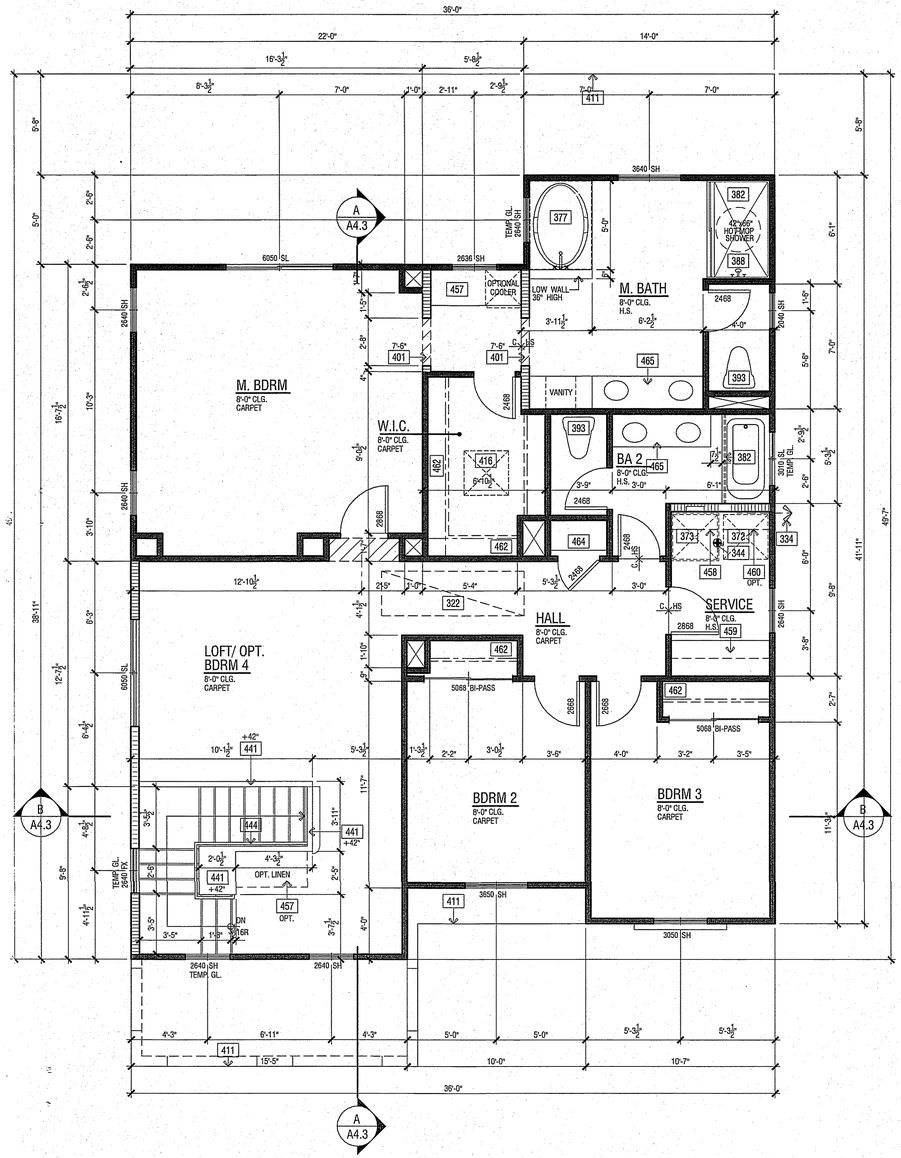


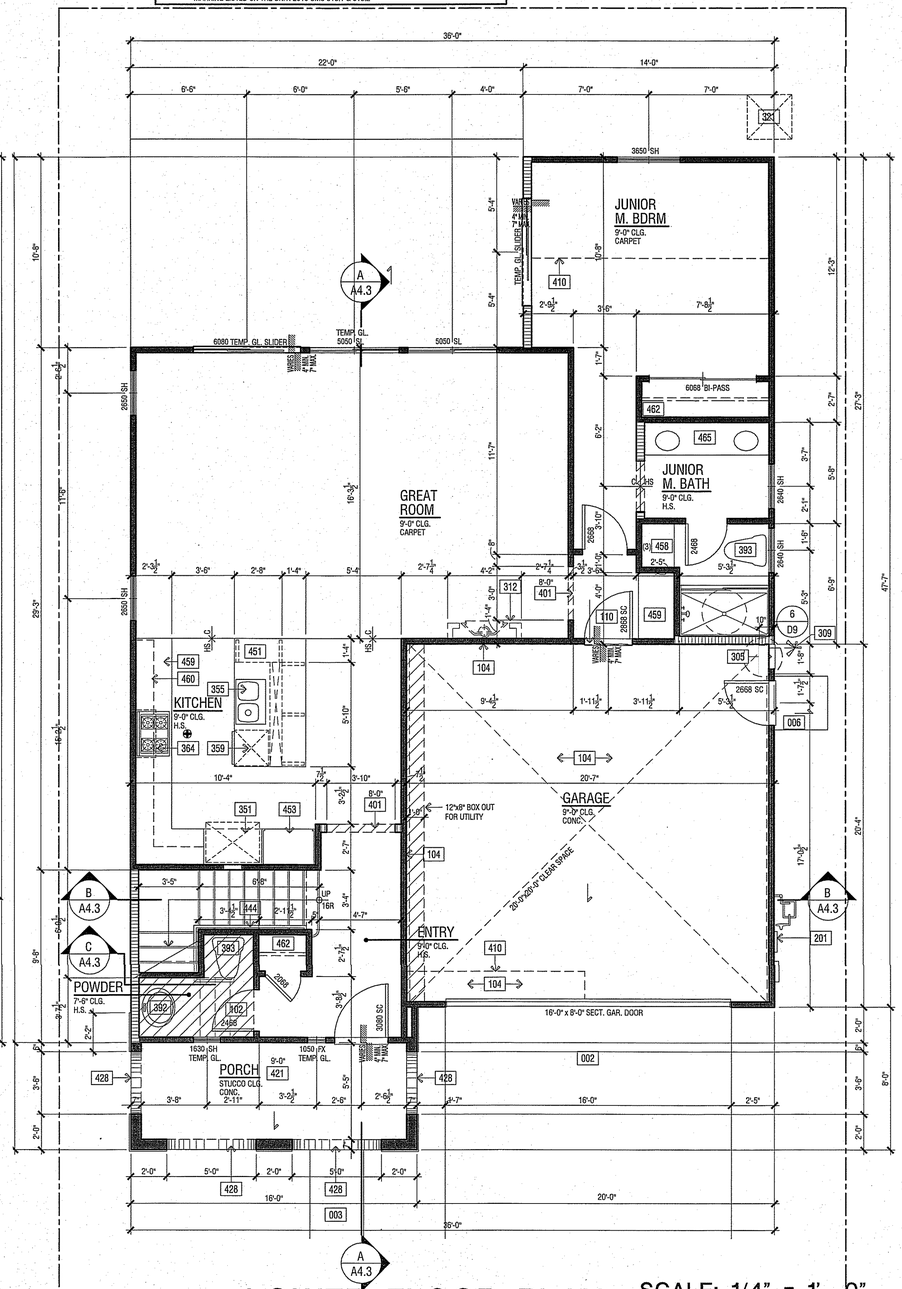
FLOOR PLAN NOTES

1. ATTICS: ACCESS PER CRC R807, DRAFTSTOPS PER CRC R302.12 AND VENTILATION PER R806.
2. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CRC R310. MEANS OF EGRESS PER CRC R311.
3. GLAZING PER CRC R303.1 & R308
4. FACTORY-BUILT FIREPLACES AND CHIMNEYS PER CRC R1004, R1005, R1006 CGBSC SECTION 4.503 & CEnC SECTION 150.0(e).
5. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.
6. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 507.0.
7. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
8. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC 305 & 308.
9. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.
10. THE SILL HEIGHT IS NOT TO EXCEED 44" FROM THE BOTTOM OF THE CLEAR OPENING IN SLEEPING ROOMS. 2016 CRC R31.0.1
11. IN UPPER FLOOR PLANS, ANY OPERABLE WINDOW WITH A SILL THAT IS LOCATED LESS THAN 24" ABOVE THE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW AT THE EXTERIOR, MUST BE PROTECTED BY A GUARD OR, HAVE FIXED GLASS. THE GUARD MAY NOT HAVE OPENINGS THAT A SPHERE 4" IN DIAMETER CAN PASS THROUGH. 2016 CRC R312.2
12. A SHEETROCK NAILING INSPECTION IN REQUIRED. 2016 CRC R109.1.4.2 & 2016 CBC 110.3.5
13. GLAZING IN A HAZARDOUS LOCATION IS REQUIRED TO BE GLAZED WITH SAFETY MATERIAL. 2016 CRC R308
14. PROVIDE A 6" SQUARE FRESH AIR INTAKE FOR THE GAS APPLIANCE FIREPLACE 2016 T-24
15. VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED, OR 24" PROTECTED, AND THE HORIZONTAL DIMENSIONS IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT. 2016 CMC 916.1 & 916.2
16. A SHEETROCK NAILING INSPECTION IS REQUIRED. - 2016 CRC R106.1.1
17. THE WALL SURFACE BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SUBJECT TO WATER SPLASH ARE CONSTRUCTED OF MATERIALS NOT ADVERSELY AFFECTED BY WATER. NOTE THE USE OF FIBER CEMENT, FIBER MAT, REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS ON THE FLOOR PLAN. NOTE THAT WATER RESISTANT GYPSUM BOARD IS NO LONGER PERMITTED TO BE USED IN THESE LOCATIONS. -2016 CRC R702.4.2
18. WHERE OCCURS, THE THREE CAR GARAGE IS NON-CONFORMING AND THE REQUIRED SIDEYARD SETBACKS MAY NOT BE RELAXED. 2016 CRC R106.1.1
19. NOTE THAT ALL ATTIC ACCESS OPENINGS ARE GASKETED TO PREVENT AIR LOSS. 2016 CEC 150.0(a)
20. A MINIMUM 30" DIA. CIRCLE IS PROVIDED AT THE SHOWER FLOOR. THE MINIMUM FLOOR AREA OF THE SHOWER COMPARTMENT IS 1024 SQUARE INCHES. 2016 CPC 408.6
21. AFTER INSTALLING WALL, CEILING, OR FLOOR INSULATION, THE INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER STATING THAT THE INSTALLATION WAS PERFORMED IN ACCORDANCE WITH TITLE 24 REQUIREMENTS.
22. THE BUILDER SHALL PROVIDE THE ORIGINAL OCCUPANT WITH THE LIST OF THE HEATING, COOLING, WATER HEATING AND LIGHTING SYSTEMS AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY. - CCR TITLE 20

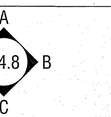
FLOOR PLAN KEY NOTES

Name	NOTE
001	CONCRETE SLAB (SEE STRUCTURAL DRAWINGS)
002	CONCRETE DRIVE (BY OTHERS)
003	CONCRETE WALK (BY OTHERS)
004	CONCRETE PORCH SLAB (BY OTHERS) SLOPE 1/4" PER FOOT MINIMUM IN DIRECTION INDICATED
005	CONCRETE GARAGE SLAB - SLOPE 1/8" PER FOOT MINIMUM IN DIRECTION INDICATED
006	CONCRETE STOOP - 36" DEEP AND 2" WIDER THAN THE DOOR OPENING - SLOPE 1/4" PER FOOT MINIMUM TO DRAIN IN DIRECTION INDICATED
010	CONCRETE PATIO (BY OTHERS)
102	ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD PER CRC SECTION R302.7.
104	GARAGE AND/OR CARPORT WITH HABITABLE ROOMS ABOVE SHALL BE SEPARATED FROM THE RESIDENCE BY A MIN. 5/8" TYPE 'X' GYP. BD., OR EQ. STRUCTURE(S) SUPPORTING THE FLR./CLG. ASSEMBLY USED FOR WALL SEPARATION SHALL BE A MIN. 5/8" GYP. BD., OR EQ. PER CRC R302.2.5 & R302.6
110	PROVIDE SOLID WOOD DOOR, OR SOLID OR HONEYCOMB CORE STEEL DOORS, NOT LESS THAN 1-3/8" THICK, OR 20 MINUTE FIRE RATED DOOR. DOORS SHALL BE SELF CLOSING AND SELF LATCHING PER CRC SECTION R302.5.1.
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
305	TANKLESS WATER HEATER - MODEL RINNAI (R75LS) - INSTALL PER MANUFACTURER'S INSTRUCTIONS
309	TEMPERATURE AND PRESSURE RELIEF VALVE. DISCHARGE LINE TO THE OUTSIDE PER CRC SECTION P2803
312	METAL FIREPLACE (GAS APPLIANCE) - HEIGHT PER PLAN - INSTALL PER MANUFACTURER'S INSTRUCTIONS. BY HEATILATOR MODEL# ND4842 ANSI Z21.88-2002
314	OPTIONAL NON COMBUSTIBLE HEARTH
321	AIR CONDITIONING CONDENSER LOCATION
322	FORCED AIR UNIT (FAU) ATTIC INSALLATION
334	4" DIA. G.I. DRYER VENT WITH APPROVED LINT TRAP - VENT TO OUTSIDE
342	RETURN AIR GRILL - SEE MECHANICAL
344	WHOLE HOUSE EXHAUST FAN PER 2010 CEC. REFER TO ATTACHED "SUMMARY OF THE 2016 ENERGY CODE ASHRAE 62.2 REQUIREMENTS"
351	REFRIGERATOR SPACE WITH RECESSED COLD WATER BOX
355	SINK WITH GARBAGE DISPOSER
357	UTILITY SINK
359	DISHWASHER - ENERGY STAR
364	30" COOKTOP WITH EXHAUST HOOD AND LIGHT. OVEN BELOW. OPT. MICRO WITH FAN AND LIGHT IN LIEU OF EXH. HOOD ABOVE
372	WASHER SPACE WITH RECESSED WATER BOX AND DBL. WIDE SMITTY PAN
373	DRYER SPACE
377	TUB - 42" X 60"
380	TUB/ SHOWER - 32"X60" MODEL 2603DT - GELCOAT SURFACE - BY AQUATIC
382	SHATTERPROOF SHOWER DOOR/ ENCLOSURE 22" MIN.
383	TUB ACCESS PANEL
386	SHOWER - PREFABRICATED STALL - 36"x60"X76" MODEL 1603DTS - GELCOAT SURFACE - BY AQUATIC
387	SHOWER - PREFABRICATED STALL - 36"x36"x75" MODEL# 363CTM-GELCOAT - BY AQUATIC
388	30" CIRCLE PROVIDED AT SHOWER
390	SHOWER SEAT - SLOPE ¼" MINIMUM TO DRAIN
392	PEDESTAL SINK
393	TOILET - PROVIDE MINIMUM 24" X 30" CLEAR FLOOR AREA IN FRONT OF TOILET
401	INTERIOR SOFFIT(S)/ DROPPED CEILING(S): HEIGHT PER PLAN
410	LINE OF FLOOR ABOVE
411	LINE OF FLOOR BELOW
412	OPEN TO ABOVE
413	OPEN TO BELOW
416	30"x30" ATTIC ACCESS - DIMENSIONS ARE CLEAR
417	22"X30" 1-HOUR ATTIC ACCESS-DIMENSIONS CLEAR
421	STUCCO CEILING: HEIGHT PER PLAN
422	STUCCO SOFFIT: HEIGHT PER PLAN
427	STUCCO SOFFIT OVER WATERPROOFED STUCCO SHELF - SLOPE FRAMING FOR DRAINAGE (1/4" PER FOOT MINIMUM)
428	ARCHED SOFFIT - SEE EXTERIOR ELEVATION
441	GYP. BD. SHELF/LOW WALL - WIDTH AND HEIGHT PER PLAN
442	2X PONY WALL - SIZE PER PLAN
444	+34"- +38" HANDRAIL (SEE DETAIL H/D5)
445	+42" GUARD (SEE DETAIL G/D5).
451	KITCHEN ISLAND - PROVIDE APPROVED UNDERGROUND CONDUIT FOR ELECTRIC SERVICE TO ISLAND
453	PANTRY WITH WIRE SHELVING
455	LINEN
456	LINEN (UPPER & LOWER)
457	LINEN (LOW ONLY)
458	WIRE SHELF
459	BASE CABINET
460	UPPER CABINET
462	SHELF AND POLE
464	SHELF (OR SHELVES)
465	VANITY





INTERIOR ELEVATION KEY



FLOOR AREA TABLE	PLAN 2438A
LOWER FLOOR PLAN	1,091 SQ. FT.
UPPER FLOOR PLAN	1,347 SQ. FT.
TOTAL	2,438 SQ. FT.
GARAGE	419 SQ. FT.
FRONT PORCH	96 SQ. FT.

WILLIAM HEZMALHALCH ARCHITECTS INC.
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.whrarchitects.com fax 949 250 1529

LICENSED ARCHITECT
William Hezmalhalch
No. C-12
REN 4-30-19
STATE OF CALIFORNIA

TRACT 5701-6143
SFD

PLAN 2438
CLOVIS, CALIFORNIA

WILSON HOMES
FRESNO, CALIFORNIA

© 2017 WILLIAM HEZMALHALCH ARCHITECTS, INC.

WILLIAM HEZMALHALCH ARCHITECTS, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WILLIAM HEZMALHALCH ARCHITECTS, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WILLIAM HEZMALHALCH ARCHITECTS, INC. HARMLESS.

DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

City of Clovis - Planning and Development Services - Building Division
Plans Approved Under the 2016 California Building Codes
Approved Subject to Compliance with Applicable Laws, Ordinances and Noted Corrections
JUL 07 2017

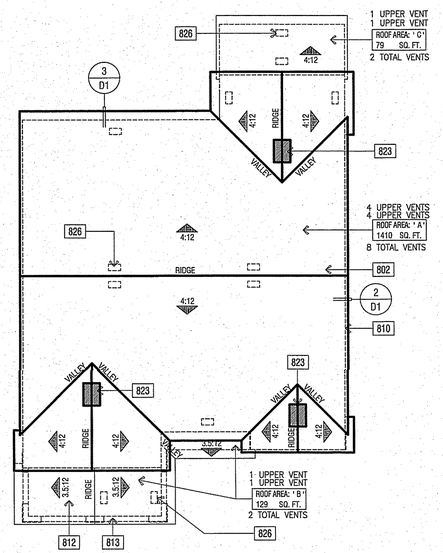
PROJECT MANAGER:	MM
DESIGNER:	BH/AM
DRAWN BY:	
REVIEWED BY:	-
1ST BLDG. DEPT. SUBMITTAL:	04-10-15
ISSUED FOR CONSTRUCTION:	-
JOB NUMBER:	2014027.00
CAD FILE NAME:	A401

DATE: 04-13-17

SHEET: A4.1

PLAN 2438A

2014027 - 04-13-17 - 2016 CODE UPDATE



ROOF PLAN

SCALE: 1/8" = 1'-0"

ELEVATION REFERENCE: A	ELEVATION STYLE: TUSCAN				
ROOF MATERIAL	STANDARD ROOF DETAIL U.N.O.	FASCIA - U.N.O.	BARGE - U.N.O.	OVERHANG DIM. - U.N.O. EAVE	RAKE
LOW PROFILE CONCRETE 'S' TILE "EAGLE ROOFING" ICC# ESR-1900	1 D1	2X6	2X6	1'-0"	TIGHT

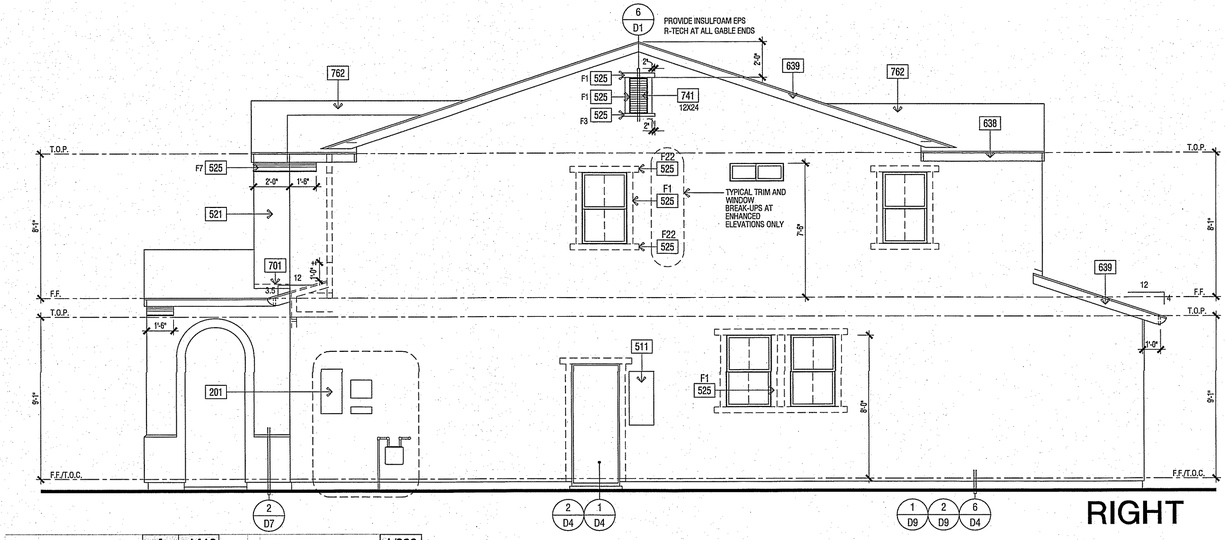
ROOF PLAN NOTES

NOTE: MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS PER CEnC SECTION 110.10.

1. SEE GENERAL NOTES FOR ROOF NOTES.
2. SPARK ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. ATTIC ACCESS PER CRC SECTION R807.
4. PROVIDE ATTIC & SOFFIT VENTILATION PER CRC SECTION R806. PER CRC SECTION R806.2, 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. AT LEAST 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 NO 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.

ROOF PLAN KEY NOTES

Name	NOTE
802	ROOFING - CONCRETE - LOW PROFILE "S" TILE TILE BY EAGLE ROOFING ICC# ESR 1900
810	LINE OF WALL BELOW
812	STUCCO CEILING
813	STUCCO SOFFIT
823	MIN. 22"X30" CLEAR OPENING FOR ACCESS AND AIRFLOW CONTRACTOR TO VERIFY AIRFLOW TO ALL ATTIC AREAS
826	ROOF VENT - O'HAGIN "XL SERIES" CLOAKED VENT (ICC # NER-9650A)



RIGHT

ELEVATION KEY NOTES	
Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
202	ADDRESS NUMBER. 4" MIN. HIGH BUILDING ADDRESS CHARACTERS PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM THE STREET.
207	COACH LIGHT LOCATION
521	STUCCO - OMEGA DIAMOND WALL ONE COAT STUCCO ICC# ESR-1194 STUCCO TYPE 1 OR 11 PORTLAND CEMENT OVER SRAT 'R' GUARD ESR-1566 BY 'START R FOAM' OVER DUPONT TYVEK
510	STUCCO OVER 1" RIGID FOAM OVER 1" RIGID FOAM WALL - HEIGHT PER ELEVATION
511	RECESS BOX FOR TANKLESS WATER HEATER - INSTALL PER MFR. INSTRUCTIONS
515	-2" STUCCO RECESS - SIZE PER ELEVATION - SLOPE SILL 1 /4" PER FT. MINIMUM
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION (SEE SHEET D4)
580	DECORATIVE FOAM ACCENT
592	SHUTTER - SIZE PER ELEVATION
638	2X6 WOOD FASCIA
639	2X6 WOOD BARGE BOARD
691	DECORATIVE METAL ACCENT - PER DETAIL
701	G.I. FLASHING
741	RECTANGULAR DECORATIVE G.I. METAL LOUVER VENT - SIZE PER ELEVATION
762	ROOFING - CONCRETE - LOW PROFILE "S" TILE TILE BY EAGLE ROOFING ICC# ESR 1900
TYP.	2 LAYERS OF OF GRADE 'D' BUILDING PAPER IS REQUIRED TO BE INSTALLED OVER WOOD SHEATHING. 2016 CRC R703.63

ANY OPERABLE WINDOW WITH A SILL THAT IS LOCATED LESS THAN 24" ABOVE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW AT THE EXTERIOR, MUST BE PROTECTED BY A GUARD OR, HAVE A FIXED GLASS. THE GUARD MAY NOT HAVE OPENINGS THAT A SPHERE 4" IN DIAMETER CAN PASS THROUGH. 2016 CBC 1405.13.2

ROOF ATTIC AREA	A	1410 SQ. FT.	CALCULATION FACTOR:	1/300
		203040 SQ. IN		
MIN. VENTILATION REQUIRED:	TOTAL	677 SQ. IN	TOTAL PROVIDED:	780 SQ. IN
MIN. VENTILATION REQUIRED:	HIGH	338 SQ. IN	TOTAL HIGH PROVID	390 SQ. IN
MIN. VENTILATION REQUIRED:	LOW	338 SQ. IN	TOTAL LOW PROVID	390 SQ. IN

HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY		FREE VENT AREA
CLOAKED VENT - CONC.S-TILE	-	98	SQ. IN X	4	390	SQ. IN
				TOTAL PROVIDED:	390	SQ. IN

LOW VENTILATION METHOD	SIZE	FREE AREA		QUANTITY		FREE VENT AREA
CLOAKED VENT - CONC.S-TILE	-	98	SQ. IN X	4	390	SQ. IN
				TOTAL PROVIDED:	390	SQ. IN

ROOF ATTIC AREA	B	129 SQ. FT.	CALCULATION FACTOR:	1/300
		18576 SQ. IN		
MIN. VENTILATION REQUIRED:	TOTAL	62 SQ. IN	TOTAL PROVIDED:	195 SQ. IN
MIN. VENTILATION REQUIRED:	HIGH	31 SQ. IN	TOTAL HIGH PROVID	98 SQ. IN
MIN. VENTILATION REQUIRED:	LOW	31 SQ. IN	TOTAL LOW PROVID	98 SQ. IN

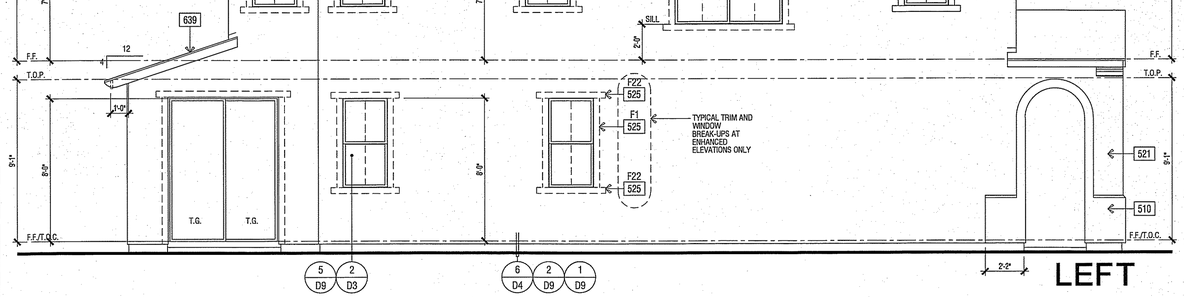
HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY		FREE VENT AREA
CLOAKED VENT - CONC.S-TILE	-	98	SQ. IN X	1	98	SQ. IN
				TOTAL PROVIDED:	98	SQ. IN

LOW VENTILATION METHOD	SIZE	FREE AREA		QUANTITY		FREE VENT AREA
CLOAKED VENT - CONC.S-TILE	-	98	SQ. IN X	1	98	SQ. IN
				TOTAL PROVIDED:	98	SQ. IN

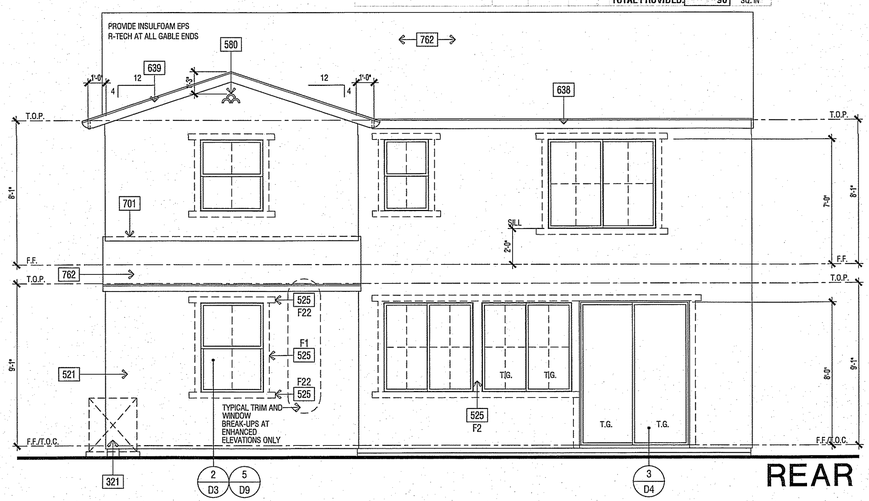
ROOF ATTIC AREA	C	79 SQ. FT.	CALCULATION FACTOR:	1/300
		11376 SQ. IN		
MIN. VENTILATION REQUIRED:	TOTAL	38 SQ. IN	TOTAL PROVIDED:	195 SQ. IN
MIN. VENTILATION REQUIRED:	HIGH	19 SQ. IN	TOTAL HIGH PROVID	98 SQ. IN
MIN. VENTILATION REQUIRED:	LOW	19 SQ. IN	TOTAL LOW PROVID	98 SQ. IN

HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY		FREE VENT AREA
CLOAKED VENT - CONC.S-TILE	-	98	SQ. IN X	1	98	SQ. IN
				TOTAL PROVIDED:	98	SQ. IN

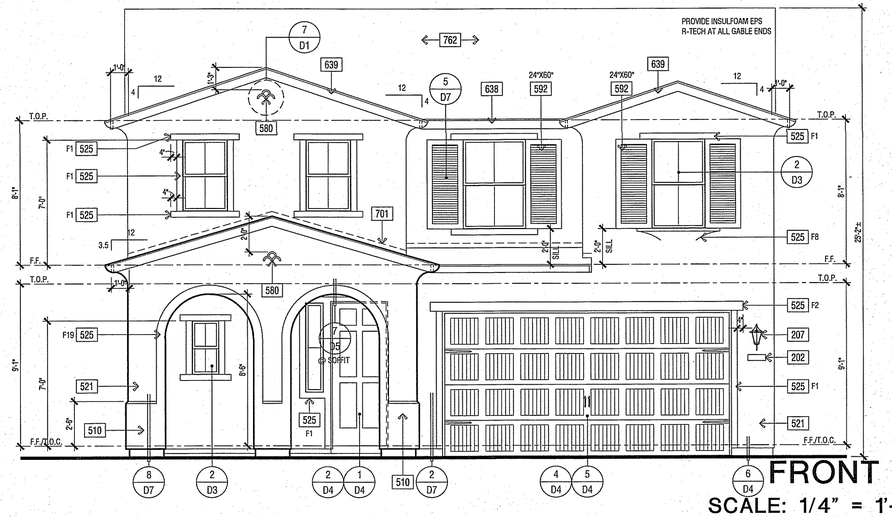
LOW VENTILATION METHOD	SIZE	FREE AREA		QUANTITY		FREE VENT AREA
CLOAKED VENT - CONC.S-TILE	-	98	SQ. IN X	1	98	SQ. IN
				TOTAL PROVIDED:	98	SQ. IN



LEFT



REAR



FRONT

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

WILLIAM HEZMALHALCH
ARCHITECTS INC.
2650 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.wharchitects.com fax 949 250 1529

LICENSED ARCHITECT
William Hezmalhalch
No. C-13454
REN 4-30-19
STATE OF CALIFORNIA

TRACT 5701-6143
SFD

PLAN 2438A - EXTERIOR ELEVATIONS AND ROOF PLAN

PLAN 2438
CLOVIS, CALIFORNIA

WILSON HOMES
FRESNO, CALIFORNIA

© 2017 WILLIAM HEZMALHALCH ARCHITECTS, INC.

WILLIAM HEZMALHALCH ARCHITECTS, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WILLIAM HEZMALHALCH ARCHITECTS, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WILLIAM HEZMALHALCH ARCHITECTS, INC. HARMLESS.

DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

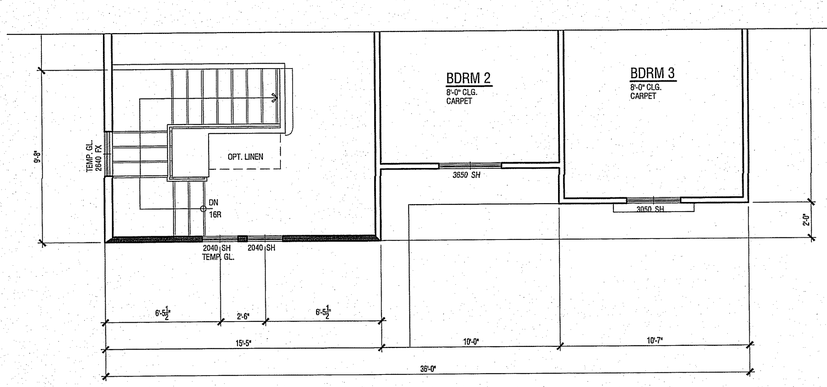
City of Clovis – Planning and Development Services – Building Division – Approved Under the 2016 California Building Codes – 16SPN – JUL 06 2017 – Final Approval Subject to Field Inspection and Other Applicable Requirements – Voided Corrections Must Be Resolved

PROJECT MANAGER :	MM
DESIGNER :	BH/AM
DRAWN BY :	
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	04-10-15
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2014027.00
CAD FILE NAME :	A404

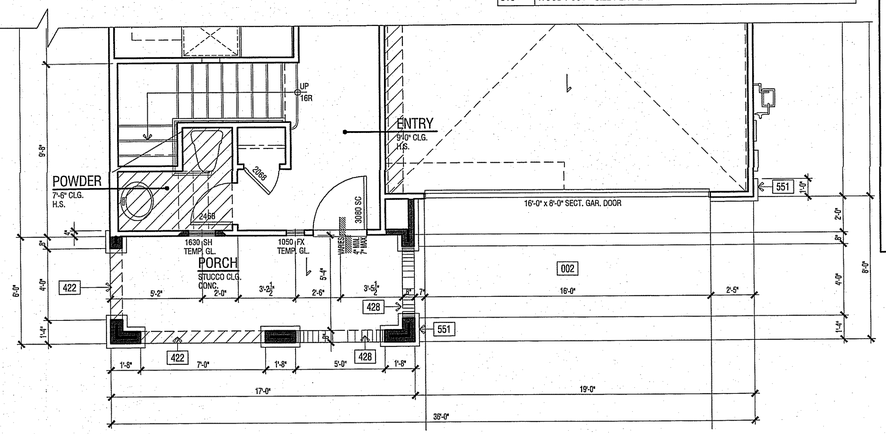
DATE: 04-13-17

SHEET: A4.4

2014027 - 04-13-17 - 2016 CODE UPDATE



UPPER FLOOR PLAN 2438C



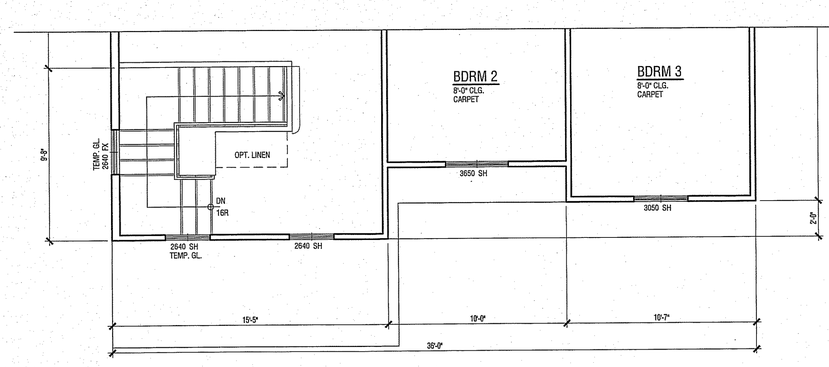
LOWER FLOOR PLAN 2438C

FLOOR PLAN KEY NOTES	
Name	NOTE
002	CONCRETE DRIVE (BY OTHERS)
003	CONCRETE WALK (BY OTHERS)
004	CONCRETE PORCH SLAB (BY OTHERS) SLOPE 1/4" PER FOOT MINIMUM IN DIRECTION INDICATED
421	STUCCO CEILING: HEIGHT PER PLAN
422	STUCCO SOFFIT: HEIGHT PER PLAN
428	ARCHED STUCCO SOFFIT - HEIGHT PER ELEVATION
503	STUCCO COLUMN - SIZE PER PLAN
551	MANUFACTURED ADHERED STUCCO STONE VENEER BY CULTURED STONE ICC-ES ESR-1364. INSTALL PER MANUFACTURER'S INSTRUCTIONS
610	WOOD POST - SIZE PER PLAN

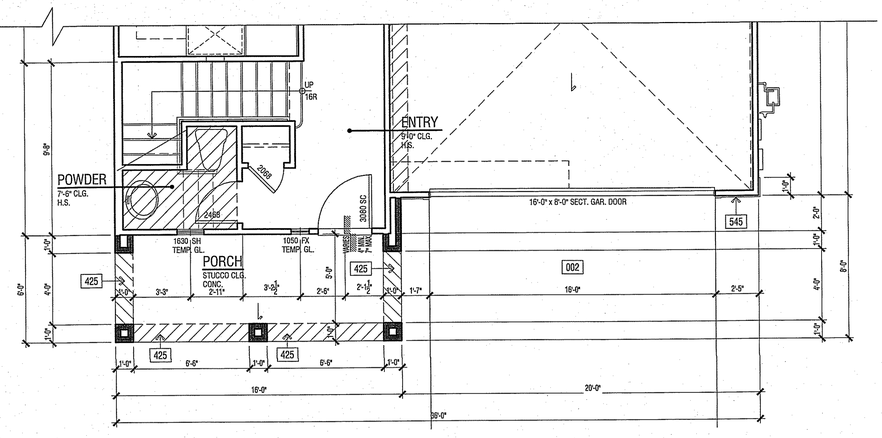
FLOOR AREA TABLE	PLAN 2438C
LOWER FLOOR PLAN	1,091 SQ. FT.
UPPER FLOOR PLAN	1,347 SQ. FT.
TOTAL	2,438 SQ. FT.
GARAGE	419 SQ. FT.
FRONT PORCH	96 SQ. FT.

FLOOR PLAN NOTES

1. ATTICS: ACCESS PER CRC R807, DRAFTSTOPS PER CRC R302.12 AND VENTILATION PER R806.
2. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CRC R310. MEANS OF EGRESS PER CRC R311.
3. GLAZING PER CRC R303.1 & R308
4. FACTORY-BUILT FIREPLACES AND CHIMNEYS PER CRC R1004, R1005, R1006 CGBSC SECTION 4.503 & CEnC SECTION 150.0(e).
5. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.
6. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 507.0.
7. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
8. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC 305 & 308.
9. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.
10. THE SILL HEIGHT IS NOT TO EXCEED 44" FROM THE BOTTOM OF THE CLEAR OPENING IN SLEEPING ROOMS. 2016 CRC R31.0.1
11. IN UPPER FLOOR PLANS, ANY OPERABLE WINDOW WITH A SILL THAT IS LOCATED LESS THAN 24" ABOVE THE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW AT THE EXTERIOR, MUST BE PROTECTED BY A GUARD OR, HAVE FIXED GLASS. THE GUARD MAY NOT HAVE OPENINGS THAT A SPHERE 4" IN DIAMETER CAN PASS THROUGH. 2016 CRC R312.2
12. A SHEETROCK NAILING INSPECTION IN REQUIRED. 2016 CRC R109.1.4.2 & 2016 CBC 110.3.5
13. GLAZING IN A HAZARDOUS LOCATION IS REQUIRED TO BE GLAZED WITH SAFETY MATERIAL 2016 CRC R308
14. PROVIDE A 6" SQUARE FRESH AIR INTAKE FOR THE GAS APPLIANCE FIREPLACE 2016 T-24
15. VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED, OR 24" PROTECTED, AND THE HORIZONTAL DIMENSIONS IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT. 2016 CMC 916.1 & 916.2
16. A SHEETROCK NAILING INSPECTION IS REQUIRED. - 2016 CRC R105.1.1
17. THE WALL SURFACE BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SUBJECT TO WATER SPLASH ARE CONSTRUCTED OF MATERIALS NOT ADVERSELY AFFECTED BY WATER. NOTE THE USE OF FIBER CEMENT, FIBER MAT, REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS ON THE FLOOR PLAN. NOTE THAT WATER RESISTANT GYPSUM BOARD IS NO LONGER PERMITTED TO BE USED IN THESE LOCATIONS. -2016 CRC R702.4.2
18. THE THREE CAR GARAGE IS NON-CONFORMING AND THE REQUIRED SIDEYARD SETBACKS MAY NOT BE RELAXED. 2016 CRC R105.1.1
19. NOTE THAT ALL ATTIC ACCESS OPENINGS ARE GASKETED TO PREVENT AIR LOSS. 2016 CEC 150.0(a)
20. A MINIMUM 30" DIA. CIRCLE IS PROVIDED AT THE SHOWER FLOOR. THE MINIMUM FLOOR AREA OF THE SHOWER COMPARTMENT IS 1024 SQUARE INCHES. 2016 CPC 408.6



UPPER FLOOR PLAN 2438B



LOWER FLOOR PLAN 2438B

FLOOR PLAN KEY NOTES	
Name	NOTE
002	CONCRETE DRIVE (BY OTHERS)
003	CONCRETE WALK (BY OTHERS)
004	CONCRETE PORCH SLAB (BY OTHERS) SLOPE 1/4" PER FOOT MINIMUM IN DIRECTION INDICATED
421	STUCCO CEILING: HEIGHT PER PLAN
425	WOOD SOFFIT - HEIGHT PER PLAN
545	THIN SET BRICK VENEER - INSTALL PER MANUFACTURER'S INSTRUCTIONS

FLOOR AREA TABLE	PLAN 2438B
LOWER FLOOR PLAN	1,091 SQ. FT.
UPPER FLOOR PLAN	1,347 SQ. FT.
TOTAL	2,438 SQ. FT.
GARAGE	419 SQ. FT.
FRONT PORCH	96 SQ. FT.

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

WILLIAM HEZMALHALCH
ARCHITECTS INC.
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.wharchitects.com fax 949 250 1529

REGISTERED PROFESSIONAL ENGINEER
William Hezmalhalch
No. C 12920
REN 4-30-17
STATE OF CALIFORNIA

TRACT 5701-6143
SFD

PLAN 2438B AND 2438C ADDENDA FLOOR PLANS

PLAN 2438

CLOVIS, CALIFORNIA

WILSON HOMES
FRESNO, CALIFORNIA

© 2017 WILLIAM HEZMALHALCH ARCHITECTS, INC.

WILLIAM HEZMALHALCH ARCHITECTS, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WILLIAM HEZMALHALCH ARCHITECTS, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WILLIAM HEZMALHALCH ARCHITECTS, INC. HARMLESS.

DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

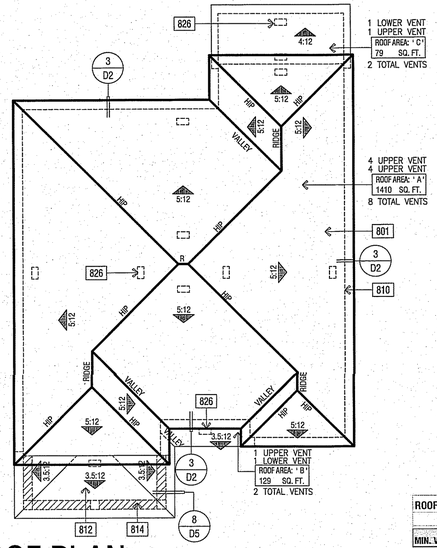
City of Clovis - Planning and Development Services Division - Building Section - Approved Under the 2016 California Building Codes - Approved Plans Must Be On Jobsite - 16SPN - JUL 07 2017 - Set of Approved Plans and Noted Corrections Shall Be On Jobsite At All Times

PROJECT MANAGER :	MM
DESIGNER :	BH/AM
DRAWN BY :	
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	04-10-15
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2014027.00
CAD FILE NAME :	A405

DATE: 04-13-17

SHEET: A4.5

2014027 - 04-13-17 - 2016 CODE UPDATE



ROOF PLAN

SCALE: 1/8" = 1'-0"

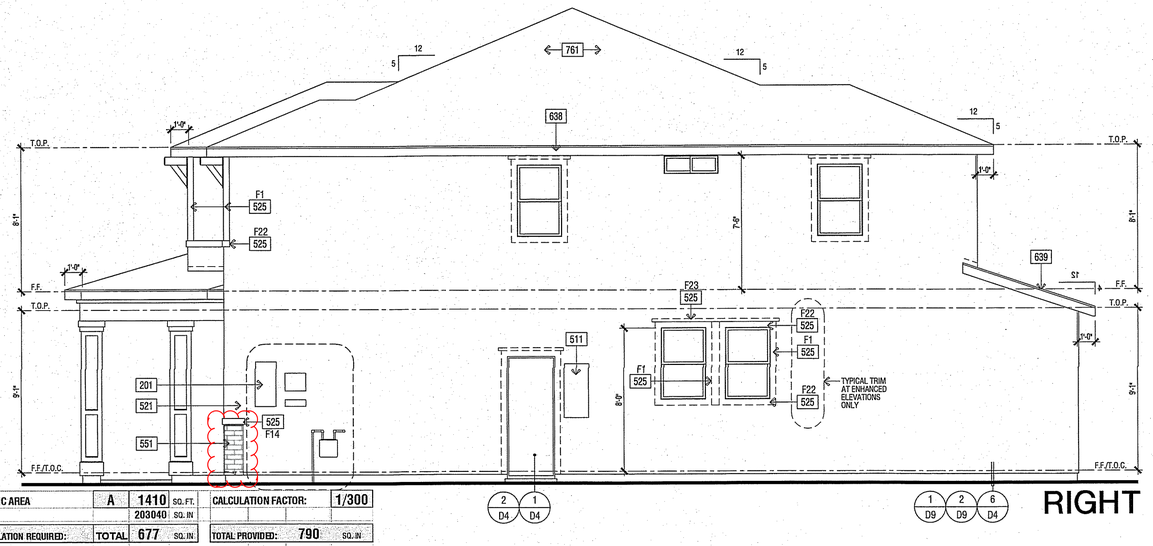
ELEVATION REFERENCE:	B	ELEVATION STYLE:	REGENCY			
ROOF MATERIAL	STANDARD ROOF DETAIL U.N.O.	FASCIA - U.N.O.	BARGE - U.N.O.	OVERHANG DIM. - U.N.O. EAVE	RAKE
CONCRETE 'FLAT' TILE *EAGLE ROOFING* ICC# ESR-1900	1 D2	2X6	2X6	1'-0"	1'-0"

ROOF PLAN NOTES

1. SEE GENERAL NOTES FOR ROOF NOTES.
2. SPARK ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. ATTIC ACCESS PER CRC SECTION R807.
4. PROVIDE ATTIC & SOFFIT VENTILATION PER CRC SECTION R806. TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT REDUCTION OF THE TOTAL AREA TO 1/300 IS PERMITTED PROVIDED THAT AT LEAST 50 PERCENT AND NO MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE THE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. AS AN ALTERNATIVE, THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO 1/300 WHEN A CLASS I OR II VAPOR BARRIER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING PER CRC SECTION R806.2.

ROOF PLAN KEY NOTES

Name	NOTE
801	ROOFING - CONCRETE - *FLAT* TILE BY EAGLE ROOFING ICC# ESR 1900
810	LINE OF WALL BELOW
812	STUCCO CEILING
814	WOOD SOFFIT
823	MIN. 22"X30" CLEAR OPENING FOR ACCESS AND AIRFLOW CONTRACTOR TO VERIFY AIRFLOW TO ALL ATTIC AREAS
826	ROOF VENT - O'HAGIN *XL SERIES* CLOAKED VENT (ICC # NER-9650A)



RIGHT

ROOF ATTIC AREA	A	1410 SQ. FT.	CALCULATION FACTOR:	1/300		
		203040 SQ. IN				
MIN. VENTILATION REQUIRED:	TOTAL	677 SQ. IN	TOTAL PROVIDED:	790	SQ. IN	
MIN. VENTILATION REQUIRED:	HIGH	338 SQ. IN	TOTAL HIGH PROVID	395	SQ. IN	
MIN. VENTILATION REQUIRED:	LOW	282 SQ. IN	TOTAL LOW PROVIDI	395	SQ. IN	

HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY		FREE VENT AREA	
CLOAKED VENT - CONC.FLAT TILE -		99	SQ. IN	X 4		395	SQ. IN
				TOTAL PROVIDED:		395	SQ. IN

LOW VENTILATION METHOD	SIZE	FREE AREA		QUANTITY		FREE VENT AREA	
CLOAKED VENT - CONC.FLAT TILE -		99	SQ. IN	X 4		395	SQ. IN
				TOTAL PROVIDED:		395	SQ. IN

ROOF ATTIC AREA	B	129 SQ. FT.	CALCULATION FACTOR:	1/300		
		18576 SQ. IN				
MIN. VENTILATION REQUIRED:	TOTAL	62 SQ. IN	TOTAL PROVIDED:	198	SQ. IN	
MIN. VENTILATION REQUIRED:	HIGH	31 SQ. IN	TOTAL HIGH PROVID	99	SQ. IN	
MIN. VENTILATION REQUIRED:	LOW	12 SQ. IN	TOTAL LOW PROVIDI	99	SQ. IN	

HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY		FREE VENT AREA	
CLOAKED VENT - CONC.FLAT TILE -		99	SQ. IN	X 1		99	SQ. IN
				TOTAL PROVIDED:		99	SQ. IN

LOW VENTILATION METHOD	SIZE	FREE AREA		QUANTITY		FREE VENT AREA	
CLOAKED VENT - CONC.FLAT TILE -		99	SQ. IN	X 1		99	SQ. IN
				TOTAL PROVIDED:		99	SQ. IN

ROOF ATTIC AREA	C	79 SQ. FT.	CALCULATION FACTOR:	1/300		
		11376 SQ. IN				
MIN. VENTILATION REQUIRED:	TOTAL	38 SQ. IN	TOTAL PROVIDED:	198	SQ. IN	
MIN. VENTILATION REQUIRED:	HIGH	19 SQ. IN	TOTAL HIGH PROVID	99	SQ. IN	
MIN. VENTILATION REQUIRED:	LOW	8 SQ. IN	TOTAL LOW PROVIDI	99	SQ. IN	

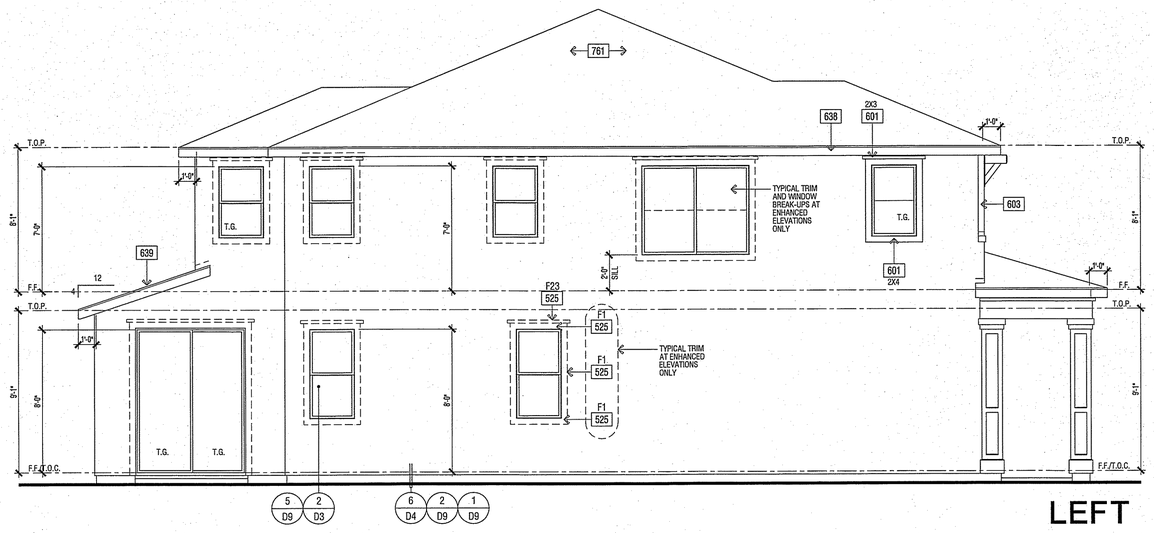
HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY		FREE VENT AREA	
CLOAKED VENT - CONC.FLAT TILE -		99	SQ. IN	X 1		99	SQ. IN
				TOTAL PROVIDED:		99	SQ. IN

LOW VENTILATION METHOD	SIZE	FREE AREA		QUANTITY		FREE VENT AREA	
CLOAKED VENT - CONC.FLAT TILE -		99	SQ. IN	X 1		99	SQ. IN
				TOTAL PROVIDED:		99	SQ. IN

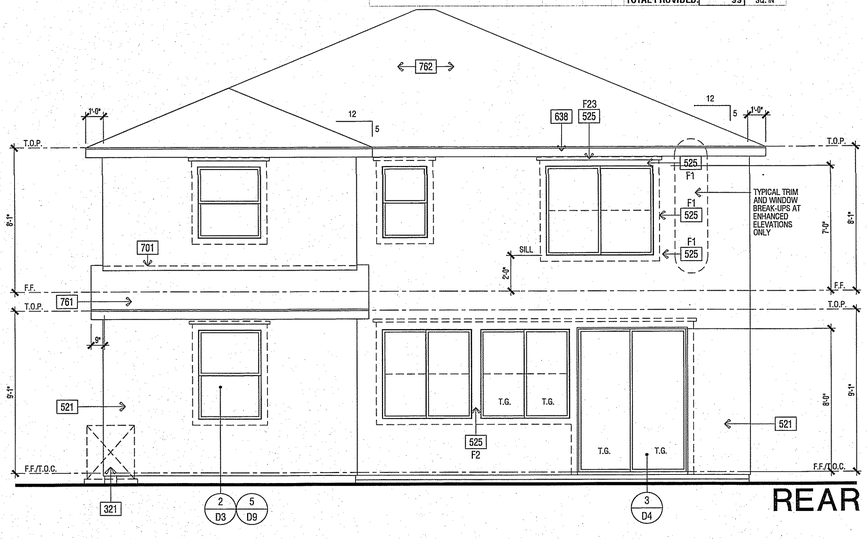
ELEVATION KEY NOTES

Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
202	ADDRESS NUMBER. 4" MIN. HIGH BUILDING ADDRESS CHARACTERS PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM THE STREET.
207	COACH LIGHT LOCATION
521	STUCCO - OMEGA DIAMOND WALL ONE COAT STUCCO ICC# ESR-1194 STUCCO TYPE 1 OR 11 PORTLAND CEMENT OVER SRAT 'R' GUARD ESR-1566 BY 'START R FOAM' OVER DUPONT TYVEK
511	RECESS BOX FOR TANKLESS WATER HEATER - INSTALL PER MFR. INSTRUCTIONS
515	-2" STUCCO RECESS - SIZE PER ELEVATION - SLOPE SILL 1 /4" PER FT. MINIMUM
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION (SEE SHEET D4)
551	THIN SET BRICK VENEER BY ENDICOTT BRICK - ASTM C-1088 - INSTALL PER MANUFACTURER'S INSTRUCTIONS
601	WOOD TRIM - SIZE PER ELEVATION
603	WOOD CORNER TRIM - SIZE PER DETAIL 3/D5
620	BUILT UP WOOD COLUMN
626	OUTLOOKER ASSEMBLY - WOOD (SIZE AND SHAPE PER DETAIL)
638	2X6 WOOD FASCIA
639	2X6 WOOD BARGE BOARD
650B	FIBER CEMENT LAP SIDING - 5 / 16" THICK 'HARDIPLANK' BY JAMESHARDIE ICC-ES NER 405 (OR EQUIVALENT). FINISH: SELECT CEDARMILL. EXPOSURE 6" (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)
675	DECORATIVE WOOD SHELF - PROVIDE SOLID BACKING AND MINIMUM 12"X12" ELASTOMERIC SHEET WATERPROOFING AT ALL MOUNTING POINTS/PENETRATIONS
701	G.I. FLASHING
761	ROOFING - CONCRETE - *FLAT* TILE BY EAGLE ROOFING ICC# ESR 1900
TYP.	2 LAYERS OF OF GRADE 'D' BUILDING PAPER IS REQUIRED TO BE INSTALLED OVER WOOD SHEATHING. 2016 CRC R703.63

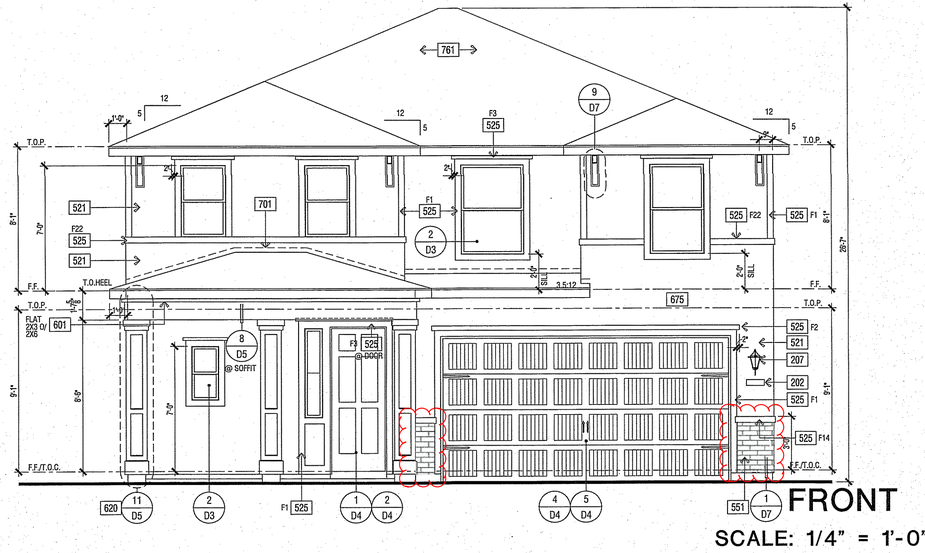
ANY OPERABLE WINDOW WITH A SILL THAT IS LOCATED LESS THAN 24" ABOVE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW AT THE EXTERIOR, MUST BE PROTECTED BY A GUARD OR, HAVE A FIXED GLASS. THE GUARD MAY NOT HAVE OPENINGS THAT A SPHERE 4" IN DIAMETER CAN PASS THROUGH. 2016 CBC 1405.13.2



LEFT



REAR



FRONT

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

WILLIAM HEZMALHALCH
ARCHITECTS INC.
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.whhcitects.com fax 949 250 1629

LICENSED ARCHITECT William Hezmalhalch REN 4-30-19 STATE OF CALIFORNIA

TRACT 5701-6143
SFD

PLAN 2438 EXTERIOR ELEVATIONS AND ROOF PLAN

PLAN 2438B EXTERIOR ELEVATIONS AND ROOF PLAN

CLOVIS, CALIFORNIA

WILSON HOMES
FRESNO, CALIFORNIA

© 2017 WILLIAM HEZMALHALCH ARCHITECTS, INC.

WILLIAM HEZMALHALCH ARCHITECTS, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WILLIAM HEZMALHALCH ARCHITECTS, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WILLIAM HEZMALHALCH ARCHITECTS, INC. HARMLESS.

DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

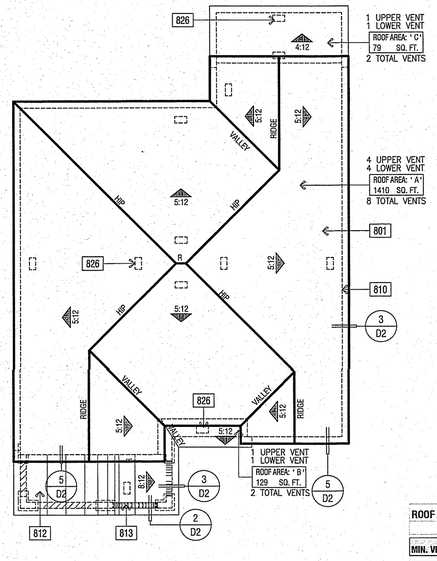
City of Clovis - Planning and Development Services - Building Division - Approved - Plans Conform to 2016 California Codes - 16SPN - JUL 07 2017 - Subject to Field Inspection and Compliance with Laws, Codes, and Ordinances - Approval Does Not Permit Violation of Any Laws, Codes, or Ordinances - Noted Corrections Shall Be Made

PROJECT MANAGER :	MM
DESIGNER :	BH/AM
DRAWN BY :	
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	04-10-15
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2014027.00
CAD FILE NAME :	A406

DATE: 04-13-17

SHEET: A4.6

2014027 - 04-13-17 - 2016 CODE UPDATE



ROOF PLAN

SCALE: 1/8" = 1'-0"

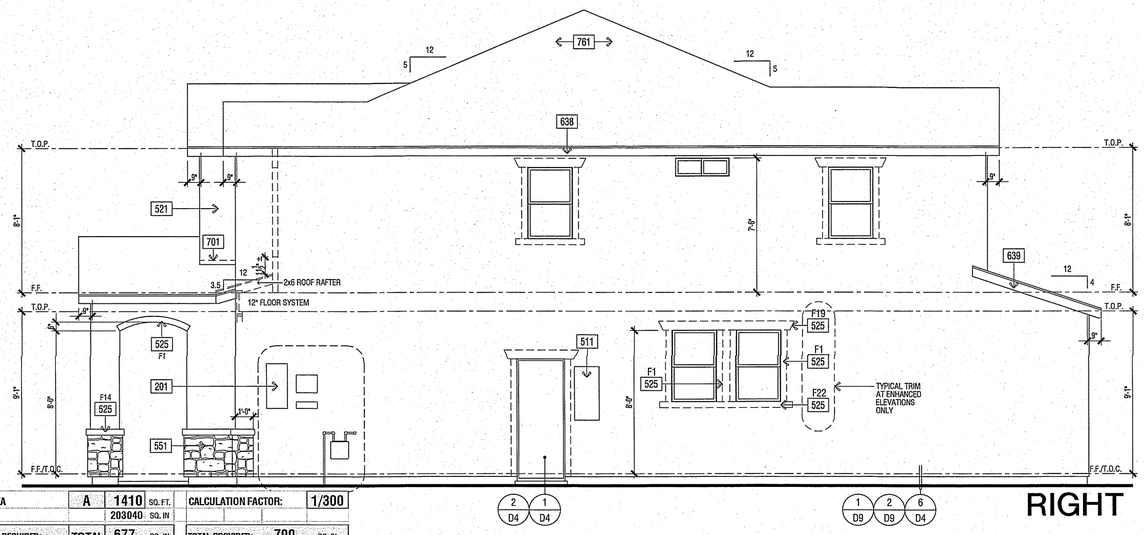
ELEVATION REFERENCE: C	ELEVATION STYLE: FRENCH COUNTRY				
ROOF MATERIAL	STANDARD ROOF DETAIL U.N.O.	FASCIA - U.N.O.	BARGE - U.N.O.	OVERHANG DIM. - U.N.O. EAVE	RAKE
CONCRETE 'FLAT' TILE *EAGLE ROOFING* ICC# ESR-1900	1 / D2	2X6	2X6	9"	9"

ROOF PLAN NOTES

1. SEE GENERAL NOTES FOR ROOF NOTES.
2. SPARK ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. ATTIC ACCESS PER CRC SECTION R807.
4. PROVIDE ATTIC & SOFFIT VENTILATION PER CRC SECTION R806. TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT REDUCTION OF THE TOTAL AREA TO 1/300 IS PERMITTED PROVIDED THAT AT LEAST 50 PERCENT AND NO MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE THE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.
   AS AN ALTERNATIVE, THE NET FREE CROSS-VENTILATION AREA MAY BE REDUCED TO 1/300 WHEN A CLASS I OR II VAPOR BARRIER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING PER CRC SECTION R806.2.

ROOF PLAN KEY NOTES

Name	NOTE
801	ROOFING - CONCRETE - *FLAT* TILE BY EAGLE ROOFING ICC# ESR 1900
810	LINE OF WALL BELOW
812	STUCCO CEILING
813	STUCCO SOFFIT
814	WOOD SOFFIT
823	MIN. 22"X30" CLEAR OPENING FOR ACCESS AND AIRFLOW CONTRACTOR TO VERIFY AIRFLOW TO ALL ATTIC AREAS
826	ROOF VENT - O'HAGIN *XL SERIES* CLOAKED VENT (ICC # NER-9650A)



RIGHT

ROOF ATTIC AREA	A	1410 SQ. FT.	CALCULATION FACTOR:		1/300
		203040 SQ. IN			
MIN. VENTILATION REQUIRED:	TOTAL	677 SQ. IN	TOTAL PROVIDED:	790	SQ. IN
MIN. VENTILATION REQUIRED:	HIGH	338 SQ. IN	TOTAL HIGH PROVID	395	SQ. IN
MIN. VENTILATION REQUIRED:	LOW	282 SQ. IN	TOTAL LOW PROVID	395	SQ. IN

HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY		FREE VENT AREA	
CLOAKED VENT - CONC.FLAT TILE	-	99	SQ. IN X	4		395	SQ. IN
				TOTAL PROVIDED:		395	SQ. IN

LOW VENTILATION METHOD	SIZE	FREE AREA		QUANTITY		FREE VENT AREA	
CLOAKED VENT - CONC.FLAT TILE	-	99	SQ. IN X	4		395	SQ. IN
				TOTAL PROVIDED:		395	SQ. IN

ROOF ATTIC AREA	B	129 SQ. FT.	CALCULATION FACTOR:		1/300
		18576 SQ. IN			
MIN. VENTILATION REQUIRED:	TOTAL	62 SQ. IN	TOTAL PROVIDED:	198	SQ. IN
MIN. VENTILATION REQUIRED:	HIGH	31 SQ. IN	TOTAL HIGH PROVID	99	SQ. IN
MIN. VENTILATION REQUIRED:	LOW	12 SQ. IN	TOTAL LOW PROVID	99	SQ. IN

HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY		FREE VENT AREA	
CLOAKED VENT - CONC.FLAT TILE	-	99	SQ. IN X	1		99	SQ. IN
				TOTAL PROVIDED:		99	SQ. IN

LOW VENTILATION METHOD	SIZE	FREE AREA		QUANTITY		FREE VENT AREA	
CLOAKED VENT - CONC.FLAT TILE	-	99	SQ. IN X	1		99	SQ. IN
				TOTAL PROVIDED:		99	SQ. IN

ROOF ATTIC AREA	C	79 SQ. FT.	CALCULATION FACTOR:		1/300
		11376 SQ. IN			
MIN. VENTILATION REQUIRED:	TOTAL	38 SQ. IN	TOTAL PROVIDED:	198	SQ. IN
MIN. VENTILATION REQUIRED:	HIGH	19 SQ. IN	TOTAL HIGH PROVID	99	SQ. IN
MIN. VENTILATION REQUIRED:	LOW	8 SQ. IN	TOTAL LOW PROVID	99	SQ. IN

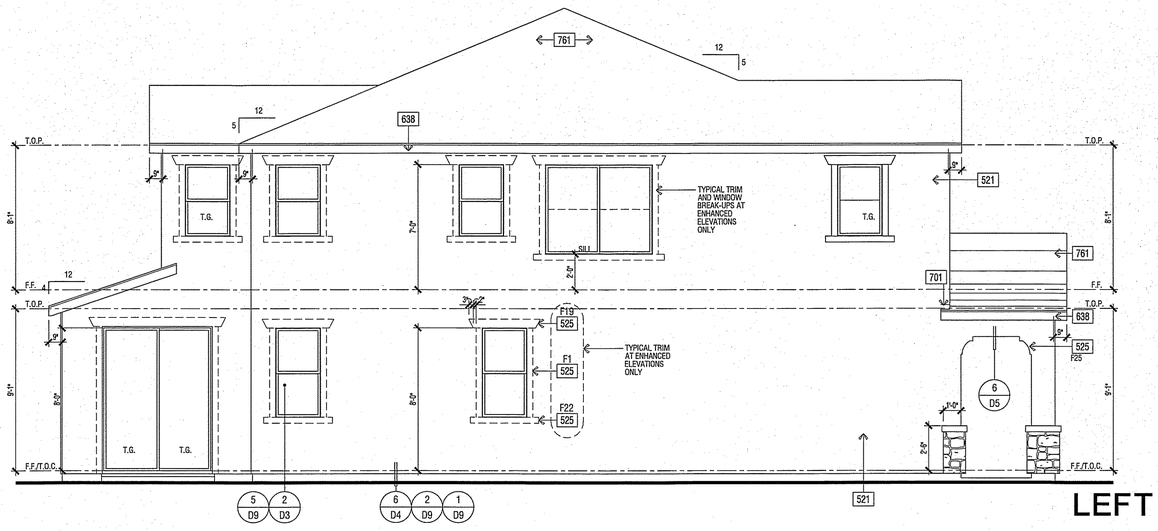
HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY		FREE VENT AREA	
CLOAKED VENT - CONC.FLAT TILE	-	99	SQ. IN X	1		99	SQ. IN
				TOTAL PROVIDED:		99	SQ. IN

LOW VENTILATION METHOD	SIZE	FREE AREA		QUANTITY		FREE VENT AREA	
CLOAKED VENT - CONC.FLAT TILE	-	99	SQ. IN X	1		99	SQ. IN
				TOTAL PROVIDED:		99	SQ. IN

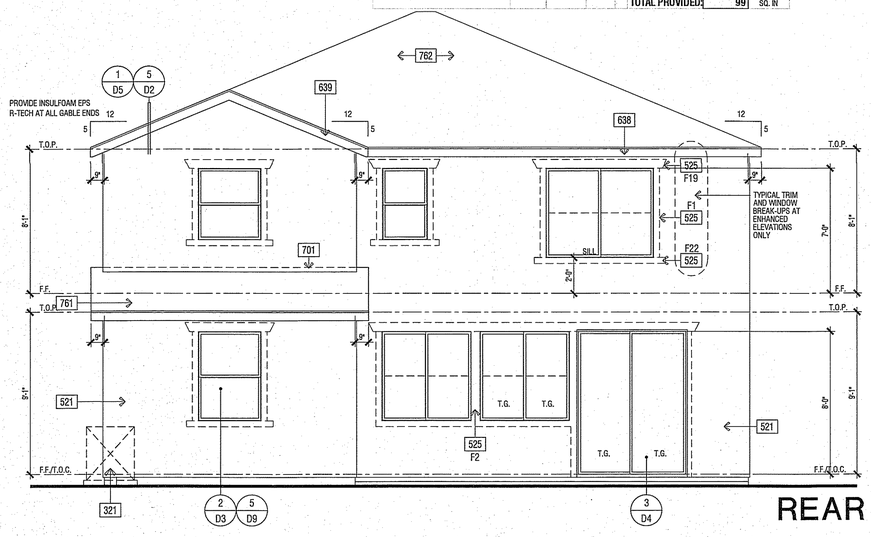
ELEVATION KEY NOTES

Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
202	ADDRESS NUMBER. 4" MIN. HIGH BUILDING ADDRESS CHARACTERS PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM THE STREET.
207	COACH LIGHT LOCATION
503	STUCCO COLUMN - SIZE PER PLAN - INSTALL PER MFR. INSTRUCTIONS
511	RECESS BOX FOR TANKLESS WATER HEATER - INSTALL PER MFR. INSTRUCTIONS
521	STUCCO - OMEGA DIAMOND WALL ONE COAT STUCCO ICC# ESR-1194 STUCCO TYPE 1 OR 11 PORTLAND CEMENT OVER SRAT 'R' GUARD ESR-1566 BY 'START R FOAM' OVER DUPONT TYVEK
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION (SEE SHEET D4)
551	MANUFACTURED ADHERED STUCCO STONE VENEER BY CULTURED STONE ICC-ES ESR-1364. INSTALL PER MANUFACTURER'S INSTRUCTIONS
592	SHUTTER - SIZE PER ELEVATION
601	WOOD TRIM - SIZE PER ELEVATION
638	2X6 WOOD FASCIA
639	2X6 WOOD BARGE BOARD
610	WOOD POST - SIZE PER ELEVATION
624	CORBEL - WOOD (SIZE/SHAPE PER DETAIL)
650	FIBER CEMENT LAP SIDING - 5 / 16" THICK 'HARDIPLANK' BY JAMESHARDIE ICC-ES NER 405 (OR EQUIVALENT), FINISH: SELECT CEDARMILL. EXPOSURE 6" (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)
675	DECORATIVE WOOD SHELF - PROVIDE SOLID BACKING AND MINIMUM 12"X12" ELASTOMERIC SHEET WATERPROOFING AT ALL MOUNTING POINTS/PENETRATIONS
701	G.I. FLASHING
741	RECTANGULAR DECORATIVE G.I. METAL LOUVER VENT - SIZE PER ELEVATION
761	ROOFING - CONCRETE - *FLAT* TILE BY EAGLE ROOFING ICC# ESR 1900
TYP.	2 LAYERS OF OF GRADE 'D' BUILDING PAPER IS REQUIRED TO BE INSTALLED OVER WOOD SHEATHING. 2016 CRC R703.63

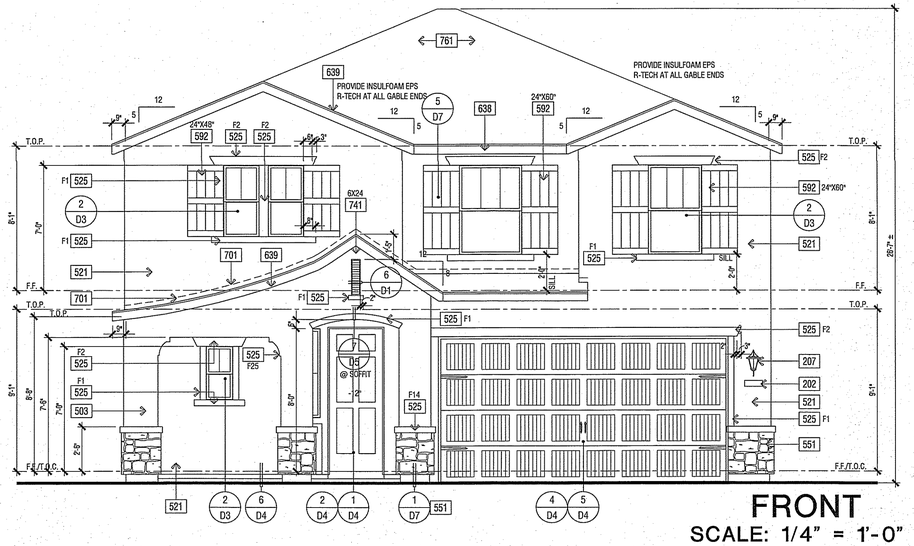
ANY OPERABLE WINDOW WITH A SILL THAT IS LOCATED LESS THAN 24" ABOVE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW AT THE EXTERIOR, MUST BE PROTECTED BY A GUARD OR, HAVE A FIXED GLASS. THE GUARD MAY NOT HAVE OPENINGS THAT A SPHERE 4" IN DIAMETER CAN PASS THROUGH. 2016 CBC 1405.13.2



LEFT



REAR



FRONT

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

WILLIAM HEZMALHALCH ARCHITECTS INC.
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.wharchitects.com fax 949 250 1529

LICENSED ARCHITECT William Hezmalhalch RENEWAL 4-30-19 STATE OF CALIFORNIA

TRACT 5701-6143
SFD

PLAN 2438C EXTERIOR ELEVATIONS AND ROOF PLAN

PLAN 2438
CLOVIS, CALIFORNIA

WILSON HOMES
FRESNO, CALIFORNIA

© 2017 WILLIAM HEZMALHALCH ARCHITECTS, INC.
WILLIAM HEZMALHALCH ARCHITECTS, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WILLIAM HEZMALHALCH ARCHITECTS, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WILLIAM HEZMALHALCH ARCHITECTS, INC. HARMLESS.
DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

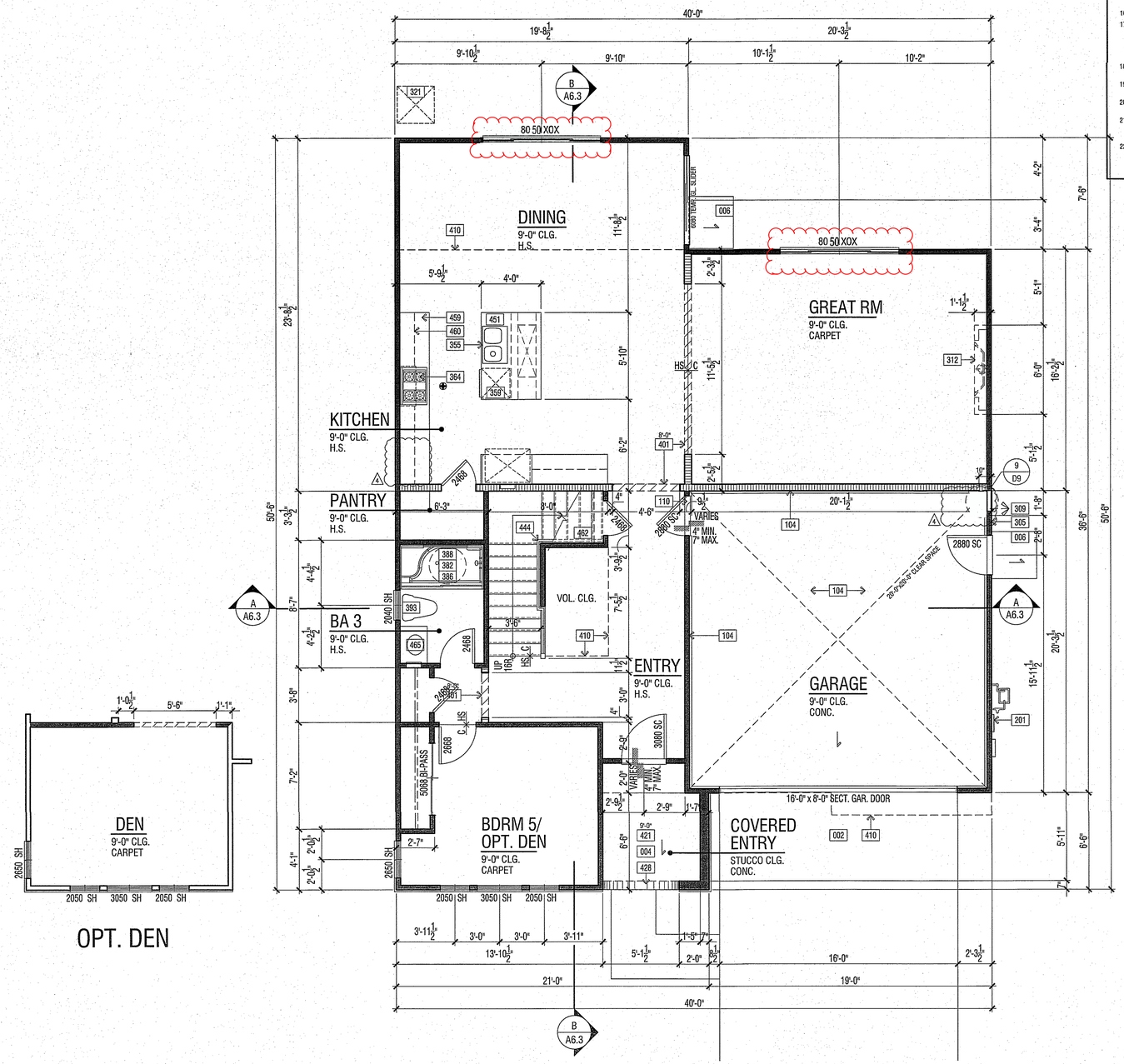
City of Clovis - Planning and Development Services - Building Division - Approved Under the 2016 California Building Codes - 16SPN - JUL 07 2017 - Approval Does Not Allow Any Violations of State or Local Laws. Field Approval Notes and Corrections May Be Required.

PROJECT MANAGER :	MM
DESIGNER :	BH/AM
DRAWN BY :	-
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	04-10-15
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2014027.00
CAD FILE NAME :	A407

DATE: 04-13-17

SHEET: A4.7

2014027 - 04-13-17 - 2016 CODE UPDATE



OPT. DEN

LOWER FLOOR PLAN

FLOOR PLAN NOTES

1. ATTICS: ACCESS PER CRC R807, DRAFTSTOPS PER CRC R302.12 AND VENTILATION PER R806.
2. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CRC R310. MEANS OF EGRESS PER CRC R311.
3. GLAZING PER CRC R308.1 & R308
4. FACTORY-BUILT FIREPLACES AND CHIMNEYS PER CRC R1004, R1005, R1006 CGBSC SECTION 4.503 & CEnC SECTION 150.0(e).
5. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.
6. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 507.0.
7. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
8. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC 305 & 308.
9. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.
10. THE SILL HEIGHT IS NOT TO EXCEED 44" FROM THE BOTTOM OF THE CLEAR OPENING IN SLEEPING ROOMS. 2016 CRC R31.0.1
11. IN UPPER FLOOR PLANS, ANY OPERABLE WINDOW WITH A SILL THAT IS LOCATED LESS THAN 24" ABOVE THE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW AT THE EXTERIOR, MUST BE PROTECTED BY A GUARD OR, HAVE FIXED GLASS. THE GUARD MAY NOT HAVE OPENINGS THAT A SPHERE 4" IN DIAMETER CAN PASS THROUGH. 2016 CRC R312.2
12. A SHEETROCK NAILING INSPECTION IN REQUIRED. 2016 CRC R109.1.4.2 & 2016 CBC 110.3.5
13. GLAZING IN A HAZARDOUS LOCATION IS REQUIRED TO BE GLAZED WITH SAFETY MATERIAL 2016 CRC R308
14. PROVIDE A 6" SQUARE FRESH AIR INTAKE FOR THE GAS APPLIANCE FIREPLACE 2016 T-24
15. VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED, OR 24" PROTECTED, AND THE HORIZONTAL DIMENSIONS IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT. 2016 CMC 916.1 & 916.2
16. A SHEETROCK NAILING INSPECTION IS REQUIRED. - 2016 CRC R106.1.1
17. THE WALL SURFACE BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SUBJECT TO WATER SPLASH ARE CONSTRUCTED OF MATERIALS NOT ADVERSELY AFFECTED BY WATER. NOTE THE USE OF FIBER CEMENT, FIBER MAT, REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS ON THE FLOOR PLAN. NOTE THAT WATER RESISTANT GYPSUM BOARD IS NO LONGER PERMITTED TO BE USED IN THESE LOCATIONS. -2016 CRC R702.4.2
18. THE THREE CAR GARAGE IS NON-CONFORMING AND THE REQUIRED SIDEYARD SETBACKS MAY NOT BE RELAXED. 2016 CRC R106.1.1
19. NOTE THAT ALL ATTIC ACCESS OPENINGS ARE GASKETED TO PREVENT AIR LOSS. 2016 CEC 150.0(e)
20. A MINIMUM 30" DIA. CIRCLE IS PROVIDED AT THE SHOWER FLOOR. THE MINIMUM FLOOR AREA OF THE SHOWER COMPARTMENT IS 1024 SQUARE INCHES. 2016 CPC 408.6
21. AFTER INSTALLING WALL, CEILING, OR FLOOR INSULATION, THE INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER STATING THAT THE INSTALLATION WAS PERFORMED IN ACCORDANCE WITH TITLE 24 REQUIREMENTS.
22. THE BUILDER SHALL PROVIDE THE ORIGINAL OCCUPANT WITH THE LIST OF THE HEATING, COOLING, WATER HEATING AND LIGHTING SYSTEMS AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY. CCR TITLE 20

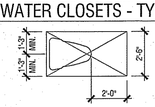
FLOOR PLAN KEY NOTES

Name	NOTE
001	CONCRETE SLAB (SEE STRUCTURAL DRAWINGS)
002	CONCRETE DRIVE (BY OTHERS)
003	CONCRETE WALK (BY OTHERS)
004	CONCRETE PORCH SLAB (BY OTHERS) SLOPE 1/4" PER FOOT MINIMUM IN DIRECTION INDICATED
005	CONCRETE GARAGE SLAB - SLOPE 1/8" PER FOOT MINIMUM IN DIRECTION INDICATED
006	CONCRETE STOOP - 36" DEEP AND 2" WIDER THAN THE DOOR OPENING - SLOPE 1/4" PER FOOT MINIMUM TO DRAIN IN DIRECTION INDICATED
010	CONCRETE PATIO (BY OTHERS)
102	ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD PER CRC SECTION R302.7.
104	GARAGE AND/OR CARPORT WITH HABITABLE ROOMS ABOVE SHALL BE SEPARATED FROM THE RESIDENCE BY A MIN. 5/8" TYPE 'X' GYP. BD., OR EQ. STRUCTURE(S) SUPPORTING THE FLR./CLG. ASSEMBLY USED FOR WALL SEPARATION SHALL BE A MIN. 5/8" GYP. BD., OR EQ. PER 2016 CRC R302.2.5 & R302.6
110	PROVIDE SOLID WOOD DOOR, OR SOLID OR HONEYCOMB CORE STEEL DOORS, NOT LESS THAN 1-3/8" THICK, OR 20 MINUTE FIRE RATED DOOR. DOORS SHALL BE SELF CLOSING AND SELF LATCHING PER CRC SECTION R302.5.1.
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
305	TANKLESS WATER HEATER - MODEL RINNAI (R75LS) - INSTALL PER MANUFACTURER'S INSTRUCTIONS
309	TEMPERATURE AND PRESSURE RELIEF VALVE. DISCHARGE LINE TO THE OUTSIDE OUTSIDE PER 2016 CRC SECTION P2803
312	METAL FIREPLACE (GAS APPLIANCE) - HEIGHT PER PLAN - INSTALL PER MANUFACTURER'S INSTRUCTIONS. BY HEATILATOR MODEL# ND4842 ANSI Z21.88-2002
314	OPTIONAL NON COMBUSTIBLE HEARTH
321	AIR CONDITIONING CONDENSER LOCATION
322	FORCED AIR UNIT (FAU) ATTIC INSALLATION
336	5" DIA. G.I. DRYER VENT WITH APPROVED LINT TRAP - VENT THROUGH ROOF
342	RETURN AIR GRILL - SEE MECHANICAL
344	WHOLE HOUSE EXHAUST FAN PER 2016 CEC. REFER TO ATTACHED "SUMMARY OF THE 2016 ENERGY CODE ASHRAE 62.2 REQUIREMENTS"
351	REFRIGERATOR SPACE WITH RECESSED COLD WATER BOX
355	SINK WITH GARBAGE DISPOSER
357	UTILITY SINK
359	DISHWASHER - ENERGY STAR
364	30" COOKTOP WITH EXHAUST HOOD AND LIGHT. OVEN BELOW. OPT. MICRO WITH FAN AND LIGHT IN LIEU OF EXH. HOOD ABOVE
372	WASHER SPACE WITH RECESSED WATER BOX AND DBL. WIDE SMITTY PAN
373	DRYER SPACE
377	TUB - 42" X 60"
380	TUB/ SHOWER - 32"X60" MODEL 2603DT - GELCOAT SURFACE - BY AQUATIC
381	CURTAIN ROD
382	SHATTERPROOF SHOWER DOOR/ ENCLOSURE
383	TUB ACCESS PANEL
386	SHOWER - PREFABRICATED STALL - 36"x60"X76" MODEL 1603DTS - GELCOAT SURFACE - BY AQUATIC
387	SHOWER - PREFABRICATED STALL - 36"x72"x75" MODEL# 3636CTM-GELCOAT - BY AQUATIC
388	30" CIRCLE PROVIDED AT SHOWER
390	SHOWER SEAT - SLOPE ¼" MINIMUM TO DRAIN
392	PEDESTAL SINK
393	TOILET - PROVIDE MINIMUM 24" X 30" CLEAR FLOOR AREA IN FRONT OF TOILET
401	INTERIOR SOFFIT(S)/ DROPPED CEILING(S): HEIGHT PER PLAN
410	LINE OF FLOOR ABOVE
411	LINE OF FLOOR BELOW
412	OPEN TO ABOVE
413	OPEN TO BELOW
415	22"x30" ATTIC ACCESS - DIMENSIONS ARE CLEAR
416	30"x30" ATTIC ACCESS - DIMENSIONS ARE CLEAR
417	22"X30" 1-HOUR ATTIC ACCESS-DIMENSIONS CLEAR
421	STUCCO CEILING: HEIGHT PER PLAN
422	STUCCO SOFFIT: HEIGHT PER ELEVATION
427	STUCCO SOFFIT OVER WATERPROOFED STUCCO SHELF - SLOPE FRAMING FOR DRAINAGE (1/4" PER FOOT MINIMUM)
428	ARCHED STUCCO SOFFIT - SEE EXTERIOR ELEVATION
441	GYP. BD. SHELF/LOW WALL - WIDTH AND HEIGHT PER PLAN
442	2X PONY WALL - SIZE PER PLAN
444	+34"- +38" HANDRAIL (SEE DETAIL H/D5)
445	+42" GUARD (SEE DETAIL G/D5)
451	KITCHEN ISLAND - PROVIDE APPROVED UNDERGROUND CONDUIT FOR ELECTRIC SERVICE TO ISLAND
453	PANTRY WITH WIRE SHELVING
455	LINEN
456	LINEN (UPPER & LOWER)
457	LINEN (LOW ONLY)
458	WIRE SHELF
459	BASE CABINET
460	UPPER CABINET
462	SHELF AND POLE
464	SHELF (OR SHELVES)
465	VANITY

A
D A6.8 B
C

INTERIOR ELEVATION KEY

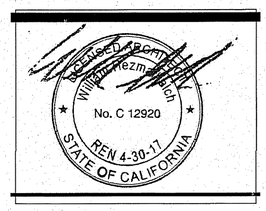
REQUIRED FLOOR CLEARANCES AT WATER CLOSETS - TYPICAL



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

FLOOR AREA TABLE	PLAN 2753 A
LOWER FLOOR PLAN	1,275 SQ. FT.
UPPER FLOOR PLAN	1,478 SQ. FT.
TOTAL	2,753 SQ. FT.
GARAGE	413 SQ. FT.
COVERED ENTRY	57 SQ. FT.

WILLIAM HEZMALHALCH ARCHITECTS INC.
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.wharchitects.com fax 949 250 1529



TRACT # 5701 / 6143
SFD

PLAN 2753
CLOVIS, CALIFORNIA

WILSON HOMES
FRESNO, CALIFORNIA

© 2015 WILLIAM HEZMALHALCH ARCHITECTS, INC.
WILLIAM HEZMALHALCH ARCHITECTS, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WILLIAM HEZMALHALCH ARCHITECTS, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WILLIAM HEZMALHALCH ARCHITECTS, INC. HARMLESS.
DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION
4	06-21-17	BLDG. DEPT. REVISIONS

PROJECT MANAGER :	MH
DESIGNER :	BH/AM
DRAWN BY :	
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2016084
CAD FILE NAME :	A601

DATE: 06-21-17

SHEET: A6.1

LOWER FLOOR PLAN - 2753 A

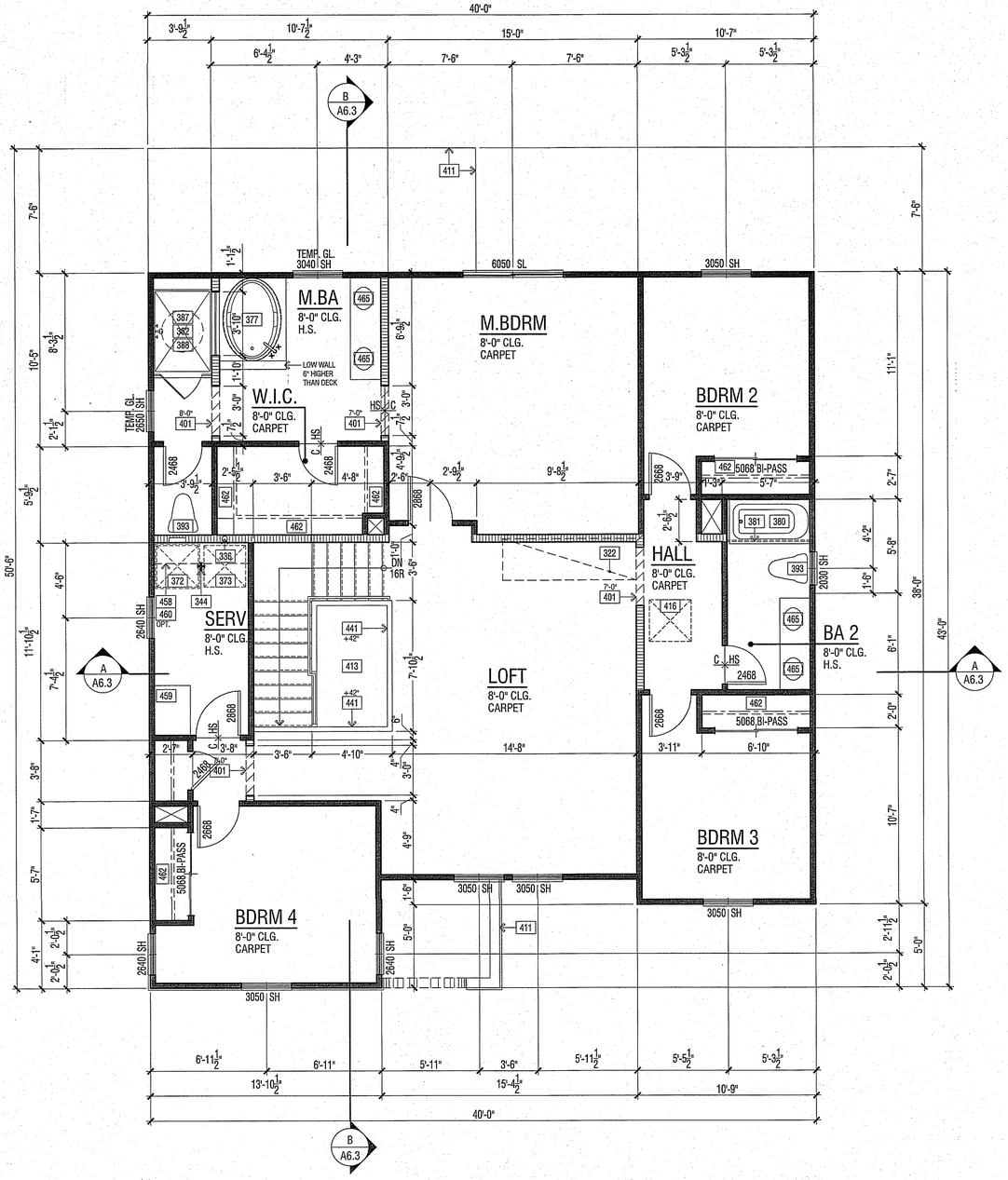
2016084 - 2016 CODE UPDATE - 06-21-2017

FLOOR PLAN NOTES

1. ATTICS: ACCESS PER CRC R807, DRAFTSTOPS PER CRC R302.12 AND VENTILATION PER R805.
2. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CRC R310. MEANS OF EGRESS PER CRC R311.
3. GLAZING PER CRC R303.1 & R308
4. FACTORY-BUILT FIREPLACES AND CHIMNEYS PER CRC R1004, R1005, R1006 OSHSD SECTION 4.503 & CEHC SECTION 150.0(e).
5. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.
6. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 507.0.
7. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
8. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC 305 & 308.
9. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEHC SECTION 110.1.
10. THE SILL HEIGHT IS NOT TO EXCEED 44" FROM THE BOTTOM OF THE CLEAR OPENING IN SLEEPING ROOMS. 2016 CRC R31.0.1
11. IN UPPER FLOOR PLANS, ANY OPERABLE WINDOW WITH A SILL THAT IS LOCATED LESS THAN 24" ABOVE THE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW AT THE EXTERIOR, MUST BE PROTECTED BY A GUARD OR, HAVE FIXED GLASS. THE GUARD MAY NOT HAVE OPENINGS THAT A SPHERE 4" IN DIAMETER CAN PASS THROUGH. 2016 CRC R312.2

FLOOR PLAN NOTES

12. A SHEETROCK NAILING INSPECTION IN REQUIRED. 2016 CRC R109.1.4.2 & 2016 CBC 110.3.5
13. GLAZING IN A HAZARDOUS LOCATION IS REQUIRED TO BE GLAZED WITH SAFETY MATERIAL 2016 CRC R308
14. PROVIDE A 6" SQUARE FRESH AIR INTAKE FOR THE GAS APPLIANCE FIREPLACE 2016 T-24
15. VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED, OR 24" PROTECTED, AND THE HORIZONTAL DIMENSIONS IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT. 2016 CMC 916.1 & 916.2
16. A SHEETROCK NAILING INSPECTION IS REQUIRED. - 2016 CRC R106.1.1
17. THE WALL SURFACE BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SUBJECT TO WATER SPLASH ARE CONSTRUCTED OF MATERIALS NOT ADVERSELY AFFECTED BY WATER. NOTE THE USE OF FIBER CEMENT, FIBER MAT, REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS ON THE FLOOR PLAN. NOTE THAT WATER RESISTANT GYPSUM BOARD IS NO LONGER PERMITTED TO BE USED IN THESE LOCATIONS. -2016 CRC R702.4.2
18. THE THREE CAR GARAGE IS NON-CONFORMING AND THE REQUIRED SIDEYARD SETBACKS MAY NOT BE RELAXED. 2016 CRC R106.1.1
19. NOTE THAT ALL ATTIC ACCESS OPENINGS ARE GASKETED TO PREVENT AIR LOSS. 2016 CEC 150.0(a)
20. A MINIMUM 30" DIA. CIRCLE IS PROVIDED AT THE SHOWER FLOOR, THE MINIMUM FLOOR AREA OF THE SHOWER COMPARTMENT IS 1024 SQUARE INCHES. 2016 CPC 408.6
21. AFTER INSTALLING WALL, CEILING, OR FLOOR INSULATION, THE INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER STATING THAT THE INSTALLATION WAS PERFORMED IN ACCORDANCE WITH TITLE 24 REQUIREMENTS.
22. THE BUILDER SHALL PROVIDE THE ORIGINAL OCCUPANT WITH THE LIST OF THE HEATING, COOLING, WATER HEATING AND LIGHTING SYSTEMS AND CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.
- CCR TITLE 20

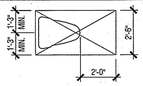


UPPER FLOOR PLAN

A
D A6.8 B
C

INTERIOR ELEVATION KEY

REQUIRED FLOOR CLEARANCES AT WATER CLOSETS - TYPICAL



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

FLOOR PLAN KEY NOTES

Name	NOTE
001	CONCRETE SLAB (SEE STRUCTURAL DRAWINGS)
002	CONCRETE DRIVE (BY OTHERS)
003	CONCRETE WALK (BY OTHERS)
004	CONCRETE PORCH SLAB (BY OTHERS) SLOPE 1/4" PER FOOT MINIMUM IN DIRECTION INDICATED
005	CONCRETE GARAGE SLAB - SLOPE 1/8" PER FOOT MINIMUM IN DIRECTION INDICATED
006	CONCRETE STOOP - 36" DEEP AND 2" WIDER THAN THE DOOR OPENING - SLOPE 1/4" PER FOOT MINIMUM TO DRAIN IN DIRECTION INDICATED
010	CONCRETE PATIO (BY OTHERS)
102	ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD PER CRC SECTION R302.7.
104	GARAGE AND/OR CARPORT WITH HABITABLE ROOMS ABOVE SHALL BE SEPARATED FROM THE RESIDENCE BY A MIN. 5/8" TYPE 'X' GYP. BD., OR EQ. STRUCTURE(S) SUPPORTING THE FLR./CLG. ASSEMBLY USED FOR WALL SEPARATION SHALL BE A MIN. 5/8" GYP. BD., OR EQ. PER 2016 CRC R302.2.5 & R302.6.
110	PROVIDE SOLID WOOD DOOR, OR SOLID OR HONEYCOMB CORE STEEL DOORS, NOT LESS THAN 1-3/8" THICK, OR 20 MINUTE FIRE RATED DOOR. DOORS SHALL BE SELF CLOSING AND SELF LATCHING PER CRC SECTION R302.5.1.
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
305	TANKLESS WATER HEATER - MODEL RINNAI (R75LS) - INSTALL PER MANUFACTURER'S INSTRUCTIONS
309	TEMPERATURE AND PRESSURE RELIEF VALVE. DISCHARGE LINE TO THE OUTSIDE OUTSIDE *PER 2016 CRC SECTION P2803*
312	METAL FIREPLACE (GAS APPLIANCE) - HEIGHT PER PLAN - INSTALL PER MANUFACTURER'S INSTRUCTIONS. BY HEATILATOR MODEL# ND4842 ANSI Z21.88-2002
314	OPTIONAL NON COMBUSTIBLE HEARTH
321	AIR CONDITIONING CONDENSER LOCATION
322	FORCED AIR UNIT (FAU) ATTIC INSALLATION
336	5" DIA. G.I. DRYER VENT WITH APPROVED LINT TRAP - VENT THROUGH ROOF
342	RETURN AIR GRILL - SEE MECHANICAL
344	WHOLE HOUSE EXHAUST FAN PER 2016 CEC. REFER TO ATTACHED "SUMMARY OF THE 2016 ENERGY CODE ASHRAE 62.2 REQUIREMENTS"
351	REFRIGERATOR SPACE WITH RECESSED COLD WATER BOX
355	SINK WITH GARBAGE DISPOSER
357	UTILITY SINK
359	DISHWASHER - ENERGY STAR
364	30" COOKTOP WITH EXHAUST HOOD AND LIGHT. OVEN BELOW. OPT. MICRO WITH FAN AND LIGHT IN LIEU OF EXH. HOOD ABOVE
372	WASHER SPACE WITH RECESSED WATER BOX AND DBL. WIDE SMITTY PAN
373	DRYER SPACE
377	TUB - 42" X 60"
380	TUB/ SHOWER - 32"X60" MODEL 2603DT - GELCOAT SURFACE - BY AQUATIC
381	CURTAIN ROD
382	SHATTERPROOF SHOWER DOOR/ ENCLOSURE
383	TUB ACCESS PANEL
386	SHOWER - PREFABRICATED STALL - 36"x60"X76" MODEL 1603DTS - GELCOAT SURFACE - BY AQUATIC
387	SHOWER - PREFABRICATED STALL - 36"X72"x75" MODEL# 383CTM-GELCOAT - BY AQUATIC
388	30" CIRCLE PROVIDED AT SHOWER
390	SHOWER SEAT - SLOPE ¼" MINIMUM TO DRAIN
392	PEDESTAL SINK
393	TOILET - PROVIDE MINIMUM 24" X 30" CLEAR FLOOR AREA IN FRONT OF TOILET
401	INTERIOR SOFFIT(S)/ DROPPED CEILING(S): HEIGHT PER PLAN
410	LINE OF FLOOR ABOVE
411	LINE OF FLOOR BELOW
412	OPEN TO ABOVE
413	OPEN TO BELOW
415	22"x30" ATTIC ACCESS - DIMENSIONS ARE CLEAR
416	30"x30" ATTIC ACCESS - DIMENSIONS ARE CLEAR
417	22"X30" 1-HOUR ATTIC ACCESS-DIMENSIONS CLEAR
421	STUCCO CEILING: HEIGHT PER PLAN
422	STUCCO SOFFIT: HEIGHT PER ELEVATION
427	STUCCO SOFFIT OVER WATERPROOFED STUCCO SHELF - SLOPE FRAMING FOR DRAINAGE (1/4" PER FOOT MINIMUM)
428	ARCHED STUCCO SOFFIT - SEE EXTERIOR ELEVATION
441	GYP. BD. SHELF/LOW WALL - WIDTH AND HEIGHT PER PLAN
442	2X PONY WALL - SIZE PER PLAN
444	+34"- +38" HANDRAIL (SEE DETAIL H/D5)
445	+42" GUARD (SEE DETAIL G/D5)
451	KITCHEN ISLAND - PROVIDE APPROVED UNDERGROUND CONDUIT FOR ELECTRIC SERVICE TO ISLAND
453	PANTRY WITH WIRE SHELVING
455	LINEN
456	LINEN (UPPER & LOWER)
457	LINEN (LOW ONLY)
458	WIRE SHELF
459	BASE CABINET
460	UPPER CABINET
462	SHELF AND POLE
464	SHELF (OR SHELVES)
465	VANITY

FLOOR AREA TABLE	PLAN 2753 A
LOWER FLOOR PLAN	1,275 SQ. FT.
UPPER FLOOR PLAN	1,478 SQ. FT.
TOTAL	2,753 SQ. FT.
GARAGE	413 SQ. FT.
COVERED ENTRY	57 SQ. FT.

WILLIAM HEZMALHALCH ARCHITECTS INC.
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.wharchitects.com fax 949 250 1529

LICENSED ARCHITECT
William Hezmalhalch
No. C 12920
REN 4-30-17
STATE OF CALIFORNIA

TRACT# 5701 / 6143
SFD

City of Clovis - Planning and Development Services Division - Building
Plans Approved Under the 2016 California Building Codes
16SPN
JUL 07 2017
Approved as Noted. Additional Changes, and Conditions May Be Required.
Approved with Noted Corrections - see plans

PLAN 2753
CLOVIS, CALIFORNIA

WILSON HOMES
FRESNO, CALIFORNIA

© 2015 WILLIAM HEZMALHALCH ARCHITECTS, INC.
WILLIAM HEZMALHALCH ARCHITECTS, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WILLIAM HEZMALHALCH ARCHITECTS, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WILLIAM HEZMALHALCH ARCHITECTS, INC. HARMLESS.
DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION
3	12-21-16	2016 CODE UPDATE

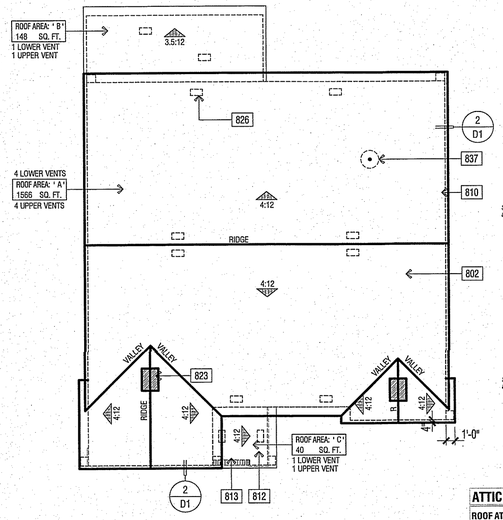
PROJECT MANAGER :	MH
DESIGNER :	BH/AM
DRAWN BY :	
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2016084
CAD FILE NAME :	A6011

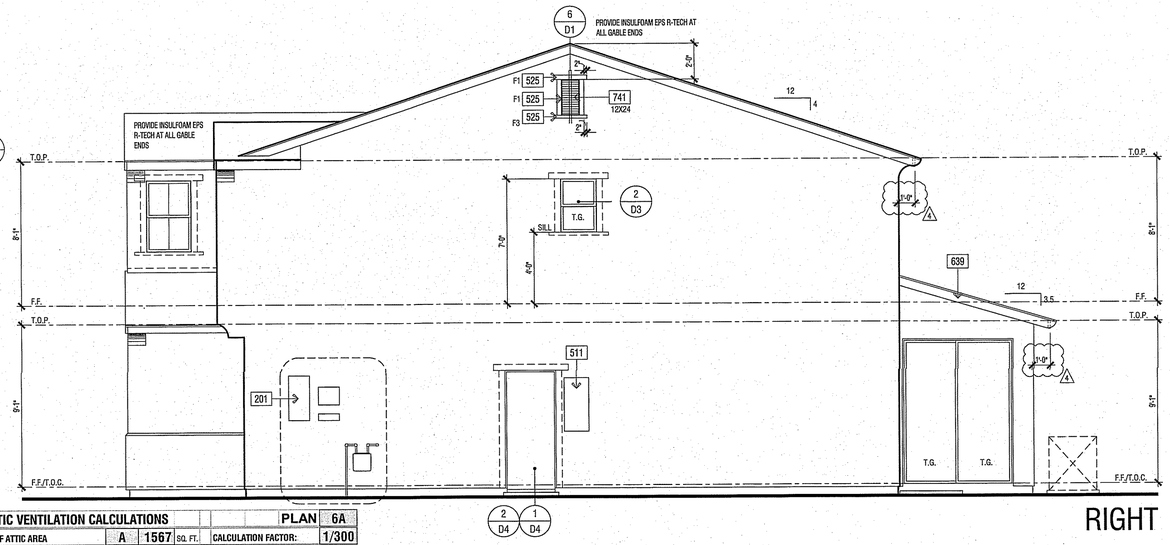
DATE: 12-21-16

SHEET: A6.1.1

UPPER FLOOR PLAN - PLAN 2753 A

2016084 - 2016 CODE UPDATE





RIGHT

ELEVATION KEY NOTES

Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
202	ADDRESS NUMBER. 4" MIN. HIGH BUILDING ADDRESS CHARACTERS PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM THE STREET.
207	COACH LIGHT LOCATION
521	STUCCO - OMEGA DIAMOND WALL ONE COAT STUCCO ICC# ESR-1194 STUCCO TYPE 1 OR 11 PORTLAND CEMENT OVER SRAT 'R' GUARD ESR-1566 BY 'START R FOAM' OVER DUPONT TYVEK
510	STUCCO OVER 1" RIGID FOAM OVER 1" RIGID FOAM WALL - HEIGHT PER ELEVATION
511	RECESS BOX FOR TANKLESS WATER HEATER - INSTALL PER MFR. INSTRUCTIONS
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION (SEE SHEET D4)
580	DECORATIVE FOAM ACCENT
592	SHUTTER - SIZE PER ELEVATION
638	2X6 WOOD FASCIA
639	2X6 WOOD BARGE BOARD
701	G.I. FLASHING
741	RECTANGULAR DECORATIVE G.I. METAL LOUVER VENT - SIZE PER ELEVATION
762	ROOFING - CONCRETE - LOW PROFILE "S" TILE TILE BY EAGLE ROOFING ICC# ESR 1900
TYP.	2 LAYERS OF OF GRADE 'D' BUILDING PAPER IS REQUIRED TO BE INSTALLED OVER WOOD SHEATHING. 2016 CRC R703.63

ANY OPERABLE WINDOW WITH A SILL THAT IS LOCATED LESS THAN 24" ABOVE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW AT THE EXTERIOR, MUST BE PROTECTED BY A GUARD OR, HAVE A FIXED GLASS. THE GUARD MAY NOT HAVE OPENINGS THAT A SPHERE 4" IN DIAMETER CAN PASS THROUGH. 2016 CBC 1405.13.2

ROOF PLAN

SCALE: 1/8" = 1'-0"

ELEVATION REFERENCE:	A	ELEVATION STYLE:	TUSCAN			
ROOF MATERIAL	STANDARD ROOF DETAIL U.N.O.	FASCIA - U.N.O.	BARGE - U.N.O.	OVERHANG DIM. - U.N.O. EAVE	RAKE
LOW PROFILE CONCRETE 'S' TILE *EAGLE ROOFING* ICC# ESR-1900	1 / D1	2X6	2X6	1'-0"	TIGHT

ROOF PLAN NOTES

NOTE: MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS PER CEnC SECTION 110.10.

1. SEE GENERAL NOTES FOR ROOF NOTES.
2. SPARK ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. ATTIC ACCESS PER CRC SECTION R807.
4. PROVIDE ATTIC & SOFFIT VENTILATION PER CRC SECTION R806. PER CRC SECTION R806.2, 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:
   - IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
   - 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 NO 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.

ROOF PLAN KEY NOTES

Name	NOTE
802	ROOFING - CONCRETE - LOW PROFILE "S" TILE TILE BY EAGLE ROOFING ICC# ESR 1900
810	LINE OF WALL BELOW
812	STUCCO CEILING
813	STUCCO SOFFIT
823	MIN. 22"X30" CLEAR OPENING FOR ACCESS AND AIRFLOW CONTRACTOR TO VERIFY AIRFLOW TO ALL ATTIC AREAS
826	ROOF VENT - O'HAGIN "XL SERIES" CLOAKED VENT (ICC # NER-9650A)
837	PROVIDE 1" CONDUIT FROM THE ELECTRIC PANEL TO LOCATION IN ATTIC FOR FUTURE SOLAR INSTALLATION.

ATTIC VENTILATION CALCULATIONS — PLAN 6A

ROOF ATTIC AREA	A	1567	SQ. FT.	CALCULATION FACTOR:			1/300
		225648	SQ. IN				
MIN. VENTILATION REQUIRED:	TOTAL	745	SQ. IN	TOTAL PROVIDED:	784	SQ. IN	
MIN. VENTILATION REQUIRED:	HIGH	372	SQ. IN	TOTAL HIGH PROVI	392	SQ. IN	
MIN. VENTILATION REQUIRED:	LOW	372	SQ. IN	TOTAL LOW PROVII	392	SQ. IN	

HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY		FREE VENT AREA	
CLOAKED VENT - CONC.S-TILE	-	98	SQ. IN	X 4		392	SQ. IN
				TOTAL PROVIDED:		392	SQ. IN

LOW VENTILATION METHOD	SIZE	FREE AREA		QUANTITY		FREE VENT AREA	
CLOAKED VENT - CONC.S-TILE	-	98	SQ. IN	X 4		392	SQ. IN
				TOTAL PROVIDED:		392	SQ. IN

ROOF ATTIC AREA	B	148	SQ. FT.	CALCULATION FACTOR:			1/300
		21312	SQ. IN				
MIN. VENTILATION REQUIRED:	TOTAL	70	SQ. IN	TOTAL PROVIDED:	196	SQ. IN	
MIN. VENTILATION REQUIRED:	HIGH	35	SQ. IN	TOTAL HIGH PROVI	98	SQ. IN	
MIN. VENTILATION REQUIRED:	LOW	35	SQ. IN	TOTAL LOW PROVII	98	SQ. IN	

HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY		FREE VENT AREA	
CLOAKED VENT - CONC.S-TILE	-	98	SQ. IN	X 1		98	SQ. IN
				TOTAL PROVIDED:		98	SQ. IN

LOW VENTILATION METHOD	SIZE	FREE AREA		QUANTITY		FREE VENT AREA	
CLOAKED VENT - CONC.S-TILE	-	98	SQ. IN	X 1		98	SQ. IN
				TOTAL PROVIDED:		98	SQ. IN

ROOF ATTIC AREA	C	40	SQ. FT.	CALCULATION FACTOR:			1/300
		5760	SQ. IN				
MIN. VENTILATION REQUIRED:	TOTAL	19	SQ. IN	TOTAL PROVIDED:	196	SQ. IN	
MIN. VENTILATION REQUIRED:	HIGH	10	SQ. IN	TOTAL HIGH PROVI	98	SQ. IN	
MIN. VENTILATION REQUIRED:	LOW	10	SQ. IN	TOTAL LOW PROVII	98	SQ. IN	

HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY		FREE VENT AREA	
CLOAKED VENT - CONC.S-TILE	-	98	SQ. IN	X 1		98	SQ. IN
				TOTAL PROVIDED:		98	SQ. IN

LOW VENTILATION METHOD	SIZE	FREE AREA		QUANTITY		FREE VENT AREA	
CLOAKED VENT - CONC.S-TILE	-	98	SQ. IN	X 1		98	SQ. IN
				TOTAL PROVIDED:		98	SQ. IN

LEFT

REAR

FRONT

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

WILLIAM HEZMALHALCH ARCHITECTS INC.
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.wharchitects.com fax 949 250 1529

Licensed Architect
William Hezmalhalch
No. C 12920
REN 4-30-17
STATE OF CALIFORNIA

TRACT# 5701 / 6143 SFD

City of Clovis - Planning and Development Services Division
Building Approved Under the 2016 California Building Codes, and Clovis Municipal Code With Noted Corrections
JUL 07 2017
16SPN

PLAN 2753

CLOVIS, CALIFORNIA

WILSON HOMES
FRESNO, CALIFORNIA

© 2015 WILLIAM HEZMALHALCH ARCHITECTS, INC.

WILLIAM HEZMALHALCH ARCHITECTS, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WILLIAM HEZMALHALCH ARCHITECTS, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WILLIAM HEZMALHALCH ARCHITECTS, INC. HARMLESS.

DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION
1	06-21-17	BLDG. DEPT. REVISIONS

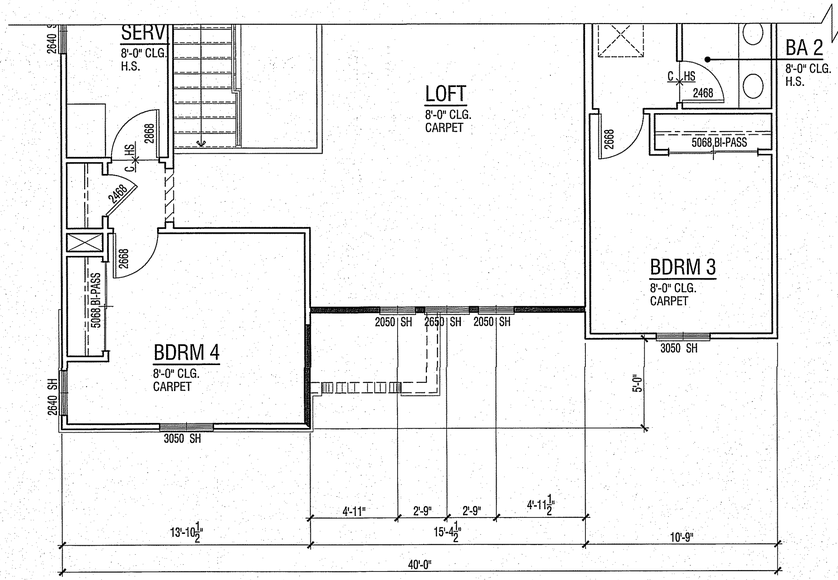
PROJECT MANAGER :	MH
DESIGNER :	BH/AM
DRAWN BY :	
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2016084
CAD FILE NAME :	A604

DATE: 06-21-17

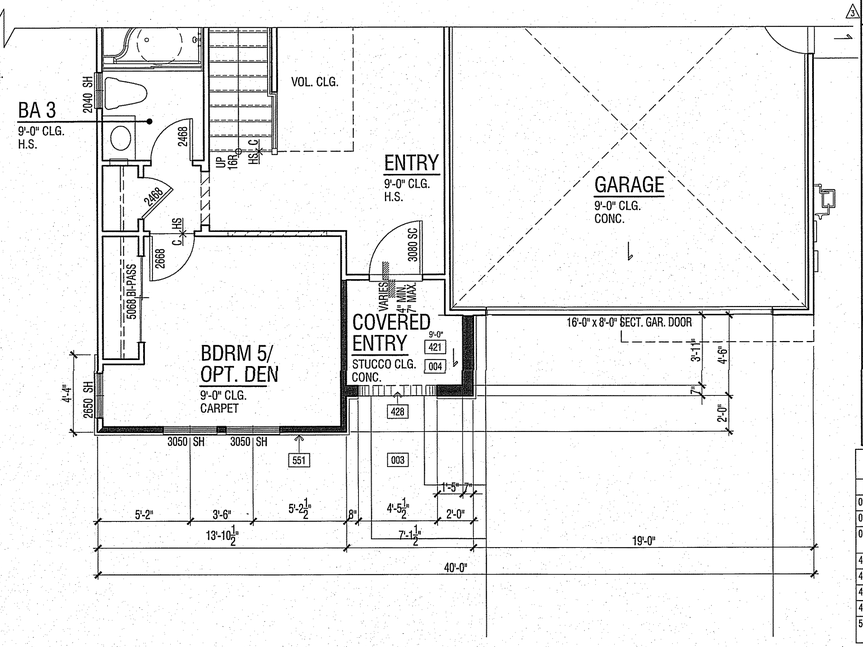
SHEET: A6.4

ELEVATIONS - PLAN 2753 A

2016084 - 2016 CODE UPDATE - 06-21-2017



UPPER FLOOR PLAN 2753 C



LOWER FLOOR PLAN 2753 C

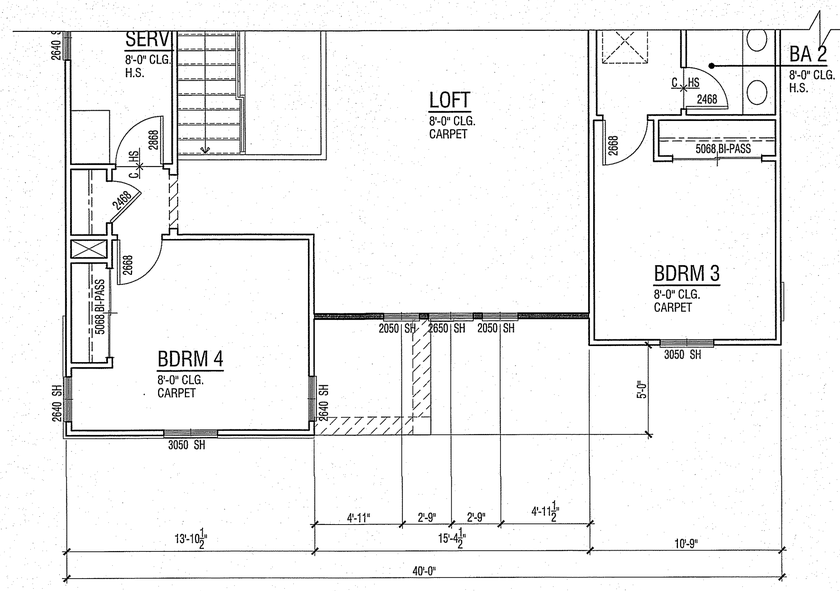
FLOOR PLAN NOTES

1. ATTICS: ACCESS PER CRC R807, DRAFTSTOPS PER CRC R302.12 AND VENTILATION PER R806.
2. EMERGENCY ESCAPE AND RESCUE OPENINGS PER CRC R310. MEANS OF EGRESS PER CRC R311.
3. GLAZING PER CRC R303.1 & R308
4. FACTORY-BUILT FIREPLACES AND CHIMNEYS PER CRC R1004, R1005, R1006 CGBSC SECTION 4.503 & CEnC SECTION 150.0(e).
5. COMBUSTION AIR TO FORCED AIR UNIT PER CMC CHAPTER 7.
6. COMBUSTION AIR TO WATER HEATER PER CPC SECTION 507.0.
7. ENVIRONMENTAL AIR DUCTS PER CMC SECTION 504.
8. MECHANICAL EQUIPMENT LOCATION AND PROTECTION AGAINST DAMAGE PER CMC 305 & 308.
9. MANDATORY REQUIREMENTS FOR APPLIANCES PER CEnC SECTION 110.1.
10. THE SILL HEIGHT IS NOT TO EXCEED 44" FROM THE BOTTOM OF THE CLEAR OPENING IN SLEEPING ROOMS. 2016 CRC R31.0.1
11. IN UPPER FLOOR PLANS, ANY OPERABLE WINDOW WITH A SILL THAT IS LOCATED LESS THAN 24" ABOVE THE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW AT THE EXTERIOR, MUST BE PROTECTED BY A GUARD OR, HAVE FIXED GLASS. THE GUARD MAY NOT HAVE OPENINGS THAT A SPHERE 4" IN DIAMETER CAN PASS THROUGH. 2016 CRC R312.2
12. A SHEETROCK NAILING INSPECTION IN REQUIRED. 2016 CRC R109.1.4.2 & 2016 CBC 110.3.5
13. GLAZING IN A HAZARDOUS LOCATION IS REQUIRED TO BE GLAZED WITH SAFETY MATERIAL 2016 CRC R308
14. PROVIDE A 6" SQUARE FRESH AIR INTAKE FOR THE GAS APPLIANCE FIREPLACE 2016 T-24
15. VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED, OR 24" PROTECTED, AND THE HORIZONTAL DIMENSIONS IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT. 2016 CMC 916.1 & 916.2
16. A SHEETROCK NAILING INSPECTION IS REQUIRED. - 2016 CRC R108.1.1
17. THE WALL SURFACE BEHIND CERAMIC TILE OR OTHER FINISH WALL MATERIALS SUBJECT TO WATER SPLASH ARE CONSTRUCTED OF MATERIALS NOT ADVERSELY AFFECTED BY WATER. NOTE THE USE OF FIBER CEMENT, FIBER MAT, REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS ON THE FLOOR PLAN. NOTE THAT WATER RESISTANT GYPSUM BOARD IS NO LONGER PERMITTED TO BE USED IN THESE LOCATIONS. -2016 CRC R702.4.2
18. THE THREE CAR GARAGE IS NON-CONFORMING AND THE REQUIRED SIDEYARD SETBACKS MAY NOT BE RELAXED. 2016 CRC R105.1.1
19. NOTE THAT ALL ATTIC ACCESS OPENINGS ARE GASKETED TO PREVENT AIR LOSS. 2016 CEC 150.0(a)
20. A MINIMUM 30" DIA. CIRCLE IS PROVIDED AT THE SHOWER FLOOR. THE MINIMUM FLOOR AREA OF THE SHOWER COMPARTMENT IS 1024 SQUARE INCHES. 2016 CPC 408.6

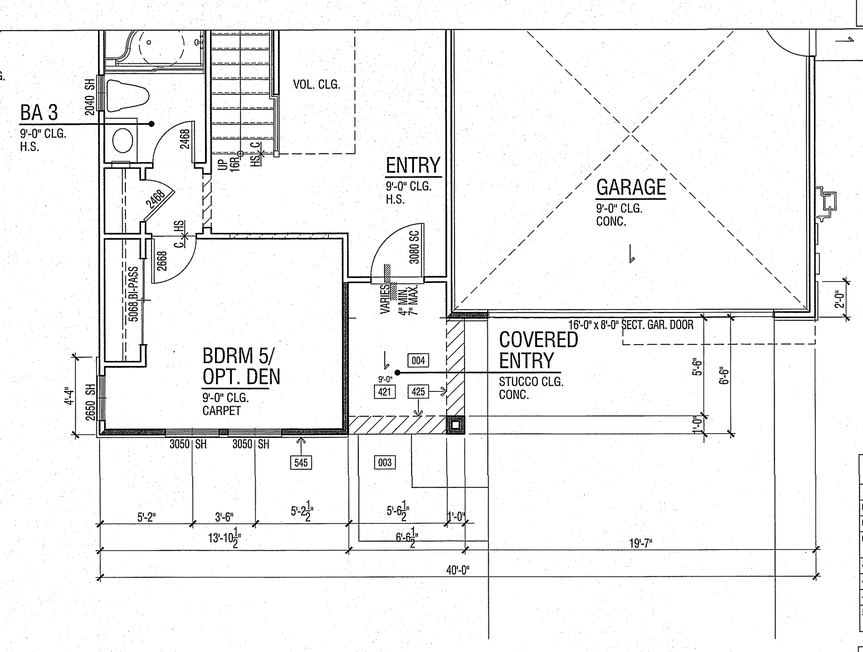
FLOOR PLAN KEY NOTES

Name	NOTE
002	CONCRETE DRIVE (BY OTHERS)
003	CONCRETE WALK (BY OTHERS)
004	CONCRETE PORCH SLAB (BY OTHERS) SLOPE 1/4" PER FOOT MINIMUM IN DIRECTION INDICATED
421	STUCCO CEILING: HEIGHT PER PLAN
422	STUCCO SOFFIT: HEIGHT PER ELEVATION
425	WOOD SOFFIT: HEIGHT PER ELEVATION
428	ARCHED STUCCO SOFFIT - HEIGHT PER ELEVATION
551	MANUFACTURED ADHERED STUCCO STONE VENEER BY CULTURED STONE ICC-ES ESR-1364. INSTALL PER MANUFACTURER'S INSTRUCTIONS

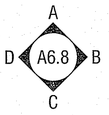
FLOOR AREA TABLE	PLAN 2753 C
LOWER FLOOR PLAN	1,275 SQ. FT.
UPPER FLOOR PLAN	1,478 SQ. FT.
TOTAL	2,753 SQ. FT.
GARAGE	413 SQ. FT.
COVERED ENTRY	43 SQ. FT.



UPPER FLOOR PLAN 2753 B



LOWER FLOOR PLAN 2753 B



INTERIOR ELEVATION KEY

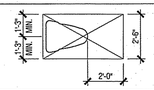
FLOOR PLAN KEY NOTES

Name	NOTE
002	CONCRETE DRIVE (BY OTHERS)
003	CONCRETE WALK (BY OTHERS)
004	CONCRETE PORCH SLAB (BY OTHERS) SLOPE 1/4" PER FOOT MINIMUM IN DIRECTION INDICATED
421	STUCCO CEILING: HEIGHT PER PLAN
422	STUCCO SOFFIT: HEIGHT PER ELEVATION
425	WOOD SOFFIT - HEIGHT PER ELEVATION
545	THIN SET BRICK VENEER BY ENDICOTT BRICK - ASTM C-1088 - INSTALL PER MANUFACTURER'S INSTRUCTIONS

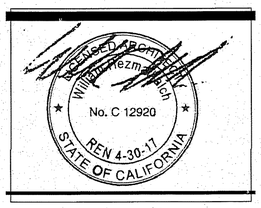
FLOOR AREA TABLE	PLAN 2753 B
LOWER FLOOR PLAN	1,275 SQ. FT.
UPPER FLOOR PLAN	1,478 SQ. FT.
TOTAL	2,753 SQ. FT.
GARAGE	413 SQ. FT.
COVERED ENTRY	54 SQ. FT.

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

REQUIRED FLOOR CLEARANCES AT WATER CLOSETS - TYPICAL



WILLIAM HEZMALHALCH
ARCHITECTS INC.
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.wharchitects.com fax 949 250 1529



TRACT# 5701 / 6143
SFD

PLAN 2753
CLOVIS, CALIFORNIA

WILSON HOMES
FRESNO, CALIFORNIA

© 2015 WILLIAM HEZMALHALCH ARCHITECTS, INC.
WILLIAM HEZMALHALCH ARCHITECTS, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WILLIAM HEZMALHALCH ARCHITECTS, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WILLIAM HEZMALHALCH ARCHITECTS, INC. HARMLESS.
DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION
1	12-21-16	2016 CODE UPDATE

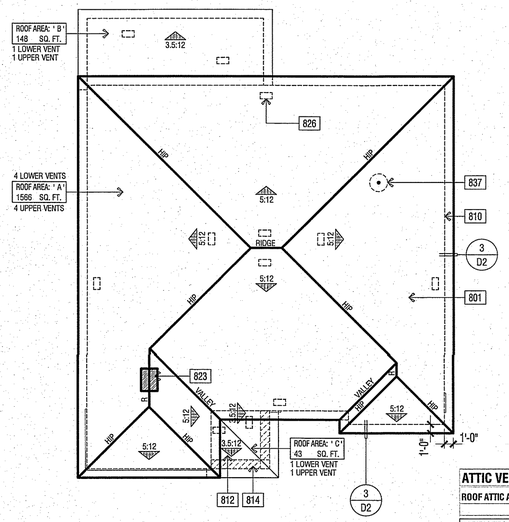
PROJECT MANAGER :	MH
DESIGNER :	BH/AM
DRAWN BY :	
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2016084
CAD FILE NAME :	A605

DATE: 12-21-16

SHEET: A6.5

PLAN 2753 B & C - PARTIAL FLOOR PLANS

2016084 - 2016 CODE UPDATE



ROOF PLAN

SCALE: 1/8" = 1'-0"

ELEVATION REFERENCE:	B	ELEVATION STYLE:	REGENCY			
ROOF MATERIAL	STANDARD ROOF DETAIL U.N.O.	FASCIA - U.N.O.	BARGE - U.N.O.	OVERHANG DIM. - U.N.O. EAVE	RAKE
CONCRETE 'FLAT' TILE *EAGLE ROOFING* ICC# ESR-1900	1 D2	2X6	2X6	1'-0"	1'-0"

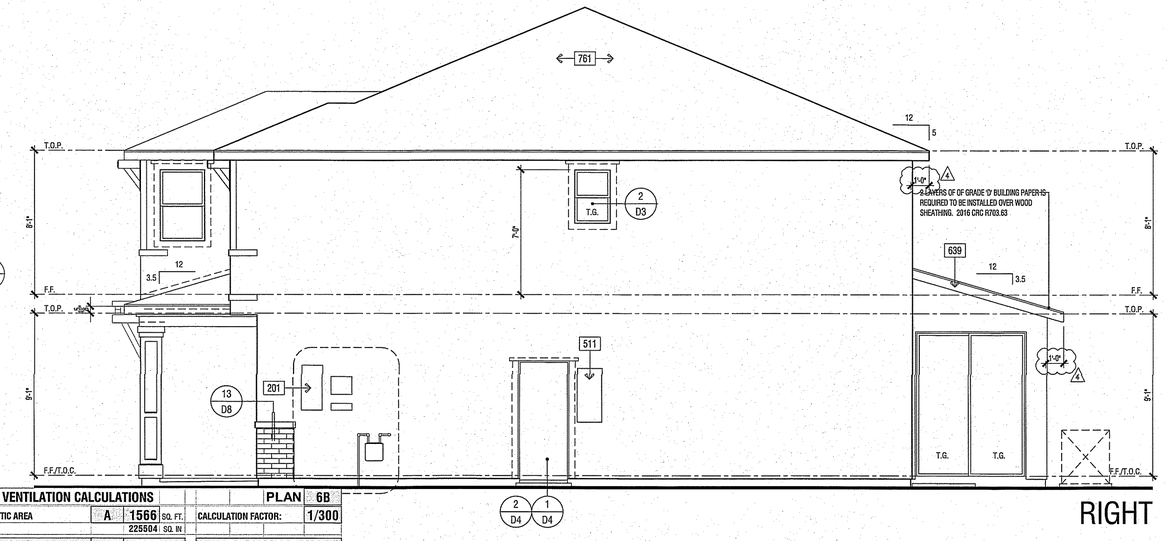
ROOF PLAN NOTES

NOTE: MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS PER CEnC SECTION 110.10.

1. SEE GENERAL NOTES FOR ROOF NOTES.
2. SPARK ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. ATTIC ACCESS PER CRC SECTION R807.
4. PROVIDE ATTIC & SOFFIT VENTILATION PER CRC SECTION R806. PER CRC SECTION R806.2, 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:
   - IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
   - 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 NO 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.

ROOF PLAN KEY NOTES

Name	NOTE
801	ROOFING - CONCRETE - "FLAT" TILE BY EAGLE ROOFING ICC# ESR 1900
810	LINE OF WALL BELOW
812	STUCCO CEILING
814	WOOD SOFFIT
823	MIN. 22"X30" CLEAR OPENING FOR ACCESS AND AIRFLOW CONTRACTOR TO VERIFY AIRFLOW TO ALL ATTIC AREAS
826	ROOF VENT - O'HAGIN "XL SERIES" CLOAKED VENT (ICC # NER-9650A)
837	PROVIDE 1" CONDUIT FROM THE ELECTRIC PANEL TO LOCATION IN ATTIC FOR FUTURE SOLAR INSTALLATION.



RIGHT

ATTIC VENTILATION CALCULATIONS					PLAN 6B
ROOF ATTIC AREA	A	1566 SQ. FT. / 225504 SQ. IN	CALCULATION FACTOR:		1/300
MIN. VENTILATION REQUIRED:	TOTAL	744 SQ. IN	TOTAL PROVIDED:	792	SQ. IN
MIN. VENTILATION REQUIRED:	HIGH	372 SQ. IN	TOTAL HIGH PROVII	396	SQ. IN
MIN. VENTILATION REQUIRED:	LOW	372 SQ. IN	TOTAL LOW PROVII	396	SQ. IN

HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY		FREE VENT AREA	
CLOAKED VENT - CONC. FLAT TILE	-	99	SQ. IN X	4		396	SQ. IN
				TOTAL PROVIDED:		396	SQ. IN

LOW VENTILATION METHOD	SIZE	FREE AREA		QUANTITY		FREE VENT AREA	
CLOAKED VENT - CONC. FLAT TILE	-	99	SQ. IN X	4		396	SQ. IN
				TOTAL PROVIDED:		396	SQ. IN

ROOF ATTIC AREA	B	148 SQ. FT. / 21312 SQ. IN	CALCULATION FACTOR:		1/300
MIN. VENTILATION REQUIRED:	TOTAL	70 SQ. IN	TOTAL PROVIDED:	198	SQ. IN
MIN. VENTILATION REQUIRED:	HIGH	35 SQ. IN	TOTAL HIGH PROVII	99	SQ. IN
MIN. VENTILATION REQUIRED:	LOW	35 SQ. IN	TOTAL LOW PROVII	99	SQ. IN

HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY		FREE VENT AREA	
CLOAKED VENT - CONC. FLAT TILE	-	99	SQ. IN X	1		99	SQ. IN
				TOTAL PROVIDED:		99	SQ. IN

LOW VENTILATION METHOD	SIZE	FREE AREA		QUANTITY		FREE VENT AREA	
CLOAKED VENT - CONC. FLAT TILE	-	99	SQ. IN X	1		99	SQ. IN
				TOTAL PROVIDED:		99	SQ. IN

ROOF ATTIC AREA	C	43 SQ. FT. / 6192 SQ. IN	CALCULATION FACTOR:		1/300
MIN. VENTILATION REQUIRED:	TOTAL	20 SQ. IN	TOTAL PROVIDED:	198	SQ. IN
MIN. VENTILATION REQUIRED:	HIGH	10 SQ. IN	TOTAL HIGH PROVII	99	SQ. IN
MIN. VENTILATION REQUIRED:	LOW	10 SQ. IN	TOTAL LOW PROVII	99	SQ. IN

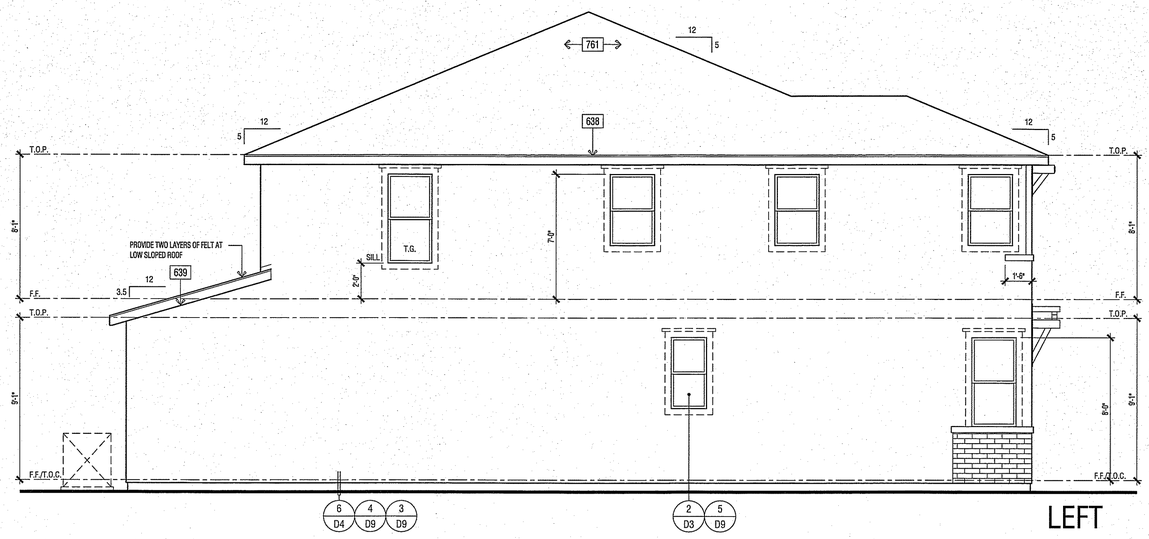
HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY		FREE VENT AREA	
CLOAKED VENT - CONC. FLAT TILE	-	99	SQ. IN X	1		99	SQ. IN
				TOTAL PROVIDED:		99	SQ. IN

LOW VENTILATION METHOD	SIZE	FREE AREA		QUANTITY		FREE VENT AREA	
CLOAKED VENT - CONC. FLAT TILE	-	99	SQ. IN X	1		99	SQ. IN
				TOTAL PROVIDED:		99	SQ. IN

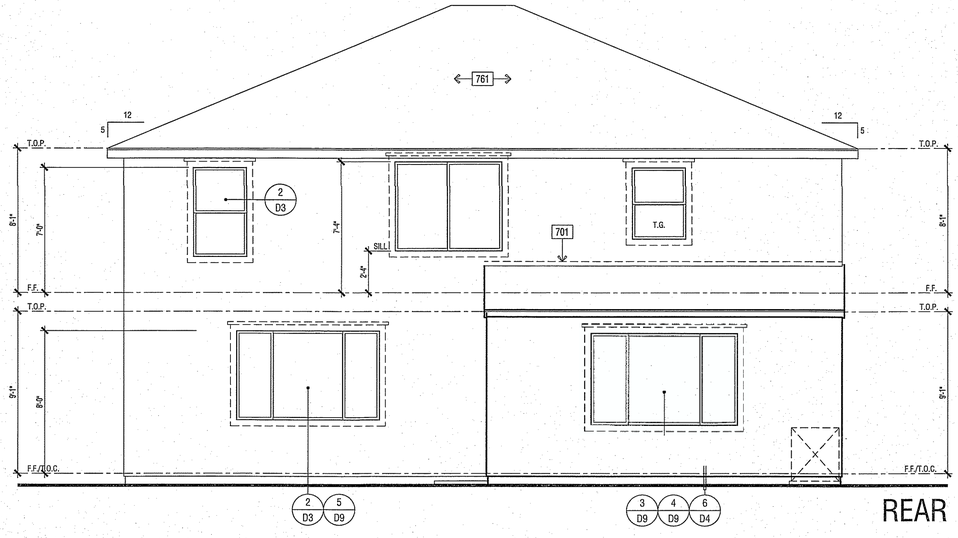
ELEVATION KEY NOTES

Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
202	ADDRESS NUMBER. 4" MIN. HIGH BUILDING ADDRESS CHARACTERS PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM THE STREET.
207	COACH LIGHT LOCATION
521	STUCCO - OMEGA DIAMOND WALL ONE COAT STUCCO ICC# ESR-1194 STUCCO TYPE 1 OR 11 PORTLAND CEMENT OVER SRAT 'R' GUARD ESR-1566 BY 'START R FOAM' OVER DUPONT TYVEK
511	RECESS BOX FOR TANKLESS WATER HEATER - INSTALL PER MFR. INSTRUCTIONS
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION (SEE SHEET D4)
545	THIN SET BRICK VENEER BY ENDICOTT BRICK - ASTM C-1088 - INSTALL PER MANUFACTURER'S INSTRUCTIONS - ANSI A 137.1
601	WOOD TRIM - SIZE PER ELEVATION
603	WOOD CORNER TRIM - SIZE PER DETAIL 3/D5
620	BUILT UP COLUMN - SIZE PER PER PLAN
627	KNEE BRACE ASSEMBLY - WOOD (SIZE AND SHAPE PER DETAIL 1/D5)
650B	FIBER CEMENT LAP SIDING - 5 / 16" THICK 'HARDIPLANK' BY JAMESHARDIE ICC-ES NER 405 (OR EQUIVALENT). FINISH: SELECT CEDARMILL. EXPOSURE 6" (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)
638	2X6 WOOD FASCIA
639	2X6 WOOD BARGE BOARD
691	DECORATIVE METAL ACCENT - PER DETAIL
701	G.I. FLASHING
761	ROOFING - CONCRETE - "FLAT" TILE BY EAGLE ROOFING ICC# ESR 1900
TYP.	2 LAYERS OF OF GRADE 'D' BUILDING PAPER IS REQUIRED TO BE INSTALLED OVER WOOD SHEATHING. 2016 CRC R703.63

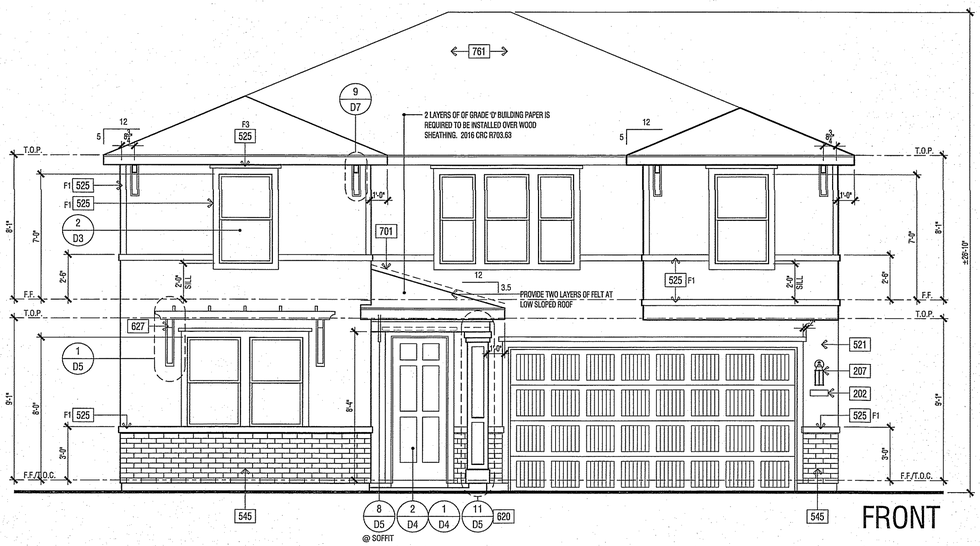
ANY OPERABLE WINDOW WITH A SILL THAT IS LOCATED LESS THAN 24" ABOVE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW AT THE EXTERIOR, MUST BE PROTECTED BY A GUARD OR, HAVE A FIXED GLASS. THE GUARD MAY NOT HAVE OPENINGS THAT A SPHERE 4" IN DIAMETER CAN PASS THROUGH. 2016 CBC 1405.13.2



LEFT



REAR



FRONT

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

WILLIAM HEZMALHALCH ARCHITECTS INC.
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.wharchitects.com fax 949 250 1529

LICENSED ARCHITECT William Hezmalhalch No. C 12920 REN 4-30-17 STATE OF CALIFORNIA

TRACT# 5701 / 6143
SFD

City of Clovis - Planning and Development Services - Building Division - Approved Under the 2016 California Building Codes, Clovis Municipal Code and Ordinances. Approval Of This Plan Does Not Include Approval Of Violations Of Any Laws, Codes, Ordinances Or Regulations. JUL 07 2017

PLAN 2753

CLOVIS, CALIFORNIA

WILSON HOMES
FRESNO, CALIFORNIA

© 2015 WILLIAM HEZMALHALCH ARCHITECTS, INC.

WILLIAM HEZMALHALCH ARCHITECTS, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WILLIAM HEZMALHALCH ARCHITECTS, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WILLIAM HEZMALHALCH ARCHITECTS, INC. HARMLESS.

DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION
1	06-21-17	BLDG. DEPT. REVISIONS

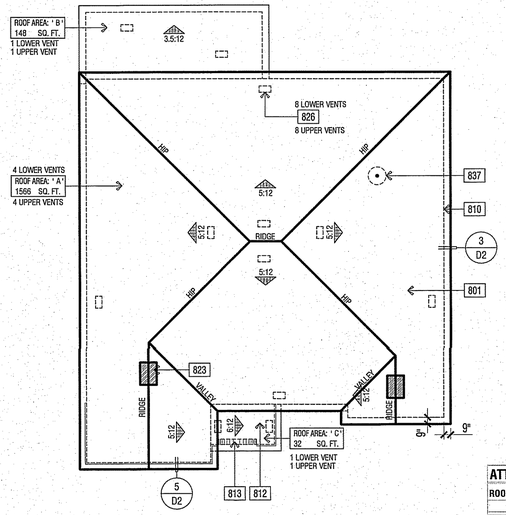
PROJECT MANAGER :	MH
DESIGNER :	BH/AM
DRAWN BY :	
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2016084
CAD FILE NAME :	A606

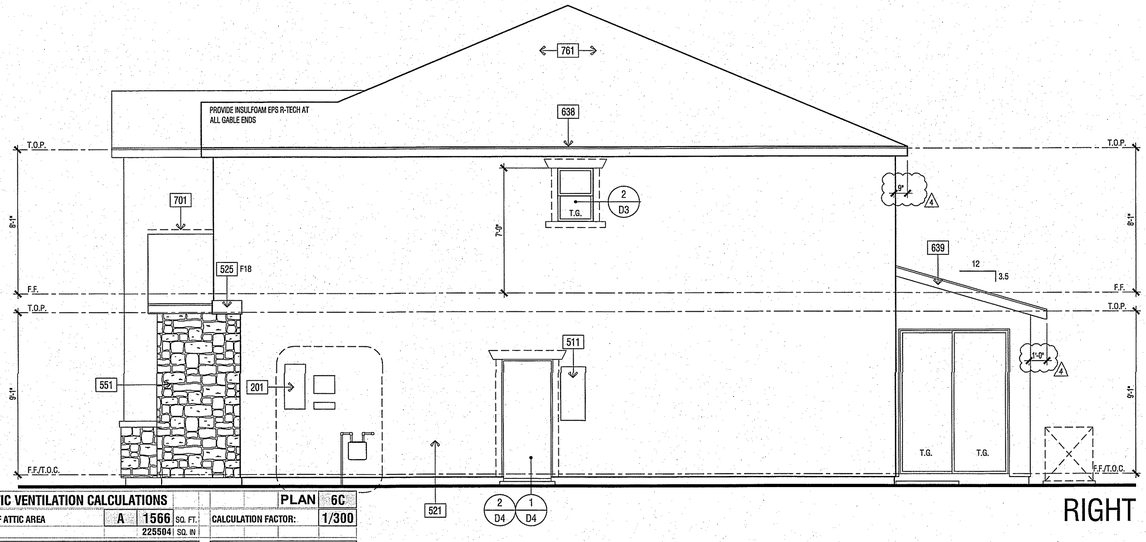
DATE: 06-21-17

SHEET: A6.6

ELEVATIONS - PLAN 2753 B

2016084 - 2016 CODE UPDATE - 06-21-2017





RIGHT

ROOF PLAN

SCALE: 1/8" = 1'-0"

ELEVATION REFERENCE:	C	ELEVATION STYLE:	FRENCH COUNTRY			
ROOF MATERIAL	STANDARD ROOF DETAIL U.N.O.	FASCIA - U.N.O.	BARGE - U.N.O.	OVERHANG DIM. - U.N.O. EAVE	OVERHANG DIM. - U.N.O. RAKE
CONCRETE 'FLAT' TILE *EAGLE ROOFING* ICC# ESR-1900	1 / D2	2X6	2X6	9"	9"

ROOF PLAN NOTES

NOTE: MANDATORY REQUIREMENTS FOR SOLAR READY BUILDINGS PER CEnC SECTION 110.10.

1. SEE GENERAL NOTES FOR ROOF NOTES.
2. SPARK ARRESTORS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. ATTIC ACCESS PER CRC SECTION R807.
4. PROVIDE ATTIC & SOFFIT VENTILATION PER CRC SECTION R806. PER CRC SECTION R806.2, 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:
   - IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING.
   - 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 NO 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.

ROOF PLAN KEY NOTES

Name	NOTE
801	ROOFING - CONCRETE - "FLAT" TILE BY EAGLE ROOFING ICC# ESR 1900
810	LINE OF WALL BELOW
812	STUCCO CEILING
813	STUCCO SOFFIT
823	MIN. 22"X30" CLEAR OPENING FOR ACCESS AND AIRFLOW CONTRACTOR TO VERIFY AIRFLOW TO ALL ATTIC AREAS
826	ROOF VENT - O'HAGIN "XL SERIES" CLOAKED VENT (ICC # NER-9650A)
837	PROVIDE 1" CONDUIT FROM THE ELECTRIC PANEL TO LOCATION IN ATTIC FOR FUTURE SOLAR INSTALLATION.

ATTIC VENTILATION CALCULATIONS — PLAN 6C

ROOF ATTIC AREA	A	1566	SQ. FT.	CALCULATION FACTOR:		1/300	
		225504	SQ. IN				
MIN. VENTILATION REQUIRED:	TOTAL	744	SQ. IN	TOTAL PROVIDED:	792	SQ. IN	
MIN. VENTILATION REQUIRED:	HIGH	372	SQ. IN	TOTAL HIGH PROVII	396	SQ. IN	
MIN. VENTILATION REQUIRED:	LOW	372	SQ. IN	TOTAL LOW PROVII	396	SQ. IN	

HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA	
CLOAKED VENT - CONC. FLAT TILE -	-	99	SQ. IN X	4	396	SQ. IN
				TOTAL PROVIDED:	396	SQ. IN

LOW VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA	
CLOAKED VENT - CONC. FLAT TILE -	-	99	SQ. IN X	4	396	SQ. IN
				TOTAL PROVIDED:	396	SQ. IN

ROOF ATTIC AREA	B	148	SQ. FT.	CALCULATION FACTOR:		1/300	
		21312	SQ. IN				
MIN. VENTILATION REQUIRED:	TOTAL	70	SQ. IN	TOTAL PROVIDED:	198	SQ. IN	
MIN. VENTILATION REQUIRED:	HIGH	35	SQ. IN	TOTAL HIGH PROVII	99	SQ. IN	
MIN. VENTILATION REQUIRED:	LOW	35	SQ. IN	TOTAL LOW PROVII	99	SQ. IN	

HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA	
CLOAKED VENT - CONC. FLAT TILE -	-	99	SQ. IN X	1	99	SQ. IN
				TOTAL PROVIDED:	99	SQ. IN

LOW VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA	
CLOAKED VENT - CONC. FLAT TILE -	-	99	SQ. IN X	1	99	SQ. IN
				TOTAL PROVIDED:	99	SQ. IN

ROOF ATTIC AREA	C	32	SQ. FT.	CALCULATION FACTOR:		1/300	
		4608	SQ. IN				
MIN. VENTILATION REQUIRED:	TOTAL	15	SQ. IN	TOTAL PROVIDED:	198	SQ. IN	
MIN. VENTILATION REQUIRED:	HIGH	8	SQ. IN	TOTAL HIGH PROVII	99	SQ. IN	
MIN. VENTILATION REQUIRED:	LOW	8	SQ. IN	TOTAL LOW PROVII	99	SQ. IN	

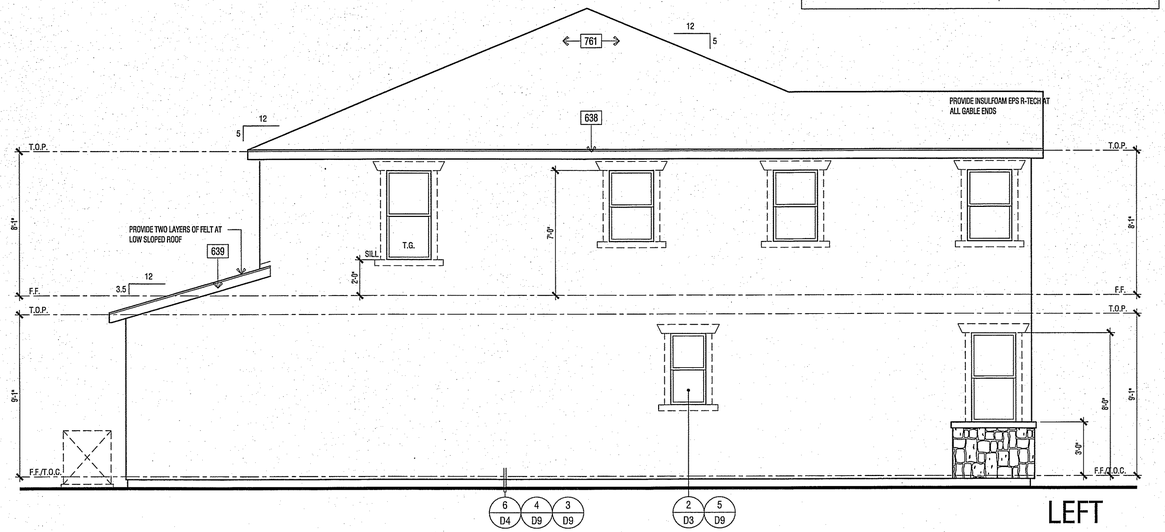
HIGH VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA	
CLOAKED VENT - CONC. FLAT TILE -	-	99	SQ. IN X	1	99	SQ. IN
				TOTAL PROVIDED:	99	SQ. IN

LOW VENTILATION METHOD	SIZE	FREE AREA		QUANTITY	FREE VENT AREA	
CLOAKED VENT - CONC. FLAT TILE -	-	99	SQ. IN X	1	99	SQ. IN
				TOTAL PROVIDED:	99	SQ. IN

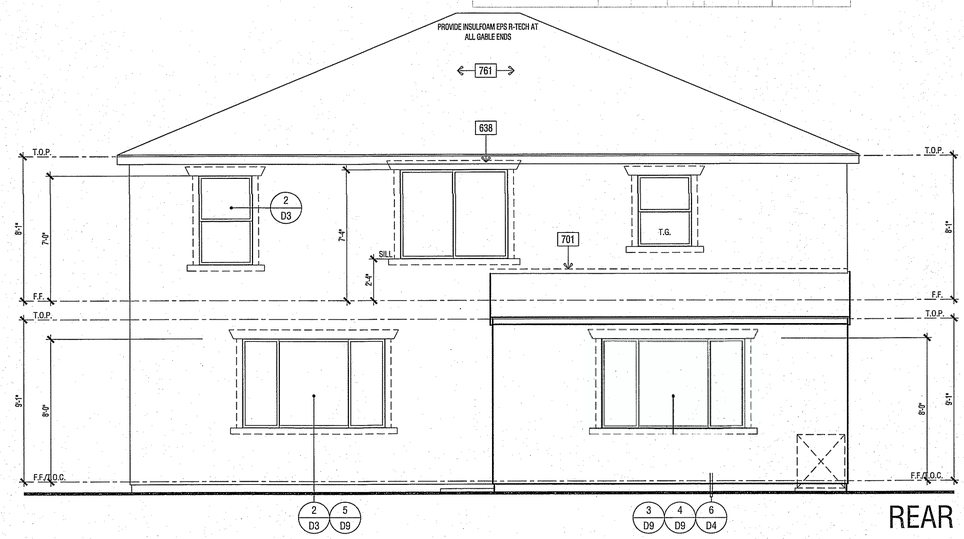
ELEVATION KEY NOTES

Name	NOTE
201	UTILITY EQUIPMENT AND SERVICE PANELS - VERIFY LOCATION
202	ADDRESS NUMBER. 4" MIN. HIGH BUILDING ADDRESS CHARACTERS PLACED IN SUCH A POSITION TO BE PLAINLY VISIBLE FROM THE STREET.
207	COACH LIGHT LOCATION
521	STUCCO - OMEGA DIAMOND WALL ONE COAT STUCCO ICC# ESR-1194 STUCCO TYPE 1 OR 11 PORTLAND CEMENT OVER SRAT "R" GUARD ESR-1566 BY 'START R FOAM' OVER DUPONT TYVEK
511	RECESS BOX FOR TANKLESS WATER HEATER - INSTALL PER MFR. INSTRUCTIONS
525	STUCCO OVER RIGID FOAM TRIM - FOAM SHAPE PER ELEVATION (SEE SHEET D4)
551	MANUFACTURED ADHERED STUCCO STONE VENEER BY CULTURED STONE ICC-ES ESR-1364. INSTALL PER MANUFACTURER'S INSTRUCTIONS
592	SHUTTER - SIZE PER ELEVATION
601	WOOD TRIM - SIZE PER ELEVATION
610	WOOD POST - SIZE PER ELEVATION
624	CORBEL - WOOD (SIZE/SHAPE PER DETAIL)
638	2X6 WOOD FASCIA
639	2X6 WOOD BARGE BOARD
650A	FIBER CEMENT VERTICAL SIDING - 5 / 16" THICK 'HARDIPLANK' (OR EQUIVALENT). FINISH: SELECT CEDARMILL. (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)
650B	FIBER CEMENT LAP SIDING - 5 / 16" THICK 'HARDIPLANK' BY JAMESHARDIE ICC-ES NER 405 (OR EQUIVALENT). FINISH: SELECT CEDARMILL. EXPOSURE 6" (INSTALLATION PER MANUFACTURER'S INSTRUCTIONS)
675	DECORATIVE WOOD SHELF - PROVIDE SOLID BACKING AND MINIMUM 12"X12" ELASTOMERIC SHEET WATERPROOFING AT ALL MOUNTING POINTS/PENETRATIONS
701	G.I. FLASHING
761	ROOFING - CONCRETE - "FLAT" TILE BY EAGLE ROOFING ICC# ESR 1900
TYP.	2 LAYERS OF GF GRADE 'D' BUILDING PAPER IS REQUIRED TO BE INSTALLED OVER WOOD SHEATHING. 2016 CRC R703.63

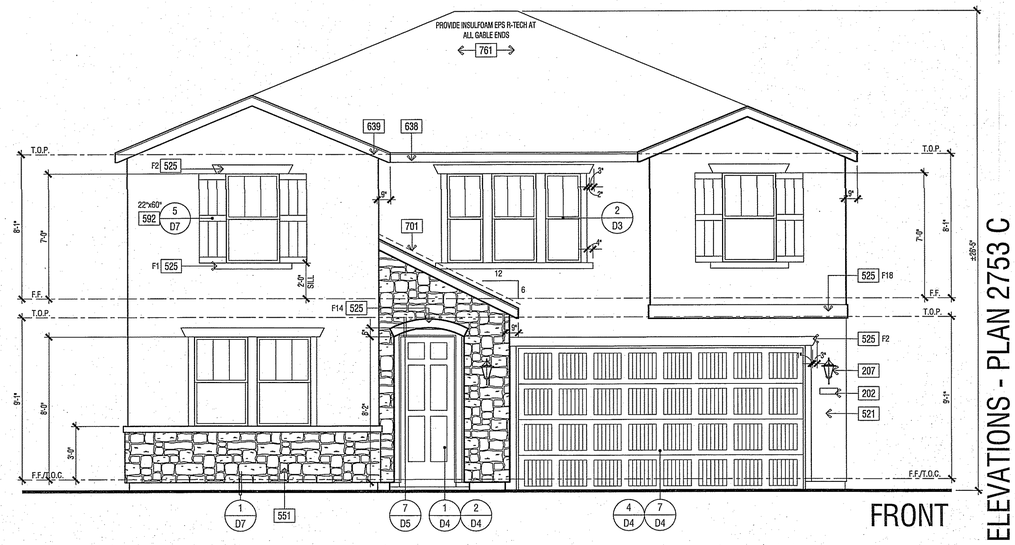
ANY OPERABLE WINDOW WITH A SILL THAT IS LOCATED LESS THAN 24" ABOVE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW AT THE EXTERIOR, MUST BE PROTECTED BY A GUARD OR, HAVE A FIXED GLASS. THE GUARD MAY NOT HAVE OPENINGS THAT A SPHERE 4" IN DIAMETER CAN PASS THROUGH. 2016 CBC 1405.13.2



LEFT



REAR



FRONT

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

ELEVATIONS - PLAN 2753 C

WILLIAM HEZMALHALCH ARCHITECTS INC.
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.wharchitects.com fax 949 250 1529

RELEASED FOR CONSTRUCTION
William Hezmalhalch
No. C 12920
REN 4-30-17
STATE OF CALIFORNIA

TRACT# 5701 / 6143 SFD

City of Clovis - Planning and Development Services Building Division
Plans Approved Under the 2016 California Building Codes
16SPN
JUL 07 2017
Shall Conform to All Applicable Laws, Codes, and Ordinances
Approved with Noted Corrections
Plans Examiner

PLAN 2753
CLOVIS, CALIFORNIA

WILSON HOMES
FRESNO, CALIFORNIA

© 2015 WILLIAM HEZMALHALCH ARCHITECTS, INC.

WILLIAM HEZMALHALCH ARCHITECTS, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF WILLIAM HEZMALHALCH ARCHITECTS, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD WILLIAM HEZMALHALCH ARCHITECTS, INC. HARMLESS.

DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION
4	06-21-17	BLDG. DEPT. REVISIONS

PROJECT MANAGER :	MH
DESIGNER :	BH/AM
DRAWN BY :	
REVIEWED BY :	-
1ST BLDG. DEPT. SUBMITTAL :	-
ISSUED FOR CONSTRUCTION :	-
JOB NUMBER :	2016084
CAD FILE NAME :	A607

DATE: 06-21-17

SHEET: A6.7

2016084 - 2016 CODE UPDATE - 06-21-2017