

R/W LEGEND

RELINQUISHMENT OF DIRECT VEHICULAR ACCESS RIGHTS

- ▲ PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES PER DOC. NO. 87053629 O.R.F.C.
- ▲ PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES PER DOC. NO. 2014-0054878 O.R.F.C.
- ▲ PREVIOUSLY DEDICATED FOR PUBLIC STREET PURPOSES PER MAP OF BULLARD LANDS IRRIGATED SUBDIVISION No.6, FILED IN VOLS. OF PLATS AT PAGE 25, FOR

KEYNOTES

- PROPOSED CONCRETE CURB, GUTTER & SIDE WALK PER CITY OF FRESNO PUBLIC WORKS STANDARD
- PROPOSED CONCRETE CURB & GUTTER PER CITY OF FRESNO PUBLIC WORKS STANDARD
- PROPOSED 24' DRIVE APPROACH PER CITY OF FRESNO PUBLIC WORKS STANDARD
- STORM DRAIN INLET TO BE REMOVED
- PROPOSED 7" LANDSCAPE & FENCE
- EXISTING PUBLIC STREET RIGHT OF WAY
- PROPOSED 2' PUBLIC STREET RIGHT OF WAY ABANDONMENT
- PROPOSED PUBLIC STREET RIGHT OF WAY DEDICATION
- PROPOSED 10' PUBLIC UTILITY EASEMENT (P.U.E.)

LEGEND

- MONUMENT FOUND AND ACCEPTED AS NOTED
- ⊕ BENCHMARK
- ⊕ EXISTING SINGLE POST SIGN
- ⊕ EXISTING STREET LIGHT
- ⊕ EXISTING ELECTRICAL PULL BOX
- ⊕ EXISTING ELECTRICAL METER
- ⊕ EXISTING ELECTRICAL VAULT
- ⊕ EXISTING TELEPHONE RISER
- ⊕ EXISTING TELEPHONE VAULT
- ⊕ EXISTING CABLE TV BOX
- ⊕ EXISTING SEWER MANHOLE
- ⊕ EXISTING WATER METER
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING BACK FLOW PREVENTOR
- ⊕ EXISTING STORM DRAIN MANHOLE
- ⊕ EXISTING STORM DRAIN CURB INLET
- ⊕ EXISTING GRATE INLET CIRCULAR

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S83°54'55"W	32.89'
L2	N51°05'05"W	76.74'
L3	N60°54'25"W	39.63'
L4	N10°42'23"E	16.02'
L5	S42°52'39"E	15.91'
L6	S00°14'5"E	17.17'
L7	N89°58'15"E	5.83'
L8	N89°58'15"E	5.83'
L9	N0°14'5"W	17.17'
L10	N0°14'5"W	17.17'
L11	S89°58'15"W	5.83'
L12	N89°58'15"E	5.83'
L13	N0°14'5"W	17.17'
L14	N0°14'5"W	17.17'
L15	N89°58'15"E	5.83'
L16	N89°58'15"E	5.83'
L17	N0°14'5"W	17.17'
L18	N0°14'5"W	17.17'
L19	N89°58'15"E	5.83'
L20	N89°58'15"E	5.83'
L21	N0°14'5"W	17.17'
L22	N0°14'5"W	17.17'
L23	N89°58'15"E	5.83'
L24	N89°58'15"E	5.83'
L25	N0°14'5"W	17.17'
L26	N0°14'5"W	17.17'
L27	N89°58'15"E	5.83'
L28	N89°58'15"E	5.83'
L29	N0°14'5"W	17.17'
L30	N0°14'5"W	17.17'
L31	N89°58'15"E	5.83'
L32	N89°58'15"E	5.83'
L33	N0°14'5"W	17.17'
L34	N0°14'5"W	17.17'
L35	N89°58'15"E	5.83'
L36	N89°58'15"E	5.83'
L37	N0°14'5"W	17.17'
L38	N0°14'5"W	24.83'
L39	N89°58'15"E	5.83'
L40	N0°14'5"W	15.03'
L41	N37°39'47"E	5.83'
L42	S52°18'49"E	17.17'
L43	S52°18'49"E	17.17'
L44	N37°39'47"E	13.25'

LINE TABLE		
LINE #	BEARING	LENGTH
L45	N89°58'15"E	5.83'
L46	N0°14'5"W	17.50'
L47	N0°14'5"W	17.17'
L48	N89°58'15"E	5.83'
L49	N89°58'15"E	5.83'
L50	N0°14'5"W	17.17'
L51	N0°14'5"W	17.17'
L52	N89°58'15"E	5.83'
L53	N89°58'15"E	5.83'
L54	N0°14'5"W	17.17'
L55	N0°14'5"W	17.17'
L56	N89°58'15"E	5.33'
L57	N52°21'20"W	1.08'
L58	N0°14'5"W	5.83'
L59	N89°58'15"E	16.83'
L60	N0°14'5"W	5.50'
L61	N89°58'15"E	19.10'
L62	N0°14'5"W	1.91'
L63	N89°58'15"E	14.00'
L64	N89°58'15"E	5.83'
L65	N0°14'5"W	24.83'
L66	N0°14'5"W	24.83'
L67	N89°58'15"E	5.83'
L68	N89°58'15"E	24.50'
L69	N89°58'15"E	24.50'
L70	S60°54'25"E	6.02'
L71	S51°34'41"E	5.83'
L72	N38°25'19"E	17.17'
L73	N38°25'19"E	26.39'
L74	S51°34'41"E	5.83'
L75	S51°34'41"E	5.83'
L76	N38°25'19"E	28.87'
L77	S51°05'05"E	5.58'
L78	N38°25'19"E	24.91'
L79	S51°34'41"E	5.83'
L80	S51°34'41"E	5.83'
L81	N38°25'19"E	24.91'

LINE TABLE		
LINE #	BEARING	LENGTH
L82	N38°25'19"E	17.17'
L83	S51°34'41"E	5.83'
L84	S83°54'55"W	3.29'
L85	N89°58'15"E	6.17'
L86	N37°48'57"E	26.55'
L87	N37°48'57"E	17.17'
L88	N0°14'5"W	17.17'

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	60.00'	10.29'	9°49'34"
C2	40.00'	5.97'	8°33'05"
C3	102.00'	33.00'	18°32'11"
C4	458.00'	40.26'	5°02'11"
C5	458.00'	150.82'	18°52'02"
C6	458.00'	65.96'	8°15'05"
C7	458.00'	13.88'	1°44'11"
C8	102.00'	23.26'	13°03'56"
C9	102.00'	9.74'	5°28'14"

AREA TABLE			
PARCEL NAME	AREA	PARCEL NAME	AREA
ORIGINAL PARCEL	2.71 ACRES	OUTLOT A	1.24 ACRES
LOT 1	2,495 SF	LOT 20	3,071 SF
LOT 2	1,583 SF	LOT 21	1,567 SF
LOT 3	1,583 SF	LOT 22	1,570 SF
LOT 4	1,583 SF	LOT 23	1,570 SF
LOT 5	1,583 SF	LOT 24	1,570 SF
LOT 6	1,583 SF	LOT 25	1,570 SF
LOT 7	1,582 SF	LOT 26	1,545 SF
LOT 8	1,582 SF	LOT 27	1,584 SF
LOT 9	1,582 SF	LOT 28	1,594 SF
LOT 10	1,582 SF	LOT 29	1,525 SF
LOT 11	1,582 SF	LOT 30	1,525 SF
LOT 12	1,581 SF	LOT 31	1,789 SF
LOT 13	1,581 SF	LOT 32	1,855 SF
LOT 14	1,581 SF	LOT 33	1,613 SF
LOT 15	1,581 SF	LOT 34	1,625 SF
LOT 16	1,581 SF	LOT 35	1,630 SF
LOT 17	1,580 SF	LOT 36	1,678 SF
LOT 18	1,536 SF	LOT 37	1,563 SF
LOT 19	1,970 SF	LOT 38	2,505 SF

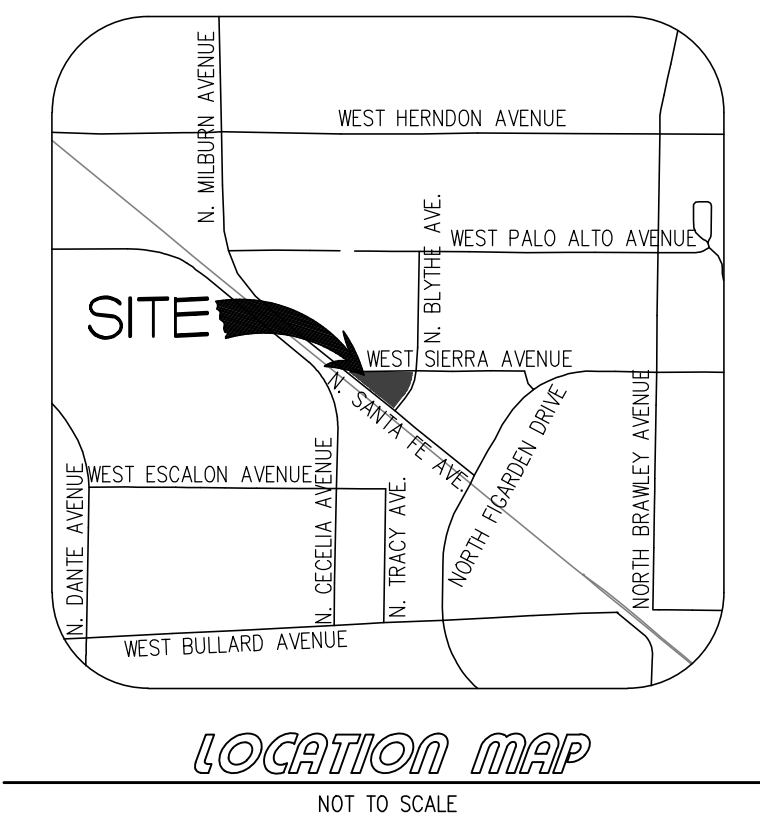
LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS POLICY IS SITUATED IN THE COUNTY OF FRESNO, CITY OF FRESNO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 687 OF BULLARD LANDS IRRIGATED SUBDIVISION NO. 6, IN THE CITY OF FRESNO, COUNTY OF FRESNO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 8 OF PLATS, PAGE 25, FRESNO COUNTY RECORDS.

EXCEPTING THEREFROM ANY PORTION THEREOF LYING SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID LOT 687, SAID POINT BEING NORTH 89° 35' 32" EAST, A DISTANCE OF 12.39 FEET FROM THE NORTHWEST CORNER OF SAID LOT 687, SAID POINT BEING ON A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 500.00 FEET (A RADIAL THROUGH SAID POINT BEARS SOUTH 86° 30' 43" EAST), SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35° 25' 47" AND AN ARC LENGTH OF 309.18 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 38° 56' 03" WEST, A DISTANCE OF 175.08 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 687, SAID POINT BEING THE TERMINUS OF SAID LINE.



OWNERS/SUBDIVIDER

HARMEET RIYAR & RACHNA RIYAR
10655 N. RECORDER AVENUE
FRESNO, CA 93730

NOTES

- SITE ADDRESS: 6375 NORTH BLYTHE AVENUE
- ASSESSOR'S PARCEL NO.: 507-320-01
- EXISTING ZONING: "RM-1" - RESIDENTIAL MULTI-FAMILY, MEDIUM HIGH DENSITY
- EXISTING LAND USE: VACANT
- PROPOSED ZONING: "RM-1" - RESIDENTIAL MULTI-FAMILY, MEDIUM HIGH DENSITY
- PROPOSED LAND USE: RESIDENTIAL
- PREPARED FROM RECORD DATA & FIELD SURVEYS, RECORD DATA PER DEED OF EASEMENT RECORDED ON MAY 15, 2014, AS DOCUMENT NO. 2014-0054878, O.R.F.C.
- NO EXISTING STRUCTURES ON SITE
- EXISTING STREET IMPROVEMENTS AS SHOWN
- THERE ARE NO EXISTING WELLS, SEPTIC TANKS, OR LEACHING FIELDS
- PARCEL DESIGN PROVIDES FOR OPTIMUM SOLAR OPPORTUNITIES WITH NORTH-SOUTH ORIENTATION, ENABLING ARCHITECTURAL DESIGN TO INCORPORATE PASSIVE HEATING & COOLING CONCEPTS.
- SURROUNDING LAND USE: AS SHOWN
- EXISTING STREET DEDICATIONS AS SHOWN
- THE EXISTING & PROPOSED SOURCE OF WATER SUPPLY: EXISTING COMMUNITY SYSTEM
- THE EXISTING & PROPOSED METHOD OF SEWAGE DISPOSAL: EXISTING COMMUNITY SYSTEM
- THE FOLLOWING UTILITIES ARE TO BE PROVIDED: (GAS, ELECTRIC, TELEPHONE & CABLE T.V.) ARRANGEMENTS HAVE (NOT) BEEN MADE WITH UTILITY COMPANIES SERVING THIS AREA
- THE SITE ACREAGE IS 2.71 NET ACRES. THERE WILL BE 38 LOTS IN THIS MAP WITH A MINIMUM SIZE OF 1,525 SQ. FT.
- ALL IMPROVEMENTS SHALL CONFORM WITH THE DESIGN STANDARDS IN ACCORDANCE WITH THE CITY OF FRESNO STANDARDS AND SPECIFICATIONS
- PROPOSED SITE IMPROVEMENTS SHALL INCLUDE SITE GRADING AND DRAINAGE, UTILITY SERVICE AS DIRECTED BY THE UTILITY AGENCIES, DRAINAGE FACILITIES AS REQUIRED
- THERE ARE NO EXISTING ON-SITE TREES
- OUTLOT A WILL BE USED FOR UTILITIES AND RECIPROCAL PURPOSES

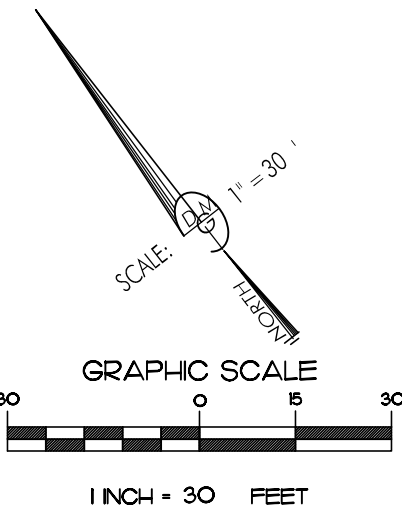
APPL. NO. P18-03611 EXHIBIT A-2 DATE ISSUED _____

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT



VESTING TENTATIVE TRACT MAP NO. 6266

A PLANNED DEVELOPMENT

BEING A PORTION OF SECTION 2,
TOWNSHIP 13 SOUTH, RANGE 19 EAST,
MOUNT DIABLO BASE & MERIDIAN

SITE LOCATION:
6375 NORTH BLYTHE AVENUE, FRESNO, CA

ASSESSOR'S PARCEL NO. 507-320-01

PREPARED FOR:

DALE G. MELL
& ASSOCIATES
ENGINEERING & SURVEYING SERVICES
2090 NORTH WINERY AVENUE, FRESNO, CALIFORNIA 93703
(559) 292-4046 • FAX 251-1920 • EMAIL: STAFF@DALEGMELL.COM

PREPARED BY:



JOB # 18-124
DRAWN BY: M. ESLIMI
CHECKED BY: DGM
SCALE: 1" = 30'
DATE: 11/29/18
DWG # 18-124T.M
FIELD BOOK: 423
DATE OF SURVEY: 10/08/18
LAST REVISED: 08/14/19 + M.E.

SHEET 2 OF 2

KEYNOTES

- PROPOSED CONCRETE CURB, GUTTER & SIDE WALK PER CITY OF FRESNO PUBLIC WORKS STANDARD
- PROPOSED CONCRETE CURB & GUTTER PER CITY OF FRESNO PUBLIC WORKS STANDARD
- PROPOSED 24" DRIVE APPROACH PER CITY OF FRESNO PUBLIC WORKS STANDARD
- STORM DRAIN INLET TO BE REMOVED
- PROPOSED 7" LANDSCAPE & FENCE
- EXISTING PUBLIC STREET RIGHT OF WAY
- PROPOSED 2" PUBLIC STREET RIGHT OF WAY ABANDONMENT
- PROPOSED PUBLIC STREET RIGHT OF WAY DEDICATION
- PROPOSED 10" PUBLIC UTILITY EASEMENT (P.U.E.)
- PROPOSED FIRE HYDRANT & FIRE SERVICE WITH APPROPRIATE EASEMENT

LEGEND

- MONUMENT FOUND AND ACCEPTED AS NOTED
- BENCHMARK
- EXISTING SINGLE POST SIGN
- EXISTING STREET LIGHT
- EXISTING ELECTRICAL PULL BOX
- EXISTING ELECTRICAL METER
- EXISTING ELECTRICAL VAULT
- EXISTING TELEPHONE RISER
- EXISTING TELEPHONE VAULT
- EXISTING CABLE TV BOX
- EXISTING SEWER MANHOLE
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING BACK FLOW PREVENTOR
- EXISTING STORM DRAIN MANHOLE
- EXISTING STORM DRAIN CURB INLET
- EXISTING GRATE INLET CIRCULAR
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE SERVICE DETECTOR CHECK
- PROPOSED WATER VALVE
- PROPOSED ELBOW 45 DEGREE
- PROPOSED TEE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED FMFD TYPE "E" INLET
- PROPOSED 18" STORM DRAIN LINE
- PROPOSED SANITARY SEWER MAIN & SIZE
- PROPOSED FIRE SERVICE LINE & SIZE
- RELINQUISHMENT OF DIRECT VEHICULAR ACCESS RIGHTS

LEGAL DESCRIPTION

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 EXCEPTING THEREFROM ANY PORTION THEREOF LYING SOUTHEASTERLY OF THE FOLLOWING DESCRIBED LINE:
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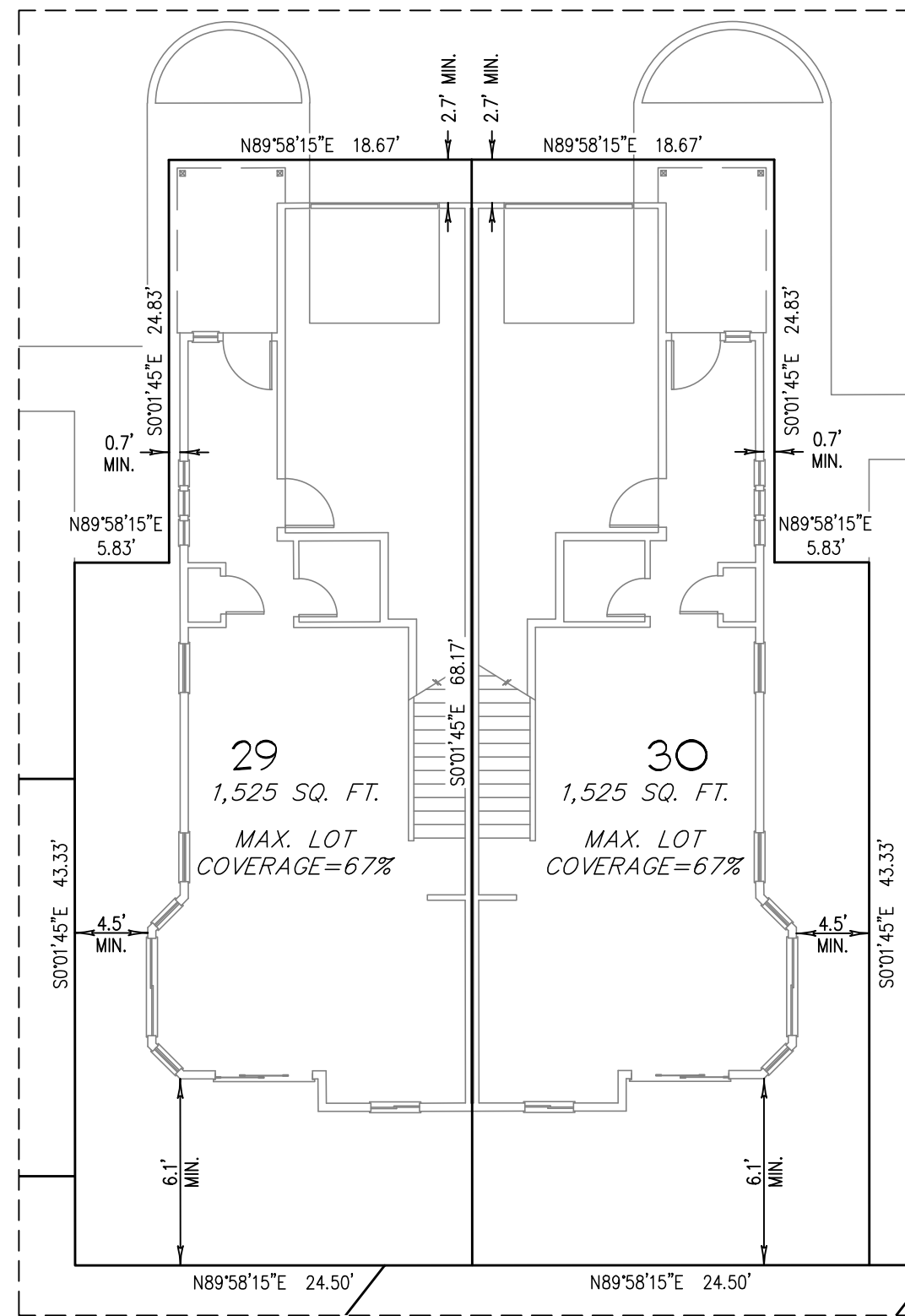
AREA TABLE			
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LOT 11	1,582 SF	LOT 30	1,525 SF
LOT 12	1,581 SF	LOT 31	1,789 SF
LOT 13	1,581 SF	LOT 32	1,655 SF
LOT 14	1,581 SF	LOT 33	1,613 SF
LOT 15	1,581 SF	LOT 34	1,625 SF
LOT 16	1,581 SF	LOT 35	1,630 SF
LOT 17	1,580 SF	LOT 36	1,678 SF
LOT 18	1,536 SF	LOT 37	1,563 SF
LOT 19	1,970 SF	LOT 38	2,505 SF

LINE TABLE		
LINE #	BEARING	LENGTH
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L2	N51°05'05"W	76.74'
L3	N60°54'25"W	39.63'
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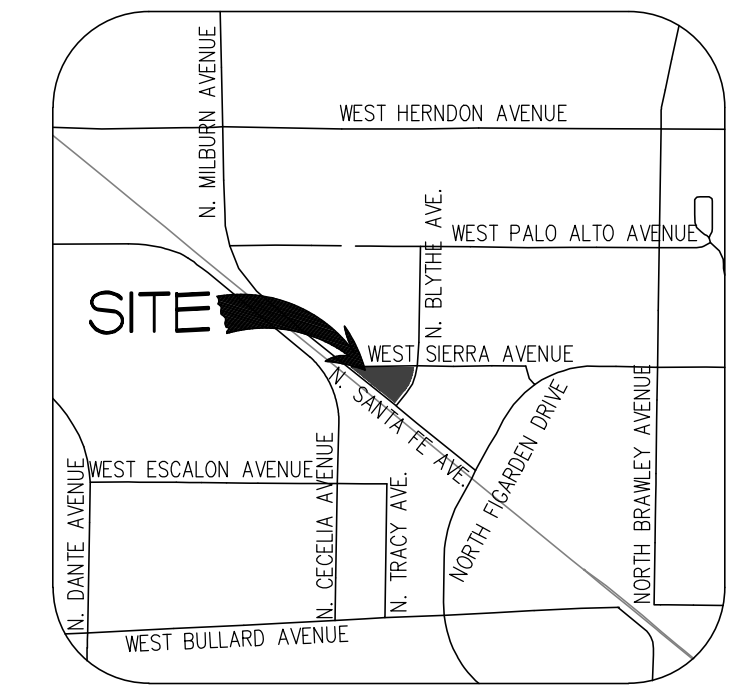
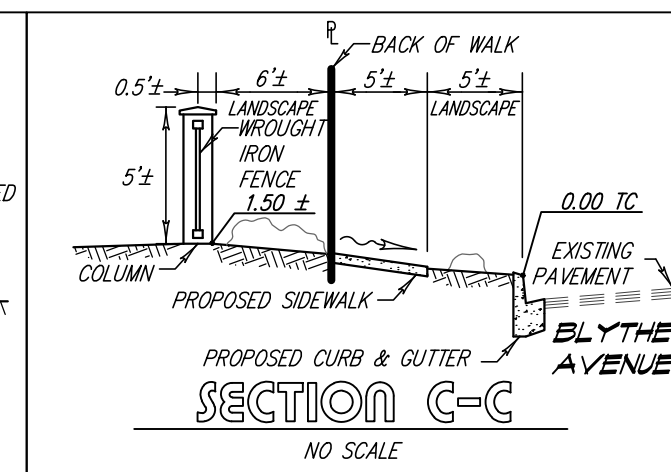
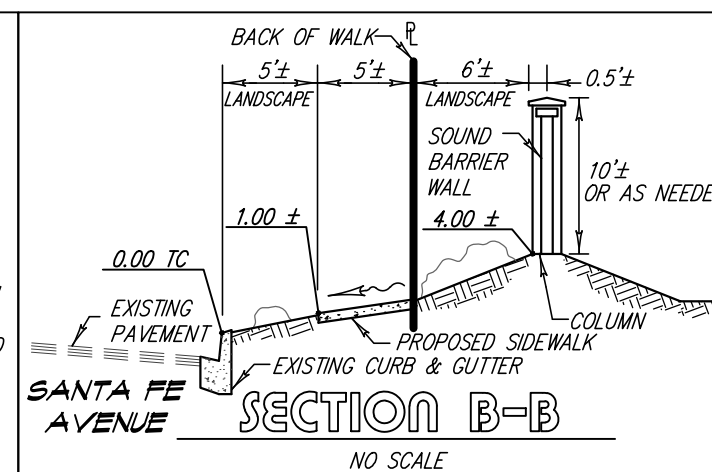
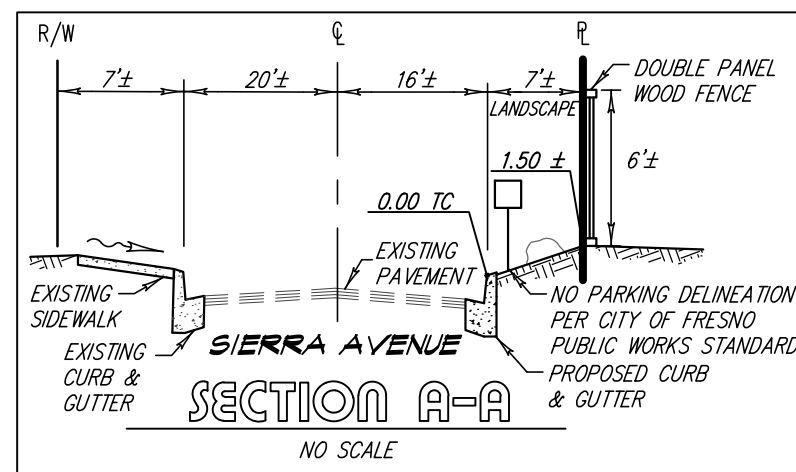
CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	60.00'	10.29'	9°49'34"
C2	40.00'	5.97'	8°33'05"
C3	102.00'	33.00'	18°32'11"

ABBREVIATIONS

D DIRT/GROUND ELEVATION POINT
 P PAVEMENT ELEVATION POINT
 TC TOP OF CURB ELEVATION POINT



DETAIL A
 SCALE: 1"=10'
 NO LOTS WILL EXCEED THESE DIMENSIONS



LOCATION MAP
 NOT TO SCALE

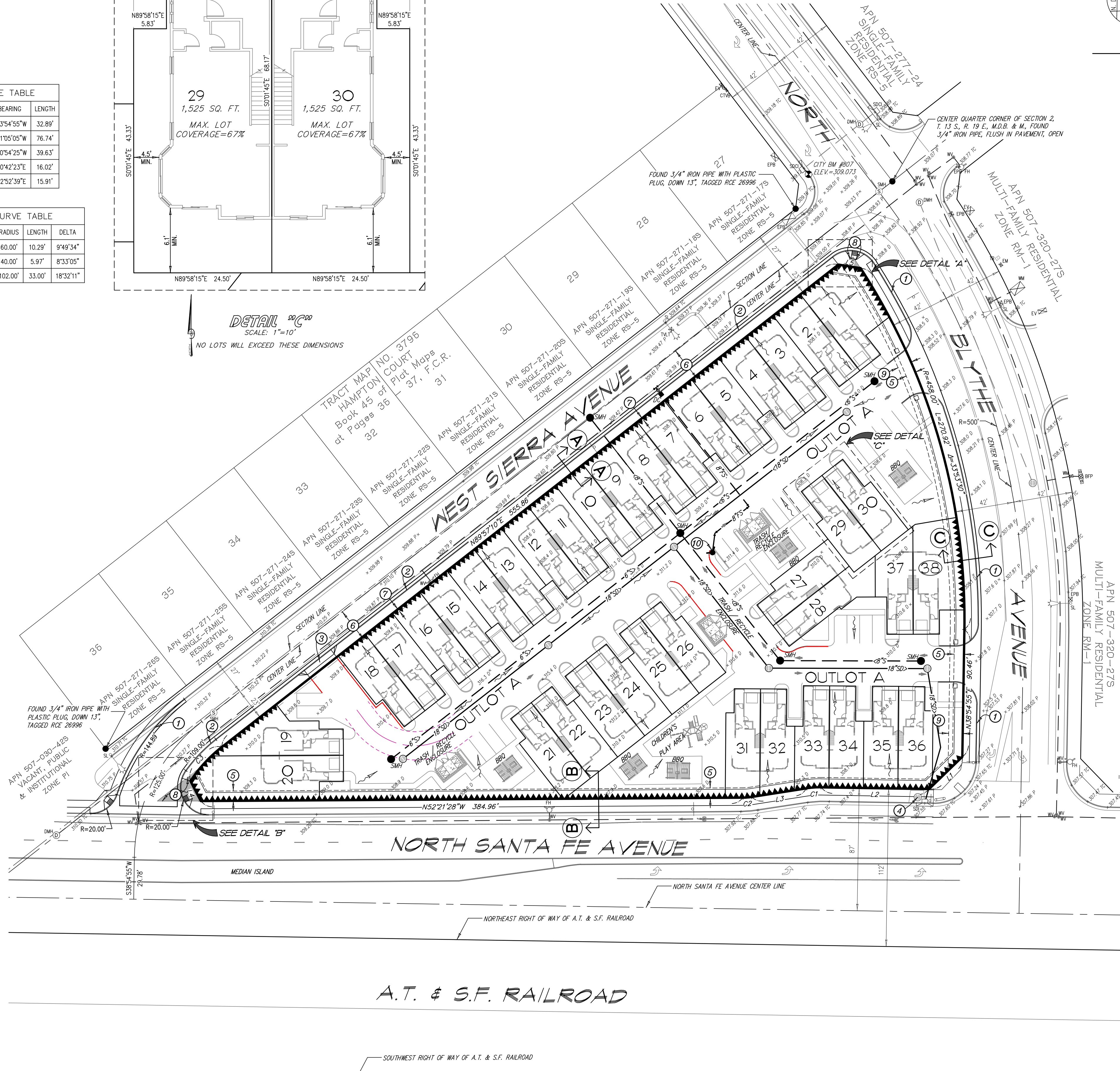
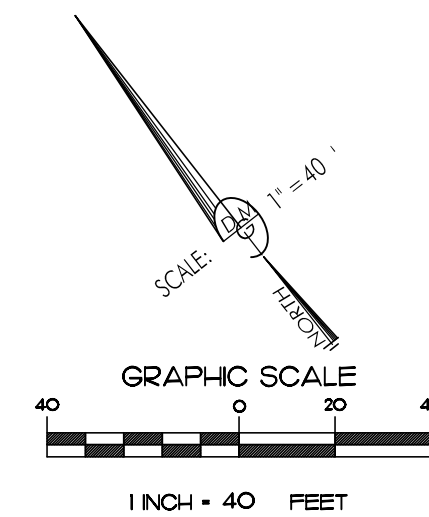
OWNERS/SUBDIVIDER

HARMEET RIYAR & RACHNA RIYAR
 10655 N. RECREATION AVE.
 FRESNO, CA 93730

NOTES

- SITE ADDRESS: 6375 NORTH BLYTHE AVENUE
- ASSESSOR'S PARCEL NO.: 507-320-01
- EXISTING ZONING: "RM-1" - RESIDENTIAL MULTI-FAMILY, MEDIUM HIGH DENSITY
- EXISTING LAND USE: VACANT
- PROPOSED ZONING: "RM-1" - RESIDENTIAL MULTI-FAMILY, MEDIUM HIGH DENSITY
- PROPOSED LAND USE: RESIDENTIAL
- PREPARED FROM RECORD DATA & FIELD SURVEYS, RECORD DATA PER DEED OF EASEMENT RECORDED ON MAY 15, 2014, AS DOCUMENT NO. 2014-004678, G.R.F.C.
- NO EXISTING STRUCTURES ON SITE
- EXISTING STREET IMPROVEMENTS AS SHOWN
- THERE ARE NO EXISTING WELLS, SEPTIC TANKS, OR LEACHING FIELDS
- PARCEL DESIGN PROVIDES FOR OPTIMUM SOLAR OPPORTUNITIES WITH NORTH-SOUTH ORIENTATION, ENABLING ARCHITECTURAL DESIGN TO INCORPORATE PASSIVE HEATING & COOLING CONCEPTS
- SURROUNDING LAND USE: AS SHOWN
- EXISTING STREET DEDICATIONS AS SHOWN
- THE EXISTING & PROPOSED SOURCE OF WATER SUPPLY: EXISTING COMMUNITY SYSTEM
- THE EXISTING & PROPOSED METHOD OF SEWAGE DISPOSAL: EXISTING COMMUNITY SYSTEM
- THE FOLLOWING UTILITIES ARE TO BE PROVIDED: (GAS, ELECTRIC, TELEPHONE & CABLE T.V.) ARRANGEMENTS HAVE (NOT) BEEN MADE WITH UTILITY COMPANIES SERVING THIS AREA.
- THE SITE ACREAGE IS 2.71 NET ACRES. THERE WILL BE 38 LOTS IN THIS MAP WITH A MINIMUM SIZE OF 1,525 SQ. FT.
- ALL IMPROVEMENTS SHALL CONFORM WITH THE DESIGN STANDARDS IN ACCORDANCE WITH THE CITY OF FRESNO STANDARDS AND SPECIFICATIONS
- PROPOSED SITE IMPROVEMENTS SHALL INCLUDE SITE GRADING AND DRAINAGE, UTILITY SERVICE AS DIRECTED BY THE UTILITY AGENCIES, DRAINAGE FACILITIES AS REQUIRED
- THERE ARE NO EXISTING ON-SITE TREES
- OUTLOT A WILL BE USED FOR UTILITIES AND RECIPROCAL PURPOSES

APPL. NO. P19-03611 EXHIBIT A-1 DATE
 PLANNING REVIEW BY: DATE
 TRAFFIC ENG. DATE
 APPROVED BY: DATE
 CITY OF FRESNO DARM DEPT



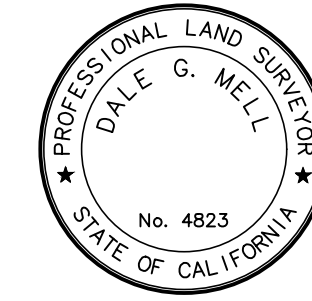
VESTING TENTATIVE TRACT MAP NO. 6266

BEING A PORTION OF SECTION 2,
 TOWNSHIP 13 SOUTH, RANGE 19 EAST,
 MOUNT DIABLO BASE & MERIDIAN

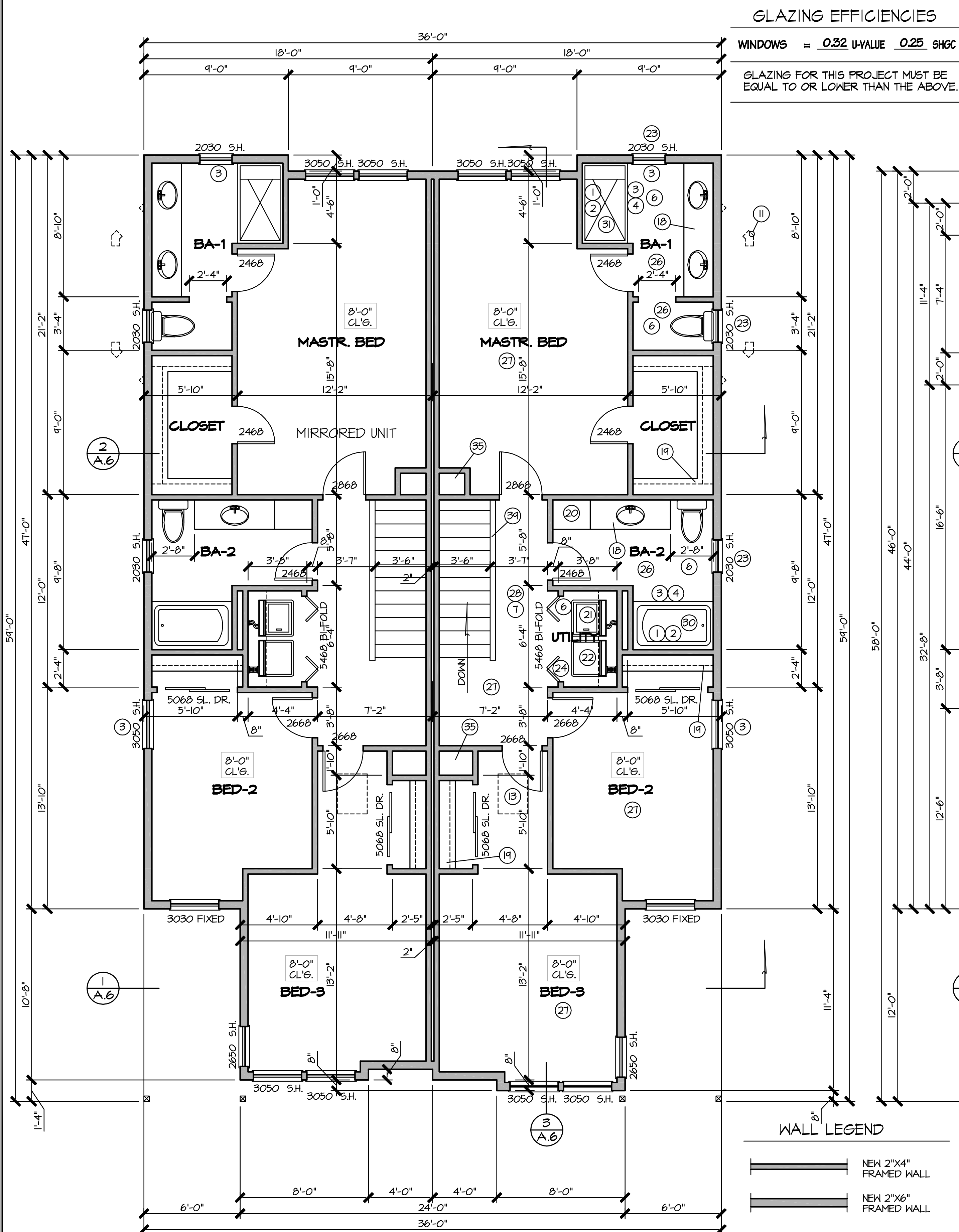
SITE LOCATION:
 6375 NORTH BLYTHE AVENUE, FRESNO, CA
 ASSESSOR'S PARCEL NO(S): 507-320-01

PREPARED FOR:
 GARY A. ROGERS
 450 S. MADERA AVE. SUITE F
 MADERA, CA 93637

DALE G. MELL
 & ASSOCIATES
 ENGINEERING & SURVEYING SERVICES
 2090 NORTH WINERY AVENUE, FRESNO, CALIFORNIA 93703
 (509) 292-4046 • FAX (509) 292-1920 • EMAIL: STAFF@DALEMELL.COM



JOB # 18-124
 DRAWN BY: M. ESLIMI
 CHECKED BY: DGM
 SCALE: 1" = 40'
 DATE: 11/29/18
 DWG # 18-124T.M
 FIELD BOOK: 423
 DATE OF SURVEY: 10/08/18
 LAST REVISED: 08/14/19 • M.E.



SECOND FLOOR PLAN

FLOOR PLAN NOTES :

Job card req'd to be available for signature at job site.

FINGER JOINTED STUDS MUST BE GRADE STAMPED BY AN APPROVED ICBO INSPECTION AGENCY.

THE ATTIC & FLOOR ACCESS SHALL BE WEATHERSTRIPPED AND INSULATED EQUIVALENT TO THAT OF THE CL.G. & FLR. AND SHALL BE INSTALLED ON THE ACCESS PANEL.

Note: Showers and tub-shower combinations shall be provided with individual control valves of the pressure balance or the thermostatic mixing valve type, having a max. mixed water setting of 120 degrees. CPC 420

Firestopping shall be 2x solid wood, to cut off all concealed draft openings, both vertical and horizontal, and shall form an effective barrier between stories and between top story and roof space. In exterior or interior stud walls, ceilings, floor levels, and in all furred spaces the maximum dimension shall not exceed (10) feet.

All windows used for emergency egress shall have a maximum height of (44) inches above the adjacent floor to the clear opening of the window.

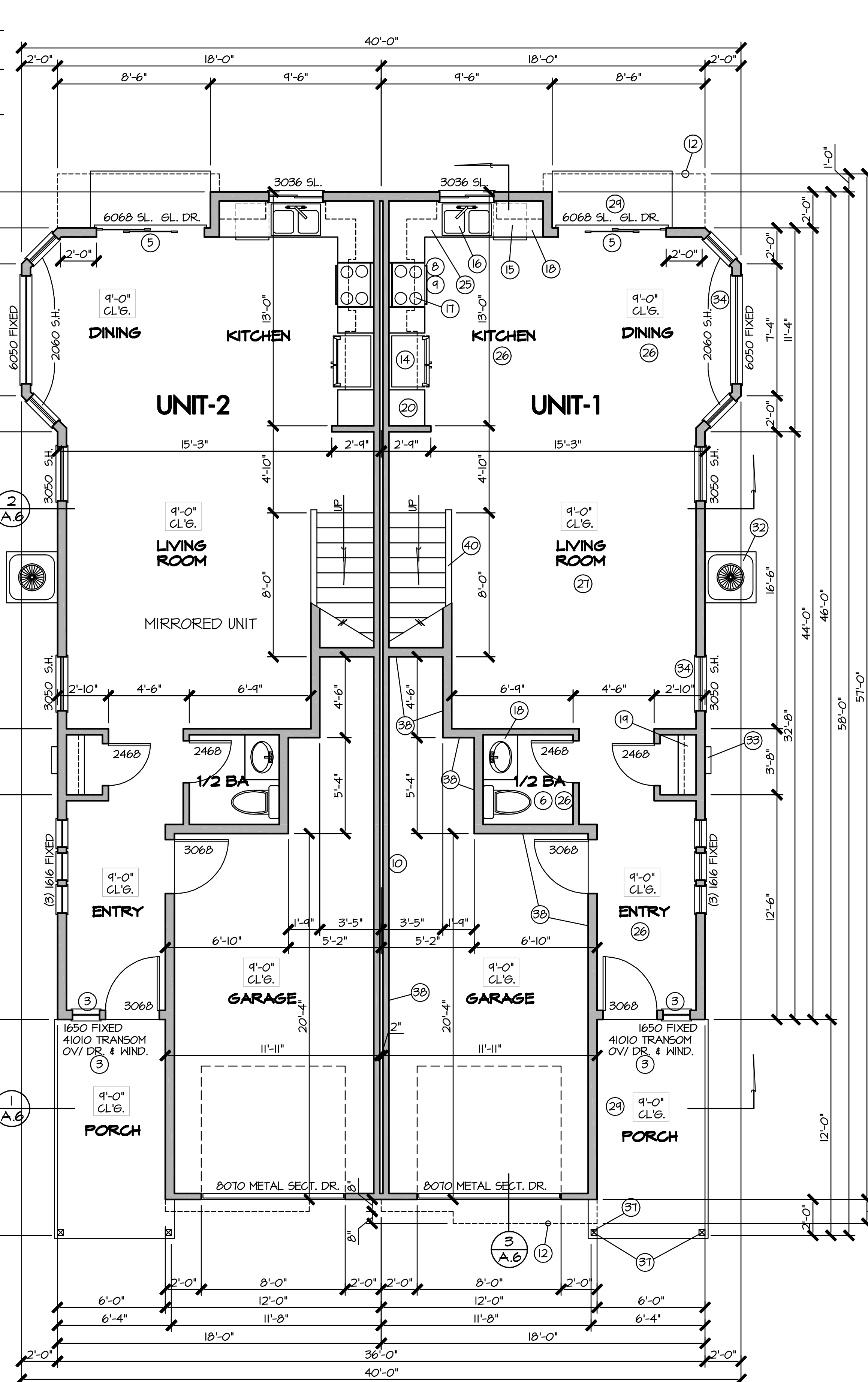
MINIMUM NET OPENING OF EMERGENCY EXIT WINDOW IS 20" WIDE & 24" HIGH OPENING WITH A MINIMUM OPENABLE AREA OF 5.7 SQ. FT.

Window supplier shall review all windows for conformance to emergency egress requirements of the current edition of the CBC, and as may be amended by the governing jurisdiction, and shall report all discrepancies to the Designer for written resolution. Submission of bid constitutes certifications that the window supplied meet or exceed said requirements.

FIRE RESISTANT CONSTRUCTION

WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200.

WALL AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450.



FIRST FLOOR PLAN

NOTE: ANNUAL SPACES AROUND PIPES, ELECTRIC, CABLE, CONDUITS OR OTHER OPENINGS IN BOTTOM PLATE AT EXTERIOR WALL SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS IN ACCORDANCE WITH CBCSC CH. 4 DIVISION 4.4

THE MIN. NET HEIGHT OF THE REQUIRED EGRESS DOOR TO BE NOT LESS THAN 78" WHEN MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOT. OF THE DOOR STOP.

NOTE: WIDTH OF DOOR TO EXTERIOR 36" MINIMUM.

NO MORE THAN 1-1/2" LOWER THAN THE TOP OF THE DOOR THRESHOLD.

NOT MORE THAN 7-3/4" BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR.

0 FLOOR PLAN NOTES

- Shower stalls & tub enclosures must conform to the requirements of CPC (1024 sq. in.).
- Wall surfaces behind cer. tile or other finish wall materials are to be constructed of materials not adversely affected by water. Gyp. bd. must meet requirements of CPC, materials shall conform to ASTM C 1178, C 1208 or C 1325 & shall be installed per manufacturer instructions.
- This window / shr. dr. to be safety glass.
- All shwr. doors to be a minimum of 22" wide, with an unobstructed opening for egress.
- All sliding glass doors, french doors, bel-air doors & doors out of garage to have tempered glass.
- Provide a mechanical ventilating system - exhaust fan in kitchens, bathrooms & utility rooms - see Mechanical plan for min. CFM & all additional requirements.
- Provide heating equip. sufficient to meet req'ts set forth in CRC - attic mounted unit.
- Provide backdraft damper @ all hoods vented thru roof.
- Height to combustible material above kit. ranges - 30" unprotected, 24" protected & horiz. clr. per stove mfg. listings.
- Framing lumber shall be at least the min. grade shown in CRC tables.
- First floor wall line (below).
- Second floor wall line (above).
- 22" x 30" attic access w/30" headroom.
- Refrig. space.
- D.I.N.
- Dbl. sink w/disp.
- Electric range w/ hood & fan v.t.r. (horiz. clr. per manuf.).
- Solid surface counter tops.
- Shelf and pole.
- Full cabinet.
- Washer.
- Dryer (vent to outside).
- Obscure glass.
- O.H. cabinets.
- Lower & upper cab.
- Vinyl flooring.
- Carpet.
- Electric heating system.
- Conc. stoop or slab - see Sheet A3.
- 30"x60" Tub/Shr. stall w/ solid surface wall covering, w/ safety gl. enclosure.
- 30"x60" Shower stall w/ solid surface wall covering, w/ safety gl. enclosure.
- A/C condensor.
- Tankless gas water heater - see title-24.
- All windows to be a min. of 18" A.F.F.
- Mech. chase.
- 2x6 plumbing wall.
- 4 x 4 post w/ ABU44 & post cap per plan.
- 5/8" type 'x' gyp. bd. @ walls & ceiling and all supporting walls at garage.
- Guard rail or half wall - 38"-42" high.
- Hand railing - 34"-38" high.

NOTE: "REINSPECTION FEES MUST BE PAID PRIOR TO RECEIVING A REINSPECTION."

"INSPECTION REQUESTS MUST BE PHONED IN ADVANCE OF THE DESIRED INSPECTION. JOB SITE MUST BE READY FOR THE REQUESTED INSPECTION AT 8 am IN THE MORNING. FAILURE TO BE READY FOR THE REQUESTED INSPECTION WILL RESULT IN A REINSPECTION FEE BEING ASSESSED."

BUILDING AREAS - UNIT-1	
FIRST FLOOR AREA:	668 S.F.
SECOND FLOOR AREA:	910 S.F.
EACH UNIT LIVING AREA:	1638 S.F.
BUILDING AREAS - UNIT-2	
FIRST FLOOR AREA:	668 S.F.
SECOND FLOOR AREA:	962 S.F.
EACH UNIT LIVING AREA:	1630 S.F.
TOTAL BUILDING LIVING AREA:	3268 S.F.
GARAGE AREA:	282 S.F.
TOTAL GARAGE AREA:	564 S.F.
PORCH AREA:	13 S.F.
TOTAL PORCH AREA:	146 S.F.
TOTAL AREA UNDER ROOF:	3418 S.F.

FLOOR PLAN
BLYTHE AVE. DUPLEX PLAN

Gary A. Rogers - Architect

450 S. MADERA AVE. - SUITE F
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PLANNING • DESIGNING • CONSTRUCTION PROBLEM SOLVING

HARMEET & RACHNA RIYAR

SMS CONSTRUCTION SERVICES

280 SHAW AVE., SUITE 'B' CLOVIS, CA. 93612

PROJECT SITE: N. BLYTHE AVE. & N. SANTA FE AVE.

DRAWN BY
T. ARMENTROUT

CHECKED BY

DATE
12 / 2018

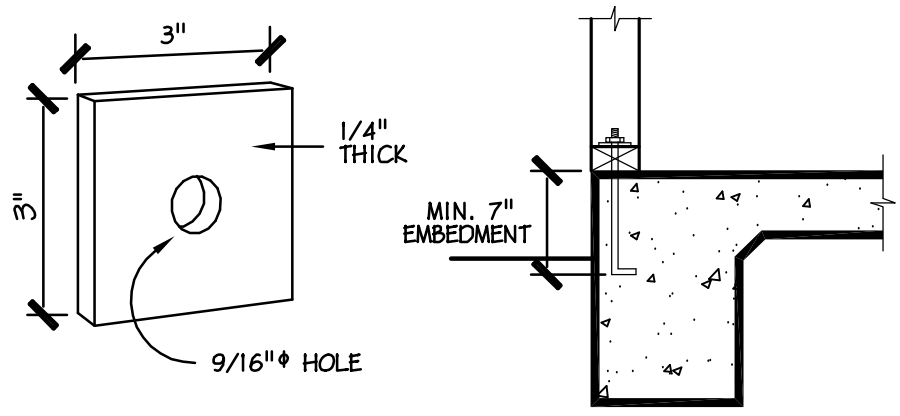
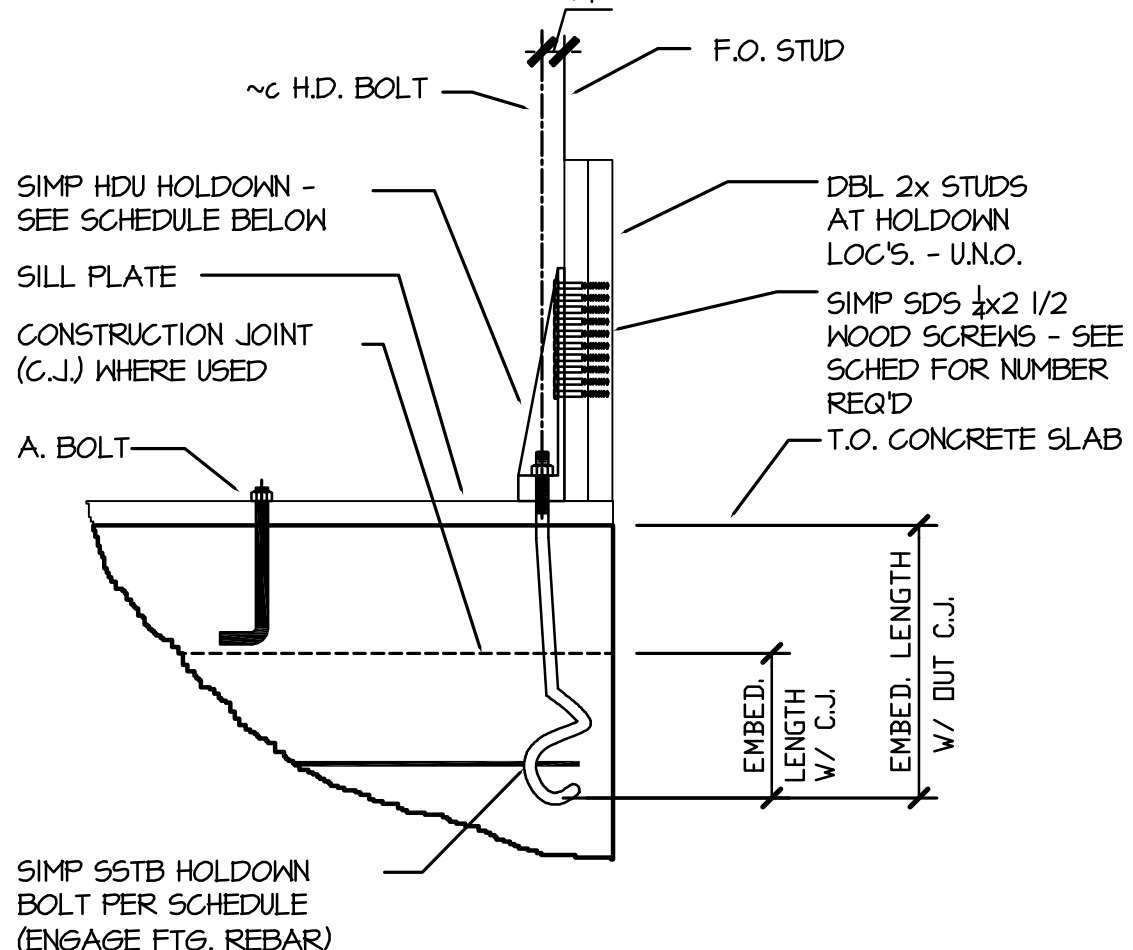
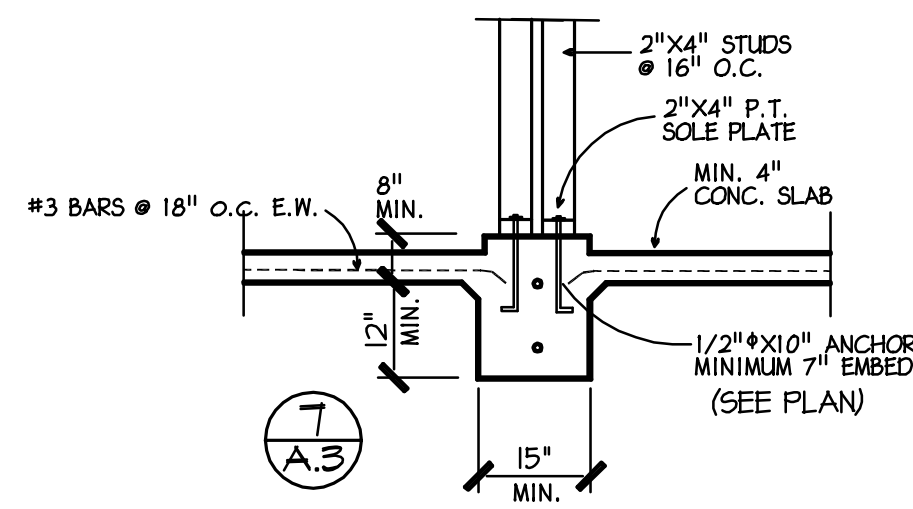
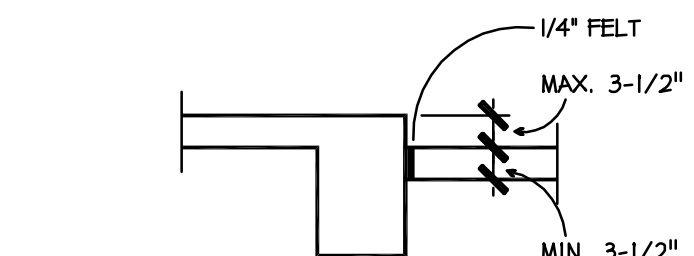
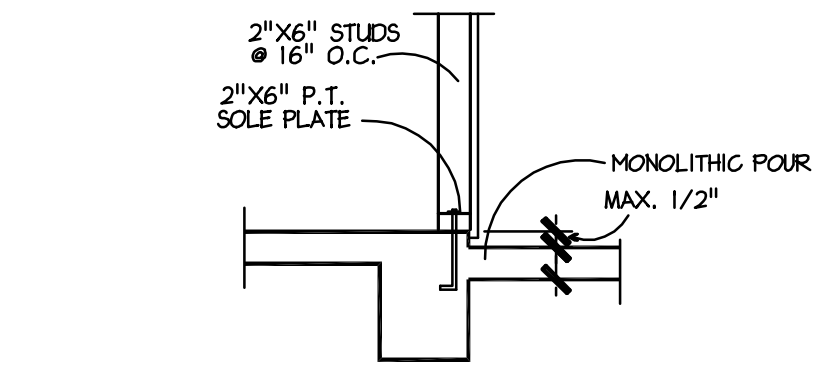
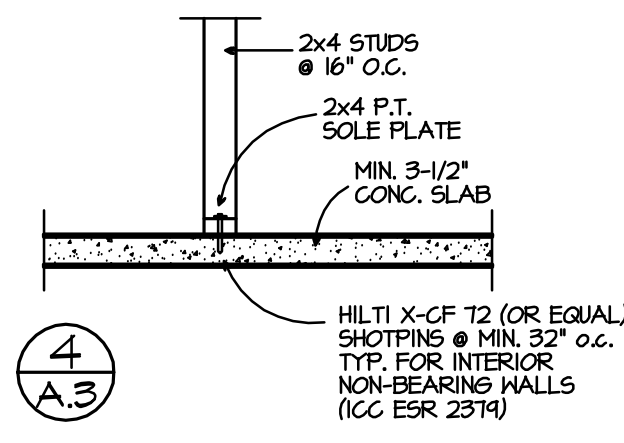
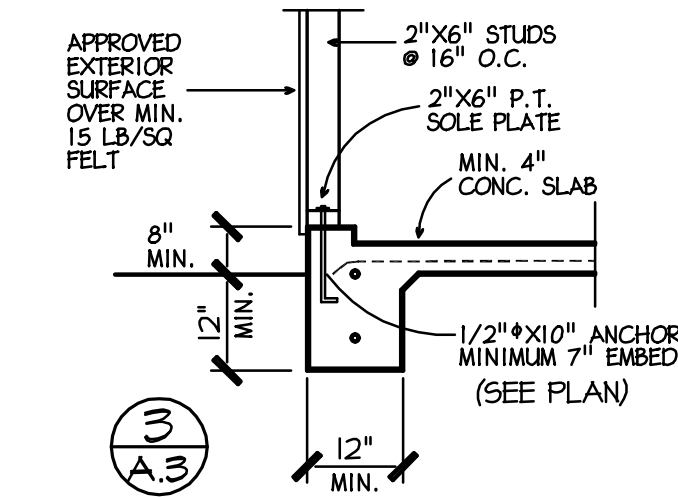
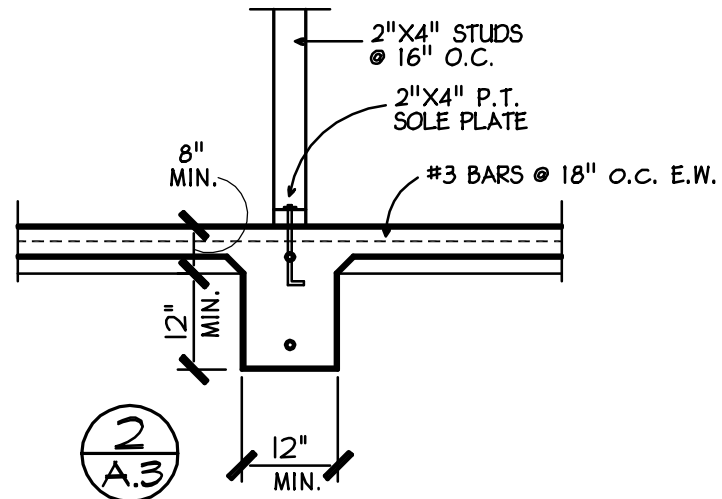
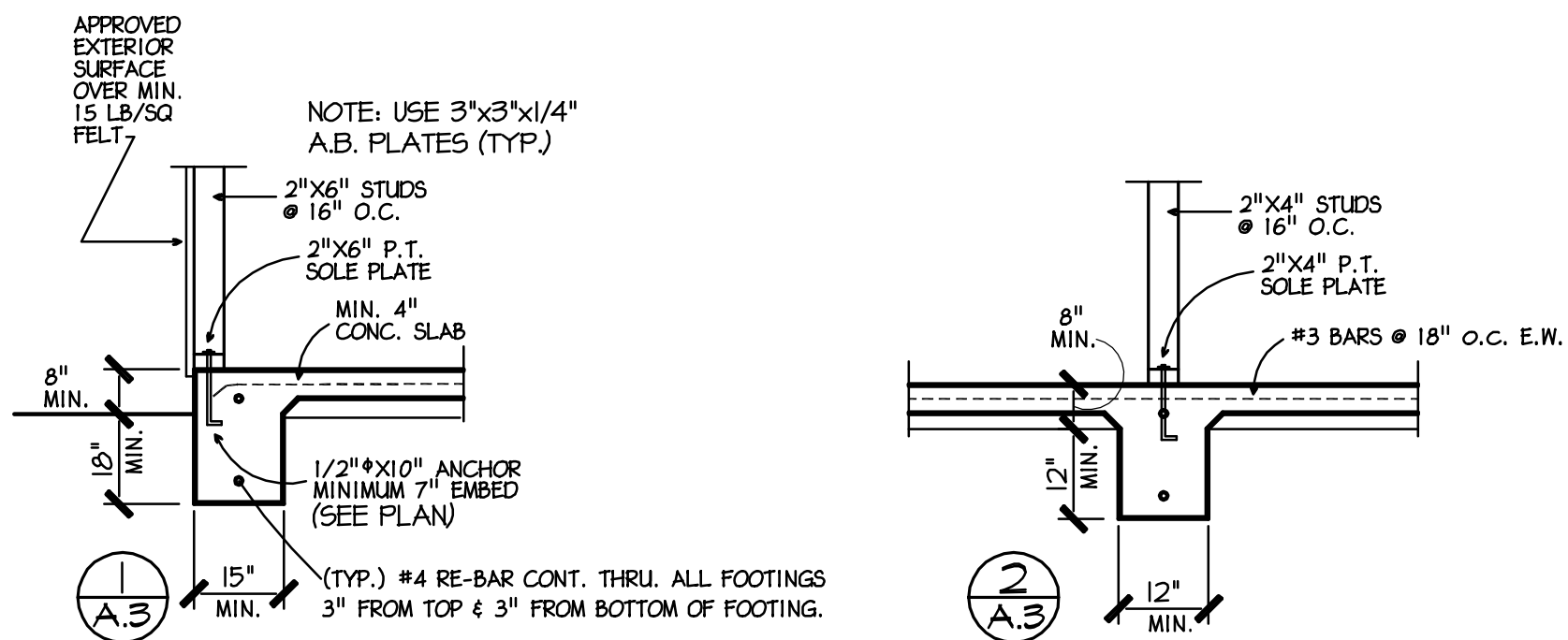
SCALE
1/4"=1'

JOB NO.
DUPLEX PLAN

SHEET

A.1

OF SHEETS



Simpson Strong-Tie BP 1/2 Typical Installation with Mudsill Anchor Bolt

NOTE: SLEEVES SHALL BE PROVIDED TO PROTECT ALL PIPING THROUGH CONCRETE AND MASONRY WALLS AND CONCRETE FLOORS.

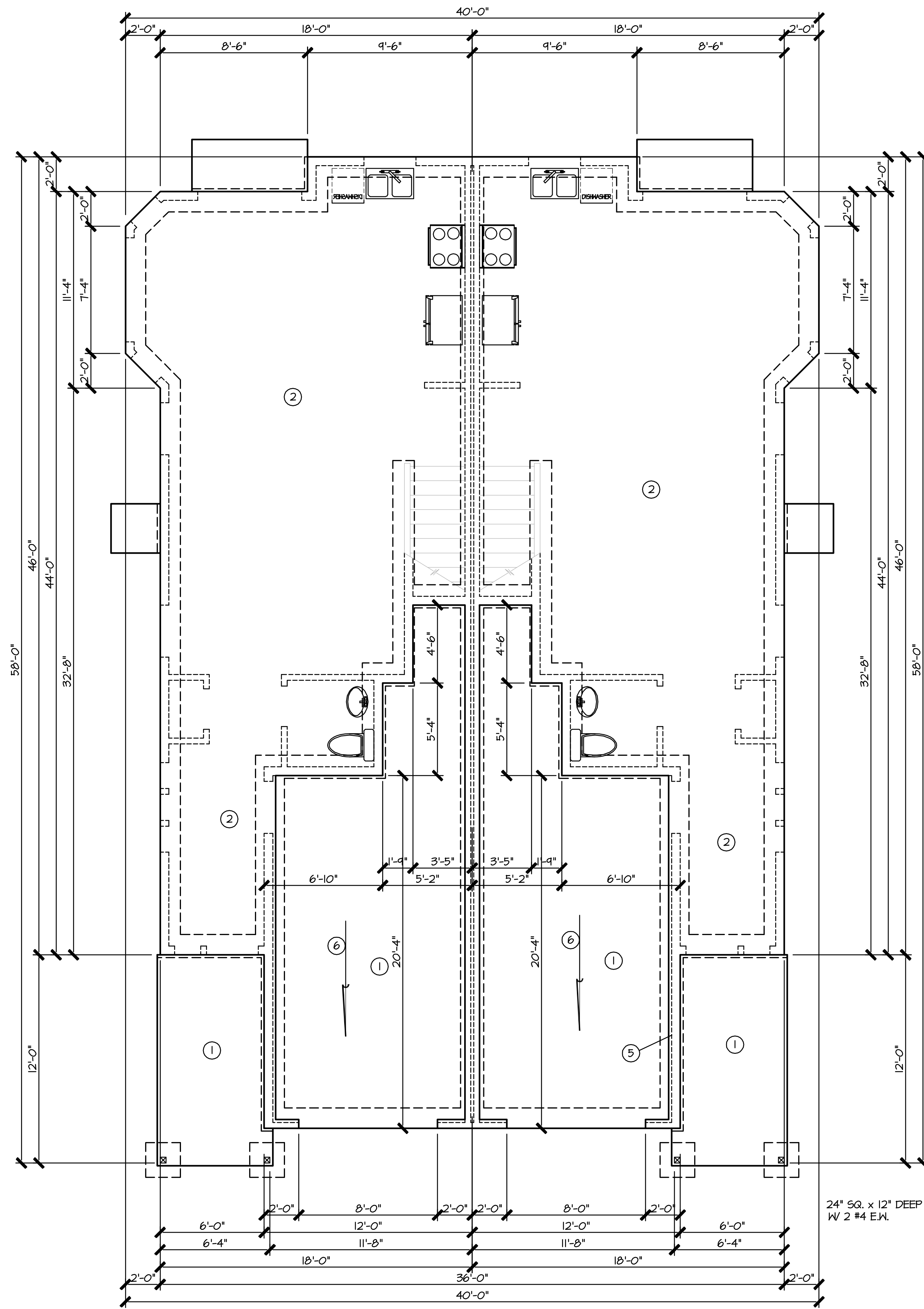
NOTE: POWER DRIVEN FASTENERS SHALL NOT BE USED IN STEM WALLS LESS THAN 5 1/2" WIDE. STEM WALLS OVER 5 1/2" HIGH SHALL BE PROVIDED WITH EXTRA RE-INFORCEMENT BARS.

FOUNDATION SILLS SHALL BE BOLTED W/2 - BOLTS PER PIECE MIN. 12" MAX. / 4" MIN. FROM SILL ENDS AND SPLICES.

FASTENERS IN PRESERVATIVE-TREATED WOOD (ANCHOR BOLTS, NAILS, SCREWS) ARE TO BE APPROVED SILICON BRONZE OR COPPER, STAINLESS STEEL OR HOT-DIPPED ZINC-COATED STEEL PER CRC 402.1.1

WOOD FRAMING MEMBERS, INCLUDING WOOD SHEATHING, THAT REST ON EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8" FROM EXPOSED EARTH SHALL BE OF NATURALLY DURABLE OR PRESERVATIVE WOOD PER CRC 402.1.2

FINISH GRADE FOR THE FIRST 10 FEET FROM THE FOUNDATION SHALL SLOPE A MIN. 2% ON ALL SIDES. THIS INCLUDES ANY IMPERVIOUS SURFACES.



FOUNDATION NOTES

- 3 1/2" thk. conc. slab ov/ sand fill.
- 3 1/2" thk. conc. slab ov/ 6ml. polyethylene vapor barrier ov/ 2'-4" sand fill.
- Stairway footing per stair manuf. specifications.
- 7' x 3' conc. pad for A/C
- 7'-1/2" wide stem wall.
- Slope conc. 1/4" per foot to outside.

GENERAL NOTES

- Locate and expose all property corners and string the side yards prior to the foundation inspection.
- All concrete shall have a min. compressive strength of 2500 psi in 28 days.
- Finish floor shall be 8" min. above finish grade and crown of the street, the top of any exterior foundation shall be at least 12" above the gutter or proposed gutter elev. within the extension of the lot lines.
- All bearing footings shall extend 12" min. into undisturbed soil (18" min. for 2-story).
- Foundation bolts shall be 1/2" diameter with nut and 3"x3"x1/4" washer - bolt shall be embedded 7" min. into concrete and 6'-0" o.c. max. U.O.N. 12" max. end distance from sill ends and splices.
- All foundation sills with direct contact to conc. shall be pressure treated douglas fir or foundation grade redwood.
- All conc. slabs shall have a min. thickness of not less than 3 1/2".
- Mechanically driven pins must be installed per manufacturer instructions and meet all installation requirements of the I.C.C.

Hold Down Schedule

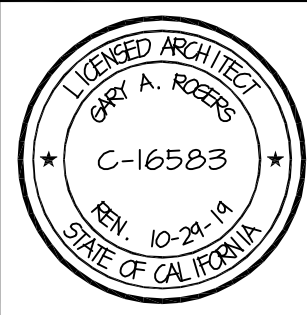
SYM.	DESCRIPTION
1	SIMPSON HTT4 w/ 4x POST AND (18) 16d SINKERS USE SSBT16 A.B. (5/8" THREADED ROD THRU FLOOR @ SECOND FLOOR)
2	SIMPSON HTT5 w/ 4x POST W/ (26) 16d SINKERS USE SSBT16 A.B.
3	SIMPSON DTT2 Z w/ DBL. STUDS w/ (8)-1/4" x 1-1/2" SDS SCREWS, 1/2"x10" A.B.
4	SIMPSON DBL. CSI6 ABOVE & BELOW W/ 24" LAP

ANCHOR BOLTS

- 5/8" x 10" A.B. @ 12" o.c.
- 5/8" x 10" A.B. @ 60" o.c.
- 5/8" x 10" A.B. @ 48" o.c.
- 5/8" x 10" A.B. @ 36" o.c.
- 5/8" x 10" A.B. @ 30" o.c.
- 5/8" x 10" A.B. @ 24" o.c.

Gary A. Rogers - Architect

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REVISIONS
ITEM DATE COMMENTS

HARMEET & RACHNA RIYAR
SMS CONSTRUCTION SERVICES
280 SHAW AVE., SUITE 'B' CLOVIS, CA 93612

PROJECT SITE: N. BLYTHE AVE. & N. SANTA FE AVE.

PLANS FOR:

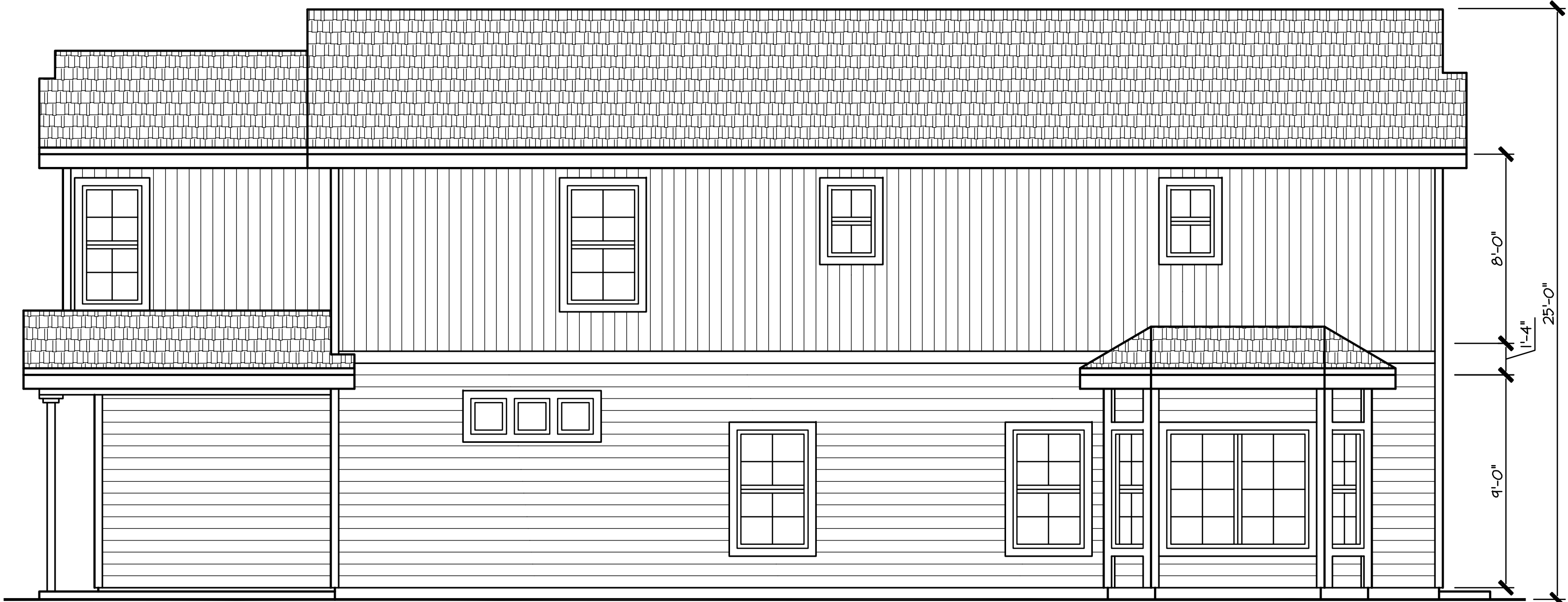
DRAWN BY T. ARMENTROUT
CHECKED BY
DATE 12 / 2018
SCALE 1/4"=1'
JOB NO. DUPLX PLAN
SHEET

A.3
OF SHEETS

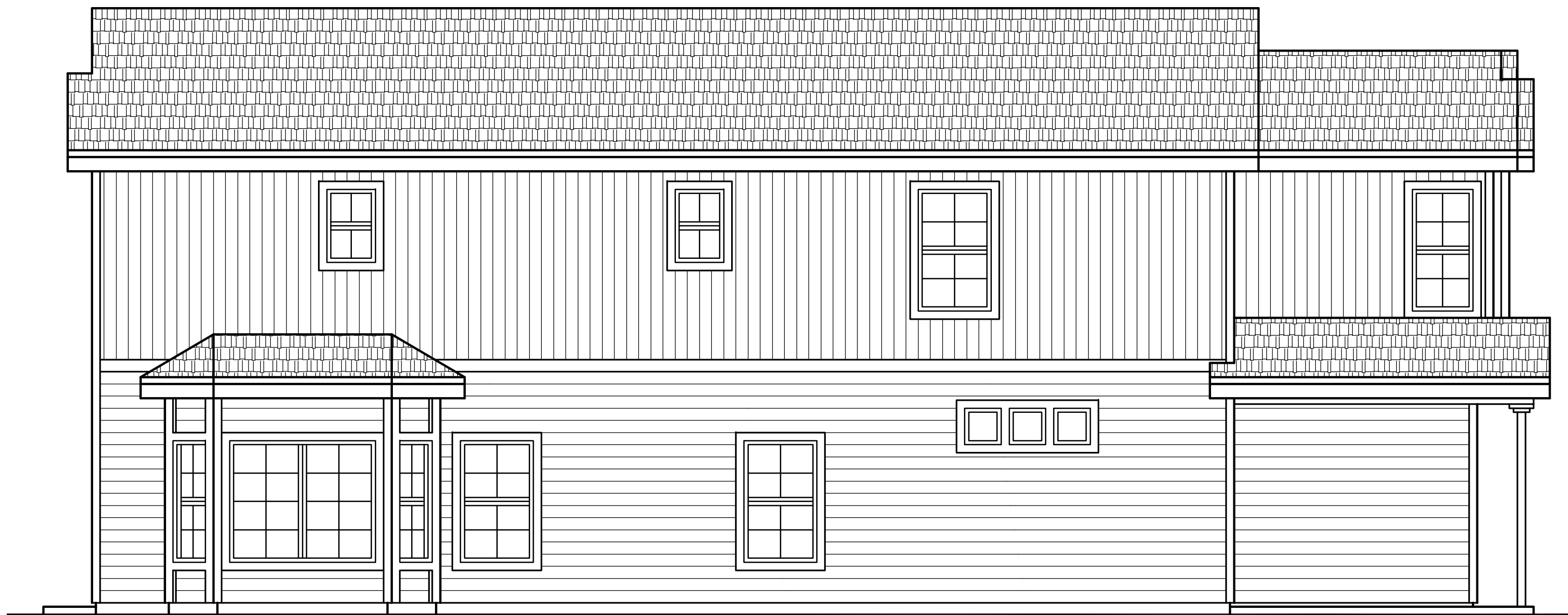
FOUNDATION PLAN BLYTHE AVE. DUPLEX PLAN



FRONT



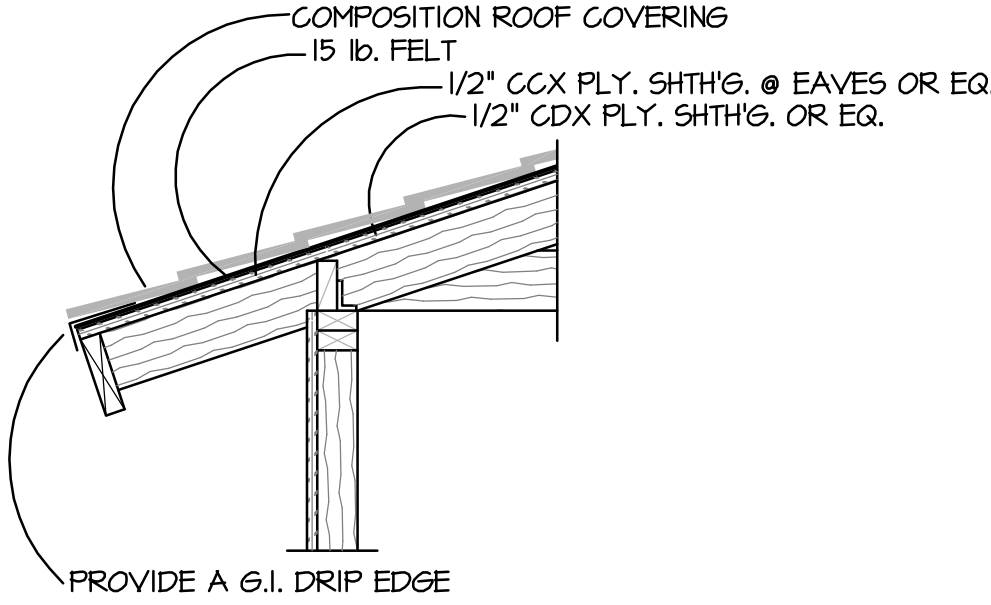
RIGHT



LEFT



REAR



COMPOSITION ROOF MAKE-UP

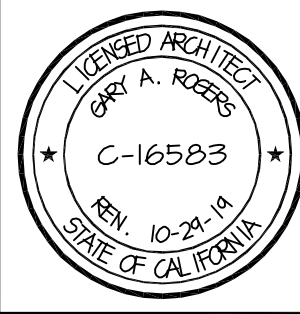
ELEVATION NOTES

1. 2x fascia with shingle molding (or) per owner spec's.
2. Provide a weep screed @ foundation plate on all ext. walls, per CRC w/2 layers, type 'D' paper.
3. Exterior veneer ov/ approved building paper, attach per CRC, see veneer detail @ this sheet.
4. Horiz. siding ov/appr. building paper @ areas shown.
5. Gable vent.
6. Stucco molding.
7. Stucco all eaves and lids.
8. Composition roofing.
9. Concrete tile roofing.
10. 7/8" stucco exterior (3 coat) per CRC.
11. Exterior TI-II vert. wood siding, install per manuf.
12. Batt on board, type siding.
13. Galv. 1" bar.
14. Flash & counterflash @ roof/wall intersections (typ.).

Roof covering to conform to the standards of 2016 CRC, chapter 9.
Roof covering to be installed in accordance w/manuf. instructions & CRC chapter 9.
All nails to be galv. or copper coated.
Provide a spark arrestor (typ.) @ all fireplaces, or any appliance that burns solid fuel.
The installer shall provide certification of the roof covering classification to building dept. before the work can be finalized.
Classification 'C' roof material req'd. min.

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REVISIONS		
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SMS CONSTRUCTION SERVICES

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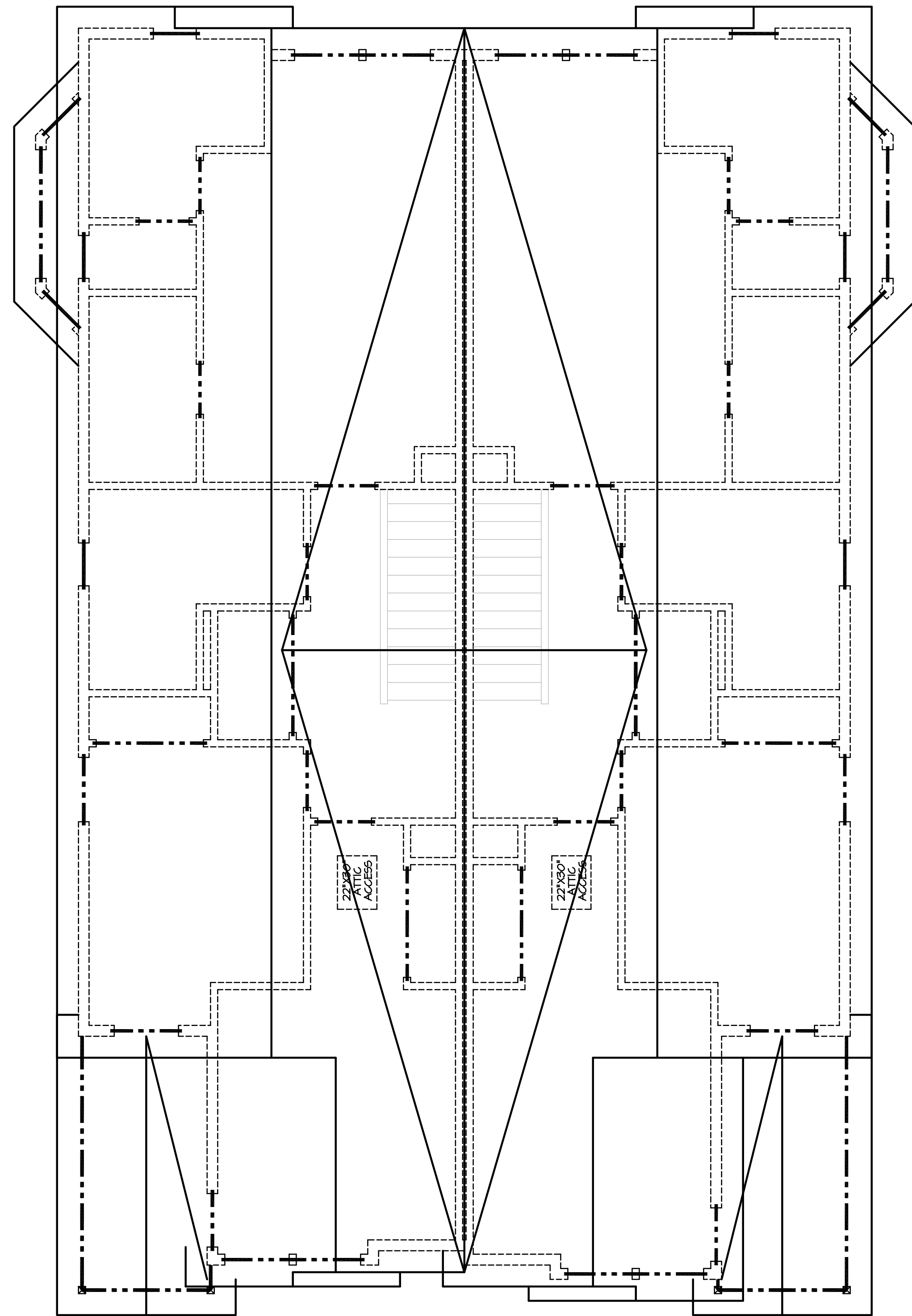
PROJECT SITE: N. BLYTHE AVE. & N. SANTA FE AVE.

PLANS FOR:

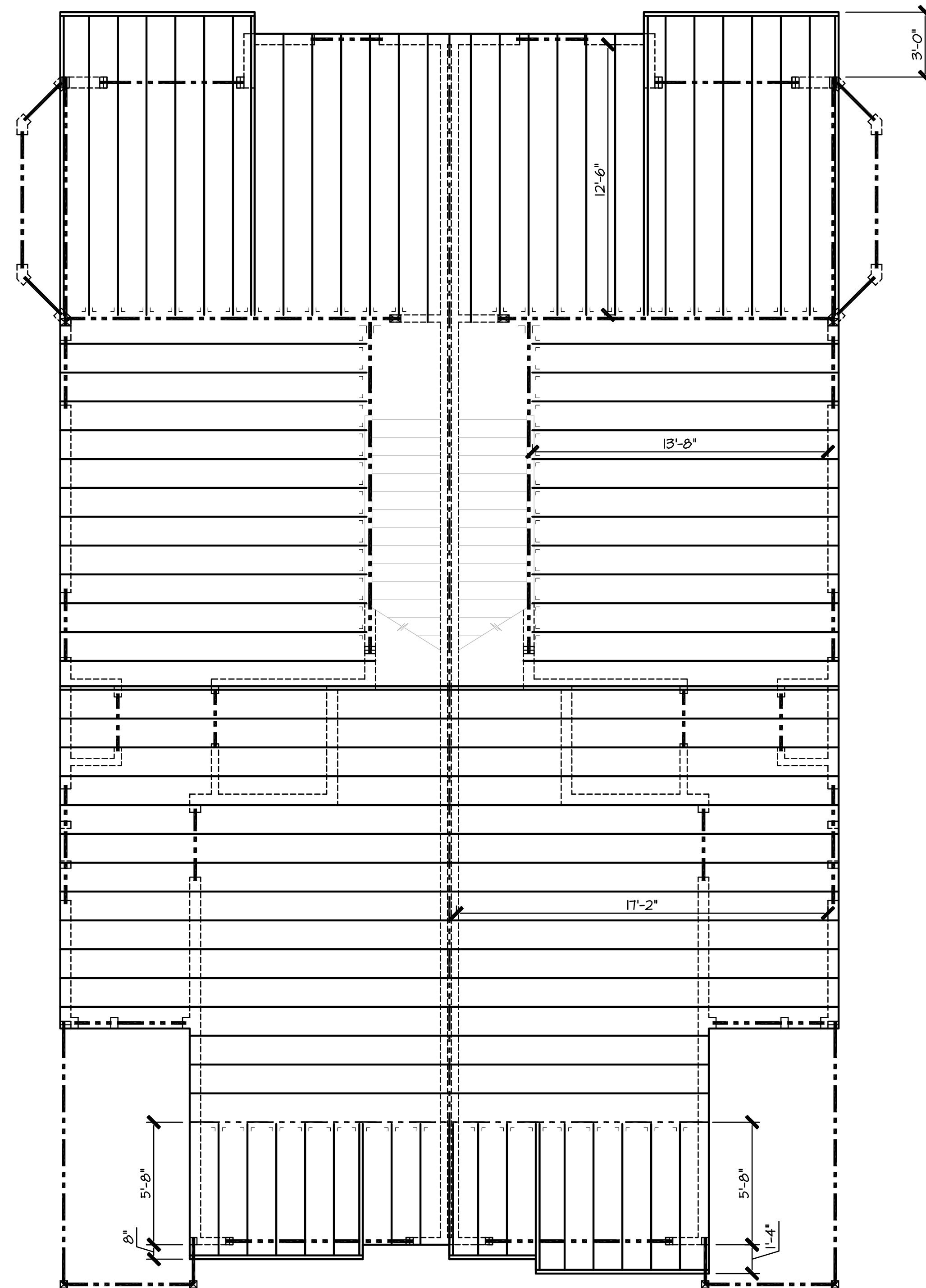
DRAWN BY	T. ARMENTROUT
CHECKED BY	
DATE	12 / 2018
SCALE	1/4"=1'
JOB NO.	DUPLEX PLAN
SHEET	

A.4

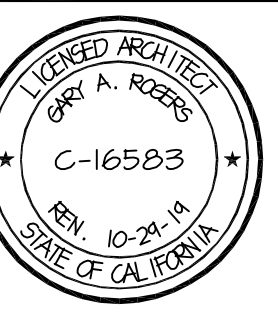
OF SHEETS



ROOF PLAN
SECOND FLOOR PLAN



SEC. FLR. JOIST PLAN
FIRST FLOOR PLAN



REVISIONS		
ITEM	DATE	COMMENTS

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