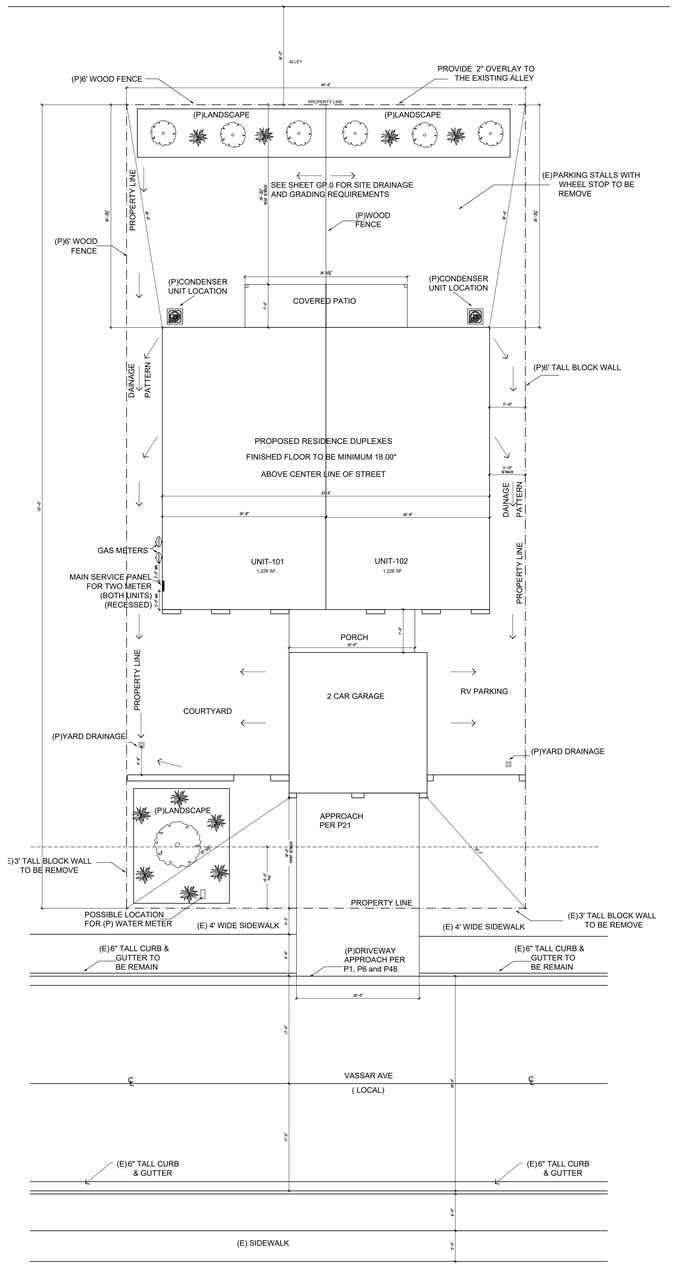

SITE PLAN

SCALE = 1"=10'-0"

VICINITY MAP

NOT TO SCALE

SHEET INDEX

STANDARD PLAN

	AREA	SQ.FT.	FIRE SPRINKLER STANDARD PLAN #	BUILDING STANDARD PLAN #
	GROSS	3,327		
	LIVING UNIT 101	1,226		
	LIVING UNIT 102	1,226	0	0
	2 CAR GARAGE	533		
	PORCH	157		
	COVERED PATIO	185		

PROJECT DATA

OWNER, CONTRACTOR, PREPARED BY:	Ghodratollah Haghparast (559) 860 9035 Keyvan Abedi (559) 288 7178 Email: haghparast@yahoo.com k1inusa@yahoo.com	CODE EDITIONS: 2019 CRC, CEC, CMC, CPC, CFC 2019 CAL. ENERGY CODE 2019 CAL. GREEN CODE
STRUCTURAL ENGINEER:	ENGINEERING DESIGNS HASAN A. MOHAMMAD, P.E. 5155 NORTH FIRST STREET FRESNO, CA 93711 PHONE: (559) 225-2525	OCCUPANCY GROUP RESIDENCE: R-3 GARAGE: U TYPE OF CONSTRUCTION: VB
NO. OF STORIES	Single Story Duplexes	
A.P.N.	44404118	

CONSULTANTS

CIVIL ENGINEER:	FIRE SPRINKLER ENGINEER: HSI Fire Sprinkler (661)474 4482 5511 Woodmere Dr. Bakersfield,93313 CA
TRUSS MANUFACTURER: CV TRUSS 10715 E American Ave, Del Rey, CA 93616. (559)888 2160.	LANDSCAPE DESIGNER:
MECHANICAL DESIGNER: Juve Martinez (559) 696 7922 juve@enercalsolutions.com	SOLAR DESIGNER: Solar Maintenance Pros (559)3553544 4175 W Sierra Madre #103 Fresno, CA 93722

GENERAL NOTES

1	ALL WORKS TO COMPLY WITH THE 2019 CALIFORNIA RESIDENTIAL CODE (CRC)
2	THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND CONDITIONS BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER OR THE ARCHITECT IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
3	DRAWING ORGANIZATION: THE ORGANIZATION OF THESE DRAWINGS IS NOT INTENDED TO CONTROL THE DIVISION OF WORK AMONG SUBCONTRACTORS. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO DIVIDE THE WORK.
4	ENTRY DOORS MUST BE PROVIDED WITH A PEEP HOLE OR VISION PANEL, STEEL PLATE AT THE DEAD-BOLT STRIKER, SOLID SHIM 6" ABOVE AND BELOW WITH TWO #8 x 2" SCREWS. PROVIDE DEAD BOLT AT ALL EXTERIOR DOORS.
5	ALL MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED. DOORS AND WINDOWS TO MEET MINIMUM STANDARDS PER CRC SECTION R609.
6	PROVIDE SUFFICIENT NUMBER OF INSULATION MARKERS IN ATTIC.
7	AFTER INSTALLING THE INSULATION, THE INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING, "AN INSULATION CERTIFICATE" SIGNED BY THE INSTALLER AND THE BUILDER STATING THAT THE INSULATION CONFORMS WITH THE REQUIREMENTS OF TITLE 24.
8	ALL INTERIOR WEATHER STRIPPING, CAULKING AND SEALING OF EXTERIOR DOORS, WINDOWS AND BUILDING ENVELOPE OPENINGS, AS REQUIRED BY THE STANDARDS SHALL BE SUBJECT TO FIELD INSPECTION.
9	THE CEILING OR WALL ATTIC ACCESS SHALL BE WEATHER-STRIPPED AND INSULATED TO THE EQUIVALENT OF THE CEILING OR WALL INSULATION ACCORDINGLY. ATTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS. THE ATTIC ACCESS SHALL BE GASKETED TO PREVENT AIR LEAKAGE.
10	ALL HOSE BIBBS INSTALLED (INTERNAL AND EXTERNAL) SHALL BE PROTECTED BY AN APPROVED NON-REMOVABLE TYPE BACK-FLOW PREVENTION DEVICE.
11	SHOWER HEADS AND FAUCETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA FOR SHOWERHEADS IN COMPLIANCE WITH CHAPTER 5, DIV 5.3, OF THE 2019 CALGreen.
12	BUILDER SHALL PROVIDE THE ORIGINAL OCCUPANT WITH A LIST OF HEATING, COOLING, WATER HEATING, LIGHTING AND SOLAR DEVICES INSTALLED AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.
13	PRIOR TO THE BUILDING FINAL INSPECTION, AN APPLIANCE CERTIFICATE PROVIDED BY THE APPLIANCE MANUFACTURE MUST BE COMPLETED BY THE INSTALLER OR GENERAL CONTRACTOR AND POSTED IN A CONSPICUOUS LOCATION. (CENTRAL AIR CONDITIONERS HEATERS AND WATER HEATERS)
14	WHEN PROVIDED BY THE CONTRACTOR, SPECIFY THE INSTALLATION OF THE CERTIFIED APPLIANCE AND EQUIPMENT: a) REFRIGERATOR/FREEZER c) GAS SPACE HEATER e) PLUMBING FITTINGS b) CENTRAL AIR CONDITIONING d) WATER HEATER f) FLORESCENT LAMP BALLASTS
15	CHEMICAL TOILET REQUIRED ON-SITE DURING CONSTRUCTION
16	AIR CONDITIONING EQUIPMENT DESIGNED TO BE IN A FIXED POSITION SHALL BE SECURELY FASTENED
17	FASTENERS, INCLUDING NUTS AND WASHERS, FOR PRESERVATIVE-TREATED & FIRE-RETARDANT-TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED STEEL, (ASTM A 153), STAINLESS STEEL (ASTM F1667), SILICON BRONZE OR COPPER. FASTENERS OTHER THAN NAILS, TIMBER RIVETS, SAHLL BE PERMITTED TO BE OF MECHANICALLY DEPOSITED ZINC-COATED STEEEL WITH COATING WEIGHTS IN ACCORDANCE WITH ASTM B695, CLASS 55 MIN. (CRC SECTION R317.3)
18	END-JOINTED LUMBER (FINGER JOINTED STUDS) IDENTIFIED BY A GRADE MARK SHALL BE PERMITTED TO BE USED INTERCHANGEABLY WITH SOLID-SAWN MEMBERS OF THE SAME SPECIES AND GRADE (CRC R602.1.2)
19	EVERY MANUFACTURED AND SITE-BUILT FENESTRATION PRODUCT OR FENESTRATION SYSTEM INSTALLED IN CONSTRUCTION SUBJECT TO TITLE 24, PART 6 SHALL HAVE ATTACHED TO IT A CLEARLY VISIBLE TEMPORARY LABEL OR HAVE AN ASSOCIATED LABEL CERTIFICATE THAT LISTS THE U-FACTOR, THE SOLAR HEAT GAIN COEFFICIENT (SHGC) OF THAT PRODUCT AND THE METHOD USED TO DERIVE THOSE VALUES, AND CERTIFIES COMPLIANCE WITH AIR LEAKAGE REQUIREMENTS OF THE CALIFORNIA ENERGY CODE, SECTION 116(A) i. THE LABEL SHALL NOT BE REMOVED UNTIL APPROVED BY THE BUILDING INSPECTOR. ALL WINDOWS TO BE DUAL GLAZED.
20	EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" MEASURED FROM THE FLOOR. (CRC 310.2.2). MINIMUM OPENING AREA SHALL BE NOT LESS 24" NET CLEAR HEIGHT AND NOT LESS THAN 20" IN NET CLEAR WIDTH. EXCEPTION: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5 SQUARE FEET. (CRC R310.2.1)
21	EGRESS DOOR: NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32" WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. EGRESS DOORS SHALL BE READILY OPERABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. (CRC R311.2) THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. LANDING SHALL HAVE A DIMENSION OF NOT LESS THEN 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL. (CRC R311.3) LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 1 1/2 INCHES LOWER THAN THE TOP OF THE THRESHOLD. (CRC R311.3.1) DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7 3/4 INCHES BELOW THE TOP OF THE THRESHOLD. (CRC 311.3.2)
22	THE MINIMUM CLR. HEIGHT OF THE DOOR OPENING SHALL NOT BE LESS THAN 78" IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP.EGRESS DOORS SHALL BE READILY OPERABLE FROM INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT (CRC R311.2)
23	PIPING IN UNCONDITIONED SPACE LEADING TO AND FROM WATER HEATER'S SHALL BE INSULATED WITH AN INSTALLED THERMAL RESISTANCE OF R-4.2 OR GREATER.
24	THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM THE BATHTUB AND WHIRLPOOL BATHTUB FILLER SHALL BE LIMITED TO O 120F (49C) BY A DEVICE THA COMPLIES WITH ASSE 1070/ASME A112.1070/CSA B125.70. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION (CPC SECTION 409.4). SHOWERS AND TUB/SHOWER COMBINATION SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVES TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION FOR THE RATED FLOW RATE OF THE INSTALLED SHOWERHEAD. THESE VALVES SHALL BE INSTALLED AT THE POINT OF USE AND COMPLY WITH ASSE 1016/ASME A112.18.1/CSA B125.1. GANG SHOWERS, WHERE SUPPLIED WITH A SINGLE TEMPERATURE CONTROLLED WATER SUPPLY PIPE, SHALL BE CONTROLLED BY A MIXING VALVE THAT COMPLIES WITH ASSE 1069. HANDLE POSITION STOPS SHALL BE PROVIDED ON SUCH VALVES AND SHALL BE ADJUSTED PER MANUF. INSTRUCTIONS TO DELIVER MAX. MIXED WATER SETTING TO 120° F (49°C) WATER THERMOSTAT SHALL NOT BE CONSIDERED A SUITABLE CONTROL MEETING THIS PROVISION (CPC 408.3)
25	ALL PLUMBING CONVEYING OR DISPENSING WATER FOR HUMAN CONSUMPTIUON SHALL COMPLY WITH AB 1953 FOR LEAD CONTENT
26	BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (CRC R307.2.)
27	ALL THERMOSTATS IN EACH DWELLING UNIT SHALL BE CAPABLE OF RECEIVING AND RESPONDING TO "DEMAND RESPONSE SIGNALS" PRIOR TO GRANTING OF AN OCCUPANCY PERMIT BY THE ENFORCING AGENCY.
28	INSTALL A DISHWASHER THAT MEETS OR EXCEEDS THE "ENERGY STAR" PROGRAM REQUIREMENTS WITH EITHER A REFRIGERATOR THAT MEETS OR EXCEEDS THE "ENERGY STAR" PROGRAM REQUIEREMENTS.
29	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.
30	TWO WORKING DAY BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT_OF_WAY OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND DEVICE ALERT (USA) CALL 1-800-642-2444
31	REPAIR ALL DAMAGED AND/OR OFF-GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CONSTRUCTION MANAGEMENT ENGINEER, PRIOR TO OCCUPANCY.
32	ALL EXISTING SIDEWALKS IN EXCESS OF 2% MAXIMUM CROSS SLOPE MUST BE BROUGHT INTO COMPLIANCE PRIOR TO ACCEPTANCE BY PUBLIC WORKS.
33	CONTACT THE PUBLIC WORKS DEPARTMENT, TRAFFIC ENGINEERING AT (559) 621-8800 10 WORKING DAY PRIOR TO ANY OFF-SITE CONCRETE CONSTRUCTION.
34	4' MINIMUM PATH OF TRAVEL SHALL BE PROVIDED ALONG THE PUBLIC SIDEWALK DIRECTLY IN FRONT OF PROPERTY AS REQUIRED BY THE CALIFORNIA ADMINISTRATION CODE (TITLE 24). A PEDESTRIAN EASEMENT MAY BE REQUIRED IF REQUIREMENTS ARE NOT MET.

SITE NOTES

1	THESE PLANS AND RELATED DOCUMENTS MUST BE AVAILABLE AT THE JOB-SITE DURING ANY INSPECTION ACTIVITY
2	BUILDINGS SHALL BE PROVIDED WITH APPROVED IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH. ADDRESS IDENTIFICATION SHALL BE MAINTAINED. *(CRC 2019 R319.1)*
3	CONTRACTOR MAY ADJUST PLACEMENT OF RESIDENCE IF NECESSARY AS LONG AS ALL MINIMUM SETBACKS ARE OBSERVED
4	PROJECTS LOCATED IN THE FLOOD HAZARD AREA SHALL HAVE A FINISHED FLOOR ELEVATION OF AT LEAST ONE INCH ABOVE THE 100 YEAR FLOOD LEVEL.
5	NO DRAINAGE TO ADJACENT PROPERTY
6	NO ON-SITE WATER RETENTION
7	ALL DRAINAGE TO STREET SHALL BE ONE-HALF PERCENT (0.5%) SLOPE REAR TO FRONT
8	PROVIDE A 5% SLOPE FOR A MINIMUM DISTANCE OF 10' FROM THE BUILDING
9	NO PORTION OF THE DRIVEWAY SHALL EXCEED A GRADE OF 18%
10	*PER CRC 2019 R401.3* LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6 INCHES WITHIN THE FIRST 10 FEET. Except: WHERE LOT LINES, SLOPES PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET DRAINS OR SWALES SHALL BE CONTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2% AWAY FROM THE BUILDING. SHOULD THERE BE A SIGNIFICANT "GRADING", A CERTIFIED GRADING PLAN WILL BE REQUIRED TO BE SUBMITTED BY A REGISTERED CIVIL ENGINEER.
11	ALL SITE GRADING OUTSIDE OF THE BUILDING ENVELOPE IS REQUIRED TO BE A MINIMUM OF .5% DIRECTED TOWARDS THE STREET.
12	TYPICAL DRAINAGE, FINISH GRADED SECTIONS, AND FINISH FLOOR ELEVATIONS PER TRACT SEE CIVIL DRAWINGS SHEET C1.0
13	THE AS-GRADED PLAN MUST BE APPROVED PRIOR TO ISSUANCE OF PERMITS FOR THIS TRACT
14	THIS PROJECT DOES INCORPORATE LANDSCAPING IN CONFORMANCE TO THE "MWELO" REQUIREMENTS PER CALIFORNIA CODE OF REGULATIONS, TITLE 23, CHAPTER 2.7, DIVISION 2. REFER TO LANDSCAPE PLAN FOR DESIGN AND INSTALLATION REQUIREMENTS.
15	AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.
16	CONSTRUCTION WASTE MANAGEMENT PLAN MUST BE FINALIZED PRIOR TO OCCUPANCY.
17	A CERTIFICATE OF ELEVATION IS TO BE PROVIDED ON ALL LOTS LOCATED IN A FLOOD ZONE. TWO ELEVATION CERTIFICATES AREA REQUIRED IT BE PROVIDED TO THE INSPECTOR, THE FIRST IS REQUIRED AT THE FOUNDATIN INSPECTION AND THE SECOND IS REQUIRED AT THE FINAL INSPECTION. *2019 CRC R106.1*

FIRE NOTES

1	MULTIPURPOSE FIRE SPRINKLER SYSTEM TO BE INSTALLED
2	OBTAIN FIRE SPRINKLER FINAL INSPECTION APPROVAL PRIOR TO BUILDING FINAL
3	ALL INTERIOR WALL COVERINGS: CLASS III FLAME SPREAD
4	PROVIDE FIRE BLOCKING VERTICALLY AT THE CEILING AND FLOOR LEVELS. HORIZONTALLY AT INTERVALS NOT EXCEEDING (10') TEN FEET. (CRC R302.11)
5	THE PERMIT FOR THIS PROJECT REQUIRES FIRE SPRINKLERS (CRC R313.2). LAYOUT AND DETAILS OF THE FIRE SPRINKLER SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH NFPA 13D OR CRC SECTION R313.3, REVIEWED AND APPROVED BY THE APPLICABLE FIRE MARSHAL PRIOR TO PERMITTING THE PLANS. THE FIRE SPRINKLER SYSTEM SHALL BE INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR OR OWNER-OCCUPIED OWNER BUILDERS, AND SHALL BE INSPECTED AND APPROVED BY THE APPROPRIATE FIRE MARSHAL PRIOR TO APPROVAL OF OCCUPANCY OF THE BUILDING.

CONCEPT DESIGNGROUP

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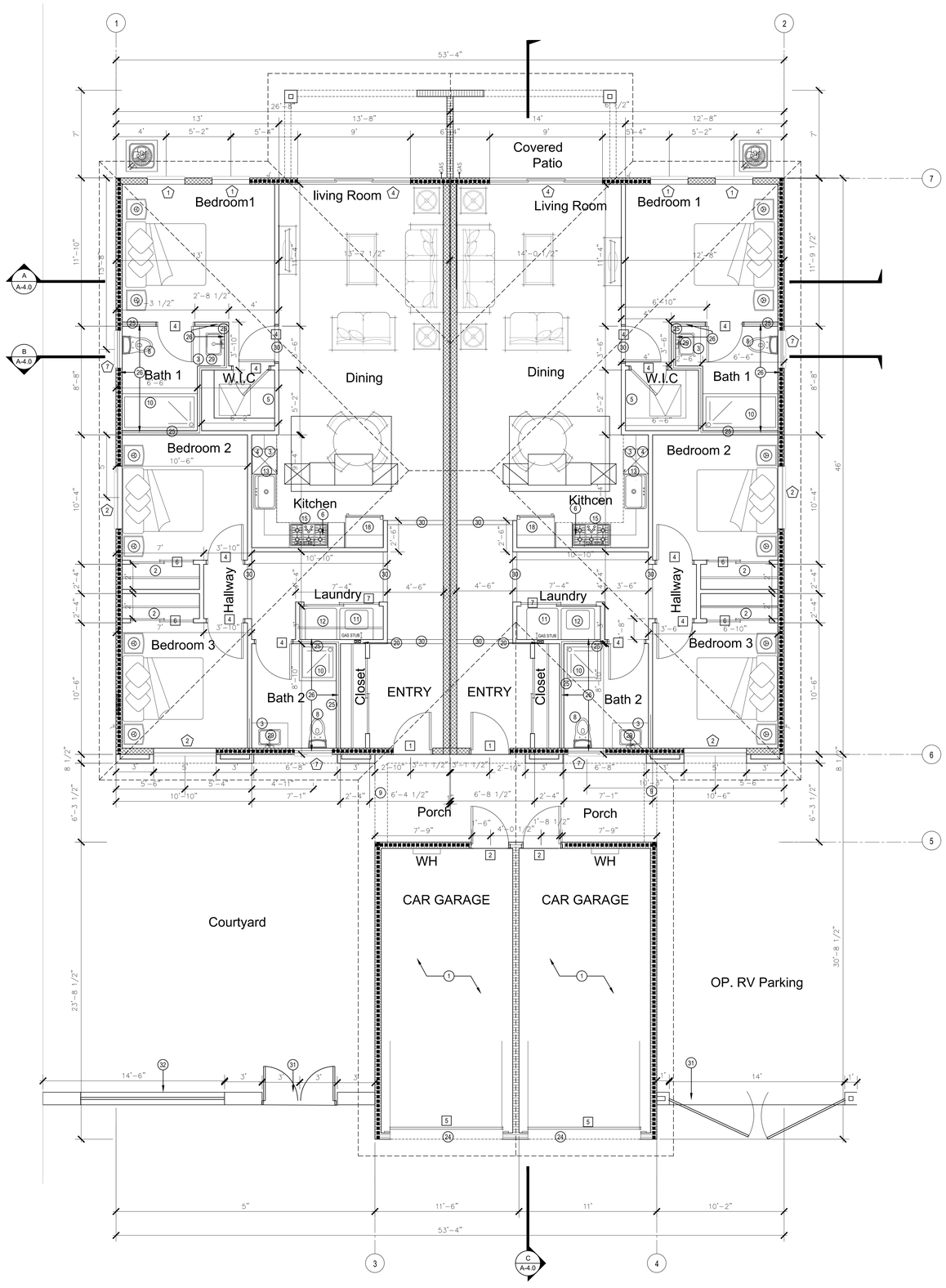
SITE PLAN

Revisions

Project #:
Date:
Drawn :
Checked:

Sheet Number

A1.0



FLOOR PLAN

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

FENESTRATION VALUES

TYPE	U-VALUE	SHGC		MATERIAL	NOTES
		CLEAR	w/GRIDS		
SINGLE HUNG	0.30	0.23	0.20	VINYL	SH
PICTURE WINDOW	0.30	0.25	0.23	VINYL	PW
SLIDING WINDOW	0.30	0.23	0.21	VINYL	XO
SLIDING DOOR	0.30	0.23	0.21	VINYL	SLD. TEMP.

INSULATION SCHEDULE

CEILING	R – 39
2x6 EXTERIOR WALL	R – 24
TXV VALVE	PROVIDED
GLAZING	DUAL PAIN / LOW – E
DUCTS	R–6
RADIANT BARRIER	NONE

REQUIRED HERS VERIFICATION

■	DUCT SEALING	□	REFRIGERANT CHARGE TEST
■	IAQ MECHANICAL VENTILATION	□	BLOWER DOOR (2.0 SLA)
■	VERIFIED EER	■	QUALITY INSULATION INSPECTION
■	VERIFIED SEER	□	THERMAL BYPASS CHECKLIST
■	FAN EFFICIENCY WATTS/CFM		
■	LOW LEAKAGE AIR HANDLING UNIT		

GRAB BAR REINFORCEMENT FOR BATHROOMS

(USE 2x6 WD STUDS, TYP.)

WATER CLOSETS:	MOUNTING HTS.: 32" A.F.F. MAX, 36" A.F.F. MIN. BACK OF W/C: 40" WIDE, MIN. SIDE OF W/C: 12" MAX. FROM WALLS, 42" MIN. IN LENGTHS
BATHTUBS:	MOUNTING HTS.: 32" A.F.F. MAX, 36" A.F.F. MIN. BACK WALL OF BATHTUB (WIDE SIDE): 12" WIDE FROM F.A. SIDE OF WALL, 48" LENGTH MIN. * SIDE WALLS: 6" MAX. FROM BACK WALL, 24" LENGTHS MIN.
SHOWERS:	MOUNTING HTS.: 32" A.F.F. MAX. 6" WIDE REINFORCING MIN. TYP. ALL SIDED

* ADDITIONAL REINFORCING TO BE ADDED TO AREA BETWEEN BATHTUB TOP AND +32" A.F.F.

AREA	SQ.FT.
GROSS	3,327
LIVING TOTAL	2,452
2 CAR GARAGE	533
PORCH	157
PATIO	185

KEY NOTES

1	ONE HOUR 5/8" TYPE 'X' GYPSUM BOARD AT WALLS AND CEILING OF GARAGE ONLY. WRAP ALL BEAMS. SHEETROCK AND TAPE ONLY.
2	ONE SHELF AND ONE POLE
3	BUILT IN 24" DEEP BASE CABINETS
4	BUILT IN 12" DEEP UPPER CABINETS
5	(5) SHELVES EQUALLY SPACED
6	36" HOOD VENT W/ 100 CFM AIR EXCHANGE MIN.
7	ONE SHELF AND 2 POLES
8	PROVIDE LOW FLOW WATER CLOSETS, MAX. 1.6 GALLONS PER FLUSH WITH EXHAUST FAN ABV.
9	SOFFIT SEE EXTERIOR ELEVATIONS
10	SHOWER (36"X72") WITH TILE TO 7'–0" MIN. WITH TEMPERED FIBERGLASS ENCLOSURE
11	DRYER SPACE WITH EXHAUST FAN ABOVE
12	WASHER SPACE
13	SINK WITH DISPOSAL
14	ADD INSULATION AT POWDER BATH / WATER CLOSET FOR SOUND BARRIER
15	36" GAS COOKTOP W/BUILT IN CABINETS BELOW
16	30X30 ATTIC ACCESS FOR MECHANICAL UNIT SHALL BE WEATHER–STRIPPED AND INSULATED TO THE EQUIVALENT OF THE CEILING INSULATION.
17	FULL HEIGHT BUILT IN LINEN CABINET
18	36" MINIMUM REFRIGERATOR SPACE
19	TANKLESS ELECTERICAL WATER HEATER REFER TO MECHANICAL DRAWINGS
20	DRYER DUCT VENTED THROUGH ROOF
21	CONDENSING UNIT LOCATION ON CONCRETE PAD – EXTENDING 3" ABOVE ADJOINING GRADE
22	CONCRETE SLAB
23	DOOR LANDINGS @ EGRESS DOOR SHALL NOT BE MORE THAN 1 1/2" LOWER THAN THE TOP OF THE THRESHOLD; NOT MORE THAN 7 3/4" PROVIDED THAT THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR (PER CBC R311.3.1)
24	SOFFIT AT TOP OF GARAGE SEE EXTERIOR ELEVATIONS
25	BATHROOM WALLS TO HAVE SOUND INSULATION
26	GRAB–BAR REINFORCEMENT: 2x6 BLOCKING +42".
27	STEPPED ENTRY
28	ZERO STEP ENTRY
29	UTILITY SINK (INSTALL PER MANUF. SPECS.)
30	SOFFIT SEE DETAILS
31	METAL GATED DOOR SEE EXTERIOR ELEVATION DETAIL
32	PONY CMU WALL WITH WROUGHT IRON FENCE SEE EXTERIOR DETAIL

ROOM FINISHES

ROOM	HEIGHT	FLOOR	WALLS	CEILING
LIVING ROOM, BEDROOMS, CLOSETS, WC HALLWAYS, DINING, ,	10'–0"	CARPET	SHEET ROCK	SHEET ROCK
BATHROOMS, LAUNDRY, ENTRY, KITCHEN, OWNER'S BATH, MUD ROOM	10'–0"	TILE		
GARAGES	10'–0"	CONCRETE	5/8" TYPE 'X" SHEET ROCK	5/8" TYPE 'X" SHEET ROCK
PORCH, PATIO	VARIES	CONCRETE	STUCCO	STUCCO o/ HIGH RIB EXPANDED MTL LATH

WALL LEGEND

	STUDS	TOP PLATE	SILL PLATE
	EXTERIOR 2x6 @ 24" O.C. – INSULATED	DOUBLE 2x6	PRESSURE TREATED 2x6
	EXTERIOR 2x6 @ 24" O.C. – NON–INSULATED	DOUBLE 2x6	PRESSURE TREATED 2x6
	EXTERIOR WALL W/ STONE SIDING 2x @ 16" O.C.	DOUBLE 2x	PRESSURE TREATED 2x
	INTERIOR 2x6 @ 16" O.C.	DOUBLE 2x6	PRESSURE TREATED 2x6
	INTERIOR 2x4 @ 16" O.C.	DOUBLE 2x4	PRESSURE TREATED 2x4

ALL FRAMING GRADED DF#2 OR FINGER JOINTED (GRADE STAMPED BY APPROVED ICBO INSPECTION AGENCY) STUDS DF#2, 10' TALL MAXIMUM U.N.O.

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	AREA.sf	TYPE	MATERIAL	NOTES
1	3'–0"	5–0"	15.0	SH		
2	5'–0"	5'–0"	25.0	XO		
3	4'–0"	5'–6"	22.0	XO		
4	9'–0"	8'–0"	96.0	SLD	TEMP.	
5	3'–0"	6–0"	18.0	SH		
6	2'–0"	2–0"	4.0	PW		
7	3'–0"	3'–0"	6.0	SH		

* PROVIDE TEMPERED GLASS ON ALL WINDOWS FACING GOLF COURSE.

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	TYPE	MATERIAL	RATING	NOTES
1	3'–0"	8'–0"	SWING	FIBERGLASS		ENTRY DOOR
2	3'–0"	8'–0"	SWING	METAL		
3	3'–0"	8'–0"	SWING	1 3/8" SOLID WOOD		SELF CLOSER & SELF LATCHING SOLID CORE DOOR SHALL PREVENT MIGRATION OF CONTAMINANTS
4	2'–10"	8'–0"	SWING			
5	9'–0"	8'–0"	ROLL–UP	METAL		1–CAR GARAGE DOOR
6	5'–0"	8'–0"	BYPASS	SOLID WOOD		
7	6'–0"	8'–0"	BYPASS	SOLID WOOD		

*MINIMUM CLEAR HEIGHT OF EGRESS DOOR OPENING SHALL NOT BE LESS THAN 78"

CONCEPT DESIGNGROUP

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RESIDENTIAL DUPLEXES
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FRESNO CA

FLOOR PLAN

Revisions

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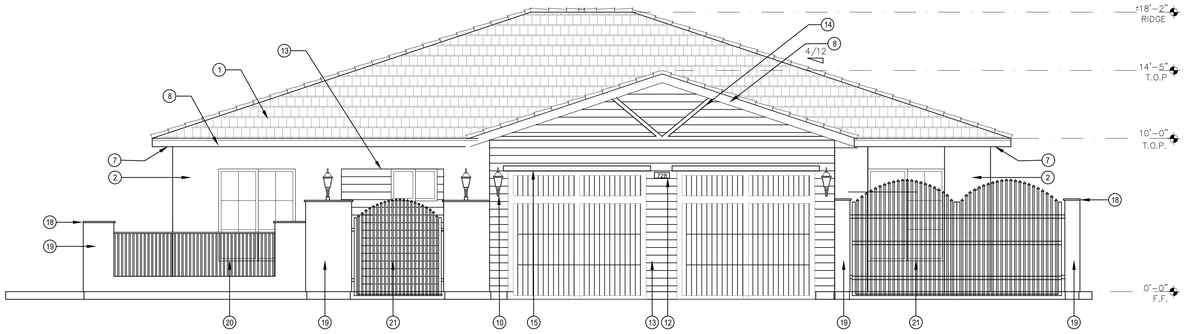
A2.0



FRONT ELEVATION

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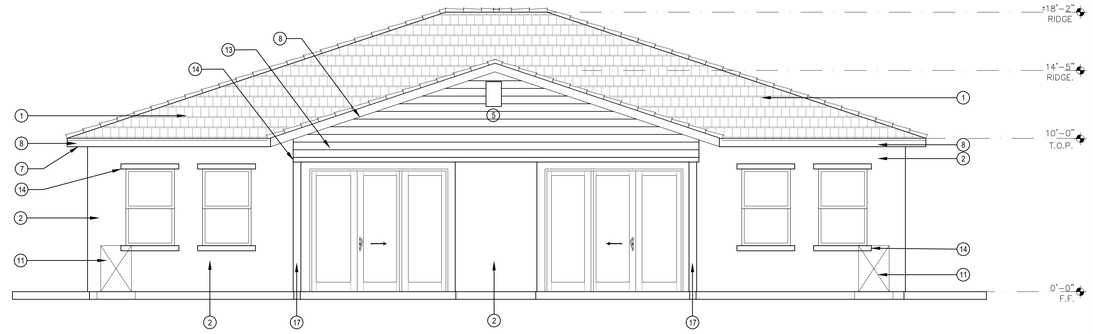

REAR ELEVATION

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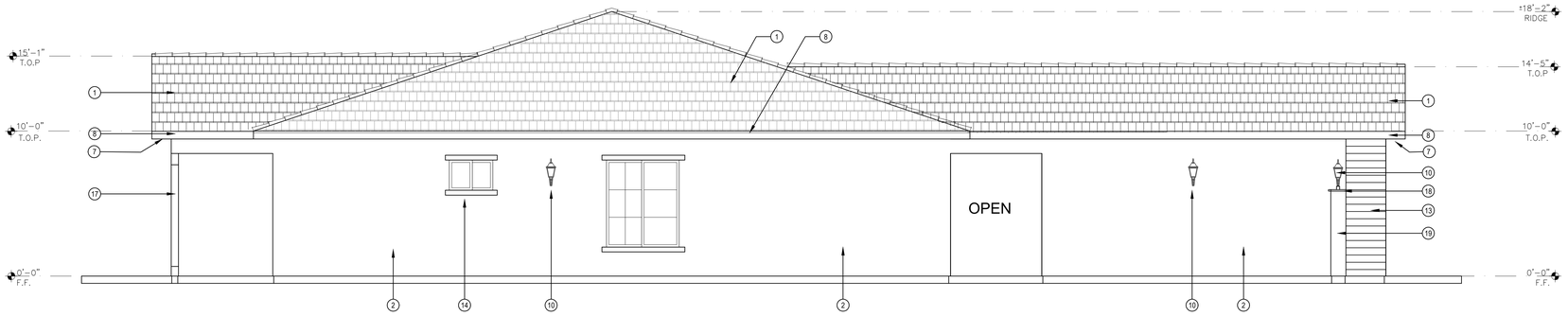
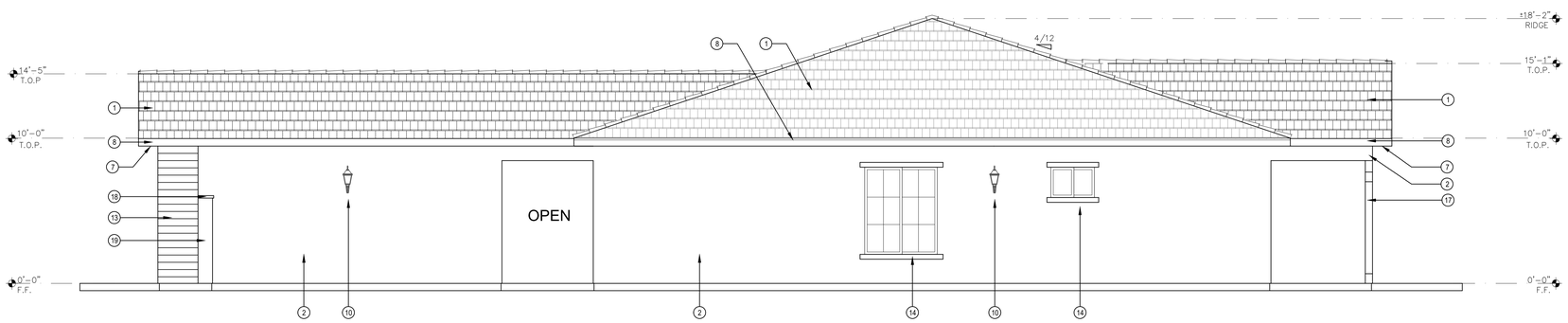


LEFT ELEVATION

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



RIGHT ELEVATION

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

ELEVATION KEYNOTE

1	SHINGLE ROOF o/PLYWOOD PER STRUCTURAL PANEL SCHEDULE – (REFER TO SHT AD–2 FOR MISC. ROOF DETAILS)
2	TYPICAL STUCCO 'EAGLE' STUCCO SYSTEM (ESR–2772) o/ 1" WIRE MESH o/ FOAM BOARD: 'INSULFOAM' (ESR–1788) OR 'FALCON' (ESR–1962) o/ 2–LAYERS OF 60 MIN. GRADE 'D' PAPER
5	GABLE END ATTIC VENT – SEE FRAMING PLAN FOR SIZING
6	3 ½" 'V' TYPE WEEP SCREED ATTACHMENT FLANGE, TYP. SEE DETAIL 2&3/AD–3
7	PROVIDE 1'–4" OVERHANG UNLESS OTHERWISE NOTED
8	2x6 FASCIA
9	PROVIDE G.I. SHEET METAL FLASHING AND COUNTER FLASHING AS REQUIRED
10	LIGHT FIXTURE – SEE ELECTRICAL DWGS.
11	CONDENSING UNIT LOCATION ON CONC. PAD
12	BUILDING SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. (CRC R319.1) A. NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND BE LEGIBLE. B. NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2"
13	SIDING/ STUCCO WITH GROOMING LINES
14	STUCCO OVER FOAM TRIM – SEE 7/AD–3
15	STUCCO OVER FOAM TRIM AT GARAGE – SEE 12/AD–3
16	PIPE VENT COVER
17	6X6 POST COVERED BY FYPON COLUMN WRAP
18	PRECAST CONCRETE WALL CAP, SEE DETAIL 16/AD–3
19	CONCRETE BLOCK WALL
20	WROUGHT IRON FENCE SEE DETAIL 17/AD–3
21	WROUGHT IRON GATE SEE DETAIL 18/AD–3

CONCEPT DESIGNGROUP

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RESIDENTIAL DUPLEXES
728 W. VASSAR AVE.
FRESNO CA

ELEVATIONS

Revisions

Project #:
Date:
Drawn :
Checked:

Sheet Number

A3.0

WATER EFFICIENCY LANDSCAPE ORDINANCE
Prescriptive Method Notes

Project Info:
Project Applicant: Landscape Connection, INC. (Landscape Designer, Hope Fite)
Phone: (559) 323-8139 Email: hope@landscapeconnection.com
Project: 728 W. Vasser Ave. Fresno, Ca. 93704
Total Landscape Area: 2,577
Bark Area: 1,815
Turf Area: 762 SF
Project Type: New, Non-Residential
Water Supply: Potable

Planter Areas:
(A) For residential areas, install climate adapted plants that require occasional, little, or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water.
(B) A minimum 3" layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.
(C) Compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area to a depth of six inches into the soil. Soils with greater than 6% organic matter in the top six inches of soil are exempt from adding compost and tilling.

Irrigation:
(A) Automatic irrigation controllers are required and must use evapotranspiration or soil moisture sensor data.
(B) Irrigation controllers shall be of a type which does not lose programming data in the event the primary power source is interrupted.
(C) Pressure regulators shall be installed on the irrigation system to ensure the dynamic pressure of the system is within the manufacturer's recommended pressure range.
(D) Manual shut-off valves (such as a gate valve, ball valve, or butterfly valve), shall be installed as close as possible to the point of connection of the water supply.
(E) All irrigation emissions devices must meet the requirements set in the ANSI standard, ASABE/ICC 802-2014. "Landscape Irrigation Sprinkler and Emitter Standard," All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher using the protocol defined in ASABE/ICC 802-2014.

"I agree to comply with the WELO Prescriptive Compliance Option."

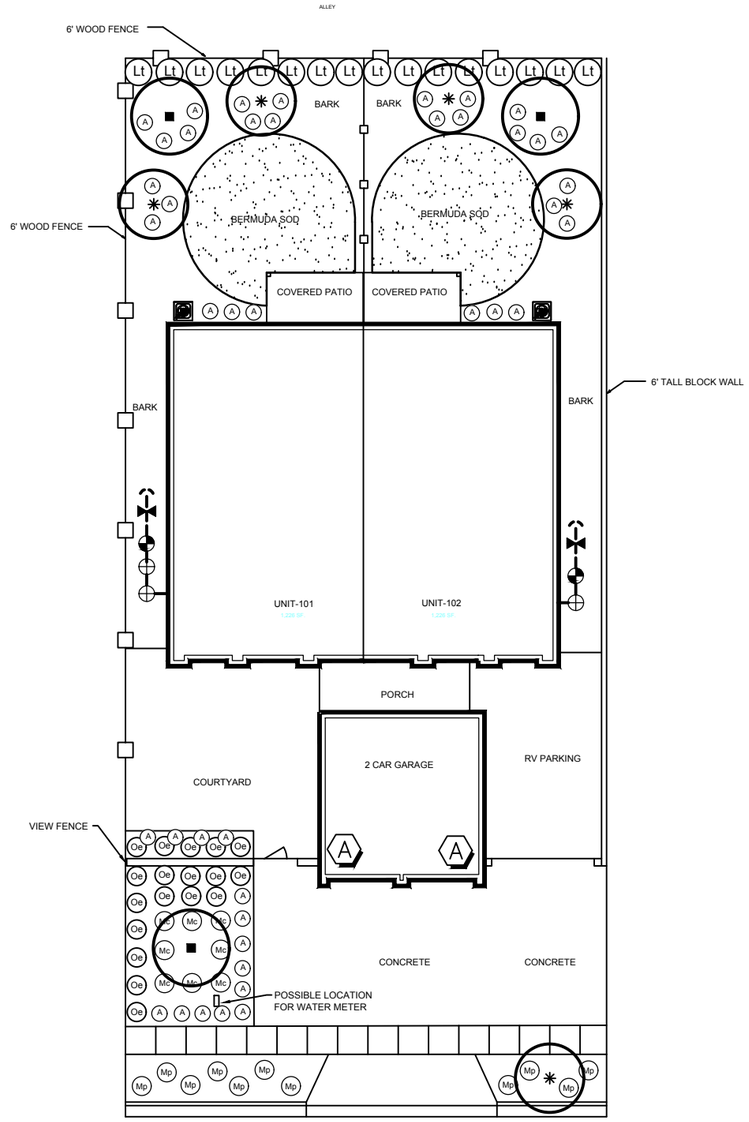
Hope Fite DATE 7/13/2020

PLANTING SCHEDULE

SYMBOL	SIZE	BOTANICAL / COMMON NAME	WUCOLS
TREES			
✳	15 GAL.	LAGERSTROEMIA 'MUSKOGEE' / CRAPE MYRTLE, LAVENDER	LOW
■	15 GAL.	MAGNOLIA G. 'ST. MARY' / SOUTHERN MAGNOLIA	MODERATE
SHRUBS / GROUNDCOVERS			
A	1 GAL.	AGAPANTHUS 'PETER PAN WHITE' / DWARF LILY-OF-THE-NILE	MODERATE
Lt	5 GAL.	LIGUSTRUM TEXANUM / PRIVET	LOW
Mc	5 GAL.	MUHLENBERGIA C. 'WHITE CLOUD' / WHITE CLOUD MUHLY	LOW
Mp	1 GAL.	MYOPORUM P. / PROSTRATE MYOPORUM, WHITE	LOW
Oe	1 GAL.	OLEA E. 'PETITE OLIVE' / OLIVE, SHRUB	VERY LOW
		HYBRID BERMUDA SOD	

IRRIGATION EQUIPMENT

SYMBOL	DESCRIPTION - MANUFACTURER - MODEL #
	Electric Irrigation Turf Valve - RAIN BIRD - 075-ASVF series (Size as Noted)
	Electric Irrigation Drip Valve - RAIN BIRD - XACZ-075-PRF series (Size as Noted)
A	Automatic Irrigation Controllers - RAIN BIRD - ESP-TM2 Indoor w/ WiFi Module
	Gate Valve - PROFLO -PFT 3006
	Pressure Mainline - Sch 40 PVC Pipe
	RAINBIRD - On-Surface Drip Line - XFD - 06 - 12- 100



NORTH
SCALE: 1"=20'-00"
0' 10' 20'

Landscape Connection

LANDSCAPE CONNECTION, INC. LIC.# 935734 6374 E. SHEPHERD AVE. ; CLOVIS, CA 93619 P: (559) 323-8139 F: (559) 323-7057			
PROJECT TITLE: RESIDENTIAL DUPLEXES 728 W. VASSER AVE. FRESNO, CA. 93704 SHEET TITLE: PLANTING PLAN	REVISED DATE:	SCALE: AS SHOWN DATE: 7-13-2020 DRAWN BY: HF	PROJECT NO. 20-365 1 OF 1