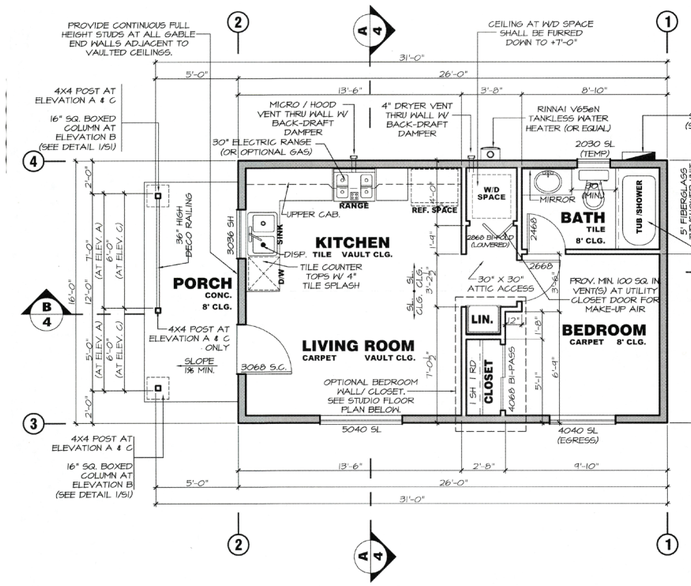
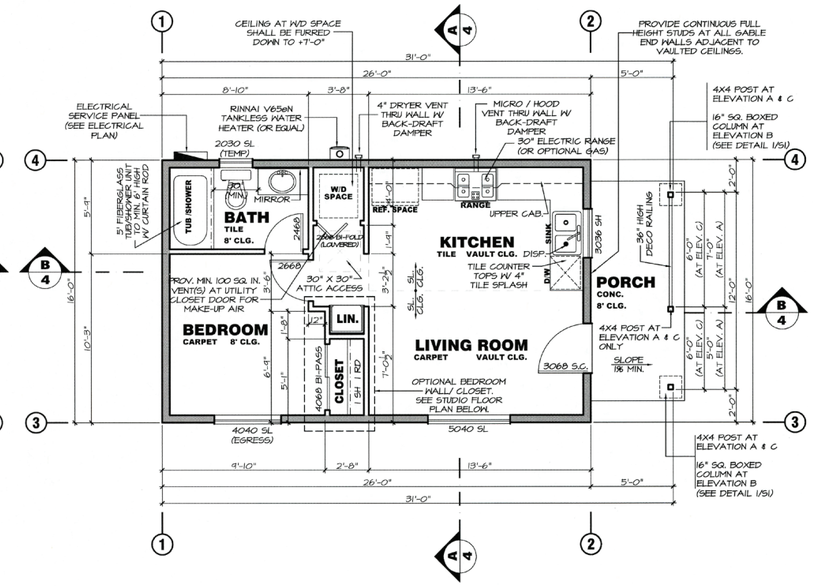


REVERSE FLOOR PLAN

SCALE: 1/4" = 1'-0" **1 BEDRM PLAN 378 S.F.**



FLOOR PLAN

SCALE: 1/4" = 1'-0" **1 BEDRM PLAN 378 S.F.**

WALL LEGEND

- 2X4 STUDS AT 16" O.C.
- 2X6 D.F. #2 CONTINUOUS STUDS AT 16" O.C.

FLOOR PLAN NOTES

CONSTRUCTION SHALL COMPLY WITH THE **2019** CALIFORNIA RESIDENTIAL (CRC), MECHANICAL (CMC), PLUMBING (CPC) AND ELECTRICAL (CEC) CODES, AND THE **2019** CALIFORNIA ENERGY CODE AS AMENDED BY LOCAL ORDINANCES.

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AT JOBSITE PRIOR TO THE START OF ANY WORK.

IF ERRORS ARE FOUND WITHIN THESE DRAWINGS, THE DESIGNER SHALL BE CONSULTED FOR CORRECTIONS PRIOR TO CONTINUANCE OF WORK AFFECTED.

ALL FRAMING LUMBER SHALL BE D.F. #2 OR BETTER UNLESS NOTED OTHERWISE PROVIDE FIRE BLOCKING AT FLOORS, CEILING COVES AND SOFFITS AND AT 10'-0" INTERVALS

PROVIDE FIRE-STOP AT ALL FURRED DOWN AREAS INCLUDING ARCHED AREAS AT MAX. 10'-0" O.C. HORIZONTAL AND VERTICAL, AND AT ALL FLOOR AND CEILING LEVELS.

PROVIDE FIRE-STOP AT ALL COLUMNS AT MAX. 10'-0" HIGH.

FINGER JOINTED STUDS MUST BE GRADE STAMPED BY AN APPROVED IGBO INSPECTION AGENCY, AND CLEARLY SPECIFIED ON PLANS. (NO FINGER JOINTED STUDS SHALL BE USED IN ANY SHEAR WALL)

WINDOW SILL HEIGHT SHALL NOT EXCEED 44" FROM THE BOTTOM OF THE NET CLEAR OPENING TO THE FINISHED FLOOR IN ALL SLEEPING ROOMS.

FLOOR AND LANDINGS ON EACH SIDE OF DOORWAYS SHALL CONFORM TO THE REQUIREMENTS OF CRC R311.3.

A. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED AND SHALL EXTEND A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL.

B. LANDINGS SHALL BE NO MORE THAN 1 ½" LOWER THAN THE TOP OF THE THRESHOLD.

C. LANDINGS MAY BE NO MORE THAN 7 ¾" BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR.

D. THE MINIMUM NET HEIGHT OF REQUIRED EGRESS DOORS SHALL BE NOT LESS THAN 78" MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE DOOR STOP

THE ATTIC ACCESS SHALL BE WEATHER-STRIPPED AND INSULATION EQUIVALENT TO THAT OF THE CEILING SHALL BE INSTALLED ON THE ACCESS PANEL

FASTENERS AND CONNECTORS IN DIRECT CONTACT WITH PRESERVITIVE-TREATED WOOD SHALL BE APPROVED SILICON BRONZE OR COPPER, STAINLESS STEEL OR HOT-DIPPED ZINC-COATED GALVANIZED STEEL PER **CRC R317.3.1**

AFTER INSTALLING HVAC EQUIPMENT AND WATER HEATING SYSTEMS, THE INSTALLER SHALL SUBMIT TO THE BUILDING DEPARTMENT AND THE OWNER, REGISTERED COPIES OF THE CF-6R SIGNED BY THE INSTALLER, LISTING THE EQUIPMENT INSTALLED, AND THAT IT MEETS OR EXCEEDS THE REQUIREMENTS OF THE ENERGY DOCUMENTATION.

WATER CLOSET COMPARTMENTS MUST HAVE 30" WIDTH AND 24" CLEAR IN FRONT OF THE FIXTURE. THE WATER CLOSET SHALL NOT BE SET CLOSER THAN 15" FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION.

CEMENT, FIBER CEMENT OR GLASS MAT GYPSUM BACKERS SHALL BE USED AS A BASE FOR WALL TILES IN TUB AND SHOWER AREAS. WATER RESISTIVE GYP. BOARD IS NOT PERMITTED AT THESE LOCATIONS.

REGISTERED COPIES OF THE CF-4R FORM SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY CERTIFIED HERS RATER, FOR FIELD VERIFICATION AND DIAGNOSTIC TESTING.

AFTER INSTALLING WALL, CEILING, OR FLOOR INSULATION, THE INSTALLER SHALL MAKE AVAILABLE TO THE ENFORCEMENT AGENCY OR POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER STATING THAT THE INSTALLATION IS CONSISTENT WITH THE PLANS AND SPECIFICATIONS. THE CERTIFICATE SHALL ALSO STATE THE MANUFACTURER'S NAME AND MATERIAL IDENTIFICATION, THE INSTALLED R-VALUE, AND (IN APPLICATIONS OF LOOSE FILL INSULATION) THE MINIMUM INSTALLED WEIGHT PER SQUARE FOOT CONSISTENT WITH THE MANUFACTURER'S LABELED INSTALLED DESIGN DENSITY FOR THE DESIRED R-VALUE.

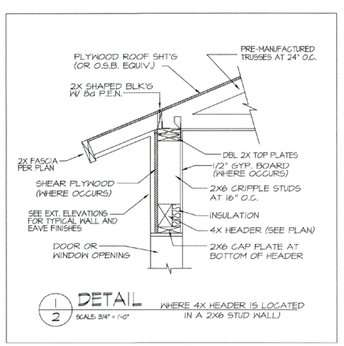
JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, EQUIPPED WITH GASKETS, WEATHER-STRIPPED, OR OTHERWISE SEALED TO LIMIT INTERNAL OR EXTERNAL AIR FILTRATION

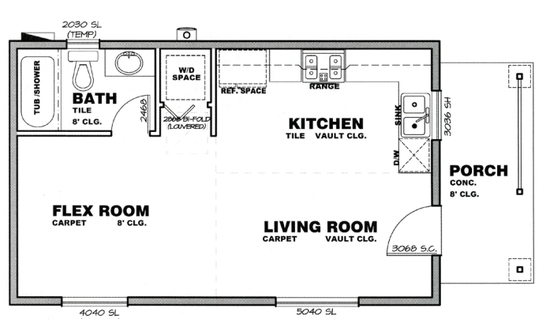
EVERY MANUFACTURED AND SITE-BUILT FENESTRATION PRODUCT OR FENESTRATION SYSTEM INSTALLED IN CONSTRUCTION SUBJECT TO TITLE 24, PART 6 SHALL HAVE ATTACHED TO IT A CLEARLY VISIBLE TEMPORARY LABEL OR HAVE AN ASSOCIATED LABEL CERTIFICATE THAT LISTS THE U-FACTOR, THE SOLAR HEAT GAIN COEFFICIENT (SHGC) OF THAT PRODUCT AND THE METHOD USED TO DERIVE THOSE VALUES, AND CERTIFIES COMPLIANCE WITH AIR LEAKAGE REQUIREMENTS OF THE CALIFORNIA ENERGY CODE, SECTION 116(A) 1. THE LABEL SHALL NOT BE REMOVED UNTIL APPROVED BY THE BUILDING INSPECTOR.

SHEET ROCK NAILING INSPECTION IS REQUIRED PER R109.1.4.2. NAILING SHALL BE IN ACCORDANCE WITH TABLE R702.3.5 (SEE SHEET 4)

VERTICAL CLEARANCE ABOVE THE COOKING SURFACE TO COMBUSTIBLES SHALL BE 30" UNPROTECTED, OR 24" PROTECTED, AND HORIZONTAL CLEARANCES SHALL BE PER THE PERMANENT MARKING LISTED ON THE UNIT.

BLOWN OR POURED TYPE INSULATION MATERIAL SHALL ONLY BE USED IN ATTIC SPACES WHERE THE SLOPE OF THE CEILING DOES NOT EXCEED MORE THAN 2.5:12 PITCH.





SEE 1 BEDROOM FLOOR PLAN FOR TYPICAL NOTES AND DIMENSIONS.

STUDIO FLOOR PLAN

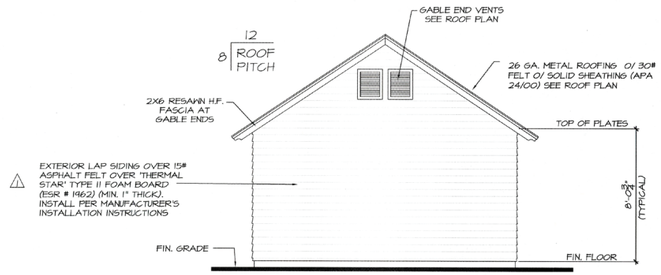
SCALE: 1/4" = 1'-0"

AREA SCHEDULE	
RESIDENCE:	378 S.F.
PORCH:	60 S.F.
TOTAL COVERED AREA:	438 S.F.

Plan #2

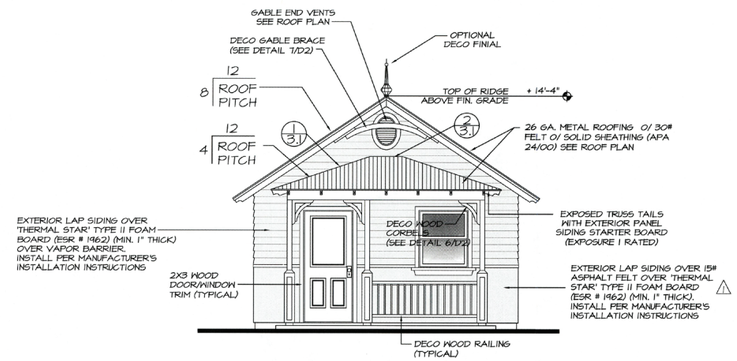
CITY of CLOVIS

COTTAGE HOME PROGRAM



REAR ELEVATION – A

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



FRONT ELEVATION – A

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

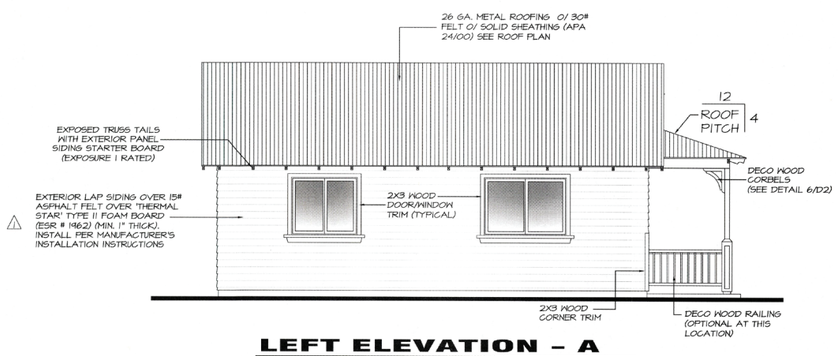
ELEVATION NOTES

ALL SIDING SHALL BE APPLIED OVER A WEATHER RESISTIVE BARRIER (TYPE 'D' BUILDING PAPER) PER **CRC R703.2.**

TWO LAYERS TYPE 'D' BUILDING PAPER UNDERLAYMENT IS REQUIRED WHERE LATH IS TO BE APPLIED OVER WOOD SHEATHING **CRC R703.6.3**

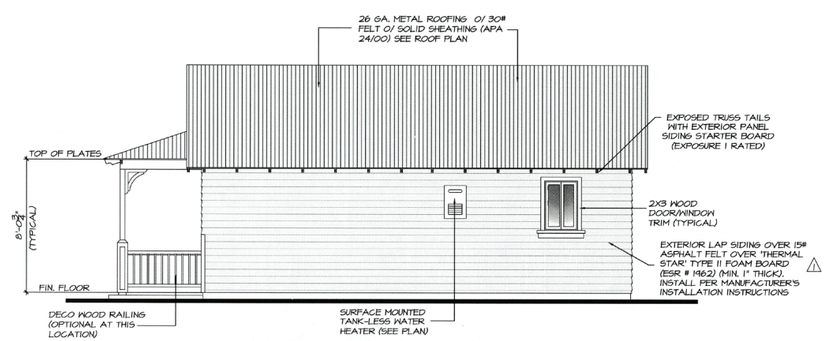
ALL DECORATIVE CORBELS, BRACES AND BRACKETS MAY BE CONSTRUCTED IN FIELD PER DETAILS PROVIDED, OR OWNER MAY PURCHASE PRE-ASSEMBLED PIECES, PROVIDED THEY MATCH AS CLOSELY AS POSSIBLE TO THE PIECES SHOWN IN THE DRAWINGS AND ARE APPLIED AS PER THE PRODUCTS INSTALLATION INSTRUCTIONS.

1 'THERMAL STAR' TYPE II FOAM BOARD INSTALLED AT A THICKNESS OF 1" PROVIDES R-4 THERMAL RESISTANCE PER ESR # 1462



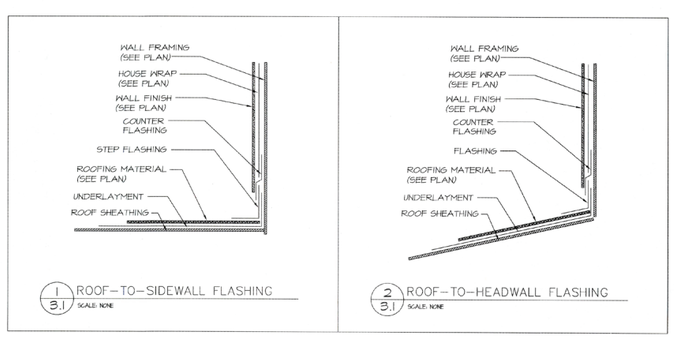
LEFT ELEVATION – A

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



RIGHT ELEVATION – A

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



Plan #2

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Plan #2

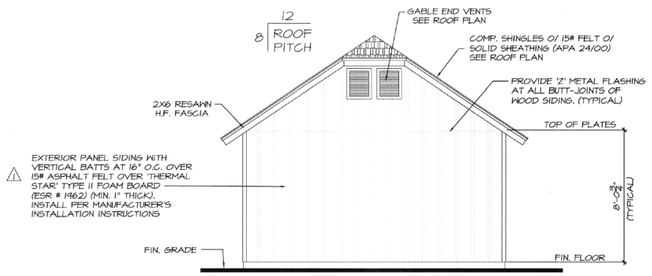
ELEVATION NOTES

ALL SIDING SHALL BE APPLIED OVER A WEATHER RESISTIVE BARRIER (TYPE 'D' BUILDING PAPER) PER **CRC R703.2.**

TWO LAYERS TYPE 'D' BUILDING PAPER UNDERLAYMENT IS REQUIRED WHERE LATH IS TO BE APPLIED OVER WOOD SHEATHING **CRC R703.6.3**

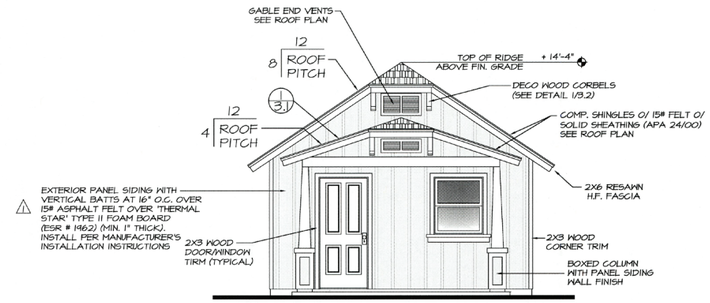
ALL DECORATIVE CORBELS, BRACES AND BRACKETS MAY BE CONSTRUCTED IN FIELD PER DETAILS PROVIDED, OR OWNER MAY PURCHASE PRE-ASSEMBLED PIECES, PROVIDED THEY MATCH AS CLOSELY AS POSSIBLE TO THE PIECES SHOWN IN THE DRAWINGS AND ARE APPLIED AS PER THE PRODUCTS INSTALLATION INSTRUCTIONS.

⚠ 'THERMAL STAR' TYPE II FOAM BOARD INSTALLED AT A THICKNESS OF 1" PROVIDES R-4 THERMAL RESISTANCE PER ESR # 1462



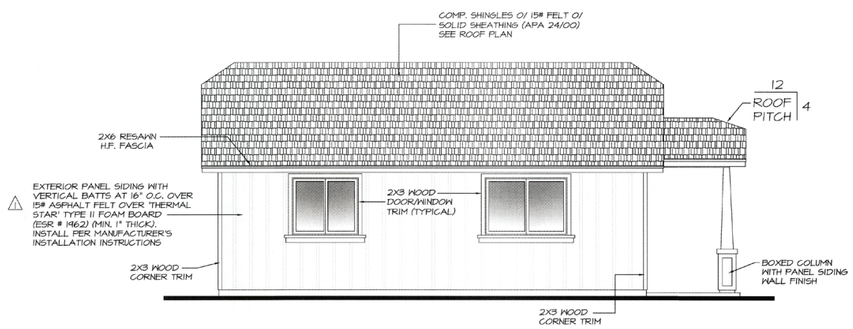
REAR ELEVATION – B

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



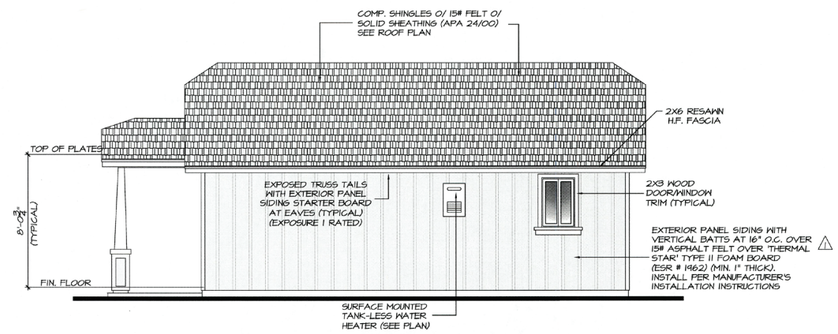
FRONT ELEVATION – B

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



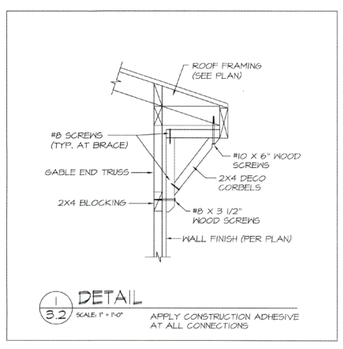
LEFT ELEVATION – B

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



RIGHT ELEVATION – B

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



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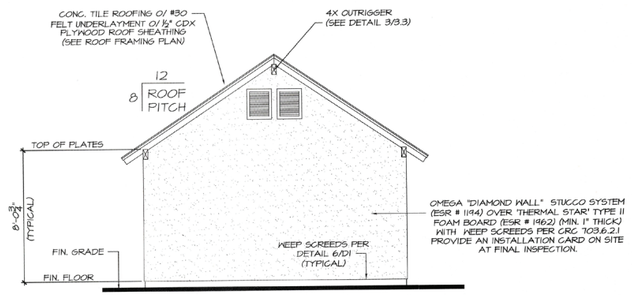
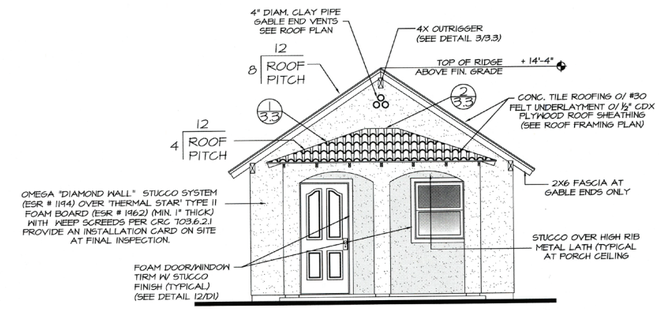


REAR ELEVATION – C

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



FRONT ELEVATION – C

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

ELEVATION NOTES

ALL LATH AND PLASTER SHALL COMPLY WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SHALL BE PROVIDED WITH KEEP SCREEDS PER **CRC 703.6.2.1**

ALL STUCCO LATH SHALL BE APPLIED OVER A WEATHER RESISTIVE BARRIER (TYPE 'D' BUILDING PAPER) PER **CRC R703.2.**

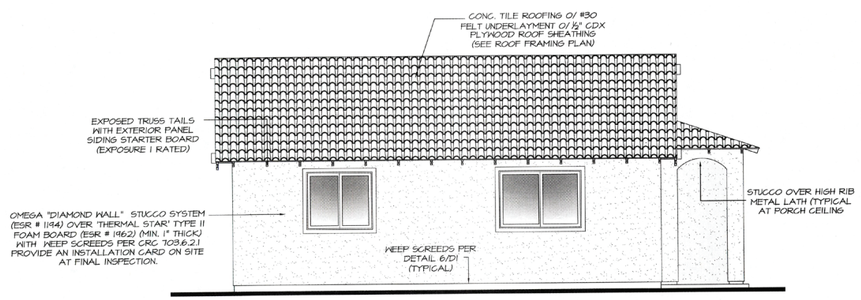
TWO LAYERS TYPE 'D' BUILDING PAPER UNDERLAYMENT IS REQUIRED WHERE LATH IS TO BE APPLIED OVER WOOD SHEATHING **CRC R703.6.3**

PER ICC REPORT ESR 1194, A SPECIAL INSPECTION IS REQUIRED FOR STUCCO;
1. LATH INSTALLATION, PRIOR TO COATING APPLICATION
2. FIELD BATCHING AND MIXING OF COMPONENTS.

ALL TILE ROOFING MUST HAVE AN ICC REPORT NUMBER. A COPY OF THE REPORT SHALL BE ON SITE DURING ROOFING INSPECTION.

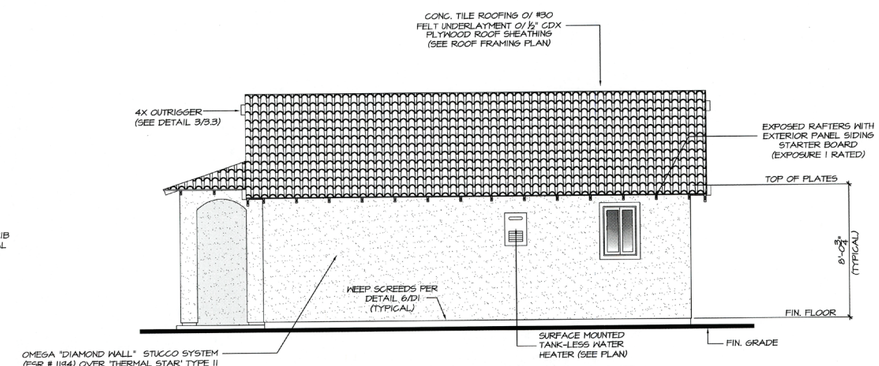
ALL DECORATIVE CORBELS, BRACES AND BRACKETS MAY BE CONSTRUCTED IN FIELD PER DETAILS PROVIDED, OR OWNER MAY PURCHASE PRE-ASSEMBLED PIECES, PROVIDED THEY MATCH AS CLOSELY AS POSSIBLE TO THE PIECES SHOWN IN THE DRAWINGS AND ARE APPLIED AS PER THE PRODUCTS INSTALLATION INSTRUCTIONS.

⚠ 'THERMAL STAR' TYPE II FOAM BOARD INSTALLED AT A THICKNESS OF 1" PROVIDES R-4 THERMAL RESISTANCE PER ESR # 1962



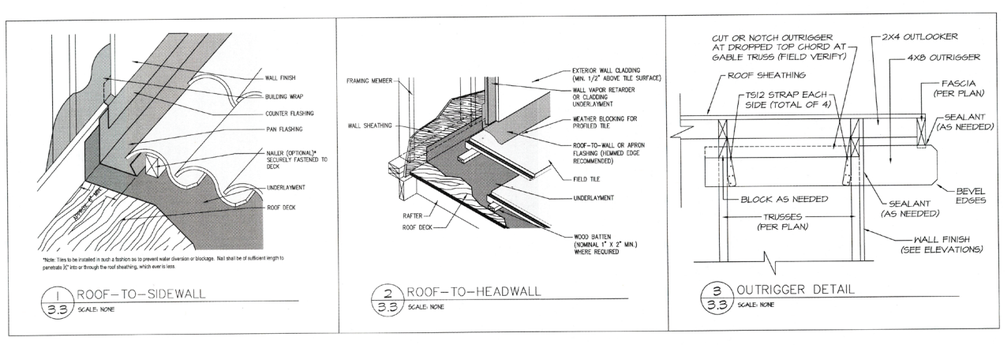
LEFT ELEVATION – C

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



RIGHT ELEVATION – C

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



Plan #2

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