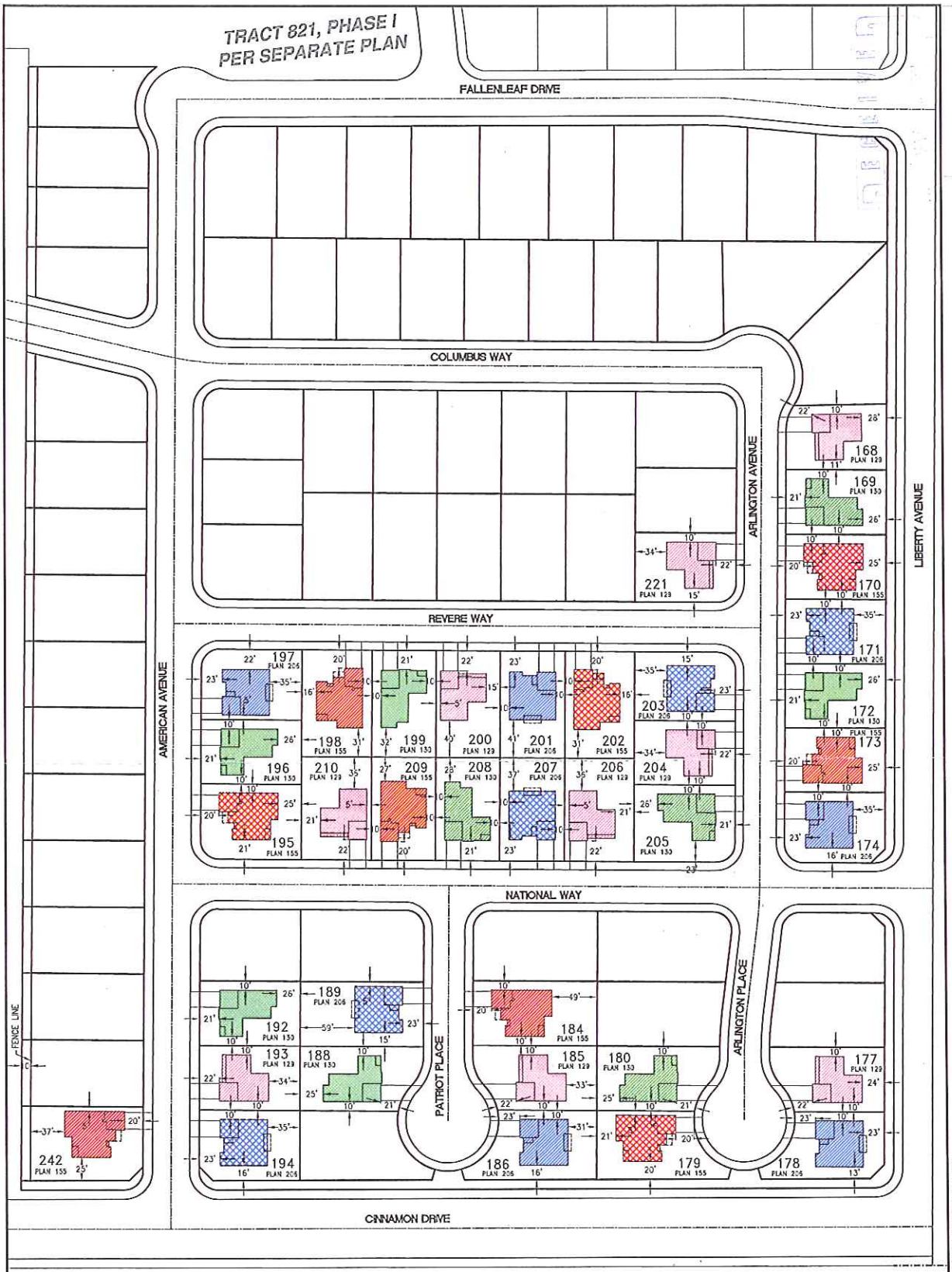

HOUSING LEGEND

- PLAN 129, ELEVATION A
- PLAN 129, ELEVATION B
- PLAN 130, ELEVATION A
- PLAN 130, ELEVATION B
- PLAN 155, ELEVATION A
- PLAN 155, ELEVATION B
- PLAN 206, ELEVATION A
- PLAN 206, ELEVATION B
- BUILDING PERMIT PREVIOUSLY OBTAINED

LEGEND

|←15'→| DIMENSION PERPENDICULARLY FROM HOUSE TO NEAREST PROPERTY LINE

N

SCALE IN FEET
0 25 50 100

NOTE: SIDEYARD DIMENSIONS MAY VARY DUE TO LOCATION OF PREVIOUSLY CONSTRUCTED DRIVEWAY APPROACH

REVISED: 4-27-2011

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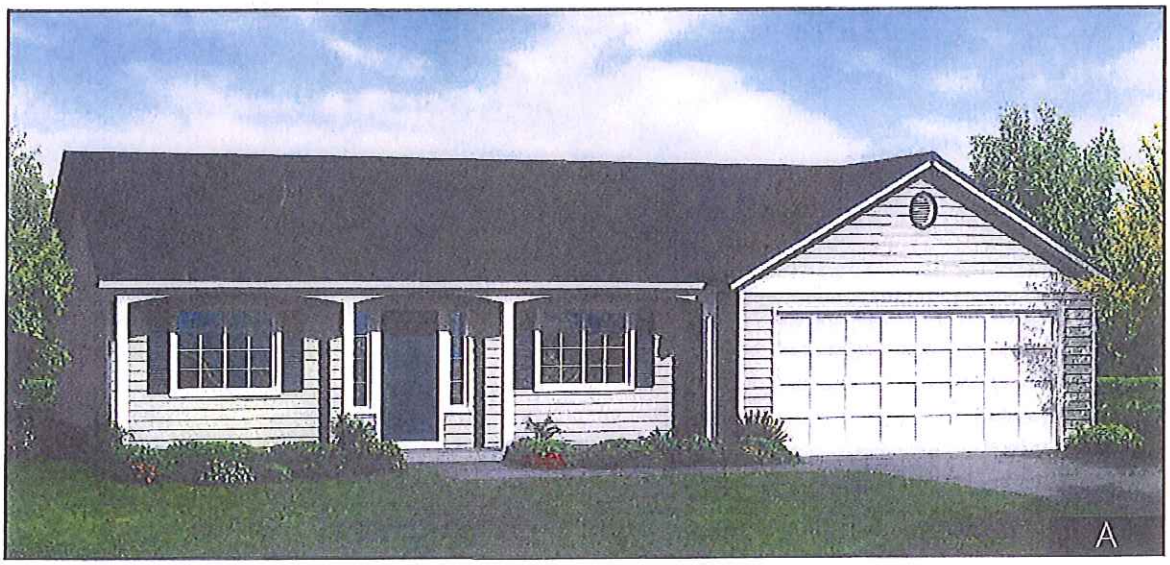
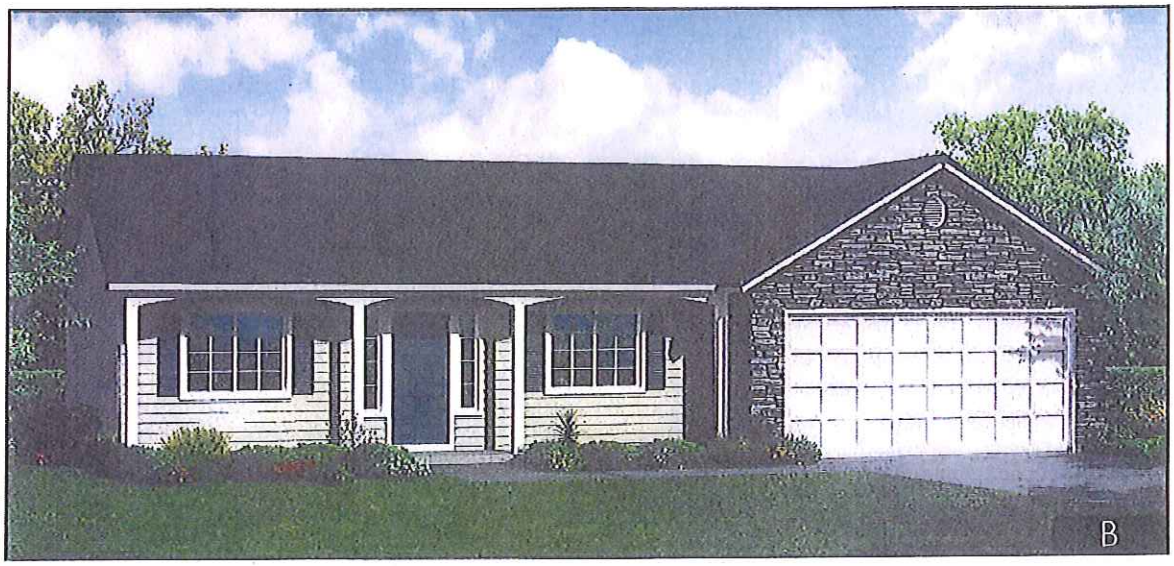
4/27/2011 G:\Clients\Lennar - HOFMAN\38501 - Tract 821 Phase I\Dwg\Lennar Site Plan 4-27-11.dwg - Hatcher

Sequoia

PLAN 129





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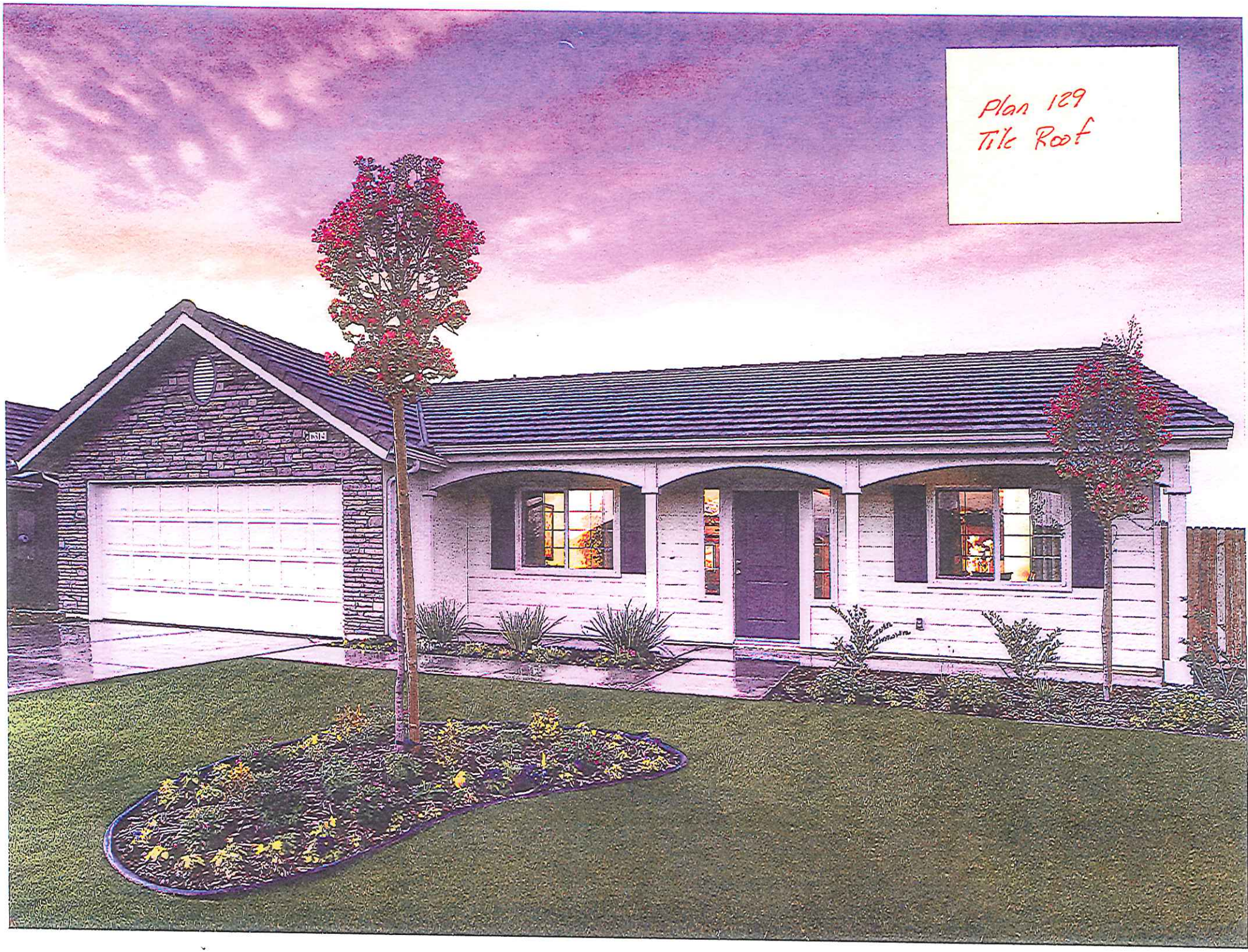
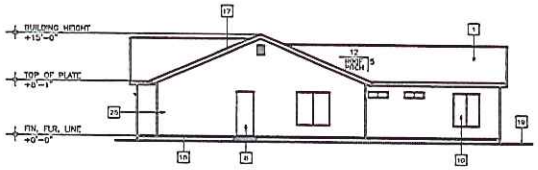
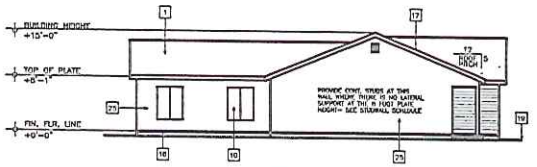
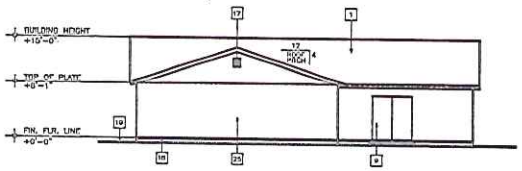

Plan 129
Tile Roof



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



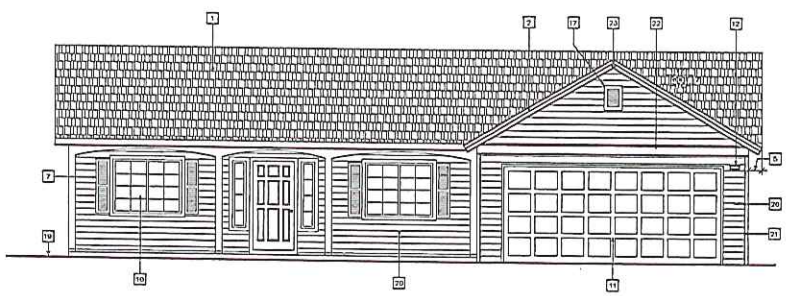
LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



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

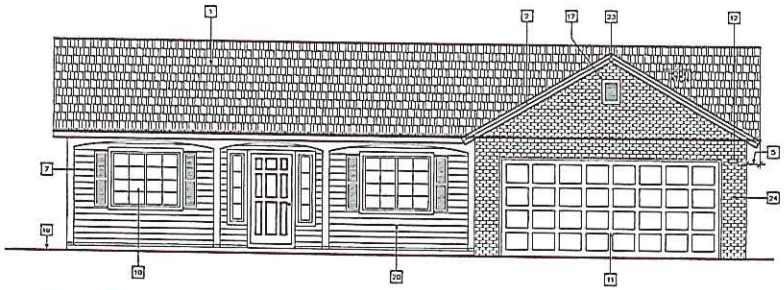
	ELEVATION KEYNOTES
1	FIRE-RETARDANT CLASS 'A' COMPOSITION ROOFING O/ 15# FELT O/ ROOF SHEATHING
2	1x3 TRIM O/ 2x8 HEMLOCK FORT. FASCIA 1x3 TRIM AT GABLE TO FRONT ELEV. ONLY
3	FURRED WALL W/ STUCCO O/ PAPER BACKWARE.
4	1X3 WINDOW TRIM @ FRONT WINDOW ONLY
5	18" OVERHANG - TYPICAL (U.N.O.)
6	EXTERIOR DOORS SHALL BE SOLID CORE OR TEMP.
7	DECORATIVE SHUTTER W/ ANCHOR TO WALL AS ALLOWED TYPICAL.
8	EXTERIOR DOOR- SOLID CORE DOOR OR TEMPERED W/ THRESHOLD AND WEATHER STRIPPING.
9	SLIDING DOOR- TEMP, GLASS DUAL GLAZED SLIDING DOOR
10	WINDOWS: ALL WINDOWS TO BE DUAL GLAZED VINYL W/ MUNTIN AS SHOWN (FRONT ELEV. ONLY)
11	SECTIONAL ALUMINUM GARAGE DOOR W/ ALUM. DOOR OPENER. SEE FLOOR PLAN FOR SIZE TYP.
12	ILLUMINATED ADDRESS LOCATION
13	PROVIDE G.I. SHEET METAL FLASHING AS REQUIRED. (SEE STANDARD FLASHING DETAILS).
14	PROVIDE GUTTERS AND DOWNSPOUTS AS REQUIRED (SEE A-1 FOR ELEVATION & ROOF FRAMING PLAN)
15	FIRE-TAR DECORATIVE VENT ONLY W/ DECORATIVE TRIM.
16	TYPICAL 1X3 DECORATIVE TRIM
17	GABLE END VENTS- PROVIDE MIN. 1/8" MESH SCREEN. SEE ROOF VENT CALCULATION.
18	PROVIDE WEEP SCREED AT ALL EXTERIOR LOCATIONS INCLUDING PORCH AND PATIO AREAS PER DET. 1/A2
19	FINISHED GRADE- TO COMPLY W/ MIN. GRADE SLOPE PER CBC 1803.
20	TYPICAL LAP SIDING OVER 15# UNDERLAYMENT
21	TYPICAL 1X3 CORNER TRIMS.
22	TYPICAL 2X8 UPPER BAND.
23	TYPICAL 1x DIAMOND KEY BLOCK.
24	TYPICAL MASONRY VENEER- SEE DET. 5/A1.6
25	EAGLE ONE-COAT EXTERIOR STUCCO SYSTEM (ESR 2772) O/ FALCON FOAM (ESR-1683) OR EQUAL APPROVED EQUAL O/ BUILDING PAPER. ALL FOAM EXPOSED TO ATTIC SPACES SHALL BE PROTECTED W/ 1/2" GYP. BD. OR 1/4" PLYWOOD OR OTHER APPROVED BACKING MATERIAL. PROVIDE RIB LATH, EXPAL OR GREATER RIGIDITY AT HORIZONTAL CEMENT PLASTER CONDITIONS.

(NOTE: 2-LAYERS OF TYPE 'D' BLDG. PAPER UNDERLAYMENT IS REQUIRED TO USED WHERE LATH IS APPLIED OVER WOOD SHEATHING)

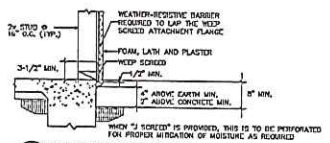


FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"

PROVIDE RIB LATH, EXPAL OR GREATER RIGIDITY AT HORIZONTAL CEMENT PLASTER CONDITIONS.



FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0"



1/A2 WEEP SCREED DETAIL
N.T.S.

EXTERIOR ELEVATIONS

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SEQUOIA 1694
TULARE- PLAN 129

DRAWN | DATE 3/20/13 | PROJECT 1015

REV.	DATE
0	9/13/09
0	3/19/13
0	
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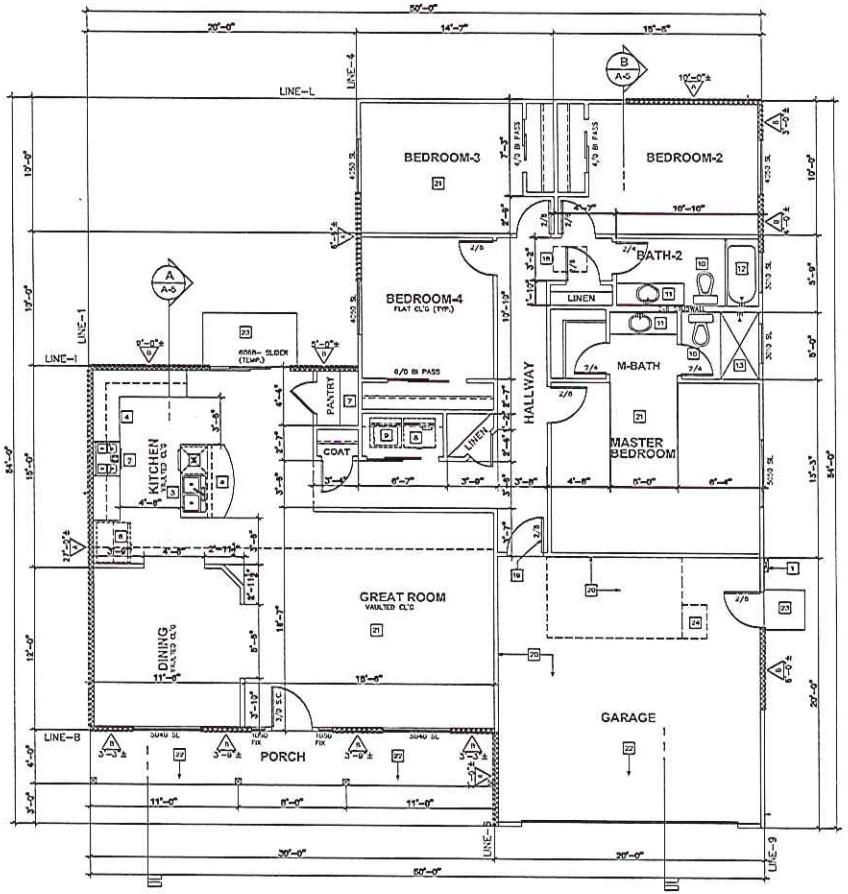
REVISIONS BY:
RLC DESIGN PROGRESSIONS

SHEET NO.
A-2
OF SHEETS

FLOOR PLAN NOTES

1. DRIVEWAYS TO RESIDENTIAL GARAGES SHALL HAVE A MAX. SLOPE OF 12% FOR A MIN. DISTANCE OF 10' FROM THE GARAGE. NO PORTION OF THE DRIVEWAY SHALL EXCEED A GRADE OF 18%. NO ON-SITE WATER ELEVATION, PAVING, A 5% SLOPE AWAY FROM THE BUILDING FOR A MIN. OF 10', NO DRAINAGE ONTO ADJACENT PROPERTY. GRADE DIFFERENTIALS GREATER THAN 12" SHALL BE SUPPORTED BY AN APPROVED RETAINING WALL.
2. FINGER-JOINTED STUDS MUST BE GRADE-STAMPED BY AN APPROVED ICBO INSPECTION AGENCY AND CLEARLY SPECIFIED ON PLANS
3. CONFORM TO REQUIREMENTS FOR WOOD SHEAR WALLS AND DIAPHRAGMS PER (CBC SECTION 2305.2.2.1)
   A. SHEET USED IN THE CONSTRUCTION OF DIAPHRAGMS AND SHEAR WALLS SHALL NOT BE LESS THAN 4'x8' IN SIZE.
   B. MINIMUM SIZE SHUT AT BOUNDARIES AND CHANGES IN FRAMING SHALL BE 24" UNLESS BLOCKED. (CBC SECTION 2305.2.4).
   C. SPECIFY NAIL SIZE, SPACING AND TYPE.
4. NON-INTENT LIGHTING FIXTURES RECESSED INTO INSULATED CEILINGS MUST BE APPROVED FOR ZERO-CLEARANCE INSULATION COVER (IC) BY UL OR OTHER TESTING LAB RECOGNIZED BY LOCAL JURISDICTION. RECESSED FIXTURES MUST BE CERTIFIED AIRTIGHT CONSTRUCTION AND MUST HAVE A SEALED GASKET OR CAULKING BETWEEN THE HOUSING AND CEILING.
5. FLUORESCENT FIXTURES USED TO LIGHT DRIVEWAY, LIVESTOCK, RECREATIONAL, OR SIMILAR USES SHALL NOT CONTAIN MEDIUM-BASE INCANDESCENT LAMP SOCKETS. INCANDESCENT AND FLUORESCENT FIXTURES ARE NOT TO BE SWITCHED TOGETHER.
6. THE ATTIC ACCESS SHALL BE WEATHER-STRIPPED AND INSULATION EQUIVALENT TO THAT OF THE CEILING SHALL BE INSTALLED ON THE ACCESS PANEL. (SEC. 117(G))
7. AFTER INSTALLING WATER HEATING SYSTEMS, FENESTRATION, AND HVAC EQUIPMENT, THE INSTALLER SHALL SUBMIT AN "INSTALLATION CERTIFICATE" (CF-6R FORM), COMPLETED AND SIGNED BY THE INSTALLER, LISTING THE EQUIPMENT INSTALLED, (MANUFACTURER, MODEL, AND EFFICIENCIES, U-VALUES AND SHGC-VALUES, ETC.) AND THAT IT MEETS OR EXCEEDS THE REQUIREMENTS OF THE ENERGY DOCUMENTATION. (CEES SECTION 10-103(a)(3))
8. COMPLY WITH SECURITY CODE ORDINANCE (TMC 13-100.1010):
   a) PEEP HOLE OR VISION PANEL
   b) STEEL PLATE AT THE DEAD BOLT STRIKER, SOLID SHIM 6" ABOVE & BELOW W/ 2-#8 x 2" SCREWS.
   c) WINDOWS TO MEET THE MIN. SASHGRADE AS ESTABLISHED BY THE CBC STDS.
   d) DEAD BOLT AT ALL EXTERIOR DOORS
9. PROVIDE LISTED WATER HAMMER ARRESTORS TO SERVE THE DISHWASHER, ICE MAKER, WASHING MACHINE AND LANDSCAPE IRRIGATION AUTOMATIC VALVE MANIFOLD. DEVICES SHALL BE CONCEALED WITHIN WALLS OR ATTIC (EXCEPT LANDSCAPE IRRIGATION DEVICE)
10. AIR CONDITIONING EQUIPMENT DESIGNED TO BE IN A FIXED POSITION SHALL BE SECURELY FASTENED.
11. ALL HOSE BIBS SHALL BE EQUIPPED W/ NON-REMOVABLE BACK FLOW PREVENTERS
12. GAS VENTS TO TERMINATE NOT LESS THAN 4" FROM OPENINGS OR PROPERTY LINES AND NOT LESS THAN 12" ABOVE A DOOR, OPENABLE WINDOW OR GRAVITY AIR INLET. (CMC 504.6)
13. PROVIDE FIRE BLOCKING AT THE 10-FOOT INTERVALS AND AT ALL THE FLOOR AND CEILING LEVELS. (CBC SECTION 708.2.1).
14. DOOR LANDING NOTES:
   A. WIDTH NOT LESS THAN THE WIDTH OF DOOR AND A LENGTH IN THE DIRECTION OF TRAVEL NOT LESS THAN 36".
   B. 7-3/4" MAX. STEP-DOWN AT EXTERIOR SLIDERS AND DOORS SWINGING IN, MEASURED FROM THE TOP OF THE THRESHOLD.
   C. 3/4" MAXIMUM IN HEIGHT FOR SLIDING DOOR SERVICING DWELLING UNITS OR 1-1/2" FOR OTHER DOORS MEASURED FROM THE TOP OF THRESHOLD. RAISED THRESHOLD AND FLOOR LEVEL CHANGES GREATER THAN 1/4" AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL.
15. ALL TUB-SHOWER OPENINGS SHALL BE RODENT PROOF, W/ 1" CEMENT COVERING IN AN APPROVED MANNER.
16. "GREEN BOARD" CAN NO LONGER BE USED IN TUB OR SHOWER AREAS: CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS SHALL BE USED AS A BASE FOR WALL TILES IN TUB AND SHOWER AREAS. CBC 2509.2
17. PROVIDE MAXIMUM HEIGHT TO NET WINDOW OPENING OF 44" ABOVE THE FINISHED FLOOR WITH A MINIMUM 20-inch WIDE & 24-inch HIGH OPENING AND A MINIMUM OPEN AREA OF 5.7 SQ. FT. FOR ALL WINDOWS USED FOR EMERGENCY EXITS.
18. ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE LATEST CALIFORNIA MECHANICAL CODE.



FLOOR PLAN

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

NOTE:
COMPLETED CF-4R FORM TO BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY CERTIFIED HERS RATER, FOR FIELD VERIFICATION AND DIAGNOSTIC TESTING.

FLOOR PLAN KEY NOTES:

1. OUTDOOR TYPE TANKLESS WATER HEATER WITH ANTI-FREEZING CONTROLS BY RINNAI (RUS75i) OR ANY APPROVED EQUAL. INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SPECIFICATIONS.
2. PANT STANDING RANGE W/ HOOD & HOOD (VENT-VERTICAL CLEARANCE ABOVE THE RANGE TO COMBUSTIBLE SHALL BE NOT LESS THAN 24" PROTECTED AND THE HORIZONTAL THAT SHALL BE ADJUSTED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT.
3. DOUBLE SINK COMPARTMENT W/ GARBAGE DISPOSAL
4. COUNTER TOP WITH BUILT IN CABINET BELOW
5. DISHWASHER SPACE- PROVIDE LISTED WATER HAMMER ARRESTOR
6. REFRIGERATOR SPACE- PROVIDE LISTED WATER HAMMER ARRESTOR
7. PANTRY WITH 5 SHELVES (16" WIDE)
8. DRYER SPACE- PROVIDE BACKDRAFT DAMPER & VENT TERMINATION
9. WASHER SPACE- PROVIDE LISTED WATER HAMMER ARRESTOR
10. WATER CLOSET- TYP. LOW FLOW 1.6 GAL MAX. FLUSH
11. LAVATORY COUNTER TOP WITH BUILT IN CABINET BELOW
12. TUB AND SHOWER- PREFAB FIBER GLASS W/ WALLS +70" MIN. AND SHOWER CURTAIN OR TEMP. SLIDING GLASS ENCLOSED
13. SHOWER- PREFAB FIBER GLASS SHOWER W/ SHOWER WALLS +70" MINIMUM AND 24" MIN. WIDE. GLASS DOOR ENCLOSED AND SHALL BE SWING OUTWARD PER CMC 411.6
14. HOSE BIB- PROVIDE NON REMOVABLE BACK FLOW PREVENTERS
15. LINEN CLOSET W/ 5 SHELVES (12" WIDE)
16. CLOTHES CLOSET WITH SHELF AND POLE
17. PREFAB FIBER GLASS TUB IN WOOD PLATFORM.
18. 22"x30" MIN. ATTIC ACCESS W/ MIN. 30" HEAD CLEARANCE AND SHALL BE WEATHER-STRIPPED AND INSULATION EQUIVALENT TO THAT OF THE CEILING SHALL BE INSTALLED ON THE ACCESS PANEL.
19. 1 3/8" THICK SOLID CORE DOOR. PROVIDE 3 HINGES OUT OF WHICH 2 MIN. ARE SELF CLOSING
20. PROVIDE 5/8" TYPE 'X' GYP. BOARD AT ALL WALLS AND CEILING. TAPE AND FINISH AS REQUIRED.
21. CONCRETE SLAB MIN. 3-1/2" THICK O/ 2" FIL SAND O/ 10 MIL VAPOR BARRIER O/ SUB COMPACTED NATIVE SOIL OR PER PLAN
22. PORCH/PATIO/GARAGE SLAB MIN. 3-1/2" THICK W/ TROWEL OR SAW CUT CONTROL JOINT @ SLOPE TO DRAIN. REFER TO FOUNDATION PLAN.
23. CONCRETE STOOP (MIN. 3'x3') SLOPE TO DRAIN. SEE DOOR LANDING NOTES.
24. 22"x30" (MIN). IT SHALL BE FIRE RATED ATTIC ACCESS DOOR BY AMERA PRODUCTS (UL 263/NFPA 252) OR EQUAL. REFER TO NOTE F.A.U. SHALL BE FIT ON ATTIC ACCESS DOOR. REFER TO SPECIFICATION OF F.A.U. PRIOR TO INSTALLATION OF ATTIC ACCESS DOOR. SEE OTHER NOTES ON KEYNOTE 18 AND DETAIL 1/M1.

SHEARWALL LEGEND

SHEARWALL — SHEARWALL LENGTH– SEE PLAN; SHEARWALL TYPE– SEE SCHEDULE ON SHEET A-3

ENERGY COMPLIANCE SUMMARY

FENESTRATION

GLAZING TYPE	U-VALUE	SHGC
HORIZ. SLIDERS	0.34	0.23
SINGLE FIXED	0.34	0.23
GLASS DOORS	0.34	0.23
FRENCH DOOR	0.34	0.23

BUILDING INSULATION

SURFACE	R-VALUE
WALL	R-15
ROOF	R-30
RAISE FLOOR	R-19

HVAC / WATER HEATING

COMPONENT	EFFICIENCY
FURNACE	80% AFUE
AIR CONDITIONER	13.0 SEER & 11.0 EER
HEAT PUMP/ASSIST	N/A
WATER HEATER (TANKLESS)	0.81 E.F.

SPECIAL FEATURES:

- Compliance for all options is specified, see section 151 (a) 2 of the Standards and section 10-103(a)2 in Appendix NA-1 of the Residential Compliance Manual.
- The Roof R-19 Rigid attic includes credit of Radiant Barrier that is Continuous meeting eligibility and installation criteria as specified in Residential Appendix NA2.2.2.

HERS VERIFICATION REQUIRED:

- The Cooling Standard Sett includes credit for a 11.0 EER Condenser. A certified HERS Rater must field verify the installation of the correct Condenser.
- The HVAC System Control HVAC Incorporates HERS Verified Refrigerant Charge or a Charge Indicator Display.
- Compliance credit for installation of insulation has been used. HERS verification is required.
- The HVAC System Control HVAC Incorporates HERS Verified Duct Leakage. HERS field verification and diagnostic testing is required to verify that duct leakage meets the specified criteria.

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REV.	DATE
0	8/15/19
0	3/1/20
0	
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0	

SEQUOIA 1694
TULARE- PLAN 129

DESIGN | DATE 10/04/2019 | PROJECT 1015

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REVISIONS BY:
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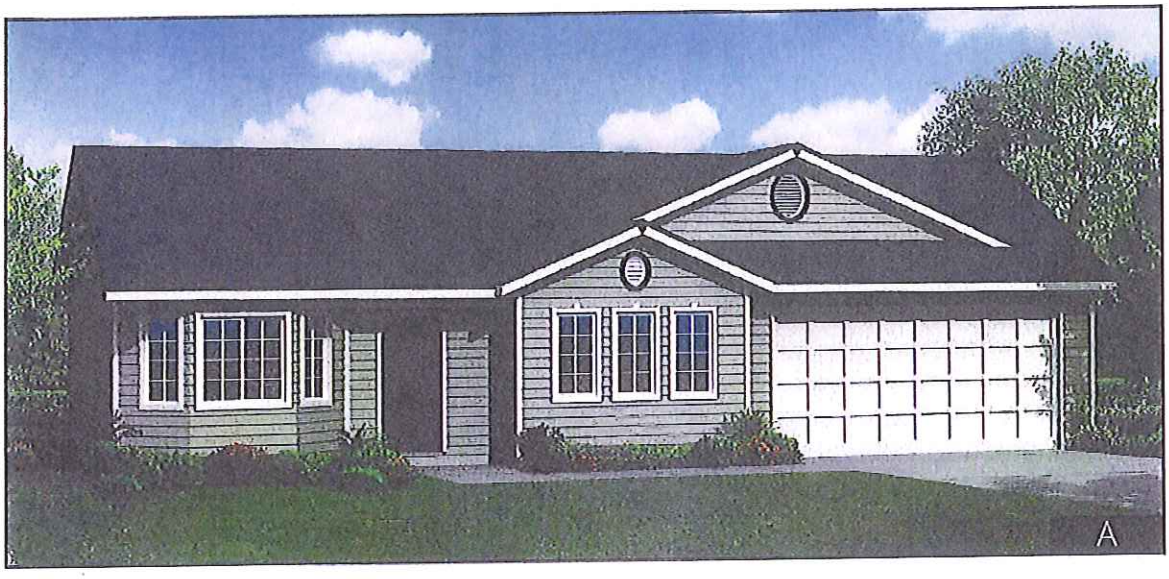
SHEET NO.
A-1
OF SHEETS

Tahoe

PLAN 130



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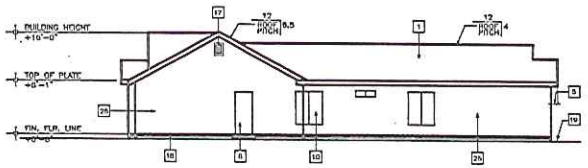
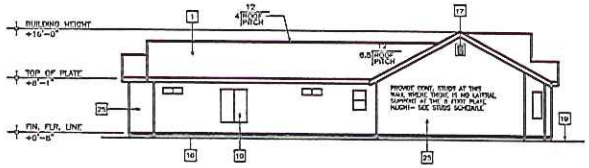
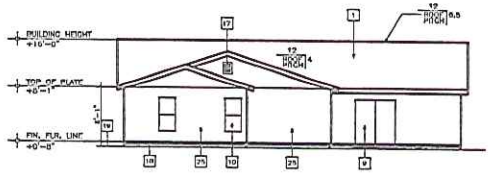


RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

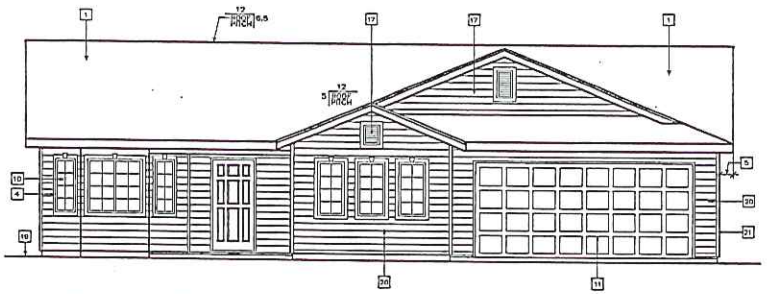


REAR ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEYNOTES

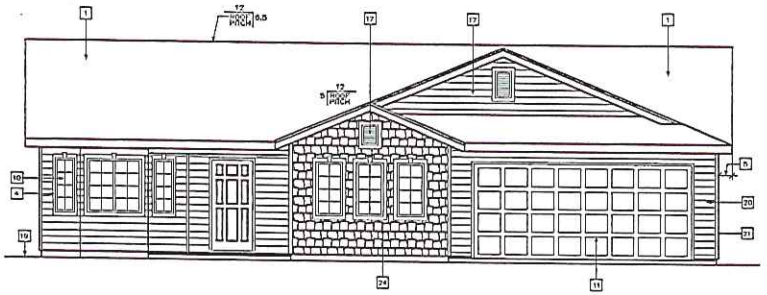
1. FIRE-RETARDANT CLASS 'A' COMPOSITION ROOFING O/ 15# FELT O/ ROOF SHEATHING
2. 1X3 TRIM W/ 2x2 HOPDOCK CONT. FASCIA (FURRED TO FRONT ELEV. ONLY)
3. FURRED WALL W/ STUCCO O/ PAPER BACKER.
4. 1X3 WINDOW TRIM @ FRONT WINDOW ONLY
5. 18" OVERHANG - TYPICAL (U.N.O.)
6. EXTERIOR DOORS SHALL BE SOLID CORE OR TEMP.
7. DECORATIVE SHUTTER W/ ANCHOR TO WALL AS NOTED TYPICAL.
8. EXTERIOR DOOR- SOLID CORE DOOR OR TEMPERED W/ THRESHOLD AND WEATHER STRIPPING.
9. SLIDING DOOR- TEMP. GLASS DUAL GLAZED SLIDING DOOR
10. WINDOWS: ALL WINDOWS TO BE DUAL GLAZED VINYL W/ MUNTIN AS SHOWN (FRONT ELEV. ONLY)
11. SECTIONAL ALUMINUM GARAGE DOOR W/ AUTO. OPENER. SEE FLOOR PLAN FOR SIZES
12. ILLUMINATED ADDRESS LOCATION
13. PROVIDE 26 GA. SHEET METAL FLASHING AS REQUIRED. (SEE STANDARD FLASHING DETAILS).
14. PROVIDE GUTTER(S) AND DOWNSPOUT(S) AS REQUIRED (REFER TO ELEVATION & ROOF FRAMING PLAN)
15. PREFAB. DECORATIVE VENT ONLY W/ DECORATIVE TRIM.
16. TYPICAL 1X3 DECORATIVE TRIM
17. GABLE END VENTS- PROVIDE MIN. 1/8" MESH SCREEN. SEE ROOF VENT CALCULATION.
18. PROVIDE WEEP SCREED AT ALL EXTERIOR LOCATIONS INCLUDING PORCH AND PATIO AREAS PER DET. 1/A2
19. FINISHED GRADE- TO COMPLY W/ MIN. GRADE SLOPE PER CBC 1803.
20. TYPICAL LAP SIDING OVER 15# UNDERLAYMENT
21. TYPICAL 1X3 CORNER TRIMS.
22. TYPICAL 2X8 UPPER BAND.
23. TYPICAL 1x DIAMOND KEY BLOCK.
24. TYPICAL MASONRY VENEER- SEE DET. 5/D1.6
25. EAGLE ONE-COAT EXTERIOR STUCCO SYSTEM (EVA 3773) O/ FALCON FOAM (EPS-1603), OR ANY APPROVED EQUAL O/ BUILDING PAPER
26. ALL FOAM EXPOSED TO ATTIC SPACES SHALL BE PROTECTED W/ 1/2" GYP. BD. OR 1/4" PLYWOOD OR OTHER APPROVED BACKING MATERIAL.
27. PROVIDE #18 LATH, EQUAL OR GREATER RIGIDITY AT HORIZONTAL CEMENT PLASTER CONDITIONS.

(NOTE: 2-LAYERS OF TYPE 'D' BLDG. PAPER UNDERLAYMENT IS REQUIRED TO USED WHERE LATH IS APPLIED OVER WOOD SHEATHING)

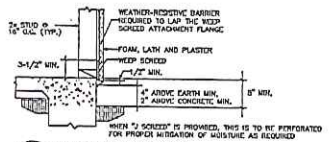


FRONT ELEVATION "A"
SCALE: 1/4" = 1'-0"

PROVIDE #18 LATH, EQUAL OR GREATER RIGIDITY AT HORIZONTAL CEMENT PLASTER CONDITIONS.



FRONT ELEVATION "B"
SCALE: 1/4" = 1'-0"



1 / A5 WEEP SCREED DETAIL
N.T.S.

EXTERIOR ELEVATIONS

REV.	DATE
0	10/22/19
0	3/19/19
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TAHOE 1905
TULARE- PLAN 130

DESIGN | DATE: MARCH 19, 2019 | PROJECT: 1015

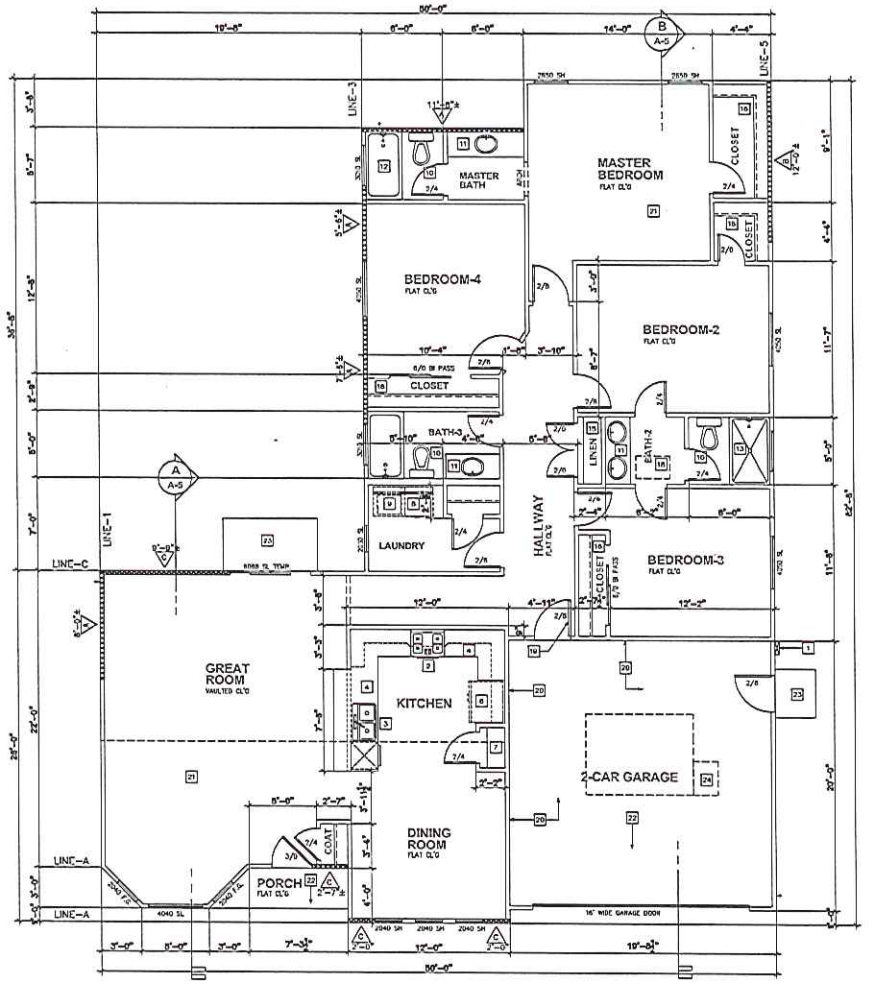
LENNAR®
8380 N. PALM AVE. SUITE 110, FRESNO, CA. 93711 PHONE (559) 447-3400

REVISIONS BY:
RLC DESIGN PROGRESSIONS

SHEET NO.
A-2
OF SHEETS

FLOOR PLAN NOTES

1. DRIVEWAYS TO RESIDENTIAL GARAGES SHALL HAVE A MAX. SLOPE OF 13% FOR A MIN. DISTANCE OF 20' FROM THE GARAGE. NO PORTION OF THE DRIVEWAY SHALL EXCEED A GRADE OF 18%. NO ON-SITE WATER RETENTION. PROVIDE A 5% SLOPE AWAY FROM THE BUILDING FOR A MIN. OF 10'. NO DRAINAGE UNITS ADJACENT PROPERTY. GRADE DIFFERENTIALS GREATER THAN 12" SHALL BE SUPPORTED BY AN APPROVED RETAINING WALL.
2. FINGER-JOINTED STUDS MUST BE GRADE-STAMPED BY AN APPROVED ICBO INSPECTION AGENCY AND CLEARLY SPECIFIED ON PLANS.
3. CONFORM TO REQUIREMENTS FOR WOOD SHEAR WALLS AND DIAPHRAGMS PER CBC SECTION 2305.3.2.1).
   A. SHEET USED IN THE CONSTRUCTION OF DIAPHRAGMS AND SHEAR WALLS SHALL NOT BE LESS THAN 4'x8' IN SIZE.
   B. MINIMUM SIZE SHEET AT BOUNDARIES AND CHANGES IN FRAMING SHALL BE 24" UNLESS BLOCKED. (CBC SECTION 2305.3.4).
   C. SPECIFY NAIL SIZE, SPACING AND TYPE.
4. INCANDESCENT LIGHTING FIXTURES RECESSED INTO INSULATED CEILINGS MUST BE APPROVED FOR ZERO-CLEARANCE INSULATION COVER (I.C.) BY U.L. OR OTHER TESTING LAB RECOGNIZED BY I.C.B.O. ALL RECESSED FIXTURES MUST BE CERTIFIED AIRTIGHT CONSTRUCTION AND MUST HAVE A SEALED GASKET OR CAULKING BETWEEN THE HOUSING AND CEILING.
5. FLUORESCENT FIXTURES USED TO MEET GENERAL LIGHTING REQUIREMENTS SHALL NOT CONTAIN MEDIUM-BASE INCANDESCENT LAMP SOCKETS. INCANDESCENT AND FLUORESCENT FIXTURES ARE NOT TO BE SWITCHED TOGETHER.
6. THE ATTIC ACCESS SHALL BE WEATHER-STRIPPED AND INSULATION EQUIVALENT TO THAT OF THE CEILING SHALL BE INSTALLED ON THE ACCESS PANEL. (SECT. 117(a))
7. AFTER INSTALLING WATER HEATING SYSTEMS, FENESTRATION, AND HVAC EQUIPMENT, THE INSTALLER SHALL SUBMIT AN "INSTALLATION CERTIFICATE" (CF-6R FORM), COMPLETED AND SIGNED BY THE INSTALLER, LISTING THE EQUIPMENT INSTALLED, (MANUFACTURER, MODEL, AND EFFICIENCIES, U-VALUES AND SHGC-VALUES, ETC) AND THAT IT MEETS OR EXCEEDS THE REQUIREMENTS OF THE ENERGY DOCUMENTATION. (CCR SECTION 10-103(a)(3))
8. COMPLY WITH SECURITY CODE ORDINANCE (TMC 13-100.1010):
   a) PEEP HOLE OR VISION PANEL
   b) STEEL PLATE AT THE DEAD BOLT STRIKER, SOLID SHIM 6" ABOVE & BELOW W/ 2-#8 x 3" SCREWS.
   C) WINDOWS, TO MEET THE MIN. STANDARDS AS ESTABLISHED BY THE CBC 1705.
   D) DEAD BOLT AT ALL EXTERIOR DOORS
9. PROVIDE LISTED WATER HAMMER ARRESTORS TO SERVE THE DISHWASHER, ICE MAKER, WASHING MACHINE, AND LAWN/DRIP IRRIGATION AUTOMATIC VALVE ASSEMBLY. CONNECTIONS SHALL BE CONCEALED WITHIN WALLS OR ATTIC (EXCEPT LANDSCAPE IRRIGATION DEVICE)
10. AIR CONDITIONING EQUIPMENT DESIGNED TO BE IN A FIXED POSITION SHALL BE SECURELY FASTENED.
11. ALL HOSE BIBS SHALL BE EQUIPPED W/ NON-REMOVABLE BACK FLOW PREVENTERS
12. GAS VENTS TO TERMINATE NOT LESS THAN 4' FROM OPENINGS OR PROPERTY LINES AND NOT LESS THAN 12' ABOVE A DOOR, OPENABLE WINDOW OR GRAVITY AIR INLET. (CMC 806.8)
13. PROVIDE FIRE BLOCKING AT THE 10'-FOOT INTERVALS AND AT ALL THE FLOOR AND CEILING LEVELS. (CBC SECTION 708.2.1).
14. DOOR LANDING NOTES:
   A. WIDTH NOT LESS THAN THE WIDTH OF DOOR AND A LENGTH IN THE DIRECTION OF TRAVEL NOT LESS THAN 36".
   B. 7-3/4" MAX. STEP-DOWN AT EXTERIOR SLIDERS AND DOORS SWINGING IN, MEASURED FROM THE TOP OF THE THRESHOLD.
   C. 3/4" MAXIMUM IN HEIGHT FOR SLIDING DOOR SERVICING DWELLING UNITS OR 1/2" FOR OTHER DOORS, MEASURED FROM THE TOP OF THRESHOLD. RAISED THRESHOLD AND FLOOR LEVEL CHANGES GREATER THAN 1/4" AT DOORWAYS SHALL BE BEVELED WITH A SLOPE NOT GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL.
15. ALL TUB-SURROUND OPENINGS SHALL BE RODENT PROOF, W/ 1" CEMENT COVERING IN AN APPROVED MANNER.
16. "GREEN BOARD" CAN NO LONGER BE USED IN TUB OR SHOWER AREAS. CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS SHALL BE USED AS A BASE FOR WALL TILES IN TUB AND SHOWER AREAS. CBC 2509.2
17. PROVIDE MAXIMUM HEIGHT TO NET WINDOW OPENING OF 44" ABOVE THE FINISHED FLOOR WITH A MINIMUM 20-inch WIDE & 24-inch HIGH OPENING AND A MINIMUM OPEN AREA OF 5.7 SQ. FT. FOR ALL WINDOWS USED FOR EMERGENCY EXITS.
18. ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE LATEST CALIFORNIA MECHANICAL CODE.



FLOOR PLAN

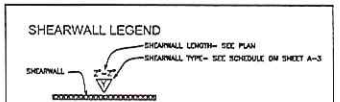
SCALE 1/4" = 1'-0"

NOTE:
COMPLETED CF-4R FORM TO BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY CERTIFIED HERS RATER, FOR FIELD VERIFICATION AND DIAGNOSTIC TESTING.

FLOOR PLAN KEY NOTES:

1. OUTDOOR TYPE TANKLESS WATER HEATER WITH ANTI-FREEZING CONTROLS BY RINNAI (REXLSe) OR ANY APPROVED EQUAL. INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SPECIFICATIONS.
2. FREE STANDING RANGE W/ MICRO & HOOD, VENT-VERTICAL CLEARANCE ABOVE THE RANGE TO COMBUSTIBLE MATERIALS OR METAL CABINET PROTECTED AND SEALED WITH NON-COMBUSTIBLE MATERIALS NOT LESS THAN THE PERMANENT MARKING LISTED ON THE UNIT.
3. DOUBLE SINK COMPARTMENT W/ GARBAGE DISPOSAL
4. COUNTER TOP WITH BUILT IN CABINET BELOW
5. DISHWASHER SPACE- PROVIDE LISTED WATER HAMMER ARRESTOR
6. REFRIGERATOR SPACE- PROVIDE LISTED WATER HAMMER ARRESTOR
7. PANTRY WITH 5 SHELVES (16" WIDE)
8. DRYER SPACE- PROVIDE BACKDRAFT DAMPER @ VENT TERMINATION
9. WASHER SPACE- PROVIDE LISTED WATER HAMMER ARRESTOR
10. WATER CLOSET- TYP. LOW FLOW 1.6 GAL MAX. FLUSH
11. LAVATORY COUNTER TOP WITH BUILT IN CABINET BELOW
12. TUB AND SHOWER- PREFAB FIBER GLASS W/ WALLS 4'0" MIN. AND SHOWER CURTAIN OR TEMPL SLIDING GLASS ENCLOSED
13. SHOWER- PREFAB FIBER GLASS SHOWER PAN W/ SHOWER WALLS 4'0" MINIMUM AND A 24" MIN. TEMP GLASS DOOR ENCLOSED AND SHALL BE SWING OUTWARD PER 411.8
14. HOSE BIB- PROVIDE NON REMOVABLE BACK FLOW PREVENTERS
15. LINEN CLOSET W/ 5 SHELVES (12" WIDE)
16. CLOTHES CLOSET WITH SHELF AND POLE
17. PREFAB FIBER GLASS TUB IN WOOD PLATFORM.
18. 2'0"x30" MIN. ATTIC ACCESS W/ MIN. 30" HEAD CLEARANCE AND SHALL BE WEATHER-STRIPPED AND INSULATION EQUIVALENT TO THAT OF THE CEILING SHALL BE INSTALLED ON THE ACCESS PANEL.
19. 1 3/8" THICK SOLID CORE DOOR. PROVIDE 3 HINGES OUT OF WHICH 2 MIN. ARE SELF CLOSING
20. PROVIDE 5/8" TYPE 'X' GYP. BOARD AT ALL WALLS AND CEILING. TAPE AND FINISH AS REQUIRED.
21. CONCRETE SLAB MIN. 3-1/2" THICK O/ 3" FILL SAND O/ 10 MIL VAPOR BARRIER O/ 6" COMPACTED NATIVE SOIL OR PER PLAN
22. PORCH/PATIO/GARAGE SLAB MIN. 3-1/2" THICK W/ TOOLED OR SAW CUT CONTROL JOINT @ SLOPE TO DRAIN. REFER TO FOUNDATION PLANS.
23. CONCRETE STOOP (MIN. 3'x3') SLOPE TO DRAIN. SEE DOOR LANDING NOTES.
24. 30"x30" (MIN). IT SERVES ONLY RATED ATTIC ACCESS DOOR BY AMERIA PRODUCTS (UL 263)(NFPA 252) OR EQUAL. RATED F.A.U. SHALL BE FIT ON ATTIC ACCESS DOOR. REFER TO SPECIFICATION OF F.A.U. PRIOR TO INSTALLATION OF ATTIC ACCESS DOOR. SEE OTHER NOTES ON KEYNOTE 18 AND DETAIL 1/M1.

SHEARWALL LEGEND



ENERGY COMPLIANCE SUMMARY

FENESTRATION

GLAZING TYPE	U-VALUE	SHGC
VINYL SLIDERS	0.34	0.22
SINGLE HUNG	0.34	0.23
GLASS DOORS	0.34	0.23
FRENCH DOOR	0.34	0.23

BUILDING INSULATION

SURFACE:	R-VALUE
WALL	R-15
ROOF	R-38
ROOF w/ FAU	R-19

HVAC / WATER HEATING

COMPONENT	EFFICIENCY
FURNACE	80% AFUE
AIR CONDITIONER	13.0 SEER & 11 EER
DUCT INSULATION	R-6.0
WATER HEATER (TANKLESS)	0.81 E.F.

SPECIAL FEATURES:

- Compliance for all orientations is specified, see section 151 (a) 2 of the Standards and section RA1-3.3 in Appendix RA4-1 of the Residential Compliance Manual.
- The Roof R-19 Rard ratio includes credit of Radiant Barrier that is Continuous meeting reflectivity and installation criteria as specified in Residential Appendix RA4.1.1.

HERS VERIFICATION REQUIRED:

- The Cooling Standard Split includes credit for a 11.0 EER Condenser, A certified HERS Rater must field verify the installation of the correct Condenser.
- The HVAC System Control HVAC Incorporates an ATL Verified Refrigerant Charge or a Charge Indicator Display.
- Compliance credit for installation of Insulation has been used. HLAC verification is required.
- The HVAC System Control HVAC Incorporates an HLG Verified Duct Leakage. HERS field verification and diagnostic testing is required to verify that duct leakage meets the specified criteria.

REV.	DATE
1	12/27/99
2	3/14/00
3	8/22/03
4	
5	

TAHOE 1905
TULARE- PLAN 130

DRAWN | DATE | PROJECT
MARCH 18 2019 | 1015

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REVISIONS BY:
RLC DESIGN
PROGRESSIONS

SHEET NO.
A-1
OF SHEETS

Muirwood

PLAN 155

LENNAR

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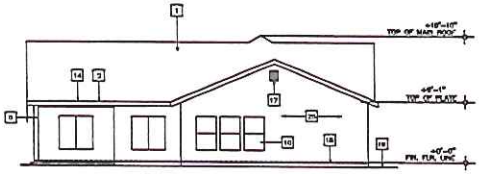
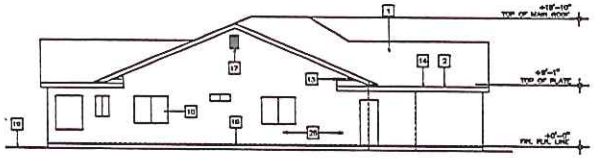
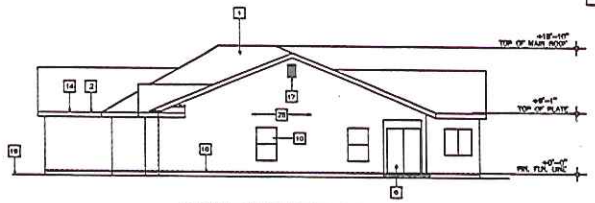
Plan 155
Tile Roof



REAR ELEVATION



LEFT ELEVATION

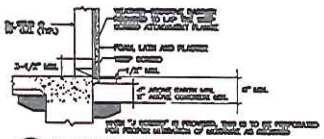


RIGHT ELEVATION

ELEVATION KEYNOTES

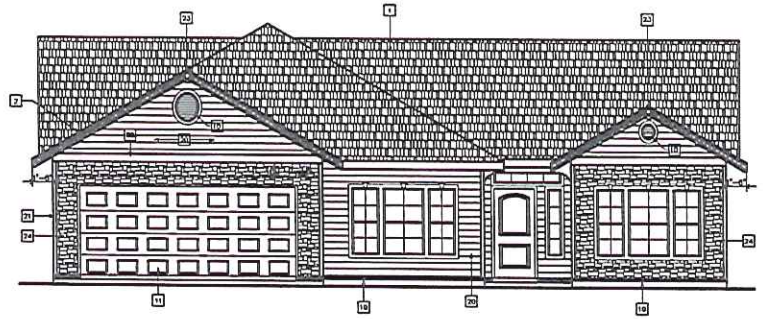
1	ROOF: CONCRETE TILE / MANUFACTURER ROOFING SYSTEM W/ CLASS 'A' ROOF RATING
2	1X3 TRIM 2-2X6 HIGH BOX FRIEZE PANEL W/ 1X3 TRIM @ TOP & BOTTOM (TYP. U.N.O.)
3	FURRED WALL W/ STUCCO O/ PAPER BACKWRAP.
4	TYPICAL 1X TRIM
5	12" MIN. OVERHANG AT GABLE -TYP. (U.N.O.)
6	EXTERIOR DOORS SHALL BE SOLID CORE OR TEMP.
7	DECORATIVE SHUTTER W/ ANCHOR TO WALL AS NUMBER TYPICAL.
8	EXTERIOR DOOR- SOLID CORE DOOR OR TEMPERED W/ THRESHOLD AND WEATHER STRIPPING.
9	SLIDING DOOR- TEMP. GLASS DUAL GLAZED SLIDING DOOR
10	WINDOWS- ALL WINDOWS TO BE DUAL GLAZED VINYL W/ MUNTIN AS SHOWN (FRONT ELEV. ONLY)
11	SECTIONAL ALUMINUM GARAGE DOOR W/ AUTO. DOOR OPENER SEE FLOOR PLAN FOR SIZE
12	ILLUMINATED ADDRESS LOCATION
13	PROVIDE GI SHEET METAL FLASHING AS REQUIRED. (SEE STANDARD FLASHING DETAILS)
14	PROVIDE GUTTERS AND DOWNSPOUTS AS REQUIRED (REFER TO ELEVATION & ROOF TRAMING PLAN)
15	8"x16" DECORATIVE VENT ONLY W/ DECORATIVE TRIM.
16	TYPICAL 2X DECORATIVE TRIM
17	GABLE END VENTS- PROVIDE MIN. 1/8" MESH SCREEN. SEE ROOF VENT CALCULATION.
18	TYPICAL WEEP SCREED SEE DETAIL 1/A2.
19	FINISHED GRADE- TO COMPLY W/ MIN. GRADE SLOPE PER CBC 1803.
20	SHIPLAPPED SIDING BY TRUWOOD SIDING OR EQUAL (TOW-HDH-2318) OVER 60# BUILDING PAPER W/ 1x3 TRIM @ FRONT WALLS ONLY
21	TYPICAL 1x3 CORNER TRIMS.
22	TYPICAL 2X8 UPPER BAND.
23	TYPICAL 1x DIAMOND KEY BLOCK.
24	MASONRY VENEER BY OWNERS STONE OR EQUAL (TEL 1344). PROVIDE INSTALLATION REQUIREMENTS FROM MANUFACTURER PRIOR TO INSTALLATION.
25	EAGLE ONE-COAT EXTERIOR STUCCO SYSTEM (CSR 7772) O/ FALCON FOAM (CSR-1967) OR ANY APPROVED EQUAL O/ BUILDING PAPER
26	ALL FOAM EXPOSED TO ATTIC SPACE SHALL BE PROTECTED W/ 1/2" GYP. BD. OR 1/4" PLYWOOD OR OTHER APPROVED BACKING MATERIAL.
27	PROVIDE #15 LATH, EQUAL OR GREATER RIGIDITY AT HORIZONTAL CEMENT PLASTER CONDITIONS.

(NOTE: 2-LAYERS OF TYPE 'D' BLDG. PAPER UNDERLAYMENT IS REQUIRED TO USED WHERE LATH IS APPLIED OVER WOOD SHEATHING)



1 / A2 WEEP SCREED DETAIL

FRONT ELEVATION - A



FRONT ELEVATION - B

EXTERIOR ELEVATIONS

REVISIONS BY:	DESC.	DATE
RLC DESIGN PROGRESSIONS	1	1/26/15
	2	
	3	
	4	
	5	

MODEL 2149 - 2223
TULARE- PLAN 1SS

DRAWN | DATE 1/26/15 | PROJECT 1015

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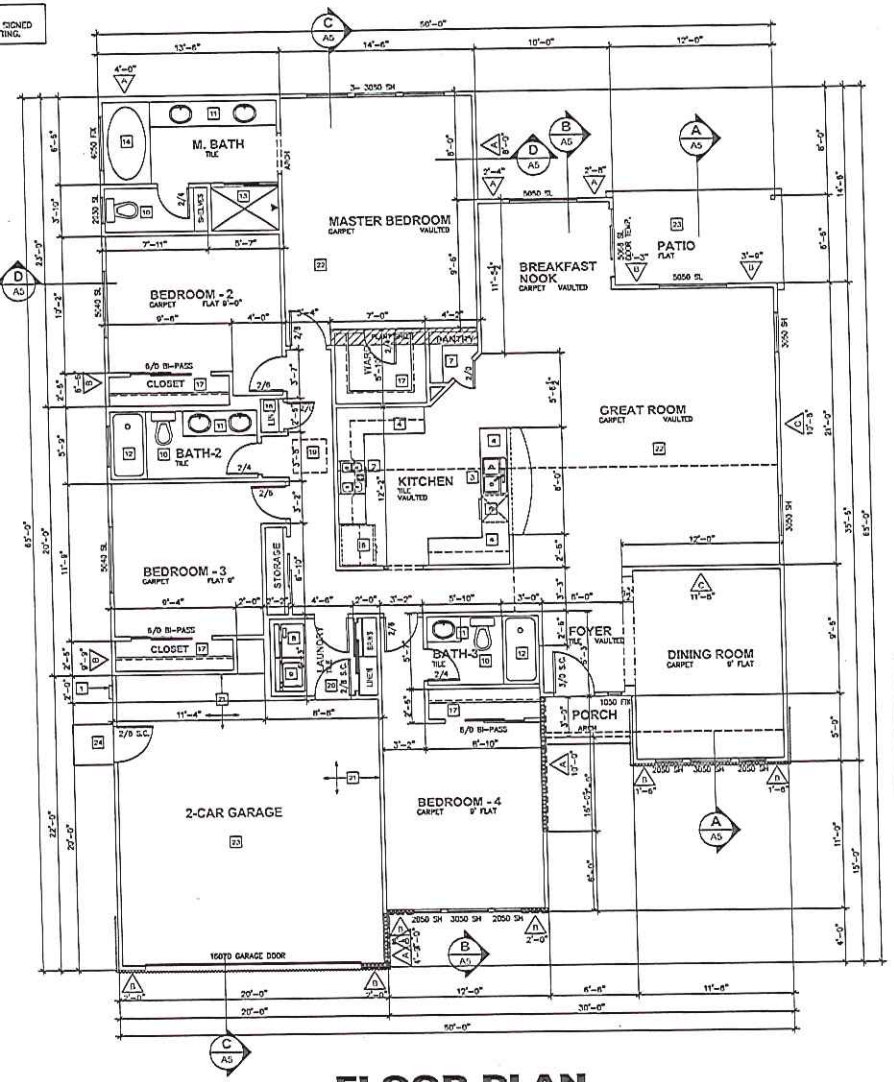
SHEET NO. A-2
OF SHEETS

NOTE:
COMPLETED CF-4R FORM TO BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY CERTIFIED HERS RATER, FOR FIELD VERIFICATION AND DIAGNOSTIC TESTING.

FLOOR PLAN NOTES

1. DRIVEWAY TO RESIDENTIAL GARAGE SHALL HAVE A MAX. SLOPE OF 20% FOR A MIN. DISTANCE OF FROM THE GARAGE DOOR. THE REMAINDER OF THE DRIVEWAY SHALL HAVE A SLOPE OF NO MORE THAN 18% (SECTION 1003.3.1.4). WHERE DRIVEWAY SLOPE EXCEEDS 18% OR WHERE DRIVEWAY CROSSES A STEEP SLOPE (GREATER THAN 10% AVERAGE SLOPE), DRIVEWAY SHALL BE DESIGNED SUCH THAT THE ANGLE OF APPROACH AND DEPARTURE FOR ANY POINT ALONG THE DRIVEWAY WHERE THE SLOPE CHANGES DIRECTION SHALL NOT EXCEED THE ANGLE OF APPROACH OR DEPARTURE FOR A VEHICLE WITH A MINIMUM GROUND CLEARANCE OF 6" AND A MINIMUM BREAKOVER ANGLE OF 10 DEGREES. (CBC SECTION 1003.3.1.4)
2. FRAME-JOINTED STUCCO MUST BE WEAR-STRAINED BY AN APPROVED ICBO INSPECTION AGENCY AND CLEARLY SPECIFIED ON PLANS
3. CONFORM TO REQUIREMENTS FOR WOOD SHEAR WALLS AND DIAPHRAGMS PER (CBC SECTION 2305.3.8.3):
   A. SHEET USED IN THE CONSTRUCTION OF DIAPHRAGMS AND SHEAR WALLS SHALL NOT BE LESS THAN 4'-0" IN WIDE.
   B. MINIMUM SIZE SHEET AT BOUNDARIES AND CHANGES IN FRAMING SHALL BE 24" (BLOCKED BLOCKED). (CBC SECTION 2305.3.4).
   C. SPECIFY NAIL SIZE, SPACING AND TYPE.
4. INCANDESCENT LIGHTING FIXTURES RECESSED INTO INSULATED CEILINGS MUST BE APPROVED FOR ZERO-CLEARANCE INSULATION COVER (I.C.). BY UL OR OTHER TESTING LAB RECOGNIZED BY U.B.C. ALL RECESSED FIXTURES MUST BE CERTIFIED AIRTIGHT CONSTRUCTION AND MUST HAVE A SEALED GASKET OR CAULKING BETWEEN THE HOUSING AND CEILING.
5. FLUORESCENT FIXTURES USED TO MEET GENERAL LIGHTING REQUIREMENTS SHALL BE CONTROLLED BY A MANUAL ON/OFF SWITCH. ACCEPTABLE ENERGY MANAGEMENT AND FLUORESCENT FIXTURES ARE NOT TO BE SWITCHED. (T-24)
6. THE ATTIC ACCESS SHALL BE WEATHER-STRIPPED AND HAVE OTHER EQUIVALENT TO THAT OF THE CEILING SHALL BE INSTALLED ON THE ACCESS PANEL. (SEC. 117(A))
7. AFTER INSTALLING WATER HEATING SYSTEMS, FENESTRATION, AND HVAC EQUIPMENT, THE INSTALLER SHALL SUBMIT AN "INSTALLATION CERTIFICATE" (CF-4R FORM), COMPLETED AND SIGNED BY THE INSTALLER, LISTING THE EQUIPMENT INSTALLED, (MANUFACTURER, MODEL AND SPECIFICATIONS, EX.-VALUES AND SHGC-VALUES, ETC) AND THAT IT MEETS OR EXCEEDS THE REQUIREMENTS OF THE ENERGY DOCUMENTATION. (CCES SECTION 10-103(A)(D))
8. COMPLY WITH SECURITY CODE ORDINANCE (FMC 13-100.1010):
   A) PEEP HOLE OR VISION PANEL
   B) STEEL PLATE AT THE DEAD BOLT STRIKER, SOLID 8MM 8" ABOVE & BELOW W/ 2"-8" x 1" SCREWS
   C) WINDOWS TO MEET THE MIN. STANDARDS AS ESTABLISHED BY THE CBC STDS.
   D) DEAD BOLT AT ALL EXTERIOR DOORS
9. PROVIDE LISTED WATER HAMMER ARRESTORS TO REDUCE THE OBJECTIONABLE NOISE CAUSED BY THE RAPID FLOW OF WATER BEING SUDDENLY STOPPED. AUTOMATIC VALVE ASSEMBLIES SHALL BE INSTALLED WITHIN WALLS OR ATTIC (EXCEPT LANDSCAPE IRRIGATION DEVICE)
10. AIR CONDITIONING EQUIPMENT DESIGNED TO BE IN A FIXED POSITION SHALL BE SECURELY FASTENED.
11. ALL HOSE BIBS SHALL BE EQUIPPED W/ NON-REMOVABLE BACK FLOW PREVENTERS
12. GAS VENTS TO TERMINATE NOT LESS THAN 4' FROM OPENINGS OR PROPERTY LINES AND NOT LESS THAN 12' ABOVE A DOOR, OPERABLE WINDOW OR GRAVITY AIR INLET. (UBC 5006)
13. PROVIDE FIRE BLOCKING AT THE 10-FOOT INTERVALS AND AT ALL THE FLOOR AND CEILING LEVELS. (UBC SECTION 708.2.2.)
14. DOOR LANDING NOTES:
   - FLOOR AND LANDING SHALL BE AT THE SAME ELEVATION ON EACH SIDE OF DOORWAY; FLOOR LEVEL CHANGES GREATER THAN .25" SHALL BE BEVELED WITH A SLOPE NOT TO EXCEED 2:1 (50% SLOPE).
   - LANDINGS AT EXTERIOR DOORWAYS CAN HAVE A MAXIMUM 7.75" CHANGE IN ELEVATION MEASURED FROM THE TOP OF THRESHOLD, PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING.
   - THRESHOLD HEIGHT SHALL NOT BE MORE .75" AT SLIDING DOORS SERVING DWELLING UNITS, AND NOT MORE THAN .50" FOR ALL OTHER DOORS.
   - THRESHOLD SHALL BE LIMITED TO 7.75" IN HEIGHT PROVIDED THE DOOR IS AN EXTERIOR DOOR AND DOES NOT SWING OVER ENTRY LANDING. (CBC 1008.1.8).
15. ALL TUB-SHOWER OPENINGS SHALL BE RODENT PROOF, W/ 1" CEMENT COVERING IN AN APPROVED MANNER.
16. "GREEN BOARD" CAN NO LONGER BE USED IN TUB OR SHOWER AREAS. CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS SHALL BE USED AS A BASE FOR WALL TILES IN TUB AND SHOWER AREAS. CBC 2509.2
17. PROVIDE MAXIMUM HEIGHT TO SET WINDOW OPENING OF 44" ABOVE THE FINISHED FLOOR WITH A MINIMUM 20-inch WIDE, & 24-inch HIGH OPENING AND A MINIMUM OPEN AREA OF 5.7 SQ. FT. FOR ALL WINDOWS USED FOR EMERGENCY EXITS.
18. ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE LATEST CALIFORNIA MECHANICAL CODE.



FLOOR PLAN

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

FLOOR PLAN KEY NOTES:

1. OUTDOOR TYPE TANKLESS WATER HEATER WITH ANTI-FREEZING CONTROLS BY PANAI (NAVIEA) OR ANY APPROVED EQUAL INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SPECIFICATIONS
2. FREE STANDING RANGE W/ MICRO & HOOD, OVER-VERTICAL CLEARANCE ABOVE THE RANGE TO COMBUSTIBLE MATERIALS SHALL NOT BE LESS THAN PROTECTED AND THE HORIZONTAL CLEARANCE IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT.
3. DOUBLE SINK COMPARTMENT W/ GARBAGE DISPOSAL
4. COUNTER TOP WITH BUILT IN CABINET BELOW
5. DISHWASHER SPACE– PROVIDE LISTED WATER HAMMER ARRESTOR
6. REFRIGERATOR SPACE– PROVIDE LISTED WATER HAMMER ARRESTOR
7. PANTRY WITH 5 SHELVES
8. DRYER SPACE– PROVIDE BACKDRAFT DAMPER @ VENT TERMINATION
9. WASHER SPACE– PROVIDE LISTED WATER HAMMER ARRESTOR
10. WATER CLOSET– TYP. LOW FLOW 1.6 GAL MAX. FLUSH
11. LAVATORY COUNTER TOP WITH BUILT IN CABINET BELOW
12. TUB AND SHOWER– PREFAB FIBER GLASS W/ WALLS +70" MIN. AND SHOWER CURTAIN OR TEMP. SLIDING GLASS ENCLOSED
13. SHOWER– PREFAB FIBER GLASS SHOWER PAN W/ SHOWER WALLS +70" MIN. AND TEMP. GLASS DOOR ENCLOSURE
14. PREFAB FIBER GLASS TUB WITH PLATFORM
15. HOSE BIB– PROVIDE NON REMOVABLE BACK FLOW PREVENTERS
16. UNION CLOSET W/ 3 SHELVES
17. CLOTHES CLOSET WITH SHELF AND POLE
18. DENOTES PLANT LEDGE +6"-4" (SEE BUILDING SECTION)
19. 30"-10" MIN. FOR FURNACE WITHIN 20" MAX. ATTIC ACCESS SHALL BE WEATHER-STRIPPED AND INSULATION EQUIVALENT TO THAT OF THE CEILING SHALL BE INSTALLED ON THE ACCESS PANEL.
20. 1 3/8" THICK SOLID CORE DOOR WITH SELF CLOSER OR PROVIDE 3 HINGES OUT OF 2 MIN. WHICH ARE SELF CLOSING
21. PROVIDE 5/8" (TYPE 'X') GYP. BOARD AT ALL WALLS AND CEILING. TAPE AND FINISHED AS REQUIRED.
22. CONCRETE SLAB MIN. 3-1/2" THICK O/ 3" FILL SAND O/ 10 MIL VAPOR BARRIER O/ 90% COMPACTED NATIVE SOIL OR PER PLAN
23. PORCH/PATIO/GARAGE SLAB MIN. 3-1/2" THICK W/ TOOLED OR SAW CUT CONTROL JOINT @ SLOPE TO DRAIN, REFER TO FOUNDATION PLAN.
24. CONCRETE STOOP MIN. 3'x3' SLOPE TO DRAIN. SEE FOUNDATION PLAN

SHEARWALL LEGEND

SHEARWALL
SHEARWALL LENGTH– SEE PLAN
SHEARWALL TYPE– SEE SCHEDULE ON SHEET A-3

ENERGY COMPLIANCE SUMMARY

FENESTRATION

GLAZING TYPE	U-VALUE	SHGC
HOME SLIDERS	0.37	0.28
SINGLE HUNG	0.37	0.28
GLASS DOORS	0.34	0.28
FIXED GLASS	0.35	0.28

BUILDING INSULATION

SURFACE:	R-VALUE
WALL	R-13
ROOF	R-38
FLOOR (OVER)	R-19

HVAC / WATER HEATING

COMPONENT	EFFICIENCY
FURNACE	80% AFUE
AIR CONDITIONER	13 SEER/11.5 EER
DUCT INSULATION	R-6.0
WATER HEATER (TANKLESS)	0.82 E.F.

SPECIAL FEATURES:

- Compliance for all orientations is specified, see section 151 (a) 1 of the Standards and section NA4-1.3 in Appendix NA4 of the Residential Compliance Manual.
- The Roof R-38 and R-19 Roof attic includes credit of Radiant Barrier that is Continuous meeting eligibility and installation criteria as specified in Residential Appendix RA4.2.2.

HERS VERIFICATION REQUIRED:

- The Cooling Standard Still includes credit for a 11.0 EER Condenser, A certified HERS Rater must field verify the installation of the correct Condenser.
- The HVAC System Control HVAC Incorporates HERS Verified Refrigerant Charge or a Charge Indicator Display.
- Compliance credit for installation of insulation has been used. HERS verification is required.
- The HVAC System Control HVAC Incorporates HERS Verified Duct Leakage, HERS field verification and diagnostic testing is required to verify that duct leakage meets the specified criteria.

REV.	DATE
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MODEL 2223
TULARE-PLAN 155X

DRAWN | DATE: MARCH 26, 2009 | PROJECT: 1015

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SHEET NO.
A-1
OF SHEETS

Radcliffe

PLAN 206

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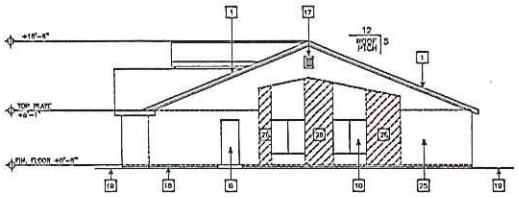
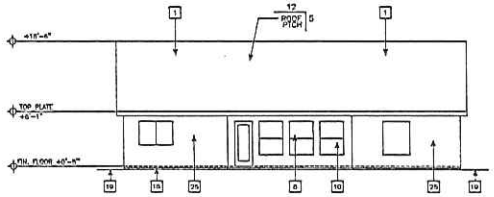


RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
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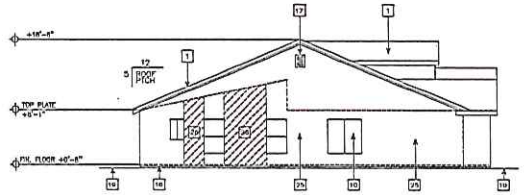
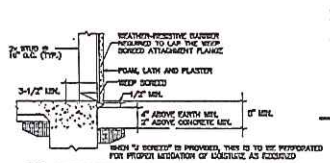


LEFT ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEYNOTES

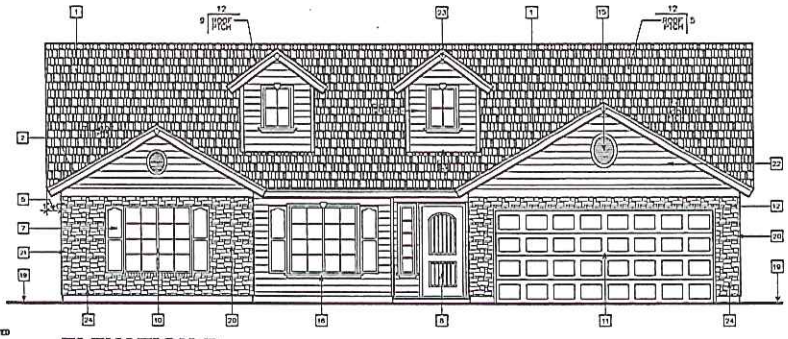
1	FIRE-RETARDANT FILED 'A' COMPOSITION ROOFING (1/2" ply. o/ ROOF SHEATHING
2	1x3 TRIM @ 2x8 MITERLOCK CONT. FASCIA 1x3 TRIM @ RAKES TO FRONT ELEV. ONLY
3	FURRED WALL W/ STUCCO @/ PAPER BACKMIRE.
4	TYPICAL 1X TRIM
5	12" OVERHANG - TYPICAL (U.N.O.)
6	EXTERIOR DOORS SHALL BE SOLID CORE OR TEMP.
7	DECORATIVE GOOSENECK W/ ANCHOR TO WALL AS REQUIRED TYPICAL
8	EXTERIOR DOOR- SOLID CORE DOOR OR TEMPERED W/ THRESHOLD AND WEATHER STRIPPING.
9	SLIDING DOOR- TEMP. GLASS DUAL GLAZED SLIDING DOOR
10	WINDOWS: ALL WINDOWS TO BE DUAL GLAZED VINYL W/ MUNTIN AS SHOWN (FRONT ELEV. ONLY)
11	SECTIONAL ALUMINUM GARAGE DOOR W/ AUTO. DOOR OPENER SEE FLOOR PLAN FOR SIZES
12	ILLUMINATED ADDRESS LOCATION
13	PROVIDE 6" SHEET METAL FLASHING AS REQUIRED. (SEE STANDARD FLASHING DETAILS).
14	PROVIDE GUTTERS AND DOWNSPOUTS AS REQUIRED (REFER TO ELEVATION & ROOF FRAMING PLAN)
15	SIDE-HUNG DECORATIVE VENT ONLY W/ DECORATIVE TRIM.
16	TYPICAL 2X DECORATIVE TRIM
17	GABLE END VENTS- PROVIDE MIN. 1/8" MESH SCREEN. SEE ROOF VENT CALCULATION.
18	TYPICAL WEEP SCREED SEE DETAIL 1/A2.
19	FINISHED GRADE- TO COMPLY W/ MIN. GRADE SLOPE PER CBC 1803.
20	SHIPLAPPED SIDING BY TRUWOOD SIDING OR EQUAL (CCMA-CR-2316) GWDX 60/ BUILDING PAPER W/ 1x3 TRIM @ FRONT WALLS ONLY
21	TYPICAL 1x3 CORNER TRIMS.
22	TYPICAL 2X8 UPPER BAND.
23	TYPICAL 1x DIAMOND KEY BLOCK.
24	MASONRY VENEER BY CULTURED STONE OR EQUAL (CCMA 1364). PROVIDE INSTALLATION REQUIREMENTS FROM MANUFACTURER PRIOR TO INSTALLATION.
25	EAGLE ONE-COAT EXTERIOR STUCCO SYSTEM (CCMA 7777) O/ FALCON FOAM (CCMA-1962) OR ANY APPROVED EQUAL O/ BUILDING PAPER
	ALL FOAM EXPOSED TO ATTIC SPACES SHALL BE PROTECTED W/ 1/2" GYP. BD. OR 1/4" PLYWOOD OR OTHER APPROVED BACKING MATERIAL
	PROVIDE RIB LATH, EQUAL OR GREATER RIGIDITY AT HORIZONTAL CEMENT PLASTER CONDITIONS.
26	PROVIDE CONT. STUDS AT THIS WALL WHERE THERE IS NO CANTILEVER AT THE 2 FOOT PLATE HEIGHT- SEE STUDWALL SCHEDULE

(NOTE: 2-LAYERS OF TYPE 'D' BLDG. PAPER UNDERLAYMENT IS REQUIRED TO USED WHERE LATH IS APPLIED OVER WOOD SHEATHING)



1/A2 WEEP SCREED DETAIL
N.T.S.

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



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

EXTERIOR ELEVATIONS

REV.	DATE
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TULARE- PLAN 206

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SHEET NO.
A-2
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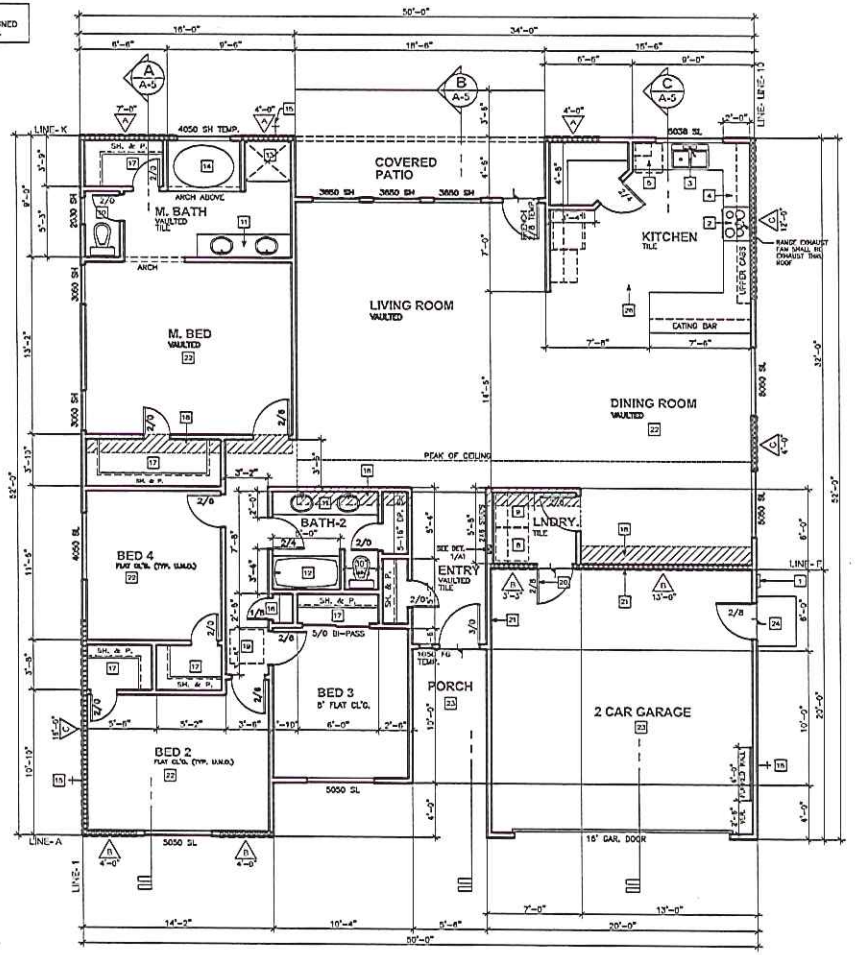
NOTE:
COMPLETED CF-4R FORM TO BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY CERTIFIED HERS RATER, FOR FIELD VERIFICATION AND DIAGNOSTIC TESTING.

FLOOR PLAN NOTES

1. DRIVEWAYS, GARAGE FLOORS, AND WALKS SHALL HAVE A MIN. SLOPE OF 1/4" PER FOOT TOWARD THE DRAINAGE FACILITY. THE MAXIMUM SLOPE OF DRIVEWAYS AND WALKS SHALL NOT EXCEED 25% (1/4" PER FOOT). WHERE DRIVEWAYS AND WALKS ARE SLOPED DIRECTLY TO A GARAGE DOOR, THE DOOR OPENING SHALL BE PROTECTED WITH A RAISED CURB OR EQUIVALENT ELEVATION NOT LESS THAN 12" SHALL BE SUPPORTED BY AN APPROVED FOUNDATION WALL.
2. TREADS AND RISERS SHALL MEET ALL CODE REQUIREMENTS.
3. CONFORM TO REQUIREMENTS FOR WOOD SHEAR WALLS AND DIAPHRAGMS PER (CBC SECTION 2305.3.4.1).
   A. SPECIFY GRADE OF LUMBER USED IN THE CONSTRUCTION OF DIAPHRAGMS AND SHEAR WALLS SHALL NOT BE LESS THAN 4"x4" IN SIZE.
   B. MINIMUM NAIL SIZES AT BOUNDARIES AND CHANGES IN FRAMING SHALL BE 3d (SINKER) BLOCKED. (CBC SECTION 2305.3.4).
   C. SPECIFY MIN. SIZE, SPACING AND TYPE.
4. ENERGY EFFICIENT LIGHTING FIXTURES (RECESSED) AND INSULATED CEILINGS MUST BE CERTIFIED AIRTIGHT CONSTRUCTION AND MUST HAVE A SEALED GASKET OR CAULKING BETWEEN THE HOUSING AND CEILING.
5. FLUORESCENT FIXTURES USED TO MEET GENERAL LIGHTING REQUIREMENTS SHALL BE HIGH EFFICACY FIXTURES WITH PERMANENTLY INSTALLED BALLASTS, COMMERCIAL AND FLUORESCENT FIXTURES ARE NOT TO BE CONSIDERED HIGHER.
6. THE ATTIC ACCESS SHALL BE WEATHERSTRIPPED AND INSULATION EQUIVALENT TO THAT OF THE CEILING SHALL BE INSTALLED ON THE ACCESS PANEL. (SEC. 11-F(A))
7. AFTER INSTALLING WATER HEATING SYSTEMS, FENESTRATION, AND HVAC EQUIPMENT, THE INSTALLER SHALL SUBMIT AN "INSTALLATION CERTIFICATE" (CF-6R FORM), COMPLETED AND SIGNED BY THE INSTALLER, LISTING THE EQUIPMENT INSTALLED (MANUFACTURER, MODEL, AND EFFICIENCIES, U-VALUES AND SHGC-VALUES, ETC.) AND THAT IT MEETS OR EXCEEDS THE REQUIREMENTS OF THE ENERGY DOCUMENTATION. (CCR SECTION 10-103(A)(3))
8. COMPLY WITH SECURITY CODE ORDINANCE (TMC 13-100.1010):
   A) STOP WOOD ON STRIKE SIDE OF DOOR
   B) DEAD BOLT, 1" OR MORE, WITH BOLT STRIKER, SOLID SHIM 6" ABOVE & BELOW
   C) WINDOWS TO MEET THE MIN. STANDARDS AS ESTABLISHED BY THE CBO STDS.
   D) DEAD BOLT AT ALL EXTERIOR DOORS
9. PROVIDE LISTED WATER HAMMER ARRESTORS TO SERVE THE DISHWASHER, ICE MAKER, WASHING MACHINE AND LAUNDRY/UTILITY SINK. AUTOMATIC VALVE SHUTOFF DEVICES SHALL BE CONCEALED WITHIN WALLS OR ATTIC (EXCEPT LAUNDRY/UTILITY SINK).
10. AIR CONDITIONING EQUIPMENT DESIGNED TO BE IN A FIXED POSITION SHALL BE SECURELY FASTENED.
11. ALL HOSE BIBS SHALL BE EQUIPPED W/ NON-REMOVABLE BACK FLOW PREVENTERS
12. GAS VENTS TO TERMINATE NOT LESS THAN 4' FROM OPENINGS OR PROPERTY LINES AND NOT LESS THAN 12" ABOVE A DOOR, OPENABLE WINDOW OR GRAVITY AIR INLET. (CMC 802.5)
13. PROVIDE FIRE BLOCKING AT THE 10'-0" INTERVALS AND AT ALL THE FLOOR AND CEILING LEVELS. (CBC SECTION 2308.2.)
14. DOOR LANDING NOTES:
   - FLOOR AND LANDING SHALL BE AT THE SAME ELEVATION ON EACH SIDE OF DOORWAY. FLOOR LEVEL CHANGES GREATER THAN .25" SHALL BE BEVELED WITH A SLOPE NOT TO EXCEED 2:1 (50% SLOPE).
   - LANDINGS AT EXTERIOR DOORWAYS CAN HAVE A MAXIMUM 7.75" CHANGE IN ELEVATION MEASURED FROM THE TOP OF THRESHOLD, PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING.
   - THRESHOLD HEIGHT SHALL NOT BE MORE .75" AT SLIDING DOOR SERVING DWELLING UNITS, AND NOT MORE THAN .50" FOR ALL OTHER DOORS.
   - THRESHOLD SHALL BE LIMITED TO 7.75" IN HEIGHT PROVIDED THE DOOR IS AN EXTERIOR DOOR AND DOES NOT SWING OVER LANDING. (CBC 1008.1.6).
15. ALL TUB-SURROUND ENCLOSURES SHALL BE MOISTURE PROOF, W/ 1" CEMENT COVERING OR AN APPROVED MATERIAL.
16. "GREEN BOARD" CAN NO LONGER BE USED IN TUB OR SHOWER AREAS. CEMENT, FIBER-CEMENT OR GLASS MAT GYPSUM BACKERS SHALL BE USED AS A BASE FOR WALL TILES IN TUB AND SHOWER AREAS. (CBC 2509.2
17. PROVIDE MINIMUM HEIGHT TO MET WINDOW OPENING OF 44" ABOVE THE FINISHED FLOOR WITH A MINIMUM 20"min WIDE & 24"min HIGH OPENING AND A MINIMUM OPEN AREA OF 5.7 SQ. FT. FOR ALL WINDOWS USED FOR EMERGENCY EXITS.
18. ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR BOTHING FIXTURES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE LATEST CALIFORNIA MECHANICAL CODE.



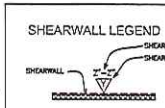
FLOOR PLAN PLAN

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

FLOOR PLAN KEY NOTES:

1. OUTDOOR TYPE TANKLESS WATER HEATER WITH ANTI-FREEZING CONTROLS BY RINNAI (RUC16A) OR ANY APPROVED EQUAL. INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SPECIFICATIONS.
2. FREE STANDING RANGE W/ WOOD & HOOD (VER.-VERTICAL CLEARANCE FROM TOP OF RANGE TO COMBUSTIBLES UNPROTECTED 24", IF PROTECTED AND 18" HORIZONTAL CLEARANCE REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT) REQUIRED TO BE PER
3. DOUBLE SINK COMPARTMENT W/ GARBAGE DISPOSAL
4. COUNTER TOP WITH BUILT IN CABINET BELOW
5. DISHWASHER SPACE- PROVIDE LISTED WATER HAMMER ARRESTOR
6. REFRIGERATOR SPACE- PROVIDE LISTED WATER HAMMER ARRESTOR
7. PANTRY WITH 5 SHELVES
8. DRYER SPACE- PROVIDE BACKDRAFT DAMPER @ VENT TERMINATION
9. WASHER SPACE- PROVIDE LISTED WATER HAMMER ARRESTOR
10. WATER CLOSET- TYP. LOW FLOW 1.6 GAL MAX. FLUSH
11. LAVATORY COUNTER TOP WITH BUILT IN CABINET BELOW
12. TUB AND SHOWER- PREFAB FIBER GLASS W/ WALLS +70" MIN. AND SHOWER CURTAIN OR TEMP. GLAZED GLASS ENCLOSED
13. SHOWER- PREFAB FIBER GLASS SHOWER PAN W/ SHOWER WALLS +70" MIN. AND TEMP. GLASS DOOR ENCLOSED.
14. PREFAB FIBER GLASS TUB WITH PLATFORM.
15. HOSE BIB- PROVIDE NON REMOVABLE BACK FLOW PREVENTERS
16. LINEN CLOSET W/ 5 SHELVES
17. CLOTHES CLOSET WITH SHELF AND POLE
18. DEMOTES PLANT LEDGE +8"-0" (SEE BUILDING SECTION)
19. 30"x30" MIN. FOR FURNACE WITHIN 20' MAX. ATTIC ACCESS SHALL BE WEATHER-STRIPPED AND INSULATION EQUIVALENT TO THAT OF THE CEILING SHALL BE INSTALLED ON THE ACCESS PANEL.
20. 1 3/8" THICK SOLID CORE DOOR. PROVIDE 3 HINGES OUT OF WHICH 2 MIN. ARE SELF CLOSING.
21. PROVIDE 5/8" (TYPE 'X') GYP. BOARD AT ALL WALLS AND CEILING. TAPE AND FINISHED AS REQUIRED.
22. CONCRETE SLAB MIN. 3-1/2" THICK O/ 2" FILL SAND O/ 10 MILL VAPOR BARRIER U/ 8"x8" COMPACTED NATIVE SOIL OR PER PLAN
23. PORCH/PATIO/GARAGE SLAB MIN. 3-1/2" THICK W/ TOOLED OR SAW CUT CONTROL JOINT @ SLOPE TO DRAIN. REFER TO FOUNDATION PLAN.
24. CONCRETE STOOP (MIN. 3%2) SLOPE TO DRAIN. SEE FOUNDATION PLAN

SHEARWALL LEGEND



ENERGY COMPLIANCE SUMMARY

FENESTRATION

GLAZING TYPE	U-VALUE	SHGC
HOME SERIES	0.34	0.21
SPACE MAKER	0.34	0.21
GLASS DOORS	0.34	0.21
FRENCH DOOR	0.34	0.25

BUILDING INSULATION

SURFACE	R-VALUE
WALL	R-19
ROOF	R-38
ROOF @ PAD	R-19

HVAC / WATER HEATING

COMPONENT	EFFICIENCY
FURNACE	80% AFUE
AIR CONDITIONER	13.0 SEER
AIR CONDITIONER	11.0 EER
DUCT INSULATION	R-6.0
WATER HEATER (TANKLESS)	0.81 E.F.

SPECIAL FEATURES:

- Compliance for all orientations is specified, see section 151 (c) 2 of the Standards and section RA1-2.3 in Appendix RA-1 of the Residential Compliance Manual.

HERS VERIFICATION REQUIRED:

- The Cooling Standard Split includes credit for a 11.0 EER Condenser. A certified HERS Rater must field verify the installation of the correct Condenser.
- The HVAC System Central HVAC Incorporates HERS Verified Refrigerant Charge or a Charge Indicator Display.
- Compliance credit for installation of insulation has been used. HERS verification is required.
- The HVAC System Central HVAC Incorporates HERS Verified Duct Leakage. HERS field verification and diagnostic testing is required to verify that duct leakage meets the specified criteria.

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YOSEMITE 2016
TULARE- PLAN 206

DRAWN | DATE: MARCH 18, 2013 | PROJECT: 1015

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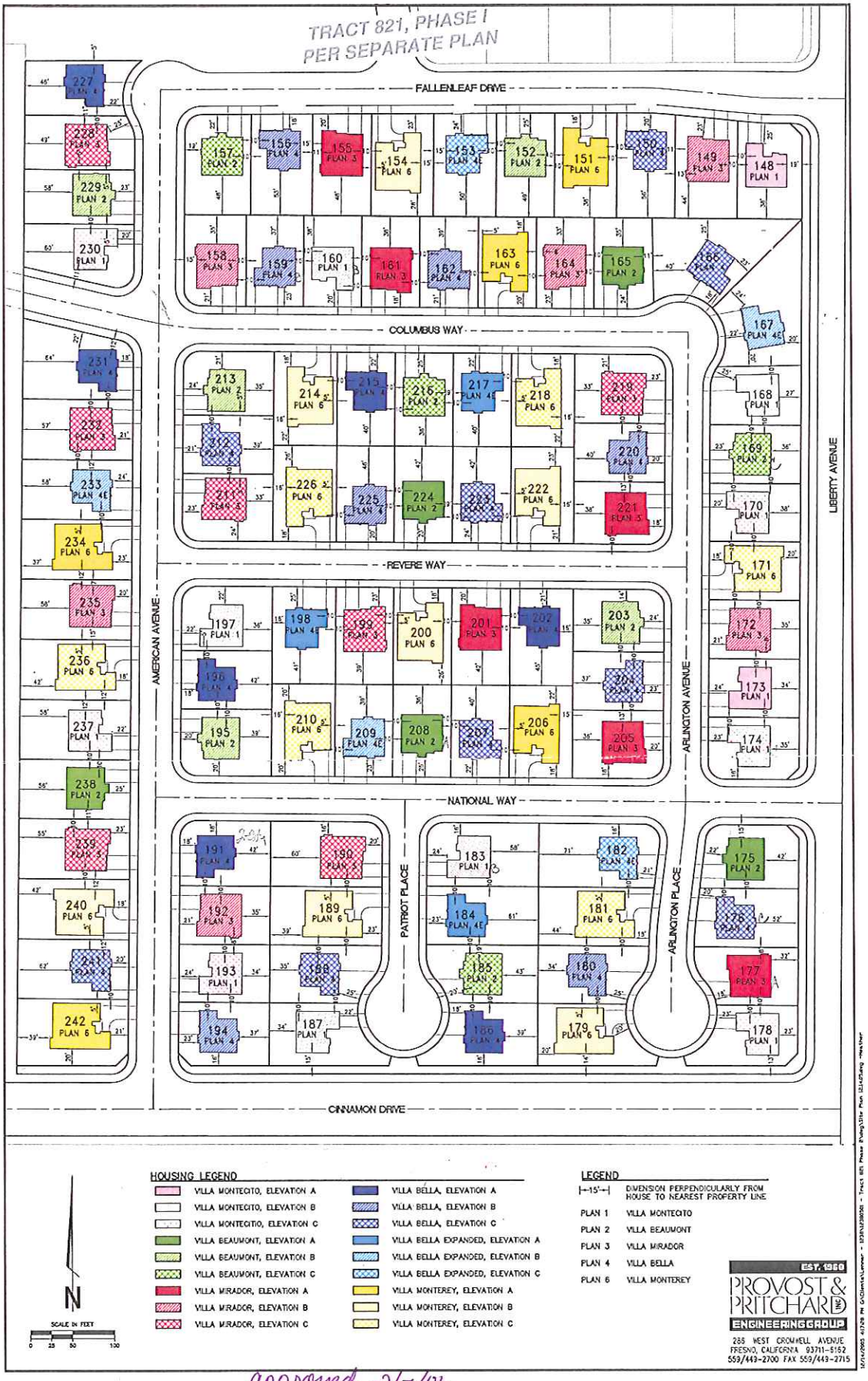


approved 2/7/06
by City Council

DAVANTE VILLAS

site plan

HOLLY SMYTH
CHIEF PLANNER
CITY OF LEMOORE
210 FOX ST.
LEMOORE, CA 93245

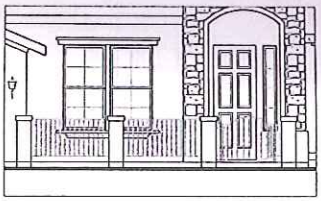
NOVA DEVELOPMENT GROUP LLC

2005 Bloodgood Sharp Buster

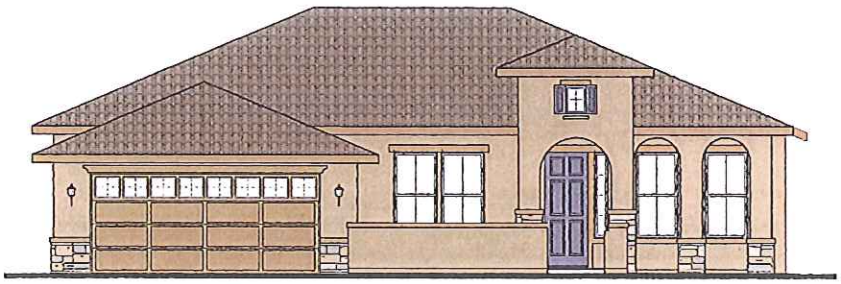
ELEVATION A - "ITALIAN COUNTRY"
FRONT ELEVATION

COURTYARD GATE OPTION

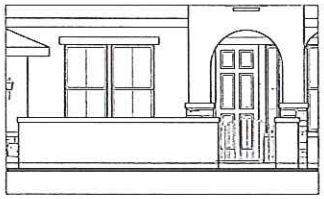
ELEVATION B - "FRENCH COUNTRY"
FRONT ELEVATION



COURTYARD GATE OPTION



ELEVATION C - "TUSCAN"
FRONT ELEVATION



COURTYARD GATE OPTION

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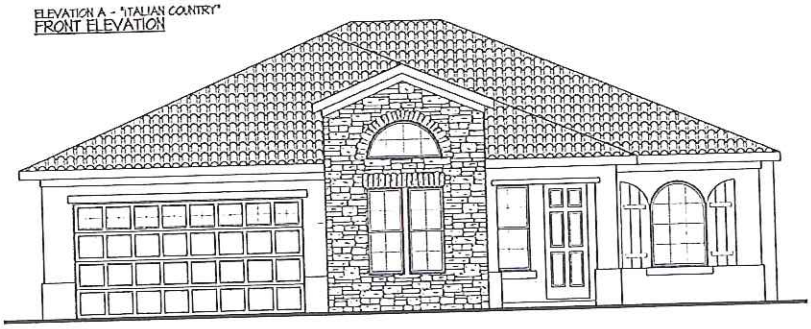
DAVANTE VILLAS plan 1 front elevations

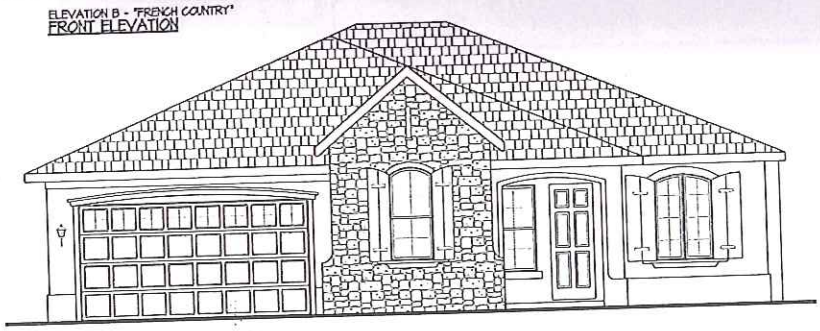
NOVA DEVELOPMENT GROUP LLC

ELEVATION A - "ITALIAN COUNTRY"
FRONT ELEVATION



OPTIONAL STONE VENEER

ELEVATION B - "FRENCH COUNTRY"
FRONT ELEVATION



OPTIONAL STONE

ELEVATION C - "TUSCAN"
FRONT ELEVATION

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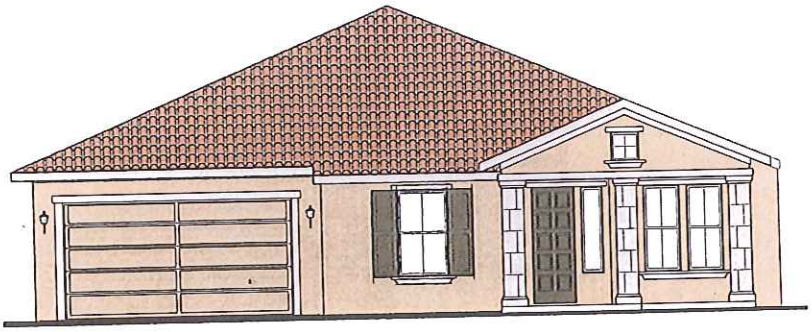
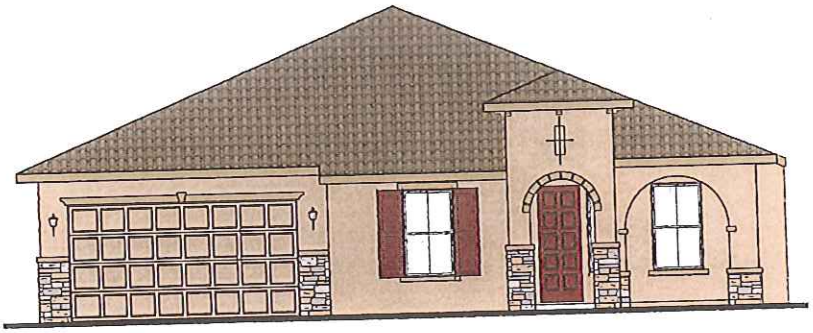
DAVANTE VILLAS plan 2 front elevations NOVA DEVELOPMENT GROUP LLC



ELEVATION A - "ITALIAN COUNTRY"
FRONT ELEVATION

ELEVATION B - "FRENCH COUNTRY"
FRONT ELEVATION



ELEVATION C - "TUSCAN"
FRONT ELEVATION

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DAVANTE VILLAS plan 3 front elevations NOVA DEVELOPMENT GROUP LLC

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ELEVATION A - "ITALIAN COUNTRY"
FRONT ELEVATION

ELEVATION B - "FRENCH COUNTRY"
FRONT ELEVATION

ELEVATION C - "TUSCAN"
FRONT ELEVATION

Approved 2/7/06 By
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DAVANTE VILLAS plan 4 front elevations

NOVA DEVELOPMENT GROUP LLC

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ELEVATION A - "ITALIAN COUNTRY"
FRONT ELEVATION

ELEVATION B - "FRENCH COUNTRY"
FRONT ELEVATION

ELEVATION C - "TUSCAN"
FRONT ELEVATION

Approved 2-1-06 By City Council

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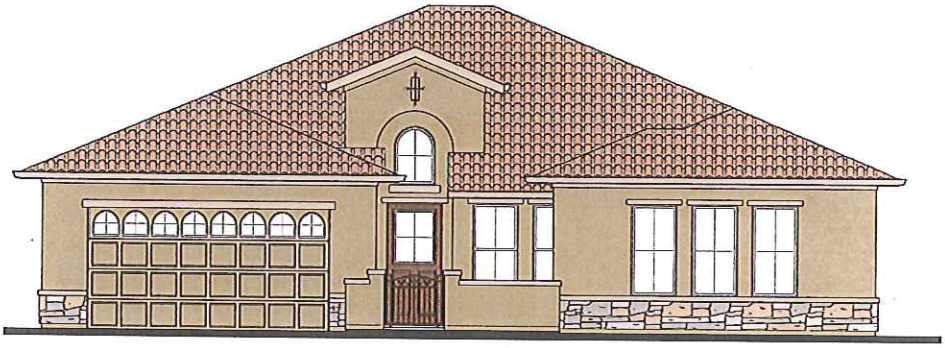
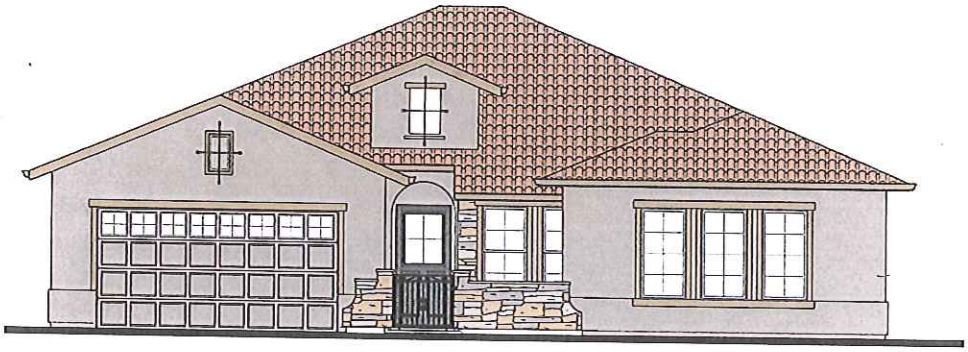
DAVANTE VILLAS plan 4 XL front elevation NOVA DEVELOPMENT GROUP LLC



Front Elevation - A - Italian Country

Front Elevation - B - French Country



Front Elevation - C - Tuscan

approved 2/1/06 by City Council

HOLLY SMYTH
CHIEF PLANNER
CITY OF LEMOORE
210 FOX ST.
LEMOORE, CA 93245

Computer generated colors may vary from actual paint color.
Verify all paint colors prior to application.
Refer to 11 x 17 color set for more accurate color depiction.

DAVANTE VILLAS

plan 6 front elevations

NOVA DEVELOPMENT GROUP LLC