

**LEMOORE PLANNING COMMISSION**  
**Special Meeting**  
**AGENDA**  
**Lemoore Council Chamber**  
**429 'C' Street**

**January 23, 2023**  
**5:30 p.m.**

1. PLEDGE OF ALLEGIANCE
2. CALL TO ORDER AND ROLL CALL
3. RECOGNITION OF RE-APPOINTMENT TO THE COMMISSION – Bob Clement
4. NOTIFICATION OF VACANCY – Commissioner Michael Dey Stepping Down
5. REORGANIZATION OF COMMISSIONERS – Election of Officers (Chair and Vice-Chair)
6. PUBLIC COMMENT – **Public comment will be in accordance with the attached policy.** This time is reserved for members of the audience to address the Planning Commission on items of interest that are not on the Agenda and are within the subject matter jurisdiction of the Commission. It is recommended that speakers limit their comments to three (3) minutes each and it is requested that no comments be made during this period on items on the Agenda. The Commission is prohibited by law from taking any action on matters discussed that are not on the Agenda. Prior to addressing the Commission, any handouts for Commission will be provided to the Commission Secretary for distribution to the Commission and appropriate staff. The public will have an opportunity to comment on items on the agenda once the item has been called and the Chair opens the item to the public.
7. APPROVAL OF NEW MEETING START TIME – A request to change the 7:00 p.m. start time for Regular Meetings of the Planning Commission to 5:30 p.m.
8. PUBLIC HEARING – A request by Lennar Homes to amend Major Site Plan Review No. 2020-01 to remove master home plan 7511 and modify elevations of the Clementine Master Home Plan Series 7512, 7514, 7515 for Subdivision Tract 848, an approved 362-lot single-family residential subdivision to be developed in three phases with a 1.06-acre park on 54.1 acres. The project is located south of Bush Street and east of College Avenue, in the City of Lemoore (APNs: 023-510-040 and 023-480-031, 023-660-001 through 075, and 023-680-001 through 055, and 023-670-011 through 064). In accordance with the California Environmental Quality Act (CEQA), this project is covered by the common sense exemption that CEQA applies only to projects that have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, therefore the activity is not subject to CEQA per CA Code Regulations Title 14 § 15061(b)(3).
9. DIRECTOR'S REPORT
10. COMMISSION REPORTS / REQUESTS
11. ADJOURNMENT

Upcoming Meetings  
Regular Meeting of the Planning Commission, March 13, 2023

Agendas for all City Council meetings are posted at least 72 hours prior to the meeting at the Council Chamber, 429 C Street and the Cinnamon Municipal Complex, 711 W. Cinnamon Drive. Written communications from the public for the agenda must be received by the City Clerk's Office no less than seven (7) days prior to the meeting date. The City of Lemoore complies with the Americans with Disabilities Act (ADA of 1990). The Council Chamber is accessible to the physically disabled. Should you need special assistance, please call (559) 924-6744, at least 4 business days prior to the meeting.

#### CERTIFICATION OF POSTING

I, Kristie Baley, Planning Commission Secretary for the City of Lemoore, do hereby declare that I posted the above Planning Commission Agenda for the Special Meeting of Monday, January 23, 2023 at Council Chamber, 429 C Street and Cinnamon Municipal Complex, 711 W. Cinnamon Drive, Lemoore CA on January 20, 2023.

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Kristie Baley, Commission Secretary



**CITY OF LEMOORE**  
**PLANNING COMMISSION SPECIAL MEETING**  
**January 23, 2023 @ 5:30 p.m.**

Attendance and Public Comment Changes Due to COVID-19

The Lemoore Planning Commission will be conducting its special meeting on January 23, 2023. Given the current Shelter-In-Place covering Kings County and the Social Distance Guidelines issued by Federal, State, and Local Authorities, the City is implementing the following changes for attendance and public comment.

All upcoming regular and special Planning Commission meetings **will be open to fifteen (15) members of the public on a first come, first served basis and via Zoom.** The meeting may be viewed through the following options:

- Join Zoom Meeting
- Please click the link below to join the webinar:  
<https://us06web.zoom.us/j/85403131306?pwd=cUVjU29NdzVuWUhoNjZZUDZScVI0UT09>
- Meeting ID: 854 0313 1306
- Passcode: 204805
- Phone: +1 669 900 6833 US

The City will also provide links to streaming options on the City's website.

If you wish to make a general public comment or public comment on a particular item on the agenda, **participants may do so via Zoom during the meeting** or by **submitting public comments by e-mail to: [planning@lemoore.com](mailto:planning@lemoore.com)**. In the subject line of the e-mail, please state your name and the item you are commenting on. If you wish to submit a public comment on more than one agenda item, please send a separate e-mail for each item you are commenting on. Please be aware that written public comments, including your name, may become public information. Additional requirements for submitting public comments by e-mail are provided below.

General Public Comments & Comments on Planning Commission Business Items

For general public comments and comments regarding specific Planning Commission Business Items, public comments can be made via Zoom during the meeting or all public comments must be received by e-mail no later than 5:00 p.m. the day of the meeting. Comments received by this time will be read aloud by a staff member during the applicable agenda item, provided that such comments may be read within the normal three (3) minutes allotted to each speaker. Any portion of your comment extending past three (3) minutes may not be read aloud due to time restrictions. If a general public comment or comment on a business item is received after 5:00 p.m., efforts will be made to read your comment into the record. However, staff cannot guarantee that written comments received after 5:00 p.m. will be read. All written comments that are not read into the record will be made part of the meeting minutes, provided that such comments are received prior to the end of the Planning Commission meeting.

## Public Hearings

For public comment on a public hearing, all public comments must be received by the close of the public hearing period. All comments received by the close of the public hearing period will be read aloud by a staff member during the applicable agenda item, provided that such comments may be read within the normal three (3) minutes allotted to each speaker. Any portion of your comment extending past three (3) minutes may not be read aloud due to time restrictions. If a comment on a public hearing item is received after the close of the public hearing, such comment will be made part of the meeting minutes, provided that such comment is received prior to the end of the meeting.

**\*PLEASE BE AWARE THAT ANY PUBLIC COMMENTS RECEIVED THAT DO NOT SPECIFY A PARTICULAR AGENDA ITEM WILL BE READ ALOUD DURING THE GENERAL PUBLIC COMMENT PORTION OF THE AGENDA.\***

The City thanks you for your cooperation in advance. Our community's health and safety is our highest priority.



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## Staff Report

**To:** Lemoore Planning Commission **Item No. 5**  
**From:** Kristie Baley, Commission Secretary  
**Date:** January 20, 2023 **Meeting Date:** January 23, 2023  
**Subject:** Planning Commission Reorganization – Election of Chair and Vice-Chair

### **Recommendation:**

Staff recommends that the Planning Commissioners initiate the process for the election of the Chair and Vice-Chair.

### **Reorganization Procedure:**

The Planning Commission Secretary will chair the reorganization process. The chair shall call for nominations. Any Planning Commissioner may nominate another Planning Commissioner or himself/herself. When there are no further nominations, the chair will close the nominations and call for a motion to approve a nominee. A Planning Commissioner may make a motion to approve any of the nominees. If the motion fails, a Planning Commissioner may make a motion to approve a different nominee. Upon a second and a majority vote of the Commissioners, a nominee shall become the Chair to serve a one year term. The same process is followed for the position of Vice-Chair.

**Role and Responsibilities** – The Chair or Presiding Officer shall preserve order and decorum at all meeting of the advisory body. The Chair is responsible for ensuring the effectiveness of the group process and to guide the advisory body by adhering to the rules of conduct contained in this policy and in the Brown Act.

- A. The Presiding Officer may move, second, and debate from the Chair, subject only to such limitations of debate as are imposed on all Commission Members, and he/she shall not be deprived of any of the rights and privileges of a Commission Member by reason of his or her acting as Presiding Officer; and
- B. The Presiding Officer shall preserve order and decorum and confine members in debate to the question under discussion; and
- C. The Presiding Officer shall state all questions submitted for a vote and announce the results of that roll call vote; and

- D. The Presiding Officer shall determine, based on the meeting agenda, a schedule for consistent breaks for the Board/Commissions; and
- E. The Presiding Officer shall ensure that he/she, as well as the balance of the Commission, refrains from commenting or entering into conversation with speakers during public comments or during public hearing, until all speakers have been heard; and
- F. The Presiding Officer shall determine points of order, subject to the right of any member to appeal to the Council; and
- G. The Presiding Officer shall ensure that members of the public who address the Board/Commission from Public Comment address matters “not appearing” on the agenda which is of interest to such person and which is within the jurisdiction of the Board, Commission or Committee. Speakers shall not use Public Comment for additional comments regarding an item that has already been heard earlier in the meeting or is still to be heard.

**Budget Impact:**

None.



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## Staff Report

**To:** Lemoore Planning Commission **Item No. 7**  
**From:** Kristie Baley, Management Analyst  
**Date:** January 20, 2023 **Meeting Date:** January 23, 2023  
**Subject:** Change the Meeting Time for Future Regular Meetings of the Planning Commission

### **Proposed Motion:**

Move to change the start time for Regular Meetings of the Planning Commission to 5:30 p.m.

### **Discussion:**

Staff determined that one start time for Planning Commission and City Council meetings may be beneficial to the community, those who serve on the Commission, and staff and developers who often times must travel before and after the meeting. The Commissioners were contacted individually to determine if an earlier start time would affect their ability to serve on the Commission and a positive response was received by each Commissioner.

A unanimous vote will change the start time of future Planning Commission meetings..The Planning Commission will continue to meet on the second Monday of the month, while the City Council meets the first and third Tuesday of the month.

### **Recommendation:**

Staff recommends that the Planning Commission formally change the start time for future regular meetings of the Planning Commission by role call vote.

### **Budget Impact:**

None.



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## Staff Report

**To:** Lemoore Planning Commission **Item No. 8**  
**From:** Steve Brandt, City Planner  
**Date:** January 17, 2023 **Meeting Date:** January 23, 2023  
**Subject:** **Amendment to Major Site Plan Review No. 2020-01:** A request by Lennar Homes to remove master home plan 7511 and modify elevations of the Clementine Master Home Plan Series 7512, 7514, 7515 for Subdivision Tract 848, an approved 362-lot single-family residential subdivision to be developed in three phases with a 1.06-acre park on 54.1 acres. The project is located south of Bush Street and east of College Avenue, in the City of Lemoore (APNs: 023-510-040 and 023-480-031, 023-660-001 through 075, and 023-680-001 through 055, and 023-670-011 through 064).

### **Proposed Motion:**

Move to adopt Resolution No. 2023-01, approving the request for modification of Master Home Plans (Clementine Series) for Major Site Plan Review No. 2020-01 of Subdivision Map Tract 848 in accordance with the findings and conditions in the resolution.

### **Project Proposal:**

This project is requesting the removal of Master Home Plan 7511 and modifications to the Master Home Plan elevations for 7512, 7514, 7515 previously approved for Subdivision Tract No. 848 to consist of 362 single-family lots with a park and landscaped trail. The project is proposed to be constructed in three planned phases. Lot sizes range from 4,000 square feet to 12,315 square feet, with an average lot size of 5,138 square feet. The previous approval of elevations and floor plans consisted of nine home plans to be built on the lots. Eight of the nine approved elevation plans have three different elevation types, and one has two elevation types. All approved elevations have similar roof lines. The approved plans are attached at the end of this report. The following list describes the specific changes with each plan.

Plan 7511: Plan no longer offered.

Plan 7512 A & B:

- Remove scabbed on roof above bedroom 3 window.
  - Change to decorative vent below gable roof.
- One carriage light to be centered over garage (Currently two carriage lights above garage).
- Change decorative garage door with windows to 4 panel door with (no windows).
- Upgrade front door with larger glass panel.
- 2 roof color options (currently only one available for 10 home color scheme options).

Plan 7512 C:

- Remove scabbed on roof above bedroom 3 window.
  - Change to decorative vent under gable roof.
- One carriage light to be centered over garage. (Currently two carriage lights above garage).
- Change garage surround from stone/brick to stucco.
- Change decorative garage door with windows to 4 panel door with windows.
- Upgrade front door with larger glass panel.
- 2 roof color options (currently only one available for 10 home color scheme options).

Plan 7514 A & B:

- Change decorative garage door with windows to 4 panel door with (no windows).
- Upgrade front door with larger glass panel.
- 2 roof color options (currently only one available for 10 home color scheme options).

Plan 7514 C:

- Change garage surround from stone/brick to stucco.
- Change decorative garage door with windows to 4 panel door with windows.
- Replace siding on front facing gable with stucco.
- Add carriage lights to either side of garage
- Change entry post from stucco to stone.
- Upgrade front door with larger glass panel.
- 2 roof color options (currently only one available for 10 home color scheme options).

Plan 7515 A & B:

- Replace scabbed on roof above garage with decorative stucco band.
- Change entry post from stucco to stone.
- Add two carriage lights to either side of garage.
- Change decorative garage door with windows to 4 panel door with windows.
- Upgrade front door with larger glass panel.
- 2 roof color options (currently only one available for 10 home color scheme options).

<b>Applicant</b>	Lennar Homes
<b>Location</b>	Directly east of West Hills College Lemoore, bounded by Bush Street to the north, Semas Drive to the east, Pedersen Street to the south, and College Avenue to the west.
<b>Existing Land Use</b>	Vacant Land
<b>APN(s)</b>	023-510-040 and 023-480-031, (023-660-001 through 075, and 023-680-001 through 055, and 023-670-011 through 064)
<b>Home Size</b>	Min. 1,103 sq.ft. – Max. 2,985 sq.ft.
<b>Lot Size</b>	Min. 4,000 sq.ft. – Max. 12,315 sq.ft.
<b>Current Zoning</b>	Neighborhood Commercial (NC), Low Density Residential (RLD), Low-Medium Density Residential (RLMD), Medium Density Residential (RMD)
<b>Current General Plan</b>	Neighborhood Commercial, Low Density Residential, Low-Medium Density Residential, Medium Density Residential

**Adjacent Land Use, Zones, and General Plan Designations:**

<b>Direction</b>	<b>Current Use</b>	<b>Zone</b>	<b>General Plan</b>
North	Fallow land	RMD	Medium Density Residential
South	Fallow land	CF	Community Facilities
East	Fallow land	RC and RLMD	Regional Commercial and Low-Medium Density Residential
West	West Hills College	CF	Community Facilities

**Previous Relevant Actions:**

The City Council accepted the Planning Commission's recommendation and adopted Resolution No. 2020-20 approving Tentative Subdivision Map Tract 848 and Major Site Plan Review No. 2020-01 to divide 54.1 acres into 362 single-family lots and approval of nine single-family master home plans on June 2, 2020. Nine floor plans were submitted with square footages of between 1,460 and 3,240 square feet. Four of the homes approved are single-story and five are two-story. The floor plans have not changed.



### **Residential Master Home Plans:**

Review of residential master home plans is part of the Major Site Plan Review process for new residential subdivisions. The architecture of the home plans is depicted in the attached submittal package from the applicant, Lennar Homes. There are now eight floor plans with square footages of between 1,635 and 3,240 square feet. Three of the homes are single-story and five are two-story.

Staff reviewed the home master plans and elevations for conformance with Lemoore's Zoning Ordinance Section 9-5C-3 (Design Standards for Residential Projects.) Subsection B2a requires that "front facade designs of home plans in residential subdivisions shall, by look and appearance, be substantially different from one another." In the staff report that analyzed the original submittal it was noted that, "The types of facades are differentiated by front façade detailing. However, the differentiations are slight, and the homes do have a roughly similar look." The changes being proposed now, including the change from four homes in the 7000 series to three, appear to have the affect of making the homes more similar looking.

The applicant has stated that the need to the change is driven by the increased rates and supply chain issues. Having more uniform façade details in the homes mitigates against supply chain problems and lowering costs allows home prices to be more manageable as interest rates increase.

Staff usually uses a combination of differing floor plans (which usually result in different looking facades), different elevation designs, and different elevation details to make the determination that homes will appear to be substantially different from one another. In this case, Staff recommends that the difference in color options also be a consideration. Adding this variable and requiring different color schemes within the 'six-pack' should meet the intent of the six-pack rule in Section 9-5C-3 B2a. The condition related to master home plans has been amended to add this requirement.

### **Environmental Assessment:**

In accordance with the California Environmental Quality Act (CEQA), this project is covered by the common sense exemption that CEQA applies only to projects that have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, therefore the activity is not subject to CEQA per CA Code Regulations Title 14 § 15061(b)(3).

### **Recommended Findings:**

Staff has prepared a resolution recommending approval of the master home plan changes with conditions listed below. A draft of the resolution is attached. After the hearing, the Commission may modify the elevations or add conditions before voting on the project. The Planning Commission is the approving authority. Appeals will be directed to the City Council.

Staff recommends that the original findings be included in the Commission's approval. These findings are required by the Zoning Ordinance to be made to approve the project.

1. The General Plan Amendment is in the public interest, and the General Plan, as amended, will remain internally consistent. The land use designation changes result in no net gain or loss in residential density and comply with State law prohibiting general plan changes to a less intensive use or reducing intensity of land use.
2. The project implements a goal of the General Plan to develop residential uses around West Hills College.
3. The Zoning Map Amendment of the map is consistent with the General Plan goals, policies, and implementation programs.
4. The Planned Unit Development (PUD) is compatible and in conformity with public convenience, general welfare, and good land use and zoning practice. The PUD provides for alternative development standards that will increase the density of the site while avoiding negative impacts.
5. The PUD will not be detrimental to the health, safety, and general welfare of the City.
6. The PUD will not adversely affect the orderly development of property or the preservation of property values as the project involves the development of well-designed single-family homes.
7. The Tentative Subdivision Map is consistent with the General Plan and all applicable provisions of the Zoning Code as modified by the PUD.
8. The proposed project will not be substantially detrimental to adjacent property and will not materially impair the purposes of the Zoning Ordinance or the public interest.
9. As proposed and conditioned herein, the site design of the project is consistent with the new residential development standards in the Zoning Ordinance, as modified by the PUD.
10. The proposed project is consistent with the objectives of the General Plan and complies with applicable zoning regulations, including the proposed overlay zone for the PUD, specific plan provisions, and improvement standards adopted by the City.
11. The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.
12. The architecture, character, and scale of the buildings and the site are compatible with the character of buildings on adjoining and nearby properties.
13. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.
14. The project's lot sizes are consistent with densities in the General Plan and are appropriate for this site.

15. The General Plan Amendment shall include that all references to the College Drive in the General Plan shall be changed to College Avenue.

### **Original Conditions**

Staff recommends that the following conditions be placed on the Planned Unit Development 2020-01 and Tentative Subdivision Map Tract 848. Condition No. 32 has been modified to require that color palettes be submitted with each plot plan/build permit application to ensure that the adjacent homes are substantially different in look and appearance.

1. The site shall be developed consistent with the approved Tentative Subdivision Map, as modified by the Planned Unit Development, these conditions, and applicable development standards found in the Zoning Ordinance and Lemoore Municipal Code.
2. The site shall be developed consistent with this report and with the Major Site Plan Review comments dated April 17, 2020.
3. The project shall be developed and maintained in substantial compliance with the Tentative Subdivision Map Tract 848, except for any modifications that may be needed to meet these conditions of approval.
4. The final subdivision map shall be submitted in accordance with City ordinances and standards. The gas pipeline corridor shall be designated a non-numbered lot and dedicated to the City. The area shown as “future development” shall be designated a remainder parcel.
5. The developer shall incorporate the mitigation measures, as identified in the Mitigated Negative Declaration, into the project.
6. Plans for all public and private improvements, including but not limited to, water, sewer, storm drainage, road pavement, curb and gutter, sidewalk, street lights, landscaping, and fire hydrants shall be approved by the City Engineer, and these improvements shall be completed in accordance with the approved plans to the satisfaction of the Public Works Director.
7. On-site and off-site traffic and street improvements shall be constructed per these conditions, the Major Site Plan Review 2020-01 comments, and the mitigation measures in the Mitigated Negative Declaration.
8. Perimeter arterial roadways shall be constructed and widened per City standards and the cross-sections on the Tentative Subdivision Map as follows:
  - In Phase 1, Bush Street from Semas Drive to the most westerly gas pipeline easement, Semas Drive between Bush Street and the south side of Harvard Drive, and College Avenue between the south side of Boston Way and most northerly gas pipeline easement.

- In Phase 2, College Avenue from Boston Way to Pedersen Street, Pedersen Street from College Avenue to the east side of Lot 219.
  - In Phase 3, Pedersen Street from the east side of Lot 219 to Semas Drive, Semas Drive from the south side of Harvard Drive to Pedersen Street.
9. Ponding basin and storm drainage improvements shall be constructed per the Major Site Plan Review No. 2020-01 comments.
  10. A landscaped trail between the existing gas pipeline easements in the northwest area of the project site from Bush Street to College Avenue shall be constructed prior to the final inspection of the 5<sup>th</sup> new home constructed in Phase 2, with a trail connection to the Yale Circle cul-de-sac between Lots 176 and 177 and a sidewalk or trail connection from the trail to Boston Way along College Avenue. The acreage of the landscaped area may be counted toward park land dedication requirements in Section 8-7N-4 of the City Municipal Code. The landscaping and amenities will include, but not be limited to, trees, shrubbery, grass, waste containers at each end of the trail, solar-powered lighting at 120-foot intervals, and three benches. Signage at the trail ends at Bush Street and College Avenue shall be required. Landscaping, amenities and signage to be approved by the Community Development Director prior to installation.
  11. The park south of West Hills Way shall be constructed and opened to the public for use, including playground amenities, prior to completion of the 5<sup>th</sup> home in Phase 1 (not including model homes).
  12. Park land in-lieu fees shall be paid to the City for 5.79 acres minus the acres provided for the park and landscaped trail on the improvement plans, in accordance with the procedures in Section 8-7N-4 of the City Municipal Code. Fees shall be paid prior to approval of the Final Map.
  13. A public facilities maintenance district (PFMD) shall be formed in conjunction with the Final Map acceptance in order to provide the maintenance costs for the park, landscape trail, common landscaping, street maintenance, and other improvements in accordance with existing City policy.
  14. The project shall be subject to the applicable development impact fees adopted by resolution of the City Council.
  15. In conjunction with approval of the Final Map, a noise and odor easement shall be recorded on all lots created, in a form acceptable to the City Attorney, to acknowledge the presence of nearby industry, railroad, and freeways, and the right of the such uses to continue to emit such noise and odors as are otherwise allowable by law and to ensure that such uses in these areas are not unreasonably hindered by residential users and owners that move in or nearby at a later date.

16. In conjunction with approval of the Final Map, an easement shall be recorded on all lots created identifying that the property is near a military installation subject to high aircraft noise, low level aircraft, aircraft tests, and/or other military related issues.
17. New residences shall be constructed so as to attain an indoor noise level of 45 decibels (45 dB CNEL), in accordance with noise attenuation standards of the City adopted building code.
18. The developer shall comply with the standards, provisions, and requirements of the San Joaquin Valley Air Pollution Control District that relate to the project.
19. A minimum six-foot eight-inch (6' 8") high block wall with decorative columns and caps at least every 100 feet shall be constructed per City standards adjacent to College Avenue, Pedersen Street, Semas Drive, and Bush Street adjacent to Lots 155 and 156. Landscaping shall be added to cover at least 50% of the wall within five years of installation.
20. A wrought iron fence (or equivalent material acceptable to the Community Development Director) shall be constructed to City standards along the west property lines of lots 157 to 177 to separate the subdivision from the trail.
21. Fire hydrant and connection types and locations shall be approved by the Lemoore Volunteer Fire Department.
22. Concrete pads for installation of mailboxes shall be provided in accordance with determinations made by the Lemoore Postmaster.
23. Street trees from the City approved street tree list shall be planted with root barriers as per Public Works Standards and Specifications.
24. Streetlights shall be provided within the project as per City local streetlight standards.
25. One or more Kings Area Rural Transit (KART) bus stops shall be constructed, if required, at locations directed by KART.
26. The sidewalk type along local streets (parkway type or curb adjacent type) shall be consistent throughout all phases of the subdivision, as per City standards.
27. The sidewalk type along arterial and collector streets shall be parkway type and consistent with City standards.
28. Any existing roadway, sidewalk, or curb and gutter that is damaged during construction shall be repaired or replaced to the satisfaction of the Public Works Director.
29. Subdivision entrance signage is required at the Harvard Drive entrance. Subdivision entrance signage shall be allowed at other entrances. All signs shall require a sign permit separate from the building permit.

30. Lot sizes less than 7,000 square feet, consistent with the sizes shown on the Tentative Subdivision Map Tract 848, shall be adopted per the PUD established by the City Council.
31. The building setbacks shall be per the adopted PUD established by the City Council. The minimum building setbacks recommended to the Council are as follows:

Required Setbacks	PUD No. 2020-01
Front to Living Space (minimum)	12 feet to one-story - See note 12 feet to covered porch 15 feet to two-story
Front to Garage (minimum)	20 feet
Interior Side (minimum)	5 feet
Street Side (minimum)	10 feet
Rear (minimum)	10 feet for one-story 15 feet for two-story
Height (maximum)	35 feet
Note – Plan 7512 (Olive) may have a 10-foot minimum front setback to living space on lots less than 84 feet deep. Plan 7512 (Olive) shall not be constructed on corner lots less than 84 feet deep.	

32. Master home plans shall be substantially consistent to the floor plans and elevations submitted with the Tentative Subdivision Map Tract 848 and as modified by this amendment to the major site plan review, unless subsequently modified by the Planning Commission. Detailing used on the front of the home shall be carried around (or wrapped around) to the street side of the home where the side of the home is visible from the public street, such as in front of the fence. In addition to typical submittal requirements for building permit to determine consistency with Section 9-5C-3 B2a (the six-pack requirement), a color palette shall be submitted with each building permit application to verify that the combination similar floor plans in the 6-pack will have enough variation between a combination of elevation design and paint color to be considered 'substantially different from one another'.
33. The project and all subsequent uses must meet the requirements found in Section 9-5B-2 of the Zoning Ordinance related to noise, odor, and vibration, and maintenance.
34. The Tentative Subdivision Map Tract 848 approval shall expire two years from the date of City Council approval, unless a Final Map is filed or an extension is granted via legislation or by the City, in accordance with the Subdivision Map Act. Expiration dates for the Major Site Plan Review 2020-01 and Planned Unit Development 2020-01 shall run consistent with the expiration date of the Tentative Subdivision Map.

**Attachments:**

Site Location – Aerial Photo

Approved Tentative Subdivision Map – Tract 848

Elevation Comparison Clementine Series – Approved vs. Proposed

Draft Resolution

Applicant Request for Modified Plan Elevations

City Council Resolution No. 2020-20 – dated June 2, 2020

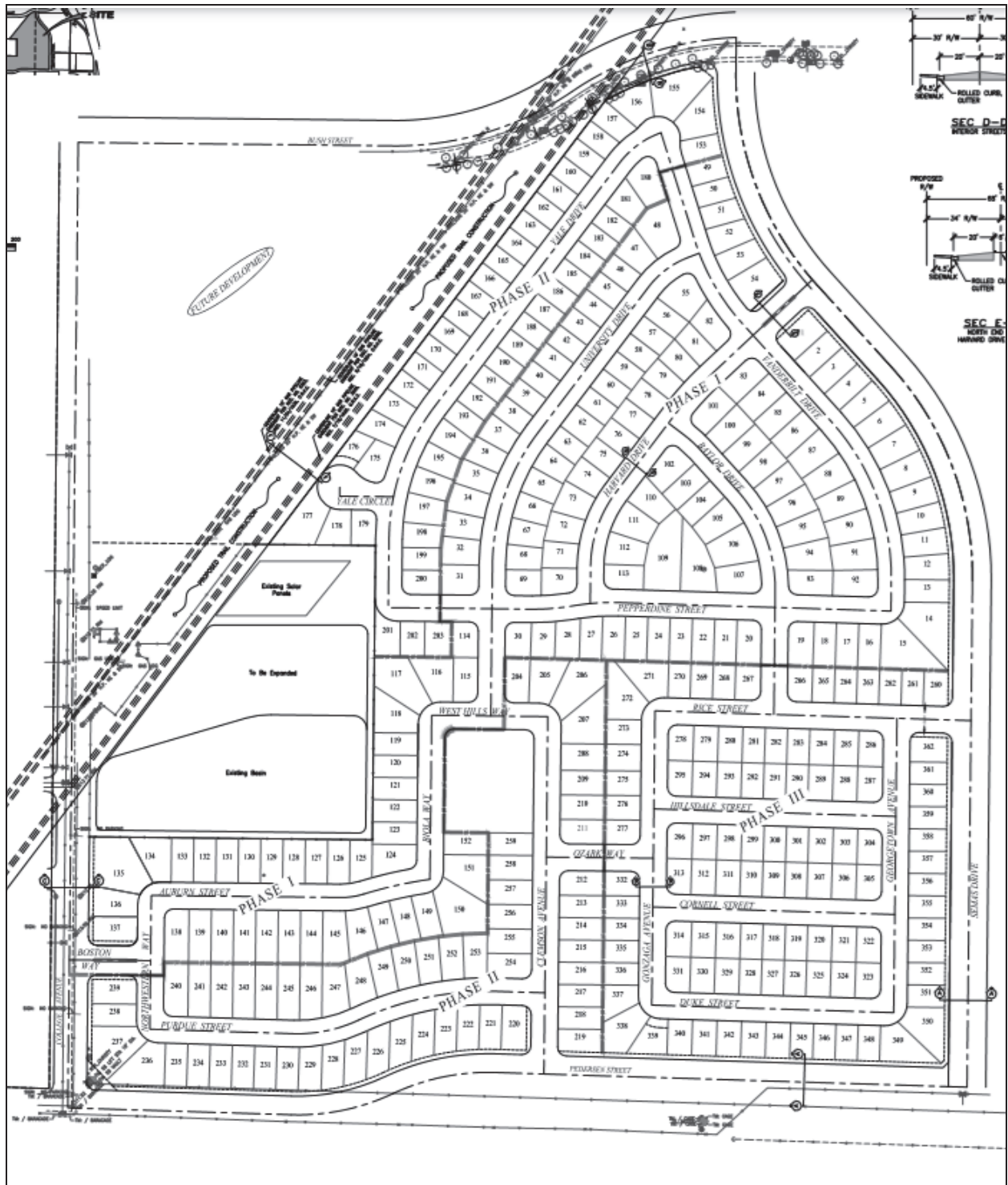
Building Elevations and Floor Plans Approved June 2, 2020 – 9 sets





Site Location – Aerial Photo  
Tract No. 848



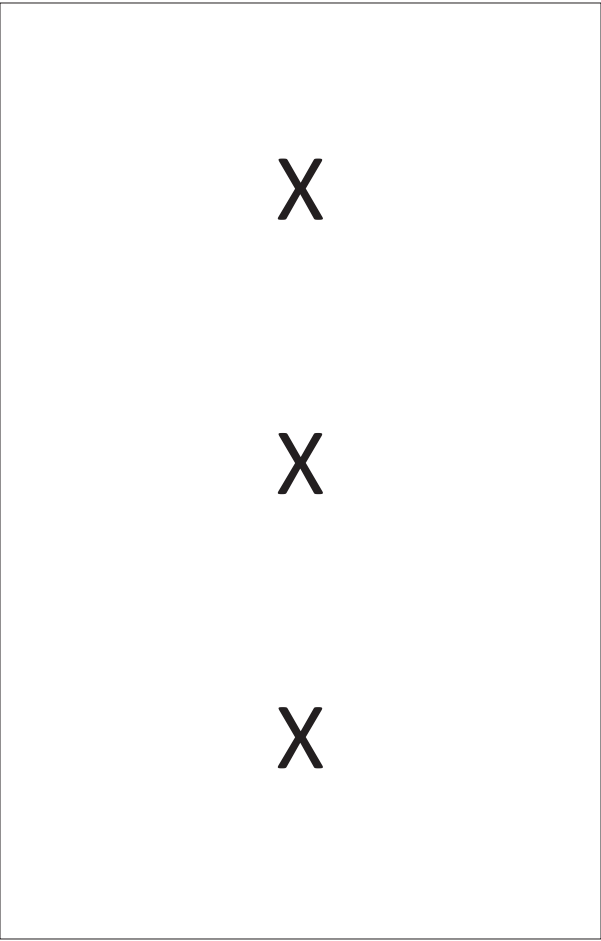


**Tentative Subdivision Map  
Tract No. 848**

Approved Master Plan Options the Plum Plan 7511



To be Removed from Master Home Plan Options



Approved Master Plan Option the Olive Plan 7512 1,635 sq. ft.



Proposed Elevation





Approved Master Plan Option the Dewberry Plan 7514



Proposed Elevation



Approved Master Plan Option the Permission Plan 7515



Proposed Elevation



**RESOLUTION NO. 2023-01**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LEMOORE  
APPROVING MODIFICATIONS TO MASTER HOME PLANS CLEMENTINE SERIES AMENDING  
MAJOR SITE PLAN REVIEW NO. 2020-01 FOR SUBDIVISION MAP TRACT 848  
LOCATED SOUTH OF BUSH STREET AND EAST OF COLLEGE AVENUE,  
IN THE CITY OF LEMOORE**

At a Special Meeting of the Planning Commission of the City of Lemoore (City) duly called and held on January 23, 2023, at 5:30 p.m. on said day, it was moved by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, and carried that the following Resolution be adopted:

**WHEREAS**, Lennar Homes has requested an amendment Major Site Plan Review No. 2020- modifications to master home plans Clementine Series 7511, 7512, 7514, and 7515 amending Major Site Plan Review No. 2020-02, located south of Bush Street and east of College Avenue, in the City of Lemoore (APNs: 023-510-040 and 023-480-031, 023-660-001 through 075, and 023-680-001 through 055, and 023-670-011 through 064); and

**WHEREAS**, the proposed site is 54.1 acres in size and is zoned Low Density Residential, Low-Medium Density Residential, Medium Density Residential; and

**WHEREAS**, this project is covered by the common sense exemption that CEQA applies only to projects that have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, therefore the activity is not subject to CEQA per Cal Code of Regulations Title 14 § 15061(b)(3); and

**WHEREAS**, the Lemoore Planning Commission held a duly noticed public hearing at its January 23, 2023, meeting.

**NOW THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Lemoore hereby makes the following findings regarding the proposed projects, based on facts detailed in the January 23, 2023, staff report, which is hereby incorporated by reference, as well as the evidence and comments presented during the Public Hearing:

1. The General Plan Amendment is in the public interest, and the General Plan, as amended, will remain internally consistent. The land use designation changes result in no net gain or loss in residential density and comply with State law prohibiting general plan changes to a less intensive use or reducing intensity of land use. The shorter setbacks allow for an increased number of residential units overall in the project area.
2. The project implements a goal of the General Plan to develop residential uses around West Hills College.
3. The Zoning Map Amendment of the map is consistent with the General Plan goals, policies, and implementation programs.
4. The Planned Unit Development (PUD) is compatible and in conformity with public convenience, general welfare, and good land use and zoning practice. The PUD provides for alternative development standards that will increase the density of the site while avoiding negative impacts.
5. The PUD will not be detrimental to the health, safety, and general welfare of the City.

6. The PUD will not adversely affect the orderly development of property or the preservation of property values as the project involves the development of well-designed single-family homes.
7. The Tentative Subdivision Map is consistent with the General Plan and all applicable provisions of the Zoning Code as modified by the PUD.
8. The proposed project will not be substantially detrimental to adjacent property and will not materially impair the purposes of the Zoning Ordinance or the public interest.
9. As proposed and conditioned herein, the site design of the project is consistent with the new residential development standards in the Zoning Ordinance, as modified by the PUD.
10. The proposed project is consistent with the objectives of the General Plan and complies with applicable zoning regulations, including the proposed overlay zone for the PUD, specific plan provisions, and improvement standards adopted by the City.
11. The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.
12. The architecture, character, and scale of the building and the site are compatible with the character of buildings on adjoining and nearby properties.
13. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.
14. The project's lot sizes are consistent with densities in the General Plan and are appropriate for this site.
15. The General Plan Amendment shall include that all references to the College Drive in the General Plan shall be changed to College Avenue.

**BE IT FURTHER RESOLVED** that the Planning Commission of the City of Lemoore hereby approves the amendment to Major Site Plan Review No. 2020-01 with an additional requirement to require that color palettes be submitted with each plot plan/build permit application to ensure that the adjacent homes are substantially different in look and appearance, as specified in amended Condition No. 32, and along with the other original conditions:

1. The site shall be developed consistent with the approved Tentative Subdivision Map, as modified by the Planned Unit Development, these conditions, and applicable development standards found in the Zoning Ordinance and Lemoore Municipal Code.
2. The site shall be developed consistent with this report and with the Major Site Plan Review comments dated April 17, 2020.
3. The project shall be developed and maintained in substantial compliance with the Tentative Subdivision Map Tract 848, except for any modifications that may be needed to meet these conditions of approval.
4. The final subdivision map shall be submitted in accordance with City ordinances and standards. The gas pipeline corridor shall be designated a non-numbered lot and dedicated to the City. The area shown as "future development" shall be designated a remainder parcel.
5. The developer shall incorporate the mitigation measures, as identified in the Mitigated Negative Declaration, into the project.
6. Plans for all public and private improvements, including but not limited to, water, sewer, storm drainage, road pavement, curb and gutter, sidewalk, street lights, landscaping, and fire



hydrants shall be approved by the City Engineer, and these improvements shall be completed in accordance with the approved plans to the satisfaction of the Public Works Director.

7. On-site and off-site traffic and street improvements shall be constructed per these conditions, the Major Site Plan Review 2020-01 comments, and the mitigation measures in the Mitigated Negative Declaration.
8. Perimeter arterial roadways shall be constructed and widened per City standards and the cross-sections on the Tentative Subdivision Map as follows:
  - In Phase 1, Bush Street from Semas Drive to the most westerly gas pipeline easement, Semas Drive between Bush Street and the south side of Harvard Drive, and College Avenue between the south side of Boston Way and most northerly gas pipeline easement.
  - In Phase 2, College Avenue from Boston Way to Pedersen Street, Pedersen Street from College Avenue to the east side of Lot 219.
  - In Phase 3, Pedersen Street from the east side of Lot 219 to Semas Drive, Semas Drive from the south side of Harvard Drive to Pedersen Street.
9. Ponding basin and storm drainage improvements shall be constructed per the Major Site Plan Review No. 2020-01 comments.
10. A landscaped trail between the existing gas pipeline easements in the northwest area of the project site from Bush Street to College Avenue shall be constructed prior to the final inspection of the 5<sup>th</sup> new home constructed in Phase 2, with a trail connection to the Yale Circle cul-de-sac between Lots 176 and 177 and a sidewalk or trail connection from the trail to Boston Way along College Avenue. The acreage of the landscaped area may be counted toward park land dedication requirements in Section 8-7N-4 of the City Municipal Code. The landscaping and amenities will include, but not be limited to, trees, shrubbery, grass, waste containers at each end of the trail, solar-powered lighting at 120-foot intervals, and three benches. Signage at the trail ends at Bush Street and College Avenue shall be required. Landscaping, amenities and signage to be approved by the Community Development Director prior to installation.
11. The park south of West Hills Way shall be constructed and opened to the public for use, including playground amenities, prior to completion of the 5<sup>th</sup> home in Phase 1 (not including model homes).
12. Park land in-lieu fees shall be paid to the City for 5.79 acres minus the acres provided for the park and landscaped trail on the improvement plans, in accordance with the procedures in Section 8-7N-4 of the City Municipal Code. Fees shall be paid prior to approval of the Final Map.
13. A public facilities maintenance district (PFMD) shall be formed in conjunction with the Final Map acceptance in order to provide the maintenance costs for the park, landscape trail, common landscaping, street maintenance, and other improvements in accordance with existing City policy.
14. The project shall be subject to the applicable development impact fees adopted by resolution of the City Council.



15. In conjunction with approval of the Final Map, a noise and odor easement shall be recorded on all lots created, in a form acceptable to the City Attorney, to acknowledge the presence of nearby industry, railroad, and freeways, and the right of the such uses to continue to emit such noise and odors as are otherwise allowable by law and to ensure that such uses in these areas are not unreasonably hindered by residential users and owners that move in or nearby at a later date.
16. In conjunction with approval of the Final Map, an easement shall be recorded on all lots created identifying that the property is near a military installation subject to high aircraft noise, low level aircraft, aircraft tests, and/or other military related issues.
17. New residences shall be constructed so as to attain an indoor noise level of 45 decibels (45 dB CNEL), in accordance with noise attenuation standards of the City adopted building code.
18. The developer shall comply with the standards, provisions, and requirements of the San Joaquin Valley Air Pollution Control District that relate to the project.
19. A minimum six-foot eight-inch (6' 8") high block wall with decorative columns and caps at least every 100 feet shall be constructed per City standards adjacent to College Avenue, Pedersen Street, Semas Drive, and Bush Street adjacent to Lots 155 and 156. Landscaping shall be added to cover at least 50% of the wall within five years of installation.
20. A wrought iron fence (or equivalent material acceptable to the Community Development Director) shall be constructed to City standards along the west property lines of lots 157 to 177 to separate the subdivision from the trail.
21. Fire hydrant and connection types and locations shall be approved by the Lemoore Volunteer Fire Department.
22. Concrete pads for installation of mailboxes shall be provided in accordance with determinations made by the Lemoore Postmaster.
23. Street trees from the City approved street tree list shall be planted with root barriers as per Public Works Standards and Specifications.
24. Streetlights shall be provided within the project as per City local streetlight standards.
25. One or more Kings Area Rural Transit (KART) bus stops shall be constructed, if required, at locations directed by KART.
26. The sidewalk type along local streets (parkway type or curb adjacent type) shall be consistent throughout all phases of the subdivision, as per City standards.
27. The sidewalk type along arterial and collector streets shall be parkway type and consistent with City standards.
28. Any existing roadway, sidewalk, or curb and gutter that is damaged during construction shall be repaired or replaced to the satisfaction of the Public Works Director.
29. Subdivision entrance signage is required at the Harvard Drive entrance. Subdivision entrance signage shall be allowed at other entrances. All signs shall require a sign permit separate from the building permit.

30. Lot sizes less than 7,000 square feet, consistent with the sizes shown on the Tentative Subdivision Map Tract 848, shall be adopted per the PUD established by the City Council.
31. The building setbacks shall be per the adopted PUD established by the City Council. The minimum building setbacks recommended to the Council are as follows:

Required Setbacks	PUD No. 2020-01
Front to Living Space (minimum)	12 feet to one-story - See note 12 feet to covered porch 15 feet to two-story
Front to Garage (minimum)	20 feet
Interior Side (minimum)	5 feet
Street Side (minimum)	10 feet
Rear (minimum)	10 feet for one-story 15 feet for two-story
Height (maximum)	35 feet
Note – Plan 7512 (Olive) may have a 10-foot minimum front setback to living space on lots less than 84 feet deep. Plan 7512 (Olive) shall not be constructed on corner lots less than 84 feet deep.	

32. Master home plans shall be substantially consistent to the floor plans and elevations submitted with the Tentative Subdivision Map Tract 848 and as modified by this amendment to the major site plan review, unless subsequently modified by the Planning Commission. Detailing used on the front of the home shall be carried around (or wrapped around) to the street side of the home where the side of the home is visible from the public street, such as in front of the fence. In addition to typical submittal requirements for building permit to determine consistency with Section 9-5C-3 B2a (the six-pack requirement), a color palette shall be submitted with each building permit application to verify that the combination similar floor plans in the 6-pack will have enough variation between a combination of elevation design and paint color to be considered 'substantially different from one another'.
33. The project and all subsequent uses must meet the requirements found in Section 9-5B-2 of the Zoning Ordinance related to noise, odor, and vibration, and maintenance.
34. The Tentative Subdivision Map Tract 848 approval shall expire two years from the date of City Council approval, unless a Final Map is filed or an extension is granted via legislation or by the City, in accordance with the Subdivision Map Act. Expiration dates for the Major Site Plan Review 2020-01 and Planned Unit Development 2020-01 shall run consistent with the expiration date of the Tentative Subdivision Map.

Passed and adopted at a Regular Meeting of the Planning Commission of the City of Lemoore held on January 23, 2023, by the following votes:

**AYES:**

**NOES:**

**ABSTAINING:**

**ABSENT:**

**APPROVED:**

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**, Chairperson**

**ATTEST:**

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**Kristie Baley, Commission Secretary**

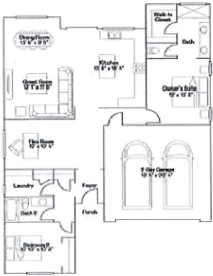
Modification to  
Major Site Plan  
Review

# LENNAR- TRACT 848 AVERTINE

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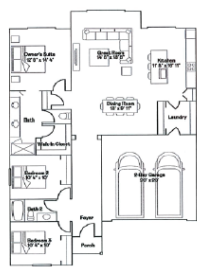
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The Plum, Plan 7511



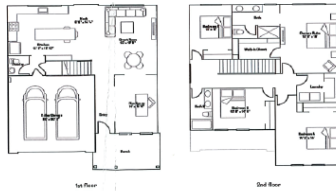
1,460 SQAURE FEET

The Olive, Plan 7512



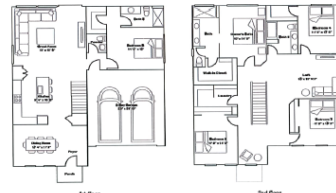
1,635 SQAURE FEET

The Dewberry, Plan 7514



2,251 SQAURE FEET

The Persimmon, Plan 7515



2,985 SQAURE FEET

LENNAR

ORIGINAL APPROVED ELEVATIONS



7512 A- Remove scabbed on roof above bedroom 3. Remove one carriage light above garage. Change garage door to 4 panel door. Add decorative vent above bedroom window. Upgrade front door to larger glass panel. Variation in roof color added to color schemes.

7512 B- Remove scabbed on roof above bedroom 3. Remove one carriage light above garage. Change garage door to 4 panel door. Add decorative vent above bedroom window. Upgrade front door to larger glass panel. Variation in roof color added to color schemes.

7512 C- Remove scabbed on roof above bedroom 3. Remove one carriage light above garage. Change garage surround from stone/brick to stucco. Change garage door to 4 panel door with windows. Add decorative vent addition above bedroom window. Upgrade front door to larger glass panel. Variation in roof color added to color schemes.

## PROPOSED ELEVATIONS (RENDERINGS)



7514 A- Change garage door to 4 panel door. Upgrade front door to larger glass panel. Variation in roof color added to color schemes.

7514 B- Change garage door to 4 panel door. Upgrade front door to larger glass panel. Variation in roof color added to color schemes.

7514 C- Change garage surround from stone/brick to stucco. Change garage door to 4 panel door with windows. Upgrade front door to larger glass panel. Variation in roof color added to color schemes.

PROPOSED ELEVATIONS (RENDERINGS)



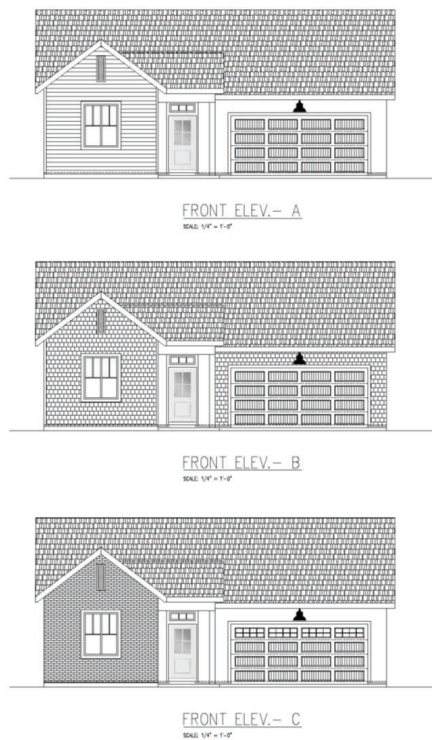


7515 A- Replace scabbed on roof above garage with decorative stucco band. Change garage door to 4 panel door. Replace siding on front facing gable with stucco. Add carriage lights to either side of the garage. Change entry post from stucco to stone. Upgrade front door to larger glass panel. Variation in roof color added to color schemes.

7515 B- Replace scabbed on roof above garage with decorative stucco band. Change garage door to 4 panel door. Change shingle cladding on garage portion of the house to stucco. Add carriage lights to either side of the garage. Change entry post from stucco to stone. Upgrade front door to larger glass panel. Variation in roof color added to color schemes.

7515 C- Replace scabbed on roof above garage with decorative stucco band. Change garage door to 4 panel door. Add carriage lights to either side of the garage. Change garage door to 4 panel door with windows. Change entry post from stucco to stone. Upgrade front door to larger glass panel. Variation in roof color added to color schemes.

## PROPOSED ELEVATIONS (RENDERINGS)



PREPARED FOR: PROJECT NO.: DATE: DRAWN BY: CHECKED BY: APPROVED BY:	
LEMORE PLAN 7512 (GIVE) COUNTY: SHEET NO. 101	
<b>LENNAR</b> 3000 N. FORT MYERS AVENUE, SUITE 100, TALLAHASSEE, FL 32310-1000 TEL: 904.255.1111 FAX: 904.255.1112 WWW.LENNAR.COM	
SHEET NO. OF TOTAL SHEETS	A-2

## PROPOSED ELEVATIONS (ARCHITECTURAL)

7  
5  
1  
2



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



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



FRONT ELEV.- C  
SCALE: 1/4" = 1'-0"

LEMORE PLAN 7314 (DEMBURY) 800 N. PALM AVE. SUITE 110, PLEASANTON, CA 94566 PHONE (925) 447-5500	
SHEET NO. <b>A-3</b>	TOTAL SHEETS 1

## PROPOSED ELEVATIONS (ARCHITECTURAL)

7  
5  
1  
4



FRONT ELEV. A  
SCALE: 1/8" = 1'-0"



FRONT ELEV. B  
SCALE: 1/8" = 1'-0"



FRONT ELEV. C  
SCALE: 1/8" = 1'-0"

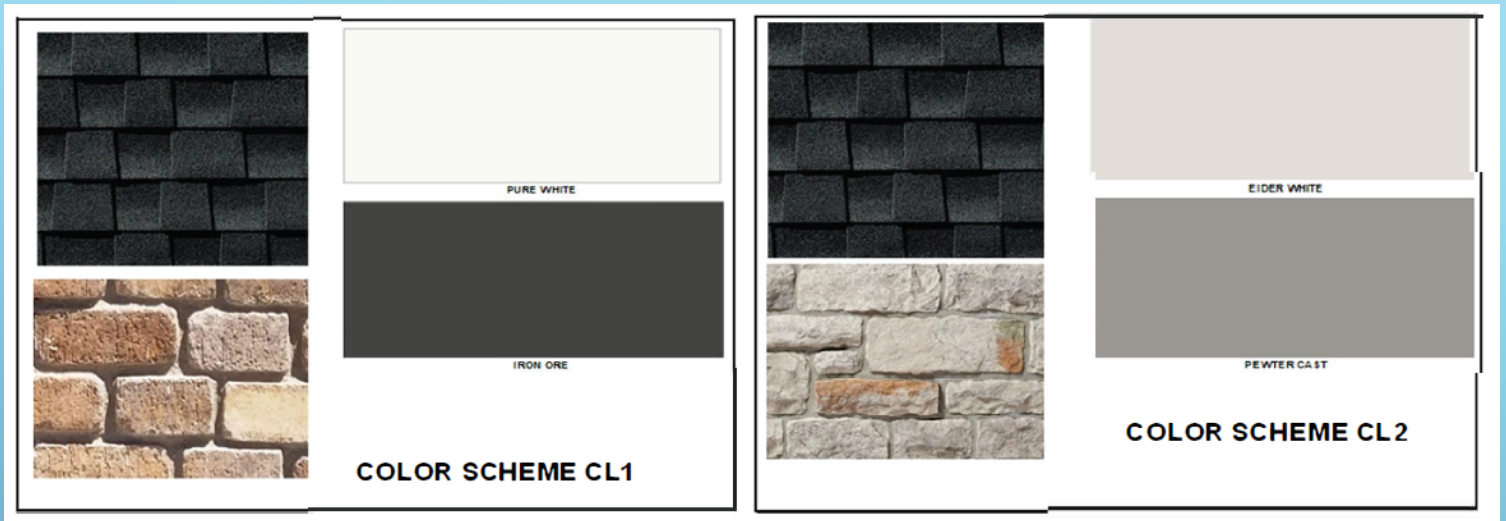
LENNAR 8800 N. PALM AVE. SUITE 110 PLEASANTON, CA 94566 (925) 766-1000 WWW.LENNAR.COM	
PROJECT LEVOCORE PLAN 7315 (PERSIMMON)	SHEET A-3

7  
5  
1  
5

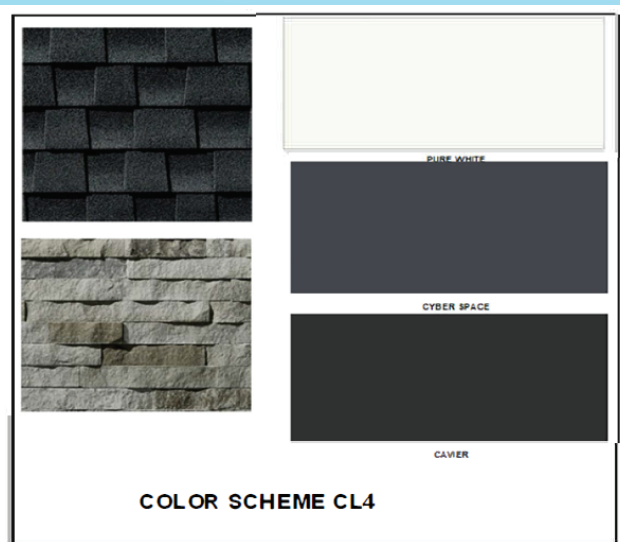
## PROPOSED ELEVATIONS (ARCHITECTURAL)

EXTERIOR COLORS - CLEMENTINE										
PLAN & ELEVATION										
Exterior Colors	CL1	CL2	CL3	CL4	CL5	CL6	CL7	CL8	CL9	CL10
STUCCO	SW-7005 PURE WHITE	SW-7014 EIDER WHITE	SW-7060 ATTITUDE GRAY	SW-7005 PURE WHITE	SW-7018MINDFUL GRAY	SW-0055 LIGHT FRENCH GRAY	SW-7632 MODERN GRAY	SW-7018 DOVETAIL	SW-0055 LIGHT FRENCH GRAY	SW-7046 ANONYMOUS
VERTICAL SIDING & SHINGLES	SW-7005 PURE WHITE	SW-7673 PEWTER CAST	SW-7061NIGHT OWL	SW-7076 CYBER SPACE	SW-7018MINDFUL GRAY	SW-0055 LIGHT FRENCH GRAY	SW-7005 PURE WHITE	SW-7019 GAUNTLET GRAY	SW-0077 CLASSIC FRENCH GRAY	SW-7069 IRON ORE
ROOFING - COMPOSITION	CHARCOAL	CHARCOAL	CHARCOAL	CHARCOAL	WEATHERED WOOD	CHARCOAL	WEATHERED WOOD	CHARCOAL	CHARCOAL	WEATHERED WOOD
FACSIMIA	SW-7005 PURE WHITE	SW-7014 EIDER WHITE	SW-7014 EIDER WHITE	SW-7005 PURE WHITE	SW-7005 PURE WHITE	SW-7666 FLEUR DE SEL	SW-7005 PURE WHITE	SW-9166 DRIFT OF MIST	SW-6168 MODERN WHITE	SW-7005 PURE WHITE
WINDOW TRIM	SW-7005 PURE WHITE	SW-7014 EIDER WHITE	SW-7014 EIDER WHITE	SW-7005 PURE WHITE	SW-7005 PURE WHITE	SW-7666 FLEUR DE SEL	SW-7005 PURE WHITE	SW-9166 DRIFT OF MIST	SW-6168 MODERN WHITE	SW-7005 PURE WHITE
GARAGE DOOR	SW-7005 PURE WHITE	ELEVATION A: SW-7673 PEWTER CAST ELEVATION B: SW-7014 EIDER WHITE ELEVATION C: SW-7014 EIDER WHITE	SW-7014 EIDER WHITE	SW-7005 PURE WHITE	SW-7005 PURE WHITE	SW-7666 FLEUR DE SEL	SW-7030 ANEW GRAY	ELEVATION A: SW-7019 GAUNTLET GRAY ELEVATION B: SW-9166 DRIFT OF MIST ELEVATION C: SW-9166 DRIFT OF MIST	SW-6168 MODERN WHITE	SW-7005 PURE WHITE
MASONRY VENEER (if Applicable)	CASSIS MODENA BLEND TUMBLED BRICK	ASHTON CUT STONE	OSCEOLA RUBBLE CUT STONE	ECLIPSE RIPIANO	ASHTON CUT STONE- OVERGROUTED IN WHITE	OSCEOLA RUBBLE CUT STONE	SAN DOMINO GREZZO	SABBIE NERE GREZZO	GRAY DRIFT TUMBLED BRICK	HIGH DESERT USED BRICK
FRONT DOOR	SW-7069 IRON ORE	SW-7673 PEWTER CAST	SW-7062 ROCK BOTTOM	SW-6960 CAVIAR	SW-6962 INK WELL	SW-6255 MORNING FOG	SW-7642 PAVESTONE	SW-7019 GAUNTLET GRAY	SW-6237 DARK NIGHT	SW-6258 TRICORN BLACK
VENTS	SW-7005 PURE WHITE	SW-7014 EIDER WHITE	SW-7014 EIDER WHITE	SW-7005 PURE WHITE	SW-7005 PURE WHITE	SW-7666 FLEUR DE SEL	SW-7005 PURE WHITE	SW-9166 DRIFT OF MIST	SW-6168 MODERN WHITE	SW-7005 PURE WHITE
ARBORS & POSTS	SW-7005 PURE WHITE	SW-7014 EIDER WHITE	SW-7014 EIDER WHITE	SW-7005 PURE WHITE	SW-7005 PURE WHITE	SW-7666 FLEUR DE SEL	SW-7005 PURE WHITE	SW-9166 DRIFT OF MIST	SW-6168 MODERN WHITE	SW-7005 PURE WHITE

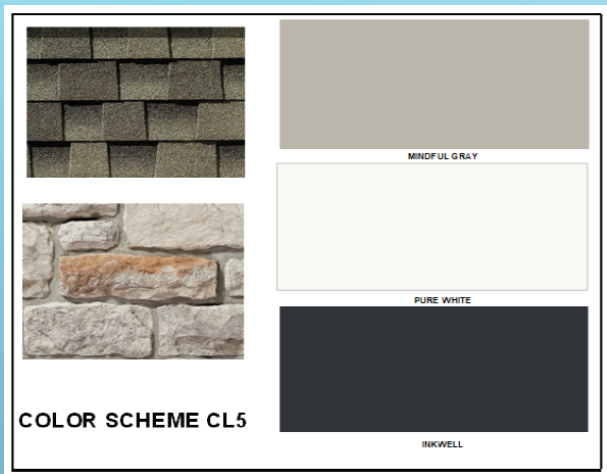




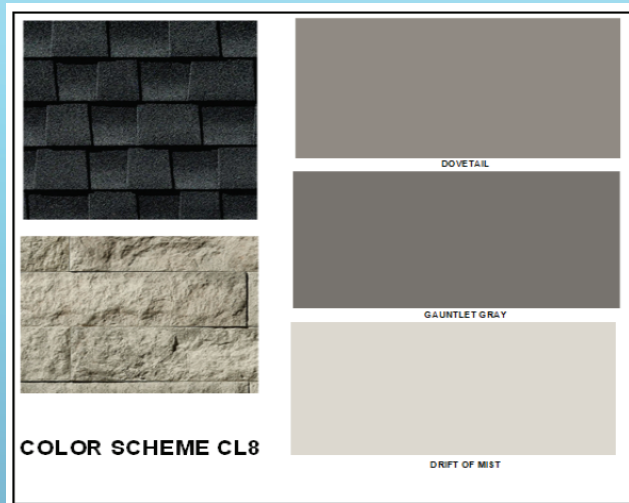
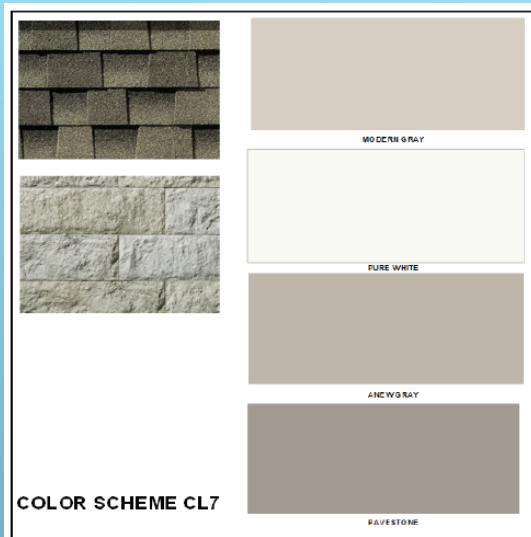
## COLOR SCHEMES



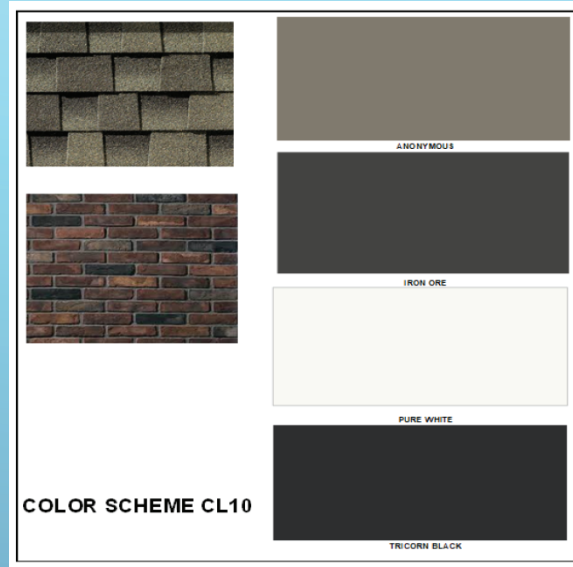
# COLOR SCHEMES



## COLOR SCHEMES

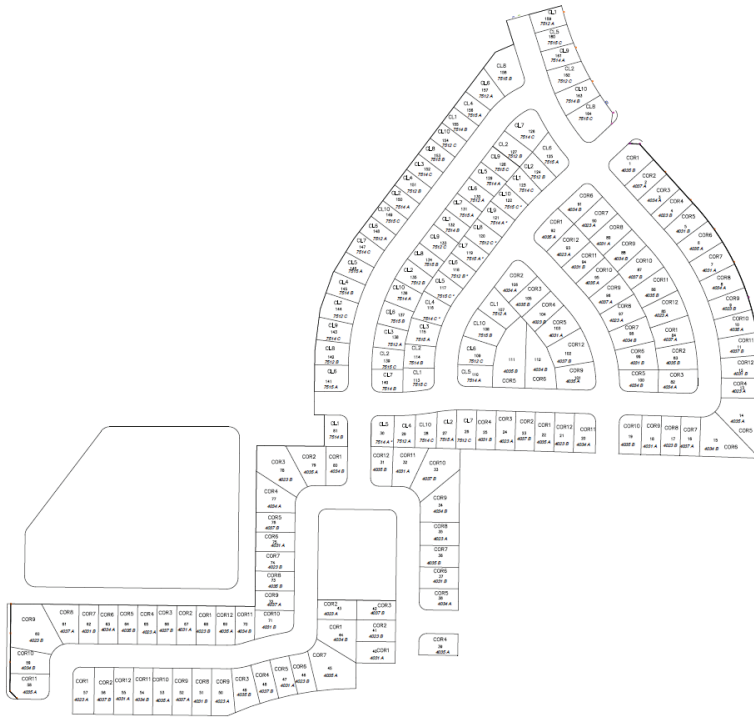


# COLOR SCHEMES



# COLOR SCHEMES

# MAP WITH PLANS AND COLOR SELECTIONS



**AVERTINE**  
TRACT 848



**RESOLUTION NO. 2020-20**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LEMOORE  
APPROVING TENTATIVE SUBDIVISION MAP TRACT 848 AND MAJOR SITE PLAN  
REVIEW NO. 2020-01 TO DIVIDE 54.1 ACRES INTO 362 SINGLE-FAMILY LOTS  
AND A PARK, AND FOR APPROVAL OF NEW SINGLE-FAMILY HOME MASTER  
PLANS, LOCATED SOUTH OF BUSH STREET AND EAST OF COLLEGE AVENUE,  
IN THE CITY OF LEMOORE**

WHEREAS, Lennar Homes has requested approval of a Tentative Subdivision Map and a Major Site Plan Review to divide 54.1 acres into 362 single-family lots and a park, and for approval of new single-family home master plans, located south of Bush Street and east of College Avenue, in the City of Lemoore (APNs: 023-510-040 & 023-480-031); and

WHEREAS, the proposed site is 54.1 acres in size and is zoned Low Density Residential, Low-Medium Density Residential, and Parks/Recreation; and

WHEREAS, an Initial Study was prepared in conformance with the California Environmental Quality Act (CEQA) Guidelines, and it was found that the proposed project could not have a significant effect on the environment, with mitigations. Therefore, a Mitigated Negative Declaration has been prepared for this project; and

WHEREAS, the Lemoore Planning Commission held a duly noticed public hearing at its May 11, 2020 meeting and voted 6-0 to recommend approval of the tentative subdivision map and major site plan review, with conditions.

NOW THEREFORE, BE IT RESOLVED that The City Council of the City of Lemoore hereby makes the following findings regarding the proposed projects, based on facts detailed in the May 20, 2020, staff report, which is hereby incorporated by reference, as well as the evidence and comments presented during the Public Hearing:

1. The project implements a goal of the General Plan to develop residential uses around West Hills College.
2. The Tentative Subdivision Map is consistent with the General Plan and all applicable provisions of the Zoning Code, as modified by the Planned Unit Development.
3. The proposed project will not be substantially detrimental to adjacent property and will not materially impair the purposes of the Zoning Ordinance or the public interest.
4. As proposed and conditioned herein, the site design of the project is consistent with the new residential development standards in the Zoning Ordinance, as modified by the Planned Unit Development.
5. The proposed project is consistent with the objectives of the General Plan and complies with applicable zoning regulations, including the proposed overlay zone for the Planned Unit Development, specific plan provisions, and improvement standards adopted by the City.

6. The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.
7. The architecture, character, and scale of the building and the site are compatible with the character of buildings on adjoining and nearby properties.
8. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.
9. The project's lot sizes are consistent with densities in the General Plan and are appropriate for this site.

BE IT FURTHER RESOLVED that the City Council of the City of Lemoore approves the Tentative Subdivision Map Tract 848 and Major Site Plan Review No. 2020-01, subject to the following conditions:

1. This approval is conditioned upon City Council's adoption of Zoning Map Amendment No. 2020-02 and Planned Unit Development No. 2020-01.
2. The site shall be developed consistent with the approved Tentative Subdivision Map Tract 848, as modified by the Planned Unit Development No. 2020-01, these conditions, and applicable development standards found in the Zoning Ordinance and Lemoore Municipal Code.
3. The site shall be developed consistent with this report and with the Major Site Plan Review No. 2020-01 comments dated April 17, 2020.
4. The project shall be developed and maintained in substantial compliance with the Tentative Subdivision Map, except for any modifications that may be needed to meet these conditions of approval.
5. The final subdivision map shall be submitted in accordance with City ordinances and standards. The gas pipeline corridor shall be designated a non-numbered lot and dedicated to the City. The area shown as "future development" shall be designated a remainder parcel.
6. The developer shall incorporate the mitigation measures, as identified in the Mitigated Negative Declaration dated April 2020, into the project.
7. Plans for all public and private improvements, including but not limited to, water, sewer, storm drainage, road pavement, curb and gutter, sidewalk, street lights, landscaping, and fire hydrants shall be approved by the City Engineer, and these improvements shall be completed in accordance with the approved plans to the satisfaction of the Public Works Director.
8. On-site and off-site traffic and street improvements shall be constructed per these conditions, the Major Site Plan Review 2020-01 comments, and the mitigation measures in the Mitigated Negative Declaration.
9. Perimeter arterial roadways shall be constructed and widened per City standards and the cross-sections on the Tentative Subdivision Map Tract 848 as follows:



- In Phase 1, Bush Street from Semas Drive to the most westerly gas pipeline easement, Semas Drive between Bush Street and the south side of Harvard Drive, and College Avenue between the south side of Boston Way and most northerly gas pipeline easement.
  - In Phase 2, College Avenue from Boston Way to Pedersen Street, Pedersen Street from College Avenue to the east side of Lot 219.
  - In Phase 3, Pedersen Street from the east side of Lot 219 to Semas Drive, Semas Drive from the south side of Harvard Drive to Pedersen Street.
10. Ponding basin and storm drainage improvements shall be constructed per the Major Site Plan Review No. 2020-01 comments.
  11. A landscaped trail between the existing gas pipeline easements in the northwest area of the project site from Bush Street to College Avenue shall be constructed prior to the final inspection of the 5<sup>th</sup> new home constructed in Phase 2, with a trail connection to the Yale Circle cul-de-sac between Lots 176 and 177 and a sidewalk or trail connection from the trail to Boston Way along College Avenue. The acreage of the landscaped area may be counted toward park land dedication requirements in Section 8-7N-4 of the City Municipal Code. The landscaping and amenities will include, but not be limited to, trees, shrubbery, grass, waste containers at each end of the trail, solar-powered lighting at 120-foot intervals, and three benches. Signage at the trail ends at Bush Street and College Avenue shall be required. Landscaping, amenities and signage to be approved by the Community Development Director prior to installation.
  12. The park south of West Hills Way shall be constructed and opened to the public for use, including playground amenities, prior to completion of the 100<sup>th</sup> home in Phase 1 (not including model homes).
  13. Park land in-lieu fees shall be paid to the City for 5.79 acres minus the acres provided for the park and landscaped trail on the improvement plans, in accordance with the procedures in Section 8-7N-4 of the City Municipal Code. Fees shall be paid prior to approval of the Final Map.
  14. A public facilities maintenance district (PFMD) shall be formed in conjunction with the Final Map acceptance in order to provide the maintenance costs for the park, landscape trail, common landscaping, street maintenance, and other improvements in accordance with existing City policy.
  15. The project shall be subject to the applicable development impact fees adopted by resolution of the City Council.
  16. In conjunction with approval of the Final Map, a noise and odor easement shall be recorded on all lots created, in a form acceptable to the City Attorney, to acknowledge the presence of nearby industry, railroad, and freeways, and the right of the such uses to continue to emit such noise and odors as are otherwise allowable by law and to ensure that such uses in these areas are not unreasonably hindered by residential users and owners that move in or nearby at a later date.

17. In conjunction with approval of the Final Map, an easement shall be recorded on all lots created identifying that the property is near a military installation subject to high aircraft noise, low level aircraft, aircraft tests, and/or other military related issues.
18. New residences shall attain an indoor noise level of 45 decibels (45 dB CNEL) as required by Section 9-5B-2 and Section 9-9C-3 of the Lemoore Municipal Code, and shall be constructed in accordance with noise attenuation standards of the City adopted building code.
19. The developer shall comply with the standards, provisions, and requirements of the San Joaquin Valley Air Pollution Control District that relate to the project.
20. A minimum six-foot eight-inch (6' 8") high block wall with decorative columns and caps at least every 100 feet shall be constructed per City standards adjacent to College Avenue, Pedersen Street, Semas Drive, and Bush Street adjacent to Lots 155 and 156. Landscaping shall be added to cover at least 50% of the wall within five years of installation.
21. A block wall with decorative columns and caps every 100 feet shall be constructed to City standards along the west property lines of lots 157 to 177 to separate the subdivision from the trail. A wrought iron fence (or equivalent material acceptable to the Community Development Director) with pedestrian gate providing access to the trail shall be constructed at the Yale Court cul-de-sac.
22. Fire hydrant and connection types and locations shall be approved by the Lemoore Volunteer Fire Department.
23. Concrete pads for installation of mailboxes shall be provided in accordance with determinations made by the Lemoore Postmaster.
24. Street trees from the City approved street tree list shall be planted with root barriers as per Public Works Standards and Specifications.
25. Streetlights shall be provided within the project as per City local streetlight standards.
26. One or more Kings Area Rural Transit (KART) bus stops shall be constructed, if required, at locations directed by KART.
27. One or more school bus stop pullout locations shall be constructed, if required by the Lemoore Union Elementary School District (LUESD), at locations directed by LUESD.
28. The sidewalk type along local streets (parkway type or curb adjacent type) shall be consistent throughout all phases of the subdivision, as per City standards.
29. The sidewalk type along arterial and collector streets shall be parkway type and consistent with City standards.
30. Any existing roadway, sidewalk, or curb and gutter that is damaged during construction shall be repaired or replaced to the satisfaction of the Public Works Director.



31. Subdivision entrance signage is required at the Harvard Drive entrance. Subdivision entrance signage shall be allowed at other entrances. All signs shall require a sign permit separate from the building permit.
32. Lot sizes less than 7,000 square feet, consistent with the sizes shown on the Tentative Subdivision Map Tract 848, shall be adopted per the PUD established by the City Council.
33. The building setbacks shall be per the adopted PUD established by the City Council. The minimum building setbacks recommended to the Council are as follows:

Required Setbacks	PUD No. 2020-01
Front to Living Space (minimum)	12 feet to one-story - See note 12 feet to covered porch 15 feet to two-story
Front to Garage (minimum)	20 feet
Interior Side (minimum)	5 feet
Street Side (minimum)	10 feet
Rear (minimum)	10 feet for one-story 15 feet for two-story
Height (maximum)	35 feet
Note – Plan 7512 (Olive) may have a 10-foot minimum front setback to living space on lots less than 84 feet deep. Plan 7512 (Olive) shall not be constructed on corner lots less than 84 feet deep.	

34. Master home plans shall be substantially consistent to the floor plans and elevations submitted with the Tentative Subdivision Map Tract 848, unless subsequently modified by the Planning Commission. Detailing used on the front of the home shall be carried around (or wrapped around) to the street side of the home where the side of the home is visible from the public street, such as in front of the fence.
35. The project and all subsequent uses must meet the requirements found in Section 9-5B-2 of the Zoning Ordinance related to noise, odor, and vibration, and maintenance.
36. The Tentative Subdivision Map Tract 848 approval shall expire two years from the date of City Council adoption of Zoning Map Amendment No. 2020-02, unless a Final Map is filed or an extension is granted via legislation or by the City, in accordance with the Subdivision Map Act. Expiration dates for the Major Site Plan Review 2020-01 and Planned Unit Development 2020-01 shall run consistent with the expiration date of the Tentative Subdivision Map.

Passed and adopted at a Regular Meeting of the City Council of the City of Lemoore held on June 2, 2020, by the following votes:

AYES: Plourde, Schalde, Lyons, Neal

NOES: None

ABSTAINING: None


ABSENT: None

APPROVED:



~~Eddie Neal, Mayor~~ John Plourde, Mayor Pro Tem

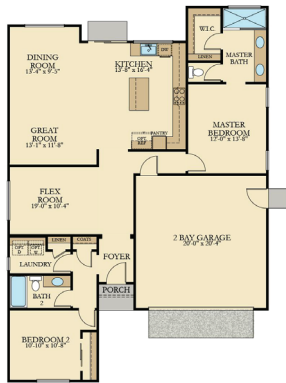
ATTEST:



Marisa Avalos, City Clerk



The Plum, Plan 7511



1,460 SQUARE FEET

The Olive, Plan 7512



1,635 SQUARE FEET

The Dewberry, Plan 7514



2,006 SQUARE FEET

The Persimmon, Plan 7515



2,985 SQUARE FEET

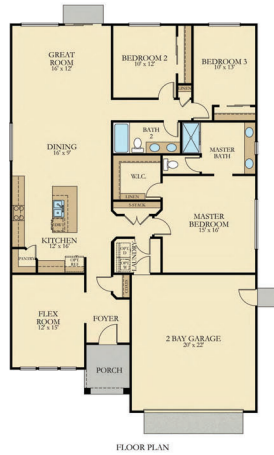
The Aria Plan 4021

The Cadence Plan 4022

The Harmony, Plan 4024

The Overture, Plan 4025

The Rhapsody, Plan 4027



LENNAR

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- [illegible]

**NOTE FOR RADIANT BARRIER:**  
**USE:** LP TECHWELD RADIANT BARRIER BY LP BUILDING PRODUCTS LICENSE NO. T-13719 AT ROOF SHEATHING AND SUPER R RADIANT BARRIER BY INNOVATIVE ISOLATION LICENSE NO. T-14601 AT WALLS OR ANY APPROVED EQUAL.  
**NOTE:**  
 RADIANT BARRIER TO COVER ALL VERTICAL SURFACES OF ATTIC SPACE, SUCH AS GABLE END WALLS.

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**NOTE FOR RADIANT BARRIER:**  
**USE:** LP TECHSHIELD RADIANT BARRIER BY LP BUILDING PRODUCTS (LICENSE NO. T-57303) AT ROOF SHEATHING AND SUPER R RADIANT BARRIER BY INNOVATIVE INSULATION INC. (LICENSE NO. T-14608) AT WALLS (OR ANY APPROVED EQUAL).  
**NOTE:**  
 RADIANT BARRIER TO COVER ALL VERTICAL SURFACES OF ATTIC SPACE, SUCH AS GABLE END WALLS.

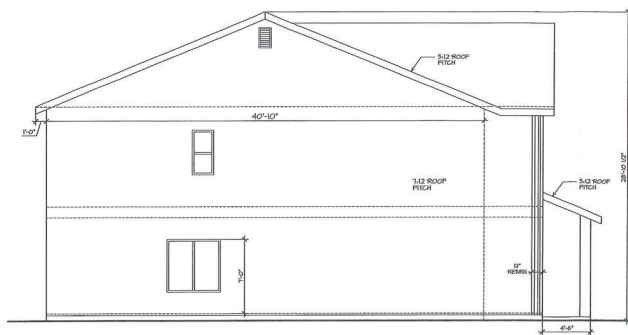
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REV.	DATE	DESCRIPTION OF WORK
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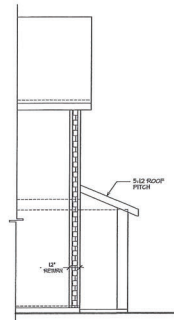
CLOVIS	PROJECT
PLAN T515 (PERSIMMON)	

**LENNAR**  
8080 N. PALM AVE., SUITE 110, FRESNO, CA 93711 PHONE (559) 447-3400

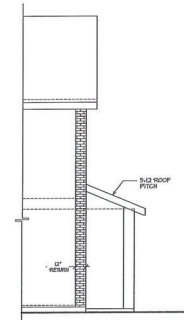
SHEET NO.  
**A-3**  
OF SHEETS



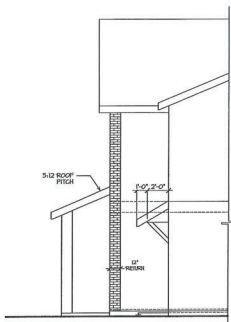
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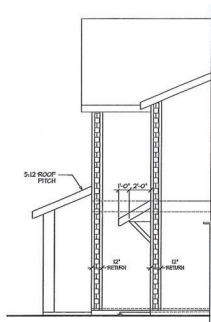
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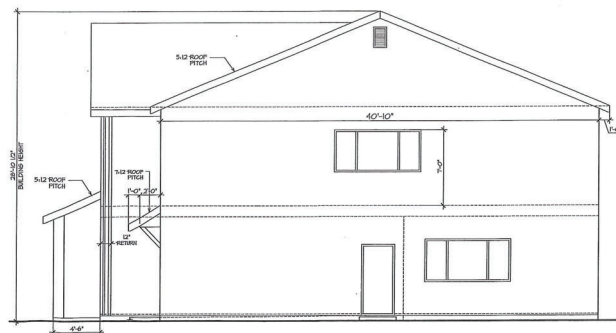
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SCALE: 1/4" = 1'-0"

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MAR 02 2020

HVAC / WATER HEATING	
COMPONENT	EFFICIENCY
FURNACE	95% AFUE
AIR CONDITIONER	14.0 SEER
AIR CONDITIONER	13.0 SEER
DUCT INSULATION	R-6.0
WATER HEATER (TANKLESS)	0.82 EF

HVAC / WATER HEATING	
COMPONENT	EFFICIENCY
FURNACE	95% AFUE
AIR CONDITIONER	14.0 SEER
AIR CONDITIONER	13.0 SEER
DUCT INSULATION	R-6.0
WATER HEATER (TANKLESS)	0.82 EF

A-1

**NOTE FOR RADIANT BARRIER:**  
**USE** LP TECHSHIELD RADIANT BARRIER BY LP BUILDING PRODUCTS (LICENSE NO. T-1370) ON ROOF SHEATHING AND SUPER R RADIANT BARRIER BY INNOVATIVE INSULATION INC. (LICENSE NO. T-1408) ON WALLS OR ANY APPROVED EQUAL.  
**NOTES:**  
RADIANT BARRIER TO COVER ALL VERTICAL SURFACES OF ATTIC SPACE, SUCH AS GABLE END WALLS.



# LENNAR®

8080 N. PALM AVE. SUITE 110, FRESNO, CA 93711 PHONE (559) 447-3400

SHEET NO. **A-2**

OF SHEETS

REV.	DATE	DESCRIPTION OF CHANGE

PROJECT: **CLOVIS**

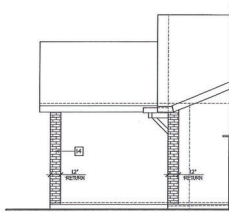
PLAN: **7511 (PLAN)**

DATE: **APRIL 13, 2001**

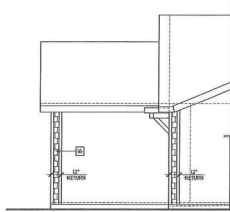
CLIENT: **CLARENCE ECHOLS**

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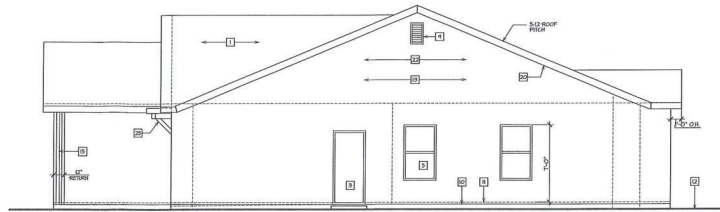




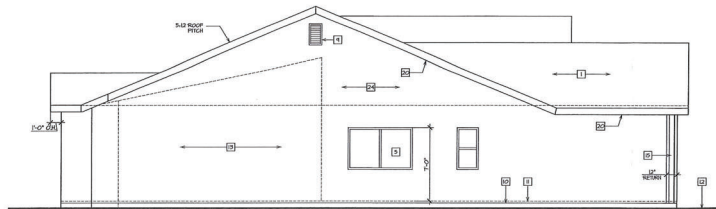
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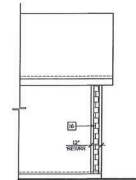
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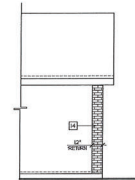
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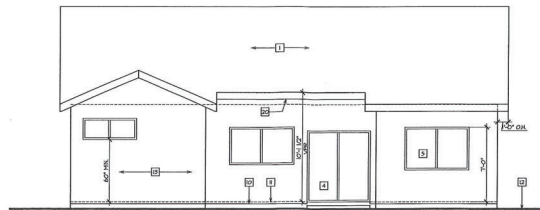
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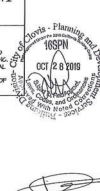


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TYP. REAR ELEV.  
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ELEVATION KEYNOTES	
SEE ELEVATION KEYNOTES ON SHEET A-2	
<p>NOTE FOR RADIANT BARRIER:</p> <p>USE 1/2" THERMALEXP RADIANT BARRIER BY LP BUILDING PRODUCTS LICENSE NO. 1-17513 AT ROOF SHEATHING AND SIPS RADIANT BARRIER BY ROCKWOOL INSULATION INC. LICENSE NO. 1-14081 AT WALLS (OR ANY APPROVED EQUAL). 3000.</p> <p>RADIANT BARRIER TO COVER ALL VERTICAL SURFACES OF ATTIC SPACE SUCH AS GABLE END WALLS.</p>	



<p>NO ARCHITECTURAL OR ENGINEERING WORK SHALL BE PERMITTED TO BE CONSTRUCTED WITHOUT THE NECESSARY PERMITS FROM THE CITY OF CLOVIS. THE CITY OF CLOVIS IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY OF CLOVIS IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.</p>	
REV.	DATE
1	10/28/18
2	10/28/18
3	10/28/18
4	10/28/18
5	10/28/18
<p>DESCRIPTION OF WORK</p>	
<p>CLOVIS PLAN 1511 (PLUM)</p>	
DATE	PROJECT
10/28/18	CLOVIS
<p>8000 N. PALM AVE. SUITE 110, PLEASANTON, CA 94566 PHONE (925) 477-3400</p>	
<p><b>LENNAR</b></p>	
<p>SHEET NO. <b>A-2.1</b></p>	
<p>OF SHEETS</p>	

The image displays three architectural drawings of the front elevation of a building, labeled A, B, and C. Each drawing shows a different material finish: A is vertical siding, B is brick, and C is brick with a different pattern. All three share the same structural elements: a gabled roof with a dormer, a central door, and a large window with a decorative frame. The drawings include dimensions and labels for materials and features.

**FRONT ELEV. - A**  
SCALE: 3/4" = 1'-0"

**FRONT ELEV. - B**  
SCALE: 3/4" = 1'-0"

**FRONT ELEV. - C**  
SCALE: 3/4" = 1'-0"

City of Clovis - Planning and Development  
10SPN  
OCT 28 2019  
State of California  
Laws, Codes, and Ordinances  
With Noted Corrections  
Division of Legislative Counsel

[illegible]





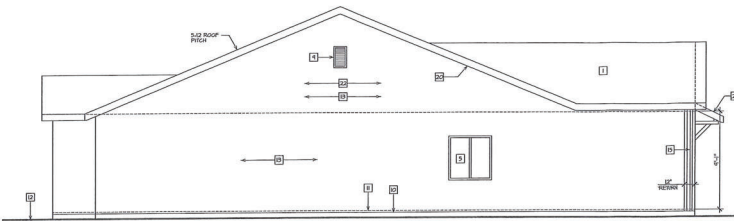


12

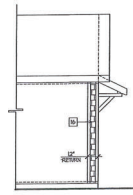
SHEET NO.

**A-2**

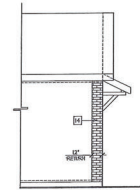
OF SUBJECTS



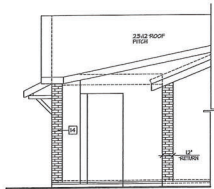
LEFT ELEV.- A  
SCALE: 1/4" = 1'-0"



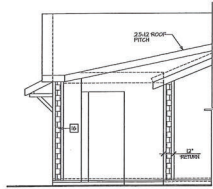
PARTIAL  
LEFT ELEV.- B  
SCALE: 1/4" = 1'-0"



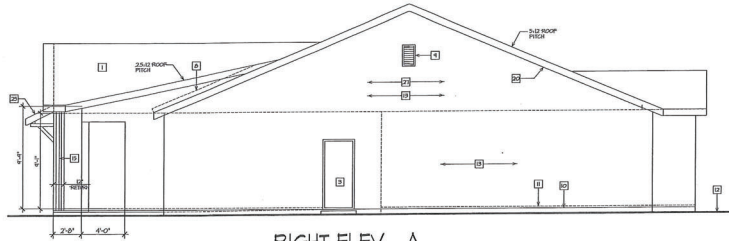
PARTIAL  
LEFT ELEV.- C  
SCALE: 1/4" = 1'-0"



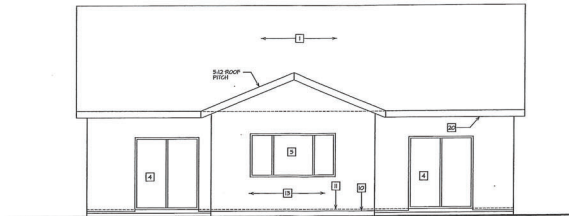
PARTIAL  
RIGHT ELEV.- C  
SCALE: 1/4" = 1'-0"



PARTIAL  
RIGHT ELEV.- B  
SCALE: 1/4" = 1'-0"



RIGHT ELEV.- A  
SCALE: 1/4" = 1'-0"



TYP. REAR ELEV.  
SCALE: 1/4" = 1'-0"

KEYNOTE	DESCRIPTION
1	25/12 ROOF PITCH
2	1/2" RECESSED
3	1/2" RECESSED
4	1/2" RECESSED
5	1/2" RECESSED
6	1/2" RECESSED
7	1/2" RECESSED
8	1/2" RECESSED
9	1/2" RECESSED
10	1/2" RECESSED

NOTE FOR RADIANT BARRIERS:  
USE: LP RADIANTLY RADIANT BARRIERS BY LP BUILDING PRODUCTS LICENSE NO. 1-7755 AT ROOF BEAMS AND SUPER R RADIANT BARRIERS BY INNOVATIVE INSULATION INC. LICENSE NO. 114600 IN WALLS SEE ANY APPLICABLE CODE.  
NOTE: RADIANT BARRIERS TO COVER ALL VERTICAL SURFACES OF ATTIC SPACE, SUCH AS GABLE END WALLS.



<p>The information, documents and files contained herein are the property of LENNAR. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of LENNAR.</p>		
REV#	DATE	DESCRIPTION OF WORK
1		
2		
3		
4		
<p>CLOVIS PLAN 192 (OLIVE)</p>		
DATE	DESIGNED	CHECKED
<p>LENNAR® 8000 N. PALM AVE. SUITE 110, FRESNO, CA 93711 PHONE (559) 447-2400</p>		
<p>SHEET NO. A-2.1 OF SHEETS</p>		

FRONT ELEV.- A

FRONT ELEV.- B

TYP. REAR ELEV.  
SCALE: 1/4" = 1'-0"

FRONT ELEV.- C

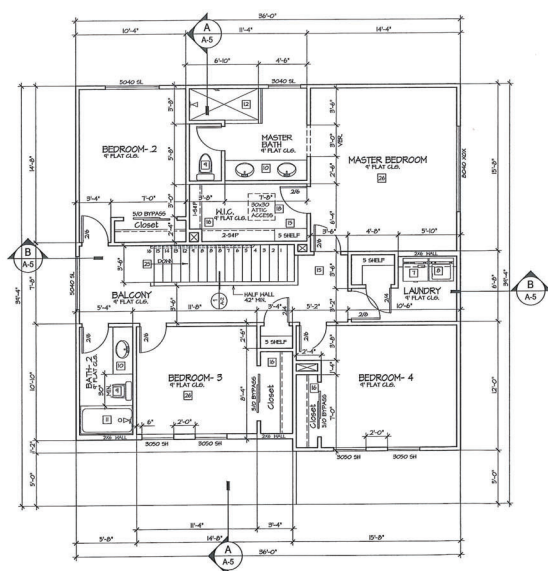
[illegible]

**NOTE FOR RADIANT BARRIER USE:** LP TIGERBILT RADIANT BARRIER PRODUCTS (LICENSE NO. T-1370) AT ROOM SUPER R RADIANT BARRIER BY INNOVATE (LICENSE NO. T-1408) AT WALLS OR ANY HOTEL.  
RADIANT BARRIER TO COVER ALL VERTICAL ATTIC SPACE, SUCH AS GABLE END WALLS.



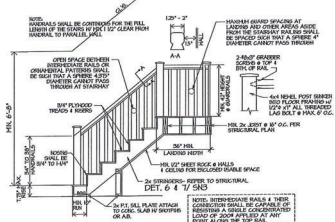
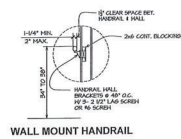






SECOND FLOOR PLAN 1,166 SQ. FT.  
SCALE: 1/4" = 1'-0"

☐ FLOOR PLAN KEY NOTES:  
SEE FLOOR PLAN KEYNOTES ON SHEET A-1



**1 TYP. STAIR DETAIL**  
A.1  
A.2  
NOTE: STAIRS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC).  
A.1 SHALL BE 12" X 12" X 1/2" S4S.  
A.2 SHALL BE 12" X 12" X 1/2" S4S.  
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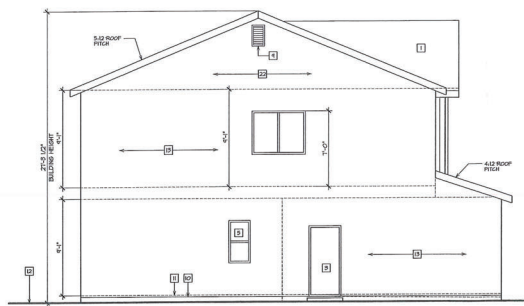
REV. DATE 1 10/1/19 2 10/1/19 3 10/1/19 4 10/1/19 5 10/1/19 6 10/1/19 7 10/1/19 8 10/1/19 9 10/1/19 10 10/1/19 11 10/1/19 12 10/1/19 13 10/1/19 14 10/1/19 15 10/1/19 16 10/1/19 17 10/1/19 18 10/1/19 19 10/1/19 20 10/1/19 21 10/1/19 22 10/1/19 23 10/1/19 24 10/1/19 25 10/1/19 26 10/1/19 27 10/1/19 28 10/1/19 29 10/1/19 30 10/1/19 31 10/1/19 32 10/1/19 33 10/1/19 34 10/1/19 35 10/1/19 36 10/1/19 37 10/1/19 38 10/1/19 39 10/1/19 40 10/1/19 41 10/1/19 42 10/1/19 43 10/1/19 44 10/1/19 45 10/1/19 46 10/1/19 47 10/1/19 48 10/1/19 49 10/1/19 50 10/1/19 51 10/1/19 52 10/1/19 53 10/1/19 54 10/1/19 55 10/1/19 56 10/1/19 57 10/1/19 58 10/1/19 59 10/1/19 60 10/1/19 61 10/1/19 62 10/1/19 63 10/1/19 64 10/1/19 65 10/1/19 66 10/1/19 67 10/1/19 68 10/1/19 69 10/1/19 70 10/1/19 71 10/1/19 72 10/1/19 73 10/1/19 74 10/1/19 75 10/1/19 76 10/1/19 77 10/1/19 78 10/1/19 79 10/1/19 80 10/1/19 81 10/1/19 82 10/1/19 83 10/1/19 84 10/1/19 85 10/1/19 86 10/1/19 87 10/1/19 88 10/1/19 89 10/1/19 90 10/1/19 91 10/1/19 92 10/1/19 93 10/1/19 94 10/1/19 95 10/1/19 96 10/1/19 97 10/1/19 98 10/1/19 99 10/1/19 100 10/1/19		DESCRIPTION OF WORK 1. FLOOR PLAN 2. ELEVATIONS 3. SECTION 4. DETAIL 5. SCHEDULE 6. SPECIFICATIONS 7. NOTES 8. LEGEND 9. INDEX 10. APPENDIX 11. REFERENCES 12. OTHER 13. TOTAL 14. PERCENT 15. TOTAL 16. PERCENT 17. TOTAL 18. PERCENT 19. TOTAL 20. PERCENT 21. TOTAL 22. PERCENT 23. TOTAL 24. PERCENT 25. TOTAL 26. PERCENT 27. TOTAL 28. PERCENT 29. TOTAL 30. PERCENT 31. TOTAL 32. PERCENT 33. TOTAL 34. PERCENT 35. TOTAL 36. PERCENT 37. TOTAL 38. PERCENT 39. TOTAL 40. PERCENT 41. TOTAL 42. PERCENT 43. TOTAL 44. PERCENT 45. TOTAL 46. PERCENT 47. TOTAL 48. PERCENT 49. TOTAL 50. PERCENT 51. TOTAL 52. PERCENT 53. TOTAL 54. PERCENT 55. TOTAL 56. PERCENT 57. TOTAL 58. PERCENT 59. TOTAL 60. PERCENT 61. TOTAL 62. PERCENT 63. TOTAL 64. PERCENT 65. TOTAL 66. PERCENT 67. TOTAL 68. PERCENT 69. TOTAL 70. PERCENT 71. TOTAL 72. PERCENT 73. TOTAL 74. PERCENT 75. TOTAL 76. PERCENT 77. TOTAL 78. PERCENT 79. TOTAL 80. PERCENT 81. TOTAL 82. PERCENT 83. TOTAL 84. PERCENT 85. TOTAL 86. PERCENT 87. TOTAL 88. PERCENT 89. TOTAL 90. PERCENT 91. TOTAL 92. PERCENT 93. TOTAL 94. PERCENT 95. TOTAL 96. PERCENT 97. TOTAL 98. PERCENT 99. TOTAL 100. PERCENT
CLOVIS PLAN 1914 (DEVELOPMENT) DATE 10/1/19 DRAWN BY CLOVIS CHECKED BY CLOVIS APPROVED BY CLOVIS SCALE 1/4" = 1'-0" SHEET NO. A-2 OF SHEETS 2		



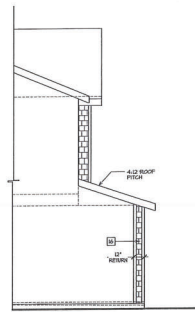
- NOTE FOR RADIANT BARRIER:**  
USE LP TECHSHIELD RADIANT BARRIER BY LP BUILDING PRODUCTS (LICENSE NO. T-13103) AT ROOF SHEATHING AND SUPER E RADIANT BARRIER BY INNOVATIVE INSULATION INC. (LICENSE NO. T-14018) AT WALLS OR ANY APPROVED EQUAL.  
**NOTE:**  
RADIANT BARRIER TO COVER ALL VERTICAL SURFACES OF ATTIC SPACE, SUCH AS GABLE END WALLS.



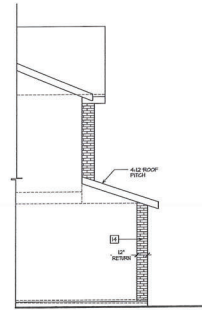




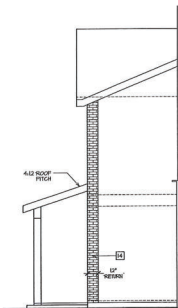
LEFT ELEV.- A  
SCALE: 1/4" = 1'-0"



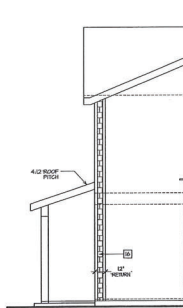
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LEFT ELEV.- B  
SCALE: 1/4" = 1'-0"



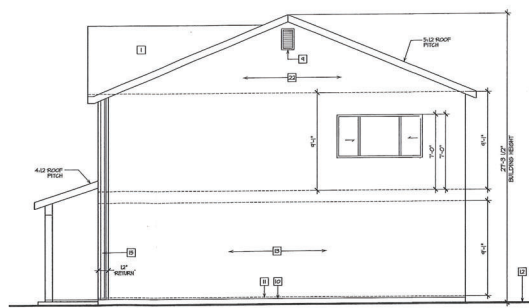
PARTIAL  
LEFT ELEV.- C  
SCALE: 1/4" = 1'-0"



PARTIAL  
RIGHT ELEV.- C  
SCALE: 1/4" = 1'-0"



PARTIAL  
RIGHT ELEV.- B  
SCALE: 1/4" = 1'-0"



RIGHT ELEV.- A  
SCALE: 1/4" = 1'-0"

REV.	DATE	DESCRIPTION OF WORK
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

NOTE FOR RADIANT BARRIER:  
USE 1/4" TECH-SHIELD RADIANT BARRIER BY LP BUILDING PRODUCTS LICENSE NO. 1-0789 AS ROOF INSULATION AND 5/8" RADIANT BARRIER BY INNOVATIVE INSULATION INC. LICENSE NO. 1-1488 AT WALLS OR ANY APPROVED EQUAL.  
NOTE:  
RADIANT BARRIER TO COVER ALL VERTICAL SURFACES OF ATTIC SPACE, SUCH AS GABLE END WALLS.



**CLOVIS**  
PLAN 1914 (DEWBERRY)

DATE: 04/11/2010  
DRAWN BY: CLOVIS ENGINEERING

**LENNAR**

8080 N. PALM AVE. SUITE 110, FRESNO, CA 93711 PHONE (559) 447-3400

SHEET NO.  
**A-3.1**  
OF SHEETS



		8800 N. PALM AVE. SUITE 110, PRESCOTT, AZ 86311 • PHONE (928) 447-3400	
		SHEET NO. <b>A-3</b>	
PLAN 4021 (R1AP50D1)		CLOVIS	
DATE	PROJECT	REV.	DATE
JAN 13/04	CORONET SERIES	1	
The following measurements and notes are to be used in conjunction with the plans shown on this sheet. All dimensions are in feet and inches unless otherwise noted. LENNAR reserves the right to make changes to the plans without notice.			
DESCRIPTION OF WORK			





- SEE SHEET GB FOR 2016 GREEN  
BUILDING MANDATORY MEASURE

**HERS FEATURE SUMMARY PER TITLE 24 TO BE FIELD-VERIFIED BY A CERTIFIED HERS RATER**

- Bidding-level Verifications:
  - High quality insulation installation (R60)
  - IAQ mechanical ventilation
- Cooling System Verifications:
  - Minimum Airflow
  - Verified EER
  - Verified SEER
  - Refrigerant Charge
  - Fan Efficiency Rating/CFM
- RVAC Distribution System Verifications:
  - Duct Sealing
  - Low-leakage Air Handling
- Domestic Hot Water System Verifications:

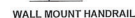
[illegible]

ROOF ENTRANCE	0.05
<b>HVAC / WATER HEATING</b>	
<b>COMPONENT</b>	<b>EFFICIENCY</b>
PURGE	51% AVE
AIR CONDITIONER	10.0 SEER
AIR CONDITIONER	10.0 EER
DUCT ISOLATION	6" - R-6
WATER HEATER (TANKLESS)	0.82 EFF.
REFER TO EPRI FOR MORE DETAILS AND INFORMATION	

 <h1 style="margin: 0;">LENNAR</h1> <p style="margin: 0;">8800 N. PALM AVE. SUITE 110, FRESNO, CA 93711   PHONE (559) 447-3400</p>			<b>CLOVIS</b> <b>PLAN 402T (RHS&amp;SCD)</b>		THE LENNAR COMPANY AND ITS AFFILIATED COMPANIES ARE NOT PROVIDING ANY DESIGN OR CONSTRUCTION SERVICES IN CONNECTION WITH THIS PROJECT. THIS DOCUMENT IS LENNAR'S DESIGN.
	SHEET NO.		DESCRIPTION OF WORK		
	OF SHEETS				
	DATE		PROJECT		
JUN 15, 2001		CONCRETE SERIES			



SEE FLOOR PLAN KEYNOTES ON SHEET A-1




**NOTE:**  
A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER  
THAN 12'-0" BETWEEN FLOOR LEVELS OR LANDINGS PER RISES

**NOTE:** COMPLY WITH THE REQUIREMENTS FOR WINDOW FALL PROTECTION WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 32 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW. THE LOWEST PART OF THE OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE

[illegible]





 <h1>LENNAR</h1> <p>6800 N. PALM AVE. SUITE 110, PLEASANTON, CA 94566   PHONE (925) 447-3400</p>		<p><b>DESCRIPTION OF WORK</b></p>	
NEW	DATE	<p><b>CLOVIS</b></p> <p>PLAN 4027 (RJA+SCD)</p>	
△	△	<p>DATE</p> <p>PROJECT</p> <p>CONTRACT NUMBER</p>	
△	△	<p>DATE</p> <p>PROJECT</p> <p>CONTRACT NUMBER</p>	
△	△	<p>DATE</p> <p>PROJECT</p> <p>CONTRACT NUMBER</p>	



<input type="checkbox"/>	<b>ELEVATION KEYNOTES</b>
	SEE ELEVATION KEYNOTES ON SHEET A-3
<p><b>NOTE FOR RADIANT BARRIER:</b>          USE 1" TECHWIELD RADIANT BARRIER BY LP BUILDING PRODUCTS LICENSE NO. T-10702 AT ROOF SHEATHING AND SUPER R RADIANT BARRIER BY INNOVATIVE INSULATION INC. LICENSE NO. T-10081 AT WALLS OR ANY APPROVED EQUAL.</p> <p><b>NOTE:</b>          RADIANT BARRIER TO COVER ALL VERTICAL SURFACES OF ATT. SPACE, SUCH AS GARAGE END WALLS.</p>	

**NOTE FOR RADIANT BARRIER:**  
USE LP TECHSHIELD RADIANT BARRIER BY LP BUILDING PRODUCTS (LICENSE NO. T-1370) AT ROOF SHEATHING AND SUPER R RADIANT BARRIER BY INNOVATIVE INSULATION INC. (LICENSE NO. T-1400) AT WALLS OR ANY APPROVED EQUAL.  
**NOTE:**  
RADIANT BARRIER TO COVER ALL VERTICAL SURFACES OF ATTIC SPACE, SUCH AS GABLE END WALLS.

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REV.	DATE	DESCRIPTION OF WORK
1		
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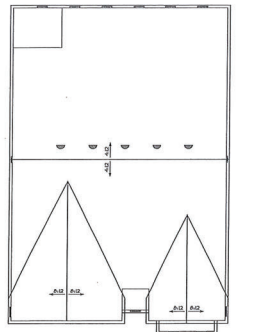
CLOVIS  
PLAN 402T (RHAPSODY)

**LENNAR**  
5000 N. PALM AVE SUITE 110 EDESNO, CA 93714 BUONE / (800) 447-3400

SHEET NO.  
**A-3.1**  
OF SHEETS







ROOF ATTIC VENT PLAN A & B  
SCALE: 1/8" = 1'-0"

**ATTIC VENT CALCULATIONS:**

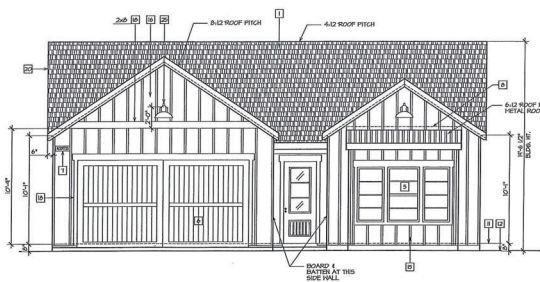
ATTIC AREA = 2290 SQ. FT. REQUIRED: 2300 / 300 = 7.67 REQ. ANY 3/4" DIA. VENTS OR EQUIVALENT	• 104 SQ. IN.
EXTER. ATTIC VENT (FROM TO 50M)	• 250 SQ. IN.
3/4" DIA. EXTERIOR VENTS (60 SQ. IN.)	• 333 SQ. IN.
LONGER ATTIC VENT	• 500 SQ. IN.
REQ. 3/4" x 22-1/2" EXTER. VENTS (60 SQ. IN.)	• 500 SQ. IN.
TOTAL VENTILATION PROVIDED: (SEE PLAN FOR LOCATIONS)	• 104 SQ. IN.

**ATTIC VENT NOTE:**

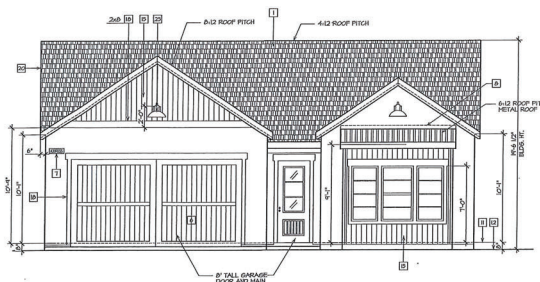
- PROVIDE AT LEAST ONE AND NOT MORE THAN TWO OF THE REQUIRED VENTILATION AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. EXTER. VENTS SHOULD BE LOCATED AT THE ROOF LINE. THE VENT AREA SHOULD BE THE TOTAL VENT AREA PROVIDED BY THE SPACE OF THE ROOF LINE.
- MINIMUM 1/2" AND MAXIMUM 1/4" HOLE IN ALL VENTS.
- PROVIDE MINIMUM 1/2" SPACE BETWEEN INSULATOR AND ROOF. PROVIDE MINIMUM 1/2" SPACE BETWEEN INSULATOR AND ROOF. PROVIDE MINIMUM 1/2" SPACE BETWEEN INSULATOR AND ROOF. PROVIDE MINIMUM 1/2" SPACE BETWEEN INSULATOR AND ROOF.

**ROOF ATTIC VENT LEGEND:**

1/4" DIA. 3/4" x 22-1/2" EXTER. VENT
3/4" DIA. 3/4" x 22-1/2" EXTER. VENT (SEE PLAN FOR LOCATIONS)
3/4" DIA. 3/4" x 22-1/2" EXTER. VENT (SEE PLAN FOR LOCATIONS)



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



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

ELEVATION KEYNOTES	
1	GLASS AT APPROX. CENTER OF EACH WINDOW OR DOOR. IF APPROX. CENTER OF EACH WINDOW OR DOOR IS NOT POSSIBLE, THE CENTER OF EACH WINDOW OR DOOR SHOULD BE APPROX. CENTER OF EACH WINDOW OR DOOR. IF APPROX. CENTER OF EACH WINDOW OR DOOR IS NOT POSSIBLE, THE CENTER OF EACH WINDOW OR DOOR SHOULD BE APPROX. CENTER OF EACH WINDOW OR DOOR.
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4	IF APPROX. CENTER OF EACH WINDOW OR DOOR IS NOT POSSIBLE, THE CENTER OF EACH WINDOW OR DOOR SHOULD BE APPROX. CENTER OF EACH WINDOW OR DOOR. IF APPROX. CENTER OF EACH WINDOW OR DOOR IS NOT POSSIBLE, THE CENTER OF EACH WINDOW OR DOOR SHOULD BE APPROX. CENTER OF EACH WINDOW OR DOOR.
5	IF APPROX. CENTER OF EACH WINDOW OR DOOR IS NOT POSSIBLE, THE CENTER OF EACH WINDOW OR DOOR SHOULD BE APPROX. CENTER OF EACH WINDOW OR DOOR. IF APPROX. CENTER OF EACH WINDOW OR DOOR IS NOT POSSIBLE, THE CENTER OF EACH WINDOW OR DOOR SHOULD BE APPROX. CENTER OF EACH WINDOW OR DOOR.
6	IF APPROX. CENTER OF EACH WINDOW OR DOOR IS NOT POSSIBLE, THE CENTER OF EACH WINDOW OR DOOR SHOULD BE APPROX. CENTER OF EACH WINDOW OR DOOR. IF APPROX. CENTER OF EACH WINDOW OR DOOR IS NOT POSSIBLE, THE CENTER OF EACH WINDOW OR DOOR SHOULD BE APPROX. CENTER OF EACH WINDOW OR DOOR.
7	IF APPROX. CENTER OF EACH WINDOW OR DOOR IS NOT POSSIBLE, THE CENTER OF EACH WINDOW OR DOOR SHOULD BE APPROX. CENTER OF EACH WINDOW OR DOOR. IF APPROX. CENTER OF EACH WINDOW OR DOOR IS NOT POSSIBLE, THE CENTER OF EACH WINDOW OR DOOR SHOULD BE APPROX. CENTER OF EACH WINDOW OR DOOR.
8	IF APPROX. CENTER OF EACH WINDOW OR DOOR IS NOT POSSIBLE, THE CENTER OF EACH WINDOW OR DOOR SHOULD BE APPROX. CENTER OF EACH WINDOW OR DOOR. IF APPROX. CENTER OF EACH WINDOW OR DOOR IS NOT POSSIBLE, THE CENTER OF EACH WINDOW OR DOOR SHOULD BE APPROX. CENTER OF EACH WINDOW OR DOOR.
9	IF APPROX. CENTER OF EACH WINDOW OR DOOR IS NOT POSSIBLE, THE CENTER OF EACH WINDOW OR DOOR SHOULD BE APPROX. CENTER OF EACH WINDOW OR DOOR. IF APPROX. CENTER OF EACH WINDOW OR DOOR IS NOT POSSIBLE, THE CENTER OF EACH WINDOW OR DOOR SHOULD BE APPROX. CENTER OF EACH WINDOW OR DOOR.
10	IF APPROX. CENTER OF EACH WINDOW OR DOOR IS NOT POSSIBLE, THE CENTER OF EACH WINDOW OR DOOR SHOULD BE APPROX. CENTER OF EACH WINDOW OR DOOR. IF APPROX. CENTER OF EACH WINDOW OR DOOR IS NOT POSSIBLE, THE CENTER OF EACH WINDOW OR DOOR SHOULD BE APPROX. CENTER OF EACH WINDOW OR DOOR.

**NOTE FOR RADIANT BARRIERS:**

USE 1/2" INSULATED RADIANT BARRIER BY LP BUILDING PRODUCTS (ALUMINUM 1/2" AT ROOF BEAMS AND 1/2" AT ROOF BEAMS) OR 1/2" INSULATED RADIANT BARRIER BY LP BUILDING PRODUCTS (ALUMINUM 1/2" AT ROOF BEAMS AND 1/2" AT ROOF BEAMS).



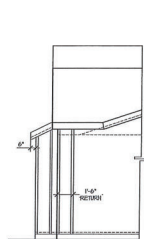
**CLOVIS**  
PLAN 4021 (A)

DATE: 10/23/2018  
PROJECT: CLOVIS

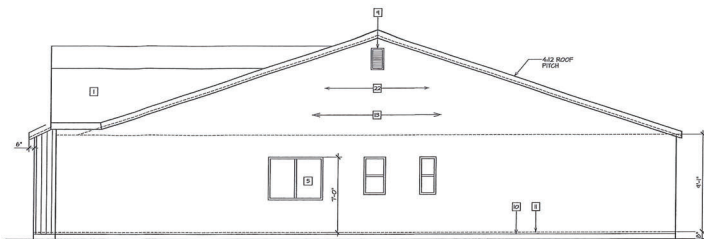
**LENNAR**  
8000 N. PALM AVE. SUITE 110, FRESNO, CA 93711 PHONE (559) 447-3400

SHEET NO. **A-2**  
OF SHEETS

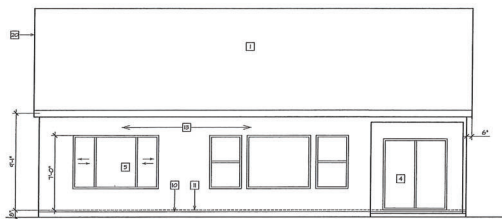




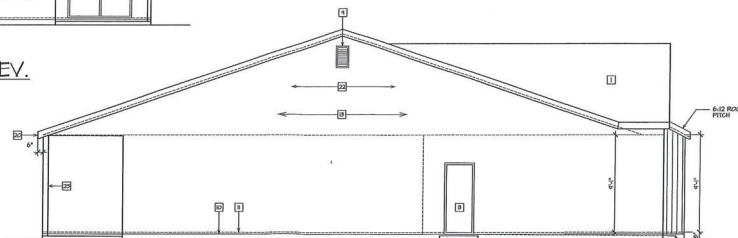
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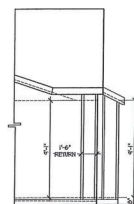
RIGHT ELEV.  
SCALE: 1/4" = 1'-0"



TYP. REAR ELEV.  
SCALE: 1/4" = 1'-0"



LEFT ELEV.  
SCALE: 1/4" = 1'-0"

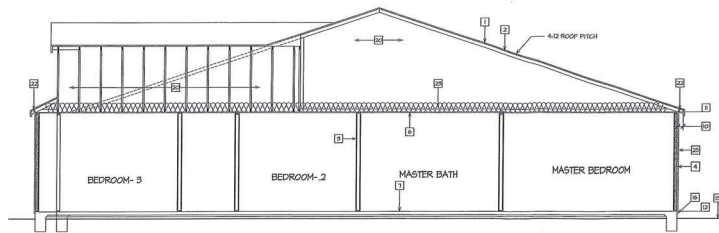


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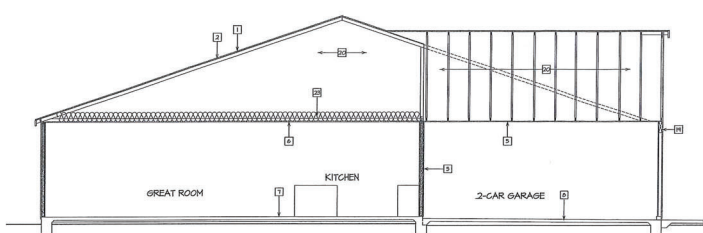
<input type="checkbox"/>	ELEVATION KEYNOTES
	SEE ELEVATION KEYNOTES ON SHEET A-2
<p>NOTE FOR RADIANT BARRIERS:          USE: LP RADIANT BARRIER BY LP BUILDING PRODUCTS (ALUMINUM NO. T-103) AT ROOF BREAKS AND SUPER RADIANT BARRIER BY INNOVATIVE INSULATION INC. (EXCER NO. T-100) AT WALLS (SEE ANY APPROVED EQUALS).          RADIANT BARRIER TO COVER ALL VERTICAL SURFACES OF ATTIC SPACE SUCH AS GABLE END WALLS.</p>	



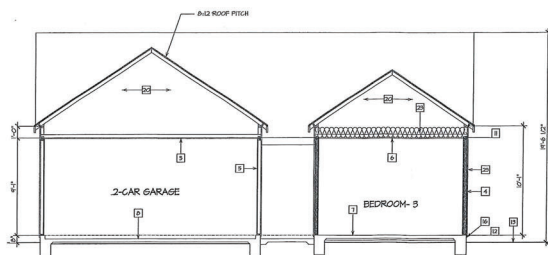
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NO. / DATE	DESCRIPTION OF WORK
1 / 03/23/2019	CLOVIS PLAN 4021 (AIA)
2 / 03/23/2019	PROJECT
3 / 03/23/2019	CONCRETE SERIES
DATE	PROJECT NAME
03/23/2019	CLAVIS
<p><b>LENNAR®</b>          8080 N. PALM AVE. SUITE 110, FRESNO, CA 93711 PHONE (559) 447-3400</p>	
SHEET NO.	OF SHEETS
A-2.1	1



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

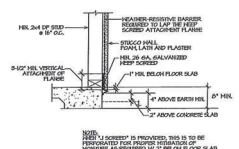


SECTION B-B  
SCALE: 1/4" = 1'-0"

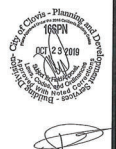


SECTION C-C  
SCALE: 1/4" = 1'-0"

SECTION KEYNOTES	
1	CLASS 10 AIRWALL SYSTEM OF 10" INSULATION OF 2" POLYSTYRENE FOAM BOARD OVER 1/2" GYPSUM BOARD.
2	ROOF INSULATION: 2" POLYSTYRENE FOAM BOARD OVER 1/2" GYPSUM BOARD.
3	ROOF FINISH: 1/2" GYPSUM BOARD.
4	2x4 STUDS: 12" O.C. 1/2" GYPSUM BOARD.
5	2x4 STUDS: 12" O.C. 1/2" GYPSUM BOARD.
6	2x4 STUDS: 12" O.C. 1/2" GYPSUM BOARD.
7	2x4 STUDS: 12" O.C. 1/2" GYPSUM BOARD.
8	2x4 STUDS: 12" O.C. 1/2" GYPSUM BOARD.
9	2x4 STUDS: 12" O.C. 1/2" GYPSUM BOARD.
10	2x4 STUDS: 12" O.C. 1/2" GYPSUM BOARD.
11	2x4 STUDS: 12" O.C. 1/2" GYPSUM BOARD.
12	2x4 STUDS: 12" O.C. 1/2" GYPSUM BOARD.
13	2x4 STUDS: 12" O.C. 1/2" GYPSUM BOARD.
14	2x4 STUDS: 12" O.C. 1/2" GYPSUM BOARD.



1 WEEP SCREED DETAIL  
FOR ALL EXTERIOR WALL LOCATIONS, INCLUDING PORCH PATIO AREAS AND STEPS.



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 PHONE (559) 447-3400

SHEET NO.  
**A-3**  
 OF SHEETS





# LENNAR®

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 (925) 947-4000

SHEET NO. **A-2**

OF SHEETS

PROJECT: **CLOVIS**

CONTRACT NUMBER: **PLAN 4022 (ADVICE)**

DATE: \_\_\_\_\_

DRAWN BY: \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

APPROVED BY: \_\_\_\_\_

DESCRIPTION OF WORK:

SHEET NO. \_\_\_\_\_

DATE: \_\_\_\_\_

DRAWN BY: \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

APPROVED BY: \_\_\_\_\_

SHEET NO. \_\_\_\_\_

OF SHEETS



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<p>ATTIC AREA = 2482 SQ. FT.</p> <p>REQUIRED: 2482 / 300 = 8.28</p> <p>USE ARTS SHEET METAL VENTS OR EQUIVALENT</p> <p><b>UPPER ATTIC VENT:</b> (40% TO SOIL)</p> <p>(1) 5" ROOF INTERIOR VENTS (50 SQ. IN) = 250 SQ. IN.</p> <p>(2) 14" X 24" GABLE END VENTS (166 SQ. IN) = 332 SQ. IN.</p> <p><b>LOWER ATTIC VENT:</b></p> <p>(1) 8-1/2" X 22-1/2" EAVE VENTS (85 SQ. IN) = 175 SQ. IN.</p> <p>TOTAL VENTILATION REQUIRED = 1297 SQ. IN.</p> <p>(SEE PLAN FOR LOCATION)</p>	<p>= 150 SQ. IN.</p> <p>= 250 SQ. IN.</p> <p>= 332 SQ. IN.</p> <p>= 175 SQ. IN.</p> <p>= 1297 SQ. IN.</p>
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- PROVIDE AT LEAST 40% AND NOT MORE THAN 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTERS. VENTILATORS SHALL BE EVENLY LOCATED AND SHALL BE AT LEAST 18" BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE WITHIN THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY RAVE OR CORNICE VENTS.
- MINIMUM 1/8" AND MAXIMUM 1/4" MESH IN ALL VENTS.
- PROVIDE MINIMUM 1" AIR SPACE BETWEEN INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF THE VENT WHERE DAVE OR CORNICE VENTS ARE INSTALLED WITH 4 FEET LONG DAMPERS DAVE.

- 11 PCS- 8-1/2" X 22-1/2" EAVE VENT
- 3 PCS- 5" ROOF EYEBROW VENT (2" MAX. AT RIDGE)
- 2 PCS- 14" X 24" UPPER GABLE END VENT

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10	THIN OR BARE FOR ELEVATION-2x FLOOD TRIM FOR FLOOD SIDING HALL, 1 SKEGG FLOAM TRIM FOR SKEGG HALL, AND INDOORY VESTIBULE HALL, UPO.
11	DECORATIVE SHEDDING ONLY PER ELEVATION
12	HL 2x6x2x6 VERT. CORR. FASICA BOARD TYP. AT GABLE END AND SHEDS
13	DECORATIVE METAL GUTTER FOR ELEVATION WITH DOWNPOUT-40" GUTTER (SPECIAL)
14	PROTECT WINDSTORM DAMAGE TO COVER ALL VERTICAL SURFACES OF ATTEC SPACE, SUCH AS GABLE END WALLS
15	HL 4x4x4 POST WITH SKEGG FLOAM
16	BORED COLUMNS W 2x6x4 OR 4x POST-SEE ELEVATION FOR DETAIL
17	HEAVYWEIGHT PRO-EXPOSED EXTERIOR LIGHT

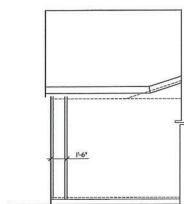
**NOTE FOR RADIANT BARRIER:**  
**USE:** LP TECHSHIELD RADIANT BARRIER BY LP BUILDING PRODUCTS (LICENSE NO. T-1310) AT ROOF SHEATHING AND SUPER-R RADIANT BARRIER BY INNOVATIVE INSULATION INC. (LICENSE NO. T-1405) AT WALLS (SAY ANY APPROVED EQUAL).  
**NOTE:**  
 RADIANT BARRIER TO COVER ALL VERTICAL SURFACES OF ATTIC SPACE, SUCH AS GABLE END WALLS.

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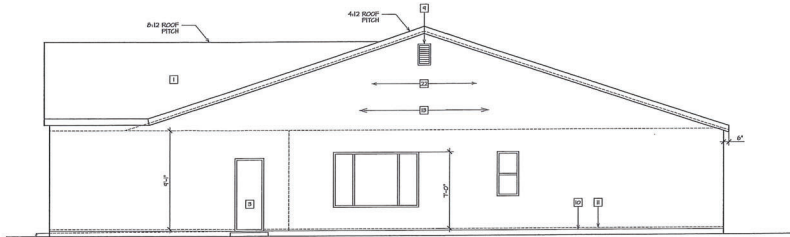
DATE	PROJECT	REV.	DATE	DESCRIPTION OF WORK
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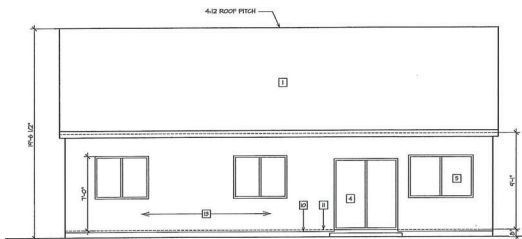
SHEET NO.  
**A-2**  
OF SHEETS



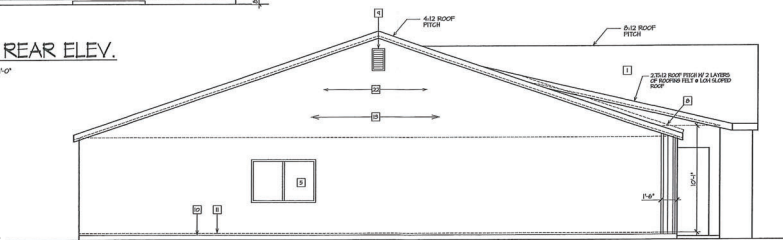
PARTIAL  
RIGHT ELEV.- B  
SCALE: 1/4" = 1'-0"



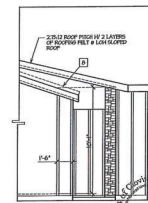
RIGHT ELEV.  
SCALE: 1/4" = 1'-0"



TYP. REAR ELEV.  
SCALE: 1/4" = 1'-0"



LEFT ELEV.  
SCALE: 1/4" = 1'-0"



PARTIAL  
LEFT ELEV.- B  
SCALE: 1/4" = 1'-0"

KEYNOTE	DESCRIPTION OF WORK
1	ELEVATION KEYNOTES
2	SEE ELEVATION KEYNOTES ON SHEET A-2
3	NOTE FOR RADIANT BARRIER: USE 1/2" THERMOSEAL RADIANT BARRIER BY LP BUILDING PRODUCTS LICENSE NO. T 8703, OR ANY APPROVED EQUAL. NOTE: RADIAN BARRIER TO COVER ALL VERTICAL SURFACES OF ATTIC SPACE, SUCH AS GABLE END WALLS.



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**1** **WEEP SCREED DETAIL**  
A-3 FOR ALL EXTERIOR WALL LOCATIONS INCLUDING PORCH, PATIO AREAS AND STUCCO BASE COLUMNS

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CLOVIS

PLAN 4024 (HARMONY)

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APPROVED 11/1/2004

PROJECT

CLOVIS/HARMONY

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SHEET NO. **A-3**

OF **3**

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**A-1**

SHEET NO.

OF SHEETS

DATE: \_\_\_\_\_ PROJECT: \_\_\_\_\_

APPROVED: \_\_\_\_\_ CONTRACT NUMBER: \_\_\_\_\_

REV. / DATE

DESCRIPTION OF WORK

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The floor plan shows a rectangular layout with the following features and dimensions:

- Overall Dimensions:**
  - Top: 28'-0" (A-B), 17'-0" (A-A), 17'-0" (B-A)
  - Bottom: 17'-0" (A-A), 17'-0" (B-A)
  - Left: 14'-0" (C-A), 14'-0" (A-A)
  - Right: 14'-0" (C-A), 14'-0" (A-A)
  - Bottom Right: 17'-0" (B-A), 17'-0" (A-A)
- Rooms and Dimensions:**
  - MASTER BATH:** 4' PLAT C.L.B. (Top Left)
  - WALK IN CLOSET:** 4' PLAT C.L.B. (Middle Left)
  - 1-SAP:** 4' PLAT C.L.B. (Middle Left)
  - MASTER BEDROOM:** 4' PLAT C.L.B. (Top Center)
  - BEDROOM-2:** 4' PLAT C.L.B. (Top Right)
  - BEDROOM-3:** 4' PLAT C.L.B. (Middle Left)
  - BEDROOM-4:** 4' PLAT C.L.B. (Bottom Center)
  - BATH-2:** 4' PLAT C.L.B. (Bottom Right)
  - LAUNDRY:** 4' PLAT C.L.B. (Middle Right)
- Structural Markers:**
  - Columns:** A-A, B-A, C-A
  - Beams:** 2x8, 2x10, 2x12
  - Stairs:** 10'-0" x 10'-0" (Center)

SHEET NO.  
**A-2**  
OF      SHEETS

[illegible]

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**SHEET NO. A-3**

**PROJECT:** CLOVIS  
**PLAN:** 4024 (HARMONY)  
**DATE:** JANUARY 1, 2008  
**CONTRACT NUMBER:**

**DATE:**

**BY:**

**FOR:**

**DESCRIPTION OF WORK:**

