



# County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING  
STEVEN E. WHITE, DIRECTOR

DATE: July 12, 2024

TO: Department of Public Works and Planning, Attn: Steven E. White, Director  
Department of Public Works and Planning, Attn: Bernard Jimenez,  
Planning and Resource Management Officer  
Development Services and Capital Projects, Attn: William M. Kettler,  
Deputy Director Planning  
Development Services and Capital Projects, Attn: Chris Motta, Division Manager  
Development Services and Capital Projects, Attn: Tawanda Mtunga,  
Principal Planner  
Development Services and Capital Projects, Current Planning, Attn: David Randall,  
Senior Planner  
Development Services and Capital Projects, Policy Planning, Attn:  
Mohammad Khorsand, Senior Planner; Alex Pretzer; Dominique Navarette  
Development Services and Capital Projects, Zoning & Permit Review,  
Attn: Daniel Gutierrez, Senior Planner  
Development Services and Capital Projects, Development Engineering,  
Attn: Laurie Kennedy, Office Assistant III  
Water and Natural Resources Division, Attn: Augustine Ramirez, Division  
Manager; Roy Jimenez  
Water and Natural Resources Division, Transportation Planning, Attn:  
Hector Luna, Senior Planner/Brody Hines, Planner  
Road Maintenance and Operations Division, Attn: Wendy Nakagawa,  
Supervising Engineer  
Department of Public Health, Environmental Health Division, Attn: Deep  
Sidhu, Supervising Environmental Health Specialist; Kevin Tsuda,  
Environmental Health Specialist;  
Table Mountain Rancheria, Attn: Robert Pennell  
Fresno County Fire District, Attn: fku.prevention-planning@fire.ca.gov  
Fresno Irrigation District, Attn: Engr-Review@fresnoirrigation.com  
North GSA King, Attn: Kassy D. Chauhan

FROM: Ejaz Ahmad, Planner   
Development Services and Capital Projects Division

SUBJECT: Director Review and Approval No. 4773

APPLICANT: Gary Rogers

DUE DATE: **July 26, 2024**

The Department of Public Works and Planning, Development Services and Capital Projects Division is reviewing the subject application proposing to allow a second residence on a 2.59-acre parcel located within the RR (Rural Residential) Zone District. Second residence not to exceed 2,000 square feet of living area. Owner of record to occupy one of the homes on-site.

The subject parcel is located on the west side of N. Independence Avenue, approximately 621 feet south of its intersection with E. Ashlan Avenue approximately 2.5 miles east of the City of Clovis. (APN: 309-035-19) (3763 N. Independence Ave., Sanger).

Based upon this review, a determination will be made regarding conditions to be imposed on the project, including necessary on-site and off-site improvements.

We must have your comments by **July 26, 2024**. Any comments received after this date may not be used.

**If you do not have comments, please provide a “NO COMMENT” response to our office by the above deadline (e-mail is also acceptable; see email address below).**

Please address any correspondence or questions related to environmental and/or policy/design issues to me, Ejaz Ahmad, Planner, Development Services and Capital Projects Division, Fresno County Department of Public Works and Planning, 2220 Tulare Street, Sixth Floor, Fresno, CA 93721, or call (559) 600-4204, or email eahmad@fresnocountyca.gov

EA

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*Activity Code (Internal Review): 2392*

Enclosures





Fresno County Department of Public Works and Planning

Date Received:

DRA 4773 (Application No.)

MAILING ADDRESS: Department of Public Works and Planning Development Services and Capital Projects Division 2220 Tulare St., 6th Floor Fresno, Ca. 93721

LOCATION: Southwest corner of Tulare & "M" Streets, Suite A Street Level Fresno Phone: (559) 600-4497

APPLICATION FOR:

- Pre-Application (Type)
Amendment Application
Amendment to Text
Conditional Use Permit
Variance (Class )/Minor Variance
Site Plan Review/Occupancy Permit
No Shoot/Dog Leash Law Boundary
General Plan Amendment/Specific Plan/SP Amendment
Time Extension for
Director Review and Approval
for 2nd Residence
Determination of Merger
Agreements
ALCC/RLCC
Other

DESCRIPTION OF PROPOSED USE OR REQUEST:

Build 2nd Dwelling for Daughter

CEQA DOCUMENTATION: Initial Study PER N/A

PLEASE USE FILL-IN FORM OR PRINT IN BLACK INK. Answer all questions completely. Attach required site plans, forms, statements, and deeds as specified on the Pre-Application Review. Attach Copy of Deed, including Legal Description.

LOCATION OF PROPERTY: West side of Independence & South of Ashlan between Del Rey and Academy Street address: 3763 W. Independence Sanger, CA 93657

APN: 309-035-19 Parcel size: 2.58 Acres Section(s)-Twp/Rg: S - T S/R E

ADDITIONAL APN(s):

I, (signature), declare that I am the owner, or authorized representative of the owner, of the above described property and that the application and attached documents are in all respects true and correct to the best of my knowledge. The foregoing declaration is made under penalty of perjury.

Owner (Print or Type) Valentin Rosas 3763 W. Independence 93657 (559) 917-6218
Applicant (Print or Type) Gary Rosas 7940 N. Maple Ave. Fresno 93720 (559) 203-9405
Representative (Print or Type) "Same" Address City Zip Phone

CONTACT EMAIL:

OFFICE USE ONLY (PRINT FORM ON GREEN PAPER)

Application Type / No.: DRA 4773 Fee: \$ 1,570.00
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
Application Type / No.: Fee: \$
PER/Initial Study No.: Fee: \$
Ag Department Review: Fee: \$
Health Department Review: Fee: \$ 432.00
Received By: Ray Invoice No.: TOTAL: \$ 2,002.00

UTILITIES AVAILABLE:

WATER: Yes [ ] / No [ ]
Agency:
SEWER: Yes [ ] / No [ ]
Agency:

STAFF DETERMINATION: This permit is sought under Ordinance Section:

Sect-Twp/Rg: - T S/R E

Related Application(s):

APN # - - -

Zone District: RR

APN # - - -

Parcel Size: 2.59

APN # - - -

APN # - - -

over.....





**Development Services  
and  
Capital Projects  
Division**

Email To: [mrosasvrlawnservice@hotmail.com](mailto:mrosasvrlawnservice@hotmail.com)

**Pre-Application Review**

**Department of Public Works and Planning**

NUMBER: 23-017688

APPLICANT: Valentin Rosas

PHONE: 559-252-5753

PROPERTY LOCATION: 3763 N Independence Ave Sanger CA 93657

APN(s): 309-035-19

ALCC: No  Yes #

VIOLATION NO. N/A

CNEL: No  Yes (level) LOW WATER: No  Yes WITHIN 1/2 MILE OF CITY: No  Yes:

ZONE DISTRICT: "R-R" Rural Residential ; SRA: No  Yes HOMESITE DECLARATION REQ'D.: No  Yes

LOT STATUS:

Zoning:  Conforms; ( ) Legal Non-Conforming lot; ( ) Deed Review Req'd (see Form #236)

Merger: May be subject to merger: No  Yes ZM# Initiated In process

Map Act:  Lot of Rec. Map; ( ) On '72 rolls; ( ) Other ; ( ) Deeds Req'd (see Form #236)

SCHOOL FEES: No Yes  DISTRICT: Sanger Unified PERMIT JACKET: No Yes

FMFCD FEE AREA: ( ) Inside / (  ) Outside District No.: FLOOD PRONE: No  Yes

PROPOSAL Director's Review and Approval to allow a Permanent second residence on an existing parcel in the RR zone district.

COMMENTS: Nitrogen Loading Analysis approved 1/31/24

ORD. SECTION(S): 820.2.N

BY: H. Hamlin

DATE: 2/13/24

**GENERAL PLAN POLICIES:**

**PROCEDURES AND FEES:**

LAND USE DESIGNATION: _____	( ) GPA: _____	( ) MINOR VA: _____
COMMUNITY PLAN: _____	( ) AA: _____	( <input checked="" type="checkbox"/> ) HD: \$432.00
REGIONAL PLAN: _____	( ) CUP: _____	( ) AG COMM: _____
SPECIFIC PLAN: <u>Northeast Rural Res.</u>	( <input checked="" type="checkbox"/> ) <u>DRA: \$1570.00</u>	( ) ALCC: _____
SPECIAL POLICIES: _____	( ) VA: _____	( ) IS/PER*: _____
SPHERE OF INFLUENCE: _____	( ) AT: _____	( ) Viol. (35%): _____
ANNEX REFERRAL (LU-G17/MOU): _____	( ) TT: _____	( ) Other: _____
	( ) PLA: _____	Filing Fee: \$ <u>2,002.00</u>
COMMENTS: _____	( ) TPM: _____	Pre-Application Fee: <u>-\$247.00</u>
	( ) TPMW: _____	Total County Filing Fee: <u>\$1,755.00</u>

**FILING REQUIREMENTS:**

**OTHER FILING FEES:**

- Land Use Applications and Fees
- This Pre-Application Review form
- Copy of Deed / Legal Description
- Photographs
- Letter Verifying Deed Review
- IS Application and Fees\* \* Upon review of project materials, an Initial Study (IS) with fees may be required.
- Site Plans - One (1) Copy (folded to 8.5"X11") \*PDF COPY PREFERRED
- Floor Plan & Elevations - 4 copies (folded to 8.5"X11") + 1 - 8.5"x11" reduction
- Project Description / Operational Statement (Typed)
- Statement of Variance Findings
- Statement of Intended Use (ALCC)
- Dependency Relationship Statement
- Resolution/Letter of Release from City of \_\_\_\_\_
- Nitrogen Loading Analysis or RWQCB supplemental treatment

BY: Raymundo Peraza DATE: 3-7-24  
PHONE NUMBER: (559) 600 - 4224

**NOTE: THE FOLLOWING REQUIREMENTS MAY ALSO APPLY:**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> COVENANT | ( ) SITE PLAN REVIEW                                     |
| ( ) MAP CERTIFICATE                          | ( ) BUILDING PLANS                                       |
| ( ) PARCEL MAP                               | ( <input checked="" type="checkbox"/> ) BUILDING PERMITS |
| ( ) FINAL MAP                                | ( ) WASTE FACILITIES PERMIT                              |
| ( ) FMFCD FEES                               | ( <input checked="" type="checkbox"/> ) SCHOOL FEES      |
| ( ) ALUC or ALCC                             | ( ) OTHER (see reverse side)                             |

PLU # 113 Fee: \$247.00

Note: This fee will apply to the application fee if the application is submitted within six (6) months of the date on this receipt.

2.58-acre parcel  
Sanger Unified  
Fresno County Fire  
North Kings C&S  
FID  
Kings River Conservation Dist.  
Sierra Resource Cons.  
Sup. Dist. 5th OVER.....





# County of Fresno

DEPARTMENT OF PUBLIC WORKS AND PLANNING  
STEVEN E. WHITE, DIRECTOR

## AGENT AUTHORIZATION

### AUTHORIZATION OF AGENT TO ACT ON BEHALF OF PROPERTY OWNER

The Agent Authorization form is required whenever a property owner grants authority to an individual to submit and/or pursue a land use entitlement application on their behalf. This form must be completed by the property owner and submitted with the land use entitlement application to confirm that the property owner has granted authority to a representative to sign application forms on their behalf and represent them in matters related to a land use entitlement application.

*The below named person is hereby authorized to act on my behalf as agent in matters related to land use entitlement applications associated with the property listed below.*

Gary Rogers  
Agent Name (Print or Type)

Clouis Blueprints & Design  
Company Name (Print or Type)

7940 N. Maple Ave.  
Mailing Address

Fresno, CA 93720  
City / State / Zip Code

(559) 203-9405  
Phone Number

gwr25@yahoo.com  
Email Address

309-035-19  
Project APN

3763 W. Independence  
Project Street Address

A list consisting of \_\_\_\_ additional properties is attached (include the APN for each property).

Project Description (Print or Type):

New 2nd Dwelling

*The undersigned declares under penalty of perjury that they own, possess, control or manage the property referenced in this authorization and that they have the authority to designate an agent to act on behalf of all the owners of said property. The undersigned acknowledges delegation of authority to the designated agent and retains full responsibility for any and all actions this agent makes on behalf of the owner.*

[Signature]  
Owner Signature

3-15-24  
Date

Valentin Rojas  
Owner Name (Print or Type)

(559) 917-6218  
Phone Number

mrojasvr@lawn.service@hotmail.com  
Email Address

\* If the legal owner of the property is a corporation, company, partnership or LLC, provide a copy of a legal document with this authorization form showing that the individual signing this authorization form is a duly authorized partner, officer or owner of said corporation, company, partnership or LLC.

G:\4360Devs&PIn\FORMS\F410 Agent Authorization 8-14-19.doc





← ASHLAN AVE →

INDEPENDENCE AVE

County of Fresno

RR - Rural Residential

PROJECT SITE

LOCATION MAP

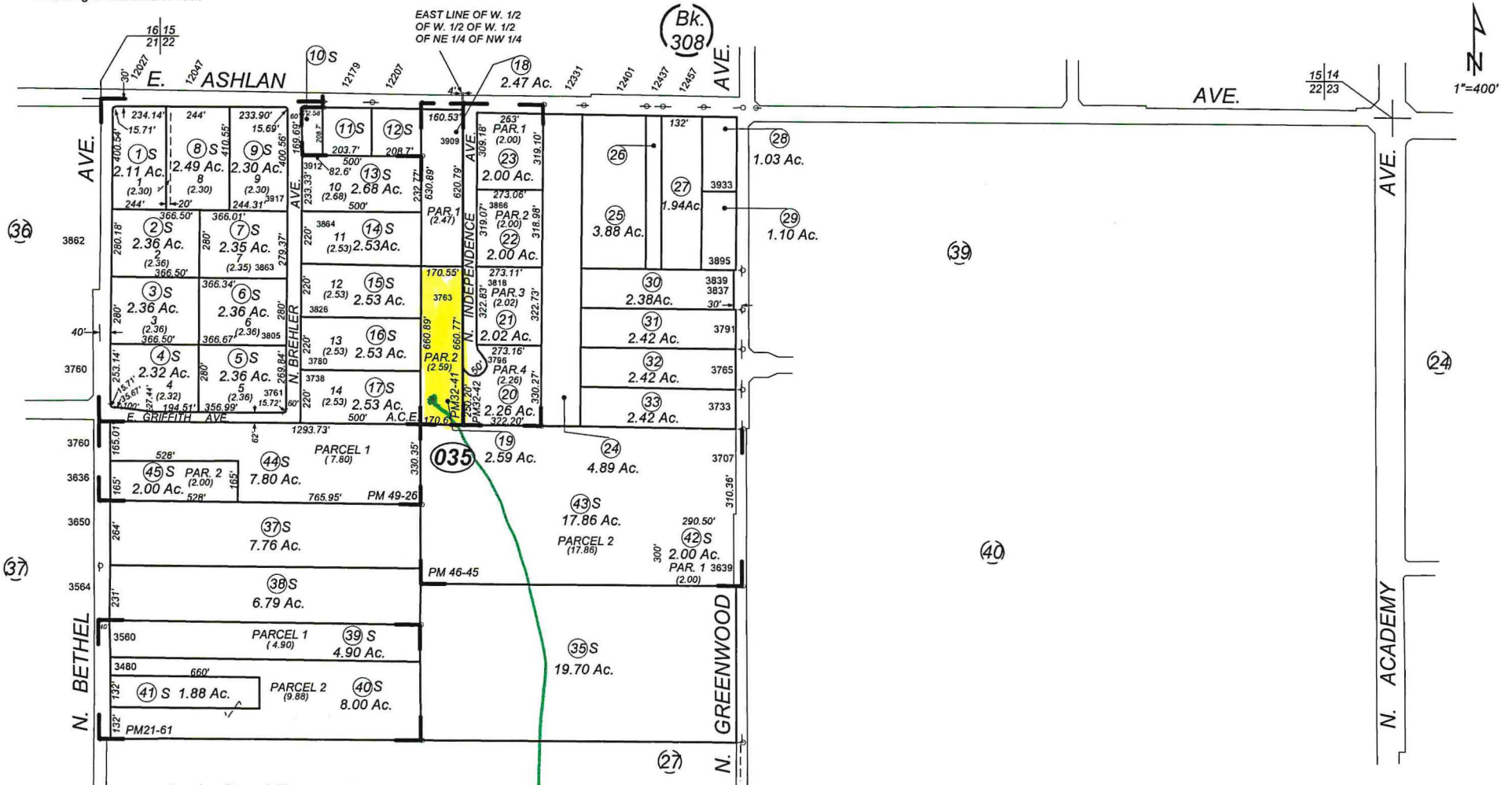


-NOTE-  
This map is for Assessment purposes only.  
It is not to be construed as portraying legal  
ownership or divisions of land for purposes  
of zoning or subdivision law.

POR. SEC. 22, T.13 S., R. 22 E., M.D.B. & M.

Tax Rate Area  
71-023

309-03



Agricultural Preserve  
Ashland Country Estates, Tr. No. 2812 - Plat Bk. 34, Pg. 22  
Parcel Map No. 3171 - Bk. 21, Pg. 61  
Parcel Map No. 4635 - Bk. 32, Pg. 41  
Parcel Map No. 4629 - Bk. 32, Pg. 42  
Parcel Map No. 6973 - Bk. 46, Pg. 45

Parcel Map No. 7133 - Bk. 49, Pg. 26 & 27

Assessor's Map Bk. 309 - Pg. 03  
County of Fresno, Calif.

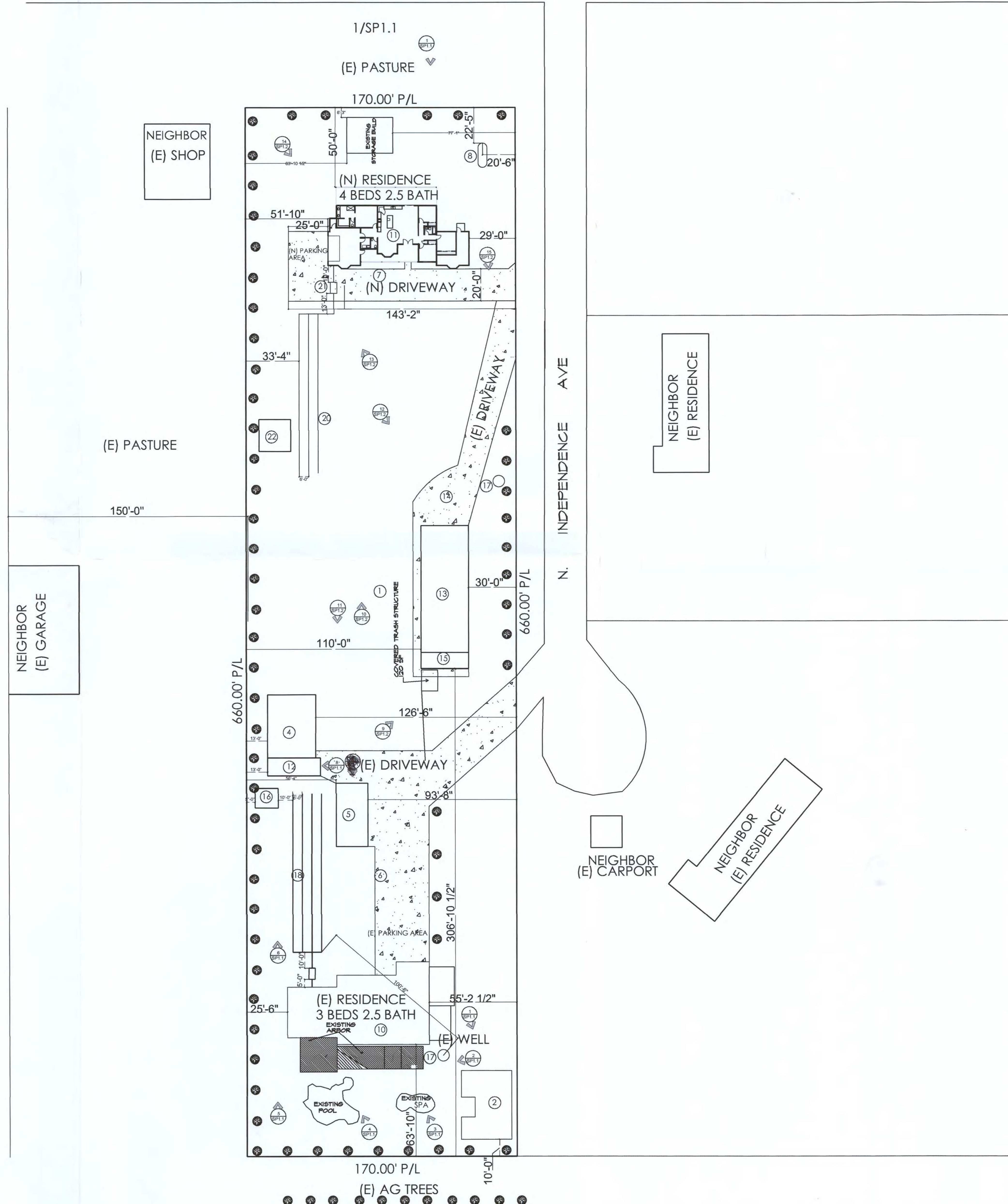
Note - Assessor's Block Numbers Shown in Ellipses  
Assessor's Parcel Numbers Shown in Circles

4/12/2022

SUBJECT  
PROPERTY



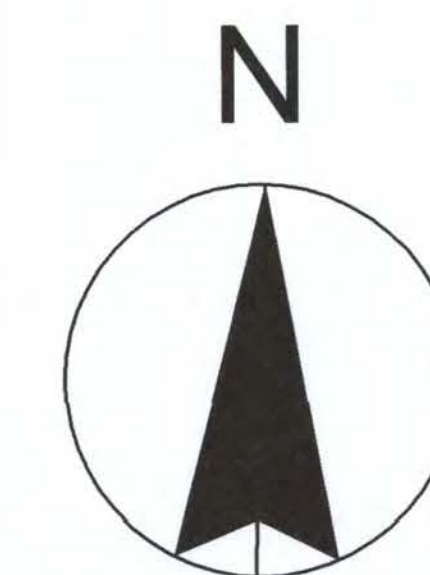
# ASHLAN AVE.



### LEGEND:

1. LOT SIZE 2.59 ACRES
2. EXISTING ACCESSORY BLDG 1,200 SQ. FT.
3. EXISTING SHOP 3,000 SQ FT.
4. EXISTING RV CARPORT 1,205 SQ FT.
5. EXISTING CARPORT 900 SQ FT.
6. EXISTING DRIVEWAY 7,620 SQ FT.
7. NEW DRIVEWAY 3,475 SQ FT.
8. (N) 1000 G LPG TANK
9. (E) POOL DECK AND CONC WALKWAY 985 SQ. FT.
10. (E) PRIMARY RESIDENCE 2,149 SQ. FT.
11. (N) SECONDARY RESIDENCE 1,800 SQ. FT.
12. EXISTING RV CARPORT 377 SQ FT.
13. EXISTING PERSONAL SHOP 2400 SQ FT.
14. EXISTING CONC. APRON/DRIVEWAY FOR PERSONAL SHOP 3,000 SQ. FT.
15. EXISTING COVERED PORCH OF STORAGE 300 SQ. FT.
16. EXISTING STORAGE TO BE REMOVED
17. EXISTING WELL
18. EXISTING LEACH LINES
19. EXISTING SEPTIC TANK
20. NEW LEACH LINES
21. NEW SEPTIC TANK
22. EXISTING STORAGE BUILDING

NOTE:  
ALL PICTURE CALLOUTS PLEASE REFER TO SHEETS SP1.1 & SP1.2 FOR PICTURES

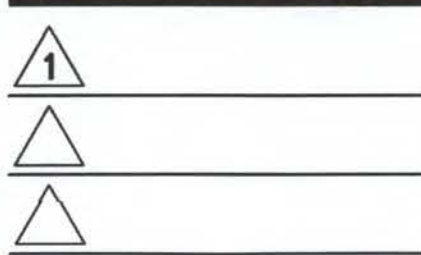


APN: 309-035-19  
SCALE 1"=30'-0"

**CLOVIS BLUEPRINTS & DESIGN**

26 SHAW AVE.  
CLOVIS, CALIFORNIA 93612  
OFFICE: (559) 765-4653  
PLANNING \* DESIGNING \* CONSTRUCTION PROBLEM SOLVING

Valentin Rosas "ADU"  
3763 N. Independence Ave.  
Sanger, CA 93657

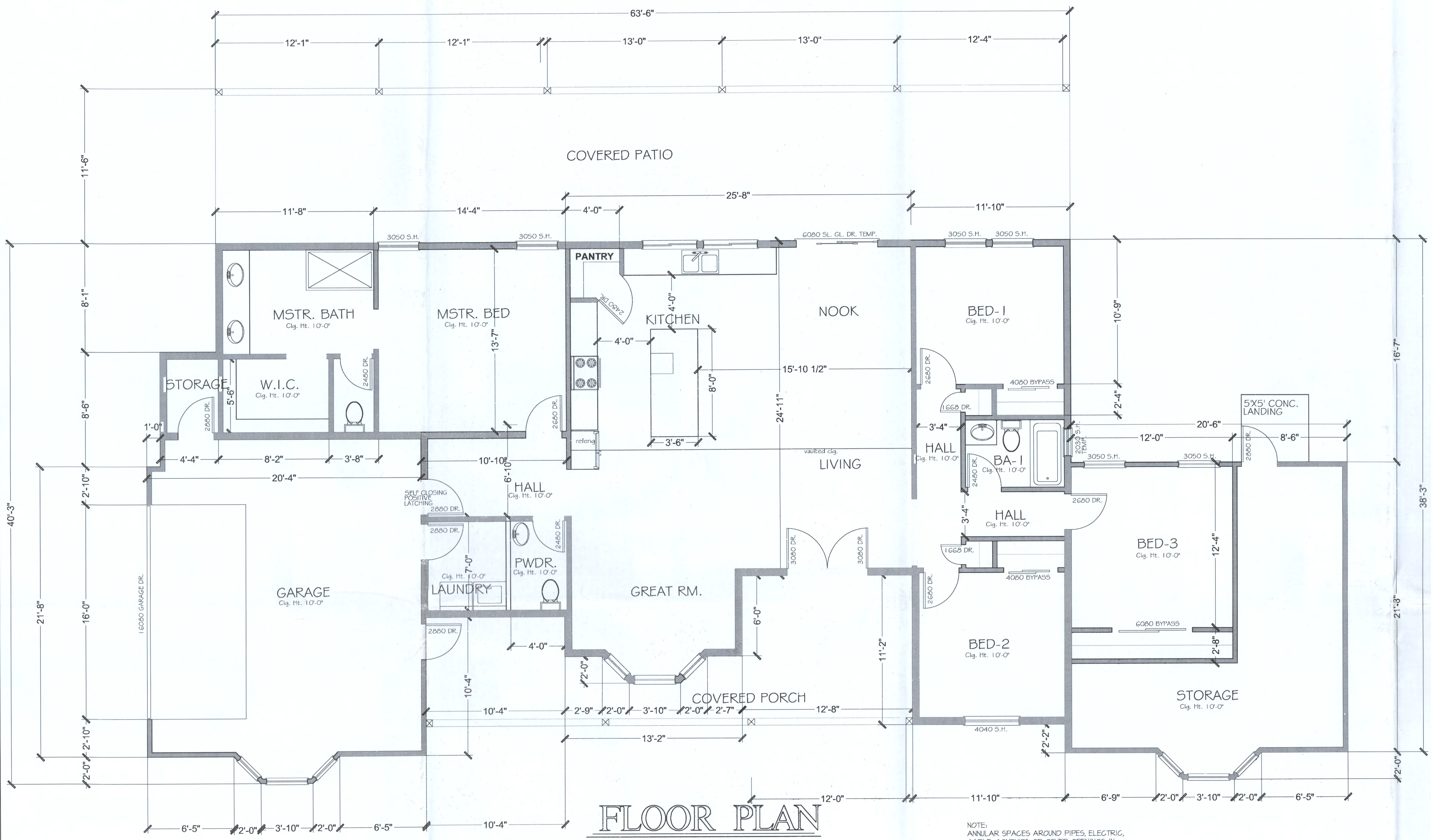


JOB NO.:  
DRAWN BY: gwr  
SHEET NO.:

**SP1**

OF SHEETS





# FLOOR PLAN

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

NOTE: Fiber-cement, fiber-mat reinforced cement, glass mat gypsum or fiber-reinforced gypsum backers shall be used as a base for wall tile in tub and shower areas and wall and ceiling panels in shower areas. (Table R702.4.2, R702.4.2 CRC)

NOTE: a. No more than 1 1/2" lower than the top of the threshold. (CRC R311.3.1) b. Not more than 7/8" below the top of the threshold provided that the door does not swing over the landing or floor. (CRC R311.3.1) c. Maximum slope of any landing shall not exceed 1/4 inch per foot. (R311.3 CRC)

1. Pipe Insulation for All Buildings §150.0022 Pipe Insulation Pipe insulation is a mandatory requirement in the following cases: a. The first 5 feet of hot and cold water pipes from the storage tank or water heater. b. All piping with a nominal diameter of 1/2 inch or larger. c. All piping associated within a domestic hot water recirculation system regardless of the pipe diameter. This excludes branches off of the recirculation loop that are less than 1/2 inch diameter or do not serve the kitchen. d. Piping from the heating source to a storage tank or between tanks. e. Piping buried below grade. f. All hot water pipes from the heating source to the kitchen fixtures.

NOTE: MIN 1" AIR SPACE BETWEEN INSULATION AND ROOF SHEATHING. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, 4' LONG Baffles MIN.

NOTE: IF NOT EXISTING FIRE BLOCKING PROVIDE FIRE BLOCKING BOTH VERTICAL AND HORIZONTAL TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND THE ROOF SPACE.

NOTE: PROVIDE CONTINUOUS PLYWOOD UNDER ALL CALIFORNIA FILL FRAMING.

NOTE: PROVIDE BLOCKING AT ALL RAFTER SUPPORTS.

NOTE: ALL LUMBER TO BE GRADE STAMPED ALL STUDS, TOP PLATES, & SILL PLATES TO BE D.F.#2 OR BETTER.

SECTION 4.506 INDOOR AIR QUALITY AND EXHAUST 4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following: 1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. 2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control. a. Humidity controls shall be capable of adjustment between a relative humidity range of greater than or equal to 50 percent up to a maximum of 80 percent. A humidity control may utilize manual or automatic means of adjustment. b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in). Notes: 1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower, or tub/shower combination. 2. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.

Table with 2 columns: Fixture Name and Flow Rate. Includes TOILET (1.28 GPM PER FLUSH), SHOWERHEAD (1.8 GPM @ 80 PSI), KITCHEN FAUCET (1.8 GPM @ 60 PSI), LAVATORY FAUCET (1.2 GPM @ 60 PSI).

NOTE: ANNULAR SPACES AROUND PIPES, ELECTRIC, CABLE, CONDUITS OR OTHER OPENINGS IN BOTTOM FLATE AT EXTERIOR WALL SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS IN ACCORDANCE WITH C6B5C CH. 4 DIVISION 4.4

BUILDING INSULATION VALUES: EXTERIOR WALLS R-19 ATTIC SPACE R-30

RADIANT BARRIER REGISTRY # CA 370 (TN) LICENSE NAME-LOUISIANA-PACIFIC-CORPORATION LICENSE TYPE-THERMAL INSULATION MANUFACTURER

Emergency exits are required in all sleeping areas and may be provided by a door or window opening directly to the outside. Emergency egress windows in all sleeping rooms must comply with the following [CRC 310.1.1] a. A minimum opening size of 5.7 (5.0 at grade level) square feet, with: 1. A 20-inch minimum net clear opening width; and 2. A 24-inch minimum net clear opening height; and 3. A sill height no higher than 44 inches above the floor.

Provide a floor or landing on each side of every exterior door. Landing shall have a width not less than the width of the door. (R311.3 CRC) a. The landing at required out-swinging door shall not be more than 1 1/2" lower than the top of the threshold. b. The landing at in-swinging doors and doors other than the required egress shall not be more than 7 1/2" below the top of the threshold. c. Maximum slope of any landing shall not exceed 1/4 inch per foot. (R311.3 CRC)

Not less than 1/2" gypsum board on the garage ceiling, and all supporting walls and structural framing \*The NFRC temporary label displayed on windows must remain on the unit until final inspection has been completed\* The load resistance of glass under uniform load shall be determined in accordance with ASTM E1300.

### Floor Plan Notes - 2022 CRC

- 1. JOB CARD TO BE AVAILABLE FOR SIGNATURE AT JOB SITE.
2. PROVIDE A DIMENSIONED COPY OF THE FLOOR PLAN FOR THE COUNTY ASSESSOR'S OFFICE.
3. PROVIDE A CERTIFICATE OF COMPLIANCE OR OTHER CERTIFICATE OF FEES PAID FROM THE SCHOOL DISTRICT HAVING JURISDICTION OVER THE SITE FOR THE PROPOSED CONSTRUCTION.
4. ADDRESS NUMBERS TO BE VISIBLE FROM THE ROAD WITH NUMERALS THAT ARE 4" HIGH OR HIGHER.
5. SURFACE WATER SHALL BE DRAINED AWAY FROM THE BUILDING FOR THE FIRST 10 FEET BY AT LEAST 3/8" GRADE. THE OVERALL LOT DRAINAGE MUST BE NOT LESS THAN 1/8".
6. A FIRE ESCAPE WINDOW SHALL BE PROVIDED IN EVERY BEDROOM WHERE THERE IS NOT A DOOR TO THE EXTERIOR WITH A SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE FLOOR. SUCH WINDOW SHALL HAVE A CLEAR OPENABLE AREA OF NOT LESS THAN 5.7 SQ. FT. WITH NO DIMENSION LESS THAN 24" IN HEIGHT OR 20" IN WIDTH THAT WILL OPEN ONTO A STREET, ALLEY, YARD OR EXIT COURT.
7. MINIMUM FINISHED WIDTH FOR A CORRIDOR IS NOT LESS THAN 36".
8. WATER CLOSET (TOILET) COMPARTMENTS MUST HAVE NOT LESS THAN 30" FINISHED WIDTH AND NOT LESS THAN 24" CLEAR IN FRONT OF THE UNIT.
9. GLASS WINDOWS AND DOORS THAT ARE SUBJECT TO HUMAN IMPACT, WITHIN 24" OF A DOOR, CLOSER THAN 60" ABOVE AN EXTERIOR WALKING SURFACE OR WITHIN 6" OF AN INTERIOR FLOOR MUST BE TEMPERED GLASS OR REQUIRES A PROTECTIVE GRILL.
10. STRAP WATER HEATERS FOR SEISMIC BRACING IN THE UPPER & LOWER 1/3 OF THE TANK WITH A 1-1/2" WIDE X 26 GAUGE GALVANIZED METAL STRAP. WATER HEATERS SHALL BE PROVIDED WITH A TEMPERATURE AND PRESSURE RELIEF VALVE HAVING A FULL SIZED DRAIN OF GALVANIZED STEEL OR HARD DRAWN COPPER TUBING TO THE OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE NOT MORE THAN 2" OR LESS THAN 6" ABOVE THE GRADE, POINTING DOWNWARD WITH THE TERMINAL END BEING INTHTHREADED.
11. LATH AND PLASTER SHALL COMPLY WITH CRC 130.6.
12. PROVIDE WEEP SCREEDS NOT LESS THAN 4" ABOVE THE EARTH OR NOT LESS THAN 2" ABOVE PAVED AREAS. SHOWER STALLS AND TUB ENCLOSURES TO HAVE SAFETY GLAZING. SHOWER DOORS MAY BE NOT LESS THAN 22" MINIMUM WIDTH.
13. MECHANICAL VENTILATION SYSTEMS MUST SUPPLY 5 AIR CHANGES PER HOUR IN BATH AND LAUNDRY ROOMS, 2 AIR CHANGES PER HOUR IN OTHER HABITABLE ROOMS. WATER RESISTANT GYPSUM BACKING BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY. FIBER CEMENT, FIBER MAT REINFORCED GYPSUM BOARD WITH GYPSUM BACKERS AND FIBER REINFORCED GYPSUM BACKERS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS.
14. INTERIOR WALL SURFACES TO BE 1/2" GYPSUM HALFBORD (FLAMESPREAD CLASS III OR BETTER) UNLESS SPECIFIED OTHERWISE.
15. BUGSCREENS TO BE INSTALLED PRIOR TO FINAL INSPECTION.
16. PROVIDE A SIGNED COPY OF CRC FORM CP-4R TO THE BUILDING DIVISION PRIOR TO THE FINAL INSPECTION. IT IS UNDERSTOOD THAT NO FINAL INSPECTION WILL BE MADE UNTIL THIS FORM IS SUBMITTED.

NOTE: WIDTH OF DOOR TO EXTERIOR 36" MINIMUM.

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

NOT MORE THAN 1-3/4" BELOW THE TOP OF THE THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR.

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

NOTE: ATTIC ACCESS DR. SHALL HAVE PERMANENTLY ATTACHED INSULATION

PREVENT AIR LEAKAGE.

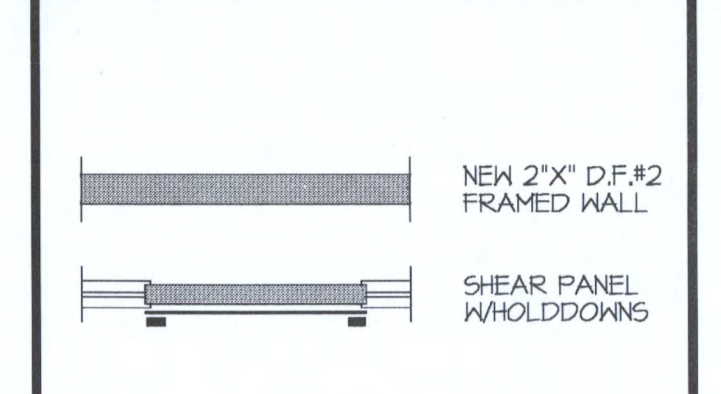
NOTE: THE ATTIC ACCESS DOOR SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS. THE ATTIC ACCESS SHALL BE GASKETED TO PREVENT AIR LEAKAGE.

### GLAZING EFFICIENCIES

WINDOWS = 0.30 U-VALUE 0.23 SHGC

GLAZING FOR THIS PROJECT MUST BE EQUAL TO OR LOWER THAN THE ABOVE.

### WALL LEGEND



CLOVIS BLUEPRINTS & DESIGN 26 SHAW AVENUE CLOVIS, CALIFORNIA 93612 OFFICE: (559) 203-9405 PLANNING • DESIGNING • CONSTRUCTION PROBLEM SOLVING

Valentin Rosas "ADU" 3763 N. Independence Ave. Sanger, CA 93657

JOB NO.: rogers DRAWN BY: GHR SHEET NO.: 2 OF SHEETS DATE: 08/23





SOUTH FRONT ELEVATION

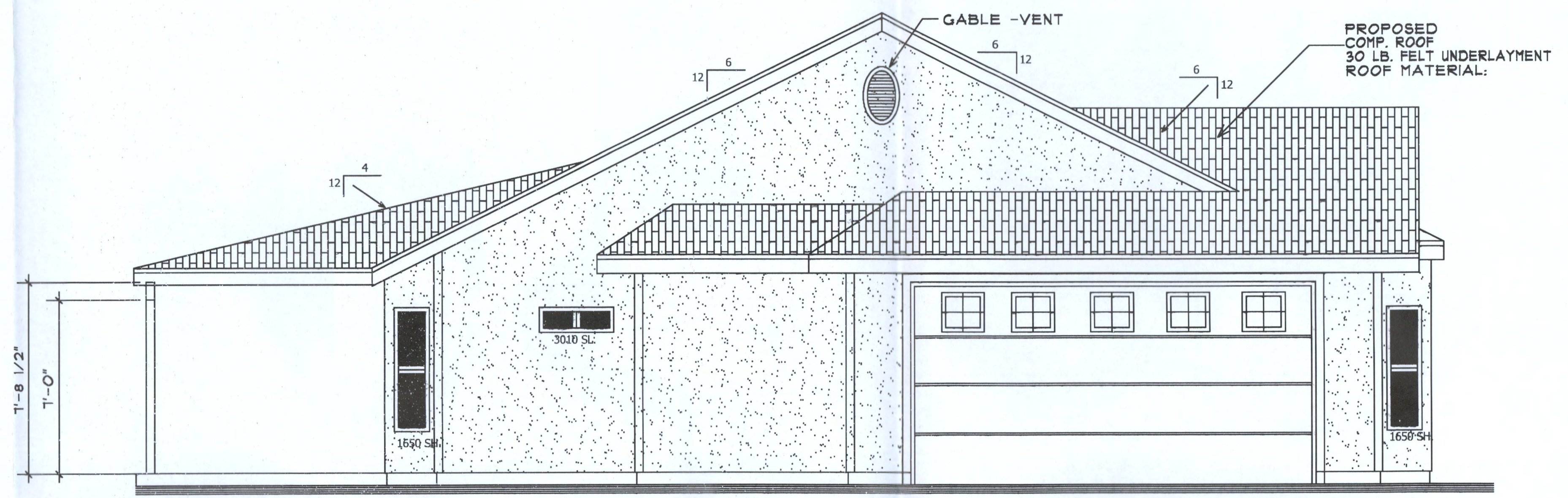


NORTH BACK ELEVATION

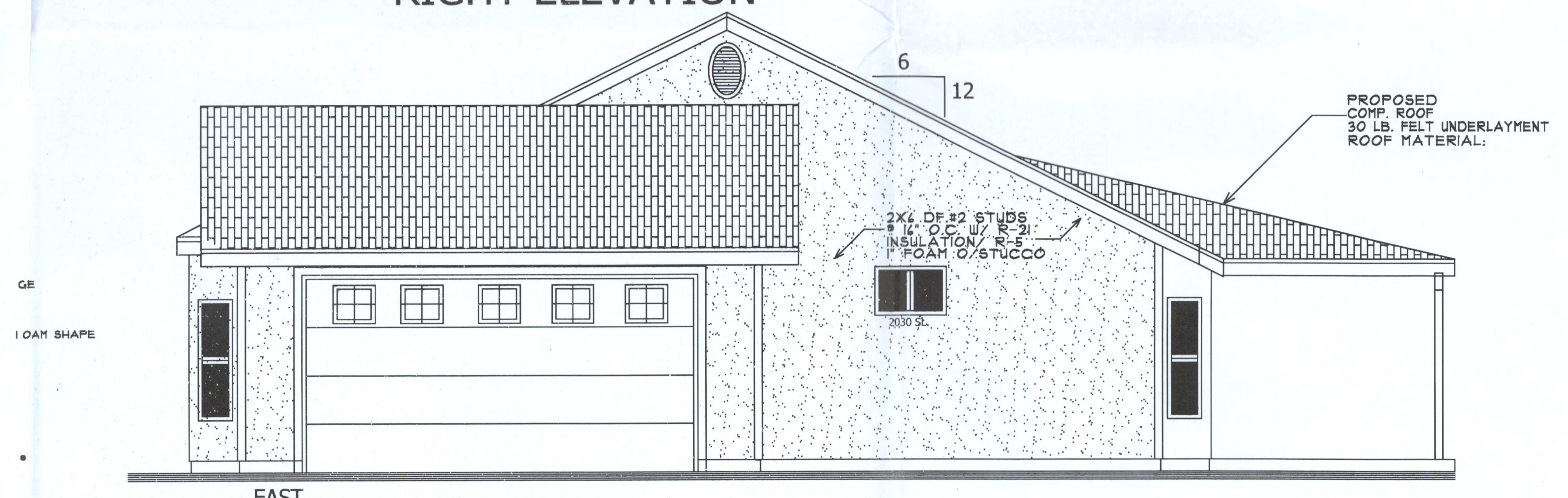
Valentin Rosas "ADU"  
3763 N. Independence Ave.  
Sanger, CA 93657

1	
2	
3	
JOB NO.: ROGERS	
DRAWN BY: GWR	
SHEET NO.	
<b>7</b>	
OF	SHEETS
DATE: 08/23	





LEFT  
RIGHT ELEVATION



EAST  
RIGHT ELEVATION

**CLOVIS BLUEPRINTS & DESIGN**  
 26 SHAW AVENUE  
 CLOVIS, CALIFORNIA 93612  
 OFFICE: (559) 203-9405  
 PLANNING \* DESIGNING \* CONSTRUCTION PROBLEM SOLVING

**Valentin Rosas "ADU"**  
 3763 N. Independence Ave.  
 Sanger, CA 93657

JOB NO.: rogers  
 DRAWN BY: GWR  
 SHEET NO.:  
**8**  
 OF SHEETS  
 DATE: 02/23





PICTURE#1



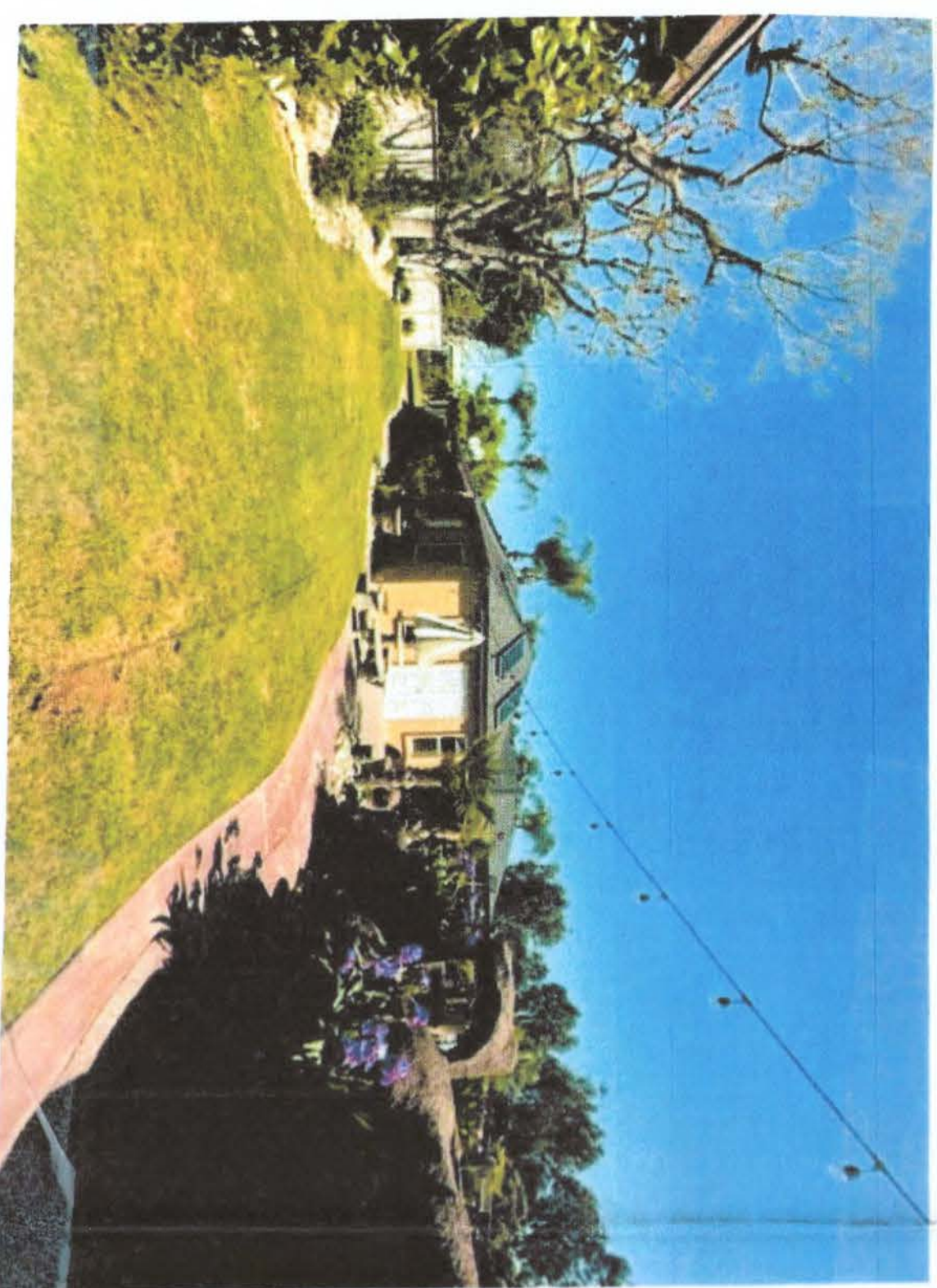
PICTURE#2



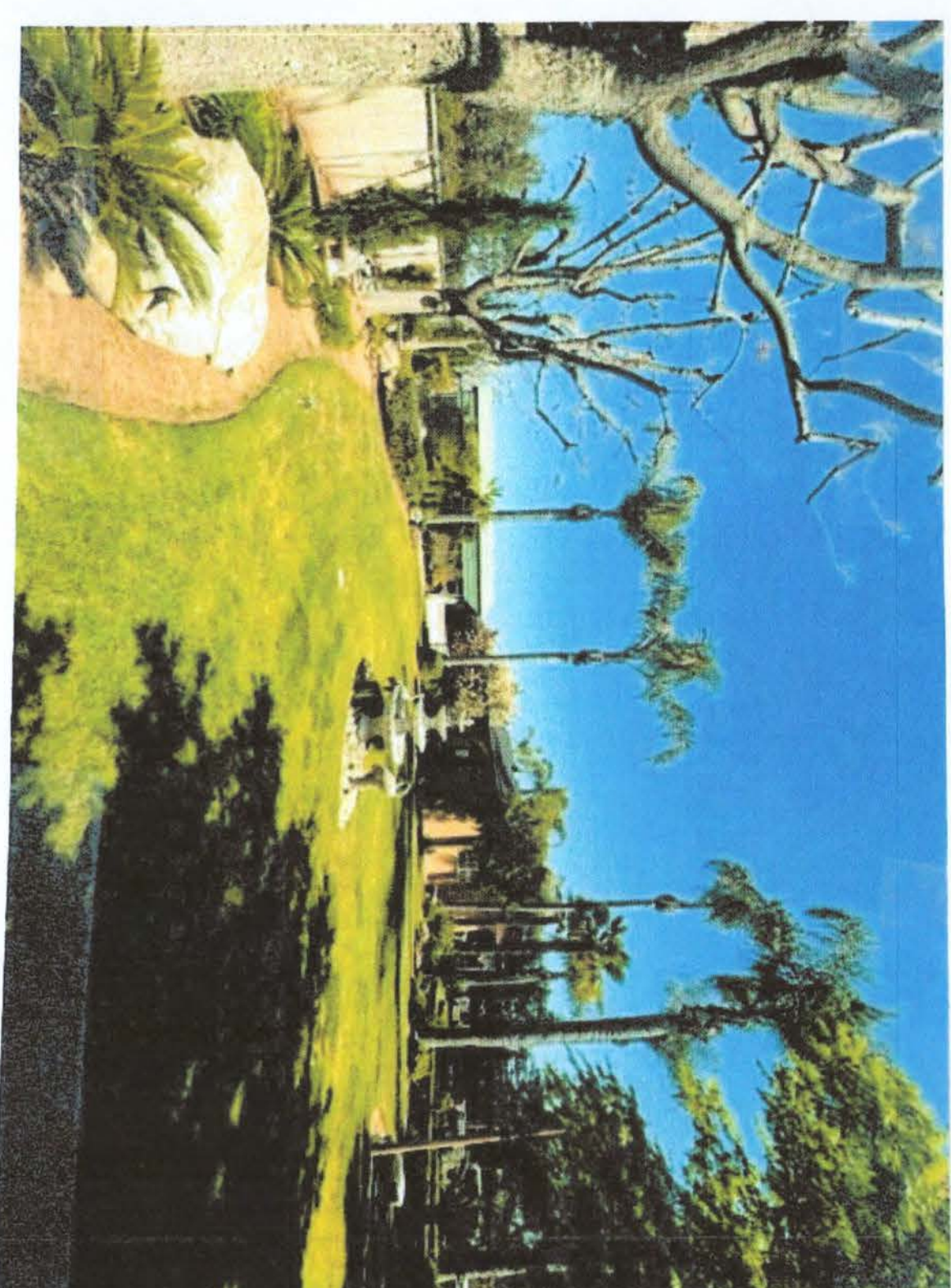
PICTURE#3



PICTURE#4



PICTURE#5



PICTURE#6

PICTURE#7

PICTURE#8

Valentin Rosas "ADU"  
3763 N. Independence Ave.  
Sanger, CA 93657

**CLOVIS BLUEPRINTS & DESIGN**

26 SHAW AVE.  
CLOVIS, CALIFORNIA 93612 OFFICE: (559) 765-4653  
PLANNING \* DESIGNING \* CONSTRUCTION PROBLEM SOLVING



DWG NO.

ORIGIN BY: g\*

SHEET NO.

SP1.1

OF SHEETS





PICTURE#9



PICTURE#10



PICTURE#11



PICTURE#12



PICTURE#13



PICTURE#14



PICTURE#15

CLOVIS BLUEPRINTS & DESIGN  
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CLOVIS, CALIFORNIA 93612 OFFICE: (559) 765-4653  
PLANNING \* DESIGNING \* CONSTRUCTION PROBLEM SOLVING

Valentin Rosas "ADU"  
3763 N. Independence Ave.  
Sanger, CA 93657

1  
△  
△  
△

JOB NO.:  
DRAWN BY: gcr  
SHEET NO.:

SP1.2  
OF SHEETS