CITY of CLOVIS

Agenda • Planning Commission Meeting

Council Chamber, 1033 Fifth Street, Clovis, CA 93612 (559) 324-2060
www.clovisca.gov

May 14, 2026 6:00 PM Council Chamber

In compliance with the Americans with Disabilities Act, if you need special assistance to access the Planning Commission Chamber to participate at this meeting, please contact the Planning Commission Clerk at (559) 324-2340 (TTY – 711). Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the Council Chamber.

The Clovis Planning Commission meetings are open to the public at the physical address listed above. There are numerous ways to participate in the Planning Commission meetings: you are able to attend in person; you may submit written comments as described below; and you may view the meeting which is webcast and accessed at ClovisCA.gov/PlanningCommission.

Written Comments

- Members of the public are encouraged to submit written comments at: ClovisCA.gov/PlanningCommission at least two (2) hours before the meeting (4:00 PM). You will be prompted to provide Planning Commission Meeting Date, Item Number, Name, Email, Comment
- Please submit a form for each item you are commenting on.
- A copy of your written comment will be provided to the Planning Commission noting the item number. If you wish to make a verbal comment, please see the instructions below.
- Please be aware that any written comments received that do not specify a particular agenda item will be marked for the general public comment portion of the agenda.
- If a written comment is received after 4:00 PM on the day of the meeting, efforts will be made to provide the comment to the Planning Commission during the meeting. However, staff cannot guarantee that written comments received after 4:00 PM will be provided to Planning Commission during the meeting. All written comments received prior to the end of the meeting will be made part of the record of proceedings.

Pursuant to Government Code section 84308, subdivision (e), any party to a covered proceeding before the Planning Commission is required to disclose on the record of the proceeding any campaign contribution, including aggregated contributions, of more than $500 made within the preceding 12 months by the party or their agent to any Commissioner. The disclosure shall be made as required by Government Code Section 84308, subdivision (e)(1) and California Code of Regulations, Title 2, section 18438.8. No party or their agent, and no participant or their agent, shall make a campaign contribution of more than $500 to any Commissioner during the covered proceeding or for 12 months after a final decision is made in that proceeding. The foregoing statements do not constitute legal advice, and parties and participants are urged to consult with their own legal counsel regarding the applicable requirements of the law.

Call to Order

Flag Salute

Roll Call

Approval of Minutes

1. Approval of the minutes from the March 26, 2026, Planning Commission Meeting

Commission Secretary Comments

Planning Commission Member Comments

Public Comments
This is an opportunity for the members of the public to address the Planning Commission on any matter within the Planning Commission's jurisdiction that is not listed on the Agenda. In order for everyone to be heard, please limit your comments to 3 minutes or less, or 10 minutes per topic. Anyone wishing to be placed on the Agenda for a specific topic should contact the Planning Division and submit correspondence at least 10 days before the desired date of appearance.

Public Hearings
A public hearing is an open consideration within a regular or special meeting of the Planning Commission, for which special notice has been given and may be required. When a public hearing is continued, noticing of the adjourned item is required as per Government Code 54955.1.

2. Consider Approval, Res. 26-___, TM6550, approving an exemption from further environmental review under the California Environmental Quality Act Guidelines section 15183, and approving Tentative Tract Map 6550 to allow a 37-lot residential development located at 2327 Bullard Avenue. Robin Rogers, Owner; Bonadelle Neighborhoods, Applicant; and Gateway Engineering, Representative.
   Staff: Eric Garcia, Assistant Planner
   Recommendation: Approve

Adjournment

Meetings & Key Issues
Regular Planning Commission Meetings are held at 6:00 PM in the Council Chamber. The following are future meeting dates:

May 28
June 25
July 23

CITY of CLOVIS

Planning Commission Meeting • Minutes

March 26, 2026 **6:00 PM** **Council Chamber**

Call to Order
Meeting called to order by Chair Antuna at 6:01 PM.

Staff Present:

- Marissa Parker - Associate Planner
- Chris Kelley - Supervising Civil Engineer
- Tiffany Williams - Associate Planner
- Renee Mathis - PDS Director
- Lily Cha - Senior Planner
- Sarai Yanovsky - Principal Utilities Engineer
- McKencie Perez - Deputy City Planner
- Aaron La Mattina - Staff Analyst
- Matt Lear - City Attorney

Flag Salute
Flag Salute led by Commissioner Hinkle.

Roll Call
Present: Planning Commissioner Bedsted, Planning Commissioner Hebert, Planning Commissioner Hatcher, Planning Commissioner Hinkle, Chair Antuna
Absent: None

Approval of Minutes

1. Planning Commission Minutes for the meeting of February 26, 2026

Commission Secretary Comments
MP April PC Meeting canceled. GPAC meeting is coming up to discuss land use.

Planning Commission Member Comments
Chair Antuna expressed appreciation for the City to allow her to go to PC Academy

Public Comments
No public comments.

Public Hearings

2. Consider Approval – **Res. 26-05**, TM6482, finding that the Project is exempt from further environmental review pursuant to CEQA Guidelines section 15162, and approving a one-year extension to the approved Vesting Tentative Tract Map 6482 located at the southeast corner of the North Peach Avenue alignment and West Behymer Avenue. DeYoung Properties, owner and applicant.

Motion for approval by Commissioner Bedsted, seconded by Commissioner Hebert. Motion carried by unanimous vote.

3. Consider items associated with ±2.45 acres located north of Shaw Avenue between Fowler and Laverne Avenues. Little Angels Day Care LLC, property owner; Hawkins Companies LLC, applicant; and Eric Tange, representative.

   a. Consider Approval – **Res. 26-06**, GPA2026-002, A resolution recommending the City Council adopt a Class 32 Categorical Exemption from further environmental review under the CEQA Guidelines and approve a text amendment to the Shaw Avenue Specific Plan permitting storage facility uses with an approved conditional use permit for Area 6.

   b. Consider Approval – **Res. 26-07**, CUP2026-001, A resolution approving a conditional use permit to allow a storage facility.

Motion for approval by Commissioner Bedsted, seconded by Commissioner Hatcher. Motion carried by unanimous vote.

4. Consider Approval, **Res. 26-08**, CUP2025-009, Adopting a Class 32 Categorical Exemption from further environmental review under the CEQA Guidelines and approving a conditional use permit to allow the construction of a ±910-square-foot coffee restaurant with a dual drive-through, including outdoor seating for a proposed 7 Brew Coffee located at the southwest corner of Shaw and Clovis Avenues. Hinds Investments, L.P., owner; 7 Brew Coffee, applicant; and Vang Inc Consulting Engineers, representative.

Motion for approval by Commissioner Hatcher, seconded by Commissioner Hebert. Motion carried by unanimous vote.

5. Consider items associated with approximately 17.41 acres of land located at the northeast corner of North Baron and Perrin Avenues. Frances Ricchiuti and Patrick V. Ricchiuti, owners; Lennar Homes, applicant; Yamabe & Horn Engineering Inc., representative.

   1. Consider Approval, **Res. 26-09**, A resolution recommending that the City Council approve an addendum to the previously adopted environmental finding of a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program for Vesting Tentative Tract Map 6543 and Planned Development Permit 2025-001.

2. Consider Approval, **Res. 26-10**, TM6543, A resolution recommending that the City Council approve a Vesting Tentative Tract Map for a 136-lot single-family planned residential development on approximately 17.41 acres of land.
3. Consider Approval, **Res. 26-11**, PDP2025-001, A resolution recommending that the City Council approve a planned development permit for a 136-lot single-family planned residential development.

Chair Antuna noticed that there was a typing error on the posted agenda and that the numbered items should have been numbers 1, 2, and 3. However the items will be referenced as items a (environmental) b (tract map) and c (planned development permit).

Motion for approval by Commissioner Hinkle, seconded by Commissioner Hebert. Motion failed by a vote of 2-3.

Motion for denial by Commissioner Hatcher, seconded by Commissioner Bedsted. Motion carried by a 3-2 vote.

Adjournment

Meetings & Key Issues

Mayor

City Clerk

CITY of CLOVIS

Report to the Planning Commission

To: Planning Commission

From: Planning and Development Services Department

Date: May 14, 2026

Staff: Eric Garcia, Assistant Planner

Subject: Consider Approval, Res. 26-___, TM6550, approving an exemption from further environmental review under the California Environmental Quality Act Guidelines section 15183, and approving Tentative Tract Map 6550 to allow a 37-lot residential development located at 2327 Bullard Avenue. Robin Rogers, Owner; Bonadelle Neighborhoods, Applicant; and Gateway Engineering, Representative.

Recommendation: Approve

Attachments:

1. TM6550 ATT 1 Res. 26-____, Tract Map
2. TM6550 ATT 2 Concepetual Tentative Tract Map
3. TM6550 ATT 3 Elevations and Floor Plans
4. TM6550 ATT 4 Color Boards
5. TM6550 ATT 5 Agency Comments

Recommendation:

Staff recommends that the Planning Commission adopt a resolution exempting the project from further environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines section 15183, [Finding of Consistency], and approving Tentative Tract Map (TM) 6550, subject to the conditions of approval attached to the Resolution No. 26-____, as **Attachment 1A**.

Executive Summary:

Bonadelle Neighborhoods (“Applicant”) is requesting approval of TM6550 to allow a thirty-seven (37) lot residential development on the north side Bullard Avenue, between Armstrong and Temperance Avenues (“Project”), as shown in **Figure 1** below. Approval of this request would allow the Applicant to proceed with a final map and minor deviation. The minor deviation would be reviewed administratively at staff level.

Figure 1 – Project Location

Background:

- General Plan Designation: Low Density Residential (2.1-4.0 du/ac)
- Existing Zoning: R-A (Single-Family Residential Very Low Density)
- Project Size: ±9.23 acres
- Current Land Use: Single-Family Residence, Vacant
- Adjacent Land Uses:
    - North: Single-Family Residences
    - South: Single-Family Residences
    - East: Single-Family Residences
    - West: Single-Family Residences
- Previous Entitlements: N/A

Proposal and Analysis:

The Applicant requests approval of TM6550 to subdivide the Project site into thirty-seven (37) single-family residential lots, as illustrated in **Figure 2**. The proposed subdivision encompasses the entirety of Assessor's Parcel Numbers (APNs) 550-260-25, 550-260-18, and 550-260-19S.

The Project is consistent with the Clovis General Plan Low Density Residential land use designation and, therefore, does not require a general plan amendment. The Low Density Residential land use designation permits 2.1–4.0 dwelling units per acre (du/ac). The proposed subdivision proposes a density of approximately 4.0 du/ac, which is within the allowable density range and consistent with the General Plan's intent for low density residential development.

The Project site is zoned R-A (Single-Family Residential, Very Low Density), which is not consistent with the Low Density Residential land use designation. However, pursuant to Government Code sections 65589.5, subdivision (j)(4), a rezoning is not required for approval of the Project because the proposed residential density is consistent with the applicable land use designation.

Figure 2 - Tentative Tract Map

Circulation

The Project is proposing one (1) ingress/egress point from Bullard Avenue and one (1) ingress/egress point on the Joshua Avenue alignment. McKelvy Avenue will not connect to the north and will instead terminate in a cul-de-sac at its northern end. Furthermore, the Project will provide internal 54-foot-wide public streets with sidewalks on both sides of the street throughout the subdivision. Parking will be accommodated on both sides of the street.

Development Standards

The Project is proposing to use the R-1 development standards (R-1 is consistent with the underlying Low Density Residential land use designation), which includes building coverage, height, setbacks, fence and wall heights. **Table 1** below outlines the proposed development standards for R-1 zone district. The Applicant has submitted a minor deviation requesting a ten percent (10%) reduction to the minimum curved parcel widths (knuckle/cul-de-sac) requirement, allowing for forty-five (45) foot widths instead of fifty (50) foot widths. Additionally, the minor deviation would allow a ten percent (10%) increase in the lot coverage, allowing for forty-four percent (44%) instead of forty percent

(40%) lot coverage. The minor deviation shall be approved after action has been taken on TM6550. While the Applicant has provided models for each of its products, the proposed home models will be assessed against the established development standards and formalized through the building permit process, which has been included as a condition of approval for TM6550.

Table 1 - R-1 Development Standards

Development Standard	R-1 (Single-Family Residential Low Density)
Minimum Lot Size	6,000 square feet
Minimum Parcel Width	60 feet
Minimum Curved Parcel Width	50 feet (45 feet with minor deviation)
Minimum Corner Parcel Width	65 feet
Minimum Reverse Corner Parcel Width	70 feet
Minimum Parcel Depth	100 feet
Maximum Lot Coverage	40% (44% with minor deviation)
Maximum Height	35 feet/2-1/2 stories
Front Setback	20 feet
Side (Each) Setback	5 feet
Street Side Setback	10 feet
Reversed Corner (Street Side) Setback	15 feet
Rear Setback	20 feet
Garages	20'X22' interior dimension (2-car) 10'X20' interior dimension (1-car)

Consistency with 2014 Clovis General Plan Goals and Policies

Staff has evaluated the Project in light of the General Plan goals and policies. The following goals and policies reflect Clovis' desire to maintain Clovis' tradition of responsible planning and well managed growth to preserve the quality of life in existing neighborhoods and ensure the development and redevelopment in a responsible manner. The goals and policies seek to ensure the development of new neighborhoods with an equally high quality of life.

Goal 3: Orderly and sustainable outward growth into three Urban Centers with neighborhoods that provide a balanced mix of land uses and development types to support a community lifestyle and small-town character.

Policy 3.5: Fiscal sustainability. The City shall require establishment of community facility districts, lighting and landscaping maintenance districts, special districts, and other special funding or financing tools in conjunction with or as a condition of development, building or permit approval, or annexation or sphere of influence amendments when necessary to ensure that new development is fiscally neutral or beneficial.

Policy 3.6: Mix of housing types and sizes. Development is encouraged to provide a mix of housing types, unit sizes, and densities at the block level. To accomplish this, individual projects five acres or larger may be developed at densities equivalent to one designation higher or lower than the assigned designation, provided that the density across an individual project remains consistent with the General Plan.

Goal 5: A city with housing, employment, and lifestyle opportunities for all ages and incomes of residents.

Policy 5.1: Housing variety in developments. The Clovis General Plan has been planned to provide a

variety of housing product types suitable to each stage of a person's life. Each development should contribute to a diversity of housing sizes and types within the standards appropriate to the land use designation. This policy does not apply to projects smaller than five acres.

Policy 5.2: Ownership and rental. Encourage a mixture of both ownership and rental options to meet varied preferences and income affordability needs.

Public Comments
The City published notice of this public hearing in *The Business Journal* on Friday, April 24, 2026. A public notice was also mailed to property owners within 600 feet of the Project site boundary. Prior to the finalization of the staff report, staff received one (1) inquiry.

Review and Comments by Agencies
The Project was distributed to all City Divisions as well as outside agencies, including Caltrans, Clovis Unified School District, Fresno Irrigation District, Fresno Metropolitan Flood Control District, AT&T, PG&E, and the San Joaquin Valley Air Pollution Control District. Comments received are attached (**Attachment 5**) only if the agency has provided concerns, conditions, or mitigation measures. Routine responses and comment letters are placed in the administrative record and provided to the applicant for their records.

California Environmental Quality Act
Pursuant to CEQA Guidelines section 15183, the Project is exempt from further environmental review due to its consistency with the City's General Plan. For projects that are consistent with the development density established by existing zoning, community plan or general plan policies for which an environmental impact report (EIR) was certified, the lead agency shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site. (Cal. Code Regs., tit. 14, § 15183, subd. (a).) Further, the CEQA Guidelines provide "if an impact is not peculiar to the parcel or to the project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, then an additional EIR need not be prepared for the project solely on the basis of that impact." (*Id*. at subd. (c).) If no additional mitigation measures are required to reduce project specific impacts to a less than significant level, other than those required in the prior EIR, then the section 15183 exemption applies.

Because the Project is consistent with the density, land use, and development assumptions analyzed in the 2014 General Plan EIR, and because there is no evidence in the records of any impacts peculiar to the Project, or impacts not previously evaluated, the proposed Project is exempt from CEQA pursuant to CEQA Guidelines section 15183.

Findings for Tentative Tract Map
The following are findings required to approve a tentative tract map (Clovis Municipal Code (CMC) § 9.102.060, subd. (A)).

1. The proposed map, subdivision design, and improvements are consistent with the General Plan and any applicable specific plan.

The proposed TM6550 is consistent with the City's 2014 General Plan. The Project's density, land use, and subdivision layout conform to the site's General Plan land use designation. As discussed in the General Plan Consistency section of this report, the Project advances applicable goals and policies related to residential development, neighborhood design, and orderly growth. All required

improvements will be constructed in accordance with City standards and subject to review and approval through the City's engineering and civil plan review process.

2. The site is physically suitable for the type and proposed density of development.

The proposed TM6550 affects approximately 9.23 acres of land with a density of 4.0 du/ac. Lot sizes within TM6550 will range from 6,600 square feet to 15,404 square feet. Therefore, the site is physically suitable for the proposed density of TM6550.

3. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat

The Project has been identified to be consistent with the development density and intensity analyzed in the City's General Plan EIR. The existing site has a single-family dwelling that will be demolished and vacant land zoned residential. Since the subject site is intended to be residential development, any improvements related to TM6550 would result in negligible impacts.

Accordingly, the Project would not cause substantial environmental damage or substantially and avoidably injure fish, wildlife, or their habitat beyond what was previously evaluated in the City's General Plan EIR, and no additional mitigation measures are required.

4. The design of the subdivision or type of improvements is not likely to cause serious public health or safety problems.

The design of the Project will comply with the Development Code, Fire Department standards, and Building Code regulations to ensure adherence to public health and safety requirements. Furthermore, during review of the Project, agencies and City departments had the opportunity to review the Project to ensure consistency with City codes and regulations and no serious public health or safety concerns were identified. Therefore, the Project was determined not to be detrimental to the public interest, health, safety, or general welfare of the City.

5. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. This finding may also be made if the review authority finds that alternate easements for access or use will be provided, and that they will be substantially equivalent to ones previously acquired by the public. This finding shall apply only to easements of record, or to easements established by judgment of a court of competent jurisdiction, and no authority is hereby granted to the review authority to determine that the public at large has acquired easements of access through or use of property within the proposed subdivision.

During the final map review process conducted by the City's Engineering Division, all easements will be identified. Additionally, during the final map review, the City Engineer and other outside agencies will ensure that no conflicts with easements would occur as a result of the Project.

6. The discharge of sewage from the proposed subdivision into the community sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board.

The City Engineer has determined that the City has the capacity to accommodate the proposed Project. Installation of sewer lines within the proposed subdivision and beyond its borders will adhere

to the regulations set forth by the California Regional Water Quality Control Board.

7. The design of the subdivision provides, to the extent feasible, passive or natural heating and cooling opportunities.

The proposed subdivision will comply with the Development Code and California Building Code requirements as it relates to heating and cooling opportunities within TM6550.

8. The proposed subdivision, its design, density, and type of development and improvements conform to the regulations of this Development Code and the regulations of any public agency having jurisdiction by law.

The subdivision proposes a density of 4.0 du/ac, which is consistent with the Clovis General Plan land use designation of Low Density Residential. Where inconsistencies are identified, conditions of approvals have been added to ensure compliance with applicable Development Code regulations. Compliance with the Development Code would occur at various stages of plan review of the Project.

Mixed Income Zoning Ordinance:
The Mixed Income Zoning Ordinance (MIZO) adopted on April 13, 2026, requires new residential developments with eleven (11) units or more to allocate a set percentage of units as affordable housing. While the proposed project exceeds eleven (11) units, it is not subject to the MIZO requirements because the application was deemed complete prior to the ordinance taking effect.

Reason for Recommendation:

The Project is consistent with the goals and policies of the General Plan and the CMC. Based on the aforementioned findings, staff is recommending that the Planning Commission approve a resolution exempting the Project from further environmental review pursuant to CEQA Guidelines section 15183 [Finding of Consistency], and approve TM6550 to allow the development of a thirty-seven (37) lot single-family residential housing project.

Actions Following Approval:
None.
Conflict of Interest:
None.
Notice of Hearing:
Property owners within 600 feet notified: 187
Interested individuals notified: 2

PLANNING COMMISSION
RESOLUTION 26-__

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CLOVIS TO FIND THAT THE PROJECT IS EXEMPT FROM FURTHER ENVIRONMENTAL REVIEW PURSUANT TO CEQA GUIDELINES SECTION 15183; AND TO APPROVE TENTATIVE TRACT MAP 6550 FOR A 37-LOT SINGLE-FAMILY SUBDIVISION ON APPROXIMATELY 9.23 ACRES OF PROPERTY LOCATED ON THE NORTH SIDE OF BULLARD AVENUE, BETWEEN ARMSTRONG AND TEMPERANCE AVENUES

WHEREAS, Bonadelle Neighborhoods ("Applicant"), 7030 N. Fruit Avenue, Suite 101, Fresno, CA 93711, submitted the application for Tentative Tract Map (TM) 6550 ("Project") for property located on the north side of Bullard Avenue, between Armstrong and Temperance Avenues ("Property"); and

WHEREAS, the City of Clovis published notice of the public hearing in *The Business Journal* on April 24, 2026, mailed public notices to property owners within 600 feet of the Property, ten (10) days prior to said Planning Commission hearing, and otherwise posted notice of the Public Hearing in accordance with applicable law; and

WHEREAS, a duly noticed public hearing was held on May 14, 2026; and

WHEREAS, the proposed TM6550 was presented to the Planning Commission for consideration in accordance with the Subdivision Map Act and Chapter 102 of Title 9 of the Clovis Municipal Code (Development Code); and

WHEREAS, the Project is consistent with the City's General Plan land use designation, it would be exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to a Finding of Consistency in accordance with section 15183 of the CEQA Guidelines; and

WHEREAS, the Planning Commission has had an opportunity to review and consider the entire Administrative Record relating to TM6550, which is on file with the City of Clovis Department of Planning and Development Services, and reviewed and considered those portions of the Administrative Record determined to be necessary to make an informed decision, including, but not limited to, the staff report, the written materials submitted with the Project, and the verbal and written testimony and other evidence presented during the public hearing, and the conditions of approval attached as **Attachment 1A** to this Resolution, which are incorporated herein by this reference ("Administrative Record").

NOW, THEREFORE, BASED UPON THE ENTIRE RECORD OF THE PROCEEDINGS, THE PLANNING COMMISSION RESOLVES AND FINDS AS FOLLOWS:

1. In accordance with CEQA Guidelines section 15183, the Planning Commission finds that the Project is consistent with the City's General Plan land use designation and therefore is exempt from further environmental review under CEQA.

2. TM6550 satisfies the required findings for approval of a Tract Map, as follows:

    a. The proposed map, subdivision design, and improvements are consistent with the General Plan;

    b. The Project site is physically suitable for the type and proposed density of development;

    c. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;

    d. The design of the subdivision or type of improvements is not likely to cause serious public health or safety problems;

    e. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision;

    f. The discharge of sewage from the proposed subdivision into the community sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board;

    g. The design of the subdivision provides, to the extent feasible, passive or natural heating and cooling opportunities; and

    h. The proposed subdivision, its design, density, and type of development and improvements conform to the regulations of the Development Code and the regulations of any public agency having jurisdiction by law.

3. The Planning Commission could not make the findings necessary for approval of TM6550 without the conditions of approval set forth in **Attachment A** to this Resolution.

4. The bases for the findings are detailed in the May 14, 2026, staff report, which is hereby incorporated by reference, the entire Administrative Record, as well as the evidence and comments presented during the public hearing.

5. TM6550 is hereby approved with incorporation of the conditions of approval (**Attachment A** to this Resolution).

* * * * * *

The foregoing resolution was approved by the Clovis Planning Commission at its regular meeting on May 14, 2026, upon a motion by Commissioner _____, seconded by Commissioner _____, and passed by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

PLANNING COMMISSION RESOLUTION NO. 26-
DATED: May 14, 2026

_____
Alma Antuna, Chair

ATTEST: _____
Renee Mathis, Secretary

Attachment A
Conditions of Approval – TM6550
Planning Division Comments
(Eric Garcia, Assistant Planner – 559-324-2364)

1. Tentative Tract Map (TM) 6550 is approved per **Attachment 2 of the Staff Report**.

2. The developer shall obtain City approval in advance of temporary and permanent subdivision signs through separate sign review, consistent with the development criteria of the Development Code Sign Ordinance.

3. No more than two of the same unit type (floor layout and exterior materials package) shall be repeated side by side. When two of the same units are repeated side by side, they shall be different colors. These identical provisions may be waived by the City Planner on a specific lot basis within the project when the size or configuration of a lot would otherwise prevent compliance with the above requirements of any other siting or setback/yard requirements established under this application. If such a waiver is requested, the developer and City Planner shall work together to ensure that any sitings of units not in compliance with the above requirements shall be of different materials and elevations in order to minimize any adverse visual impacts that may result.

4. TM6550 is subject to the development standards of R-1 (Single-Family Residential Low Density) zone district, with the exception of parcel width for curved lots and lot coverage as outlined below.

5. Setbacks shall be measured to the exterior face of the framing of the structure. Exceptions to the setbacks are identified in §9.24.100, of the Development Code.

6. Development standards for the lots of TM6550 shall be as follows:

Development Standard	**R-1 (Single-Family Residential Low Density)**
Minimum Lot Size	6,000 square feet
Minimum Parcel Width	60 feet
Minimum Curved Parcel Width	50 feet (45 feet with minor deviation)
Minimum Corner Parcel Width	65 feet
Minimum Reverse Corner Parcel Width	70 feet
Minimum Parcel Depth	100 feet
Maximum Lot Coverage	40% (44% with minor deviation)
Maximum Height	35 feet
Front Setback	20 feet
Side (Each) Setback	5 feet
Street Side Setbacks	10 feet
Reversed Corner (Street Side) Setback	15 feet

Rear Setback	20 feet
Garages	20'X22' interior dimension (2-car) 10'x20' interior dimension (1-car)

7. All internal local streets shall be a minimum of 50 feet in width as identified in §9.110.030, Table 7-2, of the subdivision design standards.

8. The developer shall utilize streetlights along local and private streets within the development area that are of the same design and luminosity as surrounding developments.

9. The developer shall construct a six-foot (6') masonry wall adjacent to trails, right-of-way, and open space.

10. All lighting shall be screened from direct view from the public right-of-way and adjacent residential properties.

11. All landscaping (open space and private yards) shall conform to the City of Clovis Water Efficient Landscape Ordinance.

12. Landscape plans shall be reviewed and approved separately by the landscape review committee with the civil set for tree and landscape type and location.

13. All lots shall provide an all-weather surface and path for the placement and storage of trash toters. The paved path shall lead from the street to the five foot (5') side yard.

14. There shall be a twenty-five foot (25') wide Outlot A for drainage purposes on the southern area of TM6550, between lots eleven (11) and twelve (12).

15. Upon final recordation of this tentative tract map, it shall be the applicant's responsibility to furnish to the Planning Department an electronic (PDF) copy of the original map obtained from the Fresno County Recorder's Office.

16. The applicant shall relay all conditions of approval for TM6550 to all subsequent purchasers of individual lots, if applicable, and/or to subsequent purchasers of this entire tract map development.

17. Proposed home models will be assessed against the established development standards and formalized through the building permitting process.

18. Prior to submittal of final map, the developer have an approved minor deviation for reduced lot frontages for cul-de-sac lots as outlined in the table above.

19. Prior to submittal of final map, the developer shall have an approved minor deviation for ten percent (10%) deviation from the required base lot coverage requirement,

resulting in a four percent (4%) increase in maximum lot coverage, from forty percent (40%) to forty-four percent (44%).

20. Prior to submittal of final map, the developer shall have an approved minor deviation for a ten percent (10%) reduction to the minimum curved parcel width requirement, allowing for forty-five (45) foot widths instead of fifty (50) foot widths.

Fire Department Conditions

(Rick Fultz, Fire Department Representative – 559-324-2224)

Roads/ Access

21. ***Street Width:*** Fire apparatus access width shall be determined by measuring from "base of curb" to "base of curb" for roadways that have curbs. When roadways do not have curbs, the measurements shall be from the edge of the roadway surface (approved all weather surface).

22. ***Street Width for Single Family Residences:*** Shall comply with Clovis Fire Standard #1.1.

23. ***Street Width for Single Family Residences:*** Minimum access road width of 36 feet for single family residences. Roads thirty-six feet (36') or wider allow for parking on both sides of street.

24. ***Turning Radius:*** All access way roads constructed shall be designed with a minimum outside turning radius of forty-five feet (45').

25. ***All Weather Access &Water Supply:*** The applicant shall provide all weather access to the site during all phases of construction to the satisfaction of the approved Clovis Fire Department Standard #1.2 or #1.3.

26. ***Two Points of Access:*** Any development to this parcel will require a minimum of two (2) points of access to be reviewed and approved by the Clovis Fire Department. All required access roads shall be constructed per City of Clovis streets standards and completed prior to any occupancy of the project.

27. If McKelvey Avenue does not have connectivity to the east, an approved turnaround for fire department vehicles will need to be provided until connectivity is provided.

Fire Hydrants

28. ***Residential Fire Hydrant:*** The applicant shall install _3__ 4 ½" x 2 ½" approved Residential Type fire hydrant(s) and "Blue Dot" hydrant locators, paint fire hydrant(s) yellow with blue top and caps, and paint the curb red as specified by the adopted Clovis Fire Department Standard #1.4. Plans shall be submitted to the Clovis Fire Department for review and approval prior to installation. The hydrant(s) shall be

charged and in operation prior to any framing or combustible material being brought onto the site. Hydrants curb markings and blue dots to be completed prior to occupancy of any homes.

29. ***Looped Water Main:*** The applicant shall install approved looped water main capable of the necessary flow of water for adequate fire protection and approved by the Clovis Fire Department.

ENGINEERING / PUBLIC UTILITIES CONDITIONS OF APPROVAL

(Christopher Kelly, Engineering Representative - 324-2378)
(Sarai Yanovksy, Public Utilities Representative – 324-2603)

Maps and Plans

30. The applicant shall have a final tract map prepared, in the form prescribed by the Subdivision Map Act and City of Clovis Municipal Code. The final tract map shall be submitted to the City of Clovis Engineering Division, and should include, but not be limited to, final tract map, the current filing fee, closure calculations, current preliminary title report, legal descriptions and drawings of required dedications.

31. The applicant shall submit separately to the City of Clovis Engineering Division, a set of construction plans on 24" x 36" sheets with City standard title block for all required improvements and a current preliminary title report. These plans shall be prepared by a registered civil engineer, and shall include a grading plan, landscape plan, a site plan showing trash enclosure locations and an overall site utility plan showing locations and sizes of sewer, water, storm drain, and irrigation mains, laterals, manholes, meters, valves, hydrants, fire sprinkler services, other facilities, etc. Plan check and inspection fees per City of Clovis Resolution No. 24-78 shall be paid with the first submittal of said plans. All plans shall be submitted at or before the time the building plans are submitted to the Building Division and shall be approved by the City and all other involved agencies prior to the release of any development permits.

32. Prior to the initial submittal of the improvement plans, the applicant shall contact Christopher Kelly at (559) 324-2378 to setup a coordination meeting (Pre-submittal Meeting).

33. Upon approval of improvement plans, the applicant shall provide the City with the appropriate number of copies. After all improvements have been constructed and accepted by the City, the applicant shall submit to the City of Clovis Engineering Division one (1) digital copy to the City in PDF format of the approved set of construction plans revised to accurately reflect all field conditions and revisions and marked "AS-BUILT" for review and approval. Upon approval of the AS-BUILTs by the City, and prior to granting of final occupancy or final acceptance, the applicant shall provide to the City one (1) digital copy in PDF format and two (2) bond copies.

34. The applicant shall comply with reporting requirements in accordance with Government Code 65940.1, which requires the City to, “request from a development proponent, upon issuance of a certificate of occupancy or the final inspection, whichever occurs last, the total amount of fees and exactions associated with the project for which the certificate was issued. The City shall post this information on its internet website, and update it at least twice per year.”

General Provisions

35. The applicant shall pay all applicable development fees at the rate in effect at the time of payment and prior to final map approval by Council or have the fees payable directly to the City through a separate escrow account at the time of recordation of the map.

36. The applicant is advised that, pursuant to California Government Code, Section 66020, any party may protest the imposition of fees, dedications, reservations, or other exactions imposed on a development project by a local agency. Protests shall be filed in accordance with the provisions of the California Government Code and shall be filed within 90 days after conditional approval of this application is granted. The 90 day protest period for this project shall begin on the “date of approval” as indicated on the “Acknowledgment of Acceptance of Conditions” form.

37. All reimbursement requests shall be prepared and submitted in accordance with the requirements of the current version of the “Developer Reimbursement Procedures” a copy of which may be obtained at the City Engineer’s Office.

38. The applicant shall install all improvements within public right-of-way and easements in accordance with the City of Clovis standards, specifications, master plans, and record drawings in effect at the time of improvement plan approval.

39. The applicant shall address all conditions, and be responsible for obtaining encroachment permits from the City of Clovis for all work performed within the City's right-of-way and easements.

40. The applicant shall submit a soils report or a waiver of soils report to the City of Clovis Engineering Division for approval by the City Engineer.

41. The applicant shall provide and pay for all geotechnical services per City policy.

42. The applicant shall comply with the requirements of the local utility, telephone, and cable companies. It shall be the responsibility of the applicant to notify the local utility, telephone, and cable companies for the removal or relocation of utility poles where necessary. The City shall not accept first submittals without proof that the applicant has provided the improvement plans and documents showing all proposed work to the utility, telephone, and cable companies. All utility vaults in which lids cannot be sloped to match proposed finished grading, local utilities have 5% max slope, shall be located in sidewalk areas with pedestrian lids so the lid slope matches sidewalk cross slope.

43. All existing overhead and new utility facilities located on-site or within the street right-of-way along the streets adjacent to this tract shall be undergrounded unless otherwise approved by the City Engineer.

44. The applicant shall contact and address all requirements of the United States Postal Service Clovis Office for the location and type of mailboxes to be installed. The location of the facilities shall be approved by the City Engineer prior to approval of improvement plans or any construction.

45. The applicant shall contact and address Caltrans requirements. The applicant shall be required to mitigate impacts to State Highway facilities as determined by the City Engineer.

Community Facilities District (Maintenance and Operations)

46. Prior to final map approval, the applicant shall establish a funding mechanism to cover the ongoing financial impact the Project will have on ongoing maintenance and operations of public landscaping, hardscape, parks, streets, and streetlighting, the extent of which shall be submitted for review and approval by the Public Utilities Director or their designee. Compliance with this requirement may be met through the formation of a new Community Facilities District that is established to the satisfaction of the Public Utilities Director, or the City Engineer as their designee, or annexation into an existing Community Facilities District or payment of an equivalent upfront amount to the City (to the satisfaction of the Public Utilities Director, or the City Engineer as their designee). All costs associated with meeting this condition of approval shall be paid for by the applicant.

47. The owner/developer shall notify all potential lot buyers prior to sale that this project is a part of a Community Facilities District and shall inform potential buyers of the special tax amount. Said notification shall be in a manner approved by the City. This requirement may be waived at the discretion of the City Council if, at the time of the approval, recordation or filing of the project, the City Council has determined that it is not necessary that the project be included in the CFD.

Dedications and Street Improvements

48. The applicant shall provide right-of-way acquisition or dedicate free and clear of all encumbrances and/or improve the following streets to City standards. The street improvements shall be in accordance with the City's specific plans and shall match existing improvements. The applicant's engineer shall be responsible for verifying the type, location, and grades of existing improvements.

    a. Bullard Avenue – Along frontage, dedicate to provide right-of-way acquisition for 60' (exist 50') north of centerline, and improve with sidewalk and landscape strip.

b. Interior Streets – Dedicate to provide for 50’ or 54’ of right-of-way in conformance with the City policy on street widths, and improve with curb, gutter, 5’ sidewalk adjacent to the curb, drive approaches, curb return ramps, streetlights, permanent paving, and all transitional paving as needed.

c. Cul-De-Sacs - dedicate to provide for 52' radius and improve with curb, gutter, sidewalk, street lights, 43' permanent paving and all transitional paving as needed.

d. The applicant shall relinquish all access to Bullard Avenue.

49. The applicant shall provide a dedication for a 10' public utility easement, where applicable, along all public frontages. The applicant shall be responsible for obtaining approval by the utilities companies where alternate widths are provided. The applicant shall provide to the City copies of all final easements prior to final map acceptance.

50. For new onsite ADA paths of travel that connect to the City sidewalk, the applicant shall replace enough sidewalk to provide a compliant landing with appropriate transitions to existing sidewalk grades.

51. The applicant shall remove and repair all damaged or broken concrete improvements, such as but not limited to the following list. The City Engineer may require the repair of additional improvements if they are damaged prior to occupancy.

52. The applicant shall not install any fences, temporary or permanent in public right-of-way.

53. The sideyard side of all corner lots shall have full width sidewalk except where planter strips or meandering sidewalk is proposed.

54. The applicant shall obtain "R Value" tests in quantity sufficient to represent all street areas, and have street structural sections designed by a registered civil engineer based on these "R Value" tests.

55. Standard barricades with reflectors shall be installed at ends of streets abutting undeveloped property and any other locations to be specified by the City Engineer.

Sewer

56. The applicant shall identify and abandon all septic systems to City standards.

57. The applicant shall install sanitary sewer mains of the size and in the locations indicated below, prior to occupancy. The sewer improvements shall be in accordance with the City’s master plans and shall match existing improvements. The applicant’s engineer shall be responsible for verifying the size, location, and elevations of existing

improvements. Any alternative routing of the mains shall require approval of the City Engineer and shall be supported by appropriate calculations.

a. Interior Streets – install 8" mains.

58. The applicant shall install one (1) 4" sewer service house branch to each lot within the tentative tract.

Water

59. The applicant shall identify and abandon all water wells to City standards.

60. The applicant shall install water mains of the sizes and in the locations indicated below, and provide an adequately looped water system prior to occupancy. The water improvements shall be in accordance with the City's master plans and shall match existing improvements. The applicant's engineer shall be responsible for verifying the size, location, and elevations of existing improvements. Any alternative routing of the mains shall require approval of the City Engineer and shall be supported by appropriate calculations.

a. Interior Streets – install 8" mains.

61. The applicant shall install a City standard water service to each lot of the proposed subdivision. Water services shall be grouped at property lines to accommodate automatic meter reading system, including installation of connecting conduit. The water meter shall be placed in the sidewalk and not in planters or driveways.

62. The applicant shall notify all property owners' annexed to the City and along streets where a new water main will be constructed to determine if they wish to be connected to City water. Property owners shall work directly with the applicant regarding costs and location. The applicant shall notify property owners that water connection fees are required if they choose to connect.

63. Prior to recording a final map of any phase, the applicant shall demonstrate to the satisfaction of the City Fire Chief and City Engineer that there is adequate water pressure to serve the units to be constructed. The applicant shall work with the City Engineer to determine the adequacy of water supply/pressure for the proposed development.

Grading and Drainage

64. The applicant shall contact the Fresno Metropolitan Flood Control District (FMFCD) and address all requirements, pay all applicable fees required, obtain any required NPDES permit, and implement Best Available Technology Economically Achievable and Best Conventional Pollutant Control Technology to reduce or eliminate storm water pollution. Plans for these requirements shall be included in the previously required set of construction plans, and shall be submitted to and approved by FMFCD prior to the release of any development permits.

65. In the event permanent storm drainage facilities are not available, the applicant shall provide temporary on-site retention basins for storm water disposal and provide a cash deposit for each basin to offset the City's cost of maintaining the basins. The size and design shall be in accordance with the requirements of the City Engineer and may change based on design calculations and access requirements for maintenance. The temporary pond maintenance deposit shall be based on size, depth, expected maintenance schedule, etc. However, the property owner shall be responsible for periodic cleaning of toxic material. The temporary basin is solely for the convenience of the subdivision.

66. The owner of the property on which the temporary basin(s) are located shall backfilled said basin(s) within ninety (90) days after notice is given by the City that the basin(s) are no longer needed. In the event the owner fails to backfill said basin(s) within said 90 days, the City may cause the basin to be backfilled. A lien to cover the cost of the work will be placed on the property, including the costs to prepare and enforce the lien. A covenant shall be prepared and recorded on the lot on which the basin(s) is/are located.

67. Grade differentials between lots and adjacent properties shall be adequately shown on the grading plan and shall be treated in a manner in conformance with City of Clovis Standard Drawing No. M-4 as modified by the City Council. Any retaining walls required on-site or in public right of way shall be masonry construction. All retaining walls shall be designed by a registered civil engineer.

Irrigation and Landscaping Facilities

68. The applicant, as a portion of the required tract improvements, shall provide landscaping and irrigation as required herein. The landscaping and irrigation shall be installed in public right-of-way and the area reserved for landscaping. The irrigation and landscape improvements shall be in accordance with the City's master plans and shall match existing improvements. The applicant's engineer shall be responsible for verifying the size, location, and elevations of existing improvements. Plans for the required landscaping and irrigation systems shall be prepared by an appropriately registered professional at the applicant's expense and shall be approved by the City of Clovis Planning and Development Services Department and Public Utilities Department prior to the beginning of construction or the recording of the final tract map, whichever occurs first. Landscape and irrigation facilities that the City Landscape Maintenance District shall maintain: interior street lights, entry features, landscape strips along Bullard Avenue. The landscape strip around the planned unit development may be maintained by a perpetual maintenance covenant.

69. The owner shall request annexation to and provide a covenant for the Landscape Maintenance District. The property owner acknowledges and agrees that such request serves as a petition pursuant to California State Proposition 218 and no further election shall be required for the establishment of the initial assessment. The

assessment for each lot shall be obtained from the City for the tax year following the recordation of the final map. The estimated annual assessment per average sized lot is $211.09, which is subject to change prior to issuance of building permit or final tract map approval and is subject to an annual change in the range of the assessment in the amount of the Consumer Price Index, U.S. City Average, All Urban Consumers (CPI Index), plus two percent (2%). The additional landscaping enhancements that exceed the City norms and are specific benefit to the property, such as Outlot A, columns, monuments, interior median islands, round-a-bouts, special street lights, etc, if determined to be maintained by the Landscape Maintenance District, shall be maintained by an additional landscape maintenance assessment. The applicant shall provide construction costs and deposit with the City an amount equal to 50% of the value of the enhanced landscaping hardscape features, or an alternate amount approved by the City Engineer, such as columns, monuments, and special street lights, that exceeds the City norms. The applicant shall provide the City with an estimate of the annual maintenance for the special lighting and landscaping enhancements that exceeds the City norms. The owner/developer shall notify all potential lot buyers before they actually purchase a lot that this tract is a part of a Landscape Maintenance District and shall inform potential buyers of the assessment amount. Said notification shall be in a manner approved by the City. The owner/developer shall supply all pertinent materials for the Landscape Maintenance District.

70. The applicant shall comply with the City of Clovis Water Efficient Landscape Requirements Ordinance.

71. The applicant shall contact and address all requirements of the Fresno Irrigation District (FID). This may include dedicating easements, piping or relocating any existing FID canals and ditches, replacing any existing irrigation piping, concrete lining or improving any existing canals, construction or reconstruction of any canals, culverts, and bridge crossings. Plans for these requirements and improvements shall be included as in the previously required set of construction plans, and shall be submitted to and approved by FID prior to the release of any development permits or recording of the final tract map. If a FID or private irrigation line is to be abandoned, the applicant shall provide waivers from all downstream users.

72. The applicant shall indicate on construction drawings the depth, location and type of material of any existing Fresno Irrigation District's irrigation line along the proposed or existing street rights-of-way or onsite. Any existing canals shall be piped. The material of the existing pipe shall be upgraded to the proper class of rubber gasket pipe at all locations unless otherwise approved by the City Engineer.

73. All existing agricultural irrigation systems either on-site or in public right of way, whether FID or privately owned, shall be identified prior to any construction activity on the site. Service to all downstream users of irrigation water shall be maintained at all times through preservation of existing facilities or, if the existing facilities are required to be relocated, the relocation and replacement of the existing facilities. It is the intent

that downstream users not bear any burden as a result of development of the site. Therefore, the applicant shall pay all costs related to modification, relocation, or repair of any existing irrigation facilities resulting from or necessitated by the development of the site. The applicant shall identify on site plans and construction plans, all existing irrigation systems and their disposition (abandonment, repair, relocation, and/or piping). The applicant shall consult with the Fresno Irrigation District for any additional requirements for lines to be abandoned, relocated, or piped. The applicant shall provide waivers from all users **in order to abandon or modify any irrigation pipelines or for any service interruptions resulting from development activities.**

74. The applicant shall provide a landscape and irrigation perpetual maintenance covenant recorded for landscaping installed in the public right-of-way behind the curb including easements that will not be maintained by the Clovis Landscape Maintenance District. A recordable covenant shall be submitted to and approved by the City of Clovis City Engineer prior to final map approval.

75. The applicant shall provide a perimeter wall perpetual maintenance covenant on all properties that have a perimeter wall that is installed on private property. A recordable covenant shall be submitted to and approved by the City of Clovis City Engineer prior to final map approval.

Miscellaneous

76. The applicant shall install nine (9) street lights per the attached street light exhibit. Street lights along the major streets shall be installed on metal poles to local utility provider's standards at the locations designated by the City Engineer. Street light locations shall be shown on the utility plans submitted with the final map for approval. Street lights at future traffic signal locations shall be installed on approved traffic signal poles, including all conduits and pull boxes. Street lights along the major streets shall be owned and maintained by local utility providers. Proof of local utility provider's approval shall be provided. The applicant may install thematic lighting, as approved by the City Engineer. If the applicant chooses to install thematic lighting, the applicant shall provide a conceptual lighting plan identifying adjacent properties that may be incorporated with thematic lights to create a neighborhood effect. Thematic lighting owned by the City shall be maintained by an additional landscape maintenance assessment.

77. The applicant shall install all major street monumentation and section corner monumentation within the limits of the project work in accordance with City Standard ST-32 prior to final acceptance of the project. Monumentation shall include all section corners, all street centerline intersection points, angle points and beginning and end of curves (E.C.'s & B.C.'s). The applicant/contractor shall furnish brass caps. Any existing section corner or property corner monuments damaged by this development shall be reset to the satisfaction of the City Engineer. A licensed land surveyor or civil engineer licensed to perform land surveying shall certify the placement of all required monumentation prior to final acceptance. Brass caps required for installation of new

monuments or replacement of existing monuments shall be provided by the contractor/the applicant and approved by City prior to installation. Within five days after the final setting of all monuments has been completed, the engineer or surveyor shall give written notice to the City Engineer that the final monuments have been set. Upon payment to the engineer or surveyor for setting the final monuments, the applicant shall present to the City Engineer evidence of the payment and receipt thereof by the engineer or surveyor.

78. A deferment, modification, or waiver of any engineering conditions shall require the express written approval of the City Engineer.

79. The conditions given herein are for the entire development. Additional requirements for individual phases may be necessary pending review by the City Engineer.

Fresno Metropolitan Flood Control District (FMFCD) Comments
(Amjad M. Qader, FMFCD Representative – 559-456-3292)

80. The applicant shall refer to the attached FMFCD correspondence. If the list is not attached, please contact the FMFCD for the requirements.

Fresno Irrigation District (FID) Comments
(Jeremy Landrith, Department Representative – 559-233-7161 ext. 7407)

81. The applicant shall refer to the attached FID correspondence. If the list is not attached, please contact the FID for the list of requirements.

County of Fresno Health Department Comments
(Kevin Tsuda, County of Fresno Health Department Representative – 559-600-3271)

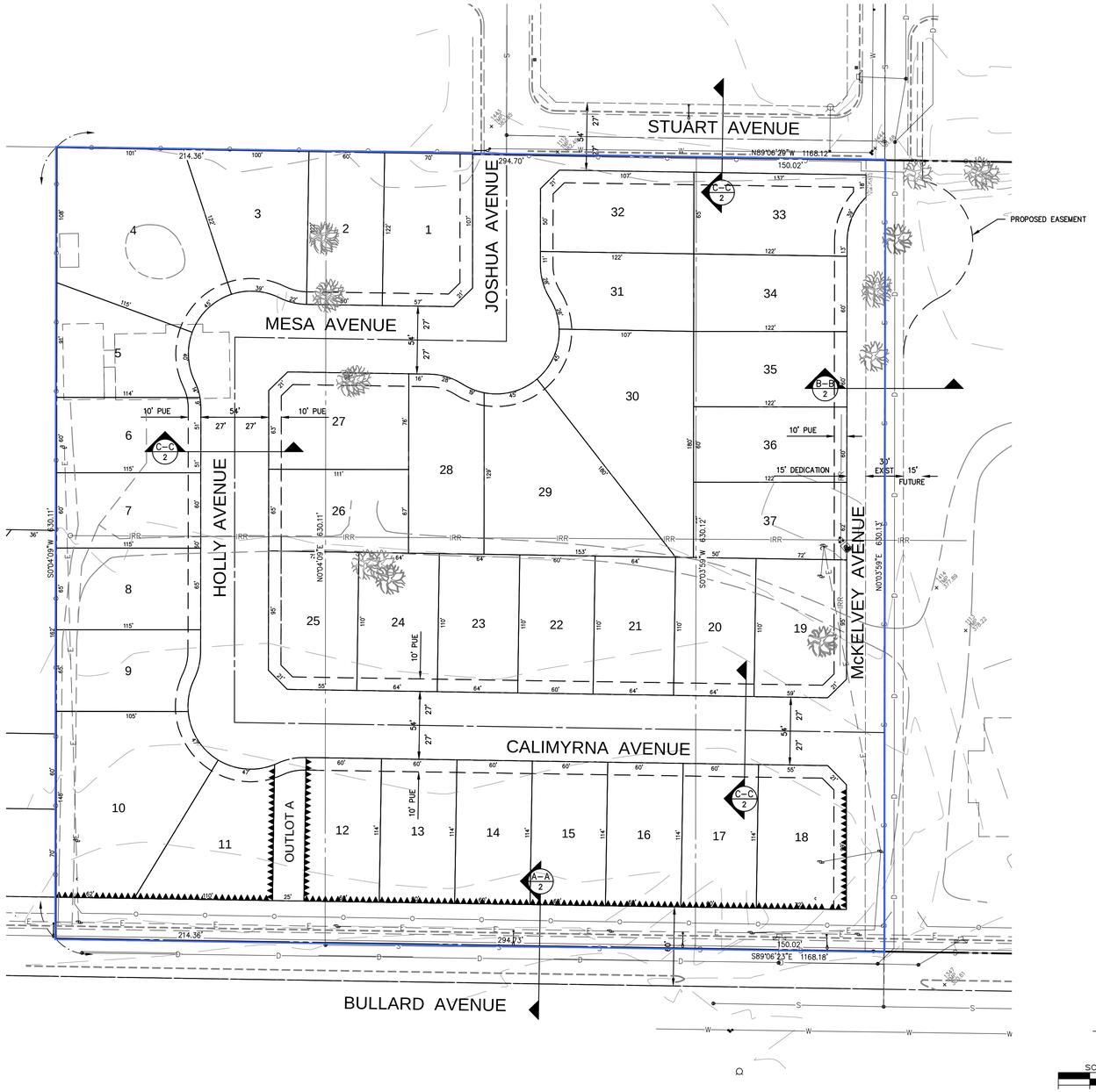
82. The applicant shall refer to the attached Fresno County Health Department correspondence. If the list is not attached, please contact the Health Department for the list of requirements.

Clovis Unified School District (CUSD)
(Michael Johnston, District Representative – 559-327-9264)

83. The applicant shall refer to the attached CUSD correspondence. If the list is not attached, please contact the CUSD for the list of requirements.

TENTATIVE SUBDIVISION MAP OF
TRACT NO. 6550

CITY OF CLOVIS, COUNTY OF FRESNO, STATE OF CALIFORNIA
SURVEYED AND PLATTED IN NOVEMBER 2025
SHEET 1 OF 2



LEGEND

- BLUE BORDER INDICATES LIMITS OF THIS SUBDIVISION
- EXISTING CENTERLINE
- EXISTING EASEMENT
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- SECTION LINE
- EXISTING FENCE (CHAIN-LINK)
- EXISTING POWER POLE
- FOUND F.C.B.C.M.
- FOUND IRON PIPE MONUMENT
- P.U.E. — PUBLIC UTILITY EASEMENT
- P.L.E. — PEDESTRIAN AND LANDSCAPE EASEMENT
- NOW OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES

PARCEL TABLE		PARCEL TABLE	
PARCEL #	AREA (SQ. FT.)	PARCEL #	AREA (SQ. FT.)
1	8536	21	7040
2	7357	22	6600
3	9233	23	7040
4	15404	24	7040
5	7731	25	7712
6	6898	26	7327
7	6900	27	8458
8	7475	28	8304
9	7216	29	13250
10	14889	30	14201
11	8385	31	7152
12	6858	32	7818
13	6858	33	8360
14	6858	34	7428
15	6859	35	7321
16	6859	36	7321
17	6859	37	7428
18	7985		
19	7911		
20	7040		

OUTLOTS

A. OUTLOT A TO BE DEDICATED IN FEE TO THE CITY OF CLOVIS FOR PEDESTRIAN AND DRAINAGE PURPOSES.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF CLOVIS, COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

THE EAST 150.00 FEET OF THE EAST HALF OF LOT 9, OF THAT CERTAIN MAP ENTITLED "MCKELVEY TRACT", WHICH WAS FILED IN THE OFFICE OF THE RECORDER OF THE CITY OF CLOVIS, COUNTY OF FRESNO, STATE OF CALIFORNIA, RECORDED IN BOOK 3 OF MAPS PAGE 54.

EXCEPTING THEREFROM THE NORTH 20.00 FEET OF THE SOUTH 30.00 FEET OF THE EAST 150.00 FEET OF THE EAST HALF OF LOT 9, MCKELVEY TRACT, ACCORDING TO THE MAP THEREOF RECORDED MARCH 11, 1907, IN BOOK 3, PAGE 54 OF RECORD OF SURVEYS. FOR THE PURPOSE OF THIS DESCRIPTION THE SOUTH LINE OF SAID LOT 9 SHALL BE DEEMED TO BE 20.00 FEET NORTH OF THE SOUTH LINE OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN.

ALSO EXCEPTING THEREFROM ALL MINERAL AND OIL RIGHTS RESERVED OF RECORD.

PARCEL 2:

THE EAST HALF OF LOT 9, OF THAT CERTAIN MAP ENTITLED "MCKELVEY TRACT", WHICH WAS FILED IN THE OFFICE OF THE RECORDER OF THE CITY OF CLOVIS, COUNTY OF FRESNO, STATE OF CALIFORNIA, RECORDED IN BOOK 3 OF MAPS PAGE 54.

EXCEPTING THEREFROM THE WEST 214.333 FEET THEREOF;

ALSO EXCEPTING THEREFROM THE EAST 150.00 FEET THEREOF;

ALSO EXCEPTING THEREFROM THE NORTH 20.00 FEET OF THE SOUTH 30.00 FEET THEREOF, EXCEPT THE WEST 30.74 FEET OF THE EAST 180.74 FEET OF THE NORTH 13.00 FEET OF THE SOUTH 23.00 FEET OF SAID LOT 9.

APNS: 550-260-18 & 550-260-19S

PARCEL 1:

THE WEST 150 FEET OF THE EAST ½ OF LOT 9 MCKELVEY TRACT, ACCORDING TO THE MAP THEREOF RECORDED MARCH 11, 1907, IN BOOK 3, PAGE 54, OF RECORD OF SURVEYS.

EXCEPTING THEREFROM ALL THAT PORTION, IF ANY, LYING WITHIN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 21 EAST, M.D.B. & M. ACCORDING TO THE UNITED STATES GOVERNMENT TOWNSHIP PLATS.

PARCEL 2:

THE WEST 214.333 FEET OF THE EAST HALF OF LOT 9 OF MCKELVEY TRACT, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 3, PAGE 54 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; EXCEPTING THEREFROM THE WEST 150 FEET THEREOF.

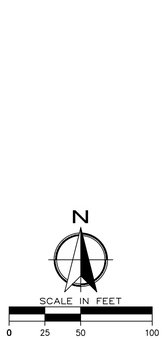
APN: 550-260-25

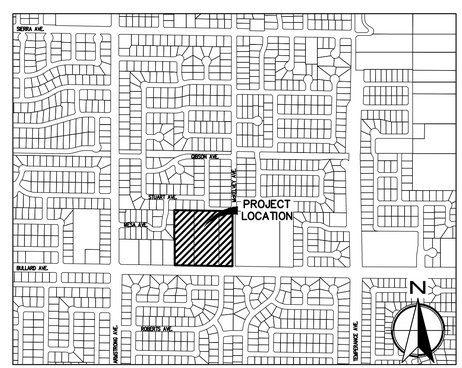
GENERAL INFORMATION

1. APN: 550-260-18, 550-260-19S, 550-260-25
2. OWNER: ROBIN M. ROGERS
3. SUBDIVIDER: BONADELLE NEIGHBORHOODS HOMES, INC. 7030 N. FRUIT AVE. SUITE 101, FRESNO, CA 93711
4. AREA: 9.23 ACRES GROSS
5. EXISTING ZONING: R-A (SINGLE FAMILY RESIDENTIAL)
6. PROPOSED ZONING: R-A (SINGLE FAMILY RESIDENTIAL)
7. EXISTING USE: LOW DENSITY RESIDENTIAL
8. PROPOSED USE: LOW DENSITY RESIDENTIAL
9. PROPOSED LOTS: 37, MINIMUM LOT SIZE 6,600 SF
10. UTILITY SERVICES PROVIDED BY:

WATER	CITY OF CLOVIS
SEWER	CITY OF CLOVIS
ELECTRICITY	PACIFIC GAS & ELECTRIC
GAS	PACIFIC GAS & ELECTRIC
STORM DRAIN	F.M.F.C.D.
CABLE TELEVISION	AT&T
TELEPHONE	AT&T

11. ALL EXISTING OVERHEAD UTILITIES TO BE REMOVED OR UNDERGROUNDED.
12. ALL PROPOSED IMPROVEMENTS TO BE INSTALLED PER CITY OF CLOVIS STANDARDS.
13. ALL EXISTING TREES ON-SITE TO BE REMOVED.
14. ALL EXISTING BUILDINGS AND ACCESSORIES ON-SITE TO BE REMOVED.





VICINITY MAP

37 LOTS ON 9.23 ACRES
DENSITY = 4.0 DU / ACRE

GATEWAY ENGINEERING, INC.
CIVIL ENGINEERS I LAND SURVEYORS
P. 559-320-0344 I F. 559-320-0345 I WWW.GATEWAYENG.COM
405 PARK CREEK DRIVE, CLOVIS, CA 93611-4435

COPYRIGHTED MATERIAL GATEWAY ENGINEERING, INC. ALL RIGHTS RESERVED. THE FIRM OF GATEWAY ENGINEERING, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER APPLICABLE PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF GATEWAY ENGINEERING, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD THE FIRM OF GATEWAY ENGINEERING, INC. HARMLESS, AND SHALL BEAR THE COST OF GATEWAY ENGINEERING, INC.'S LEGAL FEES ASSOCIATED WITH DEFENDING AND ENFORCING THESE RIGHTS.

PLOT_INFO

Attachment 2

DOOR SCHEDULE

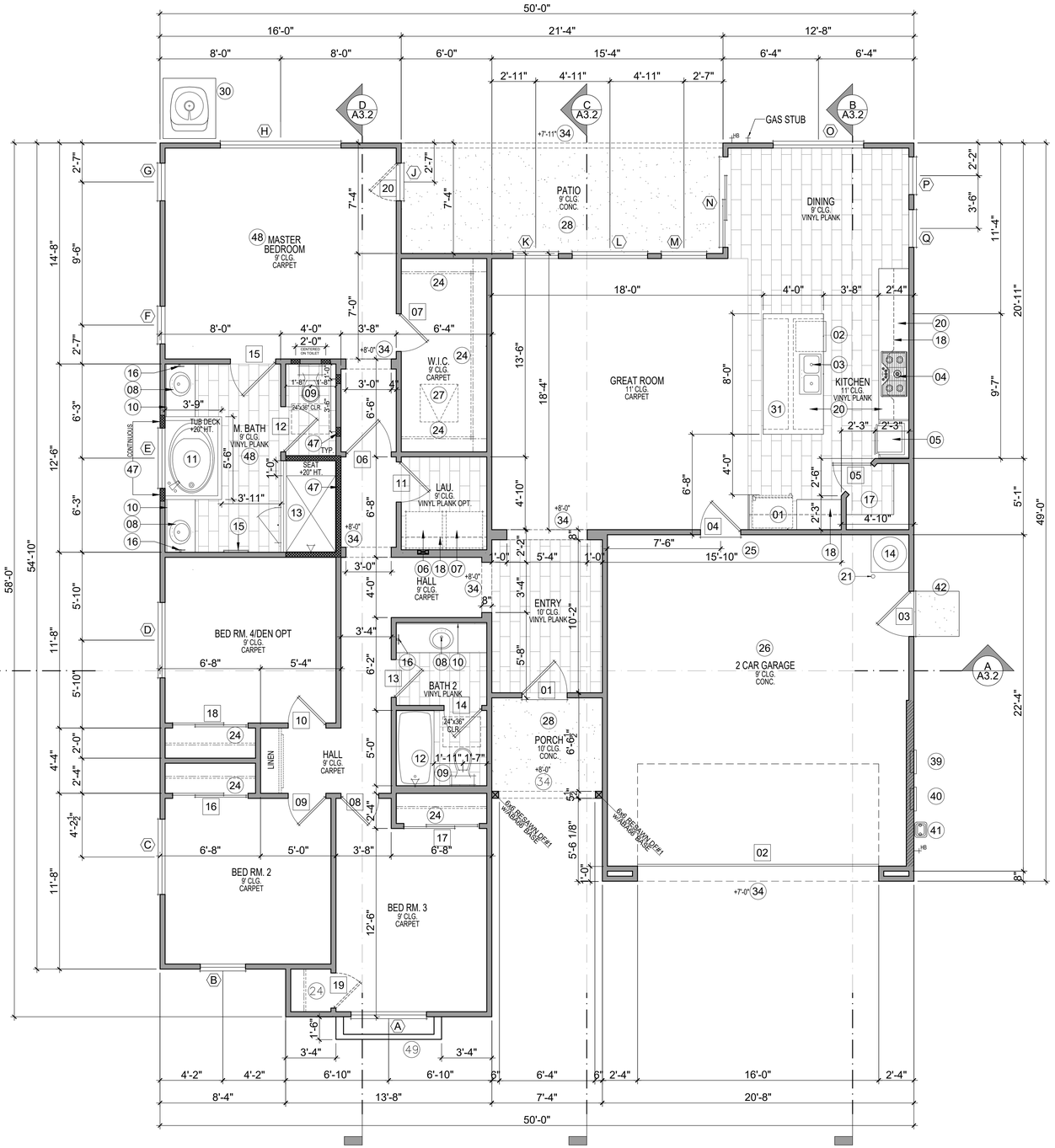
SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
01	3'-0" x 8'-0"	FIBERGLASS			ENTRY DOOR
02	16'-0" x 7'-0"	ALUM.			GARAGE DOOR
03	3'-0" x 6'-8"	METAL DOOR			GARAGE MAN DOOR
04	2'-8" x 6'-8"	SINGLE			1-3/8" THK. SOLID CORE DOOR W/SELF LATCHING MECHANISM, PROVIDE GASKET OR WEATHERSTIPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
05	2'-6" x 6'-8"	SINGLE			PANTRY DOOR
06	3'-0 x 6'-8"	SINGLE			MASTER BEDROOM
07	2'-6" x 6'-8"	SINGLE			W.I.C. MASTER BEDROOM
08	2'-6" x 6'-8"	SINGLE			BEDROOM 2
09	2'-6" x 6'-8"	SINGLE			BEDROOM 3
10	2'-6" x 6'-8"	SINGLE			BEDROOM 4/DEN
11	2'-8" x 6'-8"	SINGLE			LAUNDRY
12	3'-0" x 6'-8"	SINGLE			MASTER BATHROOM W.C.
13	2'-6" x 6'-8"	SINGLE			BATH 2
14	2'-6" x 6'-8"	SINGLE			BATH 2 W.C.
15	3'-0" x 6'-8"	SINGLE			MASTER BATHROOM
16	5'-0" x 6'-8"	BYPASS			BEDROOM 2 CLOSET
17	5'-0" x 6'-8"	BYPASS			BEDROOM 3 CLOSET
18	5'-0" x 6'-8"	BYPASS			BEDROOM 4/DEN OPT. CLOSET
19	2'-4" x 6'-8"	SINGLE			BEDROOM 3 OPTIONAL CLOSET
20	2'-6" x 6'-8"	SINGLE	0.32	0.23	REAR YARD OPTIONAL FRENCH DOOR
21	2'-6" x 6'-8"	SINGLE			W.I.C DEN

WINDOW SCHEDULE

SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
A	5'-0" x 5'-0"	SLIDER	0.3	0.23	BED. 3
B	3'-0" x 5'-0"	SINGLE HUNG	0.3	0.23	BED. 2 - TUSCAN
C	5'-0" x 4'-0"	SLIDER	0.3	0.23	BED. 2
D	5'-0" x 4'-6"	SLIDER	0.3	0.23	BED. 4
E	4'-0" x 4'-0"	SLIDER	0.3	0.23	M. BATH - TEMP.
F	2'-6" x 5'-0"	SINGLE HUNG	0.3	0.23	MASTER BEDROOM
G	2'-6" x 5'-0"	SINGLE HUNG	0.3	0.23	MASTER BEDROOM
H	8'-0" x 5'-0"	SLIDER (XOX)	0.3	0.23	MASTER BEDROOM
J	3'-0" x 5'-0"	SINGLE HUNG	0.3	0.23	MASTER BEDROOM
K	3'-0" x 5'-0"	SINGLE HUNG	0.3	0.23	GREAT ROOM
L	5'-0" x 5'-0"	FIXED	0.28	0.25	GREAT ROOM
M	3'-0" x 5'-0"	SINGLE HUNG	0.3	0.23	GREAT ROOM
N	6'-0" x 8'-0"	SLIDER	0.32	0.23	DINING
O	6'-0" x 5'-0"	SLIDER	0.3	0.23	DINING
P	2'-6" x 5'-0"	FIXED	0.28	0.25	DINING
Q	2'-6" x 5'-0"	FIXED	0.28	0.25	DINING
R	3'-0" x 5'-0"	SINGLE HUNG	0.3	0.23	FARMHOUSE
S	3'-0" x 5'-0"	SINGLE HUNG	0.3	0.23	FARMHOUSE

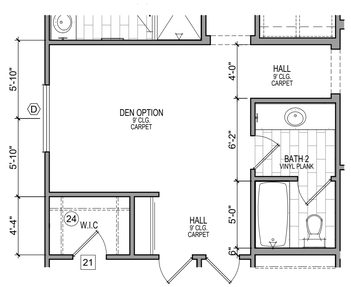
ENERGY COMPLIANCE SCHEDULE

REQUIREMENT	VALUES OR NOTES
WALL INSULATION	2x4=R-13, 2x6=R-19
ATTIC INSULATION	R-30
ROOF DECK INSULATION	R-13 @ SINGLE STORY
ROOF DECK INSULATION	R-19 @ TWO STORY
FLOOR INSULATION	R-19
DUCT INSULATION	R-6.0
HVAC HEATING	7.5 HSPF2
HVAC COOLING	14.3 SEER2 / 11.7 EER2
WATER HEATER	3.00 UNIFORM ENERGY FACTOR
EXT. FOAM INSULATION	1" THK. FOAM INSULATION R-4.0
LIGHTING	SEE ELECTRICAL SHEETS
HERS HIGH ENERGY EFFICIENCY RATIO (EER)	PRIOR TO FINAL INSPECTION
HERS DUCT LEAKAGE TESTING	PRIOR TO FINAL INSPECTION
HERS HIGH EFFICIENCY INSULATION INSTALL	PRIOR TO FINAL INSPECTION



A DUAL SINK OPT. - BATH 2
SCALE: 1/4"=1'-0"

NOTE: REFER TO STANDARD PLAN FOR NOTES, DIMENSIONS & INFORMATION NOT SHOWN HERE



B DEN OPTION
SCALE: 3/16"=1'-0"

NOTE: REFER TO STANDARD PLAN FOR NOTES, DIMENSIONS & INFORMATION NOT SHOWN HERE

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

Attachment 3

FLOOR KEYNOTES

01	REFRIGERATOR (N.I.C.) - PROVIDE COLD WATER STUB.
02	DISHWASHER
03	DOUBLE SINK w/ DISPOSAL
04	30" COOKTOP w/ HOOD ABV. (MICROWAVE HOOD OPT.) PER MFG'S SPECIFICATIONS.VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED, OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT. PROVIDE ANTI-TILT LOCK.
05	30" OVEN / MICROWAVE COMBO
06	WASHER (N.I.C).
07	DRYER (N.I.C.) - VENT TO OUTSIDE AIR A MIN. 4" DIA MOISTER EXHAUST DUCT PER SECTION 504.0 . A (14'-0" MAX. RUN PER C.M.C. SECTION 906) - PLUMB FOR OPTIONAL GAS. INSTALL DRYER BOX IN WALL FOR VENTING.
08	LAVATORY SET IN CERAMIC TILE COUNTERTOP WITH CABINETS BELOW.
09	LOW FLOW WATER CLOSET W/ MAXIMUM FLUSH OF OF 1.28 GALLONS PER FLUSH (TYPICAL).
10	VANITY MIRROR.
11	RECTANGULAR TUB W/ TILE DECK & FACE.
12	5'-0" BATHTUB/SHOWER FIRBERGLASS UNIT w/ WALL MOUNTED SHOWERHEAD. FIBERGLASS UNIT SHALL BE EQUIPPED WITH FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS. INSTALL PER MANUFACTURER'S INSTRUCTIONS. SHOWER GLASS DOOR TO BE TEMP. & MIN. 22" WIDE. GLASS TUB/SHOWER SEPARATOR TO BE TEMPERED. SEE OPTIONAL PLAN.
13	SHOWER W/ TILE 72" MIN. O/ USE OF FIBER-CEMENT,FIBER-MAT REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS , W/ 2"-9" MAX. CURB. PROVIDE TEMPERED GLASS ENCLOSURE AS REQUIRED. MIN.22" TEMP DOOR. THE WATER RESISTANT GYP BOARD SHALL NOT BE INSTALLED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREA SUBJECT TO HIGH HUMIDITY. R702.3.8.1
14	ELECTRIC HEAT PUMP WATER HEATER W/ UNIFORM ENERGY FACTOR OF 3.00 INSTALL PER MANUFACTURES INSTRUCTIONS FOR CLEARANCES.
15	TOWEL BAR @ +51" w/ BLOCKING.
16	TOWEL RING @ +59" w/ BLOCKING.
17	PANTRY w/ (5) SHELVES
18	LINE OF UPPER CABINET.
19	LINEN CABINET, 20" LOWER, 14" UPPER
20	COUNTERTOP w/ CABINETS BELOW
21	3" STEEL BOLLARD, PROTECTIVE BARRIER PER CPC 507.13.1
22	HANDRAIL / GUARDRAIL - SEE PLAN FOR LOCATION - MIN. 42" HIGH.
23	2x HALF-WALL @ +42" w/ WOOD CAP-SEE PLAN FOR LOCATION
24	(1) SHELF AND (1) POLE.
25	1-3/8" THK. SOLID CORE DOOR W/ SELF CLOSING HINGES AND SELF-LATCHING. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
26	ONE LAYER OF 5/8" THK, TYPE 'X' GYP. BD. TYPICAL AT ALL HOUSE/GARAGE COMMON WALLS. APPLY TO ENTIRE GARAGE WALL & CEILING.
27	30"X30" ATTIC ACCESS TO BE WEATHER STRIPPED & INSULATION EQUIVALENT TO THAT OF THE CEILING SHALL BE INSTALLED ON ACCESS PANEL.
28	CONCRETE PORCH/PATIO SLAB - BROOM FINISH (SLOPE AWAY FROM BUILDING).
29	CONCRETE DRIVE APRON - REFER TO INDIVIDUAL SITE PLAN (SLOPE AWAY FROM BUILDING).
30	A/C CONDENSING UNIT ON PRE-CAST CONCRETE PAD.
31	2x6/2x6 PONY WALL @ +34 ½". SEE PLAN FOR LOCAITON
32	SOFFIT @ GARAGE. SEE ELEVATIONS SHEETS.
33	ARCHED SOFFIT - SEE PLAN FOR LOCATION & HT.
34	FLAT SOFFIT- SEE PLAN FOR LOCATION & HT.
35	SOFFIT - SEE ELEVATION FOR HEIGHTS
36	LAUNDRY DEEP SINK - SEE PLAN FOR LOCATION
37	2x6 PONY WALL @ +37" HIGH FROM FINISH FLOOR - SEE PLAN FOR LOCATION
38	MEDIA BOX 14 ½" WIDE - SEE PLAN FOR LOCATION
39	TELECOMMUNICATION SERVICE TO RESIDENCE.
40	ELECTRICAL SERVICE TO RESIDENCE.
41	STAIRS, SEE DETAIL 4/D1.2.
42	CONC. STOOP AT GARAGE MAN DOOR - (BROOM FINISH) SLOPE AWAY FROM BLDG.
43	OPTIONAL 36" DIRECT VENT GAS APPLICANCE FIREPLACE VENT THRU ROOF TO OUTSIDE. MANUFACTURER: HEARTH & HOME MODEL No.: DV3732SB1 NOTE: IF OPTIONAL FIREPLACE IS BEING PROVIDED.) FLUE SPACE - PROVIDE ONE LAYER OF 5/8" THK. TYPE 'X' GYP. BD. INSIDE FACE OF FLUE CHASE w/ 1" AIR SPACE. SEE DETAIL 8/D1.1.
44	SHOE STORAGE - SEE PLAN FOR LOCATION
45	(5) SHELVES EQUALLY SPACE - SEE PLAN FOR LOCATION
46	VANITY DESK
47	GRAB BAR REINFORCEMENT TO BE INSTALLED PER CRC R327.1.1, AT THE BACK AND SIDE WALL OF THE WATER CLOSET; CONTINUOUS AROUND THE SHOWER; AND CONTINUOUS AT THE BACK WALL OF THE TUB WITH FLOOR MOUNTED GRAB BARS AT EACH END, UNLESS PROVIDED OTHERWISE. SEE DETAIL 12/D1.2.
48	DESIGNATED LOCATION OF AGING-IN-PLACE REQUIREMENTS
49	PLANT SHELF, +/- 3'-4" ABOVE GRADE.
50	SLOPE GARAGE FLOOR MIN. 1/8" PER FOOT FOR DRAINAGE (ENTIRE GARAGE FLOOR TO BE SLOPED IN DIRECTION SHOWN.
51	22-1/2"x54" ATTIC ACCESS AT ATTIC STORAGE OPTION. PROVIDE WEATHER STRIPPED & INSULATION EQ. TO THAT OF THE CEILING SHALL BE INSTALLED ON ACCESS PANEL.
52	ATTIC STORAGE TO INCLUDE SHEATHING AT ATTIC FLOOR AND SHALL NOT BE CONSTRUCTED AS HABITABLE AREA.

FLOOR NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS OF ALL SPECIAL BOLTS, STRAPS AND HOLDOWNS
2. LABELED SAFETY GLASS IS REQUIRED IN TUB/SHOWER ENCLOSURES & GLAZING WITHIN 60" FORM BOTTOM OF TUBS/SHOWERS. (OPTIONAL)
5. MAXIMUM SILL HEIGHT OF 44 INCHES FROM THE BOTTOM OF THE CLEAR OPENING ABOVE THE FLOOR IN SLEEPING ROOMS FOR ALL WINDOWS USED FOR EMERGENCY EXITS, WITH MINIMUM 821 SQ.IN. (24" WIDE x 20" HIGH CLR. OPENING)
6. WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATD MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE 24" ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND A HEIGHT OF 24" SHALL BE FIXED OR HAVE OPENINGS SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS, EXCEPTION: OPENINGS THAT ARE PROVIDED WITH WINDOW GUARDS THAT COMPLY WITH ASTM 2006 OR F 2090. THE GUARD MAY NOT HAVE OPENINGS THAT A 4" SPHERE IN DIAMETER CAN PASS THRU
7. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
8. INSTANTANEOUS WATER HEATERS WITH INPUT RATING GREATER THAN 6.8kBTU/hr (2-kw) SHALL HAVE ISOLATION VALVES ON BOTH THE COLD WATER SUPPLY AND HOT WATER PIPE LEAVING THE WATER HEATER, AND HOSE BIBBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER HEATER WHEN VALVES ARE CLOSED. PER CA ENERGY CODE 110.3(c)7
9. GALVANIZED MALLEABLE IRON, GALVANIZED WROUGHT IRON, OR GALVANIZED STEEL ARE PROHIBITED MATERIALS FOR WATER SUPPLY AND BUILDING WATER PIPING BOTH UNDERGROUND AND IN BUILDINGS.
10. A SHEETROCK NAILING INSPECTION IS REQUIRED - 2022 CRC R109.1.4.2 & 2022 CBC 110.3.5 & BAKERSFIELD MUNICIPAL CODE.

WALL LEGEND

2x4 STD. GR. STUDS @16" O.C. w/R-13 INSULATION @EXT. WALLS U.N.O.

2x6 STUDS @16" O.C. w/R-19 INSULATION @ EXT. WALLS U.N.O.

APPROVED
Project: 24-00006225
Date: 11/7/2024
BAKERSFIELD
An Issue Of Sterling Debt

COTTAGE
7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.
PLAN 1900

"ALL RIGHTS RESERVED"
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE USED WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

PLOT DATE: 10/21/2024
PLAN CHECK NUMBER

REVISIONS		
1.	8/13/2024	PLAN CHECK
2.	9/25/2024	PLAN CHECK
3.		
4.		
5.		
6.		
7.		

SHEET A1.1

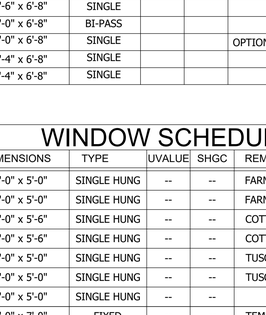
MODEL 1900

DOOR SCHEDULE

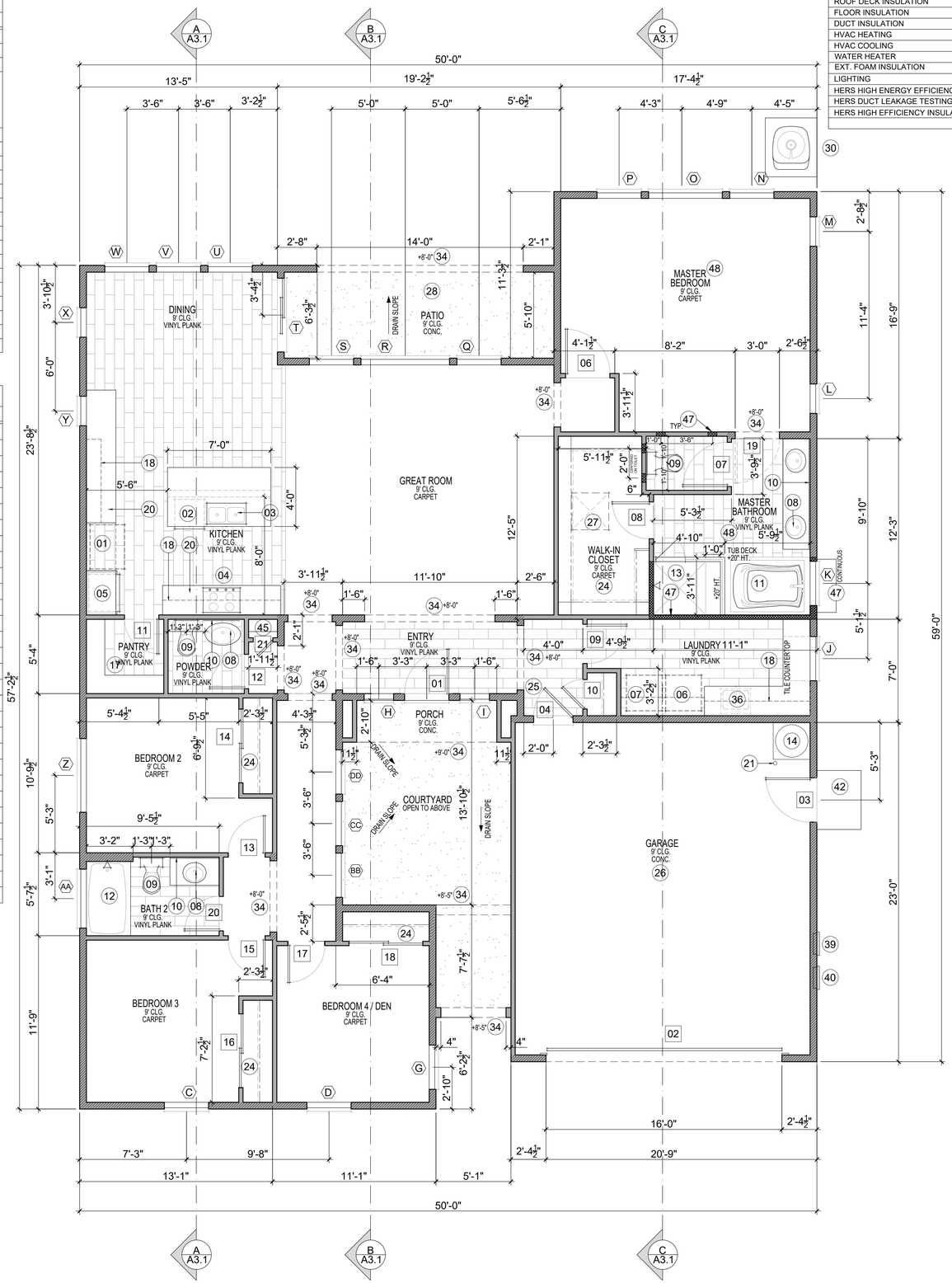
SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
01	3'-0" x 8'-0"	FIBERGLASS			ENTRY DOOR
02	16'-0" x 7'-0"	ALUM.			
03	3'-0" x 6'-8"	METAL DOOR			GARAGE MAN DOOR
04	2'-8" x 6'-8"	SINGLE			1-3/8" THK. SOLID CORE DOOR w/SELF LATCHING MECHANISM, PROVIDE GASKET OR WEATHERSTIPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
06	3'-0" x 6'-8"	SINGLE			
07	3'-0" x 6'-8"	SINGLE			
08	2'-6" x 6'-8"	SINGLE			
09	2'-8" x 6'-8"	SINGLE			
10	2'-0" x 6'-8"	SINGLE			
11	2'-4" x 6'-8"	SINGLE			
12	2'-4" x 6'-8"	SINGLE			
13	2'-6" x 6'-8"	SINGLE			
14	5'-0" x 6'-8"	BI-PASS			
15	2'-6" x 6'-8"	SINGLE			
16	5'-0" x 6'-8"	BI-PASS			
17	2'-6" x 6'-8"	SINGLE			
18	5'-0" x 6'-8"	BI-PASS			
19	3'-0" x 6'-8"	SINGLE			OPTIONAL @ MASTER BATH
20	2'-4" x 6'-8"	SINGLE			
21	1'-4" x 6'-8"	SINGLE			

WINDOW SCHEDULE

SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
A	3'-0" x 5'-0"	SINGLE HUNG	--	--	FARMHOUSE ELEVATION
B	3'-0" x 5'-0"	SINGLE HUNG	--	--	FARMHOUSE ELEVATION
C	3'-0" x 5'-6"	SINGLE HUNG	--	--	COTTAGE ELEVATION
D	3'-0" x 5'-6"	SINGLE HUNG	--	--	COTTAGE ELEVATION
E	3'-0" x 5'-0"	SINGLE HUNG	--	--	TUSCAN ELEVATION
F	3'-0" x 5'-0"	SINGLE HUNG	--	--	TUSCAN ELEVATION
G	3'-0" x 5'-0"	SINGLE HUNG	--	--	
H	2'-0" x 7'-0"	FIXED	--	--	TEMP.
I	2'-0" x 7'-0"	FIXED	--	--	TEMP.
J	3'-0" x 4'-6"	SINGLE HUNG	--	--	
K	3'-0" x 4'-6"	SINGLE HUNG	--	--	TEMP.
L	2'-0" x 5'-0"	SINGLE HUNG	--	--	
M	2'-0" x 5'-0"	SINGLE HUNG	--	--	
N	3'-0" x 5'-0"	SINGLE HUNG	--	--	
O	5'-0" x 5'-0"	FIXED	--	--	
P	3'-0" x 5'-0"	SINGLE HUNG	--	--	
Q	3'-0" x 5'-0"	SINGLE HUNG	--	--	
R	6'-0" x 5'-0"	FIXED	--	--	
S	3'-0" x 5'-0"	SINGLE HUNG	--	--	
T	5'-0" x 8'-0"	SLIDER	--	--	
U	3'-0" x 5'-0"	SINGLE HUNG	--	--	
V	3'-0" x 5'-0"	SINGLE HUNG	--	--	
W	3'-0" x 5'-0"	SINGLE HUNG	--	--	
X	2'-0" x 4'-0"	SINGLE HUNG	--	--	
Y	2'-0" x 4'-0"	SINGLE HUNG	--	--	
Z	5'-0" x 5'-0"	SLIDER	--	--	
AA	4'-0" x 1'-0"	SLIDER	--	--	
BB	3'-0" x 1'-6"	FIXED	--	--	
CC	3'-0" x 1'-6"	FIXED	--	--	
DD	3'-0" x 1'-6"	FIXED	--	--	



Ⓑ DEN OPT.



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

ENERGY COMPLIANCE SCHEDULE

REQUIREMENT	VALUES OR NOTES
WALL INSULATION	2x4=R-13, 2x6=R-19
ATTIC INSULATION	R-30
ROOF DECK INSULATION	R-13 @ SINGLE STORY
ROOF DECK INSULATION	R-19 @ TWO STORY
FLOOR INSULATION	R-19
DUCT INSULATION	R-6.0
HVAC HEATING	7.5 HSPF2
HVAC COOLING	14.3 SEER2 / 11.7 EER2
WATER HEATER	3.00 UNIFORM ENERGY FACTOR
EXT. FOAM INSULATION	1" THK. FOAM INSULATION R-4.0
LIGHTING	SEE ELECTRICAL SHEETS
HERS HIGH ENERGY EFFICIENCY RATIO (EER)	PRIOR TO FINAL INSPECTION
HERS DUCT LEAKAGE TESTING	PRIOR TO FINAL INSPECTION
HERS HIGH EFFICIENCY INSULATION INSTALL	PRIOR TO FINAL INSPECTION

FLOOR KEYNOTES

01	REFRIGERATOR (N.I.C.) - PROVIDE COLD WATER STUB.
02	DISHWASHER
03	DOUBLE SINK w/ DISPOSAL
04	30" COOKTOP w/ HOOD ABV. (MICROWAVE HOOD OPT.) PER MFG'S SPECIFICATIONS.VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED, OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT. PROVIDE ANTI-TILT LOCK.
05	30" OVEN / MICROWAVE COMBO
06	WASHER (N.I.C).
07	DRYER (N.I.C.) - VENT TO OUTSIDE AIR A MIN. 4" DIA MOISTER EXHAUST DUCT PER SECTION 504.0 . A. (14'-0" MAX. RUN PER C.M.C. SECTION 906) - PLUMB FOR OPTIONAL GAS. INSTALL DRYER BOX IN WALL FOR VENTING.
08	LAVATORY SET IN CERAMIC TILE COUNTERTOP WITH CABINETS BELOW.
09	LOW FLOW WATER CLOSET W/ MAXIMUM FLUSH OF OF 1.28 GALLONS PER FLUSH (TYPICAL).
10	VANITY MIRROR.
11	RECTANGULAR TUB W/ TILE DECK & FACE.
12	5'-0" BATHTUB/SHOWER FIRBERGLASS UNIT w/ WALL MOUNTED SHOWERHEAD. FIBERGLASS UNIT SHALL BE EQUIPPED WITH FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS. INSTALL PER MANUFACTURER'S INSTRUCTIONS. SHOWER GLASS DOOR TO BE TEMP. & MIN. 22" WIDE. GLASS TUB/SHOWER SEPARATOR TO BE TEMPERED. SEE OPTIONAL PLAN.
13	SHOWER W/ TILE 72" MIN. O/ USE OF FIBER-CEMENT,FIBER-MAT REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS , W/ 2"-9" MAX. CURB. PROVIDE TEMPERED GLASS ENCLOSURE AS REQUIRED. MIN 22" TEMP DOOR. THE WATER RESISTANT GYP BOARD SHALL NOT BE INSTALLED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREA SUBJECT TO HIGH HUMIDITY. R702.3.8.1
14	ELECTRIC HEAT PUMP WATER HEATER W/ UNIFORM ENERGY FACTOR OF 3.00 INSTALL PER MANUFACTURES INSTRUCTIONS FOR CLEARANCES.
15	TOWEL BAR @ +51" w/ BLOCKING.
16	TOWEL RING @ +59" w/ BLOCKING.
17	PANTRY w/ (5) SHELVES
18	LINE OF UPPER CABINET.
19	LINEN CABINET, 20" LOWER, 14" UPPER
20	COUNTERTOP w/ CABINETS BELOW
21	3" STEEL BOLLARD, PROTECTIVE BARRIER PER CPC 507.13.1
22	HANDRAIL / GUARDRAIL - SEE PLAN FOR LOCATION
23	2x HALF-WALL @ +42" w/ WOOD CAP-SEE PLAN FOR LOCATION
24	(1) SHELF AND (1) POLE.
25	1-3/8" THK. SOLID CORE DOOR W/ SELF CLOSING HINGES AND SELF-LATCHING. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
26	ONE LAYER OF 5/8" THK. TYPE 'X' GYP. BD. TYPICAL AT ALL HOUSE/GARAGE COMMON WALLS. APPLY TO ENTIRE GARAGE WALL & CEILING.
27	30"x30" ATTIC ACCESS TO BE WEATHER STRIPPED & INSULATION EQUIVALENT TO THAT OF THE CEILING SHALL BE INSTALLED ON ACCESS PANEL.
28	CONCRETE PORCH/PATIO SLAB - BROOM FINISH (SLOPE AWAY FROM BUILDING).
29	CONCRETE DRIVE APRON - REFER TO INDIVIDUAL SITE PLAN (SLOPE AWAY FROM BUILDING).
30	A/C CONDENSING UNIT ON PRE-CAST CONCRETE PAD.
31	2x6/2x6 PONY WALL @ +34 ½". SEE PLAN FOR LOCAITON
32	SOFFIT @ GARAGE. SEE ELEVATIONS SHEETS.
33	ARCHED SOFFIT - SEE PLAN FOR LOCATION & HT.
34	FLAT SOFFIT- SEE PLAN FOR LOCATION & HT.
35	SOFFIT - SEE ELEVATION FOR HEIGHTS
36	LAUNDRY DEEP SINK - SEE PLAN FOR LOCATION
37	2x6 PONY WALL @ +37" HIGH FROM FINISH FLOOR - SEE PLAN FOR LOCATION
38	MEDIA BOX 14 ½" WIDE - SEE PLAN FOR LOCATION
39	TELECOMMUNICATION SERVICE TO RESIDENCE.
40	ELECTRICAL SERVICE TO RESIDENCE.
41	NOT IN USE.
42	CONC. STOOP AT GARAGE MAN DOOR - (BROOM FINISH) SLOPE AWAY FROM BLDG.
43	OPTIONAL 36" DIRECT VENT GAS APPLICANCE FIREPLACE VENT THRU ROOF TO OUTSIDE. MANUFACTURER: HEARTH & HOME MODEL No.: DV3725B1 NOTE: IF OPTIONAL FIREPLACE IS BEING PROVIDED.) FLUE SPACE - PROVIDE ONE LAYER OF 5/8" THK. TYPE 'X' GYP. BD. INSIDE FACE OF FLUE CHASE w/ 1" AIR SPACE. SEE DETAIL 8/D1.1.
44	SHOE STORAGE - SEE PLAN FOR LOCATION
45	(5) SHELVES EQUALLY SPACE - SEE PLAN FOR LOCATION
46	VANITY DESK
47	GRAB BAR REINFORCEMENT TO BE INSTALLED PER CRC R327.1.1, AT THE BACK AND SIDE WALL OF THE WATER CLOSET; CONTINUOUS AROUND THE SHOWER; AND CONTINUOUS AT THE BACK WALL OF THE TUB WITH FLOOR MOUNTED GRAB BARS AT EACH END. SEE DETAIL 10/D2.3.
48	DESIGNATED LOCATION OF AGING-IN-PLACE REQUIREMENTS
49	PLANT SHELF, +/- 3'-4" ABOVE GRADE.

FLOOR NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS OF ALL SPECIAL BOLTS, STRAPS AND HOLDOWNS
2. LABELED SAFETY GLASS IS REQUIRED IN TUB/SHOWER ENCLOSURES & GLAZING WITHIN 60" FORM BOTTOM OF TUBS/SHOWERS. (OPTIONAL)
5. MAXIMUM SILL HEIGHT OF 44 INCHES FROM THE BOTTOM OF THE CLEAR OPENING ABOVE THE FLOOR IN SLEEPING ROOMS FOR ALL WINDOWS USED FOR EMERGENCY EXITS, WITH MINIMUM 821 SQ.IN. (24" WIDE x 20" HIGH CLR. OPENING)
6. WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATD MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE 24" ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND A HEIGHT OF 24" SHALL BE FIXED OR HAVE OPENINGS SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS. EXCEPTION: OPENINGS THAT ARE PROVIDED WITH WINDOW GUARDS THAT COMPLY WITH ASTM 2006 OR F 2090, THE GUARD MAY NOT HAVE OPENINGS THAT A 4" SPHERE IN DIAMETER CAN PASS THRU
7. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
8. INSTANTANEOUS WATER HEATERS WITH INPUT RATING GREATER THAN 6,8kBTU/hr (2-kw) SHALL HAVE ISOLATION VALVES ON BOTH THE COLD WATER SUPPLY AND HOT WATER PIPE LEAVING THE WATER HEATER, AND HOSE BIBBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER HEATER WHEN VALVES ARE CLOSED. PER CA ENERGY CODE 110.3(c)7
9. GALVANIZED MALLEABLE IRON, GALVANIZED WROUGHT IRON, OR GALVANIZED STEEL ARE PROHIBITED MATERIALS FOR WATER SUPPLY AND BUILDING WATER PIPING BOTH UNDERGROUND AND IN BUILDINGS.
10. A SHEETROCK NAILING INSPECTION IS REQUIRED - 2022 CRC R109.1.4.2 & 2022 CBC 110.3.5 & BAKERSFIELD MUNICIPAL CODE.

WALL LEGEND

2x4 STD. GR. STUDS @16" O.C. w/R-13 INSULATION @EXT. WALLS U.N.O.

2x6 STUDS @16" O.C. w/R-19 INSULATION @ EXT. WALLS U.N.O.

APPROVED
Project: 24-00006226
Date: 11/18/2024
BAKERSFIELD
Any Volume Of Dwelling Units

COTTAGE
7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.

PLAN 2063

"ALL RIGHTS RESERVED"
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE USED IN WHOLE OR IN PART IN ANY FORM WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

PLOT DATE: 06/06/2024
PLAN CHECK NUMBER

REVISIONS

1	8/27/2024	PLAN CHECK
2	9/26/2024	PLAN CHECK
3		
4		
5		
6		
7		

SHEET A1.1

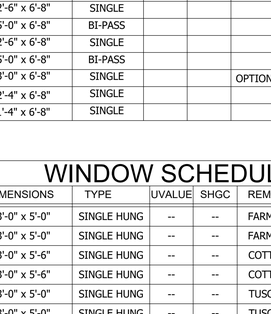
MODEL	2063
STD PLN #	

DOOR SCHEDULE

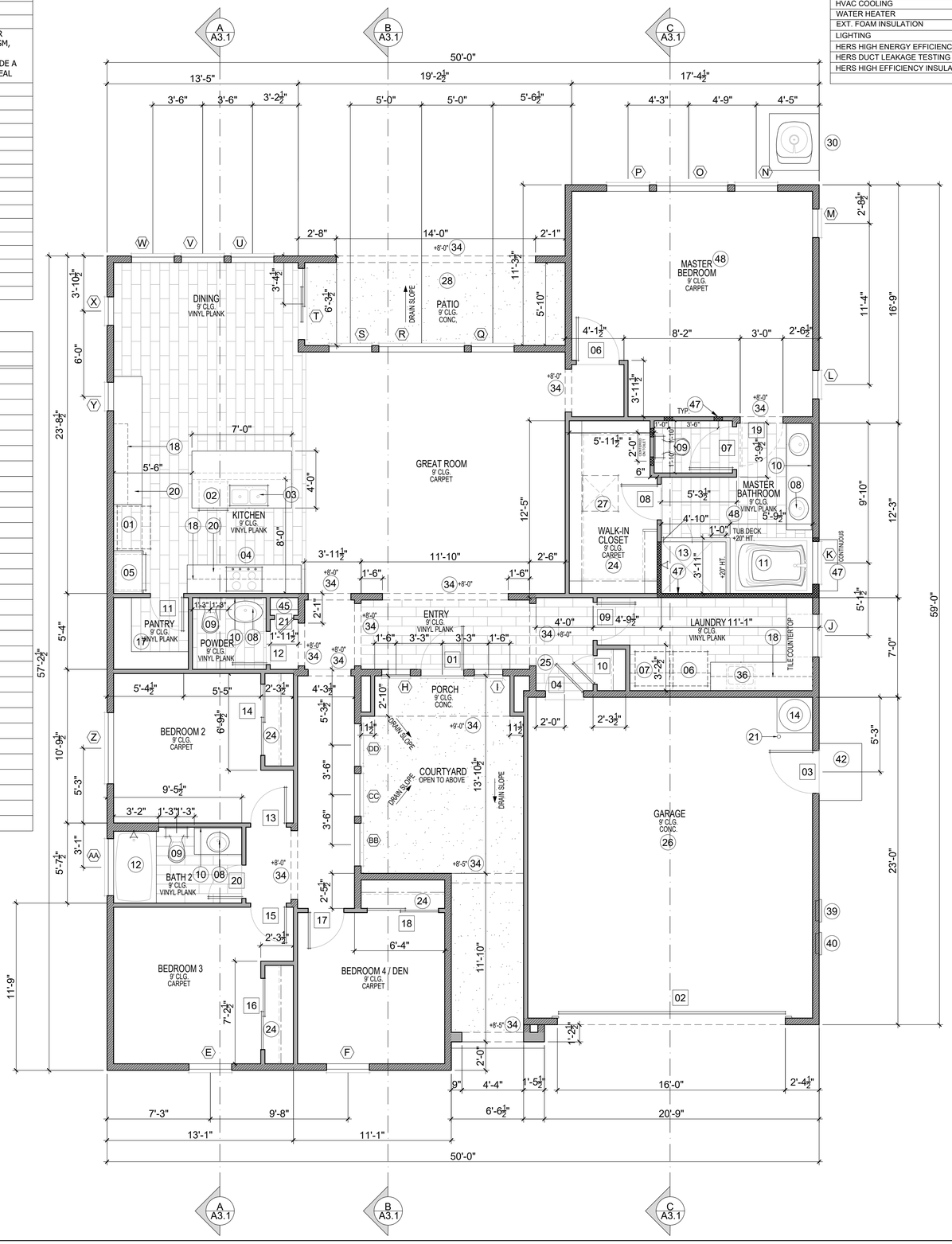
SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
01	3'-0" x 8'-0"	FIBERGLASS			ENTRY DOOR
02	16'-0" x 7'-0"	ALUM.			
03	3'-0" x 6'-8"	METAL DOOR			GARAGE MAN DOOR
04	2'-8" x 6'-8"	SINGLE			1-3/8" THK. SOLID CORE DOOR w/SELF LATCHING MECHANISM, PROVIDE GASKET OR WEATHERSTIPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
06	3'-0" x 6'-8"	SINGLE			
07	3'-0" x 6'-8"	SINGLE			
08	2'-6" x 6'-8"	SINGLE			
09	2'-8" x 6'-8"	SINGLE			
10	2'-0" x 6'-8"	SINGLE			
11	2'-4" x 6'-8"	SINGLE			
12	2'-4" x 6'-8"	SINGLE			
13	2'-6" x 6'-8"	SINGLE			
14	5'-0" x 6'-8"	BI-PASS			
15	2'-6" x 6'-8"	SINGLE			
16	5'-0" x 6'-8"	BI-PASS			
17	2'-6" x 6'-8"	SINGLE			
18	5'-0" x 6'-8"	BI-PASS			
19	3'-0" x 6'-8"	SINGLE			OPTIONAL @ MASTER BATH
20	2'-4" x 6'-8"	SINGLE			
21	1'-4" x 6'-8"	SINGLE			

WINDOW SCHEDULE

SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
A	3'-0" x 5'-0"	SINGLE HUNG	--	--	FARMHOUSE ELEVATION
B	3'-0" x 5'-0"	SINGLE HUNG	--	--	FARMHOUSE ELEVATION
C	3'-0" x 5'-6"	SINGLE HUNG	--	--	COTTAGE ELEVATION
D	3'-0" x 5'-6"	SINGLE HUNG	--	--	COTTAGE ELEVATION
E	3'-0" x 5'-0"	SINGLE HUNG	--	--	TUSCAN ELEVATION
F	3'-0" x 5'-0"	SINGLE HUNG	--	--	TUSCAN ELEVATION
G	3'-0" x 5'-0"	SINGLE HUNG	--	--	
H	2'-0" x 7'-0"	FIXED	--	--	TEMP.
I	2'-0" x 7'-0"	FIXED	--	--	TEMP.
J	3'-0" x 4'-6"	SINGLE HUNG	--	--	
K	3'-0" x 4'-6"	SINGLE HUNG	--	--	TEMP.
L	2'-0" x 5'-0"	SINGLE HUNG	--	--	
M	2'-0" x 5'-0"	SINGLE HUNG	--	--	
N	3'-0" x 5'-0"	SINGLE HUNG	--	--	
O	5'-0" x 5'-0"	FIXED	--	--	
P	3'-0" x 5'-0"	SINGLE HUNG	--	--	
Q	3'-0" x 5'-0"	SINGLE HUNG	--	--	
R	6'-0" x 5'-0"	FIXED	--	--	
S	3'-0" x 5'-0"	SINGLE HUNG	--	--	
T	5'-0" x 8'-0"	SLIDER	--	--	
U	3'-0" x 5'-0"	SINGLE HUNG	--	--	
V	3'-0" x 5'-0"	SINGLE HUNG	--	--	
W	3'-0" x 5'-0"	SINGLE HUNG	--	--	
X	2'-0" x 4'-0"	SINGLE HUNG	--	--	
Y	2'-0" x 4'-0"	SINGLE HUNG	--	--	
Z	5'-0" x 5'-0"	SLIDER	--	--	
AA	4'-0" x 1'-0"	SLIDER	--	--	
BB	3'-0" x 1'-6"	FIXED	--	--	
CC	3'-0" x 1'-6"	FIXED	--	--	
DD	3'-0" x 1'-6"	FIXED	--	--	



Ⓑ DEN OPT.



ENERGY COMPLIANCE SCHEDULE

REQUIREMENT	VALUES OR NOTES
WALL INSULATION	2x4=R-13, 2x6=R-19
ATTIC INSULATION	R-30
ROOF DECK INSULATION	R-13 @ SINGLE STORY
ROOF DECK INSULATION	R-19 @ TWO STORY
FLOOR INSULATION	R-19
DUCT INSULATION	R-6.0
HVAC HEATING	7.5 HSPF2
HVAC COOLING	14.3 SEER2 / 11.7 EER2
WATER HEATER	3.00 UNIFORM ENERGY FACTOR
EXT. FOAM INSULATION	1" THK. FOAM INSULATION R-4.0
LIGHTING	SEE ELECTRICAL SHEETS
HERS HIGH ENERGY EFFICIENCY RATIO (EER)	PRIOR TO FINAL INSPECTION
HERS DUCT LEAKAGE TESTING	PRIOR TO FINAL INSPECTION
HERS HIGH EFFICIENCY INSULATION INSTALL	PRIOR TO FINAL INSPECTION

FLOOR KEYNOTES

01	REFRIGERATOR (N.I.C.) - PROVIDE COLD WATER STUB.
02	DISHWASHER
03	DOUBLE SINK w/ DISPOSAL
04	30" COOKTOP w/ HOOD ABV. (MICROWAVE HOOD OPT.) PER MFG'S SPECIFICATIONS.VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED, OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT. PROVIDE ANTI-TILT LOCK.
05	30" OVEN / MICROWAVE COMBO
06	WASHER (N.I.C).
07	DRYER (N.I.C.) - VENT TO OUTSIDE AIR A MIN. 4" DIA MOISTER EXHAUST DUCT PER SECTION 504.0 . A (14'-0" MAX. RUN PER C.M.C. SECTION 906) - PLUMB FOR OPTIONAL GAS. INSTALL DRYER BOX IN WALL FOR VENTING.
08	LAVATORY SET IN CERAMIC TILE COUNTERTOP WITH CABINETS BELOW.
09	LOW FLOW WATER CLOSET W/ MAXIMUM FLUSH OF OF 1.28 GALLONS PER FLUSH (TYPICAL).
10	VANITY MIRROR.
11	RECTANGULAR TUB W/ TILE DECK & FACE.
12	5'-0" BATHTUB/SHOWER FIRBERGLASS UNIT w/ WALL MOUNTED SHOWERHEAD. FIBERGLASS UNIT SHALL BE EQUIPPED WITH FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS. INSTALL PER MANUFACTURER'S INSTRUCTIONS. SHOWER GLASS DOOR TO BE TEMP. & MIN. 22" WIDE. GLASS TUB/SHOWER SEPARATOR TO BE TEMPERED. SEE OPTIONAL PLAN.
13	SHOWER W/ TILE 72" MIN. O/ USE OF FIBER-CEMENT,FIBER-MAT REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS , W/ 2"-9" MAX. CURB. PROVIDE TEMPERED GLASS ENCLOSURE AS REQUIRED. MIN 22" TEMP DOOR. THE WATER RESISTANT GYP BOARD SHALL NOT BE INSTALLED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREA SUBJECT TO HIGH HUMIDITY. R702.3.8.1
14	ELECTRIC HEAT PUMP WATER HEATER W/ UNIFORM ENERGY FACTOR OF 3.00 INSTALL PER MANUFACTURES INSTRUCTIONS FOR CLEARANCES.
15	TOWEL BAR @ +51" w/ BLOCKING.
16	TOWEL RING @ +59" w/ BLOCKING.
17	PANTRY w/ (5) SHELVES
18	LINE OF UPPER CABINET.
19	LINEN CABINET, 20" LOWER, 14" UPPER
20	COUNTERTOP w/ CABINETS BELOW
21	3" STEEL BOLLARD, PROTECTIVE BARRIER PER CPC 507.13.1
22	HANDRAIL / GUARDRAIL - SEE PLAN FOR LOCATION
23	2x HALF-WALL @ +42" w/ WOOD CAP-SEE PLAN FOR LOCATION
24	(1) SHELF AND (1) POLE.
25	1-3/8" THK. SOLID CORE DOOR W/ SELF CLOSING HINGES AND SELF-LATCHING. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
26	ONE LAYER OF 5/8" THK. TYPE 'X' GYP. BD. TYPICAL AT ALL HOUSE/GARAGE COMMON WALLS. APPLY TO ENTIRE GARAGE WALL & CEILING.
27	30"x30" ATTIC ACCESS TO BE WEATHER STRIPPED & INSULATION EQUIVALENT TO THAT OF THE CEILING SHALL BE INSTALLED ON ACCESS PANEL
28	CONCRETE PORCH/PATIO SLAB - BROOM FINISH (SLOPE AWAY FROM BUILDING).
29	CONCRETE DRIVE APRON - REFER TO INDIVIDUAL SITE PLAN (SLOPE AWAY FROM BUILDING).
30	A/C CONDENSING UNIT ON PRE-CAST CONCRETE PAD.
31	2x6/2x6 PONY WALL @ +34 ½". SEE PLAN FOR LOCAITON
32	SOFFIT @ GARAGE. SEE ELEVATIONS SHEETS.
33	ARCHED SOFFIT - SEE PLAN FOR LOCATION & HT.
34	FLAT SOFFIT- SEE PLAN FOR LOCATION & HT.
35	SOFFIT - SEE ELEVATION FOR HEIGHTS
36	LAUNDRY DEEP SINK - SEE PLAN FOR LOCATION
37	2x6 PONY WALL @ +37" HIGH FROM FINISH FLOOR - SEE PLAN FOR LOCATION
38	MEDIA BOX 14 ½" WIDE - SEE PLAN FOR LOCATION
39	TELECOMMUNICATION SERVICE TO RESIDENCE.
40	ELECTRICAL SERVICE TO RESIDENCE.
41	NOT IN USE.
42	CONC. STOOP AT GARAGE MAN DOOR - (BROOM FINISH) SLOPE AWAY FROM BLDG.
43	OPTIONAL 36" DIRECT VENT GAS APPLICANCE FIREPLACE VENT THRU ROOF TO OUTSIDE. MANUFACTURER: HEARTH & HOME MODEL No.: DV3732SB1 NOTE: IF OPTIONAL FIREPLACE IS BEING PROVIDED.) FLUE SPACE - PROVIDE ONE LAYER OF 5/8" THK. TYPE 'X' GYP. BD. INSIDE FACE OF FLUE CHASE w/ 1" AIR SPACE. SEE DETAIL 8/D1.1.
44	SHOE STORAGE - SEE PLAN FOR LOCATION
45	(5) SHELVES EQUALLY SPACE - SEE PLAN FOR LOCATION
46	VANITY DESK
47	GRAB BAR REINFORCEMENT TO BE INSTALLED PER CRC R327.1.1, AT THE BACK AND SIDE WALL OF THE WATER CLOSET; CONTINUOUS AROUND THE SHOWER; AND CONTINUOUS AT THE BACK WALL OF THE TUB WITH FLOOR MOUNTED GRAB BARS AT EACH END. SEE DETAIL 10/D2.3.
48	DESIGNATED LOCATION OF AGING-IN-PLACE REQUIREMENTS
49	PLANT SHELF, +/- 3'-4" ABOVE GRADE.

FLOOR NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS OF ALL SPECIAL BOLTS, STRAPS AND HOLDOWNS
2. LABELED SAFETY GLASS IS REQUIRED IN TUB/SHOWER ENCLOSURES & GLAZING WITHIN 60" FORM BOTTOM OF TUBS/SHOWERS. (OPTIONAL)
5. MAXIMUM SILL HEIGHT OF 44 INCHES FROM THE BOTTOM OF THE CLEAR OPENING ABOVE THE FLOOR IN SLEEPING ROOMS FOR ALL WINDOWS USED FOR EMERGENCY EXITS, WITH MINIMUM 821 SQ.IN. (24" WIDE x 20" HIGH CLR. OPENING)
6. WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATD MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE 24" ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND A HEIGHT OF 24" SHALL BE FIXED OR HAVE OPENINGS SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS. EXCEPTION: OPENINGS THAT ARE PROVIDED WITH WINDOW GUARDS THAT COMPLY WITH ASTM 2006 OR F 2050, THE GUARD MAY NOT HAVE OPENINGS THAT A 4" SPHERE IN DIAMETER CAN PASS THRU
7. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
8. INSTANTANEOUS WATER HEATERS WITH INPUT RATING GREATER THAN 6.8kBTU/hr (2-kw) SHALL HAVE ISOLATION VALVES ON BOTH THE COLD WATER SUPPLY AND HOT WATER PIPE LEAVING THE WATER HEATER, AND HOSE BIBBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER HEATER WHEN VALVES ARE CLOSED, PER CA ENERGY CODE 110.3(c)7
9. GALVANIZED MALLEABLE IRON, GALVANIZED WROUGHT IRON, OR GALVANIZED STEEL ARE PROHIBITED MATERIALS FOR WATER SUPPLY AND BUILDING WATER PIPING BOTH UNDERGROUND AND IN BUILDINGS.
10. A SHEETROCK NAILING INSPECTION IS REQUIRED - 2022 CRC R109.1.4.2 & 2022 CBC 110.3.5 & BAKERSFIELD MUNICIPAL CODE.

WALL LEGEND

2x4 STD. GR. STUDS @16" O.C. w/R-13 INSULATION @EXT. WALLS U.N.O.

2x6 STUDS @16" O.C. w/R-19 INSULATION @ EXT. WALLS U.N.O.

FLOOR PLAN

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

APPROVED
Project: 24-00006226
Date: 11/18/2024
BAKERSFIELD
Any Union Of Dwelling Units

TUSCAN
7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.

PLAN 2063

"ALL RIGHTS RESERVED"
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS, DESIGNS AND THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

PLOT DATE: 06/06/2024

PLAN CHECK NUMBER

REVISIONS		
1	8/27/2024	PLAN CHECK
2	9/26/2024	PLAN CHECK
3		
4		
5		
6		
7		

SHEET A1.2

MODEL 2063

STD PLN #

DOOR SCHEDULE

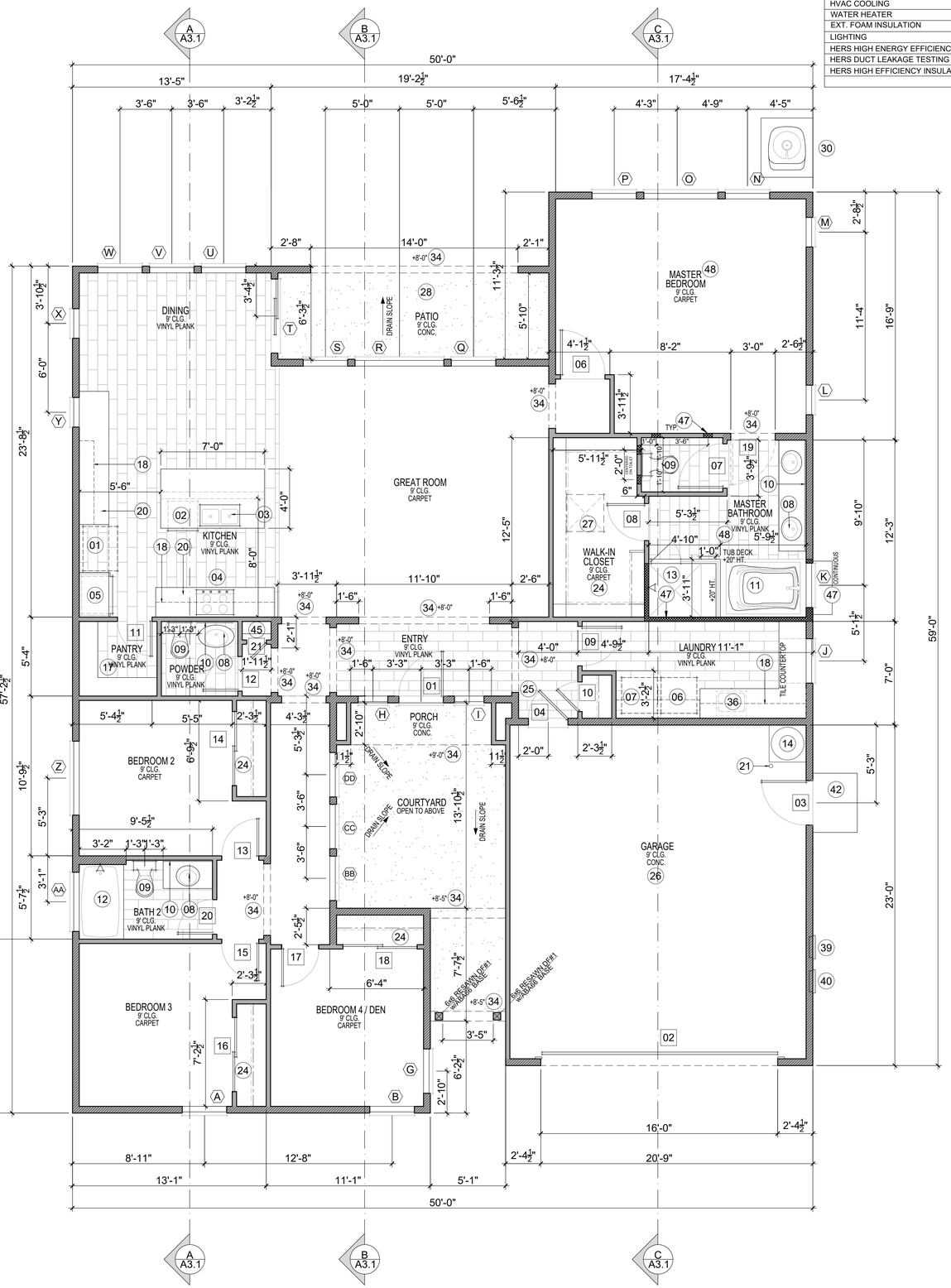
SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
01	3'-0" x 8'-0"	FIBERGLASS			ENTRY DOOR
02	16'-0" x 7'-0"	ALUM.			
03	3'-0" x 6'-8"	METAL DOOR			GARAGE MAN DOOR
04	2'-8" x 6'-8"	SINGLE			1-3/8" THK. SOLID CORE DOOR w/SELF LATCHING MECHANISM, PROVIDE GASKET OR WEATHERSTIPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
06	3'-0" x 6'-8"	SINGLE			
07	3'-0" x 6'-8"	SINGLE			
08	2'-6" x 6'-8"	SINGLE			
09	2'-8" x 6'-8"	SINGLE			
10	2'-0" x 6'-8"	SINGLE			
11	2'-4" x 6'-8"	SINGLE			
12	2'-4" x 6'-8"	SINGLE			
13	2'-6" x 6'-8"	SINGLE			
14	5'-0" x 6'-8"	BI-PASS			
15	2'-6" x 6'-8"	SINGLE			
16	5'-0" x 6'-8"	BI-PASS			
17	2'-6" x 6'-8"	SINGLE			
18	5'-0" x 6'-8"	BI-PASS			
19	3'-0" x 6'-8"	SINGLE			OPTIONAL @ MASTER BATH
20	2'-4" x 6'-8"	SINGLE			
21	1'-4" x 6'-8"	SINGLE			

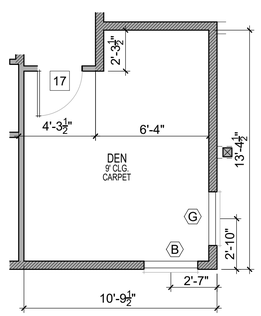
WINDOW SCHEDULE

SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
A	3'-0" x 5'-0"	SINGLE HUNG	--	--	FARMHOUSE ELEVATION
B	3'-0" x 5'-0"	SINGLE HUNG	--	--	FARMHOUSE ELEVATION
C	3'-0" x 5'-6"	SINGLE HUNG	--	--	COTTAGE ELEVATION
D	3'-0" x 5'-6"	SINGLE HUNG	--	--	COTTAGE ELEVATION
E	3'-0" x 5'-0"	SINGLE HUNG	--	--	TUSCAN ELEVATION
F	3'-0" x 5'-0"	SINGLE HUNG	--	--	TUSCAN ELEVATION
G	3'-0" x 5'-0"	SINGLE HUNG	--	--	
H	2'-0" x 7'-0"	FIXED	--	--	TEMP.
I	2'-0" x 7'-0"	FIXED	--	--	TEMP.
J	3'-0" x 4'-6"	SINGLE HUNG	--	--	
K	3'-0" x 4'-6"	SINGLE HUNG	--	--	TEMP.
L	2'-0" x 5'-0"	SINGLE HUNG	--	--	
M	2'-0" x 5'-0"	SINGLE HUNG	--	--	
N	3'-0" x 5'-0"	SINGLE HUNG	--	--	
O	5'-0" x 5'-0"	FIXED	--	--	
P	3'-0" x 5'-0"	SINGLE HUNG	--	--	
Q	3'-0" x 5'-0"	SINGLE HUNG	--	--	
R	6'-0" x 5'-0"	FIXED	--	--	
S	3'-0" x 5'-0"	SINGLE HUNG	--	--	
T	5'-0" x 8'-0"	SLIDER	--	--	
U	3'-0" x 5'-0"	SINGLE HUNG	--	--	
V	3'-0" x 5'-0"	SINGLE HUNG	--	--	
W	3'-0" x 5'-0"	SINGLE HUNG	--	--	
X	2'-0" x 4'-0"	SINGLE HUNG	--	--	
Y	2'-0" x 4'-0"	SINGLE HUNG	--	--	
Z	5'-0" x 5'-0"	SLIDER	--	--	
AA	4'-0" x 1'-0"	SLIDER	--	--	
BB	3'-0" x 1'-6"	FIXED	--	--	
CC	3'-0" x 1'-6"	FIXED	--	--	
DD	3'-0" x 1'-6"	FIXED	--	--	

ENERGY COMPLIANCE SCHEDULE

REQUIREMENT	VALUES OR NOTES
WALL INSULATION	2x4=R-13, 2x6=R-19
ATTIC INSULATION	R-30
ROOF DECK INSULATION	R-13 @ SINGLE STORY
ROOF DECK INSULATION	R-19 @ TWO STORY
FLOOR INSULATION	R-19
DUCT INSULATION	R-6.0
HVAC HEATING	7.5 HSPF2
HVAC COOLING	14.3 SEER2 / 11.7 EER2
WATER HEATER	3.00 UNIFORM ENERGY FACTOR
EXT. FOAM INSULATION	1" THK. FOAM INSULATION R-4.0
LIGHTING	SEE ELECTRICAL SHEETS
HERS HIGH ENERGY EFFICIENCY RATIO (EER)	PRIOR TO FINAL INSPECTION
HERS DUCT LEAKAGE TESTING	PRIOR TO FINAL INSPECTION
HERS HIGH EFFICIENCY INSULATION INSTALL	PRIOR TO FINAL INSPECTION





Ⓑ DEN OPT.

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

FLOOR KEYNOTES

01	REFRIGERATOR (N.I.C.) - PROVIDE COLD WATER STUB.
02	DISHWASHER
03	DOUBLE SINK w/ DISPOSAL
04	30" COOKTOP w/ HOOD ABV. (MICROWAVE HOOD OPT.) PER MFG'S SPECIFICATIONS.VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED, OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT. PROVIDE ANTI-TILT LOCK.
05	30" OVEN / MICROWAVE COMBO
06	WASHER (N.I.C).
07	DRYER (N.I.C.) - VENT TO OUTSIDE AIR A MIN. 4" DIA MOISTER EXHAUST DUCT PER SECTION 504.0 . A (14'-0" MAX. RUN PER C.M.C. SECTION 906) - PLUMB FOR OPTIONAL GAS. INSTALL DRYER BOX IN WALL FOR VENTING.
08	LAVATORY SET IN CERAMIC TILE COUNTERTOP WITH CABINETS BELOW.
09	LOW FLOW WATER CLOSET W/ MAXIMUM FLUSH OF OF 1.28 GALLONS PER FLUSH (TYPICAL).
10	VANITY MIRROR.
11	RECTANGULAR TUB W/ TILE DECK & FACE.
12	5'-0" BATHTUB/SHOWER FIRBERGLASS UNIT w/ WALL MOUNTED SHOWERHEAD. FIBERGLASS UNIT SHALL BE EQUIPPED WITH FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS. INSTALL PER MANUFACTURER'S INSTRUCTIONS. SHOWER GLASS DOOR TO BE TEMP. & MIN. 22" WIDE. GLASS TUB/SHOWER SEPARATOR TO BE TEMPERED. SEE OPTIONAL PLAN.
13	SHOWER W/ TILE 72" MIN. O/ USE OF FIBER-CEMENT,FIBER-MAT REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS , W/ 2"-9" MAX. CURB. PROVIDE TEMPERED GLASS ENCLOSURE AS REQUIRED. MIN 22" TEMP DOOR. THE WATER RESISTANT GYP BOARD SHALL NOT BE INSTALLED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREA SUBJECT TO HIGH HUMIDITY. R702.3.8.1
14	ELECTRIC HEAT PUMP WATER HEATER W/ UNIFORM ENERGY FACTOR OF 3.00 INSTALL PER MANUFACTURES INSTRUCTIONS FOR CLEARANCES.
15	TOWEL BAR @ +51" w/ BLOCKING.
16	TOWEL RING @ +59" w/ BLOCKING.
17	PANTRY w/ (5) SHELVES
18	LINE OF UPPER CABINET.
19	LINEN CABINET, 20" LOWER, 14" UPPER
20	COUNTERTOP w/ CABINETS BELOW
21	3" STEEL BOLLARD, PROTECTIVE BARRIER PER CPC 507.13.1
22	HANDRAIL / GUARDRAIL - SEE PLAN FOR LOCATION
23	2x HALF-WALL @ +42" w/ WOOD CAP-SEE PLAN FOR LOCATION
24	(1) SHELF AND (1) POLE.
25	1-3/8" THK. SOLID CORE DOOR W/ SELF CLOSING HINGES AND SELF-LATCHING. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
26	ONE LAYER OF 5/8" THK. TYPE 'X' GYP. BD. TYPICAL AT ALL HOUSE/GARAGE COMMON WALLS. APPLY TO ENTIRE GARAGE WALL & CEILING.
27	30"x30" ATTIC ACCESS TO BE WEATHER STRIPPED & INSULATION EQUIVALENT TO THAT OF THE CEILING SHALL BE INSTALLED ON ACCESS PANEL.
28	CONCRETE PORCH/PATIO SLAB - BROOM FINISH (SLOPE AWAY FROM BUILDING).
29	CONCRETE DRIVE APRON - REFER TO INDIVIDUAL SITE PLAN (SLOPE AWAY FROM BUILDING).
30	A/C CONDENSING UNIT ON PRE-CAST CONCRETE PAD.
31	2x6/2x6 PONY WALL @ +34 ½". SEE PLAN FOR LOCAITON
32	SOFFIT @ GARAGE. SEE ELEVATIONS SHEETS.
33	ARCHED SOFFIT - SEE PLAN FOR LOCATION & HT.
34	FLAT SOFFIT- SEE PLAN FOR LOCATION & HT.
35	SOFFIT - SEE ELEVATION FOR HEIGHTS
36	LAUNDRY DEEP SINK - SEE PLAN FOR LOCATION
37	2x6 PONY WALL @ +37" HIGH FROM FINISH FLOOR - SEE PLAN FOR LOCATION
38	MEDIA BOX 14 ½" WIDE - SEE PLAN FOR LOCATION
39	TELECOMMUNICATION SERVICE TO RESIDENCE.
40	ELECTRICAL SERVICE TO RESIDENCE.
41	NOT IN USE.
42	CONC. STOOP AT GARAGE MAN DOOR - (BROOM FINISH) SLOPE AWAY FROM BLDG.
43	OPTIONAL 36" DIRECT VENT GAS APPLICANCE FIREPLACE VENT THRU ROOF TO OUTSIDE. MANUFACTURER: HEARTH & HOME MODEL No.: DV3732SB1 NOTE: IF OPTIONAL FIREPLACE IS BEING PROVIDED.) FLUE SPACE - PROVIDE ONE LAYER OF 5/8" THK. TYPE 'X' GYP. BD. INSIDE FACE OF FLUE CHASE w/ 1" AIR SPACE. SEE DETAIL 8/D1.1.
44	SHOE STORAGE - SEE PLAN FOR LOCATION
45	(5) SHELVES EQUALLY SPACE - SEE PLAN FOR LOCATION
46	VANITY DESK
47	GRAB BAR REINFORCEMENT TO BE INSTALLED PER CRC R327.1.1, AT THE BACK AND SIDE WALL OF THE WATER CLOSET; CONTINUOUS AROUND THE SHOWER; AND CONTINUOUS AT THE BACK WALL OF THE TUB WITH FLOOR MOUNTED GRAB BARS AT EACH END. SEE DETAIL 10/D2.3.
48	DESIGNATED LOCATION OF AGING-IN-PLACE REQUIREMENTS
49	PLANT SHELF, +/- 3'-4" ABOVE GRADE.

FLOOR NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS OF ALL SPECIAL BOLTS, STRAPS AND HOLDOWNS
2. LABELED SAFETY GLASS IS REQUIRED IN TUB/SHOWER ENCLOSURES & GLAZING WITHIN 60" FORM BOTTOM OF TUBS/SHOWERS. (OPTIONAL)
5. MAXIMUM SILL HEIGHT OF 44 INCHES FROM THE BOTTOM OF THE CLEAR OPENING ABOVE THE FLOOR IN SLEEPING ROOMS FOR ALL WINDOWS USED FOR EMERGENCY EXITS, WITH MINIMUM 821 SQ.IN. (24" WIDE x 20" HIGH CLR. OPENING)
6. WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATD MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE 24" ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND A HEIGHT OF 24" SHALL BE FIXED OR HAVE OPENINGS SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS. EXCEPTION: OPENINGS THAT ARE PROVIDED WITH WINDOW GUARDS THAT COMPLY WITH ASTM 2006 OR F 2090, THE GUARD MAY NOT HAVE OPENINGS THAT A 4" SPHERE IN DIAMETER CAN PASS THRU
7. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
8. INSTANTANEOUS WATER HEATERS WITH INPUT RATING GREATER THAN 6,8kBTU/hr (24kw) SHALL HAVE ISOLATION VALVES ON BOTH THE COLD WATER SUPPLY AND HOT WATER PIPE LEAVING THE WATER HEATER, AND HOSE BIBBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER HEATER WHEN VALVES ARE CLOSED. PER CA ENERGY CODE 110.3(c)7
9. GALVANIZED MALLEABLE IRON, GALVANIZED WROUGHT IRON, OR GALVANIZED STEEL ARE PROHIBITED MATERIALS FOR WATER SUPPLY AND BUILDING WATER PIPING BOTH UNDERGROUND AND IN BUILDINGS.
10. A SHEETROCK NAILING INSPECTION IS REQUIRED - 2022 CRC R109.1.4.2 & 2022 CBC 110.3.5 & BAKERSFIELD MUNICIPAL CODE.

WALL LEGEND

2x4 STD. GR. STUDS @16" O.C. w/R-13 INSULATION @EXT. WALLS U.N.O.

2x6 STUDS @16" O.C. w/R-19 INSULATION @ EXT. WALLS U.N.O.

APPROVED
Project: 24-00006226
Date: 11/18/2024
BAKERSFIELD
Any Volume Of Dwelling Under

FARMHOUSE
7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.

PLAN 2063

"ALL RIGHTS RESERVED"
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE USED IN ANY FORM WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

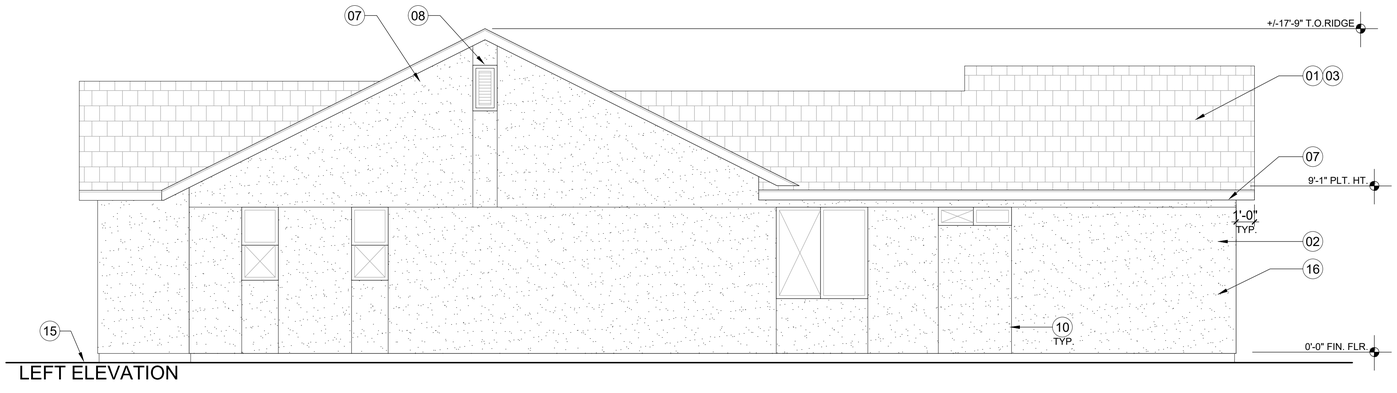
PLOT DATE: 06/06/2024
PLAN CHECK NUMBER

REVISIONS		
1	8/27/2024	PLAN CHECK
2	9/26/2024	PLAN CHECK
3		
4		
5		
6		
7		

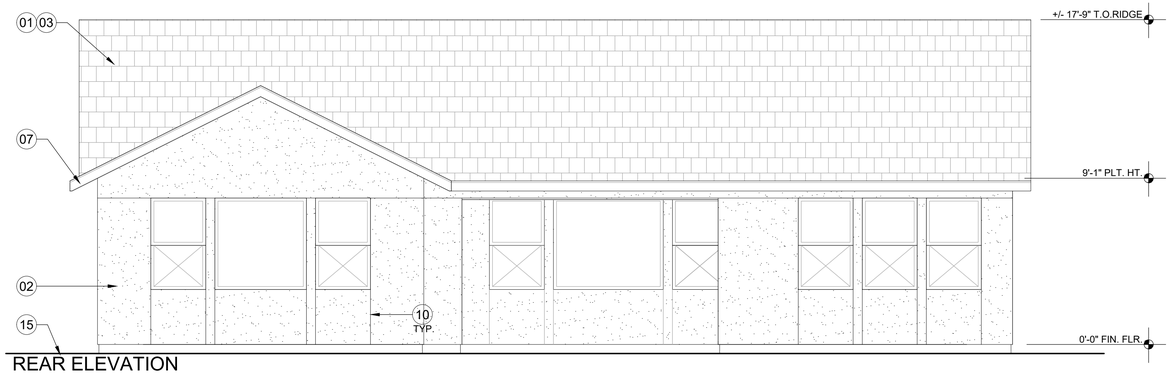
SHEET A1.3

MODEL	2063
STD PLN #	

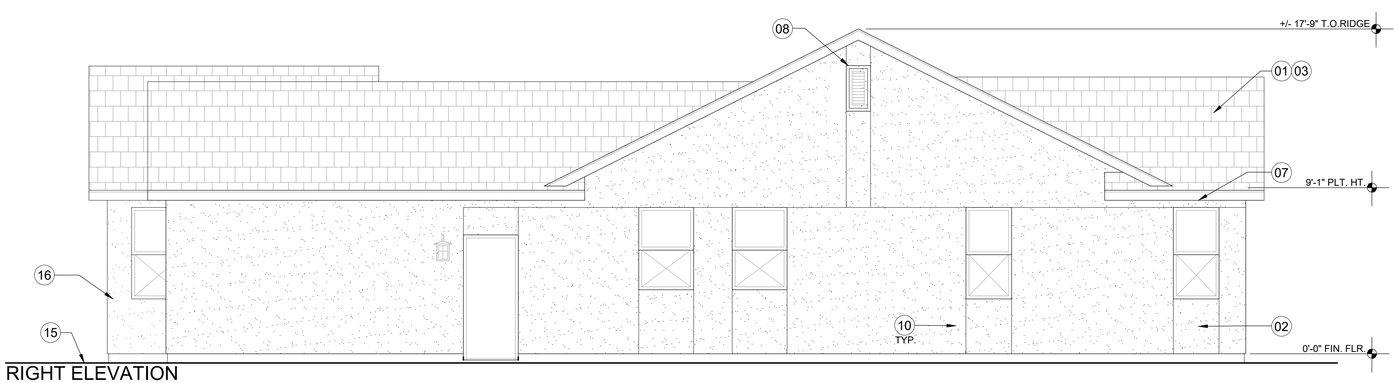
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

ELEVATION KEYNOTES

1. BORAL CONCRETE FLAT TILE ROOFING PER UES ER-412. COMPLY w/ 2022 CRC R904 AND R905.
2. 2-COAT CEMENT PLASTER o/1" THK. FOAM w/ (2) LAYER GRADE "D" PAPER,UNDER THE CEMENT PLASTER COVERING WHEN APPLIED OVER WOOD SHEATHING w/ LATH AND WEEP SCREED APPLY CEMENT PLASTER o/ 3.4# HIGH-RIB METAL LATH AT EXTERIOR CEILINGS, OVERHANGS, AND OTHER HORIZONTAL SURFACES, ETC.. ESR#2535
3. ICC ESR#2586 APPROVED THERMAL BARRIER PROTECTION BEHIND 2-COAT STUCCO SYSTEM AT EXPOSED GABLE END ATTIC SPACE OR 1/2" SHEET ROCK APPROVED EQ.
4. MANUFACTURED STONE VENEER: ELDORADO STONE VENEER: LIGHTWEIGHT AGGREGATE, PORTLAND CEMENT AND IRON OXIDES. CODE CERTIFICATION: ESR-1215 FA/VA MATERIAL RELEASE #910 UNDERWRITER'S LABORATORIES CLASSIFICATION #546T. INSTALL MANUFACTURED STONE VENEER PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. INSTALL VENEER PRODUCT OVER METAL LATH w/ ONE PART TYPE "M" MORTAR AND TWO PARTS MASONRY SAND. VENEER MATERIAL IS LIGHTWEIGHT AND NEEDS NO FOUNDATION SUPPORT.
5. FIBER CEMENT LAP SIDING o/ BUILDING PAPER, INSTALL PER MFGR'S. SPECS.
6. 4" FIBER CEMENT TRIM
7. 2x8 FASCIA, TYP.
8. GABLE END VENT, REFER TO STRUCTURAL ROOF PLANS FOR SIZE AND COUNT.
9. DECORATIVE FOAM CORBELS.
10. 1/2" EXPANSION JOINTS INSTALLED @ TIME OF LATH.
11. 6x6 D.F. RE-SAWN POST OR BRACKET.
12. FOAM TRIM w/ STUCCO FINISH, EXTEND 3" PAST OPENING.
13. DECORATIVE SHUTTERS PERMANENTLY AFFIXED TO EXTEIOR WALL.CP
14. WALL MOUNTED DECORATIVE LIGHT FIXTURE
15. FINISHED GRADE SLOPE REQUIRED TO FALL AWAY FROM STRUCTURE. LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS, THE GRADE SHALL FALL A MIN. OF 6" WITHIN THE FIRST 10 FT. (CRC R401.3).
16. 2" FIBER CEMENT TRIM.
17. PRECAST ARCHITECTURAL DECORATIVE FEATURE. DOES NOT PROVIDE ATTIC VENTILATION

ELEVATION NOTES

1 CONTRACTOR TO PROVIDE ADDITIONAL STUCCO JOINTS AS NEEDED TO MINIMIZE CRACKING.

2 PROVIDE G.I. SHEET METAL FLASHING AND COUNTER-FLASHING AS REQUIRED COMPLY TO 2022 CRC

3 ALL WINDOWS TO BE DUAL GLAZED VINYL "LOW-E" w/ FINISH PER DEVELOPER - PROVIDE MUNTINS AS SHOWN.

APPROVED
Project: 24-00006226
Date: 11/18/2024
BAKERSFIELD
The Home Of Dwelling Style

COTTAGE

7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.

PLAN 2063

"ALL RIGHTS RESERVED"
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

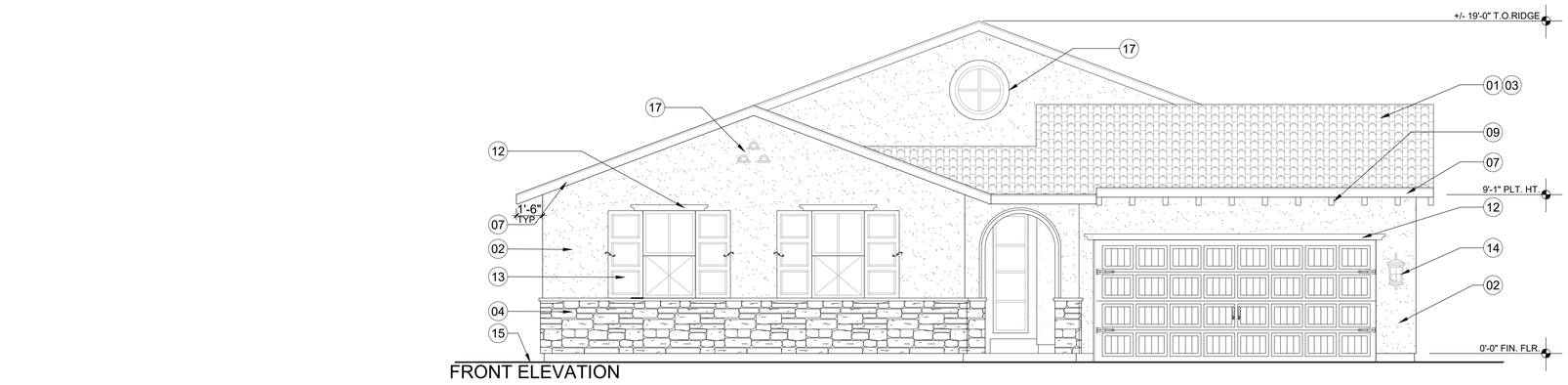
PLOT DATE: 06/06/2024

PLAN CHECK NUMBER

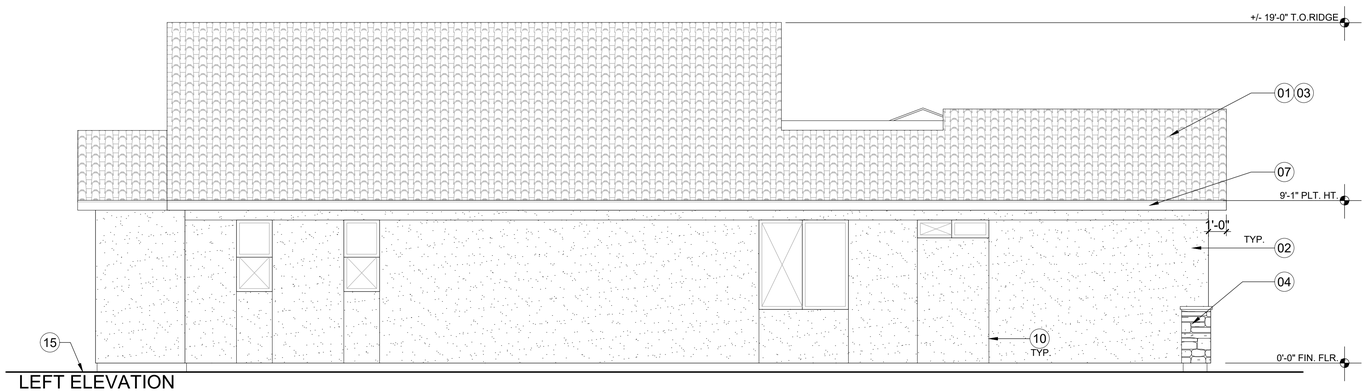
REVISIONS		
1	8/27/2024	PLAN CHECK
2		
3		
4		
5		
6		
7		

SHEET A2.1

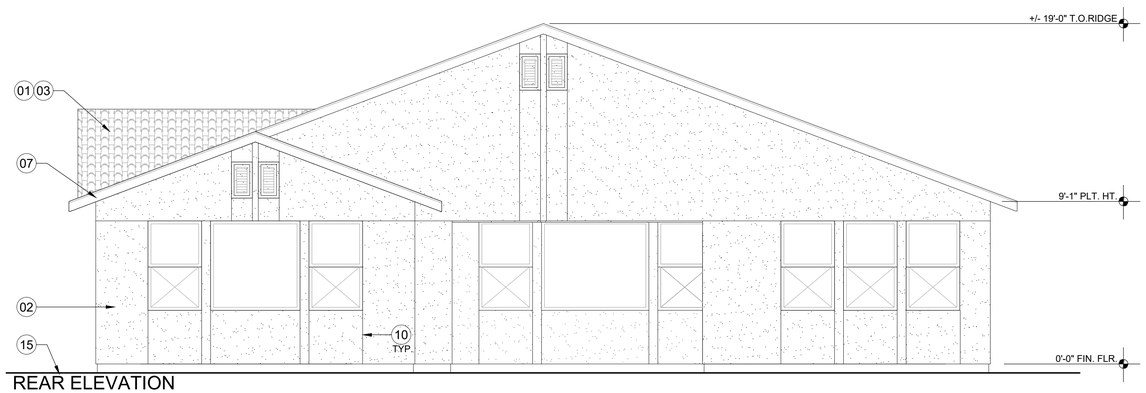
MODEL	2063
STD PLN #	



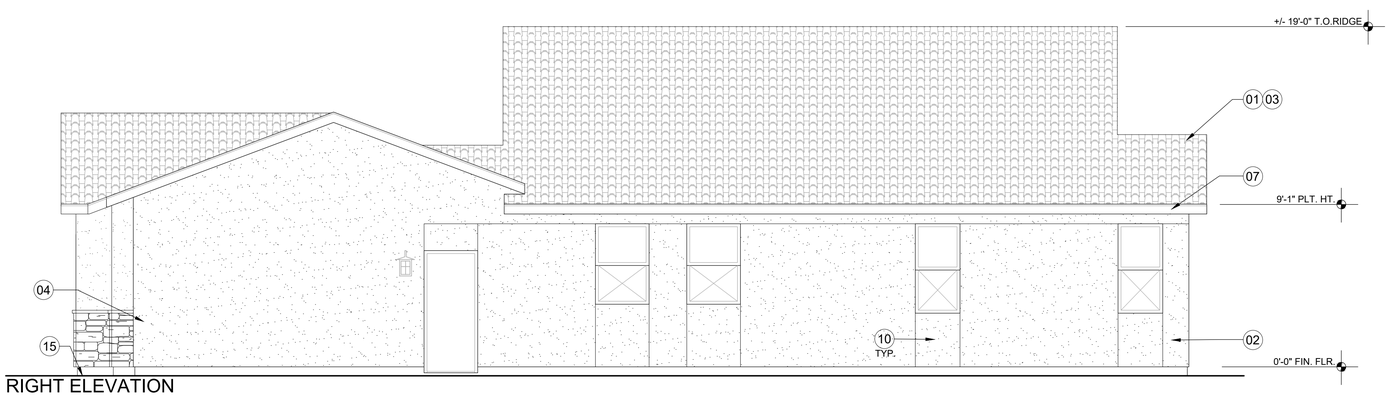
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

ELEVATION KEYNOTES

1. BORAL CONCRETE FLAT TILE ROOFING PER UES ER-412. COMPLY w/ 2022 CRC R904 AND R905.
2. 2-COAT CEMENT PLASTER o/1" THK. FOAM w/ (2) LAYER GRADE "D" PAPER,UNDER THE CEMENT PLASTER COVERING WHEN APPLIED OVER WOOD SHEATHING w/ LATH AND WEEP SCREED APPLY CEMENT PLASTER o/ 3.4# HIGH-RIB METAL LATH AT EXTERIOR CEILINGS, OVERHANGS, AND OTHER HORIZONTAL SURFACES, ETC.. ESR#2535
3. ICC ESR#2586 APPROVED THERMAL BARRIER PROTECTION BEHIND 2-COAT STUCCO SYSTEM AT EXPOSED GABLE END ATTIC SPACE OR 1/2" SHEET ROCK APPROVED EQ.
4. MANUFACTURED STONE VENEER: ELDORADO STONE VENEER: LIGHTWEIGHT AGGREGATE, PORTLAND CEMENT AND IRON OXIDES. CODE CERTIFICATION: ESR-1215 FA/VA MATERIAL RELEASE #910 UNDERWRITER'S LABORATORIES CLASSIFICATION #546T. INSTALL MANUFACTURED STONE VENEER PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. INSTALL VENEER PRODUCT OVER METAL LATH w/ ONE PART TYPE "M" MORTAR AND TWO PARTS MASONRY SAND. VENEER MATERIAL IS LIGHTWEIGHT AND NEEDS NO FOUNDATION SUPPORT.
5. FIBER CEMENT LAP SIDING o/ BUILDING PAPER, INSTALL PER MFGR'S. SPECS.
6. 4" FIBER CEMENT TRIM
7. 2x8 FASCIA, TYP.
8. GABLE END VENT, REFER TO STRUCTURAL ROOF PLANS FOR SIZE AND COUNT.
9. DECORATIVE FOAM CORBELS.
10. 1/2" EXPANSION JOINTS INSTALLED @ TIME OF LATH.
11. 6x6 D.F. RE-SAWN POST OR BRACKET.
12. FOAM TRIM w/ STUCCO FINISH, EXTEND 3" PAST OPENING.
13. DECORATIVE SHUTTERS PERMANENTLY AFFIXED TO EXTEIOR WALL.CP
14. WALL MOUNTED DECORATIVE LIGHT FIXTURE
15. FINISHED GRADE SLOPE REQUIRED TO FALL AWAY FROM STRUCTURE. LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS, THE GRADE SHALL FALL A MIN. OF 6" WITHIN THE FIRST 10 FT. (CRC R401.3).
16. 2" FIBER CEMENT TRIM.
17. PRECAST ARCHITECTURAL DECORATIVE FEATURE. DOES NOT PROVIDE ATTIC VENTILATION

ELEVATION NOTES

1 CONTRACTOR TO PROVIDE ADDITIONAL STUCCO JOINTS AS NEEDED TO MINIMIZE CRACKING.

2 PROVIDE G.I. SHEET METAL FLASHING AND COUNTER-FLASHING AS REQUIRED COMPLY TO 2022 CRC

3 ALL WINDOWS TO BE DUAL GLAZED VINYL "LOW-E" w/ FINISH PER DEVELOPER - PROVIDE MUNTINS AS SHOWN.

APPROVED
Project: 24-00006226
Date: 11/18/2024
BAKERSFIELD
Key Center of Dwelling Units

TUSCAN
7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.

PLAN 2063

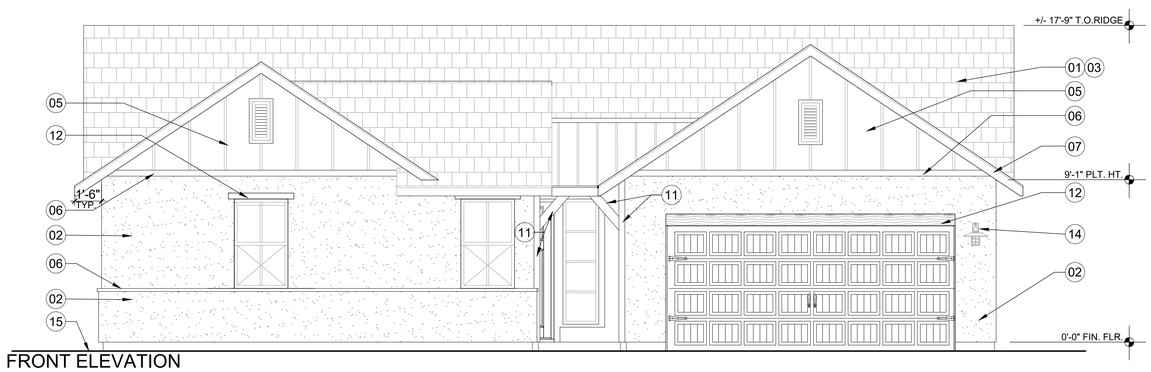
"ALL RIGHTS RESERVED"
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

PLOT DATE: 06/06/2024
PLAN CHECK NUMBER

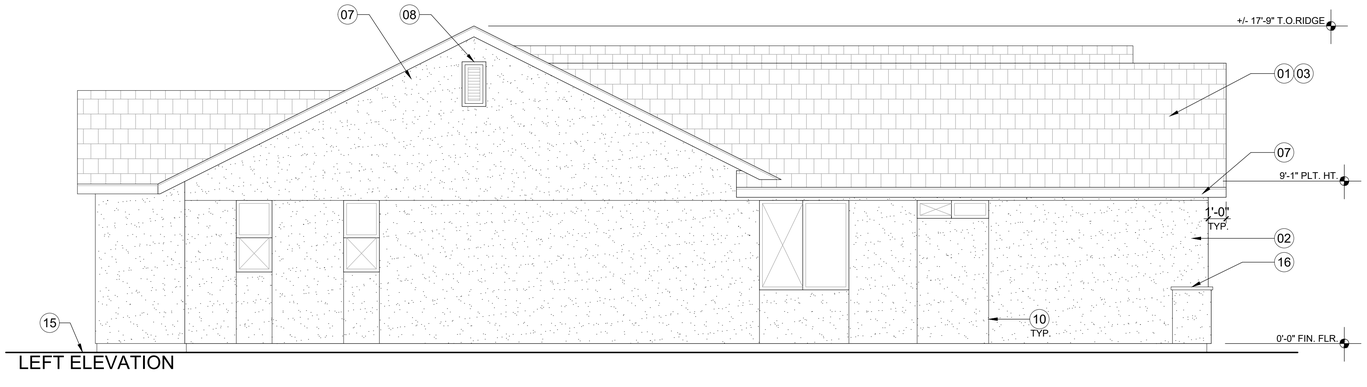
REVISIONS		
1	8/27/2024	PLAN CHECK
2	9/26/2024	PLAN CHECK
3		
4		
5		
6		
7		

SHEET A2.2

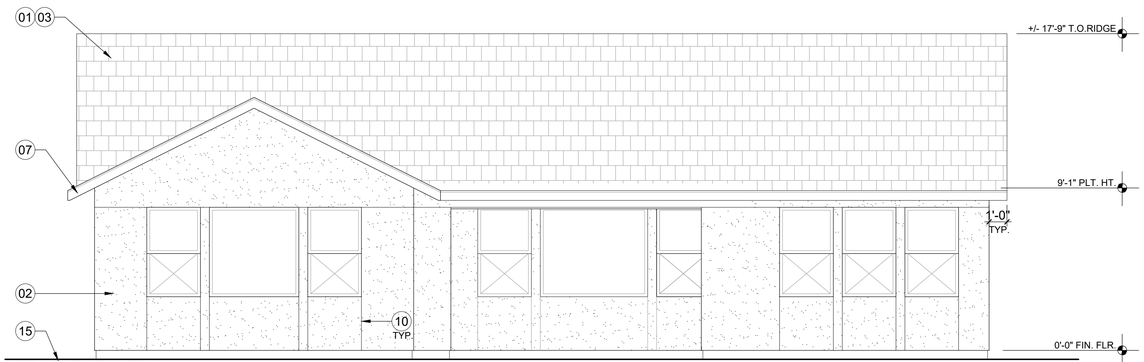
MODEL 2063
STD PLN #



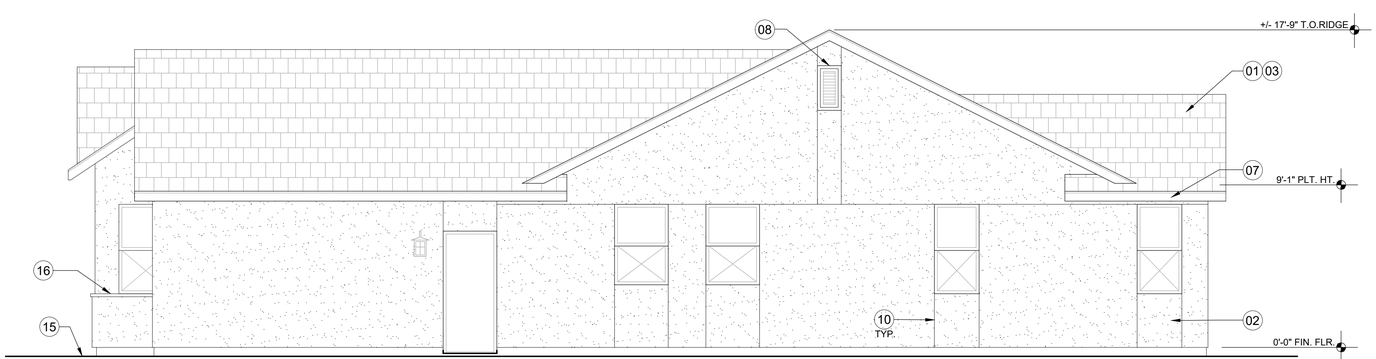
FRONT ELEVATION



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

ELEVATION KEYNOTES

1. BORAL CONCRETE FLAT TILE ROOFING PER UES ER-412. COMPLY w/ 2022 CRC R904 AND R905.
2. 2-COAT CEMENT PLASTER o/1" THK. FOAM w/ (2) LAYER GRADE "D" PAPER.UNDER THE CEMENT PLASTER COVERING WHEN APPLIED OVER WOOD SHEATHING w/ LATH AND WEEP SCREED APPLY CEMENT PLASTER o/ 3.4# HIGH-RIB METAL LATH AT EXTERIOR CEILINGS, OVERHANGS, AND OTHER HORIZONTAL SURFACES, ETC.. ESR#2535
3. ICC ESR#2586 APPROVED THERMAL BARRIER PROTECTION BEHIND 2-COAT STUCCO SYSTEM AT EXPOSED GABLE END ATTIC SPACE OR 1/2" SHEET ROCK APPROVED EQ.
4. MANUFACTURED STONE VENEER: ELDORADO STONE VENEER: LIGHTWEIGHT AGGREGATE, PORTLAND CEMENT AND IRON OXIDES. CODE CERTIFICATION: ESR-1215 FA/VA MATERIAL RELEASE #910 UNDERWRITER'S LABORATORIES CLASSIFICATION #546T. INSTALL MANUFACTURED STONE VENEER PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. INSTALL VENEER PRODUCT OVER METAL LATH w/ ONE PART TYPE "M" MORTAR AND TWO PARTS MASONRY SAND. VENEER MATERIAL IS LIGHTWEIGHT AND NEEDS NO FOUNDATION SUPPORT.
5. FIBER CEMENT LAP SIDING o/ BUILDING PAPER, INSTALL PER MFGR'S. SPECS.
6. 4" FIBER CEMENT TRIM
7. 2x8 FASCIA, TYP.
8. GABLE END VENT, REFER TO STRUCTURAL ROOF PLANS FOR SIZE AND COUNT.
9. DECORATIVE FOAM CORBELS.
10. 1/2" EXPANSION JOINTS INSTALLED @ TIME OF LATH.
11. 6x6 D.F. RE-SAWN POST OR BRACKET.
12. FOAM TRIM w/ STUCCO FINISH, EXTEND 3" PAST OPENING.
13. DECORATIVE SHUTTERS PERMANENTLY AFFIXED TO EXTEIOR WALL.CP
14. WALL MOUNTED DECORATIVE LIGHT FIXTURE
15. FINISHED GRADE SLOPE REQUIRED TO FALL AWAY FROM STRUCTURE. LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS, THE GRADE SHALL FALL A MIN. OF 6" WITHIN THE FIRST 10 FT. (CRC R401.3).
16. 2" FIBER CEMENT TRIM.
17. PRECAST ARCHITECTURAL DECORATIVE FEATURE. DOES NOT PROVIDE ATTIC VENTILATION

ELEVATION NOTES

1 CONTRACTOR TO PROVIDE ADDITIONAL STUCCO JOINTS AS NEEDED TO MINIMIZE CRACKING.

2 PROVIDE G.I. SHEET METAL FLASHING AND COUNTER-FLASHING AS REQUIRED COMPLY TO 2022 CRC

3 ALL WINDOWS TO BE DUAL GLAZED VINYL "LOW-E" w/ FINISH PER DEVELOPER - PROVIDE MUNTINS AS SHOWN.

APPROVED
Project: 24-00006226
Date: 11/18/2024
BAKERSFIELD
The Home Of Dwelling Units

FARMHOUSE

7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.

PLAN 2063

"ALL RIGHTS RESERVED"
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE USED OR DISCLOSED IN ANY FORM WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

PLOT DATE: 06/06/2024
PLAN CHECK NUMBER

REVISIONS		
1	8/27/2024	PLAN CHECK
2		
3		
4		
5		
6		
7		

SHEET A2.3

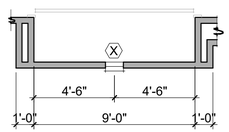
MODEL	2063
STD PLN #	

DOOR SCHEDULE

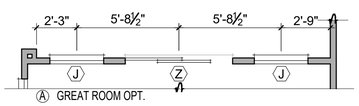
SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
01	3'-0" x 8'-0"	FIBERGLASS			ENTRY DOOR
02	2'-8" x 6'-8"				1-⅜" THK. SOLID CORE DOOR w/SELF CLOSURE, PROVIDE GASKET OR WEATHERSTIPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
03	8'-0"x7'-0"	ALUM.			GARAGE DOOR
04	16'-0"x7'-0"	ALUM.			GARAGE DOOR - TUSCAN & FARMHOUSE
05	3'-0"x6'-8"	SINGLE			GARAGE MAN DOOR
06	2'-4" x 6'-8"	SINGLE			
07	2'-6" x 6'-8"	SINGLE			
08	2'-4" x 6'-8"	SINGLE			
09	2'-4" x 6'-8"	SINGLE			
10	2'-8" x 6'-8"	SINGLE			
11	2'-0" x 6'-8"	SINGLE			
12	2'-4" x 6'-8"	SINGLE			
13	2'-4" x 6'-8"	SINGLE			
14	2'-6" x 6'-8"	SINGLE			
15	5'-0" x 6'-8"	BY-PASS			
16	2'-6" x 6'-8"	SINGLE			
17	5'-0" x 6'-8"	BY-PASS			
18	3'-0" x 6'-8"	SINGLE			
19	3'-0" x 6'-8"	SINGLE			
20	2'-6" x 6'-8"	SINGLE			
21	2'-6" x 6'-8"	SINGLE			
22	3'-0" x 6'-8"	SINGLE			
23	3'-0" x 8'-0"	FRENCH DR.			TEMP.
24	9'-0" x 7'-0"	ALUM.			GARAGE DOOR - COTTAGE ELEV

WINDOW SCHEDULE

SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
A	3'-0" x 5'-6"	SINGLE HUNG	0.3	0.22	BED. 4
B	3'-0" x 5'-6"	SINGLE HUNG	0.3	0.22	BED. 4
C	4'-0" x 1'-0"	SLIDER/TEMP.	0.27	0.25	BA. 3 - @ +72" ABV. FIN. FLR.
D	3'-0" x 5'-0"	SINGLE HUNG	0.3	0.22	DINING
E	3'-0" x 5'-0"	SINGLE HUNG	0.3	0.22	DNING
F	3'-0" x 5'-0"	SINGLE HUNG	0.3	0.22	DINING
G	3'-0" x 5'-0"	SINGLE HUNG	0.3	0.22	GREAT ROOM
H	3'-0" x 5'-0"	SINGLE HUNG	0.3	0.22	GREAT ROOM
J	3'-0" x 5'-0"	SINGLE HUNG	0.3	0.22	GREAT ROOM
K	6'-0" x 5'-0"	SLIDER/TEMP.	0.3	0.22	GREAT ROOM
L	3'-0" x 5'-0"	SINGLE HUNG	0.3	0.22	MASTER BEDROOM
M	5'-0" x 5'-0"	SLIDER	0.3	0.22	MASTER BEDROOM
N	3'-0" x 5'-0"	SINGLE HUNG	0.3	0.22	MASTER BEDROOM
O	4'-0" x 4'-6"	SLIDER TEMP.	0.3	0.22	MASTER BATH
P	2'-6" x 4'-0"	SINGLE HUNG	0.3	0.22	MASTER BATH
Q	5'-0" x 5'-0"	SLIDER	0.3	0.22	BED. 2
R	5'-0" x 5'-0"	SLIDER	0.3	0.22	BED. 3
S	3'-0" x 5'-6"	SINGLE HUNG	0.3	0.22	BED. 4
T	2'-6" x 1'-0"	FIX'D	0.27	0.25	BED. 4 -ABV. WDW. #U @COTTAGE ELEV
U	2'-6" x 5'-6"	SINGLE HUNG	0.3	0.22	BED. 4 COTTAGE ELVE
V	2'-6" x 1'-0"	FIX'D	0.27	0.25	BED. 4-ABV. WDW. #W @COTTAGE ELEV
W	2'-6" x 5'-6"	SINGLE HUNG	0.3	0.22	BED. 4 COTTAGE ELEV
X	1'-0" x 2'-0"	FIX'D	0.3	0.22	GARAGE @ COTTAGE ELEV
Y	3'-0" x 5'-6"	SINGLE HUNG	0.3	0.22	BED. 4 TUSCAN ELEV
Z	6'-0" x 8-0"	S.G.D.	0.29	0.22	GREAT ROOM OPT. TEMP.
AA	1'-6" x 3'-6"	FIX'D	0.3	0.22	STORAGE OPT. @TUSCAN ELEV
BB	1'-6" x 3'-6"	FIX'D	0.3	0.22	STORAGE OPT. @TUSCAN ELEV
CC	1'-6" x 3'-6"	FIX'D	0.3	0.22	STORAGE OPT. @TUSCAN ELEV



Ⓑ WDW. o/GARAGE DOOR

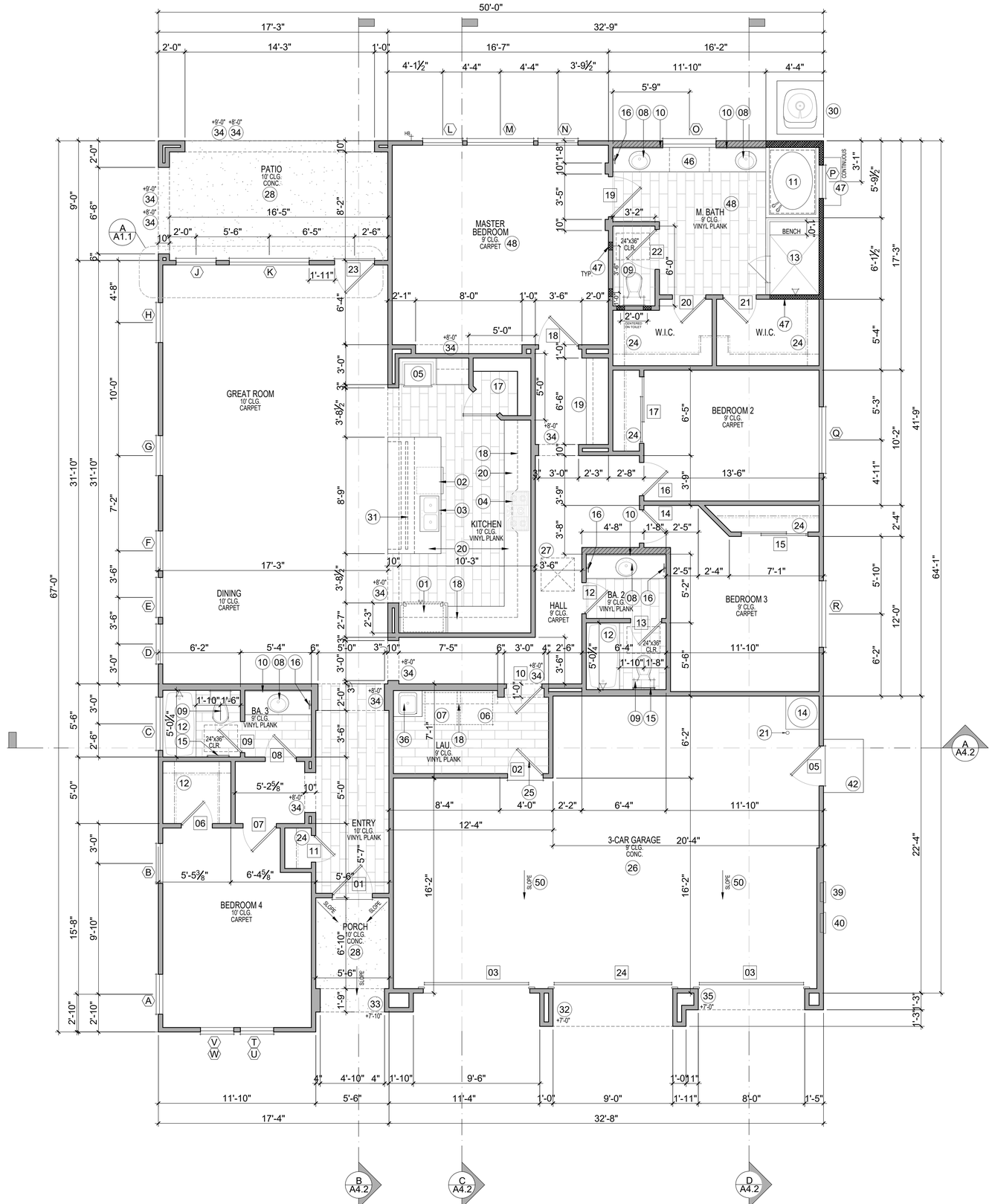


Ⓐ GREAT ROOM OPT.

NOTE: REFER TO STANDARD PLAN FOR NOTES, DIMENSIONS & INFORMATION NOT SHOWN HERE

ENERGY COMPLIANCE SCHEDULE

REQUIREMENT	VALUES OR NOTES
WALL INSULATION	2x4=R-13, 2x6=R-19
ATTIC INSULATION	R-30
ROOF DECK INSULATION	R-13 @ SINGLE STORY
ROOF DECK INSULATION	R-19 @ TWO STORY
FLOOR INSULATION	R-19
DUCT INSULATION	R-6.0
HVAC HEATING	7.5 HSPF2
HVAC COOLING	14.3 SEER2 / 11.7 EER2
WATER HEATER	3.00 UNIFORM ENERGY FACTOR
EXT. FOAM INSULATION	1" THK. FOAM INSULATION R-4.0
LIGHTING	SEE ELECTRICAL SHEETS
HERS HIGH ENERGY EFFICIENCY RATIO (EER)	PRIOR TO FINAL INSPECTION
HERS DUCT LEAKAGE TESTING	PRIOR TO FINAL INSPECTION
HERS HIGH EFFICIENCY INSULATION INSTALL	PRIOR TO FINAL INSPECTION



FLOOR PLAN

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

FLOOR KEYNOTES

01	REFRIGERATOR (N.I.C.) - PROVIDE COLD WATER STUB.
02	DISHWASHER
03	DOUBLE SINK w/ DISPOSAL
04	30" COOKTOP w/ HOOD ABV. (MICROWAVE HOOD OPT.) PER MFG'S SPECIFICATIONS.VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED, OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT. PROVIDE ANTI-TILT LOCK
05	30" OVEN / MICROWAVE COMBO
06	WASHER (N.I.C).
07	DRYER (N.I.C.) - VENT TO OUTSIDE AIR A MIN. 4" DIA MOISTER EXHAUST DUCT PER SECTION 504.0 . A (14'-0" MAX. RUN PER C.M.C. SECTION 906) - PLUMB FOR OPTIONAL GAS. INSTALL DRYER BOX IN WALL FOR VENTING.
08	LAVATORY SET IN CERAMIC TILE COUNTERTOP WITH CABINETS BELOW.
09	LOW FLOW WATER CLOSET W/ MAXIMUM FLUSH OF OF 1.28 GALLONS PER FLUSH (TYPICAL).
10	VANITY MIRROR.
11	RECTANGULAR TUB W/ TILE DECK & FACE.
12	5'-0" BATHTUB/SHOWER FIRBERGLASS UNIT w/ WALL MOUNTED SHOWERHEAD. FIBERGLASS UNIT SHALL BE EQUIPPED WITH FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS. INSTALL PER MANUFACTURER'S INSTRUCTIONS. SHOWER GLASS DOOR TO BE TEMP. & MIN. 22" WIDE. GLASS TUB/SHOWER SEPARATOR TO BE TEMPERED. SEE OPTIONAL PLAN.
13	SHOWER W/ TILE 72" MIN. O/ USE OF FIBER-CEMENT,FIBER-MAT REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS . W/ 2"-9" MAX. CURB. PROVIDE TEMPERED GLASS ENCLOSURE AS REQUIRED. MIN 22" TEMP DOOR. THE WATER RESISTANT GYP BOARD SHALL NOT BE INSTALLED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREA SUBJECT TO HIGH HUMIDITY. R702.3.8.1
14	ELECTRIC HEAT PUMP WATER HEATER W/ UNIFORM ENERGY FACTOR OF 3.00 INSTALL PER MANUFACTURES INSTRUCTIONS FOR CLEARANCES.
15	TOWEL BAR @ +51" w/ BLOCKING.
16	TOWEL RING @ +59" w/ BLOCKING.
17	PANTRY w/ (5) SHELVES
18	LINE OF UPPER CABINET.
19	LINEN CABINET, 20" LOWER, 14" UPPER
20	COUNTERTOP w/ CABINETS BELOW
21	3" STEEL BOLLARD, PROTECTIVE BARRIER PER CPC 507.13.1
22	HANDRAIL / GUARDRAIL - SEE PLAN FOR LOCATION - MIN. 42" HIGH.
23	2x HALF-WALL @ +42" w/ WOOD CAP-SEE PLAN FOR LOCATION
24	(1) SHELF AND (1) POLE.
25	1-3/8" THK. SOLID CORE DOOR W/ SELF CLOSING HINGES AND SELF-LATCHING. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
26	ONE LAYER OF 5/8" THK. TYPE 'X' GYP. BD. TYPICAL AT ALL HOUSE/GARAGE COMMON WALLS. APPLY TO ENTIRE GARAGE WALL & CEILING.
27	30"x30" ATTIC ACCESS TO BE WEATHER STRIPPED & INSULATION EQUIVALENT TO THAT OF THE CEILING SHALL BE INSTALLED ON ACCESS PANEL
28	CONCRETE PORCH/PATIO SLAB - BROOM FINISH (SLOPE AWAY FROM BUILDING).
29	CONCRETE DRIVE APRON - REFER TO INDIVIDUAL SITE PLAN (SLOPE AWAY FROM BUILDING).
30	A/C CONDENSING UNIT ON PRE-CAST CONCRETE PAD.
31	2x6/2x6 PONY WALL @ +34 ½". SEE PLAN FOR LOCAITON
32	SOFFIT @ GARAGE. SEE ELEVATIONS SHEETS.
33	ARCHED SOFFIT - SEE PLAN FOR LOCATION & HT.
34	FLAT SOFFIT- SEE PLAN FOR LOCATION & HT.
35	SOFFIT - SEE ELEVATION FOR HEIGHTS
36	LAUNDRY DEEP SINK - SEE PLAN FOR LOCATION
37	2x6 PONY WALL @ +37" HIGH FROM FINISH FLOOR - SEE PLAN FOR LOCATION
38	MEDIA BOX 14 ½" WIDE - SEE PLAN FOR LOCATION
39	TELECOMMUNICATION SERVICE TO RESIDENCE.
40	ELECTRICAL SERVICE TO RESIDENCE.
41	NOT IN USE.
42	CONC. STOOP AT GARAGE MAN DOOR - (BROOM FINISH) SLOPE AWAY FROM BLDG.
43	OPTIONAL 36" DIRECT VENT GAS APPLICANCE FIREPLACE VENT THRU ROOF TO OUTSIDE. MANUFACTURER: HEARTH & HOME MODEL No.: DV3732SB1 NOTE: IF OPTIONAL FIREPLACE IS BEING PROVIDED.) FLUE SPACE - PROVIDE ONE LAYER OF 5/8" THK. TYPE 'X' GYP. BD. INSIDE FACE OF FLUE CHASE w/ 1" AIR SPACE. SEE DETAIL 8/D1.1.
44	SHOE STORAGE - SEE PLAN FOR LOCATION
45	(5) SHELVES EQUALLY SPACE - SEE PLAN FOR LOCATION
46	VANITY DESK
47	GRAB BAR REINFORCEMENT TO BE INSTALLED PER CRC R327.1.1, AT THE BACK AND SIDE WALL OF THE WATER CLOSET; CONTINUOUS AROUND THE SHOWER; AND CONTINUOUS AT THE BACK WALL OF THE TUB WITH FLOOR MOUNTED GRAB BARS AT EACH END, UNLESS PROVIDED OTHERWISE. SEE DETAIL 12/D1.2.
48	DESIGNATED LOCATION OF AGING-IN-PLACE REQUIREMENTS
49	PLANT SHELF, +/- 3'-4" ABOVE GRADE.
50	SLOPE GARAGE FLOOR MIN. 1/8" PER FOOT FOR DRAINAGE (ENTIRE GARAGE FLOOR TO BE SLOPED IN DIRECTION SHOWN.
51	22-1/2"x54" ATTIC ACCESS AT ATTIC STORAGE OPTION. PROVIDE WEATHER STRIPPED & INSULATION EQ. TO THAT OF THE CEILING SHALL BE INSTALLED ON ACCESS PANEL.
52	ATTIC STORAGE TO INCLUDE SHEATHING AT ATTIC FLOOR AND SHALL NOT BE CONSTRUCTED AS HABITABLE AREA.

FLOOR NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS OF ALL SPECIAL BOLTS, STRAPS AND HOLDOWNS
2. LABELED SAFETY GLASS IS REQUIRED IN TUB/SHOWER ENCLOSURES & GLAZING WITHIN 60" FORM BOTTOM OF TUBS/SHOWERS. (OPTIONAL)
5. MAXIMUM SILL HEIGHT OF 44 INCHES FROM THE BOTTOM OF THE CLEAR OPENING ABOVE THE FLOOR IN SLEEPING ROOMS FOR ALL WINDOWS USED FOR EMERGENCY EXITS, WITH MINIMUM 821 SQ.IN. (24" WIDE x 20" HIGH CLR. OPENING)
6. WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATD MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE 24" ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND A HEIGHT OF 24" SHALL BE FIXED OR HAVE OPENINGS SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS. EXCEPTION: OPENINGS THAT ARE PROVIDED WITH WINDOW GUARDS THAT COMPLY WITH ASTM 2006 OR F 2090. THE GUARD MAY NOT HAVE OPENINGS THAT A 4" SPHERE IN DIAMETER CAN PASS THRU
7. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
8. INSTANTANEOUS WATER HEATERS WITH INPUT RATING GREATER THAN 6.8kBTU/hr (2-kw) SHALL HAVE ISOLATION VALVES ON BOTH THE COLD WATER SUPPLY AND HOT WATER PIPE LEAVING THE WATER HEATER, AND HOSE BIBBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER HEATER WHEN VALVES ARE CLOSED. PER CA ENERGY CODE 110.3(c)7
9. GALVANIZED MALLEABLE IRON, GALVANIZED WROUGHT IRON, OR GALVANIZED STEEL ARE PROHIBITED MATERIALS FOR WATER SUPPLY AND BUILDING WATER PIPING BOTH UNDERGROUND AND IN BUILDINGS.
10. A SHEETROCK NAILING INSPECTION IS REQUIRED - 2022 CRC R109.1.4.2 & 2022 CBC 110.3.5 & BAKERSFIELD MUNICIPAL CODE.

WALL LEGEND

2x4 STD. GR. STUDS @16" O.C. w/R-13 INSULATION @EXT. WALLS U.N.O.

2x6 STUDS @16" O.C. w/R-19 INSULATION @ EXT. WALLS U.N.O.

APPROVED
Project: 24-00006281
Date: 12/5/2024
BAKERSFIELD
THE HOME OF Dwelling Style

COTTAGE
7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.
PLAN 2385

"ALL RIGHTS RESERVED"
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE USED IN ANY FORM WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

PLOT DATE: 6/11/2024
PLAN CHECK NO.

REVISIONS

1	8/27/2024	PLAN CHECK
2	10/7/2024	PLAN CHECK
3		
4		
5		
6		
7		

SHEET A1.1

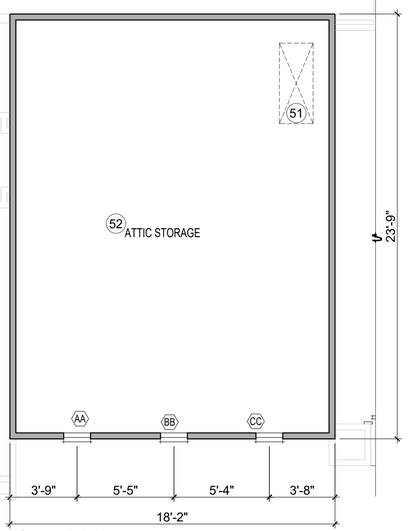
MODEL 2385
STD PLN #

DOOR SCHEDULE

SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
01	3'-0" x 8'-0"	FIBERGLASS			ENTRY DOOR
02	2'-8" x 6'-8"				1-⅜" THK. SOLID CORE DOOR w/SELF CLOSURE, PROVIDE GASKET OR WEATHERSTIPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
03	8'-0"x7'-0"	ALUM.			GARAGE DOOR
04	16'-0"x7'-0"	ALUM.			GARAGE DOOR - TUSCAN & FARMHOUSE
05	3'-0"x6'-8"	SINGLE			GARAGE MAN DOOR
06	2'-4" x 6'-8"	SINGLE			
07	2'-6" x 6'-8"	SINGLE			
08	2'-4" x 6'-8"	SINGLE			
09	2'-4" x 6'-8"	SINGLE			
10	2'-8" x 6'-8"	SINGLE			
11	2'-0" x 6'-8"	SINGLE			
12	2'-4" x 6'-8"	SINGLE			
13	2'-4" x 6'-8"	SINGLE			
14	2'-6" x 6'-8"	SINGLE			
15	5'-0" x 6'-8"	BY-PASS			
16	2'-6" x 6'-8"	SINGLE			
17	5'-0" x 6'-8"	BY-PASS			
18	3'-0" x 6'-8"	SINGLE			
19	3'-0" x 6'-8"	SINGLE			
20	2'-6" x 6'-8"	SINGLE			
21	2'-6" x 6'-8"	SINGLE			
22	3'-0" x 6'-8"	SINGLE			
23	3'-0" x 8'-0"	FRENCH DR.			TEMP.
24	9'-0" x 7'-0"	ALUM.			GARAGE DOOR - COTTAGE ELEV

WINDOW SCHEDULE

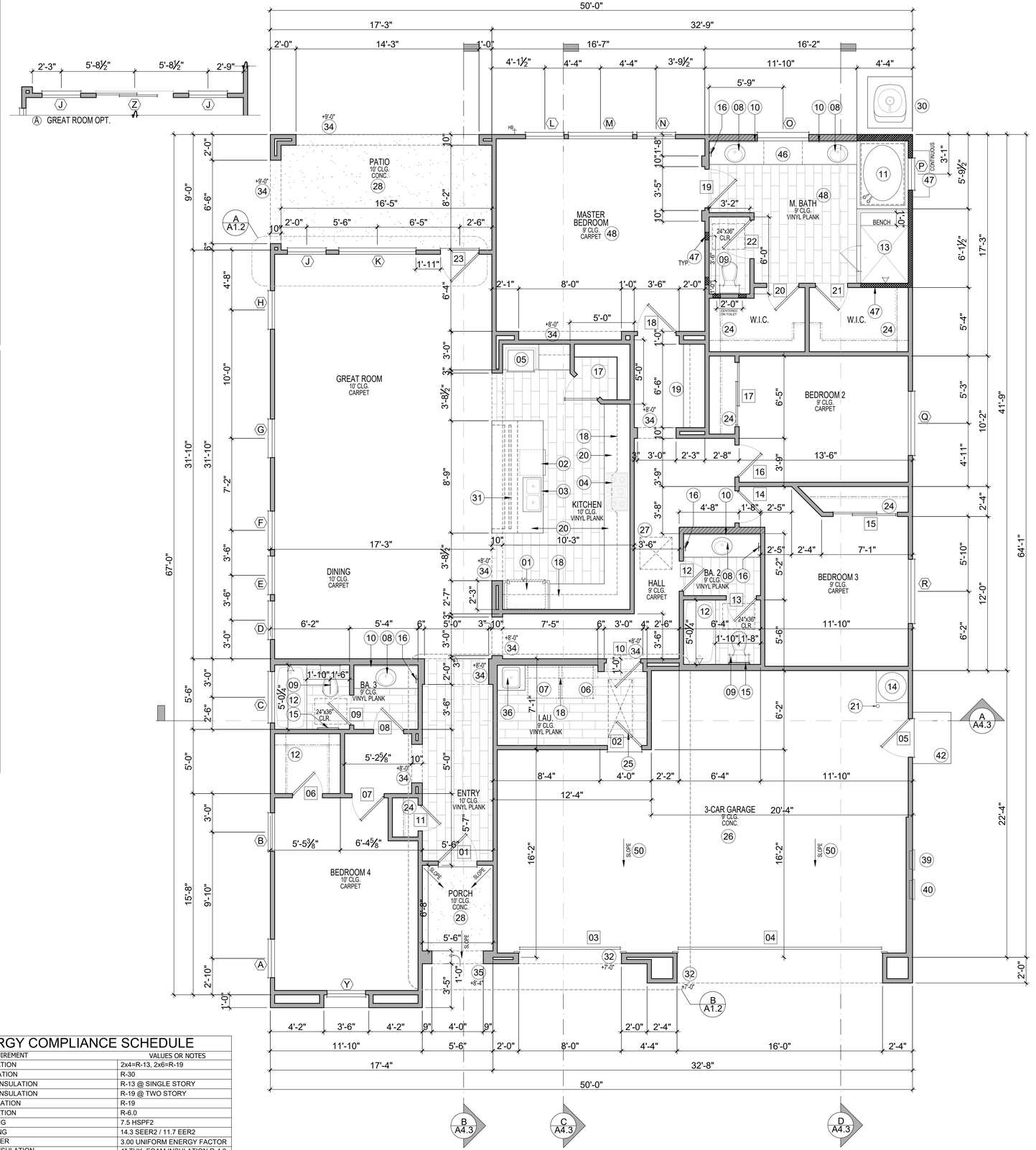
SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
A	3'-0" x 5'-6"	SINGLE HUNG	0.3	0.22	BED. 4
B	3'-0" x 5'-6"	SINGLE HUNG	0.3	0.22	BED. 4
C	4'-0" x 1'-0"	SLIDER/TEMP.	0.27	0.25	BA. 3 - @ +72" ABV. FIN. FLR.
D	3'-0" x 5'-0"	SINGLE HUNG	0.3	0.22	DINING
E	3'-0" x 5'-0"	SINGLE HUNG	0.3	0.22	DNING
F	3'-0" x 5'-0"	SINGLE HUNG	0.3	0.22	DINING
G	3'-0" x 5'-0"	SINGLE HUNG	0.3	0.22	GREAT ROOM
H	3'-0" x 5'-0"	SINGLE HUNG	0.3	0.22	GREAT ROOM
J	3'-0" x 5'-0"	SINGLE HUNG	0.3	0.22	GREAT ROOM
K	6'-0" x 5'-0"	SLIDER/TEMP.	0.3	0.22	GREAT ROOM
L	3'-0" x 5'-0"	SINGLE HUNG	0.3	0.22	MASTER BEDROOM
M	5'-0" x 5'-0"	SLIDER	0.3	0.22	MASTER BEDROOM
N	3'-0" x 5'-0"	SINGLE HUNG	0.3	0.22	MASTER BEDROOM
O	4'-0" x 4'-6"	SLIDER TEMP.	0.3	0.22	MASTER BATH
P	2'-6" x 4'-0"	SINGLE HUNG	0.3	0.22	MASTER BATH
Q	5'-0" x 5'-0"	SLIDER	0.3	0.22	BED. 2
R	5'-0" x 5'-0"	SLIDER	0.3	0.22	BED. 3
S	3'-0" x 5'-6"	SINGLE HUNG	0.3	0.22	BED. 4
T	2'-6" x 1'-0"	FIX'D	0.27	0.25	BED. 4 -ABV. WDW. #U @COTTAGE ELEV
U	2'-6" x 5'-6"	SINGLE HUNG	0.3	0.22	BED. 4 COTTAGE ELVE
V	2'-6" x 1'-0"	FIX'D	0.27	0.25	BED. 4-ABV. WDW. #W @COTTAGE ELEV
W	2'-6" x 5'-6"	SINGLE HUNG	0.3	0.22	BED. 4 COTTAGE ELEV
X	1'-0" x 2'-0"	FIX'D	0.3	0.22	GARAGE @ COTTAGE ELEV
Y	3'-0" x 5'-6"	SINGLE HUNG	0.3	0.22	BED. 4 TUSCAN ELEV
Z	6'-0" x 8-0"	S.G.D.	0.29	0.22	GREAT ROOM OPT. TEMP.
AA	1'-6" x 3'-6"	FIX'D	0.3	0.22	STORAGE OPT. @TUSCAN ELEV
BB	1'-6" x 3'-6"	FIX'D	0.3	0.22	STORAGE OPT. @TUSCAN ELEV
CC	1'-6" x 3'-6"	FIX'D	0.3	0.22	STORAGE OPT. @TUSCAN ELEV



B ATTIC STORAGE

NOTE: REFER TO STANDARD PLAN FOR NOTES, DIMENSIONS & INFORMATION NOT SHOWN HERE

A GREAT ROOM OPT.



ENERGY COMPLIANCE SCHEDULE

REQUIREMENT	VALUES OR NOTES
WALL INSULATION	2x4=R-13, 2x6=R-19
ATTIC INSULATION	R-30
ROOF DECK INSULATION	R-13 @ SINGLE STORY
ROOF DECK INSULATION	R-19 @ TWO STORY
FLOOR INSULATION	R-19
DUCT INSULATION	R-6.0
HVAC HEATING	7.5 HSPF2
HVAC COOLING	14.3 SEER2 / 11.7 EER2
WATER HEATER	3.00 UNIFORM ENERGY FACTOR
EXT. FOAM INSULATION	1" THK. FOAM INSULATION R-4.0
LIGHTING	SEE ELECTRICAL SHEETS
HERS HIGH ENERGY EFFICIENCY RATIO (EER)	PRIOR TO FINAL INSPECTION
HERS DUCT LEAKAGE TESTING	PRIOR TO FINAL INSPECTION
HERS HIGH EFFICIENCY INSULATION INSTALL	PRIOR TO FINAL INSPECTION

FLOOR PLAN

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

FLOOR KEYNOTES

01	REFRIGERATOR (N.I.C.) - PROVIDE COLD WATER STUB.
02	DISHWASHER
03	DOUBLE SINK w/ DISPOSAL
04	30" COOKTOP w/ HOOD ABV. (MICROWAVE HOOD OPT.) PER MFG'S SPECIFICATIONS.VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED, OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT. PROVIDE ANTI-TILT LOCK
05	30" OVEN / MICROWAVE COMBO
06	WASHER (N.I.C).
07	DRYER (N.I.C.) - VENT TO OUTSIDE AIR A MIN. 4" DIA MOISTER EXHAUST DUCT PER SECTION 504.0 . A (14'-0" MAX. RUN PER C.M.C. SECTION 906) - PLUMB FOR OPTIONAL GAS. INSTALL DRYER BOX IN WALL FOR VENTING.
08	LAVATORY SET IN CERAMIC TILE COUNTERTOP WITH CABINETS BELOW.
09	LOW FLOW WATER CLOSET W/ MAXIMUM FLUSH OF OF 1.28 GALLONS PER FLUSH (TYPICAL).
10	VANITY MIRROR.
11	RECTANGULAR TUB W/ TILE DECK & FACE.
12	5'-0" BATHTUB/SHOWER FIRBERGLASS UNIT w/ WALL MOUNTED SHOWERHEAD. FIBERGLASS UNIT SHALL BE EQUIPPED WITH FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS. INSTALL PER MANUFACTURER'S INSTRUCTIONS. SHOWER GLASS DOOR TO BE TEMP. & MIN. 22" WIDE. GLASS TUB/SHOWER SEPARATOR TO BE TEMPERED. SEE OPTIONAL PLAN.
13	SHOWER W/ TILE 72" MIN. O/ USE OF FIBER-CEMENT,FIBER-MAT REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS . W/ 2"-9" MAX. CURB. PROVIDE TEMPERED GLASS ENCLOSURE AS REQUIRED. MIN 22" TEMP DOOR. THE WATER RESISTANT GYP BOARD SHALL NOT BE INSTALLED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREA SUBJECT TO HIGH HUMIDITY. R702.3.8.1
14	ELECTRIC HEAT PUMP WATER HEATER W/ UNIFORM ENERGY FACTOR OF 3.00 INSTALL PER MANUFACTURES INSTRUCTIONS FOR CLEARANCES.
15	TOWEL BAR @ +51" w/ BLOCKING.
16	TOWEL RING @ +59" w/ BLOCKING.
17	PANTRY w/ (5) SHELVES
18	LINE OF UPPER CABINET.
19	LINEN CABINET, 20" LOWER, 14" UPPER
20	COUNTERTOP w/ CABINETS BELOW
21	3" STEEL BOLLARD, PROTECTIVE BARRIER PER CPC 507.13.1
22	HANDRAIL / GUARDRAIL - SEE PLAN FOR LOCATION - MIN. 42" HIGH.
23	2x HALF-WALL @ +42" w/ WOOD CAP-SEE PLAN FOR LOCATION
24	(1) SHELF AND (1) POLE.
25	1-3/8" THK. SOLID CORE DOOR W/ SELF CLOSING HINGES AND SELF-LATCHING. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
26	ONE LAYER OF 5/8" THK. TYPE 'X' GYP. BD. TYPICAL AT ALL HOUSE/GARAGE COMMON WALLS. APPLY TO ENTIRE GARAGE WALL & CEILING.
27	30"x30" ATTIC ACCESS TO BE WEATHER STRIPPED & INSULATION EQUIVALENT TO THAT OF THE CEILING SHALL BE INSTALLED ON ACCESS PANEL
28	CONCRETE PORCH/PATIO SLAB - BROOM FINISH (SLOPE AWAY FROM BUILDING).
29	CONCRETE DRIVE APRON - REFER TO INDIVIDUAL SITE PLAN (SLOPE AWAY FROM BUILDING).
30	A/C CONDENSING UNIT ON PRE-CAST CONCRETE PAD.
31	2x6/2x6 PONY WALL @ +34 ½". SEE PLAN FOR LOCAITON
32	SOFFIT @ GARAGE. SEE ELEVATIONS SHEETS.
33	ARCHED SOFFIT - SEE PLAN FOR LOCATION & HT.
34	FLAT SOFFIT- SEE PLAN FOR LOCATION & HT.
35	SOFFIT - SEE ELEVATION FOR HEIGHTS
36	LAUNDRY DEEP SINK - SEE PLAN FOR LOCATION
37	2x6 PONY WALL @ +37" HIGH FROM FINISH FLOOR - SEE PLAN FOR LOCATION
38	MEDIA BOX 14 ½" WIDE - SEE PLAN FOR LOCATION
39	TELECOMMUNICATION SERVICE TO RESIDENCE.
40	ELECTRICAL SERVICE TO RESIDENCE.
41	NOT IN USE.
42	CONC. STOOP AT GARAGE MAN DOOR - (BROOM FINISH) SLOPE AWAY FROM BLDG.
43	OPTIONAL 36" DIRECT VENT GAS APPLICANCE FIREPLACE VENT THRU ROOF TO OUTSIDE. MANUFACTURER: HEARTH & HOME MODEL No.: DV3732SB1 NOTE: IF OPTIONAL FIREPLACE IS BEING PROVIDED.) FLUE SPACE - PROVIDE ONE LAYER OF 5/8" THK. TYPE 'X' GYP. BD. INSIDE FACE OF FLUE CHASE w/ 1" AIR SPACE. SEE DETAIL 8/D1.1.
44	SHOE STORAGE - SEE PLAN FOR LOCATION
45	(5) SHELVES EQUALLY SPACE - SEE PLAN FOR LOCATION
46	VANITY DESK
47	GRAB BAR REINFORCEMENT TO BE INSTALLED PER CRC R327.1.1, AT THE BACK AND SIDE WALL OF THE WATER CLOSET; CONTINUOUS AROUND THE SHOWER; AND CONTINUOUS AT THE BACK WALL OF THE TUB WITH FLOOR MOUNTED GRAB BARS AT EACH END, UNLESS PROVIDED OTHERWISE. SEE DETAIL 12/D1.2.
48	DESIGNATED LOCATION OF AGING-IN-PLACE REQUIREMENTS
49	PLANT SHELF, +/- 3'-4" ABOVE GRADE.
50	SLOPE GARAGE FLOOR MIN. 1/8" PER FOOT FOR DRAINAGE (ENTIRE GARAGE FLOOR TO BE SLOPED IN DIRECTION SHOWN.
51	22-1/2"x54" ATTIC ACCESS AT ATTIC STORAGE OPTION. PROVIDE WEATHER STRIPPED & INSULATION EQ. TO THAT OF THE CEILING SHALL BE INSTALLED ON ACCESS PANEL.
52	ATTIC STORAGE TO INCLUDE SHEATHING AT ATTIC FLOOR AND SHALL NOT BE CONSTRUCTED AS HABITABLE AREA.

FLOOR NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS OF ALL SPECIAL BOLTS, STRAPS AND HOLDOWNS
2. LABELED SAFETY GLASS IS REQUIRED IN TUB/SHOWER ENCLOSURES & GLAZING WITHIN 60" FORM BOTTOM OF TUBS/SHOWERS. (OPTIONAL)
5. MAXIMUM SILL HEIGHT OF 44 INCHES FROM THE BOTTOM OF THE CLEAR OPENING ABOVE THE FLOOR IN SLEEPING ROOMS FOR ALL WINDOWS USED FOR EMERGENCY EXITS, WITH MINIMUM 821 SQ.IN. (24" WIDE x 20" HIGH CLR. OPENING)
6. WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATD MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW. THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE 24" ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED, GLAZING BETWEEN THE FLOOR AND A HEIGHT OF 24" SHALL BE FIXED OR HAVE OPENINGS SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS. EXCEPTION: OPENINGS THAT ARE PROVIDED WITH WINDOW GUARDS THAT COMPLY WITH ASTM 2006 OR F 2090, THE GUARD MAY NOT HAVE OPENINGS THAT A 4" SPHERE IN DIAMETER CAN PASS THRU
7. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
8. INSTANTANEOUS WATER HEATERS WITH INPUT RATING GREATER THAN 6.8kBTU/hr (2-kw) SHALL HAVE ISOLATION VALVES ON BOTH THE COLD WATER SUPPLY AND HOT WATER PIPE LEAVING THE WATER HEATER, AND HOSE BIBBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER HEATER WHEN VALVES ARE CLOSED. PER CA ENERGY CODE 110.3(c)7
9. GALVANIZED MALLEABLE IRON, GALVANIZED WROUGHT IRON, OR GALVANIZED STEEL ARE PROHIBITED MATERIALS FOR WATER SUPPLY AND BUILDING WATER PIPING BOTH UNDERGROUND AND IN BUILDINGS.
10. A SHEETROCK NAILING INSPECTION IS REQUIRED - 2022 CRC R109.1.4.2 & 2022 CBC 110.3.5 & BAKERSFIELD MUNICIPAL CODE.

WALL LEGEND

2x4 STD. GR. STUDS @16" O.C. w/R-13 INSULATION @EXT. WALLS U.N.O.

2x6 STUDS @16" O.C. w/R-19 INSULATION @ EXT. WALLS U.N.O.

APPROVED
Project: 24-00006283
Date: 12/5/2024
BAKERSFIELD
The Future of Dwelling Units

TUSCAN
7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.

PLAN 2385

"ALL RIGHTS RESERVED"
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

PLOT DATE: 6/11/2024
PLAN CHECK NO.

REVISIONS		
1.	8/27/2024	PLAN CHECK
2.	10/8/2024	PLAN CHECK
3.		
4.		
5.		
6.		
7.		

SHEET A1.2

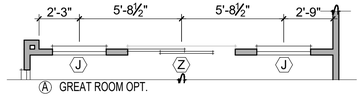
MODEL 2385
STD PLN #

DOOR SCHEDULE

SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
01	3'-0" x 8'-0"	FIBERGLASS			ENTRY DOOR
02	2'-8" x 6'-8"				1-⅜" THK. SOLID CORE DOOR w/SELF CLOSURE, PROVIDE GASKET OR WEATHERSTIPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
03	8'-0"x7'-0"	ALUM.			GARAGE DOOR
04	16'-0"x7'-0"	ALUM.			GARAGE DOOR - TUSCAN & FARMHOUSE
05	3'-0"x6'-8"	SINGLE			GARAGE MAN DOOR
06	2'-4" x 6'-8"	SINGLE			
07	2'-6" x 6'-8"	SINGLE			
08	2'-4" x 6'-8"	SINGLE			
09	2'-4" x 6'-8"	SINGLE			
10	2'-8" x 6'-8"	SINGLE			
11	2'-0" x 6'-8"	SINGLE			
12	2'-4" x 6'-8"	SINGLE			
13	2'-4" x 6'-8"	SINGLE			
14	2'-6" x 6'-8"	SINGLE			
15	5'-0" x 6'-8"	BY-PASS			
16	2'-6" x 6'-8"	SINGLE			
17	5'-0" x 6'-8"	BY-PASS			
18	3'-0" x 6'-8"	SINGLE			
19	3'-0" x 6'-8"	SINGLE			
20	2'-6" x 6'-8"	SINGLE			
21	2'-6" x 6'-8"	SINGLE			
22	3'-0" x 6'-8"	SINGLE			
23	3'-0" x 8'-0"	FRENCH DR.			TEMP.
24	9'-0" x 7'-0"	ALUM.			GARAGE DOOR - COTTAGE ELEV

WINDOW SCHEDULE

SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
A	3'-0" x 5'-6"	SINGLE HUNG	0.3	0.22	BED. 4
B	3'-0" x 5'-6"	SINGLE HUNG	0.3	0.22	BED. 4
C	4'-0" x 1'-0"	SLIDER/TEMP.	0.27	0.25	BA. 3 - @ +72" ABV. FIN. FLR.
D	3'-0" x 5'-0"	SINGLE HUNG	0.3	0.22	DINING
E	3'-0" x 5'-0"	SINGLE HUNG	0.3	0.22	DNING
F	3'-0" x 5'-0"	SINGLE HUNG	0.3	0.22	DINING
G	3'-0" x 5'-0"	SINGLE HUNG	0.3	0.22	GREAT ROOM
H	3'-0" x 5'-0"	SINGLE HUNG	0.3	0.22	GREAT ROOM
J	3'-0" x 5'-0"	SINGLE HUNG	0.3	0.22	GREAT ROOM
K	6'-0" x 5'-0"	SLIDER/TEMP.	0.3	0.22	GREAT ROOM
L	3'-0" x 5'-0"	SINGLE HUNG	0.3	0.22	MASTER BEDROOM
M	5'-0" x 5'-0"	SLIDER	0.3	0.22	MASTER BEDROOM
N	3'-0" x 5'-0"	SINGLE HUNG	0.3	0.22	MASTER BEDROOM
O	4'-0" x 4'-6"	SLIDER TEMP.	0.3	0.22	MASTER BATH
P	2'-6" x 4'-0"	SINGLE HUNG	0.3	0.22	MASTER BATH
Q	5'-0" x 5'-0"	SLIDER	0.3	0.22	BED. 2
R	5'-0" x 5'-0"	SLIDER	0.3	0.22	BED. 3
S	3'-0" x 5'-6"	SINGLE HUNG	0.3	0.22	BED. 4
T	2'-6" x 1'-0"	FIX'D	0.27	0.25	BED. 4 -ABV. WDW. #U @COTTAGE ELEV
U	2'-6" x 5'-6"	SINGLE HUNG	0.3	0.22	BED. 4 COTTAGE ELVE
V	2'-6" x 1'-0"	FIX'D	0.27	0.25	BED. 4-ABV. WDW. #W @COTTAGE ELEV
W	2'-6" x 5'-6"	SINGLE HUNG	0.3	0.22	BED. 4 COTTAGE ELEV
X	1'-0" x 2'-0"	FIX'D	0.3	0.22	GARAGE @ COTTAGE ELEV
Y	3'-0" x 5'-6"	SINGLE HUNG	0.3	0.22	BED. 4 TUSCAN ELEV
Z	6'-0" x 8-0"	S.G.D.	0.29	0.22	GREAT ROOM OPT. TEMP.
AA	1'-6" x 3'-6"	FIX'D	0.3	0.22	STORAGE OPT. @TUSCAN ELEV
BB	1'-6" x 3'-6"	FIX'D	0.3	0.22	STORAGE OPT. @TUSCAN ELEV
CC	1'-6" x 3'-6"	FIX'D	0.3	0.22	STD OPTION. @TUSCAN ELEV

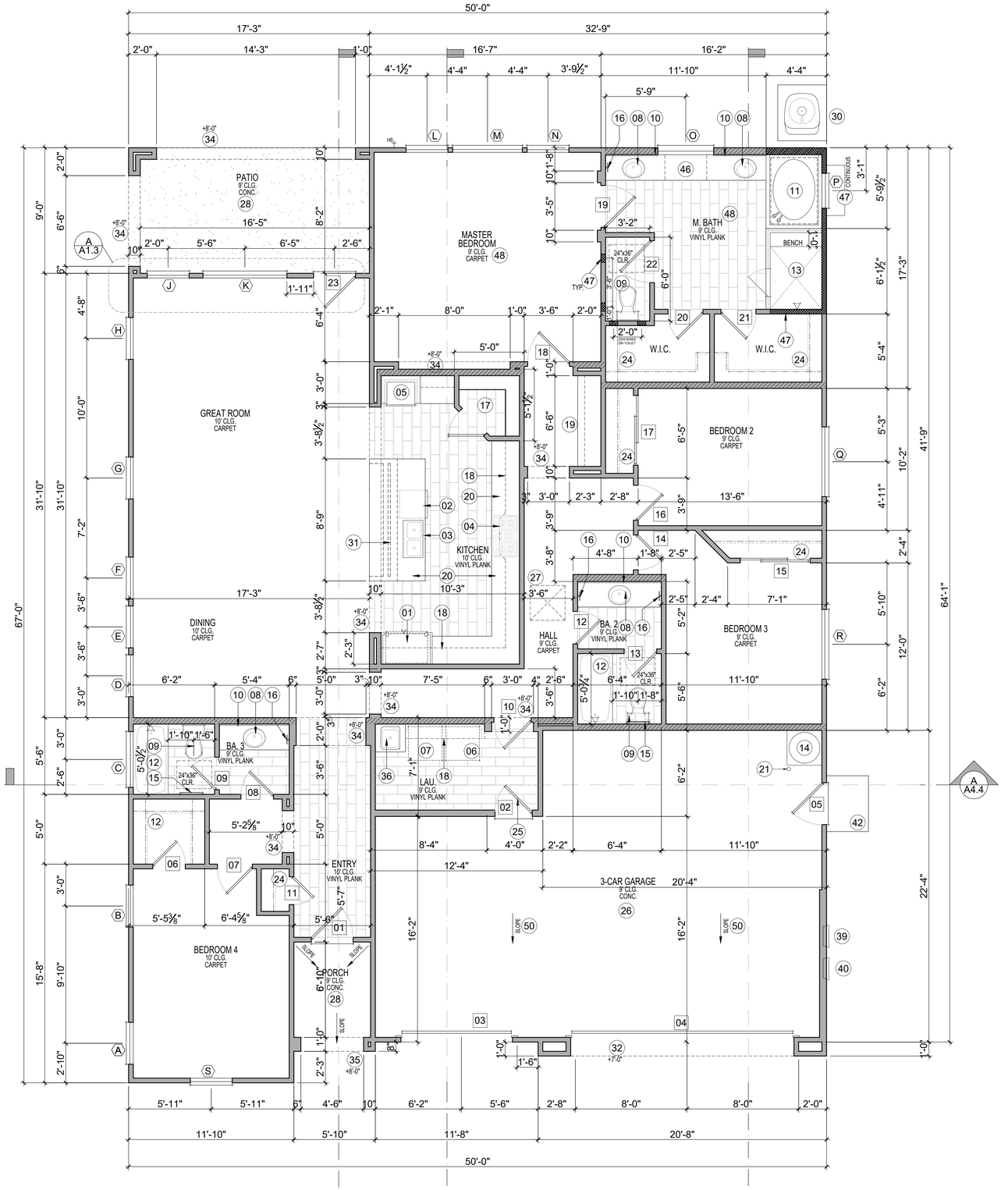


A GREAT ROOM OPT.

NOTE: REFER TO STANDARD PLAN FOR NOTES, DIMENSIONS & INFORMATION NOT SHOWN HERE

ENERGY COMPLIANCE SCHEDULE

REQUIREMENT	VALUES OR NOTES
WALL INSULATION	2x4=R-13, 2x6=R-19
ATTIC INSULATION	R-30
ROOF DECK INSULATION	R-13 @ SINGLE STORY
ROOF DECK INSULATION	R-19 @ TWO STORY
FLOOR INSULATION	R-19
DUCT INSULATION	R-6.0
HVAC HEATING	7.5 HSPF2
HVAC COOLING	14.3 SEER2 / 11.7 EER2
WATER HEATER	3.00 UNIFORM ENERGY FACTOR
EXT. FOAM INSULATION	1" THK. FOAM INSULATION R-4.0
LIGHTING	SEE ELECTRICAL SHEETS
HERS HIGH ENERGY EFFICIENCY RATIO (EER)	PRIOR TO FINAL INSPECTION
HERS DUCT LEAKAGE TESTING	PRIOR TO FINAL INSPECTION
HERS HIGH EFFICIENCY INSULATION INSTALL	PRIOR TO FINAL INSPECTION



FLOOR PLAN

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

FLOOR KEYNOTES

01	REFRIGERATOR (N.I.C.) - PROVIDE COLD WATER STUB.
02	DISHWASHER
03	DOUBLE SINK w/ DISPOSAL
04	30" COOKTOP w/ HOOD ABV. (MICROWAVE HOOD OPT.) PER MFG'S SPECIFICATIONS.VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED, OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT. PROVIDE ANTI-TILT LOCK
05	30" OVEN / MICROWAVE COMBO
06	WASHER (N.I.C).
07	DRYER (N.I.C.) - VENT TO OUTSIDE AIR A MIN. 4" DIA MOISTER EXHAUST DUCT PER SECTION 504.0 . A (14'-0" MAX. RUN PER C.M.C. SECTION 906) - PLUMB FOR OPTIONAL GAS. INSTALL DRYER BOX IN WALL FOR VENTING.
08	LAVATORY SET IN CERAMIC TILE COUNTERTOP WITH CABINETS BELOW.
09	LOW FLOW WATER CLOSET W/ MAXIMUM FLUSH OF OF 1.28 GALLONS PER FLUSH (TYPICAL).
10	VANITY MIRROR.
11	RECTANGULAR TUB W/ TILE DECK & FACE.
12	5'-0" BATHTUB/SHOWER FIRBERGLASS UNIT w/ WALL MOUNTED SHOWERHEAD. FIBERGLASS UNIT SHALL BE EQUIPPED WITH FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS. INSTALL PER MANUFACTURER'S INSTRUCTIONS. SHOWER GLASS DOOR TO BE TEMP. & MIN. 22" WIDE. GLASS TUB/SHOWER SEPARATOR TO BE TEMPERED. SEE OPTIONAL PLAN.
13	SHOWER W/ TILE 72" MIN. O/ USE OF FIBER-CEMENT,FIBER-MAT REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS . W/ 2"-9" MAX. CURB. PROVIDE TEMPERED GLASS ENCLOSURE AS REQUIRED. MIN 22" TEMP DOOR. THE WATER RESISTANT GYP BOARD SHALL NOT BE INSTALLED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREA SUBJECT TO HIGH HUMIDITY. R702.3.8.1
14	ELECTRIC HEAT PUMP WATER HEATER W/ UNIFORM ENERGY FACTOR OF 3.00 INSTALL PER MANUFACTURES INSTRUCTIONS FOR CLEARANCES.
15	TOWEL BAR @ +51" w/ BLOCKING.
16	TOWEL RING @ +59" w/ BLOCKING.
17	PANTRY w/ (5) SHELVES
18	LINE OF UPPER CABINET.
19	LINEN CABINET, 20" LOWER, 14" UPPER
20	COUNTERTOP w/ CABINETS BELOW
21	3" STEEL BOLLARD, PROTECTIVE BARRIER PER CPC 507.13.1
22	HANDRAIL / GUARDRAIL - SEE PLAN FOR LOCATION - MIN. 42" HIGH.
23	2x HALF-WALL @ +42" w/ WOOD CAP-SEE PLAN FOR LOCATION
24	(1) SHELF AND (1) POLE.
25	1-3/8" THK. SOLID CORE DOOR W/ SELF CLOSING HINGES AND SELF-LATCHING. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
26	ONE LAYER OF 5/8" THK. TYPE 'X' GYP. BD. TYPICAL AT ALL HOUSE/GARAGE COMMON WALLS. APPLY TO ENTIRE GARAGE WALL & CEILING.
27	30"x30" ATTIC ACCESS TO BE WEATHER STRIPPED & INSULATION EQUIVALENT TO THAT OF THE CEILING SHALL BE INSTALLED ON ACCESS PANEL.
28	CONCRETE PORCH/PATIO SLAB - BROOM FINISH (SLOPE AWAY FROM BUILDING).
29	CONCRETE DRIVE APRON - REFER TO INDIVIDUAL SITE PLAN (SLOPE AWAY FROM BUILDING).
30	A/C CONDENSING UNIT ON PRE-CAST CONCRETE PAD.
31	2x6/2x6 PONY WALL @ +34 ½". SEE PLAN FOR LOCAITON
32	SOFFIT @ GARAGE. SEE ELEVATIONS SHEETS.
33	ARCHED SOFFIT - SEE PLAN FOR LOCATION & HT.
34	FLAT SOFFIT- SEE PLAN FOR LOCATION & HT.
35	SOFFIT - SEE ELEVATION FOR HEIGHTS
36	LAUNDRY DEEP SINK - SEE PLAN FOR LOCATION
37	2x6 PONY WALL @ +37" HIGH FROM FINISH FLOOR - SEE PLAN FOR LOCATION
38	MEDIA BOX 14 ½" WIDE - SEE PLAN FOR LOCATION
39	TELECOMMUNICATION SERVICE TO RESIDENCE.
40	ELECTRICAL SERVICE TO RESIDENCE.
41	STAIRS, SEE DETAIL 4/D1.2.
42	CONC. STOOP AT GARAGE MAN DOOR - (BROOM FINISH) SLOPE AWAY FROM BLDG.
43	NOT USED
44	SHOE STORAGE - SEE PLAN FOR LOCATION
45	(5) SHELVES EQUALLY SPACE - SEE PLAN FOR LOCATION
46	VANITY DESK
47	GRAB BAR REINFORCEMENT TO BE INSTALLED PER CRC R327.1.1, AT THE BACK AND SIDE WALL OF THE WATER CLOSET; CONTINUOUS AROUND THE SHOWER; AND CONTINUOUS AT THE BACK WALL OF THE TUB WITH FLOOR MOUNTED GRAB BARS AT EACH END, UNLESS PROVIDED OTHERWISE. SEE DETAIL 12/D1.2.
48	DESIGNATED LOCATION OF AGING-IN-PLACE REQUIREMENTS
49	PLANT SHELF, +/- 3'-4" ABOVE GRADE.
50	SLOPE GARAGE FLOOR MIN. 1/8" PER FOOT FOR DRAINAGE (ENTIRE GARAGE FLOOR TO BE SLOPED IN DIRECTION SHOWN.
51	22-1/2"x54" ATTIC ACCESS AT ATTIC STORAGE OPTION. PROVIDE WEATHER STRIPPED & INSULATION EQ. TO THAT OF THE CEILING SHALL BE INSTALLED ON ACCESS PANEL.
52	ATTIC STORAGE TO INCLUDE SHEATHING AT ATTIC FLOOR AND SHALL NOT BE CONSTRUCTED AS HABITABLE AREA.

FLOOR NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS OF ALL SPECIAL BOLTS, STRAPS AND HOLDOWNS
2. LABELED SAFETY GLASS IS REQUIRED IN TUB/SHOWER ENCLOSURES & GLAZING WITHIN 60" FORM BOTTOM OF TUBS/SHOWERS, (OPTIONAL)
5. MAXIMUM SILL HEIGHT OF 44 INCHES FROM THE BOTTOM OF THE CLEAR OPENING ABOVE THE FLOOR IN SLEEPING ROOMS FOR ALL WINDOWS USED FOR EMERGENCY EXITS, WITH MINIMUM 821 SQ.IN. (24" WIDE x 20" HIGH CLR. OPENING)
6. WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATD MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE 24" ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND A HEIGHT OF 24" SHALL BE FIXED OR HAVE OPENINGS SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS. EXCEPTION: OPENINGS THAT ARE PROVIDED WITH WINDOW GUARDS THAT COMPLY WITH ASTM 2006 OR F 2090. THE GUARD MAY NOT HAVE OPENINGS THAT A 4" SPHERE IN DIAMETER CAN PASS THRU
7. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
8. INSTANTANEOUS WATER HEATERS WITH INPUT RATING GREATER THAN 6.8kBTU/hr (2-kw) SHALL HAVE ISOLATION VALVES ON BOTH THE COLD WATER SUPPLY AND HOT WATER PIPE LEAVING THE WATER HEATER, AND HOSE BIBBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER HEATER WHEN VALVES ARE CLOSED. PER CA ENERGY CODE 110.3(c)7
9. GALVANIZED MALLEABLE IRON, GALVANIZED WROUGHT IRON, OR GALVANIZED STEEL ARE PROHIBITED MATERIALS FOR WATER SUPPLY AND BUILDING WATER PIPING BOTH UNDERGROUND AND IN BUILDINGS.
10. A SHEETROCK NAILING INSPECTION IS REQUIRED - 2022 CRC R109.1.4.2 & 2022 CBC 110.3.5 & BAKERSFIELD MUNICIPAL CODE.

WALL LEGEND

2x4 STD. GR. STUDS @16" O.C. w/R-13 INSULATION @EXT. WALLS U.N.O.

2x6 STUDS @16" O.C. w/R-19 INSULATION @ EXT. WALLS U.N.O.

APPROVED
Project: 24-00006283
Date: 12/5/2024
BAKERSFIELD
THE HOME OF Dwelling Units

FARMHOUSE
7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.

PLAN 2385

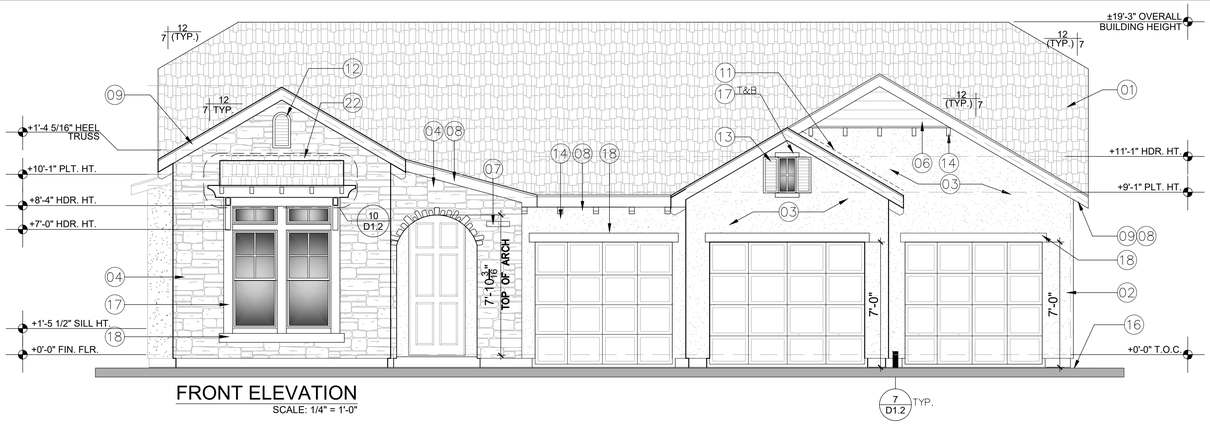
"ALL RIGHTS RESERVED"
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE USED IN WHOLE OR IN PART FOR ANY WORK WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

PLOT DATE: 11/12/2024
PLAN CHECK NO.

REVISIONS		
1.	8/27/2024	PLAN CHECK
2.	10/8/2024	PLAN CHECK
3.		
4.	11/25/2024	PLAN CHECK
5.		
6.		
7.		

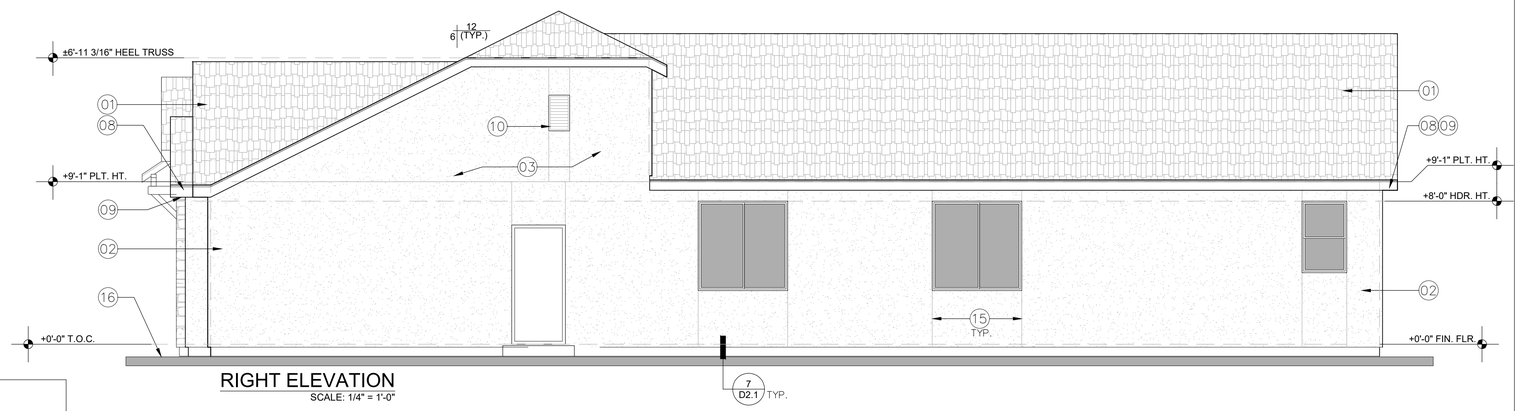
SHEET A1.3

MODEL 2385
STD PLN #



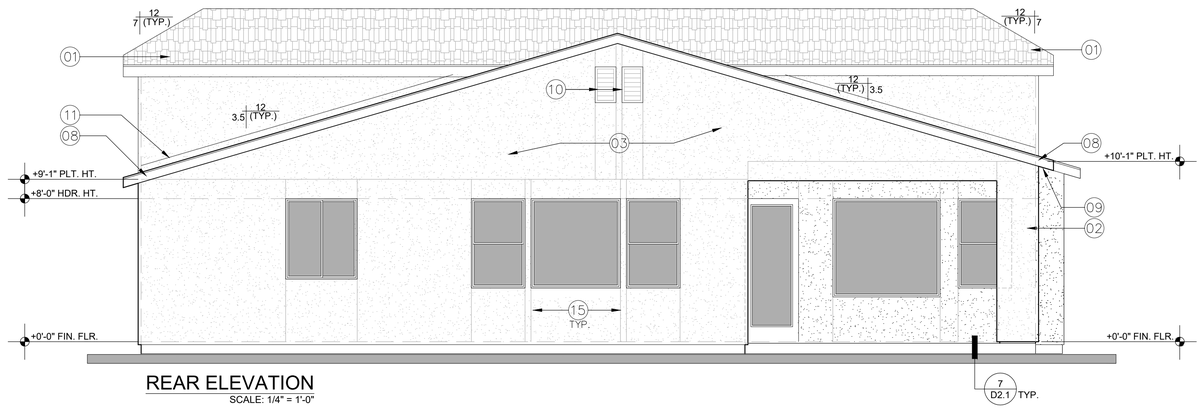
FRONT ELEVATION

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



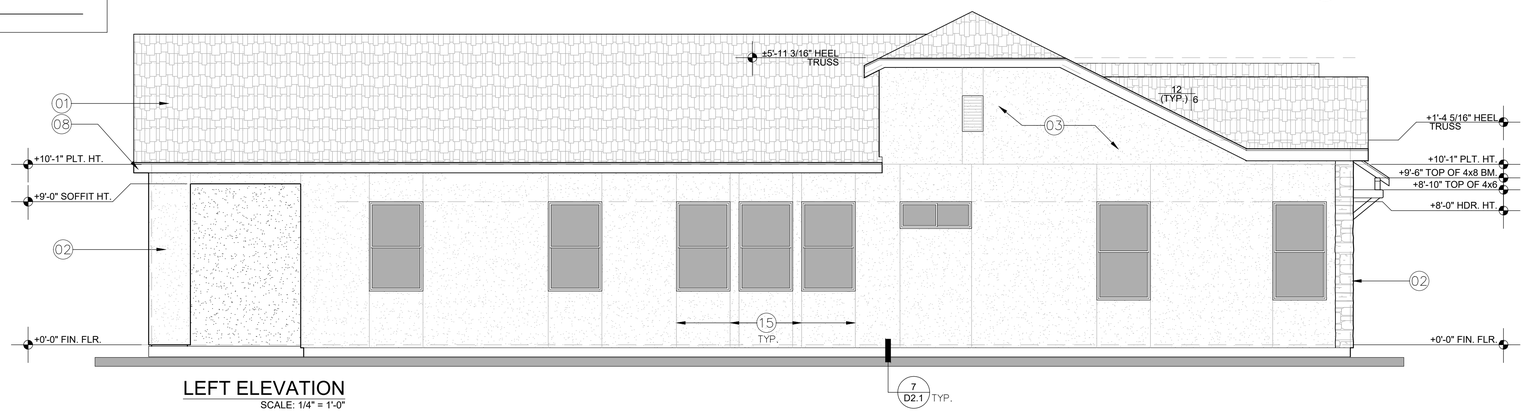
RIGHT ELEVATION

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



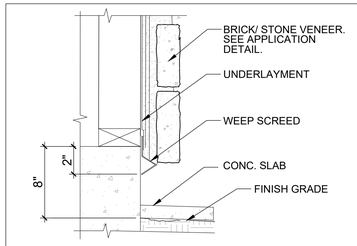
REAR ELEVATION

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



LEFT ELEVATION

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



NOTE THAT THE FOLLOWING CLEARANCES APPLY TO ANY PROPOSED ADHERED MASONRY VENEER.

1 MIN. OF 4" ABOVE EARTH. (CRC R703.12.1)

2 MIN. OF 2" ABOVE PAVED AREA; OR

3 MIN. OF 1/2" ABOVE EXT. WALKING SURFACES WHICH ARE SUPPORTED BY THE SAME FOUNDATION THAT SUPPORTS THE EXTERIOR WALL. (CRC R703.12.1)

NOTE A CORROSION RESISTANT SCREED OR FLASHING OF A MIN. 26 GAGE GALVANIZED OR PLASTIC w/ A MIN. VERTICAL ATTACHMENT OF 3 1/2" SHALL BE INSTALLED TO EXTEND A MIN. OF 1" BELOW THE PLATE LINE IN ACCORDANCE w/ R703.8. THE WATER RESISTIVE BARRIER SHALL LAP OVER THE EXTERIOR OF THE ATTACHMENT FLANGE OF THE FLASHING PER TABLE 703.4.

1 STONE VENEER @ WEEP SCREED

SCALE: N.T.S.

ELEVATION KEYNOTES

01 TILE ROOF MATERIAL ICC # ESR 1647 OR EQUAL TO COMPLY WITH 2022 CRC R904, R905 SEE ROOF FRAMING PLAN

02 2-COAT CEMENT PLASTER o/ SYNTHETIC STUCCO w/ (2) LAYER GRADE "D" PAPER, UNDER THE SYNTHETIC STUCCO WHEN APPLIED o/WOOD SHEATHING w/LATH AND WEEP SCREED. APPLY CEMENT PLASTER OVER 3.4# HIGH-RIB METAL LATH AT EXTERIOR CEILINGS, OVERHANGS, AND OTHER HORIZONTAL SURFACES, ETC.. ESR#2535

03 ICC APPROVED SYNTHETIC STUCCO BEHIND 2- COAT STUCCO SYSTEM AT EXPOSED GABLE END ATTIC SPACE OR 1/2" SHEET ROCK.

04 MANUFACTURED STONE VENEER: EL DORADO STONE VENEER: LIGHTWEIGHT AGGREGATE, PORTLAND CEMENT AND IRON OXIDES. CODE CERTIFICATION: ESR-1215 FAVA MATERIAL RELEASE #910 UNDERWRITER'S LABORATORIES CLASSIFICATION #546T.INSTALL MANUFACTURED STONE VENEER PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. INSTALL VENEER PRODUCT OVER METAL LATH W/ ONE PART TYPE "M" MORTAR AND TWO PARTS MASONRY SAND. VENEER MATERIAL IS LIGHTWEIGHT AND NEEDS NO FOUNDATION SUPPORT.

05 DECORATIVE PRE-CAST SURROUND. INSTALL PER MANUFACTURE'S SPECIFICATIONS

06 1x LAP SIDING o/15# BUILDING PAPER INSTALLED PER MANUF. SEC'S. COMPLY WITH 2022 CRC

07 ILLUMINATED ADDRESS LOCATION

08 2x6 FASCIA / BARGE BD. (TYP.)

09 12" OVERHANG U.N.O.

10 GABLE END VENT - SEE ROOF FRAMING PLAN FOR VENTING CALCS

11 G.I. SHEET METAL FLASHING AND COUNTER FLASHING AS REQUIRED (2022 CRC 1503.2). SEE DETAIL 7/D4.2.

12 DECORATIVE GABLE END VENT

13 DECORATIVE SHUTTERS TYPICAL

14 4x6 FOAM CORBELS, FAUX WOOD FINISH PREMIERED

15 1/2" EXPANSION JOINTS INSTALLED @ TIME OF LATH

16 FINISHED GRADE SLOPE REQUIRED FALL AWAY FROM STRUCTURE. LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FORM FOUNDATION WALLS. THE GRADE SHALL FALL A MIN. OF 6" WITHIN THE FIRST 10 FT. (CRC R401.3)

17 FOAM TRIM w/STUCCO FINISH

18 2x FOAM TRIM w/STUCCO FINISH. EXTEND 3" PAST DOOR / WINDOW OPENING

19 6x8 SHAPED FOAM CORBEL - SEE PLAN FOR LOCATION

20 WOOD AWNING - SEE DETAIL 9/D1.2 FOR NOTES DIMENSIONS NOT SHOWN HERE

21 DECORATIVE WROUGHT IRON - SEE ELEVATION FOR LOCATION

22 PAINTED SHEET METAL ROOF w/NEOPRENE WASHERS - SEE ELEVATION FOR LOCAITON

23 (3) 4"x4" DP. FOAM FEATURES. ENCLOSED HOLES w/BLACK NET OR BLACK WIRE MESH - DECORATIVE ONLY

ELEVATION NOTES

1 CONTRACTOR TO PROVIDE ADDITIONAL STUCCO JOINTS AS NEEDED TO MINIMIZE CRACKING.

2 PROVIDE SOLID BLOCKING AT ALL HORIZ. STUCCO CONTROL JOINTS. (TYPICAL)

3 ALL WINDOWS TO BE DUAL GLAZED VINYL "LOW-E" w/ FINISH PER DEVELOPER - PROVIDE MUNTINS AS SHOWN.

APPROVED
Project: 24-00006281
Date: 12/5/2024
BAKERSFIELD
Key Home of Dwelling Unit

COTTAGE

7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.

PLAN 2385

"ALL RIGHT'S RESERVED"
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

PLOT DATE: 6/11/2024
PLAN CHECK NO.

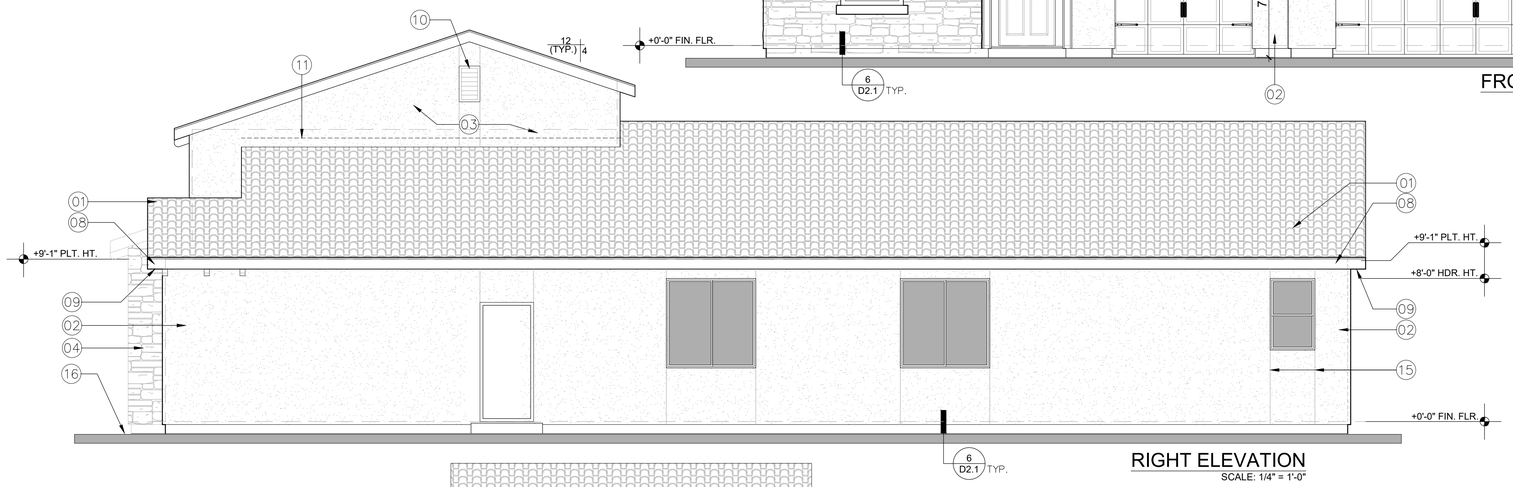
REVISIONS

1		
2	10/10/2024	PLAN CHECK
3		
4		
5		
6		
7		

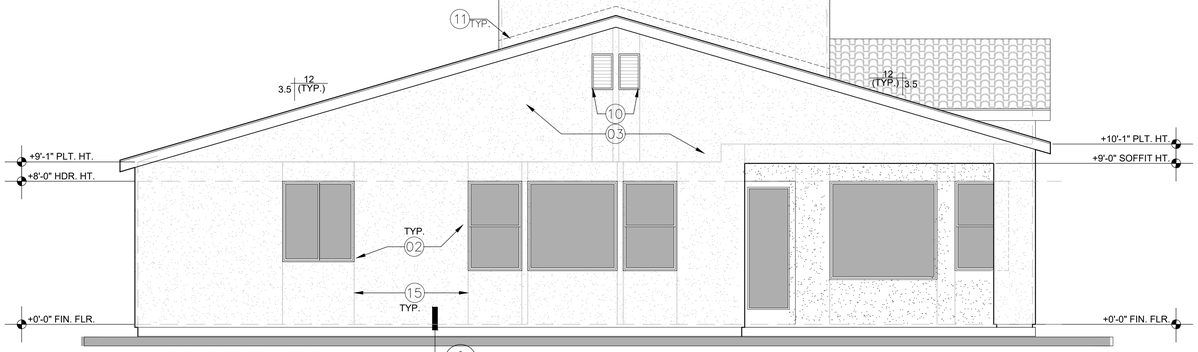
SHEET A2.1

MODEL 2385
STD PLN #

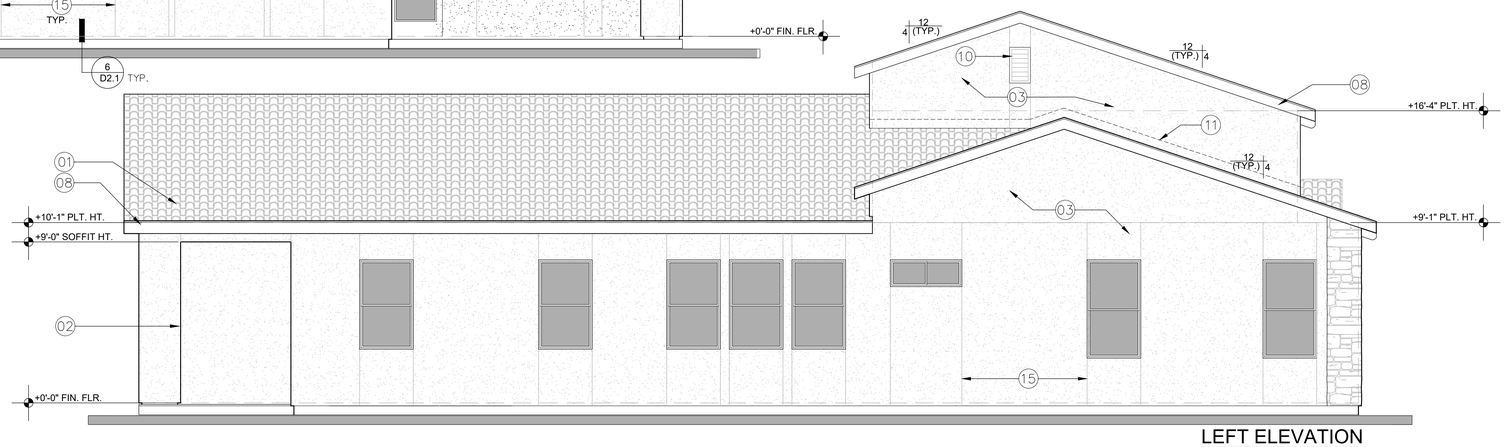
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

ELEVATION KEYNOTES

01	TILE ROOF MATERIAL ICC # ESR 1647 OR EQUAL TO COMPLY WITH 2022 CRC R904, R905 SEE ROOF FRAMING PLAN
02	2-COAT CEMENT PLASTER o/ SYNTHETIC STUCCO w/ (2) LAYER GRADE "D" PAPER, UNDER THE SYNTHETIC STUCCO WHEN APPLIED o/WOOD SHEATHING w/LATH AND WEEP SCREED. APPLY CEMENT PLASTER OVER 3.4# HIGH-RIB METAL LATH AT EXTERIOR CEILINGS, OVERHANGS, AND OTHER HORIZONTAL SURFACES, ETC.. ESR#2535
03	ICC APPROVED SYNTHETIC STUCCO BEHIND 2- COAT STUCCO SYSTEM AT EXPOSED GABLE END ATTIC SPACE OR 1/2" SHEET ROCK.
04	MANUFACTURED STONE VENEER: EL DORADO STONE VENEER: LIGHTWEIGHT AGGREGATE, PORTLAND CEMENT AND IRON OXIDES. CODE CERTIFICATION: ESR-1215 FAVA MATERIAL RELEASE #910 UNDERWRITER'S LABORATORIES CLASSIFICATION #546T.INSTALL MANUFACTURED STONE VENEER PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. INSTALL VENEER PRODUCT OVER METAL LATH W/ ONE PART TYPE "M" MORTAR AND TWO PARTS MASONRY SAND. VENEER MATERIAL IS LIGHTWEIGHT AND NEEDS NO FOUNDATION SUPPORT.
05	DECORATIVE PRE-CAST SURROUND. INSTALL PER MANUFACTURE'S SPECIFICATIONS
06	1x LAP SIDING o/15# BUILDING PAPER INSTALLED PER MANUF. SEC'S. COMPLY WITH 2022 CRC
07	ILLUMINATED ADDRESS LOCATION
08	2x6 FASCIA / BARGE BD. (TYP.)
09	12" OVERHANG U.N.O.
10	GABLE END VENT - SEE ROOF FRAMING PLAN FOR VENTING CALCS
11	G.I. SHEET METAL FLASHING AND COUNTER FLASHING AS REQUIRED (2022 CRC 1503.2). SEE DETAIL 7/D4.2.
12	DECORATIVE GABLE END VENT
13	DECORATIVE SHUTTERS TYPICAL
14	4x6 FOAM CORBELS, FAUX WOOD FINISH PREMIERED
15	1/2" EXPANSION JOINTS INSTALLED @ TIME OF LATH
16	FINISHED GRADE SLOPE REQUIRED FALL AWAY FROM STRUCTURE. LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FORM FOUNDATION WALLS. THE GRADE SHALL FALL A MIN. OF 6" WITHIN THE FIRST 10 FT. (CRC R401.3)
17	FOAM TRIM w/STUCCO FINISH
18	2x FOAM TRIM w/STUCCO FINISH. EXTEND 3" PAST DOOR / WINDOW OPENING
19	6x8 SHAPED FOAM CORBEL - SEE PLAN FOR LOCATION
20	WOOD AWNING - SEE DETAIL 9/D1.2 FOR NOTES DIMENSIONS NOT SHOWN HERE
21	DECORATIVE WROUGHT IRON - SEE ELEVATION FOR LOCATION
22	PAINTED SHEET METAL ROOF w/NEOPRENE WASHERS - SEE ELEVATION FOR LOCAITON
23	(3) 4"x4" DP. FOAM FEATURES. ENCLOSED HOLES w/BLACK NET OR BLACK WIRE MESH - DECORATIVE ONLY

ELEVATION NOTES

1	CONTRACTOR TO PROVIDE ADDITIONAL STUCCO JOINTS AS NEEDED TO MINIMIZE CRACKING.
2	PROVIDE SOLID BLOCKING AT ALL HORIZ. STUCCO CONTROL JOINTS. (TYPICAL)
3	ALL WINDOWS TO BE DUAL GLAZED VINYL "LOW-E" w/ FINISH PER DEVELOPER - PROVIDE MUNTINS AS SHOWN.

APPROVED
Project: 24-00006281
Date: 12/5/2024
BAKERSFIELD
Community Development Division

TUSCAN
7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.
PLAN 2385

ALL RIGHTS RESERVED
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS, AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

PLOT DATE: 6/11/2024
PLAN CHECK NO.

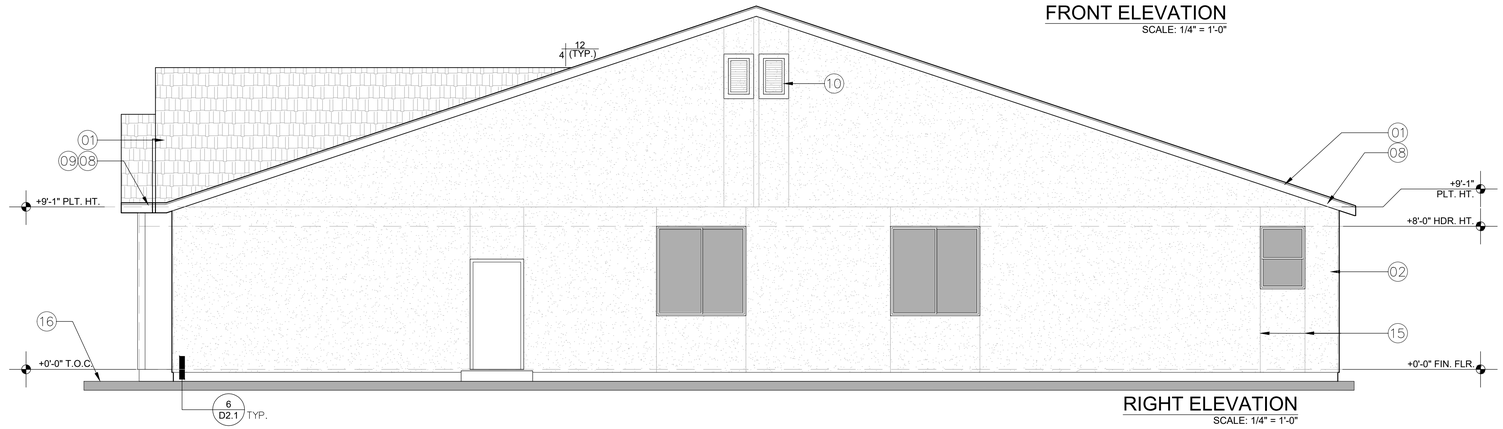
REVISIONS

1		
2	10/10/2024	PLAN CHECK
3		
4		
5		
6		
7		

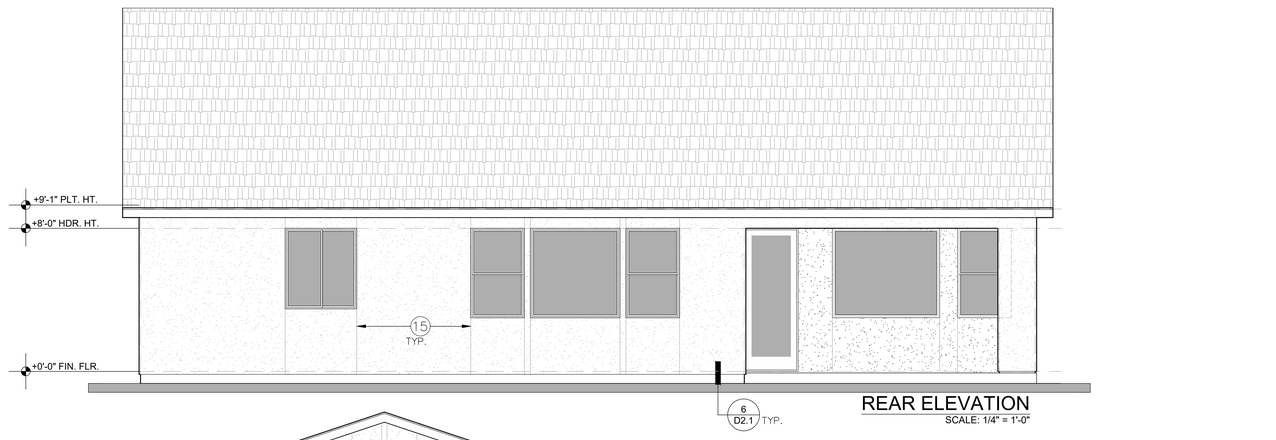
SHEET A2.2

MODEL	2385
STD PLN #	

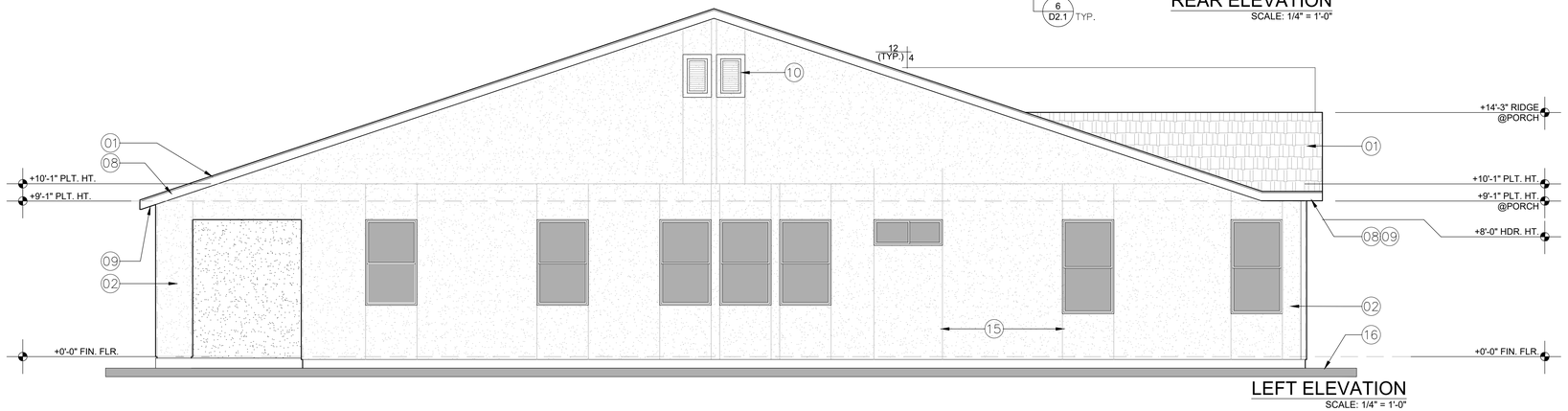
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

ELEVATION KEYNOTES

01	TILE ROOF MATERIAL ICC # ESR 1647 OR EQUAL TO COMPLY WITH 2022 CRC R904, R905 SEE ROOF FRAMING PLAN
02	2-COAT CEMENT PLASTER o/ SYNTHETIC STUCCO w/ (2) LAYER GRADE "D" PAPER, UNDER THE SYNTHETIC STUCCO WHEN APPLIED o/WOOD SHEATHING w/LATH AND WEEP SCREED. APPLY CEMENT PLASTER OVER 3.4# HIGH-RIB METAL LATH AT EXTERIOR CEILINGS, OVERHANGS, AND OTHER HORIZONTAL SURFACES, ETC.. ESR#2535
03	ICC APPROVED SYNTHETIC STUCCO BEHIND 2- COAT STUCCO SYSTEM AT EXPOSED GABLE END ATTIC SPACE OR 1/2" SHEET ROCK.
04	MANUFACTURED STONE VENEER: EL DORADO STONE VENEER: LIGHTWEIGHT AGGREGATE, PORTLAND CEMENT AND IRON OXIDES. CODE CERTIFICATION: ESR-1215 FAVA MATERIAL RELEASE #910 UNDERWRITER'S LABORATORIES CLASSIFICATION #546T.INSTALL MANUFACTURED STONE VENEER PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. INSTALL VENEER PRODUCT OVER METAL LATH W/ ONE PART TYPE "M" MORTAR AND TWO PARTS MASONRY SAND. VENEER MATERIAL IS LIGHTWEIGHT AND NEEDS NO FOUNDATION SUPPORT.
05	DECORATIVE PRE-CAST SURROUND. INSTALL PER MANUFACTURE'S SPECIFICATIONS
06	1x LAP SIDING o/15# BUILDING PAPER INSTALLED PER MANUF. SEC'S. COMPLY WITH 2022 CRC
07	ILLUMINATED ADDRESS LOCATION
08	2x6 FASCIA / BARGE BD. (TYP.)
09	12" OVERHANG U.N.O.
10	GABLE END VENT - SEE ROOF FRAMING PLAN FOR VENTING CALCS
11	G.I. SHEET METAL FLASHING AND COUNTER FLASHING AS REQUIRED (2022 CRC 1503.2). SEE DETAIL 7/D4.2.
12	DECORATIVE GABLE END VENT
13	DECORATIVE SHUTTERS TYPICAL
14	4x6 FOAM CORBELS, FAUX WOOD FINISH PREMIERED
15	1/2" EXPANSION JOINTS INSTALLED @ TIME OF LATH
16	FINISHED GRADE SLOPE REQUIRED FALL AWAY FROM STRUCTURE. LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FORM FOUNDATION WALLS. THE GRADE SHALL FALL A MIN. OF 6" WITHIN THE FIRST 10 FT. (CRC R401.3)
17	FOAM TRIM w/STUCCO FINISH
18	2x FOAM TRIM w/STUCCO FINISH. EXTEND 3" PAST DOOR / WINDOW OPENING
19	6x8 SHAPED FOAM CORBEL - SEE PLAN FOR LOCATION
20	WOOD AWNING - SEE DETAIL 9/D1.2 FOR NOTES DIMENSIONS NOT SHOWN HERE
21	DECORATIVE WROUGHT IRON - SEE ELEVATION FOR LOCATION
22	PAINTED SHEET METAL ROOF w/NEOPRENE WASHERS - SEE ELEVATION FOR LOCAITON
23	(3) 4"x4" DP. FOAM FEATURES. ENCLOSED HOLES w/BLACK NET OR BLACK WIRE MESH - DECORATIVE ONLY

ELEVATION NOTES

1	CONTRACTOR TO PROVIDE ADDITIONAL STUCCO JOINTS AS NEEDED TO MINIMIZE CRACKING.
2	PROVIDE SOLID BLOCKING AT ALL HORIZ. STUCCO CONTROL JOINTS. (TYPICAL)
3	ALL WINDOWS TO BE DUAL GLAZED VINYL "LOW-E" w/ FINISH PER DEVELOPER - PROVIDE MUNTINS AS SHOWN.

APPROVED
Project: 24-00006281
Date: 12/5/2024
BAKERSFIELD
We Value Our Dwelling Style

FARMHOUSE
7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.
PLAN 2385

ALL RIGHT'S RESERVED
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS, AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE USED, COPIED, OR REPRODUCED IN ANY FORM WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

PLOT DATE: 6/11/2024
PLAN CHECK NO.

REVISIONS

1		
2	10/10/2024	PLAN CHECK
3		
4		
5		
6		
7		

SHEET A2.3

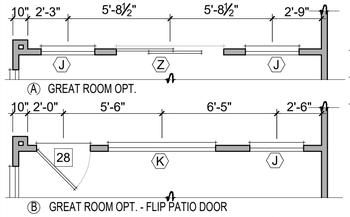
MODEL 2385
STD PLN #

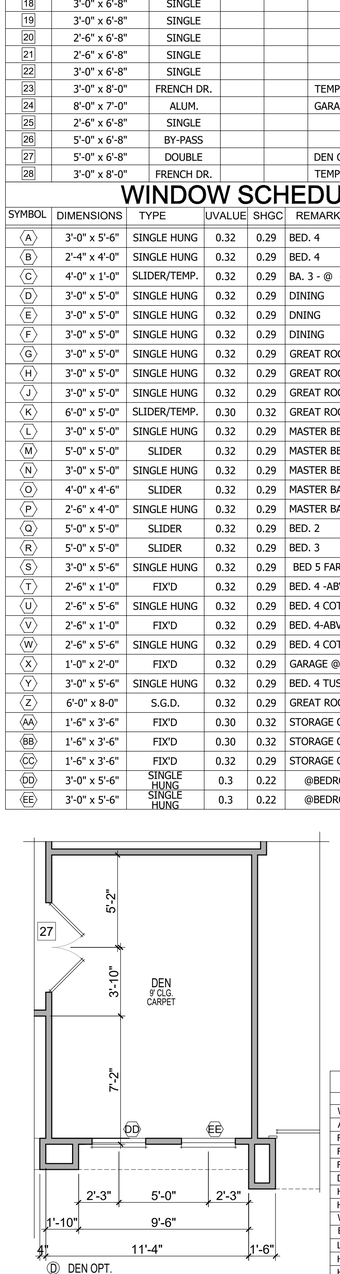
DOOR SCHEDULE

SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
01	3'-0" x 8'-0"	FIBERGLASS			ENTRY DOOR
02	2'-8" x 6'-8"				1-⅜" THK. SOLID CORE DOOR w/SELF CLOSURE, PROVIDE GASKET OR WEATHERSTIPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
03	8'-0"x7'-0"	ALUM.			
04	16'-0"x7'-0"	ALUM.			
05	3'-0"x6'-8"	SINGLE			GARAGE MAN DOOR
06	2'-4" x 6'-8"	SINGLE			
07	2'-6" x 6'-8"	SINGLE			
08	2'-4" x 6'-8"	SINGLE			
09	2'-4" x 6'-8"	SINGLE			
10	2'-8" x 6'-8"	SINGLE			
11	2'-0" x 6'-8"	SINGLE			
12	2'-4" x 6'-8"	SINGLE			
13	2'-4" x 6'-8"	SINGLE			
14	2'-6" x 6'-8"	SINGLE			
15	5'-0" x 6'-8"	BY-PASS			
16	2'-6" x 6'-8"	SINGLE			
17	5'-0" x 6'-8"	BY-PASS			
18	3'-0" x 6'-8"	SINGLE			
19	3'-0" x 6'-8"	SINGLE			
20	2'-6" x 6'-8"	SINGLE			
21	2'-6" x 6'-8"	SINGLE			
22	3'-0" x 6'-8"	SINGLE			
23	3'-0" x 8'-0"	FRENCH DR.			TEMP.
24	8'-0" x 7'-0"	ALUM.			GARAGE DOOR - COTTAGE ELEV
25	2'-6" x 6'-8"	SINGLE			
26	5'-0" x 6'-8"	BY-PASS			
27	5'-0" x 6'-8"	DOUBLE			DEN OPTION
28	3'-0" x 8'-0"	FRENCH DR.			TEMP. - FLIP PATIO DOOR OPTION

WINDOW SCHEDULE

SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
A	3'-0" x 5'-6"	SINGLE HUNG	0.32	0.29	BED. 4
B	2'-4" x 4'-0"	SINGLE HUNG	0.32	0.29	BED. 4
C	4'-0" x 1'-0"	SLIDER/TEMP.	0.32	0.29	BA. 3 - @ +72" ABV. FIN. FLR.
D	3'-0" x 5'-0"	SINGLE HUNG	0.32	0.29	DINING
E	3'-0" x 5'-0"	SINGLE HUNG	0.32	0.29	DNING
F	3'-0" x 5'-0"	SINGLE HUNG	0.32	0.29	DINING
G	3'-0" x 5'-0"	SINGLE HUNG	0.32	0.29	GREAT ROOM
H	3'-0" x 5'-0"	SINGLE HUNG	0.32	0.29	GREAT ROOM
J	3'-0" x 5'-0"	SINGLE HUNG	0.32	0.29	GREAT ROOM
K	6'-0" x 5'-0"	SLIDER/TEMP.	0.30	0.32	GREAT ROOM
L	3'-0" x 5'-0"	SINGLE HUNG	0.32	0.29	MASTER BEDROOM
M	5'-0" x 5'-0"	SLIDER	0.32	0.29	MASTER BEDROOM
N	3'-0" x 5'-0"	SINGLE HUNG	0.32	0.29	MASTER BEDROOM
O	4'-0" x 4'-6"	SLIDER	0.32	0.29	MASTER BATH
P	2'-6" x 4'-0"	SINGLE HUNG	0.32	0.29	MASTER BATH TEMP.
Q	5'-0" x 5'-0"	SLIDER	0.32	0.29	BED. 2
R	5'-0" x 5'-0"	SLIDER	0.32	0.29	BED. 3
S	3'-0" x 5'-6"	SINGLE HUNG	0.32	0.29	BED 5 FARMHOUSE
T	2'-6" x 1'-0"	FIX'D	0.32	0.29	BED. 4 -ABV. WDW. #U @COTTAGE ELEV
U	2'-6" x 5'-6"	SINGLE HUNG	0.32	0.29	BED. 4 COTTAGE ELVE
V	2'-6" x 1'-0"	FIX'D	0.32	0.29	BED. 4-ABV. WDW. #W @COTTAGE ELEV
W	2'-6" x 5'-6"	SINGLE HUNG	0.32	0.29	BED. 4 COTTAGE ELEV
X	1'-0" x 2'-0"	FIX'D	0.32	0.29	GARAGE @ COTTAGE ELEV
Y	3'-0" x 5'-6"	SINGLE HUNG	0.32	0.29	BED. 4 TUSCAN ELEV
Z	6'-0" x 8-0"	S.G.D.	0.32	0.29	GREAT ROOM OPT. TEMP.
AA	1'-6" x 3'-6"	FIX'D	0.30	0.32	STORAGE OPT. @TUSCAN ELEV-SHT. A1.5
BB	1'-6" x 3'-6"	FIX'D	0.30	0.32	STORAGE OPT. @TUSCAN ELEV-SHT. A1.5
CC	1'-6" x 3'-6"	FIX'D	0.32	0.29	STORAGE OPT. @TUSCAN ELEV-SHT. A1.5
DD	3'-0" x 5'-6"	SINGLE HUNG	0.3	0.22	@BEDROOM 5/ DEN
EE	3'-0" x 5'-6"	SINGLE HUNG	0.3	0.22	@BEDROOM 5/ DEN

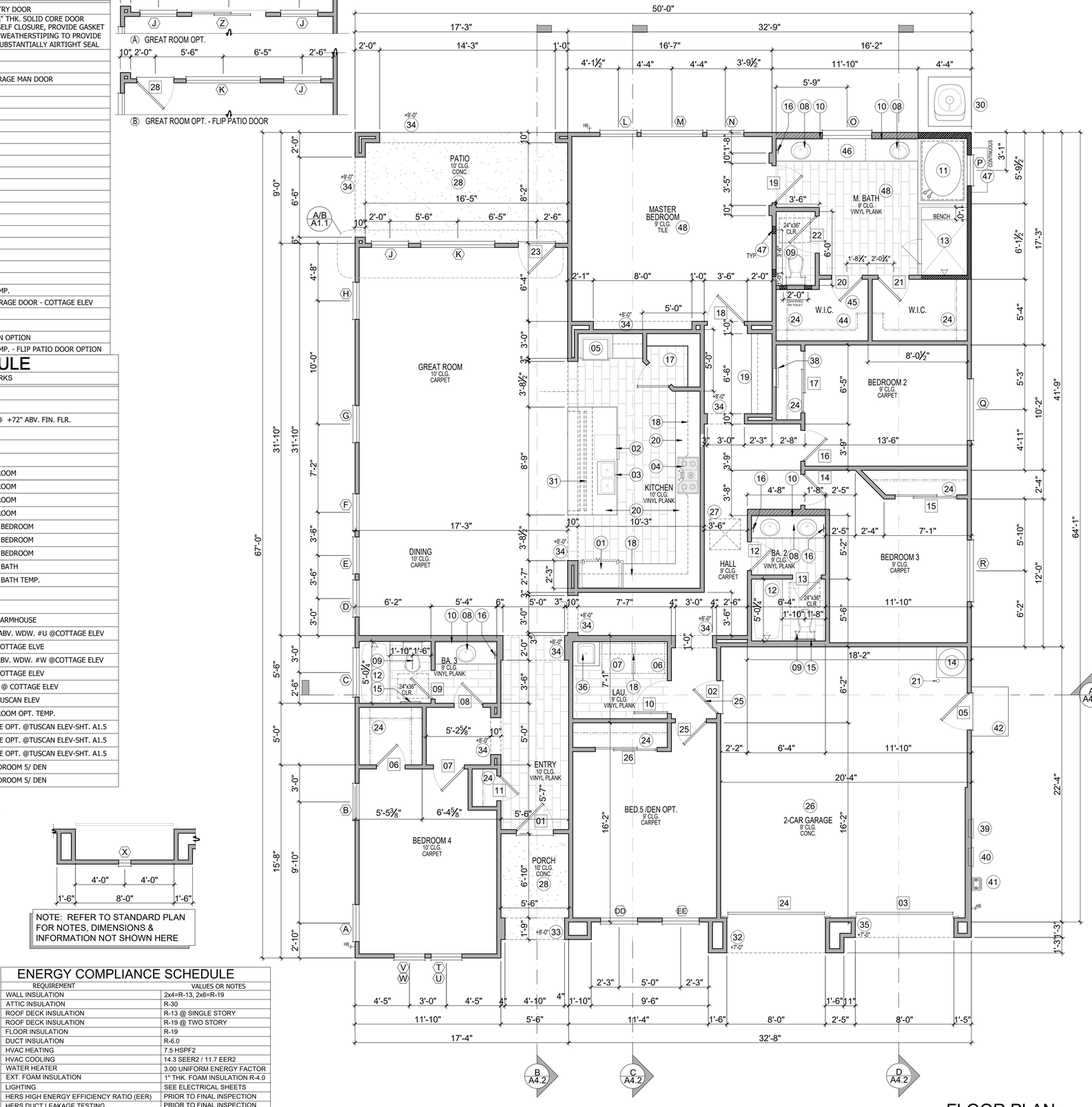




NOTE: REFER TO STANDARD PLAN FOR NOTES, DIMENSIONS & INFORMATION NOT SHOWN HERE

ENERGY COMPLIANCE SCHEDULE

REQUIREMENT	VALUES OR NOTES
WALL INSULATION	2x4=R-13, 2x6=R-19
ATTIC INSULATION	R-30
ROOF DECK INSULATION	R-13 @ SINGLE STORY
ROOF DECK INSULATION	R-19 @ TWO STORY
FLOOR INSULATION	R-19
DUCT INSULATION	R-6.0
HVAC HEATING	7.5 HSPF2
HVAC COOLING	14.3 SEER2 / 11.7 EER2
WATER HEATER	3.00 UNIFORM ENERGY FACTOR
EXT. FOAM INSULATION	1" THK. FOAM INSULATION R-4.0
LIGHTING	SEE ELECTRICAL SHEETS
HERS HIGH ENERGY EFFICIENCY RATIO (EER)	PRIOR TO FINAL INSPECTION
HERS DUCT LEAKAGE TESTING	PRIOR TO FINAL INSPECTION
HERS HIGH EFFICIENCY INSULATION INSTALL	PRIOR TO FINAL INSPECTION



FLOOR KEYNOTES

01	REFRIGERATOR (N.I.C.) - PROVIDE COLD WATER STUB.
02	DISHWASHER
03	DOUBLE SINK w/ DISPOSAL
04	30" COOKTOP w/ HOOD ABV. (MICROWAVE HOOD OPT.) PER MFG'S SPECIFICATIONS.VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED, OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT. PROVIDE ANTI-TILT LOCK
05	30" OVEN / MICROWAVE COMBO
06	WASHER (N.I.C).
07	DRYER (N.I.C.) - VENT TO OUTSIDE AIR A MIN. 4" DIA MOISTER EXHAUST DUCT PER SECTION 504.0 . A (14'-0" MAX. RUN PER C.M.C. SECTION 906) - PLUMB FOR OPTIONAL GAS. INSTALL DRYER BOX IN WALL FOR VENTING.
08	LAVATORY SET IN CERAMIC TILE COUNTERTOP WITH CABINETS BELOW.
09	LOW FLOW WATER CLOSET W/ MAXIMUM FLUSH OF OF 1.28 GALLONS PER FLUSH (TYPICAL).
10	VANITY MIRROR.
11	RECTANGULAR TUB W/ TILE DECK & FACE.
12	5'-0" BATHTUB/SHOWER FIRBERGLASS UNIT w/ WALL MOUNTED SHOWERHEAD. FIBERGLASS UNIT SHALL BE EQUIPPED WITH FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS. INSTALL PER MANUFACTURER'S INSTRUCTIONS. SHOWER GLASS DOOR TO BE TEMP. & MIN. 22" WIDE. GLASS TUB/SHOWER SEPARATOR TO BE TEMPERED. SEE OPTIONAL PLAN.
13	SHOWER W/ TILE 72" MIN. O/ USE OF FIBER-CEMENT,FIBER-MAT REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS . W/ 2"-9" MAX. CURB. PROVIDE TEMPERED GLASS ENCLOSURE AS REQUIRED. MIN 22" TEMP DOOR. THE WATER RESISTANT GYP BOARD SHALL NOT BE INSTALLED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREA SUBJECT TO HIGH HUMIDITY. R702.3.8.1
14	ELECTRIC HEAT PUMP WATER HEATER W/ UNIFORM ENERGY FACTOR OF 3.00 INSTALL PER MANUFACTURES INSTRUCTIONS FOR CLEARANCES.
15	TOWEL BAR @ +51" w/ BLOCKING.
16	TOWEL RING @ +59" w/ BLOCKING.
17	PANTRY w/ (5) SHELVES
18	LINE OF UPPER CABINET.
19	LINEN CABINET, 20" LOWER, 14" UPPER
20	COUNTERTOP w/ CABINETS BELOW
21	3" STEEL BOLLARD, PROTECTIVE BARRIER PER CPC 507.13.1
22	HANDRAIL / GUARDRAIL - SEE PLAN FOR LOCATION - MIN. 42" HIGH.
23	2x HALF-WALL @ +42" w/ WOOD CAP-SEE PLAN FOR LOCATION
24	(1) SHELF AND (1) POLE.
25	1-3/8" THK. SOLID CORE DOOR W/ SELF CLOSING HINGES AND SELF-LATCHING. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
26	ONE LAYER OF 5/8" THK. TYPE 'X' GYP. BD. TYPICAL AT ALL HOUSE/GARAGE COMMON WALLS. APPLY TO ENTIRE GARAGE WALL & CEILING.
27	30"x30" ATTIC ACCESS TO BE WEATHER STRIPPED & INSULATION EQUIVALENT TO THAT OF THE CEILING SHALL BE INSTALLED ON ACCESS PANEL
28	CONCRETE PORCH/PATIO SLAB - BROOM FINISH (SLOPE AWAY FROM BUILDING).
29	CONCRETE DRIVE APRON - REFER TO INDIVIDUAL SITE PLAN (SLOPE AWAY FROM BUILDING).
30	A/C CONDENSING UNIT ON PRE-CAST CONCRETE PAD.
31	2x6/2x6 PONY WALL @ +34 ½". SEE PLAN FOR LOCAITON
32	SOFFIT @ GARAGE. SEE ELEVATIONS SHEETS.
33	ARCHED SOFFIT - SEE PLAN FOR LOCATION & HT.
34	FLAT SOFFIT- SEE PLAN FOR LOCATION & HT.
35	SOFFIT - SEE ELEVATION FOR HEIGHTS
36	LAUNDRY DEEP SINK - SEE PLAN FOR LOCATION
37	2x6 PONY WALL @ +37" HIGH FROM FINISH FLOOR - SEE PLAN FOR LOCATION
38	MEDIA BOX 14 ½" WIDE - SEE PLAN FOR LOCATION
39	TELECOMMUNICATION SERVICE TO RESIDENCE.
40	ELECTRICAL SERVICE TO RESIDENCE.
41	STAIRS, SEE DETAIL 4/D1.2.
42	CONC. STOOP AT GARAGE MAN DOOR - (BROOM FINISH) SLOPE AWAY FROM BLDG.
43	NOT USED
44	SHOE STORAGE - SEE PLAN FOR LOCATION
45	(5) SHELVES EQUALLY SPACE - SEE PLAN FOR LOCATION
46	VANITY DESK
47	GRAB BAR REINFORCEMENT TO BE INSTALLED PER CRC R327.1.1. AT THE BACK AND SIDE WALL OF THE WATER CLOSET; CONTINUOUS AROUND THE SHOWER; AND CONTINUOUS AT THE BACK WALL OF THE TUB WITH FLOOR MOUNTED GRAB BARS AT EACH END, UNLESS PROVIDED OTHERWISE. SEE DETAIL 12/D1.2.
48	DESIGNATED LOCATION OF AGING-IN-PLACE REQUIREMENTS
49	PLANT SHELF, +/- 3'-4" ABOVE GRADE.
50	SLOPE GARAGE FLOOR MIN. 1/8" PER FOOT FOR DRAINAGE (ENTIRE GARAGE FLOOR TO BE SLOPED IN DIRECTION SHOWN.
51	22-1/2"x54" ATTIC ACCESS AT ATTIC STORAGE OPTION. PROVIDE WEATHER STRIPPED & INSULATION EQ. TO THAT OF THE CEILING SHALL BE INSTALLED ON ACCESS PANEL.
52	ATTIC STORAGE TO INCLUDE SHEATHING AT ATTIC FLOOR AND SHALL NOT BE CONSTRUCTED AS HABITABLE AREA.

FLOOR NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS OF ALL SPECIAL BOLTS, STRAPS AND HOLDOWNS
2. LABELED SAFETY GLASS IS REQUIRED IN TUB/SHOWER ENCLOSURES & GLAZING WITHIN 60" FORM BOTTOM OF TUBS/SHOWERS. (OPTIONAL)
5. MAXIMUM SILL HEIGHT OF 44 INCHES FROM THE BOTTOM OF THE CLEAR OPENING ABOVE THE FLOOR IN SLEEPING ROOMS FOR ALL WINDOWS USED FOR EMERGENCY EXITS, WITH MINIMUM 821 SQ.IN. (24" WIDE x 20" HIGH CLR. OPENING)
6. WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATD MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW. THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE 24" ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND A HEIGHT OF 24" SHALL BE FIXED OR HAVE OPENINGS SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS. EXCEPTION: OPENINGS THAT ARE PROVIDED WITH WINDOW GUARDS THAT COMPLY WITH ASTM 2006 OR F 2090, THE GUARD MAY NOT HAVE OPENINGS THAT A 4" SPHERE IN DIAMETER CAN PASS THRU
7. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
8. INSTANTANEOUS WATER HEATERS WITH INPUT RATING GREATER THAN 6.8kBTU/hr (2-kw) SHALL HAVE ISOLATION VALVES ON BOTH THE COLD WATER SUPPLY AND HOT WATER PIPE LEAVING THE WATER HEATER, AND HOSE BIBBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER HEATER WHEN VALVES ARE CLOSED. PER CA ENERGY CODE 110.3(c)7
9. GALVANIZED MALLEABLE IRON, GALVANIZED WROUGHT IRON, OR GALVANIZED STEEL ARE PROHIBITED MATERIALS FOR WATER SUPPLY AND BUILDING WATER PIPING BOTH UNDERGROUND AND IN BUILDINGS.
10. A SHEETROCK NAILING INSPECTION IS REQUIRED - 2022 CRC R109.1.4.2 & 2022 CBC 110.3.5 & BAKERSFIELD MUNICIPAL CODE.

WALL LEGEND

2x4 STD. GR. STUDS @16" O.C. w/R-13 INSULATION @EXT. WALLS U.N.O.

2x6 STUDS @16" O.C. w/R-19 INSULATION @ EXT. WALLS U.N.O.

FLOOR PLAN

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

APPROVED
Project: 24-00006482
Date: 12/6/2024
BAKERSFIELD
The Choice Of Dwelling Style

COTTAGE
7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.
PLAN 2582

ALL RIGHTS RESERVED
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS, AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE USED IN WHOLE OR IN PART IN ANY FORM WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

PLOT DATE: 10/22/2024
STANDARD PLAN NO.

REVISIONS		
1		
2		
3	11/18/2024	PLAN CHECK
4		
5		
6		
7		

SHEET A1.1

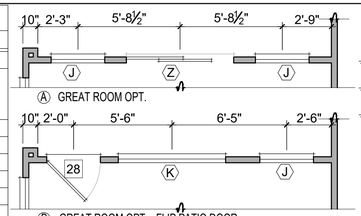
MODEL	2582
STD PLN #	

DOOR SCHEDULE

SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
01	3'-0" x 8'-0"	FIBERGLASS			ENTRY DOOR
02	2'-8" x 6'-8"				1-⅜" THK. SOLID CORE DOOR w/SELF CLOSURE, PROVIDE GASKET OR WEATHERSTIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
03	8'-0"x7'-0"	ALUM.			
04	16'-0"x7'-0"	ALUM.			
05	3'-0"x6'-8"	SINGLE			GARAGE MAN DOOR
06	2'-4" x 6'-8"	SINGLE			
07	2'-6" x 6'-8"	SINGLE			
08	2'-4" x 6'-8"	SINGLE			
09	2'-4" x 6'-8"	SINGLE			
10	2'-8" x 6'-8"	SINGLE			
11	2'-0" x 6'-8"	SINGLE			
12	2'-4" x 6'-8"	SINGLE			
13	2'-4" x 6'-8"	SINGLE			
14	2'-6" x 6'-8"	SINGLE			
15	5'-0" x 6'-8"	BY-PASS			
16	2'-6" x 6'-8"	SINGLE			
17	5'-0" x 6'-8"	BY-PASS			
18	3'-0" x 6'-8"	SINGLE			
19	3'-0" x 6'-8"	SINGLE			
20	2'-6" x 6'-8"	SINGLE			
21	2'-6" x 6'-8"	SINGLE			
22	3'-0" x 6'-8"	SINGLE			
23	3'-0" x 8'-0"	FRENCH DR.			TEMP.
24	8'-0" x 7'-0"	ALUM.			GARAGE DOOR - COTTAGE ELEV
25	2'-6" x 6'-8"	SINGLE			
26	5'-0" x 6'-8"	BY-PASS			
27	5'-0" x 6'-8"	DOUBLE			DEN OPTION
28	3'-0" x 8'-0"	FRENCH DR.			TEMP. - FLIP PATIO DOOR OPTION

WINDOW SCHEDULE

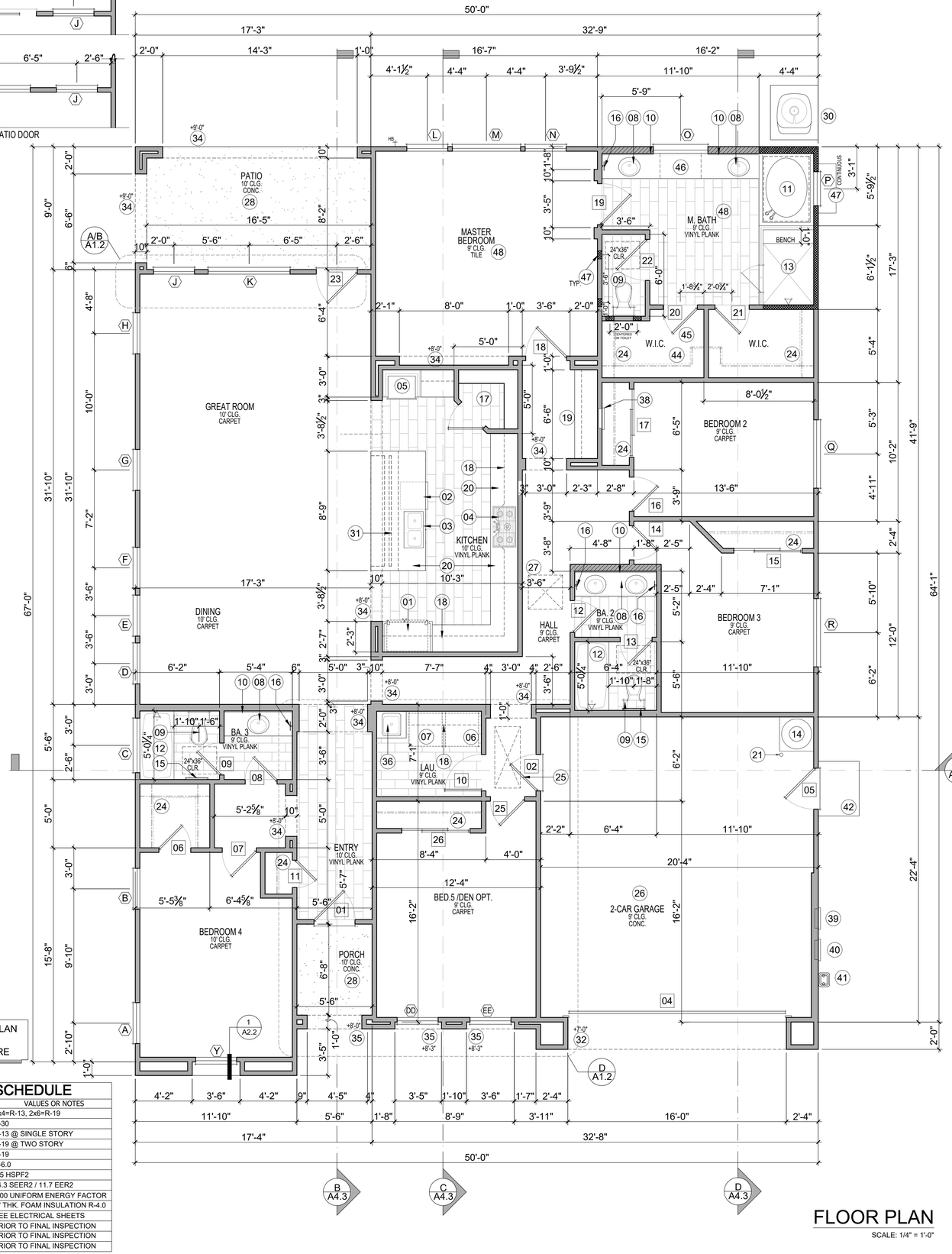
SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
A	3'-0" x 5'-6"	SINGLE HUNG	0.32	0.29	BED. 4
B	2'-4" x 4'-0"	SINGLE HUNG	0.32	0.29	BED. 4
C	4'-0" x 1'-0"	SLIDER/TEMP.	0.32	0.29	BA. 3 - @ +72" ABV. FIN. FLR.
D	3'-0" x 5'-0"	SINGLE HUNG	0.32	0.29	DINING
E	3'-0" x 5'-0"	SINGLE HUNG	0.32	0.29	DNING
F	3'-0" x 5'-0"	SINGLE HUNG	0.32	0.29	DINING
G	3'-0" x 5'-0"	SINGLE HUNG	0.32	0.29	GREAT ROOM
H	3'-0" x 5'-0"	SINGLE HUNG	0.32	0.29	GREAT ROOM
J	3'-0" x 5'-0"	SINGLE HUNG	0.32	0.29	GREAT ROOM
K	6'-0" x 5'-0"	SLIDER/TEMP.	0.30	0.32	GREAT ROOM
L	3'-0" x 5'-0"	SINGLE HUNG	0.32	0.29	MASTER BEDROOM
M	5'-0" x 5'-0"	SLIDER	0.32	0.29	MASTER BEDROOM
N	3'-0" x 5'-0"	SINGLE HUNG	0.32	0.29	MASTER BEDROOM
O	4'-0" x 4'-6"	SLIDER	0.32	0.29	MASTER BATH
P	2'-6" x 4'-0"	SINGLE HUNG	0.32	0.29	MASTER BATH TEMP.
Q	5'-0" x 5'-0"	SLIDER	0.32	0.29	BED. 2
R	5'-0" x 5'-0"	SLIDER	0.32	0.29	BED. 3
S	3'-0" x 5'-6"	SINGLE HUNG	0.32	0.29	BED 5 FARMHOUSE
T	2'-6" x 1'-0"	FIX'D	0.32	0.29	BED. 4 -ABV. WDW. #U @COTTAGE ELEV
U	2'-6" x 5'-6"	SINGLE HUNG	0.32	0.29	BED. 4 COTTAGE ELVE
V	2'-6" x 1'-0"	FIX'D	0.32	0.29	BED. 4-ABV. WDW. #W @COTTAGE ELEV
W	2'-6" x 5'-6"	SINGLE HUNG	0.32	0.29	BED. 4 COTTAGE ELEV
X	1'-0" x 2'-0"	FIX'D	0.32	0.29	GARAGE @ COTTAGE ELEV
Y	3'-0" x 5'-6"	SINGLE HUNG	0.32	0.29	BED. 4 TUSCAN ELEV
Z	6'-0" x 8-0"	S.G.D.	0.32	0.29	GREAT ROOM OPT. TEMP.
AA	1'-6" x 3'-6"	FIX'D	0.30	0.32	STORAGE OPT. @TUSCAN ELEV-SHT. A1.5
BB	1'-6" x 3'-6"	FIX'D	0.30	0.32	STORAGE OPT. @TUSCAN ELEV-SHT. A1.5
CC	1'-6" x 3'-6"	FIX'D	0.32	0.29	STORAGE OPT. @TUSCAN ELEV-SHT. A1.5
DD	3'-0" x 5'-6"	SINGLE HUNG	0.3	0.22	@BEDROOM 5/ DEN
EE	3'-0" x 5'-6"	SINGLE HUNG	0.3	0.22	@BEDROOM 5/ DEN



NOTE: REFER TO STANDARD PLAN FOR NOTES, DIMENSIONS & INFORMATION NOT SHOWN HERE

ENERGY COMPLIANCE SCHEDULE

REQUIREMENT	VALUES OR NOTES
WALL INSULATION	2x4=R-13, 2x6=R-19
ATTIC INSULATION	R-30
ROOF DECK INSULATION	R-13 @ SINGLE STORY
ROOF DECK INSULATION	R-19 @ TWO STORY
FLOOR INSULATION	R-19
DUCT INSULATION	R-6.0
HVAC HEATING	7.5 HSPF2
HVAC COOLING	14.3 SEER2 / 11.7 EER2
WATER HEATER	3.00 UNIFORM ENERGY FACTOR
EXT. FOAM INSULATION	1" THK. FOAM INSULATION R-4.0
LIGHTING	SEE ELECTRICAL SHEETS
HERS HIGH ENERGY EFFICIENCY RATIO (EER)	PRIOR TO FINAL INSPECTION
HERS DUCT LEAKAGE TESTING	PRIOR TO FINAL INSPECTION
HERS HIGH EFFICIENCY INSULATION INSTALL	PRIOR TO FINAL INSPECTION



FLOOR KEYNOTES

01	REFRIGERATOR (N.I.C.) - PROVIDE COLD WATER STUB.
02	DISHWASHER
03	DOUBLE SINK w/ DISPOSAL
04	30" COOKTOP w/ HOOD ABV. (MICROWAVE HOOD OPT.) PER MFG'S SPECIFICATIONS.VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED, OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT. PROVIDE ANTI-TILT LOCK
05	30" OVEN / MICROWAVE COMBO
06	WASHER (N.I.C).
07	DRYER (N.I.C.) - VENT TO OUTSIDE AIR A MIN. 4" DIA MOISTER EXHAUST DUCT PER SECTION 504.0 . A (14'-0" MAX. RUN PER C.M.C. SECTION 906) - PLUMB FOR OPTIONAL GAS. INSTALL DRYER BOX IN WALL FOR VENTING.
08	LAVATORY SET IN CERAMIC TILE COUNTERTOP WITH CABINETS BELOW.
09	LOW FLOW WATER CLOSET W/ MAXIMUM FLUSH OF OF 1.28 GALLONS PER FLUSH (TYPICAL).
10	VANITY MIRROR.
11	RECTANGULAR TUB W/ TILE DECK & FACE.
12	5'-0" BATHTUB/SHOWER FIRBERGLASS UNIT w/ WALL MOUNTED SHOWERHEAD. FIBERGLASS UNIT SHALL BE EQUIPPED WITH FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS. INSTALL PER MANUFACTURER'S INSTRUCTIONS. SHOWER GLASS DOOR TO BE TEMP. & MIN. 22" WIDE. GLASS TUB/SHOWER SEPARATOR TO BE TEMPERED. SEE OPTIONAL PLAN.
13	SHOWER W/ TILE 72" MIN. O/ USE OF FIBER-CEMENT,FIBER-MAT REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS . W/ 2"-9" MAX. CURB. PROVIDE TEMPERED GLASS ENCLOSURE AS REQUIRED. MIN 22" TEMP DOOR. THE WATER RESISTANT GYP BOARD SHALL NOT BE INSTALLED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREA SUBJECT TO HIGH HUMIDITY. R702.3.8.1
14	ELECTRIC HEAT PUMP WATER HEATER W/ UNIFORM ENERGY FACTOR OF 3.00 INSTALL PER MANUFACTURES INSTRUCTIONS FOR CLEARANCES.
15	TOWEL BAR @ +51" w/ BLOCKING.
16	TOWEL RING @ +59" w/ BLOCKING.
17	PANTRY w/ (5) SHELVES
18	LINE OF UPPER CABINET.
19	LINEN CABINET, 20" LOWER, 14" UPPER
20	COUNTERTOP w/ CABINETS BELOW
21	3" STEEL BOLLARD, PROTECTIVE BARRIER PER CPC 507.13.1
22	HANDRAIL / GUARDRAIL - SEE PLAN FOR LOCATION - MIN. 42" HIGH.
23	2x HALF-WALL @ +42" w/ WOOD CAP-SEE PLAN FOR LOCATION
24	(1) SHELF AND (1) POLE.
25	1-3/8" THK. SOLID CORE DOOR W/ SELF CLOSING HINGES AND SELF-LATCHING. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
26	ONE LAYER OF 5/8" THK. TYPE 'X' GYP. BD. TYPICAL AT ALL HOUSE/GARAGE COMMON WALLS. APPLY TO ENTIRE GARAGE WALL & CEILING.
27	30"x30" ATTIC ACCESS TO BE WEATHER STRIPPED & INSULATION EQUIVALENT TO THAT OF THE CEILING SHALL BE INSTALLED ON ACCESS PANEL
28	CONCRETE PORCH/PATIO SLAB - BROOM FINISH (SLOPE AWAY FROM BUILDING).
29	CONCRETE DRIVE APRON - REFER TO INDIVIDUAL SITE PLAN (SLOPE AWAY FROM BUILDING).
30	A/C CONDENSING UNIT ON PRE-CAST CONCRETE PAD.
31	2x6/2x6 PONY WALL @ +34 ½". SEE PLAN FOR LOCAITON
32	SOFFIT @ GARAGE. SEE ELEVATIONS SHEETS.
33	ARCHED SOFFIT - SEE PLAN FOR LOCATION & HT.
34	FLAT SOFFIT- SEE PLAN FOR LOCATION & HT.
35	SOFFIT - SEE ELEVATION FOR HEIGHTS
36	LAUNDRY DEEP SINK - SEE PLAN FOR LOCATION
37	2x6 PONY WALL @ +37" HIGH FROM FINISH FLOOR - SEE PLAN FOR LOCATION
38	MEDIA BOX 14 ½" WIDE - SEE PLAN FOR LOCATION
39	TELECOMMUNICATION SERVICE TO RESIDENCE.
40	ELECTRICAL SERVICE TO RESIDENCE.
41	STAIRS, SEE DETAIL 4/D1.2.
42	CONC. STOOP AT GARAGE MAN DOOR - (BROOM FINISH) SLOPE AWAY FROM BLDG.
43	NOT USED
44	SHOE STORAGE - SEE PLAN FOR LOCATION
45	(5) SHELVES EQUALLY SPACE - SEE PLAN FOR LOCATION
46	VANITY DESK
47	GRAB BAR REINFORCEMENT TO BE INSTALLED PER CRC R327.1.1, AT THE BACK AND SIDE WALL OF THE WATER CLOSET; CONTINUOUS AROUND THE SHOWER; AND CONTINUOUS AT THE BACK WALL OF THE TUB WITH FLOOR MOUNTED GRAB BARS AT EACH END, UNLESS PROVIDED OTHERWISE. SEE DETAIL 12/D1.2.
48	DESIGNATED LOCATION OF AGING-IN-PLACE REQUIREMENTS
49	PLANT SHELF, +/- 3'-4" ABOVE GRADE.
50	SLOPE GARAGE FLOOR MIN. 1/8" PER FOOT FOR DRAINAGE (ENTIRE GARAGE FLOOR TO BE SLOPED IN DIRECTION SHOWN.
51	22-1/2"x54" ATTIC ACCESS AT ATTIC STORAGE OPTION. PROVIDE WEATHER STRIPPED & INSULATION EQ. TO THAT OF THE CEILING SHALL BE INSTALLED ON ACCESS PANEL.
52	ATTIC STORAGE TO INCLUDE SHEATHING AT ATTIC FLOOR AND SHALL NOT BE CONSTRUCTED AS HABITABLE AREA.

FLOOR NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS OF ALL SPECIAL BOLTS, STRAPS AND HOLDOWNS
2. LABELED SAFETY GLASS IS REQUIRED IN TUB/SHOWER ENCLOSURES & GLAZING WITHIN 60" FORM BOTTOM OF TUBS/SHOWERS. (OPTIONAL)
5. MAXIMUM SILL HEIGHT OF 44 INCHES FROM THE BOTTOM OF THE CLEAR OPENING ABOVE THE FLOOR IN SLEEPING ROOMS FOR ALL WINDOWS USED FOR EMERGENCY EXITS, WITH MINIMUM 821 SQ.IN. (24" WIDE x 20" HIGH CLR. OPENING)
6. WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATD MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW. THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE 24" ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND A HEIGHT OF 24" SHALL BE FIXED OR HAVE OPENINGS SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS. EXCEPTION: OPENINGS THAT ARE PROVIDED WITH WINDOW GUARDS THAT COMPLY WITH ASTM 2006 OR F 2090, THE GUARD MAY NOT HAVE OPENINGS THAT A 4" SPHERE IN DIAMETER CAN PASS THRU
7. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
8. INSTANTANEOUS WATER HEATERS WITH INPUT RATING GREATER THAN 6.8kBTU/hr (2-kw) SHALL HAVE ISOLATION VALVES ON BOTH THE COLD WATER SUPPLY AND HOT WATER PIPE LEAVING THE WATER HEATER, AND HOSE BIBBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER HEATER WHEN VALVES ARE CLOSED, PER CA ENERGY CODE 110.3(c)7
9. GALVANIZED MALLEABLE IRON, GALVANIZED WROUGHT IRON, OR GALVANIZED STEEL ARE PROHIBITED MATERIALS FOR WATER SUPPLY AND BUILDING WATER PIPING BOTH UNDERGROUND AND IN BUILDINGS.
10. A SHEETROCK NAILING INSPECTION IS REQUIRED - 2022 CRC R109.1.4.2 & 2022 CBC 110.3.5 & BAKERSFIELD MUNICIPAL CODE.

WALL LEGEND

2x4 STD. GR. STUDS @16" O.C. w/R-13 INSULATION @EXT. WALLS U.N.O.

2x6 STUDS @16" O.C. w/R-19 INSULATION @ EXT. WALLS U.N.O.

FLOOR PLAN

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

APPROVED
Project: 24-00006482
Date: 12/6/2024
BAKERSFIELD
The Future of Dwelling Units

TUSCAN
7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.

PLAN 2582

ALL RIGHTS RESERVED
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS, AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE USED, REPRODUCED OR COPIED IN ANY FORM WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

PLOT DATE: 10/22/2024

STANDARD PLAN NO.

REVISIONS

1		
2		
3	11/18/2024	PLAN CHECK
4		
5		
6		
7		

SHEET A1.2

MODEL 2582

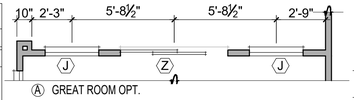
STD PLN #

DOOR SCHEDULE

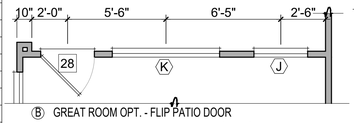
SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
01	3'-0" x 8'-0"	FIBERGLASS			ENTRY DOOR
02	2'-8" x 6'-8"				1-3/8" THK. SOLID CORE DOOR w/SELF CLOSURE, PROVIDE GASKET OR WEATHERSTIPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
03	8'-0"x7'-0"	ALUM.			
04	16'-0"x7'-0"	ALUM.			
05	3'-0"x6'-8"	SINGLE			GARAGE MAN DOOR
06	2'-4" x 6'-8"	SINGLE			
07	2'-6" x 6'-8"	SINGLE			
08	2'-4" x 6'-8"	SINGLE			
09	2'-4" x 6'-8"	SINGLE			
10	2'-8" x 6'-8"	SINGLE			
11	2'-0" x 6'-8"	SINGLE			
12	2'-4" x 6'-8"	SINGLE			
13	2'-4" x 6'-8"	SINGLE			
14	2'-6" x 6'-8"	SINGLE			
15	5'-0" x 6'-8"	BY-PASS			
16	2'-6" x 6'-8"	SINGLE			
17	5'-0" x 6'-8"	BY-PASS			
18	3'-0" x 6'-8"	SINGLE			
19	3'-0" x 6'-8"	SINGLE			
20	2'-6" x 6'-8"	SINGLE			
21	2'-6" x 6'-8"	SINGLE			
22	3'-0" x 6'-8"	SINGLE			
23	3'-0" x 8'-0"	FRENCH DR.			TEMP.
24	8'-0" x 7'-0"	ALUM.			GARAGE DOOR - COTTAGE ELEV
25	2'-6" x 6'-8"	SINGLE			
26	5'-0" x 6'-8"	BY-PASS			
27	5'-0" x 6'-8"	DOUBLE			DEN OPTION
28	3'-0" x 8'-0"	FRENCH DR.			TEMP. - FLIP PATIO DOOR OPTION

WINDOW SCHEDULE

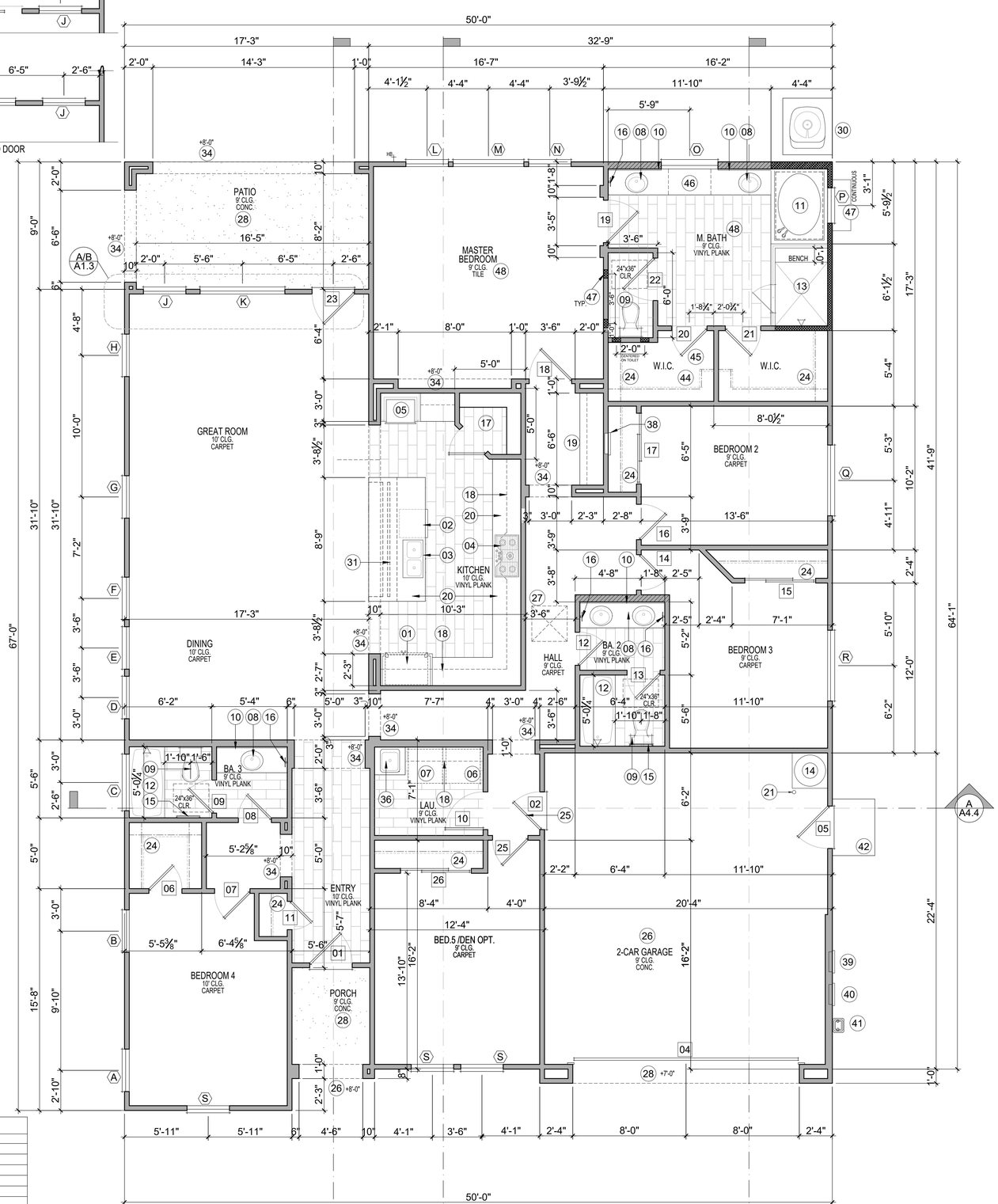
SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
A	3'-0" x 5'-6"	SINGLE HUNG	0.32	0.29	BED. 4
B	2'-4" x 4'-0"	SINGLE HUNG	0.32	0.29	BED. 4
C	4'-0" x 1'-0"	SLIDER/TEMP.	0.32	0.29	BA. 3 - @ +72" ABV. FIN. FLR.
D	3'-0" x 5'-0"	SINGLE HUNG	0.32	0.29	DINING
E	3'-0" x 5'-0"	SINGLE HUNG	0.32	0.29	DNING
F	3'-0" x 5'-0"	SINGLE HUNG	0.32	0.29	DINING
G	3'-0" x 5'-0"	SINGLE HUNG	0.32	0.29	GREAT ROOM
H	3'-0" x 5'-0"	SINGLE HUNG	0.32	0.29	GREAT ROOM
J	3'-0" x 5'-0"	SINGLE HUNG	0.32	0.29	GREAT ROOM
K	6'-0" x 5'-0"	SLIDER/TEMP.	0.30	0.32	GREAT ROOM
L	3'-0" x 5'-0"	SINGLE HUNG	0.32	0.29	MASTER BEDROOM
M	5'-0" x 5'-0"	SLIDER	0.32	0.29	MASTER BEDROOM
N	3'-0" x 5'-0"	SINGLE HUNG	0.32	0.29	MASTER BEDROOM
O	4'-0" x 4'-6"	SLIDER	0.32	0.29	MASTER BATH
P	2'-6" x 4'-0"	SINGLE HUNG	0.32	0.29	MASTER BATH TEMP.
Q	5'-0" x 5'-0"	SLIDER	0.32	0.29	BED. 2
R	5'-0" x 5'-0"	SLIDER	0.32	0.29	BED. 3
S	3'-0" x 5'-6"	SINGLE HUNG	0.32	0.29	BED 5 FARMHOUSE
T	2'-6" x 1'-0"	FIX'D	0.32	0.29	BED. 4 -ABV. WDW. #U @COTTAGE ELEV
U	2'-6" x 5'-6"	SINGLE HUNG	0.32	0.29	BED. 4 COTTAGE ELVE
V	2'-6" x 1'-0"	FIX'D	0.32	0.29	BED. 4-ABV. WDW. #W @COTTAGE ELEV
W	2'-6" x 5'-6"	SINGLE HUNG	0.32	0.29	BED. 4 COTTAGE ELEV
X	1'-0" x 2'-0"	FIX'D	0.32	0.29	GARAGE @ COTTAGE ELEV
Y	3'-0" x 5'-6"	SINGLE HUNG	0.32	0.29	BED. 4 TUSCAN ELEV
Z	6'-0" x 8-0"	S.G.D.	0.32	0.29	GREAT ROOM OPT. TEMP.
AA	1'-6" x 3'-6"	FIX'D	0.30	0.32	STORAGE OPT. @TUSCAN ELEV-SHT. A1.5
BB	1'-6" x 3'-6"	FIX'D	0.30	0.32	STORAGE OPT. @TUSCAN ELEV-SHT. A1.5
CC	1'-6" x 3'-6"	FIX'D	0.32	0.29	STORAGE OPT. @TUSCAN ELEV-SHT. A1.5
DD	3'-0" x 5'-6"	SINGLE HUNG	0.3	0.22	@BEDROOM 5/ DEN
EE	3'-0" x 5'-6"	SINGLE HUNG	0.3	0.22	@BEDROOM 5/ DEN

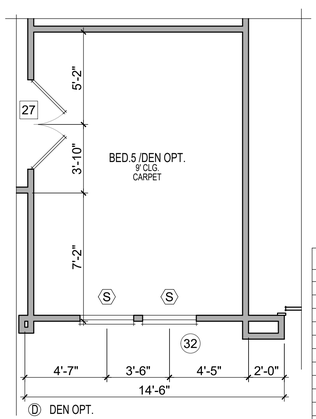


Ⓐ GREAT ROOM OPT.



Ⓑ GREAT ROOM OPT. - FLIP PATIO DOOR





Ⓓ DEN OPT.

NOTE: REFER TO STANDARD PLAN FOR NOTES, DIMENSIONS & INFORMATION NOT SHOWN HERE

ENERGY COMPLIANCE SCHEDULE

REQUIREMENT	VALUES OR NOTES
WALL INSULATION	2x4=R-13, 2x6=R-19
ATTIC INSULATION	R-30
ROOF DECK INSULATION	R-13 @ SINGLE STORY
ROOF DECK INSULATION	R-19 @ TWO STORY
FLOOR INSULATION	R-19
DUCT INSULATION	R-6.0
HVAC HEATING	7.5 HSPF2
HVAC COOLING	14.3 SEER2 / 11.7 EER2
WATER HEATER	3.00 UNIFORM ENERGY FACTOR
EXT. FOAM INSULATION	1" THK. FOAM INSULATION R-4.0
LIGHTING	SEE ELECTRICAL SHEETS
HERS HIGH ENERGY EFFICIENCY RATIO (EER)	PRIOR TO FINAL INSPECTION
HERS DUCT LEAKAGE TESTING	PRIOR TO FINAL INSPECTION
HERS HIGH EFFICIENCY INSULATION INSTALL	PRIOR TO FINAL INSPECTION

FLOOR KEYNOTES

01	REFRIGERATOR (N.I.C.) - PROVIDE COLD WATER STUB.
02	DISHWASHER
03	DOUBLE SINK w/ DISPOSAL
04	30" COOKTOP w/ HOOD ABV. (MICROWAVE HOOD OPT.) PER MFG'S SPECIFICATIONS.VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED, OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT. PROVIDE ANTI-TILT LOCK
05	30" OVEN / MICROWAVE COMBO
06	WASHER (N.I.C).
07	DRYER (N.I.C.) - VENT TO OUTSIDE AIR A MIN. 4" DIA MOISTER EXHAUST DUCT PER SECTION 504.0 . A (14'-0" MAX. RUN PER C.M.C. SECTION 906) - PLUMB FOR OPTIONAL GAS. INSTALL DRYER BOX IN WALL FOR VENTING.
08	LAVATORY SET IN CERAMIC TILE COUNTERTOP WITH CABINETS BELOW.
09	LOW FLOW WATER CLOSET W/ MAXIMUM FLUSH OF OF 1.28 GALLONS PER FLUSH (TYPICAL).
10	VANITY MIRROR.
11	RECTANGULAR TUB W/ TILE DECK & FACE.
12	5'-0" BATHTUB/SHOWER FIRBERGLASS UNIT w/ WALL MOUNTED SHOWERHEAD. FIBERGLASS UNIT SHALL BE EQUIPPED WITH FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS. INSTALL PER MANUFACTURER'S INSTRUCTIONS. SHOWER GLASS DOOR TO BE TEMP. & MIN. 22" WIDE. GLASS TUB/SHOWER SEPARATOR TO BE TEMPERED. SEE OPTIONAL PLAN.
13	SHOWER W/ TILE 72" MIN. O/ USE OF FIBER-CEMENT,FIBER-MAT REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS . W/ 2"-9" MAX. CURB. PROVIDE TEMPERED GLASS ENCLOSURE AS REQUIRED. MIN 22" TEMP DOOR. THE WATER RESISTANT GYP BOARD SHALL NOT BE INSTALLED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREA SUBJECT TO HIGH HUMIDITY. R702.3.8.1
14	ELECTRIC HEAT PUMP WATER HEATER W/ UNIFORM ENERGY FACTOR OF 3.00 INSTALL PER MANUFACTURES INSTRUCTIONS FOR CLEARANCES.
15	TOWEL BAR @ +51" w/ BLOCKING.
16	TOWEL RING @ +59" w/ BLOCKING.
17	PANTRY w/ (5) SHELVES
18	LINE OF UPPER CABINET.
19	LINEN CABINET, 20" LOWER, 14" UPPER
20	COUNTERTOP w/ CABINETS BELOW
21	3" STEEL BOLLARD, PROTECTIVE BARRIER PER CPC 507.13.1
22	HANDRAIL / GUARDRAIL - SEE PLAN FOR LOCATION - MIN. 42" HIGH.
23	2x HALF-WALL @ +42" w/ WOOD CAP-SEE PLAN FOR LOCATION
24	(1) SHELF AND (1) POLE.
25	1-3/8" THK. SOLID CORE DOOR W/ SELF CLOSING HINGES AND SELF-LATCHING. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
26	ONE LAYER OF 5/8" THK. TYPE 'X' GYP. BD. TYPICAL AT ALL HOUSE/GARAGE COMMON WALLS. APPLY TO ENTIRE GARAGE WALL & CEILING.
27	30"x30" ATTIC ACCESS TO BE WEATHER STRIPPED & INSULATION EQUIVALENT TO THAT OF THE CEILING SHALL BE INSTALLED ON ACCESS PANEL
28	CONCRETE PORCH/PATIO SLAB - BROOM FINISH (SLOPE AWAY FROM BUILDING).
29	CONCRETE DRIVE APRON - REFER TO INDIVIDUAL SITE PLAN (SLOPE AWAY FROM BUILDING).
30	A/C CONDENSING UNIT ON PRE-CAST CONCRETE PAD.
31	2x6/2x6 PONY WALL @ +34 ½". SEE PLAN FOR LOCAITON
32	SOFFIT @ GARAGE. SEE ELEVATIONS SHEETS.
33	ARCHED SOFFIT - SEE PLAN FOR LOCATION & HT.
34	FLAT SOFFIT- SEE PLAN FOR LOCATION & HT.
35	SOFFIT - SEE ELEVATION FOR HEIGHTS
36	LAUNDRY DEEP SINK - SEE PLAN FOR LOCATION
37	2x6 PONY WALL @ +37" HIGH FROM FINISH FLOOR - SEE PLAN FOR LOCATION
38	MEDIA BOX 14 ½" WIDE - SEE PLAN FOR LOCATION
39	TELECOMMUNICATION SERVICE TO RESIDENCE.
40	ELECTRICAL SERVICE TO RESIDENCE.
41	STAIRS, SEE DETAIL 4/D1.2.
42	CONC. STOOP AT GARAGE MAN DOOR - (BROOM FINISH) SLOPE AWAY FROM BLDG.
43	NOT USED
44	SHOE STORAGE - SEE PLAN FOR LOCATION
45	(5) SHELVES EQUALLY SPACE - SEE PLAN FOR LOCATION
46	VANITY DESK
47	GRAB BAR REINFORCEMENT TO BE INSTALLED PER CRC R327.1.1, AT THE BACK AND SIDE WALL OF THE WATER CLOSET; CONTINUOUS AROUND THE SHOWER; AND CONTINUOUS AT THE BACK WALL OF THE TUB WITH FLOOR MOUNTED GRAB BARS AT EACH END, UNLESS PROVIDED OTHERWISE. SEE DETAIL 12/D1.2.
48	DESIGNATED LOCATION OF AGING-IN-PLACE REQUIREMENTS
49	PLANT SHELF, +/- 3'-4" ABOVE GRADE.
50	SLOPE GARAGE FLOOR MIN. 1/8" PER FOOT FOR DRAINAGE (ENTIRE GARAGE FLOOR TO BE SLOPED IN DIRECTION SHOWN.
51	22-1/2"x54" ATTIC ACCESS AT ATTIC STORAGE OPTION. PROVIDE WEATHER STRIPPED & INSULATION EQ. TO THAT OF THE CEILING SHALL BE INSTALLED ON ACCESS PANEL.
52	ATTIC STORAGE TO INCLUDE SHEATHING AT ATTIC FLOOR AND SHALL NOT BE CONSTRUCTED AS HABITABLE AREA.

FLOOR NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS OF ALL SPECIAL BOLTS, STRAPS AND HOLDOWNS
2. LABELED SAFETY GLASS IS REQUIRED IN TUB/SHOWER ENCLOSURES & GLAZING WITHIN 60" FORM BOTTOM OF TUBS/SHOWERS. (OPTIONAL)
5. MAXIMUM SILL HEIGHT OF 44 INCHES FROM THE BOTTOM OF THE CLEAR OPENING ABOVE THE FLOOR IN SLEEPING ROOMS FOR ALL WINDOWS USED FOR EMERGENCY EXITS, WITH MINIMUM 821 SQ.IN. (24" WIDE x 20" HIGH CLR. OPENING)
6. WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATD MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE 24" ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND A HEIGHT OF 24" SHALL BE FIXED OR HAVE OPENINGS SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS. EXCEPTION: OPENINGS THAT ARE PROVIDED WITH WINDOW GUARDS THAT COMPLY WITH ASTM 2006 OR F 2090, THE GUARD MAY NOT HAVE OPENINGS THAT A 4" SPHERE IN DIAMETER CAN PASS THRU
7. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
8. INSTANTANEOUS WATER HEATERS WITH INPUT RATING GREATER THAN 6.8kBTU/hr (2-kw) SHALL HAVE ISOLATION VALVES ON BOTH THE COLD WATER SUPPLY AND HOT WATER PIPE LEAVING THE WATER HEATER, AND HOSE BIBBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER HEATER WHEN VALVES ARE CLOSED. PER CA ENERGY CODE 110.3(c)7
9. GALVANIZED MALLEABLE IRON, GALVANIZED WROUGHT IRON, OR GALVANIZED STEEL ARE PROHIBITED MATERIALS FOR WATER SUPPLY AND BUILDING WATER PIPING BOTH UNDERGROUND AND IN BUILDINGS.
10. A SHEETROCK NAILING INSPECTION IS REQUIRED - 2022 CRC R109.1.4.2 & 2022 CBC 110.3.5 & BAKERSFIELD MUNICIPAL CODE.

WALL LEGEND

2x4 STD. GR. STUDS @16" O.C. w/R-13 INSULATION @EXT. WALLS U.N.O.

2x6 STUDS @16" O.C. w/R-19 INSULATION @ EXT. WALLS U.N.O.

FLOOR PLAN

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

APPROVED
Project: 24-00006482
Date: 12/6/2024
BAKERSFIELD
The Home Of Dwelling Style

FARMHOUSE
7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.

PLAN 2582

"ALL RIGHTS RESERVED"
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS, AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

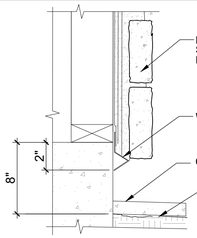
PLOT DATE: 10/22/2024
STANDARD PLAN NO.

REVISIONS

1		
2		
3	11/18/2024	PLAN CHECK
4		
5		
6		
7		

SHEET A1.3

MODEL 2582
STD PLN #



NOTE THAT THE FOLLOWING CLEARANCES APPLY TO ANY PROPOSED ADHERED MASONRY VENEER.

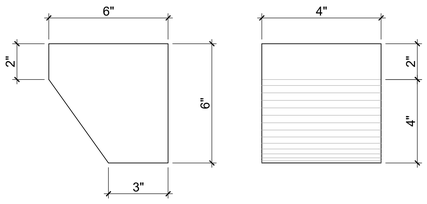
1 MIN. OF 4" ABOVE EARTH. (CRC R703.12.1)

2 MIN. OF 2" ABOVE PAVED AREA; OR

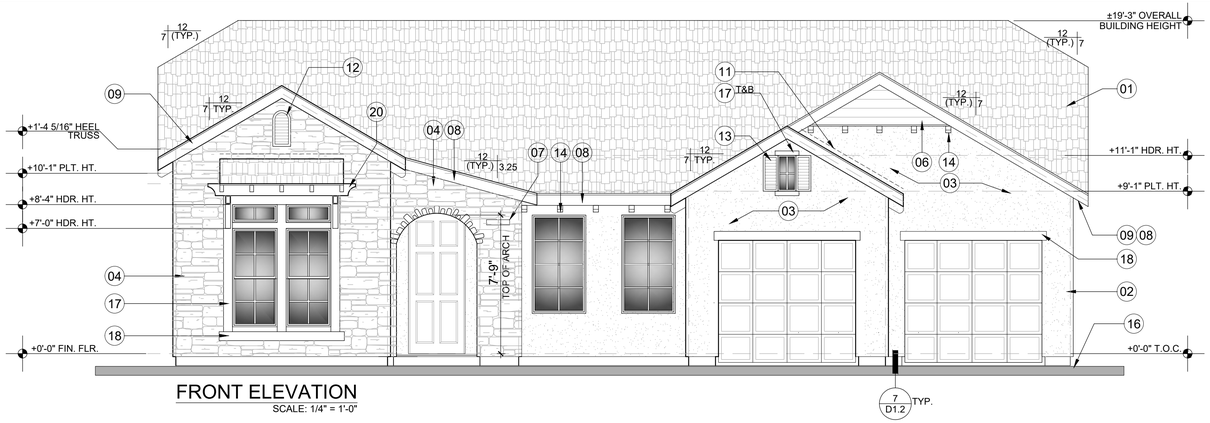
3 MIN. OF 1/2" ABOVE EXT. WALKING SURFACES WHICH ARE SUPPORTED BY THE SAME FOUNDATION THAT SUPPORTS THE EXTERIOR WALL. (CRC R703.12.1)

NOTE A CORROSION RESISTANT SCREED OR FLASHING OF A MIN. 26 GAUGE GALVANIZED OR PLASTIC w/ A MIN. VERTICAL ATTACHMENT OF 3 1/2" SHALL BE INSTALLED TO EXTEND A MIN. OF 1" BELOW THE PLATE LINE IN ACCORDANCE w/ R703.8. THE WATER RESISTIVE BARRIER SHALL LAP OVER THE EXTERIOR OF THE ATTACHMENT FLANGE OF THE FLASHING PER TABLE 703.4.

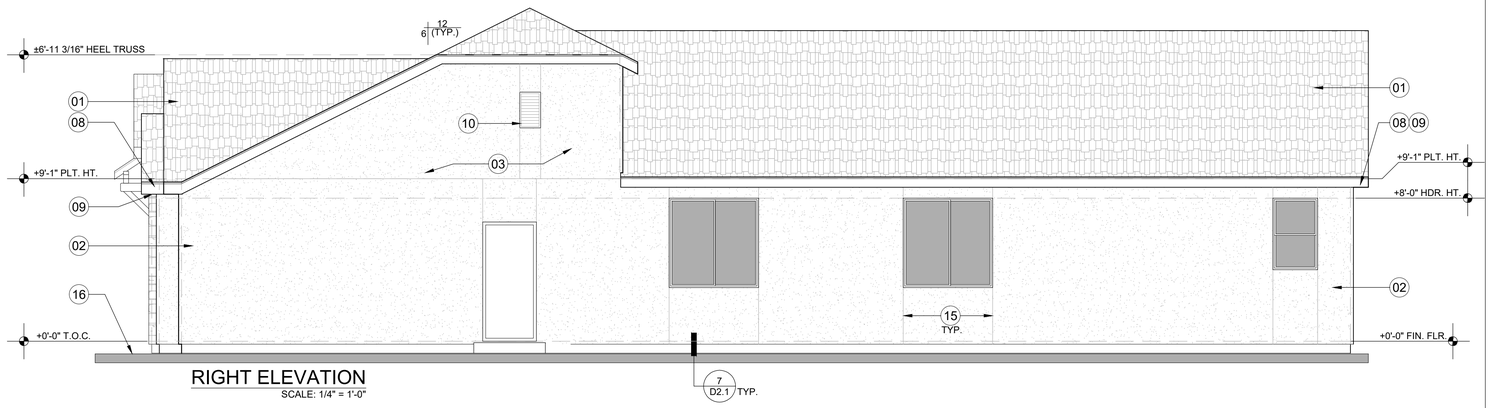
1 STONE VENEER @ WEEP SCREED
SCALE: N.T.S.



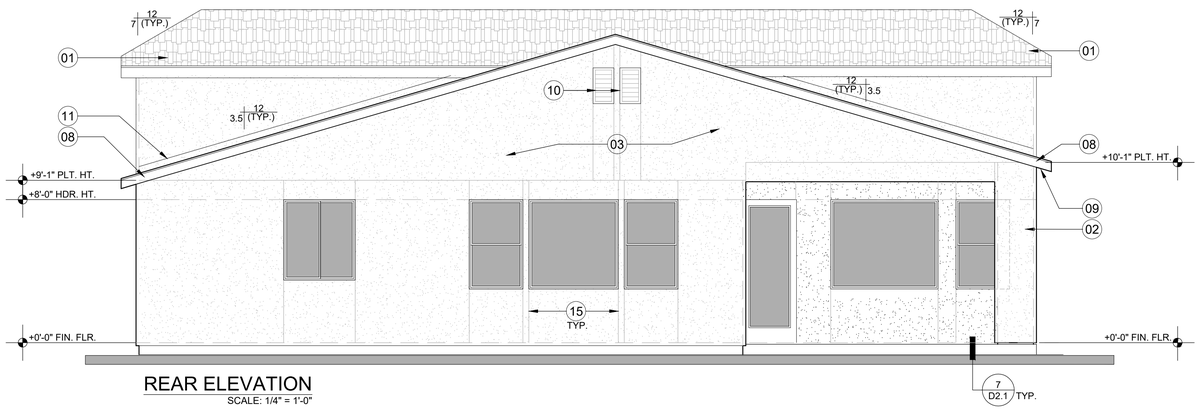
2 FOAM CORBEL
SCALE: N.T.S.



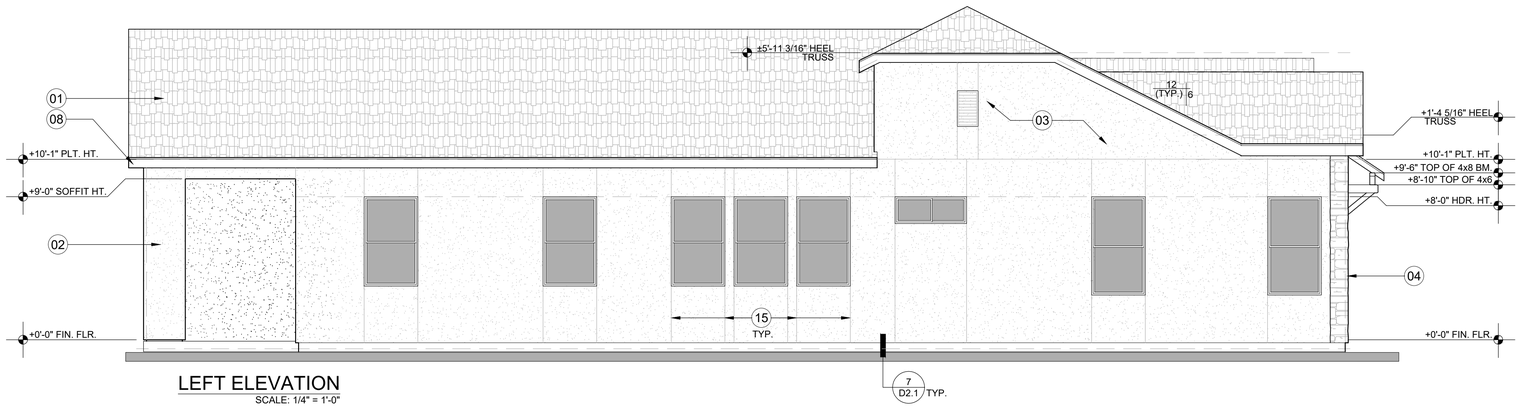
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

ELEVATION KEYNOTES

01 TILE ROOF MATERIAL ICC # ESR 1647 OR EQUAL TO COMPLY WITH 2022 CRC R904, R905 SEE ROOF FRAMING PLAN

02 2-COAT CEMENT PLASTER o/ SYNTHETIC STUCCO w/ (2) LAYER GRADE "D" PAPER, UNDER THE SYNTHETIC STUCCO WHEN APPLIED o/WOOD SHEATHING w/LATH AND WEEP SCREED. APPLY CEMENT PLASTER OVER 3.4# HIGH-RIB METAL LATH AT EXTERIOR CEILINGS, OVERHANGS, AND OTHER HORIZONTAL SURFACES, ETC.. ESR#2535

03 ICC APPROVED SYNTHETIC STUCCO BEHIND 2- COAT STUCCO SYSTEM AT EXPOSED GABLE END ATTIC SPACE OR 1/2" SHEET ROCK.

04 MANUFACTURED STONE VENEER:
EL DORADO STONE VENEER: LIGHTWEIGHT AGGREGATE, PORTLAND CEMENT AND IRON OXIDES. CODE CERTIFICATION: ESR-1215 FAVA MATERIAL RELEASE #910 UNDERWRITER'S LABORATORIES CLASSIFICATION #546T.INSTALL MANUFACTURED STONE VENEER PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. INSTALL VENEER PRODUCT OVER METAL LATH W/ ONE PART TYPE "M" MORTAR AND TWO PARTS MASONRY SAND. VENEER MATERIAL IS LIGHTWEIGHT AND NEEDS NO FOUNDATION SUPPORT.

05 DECORATIVE PRE-CAST SURROUND. INSTALL PER MANUFACTURE'S SPECIFICATIONS

06 1x LAP SIDING o/15# BUILDING PAPER INSTALLED PER MANUF. SEC'S. COMPLY WITH 2022 CRC

07 ILLUMINATED ADDRESS LOCATION

08 2x6 FASCIA / BARGE BD. (TYP.)

09 12" OVERHANG U.N.O.

10 GABLE END VENT - SEE ROOF FRAMING PLAN FOR VENTING CALCS

11 G.I. SHEET METAL FLASHING AND COUNTER FLASHING AS REQUIRED (2022 CRC 1503.2). SEE DETAIL 7/D4.2.

12 DECORATIVE GABLE END VENT. DOES NOT PROVIDE VENTILATION TO ATTIC.

13 DECORATIVE SHUTTERS TYPICAL

14 4x6 FOAM CORBELS, FAUX WOOD FINISH PRIMERED. SEE DETAIL 2/A2.1.

15 1/2" EXPANSION JOINTS INSTALLED @ TIME OF LATH

16 FINISHED GRADE SLOPE REQUIRED FALL AWAY FROM STRUCTURE. LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FORM FOUNDATION WALLS. THE GRADE SHALL FALL A MIN. OF 6" WITHIN THE FIRST 10 FT. (CRC R401.3)

17 FOAM TRIM w/STUCCO FINISH

18 2x FOAM TRIM w/STUCCO FINISH. EXTEND 3" PAST DOOR / WINDOW OPENING

19 6x8 SHAPED FOAM CORBEL - SEE PLAN FOR LOCATION

20 WOOD AWNING - SEE DETAIL 10/D1.2 FOR NOTES DIMENSIONS NOT SHOWN HERE

21 DECORATIVE WROUGHT IRON - SEE ELEVATION FOR LOCATION

22 PAINTED SHEET METAL ROOF w/NEOPRENE WASHERS - SEE ELEVATION FOR LOCAITON

23 (3) 4"x4" DP. FOAM FEATURES. ENCLOSED HOLES w/BLACK NET OR BLACK WIRE MESH - DECORATIVE ONLY

24 FIBER CEMENT LAP SIDING o/ BUILDING PAPER, INSTALL PER MANUF. SPECS.

25 3" FIBER CEMENT TRIP AT PERIMETER OF OPENINGS.

ELEVATION NOTES

1 CONTRACTOR TO PROVIDE ADDITIONAL STUCCO JOINTS AS NEEDED TO MINIMIZE CRACKING.

2 PROVIDE SOLID BLOCKING AT ALL HORIZ. STUCCO CONTROL JOINTS. (TYPICAL)

3 ALL WINDOWS TO BE DUAL GLAZED VINYL "LOW-E" w/ FINISH PER DEVELOPER - PROVIDE MUNTINS AS SHOWN.

APPROVED
Project: 24-00006482
Date: 12/6/2024
BAKERSFIELD
The Choice for Dwelling Units

COTTAGE
7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.
PLAN 2582

ALL RIGHTS RESERVED
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS, AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

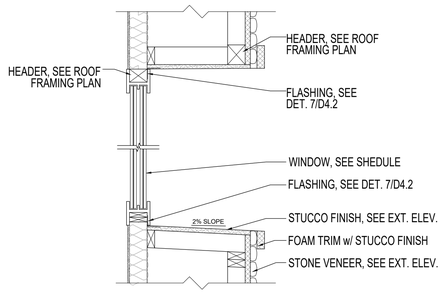
PLOT DATE: 10/22/2024
STANDARD PLAN NO.

REVISIONS

1		
2	10/18/2024	PLAN CHECK
3		
4		
5		
6		
7		

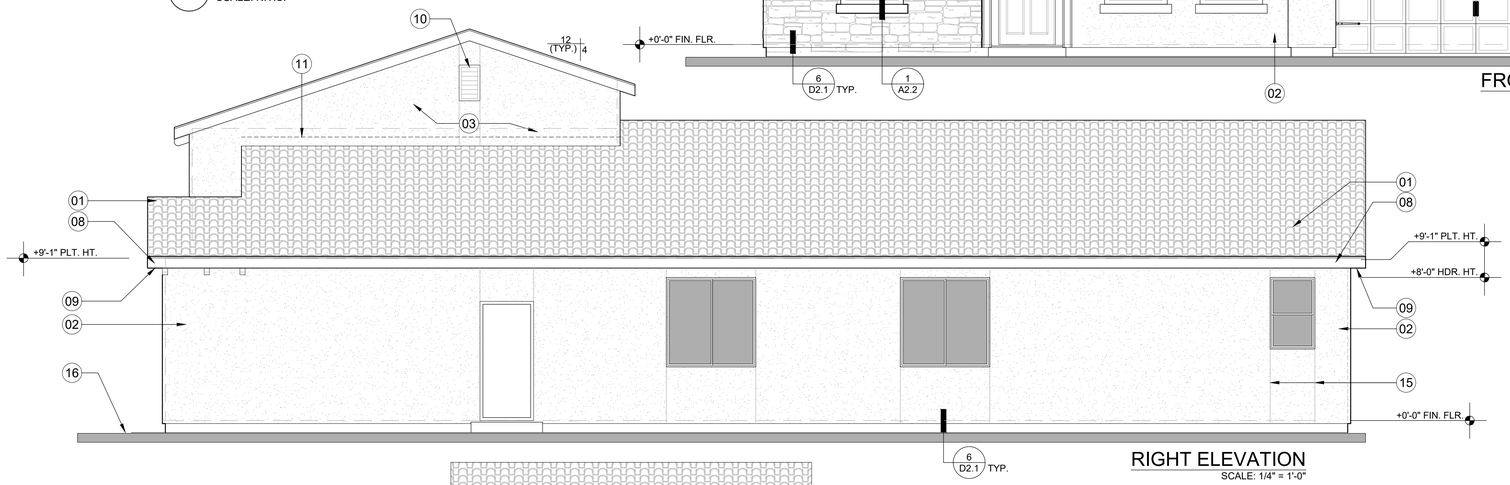
SHEET A2.1

MODEL	2582
STD PLN #	

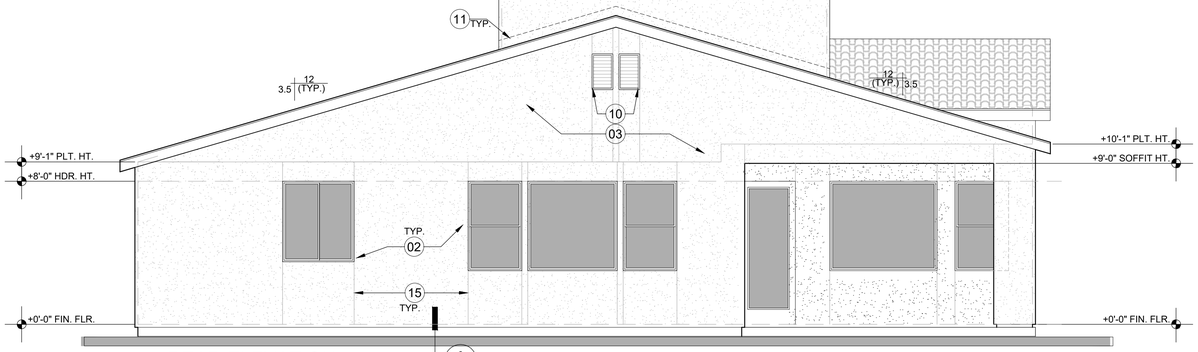


1 RECESSED WINDOW DETAIL
SCALE: N.T.S.

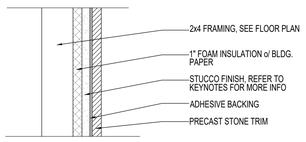
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



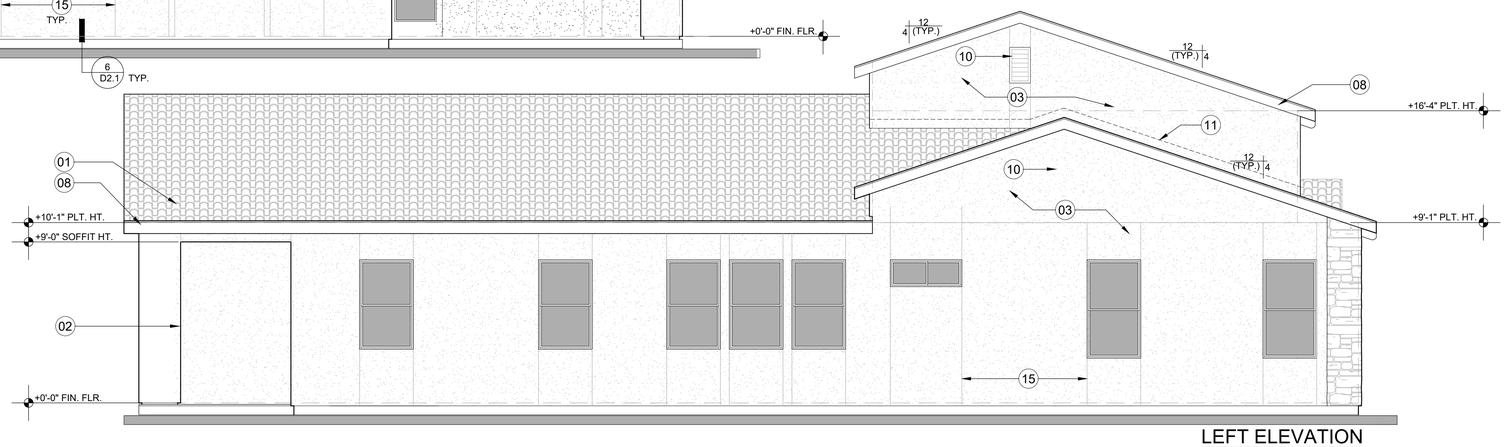
RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



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



2 PRECAST STONE TRIM DETAIL
SCALE: N.T.S.



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

ELEVATION KEYNOTES

01	TILE ROOF MATERIAL ICC # ESR 1647 OR EQUAL TO COMPLY WITH 2022 CRC R904, R905 SEE ROOF FRAMING PLAN
02	2-COAT CEMENT PLASTER o/ SYNTHETIC STUCCO w/ (2) LAYER GRADE "D" PAPER, UNDER THE SYNTHETIC STUCCO WHEN APPLIED o/WOOD SHEATHING w/LATH AND WEEP SCREED. APPLY CEMENT PLASTER OVER 3.4# HIGH-RIB METAL LATH AT EXTERIOR CEILINGS, OVERHANGS, AND OTHER HORIZONTAL SURFACES, ETC.. ESR#2535
03	ICC APPROVED SYNTHETIC STUCCO BEHIND 2- COAT STUCCO SYSTEM AT EXPOSED GABLE END ATTIC SPACE OR 1/2" SHEET ROCK.
04	MANUFACTURED STONE VENEER: EL DORADO STONE VENEER: LIGHTWEIGHT AGGREGATE, PORTLAND CEMENT AND IRON OXIDES. CODE CERTIFICATION: ESR-1215 FAVA MATERIAL RELEASE #910 UNDERWRITER'S LABORATORIES CLASSIFICATION #546T.INSTALL MANUFACTURED STONE VENEER PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. INSTALL VENEER PRODUCT OVER METAL LATH W/ ONE PART TYPE "M" MORTAR AND TWO PARTS MASONRY SAND. VENEER MATERIAL IS LIGHTWEIGHT AND NEEDS NO FOUNDATION SUPPORT.
05	DECORATIVE PRE-CAST SURROUND. INSTALL PER MANUFACTURE'S SPECIFICATIONS
06	1x LAP SIDING o/15# BUILDING PAPER INSTALLED PER MANUF. SEC'S. COMPLY WITH 2022 CRC
07	ILLUMINATED ADDRESS LOCATION
08	2x6 FASCIA / BARGE BD. (TYP.)
09	12" OVERHANG U.N.O.
10	GABLE END VENT - SEE ROOF FRAMING PLAN FOR VENTING CALCS
11	G.I. SHEET METAL FLASHING AND COUNTER FLASHING AS REQUIRED (2022 CRC 1503.2). SEE DETAIL 7/D4.2.
12	DECORATIVE GABLE END VENT. DOES NOT PROVIDE VENTILATION TO ATTIC.
13	DECORATIVE SHUTTERS TYPICAL
14	4x6 FOAM CORBELS, FAUX WOOD FINISH PRIMERED. SEE DETAIL 2/A2.1.
15	1/2" EXPANSION JOINTS INSTALLED @ TIME OF LATH
16	FINISHED GRADE SLOPE REQUIRED FALL AWAY FROM STRUCTURE. LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FORM FOUNDATION WALLS. THE GRADE SHALL FALL A MIN. OF 6" WITHIN THE FIRST 10 FT. (CRC R401.3)
17	FOAM TRIM w/STUCCO FINISH
18	2x FOAM TRIM w/STUCCO FINISH. EXTEND 3" PAST DOOR / WINDOW OPENING
19	6x8 SHAPED FOAM CORBEL - SEE PLAN FOR LOCATION
20	WOOD AWNING - SEE DETAIL 10/D1.2 FOR NOTES DIMENSIONS NOT SHOWN HERE
21	DECORATIVE WROUGHT IRON - SEE ELEVATION FOR LOCATION
22	PAINTED SHEET METAL ROOF w/NEOPRENE WASHERS - SEE ELEVATION FOR LOCAITON
23	(3) 4"x4" DP. FOAM FEATURES. ENCLOSED HOLES w/BLACK NET OR BLACK WIRE MESH - DECORATIVE ONLY
24	FIBER CEMENT LAP SIDING o/ BUILDING PAPER, INSTALL PER MANUF. SPECS.
25	3" FIBER CEMENT TRIP AT PERIMETER OF OPENINGS.

ELEVATION NOTES

1	CONTRACTOR TO PROVIDE ADDITIONAL STUCCO JOINTS AS NEEDED TO MINIMIZE CRACKING.
2	PROVIDE SOLID BLOCKING AT ALL HORIZ. STUCCO CONTROL JOINTS. (TYPICAL)
3	ALL WINDOWS TO BE DUAL GLAZED VINYL "LOW-E" w/ FINISH PER DEVELOPER - PROVIDE MUNTINS AS SHOWN.

APPROVED
Project: 24-00006482
Date: 12/6/2024
BAKERSFIELD
Fire Marshal

TUSCAN
7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.
PLAN 2582

ALL RIGHTS RESERVED
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS, AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE USED IN ANY FORM WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

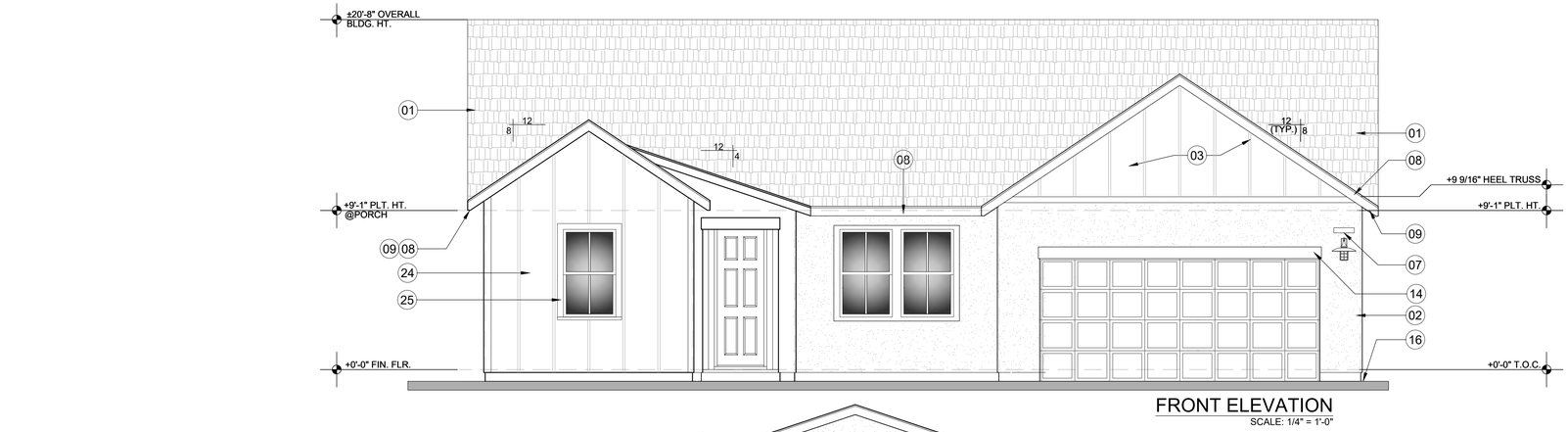
PLOT DATE: 10/22/2024
STANDARD PLAN NO.

REVISIONS

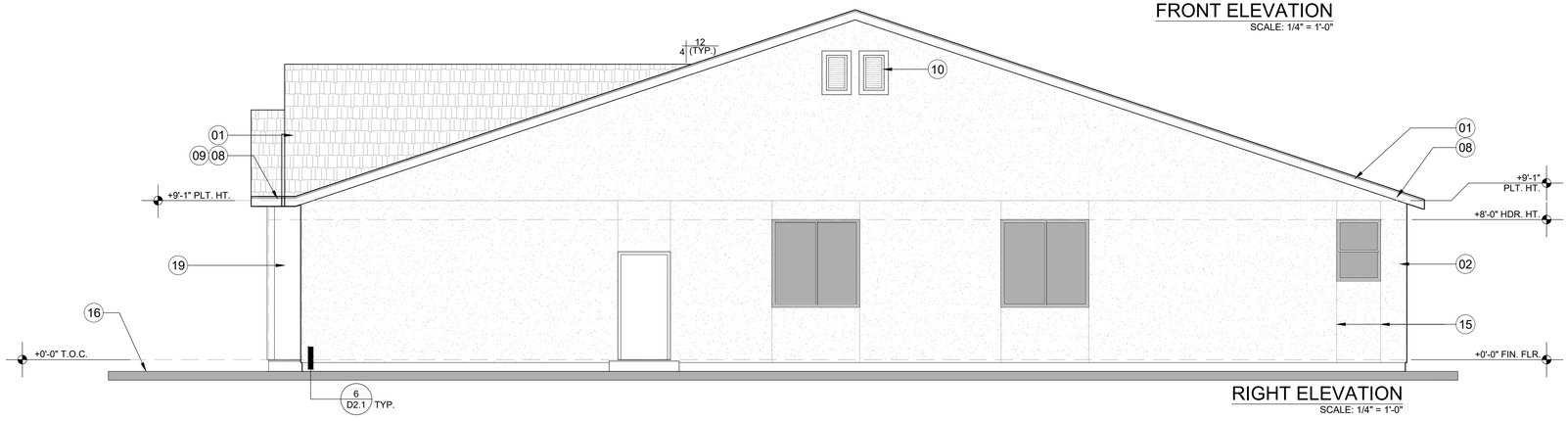
1		
2	10/18/2024	PLAN CHECK
3	11/19/2024	PLAN CHECK
4		
5		
6		
7		

SHEET A2.2

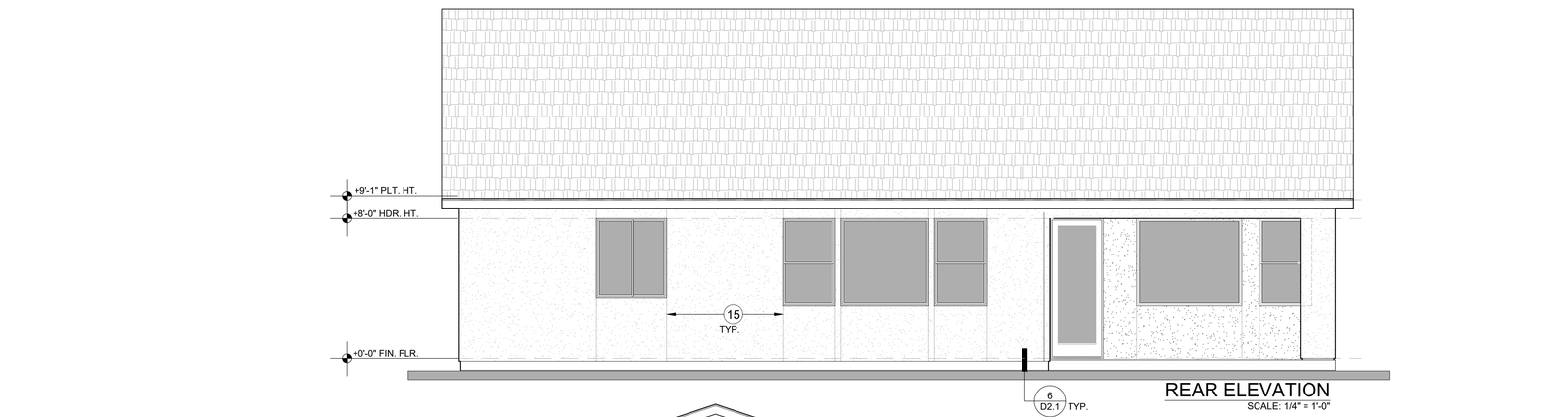
MODEL	2582
STD PLN #	



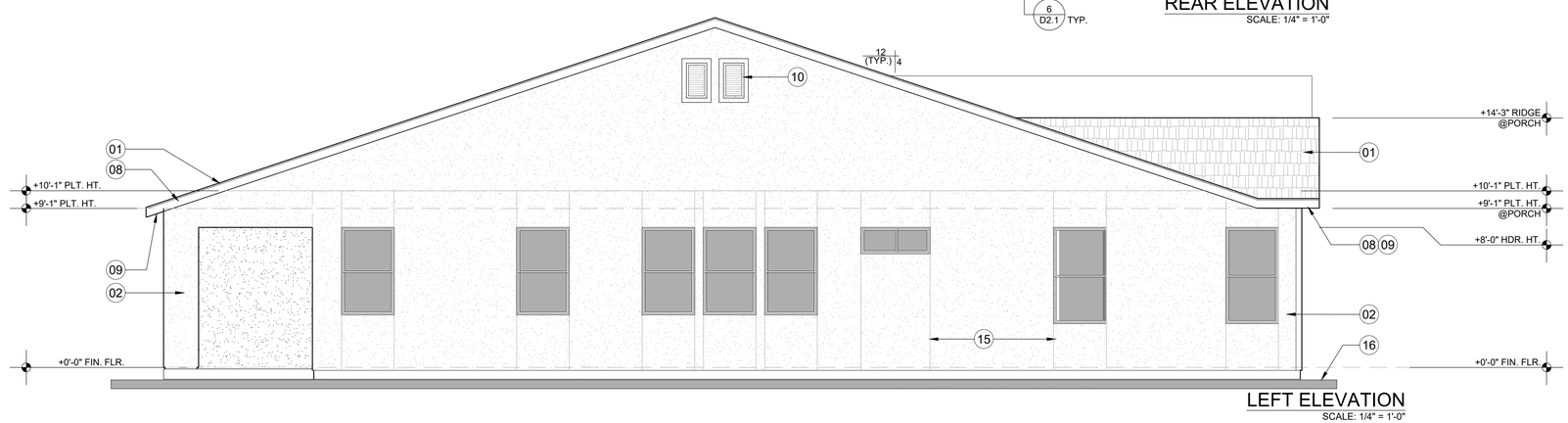
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

ELEVATION KEYNOTES

01	TILE ROOF MATERIAL ICC # ESR 1647 OR EQUAL TO COMPLY WITH 2022 CRC R904, R905 SEE ROOF FRAMING PLAN
02	2-COAT CEMENT PLASTER o/ SYNTHETIC STUCCO w/ (2) LAYER GRADE "D" PAPER, UNDER THE SYNTHETIC STUCCO WHEN APPLIED o/WOOD SHEATHING w/LATH AND WEEP SCREED. APPLY CEMENT PLASTER OVER 3.4# HIGH-RIB METAL LATH AT EXTERIOR CEILINGS, OVERHANGS, AND OTHER HORIZONTAL SURFACES, ETC.. ESR#2535
03	ICC APPROVED SYNTHETIC STUCCO BEHIND 2- COAT STUCCO SYSTEM AT EXPOSED GABLE END ATTIC SPACE OR 1/2" SHEET ROCK.
04	MANUFACTURED STONE VENEER: EL DORADO STONE VENEER: LIGHTWEIGHT AGGREGATE, PORTLAND CEMENT AND IRON OXIDES. CODE CERTIFICATION: ESR-1215 FAVA MATERIAL RELEASE #910 UNDERWRITER'S LABORATORIES CLASSIFICATION #546T.INSTALL MANUFACTURED STONE VENEER PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. INSTALL VENEER PRODUCT OVER METAL LATH W/ ONE PART TYPE "M" MORTAR AND TWO PARTS MASONRY SAND. VENEER MATERIAL IS LIGHTWEIGHT AND NEEDS NO FOUNDATION SUPPORT.
05	DECORATIVE PRE-CAST SURROUND. INSTALL PER MANUFACTURE'S SPECIFICATIONS
06	1x LAP SIDING o/15# BUILDING PAPER INSTALLED PER MANUF. SEC'S. COMPLY WITH 2022 CRC
07	ILLUMINATED ADDRESS LOCATION
08	2x6 FASCIA / BARGE BD. (TYP.)
09	12" OVERHANG U.N.O.
10	GABLE END VENT - SEE ROOF FRAMING PLAN FOR VENTING CALCS
11	G.I. SHEET METAL FLASHING AND COUNTER FLASHING AS REQUIRED (2022 CRC 1503.2). SEE DETAIL 7/D4.2.
12	DECORATIVE GABLE END VENT. DOES NOT PROVIDE VENTILATION TO ATTIC.
13	DECORATIVE SHUTTERS TYPICAL
14	4x6 FOAM CORBELS, FAUX WOOD FINISH PRIMERED. SEE DETAIL 2/A2.1.
15	1/2" EXPANSION JOINTS INSTALLED @ TIME OF LATH
16	FINISHED GRADE SLOPE REQUIRED FALL AWAY FROM STRUCTURE. LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FORM FOUNDATION WALLS. THE GRADE SHALL FALL A MIN. OF 6" WITHIN THE FIRST 10 FT. (CRC R401.3)
17	FOAM TRIM w/STUCCO FINISH
18	2x FOAM TRIM w/STUCCO FINISH. EXTEND 3" PAST DOOR / WINDOW OPENING
19	6x8 SHAPED FOAM CORBEL - SEE PLAN FOR LOCATION
20	WOOD AWNING - SEE DETAIL 10/D1.2 FOR NOTES DIMENSIONS NOT SHOWN HERE
21	DECORATIVE WROUGHT IRON - SEE ELEVATION FOR LOCATION
22	PAINTED SHEET METAL ROOF w/NEOPRENE WASHERS - SEE ELEVATION FOR LOCAITON
23	(3) 4"x4" DP. FOAM FEATURES. ENCLOSED HOLES w/BLACK NET OR BLACK WIRE MESH - DECORATIVE ONLY
24	FIBER CEMENT LAP SIDING o/ BUILDING PAPER, INSTALL PER MANUF. SPECS.
25	3" FIBER CEMENT TRIP AT PERIMETER OF OPENINGS.

ELEVATION NOTES

1	CONTRACTOR TO PROVIDE ADDITIONAL STUCCO JOINTS AS NEEDED TO MINIMIZE CRACKING.
2	PROVIDE SOLID BLOCKING AT ALL HORIZ. STUCCO CONTROL JOINTS. (TYPICAL)
3	ALL WINDOWS TO BE DUAL GLAZED VINYL "LOW-E" w/ FINISH PER DEVELOPER - PROVIDE MUNTINS AS SHOWN.

APPROVED
Project: 24-00006482
Date: 12/6/2024
BAKERSFIELD
Any Volume Of Dwelling Units

FARMHOUSE

7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.

PLAN 2582

"ALL RIGHTS RESERVED"
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE USED WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

PLOT DATE: 10/22/2024
STANDARD PLAN NO.

REVISIONS		
1		
2	10/18/2024	PLAN CHECK
3		
4		
5		
6		
7		

SHEET A2.3

MODEL	2582
STD PLN #	

DOOR SCHEDULE

SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
01	3'-0" x 8'-0"	FIBERGLASS			ENTRY DOOR
02	16'-0" x 7'-0"	ALUM.			
03	3'-0" x 6'-8"	METAL DOOR			GARAGE MAN DOOR
04	2'-8" x 6'-8"	SINGLE			1-⅜" THK. SOLID CORE DOOR w/SELF CLOSURE & SELF LATCHING, PROVIDE GASKET OR WEATHERSTIPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
05	2'-8"x6'-8"	SINGLE			1-⅜" THK. SOLID CORE DOOR w/SELF CLOSURE & SELF LATCHING, PROVIDE GASKET OR WEATHERSTIPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
06	2'-6" x 6'-8"	SINGLE			
07	2'-6" x 6'-8"	SINGLE			
08	3'-0" x 6'-8"	SINGLE			
09	3'-0" x 6'-8"	SINGLE			
10	3'-0" x 6'-8"	SINGLE			
11	2'-4" x 6'-8"	SINGLE			
12	2'-4" x 6'-8"	SINGLE			
13	2'-8" x 6'-8"	SINGLE			
14	2'-8" x 6'-8"	SINGLE			
15	5'-0" x 6'-8"	BYPASS DOOR			
16	2'-6" x 6'-8"	SINGLE			
17	2'-6" x 6'-8"	SINGLE			
18	2'-8" x 6'-8"	SINGLE			
19	5'-0" x 6'-8"	BYPASS DOOR			
20	2'-6" x 6'-8"	SINGLE			
21	2'-6" x 6'-8"	SINGLE			
22	2'-6" x 6'-8"	SINGLE			
23	2'-8" x 6'-8"	SINGLE			
24	2'-8" x 6'-8"	SINGLE			
25	5'-0" x 6'-8"	BYPASS DOOR			

WINDOW SCHEDULE

SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
A	5'-0" x 5'-6"	SLIDER	0.3	0.22	BED 4
B	2'-0" x 3'-0"	SINGLE HUNG	0.3	0.22	BATH 2 TEMP.
C	3'-0" x 5'-0"	SINGLE HUNG	0.3	0.22	GREAT RM.
D	6'-0" x 5'-0"	SLIDER	0.3	0.22	GREAT RM.
E	6'-0" x 8'-0"	SLIDING GLASS DOOR - TEMP.	0.29	0.22	DINING ROOM
F	8'-0" x 5'-0"	XOX	0.3	0.22	DINING
G	4'-0" x 5'-0"	SLIDER	0.3	0.22	DINING
H	3'-0" x 4'-0"	S.H./ TEMP.	0.3	0.22	MUDROOM
J	3'-0" x 5'-0"	SINGLE HUNG	0.3	0.22	LOFT
K	3'-0" x 5'-0"	FIXED	0.27	0.25	OPEN SPACE
L	3'-0" x 5'-0"	FIXED	0.27	0.25	MASTER BEDROOM
M	8'-0" x 5'-0"	XOX	0.3	0.22	MASTER BEDROOM WINDOW TO MEET EGRESS
N	3'-0" x 4'-0"	S.L./ TEMP.	0.3	0.22	MASTER BATH
O	5'-0" x 5'-0"	SLIDER	0.3	0.22	BED 2
P	2'-6" x 4'-0"	SINGLE HUNG	0.3	0.22	BATH 3 TEMP.
Q	5'-0" x 5'-0"	SLIDER	0.3	0.22	BED 3 @ COTTAGE/ FARMHOUSE
R	2'-6" x 9'-0"	FIXED/ TEMP.	0.3	0.22	STAIRS @ TUSCAN ELEV.
S	2'-6" x 4'-0"	FIXED	0.27	0.25	LOFT
T	3'-0" x 4'-6"	SINGLE HUNG	0.27	0.25	LOFT
U	6'-0" x 7'-6"	SLIDER	0.27	0.22	BEDROOM 3 @ TUSCAN ELEV. TEMP.
V	5'-0" x 5'-0"	SLIDER	0.27	0.22	FARMHOUSE
W	2'-6" x 1'-0"	SLIDER/TEMP.	0.27	0.22	MASTER BATH-SUPER SHOWER OPT.

AGE-IN PLACE DESIGN FOR NEWLY CONSTRUCTED DWELLINGS - 2022 CRC SECTION R 327

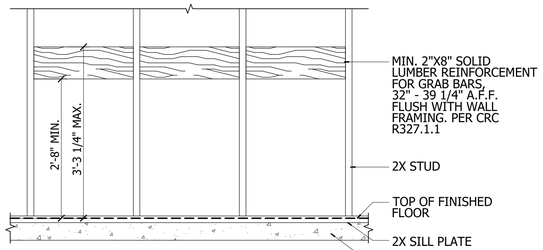
2022 CRC R327.1.1 REINFORCEMENT FOR GRAB BARS. AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL (OR ABOVE IN NEEDED) BE PROVIDED w/ REINFORCEMENT OF SOLID 2x8 NOMINAL FOR GRAB BARS. LOCATED 32-38.25 INCHES AFF. ADDITIONAL BLOCKING AT TUB BOTTOM EDGE NOT MORE THAN 6" ABOVE TUB RIM (5 EXCEPTIONS).

2022 CRC R327.1.1.1 DOCUMENTATION FOR GRAB BAR REINFORCEMENT. INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENT SHALL BE PLACED IN THE OPERATION AND MAINTENANCE MANUAL IN ACCORDANCE w/ THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.4.

2022 CRC R327.1.2 ELECTRICAL RECEPTACLE OUTLET, SWITCH, AND CONTROL HEIGHTS. ELECTRICAL RECEPTACLE OUTLETS, SWITCHES, & CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION, & AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX & NOT LESS THAN 15 INCHES FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR.

2022 CRC R27.1.3 INTERIOR DOORS. EFFECTIVE JULY 1, 2024, AT LEAST ONE BATHROOM & ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A DOORWAY w/ A NET CLEAR OPENING OF NOT LESS THAN 32 INCHES, MEASURED w/ THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION.

2022 CRC R327.1.4 DOORBELL BUTTONS
DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48 INCHES ABOVE THE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY. WHERE DOORBELL BUTTONS INTEGRATED w/ OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48 INCHES MEASURED FROM THE EXTERIOR FLOOR OR LANDING, A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48 INCHES ABOVE THE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOOR BUTTON OR CONTROL.



1 REINFORCEMENT FOR GRAB BARS
N.T.S.

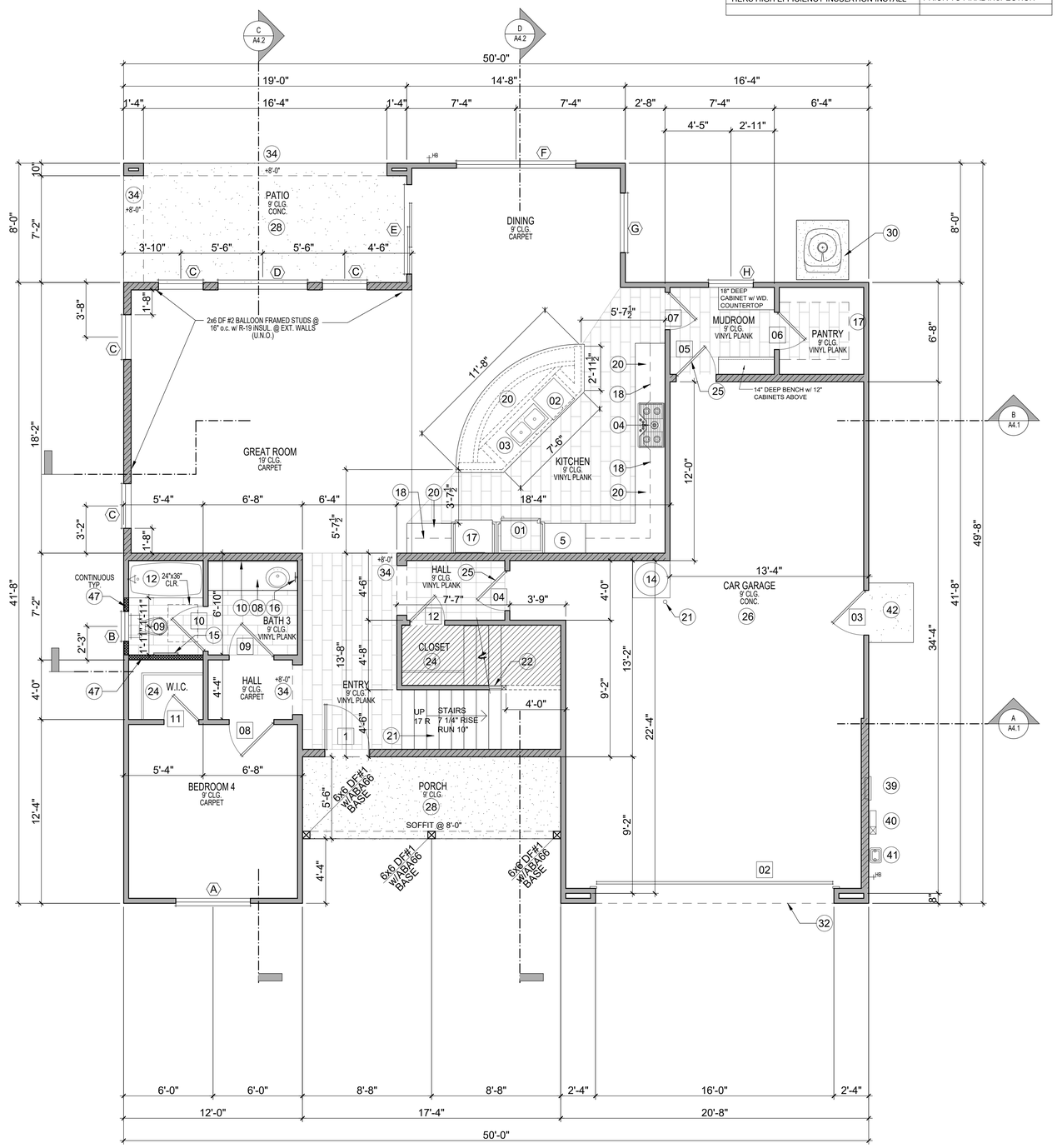
WALL LEGEND

2x4 STD. GR. STUDS @16" O.C. w/R-13 INSULATION @EXT. WALLS U.N.O.

2x6 STUDS @16" O.C. w/R-19 INSULATION @ EXT. WALLS U.N.O.

ENERGY COMPLIANCE SCHEDULE

REQUIREMENT	VALUES OR NOTES
WALL INSULATION	2x4=R-13, 2x6=R-19
ATTIC INSULATION	R-30
ROOF DECK INSULATION	R-13 @ SINGLE STORY
ROOF DECK INSULATION	R-19 @ TWO STORY
FLOOR INSULATION	R-19
DUCT INSULATION	R-6.0
HVAC HEATING	7.5 HSPF2
HVAC COOLING	14.3 SEER2 / 11.7 EER2
WATER HEATER	3.00 UNIFORM ENERGY FACTOR
EXT. FOAM INSULATION	1" THK. FOAM INSULATION R-4.0
LIGHTING	SEE ELECTRICAL SHEETS
HERS HIGH ENERGY EFFICIENCY RATIO (EER)	PRIOR TO FINAL INSPECTION
HERS DUCT LEAKAGE TESTING	PRIOR TO FINAL INSPECTION
HERS HIGH EFFICIENCY INSULATION INSTALL	PRIOR TO FINAL INSPECTION



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

FLOOR KEYNOTES

01	REFRIGERATOR (N.I.C.) - PROVIDE COLD WATER STUB.
02	DISHWASHER
03	DOUBLE SINK w/ DISPOSAL
04	30" COOKTOP w/ HOOD ABV. (MICROWAVE HOOD OPT.) PER MFG'S SPECIFICATIONS.VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED, OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT. PROVIDE ANTI-TILT LOCK.
05	30" OVEN / MICROWAVE COMBO
06	WASHER (N.I.C).
07	DRYER (N.I.C.) - VENT TO OUTSIDE AIR A MIN. 4" DIA MOISTER EXHAUST DUCT PER SECTION 504.0 . A (14'-0" MAX. RUN PER C.M.C. SECTION 906) - PLUMB FOR OPTIONAL GAS. INSTALL DRYER BOX IN WALL FOR VENTING.
08	LAVATORY SET IN CERAMIC TILE COUNTERTOP WITH CABINETS BELOW.
09	LOW FLOW WATER CLOSET W/ MAXIMUM FLUSH OF OF 1.28 GALLONS PER FLUSH (TYPICAL).
10	VANITY MIRROR.
11	RECTANGULAR TUB W/ TILE DECK & FACE.
12	5'-0" BATHTUB/SHOWER FIRBERGLASS UNIT w/ WALL MOUNTED SHOWERHEAD. FIBERGLASS UNIT SHALL BE EQUIPPED WITH FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS. INSTALL PER MANUFACTURER'S INSTRUCTIONS. SHOWER GLASS DOOR TO BE TEMP. & MIN .22" WIDE. GLASS TUB/SHOWER SEPARATOR TO BE TEMPERED. SEE OPTIONAL PLAN.
13	SHOWER W/ TILE 72" MIN. O/ USE OF FIBER-CEMENT,FIBER-MAT REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS , W/ 2"-9" MAX. CURB. PROVIDE TEMPERED GLASS ENCLOSURE AS REQUIRED. MIN 22" TEMP DOOR. THE WATER RESISTANT GYP BOARD SHALL NOT BE INSTALLED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREA SUBJECT TO HIGH HUMIDITY. R702.3.8.1
14	ELECTRIC HEAT PUMP WATER HEATER W/ UNIFORM ENERGY FACTOR OF 3.00 INSTALL PER MANUFACTURES INSTRUCTIONS FOR CLEARANCES.
15	TOWEL BAR @ +51" w/ BLOCKING.
16	TOWEL RING @ +59" w/ BLOCKING.
17	PANTRY w/ (5) SHELVES
18	LINE OF UPPER CABINET.
19	LINEN CABINET, 20" LOWER, 14" UPPER
20	COUNTERTOP w/ CABINETS BELOW
21	3" STEEL BOLLARD, PROTECTIVE BARRIER PER CPC 507.13.1
22	HANDRAIL / GUARDRAIL - SEE PLAN FOR LOCATION - MIN. 42" HIGH.
23	2x HALF-WALL @ +42" w/ WOOD CAP-SEE PLAN FOR LOCATION
24	(1) SHELF AND (1) POLE.
25	1-3/8" THK. SOLID CORE DOOR W/ SELF CLOSING HINGES AND SELF-LATCHING. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
26	ONE LAYER OF 5/8" THK. TYPE 'X' GYP. BD. TYPICAL AT ALL HOUSE/GARAGE COMMON WALLS. APPLY TO ENTIRE GARAGE WALL & CEILING.
27	30"x30" ATTIC ACCESS TO BE WEATHER STRIPPED & INSULATION EQUIVALENT TO THAT OF THE CEILING SHALL BE INSTALLED ON ACCESS PANEL
28	CONCRETE PORCH/PATIO SLAB - BROOM FINISH (SLOPE AWAY FROM BUILDING).
29	CONCRETE DRIVE APRON - REFER TO INDIVIDUAL SITE PLAN (SLOPE AWAY FROM BUILDING).
30	A/C CONDENSING UNIT ON PRE-CAST CONCRETE PAD.
31	2x6/2x6 PONY WALL @ +34 ½". SEE PLAN FOR LOCAITON
32	SOFFIT @ GARAGE. SEE ELEVATIONS SHEETS.
33	ARCHED SOFFIT - SEE PLAN FOR LOCATION & HT.
34	FLAT SOFFIT- SEE PLAN FOR LOCATION & HT.
35	SOFFIT - SEE ELEVATION FOR HEIGHTS
36	LAUNDRY DEEP SINK - SEE PLAN FOR LOCATION
37	2x6 PONY WALL @ +37" HIGH FROM FINISH FLOOR - SEE PLAN FOR LOCATION
38	MEDIA BOX 14 ½" WIDE - SEE PLAN FOR LOCATION
39	TELECOMMUNICATION SERVICE TO RESIDENCE.
40	ELECTRICAL SERVICE TO RESIDENCE.
41	NOT IN USE.
42	CONC. STOOP AT GARAGE MAN DOOR - (BROOM FINISH) SLOPE AWAY FROM BLDG.
43	OPTIONAL 36" DIRECT VENT GAS APPLICANCE FIREPLACE VENT THRU ROOF TO OUTSIDE. MANUFACTURER: HEARTH & HOME MODEL No.: DV3732SB1 NOTE: IF OPTIONAL FIREPLACE IS BEING PROVIDED,) FLUE SPACE - PROVIDE ONE LAYER OF 5/8" THK. TYPE 'X' GYP. BD. INSIDE FACE OF FLUE CHASE w/ 1" AIR SPACE. SEE DETAIL 8/D1.1.
44	SHOE STORAGE - SEE PLAN FOR LOCATION
45	(5) SHELVES EQUALLY SPACE - SEE PLAN FOR LOCATION
46	VANITY DESK
47	GRAB BAR REINFORCEMENT TO BE INSTALLED PER CRC R327.1.1, AT THE BACK AND SIDE WALL OF THE WATER CLOSET; CONTINUOUS AROUND THE SHOWER; AND CONTINUOUS AT THE BACK WALL OF THE TUB WITH FLOOR MOUNTED GRAB BARS AT EACH END, UNLESS PROVIDED OTHERWISE. SEE DETAIL 1/A1.1.
48	DESIGNATED LOCATION OF AGING-IN-PLACE REQUIREMENTS
49	PLANT SHELF, +/- 3'-4" ABOVE GRADE.
50	SLOPE GARAGE FLOOR MIN. 1/8" PER FOOT FOR DRAINAGE (ENTIRE GARAGE FLOOR TO BE SLOPED IN DIRECTION SHOWN.
51	22-1/2"x54" ATTIC ACCESS AT ATTIC STORAGE OPTION, PROVIDE WEATHER STRIPPED & INSULATION EQ. TO THAT OF THE CEILING SHALL BE INSTALLED ON ACCESS PANEL.
52	ATTIC STORAGE TO INCLUDE SHEATHING AT ATTIC FLOOR AND SHALL NOT BE CONSTRUCTED AS HABITABLE AREA.

FLOOR NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS OF ALL SPECIAL BOLTS, STRAPS AND HOLDOWNS
2. LABELED SAFETY GLASS IS REQUIRED IN TUB/SHOWER ENCLOSURES & GLAZING WITHIN 60" FORM BOTTOM OF TUBS/SHOWERS. (OPTIONAL)
5. MAXIMUM SILL HEIGHT OF 44 INCHES FROM THE BOTTOM OF THE CLEAR OPENING ABOVE THE FLOOR IN SLEEPING ROOMS FOR ALL WINDOWS USED FOR EMERGENCY EXITS, WITH MINIMUM 821 SQ.IN. (24" WIDE x 20" HIGH CLR. OPENING)
6. WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATD MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE 24" ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND A HEIGHT OF 24" SHALL BE FIXED OR HAVE OPENINGS SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS. EXCEPTION: OPENINGS THAT ARE PROVIDED WITH WINDOW GUARDS THAT COMPLY WITH ASTM 2006 OR F 2090. THE GUARD MAY NOT HAVE OPENINGS THAT A 4" SPHERE IN DIAMETER CAN PASS THRU
7. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
8. INSTANTANEOUS WATER HEATERS WITH INPUT RATING GREATER THAN 6.8kBTU/hr (2-kw) SHALL HAVE ISOLATION VALVES ON BOTH THE COLD WATER SUPPLY AND HOT WATER PIPE LEAVING THE WATER HEATER, AND HOSE BIBBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER HEATER WHEN VALVES ARE CLOSED. PER CA ENERGY CODE 110.3(c)7
9. GALVANIZED MALLEABLE IRON, GALVANIZED WROUGHT IRON, OR GALVANIZED STEEL ARE PROHIBITED MATERIALS FOR WATER SUPPLY AND BUILDING WATER PIPING BOTH UNDERGROUND AND IN BUILDINGS.
10. A SHEETROCK NAILING INSPECTION IS REQUIRED - 2022 CRC R109.1.4.2 & 2022 CBC 110.3.5 & BAKERSFIELD MUNICIPAL CODE.

APPROVED
Project: 24-00006549
Date: 12/6/2024
BAKERSFIELD
THE HOME OF Dwelling Style

COTTAGE
7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.
PLAN 2835

"ALL RIGHTS RESERVED"
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE USED WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

PLOT DATE: 11/05/2024
PLAN CHECK NUMBER

REVISIONS
1.
2.
3.
4.
5.
6.
7.

SHEET A1.1

MODEL 2835
STD PLN #

DOOR SCHEDULE

SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
01	3'-0" x 8'-0"	FIBERGLASS			ENTRY DOOR
02	16'-0" x 7'-0"	ALUM.			
03	3'-0" x 6'-8"	METAL DOOR			GARAGE MAN DOOR
04	2'-8" x 6'-8"	SINGLE			1-⅜" THK. SOLID CORE DOOR w/SELF CLOSURE & SELF LATCHING, PROVIDE GASKET OR WEATHERSTIPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
05	2'-8"x6'-8"	SINGLE			1-⅜" THK. SOLID CORE DOOR w/SELF CLOSURE & SELF LATCHING, PROVIDE GASKET OR WEATHERSTIPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
06	2'-6" x 6'-8"	SINGLE			
07	2'-6" x 6'-8"	SINGLE			
08	3'-0" x 6'-8"	SINGLE			
09	3'-0" x 6'-8"	SINGLE			
10	3'-0" x 6'-8"	SINGLE			
11	2'-4" x 6'-8"	SINGLE			
12	2'-4" x 6'-8"	SINGLE			
13	2'-8" x 6'-8"	SINGLE			
14	2'-8" x 6'-8"	SINGLE			
15	5'-0" x 6'-8"	BYPASS DOOR			
16	2'-6" x 6'-8"	SINGLE			
17	2'-6" x 6'-8"	SINGLE			
18	2'-8" x 6'-8"	SINGLE			
19	5'-0" x 6'-8"	BYPASS DOOR			
20	2'-6" x 6'-8"	SINGLE			
21	2'-6" x 6'-8"	SINGLE			
22	2'-6" x 6'-8"	SINGLE			
23	2'-8" x 6'-8"	SINGLE			
24	2'-8" x 6'-8"	SINGLE			
25	5'-0" x 6'-8"	BYPASS DOOR			

WINDOW SCHEDULE

SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
A	5'-0" x 5'-6"	SLIDER	0.3	0.22	BED 4
B	2'-0" x 3'-0"	SINGLE HUNG	0.3	0.22	BATH 2 TEMP.
C	3'-0" x 5'-0"	SINGLE HUNG	0.3	0.22	GREAT RM.
D	6'-0" x 5'-0"	SLIDER	0.3	0.22	GREAT RM.
E	6'-0" x 8'-0"	SLIDING GLASS DOOR - TEMP.	0.29	0.22	DINING ROOM
F	8'-0" x 5'-0"	XOX	0.3	0.22	DINING
G	4'-0" x 5'-0"	SLIDER	0.3	0.22	DINING
H	3'-0" x 4'-0"	S.H./ TEMP.	0.3	0.22	MUDROOM
J	3'-0" x 5'-0"	SINGLE HUNG	0.3	0.22	LOFT
K	3'-0" x 5'-0"	FIXED	0.27	0.25	OPEN SPACE
L	3'-0" x 5'-0"	FIXED	0.27	0.25	MASTER BEDROOM
M	8'-0" x 5'-0"	XOX	0.3	0.22	MASTER BEDROOM WINDOW TO MEET EGRESS
N	3'-0" x 4'-0"	S.L./ TEMP.	0.3	0.22	MASTER BATH
O	5'-0" x 5'-0"	SLIDER	0.3	0.22	BED 2
P	2'-6" x 4'-0"	SINGLE HUNG	0.3	0.22	BATH 3 TEMP.
Q	5'-0" x 5'-0"	SLIDER	0.3	0.22	BED 3 @ COTTAGE/ FARMHOUSE
R	2'-6" x 9'-0"	FIXED/ TEMP.	0.3	0.22	STAIRS @ TUSCAN ELEV.
S	2'-6" x 4'-0"	FIXED	0.27	0.25	LOFT
T	3'-0" x 4'-6"	SINGLE HUNG	0.27	0.25	LOFT
U	6'-0" x 7'-6"	SLIDER	0.27	0.22	BEDROOM 3 @ TUSCAN ELEV. TEMP.
V	5'-0" x 5'-0"	SLIDER	0.27	0.22	FARMHOUSE
W	2'-6" x 1'-0"	SLIDER/TEMP.	0.27	0.22	MASTER BATH-SUPER SHOWER OPT.

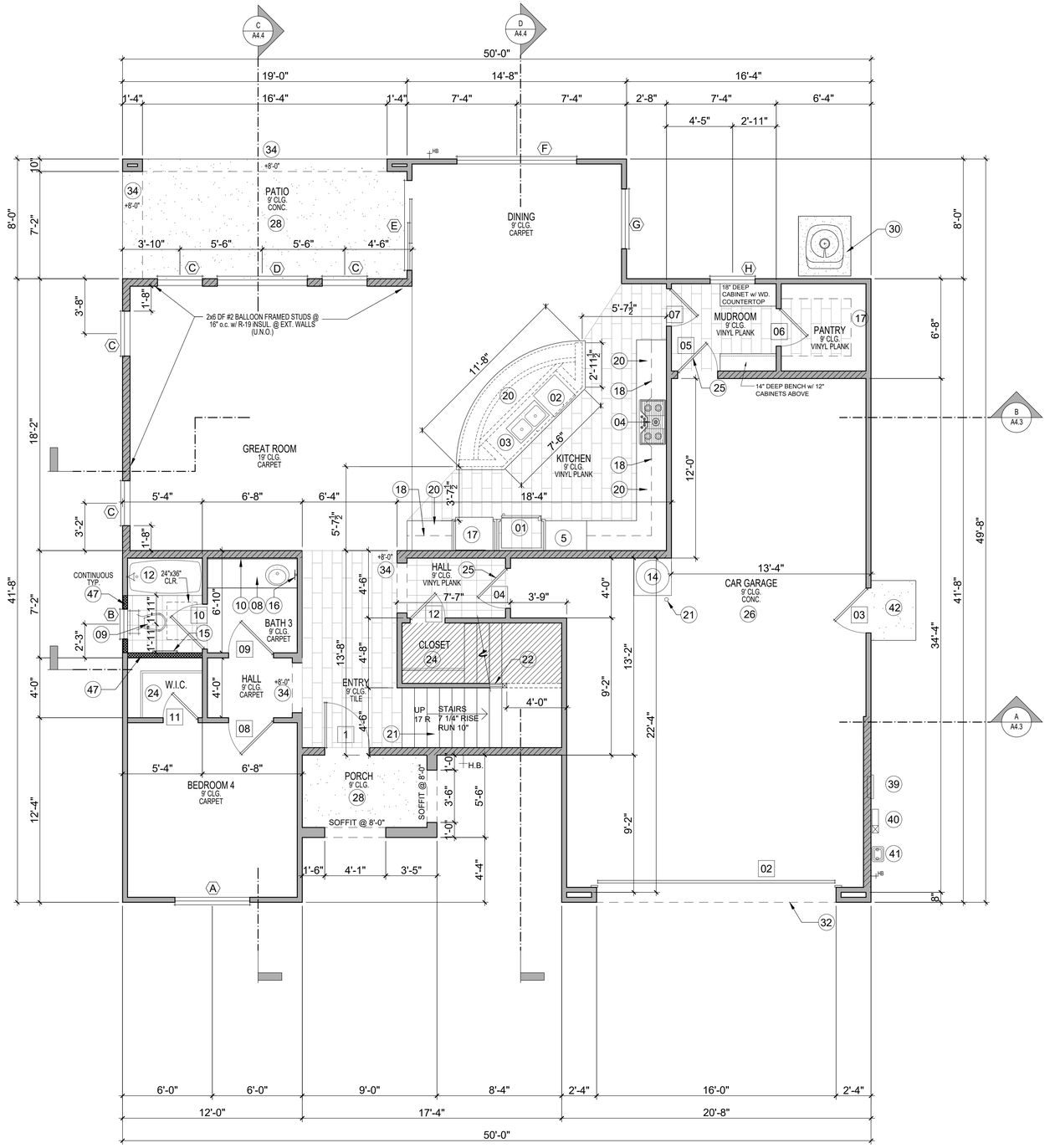
WALL LEGEND

2x4 STD. GR. STUDS @16" O.C. w/R-13 INSULATION @EXT. WALLS U.N.O.

2x6 STUDS @16" O.C. w/R-19 INSULATION @ EXT. WALLS U.N.O.

ENERGY COMPLIANCE SCHEDULE

REQUIREMENT	VALUES OR NOTES
WALL INSULATION	2x4=R-13, 2x6=R-19
ATTIC INSULATION	R-30
ROOF DECK INSULATION	R-13 @ SINGLE STORY
ROOF DECK INSULATION	R-19 @ TWO STORY
FLOOR INSULATION	R-19
DUCT INSULATION	R-6.0
HVAC HEATING	7.5 HSPF2
HVAC COOLING	14.3 SEER2 / 11.7 EER2
WATER HEATER	3.00 UNIFORM ENERGY FACTOR
EXT. FOAM INSULATION	1" THK. FOAM INSULATION R-4.0
LIGHTING	SEE ELECTRICAL SHEETS
HERS HIGH ENERGY EFFICIENCY RATIO (EER)	PRIOR TO FINAL INSPECTION
HERS DUCT LEAKAGE TESTING	PRIOR TO FINAL INSPECTION
HERS HIGH EFFICIENCY INSULATION INSTALL	PRIOR TO FINAL INSPECTION



FIRST FLOOR PLAN

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

FLOOR KEYNOTES

01	REFRIGERATOR (N.I.C.) - PROVIDE COLD WATER STUB.
02	DISHWASHER
03	DOUBLE SINK w/ DISPOSAL
04	30" COOKTOP w/ HOOD ABV. (MICROWAVE HOOD OPT.) PER MFG'S SPECIFICATIONS.VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED, OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT. PROVIDE ANTI-TILT LOCK.
05	30" OVEN / MICROWAVE COMBO
06	WASHER (N.I.C).
07	DRYER (N.I.C.) - VENT TO OUTSIDE AIR A MIN. 4" DIA MOISTER EXHAUST DUCT PER SECTION 504.0 . A (14'-0" MAX. RUN PER C.M.C. SECTION 906) - PLUMB FOR OPTIONAL GAS. INSTALL DRYER BOX IN WALL FOR VENTING.
08	LAVATORY SET IN CERAMIC TILE COUNTERTOP WITH CABINETS BELOW.
09	LOW FLOW WATER CLOSET W/ MAXIMUM FLUSH OF OF 1.28 GALLONS PER FLUSH (TYPICAL).
10	VANITY MIRROR.
11	RECTANGULAR TUB W/ TILE DECK & FACE.
12	5'-0" BATHTUB/SHOWER FIRBERGLASS UNIT w/ WALL MOUNTED SHOWERHEAD. FIBERGLASS UNIT SHALL BE EQUIPPED WITH FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS. INSTALL PER MANUFACTURER'S INSTRUCTIONS. SHOWER GLASS DOOR TO BE TEMP. & MIN. 22" WIDE. GLASS TUB/SHOWER SEPARATOR TO BE TEMPERED. SEE OPTIONAL PLAN.
13	SHOWER W/ TILE 72" MIN. O/ USE OF FIBER-CEMENT,FIBER-MAT REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS , W/ 2"-9" MAX. CURB. PROVIDE TEMPERED GLASS ENCLOSURE AS REQUIRED. MIN 22" TEMP DOOR. THE WATER RESISTANT GYP BOARD SHALL NOT BE INSTALLED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREA SUBJECT TO HIGH HUMIDITY. R702.3.8.1
14	ELECTRIC HEAT PUMP WATER HEATER W/ UNIFORM ENERGY FACTOR OF 3.00 INSTALL PER MANUFACTURES INSTRUCTIONS FOR CLEARANCES.
15	TOWEL BAR @ +51" w/ BLOCKING.
16	TOWEL RING @ +59" w/ BLOCKING.
17	PANTRY w/ (5) SHELVES
18	LINE OF UPPER CABINET.
19	LINEN CABINET, 20" LOWER, 14" UPPER
20	COUNTERTOP w/ CABINETS BELOW
21	3" STEEL BOLLARD, PROTECTIVE BARRIER PER CPC 507.13.1
22	HANDRAIL / GUARDRAIL - SEE PLAN FOR LOCATION - MIN. 42" HIGH.
23	2x HALF-WALL @ +42" w/ WOOD CAP-SEE PLAN FOR LOCATION
24	(1) SHELF AND (1) POLE.
25	1-3/8" THK. SOLID CORE DOOR W/ SELF CLOSING HINGES AND SELF-LATCHING. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
26	ONE LAYER OF 5/8" THK. TYPE 'X' GYP. BD. TYPICAL AT ALL HOUSE/GARAGE COMMON WALLS. APPLY TO ENTIRE GARAGE WALL & CEILING.
27	30"x30" ATTIC ACCESS TO BE WEATHER STRIPPED & INSULATION EQUIVALENT TO THAT OF THE CEILING SHALL BE INSTALLED ON ACCESS PANEL
28	CONCRETE PORCH/PATIO SLAB - BROOM FINISH (SLOPE AWAY FROM BUILDING).
29	CONCRETE DRIVE APRON - REFER TO INDIVIDUAL SITE PLAN (SLOPE AWAY FROM BUILDING).
30	A/C CONDENSING UNIT ON PRE-CAST CONCRETE PAD.
31	2x6/2x6 PONY WALL @ +34 ½". SEE PLAN FOR LOCAITON
32	SOFFIT @ GARAGE. SEE ELEVATIONS SHEETS.
33	ARCHED SOFFIT - SEE PLAN FOR LOCATION & HT.
34	FLAT SOFFIT- SEE PLAN FOR LOCATION & HT.
35	SOFFIT - SEE ELEVATION FOR HEIGHTS
36	LAUNDRY DEEP SINK - SEE PLAN FOR LOCATION
37	2x6 PONY WALL @ +37" HIGH FROM FINISH FLOOR - SEE PLAN FOR LOCATION
38	MEDIA BOX 14 ½" WIDE - SEE PLAN FOR LOCATION
39	TELECOMMUNICATION SERVICE TO RESIDENCE.
40	ELECTRICAL SERVICE TO RESIDENCE.
41	NOT IN USE.
42	CONC. STOOP AT GARAGE MAN DOOR - (BROOM FINISH) SLOPE AWAY FROM BLDG.
43	OPTIONAL 36" DIRECT VENT GAS APPLICANCE FIREPLACE VENT THRU ROOF TO OUTSIDE. MANUFACTURER: HEARTH & HOME MODEL No.: DV3732IS1 NOTE: IF OPTIONAL FIREPLACE IS BEING PROVIDED,) FLUE SPACE - PROVIDE ONE LAYER OF 5/8" THK. TYPE 'X' GYP. BD. INSIDE FACE OF FLUE CHASE w/ 1" AIR SPACE. SEE DETAIL 8/D1.1.
44	SHOE STORAGE - SEE PLAN FOR LOCATION
45	(5) SHELVES EQUALLY SPACE - SEE PLAN FOR LOCATION
46	VANITY DESK
47	GRAB BAR REINFORCEMENT TO BE INSTALLED PER CRC R327.1.1, AT THE BACK AND SIDE WALL OF THE WATER CLOSET; CONTINUOUS AROUND THE SHOWER; AND CONTINUOUS AT THE BACK WALL OF THE TUB WITH FLOOR MOUNTED GRAB BARS AT EACH END, UNLESS PROVIDED OTHERWISE. SEE DETAIL 1/A1.1.
48	DESIGNATED LOCATION OF AGING-IN-PLACE REQUIREMENTS
49	PLANT SHELF, +/- 3'-4" ABOVE GRADE.
50	SLOPE GARAGE FLOOR MIN. 1/8" PER FOOT FOR DRAINAGE (ENTIRE GARAGE FLOOR TO BE SLOPED IN DIRECTION SHOWN.
51	22-1/2"x54" ATTIC ACCESS AT ATTIC STORAGE OPTION. PROVIDE WEATHER STRIPPED & INSULATION EQ. TO THAT OF THE CEILING SHALL BE INSTALLED ON ACCESS PANEL.
52	ATTIC STORAGE TO INCLUDE SHEATHING AT ATTIC FLOOR AND SHALL NOT BE CONSTRUCTED AS HABITABLE AREA.

FLOOR NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS OF ALL SPECIAL BOLTS, STRAPS AND HOLDOWNS
2. LABELED SAFETY GLASS IS REQUIRED IN TUB/SHOWER ENCLOSURES & GLAZING WITHIN 60" FORM BOTTOM OF TUBS/SHOWERS. (OPTIONAL)
5. MAXIMUM SILL HEIGHT OF 44 INCHES FROM THE BOTTOM OF THE CLEAR OPENING ABOVE THE FLOOR IN SLEEPING ROOMS FOR ALL WINDOWS USED FOR EMERGENCY EXITS, WITH MINIMUM 821 SQ.IN. (24" WIDE x 20" HIGH CLR. OPENING)
6. WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATD MORE THAN 72' ABOVE FINISHED GRADE OR OTHER SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE 24" ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND A HEIGHT OF 24" SHALL BE FIXED OR HAVE OPENINGS SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS, EXCEPTION: OPENINGS THAT ARE PROVIDED WITH WINDOW GUARDS THAT COMPLY WITH ASTM 2006 OR F 2090, THE GUARD MAY NOT HAVE OPENINGS THAT A 4" SPHERE IN DIAMETER CAN PASS THRU
7. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
8. INSTANTANEOUS WATER HEATERS WITH INPUT RATING GREATER THAN 6.8kBTU/hr (2-kw) SHALL HAVE ISOLATION VALVES ON BOTH THE COLD WATER SUPPLY AND HOT WATER PIPE LEAVING THE WATER HEATER, AND HOSE BIBBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER HEATER WHEN VALVES ARE CLOSED. PER CA ENERGY CODE 110.3(c)7
9. GALVANIZED MALLEABLE IRON, GALVANIZED WROUGHT IRON, OR GALVANIZED STEEL ARE PROHIBITED MATERIALS FOR WATER SUPPLY AND BUILDING WATER PIPING BOTH UNDERGROUND AND IN BUILDINGS.
10. A SHEETROCK NAILING INSPECTION IS REQUIRED - 2022 CRC R109.1.4.2 & 2022 CBC 110.3.5 & BAKERSFIELD MUNICIPAL CODE.

APPROVED
Project: 24-00006549
Date: 12/6/2024
BAKERSFIELD
THE SPIRIT OF OPPORTUNITY

TUSCAN
7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.

PLAN 2835

"ALL RIGHTS RESERVED"
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE USED IN WHOLE OR IN PART IN ANY FORM WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

PLOT DATE: 11/05/2024

PLAN CHECK NUMBER

REVISIONS

1		
2		
3		
4		
5		
6		
7		

SHEET A1.2

MODEL	2835
STD PLN #	

DOOR SCHEDULE

SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
01	3'-0" x 8'-0"	FIBERGLASS			ENTRY DOOR
02	16'-0" x 7'-0"	ALUM.			
03	3'-0" x 6'-8"	METAL DOOR			GARAGE MAN DOOR
04	2'-8" x 6'-8"	SINGLE			1-3/8" THK. SOLID CORE DOOR w/SELF CLOSURE & SELF LATCHING, PROVIDE GASKET OR WEATHERSTIPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
05	2'-8"x6'-8"	SINGLE			1-3/8" THK. SOLID CORE DOOR w/SELF CLOSURE & SELF LATCHING, PROVIDE GASKET OR WEATHERSTIPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
06	2'-6" x 6'-8"	SINGLE			
07	2'-6" x 6'-8"	SINGLE			
08	3'-0" x 6'-8"	SINGLE			
09	3'-0" x 6'-8"	SINGLE			
10	3'-0" x 6'-8"	SINGLE			
11	2'-4" x 6'-8"	SINGLE			
12	2'-4" x 6'-8"	SINGLE			
13	2'-8" x 6'-8"	SINGLE			
14	2'-8" x 6'-8"	SINGLE			
15	5'-0" x 6'-8"	BYPASS DOOR			
16	2'-6" x 6'-8"	SINGLE			
17	2'-6" x 6'-8"	SINGLE			
18	2'-8" x 6'-8"	SINGLE			
19	5'-0" x 6'-8"	BYPASS DOOR			
20	2'-6" x 6'-8"	SINGLE			
21	2'-6" x 6'-8"	SINGLE			
22	2'-6" x 6'-8"	SINGLE			
23	2'-8" x 6'-8"	SINGLE			
24	2'-8" x 6'-8"	SINGLE			
25	5'-0" x 6'-8"	BYPASS DOOR			

WINDOW SCHEDULE

SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
A	5'-0" x 5'-6"	SLIDER	0.3	0.22	BED 4
B	2'-0" x 3'-0"	SINGLE HUNG	0.3	0.22	BATH 2 TEMP.
C	3'-0" x 5'-0"	SINGLE HUNG	0.3	0.22	GREAT RM.
D	6'-0" x 5'-0"	SLIDER	0.3	0.22	GREAT RM.
E	6'-0" x 8'-0"	SLIDING GLASS DOOR - TEMP.	0.29	0.22	DINING ROOM
F	8'-0" x 5'-0"	XOX	0.3	0.22	DINING
G	4'-0" x 5'-0"	SLIDER	0.3	0.22	DINING
H	3'-0" x 4'-0"	S.H./ TEMP.	0.3	0.22	MUDROOM
J	3'-0" x 5'-0"	SINGLE HUNG	0.3	0.22	LOFT
K	3'-0" x 5'-0"	FIXED	0.27	0.25	OPEN SPACE
L	3'-0" x 5'-0"	FIXED	0.27	0.25	MASTER BEDROOM
M	8'-0" x 5'-0"	XOX	0.3	0.22	MASTER BEDROOM WINDOW TO MEET EGRESS
N	3'-0" x 4'-0"	S.L./ TEMP.	0.3	0.22	MASTER BATH
O	5'-0" x 5'-0"	SLIDER	0.3	0.22	BED 2
P	2'-6" x 4'-0"	SINGLE HUNG	0.3	0.22	BATH 3 TEMP.
Q	5'-0" x 5'-0"	SLIDER	0.3	0.22	BED 3 @ COTTAGE/ FARMHOUSE
R	2'-6" x 9'-0"	FIXED/ TEMP.	0.3	0.22	STAIRS @ TUSCAN ELEV.
S	2'-6" x 4'-0"	FIXED	0.27	0.25	LOFT
T	3'-0" x 4'-6"	SINGLE HUNG	0.27	0.25	LOFT
U	6'-0" x 7'-6"	SLIDER	0.27	0.22	BEDROOM 3 @ TUSCAN ELEV. TEMP.
V	5'-0" x 5'-0"	SLIDER	0.27	0.22	FARMHOUSE
W	2'-6" x 1'-0"	SLIDER/TEMP.	0.27	0.22	MASTER BATH-SUPER SHOWER OPT.

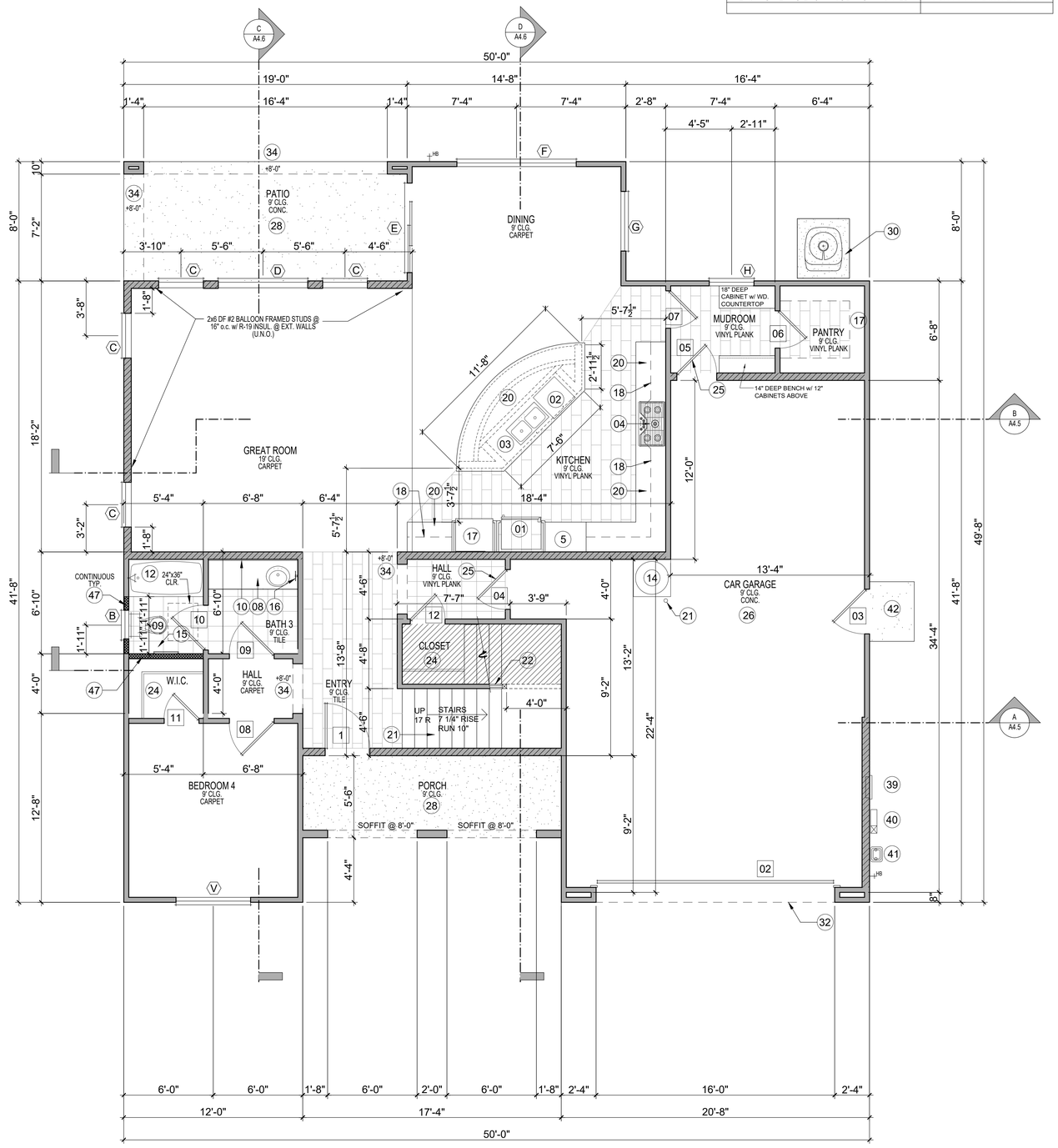
WALL LEGEND

2x4 STD. GR. STUDS @16" O.C. w/R-13 INSULATION @EXT. WALLS U.N.O.

2x6 STUDS @16" O.C. w/R-19 INSULATION @ EXT. WALLS U.N.O.

ENERGY COMPLIANCE SCHEDULE

REQUIREMENT	VALUES OR NOTES
WALL INSULATION	2x4=R-13, 2x6=R-19
ATTIC INSULATION	R-30
ROOF DECK INSULATION	R-13 @ SINGLE STORY
ROOF DECK INSULATION	R-19 @ TWO STORY
FLOOR INSULATION	R-19
DUCT INSULATION	R-6.0
HVAC HEATING	7.5 HSPF2
HVAC COOLING	14.3 SEER2 / 11.7 EER2
WATER HEATER	3.00 UNIFORM ENERGY FACTOR
EXT. FOAM INSULATION	1" THK. FOAM INSULATION R-4.0
LIGHTING	SEE ELECTRICAL SHEETS
HERS HIGH ENERGY EFFICIENCY RATIO (EER)	PRIOR TO FINAL INSPECTION
HERS DUCT LEAKAGE TESTING	PRIOR TO FINAL INSPECTION
HERS HIGH EFFICIENCY INSULATION INSTALL	PRIOR TO FINAL INSPECTION



FLOOR KEYNOTES

01	REFRIGERATOR (N.I.C.) - PROVIDE COLD WATER STUB.
02	DISHWASHER
03	DOUBLE SINK w/ DISPOSAL
04	30" COOKTOP w/ HOOD ABV. (MICROWAVE HOOD OPT.) PER MFG'S SPECIFICATIONS.VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED, OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT. PROVIDE ANTI-TILT LOCK.
05	30" OVEN / MICROWAVE COMBO
06	WASHER (N.I.C).
07	DRYER (N.I.C.) - VENT TO OUTSIDE AIR A MIN. 4" DIA MOISTER EXHAUST DUCT PER SECTION 504.0. A (14'-0" MAX. RUN PER C.M.C. SECTION 906) - PLUMB FOR OPTIONAL GAS. INSTALL DRYER BOX IN WALL FOR VENTING.
08	LAVATORY SET IN CERAMIC TILE COUNTERTOP WITH CABINETS BELOW.
09	LOW FLOW WATER CLOSET W/ MAXIMUM FLUSH OF OF 1.28 GALLONS PER FLUSH (TYPICAL).
10	VANITY MIRROR.
11	RECTANGULAR TUB W/ TILE DECK & FACE.
12	5'-0" BATHTUB/SHOWER FIRBERGLASS UNIT w/ WALL MOUNTED SHOWERHEAD. FIBERGLASS UNIT SHALL BE EQUIPPED WITH FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS. INSTALL PER MANUFACTURER'S INSTRUCTIONS. SHOWER GLASS DOOR TO BE TEMP. & MIN. 22" WIDE. GLASS TUB/SHOWER SEPARATOR TO BE TEMPERED. SEE OPTIONAL PLAN.
13	SHOWER W/ TILE 72" MIN. O/ USE OF FIBER-CEMENT,FIBER-MAT REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS , W/ 2"-9" MAX. CURB. PROVIDE TEMPERED GLASS ENCLOSURE AS REQUIRED. MIN 22" TEMP DOOR. THE WATER RESISTANT GYP BOARD SHALL NOT BE INSTALLED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREA SUBJECT TO HIGH HUMIDITY. R702.3.8.1
14	ELECTRIC HEAT PUMP WATER HEATER W/ UNIFORM ENERGY FACTOR OF 3.00 INSTALL PER MANUFACTURES INSTRUCTIONS FOR CLEARANCES.
15	TOWEL BAR @ +51" w/ BLOCKING.
16	TOWEL RING @ +59" w/ BLOCKING.
17	PANTRY w/ (5) SHELVES
18	LINE OF UPPER CABINET.
19	LINEN CABINET, 20" LOWER, 14" UPPER
20	COUNTERTOP w/ CABINETS BELOW
21	3" STEEL BOLLARD, PROTECTIVE BARRIER PER CPC 507.13.1
22	HANDRAIL / GUARDRAIL - SEE PLAN FOR LOCATION - MIN. 42" HIGH.
23	2x HALF-WALL @ +42" w/ WOOD CAP-SEE PLAN FOR LOCATION
24	(1) SHELF AND (1) POLE.
25	1-3/8" THK. SOLID CORE DOOR W/ SELF CLOSING HINGES AND SELF-LATCHING. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
26	ONE LAYER OF 5/8" THK. TYPE 'X' GYP. BD. TYPICAL AT ALL HOUSE/GARAGE COMMON WALLS. APPLY TO ENTIRE GARAGE WALL & CEILING.
27	30"x30" ATTIC ACCESS TO BE WEATHER STRIPPED & INSULATION EQUIVALENT TO THAT OF THE CEILING SHALL BE INSTALLED ON ACCESS PANEL
28	CONCRETE PORCH/PATIO SLAB - BROOM FINISH (SLOPE AWAY FROM BUILDING).
29	CONCRETE DRIVE APRON - REFER TO INDIVIDUAL SITE PLAN (SLOPE AWAY FROM BUILDING).
30	A/C CONDENSING UNIT ON PRE-CAST CONCRETE PAD.
31	2x6/2x6 PONY WALL @ +34 ½". SEE PLAN FOR LOCAITON
32	SOFFIT @ GARAGE. SEE ELEVATIONS SHEETS.
33	ARCHED SOFFIT - SEE PLAN FOR LOCATION & HT.
34	FLAT SOFFIT- SEE PLAN FOR LOCATION & HT.
35	SOFFIT - SEE ELEVATION FOR HEIGHTS
36	LAUNDRY DEEP SINK - SEE PLAN FOR LOCATION
37	2x6 PONY WALL @ +37" HIGH FROM FINISH FLOOR - SEE PLAN FOR LOCATION
38	MEDIA BOX 14 ½" WIDE - SEE PLAN FOR LOCATION
39	TELECOMMUNICATION SERVICE TO RESIDENCE.
40	ELECTRICAL SERVICE TO RESIDENCE.
41	NOT IN USE.
42	CONC. STOOP AT GARAGE MAN DOOR - (BROOM FINISH) SLOPE AWAY FROM BLDG.
43	OPTIONAL 36" DIRECT VENT GAS APPLICANCE FIREPLACE VENT THRU ROOF TO OUTSIDE. MANUFACTURER: HEARTH & HOME MODEL No.: DV32SB1 NOTE: IF OPTIONAL FIREPLACE IS BEING PROVIDED,) FLUE SPACE - PROVIDE ONE LAYER OF 5/8" THK. TYPE 'X' GYP. BD. INSIDE FACE OF FLUE CHASE w/ 1" AIR SPACE. SEE DETAIL 8/D1.1.
44	SHOE STORAGE - SEE PLAN FOR LOCATION
45	(5) SHELVES EQUALLY SPACE - SEE PLAN FOR LOCATION
46	VANITY DESK
47	GRAB BAR REINFORCEMENT TO BE INSTALLED PER CRC R327.1.1, AT THE BACK AND SIDE WALL OF THE WATER CLOSET; CONTINUOUS AROUND THE SHOWER; AND CONTINUOUS AT THE BACK WALL OF THE TUB WITH FLOOR MOUNTED GRAB BARS AT EACH END, UNLESS PROVIDED OTHERWISE. SEE DETAIL 1/A1.1.
48	DESIGNATED LOCATION OF AGING-IN-PLACE REQUIREMENTS
49	PLANT SHELF, +/- 3'-4" ABOVE GRADE.
50	SLOPE GARAGE FLOOR MIN. 1/8" PER FOOT FOR DRAINAGE (ENTIRE GARAGE FLOOR TO BE SLOPED IN DIRECTION SHOWN.
51	22-1/2"x54" ATTIC ACCESS AT ATTIC STORAGE OPTION. PROVIDE WEATHER STRIPPED & INSULATION EQ. TO THAT OF THE CEILING SHALL BE INSTALLED ON ACCESS PANEL.
52	ATTIC STORAGE TO INCLUDE SHEATHING AT ATTIC FLOOR AND SHALL NOT BE CONSTRUCTED AS HABITABLE AREA.

FLOOR NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS OF ALL SPECIAL BOLTS, STRAPS AND HOLDOWNS
2. LABELED SAFETY GLASS IS REQUIRED IN TUB/SHOWER ENCLOSURES & GLAZING WITHIN 60" FORM BOTTOM OF TUBS/SHOWERS. (OPTIONAL)
5. MAXIMUM SILL HEIGHT OF 44 INCHES FROM THE BOTTOM OF THE CLEAR OPENING ABOVE THE FLOOR IN SLEEPING ROOMS FOR ALL WINDOWS USED FOR EMERGENCY EXITS, WITH MINIMUM 821 SQ.IN. (24" WIDE x 20" HIGH CLR. OPENING)
6. WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATD MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE 24" ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND A HEIGHT OF 24" SHALL BE FIXED OR HAVE OPENINGS SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS. EXCEPTION: OPENINGS THAT ARE PROVIDED WITH WINDOW GUARDS THAT COMPLY WITH ASTM 2006 OR F 2090. THE GUARD MAY NOT HAVE OPENINGS THAT A 4" SPHERE IN DIAMETER CAN PASS THRU
7. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
8. INSTANTANEOUS WATER HEATERS WITH INPUT RATING GREATER THAN 6.8kBTU/hr (2-kw) SHALL HAVE ISOLATION VALVES ON BOTH THE COLD WATER SUPPLY AND HOT WATER PIPE LEAVING THE WATER HEATER, AND HOSE BIBBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER HEATER WHEN VALVES ARE CLOSED. PER CA ENERGY CODE 110.3(c)7
9. GALVANIZED MALLEABLE IRON, GALVANIZED WROUGHT IRON, OR GALVANIZED STEEL ARE PROHIBITED MATERIALS FOR WATER SUPPLY AND BUILDING WATER PIPING BOTH UNDERGROUND AND IN BUILDINGS.
10. A SHEETROCK NAILING INSPECTION IS REQUIRED - 2022 CRC R109.1.4.2 & 2022 CBC 110.3.5 & BAKERSFIELD MUNICIPAL CODE.

FIRST FLOOR PLAN

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

APPROVED
Project: 24-00006549
Date: 12/6/2024
BAKERSFIELD
THE SPIRIT OF Dwelling Well

FARMHOUSE
7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.

PLAN 2835

"ALL RIGHTS RESERVED"
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS, AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

PLOT DATE: 11/05/2024

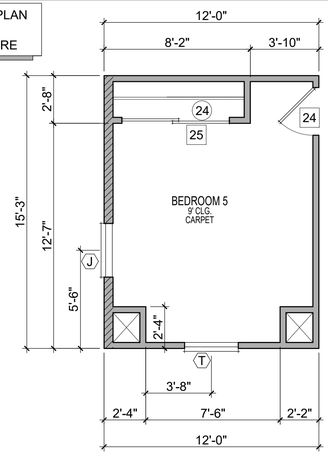
PLAN CHECK NUMBER

REVISIONS	
1	
2	
3	
4	
5	
6	
7	

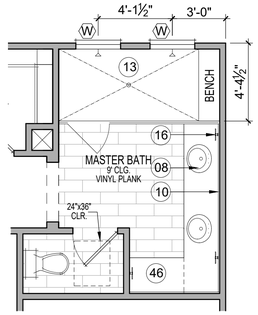
SHEET A1.3

MODEL	2835
STD PLN #	

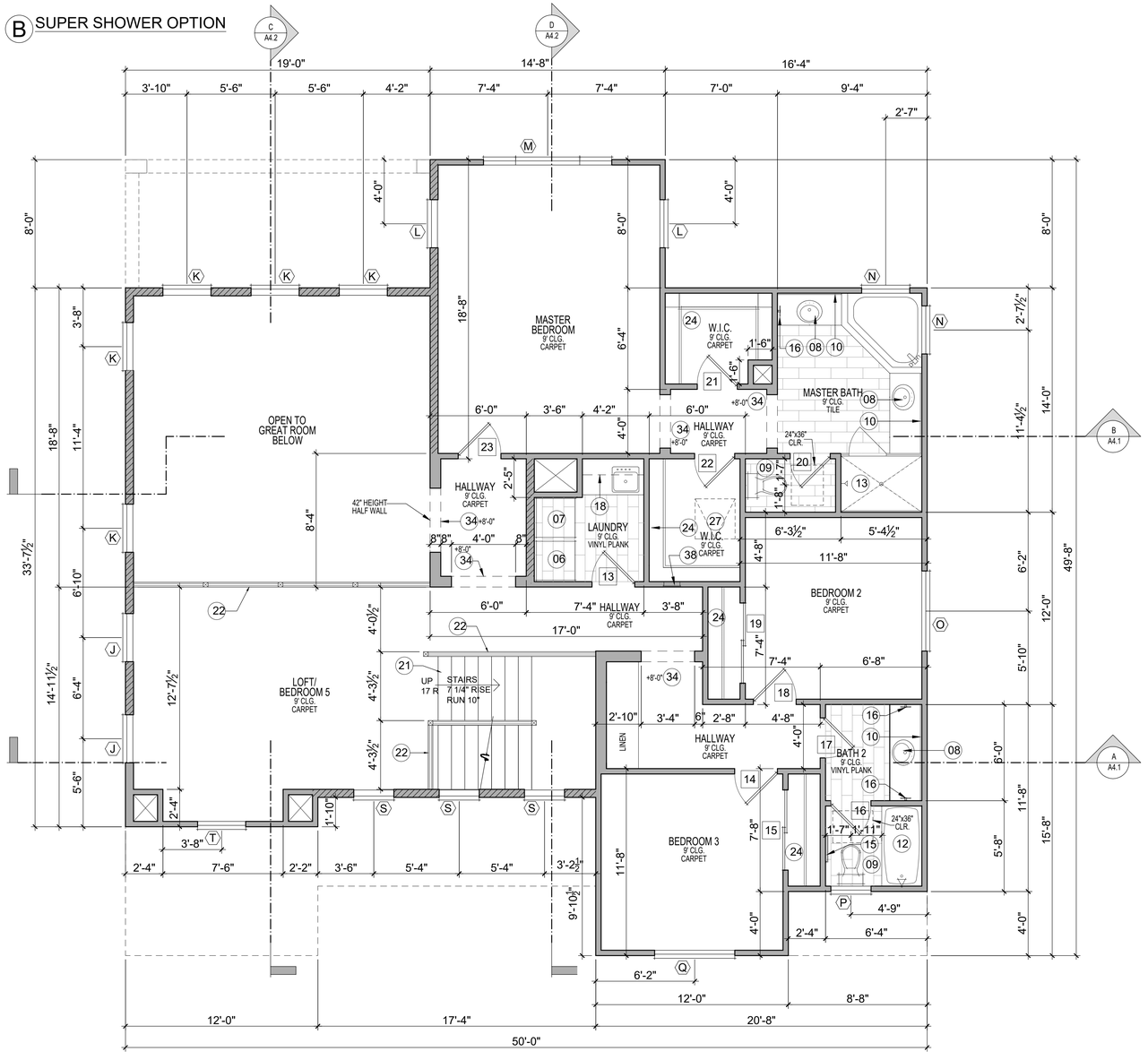
NOTE: REFER TO STANDARD PLAN FOR NOTES, DIMENSIONS & INFORMATION NOT SHOWN HERE



A BEDROOM 5 OPTION



B SUPER SHOWER OPTION



DOOR SCHEDULE

SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
01	3'-0" x 8'-0"	FIBERGLASS			ENTRY DOOR
02	16'-0" x 7'-0"	ALUM.			
03	3'-0" x 6'-8"	METAL DOOR			GARAGE MAN DOOR
04	2'-8" x 6'-8"	SINGLE			1-⅜" THK. SOLID CORE DOOR w/SELF CLOSURE & SELF LATCHING, PROVIDE GASKET OR WEATHERSTIPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
05	2'-8"x6'-8"	SINGLE			1-⅜" THK. SOLID CORE DOOR w/SELF CLOSURE & SELF LATCHING, PROVIDE GASKET OR WEATHERSTIPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
06	2'-6" x 6'-8"	SINGLE			
07	2'-6" x 6'-8"	SINGLE			
08	3'-0" x 6'-8"	SINGLE			
09	3'-0" x 6'-8"	SINGLE			
10	3'-0" x 6'-8"	SINGLE			
11	2'-4" x 6'-8"	SINGLE			
12	2'-4" x 6'-8"	SINGLE			
13	2'-8" x 6'-8"	SINGLE			
14	2'-8" x 6'-8"	SINGLE			
15	5'-0" x 6'-8"	BYPASS DOOR			
16	2'-6" x 6'-8"	SINGLE			
17	2'-6" x 6'-8"	SINGLE			
18	2'-8" x 6'-8"	SINGLE			
19	5'-0" x 6'-8"	BYPASS DOOR			
20	2'-6" x 6'-8"	SINGLE			
21	2'-6" x 6'-8"	SINGLE			
22	2'-6" x 6'-8"	SINGLE			
23	2'-8" x 6'-8"	SINGLE			
24	2'-8" x 6'-8"	SINGLE			
25	5'-0" x 6'-8"	BYPASS DOOR			

WINDOW SCHEDULE

SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
A	5'-0" x 5'-6"	SLIDER	0.3	0.22	BED 4
B	2'-0" x 3'-0"	SINGLE HUNG	0.3	0.22	BATH 2 TEMP.
C	3'-0" x 5'-0"	SINGLE HUNG	0.3	0.22	GREAT RM.
D	6'-0" x 5'-0"	SLIDER	0.3	0.22	GREAT RM.
E	6'-0" x 8'-0"	SLIDING GLASS DOOR - TEMP.	0.29	0.22	DINING ROOM
F	8'-0" x 5'-0"	XOX	0.3	0.22	DINING
G	4'-0" x 5'-0"	SLIDER	0.3	0.22	DINING
H	3'-0" x 4'-0"	S.H./ TEMP.	0.3	0.22	MUDROOM
J	3'-0" x 5'-0"	SINGLE HUNG	0.3	0.22	LOFT
K	3'-0" x 5'-0"	FIXED	0.27	0.25	OPEN SPACE
L	3'-0" x 5'-0"	FIXED	0.27	0.25	MASTER BEDROOM
M	8'-0" x 5'-0"	XOX	0.3	0.22	MASTER BEDROOM WINDOW TO MEET EGRESS
N	3'-0" x 4'-0"	S.L./ TEMP.	0.3	0.22	MASTER BATH
O	5'-0" x 5'-0"	SLIDER	0.3	0.22	BED 2
P	2'-6" x 4'-0"	SINGLE HUNG	0.3	0.22	BATH 3 TEMP.
Q	5'-0" x 5'-0"	SLIDER	0.3	0.22	BED 3 @ COTTAGE/ FARMHOUSE
R	2'-6" x 9'-0"	FIXED/ TEMP.	0.3	0.22	STAIRS @ TUSCAN ELEV.
S	2'-6" x 4'-0"	FIXED	0.27	0.25	LOFT
T	3'-0" x 4'-6"	SINGLE HUNG	0.27	0.25	LOFT
U	6'-0" x 7'-6"	SLIDER	0.27	0.22	BEDROOM 3 @ TUSCAN ELEV. TEMP.
V	5'-0" x 5'-0"	SLIDER	0.27	0.22	FARMHOUSE
W	2'-6" x 1'-0"	SLIDER/TEMP.	0.27	0.22	MASTER BATH-SUPER SHOWER OPT.

ENERGY COMPLIANCE SCHEDULE

REQUIREMENT	VALUES OR NOTES
WALL INSULATION	2x4=R-13, 2x6=R-19
ATTIC INSULATION	R-30
ROOF DECK INSULATION	R-13 @ SINGLE STORY
ROOF DECK INSULATION	R-19 @ TWO STORY
FLOOR INSULATION	R-19
DUCT INSULATION	R-6.0
HVAC HEATING	7.5 HSPF2
HVAC COOLING	14.3 SEER2 / 11.7 EER2
WATER HEATER	3.00 UNIFORM ENERGY FACTOR
EXT. FOAM INSULATION	1" THK. FOAM INSULATION R-4.0
LIGHTING	SEE ELECTRICAL SHEETS
HERS HIGH ENERGY EFFICIENCY RATIO (EER)	PRIOR TO FINAL INSPECTION
HERS DUCT LEAKAGE TESTING	PRIOR TO FINAL INSPECTION
HERS HIGH EFFICIENCY INSULATION INSTALL	PRIOR TO FINAL INSPECTION

FLOOR KEYNOTES

01 REFRIGERATOR (N.I.C.) - PROVIDE COLD WATER STUB.
02 DISHWASHER
03 DOUBLE SINK w/ DISPOSAL
04 30" COOKTOP w/ HOOD ABV. (MICROWAVE HOOD OPT.) PER MFG'S SPECIFICATIONS.VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED, OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT. PROVIDE ANTI-TILT LOCK.
05 30" OVEN / MICROWAVE COMBO
06 WASHER (N.I.C).
07 DRYER (N.I.C.) - VENT TO OUTSIDE AIR A MIN. 4" DIA MOISTER EXHAUST DUCT PER SECTION 504.0. A (14'-0" MAX. RUN PER C.M.C. SECTION 906) - PLUMB FOR OPTIONAL GAS. INSTALL DRYER BOX IN WALL FOR VENTING.
08 LAVATORY SET IN CERAMIC TILE COUNTERTOP WITH CABINETS BELOW.
09 LOW FLOW WATER CLOSET W/ MAXIMUM FLUSH OF OF 1.28 GALLONS PER FLUSH (TYPICAL).
10 VANITY MIRROR.
11 RECTANGULAR TUB W/ TILE DECK & FACE.
12 5'-0" BATHTUB/SHOWER FIRBERGLASS UNIT w/ WALL MOUNTED SHOWERHEAD. FIBERGLASS UNIT SHALL BE EQUIPPED WITH FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS. INSTALL PER MANUFACTURER'S INSTRUCTIONS. SHOWER GLASS DOOR TO BE TEMP. & MIN. 22" WIDE. GLASS TUB/SHOWER SEPARATOR TO BE TEMPERED. SEE OPTIONAL PLAN.
13 SHOWER W/ TILE 72" MIN. O/ USE OF FIBER-CEMENT,FIBER-MAT REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS , W/ 2"-9" MAX. CURB. PROVIDE TEMPERED GLASS ENCLOSURE AS REQUIRED. MIN 22" TEMP DOOR. THE WATER RESISTANT GYP BOARD SHALL NOT BE INSTALLED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREA SUBJECT TO HIGH HUMIDITY. R702.3.8.1
14 ELECTRIC HEAT PUMP WATER HEATER W/ UNIFORM ENERGY FACTOR OF 3.00 INSTALL PER MANUFACTURES INSTRUCTIONS FOR CLEARANCES.
15 TOWEL BAR @ +51" w/ BLOCKING.
16 TOWEL RING @ +59" w/ BLOCKING.
17 PANTRY w/ (5) SHELVES
18 LINE OF UPPER CABINET.
19 LINEN CABINET, 20" LOWER, 14" UPPER
20 COUNTERTOP w/ CABINETS BELOW
21 3" STEEL BOLLARD, PROTECTIVE BARRIER PER CPC 507.13.1
22 HANDRAIL / GUARDRAIL - SEE PLAN FOR LOCATION - MIN. 42" HIGH.
23 2x HALF-WALL @ +42" w/ WOOD CAP-SEE PLAN FOR LOCATION
24 (1) SHELF AND (1) POLE.
25 1-3/8" THK. SOLID CORE DOOR W/ SELF CLOSING HINGES AND SELF-LATCHING. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
26 ONE LAYER OF 5/8" THK. TYPE 'X' GYP. BD. TYPICAL AT ALL HOUSE/GARAGE COMMON WALLS. APPLY TO ENTIRE GARAGE WALL & CEILING.
27 30"x30" ATTIC ACCESS TO BE WEATHER STRIPPED & INSULATION EQUIVALENT TO THAT OF THE CEILING SHALL BE INSTALLED ON ACCESS PANEL
28 CONCRETE PORCH/PATIO SLAB - BROOM FINISH (SLOPE AWAY FROM BUILDING).
29 CONCRETE DRIVE APRON - REFER TO INDIVIDUAL SITE PLAN (SLOPE AWAY FROM BUILDING).
30 A/C CONDENSING UNIT ON PRE-CAST CONCRETE PAD.
31 2x6/2x6 PONY WALL @ +34 ½". SEE PLAN FOR LOCAITON
32 SOFFIT @ GARAGE. SEE ELEVATIONS SHEETS.
33 ARCHED SOFFIT - SEE PLAN FOR LOCATION & HT.
34 FLAT SOFFIT- SEE PLAN FOR LOCATION & HT.
35 SOFFIT - SEE ELEVATION FOR HEIGHTS
36 LAUNDRY DEEP SINK - SEE PLAN FOR LOCATION
37 2x6 PONY WALL @ +37" HIGH FROM FINISH FLOOR - SEE PLAN FOR LOCATION
38 MEDIA BOX 14 ½" WIDE - SEE PLAN FOR LOCATION
39 TELECOMMUNICATION SERVICE TO RESIDENCE.
40 ELECTRICAL SERVICE TO RESIDENCE.
41 STAIRS, SEE DETAIL 4/D1.2.
42 CONC. STOOP AT GARAGE MAN DOOR - (BROOM FINISH) SLOPE AWAY FROM BLDG.
43 NOT USED
44 SHOE STORAGE - SEE PLAN FOR LOCATION
45 (5) SHELVES EQUALLY SPACE - SEE PLAN FOR LOCATION
46 VANITY DESK
47 GRAB BAR REINFORCEMENT TO BE INSTALLED PER CRC R327.1.1, AT THE BACK AND SIDE WALL OF THE WATER CLOSET; CONTINUOUS AROUND THE SHOWER; AND CONTINUOUS AT THE BACK WALL OF THE TUB WITH FLOOR MOUNTED GRAB BARS AT EACH END, UNLESS PROVIDED OTHERWISE. SEE DETAIL 12/D1.2.
48 DESIGNATED LOCATION OF AGING-IN-PLACE REQUIREMENTS
49 PLANT SHELF, +/- 3'-4" ABOVE GRADE.
50 SLOPE GARAGE FLOOR MIN. 1/8" PER FOOT FOR DRAINAGE (ENTIRE GARAGE FLOOR TO BE SLOPED IN DIRECTION SHOWN.
51 22-1/2"x54" ATTIC ACCESS AT ATTIC STORAGE OPTION. PROVIDE WEATHER STRIPPED & INSULATION EQ. TO THAT OF THE CEILING SHALL BE INSTALLED ON ACCESS PANEL.
52 ATTIC STORAGE TO INCLUDE SHEATHING AT ATTIC FLOOR AND SHALL NOT BE CONSTRUCTED AS HABITABLE AREA.

FLOOR NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS OF ALL SPECIAL BOLTS, STRAPS AND HOLDOWNS
2. LABELED SAFETY GLASS IS REQUIRED IN TUB/SHOWER ENCLOSURES & GLAZING WITHIN 60" FORM BOTTOM OF TUBS/SHOWERS. (OPTIONAL)
5. MAXIMUM SILL HEIGHT OF 44 INCHES FROM THE BOTTOM OF THE CLEAR OPENING ABOVE THE FLOOR IN SLEEPING ROOMS FOR ALL WINDOWS USED FOR EMERGENCY EXITS, WITH MINIMUM 821 SQ.IN. (24" WIDE x 20" HIGH CLR. OPENING)
6. WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATD MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE 24" ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND A HEIGHT OF 24" SHALL BE FIXED OR HAVE OPENINGS SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS. EXCEPTION: OPENINGS THAT ARE PROVIDED WITH WINDOW GUARDS THAT COMPLY WITH ASTM 2006 OR F 2090, THE GUARD MAY NOT HAVE OPENINGS THAT A 4" SPHERE IN DIAMETER CAN PASS THRU
7. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
8. INSTANTANEOUS WATER HEATERS WITH INPUT RATING GREATER THAN 6.8kBTU/hr (2-kw) SHALL HAVE ISOLATION VALVES ON BOTH THE COLD WATER SUPPLY AND HOT WATER PIPE LEAVING THE WATER HEATER, AND HOSE BIBBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER HEATER WHEN VALVES ARE CLOSED. PER CA ENERGY CODE 110.3(c)7
9. GALVANIZED MALLEABLE IRON, GALVANIZED WROUGHT IRON, OR GALVANIZED STEEL ARE PROHIBITED MATERIALS FOR WATER SUPPLY AND BUILDING WATER PIPING BOTH UNDERGROUND AND IN BUILDINGS.
10. A SHEETROCK NAILING INSPECTION IS REQUIRED - 2022 CRC R109.1.4.2 & 2022 CBC 110.3.5 & BAKERSFIELD MUNICIPAL CODE.

WALL LEGEND

2x4 STD. GR. STUDS @16" O.C. w/R-13 INSULATION @EXT. WALLS U.N.O.
2x6 STUDS @16" O.C. w/R-19 INSULATION @ EXT. WALLS U.N.O.

SECOND FLOOR PLAN

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

APPROVED
Project: 24-00006549
Date: 12/6/2024
BAKERSFIELD
THE HOME OF Dwelling Units

COTTAGE
7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.
PLAN 2835

"ALL RIGHTS RESERVED"
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS, AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE USED IN ANY FORM WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

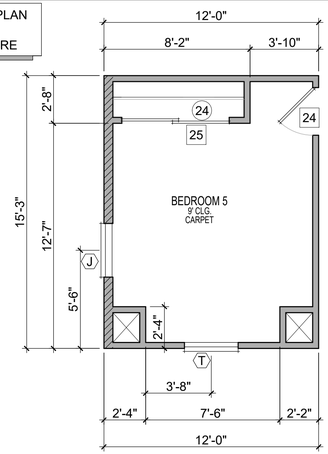
PLOT DATE: 11/05/2024
PLAN CHECK NUMBER

REVISIONS
1
2
3
4
5
6
7

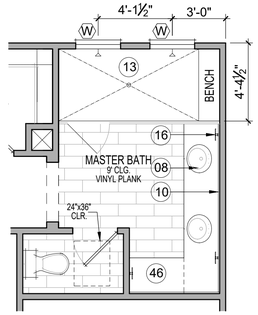
SHEET A2.1

MODEL 2835
STD PLN #

NOTE: REFER TO STANDARD PLAN FOR NOTES, DIMENSIONS & INFORMATION NOT SHOWN HERE



A BEDROOM 5 OPTION



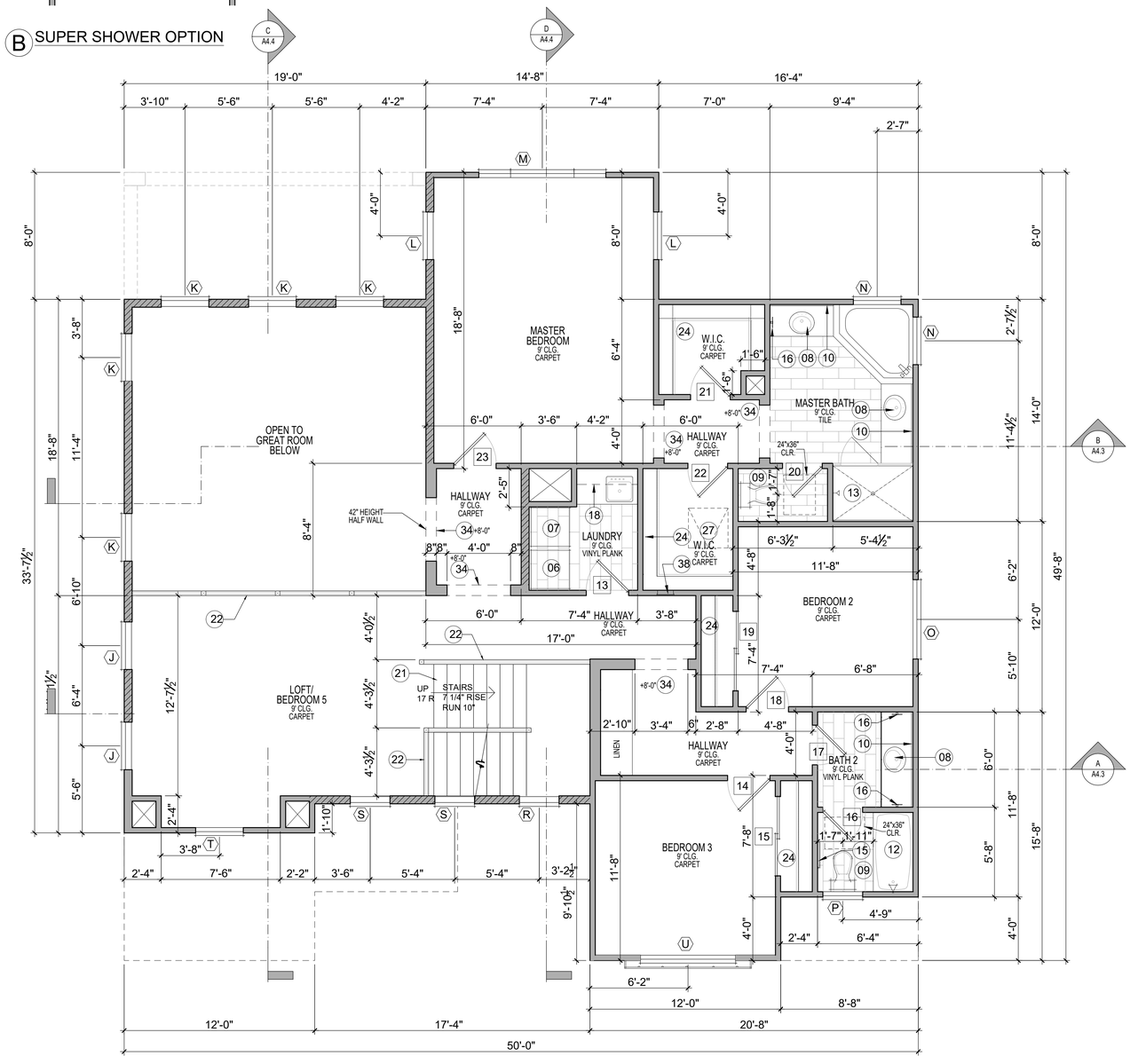
B SUPER SHOWER OPTION

DOOR SCHEDULE

SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
01	3'-0" x 8'-0"	FIBERGLASS			ENTRY DOOR
02	16'-0" x 7'-0"	ALUM.			
03	3'-0" x 6'-8"	METAL DOOR			GARAGE MAN DOOR
04	2'-8" x 6'-8"	SINGLE			1-⅜" THK. SOLID CORE DOOR w/SELF CLOSURE & SELF LATCHING, PROVIDE GASKET OR WEATHERSTIPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
05	2'-8"x6'-8"	SINGLE			1-⅜" THK. SOLID CORE DOOR w/SELF CLOSURE & SELF LATCHING, PROVIDE GASKET OR WEATHERSTIPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
06	2'-6" x 6'-8"	SINGLE			
07	2'-6" x 6'-8"	SINGLE			
08	3'-0" x 6'-8"	SINGLE			
09	3'-0" x 6'-8"	SINGLE			
10	3'-0" x 6'-8"	SINGLE			
11	2'-4" x 6'-8"	SINGLE			
12	2'-4" x 6'-8"	SINGLE			
13	2'-8" x 6'-8"	SINGLE			
14	2'-8" x 6'-8"	SINGLE			
15	5'-0" x 6'-8"	BYPASS DOOR			
16	2'-6" x 6'-8"	SINGLE			
17	2'-6" x 6'-8"	SINGLE			
18	2'-8" x 6'-8"	SINGLE			
19	5'-0" x 6'-8"	BYPASS DOOR			
20	2'-6" x 6'-8"	SINGLE			
21	2'-6" x 6'-8"	SINGLE			
22	2'-6" x 6'-8"	SINGLE			
23	2'-8" x 6'-8"	SINGLE			
24	2'-8" x 6'-8"	SINGLE			
25	5'-0" x 6'-8"	BYPASS DOOR			

WINDOW SCHEDULE

SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
A	5'-0" x 5'-6"	SLIDER	0.3	0.22	BED 4
B	2'-0" x 3'-0"	SINGLE HUNG	0.3	0.22	BATH 2 TEMP.
C	3'-0" x 5'-0"	SINGLE HUNG	0.3	0.22	GREAT RM.
D	6'-0" x 5'-0"	SLIDER	0.3	0.22	GREAT RM.
E	6'-0" x 8'-0"	SLIDING GLASS DOOR - TEMP.	0.29	0.22	DINING ROOM
F	8'-0" x 5'-0"	XOX	0.3	0.22	DINING
G	4'-0" x 5'-0"	SLIDER	0.3	0.22	DINING
H	3'-0" x 4'-0"	S.H./ TEMP.	0.3	0.22	MUDROOM
J	3'-0" x 5'-0"	SINGLE HUNG	0.3	0.22	LOFT
K	3'-0" x 5'-0"	FIXED	0.27	0.25	OPEN SPACE
L	3'-0" x 5'-0"	FIXED	0.27	0.25	MASTER BEDROOM
M	8'-0" x 5'-0"	XOX	0.3	0.22	MASTER BEDROOM WINDOW TO MEET EGRESS
N	3'-0" x 4'-0"	S.L./ TEMP.	0.3	0.22	MASTER BATH
O	5'-0" x 5'-0"	SLIDER	0.3	0.22	BED 2
P	2'-6" x 4'-0"	SINGLE HUNG	0.3	0.22	BATH 3 TEMP.
Q	5'-0" x 5'-0"	SLIDER	0.3	0.22	BED 3 @ COTTAGE/ FARMHOUSE
R	2'-6" x 9'-0"	FIXED/ TEMP.	0.3	0.22	STAIRS @ TUSCAN ELEV.
S	2'-6" x 4'-0"	FIXED	0.27	0.25	LOFT
T	3'-0" x 4'-6"	SINGLE HUNG	0.27	0.25	LOFT
U	6'-0" x 7'-6"	SLIDER	0.27	0.22	BEDROOM 3 @ TUSCAN ELEV. TEMP.
V	5'-0" x 5'-0"	SLIDER	0.27	0.22	FARMHOUSE
W	2'-6" x 1'-0"	SLIDER/TEMP.	0.27	0.22	MASTER BATH-SUPER SHOWER OPT.



SECOND FLOOR PLAN

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

ENERGY COMPLIANCE SCHEDULE

REQUIREMENT	VALUES OR NOTES
WALL INSULATION	2x4=R-13, 2x6=R-19
ATTIC INSULATION	R-30
ROOF DECK INSULATION	R-13 @ SINGLE STORY
ROOF DECK INSULATION	R-19 @ TWO STORY
FLOOR INSULATION	R-19
DUCT INSULATION	R-6.0
HVAC HEATING	7.5 HSPF2
HVAC COOLING	14.3 SEER2 / 11.7 EER2
WATER HEATER	3.00 UNIFORM ENERGY FACTOR
EXT. FOAM INSULATION	1" THK. FOAM INSULATION R-4.0
LIGHTING	SEE ELECTRICAL SHEETS
HERS HIGH ENERGY EFFICIENCY RATIO (EER)	PRIOR TO FINAL INSPECTION
HERS DUCT LEAKAGE TESTING	PRIOR TO FINAL INSPECTION
HERS HIGH EFFICIENCY INSULATION INSTALL	PRIOR TO FINAL INSPECTION

FLOOR KEYNOTES

01 REFRIGERATOR (N.I.C.) - PROVIDE COLD WATER STUB.
02 DISHWASHER
03 DOUBLE SINK w/ DISPOSAL
04 30" COOKTOP w/ HOOD ABV. (MICROWAVE HOOD OPT.) PER MFG'S SPECIFICATIONS.VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED, OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT. PROVIDE ANTI-TILT LOCK.
05 30" OVEN / MICROWAVE COMBO
06 WASHER (N.I.C).
07 DRYER (N.I.C.) - VENT TO OUTSIDE AIR A MIN. 4" DIA MOISTER EXHAUST DUCT PER SECTION 504.0 . A (14'-0" MAX. RUN PER C.M.C. SECTION 906) - PLUMB FOR OPTIONAL GAS. INSTALL DRYER BOX IN WALL FOR VENTING.
08 LAVATORY SET IN CERAMIC TILE COUNTERTOP WITH CABINETS BELOW.
09 LOW FLOW WATER CLOSET W/ MAXIMUM FLUSH OF OF 1.28 GALLONS PER FLUSH (TYPICAL).
10 VANITY MIRROR.
11 RECTANGULAR TUB W/ TILE DECK & FACE.
12 5'-0" BATHTUB/SHOWER FIRBERGLASS UNIT w/ WALL MOUNTED SHOWERHEAD. FIBERGLASS UNIT SHALL BE EQUIPPED WITH FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS. INSTALL PER MANUFACTURER'S INSTRUCTIONS. SHOWER GLASS DOOR TO BE TEMP. & MIN. 22" WIDE. GLASS TUB/SHOWER SEPARATOR TO BE TEMPERED. SEE OPTIONAL PLAN.
13 SHOWER W/ TILE 72" MIN. O/ USE OF FIBER-CEMENT,FIBER-MAT REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS , W/ 2"-9" MAX. CURB. PROVIDE TEMPERED GLASS ENCLOSURE AS REQUIRED. MIN 22" TEMP DOOR. THE WATER RESISTANT GYP BOARD SHALL NOT BE INSTALLED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREA SUBJECT TO HIGH HUMIDITY. R702.3.8.1
14 ELECTRIC HEAT PUMP WATER HEATER W/ UNIFORM ENERGY FACTOR OF 3.00 INSTALL PER MANUFACTURES INSTRUCTIONS FOR CLEARANCES.
15 TOWEL BAR @ +51" w/ BLOCKING.
16 TOWEL RING @ +59" w/ BLOCKING.
17 PANTRY w/ (5) SHELVES
18 LINE OF UPPER CABINET.
19 LINEN CABINET, 20" LOWER, 14" UPPER
20 COUNTERTOP w/ CABINETS BELOW
21 3" STEEL BOLLARD, PROTECTIVE BARRIER PER CPC 507.13.1
22 HANDRAIL / GUARDRAIL - SEE PLAN FOR LOCATION - MIN. 42" HIGH.
23 2x HALF-WALL @ +42" w/ WOOD CAP-SEE PLAN FOR LOCATION
24 (1) SHELF AND (1) POLE.
25 1-3/8" THK. SOLID CORE DOOR W/ SELF CLOSING HINGES AND SELF-LATCHING. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
26 ONE LAYER OF 5/8" THK. TYPE 'X' GYP. BD. TYPICAL AT ALL HOUSE/GARAGE COMMON WALLS. APPLY TO ENTIRE GARAGE WALL & CEILING.
27 30"x30" ATTIC ACCESS TO BE WEATHER STRIPPED & INSULATION EQUIVALENT TO THAT OF THE CEILING SHALL BE INSTALLED ON ACCESS PANEL
28 CONCRETE PORCH/PATIO SLAB - BROOM FINISH (SLOPE AWAY FROM BUILDING).
29 CONCRETE DRIVE APRON - REFER TO INDIVIDUAL SITE PLAN (SLOPE AWAY FROM BUILDING).
30 A/C CONDENSING UNIT ON PRE-CAST CONCRETE PAD.
31 2x6/2x6 PONY WALL @ +34 ½". SEE PLAN FOR LOCAITON
32 SOFFIT @ GARAGE. SEE ELEVATIONS SHEETS.
33 ARCHED SOFFIT - SEE PLAN FOR LOCATION & HT.
34 FLAT SOFFIT- SEE PLAN FOR LOCATION & HT.
35 SOFFIT - SEE ELEVATION FOR HEIGHTS
36 LAUNDRY DEEP SINK - SEE PLAN FOR LOCATION
37 2x6 PONY WALL @ +37" HIGH FROM FINISH FLOOR - SEE PLAN FOR LOCATION
38 MEDIA BOX 14 ½" WIDE - SEE PLAN FOR LOCATION
39 TELECOMMUNICATION SERVICE TO RESIDENCE.
40 ELECTRICAL SERVICE TO RESIDENCE.
41 STAIRS, SEE DETAIL 4/D1.2.
42 CONC. STOOP AT GARAGE MAN DOOR - (BROOM FINISH) SLOPE AWAY FROM BLDG.
43 NOT USED
44 SHOE STORAGE - SEE PLAN FOR LOCATION
45 (5) SHELVES EQUALLY SPACE - SEE PLAN FOR LOCATION
46 VANITY DESK
47 GRAB BAR REINFORCEMENT TO BE INSTALLED PER CRC R327.1.1, AT THE BACK AND SIDE WALL OF THE WATER CLOSET; CONTINUOUS AROUND THE SHOWER; AND CONTINUOUS AT THE BACK WALL OF THE TUB WITH FLOOR MOUNTED GRAB BARS AT EACH END, UNLESS PROVIDED OTHERWISE. SEE DETAIL 12/D1.2.
48 DESIGNATED LOCATION OF AGING-IN-PLACE REQUIREMENTS
49 PLANT SHELF, +/- 3'-4" ABOVE GRADE.
50 SLOPE GARAGE FLOOR MIN. 1/8" PER FOOT FOR DRAINAGE (ENTIRE GARAGE FLOOR TO BE SLOPED IN DIRECTION SHOWN.
51 22-1/2"x54" ATTIC ACCESS AT ATTIC STORAGE OPTION. PROVIDE WEATHER STRIPPED & INSULATION EQ. TO THAT OF THE CEILING SHALL BE INSTALLED ON ACCESS PANEL.
52 ATTIC STORAGE TO INCLUDE SHEATHING AT ATTIC FLOOR AND SHALL NOT BE CONSTRUCTED AS HABITABLE AREA.

FLOOR NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS OF ALL SPECIAL BOLTS, STRAPS AND HOLDOWNS
2. LABELED SAFETY GLASS IS REQUIRED IN TUB/SHOWER ENCLOSURES & GLAZING WITHIN 60" FORM BOTTOM OF TUBS/SHOWERS. (OPTIONAL)
5. MAXIMUM SILL HEIGHT OF 44 INCHES FROM THE BOTTOM OF THE CLEAR OPENING ABOVE THE FLOOR IN SLEEPING ROOMS FOR ALL WINDOWS USED FOR EMERGENCY EXITS, WITH MINIMUM 821 SQ.IN. (24" WIDE x 20" HIGH CLR. OPENING)
6. WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATD MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE 24" ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND A HEIGHT OF 24" SHALL BE FIXED OR HAVE OPENINGS SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS. EXCEPTION: OPENINGS THAT ARE PROVIDED WITH WINDOW GUARDS THAT COMPLY WITH ASTM 2006 OR F 2090, THE GUARD MAY NOT HAVE OPENINGS THAT A 4" SPHERE IN DIAMETER CAN PASS THRU
7. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
8. INSTANTANEOUS WATER HEATERS WITH INPUT RATING GREATER THAN 6.8kBTU/hr (2-kw) SHALL HAVE ISOLATION VALVES ON BOTH THE COLD WATER SUPPLY AND HOT WATER PIPE LEAVING THE WATER HEATER, AND HOSE BIBBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER HEATER WHEN VALVES ARE CLOSED. PER CA ENERGY CODE 110.3(c)7
9. GALVANIZED MALLEABLE IRON, GALVANIZED WROUGHT IRON, OR GALVANIZED STEEL ARE PROHIBITED MATERIALS FOR WATER SUPPLY AND BUILDING WATER PIPING BOTH UNDERGROUND AND IN BUILDINGS.
10. A SHEETROCK NAILING INSPECTION IS REQUIRED - 2022 CRC R109.1.4.2 & 2022 CBC 110.3.5 & BAKERSFIELD MUNICIPAL CODE.

WALL LEGEND

2x4 STD. GR. STUDS @16" O.C. w/R-13 INSULATION @EXT. WALLS U.N.O.
2x6 STUDS @16" O.C. w/R-19 INSULATION @ EXT. WALLS U.N.O.

APPROVED
Project: 24-00006549
Date: 12/6/2024
BAKERSFIELD
the future of Dwelling Units

TUSCAN
7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.

PLAN 2835

ALL RIGHTS RESERVED
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS, AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE USED IN WHOLE OR IN PART IN ANY FORM WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

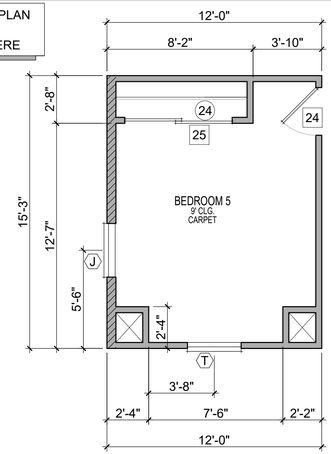
PLOT DATE: 11/05/2024
PLAN CHECK NUMBER

REVISIONS
1
2
3
4
5
6
7

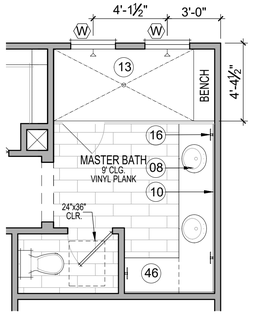
SHEET A2.2

MODEL 2835
STD PLN #

NOTE: REFER TO STANDARD PLAN FOR NOTES, DIMENSIONS & INFORMATION NOT SHOWN HERE



A BEDROOM 5 OPTION



B SUPER SHOWER OPTION

DOOR SCHEDULE

SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
01	3'-0" x 8'-0"	FIBERGLASS			ENTRY DOOR
02	16'-0" x 7'-0"	ALUM.			
03	3'-0" x 6'-8"	METAL DOOR			GARAGE MAN DOOR
04	2'-8" x 6'-8"	SINGLE			1-⅜" THK. SOLID CORE DOOR w/SELF CLOSURE & SELF LATCHING, PROVIDE GASKET OR WEATHERSTIPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
05	2'-8"x6'-8"	SINGLE			1-⅜" THK. SOLID CORE DOOR w/SELF CLOSURE & SELF LATCHING, PROVIDE GASKET OR WEATHERSTIPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
06	2'-6" x 6'-8"	SINGLE			
07	2'-6" x 6'-8"	SINGLE			
08	3'-0" x 6'-8"	SINGLE			
09	3'-0" x 6'-8"	SINGLE			
10	3'-0" x 6'-8"	SINGLE			
11	2'-4" x 6'-8"	SINGLE			
12	2'-4" x 6'-8"	SINGLE			
13	2'-8" x 6'-8"	SINGLE			
14	2'-8" x 6'-8"	SINGLE			
15	5'-0" x 6'-8"	BYPASS DOOR			
16	2'-6" x 6'-8"	SINGLE			
17	2'-6" x 6'-8"	SINGLE			
18	2'-8" x 6'-8"	SINGLE			
19	5'-0" x 6'-8"	BYPASS DOOR			
20	2'-6" x 6'-8"	SINGLE			
21	2'-6" x 6'-8"	SINGLE			
22	2'-6" x 6'-8"	SINGLE			
23	2'-8" x 6'-8"	SINGLE			
24	2'-8" x 6'-8"	SINGLE			
25	5'-0" x 6'-8"	BYPASS DOOR			

WINDOW SCHEDULE

SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
A	5'-0" x 5'-6"	SLIDER	0.3	0.22	BED 4
B	2'-0" x 3'-0"	SINGLE HUNG	0.3	0.22	BATH 2 TEMP.
C	3'-0" x 5'-0"	SINGLE HUNG	0.3	0.22	GREAT RM.
D	6'-0" x 5'-0"	SLIDER	0.3	0.22	GREAT RM.
E	6'-0" x 8'-0"	SLIDING GLASS DOOR - TEMP.	0.29	0.22	DINING ROOM
F	8'-0" x 5'-0"	XOX	0.3	0.22	DINING
G	4'-0" x 5'-0"	SLIDER	0.3	0.22	DINING
H	3'-0" x 4'-0"	S.H./ TEMP.	0.3	0.22	MUDROOM
J	3'-0" x 5'-0"	SINGLE HUNG	0.3	0.22	LOFT
K	3'-0" x 5'-0"	FIXED	0.27	0.25	OPEN SPACE
L	3'-0" x 5'-0"	FIXED	0.27	0.25	MASTER BEDROOM
M	8'-0" x 5'-0"	XOX	0.3	0.22	MASTER BEDROOM WINDOW TO MEET EGRESS
N	3'-0" x 4'-0"	S.L./ TEMP.	0.3	0.22	MASTER BATH
O	5'-0" x 5'-0"	SLIDER	0.3	0.22	BED 2
P	2'-6" x 4'-0"	SINGLE HUNG	0.3	0.22	BATH 3 TEMP.
Q	5'-0" x 5'-0"	SLIDER	0.3	0.22	BED 3 @ COTTAGE/ FARMHOUSE
R	2'-6" x 9'-0"	FIXED/ TEMP.	0.3	0.22	STAIRS @ TUSCAN ELEV.
S	2'-6" x 4'-0"	FIXED	0.27	0.25	LOFT
T	3'-0" x 4'-6"	SINGLE HUNG	0.27	0.25	LOFT
U	6'-0" x 7'-6"	SLIDER	0.27	0.22	BEDROOM 3 @ TUSCAN ELEV. TEMP.
V	5'-0" x 5'-0"	SLIDER	0.27	0.22	FARMHOUSE
W	2'-6" x 1'-0"	SLIDER/TEMP.	0.27	0.22	MASTER BATH-SUPER SHOWER OPT.

ENERGY COMPLIANCE SCHEDULE

REQUIREMENT	VALUES OR NOTES
WALL INSULATION	2x4=R-13, 2x6=R-19
ATTIC INSULATION	R-30
ROOF DECK INSULATION	R-13 @ SINGLE STORY
ROOF DECK INSULATION	R-19 @ TWO STORY
FLOOR INSULATION	R-19
DUCT INSULATION	R-6.0
HVAC HEATING	7.5 HSPF2
HVAC COOLING	14.3 SEER2 / 11.7 EER2
WATER HEATER	3.00 UNIFORM ENERGY FACTOR
EXT. FOAM INSULATION	1" THK. FOAM INSULATION R-4.0
LIGHTING	SEE ELECTRICAL SHEETS
HERS HIGH ENERGY EFFICIENCY RATIO (EER)	PRIOR TO FINAL INSPECTION
HERS DUCT LEAKAGE TESTING	PRIOR TO FINAL INSPECTION
HERS HIGH EFFICIENCY INSULATION INSTALL	PRIOR TO FINAL INSPECTION

FLOOR KEYNOTES

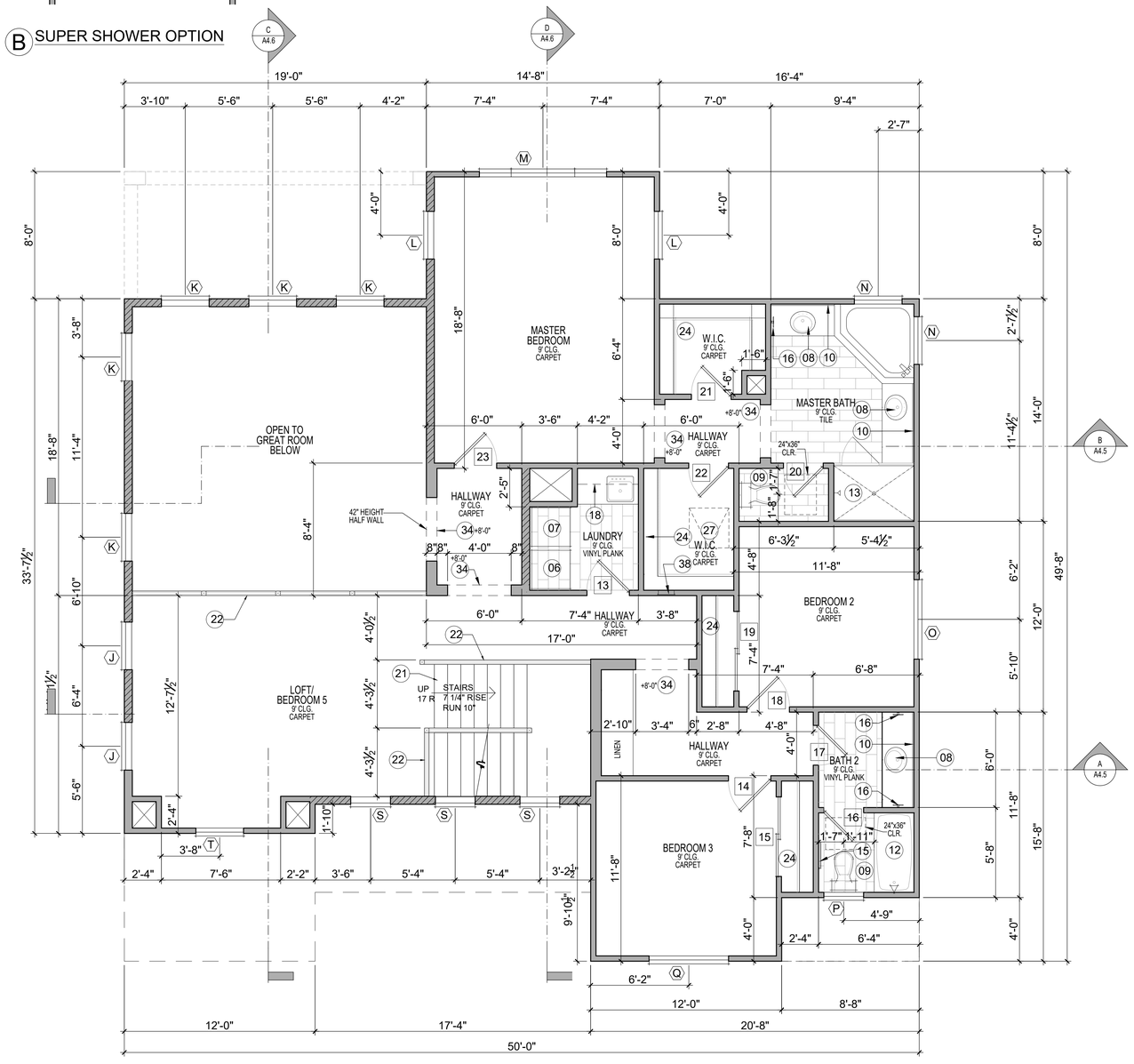
01 REFRIGERATOR (N.I.C.) - PROVIDE COLD WATER STUB.
02 DISHWASHER
03 DOUBLE SINK w/ DISPOSAL
04 30" COOKTOP w/ HOOD ABV. (MICROWAVE HOOD OPT.) PER MFG'S SPECIFICATIONS.VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED, OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT. PROVIDE ANTI-TILT LOCK.
05 30" OVEN / MICROWAVE COMBO
06 WASHER (N.I.C).
07 DRYER (N.I.C.) - VENT TO OUTSIDE AIR A MIN. 4" DIA MOISTER EXHAUST DUCT PER SECTION 504.0 . A (14'-0" MAX. RUN PER C.M.C. SECTION 906) - PLUMB FOR OPTIONAL GAS. INSTALL DRYER BOX IN WALL FOR VENTING.
08 LAVATORY SET IN CERAMIC TILE COUNTERTOP WITH CABINETS BELOW.
09 LOW FLOW WATER CLOSET W/ MAXIMUM FLUSH OF OF 1.28 GALLONS PER FLUSH (TYPICAL).
10 VANITY MIRROR.
11 RECTANGULAR TUB W/ TILE DECK & FACE.
12 5'-0" BATHTUB/SHOWER FIRBERGLASS UNIT w/ WALL MOUNTED SHOWERHEAD. FIBERGLASS UNIT SHALL BE EQUIPPED WITH FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS. INSTALL PER MANUFACTURER'S INSTRUCTIONS. SHOWER GLASS DOOR TO BE TEMP. & MIN. 22" WIDE. GLASS TUB/SHOWER SEPARATOR TO BE TEMPERED. SEE OPTIONAL PLAN.
13 SHOWER W/ TILE 72" MIN. O/ USE OF FIBER-CEMENT,FIBER-MAT REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS , W/ 2"-9" MAX. CURB. PROVIDE TEMPERED GLASS ENCLOSURE AS REQUIRED. MIN 22" TEMP DOOR. THE WATER RESISTANT GYP BOARD SHALL NOT BE INSTALLED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREA SUBJECT TO HIGH HUMIDITY. R702.3.8.1
14 ELECTRIC HEAT PUMP WATER HEATER W/ UNIFORM ENERGY FACTOR OF 3.00 INSTALL PER MANUFACTURES INSTRUCTIONS FOR CLEARANCES.
15 TOWEL BAR @ +51" w/ BLOCKING.
16 TOWEL RING @ +59" w/ BLOCKING.
17 PANTRY w/ (5) SHELVES
18 LINE OF UPPER CABINET.
19 LINEN CABINET, 20" LOWER, 14" UPPER
20 COUNTERTOP w/ CABINETS BELOW
21 3" STEEL BOLLARD, PROTECTIVE BARRIER PER CPC 507.13.1
22 HANDRAIL / GUARDRAIL - SEE PLAN FOR LOCATION - MIN. 42" HIGH.
23 2x HALF-WALL @ +42" w/ WOOD CAP-SEE PLAN FOR LOCATION
24 (1) SHELF AND (1) POLE.
25 1-3/8" THK. SOLID CORE DOOR W/ SELF CLOSING HINGES AND SELF-LATCHING. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
26 ONE LAYER OF 5/8" THK. TYPE 'X' GYP. BD. TYPICAL AT ALL HOUSE/GARAGE COMMON WALLS. APPLY TO ENTIRE GARAGE WALL & CEILING.
27 30"x30" ATTIC ACCESS TO BE WEATHER STRIPPED & INSULATION EQUIVALENT TO THAT OF THE CEILING SHALL BE INSTALLED ON ACCESS PANEL
28 CONCRETE PORCH/PATIO SLAB - BROOM FINISH (SLOPE AWAY FROM BUILDING).
29 CONCRETE DRIVE APRON - REFER TO INDIVIDUAL SITE PLAN (SLOPE AWAY FROM BUILDING).
30 A/C CONDENSING UNIT ON PRE-CAST CONCRETE PAD.
31 2x6/2x6 PONY WALL @ +34 ½". SEE PLAN FOR LOCAITON
32 SOFFIT @ GARAGE. SEE ELEVATIONS SHEETS.
33 ARCHED SOFFIT - SEE PLAN FOR LOCATION & HT.
34 FLAT SOFFIT- SEE PLAN FOR LOCATION & HT.
35 SOFFIT - SEE ELEVATION FOR HEIGHTS
36 LAUNDRY DEEP SINK - SEE PLAN FOR LOCATION
37 2x6 PONY WALL @ +37" HIGH FROM FINISH FLOOR - SEE PLAN FOR LOCATION
38 MEDIA BOX 14 ½" WIDE - SEE PLAN FOR LOCATION
39 TELECOMMUNICATION SERVICE TO RESIDENCE.
40 ELECTRICAL SERVICE TO RESIDENCE.
41 STAIRS, SEE DETAIL 4/D1.2.
42 CONC. STOOP AT GARAGE MAN DOOR - (BROOM FINISH) SLOPE AWAY FROM BLDG.
43 NOT USED
44 SHOE STORAGE - SEE PLAN FOR LOCATION
45 (5) SHELVES EQUALLY SPACE - SEE PLAN FOR LOCATION
46 VANITY DESK
47 GRAB BAR REINFORCEMENT TO BE INSTALLED PER CRC R327.1.1, AT THE BACK AND SIDE WALL OF THE WATER CLOSET; CONTINUOUS AROUND THE SHOWER; AND CONTINUOUS AT THE BACK WALL OF THE TUB WITH FLOOR MOUNTED GRAB BARS AT EACH END, UNLESS PROVIDED OTHERWISE. SEE DETAIL 12/D1.2.
48 DESIGNATED LOCATION OF AGING-IN-PLACE REQUIREMENTS
49 PLANT SHELF, +/- 3'-4" ABOVE GRADE.
50 SLOPE GARAGE FLOOR MIN. 1/8" PER FOOT FOR DRAINAGE (ENTIRE GARAGE FLOOR TO BE SLOPED IN DIRECTION SHOWN.
51 22-1/2"x54" ATTIC ACCESS AT ATTIC STORAGE OPTION. PROVIDE WEATHER STRIPPED & INSULATION EQ. TO THAT OF THE CEILING SHALL BE INSTALLED ON ACCESS PANEL.
52 ATTIC STORAGE TO INCLUDE SHEATHING AT ATTIC FLOOR AND SHALL NOT BE CONSTRUCTED AS HABITABLE AREA.

FLOOR NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS OF ALL SPECIAL BOLTS, STRAPS AND HOLDOWNS
2. LABELED SAFETY GLASS IS REQUIRED IN TUB/SHOWER ENCLOSURES & GLAZING WITHIN 60" FORM BOTTOM OF TUBS/SHOWERS. (OPTIONAL)
5. MAXIMUM SILL HEIGHT OF 44 INCHES FROM THE BOTTOM OF THE CLEAR OPENING ABOVE THE FLOOR IN SLEEPING ROOMS FOR ALL WINDOWS USED FOR EMERGENCY EXITS, WITH MINIMUM 821 SQ.IN. (24" WIDE x 20" HIGH CLR. OPENING)
6. WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATD MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE 24" ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND A HEIGHT OF 24" SHALL BE FIXED OR HAVE OPENINGS SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS. EXCEPTION: OPENINGS THAT ARE PROVIDED WITH WINDOW GUARDS THAT COMPLY WITH ASTM 2006 OR F 2090, THE GUARD MAY NOT HAVE OPENINGS THAT A 4" SPHERE IN DIAMETER CAN PASS THRU
7. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
8. INSTANTANEOUS WATER HEATERS WITH INPUT RATING GREATER THAN 6.8kBTU/hr (2-kw) SHALL HAVE ISOLATION VALVES ON BOTH THE COLD WATER SUPPLY AND HOT WATER PIPE LEAVING THE WATER HEATER, AND HOSE BIBBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER HEATER WHEN VALVES ARE CLOSED. PER CA ENERGY CODE 110.3(c)7
9. GALVANIZED MALLEABLE IRON, GALVANIZED WROUGHT IRON, OR GALVANIZED STEEL ARE PROHIBITED MATERIALS FOR WATER SUPPLY AND BUILDING WATER PIPING BOTH UNDERGROUND AND IN BUILDINGS.
10. A SHEETROCK NAILING INSPECTION IS REQUIRED - 2022 CRC R109.1.4.2 & 2022 CBC 110.3.5 & BAKERSFIELD MUNICIPAL CODE.

WALL LEGEND

2x4 STD. GR. STUDS @16" O.C. w/R-13 INSULATION @EXT. WALLS U.N.O.
2x6 STUDS @16" O.C. w/R-19 INSULATION @ EXT. WALLS U.N.O.



SECOND FLOOR PLAN

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

APPROVED
Project: 24-00006549
Date: 12/6/2024
BAKERSFIELD
The Future of Dwelling Units

FARMHOUSE
7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.

PLAN 2835

ALL RIGHTS RESERVED
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS, AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE USED IN WHOLE OR IN PART IN ANY FORM WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

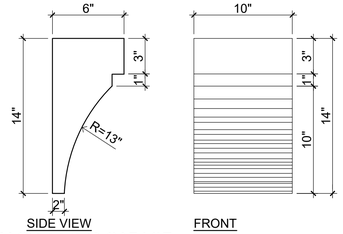
PLOT DATE: 11/05/2024
PLAN CHECK NUMBER

REVISIONS
1
2
3
4
5
6
7

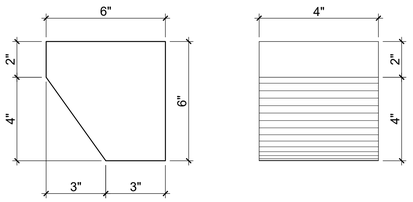
SHEET A2.3

MODEL 2835
STD PLN #

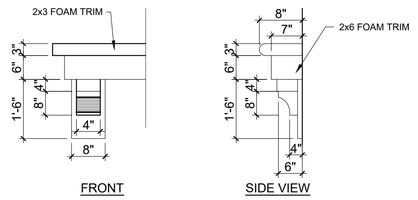
STUCCO FOAM DETAILS



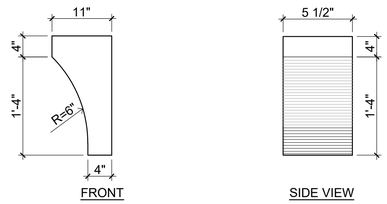
1 FOAM CORBEL @ GARAGE
SCALE: N.T.S.



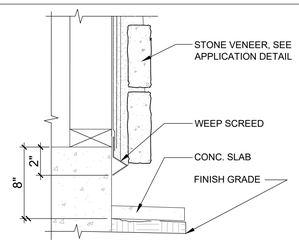
2 FOAM CORBEL @ ROOF EAVES
SCALE: N.T.S.



3 CORBEL SHELF @ FRONT WINDOW
SCALE: N.T.S.



4 CORBEL @ FRONT POST
SCALE: N.T.S.

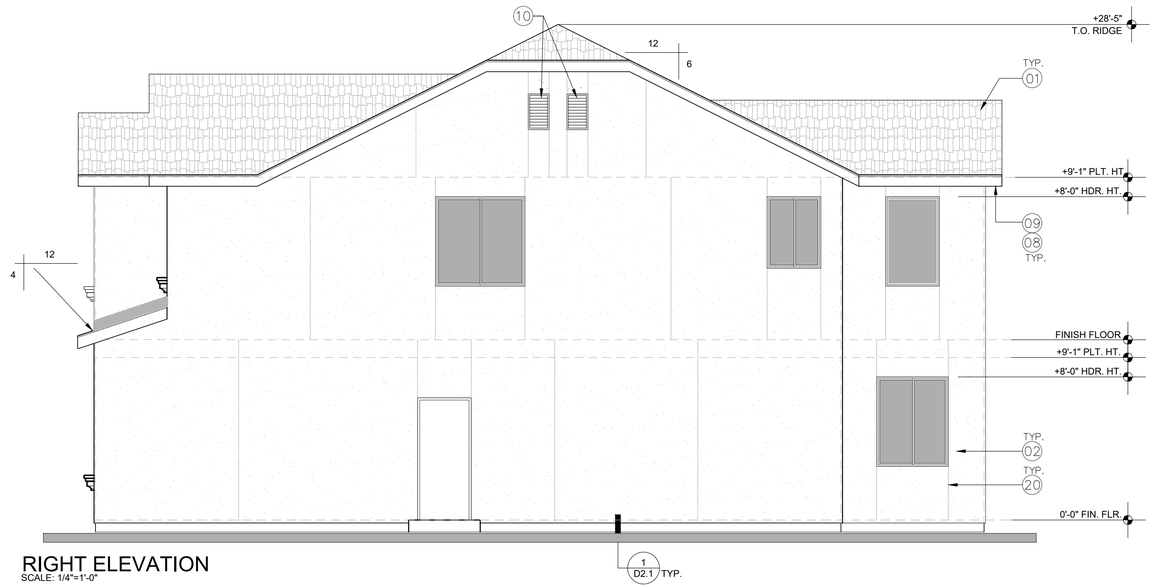


NOTE: THE FOLLOWING CLEARANCES REGARDING THE ADHERED MASONRY VENEER:

1. MIN. OF 4 INCHES ABOVE EARTH. CRC R703.12.1
2. MIN. OF 2 INCHES ABOVE PAVED AREA, OR:
3. MIN OF 1/2 INCH ABOVE EXTERIOR WALKING SURFACE WHICH ARE SUPPORTED BY THE SAME FOUNDATION THAT SUPPORTS THE EXTERIOR WALL. CRC R703.12.1
4. THE REQUIRED FOUNDATION FLASHING AT THE ADHERED VENEER A CORROSION RESISTANT SCREED OR FLASHING OF A MIN. 26 GAGE GALVANIZED OR PLASTIC WITH A MIN. VERTICAL ATTACHMENT OF 3 1/2 INCHES SHALL BE INSTALLED TO EXTEND A MIN. OF 1 INCH BELOW THE PLATE LINE IN ACCORDANCE w/ R703.8. THE WATER RESISTIVE BARRIER SHALL LAP OVER THE EXTERIOR OF THE EXTERIOR OF THE ATTACHMENT FLANGE OF THE FLASHING PER TABLE 703.4

5 STONE VENEER @ WEEP SCREED
SCALE: N.T.S.

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



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

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

ELEVATION KEYNOTES

01	TILE ROOF MATERIAL ICC # ESR 1647 OR EQUAL TO COMPLY WITH 2022 CRC R904, R905 SEE ROOF FRAMING PLAN
02	2-COAT CEMENT PLASTER o/ SYNTHETIC STUCCO w/ (2) LAYER GRADE "D" PAPER, UNDER THE SYNTHETIC STUCCO WHEN APPLIED o/WOOD SHEATHING w/LATH AND WEEP SCREED. APPLY CEMENT PLASTER OVER 3.4# HIGH-RIB METAL LATH AT EXTERIOR CEILINGS, OVERHANGS, AND OTHER HORIZONTAL SURFACES, ETC.. ESR#2535
03	ICC APPROVED SYNTHETIC STUCCO BEHIND 2- COAT STUCCO SYSTEM AT EXPOSED GABLE END ATTIC SPACE OR 1/2" SHEET ROCK.
04	MANUFACTURED STONE VENEER: EL DORADO STONE VENEER: LIGHTWEIGHT AGGREGATE, PORTLAND CEMENT AND IRON OXIDES. CODE CERTIFICATION: ESR-1215 FA/VA MATERIAL RELEASE #910 UNDERWRITER'S LABORATORIES CLASSIFICATION #546T.INSTALL MANUFACTURED STONE VENEER PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. INSTALL VENEER PRODUCT OVER METAL LATH W/ ONE PART TYPE "M" MORTAR AND TWO PARTS MASONRY SAND. VENEER MATERIAL IS LIGHTWEIGHT AND NEEDS NO FOUNDATION SUPPORT.
05	DECORATIVE PRE-CAST SURROUND. INSTALL PER MANUFACTURE'S SPECIFICATIONS
06	1x LAP SIDING o/15# BUILDING PAPER INSTALLED PER MANUF. SEC'S. COMPLY WITH 2022 CRC
07	ILLUMINATED ADDRESS LOCATION
08	2x6 FASCIA / BARGE BD. (TYP.)
09	12" OVERHANG U.N.O.
10	GABLE END VENT - SEE ROOF FRAMING PLAN FOR VENTING CALCS
11	G.I. SHEET METAL FLASHING AND COUNTER FLASHING AS REQUIRED (2022 CRC 1503.2). SEE DETAIL 7/D4.2.
12	DECORATIVE GABLE END VENT. DOES NOT PROVIDE VENTILATION TO ATTIC.
13	DECORATIVE SHUTTERS TYPICAL
14	4x6 FOAM CORBELS, FAUX WOOD FINISH PRIMERED. SEE DETAIL 2/A2.1.
15	1/2" EXPANSION JOINTS INSTALLED @ TIME OF LATH
16	FINISHED GRADE SLOPE REQUIRED FALL AWAY FROM STRUCTURE. LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FORM FOUNDATION WALLS. THE GRADE SHALL FALL A MIN. OF 6" WITHIN THE FIRST 10 FT. (CRC R401.3)
17	FOAM TRIM w/STUCCO FINISH
18	2x FOAM TRIM w/STUCCO FINISH. EXTEND 3" PAST DOOR / WINDOW OPENING
19	6x8 SHAPED FOAM CORBEL - SEE PLAN FOR LOCATION
20	WOOD AWNING - SEE DETAIL 10/D1.2 FOR NOTES DIMENSIONS NOT SHOWN HERE
21	DECORATIVE WROUGHT IRON - SEE ELEVATION FOR LOCATION
22	PAINTED SHEET METAL ROOF w/NEOPRENE WASHERS - SEE ELEVATION FOR LOCAITON
23	(3) 4"x4" DP. FOAM FEATURES. ENCLOSED HOLES w/BLACK NET OR BLACK WIRE MESH - DECORATIVE ONLY
24	FIBER CEMENT LAP SIDING o/ BUILDING PAPER, INSTALL PER MANUF. SPECS.
25	3" FIBER CEMENT TRIP AT PERIMETER OF OPENINGS.

ELEVATION NOTES

1	CONTRACTOR TO PROVIDE ADDITIONAL STUCCO JOINTS AS NEEDED TO MINIMIZE CRACKING.
2	PROVIDE SOLID BLOCKING AT ALL HORIZ. STUCCO CONTROL JOINTS. (TYPICAL)
3	ALL WINDOWS TO BE DUAL GLAZED VINYL "LOW-E" w/ FINISH PER DEVELOPER - PROVIDE MUNTINS AS SHOWN.

APPROVED
Project: 24-00006549
Date: 12/6/2024
BAKERSFIELD
Any Vehicle Of Dwelling Unit

COTTAGE

7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.

PLAN 2835

"ALL RIGHTS RESERVED"

THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS, AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE USED, COPIED, OR REPRODUCED IN ANY FORM WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

PLOT DATE: 11/05/2024

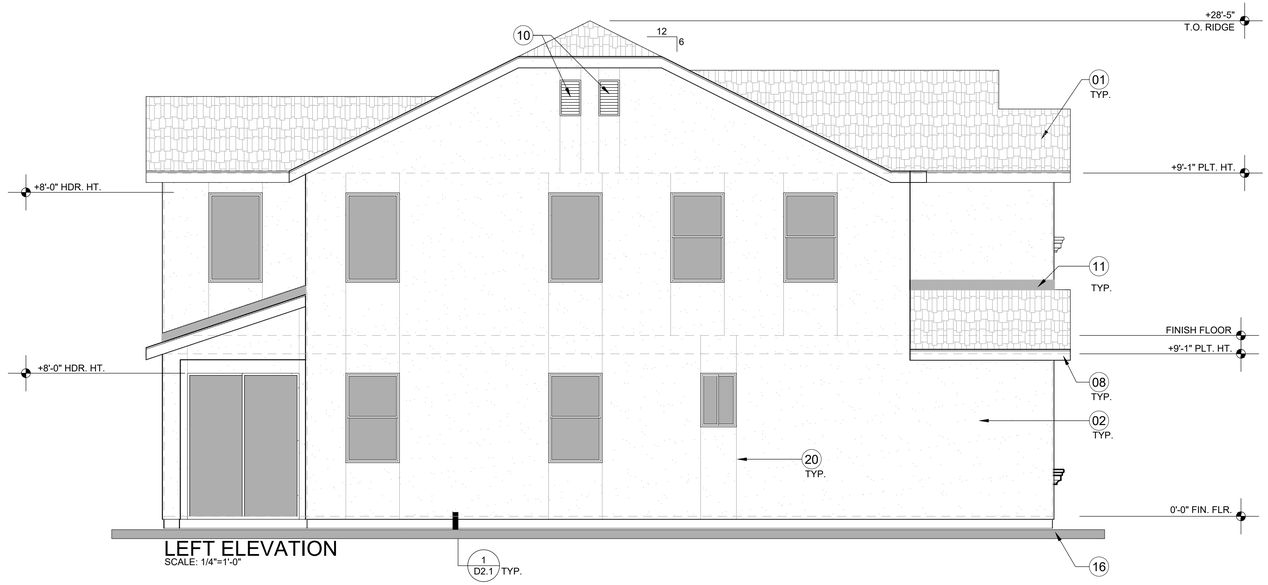
PLAN CHECK NUMBER

REVISIONS

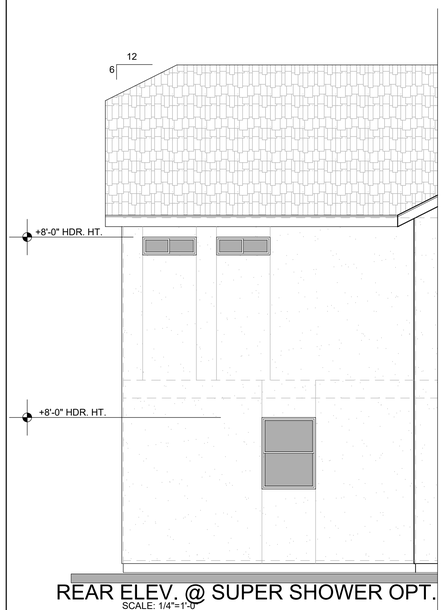
1		
2		
3		
4		
5		
6		
7		

SHEET A3.1

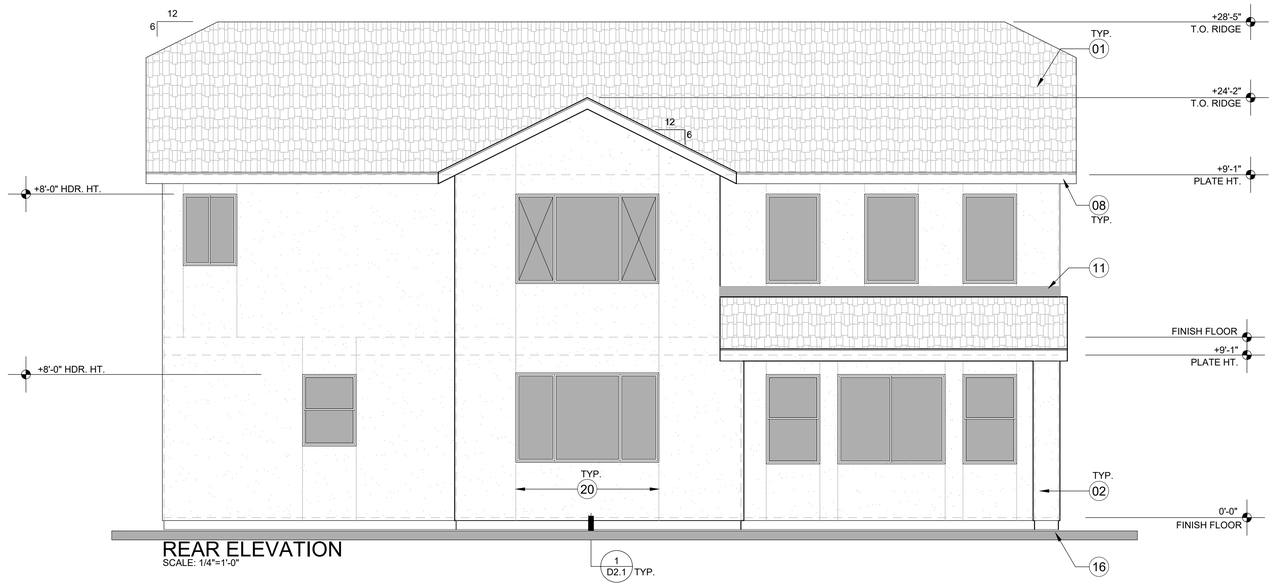
MODEL	2835
STD PLN #	



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



REAR ELEV. @ SUPER SHOWER OPT.
SCALE: 1/4"=1'-0"



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

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

ELEVATION KEYNOTES

01	TILE ROOF MATERIAL ICC # ESR 1647 OR EQUAL TO COMPLY WITH 2022 CRC R904, R905 SEE ROOF FRAMING PLAN
02	2-COAT CEMENT PLASTER o/ SYNTHETIC STUCCO w/ (2) LAYER GRADE "D" PAPER, UNDER THE SYNTHETIC STUCCO WHEN APPLIED o/WOOD SHEATHING w/LATH AND WEEP SCREED. APPLY CEMENT PLASTER OVER 3.4# HIGH-RIB METAL LATH AT EXTERIOR CEILINGS, OVERHANGS, AND OTHER HORIZONTAL SURFACES, ETC.. ESR#2535
03	ICC APPROVED SYNTHETIC STUCCO BEHIND 2- COAT STUCCO SYSTEM AT EXPOSED GABLE END ATTIC SPACE OR 1/2" SHEET ROCK.
04	MANUFACTURED STONE VENEER: EL DORADO STONE VENEER: LIGHTWEIGHT AGGREGATE, PORTLAND CEMENT AND IRON OXIDES. CODE CERTIFICATION: ESR-1215 FA/VA MATERIAL RELEASE #910 UNDERWRITER'S LABORATORIES CLASSIFICATION #546T.INSTALL MANUFACTURED STONE VENEER PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. INSTALL VENEER PRODUCT OVER METAL LATH W/ ONE PART TYPE "M" MORTAR AND TWO PARTS MASONRY SAND. VENEER MATERIAL IS LIGHTWEIGHT AND NEEDS NO FOUNDATION SUPPORT.
05	DECORATIVE PRE-CAST SURROUND. INSTALL PER MANUFACTURE'S SPECIFICATIONS
06	1x LAP SIDING o/15# BUILDING PAPER INSTALLED PER MANUF. SEC'S. COMPLY WITH 2022 CRC
07	ILLUMINATED ADDRESS LOCATION
08	2x6 FASCIA / BARGE BD. (TYP.)
09	12" OVERHANG U.N.O.
10	GABLE END VENT - SEE ROOF FRAMING PLAN FOR VENTING CALCS
11	G.I. SHEET METAL FLASHING AND COUNTER FLASHING AS REQUIRED (2022 CRC 1503.2). SEE DETAIL 7/D4.2.
12	DECORATIVE GABLE END VENT. DOES NOT PROVIDE VENTILATION TO ATTIC.
13	DECORATIVE SHUTTERS TYPICAL
14	4x6 FOAM CORBELS, FAUX WOOD FINISH PRIMERED. SEE DETAIL 2/A2.1.
15	1/2" EXPANSION JOINTS INSTALLED @ TIME OF LATH
16	FINISHED GRADE SLOPE REQUIRED FALL AWAY FROM STRUCTURE. LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FORM FOUNDATION WALLS. THE GRADE SHALL FALL A MIN. OF 6" WITHIN THE FIRST 10 FT. (CRC R401.3)
17	FOAM TRIM w/STUCCO FINISH
18	2x FOAM TRIM w/STUCCO FINISH. EXTEND 3" PAST DOOR / WINDOW OPENING
19	6x8 SHAPED FOAM CORBEL - SEE PLAN FOR LOCATION
20	WOOD AWNING - SEE DETAIL 10/D1.2 FOR NOTES DIMENSIONS NOT SHOWN HERE
21	DECORATIVE WROUGHT IRON - SEE ELEVATION FOR LOCATION
22	PAINTED SHEET METAL ROOF w/NEOPRENE WASHERS - SEE ELEVATION FOR LOCAITON
23	(3) 4"x4" DP. FOAM FEATURES. ENCLOSED HOLES w/BLACK NET OR BLACK WIRE MESH - DECORATIVE ONLY
24	FIBER CEMENT LAP SIDING o/ BUILDING PAPER, INSTALL PER MANUF. SPECS.
25	3" FIBER CEMENT TRIP AT PERIMETER OF OPENINGS.

ELEVATION NOTES

1	CONTRACTOR TO PROVIDE ADDITIONAL STUCCO JOINTS AS NEEDED TO MINIMIZE CRACKING.
2	PROVIDE SOLID BLOCKING AT ALL HORIZ. STUCCO CONTROL JOINTS. (TYPICAL)
3	ALL WINDOWS TO BE DUAL GLAZED VINYL "LOW-E" w/ FINISH PER DEVELOPER - PROVIDE MUNTINS AS SHOWN.

APPROVED
Project: 24-00006549
Date: 12/6/2024
BAKERSFIELD
Community Development Division

COTTAGE
7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.

PLAN 2835

"ALL RIGHTS RESERVED"
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS, AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE USED, COPIED, REPRODUCED, OR ALTERED IN ANY FORM WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

PLOT DATE: 11/05/2024
PLAN CHECK NUMBER

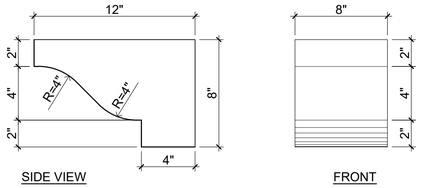
REVISIONS

1		
2		
3		
4		
5		
6		
7		

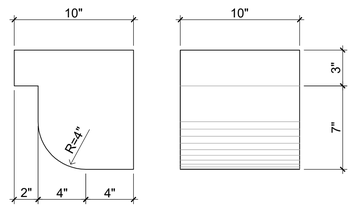
SHEET A3.2

MODEL	2835
STD PLN #	

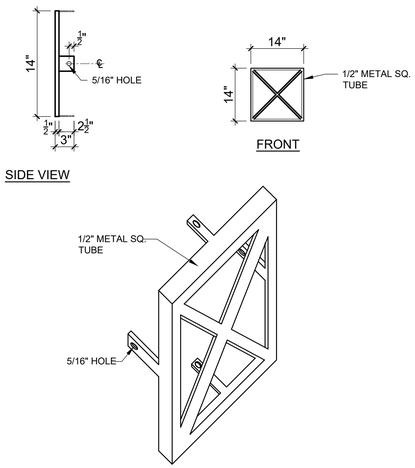
STUCCO FOAM DETAILS



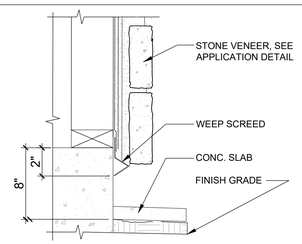
1 FOAM CORBEL @ GARAGE
SCALE: N.T.S.



2 FOAM CORBEL @ EAVE
SCALE: N.T.S.



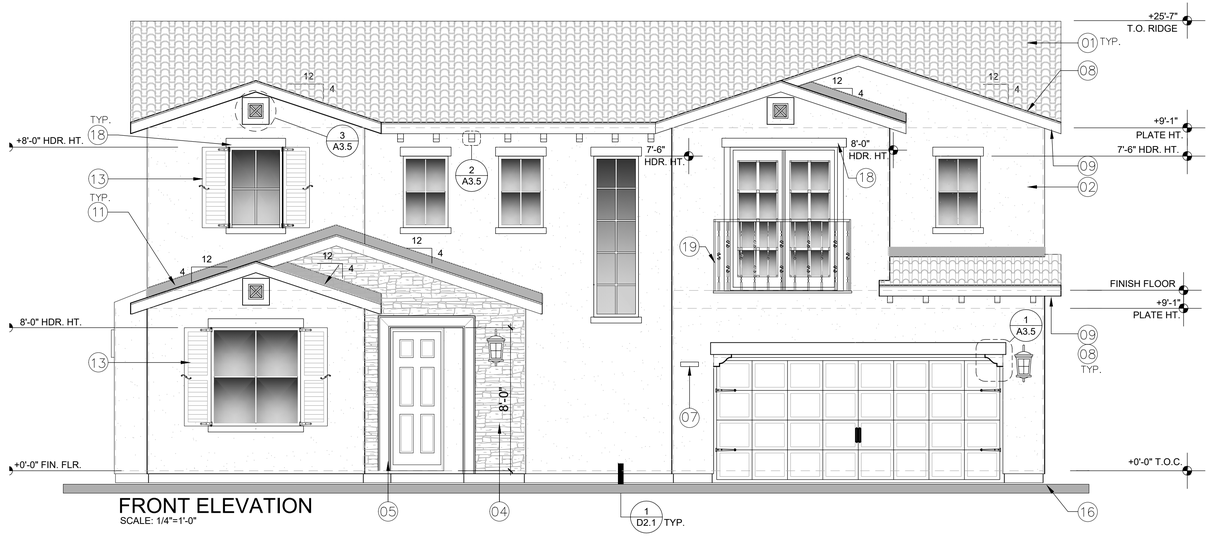
3 ARCHITECTURAL FEATURE
SCALE: N.T.S.



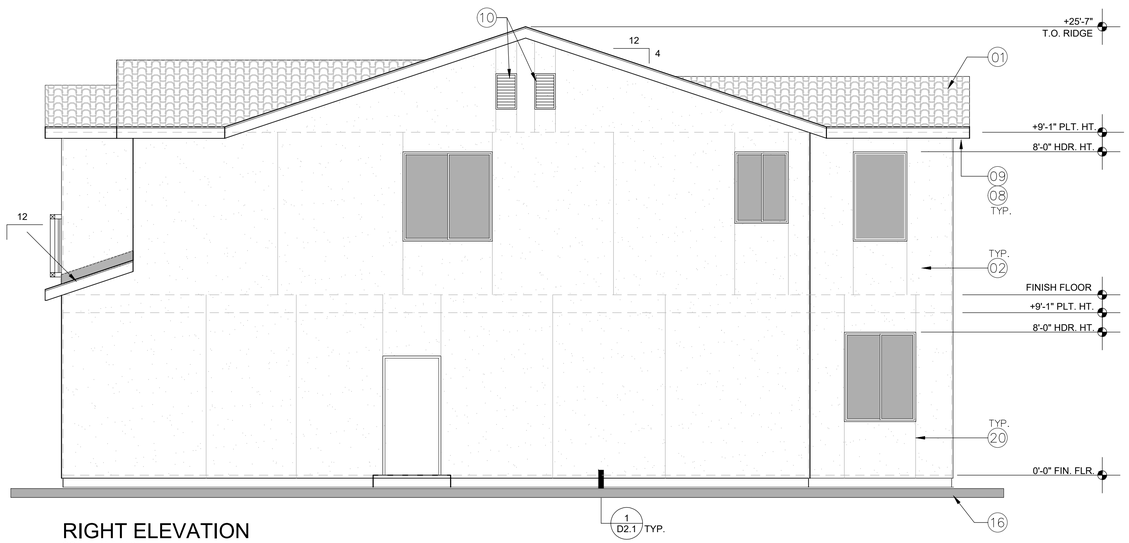
NOTE: THE FOLLOWING CLEARANCES REGARDING THE ADHERED MASONRY VENEER:

1. MIN. OF 4 INCHES ABOVE EARTH. CRC R703.12.1
2. MIN. OF 2 INCHES ABOVE PAVED AREA, OR:
3. MIN OF 1/2 INCH ABOVE EXTERIOR WALKING SURFACE WHICH ARE SUPPORTED BY THE SAME FOUNDATION THAT SUPPORTS THE EXTERIOR WALL. CRC R703.12.1
4. THE REQUIRED FOUNDATION FLASHING AT THE ADHERED VENEER A CORROSION RESISTANT SCREED OR FLASHING OF A MIN. 26 GAGE GALVANIZED OR PLASTIC WITH A MIN. VERTICAL ATTACHMENT OF 3 1/2 INCHES SHALL BE INSTALLED TO EXTEND A MIN. OF 1 INCH BELOW THE PLATE LINE IN ACCORDANCE w/ R703.8. THE WATER RESISTIVE BARRIER SHALL LAP OVER THE EXTERIOR OF THE EXTERIOR OF THE ATTACHMENT FLANGE OF THE FLASHING PER TABLE 703.4

4 STONE VENEER @ WEEP SCREED
SCALE: N.T.S.



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



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

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

ELEVATION KEYNOTES

01	TILE ROOF MATERIAL ICC # ESR 1647 OR EQUAL TO COMPLY WITH 2022 CRC R904, R905 SEE ROOF FRAMING PLAN
02	2-COAT CEMENT PLASTER o/ SYNTHETIC STUCCO w/ (2) LAYER GRADE "D" PAPER, UNDER THE SYNTHETIC STUCCO WHEN APPLIED o/WOOD SHEATHING w/LATH AND WEEP SCREED. APPLY CEMENT PLASTER OVER 3.4# HIGH-RIB METAL LATH AT EXTERIOR CEILINGS, OVERHANGS, AND OTHER HORIZONTAL SURFACES, ETC.. ESR#2535
03	ICC APPROVED SYNTHETIC STUCCO BEHIND 2- COAT STUCCO SYSTEM AT EXPOSED GABLE END ATTIC SPACE OR 1/2" SHEET ROCK.
04	MANUFACTURED STONE VENEER: EL DORADO STONE VENEER: LIGHTWEIGHT AGGREGATE, PORTLAND CEMENT AND IRON OXIDES. CODE CERTIFICATION: ESR-1215 FA/VA MATERIAL RELEASE #910 UNDERWRITER'S LABORATORIES CLASSIFICATION #546T.INSTALL MANUFACTURED STONE VENEER PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. INSTALL VENEER PRODUCT OVER METAL LATH W/ ONE PART TYPE "M" MORTAR AND TWO PARTS MASONRY SAND. VENEER MATERIAL IS LIGHTWEIGHT AND NEEDS NO FOUNDATION SUPPORT.
05	DECORATIVE PRE-CAST SURROUND. INSTALL PER MANUFACTURE'S SPECIFICATIONS
06	1x LAP SIDING o/15# BUILDING PAPER INSTALLED PER MANUF. SEC'S. COMPLY WITH 2022 CRC
07	ILLUMINATED ADDRESS LOCATION
08	2x6 FASCIA / BARGE BD. (TYP.)
09	12" OVERHANG U.N.O.
10	GABLE END VENT - SEE ROOF FRAMING PLAN FOR VENTING CALCS
11	G.I. SHEET METAL FLASHING AND COUNTER FLASHING AS REQUIRED (2022 CRC 1503.2). SEE DETAIL 7/D4.2.
12	DECORATIVE GABLE END VENT. DOES NOT PROVIDE VENTILATION TO ATTIC.
13	DECORATIVE SHUTTERS TYPICAL
14	4x6 FOAM CORBELS, FAUX WOOD FINISH PRIMERED. SEE DETAIL 2/A2.1.
15	1/2" EXPANSION JOINTS INSTALLED @ TIME OF LATH
16	FINISHED GRADE SLOPE REQUIRED FALL AWAY FROM STRUCTURE. LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FORM FOUNDATION WALLS. THE GRADE SHALL FALL A MIN. OF 6" WITHIN THE FIRST 10 FT. (CRC R401.3)
17	FOAM TRIM w/STUCCO FINISH
18	2x FOAM TRIM w/STUCCO FINISH. EXTEND 3" PAST DOOR / WINDOW OPENING
19	6x8 SHAPED FOAM CORBEL - SEE PLAN FOR LOCATION
20	WOOD AWNING - SEE DETAIL 10/D1.2 FOR NOTES DIMENSIONS NOT SHOWN HERE
21	DECORATIVE WROUGHT IRON - SEE ELEVATION FOR LOCATION
22	PAINTED SHEET METAL ROOF w/NEOPRENE WASHERS - SEE ELEVATION FOR LOCAITON
23	(3) 4"x4" DP. FOAM FEATURES. ENCLOSED HOLES w/BLACK NET OR BLACK WIRE MESH - DECORATIVE ONLY
24	FIBER CEMENT LAP SIDING o/ BUILDING PAPER, INSTALL PER MANUF. SPECS.
25	3" FIBER CEMENT TRIP AT PERIMETER OF OPENINGS.

ELEVATION NOTES

1	CONTRACTOR TO PROVIDE ADDITIONAL STUCCO JOINTS AS NEEDED TO MINIMIZE CRACKING.
2	PROVIDE SOLID BLOCKING AT ALL HORIZ. STUCCO CONTROL JOINTS. (TYPICAL)
3	ALL WINDOWS TO BE DUAL GLAZED VINYL "LOW-E" w/ FINISH PER DEVELOPER - PROVIDE MUNTINS AS SHOWN.

APPROVED
Project: 24-00006549
Date: 12/6/2024
BAKERSFIELD
Any Home Is Dwelling Under

TUSCAN
7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.
PLAN 2835

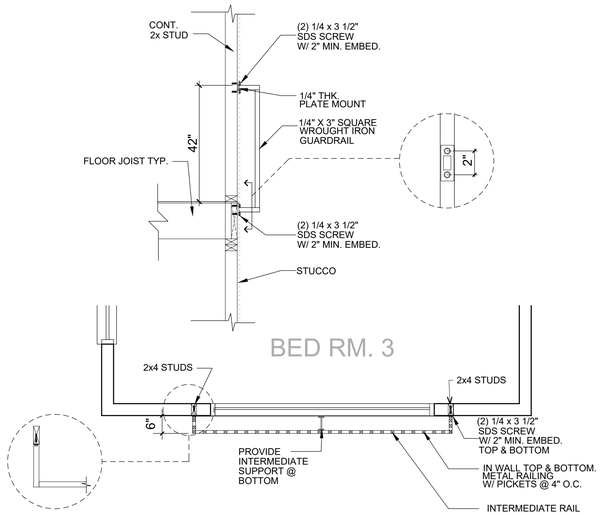
"ALL RIGHTS RESERVED"
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE USED IN ANY FORM WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

PLOT DATE: 11/05/2024
PLAN CHECK NUMBER

REVISIONS
1
2
3
4
5
6
7

SHEET A3.3

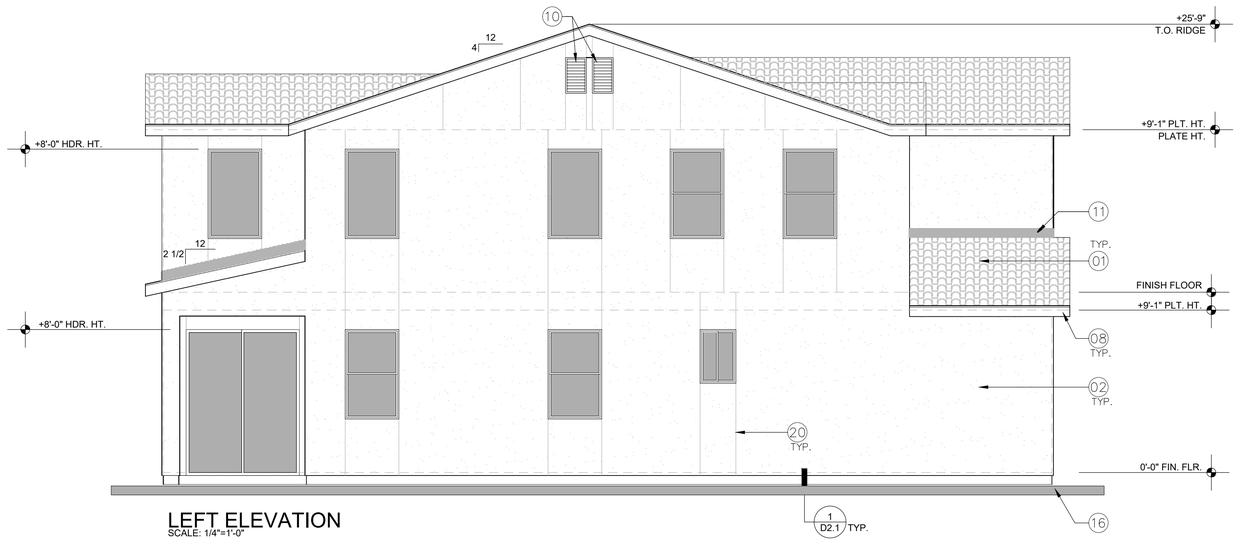
MODEL 2835
STD PLN #



A BALCONY GUARD RAIL DETIAL

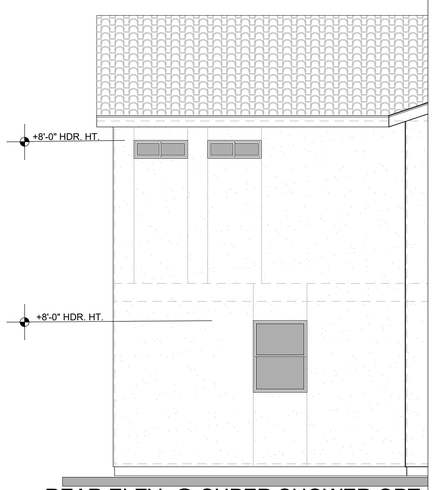
NTS.

1. HANDRAIL ASSEMBLIES AND GUARDS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS, APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP RAIL (2022 CBC 1607.7.1.1).
2. HEIGHT OF GUARDRAIL 42" MIN. (2022 CBC 1013.2)
3. SPACING OF INTERMEDIATE RAILS FOR OPEN GUARDRAILS NOT TO EXCEED 4" SPHERE MAX. @ ANY OPENING AREA FORMED BY TREAD, RISER AND GUARDRAIL (2022 CBC 1013.3)



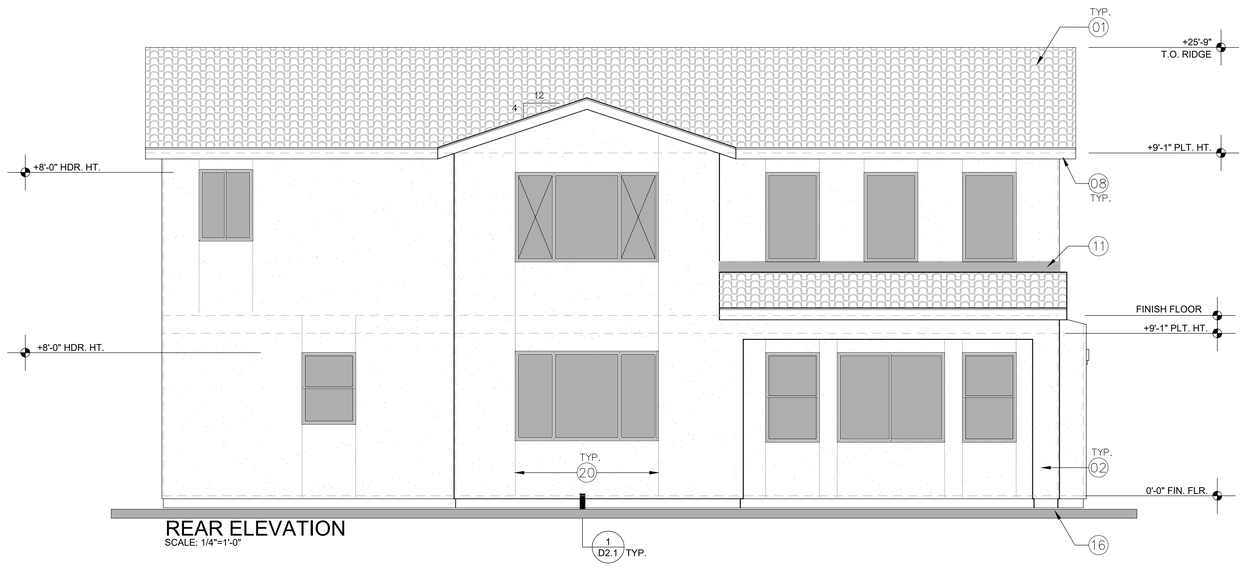
LEFT ELEVATION

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



REAR ELEV. @ SUPER SHOWER OPT.

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



REAR ELEVATION

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

EXTERIOR ELEVATIONS

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

ELEVATION KEYNOTES

01	TILE ROOF MATERIAL ICC # ESR 1647 OR EQUAL TO COMPLY WITH 2022 CRC R904, R905 SEE ROOF FRAMING PLAN
02	2-COAT CEMENT PLASTER o/ SYNTHETIC STUCCO w/ (2) LAYER GRADE "D" PAPER, UNDER THE SYNTHETIC STUCCO WHEN APPLIED o/WOOD SHEATHING w/LATH AND WEEP SCREED. APPLY CEMENT PLASTER OVER 3.4# HIGH-RIB METAL LATH AT EXTERIOR CEILINGS, OVERHANGS, AND OTHER HORIZONTAL SURFACES, ETC.. ESR#2535
03	ICC APPROVED SYNTHETIC STUCCO BEHIND 2- COAT STUCCO SYSTEM AT EXPOSED GABLE END ATTIC SPACE OR 1/2" SHEET ROCK.
04	MANUFACTURED STONE VENEER: EL DORADO STONE VENEER: LIGHTWEIGHT AGGREGATE, PORTLAND CEMENT AND IRON OXIDES. CODE CERTIFICATION: ESR-1215 FA/VA MATERIAL RELEASE #910 UNDERWRITER'S LABORATORIES CLASSIFICATION #546T.INSTALL MANUFACTURED STONE VENEER PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. INSTALL VENEER PRODUCT OVER METAL LATH W/ ONE PART TYPE "M" MORTAR AND TWO PARTS MASONRY SAND. VENEER MATERIAL IS LIGHTWEIGHT AND NEEDS NO FOUNDATION SUPPORT.
05	DECORATIVE PRE-CAST SURROUND. INSTALL PER MANUFACTURE'S SPECIFICATIONS
06	1x LAP SIDING o/15# BUILDING PAPER INSTALLED PER MANUF. SEC'S. COMPLY WITH 2022 CRC
07	ILLUMINATED ADDRESS LOCATION
08	2x6 FASCIA / BARGE BD. (TYP.)
09	12" OVERHANG U.N.O.
10	GABLE END VENT - SEE ROOF FRAMING PLAN FOR VENTING CALCS
11	G.I. SHEET METAL FLASHING AND COUNTER FLASHING AS REQUIRED (2022 CRC 1503.2). SEE DETAIL 7/D4.2.
12	DECORATIVE GABLE END VENT. DOES NOT PROVIDE VENTILATION TO ATTIC.
13	DECORATIVE SHUTTERS TYPICAL
14	4x6 FOAM CORBELS, FAUX WOOD FINISH PRIMERED. SEE DETAIL 2/A2.1.
15	1/2" EXPANSION JOINTS INSTALLED @ TIME OF LATH
16	FINISHED GRADE SLOPE REQUIRED FALL AWAY FROM STRUCTURE. LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FORM FOUNDATION WALLS. THE GRADE SHALL FALL A MIN. OF 6" WITHIN THE FIRST 10 FT. (CRC R401.3)
17	FOAM TRIM w/STUCCO FINISH
18	2x FOAM TRIM w/STUCCO FINISH. EXTEND 3" PAST DOOR / WINDOW OPENING
19	6x8 SHAPED FOAM CORBEL - SEE PLAN FOR LOCATION
20	WOOD AWNING - SEE DETAIL 10/D1.2 FOR NOTES DIMENSIONS NOT SHOWN HERE
21	DECORATIVE WROUGHT IRON - SEE ELEVATION FOR LOCATION
22	PAINTED SHEET METAL ROOF w/NEOPRENE WASHERS - SEE ELEVATION FOR LOCAITON
23	(3) 4"x4" DP. FOAM FEATURES. ENCLOSED HOLES w/BLACK NET OR BLACK WIRE MESH - DECORATIVE ONLY
24	FIBER CEMENT LAP SIDING o/ BUILDING PAPER, INSTALL PER MANUF. SPECS.
25	3" FIBER CEMENT TRIP AT PERIMETER OF OPENINGS.

ELEVATION NOTES

1	CONTRACTOR TO PROVIDE ADDITIONAL STUCCO JOINTS AS NEEDED TO MINIMIZE CRACKING.
2	PROVIDE SOLID BLOCKING AT ALL HORIZ. STUCCO CONTROL JOINTS. (TYPICAL)
3	ALL WINDOWS TO BE DUAL GLAZED VINYL "LOW-E" w/ FINISH PER DEVELOPER - PROVIDE MUNTINS AS SHOWN.

APPROVED
Project: 24-00006549
Date: 12/6/2024
BAKERSFIELD
Community Development Division

TUSCAN

7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.

PLAN 2835

ALL RIGHTS RESERVED
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS, AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

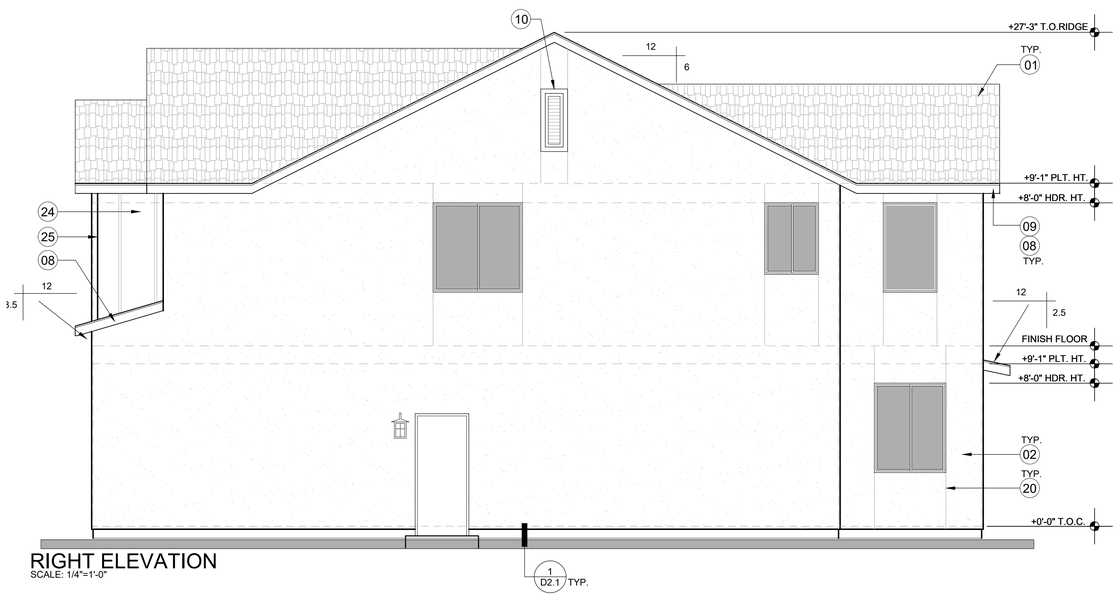
PLOT DATE: 11/05/2024
PLAN CHECK NUMBER

REVISIONS
1
2
3
4
5
6
7

SHEET A3.4

MODEL 2835
STD PLN #

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



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

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

ELEVATION KEYNOTES

01	TILE ROOF MATERIAL ICC # ESR 1647 OR EQUAL TO COMPLY WITH 2022 CRC R904, R905 SEE ROOF FRAMING PLAN
02	2-COAT CEMENT PLASTER o/ SYNTHETIC STUCCO w/ (2) LAYER GRADE "D" PAPER, UNDER THE SYNTHETIC STUCCO WHEN APPLIED o/WOOD SHEATHING w/LATH AND WEEP SCREED. APPLY CEMENT PLASTER OVER 3.4# HIGH-RIB METAL LATH AT EXTERIOR CEILINGS, OVERHANGS, AND OTHER HORIZONTAL SURFACES, ETC.. ESR#2535
03	ICC APPROVED SYNTHETIC STUCCO BEHIND 2- COAT STUCCO SYSTEM AT EXPOSED GABLE END ATTIC SPACE OR 1/2" SHEET ROCK.
04	MANUFACTURED STONE VENEER: EL DORADO STONE VENEER: LIGHTWEIGHT AGGREGATE, PORTLAND CEMENT AND IRON OXIDES. CODE CERTIFICATION: ESR-1215 FA/VA MATERIAL RELEASE #910 UNDERWRITER'S LABORATORIES CLASSIFICATION #546T.INSTALL MANUFACTURED STONE VENEER PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. INSTALL VENEER PRODUCT OVER METAL LATH W/ ONE PART TYPE "M" MORTAR AND TWO PARTS MASONRY SAND. VENEER MATERIAL IS LIGHTWEIGHT AND NEEDS NO FOUNDATION SUPPORT.
05	DECORATIVE PRE-CAST SURROUND. INSTALL PER MANUFACTURE'S SPECIFICATIONS
06	1x LAP SIDING o/15# BUILDING PAPER INSTALLED PER MANUF. SEC'S. COMPLY WITH 2022 CRC
07	ILLUMINATED ADDRESS LOCATION
08	2x6 FASCIA / BARGE BD. (TYP.)
09	12" OVERHANG U.N.O.
10	GABLE END VENT - SEE ROOF FRAMING PLAN FOR VENTING CALCS
11	G.I. SHEET METAL FLASHING AND COUNTER FLASHING AS REQUIRED (2022 CRC 1503.2). SEE DETAIL 7/D4.2.
12	DECORATIVE GABLE END VENT. DOES NOT PROVIDE VENTILATION TO ATTIC.
13	DECORATIVE SHUTTERS TYPICAL
14	4x6 FOAM CORBELS, FAUX WOOD FINISH PRIMERED. SEE DETAIL 2/A2.1.
15	1/2" EXPANSION JOINTS INSTALLED @ TIME OF LATH
16	FINISHED GRADE SLOPE REQUIRED FALL AWAY FROM STRUCTURE. LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FORM FOUNDATION WALLS. THE GRADE SHALL FALL A MIN. OF 6" WITHIN THE FIRST 10 FT. (CRC R401.3)
17	FOAM TRIM w/STUCCO FINISH
18	2x FOAM TRIM w/STUCCO FINISH. EXTEND 3" PAST DOOR / WINDOW OPENING
19	6x8 SHAPED FOAM CORBEL - SEE PLAN FOR LOCATION
20	WOOD AWNING - SEE DETAIL 10/D1.2 FOR NOTES DIMENSIONS NOT SHOWN HERE
21	DECORATIVE WROUGHT IRON - SEE ELEVATION FOR LOCATION
22	PAINTED SHEET METAL ROOF w/NEOPRENE WASHERS - SEE ELEVATION FOR LOCAITON
23	(3) 4"x4" DP. FOAM FEATURES. ENCLOSED HOLES w/BLACK NET OR BLACK WIRE MESH - DECORATIVE ONLY
24	FIBER CEMENT LAP SIDING o/ BUILDING PAPER, INSTALL PER MANUF. SPECS.
25	3" FIBER CEMENT TRIP AT PERIMETER OF OPENINGS.

ELEVATION NOTES

1	CONTRACTOR TO PROVIDE ADDITIONAL STUCCO JOINTS AS NEEDED TO MINIMIZE CRACKING.
2	PROVIDE SOLID BLOCKING AT ALL HORIZ. STUCCO CONTROL JOINTS. (TYPICAL)
3	ALL WINDOWS TO BE DUAL GLAZED VINYL "LOW-E" w/ FINISH PER DEVELOPER - PROVIDE MUNTINS AS SHOWN.

APPROVED
Project: 24-00006549
Date: 12/6/2024
BAKERSFIELD
Community Development Division

FARMHOUSE
7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.
PLAN 2835

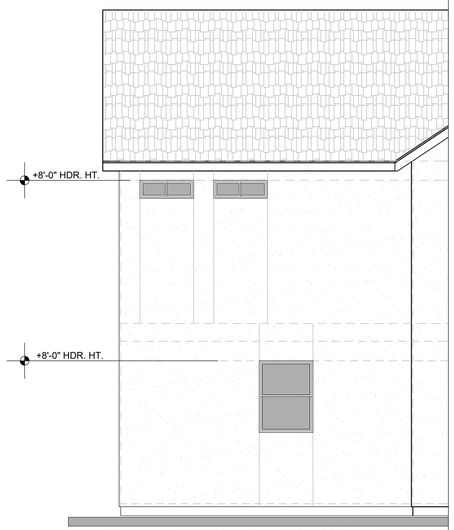
"ALL RIGHTS RESERVED"
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE COPIED, REPRODUCED OR ALTERED IN ANY FORM WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

PLOT DATE: 11/05/2024
PLAN CHECK NUMBER

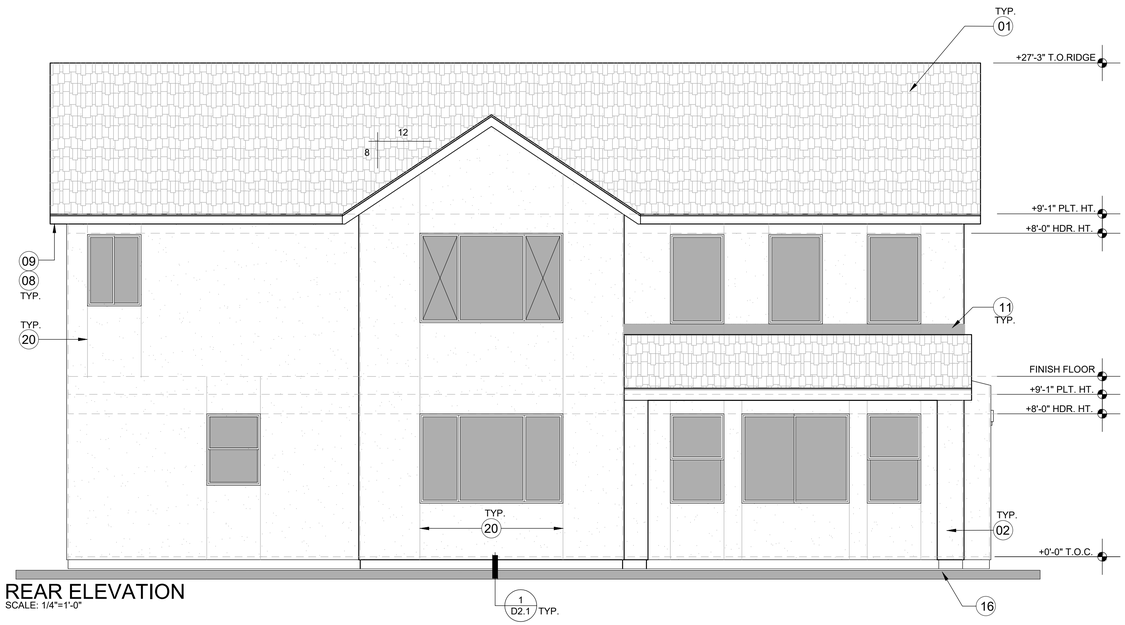
REVISIONS
1
2
3
4
5
6
7

SHEET A3.5

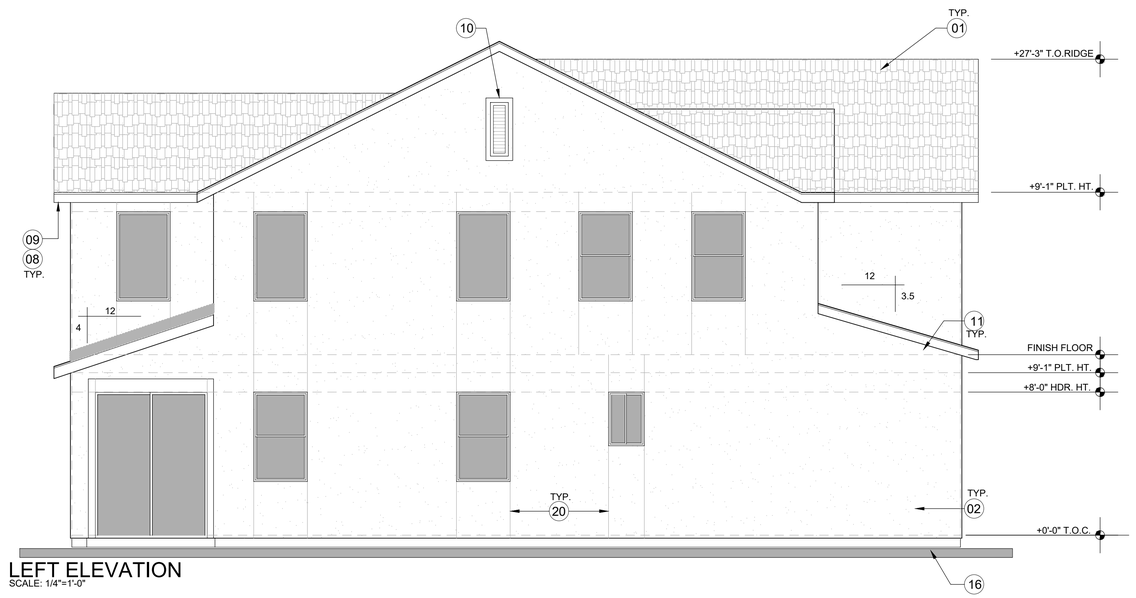
MODEL 2835
STD PLN #



REAR ELEV. @ SUPER SHOWER OPT.
SCALE: 1/4"=1'-0"



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



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

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

ELEVATION KEYNOTES

01	TILE ROOF MATERIAL ICC # ESR 1647 OR EQUAL TO COMPLY WITH 2022 CRC R904, R905 SEE ROOF FRAMING PLAN
02	2-COAT CEMENT PLASTER o/ SYNTHETIC STUCCO w/ (2) LAYER GRADE "D" PAPER, UNDER THE SYNTHETIC STUCCO WHEN APPLIED o/WOOD SHEATHING w/LATH AND WEEP SCREED. APPLY CEMENT PLASTER OVER 3.4# HIGH-RIB METAL LATH AT EXTERIOR CEILINGS, OVERHANGS, AND OTHER HORIZONTAL SURFACES, ETC.. ESR#2535
03	ICC APPROVED SYNTHETIC STUCCO BEHIND 2- COAT STUCCO SYSTEM AT EXPOSED GABLE END ATTIC SPACE OR 1/2" SHEET ROCK.
04	MANUFACTURED STONE VENEER: EL DORADO STONE VENEER: LIGHTWEIGHT AGGREGATE, PORTLAND CEMENT AND IRON OXIDES. CODE CERTIFICATION: ESR-1215 FA/VA MATERIAL RELEASE #910 UNDERWRITER'S LABORATORIES CLASSIFICATION #546T.INSTALL MANUFACTURED STONE VENEER PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. INSTALL VENEER PRODUCT OVER METAL LATH W/ ONE PART TYPE "M" MORTAR AND TWO PARTS MASONRY SAND. VENEER MATERIAL IS LIGHTWEIGHT AND NEEDS NO FOUNDATION SUPPORT.
05	DECORATIVE PRE-CAST SURROUND. INSTALL PER MANUFACTURE'S SPECIFICATIONS
06	1x LAP SIDING o/15# BUILDING PAPER INSTALLED PER MANUF. SEC'S. COMPLY WITH 2022 CRC
07	ILLUMINATED ADDRESS LOCATION
08	2x6 FASCIA / BARGE BD. (TYP.)
09	12" OVERHANG U.N.O.
10	GABLE END VENT - SEE ROOF FRAMING PLAN FOR VENTING CALCS
11	G.I. SHEET METAL FLASHING AND COUNTER FLASHING AS REQUIRED (2022 CRC 1503.2). SEE DETAIL 7/D4.2.
12	DECORATIVE GABLE END VENT. DOES NOT PROVIDE VENTILATION TO ATTIC.
13	DECORATIVE SHUTTERS TYPICAL
14	4x6 FOAM CORBELS, FAUX WOOD FINISH PRIMERED. SEE DETAIL 2/A2.1.
15	1/2" EXPANSION JOINTS INSTALLED @ TIME OF LATH
16	FINISHED GRADE SLOPE REQUIRED FALL AWAY FROM STRUCTURE. LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FORM FOUNDATION WALLS. THE GRADE SHALL FALL A MIN. OF 6" WITHIN THE FIRST 10 FT. (CRC R401.3)
17	FOAM TRIM w/STUCCO FINISH
18	2x FOAM TRIM w/STUCCO FINISH. EXTEND 3" PAST DOOR / WINDOW OPENING
19	6x8 SHAPED FOAM CORBEL - SEE PLAN FOR LOCATION
20	WOOD AWNING - SEE DETAIL 10/D1.2 FOR NOTES DIMENSIONS NOT SHOWN HERE
21	DECORATIVE WROUGHT IRON - SEE ELEVATION FOR LOCATION
22	PAINTED SHEET METAL ROOF w/NEOPRENE WASHERS - SEE ELEVATION FOR LOCAITON
23	(3) 4"x4" DP. FOAM FEATURES. ENCLOSED HOLES w/BLACK NET OR BLACK WIRE MESH - DECORATIVE ONLY
24	FIBER CEMENT LAP SIDING o/ BUILDING PAPER, INSTALL PER MANUF. SPECS.
25	3" FIBER CEMENT TRIP AT PERIMETER OF OPENINGS.

ELEVATION NOTES

1	CONTRACTOR TO PROVIDE ADDITIONAL STUCCO JOINTS AS NEEDED TO MINIMIZE CRACKING.
2	PROVIDE SOLID BLOCKING AT ALL HORIZ. STUCCO CONTROL JOINTS. (TYPICAL)
3	ALL WINDOWS TO BE DUAL GLAZED VINYL "LOW-E" w/ FINISH PER DEVELOPER - PROVIDE MUNTINS AS SHOWN.

APPROVED
Project: 24-00006549
Date: 12/6/2024
BAKERSFIELD
Community Development Division

FARMHOUSE
7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.

PLAN 2835

"ALL RIGHTS RESERVED"
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE COPIED, LOANED OR DISCLOSED IN ANY FORM WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

PLOT DATE: 11/05/2024
PLAN CHECK NUMBER

REVISIONS
1
2
3
4
5
6
7

SHEET A3.6

MODEL 2835
STD PLN #

DOOR SCHEDULE

SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
01	3'-0" x 8'-0"	FIBERGLASS			ENTRY DOOR
02	16'-0" x 7'-0"	ALUM.			
03	3'-0" x 6'-8"	METAL DOOR			GARAGE MAN DOOR
04	2'-8" x 6'-8"	SINGLE			1-3/8" THK. SOLID CORE DOOR w/SELF CLOSURE & SELF LATCHING, PROVIDE GASKET OR WEATHERSTIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
05	2'-8"x6'-8"	SINGLE			1-3/8" THK. SOLID CORE DOOR w/SELF CLOSURE & SELF LATCHING, PROVIDE GASKET OR WEATHERSTIPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
06	2'-6" x 6'-8"	SINGLE			
07	2'-6" x 6'-8"	SINGLE			
08	3'-0" x 6'-8"	SINGLE			
09	2'-6" x 6'-8"	SINGLE			
10	3'-0" x 6'-8"	SINGLE			
11	5'-0" x 6'-8"	BYPASS DOOR			
12	2'-4" x 6'-8"	SINGLE			
13	2'-8" x 6'-8"	SINGLE			
14	2'-8" x 6'-8"	SINGLE			
15	(2) 2'-6" x 6'-8"	BYPASS DOOR			
16	2'-6" x 6'-8"	SINGLE			
17	2'-8" x 6'-8"	SINGLE			
18	2'-8" x 6'-8"	SINGLE			
19	(2) 2'-6" x 6'-8"	BYPASS DOOR			
20	2'-6" x 6'-8"	SINGLE			
21	2'-6" x 6'-8"	SINGLE			
22	2'-6" x 6'-8"	SINGLE			
23	2'-8" x 6'-8"	SINGLE			
24	3'-0" x 8'-0"	FIBERGLASS			OPTIONAL DOOR TO CASITA
25	2'-8" x 8'-0"	SINGLE			@ BED 5 OPTION
26	(2) 2'-6" x 6'-8"	BYPASS DOOR			@ BED 5 OPTION

WINDOW SCHEDULE

SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
A	5'-0" x 5'-6"	SLIDER	0.30	0.22	BED 4
B	2'-0" x 3'-0"	S.L./ TEMP.	0.30	0.22	BATH 3 @ CASITA
C	3'-0" x 5'-0"	SINGLE HUNG	0.30	0.22	GREAT RM.
D	6'-0" x 5'-0"	SLIDER	0.30	0.22	GREAT RM.
E	6'-0" x 8'-0"	SLIDING GLASS DOOR - TEMP.	0.29	0.22	DINING ROOM
F	8'-0" x 5'-0"	XOX	0.30	0.22	DINING
G	4'-0" x 5'-0"	SLIDER	0.30	0.22	DINING
H	3'-0" x 4'-0"	S.H./ TEMP.	0.30	0.22	HOME MANAGE
J	3'-0" x 5'-0"	SINGLE HUNG	0.30	0.22	LOFT
K	3'-0" x 5'-0"	FIXED	0.27	0.25	OPEN SPACE
L	3'-0" x 5'-0"	FIXED	0.27	0.25	MASTER BEDROOM
M	8'-0" x 5'-0"	XOX	0.30	0.22	MASTER BEDROOM
N	3'-0" x 4'-0"	S.L./ TEMP.	0.30	0.22	MASTER BATH
O	5'-0" x 5'-0"	SLIDER	0.30	0.22	BED 2
P	2'-6" x 4'-0"	SINGLE HUNG TEMP.	0.30	0.22	BATH 2
Q	5'-0" x 5'-0"	SLIDER	0.30	0.22	BED 3 @ COTTAGE/ FARMHOUSE
R	2'-6" x 9'-0"	FIXED/ TEMP.	0.30	0.22	STAIRS
S	2'-6" x 4'-0"	FIXED	0.30	0.22	LOFT
T	3'-0" x 4'-6"	SINGLE HUNG	0.30	0.22	LOFT
U	6'-0" x 7'-6"	SINGLE HUNG TEMP.	0.30	0.22	BEDROOM 3 @ TUSCAN ELEV.
V	2'-6" x 5'-0"	SINGLE HUNG	0.30	0.22	BEDROOM 4 @ CASITA
W	3'-0" x 3'-0"	SINGLE HUNG	0.30	0.22	LIVING ROOM @ CASITA
X	3'-0" x 4'-0"	FIXED/ TEMP.	0.30	0.22	LIVING ROOM @ CASITA
Y	5'-0" x 5'-0"	SINGLE HUNG	0.30	0.22	FARMHOUSE
Z	2'-6" x 1'-0"	SLIDER/TEMP.	0.27	0.22	MASTER BATH-SUPER SHOWER OPT.

AGE-IN PLACE DESIGN FOR NEWLY CONSTRUCTED DWELLINGS - 2022 CRC SECTION R 327

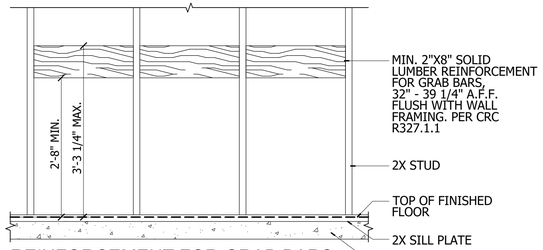
2022 CRC R327.1.1 REINFORCEMENT FOR GRAB BARS. AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL (OR ABOVE IN NEEDED) BE PROVIDED w/ REINFORCEMENT OF SOLID 2x8 NOMINAL FOR GRAB BARS. LOCATED 32-38.25 INCHES AFF. ADDITIONAL BLOCKING AT TUB BOTTOM EDGE NOT MORE THAN 6" ABOVE TUB RIM (5 EXCEPTIONS).

2022 CRC R327.1.1.1 DOCUMENTATION FOR GRAB BAR REINFORCEMENT. INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENT SHALL BE PLACED IN THE OPERATION AND MAINTENANCE MANUAL IN ACCORDANCE w/ THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.4.

2022 CRC R327.1.2 ELECTRICAL RECEPTACLE OUTLET, SWITCH, AND CONTROL HEIGHTS.
ELECTRICAL RECEPTACLE OUTLETS, SWITCHES, & CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION, & AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX & NOT LESS THAN 15 INCHES FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR.

2022 CRC R27.1.3 INTERIOR DOORS. EFFECTIVE JULY 1, 2024, AT LEAST ONE BATHROOM & ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A DOORWAY w/ A NET CLEAR OPENING OF NOT LESS THAN 32 INCHES, MEASURED w/ THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION.

2022 CRC R327.1.4 DOORBELL BUTTONS
DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48 INCHES ABOVE THE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY. WHERE DOORBELL BUTTONS INTEGRATED w/ OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48 INCHES MEASURED FROM THE EXTERIOR FLOOR OR LANDING, A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48 INCHES ABOVE THE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOOR BUTTON OR CONTROL.



1 REINFORCEMENT FOR GRAB BARS
N.T.S.

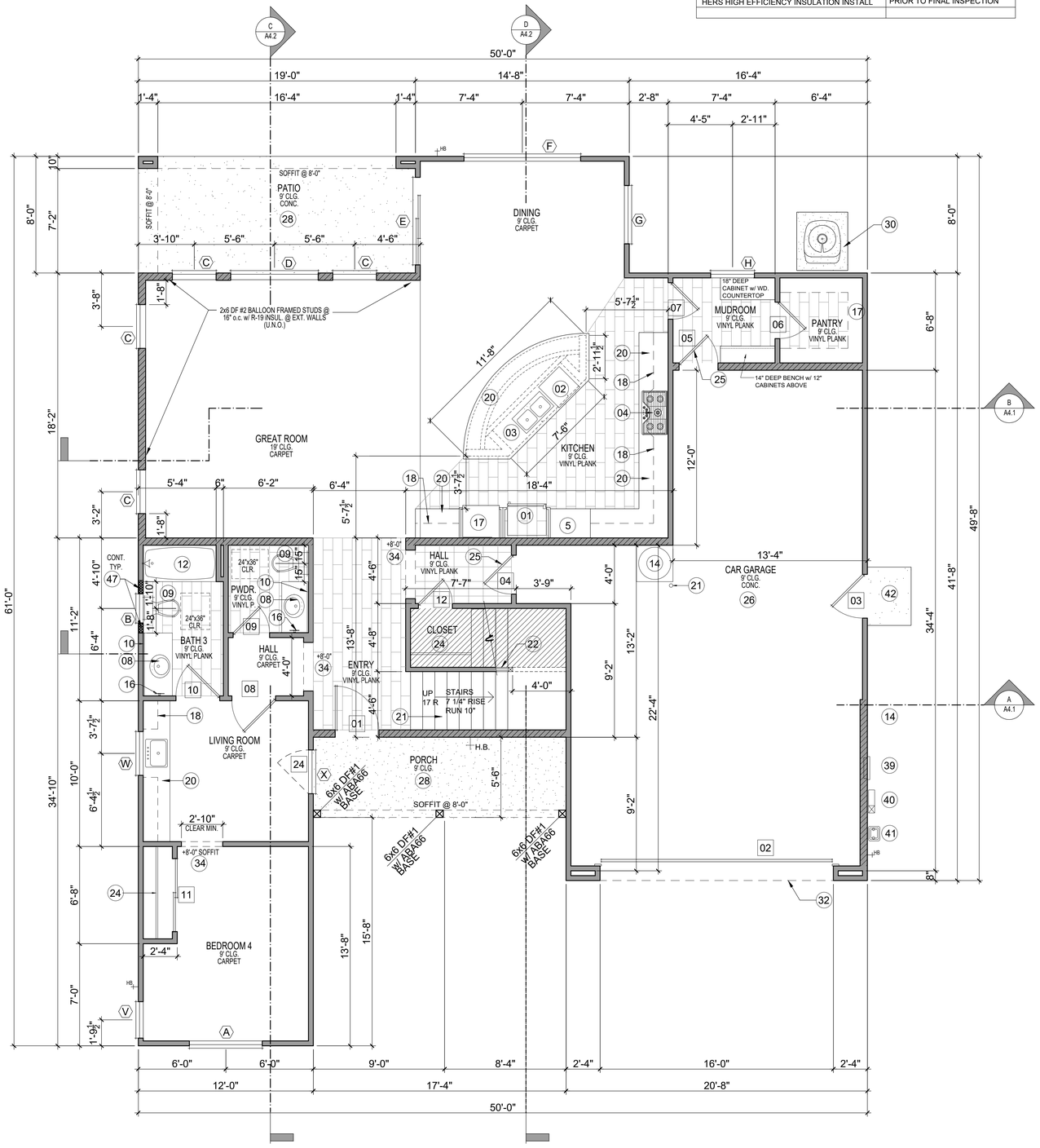
WALL LEGEND

2x4 STD. GR. STUDS @16" O.C. w/R-13 INSULATION @EXT. WALLS U.N.O.

2x6 STUDS @16" O.C. w/R-19 INSULATION @ EXT. WALLS U.N.O.

ENERGY COMPLIANCE SCHEDULE

REQUIREMENT	VALUES OR NOTES
WALL INSULATION	2x4=R-13, 2x6=R-19
ATTIC INSULATION	R-30
ROOF DECK INSULATION	R-13 @ SINGLE STORY
ROOF DECK INSULATION	R-19 @ TWO STORY
FLOOR INSULATION	R-19
DUCT INSULATION	R-6.0
HVAC HEATING	7.5 HSPF2
HVAC COOLING	14.3 SEER2 / 11.7 EER2
WATER HEATER	3.00 UNIFORM ENERGY FACTOR
EXT. FOAM INSULATION	1" THK. FOAM INSULATION R-4.0
LIGHTING	SEE ELECTRICAL SHEETS
HERS HIGH ENERGY EFFICIENCY RATIO (EER)	PRIOR TO FINAL INSPECTION
HERS DUCT LEAKAGE TESTING	PRIOR TO FINAL INSPECTION
HERS HIGH EFFICIENCY INSULATION INSTALL	PRIOR TO FINAL INSPECTION



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

FLOOR KEYNOTES

01	REFRIGERATOR (N.I.C.) - PROVIDE COLD WATER STUB.
02	DISHWASHER
03	DOUBLE SINK w/ DISPOSAL
04	30" COOKTOP w/ HOOD ABV. (MICROWAVE HOOD OPT.) PER MFG'S SPECIFICATIONS.VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED, OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT. PROVIDE ANTI-TILT LOCK.
05	30" OVEN / MICROWAVE COMBO
06	WASHER (N.I.C).
07	DRYER (N.I.C.) - VENT TO OUTSIDE AIR A MIN. 4" DIA MOISTER EXHAUST DUCT PER SECTION 504.0 . A. (14'-0" MAX. RUN PER C.M.C. SECTION 906) - PLUMB FOR OPTIONAL GAS. INSTALL DRYER BOX IN WALL FOR VENTING.
08	LAVATORY SET IN CERAMIC TILE COUNTERTOP WITH CABINETS BELOW.
09	LOW FLOW WATER CLOSET W/ MAXIMUM FLUSH OF OF 1.28 GALLONS PER FLUSH (TYPICAL).
10	VANITY MIRROR.
11	RECTANGULAR TUB W/ TILE DECK & FACE.
12	5'-0" BATHTUB/SHOWER FIRBERGLASS UNIT w/ WALL MOUNTED SHOWERHEAD. FIBERGLASS UNIT SHALL BE EQUIPPED WITH FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS. INSTALL PER MANUFACTURER'S INSTRUCTIONS. SHOWER GLASS DOOR TO BE TEMP. & MIN. 22" WIDE. GLASS TUB/SHOWER SEPARATOR TO BE TEMPERED. SEE OPTIONAL PLAN.
13	SHOWER W/ TILE 72" MIN. O/ USE OF FIBER-CEMENT,FIBER-MAT REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS , W/ 2"-9" MAX. CURB. PROVIDE TEMPERED GLASS ENCLOSURE AS REQUIRED. MIN 22" TEMP DOOR. THE WATER RESISTANT GYP BOARD SHALL NOT BE INSTALLED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREA SUBJECT TO HIGH HUMIDITY. R702.3.8.1
14	ELECTRIC HEAT PUMP WATER HEATER W/ UNIFORM ENERGY FACTOR OF 3.00 INSTALL PER MANUFACTURES INSTRUCTIONS FOR CLEARANCES.
15	TOWEL BAR @ +51" w/ BLOCKING.
16	TOWEL RING @ +59" w/ BLOCKING.
17	PANTRY w/ (5) SHELVES
18	LINE OF UPPER CABINET.
19	LINEN CABINET, 20" LOWER, 14" UPPER
20	COUNTERTOP w/ CABINETS BELOW
21	3" STEEL BOLLARD, PROTECTIVE BARRIER PER CPC 507.13.1
22	HANDRAIL / GUARDRAIL - SEE PLAN FOR LOCATION - MIN. 42" HIGH.
23	2x HALF-WALL @ +42" w/ WOOD CAP-SEE PLAN FOR LOCATION
24	(1) SHELF AND (1) POLE.
25	1-3/8" THK. SOLID CORE DOOR W/ SELF CLOSING HINGES AND SELF-LATCHING. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
26	ONE LAYER OF 5/8" THK. TYPE 'X' GYP. BD. TYPICAL AT ALL HOUSE/GARAGE COMMON WALLS. APPLY TO ENTIRE GARAGE WALL & CEILING.
27	30"x30" ATTIC ACCESS TO BE WEATHER STRIPPED & INSULATION EQUIVALENT TO THAT OF THE CEILING SHALL BE INSTALLED ON ACCESS PANEL
28	CONCRETE PORCH/PATIO SLAB - BROOM FINISH (SLOPE AWAY FROM BUILDING).
29	CONCRETE DRIVE APRON - REFER TO INDIVIDUAL SITE PLAN (SLOPE AWAY FROM BUILDING).
30	A/C CONDENSING UNIT ON PRE-CAST CONCRETE PAD.
31	2x6/2x6 PONY WALL @ +34 ½". SEE PLAN FOR LOCAITON
32	SOFFIT @ GARAGE. SEE ELEVATIONS SHEETS.
33	ARCHED SOFFIT - SEE PLAN FOR LOCATION & HT.
34	FLAT SOFFIT- SEE PLAN FOR LOCATION & HT.
35	SOFFIT - SEE ELEVATION FOR HEIGHTS
36	LAUNDRY DEEP SINK - SEE PLAN FOR LOCATION
37	2x6 PONY WALL @ +37" HIGH FROM FINISH FLOOR - SEE PLAN FOR LOCATION
38	MEDIA BOX 14 ½" WIDE - SEE PLAN FOR LOCATION
39	TELECOMMUNICATION SERVICE TO RESIDENCE.
40	ELECTRICAL SERVICE TO RESIDENCE.
41	NOT IN USE.
42	CONC. STOOP AT GARAGE MAN DOOR - (BROOM FINISH) SLOPE AWAY FROM BLDG.
43	OPTIONAL 36" DIRECT VENT GAS APPLICANCE FIREPLACE VENT THRU ROOF TO OUTSIDE. MANUFACTURER: HEARTH & HOME MODEL No.: DV3732SB1 NOTE: IF OPTIONAL FIREPLACE IS BEING PROVIDED.) FLUE SPACE - PROVIDE ONE LAYER OF 5/8" THK. TYPE 'X' GYP. BD. INSIDE FACE OF FLUE CHASE w/ 1" AIR SPACE. SEE DETAIL 8/D1.1.
44	SHOE STORAGE - SEE PLAN FOR LOCATION
45	(5) SHELVES EQUALLY SPACE - SEE PLAN FOR LOCATION
46	VANITY DESK
47	GRAB BAR REINFORCEMENT TO BE INSTALLED PER CRC R327.1.1, AT THE BACK AND SIDE WALL OF THE WATER CLOSET; CONTINUOUS AROUND THE SHOWER; AND CONTINUOUS AT THE BACK WALL OF THE TUB WITH FLOOR MOUNTED GRAB BARS AT EACH END, UNLESS PROVIDED OTHERWISE. SEE DETAIL 1/A1.1.
48	DESIGNATED LOCATION OF AGING-IN-PLACE REQUIREMENTS
49	PLANT SHELF, +/- 3'-4" ABOVE GRADE.
50	SLOPE GARAGE FLOOR MIN. 1/8" PER FOOT FOR DRAINAGE (ENTIRE GARAGE FLOOR TO BE SLOPED IN DIRECTION SHOWN.
51	22-1/2"x54" ATTIC ACCESS AT ATTIC STORAGE OPTION. PROVIDE WEATHER STRIPPED & INSULATION EQ. TO THAT OF THE CEILING SHALL BE INSTALLED ON ACCESS PANEL.
52	ATTIC STORAGE TO INCLUDE SHEATHING AT ATTIC FLOOR AND SHALL NOT BE CONSTRUCTED AS HABITABLE AREA.

FLOOR NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS OF ALL SPECIAL BOLTS, STRAPS AND HOLDOWNS
2. LABELED SAFETY GLASS IS REQUIRED IN TUB/SHOWER ENCLOSURES & GLAZING WITHIN 60" FORM BOTTOM OF TUBS/SHOWERS. (OPTIONAL)
5. MAXIMUM SILL HEIGHT OF 44 INCHES FROM THE BOTTOM OF THE CLEAR OPENING ABOVE THE FLOOR IN SLEEPING ROOMS FOR ALL WINDOWS USED FOR EMERGENCY EXITS, WITH MINIMUM 821 SQ.IN. (24" WIDE x 20" HIGH CLR. OPENING)
6. WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATD MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE 24" ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND A HEIGHT OF 24" SHALL BE FIXED OR HAVE OPENINGS SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS. EXCEPTION: OPENINGS THAT ARE PROVIDED WITH WINDOW GUARDS THAT COMPLY WITH ASTM 2006 OR F 2090. THE GUARD MAY NOT HAVE OPENINGS THAT A 4" SPHERE IN DIAMETER CAN PASS THRU
7. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
8. INSTANTANEOUS WATER HEATERS WITH INPUT RATING GREATER THAN 6,8kBTUhr (24w) SHALL HAVE ISOLATION VALVES ON BOTH THE COLD WATER SUPPLY AND HOT WATER PIPE LEAVING THE WATER HEATER, AND HOSE BIBBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER HEATER WHEN VALVES ARE CLOSED. PER CA ENERGY CODE 110.3(c)7
9. GALVANIZED MALLEABLE IRON, GALVANIZED WROUGHT IRON, OR GALVANIZED STEEL ARE PROHIBITED MATERIALS FOR WATER SUPPLY AND BUILDING WATER PIPING BOTH UNDERGROUND AND IN BUILDINGS.
10. A SHEETROCK NAILING INSPECTION IS REQUIRED - 2022 CRC R109.1.4.2 & 2022 CBC 110.3.5 & BAKERSFIELD MUNICIPAL CODE.

APPROVED
Project: 24-00006718
Date: 12/6/2024
BAKERSFIELD
An Initiative Of Community Growth

COTTAGE
7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.
PLAN 2971

"ALL RIGHTS RESERVED"
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE USED IN WHOLE OR IN PART FOR ANY PURPOSE WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

PLOT DATE: 11/07/2024
PLAN CHECK NUMBER

REVISIONS
1.
2.
3.
4.
5.
6.
7.

SHEET A1.1

MODEL 2971
STD PLN #

DOOR SCHEDULE

SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
01	3'-0" x 8'-0"	FIBERGLASS			ENTRY DOOR
02	16'-0" x 7'-0"	ALUM.			
03	3'-0" x 6'-8"	METAL DOOR			GARAGE MAN DOOR
04	2'-8" x 6'-8"	SINGLE			1-3/8" THK. SOLID CORE DOOR w/SELF CLOSURE & SELF LATCHING, PROVIDE GASKET OR WEATHERSTIPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
05	2'-8"x6'-8"	SINGLE			1-3/8" THK. SOLID CORE DOOR w/SELF CLOSURE & SELF LATCHING, PROVIDE GASKET OR WEATHERSTIPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
06	2'-6" x 6'-8"	SINGLE			
07	2'-6" x 6'-8"	SINGLE			
08	3'-0" x 6'-8"	SINGLE			
09	2'-6" x 6'-8"	SINGLE			
10	3'-0" x 6'-8"	SINGLE			
11	5'-0" x 6'-8"	BYPASS DOOR			
12	2'-4" x 6'-8"	SINGLE			
13	2'-8" x 6'-8"	SINGLE			
14	2'-8" x 6'-8"	SINGLE			
15	(2) 2'-6" x 6'-8"	BYPASS DOOR			
16	2'-6" x 6'-8"	SINGLE			
17	2'-8" x 6'-8"	SINGLE			
18	2'-8" x 6'-8"	SINGLE			
19	(2) 2'-6" x 6'-8"	BYPASS DOOR			
20	2'-6" x 6'-8"	SINGLE			
21	2'-6" x 6'-8"	SINGLE			
22	2'-6" x 6'-8"	SINGLE			
23	2'-8" x 6'-8"	SINGLE			
24	3'-0" x 8'-0"	FIBERGLASS			OPTIONAL DOOR TO CASITA
25	2'-8" x 8'-0"	SINGLE			@ BED 5 OPTION
26	(2) 2'-6" x 6'-8"	BYPASS DOOR			OPTIONAL DOOR TO CASITA

WINDOW SCHEDULE

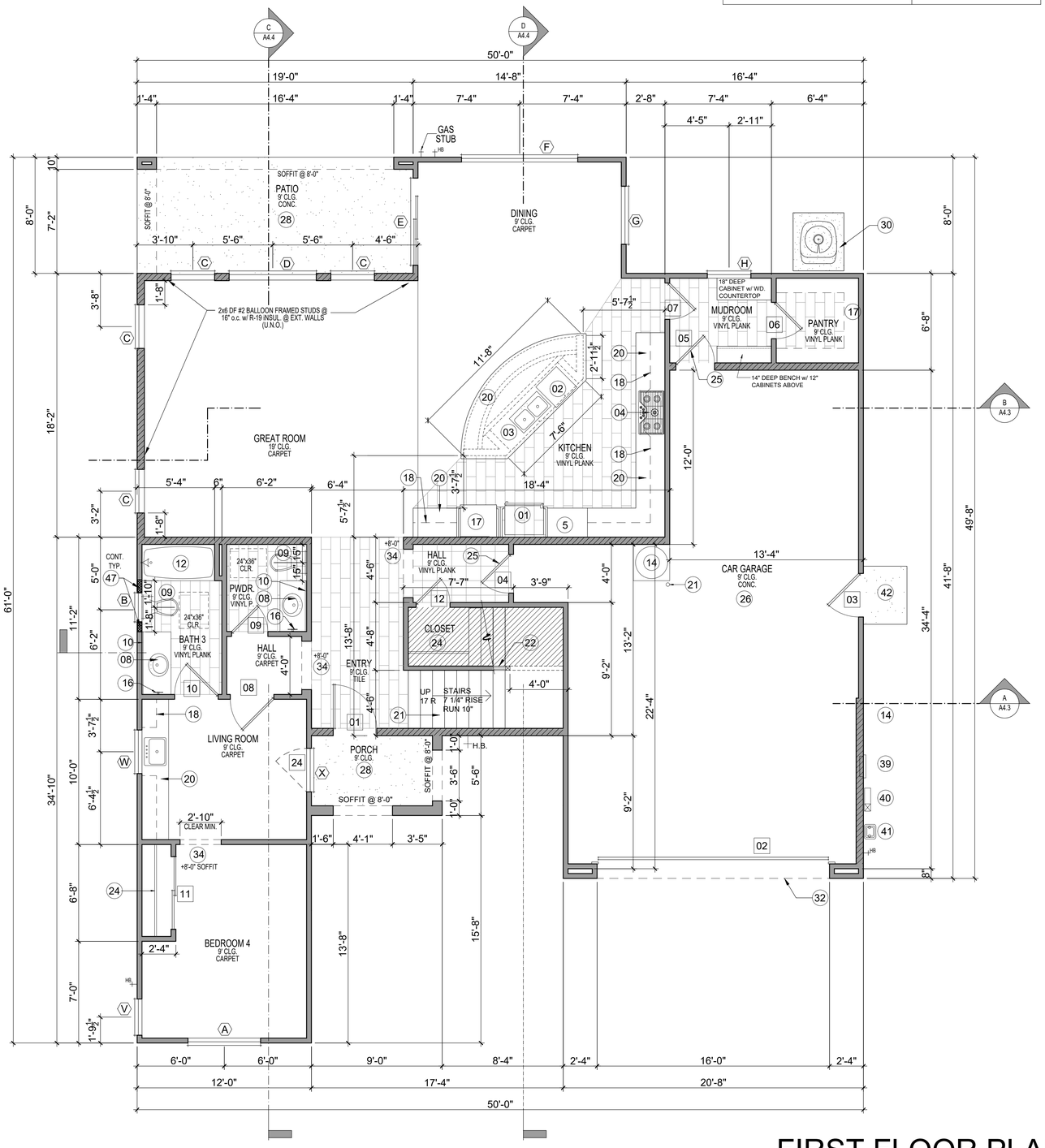
SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
A	5'-0" x 5'-6"	SLIDER	0.30	0.22	BED 4
B	2'-0" x 3'-0"	S.L./ TEMP.	0.30	0.22	BATH 3 @ CASITA
C	3'-0" x 5'-0"	SINGLE HUNG	0.30	0.22	GREAT RM.
D	6'-0" x 5'-0"	SLIDER	0.30	0.22	GREAT RM.
E	6'-0" x 8'-0"	SLIDING GLASS DOOR - TEMP.	0.29	0.22	DINING ROOM
F	8'-0" x 5'-0"	XOX	0.30	0.22	DINING
G	4'-0" x 5'-0"	SLIDER	0.30	0.22	DINING
H	3'-0" x 4'-0"	S.H./ TEMP.	0.30	0.22	HOME MANAGE
J	3'-0" x 5'-0"	SINGLE HUNG	0.30	0.22	LOFT
K	3'-0" x 5'-0"	FIXED	0.27	0.25	OPEN SPACE
L	3'-0" x 5'-0"	FIXED	0.27	0.25	MASTER BEDROOM
M	8'-0" x 5'-0"	XOX	0.30	0.22	MASTER BEDROOM
N	3'-0" x 4'-0"	S.L./ TEMP.	0.30	0.22	MASTER BATH
O	5'-0" x 5'-0"	SLIDER	0.30	0.22	BED 2
P	2'-6" x 4'-0"	SINGLE HUNG TEMP.	0.30	0.22	BATH 2
Q	5'-0" x 5'-0"	SLIDER	0.30	0.22	BED 3 @ COTTAGE/ FARMHOUSE
R	2'-6" x 9'-0"	FIXED/ TEMP.	0.30	0.22	STAIRS
S	2'-6" x 4'-0"	FIXED	0.30	0.22	LOFT
T	3'-0" x 4'-6"	SINGLE HUNG	0.30	0.22	LOFT
U	6'-0" x 7'-6"	FIXED	0.30	0.22	BEDROOM 3 @ TUSCAN ELEV.
V	2'-6" x 5'-0"	SINGLE HUNG	0.30	0.22	BEDROOM 4 @ CASITA
W	3'-0" x 3'-0"	SINGLE HUNG	0.30	0.22	LIVING ROOM @ CASITA
X	3'-0" x 4'-0"	FIXED/ TEMP.	0.30	0.22	LIVING ROOM @ CASITA
Y	5'-0" x 5'-0"	SINGLE HUNG	0.30	0.22	FARMHOUSE
Z	2'-6" x 1'-0"	SLIDER/TEMP.	0.27	0.22	MASTER BATH-SUPER SHOWER OPT.

WALL LEGEND

- 2x4 STD. GR. STUDS @16" O.C. w/R-13 INSULATION @EXT. WALLS U.N.O.
- 2x6 STUDS @16" O.C. w/R-19 INSULATION @ EXT. WALLS U.N.O.

ENERGY COMPLIANCE SCHEDULE

REQUIREMENT	VALUES OR NOTES
WALL INSULATION	2x4=R-13, 2x6=R-19
ATTIC INSULATION	R-30
ROOF DECK INSULATION	R-13 @ SINGLE STORY
ROOF DECK INSULATION	R-19 @ TWO STORY
FLOOR INSULATION	R-19
DUCT INSULATION	R-6.0
HVAC HEATING	7.5 HSPF2
HVAC COOLING	14.3 SEER2 / 11.7 EER2
WATER HEATER	3.00 UNIFORM ENERGY FACTOR
EXT. FOAM INSULATION	1" THK. FOAM INSULATION R-4.0
LIGHTING	SEE ELECTRICAL SHEETS
HERS HIGH ENERGY EFFICIENCY RATIO (EER)	PRIOR TO FINAL INSPECTION
HERS DUCT LEAKAGE TESTING	PRIOR TO FINAL INSPECTION
HERS HIGH EFFICIENCY INSULATION INSTALL	PRIOR TO FINAL INSPECTION



FIRST FLOOR PLAN

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

FLOOR KEYNOTES

01	REFRIGERATOR (N.I.C.) - PROVIDE COLD WATER STUB.
02	DISHWASHER
03	DOUBLE SINK w/ DISPOSAL
04	30" COOKTOP w/ HOOD ABV. (MICROWAVE HOOD OPT.) PER MFG'S. SPECIFICATIONS.VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED, OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT. PROVIDE ANTI-TILT LOCK.
05	30" OVEN / MICROWAVE COMBO
06	WASHER (N.I.C).
07	DRYER (N.I.C.) - VENT TO OUTSIDE AIR A MIN. 4" DIA MOISTER EXHAUST DUCT PER SECTION 504.0 . A. (14'-0" MAX. RUN PER C.M.C. SECTION 906) - PLUMB FOR OPTIONAL GAS. INSTALL DRYER BOX IN WALL FOR VENTING.
08	LAVATORY SET IN CERAMIC TILE COUNTERTOP WITH CABINETS BELOW.
09	LOW FLOW WATER CLOSET W/ MAXIMUM FLUSH OF OF 1.28 GALLONS PER FLUSH (TYPICAL).
10	VANITY MIRROR.
11	RECTANGULAR TUB W/ TILE DECK & FACE.
12	5'-0" BATHTUB/SHOWER FIRBERGLASS UNIT w/ WALL MOUNTED SHOWERHEAD. FIBERGLASS UNIT SHALL BE EQUIPPED WITH FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS. INSTALL PER MANUFACTURER'S INSTRUCTIONS. SHOWER GLASS DOOR TO BE TEMP. & MIN. 22" WIDE. GLASS TUB/SHOWER SEPARATOR TO BE TEMPERED. SEE OPTIONAL PLAN.
13	SHOWER W/ TILE. 72" MIN. O/ USE OF FIBER-CEMENT,FIBER-MAT REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS . W/ 2"-9" MAX. CURB. PROVIDE TEMPERED GLASS ENCLOSURE AS REQUIRED. MIN 22" TEMP DOOR. THE WATER RESISTANT GYP BOARD SHALL NOT BE INSTALLED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREA SUBJECT TO HIGH HUMIDITY. R702.3.8.1
14	ELECTRIC HEAT PUMP WATER HEATER W/ UNIFORM ENERGY FACTOR OF 3.00 INSTALL PER MANUFACTURES INSTRUCTIONS FOR CLEARANCES.
15	TOWEL BAR @ +51" w/ BLOCKING.
16	TOWEL RING @ +59" w/ BLOCKING.
17	PANTRY w/ (5) SHELVES
18	LINE OF UPPER CABINET.
19	LINEN CABINET, 20" LOWER, 14" UPPER
20	COUNTERTOP w/ CABINETS BELOW
21	3" STEEL BOLLARD, PROTECTIVE BARRIER PER CPC 507.13.1
22	HANDRAIL / GUARDRAIL - SEE PLAN FOR LOCATION - MIN. 42" HIGH.
23	2x HALF-WALL @ +42" w/ WOOD CAP-SEE PLAN FOR LOCATION
24	(1) SHELF AND (1) POLE.
25	1-3/8" THK. SOLID CORE DOOR W/ SELF CLOSING HINGES AND SELF-LATCHING. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
26	ONE LAYER OF 5/8" THK. TYPE 'X' GYP. BD. TYPICAL AT ALL HOUSE/GARAGE COMMON WALLS. APPLY TO ENTIRE GARAGE WALL & CEILING.
27	30"x30" ATTIC ACCESS TO BE WEATHER STRIPPED & INSULATION EQUIVALENT TO THAT OF THE CEILING SHALL BE INSTALLED ON ACCESS PANEL
28	CONCRETE PORCH/PATIO SLAB - BROOM FINISH (SLOPE AWAY FROM BUILDING).
29	CONCRETE DRIVE APRON - REFER TO INDIVIDUAL SITE PLAN (SLOPE AWAY FROM BUILDING).
30	A/C CONDENSING UNIT ON PRE-CAST CONCRETE PAD.
31	2x6/2x6 PONY WALL @ +34 ½". SEE PLAN FOR LOCAITON
32	SOFFIT @ GARAGE. SEE ELEVATIONS SHEETS.
33	ARCHED SOFFIT - SEE PLAN FOR LOCATION & HT.
34	FLAT SOFFIT- SEE PLAN FOR LOCATION & HT.
35	SOFFIT - SEE ELEVATION FOR HEIGHTS
36	LAUNDRY DEEP SINK - SEE PLAN FOR LOCATION
37	2x6 PONY WALL @ +37" HIGH FROM FINISH FLOOR - SEE PLAN FOR LOCATION
38	MEDIA BOX 14 ½" WIDE - SEE PLAN FOR LOCATION
39	TELECOMMUNICATION SERVICE TO RESIDENCE.
40	ELECTRICAL SERVICE TO RESIDENCE.
41	NOT IN USE.
42	CONC. STOOP AT GARAGE MAN DOOR - (BROOM FINISH) SLOPE AWAY FROM BLDG.
43	OPTIONAL 36" DIRECT VENT GAS APPLICANCE FIREPLACE VENT THRU ROOF TO OUTSIDE. MANUFACTURER: HEARTH & HOME MODEL No.: DV3732SB1 NOTE: IF OPTIONAL FIREPLACE IS BEING PROVIDED.) FLUE SPACE - PROVIDE ONE LAYER OF 5/8" THK. TYPE 'X' GYP. BD. INSIDE FACE OF FLUE CHASE w/ 1" AIR SPACE. SEE DETAIL 8/D1.1.
44	SHOE STORAGE - SEE PLAN FOR LOCATION
45	(5) SHELVES EQUALLY SPACE - SEE PLAN FOR LOCATION
46	VANITY DESK
47	GRAB BAR REINFORCEMENT TO BE INSTALLED PER CRC R327.1.1, AT THE BACK AND SIDE WALL OF THE WATER CLOSET- CONTINUOUS AROUND THE SHOWER: AND CONTINUOUS AT THE BACK WALL OF THE TUB WITH FLOOR MOUNTED GRAB BARS AT EACH END, UNLESS PROVIDED OTHERWISE. SEE DETAIL 1/A1.1.
48	DESIGNATED LOCATION OF AGING-IN-PLACE REQUIREMENTS
49	PLANT SHELF, +/- 3'-4" ABOVE GRADE.
50	SLOPE GARAGE FLOOR MIN. 1/8" PER FOOT FOR DRAINAGE (ENTIRE GARAGE FLOOR TO BE SLOPED IN DIRECTION SHOWN.
51	22-1/2"x54" ATTIC ACCESS AT ATTIC STORAGE OPTION. PROVIDE WEATHER STRIPPED & INSULATION EQ. TO THAT OF THE CEILING SHALL BE INSTALLED ON ACCESS PANEL.
52	ATTIC STORAGE TO INCLUDE SHEATHING AT ATTIC FLOOR AND SHALL NOT BE CONSTRUCTED AS HABITABLE AREA.

FLOOR NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS OF ALL SPECIAL BOLTS, STRAPS AND HOLDOWNS
2. LABELED SAFETY GLASS IS REQUIRED IN TUB/SHOWER ENCLOSURES & GLAZING WITHIN 60" FORM BOTTOM OF TUBS/SHOWERS. (OPTIONAL)
5. MAXIMUM SILL HEIGHT OF 44 INCHES FROM THE BOTTOM OF THE CLEAR OPENING ABOVE THE FLOOR IN SLEEPING ROOMS FOR ALL WINDOWS USED FOR EMERGENCY EXITS, WITH MINIMUM 821 SQ.IN. (24" WIDE x 20" HIGH CLR. OPENING)
6. WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATD MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE 24" ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND A HEIGHT OF 24" SHALL BE FIXED OR HAVE OPENINGS SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS. EXCEPTION: OPENINGS THAT ARE PROVIDED WITH WINDOW GUARDS THAT COMPLY WITH ASTM 2006 OR F 2090, THE GUARD MAY NOT HAVE OPENINGS THAT A 4" SPHERE IN DIAMETER CAN PASS THRU
7. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
8. INSTANTANEOUS WATER HEATERS WITH INPUT RATING GREATER THAN 6.8kBTU/hr (2-kw) SHALL HAVE ISOLATION VALVES ON BOTH THE COLD WATER SUPPLY AND HOT WATER PIPE LEAVING THE WATER HEATER, AND HOSE BIBBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER HEATER WHEN VALVES ARE CLOSED. PER CA ENERGY CODE 110.3(c)7
9. GALVANIZED MALLEABLE IRON, GALVANIZED WROUGHT IRON, OR GALVANIZED STEEL ARE PROHIBITED MATERIALS FOR WATER SUPPLY AND BUILDING WATER PIPING BOTH UNDERGROUND AND IN BUILDINGS.
10. A SHEETROCK NAILING INSPECTION IS REQUIRED - 2022 CRC R109.1.4.2 & 2022 CBC 110.3.5 & BAKERSFIELD MUNICIPAL CODE.

APPROVED
Project: 24-00006718
Date: 12/6/2024
BAKERSFIELD
An Initiative Of Community Growth

TUSCAN
7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.
PLAN 2971

ALL RIGHTS RESERVED
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS, AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE COPIED, REPRODUCED OR USED IN ANY FORM WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

PLOT DATE: 10/16/2024
PLAN CHECK NUMBER

REVISIONS

1		
2		
3		
4		
5		
6		
7		

SHEET A1.2

MODEL	2971
STD PLN #	

DOOR SCHEDULE

SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
01	3'-0" x 8'-0"	FIBERGLASS			ENTRY DOOR
02	16'-0" x 7'-0"	ALUM.			
03	3'-0" x 6'-8"	METAL DOOR			GARAGE MAN DOOR
04	2'-8" x 6'-8"	SINGLE			1-3/8" THK. SOLID CORE DOOR w/SELF CLOSURE & SELF LATCHING, PROVIDE GASKET OR WEATHERSTIPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
05	2'-8"x6'-8"	SINGLE			1-3/8" THK. SOLID CORE DOOR w/SELF CLOSURE & SELF LATCHING, PROVIDE GASKET OR WEATHERSTIPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
06	2'-6" x 6'-8"	SINGLE			
07	2'-6" x 6'-8"	SINGLE			
08	3'-0" x 6'-8"	SINGLE			
09	2'-6" x 6'-8"	SINGLE			
10	3'-0" x 6'-8"	SINGLE			
11	5'-0" x 6'-8"	BYPASS DOOR			
12	2'-4" x 6'-8"	SINGLE			
13	2'-8" x 6'-8"	SINGLE			
14	2'-8" x 6'-8"	SINGLE			
15	(2) 2'-6" x 6'-8"	BYPASS DOOR			
16	2'-6" x 6'-8"	SINGLE			
17	2'-8" x 6'-8"	SINGLE			
18	2'-8" x 6'-8"	SINGLE			
19	(2) 2'-6" x 6'-8"	BYPASS DOOR			
20	2'-6" x 6'-8"	SINGLE			
21	2'-6" x 6'-8"	SINGLE			
22	2'-6" x 6'-8"	SINGLE			
23	2'-8" x 6'-8"	SINGLE			
24	3'-0" x 8'-0"	FIBERGLASS			OPTIONAL DOOR TO CASITA
25	2'-8" x 8'-0"	SINGLE			@ BED 5 OPTION
26	(2) 2'-6" x 6'-8"	BYPASS DOOR			OPTIONAL DOOR TO CASITA

WINDOW SCHEDULE

SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
A	5'-0" x 5'-6"	SLIDER	0.30	0.22	BED 4
B	2'-0" x 3'-0"	S.L./ TEMP.	0.30	0.22	BATH 3 @ CASITA
C	3'-0" x 5'-0"	SINGLE HUNG	0.30	0.22	GREAT RM.
D	6'-0" x 5'-0"	SLIDER	0.30	0.22	GREAT RM.
E	6'-0" x 8'-0"	SLIDING GLASS DOOR - TEMP.	0.29	0.22	DINING ROOM
F	8'-0" x 5'-0"	XOX	0.30	0.22	DINING
G	4'-0" x 5'-0"	SLIDER	0.30	0.22	DINING
H	3'-0" x 4'-0"	S.H./ TEMP.	0.30	0.22	HOME MANAGE
J	3'-0" x 5'-0"	SINGLE HUNG	0.30	0.22	LOFT
K	3'-0" x 5'-0"	FIXED	0.27	0.25	OPEN SPACE
L	3'-0" x 5'-0"	FIXED	0.27	0.25	MASTER BEDROOM
M	8'-0" x 5'-0"	XOX	0.30	0.22	MASTER BEDROOM
N	3'-0" x 4'-0"	S.L./ TEMP.	0.30	0.22	MASTER BATH
O	5'-0" x 5'-0"	SLIDER	0.30	0.22	BED 2
P	2'-6" x 4'-0"	SINGLE HUNG TEMP.	0.30	0.22	BATH 2
Q	5'-0" x 5'-0"	SLIDER	0.30	0.22	BED 3 @ COTTAGE/ FARMHOUSE
R	2'-6" x 9'-0"	FIXED/ TEMP.	0.30	0.22	STAIRS
S	2'-6" x 4'-0"	FIXED	0.30	0.22	LOFT
T	3'-0" x 4'-6"	SINGLE HUNG	0.30	0.22	LOFT
U	6'-0" x 7'-6"	FIXED	0.30	0.22	BEDROOM 3 @ TUSCAN ELEV.
V	2'-6" x 5'-0"	SINGLE HUNG	0.30	0.22	BEDROOM 4 @ CASITA
W	3'-0" x 3'-0"	SINGLE HUNG	0.30	0.22	LIVING ROOM @ CASITA
X	3'-0" x 4'-0"	FIXED/ TEMP.	0.30	0.22	LIVING ROOM @ CASITA
Y	5'-0" x 5'-0"	SINGLE HUNG	0.30	0.22	FARMHOUSE
Z	2'-6" x 1'-0"	SLIDER/TEMP.	0.27	0.22	MASTER BATH-SUPER SHOWER OPT.

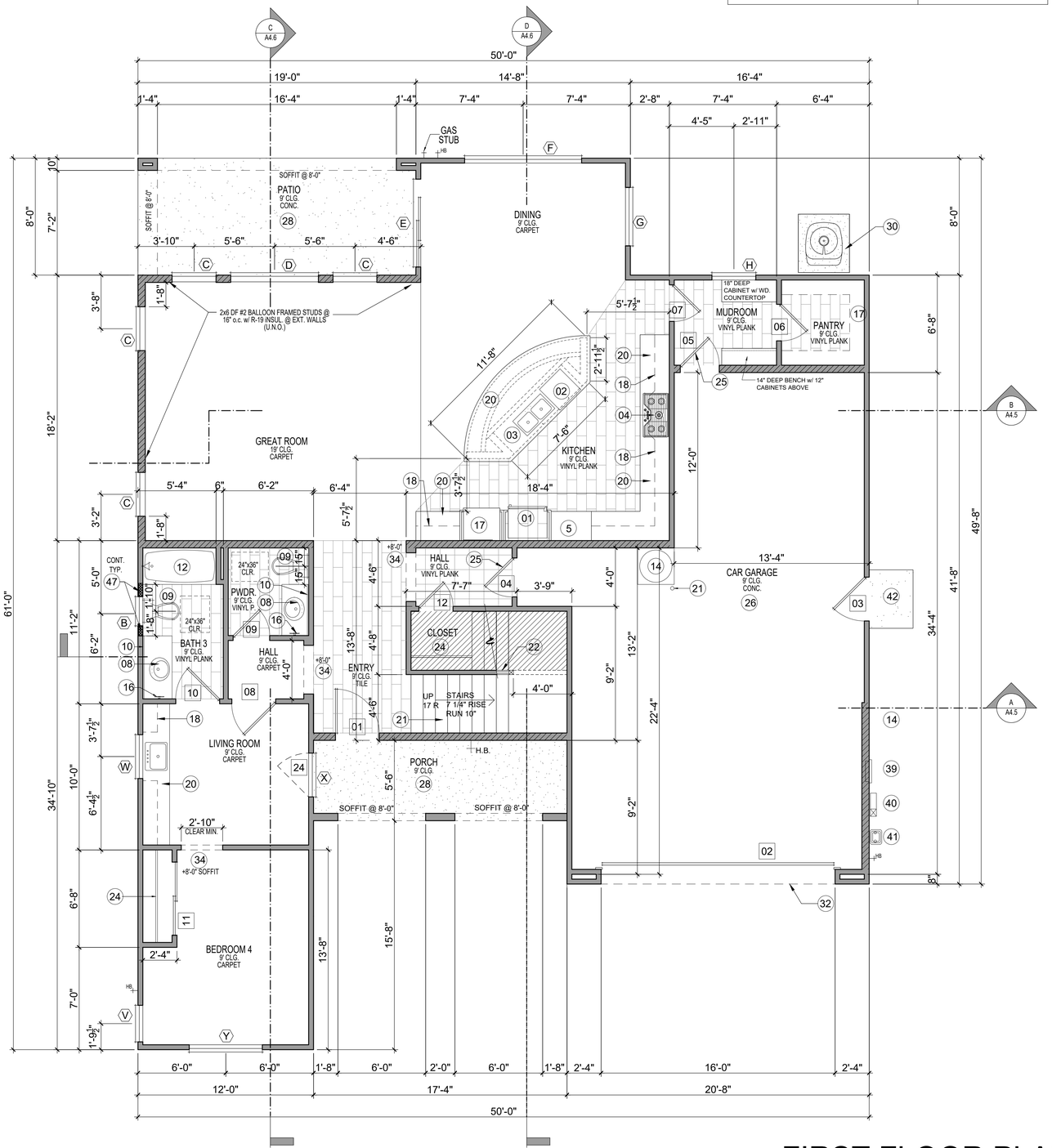
WALL LEGEND

2x4 STD. GR. STUDS @16" O.C. w/R-13 INSULATION @EXT. WALLS U.N.O.

2x6 STUDS @16" O.C. w/R-19 INSULATION @ EXT. WALLS U.N.O.

ENERGY COMPLIANCE SCHEDULE

REQUIREMENT	VALUES OR NOTES
WALL INSULATION	2x4=R-13, 2x6=R-19
ATTIC INSULATION	R-30
ROOF DECK INSULATION	R-13 @ SINGLE STORY
ROOF DECK INSULATION	R-19 @ TWO STORY
FLOOR INSULATION	R-19
DUCT INSULATION	R-6.0
HVAC HEATING	7.5 HSPF2
HVAC COOLING	14.3 SEER2 / 11.7 EER2
WATER HEATER	3.00 UNIFORM ENERGY FACTOR
EXT. FOAM INSULATION	1" THK. FOAM INSULATION R-4.0
LIGHTING	SEE ELECTRICAL SHEETS
HERS HIGH ENERGY EFFICIENCY RATIO (EER)	PRIOR TO FINAL INSPECTION
HERS DUCT LEAKAGE TESTING	PRIOR TO FINAL INSPECTION
HERS HIGH EFFICIENCY INSULATION INSTALL	PRIOR TO FINAL INSPECTION



FIRST FLOOR PLAN

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

FLOOR KEYNOTES

01	REFRIGERATOR (N.I.C.) - PROVIDE COLD WATER STUB.
02	DISHWASHER
03	DOUBLE SINK w/ DISPOSAL
04	30" COOKTOP w/ HOOD ABV. (MICROWAVE HOOD OPT.) PER MFG'S SPECIFICATIONS.VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED, OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT. PROVIDE ANTI-TILT LOCK.
05	30" OVEN / MICROWAVE COMBO
06	WASHER (N.I.C).
07	DRYER (N.I.C.) - VENT TO OUTSIDE AIR A MIN. 4" DIA MOISTER EXHAUST DUCT PER SECTION 504.0 . A (14'-0" MAX. RUN PER C.M.C. SECTION 906) - PLUMB FOR OPTIONAL GAS. INSTALL DRYER BOX IN WALL FOR VENTING.
08	LAVATORY SET IN CERAMIC TILE COUNTERTOP WITH CABINETS BELOW.
09	LOW FLOW WATER CLOSET W/ MAXIMUM FLUSH OF OF 1.28 GALLONS PER FLUSH (TYPICAL).
10	VANITY MIRROR.
11	RECTANGULAR TUB W/ TILE DECK & FACE.
12	5'-0" BATHTUB/SHOWER FIRBERGLASS UNIT w/ WALL MOUNTED SHOWERHEAD. FIBERGLASS UNIT SHALL BE EQUIPPED WITH FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS. INSTALL PER MANUFACTURER'S INSTRUCTIONS. SHOWER GLASS DOOR TO BE TEMP. & MIN. 22" WIDE. GLASS TUB/SHOWER SEPARATOR TO BE TEMPERED. SEE OPTIONAL PLAN.
13	SHOWER W/ TILE. 72" MIN. O/ USE OF FIBER-CEMENT,FIBER-MAT REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS . W/ 2"-9" MAX. CURB. PROVIDE TEMPERED GLASS ENCLOSURE AS REQUIRED. MIN 22" TEMP DOOR. THE WATER RESISTANT GYP BOARD SHALL NOT BE INSTALLED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREA SUBJECT TO HIGH HUMIDITY. R702.3.8.1
14	ELECTRIC HEAT PUMP WATER HEATER W/ UNIFORM ENERGY FACTOR OF 3.00 INSTALL PER MANUFACTURES INSTRUCTIONS FOR CLEARANCES.
15	TOWEL BAR @ +51" w/ BLOCKING.
16	TOWEL RING @ +59" w/ BLOCKING.
17	PANTRY w/ (5) SHELVES
18	LINE OF UPPER CABINET.
19	LINEN CABINET, 20" LOWER, 14" UPPER
20	COUNTERTOP w/ CABINETS BELOW
21	3" STEEL BOLLARD, PROTECTIVE BARRIER PER CPC 507.13.1
22	HANDRAIL / GUARDRAIL - SEE PLAN FOR LOCATION - MIN. 42" HIGH.
23	2x HALF-WALL @ +42" w/ WOOD CAP-SEE PLAN FOR LOCATION
24	(1) SHELF AND (1) POLE.
25	1-3/8" THK. SOLID CORE DOOR W/ SELF CLOSING HINGES AND SELF-LATCHING. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
26	ONE LAYER OF 5/8" THK. TYPE 'X' GYP. BD. TYPICAL AT ALL HOUSE/GARAGE COMMON WALLS. APPLY TO ENTIRE GARAGE WALL & CEILING.
27	30"x30" ATTIC ACCESS TO BE WEATHER STRIPPED & INSULATION EQUIVALENT TO THAT OF THE CEILING SHALL BE INSTALLED ON ACCESS PANEL
28	CONCRETE PORCH/PATIO SLAB - BROOM FINISH (SLOPE AWAY FROM BUILDING).
29	CONCRETE DRIVE APRON - REFER TO INDIVIDUAL SITE PLAN (SLOPE AWAY FROM BUILDING).
30	A/C CONDENSING UNIT ON PRE-CAST CONCRETE PAD.
31	2x6/2x6 PONY WALL @ +34 ½". SEE PLAN FOR LOCAITON
32	SOFFIT @ GARAGE. SEE ELEVATIONS SHEETS.
33	ARCHED SOFFIT - SEE PLAN FOR LOCATION & HT.
34	FLAT SOFFIT- SEE PLAN FOR LOCATION & HT.
35	SOFFIT - SEE ELEVATION FOR HEIGHTS
36	LAUNDRY DEEP SINK - SEE PLAN FOR LOCATION
37	2x6 PONY WALL @ +37" HIGH FROM FINISH FLOOR - SEE PLAN FOR LOCATION
38	MEDIA BOX 14 ½" WIDE - SEE PLAN FOR LOCATION
39	TELECOMMUNICATION SERVICE TO RESIDENCE.
40	ELECTRICAL SERVICE TO RESIDENCE.
41	NOT IN USE.
42	CONC. STOOP AT GARAGE MAN DOOR - (BROOM FINISH) SLOPE AWAY FROM BLDG.
43	OPTIONAL 36" DIRECT VENT GAS APPLICANCE FIREPLACE VENT THRU ROOF TO OUTSIDE. MANUFACTURER: HEARTH & HOME MODEL No.: DV3732SB1 NOTE: IF OPTIONAL FIREPLACE IS BEING PROVIDED.) FLUE SPACE - PROVIDE ONE LAYER OF 5/8" THK. TYPE 'X' GYP. BD. INSIDE FACE OF FLUE CHASE w/ 1" AIR SPACE. SEE DETAIL 8/D1.1.
44	SHOE STORAGE - SEE PLAN FOR LOCATION
45	(5) SHELVES EQUALLY SPACE - SEE PLAN FOR LOCATION
46	VANITY DESK
47	GRAB BAR REINFORCEMENT TO BE INSTALLED PER CRC R327.1.1, AT THE BACK AND SIDE WALL OF THE WATER CLOSET; CONTINUOUS AROUND THE SHOWER; AND CONTINUOUS AT THE BACK WALL OF THE TUB WITH FLOOR MOUNTED GRAB BARS AT EACH END, UNLESS PROVIDED OTHERWISE. SEE DETAIL 1/A1.1.
48	DESIGNATED LOCATION OF AGING-IN-PLACE REQUIREMENTS
49	PLANT SHELF, +/- 3'-4" ABOVE GRADE.
50	SLOPE GARAGE FLOOR MIN. 1/8" PER FOOT FOR DRAINAGE (ENTIRE GARAGE FLOOR TO BE SLOPED IN DIRECTION SHOWN.
51	22-1/2"x54" ATTIC ACCESS AT ATTIC STORAGE OPTION. PROVIDE WEATHER STRIPPED & INSULATION EQ. TO THAT OF THE CEILING SHALL BE INSTALLED ON ACCESS PANEL.
52	ATTIC STORAGE TO INCLUDE SHEATHING AT ATTIC FLOOR AND SHALL NOT BE CONSTRUCTED AS HABITABLE AREA.

FLOOR NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS OF ALL SPECIAL BOLTS, STRAPS AND HOLDOWNS
2. LABELED SAFETY GLASS IS REQUIRED IN TUB/SHOWER ENCLOSURES & GLAZING WITHIN 60" FORM BOTTOM OF TUBS/SHOWERS. (OPTIONAL)
5. MAXIMUM SILL HEIGHT OF 44 INCHES FROM THE BOTTOM OF THE CLEAR OPENING ABOVE THE FLOOR IN SLEEPING ROOMS FOR ALL WINDOWS USED FOR EMERGENCY EXITS, WITH MINIMUM 821 SQ.IN. (24" WIDE x 20" HIGH CLR. OPENING)
6. WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATD MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE 24" ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND A HEIGHT OF 24" SHALL BE FIXED OR HAVE OPENINGS SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS. EXCEPTION: OPENINGS THAT ARE PROVIDED WITH WINDOW GUARDS THAT COMPLY WITH ASTM 2006 OR F 2090. THE GUARD MAY NOT HAVE OPENINGS THAT A 4" SPHERE IN DIAMETER CAN PASS THRU
7. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
8. INSTANTANEOUS WATER HEATERS WITH INPUT RATING GREATER THAN 6.8kBTU/hr (2-kw) SHALL HAVE ISOLATION VALVES ON BOTH THE COLD WATER SUPPLY AND HOT WATER PIPE LEAVING THE WATER HEATER, AND HOSE BIBBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER HEATER WHEN VALVES ARE CLOSED. PER CA ENERGY CODE 110.3(c)7
9. GALVANIZED MALLEABLE IRON, GALVANIZED WROUGHT IRON, OR GALVANIZED STEEL ARE PROHIBITED MATERIALS FOR WATER SUPPLY AND BUILDING WATER PIPING BOTH UNDERGROUND AND IN BUILDINGS.
10. A SHEETROCK NAILING INSPECTION IS REQUIRED - 2022 CRC R109.1.4.2 & 2022 CBC 110.3.5 & BAKERSFIELD MUNICIPAL CODE.

APPROVED
Project: 24-00006718
Date: 12/6/2024
BAKERSFIELD

FARMHOUSE
7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.

PLAN 2971

"ALL RIGHTS RESERVED"
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE USED OR REPRODUCED IN ANY FORM WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

PLOT DATE: 10/16/2024

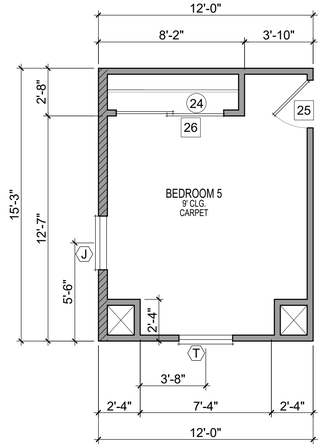
PLAN CHECK NUMBER

REVISIONS	
1	
2	
3	
4	
5	
6	
7	

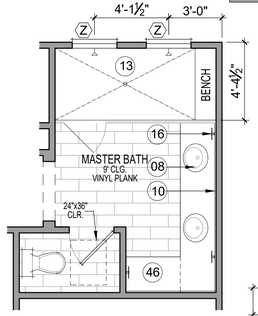
SHEET A1.3

MODEL	2971
STD PLN #	

NOTE: REFER TO STANDARD PLAN FOR NOTES, DIMENSIONS & INFORMATION NOT SHOWN HERE



A BEDROOM 5 OPTION



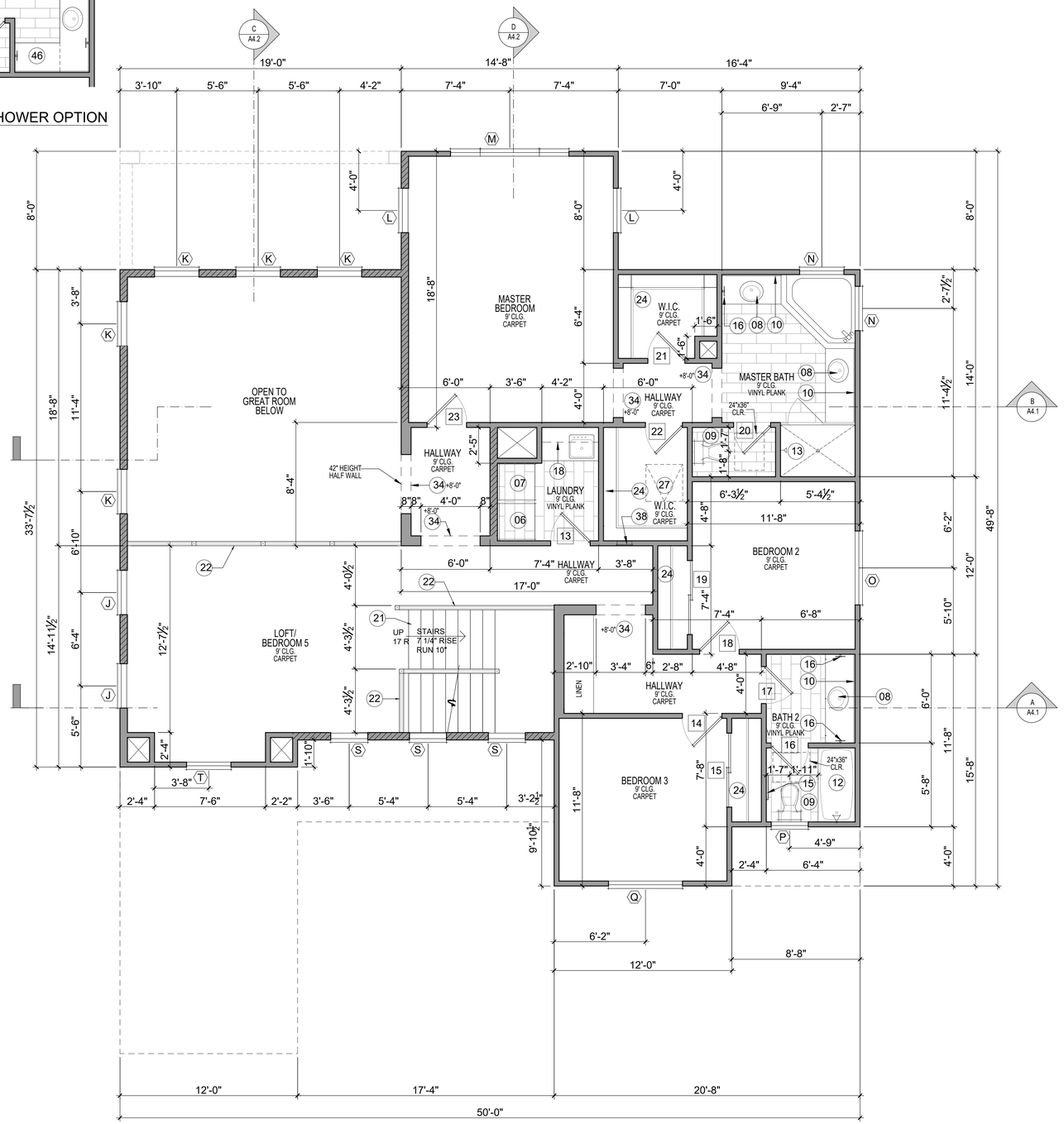
B SUPER SHOWER OPTION

DOOR SCHEDULE

SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
01	3'-0" x 8'-0"	FIBERGLASS			ENTRY DOOR
02	16'-0" x 7'-0"	ALUM.			
03	3'-0" x 6'-8"	METAL DOOR			GARAGE MAN DOOR
04	2'-8" x 6'-8"	SINGLE			1-3/8" THK. SOLID CORE DOOR w/SELF CLOSURE & SELF LATCHING, PROVIDE GASKET OR WEATHERSTIPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
05	2'-8"x6'-8"	SINGLE			1-3/8" THK. SOLID CORE DOOR w/SELF CLOSURE & SELF LATCHING, PROVIDE GASKET OR WEATHERSTIPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
06	2'-6" x 6'-8"	SINGLE			
07	2'-6" x 6'-8"	SINGLE			
08	3'-0" x 6'-8"	SINGLE			
09	2'-6" x 6'-8"	SINGLE			
10	3'-0" x 6'-8"	SINGLE			
11	5'-0" x 6'-8"	BYPASS DOOR			
12	2'-4" x 6'-8"	SINGLE			
13	2'-8" x 6'-8"	SINGLE			
14	2'-8" x 6'-8"	SINGLE			
15	(2) 2'-6" x 6'-8"	BYPASS DOOR			
16	2'-6" x 6'-8"	SINGLE			
17	2'-8" x 6'-8"	SINGLE			
18	2'-8" x 6'-8"	SINGLE			
19	(2) 2'-6" x 6'-8"	BYPASS DOOR			
20	2'-6" x 6'-8"	SINGLE			
21	2'-6" x 6'-8"	SINGLE			
22	2'-6" x 6'-8"	SINGLE			
23	2'-8" x 6'-8"	SINGLE			
24	3'-0" x 8'-0"	FIBERGLASS			OPTIONAL DOOR TO CASITA
25	2'-8" x 8'-0"	SINGLE			@ BED 5 OPTION
26	(2) 2'-6" x 6'-8"	BYPASS DOOR			@ BED 5 OPTION

WINDOW SCHEDULE

SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
A	5'-0" x 5'-6"	SLIDER	0.30	0.22	BED 4
B	2'-0" x 3'-0"	S.L./ TEMP.	0.30	0.22	BATH 3 @ CASITA
C	3'-0" x 5'-0"	SINGLE HUNG	0.30	0.22	GREAT RM.
D	6'-0" x 5'-0"	SLIDER	0.30	0.22	GREAT RM.
E	6'-0" x 8'-0"	SLIDING GLASS DOOR - TEMP.	0.29	0.22	DINING ROOM
F	8'-0" x 5'-0"	XOX	0.30	0.22	DINING
G	4'-0" x 5'-0"	SLIDER	0.30	0.22	DINING
H	3'-0" x 4'-0"	S.H./ TEMP.	0.30	0.22	HOME MANAGE
J	3'-0" x 5'-0"	SINGLE HUNG	0.30	0.22	LOFT
K	3'-0" x 5'-0"	FIXED	0.27	0.25	OPEN SPACE
L	3'-0" x 5'-0"	FIXED	0.27	0.25	MASTER BEDROOM
M	8'-0" x 5'-0"	XOX	0.30	0.22	MASTER BEDROOM
N	3'-0" x 4'-0"	S.L./ TEMP.	0.30	0.22	MASTER BATH
O	5'-0" x 5'-0"	SLIDER	0.30	0.22	BED 2
P	2'-6" x 4'-0"	SINGLE HUNG TEMP.	0.30	0.22	BATH 2
Q	5'-0" x 5'-0"	SLIDER	0.30	0.22	BED 3 @ COTTAGE/ FARMHOUSE
R	2'-6" x 9'-0"	FIXED/ TEMP.	0.30	0.22	STAIRS
S	2'-6" x 4'-0"	FIXED	0.30	0.22	LOFT
T	3'-0" x 4'-6"	SINGLE HUNG	0.30	0.22	LOFT
U	6'-0" x 7'-6"	SINGLE HUNG TEMP.	0.30	0.22	BEDROOM 3 @ TUSCAN ELEV.
V	2'-6" x 5'-0"	SINGLE HUNG	0.30	0.22	BEDROOM 4 @ CASITA
W	3'-0" x 3'-0"	SINGLE HUNG	0.30	0.22	LIVING ROOM @ CASITA
X	3'-0" x 4'-0"	FIXED/ TEMP.	0.30	0.22	LIVING ROOM @ CASITA
Y	5'-0" x 5'-0"	SINGLE HUNG	0.30	0.22	FARMHOUSE
Z	2'-6" x 1'-0"	SLIDER/TEMP.	0.27	0.22	MASTER BATH-SUPER SHOWER OPT.



SECOND FLOOR PLAN

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

ENERGY COMPLIANCE SCHEDULE

REQUIREMENT	VALUES OR NOTES
WALL INSULATION	2x4=R-13, 2x6=R-19
ATTIC INSULATION	R-30
ROOF DECK INSULATION	R-13 @ SINGLE STORY
ROOF DECK INSULATION	R-19 @ TWO STORY
FLOOR INSULATION	R-19
DUCT INSULATION	R-6.0
HVAC HEATING	7.5 HSPF2
HVAC COOLING	14.3 SEER2 / 11.7 EER2
WATER HEATER	3.00 UNIFORM ENERGY FACTOR
EXT. FOAM INSULATION	1" THK. FOAM INSULATION R-4.0
LIGHTING	SEE ELECTRICAL SHEETS
HERS HIGH ENERGY EFFICIENCY RATIO (EER)	PRIOR TO FINAL INSPECTION
HERS DUCT LEAKAGE TESTING	PRIOR TO FINAL INSPECTION
HERS HIGH EFFICIENCY INSULATION INSTALL	PRIOR TO FINAL INSPECTION

FLOOR KEYNOTES

01 REFRIGERATOR (N.I.C.) - PROVIDE COLD WATER STUB.
02 DISHWASHER
03 DOUBLE SINK w/ DISPOSAL
04 30" COOKTOP w/ HOOD ABV. (MICROWAVE HOOD OPT.) PER MFG'S SPECIFICATIONS.VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED, OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT. PROVIDE ANTI-TILT LOCK.
05 30" OVEN / MICROWAVE COMBO
06 WASHER (N.I.C).
07 DRYER (N.I.C.) - VENT TO OUTSIDE AIR A MIN. 4" DIA MOISTER EXHAUST DUCT PER SECTION 504.0 . A (14'-0" MAX. RUN PER C.M.C. SECTION 906) - PLUMB FOR OPTIONAL GAS. INSTALL DRYER BOX IN WALL FOR VENTING.
08 LAVATORY SET IN CERAMIC TILE COUNTERTOP WITH CABINETS BELOW.
09 LOW FLOW WATER CLOSET W/ MAXIMUM FLUSH OF OF 1.28 GALLONS PER FLUSH (TYPICAL).
10 VANITY MIRROR.
11 RECTANGULAR TUB W/ TILE DECK & FACE.
12 5'-0" BATHTUB/SHOWER FIRBERGLASS UNIT w/ WALL MOUNTED SHOWERHEAD. FIBERGLASS UNIT SHALL BE EQUIPPED WITH FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS. INSTALL PER MANUFACTURER'S INSTRUCTIONS. SHOWER GLASS DOOR TO BE TEMP. & MIN. 22" WIDE. GLASS TUB/SHOWER SEPARATOR TO BE TEMPERED. SEE OPTIONAL PLAN.
13 SHOWER W/ TILE 72" MIN. O/ USE OF FIBER-CEMENT,FIBER-MAT REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS , W/ 2"-9" MAX. CURB. PROVIDE TEMPERED GLASS ENCLOSURE AS REQUIRED. MIN 22" TEMP DOOR. THE WATER RESISTANT GYP BOARD SHALL NOT BE INSTALLED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREA SUBJECT TO HIGH HUMIDITY. R702.3.8.1
14 ELECTRIC HEAT PUMP WATER HEATER W/ UNIFORM ENERGY FACTOR OF 3.00 INSTALL PER MANUFACTURES INSTRUCTIONS FOR CLEARANCES.
15 TOWEL BAR @ +51" w/ BLOCKING.
16 TOWEL RING @ +59" w/ BLOCKING.
17 PANTRY w/ (5) SHELVES
18 LINE OF UPPER CABINET.
19 LINEN CABINET, 20" LOWER, 14" UPPER
20 COUNTERTOP w/ CABINETS BELOW
21 3" STEEL BOLLARD, PROTECTIVE BARRIER PER CPC 507.13.1
22 HANDRAIL / GUARDRAIL - SEE PLAN FOR LOCATION - MIN. 42" HIGH.
23 2x HALF-WALL @ +42" w/ WOOD CAP-SEE PLAN FOR LOCATION
24 (1) SHELF AND (1) POLE.
25 1-3/8" THK. SOLID CORE DOOR W/ SELF CLOSING HINGES AND SELF-LATCHING. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
26 ONE LAYER OF 5/8" THK. TYPE 'X' GYP. BD. TYPICAL AT ALL HOUSE/GARAGE COMMON WALLS. APPLY TO ENTIRE GARAGE WALL & CEILING.
27 30"x30" ATTIC ACCESS TO BE WEATHER STRIPPED & INSULATION EQUIVALENT TO THAT OF THE CEILING SHALL BE INSTALLED ON ACCESS PANEL
28 CONCRETE PORCH/PATIO SLAB - BROOM FINISH (SLOPE AWAY FROM BUILDING).
29 CONCRETE DRIVE APRON - REFER TO INDIVIDUAL SITE PLAN (SLOPE AWAY FROM BUILDING).
30 A/C CONDENSING UNIT ON PRE-CAST CONCRETE PAD.
31 2x6/2x6 PONY WALL @ +34 ½". SEE PLAN FOR LOCAITON
32 SOFFIT @ GARAGE. SEE ELEVATIONS SHEETS.
33 ARCHED SOFFIT - SEE PLAN FOR LOCATION & HT.
34 FLAT SOFFIT- SEE PLAN FOR LOCATION & HT.
35 SOFFIT - SEE ELEVATION FOR HEIGHTS
36 LAUNDRY DEEP SINK - SEE PLAN FOR LOCATION
37 2x6 PONY WALL @ +37" HIGH FROM FINISH FLOOR - SEE PLAN FOR LOCATION
38 MEDIA BOX 14 ½" WIDE - SEE PLAN FOR LOCATION
39 TELECOMMUNICATION SERVICE TO RESIDENCE.
40 ELECTRICAL SERVICE TO RESIDENCE.
41 STAIRS, SEE DETAIL 4/D1.2.
42 CONC. STOOP AT GARAGE MAN DOOR - (BROOM FINISH) SLOPE AWAY FROM BLDG.
43 NOT USED
44 SHOE STORAGE - SEE PLAN FOR LOCATION
45 (5) SHELVES EQUALLY SPACE - SEE PLAN FOR LOCATION
46 VANITY DESK
47 GRAB BAR REINFORCEMENT TO BE INSTALLED PER CRC R327.1.1, AT THE BACK AND SIDE WALL OF THE WATER CLOSET, CONTINUOUS AROUND THE SHOWER; AND CONTINUOUS AT THE BACK WALL OF THE TUB WITH FLOOR MOUNTED GRAB BARS AT EACH END, UNLESS PROVIDED OTHERWISE. SEE DETAIL 12/D1.2.
48 DESIGNATED LOCATION OF AGING-IN-PLACE REQUIREMENTS
49 PLANT SHELF, +/- 3'-4" ABOVE GRADE.
50 SLOPE GARAGE FLOOR MIN. 1/8" PER FOOT FOR DRAINAGE (ENTIRE GARAGE FLOOR TO BE SLOPED IN DIRECTION SHOWN.
51 22-1/2"x54" ATTIC ACCESS AT ATTIC STORAGE OPTION, PROVIDE WEATHER STRIPPED & INSULATION EQ. TO THAT OF THE CEILING SHALL BE INSTALLED ON ACCESS PANEL.
52 ATTIC STORAGE TO INCLUDE SHEATHING AT ATTIC FLOOR AND SHALL NOT BE CONSTRUCTED AS HABITABLE AREA.

FLOOR NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS OF ALL SPECIAL BOLTS, STRAPS AND HOLDOWNS
2. LABELED SAFETY GLASS IS REQUIRED IN TUB/SHOWER ENCLOSURES & GLAZING WITHIN 60" FORM BOTTOM OF TUBS/SHOWERS. (OPTIONAL)
5 MAXIMUM SILL HEIGHT OF 44 INCHES FROM THE BOTTOM OF THE CLEAR OPENING ABOVE THE FLOOR IN SLEEPING ROOMS FOR ALL WINDOWS USED FOR EMERGENCY EXITS, WITH MINIMUM 821 SQ.IN. (24" WIDE x 20" HIGH CLR. OPENING)
6. WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATD MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE 24" ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED, GLAZING BETWEEN THE FLOOR AND A HEIGHT OF 24" SHALL BE FIXED OR HAVE OPENINGS SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS. EXCEPTION: OPENINGS THAT ARE PROVIDED WITH WINDOW GUARDS THAT COMPLY WITH ASTM 2006 OR F 2090, THE GUARD MAY NOT HAVE OPENINGS THAT A 4" SPHERE IN DIAMETER CAN PASS THRU
7. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
8. INSTANTANEOUS WATER HEATERS WITH INPUT RATING GREATER THAN 6.8kBTU/hr (2-kw) SHALL HAVE ISOLATION VALVES ON BOTH THE COLD WATER SUPPLY AND HOT WATER PIPE LEAVING THE WATER HEATER, AND HOSE BIBBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER HEATER WHEN VALVES ARE CLOSED. PER CA ENERGY CODE 110.3(c)7
9. GALVANIZED MALLEABLE IRON, GALVANIZED WROUGHT IRON, OR GALVANIZED STEEL ARE PROHIBITED MATERIALS FOR WATER SUPPLY AND BUILDING WATER PIPING BOTH UNDERGROUND AND IN BUILDINGS.
10. A SHEETROCK NAILING INSPECTION IS REQUIRED - 2022 CRC R109.1.4.2 & 2022 CBC 110.3.5 & BAKERSFIELD MUNICIPAL CODE.

WALL LEGEND

2x4 STD. GR. STUDS @16" O.C. w/R-13 INSULATION @EXT. WALLS U.N.O.
2x6 STUDS @16" O.C. w/R-19 INSULATION @ EXT. WALLS U.N.O.

APPROVED
Project: 24-00006718
Date: 12/6/2024
BAKERSFIELD
An Issue Of Dwelling Unit

COTTAGE
7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.
PLAN 2971

ALL RIGHTS RESERVED
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

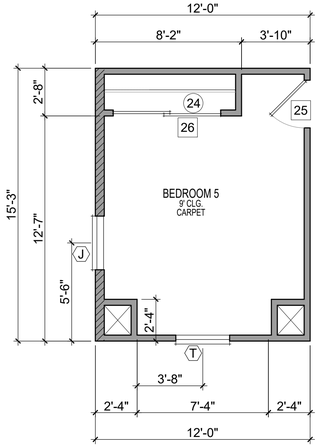
PLOT DATE: 11/07/2024
PLAN CHECK NUMBER

REVISIONS
1
2
3
4
5
6
7

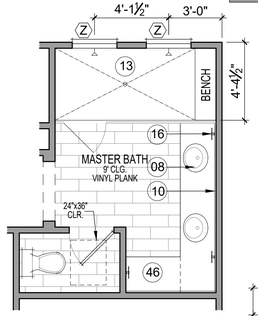
SHEET A2.1

MODEL 2971
STD PLN #

NOTE: REFER TO STANDARD PLAN FOR NOTES, DIMENSIONS & INFORMATION NOT SHOWN HERE



A BEDROOM 5 OPTION



B SUPER SHOWER OPTION

DOOR SCHEDULE

SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
01	3'-0" x 8'-0"	FIBERGLASS			ENTRY DOOR
02	16'-0" x 7'-0"	ALUM.			
03	3'-0" x 6'-8"	METAL DOOR			GARAGE MAN DOOR
04	2'-8" x 6'-8"	SINGLE			1-3/8" THK. SOLID CORE DOOR w/SELF CLOSURE & SELF LATCHING, PROVIDE GASKET OR WEATHERSTIPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
05	2'-8"x6'-8"	SINGLE			1-3/8" THK. SOLID CORE DOOR w/SELF CLOSURE & SELF LATCHING, PROVIDE GASKET OR WEATHERSTIPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
06	2'-6" x 6'-8"	SINGLE			
07	2'-6" x 6'-8"	SINGLE			
08	3'-0" x 6'-8"	SINGLE			
09	2'-6" x 6'-8"	SINGLE			
10	3'-0" x 6'-8"	SINGLE			
11	5'-0" x 6'-8"	BYPASS DOOR			
12	2'-4" x 6'-8"	SINGLE			
13	2'-8" x 6'-8"	SINGLE			
14	2'-8" x 6'-8"	SINGLE			
15	(2) 2'-6" x 6'-8"	BYPASS DOOR			
16	2'-6" x 6'-8"	SINGLE			
17	2'-8" x 6'-8"	SINGLE			
18	2'-8" x 6'-8"	SINGLE			
19	(2) 2'-6" x 6'-8"	BYPASS DOOR			
20	2'-6" x 6'-8"	SINGLE			
21	2'-6" x 6'-8"	SINGLE			
22	2'-6" x 6'-8"	SINGLE			
23	2'-8" x 6'-8"	SINGLE			
24	3'-0" x 8'-0"	FIBERGLASS			OPTIONAL DOOR TO CASITA
25	2'-8" x 8'-0"	SINGLE			@ BED 5 OPTION
26	(2) 2'-6" x 6'-8"	BYPASS DOOR			@ BED 5 OPTION

WINDOW SCHEDULE

SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
A	5'-0" x 5'-6"	SLIDER	0.30	0.22	BED 4
B	2'-0" x 3'-0"	S.L./ TEMP.	0.30	0.22	BATH 3 @ CASITA
C	3'-0" x 5'-0"	SINGLE HUNG	0.30	0.22	GREAT RM.
D	6'-0" x 5'-0"	SLIDER	0.30	0.22	GREAT RM.
E	6'-0" x 8'-0"	SLIDING GLASS DOOR - TEMP.	0.29	0.22	DINING ROOM
F	8'-0" x 5'-0"	XOX	0.30	0.22	DINING
G	4'-0" x 5'-0"	SLIDER	0.30	0.22	DINING
H	3'-0" x 4'-0"	S.H./ TEMP.	0.30	0.22	HOME MANAGE
J	3'-0" x 5'-0"	SINGLE HUNG	0.30	0.22	LOFT
K	3'-0" x 5'-0"	FIXED	0.27	0.25	OPEN SPACE
L	3'-0" x 5'-0"	FIXED	0.27	0.25	MASTER BEDROOM
M	8'-0" x 5'-0"	XOX	0.30	0.22	MASTER BEDROOM
N	3'-0" x 4'-0"	S.L./ TEMP.	0.30	0.22	MASTER BATH
O	5'-0" x 5'-0"	SLIDER	0.30	0.22	BED 2
P	2'-6" x 4'-0"	SINGLE HUNG TEMP.	0.30	0.22	BATH 2
Q	5'-0" x 5'-0"	SLIDER	0.30	0.22	BED 3 @ COTTAGE/ FARMHOUSE
R	2'-6" x 9'-0"	FIXED/ TEMP.	0.30	0.22	STAIRS
S	2'-6" x 4'-0"	FIXED	0.30	0.22	LOFT
T	3'-0" x 4'-6"	SINGLE HUNG	0.30	0.22	LOFT
U	6'-0" x 7'-6"	SINGLE HUNG TEMP.	0.30	0.22	BEDROOM 3 @ TUSCAN ELEV.
V	2'-6" x 5'-0"	SINGLE HUNG	0.30	0.22	BEDROOM 4 @ CASITA
W	3'-0" x 3'-0"	SINGLE HUNG	0.30	0.22	LIVING ROOM @ CASITA
X	3'-0" x 4'-0"	FIXED/ TEMP.	0.30	0.22	LIVING ROOM @ CASITA
Y	5'-0" x 5'-0"	SINGLE HUNG	0.30	0.22	FARMHOUSE
Z	2'-6" x 1'-0"	SLIDER/TEMP.	0.27	0.22	MASTER BATH-SUPER SHOWER OPT.

ENERGY COMPLIANCE SCHEDULE

REQUIREMENT	VALUES OR NOTES
WALL INSULATION	2x4=R-13, 2x6=R-19
ATTIC INSULATION	R-30
ROOF DECK INSULATION	R-13 @ SINGLE STORY
ROOF DECK INSULATION	R-19 @ TWO STORY
FLOOR INSULATION	R-19
DUCT INSULATION	R-6.0
HVAC HEATING	7.5 HSPF2
HVAC COOLING	14.3 SEER2 / 11.7 EER2
WATER HEATER	3.00 UNIFORM ENERGY FACTOR
EXT. FOAM INSULATION	1" THK. FOAM INSULATION R-4.0
LIGHTING	SEE ELECTRICAL SHEETS
HERS HIGH ENERGY EFFICIENCY RATIO (EER)	PRIOR TO FINAL INSPECTION
HERS DUCT LEAKAGE TESTING	PRIOR TO FINAL INSPECTION
HERS HIGH EFFICIENCY INSULATION INSTALL	PRIOR TO FINAL INSPECTION

FLOOR KEYNOTES

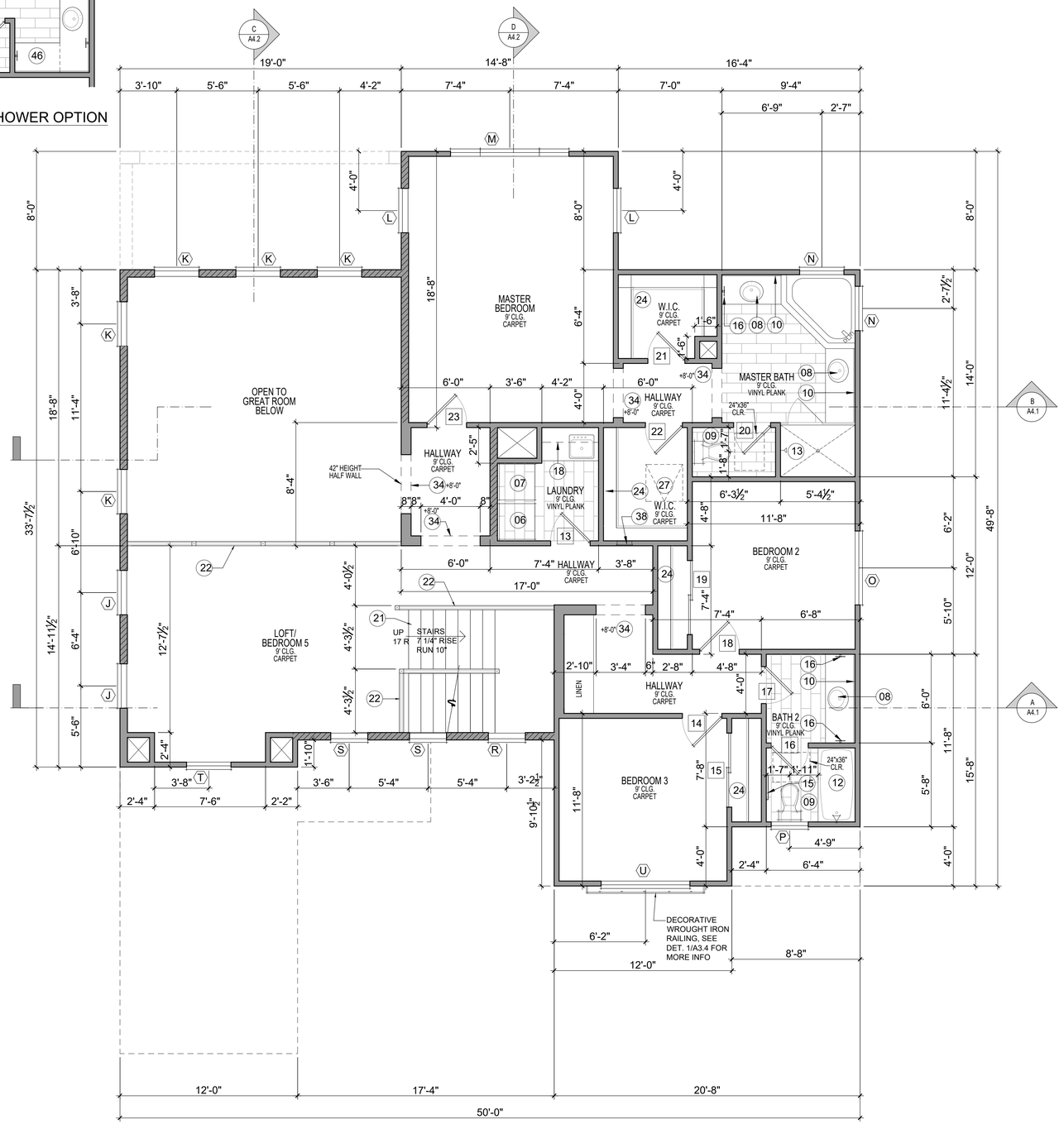
01 REFRIGERATOR (N.I.C.) - PROVIDE COLD WATER STUB.
02 DISHWASHER
03 DOUBLE SINK w/ DISPOSAL
04 30" COOKTOP w/ HOOD ABV. (MICROWAVE HOOD OPT.) PER MFG'S SPECIFICATIONS.VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED, OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT. PROVIDE ANTI-TILT LOCK.
05 30" OVEN / MICROWAVE COMBO
06 WASHER (N.I.C).
07 DRYER (N.I.C.) - VENT TO OUTSIDE AIR A MIN. 4" DIA MOISTER EXHAUST DUCT PER SECTION 504.0 . A (14'-0" MAX. RUN PER C.M.C. SECTION 906) - PLUMB FOR OPTIONAL GAS. INSTALL DRYER BOX IN WALL FOR VENTING.
08 LAVATORY SET IN CERAMIC TILE COUNTERTOP WITH CABINETS BELOW.
09 LOW FLOW WATER CLOSET W/ MAXIMUM FLUSH OF OF 1.28 GALLONS PER FLUSH (TYPICAL).
10 VANITY MIRROR.
11 RECTANGULAR TUB W/ TILE DECK & FACE.
12 5'-0" BATHTUB/SHOWER FIRBERGLASS UNIT w/ WALL MOUNTED SHOWERHEAD. FIBERGLASS UNIT SHALL BE EQUIPPED WITH FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS. INSTALL PER MANUFACTURER'S INSTRUCTIONS. SHOWER GLASS DOOR TO BE TEMP. & MIN. 22" WIDE. GLASS TUB/SHOWER SEPARATOR TO BE TEMPERED. SEE OPTIONAL PLAN.
13 SHOWER W/ TILE 72" MIN. O/ USE OF FIBER-CEMENT,FIBER-MAT REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS , W/ 2"-9" MAX. CURB. PROVIDE TEMPERED GLASS ENCLOSURE AS REQUIRED. MIN 22" TEMP DOOR. THE WATER RESISTANT GYP BOARD SHALL NOT BE INSTALLED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREA SUBJECT TO HIGH HUMIDITY. R702.3.8.1
14 ELECTRIC HEAT PUMP WATER HEATER W/ UNIFORM ENERGY FACTOR OF 3.00 INSTALL PER MANUFACTURES INSTRUCTIONS FOR CLEARANCES.
15 TOWEL BAR @ +51" w/ BLOCKING.
16 TOWEL RING @ +59" w/ BLOCKING.
17 PANTRY w/ (5) SHELVES
18 LINE OF UPPER CABINET.
19 LINEN CABINET, 20" LOWER, 14" UPPER
20 COUNTERTOP w/ CABINETS BELOW
21 3" STEEL BOLLARD, PROTECTIVE BARRIER PER CPC 507.13.1
22 HANDRAIL / GUARDRAIL - SEE PLAN FOR LOCATION - MIN. 42" HIGH.
23 2x HALF-WALL @ +42" w/ WOOD CAP-SEE PLAN FOR LOCATION
24 (1) SHELF AND (1) POLE.
25 1-3/8" THK. SOLID CORE DOOR W/ SELF CLOSING HINGES AND SELF-LATCHING. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
26 ONE LAYER OF 5/8" THK. TYPE 'X' GYP. BD. TYPICAL AT ALL HOUSE/GARAGE COMMON WALLS. APPLY TO ENTIRE GARAGE WALL & CEILING.
27 30"x30" ATTIC ACCESS TO BE WEATHER STRIPPED & INSULATION EQUIVALENT TO THAT OF THE CEILING SHALL BE INSTALLED ON ACCESS PANEL
28 CONCRETE PORCH/PATIO SLAB - BROOM FINISH (SLOPE AWAY FROM BUILDING).
29 CONCRETE DRIVE APRON - REFER TO INDIVIDUAL SITE PLAN (SLOPE AWAY FROM BUILDING).
30 A/C CONDENSING UNIT ON PRE-CAST CONCRETE PAD.
31 2x6/2x6 PONY WALL @ +34 ½". SEE PLAN FOR LOCAITON
32 SOFFIT @ GARAGE. SEE ELEVATIONS SHEETS.
33 ARCHED SOFFIT - SEE PLAN FOR LOCATION & HT.
34 FLAT SOFFIT- SEE PLAN FOR LOCATION & HT.
35 SOFFIT - SEE ELEVATION FOR HEIGHTS
36 LAUNDRY DEEP SINK - SEE PLAN FOR LOCATION
37 2x6 PONY WALL @ +37" HIGH FROM FINISH FLOOR - SEE PLAN FOR LOCATION
38 MEDIA BOX 14 ½" WIDE - SEE PLAN FOR LOCATION
39 TELECOMMUNICATION SERVICE TO RESIDENCE.
40 ELECTRICAL SERVICE TO RESIDENCE.
41 STAIRS, SEE DETAIL 4/D1.2.
42 CONC. STOOP AT GARAGE MAN DOOR - (BROOM FINISH) SLOPE AWAY FROM BLDG.
43 NOT USED
44 SHOE STORAGE - SEE PLAN FOR LOCATION
45 (5) SHELVES EQUALLY SPACE - SEE PLAN FOR LOCATION
46 VANITY DESK
47 GRAB BAR REINFORCEMENT TO BE INSTALLED PER CRC R327.1.1, AT THE BACK AND SIDE WALL OF THE WATER CLOSET, CONTINUOUS AROUND THE SHOWER; AND CONTINUOUS AT THE BACK WALL OF THE TUB WITH FLOOR MOUNTED GRAB BARS AT EACH END, UNLESS PROVIDED OTHERWISE. SEE DETAIL 12/D1.2.
48 DESIGNATED LOCATION OF AGING-IN-PLACE REQUIREMENTS
49 PLANT SHELF, +/- 3'-4" ABOVE GRADE.
50 SLOPE GARAGE FLOOR MIN. 1/8" PER FOOT FOR DRAINAGE (ENTIRE GARAGE FLOOR TO BE SLOPED IN DIRECTION SHOWN.
51 22-1/2"x54" ATTIC ACCESS AT ATTIC STORAGE OPTION, PROVIDE WEATHER STRIPPED & INSULATION EQ. TO THAT OF THE CEILING SHALL BE INSTALLED ON ACCESS PANEL.
52 ATTIC STORAGE TO INCLUDE SHEATHING AT ATTIC FLOOR AND SHALL NOT BE CONSTRUCTED AS HABITABLE AREA.

FLOOR NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS OF ALL SPECIAL BOLTS, STRAPS AND HOLDOWNS
2. LABELED SAFETY GLASS IS REQUIRED IN TUB/SHOWER ENCLOSURES & GLAZING WITHIN 60" FORM BOTTOM OF TUBS/SHOWERS. (OPTIONAL)
5 MAXIMUM SILL HEIGHT OF 44 INCHES FROM THE BOTTOM OF THE CLEAR OPENING ABOVE THE FLOOR IN SLEEPING ROOMS FOR ALL WINDOWS USED FOR EMERGENCY EXITS, WITH MINIMUM 821 SQ.IN. (24" WIDE x 20" HIGH CLR. OPENING)
6. WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATD MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE 24" ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED, GLAZING BETWEEN THE FLOOR AND A HEIGHT OF 24" SHALL BE FIXED OR HAVE OPENINGS SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS. EXCEPTION: OPENINGS THAT ARE PROVIDED WITH WINDOW GUARDS THAT COMPLY WITH ASTM 2006 OR F 2090, THE GUARD MAY NOT HAVE OPENINGS THAT A 4" SPHERE IN DIAMETER CAN PASS THRU
7. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
8. INSTANTANEOUS WATER HEATERS WITH INPUT RATING GREATER THAN 6.8kBTU/hr (2-kw) SHALL HAVE ISOLATION VALVES ON BOTH THE COLD WATER SUPPLY AND HOT WATER PIPE LEAVING THE WATER HEATER, AND HOSE BIBBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER HEATER WHEN VALVES ARE CLOSED. PER CA ENERGY CODE 110.3(c)7
9. GALVANIZED MALLEABLE IRON, GALVANIZED WROUGHT IRON, OR GALVANIZED STEEL ARE PROHIBITED MATERIALS FOR WATER SUPPLY AND BUILDING WATER PIPING BOTH UNDERGROUND AND IN BUILDINGS.
10. A SHEETROCK NAILING INSPECTION IS REQUIRED - 2022 CRC R109.1.4.2 & 2022 CBC 110.3.5 & BAKERSFIELD MUNICIPAL CODE.

WALL LEGEND

2x4 STD. GR. STUDS @16" O.C. w/R-13 INSULATION @EXT. WALLS U.N.O.
2x6 STUDS @16" O.C. w/R-19 INSULATION @ EXT. WALLS U.N.O.



SECOND FLOOR PLAN

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

APPROVED
Project: 24-00006718
Date: 12/6/2024
BAKERSFIELD
An Issue Of Sterling Debt

TUSCAN
7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.
PLAN 2971

ALL RIGHTS RESERVED
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

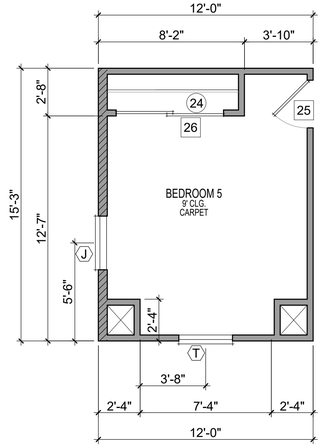
PLOT DATE: 11/07/2024
PLAN CHECK NUMBER

REVISIONS
1
2
3
4
5
6
7

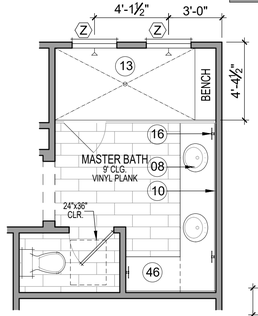
SHEET A2.2

MODEL 2971
STD PLN #

NOTE: REFER TO STANDARD PLAN FOR NOTES, DIMENSIONS & INFORMATION NOT SHOWN HERE



A BEDROOM 5 OPTION



B SUPER SHOWER OPTION

DOOR SCHEDULE

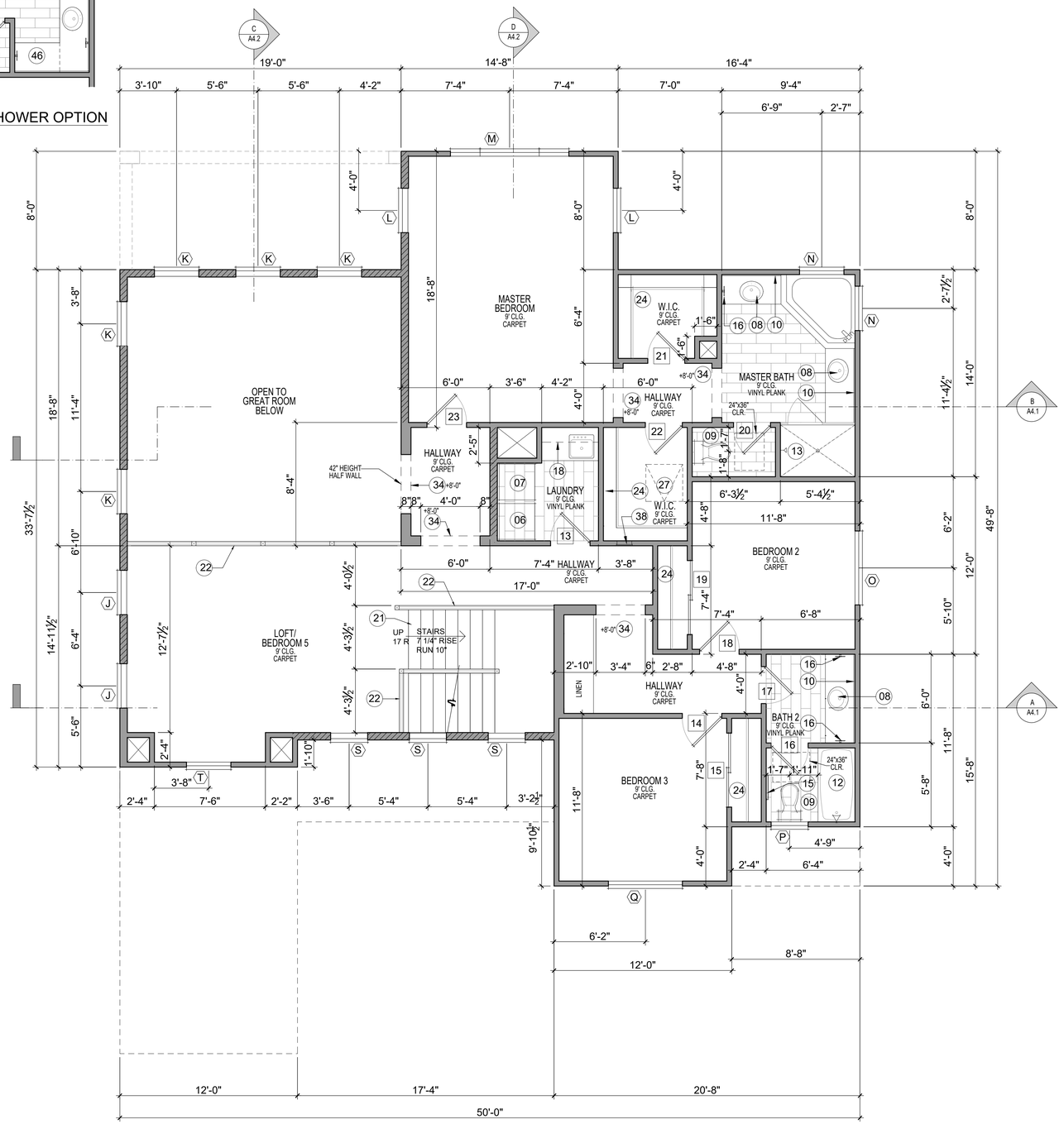
SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
01	3'-0" x 8'-0"	FIBERGLASS			ENTRY DOOR
02	16'-0" x 7'-0"	ALUM.			
03	3'-0" x 6'-8"	METAL DOOR			GARAGE MAN DOOR
04	2'-8" x 6'-8"	SINGLE			1-3/8" THK. SOLID CORE DOOR w/SELF CLOSURE & SELF LATCHING, PROVIDE GASKET OR WEATHERSTIPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
05	2'-8"x6'-8"	SINGLE			1-3/8" THK. SOLID CORE DOOR w/SELF CLOSURE & SELF LATCHING, PROVIDE GASKET OR WEATHERSTIPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
06	2'-6" x 6'-8"	SINGLE			
07	2'-6" x 6'-8"	SINGLE			
08	3'-0" x 6'-8"	SINGLE			
09	2'-6" x 6'-8"	SINGLE			
10	3'-0" x 6'-8"	SINGLE			
11	5'-0" x 6'-8"	BYPASS DOOR			
12	2'-4" x 6'-8"	SINGLE			
13	2'-8" x 6'-8"	SINGLE			
14	2'-8" x 6'-8"	SINGLE			
15	(2) 2'-6" x 6'-8"	BYPASS DOOR			
16	2'-6" x 6'-8"	SINGLE			
17	2'-8" x 6'-8"	SINGLE			
18	2'-8" x 6'-8"	SINGLE			
19	(2) 2'-6" x 6'-8"	BYPASS DOOR			
20	2'-6" x 6'-8"	SINGLE			
21	2'-6" x 6'-8"	SINGLE			
22	2'-6" x 6'-8"	SINGLE			
23	2'-8" x 6'-8"	SINGLE			
24	3'-0" x 8'-0"	FIBERGLASS			OPTIONAL DOOR TO CASITA
25	2'-8" x 8'-0"	SINGLE			@ BED 5 OPTION
26	(2) 2'-6" x 6'-8"	BYPASS DOOR			@ BED 5 OPTION

WINDOW SCHEDULE

SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
A	5'-0" x 5'-6"	SLIDER	0.30	0.22	BED 4
B	2'-0" x 3'-0"	S.L./ TEMP.	0.30	0.22	BATH 3 @ CASITA
C	3'-0" x 5'-0"	SINGLE HUNG	0.30	0.22	GREAT RM.
D	6'-0" x 5'-0"	SLIDER	0.30	0.22	GREAT RM.
E	6'-0" x 8'-0"	SLIDING GLASS DOOR - TEMP.	0.29	0.22	DINING ROOM
F	8'-0" x 5'-0"	XOX	0.30	0.22	DINING
G	4'-0" x 5'-0"	SLIDER	0.30	0.22	DINING
H	3'-0" x 4'-0"	S.H./ TEMP.	0.30	0.22	HOME MANAGE
J	3'-0" x 5'-0"	SINGLE HUNG	0.30	0.22	LOFT
K	3'-0" x 5'-0"	FIXED	0.27	0.25	OPEN SPACE
L	3'-0" x 5'-0"	FIXED	0.27	0.25	MASTER BEDROOM
M	8'-0" x 5'-0"	XOX	0.30	0.22	MASTER BEDROOM
N	3'-0" x 4'-0"	S.L./ TEMP.	0.30	0.22	MASTER BATH
O	5'-0" x 5'-0"	SLIDER	0.30	0.22	BED 2
P	2'-6" x 4'-0"	SINGLE HUNG TEMP.	0.30	0.22	BATH 2
Q	5'-0" x 5'-0"	SLIDER	0.30	0.22	BED 3 @ COTTAGE/ FARMHOUSE
R	2'-6" x 9'-0"	FIXED/ TEMP.	0.30	0.22	STAIRS
S	2'-6" x 4'-0"	FIXED	0.30	0.22	LOFT
T	3'-0" x 4'-6"	SINGLE HUNG	0.30	0.22	LOFT
U	6'-0" x 7'-6"	SINGLE HUNG TEMP.	0.30	0.22	BEDROOM 3 @ TUSCAN ELEV.
V	2'-6" x 5'-0"	SINGLE HUNG	0.30	0.22	BEDROOM 4 @ CASITA
W	3'-0" x 3'-0"	SINGLE HUNG	0.30	0.22	LIVING ROOM @ CASITA
X	3'-0" x 4'-0"	FIXED/ TEMP.	0.30	0.22	LIVING ROOM @ CASITA
Y	5'-0" x 5'-0"	SINGLE HUNG	0.30	0.22	FARMHOUSE
Z	2'-6" x 1'-0"	SLIDER/TEMP.	0.27	0.22	MASTER BATH-SUPER SHOWER OPT.

ENERGY COMPLIANCE SCHEDULE

REQUIREMENT	VALUES OR NOTES
WALL INSULATION	2x4=R-13, 2x6=R-19
ATTIC INSULATION	R-30
ROOF DECK INSULATION	R-13 @ SINGLE STORY
ROOF DECK INSULATION	R-19 @ TWO STORY
FLOOR INSULATION	R-19
DUCT INSULATION	R-6.0
HVAC HEATING	7.5 HSPF2
HVAC COOLING	14.3 SEER2 / 11.7 EER2
WATER HEATER	3.00 UNIFORM ENERGY FACTOR
EXT. FOAM INSULATION	1" THK. FOAM INSULATION R-4.0
LIGHTING	SEE ELECTRICAL SHEETS
HERS HIGH ENERGY EFFICIENCY RATIO (EER)	PRIOR TO FINAL INSPECTION
HERS DUCT LEAKAGE TESTING	PRIOR TO FINAL INSPECTION
HERS HIGH EFFICIENCY INSULATION INSTALL	PRIOR TO FINAL INSPECTION



SECOND FLOOR PLAN

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

FLOOR KEYNOTES

01	REFRIGERATOR (N.I.C.) - PROVIDE COLD WATER STUB.
02	DISHWASHER
03	DOUBLE SINK w/ DISPOSAL
04	30" COOKTOP w/ HOOD ABV. (MICROWAVE HOOD OPT.) PER MFG'S SPECIFICATIONS.VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED, OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT. PROVIDE ANTI-TILT LOCK.
05	30" OVEN / MICROWAVE COMBO
06	WASHER (N.I.C).
07	DRYER (N.I.C.) - VENT TO OUTSIDE AIR A MIN. 4" DIA MOISTER EXHAUST DUCT PER SECTION 504.0 . A (14'-0" MAX. RUN PER C.M.C. SECTION 906) - PLUMB FOR OPTIONAL GAS. INSTALL DRYER BOX IN WALL FOR VENTING.
08	LAVATORY SET IN CERAMIC TILE COUNTERTOP WITH CABINETS BELOW.
09	LOW FLOW WATER CLOSET W/ MAXIMUM FLUSH OF OF 1.28 GALLONS PER FLUSH (TYPICAL).
10	VANITY MIRROR.
11	RECTANGULAR TUB W/ TILE DECK & FACE.
12	5'-0" BATHTUB/SHOWER FIRBERGLASS UNIT w/ WALL MOUNTED SHOWERHEAD. FIBERGLASS UNIT SHALL BE EQUIPPED WITH FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS. INSTALL PER MANUFACTURER'S INSTRUCTIONS. SHOWER GLASS DOOR TO BE TEMP. & MIN. 22" WIDE. GLASS TUB/SHOWER SEPARATOR TO BE TEMPERED. SEE OPTIONAL PLAN.
13	SHOWER W/ TILE. 72" MIN. O/ USE OF FIBER-CEMENT,FIBER-MAT REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS . W/ 2"-9" MAX. CURB. PROVIDE TEMPERED GLASS ENCLOSURE AS REQUIRED. MIN 22" TEMP DOOR. THE WATER RESISTANT GYP BOARD SHALL NOT BE INSTALLED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREA SUBJECT TO HIGH HUMIDITY. R702.3.8.1
14	ELECTRIC HEAT PUMP WATER HEATER W/ UNIFORM ENERGY FACTOR OF 3.00 INSTALL PER MANUFACTURES INSTRUCTIONS FOR CLEARANCES.
15	TOWEL BAR @ +51" w/ BLOCKING.
16	TOWEL RING @ +59" w/ BLOCKING.
17	PANTRY w/ (5) SHELVES
18	LINE OF UPPER CABINET.
19	LINEN CABINET, 20" LOWER, 14" UPPER
20	COUNTERTOP w/ CABINETS BELOW
21	3" STEEL BOLLARD, PROTECTIVE BARRIER PER CPC 507.13.1
22	HANDRAIL / GUARDRAIL - SEE PLAN FOR LOCATION - MIN. 42" HIGH.
23	2x HALF-WALL @ +42" w/ WOOD CAP-SEE PLAN FOR LOCATION
24	(1) SHELF AND (1) POLE.
25	1-3/8" THK. SOLID CORE DOOR W/ SELF CLOSING HINGES AND SELF-LATCHING. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
26	ONE LAYER OF 5/8" THK. TYPE 'X' GYP. BD. TYPICAL AT ALL HOUSE/GARAGE COMMON WALLS. APPLY TO ENTIRE GARAGE WALL & CEILING.
27	30"x30" ATTIC ACCESS TO BE WEATHER STRIPPED & INSULATION EQUIVALENT TO THAT OF THE CEILING SHALL BE INSTALLED ON ACCESS PANEL
28	CONCRETE PORCH/PATIO SLAB - BROOM FINISH (SLOPE AWAY FROM BUILDING).
29	CONCRETE DRIVE APRON - REFER TO INDIVIDUAL SITE PLAN (SLOPE AWAY FROM BUILDING).
30	A/C CONDENSING UNIT ON PRE-CAST CONCRETE PAD.
31	2x6/2x6 PONY WALL @ +34 ½". SEE PLAN FOR LOCAITON
32	SOFFIT @ GARAGE. SEE ELEVATIONS SHEETS.
33	ARCHED SOFFIT - SEE PLAN FOR LOCATION & HT.
34	FLAT SOFFIT- SEE PLAN FOR LOCATION & HT.
35	SOFFIT - SEE ELEVATION FOR HEIGHTS
36	LAUNDRY DEEP SINK - SEE PLAN FOR LOCATION
37	2x6 PONY WALL @ +37" HIGH FROM FINISH FLOOR - SEE PLAN FOR LOCATION
38	MEDIA BOX 14 ½" WIDE - SEE PLAN FOR LOCATION
39	TELECOMMUNICATION SERVICE TO RESIDENCE.
40	ELECTRICAL SERVICE TO RESIDENCE.
41	STAIRS, SEE DETAIL 4/D1.2.
42	CONC. STOOP AT GARAGE MAN DOOR - (BROOM FINISH) SLOPE AWAY FROM BLDG.
43	NOT USED
44	SHOE STORAGE - SEE PLAN FOR LOCATION
45	(5) SHELVES EQUALLY SPACE - SEE PLAN FOR LOCATION
46	VANITY DESK
47	GRAB BAR REINFORCEMENT TO BE INSTALLED PER CRC R327.1.1, AT THE BACK AND SIDE WALL OF THE WATER CLOSET. CONTINUOUS AROUND THE SHOWER. AND CONTINUOUS AT THE BACK WALL OF THE TUB WITH FLOOR MOUNTED GRAB BARS AT EACH END, UNLESS PROVIDED OTHERWISE. SEE DETAIL 12/D1.2.
48	DESIGNATED LOCATION OF AGING-IN-PLACE REQUIREMENTS
49	PLANT SHELF, +/- 3'-4" ABOVE GRADE.
50	SLOPE GARAGE FLOOR MIN. 1/8" PER FOOT FOR DRAINAGE (ENTIRE GARAGE FLOOR TO BE SLOPED IN DIRECTION SHOWN.
51	22-1/2"x54" ATTIC ACCESS AT ATTIC STORAGE OPTION. PROVIDE WEATHER STRIPPED & INSULATION EQ. TO THAT OF THE CEILING SHALL BE INSTALLED ON ACCESS PANEL.
52	ATTIC STORAGE TO INCLUDE SHEATHING AT ATTIC FLOOR AND SHALL NOT BE CONSTRUCTED AS HABITABLE AREA.

FLOOR NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS OF ALL SPECIAL BOLTS, STRAPS AND HOLDOWNS
2. LABELED SAFETY GLASS IS REQUIRED IN TUB/SHOWER ENCLOSURES & GLAZING WITHIN 60" FORM BOTTOM OF TUBS/SHOWERS. (OPTIONAL)
5. MAXIMUM SILL HEIGHT OF 44 INCHES FROM THE BOTTOM OF THE CLEAR OPENING ABOVE THE FLOOR IN SLEEPING ROOMS FOR ALL WINDOWS USED FOR EMERGENCY EXITS, WITH MINIMUM 821 SQ.IN. (24" WIDE x 20" HIGH CLR. OPENING)
6. WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATD MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE 24" ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND A HEIGHT OF 24" SHALL BE FIXED OR HAVE OPENINGS SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS. EXCEPTION: OPENINGS THAT ARE PROVIDED WITH WINDOW GUARDS THAT COMPLY WITH ASTM 2006 OR F 2090, THE GUARD MAY NOT HAVE OPENINGS THAT A 4" SPHERE IN DIAMETER CAN PASS THRU
7. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
8. INSTANTANEOUS WATER HEATERS WITH INPUT RATING GREATER THAN 6.8kBTU/hr (2-kw) SHALL HAVE ISOLATION VALVES ON BOTH THE COLD WATER SUPPLY AND HOT WATER PIPE LEAVING THE WATER HEATER. AND HOSE BIBBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER HEATER WHEN VALVES ARE CLOSED. PER CA ENERGY CODE 110.3(c)7
9. GALVANIZED MALLEABLE IRON, GALVANIZED WROUGHT IRON, OR GALVANIZED STEEL ARE PROHIBITED MATERIALS FOR WATER SUPPLY AND BUILDING WATER PIPING BOTH UNDERGROUND AND IN BUILDINGS.
10. A SHEETROCK NAILING INSPECTION IS REQUIRED - 2022 CRC R109.1.4.2 & 2022 CBC 110.3.5 & BAKERSFIELD MUNICIPAL CODE.

WALL LEGEND

2x4 STD. GR. STUDS @16" O.C. w/R-13 INSULATION @EXT. WALLS U.N.O.

2x6 STUDS @16" O.C. w/R-19 INSULATION @ EXT. WALLS U.N.O.

APPROVED
Project: 24-00006718
Date: 12/6/2024
BAKERSFIELD
An Initiative Of Community Growth

FARMHOUSE
7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.

PLAN 2971

ALL RIGHTS RESERVED
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS, AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE USED IN ANY FORM WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

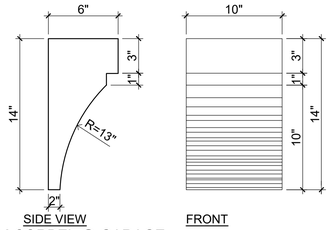
PLOT DATE: 11/07/2024
PLAN CHECK NUMBER

REVISIONS
1
2
3
4
5
6
7

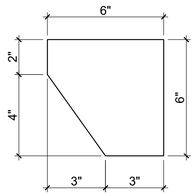
SHEET A2.3

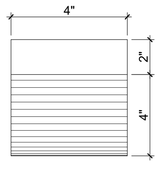
MODEL 2971
STD PLN #

STUCCO FOAM DETAILS

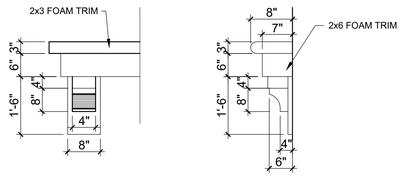


1 FOAM CORBEL @ GARAGE
SCALE: N.T.S.

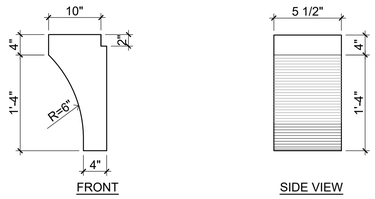




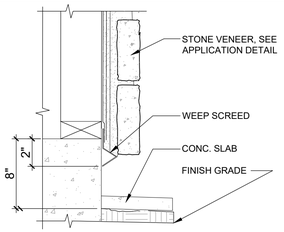
2 FOAM CORBEL @ ROOF EAVES
SCALE: N.T.S.



3 CORBEL SHELF @ FRONT WINDOW
SCALE: N.T.S.



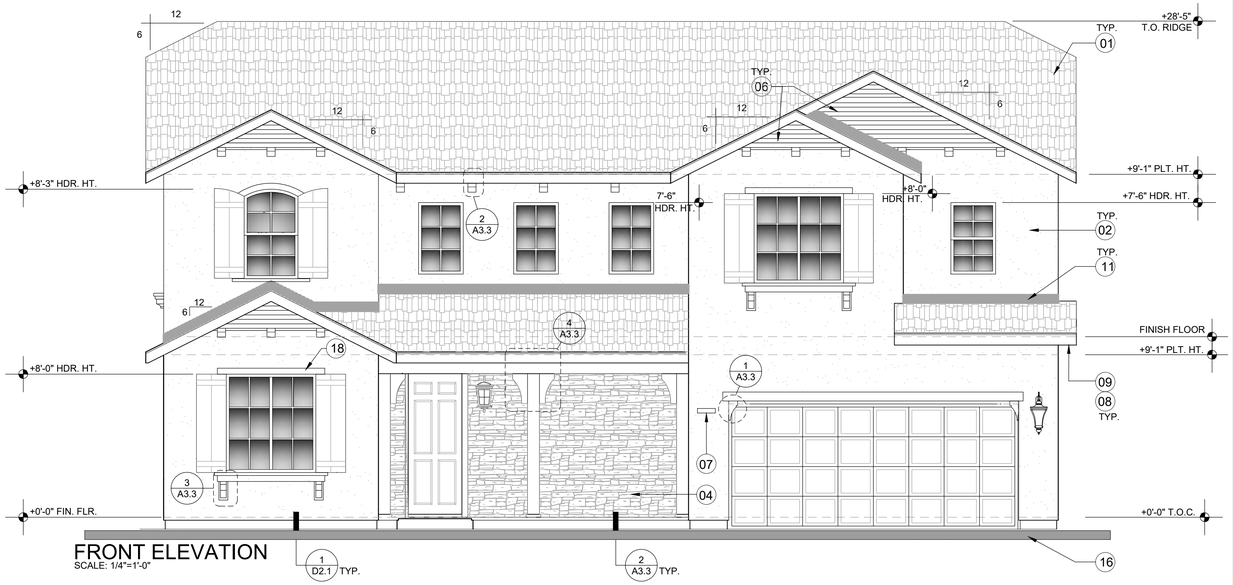
4 CORBEL @ FRONT POST
SCALE: N.T.S.



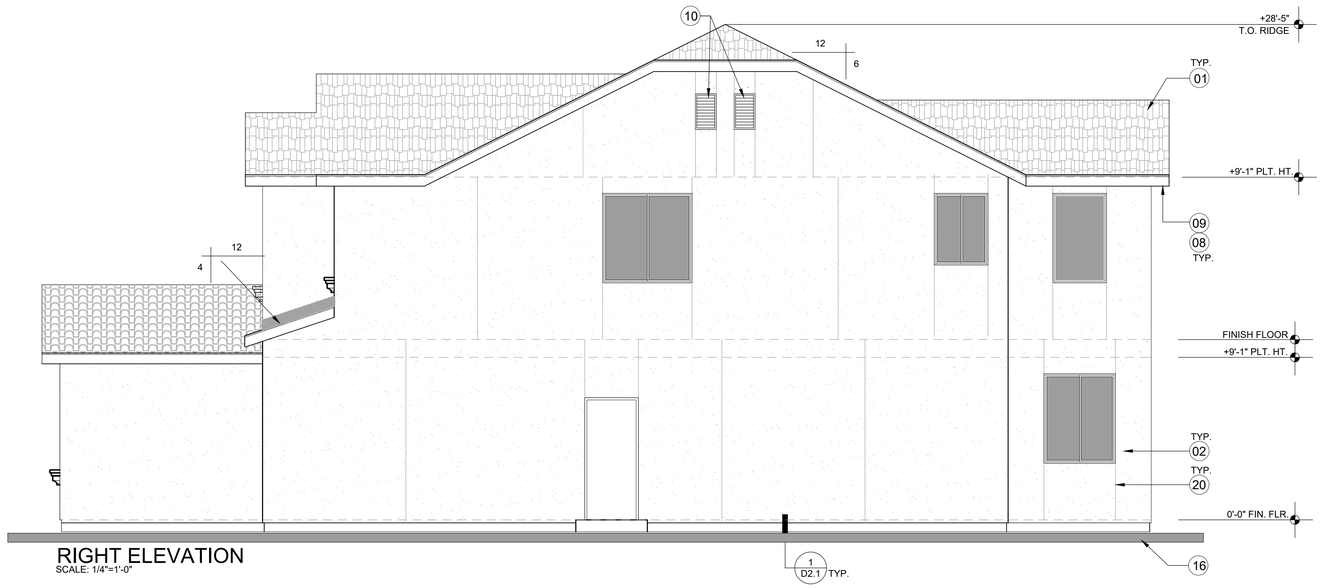
NOTE: THE FOLLOWING CLEARANCES REGARDING THE ADHERED MASONRY VENEER:

1. MIN. OF 4 INCHES ABOVE EARTH. CRC R703.12.1
2. MIN. OF 2 INCHES ABOVE PAVED AREA, OR:
3. MIN OF 1/2 INCH ABOVE EXTERIOR WALKING SURFACE WHICH ARE SUPPORTED BY THE SAME FOUNDATION THAT SUPPORTS THE EXTERIOR WALL. CRC R703.12.1
4. THE REQUIRED FOUNDATION FLASHING AT THE ADHERED VENEER A CORROSION RESISTANT SCREED OR FLASHING OF A MIN. 26 GAGE GALVANIZED OR PLASTIC WITH A MIN. VERTICAL ATTACHMENT OF 3 1/2 INCHES SHALL BE INSTALLED TO EXTEND A MIN. OF 1 INCH BELOW THE PLATE LINE IN ACCORDANCE w/ R703.8. THE WATER RESISTIVE BARRIER SHALL LAP OVER THE EXTERIOR OF THE EXTERIOR OF THE ATTACHMENT FLANGE OF THE FLASHING PER TABLE 703.4

5 STONE VENEER @ WEEP SCREED
SCALE: N.T.S.



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



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

ELEVATION KEYNOTES

01	TILE ROOF MATERIAL ICC # ESR 1647 OR EQUAL TO COMPLY WITH 2022 CRC R904, R905 SEE ROOF FRAMING PLAN
02	2-COAT CEMENT PLASTER o/ SYNTHETIC STUCCO w/ (2) LAYER GRADE "D" PAPER, UNDER THE SYNTHETIC STUCCO WHEN APPLIED o/WOOD SHEATHING w/LATH AND WEEP SCREED. APPLY CEMENT PLASTER OVER 3.4# HIGH-RIB METAL LATH AT EXTERIOR CEILINGS, OVERHANGS, AND OTHER HORIZONTAL SURFACES, ETC. ESR#2535
03	ICC APPROVED THERMAL BARRIER PROTECTION BEHIND 2- COAT STUCCO SYSTEM AT EXPOSED GABLE END ATTIC SPACE OR 1/2" SHEET ROCK
04	MANUFACTURED STONE VENEER: EL DORADO STONE VENEER: LIGHTWEIGHT AGGREGATE, PORTLAND CEMENT AND IRON OXIDES. CODE CERTIFICATION: ESR-1215 FA/VA MATERIAL RELEASE #910 UNDERWRITER'S LABORATORIES CLASSIFICATION #546T.INSTALL MANUFACTURED STONE VENEER PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. INSTALL VENEER PRODUCT OVER METAL LATH W/ ONE PART TYPE "M" MORTAR AND TWO PARTS MASONRY SAND. VENEER MATERIAL IS LIGHTWEIGHT AND NEEDS NO FOUNDATION SUPPORT.
05	DECORATIVE PRE-CAST SURROUND. INSTALL PER MANUFACTURE'S SPECIFICATIONS
06	1x LAP SIDING o/15# BUILDING PAPER INSTALLED PER MANUF. SEC'S. COMPLY WITH 2022 CRC
07	ILLUMINATED ADDRESS LOCATION
08	2x6 FASCIA / BARGE BD. (TYP.)
09	12" OVERHANG U.N.O.
10	GABLE END VENT - SEE ROOF FRAMING PLAN FOR VENTING CALCS
11	G.I. SHEET METAL FLASHING AND COUNTER FLASHING AS REQUIRED (2022 CRC 1503.2) SEE DETAIL 16/D2.3
12	DECORATIVE GABLE END VENT
13	DECORATIVE SHUTTERS TYPICAL
14	4x FOAM CORBELS, FAUX WOOD FINISH PRIMERED
15	STANDING SEAM METAL ROOFING o/ UNDERLAYMENT o/ PLYWOOD DECK.
16	FINISHED GRADE SLOPE REQUIRED FALL AWAY FROM STRUCTURE. LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FORM FOUNDATION WALLS. THE GRADE SHALL FALL A MIN. OF 6" WITHIN THE FIRST 10 FT. (CRC R401.3)
17	FOAM w/STUCCO FINISH
18	2x FOAM BAND w/STUCCO FINISH. EXTEND 3" PAST DOOR / WINDOW OPENING
19	DECORATIVE WROUGHT IRON- SEE PLAN FOR LOCATION & DET 1/A3.4 FOR MORE INFO
20	1/2" EXPANSION JOINTS INSTALLED @ TIME OF LATH
21	DECORATIVE (ONLY) 4" DIA. x 4" FOAM HOLES w/STUCCO FINISH
22	ARCHITECTURAL PRE-CAST FEATURE w/2x4 FOAM TRIM o/STUCCO FINISH
23	(3) 4"x4" DP. FOAM FEATURES. ENCLOSED HOLES w/BLACK NET OR BLACK WIRE MESH - DECORATIVE ONLY
24	FIBER CEMENT LAP SIDING o/ BUILDING PAPER, INSTALL PER. MFGR. SPECS.
25	3" FIBER CEMENT TRIM AT PERIMETER OF OPENINGS.

ELEVATION NOTES

1	CONTRACTOR TO PROVIDE ADDITIONAL STUCCO JOINTS AS NEEDED TO MINIMIZE CRACKING.
2	PROVIDE SOLID BLOCKING AT ALL HORIZ. STUCCO CONTROL JOINTS. (TYPICAL)
3	ALL WINDOWS TO BE DUAL GLAZED VINYL "LOW-E" w/ FINISH PER DEVELOPER - PROVIDE MUNTINS AS SHOWN.

APPROVED
Project: 24-00006718
Date: 12/6/2024
BAKERSFIELD
An Initiative Of Community Credit

COTTAGE
7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.

PLAN 2971

ALL RIGHTS RESERVED
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS, AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

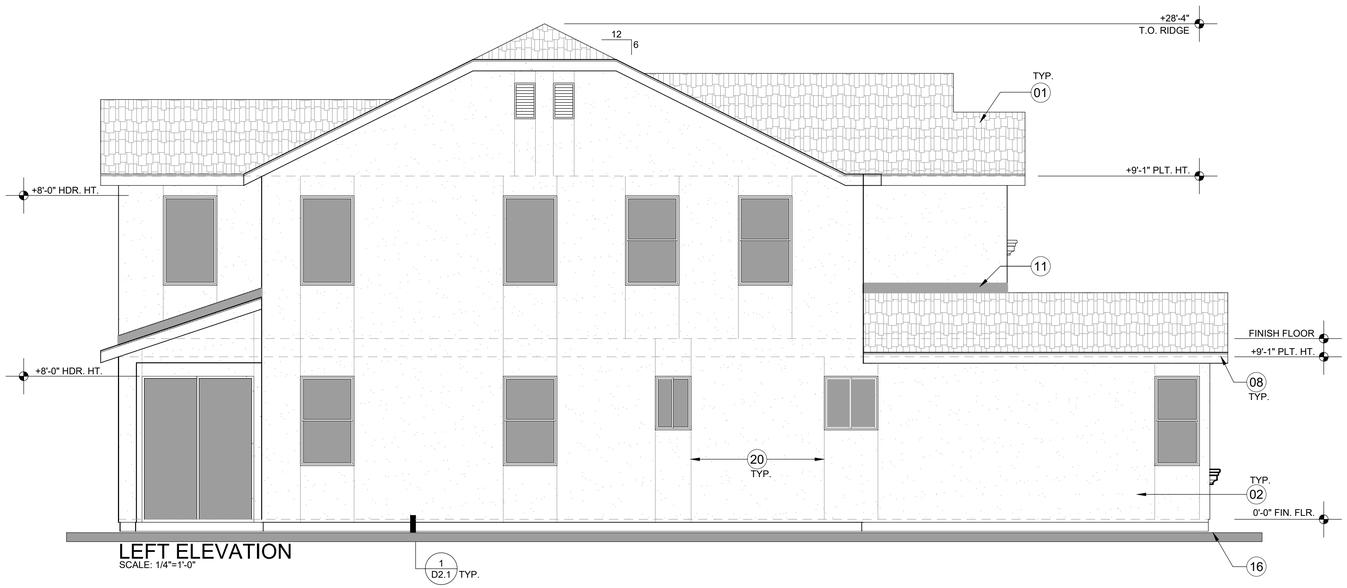
PLOT DATE: 11/07/2024
PLAN CHECK NUMBER

REVISIONS

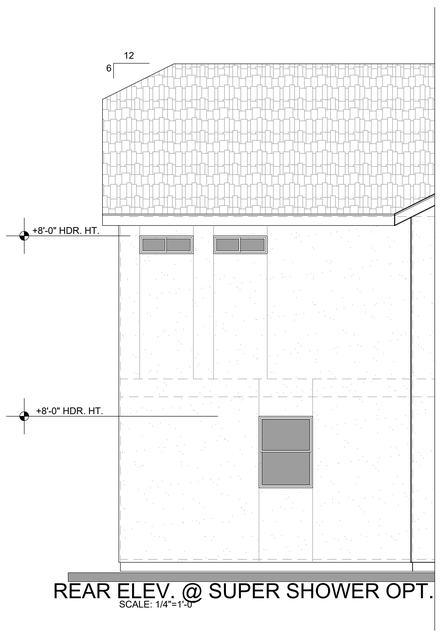
1		
2		
3		
4		
5		
6		
7		

SHEET A3.1

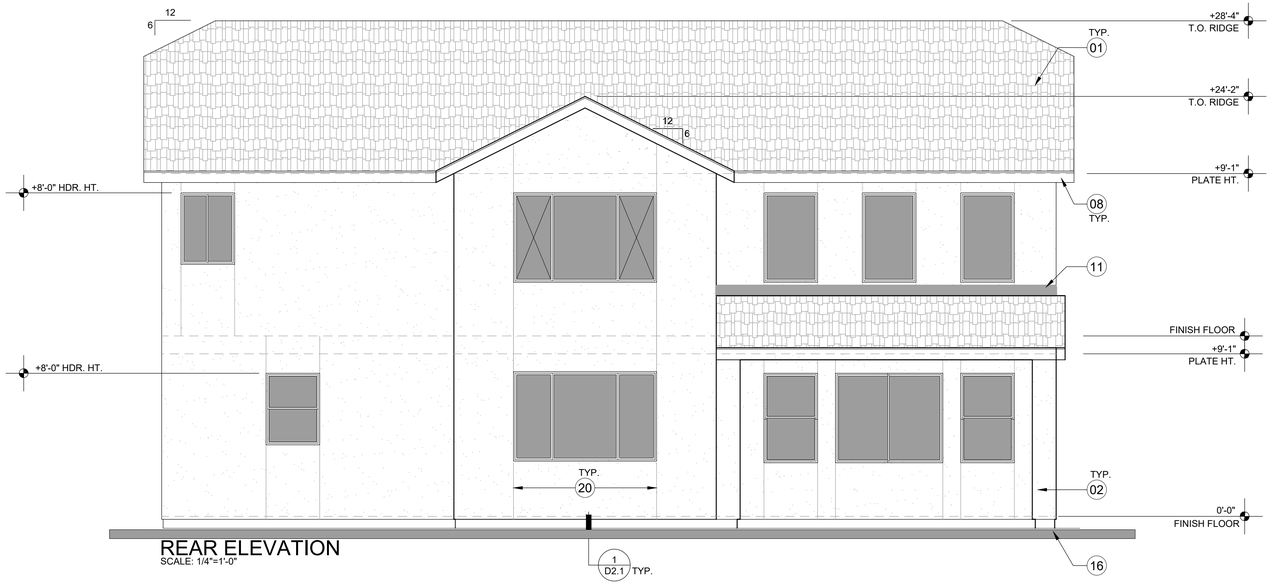
MODEL	2971
STD PLN #	



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



REAR ELEV. @ SUPER SHOWER OPT.
SCALE: 1/4"=1'-0"



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

ELEVATION KEYNOTES

01	TILE ROOF MATERIAL ICC # ESR 1647 OR EQUAL TO COMPLY WITH 2022 CRC R904, R905 SEE ROOF FRAMING PLAN
02	2-COAT CEMENT PLASTER o/ SYNTHETIC STUCCO w/ (2) LAYER GRADE "D" PAPER, UNDER THE SYNTHETIC STUCCO WHEN APPLIED o/WOOD SHEATHING w/LATH AND WEEP SCREED. APPLY CEMENT PLASTER OVER 3.4# HIGH-RIB METAL LATH AT EXTERIOR CEILINGS, OVERHANGS, AND OTHER HORIZONTAL SURFACES, ETC. ESR#2535
03	ICC APPROVED THERMAL BARRIER PROTECTION BEHIND 2- COAT STUCCO SYSTEM AT EXPOSED GABLE END ATTIC SPACE OR 1/2" SHEET ROCK
04	MANUFACTURED STONE VENEER: EL DORADO STONE VENEER: LIGHTWEIGHT AGGREGATE, PORTLAND CEMENT AND IRON OXIDES. CODE CERTIFICATION: ESR-1215 FA/VA MATERIAL RELEASE #910 UNDERWRITER'S LABORATORIES CLASSIFICATION #546T.INSTALL MANUFACTURED STONE VENEER PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. INSTALL VENEER PRODUCT OVER METAL LATH W/ ONE PART TYPE "M" MORTAR AND TWO PARTS MASONRY SAND. VENEER MATERIAL IS LIGHTWEIGHT AND NEEDS NO FOUNDATION SUPPORT.
05	DECORATIVE PRE-CAST SURROUND. INSTALL PER MANUFACTURE'S SPECIFICATIONS
06	1x LAP SIDING o/15# BUILDING PAPER INSTALLED PER MANUF. SEC'S. COMPLY WITH 2022 CRC
07	ILLUMINATED ADDRESS LOCATION
08	2x6 FASCIA / BARGE BD. (TYP.)
09	12" OVERHANG U.N.O.
10	GABLE END VENT - SEE ROOF FRAMING PLAN FOR VENTING CALCS
11	G.I. SHEET METAL FLASHING AND COUNTER FLASHING AS REQUIRED (2022 CRC 1503.2) SEE DETAIL 16/D2.3
12	DECORATIVE GABLE END VENT
13	DECORATIVE SHUTTERS TYPICAL
14	4x FOAM CORBELS, FAUX WOOD FINISH PRIMERED
15	STANDING SEAM METAL ROOFING o/ UNDERLAYMENT o/ PLYWOOD DECK.
16	FINISHED GRADE SLOPE REQUIRED FALL AWAY FROM STRUCTURE. LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FORM FOUNDATION WALLS. THE GRADE SHALL FALL A MIN. OF 6" WITHIN THE FIRST 10 FT. (CRC R401.3)
17	FOAM w/STUCCO FINISH
18	2x FOAM BAND w/STUCCO FINISH. EXTEND 3" PAST DOOR / WINDOW OPENING
19	DECORATIVE WROUGHT IRON- SEE PLAN FOR LOCATION & DET 1/A3.4 FOR MORE INFO
20	1/2" EXPANSION JOINTS INSTALLED @ TIME OF LATH
21	DECORATIVE (ONLY) 4" DIA. x 4" FOAM HOLES w/STUCCO FINISH
22	ARCHITECTURAL PRE-CAST FEATURE w/2x4 FOAM TRIM o/STUCCO FINISH
23	(3) 4"x4" DP. FOAM FEATURES. ENCLOSED HOLES w/BLACK NET OR BLACK WIRE MESH - DECORATIVE ONLY
24	FIBER CEMENT LAP SIDING o/ BUILDING PAPER, INSTALL PER. MFGR. SPECS.
25	3" FIBER CEMENT TRIM AT PERIMETER OF OPENINGS.

ELEVATION NOTES

1	CONTRACTOR TO PROVIDE ADDITIONAL STUCCO JOINTS AS NEEDED TO MINIMIZE CRACKING.
2	PROVIDE SOLID BLOCKING AT ALL HORIZ. STUCCO CONTROL JOINTS. (TYPICAL)
3	ALL WINDOWS TO BE DUAL GLAZED VINYL "LOW-E" w/ FINISH PER DEVELOPER - PROVIDE MUNTINS AS SHOWN.

APPROVED
Project: 24-00006718
Date: 12/6/2024
BAKERSFIELD

COTTAGE
7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.
PLAN 2971

ALL RIGHTS RESERVED
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS, AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE COPIED, USED, OR REPRODUCED IN ANY FORM WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

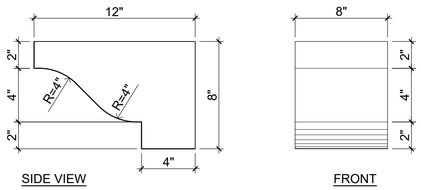
PLOT DATE: 11/07/2024
PLAN CHECK NUMBER

REVISIONS
1
2
3
4
5
6
7

SHEET A3.2

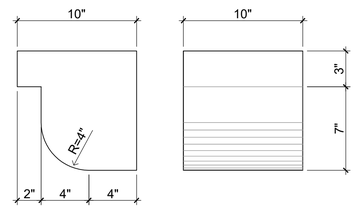
MODEL 2971
STD PLN #

STUCCO FOAM DETAILS

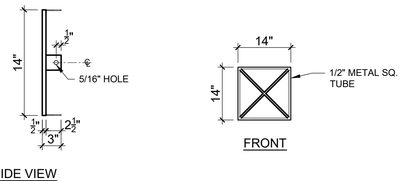


SIDE VIEW FRONT

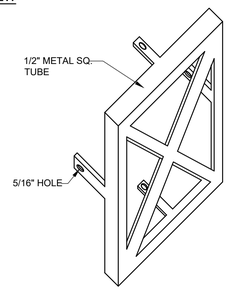
1 FOAM CORBEL @ GARAGE
SCALE: N.T.S.



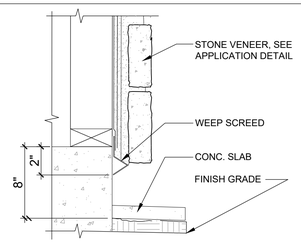
2 FOAM CORBEL @ EAVE
SCALE: N.T.S.



SIDE VIEW FRONT



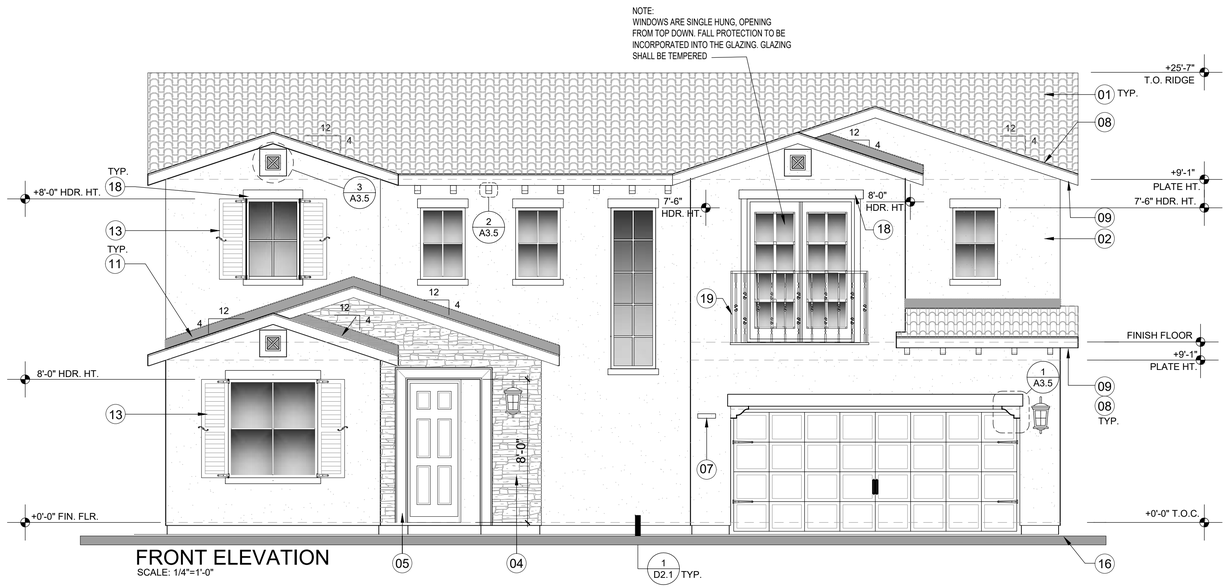
3 ARCHITECTURAL FEATURE
SCALE: N.T.S.



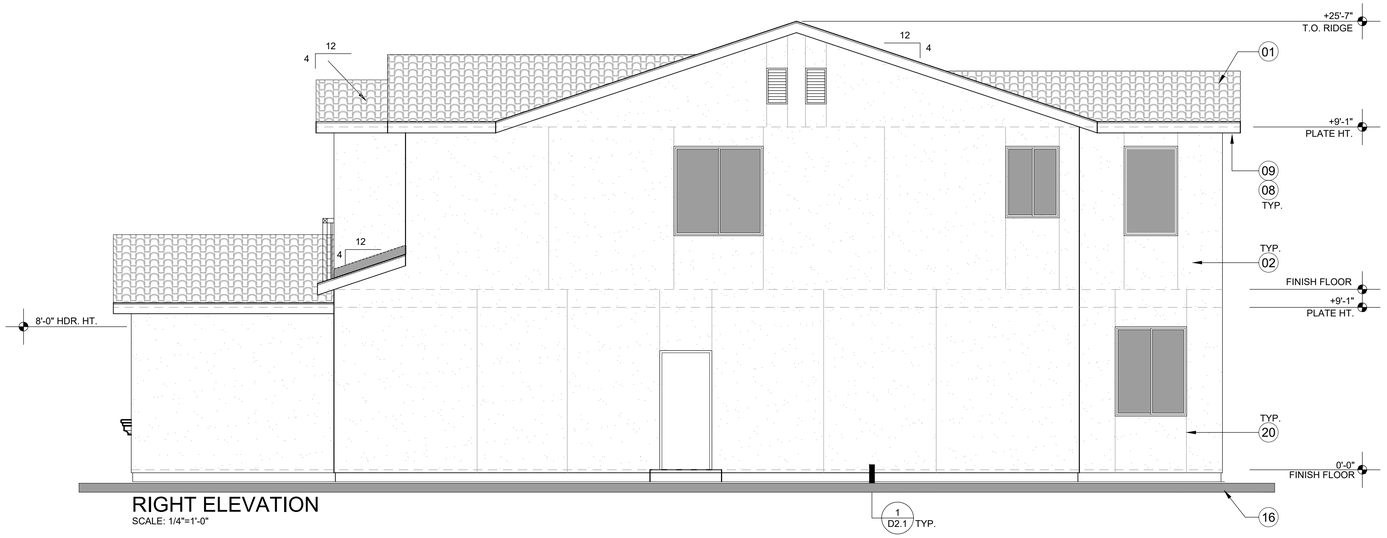
NOTE: THE FOLLOWING CLEARANCES REGARDING THE ADHERED MASONRY VENEER:

1. MIN. OF 4 INCHES ABOVE EARTH. CRC R703.12.1
2. MIN. OF 2 INCHES ABOVE PAVED AREA. OR:
3. MIN OF 1/2 INCH ABOVE EXTERIOR WALKING SURFACE WHICH ARE SUPPORTED BY THE SAME FOUNDATION THAT SUPPORTS THE EXTERIOR WALL. CRC R703.12.1
4. THE REQUIRED FOUNDATION FLASHING AT THE ADHERED VENEER A CORROSION RESISTANT SCREED OR FLASHING OF A MIN. 26 GAGE GALVANIZED OR PLASTIC WITH A MIN. VERTICAL ATTACHMENT OF 3 1/2 INCHES SHALL BE INSTALLED TO EXTEND A MIN. OF 1 INCH BELOW THE PLATE LINE IN ACCORDANCE w/ R703.8. THE WATER RESISTIVE BARRIER SHALL LAP OVER THE EXTERIOR OF THE EXTERIOR OF THE ATTACHMENT FLANGE OF THE FLASHING PER TABLE 703.4

4 STONE VENEER @ WEEP SCREED
SCALE: N.T.S.



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



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

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

ELEVATION KEYNOTES

01	TILE ROOF MATERIAL ICC # ESR 1647 OR EQUAL TO COMPLY WITH 2022 CRC R904, R905 SEE ROOF FRAMING PLAN
02	2-COAT CEMENT PLASTER o/ SYNTHETIC STUCCO w/ (2) LAYER GRADE "D" PAPER, UNDER THE SYNTHETIC STUCCO WHEN APPLIED o/WOOD SHEATHING w/LATH AND WEEP SCREED. APPLY CEMENT PLASTER OVER 3.4# HIGH-RIB METAL LATH AT EXTERIOR CEILINGS, OVERHANGS, AND OTHER HORIZONTAL SURFACES, ETC. ESR#2535
03	ICC APPROVED THERMAL BARRIER PROTECTION BEHIND 2- COAT STUCCO SYSTEM AT EXPOSED GABLE END ATTIC SPACE OR 1/2" SHEET ROCK
04	MANUFACTURED STONE VENEER: EL DORADO STONE VENEER: LIGHTWEIGHT AGGREGATE, PORTLAND CEMENT AND IRON OXIDES. CODE CERTIFICATION: ESR-1215 FA/VA MATERIAL RELEASE #910 UNDERWRITER'S LABORATORIES CLASSIFICATION #546T.INSTALL MANUFACTURED STONE VENEER PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. INSTALL VENEER PRODUCT OVER METAL LATH W/ ONE PART TYPE "M" MORTAR AND TWO PARTS MASONRY SAND. VENEER MATERIAL IS LIGHTWEIGHT AND NEEDS NO FOUNDATION SUPPORT.
05	DECORATIVE PRE-CAST SURROUND. INSTALL PER MANUFACTURE'S SPECIFICATIONS
06	1x LAP SIDING o/15# BUILDING PAPER INSTALLED PER MANUF. SEC'S. COMPLY WITH 2022 CRC
07	ILLUMINATED ADDRESS LOCATION
08	2x6 FASCIA / BARGE BD. (TYP.)
09	12" OVERHANG U.N.O.
10	GABLE END VENT - SEE ROOF FRAMING PLAN FOR VENTING CALCS
11	G.I. SHEET METAL FLASHING AND COUNTER FLASHING AS REQUIRED (2022 CRC 1503.2) SEE DETAIL 16/D2.3
12	DECORATIVE GABLE END VENT
13	DECORATIVE SHUTTERS TYPICAL
14	4x FOAM CORBELS, FAUX WOOD FINISH PRIMERED
15	STANDING SEAM METAL ROOFING o/ UNDERLAYMENT o/ PLYWOOD DECK.
16	FINISHED GRADE SLOPE REQUIRED FALL AWAY FROM STRUCTURE. LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FORM FOUNDATION WALLS. THE GRADE SHALL FALL A MIN. OF 6" WITHIN THE FIRST 10 FT. (CRC R401.3)
17	FOAM w/STUCCO FINISH
18	2x FOAM BAND w/STUCCO FINISH. EXTEND 3" PAST DOOR / WINDOW OPENING
19	DECORATIVE WROUGHT IRON- SEE PLAN FOR LOCATION & DET 1/A3.4 FOR MORE INFO
20	1/2" EXPANSION JOINTS INSTALLED @ TIME OF LATH
21	DECORATIVE (ONLY) 4" DIA. x 4" FOAM HOLES w/STUCCO FINISH
22	ARCHITECTURAL PRE-CAST FEATURE w/2x4 FOAM TRIM o/STUCCO FINISH
23	(3) 4"x4" DP. FOAM FEATURES. ENCLOSED HOLES w/BLACK NET OR BLACK WIRE MESH - DECORATIVE ONLY
24	FIBER CEMENT LAP SIDING o/ BUILDING PAPER, INSTALL PER. MFGR. SPECS.
25	3" FIBER CEMENT TRIM AT PERIMETER OF OPENINGS.

ELEVATION NOTES

1	CONTRACTOR TO PROVIDE ADDITIONAL STUCCO JOINTS AS NEEDED TO MINIMIZE CRACKING.
2	PROVIDE SOLID BLOCKING AT ALL HORIZ. STUCCO CONTROL JOINTS. (TYPICAL)
3	ALL WINDOWS TO BE DUAL GLAZED VINYL "LOW-E" w/ FINISH PER DEVELOPER - PROVIDE MUNTINS AS SHOWN.

APPROVED
Project: 24-00006718
Date: 12/6/2024
BAKERSFIELD

TUSCAN
7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.

PLAN 2971

"ALL RIGHTS RESERVED"
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS, AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

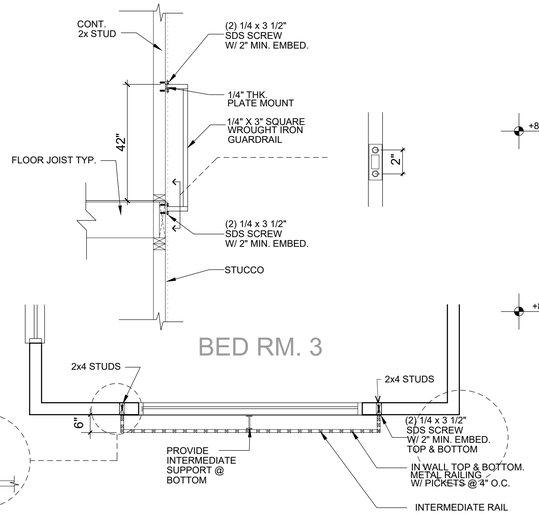
PLOT DATE: 11/07/2024
PLAN CHECK NUMBER

REVISIONS

1	
2	
3	
4	
5	
6	
7	

SHEET A3.3

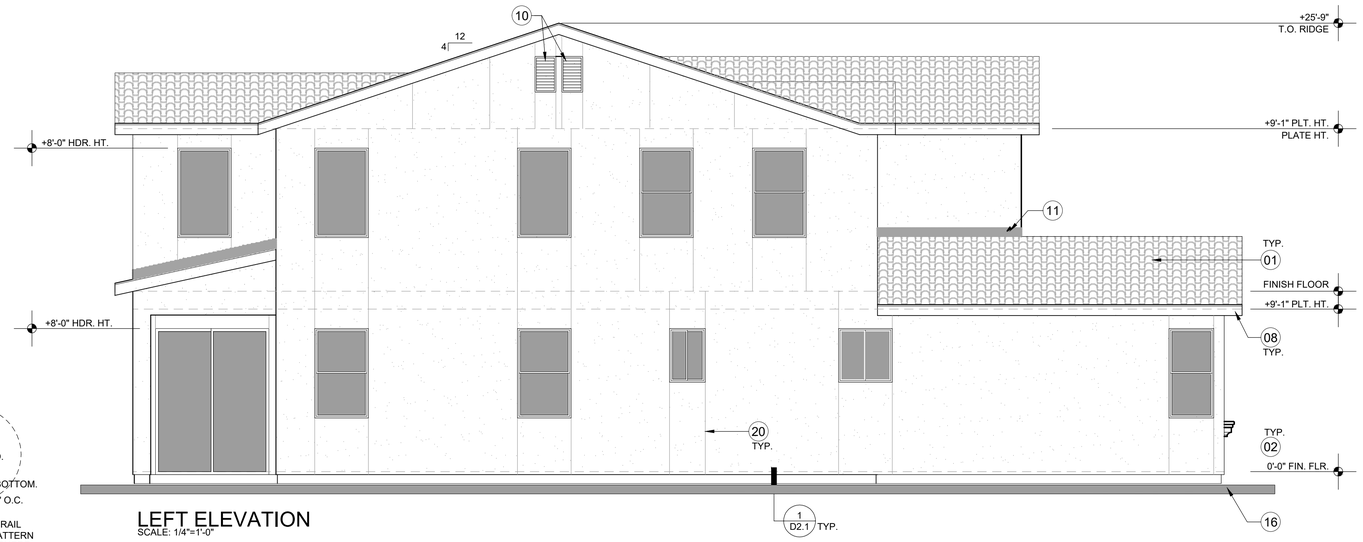
MODEL	2971
STD PLN #	



1 BALCONY GUARD RAIL DETIAL

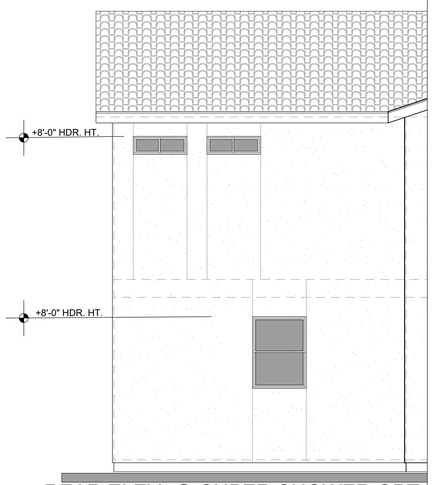
NTS.

1. HANDRAIL ASSEMBLIES AND GUARDS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS, APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP RAIL (2022 CBC 1607.7.1.1).
2. HEIGHT OF GUARDRAIL 42" MIN. (2022 CBC 1013.2)
3. SPACING OF INTERMEDIATE RAILS FOR OPEN GUARDRAILS NOT TO EXCEED 4" SPHERE MAX. @ ANY OPENING AREA FORMED BY TREAD, RISER AND GUARDRAIL (2022 CBC 1013.3)



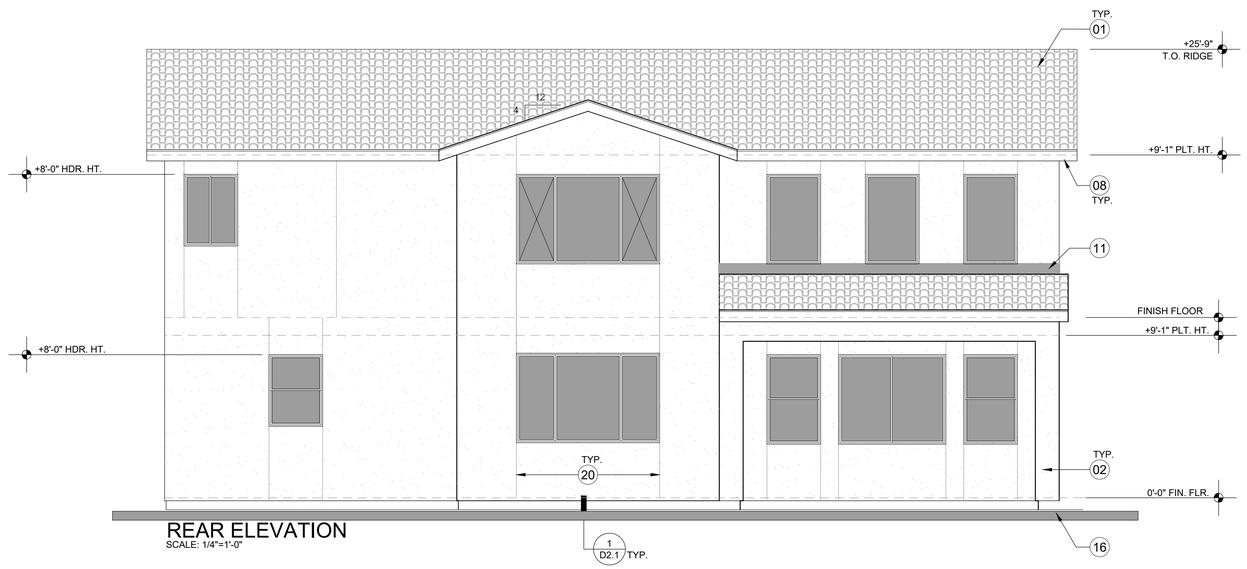
LEFT ELEVATION

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



REAR ELEV. @ SUPER SHOWER OPT.

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



REAR ELEVATION

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

ELEVATION KEYNOTES

01	TILE ROOF MATERIAL ICC # ESR 1647 OR EQUAL TO COMPLY WITH 2022 CRC R904, R905 SEE ROOF FRAMING PLAN
02	2-COAT CEMENT PLASTER o/ SYNTHETIC STUCCO w/ (2) LAYER GRADE "D" PAPER, UNDER THE SYNTHETIC STUCCO WHEN APPLIED o/WOOD SHEATHING w/LATH AND WEEP SCREED. APPLY CEMENT PLASTER OVER 3.4# HIGH-RIB METAL LATH AT EXTERIOR CEILINGS, OVERHANGS, AND OTHER HORIZONTAL SURFACES, ETC. ESR#2535
03	ICC APPROVED THERMAL BARRIER PROTECTION BEHIND 2- COAT STUCCO SYSTEM AT EXPOSED GABLE END ATTIC SPACE OR 1/2" SHEET ROCK
04	MANUFACTURED STONE VENEER: EL DORADO STONE VENEER: LIGHTWEIGHT AGGREGATE, PORTLAND CEMENT AND IRON OXIDES. CODE CERTIFICATION: ESR-1215 FA/VA MATERIAL RELEASE #910 UNDERWRITER'S LABORATORIES CLASSIFICATION #546T.INSTALL MANUFACTURED STONE VENEER PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. INSTALL VENEER PRODUCT OVER METAL LATH W/ ONE PART TYPE "M" MORTAR AND TWO PARTS MASONRY SAND. VENEER MATERIAL IS LIGHTWEIGHT AND NEEDS NO FOUNDATION SUPPORT.
05	DECORATIVE PRE-CAST SURROUND. INSTALL PER MANUFACTURE'S SPECIFICATIONS
06	1x LAP SIDING o/15# BUILDING PAPER INSTALLED PER MANUF. SEC'S. COMPLY WITH 2022 CRC
07	ILLUMINATED ADDRESS LOCATION
08	2x6 FASCIA / BARGE BD. (TYP.)
09	12" OVERHANG U.N.O.
10	GABLE END VENT - SEE ROOF FRAMING PLAN FOR VENTING CALCS
11	G.I. SHEET METAL FLASHING AND COUNTER FLASHING AS REQUIRED (2022 CRC 1503.2) SEE DETAIL 16/D2.3
12	DECORATIVE GABLE END VENT
13	DECORATIVE SHUTTERS TYPICAL
14	4x FOAM CORBELS, FAUX WOOD FINISH PRIMERED
15	STANDING SEAM METAL ROOFING o/ UNDERLAYMENT o/ PLYWOOD DECK.
16	FINISHED GRADE SLOPE REQUIRED FALL AWAY FROM STRUCTURE. LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FORM FOUNDATION WALLS. THE GRADE SHALL FALL A MIN. OF 6" WITHIN THE FIRST 10 FT. (CRC R401.3)
17	FOAM w/STUCCO FINISH
18	2x FOAM BAND w/STUCCO FINISH. EXTEND 3" PAST DOOR / WINDOW OPENING
19	DECORATIVE WROUGHT IRON- SEE PLAN FOR LOCATION & DET 1/A3.4 FOR MORE INFO
20	1/2" EXPANSION JOINTS INSTALLED @ TIME OF LATH
21	DECORATIVE (ONLY) 4" DIA. x 4" FOAM HOLES w/STUCCO FINISH
22	ARCHITECTURAL PRE-CAST FEATURE w/2x4 FOAM TRIM o/STUCCO FINISH
23	(3) 4"x4" DP. FOAM FEATURES. ENCLOSED HOLES w/BLACK NET OR BLACK WIRE MESH - DECORATIVE ONLY
24	FIBER CEMENT LAP SIDING o/ BUILDING PAPER, INSTALL PER. MFGR. SPECS.
25	3" FIBER CEMENT TRIM AT PERIMETER OF OPENINGS.

ELEVATION NOTES

1	CONTRACTOR TO PROVIDE ADDITIONAL STUCCO JOINTS AS NEEDED TO MINIMIZE CRACKING.
2	PROVIDE SOLID BLOCKING AT ALL HORIZ. STUCCO CONTROL JOINTS. (TYPICAL)
3	ALL WINDOWS TO BE DUAL GLAZED VINYL "LOW-E" w/ FINISH PER DEVELOPER - PROVIDE MUNTINS AS SHOWN.

APPROVED
Project: 24-00006718
Date: 12/6/2024
BAKERSFIELD
An Initiative Of Zoning Orbit

TUSCAN
7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.

PLAN 2971

ALL RIGHTS RESERVED
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS, AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE USED, COPIED, MODIFIED, OR ALTERED IN ANY FORM WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

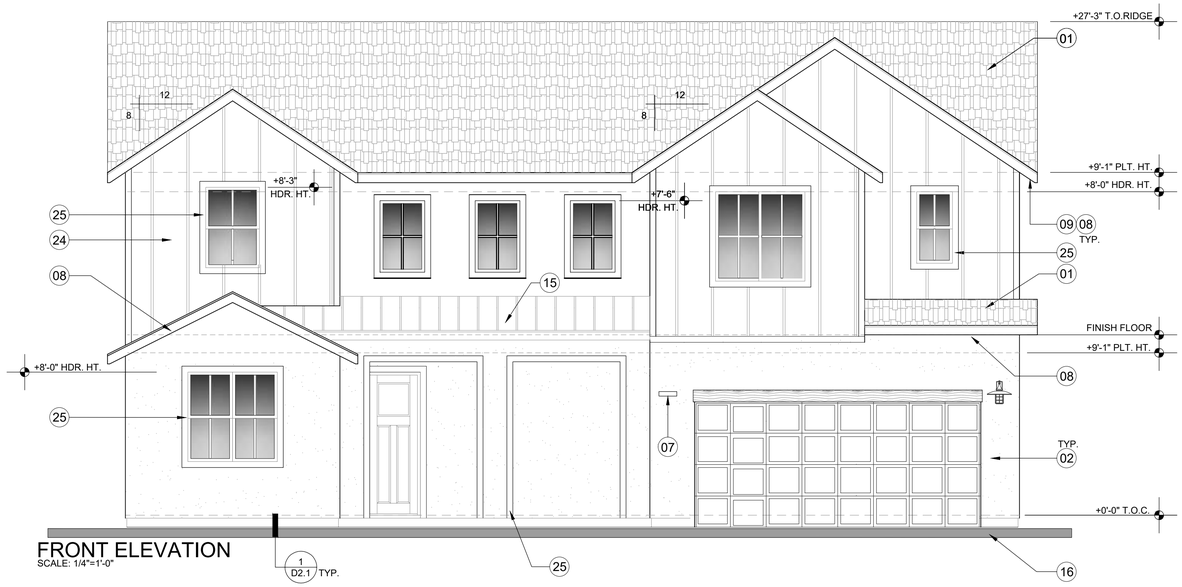
PLOT DATE: 11/07/2024
PLAN CHECK NUMBER

REVISIONS

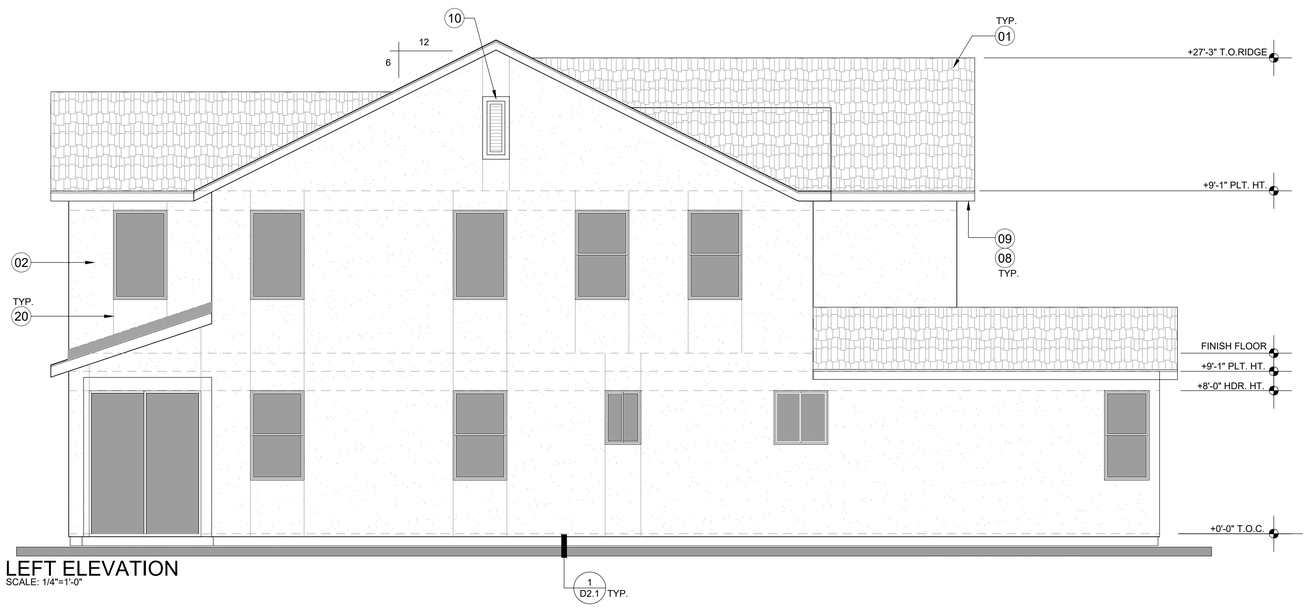
1		
2		
3		
4		
5		
6		
7		

SHEET A3.4

MODEL	2971
STD PLN #	



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



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

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

ELEVATION KEYNOTES

01	TILE ROOF MATERIAL ICC # ESR 1647 OR EQUAL TO COMPLY WITH 2022 CRC R904, R905 SEE ROOF FRAMING PLAN
02	2-COAT CEMENT PLASTER o/ SYNTHETIC STUCCO w/ (2) LAYER GRADE "D" PAPER, UNDER THE SYNTHETIC STUCCO WHEN APPLIED o/WOOD SHEATHING w/LATH AND WEEP SCREED. APPLY CEMENT PLASTER OVER 3.4# HIGH-RIB METAL LATH AT EXTERIOR CEILINGS, OVERHANGS, AND OTHER HORIZONTAL SURFACES, ETC. ESR#2535
03	ICC APPROVED THERMAL BARRIER PROTECTION BEHIND 2- COAT STUCCO SYSTEM AT EXPOSED GABLE END ATTIC SPACE OR 1/2" SHEET ROCK
04	MANUFACTURED STONE VENEER: EL DORADO STONE VENEER: LIGHTWEIGHT AGGREGATE, PORTLAND CEMENT AND IRON OXIDES. CODE CERTIFICATION: ESR-1215 FA/VA MATERIAL RELEASE #910 UNDERWRITER'S LABORATORIES CLASSIFICATION #546T.INSTALL MANUFACTURED STONE VENEER PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. INSTALL VENEER PRODUCT OVER METAL LATH W/ ONE PART TYPE "M" MORTAR AND TWO PARTS MASONRY SAND. VENEER MATERIAL IS LIGHTWEIGHT AND NEEDS NO FOUNDATION SUPPORT.
05	DECORATIVE PRE-CAST SURROUND. INSTALL PER MANUFACTURE'S SPECIFICATIONS
06	1x LAP SIDING o/15# BUILDING PAPER INSTALLED PER MANUF. SEC'S. COMPLY WITH 2022 CRC
07	ILLUMINATED ADDRESS LOCATION
08	2x6 FASCIA / BARGE BD. (TYP.)
09	12" OVERHANG U.N.O.
10	GABLE END VENT - SEE ROOF FRAMING PLAN FOR VENTING CALCS
11	G.I. SHEET METAL FLASHING AND COUNTER FLASHING AS REQUIRED (2022 CRC 1503.2) SEE DETAIL 16/D2.3
12	DECORATIVE GABLE END VENT
13	DECORATIVE SHUTTERS TYPICAL
14	4x FOAM CORBELS, FAUX WOOD FINISH PRIMERED
15	STANDING SEAM METAL ROOFING o/ UNDERLAYMENT o/ PLYWOOD DECK.
16	FINISHED GRADE SLOPE REQUIRED FALL AWAY FROM STRUCTURE. LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FORM FOUNDATION WALLS. THE GRADE SHALL FALL A MIN. OF 6" WITHIN THE FIRST 10 FT. (CRC R401.3)
17	FOAM w/STUCCO FINISH
18	2x FOAM BAND w/STUCCO FINISH. EXTEND 3" PAST DOOR / WINDOW OPENING
19	DECORATIVE WROUGHT IRON- SEE PLAN FOR LOCATION & DET 1/A3.4 FOR MORE INFO
20	1/2" EXPANSION JOINTS INSTALLED @ TIME OF LATH
21	DECORATIVE (ONLY) 4" DIA. x 4" FOAM HOLES w/STUCCO FINISH
22	ARCHITECTURAL PRE-CAST FEATURE w/2x4 FOAM TRIM o/STUCCO FINISH
23	(3) 4"x4" DP. FOAM FEATURES. ENCLOSED HOLES w/BLACK NET OR BLACK WIRE MESH - DECORATIVE ONLY
24	FIBER CEMENT LAP SIDING o/ BUILDING PAPER, INSTALL PER. MFGR. SPECS.
25	3" FIBER CEMENT TRIM AT PERIMETER OF OPENINGS.

ELEVATION NOTES

1	CONTRACTOR TO PROVIDE ADDITIONAL STUCCO JOINTS AS NEEDED TO MINIMIZE CRACKING.
2	PROVIDE SOLID BLOCKING AT ALL HORIZ. STUCCO CONTROL JOINTS. (TYPICAL)
3	ALL WINDOWS TO BE DUAL GLAZED VINYL "LOW-E" w/ FINISH PER DEVELOPER - PROVIDE MUNTINS AS SHOWN.

APPROVED
Project: 24-00006718
Date: 12/6/2024
BAKERSFIELD
An Issue Of Zoning Orbit

FARMHOUSE
7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.
PLAN 2971

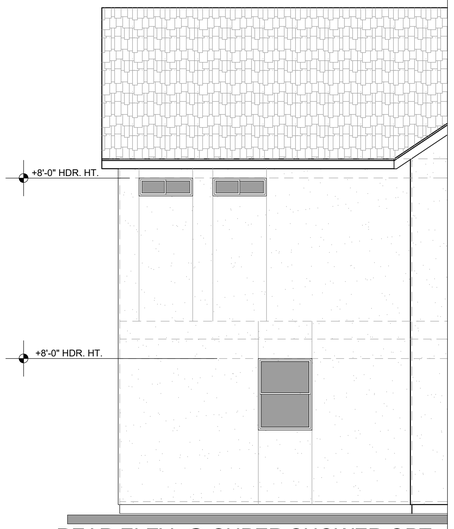
"ALL RIGHTS RESERVED"
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS, AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE USED, LOANED, COPIED OR DISCLOSED IN ANY FORM WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

PLOT DATE: 11/07/2024
PLAN CHECK NUMBER

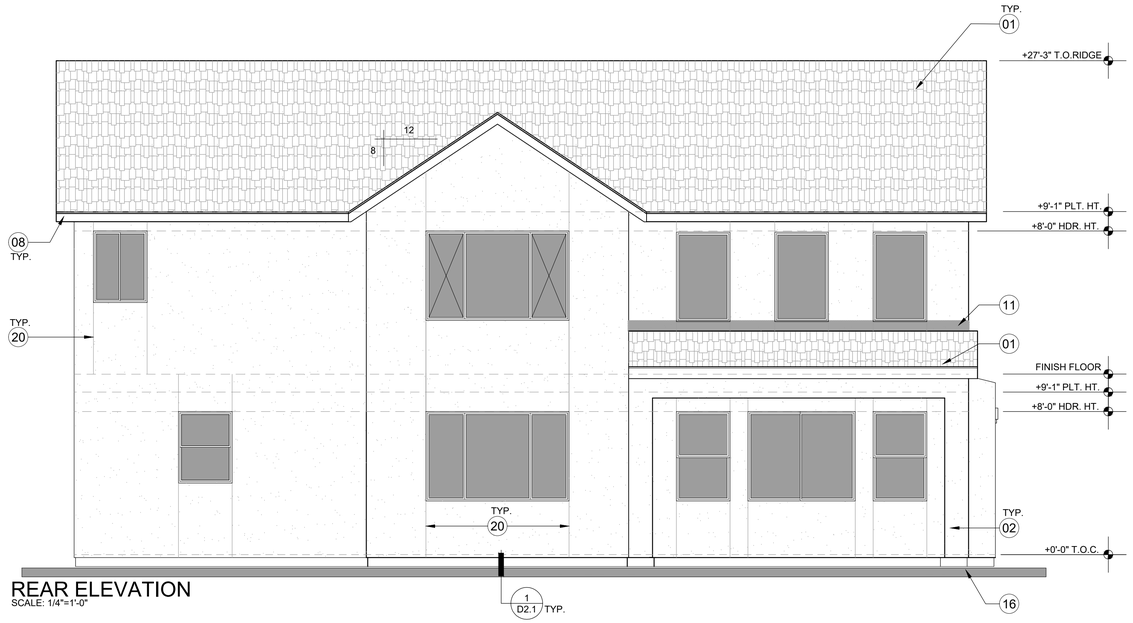
REVISIONS
1
2
3
4
5
6
7

SHEET A3.5

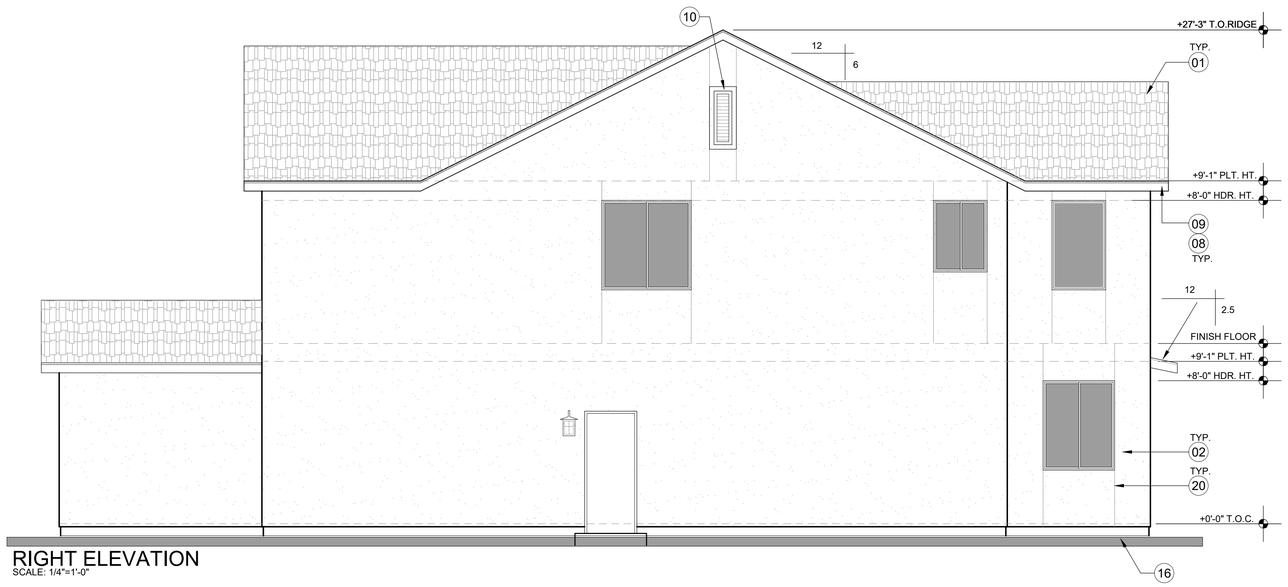
MODEL 2971
STD PLN #



REAR ELEV. @ SUPER SHOWER OPT.
SCALE: 1/4"=1'-0"



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



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

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

ELEVATION KEYNOTES

01	TILE ROOF MATERIAL ICC # ESR 1647 OR EQUAL TO COMPLY WITH 2022 CRC R904, R905 SEE ROOF FRAMING PLAN
02	2-COAT CEMENT PLASTER o/ SYNTHETIC STUCCO w/ (2) LAYER GRADE "D" PAPER, UNDER THE SYNTHETIC STUCCO WHEN APPLIED o/WOOD SHEATHING w/LATH AND WEEP SCREED. APPLY CEMENT PLASTER OVER 3.4# HIGH-RIB METAL LATH AT EXTERIOR CEILINGS, OVERHANGS, AND OTHER HORIZONTAL SURFACES, ETC. ESR#2535
03	ICC APPROVED THERMAL BARRIER PROTECTION BEHIND 2- COAT STUCCO SYSTEM AT EXPOSED GABLE END ATTIC SPACE OR 1/2" SHEET ROCK
04	MANUFACTURED STONE VENEER: EL DORADO STONE VENEER: LIGHTWEIGHT AGGREGATE, PORTLAND CEMENT AND IRON OXIDES. CODE CERTIFICATION: ESR-1215 FA/VA MATERIAL RELEASE #910 UNDERWRITER'S LABORATORIES CLASSIFICATION #546T.INSTALL MANUFACTURED STONE VENEER PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. INSTALL VENEER PRODUCT OVER METAL LATH W/ ONE PART TYPE "M" MORTAR AND TWO PARTS MASONRY SAND. VENEER MATERIAL IS LIGHTWEIGHT AND NEEDS NO FOUNDATION SUPPORT.
05	DECORATIVE PRE-CAST SURROUND. INSTALL PER MANUFACTURE'S SPECIFICATIONS
06	1x LAP SIDING o/15# BUILDING PAPER INSTALLED PER MANUF. SEC'S. COMPLY WITH 2022 CRC
07	ILLUMINATED ADDRESS LOCATION
08	2x6 FASCIA / BARGE BD. (TYP.)
09	12" OVERHANG U.N.O.
10	GABLE END VENT - SEE ROOF FRAMING PLAN FOR VENTING CALCS
11	G.I. SHEET METAL FLASHING AND COUNTER FLASHING AS REQUIRED (2022 CRC 1503.2) SEE DETAIL 16/D2.3
12	DECORATIVE GABLE END VENT
13	DECORATIVE SHUTTERS TYPICAL
14	4x FOAM CORBELS, FAUX WOOD FINISH PRIMERED
15	STANDING SEAM METAL ROOFING o/ UNDERLAYMENT o/ PLYWOOD DECK.
16	FINISHED GRADE SLOPE REQUIRED FALL AWAY FROM STRUCTURE. LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FORM FOUNDATION WALLS. THE GRADE SHALL FALL A MIN. OF 6" WITHIN THE FIRST 10 FT. (CRC R401.3)
17	FOAM w/STUCCO FINISH
18	2x FOAM BAND w/STUCCO FINISH. EXTEND 3" PAST DOOR / WINDOW OPENING
19	DECORATIVE WROUGHT IRON- SEE PLAN FOR LOCATION & DET 1/A3.4 FOR MORE INFO
20	1/2" EXPANSION JOINTS INSTALLED @ TIME OF LATH
21	DECORATIVE (ONLY) 4" DIA. x 4" FOAM HOLES w/STUCCO FINISH
22	ARCHITECTURAL PRE-CAST FEATURE w/2x4 FOAM TRIM o/STUCCO FINISH
23	(3) 4"x4" DP. FOAM FEATURES. ENCLOSED HOLES w/BLACK NET OR BLACK WIRE MESH - DECORATIVE ONLY
24	FIBER CEMENT LAP SIDING o/ BUILDING PAPER, INSTALL PER. MFGR. SPECS.
25	3" FIBER CEMENT TRIM AT PERIMETER OF OPENINGS.

ELEVATION NOTES

1	CONTRACTOR TO PROVIDE ADDITIONAL STUCCO JOINTS AS NEEDED TO MINIMIZE CRACKING.
2	PROVIDE SOLID BLOCKING AT ALL HORIZ. STUCCO CONTROL JOINTS. (TYPICAL)
3	ALL WINDOWS TO BE DUAL GLAZED VINYL "LOW-E" w/ FINISH PER DEVELOPER - PROVIDE MUNTINS AS SHOWN.

APPROVED
Project: 24-00006718
Date: 12/6/2024
BAKERSFIELD

FARMHOUSE
7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.
PLAN 2971

"ALL RIGHTS RESERVED"
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS, AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE USED, COPIED, REPRODUCED OR ALTERED IN ANY FORM WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

PLOT DATE: 11/07/2024
PLAN CHECK NUMBER

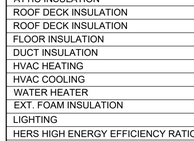
REVISIONS
1
2
3
4
5
6
7

SHEET A3.6

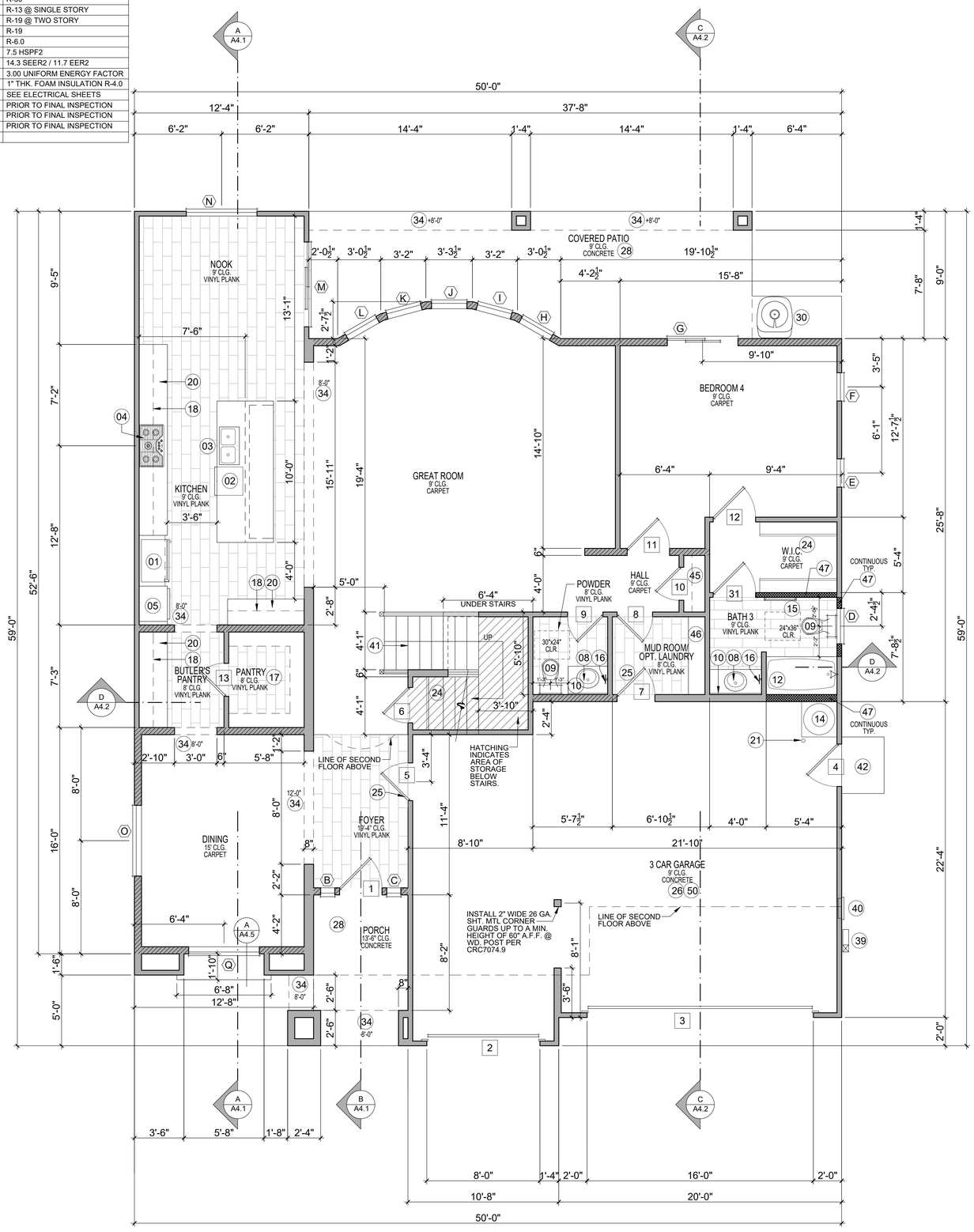
MODEL 2971
STD PLN #

ENERGY COMPLIANCE SCHEDULE

REQUIREMENT	VALUES OR NOTES
WALL INSULATION	2x4=R-13, 2x6=R-19
ATTIC INSULATION	R-30
ROOF DECK INSULATION	R-13 @ SINGLE STORY
ROOF DECK INSULATION	R-19 @ TWO STORY
FLOOR INSULATION	R-19
DUCT INSULATION	R-6.0
HVAC HEATING	7.5 HSPF2
HVAC COOLING	14.3 SEER2 / 11.7 EER2
WATER HEATER	3.00 UNIFORM ENERGY FACTOR
EXT. FOAM INSULATION	1" THK. FOAM INSULATION R-4.0
LIGHTING	SEE ELECTRICAL SHEETS
HERS HIGH ENERGY EFFICIENCY RATIO (EER)	PRIOR TO FINAL INSPECTION
HERS DUCT LEAKAGE TESTING	PRIOR TO FINAL INSPECTION
HERS HIGH EFFICIENCY INSULATION INSTALL	PRIOR TO FINAL INSPECTION



OPTIONAL LAUNDRY



FIRST FLOOR PLAN

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

DOOR SCHEDULE

SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
01	3'-0" x 8'-0"	FIBERGLASS			ENTRY DOOR
02	8'-0" x 7'-0"	ALUM.			GARAGE ROLL UP DOOR
03	16'-0" x 7'-0"	ALUM.			GARAGE ROLL UP DOOR
04	3'-0" x 6'-8"	METAL DOOR			
05	2'-8" x 6'-8"	SINGLE			1-⅜" THK. SOLID CORE DOOR w/SELF CLOSURE, PROVIDE GASKET OR WEATHERSTIPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
06	2'-6" x 6'-8"	SINGLE			
07	2'-8" x 6'-8"	SINGLE			1-⅜" THK. SOLID CORE DOOR w/SELF CLOSURE, PROVIDE GASKET OR WEATHERSTIPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
08	2'-6" x 6'-8"	SINGLE			
09	2'-6" x 6'-8"	SINGLE			
10	2'-4" x 6'-8"	SINGLE			
11	3'-0" x 6'-8"	SINGLE			
12	3'-0" x 6'-8"	SINGLE			
13	2'-4" x 6'-8"	SINGLE			
14	2'-6" x 6'-8"	SINGLE			
15	5'-0" x 6'-8"	BYPASS			
16	2'-6" x 6'-8"	SINGLE			
17	2'-6" x 6'-8"	SINGLE			
18	2'-6" x 6'-8"	SINGLE			
19	4'-6" x 6'-8"	BYPASS			
20	2'-6" x 6'-8"	SINGLE			
21	2'-6" x 6'-8"	DOUBLE			
22	2'-6" x 6'-8"	SINGLE			
23	2'-4" x 6'-8"	SINGLE			
24	2'-8" x 6'-8"	SINGLE			
25	2'-8" x 6'-8"	SINGLE			
26	2'-6" x 6'-8"	SINGLE			BEDROOM 5 OPTION
27	5'-0" x 6'-8"	BYPASS			BEDROOM 5 OPTION
28	2'-6" x 6'-8"	SINGLE			BEDROOM 6 OPTION
29	5'-0" x 6'-8"	BYPASS			BEDROOM 6 OPTION
30	3'-0" x 6'-8"	SINGLE			MASTER BATH OPTION
31	3'-0" x 6'-8"	SINGLE			
32	2'-6" x 6'-8"	SINGLE			
33	2'-6" x 6'-8"	SINGLE			

WINDOW SCHEDULE

SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
A					
B	1'-0" x 6'-0"	FIXED	.30	.29	TEMP.
C	1'-0" x 6'-0"	FIXED	.30	.29	TEMP.
D	2'-6" x 3'-6"	SLIDER	.31	.29	TEMP.
E	2'-0" x 2'-0"	FIXED	.28	.32	
F	2'-0" x 2'-0"	FIXED	.28	.32	
G	5'-0" x 8'-0"	SLIDING GLASS	.28	.32	TEMP.
H	2'-6" x 6'-0"	SINGLE HUNG	.31	.29	
I	2'-6" x 6'-0"	SINGLE HUNG	.31	.29	
J	2'-6" x 6'-0"	SINGLE HUNG	.31	.29	
K	2'-6" x 6'-0"	SINGLE HUNG	.31	.29	
L	2'-6" x 6'-0"	SINGLE HUNG	.31	.29	
M	6'-0" x 8'-0"	SLIDING GLASS	.28	.32	TEMP.
N	5'-0" x 6'-0"	SLIDER	.31	.29	
O	5'-0" x 6'-0"	FIXED	.31	.29	
P		SINGLE HUNG			
Q	5'-0" x 6-0"	SINGLE HUNG	.30	.29	COTTAGE
R	5'-0" x 7-0"	SINGLE HUNG	.30	.29	TUSCAN
S					
T					
U	5'-0" x 5'-0"	SLIDER	.31	.29	FARMHOUSE
V	5'-0" x 4'-0"	FIXED			COTTAGE
W	2'-0" x 3'-6"	FIXED			COTTAGE
X	3'-0" x 3'-6"	FIXED	.32	.26	COTTAGE
Y	5'-0" x 5'-0"	SLIDER	.32	.26	COTTAGE
Z	2'-0" x 3'-0"	FIXED			TUSCAN
AA	2'-0" x 3'-0"	FIXED			TUSCAN
BB	3'-0" x 3'-0"	FIXED	.30	.29	TUSCAN
CC	5'-0" x 4'-0"	SLIDER	.31	.29	TUSCAN
DD	1'-6" x 3'-0"	SINGLE HUNG	.32	.26	
EE	4'-0" x 5'-0"	SLIDER	.30	.29	FARMHOUSE
FF	5'-0" x 4'-0"	SLIDER	.30	.29	COTTAGE
GG	5'-0" x 4'-0"	SLIDER	.30	.29	TUSCAN
HH	3'-0" x 5'-0"	SINGLE HUNG	.31	.29	
II	6'-0" x 5'-0"	SLIDER	.31	.29	
JJ	3'-0" x 5'-0"	SINGLE HUNG	.31	.29	
KK	2'-0" x 4'-0"	SINGLE HUNG	.31	.29	TEMP.
LL	2'-0" x 2'-0"	SLIDER	.28	.32	TEMP.
MM	2'-0" x 2'-0"	SLIDER	.28	.32	TEMP.
NN	5'-0" x 5'-0"	SLIDER	.31	.29	
OO	5'-0" x 5'-0"	SLIDER	.31	.29	
PP	5'-0" x 3'-0" w/ EYEBROW TOP	FIXED	.28	.32	
QQ					
RR					
SS		GLASS			
TT	5'-0" x 5'-0"	SINGLE HUNG	.28	.32	FARMHOUSE
UU	5'-0" x 5'-0"	FIXED	.28	.32	FARMHOUSE
XX	2'-0" x 4'-0"	FIXED	.28	.32	FARMHOUSE
YY	1'-6" x 4'-0"	SINGLE HUNG	.32	.26	FARMHOUSE

FLOOR KEYNOTES

01	REFRIGERATOR (N.I.C.) - PROVIDE COLD WATER STUB.
02	DISHWASHER
03	DOUBLE SINK w/ DISPOSAL
04	30" COOKTOP w/ HOOD ABV. (MICROWAVE HOOD OPT.) PER MFG'S SPECIFICATIONS.VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED, OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT. PROVIDE ANTI-TILT LOCK
05	30" OVEN / MICROWAVE COMBO
06	WASHER (N.I.C).
07	DRYER (N.I.C.) - VENT TO OUTSIDE AIR A MIN. 4" DIA MOISTER EXHAUST DUCT PER SECTION 504.0 . A (14'-0" MAX. RUN PER C.M.C. SECTION 906) - PLUMB FOR OPTIONAL GAS. INSTALL DRYER BOX IN WALL FOR VENTING.
08	LAVATORY SET IN CERAMIC TILE COUNTERTOP WITH CABINETS BELOW.
09	LOW FLOW WATER CLOSET W/ MAXIMUM FLUSH OF OF 1.28 GALLONS PER FLUSH (TYPICAL).
10	VANITY MIRROR.
11	RECTANGULAR TUB W/ TILE DECK & FACE.
12	5'-0" BATHTUB/SHOWER FIRBERGLASS UNIT w/ WALL MOUNTED SHOWERHEAD. FIBERGLASS UNIT SHALL BE EQUIPPED WITH FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS. INSTALL PER MANUFACTURER'S INSTRUCTIONS. SHOWER GLASS DOOR TO BE TEMP. & MIN. 22" WIDE. GLASS TUB/SHOWER SEPARATOR TO BE TEMPERED. SEE OPTIONAL PLAN.
13	SHOWER W/ TILE 72" MIN. O/ USE OF FIBER-CEMENT,FIBER-MAT REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS . W/ 2"-9" MAX. CURB. PROVIDE TEMPERED GLASS ENCLOSURE AS REQUIRED. MIN 22" TEMP DOOR. THE WATER RESISTANT GYP BOARD SHALL NOT BE INSTALLED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREA SUBJECT TO HIGH HUMIDITY. R702.3.8.1
14	ELECTRIC HEAT PUMP WATER HEATER W/ UNIFORM ENERGY FACTOR OF 3.00 INSTALL PER MANUFACTURES INSTRUCTIONS FOR CLEARANCES.
15	TOWEL BAR @ +51" w/ BLOCKING.
16	TOWEL RING @ +59" w/ BLOCKING.
17	PANTRY w/ (5) SHELVES
18	LINE OF UPPER CABINET.
19	LINEN CABINET, 20" LOWER, 14" UPPER
20	COUNTERTOP w/ CABINETS BELOW
21	3" STEEL BOLLARD, PROTECTIVE BARRIER PER CPC 507.13.1
22	HANDRAIL / GUARDRAIL - SEE PLAN FOR LOCATION - MIN. 42" HIGH.
23	NOT USED
24	(1) SHELF AND (1) POLE.
25	1-3/8" THK. SOLID CORE DOOR W/ SELF CLOSING HINGES AND SELF-LATCHING. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
26	ONE LAYER OF 5/8" THK. TYPE 'X' GYP. BD. TYPICAL AT ALL HOUSE/GARAGE COMMON WALLS. APPLY TO ENTIRE GARAGE WALL & CEILING.
27	30"x30" ATTIC ACCESS TO BE WEATHER STRIPPED & INSULATION EQUIVALENT TO THAT OF THE CEILING SHALL BE INSTALLED ON ACCESS PANEL
28	CONCRETE PORCH/PATIO SLAB - BROOM FINISH (SLOPE AWAY FROM BUILDING).
29	NOT USED.
30	A/C CONDENSING UNIT ON PRE-CAST CONCRETE PAD.
31	PLANTER SHELF w/ STUCCO FINISH. SEE DET. B/A3.3 FOR MORE INFO
32	NOT USED.
33	NOT USED.
34	FLAT SOFFIT- SEE PLAN FOR LOCATION & HT.
35	SOFFIT - SEE ELEVATION FOR HEIGHTS
36	LAUNDRY DEEP SINK - SEE PLAN FOR LOCATION
37	NOT USED
38	MEDIA BOX 14 ½" WIDE - SEE PLAN FOR LOCATION
39	TELECOMMUNICATION SERVICE TO RESIDENCE.
40	ELECTRICAL SERVICE TO RESIDENCE.
41	STAIRS, SEE DETAIL 4/D1.2.
42	CONC. STOOP AT GARAGE MAN DOOR - (BROOM FINISH) SLOPE AWAY FROM BLDG.
43	NOT USED.
44	NOT USED.
45	(5) SHELVES EQUALLY SPACE - SEE PLAN FOR LOCATION
46	VANITY DESK
47	GRAB BAR REINFORCEMENT TO BE INSTALLED PER CRC R327.1.1, AT THE BACK AND SIDE WALL OF THE WATER CLOSET. CONTINUOUS AROUND THE SHOWER; AND CONTINUOUS AT THE BACK WALL OF THE TUB WITH FLOOR MOUNTED GRAB BARS AT EACH END, UNLESS PROVIDED OTHERWISE. SEE DETAIL 12/D1.2.
48	NOT USED
49	NOT USED.
50	SLOPE GARAGE FLOOR MIN. 1/8" PER FOOT FOR DRAINAGE (ENTIRE GARAGE FLOOR TO BE SLOPED IN DIRECTION SHOWN.

FLOOR NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS OF ALL SPECIAL BOLTS, STRAPS AND HOLDOWNS
2. LABELED SAFETY GLASS IS REQUIRED IN TUB/SHOWER ENCLOSURES & GLAZING WITHIN 60" FORM BOTTOM OF TUBS/SHOWERS. (OPTIONAL)
5. MAXIMUM SILL HEIGHT OF 44 INCHES FROM THE BOTTOM OF THE CLEAR OPENING ABOVE THE FLOOR IN SLEEPING ROOMS FOR ALL WINDOWS USED FOR EMERGENCY EXITS, WITH MINIMUM 821 SQ.IN. (24" WIDE x 20" HIGH CLR. OPENING)
6. WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATD MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW. THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE 24" ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND A HEIGHT OF 24" SHALL BE FIXED OR HAVE OPENINGS SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS. EXCEPTION: OPENINGS THAT ARE PROVIDED WITH WINDOW GUARDS THAT COMPLY WITH ASTM 2006 OR F 2090, THE GUARD MAY NOT HAVE OPENINGS THAT A 4" SPHERE IN DIAMETER CAN PASS THRU
7. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
8. INSTANTANEOUS WATER HEATERS WITH INPUT RATING GREATER THAN 6.8kBTU/hr (2-kw) SHALL HAVE ISOLATION VALVES ON BOTH THE COLD WATER SUPPLY AND HOT WATER PIPE LEAVING THE WATER HEATER, AND HOSE BIBBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER HEATER WHEN VALVES ARE CLOSED. PER CA ENERGY CODE 110.3(c)7
9. GALVANIZED MALLEABLE IRON, GALVANIZED WROUGHT IRON, OR GALVANIZED STEEL ARE PROHIBITED MATERIALS FOR WATER SUPPLY AND BUILDING WATER PIPING BOTH UNDERGROUND AND IN BUILDINGS.
10. A SHEETROCK NAILING INSPECTION IS REQUIRED - 2022 CRC R109.1.4.2 & 2022 CBC 110.3.5 & BAKERSFIELD MUNICIPAL CODE.

WALL LEGEND

2x4 STD. GR. STUDS @16" O.C. w/R-13 INSULATION @EXT. WALLS U.N.O.

2x6 STUDS @16" O.C. w/R-19 INSULATION @ EXT. WALLS U.N.O.

APPROVED
Project: 24-00007214
Date: 12/11/2024
BAKERSFIELD
The Values of Dwelling Units

COTTAGE
7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.
PLAN 3583

"ALL RIGHTS RESERVED"
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS, AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

PLOT DATE: 11/25/2024
PLAN CHECK NUMBER

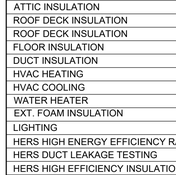
REVISIONS
1.
2.
3.
4.
5.
6.
7.

SHEET A1.1

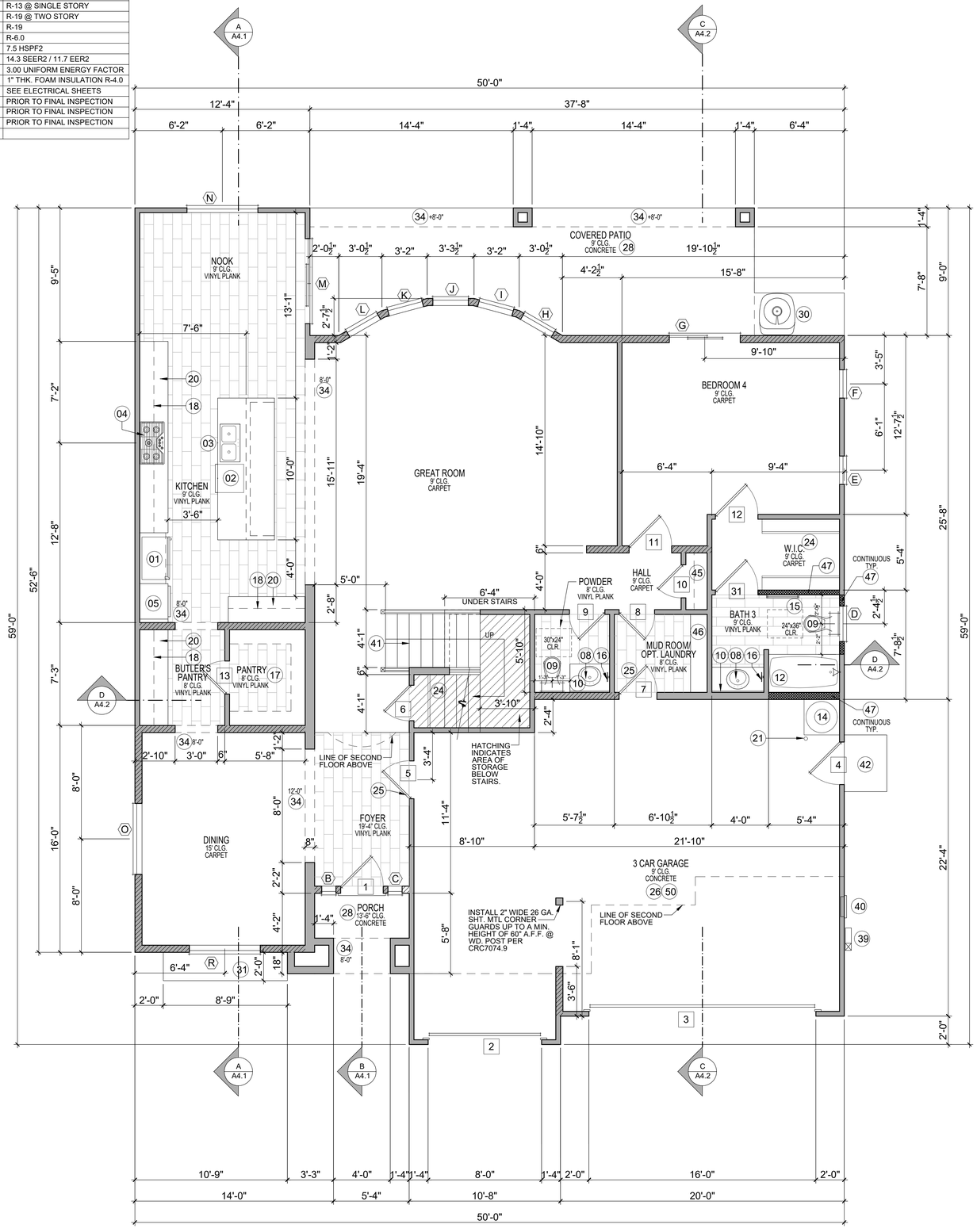
MODEL 3537
STD PLN #

ENERGY COMPLIANCE SCHEDULE

REQUIREMENT	VALUES OR NOTES
WALL INSULATION	2x4=R-13, 2x6=R-19
ATTIC INSULATION	R-30
ROOF DECK INSULATION	R-13 @ SINGLE STORY
ROOF DECK INSULATION	R-19 @ TWO STORY
FLOOR INSULATION	R-19
DUCT INSULATION	R-6.0
HVAC HEATING	7.5 HSPF2
HVAC COOLING	14.3 SEER2 / 11.7 EER2
WATER HEATER	3.00 UNIFORM ENERGY FACTOR
EXT. FOAM INSULATION	1" THK. FOAM INSULATION R-4.0
LIGHTING	SEE ELECTRICAL SHEETS
HERS HIGH ENERGY EFFICIENCY RATIO (EER)	PRIOR TO FINAL INSPECTION
HERS DUCT LEAKAGE TESTING	PRIOR TO FINAL INSPECTION
HERS HIGH EFFICIENCY INSULATION INSTALL	PRIOR TO FINAL INSPECTION



OPTIONAL LAUNDRY



FIRST FLOOR PLAN

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

DOOR SCHEDULE

SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
01	3'-0" x 8'-0"	FIBERGLASS			ENTRY DOOR
02	8'-0" x 7'-0"	ALUM.			GARAGE ROLL UP DOOR
03	16'-0" x 7'-0"	ALUM.			GARAGE ROLL UP DOOR
04	3'-0" x 6'-8"	METAL DOOR			
05	2'-8" x 6'-8"	SINGLE			1-⅜" THK. SOLID CORE DOOR w/SELF CLOSURE, PROVIDE GASKET OR WEATHERSTIPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
06	2'-6" x 6'-8"	SINGLE			
07	2'-8" x 6'-8"	SINGLE			1-⅜" THK. SOLID CORE DOOR w/SELF CLOSURE, PROVIDE GASKET OR WEATHERSTIPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
08	2'-6" x 6'-8"	SINGLE			
09	2'-6" x 6'-8"	SINGLE			
10	2'-4" x 6'-8"	SINGLE			
11	3'-0" x 6'-8"	SINGLE			
12	3'-0" x 6'-8"	SINGLE			
13	2'-4" x 6'-8"	SINGLE			
14	2'-6" x 6'-8"	SINGLE			
15	5'-0" x 6'-8"	BYPASS			
16	2'-6" x 6'-8"	SINGLE			
17	2'-6" x 6'-8"	SINGLE			
18	2'-6" x 6'-8"	SINGLE			
19	4'-6" x 6'-8"	BYPASS			
20	2'-6" x 6'-8"	SINGLE			
21	2'-6" x 6'-8"	DOUBLE			
22	2'-6" x 6'-8"	SINGLE			
23	2'-4" x 6'-8"	SINGLE			
24	2'-8" x 6'-8"	SINGLE			
25	2'-8" x 6'-8"	SINGLE			
26	2'-6" x 6'-8"	SINGLE			BEDROOM 5 OPTION
27	5'-0" x 6'-8"	BYPASS			BEDROOM 5 OPTION
28	2'-6" x 6'-8"	SINGLE			BEDROOM 6 OPTION
29	5'-0" x 6'-8"	BYPASS			BEDROOM 6 OPTION
30	3'-0" x 6'-8"	SINGLE			MASTER BATH OPTION
31	3'-0" x 6'-8"	SINGLE			
32	2'-6" x 6'-8"	SINGLE			
33	2'-6" x 6'-8"	SINGLE			

WINDOW SCHEDULE

SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
A					
B	1'-0" x 6'-0"	FIXED	.30	.29	TEMP.
C	1'-0" x 6'-0"	FIXED	.30	.29	TEMP.
D	2'-6" x 3'-6"	SLIDER	.31	.29	TEMP.
E	2'-0" x 2'-0"	FIXED	.28	.32	
F	2'-0" x 2'-0"	FIXED	.28	.32	
G	5'-0" x 8'-0"	SLIDING GLASS	.28	.32	TEMP.
H	2'-6" x 6'-0"	SINGLE HUNG	.31	.29	
I	2'-6" x 6'-0"	SINGLE HUNG	.31	.29	
J	2'-6" x 6'-0"	SINGLE HUNG	.31	.29	
K	2'-6" x 6'-0"	SINGLE HUNG	.31	.29	
L	2'-6" x 6'-0"	SINGLE HUNG	.31	.29	
M	6'-0" x 8'-0"	SLIDING GLASS	.28	.32	TEMP.
N	5'-0" x 6'-0"	SLIDER	.31	.29	
O	5'-0" x 6'-0"	FIXED	.31	.29	
P		SINGLE HUNG			
Q	5'-0" x 6-0"	SINGLE HUNG	.30	.29	COTTAGE
R	5'-0" x 7-0"	SINGLE HUNG	.30	.29	TUSCAN
S					
T					
U	5'-0" x 5'-0"	SLIDER	.31	.29	FARMHOUSE
V	5'-0" x 4'-0"	FIXED			COTTAGE
W	2'-0" x 3'-6"	FIXED			COTTAGE
X	3'-0" x 3'-6"	FIXED	.32	.26	COTTAGE
Y	5'-0" x 5'-0"	SLIDER	.32	.26	COTTAGE
Z	2'-0" x 3'-0"	FIXED			TUSCAN
AA	2'-0" x 3'-0"	FIXED			TUSCAN
BB	3'-0" x 3'-0"	FIXED	.30	.29	TUSCAN
CC	5'-0" x 4'-0"	SLIDER	.31	.29	TUSCAN
DD	1'-6" x 3'-0"	SINGLE HUNG	.32	.26	
EE	4'-0" x 5'-0"	SLIDER	.30	.29	FARMHOUSE
FF	5'-0" x 4'-0"	SLIDER	.30	.29	COTTAGE
GG	5'-0" x 4'-0"	SLIDER	.30	.29	TUSCAN
HH	3'-0" x 5'-0"	SINGLE HUNG	.31	.29	
II	6'-0" x 5'-0"	SLIDER	.31	.29	
JJ	3'-0" x 5'-0"	SINGLE HUNG	.31	.29	
KK	2'-0" x 4'-0"	SINGLE HUNG	.31	.29	TEMP.
LL	2'-0" x 2'-0"	SLIDER	.28	.32	TEMP.
MM	2'-0" x 2'-0"	SLIDER	.28	.32	TEMP.
NN	5'-0" x 5'-0"	SLIDER	.31	.29	
OO	5'-0" x 5'-0"	SLIDER	.31	.29	
PP	5'-0" x 3'-0" w/ EYEBROW TOP	FIXED	.28	.32	
QQ					
RR					
SS		GLASS			
TT	5'-0" x 5'-0"	SINGLE HUNG	.28	.32	FARMHOUSE
UU	5'-0" x 5'-0"	FIXED	.28	.32	FARMHOUSE
XX	2'-0" x 4'-0"	FIXED	.28	.32	FARMHOUSE
YY	1'-6" x 4'-0"	SINGLE HUNG	.32	.26	FARMHOUSE

FLOOR KEYNOTES

01	REFRIGERATOR (N.I.C.) - PROVIDE COLD WATER STUB.
02	DISHWASHER
03	DOUBLE SINK w/ DISPOSAL
04	30" COOKTOP w/ HOOD ABV. (MICROWAVE HOOD OPT.) PER MFG'S SPECIFICATIONS.VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED, OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT. PROVIDE ANTI-TILT LOCK
05	30" OVEN / MICROWAVE COMBO
06	WASHER (N.I.C).
07	DRYER (N.I.C.) - VENT TO OUTSIDE AIR A MIN. 4" DIA MOISTER EXHAUST DUCT PER SECTION 504.0 . A (14'-0" MAX. RUN PER C.M.C. SECTION 906) - PLUMB FOR OPTIONAL GAS. INSTALL DRYER BOX IN WALL FOR VENTING.
08	LAVATORY SET IN CERAMIC TILE COUNTERTOP WITH CABINETS BELOW.
09	LOW FLOW WATER CLOSET W/ MAXIMUM FLUSH OF OF 1.28 GALLONS PER FLUSH (TYPICAL).
10	VANITY MIRROR.
11	RECTANGULAR TUB W/ TILE DECK & FACE.
12	5'-0" BATHTUB/SHOWER FIRBERGLASS UNIT w/ WALL MOUNTED SHOWERHEAD. FIBERGLASS UNIT SHALL BE EQUIPPED WITH FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS. INSTALL PER MANUFACTURER'S INSTRUCTIONS. SHOWER GLASS DOOR TO BE TEMP. & MIN. 22" WIDE. GLASS TUB/SHOWER SEPARATOR TO BE TEMPERED. SEE OPTIONAL PLAN.
13	SHOWER W/ TILE 72" MIN. O/ USE OF FIBER-CEMENT,FIBER-MAT REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS . W/ 2"-9" MAX. CURB. PROVIDE TEMPERED GLASS ENCLOSURE AS REQUIRED. MIN 22" TEMP DOOR. THE WATER RESISTANT GYP BOARD SHALL NOT BE INSTALLED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREA SUBJECT TO HIGH HUMIDITY. R702.3.8.1
14	ELECTRIC HEAT PUMP WATER HEATER W/ UNIFORM ENERGY FACTOR OF 3.00 INSTALL PER MANUFACTURES INSTRUCTIONS FOR CLEARANCES.
15	TOWEL BAR @ +51" w/ BLOCKING.
16	TOWEL RING @ +59" w/ BLOCKING.
17	PANTRY w/ (5) SHELVES
18	LINE OF UPPER CABINET.
19	LINEN CABINET, 20" LOWER, 14" UPPER
20	COUNTERTOP w/ CABINETS BELOW
21	3" STEEL BOLLARD, PROTECTIVE BARRIER PER CPC 507.13.1
22	HANDRAIL / GUARDRAIL - SEE PLAN FOR LOCATION - MIN. 42" HIGH.
23	NOT USED
24	(1) SHELF AND (1) POLE.
25	1-3/8" THK. SOLID CORE DOOR W/ SELF CLOSING HINGES AND SELF-LATCHING. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
26	ONE LAYER OF 5/8" THK. TYPE 'X' GYP. BD. TYPICAL AT ALL HOUSE/GARAGE COMMON WALLS. APPLY TO ENTIRE GARAGE WALL & CEILING.
27	30"x30" ATTIC ACCESS TO BE WEATHER STRIPPED & INSULATION EQUIVALENT TO THAT OF THE CEILING SHALL BE INSTALLED ON ACCESS PANEL
28	CONCRETE PORCH/PATIO SLAB - BROOM FINISH (SLOPE AWAY FROM BUILDING).
29	NOT USED.
30	A/C CONDENSING UNIT ON PRE-CAST CONCRETE PAD.
31	PLANTER SHELF w/ STUCCO FINISH. SEE DET. B/A3.3 FOR MORE INFO
32	NOT USED.
33	NOT USED.
34	FLAT SOFFIT- SEE PLAN FOR LOCATION & HT.
35	SOFFIT - SEE ELEVATION FOR HEIGHTS
36	LAUNDRY DEEP SINK - SEE PLAN FOR LOCATION
37	NOT USED
38	MEDIA BOX 14 ½" WIDE - SEE PLAN FOR LOCATION
39	TELECOMMUNICATION SERVICE TO RESIDENCE.
40	ELECTRICAL SERVICE TO RESIDENCE.
41	STAIRS, SEE DETAIL 4/D1.2.
42	CONC. STOOP AT GARAGE MAN DOOR - (BROOM FINISH) SLOPE AWAY FROM BLDG.
43	NOT USED.
44	NOT USED.
45	(5) SHELVES EQUALLY SPACE - SEE PLAN FOR LOCATION
46	VANITY DESK
47	GRAB BAR REINFORCEMENT TO BE INSTALLED PER CRC R327.1.1, AT THE BACK AND SIDE WALL OF THE WATER CLOSET. CONTINUOUS AROUND THE SHOWER; AND CONTINUOUS AT THE BACK WALL OF THE TUB WITH FLOOR MOUNTED GRAB BARS AT EACH END, UNLESS PROVIDED OTHERWISE. SEE DETAIL 12/D1.2.
48	NOT USED
49	NOT USED.
50	SLOPE GARAGE FLOOR MIN. 1/8" PER FOOT FOR DRAINAGE (ENTIRE GARAGE FLOOR TO BE SLOPED IN DIRECTION SHOWN.

FLOOR NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS OF ALL SPECIAL BOLTS, STRAPS AND HOLDOWNS
2. LABELED SAFETY GLASS IS REQUIRED IN TUB/SHOWER ENCLOSURES & GLAZING WITHIN 60" FORM BOTTOM OF TUBS/SHOWERS. (OPTIONAL)
5. MAXIMUM SILL HEIGHT OF 44 INCHES FROM THE BOTTOM OF THE CLEAR OPENING ABOVE THE FLOOR IN SLEEPING ROOMS FOR ALL WINDOWS USED FOR EMERGENCY EXITS, WITH MINIMUM 821 SQ.IN. (24" WIDE x 20" HIGH CLR. OPENING)
6. WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATD MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE 24" ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND A HEIGHT OF 24" SHALL BE FIXED OR HAVE OPENINGS SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS. EXCEPTION: OPENINGS THAT ARE PROVIDED WITH WINDOW GUARDS THAT COMPLY WITH ASTM 2006 OR F 2090, THE GUARD MAY NOT HAVE OPENINGS THAT A 4" SPHERE IN DIAMETER CAN PASS THRU
7. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
8. INSTANTANEOUS WATER HEATERS WITH INPUT RATING GREATER THAN 6,8kBTU/hr (2-kw) SHALL HAVE ISOLATION VALVES ON BOTH THE COLD WATER SUPPLY AND HOT WATER PIPE LEAVING THE WATER HEATER, AND HOSE BIBBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER HEATER WHEN VALVES ARE CLOSED. PER CA ENERGY CODE 110.3(c)7
9. GALVANIZED MALLEABLE IRON, GALVANIZED WROUGHT IRON, OR GALVANIZED STEEL ARE PROHIBITED MATERIALS FOR WATER SUPPLY AND BUILDING WATER PIPING BOTH UNDERGROUND AND IN BUILDINGS.
10. A SHEETROCK NAILING INSPECTION IS REQUIRED - 2022 CRC R109.1.4.2 & 2022 CBC 110.3.5 & BAKERSFIELD MUNICIPAL CODE.

WALL LEGEND

2x4 STD. GR. STUDS @16" O.C. w/R-13 INSULATION @EXT. WALLS U.N.O.

2x6 STUDS @16" O.C. w/R-19 INSULATION @ EXT. WALLS U.N.O.

APPROVED
Project: 24-00007214
Date: 12/11/2024
BAKERSFIELD
The Values of Dwelling Style

TUSCAN
7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.
PLAN 3583

"ALL RIGHTS RESERVED"
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS, AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

PLOT DATE: 11/25/2024
PLAN CHECK NUMBER

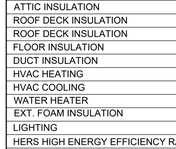
REVISIONS
1
2
3
4
5
6
7

SHEET A1.2

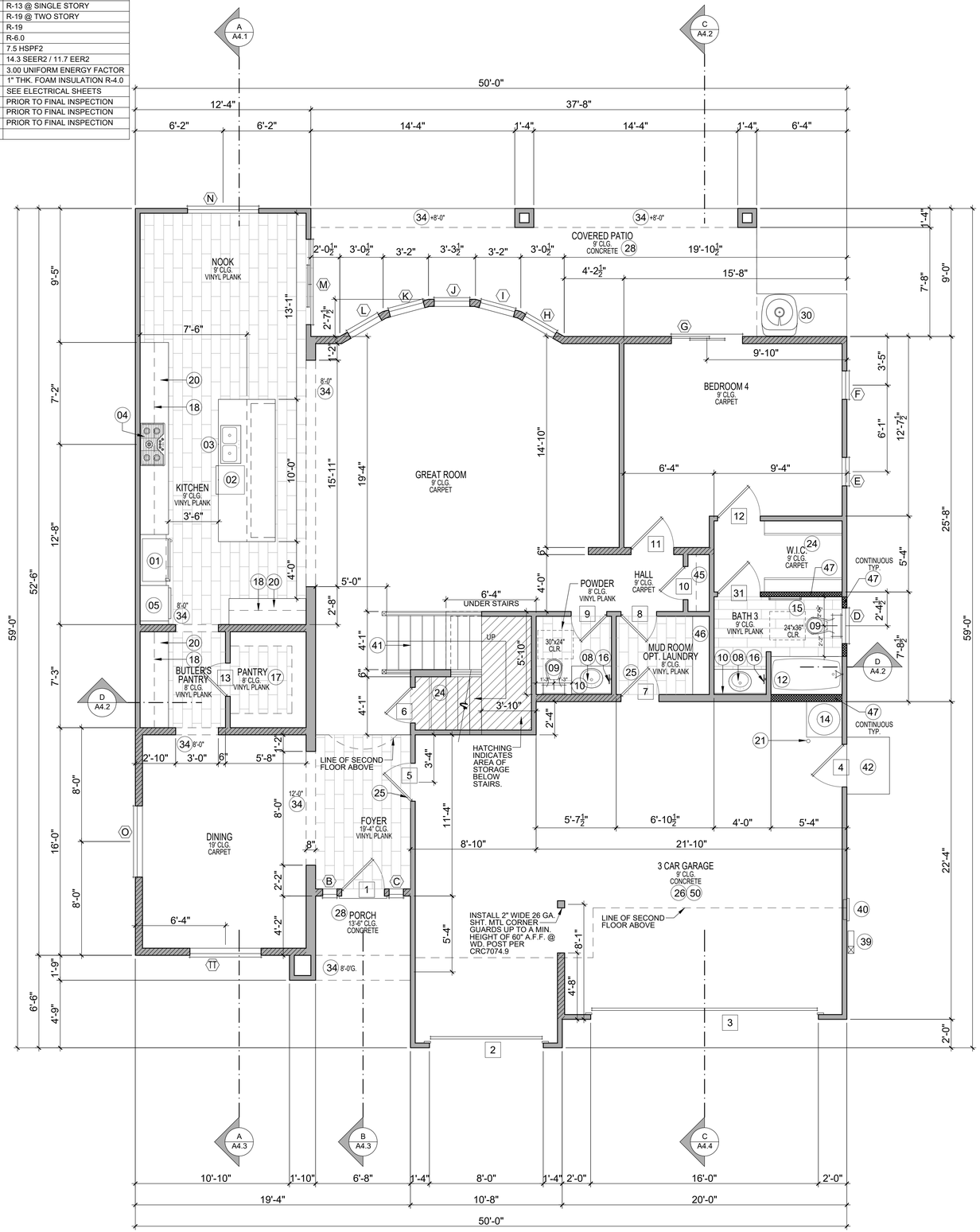
MODEL 3537
STD PLN #

ENERGY COMPLIANCE SCHEDULE

REQUIREMENT	VALUES OR NOTES
WALL INSULATION	2x4=R-13, 2x6=R-19
ATTIC INSULATION	R-30
ROOF DECK INSULATION	R-13 @ SINGLE STORY
ROOF DECK INSULATION	R-19 @ TWO STORY
FLOOR INSULATION	R-19
DUCT INSULATION	R-6.0
HVAC HEATING	7.5 HSPF2
HVAC COOLING	14.3 SEER2 / 11.7 EER2
WATER HEATER	3.00 UNIFORM ENERGY FACTOR
EXT. FOAM INSULATION	1" THK. FOAM INSULATION R-4.0
LIGHTING	SEE ELECTRICAL SHEETS
HERS HIGH ENERGY EFFICIENCY RATIO (EER)	PRIOR TO FINAL INSPECTION
HERS DUCT LEAKAGE TESTING	PRIOR TO FINAL INSPECTION
HERS HIGH EFFICIENCY INSULATION INSTALL	PRIOR TO FINAL INSPECTION



OPTIONAL LAUNDRY



FIRST FLOOR PLAN

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

DOOR SCHEDULE

SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
01	3'-0" x 8'-0"	FIBERGLASS			ENTRY DOOR
02	8'-0" x 7'-0"	ALUM.			GARAGE ROLL UP DOOR
03	16'-0" x 7'-0"	ALUM.			GARAGE ROLL UP DOOR
04	3'-0" x 6'-8"	METAL DOOR			
05	2'-8" x 6'-8"	SINGLE			1-3/8" THK. SOLID CORE DOOR w/SELF CLOSURE, PROVIDE GASKET OR WEATHERSTIPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
06	2'-6" x 6'-8"	SINGLE			
07	2'-8" x 6'-8"	SINGLE			1-3/8" THK. SOLID CORE DOOR w/SELF CLOSURE, PROVIDE GASKET OR WEATHERSTIPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
08	2'-6" x 6'-8"	SINGLE			
09	2'-6" x 6'-8"	SINGLE			
10	2'-4" x 6'-8"	SINGLE			
11	3'-0" x 6'-8"	SINGLE			
12	3'-0" x 6'-8"	SINGLE			
13	2'-4" x 6'-8"	SINGLE			
14	2'-6" x 6'-8"	SINGLE			
15	5'-0" x 6'-8"	BYPASS			
16	2'-6" x 6'-8"	SINGLE			
17	2'-6" x 6'-8"	SINGLE			
18	2'-6" x 6'-8"	SINGLE			
19	4'-6" x 6'-8"	BYPASS			
20	2'-6" x 6'-8"	SINGLE			
21	2'-6" x 6'-8"	DOUBLE			
22	2'-6" x 6'-8"	SINGLE			
23	2'-4" x 6'-8"	SINGLE			
24	2'-8" x 6'-8"	SINGLE			
25	2'-8" x 6'-8"	SINGLE			
26	2'-6" x 6'-8"	SINGLE			BEDROOM 5 OPTION
27	5'-0" x 6'-8"	BYPASS			BEDROOM 5 OPTION
28	2'-6" x 6'-8"	SINGLE			BEDROOM 6 OPTION
29	5'-0" x 6'-8"	BYPASS			BEDROOM 6 OPTION
30	3'-0" x 6'-8"	SINGLE			MASTER BATH OPTION
31	3'-0" x 6'-8"	SINGLE			
32	2'-6" x 6'-8"	SINGLE			
33	2'-6" x 6'-8"	SINGLE			

WINDOW SCHEDULE

SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
A					
B	1'-0" x 6'-0"	FIXED	.30	.29	TEMP.
C	1'-0" x 6'-0"	FIXED	.30	.29	TEMP.
D	2'-6" x 3'-6"	SLIDER	.31	.29	TEMP.
E	2'-0" x 2'-0"	FIXED	.28	.32	
F	2'-0" x 2'-0"	FIXED	.28	.32	
G	5'-0" x 8'-0"	SLIDING GLASS	.28	.32	TEMP.
H	2'-6" x 6'-0"	SINGLE HUNG	.31	.29	
I	2'-6" x 6'-0"	SINGLE HUNG	.31	.29	
J	2'-6" x 6'-0"	SINGLE HUNG	.31	.29	
K	2'-6" x 6'-0"	SINGLE HUNG	.31	.29	
L	2'-6" x 6'-0"	SINGLE HUNG	.31	.29	
M	6'-0" x 8'-0"	SLIDING GLASS	.28	.32	TEMP.
N	5'-0" x 6'-0"	SLIDER	.31	.29	
O	5'-0" x 6'-0"	FIXED	.31	.29	
P		SINGLE HUNG			
Q	5'-0" x 6-0"	SINGLE HUNG	.30	.29	COTTAGE
R	5'-0" x 7-0"	SINGLE HUNG	.30	.29	TUSCAN
S					
T					
U	5'-0" x 5'-0"	SLIDER	.31	.29	FARMHOUSE
V	5'-0" x 4'-0"	FIXED			COTTAGE
W	2'-0" x 3'-6"	FIXED			COTTAGE
X	3'-0" x 3'-6"	FIXED	.32	.26	COTTAGE
Y	5'-0" x 5'-0"	SLIDER	.32	.26	COTTAGE
Z	2'-0" x 3'-0"	FIXED			TUSCAN
AA	2'-0" x 3'-0"	FIXED			TUSCAN
BB	3'-0" x 3'-0"	FIXED	.30	.29	TUSCAN
CC	5'-0" x 4'-0"	SLIDER	.31	.29	TUSCAN
DD	1'-6" x 3'-0"	SINGLE HUNG	.32	.26	
EE	4'-0" x 5'-0"	SLIDER	.30	.29	FARMHOUSE
FF	5'-0" x 4'-0"	SLIDER	.30	.29	COTTAGE
GG	5'-0" x 4'-0"	SLIDER	.30	.29	TUSCAN
HH	3'-0" x 5'-0"	SINGLE HUNG	.31	.29	
II	6'-0" x 5'-0"	SLIDER	.31	.29	
JJ	3'-0" x 5'-0"	SINGLE HUNG	.31	.29	
KK	2'-0" x 4'-0"	SINGLE HUNG	.31	.29	TEMP.
LL	2'-0" x 2'-0"	SLIDER	.28	.32	TEMP.
MM	2'-0" x 2'-0"	SLIDER	.28	.32	TEMP.
NN	5'-0" x 5'-0"	SLIDER	.31	.29	
OO	5'-0" x 5'-0"	SLIDER	.31	.29	
PP	5'-0" x 3'-0" w/ EYEBROW TOP	FIXED	.28	.32	
QQ					
RR					
SS		GLASS			
TT	5'-0" x 5'-0"	SINGLE HUNG	.28	.32	FARMHOUSE
UU	5'-0" x 5'-0"	FIXED	.28	.32	FARMHOUSE
XX	2'-0" x 4'-0"	FIXED	.28	.32	FARMHOUSE
YY	1'-6" x 4'-0"	SINGLE HUNG	.32	.26	FARMHOUSE

FLOOR KEYNOTES

01	REFRIGERATOR (N.I.C.) - PROVIDE COLD WATER STUB.
02	DISHWASHER
03	DOUBLE SINK w/ DISPOSAL
04	30" COOKTOP w/ HOOD ABV. (MICROWAVE HOOD OPT.) PER MFG'S SPECIFICATIONS.VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED, OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT. PROVIDE ANTI-TILT LOCK
05	30" OVEN / MICROWAVE COMBO
06	WASHER (N.I.C).
07	DRYER (N.I.C.) - VENT TO OUTSIDE AIR A MIN. 4" DIA MOISTER EXHAUST DUCT PER SECTION 504.0 . A (14'-0" MAX. RUN PER C.M.C. SECTION 906) - PLUMB FOR OPTIONAL GAS. INSTALL DRYER BOX IN WALL FOR VENTING.
08	LAVATORY SET IN CERAMIC TILE COUNTERTOP WITH CABINETS BELOW.
09	LOW FLOW WATER CLOSET W/ MAXIMUM FLUSH OF OF 1.28 GALLONS PER FLUSH (TYPICAL).
10	VANITY MIRROR.
11	RECTANGULAR TUB W/ TILE DECK & FACE.
12	5'-0" BATHTUB/SHOWER FIRBERGLASS UNIT w/ WALL MOUNTED SHOWERHEAD. FIBERGLASS UNIT SHALL BE EQUIPPED WITH FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS. INSTALL PER MANUFACTURER'S INSTRUCTIONS. SHOWER GLASS DOOR TO BE TEMP. & MIN. 22" WIDE. GLASS TUB/SHOWER SEPARATOR TO BE TEMPERED. SEE OPTIONAL PLAN.
13	SHOWER W/ TILE 72" MIN. O/ USE OF FIBER-CEMENT,FIBER-MAT REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS . W/ 2"-9" MAX. CURB. PROVIDE TEMPERED GLASS ENCLOSURE AS REQUIRED. MIN 22" TEMP DOOR. THE WATER RESISTANT GYP BOARD SHALL NOT BE INSTALLED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREA SUBJECT TO HIGH HUMIDITY. R702.3.8.1
14	ELECTRIC HEAT PUMP WATER HEATER W/ UNIFORM ENERGY FACTOR OF 3.00 INSTALL PER MANUFACTURES INSTRUCTIONS FOR CLEARANCES.
15	TOWEL BAR @ +51" w/ BLOCKING.
16	TOWEL RING @ +59" w/ BLOCKING.
17	PANTRY w/ (5) SHELVES
18	LINE OF UPPER CABINET.
19	LINEN CABINET, 20" LOWER, 14" UPPER
20	COUNTERTOP w/ CABINETS BELOW
21	3" STEEL BOLLARD, PROTECTIVE BARRIER PER CPC 507.13.1
22	HANDRAIL / GUARDRAIL - SEE PLAN FOR LOCATION - MIN. 42" HIGH.
23	NOT USED
24	(1) SHELF AND (1) POLE.
25	1-3/8" THK. SOLID CORE DOOR W/ SELF CLOSING HINGES AND SELF-LATCHING. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
26	ONE LAYER OF 5/8" THK. TYPE 'X' GYP. BD. TYPICAL AT ALL HOUSE/GARAGE COMMON WALLS. APPLY TO ENTIRE GARAGE WALL & CEILING.
27	30"x30" ATTIC ACCESS TO BE WEATHER STRIPPED & INSULATION EQUIVALENT TO THAT OF THE CEILING SHALL BE INSTALLED ON ACCESS PANEL
28	CONCRETE PORCH/PATIO SLAB - BROOM FINISH (SLOPE AWAY FROM BUILDING).
29	NOT USED.
30	A/C CONDENSING UNIT ON PRE-CAST CONCRETE PAD.
31	PLANTER SHELF w/ STUCCO FINISH. SEE DET. B/A3.3 FOR MORE INFO
32	NOT USED.
33	NOT USED.
34	FLAT SOFFIT- SEE PLAN FOR LOCATION & HT.
35	SOFFIT - SEE ELEVATION FOR HEIGHTS
36	LAUNDRY DEEP SINK - SEE PLAN FOR LOCATION
37	NOT USED
38	MEDIA BOX 14 ½" WIDE - SEE PLAN FOR LOCATION
39	TELECOMMUNICATION SERVICE TO RESIDENCE.
40	ELECTRICAL SERVICE TO RESIDENCE.
41	STAIRS, SEE DETAIL 4/D1.2.
42	CONC. STOOP AT GARAGE MAN DOOR - (BROOM FINISH) SLOPE AWAY FROM BLDG.
43	NOT USED.
44	NOT USED.
45	(5) SHELVES EQUALLY SPACE - SEE PLAN FOR LOCATION
46	VANITY DESK
47	GRAB BAR REINFORCEMENT TO BE INSTALLED PER CRC R327.1.1, AT THE BACK AND SIDE WALL OF THE WATER CLOSET. CONTINUOUS AROUND THE SHOWER; AND CONTINUOUS AT THE BACK WALL OF THE TUB WITH FLOOR MOUNTED GRAB BARS AT EACH END, UNLESS PROVIDED OTHERWISE. SEE DETAIL 12/D1.2.
48	NOT USED
49	NOT USED.
50	SLOPE GARAGE FLOOR MIN. 1/8" PER FOOT FOR DRAINAGE (ENTIRE GARAGE FLOOR TO BE SLOPED IN DIRECTION SHOWN.

FLOOR NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS OF ALL SPECIAL BOLTS, STRAPS AND HOLDOWNS
2. LABELED SAFETY GLASS IS REQUIRED IN TUB/SHOWER ENCLOSURES & GLAZING WITHIN 60" FORM BOTTOM OF TUBS/SHOWERS. (OPTIONAL)
5. MAXIMUM SILL HEIGHT OF 44 INCHES FROM THE BOTTOM OF THE CLEAR OPENING ABOVE THE FLOOR IN SLEEPING ROOMS FOR ALL WINDOWS USED FOR EMERGENCY EXITS, WITH MINIMUM 821 SQ.IN. (24" WIDE x 20" HIGH CLR. OPENING)
6. WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATD MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW. THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE 24" ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND A HEIGHT OF 24" SHALL BE FIXED OR HAVE OPENINGS SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS. EXCEPTION: OPENINGS THAT ARE PROVIDED WITH WINDOW GUARDS THAT COMPLY WITH ASTM 2006 OR F 2090, THE GUARD MAY NOT HAVE OPENINGS THAT A 4" SPHERE IN DIAMETER CAN PASS THRU
7. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
8. INSTANTANEOUS WATER HEATERS WITH INPUT RATING GREATER THAN 6,8kBTU/hr (2-kw) SHALL HAVE ISOLATION VALVES ON BOTH THE COLD WATER SUPPLY AND HOT WATER PIPE LEAVING THE WATER HEATER, AND HOSE BIBBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER HEATER WHEN VALVES ARE CLOSED. PER CA ENERGY CODE 110.3(c)7
9. GALVANIZED MALLEABLE IRON, GALVANIZED WROUGHT IRON, OR GALVANIZED STEEL ARE PROHIBITED MATERIALS FOR WATER SUPPLY AND BUILDING WATER PIPING BOTH UNDERGROUND AND IN BUILDINGS.
10. A SHEETROCK NAILING INSPECTION IS REQUIRED - 2022 CRC R109.1.4.2 & 2022 CBC 110.3.5 & BAKERSFIELD MUNICIPAL CODE.

WALL LEGEND

2x4 STD. GR. STUDS @16" O.C. w/R-13 INSULATION @EXT. WALLS U.N.O.

2x6 STUDS @16" O.C. w/R-19 INSULATION @ EXT. WALLS U.N.O.

APPROVED
Project: 24-00007214
Date: 12/11/2024
BAKERSFIELD
The Values of Dwelling Units

FARMHOUSE
7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.
PLAN 3583

ALL RIGHTS RESERVED
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS, AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

PLOT DATE: 11/25/2024
PLAN CHECK NUMBER

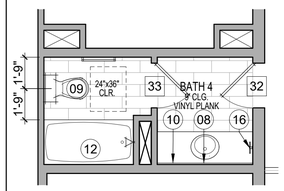
REVISIONS
1
2
3
4
5
6
7

SHEET A1.3

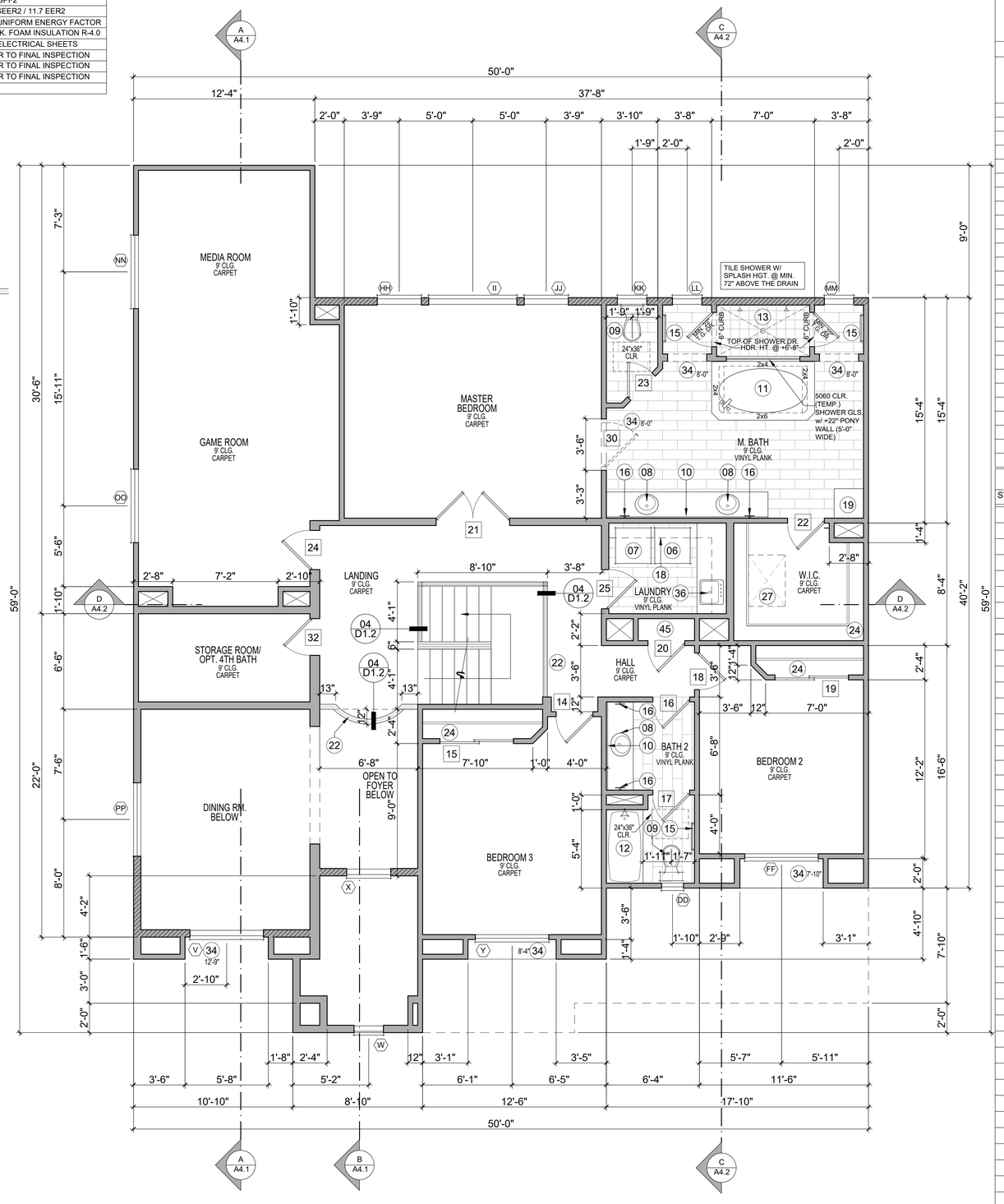
MODEL 3537
STD PLN #

ENERGY COMPLIANCE SCHEDULE

REQUIREMENT	VALUES OR NOTES
WALL INSULATION	2x4=R-13, 2x6=R-19
ATTIC INSULATION	R-30
ROOF DECK INSULATION	R-13 @ SINGLE STORY
ROOF DECK INSULATION	R-19 @ TWO STORY
FLOOR INSULATION	R-19
DUCT INSULATION	R-6.0
HVAC HEATING	7.5 HSPF2
HVAC COOLING	14.3 SEER2 / 11.7 EER2
WATER HEATER	3.00 UNIFORM ENERGY FACTOR
EXT. FOAM INSULATION	1" THK. FOAM INSULATION R-4.0
LIGHTING	SEE ELECTRICAL SHEETS
HERS HIGH ENERGY EFFICIENCY RATIO (EER)	PRIOR TO FINAL INSPECTION
HERS DUCT LEAKAGE TESTING	PRIOR TO FINAL INSPECTION
HERS HIGH EFFICIENCY INSULATION INSTALL	PRIOR TO FINAL INSPECTION



4TH BATHROOM OPTION



SECOND FLOOR PLAN

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

DOOR SCHEDULE

SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
01	3'-0" x 8'-0"	FIBERGLASS			ENTRY DOOR
02	8'-0" x 7'-0"	ALUM.			GARAGE ROLL UP DOOR
03	16'-0" x 7'-0"	ALUM.			GARAGE ROLL UP DOOR
04	3'-0" x 6'-8"	METAL DOOR			
05	2'-8" x 6'-8"	SINGLE			1-3/8" THK. SOLID CORE DOOR w/SELF CLOSURE, PROVIDE GASKET OR WEATHERSTIPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
06	2'-6" x 6'-8"	SINGLE			
07	2'-8" x 6'-8"	SINGLE			1-3/8" THK. SOLID CORE DOOR w/SELF CLOSURE, PROVIDE GASKET OR WEATHERSTIPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
08	2'-6" x 6'-8"	SINGLE			
09	2'-6" x 6'-8"	SINGLE			
10	2'-4" x 6'-8"	SINGLE			
11	3'-0" x 6'-8"	SINGLE			
12	3'-0" x 6'-8"	SINGLE			
13	2'-4" x 6'-8"	SINGLE			
14	2'-6" x 6'-8"	SINGLE			
15	5'-0" x 6'-8"	BYPASS			
16	2'-6" x 6'-8"	SINGLE			
17	2'-6" x 6'-8"	SINGLE			
18	2'-6" x 6'-8"	SINGLE			
19	4'-6" x 6'-8"	BYPASS			
20	2'-6" x 6'-8"	SINGLE			
21	2'-6" x 6'-8"	DOUBLE			
22	2'-6" x 6'-8"	SINGLE			
23	2'-4" x 6'-8"	SINGLE			
24	2'-8" x 6'-8"	SINGLE			
25	2'-8" x 6'-8"	SINGLE			
26	2'-6" x 6'-8"	SINGLE			BEDROOM 5 OPTION
27	5'-0" x 6'-8"	BYPASS			BEDROOM 5 OPTION
28	2'-6" x 6'-8"	SINGLE			BEDROOM 6 OPTION
29	5'-0" x 6'-8"	BYPASS			BEDROOM 6 OPTION
30	3'-0" x 6'-8"	SINGLE			MASTER BATH OPTION
31	3'-0" x 6'-8"	SINGLE			
32	2'-6" x 6'-8"	SINGLE			
33	2'-6" x 6'-8"	SINGLE			

WINDOW SCHEDULE

SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
A					
B	1'-0" x 6'-0"	FIXED	.30	.29	TEMP.
C	1'-0" x 6'-0"	FIXED	.30	.29	TEMP.
D	2'-6" x 3'-6"	SLIDER	.31	.29	TEMP.
E	2'-0" x 2'-0"	FIXED	.28	.32	
F	2'-0" x 2'-0"	FIXED	.28	.32	
G	5'-0" x 8'-0"	SLIDING GLASS	.28	.32	TEMP.
H	2'-6" x 6'-0"	SINGLE HUNG	.31	.29	
I	2'-6" x 6'-0"	SINGLE HUNG	.31	.29	
J	2'-6" x 6'-0"	SINGLE HUNG	.31	.29	
K	2'-6" x 6'-0"	SINGLE HUNG	.31	.29	
L	2'-6" x 6'-0"	SINGLE HUNG	.31	.29	
M	6'-0" x 8'-0"	SLIDING GLASS	.28	.32	TEMP.
N	5'-0" x 6'-0"	SLIDER	.31	.29	
O	5'-0" x 6'-0"	FIXED	.31	.29	
P		SINGLE HUNG			
Q	5'-0" x 6-0"	SINGLE HUNG	.30	.29	COTTAGE
R	5'-0" x 7-0"	SINGLE HUNG	.30	.29	TUSCAN
S					
T					
U	5'-0" x 5'-0"	SLIDER	.31	.29	FARMHOUSE
V	5'-0" x 4'-0"	FIXED			COTTAGE
W	2'-0" x 3'-6"	FIXED			COTTAGE
X	3'-0" x 3'-6"	FIXED	.32	.26	COTTAGE
Y	5'-0" x 5'-0"	SLIDER	.32	.26	COTTAGE
Z	2'-0" x 3'-0"	FIXED			TUSCAN
AA	2'-0" x 3'-0"	FIXED			TUSCAN
BB	3'-0" x 3'-0"	FIXED	.30	.29	TUSCAN
CC	5'-0" x 4'-0"	SLIDER	.31	.29	TUSCAN
DD	1'-6" x 3'-0"	SINGLE HUNG	.32	.26	
EE	4'-0" x 5'-0"	SLIDER	.30	.29	FARMHOUSE
FF	5'-0" x 4'-0"	SLIDER	.30	.29	COTTAGE
GG	5'-0" x 4'-0"	SLIDER	.30	.29	TUSCAN
HH	3'-0" x 5'-0"	SINGLE HUNG	.31	.29	
II	6'-0" x 5'-0"	SLIDER	.31	.29	
JJ	3'-0" x 5'-0"	SINGLE HUNG	.31	.29	
KK	2'-0" x 4'-0"	SINGLE HUNG	.31	.29	TEMP.
LL	2'-0" x 2'-0"	SLIDER	.28	.32	TEMP.
MM	2'-0" x 2'-0"	SLIDER	.28	.32	TEMP.
NN	5'-0" x 5'-0"	SLIDER	.31	.29	
OO	5'-0" x 5'-0"	SLIDER	.31	.29	
PP	5'-0" x 3'-0" w/ EYEBROW TOP	FIXED	.28	.32	
QQ					
RR					
SS		GLASS			
TT	5'-0" x 5'-0"	SINGLE HUNG	.28	.32	FARMHOUSE
UU	5'-0" x 5'-0"	FIXED	.28	.32	FARMHOUSE
XX	2'-0" x 4'-0"	FIXED	.28	.32	FARMHOUSE
YY	1'-6" x 4'-0"	SINGLE HUNG	.32	.26	FARMHOUSE

FLOOR KEYNOTES

01	REFRIGERATOR (N.I.C.) - PROVIDE COLD WATER STUB.
02	DISHWASHER
03	DOUBLE SINK w/ DISPOSAL
04	30" COOKTOP w/ HOOD ABV. (MICROWAVE HOOD OPT.) PER MFG'S SPECIFICATIONS.VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED, OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT. PROVIDE ANTI-TILT LOCK
05	30" OVEN / MICROWAVE COMBO
06	WASHER (N.I.C).
07	DRYER (N.I.C.) - VENT TO OUTSIDE AIR A MIN. 4" DIA MOISTER EXHAUST DUCT PER SECTION 504.0 . A (14'-0" MAX. RUN PER C.M.C. SECTION 906) - PLUMB FOR OPTIONAL GAS. INSTALL DRYER BOX IN WALL FOR VENTING.
08	LAVATORY SET IN CERAMIC TILE COUNTERTOP WITH CABINETS BELOW.
09	LOW FLOW WATER CLOSET W/ MAXIMUM FLUSH OF OF 1.28 GALLONS PER FLUSH (TYPICAL).
10	VANITY MIRROR.
11	RECTANGULAR TUB W/ TILE DECK & FACE.
12	5'-0" BATHTUB/SHOWER FIRBERGLASS UNIT w/ WALL MOUNTED SHOWERHEAD. FIBERGLASS UNIT SHALL BE EQUIPPED WITH FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS. INSTALL PER MANUFACTURER'S INSTRUCTIONS. SHOWER GLASS DOOR TO BE TEMP. & MIN. 22" WIDE. GLASS TUB/SHOWER SEPARATOR TO BE TEMPERED. SEE OPTIONAL PLAN.
13	SHOWER W/ TILE 72" MIN. O/ USE OF FIBER-CEMENT,FIBER-MAT REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS . W/ 2"-9" MAX. CURB. PROVIDE TEMPERED GLASS ENCLOSURE AS REQUIRED. MIN 22" TEMP DOOR. THE WATER RESISTANT GYP BOARD SHALL NOT BE INSTALLED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREA SUBJECT TO HIGH HUMIDITY. R702.3.8.1
14	ELECTRIC HEAT PUMP WATER HEATER W/ UNIFORM ENERGY FACTOR OF 3.00 INSTALL PER MANUFACTURES INSTRUCTIONS FOR CLEARANCES.
15	TOWEL BAR @ +51" w/ BLOCKING.
16	TOWEL RING @ +59" w/ BLOCKING.
17	PANTRY w/ (5) SHELVES
18	LINE OF UPPER CABINET.
19	LINEN CABINET, 20" LOWER, 14" UPPER
20	COUNTERTOP w/ CABINETS BELOW
21	3" STEEL BOLLARD, PROTECTIVE BARRIER PER CPC 507.13.1
22	HANDRAIL / GUARDRAIL - SEE PLAN FOR LOCATION - MIN. 42" HIGH.
23	NOT USED
24	(1) SHELF AND (1) POLE.
25	1-3/8" THK. SOLID CORE DOOR W/ SELF CLOSING HINGES AND SELF-LATCHING. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
26	ONE LAYER OF 5/8" THK. TYPE 'X' GYP. BD. TYPICAL AT ALL HOUSE/GARAGE COMMON WALLS. APPLY TO ENTIRE GARAGE WALL & CEILING.
27	30"x30" ATTIC ACCESS TO BE WEATHER STRIPPED & INSULATION EQUIVALENT TO THAT OF THE CEILING SHALL BE INSTALLED ON ACCESS PANEL
28	CONCRETE PORCH/PATIO SLAB - BROOM FINISH (SLOPE AWAY FROM BUILDING).
29	NOT USED.
30	A/C CONDENSING UNIT ON PRE-CAST CONCRETE PAD.
31	PLANTER SHELF w/ STUCCO FINISH. SEE DET. B/A3.3 FOR MORE INFO
32	NOT USED.
33	NOT USED.
34	FLAT SOFFIT- SEE PLAN FOR LOCATION & HT.
35	SOFFIT - SEE ELEVATION FOR HEIGHTS
36	LAUNDRY DEEP SINK - SEE PLAN FOR LOCATION
37	NOT USED
38	MEDIA BOX 14 ½" WIDE - SEE PLAN FOR LOCATION
39	TELECOMMUNICATION SERVICE TO RESIDENCE.
40	ELECTRICAL SERVICE TO RESIDENCE.
41	STAIRS, SEE DETAIL 4/D1.2.
42	CONC. STOOP AT GARAGE MAN DOOR - (BROOM FINISH) SLOPE AWAY FROM BLDG.
43	NOT USED.
44	NOT USED.
45	(5) SHELVES EQUALLY SPACE - SEE PLAN FOR LOCATION
46	VANITY DESK
47	GRAB BAR REINFORCEMENT TO BE INSTALLED PER CRC R327.1.1, AT THE BACK AND SIDE WALL OF THE WATER CLOSET; CONTINUOUS AROUND THE SHOWER; AND CONTINUOUS AT THE BACK WALL OF THE TUB WITH FLOOR MOUNTED GRAB BARS AT EACH END, UNLESS PROVIDED OTHERWISE. SEE DETAIL 12/D1.2.
48	NOT USED
49	NOT USED.
50	SLOPE GARAGE FLOOR MIN. 1/8" PER FOOT FOR DRAINAGE (ENTIRE GARAGE FLOOR TO BE SLOPED IN DIRECTION SHOWN.

FLOOR NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS OF ALL SPECIAL BOLTS, STRAPS AND HOLDOWNS
2. LABELED SAFETY GLASS IS REQUIRED IN TUB/SHOWER ENCLOSURES & GLAZING WITHIN 60" FORM BOTTOM OF TUBS/SHOWERS. (OPTIONAL)
5. MAXIMUM SILL HEIGHT OF 44 INCHES FROM THE BOTTOM OF THE CLEAR OPENING ABOVE THE FLOOR IN SLEEPING ROOMS FOR ALL WINDOWS USED FOR EMERGENCY EXITS, WITH MINIMUM 821 SQ.IN. (24" WIDE x 20" HIGH CLR. OPENING)
6. WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATD MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE 24" ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND A HEIGHT OF 24" SHALL BE FIXED OR HAVE OPENINGS SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS. EXCEPTION: OPENINGS THAT ARE PROVIDED WITH WINDOW GUARDS THAT COMPLY WITH ASTM 2006 OR F 2090, THE GUARD MAY NOT HAVE OPENINGS THAT A 4" SPHERE IN DIAMETER CAN PASS THRU
7. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
8. INSTANTANEOUS WATER HEATERS WITH INPUT RATING GREATER THAN 6.8kBTU/hr (2-kw) SHALL HAVE ISOLATION VALVES ON BOTH THE COLD WATER SUPPLY AND HOT WATER PIPE LEAVING THE WATER HEATER, AND HOSE BIBBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER HEATER WHEN VALVES ARE CLOSED, PER CA ENERGY CODE 110.3(c)7
9. GALVANIZED MALLEABLE IRON, GALVANIZED WROUGHT IRON, OR GALVANIZED STEEL ARE PROHIBITED MATERIALS FOR WATER SUPPLY AND BUILDING WATER PIPING BOTH UNDERGROUND AND IN BUILDINGS.
10. A SHEETROCK NAILING INSPECTION IS REQUIRED - 2022 CRC R109.1.4.2 & 2022 CBC 110.3.5 & BAKERSFIELD MUNICIPAL CODE.

WALL LEGEND

2x4 STD. GR. STUDS @16" O.C. w/R-13 INSULATION @EXT. WALLS U.N.O.

2x6 STUDS @16" O.C. w/R-19 INSULATION @ EXT. WALLS U.N.O.

APPROVED
Project: 24-00007214
Date: 12/11/2024
BAKERSFIELD
The Spirit of Dwelling Well

COTTAGE
7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.
PLAN 3583

ALL RIGHTS RESERVED
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS, AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE USED IN ANY FORM WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

PLOT DATE: 11/25/2024
PLAN CHECK NUMBER

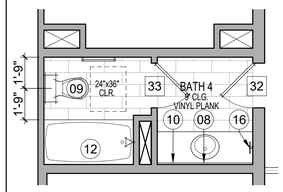
REVISIONS
1
2
3
4
5
6
7

SHEET A2.1

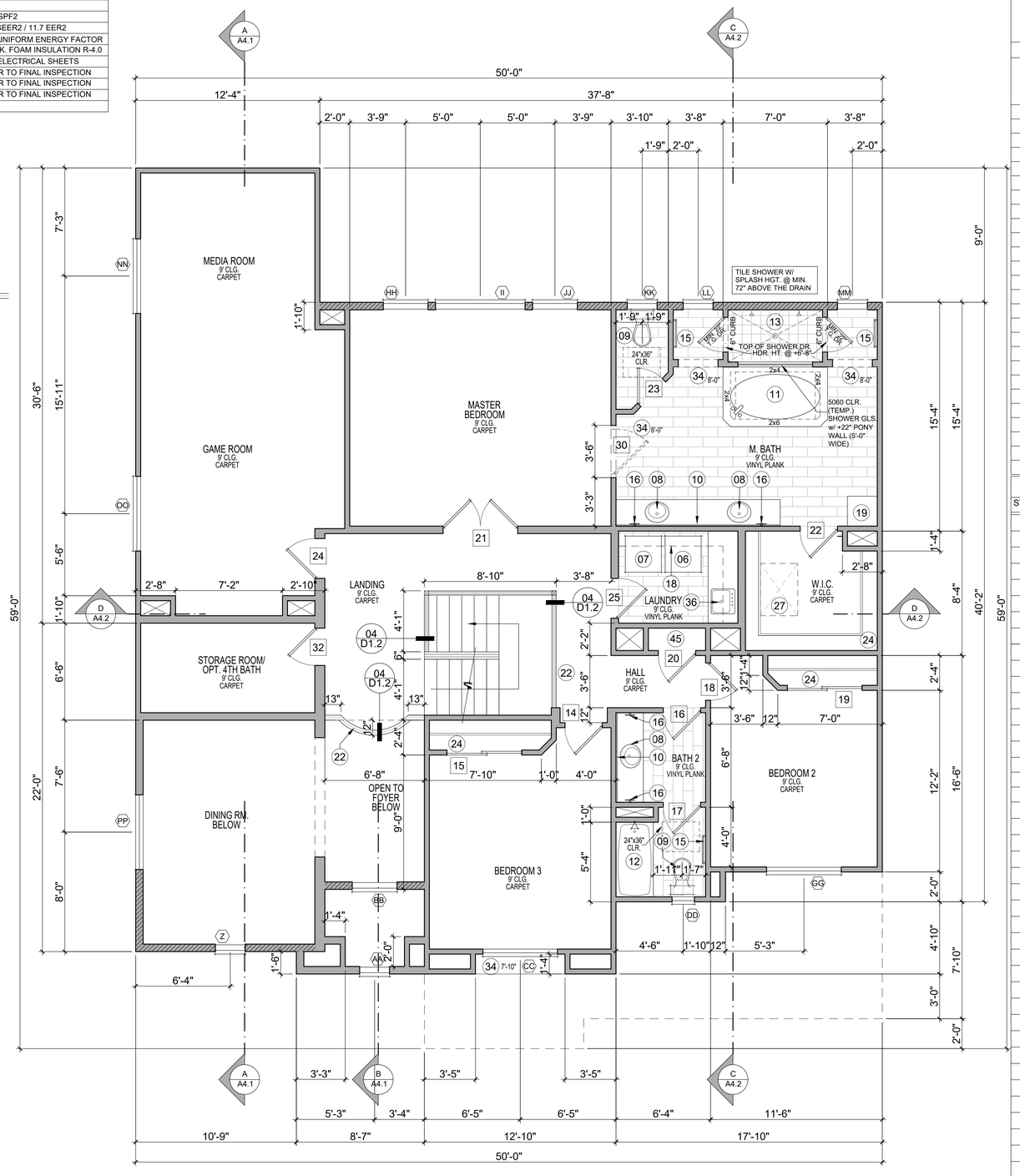
MODEL 3537
STD PLN #

ENERGY COMPLIANCE SCHEDULE

REQUIREMENT	VALUES OR NOTES
WALL INSULATION	2x4=R-13, 2x6=R-19
ATTIC INSULATION	R-30
ROOF DECK INSULATION	R-13 @ SINGLE STORY
ROOF DECK INSULATION	R-19 @ TWO STORY
FLOOR INSULATION	R-19
DUCT INSULATION	R-6.0
HVAC HEATING	7.5 HSPF2
HVAC COOLING	14.3 SEER2 / 11.7 EER2
WATER HEATER	3.00 UNIFORM ENERGY FACTOR
EXT. FOAM INSULATION	1" THK. FOAM INSULATION R-4.0
LIGHTING	SEE ELECTRICAL SHEETS
HERS HIGH ENERGY EFFICIENCY RATIO (EER)	PRIOR TO FINAL INSPECTION
HERS DUCT LEAKAGE TESTING	PRIOR TO FINAL INSPECTION
HERS HIGH EFFICIENCY INSULATION INSTALL	PRIOR TO FINAL INSPECTION



4TH BATHROOM OPTION



SECOND FLOOR PLAN

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

DOOR SCHEDULE

SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
01	3'-0" x 8'-0"	FIBERGLASS			ENTRY DOOR
02	8'-0" x 7'-0"	ALUM.			GARAGE ROLL UP DOOR
03	16'-0" x 7'-0"	ALUM.			GARAGE ROLL UP DOOR
04	3'-0" x 6'-8"	METAL DOOR			
05	2'-8" x 6'-8"	SINGLE			1-3/8" THK. SOLID CORE DOOR w/SELF CLOSURE, PROVIDE GASKET OR WEATHERSTIPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
06	2'-6" x 6'-8"	SINGLE			
07	2'-8" x 6'-8"	SINGLE			1-3/8" THK. SOLID CORE DOOR w/SELF CLOSURE, PROVIDE GASKET OR WEATHERSTIPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
08	2'-6" x 6'-8"	SINGLE			
09	2'-6" x 6'-8"	SINGLE			
10	2'-4" x 6'-8"	SINGLE			
11	3'-0" x 6'-8"	SINGLE			
12	3'-0" x 6'-8"	SINGLE			
13	2'-4" x 6'-8"	SINGLE			
14	2'-6" x 6'-8"	SINGLE			
15	5'-0" x 6'-8"	BYPASS			
16	2'-6" x 6'-8"	SINGLE			
17	2'-6" x 6'-8"	SINGLE			
18	2'-6" x 6'-8"	SINGLE			
19	4'-6" x 6'-8"	BYPASS			
20	2'-6" x 6'-8"	SINGLE			
21	2'-6" x 6'-8"	DOUBLE			
22	2'-6" x 6'-8"	SINGLE			
23	2'-4" x 6'-8"	SINGLE			
24	2'-8" x 6'-8"	SINGLE			
25	2'-8" x 6'-8"	SINGLE			
26	2'-6" x 6'-8"	SINGLE			BEDROOM 5 OPTION
27	5'-0" x 6'-8"	BYPASS			BEDROOM 5 OPTION
28	2'-6" x 6'-8"	SINGLE			BEDROOM 6 OPTION
29	5'-0" x 6'-8"	BYPASS			BEDROOM 6 OPTION
30	3'-0" x 6'-8"	SINGLE			MASTER BATH OPTION
31	3'-0" x 6'-8"	SINGLE			
32	2'-6" x 6'-8"	SINGLE			
33	2'-6" x 6'-8"	SINGLE			

WINDOW SCHEDULE

SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
A					
B	1'-0" x 6'-0"	FIXED	.30	.29	TEMP.
C	1'-0" x 6'-0"	FIXED	.30	.29	TEMP.
D	2'-6" x 3'-6"	SLIDER	.31	.29	TEMP.
E	2'-0" x 2'-0"	FIXED	.28	.32	
F	2'-0" x 2'-0"	FIXED	.28	.32	
G	5'-0" x 8'-0"	SLIDING GLASS	.28	.32	TEMP.
H	2'-6" x 6'-0"	SINGLE HUNG	.31	.29	
I	2'-6" x 6'-0"	SINGLE HUNG	.31	.29	
J	2'-6" x 6'-0"	SINGLE HUNG	.31	.29	
K	2'-6" x 6'-0"	SINGLE HUNG	.31	.29	
L	2'-6" x 6'-0"	SINGLE HUNG	.31	.29	
M	6'-0" x 8'-0"	SLIDING GLASS	.28	.32	TEMP.
N	5'-0" x 6'-0"	SLIDER	.31	.29	
O	5'-0" x 6'-0"	FIXED	.31	.29	
P		SINGLE HUNG			
Q	5'-0" x 6-0"	SINGLE HUNG	.30	.29	COTTAGE
R	5'-0" x 7-0"	SINGLE HUNG	.30	.29	TUSCAN
S					
T					
U	5'-0" x 5'-0"	SLIDER	.31	.29	FARMHOUSE
V	5'-0" x 4'-0"	FIXED			COTTAGE
W	2'-0" x 3'-6"	FIXED			COTTAGE
X	3'-0" x 3'-6"	FIXED	.32	.26	COTTAGE
Y	5'-0" x 5'-0"	SLIDER	.32	.26	COTTAGE
Z	2'-0" x 3'-0"	FIXED			TUSCAN
AA	2'-0" x 3'-0"	FIXED			TUSCAN
BB	3'-0" x 3'-0"	FIXED	.30	.29	TUSCAN
CC	5'-0" x 4'-0"	SLIDER	.31	.29	TUSCAN
DD	1'-6" x 3'-0"	SINGLE HUNG	.32	.26	
EE	4'-0" x 5'-0"	SLIDER	.30	.29	FARMHOUSE
FF	5'-0" x 4'-0"	SLIDER	.30	.29	COTTAGE
GG	5'-0" x 4'-0"	SLIDER	.30	.29	TUSCAN
HH	3'-0" x 5'-0"	SINGLE HUNG	.31	.29	
II	6'-0" x 5'-0"	SLIDER	.31	.29	
JJ	3'-0" x 5'-0"	SINGLE HUNG	.31	.29	
KK	2'-0" x 4'-0"	SINGLE HUNG	.31	.29	TEMP.
LL	2'-0" x 2'-0"	SLIDER	.28	.32	TEMP.
MM	2'-0" x 2'-0"	SLIDER	.28	.32	TEMP.
NN	5'-0" x 5'-0"	SLIDER	.31	.29	
OO	5'-0" x 5'-0"	SLIDER	.31	.29	
PP	5'-0" x 3'-0" w/ EYEBROW TOP	FIXED	.28	.32	
QQ					
RR					
SS		GLASS			
TT	5'-0" x 5'-0"	SINGLE HUNG	.28	.32	FARMHOUSE
UU	5'-0" x 5'-0"	FIXED	.28	.32	FARMHOUSE
XX	2'-0" x 4'-0"	FIXED	.28	.32	FARMHOUSE
YY	1'-6" x 4'-0"	SINGLE HUNG	.32	.26	FARMHOUSE

FLOOR KEYNOTES

01	REFRIGERATOR (N.I.C.) - PROVIDE COLD WATER STUB.
02	DISHWASHER
03	DOUBLE SINK w/ DISPOSAL
04	30" COOKTOP w/ HOOD ABV. (MICROWAVE HOOD OPT.) PER MFG'S SPECIFICATIONS.VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED, OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT. PROVIDE ANTI-TILT LOCK
05	30" OVEN / MICROWAVE COMBO
06	WASHER (N.I.C).
07	DRYER (N.I.C.) - VENT TO OUTSIDE AIR A MIN. 4" DIA MOISTER EXHAUST DUCT PER SECTION 504.0 . A (14'-0" MAX. RUN PER C.M.C. SECTION 906) - PLUMB FOR OPTIONAL GAS. INSTALL DRYER BOX IN WALL FOR VENTING.
08	LAVATORY SET IN CERAMIC TILE COUNTERTOP WITH CABINETS BELOW.
09	LOW FLOW WATER CLOSET W/ MAXIMUM FLUSH OF OF 1.28 GALLONS PER FLUSH (TYPICAL).
10	VANITY MIRROR.
11	RECTANGULAR TUB W/ TILE DECK & FACE.
12	5'-0" BATHTUB/SHOWER FIRBERGLASS UNIT w/ WALL MOUNTED SHOWERHEAD. FIBERGLASS UNIT SHALL BE EQUIPPED WITH FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS. INSTALL PER MANUFACTURER'S INSTRUCTIONS. SHOWER GLASS DOOR TO BE TEMP. & MIN. 22" WIDE. GLASS TUB/SHOWER SEPARATOR TO BE TEMPERED. SEE OPTIONAL PLAN.
13	SHOWER W/ TILE 72" MIN. O/ USE OF FIBER-CEMENT,FIBER-MAT REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS . W/ 2"-9" MAX. CURB. PROVIDE TEMPERED GLASS ENCLOSURE AS REQUIRED. MIN 22" TEMP DOOR. THE WATER RESISTANT GYP BOARD SHALL NOT BE INSTALLED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREA SUBJECT TO HIGH HUMIDITY. R702.3.8.1
14	ELECTRIC HEAT PUMP WATER HEATER W/ UNIFORM ENERGY FACTOR OF 3.00 INSTALL PER MANUFACTURES INSTRUCTIONS FOR CLEARANCES.
15	TOWEL BAR @ +51" w/ BLOCKING.
16	TOWEL RING @ +59" w/ BLOCKING.
17	PANTRY w/ (5) SHELVES
18	LINE OF UPPER CABINET.
19	LINEN CABINET, 20" LOWER, 14" UPPER
20	COUNTERTOP w/ CABINETS BELOW
21	3" STEEL BOLLARD, PROTECTIVE BARRIER PER CPC 507.13.1
22	HANDRAIL / GUARDRAIL - SEE PLAN FOR LOCATION - MIN. 42" HIGH.
23	NOT USED
24	(1) SHELF AND (1) POLE.
25	1-3/8" THK. SOLID CORE DOOR W/ SELF CLOSING HINGES AND SELF-LATCHING. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
26	ONE LAYER OF 5/8" THK. TYPE 'X' GYP. BD. TYPICAL AT ALL HOUSE/GARAGE COMMON WALLS. APPLY TO ENTIRE GARAGE WALL & CEILING.
27	30"x30" ATTIC ACCESS TO BE WEATHER STRIPPED & INSULATION EQUIVALENT TO THAT OF THE CEILING SHALL BE INSTALLED ON ACCESS PANEL
28	CONCRETE PORCH/PATIO SLAB - BROOM FINISH (SLOPE AWAY FROM BUILDING).
29	NOT USED.
30	A/C CONDENSING UNIT ON PRE-CAST CONCRETE PAD.
31	PLANTER SHELF w/ STUCCO FINISH. SEE DET. B/A3.3 FOR MORE INFO
32	NOT USED.
33	NOT USED.
34	FLAT SOFFIT- SEE PLAN FOR LOCATION & HT.
35	SOFFIT - SEE ELEVATION FOR HEIGHTS
36	LAUNDRY DEEP SINK - SEE PLAN FOR LOCATION
37	NOT USED
38	MEDIA BOX 14 ½" WIDE - SEE PLAN FOR LOCATION
39	TELECOMMUNICATION SERVICE TO RESIDENCE.
40	ELECTRICAL SERVICE TO RESIDENCE.
41	STAIRS, SEE DETAIL 4/D1.2.
42	CONC. STOOP AT GARAGE MAN DOOR - (BROOM FINISH) SLOPE AWAY FROM BLDG.
43	NOT USED.
44	NOT USED.
45	(5) SHELVES EQUALLY SPACE - SEE PLAN FOR LOCATION
46	VANITY DESK
47	GRAB BAR REINFORCEMENT TO BE INSTALLED PER CRC R327.1.1, AT THE BACK AND SIDE WALL OF THE WATER CLOSET; CONTINUOUS AROUND THE SHOWER; AND CONTINUOUS AT THE BACK WALL OF THE TUB WITH FLOOR MOUNTED GRAB BARS AT EACH END, UNLESS PROVIDED OTHERWISE. SEE DETAIL 12/D1.2.
48	NOT USED
49	NOT USED.
50	SLOPE GARAGE FLOOR MIN. 1/8" PER FOOT FOR DRAINAGE (ENTIRE GARAGE FLOOR TO BE SLOPED IN DIRECTION SHOWN.

FLOOR NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS OF ALL SPECIAL BOLTS, STRAPS AND HOLDOWNS
2. LABELED SAFETY GLASS IS REQUIRED IN TUB/SHOWER ENCLOSURES & GLAZING WITHIN 60" FORM BOTTOM OF TUBS/SHOWERS. (OPTIONAL)
5. MAXIMUM SILL HEIGHT OF 44 INCHES FROM THE BOTTOM OF THE CLEAR OPENING ABOVE THE FLOOR IN SLEEPING ROOMS FOR ALL WINDOWS USED FOR EMERGENCY EXITS, WITH MINIMUM 821 SQ.IN. (24" WIDE x 20" HIGH CLR. OPENING)
6. WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATD MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE 24" ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND A HEIGHT OF 24" SHALL BE FIXED OR HAVE OPENINGS SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS. EXCEPTION: OPENINGS THAT ARE PROVIDED WITH WINDOW GUARDS THAT COMPLY WITH ASTM 2006 OR F 2090, THE GUARD MAY NOT HAVE OPENINGS THAT A 4" SPHERE IN DIAMETER CAN PASS THRU
7. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
8. INSTANTANEOUS WATER HEATERS WITH INPUT RATING GREATER THAN 6.8kBTU/hr (2-kw) SHALL HAVE ISOLATION VALVES ON BOTH THE COLD WATER SUPPLY AND HOT WATER PIPE LEAVING THE WATER HEATER, AND HOSE BIBBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER HEATER WHEN VALVES ARE CLOSED, PER CA ENERGY CODE 110.3(c)7
9. GALVANIZED MALLEABLE IRON, GALVANIZED WROUGHT IRON, OR GALVANIZED STEEL ARE PROHIBITED MATERIALS FOR WATER SUPPLY AND BUILDING WATER PIPING BOTH UNDERGROUND AND IN BUILDINGS.
10. A SHEETROCK NAILING INSPECTION IS REQUIRED - 2022 CRC R109.1.4.2 & 2022 CBC 110.3.5 & BAKERSFIELD MUNICIPAL CODE.

WALL LEGEND

2x4 STD. GR. STUDS @16" O.C. w/R-13 INSULATION @EXT. WALLS U.N.O.

2x6 STUDS @16" O.C. w/R-19 INSULATION @ EXT. WALLS U.N.O.

APPROVED
Project: 24-00007214
Date: 12/11/2024
BAKERSFIELD
We Values Our Dwelling Style

TUSCAN
7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.
PLAN 3583

ALL RIGHTS RESERVED
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS, AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE COPIED, REPRODUCED, OR USED IN ANY FORM WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

PLOT DATE: 11/25/2024
PLAN CHECK NUMBER

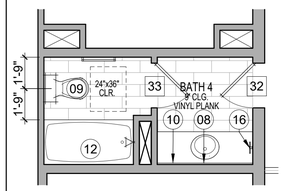
REVISIONS
1
2
3
4
5
6
7

SHEET A2.2

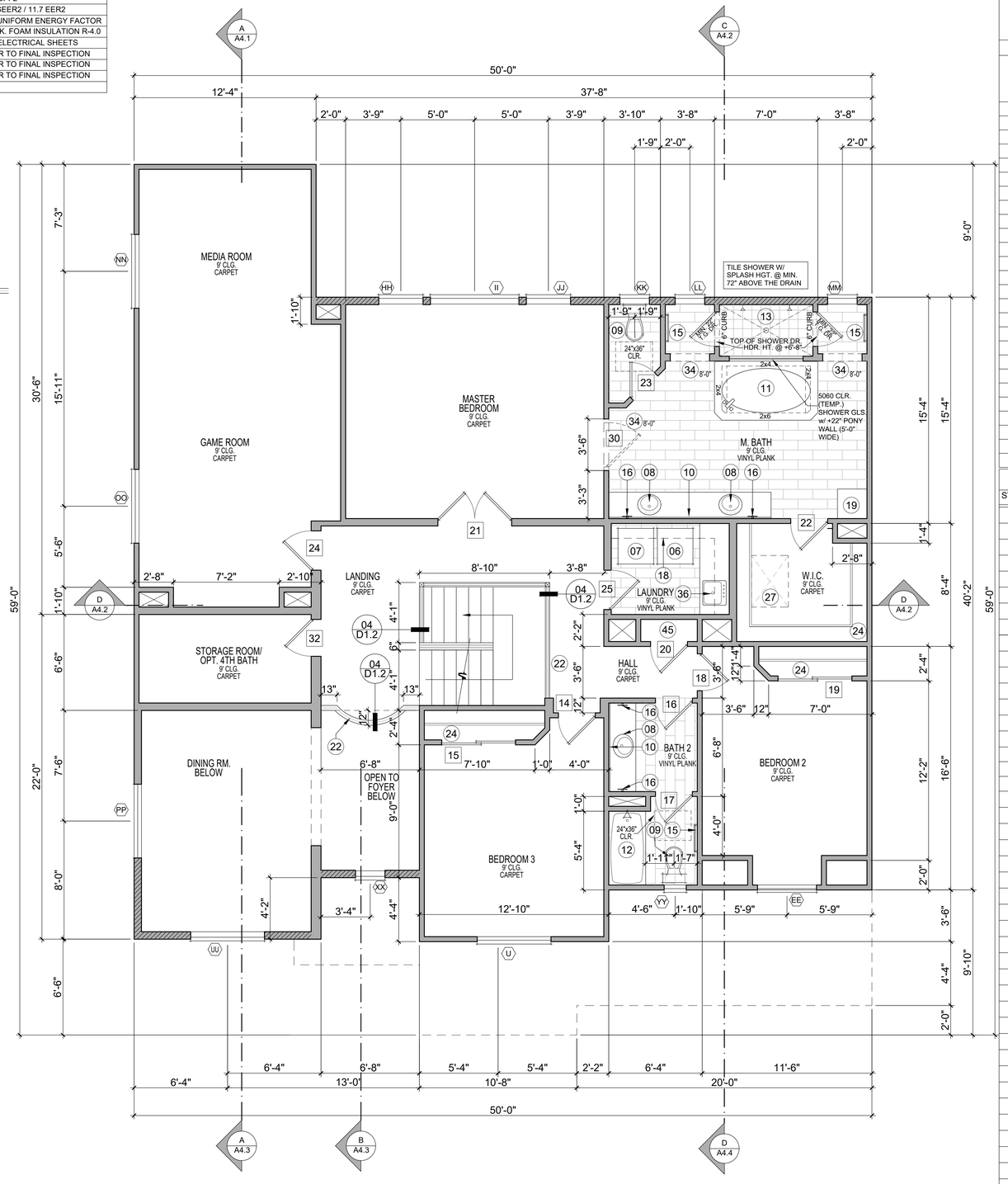
MODEL 3537
STD PLN #

ENERGY COMPLIANCE SCHEDULE

REQUIREMENT	VALUES OR NOTES
WALL INSULATION	2x4=R-13, 2x6=R-19
ATTIC INSULATION	R-30
ROOF DECK INSULATION	R-13 @ SINGLE STORY
ROOF DECK INSULATION	R-19 @ TWO STORY
FLOOR INSULATION	R-19
DUCT INSULATION	R-6.0
HVAC HEATING	7.5 HSPF2
HVAC COOLING	14.3 SEER2 / 11.7 EER2
WATER HEATER	3.00 UNIFORM ENERGY FACTOR
EXT. FOAM INSULATION	1" THK. FOAM INSULATION R-4.0
LIGHTING	SEE ELECTRICAL SHEETS
HERS HIGH ENERGY EFFICIENCY RATIO (EER)	PRIOR TO FINAL INSPECTION
HERS DUCT LEAKAGE TESTING	PRIOR TO FINAL INSPECTION
HERS HIGH EFFICIENCY INSULATION INSTALL	PRIOR TO FINAL INSPECTION



4TH BATHROOM OPTION



SECOND FLOOR PLAN

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

DOOR SCHEDULE

SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
01	3'-0" x 8'-0"	FIBERGLASS			ENTRY DOOR
02	8'-0" x 7'-0"	ALUM.			GARAGE ROLL UP DOOR
03	16'-0" x 7'-0"	ALUM.			GARAGE ROLL UP DOOR
04	3'-0" x 6'-8"	METAL DOOR			
05	2'-8" x 6'-8"	SINGLE			1-⅜" THK. SOLID CORE DOOR w/SELF CLOSURE, PROVIDE GASKET OR WEATHERSTIPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
06	2'-6" x 6'-8"	SINGLE			
07	2'-8" x 6'-8"	SINGLE			1-⅜" THK. SOLID CORE DOOR w/SELF CLOSURE, PROVIDE GASKET OR WEATHERSTIPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
08	2'-6" x 6'-8"	SINGLE			
09	2'-6" x 6'-8"	SINGLE			
10	2'-4" x 6'-8"	SINGLE			
11	3'-0" x 6'-8"	SINGLE			
12	3'-0" x 6'-8"	SINGLE			
13	2'-4" x 6'-8"	SINGLE			
14	2'-6" x 6'-8"	SINGLE			
15	5'-0" x 6'-8"	BYPASS			
16	2'-6" x 6'-8"	SINGLE			
17	2'-6" x 6'-8"	SINGLE			
18	2'-6" x 6'-8"	SINGLE			
19	4'-6" x 6'-8"	BYPASS			
20	2'-6" x 6'-8"	SINGLE			
21	2'-6" x 6'-8"	DOUBLE			
22	2'-6" x 6'-8"	SINGLE			
23	2'-4" x 6'-8"	SINGLE			
24	2'-8" x 6'-8"	SINGLE			
25	2'-8" x 6'-8"	SINGLE			
26	2'-6" x 6'-8"	SINGLE			BEDROOM 5 OPTION
27	5'-0" x 6'-8"	BYPASS			BEDROOM 5 OPTION
28	2'-6" x 6'-8"	SINGLE			BEDROOM 6 OPTION
29	5'-0" x 6'-8"	BYPASS			BEDROOM 6 OPTION
30	3'-0" x 6'-8"	SINGLE			MASTER BATH OPTION
31	3'-0" x 6'-8"	SINGLE			
32	2'-6" x 6'-8"	SINGLE			
33	2'-6" x 6'-8"	SINGLE			

WINDOW SCHEDULE

SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
A					
B	1'-0" x 6'-0"	FIXED	.30	.29	TEMP.
C	1'-0" x 6'-0"	FIXED	.30	.29	TEMP.
D	2'-6" x 3'-6"	SLIDER	.31	.29	TEMP.
E	2'-0" x 2'-0"	FIXED	.28	.32	
F	2'-0" x 2'-0"	FIXED	.28	.32	
G	5'-0" x 8'-0"	SLIDING GLASS	.28	.32	TEMP.
H	2'-6" x 6'-0"	SINGLE HUNG	.31	.29	
I	2'-6" x 6'-0"	SINGLE HUNG	.31	.29	
J	2'-6" x 6'-0"	SINGLE HUNG	.31	.29	
K	2'-6" x 6'-0"	SINGLE HUNG	.31	.29	
L	2'-6" x 6'-0"	SINGLE HUNG	.31	.29	
M	6'-0" x 8'-0"	SLIDING GLASS	.28	.32	TEMP.
N	5'-0" x 6'-0"	SLIDER	.31	.29	
O	5'-0" x 6'-0"	FIXED	.31	.29	
P		SINGLE HUNG			
Q	5'-0" x 6-0"	SINGLE HUNG	.30	.29	COTTAGE
R	5'-0" x 7-0"	SINGLE HUNG	.30	.29	TUSCAN
S					
T					
U	5'-0" x 5'-0"	SLIDER	.31	.29	FARMHOUSE
V	5'-0" x 4'-0"	FIXED			COTTAGE
W	2'-0" x 3'-6"	FIXED			COTTAGE
X	3'-0" x 3'-6"	FIXED	.32	.26	COTTAGE
Y	5'-0" x 5'-0"	SLIDER	.32	.26	COTTAGE
Z	2'-0" x 3'-0"	FIXED			TUSCAN
AA	2'-0" x 3'-0"	FIXED			TUSCAN
BB	3'-0" x 3'-0"	FIXED	.30	.29	TUSCAN
CC	5'-0" x 4'-0"	SLIDER	.31	.29	TUSCAN
DD	1'-6" x 3'-0"	SINGLE HUNG	.32	.26	
EE	4'-0" x 5'-0"	SLIDER	.30	.29	FARMHOUSE
FF	5'-0" x 4'-0"	SLIDER	.30	.29	COTTAGE
GG	5'-0" x 4'-0"	SLIDER	.30	.29	TUSCAN
HH	3'-0" x 5'-0"	SINGLE HUNG	.31	.29	
II	6'-0" x 5'-0"	SLIDER	.31	.29	
JJ	3'-0" x 5'-0"	SINGLE HUNG	.31	.29	
KK	2'-0" x 4'-0"	SINGLE HUNG	.31	.29	TEMP.
LL	2'-0" x 2'-0"	SLIDER	.28	.32	TEMP.
MM	2'-0" x 2'-0"	SLIDER	.28	.32	TEMP.
NN	5'-0" x 5'-0"	SLIDER	.31	.29	
OO	5'-0" x 5'-0"	SLIDER	.31	.29	
PP	5'-0" x 3'-0" w/ EYEBROW TOP	FIXED	.28	.32	
QQ					
RR					
SS		GLASS			
TT	5'-0" x 5'-0"	SINGLE HUNG	.28	.32	FARMHOUSE
UU	5'-0" x 5'-0"	FIXED	.28	.32	FARMHOUSE
XX	2'-0" x 4'-0"	FIXED	.28	.32	FARMHOUSE
YY	1'-6" x 4'-0"	SINGLE HUNG	.32	.26	FARMHOUSE

FLOOR KEYNOTES

01	REFRIGERATOR (N.I.C.) - PROVIDE COLD WATER STUB.
02	DISHWASHER
03	DOUBLE SINK w/ DISPOSAL
04	30" COOKTOP w/ HOOD ABV. (MICROWAVE HOOD OPT.) PER MFG'S SPECIFICATIONS.VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED, OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT. PROVIDE ANTI-TILT LOCK
05	30" OVEN / MICROWAVE COMBO
06	WASHER (N.I.C).
07	DRYER (N.I.C.) - VENT TO OUTSIDE AIR A MIN. 4" DIA MOISTER EXHAUST DUCT PER SECTION 504.0 . A (14'-0" MAX. RUN PER C.M.C. SECTION 906) - PLUMB FOR OPTIONAL GAS. INSTALL DRYER BOX IN WALL FOR VENTING.
08	LAVATORY SET IN CERAMIC TILE COUNTERTOP WITH CABINETS BELOW.
09	LOW FLOW WATER CLOSET W/ MAXIMUM FLUSH OF OF 1.28 GALLONS PER FLUSH (TYPICAL).
10	VANITY MIRROR.
11	RECTANGULAR TUB W/ TILE DECK & FACE.
12	5'-0" BATHTUB/SHOWER FIRBERGLASS UNIT w/ WALL MOUNTED SHOWERHEAD. FIBERGLASS UNIT SHALL BE EQUIPPED WITH FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS. INSTALL PER MANUFACTURER'S INSTRUCTIONS. SHOWER GLASS DOOR TO BE TEMP. & MIN. 22" WIDE. GLASS TUB/SHOWER SEPARATOR TO BE TEMPERED. SEE OPTIONAL PLAN.
13	SHOWER W/ TILE 72" MIN. O/ USE OF FIBER-CEMENT,FIBER-MAT REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS . W/ 2"-9" MAX. CURB. PROVIDE TEMPERED GLASS ENCLOSURE AS REQUIRED. MIN 22" TEMP DOOR. THE WATER RESISTANT GYP BOARD SHALL NOT BE INSTALLED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREA SUBJECT TO HIGH HUMIDITY. R702.3.8.1
14	ELECTRIC HEAT PUMP WATER HEATER W/ UNIFORM ENERGY FACTOR OF 3.00 INSTALL PER MANUFACTURES INSTRUCTIONS FOR CLEARANCES.
15	TOWEL BAR @ +51" w/ BLOCKING.
16	TOWEL RING @ +59" w/ BLOCKING.
17	PANTRY w/ (5) SHELVES
18	LINE OF UPPER CABINET.
19	LINEN CABINET, 20" LOWER, 14" UPPER
20	COUNTERTOP w/ CABINETS BELOW
21	3" STEEL BOLLARD, PROTECTIVE BARRIER PER CPC 507.13.1
22	HANDRAIL / GUARDRAIL - SEE PLAN FOR LOCATION - MIN. 42" HIGH.
23	NOT USED
24	(1) SHELF AND (1) POLE.
25	1-3/8" THK. SOLID CORE DOOR W/ SELF CLOSING HINGES AND SELF-LATCHING. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
26	ONE LAYER OF 5/8" THK. TYPE 'X' GYP. BD. TYPICAL AT ALL HOUSE/GARAGE COMMON WALLS. APPLY TO ENTIRE GARAGE WALL & CEILING.
27	30"x30" ATTIC ACCESS TO BE WEATHER STRIPPED & INSULATION EQUIVALENT TO THAT OF THE CEILING SHALL BE INSTALLED ON ACCESS PANEL
28	CONCRETE PORCH/PATIO SLAB - BROOM FINISH (SLOPE AWAY FROM BUILDING).
29	NOT USED.
30	A/C CONDENSING UNIT ON PRE-CAST CONCRETE PAD.
31	PLANTER SHELF w/ STUCCO FINISH. SEE DET. B/A3.3 FOR MORE INFO
32	NOT USED.
33	NOT USED.
34	FLAT SOFFIT- SEE PLAN FOR LOCATION & HT.
35	SOFFIT - SEE ELEVATION FOR HEIGHTS
36	LAUNDRY DEEP SINK - SEE PLAN FOR LOCATION
37	NOT USED
38	MEDIA BOX 14 ½" WIDE - SEE PLAN FOR LOCATION
39	TELECOMMUNICATION SERVICE TO RESIDENCE.
40	ELECTRICAL SERVICE TO RESIDENCE.
41	STAIRS, SEE DETAIL 4/D1.2.
42	CONC. STOOP AT GARAGE MAN DOOR - (BROOM FINISH) SLOPE AWAY FROM BLDG.
43	NOT USED.
44	NOT USED.
45	(5) SHELVES EQUALLY SPACE - SEE PLAN FOR LOCATION
46	VANITY DESK
47	GRAB BAR REINFORCEMENT TO BE INSTALLED PER CRC R327.1.1, AT THE BACK AND SIDE WALL OF THE WATER CLOSET; CONTINUOUS AROUND THE SHOWER; AND CONTINUOUS AT THE BACK WALL OF THE TUB WITH FLOOR MOUNTED GRAB BARS AT EACH END, UNLESS PROVIDED OTHERWISE. SEE DETAIL 12/D1.2.
48	NOT USED
49	NOT USED.
50	SLOPE GARAGE FLOOR MIN. 1/8" PER FOOT FOR DRAINAGE (ENTIRE GARAGE FLOOR TO BE SLOPED IN DIRECTION SHOWN.

FLOOR NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS OF ALL SPECIAL BOLTS, STRAPS AND HOLDOWNS
2. LABELED SAFETY GLASS IS REQUIRED IN TUB/SHOWER ENCLOSURES & GLAZING WITHIN 60" FORM BOTTOM OF TUBS/SHOWERS. (OPTIONAL)
5. MAXIMUM SILL HEIGHT OF 44 INCHES FROM THE BOTTOM OF THE CLEAR OPENING ABOVE THE FLOOR IN SLEEPING ROOMS FOR ALL WINDOWS USED FOR EMERGENCY EXITS, WITH MINIMUM 821 SQ.IN. (24" WIDE x 20" HIGH CLR. OPENING)
6. WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATD MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE 24" ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND A HEIGHT OF 24" SHALL BE FIXED OR HAVE OPENINGS SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS. EXCEPTION: OPENINGS THAT ARE PROVIDED WITH WINDOW GUARDS THAT COMPLY WITH ASTM 2006 OR F 2090, THE GUARD MAY NOT HAVE OPENINGS THAT A 4" SPHERE IN DIAMETER CAN PASS THRU
7. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
8. INSTANTANEOUS WATER HEATERS WITH INPUT RATING GREATER THAN 6.8kBTU/hr (2-kw) SHALL HAVE ISOLATION VALVES ON BOTH THE COLD WATER SUPPLY AND HOT WATER PIPE LEAVING THE WATER HEATER, AND HOSE BIBBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER HEATER WHEN VALVES ARE CLOSED, PER CA ENERGY CODE 110.3(c)7
9. GALVANIZED MALLEABLE IRON, GALVANIZED WROUGHT IRON, OR GALVANIZED STEEL ARE PROHIBITED MATERIALS FOR WATER SUPPLY AND BUILDING WATER PIPING BOTH UNDERGROUND AND IN BUILDINGS.
10. A SHEETROCK NAILING INSPECTION IS REQUIRED - 2022 CRC R109.1.4.2 & 2022 CBC 110.3.5 & BAKERSFIELD MUNICIPAL CODE.

WALL LEGEND

2x4 STD. GR. STUDS @16" O.C. w/R-13 INSULATION @EXT. WALLS U.N.O.

2x6 STUDS @16" O.C. w/R-19 INSULATION @ EXT. WALLS U.N.O.

APPROVED
Project: 24-00007214
Date: 12/11/2024
BAKERSFIELD
The Spirit of Dwelling Well

FARMHOUSE
7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.
PLAN 3583

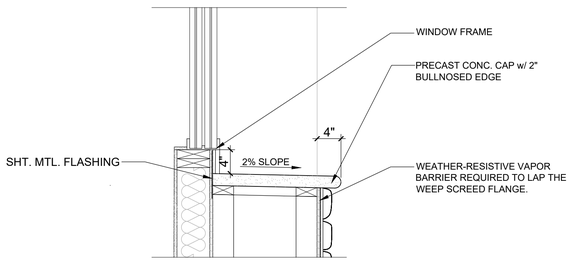
"ALL RIGHTS RESERVED"
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS, AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

PLOT DATE: 11/25/2024
PLAN CHECK NUMBER

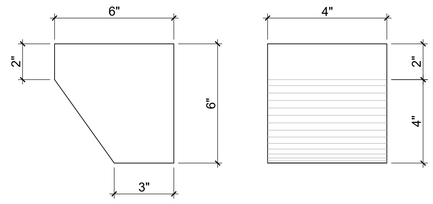
REVISIONS
1
2
3
4
5
6
7

SHEET A2.3

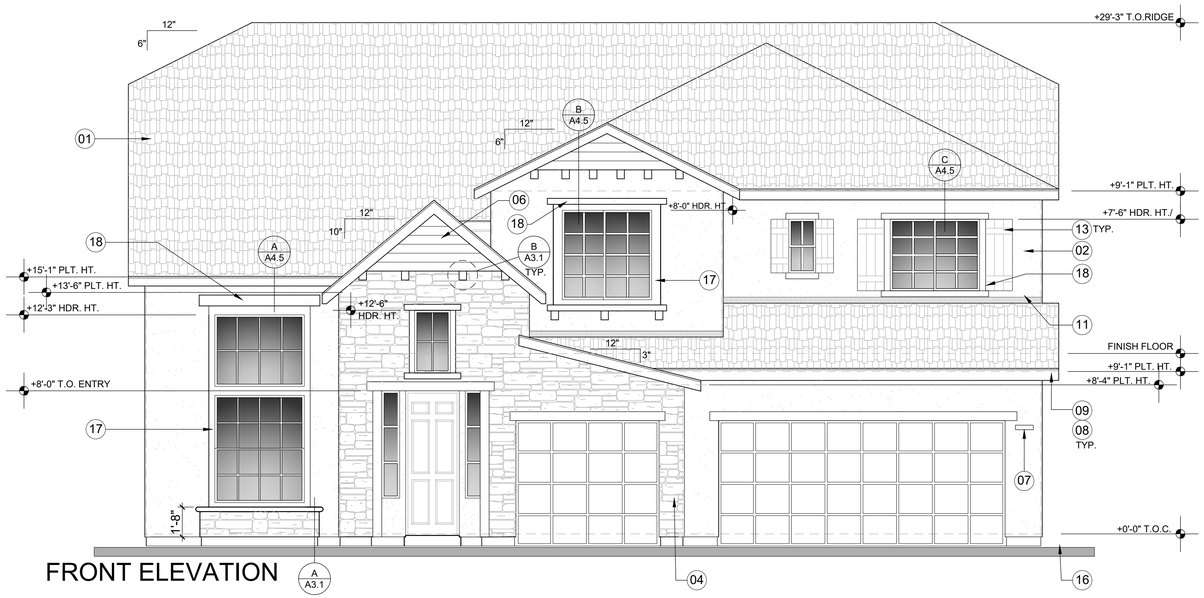
MODEL 3537
STD PLN #



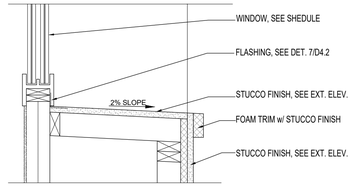
A WINDOW SHELF @ COTTAGE ELEV.
SCALE: 1"=1'-0"



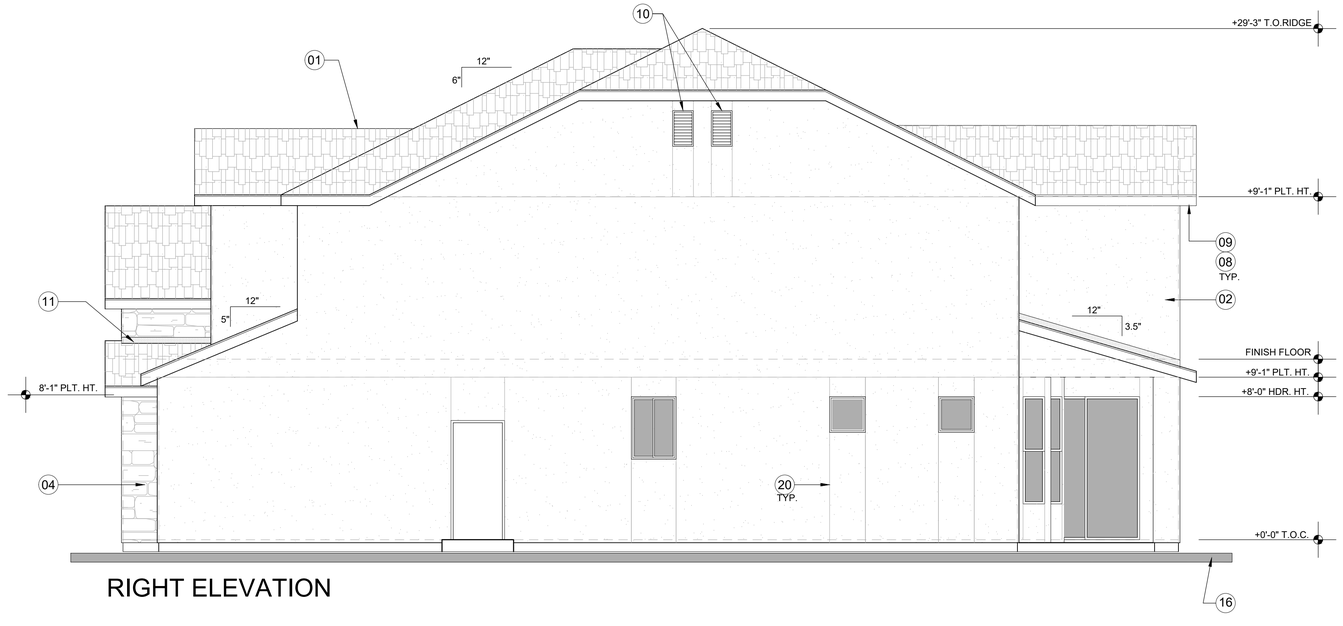
B FOAM CORBEL
SCALE: N.T.S.



FRONT ELEVATION



C RECESSED WINDOW DETAIL
SCALE: N.T.S.



RIGHT ELEVATION

EXTERIOR ELEVATIONS

ELEVATION KEYNOTES

01	TILE ROOF MATERIAL ICC # ESR 1647 OR EQUAL TO COMPLY WITH 2022 CRC R904, R905 SEE ROOF FRAMING PLAN
02	2-COAT CEMENT PLASTER o/ SYNTHETIC STUCCO w/ (2) LAYER GRADE "D" PAPER, UNDER THE SYNTHETIC STUCCO WHEN APPLIED o/WOOD SHEATHING w/LATH AND WEEP SCREED, APPLY CEMENT PLASTER OVER 3.4# HIGH-RIB METAL LATH AT EXTERIOR CEILINGS, OVERHANGS, AND OTHER HORIZONTAL SURFACES, ETC. ESR#2535
03	ICC APPROVED THERMAL BARRIER PROTECTION BEHIND 2- COAT STUCCO SYSTEM AT EXPOSED GABLE END ATTIC SPACE OR 1/2" SHEET ROCK
04	MANUFACTURED STONE VENEER: EL DORADO STONE VENEER: LIGHTWEIGHT AGGREGATE, PORTLAND CEMENT AND IRON OXIDES. CODE CERTIFICATION: ESR-1215 FA/VA MATERIAL RELEASE #910 UNDERWRITER'S LABORATORIES CLASSIFICATION #546T.INSTALL MANUFACTURED STONE VENEER PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. INSTALL VENEER PRODUCT OVER METAL LATH W/ ONE PART TYPE "M" MORTAR AND TWO PARTS MASONRY SAND. VENEER MATERIAL IS LIGHTWEIGHT AND NEEDS NO FOUNDATION SUPPORT.
05	DECORATIVE PRE-CAST SURROUND. INSTALL PER MANUFACTURE'S SPECIFICATIONS
06	1x LAP SIDING o/15# BUILDING PAPER INSTALLED PER MANUF. SEC'S. COMPLY WITH 2022 CRC
07	ILLUMINATED ADDRESS LOCATION
08	2x6 FASCIA / BARGE BD. (TYP.)
09	12" OVERHANG U.N.O.
10	GABLE END VENT - SEE ROOF FRAMING PLAN FOR VENTING CALCS
11	G.I. SHEET METAL FLASHING AND COUNTER FLASHING AS REQUIRED (2022 CRC 1503.2) SEE DETAIL 16/D2.3
12	DECORATIVE GABLE END VENT
13	DECORATIVE SHUTTERS TYPICAL
14	4x FOAM CORBELS, FAUX WOOD FINISH PRIMERED
15	STANDING SEAM METAL ROOFING o/ UNDERLAYMENT o/ PLYWOOD DECK.
16	FINISHED GRADE SLOPE REQUIRED FALL AWAY FROM STRUCTURE. LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FORM FOUNDATION WALLS. THE GRADE SHALL FALL A MIN. OF 6" WITHIN THE FIRST 10 FT. (CRC R401.3)
17	FOAM w/STUCCO FINISH
18	2x FOAM BAND w/STUCCO FINISH. EXTEND 3" PAST DOOR / WINDOW OPENING
19	DECORATIVE WROUGHT IRON- SEE PLAN FOR LOCATION & DET 1/A3.4 FOR MORE INFO
20	1/2" EXPANSION JOINTS INSTALLED @ TIME OF LATH
21	DECORATIVE (ONLY) 4" DIA. x 4" FOAM HOLES w/STUCCO FINISH
22	ARCHITECTURAL PRE-CAST FEATURE w/2x4 FOAM TRIM o/STUCCO FINISH
23	(3) 4"x4" DP. FOAM FEATURES. ENCLOSED HOLES w/BLACK NET OR BLACK WIRE MESH - DECORATIVE ONLY
24	FIBER CEMENT LAP SIDING o/ BUILDING PAPER, INSTALL PER. MFGR. SPECS.
25	3" FIBER CEMENT TRIM AT PERIMETER OF OPENINGS.

ELEVATION NOTES

1	CONTRACTOR TO PROVIDE ADDITIONAL STUCCO JOINTS AS NEEDED TO MINIMIZE CRACKING.
2	PROVIDE SOLID BLOCKING AT ALL HORIZ. STUCCO CONTROL JOINTS. (TYPICAL)
3	ALL WINDOWS TO BE DUAL GLAZED VINYL "LOW-E" w/ FINISH PER DEVELOPER - PROVIDE MUNTINS AS SHOWN.

APPROVED
Project: 24-00007214
Date: 12/11/2024
BAKERSFIELD
my home in Dwelling Unit

COTTAGE
7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.
PLAN 3583

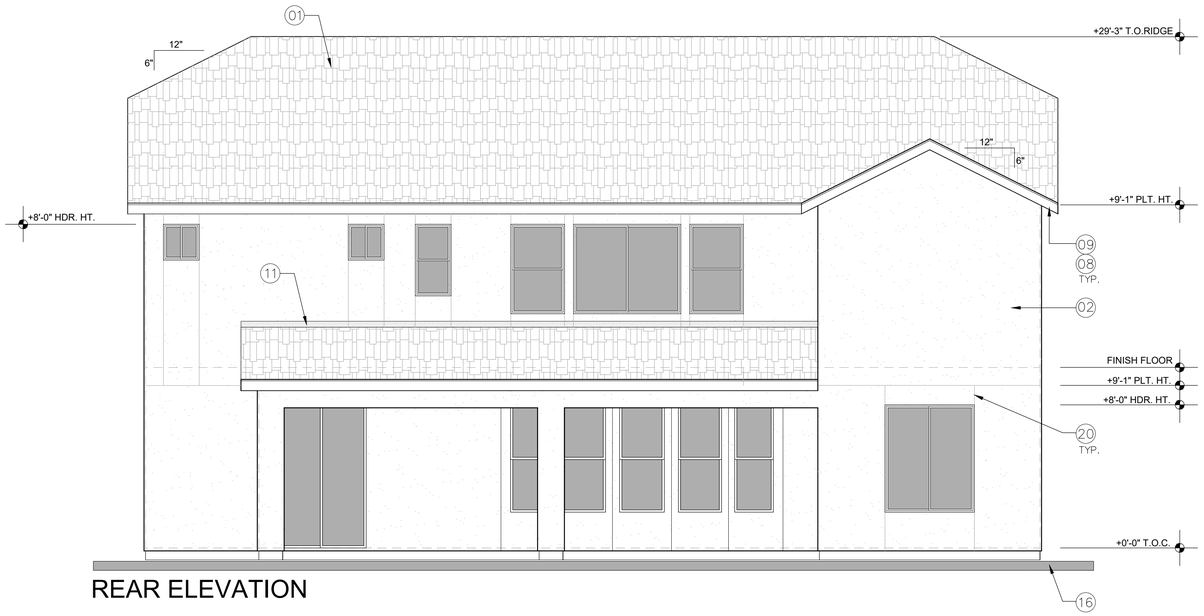
"ALL RIGHTS RESERVED"
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE USED OR REPRODUCED IN ANY FORM WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

PLOT DATE: 11/25/2024
PLAN CHECK NUMBER

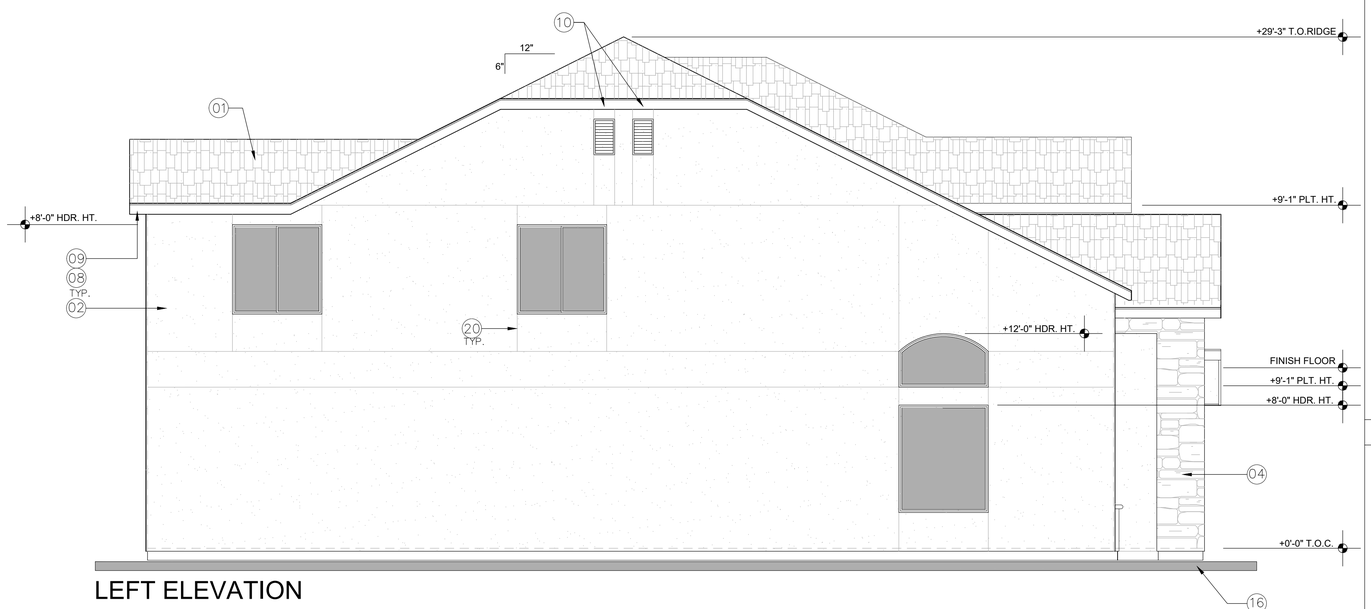
REVISIONS
1
2
3
4
5
6
7

SHEET A3.1

MODEL 3537
STD PLN #



REAR ELEVATION



LEFT ELEVATION

EXTERIOR ELEVATIONS

ELEVATION KEYNOTES

01	TILE ROOF MATERIAL ICC # ESR 1647 OR EQUAL TO COMPLY WITH 2022 CRC R904, R905 SEE ROOF FRAMING PLAN
02	2-COAT CEMENT PLASTER o/ SYNTHETIC STUCCO w/ (2) LAYER GRADE "D" PAPER, UNDER THE SYNTHETIC STUCCO WHEN APPLIED o/WOOD SHEATHING w/LATH AND WEEP SCREED, APPLY CEMENT PLASTER OVER 3.4# HIGH-RIB METAL LATH AT EXTERIOR CEILINGS, OVERHANGS, AND OTHER HORIZONTAL SURFACES, ETC. ESR#2535
03	ICC APPROVED THERMAL BARRIER PROTECTION BEHIND 2- COAT STUCCO SYSTEM AT EXPOSED GABLE END ATTIC SPACE OR 1/2" SHEET ROCK
04	MANUFACTURED STONE VENEER: EL DORADO STONE VENEER: LIGHTWEIGHT AGGREGATE, PORTLAND CEMENT AND IRON OXIDES. CODE CERTIFICATION: ESR-1215 FAVA MATERIAL RELEASE #910 UNDERWRITER'S LABORATORIES CLASSIFICATION #546T.INSTALL MANUFACTURED STONE VENEER PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. INSTALL VENEER PRODUCT OVER METAL LATH W/ ONE PART TYPE "M" MORTAR AND TWO PARTS MASONRY SAND. VENEER MATERIAL IS LIGHTWEIGHT AND NEEDS NO FOUNDATION SUPPORT.
05	DECORATIVE PRE-CAST SURROUND. INSTALL PER MANUFACTURE'S SPECIFICATIONS
06	1x LAP SIDING o/15# BUILDING PAPER INSTALLED PER MANUF. SEC'S. COMPLY WITH 2022 CRC
07	ILLUMINATED ADDRESS LOCATION
08	2x6 FASCIA / BARGE BD. (TYP.)
09	12" OVERHANG U.N.O.
10	GABLE END VENT - SEE ROOF FRAMING PLAN FOR VENTING CALCS
11	G.I. SHEET METAL FLASHING AND COUNTER FLASHING AS REQUIRED (2022 CRC 1503.2) SEE DETAIL 16/D2.3
12	DECORATIVE GABLE END VENT
13	DECORATIVE SHUTTERS TYPICAL
14	4x FOAM CORBELS, FAUX WOOD FINISH PRIMERED
15	STANDING SEAM METAL ROOFING o/ UNDERLAYMENT o/ PLYWOOD DECK.
16	FINISHED GRADE SLOPE REQUIRED FALL AWAY FROM STRUCTURE. LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FORM FOUNDATION WALLS. THE GRADE SHALL FALL A MIN. OF 6" WITHIN THE FIRST 10 FT. (CRC R401.3)
17	FOAM w/STUCCO FINISH
18	2x FOAM BAND w/STUCCO FINISH. EXTEND 3" PAST DOOR / WINDOW OPENING
19	DECORATIVE WROUGHT IRON- SEE PLAN FOR LOCATION & DET 1/A3.4 FOR MORE INFO
20	1/2" EXPANSION JOINTS INSTALLED @ TIME OF LATH
21	DECORATIVE (ONLY) 4" DIA. x 4" FOAM HOLES w/STUCCO FINISH
22	ARCHITECTURAL PRE-CAST FEATURE w/2x4 FOAM TRIM o/STUCCO FINISH
23	(3) 4"x4" DP. FOAM FEATURES. ENCLOSED HOLES w/BLACK NET OR BLACK WIRE MESH - DECORATIVE ONLY
24	FIBER CEMENT LAP SIDING o/ BUILDING PAPER, INSTALL PER. MFGR. SPECS.
25	3" FIBER CEMENT TRIM AT PERIMETER OF OPENINGS.

ELEVATION NOTES

1	CONTRACTOR TO PROVIDE ADDITIONAL STUCCO JOINTS AS NEEDED TO MINIMIZE CRACKING.
2	PROVIDE SOLID BLOCKING AT ALL HORIZ. STUCCO CONTROL JOINTS. (TYPICAL)
3	ALL WINDOWS TO BE DUAL GLAZED VINYL "LOW-E" w/ FINISH PER DEVELOPER - PROVIDE MUNTINS AS SHOWN.

APPROVED
Project: 24-00007214
Date: 12/11/2024
BAKERSFIELD
Any Vehicle Of Dwelling Unit®

COTTAGE
7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.
PLAN 3583

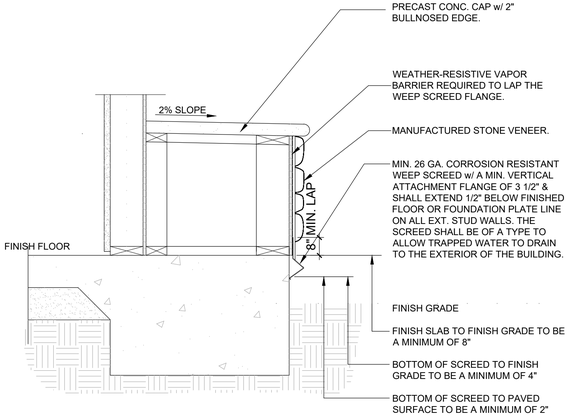
"ALL RIGHTS RESERVED"
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE COPIED, LOANED OR ASSIGNED IN ANY FORM WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

PLOT DATE: 11/25/2024
PLAN CHECK NUMBER

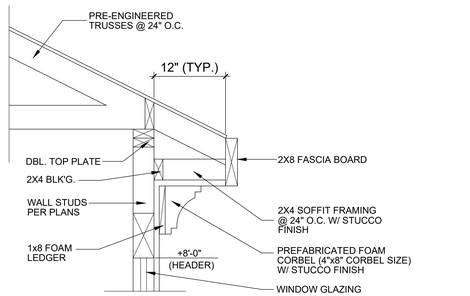
REVISIONS
1
2
3
4
5
6
7

SHEET A3.2

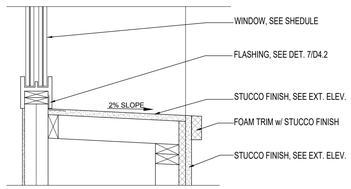
MODEL 3537
STD PLN #



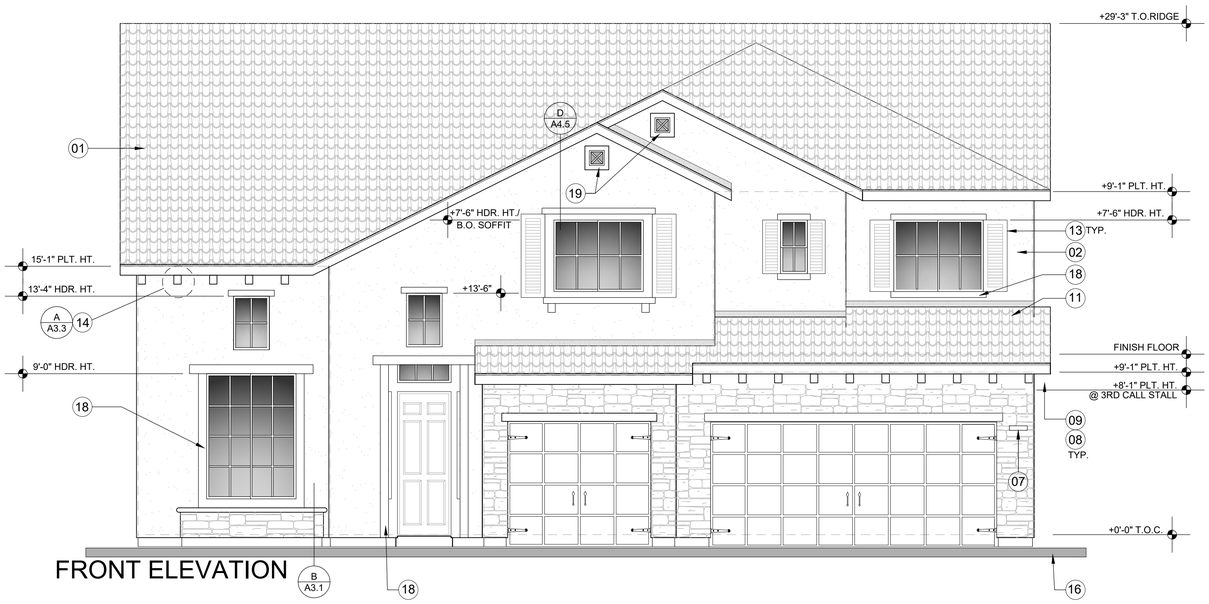
B WINDOW SHELF @ TUSCAN ELEV.
SCALE: 1"=1'-0"



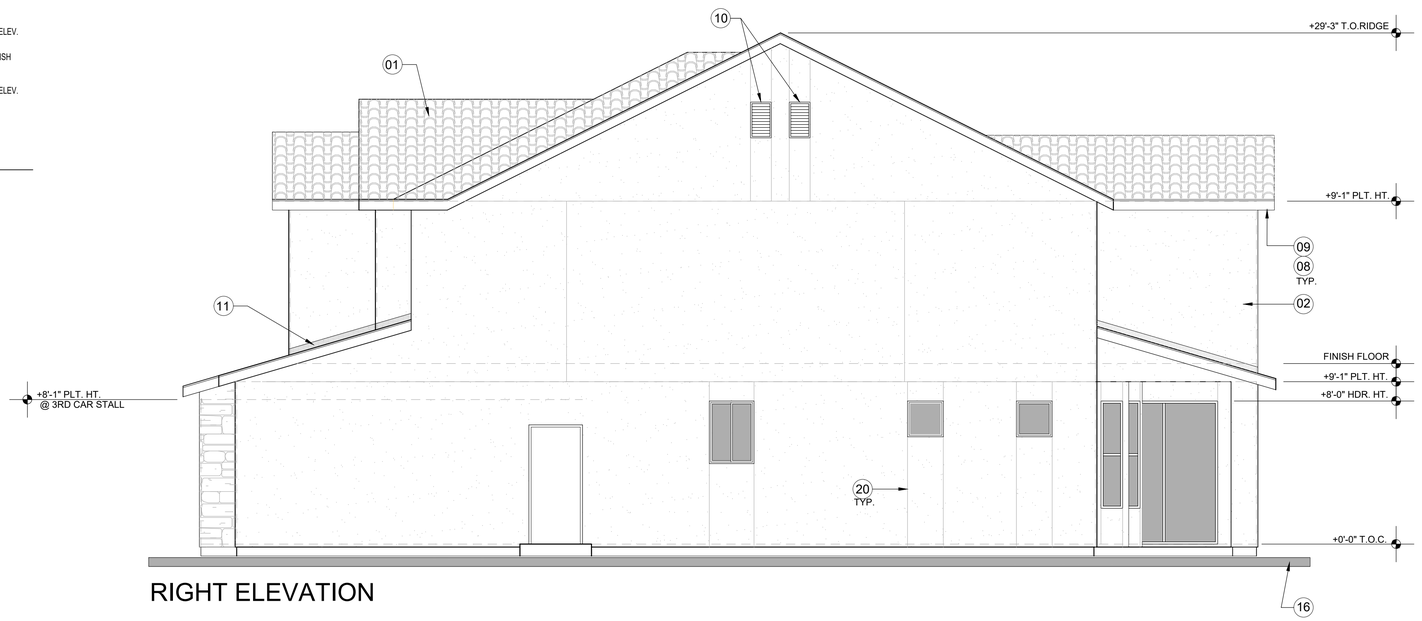
A EAVE DETAIL @ FOAM CORBEL INSTALLATION



C RECESSED WINDOW DETAIL
SCALE: N.T.S.



FRONT ELEVATION



RIGHT ELEVATION

EXTERIOR ELEVATIONS

ELEVATION KEYNOTES

01	TILE ROOF MATERIAL ICC # ESR 1647 OR EQUAL TO COMPLY WITH 2022 CRC R904, R905 SEE ROOF FRAMING PLAN
02	2-COAT CEMENT PLASTER o/ SYNTHETIC STUCCO w/ (2) LAYER GRADE "D" PAPER, UNDER THE SYNTHETIC STUCCO WHEN APPLIED o/WOOD SHEATHING w/LATH AND WEEP SCREED, APPLY CEMENT PLASTER OVER 3.4# HIGH-RIB METAL LATH AT EXTERIOR CEILINGS, OVERHANGS, AND OTHER HORIZONTAL SURFACES, ETC. ESR#2535
03	ICC APPROVED THERMAL BARRIER PROTECTION BEHIND 2- COAT STUCCO SYSTEM AT EXPOSED GABLE END ATTIC SPACE OR 1/2" SHEET ROCK
04	MANUFACTURED STONE VENEER: EL DORADO STONE VENEER: LIGHTWEIGHT AGGREGATE, PORTLAND CEMENT AND IRON OXIDES. CODE CERTIFICATION: ESR-1215 FAVA MATERIAL RELEASE #910 UNDERWRITER'S LABORATORIES CLASSIFICATION #546T.INSTALL MANUFACTURED STONE VENEER PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. INSTALL VENEER PRODUCT OVER METAL LATH W/ ONE PART TYPE "M" MORTAR AND TWO PARTS MASONRY SAND. VENEER MATERIAL IS LIGHTWEIGHT AND NEEDS NO FOUNDATION SUPPORT.
05	DECORATIVE PRE-CAST SURROUND. INSTALL PER MANUFACTURE'S SPECIFICATIONS
06	1x LAP SIDING o/15# BUILDING PAPER INSTALLED PER MANUF. SEC'S. COMPLY WITH 2022 CRC
07	ILLUMINATED ADDRESS LOCATION
08	2x6 FASCIA / BARGE BD. (TYP.)
09	12" OVERHANG U.N.O.
10	GABLE END VENT - SEE ROOF FRAMING PLAN FOR VENTING CALCS
11	G.I. SHEET METAL FLASHING AND COUNTER FLASHING AS REQUIRED (2022 CRC 1503.2) SEE DETAIL 16/D2.3
12	DECORATIVE GABLE END VENT
13	DECORATIVE SHUTTERS TYPICAL
14	4x FOAM CORBELS, FAUX WOOD FINISH PRIMERED
15	STANDING SEAM METAL ROOFING o/ UNDERLAYMENT o/ PLYWOOD DECK.
16	FINISHED GRADE SLOPE REQUIRED FALL AWAY FROM STRUCTURE. LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FORM FOUNDATION WALLS. THE GRADE SHALL FALL A MIN. OF 6" WITHIN THE FIRST 10 FT. (CRC R401.3)
17	FOAM w/STUCCO FINISH
18	2x FOAM BAND w/STUCCO FINISH. EXTEND 3" PAST DOOR / WINDOW OPENING
19	DECORATIVE WROUGHT IRON- SEE PLAN FOR LOCATION & DET 1/A3.4 FOR MORE INFO
20	1/2" EXPANSION JOINTS INSTALLED @ TIME OF LATH
21	DECORATIVE (ONLY) 4" DIA. x 4" FOAM HOLES w/STUCCO FINISH
22	ARCHITECTURAL PRE-CAST FEATURE w/2x4 FOAM TRIM o/STUCCO FINISH
23	(3) 4"x4" DP. FOAM FEATURES. ENCLOSED HOLES w/BLACK NET OR BLACK WIRE MESH - DECORATIVE ONLY
24	FIBER CEMENT LAP SIDING o/ BUILDING PAPER, INSTALL PER. MFGR. SPECS.
25	3" FIBER CEMENT TRIM AT PERIMETER OF OPENINGS.

ELEVATION NOTES

1	CONTRACTOR TO PROVIDE ADDITIONAL STUCCO JOINTS AS NEEDED TO MINIMIZE CRACKING.
2	PROVIDE SOLID BLOCKING AT ALL HORIZ. STUCCO CONTROL JOINTS. (TYPICAL)
3	ALL WINDOWS TO BE DUAL GLAZED VINYL "LOW-E" w/ FINISH PER DEVELOPER - PROVIDE MUNTINS AS SHOWN.

APPROVED
Project: 24-00007214
Date: 12/11/2024
BAKERSFIELD
Any Issues Or Questions Email

TUSCAN
7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.

PLAN 3583

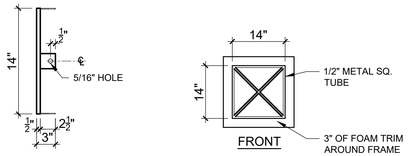
"ALL RIGHTS RESERVED"
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE COPIED, LOANED OR ASSIGNED IN ANY FORM WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

PLOT DATE: 11/25/2024
PLAN CHECK NUMBER

REVISIONS
1
2
3
4
5
6
7

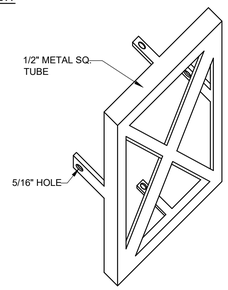
SHEET A3.3

MODEL 3537
STD PLN #

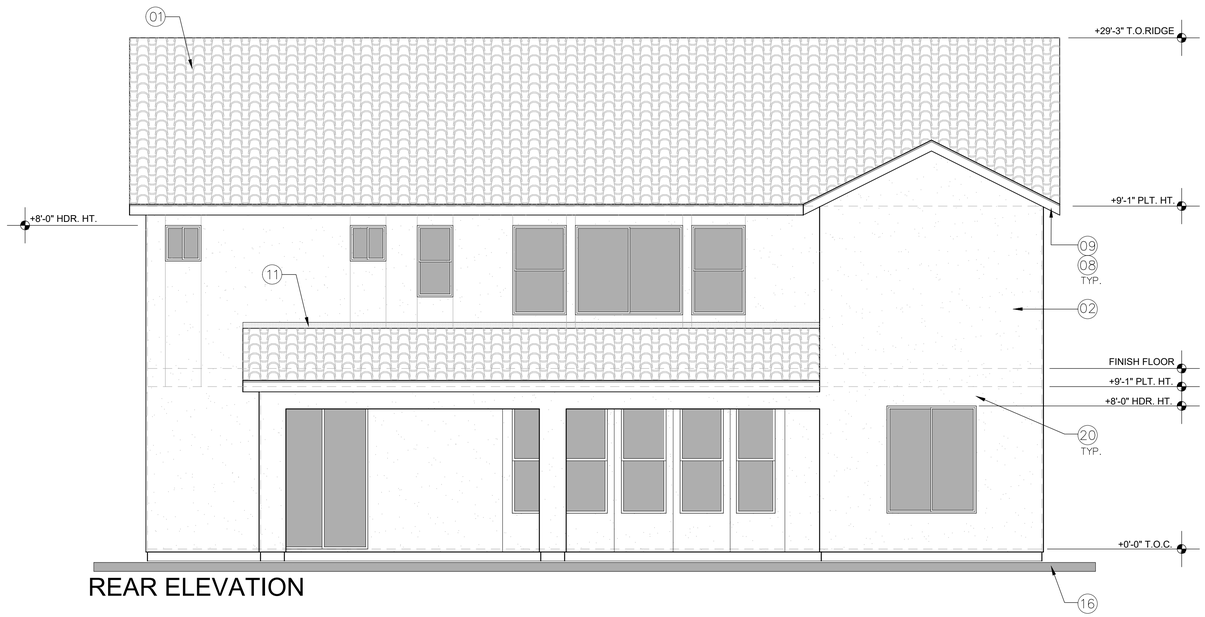


SIDE VIEW

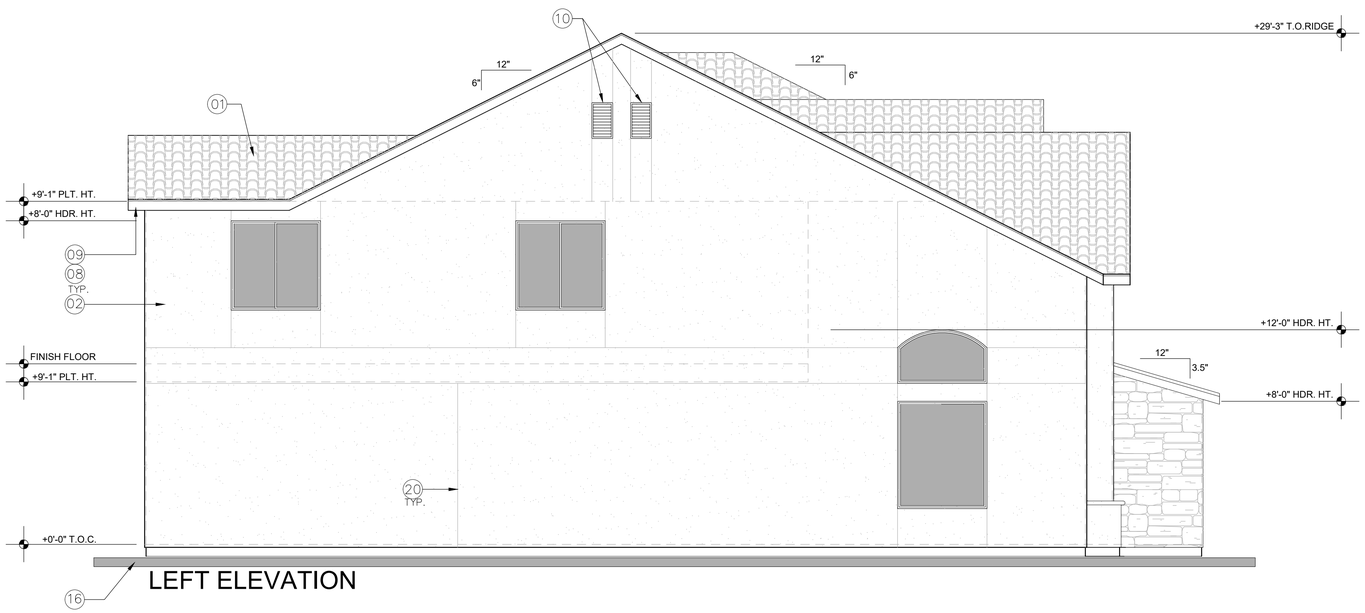
FRONT



1 ARCHITECTURAL FEATURE
SCALE: N.T.S.



REAR ELEVATION



LEFT ELEVATION

EXTERIOR ELEVATIONS

ELEVATION KEYNOTES

01	TILE ROOF MATERIAL ICC # ESR 1647 OR EQUAL TO COMPLY WITH 2022 CRC R904, R905 SEE ROOF FRAMING PLAN
02	2-COAT CEMENT PLASTER o/ SYNTHETIC STUCCO w/ (2) LAYER GRADE "D" PAPER, UNDER THE SYNTHETIC STUCCO WHEN APPLIED o/WOOD SHEATHING w/LATH AND WEEP SCREED, APPLY CEMENT PLASTER OVER 3.4# HIGH-RIB METAL LATH AT EXTERIOR CEILINGS, OVERHANGS, AND OTHER HORIZONTAL SURFACES, ETC. ESR#2535
03	ICC APPROVED THERMAL BARRIER PROTECTION BEHIND 2- COAT STUCCO SYSTEM AT EXPOSED GABLE END ATTIC SPACE OR 1/2" SHEET ROCK
04	MANUFACTURED STONE VENEER: EL DORADO STONE VENEER: LIGHTWEIGHT AGGREGATE, PORTLAND CEMENT AND IRON OXIDES. CODE CERTIFICATION: ESR-1215 FAVA MATERIAL RELEASE #910 UNDERWRITER'S LABORATORIES CLASSIFICATION #5467.INSTALL MANUFACTURED STONE VENEER PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. INSTALL VENEER PRODUCT OVER METAL LATH W/ ONE PART TYPE "M" MORTAR AND TWO PARTS MASONRY SAND. VENEER MATERIAL IS LIGHTWEIGHT AND NEEDS NO FOUNDATION SUPPORT.
05	DECORATIVE PRE-CAST SURROUND. INSTALL PER MANUFACTURE'S SPECIFICATIONS
06	1x LAP SIDING o/15# BUILDING PAPER INSTALLED PER MANUF. SEC'S. COMPLY WITH 2022 CRC
07	ILLUMINATED ADDRESS LOCATION
08	2x6 FASCIA / BARGE BD. (TYP.)
09	12" OVERHANG U.N.O.
10	GABLE END VENT - SEE ROOF FRAMING PLAN FOR VENTING CALCS
11	G.I. SHEET METAL FLASHING AND COUNTER FLASHING AS REQUIRED (2022 CRC 1503.2) SEE DETAIL 16/D2.3
12	DECORATIVE GABLE END VENT
13	DECORATIVE SHUTTERS TYPICAL
14	4x FOAM CORBELS, FAUX WOOD FINISH PRIMERED
15	STANDING SEAM METAL ROOFING o/ UNDERLAYMENT o/ PLYWOOD DECK.
16	FINISHED GRADE SLOPE REQUIRED FALL AWAY FROM STRUCTURE. LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FORM FOUNDATION WALLS. THE GRADE SHALL FALL A MIN. OF 6" WITHIN THE FIRST 10 FT. (CRC R401.3)
17	FOAM w/STUCCO FINISH
18	2x FOAM BAND w/STUCCO FINISH. EXTEND 3" PAST DOOR / WINDOW OPENING
19	DECORATIVE WROUGHT IRON- SEE PLAN FOR LOCATION & DET 1/A3.4 FOR MORE INFO
20	1/2" EXPANSION JOINTS INSTALLED @ TIME OF LATH
21	DECORATIVE (ONLY) 4" DIA. x 4" FOAM HOLES w/STUCCO FINISH
22	ARCHITECTURAL PRE-CAST FEATURE w/2x4 FOAM TRIM o/STUCCO FINISH
23	(3) 4"x4" DP. FOAM FEATURES. ENCLOSED HOLES w/BLACK NET OR BLACK WIRE MESH - DECORATIVE ONLY
24	FIBER CEMENT LAP SIDING o/ BUILDING PAPER, INSTALL PER. MFGR. SPECS.
25	3" FIBER CEMENT TRIM AT PERIMETER OF OPENINGS.

ELEVATION NOTES

1	CONTRACTOR TO PROVIDE ADDITIONAL STUCCO JOINTS AS NEEDED TO MINIMIZE CRACKING.
2	PROVIDE SOLID BLOCKING AT ALL HORIZ. STUCCO CONTROL JOINTS. (TYPICAL)
3	ALL WINDOWS TO BE DUAL GLAZED VINYL "LOW-E" w/ FINISH PER DEVELOPER - PROVIDE MUNTINS AS SHOWN.

APPROVED
Project: 24-00007214
Date: 12/11/2024
BAKERSFIELD
Any Volume Of Dwelling Units

TUSCAN
7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.
PLAN 3583

"ALL RIGHTS RESERVED"
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE COPIED, REPRODUCED OR ALTERED IN ANY FORM WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

PLOT DATE: 11/25/2024
PLAN CHECK NUMBER

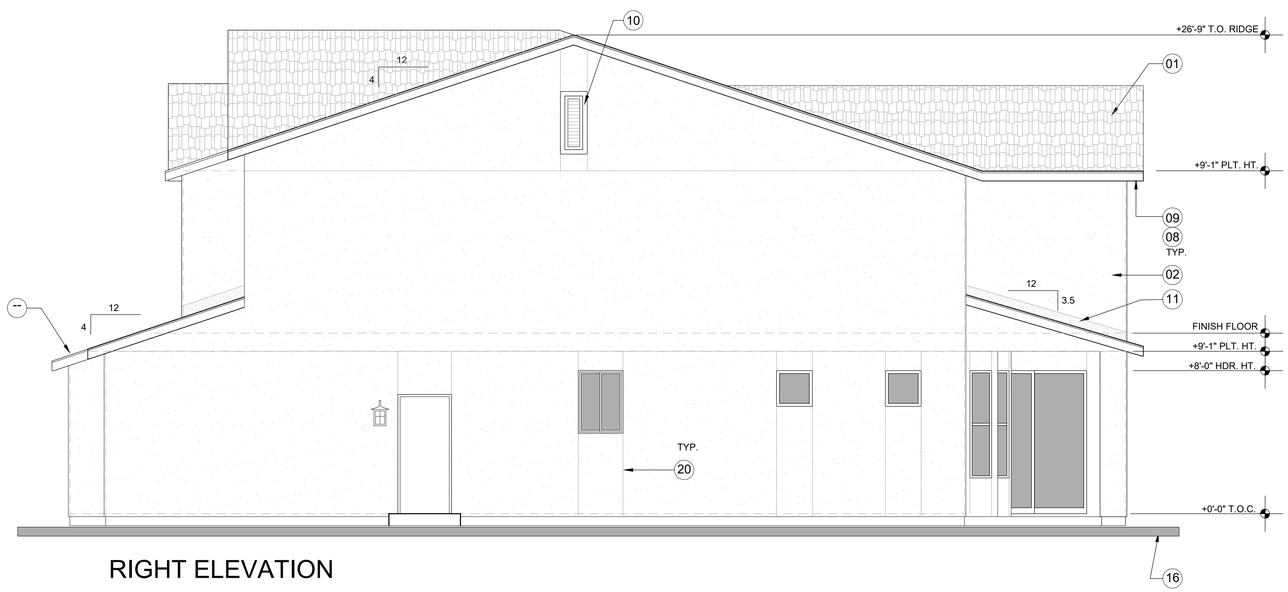
REVISIONS

1		
2		
3		
4		
5		
6		
7		

SHEET A3.4

MODEL	3537
STD PLN #	

FRONT ELEVATION



RIGHT ELEVATION

EXTERIOR ELEVATIONS

ELEVATION KEYNOTES

01	TILE ROOF MATERIAL ICC # ESR 1647 OR EQUAL TO COMPLY WITH 2022 CRC R904, R905 SEE ROOF FRAMING PLAN
02	2-COAT CEMENT PLASTER o/ SYNTHETIC STUCCO w/ (2) LAYER GRADE "D" PAPER, UNDER THE SYNTHETIC STUCCO WHEN APPLIED o/WOOD SHEATHING w/LATH AND WEEP SCREED, APPLY CEMENT PLASTER OVER 3.4# HIGH-RIB METAL LATH AT EXTERIOR CEILINGS, OVERHANGS, AND OTHER HORIZONTAL SURFACES, ETC. ESR#2535
03	ICC APPROVED THERMAL BARRIER PROTECTION BEHIND 2- COAT STUCCO SYSTEM AT EXPOSED GABLE END ATTIC SPACE OR 1/2" SHEET ROCK
04	MANUFACTURED STONE VENEER: EL DORADO STONE VENEER: LIGHTWEIGHT AGGREGATE, PORTLAND CEMENT AND IRON OXIDES. CODE CERTIFICATION: ESR-1215 FAVA MATERIAL RELEASE #910 UNDERWRITER'S LABORATORIES CLASSIFICATION #546T.INSTALL MANUFACTURED STONE VENEER PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. INSTALL VENEER PRODUCT OVER METAL LATH W/ ONE PART TYPE "M" MORTAR AND TWO PARTS MASONRY SAND. VENEER MATERIAL IS LIGHTWEIGHT AND NEEDS NO FOUNDATION SUPPORT.
05	DECORATIVE PRE-CAST SURROUND. INSTALL PER MANUFACTURE'S SPECIFICATIONS
06	1x LAP SIDING o/15# BUILDING PAPER INSTALLED PER MANUF. SEC'S. COMPLY WITH 2022 CRC
07	ILLUMINATED ADDRESS LOCATION
08	2x6 FASCIA / BARGE BD. (TYP.)
09	12" OVERHANG U.N.O.
10	GABLE END VENT - SEE ROOF FRAMING PLAN FOR VENTING CALCS
11	G.I. SHEET METAL FLASHING AND COUNTER FLASHING AS REQUIRED (2022 CRC 1503.2) SEE DETAIL 16/D2.3
12	DECORATIVE GABLE END VENT
13	DECORATIVE SHUTTERS TYPICAL
14	4x FOAM CORBELS, FAUX WOOD FINISH PRIMERED
15	STANDING SEAM METAL ROOFING o/ UNDERLAYMENT o/ PLYWOOD DECK.
16	FINISHED GRADE SLOPE REQUIRED FALL AWAY FROM STRUCTURE. LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FORM FOUNDATION WALLS. THE GRADE SHALL FALL A MIN. OF 6" WITHIN THE FIRST 10 FT. (CRC R401.3)
17	FOAM w/STUCCO FINISH
18	2x FOAM BAND w/STUCCO FINISH. EXTEND 3" PAST DOOR / WINDOW OPENING
19	DECORATIVE WROUGHT IRON- SEE PLAN FOR LOCATION & DET 1/A3.4 FOR MORE INFO
20	1/2" EXPANSION JOINTS INSTALLED @ TIME OF LATH
21	DECORATIVE (ONLY) 4" DIA. x 4" FOAM HOLES w/STUCCO FINISH
22	ARCHITECTURAL PRE-CAST FEATURE w/2x4 FOAM TRIM o/STUCCO FINISH
23	(3) 4"x4" DP. FOAM FEATURES. ENCLOSED HOLES w/BLACK NET OR BLACK WIRE MESH - DECORATIVE ONLY
24	FIBER CEMENT LAP SIDING o/ BUILDING PAPER, INSTALL PER. MFGR. SPECS.
25	3" FIBER CEMENT TRIM AT PERIMETER OF OPENINGS.

ELEVATION NOTES

1	CONTRACTOR TO PROVIDE ADDITIONAL STUCCO JOINTS AS NEEDED TO MINIMIZE CRACKING.
2	PROVIDE SOLID BLOCKING AT ALL HORIZ. STUCCO CONTROL JOINTS. (TYPICAL)
3	ALL WINDOWS TO BE DUAL GLAZED VINYL "LOW-E" w/ FINISH PER DEVELOPER - PROVIDE MUNTINS AS SHOWN.

APPROVED
Project: 24-00007214
Date: 12/11/2024
BAKERSFIELD
my home in Carefree Utah

FARMHOUSE
7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.

PLAN 3583

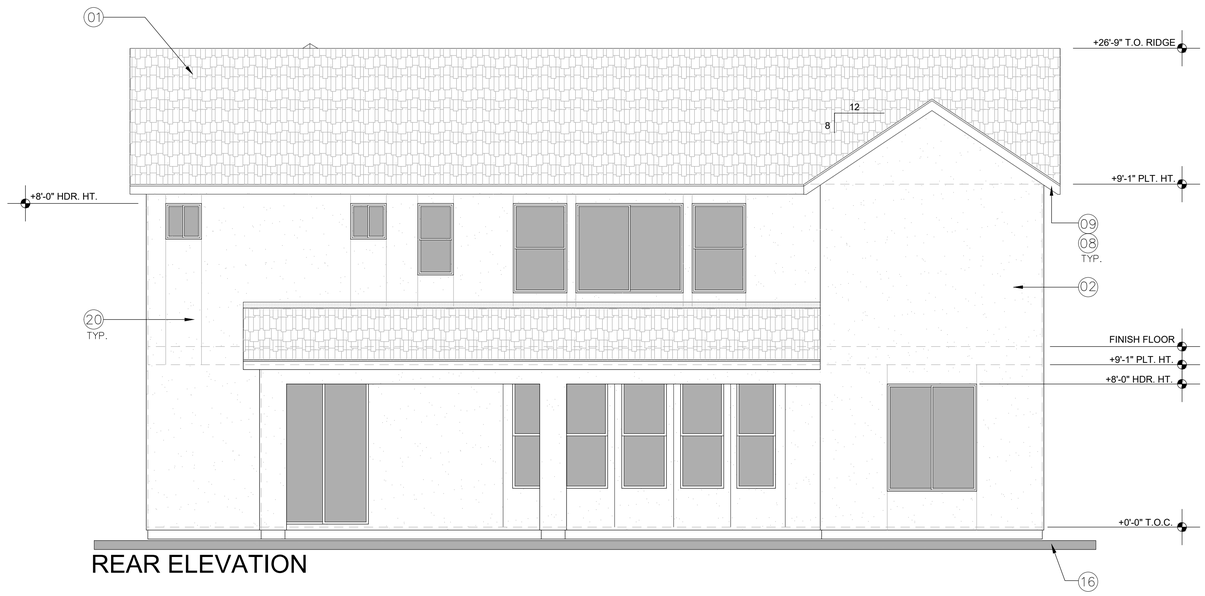
"ALL RIGHTS RESERVED"
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

PLOT DATE: 11/25/2024
PLAN CHECK NUMBER

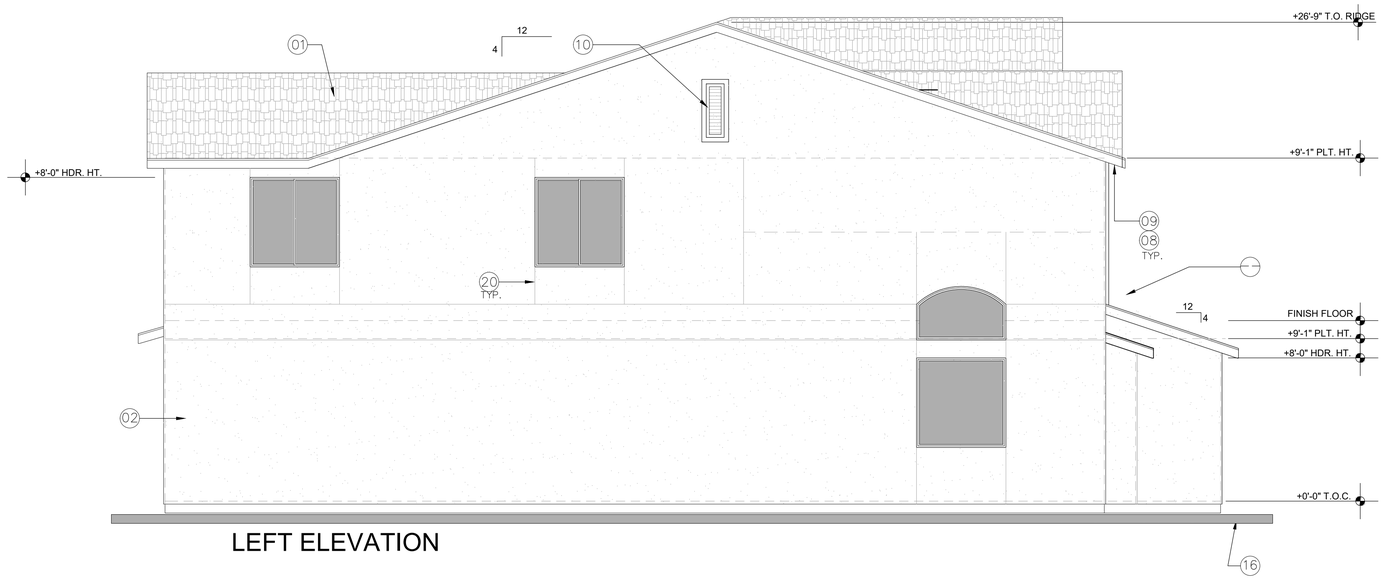
REVISIONS
1
2
3
4
5
6
7

SHEET A3.5

MODEL 3537
STD PLN #



REAR ELEVATION



LEFT ELEVATION

EXTERIOR ELEVATIONS

ELEVATION KEYNOTES

01	TILE ROOF MATERIAL ICC # ESR 1647 OR EQUAL TO COMPLY WITH 2022 CRC R904, R905 SEE ROOF FRAMING PLAN
02	2-COAT CEMENT PLASTER o/ SYNTHETIC STUCCO w/ (2) LAYER GRADE "D" PAPER, UNDER THE SYNTHETIC STUCCO WHEN APPLIED o/WOOD SHEATHING w/LATH AND WEEP SCREED, APPLY CEMENT PLASTER OVER 3.4# HIGH-RIB METAL LATH AT EXTERIOR CEILINGS, OVERHANGS, AND OTHER HORIZONTAL SURFACES, ETC. ESR#2535
03	ICC APPROVED THERMAL BARRIER PROTECTION BEHIND 2- COAT STUCCO SYSTEM AT EXPOSED GABLE END ATTIC SPACE OR 1/2" SHEET ROCK
04	MANUFACTURED STONE VENEER: EL DORADO STONE VENEER: LIGHTWEIGHT AGGREGATE, PORTLAND CEMENT AND IRON OXIDES. CODE CERTIFICATION: ESR-1215 FA/VA MATERIAL RELEASE #910 UNDERWRITER'S LABORATORIES CLASSIFICATION #546T.INSTALL MANUFACTURED STONE VENEER PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. INSTALL VENEER PRODUCT OVER METAL LATH W/ ONE PART TYPE "M" MORTAR AND TWO PARTS MASONRY SAND. VENEER MATERIAL IS LIGHTWEIGHT AND NEEDS NO FOUNDATION SUPPORT.
05	DECORATIVE PRE-CAST SURROUND. INSTALL PER MANUFACTURE'S SPECIFICATIONS
06	1x LAP SIDING o/15# BUILDING PAPER INSTALLED PER MANUF. SEC'S. COMPLY WITH 2022 CRC
07	ILLUMINATED ADDRESS LOCATION
08	2x6 FASCIA / BARGE BD. (TYP.)
09	12" OVERHANG U.N.O.
10	GABLE END VENT - SEE ROOF FRAMING PLAN FOR VENTING CALCS
11	G.I. SHEET METAL FLASHING AND COUNTER FLASHING AS REQUIRED (2022 CRC 1503.2) SEE DETAIL 16/D2.3
12	DECORATIVE GABLE END VENT
13	DECORATIVE SHUTTERS TYPICAL
14	4x FOAM CORBELS, FAUX WOOD FINISH PRIMERED
15	STANDING SEAM METAL ROOFING o/ UNDERLAYMENT o/ PLYWOOD DECK.
16	FINISHED GRADE SLOPE REQUIRED FALL AWAY FROM STRUCTURE. LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FORM FOUNDATION WALLS. THE GRADE SHALL FALL A MIN. OF 6" WITHIN THE FIRST 10 FT. (CRC R401.3)
17	FOAM w/STUCCO FINISH
18	2x FOAM BAND w/STUCCO FINISH. EXTEND 3" PAST DOOR / WINDOW OPENING
19	DECORATIVE WROUGHT IRON- SEE PLAN FOR LOCATION & DET 1/A3.4 FOR MORE INFO
20	1/2" EXPANSION JOINTS INSTALLED @ TIME OF LATH
21	DECORATIVE (ONLY) 4" DIA. x 4" FOAM HOLES w/STUCCO FINISH
22	ARCHITECTURAL PRE-CAST FEATURE w/2x4 FOAM TRIM o/STUCCO FINISH
23	(3) 4"x4" DP. FOAM FEATURES. ENCLOSED HOLES w/BLACK NET OR BLACK WIRE MESH - DECORATIVE ONLY
24	FIBER CEMENT LAP SIDING o/ BUILDING PAPER, INSTALL PER. MFGR. SPECS.
25	3" FIBER CEMENT TRIM AT PERIMETER OF OPENINGS.

ELEVATION NOTES

1	CONTRACTOR TO PROVIDE ADDITIONAL STUCCO JOINTS AS NEEDED TO MINIMIZE CRACKING.
2	PROVIDE SOLID BLOCKING AT ALL HORIZ. STUCCO CONTROL JOINTS. (TYPICAL)
3	ALL WINDOWS TO BE DUAL GLAZED VINYL "LOW-E" w/ FINISH PER DEVELOPER - PROVIDE MUNTINS AS SHOWN.

APPROVED
Project: 24-00007214
Date: 12/11/2024
BAKERSFIELD
my home in Dwelling Unit

FARMHOUSE
7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.

PLAN 3583

"ALL RIGHTS RESERVED"
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE COPIED, DISCLOSED OR USED IN ANY FORM WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

PLOT DATE: 11/25/2024

PLAN CHECK NUMBER

REVISIONS

1	
2	
3	
4	
5	
6	
7	

SHEET A3.6

MODEL	3537
STD PLN #	

DOOR SCHEDULE

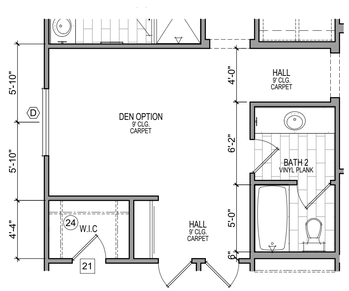
SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
01	3'-0" x 8'-0"	FIBERGLASS			ENTRY DOOR
02	16'-0" x 7'-0"	ALUM.			GARAGE DOOR
03	3'-0" x 6'-8"	METAL DOOR			GARAGE MAN DOOR
04	2'-8" x 6'-8"	SINGLE			1-3/8" THK. SOLID CORE DOOR w/SELF LATCHING MECHANISM, PROVIDE GASKET OR WEATHERSTIPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
05	2'-6" x 6'-8"	SINGLE			PANTRY DOOR
06	3'-0 x 6'-8"	SINGLE			MASTER BEDROOM
07	2'-6" x 6'-8"	SINGLE			W.I.C. MASTER BEDROOM
08	2'-6" x 6'-8"	SINGLE			BEDROOM 2
09	2'-6' x 6'-8"	SINGLE			BEDROOM 3
10	2'-6" x 6'-8"	SINGLE			BEDROOM 4/DEN
11	2'-8" x 6'-8"	SINGLE			LAUNDRY
12	3'-0" x 6'-8"	SINGLE			MASTER BATHROOM W.C.
13	2'-6" x 6'-8"	SINGLE			BATH 2
14	2'-6" x 6'-8"	SINGLE			BATH 2 W.C.
15	3'-0" x 6'-8"	SINGLE			MASTER BATHROOM
16	5'-0" x 6'-8"	BYPASS			BEDROOM 2 CLOSET
17	5'-0" x 6'-8"	BYPASS			BEDROOM 3 CLOSET
18	5'-0" x 6'-8"	BYPASS			BEDROOM 4/DEN OPT. CLOSET
19	2'-4" x 6'-8"	SINGLE			BEDROOM 3 OPTIONAL CLOSET
20	2'-6" x 6'-8"	SINGLE	0.32	0.23	REAR YARD OPTIONAL FRENCH DOOR
21	2'-6" x 6'-8"	SINGLE			W.I.C DEN

WINDOW SCHEDULE

SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
A	5'-0" x 5'-0"	SLIDER	0.3	0.23	BED. 3
B	3'-0" x 5'-0"	SINGLE HUNG	0.3	0.23	BED. 2 - TUSCAN
C	5'-0" x 4'-0"	SLIDER	0.3	0.23	BED. 2
D	5'-0" x 4'-6"	SLIDER	0.3	0.23	BED. 4
E	4'-0" x 4'-0"	SLIDER	0.3	0.23	M. BATH - TEMP.
F	2'-6" x 5'-0"	SINGLE HUNG	0.3	0.23	MASTER BEDROOM
G	2'-6" x 5'-0"	SINGLE HUNG	0.3	0.23	MASTER BEDROOM
H	8'-0" x 5'-0"	SLIDER (XOX)	0.3	0.23	MASTER BEDROOM
J	3'-0" x 5'-0"	SINGLE HUNG	0.3	0.23	MASTER BEDROOM
K	3'-0" x 5'-0"	SINGLE HUNG	0.3	0.23	GREAT ROOM
L	5'-0" x 5'-0"	FIXED	0.28	0.25	GREAT ROOM
M	3'-0" x 5'-0"	SINGLE HUNG	0.3	0.23	GREAT ROOM
N	6'-0" x 8'-0"	SLIDER	0.32	0.23	DINING
O	6'-0" x 5'-0"	SLIDER	0.3	0.23	DINING
P	2'-6" x 5'-0"	FIXED	0.28	0.25	DINING
Q	2'-6" x 5'-0"	FIXED	0.28	0.25	DINING
R	3'-0" x 5'-0"	SINGLE HUNG	0.3	0.23	FARMHOUSE
S	3'-0" x 5'-0"	SINGLE HUNG	0.3	0.23	FARMHOUSE

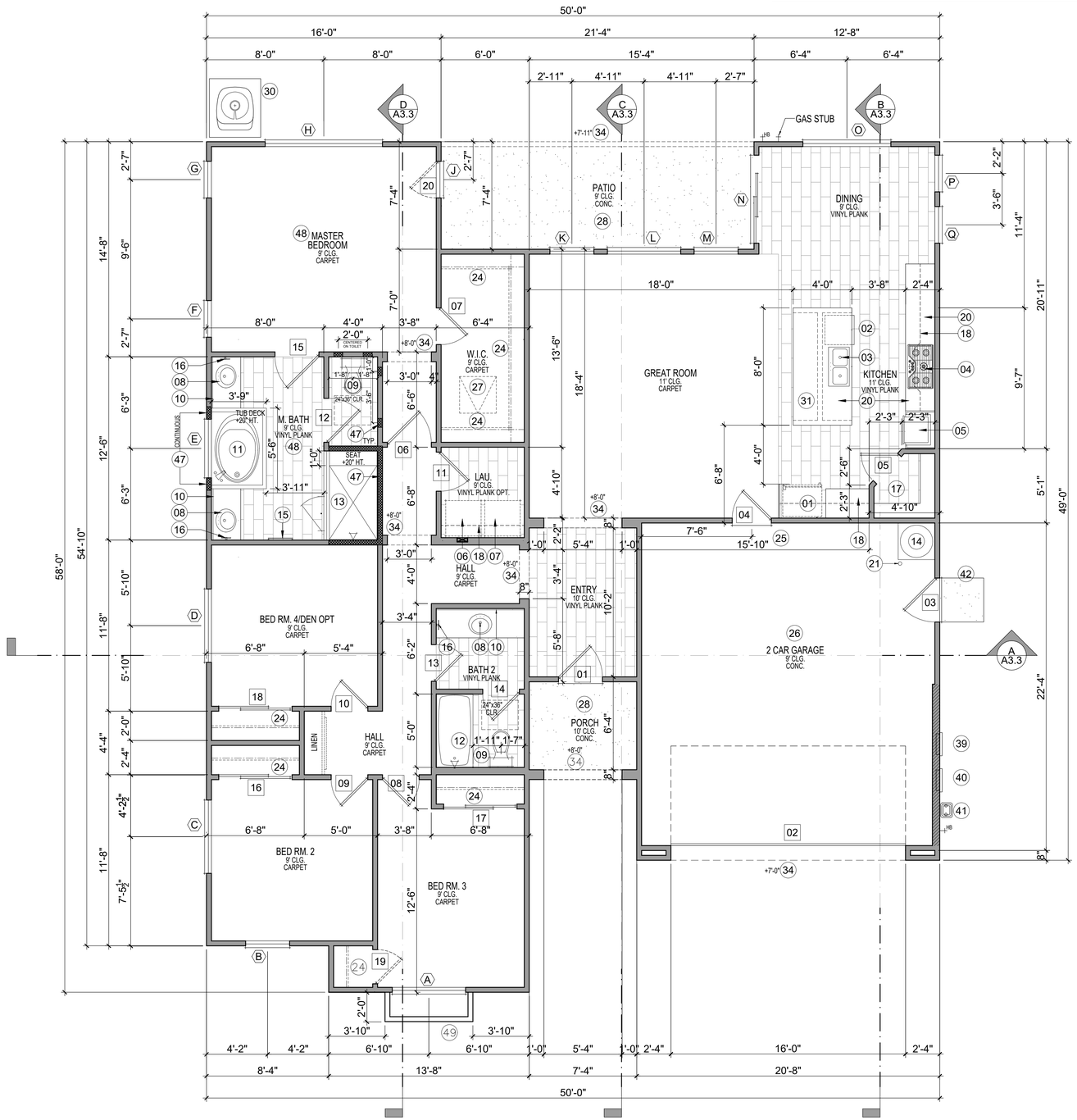
A DUAL SINK OPT. - BATH 2
SCALE: 1/4"=1'-0"

NOTE: REFER TO STANDARD PLAN FOR NOTES, DIMENSIONS & INFORMATION NOT SHOWN HERE



B DEN OPTION
SCALE: 3/16"=1'-0"

NOTE: REFER TO STANDARD PLAN FOR NOTES, DIMENSIONS & INFORMATION NOT SHOWN HERE



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

ENERGY COMPLIANCE SCHEDULE

REQUIREMENT	VALUES OR NOTES
WALL INSULATION	2x4=R-13, 2x6=R-19
ATTIC INSULATION	R-30
ROOF DECK INSULATION	R-13 @ SINGLE STORY
ROOF DECK INSULATION	R-19 @ TWO STORY
FLOOR INSULATION	R-19
DUCT INSULATION	R-6.0
HVAC HEATING	7.5 HSPF2
HVAC COOLING	14.3 SEER2 / 11.7 EER2
WATER HEATER	3.00 UNIFORM ENERGY FACTOR
EXT. FOAM INSULATION	1" THK. FOAM INSULATION R-4.0
LIGHTING	SEE ELECTRICAL SHEETS
HERS HIGH ENERGY EFFICIENCY RATIO (EER)	PRIOR TO FINAL INSPECTION
HERS DUCT LEAKAGE TESTING	PRIOR TO FINAL INSPECTION
HERS HIGH EFFICIENCY INSULATION INSTALL	PRIOR TO FINAL INSPECTION

FLOOR KEYNOTES

01	REFRIGERATOR (N.I.C.) - PROVIDE COLD WATER STUB.
02	DISHWASHER
03	DOUBLE SINK w/ DISPOSAL
04	30" COOKTOP w/ HOOD ABV. (MICROWAVE HOOD OPT.) PER MFG'S SPECIFICATIONS.VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED, OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT. PROVIDE ANTI-TILT LOCK.
05	30" OVEN / MICROWAVE COMBO
06	WASHER (N.I.C).
07	DRYER (N.I.C.) - VENT TO OUTSIDE AIR A MIN. 4" DIA MOISTER EXHAUST DUCT PER SECTION 504.0 . A (14'-0" MAX. RUN PER C.M.C. SECTION 906) - PLUMB FOR OPTIONAL GAS. INSTALL DRYER BOX IN WALL FOR VENTING.
08	LAVATORY SET IN CERAMIC TILE COUNTERTOP WITH CABINETS BELOW.
09	LOW FLOW WATER CLOSET W/ MAXIMUM FLUSH OF OF 1.28 GALLONS PER FLUSH (TYPICAL).
10	VANITY MIRROR.
11	RECTANGULAR TUB W/ TILE DECK & FACE.
12	5'-0" BATHTUB/SHOWER FIRBERGLASS UNIT w/ WALL MOUNTED SHOWERHEAD. FIBERGLASS UNIT SHALL BE EQUIPPED WITH FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS. INSTALL PER MANUFACTURER'S INSTRUCTIONS. SHOWER GLASS DOOR TO BE TEMP. & MIN. 22" WIDE. GLASS TUB/SHOWER SEPARATOR TO BE TEMPERED. SEE OPTIONAL PLAN.
13	SHOWER W/ TILE. 72" MIN. O/ USE OF FIBER-CEMENT,FIBER-MAT REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS , W/ 2"-9" MAX. CURB. PROVIDE TEMPERED GLASS ENCLOSURE AS REQUIRED. MIN 22" TEMP DOOR. THE WATER RESISTANT GYP BOARD SHALL NOT BE INSTALLED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREA SUBJECT TO HIGH HUMIDITY. R702.3.8.1
14	ELECTRIC HEAT PUMP WATER HEATER W/ UNIFORM ENERGY FACTOR OF 3.00 INSTALL PER MANUFACTURES INSTRUCTIONS FOR CLEARANCES.
15	TOWEL BAR @ +51" w/ BLOCKING.
16	TOWEL RING @ +59" w/ BLOCKING.
17	PANTRY w/ (5) SHELVES
18	LINE OF UPPER CABINET.
19	LINEN CABINET, 20" LOWER, 14" UPPER
20	COUNTERTOP w/ CABINETS BELOW
21	3" STEEL BOLLARD, PROTECTIVE BARRIER PER CPC 507.13.1
22	HANDRAIL / GUARDRAIL - SEE PLAN FOR LOCATION - MIN. 42" HIGH.
23	2x HALF-WALL @ +42" w/ WOOD CAP-SEE PLAN FOR LOCATION
24	(1) SHELF AND (1) POLE.
25	1-3/8" THK. SOLID CORE DOOR W/ SELF CLOSING HINGES AND SELF-LATCHING. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
26	ONE LAYER OF 5/8" THK. TYPE 'X' GYP. BD. TYPICAL AT ALL HOUSE/GARAGE COMMON WALLS. APPLY TO ENTIRE GARAGE WALL & CEILING.
27	30"X30" ATTIC ACCESS TO BE WEATHER STRIPPED & INSULATION EQUIVALENT TO THAT OF THE CEILING SHALL BE INSTALLED ON ACCESS PANEL
28	CONCRETE PORCH/PATIO SLAB - BROOM FINISH (SLOPE AWAY FROM BUILDING).
29	CONCRETE DRIVE APRON - REFER TO INDIVIDUAL SITE PLAN (SLOPE AWAY FROM BUILDING).
30	A/C CONDENSING UNIT ON PRE-CAST CONCRETE PAD.
31	2x6/2x6 PONY WALL @ +34 ½". SEE PLAN FOR LOCAITON
32	SOFFIT @ GARAGE. SEE ELEVATIONS SHEETS.
33	ARCHED SOFFIT - SEE PLAN FOR LOCATION & HT.
34	FLAT SOFFIT- SEE PLAN FOR LOCATION & HT.
35	SOFFIT - SEE ELEVATION FOR HEIGHTS
36	LAUNDRY DEEP SINK - SEE PLAN FOR LOCATION
37	2x6 PONY WALL @ +37" HIGH FROM FINISH FLOOR - SEE PLAN FOR LOCATION
38	MEDIA BOX 14 ½" WIDE - SEE PLAN FOR LOCATION
39	TELECOMMUNICATION SERVICE TO RESIDENCE.
40	ELECTRICAL SERVICE TO RESIDENCE.
41	STAIRS, SEE DETAIL 4/D1.2.
42	CONC. STOOP AT GARAGE MAN DOOR - (BROOM FINISH) SLOPE AWAY FROM BLDG.
43	OPTIONAL 36" DIRECT VENT GAS APPLICANCE FIREPLACE VENT THRU ROOF TO OUTSIDE. MANUFACTURER: HEARTH & HOME MODEL No.: DV3732SB1 NOTE: IF OPTIONAL FIREPLACE IS BEING PROVIDED.) FLUE SPACE - PROVIDE ONE LAYER OF 5/8" THK. TYPE 'X' GYP. BD. INSIDE FACE OF FLUE CHASE w/ 1" AIR SPACE. SEE DETAIL 8/D1.1.
44	SHOE STORAGE - SEE PLAN FOR LOCATION
45	(5) SHELVES EQUALLY SPACE - SEE PLAN FOR LOCATION
46	VANITY DESK
47	GRAB BAR REINFORCEMENT TO BE INSTALLED PER CRC R327.1.1, AT THE BACK AND SIDE WALL OF THE WATER CLOSET; CONTINUOUS AROUND THE SHOWER; AND CONTINUOUS AT THE BACK WALL OF THE TUB WITH FLOOR MOUNTED GRAB BARS AT EACH END, UNLESS PROVIDED OTHERWISE. SEE DETAIL 12/D1.2.
48	DESIGNATED LOCATION OF AGING-IN-PLACE REQUIREMENTS
49	PLANT SHELF, +/- 3'-4" ABOVE GRADE.
50	SLOPE GARAGE FLOOR MIN. 1/8" PER FOOT FOR DRAINAGE (ENTIRE GARAGE FLOOR TO BE SLOPED IN DIRECTION SHOWN.
51	22-1/2"x54" ATTIC ACCESS AT ATTIC STORAGE OPTION. PROVIDE WEATHER STRIPPED & INSULATION EQ. TO THAT OF THE CEILING SHALL BE INSTALLED ON ACCESS PANEL.
52	ATTIC STORAGE TO INCLUDE SHEATHING AT ATTIC FLOOR AND SHALL NOT BE CONSTRUCTED AS HABITABLE AREA.

FLOOR NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS OF ALL SPECIAL BOLTS, STRAPS AND HOLDOWNS
2. LABELED SAFETY GLASS IS REQUIRED IN TUB/SHOWER ENCLOSURES & GLAZING WITHIN 60" FORM BOTTOM OF TUBS/SHOWERS. (OPTIONAL)
5. MAXIMUM SILL HEIGHT OF 44 INCHES FROM THE BOTTOM OF THE CLEAR OPENING ABOVE THE FLOOR IN SLEEPING ROOMS FOR ALL WINDOWS USED FOR EMERGENCY EXITS, WITH MINIMUM 821 SQ.IN. (24" WIDE x 20" HIGH CLR. OPENING)
6. WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATD MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE 24" ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND A HEIGHT OF 24" SHALL BE FIXED OR HAVE OPENINGS SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS. EXCEPTION: OPENINGS THAT ARE PROVIDED WITH WINDOW GUARDS THAT COMPLY WITH ASTM 2006 OR F 2090. THE GUARD MAY NOT HAVE OPENINGS THAT A 4" SPHERE IN DIAMETER CAN PASS THRU
7. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
8. INSTANTANEOUS WATER HEATERS WITH INPUT RATING GREATER THAN 6,8kBTU/hr (2-kw) SHALL HAVE ISOLATION VALVES ON BOTH THE COLD WATER SUPPLY AND HOT WATER PIPE LEAVING THE WATER HEATER, AND HOSE BIBBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER HEATER WHEN VALVES ARE CLOSED. PER CA ENERGY CODE 110.3(c)7
9. GALVANIZED MALLEABLE IRON, GALVANIZED WROUGHT IRON, OR GALVANIZED STEEL ARE PROHIBITED MATERIALS FOR WATER SUPPLY AND BUILDING WATER PIPING BOTH UNDERGROUND AND IN BUILDINGS.
10. A SHEETROCK NAILING INSPECTION IS REQUIRED - 2022 CRC R109.1.4.2 & 2022 CBC 110.3.5 & BAKERSFIELD MUNICIPAL CODE.

WALL LEGEND

2x4 STD. GR. STUDS @16" O.C. w/R-13 INSULATION @EXT. WALLS U.N.O.

2x6 STUDS @16" O.C. w/R-19 INSULATION @ EXT. WALLS U.N.O.

APPROVED
Project: 24-00006225
Date: 11/7/2024
BAKERSFIELD
An Issue of Sterling Unit

TUSCAN
7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.
PLAN 1900

"ALL RIGHTS RESERVED"
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE USED WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

PLOT DATE: 10/21/2024
PLAN CHECK NUMBER

REVISIONS		
1	8/13/2024	PLAN CHECK
2	9/25/2024	PLAN CHECK
3		
4		
5		
6		
7		

SHEET A1.2

MODEL 1900

DOOR SCHEDULE

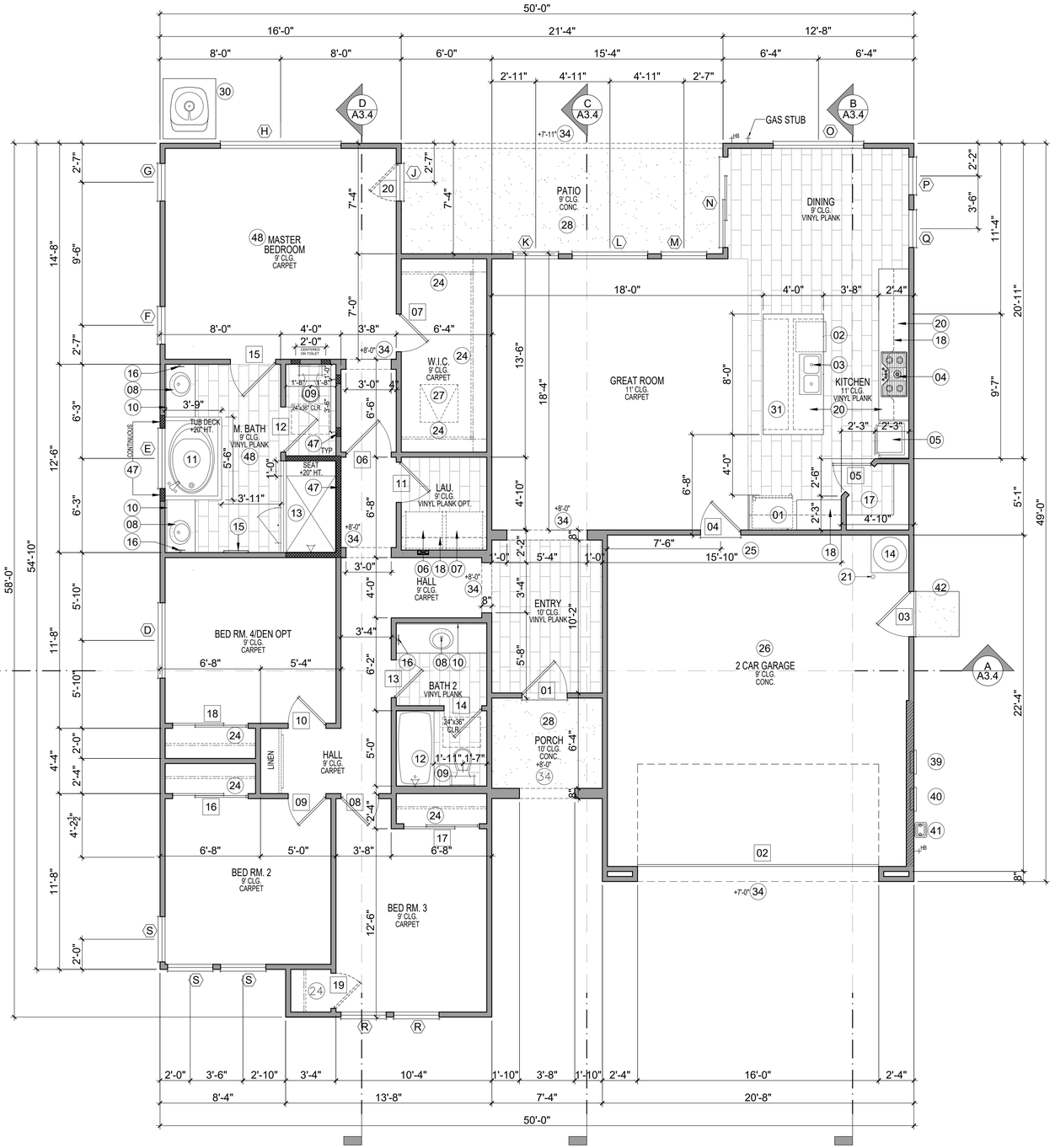
SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
01	3'-0" x 8'-0"	FIBERGLASS			ENTRY DOOR
02	16'-0" x 7'-0"	ALUM.			GARAGE DOOR
03	3'-0" x 6'-8"	METAL DOOR			GARAGE MAN DOOR
04	2'-8" x 6'-8"	SINGLE			1-3/8" THK. SOLID CORE DOOR w/SELF LATCHING MECHANISM, PROVIDE GASKET OR WEATHERSTIPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
05	2'-6" x 6'-8"	SINGLE			PANTRY DOOR
06	3'-0 x 6'-8"	SINGLE			MASTER BEDROOM
07	2'-6" x 6'-8"	SINGLE			W.I.C. MASTER BEDROOM
08	2'-6" x 6'-8"	SINGLE			BEDROOM 2
09	2'-6' x 6'-8"	SINGLE			BEDROOM 3
10	2'-6" x 6'-8"	SINGLE			BEDROOM 4/DEN
11	2'-8" x 6'-8"	SINGLE			LAUNDRY
12	3'-0" x 6'-8"	SINGLE			MASTER BATHROOM W.C.
13	2'-6" x 6'-8"	SINGLE			BATH 2
14	2'-6" x 6'-8"	SINGLE			BATH 2 W.C.
15	3'-0" x 6'-8"	SINGLE			MASTER BATHROOM
16	5'-0" x 6'-8"	BYPASS			BEDROOM 2 CLOSET
17	5'-0" x 6'-8"	BYPASS			BEDROOM 3 CLOSET
18	5'-0" x 6'-8"	BYPASS			BEDROOM 4/DEN OPT. CLOSET
19	2'-4" x 6'-8"	SINGLE			BEDROOM 3 OPTIONAL CLOSET
20	2'-6" x 6'-8"	SINGLE	0.32	0.23	REAR YARD OPTIONAL FRENCH DOOR
21	2'-6" x 6'-8"	SINGLE			W.I.C DEN

WINDOW SCHEDULE

SYMBOL	DIMENSIONS	TYPE	UVALUE	SHGC	REMARKS
A	5'-0" x 5'-0"	SLIDER	0.3	0.23	BED. 3
B	3'-0" x 5'-0"	SINGLE HUNG	0.3	0.23	BED. 2 - TUSCAN
C	5'-0" x 4'-0"	SLIDER	0.3	0.23	BED. 2
D	5'-0" x 4'-6"	SLIDER	0.3	0.23	BED. 4
E	4'-0" x 4'-0"	SLIDER	0.3	0.23	M. BATH - TEMP.
F	2'-6" x 5'-0"	SINGLE HUNG	0.3	0.23	MASTER BEDROOM
G	2'-6" x 5'-0"	SINGLE HUNG	0.3	0.23	MASTER BEDROOM
H	8'-0" x 5'-0"	SLIDER (XOX)	0.3	0.23	MASTER BEDROOM
J	3'-0" x 5'-0"	SINGLE HUNG	0.3	0.23	MASTER BEDROOM
K	3'-0" x 5'-0"	SINGLE HUNG	0.3	0.23	GREAT ROOM
L	5'-0" x 5'-0"	FIXED	0.28	0.25	GREAT ROOM
M	3'-0" x 5'-0"	SINGLE HUNG	0.3	0.23	GREAT ROOM
N	6'-0" x 8'-0"	SLIDER	0.32	0.23	DINING
O	6'-0" x 5'-0"	SLIDER	0.3	0.23	DINING
P	2'-6" x 5'-0"	FIXED	0.28	0.25	DINING
Q	2'-6" x 5'-0"	FIXED	0.28	0.25	DINING
R	3'-0" x 5'-0"	SINGLE HUNG	0.3	0.23	FARMHOUSE
S	3'-0" x 5'-0"	SINGLE HUNG	0.3	0.23	FARMHOUSE

ENERGY COMPLIANCE SCHEDULE

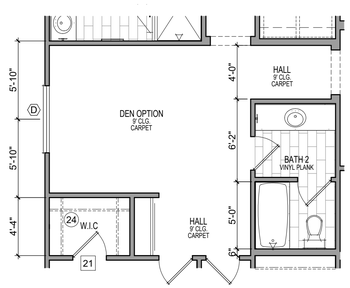
REQUIREMENT	VALUES OR NOTES
WALL INSULATION	2x4=R-13, 2x6=R-19
ATTIC INSULATION	R-30
ROOF DECK INSULATION	R-13 @ SINGLE STORY
ROOF DECK INSULATION	R-19 @ TWO STORY
FLOOR INSULATION	R-19
DUCT INSULATION	R-6.0
HVAC HEATING	7.5 HSPF2
HVAC COOLING	14.3 SEER2 / 11.7 EER2
WATER HEATER	3.00 UNIFORM ENERGY FACTOR
EXT. FOAM INSULATION	1" THK. FOAM INSULATION R-4.0
LIGHTING	SEE ELECTRICAL SHEETS
HERS HIGH ENERGY EFFICIENCY RATIO (EER)	PRIOR TO FINAL INSPECTION
HERS DUCT LEAKAGE TESTING	PRIOR TO FINAL INSPECTION
HERS HIGH EFFICIENCY INSULATION INSTALL	PRIOR TO FINAL INSPECTION



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

A DUAL SINK OPT. - BATH 2
SCALE: 1/4"=1'-0"

NOTE: REFER TO STANDARD PLAN FOR NOTES, DIMENSIONS & INFORMATION NOT SHOWN HERE



B DEN OPTION
SCALE: 3/16"=1'-0"

NOTE: REFER TO STANDARD PLAN FOR NOTES, DIMENSIONS & INFORMATION NOT SHOWN HERE

FLOOR KEYNOTES

01	REFRIGERATOR (N.I.C.) - PROVIDE COLD WATER STUB.
02	DISHWASHER
03	DOUBLE SINK w/ DISPOSAL
04	30" COOKTOP w/ HOOD ABV. (MICROWAVE HOOD OPT.) PER MFG'S SPECIFICATIONS.VERTICAL CLEARANCE ABOVE THE COOKTOP TO COMBUSTIBLES IS 30" UNPROTECTED, OR 24" PROTECTED, AND THE HORIZONTAL DIMENSION IS REQUIRED TO BE PER THE PERMANENT MARKING LISTED ON THE UNIT. PROVIDE ANTI-TILT LOCK.
05	30" OVEN / MICROWAVE COMBO
06	WASHER (N.I.C).
07	DRYER (N.I.C.) - VENT TO OUTSIDE AIR A MIN. 4" DIA MOISTER EXHAUST DUCT PER SECTION 504.0 . A (14'-0" MAX. RUN PER C.M.C. SECTION 906) - PLUMB FOR OPTIONAL GAS. INSTALL DRYER BOX IN WALL FOR VENTING.
08	LAVATORY SET IN CERAMIC TILE COUNTERTOP WITH CABINETS BELOW.
09	LOW FLOW WATER CLOSET W/ MAXIMUM FLUSH OF OF 1.28 GALLONS PER FLUSH (TYPICAL).
10	VANITY MIRROR.
11	RECTANGULAR TUB W/ TILE DECK & FACE.
12	5'-0" BATHTUB/SHOWER FIRBERGLASS UNIT w/ WALL MOUNTED SHOWERHEAD. FIBERGLASS UNIT SHALL BE EQUIPPED WITH FACTORY-INSTALLED REINFORCEMENT FOR GRAB BARS. INSTALL PER MANUFACTURER'S INSTRUCTIONS. SHOWER GLASS DOOR TO BE TEMP. & MIN. 22" WIDE. GLASS TUB/SHOWER SEPARATOR TO BE TEMPERED. SEE OPTIONAL PLAN.
13	SHOWER W/ TILE 72" MIN. O/ USE OF FIBER-CEMENT,FIBER-MAT REINFORCED CEMENT OR GLASS MAT GYPSUM BACKERS , W/ 2"-9" MAX. CURB, PROVIDE TEMPERED GLASS ENCLOSURE AS REQUIRED. MIN 22" TEMP DOOR. THE WATER RESISTANT GYP BOARD SHALL NOT BE INSTALLED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREA SUBJECT TO HIGH HUMIDITY. R702.3.8.1
14	ELECTRIC HEAT PUMP WATER HEATER W/ UNIFORM ENERGY FACTOR OF 3.00 INSTALL PER MANUFACTURES INSTRUCTIONS FOR CLEARANCES.
15	TOWEL BAR @ +51" w/ BLOCKING.
16	TOWEL RING @ +59" w/ BLOCKING.
17	PANTRY w/ (5) SHELVES
18	LINE OF UPPER CABINET.
19	LINEN CABINET, 20" LOWER, 14" UPPER
20	COUNTERTOP w/ CABINETS BELOW
21	3" STEEL BOLLARD, PROTECTIVE BARRIER PER CPC 507.13.1
22	HANDRAIL / GUARDRAIL - SEE PLAN FOR LOCATION - MIN. 42" HIGH.
23	2x HALF-WALL @ +42" w/ WOOD CAP-SEE PLAN FOR LOCATION
24	(1) SHELF AND (1) POLE.
25	1-3/8" THK. SOLID CORE DOOR W/ SELF CLOSING HINGES AND SELF-LATCHING. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
26	ONE LAYER OF 5/8" THK. TYPE 'X' GYP. BD. TYPICAL AT ALL HOUSE/GARAGE COMMON WALLS. APPLY TO ENTIRE GARAGE WALL & CEILING.
27	30"X30" ATTIC ACCESS TO BE WEATHER STRIPPED & INSULATION EQUIVALENT TO THAT OF THE CEILING SHALL BE INSTALLED ON ACCESS PANEL
28	CONCRETE PORCH/PATIO SLAB - BROOM FINISH (SLOPE AWAY FROM BUILDING).
29	CONCRETE DRIVE APRON - REFER TO INDIVIDUAL SITE PLAN (SLOPE AWAY FROM BUILDING).
30	A/C CONDENSING UNIT ON PRE-CAST CONCRETE PAD.
31	2x6/2x6 PONY WALL @ +34 ½". SEE PLAN FOR LOCAITON
32	SOFFIT @ GARAGE. SEE ELEVATIONS SHEETS.
33	ARCHED SOFFIT - SEE PLAN FOR LOCATION & HT.
34	FLAT SOFFIT- SEE PLAN FOR LOCATION & HT.
35	SOFFIT - SEE ELEVATION FOR HEIGHTS
36	LAUNDRY DEEP SINK - SEE PLAN FOR LOCATION
37	2x6 PONY WALL @ +37" HIGH FROM FINISH FLOOR - SEE PLAN FOR LOCATION
38	MEDIA BOX 14 ½" WIDE - SEE PLAN FOR LOCATION
39	TELECOMMUNICATION SERVICE TO RESIDENCE.
40	ELECTRICAL SERVICE TO RESIDENCE.
41	STAIRS, SEE DETAIL 4/D1.2.
42	CONC. STOOP AT GARAGE MAN DOOR - (BROOM FINISH) SLOPE AWAY FROM BLDG.
43	OPTIONAL 36" DIRECT VENT GAS APPLICANCE FIREPLACE VENT THRU ROOF TO OUTSIDE. MANUFACTURER: HEARTH & HOME MODEL No.: DV3732SB1 NOTE: IF OPTIONAL FIREPLACE IS BEING PROVIDED.) FLUE SPACE - PROVIDE ONE LAYER OF 5/8" THK. TYPE 'X' GYP. BD. INSIDE FACE OF FLUE CHASE w/ 1" AIR SPACE. SEE DETAIL 8/D1.1.
44	SHOE STORAGE - SEE PLAN FOR LOCATION
45	(5) SHELVES EQUALLY SPACE - SEE PLAN FOR LOCATION
46	VANITY DESK
47	GRAB BAR REINFORCEMENT TO BE INSTALLED PER CRC R327.1.1, AT THE BACK AND SIDE WALL OF THE WATER CLOSET; CONTINUOUS AROUND THE SHOWER; AND CONTINUOUS AT THE BACK WALL OF THE TUB WITH FLOOR MOUNTED GRAB BARS AT EACH END, UNLESS PROVIDED OTHERWISE. SEE DETAIL 12/D1.2.
48	DESIGNATED LOCATION OF AGING-IN-PLACE REQUIREMENTS
49	PLANT SHELF, +/- 3'-4" ABOVE GRADE.
50	SLOPE GARAGE FLOOR MIN. 1/8" PER FOOT FOR DRAINAGE (ENTIRE GARAGE FLOOR TO BE SLOPED IN DIRECTION SHOWN.
51	22-1/2"x54" ATTIC ACCESS AT ATTIC STORAGE OPTION. PROVIDE WEATHER STRIPPED & INSULATION EQ. TO THAT OF THE CEILING SHALL BE INSTALLED ON ACCESS PANEL.
52	ATTIC STORAGE TO INCLUDE SHEATHING AT ATTIC FLOOR AND SHALL NOT BE CONSTRUCTED AS HABITABLE AREA.

FLOOR NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS OF ALL SPECIAL BOLTS, STRAPS AND HOLDOWNS
2. LABELED SAFETY GLASS IS REQUIRED IN TUB/SHOWER ENCLOSURES & GLAZING WITHIN 60" FORM BOTTOM OF TUBS/SHOWERS. (OPTIONAL)
5. MAXIMUM SILL HIEGHT OF 44 INCHES FROM THE BOTTOM OF THE CLEAR OPENING ABOVE THE FLOOR IN SLEEPING ROOMS FOR ALL WINDOWS USED FOR EMERGENCY EXITS, WITH MINIMUM 821 SQ.IN. (24" WIDE x 20" HIGH CLR. OPENING)
6. WHERE THE OPENING OF THE SILL PORTION OF AN OPERABLE WINDOW IS LOCATD MORE THAN 72" ABOVE FINISHED GRADE OR OTHER SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE 24" ABOVE THE FINISHED FLOOR SURFACE OF THE ROOM IN WHICH THE WINDOW IS LOCATED. GLAZING BETWEEN THE FLOOR AND A HEIGHT OF 24" SHALL BE FIXED OR HAVE OPENINGS SUCH THAT A 4" DIAMETER SPHERE CANNOT PASS. EXCEPTION: OPENINGS THAT ARE PROVIDED WITH WINDOW GUARDS THAT COMPLY WITH ASTM 2006 OR F 2090. THE GUARD MAY NOT HAVE OPENINGS THAT A 4" SPHERE IN DIAMETER CAN PASS THRU
7. PROVIDE A GASKET OR WEATHERSTRIPPING TO PROVIDE A SUBSTANTIALLY AIRTIGHT SEAL
8. INSTANTANEOUS WATER HEATERS WITH INPUT RATING GREATER THAN 6.8kBTU/hr (2-kw) SHALL HAVE ISOLATION VALVES ON BOTH THE COLD WATER SUPPLY AND HOT WATER PIPE LEAVING THE WATER HEATER, AND HOSE BIBBS OR OTHER FITTINGS ON EACH VALVE FOR FLUSHING THE WATER HEATER WHEN VALVES ARE CLOSED. PER CA ENERGY CODE 110.3(c)7
9. GALVANIZED MALLEABLE IRON, GALVANIZED WROUGHT IRON, OR GALVANIZED STEEL ARE PROHIBITED MATERIALS FOR WATER SUPPLY AND BUILDING WATER PIPING BOTH UNDERGROUND AND IN BUILDINGS.
10. A SHEETROCK NAILING INSPECTION IS REQUIRED - 2022 CRC R109.1.4.2 & 2022 CBC 110.3.5 & BAKERSFIELD MUNICIPAL CODE.

WALL LEGEND

2x4 STD. GR. STUDS @16" O.C. w/R-13 INSULATION @EXT. WALLS U.N.O.

2x6 STUDS @16" O.C. w/R-19 INSULATION @ EXT. WALLS U.N.O.

APPROVED
Project: 24-00006225
Date: 11/7/2024
BAKERSFIELD
An Initiative of Community Credit

FARMHOUSE
7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.
PLAN 1900

"ALL RIGHTS RESERVED"
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS, AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE USED IN ANY FORM OR MANNER WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

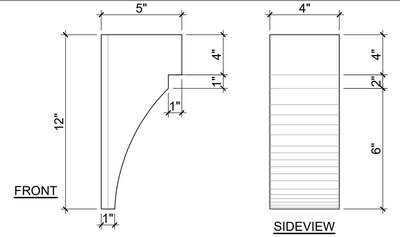
PLOT DATE: 10/21/2024
PLAN CHECK NUMBER

REVISIONS		
1.	8/13/2024	PLAN CHECK
2.	9/25/2024	PLAN CHECK
3.		
4.		
5.		
6.		
7.		

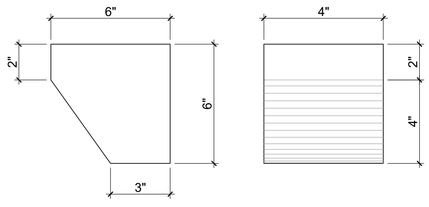
SHEET A1.3

MODEL 1900

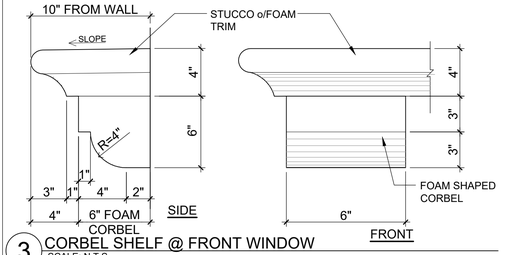
STUCCO FOAM DETAILS



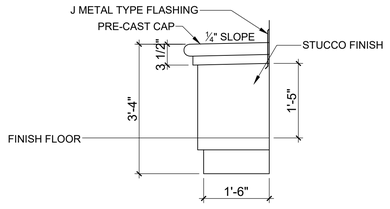
1 FOAM CORBEL @ GARAGE
SCALE: N.T.S.



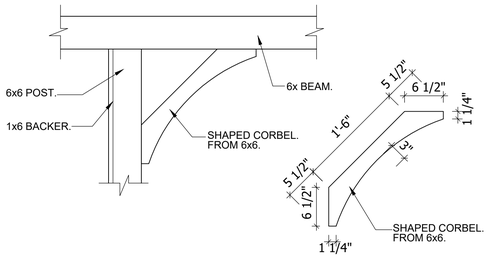
2 FOAM CORBEL @ GARAGE
SCALE: N.T.S.



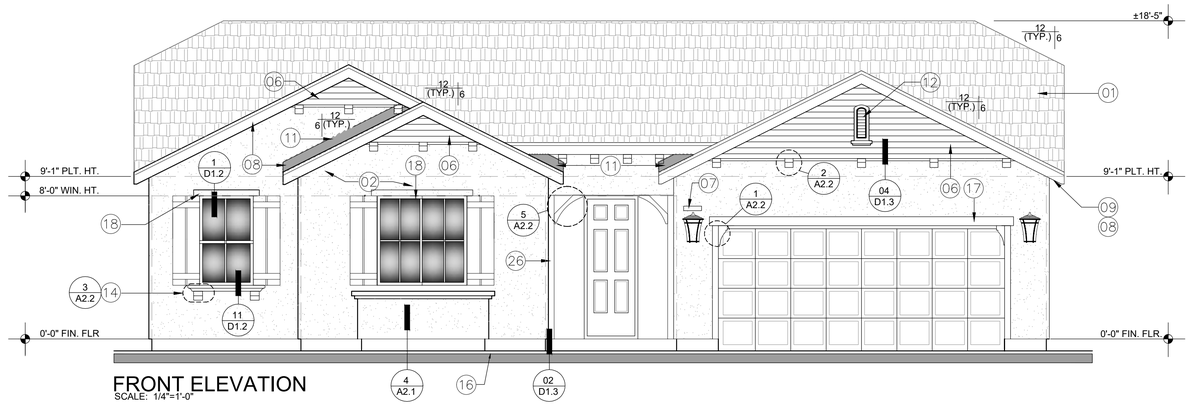
3 CORBEL SHELF @ FRONT WINDOW
SCALE: N.T.S.



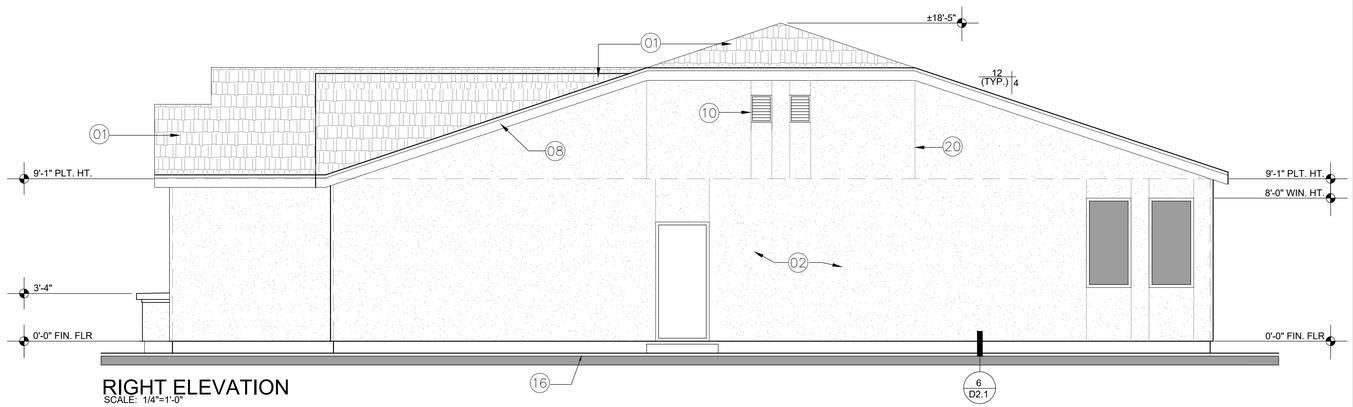
4 PLANT SHELF @ FRONT WINDOW
SCALE: N.T.S.



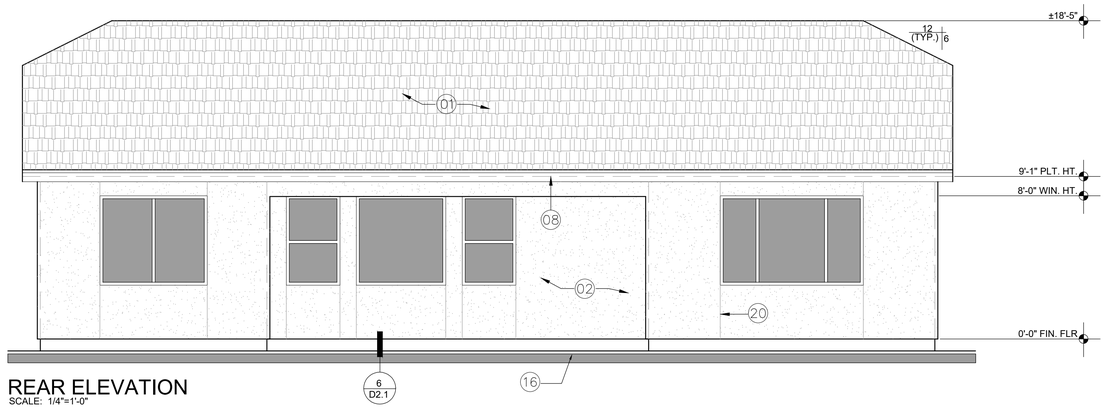
5 CORBEL AND POST AND PORCH ENTRY
SCALE: N.T.S.



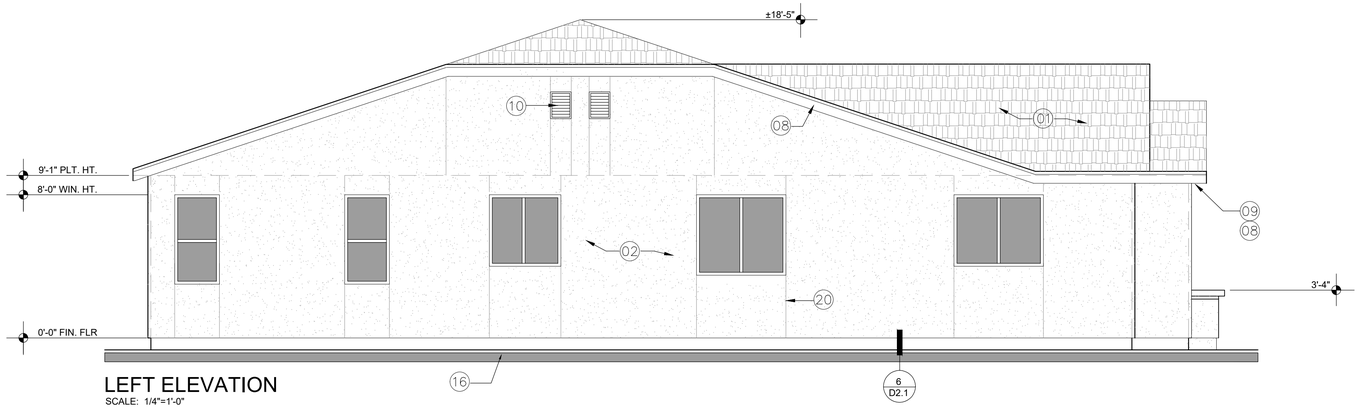
FRONT ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

ELEVATION KEYNOTES

01	TILE ROOF MATERIAL ICC # ESR 1647 OR EQUAL TO COMPLY WITH 2022 CRC R904, R905 SEE ROOF FRAMING PLAN
02	2-COAT CEMENT PLASTER o/1" THK. FOAM w/ (2) LAYER GRADE "D" PAPER,UNDER THE CEMENT PLASTER COVERING WHEN APPLIED o/WOOD SHEATHING w/LATH AND WEEP SCREED APPLY CEMENT PLASTER OVER 3.4# HIGH-RIB METAL LATH AT EXTERIOR CEILINGS, OVERHANGS, AND OTHER HORIZONTAL SURFACES, ETC.. ESR#2535
03	ICC APPROVED THERMAL BARRIER PROTECTION BEHIND 2- COAT STUCCO SYSTEM AT EXPOSED GABLE END ATTIC SPACE OR 1/2" SHEET ROCK
04	MANUFACTURED STONE VENEER: EL DORADO STONE VENEER: LIGHTWEIGHT AGGREGATE, PORTLAND CEMENT AND IRON OXIDES. CODE CERTIFICATION: ESR-1215 FA/VA MATERIAL RELEASE #910 UNDERWRITER'S LABORATORIES CLASSIFICATION #546T.INSTALL MANUFACTURED STONE VENEER PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. INSTALL VENEER PRODUCT OVER METAL LATH W/ ONE PART TYPE "M" MORTAR AND TWO PARTS MASONRY SAND. VENEER MATERIAL IS LIGHTWEIGHT AND NEEDS NO FOUNDATION SUPPORT.
05	DECORATIVE PRE-CAST SURROUND. INSTALL PER MANUFACTURE'S SPECIFICATIONS
06	FIBER CEMENT LAP SIDING o/15# BUILDING PAPER INSTALLED PER MANUF. SEC'S. COMPLY WITH 2022 CRC
07	ILLUMINATED ADDRESS LOCATION
08	2x8 FASCIA / BARGE BD. (TYP.)
09	12" OVERHANG U.N.O.
10	GABLE END VENT - SEE ROOF FRAMING PLAN FOR VENTING CALCS
11	G.I. SHEET METAL FLASHING AND COUNTER FLASHING AS REQUIRED (2022 CRC 1503.2)
12	DECORATIVE GABLE END VENT
13	DECORATIVE SHUTTERS TYPICAL
14	4x FOAM CORBELS, FAUX WOOD FINISH PREMIERED
15	DECORATIVE 1'-6"x3'-0" WINDOWS AT ATTIC AREA
16	FINISHED GRADE SLOPE REQUIRED FALL AWAY FROM STRUCTURE. LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FORM FOUNDATION WALLS. THE GRADE SHALL FALL A MIN. OF 6" WITHIN THE FIRST 10 FT. (CRC R401.3)
17	FOAM w/STUCCO FINISH
18	2x FOAM BAND w/STUCCO FINISH. EXTEND 3" PAST DOOR / WINDOW OPENING
19	DECORATIVE WROUGHT IRON- SEE PLAN FOR LOCATION
20	1/2" EXPANSION JOINTS INSTALLED @ TIME OF LATH
21	DECORATIVE (ONLY) 4" DIA. x 4" FOAM HOLES w/STUCCO FINISH
22	ARCHITECTURAL PRE-CAST FEATURE w/2x4 FOAM TRIM o/STUCCO FINISH
23	(3) 4"x4" DP. FOAM FEATURES. ENCLOSED HOLES w/BLACK NET OR BLACK WIRE MESH - DECORATIVE ONLY
24	WOOD AWNING - SEE DETAIL 9/D1.2 FOR NOTES DIMENSIONS NOT SHOWN HERE
25	8'-0" FLAT OPENING
26	6X6 POST
27	1x CORNER TRIM @ SIDING
28	DECORATIVE GABLE END VENT - SEE PLAN FOR LOCATION

ELEVATION NOTES

1	CONTRACTOR TO PROVIDE ADDITIONAL STUCCO JOINTS AS NEEDED TO MINIMIZE CRACKING.
2	PROVIDE SOLID BLOCKING AT ALL HORIZ. STUCCO CONTROL JOINTS. (TYPICAL)
3	ALL WINDOWS TO BE DUAL GLAZED VINYL "LOW-E" w/ FINISH PER DEVELOPER - PROVIDE MUNTINS AS SHOWN.

APPROVED
Project: 24-00006225
Date: 11/7/2024
BAKERSFIELD
An Initiative Of Community Credit

COTTAGE

7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.

PLAN 1900

"ALL RIGHTS RESERVED"

THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS, AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE REPRODUCED OR USED IN ANY FORM WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

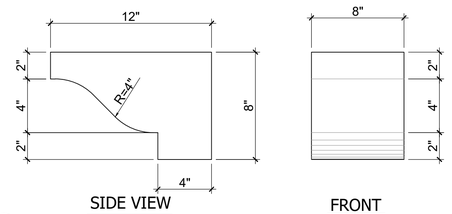
PLOT DATE: 10/21/2024
PLAN CHECK NUMBER

REVISIONS		
1	8/13/2024	PLAN CHECK
2	9/25/2024	PLAN CHECK
3		
4		
5		
6		
7		

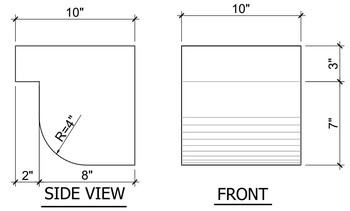
SHEET A2.1

MODEL 1900

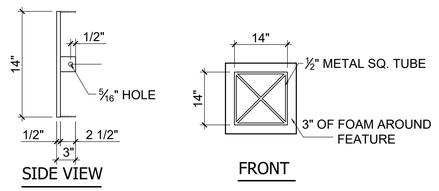
STUCCO FOAM DETAILS

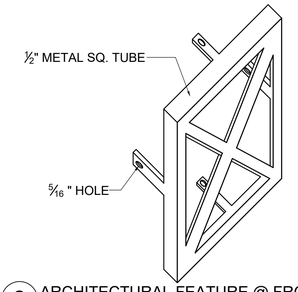


1 FOAM CORBEL @ GARAGE
SCALE: N.T.S.

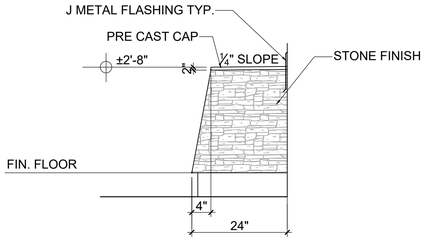


2 FOAM CORBEL @ EAVES
SCALE: N.T.S.

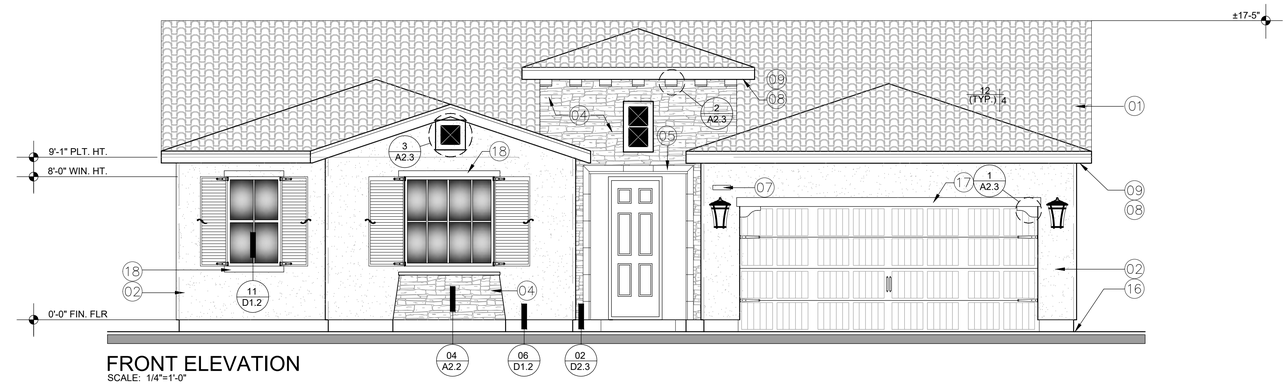




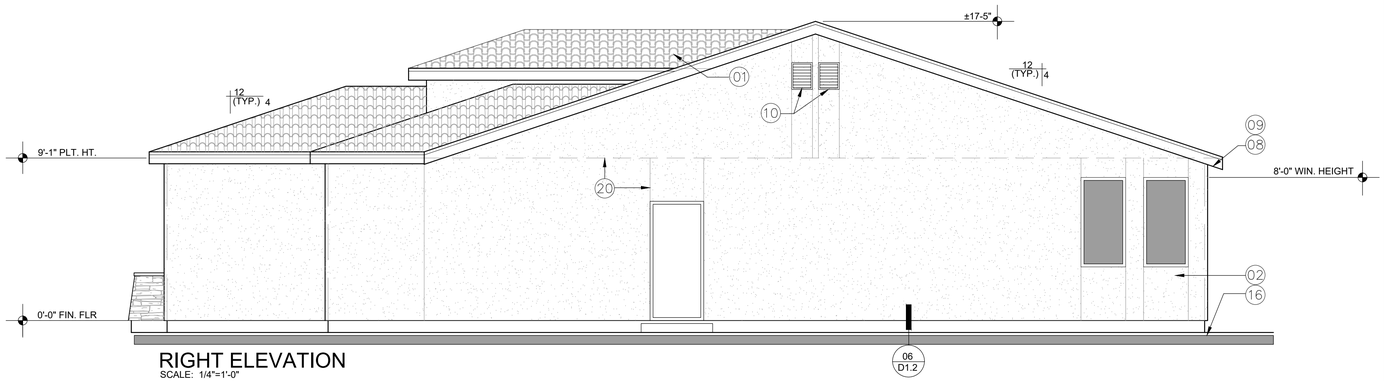
3 ARCHITECTURAL FEATURE @ FRONT ENTRANCE
SCALE: N.T.S.



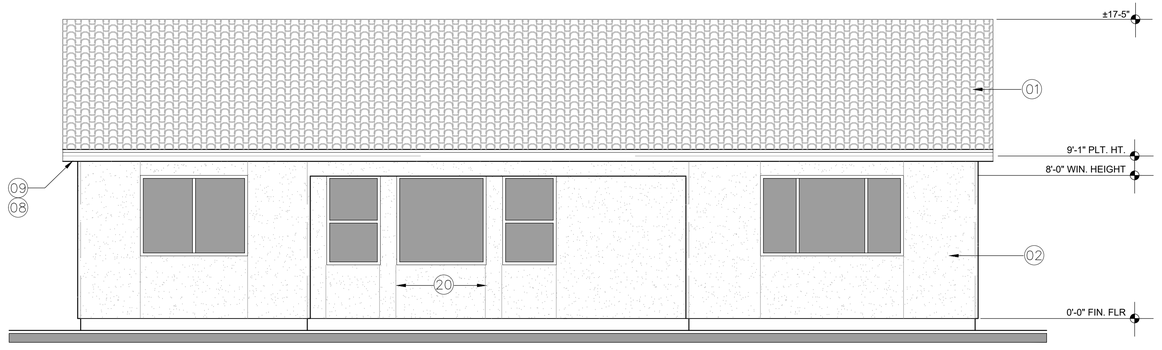
4 PLANT SHELF @ FRONT WINDOW
SCALE: N.T.S.



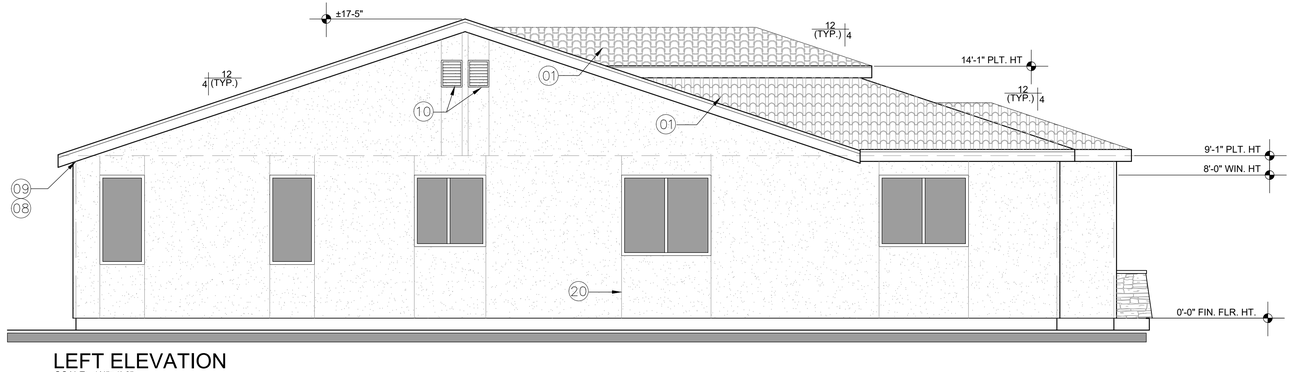
FRONT ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

ELEVATION KEYNOTES

01	TILE ROOF MATERIAL ICC # ESR 1647 OR EQUAL TO COMPLY WITH 2022 CRC R904, R905 SEE ROOF FRAMING PLAN
02	2-COAT CEMENT PLASTER o/1" THK. FOAM w/ (2) LAYER GRADE "D" PAPER,UNDER THE CEMENT PLASTER COVERING WHEN APPLIED o/WOOD SHEATHING w/LATH AND WEEP SCREED APPLY CEMENT PLASTER OVER 3.4# HIGH-RIB METAL LATH AT EXTERIOR CEILINGS, OVERHANGS, AND OTHER HORIZONTAL SURFACES, ETC.. ESR#2535
03	ICC APPROVED THERMAL BARRIER PROTECTION BEHIND 2- COAT STUCCO SYSTEM AT EXPOSED GABLE END ATTIC SPACE OR 1/2" SHEET ROCK
04	MANUFACTURED STONE VENEER: EL DORADO STONE VENEER: LIGHTWEIGHT AGGREGATE, PORTLAND CEMENT AND IRON OXIDES. CODE CERTIFICATION: ESR-1215 FA/VA MATERIAL RELEASE #910 UNDERWRITER'S LABORATORIES CLASSIFICATION #546T.INSTALL MANUFACTURED STONE VENEER PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. INSTALL VENEER PRODUCT OVER METAL LATH W/ ONE PART TYPE "M" MORTAR AND TWO PARTS MASONRY SAND. VENEER MATERIAL IS LIGHTWEIGHT AND NEEDS NO FOUNDATION SUPPORT.
05	DECORATIVE PRE-CAST SURROUND. INSTALL PER MANUFACTURE'S SPECIFICATIONS
06	FIBER CEMENT LAP SIDING o/15# BUILDING PAPER INSTALLED PER MANUF. SEC'S. COMPLY WITH 2022 CRC
07	ILLUMINATED ADDRESS LOCATION
08	2x8 FASCIA / BARGE BD. (TYP.)
09	12" OVERHANG U.N.O.
10	GABLE END VENT - SEE ROOF FRAMING PLAN FOR VENTING CALCS
11	G.I. SHEET METAL FLASHING AND COUNTER FLASHING AS REQUIRED (2022 CRC 1503.2)
12	DECORATIVE GABLE END VENT
13	DECORATIVE SHUTTERS TYPICAL
14	4x FOAM CORBELS, FAUX WOOD FINISH PREMIERED
15	DECORATIVE 1'-6"x3'-0" WINDOWS AT ATTIC AREA
16	FINISHED GRADE SLOPE REQUIRED FALL AWAY FROM STRUCTURE. LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FORM FOUNDATION WALLS. THE GRADE SHALL FALL A MIN. OF 6" WITHIN THE FIRST 10 FT. (CRC R401.3)
17	FOAM w/STUCCO FINISH
18	2x FOAM BAND w/STUCCO FINISH. EXTEND 3" PAST DOOR / WINDOW OPENING
19	DECORATIVE WROUGHT IRON- SEE PLAN FOR LOCATION
20	1/2" EXPANSION JOINTS INSTALLED @ TIME OF LATH
21	DECORATIVE (ONLY) 4" DIA. x 4" FOAM HOLES w/STUCCO FINISH
22	ARCHITECTURAL PRE-CAST FEATURE w/2x4 FOAM TRIM o/STUCCO FINISH
23	(3) 4"x4" DP. FOAM FEATURES. ENCLOSED HOLES w/BLACK NET OR BLACK WIRE MESH - DECORATIVE ONLY
24	WOOD AWNING - SEE DETAIL 9/D1.2 FOR NOTES DIMENSIONS NOT SHOWN HERE
25	8'-0" FLAT OPENING
26	6X6 POST
27	1x CORNER TRIM @ SIDING
28	DECORATIVE GABLE END VENT - SEE PLAN FOR LOCATION

ELEVATION NOTES

1	CONTRACTOR TO PROVIDE ADDITIONAL STUCCO JOINTS AS NEEDED TO MINIMIZE CRACKING.
2	PROVIDE SOLID BLOCKING AT ALL HORIZ. STUCCO CONTROL JOINTS. (TYPICAL)
3	ALL WINDOWS TO BE DUAL GLAZED VINYL "LOW-E" w/ FINISH PER DEVELOPER - PROVIDE MUNTINS AS SHOWN.

APPROVED
Project: 24-00006225
Date: 11/7/2024
BAKERSFIELD
An Initiative Of Community Credit

TUSCAN
7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.

PLAN 1900

"ALL RIGHTS RESERVED"
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS, AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE USED, COPIED OR REPRODUCED IN ANY FORM WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

PLOT DATE: 10/21/2024
PLAN CHECK NUMBER

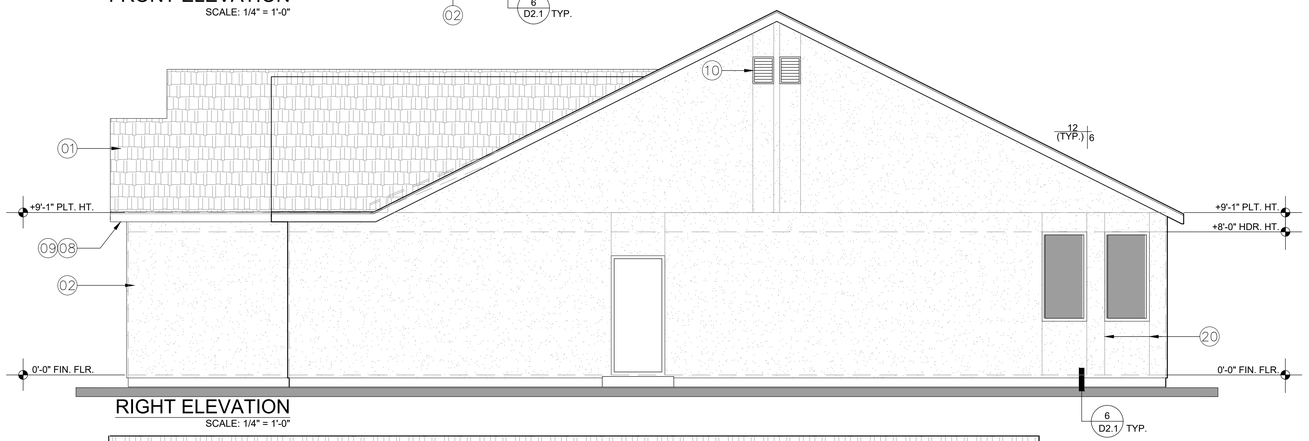
REVISIONS

1	8/13/2024	PLAN CHECK
2	9/25/2024	PLAN CHECK
3		
4		
5		
6		
7		

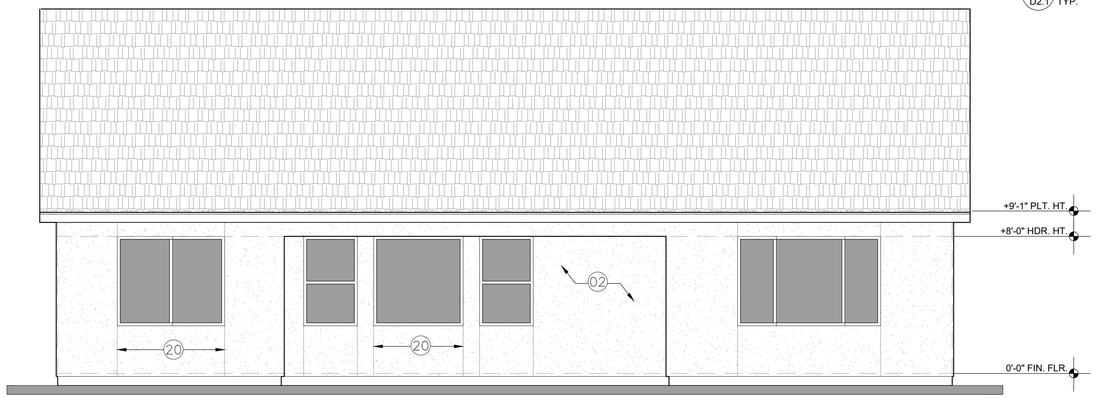
SHEET A2.2

MODEL 1900

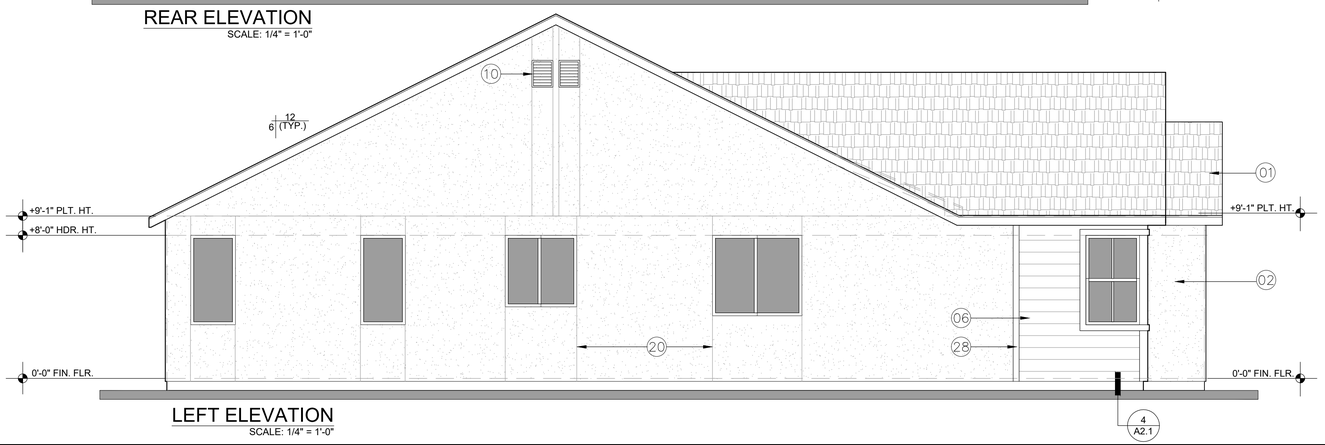
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

ELEVATION KEYNOTES

01	TILE ROOF MATERIAL ICC # ESR 1647 OR EQUAL TO COMPLY WITH 2022 CRC R904, R905 SEE ROOF FRAMING PLAN
02	2-COAT CEMENT PLASTER o/1" THK. FOAM w/ (2) LAYER GRADE "D" PAPER,UNDER THE CEMENT PLASTER COVERING WHEN APPLIED o/WOOD SHEATHING w/LATH AND WEEP SCREED APPLY CEMENT PLASTER OVER 3.4# HIGH-RIB METAL LATH AT EXTERIOR CEILINGS, OVERHANGS, AND OTHER HORIZONTAL SURFACES, ETC.. ESR#2535
03	ICC APPROVED THERMAL BARRIER PROTECTION BEHIND 2- COAT STUCCO SYSTEM AT EXPOSED GABLE END ATTIC SPACE OR 1/2" SHEET ROCK
04	MANUFACTURED STONE VENEER: EL DORADO STONE VENEER: LIGHTWEIGHT AGGREGATE, PORTLAND CEMENT AND IRON OXIDES. CODE CERTIFICATION: ESR-1215 FA/VA MATERIAL RELEASE #910 UNDERWRITER'S LABORATORIES CLASSIFICATION #546T.INSTALL MANUFACTURED STONE VENEER PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. INSTALL VENEER PRODUCT OVER METAL LATH W/ ONE PART TYPE "M" MORTAR AND TWO PARTS MASONRY SAND. VENEER MATERIAL IS LIGHTWEIGHT AND NEEDS NO FOUNDATION SUPPORT.
05	DECORATIVE PRE-CAST SURROUND. INSTALL PER MANUFACTURE'S SPECIFICATIONS
06	FIBER CEMENT LAP SIDING o/15# BUILDING PAPER INSTALLED PER MANUF. SEC'S. COMPLY WITH 2022 CRC
07	ILLUMINATED ADDRESS LOCATION
08	2x8 FASCIA / BARGE BD. (TYP.)
09	12" OVERHANG U.N.O.
10	GABLE END VENT - SEE ROOF FRAMING PLAN FOR VENTING CALCS
11	G.I. SHEET METAL FLASHING AND COUNTER FLASHING AS REQUIRED (2022 CRC 1503.2)
12	DECORATIVE GABLE END VENT
13	DECORATIVE SHUTTERS TYPICAL
14	4x FOAM CORBELS, FAUX WOOD FINISH PREMIERED
15	DECORATIVE 1'-6"x3'-0" WINDOWS AT ATTIC AREA
16	FINISHED GRADE SLOPE REQUIRED FALL AWAY FROM STRUCTURE. LOT SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FORM FOUNDATION WALLS. THE GRADE SHALL FALL A MIN. OF 6" WITHIN THE FIRST 10 FT. (CRC R401.3)
17	FOAM w/STUCCO FINISH
18	2x FOAM BAND w/STUCCO FINISH. EXTEND 3" PAST DOOR / WINDOW OPENING
19	DECORATIVE WROUGHT IRON- SEE PLAN FOR LOCATION
20	1/2" EXPANSION JOINTS INSTALLED @ TIME OF LATH
21	DECORATIVE (ONLY) 4" DIA. x 4" FOAM HOLES w/STUCCO FINISH
22	ARCHITECTURAL PRE-CAST FEATURE w/2x4 FOAM TRIM o/STUCCO FINISH
23	(3) 4"x4" DP. FOAM FEATURES. ENCLOSED HOLES w/BLACK NET OR BLACK WIRE MESH - DECORATIVE ONLY
24	WOOD AWNING - SEE DETAIL 9/D1.2 FOR NOTES DIMENSIONS NOT SHOWN HERE
25	8'-0" FLAT OPENING
26	6X6 POST
27	1x CORNER TRIM @ SIDING
28	DECORATIVE GABLE END VENT - SEE PLAN FOR LOCATION

ELEVATION NOTES

1	CONTRACTOR TO PROVIDE ADDITIONAL STUCCO JOINTS AS NEEDED TO MINIMIZE CRACKING.
2	PROVIDE SOLID BLOCKING AT ALL HORIZ. STUCCO CONTROL JOINTS. (TYPICAL)
3	ALL WINDOWS TO BE DUAL GLAZED VINYL "LOW-E" w/ FINISH PER DEVELOPER - PROVIDE MUNTINS AS SHOWN.

APPROVED
Project: 24-00006225
Date: 11/7/2024
BAKERSFIELD
An Initiative Of Community Credit

FARMHOUSE
7030 N. FRUIT AVE. SUITE 101
FRESNO , CALIFORNIA 93711
PHONE: (559) 435-9700 FAX: (559) 435-9707
CONTR. LIC. # 822555

BONADELLE HOMES INC.

PLAN 1900

ALL RIGHTS RESERVED
THE ABOVE DRAWINGS, SPECIFICATIONS, IDEAS AND DESIGNS ARE THE PROPERTY OF BONADELLE HOMES INC. AND MAY NOT BE COPIED, REPRODUCED OR USED IN ANY FORM WITHOUT THE PERMISSION OF BONADELLE HOMES INC.

PLOT DATE: 10/21/2024
PLAN CHECK NUMBER

REVISIONS

1	8/13/2024	PLAN CHECK
2		
3		
4		
5		
6		
7		

SHEET A2.3

MODEL 1900

BONADELLE®
NEIGHBORHOODS

BUILDING VALUE FOR GENERATIONS

SIGNATURE SERIES

COLOR BOARDS
FEBURARY 17, 2022
UPDATED NOVEMBER 2024
JOB #584-18076

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

Attachment 4

BONADELLE NEIGHBORHOODS

SIGNATURE SERIES

JOB# 584-18076

COLOR SELECTION CHART

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

ROOF: BORAL/WESTLAKE
PAINT: SHERWIN WILLIAMS
GUTTERS/METAL ROOF: GUTTERMAN'S SUPPLY TO MATCH CUSTOM BILT METALS
STONE: ELDORADO
STONE MORTAR: BLUE EAGLE BRAND TO MATCH ORCO COLORS

FEBRUARY 16, 2022

	SCHEMES 6-10 ARE FOR COTTAGE				
	6-B	**7-B**	**8-B**	**9-B**	**10-B**
FASCIA, SIDING, EAVES, TAILS, HEADERS, TRIM, BEAMS & GARAGE DOORS	SW 7018 DOVETAIL	SW 9164 ILLUSIVE GREEN	SW 7551 GREEK VILLA	SW 7047 PORPOISE	SW 6081 DOWN HOME
ENTRY DOORS OPTION A	SW 9139 DEBONAIR	SW 2836 QUARTERSAWN OAK	SW 7076 CYBERSPACE	SW 6193 PRIVILEGE GREEN	SW 6187 ROSEMARY
ENTRY DOORS OPTION B	SW 9132 ACACIA HAZE	SW 7055 ENDURING BRONZE	SW 7073 NETWORK GRAY	SW 2838 POLISHED MAHOGANY	SW 6228 REFUGE
BASE STUCCO	SW 7009 PEARLY WHITE	SW 6148 WOOK SKEIN	SW 9165 GOSSAMER VEIL	SW 9111 ANTLER VELVET	SW 7696 TOASTED PINE NUT
STONE	GRAND BANKS LIMESTONE	MESETA FIELDLEDGE	ANDANTE FIELDLEDGE	VENETO FIELDLEDGE	LUCERO HILLSTONE
STONE MORTAR	ORCO SOFT WHITE	ORCO WARM WHITE	ORCO SOFT WHITE	ORCO SOFT TAN	ORCO WARM WHITE
FLAT TILE	1FACS0330 APPALACHIAN BLEND	1FECY0300 BRONZE PEARL BLEND	1FACS1430 CHARCOAL BLEND	1FECY3181 SMOKEY TOPAZ	1FACS3184 RUSTIC BROWN BLEND
WINDOW FRAME	WHITE	WHITE	WHITE	WHITE	WHITE
GUTTERS & DOWNSPOUT	BRONZE	WEATHERED BRONZE	WHITE	WEATHERED COPPER	BUCKSKIN BROWN

BONADELLE NEIGHBORHOODS

SIGNATURE SERIES

JOB# 584-18076

COLOR SELECTION CHART

Bassenian | Lagoni ARCHITECTURE • PLANNING • INTERIORS

ROOF: BORAL/WESTLAKE
PAINT: SHERWIN WILLIAMS
GUTTERS/METAL ROOF: GUTTERMAN'S SUPPLY TO MATCH CUSTOM BILT METALS
STONE: ELDORADO
STONE MORTAR: BLUE EAGLE BRAND TO MATCH ORCO COLORS

FEBRUARY 16, 2022

	SCHEMES 11-15 ARE FOR TUSCAN				
	11-C	**12-C**	**13-C**	**14-C**	**15-C**
FASCIA, EAVES, TAILS, HEADERS, TRIM, BEAMS & GARAGE DOORS	SW 7054 OAK LEAF BROWN	SW 7510 CHATEAU BROWN	SW 2807 ROOKWOOD MEDIUM BROWN	SW 7040 SMOKEHOUSE	SW 7055 ENDURING BRONZE
ENTRY DOORS OPTION A	SW 7750 OLYMPIC RANGE	SW 6230 RAINSTORM	SW 6180 OAKMOSS	SW 2856 FAIRFAX BROWN	SW 6223 STILL WATER
ENTRY DOORS OPTION B	SW 0032 NEEDLEPOINT NAVY	SW 6208 PEWTER GREEN	SW 6229 TEMPE STAR	SW 7076 CYBERSPACE	SW 7595 SOMMELIER
BASE STUCCO	SW 7540 ARTISAN TAN	SW 7521 DORMER BROWN	SW 7697 SAFARI	SW 6157 FAVORITE TAN	SW 9104 WOVEN WICKER
ACCENT STUCCO	SW 6141 SOFTER TAN	SW 7530 BARCELONA BEIGE	SW 9116 SERENGETI GRASS	SW 7526 MAISON BLANCHE	SW 7533 KHAKI SHADE
STONE	ORCHARD CYPRESS BLEND	PADOVA FIELDLEDGE	SAN MARINO LIMESTONE	VERONA HILLSTONE	LUCERA HILLSTONE
STONE MORTAR	ORCO LATTE	ORCO CARAMEL	ORCO LATTE	ORCO ADELANTO TAN	ORCO CARAMEL
'S' TILE	1VICS6330 SALERNO CLAY	1VICS6464 CA MISSION BLEND	1VICS6129 MARBLED TERRA COTTA	1VICS0024 DESERT SAGE	1VICS6169 CASA GRANDE BLEND
WINDOW FRAME	WHITE	WHITE	WHITE	WHITE	WHITE
GUTTERS & DOWNSPOUT	WEATHERED COPPER	BEAVER BROWN	BEAVER BROWN	BRONZE	WEATHERED BRONZE

BONADELLE NEIGHBORHOODS

SIGNATURE SERIES FARMHOUSE

JOB# 584-18076

COLOR SELECTION CHART

Bassenian | Lagoni ARCHITECTURE • PLANNING • INTERIORS

ROOF: BORAL/WESTLAKE

JANUARY 26, 2022

PAINT: SHERWIN WILLIAMS

GUTTERS/METAL ROOF: GUTTERMAN'S SUPPLY TO MATCH CUSTOM BILT METALS

	1-D	2-D	3-D	4-D	5-D
FASCIA, EAVES, TAILS, HEADERS, TRIM, BEAMS & GARAGE DOORS	SW 7006 EXTRA WHITE	SW 7673 PEWTER CAST	SW 7009 PEARLY WHITE	SW 7047 PORPOISE	SW 7551 GREEK VILLA
ENTRY DOORS OPTION A	SW 2839 ROYCROFT COPPER RED	SW 6041 OTTER	9177 SALTY DOG	SW 7750 OLYMPIC RANGE	SW 2735 ROCKWEED
ENTRY DOORS OPTION B	SW 6990 CAVIAR	SW 7605 GALE FORCE	SW 7048 URBANE BRONZE SW	SW 7076 CYBERSPACE	SW 7615 SEA SERPENT
BASE STUCCO	SW 7551 GREEK VILLA	SW 7671 ON THE ROCKS	SW 7658 GRAY CLOUDS	SW 7024 FUNCTIONAL GRAY	SW 7051 ANALYTICAL GRAY
SIDING & BOARD/BATTEN	SW 7006 EXTRA WHITE	SW 7673 PEWTER CAST	SW 7074 SOFTWARE	SW 7047 PORPOISE	SW 6207 RETREAT
FLAT TILE	1FBCJ2010 OCEANA	1FBCJ1020 SHADOW BLACK	1FBCF1430 CHARCOAL BLEND	1FBCF1132 CHARCOAL BROWN BLEND	1FBCJ3030 SADDLEBACK BLEND
METAL ROOF	STORM GRAY	WEATHERED COPPER	BLACK	MIDNIGHT BRONZE	MIDNIGHT BRONZE
WINDOW FRAME	WHITE	WHITE	WHITE	WHITE	WHITE
GUTTERS & DOWNSPOUT	80 WHITE	80 WHITE	80 WHITE	TUXEDO GRAY	80 WHITE

BONADELLE®
NEIGHBORHOODS
BUILDING VALUE FOR GENERATIONS

COTTAGE ELEVATION - SCHEME 6

ROOF – APPALACHIAN BLEND

BASE STUCCO
SW 7009 PEARLY WHITE

FASCIA, EAVES, TAILS, HEADERS, TRIM, BEAMS & GARAGE DOORS
SW 7018 DOVETAIL

FRONT ENTRY DOOR OPTION A
SW 9139 DEBONAIR

FRONT ENTRY DOOR OPTION B
SW 9132 ACACIA HAZE

STONE – ELDORADO
LIMESTONE – GRAND BANKS

SIGNATURE SERIES

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

BONADELLE®
NEIGHBORHOODS
BUILDING VALUE FOR GENERATIONS

COTTAGE ELEVATION - SCHEME 7

ROOF – BRONZE PEARL BLEND

BASE STUCCO
SW 6148 WOOL SKEIN

FASCIA, EAVES, TAILS, HEADERS, TRIM,
BEAMS & GARAGE DOORS
SW 9164 ILLUSIVE GREEN

FRONT ENTRY DOOR OPTION A
SW 2836 QUARTERSAWN OAK

FRONT ENTRY DOOR OPTION B
SW 7055 ENDURING BRONZE

STONE – ELDORADO
FIELDLEDGE – MESETA

SIGNATURE SERIES

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

BONADELLE®
NEIGHBORHOODS

BUILDING VALUE FOR GENERATIONS

COTTAGE ELEVATION - SCHEME 8

ROOF – CHARCOAL BLEND

BASE STUCCO
SW 9165 GOSSAMER VEIL

FASCIA, EAVES, TAILS, HEADERS, TRIM,
BEAMS & GARAGE DOORS
SW 7551 GREEK VILLA

FRONT ENTRY DOOR OPTION A
SW 7076 CYBERSPACE

FRONT ENTRY DOOR OPTION B
SW 7073 NETWORK GRAY

STONE – ELDORADO
FIELDLEDGE – ANDANTE

SIGNATURE SERIES

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

BONADELLE®
NEIGHBORHOODS
BUILDING VALUE FOR GENERATIONS

COTTAGE ELEVATION - SCHEME 9

ROOF – SMOKEY TOPAZ BLEND

BASE STUCCO
SW 9111 ANTLER VELVET

FASCIA, EAVES, TAILS, HEADERS, TRIM,
BEAMS & GARAGE DOORS
SW 7047 PORPOISE

FRONT ENTRY DOOR OPTION A
SW 6193 PRIVILEGE GREEN

FRONT ENTRY DOOR OPTION B
SW 2838 POLISHED MAHOGANY

STONE – ELDORADO
FIELDLEDGE – VENETO

SIGNATURE SERIES

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

BONADELLE®
NEIGHBORHOODS
BUILDING VALUE FOR GENERATIONS

COTTAGE ELEVATION - SCHEME 10

ROOF – RUSTIC BROWN BLEND

BASE STUCCO
SW 7696 TOASTED PINE NUT

FASCIA, EAVES, TAILS, HEADERS, TRIM, BEAMS & GARAGE DOORS
SW 6081 DOWN HOME

FRONT ENTRY DOOR OPTION A
SW 6187 ROSEMARY

FRONT ENTRY DOOR OPTION B
SW 6228 REFUGE

STONE – ELDORADO
HILLSTONE – LUCERO

SIGNATURE SERIES

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

BONADELLE®
NEIGHBORHOODS

BUILDING VALUE FOR GENERATIONS

TUSCAN ELEVATION - SCHEME 11

ROOF – SALERNO CLAY

BASE STUCCO
SW 7540 ARTISAN TAN

ACCENT STUCCO
SW 6141 SOFTER TAN

FASCIA, EAVES, TAILS, HEADERS, TRIM,
BEAMS & GARAGE DOORS
SW 7054 OAK LEAF BROWN

FRONT ENTRY DOOR OPTION A
SW 7750 OLYMPIC RANGE

FRONT ENTRY DOOR OPTION B
SW 0032 NEEDLEPOINT NAVY

STONE – ELDORADO
CYPRESS RIDGE – ORCHARD

SIGNATURE SERIES

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

BONADELLE®
NEIGHBORHOODS

BUILDING VALUE FOR GENERATIONS

TUSCAN ELEVATION - SCHEME 12

ROOF – CA MISSION BLEND

BASE STUCCO
SW 7521 DORMER BROWN

ACCENT STUCCO
SW 7530 BARCELONA BEIGE

FASCIA, EAVES, TAILS, HEADERS, TRIM, BEAMS & GARAGE DOORS
SW 7510 CHATEAU BROWN

FRONT ENTRY DOOR OPTION A
SW 6230 RAINSTORM

FRONT ENTRY DOOR OPTION B
SW 6208 PEWTER GREEN

STONE – ELDORADO
FIELDLEDGE – PADOVA

SIGNATURE SERIES

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

BONADELLE®
NEIGHBORHOODS

BUILDING VALUE FOR GENERATIONS

TUSCAN ELEVATION - SCHEME 13

ROOF – MARBLED TERRA COTTA

BASE STUCCO
SW 7697 SAFARI

ACCENT STUCCO
SW 9116 SERENGETI GRASS

FASCIA, EAVES, TAILS, HEADERS, TRIM, BEAMS & GARAGE DOORS
SW 2807 ROOKWOOD MEDIUM BROWN

FRONT ENTRY DOOR OPTION A
SW 6180 OAKMOSS

FRONT ENTRY DOOR OPTION B
SW 6229 TEMPE STAR

STONE – ELDORADO
LIMESTONE – SAN MARINO

SIGNATURE SERIES

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

BONADELLE®
NEIGHBORHOODS

BUILDING VALUE FOR GENERATIONS

TUSCAN ELEVATION - SCHEME 14

ROOF – DESERT SAGE

BASE STUCCO
SW 6157 FAVORITE TAN

ACCENT STUCCO
SW 7526 MAISON BLANCHE

FASCIA, EAVES, TAILS, HEADERS, TRIM, BEAMS & GARAGE DOORS
SW 7040 SMOKEHOUSE

FRONT ENTRY DOOR OPTION A
SW 2856 FAIRFAX BROWN

FRONT ENTRY DOOR OPTION B
SW 7076 CYBERSPACE

STONE – ELDORADO
HILLSTONE – VERONA

SIGNATURE SERIES

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

BONADELLE®
NEIGHBORHOODS

BUILDING VALUE FOR GENERATIONS

TUSCAN ELEVATION - SCHEME 15

ROOF – CASA GRANDE

BASE STUCCO
SW 9104 WOVEN WICKER

ACCENT STUCCO
SW 7533 KHAKI SHADE

FASCIA, EAVES, TAILS, HEADERS, TRIM, BEAMS & GARAGE DOORS
SW 7055 ENDURING BRONZE

FRONT ENTRY DOOR OPTION A
SW 6223 STILL WATER

FRONT ENTRY DOOR OPTION B
SW 7595 SOMMELIER

STONE – ELDORADO
HILLSTONE – LUCERA

SIGNATURE SERIES

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

BONADELLE®
NEIGHBORHOODS

BUILDING VALUE FOR GENERATIONS

FARMHOUSE ELEVATION - SCHEME 1

ROOF – OCEANA

METAL ROOF
STORM GRAY

BASE STUCCO
SW 7551 GREEK VILLA

SIDING
SW 7006 EXTRA WHITE

FASCIA, EAVES, TAILS, HEADERS, TRIM,
BEAMS & GARAGE DOORS
SW 7006 EXTRA WHITE

FRONT ENTRY DOOR OPTION A
SW 2839 ROYCROFT COPPER

FRONT ENTRY DOOR OPTION B
SW 6990 CAVIAR

SIGNATURE SERIES

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

BONADELLE®
NEIGHBORHOODS

BUILDING VALUE FOR GENERATIONS

FARMHOUSE ELEVATION - SCHEME 2

ROOF – SHADOW BLACK

METAL ROOF
WEATHERED COPPER

BASE STUCCO
SW 7671 ON THE ROCKS

SIDING
SW 7673 PEWTER CAST

FASCIA, EAVES, TAILS, HEADERS, TRIM, BEAMS & GARAGE DOORS
SW 7673 PEWTER CAST

FRONT ENTRY DOOR OPTION A
SW 6041 OTTER

FRONT ENTRY DOOR OPTION B
SW 7605 GALE FORCE

SIGNATURE SERIES

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

BONADELLE®
NEIGHBORHOODS

BUILDING VALUE FOR GENERATIONS

FARMHOUSE ELEVATION - SCHEME 3

ROOF – CHARCOAL BLEND

METAL ROOF
BLACK

BASE STUCCO
SW 7658 GRAY CLOUDS

SIDING
SW 7074 SOFTWARE

FASCIA, EAVES, TAILS, HEADERS, TRIM,
BEAMS & GARAGE DOORS
SW 7009 PEARLY WHITE

FRONT ENTRY DOOR OPTION A
SW 9177 SALTY DOG

FRONT ENTRY DOOR OPTION B
SW 7048 URBANE BRONZE

SIGNATURE SERIES

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

BONADELLE®
NEIGHBORHOODS

BUILDING VALUE FOR GENERATIONS

FARMHOUSE ELEVATION - SCHEME 4

ROOF – CHARCOAL BROWN BLEND

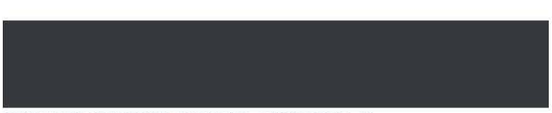
METAL ROOF
MIDNIGHT BRONZE

BASE STUCCO
SW 7024 FUNCTIONAL GRAY

SIDING
SW 7047 PORPOISE

FASCIA, EAVES, TAILS, HEADERS, TRIM,
BEAMS & GARAGE DOORS
SW 7047 PORPOISE

FRONT ENTRY DOOR OPTION A
SW 7750 OLYMPIC RANGE



FRONT ENTRY DOOR OPTION B
SW 7076 CYBERSPACE

SIGNATURE SERIES

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

BONADELLE®
NEIGHBORHOODS

BUILDING VALUE FOR GENERATIONS

FARMHOUSE ELEVATION - SCHEME 5

ROOF – SADDLEBACK BLEND

METAL ROOF
MIDNIGHT BRONZE

BASE STUCCO
SW 7051 ANALYTICAL GRAY

SIDING
SW 6207 RETREAT

FASCIA, EAVES, TAILS, HEADERS, TRIM,
BEAMS & GARAGE DOORS
SW 7551 GREEK VILLA

FRONT ENTRY DOOR OPTION A
SW 2735 ROCKWEED

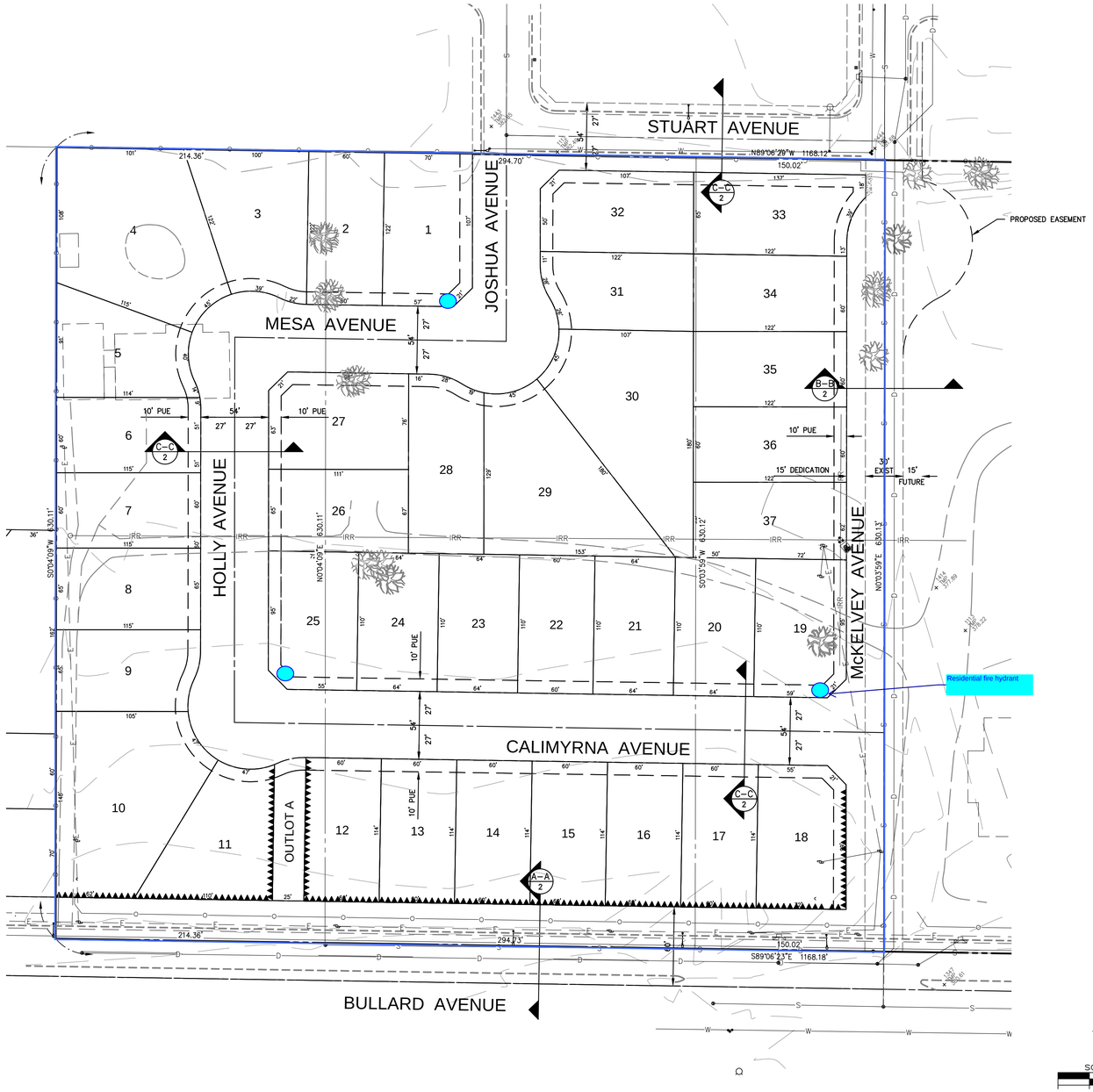
FRONT ENTRY DOOR OPTION B
SW 7615 SEA SERPENT

SIGNATURE SERIES

Bassenian | Lagoni
ARCHITECTURE • PLANNING • INTERIORS

TENTATIVE SUBDIVISION MAP OF
TRACT NO. 6550

CITY OF CLOVIS, COUNTY OF FRESNO, STATE OF CALIFORNIA
SURVEYED AND PLATTED IN NOVEMBER 2025
SHEET 1 OF 2



LEGEND

	BLUE BORDER INDICATES LIMITS OF THIS SUBDIVISION
	EXISTING CENTERLINE
	EXISTING EASEMENT
	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	SECTION LINE
	EXISTING FENCE (CHAIN-LINK)
	EXISTING POWER POLE
	FOUND F.C.B.C.M.
	FOUND IRON PIPE MONUMENT
P.U.E.	PUBLIC UTILITY EASEMENT
P.L.E.	PEDESTRIAN AND LANDSCAPE EASEMENT
	NOW OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES

PARCEL TABLE		PARCEL TABLE	
PARCEL #	AREA (SQ. FT.)	PARCEL #	AREA (SQ. FT.)
1	8536	21	7040
2	7357	22	6600
3	9233	23	7040
4	15404	24	7040
5	7731	25	7712
6	6898	26	7327
7	6900	27	8458
8	7475	28	8304
9	7216	29	13250
10	14889	30	14201
11	8385	31	7152
12	6858	32	7818
13	6858	33	8360
14	6858	34	7428
15	6859	35	7321
16	6859	36	7321
17	6859	37	7428
18	7985		
19	7911		
20	7040		

OUTLOTS

A. OUTLOT A TO BE DEDICATED IN FEE TO THE CITY OF CLOVIS FOR PEDESTRIAN AND DRAINAGE PURPOSES.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF CLOVIS, COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

THE EAST 150.00 FEET OF THE EAST HALF OF LOT 9, OF THAT CERTAIN MAP ENTITLED "MCKELVEY TRACT", WHICH WAS FILED IN THE OFFICE OF THE RECORDER OF THE CITY OF CLOVIS, COUNTY OF FRESNO, STATE OF CALIFORNIA, RECORDED IN BOOK 3 OF MAPS PAGE 54.

EXCEPTING THEREFROM THE NORTH 20.00 FEET OF THE SOUTH 30.00 FEET OF THE EAST 150.00 FEET OF THE EAST HALF OF LOT 9, MCKELVEY TRACT, ACCORDING TO THE MAP THEREOF RECORDED MARCH 11, 1907, IN BOOK 3, PAGE 54 OF RECORD OF SURVEYS. FOR THE PURPOSE OF THIS DESCRIPTION THE SOUTH LINE OF SAID LOT 9 SHALL BE DEEMED TO BE 20.00 FEET NORTH OF THE SOUTH LINE OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN.

ALSO EXCEPTING THEREFROM ALL MINERAL AND OIL RIGHTS RESERVED OF RECORD.

PARCEL 2:

THE EAST HALF OF LOT 9, OF THAT CERTAIN MAP ENTITLED "MCKELVEY TRACT", WHICH WAS FILED IN THE OFFICE OF THE RECORDER OF THE CITY OF CLOVIS, COUNTY OF FRESNO, STATE OF CALIFORNIA, RECORDED IN BOOK 3 OF MAPS PAGE 54.

EXCEPTING THEREFROM THE WEST 214.333 FEET THEREOF;

ALSO EXCEPTING THEREFROM THE EAST 150.00 FEET THEREOF;

ALSO EXCEPTING THEREFROM THE NORTH 20.00 FEET OF THE SOUTH 30.00 FEET THEREOF, EXCEPT THE WEST 30.74 FEET OF THE EAST 180.74 FEET OF THE NORTH 13.00 FEET OF THE SOUTH 23.00 FEET OF SAID LOT 9.

APNS: 550-260-18 & 550-260-19S

PARCEL 1:

THE WEST 150 FEET OF THE EAST ½ OF LOT 9 MCKELVEY TRACT, ACCORDING TO THE MAP THEREOF RECORDED MARCH 11, 1907, IN BOOK 3, PAGE 54, OF RECORD OF SURVEYS.

EXCEPTING THEREFROM ALL THAT PORTION, IF ANY, LYING WITHIN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 21 EAST, M.D.B. & M. ACCORDING TO THE UNITED STATES GOVERNMENT TOWNSHIP PLATS.

PARCEL 2:

THE WEST 214.333 FEET OF THE EAST HALF OF LOT 9 OF MCKELVEY TRACT, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 3, PAGE 54 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; EXCEPTING THEREFROM THE WEST 150 FEET THEREOF.

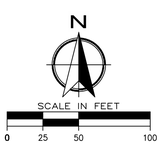
APN: 550-260-25

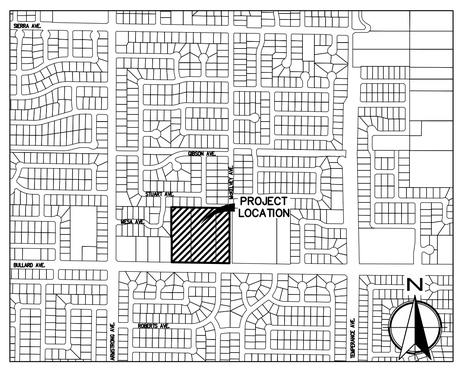
GENERAL INFORMATION

1. APN: 550-260-18, 550-260-19S, 550-260-25
2. OWNER: ROBIN M. ROGERS
3. SUBDIVIDER: BONADELLE NEIGHBORHOODS HOMES, INC. 7030 N. FRUIT AVE. SUITE 101, FRESNO, CA 93711
4. AREA: 9.23 ACRES GROSS
5. EXISTING ZONING: R-A (SINGLE FAMILY RESIDENTIAL)
6. PROPOSED ZONING: R-A (SINGLE FAMILY RESIDENTIAL)
7. EXISTING USE: LOW DENSITY RESIDENTIAL
8. PROPOSED USE: LOW DENSITY RESIDENTIAL
9. PROPOSED LOTS: 37, MINIMUM LOT SIZE 6,600 SF
10. UTILITY SERVICES PROVIDED BY:

WATER	CITY OF CLOVIS
SEWER	CITY OF CLOVIS
ELECTRICITY	PACIFIC GAS & ELECTRIC
GAS	PACIFIC GAS & ELECTRIC
STORM DRAIN	F.M.F.C.D.
CABLE TELEVISION	AT&T
TELEPHONE	AT&T

11. ALL EXISTING OVERHEAD UTILITIES TO BE REMOVED OR UNDERGROUNDED.
12. ALL PROPOSED IMPROVEMENTS TO BE INSTALLED PER CITY OF CLOVIS STANDARDS.
13. ALL EXISTING TREES ON-SITE TO BE REMOVED.
14. ALL EXISTING BUILDINGS AND ACCESSORIES ON-SITE TO BE REMOVED.





VICINITY MAP

37 LOTS ON 9.23 ACRES
DENSITY = 4.0 DU / ACRE

GATEWAY ENGINEERING, INC.
CIVIL ENGINEERS I LAND SURVEYORS
P. 559-320-0344 I F. 559-320-0345 I WWW.GATEWAYENG.COM
405 PARK CREEK DRIVE, CLOVIS, CA 93611-4435

COPYRIGHTED MATERIAL GATEWAY ENGINEERING, INC. ALL RIGHTS RESERVED. THE FIRM OF GATEWAY ENGINEERING, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER APPLICABLE PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF GATEWAY ENGINEERING, INC. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD THE FIRM OF GATEWAY ENGINEERING, INC. HARMLESS, AND SHALL BEAR THE COST OF GATEWAY ENGINEERING, INC.'S LEGAL FEES ASSOCIATED WITH DEFENDING AND ENFORCING THESE RIGHTS.

PLOT INFO

Attachment 5

County of Fresno

DEPARTMENT OF PUBLIC HEALTH
Joe Prado, Director
Dr. Trinidad Solis, Health Officer

January 2, 2026

LU0023225
2604

Marissa Parker, Assistant Planner
City of Clovis
Planning and Development Services Department
1033 Fifth Street
Clovis, CA 93612

Dear Ms. Parker:

PROJECT NUMBER: **DRC2025-050**

DRC2025-050; 37 unit SFR subdivision proposal.

APN: 550-260-18, -19, -25 **ZONING: R-A** **ADDRESS: 2327 Bullard Avenue**

Recommended Conditions of Approval:

- The proposed project has the potential to expose nearby residents to elevated noise levels. Consideration should be given to your City's municipal code.

- As a measure to protect ground water, all water wells and/or septic systems that exist or have been abandoned within the project area should be properly destroyed by an appropriately licensed contractor.

- Should any underground storage tank(s) be found during the project, the applicant shall apply for and secure an Underground Storage Tank Removal Permit from the Fresno County Department of Public Health, Environmental Health Division. Contact the Fresno County Hazmat Compliance Program at (559) 600-3271 for more information.

The following comments pertain to the demolition of any existing structure(s):

- Should the structure(s) have an active rodent or insect infestation, the infestation should be abated prior to demolition of the structure(s) in order to prevent the spread of vectors to adjacent properties.

- In the process of demolishing the existing structure(s), the contractor may encounter asbestos containing construction materials and materials coated with lead-based paints.

- If asbestos containing materials are encountered, contact the San Joaquin Valley Air Pollution Control District at (559) 230-6000 for more information.

- If the structure(s) were constructed prior to 1979 or if lead-based paint is suspected to have been used in these structures, then prior to demolition work the contractor should contact the following agencies for current regulations and requirements:

  - California Department of Public Health, Childhood Lead Poisoning Prevention Branch, at (510) 620-5600.

  - United States Environmental Protection Agency, Region 9, at (415) 947-8000.

  - State of California, Industrial Relations Department, Division of Occupational Safety and Health, Consultation Service (CAL-OSHA) at (559) 454-5302.

REVIEWED BY:

Kevin Tsuda, R.E.H.S.
Environmental Health Specialist III (559) 600-33271

---

kt

cc: Deep Sidhu-Environmental Health Division (CT. 57.02)
Bonnadelle Neighborhoods- Applicant (jab@bonnadelle.com)

CLOVIS UNIFIED SCHOOL DISTRICT

Governing Board
Hugh Awtrey
Deena L. Combs-Flores
Steven G. Fogg, M.D.
Yolanda Moore
Clinton Olivier
Tiffany Stoker Madsen
Wilma Tom Hashimoto

Administration
Corrine Folmer, Ed.D.
Superintendent

Norm Anderson
Deputy Superintendent

Marc Hammack, Ed.D.
Associate Superintendent

Barry S. Jager, Jr.
Associate Superintendent

Michael Johnston
Associate Superintendent

February 5, 2026

Eric Garcia
Planning and Development Services Dept.
1033 Fifth St.
Clovis, CA 93612

SUBJECT: T-6550
37-lot single-family units
North side of Bullard Avenue, b/een Armstrong & Temperance Avenues
APN 550-260-18, 19, & 25

Dear Eric Garcia:

The purpose of this letter is to provide school district information relative to the above-referenced development and to comply with Business and Professions Code section 11010, subdivision (b)(11)(A) regarding the provision of school-related information to the developer/owner and the State Department of Real Estate.

1. Elementary School Information:

   (a) The subject land is presently within the attendance area of the elementary school (grades K-6) listed below:

   School Name: *Mickey Cox Elementary*
   Address: *2191 Sierra Ave Clovis CA 93611-0659*
   Telephone: (559) 327-6400
   Capacity: *750*
   Enrollment: 639 (CBEDS enrollment *2024-25* school year)

   (b) Because of projected growth in the District and the District's plans for construction of new school facilities, it is possible that (1) adjustment of school attendance areas could occur in the future such that students residing in the project area may be required to attend an elementary school other than the school listed above, and (2) students residing in the project area may attend more than one elementary school within the District during their elementary school years.

(This space left intentionally blank)

2. Intermediate School Information:

School Name:	*Clark Intermediate*
Address:	*902 5th St Clovis CA 93612-1399*
Telephone:	(559) 327-1500
Capacity:	*1620*
Enrollment:	1437 (CBEDS enrollment *2024-25* school year)

3. High School Information:

School Name:	*Clovis High School*
Address:	*1055 Fowler Ave Clovis CA 93611-2099*
Telephone:	(559) 327-1000
Capacity:	*2808*
Enrollment:	2779 (CBEDS enrollment *2024-25* school year)

4. Bus transportation is currently provided for grades K-6 students residing further than one mile from school and for grades 7-12 students residing further than two and one-half miles from school. Transportation will be available for students attending the above-identified elementary, intermediate and high schools in accordance with District standards in effect at the time of enrollment.

5. The District currently levies a school facilities fee of $5.86 per square foot (as of July 1, 2025) for residential development. The fee is adjusted periodically in accordance with law. New development on the subject property will be subject to the fee in place at the time fee certificates are obtained.

The District hereby requests that the information in this letter be provided by the owner/subdivider to all prospective purchasers of property within the project.

Thank you for the opportunity to comment on the project. Please contact me if you have any questions regarding this letter.

Sincerely,

Michael Johnston
Associate Superintendent
Administrative Services

2907 S. Maple Avenue
Fresno, California 93725-2208
Telephone: (559) 233-7161
Fax: (559) 233-8227

CONVEYANCE. COMMITMENT. CUSTOMER SERVICE.

March 3, 2026

Eric Garcia
Planning Division
City of Clovis
1033 Fifth Street
Clovis, CA 93612

RE: Tract Map 6550
N/E Bullard and Armstrong avenues

Dear Mr. Garcia:

The Fresno Irrigation District (FID) has reviewed Tract Map 6550 for which the applicant proposes a 37-lot single-family residential development, APNs: 550-260-18s, 19, 25. FID has the following comments:

1. FID does not own, operate, or maintain any facilities located on the subject property, as shown on the attached FID exhibit map.

2. The proposed development may negatively impact local groundwater supplies. The area is currently rural residential/open land with little water demand. Under current circumstances the overall area is experiencing a modest but continuing groundwater overdraft. Should the proposed development result in an increase water demand or a conversion from imported surface water to groundwater, this deficit will increase. FID suggests the City of Clovis require the proposed development balance anticipated groundwater use with sufficient recharge of imported surface water in order to preclude increasing the area's existing groundwater overdraft.

3. California enacted landmark legislation in 2014 known as the Sustainable Groundwater Management Act (SGMA). The act requires the formation of local groundwater sustainability agencies (GSAs) that must assess conditions in their local water basins and adopt locally-based management plans. FID and the City of Clovis are members of the North Kings Groundwater Sustainability Agency which will manage the groundwater basin within the FID service area. This area is completely reliant on groundwater pumping and SGMA will impact all users of groundwater and those who rely on it. The City of Clovis should consider the impacts of the development on the City's ability to comply with requirements of SGMA.

BOARD OF DIRECTORS President RYAN JACOBSEN Vice-President JERRY PRIETO, JR. CHRISTOPHER WOOLF
GEORGE PORTER GREGORY BEBERIAN General Manager BILL STRETCH

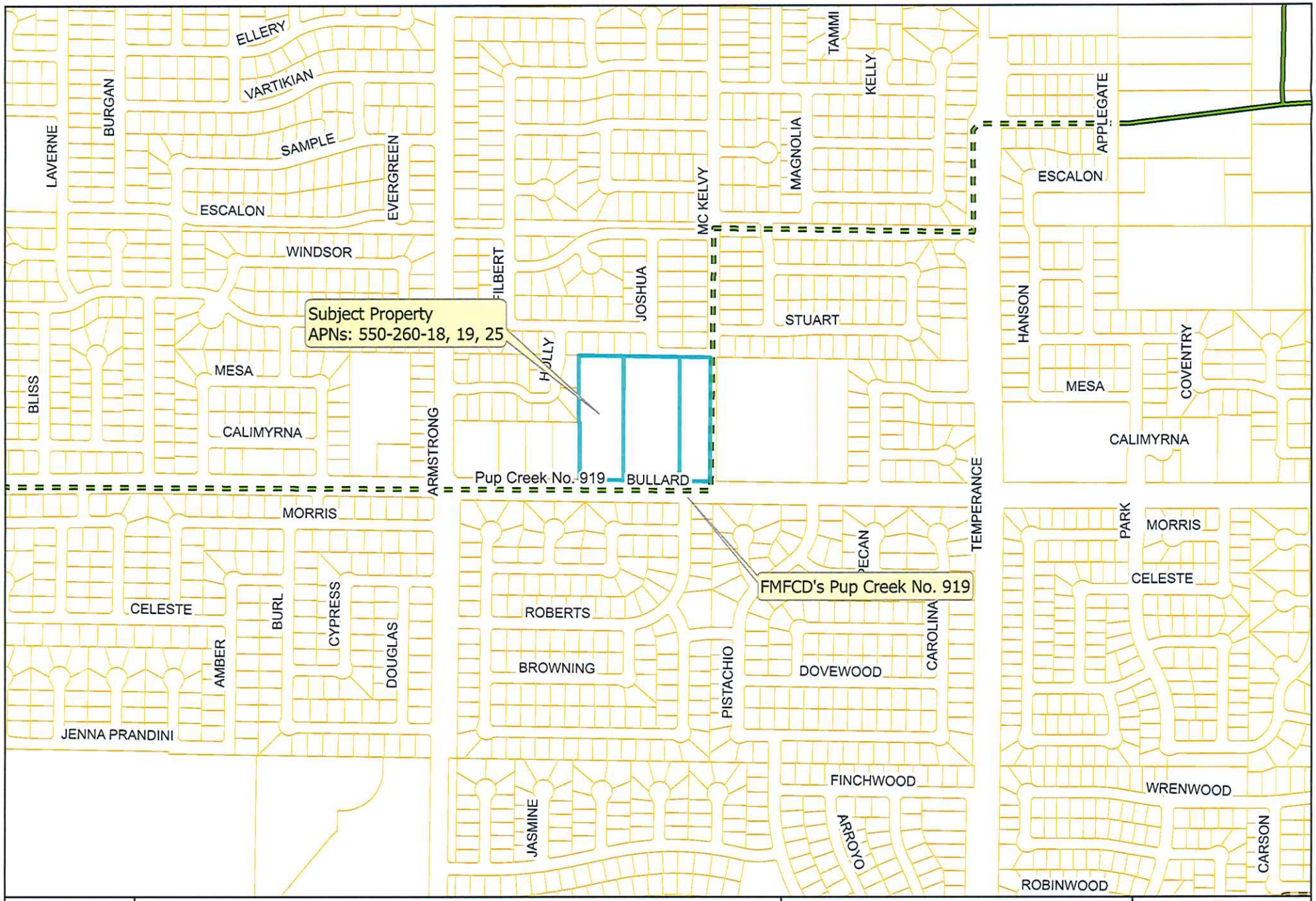
Thank you for submitting the proposed project for our review. We appreciate the opportunity to review and comment on the subject documents for this project. If you have any questions, please feel free to contact Chris Lundeen at (559) 233-7161 extension 7410 or clundeen@fresnoirrigation.com.

Sincerely,

Felix E. Vaquilar, P.E.
Chief Engineer

Attachment

G:\Agencies\Clovis\Tract Map\TM6550\TM6526 FID Comments.doc



FRESNO IRRIGATION DISTRICT

Legend

- FID Canal
- Private Canal
- Abandoned Canal
- FID Pipeline
- Private Pipeline
- Abandoned Pipeline
- Stream Group
- Other-Creek\River
- Other-Pipeline
- FID Boundary
- Railroad
- Streets & Hwys
- Parcel
- FMFCD Acquired Basins
- FMFCD Proposed Basins

Spatial Reference:
Name: NAD 1983 StatePlane California IV FIPS 0404

This map was produced by the Fresno Irrigation District and is provided for reference and informational purposes only and is not intended to show map scale accuracy or all inclusive map features, nor for legal purposes. FID makes no statements regarding the accuracy of this map as the features shown are in their approximate location. Please contact the FID Engineering Dept. at (559) 233-7161 for further information on FID facilities.

Path: G:\Fidgis\ArcGIS Pro Master.aprx

N

0 270 540

Feet

City of Clovis

Department of Planning and Development Services

CITY HALL - 1033 Fifth Street - Clovis, CA 93612

Distribution Date: **2/5/2026**

PLANNING APPLICATION REQUEST FOR COMMENTS

Project Manager - Eric Garcia, Assistant Planner

PLEASE ROUTE TO:

	(In House)		(Out-of-House)
[x]	Planning Division	[x]	Fresno Irrigation District
[x]	Building Division	[x]	Fresno Metropolitan Flood Control Dist.
[x]	Engineering Divisior	[x]	Pacific Gas & Electric
[x]	Utilities Division	[x]	AT&T
[x]	Solid Waste Divisior	[x]	Clovis Unified School District
[x]	Fire Department	[x]	Cal Trans
[x]	Police Department	[x]	SJV Unified Air Pollution Control Dist.
[x]	City Landscape Com	[x]	State of California Department of Fish and Game
[x]	Legal Description Review	[ ]	LAFCO (when annexation is involved)
[ ]	Other (Specify)	[x]	County of Fresno Development
[ ]		[x]	Fresno County Environmental Health

Item(s): **TM6550** Location: **North side of Bullard Avenue, b/een Armstrong & Temperance Avenues**

APN: **550-260-18, 19, 25** Zoning: **R-A** General Plan: **LDR** RHNA Site: **RHN-1, RHN-2**

Name of Applicant: **Bonadelle Neighborhoods - John Bonadelle** Phone/Email: **559-270-9748/jab@bonadelle.com**

Applicant Address: **7030 N. Fruit Avenue, #101** City: **Fresno** State: **CA** Zip: **93711**

Previously Reviewed Under DRC: **DRC2025-050** Or Other Entitlement:

Project Description: **TM6550; A request to approve a tentative tract map for a 37-lot single-family residential development on approximately 9.03 acres of land on the north side of Bullard Avenue, between Armstrong and Temperance Avenues.**

This item is tentatively scheduled for a public hearing to be consi **Planning Commission.**
The attached information is circulated for your comments. Please attach your comments and recommendations i
condition form and return to the project manag **2/26/2026**

Please check one below:

[ ] No Comments [ ] Comments e-mailed or saved on: _____

RECOMMENDED CONDITIONS: Please draft conditions in final form that are acceptable to your department They must be legible. Please phrase positively and clearly:

GOOD EXAMPLE: "1. Prior to occupancy, the developer shall install all landscaping as per the approved [illegible]"

POOR EXAMPLE: "1. Install landscaping."

REVIEWED BY (please sign): _____

PLEASE RETURN TO:
Eric Garcia, Assistant Planner
Planning and Development Services Dept.
1033 Fifth St., Clovis, CA 93612
Phone: 324-2364 Fax: 324-2866

-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.

SUBDIVIDED LAND IN POR. SEC. 3, T.13S., R.21E., M.D.B.& M.

Tax Rate Area
1-003
1-025

550-26

N

1" = 200'

McKelvey Tract - R.S. Bk. 3, Pg. 54
Record ofSurvey - Bk. 38, Pg. 90

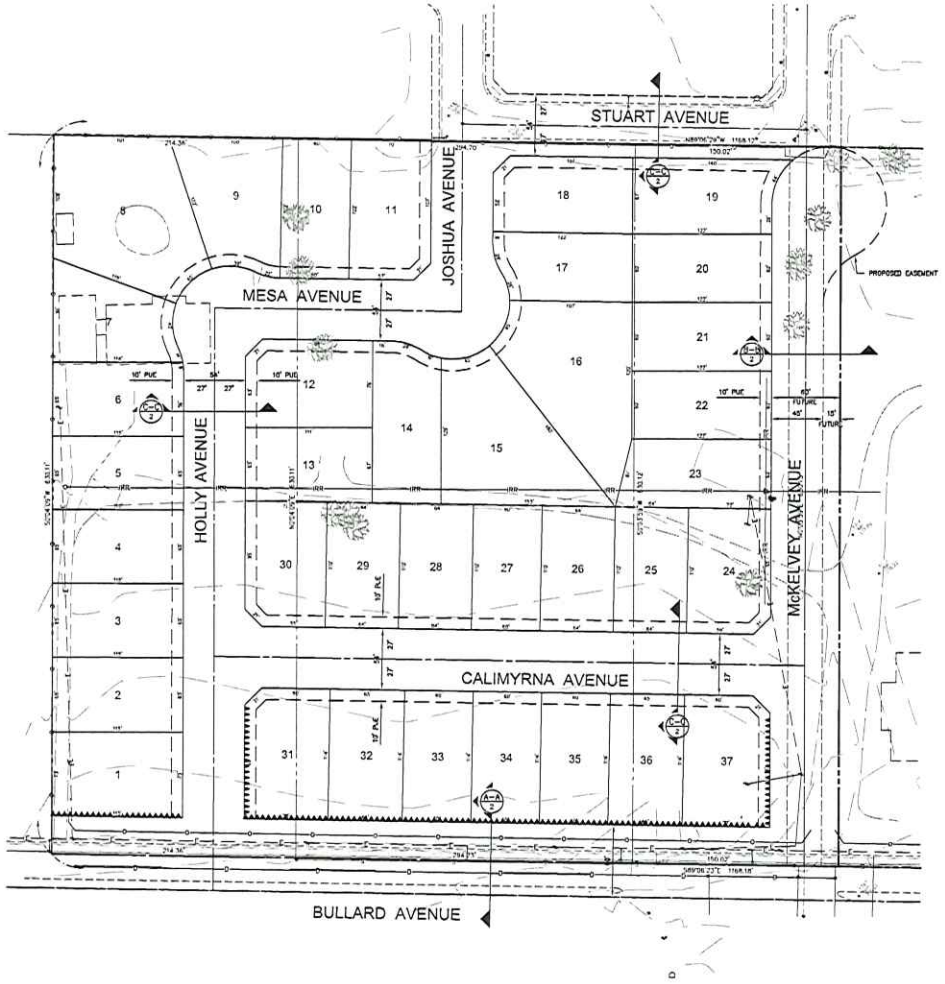
Assessor's Map Bk. 550 - Pg. 26
County of Fresno, Calif.

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

6/15/2016

TENTATIVE SUBDIVISION MAP OF
TRACT NO. 6550

CITY OF CLOVIS, COUNTY OF FRESNO, STATE OF CALIFORNIA
SURVEYED AND PLATTED IN NOVEMBER 2025
SHEET 1 OF 2



LEGEND

- BLUE BORDER INDICATES LIMITS OF THIS SUBDIVISION
- EXISTING CENTERLINE
- EXISTING EASEMENT
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- SECTION LINE
- EXISTING FENCE (CHAIN-LINK)
- EXISTING POWER POLE
- FOUND F.C.B.C.M.
- FOUND IRON PIPE MONUMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.L.E. PEDESTRIAN AND LANDSCAPE EASEMENT
- NOW OFFERED FOR DEDICATION FOR PUBLIC STREET PURPOSES

PARCEL TABLE	
PARCEL #	AREA (SQ. FT.)
1	8480
2	7475
3	7475
4	7475
5	7475
6	7473
7	7731
8	15404
9	9233
10	7357
11	8536
12	8458
13	7327
14	6304
15	13250
16	13778
17	6938
18	8033
19	8253
20	7320

PARCEL TABLE	
PARCEL #	AREA (SQ. FT.)
21	7320
22	7320
23	7851
24	7910
25	7040
26	7040
27	6600
28	7040
29	7040
30	7712
31	8370
32	7430
33	6858
34	6858
35	6858
36	7431
37	8559

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF CLOVIS, COUNTY OF FRESNO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1:

THE EAST 150.00 FEET OF THE EAST HALF OF LOT 9, OF THAT CERTAIN MAP ENTITLED "MCKELVEY TRACT", WHICH WAS FILED IN THE OFFICE OF THE RECORDER OF THE CITY OF CLOVIS, COUNTY OF FRESNO, STATE OF CALIFORNIA, RECORDED IN BOOK 3 OF MAPS PAGE 54.

EXCEPTING THEREFROM THE NORTH 20.00 FEET OF THE SOUTH 30.00 FEET OF THE EAST 150.00 FEET OF THE EAST HALF OF LOT 9, MCKELVEY TRACT, ACCORDING TO THE MAP THEREOF RECORDED MARCH 11, 1907, IN BOOK 3, PAGE 54 OF RECORD OF SURVEYS, FOR THE PURPOSE OF THIS DESCRIPTION THE SOUTH LINE OF SAID LOT 9 SHALL BE DEEMED TO BE 20.00 FEET NORTH OF THE SOUTH LINE OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MOUNT DIABLO BASE AND MERIDIAN.

ALSO EXCEPTING THEREFROM ALL MINERAL AND OIL RIGHTS RESERVED OF RECORD.

PARCEL 2:

THE EAST HALF OF LOT 9, OF THAT CERTAIN MAP ENTITLED "MCKELVEY TRACT", WHICH WAS FILED IN THE OFFICE OF THE RECORDER OF THE CITY OF CLOVIS, COUNTY OF FRESNO, STATE OF CALIFORNIA, RECORDED IN BOOK 3 OF MAPS PAGE 54.

EXCEPTING THEREFROM THE WEST 214.333 FEET THEREOF;

ALSO EXCEPTING THEREFROM THE EAST 150.00 FEET THEREOF;

ALSO EXCEPTING THEREFROM THE NORTH 20.00 FEET OF THE SOUTH 30.00 FEET THEREOF, EXCEPT THE WEST 30.74 FEET OF THE EAST 180.74 FEET OF THE NORTH 13.00 FEET OF THE SOUTH 23.00 FEET OF SAID LOT 9.

APNS: 550-280-18 & 550-280-19S

PARCEL 1:

THE WEST 150 FEET OF THE EAST ½ OF LOT 9 MCKELVEY TRACT, ACCORDING TO THE MAP THEREOF RECORDED MARCH 11, 1907, IN BOOK 3, PAGE 54, OF RECORD OF SURVEYS.

EXCEPTING THEREFROM ALL THAT PORTION, IF ANY, LYING WITHIN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 13 SOUTH, RANGE 21 EAST, M.D.B. & M. ACCORDING TO THE UNITED STATES GOVERNMENT TOWNSHIP PLATS.

PARCEL 2:

THE WEST 214.333 FEET OF THE EAST HALF OF LOT 9 OF MCKELVEY TRACT, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 3, PAGE 54 OF RECORD OF SURVEYS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPTING THEREFROM THE WEST 150 FEET THEREOF.

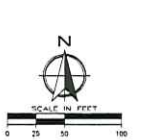
APN: 550-280-25

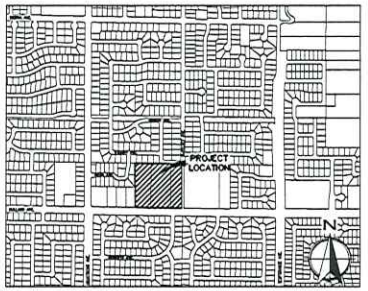
GENERAL INFORMATION

1. APN: 550-280-18, 550-280-19S, 550-280-25
2. OWNER: ROBIN M. ROGERS
3. SUBDIVIDER: RONADELLE NEIGHBORHOODS HOMES, INC. 7030 N. FRUIT AVE. SUITE 101, FRESNO, CA 93711
4. AREA: 9.23 ACRES GROSS
5. EXISTING ZONING: R-A (SINGLE FAMILY RESIDENTIAL)
6. PROPOSED ZONING: R-A (SINGLE FAMILY RESIDENTIAL)
7. EXISTING USE: LOW DENSITY RESIDENTIAL
8. PROPOSED USE: LOW DENSITY RESIDENTIAL
9. PROPOSED LOTS: 37, MINIMUM LOT SIZE 6,600 SF
10. UTILITY SERVICES PROVIDED BY:

WATER	CITY OF CLOVIS
SEWER	CITY OF CLOVIS
ELECTRICITY	PACIFIC GAS & ELECTRIC
GAS	PACIFIC GAS & ELECTRIC
STORM DRAIN	F.M.F.C.D.
CABLE TELEVISION	AT&T
TELEPHONE	AT&T

11. ALL EXISTING OVERHEAD UTILITIES TO BE REMOVED OR UNDERGROUNDED.
12. ALL PROPOSED IMPROVEMENTS TO BE INSTALLED PER CITY OF CLOVIS STANDARDS.
13. ALL EXISTING TREES ON-SITE TO BE REMOVED.
14. ALL EXISTING BUILDINGS AND ACCESSORIES ON-SITE TO BE REMOVED.





VICINITY MAP

37 LOTS ON 9.23 ACRES
DENSITY = 4.0 DU / ACRE

GATEWAY ENGINEERING, INC.
CIVIL ENGINEERS | LAND SURVEYORS
P. 559.320.0748 | F. 559.320.0345 | WWW.GATEWAYENG.COM
405 PARK CREEK DRIVE, CLOVIS, CA 93611-4435

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT
NOTICE OF REQUIREMENTS

File No. 210.45

PUBLIC AGENCY

ERIC GARCIA
PLANNING AND DEVELOPMENT SERVICES
CITY OF CLOVIS
1033 FIFTH ST.
CLOVIS, CA 93612

DEVELOPER

BONADELLE NEIGHBORHOODS
703 N. FRUIT, #101
FRESNO, CA 93711

CL TRACT No. 6550

PROJECT NO: **6550**

ADDRESS: **2327 BULLARD AVE.**

APN: **550-260-18, 25, 550-260-19S**

SENT: **March 10, 2026**

Drainage Area(s)	Preliminary Fee(s)	Development Review Service Charge(s)	Fee(s)	
4E	$70,098.00	NOR Review	$424.00	To be paid prior to release of District comments to Public Agency and Developer.
		Grading Plan Review	$1,184.00	Amount to be submitted with first grading plan submittal.
	Total Drainage Fee: $70,098.00		**Total Service Charge: $1,608.00**	

The proposed development will generate storm runoff which produces potentially significant environmental impacts and which must be properly discharged and mitigated pursuant to the California Environmental Quality Act and the National Environmental Policy Act. The District in cooperation with the City and County has developed and adopted the Storm Drainage and Flood Control Master Plan. Compliance with and implementation of this Master Plan by this development project will satisfy the drainage related CEQA/NEPA impact of the project mitigation requirements.

Pursuant to the District's Development Review Fee Policy, the subject project shall pay review fees for issuance of this Notice of Requirements (NOR) and any plan submittals requiring the District's reviews. The NOR fee shall be paid to the District by Developer before the Notice of Requirement will be submitted to the City. The Grading Plan fee shall be paid upon first submittal. The Storm Drain Plan fee shall be paid prior to return/pick up of first submittal.

The proposed development shall pay drainage fees pursuant to the Drainage Fee Ordinance prior to issuance of a building permit at the rates in effect at the time of such issuance. The fee indicated above is valid through 3/01/27 based on the site plan submitted to the District on 2/04/26 Contact FMFCD for a revised fee in cases where changes are made in the proposed site plan which materially alter the proposed impervious area.

Considerations which may affect the fee obligation(s) or the timing or form of fee payment:

a.) Fees related to undeveloped or phased portions of the project may be deferrable.

b.) Fees may be calculated based on the actual percentage of runoff if different than that typical for the zone district under which the development is being undertaken and if permanent provisions are made to assure that the site remains in that configuration.

c.) Creditable storm drainage facilities may be constructed, or required to be constructed in lieu of paying fees.

d.) The actual cost incurred in constructing Creditable drainage system facilities is credited against the drainage fee obligation.

e.) When the actual costs incurred in constructing Creditable facilities exceeds the drainage fee obligation, reimbursement will be made for the excess costs from future fees collected by the District from other development.

f.) Any request for a drainage fee refund requires the entitlement cancellation and a written request addressed to the General Manager of the District within 60 days from payment of the fee. A non refundable $300 Administration fee or 5% of the refund whichever is less will be retained without fee credit.

Approval of this development shall be conditioned upon compliance with these District Requirements.

1.

___ **a.** Drainage from the site shall

__X__ **b.** Grading and drainage patterns shall be as identified on Exhibit No. 1.

___ **c.** The grading and drainage patterns shown on the site plan conform to the adopted Storm Drainage and Flood Control Master Plan.

2. The proposed development shall construct and/or dedicate Storm Drainage and Flood Control Master Plan facilities located within the development or necessitated by any off-site improvements required by the approving agency:

___ Developer shall construct facilities as shown on Exhibit No. 1 as

__X__ None required.

3. The following final improvement plans and information shall be submitted to the District for review prior to final development approval:

__X__ Grading Plan

__X__ Street Plan

___ Storm Drain Plan

___ Water & Sewer Plan

__X__ Final Map

__X__ Drainage Report (to be submitted with tentative map)

___ Other

___ None Required

4. Availability of drainage facilities:

__X__ **a.** Permanent drainage service is available provided the developer can verify to the satisfaction of the City that runoff can be safely conveyed to the Master Plan inlet(s).

___ **b.** The construction of facilities required by Paragraph No. 2 hereof will provide permanent drainage service.

___ **c.** Permanent drainage service will not be available. The District recommends temporary facilities until permanent service is available.

___ **d.** See Exhibit No. 2.

5. The proposed development:

___ Appears to be located within a 100 year flood prone area as designated on the latest Flood Insurance Rate Maps available to the District, necessitating appropriate floodplain management action. (See attached Floodplain Policy.)

__X__ Does not appear to be located within a flood prone area.

6. ___ The subject site contains a portion of a canal or pipeline that is used to manage recharge, storm water, and/or flood flows. The existing capacity must be preserved as part of site development. Additionally, site development may not interfere with the ability to operate and maintain the canal or pipeline.

CL TRACT No. 6550

CL TRACT No. 6550

7. The Federal Clean Water Act and the State General Permits for Storm Water Discharges Associated with Construction and Industrial Activities (State General Permits) require developers of construction projects disturbing one or more acres, and discharges associated with industrial activity not otherwise exempt from National Pollutant Discharge Elimination System (NPDES) permitting, to implement controls to reduce pollutants, prohibit the discharge of waters other than storm water to the municipal storm drain system, and meet water quality standards. These requirements apply both to pollutants generated during construction, and to those which may be generated by operations at the development after construction.

a. State General Permit for Storm Water Discharges Associated with Construction Activities, effective July 1, 2010, as amended. A State General Construction Permit is required for all clearing, grading, and disturbances to the ground that result in soil disturbance of at least one acre (or less than one acre) if part of a larger common plan of development or sale). Permittees are required to: submit a Notice of Intent and Permit Registration Documents to be covered and must pay a permit fee to the State Water Resources Control Board (State Board), develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, and complete an annual certification of compliance.

b. State General Permit for Storm Water Discharges Associated with Industrial Activities, April, 2014 (available at the District Office). A State General Industrial Permit is required for specific types of industries described in the NPDES regulations or by Standard Industrial Classification (SIC) code. The following categories of industries are generally required to secure an industrial permit: manufacturing; trucking; recycling; and waste and hazardous waste management. Specific exemptions exist for manufacturing activities which occur entirely indoors. Permittees are required to: submit a Notice of Intent to be covered and must pay a permit fee to the State Water Resources Control Board, develop and implement a storm water pollution prevention plan, eliminate non-storm water discharges, conduct routine site inspections, train employees in permit compliance, sample storm water runoff and test it for pollutant indicators, and annually submit a report to the State Board.

c. The proposed development is encouraged to select and implement storm water quality controls recommended in the Fresno-Clovis Storm Water Quality Management Construction and Post-Construction Guidelines (available at the District Office) to meet the requirements of the State General Permits, eliminate the potential for non-storm water to enter the municipal storm drain system, and where possible minimize contact with materials which may contaminate storm water runoff.

8. A requirement of the District may be appealed by filing a written notice of appeal with the Secretary of the District within ten days of the date of this Notice of Requirements.

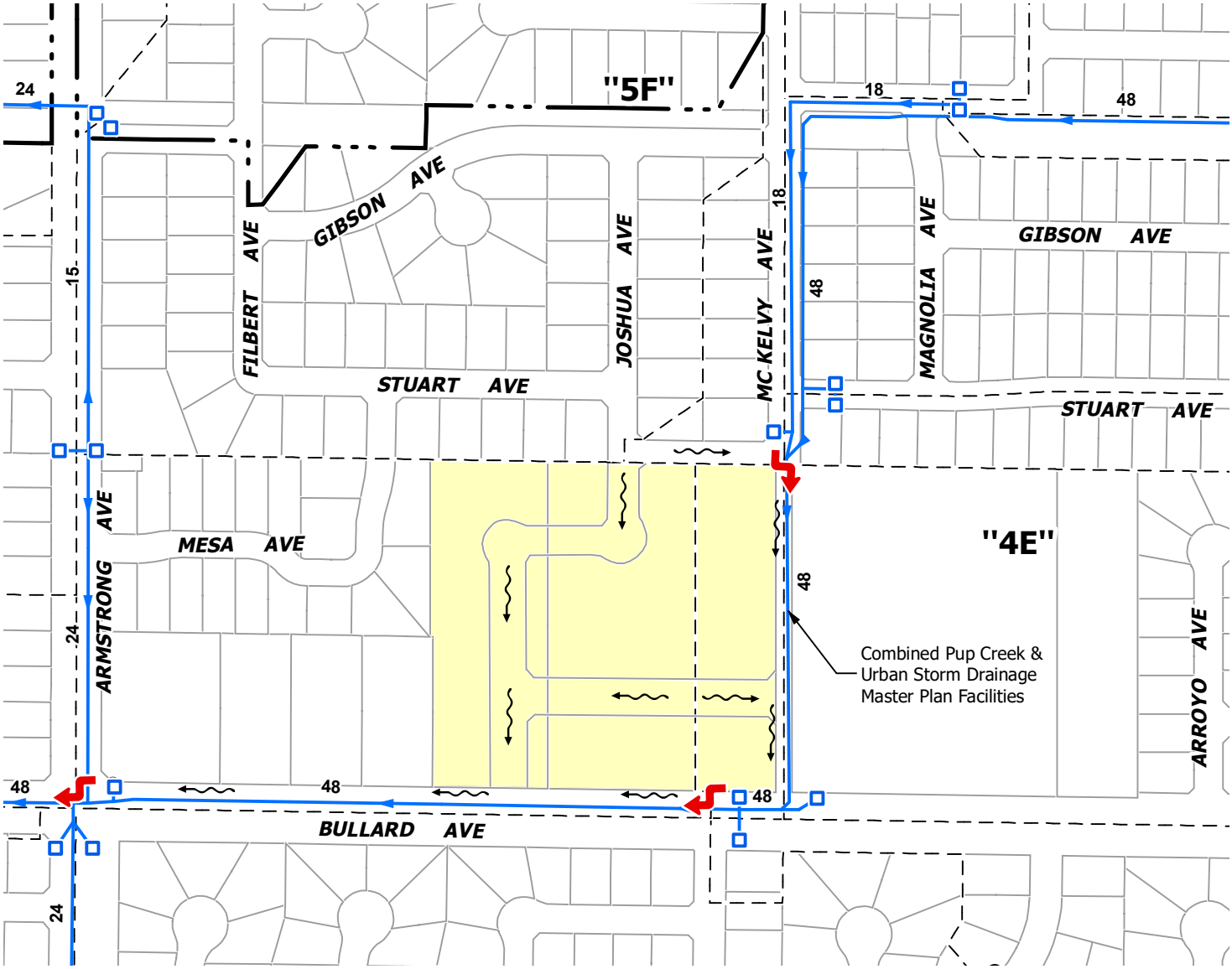
9. The District reserves the right to modify, reduce or add to these requirements, or revise fees, as necessary to accommodate changes made in the proposed development by the developer or requirements made by other agencies.

10. **X** See Exhibit No. 2 for additional comments, recommendations and requirements.

Debbie Campbell
Digitally signed by Debbie Campbell Date: 3/10/2026 2:58:52 PM
Debbie Campbell
Design Engineer, RCE

Robert Villalobos
Digitally signed by Robert Villalobos Date: 3/5/2026 4:07:02 PM
Robert Villalobos
Engineering Tech III

NOTE: THIS MAP IS SCHEMATIC. DISTANCES, AMOUNT OF CREDITABLE FACILITIES, AND LOCATION OF INLET BOUNDARIES ARE APPROXIMATE.



LEGEND

- Existing Master Plan Facilities
- Inlet Boundary
- Drainage Area Boundary
- Direction Of Drainage
- Major Storm Breakover
- Limits Of Tract 6550

1 " = 300 '

Tract 6550

DRAINAGE AREA "4E"

EXHIBIT NO. 1

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

Prepared by: alexm
Date: 2/20/2026
Path: K:\Autocad\DWGS\0EXHIBIT\TRACTS\6550.mxd

OTHER REQUIREMENTS

EXHIBIT NO. 2

The minimum finish floor elevation for the easterly portion of Tract 6550 draining to the existing Master Plan inlet at the northwest corner of Bullard and McKelvy Avenues, as shown on Exhibit No. 1, shall be 372.30 (U.S.G.S. Datum).

The site shall not block the historical drainage patterns of existing developments to remain along the perimeter of the tract. The developer shall verify to the satisfaction of the District that runoff from these areas has the ability to surface drain to adjacent streets.

There are existing storm drainage facilities in McKelvy Avenue, as shown on Exhibit No. 1. These storm drainage facilities are currently located within existing McKelvy Avenue right-of-way. The developer shall be required to dedicate a storm drain easement should any McKelvy Avenue right-of-way be vacated along the existing storm drainage facilities as part of the proposed development.

The Master Plan system has been designed such that during a two-year event flow will not exceed the height of the 6-inch curb. Should wedge curb (4.5 inches height) be used the same criteria shall apply whereby flow remains below the top of curb. Any extensions or pipe size increases due to meeting the requirement listed above shall be at the developer's expense.

Lot coverage must be provided to the District prior to submittal of improvement plans. The final drainage fee will be calculated commensurate with the lot coverage provided by the developer. If the lot coverage indicates a density higher than Master Planned, mitigation may be required. The lot coverage calculated by the District includes the front yard walkway, sidewalk walkway and the rear yard patio equaling an additional 6% of impervious area in addition to the City's typical lot coverage calculation.

City of Clovis

Department of Planning and Development Services

CITY HALL - 1033 Fifth Street - Clovis, CA 93612

Distribution Date: **2/5/2026**

PLANNING APPLICATION REQUEST FOR COMMENTS

Project Manager - Eric Garcia, Assistant Planner

PLEASE ROUTE TO:

	(In House)		(Out-of-House)
[x]	Planning Division	[x]	Fresno Irrigation District
[x]	Building Division	[x]	Fresno Metropolitan Flood Control Dist.
[x]	Engineering Division	[x]	Pacific Gas & Electric
[x]	Utilities Division	[x]	AT&T
[x]	Solid Waste Division	[x]	Clovis Unified School District
[x]	Fire Department	[x]	Cal Trans
[x]	Police Department	[x]	SJV Unified Air Pollution Control Dist.
[x]	City Landscape Com	[x]	State of California Department of Fish and Game
[x]	Legal Description Review	[ ]	LAFCO (when annexation is involved)
[ ]	Other (Specify)	[x]	County of Fresno Development
[ ]		[x]	Fresno County Environmental Health

Item(s): **TM6550** Location: **North side of Bullard Avenue, b/een Armstrong & Temperance Avenues**

APN: **550-260-18, 19, 25** Zoning: **R-A** General Plan: **LDR** RHNA Site: **RHN-1, RHN-2**

Name of Applicant: **Bonadelle Neighborhoods - John Bonadelle** Phone/Email: 559-270-9748/jab@bonadelle.com

Applicant Address: **7030 N. Fruit Avenue, #101** City: **Fresno** State: **CA** Zip: **93711**

Previously Reviewed Under DRC: **DRC2025-050** Or Other Entitlement:

Project Description: **TM6550; A request to approve a tentative tract map for a 37-lot single-family residential development on approximately 9.03 acres of land on the north side of Bullard Avenue, between Armstrong and Temperance Avenues.**

This item is tentatively scheduled for a public hearing to be consi **Planning Commission.**
The attached information is circulated for your comments. Please attach your comments and recommendations i
condition form and return to the project manag **2/26/2026**

Please check one below:

[ ] No Comments [X] Comments e-mailed or saved on:

RECOMMENDED CONDITIONS: Please draft conditions in final form that are acceptable to your department They must be legible. Please phrase positively and clearly:

GOOD EXAMPLE: "1. Prior to occupancy, the developer shall install all landscaping as per the approved plans."

POOR EXAMPLE: "1. Install landscaping."

REVIEWED BY (please sign): **3/10/2026**

PLEASE RETURN TO:
Eric Garcia, Assistant Planner
Planning and Development Services Dept.
1033 Fifth St., Clovis, CA 93612
Phone: 324-2364 Fax: 324-2866