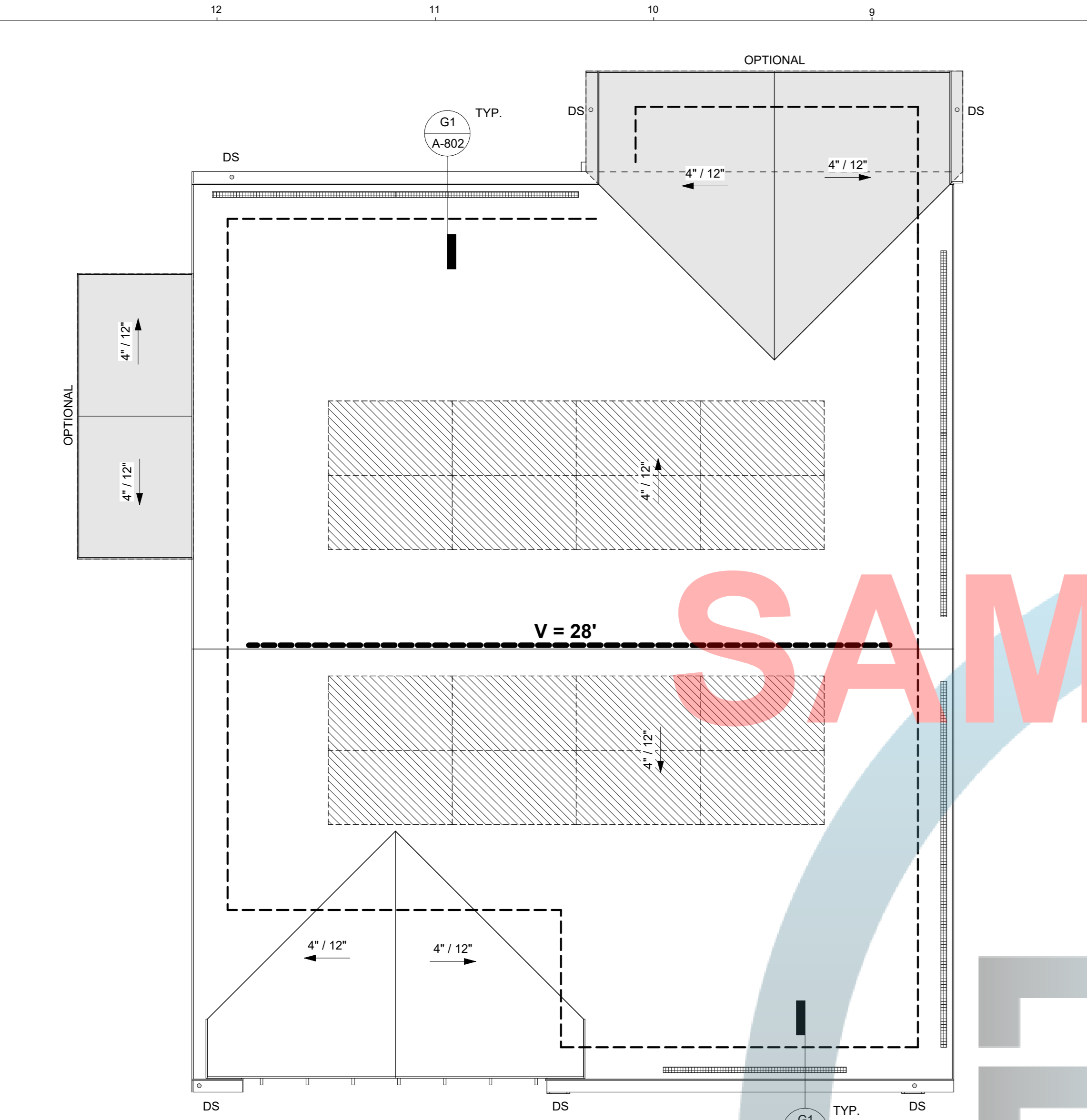


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24" X 36"



NOTE:
INSTALL SOLAR PV SO THAT THE AZIMUTH SHALL BE BETWEEN 90 DEGREES AND 300 DEGREES OF TRUE NORTH

ATTIC VENTILATION CALCULATION

ROOF
996 SF / 150 = 6.64 SQ. FT. = 956.16 SQ. IN.
956.16 SQ. IN. @ 50% UPPER AND LOWER NFVA = 478.08 SQ. IN.

RIDGE VENT:
USE OMNI RIDGE PRO VENT (PRO4-N)
MANUFACTURER'S DATA:
NFVA = 18 SQ. IN. / L.F.

478.08 SQ.IN.-L.F. / 18 SQ. IN.
= 26.56 L.F. (REQUIRED)

PROVIDE = 30 L.F.
= 504 NFVA

SOFFIT VENT:
LOMÁNCO MODEL 105 CONTINUOUS VINYL SOFFIT VENT
MANUFACTURER'S SIZE = 22.75" X 8"

N.F.V. = 72 SQ. IN. / 8' FT. 9 SQ.IN./L.F.
REQUIRED: 478.08 IN² - L.F. / 9 IN² = 53.12 L.F.

PROVIDE: (7) 2.75" X 8" = 56 L.F. @ 9 SQ.IN./L.F.
= 504 NFVA

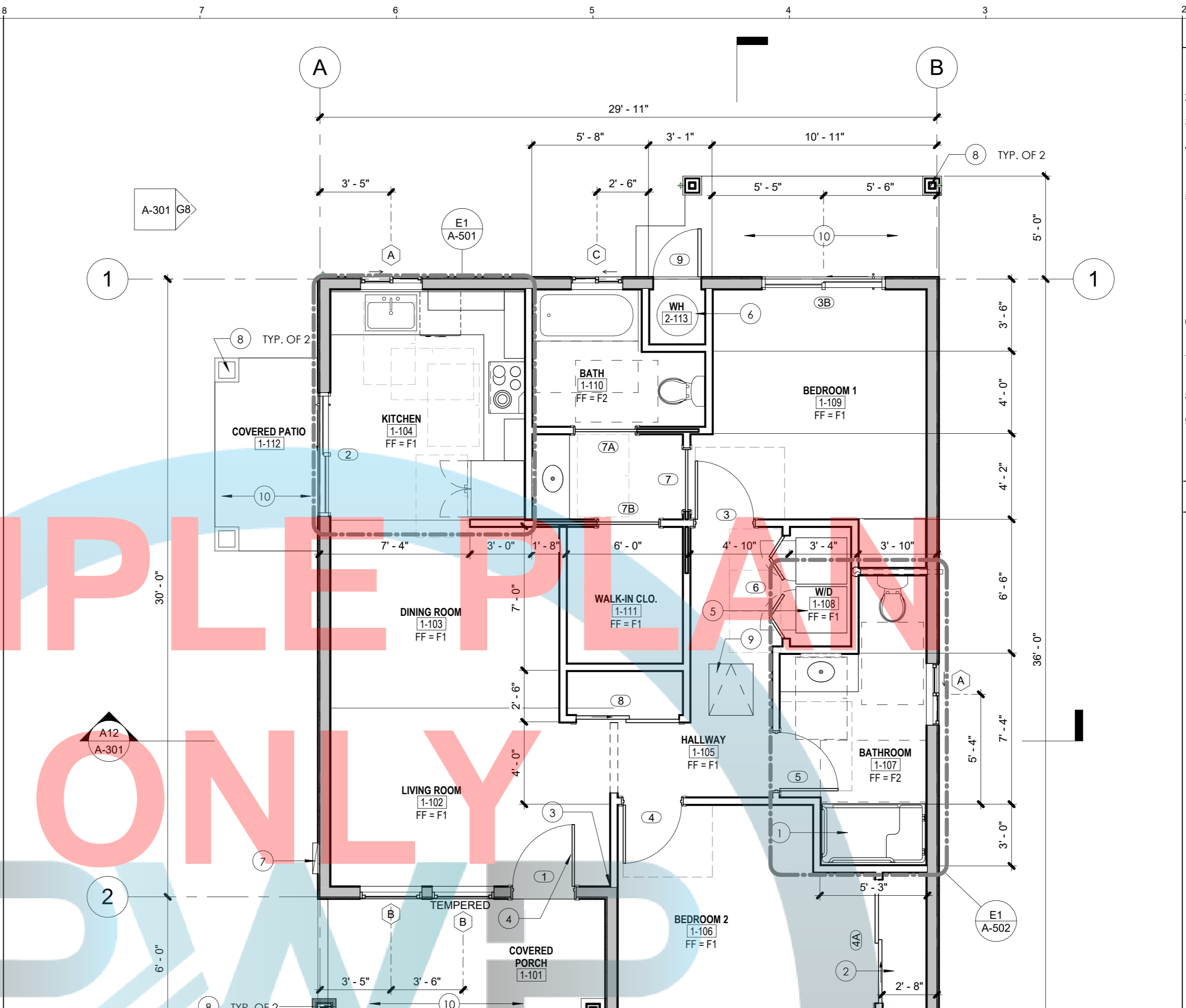
NOTES:

- AIR SPACE REQUIRED FOR VENTILATION IS ≥ 1" BETWEEN THE INSULATION AND THE ROOF SHEATING
- PROVIDE VAPOR RETARDER WITH A TRANSMISSION RATE OF ≤ 1 PERM.
- PLACE RETARDER ON WARM SIDE OF THE ATTIC INSULATION
- PROVIDE 1/4" MESH AT ALL VENTS, INCLUDING CONTINUOUS VENTS.

ROOF PLAN LEGEND

- v =** --- --- --- ROOF VENT. SEE ATTIC VENTILATION CALCULATION FOR ADDITIONAL INFORMATION
- DS** INLET BALANCING VENT. SEE ATTIC VENTILATION CALCULATION FOR ADDITIONAL INFORMATION
- DS** 2" X 3" POWDER COATED - 24GA DOWNSPOUT w/ STRAP @ 60" O.C. MAX.
- DS** PROPOSED SOLAR ZONE AREA
- DS** 264 SQ.FT. POTENTIAL SOLAR ZONE AREA. 264 SQ.FT. ROOF AREA @ 15% = 39.6
- DS** PROVIDE MINIMUM 250 SQ.FT. SOLAR ZONE AREA FOR FUTURE SOLAR INSTALLATION

PROPOSED ROOF PLAN A8
1/4" = 1'-0"



FLOOR PLAN KEYNOTES

- ADAPTABLE ROLL-IN SHOWER. MAINTAIN A 2% MAXIMUM SLOPE IN ALL DIRECTIONS. TYPICAL ON ALL SHOWER AND BATHROOMS. REFER TO A5/A-502 FOR ADDITIONAL INFORMATION.
- BUILT-IN CLOSET/DRAWERS WITH CLOTHES ROD. PROVIDE 50% OF STORAGE AT 48" HIGH MAX. FROM FINISH FLOOR. ALIGN WITH EDGE OF WALL FOR A SMOOTH AND FLUSHED FINISHED.
- PROVIDE PEEP HOLE OR VISION PANEL AT 1 PEEP HOLE AT 43" MAX. (OPTION'S PEEP HOLE @ MAX. 60" O.C. AFF). PROVIDE STEEL PLATE AT THE DEAD BOLT STRIKER. SOLID SHIM 6" ABOVE & BELOW WITH 2/8 BY 2" SCREWS.
- WASHING MACHINES AND CLOTHES DRYERS. DRYER SHALL HAVE 4" VENT DUCT TO EXTERIOR WITH MAXIMUM RUN OF 14' INCLUDING 2-90° ELBOWS. TWO FEET SHALL BE DEDUCTED FOR EACH 90 DEGREE ELBOW IN EXCESS OF TWO. **NOTE:** WASHING MACHINES AND CLOTHES DRYERS SHALL BE FRONT LOADING. THE BOTTOM OF THE OPENING TO THE LAUNDRY COMPARTMENT SHALL BE LOCATED 15 INCHES MINIMUM AND 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR. 2022 CBC 1127A.10.4 REFER TO E5/A-804 FOR ADDITIONAL INFORMATION.
- 40 GAL HEAT PUMP WATER HEATER. (MINIMUM OF 3.1 UEF PER TITLE 24) INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- NEW SERVICE PANEL. COORDINATE WITH POWER AND GAS COMPANY PROVIDER PRIOR TO COMMENCING WORK. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- POST WITH OPTIONAL 2X POST WRAP. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- MIN. 24" X 36" ATTIC ACCESS PANEL.
- CONCRETE PATIO/LANDING. SLOPED AT 2% MAXIMUM AWAY FROM THE BUILDING. REFER TO A1/A-801 FOR ADDITIONAL INFORMATION.

FLOOR PLAN GENERAL NOTES:

- VERIFY ALL DIMENSIONS, GRADES, AND OTHER CONDITIONS AT JOB SITE BEFORE COMMENCING WORK. DIMENSIONS SHOWN ON THESE PLANS ARE FROM FACE OF FINISH, UNLESS OTHERWISE NOTED.
- WEATHER-STRIP ALL EXTERIOR DOORS AND WINDOWS CERTIFIED ACCORDING TO SECTION 2-555 OF STANDARD FOR DOORS AND WINDOWS.
- ALL OPENINGS AROUND DUCTING, GAS VENTS, PIPES, CHIMNEYS AT THE CEILING SHALL BE FIRE BLOCKED PER CBC AND CRC.
- ALL WINDOWS AND DOORS SHALL MEET THE AIR INFILTRATION STANDARDS OF THE 2022 CALIFORNIA RESIDENTIAL AND ENERGY CODES SHALL BE CERTIFIED AND LABELED.
- INTERIOR WALL COVERING TO BE 1/2" THK. GYP. BRD., UNLESS OTHERWISE NOTED. (FLAME SPREAD CLASS 111)
- ALL WINDOW GLAZING ARE TO BE DUAL-GLAZED AND PROVIDE SOLAR SCREENS.
- GLASS DOORS AND WINDOWS IMMEDIATELY TO OR LESS THAN 18" FROM FLOOR OR IN DOOR SHALL BE TEMPERED.
- THE FOLLOWING SHALL BE CAULKED OR OTHERWISE SEALED TO LIMIT AIR INFILTRATION:
 - EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, BETWEEN WALLS SOLE PLATES AND FLOORS AND BETWEEN WALL PANELS.
 - OPENING FOR PLUMBING, ELECTRICITY, AND GAS LINES IN WALLS, CEILINGS AND FLOORS.
 - OPENINGS IN THE ATTIC FLOOR (SUCH AS WHERE CEILING PANELS MEET INTERIOR AND EXTERIOR WALLS AND MASONRY FIREPLACES).
- PROVIDE 2x SOLID BLOCKING BEHIND ALL TOILET FIXTURES, CABINETS, WATER HEATER, CEILING LIGHT FIXTURES (FUTURE FAN LOCATION) AND WHEREVER DIRECTED BY THE OWNER, INSPECTOR OR ARCHITECT.
- DUCT CONSTRUCTED, INSTALLED AND INSULATED PER CURRENT CODE AND TITLE 24.
- MECHANICAL VENTILATION SYSTEMS MUST SUPPLY 5 CHANGES PER HOUR IN BATHROOMS AND LAUNDRY ROOMS; 2 AIR CHANGES PER HOUR IN OTHER HABITABLE ROOMS.
- PROVIDE 1-1/2" DUCT INSULATION (TYPICAL).
- VERIFY ALL APPLIANCE SPECIFICATIONS, SIZES AND OWNER'S REQUIREMENT FOR BUILT-IN ASSEMBLY PRIOR TO PRODUCTION OF CASEWORKS. ADJUST DIMENSIONS OF BUILT IN CASEWORK WITH APPLIANCE DIMENSION.
- CONSTRUCT PATIO SLABS WITH 4" THK. CONCRETE X 12" DP SHOVEL (1 #4 BAR) FOOTING AT PERIMETER. SLABS ARE TO BE BROOM FINISH. PROVIDE 6x6x10/10 WWM IN MIDDLE OF SLABS.
- THE ENERGY CERTIFICATION OF COMPLIANCE MUST BE SUBMITTED AFTER INSTALLATION OF THE REQUIRED EQUIPMENT AND/OR MATERIAL AND PRIOR TO REQUEST OF FINAL INSPECTION.
- PROVIDE 115V OUTLET (W.P., G.F.I.) WITHIN 25 FEET OF ROOF MOUNTED EQUIPMENT.
- AFTER INSTALLING INSULATION, THE INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER AND THE BUILDER STATING THAT THE INSTALLATION CONFORM WITH THE REQUIREMENTS FOR TITLE 24 PART 2, CHAPTER 2-53 AND THAT THE MATERIALS INSTALLED CONFORM WITH THE REQUIREMENTS OF TITLE 20, CHAPTER 2 SUB-CHAPTER 4, ARTICLE 3. THE CERTIFICATE SHALL STATE THE MANUFACTURER'S NAME AND MATERIAL IDENTIFICATION, THE INSTALLED "R" VALUE, AND (IN APPLICATIONS OF LOOSE FILL INSULATION) THE MINIMUM INSTALLED WEIGHT PER SQUARE FOOT CONSISTENT WITH THE MANUFACTURER'S LABEL DENSITY FOR THE DESIRED "R" VALUE TO BE INSTALLED ON CEILING AND IN WALLS.
- WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200. **CRC R302.9.1**
- WALL AND CEILING FINISHES SHALL HAVE A SMOKED-DEVELOPED INDEX OF NOT GREATER THAN 450. **CRC R302.9.2**
- PROVIDE FALL PROTECTION REINFORCEMENT AND ADDRESS FALL PROTECTION REQUIREMENTS. REFER TO A-100 AND A-502 FOR ADDITIONAL INFORMATION.
- ALL TUB AND SHOWER VALVES ARE TO BE SINGLE CONTROL PRESSURE BALANCING OR THERMOSTATIC ANTI-SCALD TYPE. WATER HAMMER ARRESTORS SHALL BE INSTALLED AT THE FOLLOWING QUICK-ACTING SHUT-OFF VALVES (IPC 609.10):
 - AUTOMATIC WASHING MACHINE (HOT AND COLD WATER)
 - ICE MAKER
 - DISHWASHER
 - FRONT AND REAR SPRINKLER OUTLETS
- ALL HOSE BIBS SHALL BE EQUIPPED WITH NON-REMOVABLE BACKFLOW PREVENTERS.
- PROVIDE ONE INCH UNDERCUT FOR EXTERIOR DOORS OF LPG WATER HEATER OR FURNACE COMPARTMENTS

FINISH LEGEND

FLOOR FINISHES (FF)	
F1	LUXURY VINYL TILES
F2	CERAMIC TILES OPTION: FLOOR FINISH WITH NON-ABSORBENT SURFACE FROM FINISH FLOOR TO MINIMUM OF 6" A.F.F.

FLOOR AREA (CONDITIONED SPACE)	996 SF
COVERED PATIO 2 (OPTIONAL)	60 SF
COVERED PATIO 1 (OPTIONAL)	47 SF
COVERED PORCH	84 SF
TOTAL	1187 SF

WALL LEGEND

- 2x6 EXTERIOR WALL ASSEMBLY. REFER TO D1/A-801 AND A-301 FOR ADDITIONAL INFORMATION.
- TYP. INTERIOR PARTITION WALL 1/2" GYP. BOARD EACH SIDE OF 2X4 STUDS @ 16" O.C. TYPICAL INTERIOR WALL PARTITION, U.N.O. REFER TO D3/A-801 FOR ADDITIONAL INFORMATION.
- FOR BATHROOM WALLS:
Fiber-cement, fiber-mat reinforced cement, glass mat gypsum backers or fiber-reinforced gypsum backers in compliance with ASTM C 1288, C1325, C 1178 or C 1278, respectively, and installed in accordance with manufacturers' recommendations shall be used as backers for wall tile in tub and shower areas and wall panels in shower areas.

FLOOR PLAN LEGEND

- WINDOW TAG. SEE OPENING SCHEDULE ON A-601 FOR ADDITIONAL INFORMATION.
- DOOR TAG. SEE OPENING SCHEDULE ON A-601 FOR ADDITIONAL INFORMATION.

PROPOSED FLOOR PLAN A2
1/4" = 1'-0"

DOOR LANDING NOTES

- LANDING SHALL HAVE A WIDTH NOT LESS THAN THE WIDTH OF THE DOOR AND 36" MIN. IN THE DIRECTION OF TRAVEL. (CBC 1008.1.5)
- PER CBC 1008.1.6 BELOW:
*1008.1.6 Thresholds. Thresholds at doorways shall not exceed 0.75 inch in height for sliding doors serving dwelling units or 0.5 inch for other doors. Raised thresholds and floor level changes greater than 0.25 inch at doorways shall be beveled with a slope not greater than One unit vertical in two units horizontal (50-percent slope).
Exception: The threshold height shall be limited to 7.75 inches where the occupancy is Group R-2 or R-3; the door is an exterior door that is not a component of the required means of egress; the door, other than an exterior storm or screen door does not swing over the landing or step; and the doorway is not on an accessible route as required by Chapter 11A or 11B and is not part of an adaptable or accessible dwelling unit."

1000 SQ. FT. MODEL (996 SQ.FT.)
W/ ADAPTABLE FEATURES
OPTION #1

PROJECT
ACCESSORY DWELLING UNIT

PWP23-003

DEPARTMENT OF PUBLIC WORKS AND PLANNING



CAPITAL PROJECTS DIVISION

2220 Tulare St., Ste. 720, Fresno, CA. 93721
Phone: (559) 262-4212 Fax: (559) 262-4879

SEAL & SIGNATURE



UPDATE
JULY 10, 2023

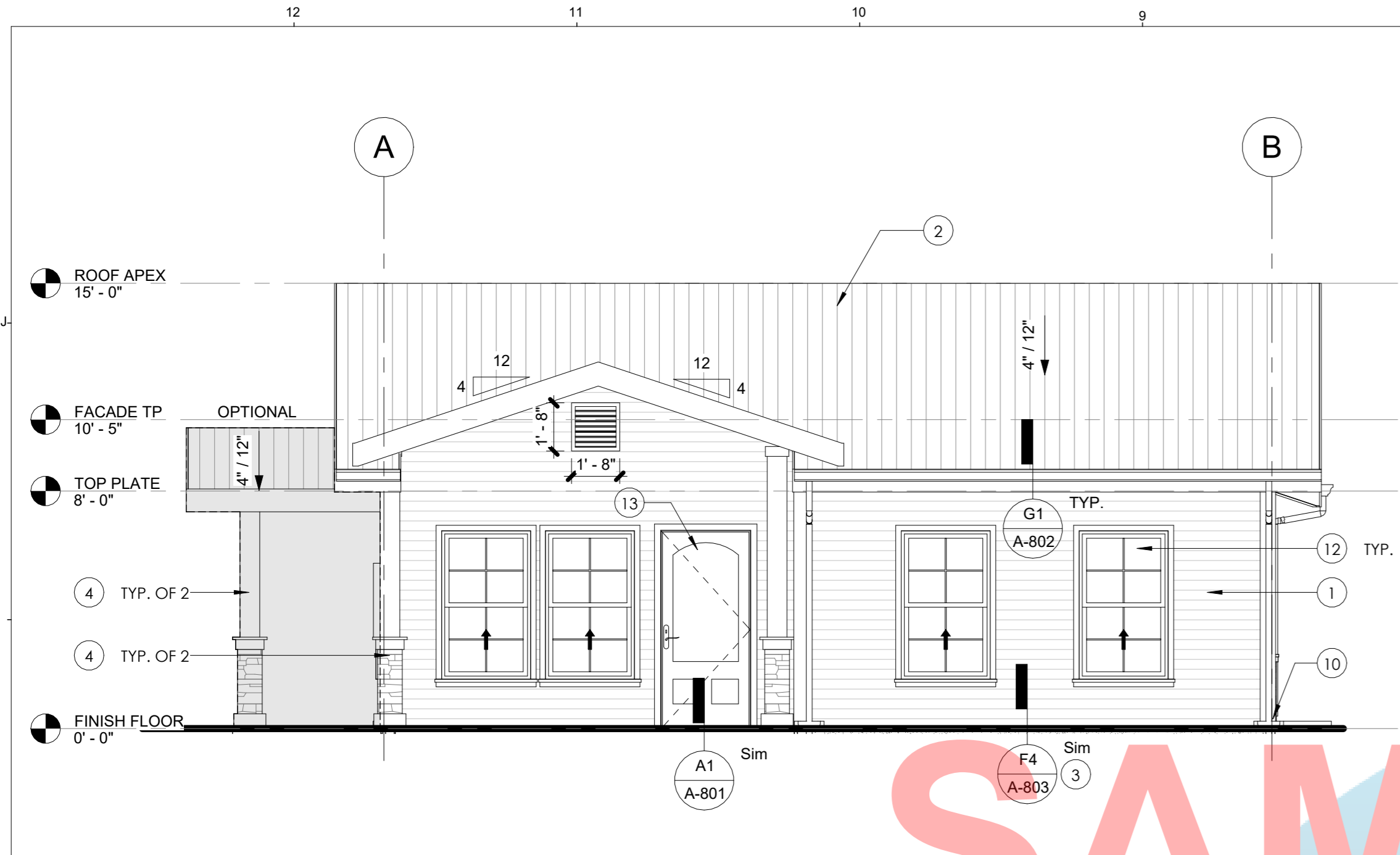
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TITLE
PROPOSED FLOOR PLAN & PROPOSED ROOF PLAN

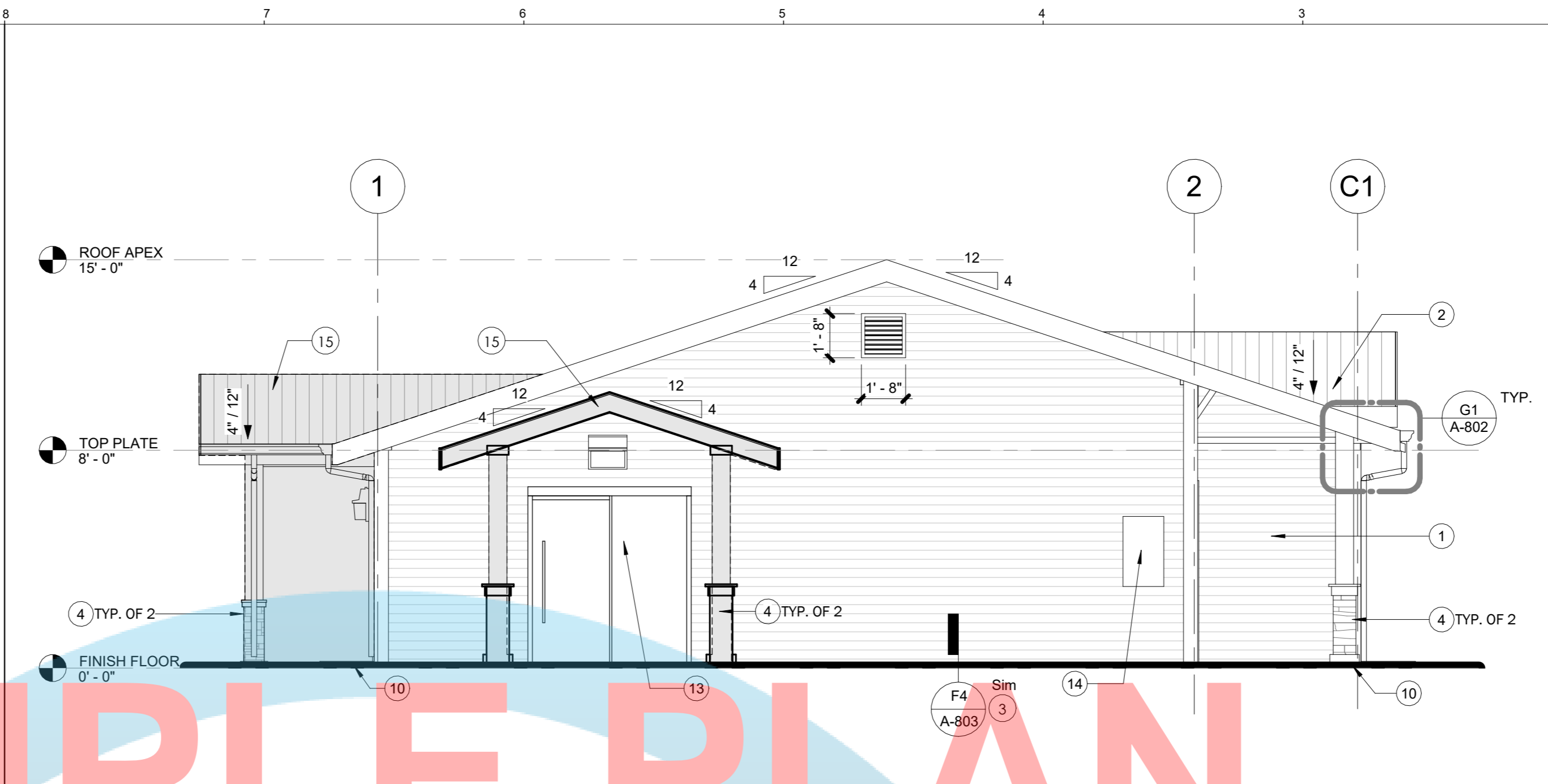
SCALE 1/4" = 1'-0"

A-201

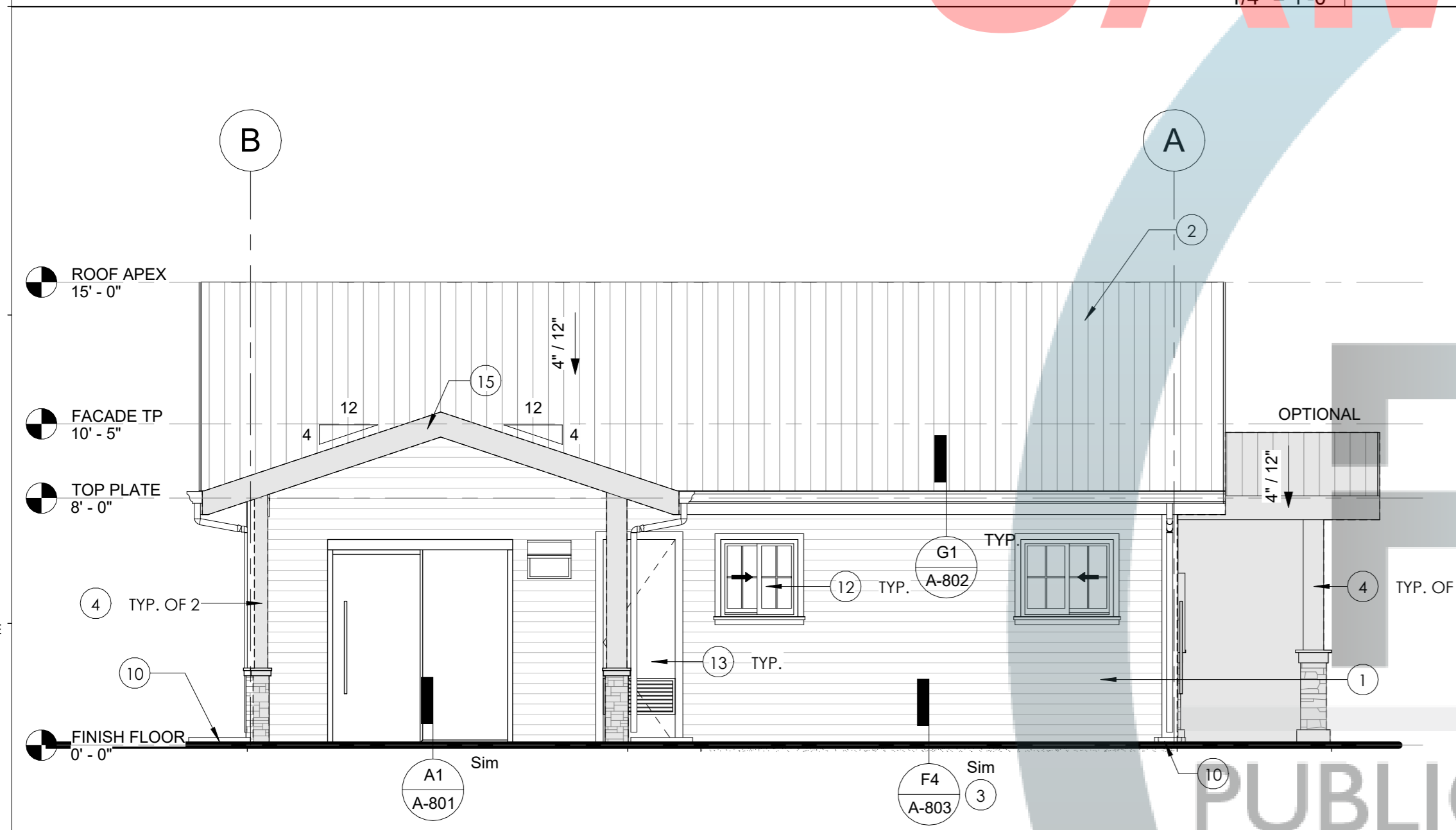
ISSUE DATE	JOB NUMBER
MARCH 7, 2023	2023_24
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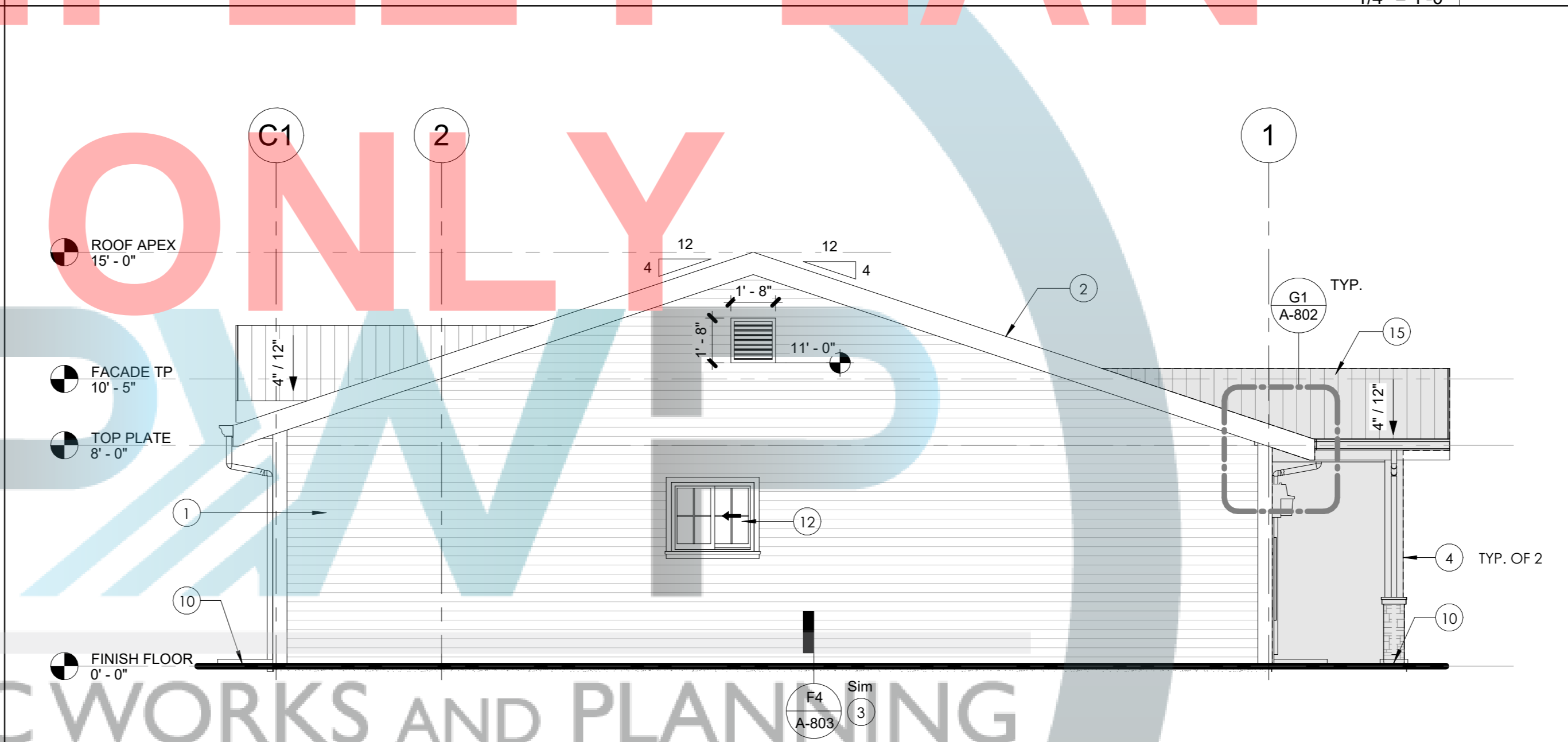
FRONT ELEVATION G12
1/4" = 1'-0"



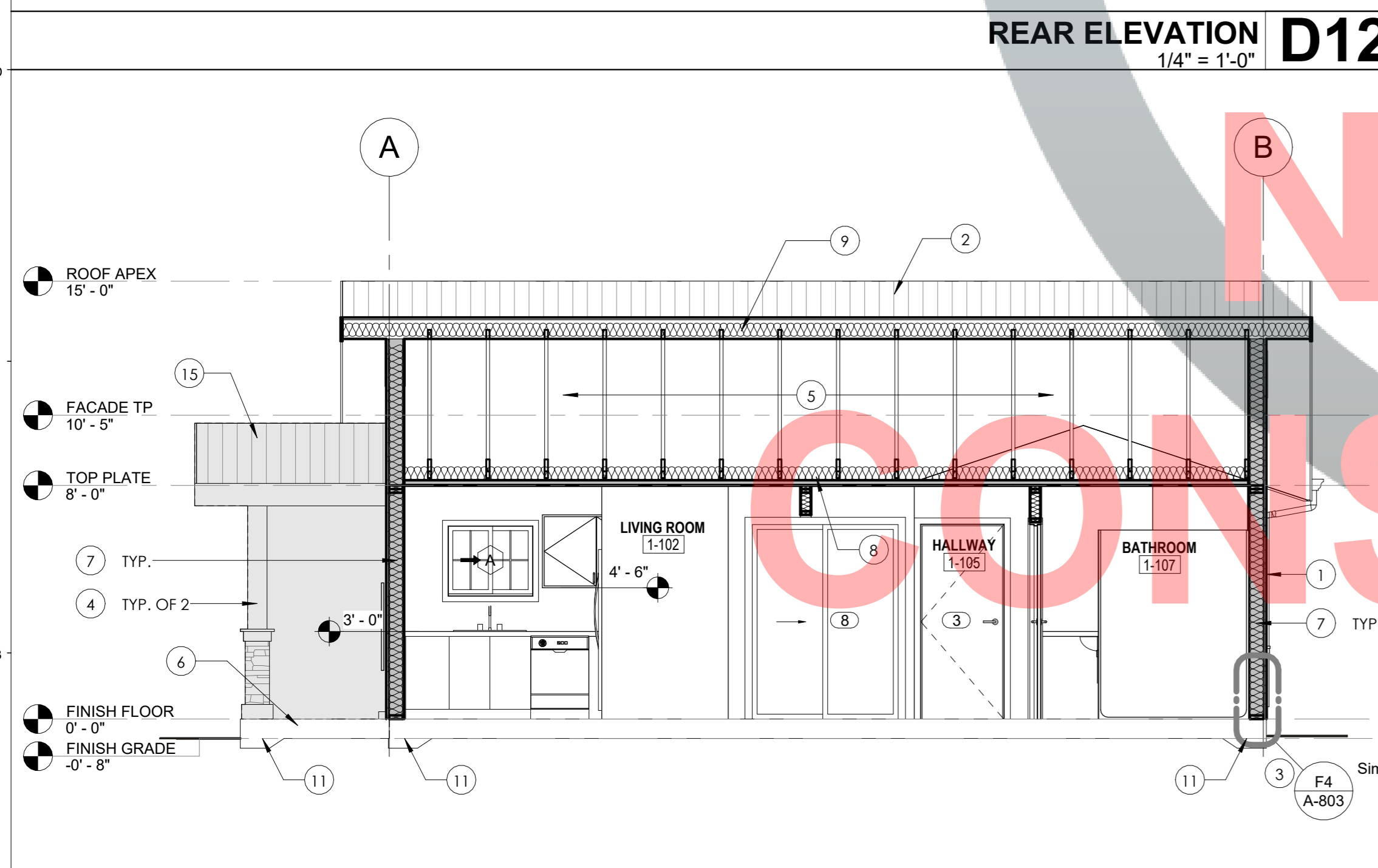
LEFT SIDE ELEVATION G8
1/4" = 1'-0"



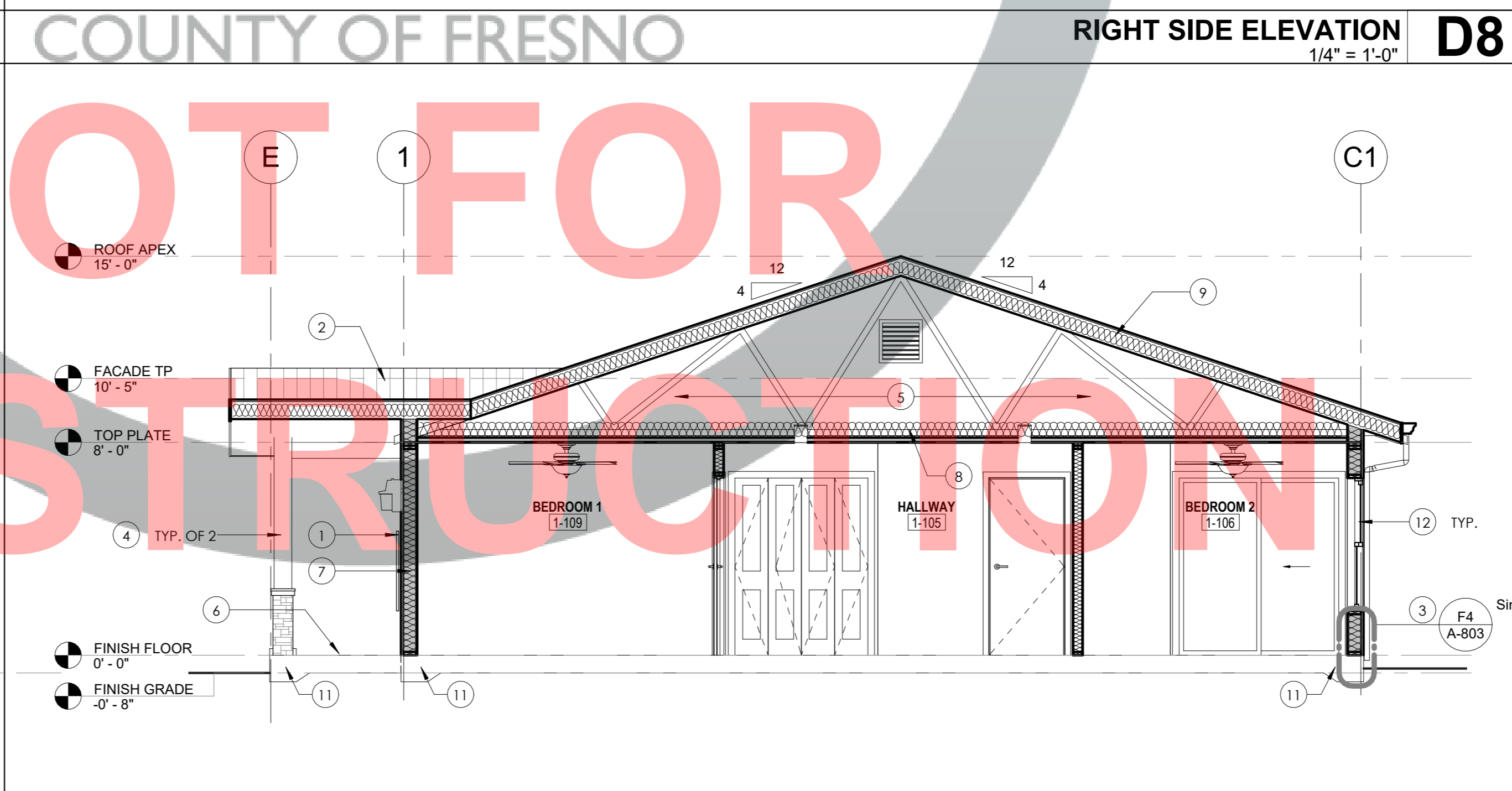
REAR ELEVATION D12
1/4" = 1'-0"



RIGHT SIDE ELEVATION D8
1/4" = 1'-0"



LONGITUDINAL SECTION 1 A12
1/4" = 1'-0"



CROSS SECTION 2 A8
1/4" = 1'-0"

- ELEVATION KEYNOTES**
- "HARDIE PLANK" LAP SIDING OVER 2 LAYER GRADE "D" BUILDING PAPER WITH PERIMETER WEEP SCREED. REFER TO A-803 FOR ADDITIONAL INFORMATION. OPTIONAL FINISH: 7/8" STUCCO FINISH OVER 2 LAYERS OF GRADE "D" PAPER INSTALLED OVER PLYWOOD SHEATHING (AS REQUIRED PER STRUCTURAL DRAWING). INSTALL METAL LATH OVER PLYWOOD SHEATHING PER R703.7.1. PROVIDE PERIMETER WEEP SCREED. REFER TO D1/A-801 FOR ADDITIONAL INFORMATION.
 - 25 YEAR ASPHALT COMPOSITION ROOFING WITH MINIMUM CLASS "C" RATING OVER 30# FELT OVER PLYWOOD SHEATHING. REFER TO A2/A-201 FOR ADDITIONAL INFORMATION. OPTION ROOF: GA. 24 STANDING SEAMLESS METAL ROOF.
 - PERIMETER WEEP SCREED FOR STUCCO APPLICATION. REFER TO A4/A-803, F4/A-803, A9/A-802 FOR ADDITIONAL INFORMATION.
 - TREATED WOOD POST WITH OPTIONAL 2X WRAPPED POST OVER CEMENT PLASTER FINISH AND VENEER STONE. REFER TO STRUCTURAL DRAWINGS AND A6/A-802 FOR ADDITIONAL INFORMATION.
 - ENGINEERED ROOF TRUSS AND PLYWOOD SHEATHING.
 - CONCRETE PATIO/LANDING. SLOPED AT 2% MAXIMUM AWAY FROM THE BUILDING.
 - R-21 MINIMUM FIBERGLASS BATTS WALL INSULATION.
 - R-38 MINIMUM FIBERGLASS BATT INSULATION. TYPICAL ON ATTIC.
 - R-13 MINIMUM BATT INSULATION. TYPICAL AT FRAME CAVITY OF ROOF.
 - 11" X 24" CONCRETE BACK SPLASH. PROVIDE ONE PER DOWNSPOUT. POSITION TO DRAIN AWAY FROM THE BUILDING.
 - CONCRETE FOOTING / FOUNDATION. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - DUAL GLAZED WINDOW. REFER TO A2/A-201 FOR ADDITIONAL INFORMATION.
 - DOOR. SEE SEE A2/A-201 FOR ADDITIONAL INFORMATION.
 - SERVICE PANEL. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - HATCHED AREA DENOTES OPTIONAL PATIO / POST AND COVERED ROOFING ASSEMBLY. PROVIDE MINIMUM LANDING REQUIREMENTS. SEE A2/A-201 FOR ADDITIONAL INFORMATION.

1000 SQ. FT. MODEL (996 SQ.FT.)
W/ ADAPTABLE FEATURES
OPTION #1

PROJECT
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UPDATE

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TITLE
ELEVATIONS & SECTIONS

SCALE 1/4" = 1'-0"

A-301

ISSUE DATE	JOB NUMBER
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