

FLOOR PLAN KEYNOTES

- ADAPTABLE ROLL-IN SHOWER. MAINTAIN A 2% MAXIMUM SLOPE IN ALL DIRECTIONS. TYPICAL ON ALL SHOWER AND BATHROOMS. REFER TO A6/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 FLUSH FINISHED.
- PROVIDE PEEP HOLE OR VISION PANEL AT 1 PEEPHOLE AT 43" MAX. (OPTIONS PEEPHOLE @ 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 OF 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 MORE 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 PATIOLANDING. SLOPED AT 2% MAXIMUM AWAY FROM THE BUILDING. REFER TO A11/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 2-955 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 W/M 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 REQUIREMENT 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 IN 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-502 AND A-100 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 [CPC 609.10]:
 - AUTOMATIC WASHING MACHINE (HOT AND COLD WATER)
 - ICEMAKER
 - DISHWASHER
 - FRONT AND REAR SPRINKLER OUTLETS
- ALL HOSE BIBBS SHALL BE EQUIPPED WITH NON-REMOVABLE BACKFLOW PREVENTERS.
- PROVIDE ONE INCH UNDERCUT FOR EXTERIOR DOORS OF LPG WATER HEATER OR FURNACE COMPARTMENTS

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 (998 SQ.FT.)

OPTION #2

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

RENEWAL DATE: 06/30/2025

UPDATE

JULY 12, 2023

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TITLE

PROPOSED FLOOR PLAN & ROOF PLAN

SCALE As indicated

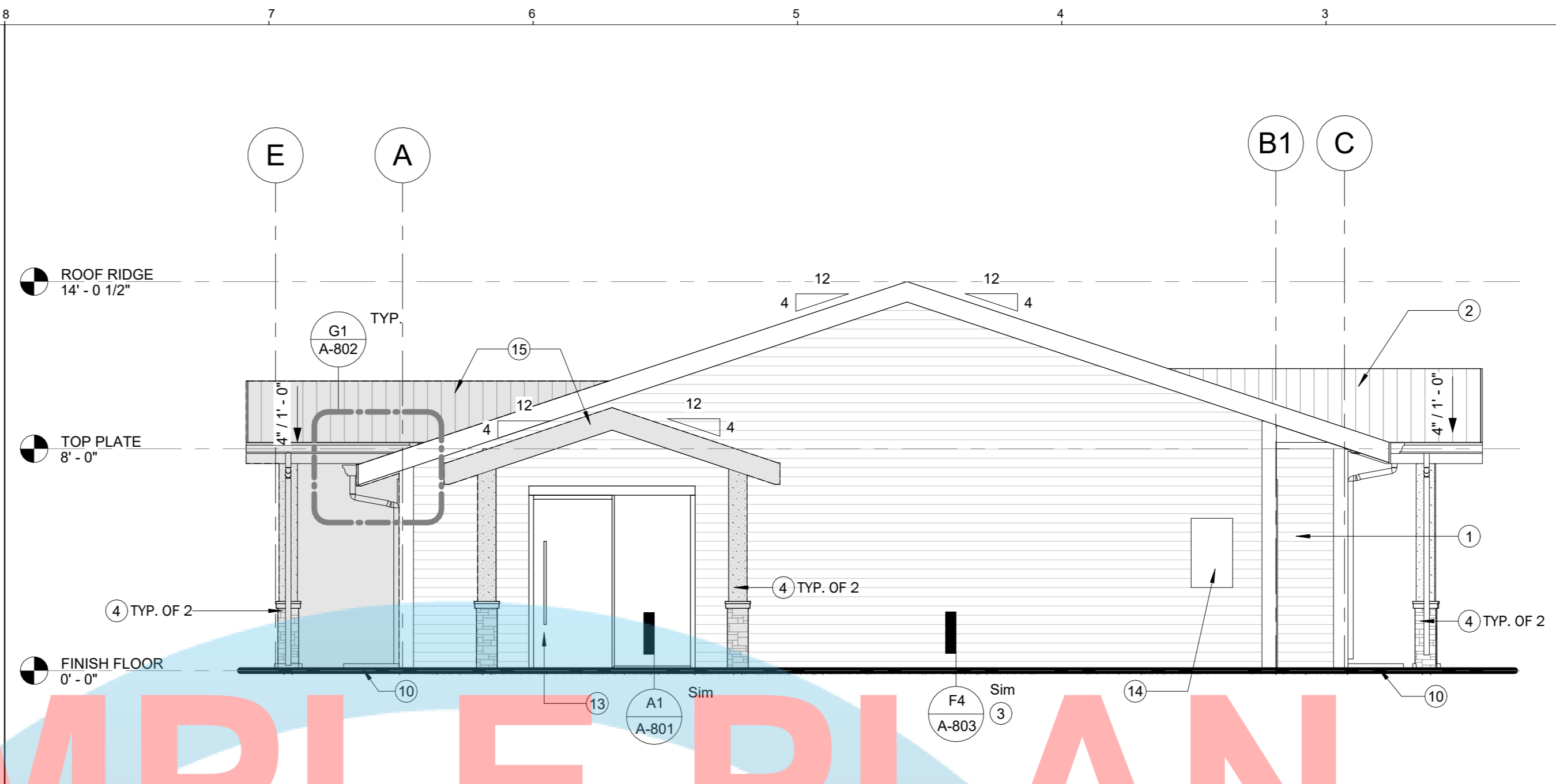
A-201

ISSUE DATE	JOB NUMBER
APRIL 12, 2023	2023_25
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Author	Checker

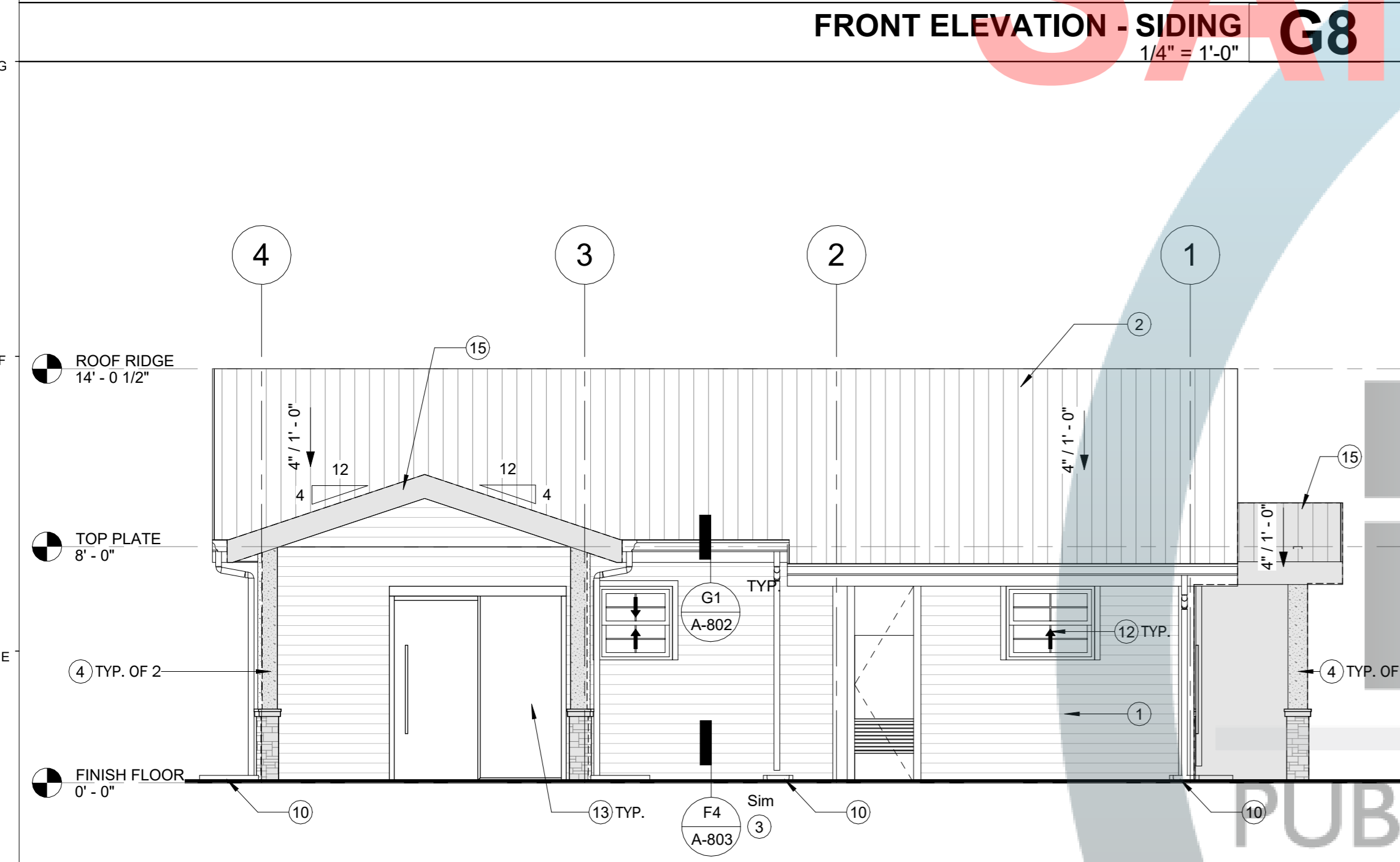
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24" X 36"



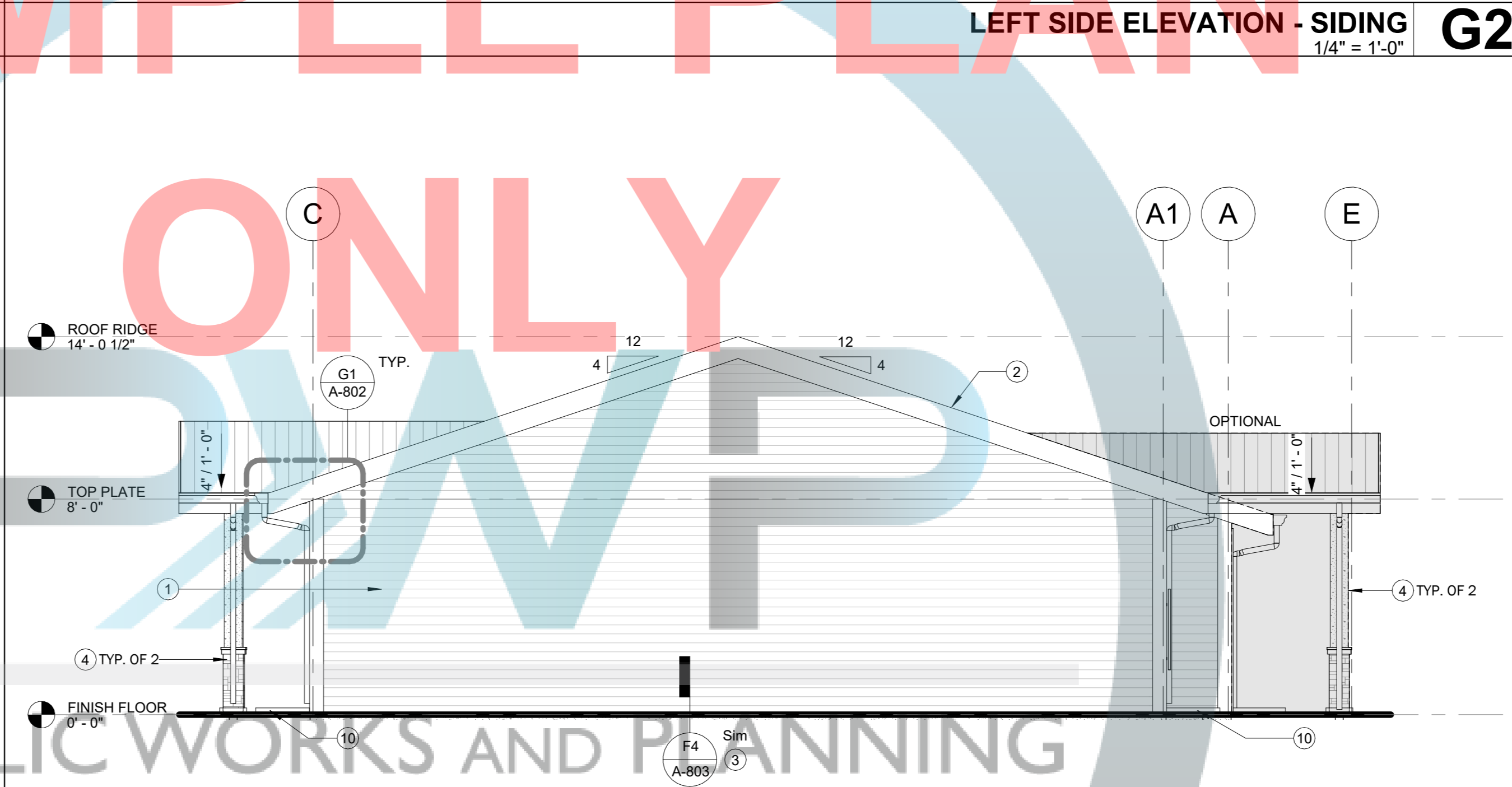
FRONT ELEVATION - SIDING G8
1/4" = 1'-0"



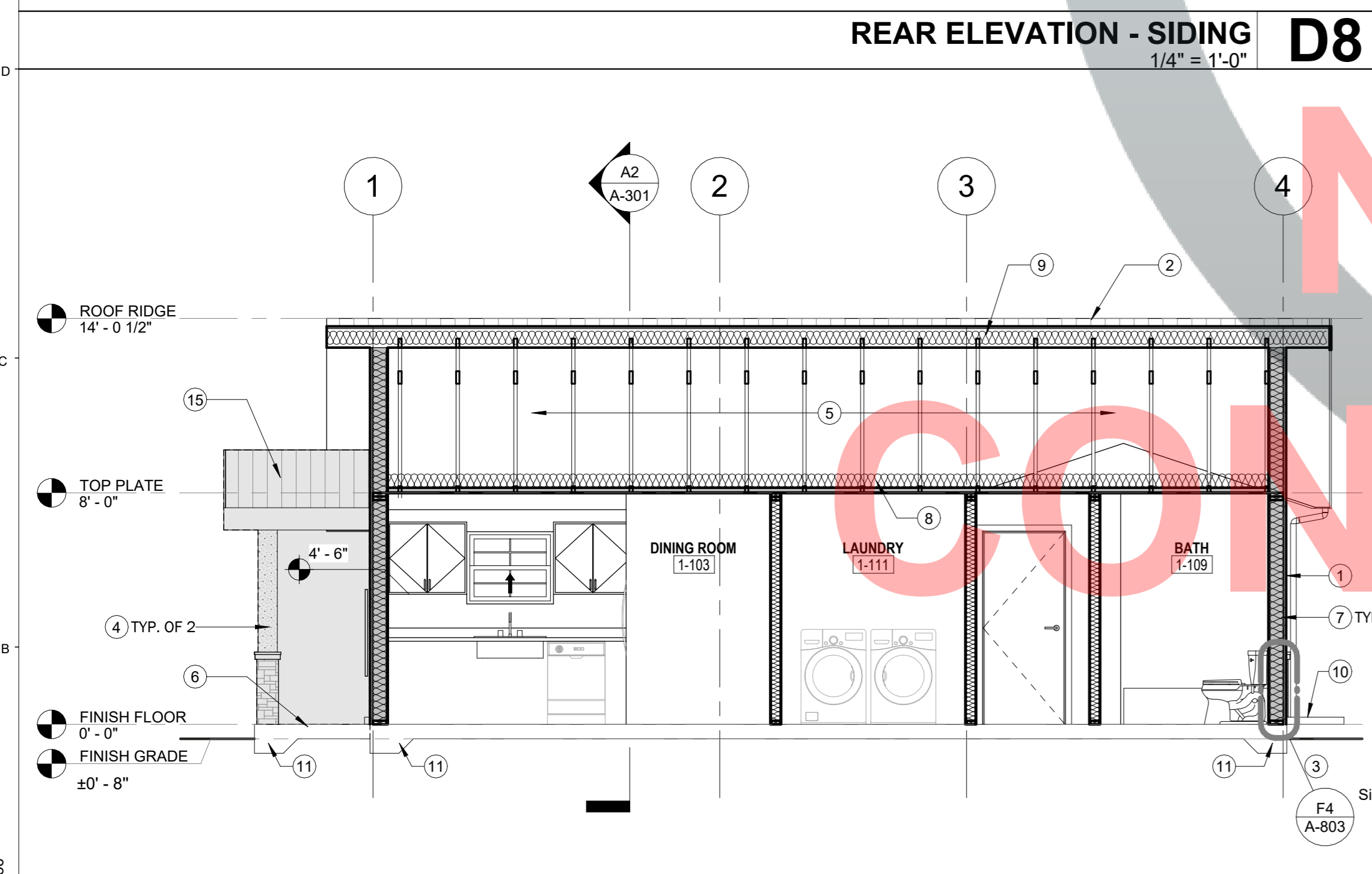
LEFT SIDE ELEVATION - SIDING G2
1/4" = 1'-0"



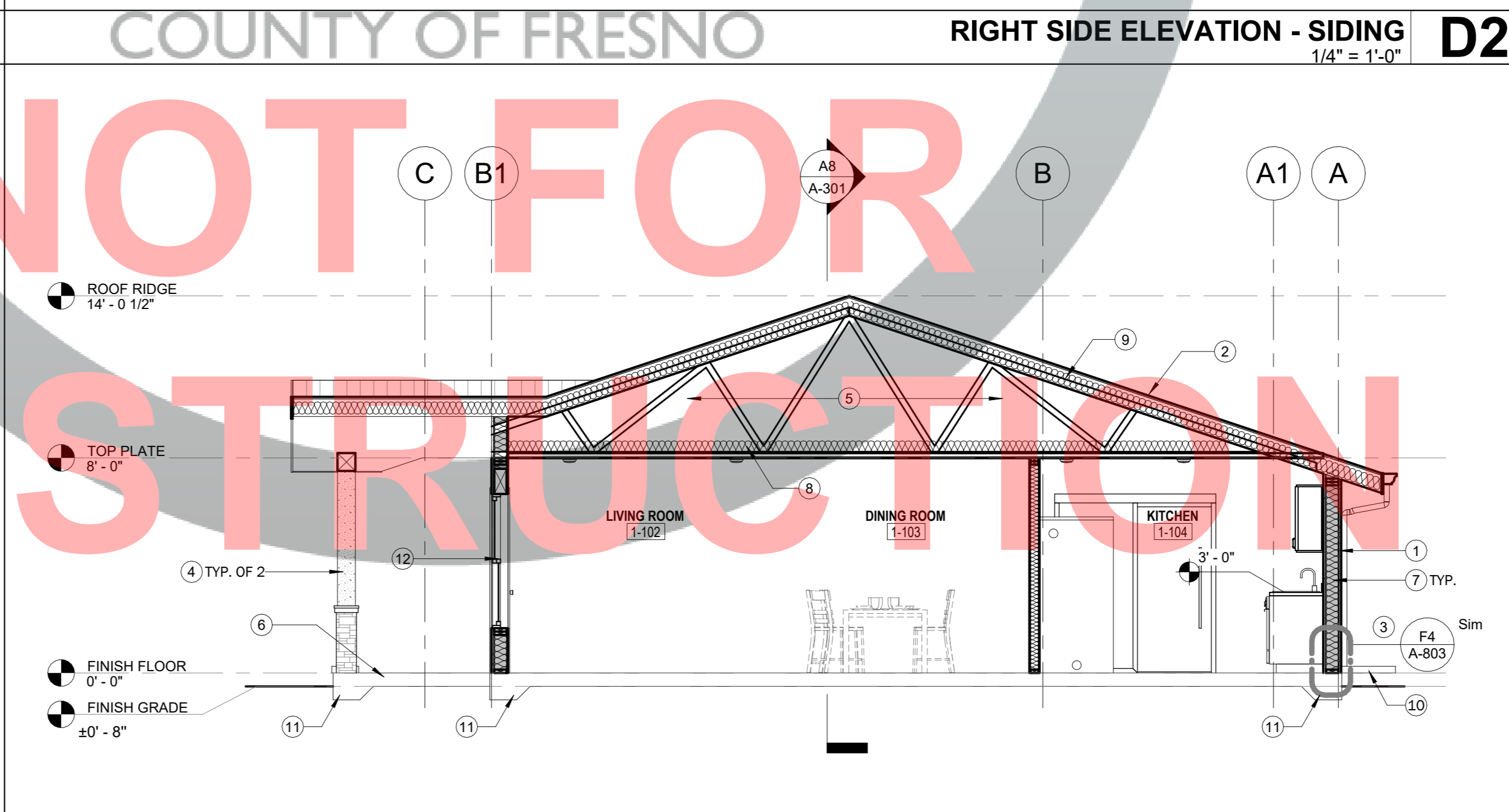
REAR ELEVATION - SIDING D8
1/4" = 1'-0"



RIGHT SIDE ELEVATION - SIDING D2
1/4" = 1'-0"



LONGITUDINAL SECTION A8
1/4" = 1'-0"



CROSS SECTION A2
1/4" = 1'-0"

ELEVATION & SECTION 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 BATT WALL INSULATION. TYPICAL ON ALL EXTERIOR WALL.
- 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 (998 SQ.FT.)

OPTION # 2

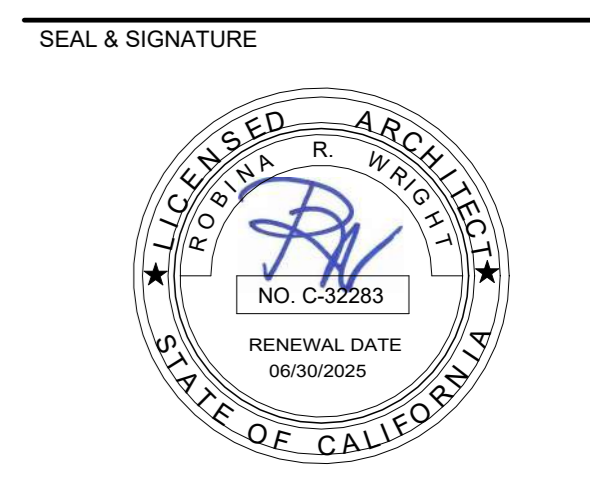
PROJECT
ACCESSORY DWELLING UNIT

PWP23-003

DEPARTMENT OF PUBLIC WORKS AND PLANNING



CAPITAL PROJECTS DIVISION
2220 Tulare St., Ste. 720, Fresno, CA. 93721
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UPDATE
JULY 12, 2023

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TITLE
ELEVATIONS & SECTIONS

SCALE 1/4" = 1'-0"

A-301

ISSUE DATE	JOB NUMBER
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24" X 36"

OPTION # 2

PROJECT
ACCESSORY DWELLING UNIT

PWP23-003

DEPARTMENT OF PUBLIC WORKS AND PLANNING



CAPITAL PROJECTS DIVISION

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SEAL & SIGNATURE



UPDATE
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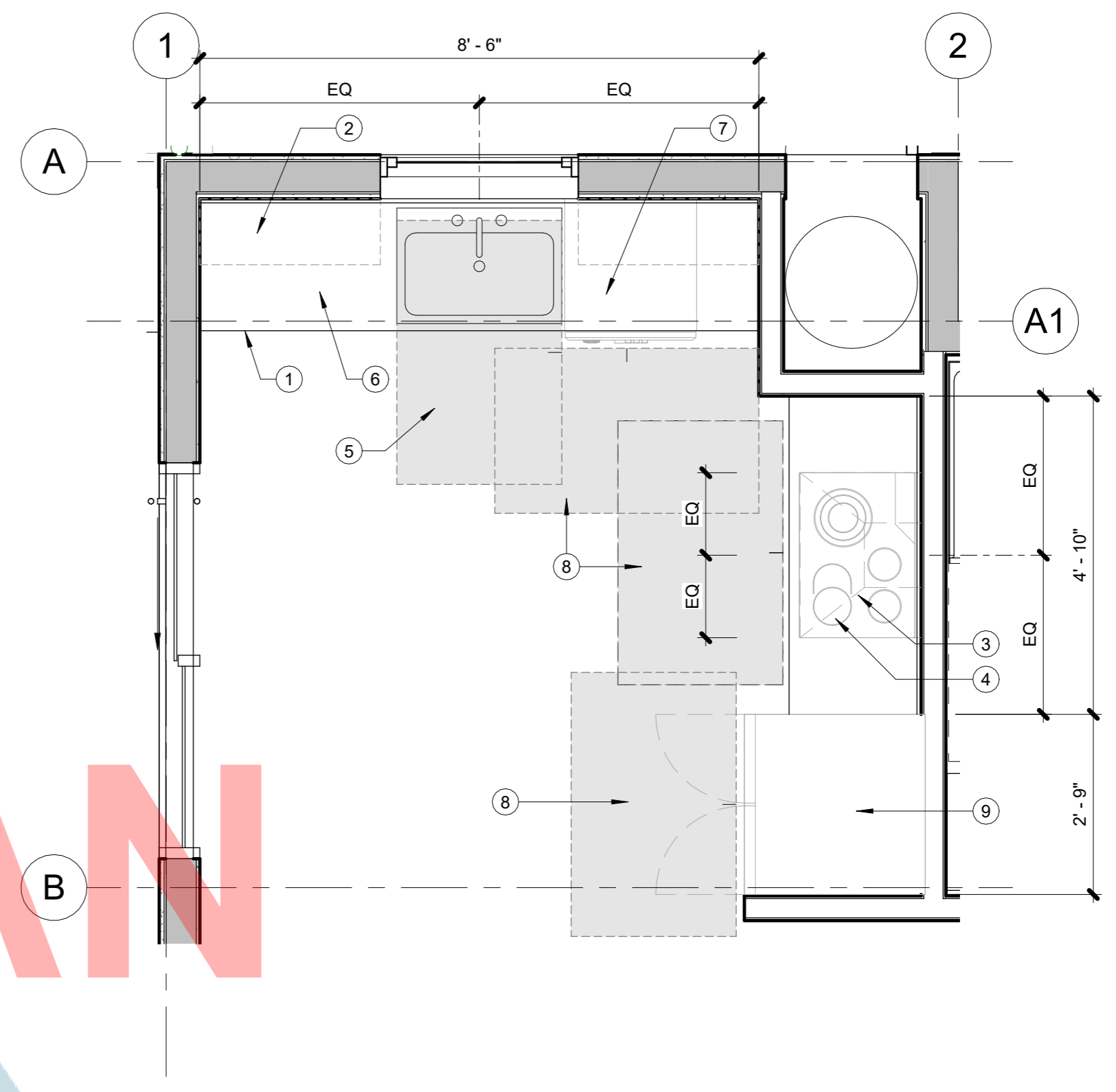
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TITLE
ENLARGED ADAPTABLE KITCHEN & DETAILS

SCALE As indicated

A-501

ISSUE DATE	JOB NUMBER
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- KEYNOTES**
- BUILT-IN CABINETRY WITH SHELVINGS. PROVIDE 50% OF STORAGE AT 48" MAX. A.F.F. REFER TO A-802 FOR ADDITIONAL INFORMATION.
 - UPPER KITCHEN CABINET. REFER TO G6/A-802 FOR ADDITIONAL INFORMATION.
 - HOOD WITH FAN OVER COOKTOP. PROVIDE 30" VERTICAL AND 6" HORIZONTAL CLEARANCE VENT THROUGH ROOF. PROVIDE GAS AND ELECTRIC LINE.
 - 4 BURNER ELECTRICAL COOKTOP. PROVIDE (OPTIONAL GAS) LINE. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - PROVIDE A MINIMUM OF 30" WIDE MIN. UNDERCOUNTER CLEAR SPACE OR INSTALL A REMOVABLE UNDERCOUNTER CABINETRY. UNDERCOUNTER SHALL BE REMOVABLE WITHOUT THE USE OF SPECIALIZED TOOL. FINISH FLOOR BENEATH THE COUNTER AREA AND EXTEND TO THE WALL. REFER TO A7/A-501 / G9/A-802 FOR ADDITIONAL INFORMATION.
 - SOLID SURFACE COUNTER TOP WITH LOWER SHELVING. PROVIDE (2) 15" WIDE PULL-OUT BREADBOARDS. REFER TO A4/A-501 / A7/A-501 FOR ADDITIONAL INFORMATION.
 - UNDER-COUNTER DISHWASHER.
 - 30" X 48" CLEAR FLOOR SPACE FOR WHEELCHAIR USER. REFER TO A1/A-501 FOR ADDITIONAL INFORMATION.
 - REFRIGERATOR SPACE WITH WATER CONNECTION

ENLARGED KITCHEN DETAILS
1/2" = 1'-0" **E1**

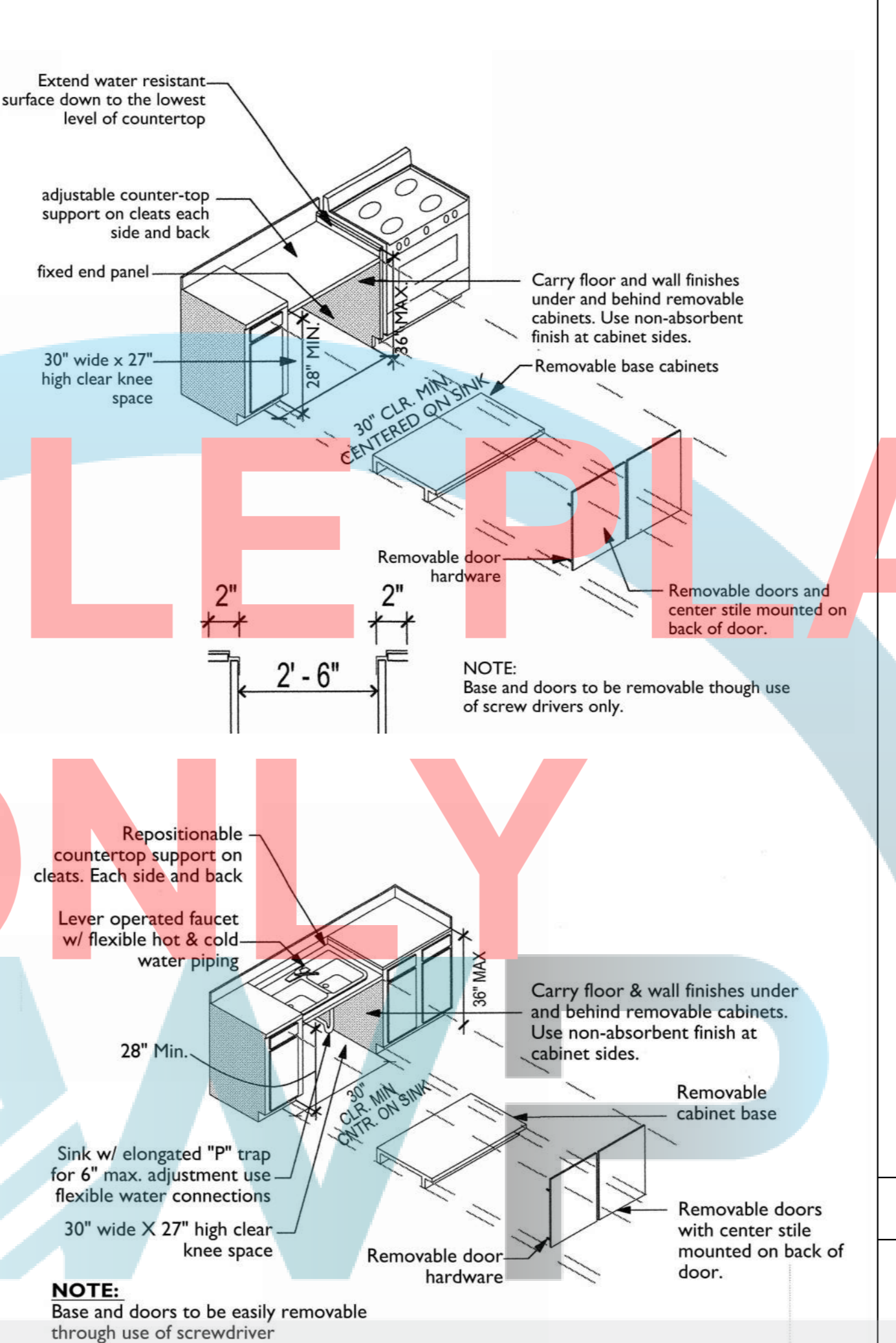
- 1133A.2 Clear floor space.** Clear floor space at kitchens shall comply with the following:
- A clear floor space at least 30 inches by 48 inches that allows a parallel approach by a person in a wheelchair shall be provided at the range or cooktop.
 - A clear floor space at least 30 inches by 48 inches that allows either a parallel or forward approach shall be provided at the kitchen sink and all other fixtures or appliances including the oven, dishwasher, refrigerator/freezer and trash compactor.
 - A clear floor space at least 30 inches by 48 inches that allows either a parallel or a forward approach shall be provided at the work surface required by Section 1133A.4.
 - The centerline of the 30-inch by 48-inch clear floor space provided for parallel or forward approach shall be aligned with the centerline of the work surface, appliance or fixture.



- 1133A.2.1 Clear width.** Kitchens shall have a minimum clear width measured between any cabinet, countertop or the face of any appliance (excluding handles and controls) that projects into the kitchen and the opposing cabinet, countertop, appliance or wall as follows:
- U-shaped kitchens, designed with parallel approach at a range or cooktop located at the base of the U, shall have a minimum clear width of at least 60 inches. (See Figure 11A-10A.)
 - U-shaped kitchens, designed with a cooktop or sink located at the base of the U, which provides a knee and toe space in accordance with Section 1133A.7 to allow for a forward approach, shall have a clear width of at least 48 inches. (See Figure 11A-10A.)
 - All other kitchen designs shall provide a minimum clear width of at least 48 inches. (See Figure 11A-10A.)

MIN. CLEAR FLOOR SPACE
12" = 1'-0" **A1**

- 1133A.4.1 Repositionable countertops.** Repositionable countertops shall be provided in a minimum of 5 percent of the covered multifamily dwelling units. Repositionable countertops shall comply with the following:
- Sinks and work surfaces required by Section 1133A.4 shall be designed to enable repositioning to a minimum height of 28 inches.
 - Base cabinets directly under sinks and work surfaces shall be removable as required in Section 1133A.3.
 - The sides of adjacent cabinets and the back wall, which may become exposed to moisture or food handling when a countertop is lowered, shall be constructed of durable, nonabsorbent materials appropriate for such uses.
 - Finished flooring shall be extended to the wall beneath the sink and work surface.
- Exceptions:
- Stone, cultured stone and tiled countertops may be used without meeting the repositioning requirements.
 - Two 15-inch wide minimum breadboards may be provided in lieu of the required 30 inches of countertop work surface, and used without meeting the repositioning requirements.



- 1133A.5 Lower shelving.** Lower shelving and/or drawer space shall be provided in the kitchen at a height of no more than 48 inches above the floor.
- 1133A.6 Kitchen sink faucet controls.** Faucet controls and operating mechanisms shall be operable with one hand and shall not require light grasping, pinching or twisting of the wrist. The force required to activate controls shall be no greater than 5 pounds. Lever-operated, push-type and electronically controlled mechanisms are examples of acceptable designs. Self-closing valves are allowed if the faucet remains open for at least 10 seconds.
- 1133A.7 Knee and toe space.** Knee and toe space, when required by Section 1133A, shall comply with Section 1138A.2 and the following:
- The knee and toe space shall be clear and unobstructed, or removable base cabinets in compliance with Section 1133A.3 shall be provided.
 - The knee and toe space shall be 30 inches wide minimum, centered on the sink, countertop or appliance.
 - A clear floor space shall not extend into the knee and toe space more than 19 inches.

- 1133A.7.1 Plumbing protection.** Water supply and drain pipes under kitchen sinks shall be insulated or otherwise covered to protect against contact. There shall be no sharp or abrasive surfaces under kitchen sinks.

REPOSITIONABLE COUNTERTOPS
12" = 1'-0" **A4**

ACCESSIBLE ROUTE WITHIN COVERED (MULTIFAMILY DWELLING UNITS)

1130A.1 GENERAL. An accessible route shall be provided through all rooms and spaces of the dwelling unit. The accessible route shall pass through the primary entry door, and shall connect with all additional exterior doors, required clear floor spaces at kitchen appliances and bathroom fixtures. For the purpose of this section, "accessible routes" may include hallways, corridors and ramps. Exception: An accessible route is not required from the interior of the unit into a basement or garage, except as provided in Section 1105A.1.

1130A.2 WIDTH. The accessible route into and throughout covered multifamily dwelling units shall be at least 36 inches wide.

SECTION 1131A - CHANGES IN LEVEL ON ACCESSIBLE ROUTES

1131A.1 Changes in level not exceeding 1/2 inch. Abrupt changes in level along any accessible route shall not exceed 1/2 inch. When changes in level do occur, they shall be beveled with a slope no greater than 1 unit vertical in 2 units horizontal (50-percent slope). Changes in level not exceeding 1/4 inch may be vertical.

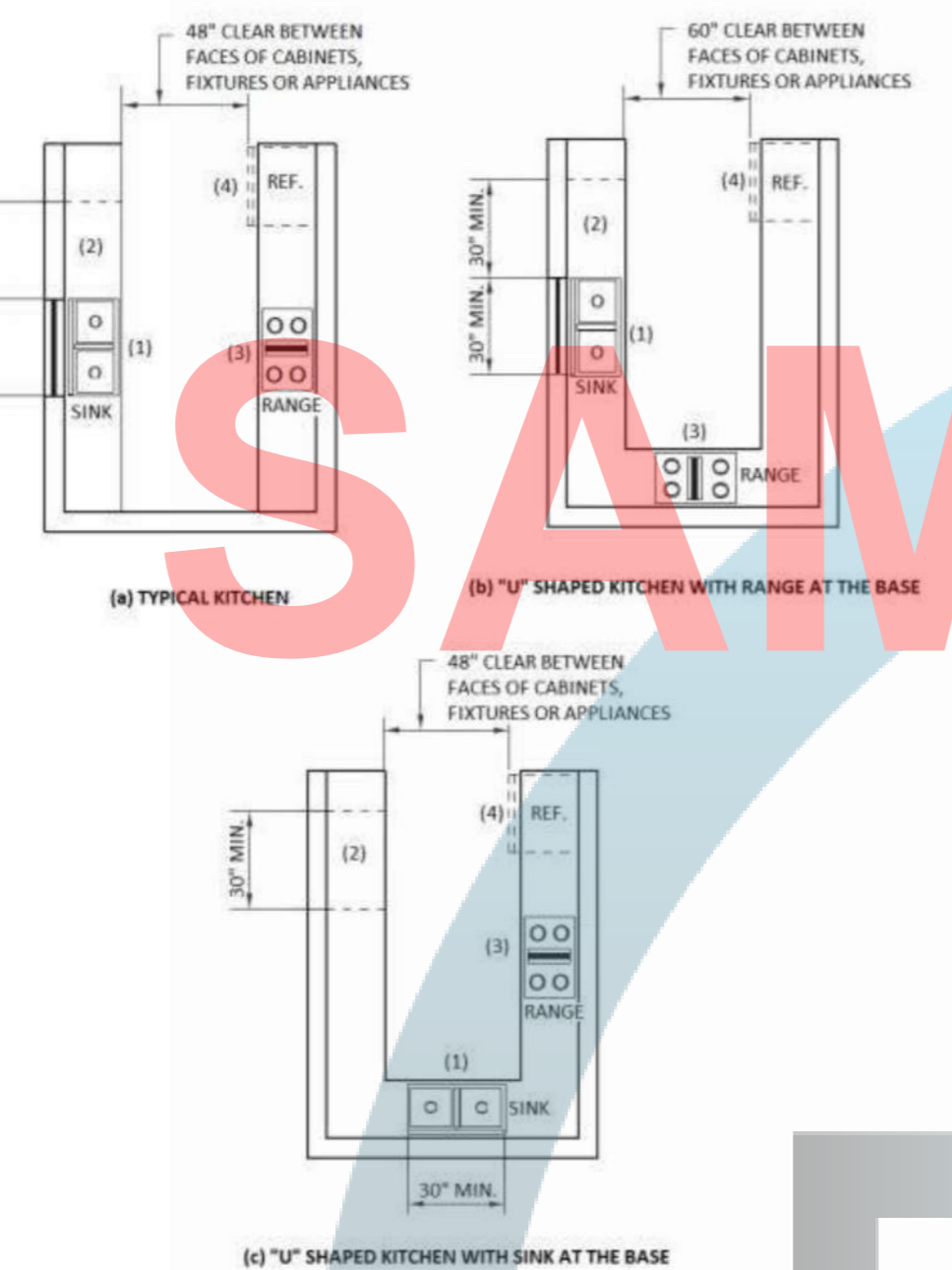
1131A.2 Changes greater than 1/2 inch. Changes in level greater than 1/2 inch shall be made by means of a sloped surface not greater than 1 unit vertical in 20 units horizontal (5-percent slope), or a ramp, elevator or platform (wheelchair) lift. See Section 1122A for ramps and Section 1124A.11 for platform (wheelchair) lifts.

SECTION 1132A - DOORS

1132A.1 Primary entry doors and required exit doors. The width and height of primary entry doors and all required exit doors shall comply with Section 1126A.1. The requirements of Sections 1126A.3 shall apply to maneuvering clearances at the side of the door exposed to common or public use spaces (e.g., entry or exit doors which open from the covered multifamily dwelling unit into a corridor, hallway or lobby, or directly to the outside).

SECTION 1133A - KITCHENS

1133A.1 General. Kitchens shall be on an accessible route and shall comply with this section. (See Figure 11A-10A.)



- 30" MINIMUM COUNTERTOP SPACE FOR SINK INSTALLATION WITH REMOVABLE BASE CABINET AND FINISH FLOORING BENEATH THE SINK.
- 3" MINIMUM COUNTERTOP FOR WORK SURFACE WITH REMOVABLE CABINET AND FINISH FLOORING BENEATH.
- 30" X 48" MINIMUM CLEAR FLOOR SPACE ADJACENT TO RANGE TO ALLOW PARALLEL APPROACH.
- 30" X 48" CLEAR FLOOR SPACE AT REFRIGERATOR, DISHWASHER, TRASH COMPACTOR OR OTHER APPLIANCE TO ALLOW PARALLEL OR FORWARD APPROACH.

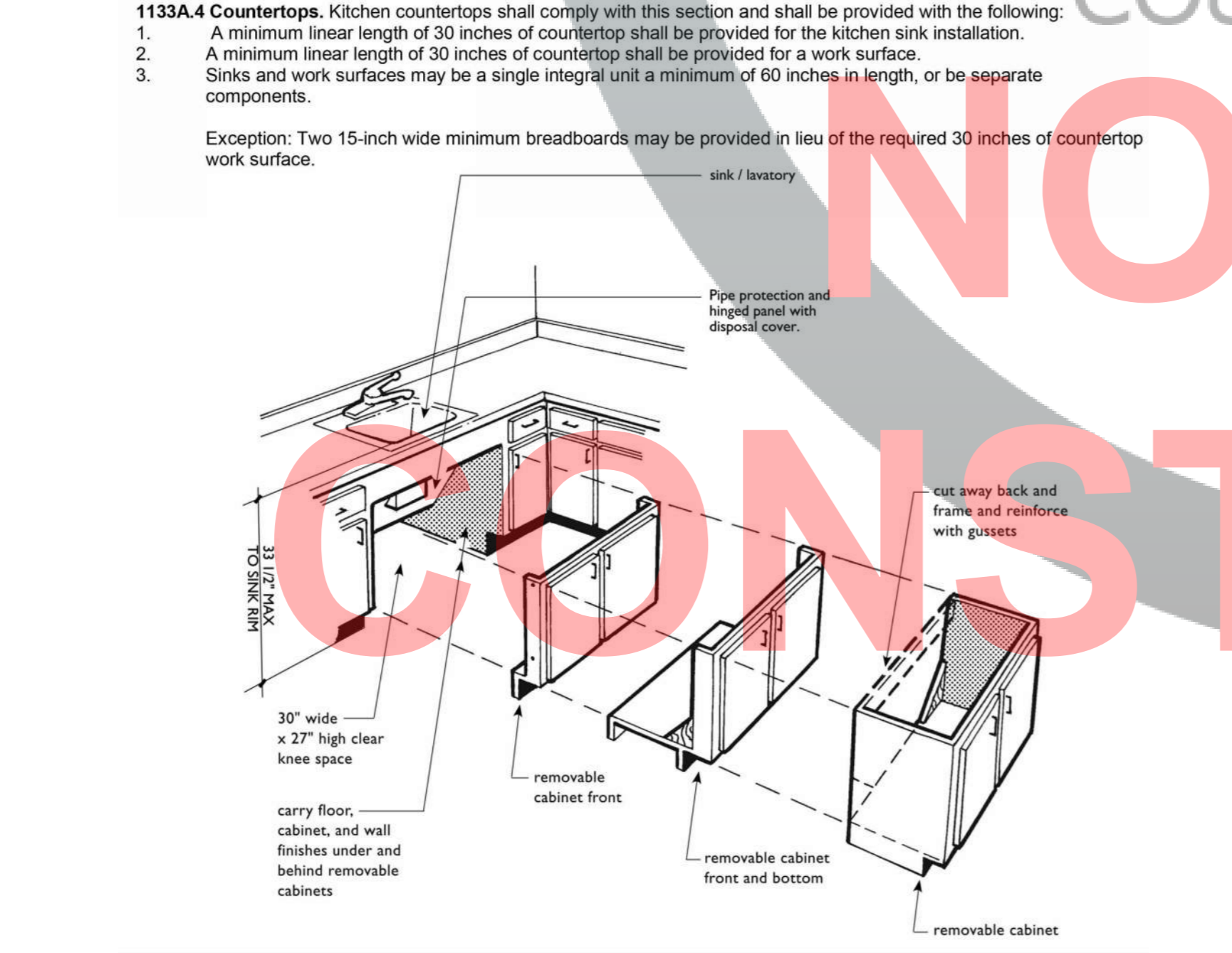
ACCESSIBLE ROUTES
12" = 1'-0" **E7**

1133A.3 Removable base cabinets. Sinks and work surfaces required by Section 1133A.4 (see Item 1 and Item 2) shall be provided with knee and toe space complying with Section 1133A.7. Base cabinets (including toe board and shelving) directly under kitchen sinks and work surfaces shall be removable without the use of specialized tools or specialized knowledge in order to provide knee and toe space. The finish floor beneath kitchen sinks and work surfaces shall be extended to the wall.

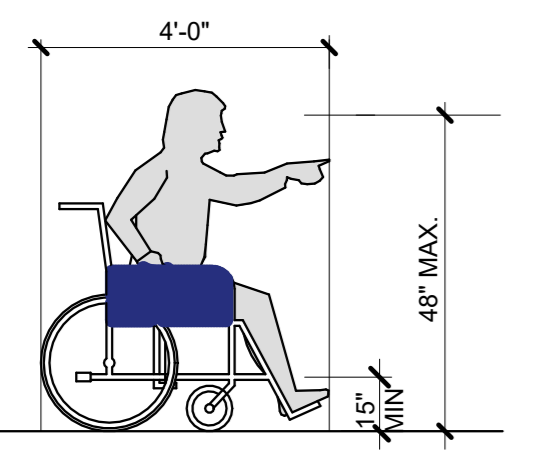
1133A.4 Countertops. Kitchen countertops shall comply with this section and shall be provided with the following:

- A minimum linear length of 30 inches of countertop shall be provided for the kitchen sink installation.
- A minimum linear length of 30 inches of countertop shall be provided for a work surface.
- Sinks and work surfaces may be a single integral unit a minimum of 60 inches in length, or be separate components.

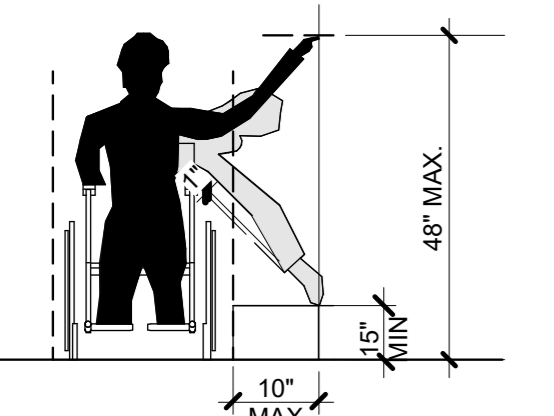
Exception: Two 15-inch wide minimum breadboards may be provided in lieu of the required 30 inches of countertop work surface.



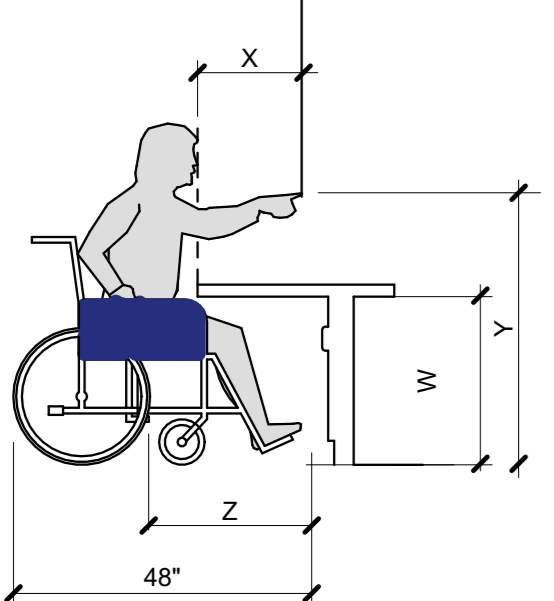
REMOVABLE BASE CABINET
12" = 1'-0" **A7**



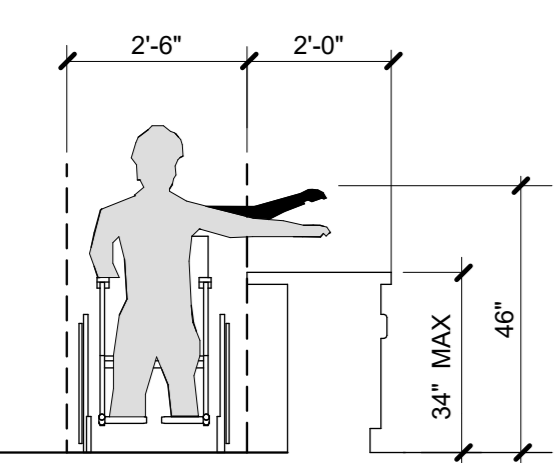
FORWARD REACH TO WALL MOUNTED OBJECTS



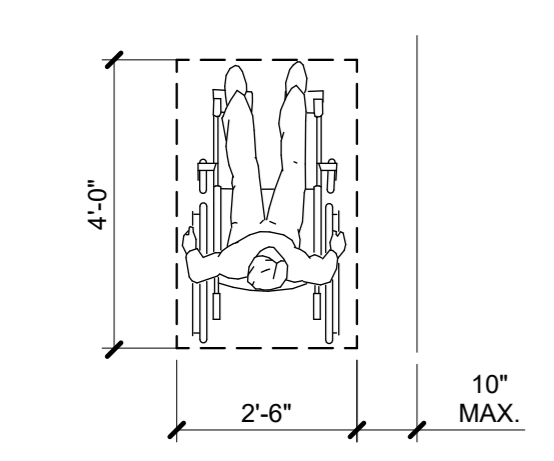
HIGH AND LOW SIDE REACH LIMIT



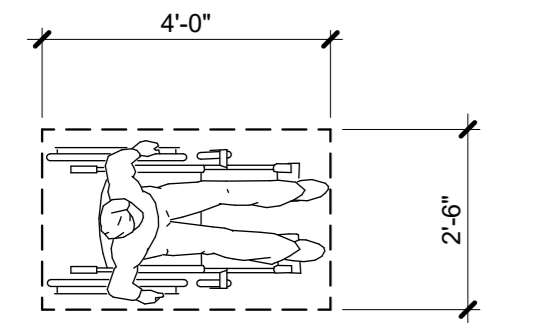
FORWARD REACH OVER AN OBSTRUCTION



MAXIMUM SIDE REACH OVER OBSTRUCTION



CLEAR FLOOR SPACE AT PARALLEL APPROACH



NOTES:
X SHALL BE LESS THAN, OR EQUAL TO 25".
Z SHALL BE GREATER THAN, OR EQUAL TO X.
WHEN X IS 20" TO 25" THEN Y SHALL BE 44" MAXIMUM.
W=27" MIN. WHEN X<20" & 30" MIN. WHEN X>20".

TYPICAL REACH RANGES
3/8" = 1'-0" **A11**

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24" X 36"

OPTION #2

PROJECT
ACCESSORY DWELLING UNIT

PWP23-003

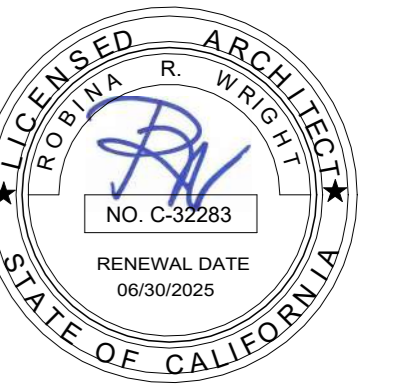
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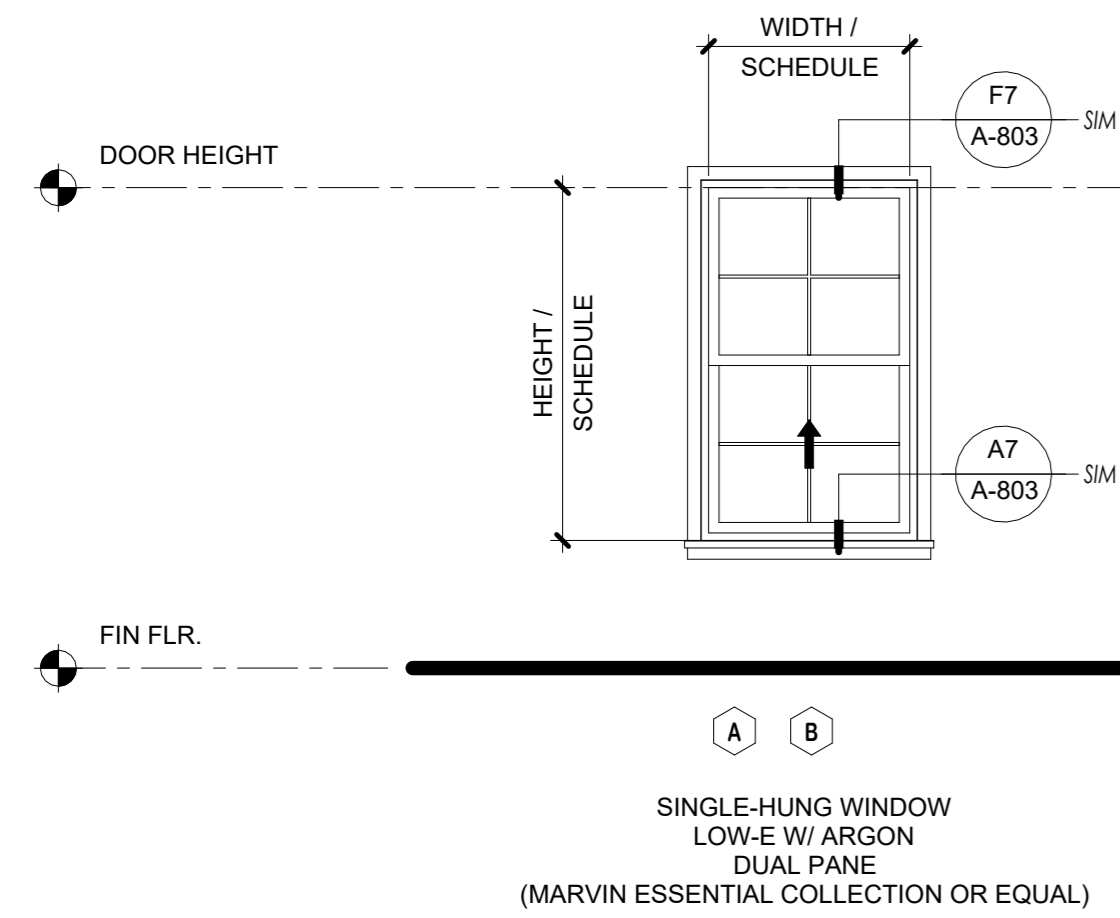
TITLE
OPENING SCHEDULE

SCALE 3/8" = 1'-0"

A-601

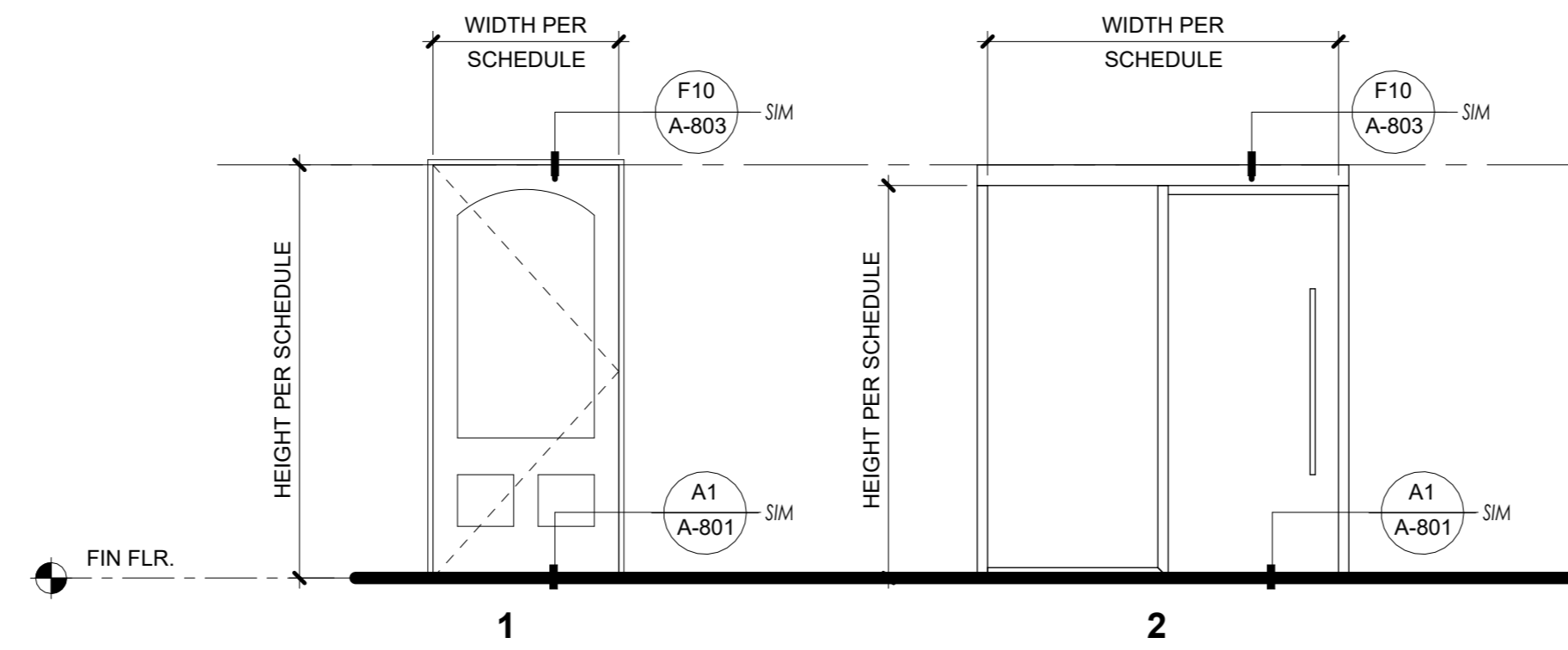
ISSUE DATE	JOB NUMBER
APRIL 12, 2023	2023_25
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WINDOW SCHEDULE							
TYPE MARK	WIDTH	HEIGHT	HEAD HEIGHT	SILL HEIGHT	SHGCS	U-FACTOR	COMMENTS
A	3'-0"	5'-0"	6'-8"	1'-8"	0.23	0.3	
B	2'-6"	2'-6"	6'-8"	4'-2"	0.23	0.3	
C	3'-0"	2'-6"	6'-8"	4'-2"	0.23	0.3	

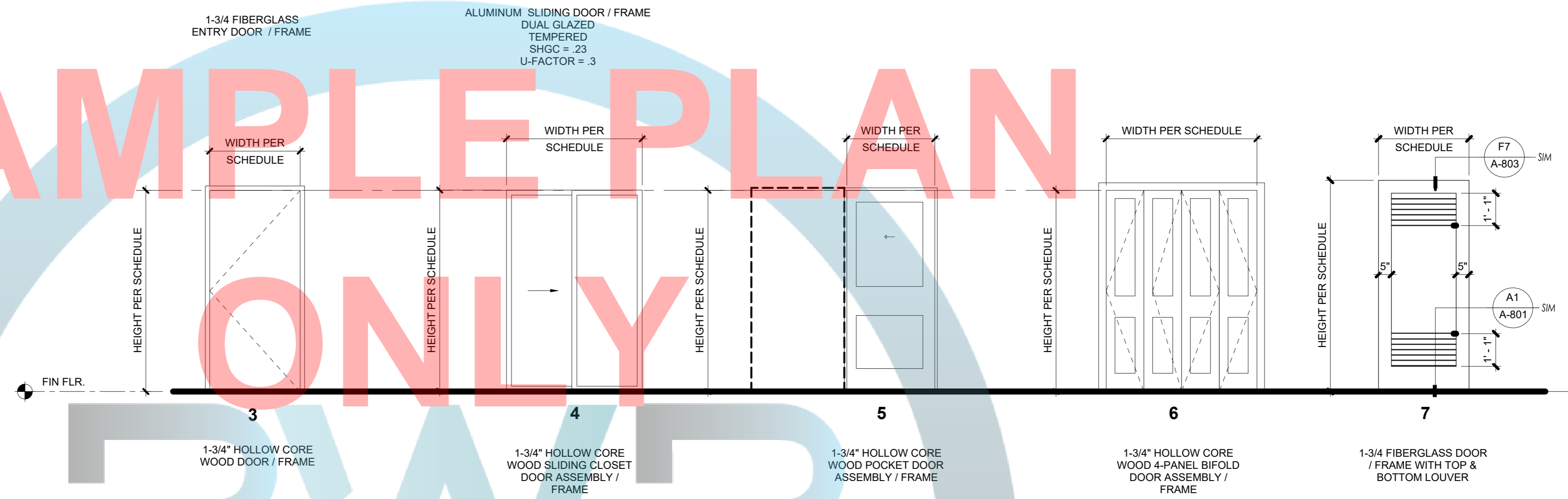


NOTE:
1. PROVIDE WINDOW FLASHING, TYPICAL ON ALL. REFER TO H1/A-801 FOR ADDITIONAL INFORMATION.
2. REFER TO F10/S-102 FOR WINDOW SILL TRIM OVER CEMENT PLASTER WALL FINISH OPTIONS.

WINDOW LEGEND
3/8" = 1'-0"



DOOR SCHEDULE						
TAG #	ROOM	TYPE	WIDTH	HEIGHT	COMMENTS	
1	LIVING ROOM	1	3'-0"	6'-8"		
2	KITCHEN	2	6'-0"	6'-8"	DUAL GLAZED / TEMPERED	
3	BEDROOM 1	3	2'-10"	6'-8"		
3A	BEDROOM 1	2	6'-0"	6'-8"	DUAL GLAZED / TEMPERED	
4	BATHROOM	5	3'-0"	6'-8"		
4A	BATHROOM	5	3'-0"	6'-8"		
5	BEDROOM 2	3	2'-10"	6'-8"		
5A	BEDROOM 2	4	5'-0"	6'-8"		
6	BATH	3	2'-10"	6'-8"		
7	W/D	6	5'-0"	6'-8"		
8	WH	7	2'-0"	6'-8"		



DOOR LEGEND
3/8" = 1'-0"

SAMPLE PLAN ONLY

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PUBLIC WORKS AND PLANNING
COUNTY OF FRESNO

OPTION #2

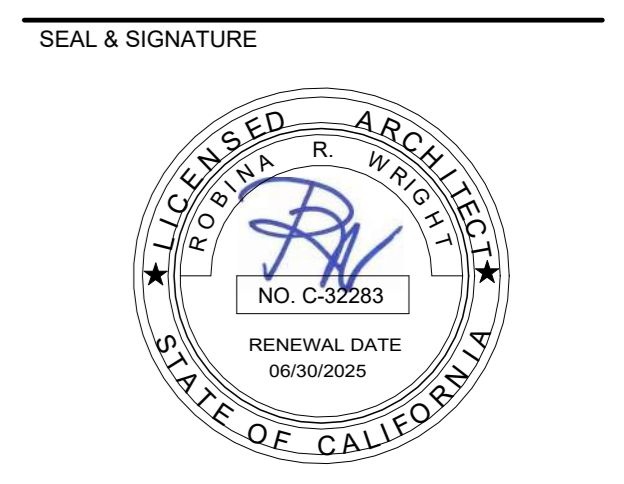
PROJECT
ACCESSORY DWELLING UNIT

PWP23-003

DEPARTMENT OF PUBLIC WORKS AND PLANNING



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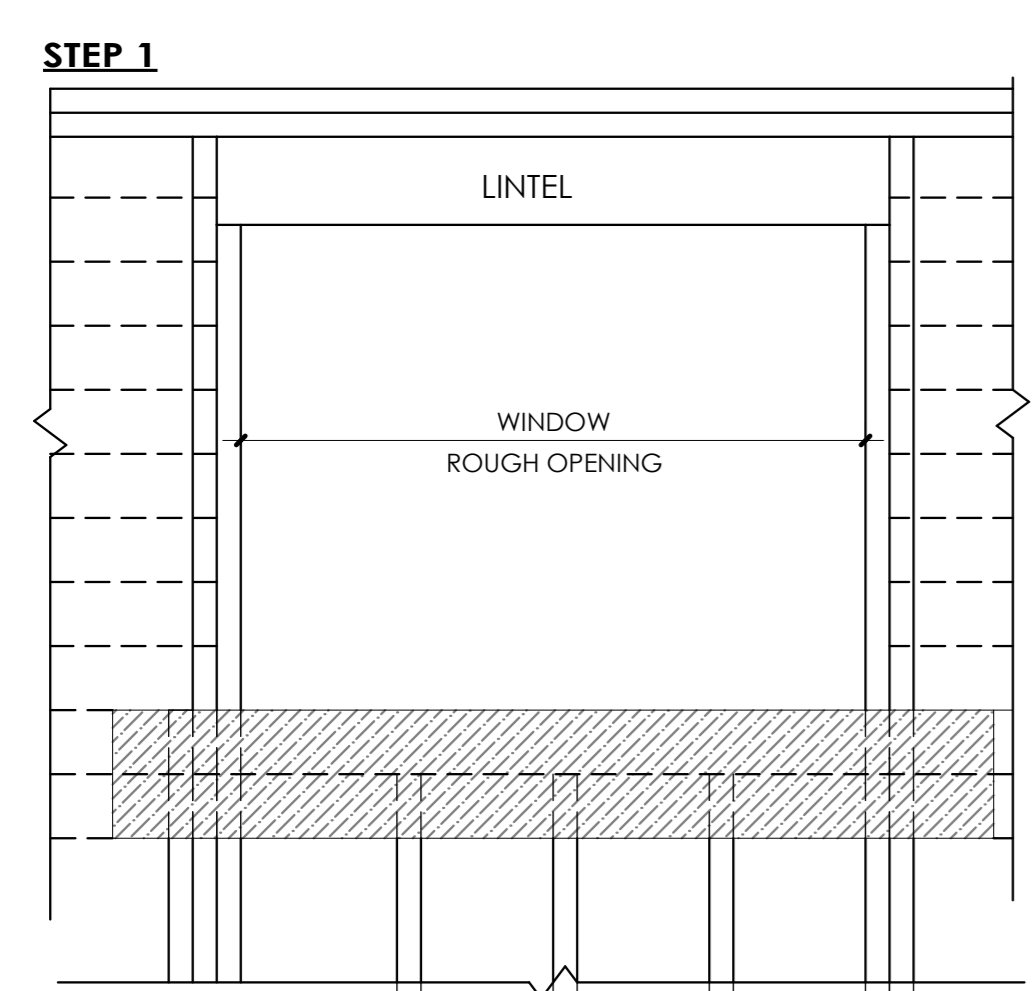
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TITLE
ARCHITECTURAL DETAILS

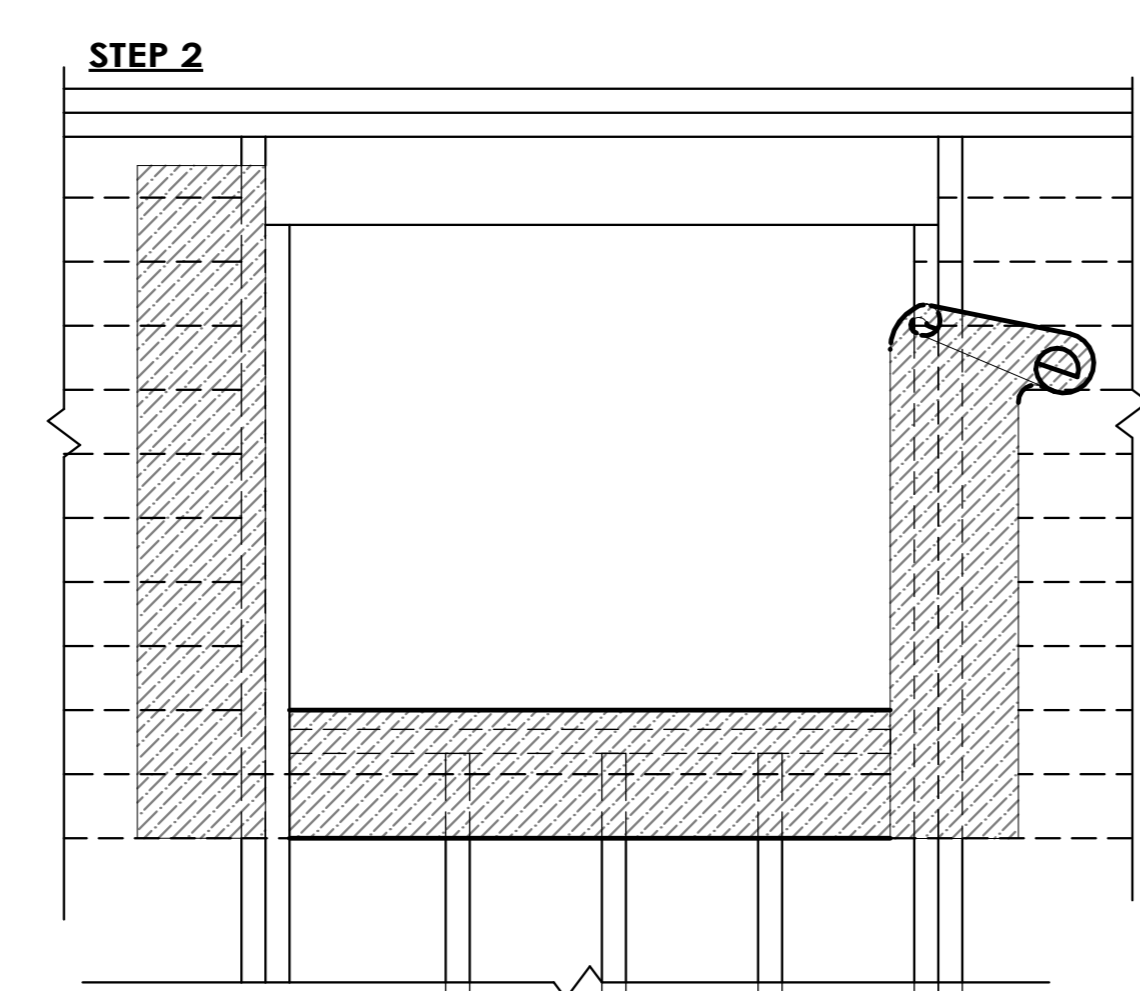
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A-801

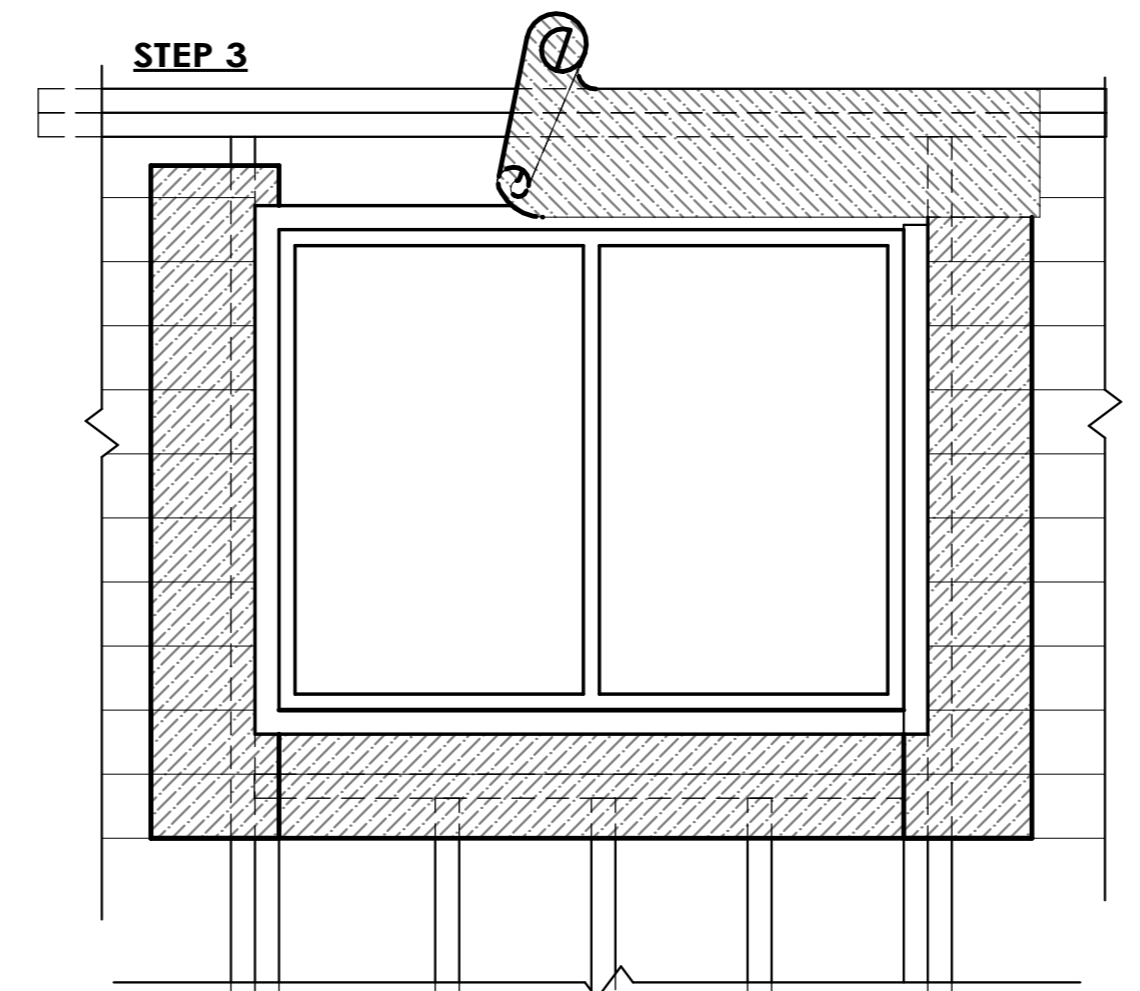
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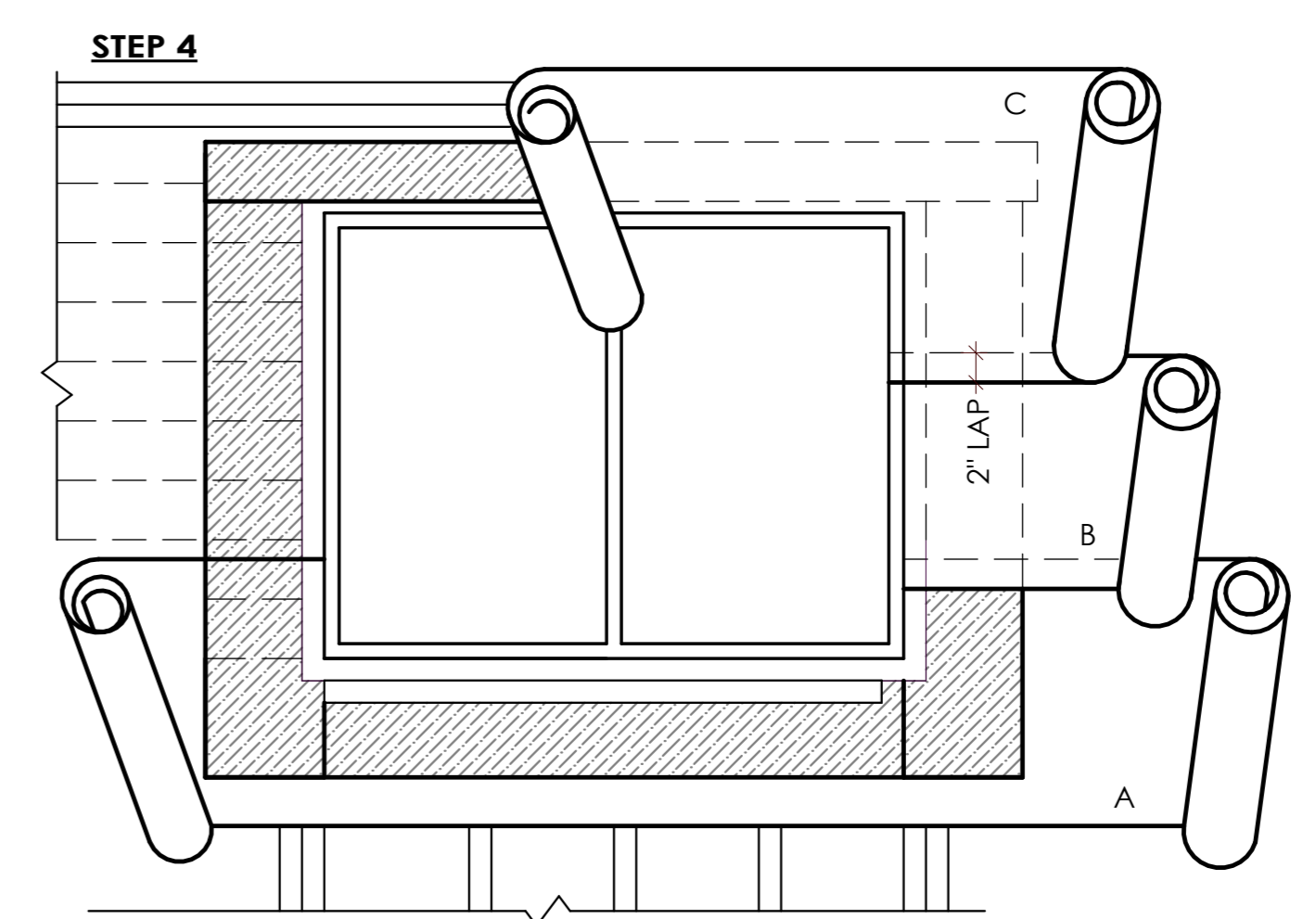
STEP 1
ATTACH A SILL STRIP OF ASPHALT-SATURATED ROOFING FELT PAPER, OR APPROVED FLASHING MATERIAL AT LEAST 8" WIDE WITH THE TOP EDGE EVEN WITH THE TOP EDGE OF THE ROUGH SILL. EXTEND THIS SILL STRIP AT LEAST 8" BEYOND THE EDGE OF THE ROUGH OPENING OF THE WINDOW.



STEP 2
AFTER SILL STRIP IS IN PLACE, ATTACH JAMB STRIP (SIDE OF OPENING) AT LEAST 8" WIDE WITH INSIDE EDGE EVEN WITH EDGE OF WINDOW OPENING. EXTEND JAMB STRIP 4" ABOVE THE TOP OF WINDOW OPENING.



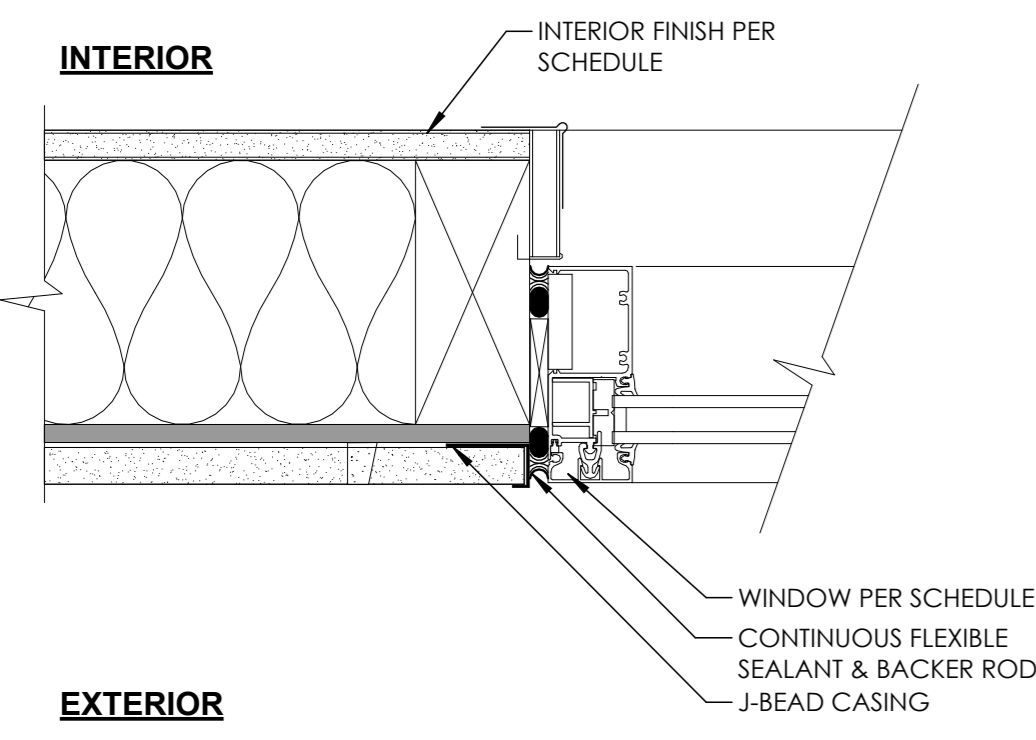
STEP 3
APPLY A BEAD OF CAULKING TO THE BACK SURFACES OF THE WINDOW, THEN PLACE THE WINDOW INTO THE ROUGH OPENING, WITH FLANGES OVER THE INSTALLED FLASHING FELT STRIP. AFTER WINDOW IS PLACED, INSTALL THE HEAD FLASHING OVER THE WINDOW FLANGE. THIS IS ANOTHER STRIP OF FELT AT LEAST 4" WIDE.



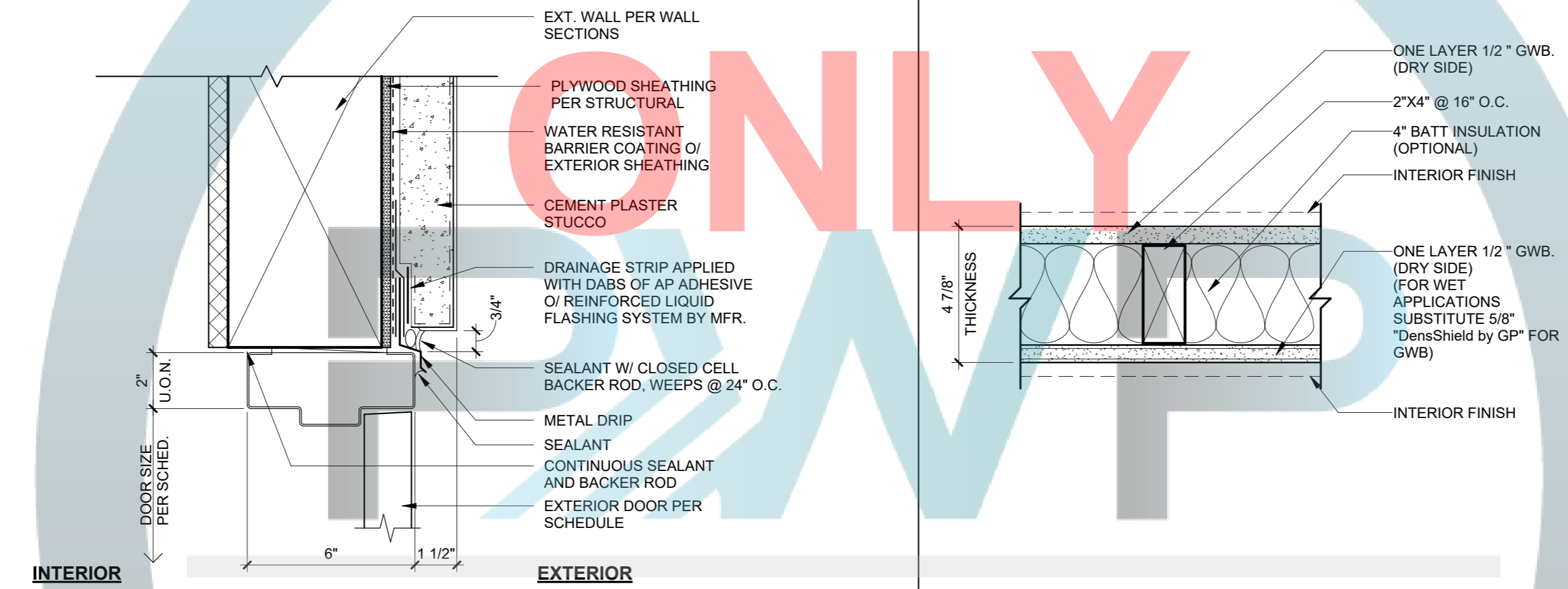
STEP 4
STARTING AT THE BOTTOM OF THE WALL (SOLE PLATE), LAY WATER RESISTANT PAPER UNDER THE SILL STRIP AND CUT TO FIT (A) INSTALL SUCCEEDING COURSES OF WATER RESISTANT PAPER (B,C, ETC.) OVER JAMB AND HEAD FLANGES IN SHINGLE BOARD FASHION.

WINDOW FLASHING DETAIL H1
1" = 1'-0"

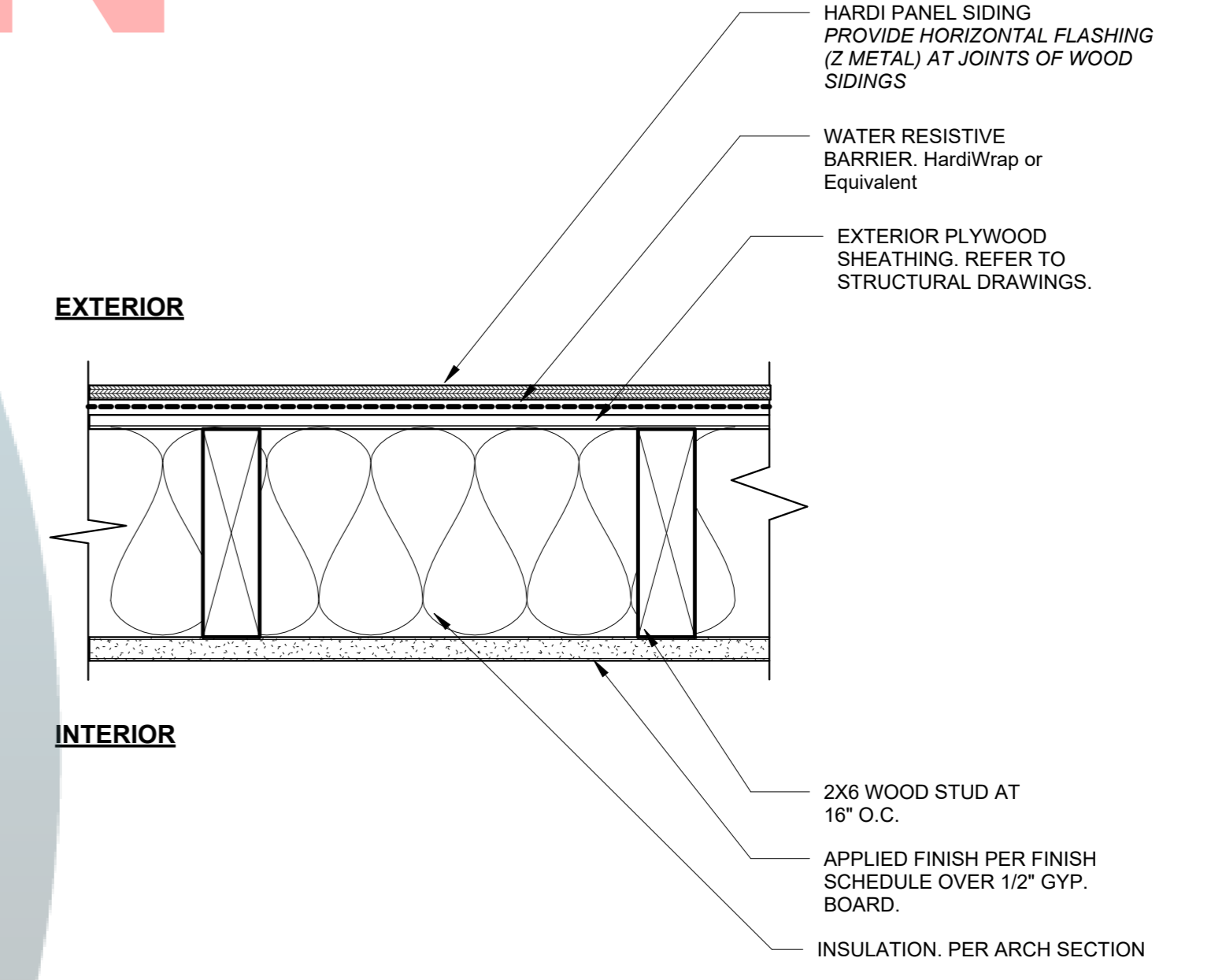
SAMPLE PLAN ONLY



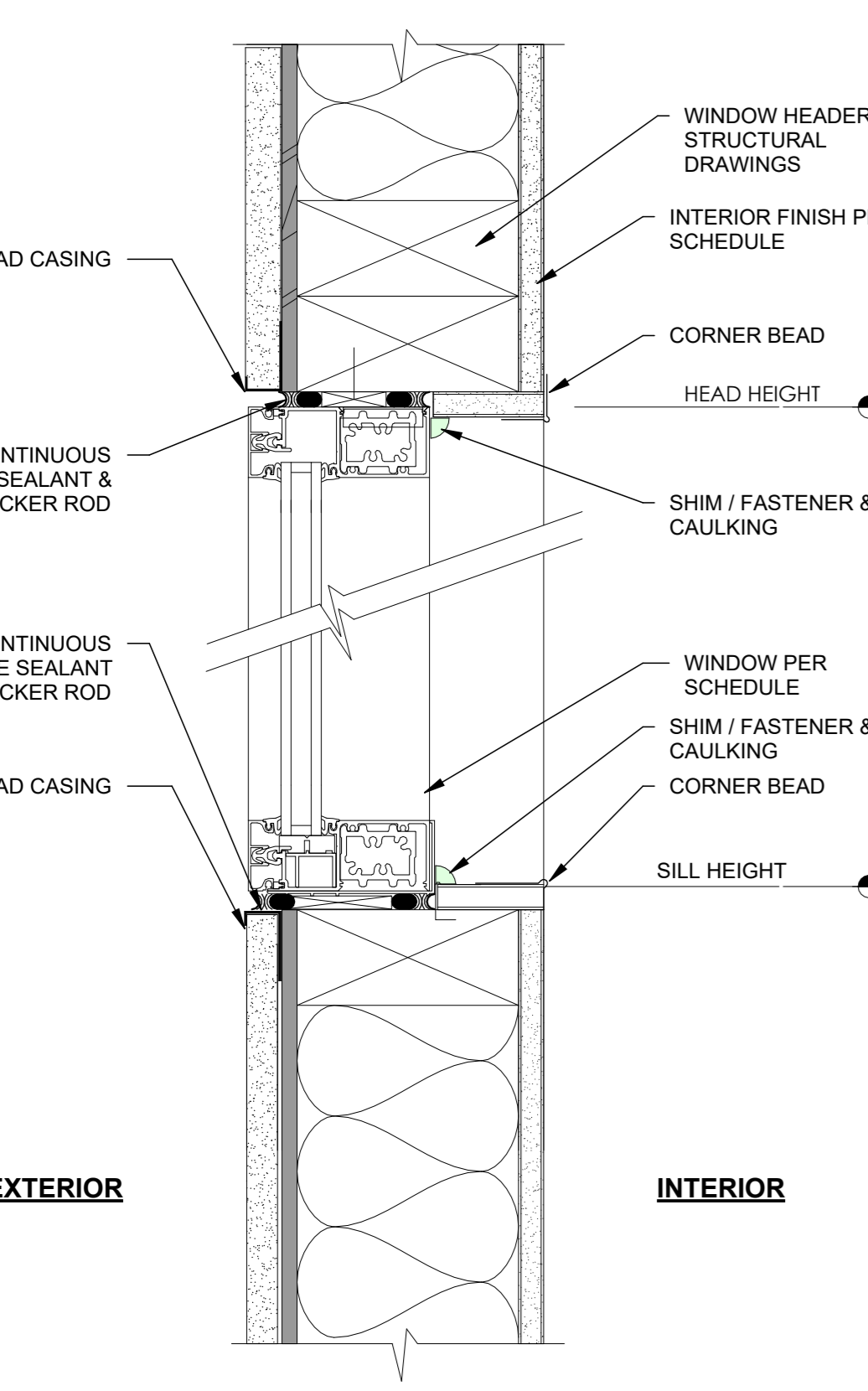
WINDOW DETAIL - EXTERIOR JAMB E10
3" = 1'-0"



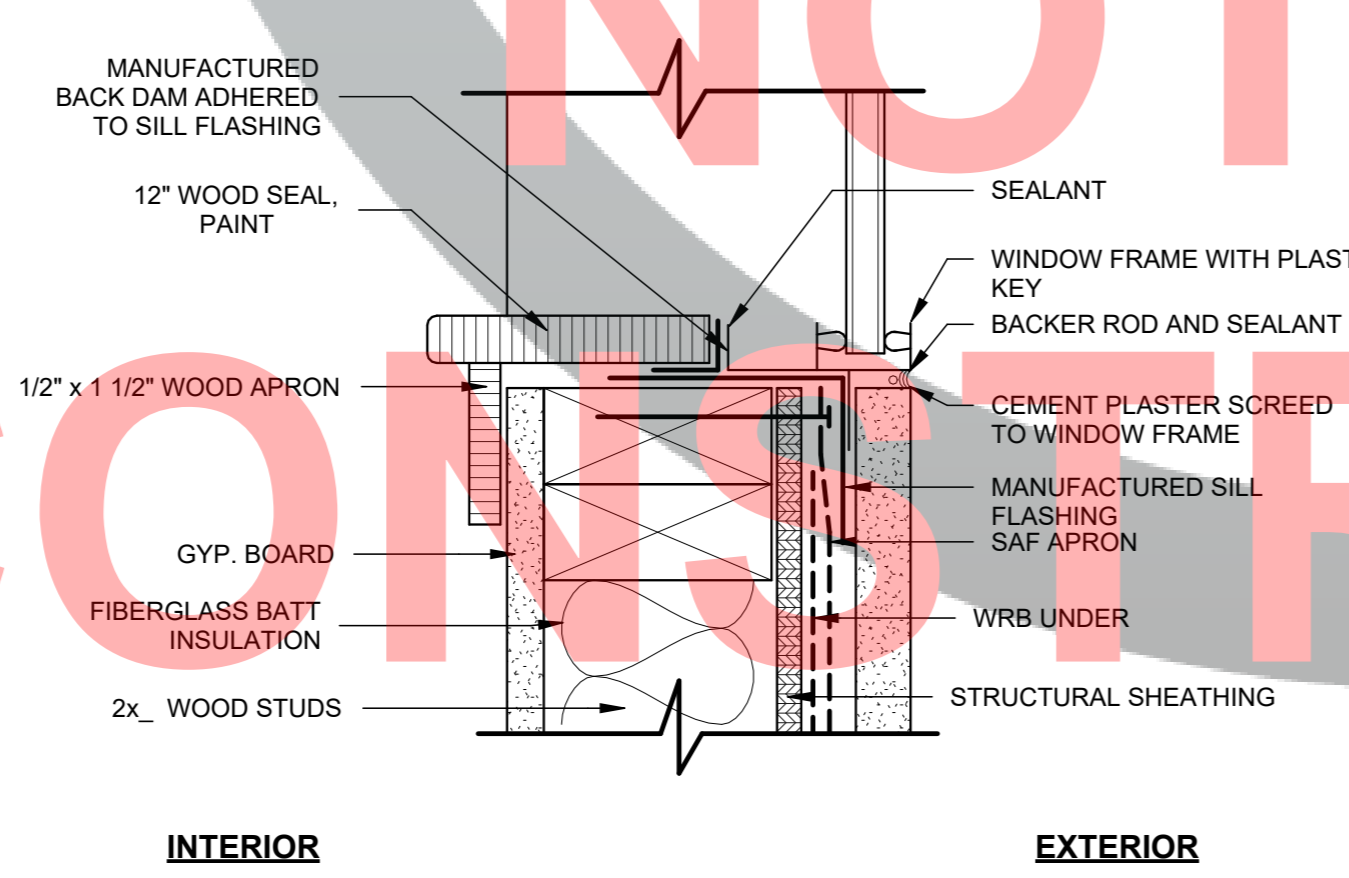
DOOR HEAD - EXTERIOR D6
3" = 1'-0"



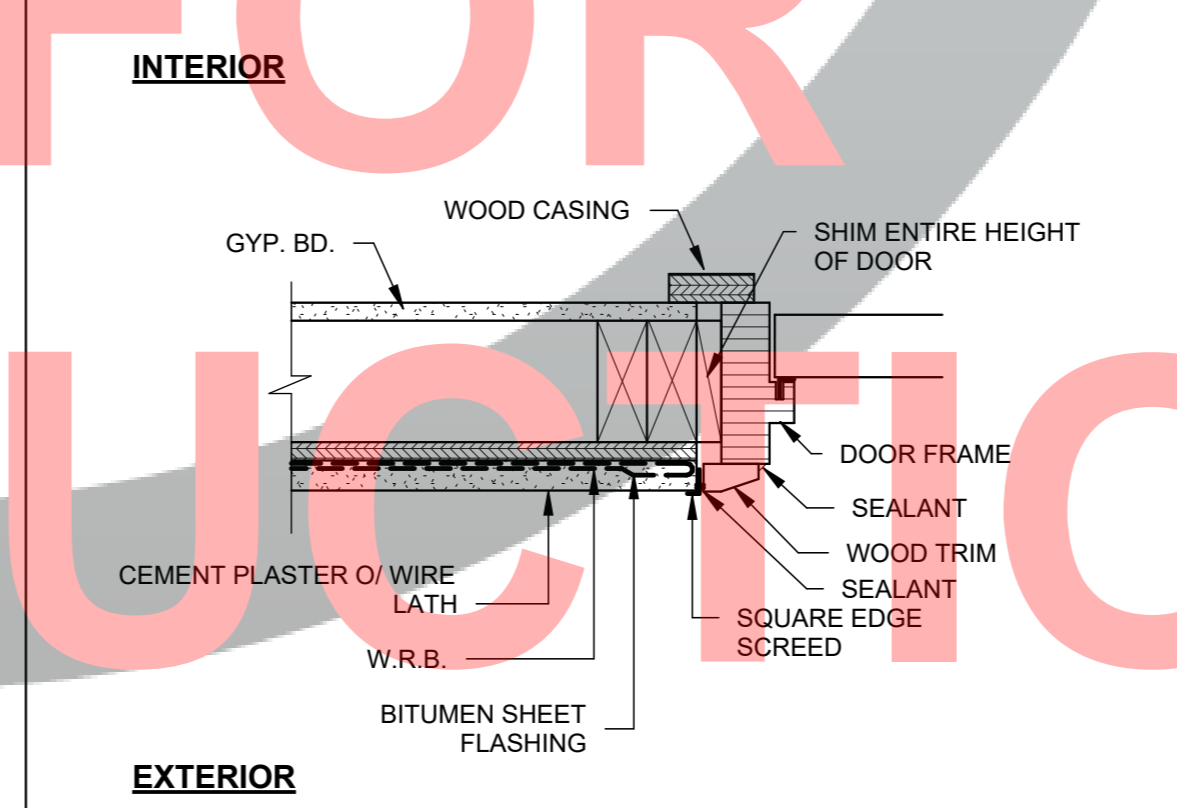
EXTERIOR WALL ASSEMBLY D1
3" = 1'-0"



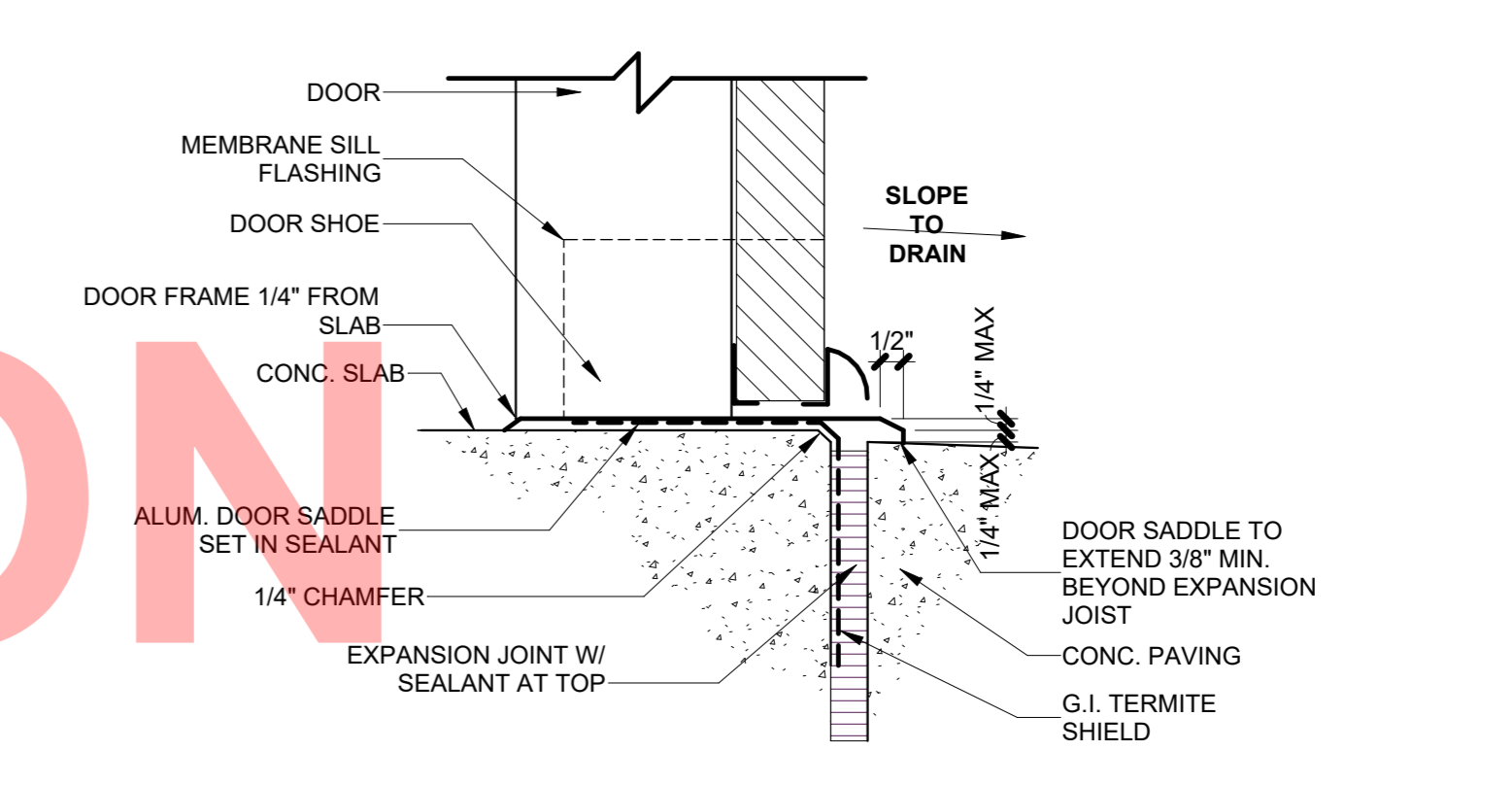
WINDOW DETAIL - VERTICAL SECTION A10
3" = 1'-0"



WINDOW SILL AND FLASHING A6
3" = 1'-0"



EXTERIOR DOOR JAMB @ STUCCO A3
3" = 1'-0"



EXTERIOR DOOR SILL A1
3" = 1'-0"

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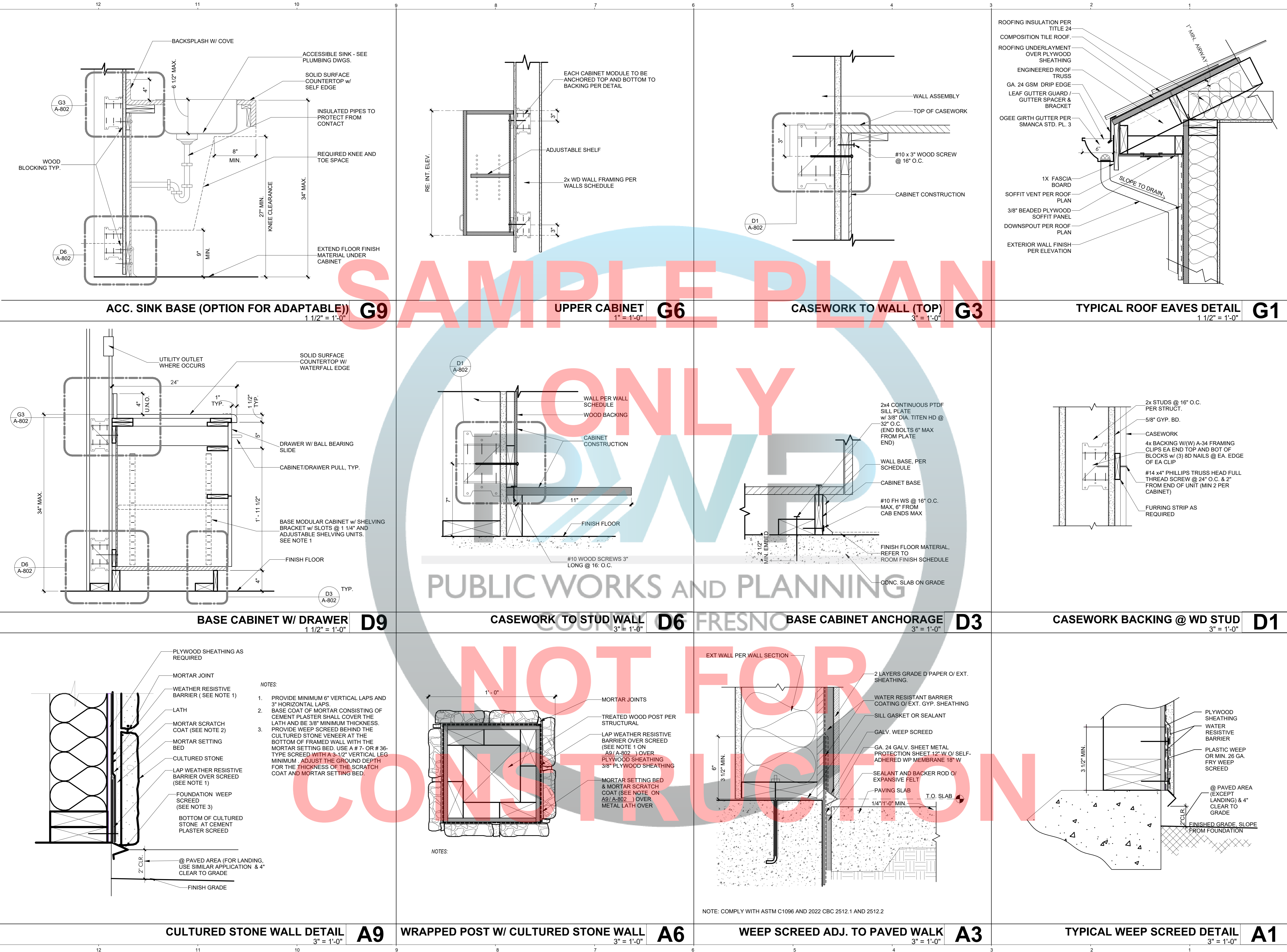
TITLE
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SCALE As indicated

A-802

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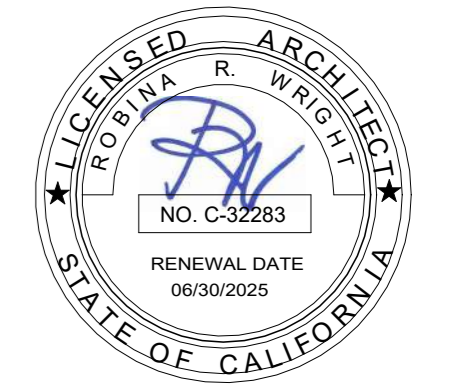
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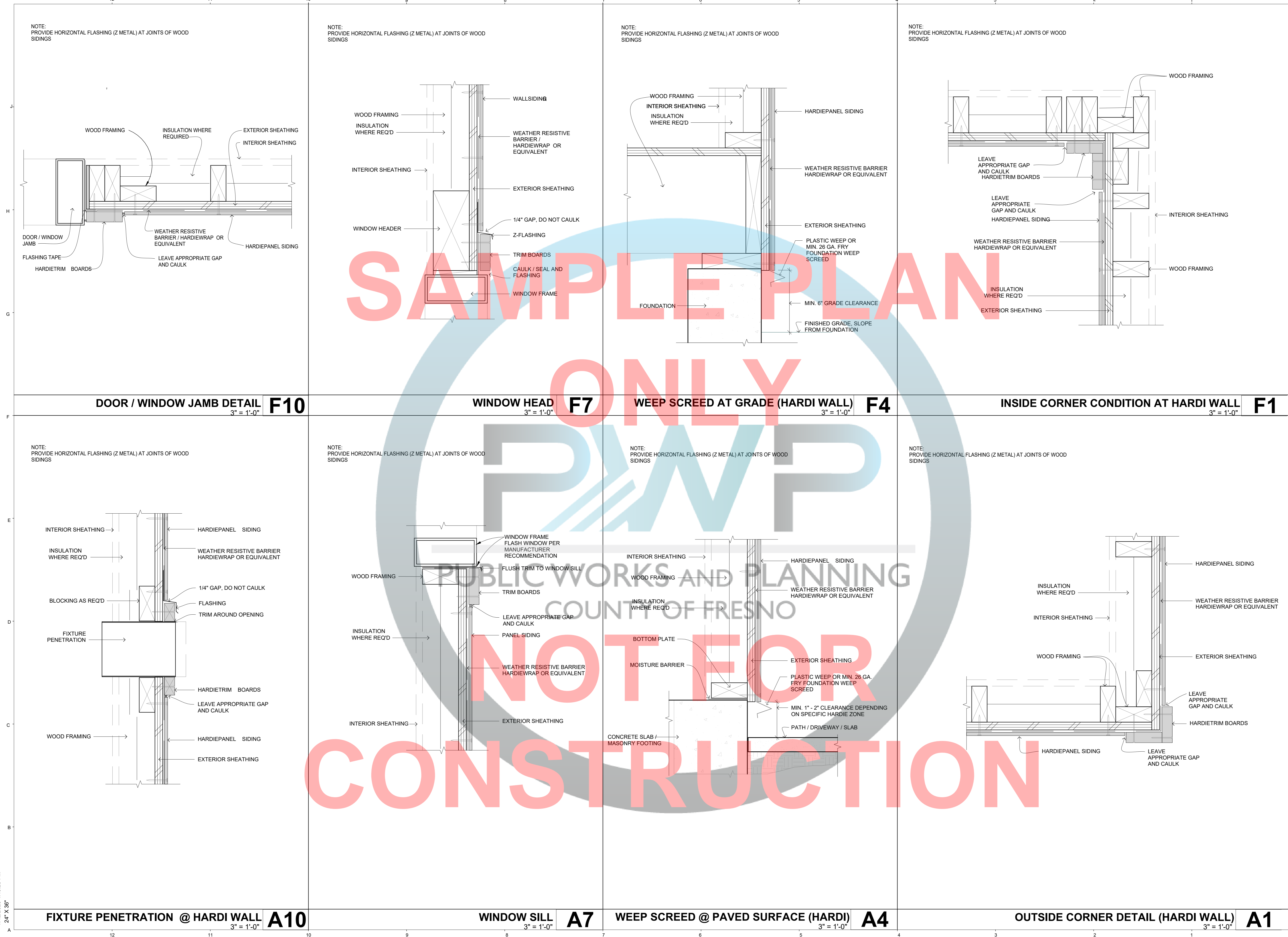
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TITLE
WALL SIDING TYPICAL DETAILS

SCALE 3" = 1'-0"

A-803

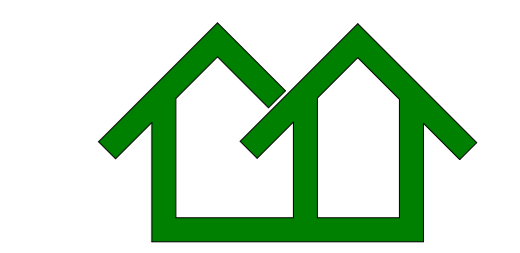
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7/12/2023 4:40:26 PM
24" X 36"

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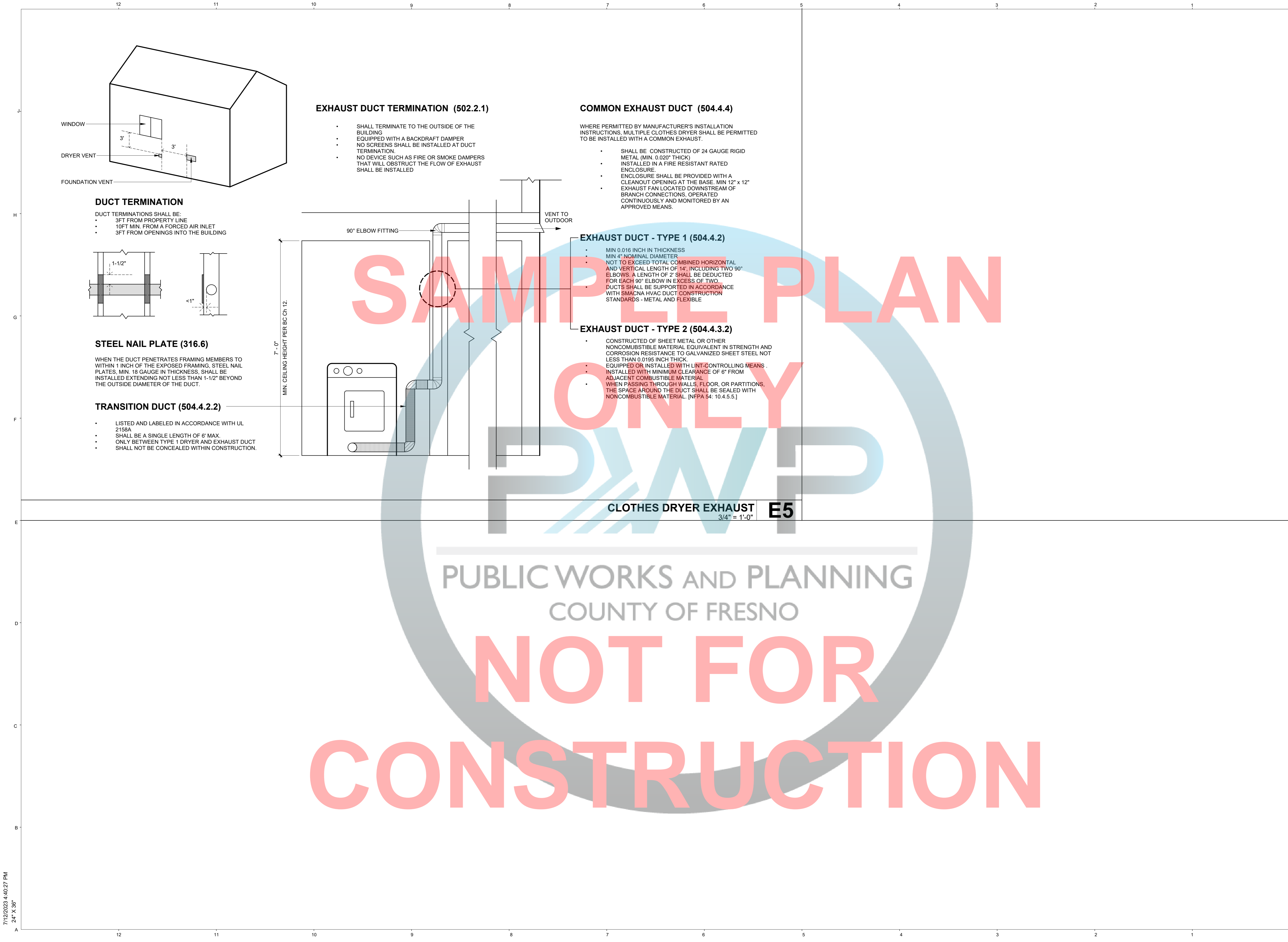
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TITLE
CLOTHES DRYER EXHAUST DETAILS

SCALE 3/4" = 1'-0"

A-804

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24" X 36"

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PUBLIC WORKS AND PLANNING
COUNTY OF FRESNO

CLOTHES DRYER EXHAUST
3/4" = 1'-0" E5

OPTION #2

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TITLE
TYPICAL WOOD FRAMING DETAILS

SCALE 1/4" = 1'-0"

S-101

ISSUE DATE APRIL 12, 2023	JOB NUMBER 2023_25
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0.125" x 3" PDF @ 16" O.C. W/ WASHERS & 1" MIN PENETRATION OR 2X PRESSURE TREATED DOUGLAS FIR SILL W/ HILTI X-U FASTENER @ 32" O.C. ESR-2379

(E) SOG

max. penetration = 1/3 of slab thickness

EDGE NAILING (E.N.) STAGGERED AT DOUBLE PLATES

FIELD NAILING- WALLS AND ROOF

8d MIN. @ 6" O.C. UNLESS NOTED OTHERWISE ON PLANS

2X MIN. 3X MIN.

3/8" 3/8"

STAGGERED NAILING DETAIL

1X4 DIAGONAL LET-IN BRACE AT 45° MIN. TO 60° MAX.

2X BLK.G. (U.O.N.) W/ 2-8d T.N. EA. CONT. (AT 8'-0" O.C.)

(3) 8d

PARTITION

CONT. STUD WALL

PARTITION WALL 16d @ 12" O.C. TYPICAL

2-8d PER CONTACT

(3) 8d

TYPICAL WALL ELEVATION

B.N. E.N. B

B.N. E.N. C

E.N. E.N. D

B.N. E.N. B

PLYWOOD DIAPHRAGM AREA (TYP.)

PARTIAL PLAN

B.N. = BOUNDARY NAILING E.N. = EDGE NAILING

SILL PLATE @ NON-LOAD BEARING WALL E10

(S)A35 (OR APPROVED EQUAL) AT 2x4; (S)A34 (OR APPROVED EQUAL) AT OTHERS; (S)A35 (OR APPROVED EQUAL)

NOTES:
1. NAILS TO BE MINIMUM OF 8d COMMON x 1-8"

PLYWOOD SIDING NAILS E7

PLYWOOD SHEATHING

8d P.E.N. PER SHEAR WALL SCHEDULE

2X6 STUDS

16d @ 12" O.C. (TYP.)

2X6 STUDS

16d @ 12" O.C. (TYP.)

PLYWOOD SHEATHING

8d P.E.N. PER SHEAR WALL SCHEDULE

PLYWOOD SHEATHING

2X6 STUDS

16d @ 12" O.C. (TYP.)

2X6 STUDS

PLYWOOD SHEATHING

INTERSECTION WITH SHEATHING

INTERSECTION W/O SHEATHING

EXTERIOR CORNER

TYPICAL WALL ELEVATION E6

E.O. LEDGER 1'-9"

1'-9"

1'-9"

ANCHOR BOLT

10"

WHERE DEPTH OF NOTCH "B" IS GREATER THAN D/5 PROVIDE ANCHOR BOLT AT EA SIDE OF NOTCH AS SHOWN.

NOTE: DRILL HOLE IN CORNER PRIOR TO NOTCHING.

L3 MIN 2D MIN

D/3 MAX TYP

D/6 MAX

9" MIN

9" MIN

D/4 MAX

1 1/2" MAX UNO

FLOOR OR ROOF JOIST OR BMS

SUPPORT (TO SUPPORT)

SUPPORT

WOOD STUD

NOTE: WHEN Ø OF HOLE EXCEEDS D/3 IT SHALL BE TREATED AS A NOTCH.

NOTES:
1. NOTCHES AND DRILLED HOLES AS SHOWN ABOVE MAY BE USED ONLY WITH THE APPROVAL OF THE SEOR.
2. DO NOT PLACE NOTCH BETWEEN SUPPORTS.

LEDGER

PURLINS & BEAMS

PLYWOOD NAILING E1

NOTCH 5" 3" MAX 5"

(8) 16d EA SIDE OF NOTCH (4 EA PL)

D/3

2D MIN

DRILLED HOLE

NOTE: WHERE NOTCH IS GREATER THAN 1" PROVIDE 10GA STRAP W/ WIDTH SAME AS DBL TOP PL. TOP PL OF SHEARWALLS SHALL NOT BE NOTCHED UNLESS SPECIFICALLY DETAILED.

DOUBLE TOP PLATE

5" MIN 9" MAX

5" MIN 9" MAX

5" MIN 9" MAX

8" MAX @ SHEAR WALL

2D MIN

DRILLED HOLE

NOTE: WHERE DEPTH OF NOTCH "B" IS GREATER THAN D/5 PROVIDE ANCHOR BOLT EA SIDE OF NOTCH AS PER END REQUIREMENT. NO MORE THAN ONE NOTCH IS PERMITTED IN EVERY 12'-0" @ SHEARWALL.

SILL PL

TYPICAL FRAMING ANCHOR CONFIGURATION D10

6" MIN 9" MAX 6" MIN 9" MAX

CL BOL T

CL BOL T

SILL, PL

CL OF SPLICE

EQ.

PLAN

LEDGER SEE PLAN

(2) MST48 CENTERED

CL OF SPLICE

TYPICAL STUD ANGLES & CORNERS, U.O.N. D7

2" OR 2 1/2" BOUNDARY & CONT. JOINT NAILING

PLYWOOD JOINT

1/2" 3/4" 1/2"

4x LEDGER OR PURLINS

TYPICAL CONDITION @ CORNER PL LAP

NON-BEARING PARTITION HEADERS			
SPAN	2x4 STUD WALL	2x6 STUD WALL	2x8 STUD WALL
UP TO 8'-0"	(2) 2x6	(3) 2x6	(4) 2x6
8'-1" TO 10'-0"	(2) 2x8	(3) 2x8	(4) 2x8
10'-1" TO 12'-0"	(2) 2x10	(3) 2x10	(4) 2x10

NOTE:
1. SEE PLAN FOR HEADERS REQ'D @ BEARING WALLS.
2. SOLID HEADERS MAY BE USED W/ SAME THICKNESS & DEPTH AS BUILT-UP HEADERS SHOWN ABOVE.

NOTE: STUD SPACING = 16" O.C. NAILING = SEE NAILING SCHEDULE

HOLES & NOTCHING IN WOOD FRAMING D1

LAP TOP PL 48" MIN (18) 16d @ TOP PL FOR SHEARWALLS, UNO PROVIDE (8) 16d FOR ALL OTHER WALLS

PROVIDE MIN (18) 16d @ 8" O.C BTWN LAPPED TOP PL (TYP @ ALL WALLS)

TRUSSES OR JOISTS DEEPER THAN 12"

(2) (S)A35 FOR OPNG OVER 6'-0" WIDE, TOP & BOT

CENTER STUD & JOIST

FULL HEIGHT HOLDDOWN POST WHERE OCCURS. SEE PLAN IF REQ'D.

(2) 16d EA END, EA PIECE, TOP & BOT, TYP

HDR PER PLAN OR SCHED FOR NON-BRG PARTITIONS (SHOWN BELOW)

2x BLKG, TYP

PROVIDE:
(1) 2x STUD, UP TO 6'-0" WIDE OPENING
(2) 2x STUDS, 6'-0"-10'-0" WIDE OPENING
(3) 2x STUDS, OVER 10'-0" WIDE OPENING

PLACE BOLTS TO MISS STUDS. SEE NOTES FOR BOLTING.

SILL PL. SEE NOTES.

(S) STRAP & BLKG. WHERE OCCURS, SEE PLAN

2x STUD TO SILL PL SAME WIDTH AS WALL STUDS (2) 2x STUDS OVER 10'-0" WIDE OPNG, UNO ON PLANS

NOTE: LOCATE BLKG FOR PLYWD SPLICES DBL PL @ SPANS GREATER THAN 4'-0"

6" MIN 9" MAX

2x FRAMING @ WINDOW OPNGS AS REQ'D.

SPLICE FOR SILL, PLATES, & LEDGERS A10

PLYWOOD NAILING A7

WALL & OPENING FRAMING A1

OPTION # 2

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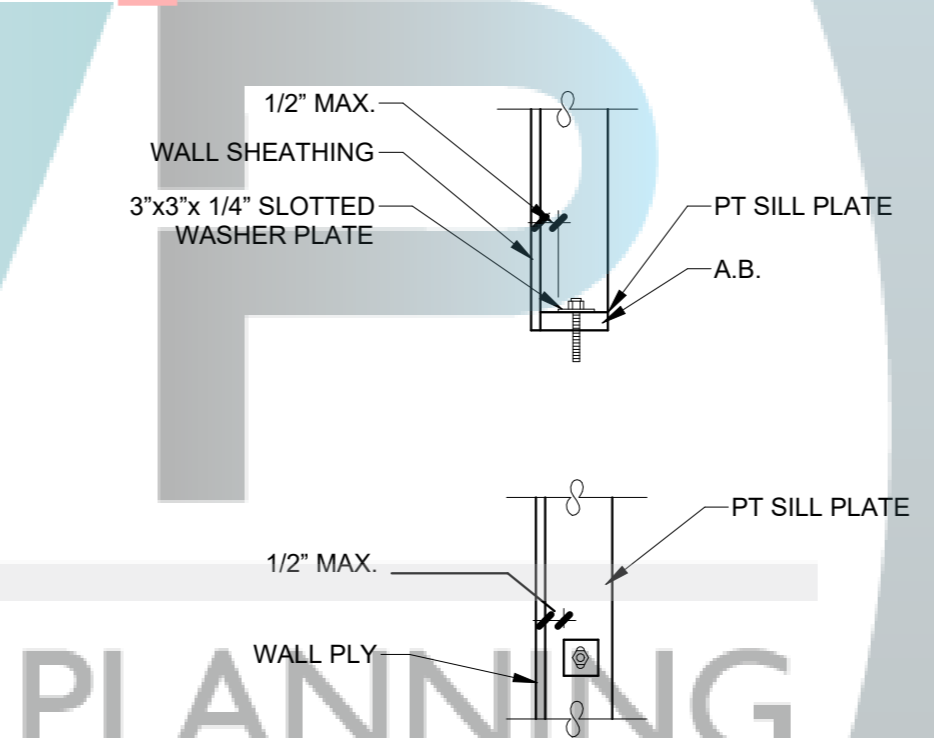
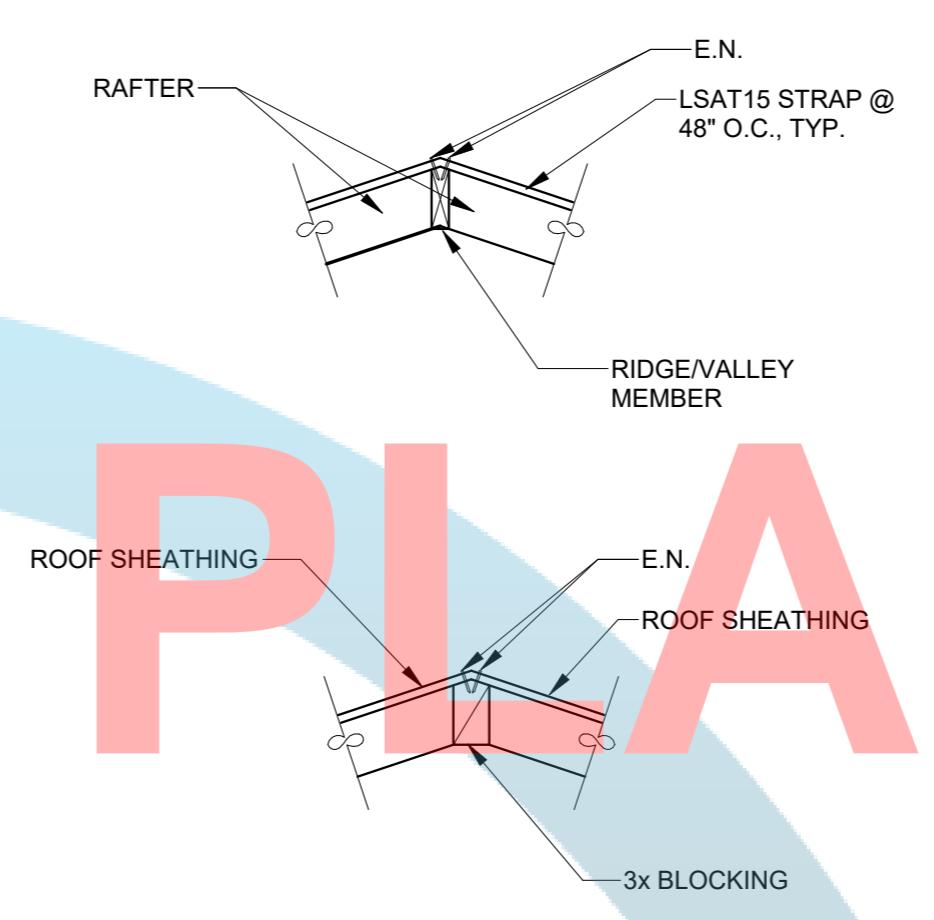
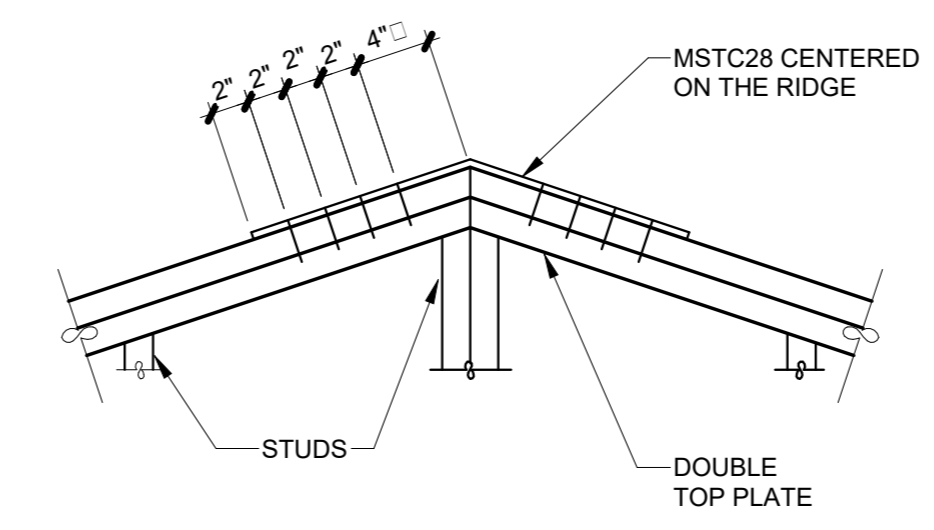
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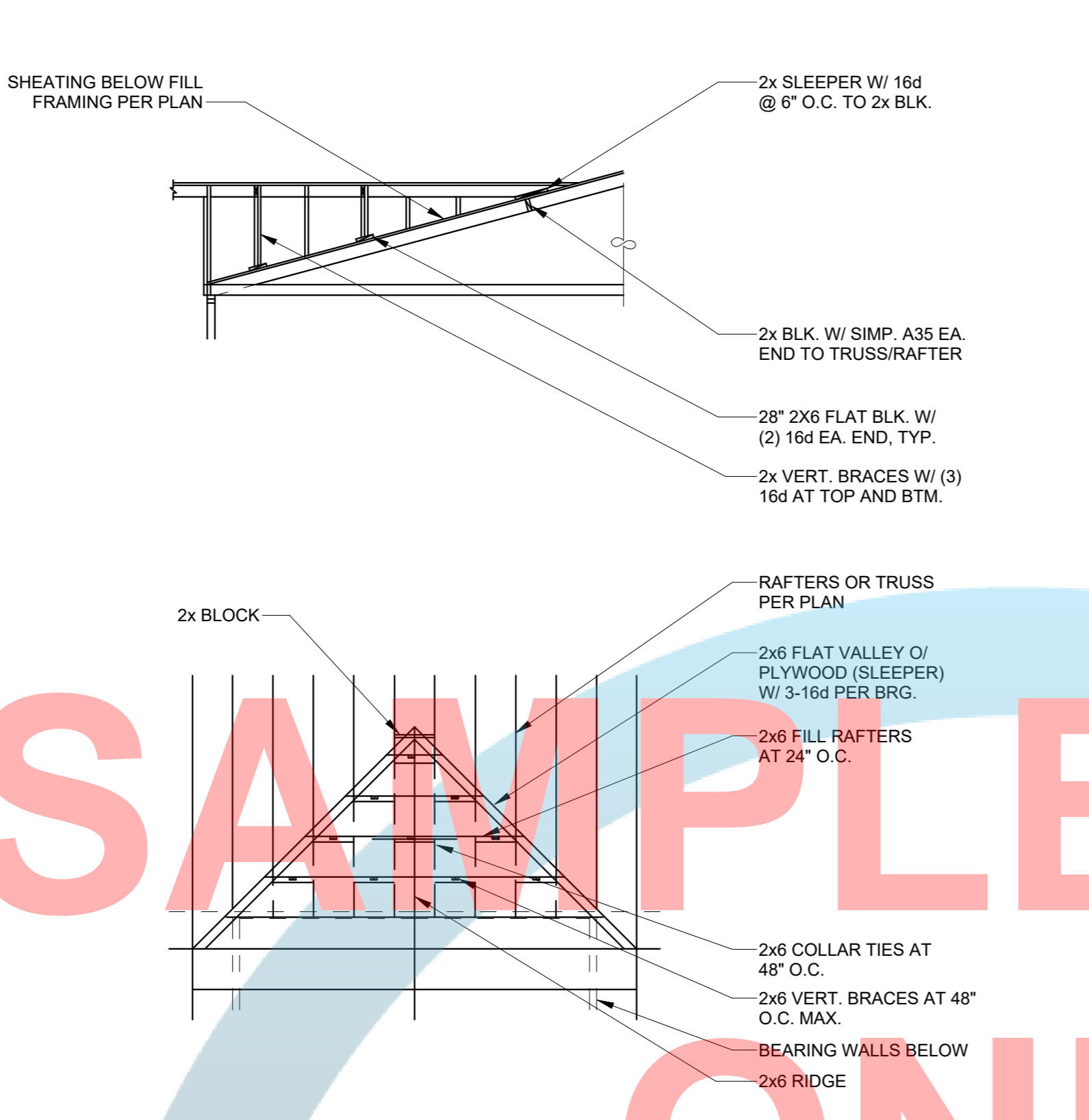
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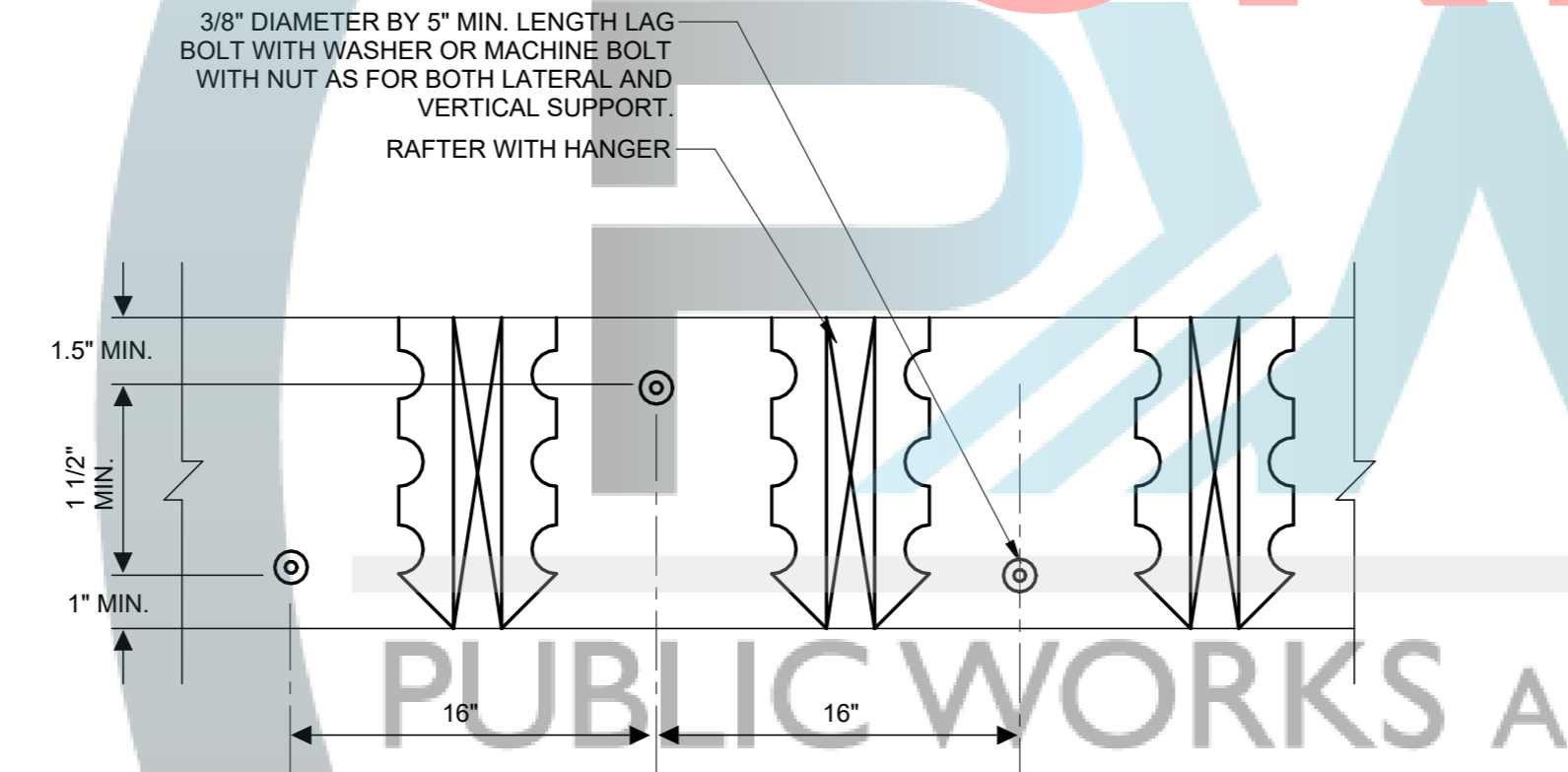
- ALL BUTT WELDS SHALL BE COMPLETE PENETRATION WELDS.
- ALL WELDING OF STRUCTURAL STEEL MEMBERS SHALL BE DONE BY CURRENTLY CERTIFIED WELDERS AND DONE IN CONFORMANCE WITH THE A.I.S.C. AND A.W.S. SPECIFICATIONS. ALL WELDING SHALL BE ACCOMPLISHED USING THE SHIELD METAL ARC WELDING PROCESS (SMAW WITH E7-XX ELECTRODES OR THE SUBMERGED ARC WELDING PROCESS (SAW) WITH E7X-EXXX ELECTRODES OR THE FLUX-CORED ARC WELDING PROCESS (FCAW WITH E71-8 ELECTRODES. (E701-4 ELECTRODES ALLOWED FOR SHOP WELDING ONLY) LOW HYDROGEN ELECTRODES SHALL BE USED AND KEPT DRY, AND PARENT METALS SHALL BE PREHEATED IN ACCORDANCE WITH AWS STANDARDS. NO WELDING PERMITTED ON MEMBERS SUPPORTING LOADS.
- WHERE THE CONTRACTOR REQUESTS WELDING TO BE USED IN LIEU OF BOLTED CONNECTIONS SUCH WELDING SHALL BE DONE ONLY WITH THE ENGINEERS PRIOR APPROVAL.
- HOLES PUNCHED OR DRILLED IN BEAMS SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE ON THE DRAWING: HOLES FOR BOLTS SHALL BE 1/16" LARGER THAN THE NOMINAL DIAMETER OF THE BOLT WHERE CONNECTION IS OF SHEAR TYPE, AND 3/16" LARGER WHERE CONNECTION IS OF BEARING TYPE ON CONCRETE OR MASONRY.
- ALL STRUCTURAL STEEL AND MISCELLANEOUS STEEL SHALL RECEIVE ONE SHOP COAT OF RED OXIDE OR ZINC CHROMATE OR APPROVED EQUAL BASE.
- ALL STRUCTURAL & MISCELLANEOUS STEEL SHALL CONFORM TO THE FOLLOWING STANDARDS:
 - WIDE FLANGE MEMBERS (W, S, AND HP SHAPES) ARE TO BE ASTM A992 (Fy=50ksi) IN ACCORDANCE WITH AISC.
 - CHANNELS, ANGLES, TEES, AND MISCELLANEOUS AISC STEEL SHAPES ARE TO BE ASTM A36, Fy=36 KSI MIN. UNO
 - HIGH STRENGTH BOLTS: ASTM A325N 1/2" TO 1" DIAMETER INCLUSIVE Fy=92 KSI. 1 1/8" TO 1 1/2" DIAMETER INCLUSIVE Fy=81 KSI
 - ASTM A-307 BOLTS SHALL BE USED UNLESS OTHERWISE NOTED.
 - STRUCTURAL PIPE SHALL CONFORM TO A.S.T.M. A-53 GRADE "B" Fy=35 KSI. MIN.
 - STRUCTURAL TUBING SHALL CONFORM TO A.S.T.M. A-500 GRADE "C" Fy=50 KSI.
 - ANCHOR BOLTS: ASTM A307 TYPICAL.
 - HEADED STUDS: ASTM A108.
 - WELDING ELECTRODES: E70XX
 - ALL PLATES, MISC. SHAPES, AND STRUCTURAL SHAPES (AISC, etc.) USED AS PART OF A CONNECTION, DOUBLER PLATES, CONTINUITY PLATES, ETC. IN THESE PLANS SHALL BE MADE OF EQUAL MATERIAL (MATERIAL, PROPERTIES, GRADE, YIELD STRENGTH, ETC.) AS THE MAIN STRUCTURAL MEMBERS BEING CONNECTED. TYP.
- LIGHT GAUGE COLD-FORMED STRUCTURAL STEEL SHALL CONFORM TO THE SPECIFICATIONS OF THE AISI - GENERAL - 04 AND AISI - 01
- LIGHT GAUGE STRUCTURAL STEEL SHALL BE SHAPED AS SHOWN IN THE A.I.S.I. DESIGN MANUAL, UNLESS SPECIFICALLY OTHERWISE CALLED FOR.
- ALL ENDS OF EXPOSED STRUCTURAL SHAPES AND TUBE STEEL MEMBERS SHALL HAVE 1/4" CAP PLATE WITH WELDS GRIND SMOOTH.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL TEMPORARY SUPPORTS REQUIRED FOR ERECTION. IF ERECTION BRACING IS REQUIRED IT IS TO BE PREPARED BY A LICENSED ENGINEER.
- ALL MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST REVISED EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION, WHICH INCLUDES THE SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS, THE CODE OF STANDARD PRACTICE AND THE AWS STRUCTURAL WELDING CODE.
- GROUTING OF COLUMN BASE PLATES: BASE PLATES SHALL BE DRYPACKED OR GROUTED WITH 1 1/2" NON-SHRINK GROUT OR EQUAL. MINIMUM COMPRESSIVE STRENGTH SHALL BE 4000 PSI AT 28 DAYS. ALL SURFACES SHALL BE PROPERLY CLEANED OF FOREIGN MATERIAL PRIOR TO THE GROUTING OPERATION.
- FULL PENETRATION WELDED CONNECTIONS (100% AT MOMENT FRAMES, BRACED FRAMES, AND ALL FULL PENETRATIONS FIELD WELDS SHALL HAVE ULTRASONIC TESTING FOR COMPLIANCE WITH AISC 13th EDITION ULTRASONIC TESTING SHALL BE PERFORMED BY AN INDEPENDENT TESTING AGENCY THAT HAS BEEN INSPECTED BY THE NATIONAL STANDARDS. TESTING INSPECTIONS SHALL BE QUALIFIED BY ASNT BUREAU OF RECOMMENDED PRACTICE SNT-TC-1. PROVIDE PROPER SURFACE PREP. AND BACKUP PLATES AS REQUIRED PER AISC AND AWS.
- ALL EXPOSED WELDS SHALL BE FILLED AND GROUND SMOOTH WHERE METAL COULD COME IN CONTACT WITH THE PUBLIC. UNLESS WELDS ARE PERMITTED BY THE PROJECT ARCHITECT.
- NO HOLES OTHER THAN THOSE SPECIFICALLY DETAILED SHALL BE ALLOWED THRU STRUCTURAL STEEL MEMBERS. BOLT HOLES SHALL CONFORM TO AISC SPECIFICATION, AND SHALL BE STANDARD HOLES UNLESS OTHERWISE NOTED. NO CUTTING OR BURNING OF STRUCTURAL STEEL WILL BE PERMITTED WITHOUT PRIOR CONSENT OF THIS ENGINEER.
- HIGH STRENGTH BOLTS WHERE INDICATED IN THE PLANS OR DETAILED SHALL CONFORM TO A.S.T.M. A325 OR A490, AND BE PROVIDED WITH HARDENED WASHERS CONFORMING TO A.S.T.M. F436. SLIP-CRITICAL TYPE BOLTS (A325-SC OR A490-SC) SHALL BE TWIST-OFF-TYPE TENSION-CONTROL BOLT ASSEMBLY. AT CONTRACTORS OPTION, THE COMBINATION OF HIGH STRENGTH BOLTS AND DIRECT TENSION LOAD INDICATING WASHERS CONFORMING TO ASTM F-959 ARE ACCEPTABLE SUBSTITUTIONS. CONTACT SURFACES SHALL BE CLEAN MILL SCALE OR CLASS A QUALIFIED COATINGS.
- ALL SHOP AND FIELD BOLTED CONNECTIONS SHALL BE IN ACCORDANCE WITH ASTM A-307 USING UNFINISHED AMERICAN STANDARD REGULAR BOLTS, UNLESS OTHERWISE NOTED. WHERE STEEL MEMBERS BEAR IN CONCRETE OR MASONRY WALLS, OPENINGS SHALL BE DRY-PACKED AFTER STEEL IS IN PLACE.
- PROVIDE SHOP DRAWINGS INDICATING SIZES, SPACING AND LOCATION OF JOISTS, GIRDERS, CONNECTIONS, BRIDGING, REINFORCING, ANCHORAGES, CAMBERS, AND LOADS. INDICATE WELDING CONNECTIONS USING STANDARD AWS WELDING SYMBOLS. INDICATE NEW WELD LENGTHS. INDICATE RECOMMENDED PROCEDURES FOR JOIST SEATS WITH UNSUFFICIENT BEARING.



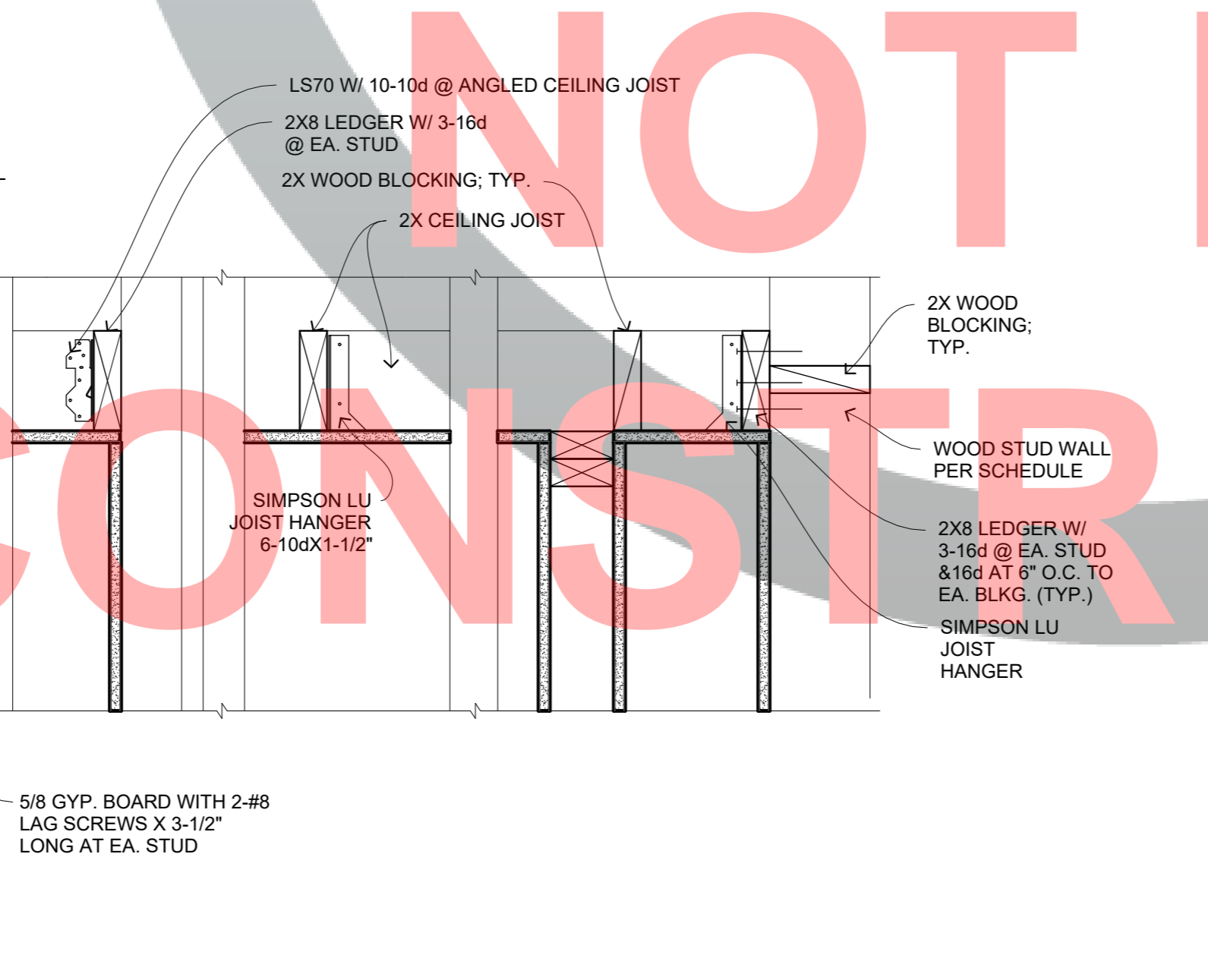
TYPICAL WOOD FRAMED CEILING **A6**



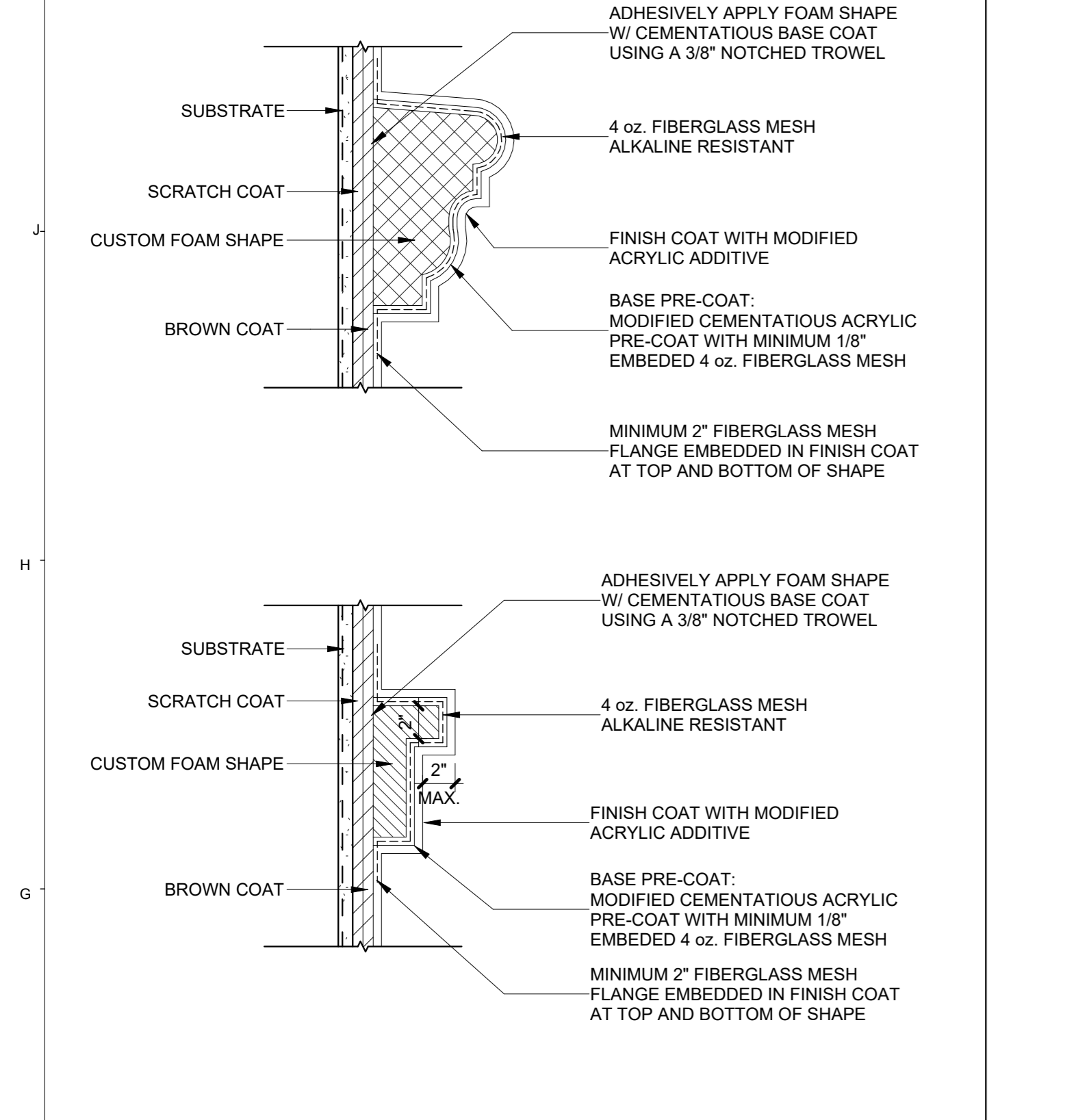
TYPICAL "CALIFORNIA FILL" FRAMING **F6**



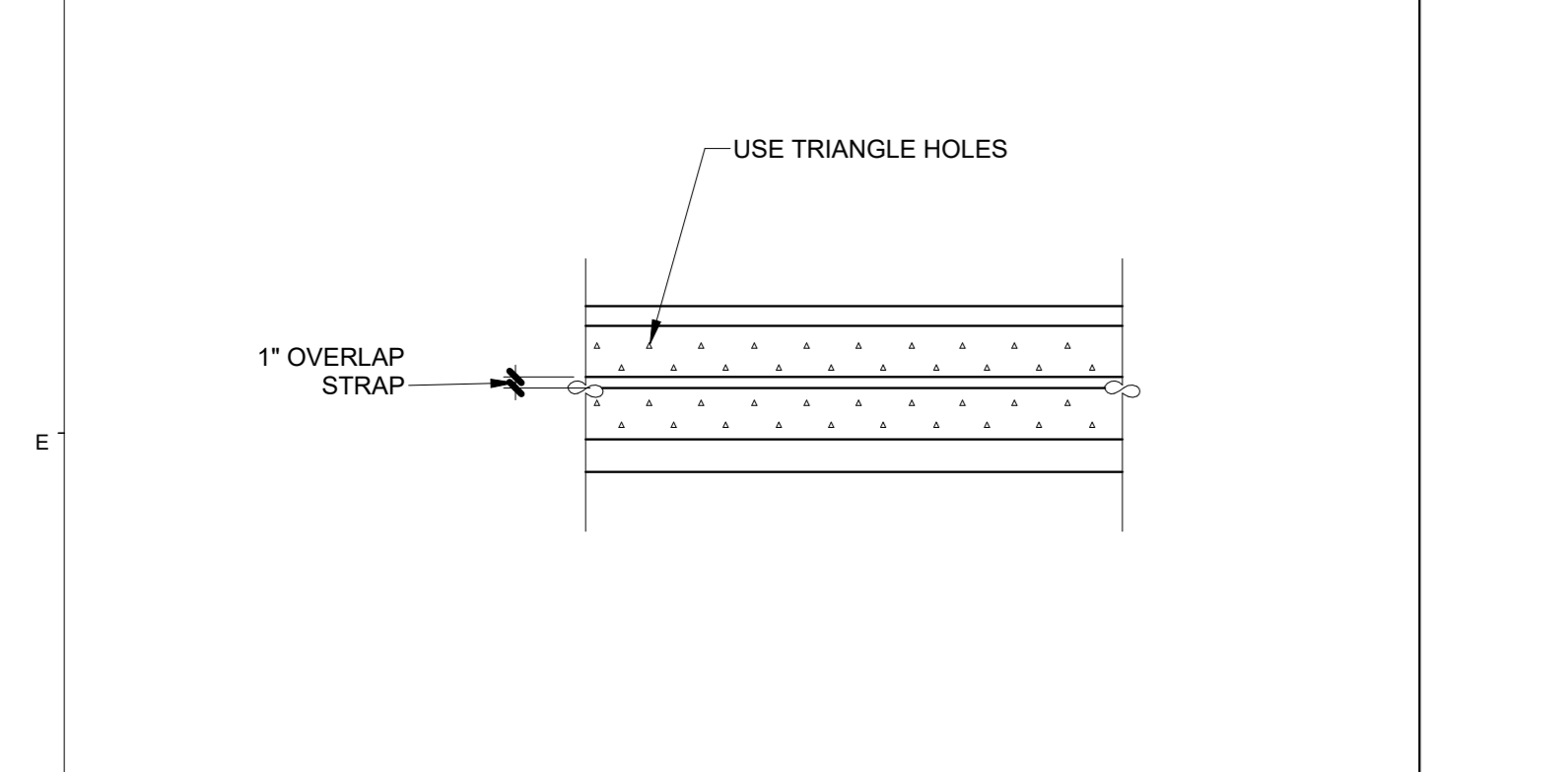
DOUBLE STEEL COIL STRAP **D10**



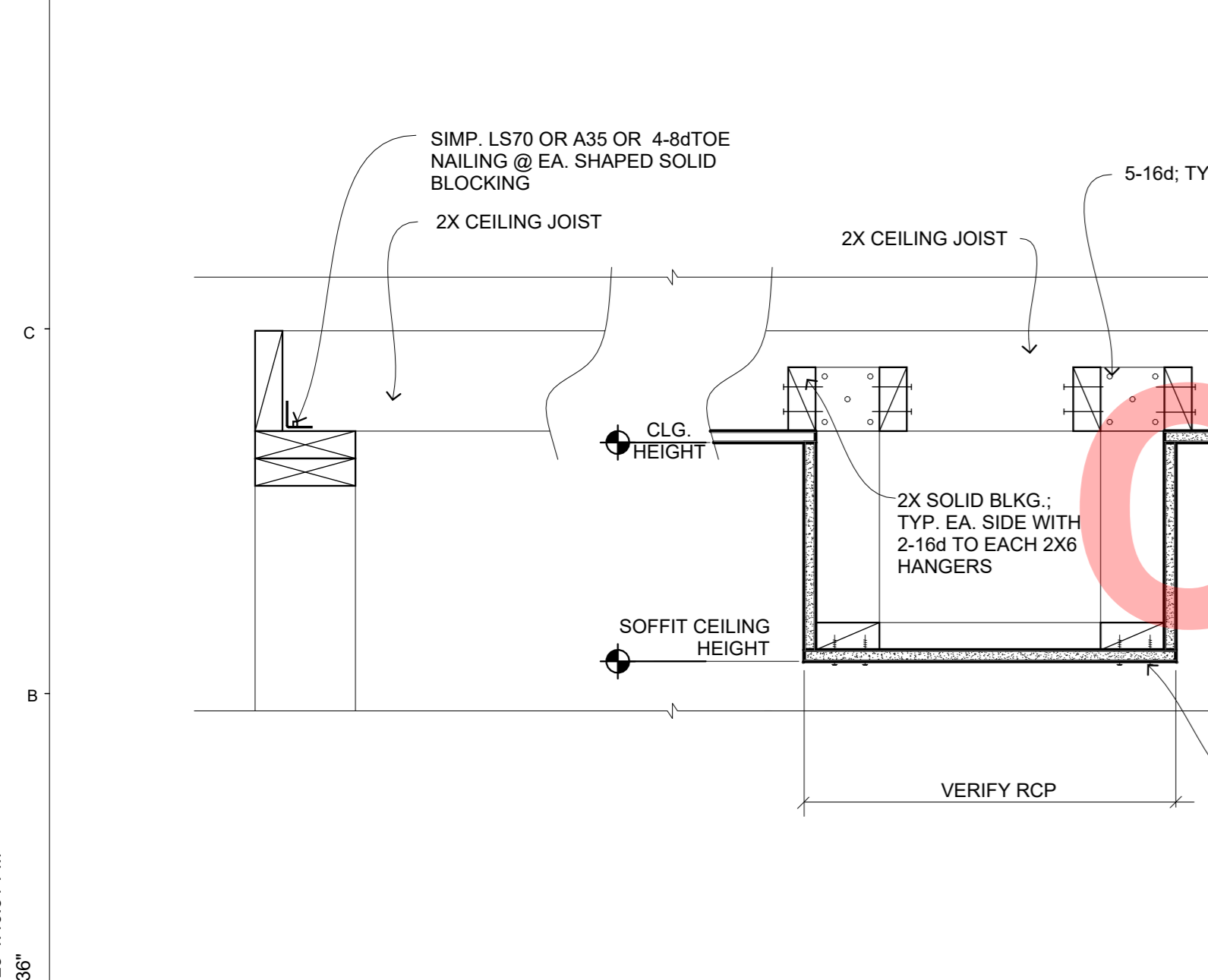
GENERAL STUCTURAL STEEL NOTES **A1**



OPTIONAL FOAM TRIMS **F10**



WASHER PLATE PLACEMENT **D3**



TYPICAL WOOD FRAMED CEILING **A6**

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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

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FASTENING SCHEDULE (RESIDENTIAL)

S-103

Table with 2 columns: ISSUE DATE, JOB NUMBER. Issue date: APRIL 12, 2023. Job number: 2023_25.

Table with 2 columns: DRAWN BY, CHECKED BY. Drawn by: Author. Checked by: Checker.

TABLE R602.3 (1) FASTENING SCHEDULE

Table with 4 columns: ITEM, DESCRIPTION OF BUILDING ELEMENTS, NUMBER AND TYPE OF FASTENERS, SPACING AND LOCATION. Includes items 1-29 for various building applications.

WALL

Continuation of TABLE R602.3 (1) FASTENING SCHEDULE, items 30-39 for wall applications.

WOOD STRUCTURAL PANELS, COMBINATION SUBFLOOR UNDER LAYMENT TO FRAMING

Table with 4 columns: ITEM, DESCRIPTION OF BUILDING ELEMENTS, NUMBER AND TYPE OF FASTENERS, SPACING AND LOCATION. Includes items 37-39.

TABLE R602.3 (2) SINGLE TOP-PLATE SPLICE CONNECTION DETAILS

Table with 3 columns: CONDITION, CORNERS AND INTERSECTING, BUTT JOINTS IN A STRAIGHT WALL. Details for splice connections.

TABLE R702.3.5 MINIMUM THICKNESS AND APPLICATION OF GYPSUM BOARD AND GYPSUM PANEL PRODUCTS

Table with 6 columns: THICKNESS OF GYPSUM BOARD OR GYPSUM PANEL PRODUCTS, APPLICATION, ORIENTATION OF GYPSUM BOARD OR GYPSUM PANEL PRODUCT TO FRAMING, MAXIMUM SPACING OF FRAMING MEMBERS, MAXIMUM SPACING OF FASTENERS, SIZE OF NAILS FOR APPLICATION TO WOOD FRAMING.

FOR SI: 1 inch = 25.4 mm.

- Table with 7 columns: MINIMUM NAIL SIZE, PENETRATION, MINIMUM WOOD STRUCTURAL PANEL RATING, MINIMUM NOMINAL PANEL THICKNESS, MAXIMUM WALL STUD SPACING, PANEL NAIL SPACING, PANEL NAIL SPACING CATEGORY. Includes items a, b, c, d.

TABLE R602.3(3) REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES

Table with 7 columns: MINIMUM NAIL SIZE, PENETRATION, MINIMUM WOOD STRUCTURAL PANEL RATING, MINIMUM NOMINAL PANEL THICKNESS, MAXIMUM WALL STUD SPACING, PANEL NAIL SPACING, PANEL NAIL SPACING CATEGORY. Includes items a, b, c.

TABLE R602.3(4) ALLOWABLE SPANS FOR PARTICLE BOARD WALL SHEATHING

Table with 4 columns: THICKNESS, GRADE, STUD SPACING (inches), WHEN SIDING IS NAILED TO STUDS, WHEN SIDING IS NAILED TO SHEATHING. Includes items a, b.

TABLE R602.3(2) ALTERNATE ATTACHMENTS TO TABLE R602.3(1)

Table with 4 columns: NOMINAL MATERIAL THICKNESS, DESCRIPTION OF FASTENER AND LENGTH, SPACING OF FASTENERS (EDGES, INTERMEDIATE SUPPORTS), BODY OF PANEL.

FLOOR, UNDERLAYMENT, PLYWOOD-HARDBOARD-PARTICLEBOARD-FIBER-CEMENT

FIBER-CEMENT

Table with 4 columns: 3D, CORROSION-RESISTANT, RING SHANK NAILS (FINISHED FLOORING OTHER THAN TILE), STAPLE 18 GA., 7/8 LONG, 1/4 CROWN (FINISHED FLOORING OTHER THAN TILE), 1 1/4 LONG X .121 SHANK X .375 HEAD DIAMETER CORROSION-RESISTANT (GALVANIZED OR STAINLESS STEEL) ROOFING NAILS (FOR TILE FINISH), 1 1/4 LONG NO. 8 x .375 HEAD DIAMETER, RIBBED WAFER- HEAD SCREWS (FOR TILE FINISH).

PLYWOOD

Table with 4 columns: 1 1/4 RING OR SCREW SHANK NAIL-MINIMUM 12 1/2 GA. (0.099") SHANK DIAMETER, STAPLE 18 GA., 7/8, 3/16 CROWN WIDTH, 1 1/4 RING OR SCREW SHANK NAIL-MINIMUM 12 1/2 GA. (0.099") SHANK DIAMETER, 1 1/2 RING OR SCREW SHANK NAIL-MINIMUM 12 1/2 GA. (0.099") SHANK DIAMETER, STAPLE 16 GA. 1 1/2.

HARDBOARD

Table with 4 columns: 1 1/2 LONG RING-GROOVED UNDERLAMENT NAIL, 4D CEMENT-COATED SINKER NAIL, STAPLE 18 GA., 7/8 LONG (PLASTIC COATED).

PARTICLEBOARD

Table with 4 columns: 4D RING-GROOVED UNDERLAMENT NAIL, STAPLE 18 GA., 7/8 LONG, 3/16 CROWN, 6D RING-GROOVED UNDERLAMENT NAIL, STAPLE 16 GA., 1 1/8 LONG, 3/8 CROWN, 6D RING-GROOVED UNDERLAMENT NAIL, STAPLE 16 GA., 1 5/8 LONG, 3/8 CROWN.

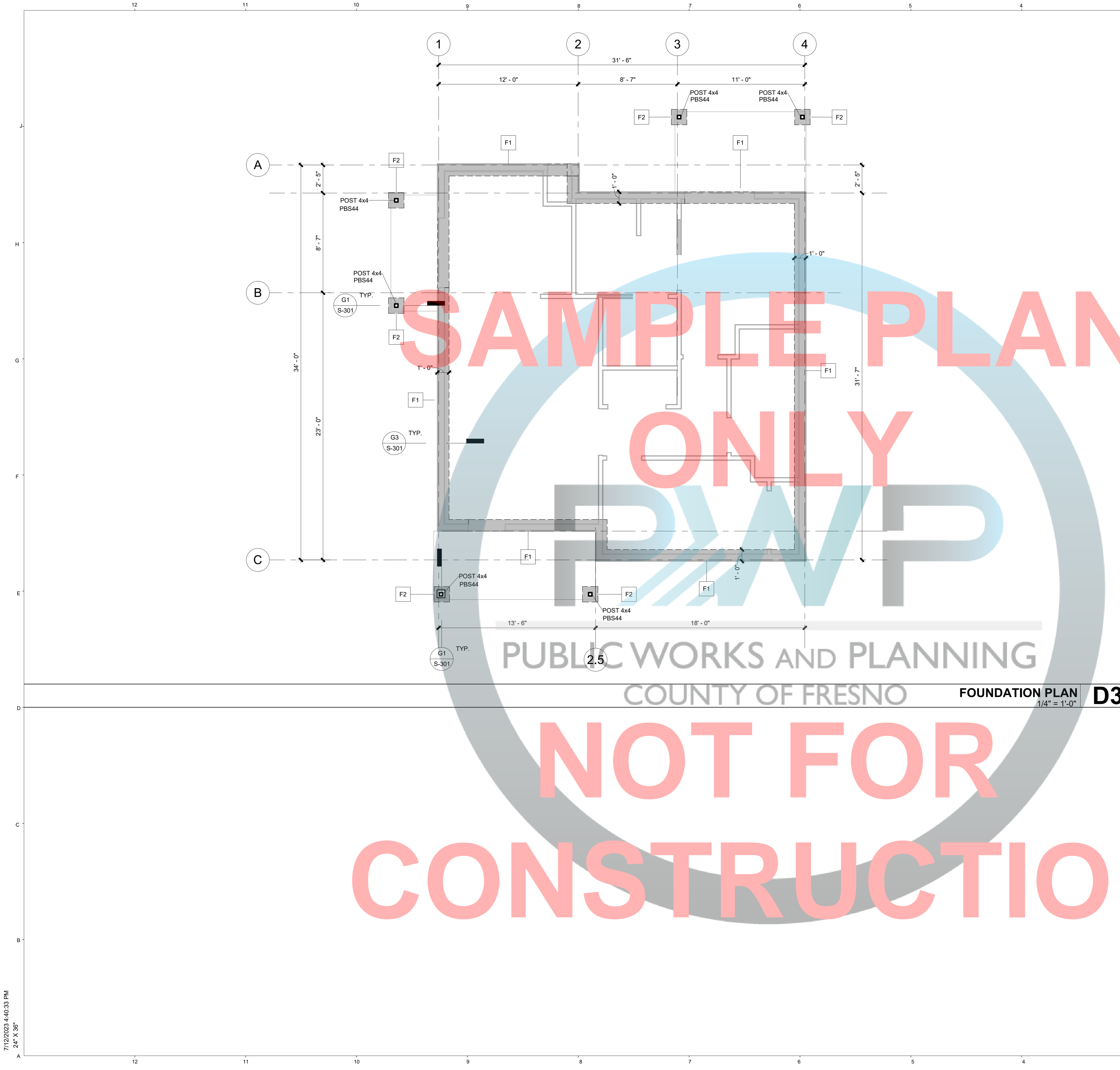
FOR SI: 1 inch = 25.4 mm.

- Table with 4 columns: NAIL IS A GENERAL DESCRIPTION AND SHALL BE PERMITTED TO BE T-HEAD, MODIFIED ROUND HEAD OR ROUND HEAD. STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF 7/16-INCH ON DIAMETER EXCEPT AS NOTED. NAILS OR STAPLES SHALL BE SPACED AT NOT MORE THAN 6 INCHES IN CENTER AT ALL SUPPORTS WHERE SPANS ARE 48 INCHES OR GREATER. NAILS OR STAPLES SHALL BE SPACED AT NOT MORE THAN 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS FOR FLOORS. FASTENERS SHALL BE PLACED IN A FRID PATTERN THROUGHOUT THE BODY OF THE PANEL FOR 5-PLY PANELS, INTERMEDIATE NAILS SHALL BE SPACED NOT MORE THAN 12 INCHES ON CENTER EACH WAY. HARDBOARD UNDERLAMENT SHALL CONFORM TO CPA/ANSI A135.4 SPECIFIED ALTERNATE ATTACHMENTS FOR ROOF SHEATHING SHALL BE PERMITTED WHERE THE ULTIMATE DESIGN WIND SPEED IS LESS THAN 130 MPH. FASTENERS ATTACHING WOOD STRUCTURAL PANEL ROOF SHEATHING TO GABLE END WALL FRAMING SHALL BE INSTALLED USING THE SPACING LISTED FOR PANEL EDGES. FIBER-CEMENT UNDERLAMENT SHALL CONFORM TO ASTM C 1288 OR ISO 8336, CATEGORY C.

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24" X 36"

3



FOOTING SCHEDULE					
FOOTING ID	PAD SIZE	LUMBER GRADE		H	inches
		# REQ'D	BAR #		
F1	1'-0" WIDE CONT. FOOTING	1	4	SEE DETAIL	12
F2	1'-4" SQUARE	2	4	SEE DETAIL	12

- FOUNDATION NOTES**
- THE CONTRACTOR MUST READ & UNDERSTAND ALL STANDARDS NOTES & DETAILS BEFORE BEGINNING CONSTRUCTION OR FABRICATION.
 - ALL UNCLEAR AND/OR MISSING DETAILS OR INFO. SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION BEFORE PROCEEDING WITH CONSTRUCTION.
 - ALL CONCRETE PLACEMENT SHALL MEET WITH THE 2022 CALIFORNIA BUILDING CODE REQUIREMENTS.
 - CONCRETE SHALL BE PROTECTED ADEQUATELY FROM INJURIOUS ACTION BY THE SUN, RAIN, WIND, FLOWING WATER, FROST AND MECHANICAL INJURY. AND SHALL NOT BE ALLOWED TO DRY OUT FROM THE TIME IT IS PLACED UNTIL THE EXPIRATION OF THE MINIMUM CURING PERIOD. A FINE FOG SPRAY SHALL BE USED TO REDUCE PLASTIC SHRINKAGE CRACKS AFTER FINISHING OPERATIONS. IMMEDIATELY AFTER THE NET CONCRETE HAS BEEN BROUGHT TO A FLAT SURFACE AND THE SHINY SURFACE HAS DISAPPEARED, ADDITIONAL MOISTURE SHALL BE APPLIED TO RESTORE SHINE. USING AN ATOMIZING TYPE FOG SPRAYER. FREQUENT LIGHT APPLICATION OF MOISTURE SHALL BE PROVIDED AS REQUIRED BY NEITHER CONDITIONS. SLOPE ALL LANDINGS AND WALKWAYS AWAY FROM THE BUILDING.
 - FOUNDATION WALLS SHALL EXTEND AT LEAST 8" ABOVE THE FINISHED GRADE ADJACENT TO THE FOUNDATION AT ALL POINTS. FOR MASONRY OR CONCRETE CONSTRUCTION, THE MINIMUM FOUNDATION WALL WILL BE 6 INCHES.
 - WOOD SOLE PLATES AT ALL EXTERIOR WALLS ON MONOLITHIC SLABS. WOOD SOLE PLATES OF BRACED WALL PANELS AT BUILDING INTERIORS ON MONOLITHIC SLABS AND ALL WOOD SILL PLATES SHALL BE ANCHORED TO THE FOUNDATION WITH MINIMUM 1/2-INCH-DIAMETER ANCHOR BOLTS SPACED NOT GREATER THAN 6 FEET ON CENTER OR APPROVED ANCHORS OR ANCHOR STRAPS SPACED AS REQUIRED TO PROVIDE EQUIVALENT ANCHORAGE TO 1/2-INCH-DIAMETER ANCHOR BOLTS.
 - BOLTS SHALL EXTEND NOT LESS THAN 7 INCHES INTO CONCRETE OR GROUTED CELLS OF CONCRETE MASONRY UNITS. THE BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD OF THE WIDTH OF THE PLATE. A NUT AND WASHER SHALL BE TIGHTENED ON EACH ANCHOR BOLT. THERE SHALL BE NOT FEWER THAN TWO BOLTS PER PLATE SECTION WITH ONE BOLT LOCATED NOT MORE THAN 12 INCHES OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF THE PLATE SECTION.
 - INTERIOR BEARING WALL SOLE PLATES ON MONOLITHIC SLAB FOUNDATION THAT ARE NOT PART OF A BRACED WALL PANEL SHALL BE POSITIVELY ANCHORED WITH APPROVED FASTENERS. SILL PLATES AND SOLE PLATES SHALL BE PROTECTED AGAINST DECAY AND TERMITES WHERE REQUIRED BY SECTIONS R317 AND R318. ANCHOR BOLTS SHALL BE PERMITTED TO BE LOCATED WHILE CONCRETE IS STILL PLASTIC AND BEFORE IT HAS SET. WHERE ANCHOR BOLTS RESIST PLACEMENT OR THE CONSOLIDATION OF CONCRETE AROUND ANCHOR BOLTS IS IMPEDED, THE CONCRETE SHALL BE VIBRATED TO ENSURE FULL CONTACT BETWEEN THE ANCHOR BOLTS AND CONCRETE.
 - ALL DISTURBED OR FILL SOIL UNDERLING CONCRETE SHALL BE COMPACTED TO A MINIMUM OF 40% RELATIVE PER ASTM STANDARD D-1557, INCLUDING RETAINING WALL BACKFILL.
 - CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND BRING ANY OMISSIONS OR DISCREPANCIES TO THE ATTENTION OF THE ENGINEER.
 - HOLDOWN HARDWARE MUST BE SECURED IN FACE PRIOR TO FOUNDATION INSPECTION.
 - FINISH GRADE FOR THE FIRST 1 FOOT FROM THE FOUNDATION SHALL SLOPE MINIMUM OF 5% ON ALL SIDES. THIS INCLUDES ANY IMPERVIOUS SURFACES.
 - WOOD FRAMING MEMBERS THAT REST ON EXTERIOR FOUNDATION WALL AND ARE LESS THAN 8" FROM EXPOSED EARTH SHALL BE ON NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD.
 - PONDER DRIVEN FASTENERS SHALL NOT BE USED IN STEM WALLS LESS THAN 5 1/2" WIDE OR GREATER THAN 5 1/2" HIGH.
 - THE FASTENERS AND CONNECTORS IN DIRECT CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.

- GENERAL NOTES**
- R401.4.1.1 GENERAL AND WHERE REQUIRED FOR APPLICATIONS LISTED IN SECTION 1.8.2.1.1 REGULATED BY THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOUNDATIONS AND SOILS INVESTIGATIONS SHALL BE CONDUCTED IN CONFORMANCE WITH HEALTH AND SAFETY CODE SECTIONS 17953 THROUGH 17957 AS SUMMARIZED BELOW.
- R401.4.1.1.1 PRELIMINARY SOIL REPORT EACH CITY, COUNTY, OR CITY AND COUNTY SHALL ENACT AN ORDINANCE WHICH REQUIRES A PRELIMINARY SOIL REPORT, PREPARED BY A CIVIL ENGINEER WHO IS REGISTERED BY THE STATE. THE REPORT SHALL BE QUALITY TEST BORINGS OR LOCATIONS OF EVERY SUBDIVISION WHERE A TENTATIVE AND FINAL MAP IS REQUIRED PURSUANT TO SECTION 66426 OF THE GOVERNMENT CODE. THE PRELIMINARY SOIL REPORT MAY BE WAIVED IF THE BUILDING DEPARTMENT OF THE CITY, COUNTY OR CITY AND COUNTY, OR OTHER ENFORCEMENT AGENCY CHARGED WITH THE ADMINISTRATION AND ENFORCEMENT OF THE PROVISIONS OF SECTION R401.4.1.1, SHALL DETERMINE THAT, DUE TO THE KNOWLEDGE SUCH DEPARTMENT HAS AS TO THE SOIL QUALITIES OF THE SOIL OF THE SUBDIVISION OR LOT, NO PRELIMINARY ANALYSIS IS NECESSARY.
- R401.4.1.1.2 SOIL INVESTIGATION BY LOT, NECESSITY, PREPARATION AND RECOMMENDATIONS IF THE PRELIMINARY SOIL REPORT INDICATES THE PRESENCE OF CRITICALLY EXPANSIVE SOILS OR OTHER SOIL PROBLEMS WHICH, IF NOT CORRECTED, WOULD LEAD TO STRUCTURAL DEFECTS, SUCH ORDINANCE SHALL REQUIRE A SOIL INVESTIGATION OF EACH LOT IN THE SUBDIVISION. THE SOIL INVESTIGATION SHALL BE PREPARED BY A CIVIL ENGINEER WHO IS REGISTERED IN THIS STATE. IT SHALL RECOMMEND CORRECTIVE ACTION WHICH IS LIKELY TO PREVENT STRUCTURAL DAMAGE TO EACH DWELLING PROPOSED TO BE CONSTRUCTED ON THE EXPANSIVE SOIL.
- R401.4.1.1.3 APPROVAL, BUILDING PERMIT CONDITIONS, APPEAL THE BUILDING DEPARTMENT OF EACH CITY, COUNTY OR CITY AND COUNTY, OR OTHER ENFORCEMENT AGENCY CHARGED WITH THE ADMINISTRATION AND ENFORCEMENT OF THE PROVISIONS OF THIS CODE, SHALL APPROVE THE SOIL INVESTIGATION IF IT DETERMINES THAT THE RECOMMENDED ACTION IS LIKELY TO PREVENT STRUCTURAL DAMAGE TO EACH DWELLING TO BE CONSTRUCTED. AS A CONDITION TO THE BUILDING PERMIT, THE ORDINANCE SHALL REQUIRE THAT THE APPROVED RECOMMENDED ACTION BE INCORPORATED IN THE CONSTRUCTION OF EACH DWELLING. APPEAL FROM SUCH DETERMINATION SHALL BE TO THE LOCAL APPEALS BOARD.
- R401.4.1.1.4 LIABILITY A CITY, COUNTY, OR CITY AND COUNTY OR OTHER ENFORCEMENT AGENCY CHARGED WITH THE ADMINISTRATION AND ENFORCEMENT OF THE PROVISIONS OF SECTION R401.4.1.1, IS NOT LIABLE FOR ANY INJURY WHICH ARISES OUT OF ANY ACT OR OMISSION OF THE CITY, COUNTY OR CITY AND COUNTY, OR OTHER ENFORCEMENT AGENCY, OR A PUBLIC EMPLOYEE OR ANY OTHER PERSON UNDER SECTION R401.4.1.1.1, R401.4.1.1.2 OR R401.4.1.1.3.
- R401.4.1.1.5 ALTERNATE PROCEDURES THE GOVERNING BODY OF ANY CITY, COUNTY, OR CITY AND COUNTY MAY ENACT AN ORDINANCE PRESCRIBING AN ALTERNATE PROCEDURE WHICH IS EQUAL TO OR MORE RESTRICTIVE THAN THE PROCEDURES SPECIFIED IN SECTIONS R401.4.1.1.1, R401.4.1.1.2 AND R401.1.1.3.
- R401.4.2 COMPRESSIBLE OR SHIFTING SOIL INSTEAD OF A COMPLETE GEOTECHNICAL EVALUATION, WHERE TOP OR SUBSOILS ARE COMPRESSIBLE OR SHIFTING, THEY SHALL BE REMOVED TO A DEPTH AND WIDTH SUFFICIENT TO ENSURE STABLE MOISTURE CONTENT IN EACH ACTIVE ZONE AND SHALL NOT BE USED AS FILL OR STABILIZED WITHIN EACH ACTIVE ZONE BY CHEMICAL, DEWATERING OR PRESATURATION.

PUBLIC WORKS AND PLANNING
COUNTY OF FRESNO
FOUNDATION PLAN D3
1/4" = 1'-0"

NOT FOR CONSTRUCTION

1000 SQ. FT. MODEL (998 SQ.FT.)

OPTION # 2

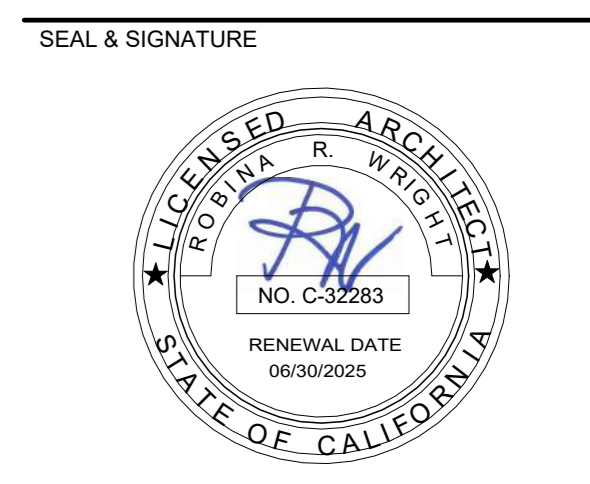
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DEPARTMENT OF PUBLIC WORKS AND PLANNING



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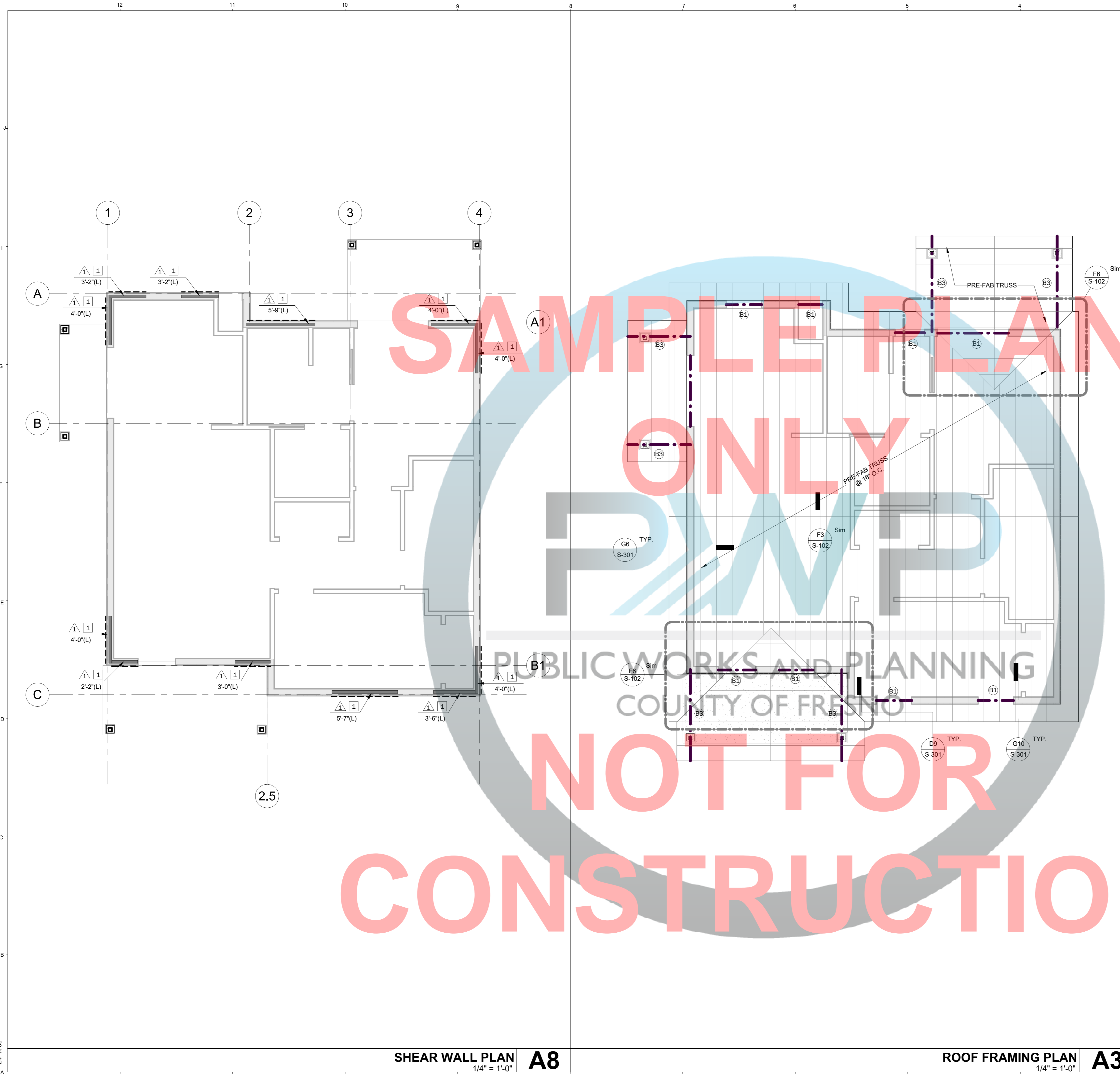
TITLE
FOUNDATION PLAN

SCALE As indicated

S-201

ISSUE DATE	JOB NUMBER
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Author	Checker

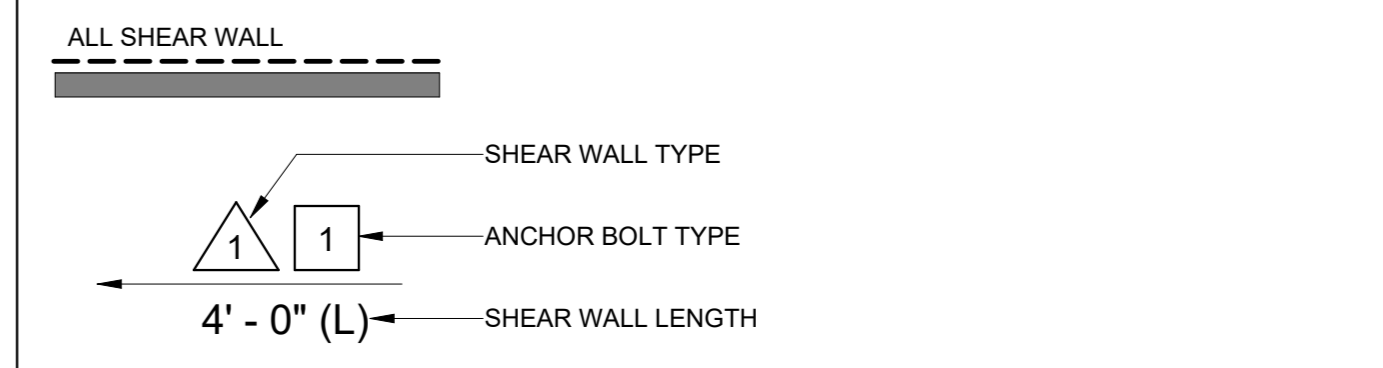
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24" X 36"



SHEAR WALL PLAN A8
1/4" = 1'-0"

ROOF FRAMING PLAN A3
1/4" = 1'-0"

LEGEND



SHEAR WALL SCHEDULE		CAPACITY		
TYPE	SHEATHING	Nailing EN & FN	Seismic	Wind
1	3/8" APA STRUCTURAL PANEL	8d @ 6" o.c.	260 plf	365 plf
	24/0 CDX or OSB	8d @ 12" o.c.		

- NOTE:**
- ALL PANEL EDGES TO BE BLKED UNO
 - NAILS TO BE COMMON NAILS UNO
 - **PROVIDE 3X OR DBL STUDS AT ADJOINING EDGES
 - ** STAGGER NAILS

ANCHOR BOLT SCHEDULE			
TYPE	ANCHOR BOLTS	ALLOWABLE LOADS (PLF)	
		2X SILL	3X SILL
1	1/2" Ø x 10" @ 6'-0" o.c.	173	205

- NOTE:**
- PROVIDE 3" SQX 0.299" WASHERS AT ANCHOR BOLTS
 - PROVIDE 2AB MIN PER SHEAR WALL PANEL
 - PROVIDE 7" MIN. EMBEDMENT IN CONCRETE
 - SILL PLATES TO BE PRESSURE TREATED DF
 - FASTENERS IN P.T. WOOD SHALL BE HOT-DIPPED ZINC-COATED GAL-STEEL.

ROOF BEAM SCHEDULE		
BEAM ID	SIZE	LUMBER GRADE
B1	6 x 8	DF NO. 2
B2	6 x 8	DF NO. 2
B3	4 x 8 or 6 x 8	DF NO. 2
B4	6 x 12	DF NO. 2

TRUSS NOTES

- STRUCTURAL CALCULATIONS SHALL BE PROVIDED BY TRUSS MANUFACTURER FOR ALL TRUSS TYPES AND SHALL INCLUDE SUPPORT FOR MECHANICAL UNIT, PLATFORM AND ACCESS CATWALK.
- TRUSS FABRICATOR SHALL PROVIDE A SCHEMATIC LAYOUT OF ALL TRUSSES SEQUENCE OF ERECTION AND INSTALLATION TO THE DESIGNER FOR REVIEW PRIOR TO PROCEEDING WITH CONSTRUCTION.
- TRUSS-TO-TRUSS CONNECTIONS AND OTHER DETAILS RELATED TO TRUSSES SHALL BE VERIFIED BY TRUSS FABRICATOR, INCLUDING BRACING, STRONG BACKS AND ERECTION DETAILS.
- ALL TRUSSES AND TRUSS DRAWINGS SHALL BE IN ACCORDANCE WITH APPLICABLE CODES AND DRAWINGS.
- THE TRUSS DRAWINGS AND STRUCTURAL CALCULATIONS SHALL BE SUPPLIED BY THE TRUSS MANUFACTURER AND SUBMITTED FOR APPROVAL PRIOR TO BUILDING PERMITS BEING ISSUED.
- TRUSS MANUFACTURER SHALL VERIFY ALL DIMENSIONS AT JOB SITE AND BRING ANY DISCREPANCIES WITH THESE PLANS TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO TRUSS FABRICATION.
- THE GENERAL CONTRACTOR SHALL NOT PERMIT DRILLING, CUTTING OR ANY OTHER DAMAGE TO TRUSSES.
- MAINTAIN 1/4" CLEARANCE BETWEEN TOP PLATE OF NON BEARING WALLS AND BOTTOM CHORDS OF TRUSSES, PROVIDE "SIMPSON" (OR EQ) ST TRUSS CLIP AT 48" O.C. (MAX) AT SUCH LOCATION.
- PROVIDE 2 X 4 CONTINUOUS BRACING AT 10'-0" O.C. MAX. TO BOTTOM CHORDS OR AS REQUIRED BY TRUSS MANUFACTURER.
- THE CONTRACTOR SHALL INSTALL TEMPORARY HORIZONTAL AND CROSS BRACING TO HOLD TRUSSES PLUMB AND IN SAFE CONDITION.
- INSTALL PERMANENT BRACING PRIOR TO LOADING TRUSSES.
- PROVIDE SIMPSON CONNECTORS AT E.A. TRUSS END (TYPICAL).
- INSTALL X BRACE AT BOTH ENDS AND AT 20' O.C. PER PLANS.
- APPROVED TRUSS DRAWINGS MUST BE ON JOB SITE FOR INSPECTION PURPOSES.

TRUSSES ARE UNDER A DEFERRED SUBMITTAL.

- THE OWNER / BUILDER IS RESPONSIBLE FOR SUBMITTING ALL ITEMS LISTED UNDER THE DEFERRED SUBMITTAL AS REQUIRED BY THE RELEVANT AUTHORITIES. THIS INCLUDES ANY ADDITIONAL DOCUMENTS, PERMITS, OR INFORMATION THAT WERE NOT INCLUDED IN THE PRE-APPROVED PLANS.
- THE OWNER IS RESPONSIBLE IN SELECTING A TRUSS COMPANY TO SUPPLY THE TRUSSES. THE TRUSS COMPANY THAT WILL SUPPLY THE TRUSSES SHALL PROVIDE ADDITIONAL DOCUMENTS AND INFORMATION AS REQUIRED BY RELEVANT AUTHORITIES.
- ALL TRUSS MANUFACTURERS SHALL HAVE AN "IN PLANT" INSPECTION BY AN APPROVED AGENCY PER CRC R106.1. SUBMIT CERTIFICATION TO THE FRESNO COUNTY DEVELOPMENT SERVICES DIVISION.

1000 SQ. FT. MODEL (998 SQ.FT.)

OPTION # 2

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PWP23-003

DEPARTMENT OF PUBLIC WORKS AND PLANNING



CAPITAL PROJECTS DIVISION

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ROOF FRAMING & SHEAR WALL PLAN

SCALE As indicated

S-202

ISSUE DATE	JOB NUMBER
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UPDATE

JULY 12, 2023

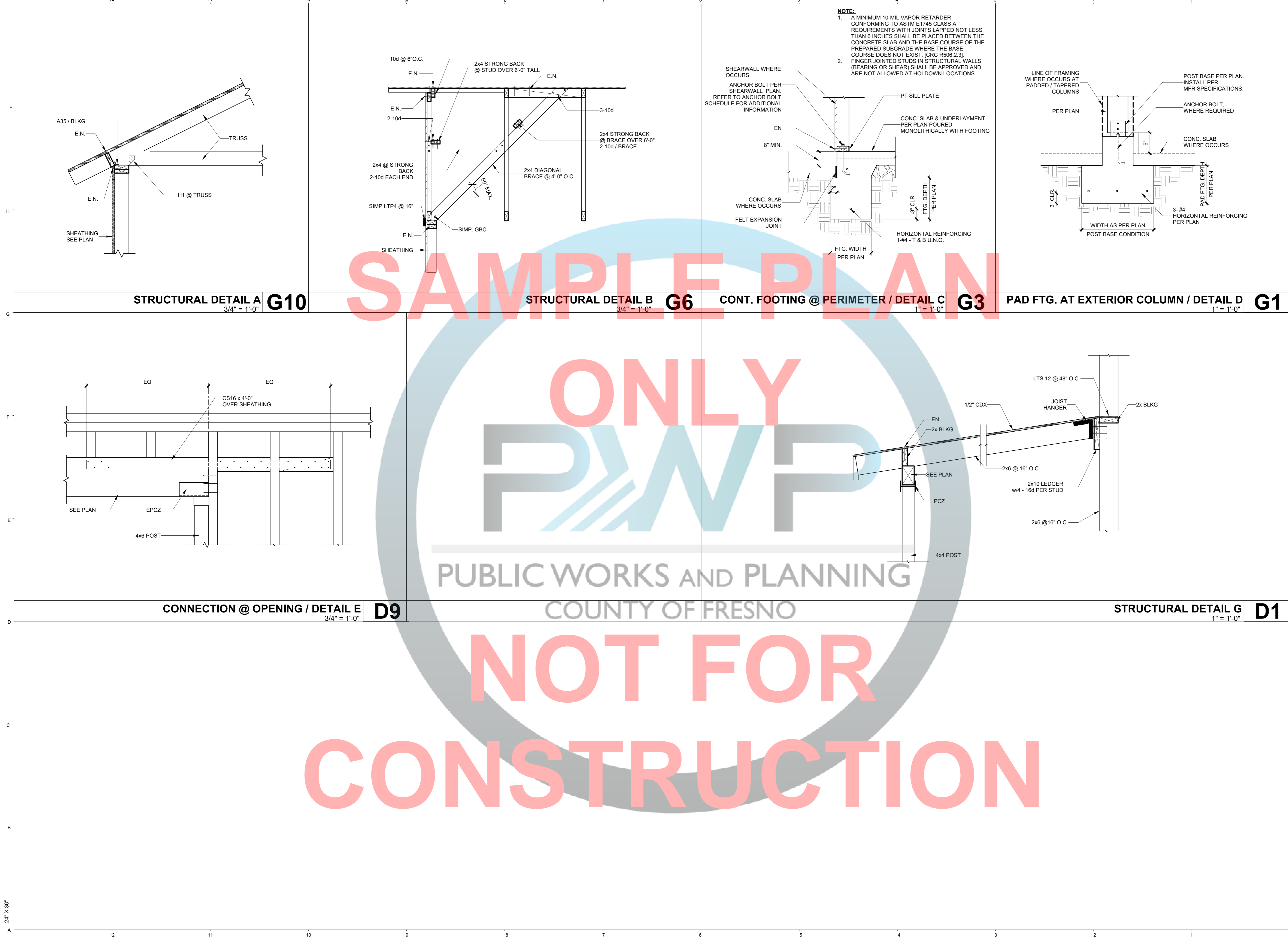
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TITLE
STRUCTURAL DETAILS

SCALE As indicated

S-301

ISSUE DATE	JOB NUMBER
APRIL 12, 2023	2023_25
DRAWN BY	CHECKED BY
Author	Checker



SAMPLE PLAN

ONLY

NOT FOR CONSTRUCTION

PUBLIC WORKS AND PLANNING
COUNTY OF FRESNO

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
 Project Name: Option # 2 ADU
 Calculation Date/Time: 2023-05-30T10:20:54+05:30
 Input File Name: 4411_Prototypical ADU Designs for Fresno County_Energy Analysis_V9.1_ Unit 25_rbd22x

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GENERAL INFORMATION

01	Project Name	Option # 2 ADU	Standards Version	2022
02	Run Title	Title 24 Analysis	Software Version	EnergyPro 9.1
03	Project Location	Option # 2	Front Orientation (deg/ Cardinal)	All orientations
04	City	Fresno County	Number of Dwelling Units	1
05	Zip code	95711	Project Status	Newly Constructed
06	Climate Zone	11	Addition Cond. Floor Area (ft²)	0
07	Building Type	Single Family	Existing Cond. Floor Area (ft²)	N/A
08	Building Type	Single Family	Total Cond. Floor Area (ft²)	998
09	Number of Bedrooms	1	ADU Bedroom Count	N/A
10	Number of Bedrooms	1		
11	Number of Bedrooms	1		
12	Number of Bedrooms	1		
13	Number of Bedrooms	1		
14	Number of Bedrooms	1		
15	Number of Bedrooms	1		
16	Number of Bedrooms	1		
17	Number of Bedrooms	1		
18	Number of Bedrooms	1		
19	Number of Bedrooms	1		
20	Number of Bedrooms	1		

COMPLIANCE RESULTS

01	Building Complies with Computer Performance	Yes
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.	Yes
03	This building incorporates one or more Special Features below	Yes

Registration Number: 423-P010091391A-000-000-000000-0000
 Registration Date/Time: 05/30/2023 03:57
 HERS Provider: CHEERS
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 CA Building Energy Efficiency Standards - 2022 Residential Compliance
 Report Version: 2022.0.000
 Report Generated: 2023-05-29 21:51:53
 Schema Version: rev 20220901

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ENERGY DESIGN RATINGS

Energy Design Rating	Energy Design Rating			Compliance Margins		
	Source Energy (EUI)	Efficiency* EDR (EUI/Efficiency)	Total* EDR (EUI/EUI)	Source Energy (EUI)	Efficiency* EDR (EUI/Efficiency)	Total* EDR (EUI/EUI)
Standard Design	35.8	41.5	33.9			
Proposed Design						
North Facing	31.5	39.1	32.4	4.3	2.4	1.5
East Facing	31.7	40.8	33.4	4.1	0.7	0.5
South Facing	31.6	40.1	33	4.2	1.4	0.9
West Facing	32	41.4	33.8	3.8	0.1	0.1
Total*						

RESULTS: PASS

*Efficiency EDR includes improvements like a better building envelope and more efficient equipment
 *Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and battery
 *Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded
 * Standard Design PV Capacity: 2.57 kWdc
 * Proposed PV Capacity Scaling: North (2.57 kWdc) East (2.37 kWdc) South (2.57 kWdc) West (2.37 kWdc)

Registration Number: 423-P010091391A-000-000-000000-0000
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ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EUI) (kBtu/ft²·yr)	Standard Design TDV Energy (EUI) (kBtu/ft²·yr)	Proposed Design Source Energy (EUI) (kBtu/ft²·yr)	Proposed Design TDV Energy (EUI) (kBtu/ft²·yr)	Compliance Margin (EUI)	Compliance Margin (EUI)
Space Heating	3.37	14.87	2.75	20.54	0.62	-5.67
Space Cooling	2.36	49.82	2.05	47.37	0.31	2.45
IAQ Ventilation	0.4	4.29	0.4	4.29	0	0
Water Heating	2.41	23.99	1.48	15.48	0.93	8.51
Self Utilization/Flexibility Credit			0	0		
North Facing Efficiency Compliance Total	8.54	92.97	6.68	87.68	1.86	5.29
Space Heating	3.37	14.87	2.68	20.02	0.69	-5.15
Space Cooling	2.36	49.82	2.19	51.54	0.17	-1.72
IAQ Ventilation	0.4	4.29	0.4	4.29	0	0
Water Heating	2.41	23.99	1.48	15.46	0.93	8.53
Self Utilization/Flexibility Credit			0	0		
West Facing Efficiency Compliance Total	8.54	92.97	6.75	91.31	1.79	1.66

Registration Number: 423-P010091391A-000-000-000000-0000
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ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EUI) (kBtu/ft²·yr)	Standard Design TDV Energy (EUI) (kBtu/ft²·yr)	Proposed Design Source Energy (EUI) (kBtu/ft²·yr)	Proposed Design TDV Energy (EUI) (kBtu/ft²·yr)	Compliance Margin (EUI)	Compliance Margin (EUI)
Space Heating	3.37	14.87	2.69	20.2	0.68	-5.33
Space Cooling	2.36	49.82	2.13	49.82	0.23	0
IAQ Ventilation	0.4	4.29	0.4	4.29	0	0
Water Heating	2.41	23.99	1.48	15.47	0.93	8.52
Self Utilization/Flexibility Credit			0	0		
South Facing Efficiency Compliance Total	8.54	92.97	6.7	89.78	1.84	3.19
Space Heating	3.37	14.87	2.79	21.07	0.58	-6.2
Space Cooling	2.36	49.82	2.2	51.81	0.16	-1.99
IAQ Ventilation	0.4	4.29	0.4	4.29	0	0
Water Heating	2.41	23.99	1.48	15.47	0.93	8.52
Self Utilization/Flexibility Credit			0	0		
West Facing Efficiency Compliance Total	8.54	92.97	6.87	92.64	1.67	0.33

Registration Number: 423-P010091391A-000-000-000000-0000
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1000 SQ. FT. MODEL (998 SQ.FT.)

OPTION # 2

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



JUNE 22, 2023

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TITLE
TITLE 24 ENERGY COMPLIANCE

SCALE

T24-1

ISSUE DATE	JOB NUMBER
APRIL 12, 2023	2023_25
DRAWN BY	CHECKED BY
Author	Checker

