

- ### FLOOR PLAN KEYNOTES
- BUILT-IN CLOSET/DRAWERS WITH CLOTHES ROD.
 - ALIGN EDGE OF WALL FOR A SMOOTH AND FLUSHED FINISHED. PROVIDE PEEP HOLE OR VISION PANEL AT 1 PEEP HOLE AT 43" MAX. (OPTIONS 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. 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.
 - BUILT-IN SHOWER.
 - 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.
 - BUILT-IN BATH TUB AND SHOWER COMBO.

- ### 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.
 - EXTERIOR 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 CONSTRUCTION, 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) FOOTINGS 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 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 809.10):
 - AUTOMATIC WASHING MACHINE (HOT AND COLD WATER)
 - ICEMAKER
 - 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

1000 SQ. FT. MODEL (994 SQ.FT.)
W/ ADAPTABLE FEATURES
OPTION # 3

PROJECT
ACCESSORY DWELLING UNIT

DEPARTMENT OF PUBLIC WORKS AND PLANNING



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

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TITLE
PROPOSED FLOOR PLAN & ROOF PLAN

SCALE As indicated

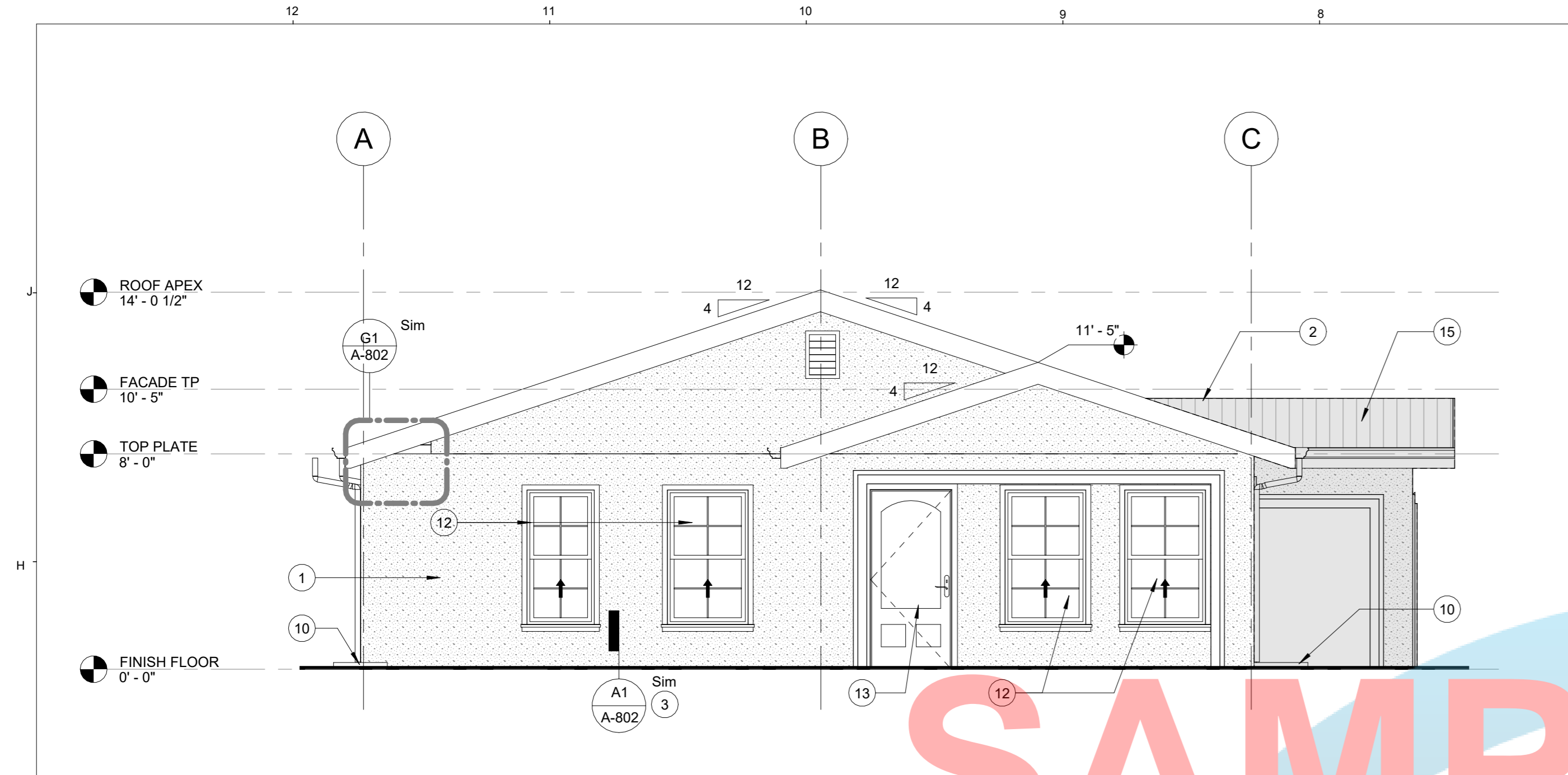
A-201

ISSUE DATE	JOB NUMBER
APRIL 12, 2023	2023_26
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Author	Checker

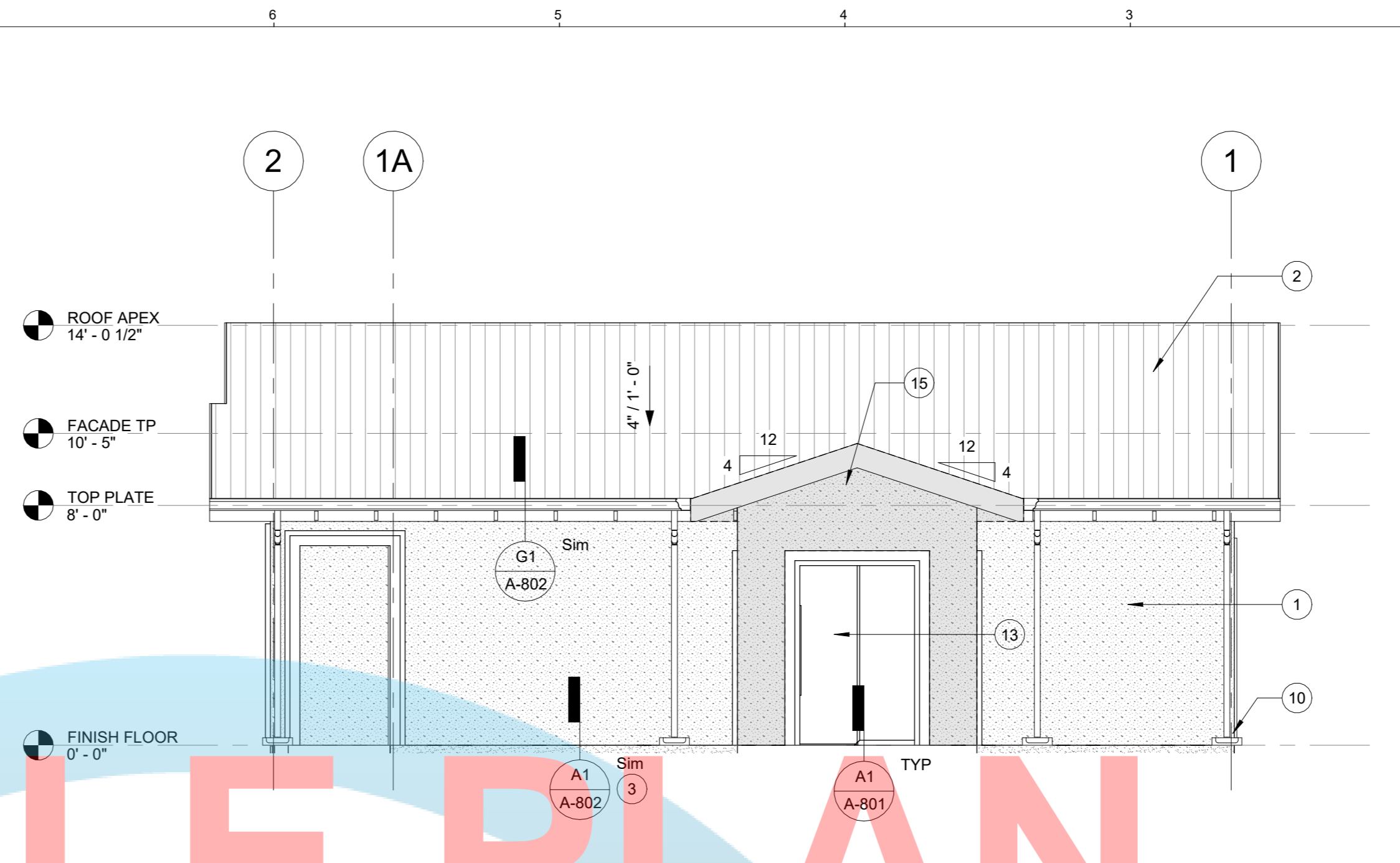
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24" X 36"

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

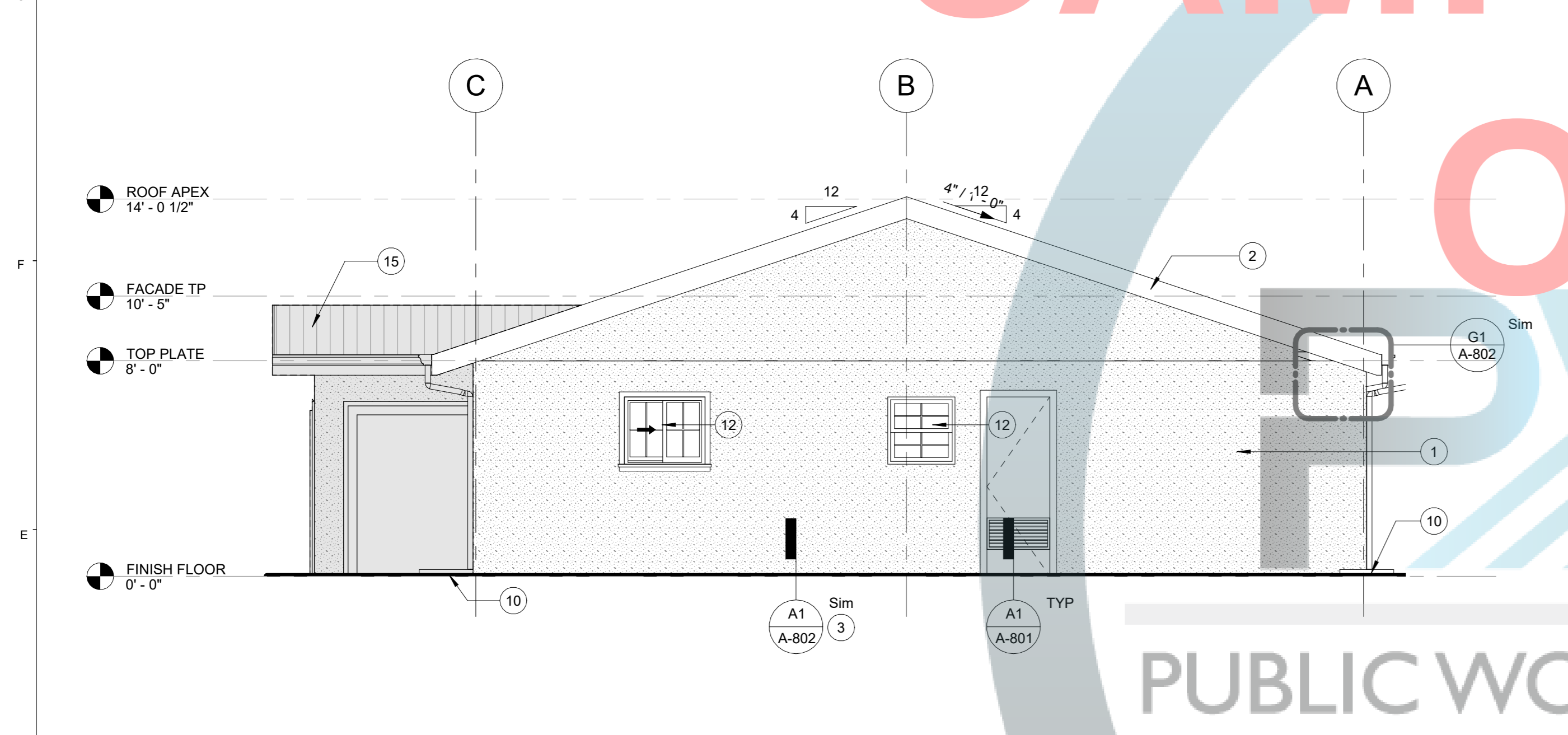
PROPOSED FLOOR PLAN A2
1/4" = 1'-0"



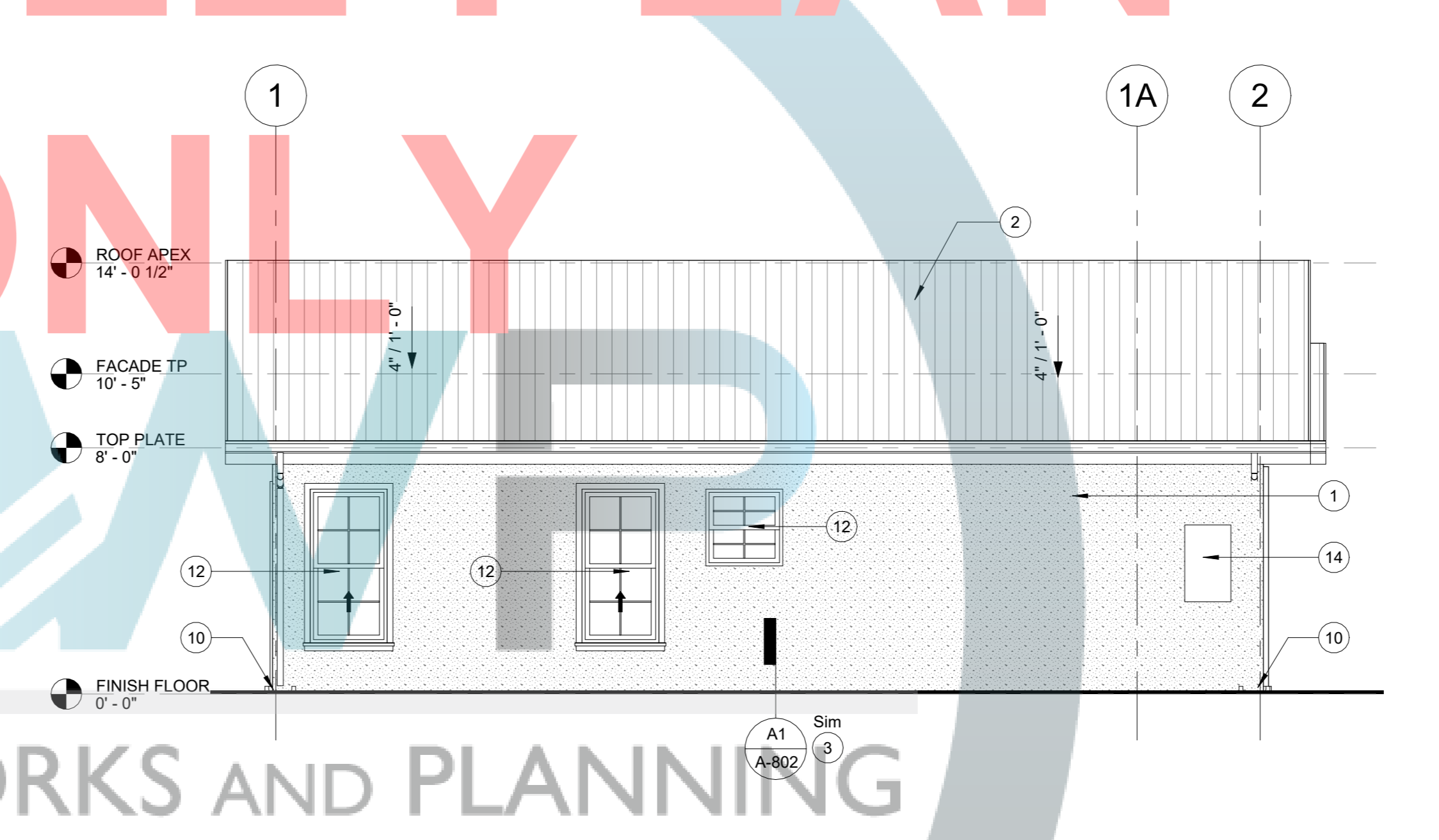
FRONT ELEVATION G7
1/4" = 1'-0"



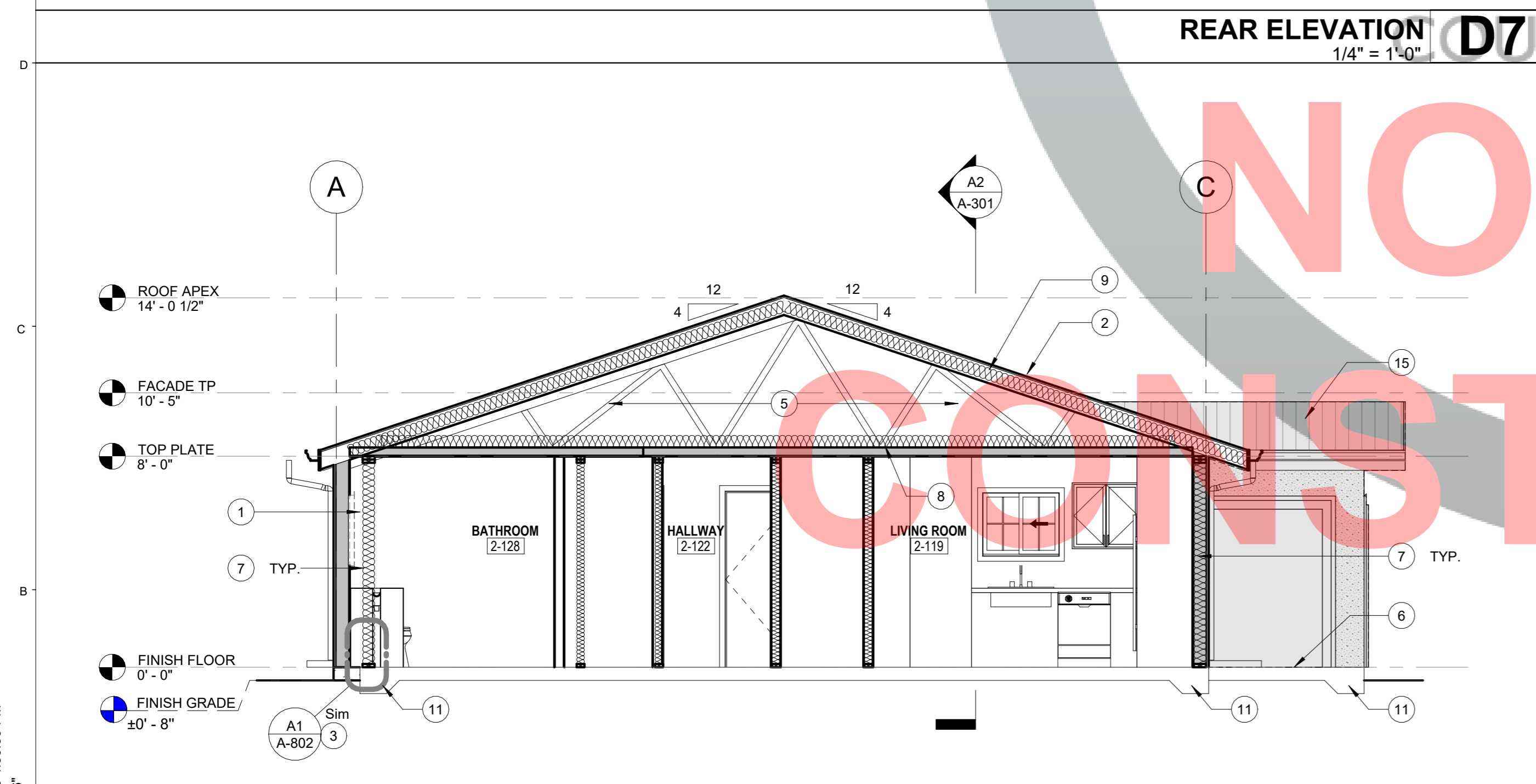
RIGHT SIDE ELEVATION G2
1/4" = 1'-0"



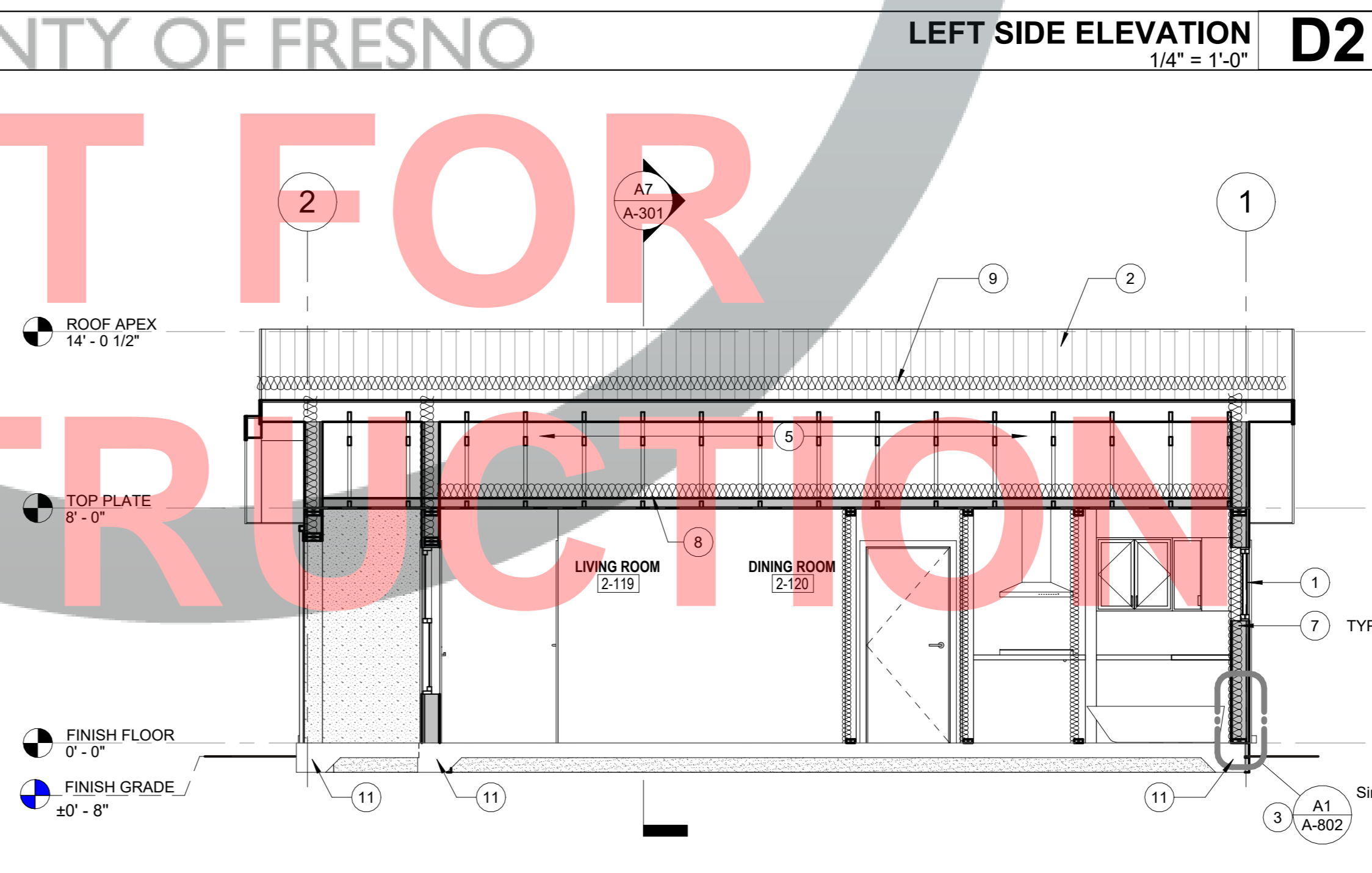
REAR ELEVATION D7
1/4" = 1'-0"



LEFT SIDE ELEVATION D2
1/4" = 1'-0"



CROSS SECTION A7
1/4" = 1'-0"



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

- ELEVATION KEYNOTES #**
- 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.
 - OPTIONAL FINING: "JAMES HARDIE" BOARD AND BATTEN SIDING. REFER TO A-803 FOR ADDITIONAL INFORMATION.
 - 25 YEAR ASPHALT COMPOSITION ROOFING WITH MINIMUM CLASS "C" RATING OVER 30# FELT OVER PLYWOOD SHEATHING.
 - OPTION ROOF: GA. 24 STANDING SEAMLESS METAL ROOF. PERIMETER WEEP SCREED FOR STUCCO APPLICATION. REFER TO A3/A-802, A7/A-803, F7/A-803 FOR ADDITIONAL INFORMATION.
 - TREATED WOOD POST WITH OPTIONAL 2X WRAPPED POST OVER STUCCO FINISH AND VENEER STONE. REFER TO STRUCTURAL DRAWINGS AND A6/A-802 FOR ADDITIONAL INFORMATION.
 - ENGINEERED ROOF TRUSS AND PLYWOOD SHEATHING. REFER TO A8/A-201 FOR ADDITIONAL INFORMATION.
 - CONCRETE PATIO/LANDING. SLOPED AT 2% MAXIMUM AWAY FROM THE BUILDING.
 - R-21 MINIMUM FIBERGLASS BATTS 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.

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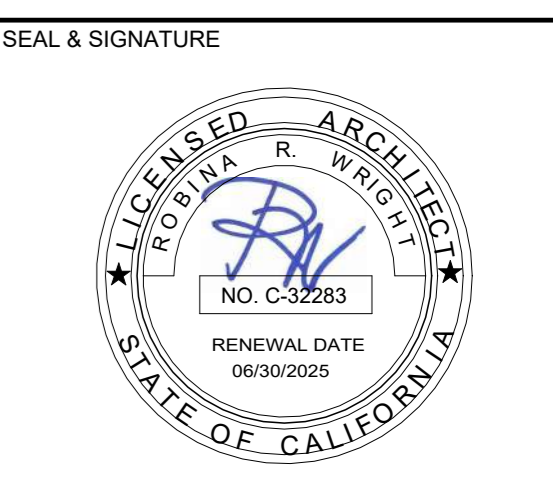
PROJECT
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PWP23-003

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TITLE
ELEVATIONS & SECTIONS

SCALE 1/4" = 1'-0"

A-301

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APRIL 12, 2023	2023_26
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24" X 36"