

# ACCESSORY DWELLING UNIT OPTION # 3

1000 SQ. FT. MODEL (994 SQ.FT.)  
W/ ADAPTABLE FEATURES  
2-BEDROOM / 2-BATH  
COVERED PORCH



OWNER: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
TEL. NO.: \_\_\_\_\_

## ADDITIONAL REQUIREMENTS

1. STATE LAW REQUIRES THIS PROJECT COMPLY WITH THE CURRENT EDITION OF THE CALIFORNIA FIRE CODE. CONTACT THE FOLLOWING FIRE PROTECTION DISTRICT AND OBTAIN APPROVALS PRIOR TO OBTAINING THE PERMITS FROM THE COUNTY OF FRESNO. VERIFY THE SITE ADDRESS WITH THE CORRECT JURISDICTION BELOW:

FRESNO COUNTY FIRE PROTECTION DISTRICT  
1700 JENSEN AVENUE SUITE 103  
SANGER, CA 93657  
PHONE: (559) 319-0400

CITY OF FRESNO FIRE DEPARTMENT  
911 H ST.  
FRESNO, CA 93721  
PHONE: (559) 621-4000

THE COUNTY OF FRESNO  
DEPARTMENT OF PUBLIC WORKS AND PLANNING  
DEVELOPMENT SERVICES  
2220 TULARE ST. STREET LEVEL  
FRESNO, CA 93721  
PHONE (559) 600-4219

NORTH CENTRAL FIRE DEPARTMENT  
15850 W. KEARNEY BLVD.  
KERMAN, CA 93630  
PHONE (559) 275-5531

CSA 50 - AUBERRY VOLUNTEER FIRE DEPARTMENT  
PO BOX 191  
AUBERRY, CA. 93602  
559-855-2777

SHAVER LAKE FIRE DISTRICT  
41795 TOLLHOUSE  
SHAVER LAKE, CA. 93664  
559-841-8136

ORANGE COVE FIRE DEPARTMENT  
550 CENTER STREET  
ORANGE COVE, CA. 93646  
559-626-7758

2. PROVIDE A COMPLETE SITE PLAN AS PART OF THE PLANS, DRAWN TO SCALE, ON A FULL-SIZE SHEET WITH THE FOLLOWING INFORMATION:

- A. PROVIDE PROPERTY LINE DIMENSIONS.
- B. INDICATE A NORTH ARROW.
- C. DIMENSION DISTANCES TO ALL PROPERTY LINES AND ADJACENT BUILDINGS.
- D. LOCATE THE FOLLOWING:
  - a. ALL STRUCTURES ON-SITE
  - b. EASEMENTS AND SETBACKS
  - c. MECHANICAL OR OTHER GROUND MOUNTED EQUIPMENT
  - d. LPG TANKS OR GAS METER
  - e. WELLS OR WATER METERS
  - f. SEPTIC SYSTEMS (INCLUDING 100% EXPANSION AREA FOR LEACHING FIELD) OR SEWER CONNECTIONS
  - g. DRIVEWAY (MATERIALS TO BE USED FOR THE DRIVEWAY)

3. PROVIDE A DRAINAGE PLAN FOR THE DEVELOPED PORTION OF THE PROPERTY [CFC R302.2]

- A. FOR VALLEY FLOOR ("FLAT" LAND) PARCELS, ADDRESS THE FOLLOWING:
  - A. SHOW THE DRAINAGE AWAY FROM THE PROPOSED CONSTRUCTION. "PROVIDE A TWO PERCENT SLOPE AWAY FROM THE PROPOSED BUILDING FOR A MINIMUM OF FIVE FEET." [FCOC 15.08.020 O]
  - B. SHOW DRAINAGE PATTERNS TO THE STREET OR AN APPROVED DRAINAGE FACILITY.
  - C. PROVIDE ACTUAL/RELATIVE ELEVATIONS FOR THE BUILDING PAD, LOT CORNERS AND CROWN OF ADJACENT STREETS. "FINISH FLOOR ELEVATION IS TO BE ABOVE THE CROWN OF THE STREET."
  - D. DELINEATE THE EXTENT OF THE BUILDING PAD WITH DIMENSIONS FROM THE BUILDING TO THE EDGE OF THE PAD.
- B. FOR ALL FOOTHILL AND MOUNTAIN PARCELS WITH SLOPED GRADES, ADDRESS THE FOLLOWING:
  - A. SHOW THE DRAINAGE AWAY FROM THE PROPOSED CONSTRUCTION. "PROVIDE A TWO PERCENT SLOPE AWAY FROM THE PROPOSED BUILDING FOR A MINIMUM OF FIVE FEET." [FCOC 15.08.020 O]
  - B. SHOW DRAINAGE PATTERNS TO THE STREET OR AN APPROVED DRAINAGE FACILITY (EXISTING AND PROPOSED CONTOURS) INCLUDING:
    - TERRACING
    - SWALES
    - RETAINING WALLS
    - ROOF RAINWATER RUNOFF. SHOW GUTTERS AND DOWNSPOUT DISCHARGE LOCATIONS.
  - C. DELINEATE THE EXTENT OF THE BUILDING PAD WITH DIMENSIONS FROM THE BUILDING TO THE EDGE OF THE PAD.
  - D. CUT AND FILL AREAS (WITH QUANTITIES IN CUBIC YARDS) ON BOTH PLAN AND SCHEMATIC (SECTION) VIEWS IN BOTH DIRECTIONS.
  - E. DRIVEWAYS AND PRIVATE ROADS SHALL HAVE A MAXIMUM SLOPE OF 12%. THE GRADE MAY BE INCREASED TO A MAXIMUM OF 20% FOR PAVED SURFACES. [FCOC 15.60.505].

ADD THE FOLLOWING NOTES ON THE SITE OR DRAINAGE PLANS:  
A. "FINISH FLOOR ELEVATION IS TO BE ABOVE THE CROWN OF THE STREET."  
B. "PROVIDE A TWO PERCENT SLOPE AWAY FROM THE PROPOSED BUILDING FOR A MINIMUM OF FIVE FEET." [FCOC 15.08.020 O]  
C. "DRIVEWAYS AND PRIVATE ROADS SHALL HAVE A MAXIMUM SLOPE OF 12%. THE GRADE MAY BE INCREASED TO A MAXIMUM OF 20% FOR PAVED SURFACES." [FCOC 15.60.505].

## APPLICABLE CODE

2022 CALIFORNIA ADMINISTRATIVE CODE  
2022 CALIFORNIA BUILDING CODE  
2022 CALIFORNIA PLUMBING CODE  
2022 CALIFORNIA MECHANICAL CODE  
2022 CALIFORNIA ELECTRICAL CODE  
2022 CALIFORNIA FIRE CODE  
2022 CALIFORNIA RESIDENTIAL CODE  
2022 CALIFORNIA ENERGY CODE  
2022 CALIFORNIA GREEN BUILDING CODE  
2022 CALIFORNIA REFERENCE STANDARDS CODE  
FRESNO COUNTY ORDINANCE TITLE 15

REFER TO G-101, G-102 FOR ADDITIONAL INFORMATION.

## GENERAL NOTES:

1. CONSTRUCTION WASTE MANAGEMENT PLAN MUST BE FINALIZED PRIOR TO OCCUPANCY.
2. INSTALL STREET ADDRESS NUMERALS, AT LEAST FOUR INCHES HIGH WITH MINIMUM 1/2-INCH STROKE, MOUNTED ON A CONTRASTING BACKGROUND CLEARLY VISIBLE FROM THE STREET.
3. PRIOR TO PERMIT ISSUANCE, PROVIDE AN ADDITIONAL FLOOR PLAN AND SITE PLAN FOR USE BY THE ASSESSOR'S OFFICE.

## RIGHTS AND LIMITATIONS IN USING PRE-APPROVED PLANS

1. RIGHTS OF THE OWNER / BUILDER:
  - A. THE OWNER / BUILDER HAS THE RIGHT TO UTILIZE THE PRE-APPROVED PLANS FOR THEIR INTENDED CONSTRUCTION PROJECT, SUBJECT TO COMPLIANCE WITH APPLICABLE REGULATIONS AND GUIDELINES.
2. RESPONSIBILITY OF THE OWNER / BUILDER:
  - A. THE OWNER / BUILDER IS RESPONSIBLE FOR SUBMITTING ALL ITEMS LISTED UNDER THE DEFERRED SUBMITTALS AS REQUIRED BY THE RELEVANT AUTHORITIES. THIS INCLUDES ANY ADDITIONAL DOCUMENTS, PERMITS, OR INFORMATION THAT WERE NOT INCLUDED IN THE PRE-APPROVED PLANS.
  - B. THE OWNER / BUILDER MUST ENSURE THAT THE CONSTRUCTION PROJECT ADHERES TO ALL APPLICABLE BUILDING CODES, ZONING REGULATIONS, AND OTHER APPLICABLE LAWS.
  - C. IT IS THE RESPONSIBILITY OF THE OWNER / BUILDER TO SECURE APPROVAL FROM THE ZONING DEPARTMENT FOR SITE-SPECIFIC LOCATIONS. THE PRE-APPROVED PLANS DO NOT INCLUDE SUCH SITE-SPECIFIC DETAILS, AND THE OWNER / BUILDER MUST OBTAIN NECESSARY PERMITS OR VARIANCES AS REQUIRED.
3. LIMITATIONS ON SITE-SPECIFIC INFORMATION OR DETAILS:
  - A. THE PRE-APPROVED PLANS DO NOT PROVIDE SITE-SPECIFIC INFORMATION OR DETAILS REGARDING THE CONSTRUCTION SITE. THE OWNER / BUILDER MUST CONSULT WITH THE APPROPRIATE AUTHORITIES, SUCH AS THE ZONING DEPARTMENT, TO OBTAIN THE NECESSARY APPROVALS FOR THE SPECIFIC LOCATION OF THE CONSTRUCTION PROJECT.
  - B. THE OWNER / BUILDER MUST COMPLY WITH ALL ZONING REGULATIONS, SETBACK REQUIREMENTS, ENVIRONMENTAL CONSIDERATIONS, AND ANY OTHER SITE-SPECIFIC RESTRICTIONS IMPOSED BY THE RELEVANT AUTHORITIES.
4. COMPLIANCE WITH BUILDING CODES AND REGULATIONS:
  - A. THE OWNER / BUILDER MUST ENSURE THAT THE CONSTRUCTION PROJECT COMPLIES WITH ALL APPLICABLE BUILDING CODES, REGULATIONS, AND STANDARDS, EVEN IF THE PRE-APPROVED PLANS WERE UTILIZED.
  - B. THE USE OF PRE-APPROVED PLANS DOES NOT EXEMPT THE OWNER / BUILDER FROM FULFILLING THEIR OBLIGATIONS TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS AS REQUIRED BY LOCAL, STATE, AND FEDERAL REGULATIONS.
5. LIABILITY AND INDEMNIFICATION:
  - A. THE OWNER / BUILDER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE CONSTRUCTION PROJECT, INCLUDING ANY CONSEQUENCES ARISING FROM THE USE OF THE PRE-APPROVED PLANS.
  - B. THE OWNER / BUILDER AGREES TO INDEMNIFY AND HOLD HARMLESS THE RELEVANT AUTHORITIES, ARCHITECTS, ENGINEERS, AND ANY OTHER PARTIES INVOLVED IN THE APPROVAL PROCESS, FROM ANY CLAIM, DAMAGES, OR LIABILITIES ARISING OUT OF THE USE OF THE PRE-APPROVED PLANS OR THE CONSTRUCTION PROJECT.
6. GEOGRAPHIC LIMITATIONS:
  - A. THE PRE-APPROVED PLANS ARE NOT INTENDED FOR AREAS SUBJECT TO SNOW LOAD, WILDFIRE RISK, FLOOD ZONES, OR OTHER SPECIFIC GEOGRAPHIC CONDITIONS.
  - B. THE OWNER / BUILDER ACKNOWLEDGES AND UNDERSTANDS THAT THE PRE-APPROVED PLANS MAY NOT ACCOUNT FOR UNIQUE SITE CONDITIONS.
7. SITE-SPECIFIC CONSIDERATIONS:
  - A. THE OWNER / BUILDER MUST ASSESS AND ADDRESS ANY SITE-SPECIFIC FACTORS THAT ARE NOT COVERED BY THE PRE-APPROVED PLANS, INCLUDING BUT NOT LIMITED TO SOIL CONDITIONS, TOPOGRAPHY, DRAINAGE, AND OTHER ENVIRONMENTAL CONSIDERATIONS.
  - B. IT IS THE RESPONSIBILITY OF THE OWNER / BUILDER TO ENGAGE THE NECESSARY PROFESSIONALS, SUCH AS GEOTECHNICAL ENGINEERS OR ENVIRONMENTAL CONSULTANTS, TO EVALUATE AND MITIGATE ANY SITE-SPECIFIC RISKS OR CHALLENGES.
8. COMPLIANCE WITH LOCAL REGULATIONS:
  - A. THE OWNER / BUILDER MUST COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS THAT APPLY TO THEIR SPECIFIC GEOGRAPHIC AREA, INCLUDING BUT NOT LIMITED TO BUILDING CODES, ZONING ORDINANCES, FIRE CODES, AND ENVIRONMENTAL REGULATIONS.
  - B. THE USE OF THE PRE-APPROVED PLANS DOES NOT EXEMPT THE OWNER / BUILDER FROM FULFILLING THEIR OBLIGATIONS TO ADHERE TO THESE LOCAL REGULATIONS AND OBTAIN ANY NECESSARY PERMITS OR APPROVALS.
9. MODIFICATION RESTRICTIONS:
  - A. THE OWNER / BUILDER SHOULD BE AWARE THAT MODIFICATIONS TO THE PRE-APPROVED PLANS MAY BE REQUIRED TO ADDRESS SPECIFIC SITE CONDITIONS OR MEET LOCAL REGULATIONS. ANY SUCH MODIFICATIONS MUST BE CARRIED OUT IN COMPLIANCE WITH THE APPLICABLE LAWS AND REGULATIONS.
  - B. THE OWNER / BUILDER MAY NEED TO ENGAGE DESIGN PROFESSIONALS, SUCH AS ARCHITECTS OR ENGINEERS, TO REVIEW AND REVISE THE PRE-APPROVED PLANS AS NECESSARY TO ENSURE COMPLIANCE WITH LOCAL REQUIREMENTS.
10. RELIANCE AND VERIFICATION:
  - A. THE OWNER / BUILDER ACKNOWLEDGES THAT THE USE OF PRE-APPROVED PLANS IS BASED ON THE ASSUMPTION THAT THEY ARE ACCURATE, COMPLETE, AND COMPLIANT WITH RELEVANT REGULATIONS.
  - B. HOWEVER, THE OWNER / BUILDER ALSO UNDERSTANDS THAT IT IS THEIR RESPONSIBILITY TO VERIFY THE SUITABILITY AND APPLICABILITY OF THE PRE-APPROVED PLANS FOR THEIR SPECIFIC PROJECT AND SITE CONDITIONS. THEY SHOULD EXERCISE DUE DILIGENCE IN CONFIRMING THE PLANS' ADEQUACY BEFORE PROCEEDING WITH CONSTRUCTION.

## AGING-IN-PLACE DESIGN AND FALL PROTECTION

- A. THE BATHROOM SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH THIS SECTION WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH THIS SECTION. [CFC R327.1.1]
  1. REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY. [CFC R327.1.1(1)]
  2. REINFORCEMENT SHALL NOT BE LESS THAN 2 INCH NOMINAL LUMBER (1-1/2 INCH BY 7-1/4 INCH ACTUAL DIMENSION) OR OTHER CONSTRUCTION MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACITY. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES AND 39-1/4 INCHES ABOVE THE FINISH FLOOR FLUSH WITH WALL FRAMING [CFC R327.1.1(2)]
  3. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE OR ONE SIDE WALL AND BACK WALL. [CFC R327.1.1(3)]
  4. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED. [CFC R327.1.1(4)]
  5. BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT SHALL BE PROVIDED ON THE BATHTUB END OF THE BATHTUB. REINFORCEMENT LOCATED NO MORE THAN 6 INCHES ABOVE THE BATHTUB RIM [CFC R327.1.1(5)]
    - A. WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDEWALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED, FOLD-AWAY, OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENTS APPROVED THE ENFORCING AGENCY [CFC R327.1.1 EXCEPTION 1]
    - B. REINFORCEMENT SHALL NOT BE REQUIRED IN WALL FRAMING FOR PREFABRICATED SHOWER ENCLOSURES AND BATHTUB WALL PANELS WITH INTEGRAL FACTORY INSTALLED GRAB BARS OR WHEN FACTORY INSTALLED REINFORCEMENT FOR GRAB BARS IS PROVIDED. [CFC R327.1.1 EXCEPTION 2]
    - C. SHOWER ENCLOSURES THAT DO NOT PERMIT INSTALLATION OF REINFORCEMENT AND/OR GRAB BARS SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR MOUNTED GRAB BARS OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY. [CFC R327.1.1 EXCEPTION 3]
    - D. BATHTUBS WITH NO SURROUNDING WALLS, OR WHERE WALL PANELS DO NOT PERMIT THE INSTALLATION OF REINFORCEMENT SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR MOUNTED GRAB BARS ADJACENT TO THE BATHTUB OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY. [CFC R327.1.1 EXCEPTION 4]
    - E. REINFORCEMENT OF FLOORS SHALL NOT BE REQUIRED FOR BATHTUBS AND WATER CLOSETS INSTALLED ON CONCRETE SLABS. [CFC R327.1.1 EXCEPTION 5]
- B. DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED SHALL NOT EXCEED 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY. WHERE DOORBELL BUTTONS INTEGRATED WITH 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 EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL CONTROL. [CFC R327.1.4]
  1. 327.1.2 ELECTRICAL RECEPTACLE OUTLET, SWITCH AND CONTROL HEIGHTS. ELECTRICAL RECEPTACLE OUTLETS, SWITCHES, AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION, AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS, SHALL BE LOCATED NO MORE THAN 48 INCHES (1219.2 MM) MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES (381 MM) MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR.
  - EXCEPTIONS:
    - A. DEDICATED RECEPTACLE OUTLETS, FLOOR RECEPTACLE OUTLETS, CONTROLS MOUNTED ON CEILING FANS AND CEILING LIGHTS, AND CONTROLS LOCATED ON APPLIANCES
    - B. RECEPTACLE OUTLETS REQUIRED BY THE CALIFORNIA ELECTRICAL CODE ON A WALL SPACE WHERE THE DISTANCE BETWEEN THE FINISHED FLOOR AND A BUILT-IN FEATURE ABOVE THE FINISH FLOOR, SUCH AS A WINDOW, IS LESS THAN 15 INCHES.
- C.

1000 SQ. FT. MODEL (994 SQ.FT.)

W/ ADAPTABLE FEATURES

# OPTION

## # 3

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 12, 2023

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

TITLE

COVER PAGE

SCALE As indicated

# A-100

ISSUE DATE APRIL 12, 2023 JOB NUMBER 2023\_26

DRAWN BY Author CHECKED BY Checker

## PROJECT INFORMATION



PROJECT OF:  
THE COUNTY OF FRESNO  
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

## SCOPE OF WORK:

PROPOSED ONE (1) STORY ACCESSORY DWELLING UNIT (ADU)

|                                |         |
|--------------------------------|---------|
| FLOOR AREA (CONDITIONED SPACE) | 994 SF  |
| COVERED PORCH                  | 65 SF   |
| COVERED PATIO (OPTIONAL)       | 47 SF   |
| TOTAL                          | 1107 SF |

## BUILDING DATA:

OCCUPANCY CLASSIFICATION: R3  
GROUP USE : (R-3) SINGLE FAMILY RESIDENCE  
TYPE OF CONSTRUCTION: VB  
SPRINKLERED: YES

## STRUCTURAL DESIGN CRITERIA:

ROOF DEAD LOAD = 20 PSF  
LIVE LOAD = 20 PSF  
WIND SPEED = 110 MPH (ALLOWABLE STRESS)/ EXPOSURE C, LOW-RISE BUILDING  
SEISMIC DESIGN CATOGORY: D  
SS = 0.531  
SDS = .060  
Fa = 1.375  
SNOW LOAD = NONE  
ALLOWABLE SOIL PRESSURE: 1500 PSF PER CBC 2022  
CONCRETE DESIGN STRENGTH OF 2500 PSI PER CRC TABLE R402.2

## DEFERRED SUBMITTAL ITEMS

THE OWNER / APPLICANT IS RESPONSIBLE FOR PREPARING DOCUMENTATIONS, APPLICATIONS, PROCESSING THROUGH THE AUTHORITY HAVING JURISDICTION AND PAYING ALL APPLICABLE FEES FOR THE DEFERRED SUBMITTALS. REFER TO "RIGHTS AND LIMITATIONS OF USING PRE-APPROVED PLANS" FOR ADDITIONAL INFORMATION.

1. ROOF TRUSSES
2. FIRE SPRINKLERS
3. SOLAR PV - MINIMUM 2.55 kW DC PER TITLE 24 HVAC (DUCTLESS MINI-SPLIT HEAT PUMP WITH MINIMUM HEATING EFFICIENCY - 8.5 HSPF / COOLING EFFICIENCY - 15 SEER 9 EER) WITH PERMANENTLY INSTALLED WALL MOUNTED THERMOSTAT @ LIVING ROOM.

## REQUIREMENTS

FIRE DEPARTMENT APPROVAL MUST BE OBTAINED. PROVIDE EVIDENCE OF FIRE PROTECTION DISTRICT APPROVAL TO MATTHEW B. LOPEZ, PLANS EXAMINER AT (559) 600-4324 OR E-MAIL: mattlopez@fresnocountyca.gov

FOR QUESTIONS REGARDING ZONING REQUIREMENTS, CONTACT: ZONING, AT (559) 600-4540 OR E-MAIL: zoningenforcement2@fresnocountyca.gov

FOR QUESTIONS REGARDING GRADING REQUIREMENTS, CONTACT: DANA RITSCHL, AT (559) 600-4212 OR EMAIL: dritschel@fresnocountyca.gov

FOR QUESTIONS REGARDING CODE ENFORCEMENT COMMENTS, CONTACT: Elisania Harrison at (559) 600-2519 or e-mail, eharrison@fresnocountyca.gov

## DRAWING INDEX

|       |  |
|-------|--|
| A-100 | COVER PAGE                                   |
| G-101 | GENERAL NOTES                                |
| G-102 | GENERAL NOTES                                |
| A-201 | PROPOSED FLOOR PLAN & ROOF PLAN              |
| A-301 | ELEVATIONS & SECTIONS                        |
| A-501 | ENLARGED ADAPTABLE KITCHEN & DETAILS         |
| A-502 | ADAPTABLE BATHROOM DETAILS                   |
| A-601 | OPENING SCHEDULE                             |
| A-801 | ARCHITECTURAL DETAILS                        |
| A-802 | ARCHITECTURAL DETAILS                        |
| A-803 | WALL SIDING TYPICAL DETAILS                  |
| A-804 | CLOTHES DRYER EXHAUST DETAILS                |
| GBC-1 | GREEN BUILDING MANDATORY MEASURES 1          |
| GBC-2 | GREEN BUILDING MANDATORY MEASURES 2          |
| S-101 | TYPICAL WOOD FRAMING DETAILS                 |
| S-102 | STRUCTURAL DETAILS                           |
| S-103 | FASTENING SCHEDULE (RESIDENTIAL)             |
| S-201 | FOUNDATION PLAN                              |
| S-202 | ROOF FRAMING PLAN                            |
| S-203 | SHEAR WALL PLAN                              |
| S-301 | STRUCTURAL DETAILS                           |
| E-101 | ELECTRICAL PLAN, SCHEDULE, NOTES AND LEGENDS |
| T24-1 | TITLE 24 ENERGY COMPLIANCE                   |
| MM-1  | TITLE 24 MANDATORY MEASURES                  |

8.5" x 11" ATTACHMENTS:  
STRUCTURAL ANALYSIS  
TITLE 24 DOCUMENTATIONS

7/12/2023 4:53:22 PM  
24" X 36"

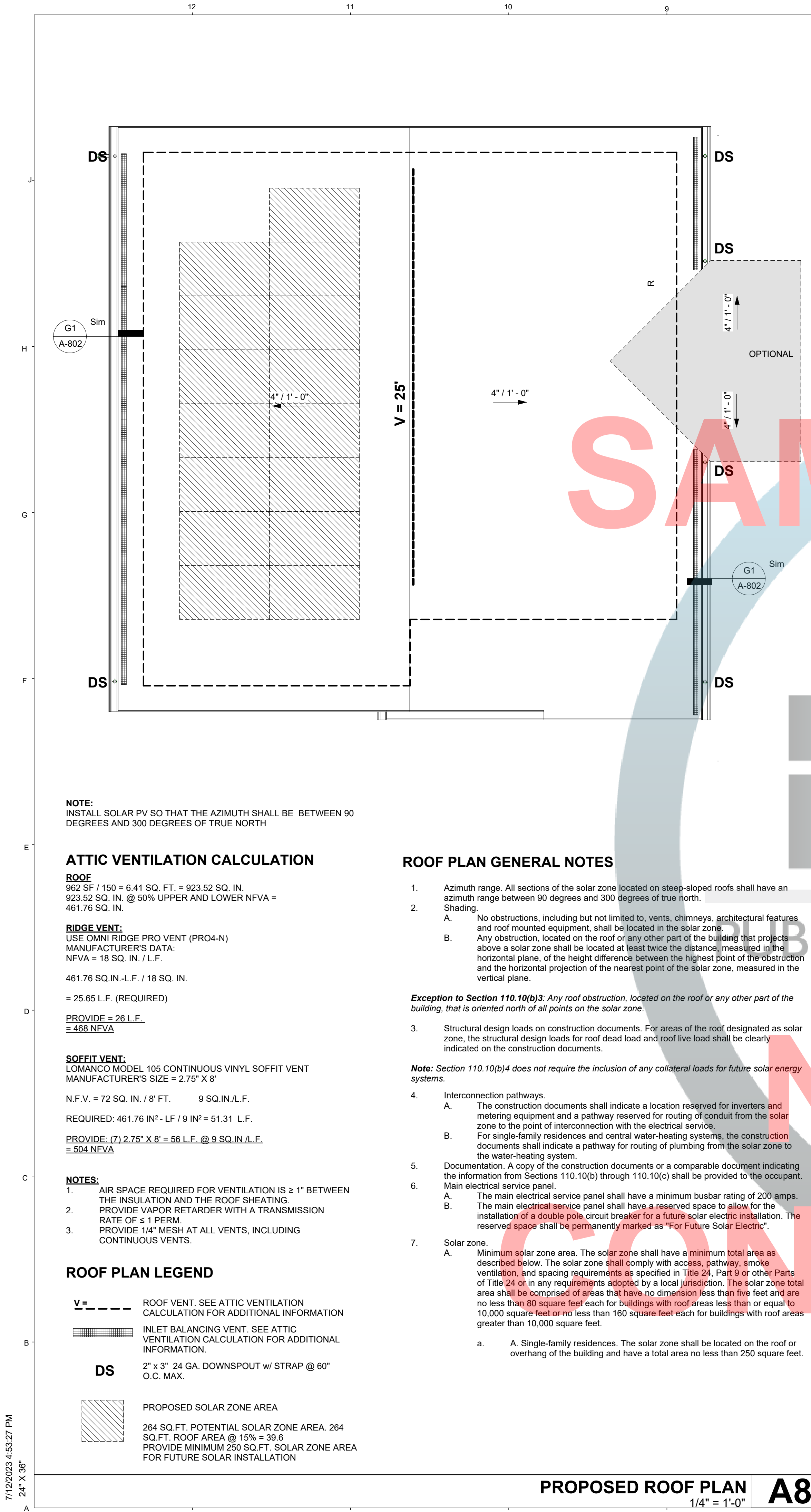












**NOTE:**  
INSTALL SOLAR PV SO THAT THE AZIMUTH SHALL BE BETWEEN 90 DEGREES AND 300 DEGREES OF TRUE NORTH

**ATTIC VENTILATION CALCULATION**

**ROOF**  
962 SF / 150 = 6.41 SQ. FT. = 923.52 SQ. IN.  
923.52 SQ. IN. @ 50% UPPER AND LOWER NFVA = 461.76 SQ. IN.

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

461.76 SQ. IN. / 18 SQ. IN.  
= 25.65 L.F. (REQUIRED)  
**PROVIDE = 26 L.F.**  
= 468 NFVA

**SOFFIT VENT:**  
LOMANCO MODEL 105 CONTINUOUS VINYL SOFFIT VENT  
MANUFACTURER'S SIZE = 2.75" X 8"

N.F.V. = 72 SQ. IN. / 8' FT. = 9 SQ. IN. / L.F.  
REQUIRED: 461.76 IN<sup>2</sup> / L.F. / 9 IN<sup>2</sup> = 51.31 L.F.

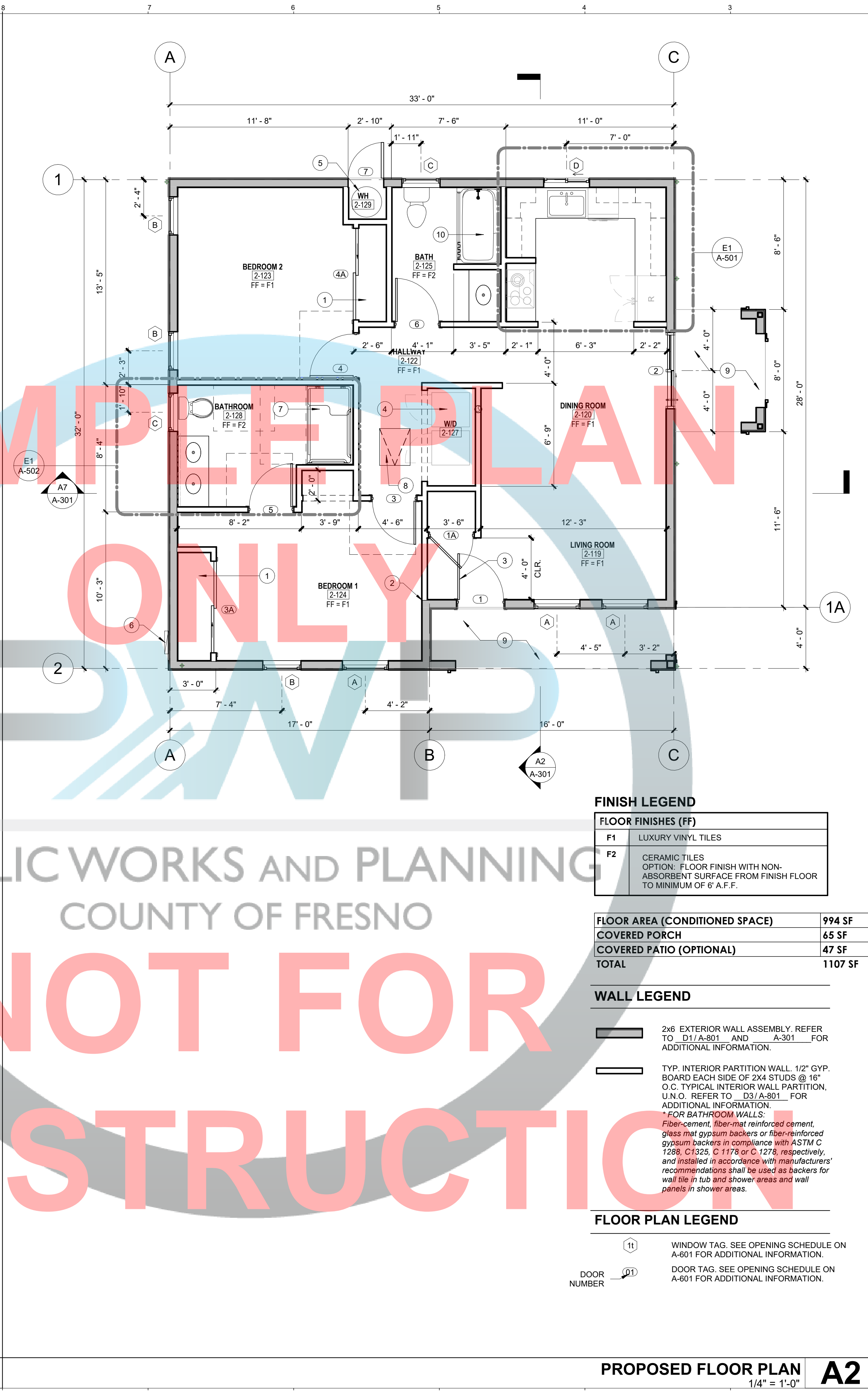
**PROVIDE: (7) 2.75" X 8" = 56 L.F. @ 9 SQ. IN. / L.F.**  
= 504 NFVA

- 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.
  - 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" 24 GA. DOWNSPOUT w/ STRAP @ 60° O.C. MAX.
  - DS** = PROPOSED SOLAR ZONE AREA
- 264 SQ. FT. POTENTIAL SOLAR ZONE AREA. 264 SQ. FT. ROOF AREA @ 15% = 39.6  
PROVIDE MINIMUM 250 SQ. FT. SOLAR ZONE AREA FOR FUTURE SOLAR INSTALLATION

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



**FINISH LEGEND**

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

| FLOOR AREA (CONDITIONED SPACE) | 994 SF         |
|--------------------------------|----------------|
| COVERED PORCH                  | 65 SF          |
| COVERED PATIO (OPTIONAL)       | 47 SF          |
| <b>TOTAL</b>                   | <b>1107 SF</b> |

**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, C 1325, C 1178 or C 1278, respectively, and installed in accordance with manufacturers' recommendations shall be used as backers for wall panels in tub and shower areas.

**FLOOR PLAN LEGEND**

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

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

- 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. (OPTIONAL 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:
  - A. EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, BETWEEN WALLS SOLE PLATES AND FLOORS AND BETWEEN WALL PANELS.
  - B. OPENING FOR PLUMBING, ELECTRICITY, AND GAS LINES IN WALLS, CEILING AND FLOORS.
  - C. 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 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 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 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):
  - A. AUTOMATIC WASHING MACHINE (HOT AND COLD WATER)
  - B. ICEMAKER
  - C. DISHWASHER
  - D. 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

**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 ILLA OR 11B AND IS NOT PART OF AN ADAPTABLE OR ACCESSIBLE DWELLING UNIT."

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

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

# OPTION #3

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

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

TITLE  
**PROPOSED FLOOR PLAN & ROOF PLAN**

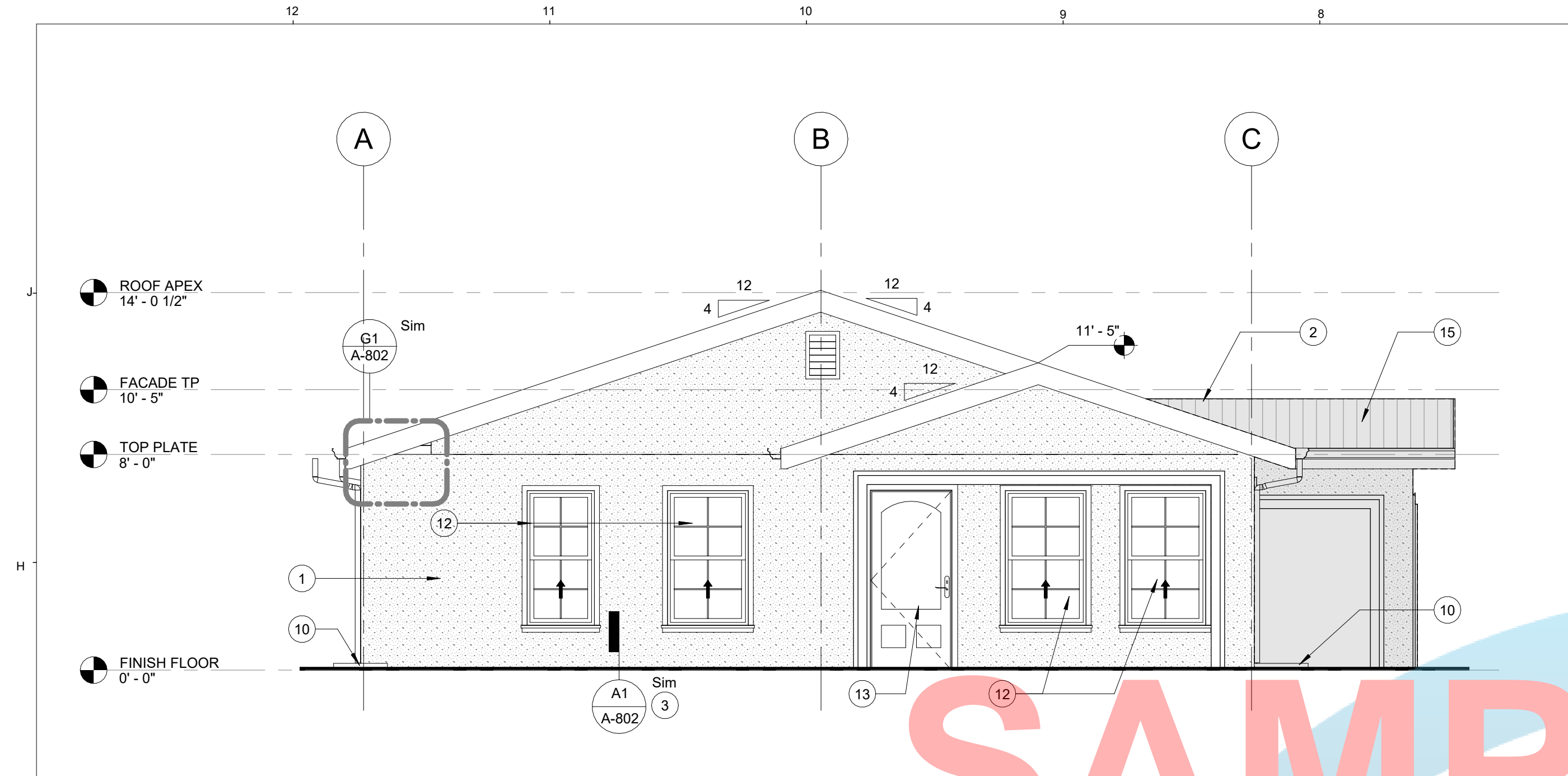
SCALE  
As indicated

**A-201**

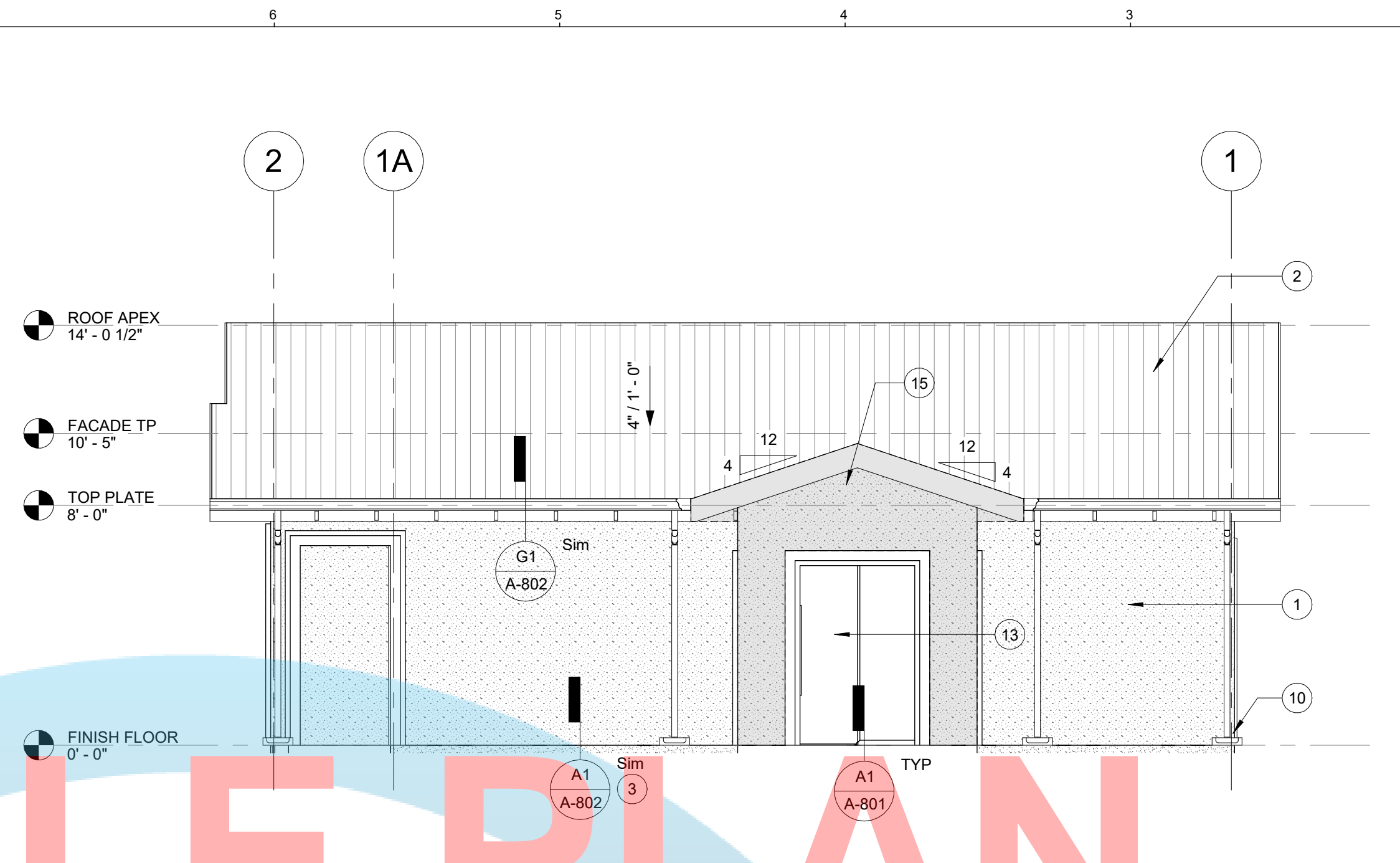
|                |            |
|----------------|------------|
| ISSUE DATE     | JOB NUMBER |
| APRIL 12, 2023 | 2023_26    |
| DRAWN BY       | CHECKED BY |
| Author         | Checker    |

7/12/2023 4:53:27 PM  
24" X 36"

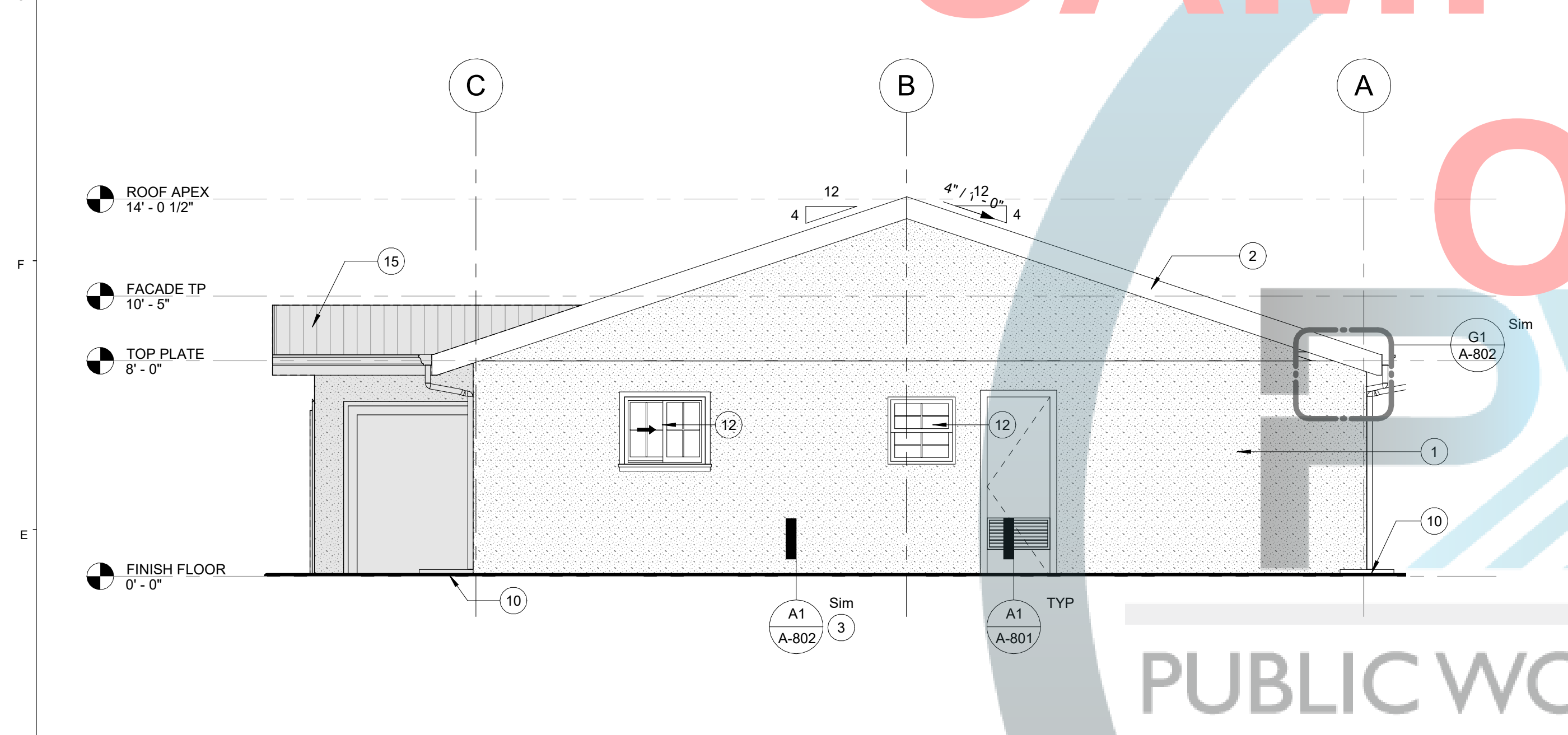




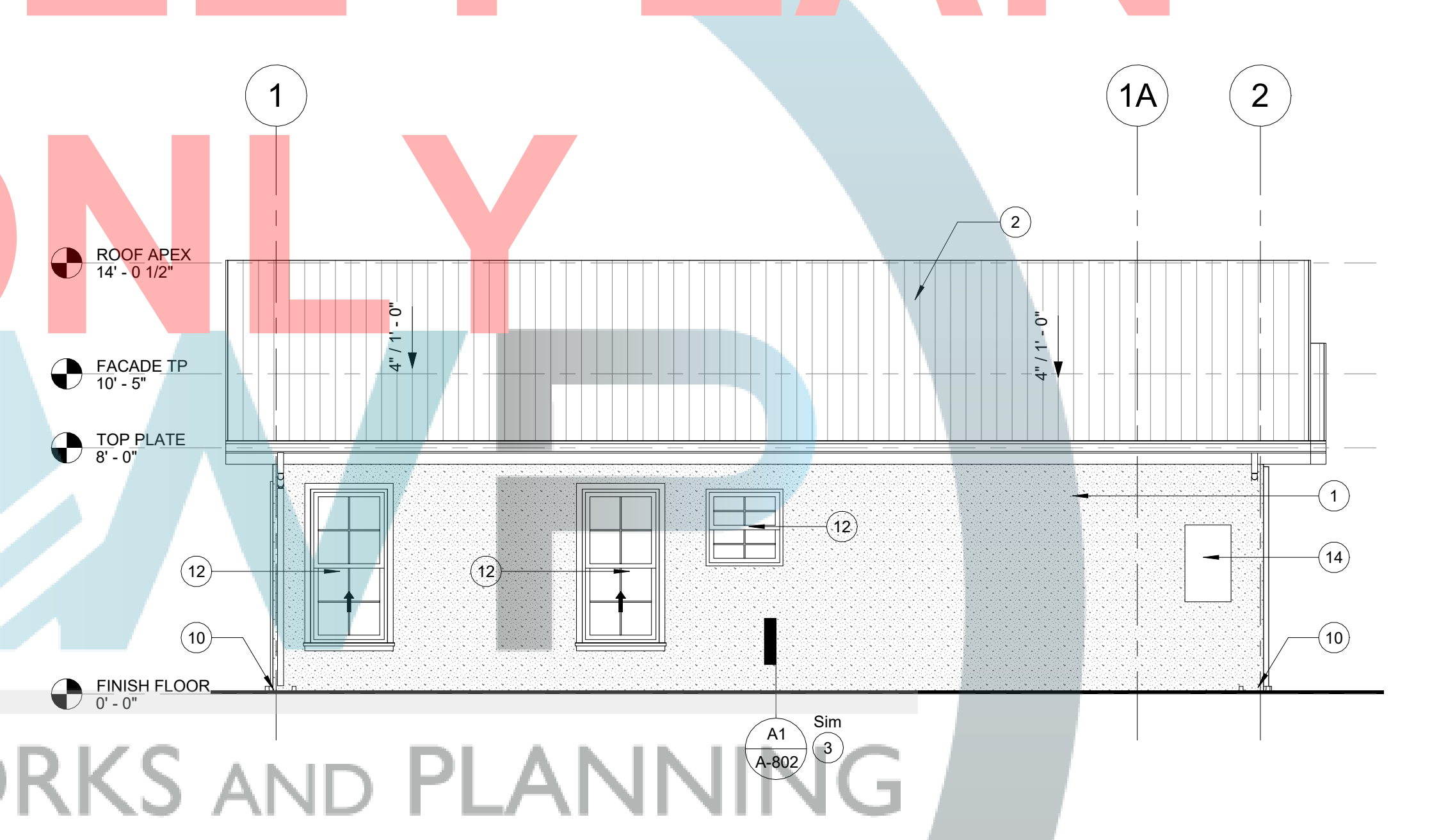
**FRONT ELEVATION G7**  
1/4" = 1'-0"



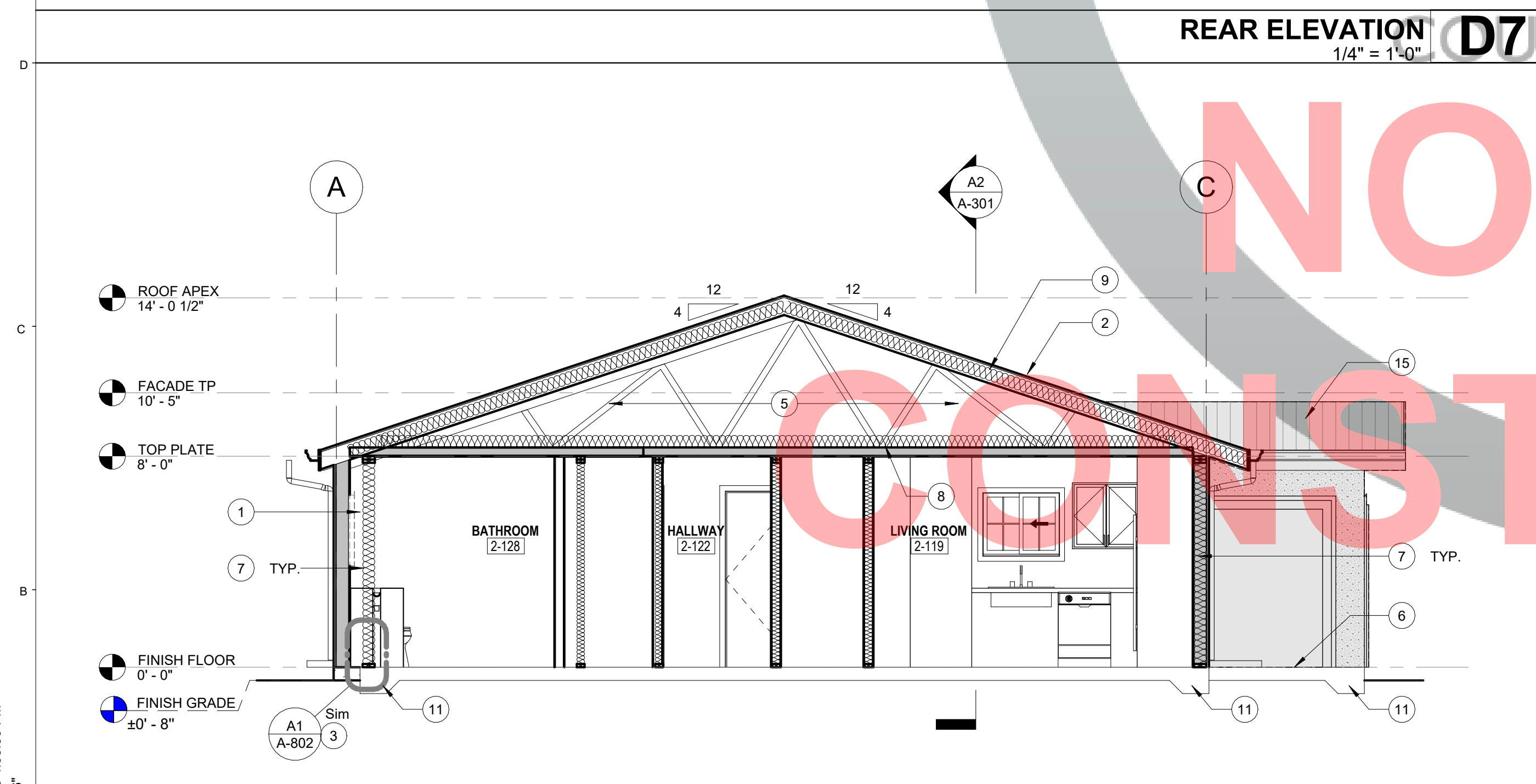
**RIGHT SIDE ELEVATION G2**  
1/4" = 1'-0"



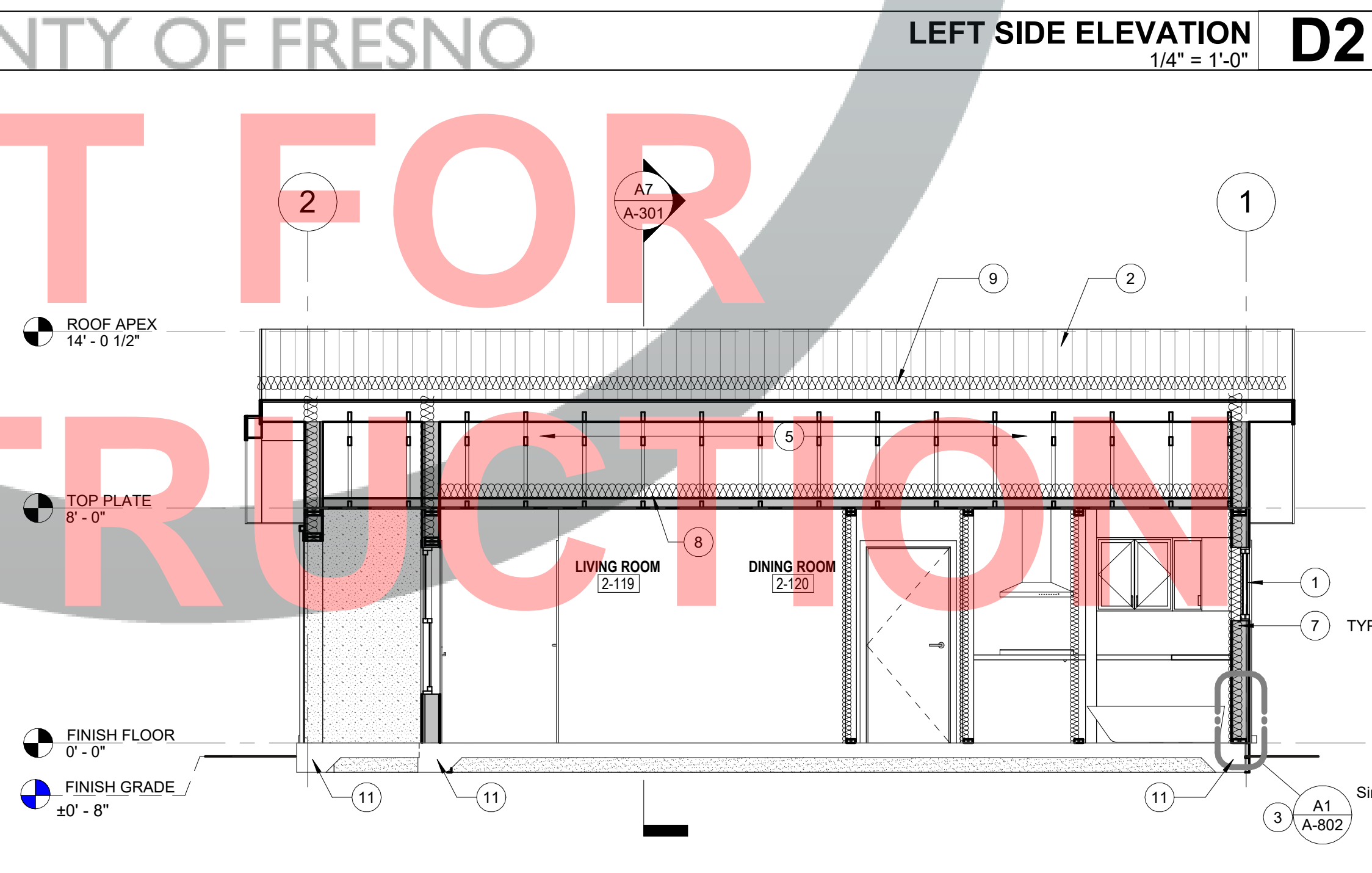
**REAR ELEVATION D7**  
1/4" = 1'-0"



**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 FINISH: "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.

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

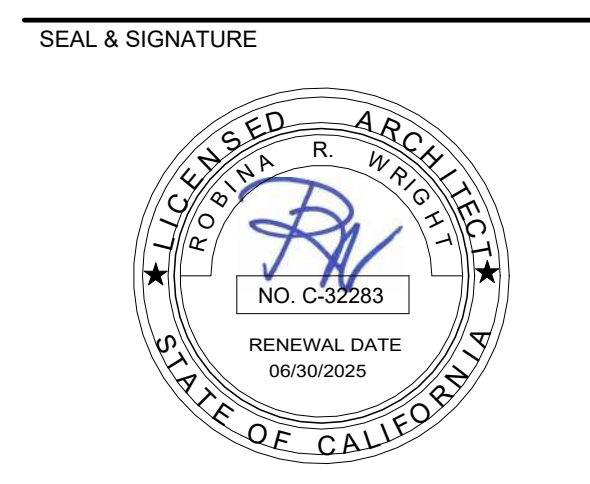
PROJECT  
**ACCESSORY DWELLING UNIT**

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



UPDATE  
JULY 12, 2023

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

TITLE  
**ELEVATIONS & SECTIONS**

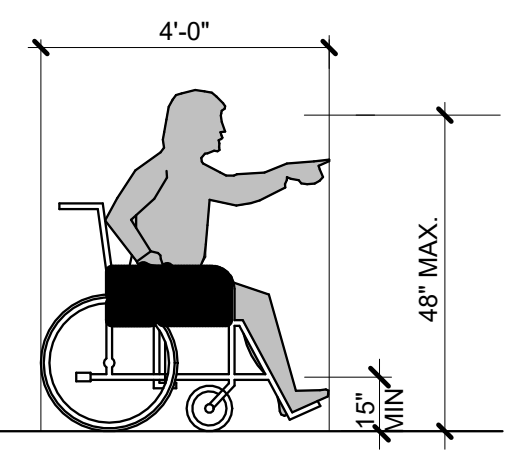
SCALE 1/4" = 1'-0"

**A-301**

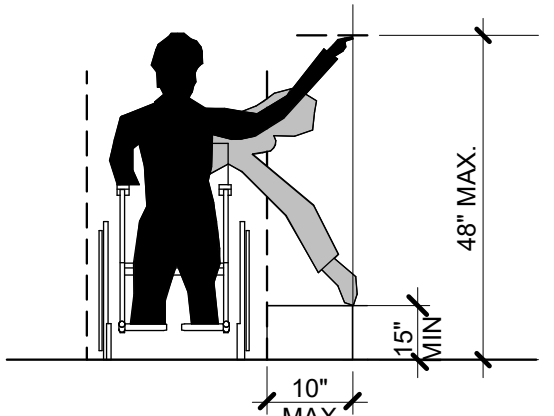
|                |            |
|----------------|------------|
| ISSUE DATE     | JOB NUMBER |
| APRIL 12, 2023 | 2023_26    |
| DRAWN BY       | CHECKED BY |
| Author         | Checker    |

7/12/2023 4:53:30 PM  
24" X 36"

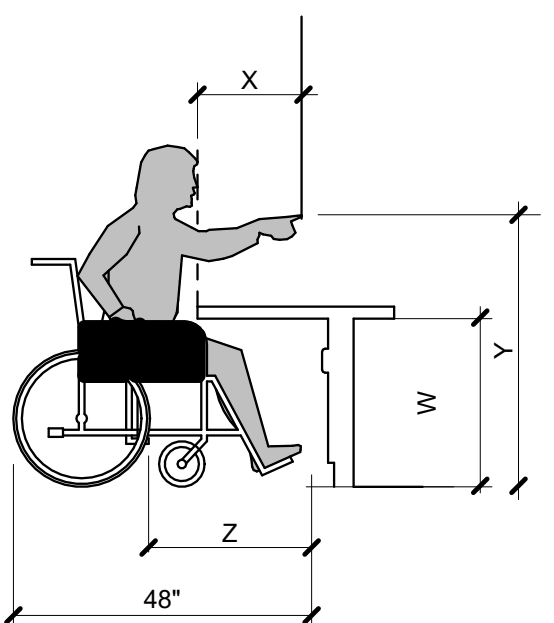




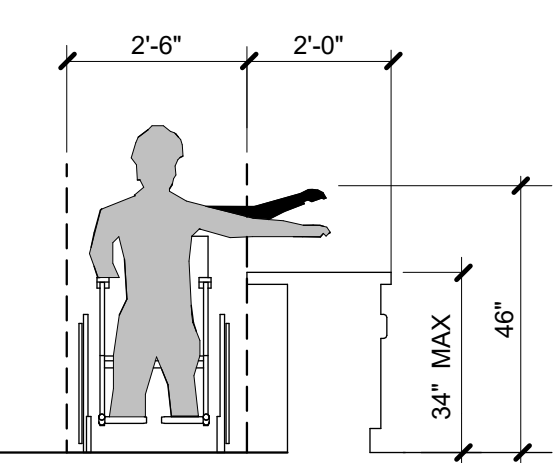
**FORWARD REACH TO WALL MOUNTED OBJECTS**



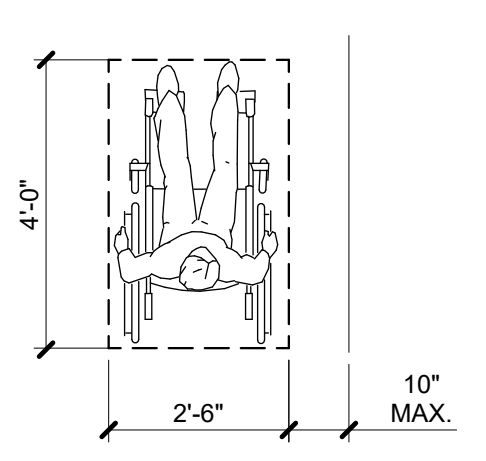
**HIGH AND LOW SIDE REACH LIMIT**



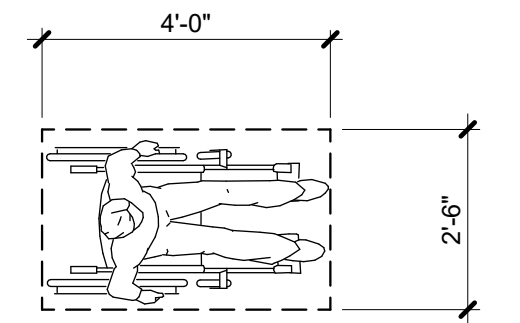
**FORWARD REACH OVER AN OBSTRUCTION**



**MAXIMUM SIDE REACH OVER OBSTRUCTION**



**CLEAR FLOOR SPACE AT PARALLEL APPROACH**

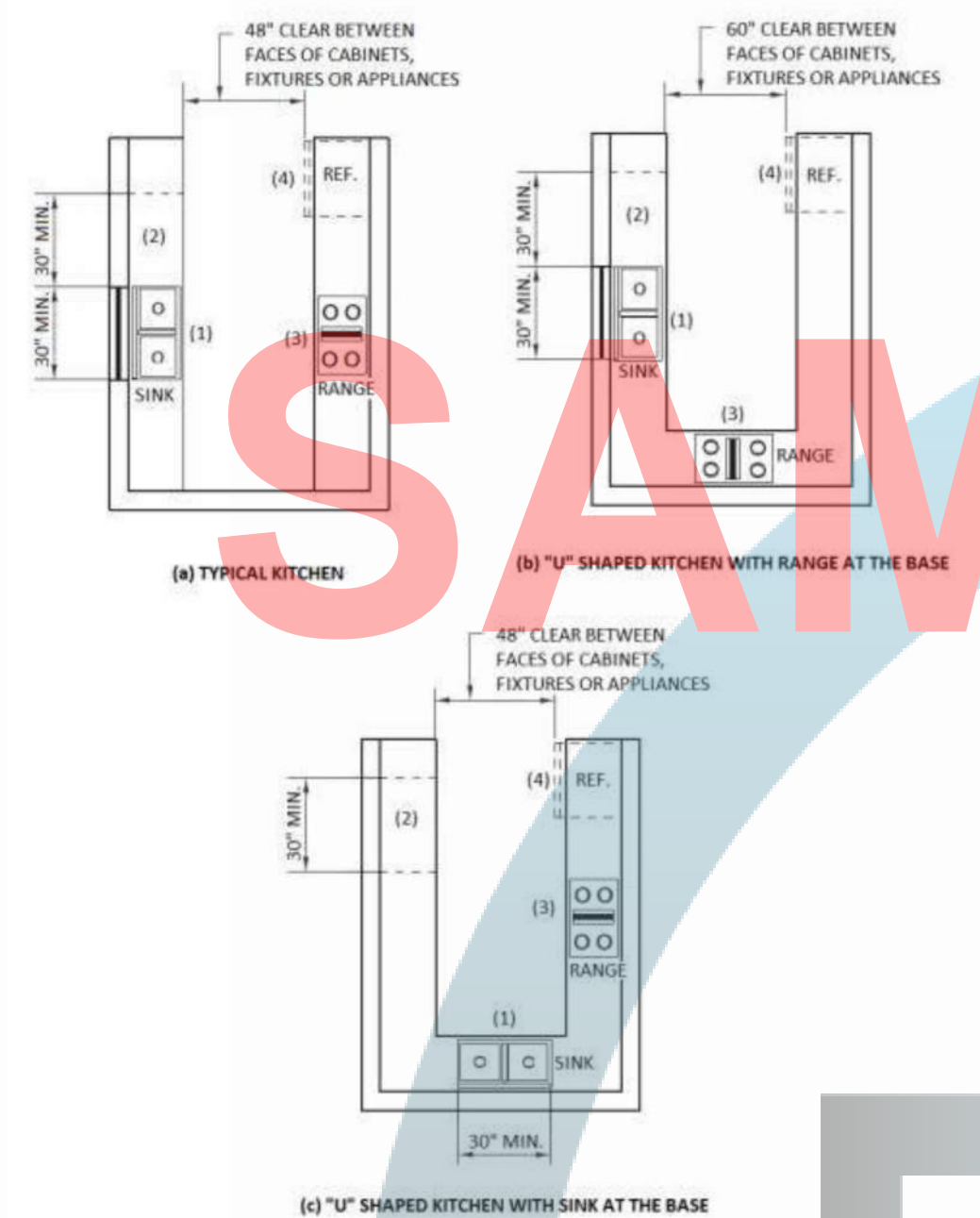


**NOTES:**  
 X SHALL BE LESS THAN, OR EQUAL TO 25".  
 Z SHALL BE GREATER THAN, OR EQUAL TO X.  
 WHEN X IS 20" TO 25" THEN Y SHALL BE 44" MAXIMUM.  
 W=27" MIN. WHEN X<20" & 30" MIN. WHEN X>20".

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

**ACCESSIBLE ROUTE WITHIN COVERED (MULTIFAMILY DWELLING UNITS)**

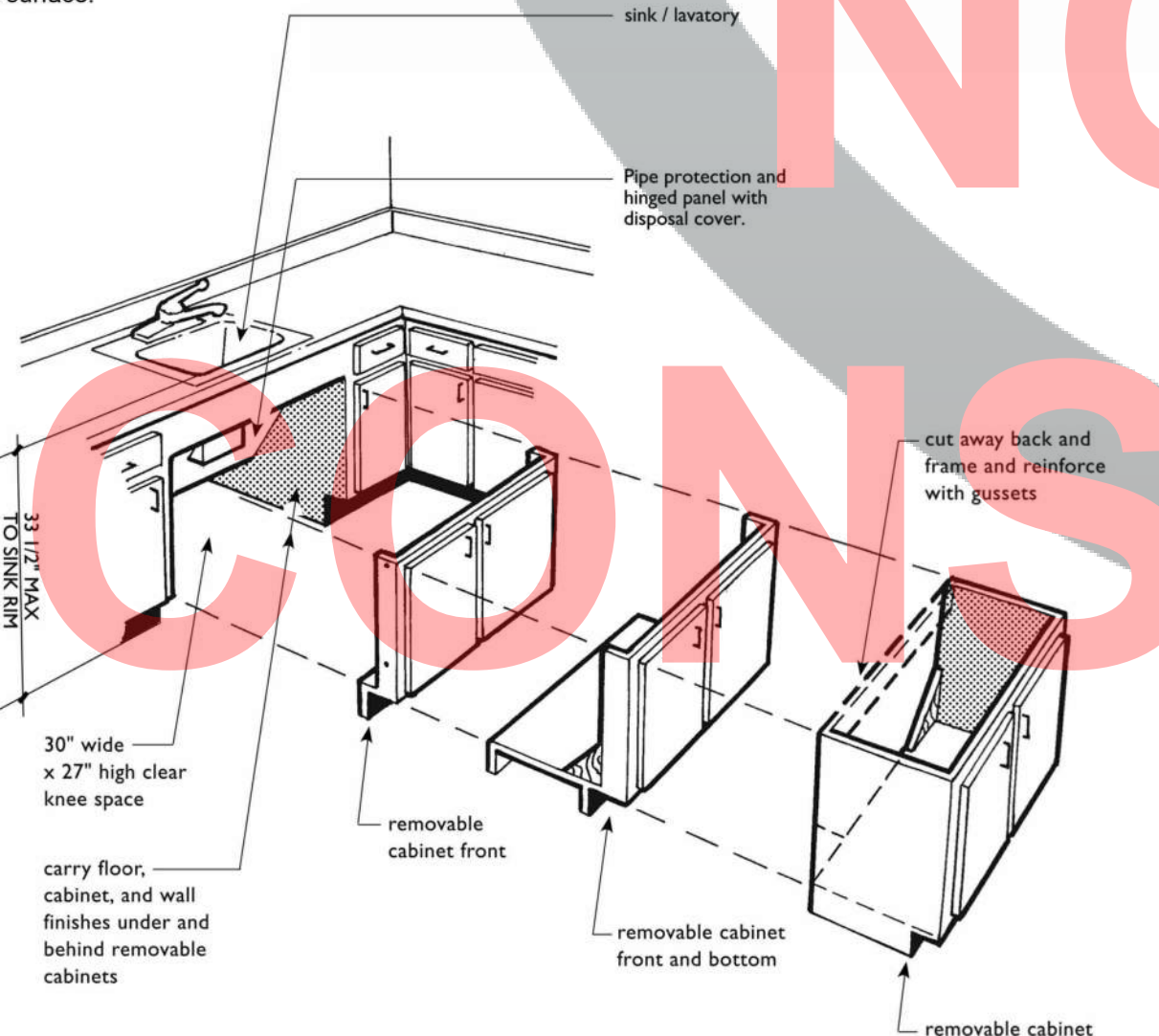
**1130A.1 GENERAL.** An accessible route shall be provided through all rooms and spaces of the dwelling unit. The accessible route shall pass through the primary entry door, and shall connect with all additional exterior doors, required clear floor spaces at kitchen appliances and bathroom fixtures. 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.)



- (1) 30" MINIMUM COUNTERTOP SPACE FOR SINK INSTALLATION WITH REMOVABLE BASE CABINET AND FINISH FLOORING BENEATH THE SINK.
- (2) 3" MINIMUM COUNTERTOP FOR WORK SURFACE WITH REMOVABLE CABINET AND FINISH FLOORING BENEATH.
- (3) 30" X 48" MINIMUM CLEAR FLOOR SPACE ADJACENT TO RANGE TO ALLOW PARALLEL APPROACH.
- (4) 30" X 48" CLEAR FLOOR SPACE AT REFRIGERATOR, DISHWASHER, TRASH COMPACTOR OR OTHER APPLIANCE TO ALLOW PARALLEL OR FORWARD APPROACH.

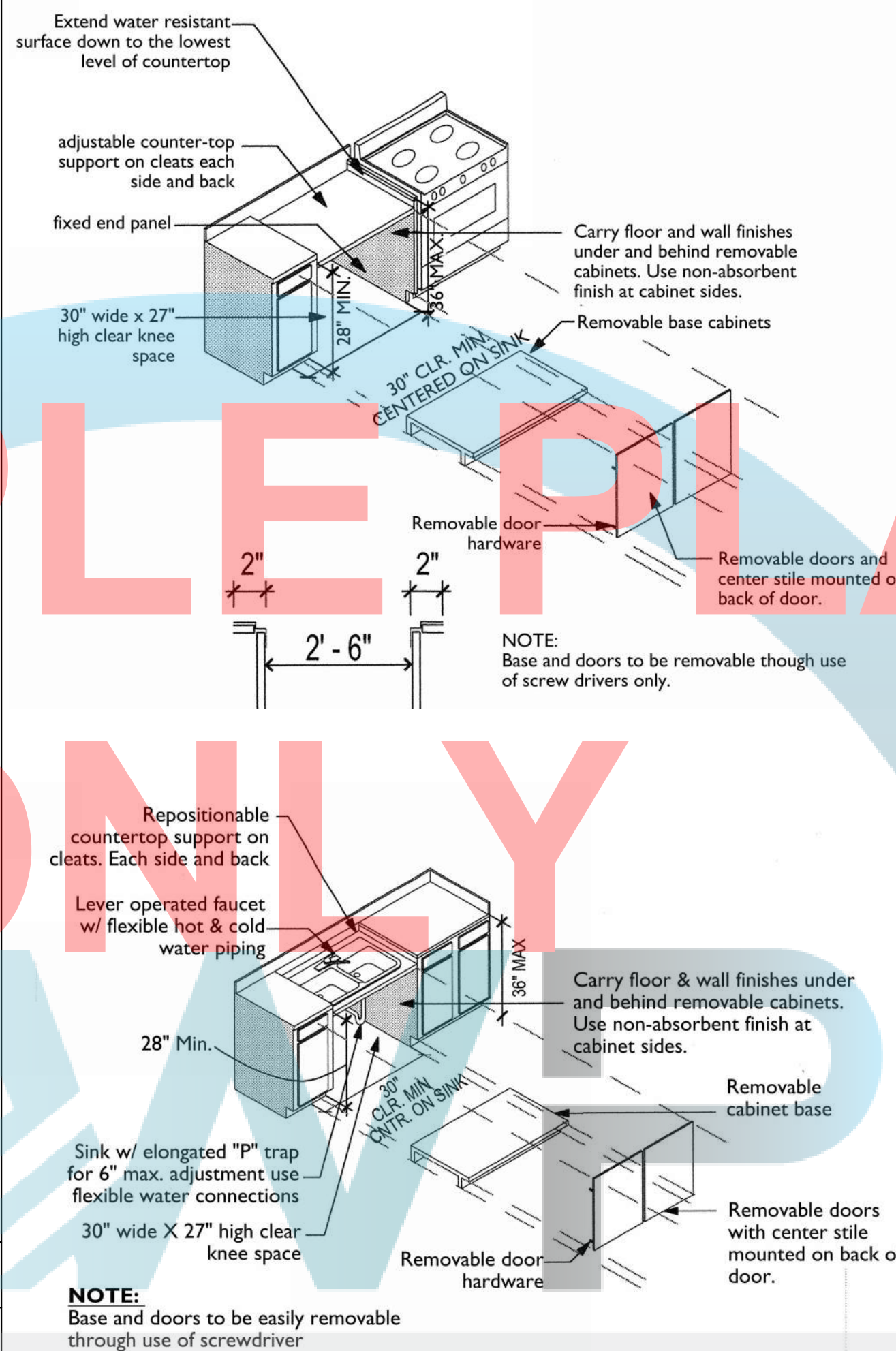
**ACCESSIBLE ROUTES**  
 12" = 1'-0" **E7**

**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:  
 1. A minimum linear length of 30 inches of countertop shall be provided for the kitchen sink installation.  
 2. A minimum linear length of 30 inches of countertop shall be provided for a work surface.  
 3. 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**

**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:  
 1. Sinks and work surfaces required by Section 1133A.4 shall be designed to enable repositioning to a minimum height of 28 inches.  
 2. Base cabinets directly under sinks and work surfaces shall be removable as required in Section 1133A.3.  
 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.  
 4. Finished flooring shall be extended to the wall beneath the sink and work surface.  
 Exceptions:  
 1. Stone, cultured stone and tiled countertops may be used without meeting the repositioning requirements.  
 2. 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.



**NOTE:** Base and doors to be easily removable through use of screwdriver

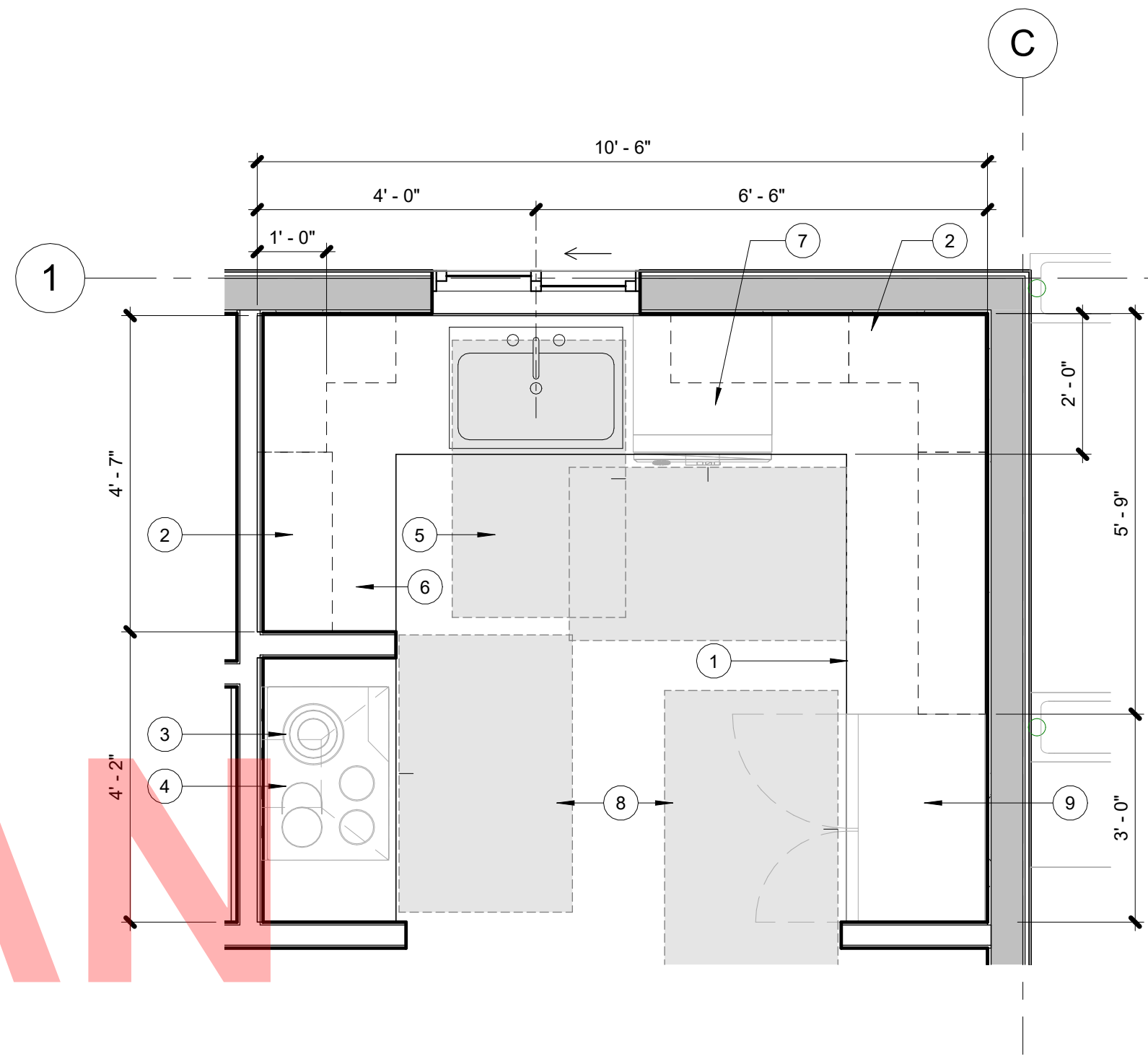
**1133A.5 Lower shelving.** Lower shelving and/or drawer space shall be provided in the kitchen at a height of no more than 48 inches above the floor.

**1133A.6 Kitchen sink faucet controls.** Faucet controls and operating mechanisms shall be operable with one hand and shall not require tight 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 1133A.2 and the following:

- 1. The knee and toe space shall be clear and unobstructed, or removable base cabinets in compliance with Section 1133A.3 shall be provided.
  - 2. The knee and toe space shall be 30 inches wide minimum, centered on the sink, countertop or appliance.
  - 3. 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**



- KEYNOTES #**
- 1. BUILT-IN CABINETS WITH SHELVINGS. PROVIDE 50% OF STORAGE AT 48" MAX. A.F.F. REFER TO A-802 FOR ADDITIONAL INFORMATION.
  - 2. UPPER KITCHEN CABINET. REFER TO G6/A-802 FOR ADDITIONAL INFORMATION.
  - 3. HOOD WITH FAN OVER COOKTOP. PROVIDE 30" VERTICAL AND 6" HORIZONTAL CLEARANCE VENT THROUGH ROOF. PROVIDE GAS AND ELECTRIC LINE.
  - 4. 4 BURNER ELECTRICAL COOKTOP. PROVIDE (OPTIONAL GAS) LINE. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
  - 5. PROVIDE A MINIMUM OF 30" WIDE MIN. UNDERCOUNTER CLEAR SPACE OR INSTALL A REMOVABLE UNDERCOUNTER CABINETS. 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.
  - 6. 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.
  - 7. UNDER-COUNTER DISHWASHER.
  - 8. 30" X 48" CLEAR FLOOR SPACE FOR WHEELCHAIR USER. REFER TO A1/A-501 FOR ADDITIONAL INFORMATION.
  - 9. REFRIGERATOR SPACE WITH WATER CONNECTION

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

**1133A.2 Clear floor space.** Clear floor space at kitchens shall comply with the following:  
 1. 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.  
 2. 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.  
 3. 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.  
 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:  
 1. 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.)  
 2. 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.)  
 3. 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**

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

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 12, 2023

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

TITLE  
**ENLARGED ADAPTABLE KITCHEN & DETAILS**

SCALE As indicated

**A-501**

|                |            |
|----------------|------------|
| ISSUE DATE     | JOB NUMBER |
| APRIL 12, 2023 | 2023_26    |
| DRAWN BY       | CHECKED BY |
| Author         | Checker    |







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

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 12, 2023

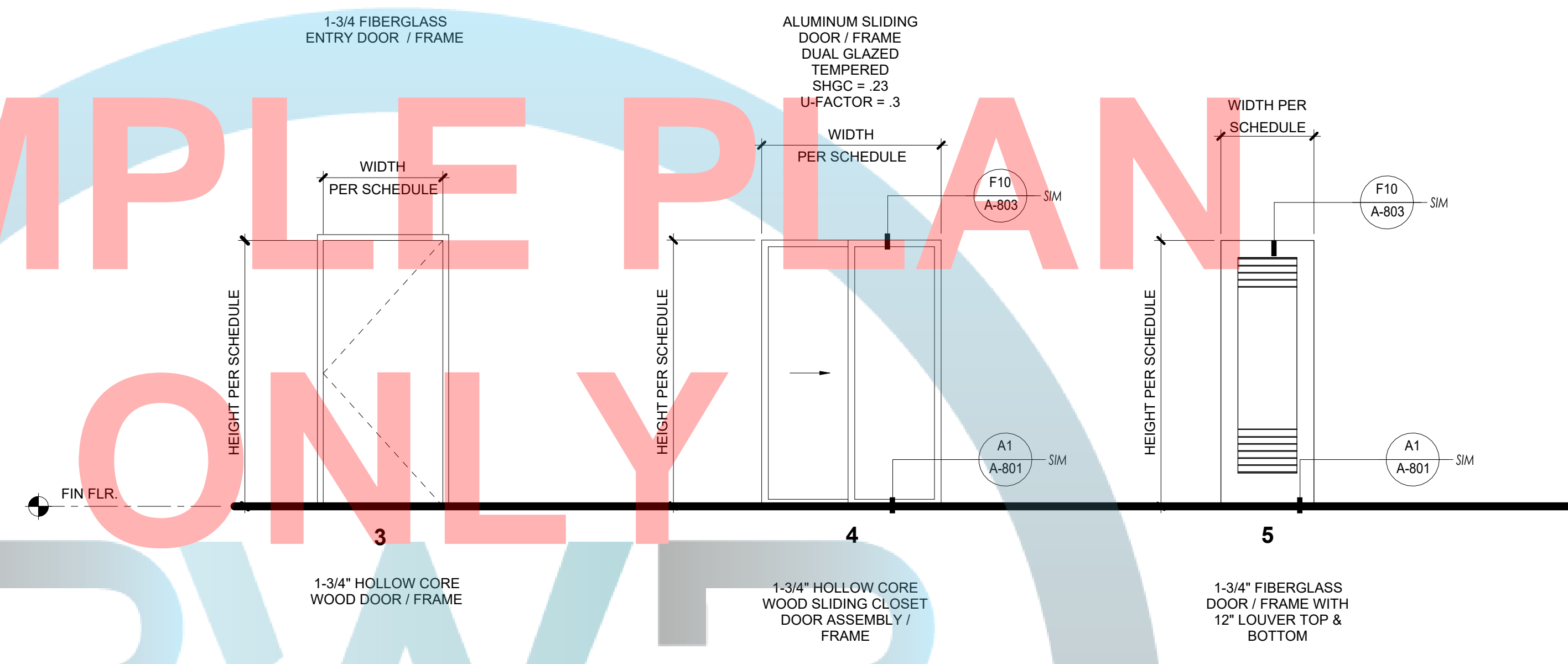
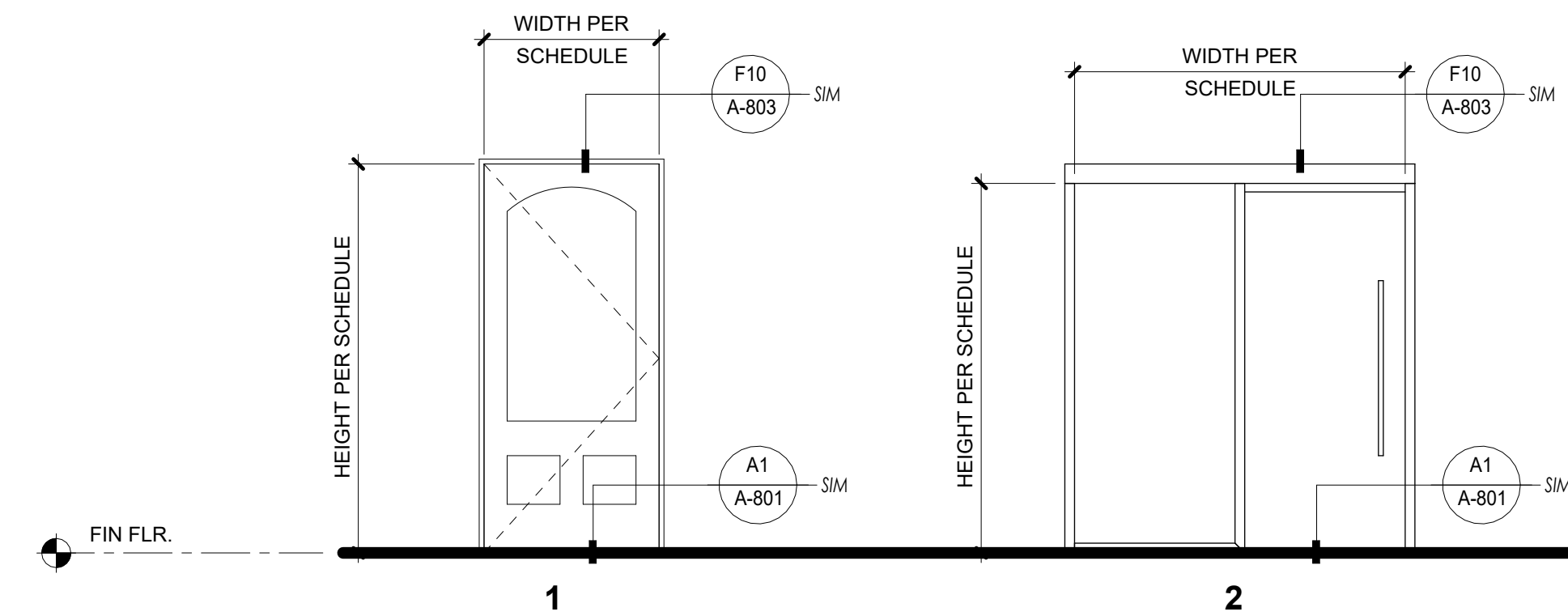
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

TITLE  
**OPENING SCHEDULE**

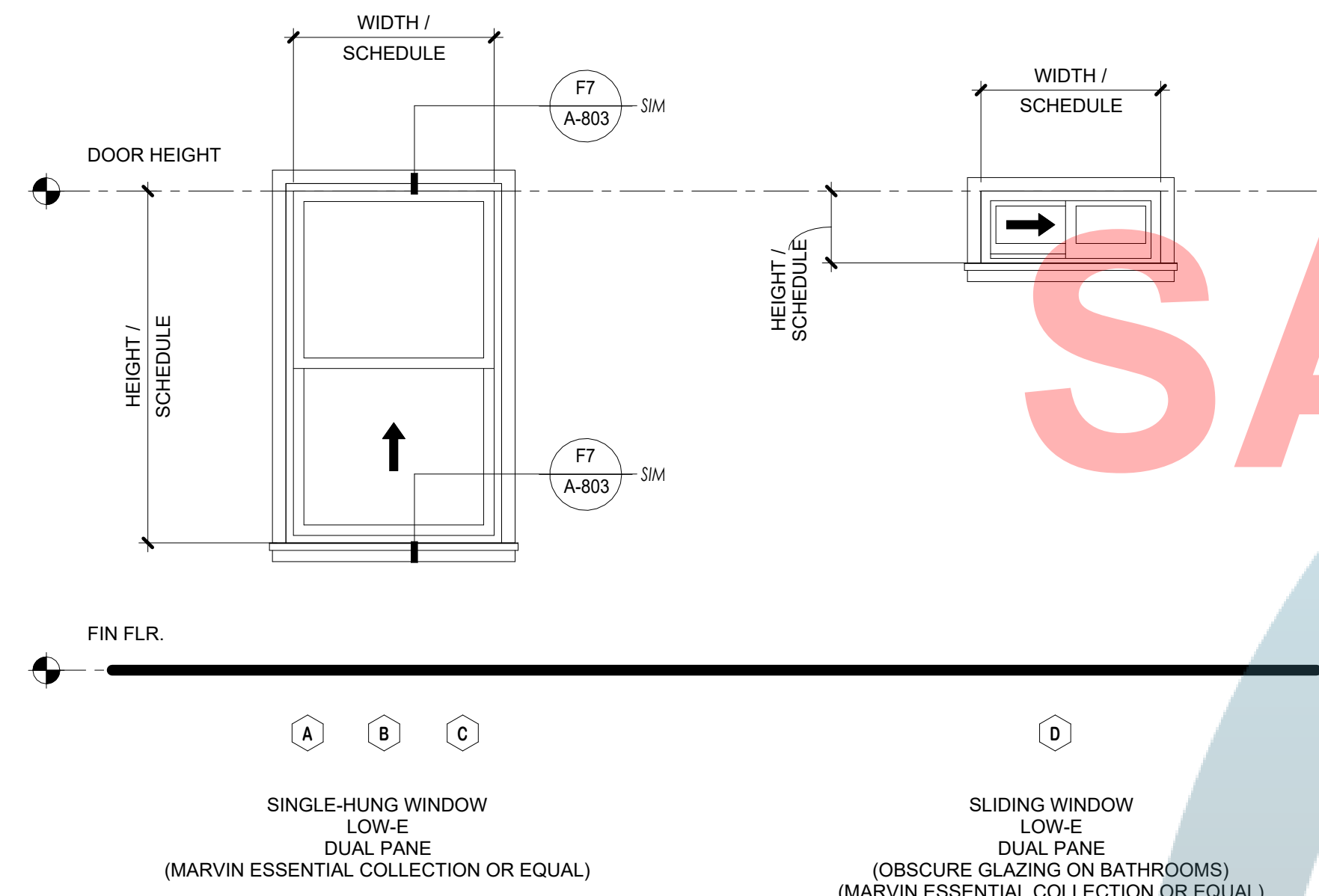
SCALE As indicated

**A-601**  
ISSUE DATE: APRIL 12, 2023  
JOB NUMBER: 2023\_26  
DRAWN BY: Author  
CHECKED BY: Checker

| DOOR SCHEDULE |             |      |        |        |                        |
|---------------|-------------|------|--------|--------|------------------------|
| TAG #         | ROOM        | TYPE | Width  | Height | Comments               |
| 1             | LIVING ROOM | 1    | 3'-0"  | 6'-8"  |                        |
| 1A            | LIVING ROOM | 3    | 2'-10" | 6'-8"  |                        |
| 2             | DINING ROOM | 2    | 5'-0"  | 6'-8"  | DUAL GLAZED / TEMPERED |
| 3             | BEDROOM 1   | 3    | 2'-10" | 6'-8"  |                        |
| 3A            | BEDROOM 1   | 4    | 6'-0"  | 6'-8"  |                        |
| 4             | BEDROOM 2   | 3    | 2'-10" | 6'-8"  |                        |
| 4A            | BEDROOM 2   | 4    | 6'-0"  | 6'-8"  |                        |
| 5             | BEDROOM 1   | 3    | 2'-10" | 6'-8"  |                        |
| 6             | BATH        | 3    | 2'-10" | 6'-8"  |                        |
| 7             | WH          | 5    | 2'-4"  | 6'-8"  |                        |



| WINDOW SCHEDULE |       |        |             |             |      |            |          |
|-----------------|-------|--------|-------------|-------------|------|------------|----------|
| Type Mark       | Width | Height | Head Height | Sill Height | SHGC | U - FACTOR | Comments |
| A               | 3'-0" | 5'-0"  | 6'-8"       | 1'-8"       | 0.23 | 0.3        |          |
| B               | 2'-6" | 5'-0"  | 6'-8"       | 1'-8"       | 0.23 | 0.3        |          |
| C               | 2'-6" | 2'-6"  | 6'-8"       | 4'-2"       | 0.23 | 0.3        |          |
| D               | 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**  
1/2" = 1'-0"

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

SAMPLE PLAN  
ONLY  
PWP  
NOT FOR  
CONSTRUCTION

PUBLIC WORKS AND PLANNING  
COUNTY OF FRESNO



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

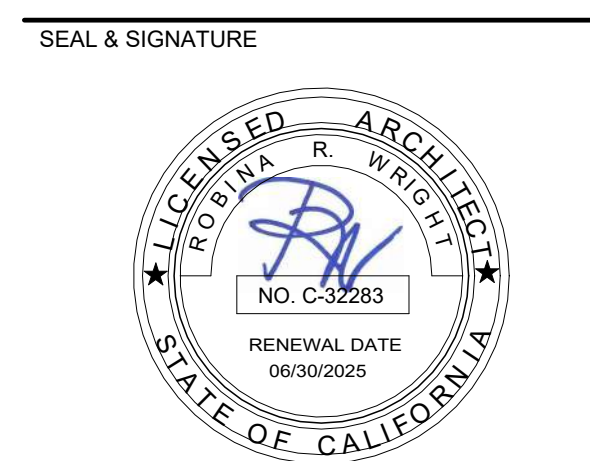
PROJECT  
**ACCESSORY DWELLING UNIT**

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



UPDATE  
JULY 12, 2023

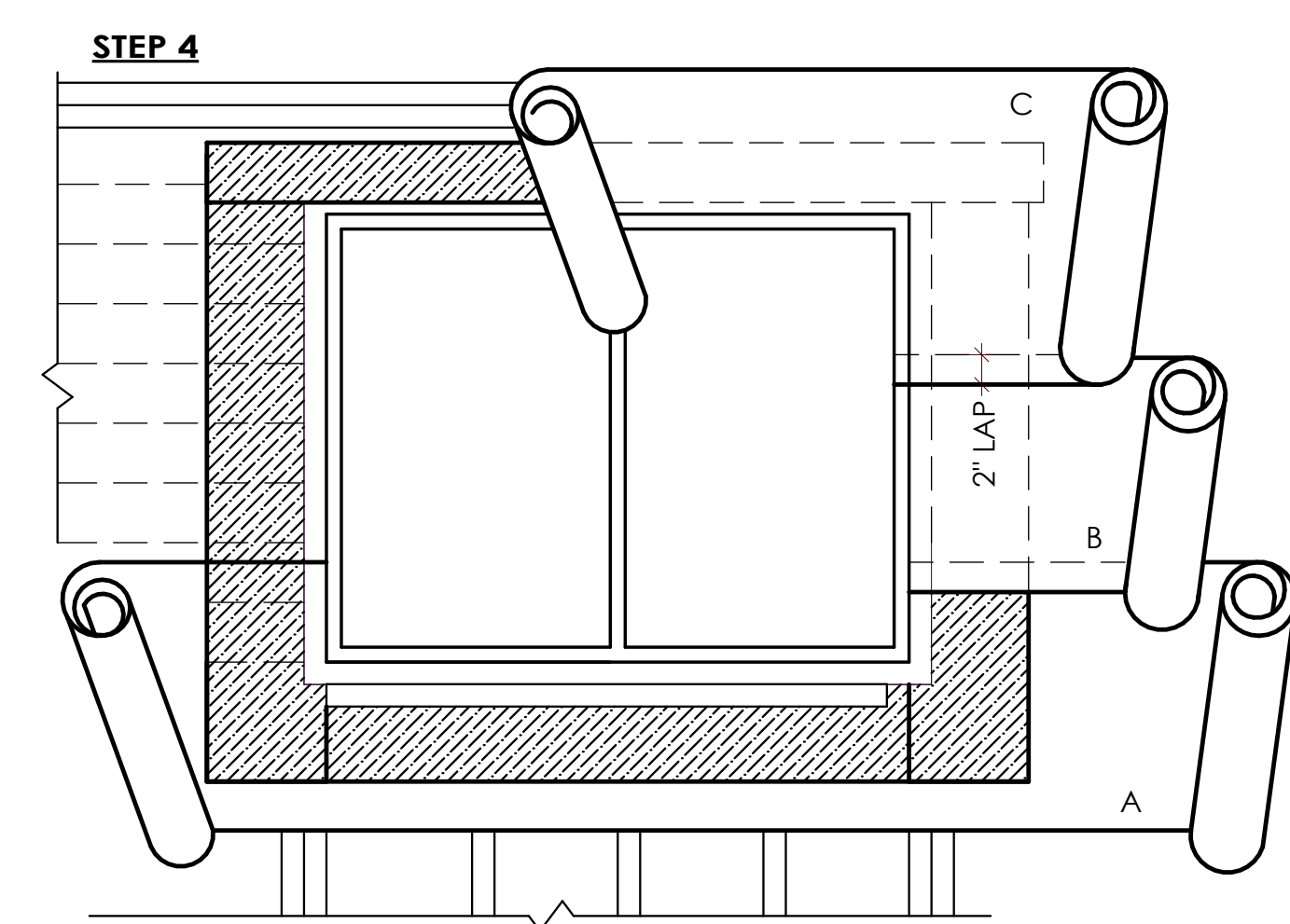
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

TITLE  
**ARCHITECTURAL DETAILS**

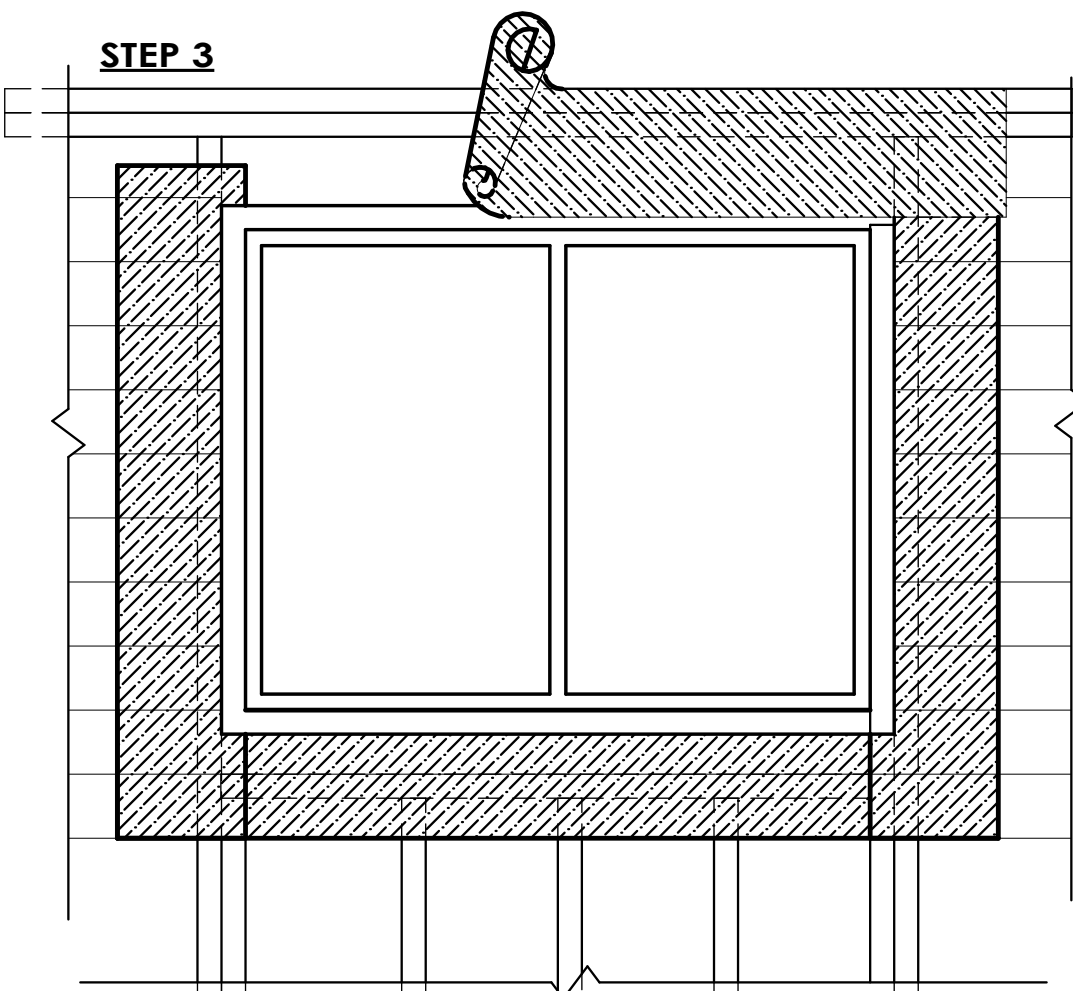
SCALE As indicated

**A-801**

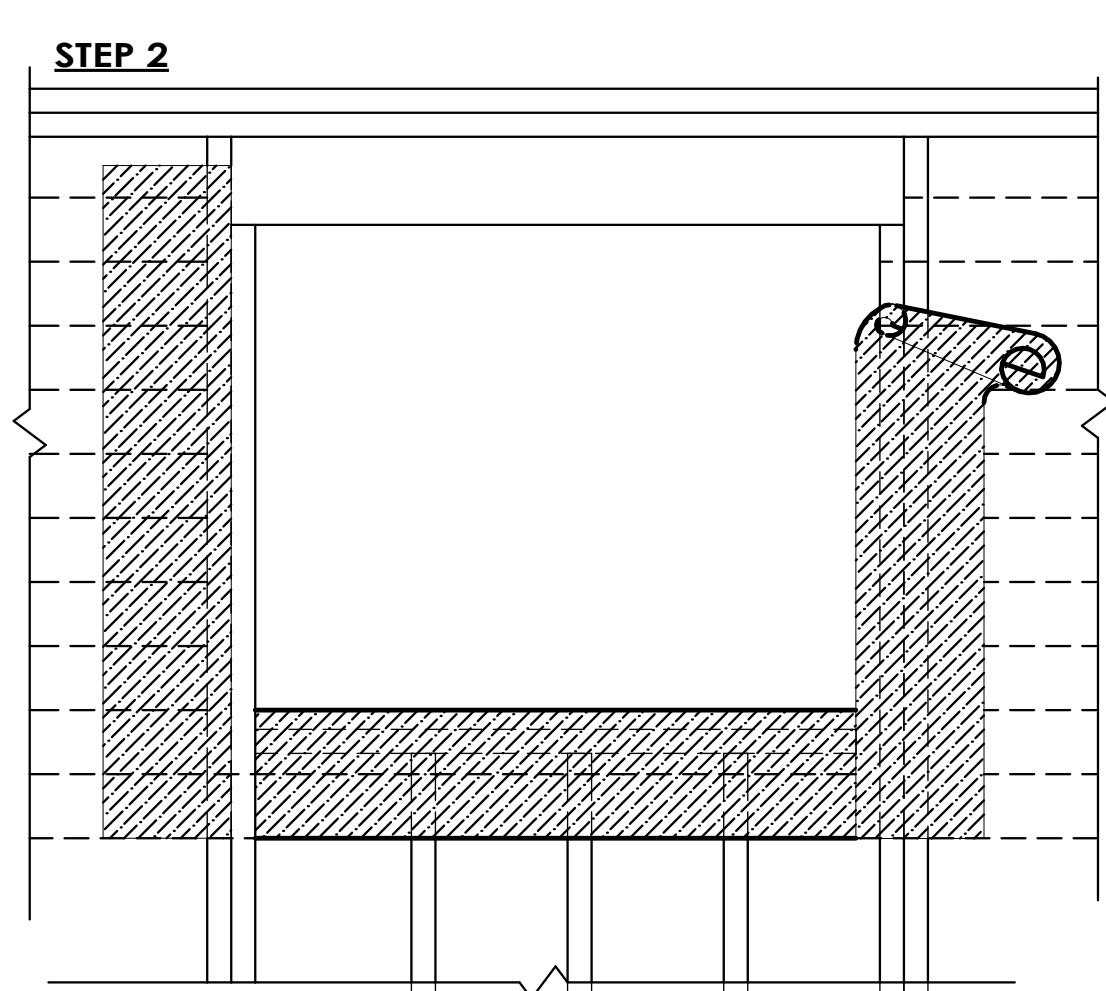
|                              |                       |
|------------------------------|-----------------------|
| ISSUE DATE<br>APRIL 12, 2023 | JOB NUMBER<br>2023_26 |
| DRAWN BY<br>Author           | CHECKED BY<br>Checker |



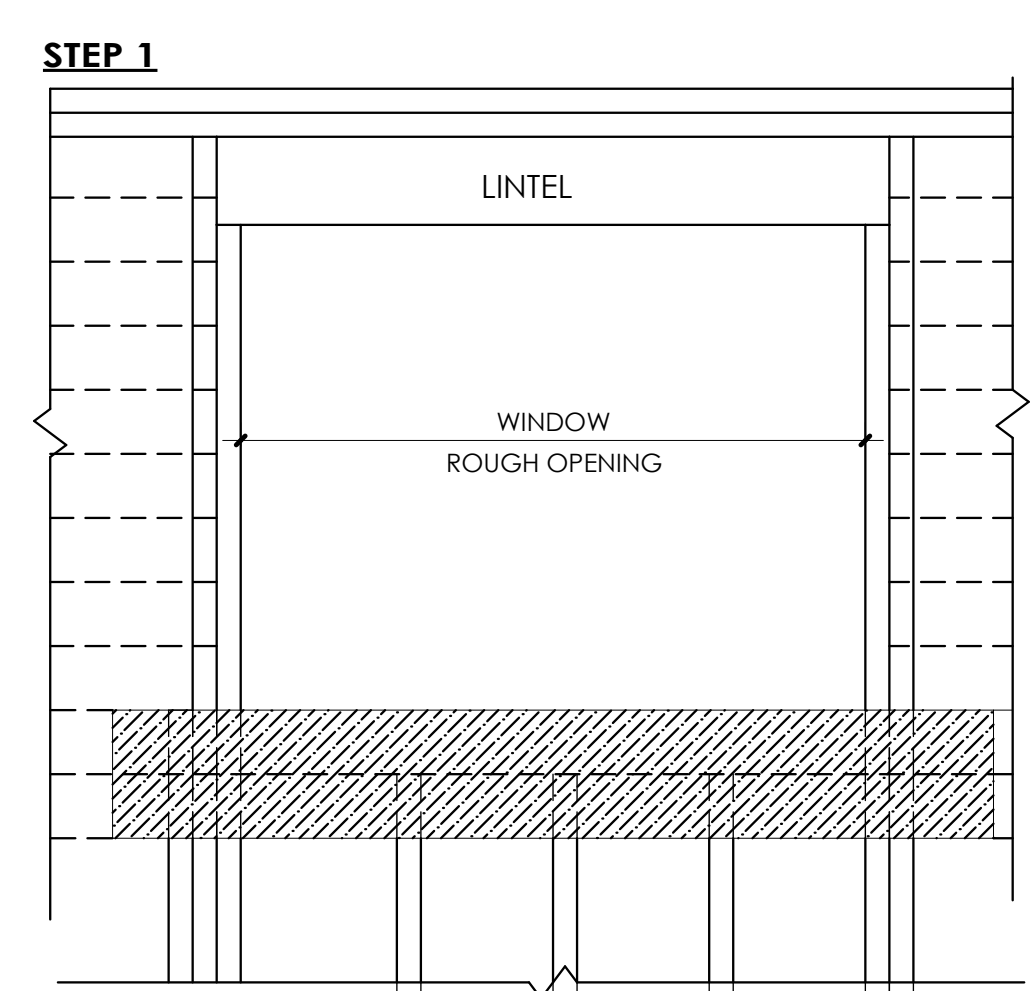
STARTING AT THE BOTTOM OF THE WALL (SOLE PLATE), LAY WATER RESISTANT PAPER UNDER THE SILL STRIP AND CUT TO FIT (A) INSTALL SUCCEEDING COURSES OF WATER RESISTANT PAPER (B, C, ETC.) OVER JAMB AND HEAD FLANGES IN SHINGLE BOARD FASHION.



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.



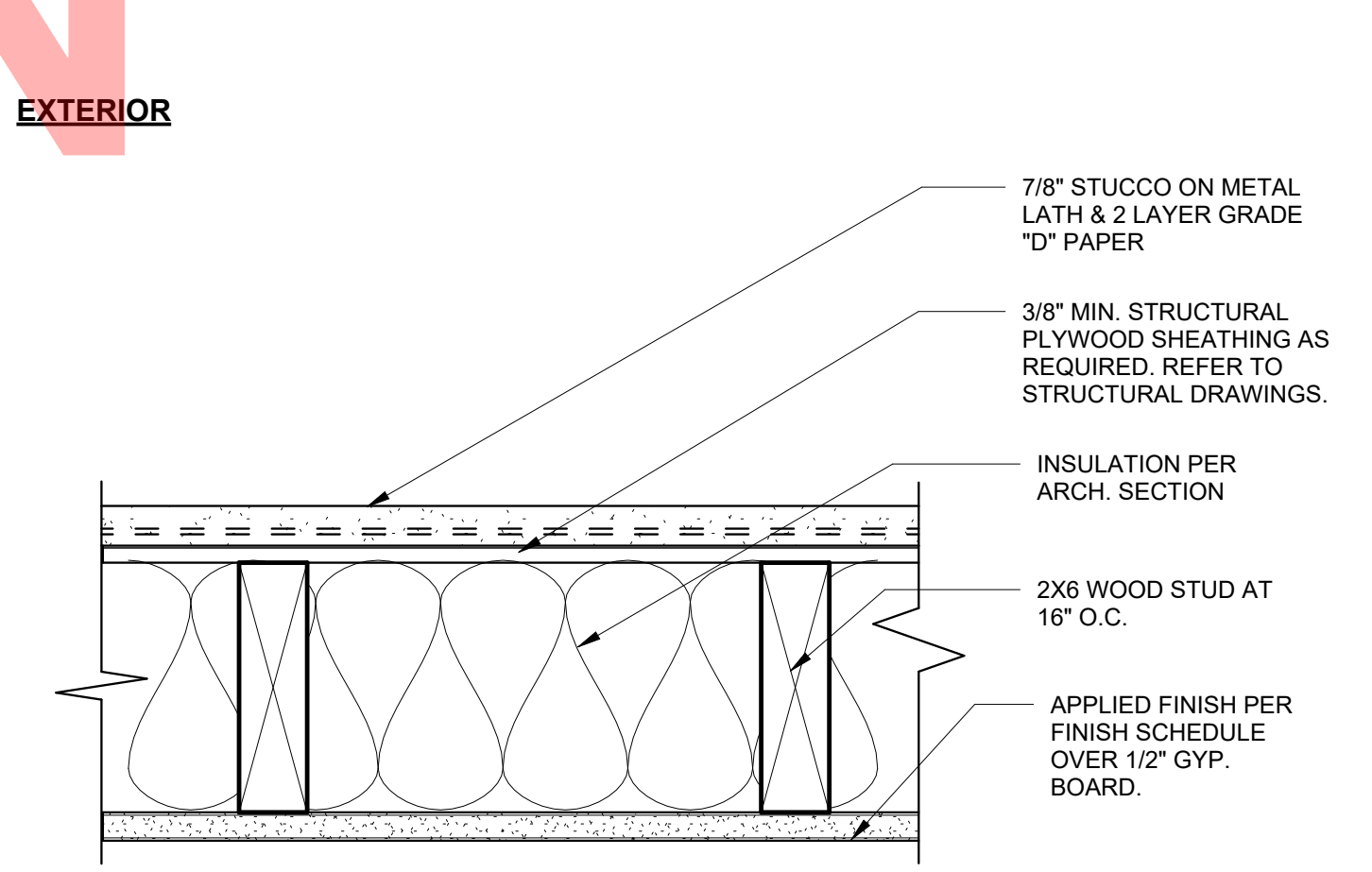
AFTER SILL STRIP IS IN PLACE, ATTACH JAMB STRIP (SIDE OF OPENING) AT LEAST 8" WIDE WITH INSIDE EDGE EVEN WITH EDGE OF WINDOW OPENING. EXTEND JAMB STRIP 4" ABOVE THE TOP OF WINDOW OPENING.



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.

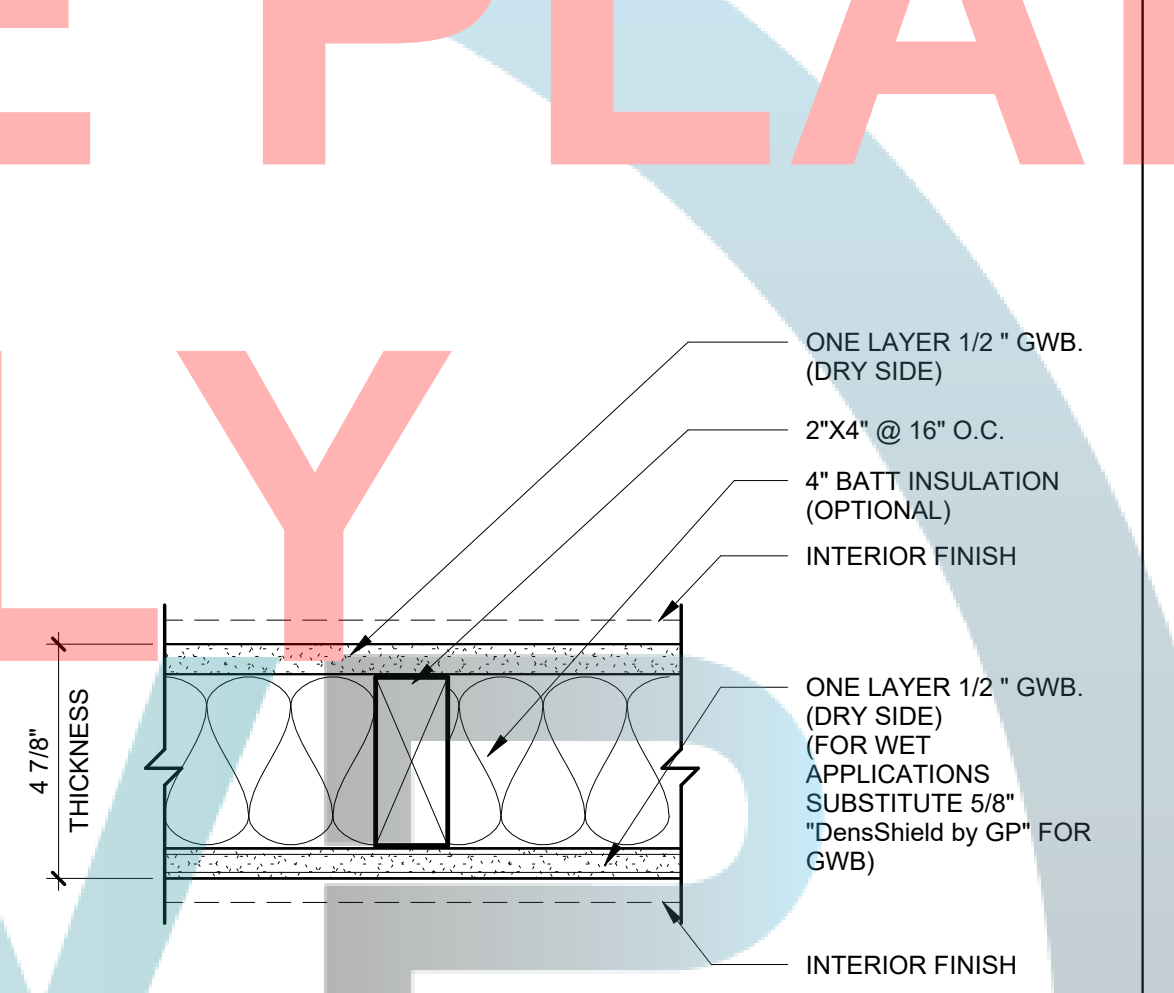
**WINDOW FLASHING DETAIL 1 H1**  
1" = 1'-0"

**SAMPLE PLAN ONLY**



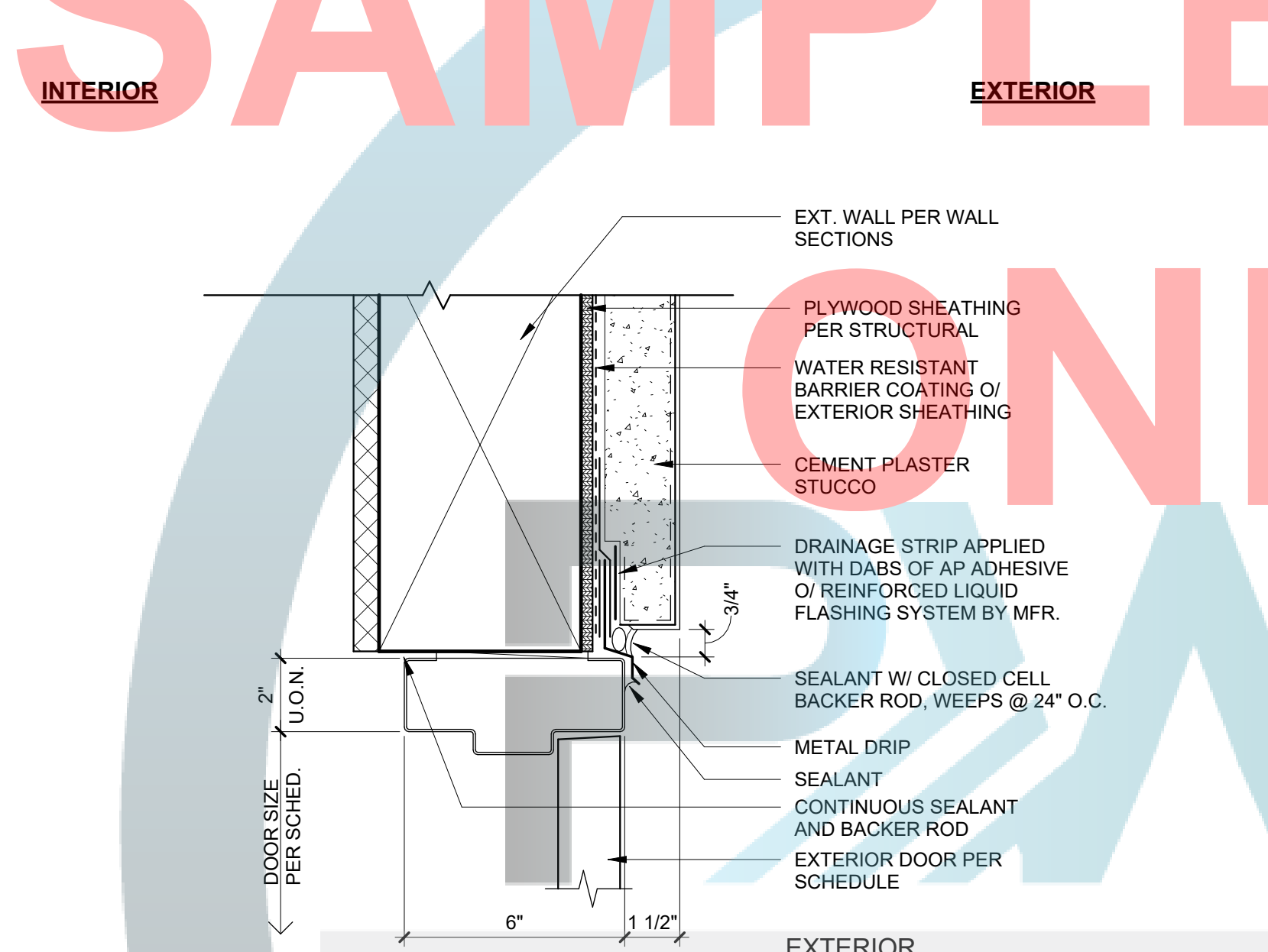
7/8" STUCCO ON METAL LATH & 2 LAYER GRADE "D" PAPER  
3/8" MIN. STRUCTURAL PLYWOOD SHEATHING AS REQUIRED. REFER TO STRUCTURAL DRAWINGS.  
INSULATION PER ARCH. SECTION  
2X6 WOOD STUD AT 16" O.C.  
APPLIED FINISH PER FINISH SCHEDULE OVER 1/2" GYP. BOARD.

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



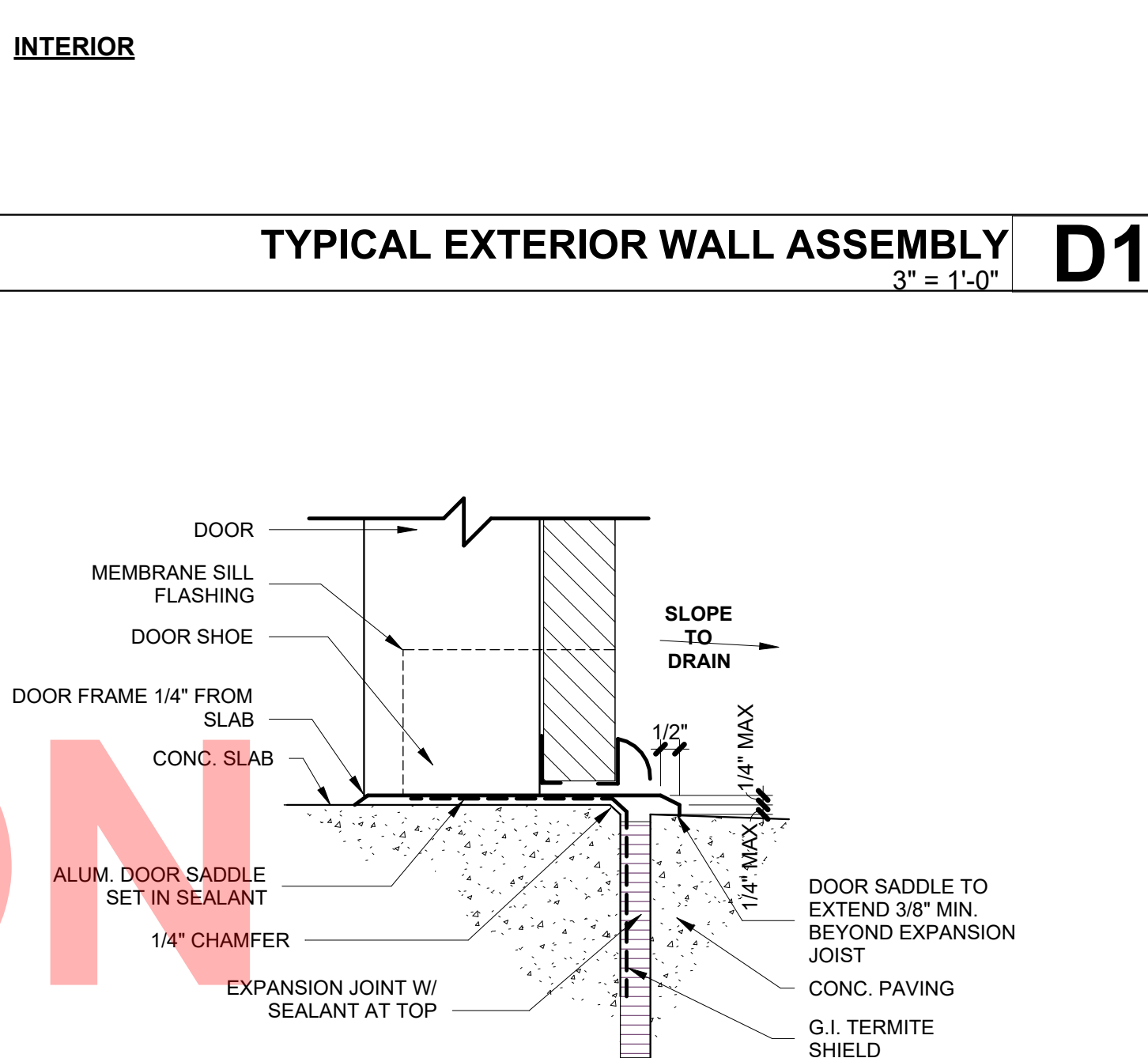
ONE LAYER 1/2" GWB. (DRY SIDE)  
2"x4" @ 16" O.C.  
4" BATT INSULATION (OPTIONAL)  
INTERIOR FINISH  
ONE LAYER 1/2" GWB. (DRY SIDE) (FOR WET APPLICATIONS SUBSTITUTE 5/8" DensShield by GP FOR GWB)  
INTERIOR FINISH

**INTERIOR NON-RATED WALL D3**  
3" = 1'-0"



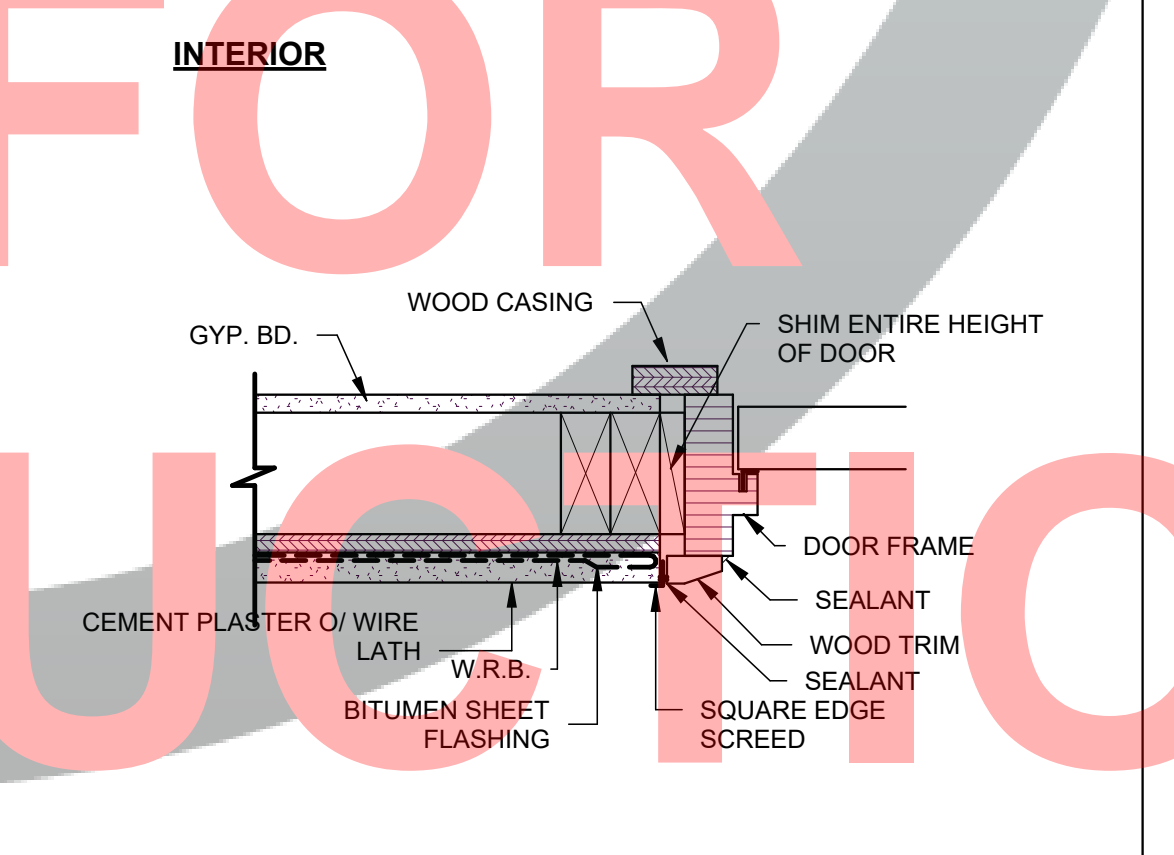
EXT. WALL PER WALL SECTIONS  
PLYWOOD SHEATHING PER STRUCTURAL  
WATER RESISTANT BARRIER COATING / EXTERIOR SHEATHING  
CEMENT PLASTER STUCCO  
DRAINAGE STRIP APPLIED WITH DABS OF AP ADHESIVE / REINFORCED LIQUID FLASHING SYSTEM BY MFR.  
SEALANT W/ CLOSED CELL BACKER ROD, WEEPS @ 24" O.C.  
METAL DRIP  
SEALANT  
CONTINUOUS SEALANT AND BACKER ROD  
EXTERIOR DOOR PER SCHEDULE

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



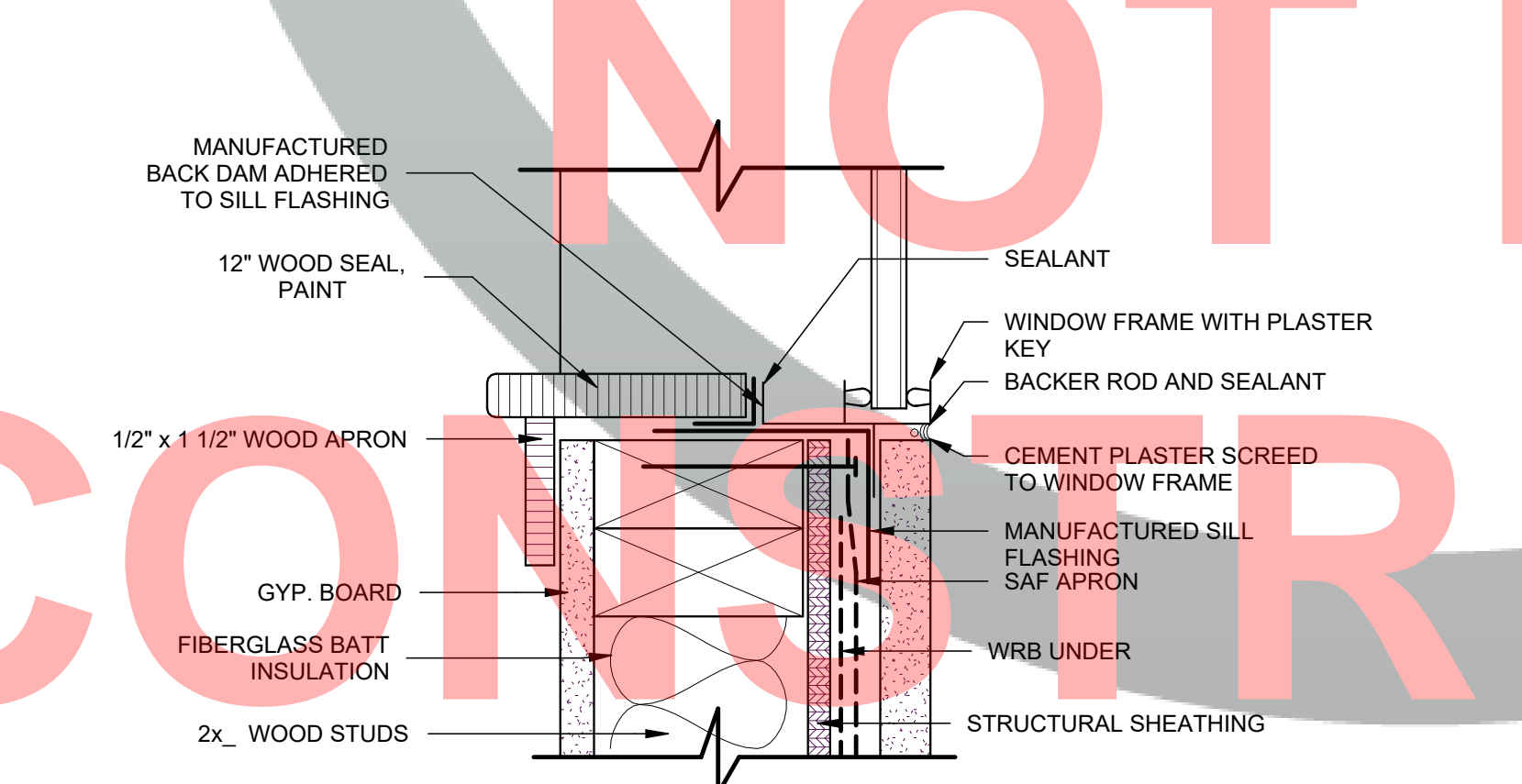
DOOR  
MEMBRANE SILL FLASHING  
DOOR SHOE  
DOOR FRAME 1/4" FROM SLAB  
CONC. SLAB  
ALUM. DOOR SADDLE SET IN SEALANT  
1/4" CHAMFER  
EXPANSION JOINT W/ SEALANT AT TOP  
SLOPE TO DRAIN  
1/2"  
1/4" MAX.  
DOOR SADDLE TO EXTEND 3/8" MIN. BEYOND EXPANSION JOIST  
CONC. PAVING  
G.I. TERMITE SHIELD

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



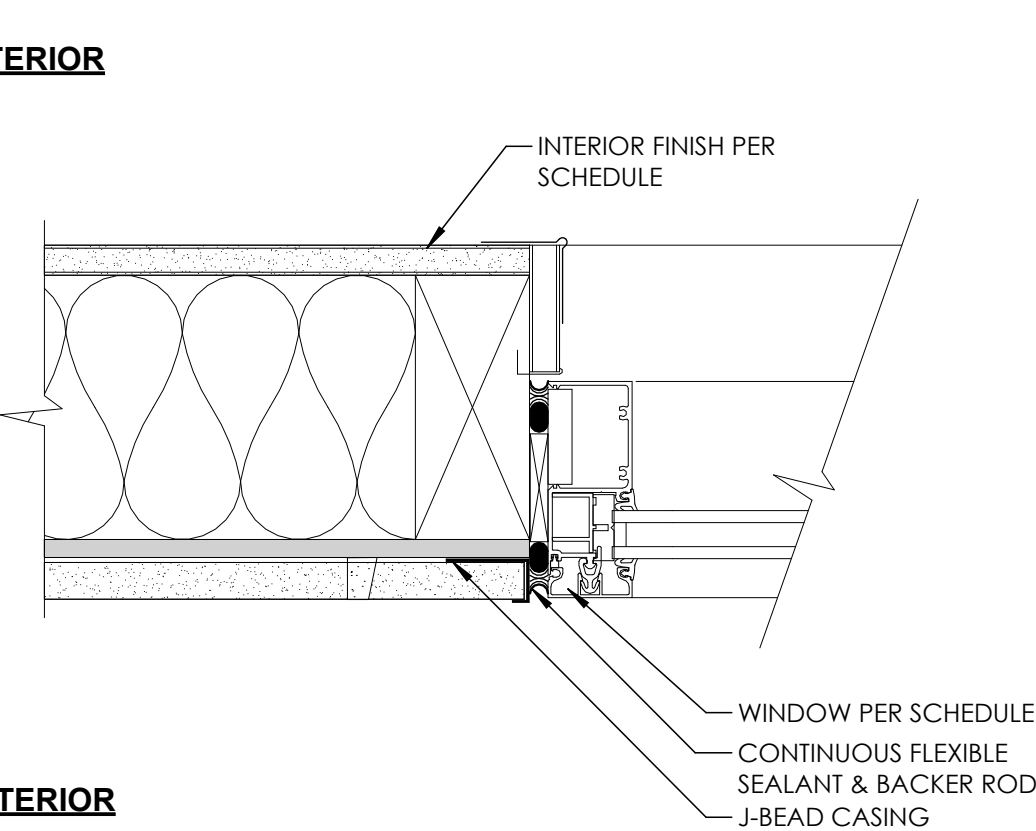
WOOD CASING  
GYP. BD.  
SHIM ENTIRE HEIGHT OF DOOR  
DOOR FRAME  
SEALANT  
WOOD TRIM  
SEALANT  
SQUARE EDGE SCREED  
CEMENT PLASTER O/ WIRE LATH  
W.R.B.  
BITUMEN SHEET FLASHING

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



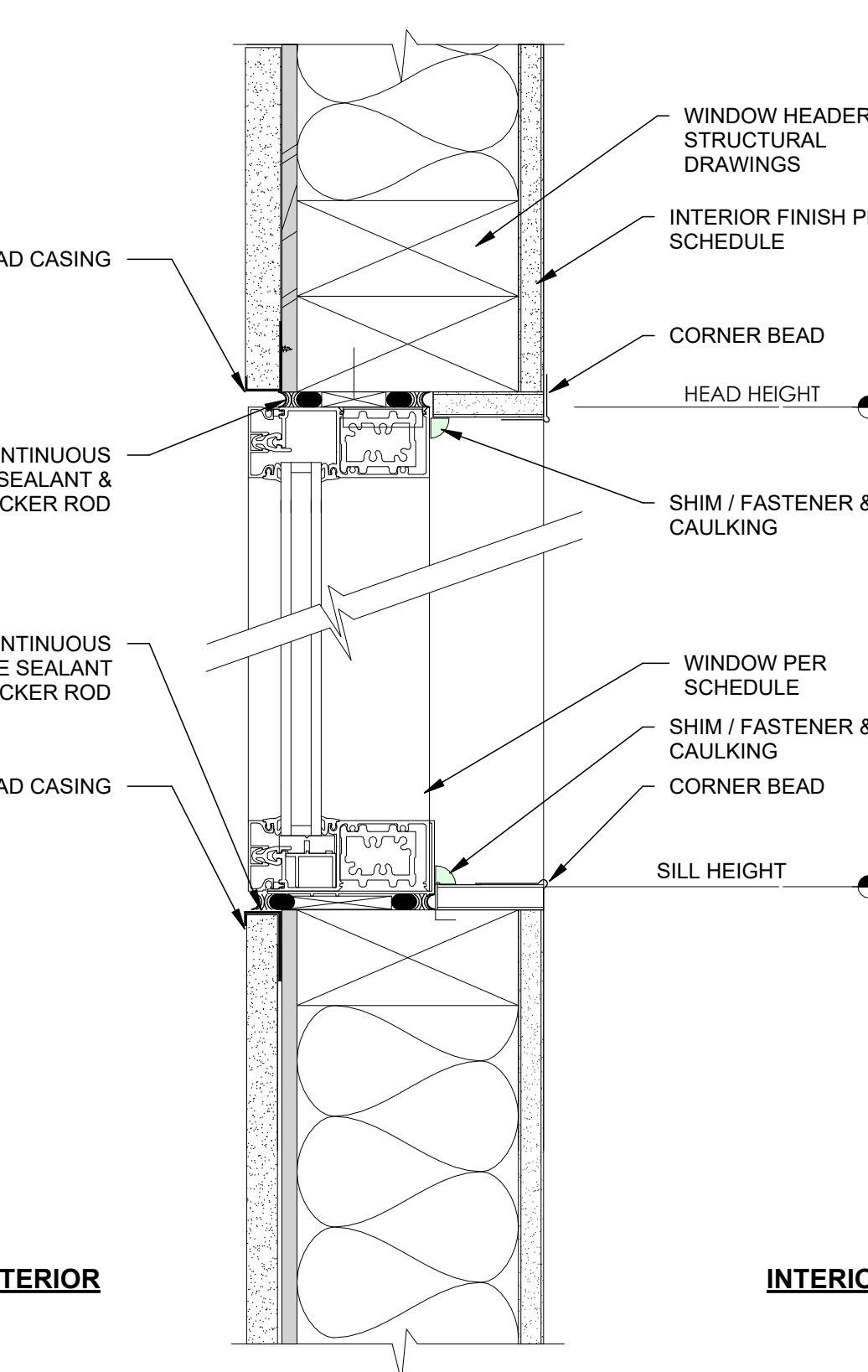
MANUFACTURED BACK DAM ADHERED TO SILL FLASHING  
12" WOOD SEAL, PAINT  
SEALANT  
WINDOW FRAME WITH PLASTER KEY  
BACKER ROD AND SEALANT  
CEMENT PLASTER SCREED TO WINDOW FRAME  
MANUFACTURED SILL FLASHING SAF APRON  
W.R.B. UNDER  
STRUCTURAL SHEATHING  
1/2" x 1 1/2" WOOD APRON  
GYP. BOARD  
FIBERGLASS BATT INSULATION  
2x\_ WOOD STUDS

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



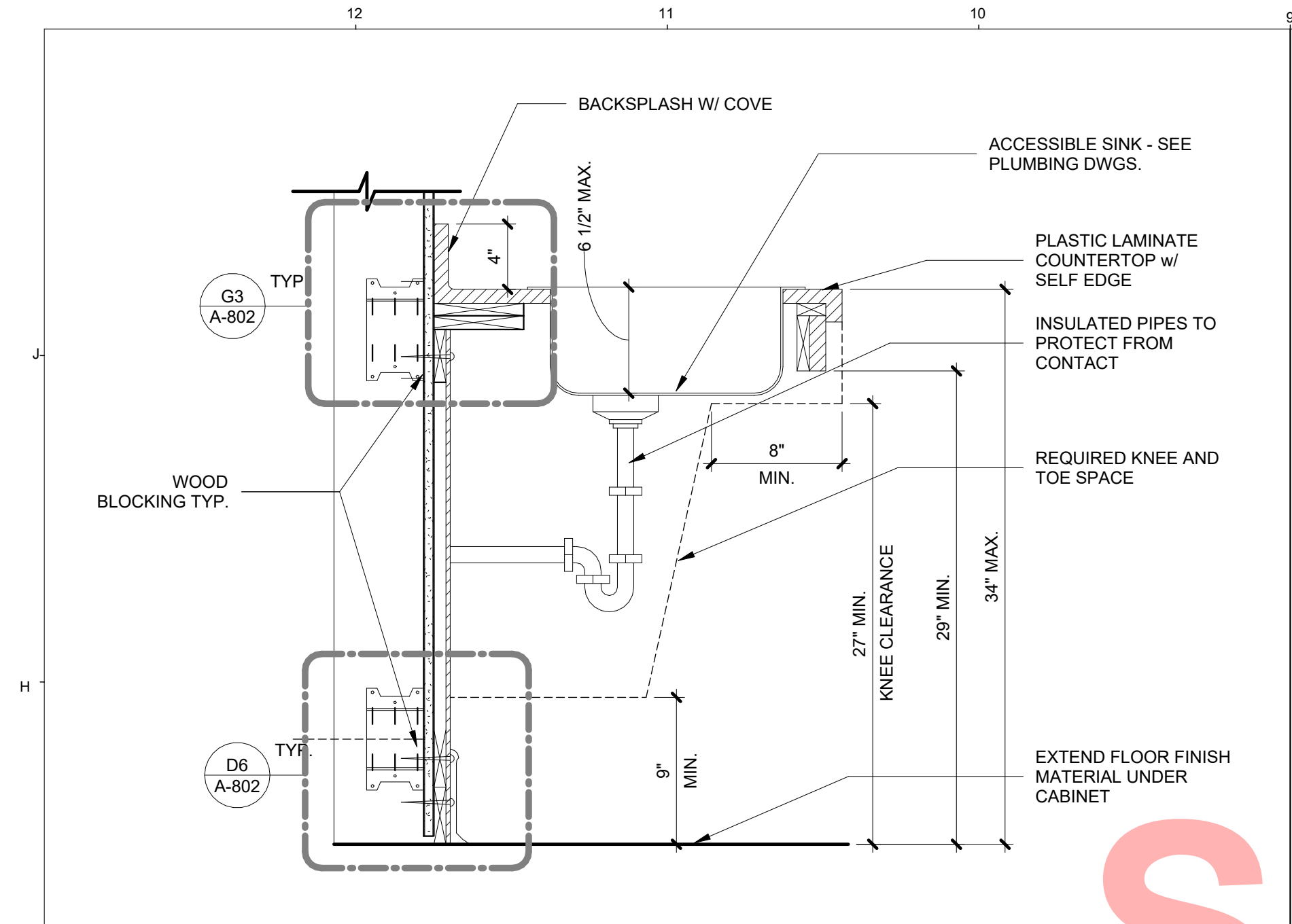
INTERIOR FINISH PER SCHEDULE  
WINDOW PER SCHEDULE  
CONTINUOUS FLEXIBLE SEALANT & BACKER ROD  
J-BEAD CASING

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

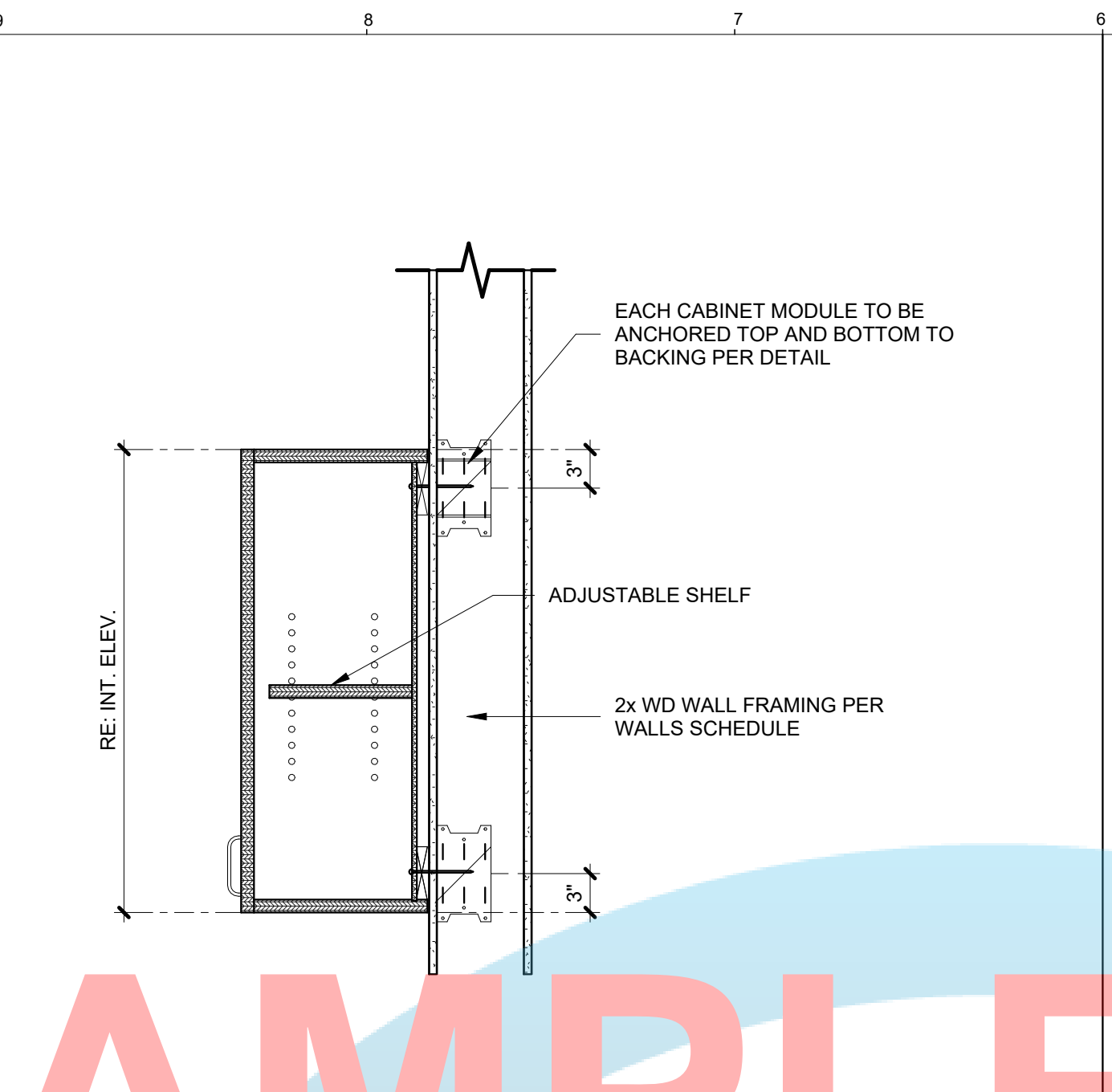


**WINDOW DETAIL - VERTICAL SECTION A10**  
3" = 1'-0"

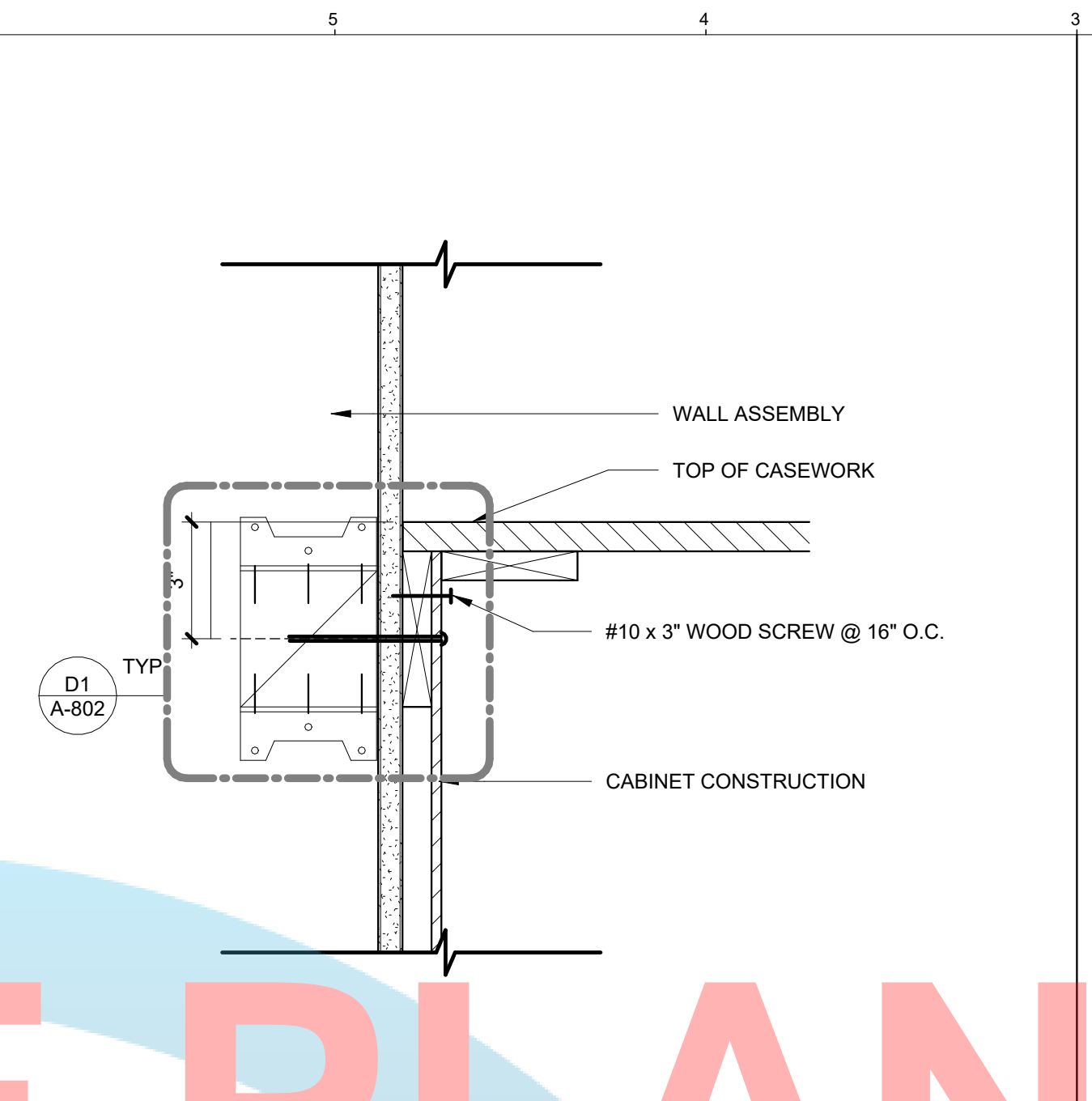




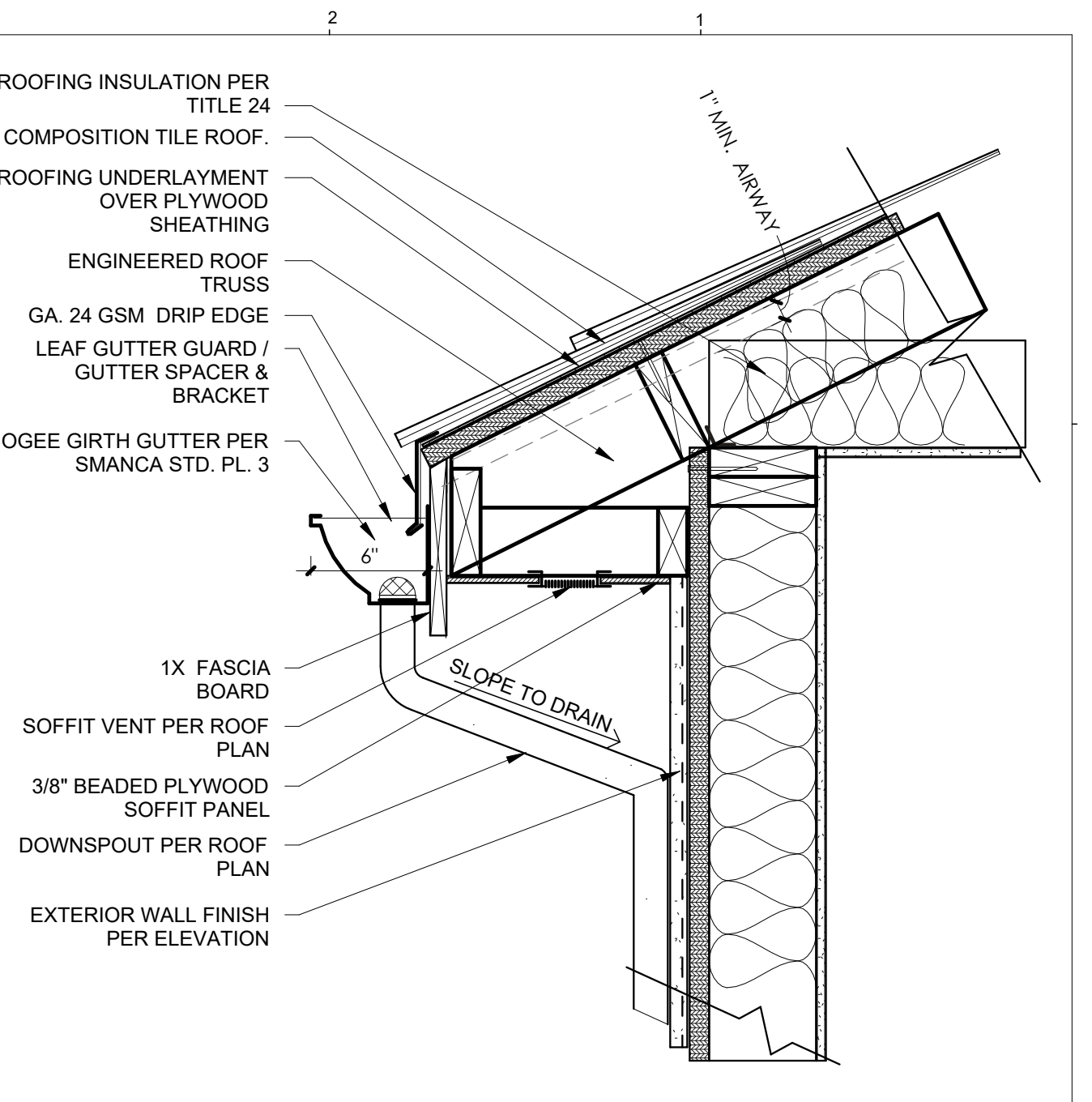
**ACCESSIBLE SINK BASE CABINET DETAIL 1**  
1 1/2" = 1'-0" **G9**



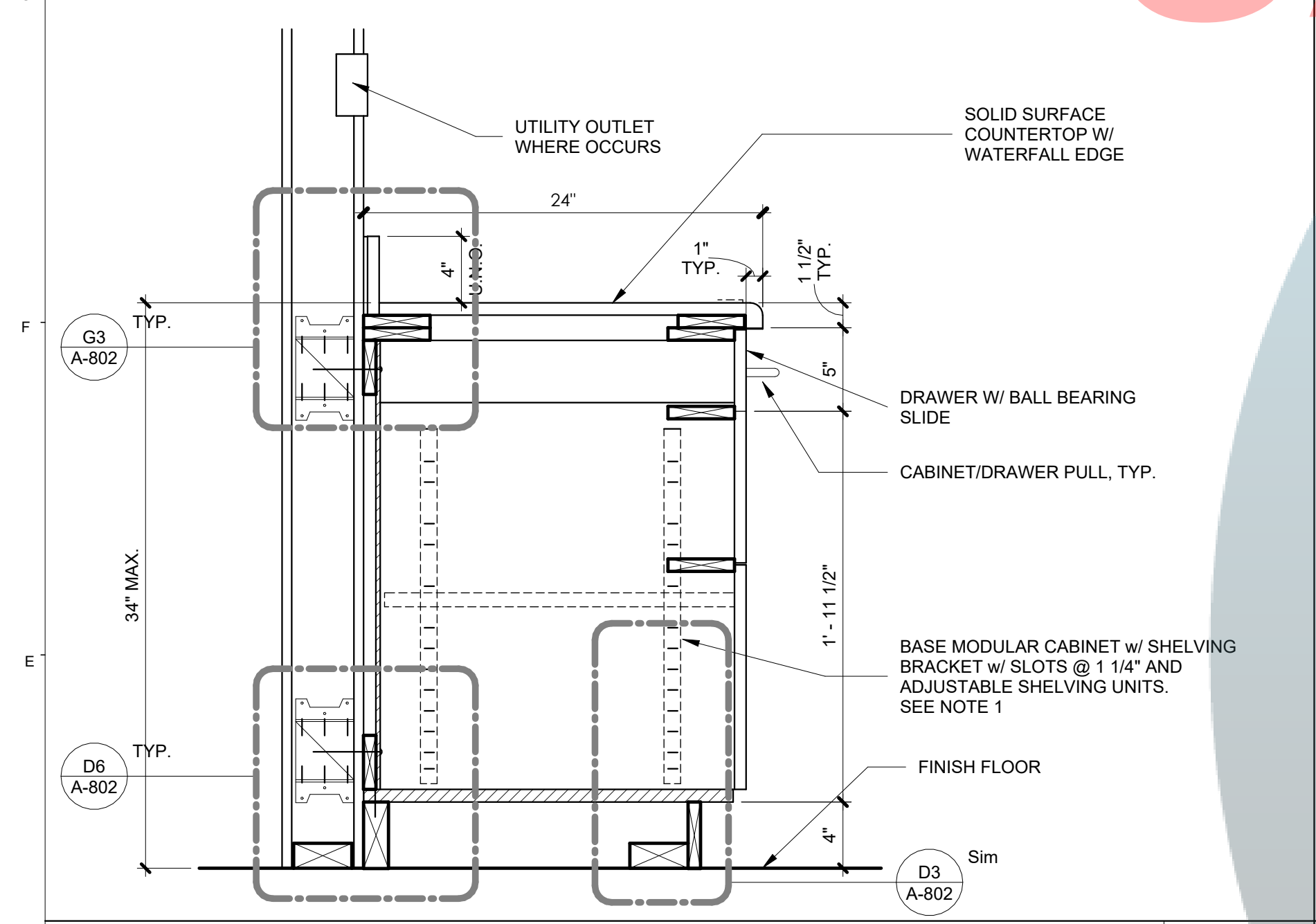
**UPPER CABINET**  
1" = 1'-0" **G6**



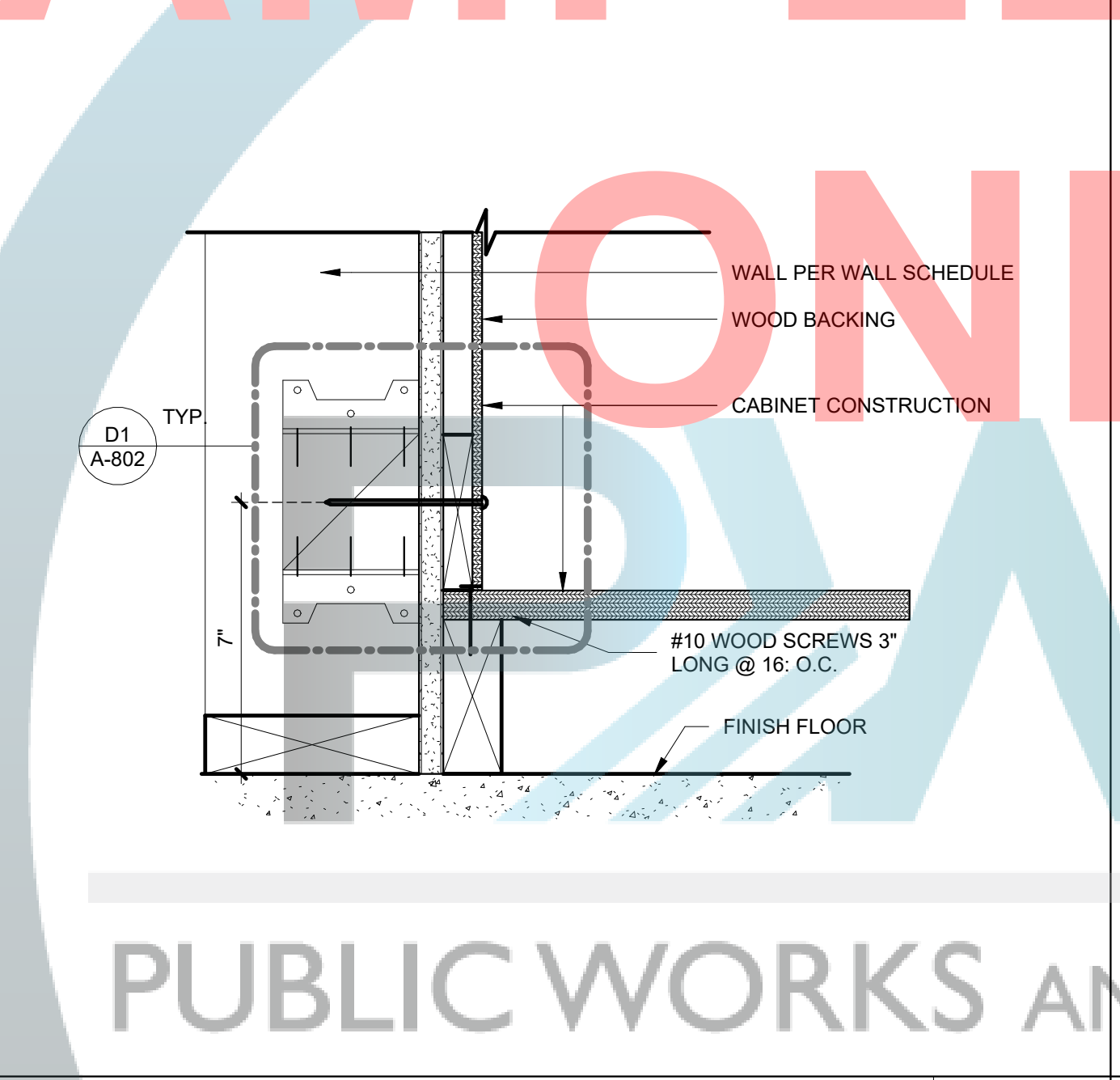
**CASEWORK ATTACHED TO WALL (TOP)**  
3" = 1'-0" **G3**



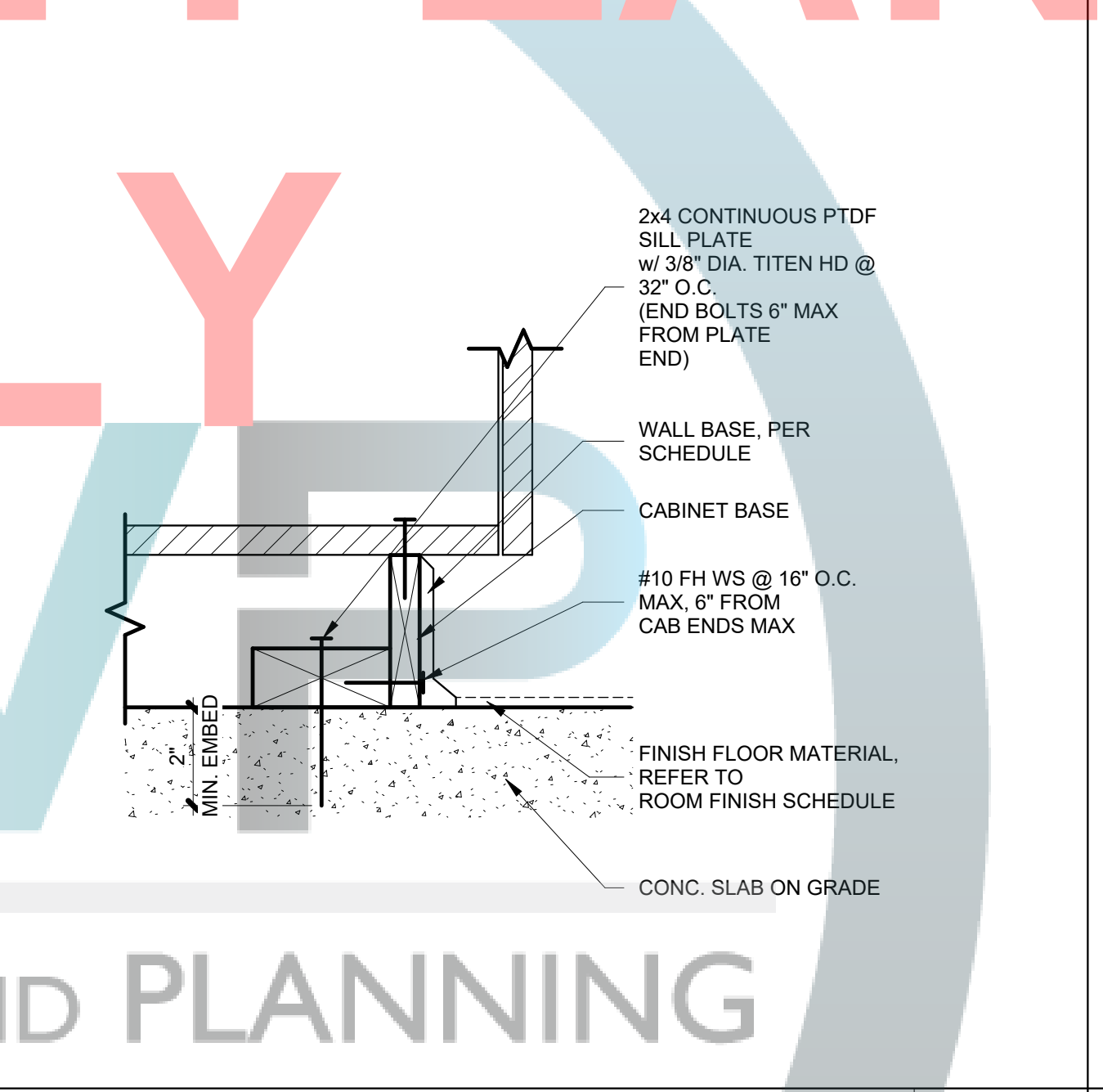
**TYPICAL ROOF EAVES DETAIL**  
1 1/2" = 1'-0" **G1**



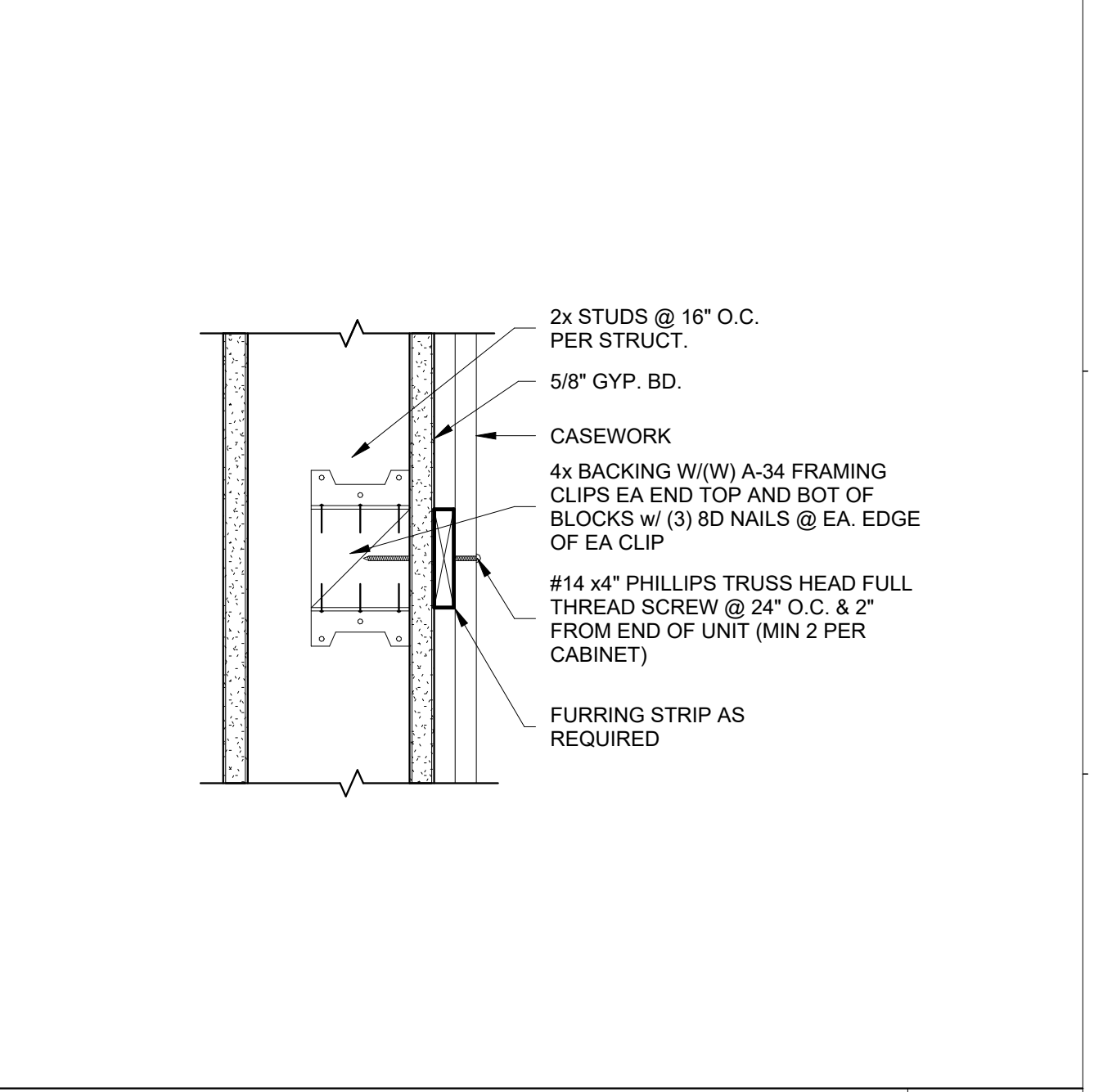
**BASE CABINET W/ DRAWER**  
1 1/2" = 1'-0" **D9**



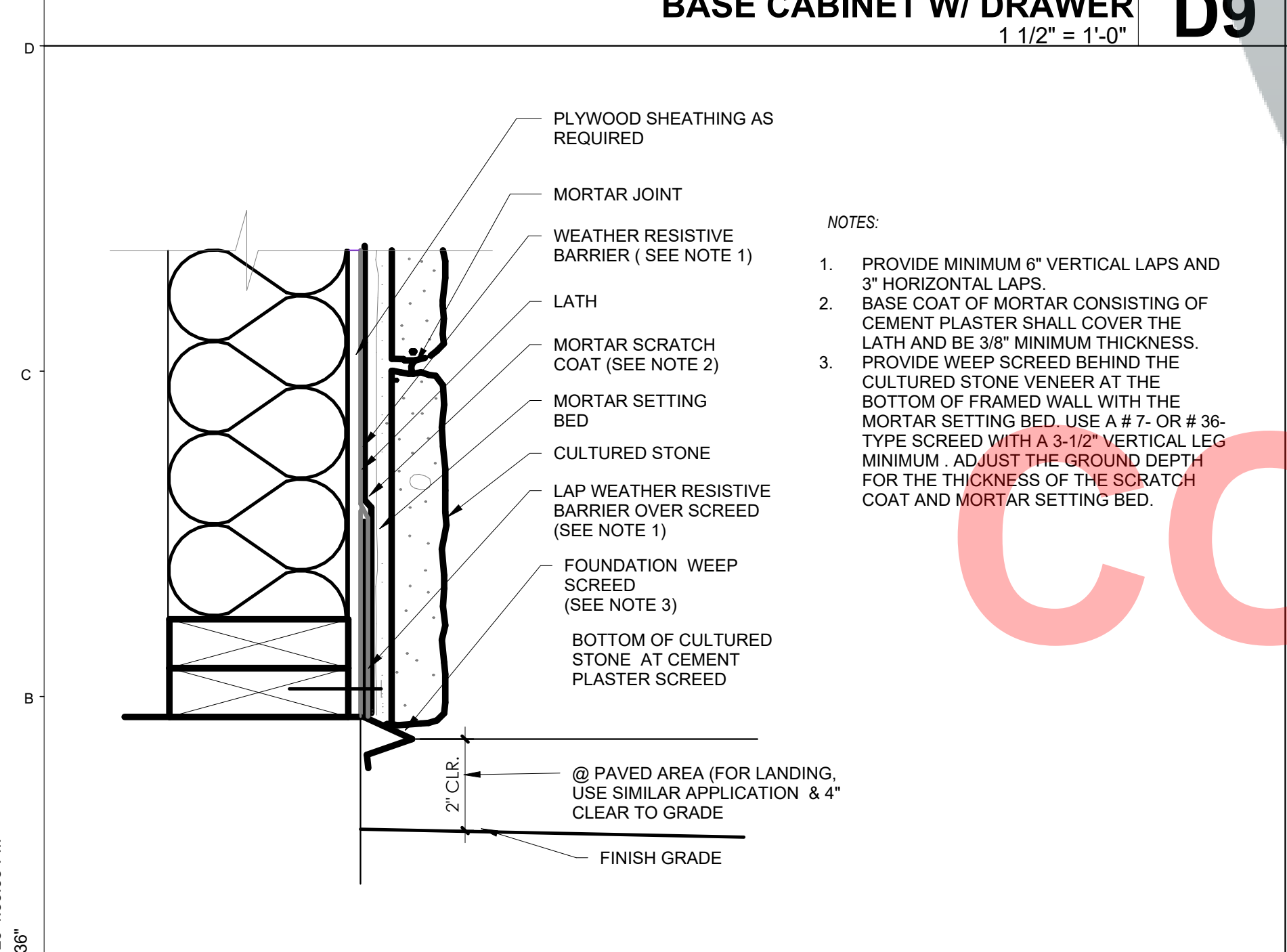
**CASEWORK ATTACHED TO STUD WALL**  
3" = 1'-0" **D6**



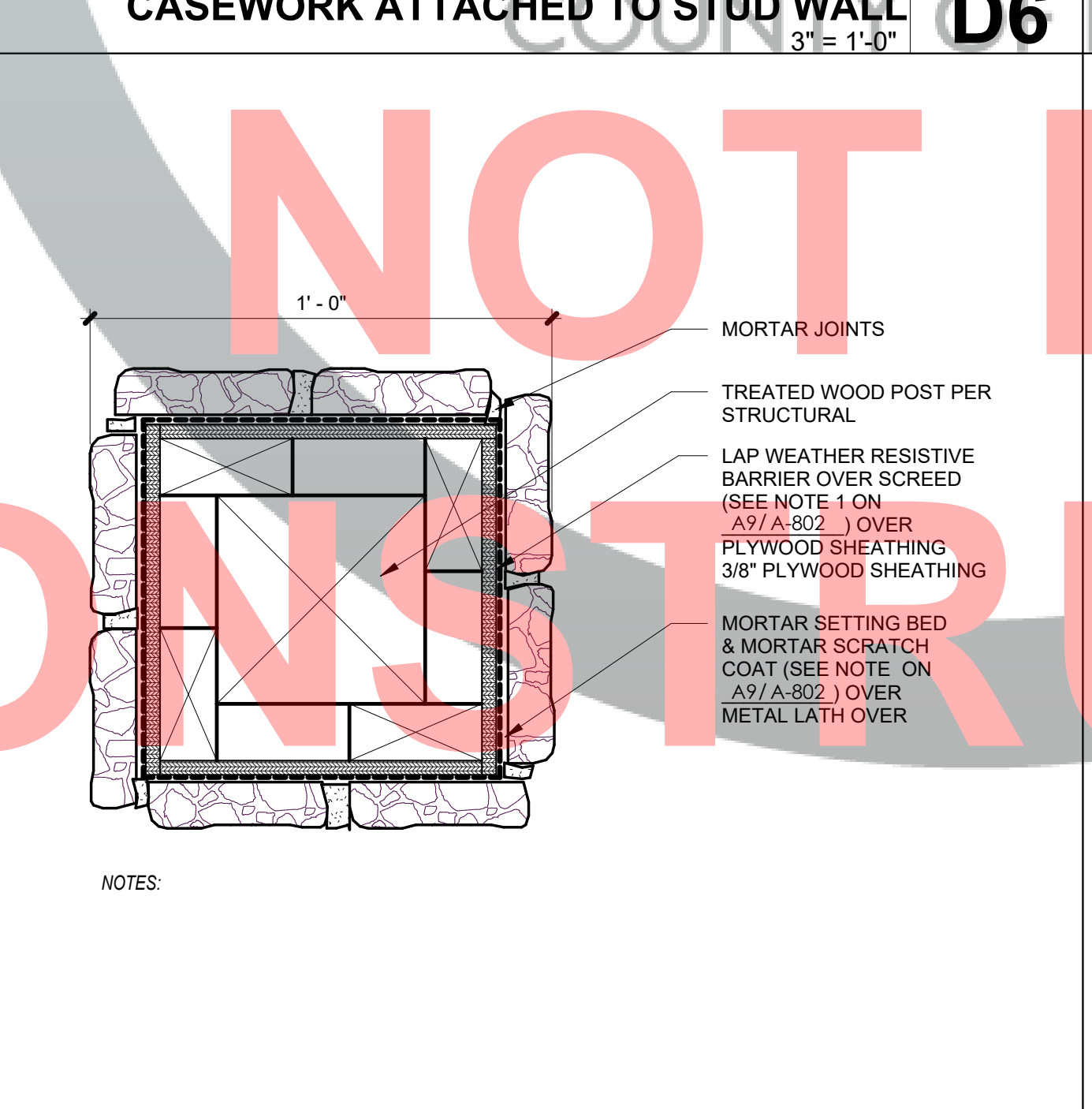
**BASE CABINET ANCHORAGE**  
3" = 1'-0" **D3**



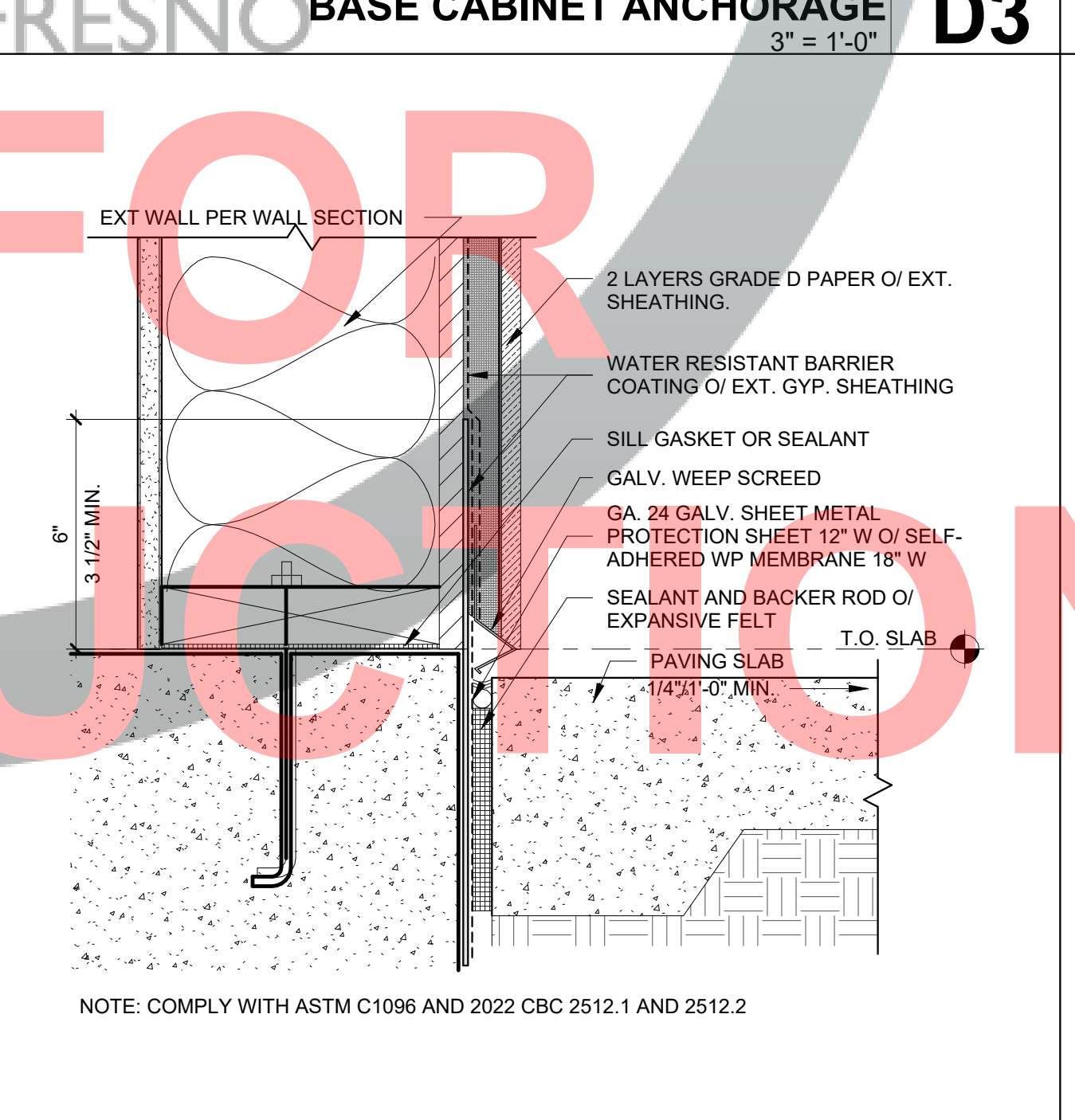
**CASEWORK BACKING @ WD STUD WALL**  
3" = 1'-0" **D1**



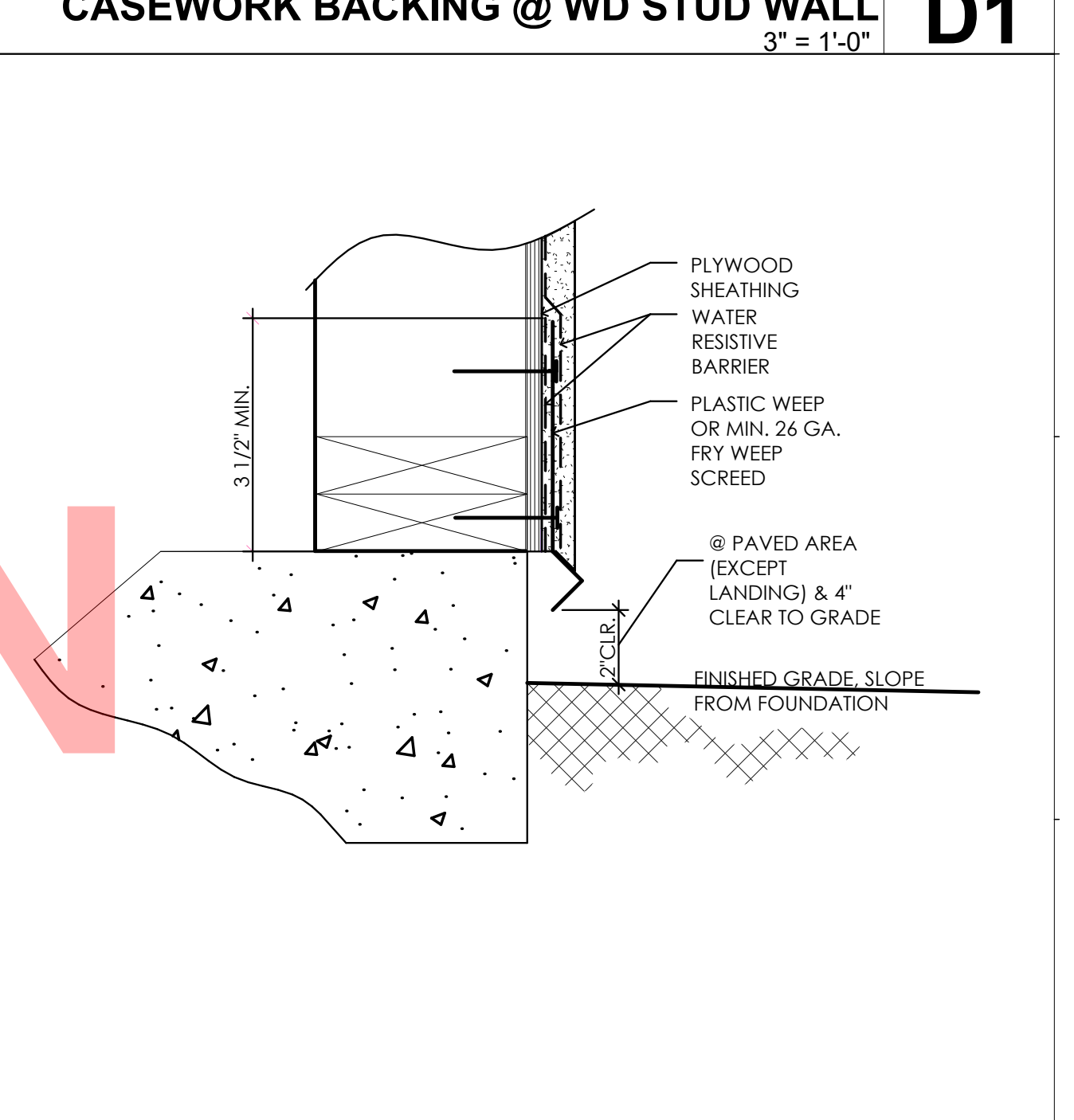
**CULTURED STONE WALL DETAIL**  
3" = 1'-0" **A9**



**WRAPPED POST W/ CULTURED STONE WALL**  
3" = 1'-0" **A6**



**WEEP SCREED ADJ. TO PAVED WALK**  
3" = 1'-0" **A3**



**TYPICAL WEEP SCREED DETAIL**  
3" = 1'-0" **A1**

7/12/2023 4:53:38 PM  
24" X 36"

SAMPLE PLAN  
ONLY  
NOT FOR  
CONSTRUCTION

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

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



UPDATE  
JULY 12, 2023

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED IN THE DRAWINGS WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

TITLE  
**ARCHITECTURAL DETAILS**

SCALE As indicated

**A-802**

|                              |                       |
|------------------------------|-----------------------|
| ISSUE DATE<br>APRIL 12, 2023 | JOB NUMBER<br>2023_26 |
| DRAWN BY<br>Author           | CHECKED BY<br>Checker |



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

PROJECT  
**ACCESSORY DWELLING UNIT**

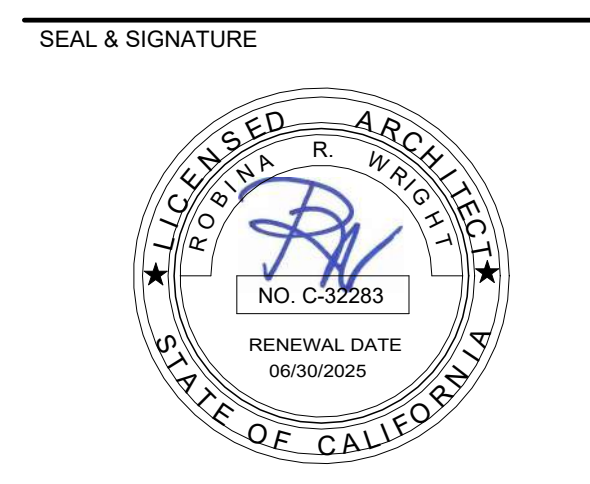
PWP23-003

**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



UPDATE  
JULY 12, 2023

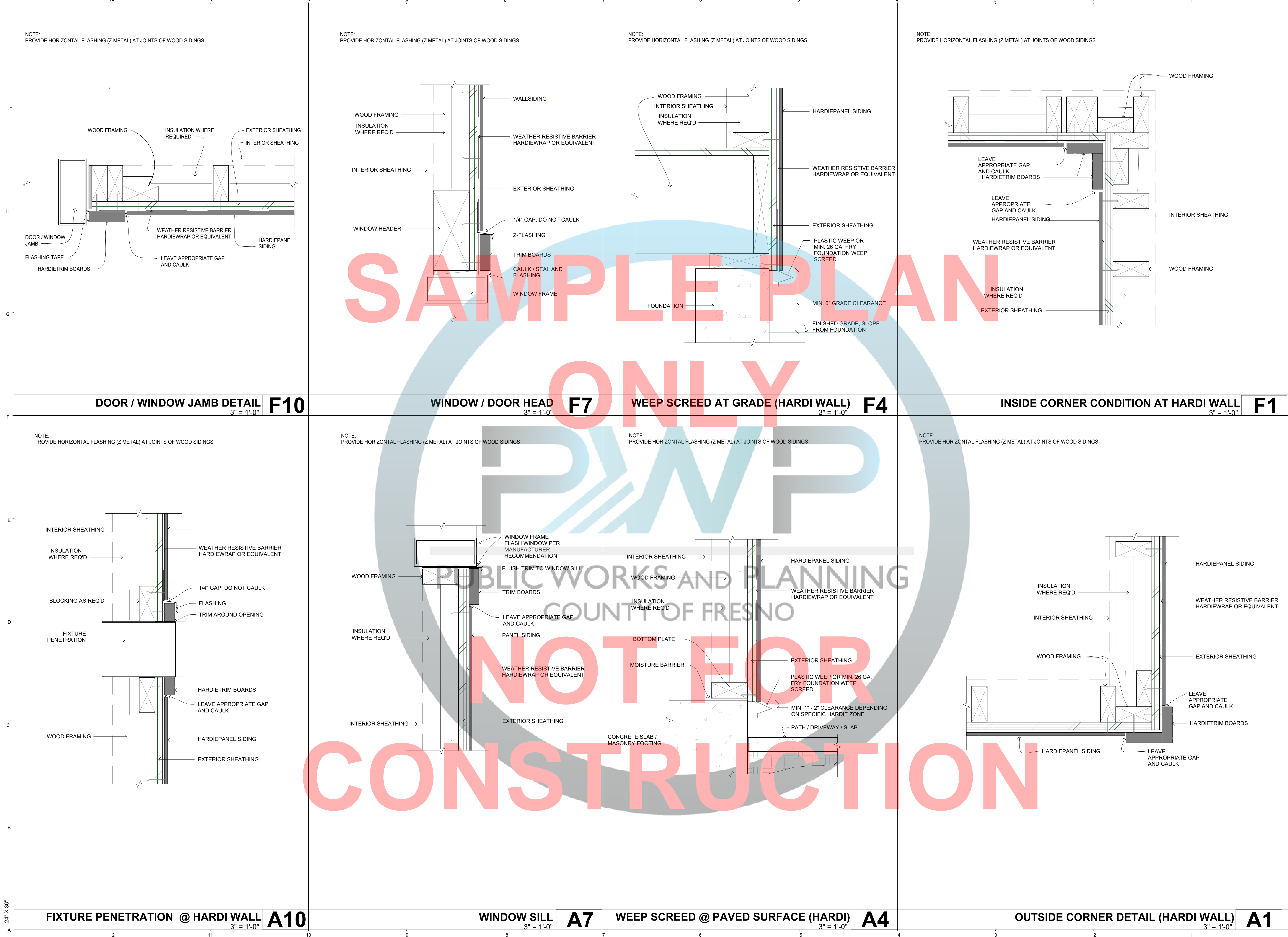
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

TITLE  
**WALL SIDING TYPICAL DETAILS**

SCALE 3" = 1'-0"

**A-803**

|                              |                       |
|------------------------------|-----------------------|
| ISSUE DATE<br>APRIL 12, 2023 | JOB NUMBER<br>2023_26 |
| DRAWN BY<br>Author           | CHECKED BY<br>Checker |



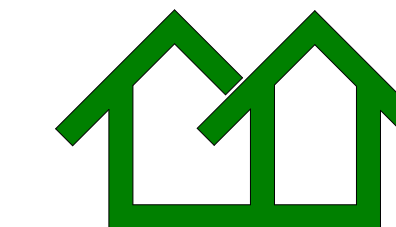
7/12/2023 4:53:38 PM  
24" X 36"



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

# OPTION # 3

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 12, 2023

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

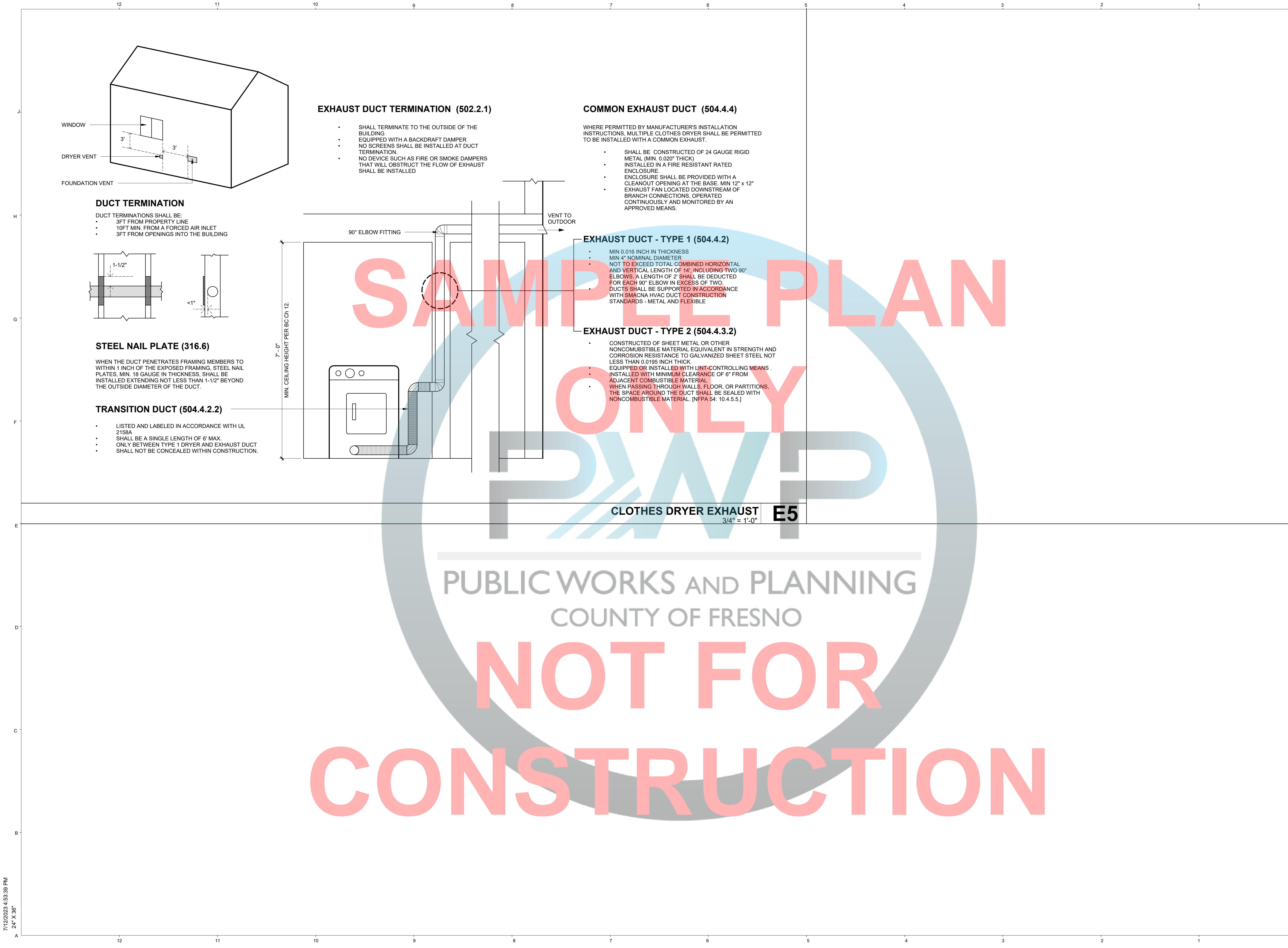
TITLE

CLOTHES DRYER EXHAUST DETAILS

SCALE 3/4" = 1'-0"

## A-804

|                |            |
|----------------|------------|
| ISSUE DATE     | JOB NUMBER |
| APRIL 12, 2023 | 2023_26    |
| DRAWN BY       | CHECKED BY |
| Author         | Checker    |



7/12/2023 4:53:39 PM  
24" X 36"







# 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

## RESIDENTIAL MANDATORY MEASURES, SHEET 2

(January 2023)

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

# OPTION # 3

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 12, 2023

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

TITLE  
**GREEN BUILDING MANDATORY MEASURES 2**

SCALE 1/2" = 1'-0"

# GBC-2

|                |            |
|----------------|------------|
| ISSUE DATE     | JOB NUMBER |
| APRIL 12, 2023 | 2023_26    |
| DRAWN BY       | CHECKED BY |
| RW             | RW         |

### 4.506 INDOOR AIR QUALITY AND EXHAUST

**4.506.1 Bathroom exhaust fans.** Each bathroom shall be mechanically ventilated and shall comply with the following:

- Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
  - Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
- a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
- b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in)

**Notes:**  
1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.  
2. Lighting integral to bathroom exhaust fans shall comply with the *California Energy Code*.

### 4.507 ENVIRONMENTAL COMFORT

**4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN.** Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

- The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
- Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
- Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

**Exception:** Use of alternate design temperatures necessary to ensure the system functions are acceptable.

## CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

**702 QUALIFICATIONS**  
**702.1 INSTALLER TRAINING.** HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

- State certified apprenticeship programs.
- Public utility training programs.
- Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
- Programs sponsored by manufacturing organizations.
- Other programs acceptable to the enforcing agency.

**702.2 SPECIAL INSPECTION (HCD).** When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

- Certification by a national or regional green building program or standard publisher.
- Certification by a statewide energy consulting or verification organization, such as HERS raters, performance contractors, and home energy auditors.
- Successful completion of a third party apprentice training program in the appropriate trade.
- Other programs acceptable to the enforcing agency.

**Notes:**  
1. Special inspectors shall be independent entities with no financial interest in the materials or project they are inspecting for compliance with this code.  
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

**Note:** Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

**703 VERIFICATIONS**  
**703.1 DOCUMENTATION.** Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

### Adhesives, sealant and caulks used on the project shall meet the

#### TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS

| SPECIALTY COATINGS (CONT.)   | VOC LIMIT |
|------------------------------|-----------|
| STONE CONSOLIDANTS           | 450       |
| SWIMMING POOL COATINGS       | 340       |
| TRAFFIC MARKING COATINGS     | 100       |
| TUB & TILE REFINISH COATINGS | 420       |
| WATERPROOFING MEMBRANES      | 250       |
| WOOD COATINGS                | 275       |
| WOOD PRESERVATIVES           | 350       |
| ZINC-RICH PRIMERS            | 340       |

- GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS
- THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
- VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

#### TABLE 4.504.5 - FORMALDEHYDE LIMITS

| PRODUCT                                     | CURRENT LIMIT |
|---|---------------|
| HARDWOOD PLYWOOD VENEER CORE                | 0.05          |
| HARDWOOD PLYWOOD COMPOSITE CORE             | 0.05          |
| PARTICLE BOARD                              | 0.09          |
| MEDIUM DENSITY FIBERBOARD                   | 0.11          |
| THIN MEDIUM DENSITY FIBERBOARD <sub>2</sub> | 0.13          |

- VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
- THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

### DIVISION 4.5 ENVIRONMENTAL QUALITY (CONT.)

**4.504.3 CARPET SYSTEMS.** All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350).

See California Department of Public Health's website for certification programs and testing labs.

<https://www.cdph.ca.gov/Programs/CCDPHP/DEOD/CEHLB/IAQ/Pages/VOC.aspx>.

**4.504.3.1 Carpet cushion.** All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350).

See California Department of Public Health's website for certification programs and testing labs.

<https://www.cdph.ca.gov/Programs/CCDPHP/DEOD/CEHLB/IAQ/Pages/VOC.aspx>.

**4.504.3.2 Carpet adhesive.** All carpet adhesive shall meet the requirements of Table 4.504.1.

**4.504.4 RESILIENT FLOORING SYSTEMS.** Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350).

See California Department of Public Health's website for certification programs and testing labs.

<https://www.cdph.ca.gov/Programs/CCDPHP/DEOD/CEHLB/IAQ/Pages/VOC.aspx>.

**4.504.5 COMPOSITE WOOD PRODUCTS.** Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in CARB's Air Toxics Control Measure for Composite Wood (17CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5

**4.504.5.1 Documentation.** Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

- Product certifications and specifications.
- Chain of custody certifications.
- Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
- Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
- Other methods acceptable to the enforcing agency.

### 4.505 INTERIOR MOISTURE CONTROL

**4.505.1 General.** Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

**4.505.2 CONCRETE SLAB FOUNDATIONS.** Concrete slab foundations required to have a vapor retarder by California Building Code Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

**4.505.2.1 Capillary break.** A capillary break shall be installed in compliance with at least one of the following:

- A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
- Other equivalent methods approved by the enforcing agency.
- A slab design specified by a licensed design professional.

**4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS.** Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

- Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
- Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
- At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.

### CONT.

#### TABLE 4.504.1 - ADHESIVE VOC LIMIT

| SPECIALTY APPLICATIONS           | VOC LIMIT |
|----------------------------------|-----------|
| PVC WELDING                      | 510       |
| CPVC WELDING                     | 490       |
| ABS WELDING                      | 325       |
| PLASTIC CEMENT WELDING           | 250       |
| ADHESIVE PRIMER FOR PLASTIC      | 550       |
| CONTACT ADHESIVE                 | 80        |
| SPECIAL PURPOSE CONTACT ADHESIVE | 250       |
| STRUCTURAL WOOD MEMBER ADHESIVE  | 140       |
| TOP & TRIM ADHESIVE              | 250       |

- IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
- FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

#### TABLE 4.504.2 - SEALANT VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)

| SEALANTS                 | VOC LIMIT |
|--------------------------|-----------|
| ARCHITECTURAL            | 250       |
| MARINE DECK              | 760       |
| NONMEMBRANE ROOF         | 300       |
| ROADWAY                  | 250       |
| SINGLE-PLY ROOF MEMBRANE | 450       |
| OTHER                    | 420       |

Adhesives, sealant and caulks used on the project shall meet the

#### TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

| COATING CATEGORY            | VOC LIMIT |
|-----------------------------|-----------|
| FLAT COATINGS               | 50        |
| NON-FLAT COATINGS           | 100       |
| NONFLAT-HIGH GLOSS COATINGS | 150       |

#### SPECIALTY COATINGS

|   |     |
|---|-----|
| ALUMINUM ROOF COATINGS                    | 400 |
| BASEMENT SPECIALTY COATINGS               | 400 |
| BITUMINOUS ROOF COATINGS                  | 50  |
| BITUMINOUS ROOF PRIMERS                   | 350 |
| BOND BREAKERS                             | 350 |
| CONCRETE CURING COMPOUNDS                 | 350 |
| CONCRETE/MASONRY SEALERS                  | 100 |
| DRIVEWAY SEALERS                          | 50  |
| DRY FOG COATINGS                          | 150 |
| FAUX FINISHING COATINGS                   | 350 |
| FIRE RESISTIVE COATINGS                   | 350 |
| FLOOR COATINGS                            | 100 |
| FORM-RELEASE COMPOUNDS                    | 250 |
| GRAPHIC ARTS COATINGS (SIGN PAINTS)       | 500 |
| HIGH TEMPERATURE COATINGS                 | 420 |
| INDUSTRIAL MAINTENANCE COATINGS           | 250 |
| LOW SOLIDS COATINGS <sub>1</sub>          | 120 |
| MAGNESITE CEMENT COATINGS                 | 450 |
| MASTIC TEXTURE COATINGS                   | 100 |
| METALLIC PIGMENTED COATINGS               | 500 |
| MULTICOLOR COATINGS                       | 250 |
| PRETREATMENT WASH PRIMERS                 | 420 |
| PRIMERS, SEALERS, & UNDERCOATERS          | 100 |
| REACTIVE PENETRATING SEALERS              | 350 |
| RECYCLED COATINGS                         | 250 |
| ROOF COATINGS                             | 50  |
| RUST PREVENTATIVE COATINGS                | 250 |
| SHELLACS                                  |     |
| CLEAR                                     | 730 |
| OPAQUE                                    | 550 |
| SPECIALTY PRIMERS, SEALERS & UNDERCOATERS | 100 |
| STAINS                                    | 250 |

### DIVISION 4.5 ENVIRONMENTAL QUALITY

**SECTION 4.501 GENERAL**  
**4.501.1 Scope**  
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

**SECTION 4.502 DEFINITIONS**  
**5.102.1 DEFINITIONS**  
The following terms are defined in Chapter 2 (and are included here for reference)

**AGRIFIBER PRODUCTS.** Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

**COMPOSITE WOOD PRODUCTS.** Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

**DIRECT-VENT APPLIANCE.** A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.  
**MAXIMUM INCREMENTAL REACTIVITY (MIR).** The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O<sub>3</sub>/g ROG).  
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

**MOISTURE CONTENT.** The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

**PRODUCT-WEIGHTED MIR (PWWIR).** The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWWIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).  
Note: PWWIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

**REACTIVE ORGANIC COMPOUND (ROC).** Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

**VOC.** A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

**4.503 FIREPLACES**  
**4.503.1 GENERAL.** Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

**4.504 POLLUTANT CONTROL**  
**4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION.** At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

**4.504.2 FINISH MATERIAL POLLUTANT CONTROL.** Finish materials shall comply with this section.

**4.504.2.1 Adhesives, Sealants and Caulks.** Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

- Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
- Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title commencing with section 94507.

**4.504.2.2 Paints and Coatings.** Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

**4.504.2.3 Aerosol Paints and Coatings.** Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520, and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

**4.504.2.4 Verification.** Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

- Manufacturer's product specification.
- Field verification of on-site product containers.

#### TABLE 4.504.1 - ADHESIVE VOC LIMIT

(Less Water and Less Exempt Compounds in Grams per Liter)

| ARCHITECTURAL APPLICATIONS         | VOC LIMIT |
|------------------------------------|-----------|
| INDOOR CARPET ADHESIVES            | 50        |
| CARPET PAD ADHESIVES               | 50        |
| OUTDOOR CARPET ADHESIVES           | 150       |
| WOOD FLOORING ADHESIVES            | 100       |
| RUBBER FLOOR ADHESIVES             | 60        |
| SUBFLOOR ADHESIVES                 | 50        |
| CERAMIC TILE ADHESIVES             | 65        |
| VCT & ASPHALT TILE ADHESIVES       | 50        |
| DRYWALL & PANEL ADHESIVES          | 50        |
| COVE BASE ADHESIVES                | 50        |
| MULTIPURPOSE CONSTRUCTION ADHESIVE | 70        |
| STRUCTURAL GLAZING ADHESIVES       | 100       |
| SINGLE-PLY ROOF MEMBRANE ADHESIVES | 250       |
| OTHER ADHESIVES NOT LISTED         | 50        |



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

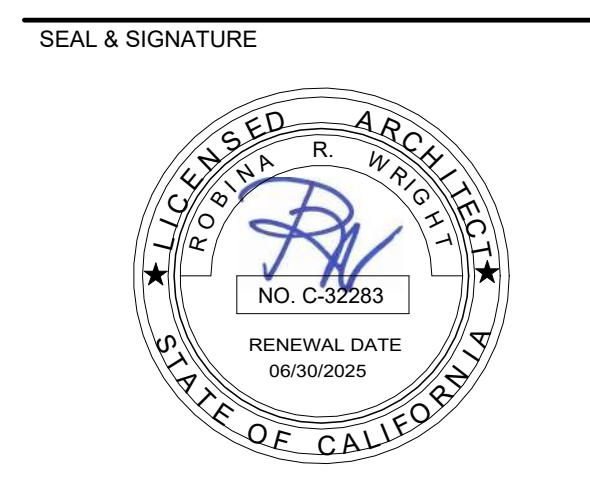
PROJECT  
**ACCESSORY DWELLING UNIT**

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



UPDATE  
JULY 12, 2023

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED IN THE DRAWINGS WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

TITLE  
**TYPICAL WOOD FRAMING DETAILS**

SCALE 1/4" = 1'-0"

**S-101**

|                              |                       |
|------------------------------|-----------------------|
| ISSUE DATE<br>APRIL 12, 2023 | JOB NUMBER<br>2023_26 |
| DRAWN BY<br>RL               | CHECKED BY<br>RW      |

SAMPLE PLAN ONLY

**E10** SILL PLATE @ NON-LOAD BEARING WALL NTS

**E7** PLYWOOD SIDING NAILS NTS

**E6** TYPICAL WALL ELEVATION NTS

**E1** PLYWOOD NAILING NTS

**D10** TYPICAL FRAMING ANCHOR CONFIGURATION NTS

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

**D1** HOLES & NOTCHING IN WOOD FRAMING NTS

**A10** SPLICE FOR SILL, PLATES, & LEDGERS NTS

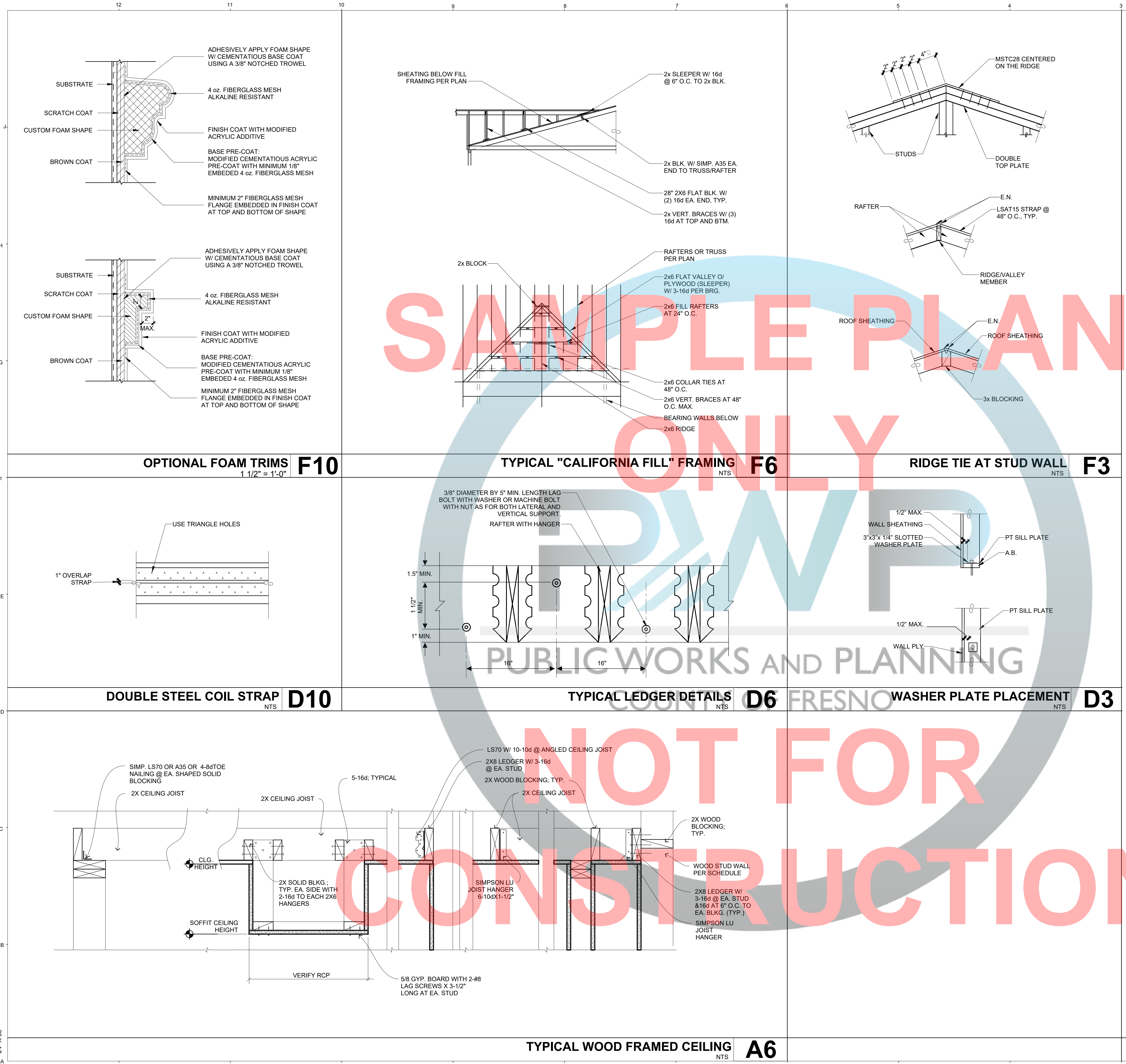
**A7** PLYWOOD NAILING NTS

**A1** WALL & OPENING FRAMING NTS

7/12/2023 4:53:42 PM 24" X 36"



7/12/2023 4:53:43 PM 24" X 36"



- 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.

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

# OPTION # 3

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 12, 2023

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

TITLE  
**STRUCTURAL DETAILS**

SCALE  
As indicated

## S-102

|                              |                       |
|------------------------------|-----------------------|
| ISSUE DATE<br>APRIL 12, 2023 | JOB NUMBER<br>2023_26 |
| DRAWN BY<br>Author           | CHECKED BY<br>Checker |



| TABLE R602.3(2) ALTERNATE ATTACHMENTS TO TABLE R602.3(1)  |   |                                   |                                |
|---|---|-----------------------------------|--------------------------------|
| NOMINAL MATERIAL THICKNESS (inches)   | DESCRIPTION <sup>a,b</sup> OF FASTENER AND LENGTH (inches)                    | SPACING <sup>c</sup> OF FASTENERS |                                |
|   |   | EDGES (inches)                    | INTERMEDIATE SUPPORTS (inches) |
| <b>WOOD STRUCTURAL PANELS SUBFLOOR, ROOF AND WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING<sup>d</sup></b>  |   |                                   |                                |
| UP TO 1/2   | STAPLE 15 GA. 13/4  | 4                                 | 8                              |
|   | 0.097 - 0.099 NAIL 21/4   | 3                                 | 6                              |
| 19/32 AND 5/8   | STAPLE 16 GA. 13/4  | 3                                 | 6                              |
|   | 0.113 NAIL 2  | 3                                 | 6                              |
| 23/32 AND 3/4   | STAPLE 15 AND 16 GA. 2  | 4                                 | 8                              |
|   | 0.097 - 0.099 NAIL 21/4   | 4                                 | 8                              |
| 1   | STAPLE 14 GA. 2   | 4                                 | 8                              |
|   | 0.097 - 0.099 NAIL 21/4   | 3                                 | 6                              |
| 1   | STAPLE 15 GA. 21/4  | 4                                 | 8                              |
|   | 0.097 - 0.099 NAIL 21/2   | 4                                 | 8                              |
| NOMINAL MATERIAL THICKNESS (inches)   | DESCRIPTION <sup>a,b</sup> OF FASTENER AND LENGTH (inches)                    | SPACING <sup>c</sup> OF FASTENERS |                                |
|   |   | EDGES (inches)                    | BODY OF PANEL (inches)         |
| <b>FLOOR, UNDERLAYMENT, PLYWOOD-HARDBOARD-PARTICLEBOARD-FIBER-CEMENT<sup>e</sup></b>  |   |                                   |                                |
| <b>FIBER-CEMENT</b>   |   |                                   |                                |
| 1/4   | 3D, CORROSION-RESISTANT, RING SHANK NAILS (FINISHED FLOORING OTHER THAN TILE) | 3                                 | 6                              |
|   | STAPLE 18 GA., 7/8 LONG, 1/4 CROWN (FINISHED FLOORING OTHER THAN TILE)        | 3                                 | 6                              |
| 1 1/4 LONG X 121 SHANK X .375 HEAD DIAMETER CORROSION-RESISTANT (GALVANIZED OR STAINLESS STEEL) ROOFING NAILS (FOR TILE FINISH)   |   |                                   | 8                              |
| 1 1/4 LONG  | NO. 8 X .375 HEAD DIAMETER, RIBBED WAFER-HEAD SCREWS (FOR TILE FINISH)        |                                   | 8                              |
| <b>PLYWOOD</b>  |   |                                   |                                |
| 1/4 AND 5/16  | 1 1/4 RING OR SCREW SHANK NAIL-MINIMUM 12 1/2 GA. (0.099") SHANK DIAMETER     | 3                                 | 6                              |
|   | STAPLE 18 GA., 7/8, 3/16 CROWN WIDTH  | 2                                 | 5                              |
| 11/32, 3/8, 15/32, AND 1/2  | 1 1/4 RING OR SCREW SHANK NAIL-MINIMUM 12 1/2 GA. (0.099") SHANK DIAMETER     | 6                                 | 8 <sup>g</sup>                 |
| 19/32, 5/8, 23/32 AND 3/4   | 1 1/2 RING OR SCREW SHANK NAIL-MINIMUM 12 1/2 GA. (0.099") SHANK DIAMETER     | 6                                 | 8                              |
|   | STAPLE 16 GA. 1 1/2   | 6                                 | 8                              |
| <b>HARDBOARD<sup>f</sup></b>  |   |                                   |                                |
| 0.200   | 1 1/2 LONG RING-GROOVED UNDERLAYMENT NAIL                                     | 6                                 | 6                              |
|   | 4D CEMENT-COATED SINKER NAIL  | 6                                 | 6                              |
|   | STAPLE 18 GA., 7/8 LONG (PLASTIC COATED)                                      | 3                                 | 6                              |
| <b>PARTICLEBOARD</b>  |   |                                   |                                |
| 1/4   | 4D RING-GROOVED UNDERLAYMENT NAIL   | 3                                 | 6                              |
|   | STAPLE 18 GA., 7/8 LONG, 3/16 CROWN   | 3                                 | 6                              |
| 3/8   | 6D RING-GROOVED UNDERLAYMENT NAIL   | 6                                 | 10                             |
|   | STAPLE 16 GA., 1 1/8 LONG, 3/8 CROWN  | 3                                 | 6                              |
| 1/2, 5/8  | 6D RING-GROOVED UNDERLAYMENT NAIL   | 6                                 | 10                             |
|   | STAPLE 16 GA., 1 5/8 LONG, 3/8 CROWN  | 3                                 | 6                              |
| <b>FOR SI: 1 inch = 25.4 mm.</b>  |   |                                   |                                |
| a. NAIL IS A GENERAL DESCRIPTION AND SHALL BE PERMITTED TO BE T-HEAD, MODIFIED ROUND HEAD OR ROUND HEAD.  |   |                                   |                                |
| b. STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF 7/16-INCH ON DIAMETER EXCEPT AS NOTED.   |   |                                   |                                |
| c. 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.  |   |                                   |                                |
| d. 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.  |   |                                   |                                |
| e. HARDBOARD UNDERLAYMENT SHALL CONFORM TO CPA/ANSI A135.4  |   |                                   |                                |
| f. 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. |   |                                   |                                |
| g. FIBER-CEMENT UNDERLAYMENT SHALL CONFORM TO ASTM C 1288 OR ISO 8336, CATEGORY C.  |   |                                   |                                |

| TABLE R702.3.5 MINIMUM THICKNESS AND APPLICATION OF GYPSUM BOARD AND GYPSUM PANEL PRODUCTS   |                      |  |  |                                       |  |  |
|--|----------------------|--|--|---------------------------------------|--|--|
| THICKNESS OF GYPSUM BOARD OR GYPSUM PANEL PRODUCTS (inches)  | APPLICATION          | ORIENTATION OF GYPSUM BOARD OR GYPSUM PANEL PRODUCT TO FRAMING | MAXIMUM SPACING OF FRAMING MEMBERS (inches O.C.) | MAXIMUM SPACING OF FASTENERS (inches) | SIZE OF NAILS FOR APPLICATION TO WOOD FRAMING <sup>a</sup> |  |
|  |                      |  |  |                                       |  | NAILS <sup>a</sup>   |
| <b>APPLICATION WITHOUT ADHESIVE</b>  |                      |  |  |                                       |  |  |
| 3/8  | CEILING <sup>d</sup> | PERPENDICULAR  | 16   | 7                                     | 12   | 13 GAGE, 1 1/4" LONG, 19/64" HEAD, 0.098" DIAMETER   |
|  | WALL                 | EITHER DIRECTION   | 16   | 8                                     | 16   | 1 1/4" LONG, ANNULAR-RINGED; OR 4d COOLER NAIL, 0.080" DIAMETER, 13/8" LONG, 7/32" HEAD.   |
| 1/2  | CEILING              | EITHER DIRECTION   | 16   | 7                                     | 12   | 13 GAGE, 1 3/8" LONG, 19/64" HEAD, 0.098" DIAMETER; 1 1/4" LONG, ANNULAR-RINGED; OR 5d COOLER NAIL, 0.080" DIAMETER, 15/8" LONG, 15/64" HEAD; OR GYPSUM BOARD NAIL, 0.086" DIAMETER, 15/8" LONG, 9/32" HEAD. |
|  | WALL                 | EITHER DIRECTION   | 24   | 7                                     | 12   | 13 GAGE, 1 3/8" LONG, 19/64" HEAD, 0.098" DIAMETER, 1 1/4" LONG, ANNULAR-RINGED; OR 5d COOLER NAIL, 0.086" DIAMETER, 15/8" LONG, 15/64" HEAD; OR GYPSUM BOARD NAIL, 0.086" DIAMETER, 15/8" LONG, 9/32" HEAD. |
| 5/8  | CEILING              | PERPENDICULAR  | 24   | 7                                     | 12   | 13 GAGE, 1 5/8" LONG, 19/64" HEAD, 0.098" DIAMETER, 13/8" LONG, ANNULAR-RINGED; OR 6d COOLER NAIL, 0.082" DIAMETER, 17/8" LONG, 1/4" HEAD; OR GYPSUM BOARD NAIL, 0.0915" DIAMETER, 17/8" LONG, 19/64" HEAD.  |
|  | WALL                 | EITHER DIRECTION   | 24   | 8                                     | 16   | 17/8" LONG 6d COATED NAILS OR EQUIVALENT DRYWALL SCREWS. SCREWS SHALL COMPLY WITH SECTION R702.3.5.1   |
| <b>APPLICATION WITH ADHESIVE</b>   |                      |  |  |                                       |  |  |
| 3/8  | CEILING <sup>d</sup> | PERPENDICULAR  | 16   | 16                                    | 16   | SAME AS ABOVE FOR 3/8" GYPSUM BOARD AND GYPSUM PANEL PRODUCTS.   |
|  | WALL                 | EITHER DIRECTION   | 16   | 16                                    | 24   | SAME AS ABOVE FOR 1/2" AND 5/8" GYPSUM BOARD AND GYPSUM PANEL PRODUCTS, RESPECTIVELY.  |
| 1/2 OR 5/8   | CEILING <sup>d</sup> | PERPENDICULAR  | 24   | 12                                    | 16   | SAME AS ABOVE FOR 1/2" AND 5/8" GYPSUM BOARD AND GYPSUM PANEL PRODUCTS, RESPECTIVELY.  |
|  | WALL                 | EITHER DIRECTION   | 24   | 16                                    | 24   | SAME AS ABOVE FOR 1/2" AND 5/8" GYPSUM BOARD AND GYPSUM PANEL PRODUCTS, RESPECTIVELY.  |
| TWO 3/8 LAYERS   | CEILING              | PERPENDICULAR  | 16   | 16                                    | 16   | BASE PLY NAILED AS ABOVE FOR 1/2" GYPSUM BOARD AND GYPSUM PANEL PRODUCTS. FACE PLY INSTALLED WITH ADHESIVE.  |
|  | WALL                 | EITHER DIRECTION   | 24   | 24                                    | 24   | BASE PLY NAILED AS ABOVE FOR 1/2" GYPSUM BOARD AND GYPSUM PANEL PRODUCTS. FACE PLY INSTALLED WITH ADHESIVE.  |
| <b>FOR SI: 1 inch = 25.4 mm.</b>   |                      |  |  |                                       |  |  |
| a. FOR APPLICATION WITHOUT ADHESIVE, A PAIR OF NAILS SPACED NOT LESS THAN 2 INCHES APART OR MORE THAN 2 1/2 INCHES APART SHALL BE PERMITTED TO BE USED WITH THE PAIR OF NAILS SPACED 12 INCHES ON CENTER.  |                      |  |  |                                       |  |  |
| b. SCREWS SHALL BE IN ACCORDANCE WITH SECTION R702.3.5.1. SCREWS FOR ATTACHING GYPSUM BOARD OR GYPSUM PANEL PRODUCTS TO STRUCTURAL INSULATED PANELS SHALL PENETRATE THE WOOD STRUCTURAL PANEL FACING NOT LESS THAN 7/16 INCH.  |                      |  |  |                                       |  |  |
| c. WHERE COLD FORMED STEEL FRAMING IS USED WITH A CLINCHING DESIGN TO RECEIVE NAILS BY TWO EDGES OF METAL, THE NAILS SHALL BE NOT LESS THAN 5/8 INCH LONGER THAN THE GYPSUM BOARD OR GYPSUM PANEL PRODUCT THICKNESS AND SHALL HAVE RINGED SHANKS, WHERE THE COLD-FORMED STEEL FRAMING HAS A NAILING GROOVE FORMED TO RECEIVE THE NAILS, THE NAILS SHALL HAVE BARBED SHANKS OR BE 5D, 13 GAGE, 1 5/8 INCHES LONG, 15/64 INCH HEAD FOR 1/2-INCH GYPSUM BOARD OR GYPSUM PANEL PRODUCT, AND 6D, 13 GAGE, 1 7/8 INCHES LONG, 15/64 INCH HEAD FOR 5/8-INCH GYPSUM BOARD OR GYPSUM PANEL PRODUCT.   |                      |  |  |                                       |  |  |
| d. THREE-EIGHTHS-INCH THICK SINGLE-PLY GYPSUM BOARD OR GYPSUM PANEL PRODUCT SHALL NOT BE USED ON A CEILING WHERE A WATER-BASED TEXTURED FINISH IS TO BE APPLIED, OR WHERE IT WILL BE REQUIRED TO SUPPORT INSULATION ABOVE A CEILING. ON CEILING APPLICATIONS TO RECEIVE A WATER-BASED TEXTURE MATERIAL, EITHER HAND OR SPRAY APPLIED, THE GYPSUM BOARD OR GYPSUM PANEL PRODUCT SHALL BE APPLIED PERPENDICULAR TO FRAMING. WHERE APPLYING A WATER-BASED TEXTURE MATERIAL, THE MINIMUM GYPSUM BOARD THICKNESS SHALL BE INCREASED FROM 3/8 INCH TO 1/2 INCH FOR 16-INCH ON CENTER FRAMING, AND FROM 1/2 INCH TO 5/8 INCH FOR 24-INCH ON CENTER FRAMING OR 12-INCH SAG-RESISTANT GYPSUM CEILING BOARD SHALL BE USED. |                      |  |  |                                       |  |  |

| TABLE R602.3(3) REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES  |   |  |                                    |                     |                     |                          |                          |
|--|---|--|------------------------------------|---------------------|---------------------|--------------------------|--------------------------|
| MINIMUM NAIL SIZE  | MINIMUM WOOD STRUCTURAL PANEL SPAN RATING | MINIMUM NOMINAL PANEL THICKNESS (inches) | MAXIMUM WALL STUD SPACING (inches) | PANEL NAIL SPACING  |                     | PANEL NAIL SPACING       |                          |
|  |   |  |                                    | EDGES (inches o.c.) | FIELD (inches o.c.) | WIND EXPOSURE CATEGORY B | WIND EXPOSURE CATEGORY C |
| 6d COMMON (2.0" x 0.113")  | 1.5                                       | 24/0                                     | 3/8                                | 16                  | 12                  | 140                      | 115 110                  |
| 8d COMMON (2.5" x 0.131")  | 1.75                                      | 24/16                                    | 7/16                               | 16                  | 12                  | 170                      | 140 135                  |
| <b>FOR SI: 1 inch = 25.4 mm, 1 MILE PER HOUR = 0.447 m/s</b>   |   |  |                                    |                     |                     |                          |                          |
| a. PANEL STRENGTH AXIS PARALLEL OR PERPENDICULAR TO SUPPORTS. THREE-PLY PLYWOOD SHEATHING WITH STUDS SPACED MORE THAN 16 INCHES ON CENTER SHALL BE APPLIED WITH PANEL STRENGTH AXIS PERPENDICULAR TO SUPPORTS.   |   |  |                                    |                     |                     |                          |                          |
| b. TABLE IS BASED ON WIND PRESSURES ACTING TOWARD AND AWAY FROM BUILDING SURFACES IN ACCORDANCE WITH SECTION R301.2. LATERAL BRACING REQUIREMENTS SHALL BE IN ACCORDANCE WITH SECTION R602.10.   |   |  |                                    |                     |                     |                          |                          |
| c. WOOD STRUCTURAL PANELS WITH SPAN RATINGS OF WALL-16 OR WALL-24 SHALL BE PERMITTED AS AN ALTERNATE TO PANELS WITH A 24/0 SPAN RATING. PLYWOOD SIDING RATED 16 O.C. OR 24 O.C. SHALL BE PERMITTED AS AN ALTERNATE TO PANELS WITH A 24/16 SPAN RATING. WALL-16 AND PLYWOOD SIDING 16 O.C. SHALL BE USED WITH STUDS SPACED NOT MORE THAN 16 INCHES ON CENTER. |   |  |                                    |                     |                     |                          |                          |

| TABLE R602.3(4) ALLOWABLE SPANS FOR PARTICLE BOARD WALL SHEATHING   |                   |                                |                                    |    |
|---|-------------------|--------------------------------|------------------------------------|----|
| THICKNESS (inches)  | GRADE             | STUD SPACING (inches)          |                                    |    |
|   |                   | WHEN SIDING IS NAILED TO STUDS | WHEN SIDING IS NAILED TO SHEATHING |    |
| 3/8   | M-1 EXTERIOR GLUE | 16                             |                                    |    |
| 1/2   | M-2 EXTERIOR GLUE | 16                             |                                    | 16 |
| <b>FOR SI: 1 inch = 25.4 mm.</b>  |                   |                                |                                    |    |
| a. WALL SHEATHING NOT EXPOSED TO THE WEATHER. IF THE PANELS ARE APPLIED HORIZONTALLY, THE END JOINTS OF THE PANEL SHALL BE OFFSET SO THAT FOUR PANEL CORNERS WILL NOT MEET. ALL PANEL EDGES MUST BE SUPPORTED. LEAVE A 1/16-INCH GAP BETWEEN PANELS AND NAIL NOT LESS THAN 3/8 INCH FROM PANEL EDGES. |                   |                                |                                    |    |

| TABLE R602.3 (1) FASTENING SCHEDULE |   |  |   |
|-------------------------------------|---|--|---|
| ITEM                                | DESCRIPTION OF BUILDING ELEMENTS  | NUMBER AND TYPE OF FASTENERS <sup>a,b,c</sup>  | SPACING AND LOCATION  |
| 1                                   | BLOCKING BETWEEN CEILING JOIST OR RAFTERS TO TOP PLATE  | 4-8d BOX (2 1/2" x 0.113") OR 3-8d COMMON (2 1/2" x 0.131") OR 3-10d BOX (3" x 0.128") OR 3-3" x 0.131" NAILS                                  | TOE NAIL  |
| 2                                   | CEILING JOIST TO TOP PLATE  | 4-8d BOX (2 1/2" x 0.113") OR 3-8d COMMON (2 1/2" x 0.131") OR 3-10d BOX (3" x 0.128") OR 3-3" x 0.131" NAILS                                  | PER JOIST TOE NAIL  |
| 3                                   | CEILING JOIST NOT ATTACHED TO PARALLEL RAFTERS, LAPS OVER PARTITION (SEE SECTION R602.3.1, R602.3.2 AND TABLE R602.5.1 (9)) | 4-10d BOX (2 1/2" x 0.113") OR 3-16d COMMON (3 1/2" x 0.162") OR 3-10d BOX (3" x 0.128") OR 4-3" x 0.131" NAILS                                | FACE NAIL   |
| 4                                   | CEILING JOIST ATTACHE TO PARALLEL RAFTER (HEEL JOINT) (SEE SECTION R602.3.1 AND R602.3.2 AND TABLE R602.5.1 (9))            | TABLE R602.5.1 (9)   | FACE NAIL   |
| 5                                   | COLLAR TIE TO RAFTER, FACE NAIL OR 1 1/4" x 20ga.   | 4-10d BOX (3" x 0.128") OR 3-10d COMMON (3" x 0.148") OR 4-3" x 0.131" NAILS   | FACE NAIL EA. RAFTER  |
| 6                                   | RAFTER OR ROOF TRUSS TO PLATE   | 3-16d BOX (3 1/2" x 0.135") OR 3-10d COMMON NAILS (3 1/2" x 0.148") OR 4-10d BOX (3" x 0.128") OR 4-3" x 0.131" NAILS                          | 2 TOE NAILS ON ONE SIDE AND 1 TOE NAIL ON OPPOSITE SIDE OF EACH RAFTER OR TRUSS         |
| 7                                   | ROOF RAFTERS TO RIDGR, VALLET OR HIP RAFTERS OR ROOF RAFTER TO MINIMUM 2" RIDGE BEAM  | 4-16d BOX (3 1/2" x 0.135") OR 3-10d COMMON NAILS (3 1/2" x 0.148") OR 4-10d BOX (3" x 0.128") OR 4-3" x 0.131" NAILS                          | TOE NAIL  |
|                                     |   | 3-16d BOX (3 1/2" x 0.135") OR 3-16d COMMON (3 1/2" x 0.162") OR 3-10d BOX (3" x 0.128") OR 4-3" x 0.131" NAILS                                | END NAIL  |
| <b>WALL</b>                         |   |  |   |
| 8                                   | STUD TO STUD (NOT AT BRACED WALL PANELS)  | 16d COMMON (3 1/2" x 0.162")   | 24" O.C. FACE NAIL  |
|                                     |   | 10d BOX (3" x 0.128") OR 3" x 0.131" NAILS   | 16" O.C. FACE NAIL  |
| 9                                   | STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT BRACED WALL PANELS)  | 16d BOX (3 1/2" x 0.135") OR 3" x 0.131" NAILS   | 12" O.C. FACE NAIL  |
| 10                                  | BUILT-UP HEADER (2" TO 2" HEADER WITH 1/2" SPACER)  | 16d COMMON (3 1/2" x 0.162")   | 16" O.C. EACH EDGE  |
| 11                                  | CONTINUOUS HEADER TO STUD   | 16d BOX (3" x 0.135")  | FACE NAIL   |
|                                     |   | 16d COMMON (3 1/2" x 0.162")   | FACE NAIL   |
| 12                                  | TOP PLATE TO TOP PLATE  | 10d BOX (3" x 0.128") OR 3" x 0.131" NAILS   | 12" O.C. FACE NAIL  |
| 13                                  | DOUBLE TOP PLATE SPLICE FOR SDCs A-D2 WITH SEISMIC BRACED WALL LINE SPACING <25'  | 8-16d BOX (3 1/2" x 0.135") OR 2-16d COMMON (3 1/2" x 0.162") OR 12-10d BOX (3" x 0.128") OR 12-3" x 0.131" NAILS                              | PER JOIST TOE NAIL  |
|                                     |   | 12-16d (3 1/2" x 0.135")   | FACE NAIL ON EACH SIDE OF END JOINT (MIN. 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT) |
| 14                                  | BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)  | 16d COMMON (3 1/2" x 0.162")   | 16" O.C. FACE NAIL  |
| 15                                  | BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)  | 16d BOX (3 1/2" x 0.135") OR 3" x 0.131" NAILS   | 3" EA. 16" O.C. FACE NAIL<br>2" EA. 16" O.C. FACE NAIL<br>4" EA. 16" O.C. FACE NAIL     |
|                                     |   | 4-8d BOX (2 1/2" x 0.113") OR 3-8d COMMON (2 1/2" x 0.131") OR 4-8d COMMON (2 1/2" x 0.131") OR 4-10d BOX (3" x 0.128") OR 4-3" x 0.131" NAILS | TOE NAIL  |
| 16                                  | TOP OR BOTTOM PLATE TO STUD   | 3-16d BOX (3 1/2" x 0.135") OR 2-16d COMMON (3 1/2" x 0.162") OR 3-10d BOX (3" x 0.128") OR 3-3" x 0.131" NAILS                                | END NAIL  |
|                                     |   | 3-10d BOX (3" x 0.128") OR 2-16d COMMON (3 1/2" x 0.162") OR 3-3" x 0.131" NAILS   | FACE NAIL   |
| 17                                  | TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS   | 3-8d BOX (2 1/2" x 0.113") OR 2-8d COMMON (2 1/2" x 0.131") OR 2-10d BOX (3" x 0.128") OR 2 STAPLES, 1" CROWN, 16ga. 1 3/4" LONG               | FACE NAIL   |
| 18                                  | 1" BRACE TO EACH STUD AND PLATE   | 3-8d BOX (2 1/2" x 0.113") OR 2-8d COMMON (2 1/2" x 0.131") OR 2-10d BOX (3" x 0.128") OR 2 STAPLES, 1" CROWN, 16ga. 1 3/4" LONG               | FACE NAIL   |
|                                     |   | 3-8d BOX (2 1/2" x 0.113") OR 3-8d COMMON (2 1/2" x 0.131") OR 3-10d BOX (3" x 0.128") OR 3 STAPLES, 1" CROWN, 16ga. 1 3/4" LONG               | FACE NAIL   |
| 19                                  | 1" x 6" SHEATHING TO EACH BEARING   | 3-8d BOX (2 1/2" x 0.113") OR 2-8d COMMON (2 1/2" x 0.131") OR 2-10d BOX (3" x 0.128") OR 2 STAPLES, 1" CROWN, 16ga. 1 3/4" LONG               | FACE NAIL   |
|                                     |   | 3-8d BOX (2 1/2" x 0.113") OR 3-8d COMMON (2 1/2" x 0.131") OR 3-10d BOX (3" x 0.128") OR 4 STAPLES, 1" CROWN, 16ga. 1 3/4" LONG               | FACE NAIL   |
| 20                                  | 1" x 8" WIDER SHEATHING TO EACH BEARING   | WIDER THAN 1" x 8"   | FACE NAIL   |
|                                     |   | 4-8d BOX (2 1/2" x 0.113") OR 3-8d COMMON (2 1/2" x 0.131") OR 3-10d BOX (3" x 0.128") OR 4 STAPLES, 1" CROWN, 16ga. 1 3/4" LONG               | FACE NAIL   |

| TABLE R602.3 (2) SINGLE TOP-PLATE SPLICE CONNECTION DETAILS                                    |  |   |                                     |
|--|--|---|-------------------------------------|
| CONDITION  | TOP - PLATE SPLICE CONNECTION DETAILS  |   |                                     |
|  | CORNERS AND INTERSECTING   | BUTT JOINTS IN A STRAIGHT WALL                        |                                     |
| STRUCTURE IN SDC D0, D1A AND D2 WITH BRACED WALL LINE SPACING GREATER THAN OR EQUAL TO 25 FEET | SPLICE PLATE SIZE  | MINIMUM NAILS EACH SIDE OF JOINT                      | MINIMUM NAILS EACH SIDE OF JOINT    |
|  | STRUCTURE IN SDC A-C, AND IN SDC D0, D1 AND D2 WITH BRACED WALL LINE SPACING LESS THAN 25 FEET <td>3" x 6" x 0.036" GALVANIZED STEEL PLATE OR EQUIVALENT</td> <td>(6) 8d BOX (2 1/2" x 0.113") NAILS</td> <td>(12) 8d BOX (2 1/2" x 0.113") NAILS</td> | 3" x 6" x 0.036" GALVANIZED STEEL PLATE OR EQUIVALENT | (6) 8d BOX (2 1/2" x 0.113") NAILS  |
| 3" x 8" x 0.036" GALVANIZED STEEL PLATE OR EQUIVALENT  |  | (9) 8d BOX (2 1/2" x 0.113") NAILS                    | (18) 8d BOX (2 1/2" x 0.113") NAILS |
| <b>FOR SI: 1 inch = 25.4 mm, 1 FOOT = 304.8 mm.</b>  |  |   |                                     |

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

# OPTION #3

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

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

TITLE: FASTENING SCHEDULE (RESIDENTIAL)

SCALE: 12" = 1'-0"

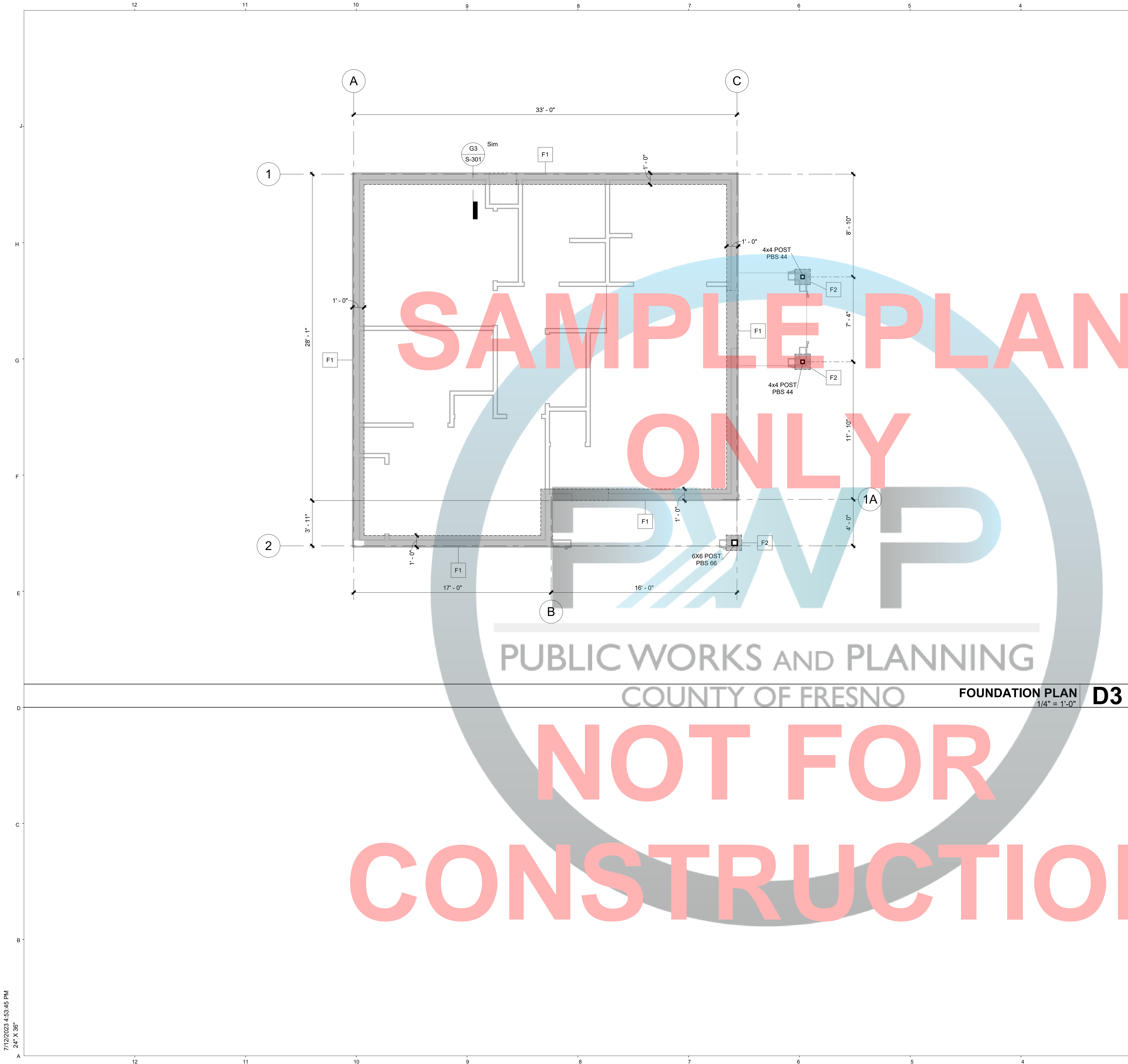
# S-103

ISSUE DATE: APRIL 12, 2023  
JOB NUMBER: 2023\_26

DRAWN BY: Author  
CHECKED BY: Checker

7/12/2023 4:53:45 PM  
24" X 36"





| FOOTING SCHEDULE |                          |              |       |          |        |
|------------------|--------------------------|--------------|-------|----------|--------|
| FOOTING ID       | PAD SIZE                 | LUMBER GRADE |       | H        | inches |
|                  |                          | # REQ'D      | BAR # |          |        |
| F1               | 1'-0" WIDE CONT. FOOTING | 1            | 4     | G3/S-301 | 12     |
| F2               | 1'-4" SQUARE             | 2            | 4     | G1/S-301 | 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 IN 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 WHILE 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.
- HOLDDOWN 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 BASED UPON ADEQUATE TEST BORINGS OR EXCAVATIONS, 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 (994 SQ.FT.)  
W/ ADAPTABLE FEATURES  
**OPTION # 3**

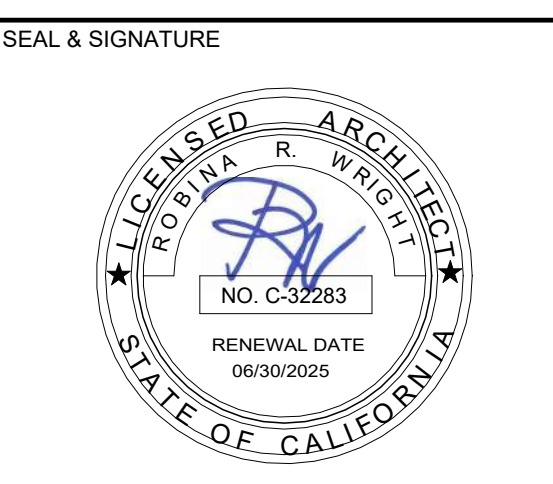
PROJECT  
**ACCESSORY DWELLING UNIT**

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



UPDATE  
JULY 12, 2023

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

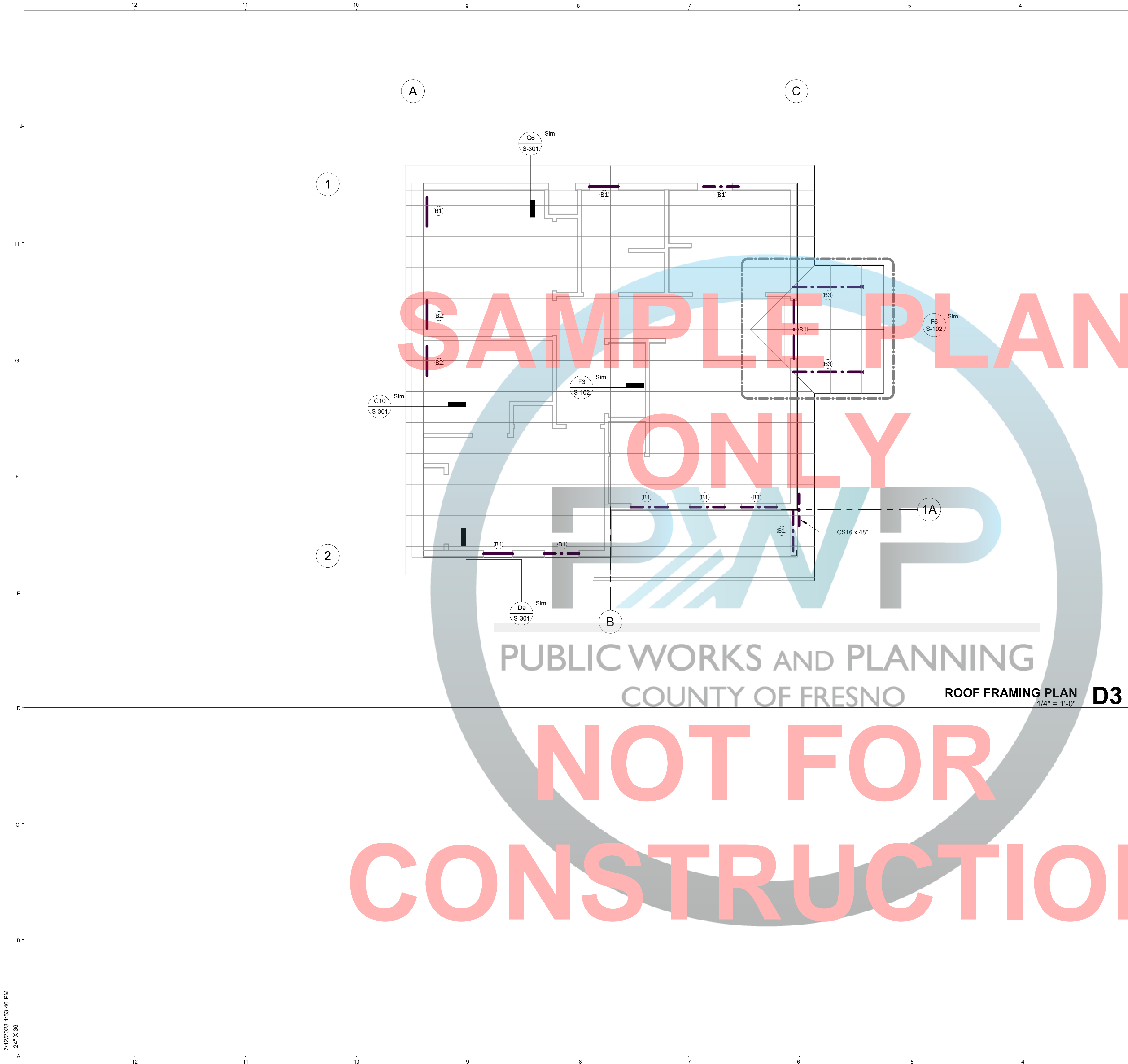
TITLE  
**FOUNDATION PLAN**

SCALE As indicated

**S-201**

|                |            |
|----------------|------------|
| ISSUE DATE     | JOB NUMBER |
| APRIL 12, 2023 | 2023_26    |
| DRAWN BY       | CHECKED BY |
| Author         | Checker    |





| 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 | 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.

PUBLIC WORKS AND PLANNING  
COUNTY OF FRESNO

**ROOF FRAMING PLAN**  
1/4" = 1'-0" **D3**

**NOT FOR CONSTRUCTION**

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

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 12, 2023

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

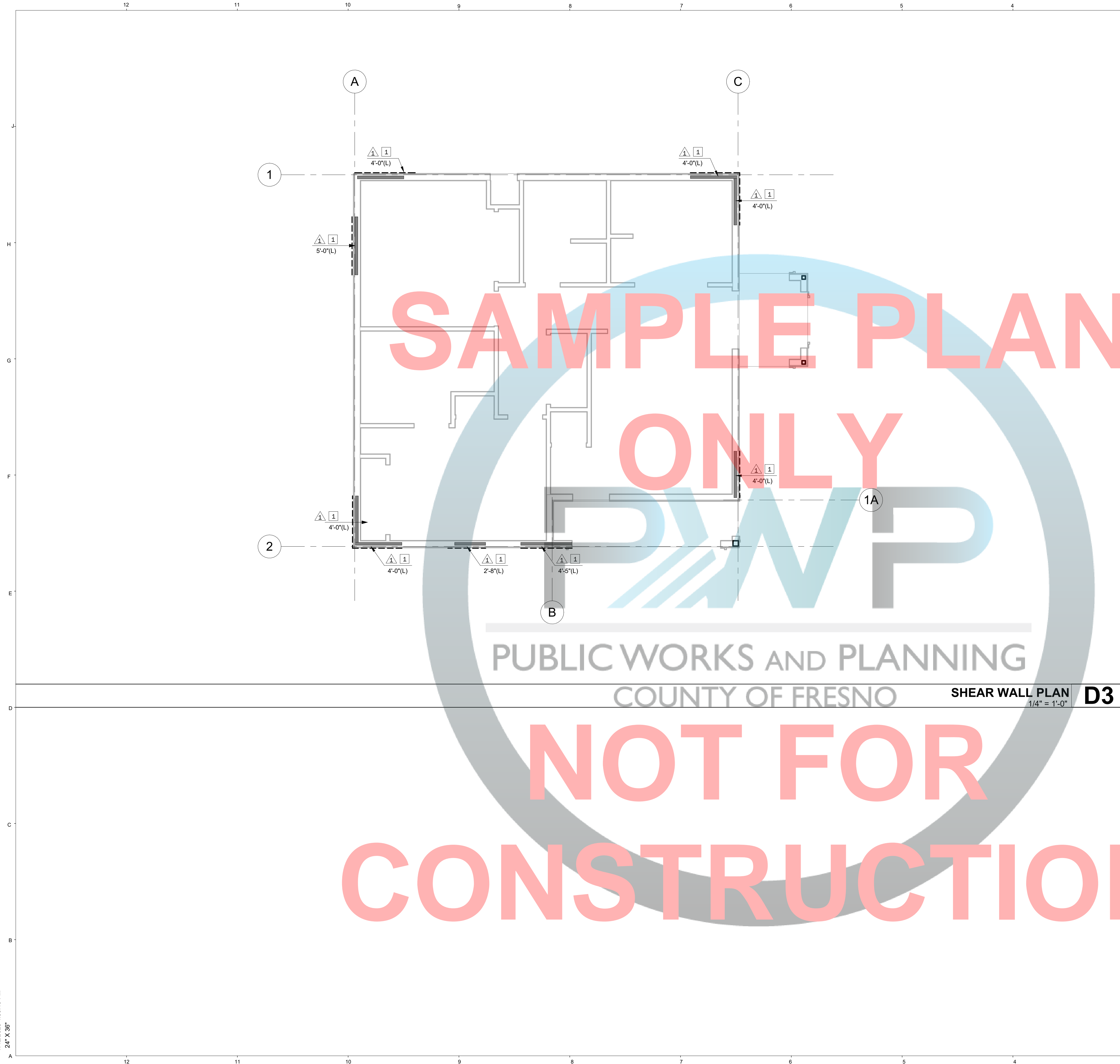
TITLE  
**ROOF FRAMING PLAN**

SCALE As indicated

**S-202**

|                |            |
|----------------|------------|
| ISSUE DATE     | JOB NUMBER |
| APRIL 12, 2023 | 2023_26    |
| DRAWN BY       | CHECKED BY |
| Author         | Checker    |



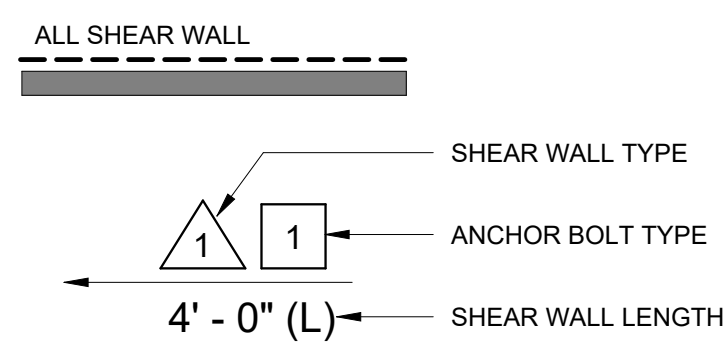


SAMPLE PLAN  
ONLY  
NOT FOR  
CONSTRUCTION

PUBLIC WORKS AND PLANNING  
COUNTY OF FRESNO

**SHEAR WALL PLAN**  
1/4" = 1'-0" **D3**

**LEGEND**



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

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

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 12, 2023

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

TITLE  
**SHEAR WALL PLAN**

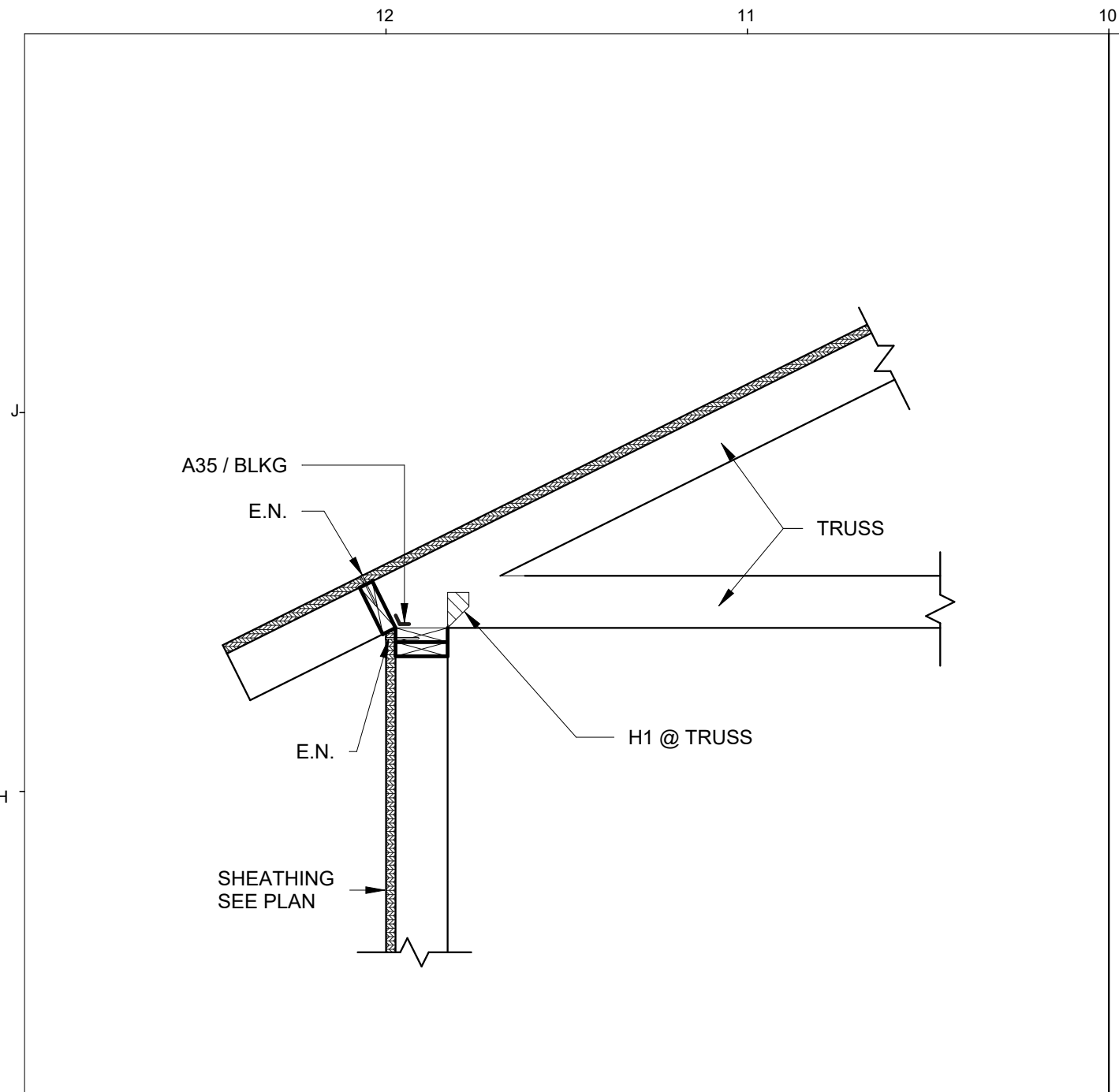
SCALE As indicated

**S-203**

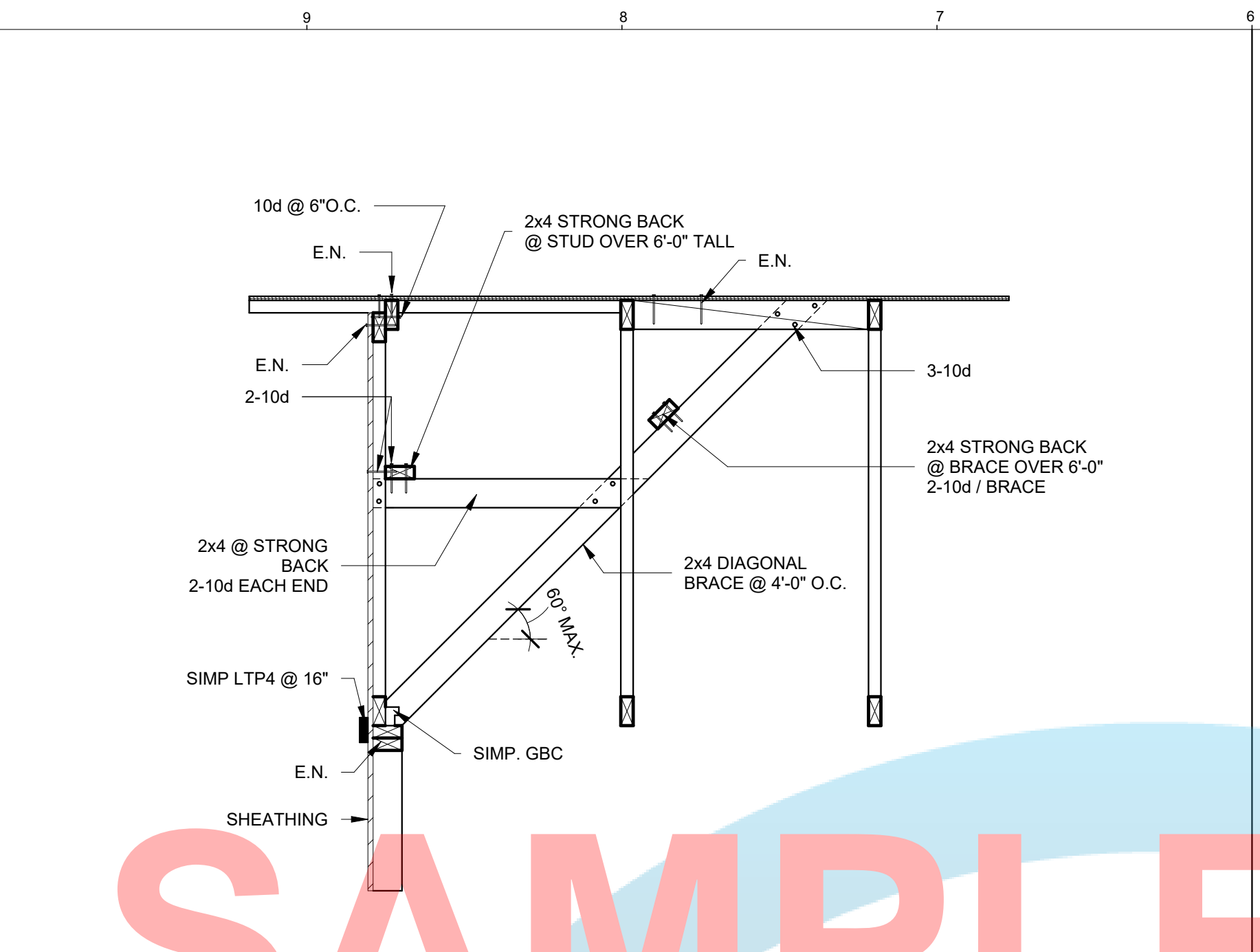
|                |            |
|----------------|------------|
| ISSUE DATE     | JOB NUMBER |
| APRIL 12, 2023 | 2023_26    |
| DRAWN BY       | CHECKED BY |
| Author         | Checker    |



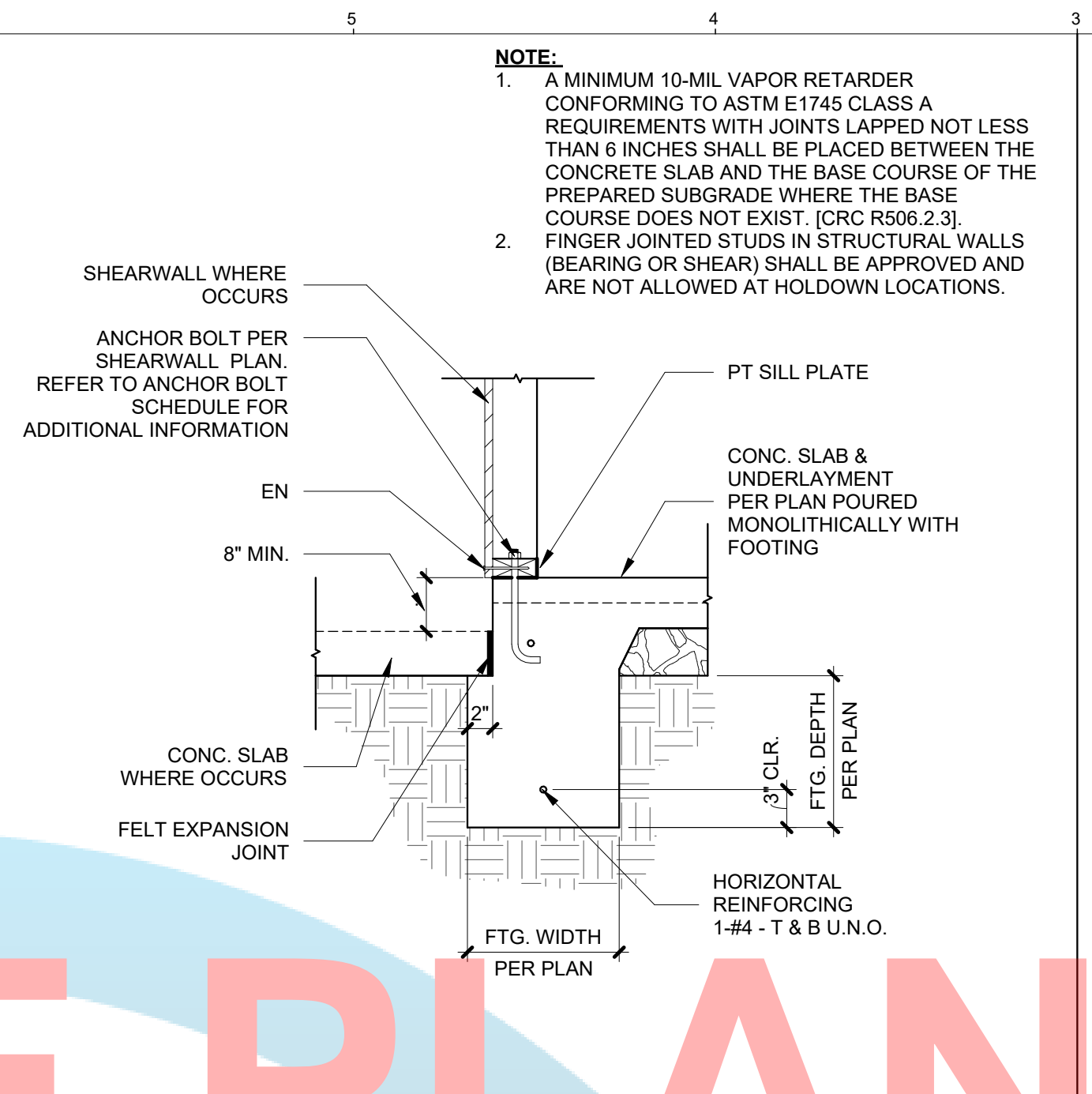
7/12/2023 4:53:47 PM  
24" X 36"



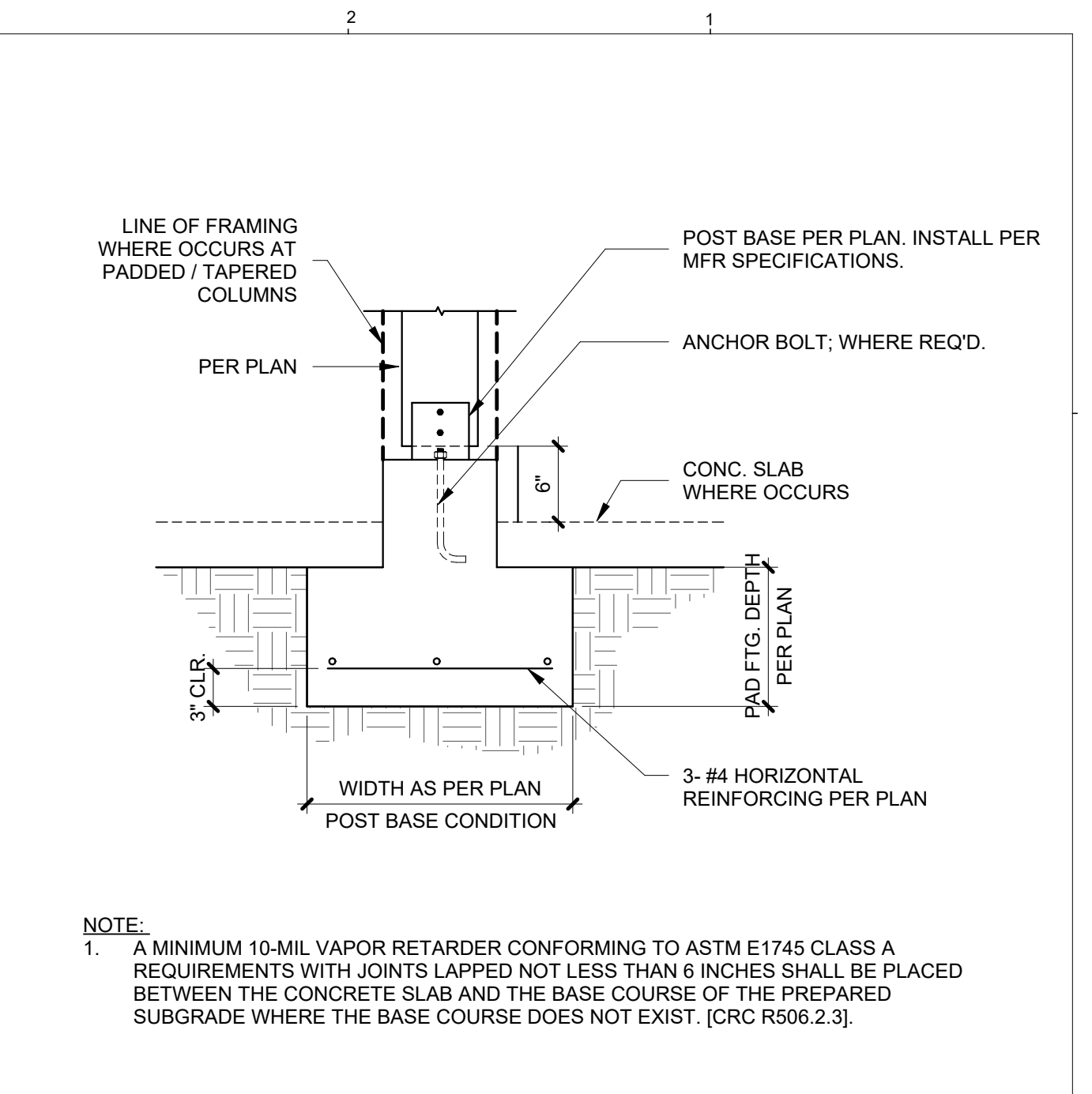
**STRUCTURAL DETAIL A** G10  
3/4" = 1'-0"



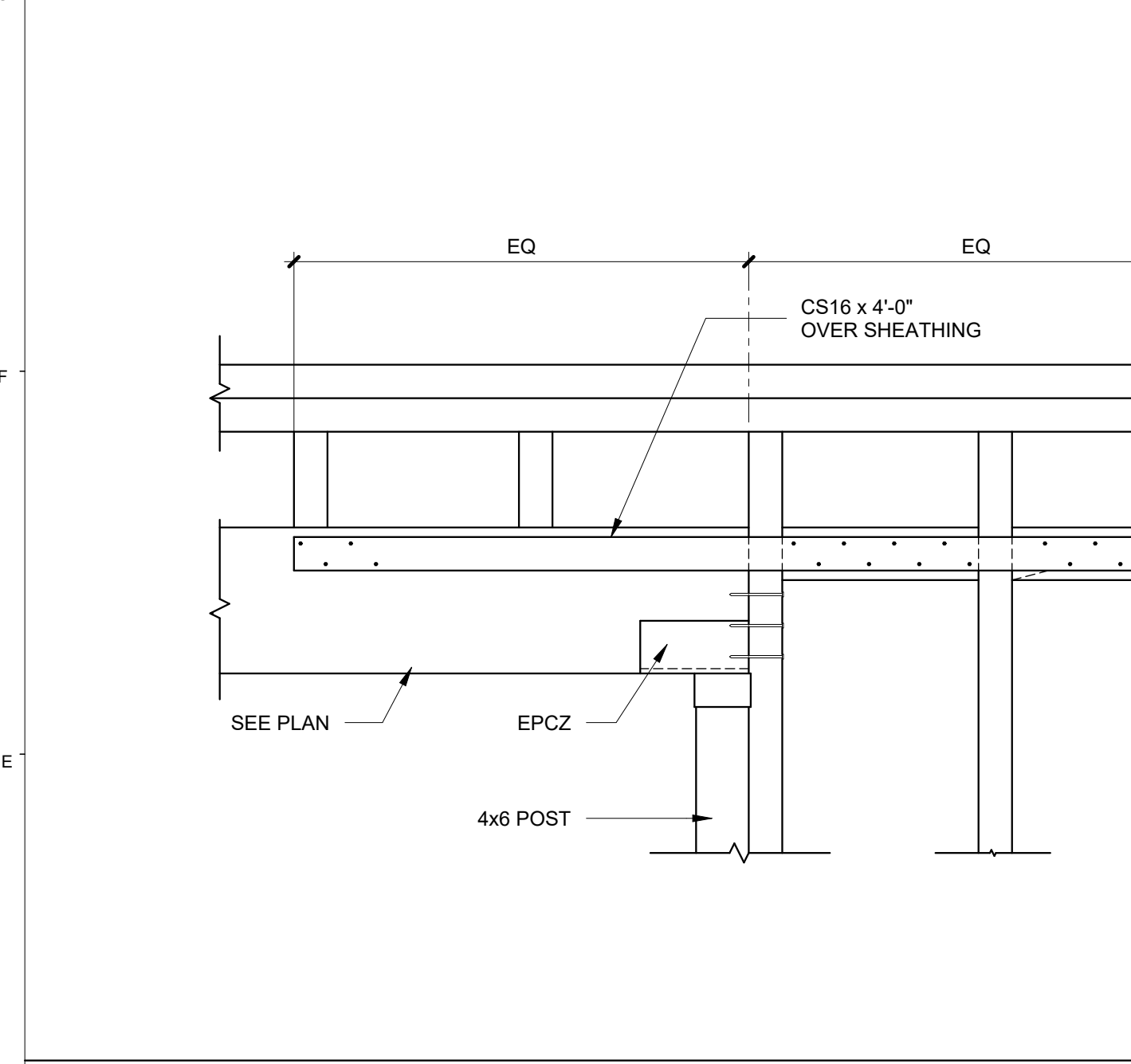
**STRUCTURAL DETAIL B** G6  
3/4" = 1'-0"



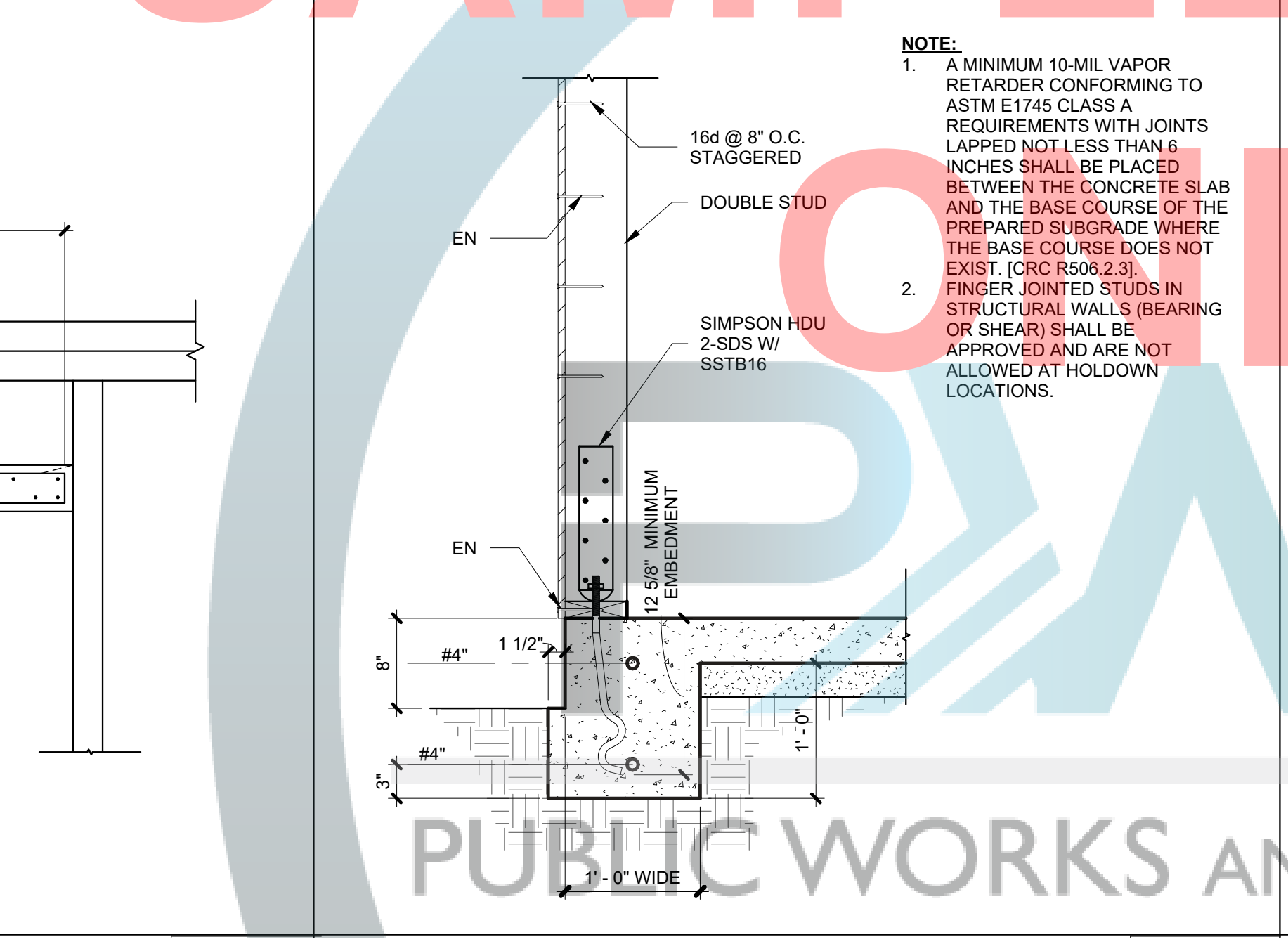
**CONT. FOOTING @ PERIMETER / DETAIL C** G3  
1" = 1'-0"



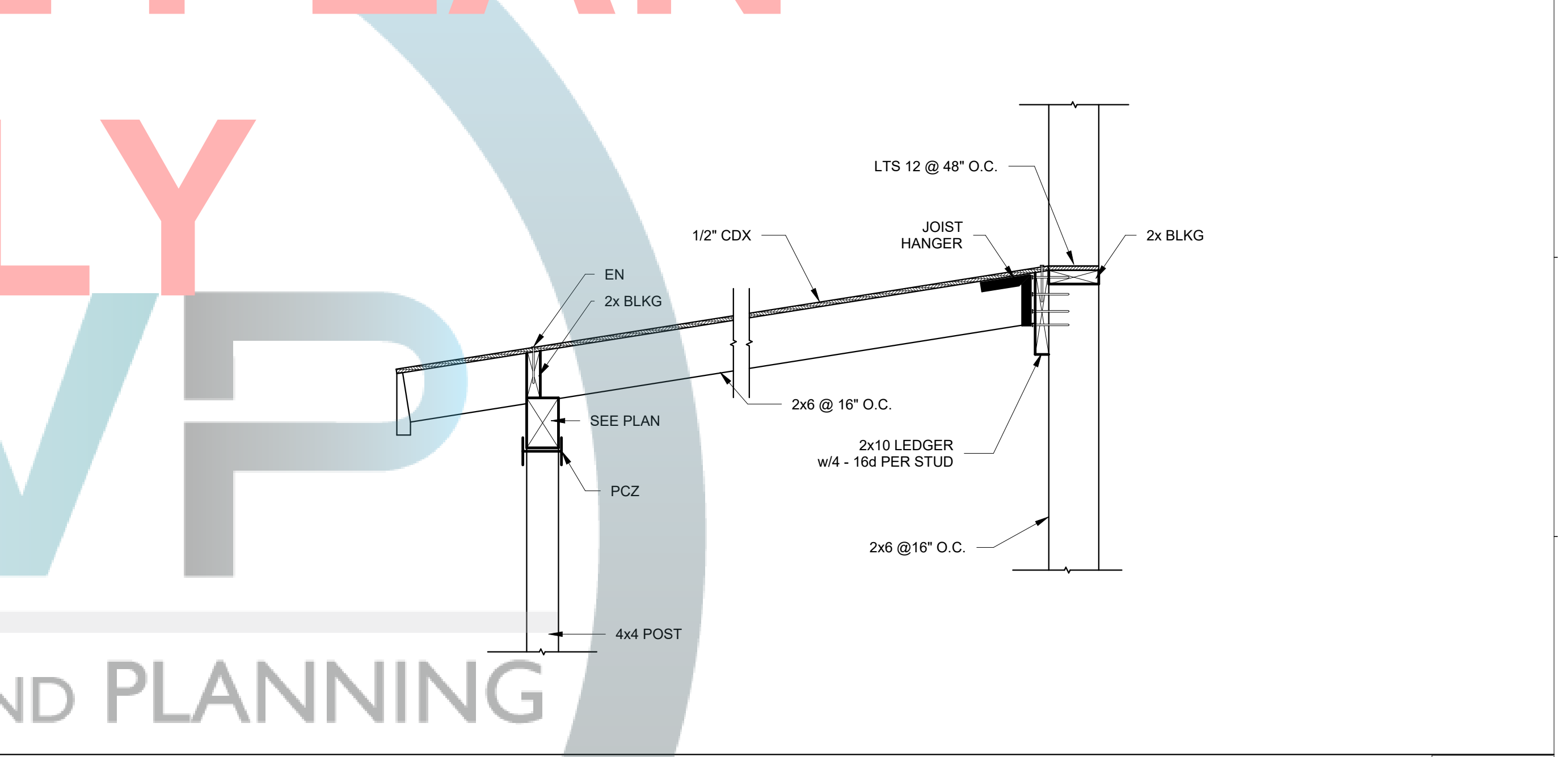
**PAD FTG. AT EXTERIOR COLUMN / DETAIL D** G1  
1" = 1'-0"



**CONNECTION @ OPENING / DETAIL E** D9  
3/4" = 1'-0"



**HOLDOWN CONNECTION / DETAIL F** D6  
1" = 1'-0"



**STRUCTURAL DETAIL G** D1  
1" = 1'-0"

**NOT FOR CONSTRUCTION**

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

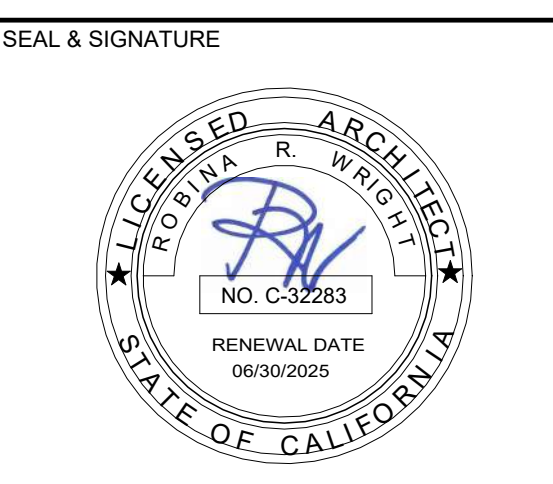
PROJECT  
**ACCESSORY DWELLING UNIT**

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



UPDATE  
JULY 12, 2023

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

TITLE  
**STRUCTURAL DETAILS**

SCALE  
As indicated

**S-301**

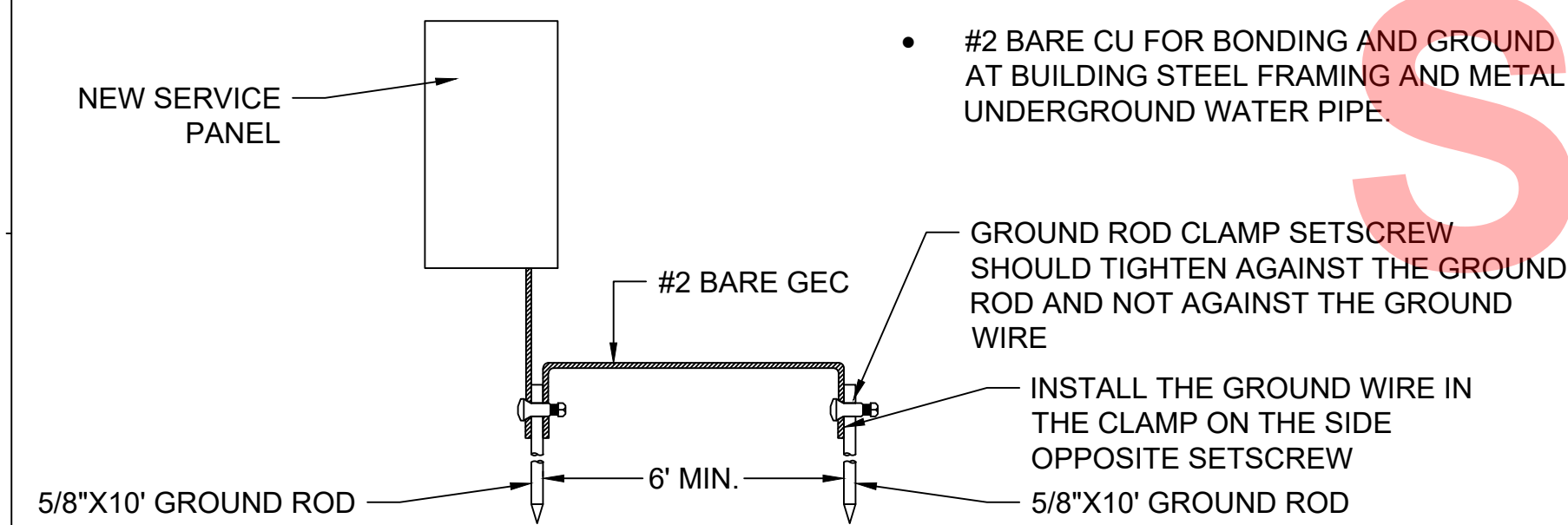
|                |            |
|----------------|------------|
| ISSUE DATE     | JOB NUMBER |
| APRIL 12, 2023 | 2023_26    |
| DRAWN BY       | CHECKED BY |
| Author         | Checker    |



**SMOKE/CARBON MONOXIDE NOTES**

**R314.2 SMOKE DETECTION SYSTEMS**  
**R314.3 LOCATION.** SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:  
 1. IN EACH SLEEPING ROOM.  
 2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.  
**R314.4 POWER SOURCE.** SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. SMOKE ALARMS WITH INTEGRAL STROBES THAT ARE NOT EQUIPPED WITH BATTERY BACKUP SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW.  
**R314.5 INTERCONNECTION.**  
 WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARM SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARMS SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.  
**R315.1 CARBON MONOXIDE ALARMS.**  
**R315.1.1 POWER SUPPLY.** FOR NEW CONSTRUCTION REQUIRED CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING  
 WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP.  
**R315.1.2 INTERCONNECTION.** WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT OR WITHIN A SLEEPING UNIT THE ALARMS SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.  
**R315.3 ALARM REQUIREMENTS.** CARBON MONOXIDE ALARMS REQUIRED BY SECTION R315.1 AND R315.2 SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:  
 1. OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA. IN THE IMMEDIATE VICINITY OF THE BEDROOM(S).  
 2. AT EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.

**GROUND ROD DETAIL**



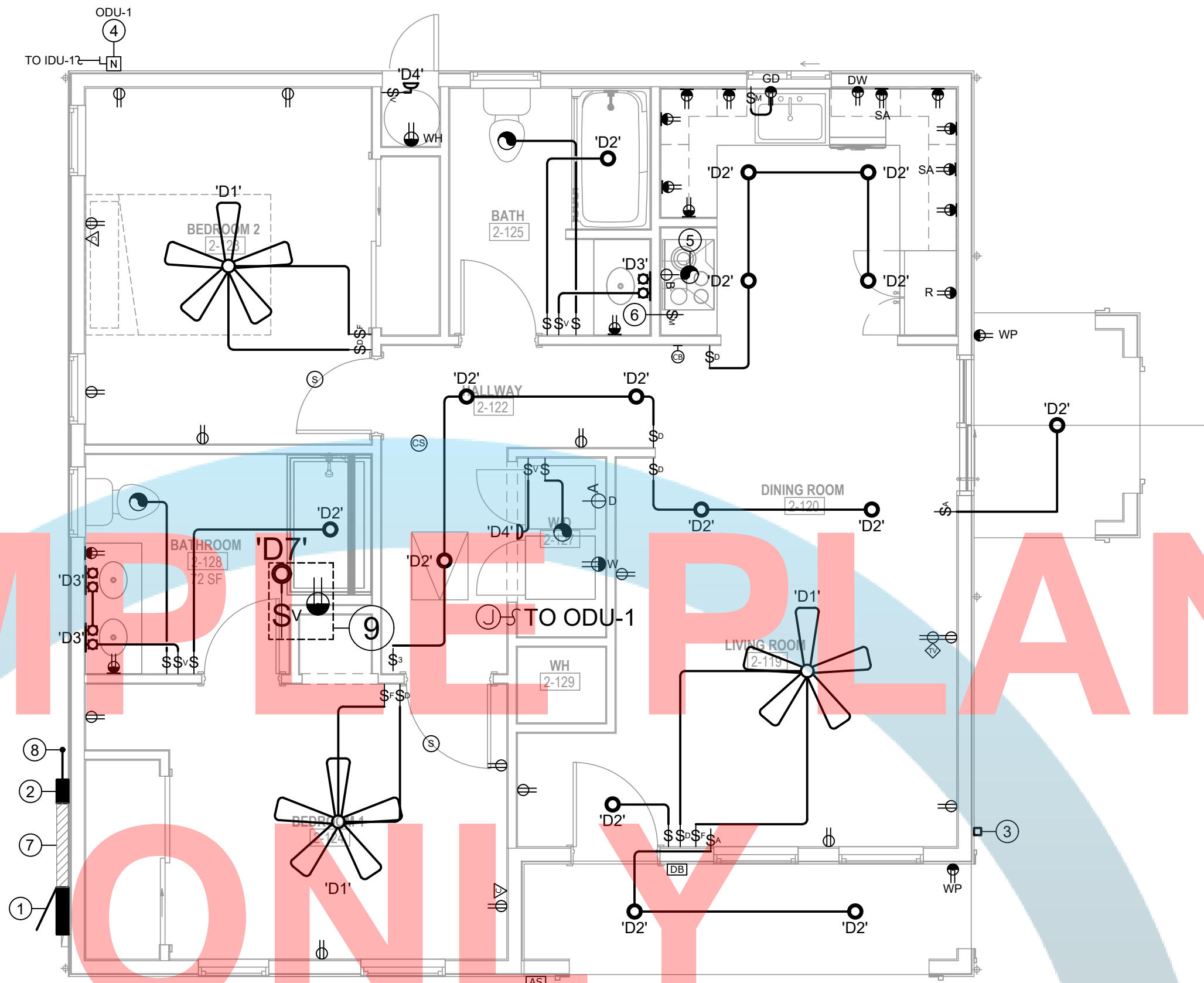
**UNIT FIXTURE SCHEDULE**

| SYMB. | TYPE | MAKE AND MODEL                          | MNTG. | LAMP / BULB | VOLT | NOTES          |
|-------|------|---|-------|-------------|------|----------------|
|       | 'D1' | AIRE DELUXE #FP6285B                    | J-BOX | 20W LED     | 120  |                |
|       | 'D2' | LITHONIA# WF6ELED-30K-90CRI-MW-M6       | REC.  | 11W LED     | 120  | DIM, WET RATD. |
|       | 'D3' | PROJECT SOURCE MOD# 42007 ITEM# 1362638 | SURF. | 60W LED     | 120  | DAMP RATED     |
|       | 'D4' | C-LITE# C-DS4-650-27                    | SURF. | 11W LED     | 120  | DIM, WET RATD. |
|       | 'D7' | DESIGNHOUSE# MOD#587238 ITEM#1004060081 | FLUSH | 60W LED     | 120  | DAMP RATD.     |

**LIGHTING FIXTURE SCHEDULE**  
N.T.S

**FLOOR NOTES:**

- FOR ADAPTABLE UNITS, PLEASE REFER TO ARCHITECTURAL DRAWINGS FOR REACH RANGE REQUIREMENTS.
- ELECTRICAL RECEPTACLE OUTLETS, SWITCHES, AND CONTROLS (INCLUDING CONTROLS FOR HEATING AND VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY THE OCCUPANTS SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR.



**PROPOSED FLOOR PLAN E1**  
1/4" = 1'-0"

- INDOOR LUMINAIRES SHALL HAVE A COLOR RENDERING INDEX (CRI) OF AT LEAST 90.
- ALL INSTALLED LUMINAIRES SHALL MEET THE REQUIREMENTS OF CALIFORNIA ENERGY CODE TABLE 150.0-A. SEE SECTION 150(K)1A FOR EXCEPTIONS.
- SCREW-BASED LUMINAIRES SHALL CONTAIN LAMPS THAT COMPLY WITH REFERENCE JOINT APPENDIX JA8.
- RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS; LUMINAIRES RECESSED INTO CEILINGS SHALL MEET ALL OF THE FOLLOWING REQUIREMENTS:
  - SHALL NOT CONTAIN SCREW BASE LAMP SOCKETS; AND
  - HAVE A LABEL THAT CERTIFIES THE LUMINAIRE IS AIRTIGHT WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS WHEN TESTED IN ACCORDANCE WITH ASTM E283. AN EXHAUST FAN HOUSING WITH INTEGRAL LIGHT SHALL NOT BE REQUIRED TO BE CERTIFIED AIRTIGHT; AND
  - BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING, AND HAVE ALL AIR LEAK PATHS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SEALED WITH A GASKET OR CAULK, OR BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS TO MAINTAIN AIR TIGHTNESS BETWEEN THE LUMINAIRE HOUSING AND CEILING; AND
  - MEET THE CLEARANCE AND INSTALLATION REQUIREMENTS OF CALIFORNIA ELECTRICAL CODE SECTION 410.116 FOR RECESSED LUMINAIRES.
- BLANK ELECTRICAL BOXES. THE NUMBER OF ELECTRICAL BOXES THAT ARE MORE THAN 5 FEET ABOVE THE FINISHED FLOOR AND DO NOT CONTAIN A LUMINAIRE OR OTHER DEVICE SHALL BE NO GREATER THAN THE NUMBER OF BEDROOMS. THESE ELECTRICAL BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR CONTROL, LOW VOLTAGE WIRING OR FAN SPEED CONTROL.
  - EXCEPTION TO SECTION 150.0(K)2A: CEILING FANS MAY PROVIDE CONTROL OF INTEGRATED LIGHTING VIA A REMOTE CONTROL.
- NO CONTROLS SHALL BYPASS A DIMMER, OCCUPANT SENSOR OR VACANCY SENSOR FUNCTION WHERE THAT DIMMER OR SENSOR HAS BEEN INSTALLED TO COMPLY WITH SECTION 150.0(K).
- AUTOMATIC-OFF CONTROLS.
  - IN BATHROOMS, GARAGES, LAUNDRY ROOMS, UTILITY ROOMS AND WALK-IN CLOSETS, AT LEAST ONE INSTALLED LUMINAIRE SHALL BE CONTROLLED BY AN OCCUPANCY OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY.
  - FOR LIGHTING INTERNAL TO DRAWERS AND CABINETRY WITH OPAQUE FRONTS OR DOORS, CONTROLS THAT TURN THE LIGHT OFF WHEN THE DRAWER OR DOOR IS CLOSED SHALL BE PROVIDED.
- VACANCY SENSOR CONTROLS SHALL USE A NEUTRAL CONDUCTOR FOR OPERATING CURRENT.
- DIMMING CONTROLS. LIGHTING IN HABITABLE SPACES, INCLUDING BUT NOT LIMITED TO LIVING ROOMS, DINING ROOMS, KITCHENS AND BEDROOMS, SHALL HAVE READILY ACCESSIBLE WALL-MOUNTED DIMMING CONTROLS THAT ALLOW THE LIGHTING TO BE MANUALLY ADJUSTED UP AND DOWN.
- INDEPENDENT CONTROLS. INTEGRATED LIGHTING OF EXHAUST FANS SHALL BE CONTROLLED INDEPENDENTLY FROM THE FANS.
- FOR SINGLE-FAMILY RESIDENTIAL BUILDINGS, OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL MEET THE REQUIREMENT IN ITEM I AND THE REQUIREMENTS IN EITHER ITEM II OR ITEM III:
  - CONTROLLED BY A MANUAL ON AND OFF CONTROL SWITCH THAT PERMITS THE AUTOMATIC ACTIONS OF ITEMS II OR III BELOW; AND
  - CONTROLLED BY A PHOTOCELL AND EITHER A MOTION SENSOR OR AN AUTOMATIC TIME SWITCH CONTROL; OR
  - CONTROLLED BY AN ASTRONOMICAL TIME CLOCK CONTROL.
- CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY RETURNS THE AUTOMATIC CONTROL TO ITS NORMAL OPERATION WITHIN 6 HOURS. AN ENERGY MANAGEMENT CONTROL SYSTEM THAT PROVIDES THE SPECIFIED LIGHTING CONTROL FUNCTIONALITY AND COMPLIES WITH ALL REQUIREMENTS APPLICABLE TO THE SPECIFIED CONTROLS MAY BE USED TO MEET THESE REQUIREMENTS.
- ILLUMINATED ADDRESS SIGN SHALL NOT CONSUME NO MORE THAN 5 WATTS OF POWER.
- ENERGY STORAGE SYSTEMS (ESS) READY. AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED:
  - ESS READY INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED-UP CAPACITY OF 60 AMPS AND A MINIMUM OF FOUR ESS-SUPPLIED BRANCH CIRCUITS, OR
  - A DEDICATED RACEWAY FROM THE MAIN SERVICE TO THE PANELBOARD (SUBPANEL) THAT SUPPLIES THE BRANCH CIRCUITS IN SECTION 150.0(S)(2). ALL BRANCH CIRCUITS ARE PERMITTED TO BE SUPPLIED BY THE MAIN SERVICE PANEL PRIOR TO THE INSTALLATION OF AN ESS. THE TRADE SIZE OF THE RACEWAY SHALL BE NOT LESS THAN ONE INCH. THE PANELBOARD THAT SUPPLIES THE BRANCH CIRCUITS (SUBPANEL) MUST BE LABELED "SUBPANEL SHALL INCLUDE ALL BACKED-UP LOAD CIRCUITS."
- A MINIMUM OF FOUR BRANCH CIRCUITS SHALL BE IDENTIFIED AND HAVE THEIR SOURCE OF SUPPLY COLLOCATED AT A SINGLE PANELBOARD SUITABLE TO BE SUPPLIED BY THE ESS. AT LEAST ONE CIRCUIT SHALL SUPPLY THE REFRIGERATOR, ONE LIGHTING CIRCUIT SHALL BE LOCATED NEAR THE PRIMARY EGRESS, AND AT LEAST ONE CIRCUIT SHALL SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET.
- THE MAIN PANELBOARD SHALL HAVE A MINIMUM BUSS BAR RATING OF 225 AMPS. SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3 FEET OF THE MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD AND THE SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH LOCATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE.
- EXHAUST FANS SHALL BE CONTROLLED INDEPENDENTLY.
  - ASTRONOMICAL TIME-SWITCH CONTROLS SHALL:
    - HAVE SUNRISE AND SUNSET PREDICTION ACCURACY WITHIN PLUS-OR-MINUS 15 MINUTES AND TIMEKEEPING ACCURACY WITHIN 5 MINUTES PER YEAR;
    - BE CAPABLE OF DISPLAYING DATE, CURRENT TIME, SUNRISE TIME, SUNSET TIME, AND SWITCHING TIMES FOR EACH STEP DURING PROGRAMMING;
    - BE CAPABLE OF AUTOMATICALLY ADJUSTING FOR DAYLIGHT SAVINGS TIME; AND
    - HAVE THE ABILITY TO INDEPENDENTLY OFFSET THE ON AND OFF FOR EACH CHANNEL BY AT LEAST 90 MINUTES BEFORE AND AFTER SUNRISE OR SUNSET.

**CALIFORNIA ENERGY CODE T24 NOTES**  
N.T.S

**ELECTRICAL PLAN KEYNOTES**

- NEW 225ABUSS-120/240V-1PH-3W-N3R MAIN SERVICE PANEL WITH 200A MAIN CIRCUIT BREAKER. MAIN ELECTRICAL POWER PANEL.
- POSSIBLE LOCATION OF FUTURE SOLAR PANEL INVERTER.
- POSSIBLE LOCATION OF FUTURE. EV CHARGING STATION. VERIFY EXACT LOCATION DURING INSTALLATION.
- 240V-30A-2P-N3R DISCONNECT FOR CONDENSING UNIT.
- ABOVE IN CABINET FOR HOOD EXHAUST.
- SWITCH FOR HOOD FAN.
- 3 FT OF ALLOCATED SPACE RESERVED FOR FUTURE SYSTEM ISOLATION/TRANSFER EQUIPMENT. DEDICATED RACEWAY SHALL BE BEHIND CLEARANCE.
- INTERCONNECTION PATHWAY. REFER TO ARCHITECTURAL PLANS FOR SOLAR ZONE AREA.
- LIGHT FIXTURE AND RECEPTACLE IN ATTIC. SEE BUILDING SECTIONS.

**ELECTRICAL LEGEND**

- ⊞ SINGLE POLE SWITCH
- ⊞ 3 WAY SWITCH
- ⊞ DIMMER SWITCH
- ⊞ FAN SPEED SWITCH
- ⊞ MOTOR RATED SWITCH
- ⊞ VACANCY SWITCH
- ⊞ ASTRONOMICAL SWITCH
- ⊞ HUMIDITY SENSOR SWITCH
- ⊞ DUPLEX - +15" BOTTOM OF RECEPTACLE BOX
- ⊞ DUPLEX - ABOVE COUNTER - +48" TOP OF RECEPTACLE BOX
- ⊞ DUPLEX - GROUND FAULT CIRCUIT INTERRUPTER - +15" BOTTOM OF RECEPTACLE BOX
- ⊞ GFCI DUPLEX - ABOVE COUNTER - +48" TOP OF RECEPTACLE BOX
- ⊞ RECEPTACLE - SPECIAL (RATING AS INDICATED)
- ⊞ RECEPTACLE - 30A. 120/240V. NEMA 14-30R (CLOTHES DRYER TYPE)
- ⊞ RECEPTACLE - 50A. 120/240V. NEMA 14-50R (DOMESTIC RANGE TYPE)
- ⊞ COMMUNICATION DATA
- ⊞ TV DATA AND DUPLEX - + 60" (FIELD VERIFY HEIGHT)
- ⊞ DISCONNECT
- ⊞ SMOKE ALARM 'BRK'. 7010B W/ BATTERY BACK-UP. HARD WIRED. MOUNT WITHIN 6 INCHES OF HIGH POINT OF CEILING. (CSFM 7257-0087:140)
- ⊞ CARBON MONOXIDE/SMOKE ALARM 'BRK'. SC910B W/ BATTERY BACK-UP. HARD WIRED. MOUNT WITHIN 6 INCHES OF HIGH POINT OF CEILING. (CSFM 7256-0087:140)
- ⊞ (HEARING IMPAIRED UNITS) SMOKE ALARM & STROBE COMBINATION 'BRK' 7010BSL W/ BATTERY BACK-UP. HARD WIRED. MOUNT WITHIN 6 INCHES OF HIGH POINT OF CEILING. (CSFM 7257-0087:159)
- ⊞ (HEARING IMPAIRED UNITS) CARBON MONOXIDE ALARM 'BRK' CO5120BN W/ BATTERY BACK-UP. HARD WIRED. MOUNT WITHIN 6 INCHES OF HIGH POINT OF CEILING. (CSFM 7256-0087:159)
- ⊞ CHIME BELL
- ⊞ DOOR BELL
- ⊞ ILLUMINATED ADDRESS SIGN
- ⊞ EXHAUST FAN - SPECS PER MECHANICAL PLANS

**CALIFORNIA ELECTRICAL CODE NOTES**

- COORDINATE WITH UTILITY COMPANY PROVIDER PRIOR TO COMMENCING WORK. THE AVAILABLE FAULT CURRENT WILL BE PROVIDED BY THE UTILITY PROVIDER.
- LIGHTING FIXTURES SPECIFIED CAN BE SUBSTITUTED WITH AN EQUIVALENT FIXTURE.
- UNLESS OTHERWISE NOTED; ELECTRICAL RECEPTACLE OUTLETS ON BRANCH CIRCUITS OF 30 AMPERES OR LESS AND COMMUNICATION SYSTEM RECEPTACLES SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET BOX NOR LESS THAN 15 INCHES (381 MM) MEASURED FROM THE BOTTOM OF THE RECEPTACLE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR OR WORKING PLATFORM.
- UNLESS OTHERWISE NOTED; CONTROLS OR SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES, ALARMS OR COOLING, HEATING AND VENTILATING EQUIPMENT SHALL BE LOCATED NO MORE THAN 48 INCHES (1219 MM) MEASURED FROM THE TOP OF THE OUTLET BOX NOR LESS THAN 15 INCHES (381 MM) MEASURED FROM THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR OR WORKING PLATFORM.
- REFER TO EQUIPMENT MANUFACTURER SPECS FOR ADDITIONAL OVER-CURRENT PROTECTIONS OTHER THAN THE BRANCH CIRCUIT BREAKER.
- ALL WIRING IN DWELLINGS TO BE NONMETALLIC SHEATHED CABLES (ROMEX).
- A THREE-WIRE PLUS GROUND BRANCH CIRCUIT IS REQUIRED FOR ALL 240V CIRCUITS SERVING COOKING EQUIPMENT AND CLOTHES DRYER. PROVIDE WEATHER PROOF BOXES FOR ALL EXTERIOR SWITCHES AND CONTROLS.
- ALL 120V-1PH-15A AND 20A BRANCH CIRCUITS SUPPLYING RECEPTACLES IN KITCHENS, FAMILY, DINNING, LIVING, DENS, BEDROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS OR SIMILAR ROOMS SHALL HAVE A LISTED ARC-PROTECTION CIRCUIT BREAKER INSTALLED IN COMBINATION WITH OUTLET BRANCH CIRCUIT TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED AT THE FIRST BOX. SEE SECTION 210.12(A)(3) FOR WIRING METHODS.
- RECEPTACLES SHALL BE INSTALLED SUCH THAT NO POINT MEASURED HORIZONTALLY ALONG THE FLOOR LINE OF ANY WALL SPACE IS MORE THAN 6 FT FROM A RECEPTACLE OUTLET.
- WATER HEATER SHALL USE A 120/240 VOLT 3 CONDUCTOR, 10 AWG COPPER BRANCH CIRCUIT, WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS.

1000 SQ. FT.  
W/ ADAPTABLE FEATURES

**PLAN**  
**# 3**

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

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

TITLE  
**PROPOSED FLOOR PLAN**

SCALE 1/4" = 1'-0"

**E-101**

|                              |                       |
|------------------------------|-----------------------|
| ISSUE DATE<br>APRIL 12, 2023 | JOB NUMBER<br>2023_20 |
| DRAWN BY<br>Author           | CHECKED BY<br>Checker |

24" X 36"



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

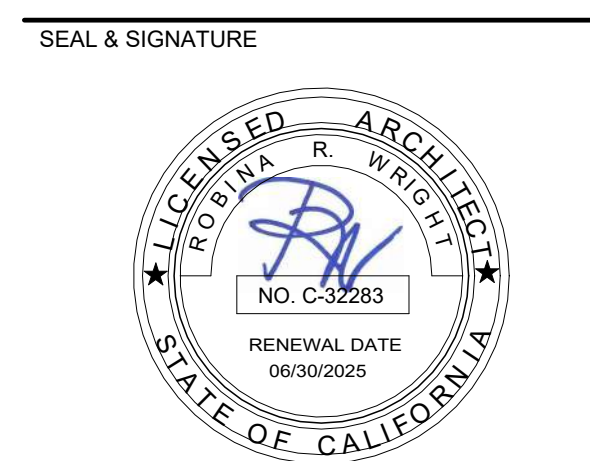
PROJECT  
**ACCESSORY DWELLING UNIT**

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



UPDATE  
JULY 10, 2023  
THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

TITLE  
**TITLE 24 ENERGY COMPLIANCE**

SCALE

|                |            |
|----------------|------------|
| ISSUE DATE     | JOB NUMBER |
| APRIL 12, 2023 | 2023_26    |
| DRAWN BY       | CHECKED BY |
| Author         | Checker    |

**T24-1**

**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**  
Project Name: Option #3 ADU  
Calculation Date/Time: 2023-05-30T10:27:35+05:30  
Input File Name: 4411\_Prototypical ADU Designs for Fresno County\_Energy Analysis\_V9.1\_-\_Unit 26\_rbd22x

| Energy Use                                      | Standard Design Source Energy (EDR1) (kBtu/ft <sup>2</sup> -yr) | Standard Design TDV Energy (EDR2) (kWh/ft <sup>2</sup> -yr) | Proposed Design Source Energy (EDR1) (kBtu/ft <sup>2</sup> -yr) | Proposed Design TDV Energy (EDR2) (kWh/ft <sup>2</sup> -yr) | Compliance Margin (EDR1) | Compliance Margin (EDR2) |
|---|---|---|---|---|--------------------------|--------------------------|
| Space Heating                                   | 3.23  | 14.22   | 2.79  | 20.72   | 0.5                      | -6.5                     |
| Space Cooling                                   | 2.35  | 49.37   | 2.15  | 49.35   | 0.2                      | 0.02                     |
| IAQ Ventilation                                 | 0.4   | 4.3   | 0.4   | 4.3   | 0                        | 0                        |
| Water Heating                                   | 2.41  | 24.03   | 1.49  | 15.54   | 0.92                     | 8.52                     |
| Self Utilization/Feasibility Credit             |   |   | 0   | 0   |                          |                          |
| <b>North Facing Efficiency Compliance Total</b> | <b>8.39</b>   | <b>91.92</b>  | <b>6.58</b>   | <b>88.13</b>  | <b>1.81</b>              | <b>3.79</b>              |
| Space Heating                                   | 3.23  | 14.22   | 2.63  | 19.89   | 0.6                      | -5.67                    |
| Space Cooling                                   | 2.35  | 49.37   | 2.23  | 52.05   | 0.12                     | -2.68                    |
| IAQ Ventilation                                 | 0.4   | 4.3   | 0.4   | 4.3   | 0                        | 0                        |
| Water Heating                                   | 2.41  | 24.03   | 1.49  | 15.52   | 0.92                     | 8.51                     |
| Self Utilization/Feasibility Credit             |   |   | 0   | 0   |                          |                          |
| <b>West Facing Efficiency Compliance Total</b>  | <b>8.39</b>   | <b>91.92</b>  | <b>6.75</b>   | <b>91.76</b>  | <b>1.64</b>              | <b>0.16</b>              |

**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**  
Project Name: Option #3 ADU  
Calculation Date/Time: 2023-05-30T10:27:35+05:30  
Input File Name: 4411\_Prototypical ADU Designs for Fresno County\_Energy Analysis\_V9.1\_-\_Unit 26\_rbd22x

| Zone            | Zone Type   | HVAC System Name | Zone Floor Area (ft <sup>2</sup> ) | Avg. Ceiling Height (ft) | Water Heating System 1 | Status |
|-----------------|-------------|------------------|------------------------------------|--------------------------|------------------------|--------|
| Living Area_ADU | Conditioned | HVAC System 1    | 994                                | 8                        | DHW Sys 1              | New    |

| Name          | Zone            | Construction    | Admuth | Orientation | Gross Area (ft <sup>2</sup> ) | Window and Door Area (ft <sup>2</sup> ) | Tilt (deg) |
|---------------|-----------------|-----------------|--------|-------------|-------------------------------|---|------------|
| Front Wall_W_ | Living Area_ADU | R-21 Wall       | 0      | Front       | 264                           | 77.5                                    | 90         |
| Rear Wall_E_  | Living Area_ADU | R-21 Wall       | 180    | Back        | 241.98                        | 33.75                                   | 90         |
| Left Wall_N_  | Living Area_ADU | R-21 Wall       | 90     | Left        | 256                           | 33.25                                   | 90         |
| Right Wall_S_ | Living Area_ADU | R-21 Wall       | 270    | Right       | 256                           | 33.25                                   | 90         |
| Interior Wall | Living Area_ADU | R-13 Wall       | n/a    | n/a         | 61.92                         | 0                                       | n/a        |
| Attic Roof    | Living Area_ADU | R-38 Roof Attic | n/a    | n/a         | 994                           | n/a                                     | n/a        |

| Name                   | Construction           | Type       | Roof Rise (ft in 12) | Roof Reflectance | Roof Emission | Radiant Barrier | Cool Roof |
|------------------------|------------------------|------------|----------------------|------------------|---------------|-----------------|-----------|
| Attic Roofing Area_ADU | Attic Roofing Area_ADU | Ventilated | -4                   | 0.1              | 0.85          | No              | No        |

| Name            | Type   | Surface       | Orientation | Admuth | Width (ft) | Height (ft) | Mult. | U-factor | U-factor Source | SHGC | SHGC Source | Exterior Shading |
|-----------------|--------|---------------|-------------|--------|------------|-------------|-------|----------|-----------------|------|-------------|------------------|
| Window B_2650_3 | Window | Front Wall W_ | Front       | 0      | 1          | 12.5        | 0.3   | NFRC     | 0.23            | NFRC |             | Bug Screen       |

| Name          | Zone            | Area (ft <sup>2</sup> ) | Perimeter (ft) | Edge Insul. R-value and Depth | Edge Insul. R-value and Depth | Carpeted Fraction | Heated |
|---------------|-----------------|-------------------------|----------------|-------------------------------|-------------------------------|-------------------|--------|
| Slab-on-Grade | Living Area_ADU | 994                     | 125.93         | None                          | None                          | 80%               | No     |

**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**  
Project Name: Option #3 ADU  
Calculation Date/Time: 2023-05-30T10:27:35+05:30  
Input File Name: 4411\_Prototypical ADU Designs for Fresno County\_Energy Analysis\_V9.1\_-\_Unit 26\_rbd22x

**DOCUMENTATION AUTHOR'S DECLARATION STATEMENT**  
I, I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Signature: *Viranchi Shah*  
Signature Date: 05/30/2023  
Address: 14730 Beach Blvd., #133  
City/State/Zip: La Mirada, CA 90638  
Phone: 714-888-4736

**RESPONSIBLE PERSON'S DECLARATION STATEMENT**  
I, I certify the following under penalty of perjury, under the laws of the State of California:  
1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.  
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.  
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name: Robina Wright  
Responsible Designer Signature: *Robina Wright*  
Date Signed: 05/30/2023  
Company: Robina Wright Architects and Associates  
Address: 4025 N. Fresno Suite 107  
City/State/Zip: Fresno, CA 93726  
Phone: 559-307-7332

**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**  
Project Name: Option #3 ADU  
Calculation Date/Time: 2023-05-30T10:27:35+05:30  
Input File Name: 4411\_Prototypical ADU Designs for Fresno County\_Energy Analysis\_V9.1\_-\_Unit 26\_rbd22x

| Energy Use                                      | Standard Design Source Energy (EDR1) (kBtu/ft <sup>2</sup> -yr) | Standard Design TDV Energy (EDR2) (kWh/ft <sup>2</sup> -yr) | Proposed Design Source Energy (EDR1) (kBtu/ft <sup>2</sup> -yr) | Proposed Design TDV Energy (EDR2) (kWh/ft <sup>2</sup> -yr) | Compliance Margin (EDR1) | Compliance Margin (EDR2) |
|---|---|---|---|---|--------------------------|--------------------------|
| Space Heating                                   | 3.23  | 14.22   | 2.79  | 20.72   | 0.5                      | -6.5                     |
| Space Cooling                                   | 2.35  | 49.37   | 2.15  | 49.35   | 0.2                      | 0.02                     |
| IAQ Ventilation                                 | 0.4   | 4.3   | 0.4   | 4.3   | 0                        | 0                        |
| Water Heating                                   | 2.41  | 24.03   | 1.49  | 15.54   | 0.92                     | 8.49                     |
| Self Utilization/Feasibility Credit             |   |   | 0   | 0   |                          |                          |
| <b>North Facing Efficiency Compliance Total</b> | <b>8.39</b>   | <b>91.92</b>  | <b>6.74</b>   | <b>89.3</b>   | <b>1.65</b>              | <b>2.62</b>              |
| Space Heating                                   | 3.23  | 14.22   | 2.66  | 19.91   | 0.57                     | -5.69                    |
| Space Cooling                                   | 2.35  | 49.37   | 2.12  | 48.34   | 0.23                     | 1.03                     |
| IAQ Ventilation                                 | 0.4   | 4.3   | 0.4   | 4.3   | 0                        | 0                        |
| Water Heating                                   | 2.41  | 24.03   | 1.49  | 15.52   | 0.92                     | 8.51                     |
| Self Utilization/Feasibility Credit             |   |   | 0   | 0   |                          |                          |
| <b>East Facing Efficiency Compliance Total</b>  | <b>8.39</b>   | <b>91.92</b>  | <b>6.67</b>   | <b>88.07</b>  | <b>1.72</b>              | <b>3.85</b>              |

**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**  
Project Name: Option #3 ADU  
Calculation Date/Time: 2023-05-30T10:27:35+05:30  
Input File Name: 4411\_Prototypical ADU Designs for Fresno County\_Energy Analysis\_V9.1\_-\_Unit 26\_rbd22x

**REQUIRED SPECIAL FEATURES**  
The following are features that must be installed as a condition for meeting the modeled energy performance for this computer analysis.  
• Variable capacity heat pump compliance option (verification details from VCHP Staff Report, Appendix B, and RA1)  
• Northward Energy Efficiency Alliance (NEEA) rated heat pump water heater, specific brand/model, or equivalent, must be installed

**NEEA FEATURE SUMMARY**  
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CTRs and CTRs are required to be completed in the HERS Registry.  
• Indoor air quality ventilation  
• Kitchen range hood  
• Verified Refrigerant Charge  
• Airflow in habitable rooms (SCL 3.4.3.7)  
• Verified heat pump rated heating capacity  
• Well-insulated thermostat in areas greater than 150 ft<sup>2</sup> (SCL 3.4.3.8)  
• Ductless indoor units located entirely in conditioned space (SCL 3.4.3.8)

**BUILDING FEATURES INFORMATION**

| Project Name  | Conditioned Floor Area (ft <sup>2</sup> ) | Number of Dwelling Units | Number of Bedrooms | Number of Zones | Number of Ventilation Cooling Systems | Number of Water Heating Systems |
|---------------|---|--------------------------|--------------------|-----------------|---------------------------------------|---------------------------------|
| Option #3 ADU | 994                                       | 1                        | 2                  | 1               | 0                                     | 1                               |

**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**  
Project Name: Option #3 ADU  
Calculation Date/Time: 2023-05-30T10:27:35+05:30  
Input File Name: 4411\_Prototypical ADU Designs for Fresno County\_Energy Analysis\_V9.1\_-\_Unit 26\_rbd22x

**WATER HEATERS - NEEA HEAT PUMP**

| Name         | # of Units | Tank Vol. (gal) | NEEA Heat Pump Brand | NEEA Heat Pump Model | Tank Location | Duct Insul. Air Source | Duct Outlet Air Source |
|--------------|------------|-----------------|----------------------|----------------------|---------------|------------------------|------------------------|
| DHW Heater 1 | 1          | 40              | Rheem                | Rheem/HOT2TR         | Outside       | Living Area_ADU        | Living Area_ADU        |

**WATER HEATING - HERS VERIFICATION**

| Name             | Pipe Insulation | Parallel Piping | Compact Distribution | Complete Distribution | Recirculation Control | Shower Drain Water Heat Recovery |
|------------------|-----------------|-----------------|----------------------|-----------------------|-----------------------|----------------------------------|
| DHW Sys 1 - 1/2" | Not Required    | Not Required    | Not Required         | None                  | Not Required          | Not Required                     |

**SPAC CONDITIONING SYSTEMS**

| Name         | System Type               | Heating Unit Name | Heating Equipment Count | Cooling Unit Name | Cooling Equipment Count | Fan Name | Distribution Name | Required Thermostat Type |
|--------------|---------------------------|-------------------|-------------------------|-------------------|-------------------------|----------|-------------------|--------------------------|
| HVAC System1 | Heat pump heating cooling | Heat Pump System  | 1                       | Heat Pump System  | 1                       | n/a      | n/a               | Setback                  |

**HVAC - HEAT PUMPS**

| Name               | System Type   | Number of Units | Efficiency Type | HSPF / HSPF / COP | Cap 17 | Efficiency Type | EER / SEER / CEER | Zonally Controlled | Compressor Type | HERS Verification |              |                                 |
|--------------------|---------------|-----------------|-----------------|-------------------|--------|-----------------|-------------------|--------------------|-----------------|-------------------|--------------|---------------------------------|
| Heat Pump System 1 | VCHP-ductless | 1               | HSPF            | 8.5               | 30000  | 24000           | EERSEER           | 15                 | 9               | Not Zonal         | Single Speed | Heat Pump System 1-Heat Pumping |

**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**  
Project Name: Option #3 ADU  
Calculation Date/Time: 2023-05-30T10:27:35+05:30  
Input File Name: 4411\_Prototypical ADU Designs for Fresno County\_Energy Analysis\_V9.1\_-\_Unit 26\_rbd22x

| Energy Design Ratings | Source Energy (EDR1) | Efficiency EDR (EDR2/Efficiency) | Total EDR (EDR2total) | Source Energy (EDR1) | Efficiency EDR (EDR2/Efficiency) | Total EDR (EDR2total) |
|-----------------------|----------------------|----------------------------------|-----------------------|----------------------|----------------------------------|-----------------------|
| Standard Design       | 35.8                 | 41.6                             | 34                    |                      |                                  |                       |
| Proposed Design       |                      |                                  |                       |                      |                                  |                       |
| North Facing          | 32                   | 40.4                             | 33.3                  | 3.8                  | 1.2                              | 0.7                   |
| East Facing           | 31.9                 | 39.9                             | 32.9                  | 3.9                  | 1.7                              | 1.1                   |
| South Facing          | 31.6                 | 39.9                             | 32.9                  | 4.2                  | 1.7                              | 1.1                   |
| West Facing           | 32                   | 41.6                             | 34                    | 3.8                  | 0                                | 0                     |

**RESULT: 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 batteries.  
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: 2.56 kWdc  
• Proposed PV Capacity Scaling: North (2.56 kWdc) East (2.56 kWdc) South (2.56 kWdc) West (2.56 kWdc)

**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**  
Project Name: Option #3 ADU  
Calculation Date/Time: 2023-05-30T10:27:35+05:30  
Input File Name: 4411\_Prototypical ADU Designs for Fresno County\_Energy Analysis\_V9.1\_-\_Unit 26\_rbd22x

**REQUIRED PV SYSTEMS**

| 01                    | 02        | 03                | 04         | 05                | 06   | 07            | 08         | 09                | 10            | 11                | 12               |
|-----------------------|-----------|-------------------|------------|-------------------|------|---------------|------------|-------------------|---------------|-------------------|------------------|
| DC System Size (kWdc) | Exception | Module Type       | Array Type | Power Electronics | CR1  | Asimuth (deg) | Tilt (deg) | Array Angle (deg) | Tilt In (deg) | Inverter Eff. (%) | Annual Solar (h) |
| 2.56                  | NA        | Standard (14-17%) | Field      | None              | True | 150-270       | n/a        | n/a               | <=17.2        | 94                | 98               |

**REQUIRED SPECIAL FEATURES**  
The following are features that must be installed as a condition for meeting the modeled energy performance for this computer analysis.  
• Variable capacity heat pump compliance option (verification details from VCHP Staff Report, Appendix B, and RA1)  
• Northward Energy Efficiency Alliance (NEEA) rated heat pump water heater, specific brand/model, or equivalent, must be installed

**NEEA FEATURE SUMMARY**  
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CTRs and CTRs are required to be completed in the HERS Registry.  
• Indoor air quality ventilation  
• Kitchen range hood  
• Verified Refrigerant Charge  
• Airflow in habitable rooms (SCL 3.4.3.7)  
• Verified heat pump rated heating capacity  
• Well-insulated thermostat in areas greater than 150 ft<sup>2</sup> (SCL 3.4.3.8)  
• Ductless indoor units located entirely in conditioned space (SCL 3.4.3.8)

**BUILDING FEATURES INFORMATION**

| Project Name  | Conditioned Floor Area (ft <sup>2</sup> ) | Number of Dwelling Units | Number of Bedrooms | Number of Zones | Number of Ventilation Cooling Systems | Number of Water Heating Systems |
|---------------|---|--------------------------|--------------------|-----------------|---------------------------------------|---------------------------------|
| Option #3 ADU | 994                                       | 1                        | 2                  | 1               | 0                                     | 1                               |

**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**  
Project Name: Option #3 ADU  
Calculation Date/Time: 2023-05-30T10:27:35+05:30  
Input File Name: 4411\_Prototypical ADU Designs for Fresno County\_Energy Analysis\_V9.1\_-\_Unit 26\_rbd22x

| GENERAL INFORMATION | Project Name                                 | Option #3 ADU     |
|---------------------|--|-------------------|
| 01                  | Run Title                                    | Title 24 Analysis |
| 02                  | Project Location                             | Option #3         |
| 03                  | City   | Fresno County     |
| 04                  | Standards Version                            | 2022              |
| 05                  | Software Version                             | EnergyPro 9.1     |
| 06                  | Climate Zone                                 | 13                |
| 07                  | Front Orientation (Mag/ Cardinal)            | All orientations  |
| 08                  | Number of Dwelling Units                     | 1                 |
| 09                  | Building Type                                | Single Family     |
| 10                  | Project Scope                                | Newly Constructed |
| 11                  | Number of Bedrooms                           | 2                 |
| 12                  | Addition Cond. Floor Area (ft <sup>2</sup> ) | 0                 |
| 13                  | Number of Stories                            | 1                 |
| 14                  | Existing Cond. Floor Area (ft <sup>2</sup> ) | n/a               |
| 15                  | Penetration Average U-factor                 | 0.3               |
| 16                  | Glazing Percentage (%)                       | 13.70%            |
| 17                  | Total Cond. Floor Area (ft <sup>2</sup> )    | 994               |
| 18                  | ADU Bedroom Count                            | n/a               |

**COMPLIANCE RESULTS**

| 01 | 02  | 03 |
|----|---|----|
| 01 | Building Complies with Computer Performance   |    |
| 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. |    |
| 03 | This building incorporates one or more Special Features shown below   |    |

**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**  
Project Name: Option #3 ADU  
Calculation Date/Time: 2023-05-30T10:27:35+05:30  
Input File Name: 4411\_Prototypical ADU Designs for Fresno County\_Energy Analysis\_V9.1\_-\_Unit 26\_rbd22x

| ENERGY USE INTENSITY   | Standard Design (kBtu/ft <sup>2</sup> -yr) | Proposed Design (kBtu/ft <sup>2</sup> -yr) | Compliance Margin (kBtu/ft <sup>2</sup> -yr) | Margin Percentage |
|------------------------|--|--|--|-------------------|
| North Facing           |  |  |  |                   |
| Gross EUI <sup>1</sup> | 23.87                                      | 21.32                                      | 2.55   | 10.68             |
| Net EUI <sup>2</sup>   | 9.96                                       | 7.44                                       | 2.56   | 25.7              |
| East Facing            |  |  |  |                   |
| Gross EUI <sup>1</sup> | 23.87                                      | 21.35                                      | 2.52   | 10.56             |
| Net EUI <sup>2</sup>   | 9.96                                       | 7.44                                       | 2.52   | 25.3              |
| South Facing           |  |  |  |                   |
| Gross EUI <sup>1</sup> | 23.87                                      | 21.27                                      | 2.6  | 10.89             |
| Net EUI <sup>2</sup>   | 9.96                                       | 7.35                                       | 2.61   | 26.2              |
| West Facing            |  |  |  |                   |
| Gross EUI <sup>1</sup> | 23.87                                      | 21.46                                      | 2.41   | 10.1              |
| Net EUI <sup>2</sup>   | 9.96                                       | 7.54                                       | 2.42   | 24.3              |

Notes  
1. Gross EUI is Energy Use Total (including PV) / Total Building Area.  
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**  
Project Name: Option #3 ADU  
Calculation Date/Time: 2023-05-30T10:27:35+05:30  
Input File Name: 4411\_Prototypical ADU Designs for Fresno County\_Energy Analysis\_V9.1\_-\_Unit 26\_rbd22x

**OPAQUE SURFACE CONSTRUCTIONS**

| 01                         | 02                     | 03                  | 04                | 05                   | 06                                     | 07       | 08   |
|----------------------------|------------------------|---------------------|-------------------|----------------------|--|----------|--|
| Construction Name          | Surface Type           | Construction Type   | Framing           | Total Cavity R-value | Interior / Exterior Continuity R-value | U-factor | Assembly Layers  |
| R-21 Wall                  | Exterior Walls         | Wood Framed Wall    | 2x4 @ 16 in. O.C. | R-21                 | None / None                            | 0.069    | Inside Finish: System Board Cavity Frame: R-21 / 2x4 Exterior Finish: 3 Coat Stucco                              |
| R-13 Wall                  | Interior Walls         | Wood Framed Wall    | 2x4 @ 16 in. O.C. | R-13                 | None / None                            | 0.092    | Inside Finish: System Board Cavity Frame: R-13 / 2x4 Outer Side Finish: System Board                             |
| Attic Roof/Living Area_ADU | Attic Roofs            | Wood Framed Ceiling | 2x4 @ 24 in. O.C. | R-0                  | None / 0                               | 0.644    | Roofing: Light Roof (Asphalt Shingles) Roof Deck: Wood Siding/Insulating/Decking Cavity / Frame: no insul. / 2x4 |
| R-38 Roof Attic            | Ceilings (Below attic) | Wood Framed Ceiling | 2x4 @ 24 in. O.C. | R-38                 | None / None                            | 0.025    | Over Ceiling Joists: R-38 Insul. Cavity / Frame: R-13 / 2x4 Inside Finish: System Board                          |

**BUILDING ENVELOPE - HERS VERIFICATION**

| 01                                   | 02                                 | 03                            | 04    | 05    |
|--------------------------------------|------------------------------------|-------------------------------|-------|-------|
| Quality Insulation Installation (QI) | High R-value Spray Foam Insulation | Building Envelope Air Leakage | CFM50 | CFM50 |
| Not Required                         | Not Required                       | N/A                           | n/a   | n/a   |

**WATER HEATING SYSTEMS**

| 01        | 02                       | 03                | 04                | 05              | 06                   | 07                   | 08                | 09                     |
|-----------|--------------------------|-------------------|-------------------|-----------------|----------------------|----------------------|-------------------|------------------------|
| Name      | System Type              | Distribution Type | Water Heater Name | Number of Units | Solar Heating System | Compact Distribution | HERS Verification | Water Heater Name (ft) |
| DHW Sys 1 | Domestic Hot Water (DHW) | Standard          | Water Heater 1    | 1               | n/a                  | None                 | n/a               | DHW Heater 1 (1)       |

7/12/2023 10:28:37 AM  
24" X 36"



RESIDENTIAL MEASURES SUMMARY

Table with columns: Construction Type, Cavity, Area (sq ft), Special Features, Status. Rows include Wall, Demising, Slab, Roof.

Table with columns: Fenestration Orientation, Area (sq ft), U-Fac, SHGC, Overhang, Sidelights, Exterior Shades, Status. Rows include Front (W), Rear (E), Left (N), Right (S).

Table with columns: HVAC SYSTEMS, Qty, Heating, Min. Eff, Cooling, Min. Eff, Thermostat, Status. Row includes Electric Heat Pump.

Table with columns: HVAC DISTRIBUTION, Location, Heating, Cooling, Duct Location, Duct R-Value, Status. Row includes Ductless with Fan.

Table with columns: WATER HEATING, Qty, Type, Gallons, Min. Eff, Distribution, Status. Row includes Heat Pump.

2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. (04/2022)

- Building Envelope: § 110.6(a)(1) Air Leakage, Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AIAA/WDMA/CSA 1011.5.2/440-2011.
§ 110.6(a)(5) Labeling, Fenestration products and exterior doors must have a label meeting the requirements of § 110.11(1).
§ 110.6(b) Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JAM.5 for exterior doors. They must be caulked and/or weather-stripped.

2022 Single-Family Residential Mandatory Requirements Summary

- § 110.5: Pilot Lights, Continuously burning pilot lights are prohibited for natural gas, fan-type central furnaces, household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour), and pool and spa heaters.
§ 150.0(m)(1): Building Cooling and Heating Loads, Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume, and ASHRAE Residential Comfort System Installation Standards Manual, or the ACCA Manual J using design conditions specified in § 150.0(h)(2).
§ 150.0(h)(3A): Clearances, Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.

2022 Single-Family Residential Mandatory Requirements Summary

- § 150.0(m)(3): Space Conditioning System Airflow Rate and Fan Efficacy, Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≥ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 280 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≥ 0.82 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3.
§ 150.0(i)(1): Ventilation and Indoor Air Quality, All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(i).
§ 150.0(i)(8): Central Fan Integrated (CFI) Ventilation Systems, Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per § 150.0(i)(1). A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed and controlled per § 150.0(i)(1)B(i)(ii).

1000 SQ. FT. MODEL (994 SQ.FT.)

W/ ADAPTABLE FEATURES

OPTION # 3

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

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE ARCHITECT AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

TITLE 24 MANDATORY MEASURES

SCALE

MM-1

Table with columns: ISSUE DATE, JOB NUMBER, DRAWN BY, CHECKED BY. Values: APRIL 12, 2023, 2023\_26, Author, Checker.

7/12/2023 10:28:40 AM 24" X 36"