

ACCESSORY DWELLING UNIT OPTION # 2

749 SQ. FT. MODEL (746 SQ.FT.)

1-BEDROOM / 1-BATH
COVERED PORCH



OWNER: _____
ADDRESS: _____
TEL. NO.: _____

PUBLIC WORKS AND PLANNING
COUNTY OF FRESNO

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:

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

3. PROVIDE A DRAINAGE PLAN FOR THE DEVELOPED PORTION OF THE PROPERTY [CRC R302.1].

- FOR VALLEY FLOOR ("FLAT" LAND) PARCELS, ADDRESS THE FOLLOWING:
 - SHOW THE DRAINAGE AWAY FROM THE PROPOSED CONSTRUCTION. "PROVIDE A TWO PERCENT SLOPE AWAY FROM THE PROPOSED BUILDING FOR A MINIMUM OF FIVE FEET." [FCCO 15.08.020 O]
 - SHOW DRAINAGE PATTERNS TO THE STREET OR AN APPROVED DRAINAGE FACILITY.
 - 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."
 - DELINEATE THE EXTENT OF THE BUILDING PAD WITH DIMENSIONS FROM THE BUILDING TO THE EDGE OF THE PAD.

- FOR ALL FOOTHILL AND MOUNTAIN PARCELS WITH SLOPED GRADES, ADDRESS THE FOLLOWING:
 - SHOW THE DRAINAGE AWAY FROM THE PROPOSED CONSTRUCTION. "PROVIDE A TWO PERCENT SLOPE AWAY FROM THE PROPOSED BUILDING FOR A MINIMUM OF FIVE FEET." [FCCO 15.08.020 O]
 - 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.
- DELINEATE THE EXTENT OF THE BUILDING PAD WITH DIMENSIONS FROM THE BUILDING TO THE EDGE OF THE PAD.
- CUT AND FILL AREAS (WITH QUANTITIES IN CUBIC YARDS) ON BOTH PLAN AND SCHEMATIC (SECTION) VIEWS IN BOTH DIRECTIONS.
- DRIVEWAYS AND PRIVATE ROADS SHALL HAVE A MAXIMUM SLOPE OF 12%. THE GRADE MAY BE INCREASED TO A MAXIMUM OF 20% FOR PAVED SURFACES." [FCCO 15.08.505].

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." [FCCO 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." [FCCO 15.08.505].

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:

- CONSTRUCTION WASTE MANAGEMENT PLAN MUST BE FINALIZED PRIOR TO OCCUPANCY.
- 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.
- 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

- RIGHTS OF THE OWNER / BUILDER:
 - 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.
- RESPONSIBILITY OF THE OWNER / BUILDER:
 - 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 / BUILDER MUST ENSURE THAT THE CONSTRUCTION PROJECT ADHERES TO ALL RELEVANT BUILDING CODES, ZONING REGULATIONS, AND OTHER APPLICABLE LAWS.
 - 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.
- LIMITATIONS ON SITE-SPECIFIC LOCATIONS:
 - 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.
 - THE OWNER / BUILDER MUST COMPLY WITH ALL ZONING REGULATIONS, SETBACK REQUIREMENT, ENVIRONMENTAL CONSIDERATIONS, AND ANY OTHER SITE-SPECIFIC RESTRICTIONS IMPOSED BY THE RELEVANT AUTHORITIES.
- COMPLIANCE WITH BUILDING CODES AND REGULATIONS:
 - 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.
 - 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.
- LIABILITY AND INDEMNIFICATION:
 - THE OWNER / BUILDER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE CONSTRUCTION PROJECT, INCLUDING ANY CONSEQUENCES ARISING FROM THE USE OF THE PRE-APPROVED PLANS.
 - 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 CLAIMS, DAMAGES, OR LIABILITIES ARISING OUT OF THE USE OF THE PRE-APPROVED PLANS OR THE CONSTRUCTION PROJECT.
- GEOGRAPHIC LIMITATIONS:
 - THE PRE-APPROVED PLANS ARE NOT INTENDED FOR AREAS SUBJECT TO SNOW LOAD, WILDFIRE RISK, FLOOD ZONES, OR OTHER SPECIFIC GEOGRAPHIC CONDITIONS.
 - THE OWNER / BUILDER ACKNOWLEDGES AND UNDERSTANDS THAT THE PRE-APPROVED PLANS MAY NOT ACCOUNT FOR UNIQUE SITE CONDITIONS.
- SITE-SPECIFIC CONSIDERATIONS:
 - 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 AND OTHER ENVIRONMENTAL CONSIDERATIONS.
 - 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.
- COMPLIANCE WITH LOCAL REGULATIONS:
 - 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.
 - 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.
- MODIFICATION RESTRICTIONS:
 - 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.
 - 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.
- RELiance AND VERIFICATION:
 - 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.
 - 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

- 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. [CRC R327.1.1]
 - REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY. [CRC R327.1.1(1)]
 - REINFORCEMENT SHALL NOT BE LESS THAN 2 INCHES BY 8-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 [CRC R327.1.1(2)]
 - WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE ON ONE SIDE WALL AND BACK WALL. [CRC R327.1.1(3)]
 - SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED. [CRC R327.1.1(4)]
 - BATHUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES ABOVE THE BATHTUB RIM [CRC R327.1.1(5)]
 - 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 [CRC R327.1.1 EXCEPTION 1]
 - 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. [CRC R327.1.1 EXCEPTION 2]
 - SHOWER ENCLOSURES THAT DO NOT PERMIT INSTALLATION OF REINFORCEMENT AND OR GRAB BARS SHALL NOT BE INSTALLED. REINFORCEMENT FOR FLOOR MOUNTED GRAB BARS OR FLOOR MOUNTED GRAB BARS OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY. [CRC R327.1.1 EXCEPTION 3]
 - BATHUBS WITH NO SURROUNDING WALLS, OR WHERE WALL PANELS DO NOT PERMIT THE INSTALLATION OF REINFORCEMENT SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR FLOOR MOUNTED GRAB BARS OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY. [CRC R327.1.1 EXCEPTION 4]
 - REINFORCEMENT OF FLOORS SHALL NOT BE REQUIRED FOR BATHTUBS AND WATER CLOSETS INSTALLED ON CONCRETE SLABS. [CRC R327.1.1 EXCEPTION 5]
- DOORBELL BUTTONS 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 [CRC R327.1.4]
 - R327.1.2 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:
 - DEDICATED RECEPTACLE OUTLETS; FLOOR RECEPTACLE OUTLETS; CONTROLS MOUNTED ON CEILING FANS AND CEILING LIGHTS; AND CONTROLS LOCATED ON APPLIANCES
 - RECEPTACLE OUTLETS REGULATED 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.

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)	746 SF
COVERED PORCH	179 SF
TOTAL	925 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.

- ROOF TRUSSES
- FIRE SPRINKLERS
- SOLAR PV - MINIMUM 2.13 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: matlopez@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 RITSCHEL, AT (559) 600-4212 OR EMAIL: dritschel@fresnocountyca.gov

FOR QUESTIONS REGARDING CODE ENFORCEMENT COMMENTS, CONTACT: ELIZABETH 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	AGING-IN PLACE DESIGN
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	STRUCTURAL PLANS
S-301	STRUCTURAL DETAILS
E-201	PROPOSED LIGHTING PLAN
T24-1	TITLE 24 ENERGY COMPLIANCE
MM-1	TITLE 24 MANDATORY REQUIREMENTS

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

749 SQ. FT. MODEL (746 SQ.FT.)

OPTION
2

PROJECT
ACCESSORY DWELLING UNIT

PWP23-003

DEPARTMENT OF PUBLIC WORKS AND PLANNING



CAPITAL PROJECTS DIVISION

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

SEAL & SIGNATURE



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	JOB NUMBER
MARCH 7, 2023	2023_22
DRAWN BY	CHECKED BY
Author	Checker

OPTION # 2

ACCESSORY DWELLING UNIT

PWP23-003

DEPARTMENT OF PUBLIC WORKS AND PLANNING



CAPITAL PROJECTS DIVISION

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PROPOSED FLOOR PLAN & ROOF PLAN

SCALE As indicated

A-201

ISSUE DATE	JOB NUMBER
MARCH 7, 2023	2023_22
DRAWN BY	CHECKED BY
Author	Checker

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 PEEPHOLE AT 43" MAX. (OPTIONS PEEPHOLE @ MAX. 60" O.C. AFF). PROVIDE STEEL PLATE AT THE DEAD BOLT STRIKER. SOLID SHIM 6" ABOVE & BELOW WITH 2/8 BY 2" SCREWS.
- WASHING MACHINES AND CLOTHES DRYERS. DRYER SHALL HAVE 4" VENT DUCT TO EXTERIOR WITH MAXIMUM RUN OF 14' INCLUDING 2-90° ELBOWS. TWO FEET SHALL BE DEDUCTED FOR EACH 90 DEGREE ELBOW IN EXCESS OF TWO. REFER TO ES/A-804 FOR MORE INFORMATION.
- 40 GAL. HEAT PUMP WATER HEATER. (MINIMUM OF 3.1 UEF PER TITLE 24). INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- NEW SERVICE PANEL. COORDINATE WITH POWER AND GAS COMPANY PROVIDER PRIOR TO COMMENCING WORK. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- POST WITH OPTIONAL 2X POST WRAP. REFER TO AS/A-802 & STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- MIN. 24" X 36" ATTIC ACCESS PANEL.
- CONCRETE PATIO/LANDING. SLOPED AT 2% MAXIMUM AWAY FROM THE BUILDING. REFER TO A1/A-801 FOR ADDITIONAL INFORMATION.
- BUILT-IN BATH TUB AND SHOWER COMBO.
- UPPER KITCHEN CABINET. REFER TO G6/A-802 FOR ADDITIONAL INFORMATION.
- HOOD WITH FAN OVER ELECTRIC COOKTOP. PROVIDE 30" VERTICAL AND 6" HORIZONTAL CLEARANCE VENT THROUGH ROOF.
- 4 BURNER ELECTRIC COOKTOP. PROVIDE (OPTIONAL GAS) LINE. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- COUNTERTOP WITH BUILT-IN CABINET AND PULL OUT DRAWERS.
- UNDERCOUNTER DISHWASHER.
- REFRIGERATOR SPACE WITH WATER CONNECTION.

FLOOR PLAN GENERAL NOTES:

- VERIFY ALL DIMENSIONS, GRADES, AND OTHER CONDITIONS AT JOB SITE BEFORE COMMENCING WORK. DIMENSIONS SHOWN ON THESE PLANS ARE FROM FACE OF FINISH, UNLESS OTHERWISE NOTED.
- WEATHER-STRIP ALL EXTERIOR DOORS AND WINDOWS CERTIFIED ACCORDING TO SECTION 2-555 OF STANDARD FOR DOORS AND WINDOWS.
- ALL OPENINGS AROUND DUCTING, GAS VENTS, PIPES, CHIMNEYS AT THE CEILING SHALL BE FIRE BLOCKED PER CBC AND CRC.
- ALL WINDOWS AND DOORS SHALL MEET THE AIR INFILTRATION STANDARDS OF THE 2022 CALIFORNIA RESIDENTIAL AND ENERGY CODES. SHALL BE CERTIFIED AND LABELED.
- INTERIOR WALL COVERING TO BE 1/2" THK. GYP. BRD., UNLESS OTHERWISE NOTED. (FLAME SPREAD CLASS 111)
- ALL WINDOW GLAZING ARE TO BE DUAL-GLAZED AND PROVIDE SOLAR SCREENS.
- GLASS DOORS AND WINDOWS IMMEDIATELY TO OR LESS THAN 18" FROM FLOOR OR IN DOOR SHALL BE TEMPERED.
- THE FOLLOWING SHALL BE CAULKED OR OTHERWISE SEALED TO LIMIT AIR INFILTRATION:
 - EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, BETWEEN WALLS SOLE PLATES AND FLOORS AND BETWEEN WALL PANELS.
 - OPENING FOR PLUMBING, ELECTRICITY, AND GAS LINES IN WALLS, CEILINGS AND FLOORS.
 - OPENINGS IN THE ATTIC FLOOR (SUCH AS WHERE CEILING PANELS MEET INTERIOR AND EXTERIOR WALLS AND MASONRY FIREPLACES.)
- PROVIDE 2x SOLID BLOCKING BEHIND ALL TOILET FIXTURES, CABINETS, WATER HEATER, CEILING LIGHT FIXTURES (FUTURE FAN LOCATION) AND WHEREVER DIRECTED BY THE OWNER, INSPECTOR OR ARCHITECT.
- DUCT CONSTRUCTED, INSTALLED AND INSULATED PER CURRENT CODE AND TITLE 24.
- MECHANICAL VENTILATION SYSTEMS MUST SUPPLY 5 CHANGES PER HOUR IN BATHROOMS AND LAUNDRY ROOMS; 2 AIR CHANGES PER HOUR IN OTHER HABITABLE ROOMS.
- PROVIDE 1-1/2" DUCT INSULATION (TYPICAL).
- VERIFY ALL APPLIANCE SPECIFICATIONS, SIZES AND OWNER'S REQUIREMENT FOR BUILT-IN ASSEMBLY PRIOR TO PRODUCTION OF CASEWORKS. ADJUST DIMENSIONS OF BUILT IN CASEWORK WITH APPLIANCE DIMENSION.
- CONSTRUCT PATIO SLABS WITH 4" THK. CONCRETE X 12" DP SHOVEL (1 #4 BAR) FOOTING AT PERIMETER. SLABS ARE TO BE BROOM FINISH. PROVIDE 6x6x10/10 WWM IN MIDDLE OF SLABS.
- THE ENERGY CERTIFICATION OF COMPLIANCE MUST BE SUBMITTED AFTER INSTALLATION OF THE REQUIRED EQUIPMENT AND/OR MATERIAL AND PRIOR TO REQUEST OF FINAL INSPECTION.
- PROVIDE 115V OUTLET (W.P., G.F.I.) WITHIN 25 FEET OF ROOF MOUNTED EQUIPMENT.
- AFTER INSTALLATION, THE INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER AND THE BUILDER STATING THAT THE INSTALLATION CONFORMS 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 SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450. CRC R302.9.2
- PROVIDE FALL PROTECTION REINFORCEMENT AND ADDRESS FALL PROTECTION REQUIREMENTS. REFER TO A-100 AND A-501 FOR ADDITIONAL INFORMATION.
- ALL TUB AND SHOWER VALVES ARE TO BE SINGLE CONTROL PRESSURE BALANCING OR THERMOSTATIC ANTI-SCALD TYPE. WATER HAMMER ARRESTORS SHALL BE INSTALLED AT THE FOLLOWING QUICK-ACTING SHUT-OFF VALVES (CPC 609.10):
 - AUTOMATIC WASHING MACHINE (HOT AND COLD WATER)
 - ICEMAKER
 - DISHWASHER
 - FRONT AND REAR SPRINKLER OUTLETS
- ALL HOSE 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 LLA OR 11B AND IS NOT PART OF AN ADAPTABLE OR ACCESSIBLE DWELLING UNIT.

FINISH LEGEND

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

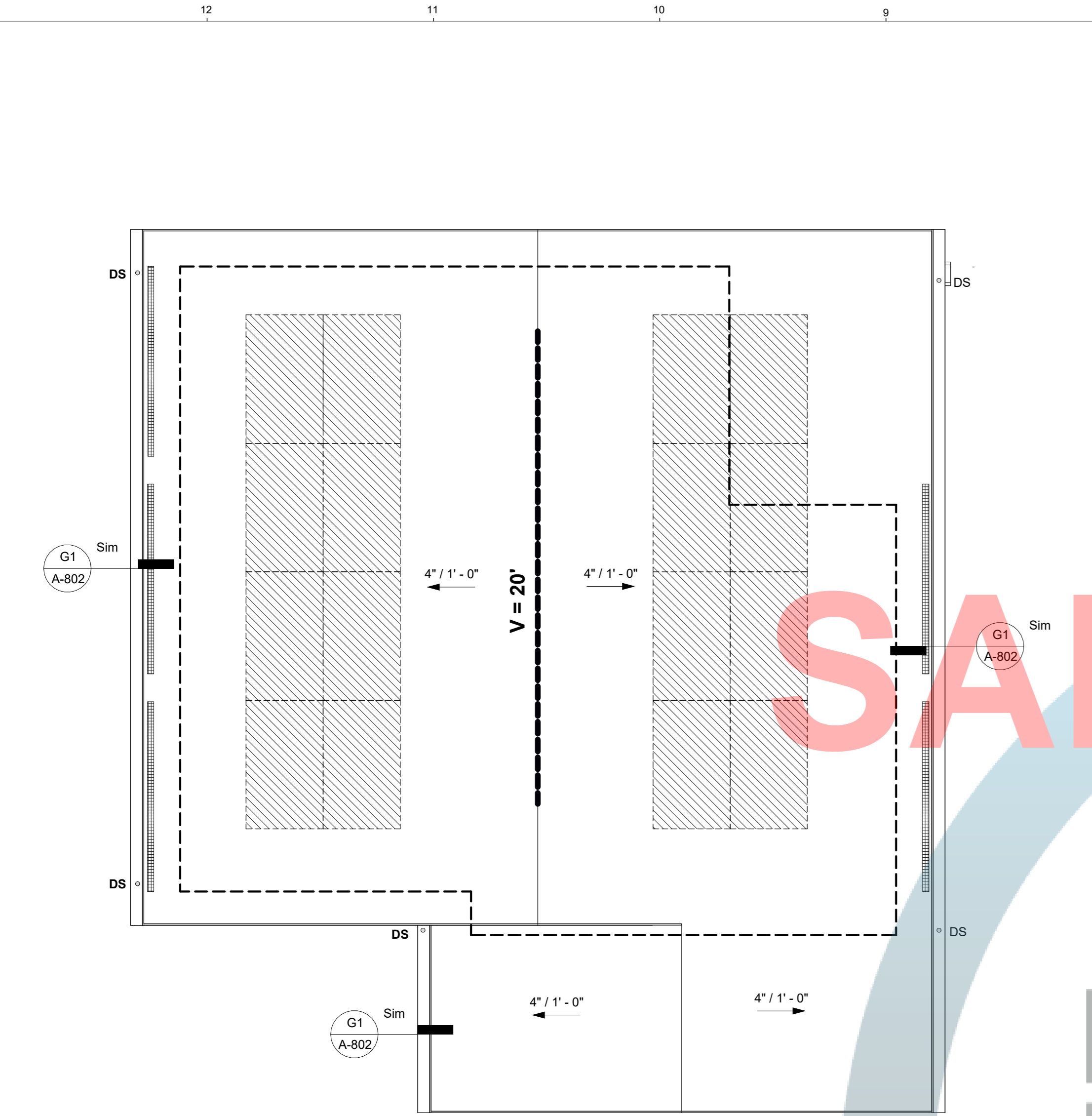
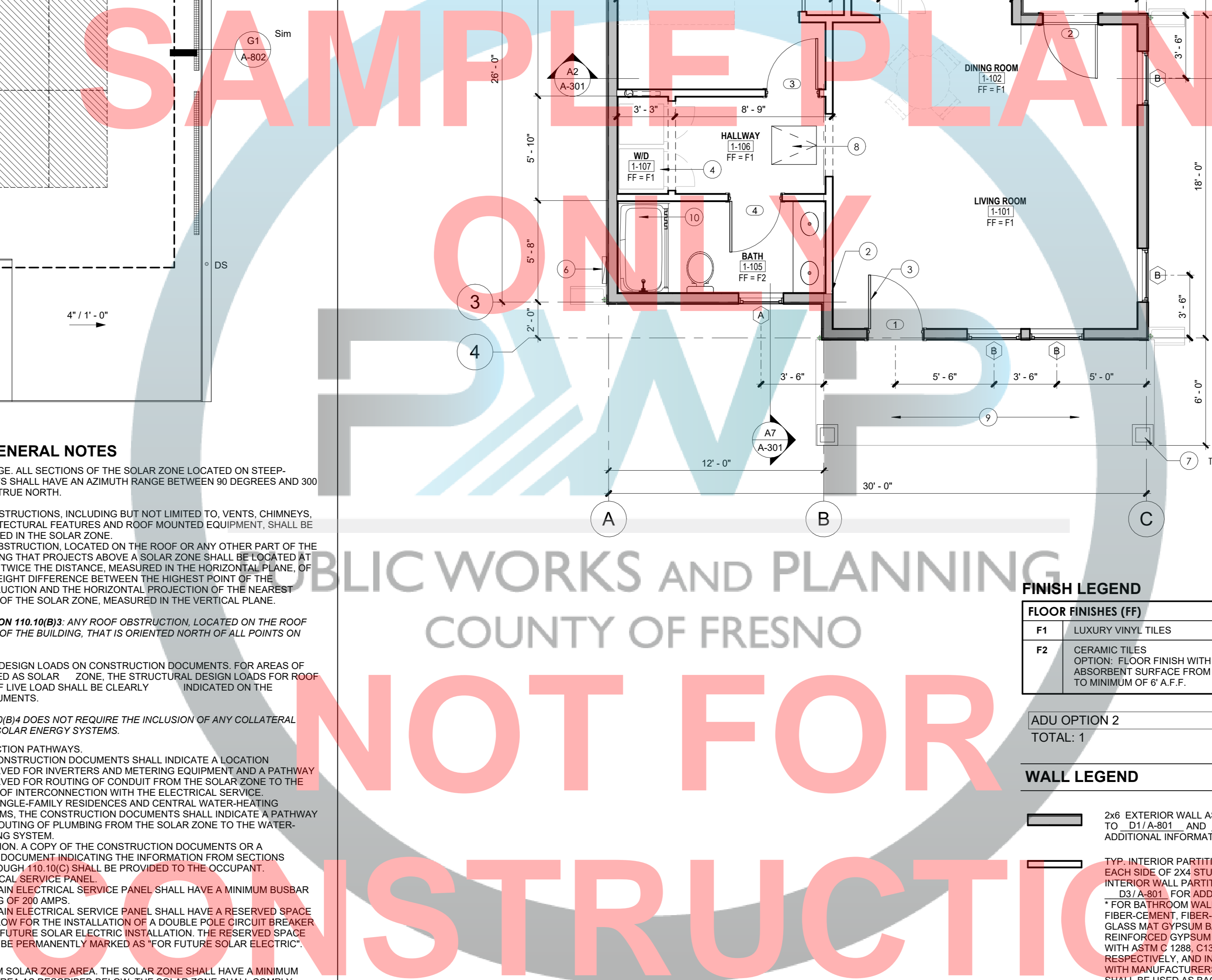
ADU OPTION 2	746 SF
TOTAL: 1	746 SF

WALL LEGEND

- 2x6 EXTERIOR WALL ASSEMBLY. REFER TO D1/A-801 AND A-301 FOR ADDITIONAL INFORMATION.
- TYP. INTERIOR PARTITION WALL. 1/2" GYP. BOARD EACH SIDE OF 2x4 STUDS @ 16" O.C. TYPICAL INTERIOR WALL PARTITION. U.N.O. REFER TO D3/A-801 FOR ADDITIONAL INFORMATION.
- * FOR BATHROOM WALLS: FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM BACKERS OR FIBER-REINFORCED GYPSUM BACKERS IN COMPLIANCE WITH ASTM C 1288, C1325, C 1178 OR C 1278, RESPECTIVELY, AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN 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.



ROOF PLAN GENERAL NOTES

- AZIMUTH RANGE. ALL SECTIONS OF THE SOLAR ZONE LOCATED ON STEEP-SLOPED ROOFS SHALL HAVE AN AZIMUTH RANGE BETWEEN 90 DEGREES AND 300 DEGREES OF TRUE NORTH.
 - NO OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, VENTS, CHIMNEYS, ARCHITECTURAL FEATURES AND ROOF MOUNTED EQUIPMENT, SHALL BE LOCATED IN THE SOLAR ZONE.
 - ANY OBSTRUCTION, LOCATED ON THE ROOF OR ANY OTHER PART OF THE BUILDING THAT PROJECTS ABOVE A SOLAR ZONE SHALL BE LOCATED AT LEAST TWICE THE DISTANCE, MEASURED IN THE HORIZONTAL PLANE, OF THE HEIGHT DIFFERENCE BETWEEN THE HIGHEST POINT OF THE OBSTRUCTION AND THE HORIZONTAL PROJECTION OF THE NEAREST POINT OF THE SOLAR ZONE, MEASURED IN THE VERTICAL PLANE.
- EXCEPTION TO SECTION 110.10(B): ANY ROOF OBSTRUCTION, LOCATED ON THE ROOF OR ANY OTHER PART OF THE BUILDING, THAT IS ORIENTED NORTH OF ALL POINTS ON THE SOLAR ZONE.
- STRUCTURAL DESIGN LOADS ON CONSTRUCTION DOCUMENTS. FOR AREAS OF THE ROOF DESIGNATED AS SOLAR ZONE, THE STRUCTURAL DESIGN LOADS FOR ROOF DEAD LOAD AND ROOF LIVE LOAD SHALL BE CLEARLY INDICATED ON THE CONSTRUCTION DOCUMENTS.
- NOTE: SECTION 110.10(B) DOES NOT REQUIRE THE INCLUSION OF ANY COLLATERAL LOADS FOR FUTURE SOLAR ENERGY SYSTEMS.
- INTERCONNECTION PATHWAYS.
 - THE CONSTRUCTION DOCUMENTS SHALL INDICATE A LOCATION RESERVED FOR INVERTERS AND METERING EQUIPMENT AND A PATHWAY RESERVED FOR ROUTING OF CONDUIT FROM THE SOLAR ZONE TO THE POINT OF INTERCONNECTION WITH THE ELECTRICAL SERVICE.
 - FOR SINGLE-FAMILY RESIDENCES AND CENTRAL WATER-HEATING SYSTEMS, THE CONSTRUCTION DOCUMENTS SHALL INDICATE A PATHWAY FOR ROUTING OF PLUMBING FROM THE SOLAR ZONE TO THE WATER-HEATING SYSTEM.
- DOCUMENTATION. A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM SECTIONS 110.10(B) THROUGH 110.10(C) SHALL BE PROVIDED TO THE OCCUPANT.
- MAIN ELECTRICAL SERVICE PANEL.
 - THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A MINIMUM BUSBAR RATING OF 200 AMPS.
 - THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE SOLAR ELECTRIC INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE SOLAR ELECTRIC".
- SOLAR ZONE.
 - MINIMUM SOLAR ZONE AREA. THE SOLAR ZONE SHALL HAVE A MINIMUM TOTAL AREA AS DESCRIBED BELOW. THE SOLAR ZONE SHALL COMPLY WITH ACCESS, PATHWAY, SMOKE VENTILATION, AND SPACING REQUIREMENTS AS SPECIFIED IN TITLE 24, PART 9 OR OTHER PARTS OF TITLE 24 OR IN ANY REQUIREMENTS ADOPTED BY A LOCAL JURISDICTION. THE SOLAR ZONE TOTAL AREA SHALL BE COMPRISED OF AREAS THAT HAVE NO DIMENSION LESS THAN FIVE FEET AND ARE NO LESS THAN 80 SQUARE FEET EACH FOR BUILDINGS WITH ROOF AREAS LESS THAN OR EQUAL TO 10,000 SQUARE FEET OR NO LESS THAN 100 SQUARE FEET EACH FOR BUILDINGS WITH ROOF AREAS GREATER THAN 10,000 SQUARE FEET.
 - A SINGLE-FAMILY RESIDENCES, THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANGS OF THE BUILDING AND HAVE A TOTAL AREA NO LESS THAN 250 SQUARE FEET.

ATTIC VENTILATION CALCULATION

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

ROOF
746 SF / 150 = 4.97 SQ. FT. = 715.68 SQ. IN.
715.68 SQ. IN. @ 50% UPPER AND LOWER NFVA = 357.84 SQ. IN.

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

357.84 SQ. IN. / L.F. / 18 SQ. IN. = 19.88 L.F. (REQUIRED)

PROVIDE: 20 L.F. @ 360 NFVA

SOFFIT VENT:
LOMANCO MODEL 105 CONTINUOUS VINYL SOFFIT VENT
MANUFACTURER'S SIZE = 22.75" X 8"
N.F.V. = 72 SQ. IN. / 8' FT. 9 SQ. IN. / L.F.

REQUIRED: 357.84 IN² - LF / 9 IN² = 39.76 L.F.

PROVIDE: (5) 2.75" X 8" = 40 L.F. @ 9 SQ. IN. / L.F. = 360 NFVA

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

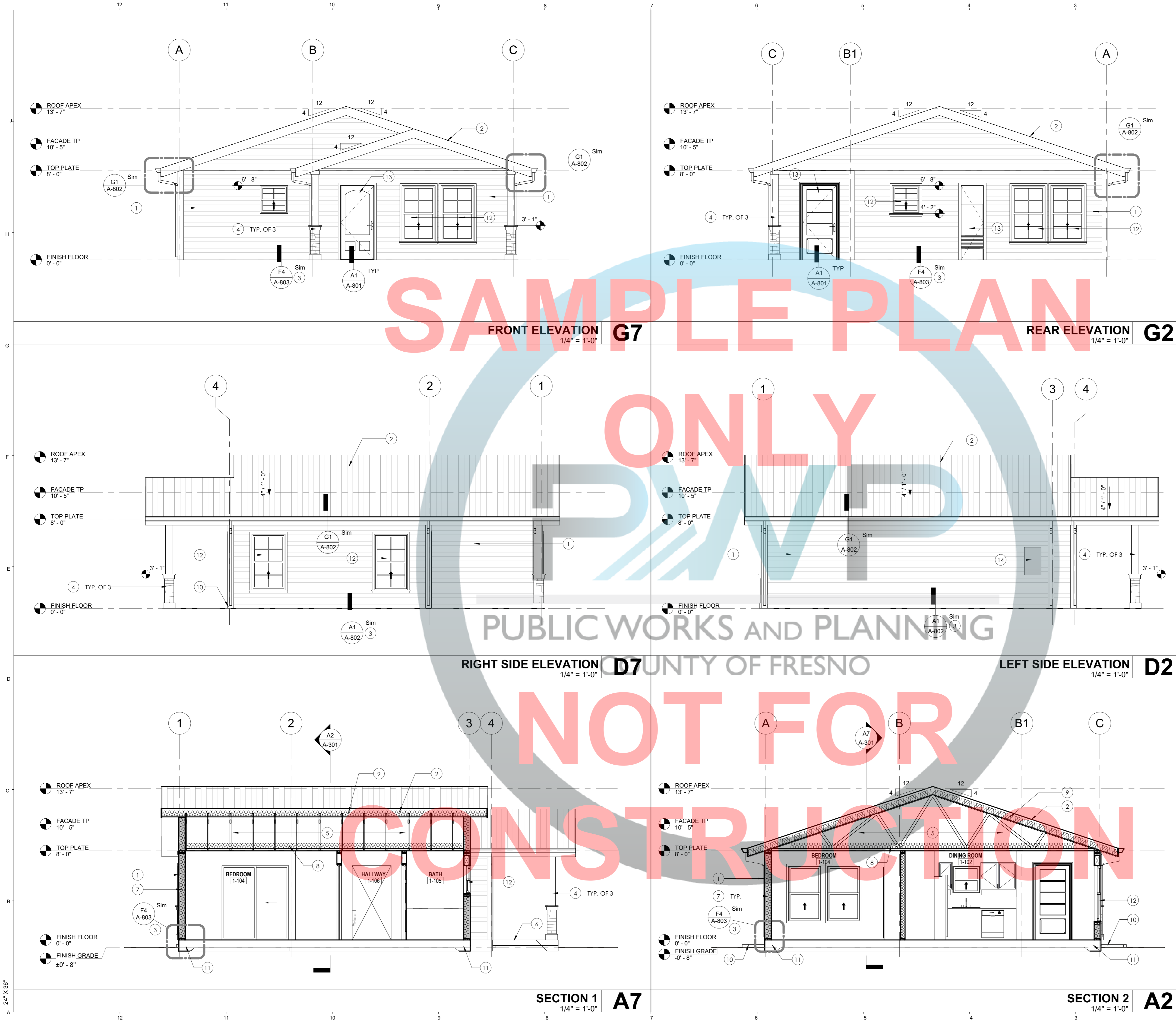
ROOF PLAN LEGEND

- V = --- ROOF VENT. SEE ATTIC VENTILATION CALCULATION FOR ADDITIONAL INFORMATION.
- DS INLET BALANCING VENT. SEE ATTIC VENTILATION CALCULATION FOR ADDITIONAL INFORMATION.
- 2" x 3" POWDER COATED - 24GA DOWNSPOUT w/ STRAP @ 60" O.C. MAX. 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 1/4" = 1'-0" A8

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

7/12/2023 12:12:24 PM 24" X 36"



- ELEVATION / SECTIONS KEYNOTES**
- "HARDIE PLANK" LAP SIDING OVER 2 LAYER GRADE "D" BUILDING PAPER WITH PERIMETER WEEP SCREED. REFER TO A-803 FOR ADDITIONAL INFORMATION. OPTIONAL FINISH: 7/8" STUCCO FINISH OVER 2 LAYERS OF GRADE "D" PAPER INSTALLED OVER PLYWOOD SHEATHING (AS REQUIRED PER STRUCTURAL DRAWING). INSTALL METAL LATH OVER PLYWOOD SHEATHING PER R703.7.1. PROVIDE PERIMETER WEEP SCREED. REFER TO D1/A-801 FOR ADDITIONAL INFORMATION.
 - 25 YEAR ASPHALT COMPOSITION ROOFING WITH MINIMUM CLASS "C" RATING OVER 30# FELT OVER PLYWOOD SHEATHING. REFER TO A8/A-201 FOR ADDITIONAL INFORMATION. OPTION ROOF: GA. 24 STANDING SEAMLESS METAL ROOF.
 - PERIMETER WEEP SCREED FOR STUCCO APPLICATION. REFER TO A4/A-803, F4/A-803, A9/A-802 FOR ADDITIONAL INFORMATION.
 - TREATED WOOD POST WITH OPTIONAL 2X WRAPPED POST OVER CEMENT PLASTER FINISH AND VENEER STONE. REFER TO STRUCTURAL DRAWINGS AND A6/A-802 FOR ADDITIONAL INFORMATION.
 - ENGINEERED ROOF TRUSS AND PLYWOOD SHEATHING.
 - CONCRETE PATIO/LANDING. SLOPED AT 2% MAXIMUM AWAY FROM THE BUILDING.
 - R-21 MINIMUM FIBERGLASS BATTS WALL INSULATION. 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.

749 SQ. FT. MODEL (746 SQ.FT.)

OPTION # 2

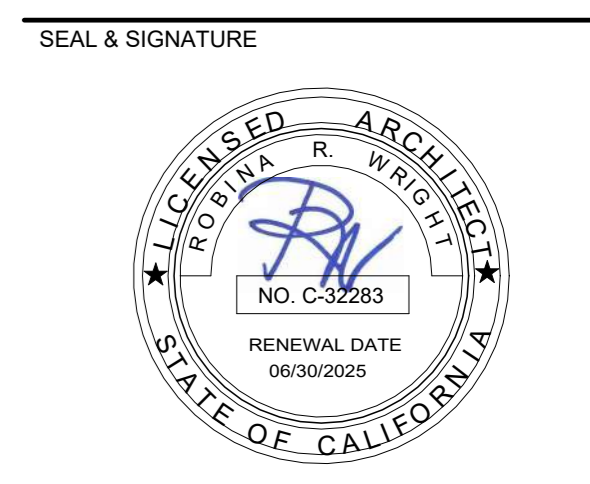
PROJECT
ACCESSORY DWELLING UNIT

PWP23-003

DEPARTMENT OF PUBLIC WORKS AND PLANNING



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

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TITLE
ELEVATIONS & SECTIONS

SCALE 1/4" = 1'-0"

A-301

ISSUE DATE	JOB NUMBER
MARCH 7, 2023	2023_22
DRAWN BY	CHECKED BY
Author	Checker

7/12/2023 1:21:26 PM 24" X 36"