

ACCESSORY DWELLING UNIT OPTION # 3

749 SQ. FT. MODEL (745 SQ.FT.) W/ ADAPTABLE FEATURES
1 BEDROOM / 1 BATHROOM
COVERED PORCH / OPTIONAL COVERED PATIO



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 [CRC R300.2].

- 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." [FDOC 15.08.020.0]
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." [FDOC 15.08.020.0]
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." [FDOC 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." [FDOC 15.08.020.0]
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." [FDOC 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:


- 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:
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.
- 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 RELEVANT 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.
- LIMITATIONS ON SITE-SPECIFIC LOCATIONS:
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.
- 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.
- 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 CLAIMS, DAMAGES, OR LIABILITIES ARISING OUT OF THE USE OF THE PRE-APPROVED PLANS OR THE CONSTRUCTION PROJECT.
- 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.
- 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.
- 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.
- 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.
- 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. [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 OR 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 SHALL BE INSTALLED ON CONCRETE SLABS. [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 BY 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 BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR MOUNTED GRAB BARS OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY. [CRC R327.1.1 EXCEPTION 3]
 - BATHTUBS WITH NO SURROUNDING WALLS, OR WHERE WALL PANELS DO NOT PERMIT THE INSTALLATION OF GRAB BARS, 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. [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].
- 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. EXTERIOR 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]
- C. 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.
- DEDICATED RECEPTACLE OUTLETS; FLOOR RECEPTACLE OUTLETS, CONTROLS MOUNTED ON CEILING FANS AND CEILING LIGHT FIXTURES AND CONTROLS ON APPLIANCES.
 - 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.

PROJECT INFORMATION	DEFERRED SUBMITTAL ITEMS	DRAWING INDEX																																																		
<p> PROJECT OF: THE COUNTY OF FRESNO DEPARTMENT OF PUBLIC WORKS AND PLANNING</p> <p>Capital Projects Division 2220 Tulare St., Ste. 720, Fresno, CA. 93721 Phone: (559) 262-4212 Fax: (559) 262-4879</p> <p>SCOPE OF WORK: PROPOSED ONE (1) STORY ACCESSORY DWELLING UNIT (ADU)</p> <table border="1"> <tr> <td>FLOOR AREA (CONDITIONED SPACE)</td> <td>745 SF</td> </tr> <tr> <td>COVERED PORCH</td> <td>18 SF</td> </tr> <tr> <td>COVERED PATIO (OPTIONAL)</td> <td>189 SF</td> </tr> <tr> <td>TOTAL</td> <td>952 SF</td> </tr> </table> <p>BUILDING DATA: OCCUPANCY CLASSIFICATION: R3 GROUP USE : (R-3) SINGLE FAMILY RESIDENCE TYPE OF CONSTRUCTION: VB SPRINKLERED: YES</p> <p>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 CATEGORY: D SS = 0.531 SDS = 0.06 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</p>	FLOOR AREA (CONDITIONED SPACE)	745 SF	COVERED PORCH	18 SF	COVERED PATIO (OPTIONAL)	189 SF	TOTAL	952 SF	<p>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.</p> <ol style="list-style-type: none"> ROOF TRUSSES FIRE SPRINKLERS SOLAR PV - MINIMUM 2.12 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. <p>REQUIREMENTS</p> <p>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.</p> <p>FOR QUESTIONS REGARDING ZONING REQUIREMENTS, CONTACT: ZONINGS, AT (559) 600-4540 OR E-MAIL: zoning@fresnocountyca.gov</p> <p>FOR QUESTIONS REGARDING GRADING REQUIREMENTS, CONTACT: DANA RITSCHL, AT (559) 600-4212 OR EMAIL: dritschel@fresnocountyca.gov</p> <p>FOR QUESTIONS REGARDING CODE ENFORCEMENT COMMENTS, CONTACT: ELISANIA HARRISON AT (559) 600-2519 OR E-MAIL, eharrison@fresnocountyca.gov</p>	<p>DRAWING INDEX</p> <table border="1"> <tr><td>A-100</td><td>COVER SHEET</td></tr> <tr><td>G-101</td><td>GENERAL NOTES</td></tr> <tr><td>G-102</td><td>GENERAL NOTES</td></tr> <tr><td>A-201</td><td>PROPOSED FLOOR PLAN & PROPOSED ROOF PLAN</td></tr> <tr><td>A-501</td><td>ENLARGED ADAPTABLE KITCHEN & DETAILS</td></tr> <tr><td>A-502</td><td>ADAPTABLE BATHROOM DETAILS</td></tr> <tr><td>A-601</td><td>OPENING SCHEDULE</td></tr> <tr><td>A-801</td><td>ARCHITECTURAL DETAILS</td></tr> <tr><td>A-802</td><td>ARCHITECTURAL DETAILS</td></tr> <tr><td>A-803</td><td>WALL SIDING TYPICAL DETAILS</td></tr> <tr><td>A-804</td><td>CLOTHES DRYER EXHAUST DETAILS</td></tr> <tr><td>GBC-1</td><td>GREEN BUILDING MANDATORY MEASURES 1</td></tr> <tr><td>GBC-2</td><td>GREEN BUILDING MANDATORY MEASURES 2</td></tr> <tr><td>S-101</td><td>TYPICAL WOOD FRAMING DETAILS</td></tr> <tr><td>S-102</td><td>STRUCTURAL DETAILS</td></tr> <tr><td>S-103</td><td>FASTENING SCHEDULE (RESIDENTIAL)</td></tr> <tr><td>S-201</td><td>STRUCTURAL PLANS</td></tr> <tr><td>S-301</td><td>STRUCTURAL DETAILS</td></tr> <tr><td>E-101</td><td>PROPOSED LIGHTING PLAN</td></tr> <tr><td>T24-1</td><td>TITLE 24 ENERGY COMPLIANCE</td></tr> <tr><td>MM-1</td><td>TITLE 24 MANDATORY MEASURES</td></tr> </table> <p>8.5" x 11" ATTACHMENTS: STRUCTURAL ANALYSIS TITLE 24 DOCUMENTATIONS</p>	A-100	COVER SHEET	G-101	GENERAL NOTES	G-102	GENERAL NOTES	A-201	PROPOSED FLOOR PLAN & PROPOSED ROOF PLAN	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	STRUCTURAL PLANS	S-301	STRUCTURAL DETAILS	E-101	PROPOSED LIGHTING PLAN	T24-1	TITLE 24 ENERGY COMPLIANCE	MM-1	TITLE 24 MANDATORY MEASURES
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OPTION # 3

PROJECT
ACCESSORY DWELLING UNIT

PWP23-003

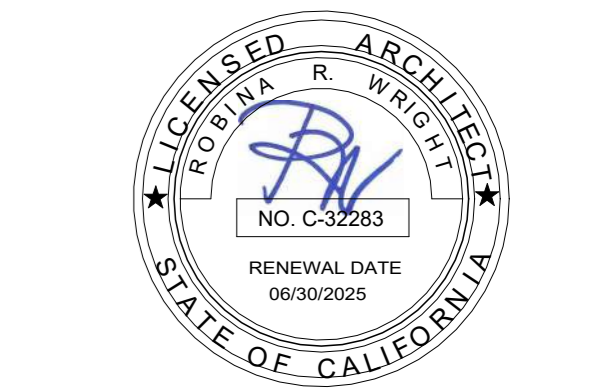
DEPARTMENT OF PUBLIC WORKS AND PLANNING



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 IN THE DRAWINGS WITHOUT WRITTEN AGREEMENT WITH THE ARCHITECT.

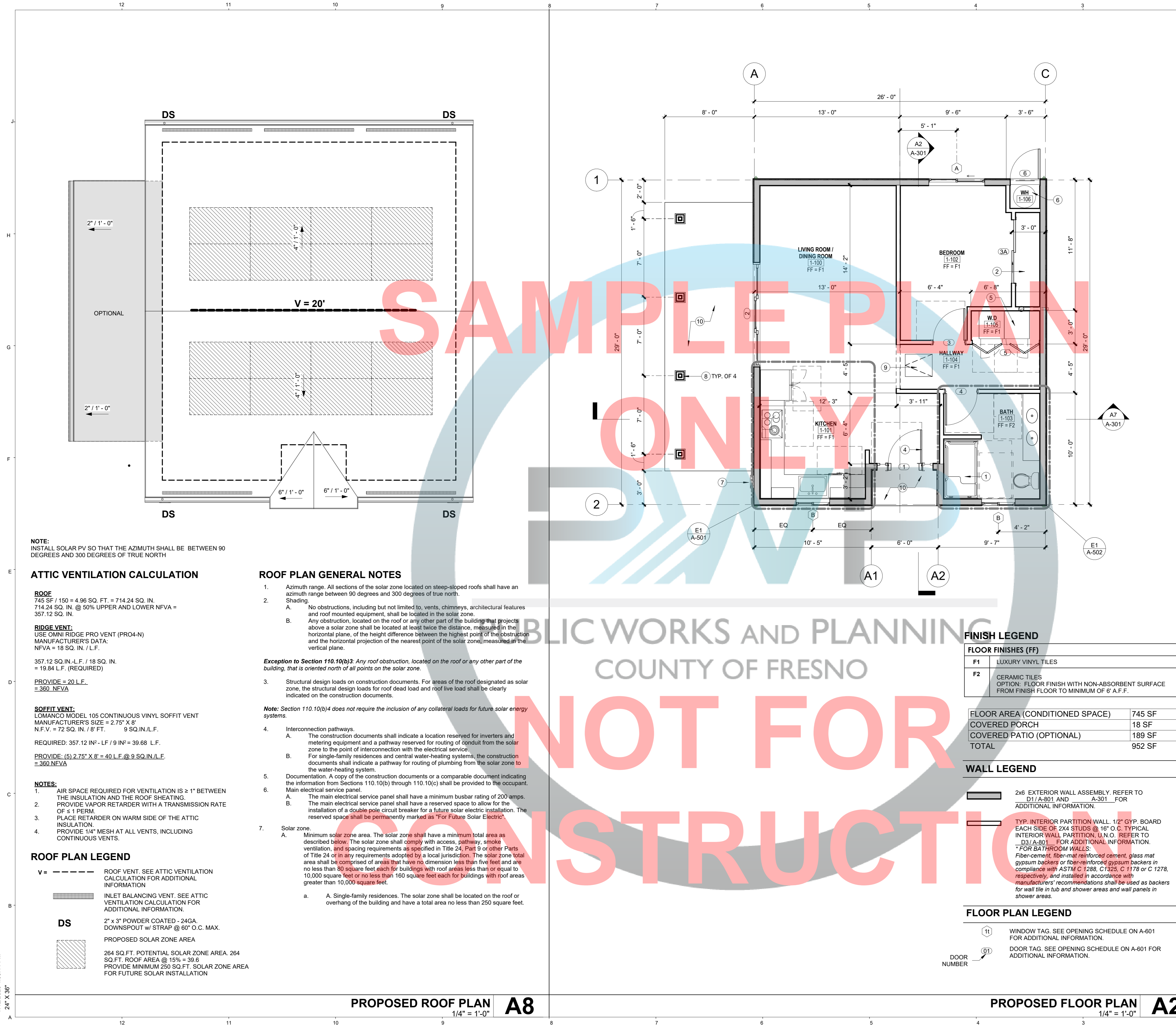
TITLE
COVER SHEET

SCALE As indicated

A-100

ISSUE DATE	JOB NUMBER
APRIL 12, 2023	2023_23

DRAWN BY	CHECKED BY
Author	Checker



FLOOR PLAN KEYNOTES

- ADAPTABLE ROLL-IN SHOWER. MAINTAIN A 2% MAXIMUM SLOPE IN ALL DIRECTIONS. TYPICAL ON ALL SHOWER AND BATHROOMS. REFER TO A6/A-502 FOR ADDITIONAL INFORMATION.
- BUILT-IN CLOSET/DRAWERS WITH CLOTHES ROD. PROVIDE 50% OF STORAGE AT 48" HIGH MAX. FROM FINISH FLOOR.
- ALIGN WITH EDGE OF WALL FOR A SMOOTH AND 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.
NOTE: WASHING MACHINES AND CLOTHES DRYERS SHALL BE FRONT LOADING. THE BOTTOM OF THE OPENING TO THE LAUNDRY COMPARTMENT SHALL BE LOCATED 15 INCHES MINIMUM AND 36 INCHES MAXIMUM ABOVE THE FINISH FLOOR. 2022 CBC 1127A.10.4. REFER TO E5/A-804 FOR ADDITIONAL INFORMATION.
- 40 GAL. HEAT PUMP WATER HEATER. (MINIMUM OF 3.1 UEF PER TITLE 24). INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- NEW SERVICE PANEL. COORDINATE WITH POWER AND GAS COMPANY PROVIDER PRIOR TO COMMENCING WORK. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- POST WITH OPTIONAL 2X POST WRAP. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- MIN. 24" X 36" ATTIC ACCESS PANEL.
- CONCRETE PATIO/LANDING. SLOPED AT 2% MAXIMUM AWAY FROM THE BUILDING. REFER TO A1/A-801 FOR ADDITIONAL INFORMATION.

FLOOR PLAN GENERAL NOTES:

- VERIFY ALL DIMENSIONS, GRADES, AND OTHER CONDITIONS AT JOB SITE BEFORE COMMENCING WORK. DIMENSIONS SHOWN ON THESE PLANS ARE FROM FACE OF FINISH, UNLESS OTHERWISE NOTED.
- WEATHER-STRIP ALL EXTERIOR DOORS AND WINDOWS CERTIFIED ACCORDING TO SECTION 2-555 OF STANDARD FOR DOORS AND WINDOWS.
- ALL OPENINGS AROUND DUCTING, GAS VENTS, PIPES, CHIMNEYS AT THE CEILING SHALL BE FIRE BLOCKED PER CBC AND CRC.
- ALL WINDOWS AND DOORS SHALL MEET THE AIR INFILTRATION STANDARDS OF THE 2022 CALIFORNIA RESIDENTIAL AND ENERGY CODES. SHALL BE CERTIFIED AND LABELED.
- INTERIOR WALL COVERING TO BE 1/2" THK GYP. BRD., UNLESS OTHERWISE NOTED. (FLAME SPREAD CLASS 111)
- ALL WINDOW GLAZING ARE TO BE DUAL-GLAZED AND PROVIDE SOLAR SCREENS.
- GLASS DOORS AND WINDOWS IMMEDIATELY TO OR LESS THAN 18" FROM FLOOR OR IN DOOR SHALL BE TEMPERED.
- THE FOLLOWING SHALL BE CAULKED OR OTHERWISE SEALED TO LIMIT AIR INFILTRATION:
 - EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, BETWEEN WALLS SOLE PLATES AND FLOORS AND BETWEEN WALL PANELS.
 - OPENING FOR PLUMBING, ELECTRICITY, AND GAS LINES IN WALLS, CEILINGS AND FLOORS.
 - OPENINGS IN THE ATTIC FLOOR (SUCH AS WHERE CEILING PANELS MEET INTERIOR AND EXTERIOR WALLS AND MASONRY FIREPLACES.)
- PROVIDE 2x SOLID BLOCKING BEHIND ALL TOILET FIXTURES, CABINETS, WATER HEATER, CEILING LIGHT FIXTURES (FUTURE FAN LOCATION) AND WHEREVER DIRECTED BY THE OWNER, INSPECTOR OR ARCHITECT.
- DUCT CONSTRUCTED, INSTALLED AND INSULATED PER CURRENT CODE AND TITLE 24.
- MECHANICAL VENTILATION SYSTEMS MUST SUPPLY 5 CHANGES PER HOUR IN BATHROOMS AND LAUNDRY ROOMS; 2 AIR CHANGES PER HOUR IN OTHER HABITABLE ROOMS.
- PROVIDE 1-1/2" DUCT INSULATION (TYPICAL).
- VERIFY ALL APPLIANCE SPECIFICATIONS, SIZES AND OWNER'S REQUIREMENT FOR BUILT-IN ASSEMBLY PRIOR TO PRODUCTION OF CASEWORKS. ADJUST DIMENSIONS OF BUILT IN CASEWORK WITH APPLIANCE DIMENSION.
- CONSTRUCT PATIO SLABS WITH 4" THK. CONCRETE X 12" DP SHOVEL (1 #4 BAR) FOOTING AT PERIMETER. SLABS ARE TO BE BROOM FINISH. PROVIDE 6x6x10 /10 WWM IN MIDDLE OF SLABS.
- THE ENERGY CERTIFICATION OF COMPLIANCE MUST BE SUBMITTED AFTER INSTALLATION OF THE REQUIRED EQUIPMENT AND/OR MATERIAL AND PRIOR TO REQUEST OF FINAL INSPECTION.
- PROVIDE 15V 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 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-902 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)
 - ICE MAKER
 - DISHWASHER
 - FRONT AND REAR SPRINKLER OUTLETS
- ALL HOSE BIBS SHALL BE EQUIPPED WITH NON-REMOVABLE BACKFLOW PREVENTERS.
- PROVIDE ONE INCH UNDERCUT FOR EXTERIOR DOORS OF LPG WATER HEATER OR FURNACE COMPARTMENTS

749 SQ. FT. MODEL (745 SQ.FT.) W/ ADAPTABLE FEATURES
OPTION # 3

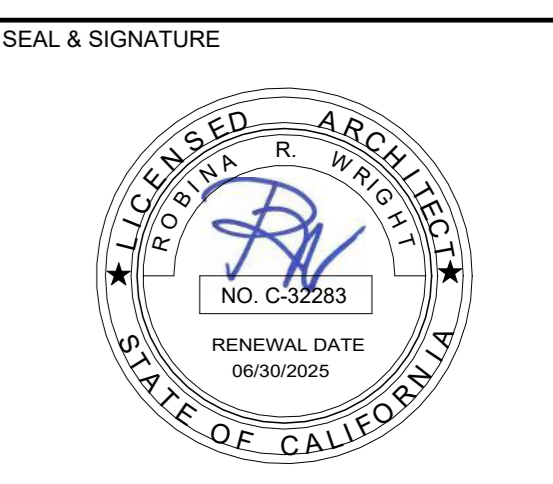
PROJECT
ACCESSORY DWELLING UNIT

PWP23-003

DEPARTMENT OF PUBLIC WORKS AND PLANNING



CAPITAL PROJECTS DIVISION
2220 Tulare St., Ste. 720, Fresno, CA. 93721
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TITLE
PROPOSED FLOOR PLAN & PROPOSED ROOF PLAN

SCALE	As indicated
ISSUE DATE	JOB NUMBER
APRIL 12, 2023	2023_23
DRAWN BY	CHECKED BY
Author	Checker

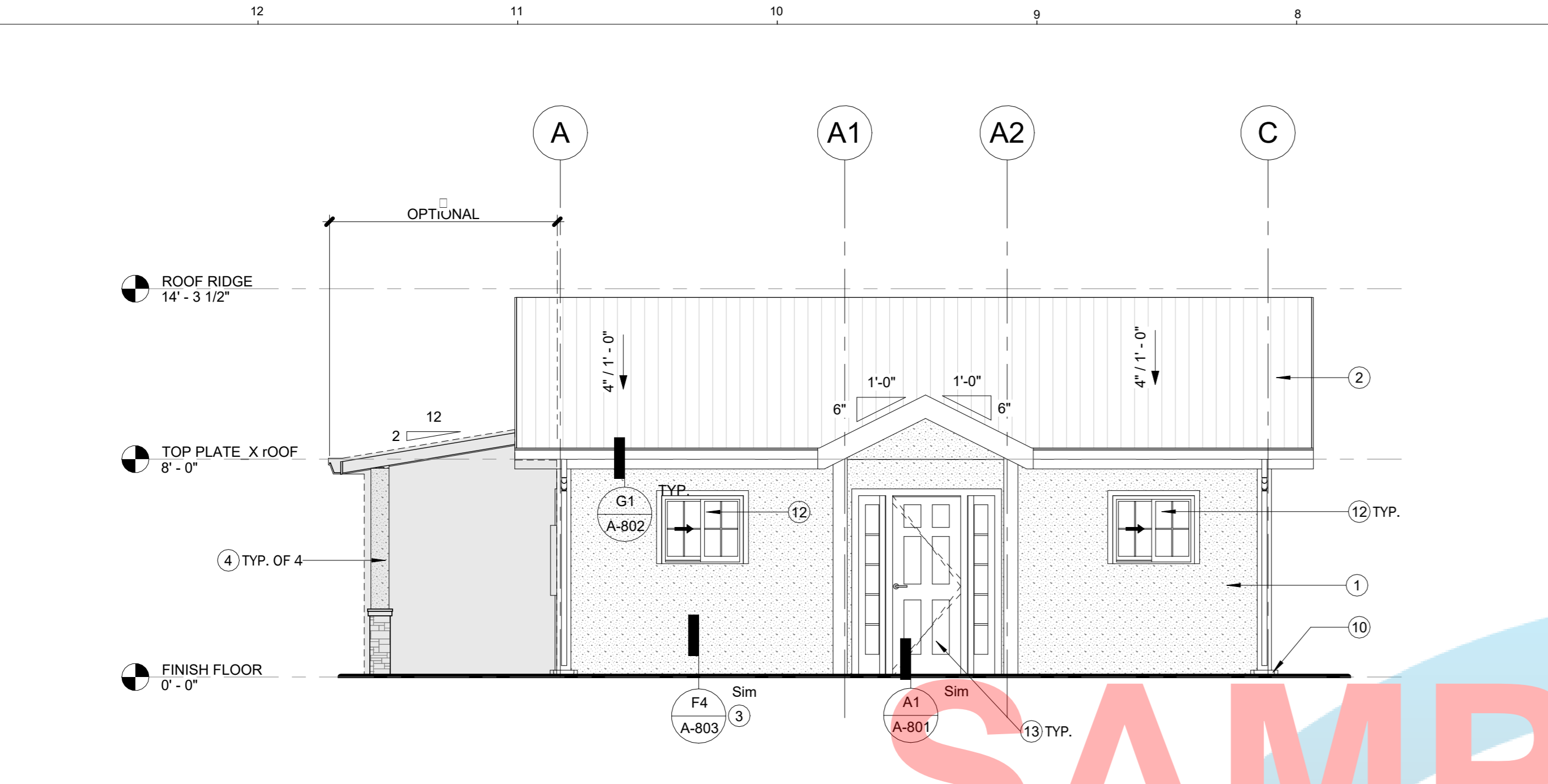
A-201

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

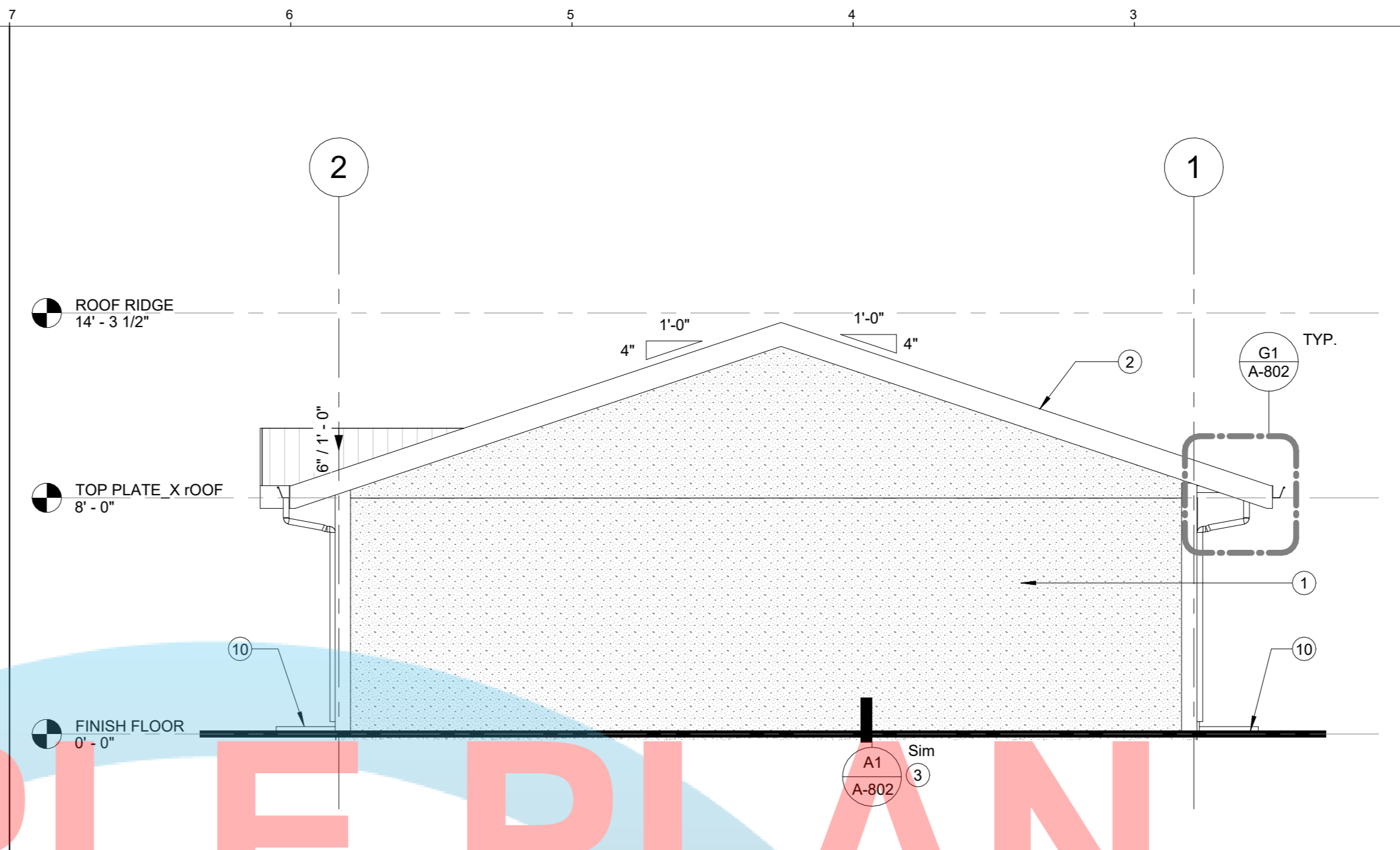
PROPOSED FLOOR PLAN A2
1/4" = 1'-0"

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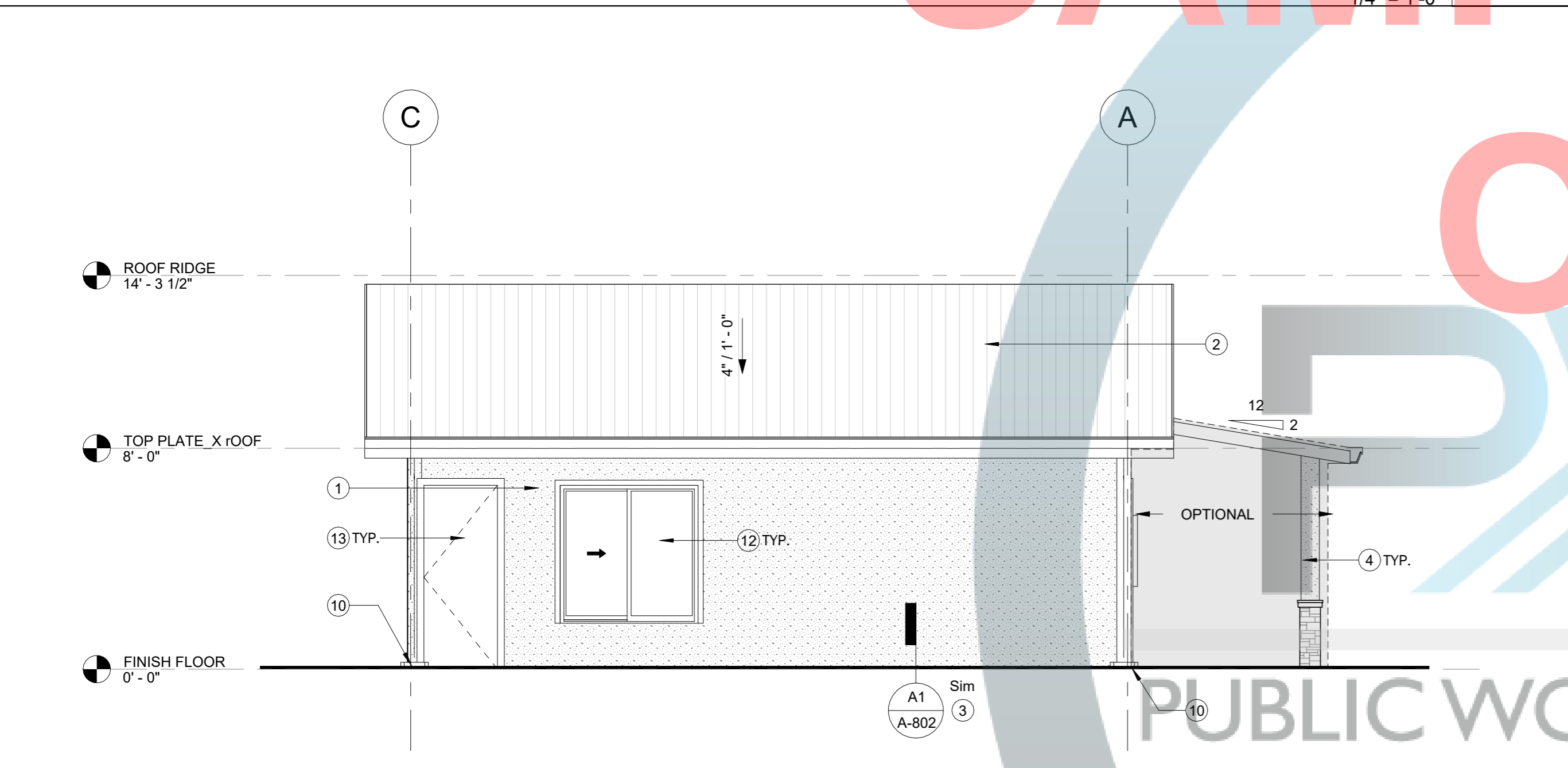
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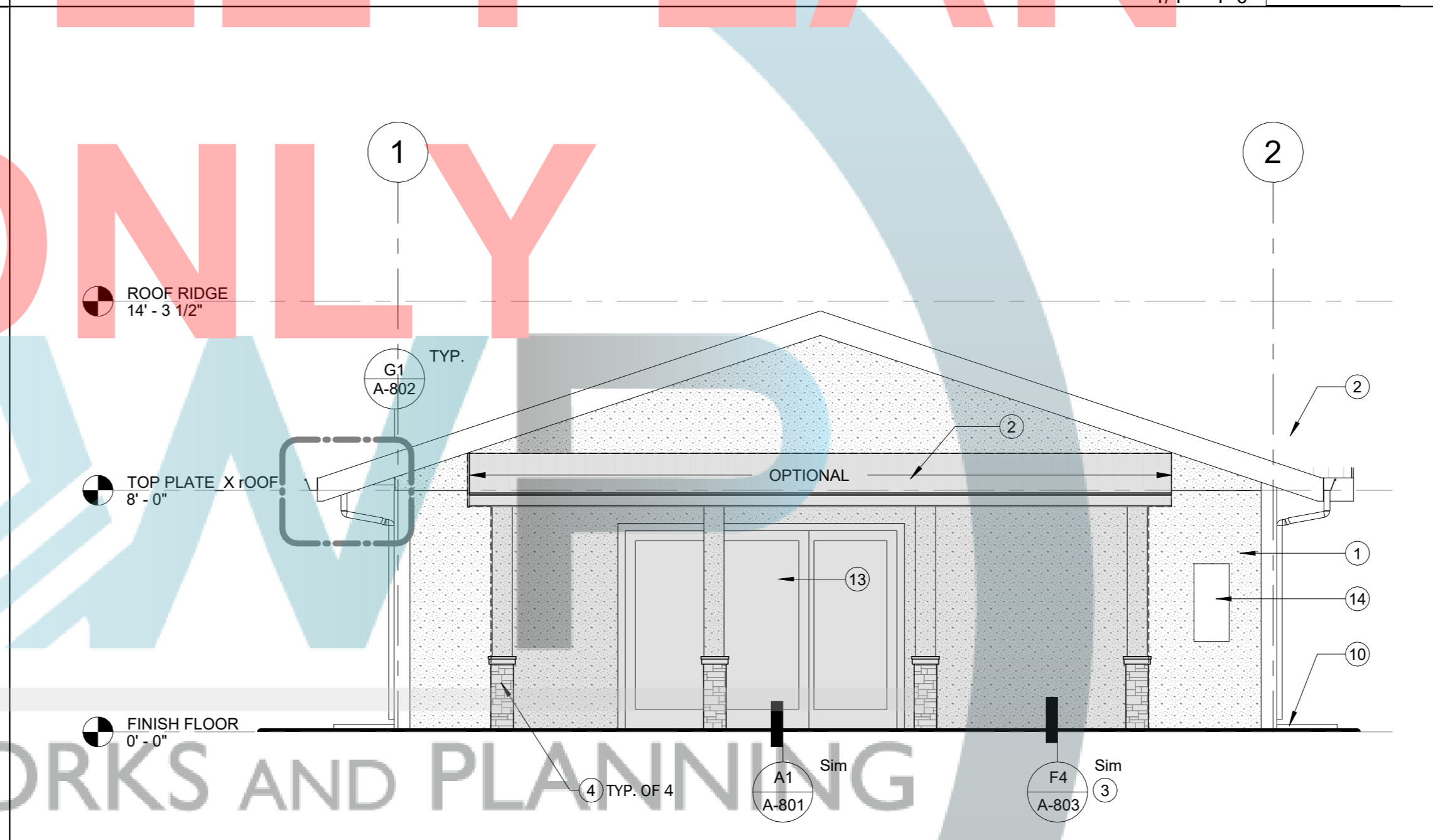
FRONT ELEVATION G7
1/4" = 1'-0"



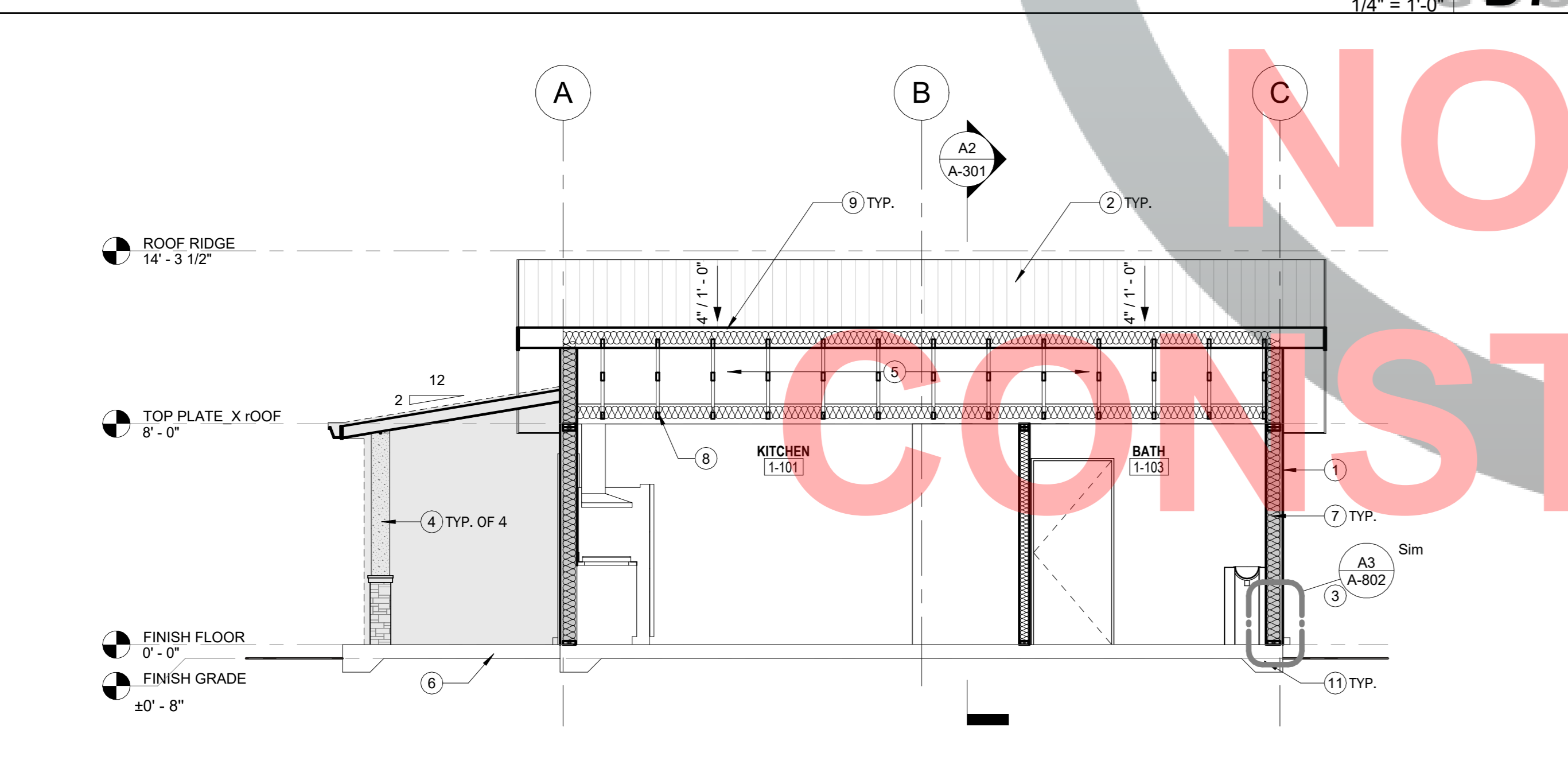
RIGHT SIDE ELEVATION G2
1/4" = 1'-0"



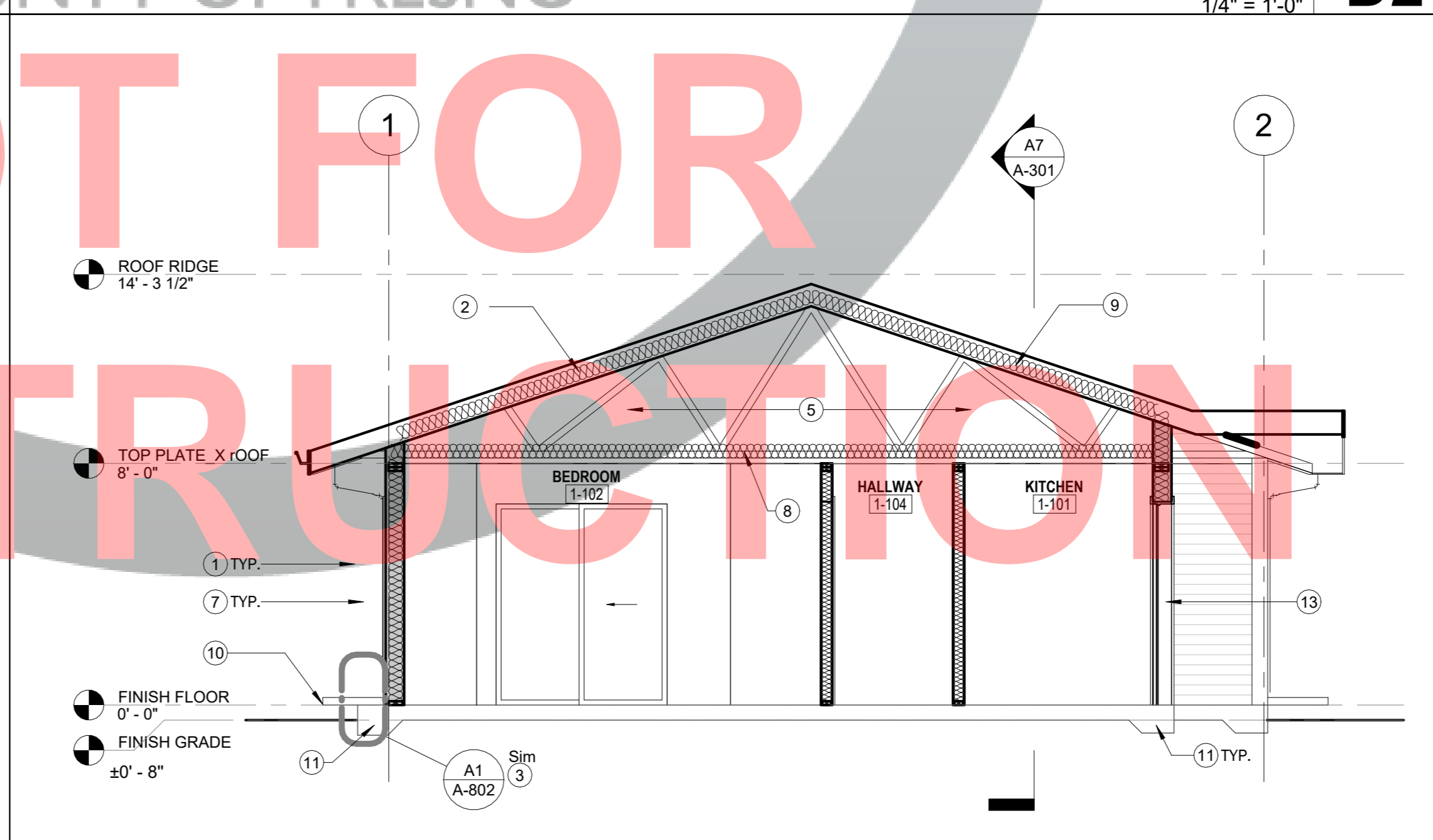
REAR ELEVATION D7
1/4" = 1'-0"



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



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



SECTION 2 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, A1/A-802, A9/A-802 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.

749 SQ. FT. MODEL (745 SQ.FT.) W/ ADAPTABLE FEATURES

OPTION #3

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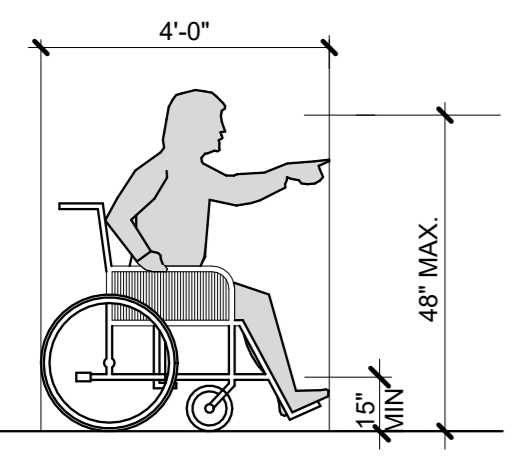
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TITLE
ELEVATIONS & SECTIONS

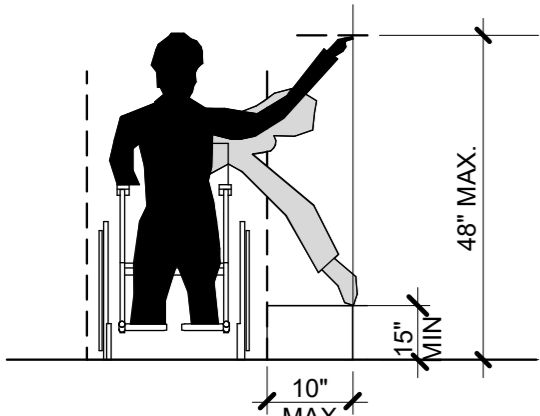
SCALE 1/4" = 1'-0"

A-301

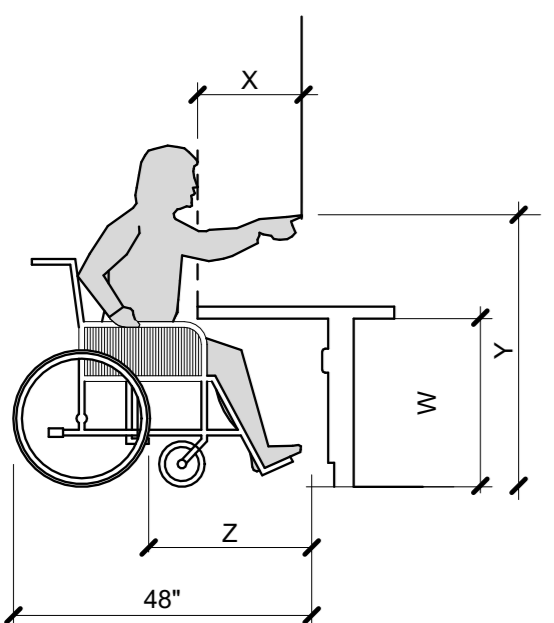
ISSUE DATE	JOB NUMBER
APRIL 12, 2023	2023_23
DRAWN BY	CHECKED BY
Author	Checker



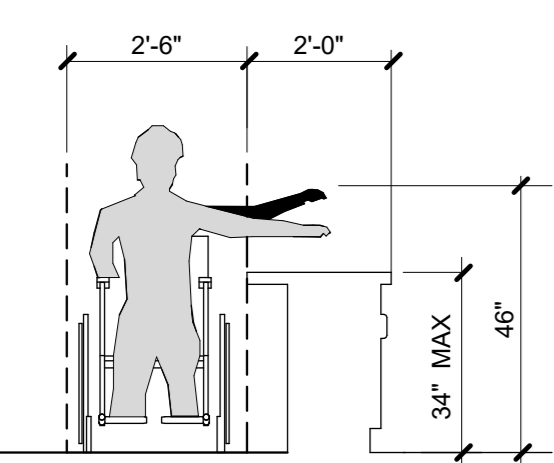
FORWARD REACH TO WALL MOUNTED OBJECTS



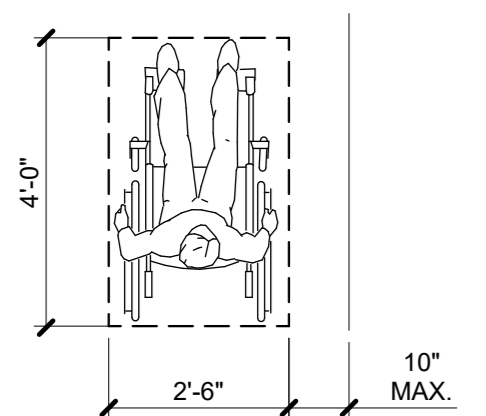
HIGH AND LOW SIDE REACH LIMIT



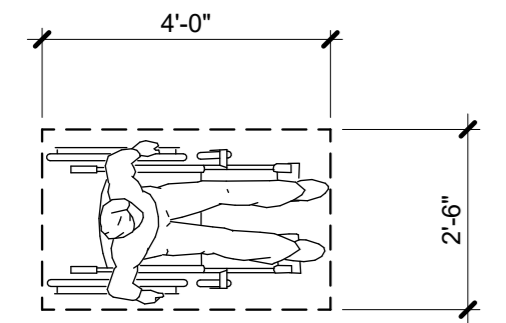
FORWARD REACH OVER AN OBSTRUCTION



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**

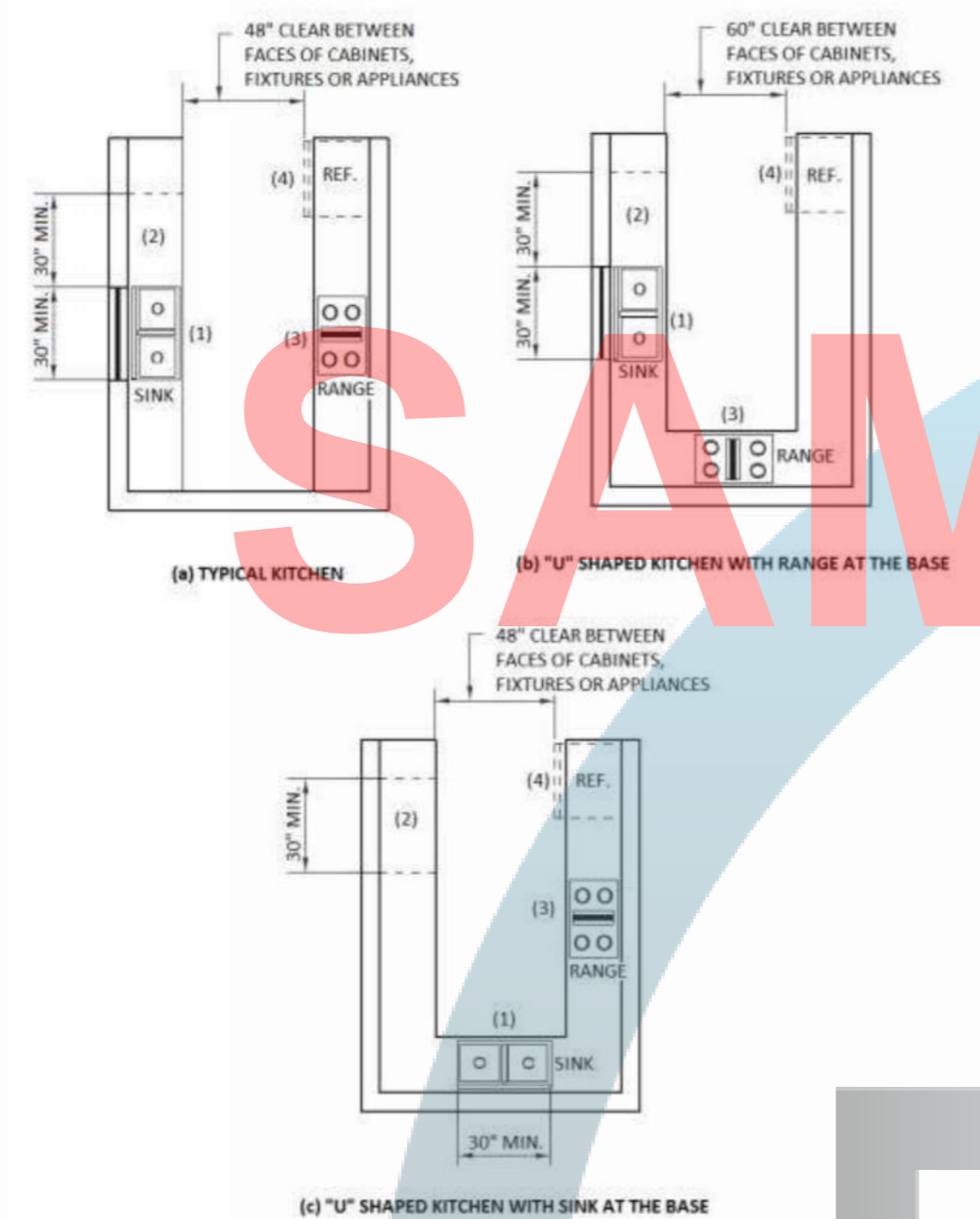
ACCESSIBLE ROUTE WITHIN COVERED (MULTIFAMILY DWELLING UNITS)

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).

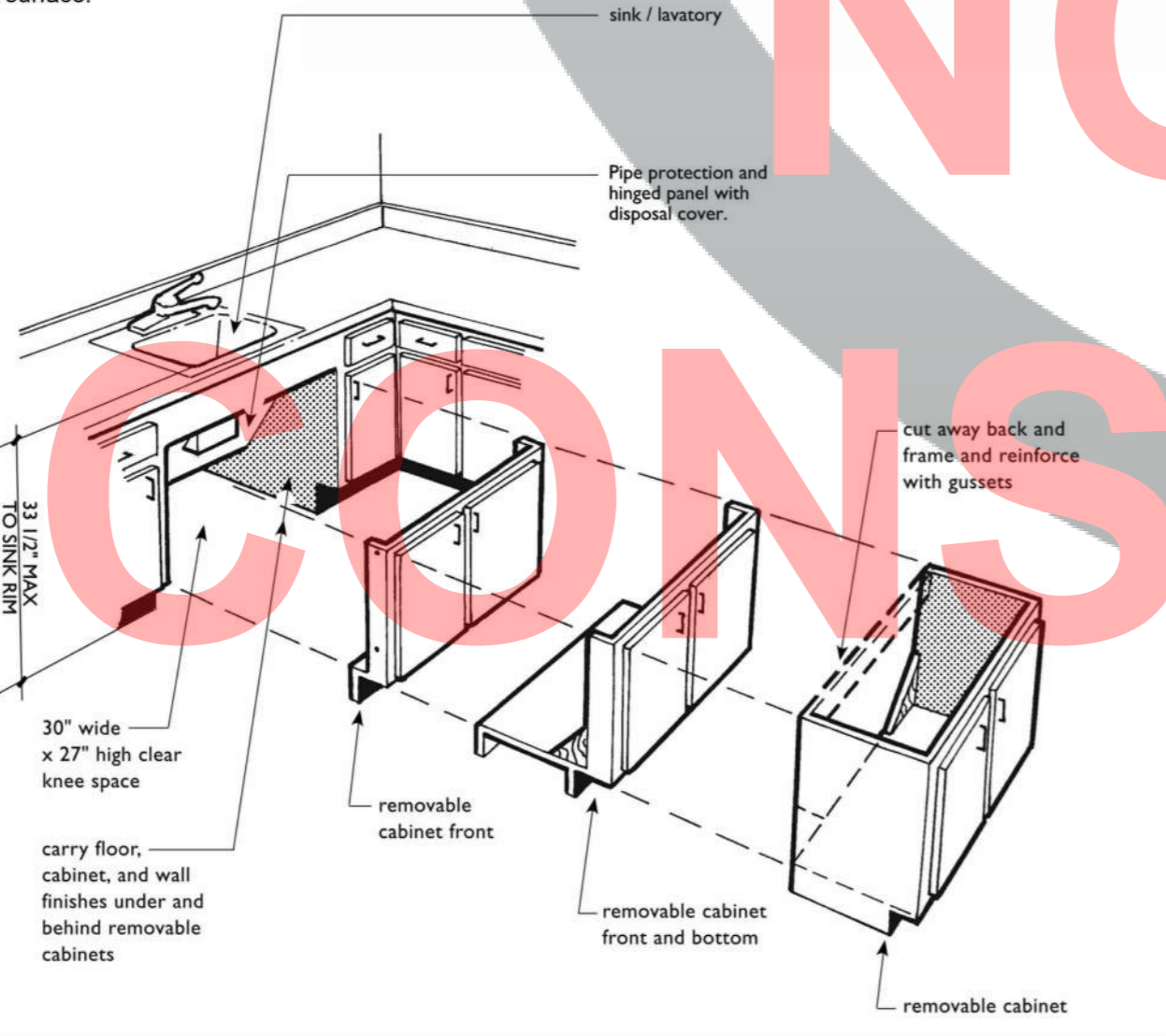
SECTION 1133A - KITCHENS
1133A.1 General. Kitchens shall be on an accessible route and shall comply with this section. (See Figure 11A-10A.)



- (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.

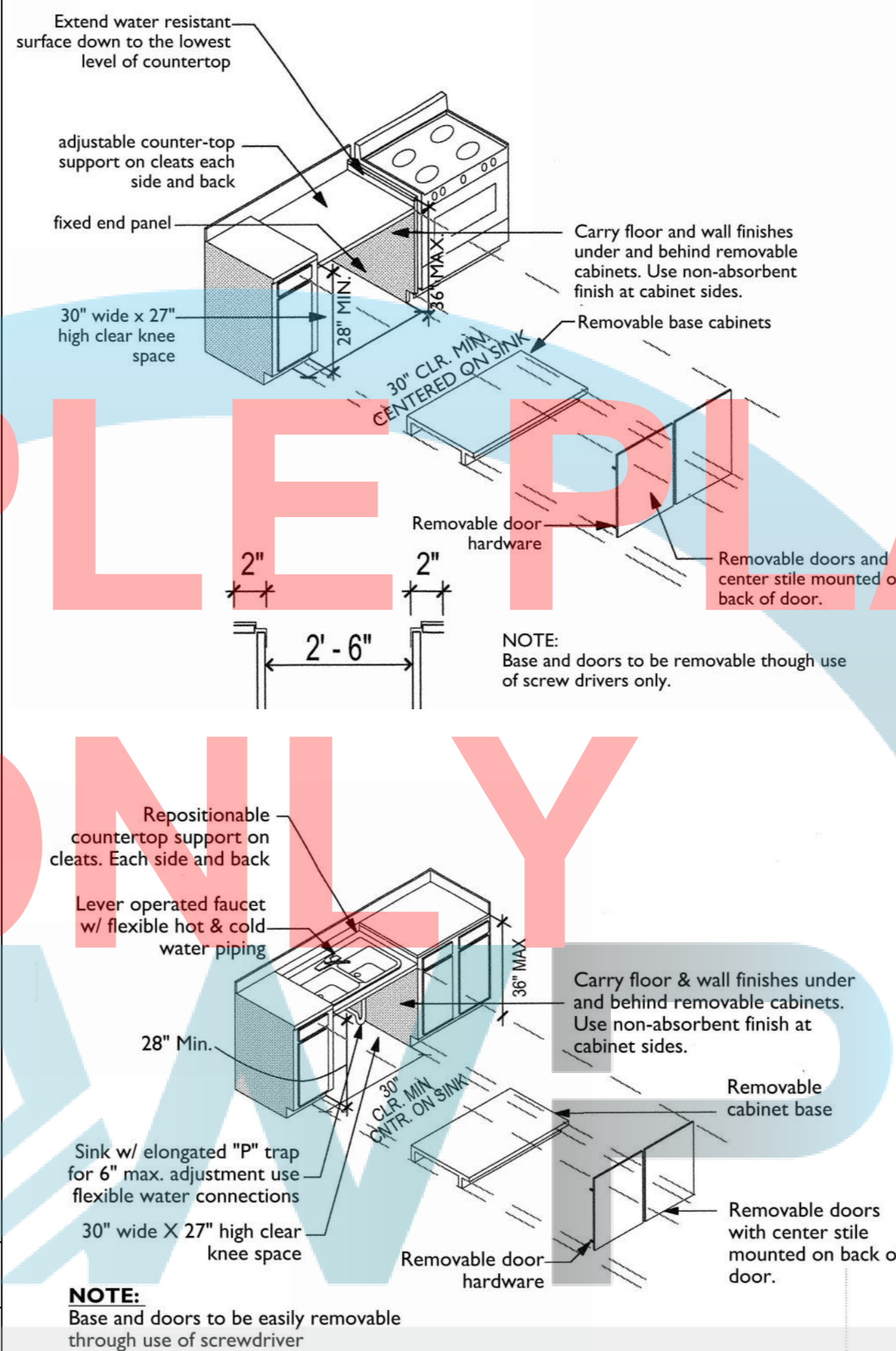
ACCESSIBLE ROUTES
 12" = 1'-0" **E7**

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

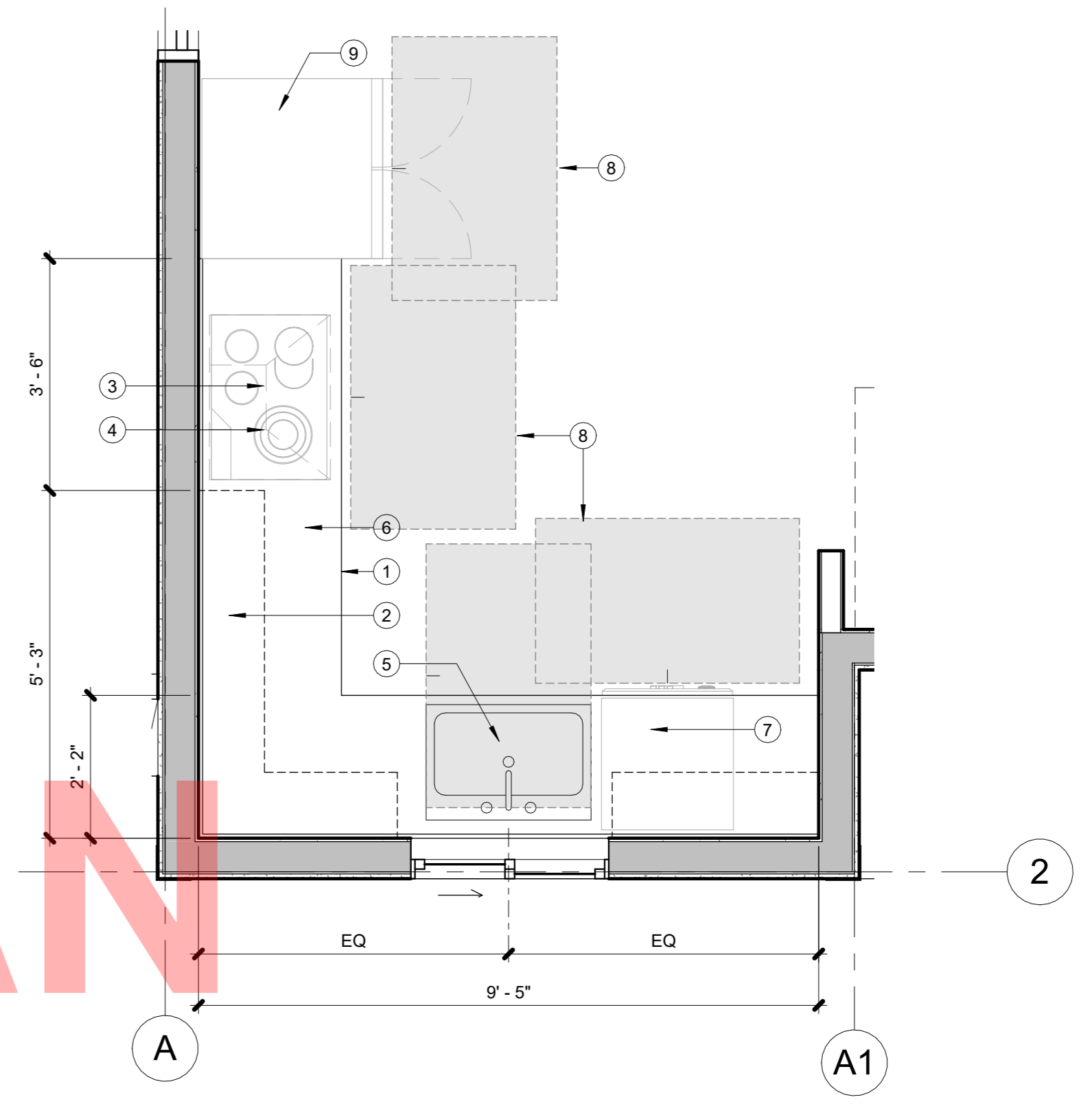
1133A.5 Lower shelving. Lower shelving and/or drawer space shall be provided in the kitchen at a height of no more than 48 inches above the floor.

1133A.6 Kitchen sink faucet controls. Faucet controls and operating mechanisms shall be operable with one hand and shall not require light grasping, pinching or twisting of the wrist. The force required to activate controls shall be no greater than 5 pounds. Lever-operated, push-type and electronically controlled mechanisms are examples of acceptable designs. Self-closing valves are allowed if the faucet remains open for at least 10 seconds.

1133A.7 Knee and toe space. Knee and toe space, when required by Section 1133A, shall comply with Section 1138A.2 and the following:
 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 / S9/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 ADAPTABLE KITCHEN
 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**

749 SQ. FT. MODEL (745 SQ.FT.) W/ ADAPTABLE FEATURES

OPTION #3

PROJECT
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PWP23-003

DEPARTMENT OF PUBLIC WORKS AND PLANNING



CAPITAL PROJECTS DIVISION

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TITLE
ENLARGED ADAPTABLE KITCHEN & DETAILS

SCALE As indicated

A-501

ISSUE DATE APRIL 12, 2023
 JOB NUMBER 2023_23
 DRAWN BY Author
 CHECKED BY Checker

1134A.7 WATER CLOSETS.
 WATER CLOSETS IN BATHROOMS OR POWDER ROOMS REQUIRED TO BE ACCESSIBLE SHALL COMPLY WITH THIS SECTION.
1. FLOOR SPACE AND LOCATION. THE MINIMUM FLOOR SPACE PROVIDED AT A WATER CLOSET SHALL BE 48 INCHES IN CLEAR WIDTH. THE CLEAR FLOOR SPACE SHALL EXTEND PAST THE FRONT EDGE OF THE WATER CLOSET AT LEAST 36 INCHES. SEE FIGURE 11A-9M.
EXCEPTION: THE 48-INCH MINIMUM CLEAR WIDTH MAY BE REDUCED TO 36 INCHES FOR LAVATORIES, CABINETS, WING WALLS OR PRIVACY WALLS LOCATED IMMEDIATELY ADJACENT TO A WATER CLOSET WHICH EXTEND NO MORE THAN 24 INCHES IN DEPTH.
 WATER CLOSETS SHALL BE LOCATED WITHIN BATHROOMS IN A MANNER THAT PERMITS A GRAB BAR TO BE INSTALLED ON AT LEAST ONE SIDE OF THE FIXTURE. THE CENTERLINE OF THE WATER CLOSET SHALL BE 17 INCHES MINIMUM TO 18 INCHES MAXIMUM FROM A GRAB BAR WALL OR PARTITION. IN LOCATIONS WHERE WATER CLOSETS ARE ADJACENT TO NON-GRAB BAR WALLS, VANITIES, LAVATORIES OR BATHTUBS, THE CENTERLINE OF THE FIXTURE SHALL BE A MINIMUM OF 18 INCHES FROM THE OBSTACLE.
2. REINFORCED WALLS FOR GRAB BARS. WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL, CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED, FOLDDAWY OR SIMILAR ALTERNATIVE GRAB BARS.
 WHERE THE WATER CLOSET IS PLACED ADJACENT TO A SIDE WALL, REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDES OR ONE SIDE AND THE BACK. IF REINFORCEMENT IS INSTALLED AT THE BACK, IT SHALL BE INSTALLED BETWEEN 32 INCHES AND 38 INCHES ABOVE THE FLOOR. THE GRAB BAR REINFORCEMENT SHALL BE A MINIMUM OF 6 INCHES NOMINAL IN HEIGHT. THE BACKING SHALL BE A MINIMUM OF 40 INCHES IN LENGTH. REINFORCEMENT INSTALLED AT THE SIDE OF THE WATER CLOSET SHALL BE INSTALLED 32 INCHES TO 38 INCHES ABOVE THE FLOOR. THE REINFORCEMENT SHALL BE INSTALLED A MAXIMUM OF 12 INCHES FROM THE REAR WALL AND SHALL EXTEND A MINIMUM OF 26 INCHES IN FRONT OF THE WATER CLOSET. THE GRAB BAR REINFORCEMENT SHALL BE A MINIMUM OF 6 INCHES NOMINAL IN HEIGHT.
3. SEAT HEIGHT. THE MINIMUM HEIGHT OF WATER CLOSET SEATS SHALL BE 15 INCHES ABOVE THE FLOOR.
4. WATER CLOSET CONTROLS. WATER CLOSET CONTROLS SHALL BE MOUNTED NO MORE THAN 44 INCHES ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS.

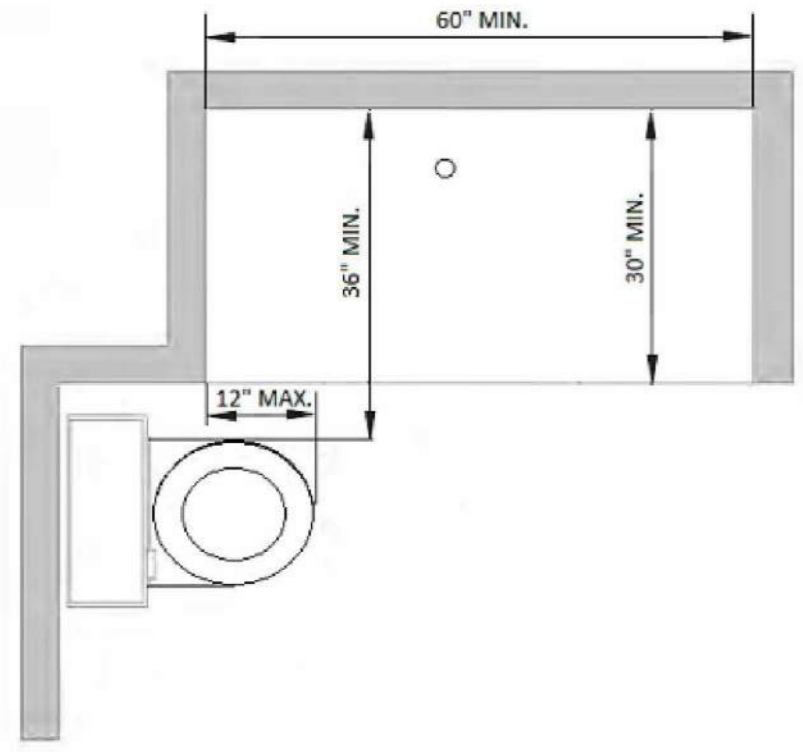


FIGURE 11A-9L
SHOWER WITH WATER CLOSET

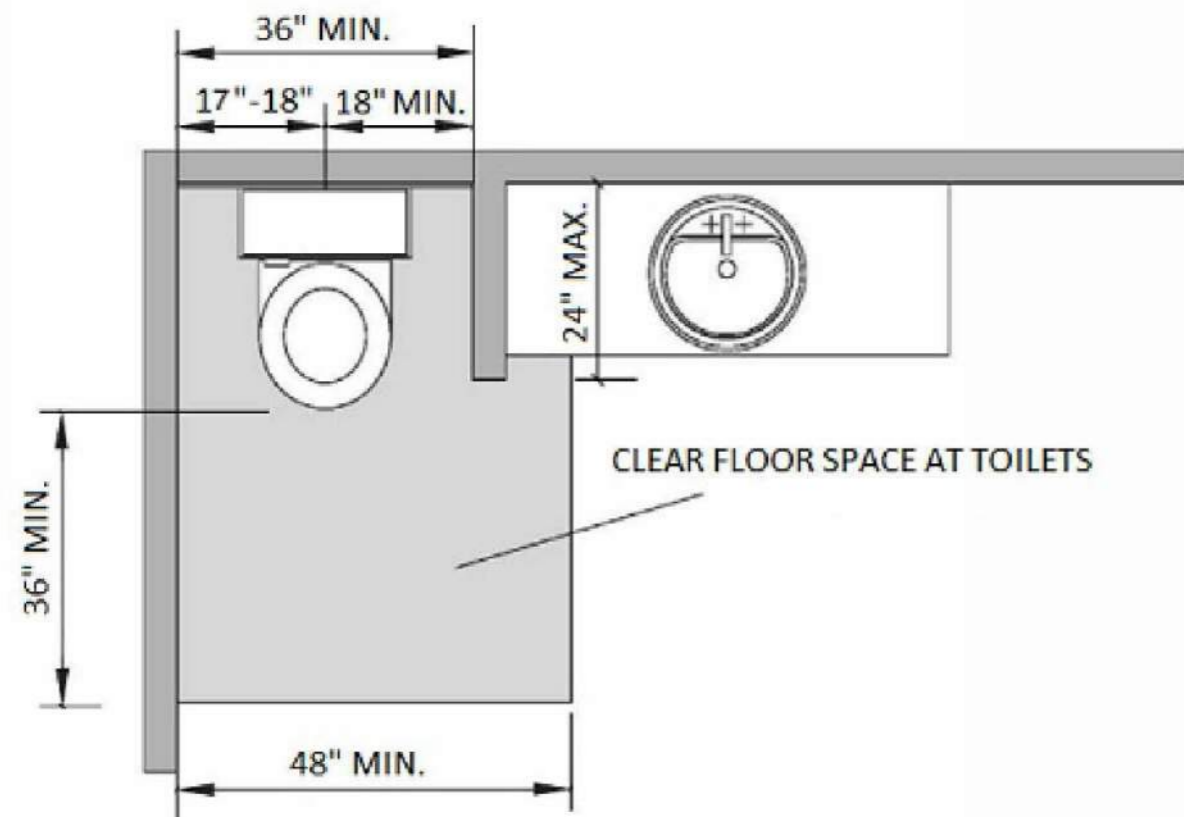
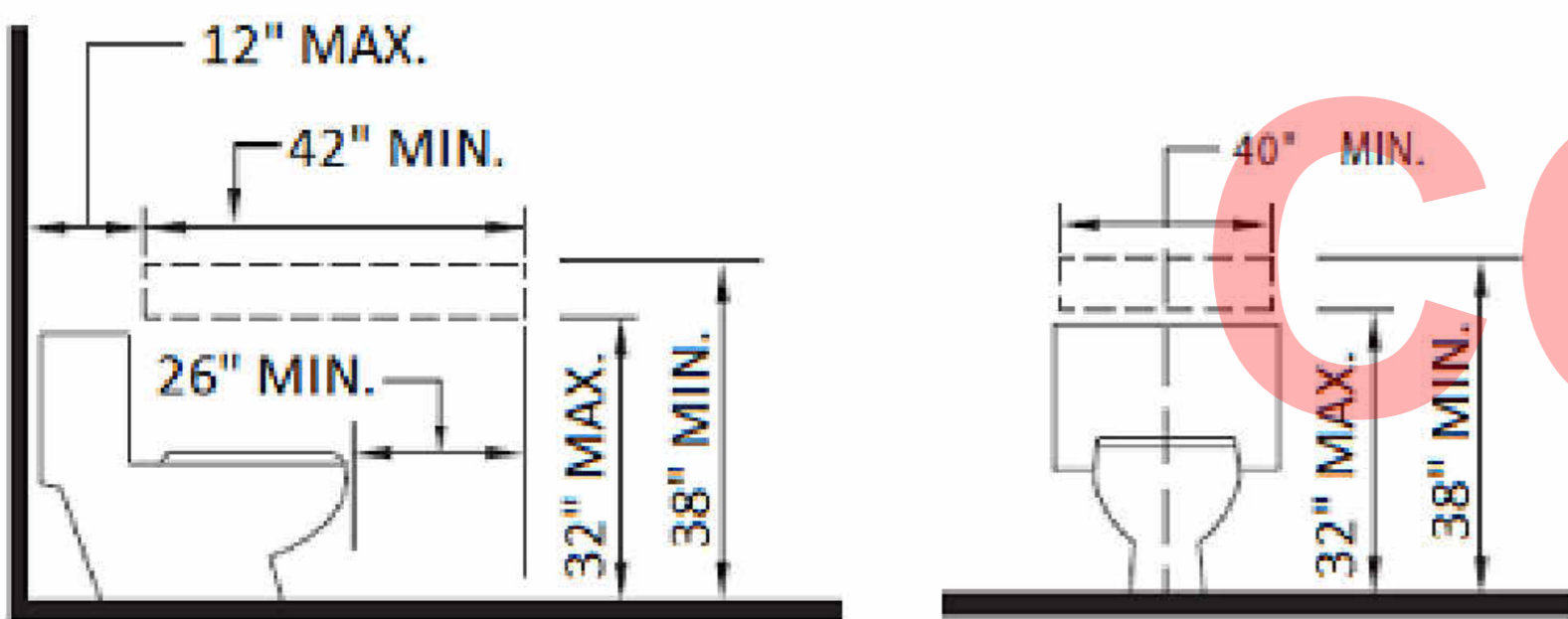


FIGURE 11A-9M
WING WALL OR CABINET AT WATER CLOSET



GRAB BAR REINFORCEMENT FOR ADAPTABLE WATER CLOSETS

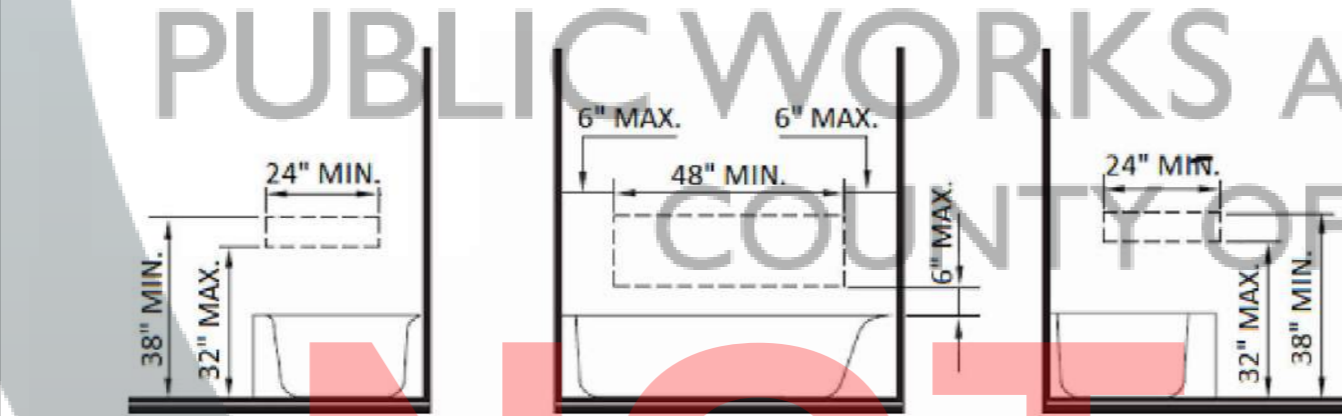
ADAPTABLE WATER CLOSET
12" = 1'-0" **A9**

SECTION 1134A.
BATHING AND TOILET FACILITIES 9
(APPLIES TO COVERED MULTI-FAMILY DWELLING UNITS)
 OPTION 2 ONLY ONE BATHROOM WITHIN THE DWELLING UNIT SHALL BE DESIGNED TO COMPLY WITH THE FOLLOWING:
 1. TOILET, BATHING AND SHOWER FACILITIES SHALL COMPLY WITH SECTION 1134A.4.
 2. BATHTUBS SHALL COMPLY WITH SECTION 1134A.5.
 3. SHOWERS SHALL COMPLY WITH SECTION 1134A.6.
 4. WATER CLOSETS SHALL COMPLY WITH SECTION 1134A.7.
 5. LAVATORIES, VANITIES, MIRRORS AND TOWEL FIXTURES SHALL COMPLY WITH SECTION 1134A.8.
 6. WHERE BOTH A TUB AND SHOWER ARE PROVIDED IN THE BATHROOM, AT LEAST ONE SHALL BE MADE ACCESSIBLE. ADDITIONAL REQUIREMENTS APPLY TO DWELLING UNITS CONTAINING TWO OR MORE BATHROOMS WHEN A BATHTUB IS PROVIDED AS THE ACCESSIBLE BATHING FIXTURE.
 7. WHERE TWO OR MORE BATHROOMS ARE PROVIDED WITHIN THE SAME DWELLING UNIT AND A BATHTUB IS INSTALLED TO COMPLY WITH OPTION 2, ITEM 6 IN ONE BATHROOM AND A SHOWER STALL IS PROVIDED IN A SUBSEQUENT BATHROOM, BOTH THE BATHTUB AND SHOWER SHALL COMPLY WITH OPTION 2, ITEM 6 AND AT LEAST ONE SHOWER STALL WITHIN THE DWELLING UNIT SHALL MEET ALL THE APPLICABLE ACCESSIBILITY REQUIREMENTS PROVIDED IN SECTION 1134A. (SEE SECTION 1134A.5 FOR BATHTUBS, OR SECTION 1134A.6 FOR SHOWERS.)
 8. WHEN TWO OR MORE LAVATORIES ARE PROVIDED, AT LEAST ONE SHALL BE MADE ACCESSIBLE AND COMPLY WITH SECTION 1134A.8.
 9. BATHROOMS SHALL BE PROVIDED WITH AN ACCESSIBLE ROUTE INTO AND THROUGH THE BATHROOM.
 10. IF A DOOR IS PROVIDED, IT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 1132A.5.
 11. A MINIMUM 18-INCH CLEAR MANEUVERING SPACE SHALL BE PROVIDED ON THE SWING SIDE OF THE DOOR AT THE STRIKE EDGE OF THE DOOR.
 12. SWITCHES, OUTLETS AND CONTROLS SHALL COMPLY WITH SECTION 1142A.
 13. REINFORCED WALLS TO ALLOW FOR THE FUTURE INSTALLATION OF GRAB BARS AROUND THE TOILET, TUB AND SHOWER SHALL COMPLY WITH SECTIONS 1134A.5 FOR BATHTUBS, 1134A.6 FOR SHOWERS AND 1134A.7 FOR WATER CLOSETS. GRAB BARS SHALL COMPLY WITH SECTIONS 1127A.4 AND 1127A.2, ITEM 4.

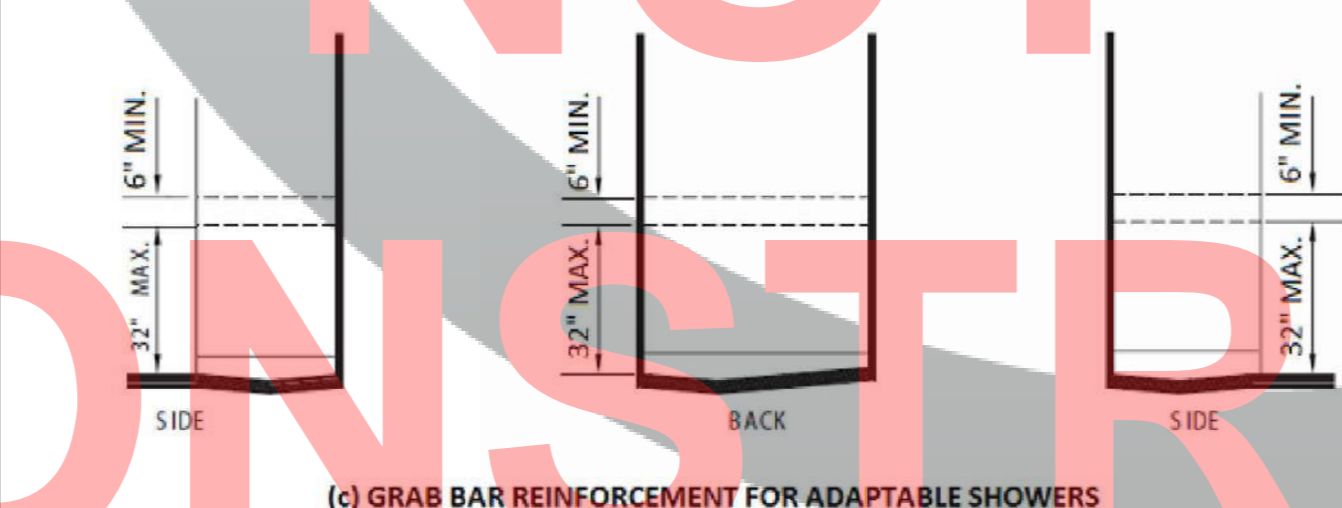
WHEN OPTION 2 IS USED, ALL ADDITIONAL BATHROOMS MUST COMPLY WITH ITEMS 8 THROUGH 12 ABOVE

1134A.4 SUFFICIENT MANEUVERING SPACE.
 BATHING AND TOILET FACILITIES REQUIRED TO BE ADAPTABLE SHALL PROVIDE SUFFICIENT MANEUVERING SPACE FOR A PERSON USING A WHEELCHAIR OR OTHER MOBILITY AID TO ENTER AND CLOSE THE DOOR, USE THE FIXTURES, OPEN THE DOOR AND EXIT. WHERE THE DOOR SWINGS INTO THE BATHROOM OR POWDER ROOM, THERE SHALL BE A CLEAR MANEUVERING SPACE OUTSIDE THE SWING OF THE DOOR OF AT LEAST 30 INCHES BY 48 INCHES WITHIN THE ROOM. THE CLEAR MANEUVERING SPACE SHALL ALLOW THE USER TO POSITION A WHEELCHAIR OR OTHER MOBILITY AID CLEAR OF THE PATH OF THE DOOR AS IT IS CLOSED AND TO PERMIT USE OF FIXTURES. DOORS MAY SWING INTO THE REQUIRED CLEAR SPACE AT ANY FIXTURE WHEN A CLEAR MANEUVERING SPACE IS PROVIDED OUTSIDE THE SWING ARC OF THE DOOR SO IT CAN BE CLOSED. MANEUVERING SPACES MAY INCLUDE ANY KNEE SPACE OR TOE SPACE AVAILABLE BELOW BATHROOM FIXTURES.

1134A.5 BATHTUBS. BATHTUBS REQUIRED TO BE ACCESSIBLE SHALL COMPLY WITH THIS SECTION.
1. FLOOR SPACE. THERE SHALL BE A MINIMUM CLEAR FLOOR SPACE 48 INCHES PARALLEL BY 30 INCHES PERPENDICULAR TO THE SIDE OF A BATHTUB OR BATHTUB-SHOWER COMBINATION TO PROVIDE FOR THE MANEUVERING OF A WHEELCHAIR AND TRANSFER TO AND FROM THE BATHING FACILITIES. THE CONTROLS SHALL BE ON THE WALL AT THE FOOT OF THE BATHTUB, THE EDGE OF THE CLEAR FLOOR SPACE SHALL BE FLUSH WITH THE CONTROL WALL SURFACE. THE AREA UNDER A LAVATORY, LOCATED AT THE CONTROL END OF THE TUB, MAY BE INCLUDED IN THE CLEAR FLOOR SPACE PROVIDED THE LAVATORY IS 19 INCHES MAXIMUM DEEP, AND THE KNEE AND TOE SPACE COMPLY WITH SECTION 1134A.8. CABINETS UNDER LAVATORIES AND TOILETS SHALL NOT ENCRUSH INTO THE CLEAR FLOOR SPACE.
2. REINFORCED WALLS FOR GRAB BARS. A BATHTUB INSTALLED WITHOUT SURROUNDING WALLS SHALL PROVIDE REINFORCED AREAS FOR THE INSTALLATION OF FLOOR-MOUNTED GRAB BARS. WHERE A BATHTUB IS INSTALLED WITH SURROUNDING WALLS, GRAB BAR REINFORCEMENT SHALL BE LOCATED ON EACH END OF THE BATHTUB, 32 INCHES TO 38 INCHES ABOVE THE FLOOR, EXTENDING A MINIMUM OF 24 INCHES FROM THE FRONT EDGE OF THE BATHTUB TOWARD THE BACK WALL OF THE BATHTUB. THE GRAB BAR REINFORCEMENT SHALL BE A MINIMUM OF 6 INCHES NOMINAL IN HEIGHT. (SEE FIGURE 11A-9G.)
 GRAB BAR REINFORCEMENT SHALL BE INSTALLED ON THE BACK WALL OF THE BATHTUB A MAXIMUM OF 6 INCHES ABOVE THE BATHTUB RIM EXTENDING UPWARD TO AT LEAST 38 INCHES ABOVE THE FLOOR. GRAB BAR BACKING SHALL BE INSTALLED HORIZONTALLY TO PERMIT THE INSTALLATION OF A 48-INCH GRAB BAR WITH EACH END A MAXIMUM OF 6 INCHES FROM THE END WALLS OF THE BATHTUB. THE GRAB BAR REINFORCEMENT SHALL BE A MINIMUM OF 6 INCHES NOMINAL IN HEIGHT.
3. BATHTUB CONTROLS. FAUCET CONTROLS AND OPERATION 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.
4. SHOWER UNIT. A SHOWER SPRAY UNIT IS NOT REQUIRED IN BATHTUBS.
5. BATHTUB ENCLOSURES. DOORS AND PANELS OF BATHTUB ENCLOSURES SHALL BE SUBSTANTIALLY CONSTRUCTED FROM APPROVED, SHATTER-RESISTANT MATERIALS. HINGED DOORS SHALL OPEN OUTWARD. GLAZING USED IN DOORS AND PANELS OF BATHTUB ENCLOSURES SHALL BE FULLY TEMPERED LAMINATED SAFETY GLASS OR APPROVED PLASTIC. WHEN GLASS IS USED, IT SHALL HAVE MINIMUM THICKNESS OF NOT LESS THAN 1/8 INCH WHEN FULLY TEMPERED, OR 1/4 INCH WHEN LAMINATED, AND SHALL PASS THE TEST REQUIREMENTS OF THIS PART, CHAPTER 24, GLASS AND GLAZING. PLASTICS USED IN DOORS AND PANELS OF BATHTUB ENCLOSURES SHALL BE OF A SHATTER-RESISTANT TYPE.



(b) GRAB BAR REINFORCEMENT FOR ADAPTABLE BATHTUBS



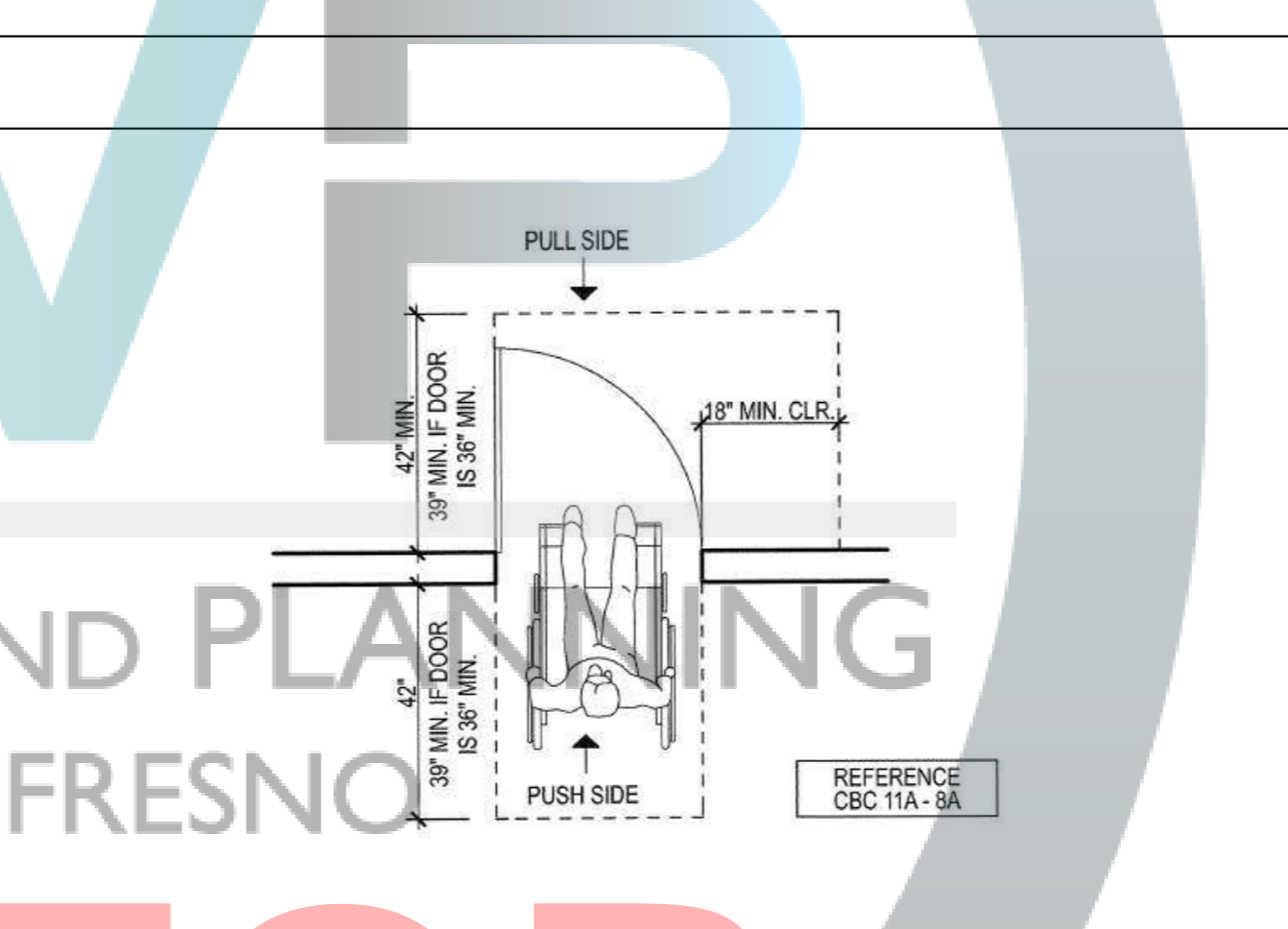
(c) GRAB BAR REINFORCEMENT FOR ADAPTABLE SHOWERS

AREAS OUTLINED IN DASHED LINES REPRESENT LOCATION FOR FUTURE INSTALLATION OF GRAB BARS

FIGURE 11A-9G
REINFORCEMENT FOR GRAB BARS

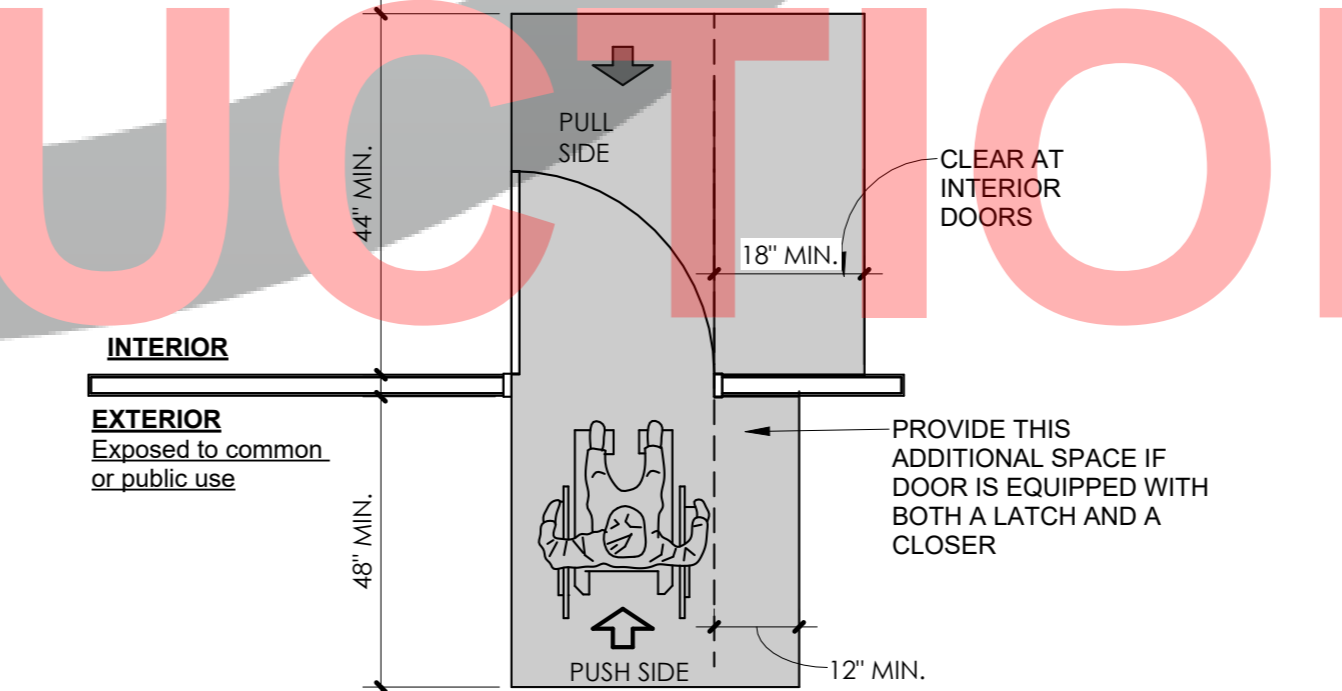
GRAB BAR REINFORCEMENT
12" = 1'-0" **A6**

KEYNOTES
 1. ADAPTABLE ROLL-IN SHOWER. MAINTAIN A 2% MAXIMUM SLOPE IN ALL DIRECTIONS. TYPICAL ON ALL SHOWER AND BATHROOMS. REFER TO A6/A-502 FOR ADDITIONAL INFORMATION.
 2. 30" MIN. X 48" MIN. CLEAR MANEUVERING SPACE. LOCATE OUTSIDE THE SHOWER, FLUSH AND PARALLEL TO THE CONTROL WALL.
 3. REINFORCED WALLS FOR GRAB BARS. GRAB BAR REINFORCEMENT SHALL BE INSTALLED CONTINUOUSLY IN THE WALLS OF SHOWERS 32 INCHES TO 38 INCHES ABOVE THE FLOOR. THE GRAB BAR REINFORCEMENT SHALL BE A MINIMUM OF 6 INCHES NOMINAL IN HEIGHT. INSTALLATION OF ACTUAL GRAB BAR IS OPTIONAL. REFER TO A6/A-502 FOR ADDITIONAL INFORMATION.
 4. SHOWER THRESHOLD SHALL BE A MAXIMUM OF 2 INCHES IN HEIGHT AND HAVE A BEVELED OR SLOPED ANGLE NOT EXCEEDING 1 UNIT VERTICAL IN 2 UNITS HORIZONTAL. THRESHOLDS 1/2 INCH OR LESS IN HEIGHT MAY HAVE A BEVELED OR SLOPED ANGLE NOT EXCEEDING 1 UNIT VERTICAL IN 1 UNIT HORIZONTAL.
 5. WATER CLOSET. PROVIDE MANEUVERING CLEARANCE. REFER TO A9/A-502 FOR ADDITIONAL INFORMATION.
 6. LAVATORIES SHALL BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MINIMUM OF 18 INCHES HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE TO ALLOW FOR FORWARD APPROACH. WHEN PARALLEL APPROACH IS PROVIDED, LAVATORIES SHALL BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MINIMUM OF 24 INCHES HORIZONTALLY FROM AN ADJOINING WALL OR FIXTURE. THE TOP OF THE FIXTURE RIM SHALL BE A MAXIMUM OF 34 INCHES ABOVE THE FINISHED FLOOR. WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED TO PROTECT AGAINST CONTACT. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES. FAUCET CONTROLS AND OPERATION MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.
 7. MIRRORS OR TOWEL FIXTURES SHALL BE MOUNTED WITH THE BOTTOM EDGE NO HIGHER THAN 40 INCHES FROM THE FLOOR.
 8. DOOR MANEUVERING CLEARANCE. REFER TO D3/A-502 FOR ADDITIONAL INFORMATION.

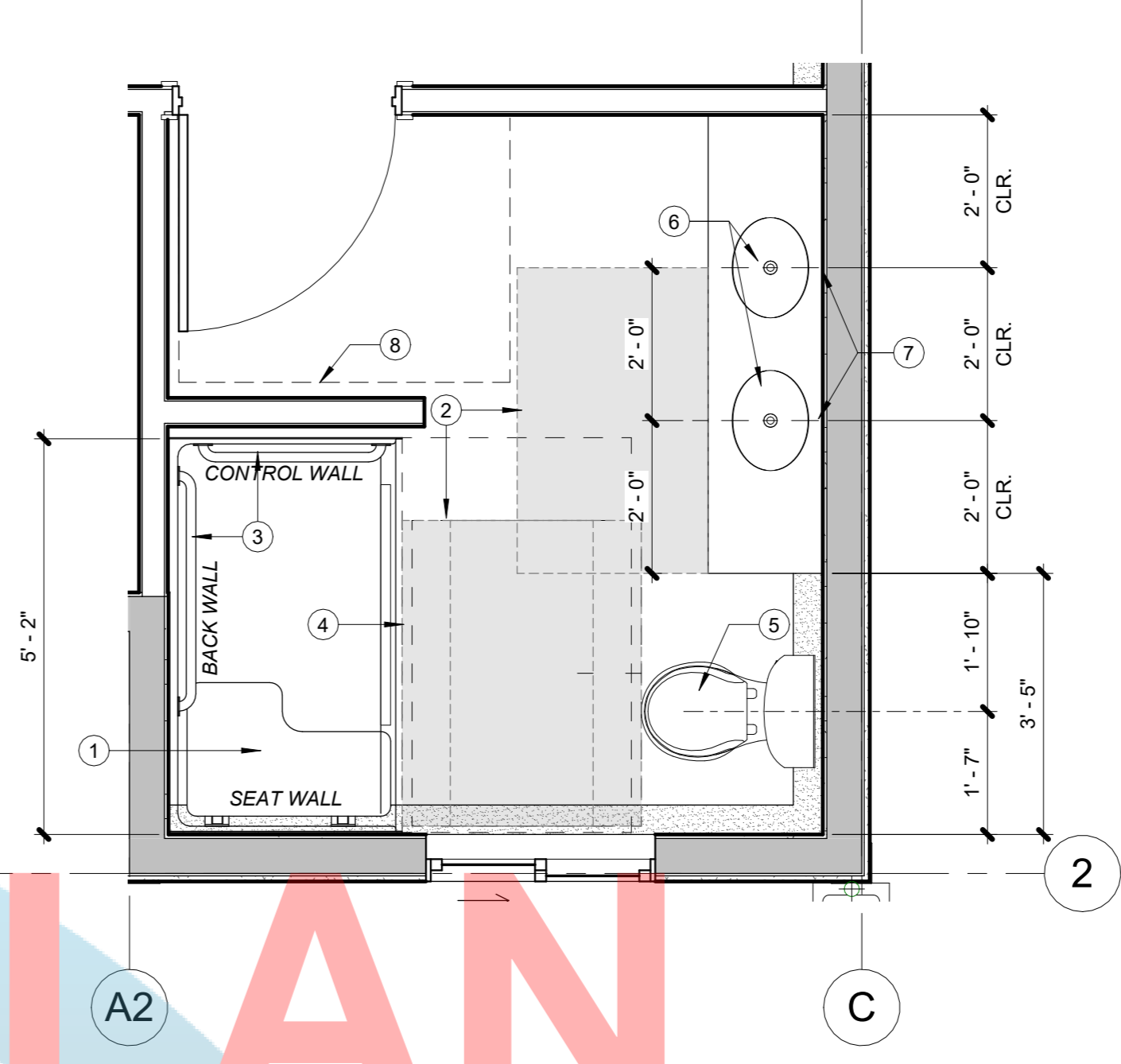


DOOR MANEUVERING - INTERIOR UNITS
12" = 1'-0" **D3**

1132A.5.1 GENERAL. THE FLOOR OR LANDING ON THE DWELLING UNIT SIDE OF THE PRIMARY ENTRY DOOR AND ANY REQUIRED EXIT DOOR SHALL HAVE A MINIMUM LENGTH OF NOT LESS THAN 44 INCHES. SECTION 1126A.3 SHALL APPLY TO MANEUVERING CLEARANCES AT THE SIDE OF THE DOOR EXPOSED TO COMMON OR PUBLIC USE SPACES.
 MANEUVERING CLEARANCES AT INTERIOR DOORS SHALL PROVIDE A MINIMUM LENGTH ON BOTH SIDES OF THE DOOR OF AT LEAST 42 INCHES MEASURED AT A RIGHT ANGLE TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION.
 EXCEPTION: A 39-INCH LENGTH IS ACCEPTABLE AT INTERIOR DOORS WHEN A MINIMUM CLEAR OPENING WIDTH OF 34 INCHES IS PROVIDED.



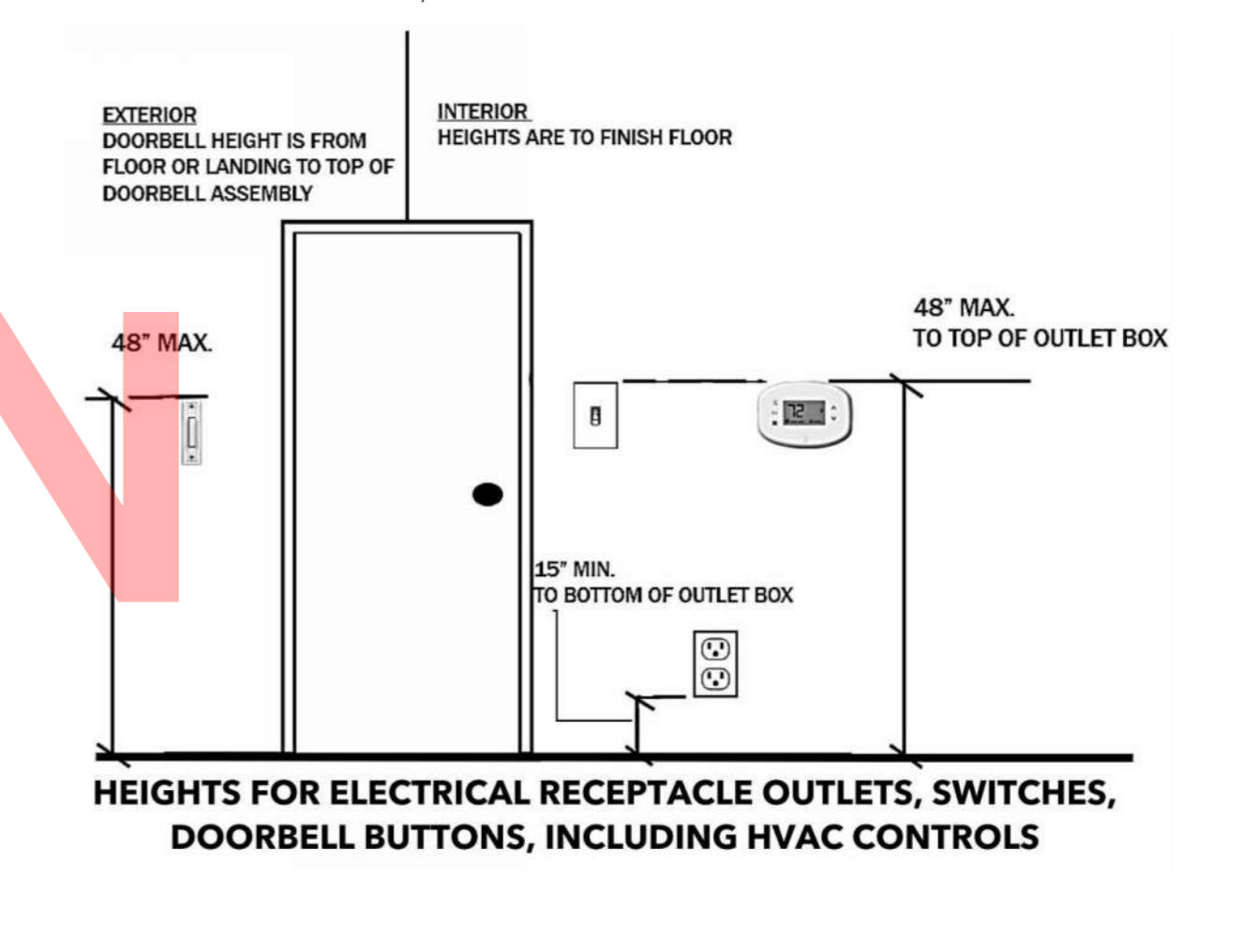
PRIMARY DOOR MANEUVERING CLEARANCE
1/4" = 1'-0" **A3**



ENLARGED ADAPTABLE BATHROOM **E1**
1/2" = 1'-0"

SECTION R327 AGING-IN-PLACE DESIGN AND FALL PREVENTION

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 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.
 EXCEPTIONS:
 1. DEDICATED RECEPTACLE OUTLETS; FLOOR RECEPTACLE OUTLETS; CONTROLS MOUNTED ON CEILING FANS AND CEILING LIGHTS; AND CONTROLS LOCATED ON APPLIANCES.
 2. 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.
R327.1.3 INTERIOR DOORS
 EFFECTIVE JULY 1, 2024, AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A 20" WIDE WITH A NET CLEAR OPENING OF NOT LESS THAN 32 INCHES, MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION; OR, IN THE CASE OF A TWO- OR THREE-STORY SINGLE FAMILY DWELLING, ON THE SECOND OR THIRD FLOOR OF THE DWELLING IF A BATHROOM OR BEDROOM IS NOT LOCATED ON THE ENTRY LEVEL.
R327.1.4 DOORBELL BUTTONS
 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 BUTTON OR CONTROL.



OUTLETS, DOORS & CONTROLS
12" = 1'-0" **A1**

749 SQ. FT. MODEL (745 SQ.FT.) W/ ADAPTABLE FEATURES

OPTION #3

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PWP23-003

DEPARTMENT OF PUBLIC WORKS AND PLANNING



CAPITAL PROJECTS DIVISION

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TITLE
ADAPTABLE BATHROOM DETAILS

SCALE As indicated

A-502

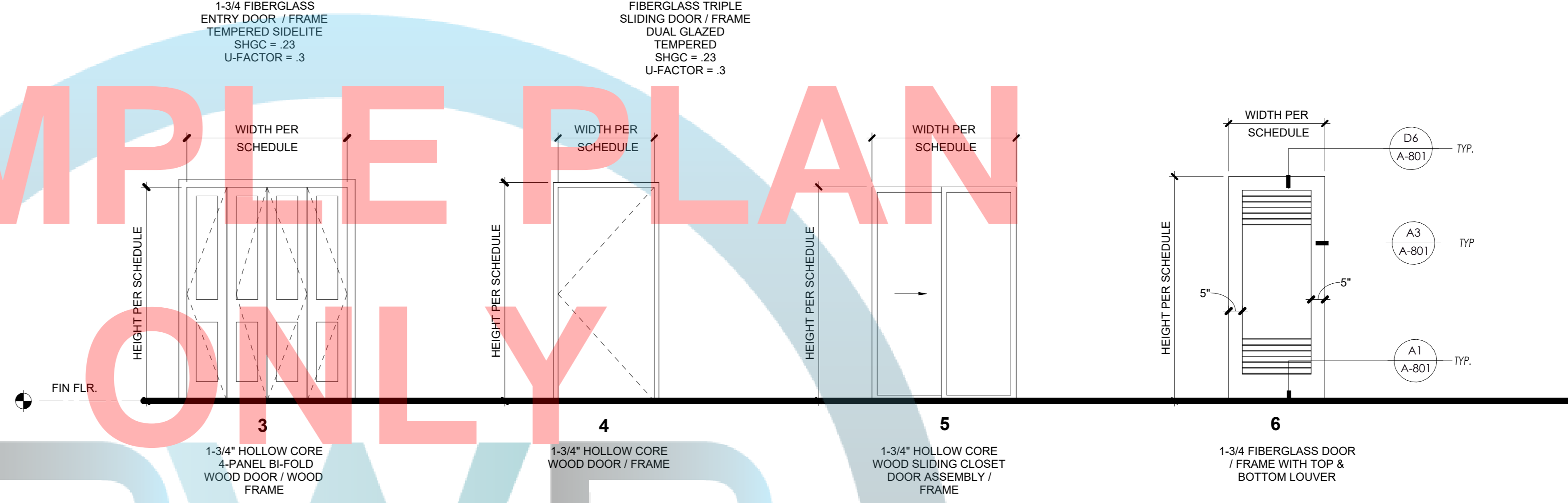
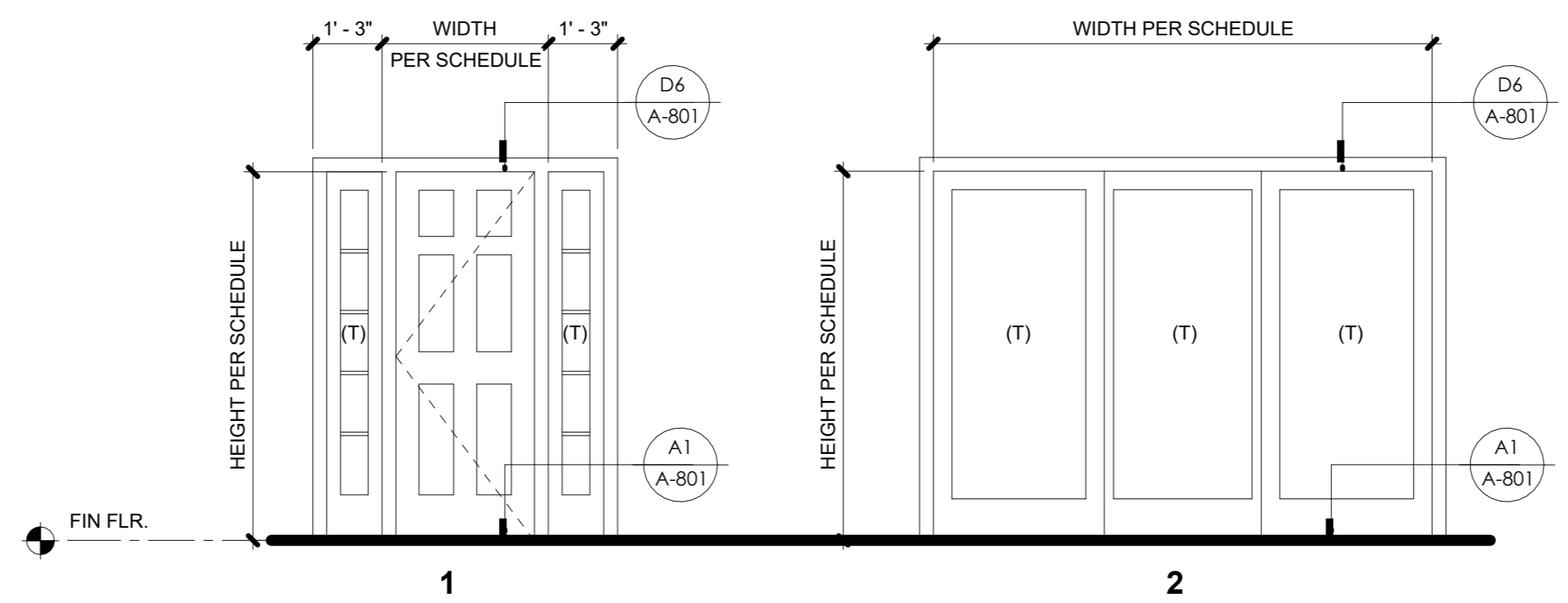
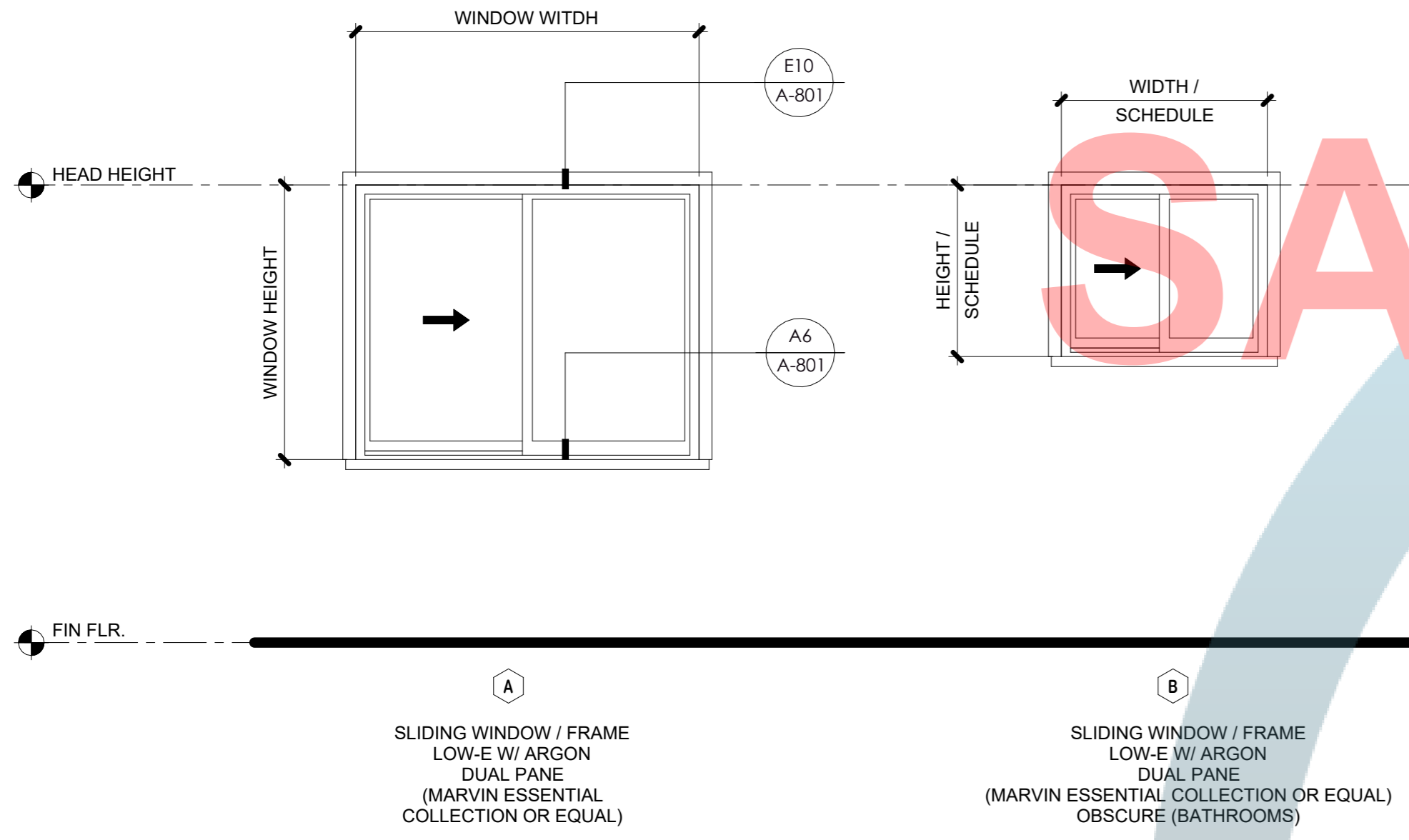
ISSUE DATE APRIL 12, 2023
JOB NUMBER 2023_23

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24" X 36"

WINDOW SCHEDULE							
TYPE MARK	WIDTH	HEIGHT	HEAD HEIGHT	SILL HEIGHT	SGHC	U-FACTOR	COMMENTS
A	5'-0"	5'-0"	6'-8"	1'-8"	.23	.3	
B	3'-0"	2'-6"	6'-8"	4'-2"	.23	.3	

DOOR SCHEDULE					
TAG #	ROOM	TYPE	WIDTH	HEIGHT	COMMENTS
1	KITCHEN	1	2'-6"	6'-8"	
2	LIVING ROOM	2	9'-0"	6'-8"	DUAL PANE / TEMPERED GLASS
3	BEDROOM	4	2'-10"	6'-8"	
3A	BEDROOM	5	5'-8"	6'-8"	
4	BATH	4	2'-10"	6'-8"	
5	W/D	3	6'-0"	6'-8"	
6	WH	6	2'-8"	6'-8"	



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

WINDOW LEGEND
 1/2" = 1'-0"

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

SAMPLE PLAN
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 COUNTY OF FRESNO

749 SQ. FT. MODEL (745 SQ.FT.) W/ ADAPTABLE FEATURES

OPTION # 3

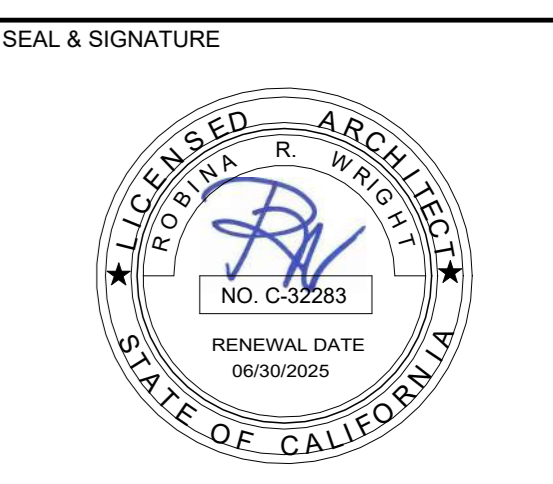
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TITLE
OPENING SCHEDULE

SCALE As indicated

A-601

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OPTION #3

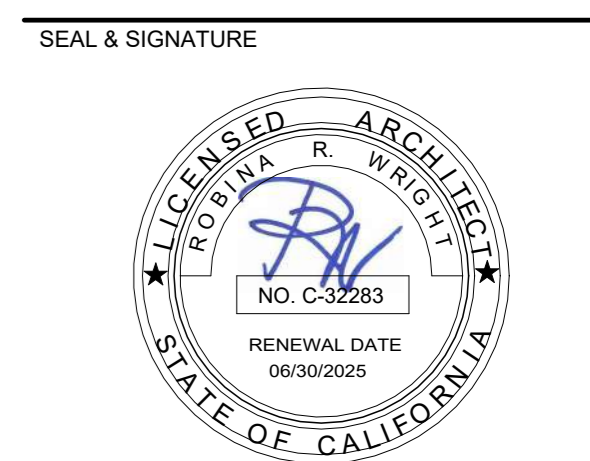
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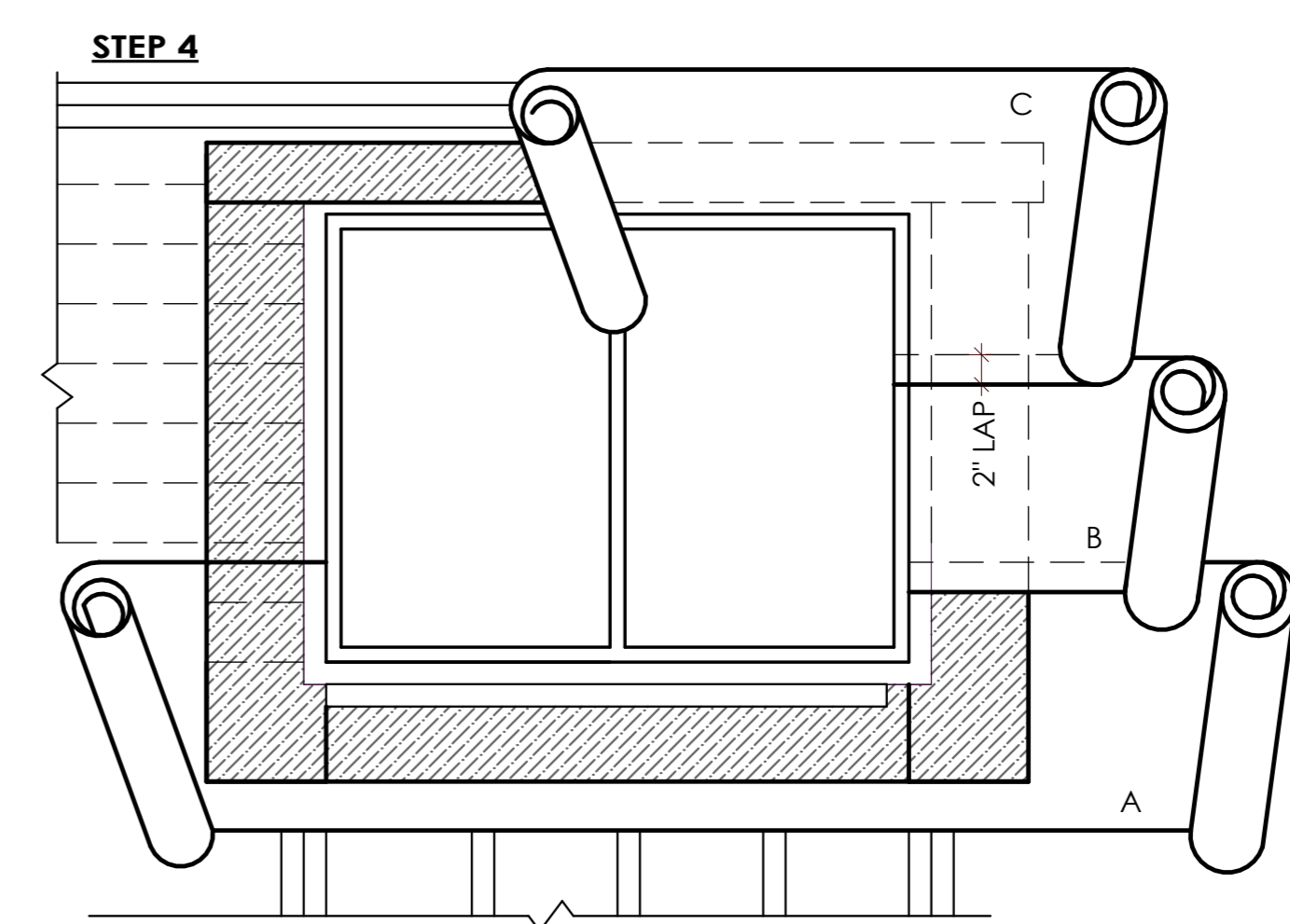
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TITLE
ARCHITECTURAL DETAILS

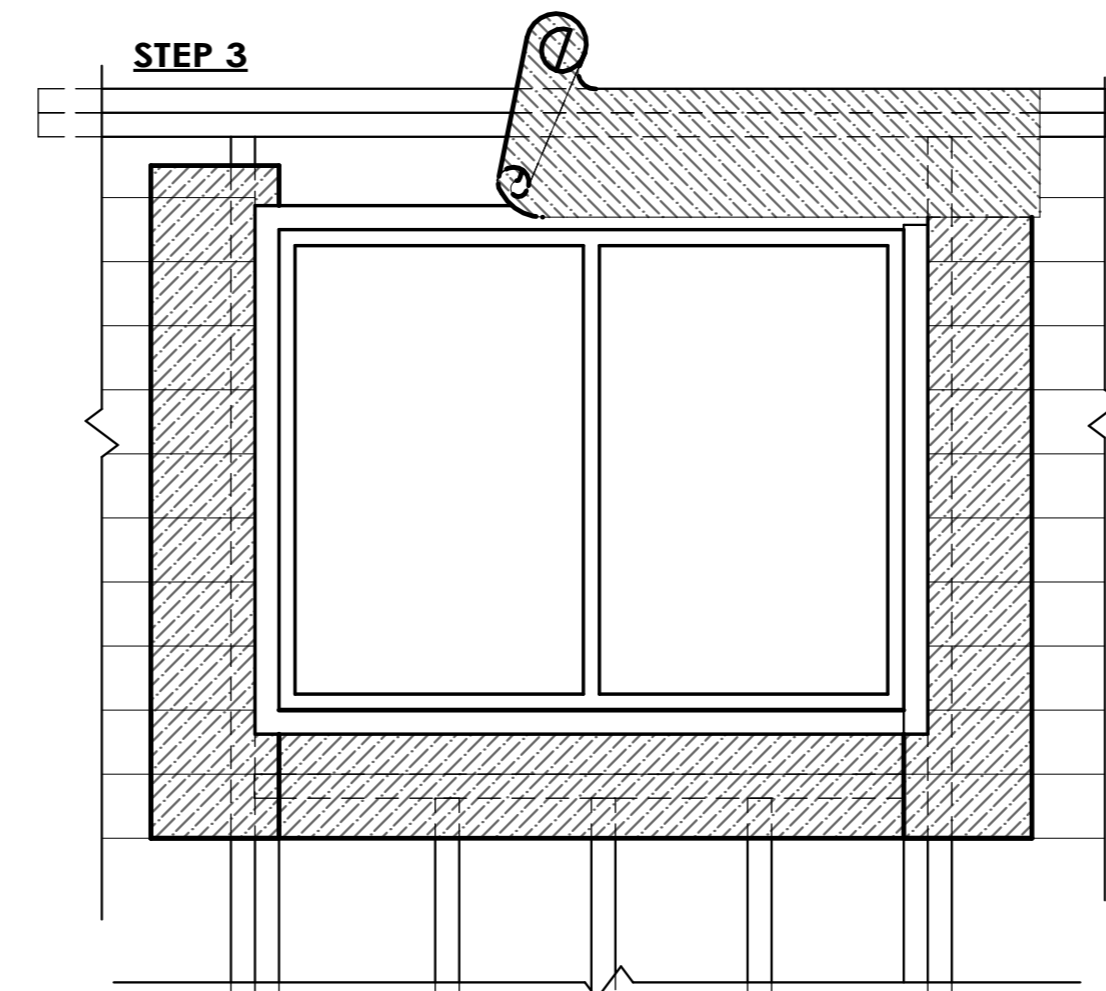
SCALE As indicated

A-801

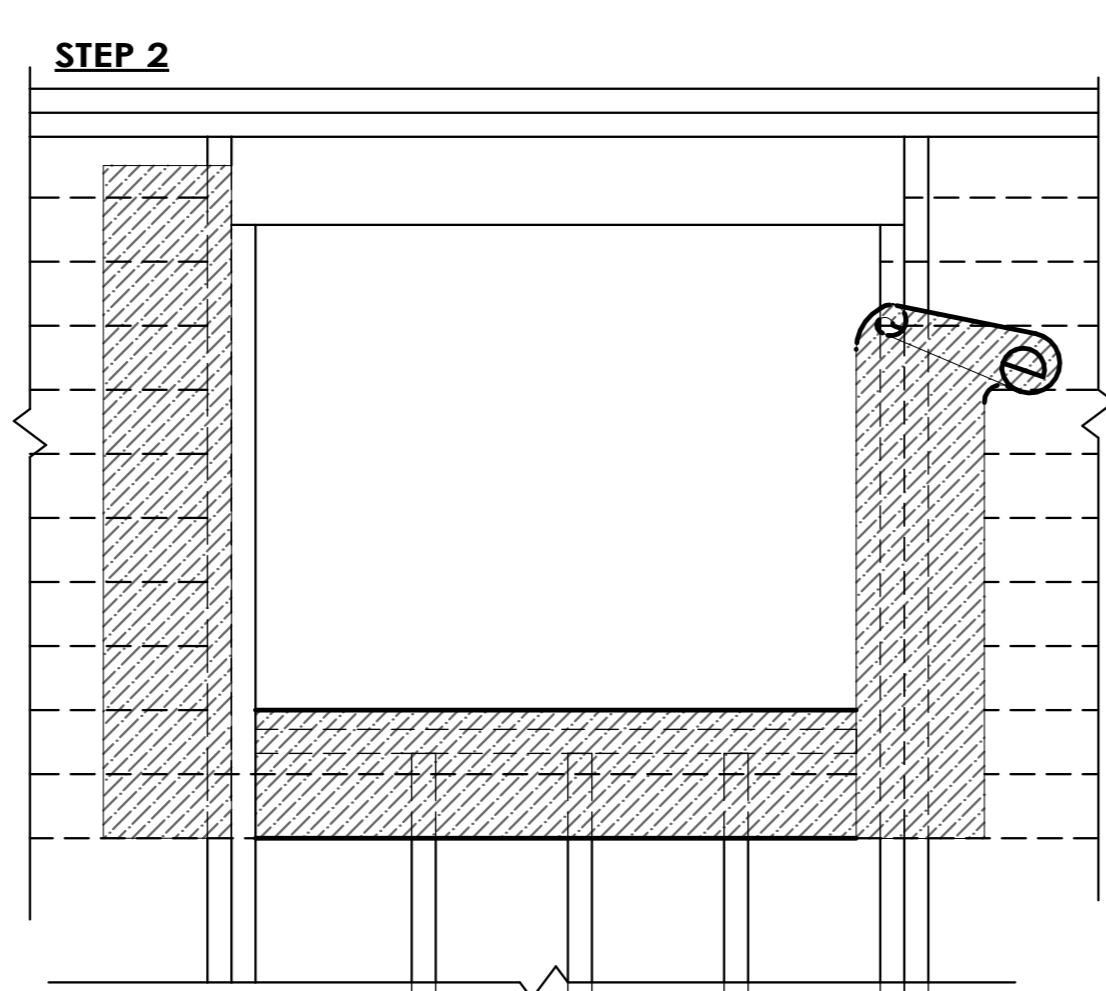
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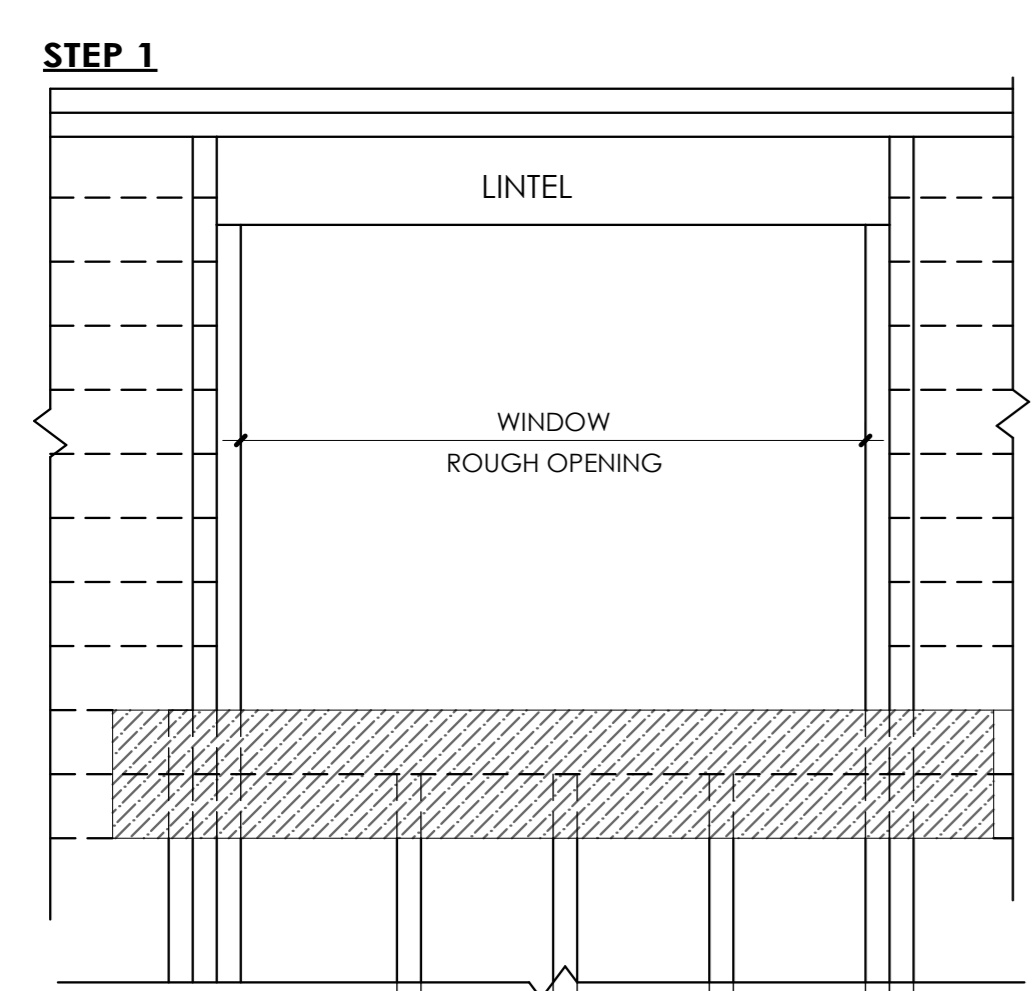
STARTING AT THE BOTTOM OF THE WALL (SOLE PLATE), LAY WATER RESISTANT PAPER UNDER THE SILL STRIP AND CUT TO FIT (A) INSTALL SUCCEEDING COURSES OF WATER RESISTANT PAPER (B, C, ETC.) OVER JAMB AND HEAD FLANGES IN SHINGLE BOARD FASHION.



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.

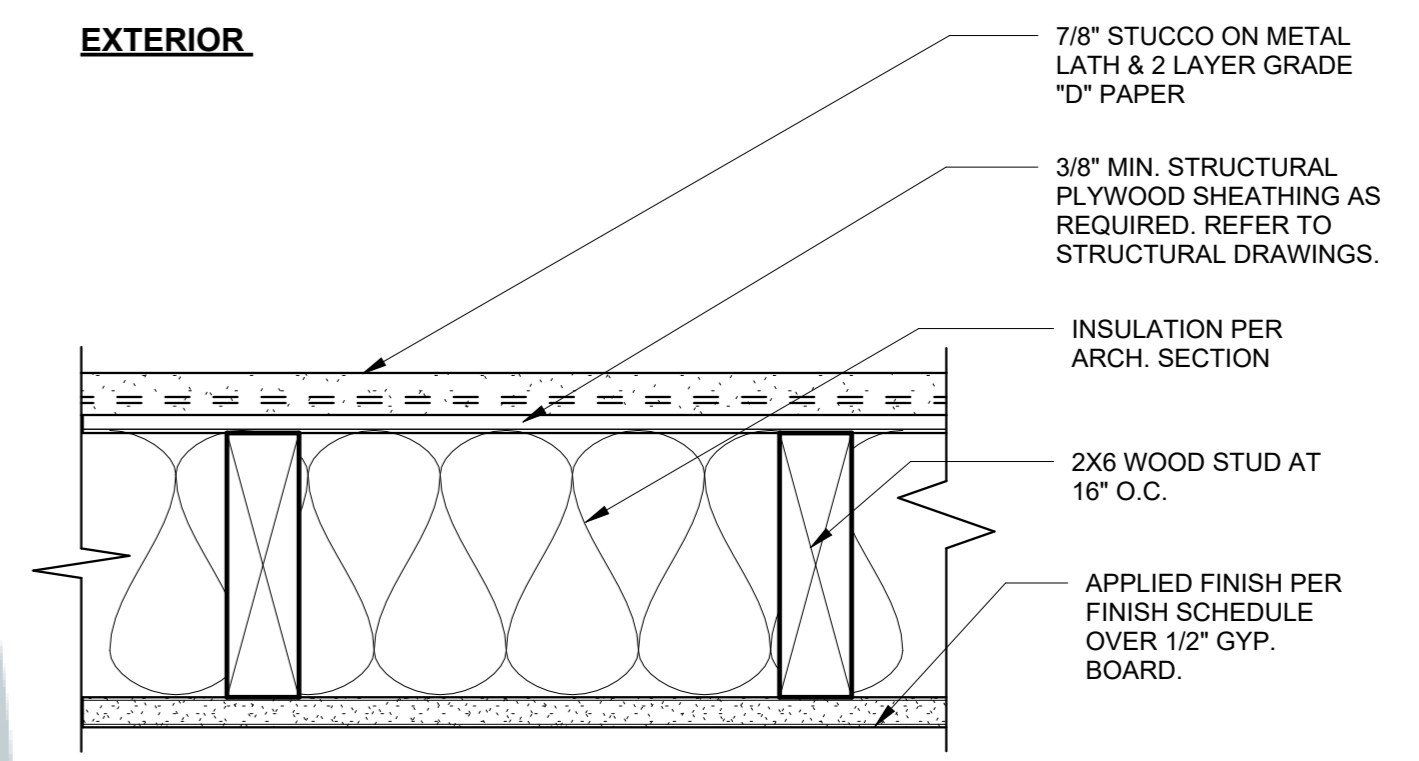


AFTER SILL STRIP IS IN PLACE, ATTACH JAMB STRIP (SIDE OF OPENING) AT LEAST 8" WIDE WITH INSIDE EDGE EVEN WITH EDGE OF WINDOW OPENING. EXTEND JAMB STRIP 4" ABOVE THE TOP OF WINDOW OPENING.

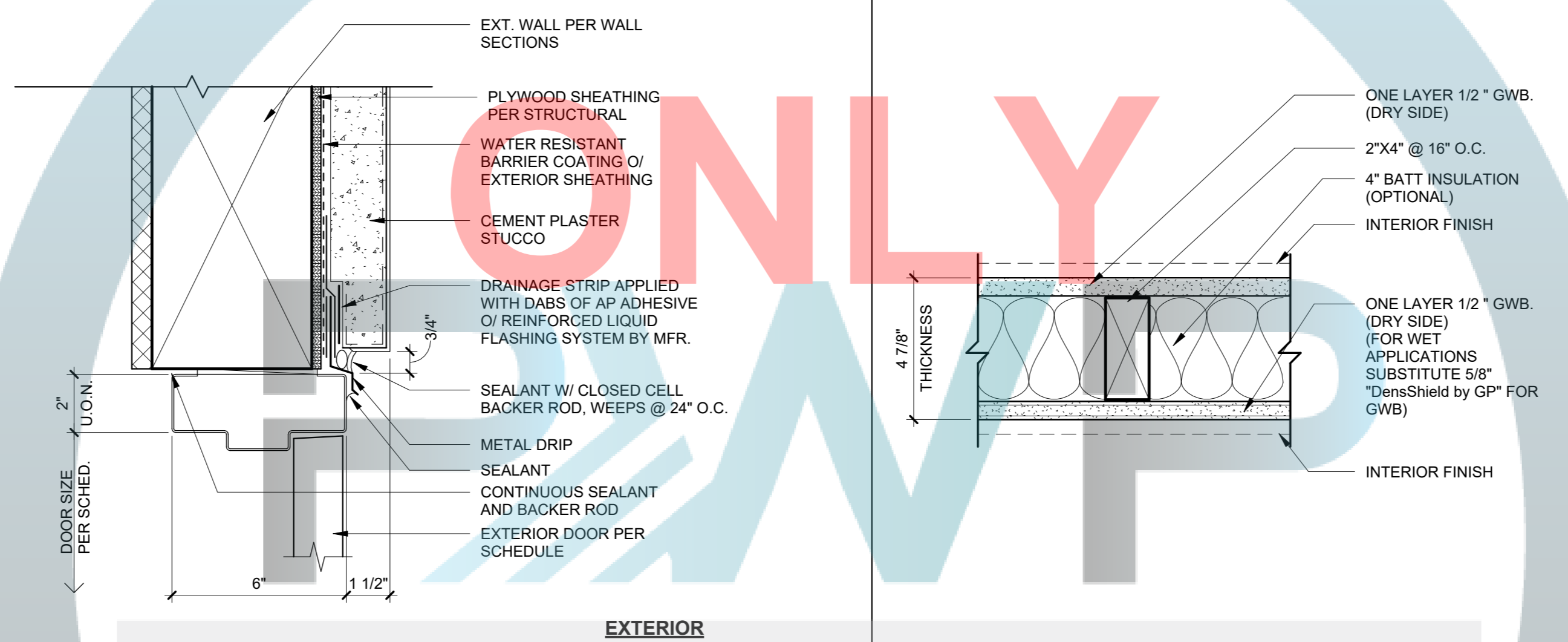


ATTACH A SILL STRIP OF ASPHALT-SATURATED ROOFING FELT PAPER, OR APPROVED FLASHING MATERIAL AT LEAST 8" WIDE WITH THE TOP EDGE EVEN WITH THE TOP EDGE OF THE ROUGH SILL. EXTEND THIS SILL STRIP AT LEAST 8" BEYOND THE EDGE OF THE ROUGH OPENING OF THE WINDOW.

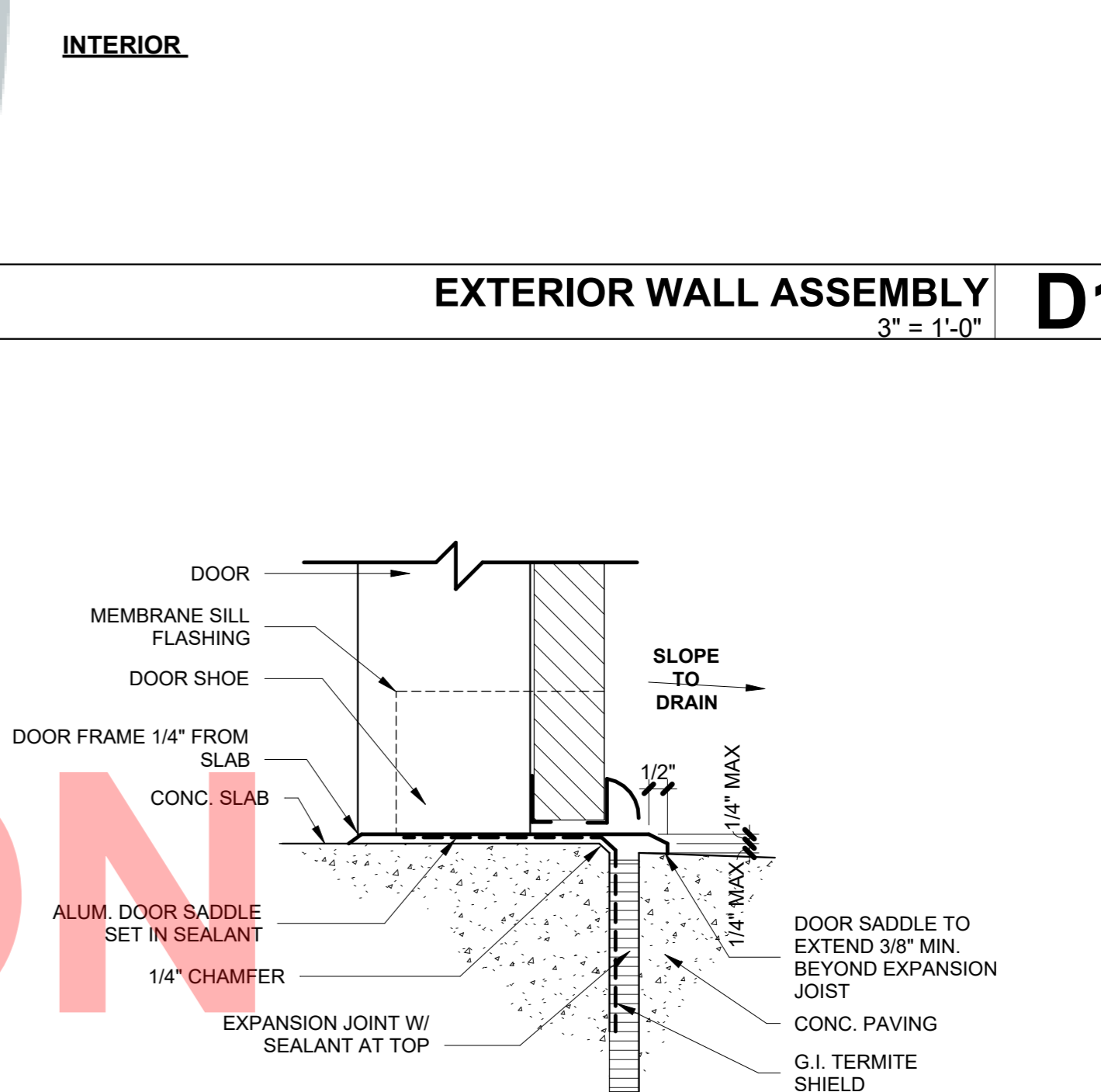
WINDOW FLASHING DETAIL H1
1" = 1'-0"



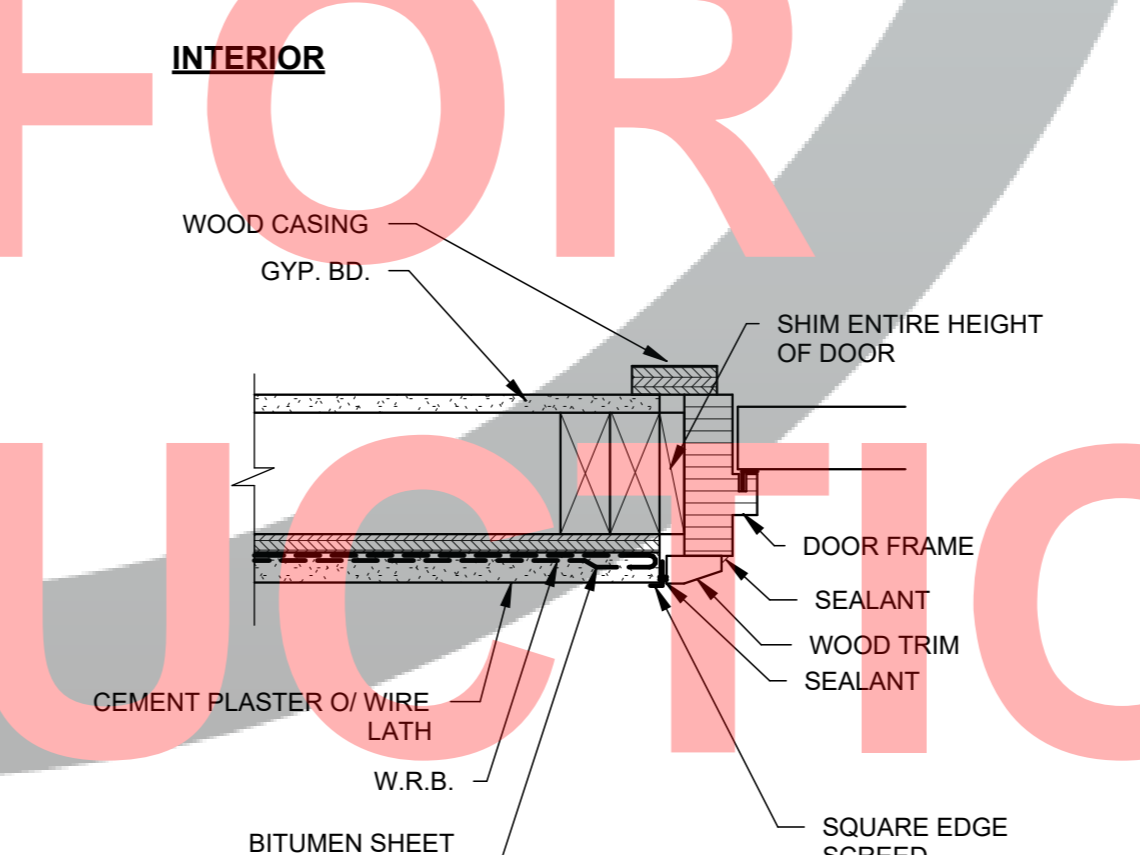
EXTERIOR WALL ASSEMBLY D1
3" = 1'-0"



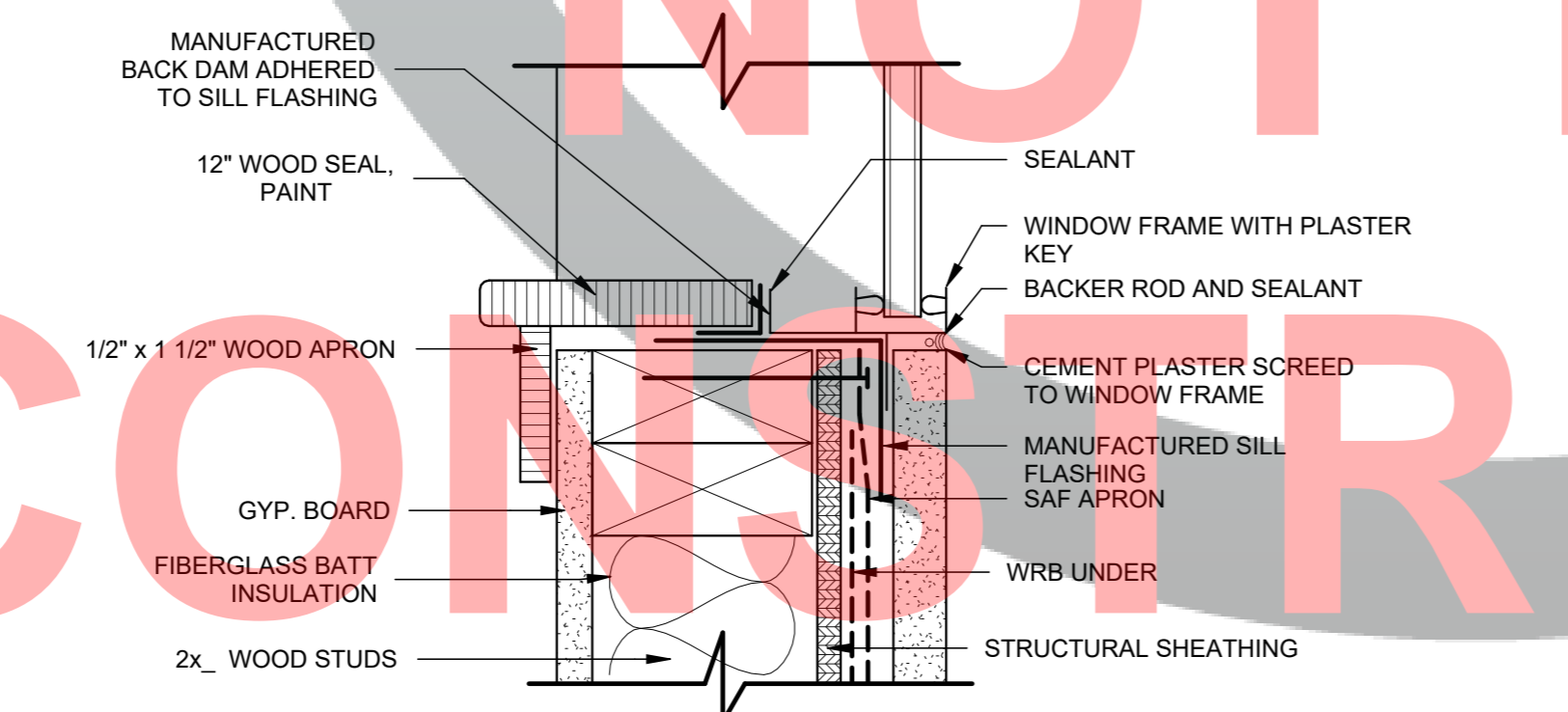
DOOR HEAD - EXTERIOR D6 3" = 1'-0"
INTERIOR NON-RATED WALL D3 3" = 1'-0"



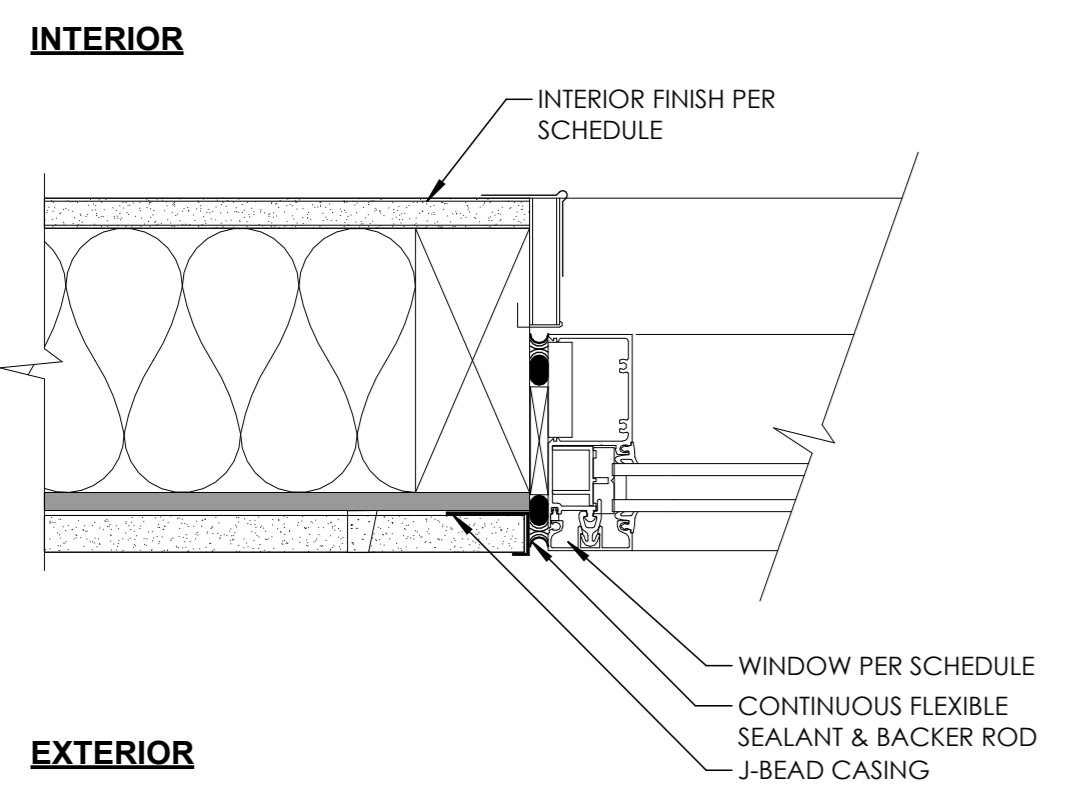
EXTERIOR DOOR SILL A1
3" = 1'-0"



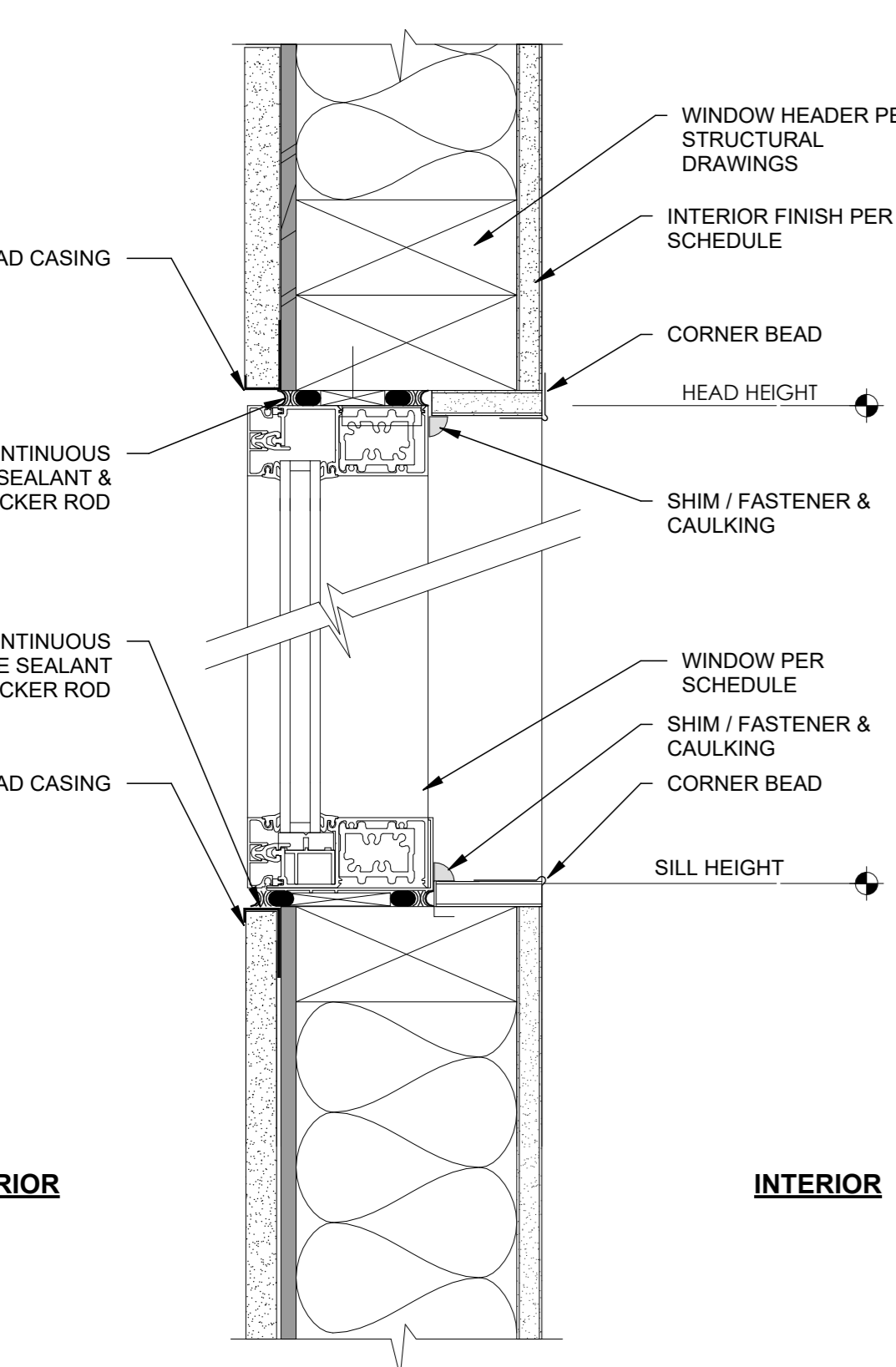
EXTERIOR DOOR JAMB @ STUCCO A3
3" = 1'-0"



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



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

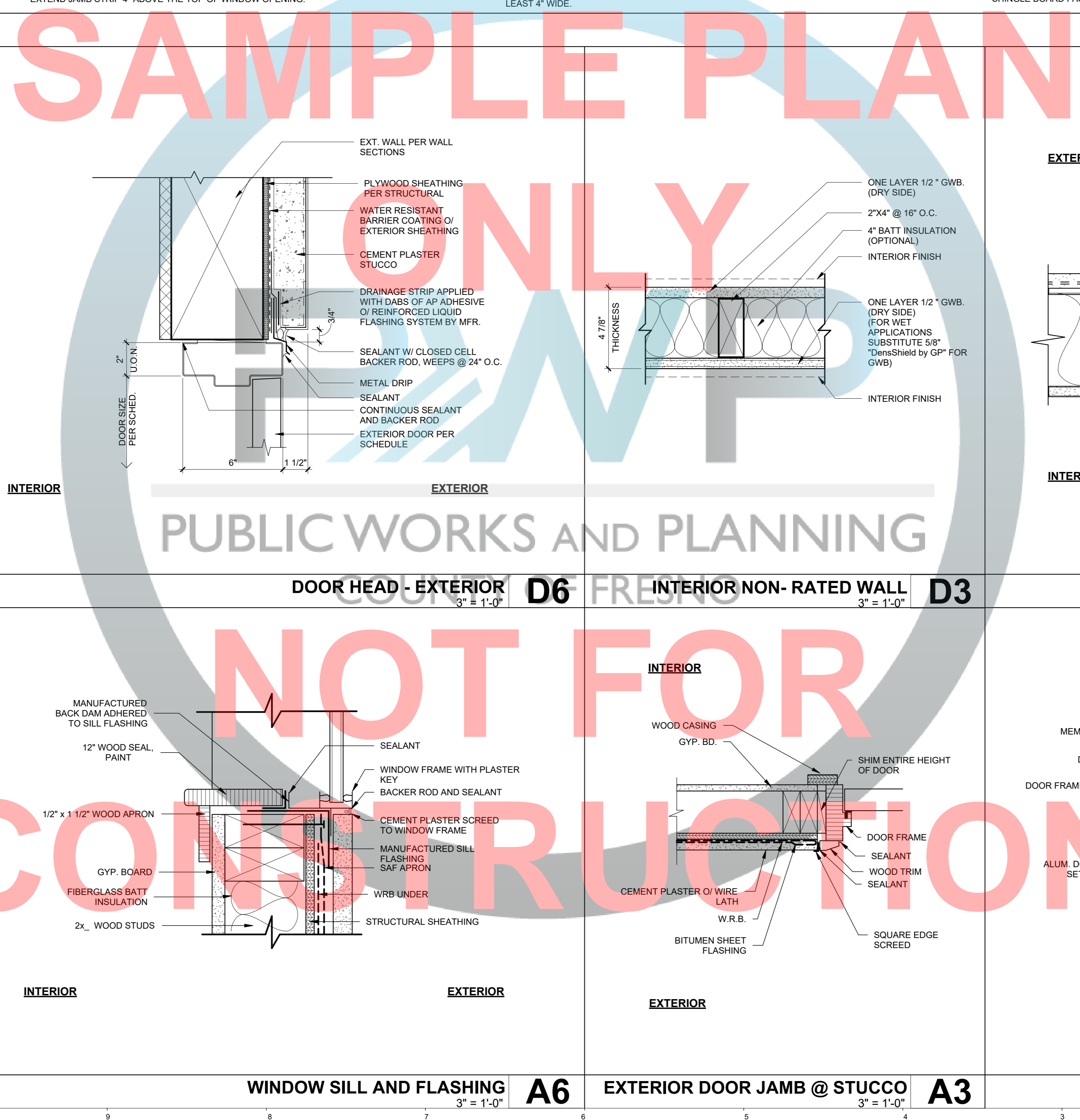


WINDOW DETAIL - VERTICAL SECTION A10
3" = 1'-0"

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

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

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



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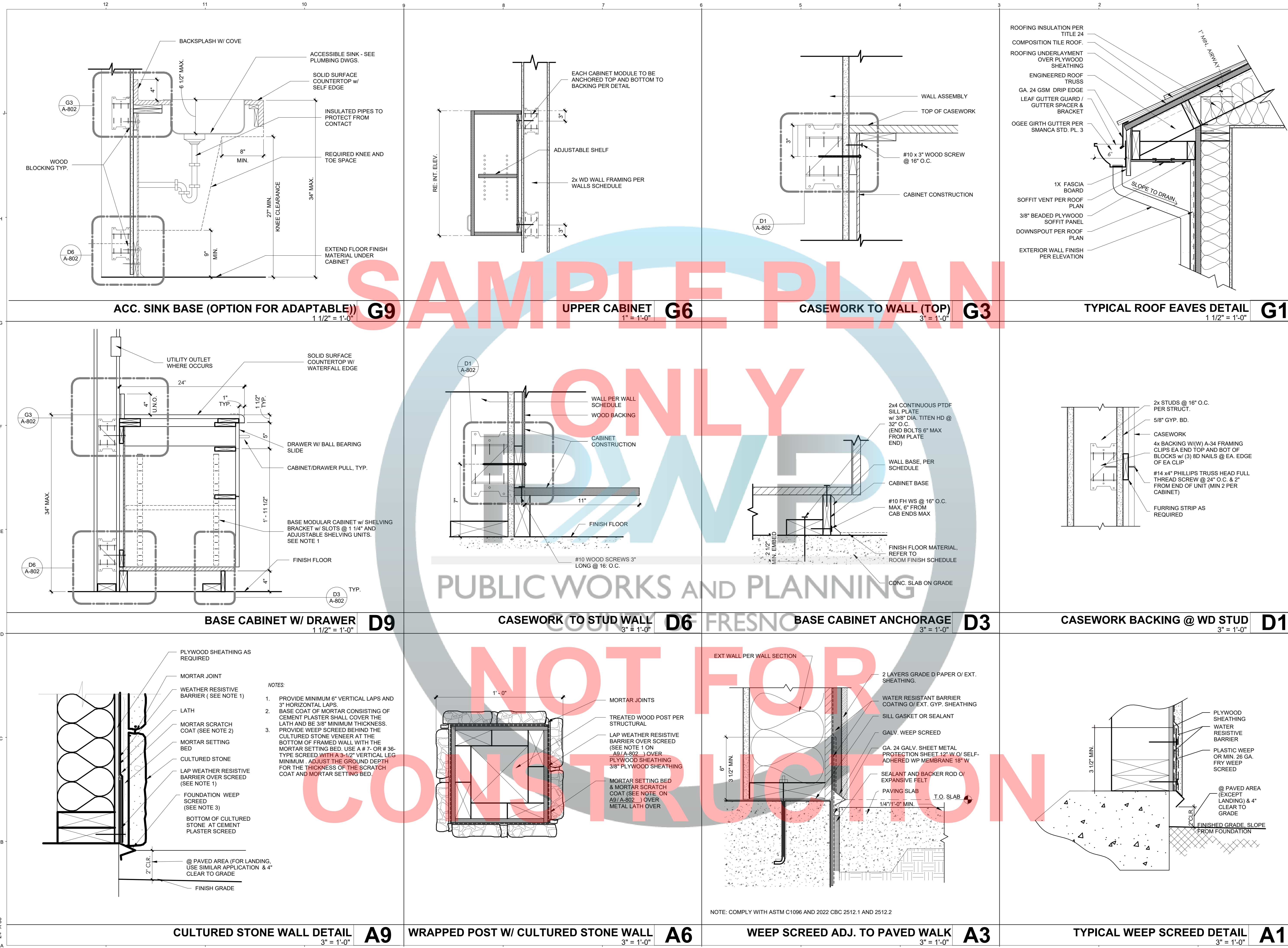
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A-802

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PUBLIC WORKS AND PLANNING

7/12/2023 4:05:53 PM 24" X 36"

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

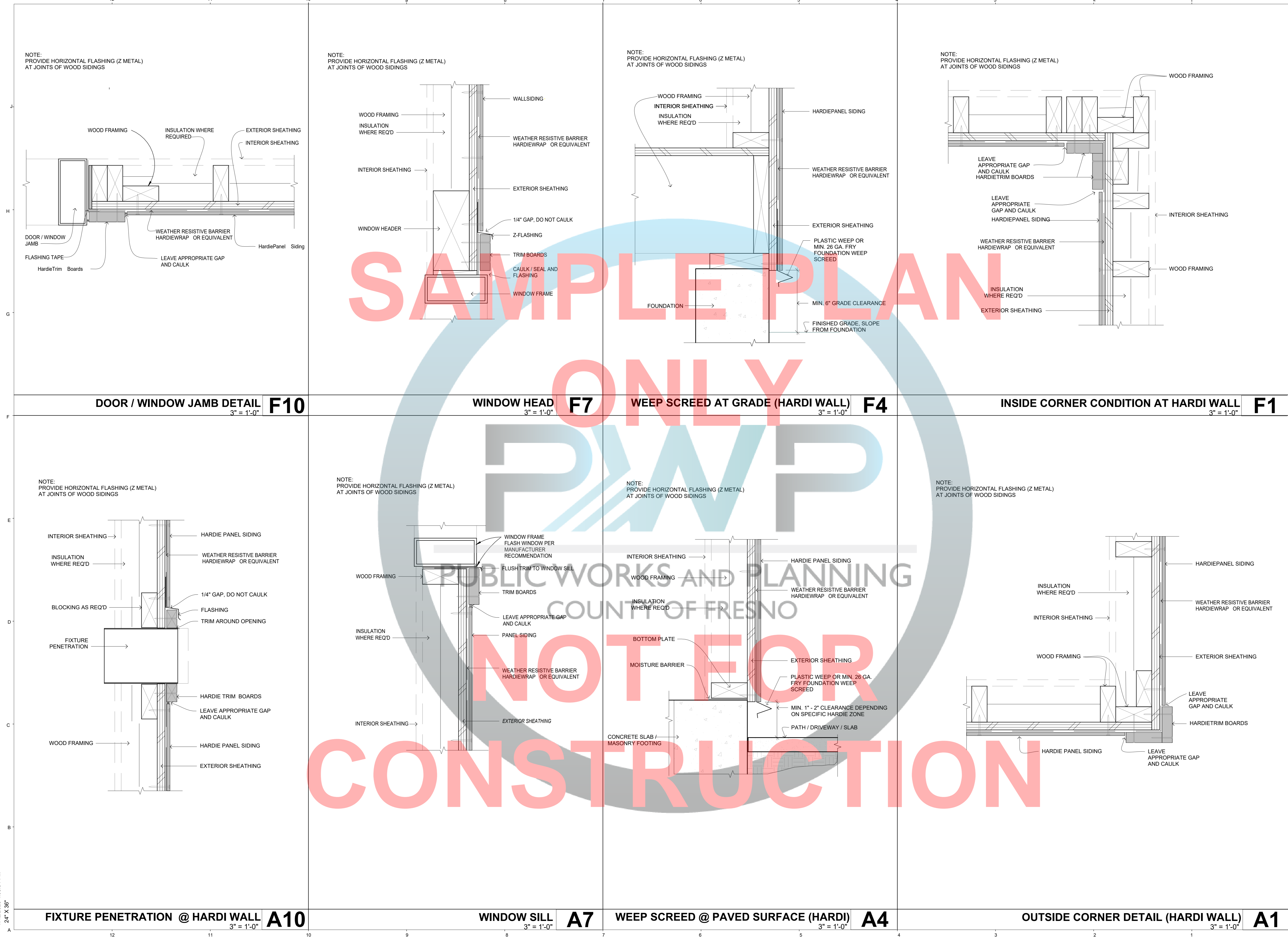
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TITLE
WALL SIDING TYPICAL DETAILS

SCALE 3" = 1'-0"

A-803

ISSUE DATE	JOB NUMBER
APRIL 12, 2023	2023_23
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24" X 36"

OPTION #3

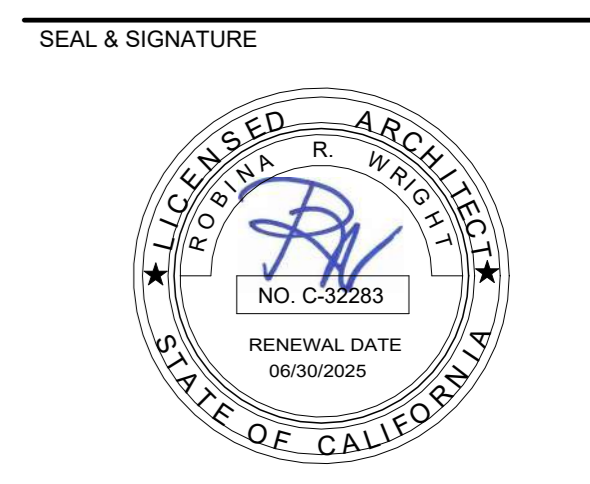
PROJECT
ACCESSORY DWELLING UNIT

PWP23-003

DEPARTMENT OF PUBLIC WORKS AND PLANNING



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UPDATE
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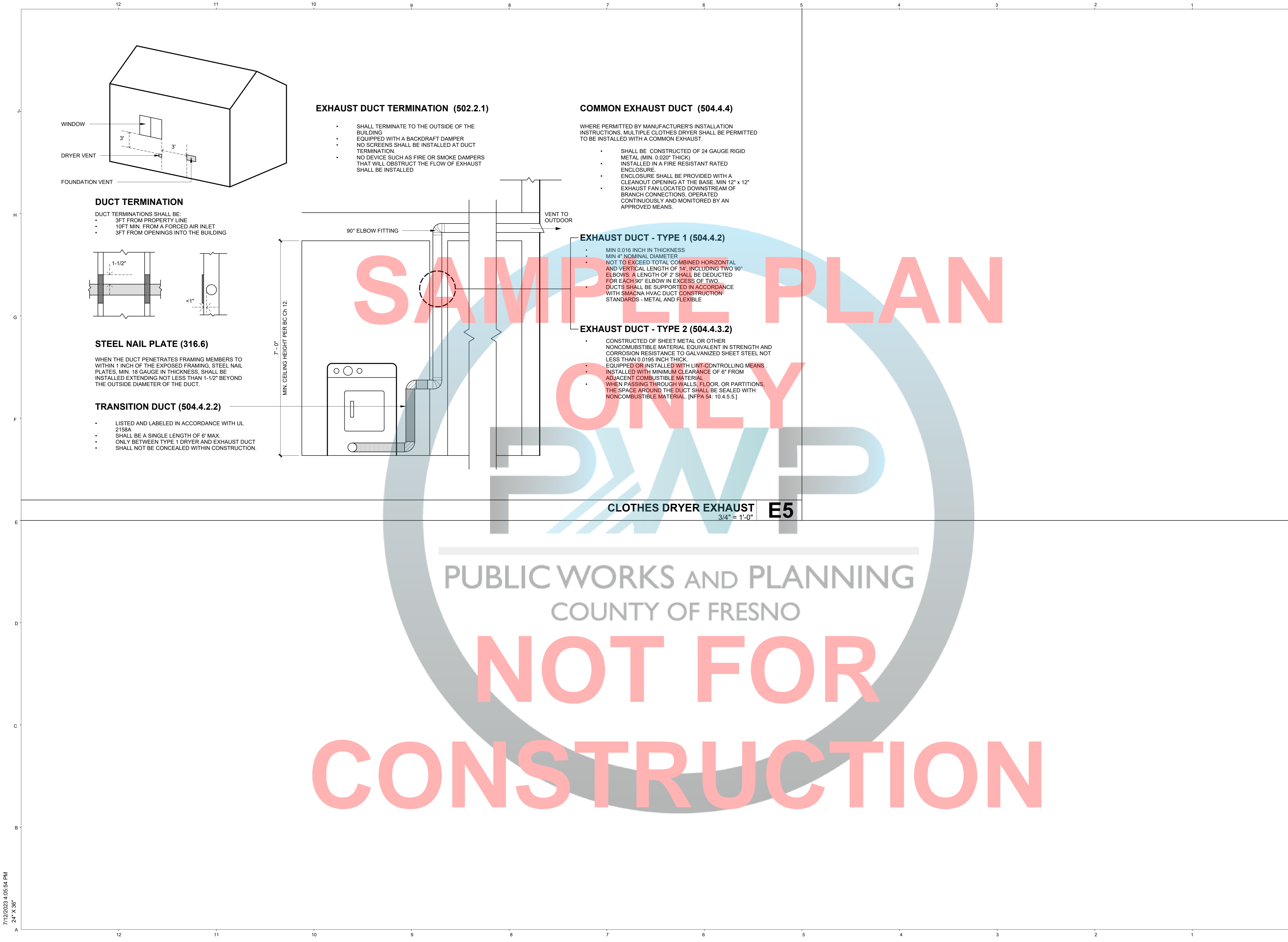
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TITLE
CLOTHES DRYER EXHAUST DETAILS

SCALE 3/4" = 1'-0"

A-804

ISSUE DATE APRIL 12, 2023	JOB NUMBER 2023_23
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SAMPLE PLAN ONLY

PUBLIC WORKS AND PLANNING
COUNTY OF FRESNO

NOT FOR CONSTRUCTION

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

<p>Chapter 3 – Additions and Alterations</p> <p>CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL</p> <p>301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7. CC</p> <p>301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.</p> <p>The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.</p> <p>E-015;8; Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.</p> <p>Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.</p> <p>301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings or high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.</p> <p>SECTION 302 MIXED OCCUPANCY BUILDINGS</p> <p>302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.</p> <p>Exceptions:</p> <ol style="list-style-type: none"> [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable. <p>DIVISION 4.1 PLANNING AND DESIGN</p> <p>ABBREVIATION DEFINITIONS:</p> <ul style="list-style-type: none"> HCD Department of Housing and Community Development BSC California Building Standards Commission DSA-SS Division of the State Architect, Structural Safety OSHDP Office of Statewide Health Planning and Development LR Low Rise HR High Rise AA Additions and Alterations N New <p>CHAPTER 4 RESIDENTIAL MANDATORY MEASURES</p> <p>SECTION 4.102 DEFINITIONS</p> <p>4.102.1 DEFINITIONS</p> <p>The following terms are defined in Chapter 2 (and are included here for reference)</p> <p>FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.</p> <p>WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.</p> <p>4.106 SITE DEVELOPMENT</p> <p>4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.</p> <p>4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.</p> <ol style="list-style-type: none"> Retention basins of sufficient size shall be utilized to retain storm water on the site. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency. Compliance with a lawfully enacted storm water management ordinance. <p>Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil. (Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)</p> <p>4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:</p> <ol style="list-style-type: none"> Swales Water collection and disposal systems French drains Water retention gardens Other water measures which keep surface water away from buildings and aid in groundwater recharge. <p>Exception: Additions and alterations not altering the drainage path.</p> <p>4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.</p> <p>Exceptions:</p> <ol style="list-style-type: none"> On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions: <ol style="list-style-type: none"> Where there is no local utility power supply or the local utility is unable to supply adequate power. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities. <p>4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.</p> <p>Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code.</p> <p>4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".</p>	<p>4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities. When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.</p> <p>4.106.4.2.1 Multifamily development projects with less than 20 dwelling units; and hotels and motels with less than 20 sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.</p> <p>1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.</p> <p>The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.</p> <p>Exceptions:</p> <ol style="list-style-type: none"> When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces. When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed. <p>Notes:</p> <ol style="list-style-type: none"> Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use. <p>2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.</p> <p>Exception: Areas of parking facilities served by parking lifts.</p> <p>4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.</p> <p>1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.</p> <p>The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.</p> <p>Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.</p> <p>Notes:</p> <ol style="list-style-type: none"> Construction documents shall show locations of future EV spaces. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use. <p>2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.</p> <p>Exception: Areas of parking facilities served by parking lifts.</p> <p>3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.</p> <p>When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.</p> <p>4.106.4.2.2.1 Electric vehicle charging stations (EVCS). Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1.</p> <p>Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.</p> <p>4.106.4.2.2.1.1 Location. EVCS shall comply with at least one of the following options:</p> <ol style="list-style-type: none"> The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space. The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building. <p>Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 3.</p> <p>4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions. The charging spaces shall be designed to comply with the following:</p> <ol style="list-style-type: none"> The minimum length of each EV space shall be 18 feet (5486 mm). The minimum width of each EV space shall be 9 feet (2743 mm). One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm). <p>a Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.</p> <p>4.106.4.2.2.1.3 Accessible EV spaces. In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.</p> <p>4.106.4.2.3 EV space requirements.</p> <p>1. Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/or subpanel shall have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.</p> <p>Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.</p>	<p>2. Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction. Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.</p> <p>4.106.4.2.4 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.</p> <p>4.106.4.2.5 Electric Vehicle Ready Space Signage. Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).</p> <p>4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.</p> <p>Notes:</p> <ol style="list-style-type: none"> Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use. <p>DIVISION 4.2 ENERGY EFFICIENCY</p> <p>4.201 GENERAL</p> <p>4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.</p> <p>DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION</p> <p>4.303 INDOOR WATER USE</p> <p>4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.</p> <p>Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.</p> <p>4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.</p> <p>Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.</p> <p>4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.</p> <p>4.303.1.3 Showerheads.</p> <p>4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.</p> <p>4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.</p> <p>Note: A hand-held shower shall be considered a showerhead.</p> <p>4.303.1.4 Faucets.</p> <p>4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 80 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.</p> <p>4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.</p> <p>4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.</p> <p>4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 80 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 80 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.</p> <p>Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.</p> <p>4.303.1.4.5 Pro-rinse spray valves. When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d) (7) and shall be equipped with an integral automatic shutoff.</p> <p>FOR REFERENCE ONLY: The following table and code section have been reprinted from the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4) (A).</p> <p>Title 20 Section 1605.3 (h)(4)(A): Commercial pro-rinse spray valves manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf) [113 grams-force(gf)]</p> <p>4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings. Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the California Plumbing Code.</p> <p>4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code.</p>	<p>4.304 OUTDOOR WATER USE</p> <p>4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.</p> <p>NOTES:</p> <ol style="list-style-type: none"> The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at https://www.water.ca.gov/ <p>DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY</p> <p>4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE</p> <p>4.406.1 RODENT PROOFING. Annual spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.</p> <p>4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING</p> <p>4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.</p> <p>Exceptions:</p> <ol style="list-style-type: none"> Excavated soil and land-clearing debris. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite. The enforcing agency may make exceptions to the requirements of this section when isolated facilities are located in areas beyond the haul boundaries of the diversion facility. <p>4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.</p> <ol style="list-style-type: none"> Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream). Identify diversion facilities where the construction and demolition waste material collected will be taken. Identify construction methods employed to reduce the amount of construction and demolition waste generated. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both. <p>4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.</p> <p>Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.</p> <p>4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.</p> <p>4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.</p> <p>4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 and Section 4.408.4.</p> <p>NOTES:</p> <ol style="list-style-type: none"> Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle). Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations. Public transportation and/or carpool options available in the area. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range. Information about water-conserving landscape and irrigation design and controllers which conserve water. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc. Information about state solar energy and incentive programs available. A copy of all special inspections verifications required by the enforcing agency or this code. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures. Information and/or drawings identifying the location of grab bar reinforcements. <p>4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.</p> <p>Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A), et seq. are not required to comply with the organic waste portion of this section.</p>
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749 SQ. FT. MODEL (745 SQ.FT.) W/ ADAPTABLE FEATURES

OPTION # 3

PROJECT ACCESSORY DWELLING UNIT

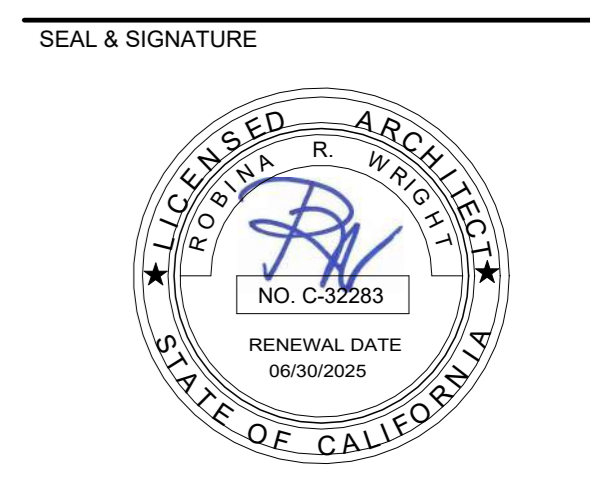
PWP23-003

DEPARTMENT OF PUBLIC WORKS AND PLANNING



CAPITAL PROJECTS DIVISION

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DATE: JULY 12, 2023

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SCALE 12" = 1'-0"

TITLE GREEN BUILDING MANDATORY MEASURES 1

ISSUE DATE APRIL 12, 2023 JOB NUMBER 2023_23

DRAWN BY RW CHECKED BY RW

GBC-1

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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 2

(January 2023)

749 SQ. FT. MODEL (745 SQ.FT.) W/ ADAPTABLE FEATURES

OPTION #3

ACCESSORY DWELLING UNIT

DEPARTMENT OF PUBLIC WORKS AND PLANNING



CAPITAL PROJECTS DIVISION

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TITLE GREEN BUILDING MANDATORY MEASURES 2

SCALE 1/2" = 1'-0"

GBC-2

ISSUE DATE APRIL 12, 2023 JOB NUMBER 2023_23 DRAWN BY RW CHECKED BY RW

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 O3/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 (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).

Note: PWMIR 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:

- 1. 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.

- 2. 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 17, 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:

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

TABLE 4.504.1 - ADHESIVE VOC LIMIT

Table with 2 columns: Architectural Applications and VOC Limit. Lists various adhesive types and their corresponding VOC limits.

CONT.

TABLE 4.504.1 - ADHESIVE VOC LIMIT

Table with 2 columns: Specialty Applications and VOC Limit. Lists specialty coatings like PVC welding, CPVC welding, etc.

- 1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
- 2. 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

Table with 2 columns: Sealants and VOC Limit. Lists sealant types like architectural, marine deck, etc.

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

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS

Table with 2 columns: Coating Category and VOC Limit. Lists various coating types like flat, non-flat, etc.

CONT.

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS

Table with 2 columns: Specialty Coatings (Cont.) and VOC Limit. Lists coatings like stone consolidants, swimming pool coatings, etc.

- 1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS
- 2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
- 3. 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

Table with 2 columns: Product and Current Limit. Lists products like hardwood plywood veneer core, particle board, etc.

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/CDC/PHP/DEODC/EHLB/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/CDC/PHP/DEODC/EHLB/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/CDC/PHP/DEODC/EHLB/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 ARB's Air Toxics Control Measure for Composite Wood (17 CCR 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:

- 1. Product certifications and specifications.
- 2. Chain of custody certifications.
- 3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
- 4. 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.
- 5. 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:

- 1. 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 curing, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
- 2. Other equivalent methods approved by the enforcing agency.
- 3. 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:

- 1. 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.
- 2. 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.
- 3. 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.

7/12/2023 4:05:56 PM 24" X 36"

OPTION #3

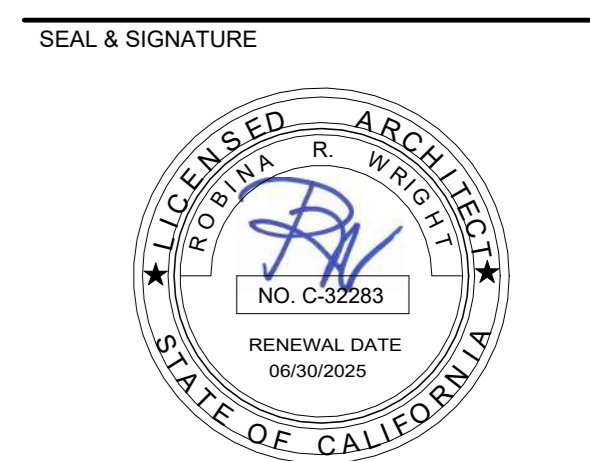
PROJECT
ACCESSORY DWELLING UNIT

PWP23-003

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TYPICAL WOOD FRAMING DETAILS

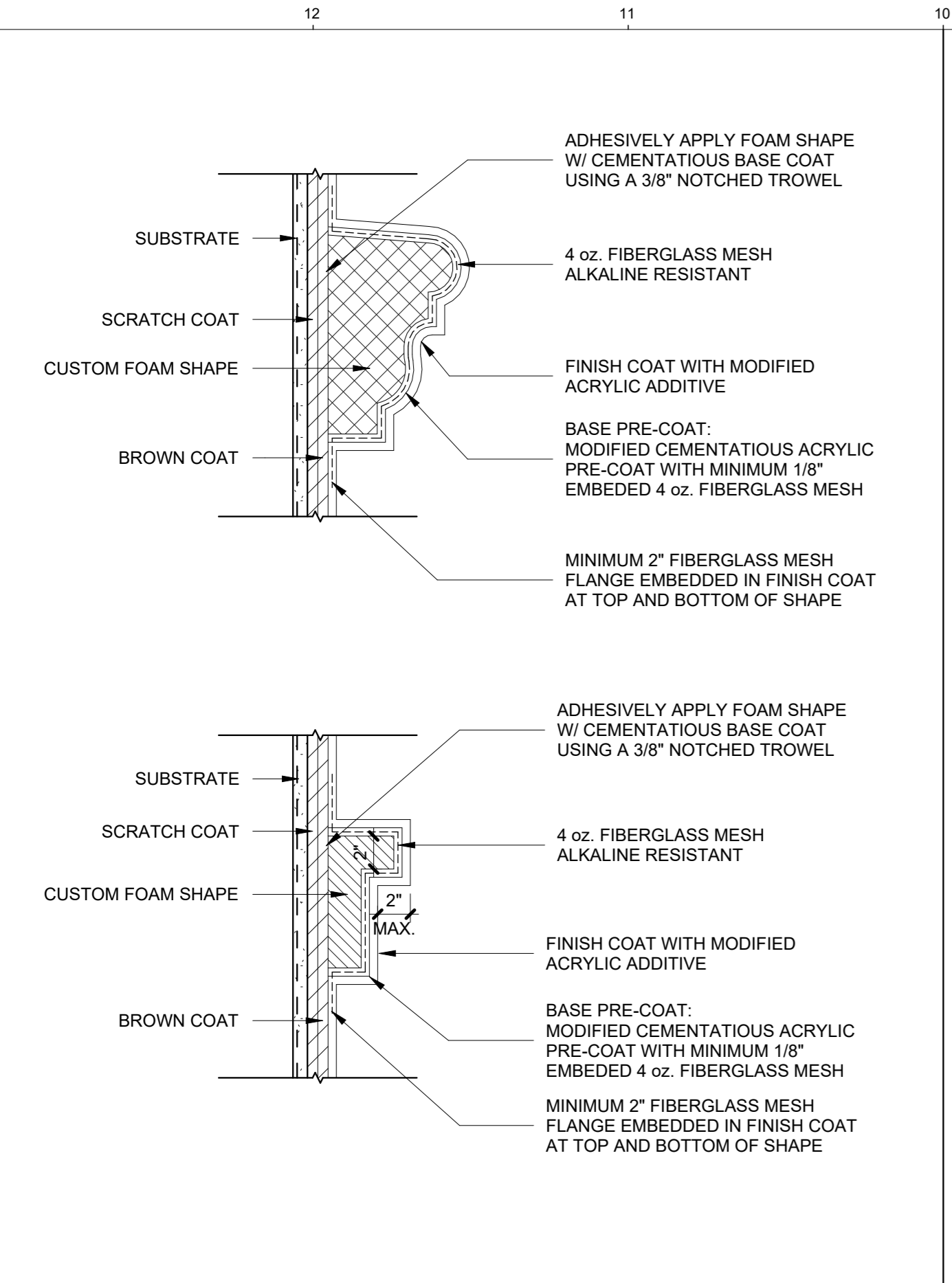
SCALE 1/4" = 1'-0"

S-101

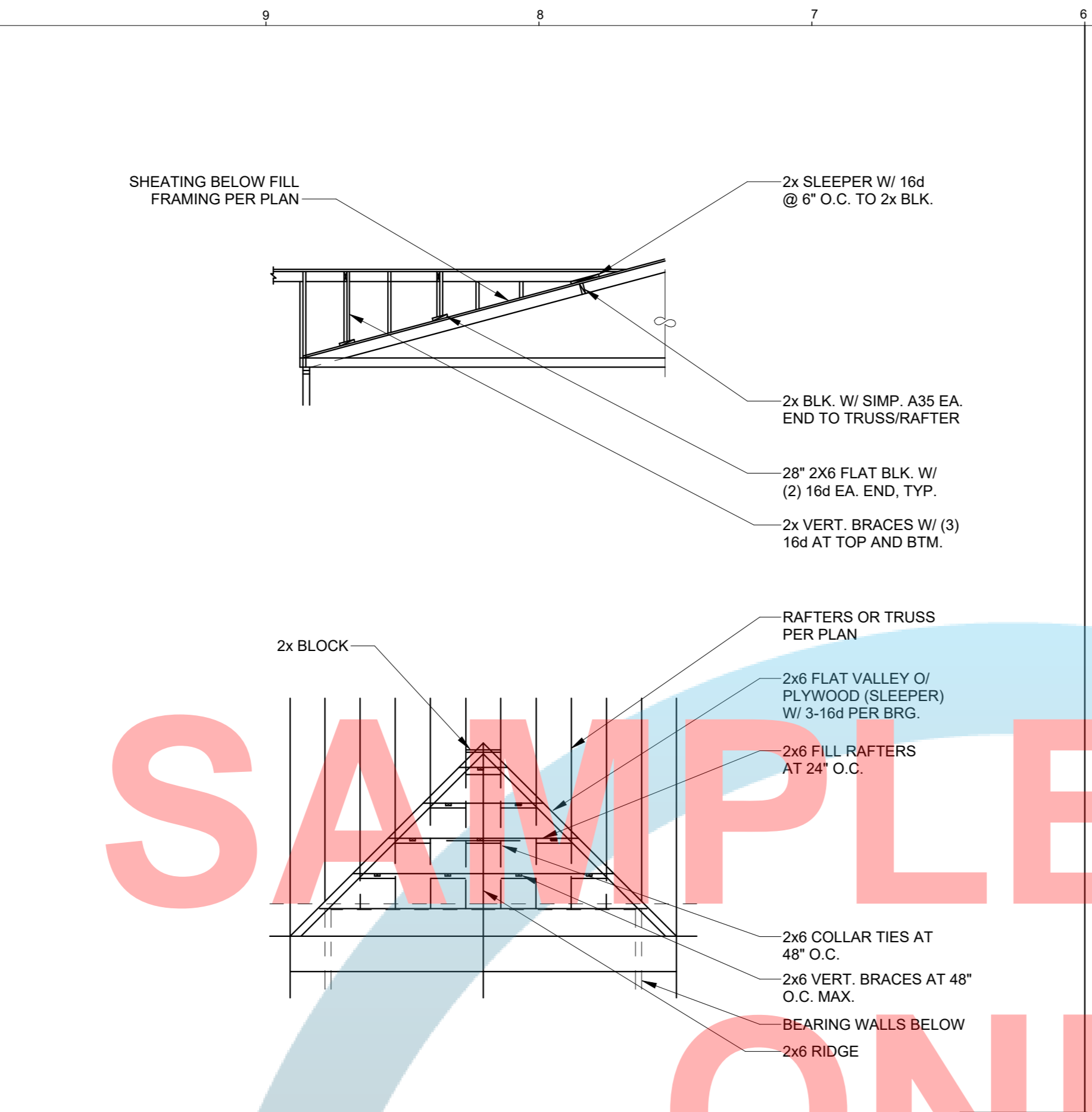
ISSUE DATE	JOB NUMBER
APRIL 12, 2023	2023_23
DRAWN BY	CHECKED BY
RL	RW

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

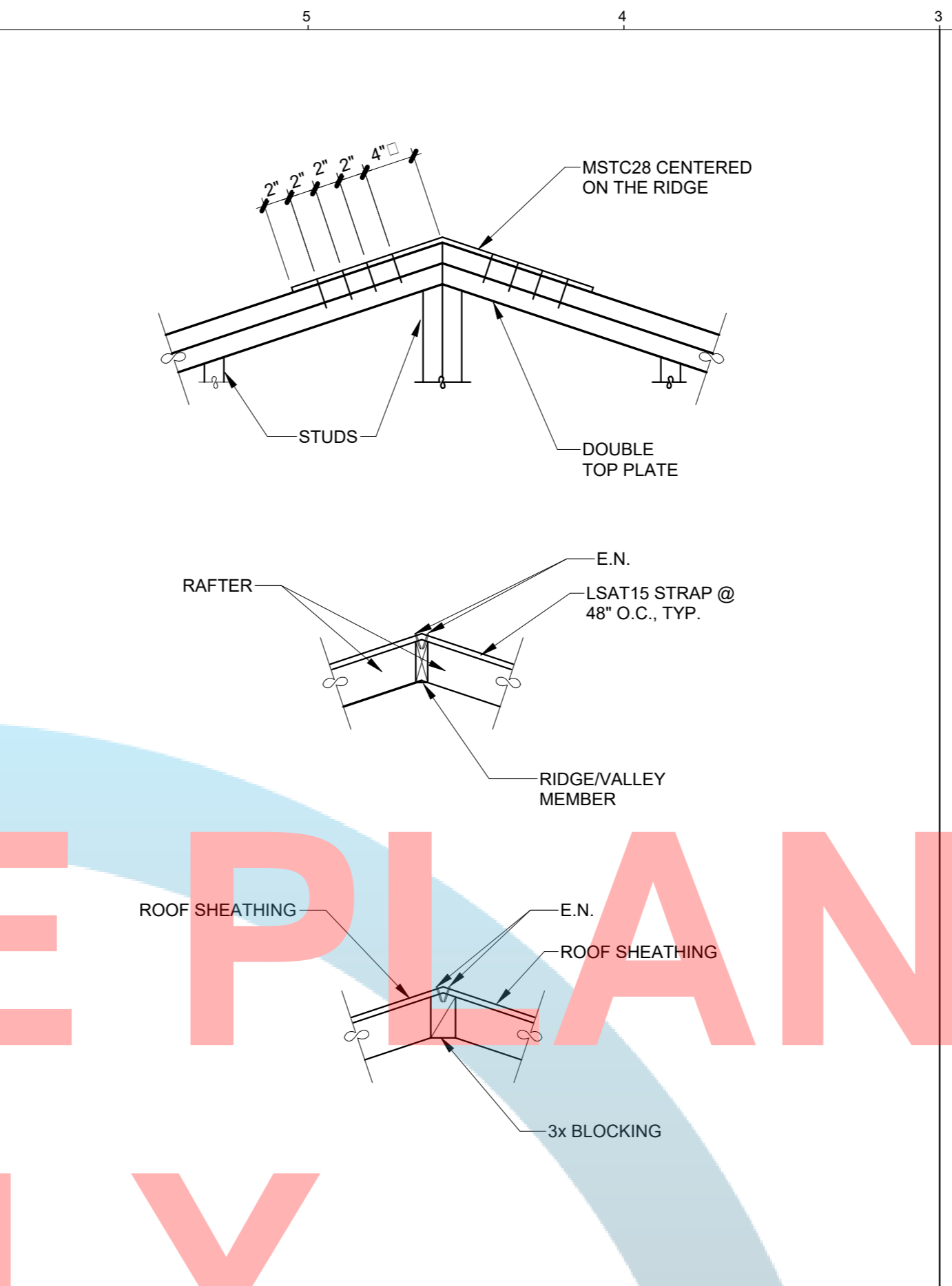
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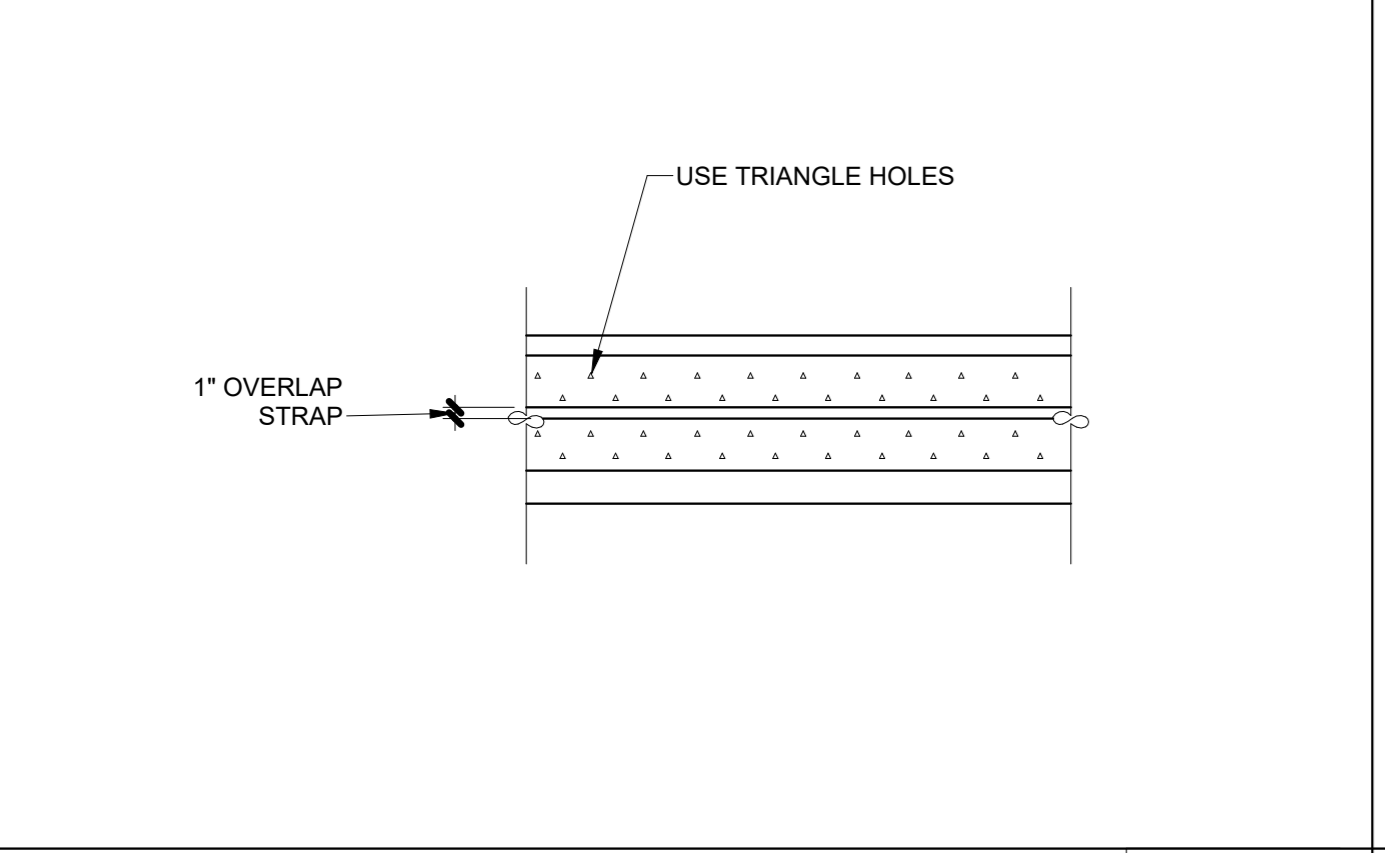
OPTIONAL FOAM TRIMS F10
1 1/2" = 1'-0"



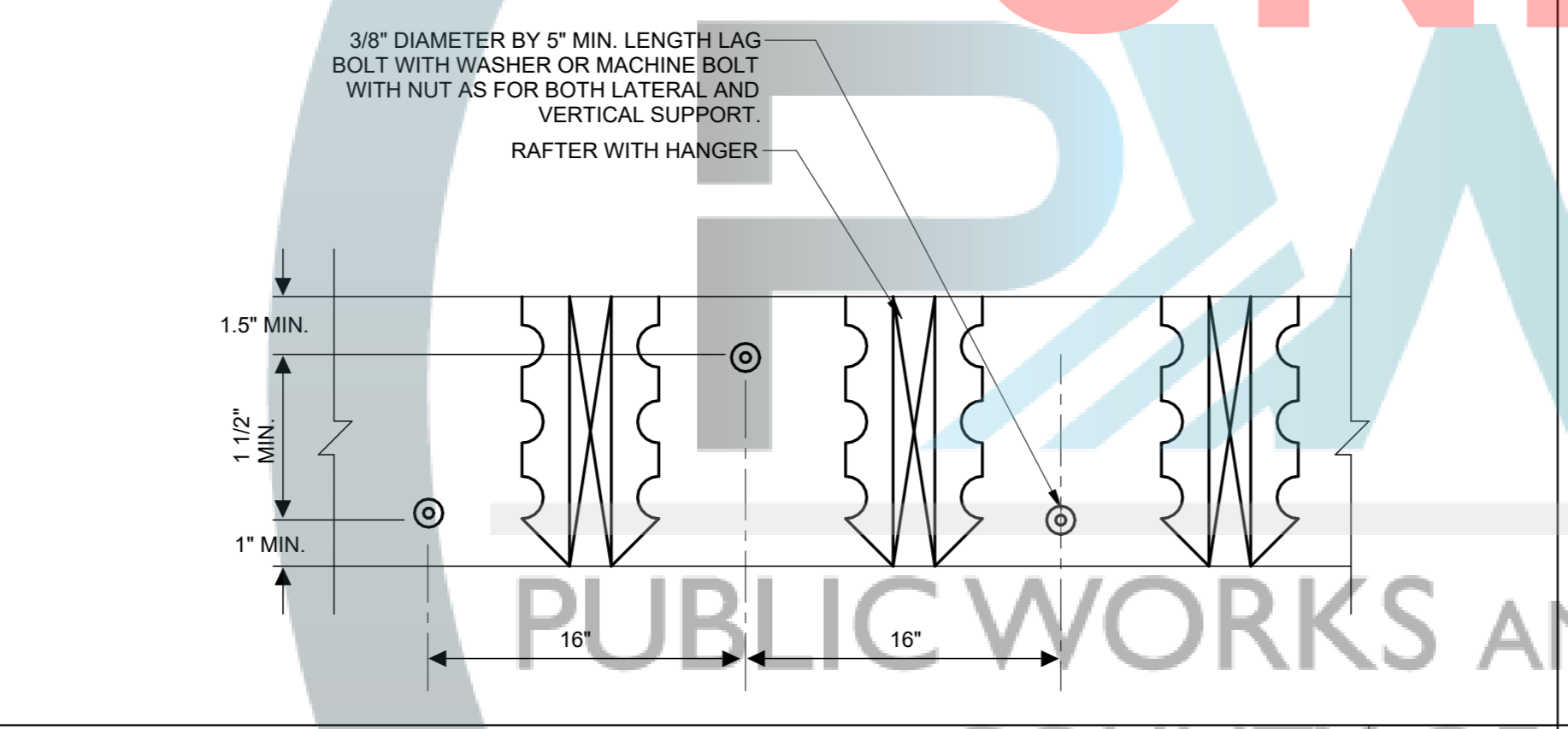
TYPICAL "CALIFORNIA FILL" FRAMING F6
NTS



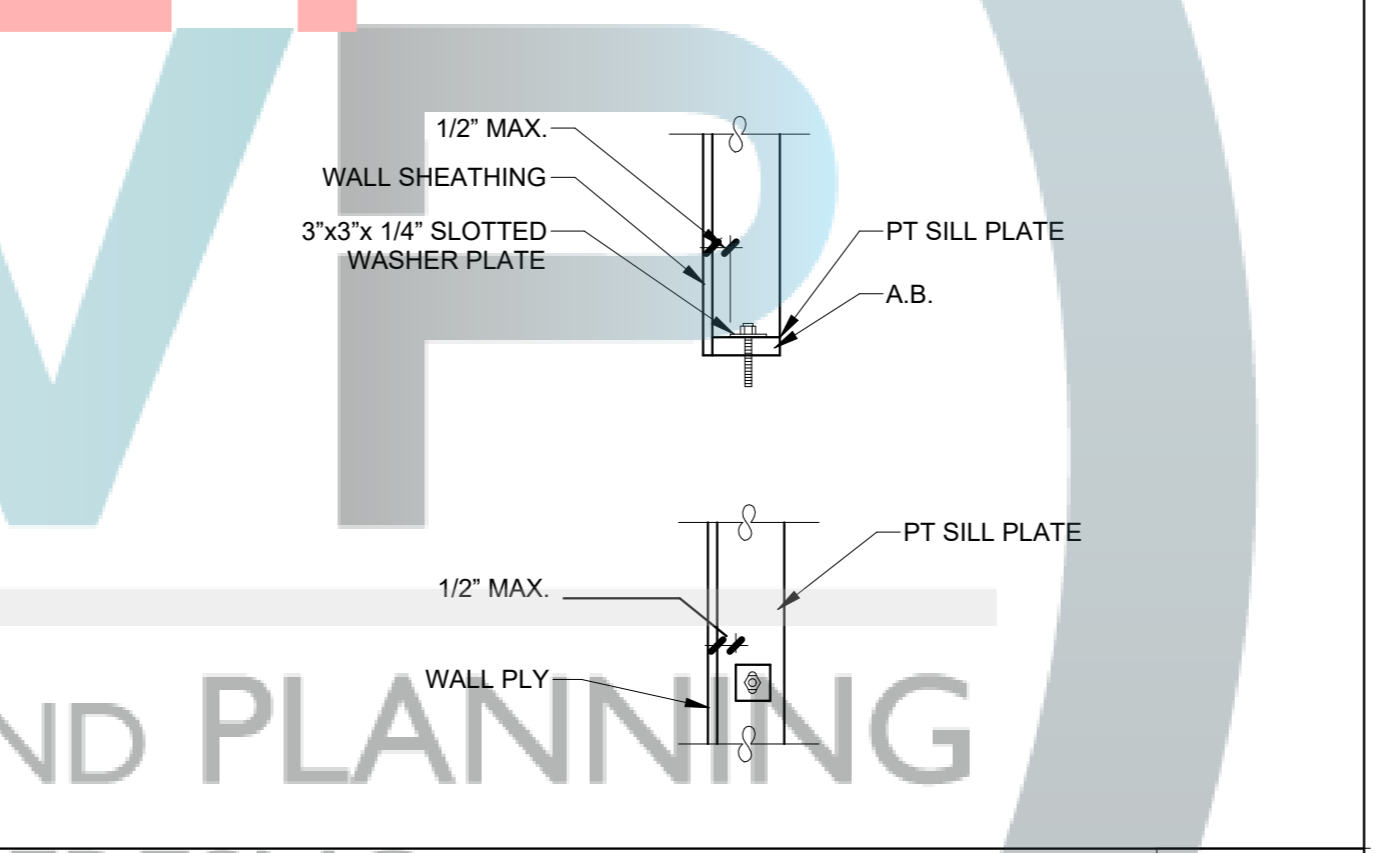
RIDGE TIE AT STUD WALL F3
NTS



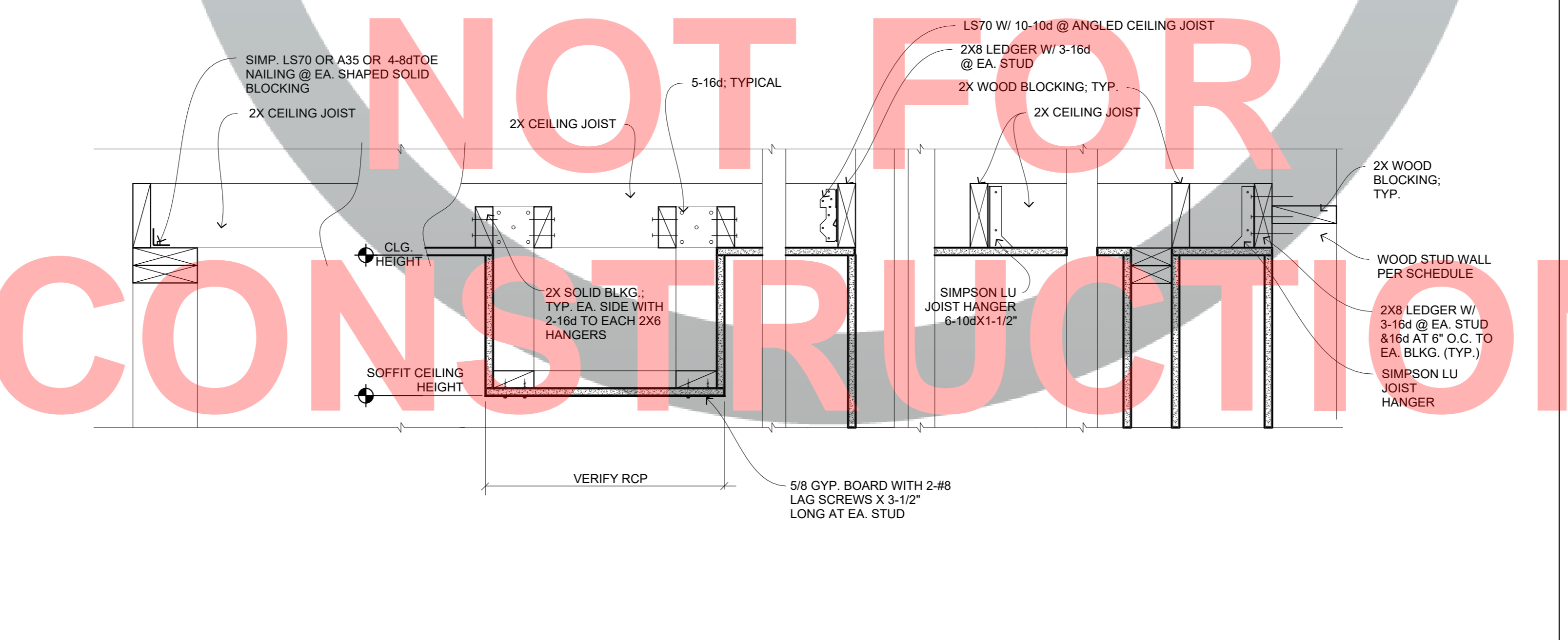
DOUBLE STEEL COIL STRAP D10
NTS



TYPICAL LEDGER DETAILS D6
NTS



WASHER PLATE PLACEMENT D3
NTS



TYPICAL WOOD FRAMED CEILING A3
NTS

- 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, 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 - NAS - 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.

GENERAL STUCTURAL STEEL NOTES A1
NTS

749 SQ. FT. MODEL (745 SQ.FT.) W/ ADAPTABLE FEATURES

OPTION #3

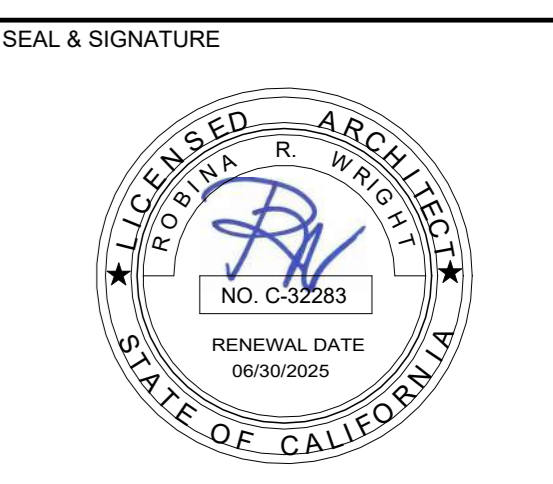
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STRUCTURAL DETAILS

SCALE As indicated

S-102

ISSUE DATE	JOB NUMBER
APRIL 12, 2023	2023_23
DRAWN BY	CHECKED BY
Author	Checker

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

NOMINAL MATERIAL THICKNESS (inches)	DESCRIPTION OF FASTENER AND LENGTH (inches)	SPACING OF FASTENERS	
		EDGES (inches)	INTERMEDIATE SUPPORTS (inches)
WOOD STRUCTURAL PANELS SUBFLOOR, ROOF AND WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING			
UP TO 1/2	STAPLE 15 GA. 13/4	4	8
	0.097 - 0.099 NAIL 21/4	3	6
	STAPLE 16 GA. 13/4	3	6
19/32 AND 5/8	0.113 NAIL 2	3	6
	STAPLE 15 AND 16 GA. 2	4	8
	0.097 - 0.099 NAIL 21/4	4	8
23/32 AND 3/4	STAPLE 14 GA. 2	4	8
	STAPLE 15 GA. 13/4	3	6
	0.097 - 0.099 NAIL 21/4	4	8
	STAPLE 16 GA. 2	4	8
1	STAPLE 14 GA. 2 1/4	4	8
	0.113 NAIL 2 1/4	3	6
	STAPLE 15 GA. 2 1/4	4	8
	0.097 - 0.099 NAIL 2 1/2	4	8
NOMINAL MATERIAL THICKNESS (inches)	DESCRIPTION OF FASTENER AND LENGTH (inches)	SPACING OF FASTENERS	BODY OF PANEL (inches)
FLOOR, UNDERLAYMENT; PLYWOOD-HARDBOARD-PARTICLEBOARD-FIBER-CEMENT ^b	FIBER-CEMENT		
	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
1/4	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
PLYWOOD			
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 ^a
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
HARDBOARD^d			
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
PARTICLEBOARD			
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

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

MINIMUM NAIL SIZE	PENETRATION (inches)	MINIMUM WOOD STRUCTURAL PANEL SPACING	MINIMUM NOMINAL PANEL THICKNESS (inches)	MAXIMUM WALL STUD SPACING (inches)	PANEL NAIL SPACING				
					EDGES (inches o.c.)	FIELD (inches o.c.)	WIND EXPOSURE CATEGORY		
6d COMMON (2.0" x 0.113")	1.5	24/0	3/8	3/8	16	12	140	115	110
8d COMMON (2.5" x 0.131")	1.75	24/16	7/16	7/16	16	12	170	140	135
				7/16	24	12	140	115	110

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

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 ^a
3/8	CEILING	PERPENDICULAR	16	7	12
	WALL	EITHER DIRECTION	16	8	16
1/2	CEILING	EITHER DIRECTION	16	7	12
	WALL	EITHER DIRECTION	16	8	16
5/8	CEILING	PERPENDICULAR	24	7	12
	WALL	EITHER DIRECTION	24	8	16

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

MINIMUM NAIL SIZE	PENETRATION (inches)	MINIMUM WOOD STRUCTURAL PANEL SPACING	MINIMUM NOMINAL PANEL THICKNESS (inches)	MAXIMUM WALL STUD SPACING (inches)	PANEL NAIL SPACING				
					EDGES (inches o.c.)	FIELD (inches o.c.)	WIND EXPOSURE CATEGORY		
6d COMMON (2.0" x 0.113")	1.5	24/0	3/8	3/8	16	12	140	115	110
8d COMMON (2.5" x 0.131")	1.75	24/16	7/16	7/16	16	12	170	140	135
				7/16	24	12	140	115	110

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

TABLE R602.3 (1) FASTENING SCHEDULE

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERS ^{a,b,c}	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 R802.3.1, R802.3.2 AND TABLE R802.5.1 (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 R802.3.1 AND R802.3.2 AND TABLE R802.5.1 (9))	TABLE R802.5.1 (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 (3 1/2" x 0.148") OR 4-10d BOX (3" x 0.128") OR 4-3" x 0.131" NAILS	TOE NAIL END NAIL
WALL			
8	STUD TO STUD (NOT AT BRACED WALL PANELS)	16d COMMON (3 1/2" x 0.162") OR 10d BOX (3" x 0.128") OR 3" x 0.131" NAILS	24" O.C. FACE NAIL 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 FACE NAIL 12" O.C. EACH EDGE FACE NAIL
11	CONTINUOUS HEADER TO STUD	5-8d BOX (2 1/2" x 0.113") OR 4-8d COMMON (2 1/2" x 0.131") OR 4-10d BOX (3" x 0.128")	TOE NAIL
12	TOP PLATE TO TOP PLATE	16d COMMON (3 1/2" x 0.162")	16" O.C. FACE NAIL
13	DOUBLE TOP PLATE SPLICE FOR SDCs A-D2 WITH SEISMIC BRACED WALL LINE SPACING <25'	10d BOX (3" x 0.128") OR 3" x 0.131" NAILS	12" O.C. FACE NAIL
14	DOUBLE TOP PLATE SPLICE FOR SDCs D0, D1, D2 AND BRACED WALL LINE SPACING >25'	8-16d BOX (3 1/2" x 0.135") OR 12-16d BOX (3 1/2" x 0.151") OR 12-10d BOX (3" x 0.128") OR 12-3" x 0.131" NAILS	FACE NAIL ON EACH SIDE OF END JOINT (MIN. 24" LAP SPLICE LENGTH EACH SIDE OF END JOINT)
15	BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (NOT AT BRACED WALL PANELS)	16d COMMON (3 1/2" x 0.162") OR 16d BOX (3 1/2" x 0.135") OR 3" x 0.131" NAILS	16" O.C. FACE NAIL 12" O.C. FACE NAIL
16	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 2" EA. 16" O.C. FACE NAIL 4" EA. 16" O.C. FACE NAIL
17	TOP OR BOTTOM PLATE TO STUD	4-8d BOX (2 1/2" x 0.113") OR 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
18	TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	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
19	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
20	1" x 8" 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
21	1" x 8" WIDER SHEATHING TO EACH BEARING	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	SPLICE PLATE SIZE	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	3" x 6" x 0.036" GALVANIZED STEEL PLATE OR EQUIVALENT	(6) 8d BOX (2 1/2" x 0.113") NAILS	3" x 12" x 0.036" GALVANIZED STEEL PLATE OR EQUIVALENT
	3" x 8" x 0.036" GALVANIZED STEEL PLATE OR EQUIVALENT	(8) 8d BOX (2 1/2" x 0.113") NAILS	3" x 16" x 0.036" GALVANIZED STEEL PLATE OR EQUIVALENT	(16) 8d BOX (2 1/2" x 0.113") NAILS

FOR SI: 1 inch = 25.4 mm, 1 FOOT = 304.8 mm.

TABLE R602.3 (1) FASTENING SCHEDULE

ITEM	DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERS ^{a,b,c}	SPACING AND LOCATION
FLOOR			
21	JOIST TO SILL, TOP PLATE OR GIRDER	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
22	RIM JOIST, BAND JOIST OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	16d COMMON (2 1/2" x 0.131") OR 10d BOX (3" x 0.128") OR 3" x 0.131" NAILS	4" O.C. TOE NAIL 6" O.C. TOE NAIL
23	1" x 6" SUBFLOOR OR LESS TO EACH JOIST	3-8d BOX (2 1/2" x 0.113") OR 2-8d COMMON (2 1/2" x 0.131") OR 3-10d BOX (3" x 0.128") OR 2 STAPLES, 1" CROWN, 16ga, 1 3/4" LONG	FACE NAIL
24	2" SUBFLOOR TO JOIST OR GIRDER	3-16d BOX (3" x 0.135") OR 2-16d COMMON (3 1/2" x 0.162")	BLIND AND FACE NAIL
25	2" PLANKS (PLANK & BEAM - FLOOR & ROOF)	3-16d BOX (3" x 0.135") OR 2-16d COMMON (3 1/2" x 0.162")	AT EACH BEARING FACE NAIL
26	BAND OR RIM JOIST TO JOIST	3-16d COMMON (3 1/2" x 0.162") OR 4-10d BOX (3" x 0.128") OR 4-3 x 0.131" NAILS OR 4-3 x 14ga. STAPLES, 7/16" CROWN	END NAIL
27	BUILT-UP GIRDERS AND BEAMS, 2" LUMBER LAYERS	20d COMMON (4" x 0.192")	NAIL EACH LAYER AS FOLLOWS: 32" O.C. AT TOP AND BOTTOM AND STAGGERED 24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
28	LEDGER STRIP SUPPORTING JOISTS OR RAFTERS	10d BOX (3" x 0.128") OR 3" x 0.131" NAILS AND 2-20d COMMON (4" x 0.192") OR 3-10d BOX (3" x 0.128") OR 4-16d BOX (3 1/2" x 0.135") OR 3-16d COMMON (3 1/2" x 0.162") OR 4-10d BOX (3" x 0.128") OR 4-3 x 0.131" NAILS	FACE NAIL AT ENDS AND AT EACH SPLICE
29	BRIDGING TO JOIST	2-10d (3" x 0.128")	AT EACH JOIST OR RAFTER, FACE NAIL EACH END, TOE 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	SPLICE PLATE SIZE	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	3" x 6" x 0.036" GALVANIZED STEEL PLATE OR EQUIVALENT	(6) 8d BOX (2 1/2" x 0.113") NAILS	3" x 12" x 0.036" GALVANIZED STEEL PLATE OR EQUIVALENT
	3" x 8" x 0.036" GALVANIZED STEEL PLATE OR EQUIVALENT	(8) 8d BOX (2 1/2" x 0.113") NAILS	3" x 16" x 0.036" GALVANIZED STEEL PLATE OR EQUIVALENT	(16) 8d BOX (2 1/2" x 0.113") NAILS

FOR SI: 1 inch = 25.4 mm, 1 FOOT = 304.8 mm.


749 SQ. FT. MODEL (745 SQ.FT.) W/ ADAPTABLE FEATURES

OPTION #3

PROJECT: ACCESSORY DWELLING UNIT

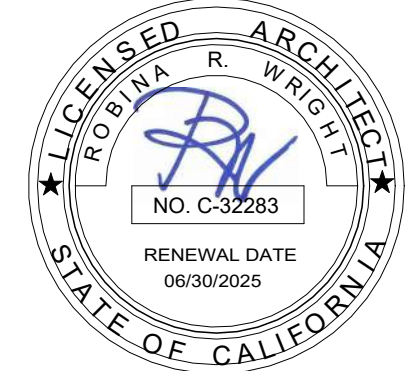
PWP23-003

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

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TITLE: FASTENING SCHEDULE (RESIDENTIAL)

SCALE: 12" = 1'-0"

S-103

ISSUE DATE	JOB NUMBER
APRIL 12, 2023	2023_23
DRAWN BY	CHECKED BY
Author	Checker

OPTION #3

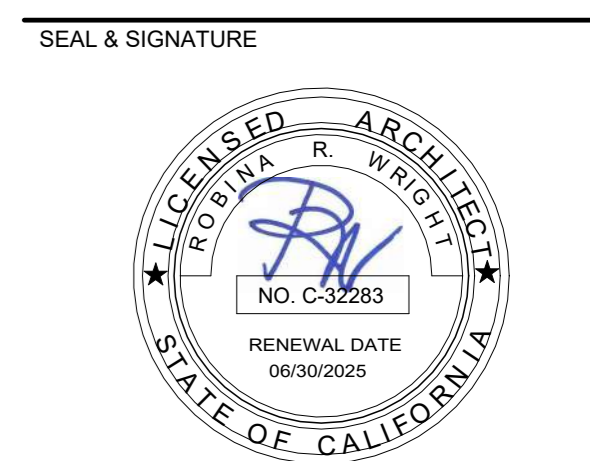
PROJECT
ACCESSORY DWELLING UNIT

PWP23-003

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

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STRUCTURAL PLANS

SCALE As indicated

S-201

ISSUE DATE	JOB NUMBER
APRIL 12, 2023	2023_23
DRAWN BY	CHECKED BY
Author	Checker

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

FOUNDATION NOTES

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

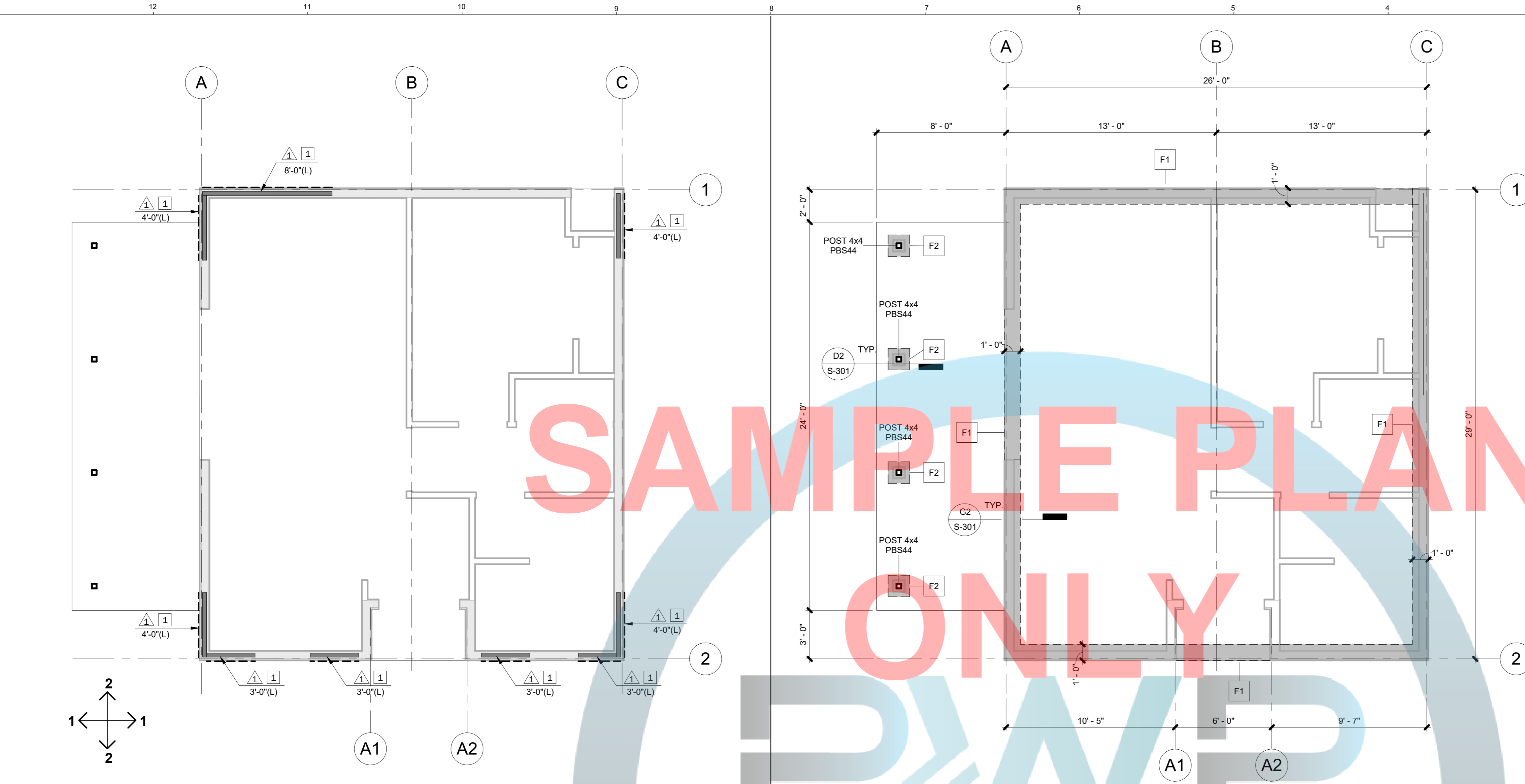
ROOF BEAM SCHEDULE		
BEAM ID	SIZE	LUMBER GRADE
B1	6 x 8	DF NO. 2
B2	6 x 8	DF NO. 2
B3	4 x 8 or 6 x 8	DF NO. 2
B4	6 x 12	DF NO. 2

TRUSS NOTES

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



SHEAR WALL PLAN E8
1/4" = 1'-0"

FOUNDATION PLAN E3
1/4" = 1'-0"

LEGEND

ALL SHEAR WALL

SHEAR WALL TYPE

ANCHOR BOLT TYPE

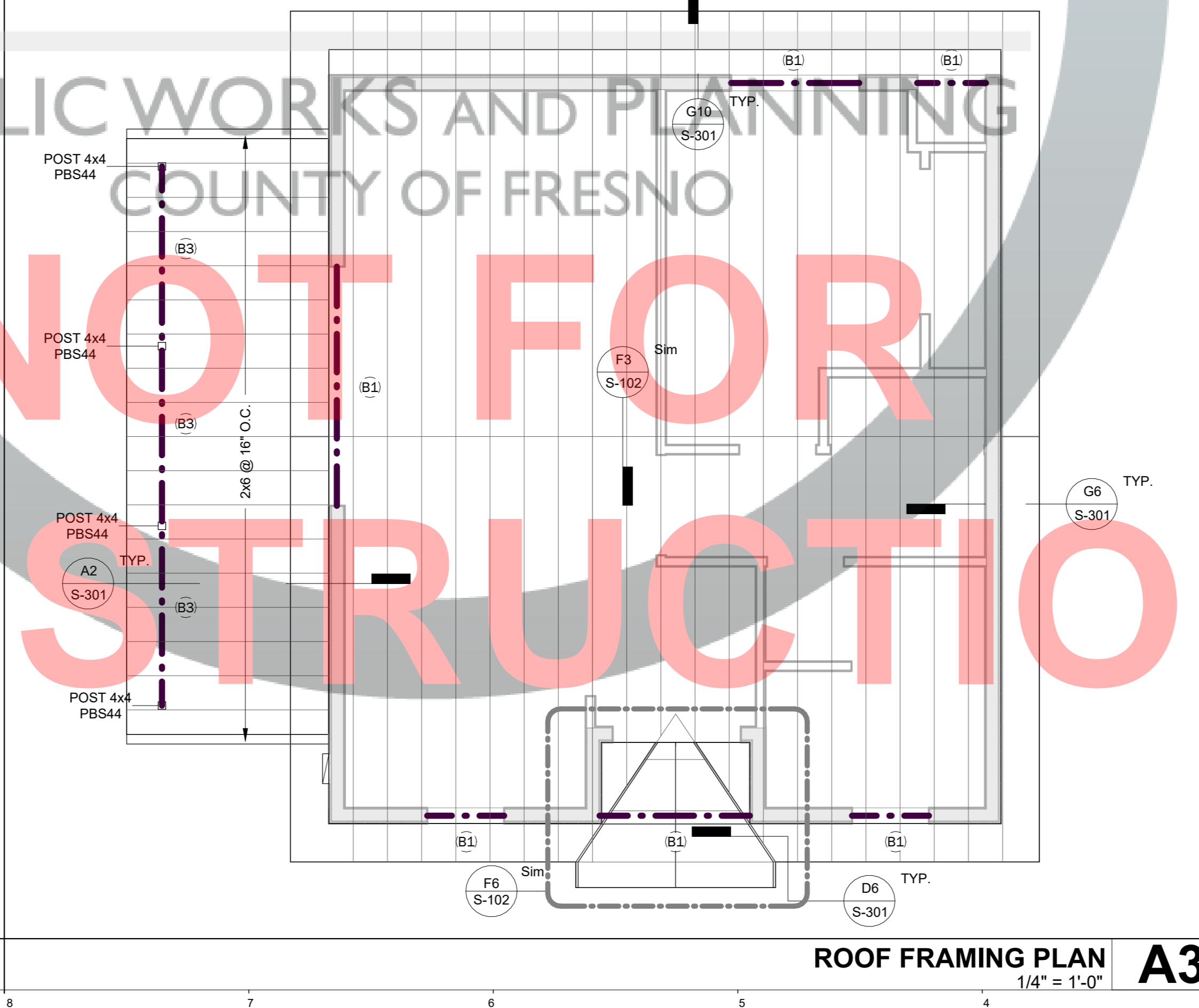
SHEAR WALL LENGTH

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

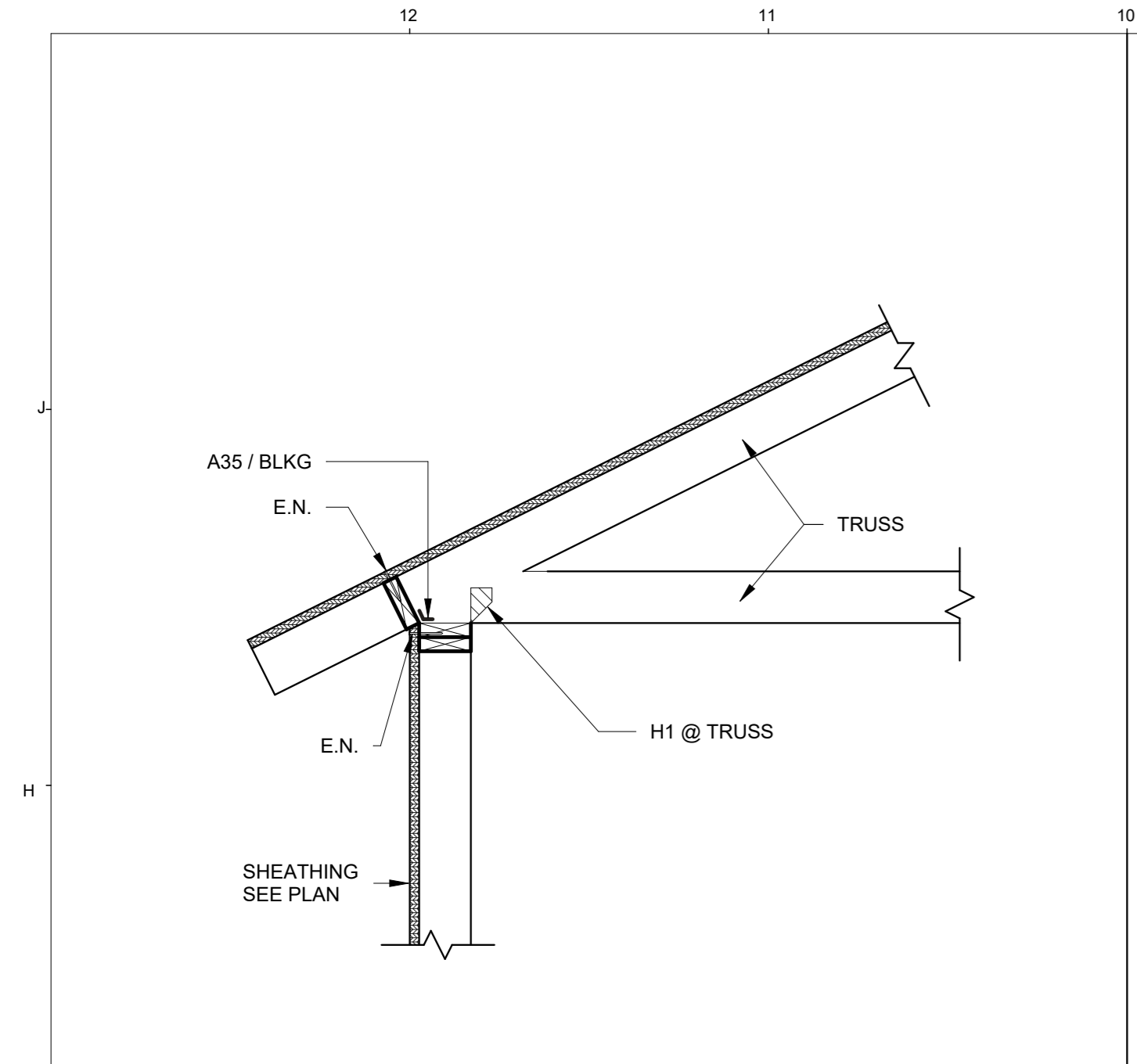
ANCHOR BOLT SCHEDULE		
TYPE	ANCHOR BOLTS	ALLOWABLE LOADS (PLF)
1	1/2" Ø x 10" @ 6'-0" o.c.	2x Sill 173 3x Sill 205

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

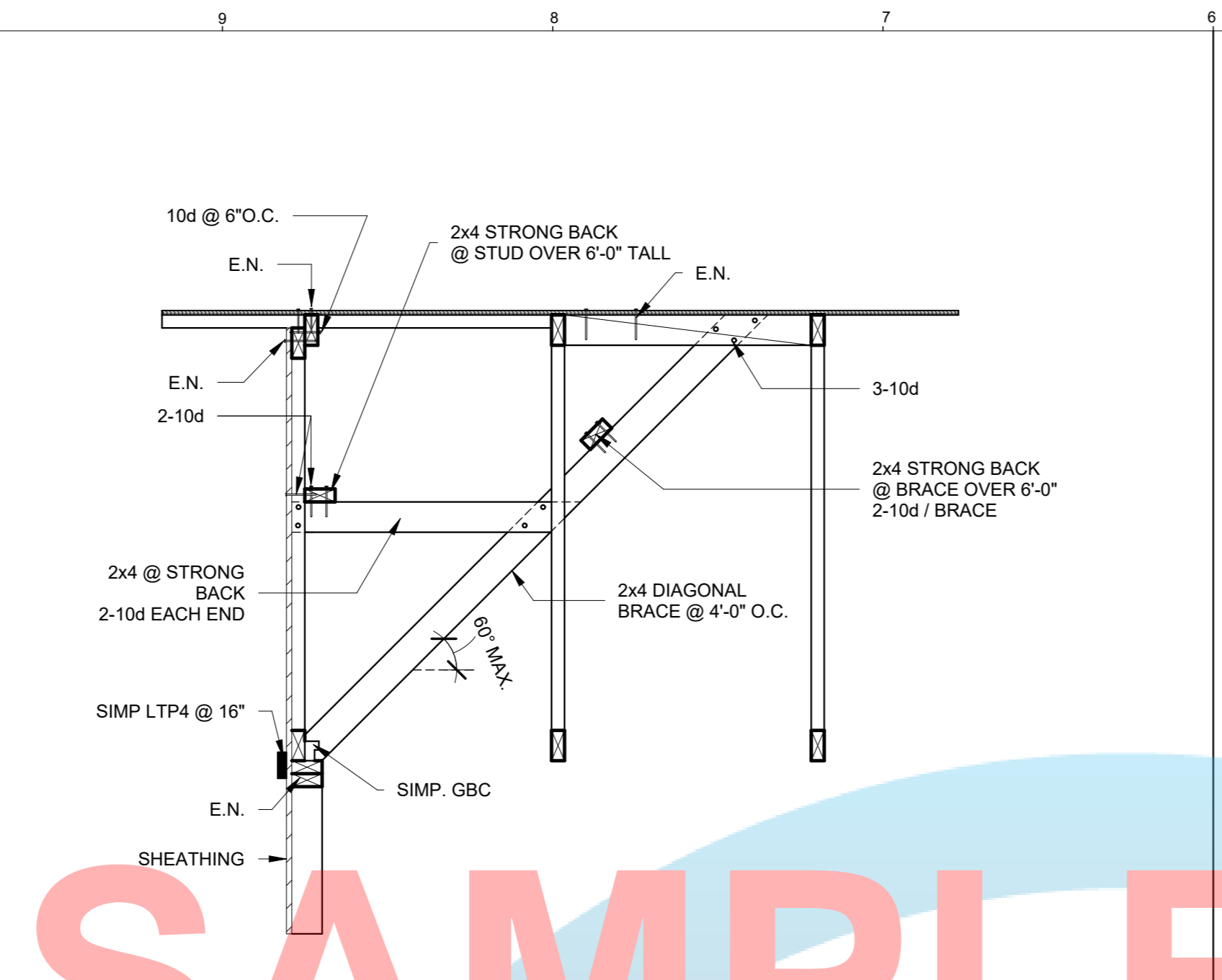
- NOTE:**
- PROVIDE 3" SQ 0.299" WASHERS AT ANCHOR BOLTS
 - PROVIDE 2AB MIN PER SHEAR WALL PANEL.
 - PROVIDE 7" MIN. EMBEDMENT IN CONCRETE.
 - SILL PLATES TO BE PRESSURE TREATED DF.
 - FASTENERS IN P.T. WOOD SHALL BE HOT-DIPPED ZINC-COATED GAL-STEEL.



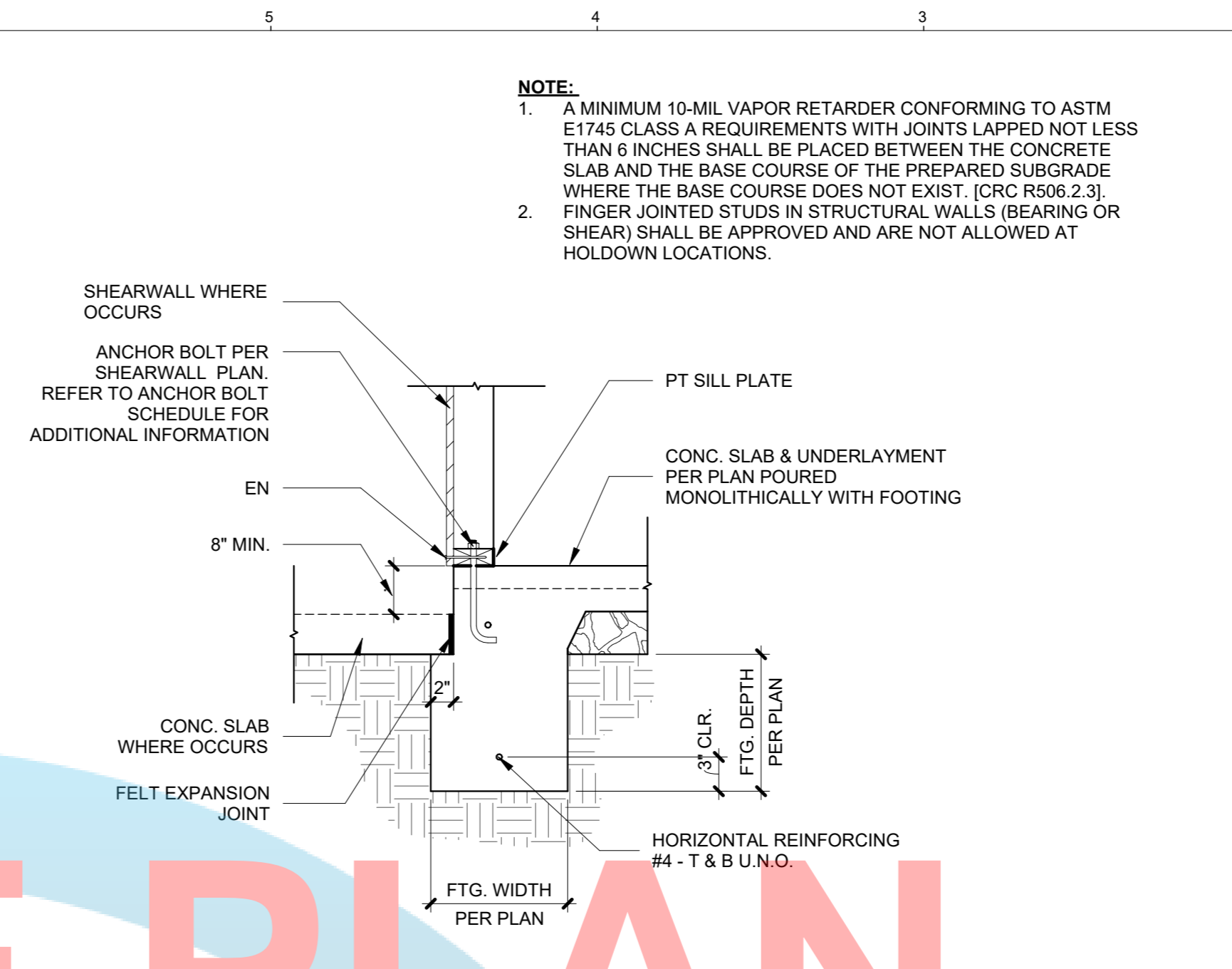
ROOF FRAMING PLAN A3
1/4" = 1'-0"



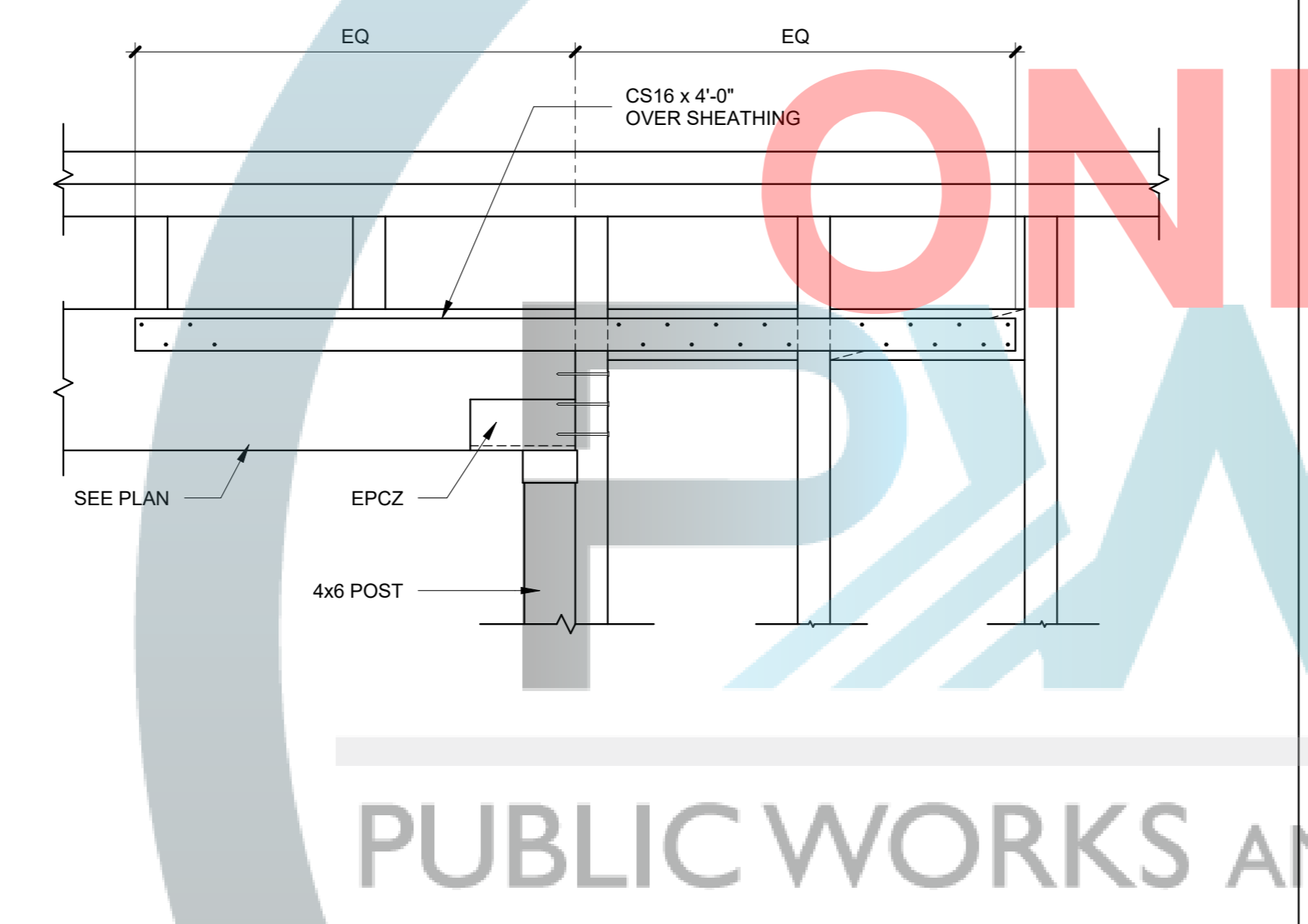
STRUCTURAL DETAIL A **G10**
3/4" = 1'-0"



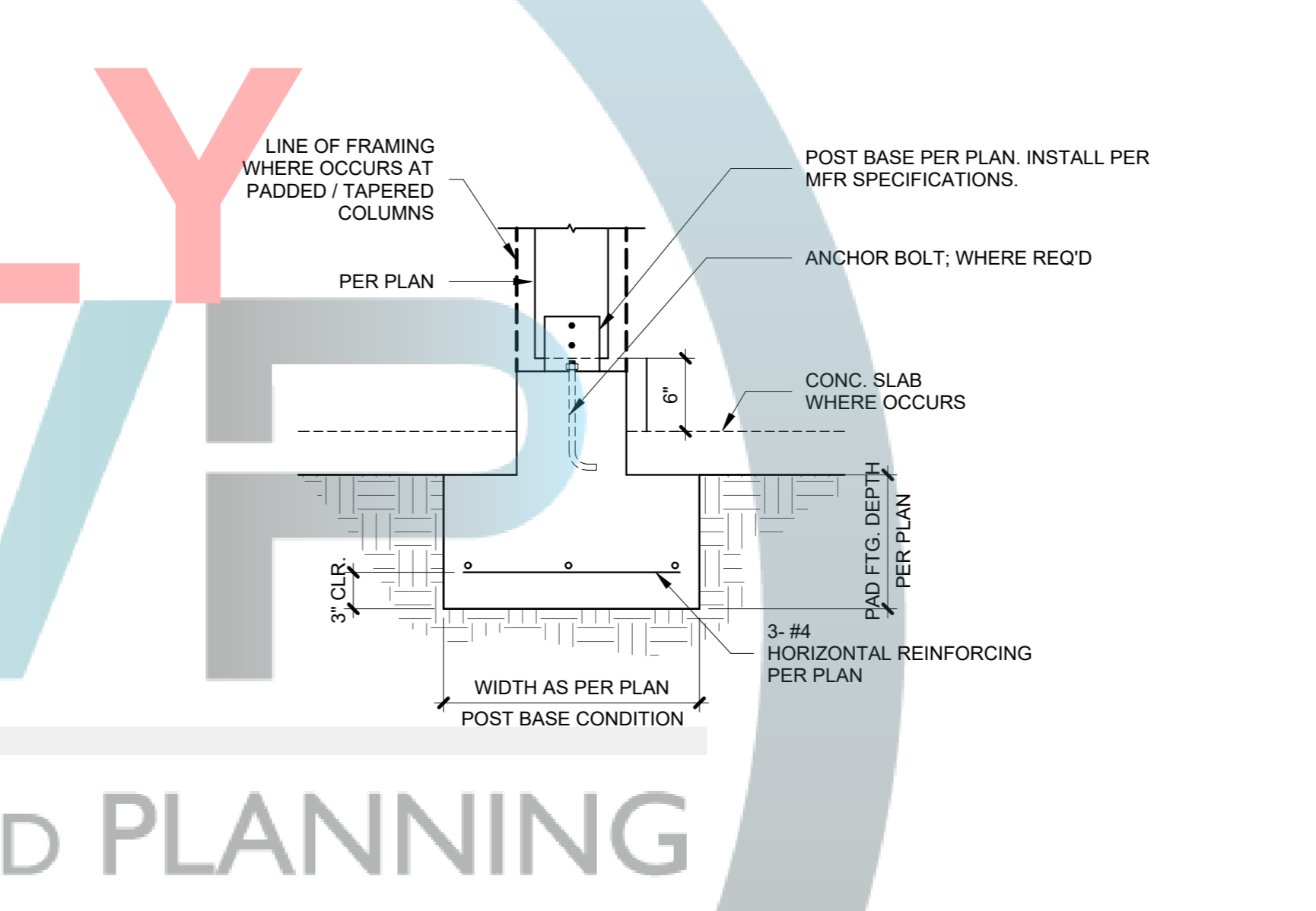
STRUCTURAL DETAIL B **G6**
3/4" = 1'-0"



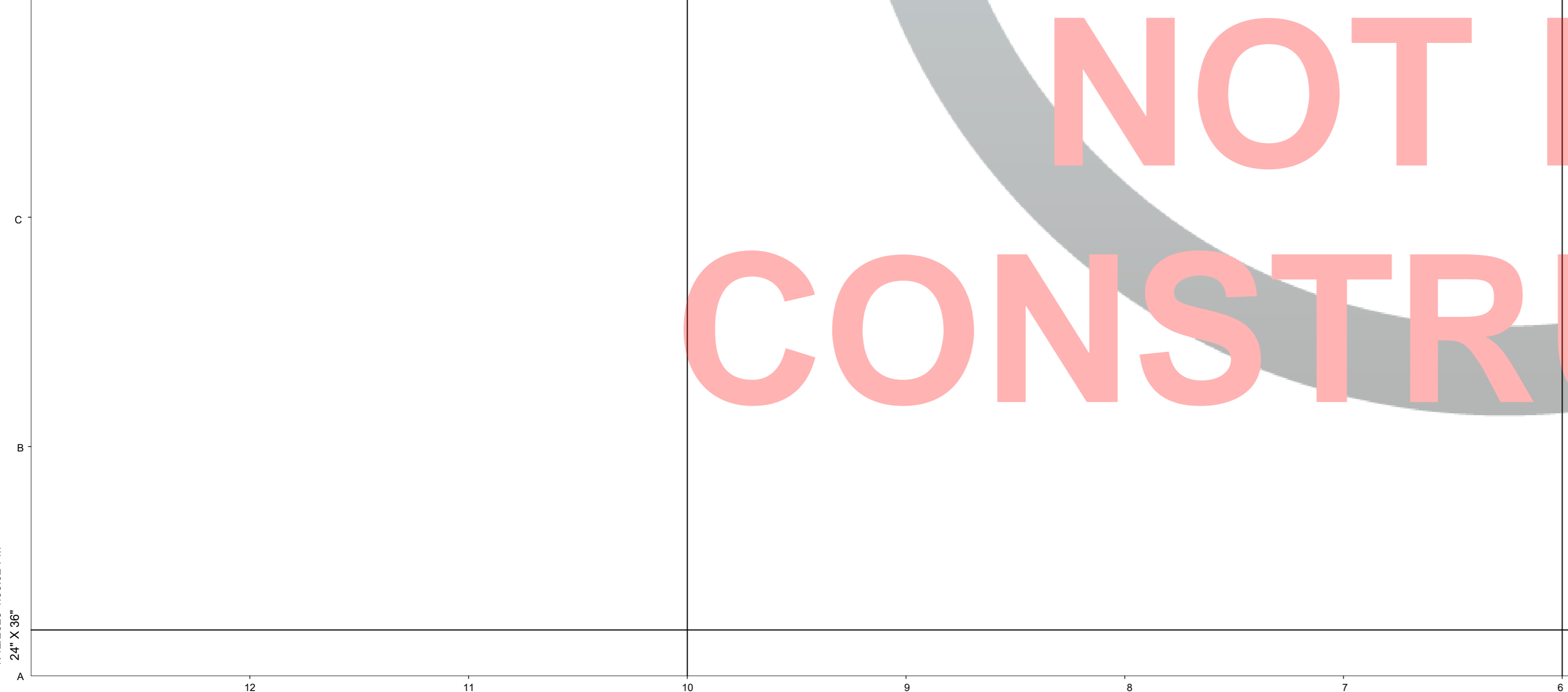
CONT. FOOTING @ PERIMETER / DETAIL C **G2**
1" = 1'-0"



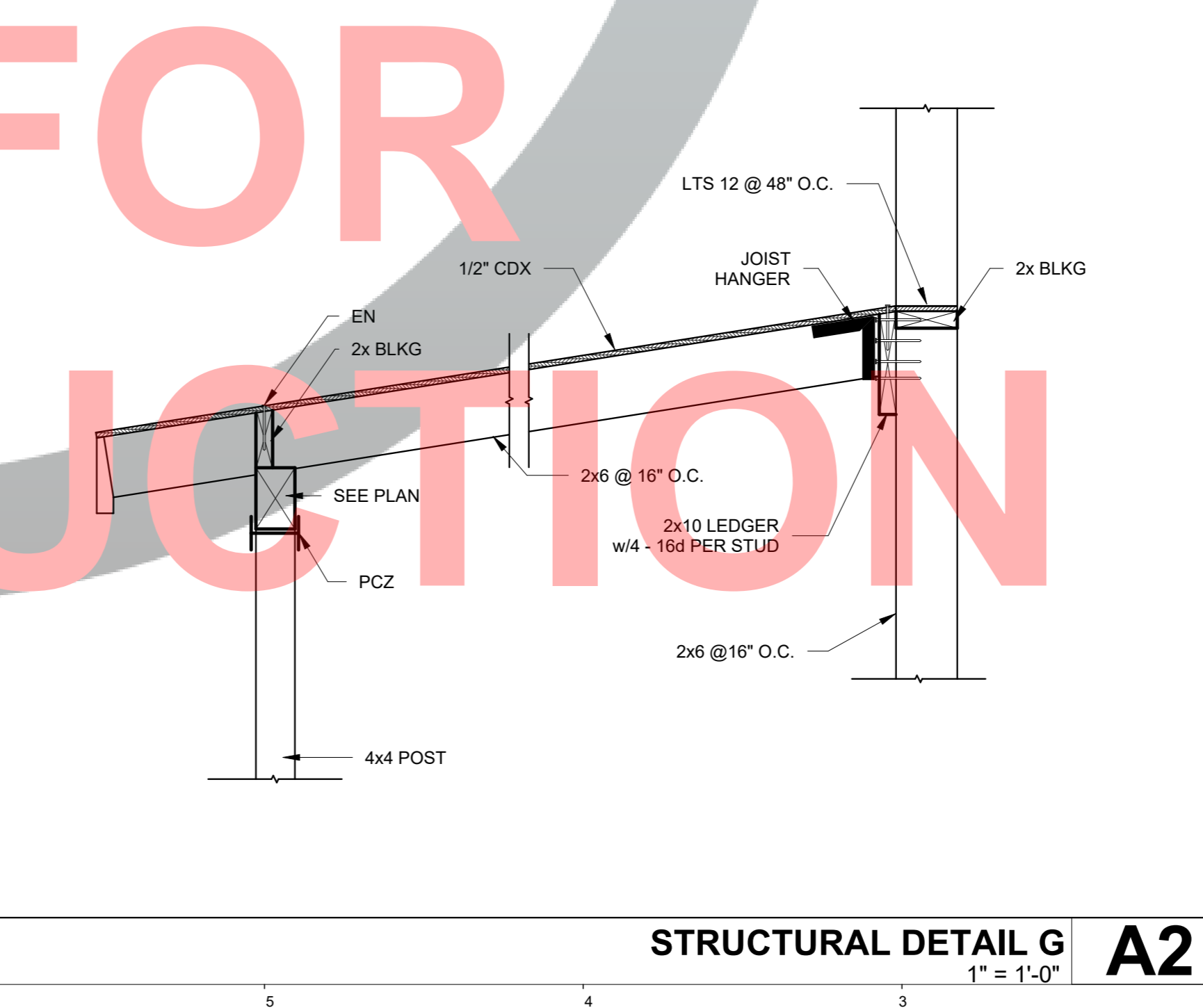
CONNECTION @ OPENING / DETAIL E **D6**
3/4" = 1'-0"



PAD FTG. AT EXTERIOR COLUMN / DETAIL D **D2**
1" = 1'-0"



CONNECTION @ OPENING / DETAIL E **D6**
3/4" = 1'-0"



STRUCTURAL DETAIL G **A2**
1" = 1'-0"

NOTE:
1. A MINIMUM 10-MIL VAPOR RETARDER CONFORMING TO ASTM E1745 CLASS A REQUIREMENTS WITH JOINTS LAPPED NOT LESS THAN 6 INCHES SHALL BE PLACED BETWEEN THE CONCRETE SLAB AND THE BASE COURSE OF THE PREPARED SUBGRADE WHERE THE BASE COURSE DOES NOT EXIST. (CRC R506 2.3).
2. FINGER JOINTED STUDS IN STRUCTURAL WALLS (BEARING OR SHEAR) SHALL BE APPROVED AND ARE NOT ALLOWED AT HOLDOWN LOCATIONS.

FOUNDATION - GENERAL NOTES

R401.4.1.1 GENERAL AND WHERE REQUIRED FOR APPLICATIONS LISTED IN SECTION 18.2.1, 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.

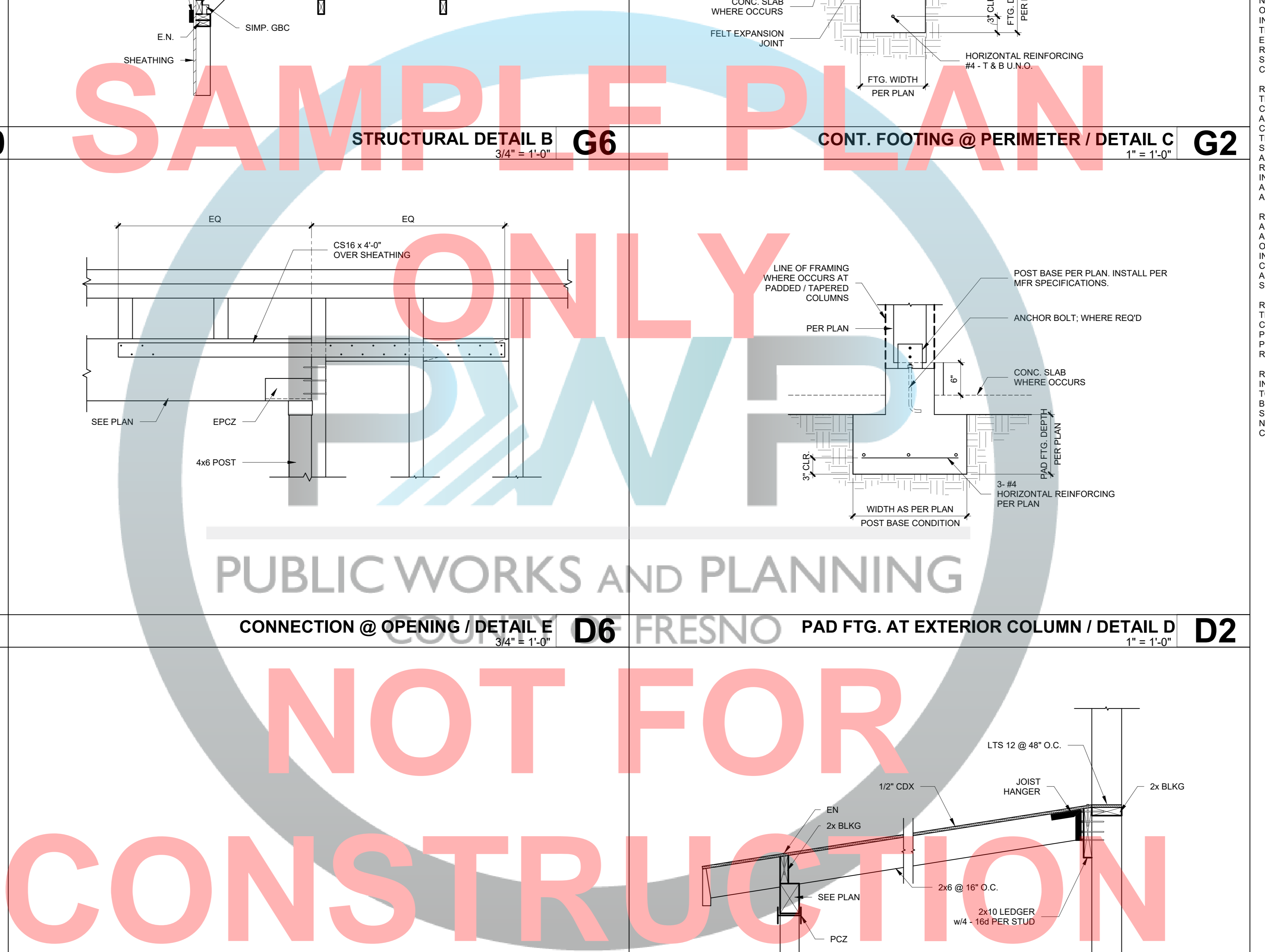
R401.4.1.1.3 APPROVAL, BUILDING PERMIT CONDITIONS, APPEAL THE BUILDING DEPARTMENT OF EACH CITY, COUNTY OR CITY AND COUNTY, OR OTHER ENFORCEMENT AGENCY CHARGED WITH THE ADMINISTRATION AND ENFORCEMENT OF THE PROVISIONS OF THIS CODE, SHALL APPROVE THE SOIL INVESTIGATION IF IT DETERMINES THAT THE RECOMMENDED 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.

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24" X 36"



749 SQ. FT. MODEL (745 SQ.FT.) W/ ADAPTABLE FEATURES

OPTION # 3

PROJECT
ACCESSORY DWELLING UNIT

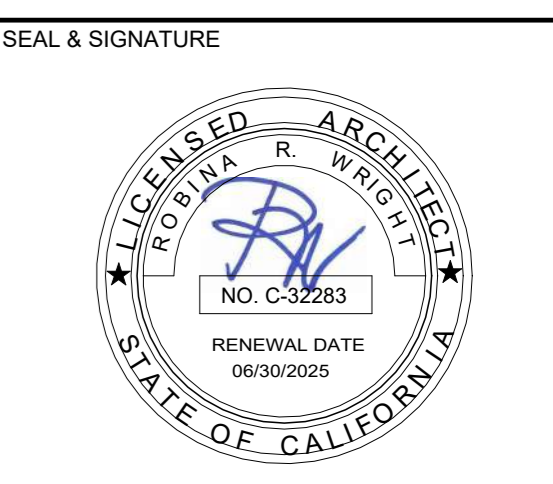
PWP23-003

DEPARTMENT OF PUBLIC WORKS AND PLANNING



CAPITAL PROJECTS DIVISION

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UPDATE
JULY 12, 2023

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TITLE
STRUCTURAL DETAILS

SCALE As indicated

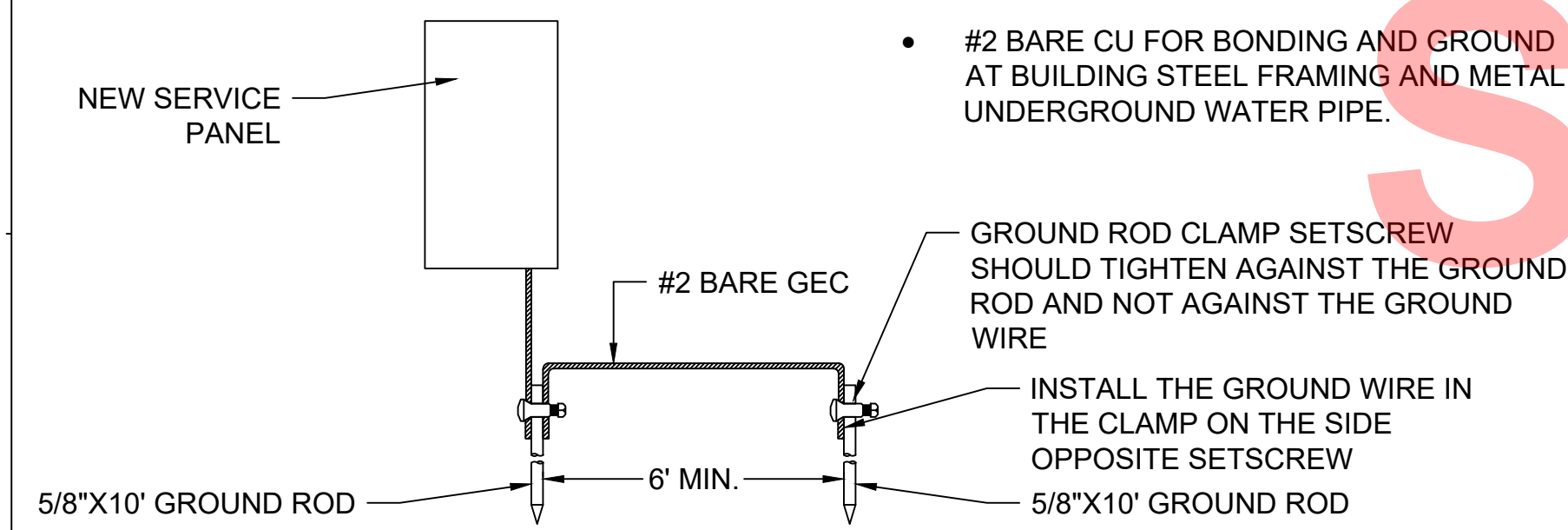
S-301

ISSUE DATE APRIL 12, 2023	JOB NUMBER 2023_23
DRAWN BY Author	CHECKED BY 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



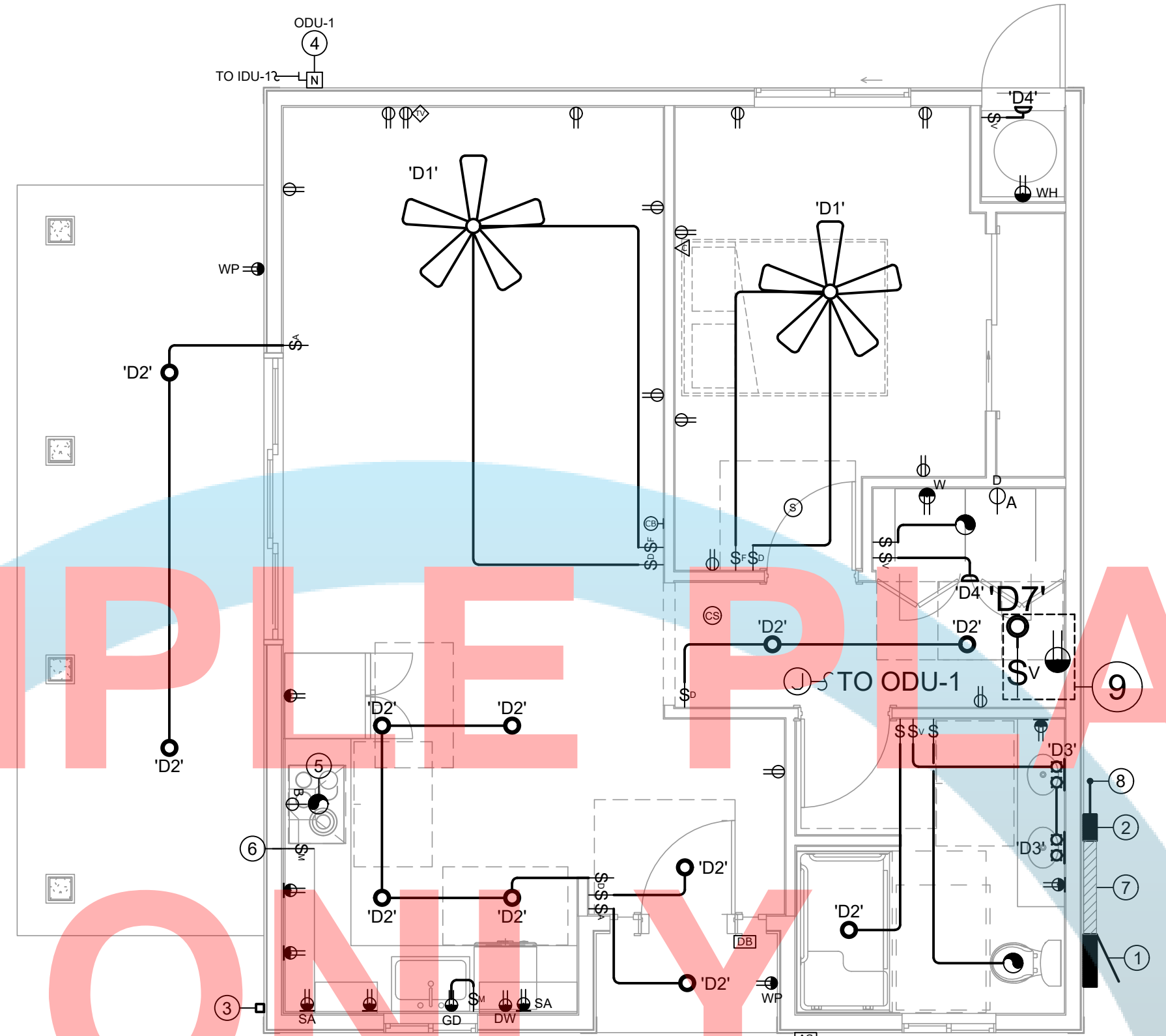
UNIT FIXTURE SCHEDULE

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
1/4" = 1'-0" **E1**

- 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 CONSUMER 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 A 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.
- 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. **E2**

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.

749 SQ. FT.
W/ ADAPTABLE FEATURES

PLAN
3

PROJECT
ACCESSORY DWELLING UNIT

PWP23-003

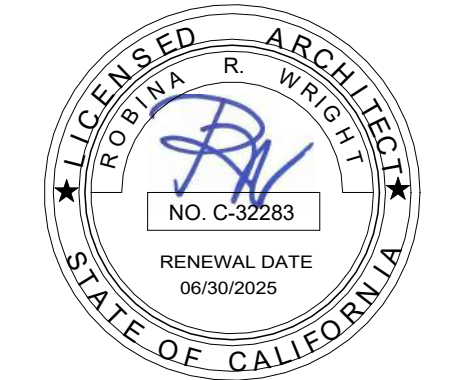
DEPARTMENT OF PUBLIC WORKS AND PLANNING



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SEAL & SIGNATURE



UPDATE

JULY 10, 2023

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TITLE
PROPOSED FLOOR PLAN

SCALE 1/4" = 1'-0"

E-101

ISSUE DATE APRIL 12, 2023	JOB NUMBER 2023_20
DRAWN BY Author	CHECKED BY Checker

24" X 36"

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
JUNE 26, 2023

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TITLE 24 ENERGY COMPLIANCE

SCALE

T24-1

ISSUE DATE	JOB NUMBER
APRIL 12, 2023	2023_23
DRAWN BY	CHECKED BY
Author	Checker

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
 Project Name: Option # 3 ADU
 Calculation Date/Time: 2023-05-30T10:14:31+05:30
 Input File Name: 4411_Prototypical ADU Designs for Fresno County_Energy Analysis_V9.1_-_Unit 23_r6b22a

Energy Use	Standard Design Source Energy (EDEL) (kBtu/ft ² -yr)	Standard Design TDV Energy (EDR2) (kWh/ft ² -yr)	Proposed Design Source Energy (EDEL) (kBtu/ft ² -yr)	Proposed Design TDV Energy (EDR2) (kWh/ft ² -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	3.42	15.12	3.06	23.03	0.36	-7.91
Space Cooling	2.55	53.82	2.42	56.46	0.13	-2.64
IAQ Ventilation	0.38	4.09	0.38	4.09	0	0
Water Heating	2.82	29.06	1.75	18.37	1.07	10.69
Self Utilization/Availability Credit			0	0		
North Facing Efficiency Compliance Total	9.17	102.09	7.61	101.95	1.56	0.14
Space Heating	3.42	15.12	3.23	24.65	0.19	-9.53
Space Cooling	2.55	53.82	2.36	54.85	0.19	-1.03
IAQ Ventilation	0.38	4.09	0.38	4.09	0	0
Water Heating	2.82	29.06	1.75	18.41	1.07	10.65
Self Utilization/Availability Credit			0	0		
East Facing Efficiency Compliance Total	9.17	102.09	7.72	102	1.45	0.09

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
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Zone	Type	Surface	Orientation	Area (ft ²)	U-factor	SHGC	SHGC Source	Exterior Shading
Window-136L	Window	Front Wall W	Front	0	1	0.33	NFRC	0.23
Window-136R	Window	Front Wall W	Front	0	1	0.33	NFRC	0.23
Window-300L	Window	Front Wall W	Front	0	1	0.33	NFRC	0.23
Window-300R	Window	Front Wall W	Front	0	1	0.33	NFRC	0.23
Window-505L	Window	Rear Wall E	Back	180	1	0.25	NFRC	0.23
Window-505R	Window	Rear Wall E	Back	180	1	0.25	NFRC	0.23
Window-800L	Window	Left Wall N	Left	90	1	0.33	NFRC	0.23
Window-800R	Window	Right Wall S	Right	90	1	0.33	NFRC	0.23

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
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Construction Name	Surface Type	Construction Type	Framing	Total Cavity Insulation	Interior / Exterior Continuous Insulation	U-factor	Assembly Layers
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.069	Inside Finish: Oppium Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
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Energy Use	Standard Design Source Energy (EDEL) (kBtu/ft ² -yr)	Standard Design TDV Energy (EDR2) (kWh/ft ² -yr)	Proposed Design Source Energy (EDEL) (kBtu/ft ² -yr)	Proposed Design TDV Energy (EDR2) (kWh/ft ² -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	3.42	15.12	3.2	24.04	0.22	-8.92
Space Cooling	2.55	53.82	2.25	51.33	0.3	2.49
IAQ Ventilation	0.38	4.09	0.38	4.09	0	0
Water Heating	2.82	29.06	1.75	18.4	1.07	10.66
Self Utilization/Availability Credit			0	0		
North Facing Efficiency Compliance Total	9.17	102.09	7.54	97.86	1.59	4.23
Space Heating	3.42	15.12	3.02	22.44	0.4	-7.32
Space Cooling	2.55	53.82	2.31	53.61	0.24	0.21
IAQ Ventilation	0.38	4.09	0.38	4.09	0	0
Water Heating	2.82	29.06	1.75	18.36	1.07	10.7
Self Utilization/Availability Credit			0	0		
East Facing Efficiency Compliance Total	9.17	102.09	7.46	98.5	1.71	3.59

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
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 Input File Name: 4411_Prototypical ADU Designs for Fresno County_Energy Analysis_V9.1_-_Unit 23_r6b22a

Zone	Type	HVAC System Name	Zone Floor Area (ft ²)	Avg. Ceiling Height (ft)	Water Heating System 1	Status
Living Area_ADU	Conditioned	HVAC System 1	745	8	DHW Sys 1	New

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
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Name	Verified Airflow	Airflow Target	Verified EER/SEER	Verified Refrigerant Charge	Verified HSPF/HPF2	Verified Heating Cap 17	Verified Heating Cap 17
HVAC Heat Pump System 1	Not Required	0	Not Required	Not Required	Yes	No	Yes

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
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Energy Design Ratings	Source Energy (EDEL) (kBtu/ft ² -yr)	Efficiency EDR (EDR2efficiency)	Total EDR (EDR2total)	Source Energy (EDEL) (kBtu/ft ² -yr)	Efficiency EDR (EDR2efficiency)	Total EDR (EDR2total)
Standard Design	34.9	41.3	34.3			
Proposed Design						
North Facing	31.6	39.6	33.2	3.3	1.7	1.1
East Facing	31.4	39.8	33.3	3.5	1.5	1
South Facing	31.7	41.2	34.2	3.2	0.1	0.1
West Facing	31.9	41.3	34.2	3	0.1	0.1

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
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DC System Size (kWdc)	Excitation	Module Type	Array Type	Inverter	THD (%)	Array Angle (deg)	Tilt In (deg)	Inverter Eff. (%)	Annual Solar Access (%)
2.12	NA	Standard (14-17%)	Fixed	none	none	7.4	n/a	<=7.32	96

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
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Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat
HVAC System 1	Heat pump heating cooling	Heat Pump System 1	1	Heat Pump System 1	1	n/a	n/a	Setback

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
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 Input File Name: 4411_Prototypical ADU Designs for Fresno County_Energy Analysis_V9.1_-_Unit 23_r6b22a

GENERAL INFORMATION	Project Name	Option # 3 ADU
01	Run Title	Title 24 Analysis
02	Project Location	Option # 3
03	City	Fresno County
04	Zip code	05
05	Climate Zone	13
06	Building Type	Single Family
07	Project Status	Newly Constructed
08	Addition Cond. Floor Area (ft ²)	13
09	Existing Cond. Floor Area (ft ²)	15
10	Total Cond. Floor Area (ft ²)	28
11	ADU Bedroom Count	n/a

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
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 Calculation Date/Time: 2023-05-30T10:14:31+05:30
 Input File Name: 4411_Prototypical ADU Designs for Fresno County_Energy Analysis_V9.1_-_Unit 23_r6b22a

Energy Use Intensity	Standard Design (kBtu/ft ² -yr)	Proposed Design (kBtu/ft ² -yr)	Compliance Margin (kBtu/ft ² -yr)	Margin Percentage
North Facing	36.8	24.59	2.61	9.74
East Facing	11.39	8.78	2.61	22.91
South Facing	36.8	24.22	2.58	9.63
West Facing	11.39	8.81	2.58	22.65
Net EU ¹	36.8	24.31	2.49	9.29
Net EU ²	11.39	8.89	2.5	21.95
Net EU ³	36.8	24.35	2.45	9.54
Net EU ⁴	11.39	8.91	2.45	21.51

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
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 Calculation Date/Time: 2023-05-30T10:14:31+05:30
 Input File Name: 4411_Prototypical ADU Designs for Fresno County_Energy Analysis_V9.1_-_Unit 23_r6b22a

Construction Name	Surface Type	Construction Type	Framing	Total Cavity Insulation	Interior / Exterior Continuous Insulation	U-factor	Assembly Layers
R-13 Wall	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O. C.	R-13	None / None	0.092	Inside Finish: Oppium Board Cavity / Frame: R-13 / 2x4 Other Side Finish: Oppium Board
Attic Roof/Living Area_ADU	Attic Roof	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.644	Roofing: Light roof (Asphalt Shingle) Roof Deck: Wood Siding/Insulating/Jacking Cavity / Frame: n/a / 2x4
R-30 Roof Attic	Ceilings (Below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-30	None / None	0.032	Over Ceiling Joists: R-20 Insul. Cavity / Frame: R-1 / 2x4 Inside Finish: Oppium Board

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 Input File Name: 4411_Prototypical ADU Designs for Fresno County_Energy Analysis_V9.1_-_Unit 23_r6b22a

Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (H)
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)

7/6/2023 6:28:54 PM 24" X 36"

RESIDENTIAL MEASURES SUMMARY

Table with columns: Construction Type, Cavity, Area, Special Features, Status. Rows include Wall, Ceiling, Slab, Roof.

Table with columns: Orientation, Area, U-Fac, SHGC, Overhang, Sidelines, Exterior Shades, Status. Rows include Front (W), Front (E), Left (N).

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

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

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

EnergyPro 9.1 by EnergySoft User Number: 3836 ID: J4411 Page 15 of 21

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.

- Building Envelope: Air Leakage, Labeling, Field fabricated exterior doors and fenestration products, Air Leakage, Insulation Certification by Manufacturers, Insulation Requirements for Heated Slab Floors, Roofing Products Solar Reflectance and Thermal Emittance, Radiant Barrier, Roof Deck, Ceiling and Rafter Roof Insulation, U-Factor, Slab Edge Insulation, Vapor Retarder, Vapor Retarder, Penetration Products, Field-Fabricated Duct Systems, Fireplaces, Decorative Gas Appliances, and Gas Logs.

- Space Conditioning, Water Heating, and Plumbing System: Certification, Heating, Ventilation, and Air Conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission. HVAC Efficiency, Equipment must meet the applicable efficiency requirements in Table 110.2.4 through Table 110.2.4.N.

5/6/22

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.

- § 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(h)(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; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)(2).

- § 110.8(j): Radiant Barrier, When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs. § 150.0(a): Roof Deck, Ceiling and Rafter Roof Insulation, Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor must not exceed 0.043. § 150.0(b): Wall Insulation, Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. § 150.0(c): Raised-floor Insulation, Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.

5/6/22

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.

- § 150.0(m)(3): Space Conditioning System Airflow Rate and Fan Efficiency, 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 efficiency ≥ 0.62 watts per CFM for gas furnace air handlers and ≤ 0.59 watts per CFM for all others.

- § 150.0(o)(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(o)(2): 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(o)(1). § 150.0(o)(3): Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses, Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)(1)(C).

- § 150.0(h)(4): Pool and Spa Systems and Equipment, Certification by Manufacturers, Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent waterproof plate or card with operating instructions; and must not use electric resistance heating. § 110.4(a): Piping, Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future pool heating.

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

- § 150.0(k)(1)(G): Screw based luminaires, Screw based luminaires must contain lamps that comply with Reference Joint Appendix JAB. § 150.0(k)(1)(H): Light Sources in Enclosed or Recessed Luminaires, Lamps and other separable light sources that are not compliant with the JAB elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires. § 150.0(k)(1)(I): Light Sources in Drawers, Cabinets, and Linen Closets, Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.

- § 110.10(a): Single-Family Residences, Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(i). § 110.10(b)(1): Minimum Solar Zone Area, The solar zone must have a minimum total area as described below. The solar zone must 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. § 110.10(b)(1)(A): Shading, Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance 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.

5/6/22

2022 Single-Family Residential Mandatory Requirements Summary

- § 150.0(s): Energy Storage System (ESS) Ready, All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backup capacity of 80 amps or more and four or more ESS supplied branch circuits, or a dedicated racway from the main service to a subpanel that supplies the branch circuits in § 150.0(s) at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet, main panelboard must have a minimum busbar rating of 225 amps, sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with the transfer switch installed between the panelboard and the switch location to allow the connection of backup power source. § 150.0(t): Heat Pump Space Heater Ready, Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready"; and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

*Exceptions may apply.

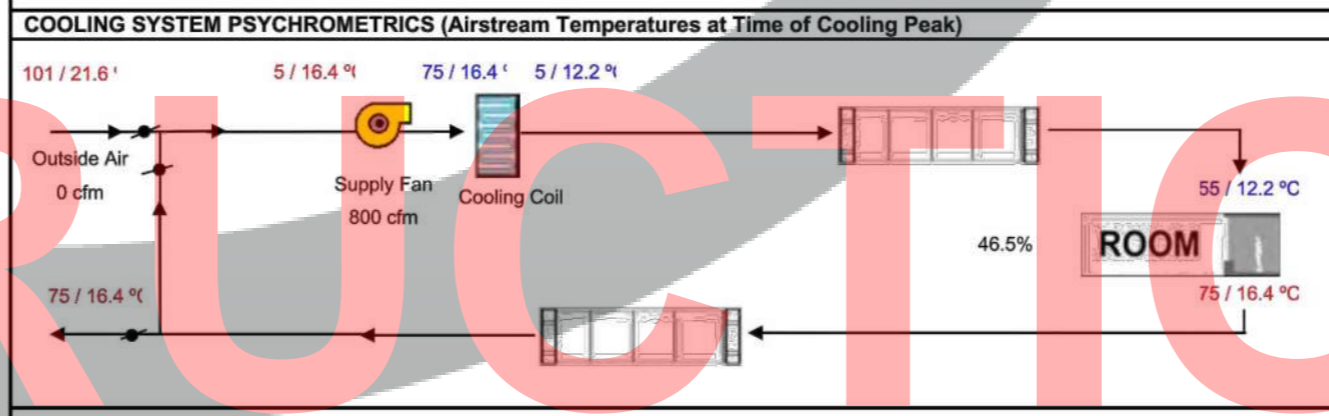
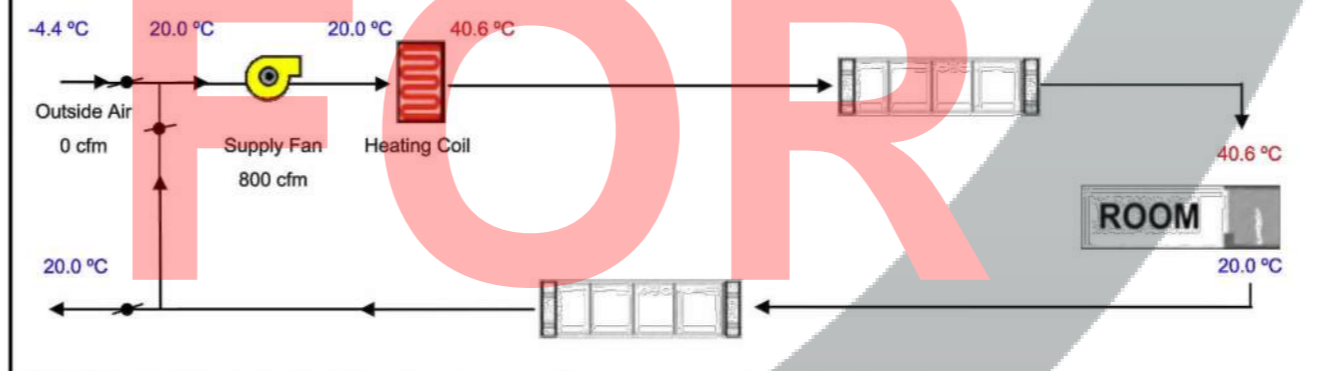
5/6/22

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

Table with columns: Project Name, Option #, System Name, HVAC System, Date, Floor Area, Room Area.

Table with columns: Number of Systems, Heating System, Cooling System, Air System, HVAC Equipment Selection, Total Room Loads, Return Ventilated Lighting, Return Air Ducts, Return Fan, Ventilation, Supply Fan, Supply Air Ducts, Total System Load.

Note: values above given at ARI conditions TIME OF SYSTEM PEAK Aug 3 PM Jan 1 AM



749 SQ. FT. MODEL (745 SQ.FT.)

OPTION #3 ACCESSORY DWELLING UNIT

DEPARTMENT OF PUBLIC WORKS AND PLANNING

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 JUNE 26, 2023

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TITLE 24 MANDATORY MEASURES

SCALE

MM-1

Table with columns: ISSUE DATE, JOB NUMBER, DRAWN BY, CHECKED BY. Values include APRIL 12, 2023, 2023_23, Author, Checker.

7/6/2023 6:28:57 PM 24" X 36"