AGREGATE SUB BASE AMERICAN SOCIETY FOR TESTING AND MATERIALS AVERAGE

BLOCKING BREAKER CUBIC FOOT CENTER LINE CABINET CIRCUIT BREAKER OR CALIFORNIA BUILDING CODE CENTER TO CENTER AREA WITHOUT INTRUSION

DEGREES CELSIUS COMPRESSOR OR G.F.C.I. CONCRETE CONTINUOUS CHLORINATED POLYVINYL CONTROL RELAY COMMERCIAL STANDARD CURRENT TRANSFORMER CONTROL

COLD WATER
DRAIN OR PENNY(N
DOUBLE
DIRECT CURRENT

LIQUID LOCKOUT STOP ADMINISTRATION FLUORINATED ETHLENE PROPYLENE (TEFLON) LIGHTING LOW VOLTAGE DIRECT FINISHED FLOOR FINISHED GRADE FIRE HYDRANT FIGURE FINISH LOW VOLTAGE PANEL MAGNETIC OR MOTOR OR METER OR MECHANICAL FINISHED GRADE MANUAL/AUTO FINISHED GRADE
FLOOR
FIELD
FLANGE
FEMALE NATIONAL PIPE
THREAD
FEMALE PIPE THREAD
FLAME RETARDANT
FIBER REINFORCED PLASTIC
FEET MASONRY MAXIMUM MECHANICAL CONDUIT MOTOR CONTROL MECH. MECHANICAL MFG. MANUFACTURE MH MANHOLE MIN. MISC. MISCELLANEOUS FOOTING FORWARD GROUND OR GREEN MECHANICAL JOINT MILLIMETER MALE NATIONAL PIPE THREAD GALLONS
GABLE END
GENERATOR
GROUND FAULT
GROUND FREQUENCY NORMALLY CLOSED NORMALLY OPEN NOT APPLICABLE OR NOT ALARMED GROUND FAULT CIRCUIT NORMALLY CLOSED GALVANIZED IRON GLUE LAMINATED BEAM NATIONAL ELECTRICAL GLUE LAMINAIED BEAM
GALLONS PER HOUR
GALLONS PER MINUTE
GRADE
GROUND
GYPSUM
HEIGHT MANUFACTURING ASSOC. NUMBER
NATIONAL PIPE SIZE
NATIONAL PIPE THREAD
NON-RETURN VALVE NATIONAL SANITATION HAZARD/HAZARDOUS HOSE BIB HAND CONTROL VALVE ON CENTER HIGH DENSITY POLYETHYLENE OF CL OPEN/CLOSE OUTSIDE DIAMETER OWNER FURNISHED -

О.Н.

AIR CONDITIONING HOT WATER

HERTZ (CYCLES)

INSIDE DIAMETER

INCH/INCHES

INVERT IRON PIPE SIZE

INFRA RED LIGHT JOINT KILOVOLT AMP KILOWATT

POUND LENGTH LINEAR FOOT

LENGTH LEFT HAND

KILOWATT HOUR
LENGTH
LIGHT EMITTING DIODE
PIPE LINE 1

INSULATION

I/O ICBO

IN INSUL

INPUT/OUTPUT
INTER. CONF. OF BUILDING
OFFICIALS

US DEPARTMENT OF

ELECTRO-METALLIC TUBING

EQUIPMENT ETHYLENE PROPYLENE

EXPANSION JOINT EXTERNAL OR EXTERIOR

FLOOR DRAIN US FEDERAL DRUG

RANSPORTATION

EXPANSION JOINT

ELEVATION

MONOMER

EACH WAY

FAN COOLED

PACIFIC COAST THREADS POWER FACTOR PF POWER FACTOR
PG&E PACIFIC GAS & ELECTRIC
ph PHASE
PL PLATE
PLC PROGRAMMABLE LOGIC POLYPROPYLENE PRES. PT PTFE PRESSURE POTENTIAL TRANSFORMER
POLYTETRAFLOUROETHYLENE

(TEFLON)
POLYVINYL CHLORIDE

RETURN AIR RELATIVE COMPACTION

ROUND ROAD

REFRIGERATOR

REINFORCED OR

REQUIRED RADIO FREQUENCY RIGHT HAND ROOM REDUCED PRESSURE

SEWER OR SLOPE OR SOLENOID OR SHIELD

SOUTHERN CALIFORNIA

REINFORCING

RESTROOM RIGHT ROOF VENT

EDISON SQUARE FEET SUPPLY AIR

RAILROAD SHUT-OFF

SUPPLY AIR

SITE PLAN REVIEW SOUTHERN PACIFIC

OR SECTION
MINIMUM COOLING

SOLAR HEAT GAIN

GR. SPECIFIC GRAVITY

SINGLE POLE DOUBLE
THROW
MALE SPIGOT ENDS

RD. ROAD RECEPT. RECEPTACLE

R/W

REF REFER

S.C.E.

SEER

SH. SHGC

CONTRACTOR INSTALLED

SWITCH TOP & BOTTOM TECHNICAL
TELEPHONE
TEMPERTURE
TERMINATION OR TERMINALS THREAD TURNING POINT TOP WIDTH POLYVINYLDENE FLOURIDE FLOW RED OR RESET RIGHT OF WAY UNDERWRITERS LABORATORY UNDER GROUND UNLESS OTHERWISE NOTED
UNLESS OTHERWISE SPECIFIED ULTRAVIOLET LIGHT VALVE 1 VOLT × AMPS VOLTS ALTERNATING VCP VERT. VOLT VR VTR VITRIFIED CLAY PIPE

SANITARY SEWER OR

TYPICAL
UNIFORM BUILDING COD

VERTICAL
VOLTAGE
VENT RELIEF
VENT THROUGH ROOF W/ W/O WARN. WOG WP WP WITHOUT WARNING

WATER, OIL, OR GAS WEATHER PROOF

RANSDUCER

TRANSFORMER POLYETHYLENE

WT. XDCR. XFRM. XLPE YD.

WATER PROTECTED, O

**SCOPE OF CONSTRUCTION** 

rAJVINDER SAMRA, THE OWNER OF THIS PROPERTY (BLOSSOM CREEKS ASSISTED LIVING) PROPOSES TO MAKE SOME ROOM ADDITIONS AND REMODEL THE S.F.R. AS SHOWN ON THESE PLANS.

25411 WEST MORTON AVENUE TRANQUILLITY CA

LATITUDE: 36.7293187°N LONGITUDE: -119.6690426°W

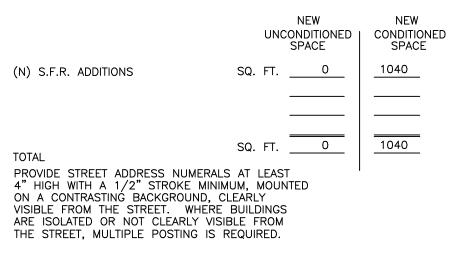
AND FROM THE U.S. GEOLOGICAL WEBSITE:

(MAPPED SPECTRAL ACCELERATION - SHORT PERIOD) S1 = 0.22g(MAPPED SPECTRAL ACCELERATION - LONG PERIOD) (SITE COEFFICIENT) Fa = 1.355 $F_V = NULL$ (SITE COEFFICIENT) SDs = 0.503q(0.2 SEC - SITE CLASS D)

SD1 = NULL(1.0 SEC - SITE CLASS D) SDC= NULL

NOTE: THESE PLANS ARE DIAGRAMMATIC AND ARE DESIGNED TO BE UNDERSTOOD BY PEOPLE KNOWLEDGEABLE IN THEIR TRADES, SUCH AS CONSTRUCTION CONTRACTORS. IF OTHERS USE THESE PLANS TO BUILD (HOMEOWNERS FOR INSTANCE) THEY DO SO AT THEIR OWN RISK.

PROJECT INFORMATION



1040 S.F. NEW CONDITIONED SPACE (S.F.R.)

CLASS: R-3.1 (LICENSED 24-HOUR CARE.) OCCUPANT LOAD: 5 (1 PER 200 S.F.) (FOR S.F.R.) TYPE OF CONSTRUCTION: V-B (FIRE SPRINKLERED) **ELEVATION: APPROX. 300' A.S.L.** PERMITTING AGENCY: CITY OF FRESNO **SNOW LOAD: 40 P.S.F. WINTER DESIGN TEMPERATURE: +27° F. CLIMATE ZONE: 13** 

SEISMIC: CATEGORY "D" SITE CLASS "D" **SEISMIC IMPORTANCE FACTOR (I): 1 SOILS BEARING CAPACITY: 1500 PSF WIND: 93 MPH, EXPOSURE B ALLOWABLE SOIL BEARING VALUE: 1500 PSF** RISK CATEGORY: 2

WINDOWS TO HAVE A MAX FENESTRATION U-VALUE OF SHGC OF WINDOWS TO HAVE A MAX FENESTRATION U-VALUE OF SHGC OF MANUFACTURER'S WINDOW INDENTIFICATION STICKERS MUST BE ON AT TIME OF FRAME INSPECTION \_\_\_\_\_ INSULATION: DUCTS R- 8NEW WALLS R-15 CEILING R- 38. CHORD R- 19 \_\_\_\_\_\_O PIPE INSULATION: R-4 OR GREATER PIPE INSULATION REQUIRED ON ALL 3/4"ø OR LARGER PIPING FOR NON-RECIRCULATION SYSTEMS. ATTIC OR WALL INSULATION CANNOT BE SUBSTITUTED N/A O INSTALLATION OF A RADIANT BARRIER IN THE ATTIC, INCLUDING ALL PERIMETER SURFACES, NAME OF CERTIFIED BARRIER SYSTEM: ■ FAN WATT DRAW AND COOLING COIL FAN AIRFLOW REQUIRED BY A CERTIFIED HERS RATER WITH COMPLETED FORMS 0.45 WATTS N/A 

INSTALLATION OF A THERMOSTATIC EXPANSION VALVE. INSTALLER TO COMPLETE INSTALLATION CERTIFICATE, CF-3R. FIELD VERIFICATION REQUIRED BY A CERTIFIED INDEPENDENT HERS RATER AND COMPLETE THE CF-3R FORMS. ■ TESTED DUCT LEAKAGE (REQUIRED FOR COMPLIANCE PACKAGES C&D UNLESSS ALT.USED) MAXIMUM 5% LEAKAGE. INSTALLER TO COMPLETE INSTALLATION CERTIFICATE, CF-3R FIELD VERIFICATION REQUIRED BY A CERTIFIED INDEPENDENT HERS RATER WITH COMPLETED CF-3R FORMS ■ THE COOLING SYSTEM SHALL HAVE A MINIMUM SEER OF  $\frac{16}{1}$  EER OF  $\frac{12.2}{1}$ SEER VERIFICATION REQUIRED BY AN INDEPENDENT HERS RATER. \_\_\_\_ VERIFIED HVAC REFRIGERATION CHARGE— HERS VERIFICATION REQUIRED N/A O LOW LEAKAGE AIR HANDLER (LLAH) TESTING BY AN INDEPENDENT HERS RATER REQUIRED \_\_\_\_\_ THE HEATING SYSTEM AFUE SHALL BE \_.82\_ % ■ INDOOR AIR QUALITY (IAQ) 154 CFM. INDEPENDENT HERS RATER REQUIRED N/A O BLOWER DOOR TESTING. MINIMUM AIR LEAKAGE ALLOWED \_\_\_\_\_ FIELD VERIFICATION REQUIRED BY AN INDEPENDENT HERS RATER WITH COMPLETED CF-3R FORMS N/A O HOUSE WRAP CREDIT. INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND MEETS SIX-INSTALLATION GUIDELINES PER CEC RESIDENCE MANUAL PAGE 8-27. SEPARATE INSPECTION N/A RETURN DUCT DESIGN BY AN INDEPENDENT HERS RATER REQUIRED N/A COOL ROOF - SPECIAL FEATURE \_\_\_\_\_ INSULATION BELOW ROOF DECK - SPECIAL FEATURE ALL HERS CERTIFICATIONS MUST BE SUBMITTED AND APPROVED PRIOR TO FINAL \_\_\_\_\_\_ WATER HEATER RATING: EXISTING N/A QUALITY INSULATION INSTALLATION (QII) FIELD VERIFICATION REQUIRED BY A HERS RATER \_\_\_\_\_ KITCHEN RANGE HOOD - HERS VERIFICATION REQUIRED MINIMUM AIR FLOW (MIN. HVAC 350 CFM) HERS VERIFICATION REQUIRED \_\_\_\_\_O PHOTO VOLTAIC CAPACITY: \_\_\_\_\_\_ SEE PAGE B OF ENERGY CALCS FOR ADDITIONAL HEAT PUMP HERS VERIFICATIONS

TITLE 24 REQUIREMENTS

INSPECTOR'S WINDOWS TO HAVE THE FOLLOWING MAXIMUM SOLAR HEAT GAIN COEFFICENT

AND MAXIMUM FENESTRATION U-VALUE AS FOLLOWS

THIS RESIDENCE IS SUBJECT TO THE FOLLOWING MARKED

ENERGY SAVINGS MEASURES PER TITLE 24 (AB970)

WINDOWS TO HAVE A MAX FENESTRATION U-VALUE OF 0.3 SHGC OF 0.23

☐ PRESCRIPTIVI

JOB LOCATION: 501 SOUTH APRICOT AVE. FRESNO, CA					
	EAST BUTLER AVENUE				
SOUTH APRICOT AVE.	EAST TOWNSEND AVENUE  EAST HEATON AVENUE	TEMPERANCE AVE.			

**APPL NO.** P23-00531 **EXHIBIT** T **DATE** 2/9/2023 DATE PROJ ENG. TRAFFIC ENG. DATE **COND. APPROVED BY** CITY OF FRESNO PLANNING & DEVELOPMENT DEPT





# ROOM ADDITIONS & RESIDENTIAL REMODEL **FOR** RAJVINDER SAMRA

**501 SOUTH APRICOT AVENUE FRESNO CA 93727** 

APN: 313-641-26S

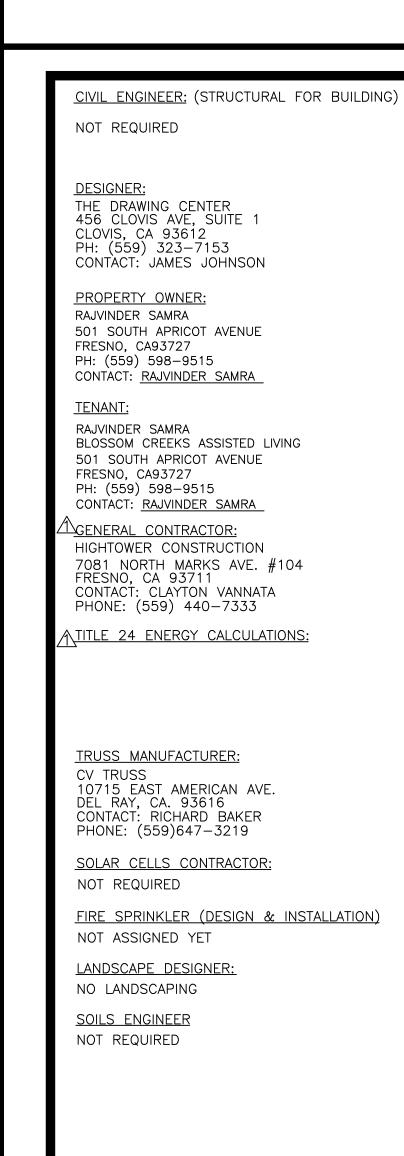
# BY THE DRAWING CENTER

COMMERCIAL - NEW CONSTRUCTION TENANT IMPROVEMENTS RESIDENTIAL - NEW CONSTRUCTION REMODEL

> **456 CLOVIS AVENUE CLOVIS, CA 93612**

TEL: 559-323-7153

**CS-1** 



#### **DRAWING SCHEDULE** COVER SHEET SHEET CS-1 SHEET CS-2 GREEN BUILDING STANDARDS SHEET A-1 SHEET A-2.1 FLOOR PLAN SHEET A-2.2 FLOOR PLAN NOTES ELEVATIONS FOUNDATION PLAN SHEET A-5 SHEET A-6.1 ROOF FRAMING PLAN SHEET A-7 SHEET A-8.1 ROOF TRUSSES ROOF TRUSSES SHEET A-8.3 ROOF TRUSSES ACCESSIBLE RESTROOM SHEET A-9 ACCESSIBLE DETAILS SHEET ACC-1 SHEET E-1.1 ELECTRICAL PLAN SHEET E-1.2 ELECTRICAL NOTES SHEET EN-1 ENERGY CALCS SHEET EN-2 ENERGY CALCS SHEET M-1 MECHANICAL PLAN STANDARD DETAILS SHEET S-2 STANDARD DETAILS SHEET S-3 STANDARD DETAILS

**GENERAL NOTES:** 

1. ALL DIMENSIONS SHOWN ON THESE PLANS MUST BE FIELD VERIFIED AND ANY DISCREPANCIES BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER/DESIGNER. THIS PROJECT WILL COMPLY WITH THE FOLLOWING CODES: a) 2022 CALIFORNIA BUILDING CODE (CBC) 公b) 2022 CALIFORNIA ELECTRICAL CODE (CEC) 2022 CALIFORNIA PLUMBING CODE (CPC) 🗘 d) 2022 CALIFORNIA MECHANICAL CODÈ (CMC) 4e) 2022 CALIFORNIA FIRE CODE (CFC) Í 2022 CALIFORNIA ENERGY CODE (ĆenC) 🙀 g) 2022 ALL COUNTY AND LOCAL MÙNICIPAL CODE REQ'MENTS (CRC) 2022 CALIFORNIA RESIDENTIAL CODE 🗥 i) 2022 CALIFORNIA GREEN BUILDING CÔDE

ANY WORK TO BE PERFORMED WITHIN THE CITY RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT PERMIT FROM THE ENGINEERING DEPT. THE WORK TO BE DONE WITHIN THE RIGHT-OF-WAY MUST BE COMPLETED PRIOR TO RECEIVING AN OCCUPANCY PERMIT. ANY EXISTING IMPROVEMENTS THAT ARE DAMAGED DURING THE CONSTRUCTION PROCESS, DELIVERY OF MATERIALS OR BY ANY OTHER MEANS, MUST BE REPAIRED PRIOR TO OCCUPANCY.

4. STREET ADDRESS AND NUMBER SHALL BE POSTED PRIOR TO THE FIRST INSPECTION

5. THESE PLANS AND RELATED DOCUMENTS MUST BE AVAILABLE AT THE JOB SITE DURING ANY INSPECTION ACTIVITY

6. CHANGES FROM THE APPROVED PLANS DURING COURSE OF CONSTRUCTION SHALL CAUSE CONSTRUCTION TO BE SUSPENDED UNTIL SUCH TIME AS THE PLANS CAN BE AMENDED BY THE DESIGNER AND SUBMITTED TO THE COUNTY FOR REVIEW AND APPROVAL

. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY A PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA

8. TWO WORKING DAYS BEFORE COMMENCING EXCAVATION OPERATIONS WITHIN THE STREET RIGHT-OF-WAY AND/OR UTILITY EASEMENTS, ALL EXISTING UNDERGROUND FACILITIES SHALL HAVE BEEN LOCATED BY UNDERGROUND SERVICES ALERT (USA). PHONE: 1-800-642-2444.

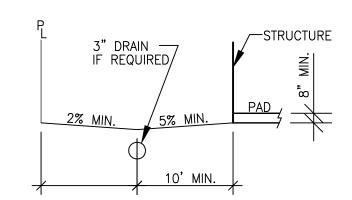
9. REPAIR ALL DAMAGED AND/OR OFF GRADE CONCRETE STREET IMPROVEMENTS AS DETERMINED BY THE CITY OF CLOVIS PRIOR TO OCCUPANCY

10. JOB CARD REQUIRED AVAILABLE FOR SIGNATURE AT JOB SITE

**BY APPROVED TESTING FACILITY PER CBC 1701** 

**SPECIAL INSPECTIONS REQUIRED** 

NONE



LOT DRAINAGE

## - GALV. 26 GA. STEEL, '2" MIN. ATTACHMENT \FLANGE WEEP SCREED PAINT 2 COATS ENAMEL MATCH CEM. PLAS. <del></del> <del></del> <del></del> <del></del> <del></del> <del></del> <del></del>

THESE DRAWINGS PREPARED BY THE DRAWING CENTER JAMES J. JOHNSON 456 CLOVIS AVE. #1 CLOVIS, CA 93612

TEL: 559-323-7153

WATER: CITY OF FRESNO

SEWER: CITY OF FRESNO

ELECTRIC: PUBLIC UTILITY

GAS: PUBLIC UTILITY

LOT COVERAGE (FOOTPRINT): 2305 S.F. EXISTING

IS 1500 PSF.

MAXIMUM ALLOWABLE

SOIL BEARING PRESSURE

NOTE 7 ON THIS SHEET.

SO, <u>3344 S.F.</u> = 38.7% (COMPLIES) 8648 S.F. LOT

(MAX. ALLOWED LOT COVERAGE ON THIS 8648 S.F. PARCEL IS 50%)

+ 1040 S.F. ADDITION

3344 S.F. TOTAL

THERE SHALL BE A 0.5% MINIMUM SLOPE FOR

THE ENTIRE SITE (FMC 13-100.3315.4), SEE

 $\triangle$  | NEW BUILDING 1040 S.F. = 45.1% (COMPLIES) EXISTING BUILDING 2305 S.F.

(MAX. ALLOWED NEW BUILDING IS LESS THAN 50% OF EXISTING BUILDING.)

OR LESS THAN 18" FROM THE FLOOR.

7.) LOT <u>DRAINAGE</u>: SURFACE WATER WILL BE DRAINED AWAY FROM THE BUILDING FOR AT LEAST THE FIRST 10' WITH A MINIMUM GRADE OF 6". PROVIDE ALTERNATE ROUTE WHERE THIS REQUIREMENT CANNOT BE MET BECAUSE THE DISTANCE BETWEEN THE STRUCTURE AND THE PROPERTY LINE IS LESS THAN 10'. NO ON-SITE WATER RETENTION. NO DRAINAGE TO ADJACENT PROPERTY. GRADE DIFFERENTIALS GREATER THAN 12 INCHES SHALL BE SUPPORTED BY AN APPROVED RETAINING WALL.

8.) <u>SMOKE DETECTOR</u>: JENTEX #9120-SSM #7257-5069-117 CEILING MOUNTED & DIRECT-WIRED (WITHOUT DISCONNECT SWITCH) WITH 110V SUPPLY 2' MIN. FROM

ALL DIMENSIONS ON THESE PLANS. ALSO CHECK & CONFIRM ALL CONDITIONS OF SITE PRIOR TO START OF CONSTRUCTION. DISCREPANCIES ARE TO BE REPORTED TO THIS OFFICE FOR CORRECTIONS.

VALVE HAVING A FULL SIZE DRAIN OF GALVANIZED STEEL OR HARD DRAWN COPPER TO THE OUTSIDE OF THE BUILDING. WITH THE END OF PIPE NOT MORE THAN 24" OR LESS THAN 6" ABOVE THE GRADE, POINTING DOWNWARD, THE TERMINAL END BEING UNTHREADED.

11.) PROVIDE A NON-REMOVEABLE TYPE BACKFLOW PREVENTION DEVICE ON

15.) <u>EXTERIOR OPENINGS</u> EXPOSED TO THE WEATHER SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF. ALL PARAPETS SHALL BE PROVIDED WITH COPING OF APPROVED MATERIALS. ALL FLASHING, COUNTERFLASHING AND COPING WHEN OF METAL, SHALL BE OF NOT LESS THAN NO. 26 U.S. GAUGE

16.) 22'x30" <u>ATTIC ACCESS</u> W/A MIN. OF 40" CLEAR FOR HEADROOM & SHALL BE WEATHER STRIPPED & INSULATED EQUIV. TO THE CEILING ON THE ACCESS

A.) PROVIDE A PEEP HOLE OR VISION PANEL

25.) <u>DIMENSIONS</u> ARE GENERALLY TO FRAMING MEMBERS (2X2, 2X4, 2X6, ETC.) WITHOUT SHEETING (PLYWOOD, SHEETROCK) OR COATINGS (STUCCO) OR ROOFING (TILE, CONCRETE, ASPHALT SHINGLES & METAL OVER PLYWOOD). 26.) WOOD FRAMING MEMBERS THAT REST ON EXTERIOR FOUNDATION WALLS AND ARE

LESS THAN (8) INCHES FROM EXPOSED EARTH SHALL BE ON NATURALLY DURABLE OR PRESERVÀTIVE-TREATED WOOD (CRC R317.1(2))

UNDERGROUND AND IN BUILDINGS

SHALL COMPLY WITH AB 1953 FOR LEAD CONTENT

31.) ALL LAVATORIES TO HAVE A MAXIMUM FLOW RATE OF 1.5 GALLONS PER MINUTE.

THE PIPE FOR A PIPE UP TO 2".

# **SCALE: NONE**

### SYMBOLS LEGEND SITE

—x—x—x— Fence

(D) (E)	Demolish Existing	0	Overhead Light On Pole
(N) (R)	New Relocate	•	Power Pole With Overhead Light
1	Item Number	<u> </u>	Wall Light
$\triangle$	Drawing Revision Number	<b>□</b>	Fire Hydrant Landscaping
— G —	Gas Line	$\Rightarrow$	Traffic Flow
—s—	Sewer Line	Š	Drainage
-SD-	Storm Drain Line		<b>G</b>
— W—	Water Line		CMU Walls — Concrete Blocks, 8" X 8" X 16"

### $16'-6\frac{1}{2}$ " 58'−5½" ∕\\ 15' SETBACK SET-BACK P.P.U.E. 80.00' PROPERTY LINE 8648 S.F. LOT — (E) CONCRETE BLOCK WALL (N) 4' WIDE CONCRETE WALK — 1 (N) 4' WIDE CONCRETE WALK — ROOF LINE, TYPICAL DRAIN COURTYARD WITH 3" DIAMETER PVC PIPE, SLOPE 1/4" PER FOOT, USE PVC SLEEVE WHEN PENETRATING CONCRETE FOUNDATIONS, SEE FOUNDATION (N) SUMP (N) CONCRETE 60 1905 S.F. BUILT 2012 (E) SOLAR CELLS AREA ON ROOFTOP CONCRETE WALK (E) TANKLESS HOT WATER HEATER (E) GARAGE (E) NATURAL GAS 400 S.F. **BUILT 2012** (E) SOLAR CELLS ELECTRICAL PANEL (E) ELECTRICAL ROOF OVERHANG TYPICAL SERVICE, 200 AMP, 230-1-60 68.31' PROPERTY LINE

SOUTH APRICOT AVENUE ———

 (3) COAT CEMENT PLASTER OVER 1" FOAM INSULATION

4" EARTH

OUNDATION

**NO SCALE** 

STUCCO DETAIL

2" CONCRETE

**APPL NO.** P23-00531 **EXHIBIT** A **DATE** 2/9/2023 PROJ ENG. TRAFFIC ENG. COND. APPROVED BY CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

# SITE PLAN **SCALE: 1"=10'**

OWNER: RAJVINDER SAMRA 501 SOUTH APRICOT AVENUE FRESNO, CA 93727 APN: 313-641-26S

#### **GENERAL NOTES**

1.) INSULATION: PROVIDE R-15 BATT INSULATION IN ALL EXTERIOR WALLS, R-38 BLOWN OR BATT INSULATION IN ALL HORIZONTAL ATTIC OR SLOPED CEILING SPACES AND R-19 AT ROOF DECK WITH A CERTIFICATE OF INSULATION COMPLIANCE TO BE POSTED IN A CONSPICUOUS LOCATION. THE INSULATION SHALL CONFORM TO THE FLAME SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF 2016 CBC 719.2

2.) WEATHERSTRIP: ALL WEATHERS STRIPPING, CAULKING, AND SEALING OF EXTERIOR DOORS, WINDOWS AND BUILDING ENVELOPE OPENINGS, AS REQUIRED BY THE STANDARDS, SHALL BE SUBJECT TO FIELD INSPECTION AND LEVELED TO MEET A.N.S. 1 INFILTRATION STANDARDS.

3.) <u>INTERIOR WALL FINISHES</u> TO BE CLASS 111 FLAMESPREAD. PROVIDE FIRE BLOCKING @+10 FT. INTERVALS & @ ALL FLOOR AND CEILING LEVELS.

4.) COOKTOP CLEARANCE: ALLOW 30" MIN. VERT. & 6" MIN. HORIZ. CLEARANCE BETWEEN COOKTOP AND ANY COMBUSTIBLE MATERIAL.

5.) COMBUSTION AIR: PROVIDE EACH GAS-BURNING APPLIANCE A MIN. OF 100 SQ. IN. COMB. AIR WITH 1/2 WITHIN 6" OF BOTH FLOOR AND CEILING. PRIOR TO BUILDING FINAL INSPECTION. AN APPLIANCE CERTIFICATE, WHICH IS PROVIDED BY THE MANUFACTURER, MUST BE COMPLETED BY THE INSTALLER OR GENERAL CONTRACTOR AND POSTED IN A CONSPICUOUS LOCATION (APPLIES TO CENTRAL AIR CONDITIONERS, HEATERS & WATER HEATERS). IGNITION OF GAS APPLIANCES: A CONTINUOUSLY BURNING PILOT IS NOT PERMITTED ON:

A.) FAN TYPE CENTRAL & WALL FURNACES: B.) RESIDENTIAL TYPE CLOTHES DRYERS AND COOKING APPLIANCES:

C.) POOL HEATER.

D.) WATER HEATERS ARE EXEMPT FROM THIS REQUIREMENT.

A.) ALL WINDOWS TO BE DUAL GLAZED. ALL OPENABLE GLASS TO HAVE REMOVABLE SCREENS

B.) USED FOR EMERGENCY EXITS: 1.) 44" MAX. FROM FLOOR

2.) 5.7 S.F. NET OPENABLE 3.) 20" MIN. NET OPENABLE HORIZONTAL

4.) 24" NET OPENABLE VERTICAL

C.) USE TEMPERED OR SAFETY GLASS IF WITHIN 24" HORIZONTAL OF ANY DOOR

ANY AIR RETURN. TO BE U.L. APPROVED DETECTOR OF PRODUCTS OF COMBUSTION

9.) CONTRACTORS: GENERAL AND SUBCONTRACTORS ARE TO CHECK & CONFIRM

10.) WATER HEATER SHALL BE PROVIDED W/ A TEMPERATURE AND PRESSURE RELIEF

12.) THE DRYER <u>VENT</u> SHALL NOT EXCEED A COMBINED VERTICAL AND HORIZONTAL LENGTH OF 14' INCLUDING TWO 90° ELBOWS.

13.) WALL SURFACES BEHIND CERM. TILE OR OTHER FINISH WALL MATERIALS SUBJECT TO WATER SPLASH ARE CONSTRUCTED OF MATERIALS NOT ADVERSELY AFFECTED BY WATER (IF GYPSUM BOARD IS TO BE USED IT MUST BE APPROVED W.P. BOARD INSTALLED ACCORDING TO 2016 CBC 2506.2 & 2509.2

14.) PROVIDE BATH & UTILITY W/ AT LEAST 5 AIR CHANGES PER HOUR, THIS INCLUDES WATER CLOSET COMPARTMENTS, LAUNDRY ROOMS. SHOWERS MUST HAVE WATERPROOF WALL FINISH UP TO AT LEAST 70" ABOVE THE SHOWER DRAIN.

CORROSION-RESISTANT METAL.

17.) PROVIDE LOW FLOW <u>WATER CLOSETS.</u> MAX 1.28 GALLONS PER FLUSH.

18.) COMPLY WITH SECURITY CODE ORDINANCE:

B.) PROVIDE A STEEL PLATE AT THE DEAD BOLT STRIKER, SOLID SHIM 6" ABOVE AND BELOW W/ (2) #8 BY 2" SCREWS. C.) PROVIDE DEAD BOLT AT ALL EXTERIOR DOORS, HOUSE TO GARAGE,

GARAGE TO EXTERIOR D.) WINDOWS TO MEET THE MINIMUM STANDARDS AS ESTABLISHED BY THE 2016 CBC SECTION 1026

19.) PROVIDE ONE INCH <u>UNDERCUT</u> FOR EXTERIOR DOORS OR L.P.G. WATER HEATER AND FURNACE COMPARTMENT.

20.) ALL TUB & SHOWER <u>VALVES</u> ARE TO BE SINGLE CONTROL PRESSURE BALANCING OR THERMOSTATIC ANTI-SCALD TYPE.

21.) APPROVED TRUSS DRAWINGS MUST BE ON JOB SITE FOR INSPECTION

22.) A CHEMICAL TOILET IS REQUIRED ON SITE DURING CONSTRUCTION.

24.) FINGER JOINTED STUDS MUST BE GRADE STAMPED BY AN APPROVED ICC INSPECTION AGENCY AND CLEARLY SPECIFIED ON PLANS

27.) GALVANIZED MALLEABLE IRON, GALVANIZED WROUGHT IRON, OR GALVANIZED STEEL PROHIBITED MATERIALS FOR WATER SUPPLY AND BUILDING WATER PIPING BOTH

28.) ALL PLUMBING CONVEYING OR DISPENSING WATER FOR HUMAN CONSUMPTION

29.) ALL KITCHEN AND BATHROOM FAUCETS TO HAVE A MAXIMUM FLOW RATE OF 2.0 GALLONS PER MINUTE

30). ALL SHOWERHEADS TO HAVE A MAXIMUM FLOW RATE OF 2.0 GALLONS PER MINUTE

32.) CAP OFF ALL PLUMBING PIPES AND DRAINS NOT USED.

33.) ALL DOMESTIC HOT WATER PIPING IS REQUIRED TO BE INSULATED. HOT WATER PIPE INSULATION SHALL HAVE A MINIMUM WALL THICKNESS OF NOT LESS THAN THE DIAMETER OF

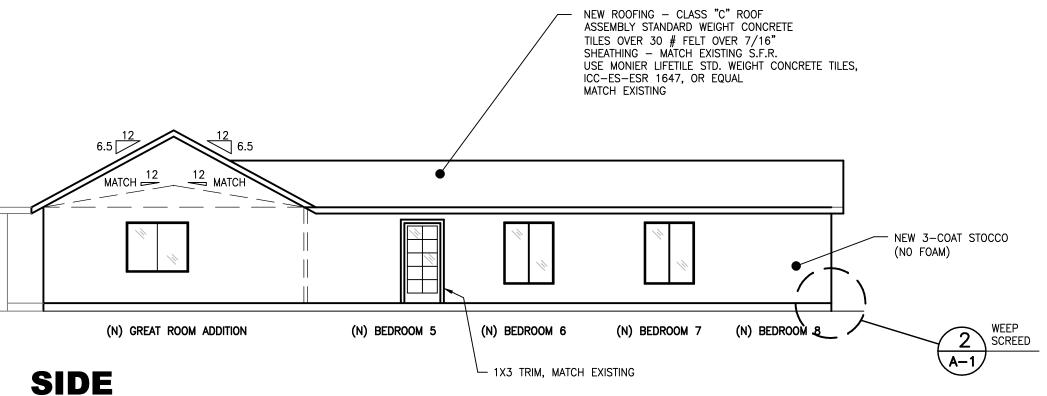
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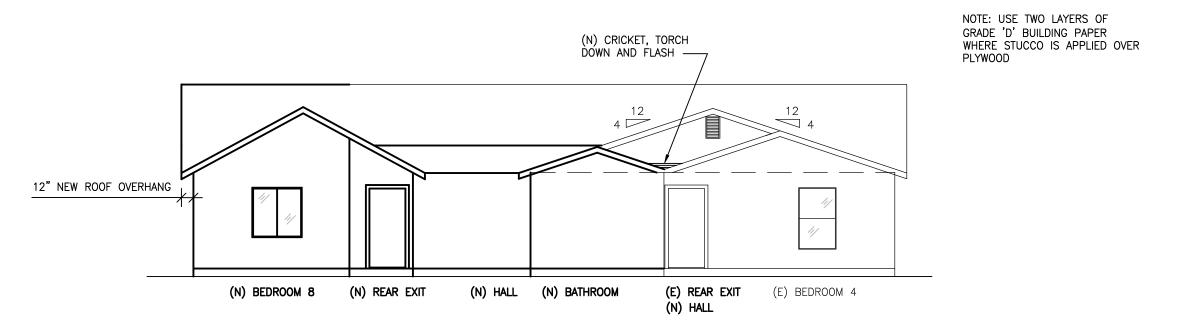
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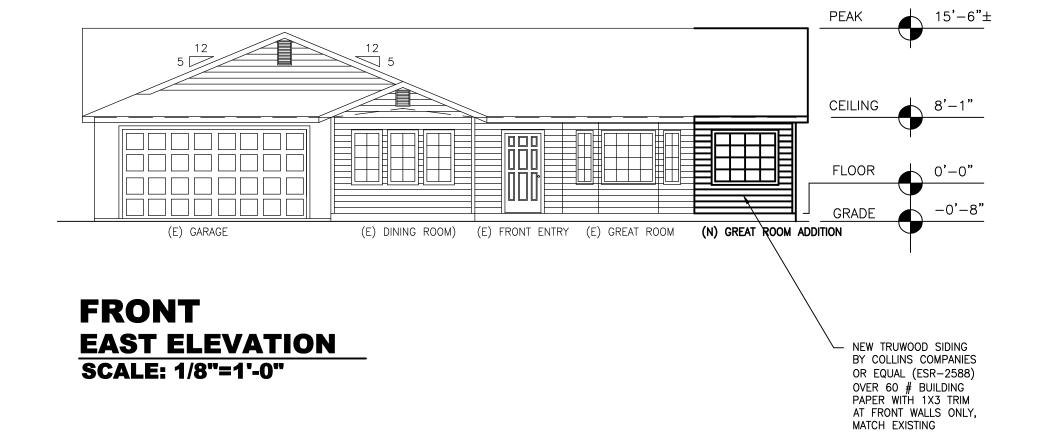
### SIDE **SOUTH ELEVATION SCALE: 1/8"=1'-0"**



# **NORTH ELEVATION SCALE: 1/8"=1'-0"**



### **REAR WEST ELEVATION SCALE: 1/8"=1'-0"**



#### **GENERAL NOTES**

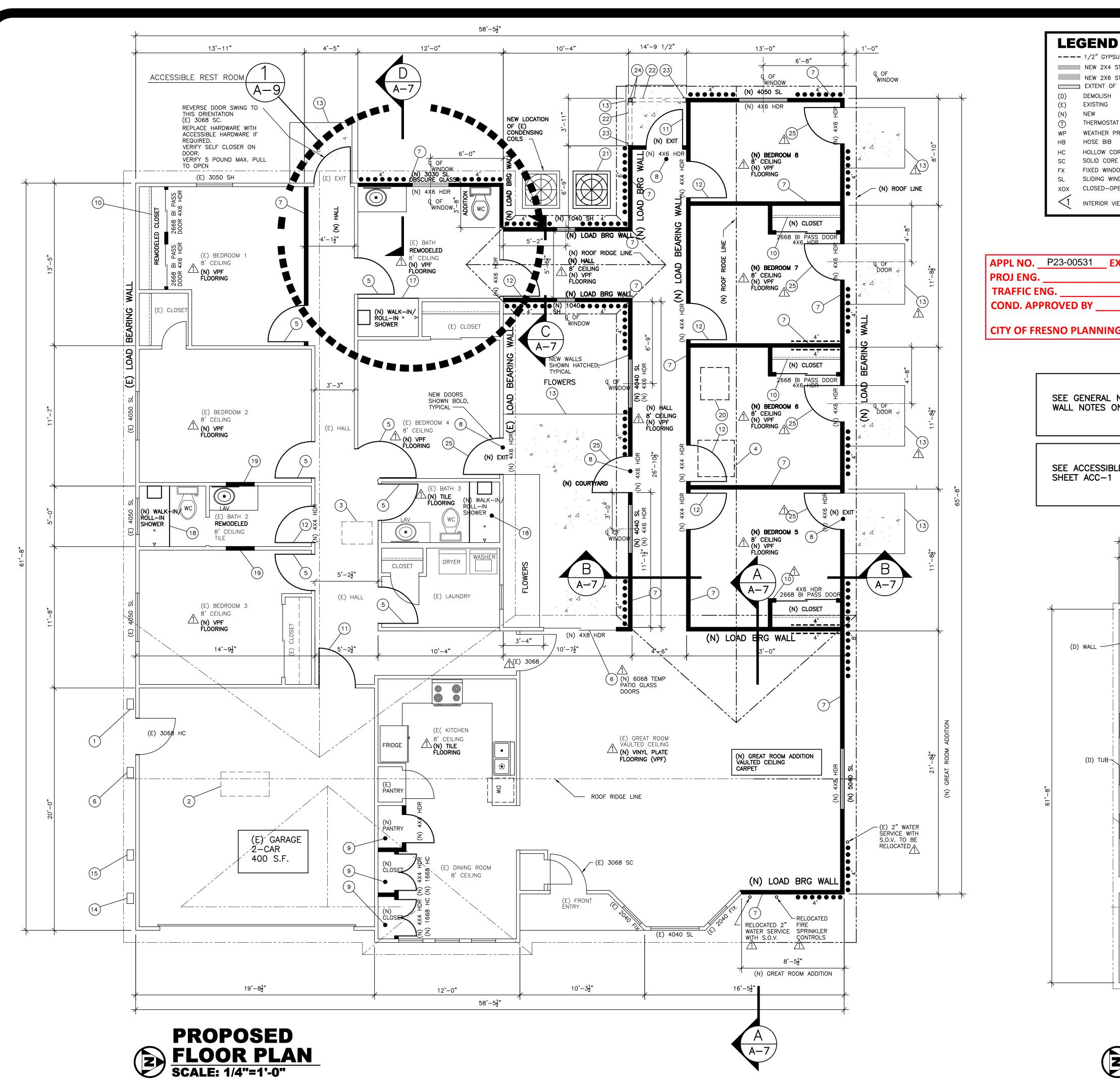
- ) INSULATION: PROVIDE R-15 BATT INSULATION IN ALL EXTERIOR WALLS, R-38 BLOWN OR BATT INSULATION IN ALL HORIZONTAL ATTIC OR SLOPED CEILING SPACES AND R-19 AT ROOF DECK WITH A CERTIFICATE OF INSULATION COMPLIANCE TO BE POSTED IN A CONSPICUOUS LOCATION. THE INSULATION SHALL CONFORM TO THE FLAME SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF 2016 CBC 719.2
- 2.) <u>WEATHERSTRIP</u>: ALL WEATHERS STRIPPING, CAULKING, AND SEALING OF EXTERIOR DOORS, WINDOWS AND BUILDING ENVELOPE OPENINGS, AS REQUIRED BY THE STANDARDS, SHALL BE SUBJECT TO FIELD INSPECTION AND LEVELED TO MEET A.N.S. 1 INFILTRATION STANDARDS.
- 5.) <u>INTERIOR WALL FINISHES</u> TO BE CLASS 111 FLAMESPREAD. PROVIDE FIRE BLOCKING @+10 FT. INTERVALS & @ ALL FLOOR AND CEILING LEVELS.
- 4.) <u>COOKTOP CLEARANCE</u>: ALLOW 30" MIN. VERT. & 6" MIN. HORIZ. CLEARANCE BETWEEN COOKTOP AND ANY COMBUSTIBLE MATERIAL.
- 5.) <u>COMBUSTION AIR</u>: PROVIDE EACH GAS-BURNING APPLIANCE A MIN. OF 100 SQ. IN. COMB. AIR WITH 1/2 WITHIN 6" OF BOTH FLOOR AND CEILING. PRIOR TO BUILDING FINAL INSPECTION. AN APPLIANCE CERTIFICATE, WHICH IS PROVIDED BY THE MANUFACTURER, MUST BE COMPLETED BY THE INSTALLER OR GENERAL CONTRACTOR AND POSTED IN A CONSPICUOUS LOCATION (APPLIES TO CENTRAL AIR CONDITIONERS, HEATERS & WATER HEATERS). IGNITION OF GAS APPLIANCES: A CONTINUOUSLY BURNING PILOT IS NOT PERMITTED ON:
- A.) FAN TYPE CENTRAL & WALL FURNACES: B.) RESIDENTIAL TYPE CLOTHES DRYERS AND COOKING APPLIANCES:
- C.) POOL HEATER.
- D.) WATER HEATERS ARE EXEMPT FROM THIS REQUIREMENT.
- A.) ALL WINDOWS TO BE DUAL GLAZED. ALL OPENABLE GLASS TO HAVE REMOVABLE
- B.) USED FOR EMERGENCY EXITS:
  - 1.) 44" MAX. FROM FLOOR 2.) 5.7 S.F. NET OPENABLE
  - 3.) 20" MIN. NET OPENABLE HORIZONTAL
  - 4.) 24" NET OPENABLE VERTICAL
- C.) USE TEMPERED OR SAFETY GLASS IF WITHIN 24" HORIZONTAL OF ANY DOOR OR LESS THAN 18" FROM THE FLOOR.
- 7.) LOT <u>DRAINAGE</u>: PROVIDE 2% SLOPE AWAY FROM BUILDING FOR A MINIMUM OF FIVE FEET. NO ON—SITE WATER RETENTION. NO DRAINAGE TO ADJACENT PROPERTY. GRADE DIFFERENTIALS GREATER THAN 12 INCHES SHALL BE SUPPORTED BY AN APPROVED RETAINING WALL.
- 8.) <u>SMOKE DETECTOR</u>: JENTEX #9120-SSM #7257-5069-117 CEILING MOUNTED & DIRECT-WIRED (WITHOUT DISCONNECT SWITCH) WITH 110V SUPPLY 2' MIN. FROM ANY AIR RETURN. TO BE U.L. APPROVED DETECTOR OF PRODUCTS OF COMBUSTION
- 9.) <u>CONTRACTORS</u>: GENERAL AND SUBCONTRACTORS ARE TO CHECK & CONFIRM ALL DIMENSIONS ON THESE PLANS. ALSO CHECK & CONFIRM ALL CONDITIONS OF SITE PRIOR TO START OF CONSTRUCTION. DISCREPANCIES ARE TO BE REPORTED TO THIS OFFICE FOR CORRECTIONS.
- 10.) WATER HEATER SHALL BE PROVIDED W/ A TEMPERATURE AND PRESSURE RELIEF VALVE HAVING A FULL SIZE DRAIN OF GALVANIZED STEEL OR HARD DRAWN COPPER TO THE OUTSIDE OF THE BUILDING, WITH THE END OF PIPE NOT MORE THAN 24" OR LESS THAN 6" ABOVE THE GRADE, POINTING DOWNWARD, THE TERMINAL END BEING UNTHREADED.
- 11.) PROVIDE A NON-REMOVEABLE TYPE BACKFLOW PREVENTION DEVICE ON
- 12.) THE DRYER <u>VENT</u> SHALL NOT EXCEED A COMBINED VERTICAL AND HORIZONTAL LENGTH OF 14' INCLUDING TWO 90' ELBOWS.
- 13.) WALL SURFACES BEHIND CERM. TILE OR OTHER FINISH WALL MATERIALS SUBJECT TO WATER SPLASH ARE CONSTRUCTED OF MATERIALS NOT ADVERSELY AFFECTED BY WATER (IF GYPSUM BOARD IS TO BE USED IT MUST BE APPROVED W.P. BOARD INSTALLED ACCORDING TO 2016 CBC 2506.2 & 2509.2
- 14.) PROVIDE BATH & UTILITY W/ AT LEAST 5 AIR CHANGES PER HOUR, THIS INCLUDES WATER CLOSET COMPARTMENTS, LAUNDRY ROOMS. SHOWERS MUST HAVE WATERPROOF WALL FINISH UP TO AT LEAST 70" ABOVE THE SHOWER DRAIN.
- 15.) <u>EXTERIOR OPENINGS</u> EXPOSED TO THE WEATHER SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF. ALL PARAPETS SHALL BE PROVIDED WITH COPING OF APPROVED MATERIALS. ALL FLASHING, COUNTERFLASHING AND COPING WHEN OF METAL, SHALL BE OF NOT LESS THAN NO. 26 U.S. GAUGE CORROSION-RESISTANT METAL.
- 16.) 22'x30" <u>ATTIC ACCESS</u> W/A MIN. OF 40" CLEAR FOR HEADROOM & SHALL BE WEATHER STRIPPED & INSULATED EQUIV. TO THE CEILING ON THE ACCESS
- 17.) PROVIDE LOW FLOW WATER CLOSETS. MAX 1.28 GALLONS PER FLUSH. 18.) COMPLY WITH <u>SECURITY CODE ORDINANCE:</u>
- A.) PROVIDE A PEEP HOLE OR VISION PANEL B.) PROVIDE A STEEL PLATE AT THE DEAD BOLT STRIKER, SOLID SHIM 6"
  ABOVE AND BELOW W/ (2) #8 BY 2" SCREWS.
- C.) PROVIDE DEAD BOLT AT ALL EXTERIOR DOORS, HOUSE TO GARAGE, GARAGE TO EXTERIOR
- D.) WINDOWS TO MEET THE MINIMUM STANDARDS AS ESTABLISHED BY THE 2016 CBC SECTION 1026
- 19.) PROVIDE ONE INCH <u>UNDERCUT</u> FOR EXTERIOR DOORS OR L.P.G. WATER HEATER AND FURNACE COMPARTMENT.
- 20.) ALL TUB & SHOWER <u>VALVES</u> ARE TO BE SINGLE CONTROL PRESSURE BALANCING OR THERMOSTATIC ANTI-SCALD TYPE.
- 21.) <u>APPROVED TRUSS DRAWINGS MUST BE ON JOB SITE FOR INSPECTION PURPOSES.</u>
- 22.) A CHEMICAL TOILET IS REQUIRED ON SITE DURING CONSTRUCTION.
- 24.) FINGER JOINTED STUDS MUST BE GRADE STAMPED BY AN APPROVED ICC INSPECTION AGENCY AND CLEARLY SPECIFIED ON PLANS
- 25.) <u>DIMENSIONS</u> ARE GENERALLY TO FRAMING MEMBERS (2X2, 2X4, 2X6, ETC.) WITHOUT SHEETING (PLYWOOD, SHEETROCK) OR COATINGS (STUCCO) OR ROOFING (TILE, CONCRETE, ASPHALT SHINGLES & METAL OVER PLYWOOD).
- 26.) WOOD FRAMING MEMBERS THAT REST ON EXTERIOR FOUNDATION WALLS AND ARE LESS THAN (8) INCHES FROM EXPOSED EARTH SHALL BE ON NATURALLY DURABLE OR PRESERVATIVE—TREATED WOOD (CRC R317.1(2))
- 27.) GALVANIZED MALLEABLE IRON, GALVANIZED WROUGHT IRON, OR GALVANIZED STEEL PROHIBITED MATERIALS FOR WATER SUPPLY AND BUILDING WATER PIPING BOTH UNDERGROUND AND IN BUILDINGS
- 28.) ALL PLUMBING CONVEYING OR DISPENSING WATER FOR HUMAN CONSUMPTION SHALL COMPLY WITH AB 1953 FOR LEAD CONTENT
- 29.) ALL KITCHEN AND BATHROOM FAUCETS TO HAVE A MAXIMUM FLOW RATE OF 2.0 GALLONS PER MINUTE
- 30). ALL SHOWERHEADS TO HAVE A MAXIMUM FLOW RATE OF 2.0 GALLONS PER MINUTE
- 31.) ALL LAVATORIES TO HAVE A MAXIMUM FLOW RATE OF 1.5 GALLONS PER MINUTE. 32.) CAP OFF ALL PLUMBING PIPES AND DRAINS NOT USED.
- 33.) ALL DOMESTIC HOT WATER PIPING IS REQUIRED TO BE INSULATED. HOT WATER PIPE INSULATION SHALL HAVE A MINIMUM WALL THICKNESS OF NOT LESS THAN THE DIAMETER OF THE PIPE FOR A PIPE UP TO 2".

0 **ADDITION** 

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**APPL NO.** P23-00531 **EXHIBIT** E **DATE** 2/9/2023 PROJ ENG. TRAFFIC ENG. COND. APPROVED BY

**CITY OF FRESNO PLANNING & DEVELOPMENT DEPT** 



---- 1/2" GYPSUM BOARD NEW 2X4 STUD WALL AT 16" O.C.

NEW 2X6 STUD WALL AT 16" O.C. EXTENT OF SOFFIT

- DEMOLISH EXISTING
- NEW THERMOSTAT WEATHER PROOF
- HOSE BIB
- HOLLOW CORE DOOR
- SOLID CORE DOOR
- FIXED WINDOW SLIDING WINDOW
- CLOSED-OPEN-CLOSED WINDOW
- INTERIOR VIEW NUMBER 1

APPL NO. P23-00531 EXHIBIT E DATE 2/9/2023 **COND. APPROVED BY** 

CITY OF FRESNO PLANNING & DEVELOPMENT DEPT

SEE GENERAL NOTES AND BRACED WALL NOTES ON SHEET A-2.2

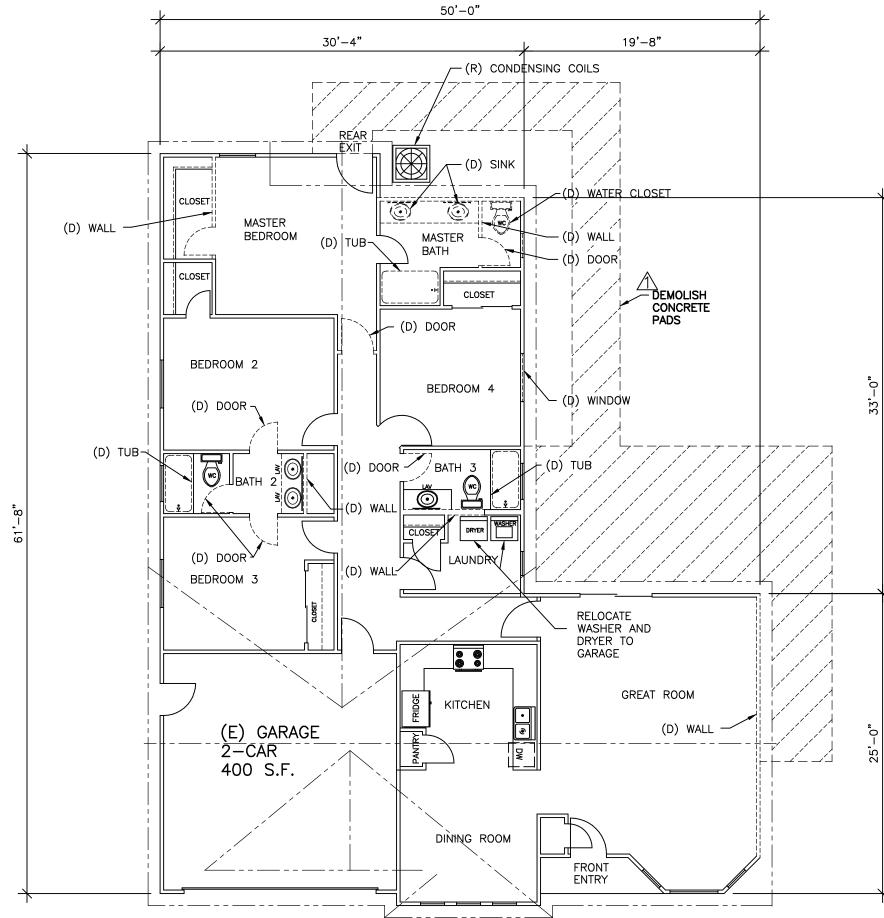
SEE ACCESSIBLE DETAILS ON SHEET ACC-1

### **FLOOR PLAN KEYNOTES**

- (E) TANKLESS HOT WATER HEATER, NATURAL GAS
- (E) 3-TON SPLIT SYSTEM FURNACE IN ATTIC SPACE
- (E) 22" X 30" ATTIC ACCESS WITH BATT INSULATION OVER
- (N) 36" X 36" ATTIC ACCESS WITH R38 BATT INSULATION
- (N) 3068 HOLLOW CORE DOOR WITH ACCESSIBLE HARDWARE TO REPLACE (E) NARROWER DOOR
- RELOCATE SLIDING GLASS DOOR TO THIS LOCATION
- (N) WALL, 2X4 STUDS DF #2 AT 16" O.C.
- (N) METAL THRESHOLD & WEATHER STRIPPING
- (N) PANTRY/CLOSET W/5 FIXED SHELVES
- (N) SINGLE POLE AND SHELF WITH METAL BRACE WHEN
- SPACE EXCEEDS 60" (N) 1 3/8" 3068 THICK SOLID CORE DOOR WITH SELF CLOSING HINGES AND ACCESSIBLE HARDWARE, MAX. 5 POUND PULL TO OPEN
- (N) 3068 HOLLOW CORE DOOR WITH ACCESSIBLE HARDWARE
- (13) 3 1/2" THICK CONCRETE STOOP/PATIO, SLOPE AT 1/4" PER 12" TO DRAIN, MAX. 2% SLOPE IN ANY DIRECTION
- (14) (E) ELECTRIC SERVICE WITH METER, 200 AMP
- 1-60-230 (15) (E) NATURAL GAS METER
- (16) (E) SOLAR CELL PANEL
- (N) 36" WIDE WALK-IN/ROLL-IN SHOWER WITH
- FOLD-DOWN SEAT, DEMOLISH TUB/SHOWER IN THIS
- (18) (N) 30" WIDE WALK-IN/ROLL-IN SHOWER WITH FOLD-DOWN SEAT, DEMOLISH TUB/SHOWER IN THIS
- (19) DEMOLISH DOOR AND FRAME IN OPENING
- (20) (N) 2-TON SPLIT SYSTEM FURNACE IN ATTIC
- (21) (N) HVAC CONDENSING COILS
- (22) (N) 4X8 BEAM DF #2

PULL TO OPEN.

- (N) SIMPSON JOIST HANGER, FACE MOUNT, CONCEALED, HUC48, MOUNT TO 4X 4 POST OR DOUBLE STUDS
- (24) (N) 4X4 POST, DF #1, WITH SIMPSON ÈCCLLQ-SDS2.5 COLUMN CAP
- (25) (N) 3068 FRENCH DOOR, TEMPERED GLASS, WITH SELF CLOSING HINGES AND ACCESSIBLE HARDWARE, 5 POUND MAX.





**ADDITIONS** ROOM