

PLANNING AND DEVELOPMENT DEPARTMENT
 FRESNO CITY HALL
 2600 FRESNO STREET
 THIRD FLOOR
 FRESNO, CA 93721-3600
 559-621-8084
 darm.building@fresno.gov

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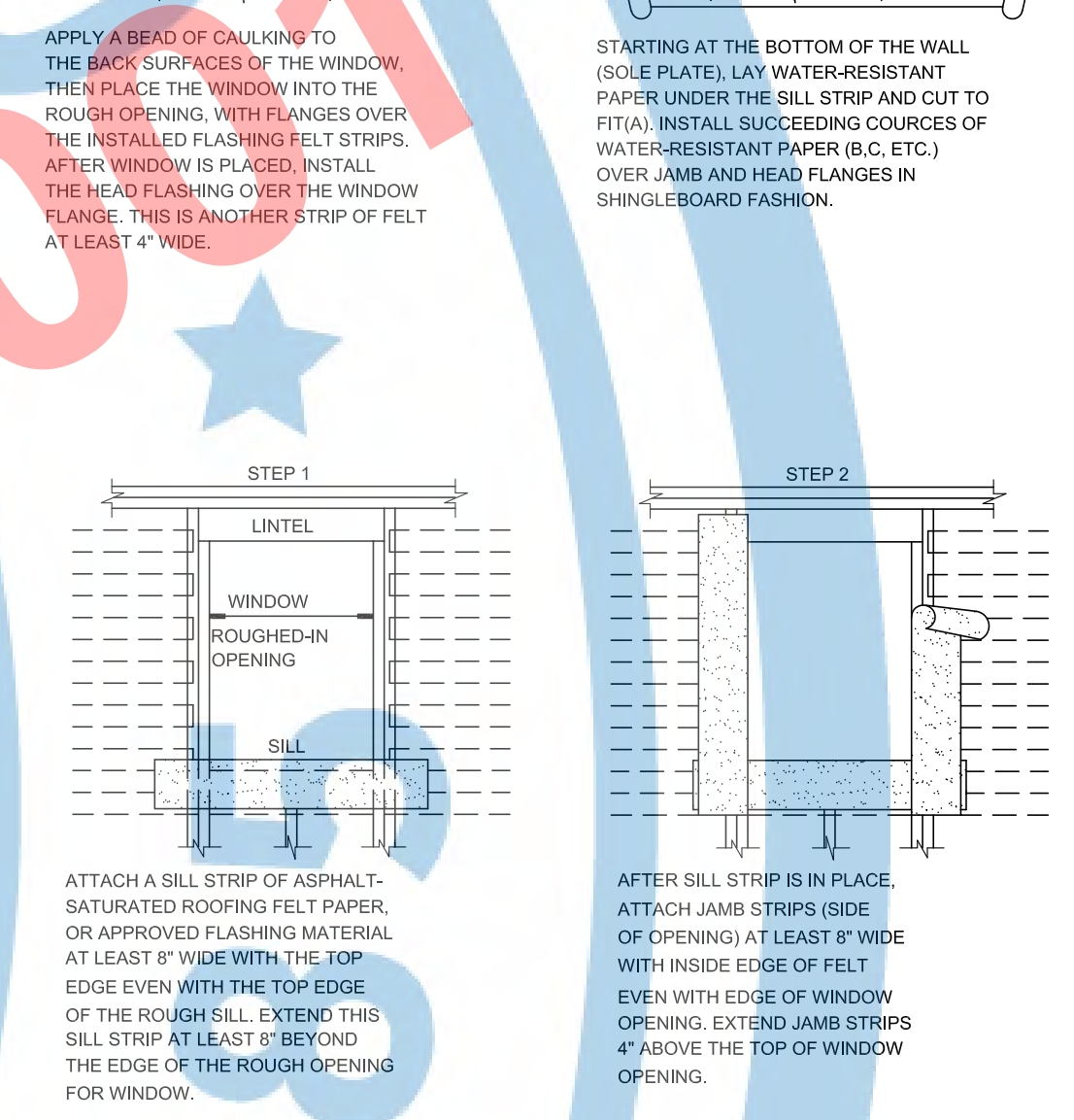
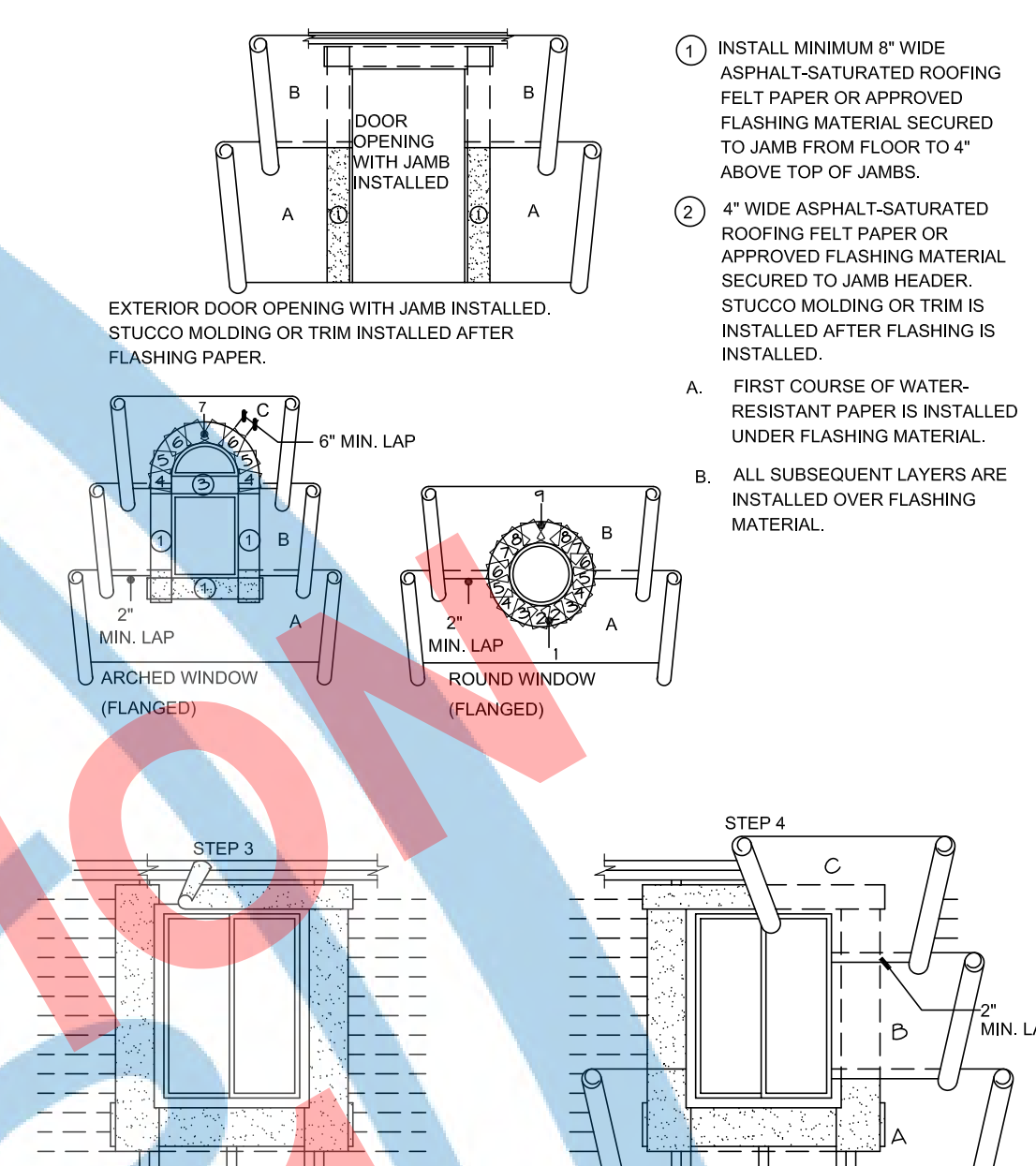
PROJECT:
ACCESSORY DWELLING UNIT (TADU-001) PLAN 1

REVISIONS		
NO.	DESCRIPTION	DATE

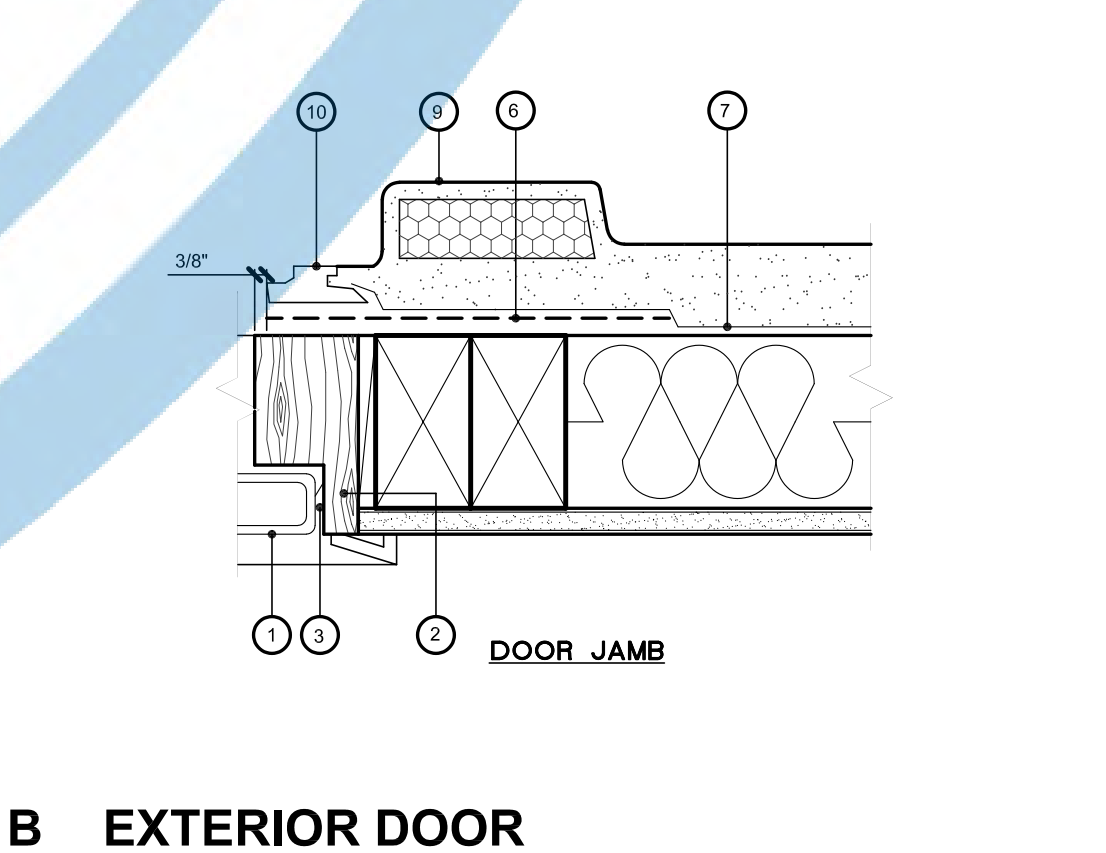
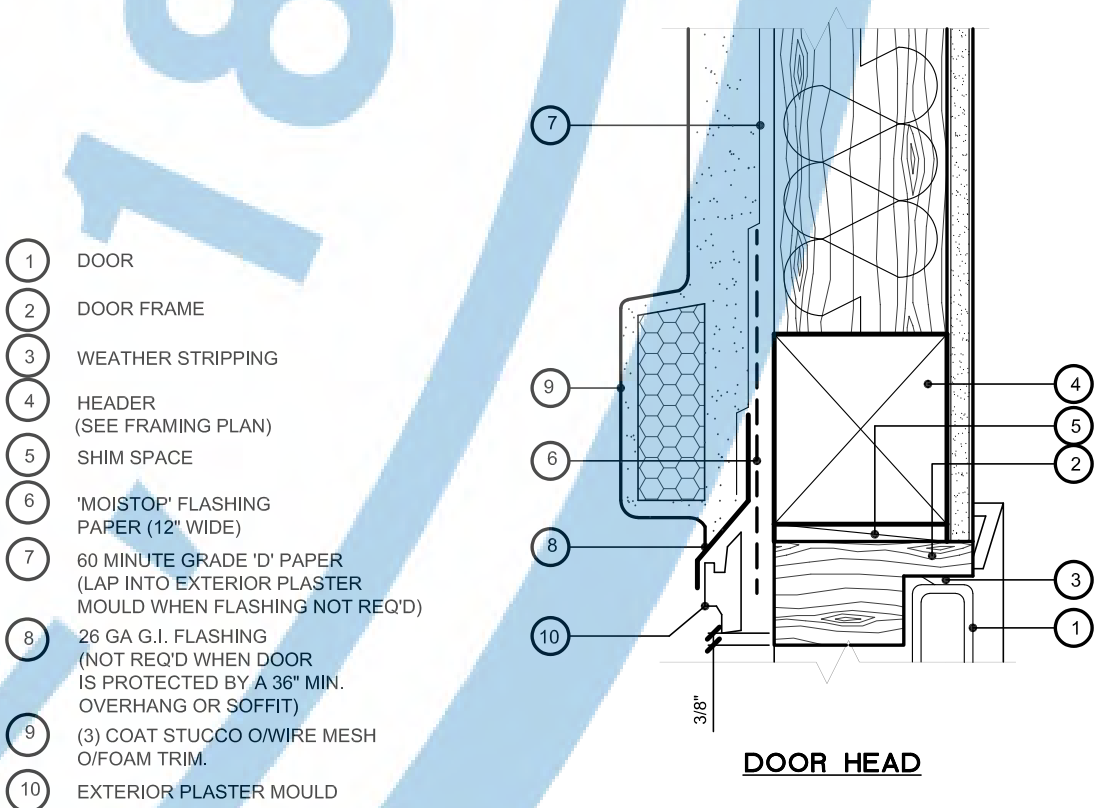
CITY USE ONLY

DRAWING TITLE:
GABLE BUILDING ELEVATION (WITH PORCH OPTION)

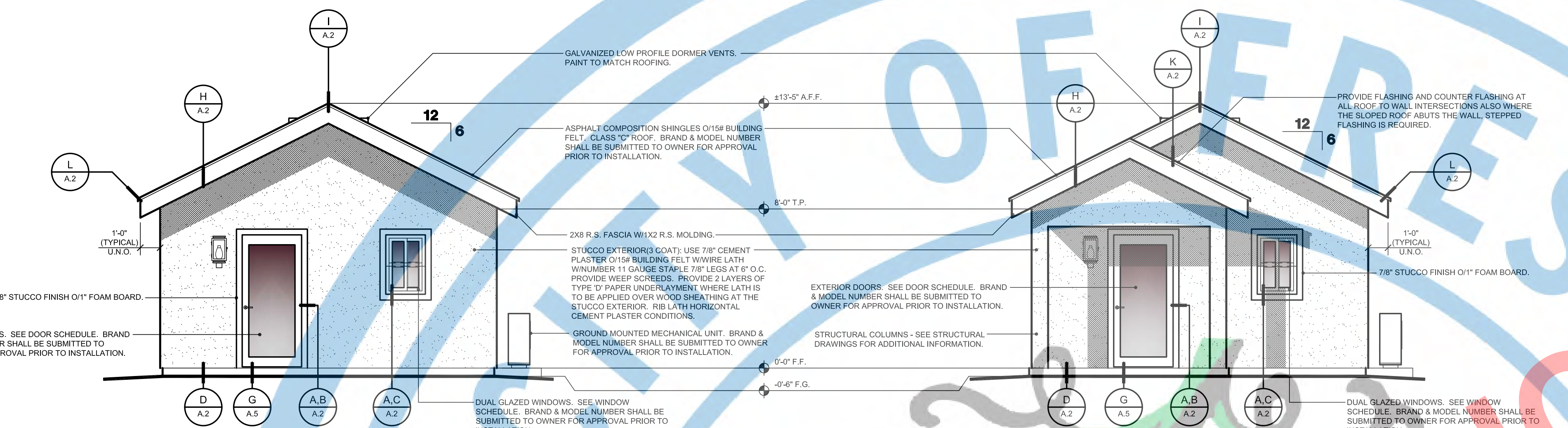
JOB# : TADU-001 SHEET NO.
 DATE : 30-Mar-23
 SCALE : AS NOTED
 DRAWN BY: IRG **A.2**



A STUCCO FLASHING



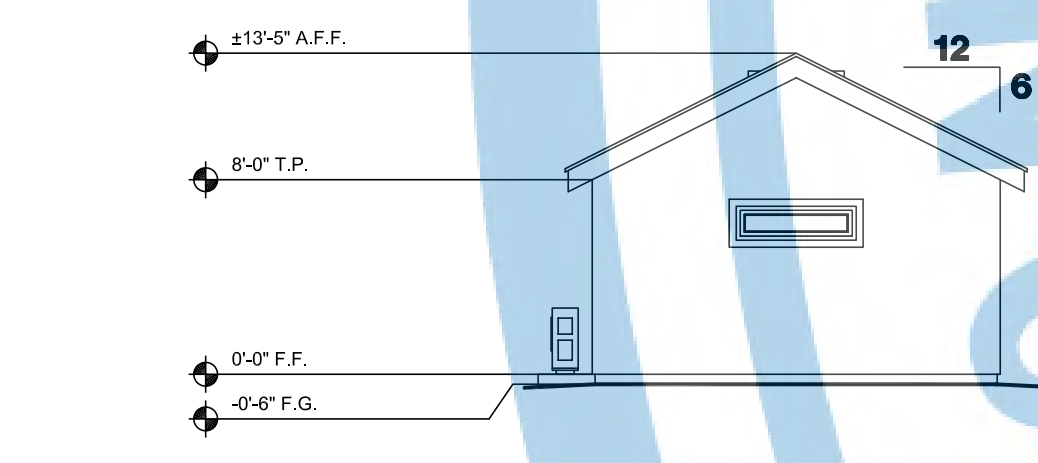
B EXTERIOR DOOR



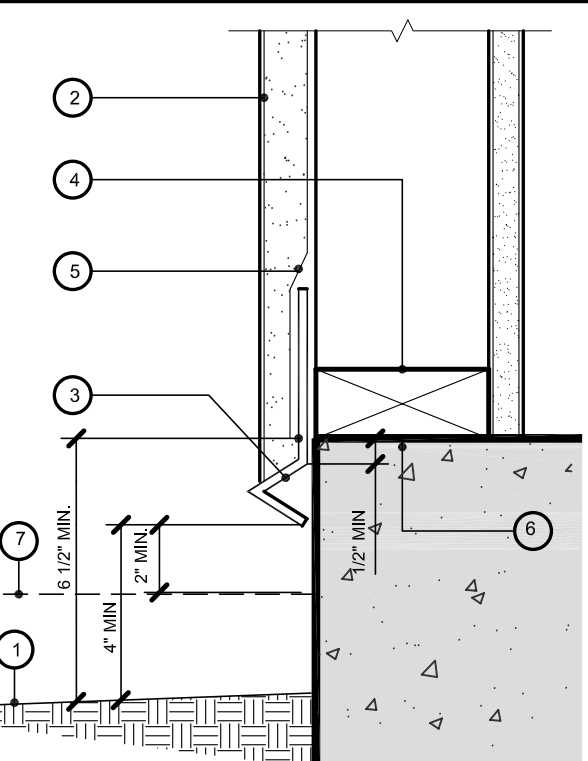
FRONT ELEVATION SCALE: 1/4"=1'-0" **FRONT ELEVATION** SCALE: 1/4"=1'-0" **GABLE WITH PORCH OPTION**



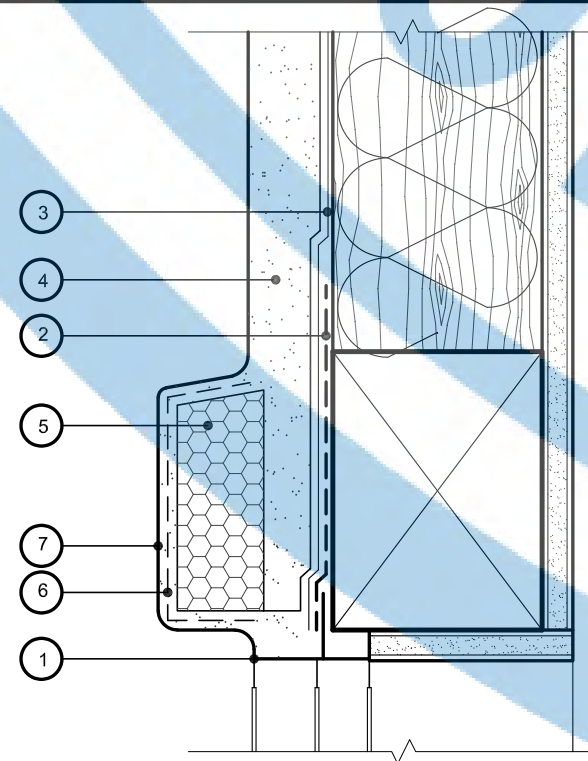
LEFT ELEVATION SCALE: 1/8"=1'-0" **RIGHT ELEVATION** SCALE: 1/8"=1'-0" **LEFT & RIGHT ELEVATION** SCALE: 1/8"=1'-0" **GABLE WITH PORCH OPTION**



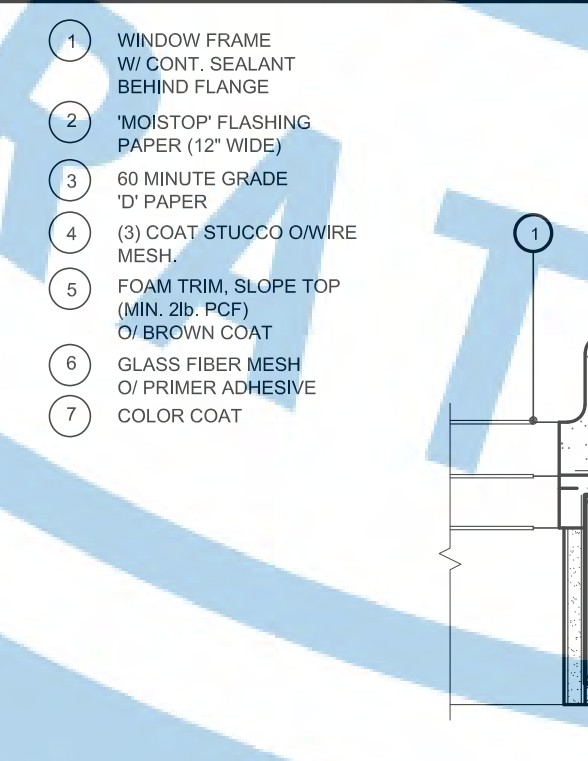
REAR ELEVATION SCALE: 1/8"=1'-0"



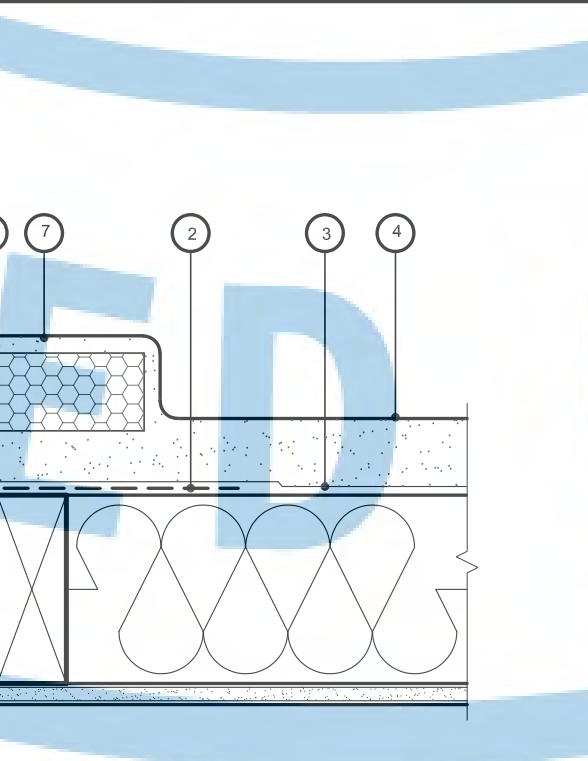
D WEEP SCREED AT CONCRETE SLAB



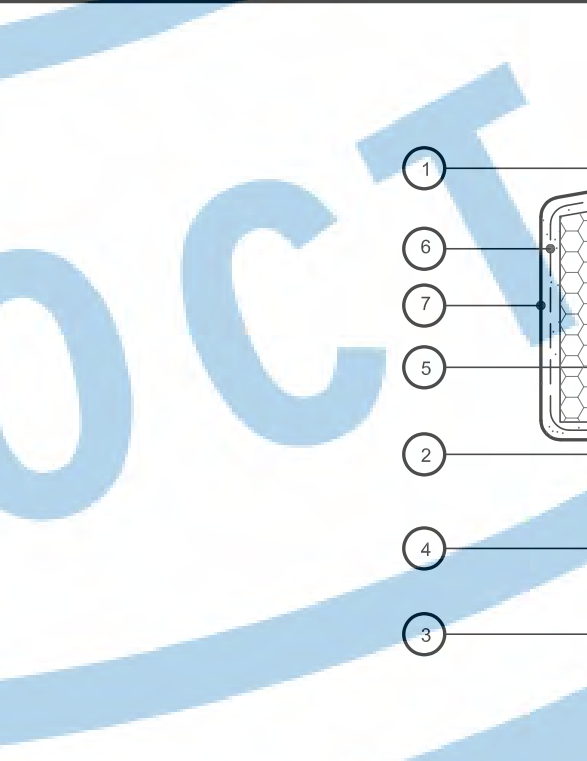
WINDOW HEAD



WINDOW JAMB



WINDOW AT STUCCO WALL

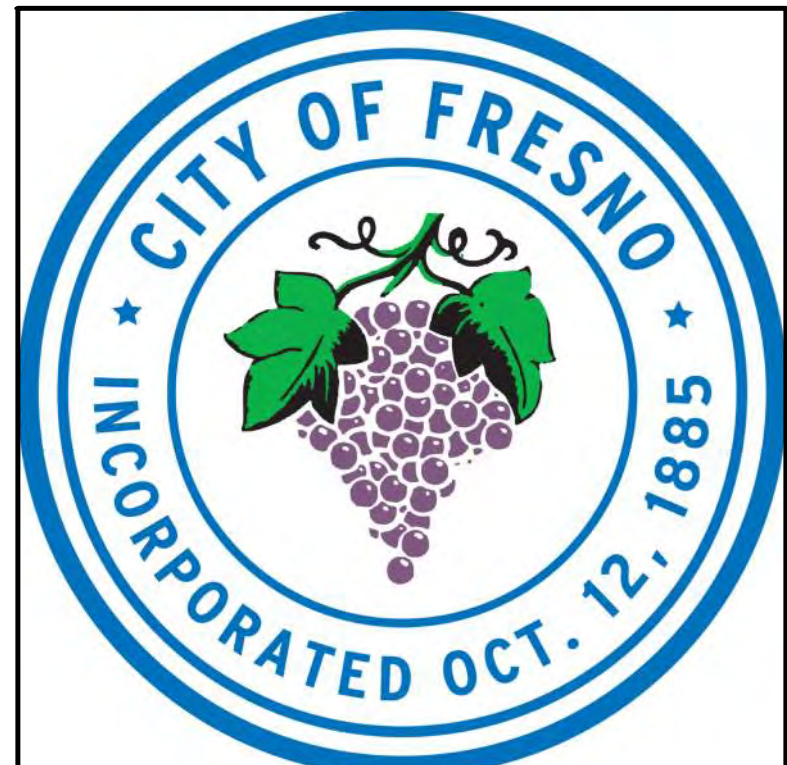


WINDOW SILL

- 1 FINISH GRADE
- 2 EXTERIOR PLASTER O' WIRE MESH
- 3 26 GA. CORROSION-RESISTANT WEEP SCREED
- 4 PRESSURE TREATED DOUGLAS FIR SILL PLATE
- 5 60 MINUTE GRADE 17 PAPER
- 6 CONT. 'ROPE' CAULKING
- 7 CONCRETE SLAB, WHERE OCCURS

- 1 WINDOW FRAME W/ CONT. SEALANT BEHIND FLANGE
- 2 'MOISTOP' FLASHING PAPER (12" WIDE)
- 3 60 MINUTE GRADE 17 PAPER
- 4 (3) COAT STUCCO O' WIRE MESH
- 5 FOAM TRIM, SLOPE TOP (MIN. 2% PCF)
- 6 O' BROWN COAT
- 7 GLASS FIBER MESH O' PRIMER ADHESIVE COLOR COAT

- 1 DOOR
- 2 DOOR FRAME
- 3 WEATHER STRIPPING
- 4 HEADER (SEE FRAMING PLAN)
- 5 SHIM SPACE
- 6 'MOISTOP' FLASHING PAPER (12" WIDE)
- 7 60 MINUTE GRADE 17 PAPER (LAP INTO EXTERIOR PLASTER Mould WHEN FLASHING NOT RECD)
- 8 26 GA G.I. FLASHING (NOT RECD WHEN DOOR IS PROTECTED BY A 3/8" MIN. OVERHANG OR SOFFIT)
- 9 (3) COAT STUCCO O' WIRE MESH O' FOAM TRIM
- 10 EXTERIOR PLASTER Mould



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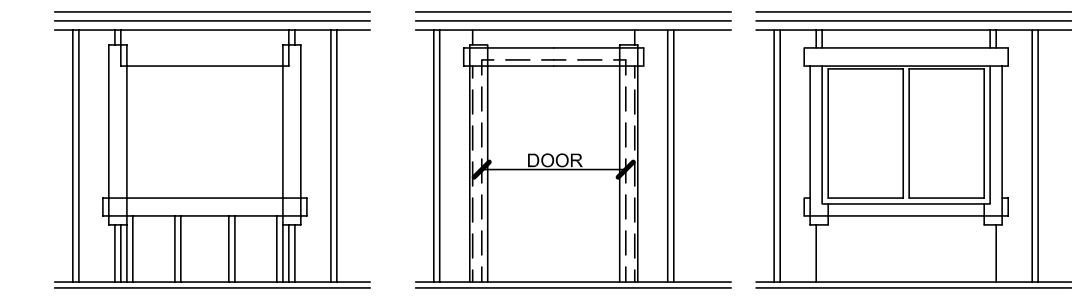
PROJECT:
ACCESSORY DWELLING UNIT (TADU-001) PLAN 1

REVISIONS		
NO.	DESCRIPTION	DATE

CITY USE ONLY

DRAWING TITLE:
CRAFTSMAN BUILDING ELEVATIONS (WITH PORCH OPTION)

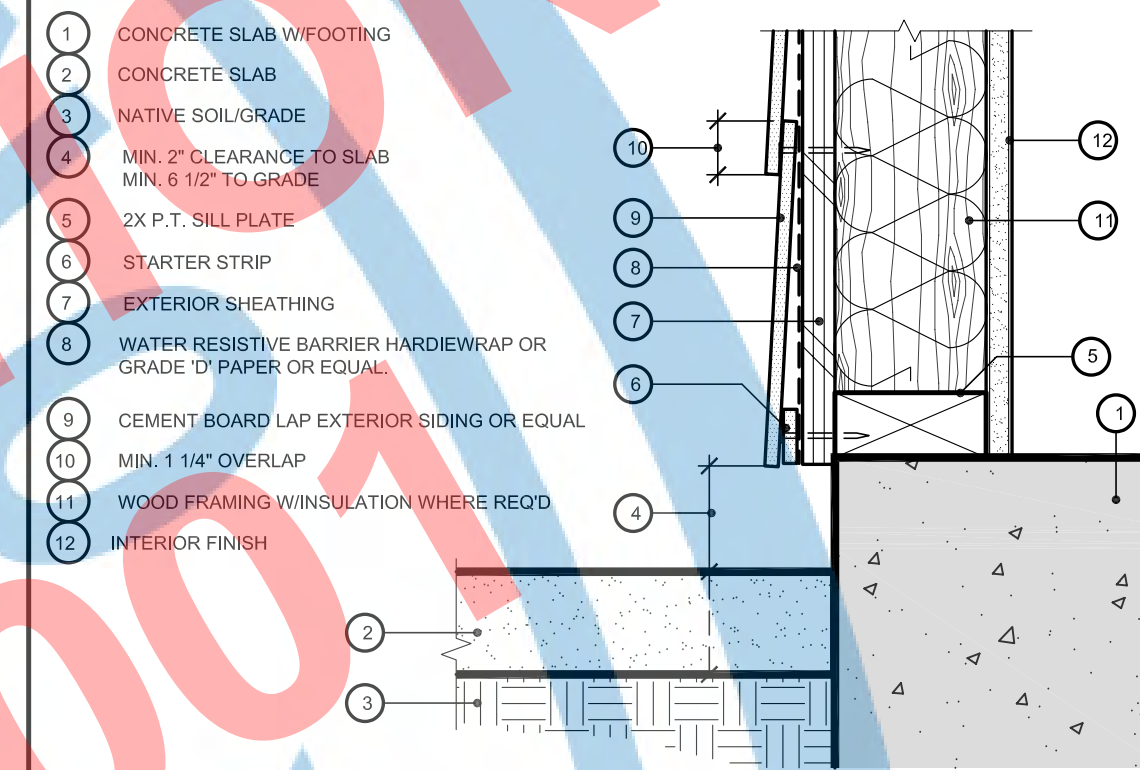
JOB# : TADU-001 SHEET NO.
 DATE: 30-Mar-23
 SCALE: AS NOTED
 DRAWN BY: IRG **A.3**



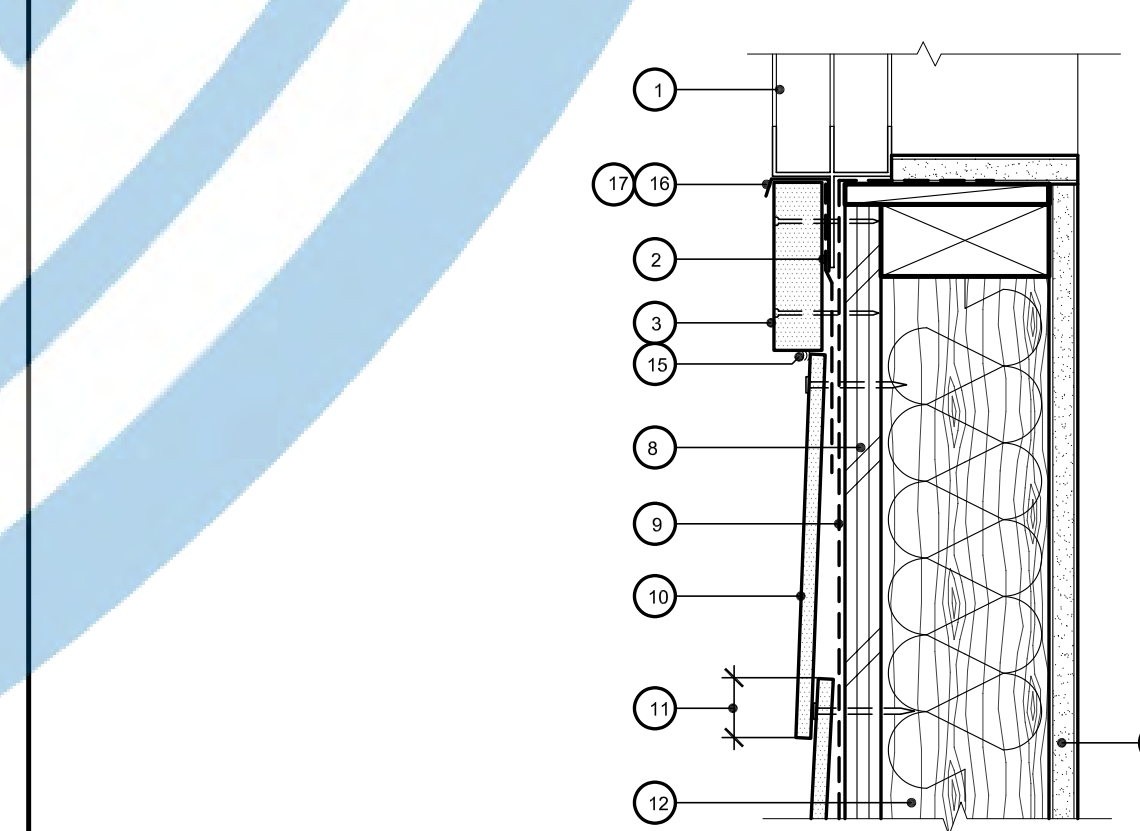
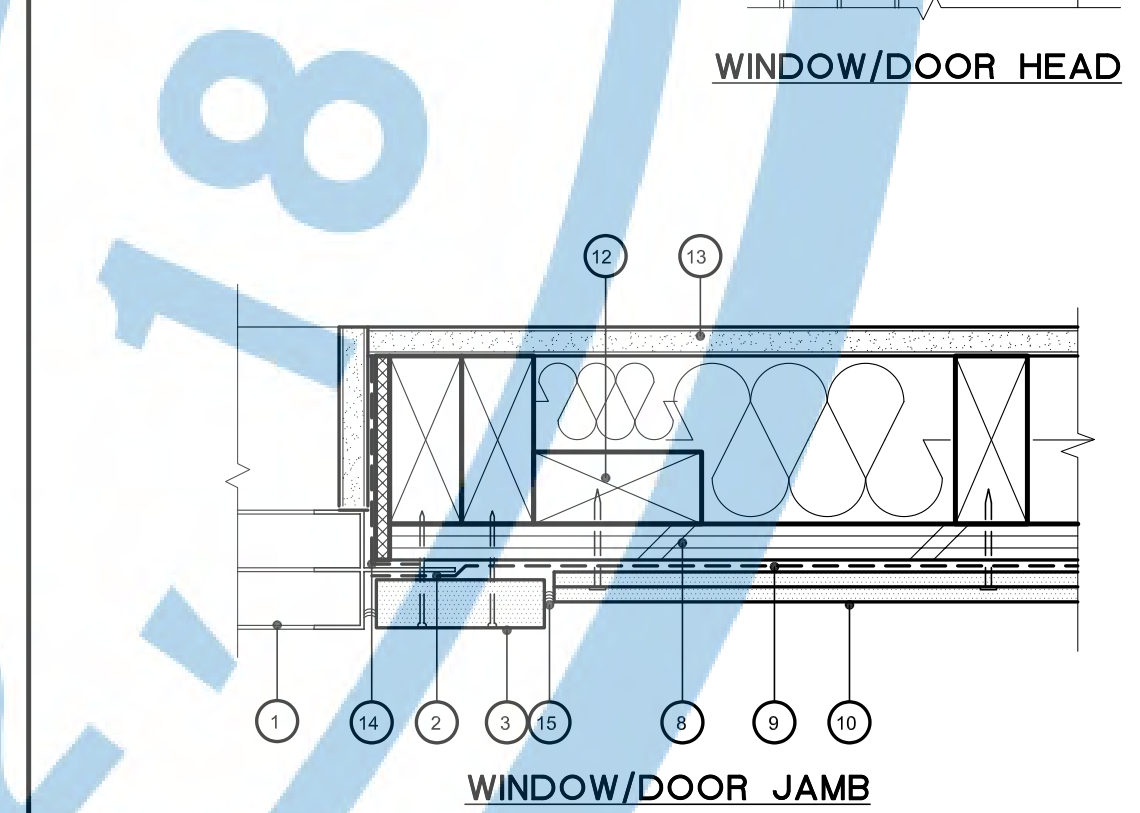
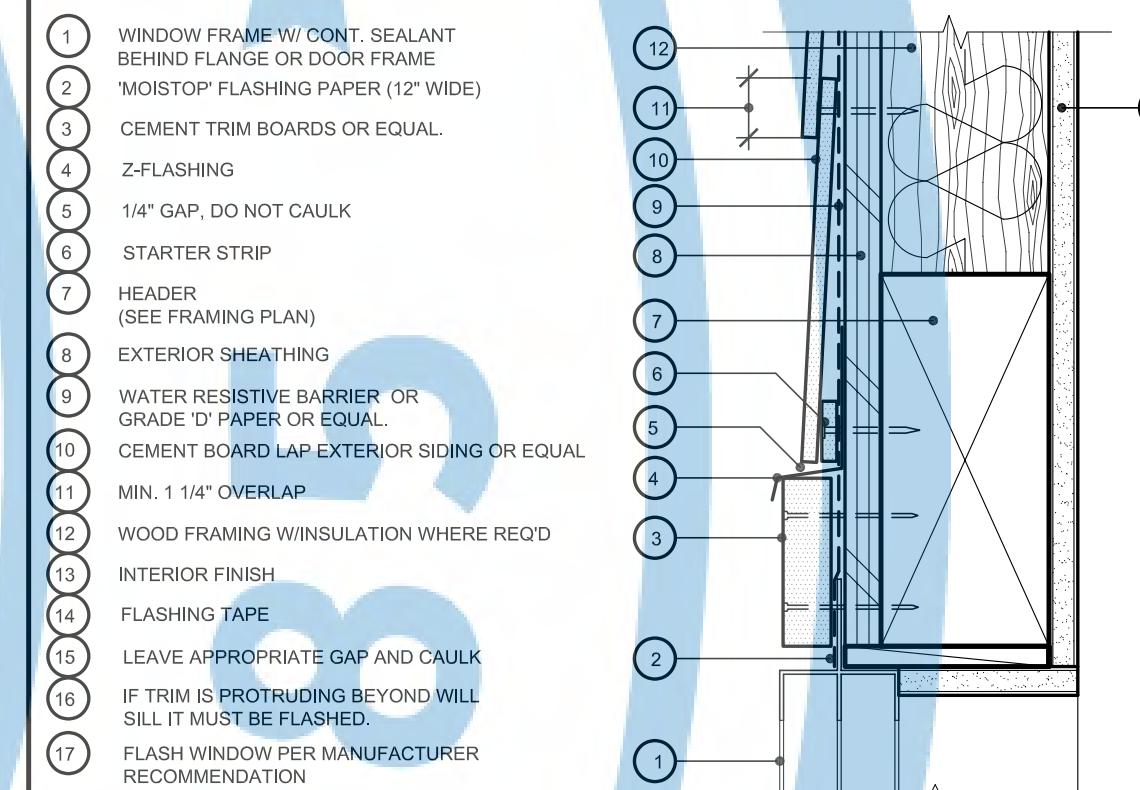
WINDOW FLASHING DETAIL
 STEP 1- PRIOR TO INSTALLING PLYWOOD, ATTACH 6" WIDE FORTIFIBER FLASHING ALONG THE BOTTOM OF WINDOW OPENING LONG ENOUGH TO EXTEND PAST VERTICAL PLACES OF FLASHING TO BE ON EACH SIDE.
 STEP 2- ATTACH 6" WIDE FORTIFIBER FLASHING ALONG EACH SIDE FLUSH WITH OPENING AND LONG ENOUGH TO EXTEND PAST TOP AND BOTTOM FLASHING.
 STEP 3- ATTACH WINDOW FLASH IN POSITION WITH FLANGE OVER FLASHING STRIP, ATTACH 2" WIDE SHORTTAPE FLASHING STRIP OVER TOP OF WINDOW FLANGE. FLASHING MUST EXTEND BEYOND EACH SIDE OF FORTIFIBER FLASHING STRIP.
 STEP 4- INSTALL UNDER BOTTOM OF SHEET OF FLASHING, FROM BOTTOM OF WINDOW TO BOTTOM OF PLATE, A FULL SHEET OF FLASHING WIDE ENOUGH TO COVER EACH OUTER SIDE OF FLASHING STRIPS.

EXTERIOR DOOR FLASHING DETAIL
 STEP 1- PRIOR TO INSTALLING PLYWOOD, ATTACH 6" WIDE FORTIFIBER FLASHING 2" INTO OPENING ON EACH SIDE OF DOOR FROM FINISH FLOOR TO A MINIMUM OF 6" ABOVE TOP OF OPENING.
 STEP 2- ATTACH FLASHING ON TOP 2" INTO OPENING AND LONG ENOUGH TO EXTEND PAST FLASHING ON EACH SIDE.
 STEP 3- INSTALL EXTERIOR DOOR JAMB SO THAT FLASHING IS BETWEEN PLYWOOD AND EXTERIOR TRIM.

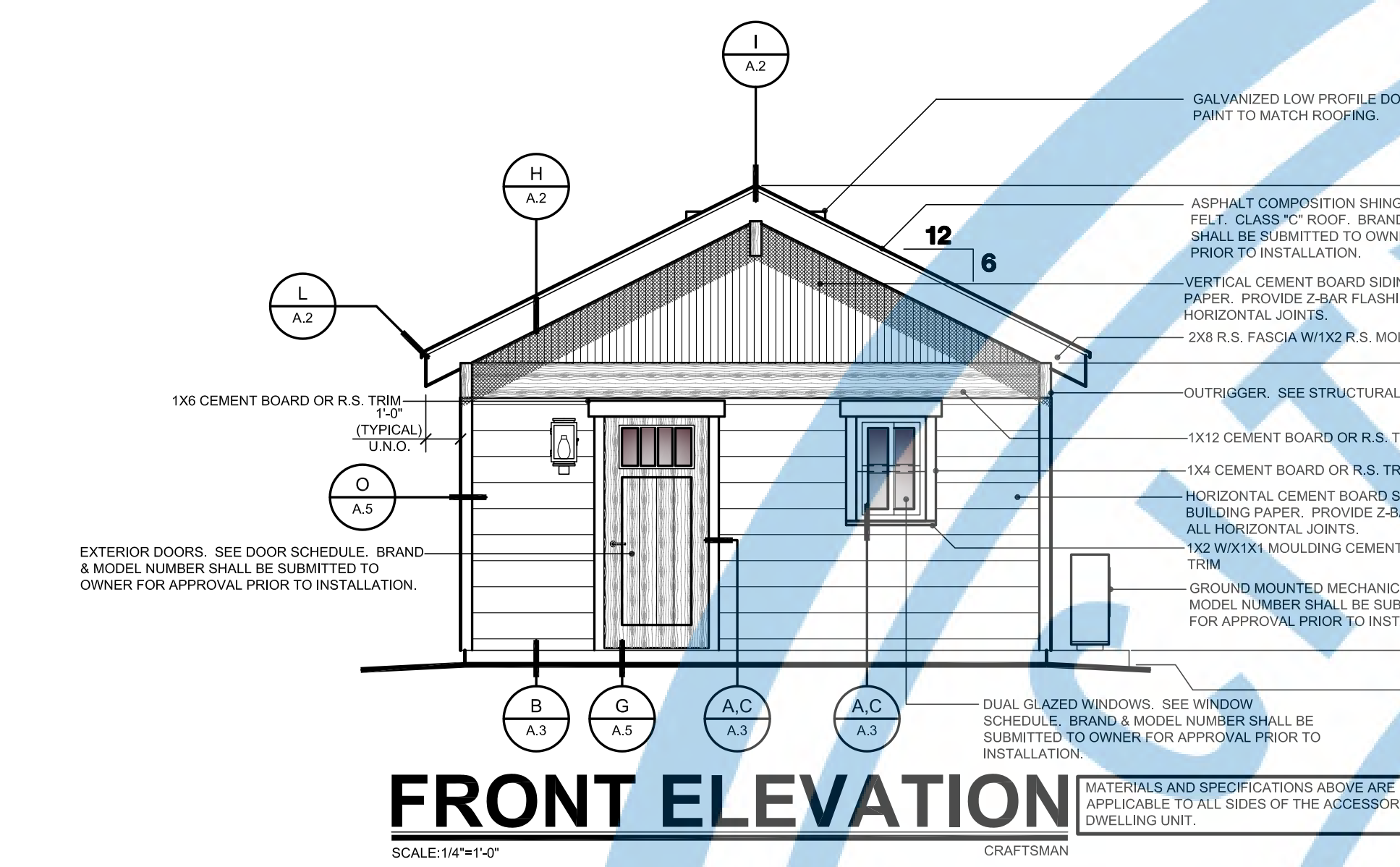
A WOOD FLASHING



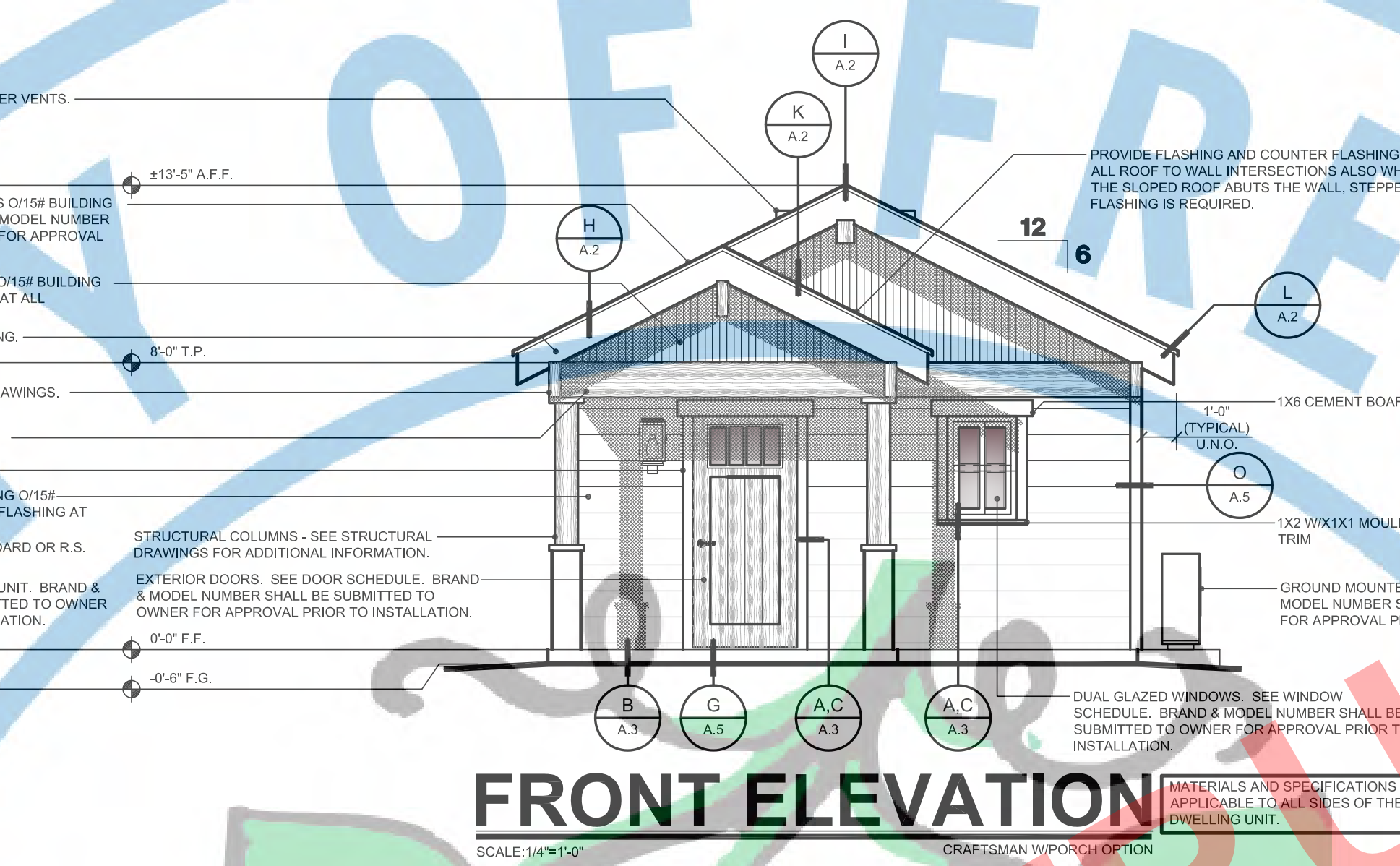
B CLEARANCE AT CONCRETE SLAB



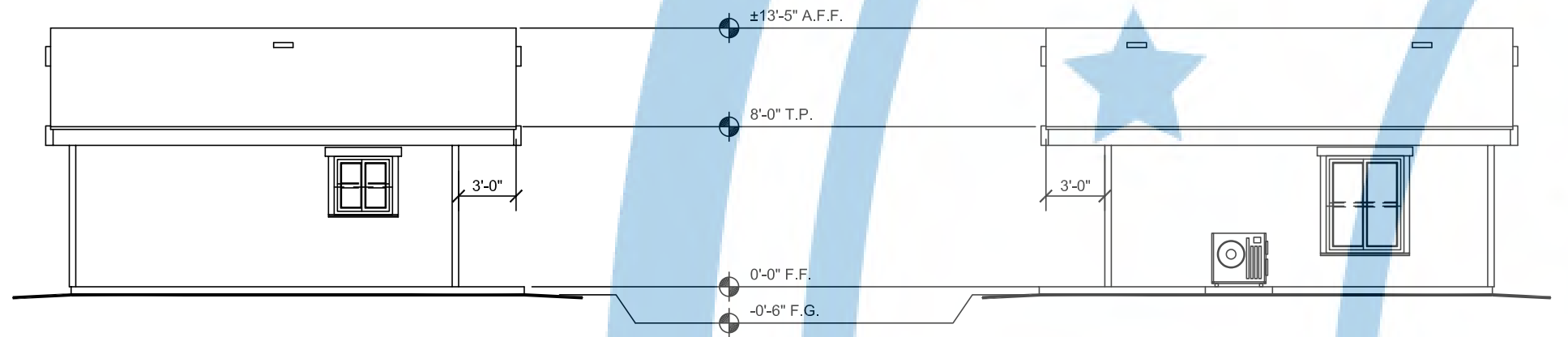
C WINDOW/DOOR AT EXTERIOR SIDING



FRONT ELEVATION
 SCALE: 1/4"=1'-0"
 CRAFTSMAN



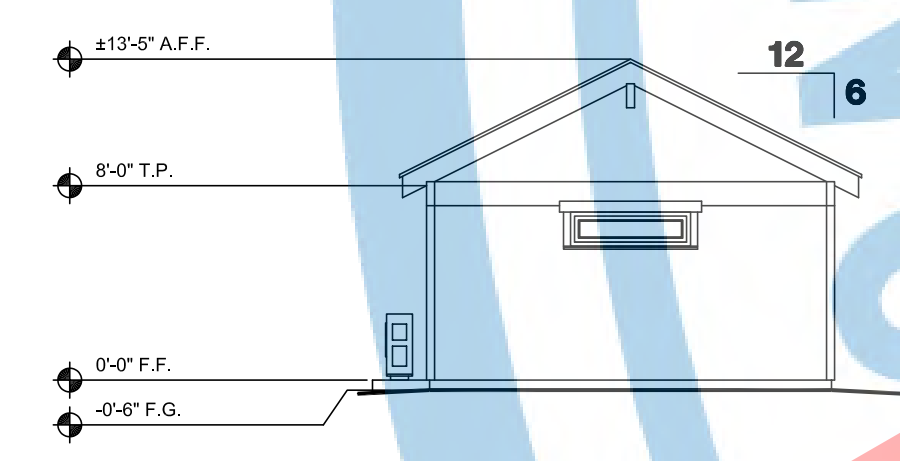
FRONT ELEVATION
 SCALE: 1/4"=1'-0"
 CRAFTSMAN W/PORCH OPTION



LEFT ELEVATION
 SCALE: 1/8"=1'-0"
 CRAFTSMAN

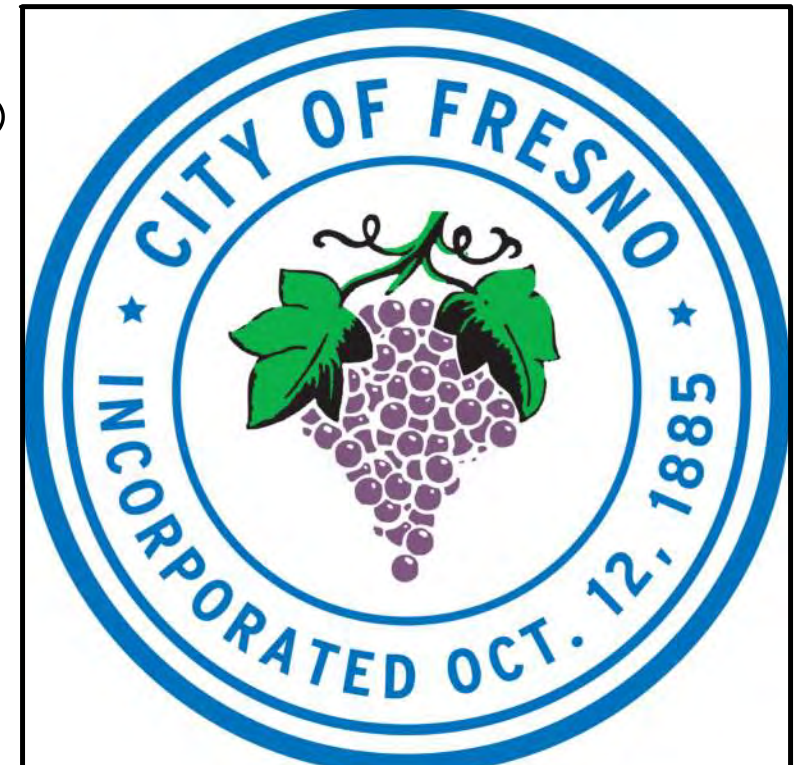
RIGHT ELEVATION
 SCALE: 1/8"=1'-0"
 CRAFTSMAN

LEFT & RIGHT ELEVATION
 SCALE: 1/8"=1'-0"
 CRAFTSMAN W/PORCH OPTION



REAR ELEVATION
 SCALE: 1/8"=1'-0"
 CRAFTSMAN

NOT FOR CONSTRUCTION
 PLAN 1
 23-TADU-001



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PROJECT:

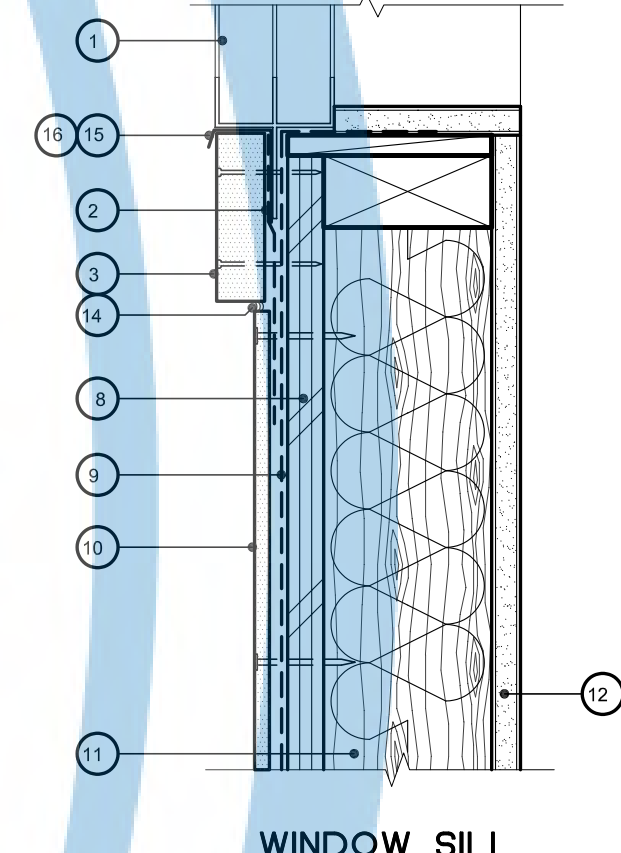
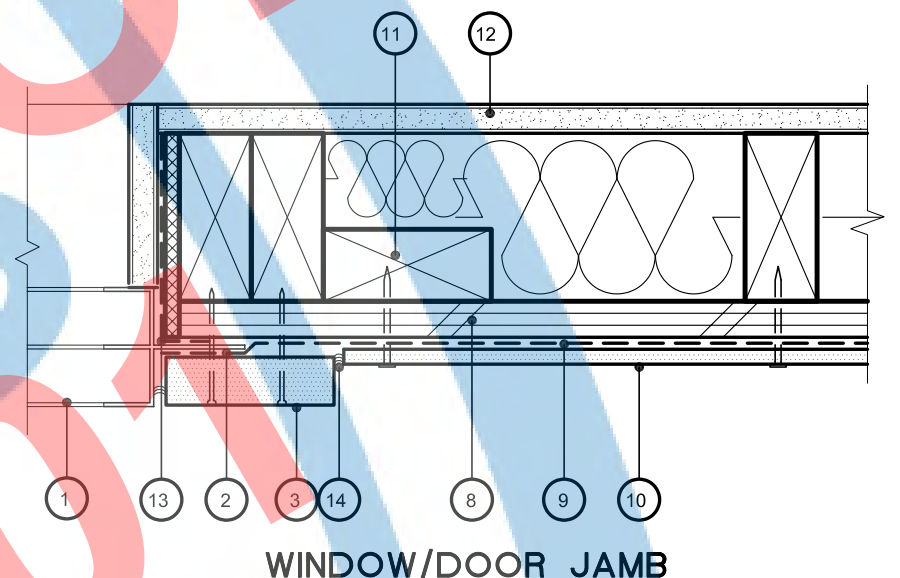
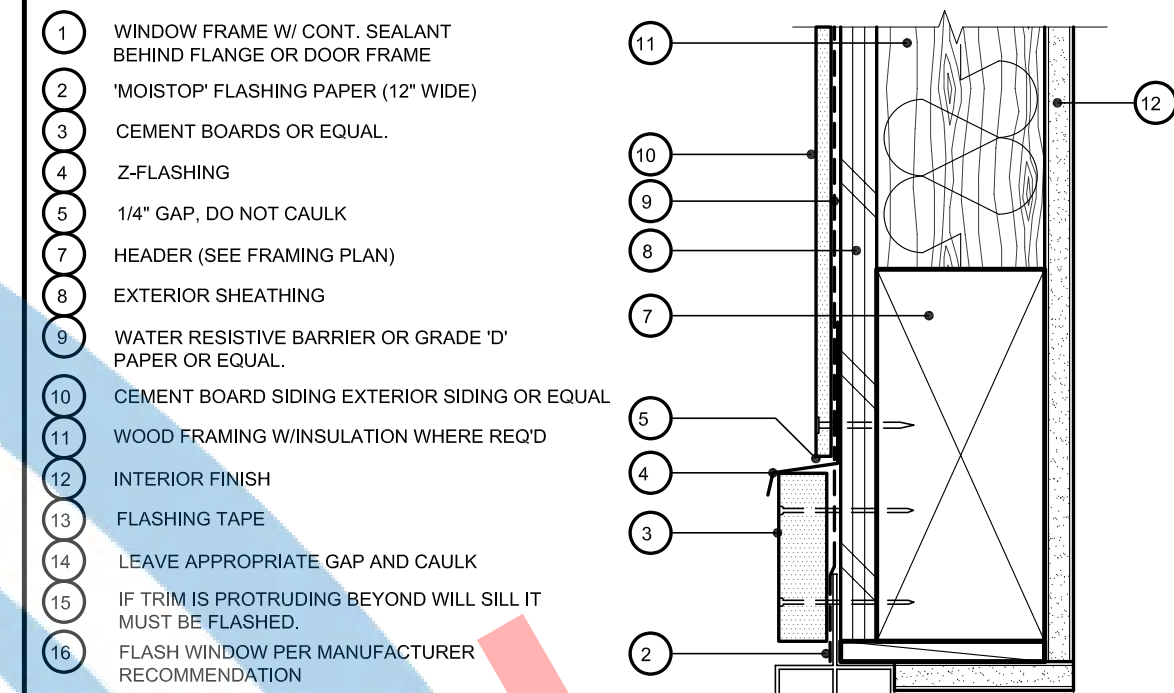
ACCESSORY DWELLING UNIT (TADU-001) PLAN 1

REVISIONS		
NO.	DESCRIPTION	DATE

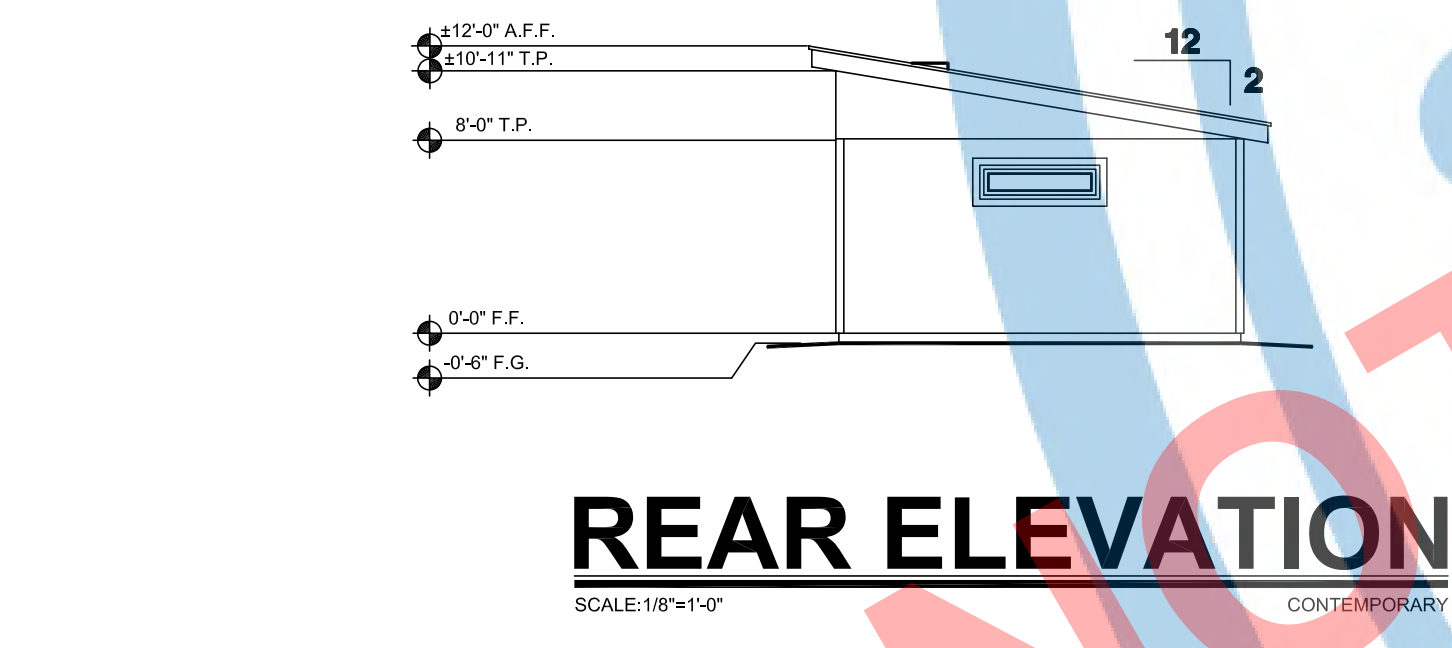
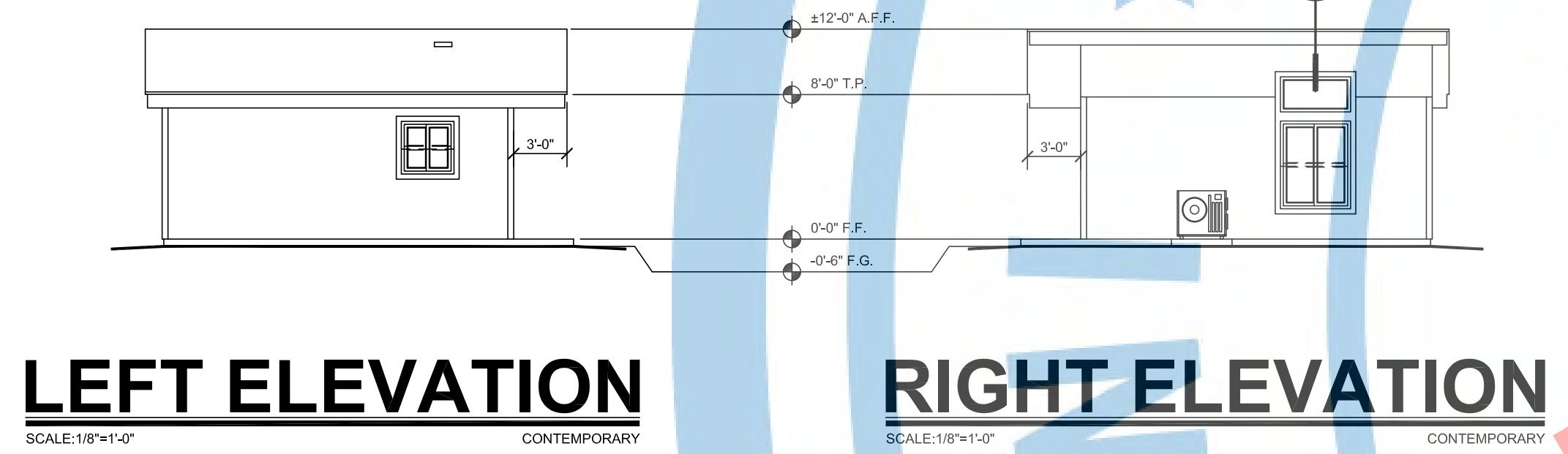
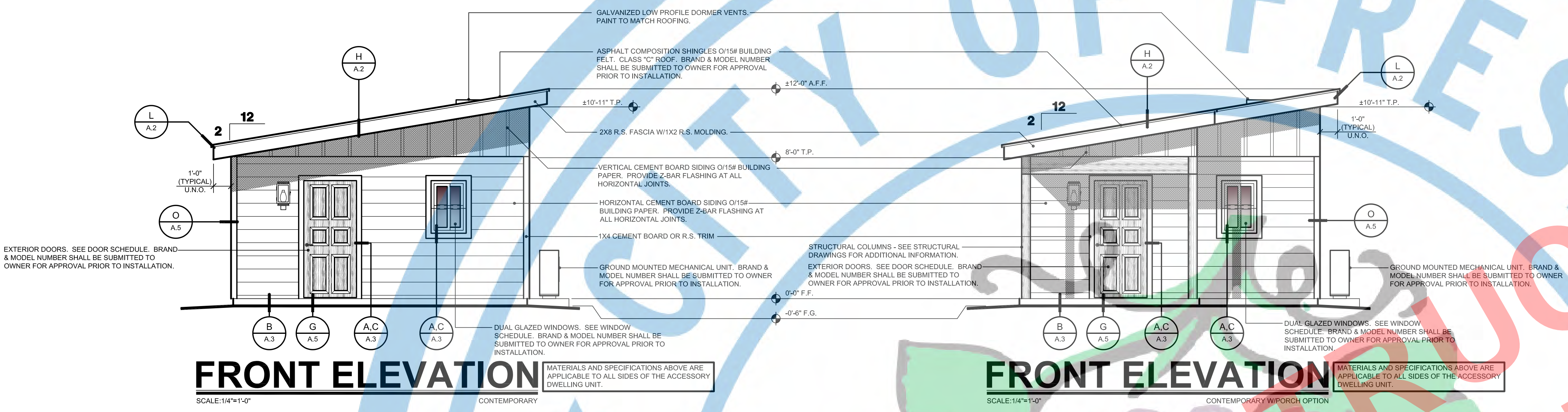
CITY USE ONLY

DRAWING TITLE:
CONTEMPORARY BUILDING ELEVATIONS (WITH PORCH OPTION)

JOB#: TADU-001 SHEET NO.
DATE: 30-Mar-23
SCALE: AS NOTED
DRAWN BY: IRG **A.4**



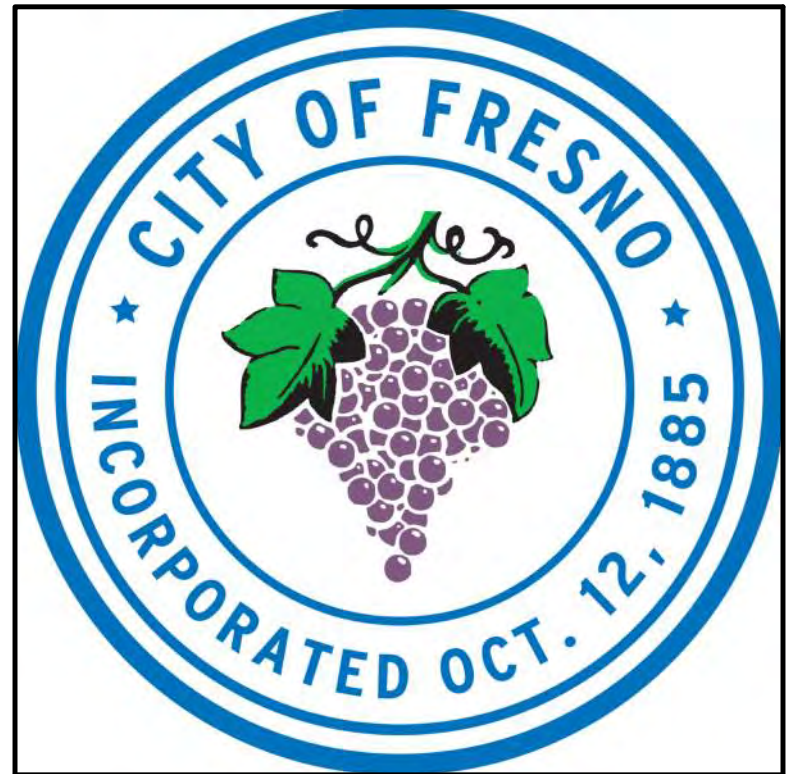
A WINDOW/DOOR AT EXTERIOR SIDING



NOT FOR CONSTRUCTION

PLAN 1

581885



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PROJECT:
ACCESSORY DWELLING UNIT (TADU-001) PLAN 1

REVISIONS

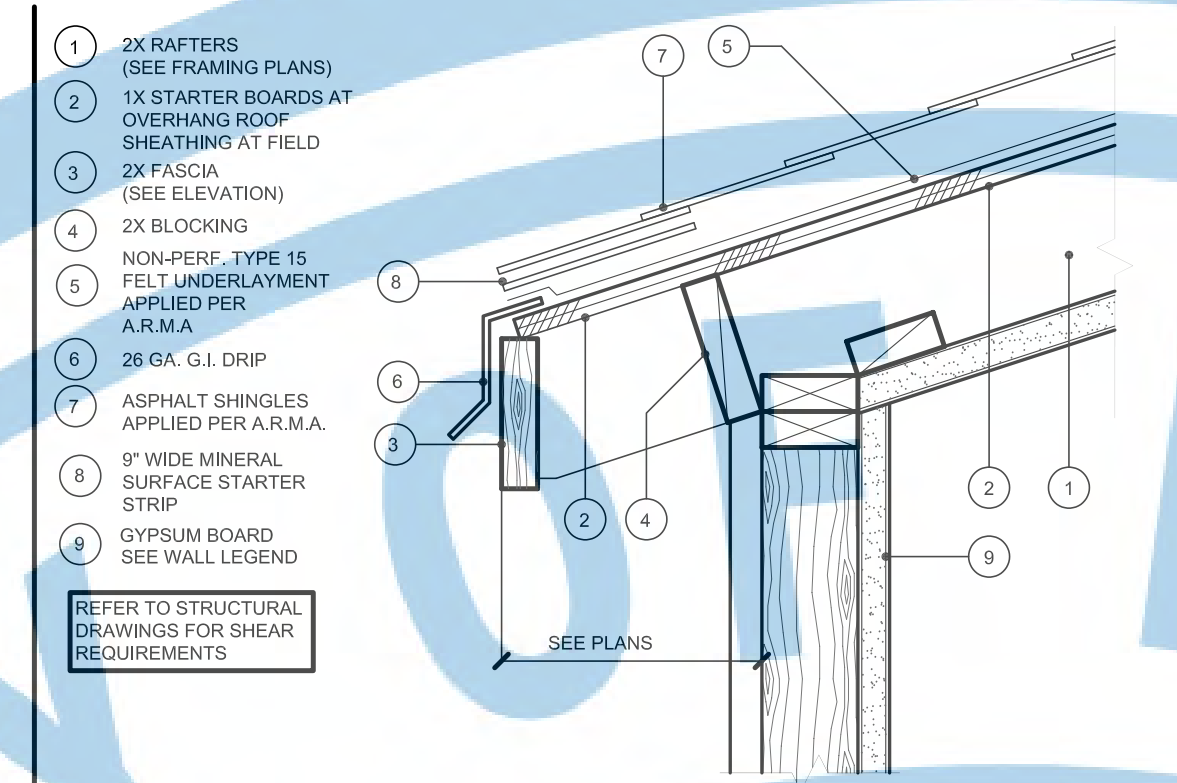
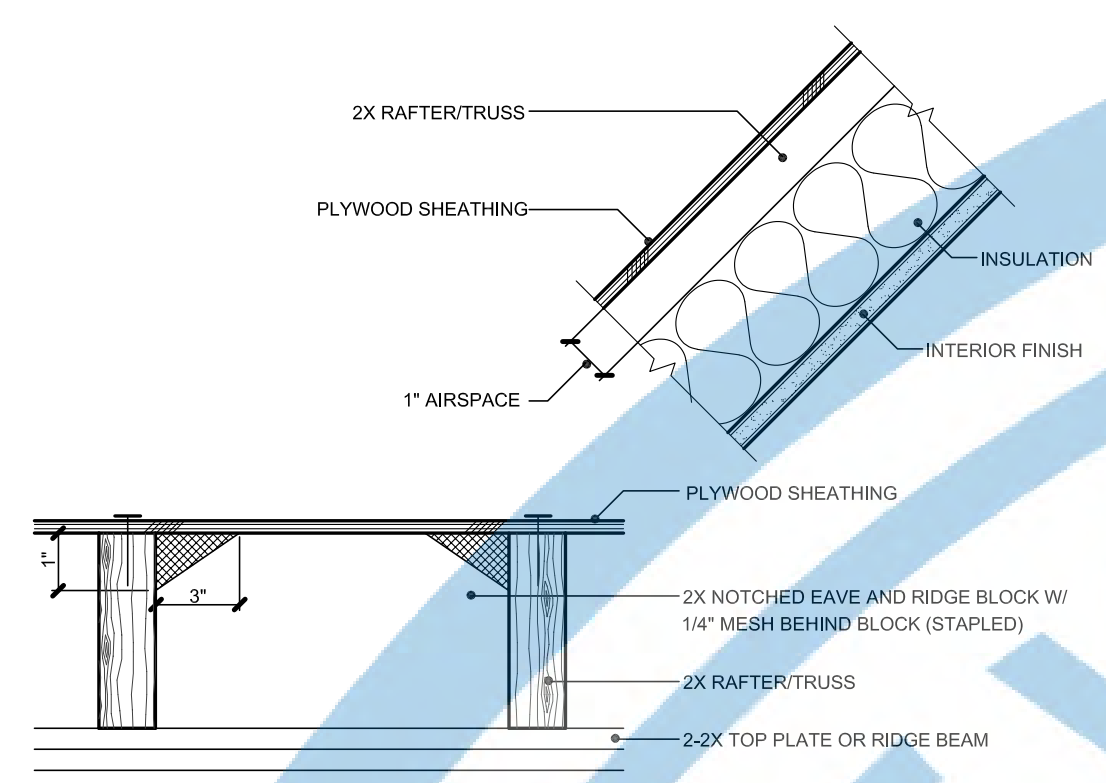
NO.	DESCRIPTION	DATE

CITY USE ONLY

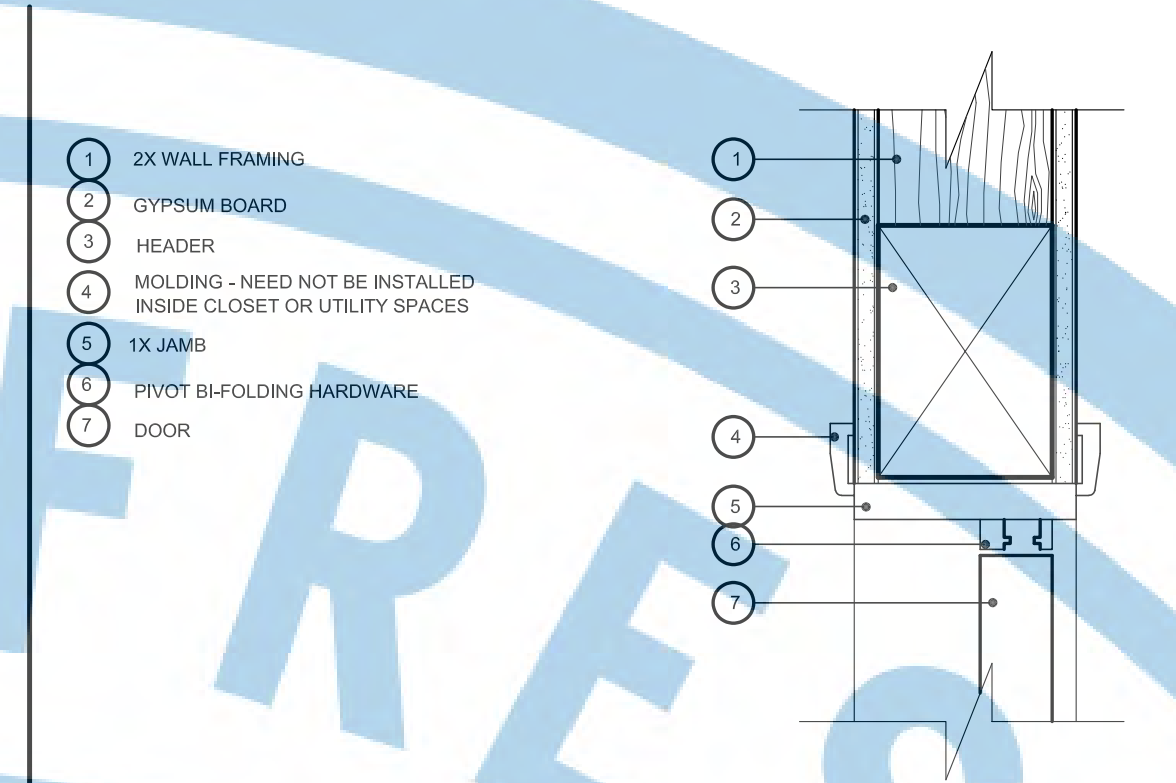
DRAWING TITLE
ARCHITECTURAL DETAILS

JOB# : TADU-001 SHEET NO.
 DATE : 30-Mar-23
 SCALE : AS NOTED
 DRAWN BY : IRG
A.5

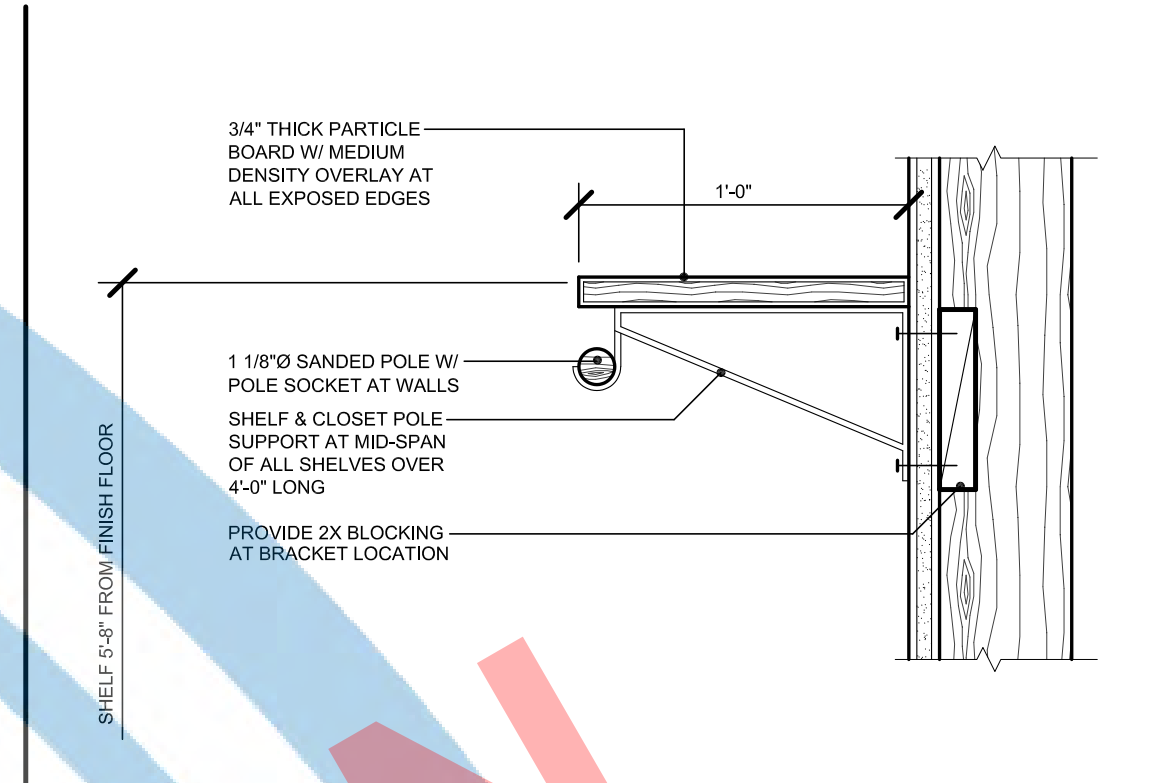
N VAULTED CEILING VENTILATION



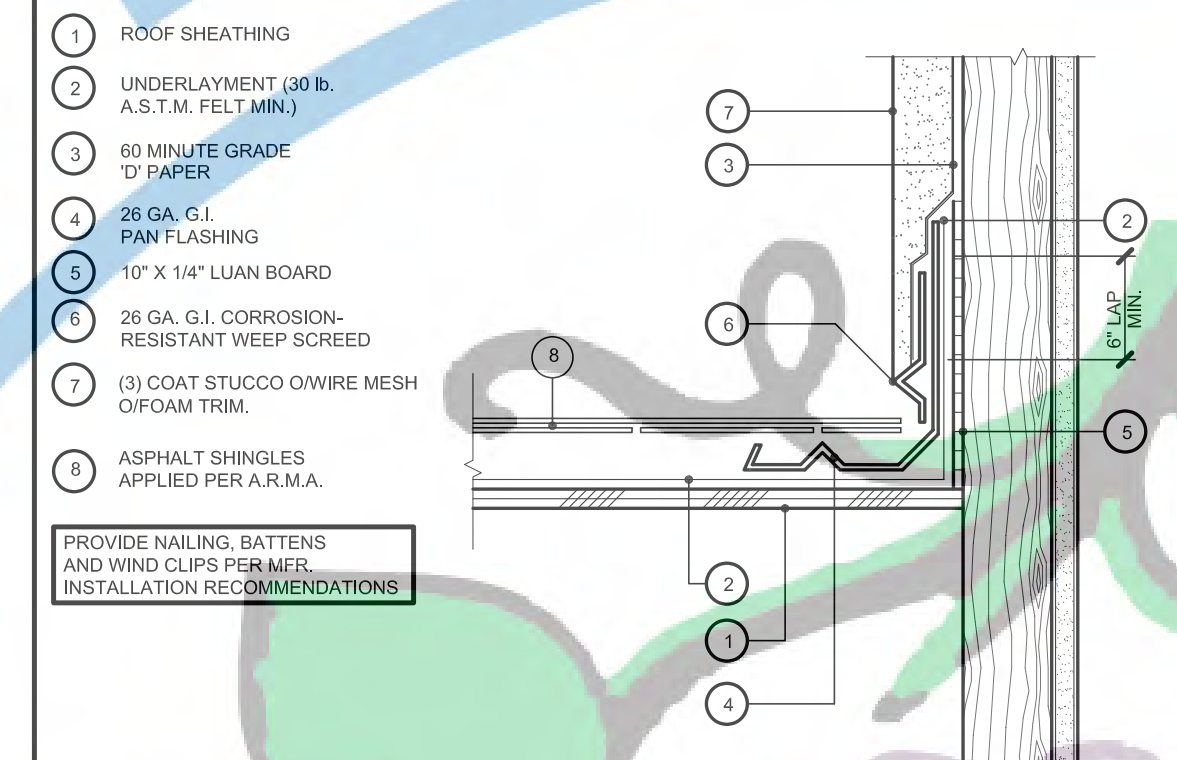
E INTERIOR DOOR HEAD - BI FOLD



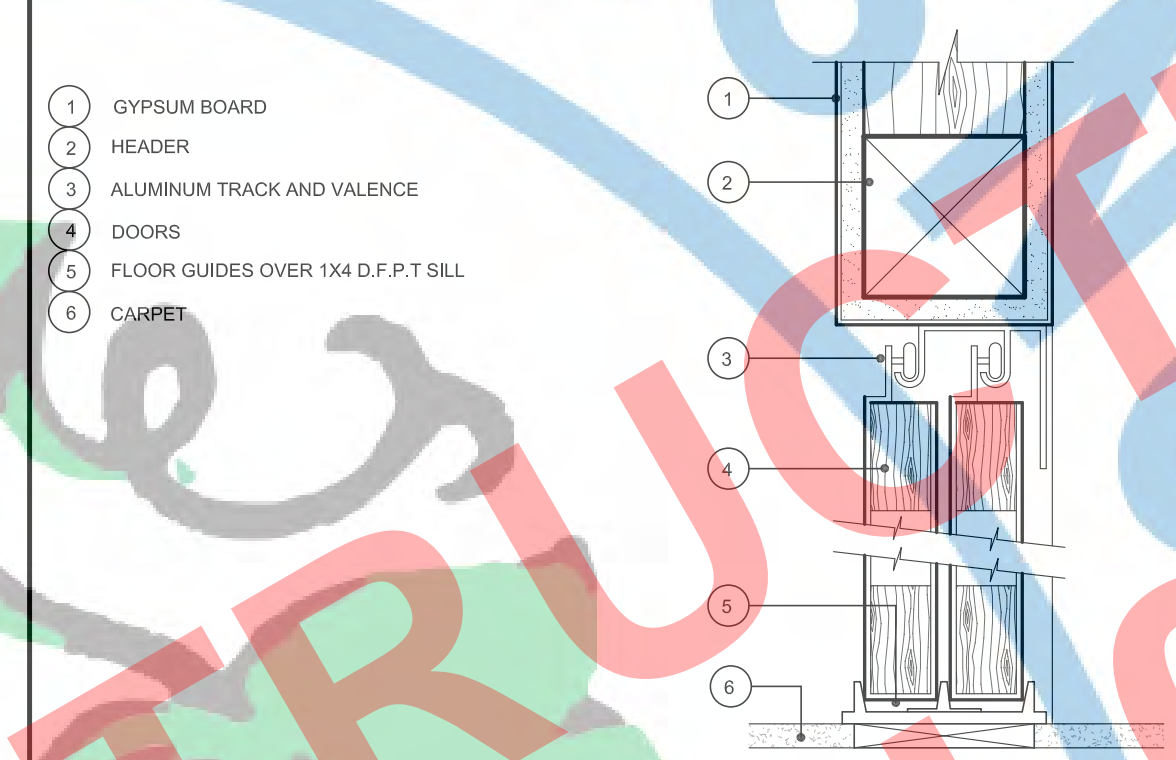
A CLOSET SHELF AND POLE



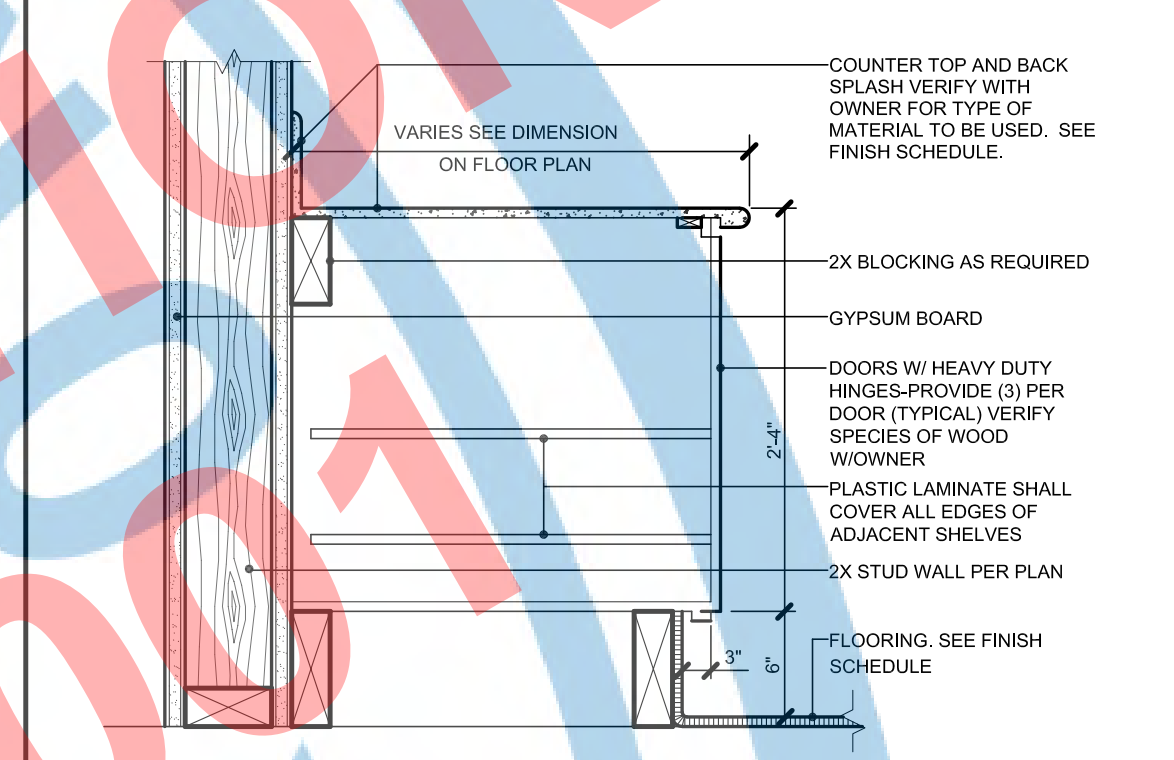
J EAVE AT CONVENTIONAL FRAMING



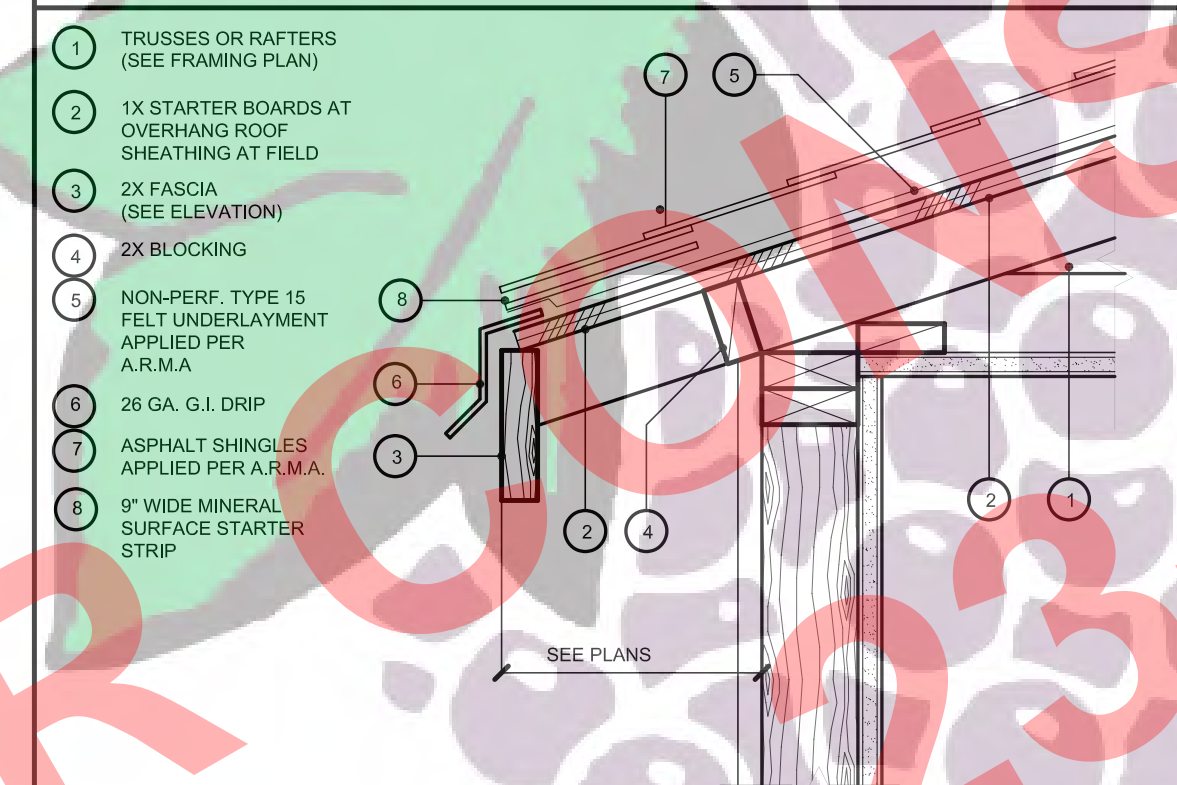
F INTERIOR DOOR HEAD-BI PASS



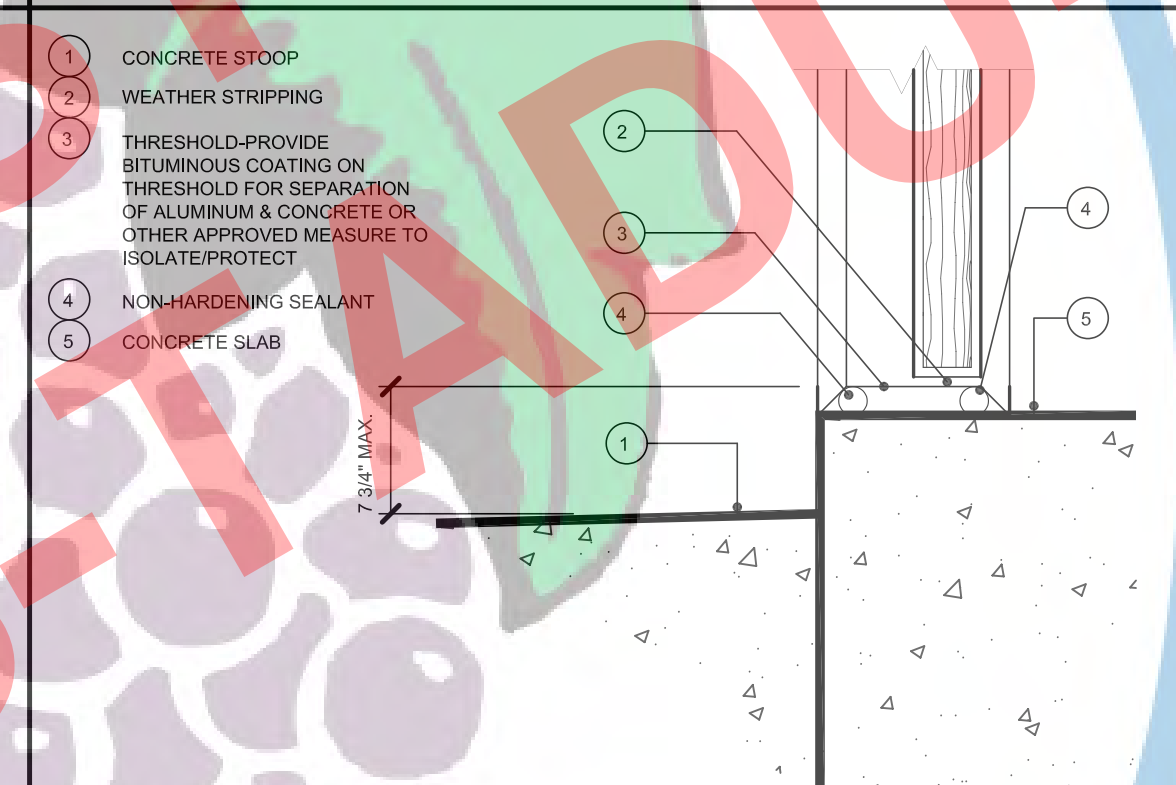
B TYPICAL BASE COUNTER



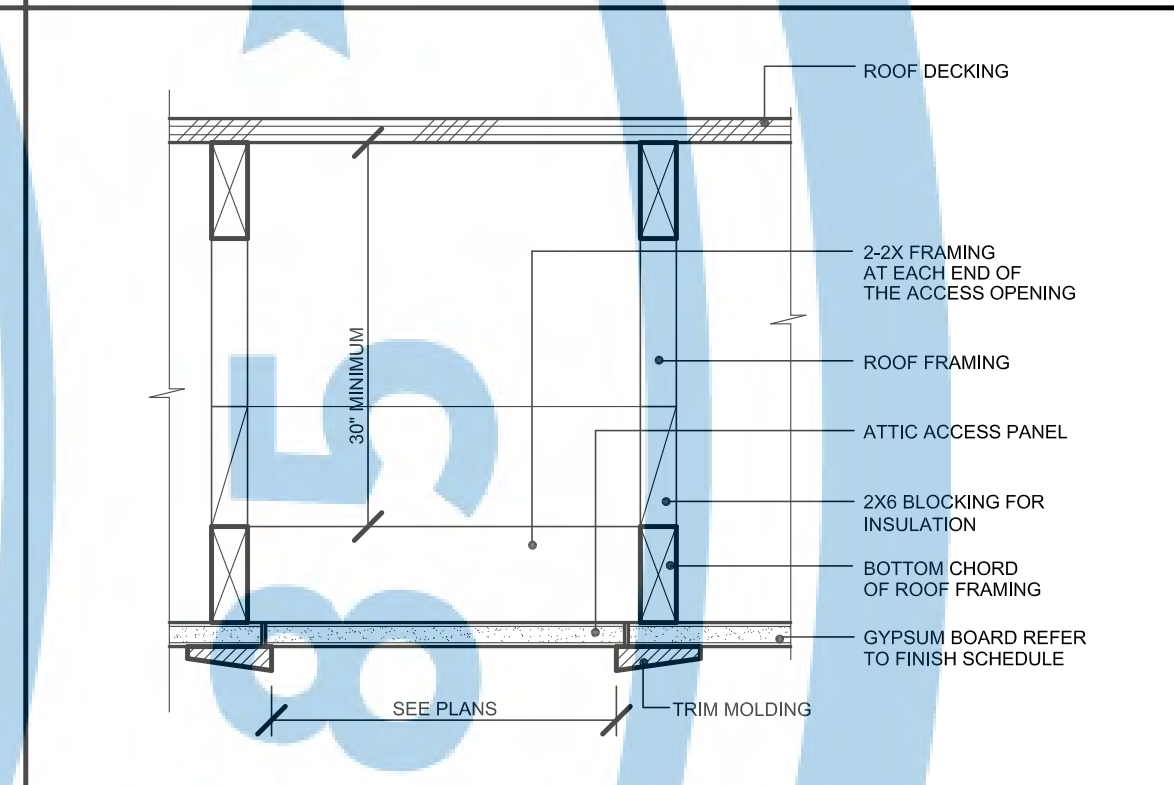
K ROOF TO WALL FLASHING-SHINGLE



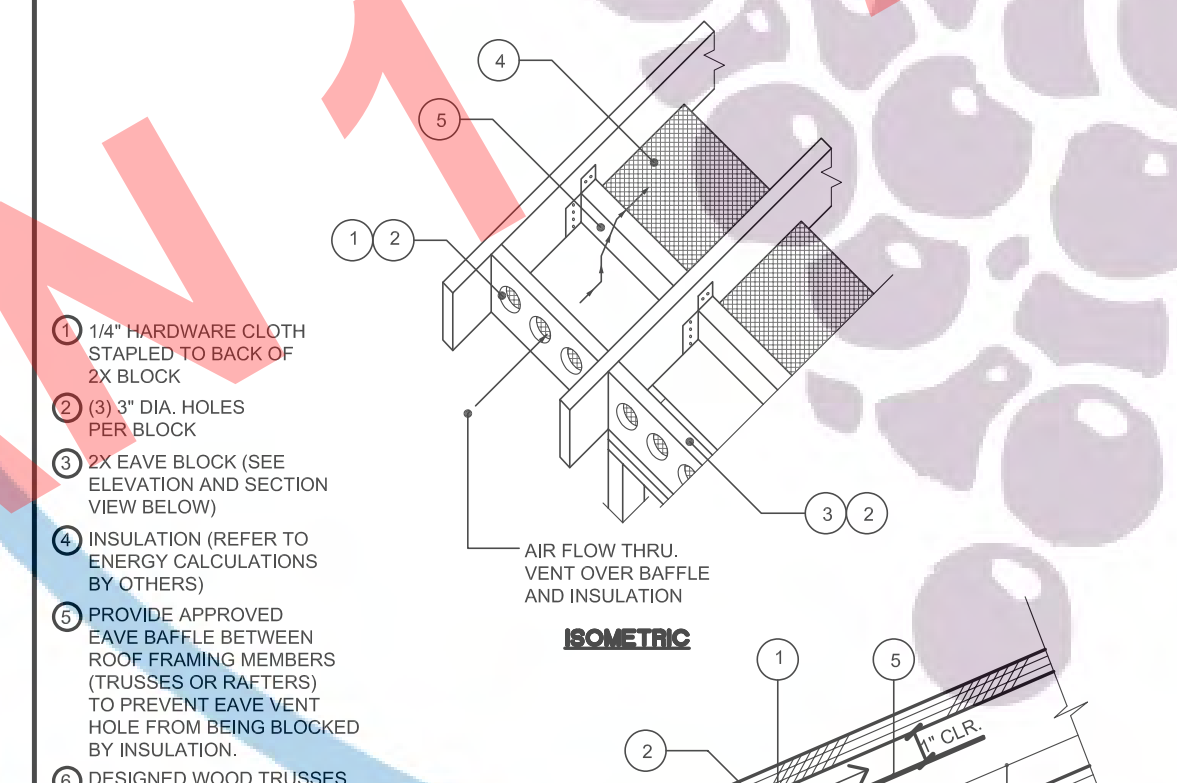
G THRESHOLD AT SWING-IN DOOR



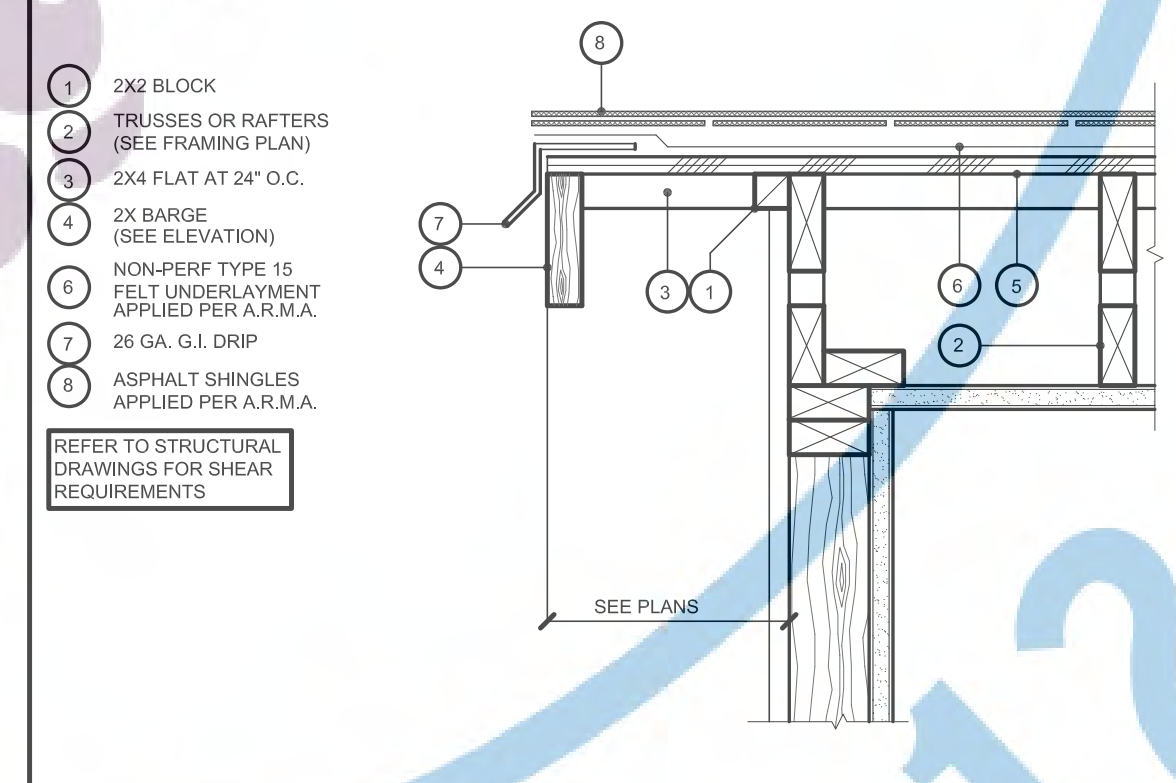
C ATTIC ACCESS



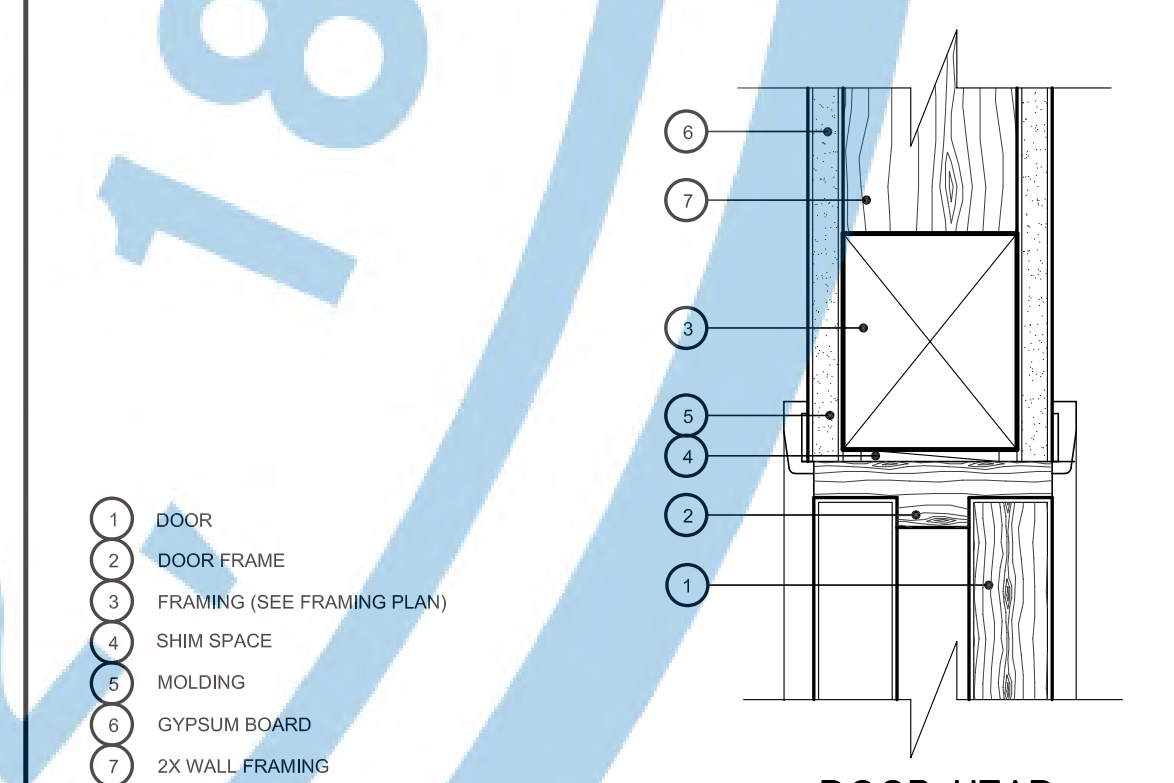
L EAVE - SHINGLE



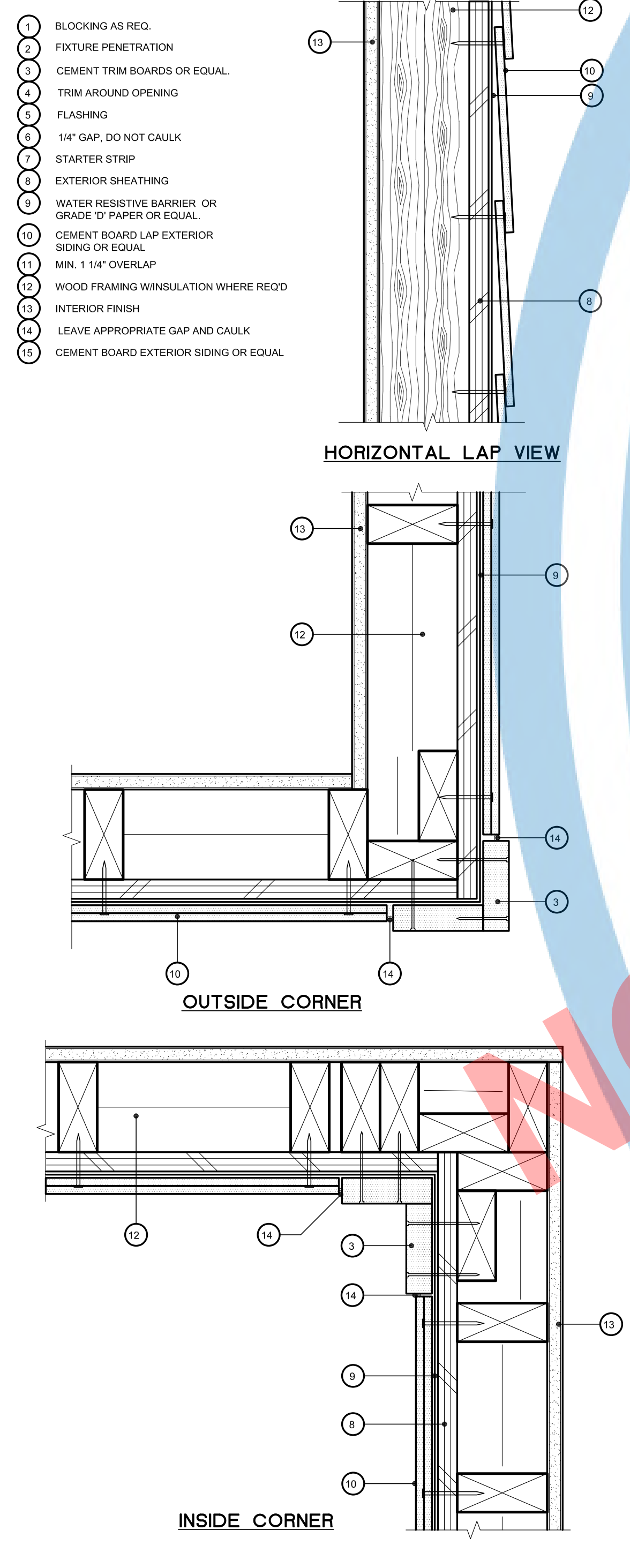
H GABLE END - SHINGLES



D INTERIOR DOOR



O EXTERIOR SIDING



M EAVE VENT BLOCK DETAIL



I RIDGE - SHINGLES





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PROJECT:

ACCESSORY DWELLING UNIT (TADU-001) PLAN 1

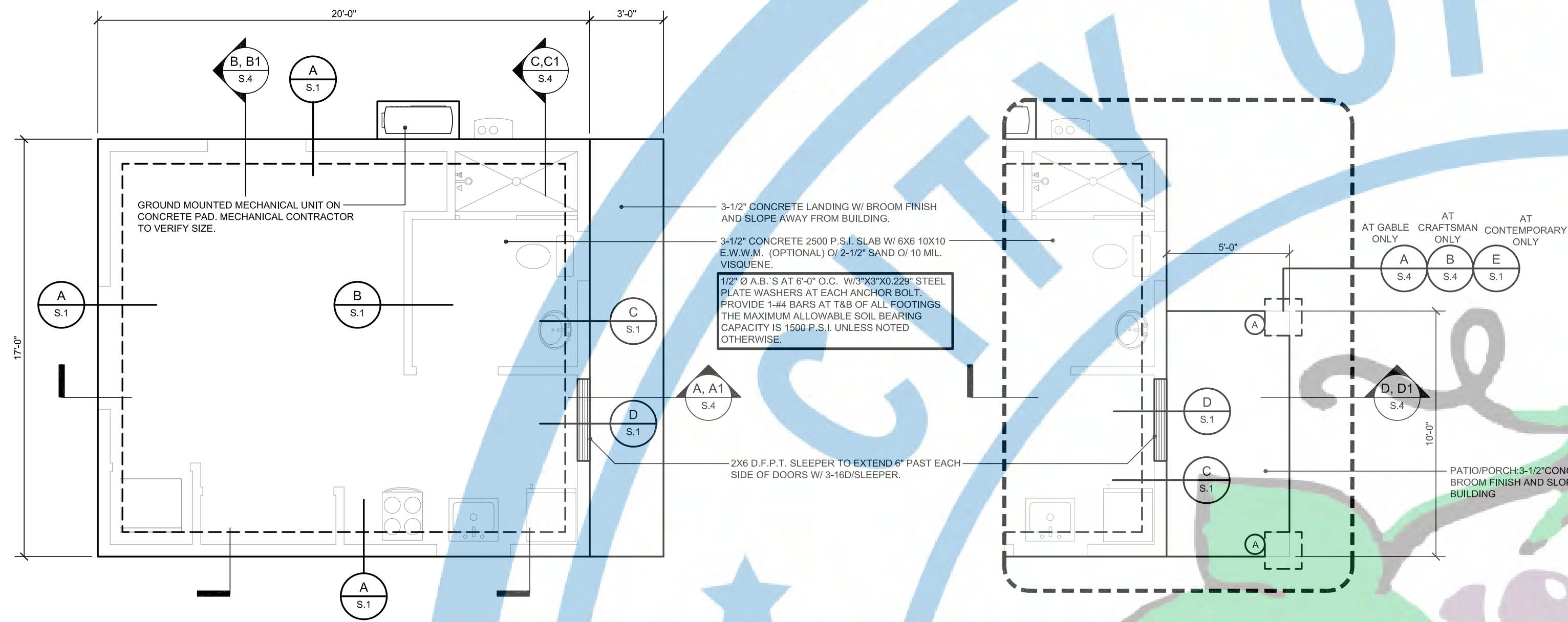
REVISIONS

NO.	DESCRIPTION	DATE

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DRAWING TITLE:
 FOUNDATION PLAN & BRACED WALL FRAMING PLAN (WITH PORCH OPTION)

JOB #: TADU001 SHEET NO.: S.1
 DATE: 19-Apr-23
 SCALE: AS NOTED
 DRAWN BY: IRG

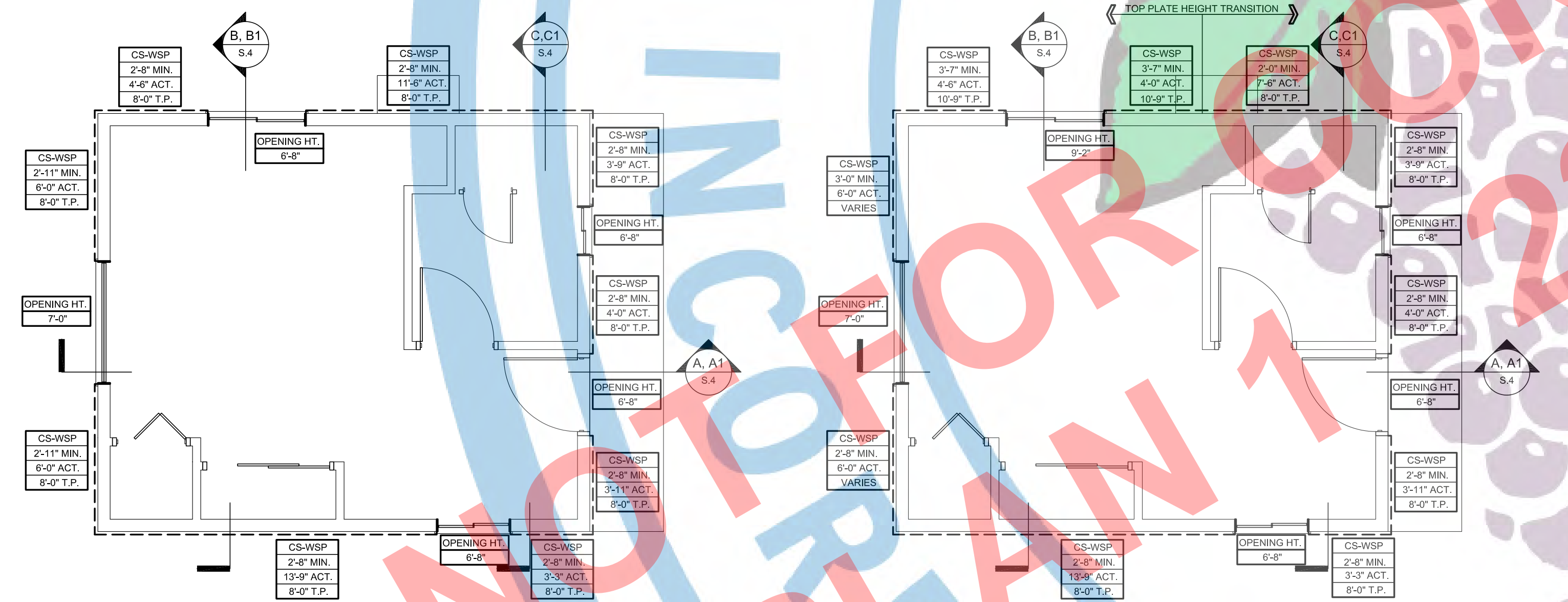


FOUNDATION PLAN

SCALE: 1/4" = 1'-0" GABLE/CONTEMPORARY/CONTEMPORARY

FOUNDATION PLAN

SCALE: 1/4" = 1'-0" PORCH OPTION

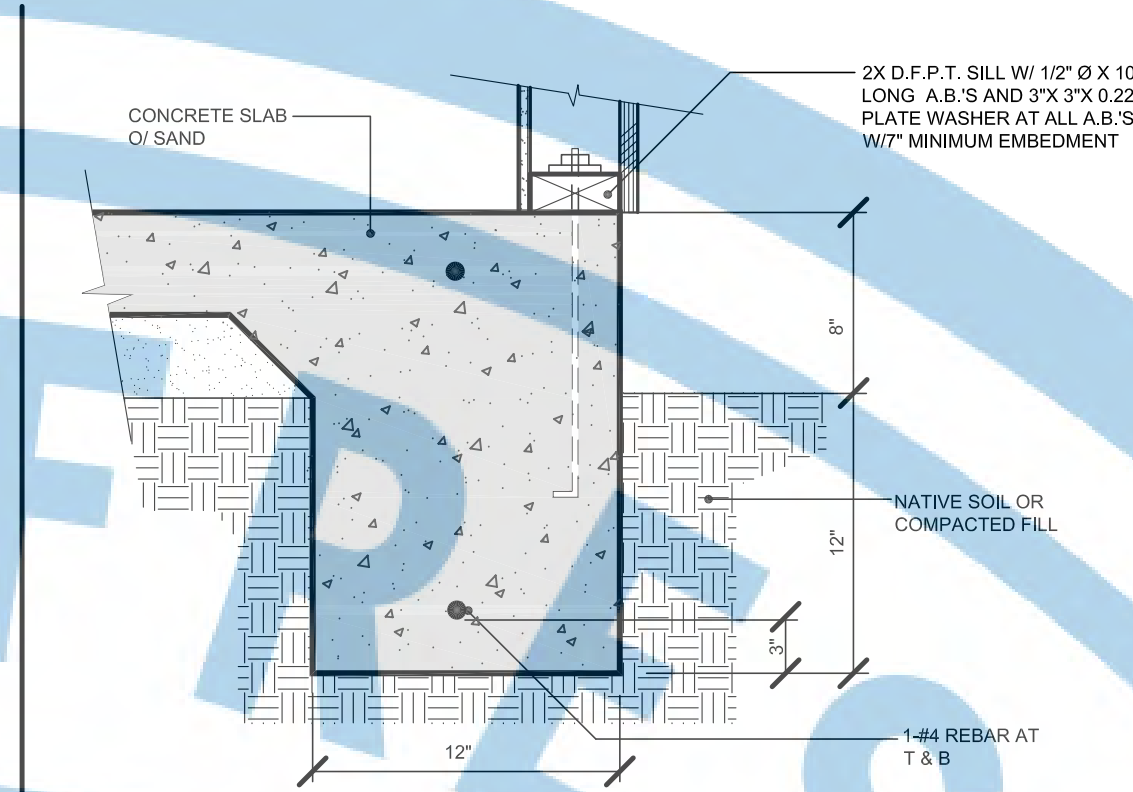


BRACE WALL PLAN

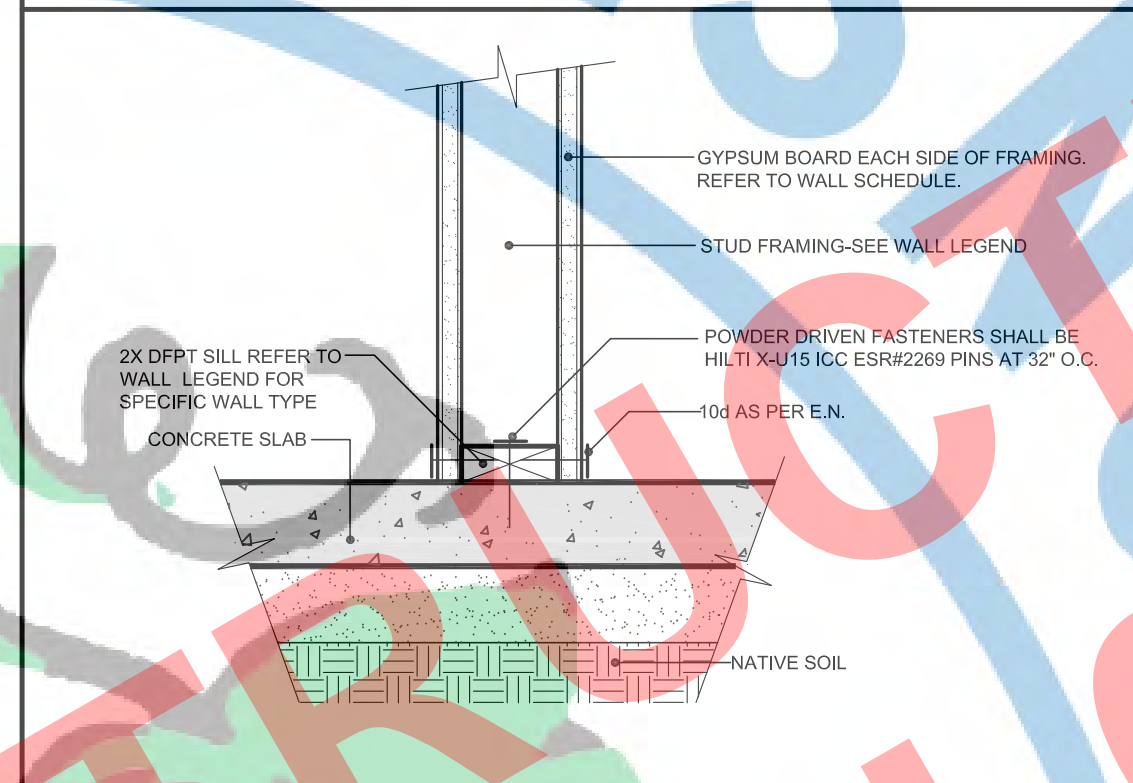
SCALE: 1/4" = 1'-0" GABLE/CONTEMPORARY

BRACE WALL PLAN

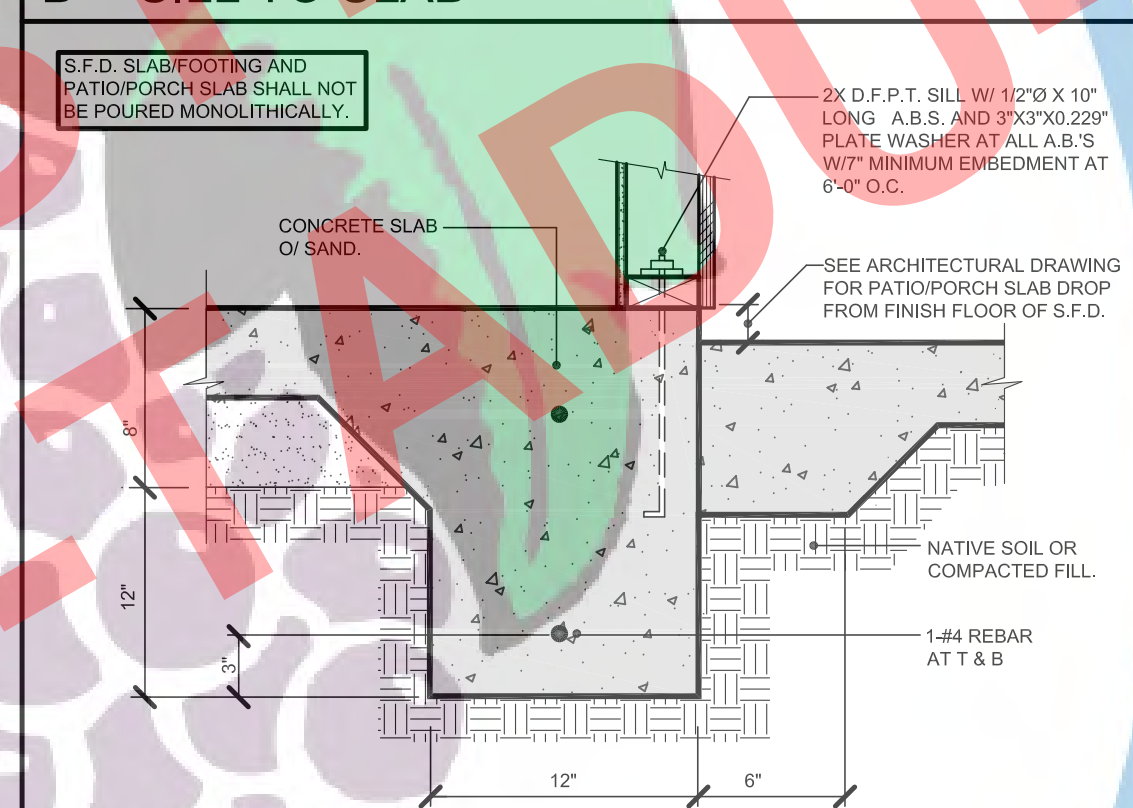
SCALE: 1/4" = 1'-0" CONTEMPORARY



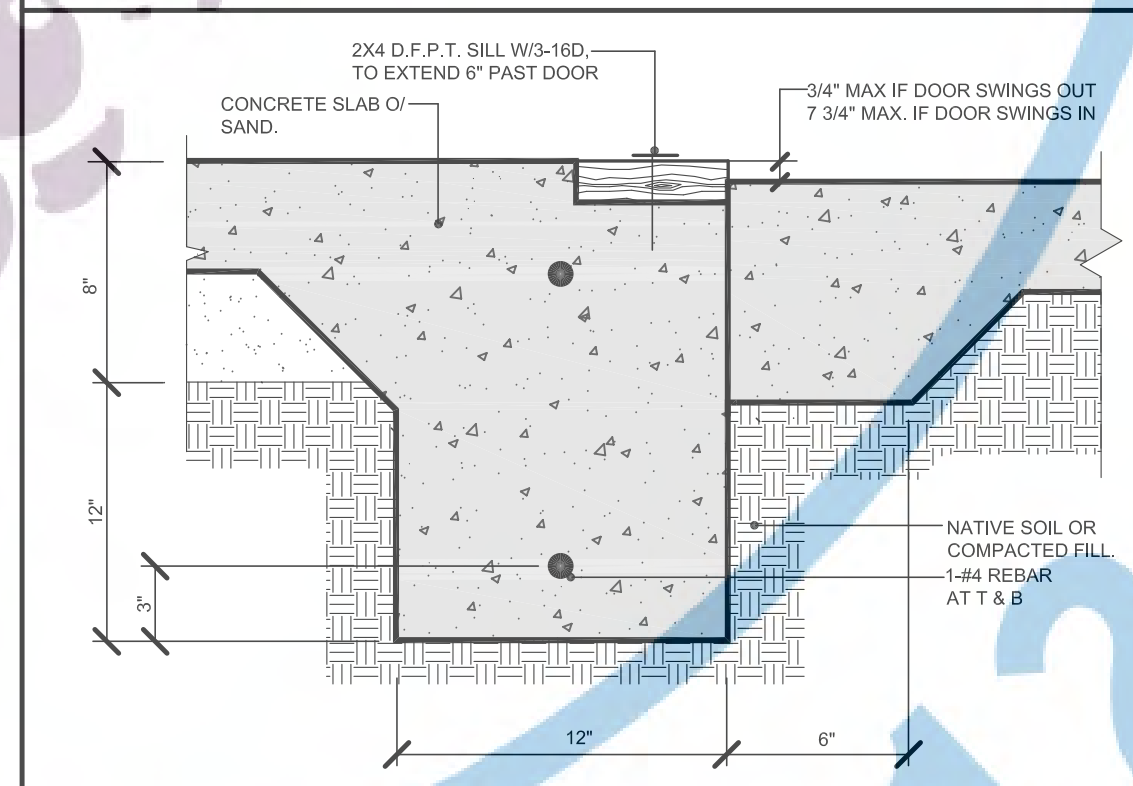
A CONCRETE FOOTING



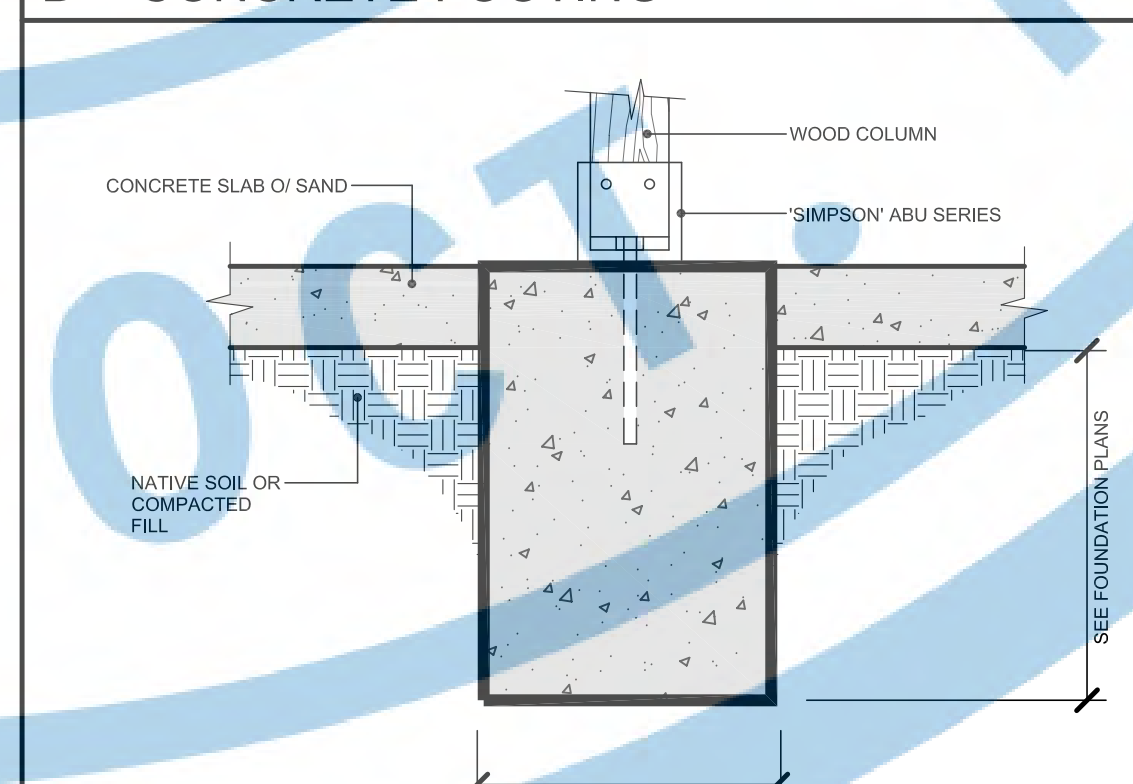
B SILL TO SLAB



C CONCRETE FOOTING



D CONCRETE FOOTING



E CONCRETE PAD FOOTING

FOOTING SCHEDULE:

DESCRIPTION	REINFORCEMENT BARS	DETAIL
18"x18"x12" DEEP CONCRETE PAD FOOTING	N/A	E/S.1

FOUNDATION NOTES:

- ALL CONCRETE SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 2800 PSI AT 28 DAYS. FOUNDATIONS SHALL BE PLACED IN NATURALLY UNDISTURBED SOIL OR PROPERLY COMPACTED SOIL CAPABLE OF SUPPORTING 1500 PSF OR MORE. NOTIFY ARCHITECT WHEN SOIL CONDITIONS ARE UNSATISFACTORY.
- CONCRETE MIXES SHALL BE DESIGNED BY A TESTING LABORATORY APPROVED BY THE ENGINEER. MIXES SHALL CONFORM TO APPLICABLE BUILDING CODE REQUIREMENTS. REGARDLESS OF OTHER MINIMUM REQUIREMENTS SPECIFIED HEREIN OR ON THE DRAWINGS, MIX DESIGNS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL BEFORE USE. DESIGNS SHALL SHOW PROPORTIONS OF CEMENT, FINE AND COARSE AGGREGATES AND WATER, AND GRADUATION OF COMBINED AGGREGATES.
- WATER USED IN MAKING CONCRETE SHALL BE CLEAN AND FREE FROM INJURIOUS AMOUNTS OF OILS, ACIDS, ALKALIS, SALTS, ORGANIC MATERIALS OR OTHER SUBSTANCES THAT MAY BE DELETERIOUS TO CONCRETE OR REINFORCEMENT. NONPOTABLE WATER SHALL NOT BE USED IN CONCRETE.
- PLACE AND VIBRATE ALL CONCRETE AS REQUIRED TO ELIMINATE ALL VOIDS, POCKETS, ETC. AROUND FORMS, REINFORCING OR FASTENING DEVICES. ETC. REMOVE ALL LOOSE CONCRETE AND FILL HONEYCOMBED SURFACES WITH PORTLAND CEMENT MORTAR. ALL WORK SHALL BE FREE OF BUBBLES. PROTECT ADJACENT SURFACES. TRUENESS OF ALL SLABS SHALL BE TRUE TO 1/4" IN 50 FEET AND SHALL HAVE NO SWALES.
- LOCATE AND EXPOSE ALL PROPERTY CORNERS AND STRING THE SIDE YARD PROPERTY LINES PRIOR TO THE FOUNDATION INSPECTION.
- TRENCHING OF GRADE BEAMS SHALL BE EXCAVATED IN ORDER TO PROVIDE THE BEAM CROSS SECTION INDICATED. BEAM AND SLAB DEPTHS AS INDICATED ARE MINIMUM ACCEPTABLE SIZES. LARGER SIZE BEAMS AND SLABS FORMED BY LESS ACCURATE TRENCHING MAY REQUIRE ADDITIONAL REINFORCING NOT SHOWN WHICH SHALL BE DETERMINED BY THE ENGINEER DURING CONSTRUCTION REVIEW. ALL LOOSE DIRT FROM SIDES AND BOTTOM OF TRENCHES SHALL BE REMOVED. HAUNCHES SHALL BE CUT ON EACH SIDE OF TRENCHES OF ADEQUATE SIZE TO MAINTAIN THE VERTICAL SIDES OF THE TRENCH.
- CONCRETE SHALL BE DEPOSITED AS NEARLY AS PRACTICABLE IN ITS FINAL POSITION TO AVOID SEGREGATION DUE TO RE-HANDLING OR FLOWING. CONCRETE SHALL BE CARRIED ON AT SUCH A RATE THAT CONCRETE IS AT ALL TIMES PLACED AND FLOWS READILY INTO SPACES BETWEEN REINFORCEMENT CONCRETE THAT HAS PARTIALLY HARDENED OR BEEN CONTAMINATED BY FOREIGN MATERIAL. SHALL NOT BE DEPOSITED IN THE STRUCTURE.
- ALL REINFORCING STEEL, WIRE MESH, ANCHOR BOLTS, HOLDOWN ANCHORS, AND OTHER INSERTS SHALL BE SECURED IN POSITION AND INSPECTED BY THE BUILDING OFFICIAL PRIOR TO PLACING CONCRETE.
- CHECK WITH OTHER TRADES AND SUBCONTRACTORS ALL UNDER SURFACE WORK IS COMPLETE. PROPERLY LOCATE ALL INSERTS, TIES, ANCHORS, BOLTS, DOWELS, BLOCKING, GROUNDS, VENERS ETC. BEFORE CONCRETE IS POURED. PROVIDE 1/4" REBAR X 20" OVER GROUNDS EMBEDDED INTO CONCRETE FOOTING. COORDINATE LOCATION WITH ELECTRICAL CONTRACTOR.
- MAY PASS THROUGH STRUCTURAL CONCRETE IN SLEEVES. BUT SHALL NOT BE EMBEDDED THEREIN. SLEEVES SHALL BE WRAPPED WITH EXPANSION JOINT FILLER MATERIAL TO ALLOW CONCRETE TO CURE WITHOUT RESTRAINT. PIPES OR CONDUITS EXCEEDING ONE THIRD THE WALL OR SLAB OR WALL THICKNESS SHALL NOT BE IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILLED SEE MECHANICAL AND/OR ELECTRICAL DRAWINGS FOR LOCATION OF SLEEVES, ACCESSORIES, ETC.
- PLUMBING LINES PASSING PERPENDICULAR THROUGH FOOTINGS SHALL BE SLEEVED WITH A 26 GAUGE G.I. SLEEVE MINIMUM SIZE ALLOWABLE TO RECEIVE PIPES. PLACE SLEEVES AS NEAR CENTER OF FOOTING AS POSSIBLE.
- USE #4 REBAR TOP AND BOTTOM 3/4" LONG MINIMUM IN FOOTINGS WHICH HAVE PLUMBING LINES PASSING PERPENDICULAR BELOW. BACK FILL PIPES IN MOISTENED LAYERS NOT MORE THAN 6" THICK THOROUGHLY COMPACTED.
- LOAD BEARING FOOTINGS SHALL BE EXTENDED A MINIMUM OF 12" WIDE AND 12" BELOW UNDISTURBED SOIL OR AS OTHERWISE NOTED.
- FOUNDATION PLATES OR SILLS SHALL BE BOLTED TO THE FOUNDATION OR FOUNDATION WALL WITH NOT LESS THAN 1/2" NOMINAL DIAMETER STEEL ANCHOR BOLTS EMBEDDED AT LEAST 7" INTO THE CONCRETE OR MASONRY AND SPACED NOT MORE THAN 72" APART. ANCHOR BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD WIDTH OF THE SILL PLATE. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PIECE WITH ONE BOLT LOCATED WITHIN 12" OF EACH END OF EACH PIECE.
- 2"x2"x20" STEEL WASHER TO BE INSTALLED ON EACH ANCHOR BOLT. THE PLATE WASHER MAY BE SLOTTED 3/16" LARGER THAN THE BOLT DIA. AND A SLOT LENGTH NOT MORE THAN 1/4". STANDARD CUT WASHER IS REQUIRED TO BE PLACED BETWEEN THE SILL PLATE WASHER AND THE WALL.
- POWDER DRIVEN FASTENERS AT INTERIOR NON-BEARING WALLS SHALL BE HILTI XU15 ICC ESR-2269 PINS AT 32" O.C. APPROVED 3/8" DIAMETER SHOT PINS WITH 2" DIAMETER CADMIUM WASHERS AT 32" O.C. MAXIMUM 6" FROM CORNERS AND SILES.
- POWDER DRIVEN FASTENERS SHALL NOT BE USED IN STEM WALLS LESS THAN 5 1/2" WIDE OR GREATER THAN 5 1/2" HIGH.
- PRESSURE TREATED SILL PLATE REQUIRES CONNECTORS TO BE HOT DIPPED GALVANIZED OR MECHANICALLY ZINC COATED.
- PRETREAT UNDER SLAB AREA WITH AN APPROVED SOLUTION FOR PROTECTING AGAINST TERMITES.
- INSTALL DAMPROOFING MEMBRANE UNDER ALL BUILDING SLABS AS SHOWN ON DRAWINGS. BASE SHALL HAVE BEEN LEVELED PRIOR TO INSTALLING VAPOR BARRIER. VAPOR BARRIER SHALL IN THE WIDEST PRACTICABLE WIDTH. ALL JOINTS SHALL BE LAPED NOT LESS THAN 6" PATCH ALL HOLES PRIOR TO PLACEMENT OF SAND COVER. TURN PAPER UP FOUNDATION WALLS WHERE SLAB AND FOOTINGS ARE MONOLITHICALLY POURED.
- INTERIOR FLOOR SLABS SHALL BE STEEL TROWELED SMOOTH. EXTERIOR WALKS, SLABS, ETC. SHALL HAVE MEDIUM SALT FINISH.
- CONCRETE SHALL BE PROTECTED FROM THE INJURIOUS ACTION OF THE SUN, RAIN, WIND, FLOWING WATER FROST AND MECHANICAL INJURY. AND SHALL NOT BE ALLOWED TO DRY OUT BEFORE THE MINIMUM CURING PERIODS. TAKE CARE NOT TO STAIN OR DISCOLOR FINISHED CONCRETE SURFACES. FOOTINGS-DAMP CURE 2 DAYS. SLABS-CAMP CURE 5 DAYS. A FINE WATER SPRAY SHALL BE USED TO REDUCE PLASTIC SHRINKAGE CRACKS DURING FINISHING OPERATIONS IMMEDIATELY AFTER THE CONCRETE HAS BEEN BROUGHT TO A FINISH SURFACE AND THE SHINY SURFACE HAS DISAPPEARED. FREQUENT LIGHT APPLICATIONS OF MOISTURE SHALL BE PROVIDED AS REQUIRED BY WEATHER CONDITIONS. ALL SURFACES TO RECEIVE CONCRETE SHALL BE WETTED DOWN 24 HOURS IN ADVANCE OF POURING CONCRETE ON THESE SURFACES. WATER SHALL NOT BE ADMITTED TO EXCAVATIONS. TRENCHES SHALL BE NO MORE THAN MOIST AT THE TIME OF POURING.
- THE EXTERIOR FINISHING SYSTEM SHALL BE APPLIED INDEPENDENTLY OF THE WALLS AND FOUNTAIN SYSTEM. SEE DESIGNER PLANS FOR EXTERIOR FINISHING INFORMATION.
- ELEVATE POST BASES AT LOCATIONS SUBJECT TO WATER SPLASH OR WEATHER EXPOSURE.

BRACED WALL LEGEND

SYMBOL	DESCRIPTION
CS-WSP	CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL - SHEATHING WITH A THICKNESS NOT LESS THAN 5/8" INCH APART SHED SHEATHING FOR 24" STUD SPACING WITH 80 COMMON OR GALVANIZED BOX WALLS SPACED 6" ON CENTER AT SHEATHING PANEL EDGES AND 12" ON CENTER IN THE FIELD. BRACED WALL INSPECTIONS REQUIRED PRIOR TO COVERING. EXTERIOR BRACED WALL PANELS SHALL EXTEND TO TOP PLATE OR ROOF FRAMING AS END CONDITIONS.
CS-WSP	BRACED WALL SYMBOL
X-X	MINIMUM BRACED WALL LENGTH REQUIRED PER CRC SECTION R602.10
X-X	BRACED WALL LENGTH PROVIDED
X-X	WALL HEIGHT

CONTINUOUS SHEATHING WALL BRACING METHOD:

- CONTINUOUS SHEATHING METHODS REQUIRE STRUCTURAL PANEL SHEATHING TO BE USED ON ALL APPLICABLE SURFACES ON ONLY ONE SIDE OF A BRACED WALL LINE AND GABLE END WALL.
- AREA ABOVE AND BELOW OPENINGS SHALL BE FULLY SHEATHED WITH A MINIMUM OF 3/8 INCH APART SHEATHING STRUCTURAL PANEL SHEATHING.
- FULL HEIGHT SHEATHED WALL SEGMENTS HAVING A WIDTH EQUAL OR GREATER THAN TABLE BELOW ARE COUNTED TOWARD THE TOTAL BRACING LENGTH. WALL MINIMUM LENGTH IS BASED ON WALL HEIGHT AND HEIGHT OF THE ADJACENT OPENING.
- CONTINUOUS SHEATHING WOOD STRUCTURAL PANEL SHALL HAVE CORNER RETURN LENGTH ON BOTH SIDES OF CORNER (24 INCH MINIMUM).
- PLYWOOD SHEET USED IN THE CONSTRUCTION OF BRACED WALLS SHALL BE NOT LESS THAN 4"X8" IN SIZE.
 A. MINIMUM SIZE SHEET AT BOUNDARIES AND CHANGES IN FRAMING SHALL BE 24", UNLESS BLOCKED.
 B. NAIL SIZE, SPACING, AND TYPE PER ABOVE UNLESS NOTED OTHERWISE.

WALL LEGEND:

SYMBOL	DESCRIPTION
---	CONTINUOUS SHEATHING BRACED WALLS. SEE BRACED WALL PLAN FOR ADDITIONAL INFORMATION.

WALL FRAMING NOTES:

- PROVIDE CONTINUOUS STUDS AT ALL LOCATIONS WHERE THERE IS NO LATERAL SUPPORT AT 6" PLATE HEIGHT.
- FINGER JOINTED STUDS IN STRUCTURAL WALLS BEARING OR SHEAR MUST BE GRADE STAMPED BY AN APPROVED ICC INSPECTION AGENCY AND CLEARLY SPECIFIED ON PLANS, AND ARE NOT ALLOWED AT HOLDOWN LOCATIONS.
- ALL LUMBER SHALL BE GRADE MARKED, DOUGLAS FIR STANDARD OR BETTER MINIMUM EXCEPT AS NOTED ON PLANS.
- ALL COLUMNS TO BE DOUGLAS FIR NO. 2
- IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. (R-302.11) PROVIDE FIRE BLOCKING AT THE 10-FOOT INTERVALS AND AT ALL FLOOR AND CEILING LEVELS.
- USE THE FOLLOWING LUMBER GRADES OR BETTER, UNLESS OTHERWISE NOTED:
 A. SILL PLATES: FOUND. GRD. RWD. CRP. T. DOUG. FIR
 B. VERTICAL FRAMING STUDS: DOUG. FIR. STUD GRADE
 C. POSTS: DOUG. FIR. STUD OR BETTER
 D. TOP PLATES: DOUG. FIR. STUD OR BETTER
 E. CEILING JOIST: DOUG. FIR. NO. 2 OR BETTER
 F. RAFTERS: RIDGES, HIPS: DOUG. FIR. NO. 2 OR BETTER
 G. HEADERS: DOUG. FIR. CONSTRUCTION GRD. OR BETTER
 H. EXPOSED BEAMS/OUTRIGGERS: ARCH. GRD. D.F. (RSN IF NOTED)
 I. EXPOSED POSTS: ARCH. GRD. D.F. (RSN IF NOTED)
 J. FASCIA WINDOW FRAMES: KILN DRIED CLR. HEMLOCK/RSN - FACE
 K. BRACING, BACKING, PURLINS: DOUG. FIR. STANDARD OR BETTER
 L. BRACED ROOF SHEATHING: DOUG. FIR. STANDARD OR BETTER
 M. SOLID 7/8" RUSTIC EAVES: NO. 2 OR BETTER. PINE OR BETTER
 N. 2X6 TAG CEILING: NO. 1 WHITE PINE RESAWN FACE
 O. REDWOOD SIDING: CEDAR RWD. SQUARE OF "V" GROOVED
 P. EXTERIOR TRIM: CLEAR RWD. OR APPEARANCE GRD. DOUG. FIR OR HEMLOCK. RESAWN FACE
 Q. DOOR JAMBES, CASINGS, MOULDINGS: CLEAR DOUG. FIR OR PINE
 R. SHELVING 3/4" PLYWOOD WITH HARDWOOD EDGE
- SILLS, SLEEPERS, PLATES, ETC. ON MASONRY OR CONCRETE, THAT IS IN DIRECT CONTACT WITH EARTH SHALL BE FOUNDATION GRADE A REDWOOD OR PRESSURE TREATED DOUGLAS FIR.
 THE OPENING AROUND GAS VENTS, DUCTS, PIPES, CHIMNEYS, AND FIREPLACES AT THE CEILING LEVEL SHALL BE FIREBLOCKED WITH NONCOMBUSTIBLE MATERIALS.
 GREEN VINYL SIGNERS DO NOT MEET THE NAILING REQUIREMENTS FOR MOST BOX AND COMMON NAILED CONNECTIONS.



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PROJECT:

ACCESSORY DWELLING UNIT (TADU-001) PLAN 1

REVISIONS		
NO.	DESCRIPTION	DATE

CITY USE ONLY

DRAWING TITLE:
ROOF & CEILING JOIST FRAMING PLAN FOR GABLE & CRAFTSMAN

JOB#: TADU-001 SHEET NO. **S.2**
 DATE: 4-Aug-23
 SCALE: AS NOTED
 DRAWN BY: IRG

HEADER/BEAM SCHEDULE:

SYMBOL	HEADER/BEAM SIZE & GRADE
HT1	6X8 D.F.#2
HT2	4X8 D.F.#2
HT3	4X8 D.F.#2
HT4	6X8 D.F.#2
HT5	6X10 D.F.#2

ROOF SHEATHING:

BOUNDARY	6 IN. O.C.	SEE DETAIL
EDGE	6 IN. O.C.	A
FIELD	12 IN. O.C.	S.2

- SHEATHING NOTES:**
- MAXIMUM SIZE OF OPENING IN HORIZONTAL DIAPHRAGM NOT TO EXCEED 24" WITHOUT BLOCKING.
 - PLYWOOD ROOF DIAPHRAGM SHALL BE CONTINUOUS BELOW ALL CALIFORNIA FILL FRAMING.
 - ENTIRE PERIMETER SHALL BE BLOCKED.
 - PROVIDE 1/8" GAP AT ALL PANEL EDGES.
 - PLYWOOD SHEET USED IN THE CONSTRUCTION OF DIAPHRAGMS SHALL BE NOT LESS THAN 4X8" IN SIZE.
 - MINIMUM SIZE SHEET AT BOUNDARIES AND CHANGES IN FRAMING SHALL BE 24", UNLESS BLOCKED.
 - NAIL SIZE, SPACING, AND TYPE PER ABOVE UNLESS NOTED OTHERWISE.
 - ALL PLYWOOD SHALL BE GRADE STAMPED A, B, AND FOLLOWING MINIMUM GRADES SHALL APPLY TO WOOD STRUCTURAL PANELS UNLESS SHOWN OTHERWISE ON THE DRAWINGS:
 - A. ROOF SHEATHING SHALL BE INTERIOR GRADE WITH EXTERIOR GLUE
 - B. EXPOSED SHEATHING SHALL BE EXPOSURE 1 OR CCK EXTERIOR GRADE AT EXPOSED AREAS WITH EXTERIOR GLUE WALL SHEATHING SHALL BE INTERIOR GRADE WITH EXTERIOR GLUE.

WALL LEGEND:

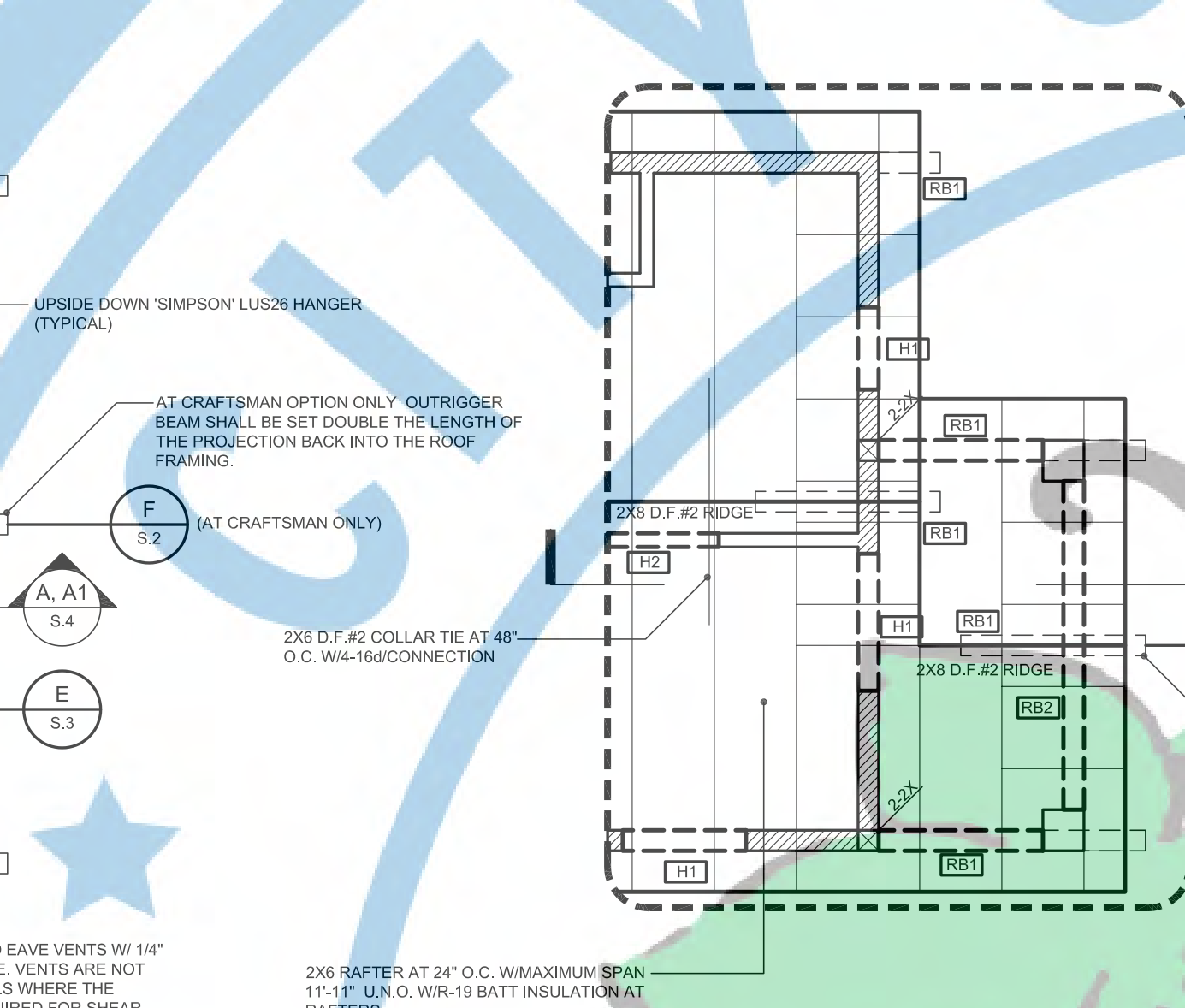
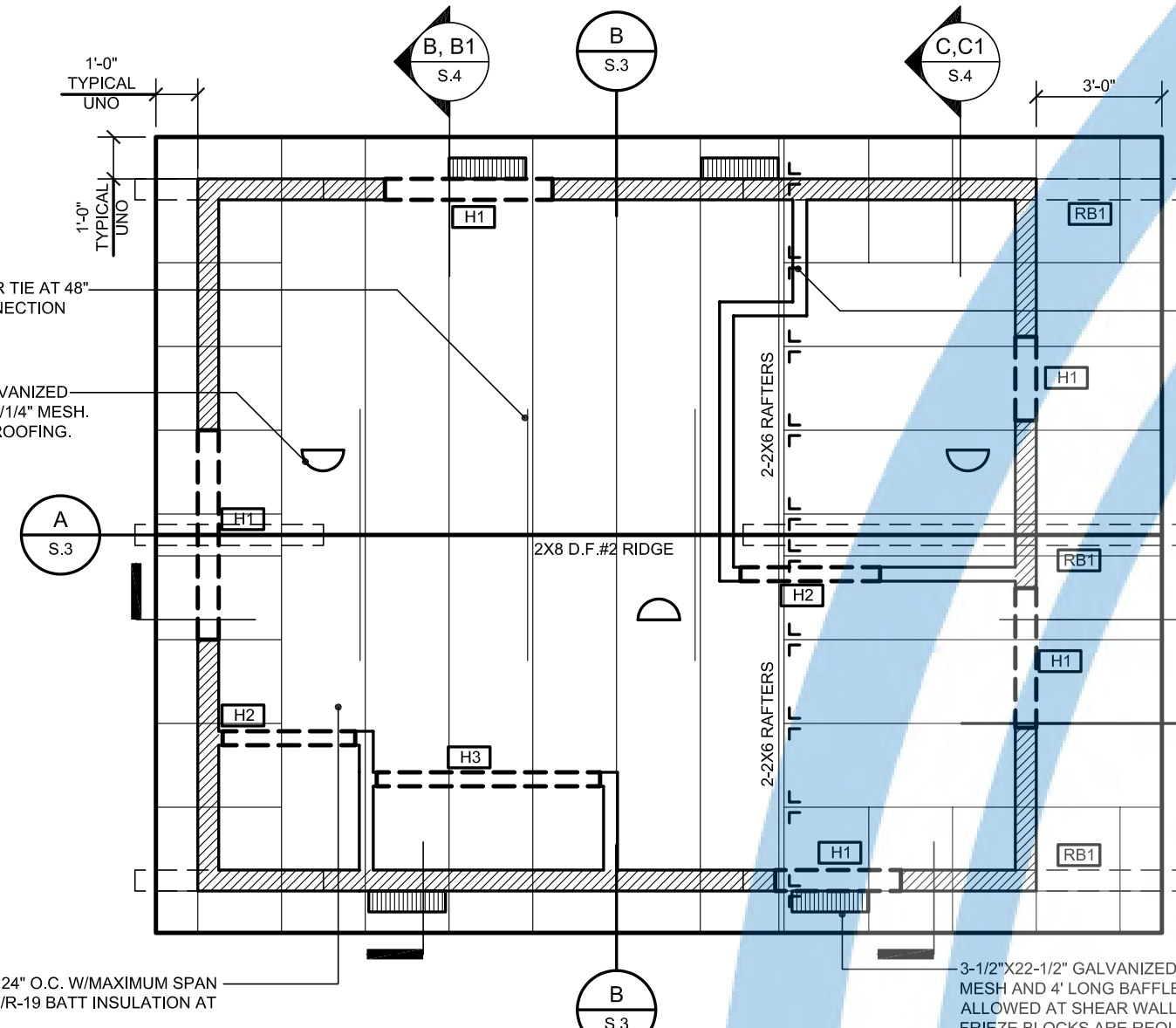
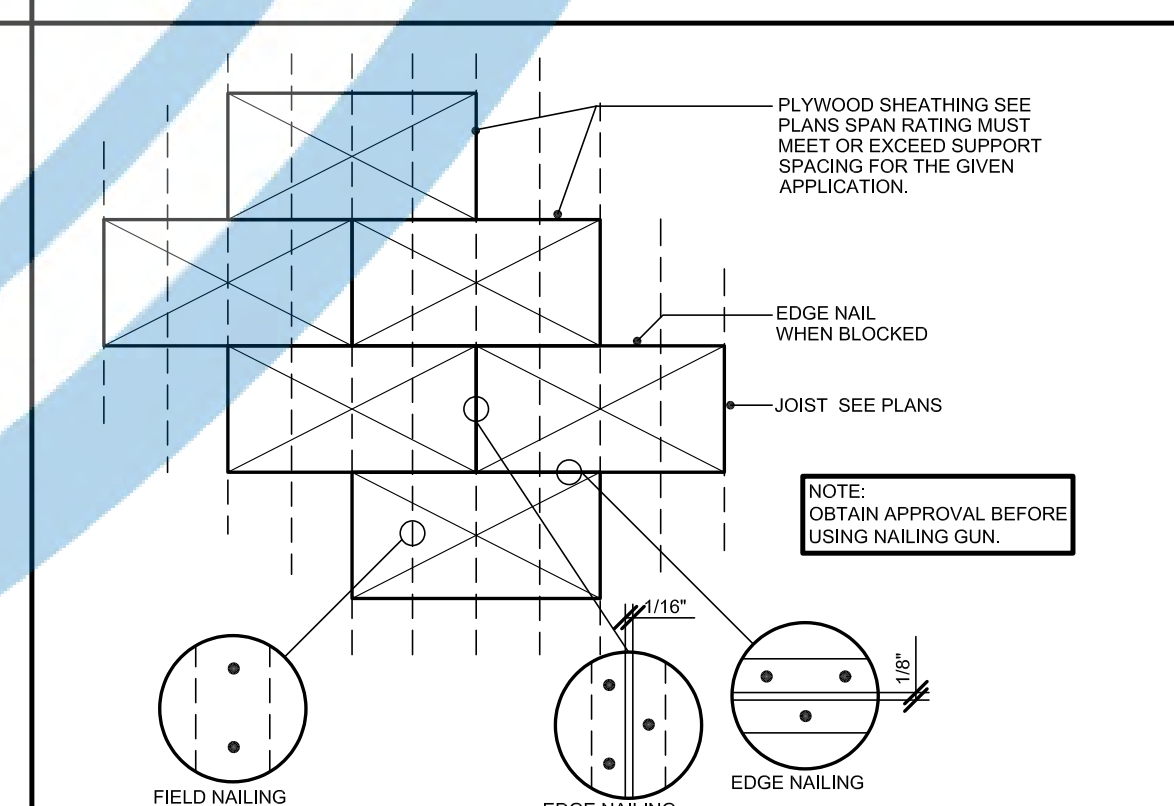
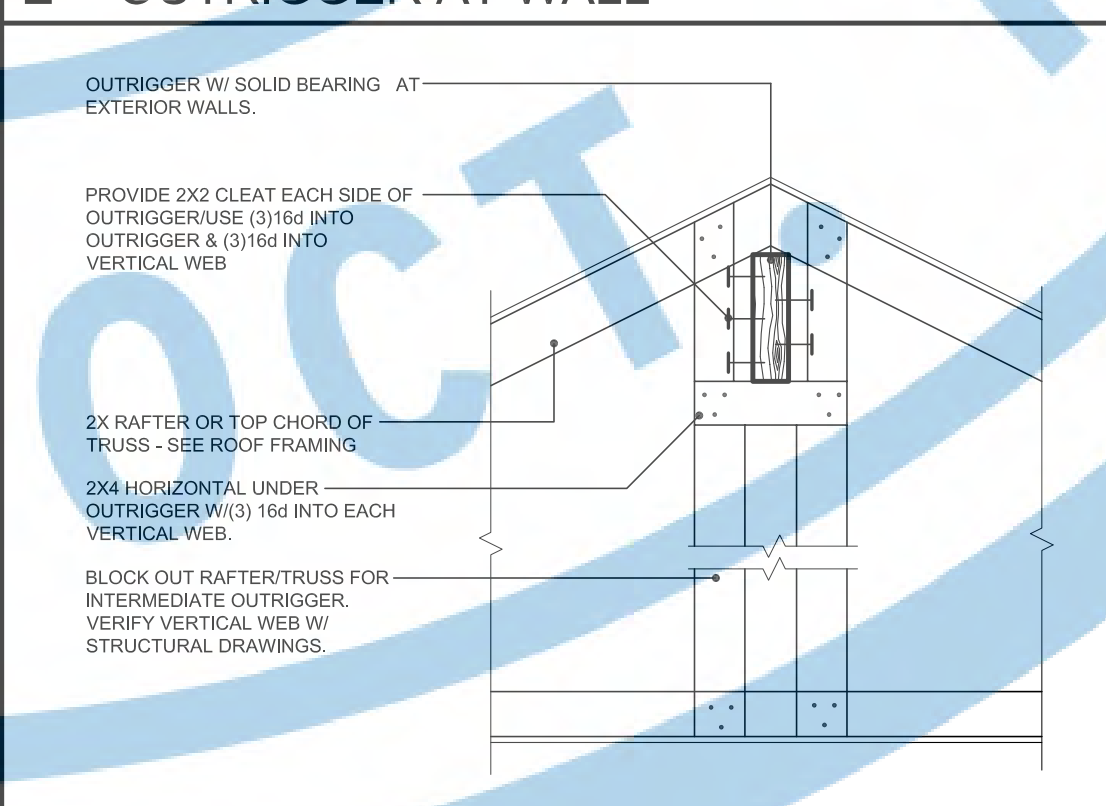
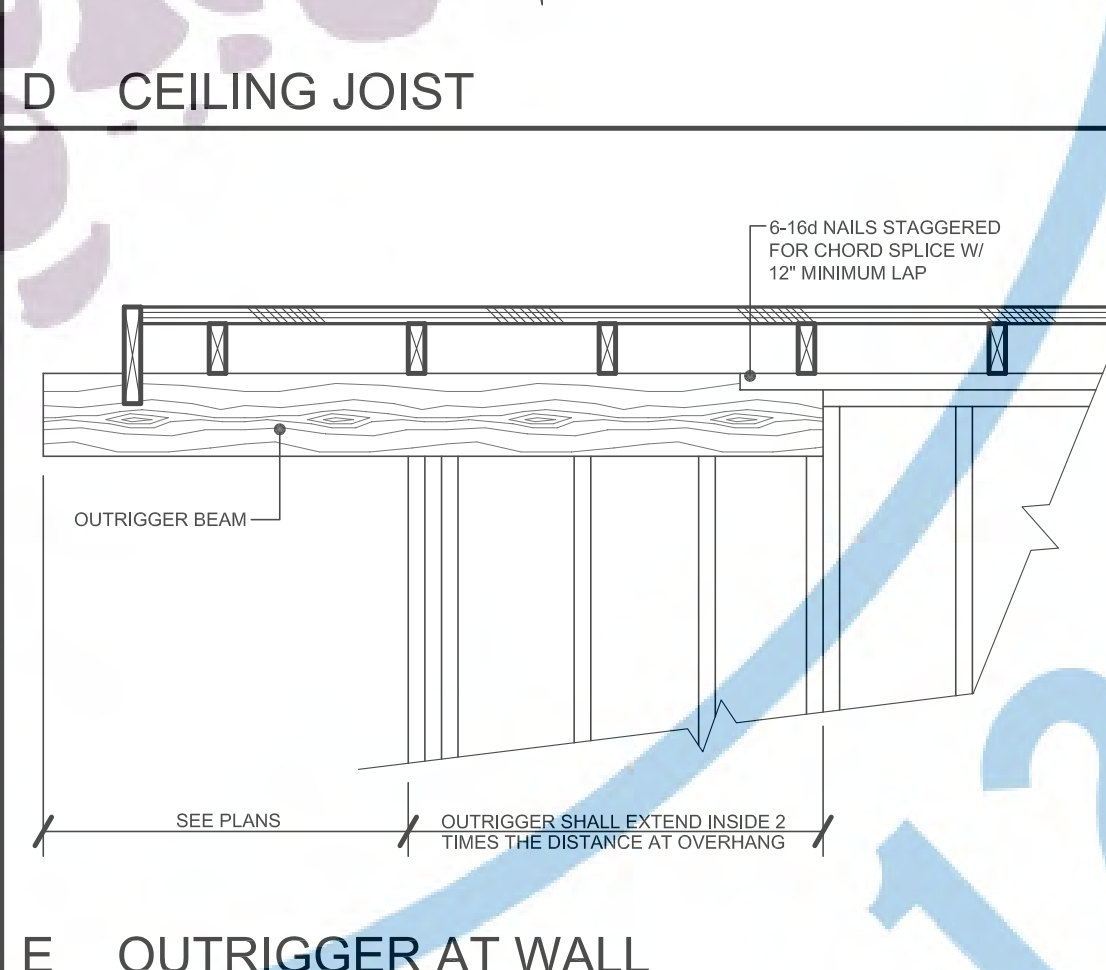
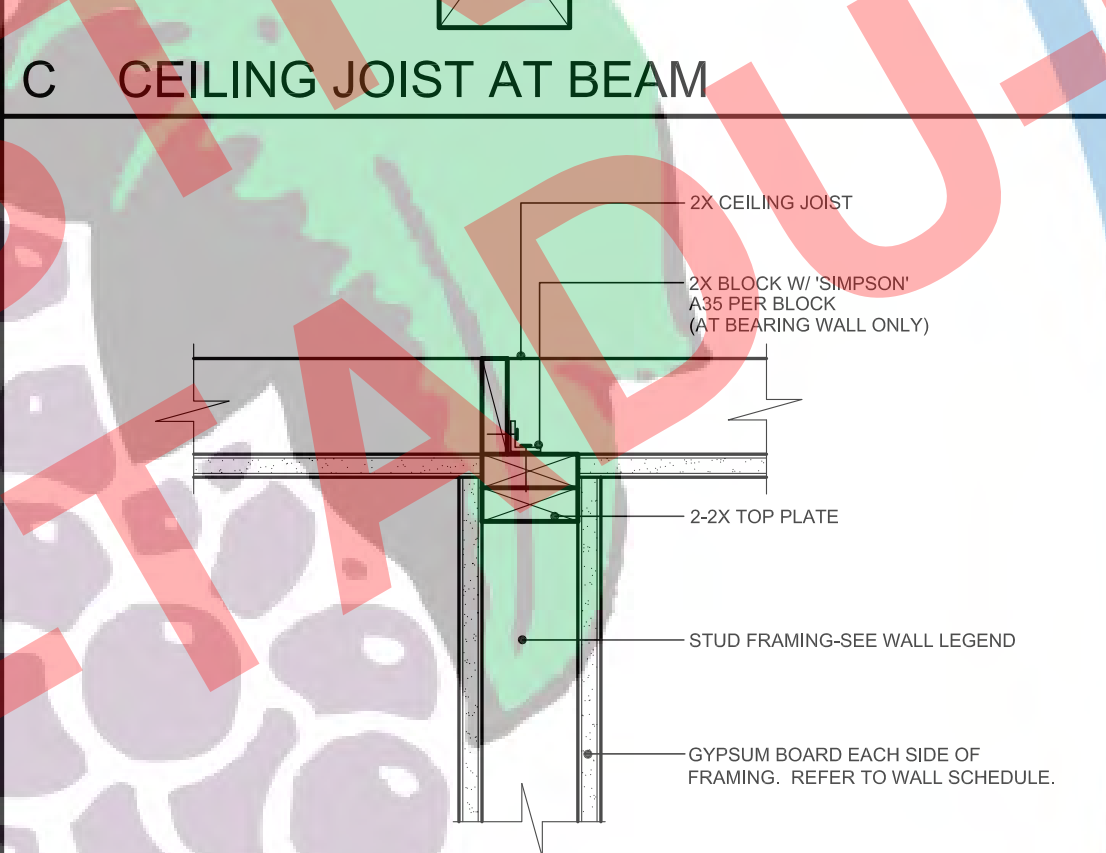
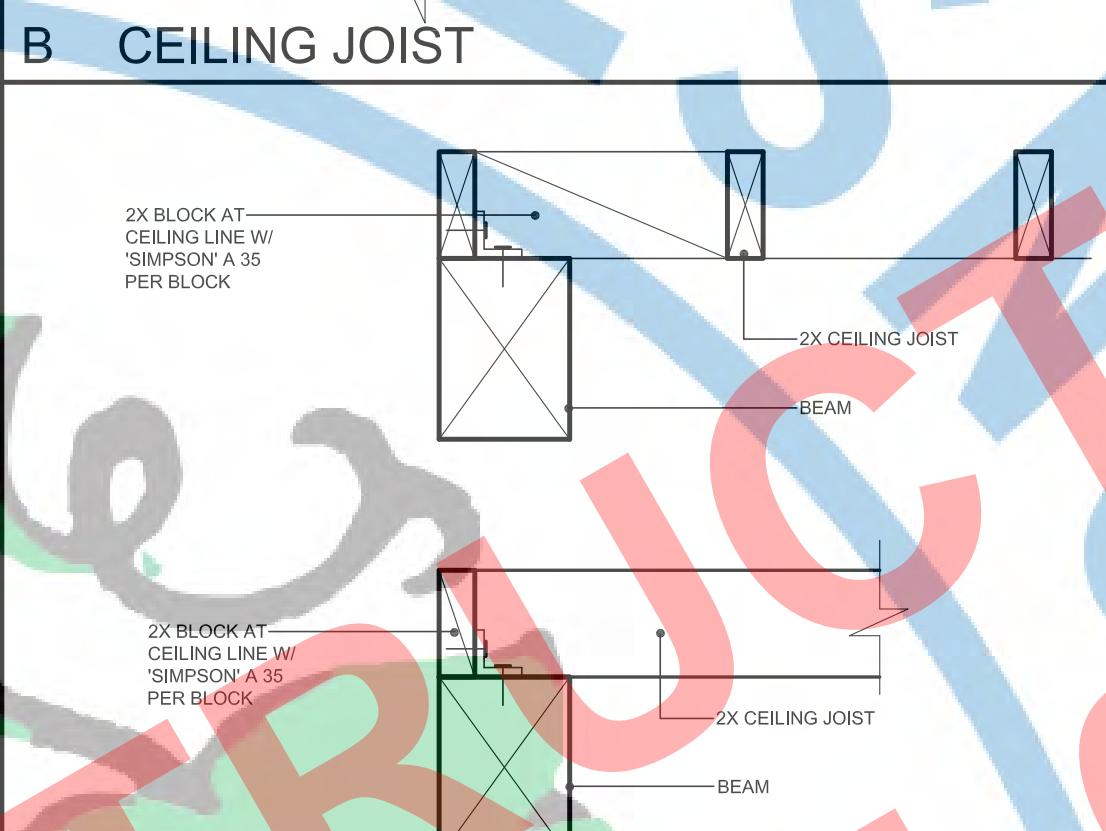
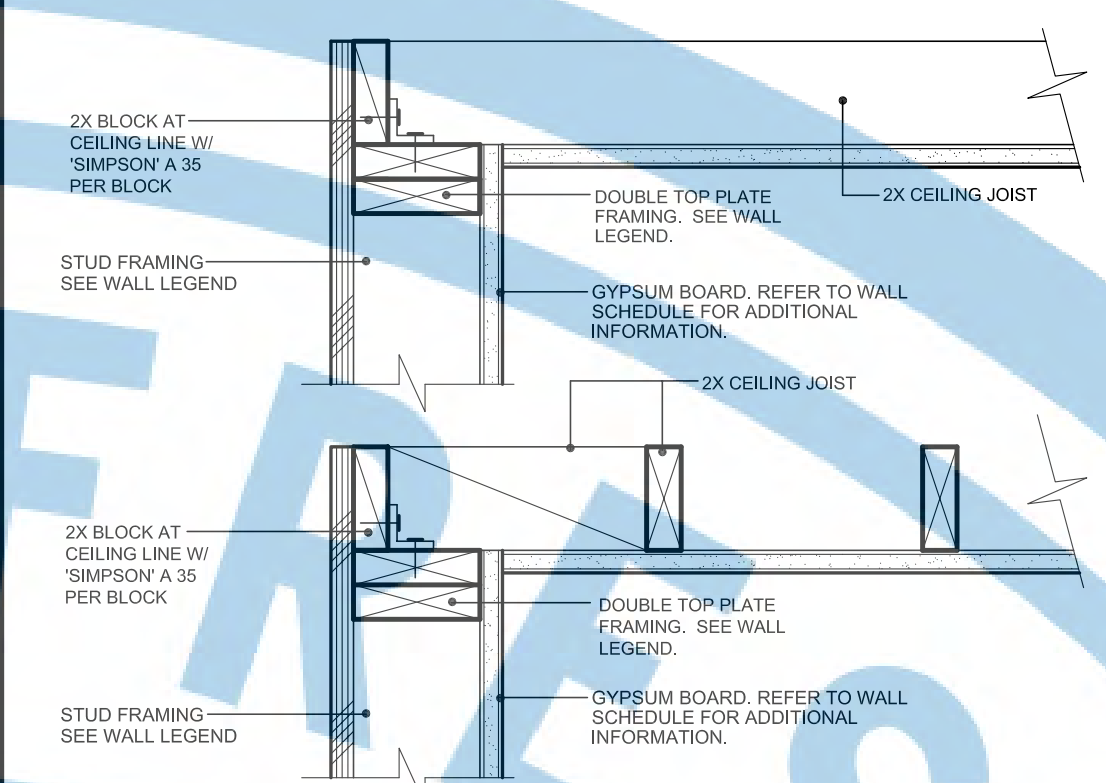
SYMBOL	DESCRIPTION
	BEARING WALLS: HATCH WALLS DENOTES BEARING WALL. SEE FOUNDATION PLAN FOR ADDITIONAL INFORMATION.
	NON-BEARING WALLS: NON-BEARING WALLS. SEE FLOOR PLANS WALL LEGEND FOR ADDITIONAL INFORMATION.

- WALL FRAMING NOTES:**
- PROVIDE CONTINUOUS STUDS AT ALL LOCATIONS WHERE THERE IS NO LATERAL SUPPORT AT 8" PLATE HEIGHT.
 - FINGER JOINTED STUDS IN STRUCTURAL WALLS (BEARING OR SHEAR) MUST BE GRADE STAMPED BY AN APPROVED ICC INSPECTION AGENCY AND CLEARLY SPECIFIED ON PLANS, AND ARE NOT ALLOWED AT HOLDUP LOCATIONS.
 - ALL LUMBER SHALL BE GRADE MARKED, DOUGLAS FIR STANDARD OR BETTER MINIMUM EXCEPT AS NOTED ON PLANS.
 - ALL COLUMNS TO BE DOUGLAS FIR NO.2
 - IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. (R 302.11) PROVIDE FIRE BLOCKING AT THE 10-FOOT INTERVALS AND AT ALL FLOOR AND CEILING LEVELS.
 - USE THE FOLLOWING LUMBER GRADES OR BETTER, UNLESS OTHERWISE NOTED:
 - A. SHELL PLATES, FOUND. GRD. RWD. OR P.T. DOUG. FIR
 - B. VERTICAL FRAMING STUDS, DOUG. FIR, STD. GRADE
 - C. POSTS DOUG. FIR, STD. OR BETTER
 - D. TOP PLATES DOUG. FIR, STD. OR BETTER
 - E. CEILING JOIST DOUG. FIR, NO.2 OR BETTER
 - F. RAFTERS, RIDGES, HIP DOUG. FIR, NO.2 OR BETTER
 - G. HEADERS DOUG. FIR, CONSTRUCTION GRD. OR BETTER
 - H. EXPOSED BEAMS/OUTRIGGERS ARCH. GRD. D.F. (RSH, IF NOTED)
 - I. EXPOSED POSTS ARCH. GRD. D.F. (RSH, IF NOTED)
 - J. FASCIA WINDOW FRAMES KILN DRIED CLR. HEMLOCK/SPR. FACE
 - K. BRACING, BACKING, PURLING DOUG. FIR, STANDARD OR BETTER
 - L. SPACED ROOF SHEATHING DOUG. FIR, STANDARD OR BETTER
 - M. SOLID Y" RUBIC EAVES, NO.2 OR BETTER, PINE OR BETTER
 - N. 2X8 T&G CEILING NO.1 WHITE FIR, RESAWN FACE
 - O. REDWOOD SIDING CEDAR RWD. SQUARE OR "Y" GROOVED
 - P. EXTERIOR TRIM, CLEAR RWD. OR APPEARANCE GRD. DOUG. FIR OR HEMLOCK, RESAWN FACE
 - Q. DOOR JAMBS, CASINGS, MOULDINGS CLEAR DOUG. FIR OR PINE
 - R. SHELING 3/4" HARDWOOD WITH HARDWOOD EDGE
 - SILLS, SLEEPERS, PLATES, ETC. ON MASONRY OR CONCRETE. THAT IS IN DIRECT CONTACT WITH EARTH SHALL BE FOUNDATION GRADE & REDWOOD OR PRESSURE TREATED DOUGLAS FIR.
 - THE OPENING AROUND GAS VENTS, DUCTS, PIPES, CHIMNEYS, AND FIRE PLACES AT THE CEILING LEVEL SHALL BE FIREBLOCKED WITH NONCOMBUSTIBLE MATERIALS.
 - GREEN VINYL SINKERS DO NOT MEET THE NAILING REQUIREMENTS FOR MOST BOX AND COMMON NAIL CONNECTIONS.

ROOF VENTILATION CALCULATIONS:

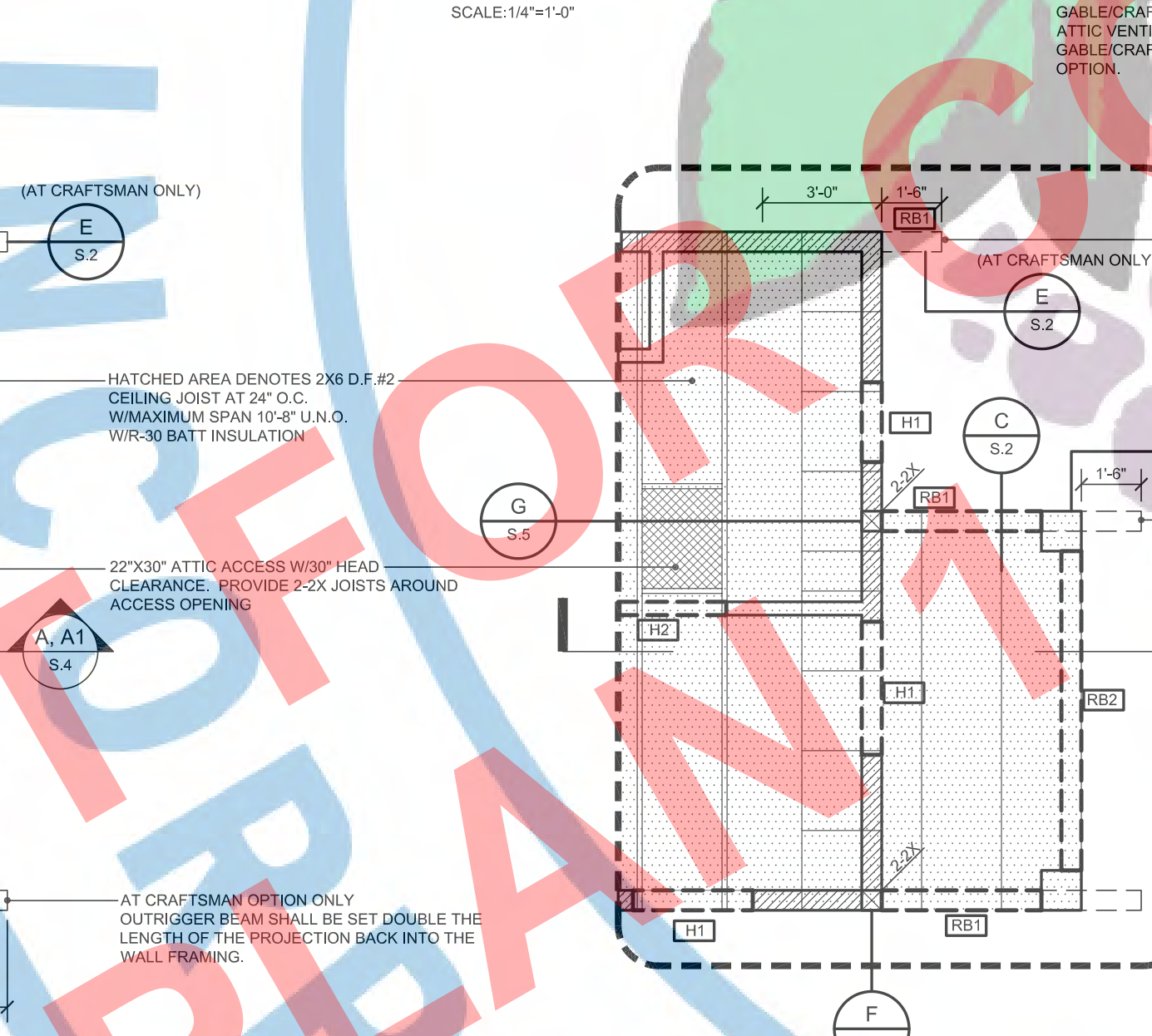
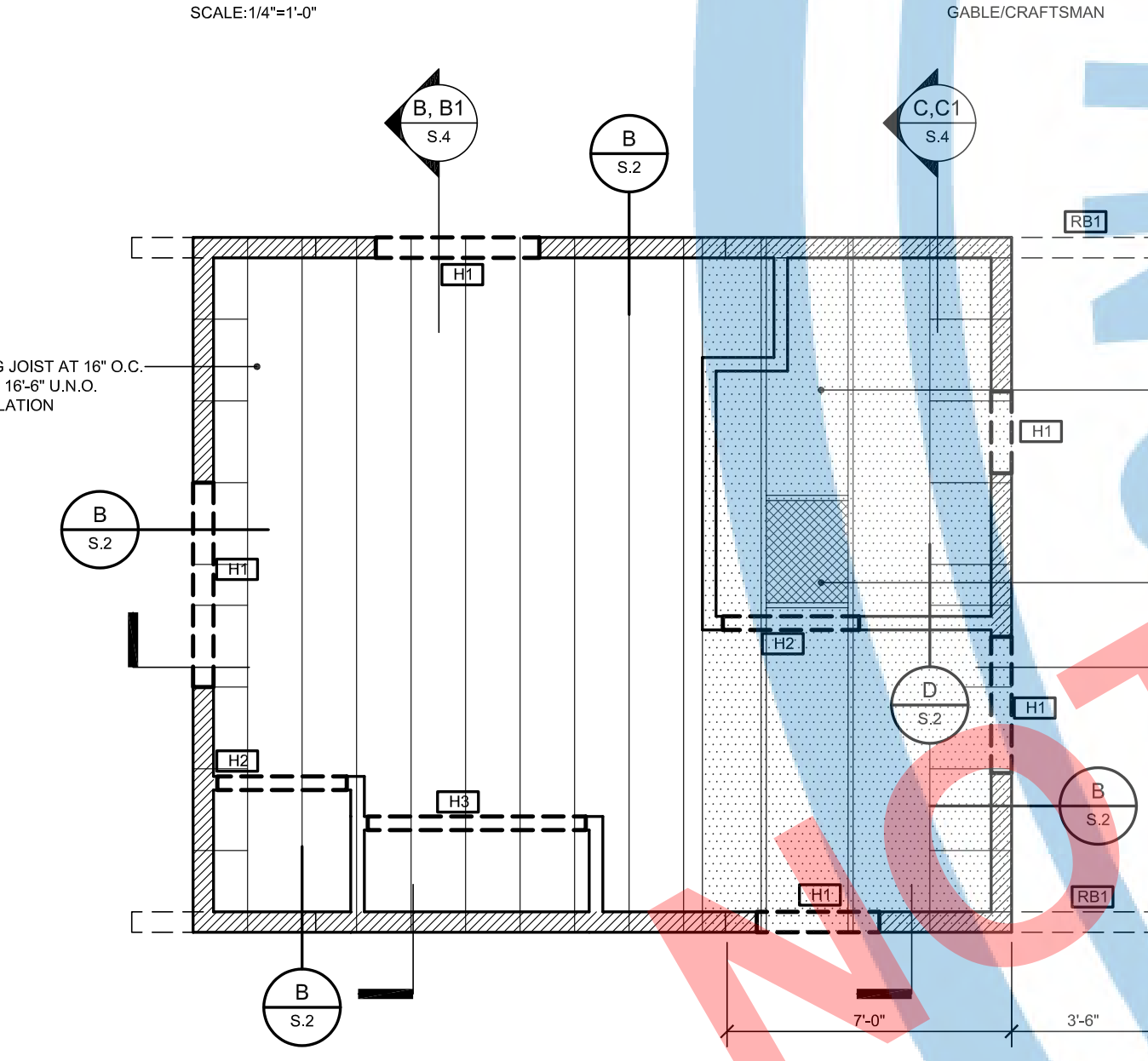
ROOF AREA OF:		ATTIC SPACE AREA	
GABLE/RAFTSMAN		340	
CALCULATION FACTOR	ATTIC SPACE AREA	SQUARE INCHES REQUIRED	
300	300 X 144	163	
QUANTITY	SIZE	TYPE	NET AREA PROVIDED
3	LOW PROFILE	UPPER VENTILATION GALVANIZED LOW PROFILE DORMER VENT (43 SQ.IN.)	129
			40I UPPER VENTILATION
			50I UPPER VENTILATION
4	3 1/2"X22 1/2"	LOWER VENTILATION GALVANIZED EAVE VENT (33 SQ.IN.)	132
			TOTAL ATTIC VENTILATION
			261

ROOF AREA OF:		ATTIC SPACE AREA	
GABLE/RAFTSMAN W/PORCH OPTION		390	
CALCULATION FACTOR	ATTIC SPACE AREA	SQUARE INCHES REQUIRED	
300	300 X 144	167	
QUANTITY	SIZE	TYPE	NET AREA PROVIDED
3	LOW PROFILE	UPPER VENTILATION GALVANIZED LOW PROFILE DORMER VENT (43 SQ.IN.)	129
			40I UPPER VENTILATION
			50I UPPER VENTILATION
4	3 1/2"X22 1/2"	LOWER VENTILATION GALVANIZED EAVE VENT (33 SQ.IN.)	132
			TOTAL ATTIC VENTILATION
			261



ROOF FRAMING PLAN
 SCALE: 1/4"=1'-0"
 GABLE/RAFTSMAN

ROOF FRAMING PLAN
 SCALE: 1/4"=1'-0"
 GABLE/RAFTSMAN (PORCH OPTION)
 ATTIC VENTILATION SAME DESIGN AS GABLE/RAFTSMAN W/NO PORCH OPTION.



CEILING JOIST FRAMING PLAN
 SCALE: 1/4"=1'-0"
 GABLE/RAFTSMAN

CEILING JOIST FRAMING PLAN
 SCALE: 1/4"=1'-0"
 GABLE/RAFTSMAN (PORCH OPTION)



CEILING JOIST FRAMING PLAN
 SCALE: 1/4"=1'-0"
 GABLE/RAFTSMAN

CEILING JOIST FRAMING PLAN
 SCALE: 1/4"=1'-0"
 GABLE/RAFTSMAN (PORCH OPTION)



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PROJECT:
ACCESSORY DWELLING UNIT (TADU-001) PLAN 1

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DATE: Sep 15 2023

NO.	DESCRIPTION	DATE
1	TRUSS FRAMING OPTION FOR GABLE & CRAFTSMAN	08/04/23

REVISIONS		
NO.	DESCRIPTION	DATE

CITY USE ONLY

DRAWING TITLE:
ROOF FRAMING PLAN & BUILDING SECTIONS FOR GABLE & CRAFTSMAN (TRUSS OPTION)

JOB# : TADU-001 SHEET NO.
DATE: 13-Sep-23
SCALE: AS NOTED
DRAWN BY: IRG

S.2.1

HEADER/BEAM SCHEDULE:

SYMBOL	HEADER/BEAM SIZE & GRADE
HT1	6X8 D.F.#2
HT2	4X6 D.F.#2
HT3	4X6 D.F.#2
HT4	6X8 D.F.#2
HT5	6X10 D.F.#2

ROOF SHEATHING:

BOUNDARY	FIELD	SEE DETAIL
1/2" CDX PLYWOOD OR 7/16" 24/16 O.S.B. @PSR 2400 NAILING (80 COMMONS OR 100 SINKERS)	6 IN O.C.	A S.2
EDGE	12 IN O.C.	

- SHEATHING NOTES:**
- MAXIMUM SIZE OF OPENING IN HORIZONTAL DIAPHRAGM NOT TO EXCEED 24" WITHOUT BLOCKING.
 - PLYWOOD ROOF DIAPHRAGM SHALL BE CONTINUOUS BELOW ALL CALIFORNIA FILL FRAMING.
 - ENTIRE PERIMETER SHALL BE 1/2" MIN. O.C.
 - PROVIDE 1/8" GAP AT ALL PANEL EDGES.
 - PLYWOOD SHEET USED IN THE CONSTRUCTION OF DIAPHRAGMS SHALL BE NOT LESS THAN 4'X8' IN SIZE.
 - MINIMUM SIZE SHEET AT BOUNDARIES AND CHANGES IN FRAMING SHALL BE 24" UNLESS BLOCKED.
 - NAIL SIZE, SPACING, AND TYPE PER ABOVE UNLESS NOTED OTHERWISE.
 - PLYWOOD SHALL BE GRADE STAMPED A-F AND FOLLOWING MINIMUM GRADES SHALL APPLY TO WOOD STRUCTURAL PANELS UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
 - ROOF SHEATHING SHALL BE INTERIOR GRADE WITH EXTERIOR GLUE.
 - EXPOSED SHEATHING SHALL BE EXTERIOR GRADE OR EXPOSED AREA'S WITH EXTERIOR GLUE WALL SHEATHING SHALL BE INTERIOR GRADE WITH EXTERIOR GLUE.

WALL LEGEND:

SYMBOL	DESCRIPTION
[Hatched Box]	BEARING WALLS: HATCH WALLS DENOTES BEARING WALL. SEE FOUNDATION PLAN FOR ADDITIONAL INFORMATION.
[Dotted Box]	NON-BEARING WALLS: SEE FLOOR PLANS WALL LEGEND FOR ADDITIONAL INFORMATION.

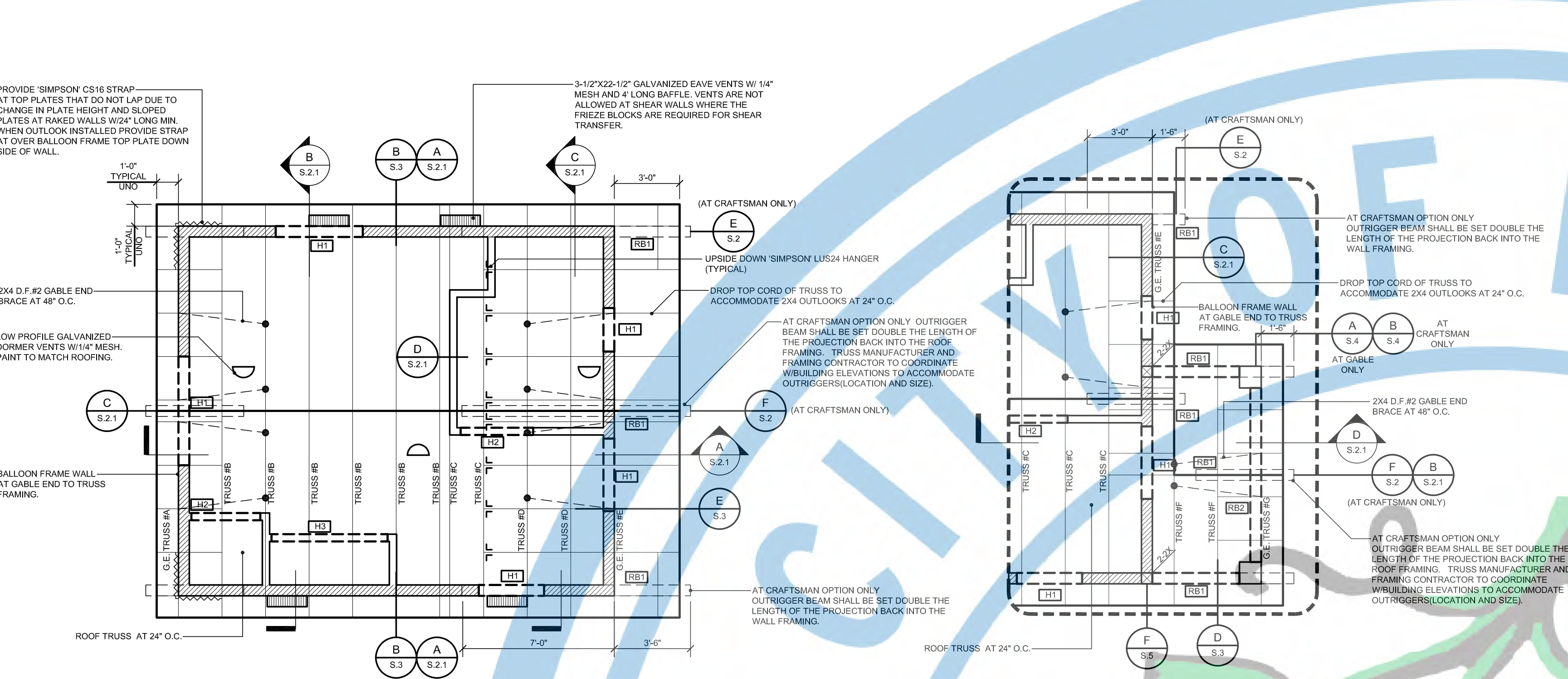
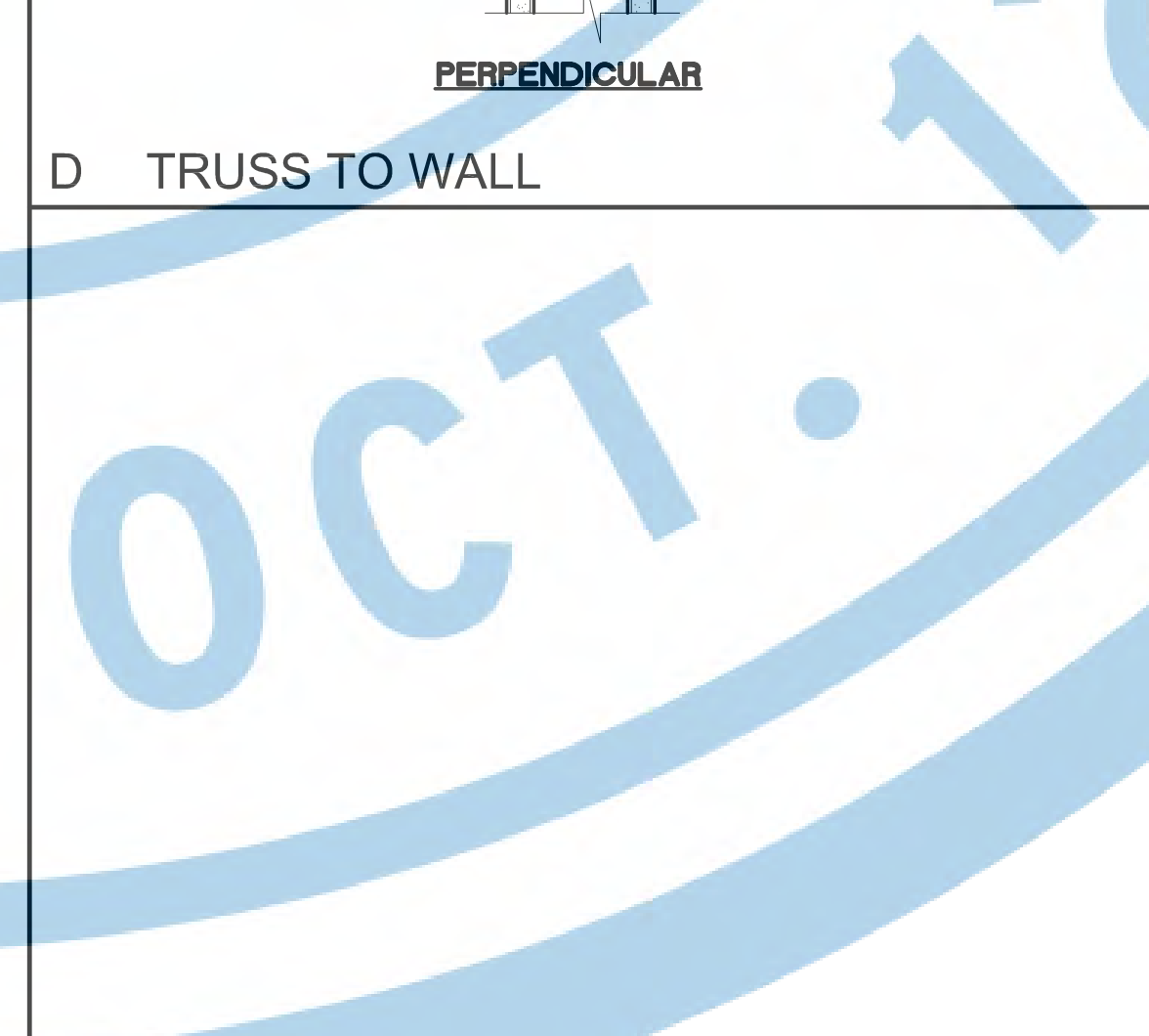
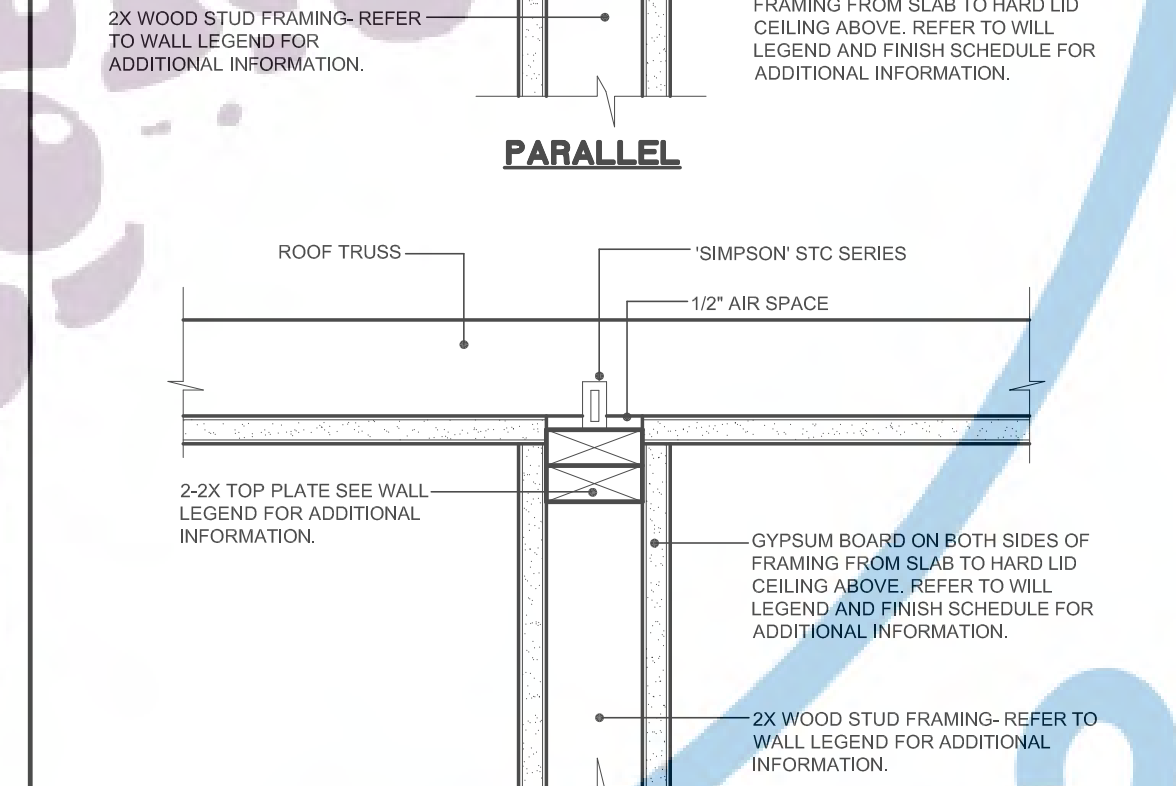
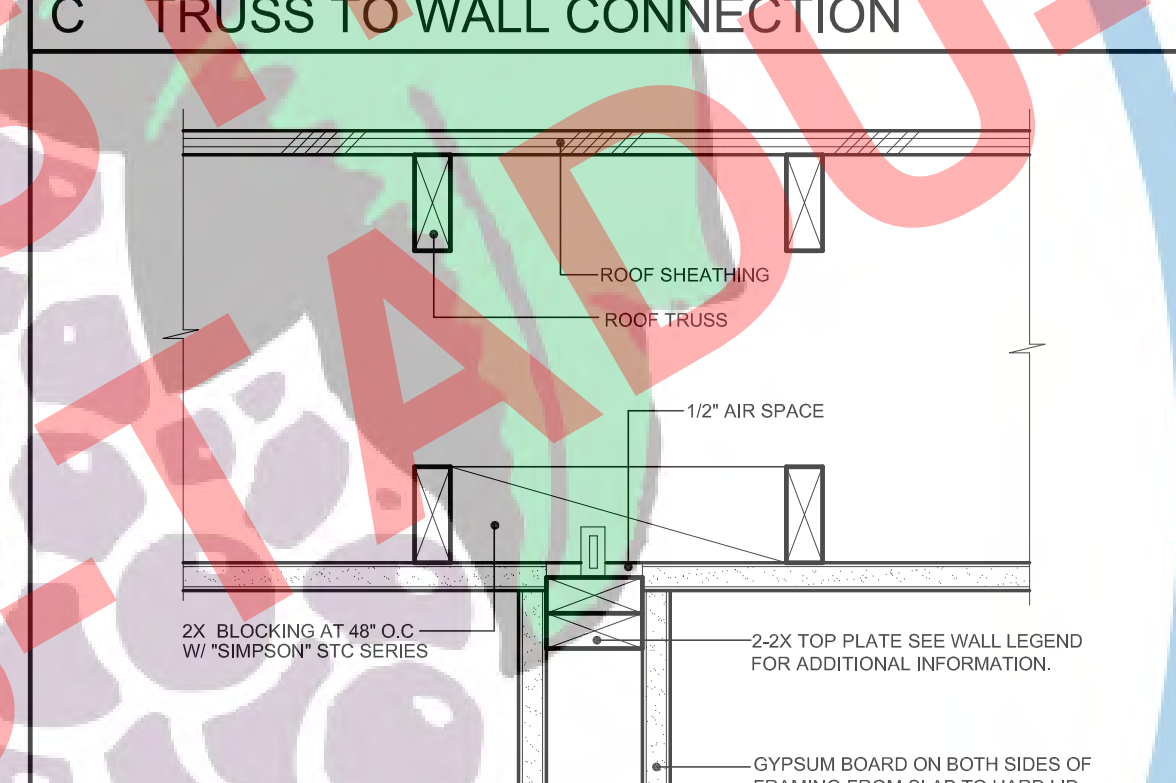
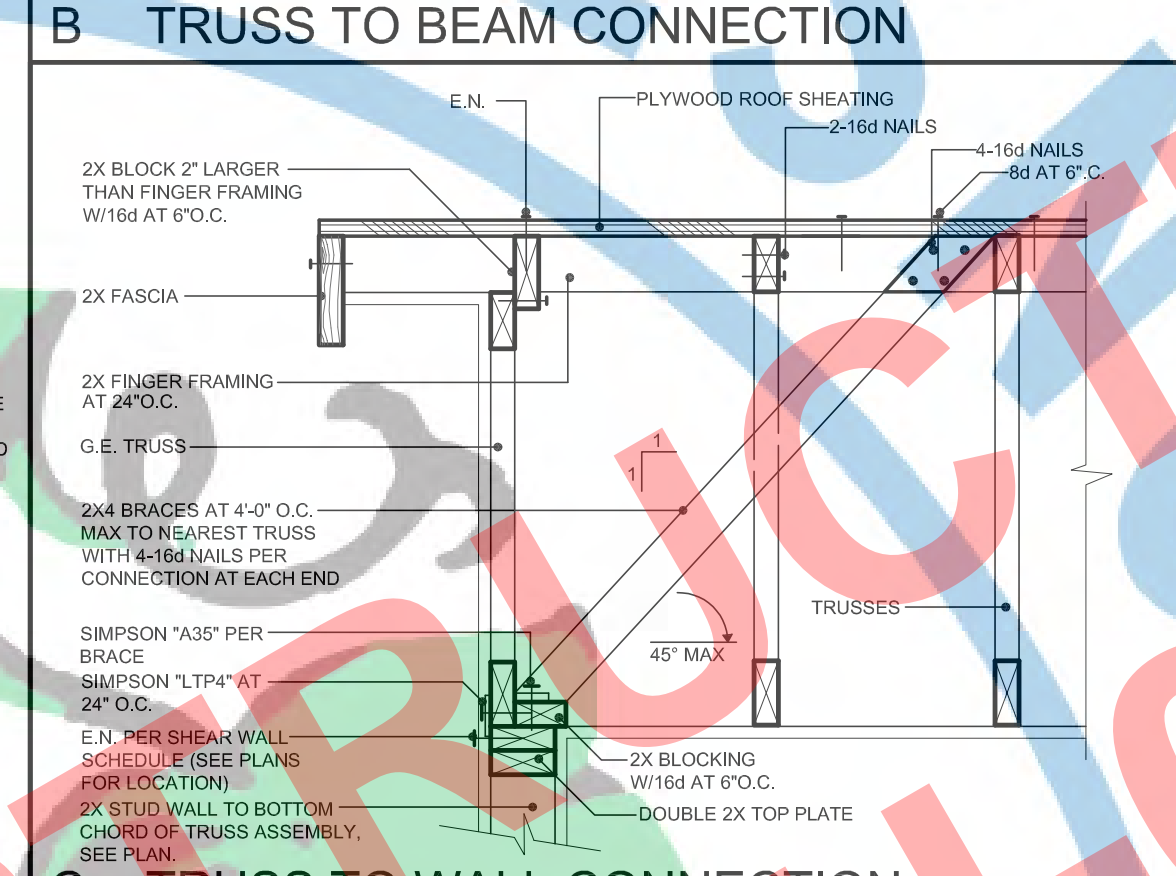
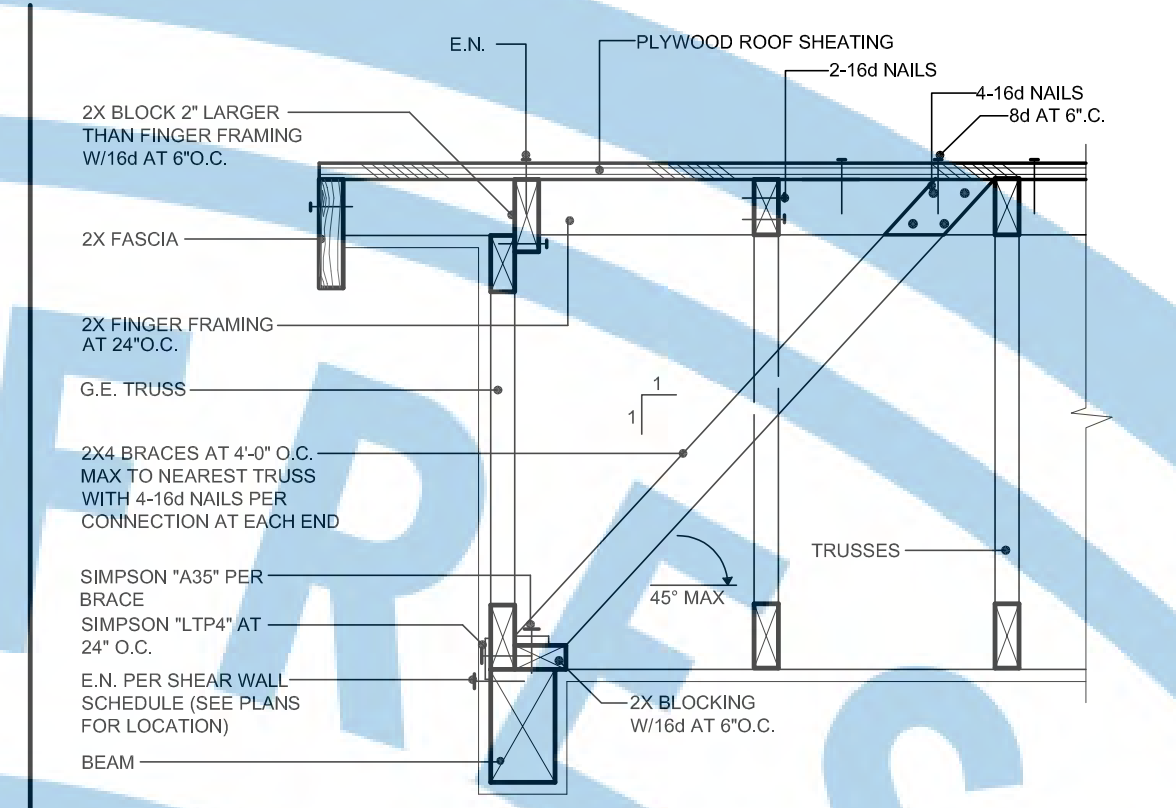
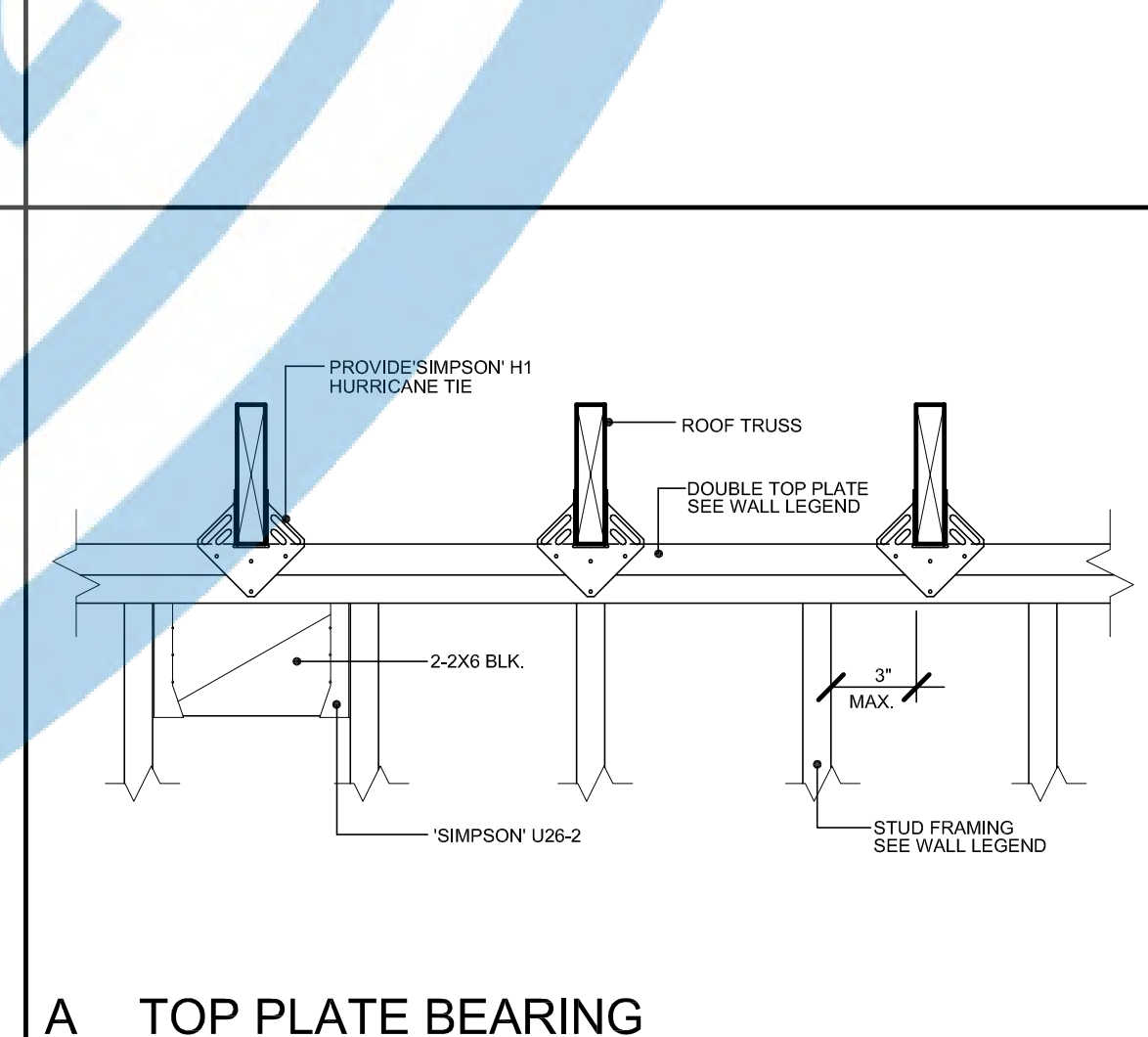
- WALL FRAMING NOTES:**
- PROVIDE CONTINUOUS STUDS AT ALL LOCATIONS WHERE THERE IS NO LATERAL SUPPORT AT 8" PLATE HEIGHT.
 - FINGER JOINTED STUDS IN STRUCTURAL WALLS (BEARING OR SHEAR) MUST BE GRADE STAMPED BY AN APPROVED ICC INSPECTION AGENCY AND CLEARLY SPECIFIED ON PLANS, AND ARE NOT ALLOWED AT HOLD DOWN LOCATIONS.
 - ALL LUMBER SHALL BE GRADE MARKED, DOUGLAS FIR STANDARD OR BETTER MINIMUM EXCEPT AS NOTED ON PLANS.
 - ALL COLUMNS TO BE DOUGLAS FIR NO.2.
 - IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS BOTH VERTICAL AND HORIZONTAL AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STOREYS, AND BETWEEN A TOP STORY AND THE ROOF SPACE. (R 302.11) PROVIDE FIRE BLOCKING AT THE 10-FOOT INTERVALS AND AT ALL FLOOR AND CEILING LEVELS.
 - USE THE FOLLOWING LUMBER GRADES OR BETTER, UNLESS OTHERWISE NOTED:
 - A. SILL PLATES: FOUND. GRD. RWD. OR P.T. DOUG. FIR
 - B. VERTICAL FRAMING STUDS: DOUG. FIR, STUD GRADE
 - C. POSTS: DOUG. FIR, STUD OR BETTER
 - D. TOP PLATES: DOUG. FIR, STUD OR BETTER
 - E. CEILING JOIST: DOUG. FIR NO.2 OR BETTER
 - F. RAFTERS, RIDGES, HPS: DOUG. FIR NO.2 OR BETTER
 - G. HEADERS: DOUG. FIR, CONSTRUCTION GRD. OR BETTER
 - H. EXPOSED BEAMS OR FRIGERS: ARCH. GRD. D.F. (R54 IF NOTED)
 - I. EXPOSED POSTS: ARCH. GRD. D.F. (R54 IF NOTED)
 - J. FASCIAS/WINDOW FRAMES: HLM BRIDG. CLR. HEMLOCK/DRON. FACE
 - K. BRACING, BACKING, PURLING: DOUG. FIR STANDARD OR BETTER
 - L. SPACED ROOF SHEATHING: DOUG. FIR STANDARD OR BETTER
 - M. SOLID 1" RUBIC BAYS: NO.2 OR BETTER, PINE OR BETTER
 - N. 2X6 TAG CEILING: NO.3 WHITE FIR RESAWN FACE
 - O. REDWOOD SIDING: CEDAR RWD. SQUARE OF 1" GROOVED
 - P. EXTERIOR TRIM: CLEAR RWD. OR APPEARANCE GRD. DOUG. FIR OR HEMLOCK, RESAWN FACE
 - Q. DOOR JAMBS, CASINGS, MOULDINGS: CLEAR DOUG. FIR OR PINE
 - R. SHELVING: 3/4" PLYWOOD WITH HARDWOOD EDGE
 - S. SILLS, SLEEPERS, PLATES, ETC. ON MASONRY OR CONCRETE: THAT IS IN DIRECT CONTACT WITH EARTH SHALL BE FOUNDATION GRADE & REDWOOD OR PRESSURE TREATED DOUGLAS FIR.
 - T. THE OPENING AROUND GAS VENTS, DUCTS, PIPES, CHIMNEYS, AND FIREPLACES AT THE CEILING LEVEL SHALL BE FIREBLOCKED WITH NONCOMBUSTIBLE MATERIALS.
 - U. GREEN VINYL SINKERS DO NOT MEET THE NAILING REQUIREMENTS FOR MOST BOX AND COMMON NAIL CONNECTIONS.

ROOF VENTILATION CALCULATIONS:

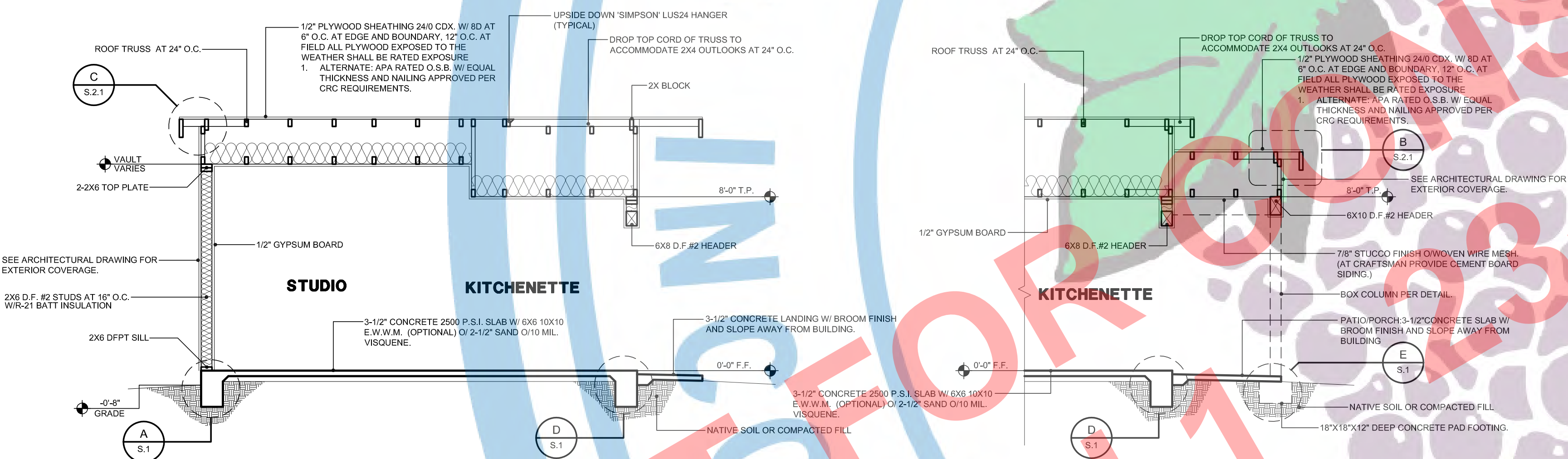
ROOF AREA OF:		ATTIC SPACE AREA	
CALCULATION FACTOR	ATTIC SPACE AREA	SQUARE INCHES REQUIRED	NET AREA PROVIDED
300	300 X 144	163	
QUANTITY	SIZE	TYPE	NET AREA PROVIDED
3	LOW PROFILE	UPPER VENTILATION GALVANIZED LOW PROFILE DORMER VENT (43 SQ.IN.)	129
		40I UPPER VENTILATION	104
		50I UPPER VENTILATION	131
4	3 1/2" X 22 1/2"	LOWER VENTILATION GALVANIZED EAVE VENT (33 SQ.IN.)	132
		TOTAL ATTIC VENTILATION	261

ROOF AREA OF:		ATTIC SPACE AREA	
CALCULATION FACTOR	ATTIC SPACE AREA	SQUARE INCHES REQUIRED	NET AREA PROVIDED
300	300 X 144	187	
QUANTITY	SIZE	TYPE	NET AREA PROVIDED
3	LOW PROFILE	UPPER VENTILATION GALVANIZED LOW PROFILE DORMER VENT (43 SQ.IN.)	129
		40I UPPER VENTILATION	104
		50I UPPER VENTILATION	131
4	3 1/2" X 22 1/2"	LOWER VENTILATION GALVANIZED EAVE VENT (33 SQ.IN.)	132
		TOTAL ATTIC VENTILATION	261

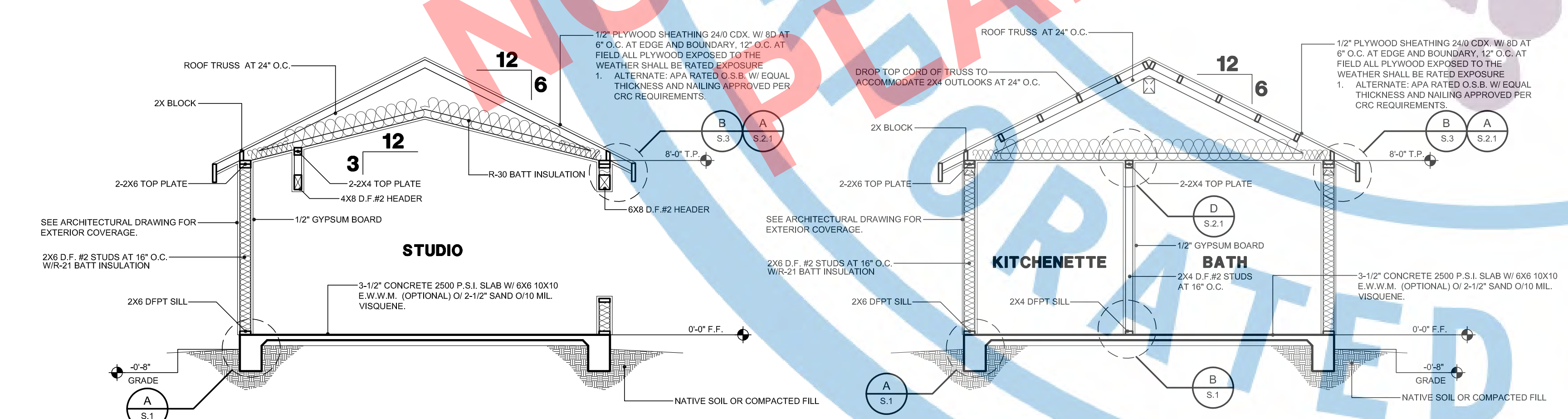
- ROOF TRUSS NOTES:**
- PRE MANUFACTURED ROOF TRUSSES AT 24" O.C. PROVIDE 1X4 HORIZONTAL BRACING AT 10'-0" O.C. TO TOP OF BOTTOM CHORD.
 - SEE TRUSS DIAGRAMS ATTACHED FOR ALL HORIZONTAL AND VERTICAL BRACING REQUIREMENTS AS PER MANUFACTURER RECOMMENDATIONS.
 - PROVIDE SOLID BLOCKING AT TRUSS BEARING POINTS.
 - APPROVED TRUSS DRAWING MUST BE ON JOB SITE FOR INSPECTION PURPOSES.
 - ALL TRUSS MANUFACTURERS SHALL HAVE "IN PLANT" INSPECTION BY AN APPROVED AGENCY.



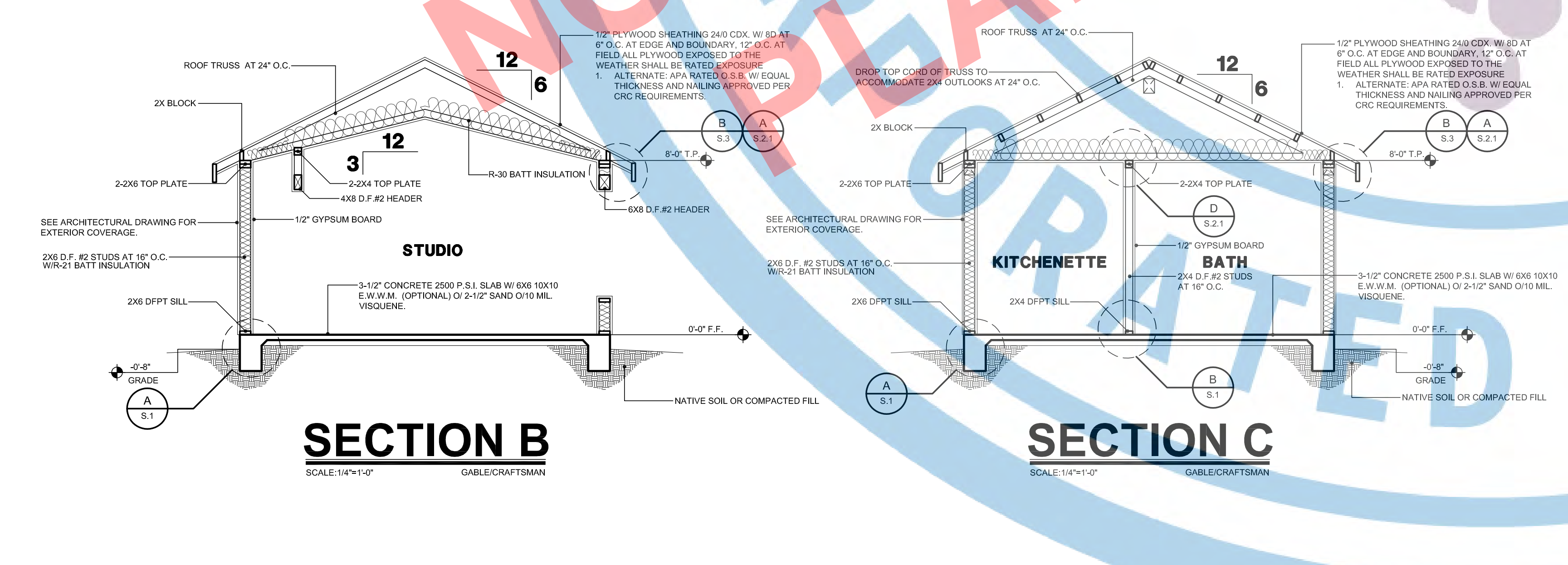
ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO MANUFACTURING OF ROOF TRUSSES.
GABLE/CRAFTSMAN (TRUSS OPTION)



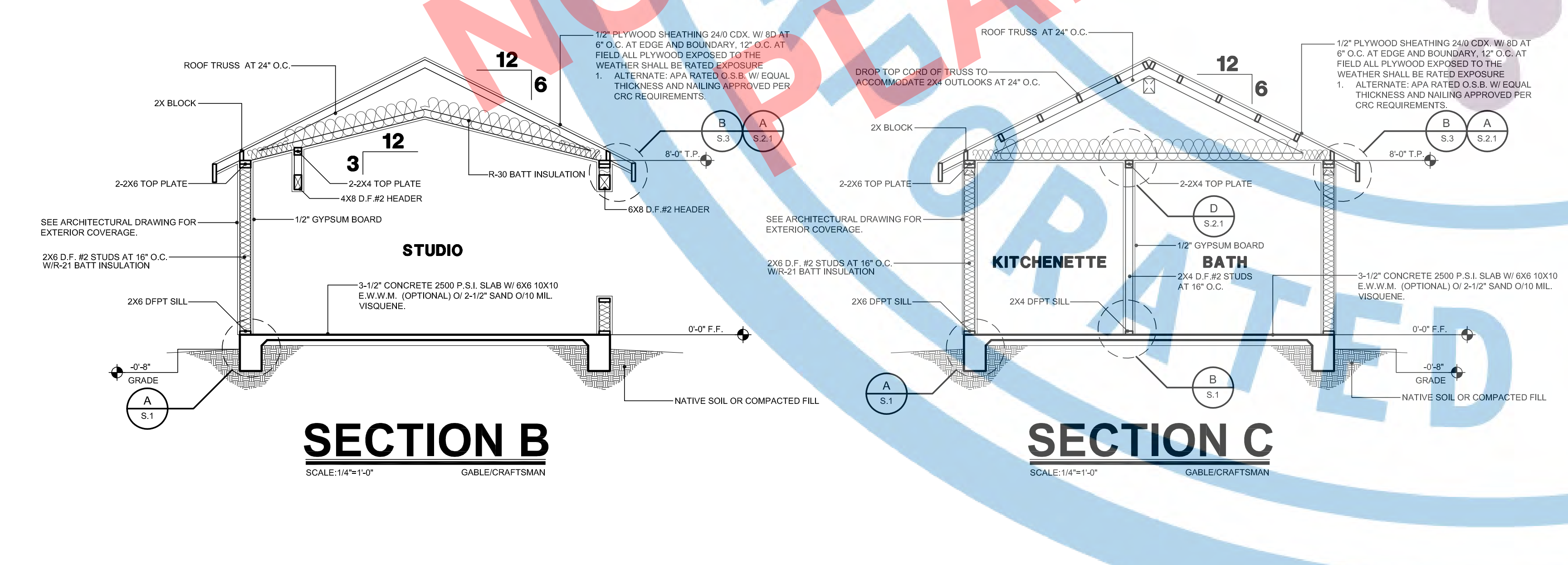
ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"
GABLE/CRAFTSMAN (PORCH OPTION) ATRIC VENTILATION SAME DESIGN AS GABLE/CRAFTSMAN WIND PORCH OPTION (TRUSS OPTION)



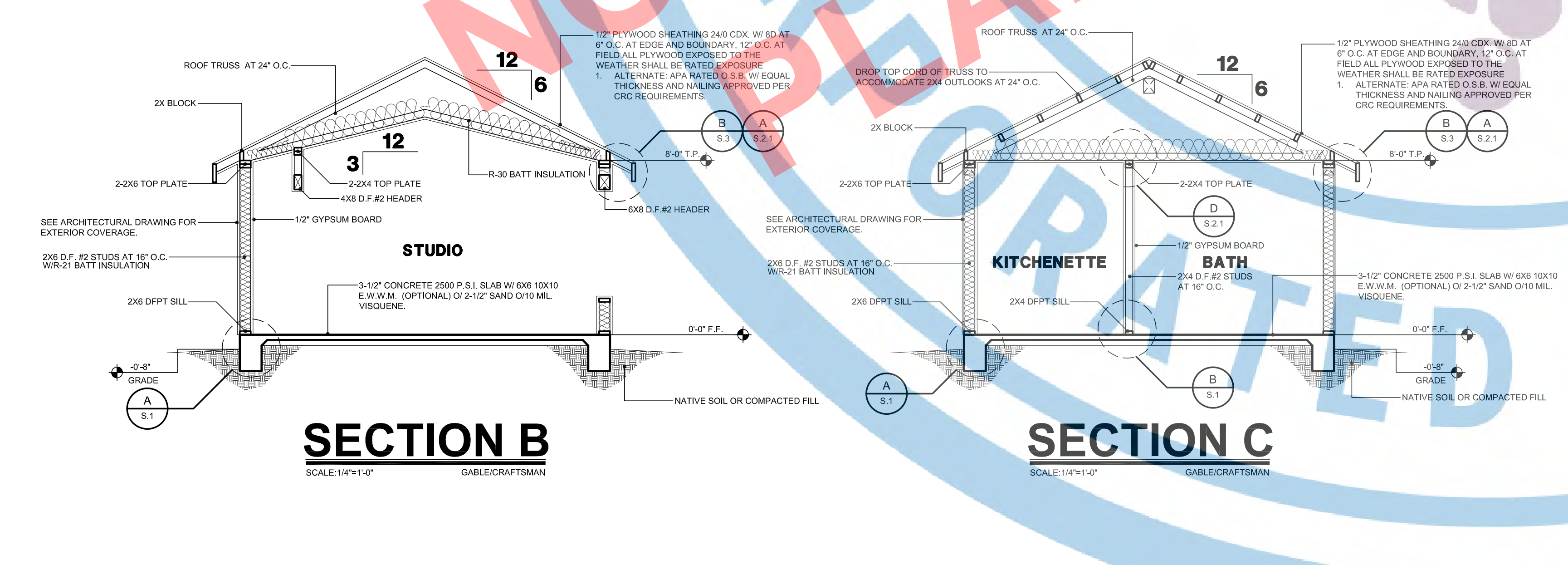
SECTION A
SCALE: 1/4"=1'-0"
GABLE/CRAFTSMAN



SECTION B
SCALE: 1/4"=1'-0"
GABLE/CRAFTSMAN



SECTION C
SCALE: 1/4"=1'-0"
GABLE/CRAFTSMAN



SECTION D
SCALE: 1/4"=1'-0"
GABLE/CRAFTSMAN (PORCH OPTION)



PLANNING AND DEVELOPMENT
DEPARTMENT
FRESNO CITY HALL
2600 FRESNO STREET
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FRESNO, CA 93721-3600
559-621-8084
darm.building@fresno.gov

PROJECT:
ACCESSORY DWELLING UNIT (TADU-001) PLAN 1

REVISIONS

NO.	DESCRIPTION	DATE

CITY USE ONLY

DRAWING TITLE:
ROOF & CEILING JOIST FRAMING PLAN FOR CONTEMPORARY

JOB# : TADU-001 SHEET NO.
DATE : 4-Aug-23
SCALE : AS NOTED
DRAWN BY : IRG

S.3

HEADER/BEAM SCHEDULE:

SYMBOL	HEADER/BEAM SIZE & GRADE
HT1	6X8 D.F.#2
HT2	4X8 D.F.#2
HT3	4X8 D.F.#2
HT4	6X8 D.F.#2
HT5	6X10 D.F.#2

ROOF SHEATHING:

BOUNDARY	FIELD	SEE DETAIL
6 IN O.C.	12 IN O.C.	A
6 IN O.C.	12 IN O.C.	S.2

- SHEATHING NOTES:**
- PLYWOOD ROOF DIAPHRAGM SHALL BE CONTINUOUS BELOW ALL CALIFORNIA FILL FRAMING.
 - ENTIRE PERIMETER SHALL BE BLOCKED.
 - PLYWOOD SHEET USED IN THE CONSTRUCTION OF DIAPHRAGMS SHALL BE NOT LESS THAN 4'X8' IN SIZE.
 - MINIMUM SIZE SHEET AT BOUNDARIES AND CHANGES IN FRAMING SHALL BE 24", UNLESS BLOCKED.
 - NAIL SIZE, SPACING AND TYPE PER ABOVE UNLESS NOTED OTHERWISE.
 - ALL PLYWOOD SHALL BE GRADE-STAMPED A, B AND FOLLOWING MINIMUM GRADES SHALL APPLY TO WOOD STRUCTURAL PANELS UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
 - ROOF SHEATHING SHALL BE INTERIOR GRADE WITH EXTERIOR GLUE.
 - EXPOSED SHEATHING SHALL BE EXPOSED TO OR COX EXTERIOR GRADE AT EXPOSED AREAS WITH EXTERIOR GLUE WALL SHEATHING SHALL BE INTERIOR GRADE WITH EXTERIOR GLUE.

WALL LEGEND:

SYMBOL	DESCRIPTION
BEARING WALLS	HATCH WALLS DENOTES BEARING WALL. SEE FOUNDATION PLAN FOR ADDITIONAL INFORMATION.
NON-BEARING WALLS	SEE FLOOR PLANS WALL LEGEND FOR ADDITIONAL INFORMATION.

WALL FRAMING NOTES:

- PROVIDE CONTINUOUS STUDS AT ALL LOCATIONS WHERE THERE IS NO LATERAL SUPPORT AT 8" PLATE HEIGHT.
- FINGER JOINTED STUDS IN STRUCTURAL WALLS (BEARING OR SHEAR) MUST BE GRADE STAMPED BY AN APPROVED ICC INSPECTION AGENCY AND CLEARLY SPECIFIED ON PLANS, AND ARE NOT ALLOWED AT HOLLOW DOWN LOCATIONS.
- ALL LUMBER SHALL BE GRADE MARKED. DOUGLAS FIR STANDARD OR BETTER MINIMUM EXCEPT AS NOTED ON PLANS.
- ALL COLUMNS TO BE DOUGLAS FIR NO.2.
- IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS BOTH VERTICAL AND HORIZONTAL AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. (R 302.11) PROVIDE FIRE BLOCKING AT THE 10-FOOT INTERVALS AND AT ALL FLOOR AND CEILING LEVELS.
- USE THE FOLLOWING LUMBER GRADES OR BETTER, UNLESS OTHERWISE NOTED:
A. SILL PLATES: FOUND. GRD. RVD. OR P.T. DOUG. FIR
B. VERTICAL FRAMING STUDS: DOUG. FIR - STUD GRADE
C. POSTS DOUG. FIR - STUD OR BETTER
D. TOP PLATES: DOUG. FIR - STUD OR BETTER
E. CEILING JOIST: DOUG. FIR NO.2 OR BETTER
F. RAFTERS, RIDGES, HPS: DOUG. FIR NO.2 OR BETTER
G. HEADERS: DOUG. FIR - CONSTRUCTION GRD. OR BETTER
H. EXPOSED BEAMS/OVER FRIGERS: ARCH. GRD. (IF NOTED)
I. EXPOSED POSTS: ARCH. GRD. D.F. (IF NOTED)
J. FASCIA/WINDOW FRAMES: HUN. DRESSED CLR. HEMLOCK/SPR. FACE
K. BRACING, BACKING, PURLING: DOUG. FIR STANDARD OR BETTER
L. SPACED ROOF SHEATHING: DOUG. FIR STANDARD OR BETTER
M. SOLID 1" RUBSTIC EAVES: NO.2 OR BETTER, PINE OR BETTER
N. 2X6 TAG CEILING: NO.1-WHITE FIR RESAWN FACE
O. REDWOOD SHING. CEDAR RVD. SQUARE OF 1" GROOVED
P. EXTERIOR TRIM: CLR. FAR. RVD. OR APPEARANCE: GRD. DOUG. FIR OR HEMLOCK, RESAWN FACE
Q. DOOR JAMBS, CASINGS, MOLDINGS: CLR. DOUG. FIR OR PINE
R. SHELVING: 3/4" PLYWOOD WITH HARDWOOD EDGE
S. SILL, SLEEPERS, PLATES: CM MASONRY OR CONCRETE. THAT IS IN DIRECT CONTACT WITH EARTH SHALL BE FOUNDATION GRADE & REDWOOD OR PRESSURE TREATED DOUGLAS FIR.
THE OPENING AROUND GAS VENTS, DUCTS, PIPES, CHIMNEYS, AND FIREPLACES AT THE CEILING LEVEL SHALL BE FIREBLOCKED WITH NONCOMBUSTIBLE MATERIALS.
GREEN VINYL SINKERS DO NOT MEET THE NAILING REQUIREMENTS FOR MOST BOX AND COMMON NAIL CONNECTIONS.

ROOF VENTILATION CALCULATIONS:

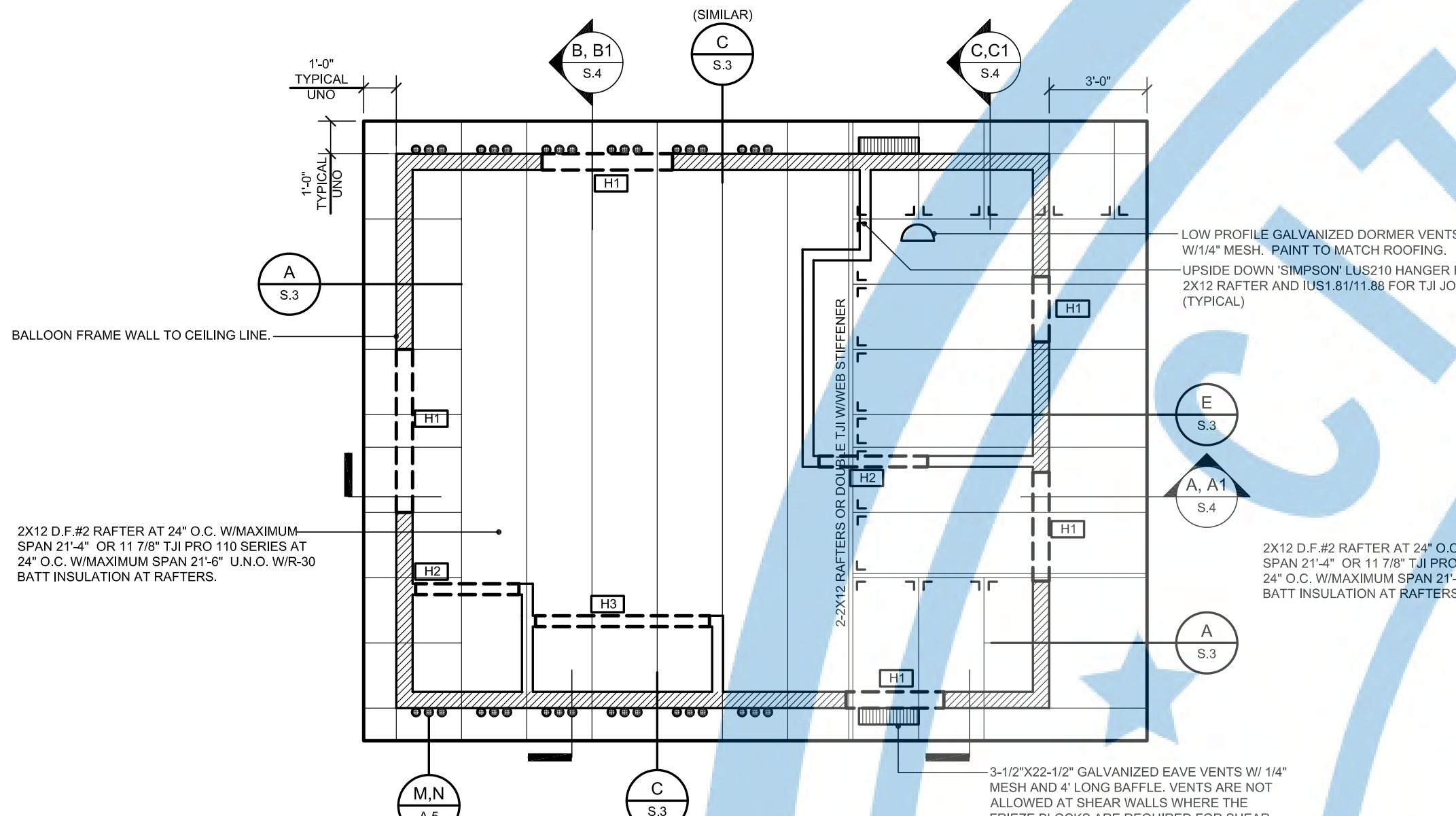
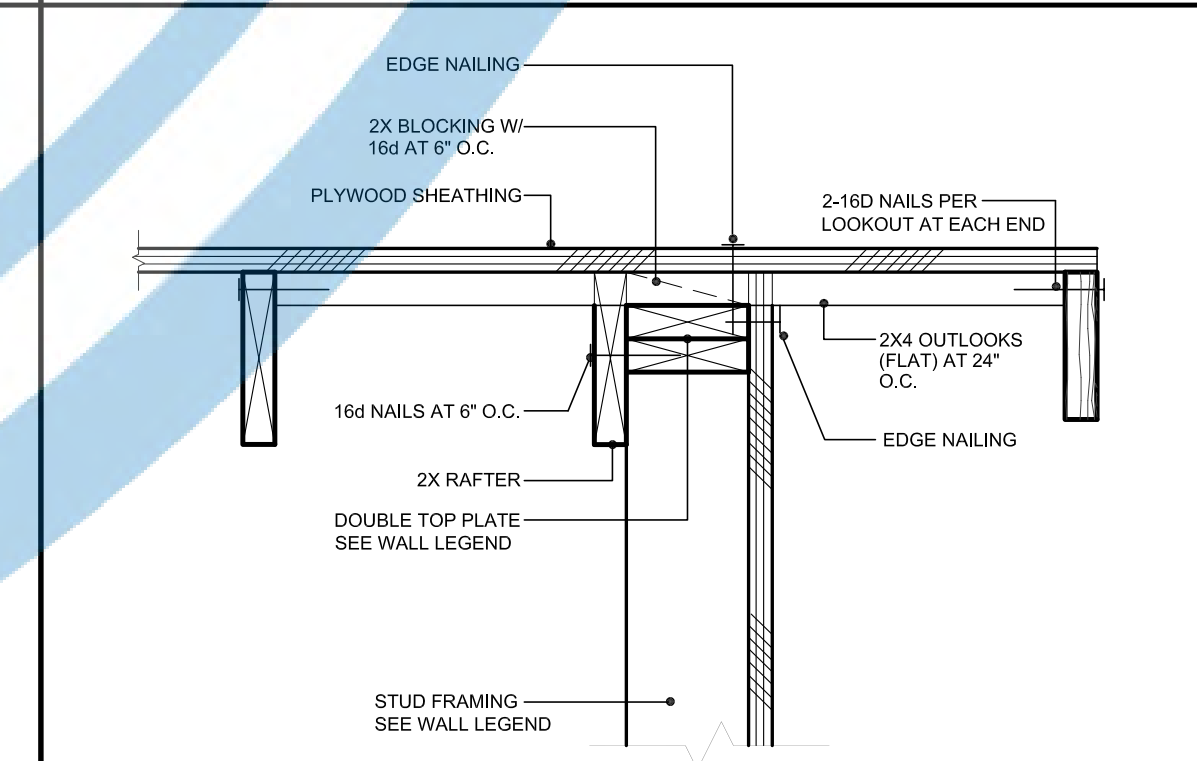
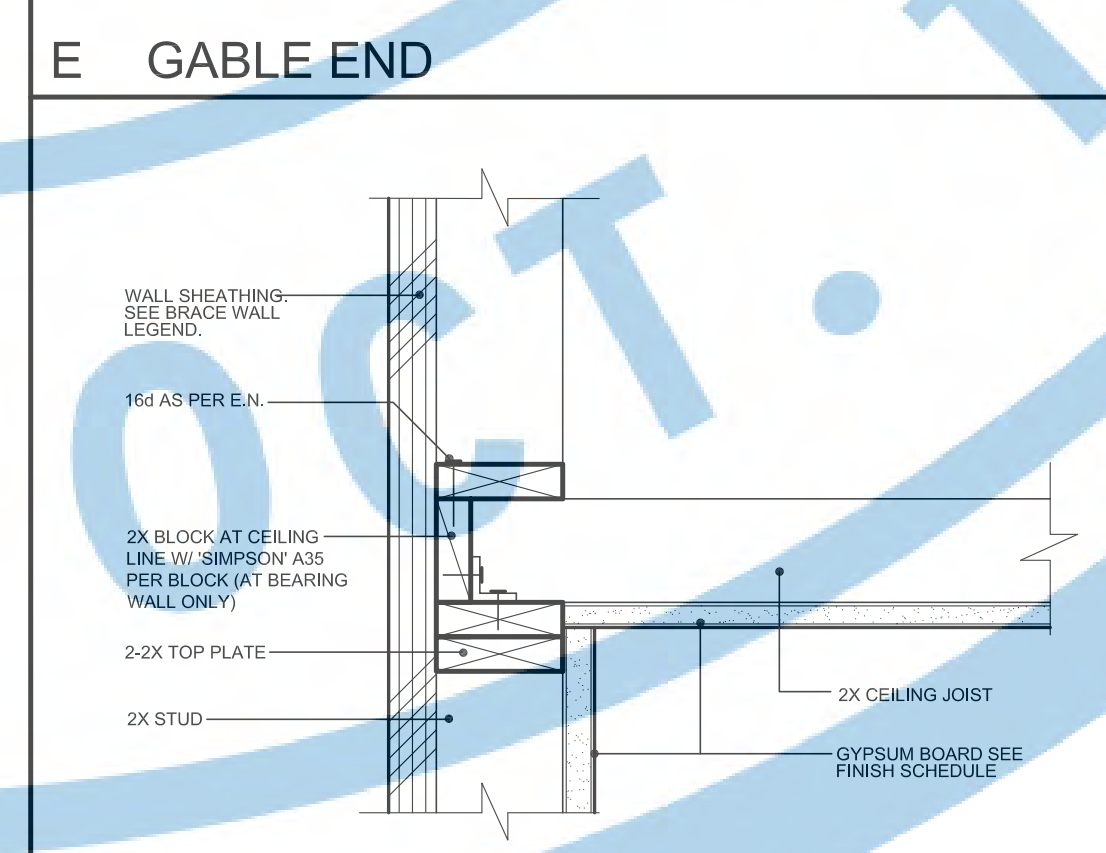
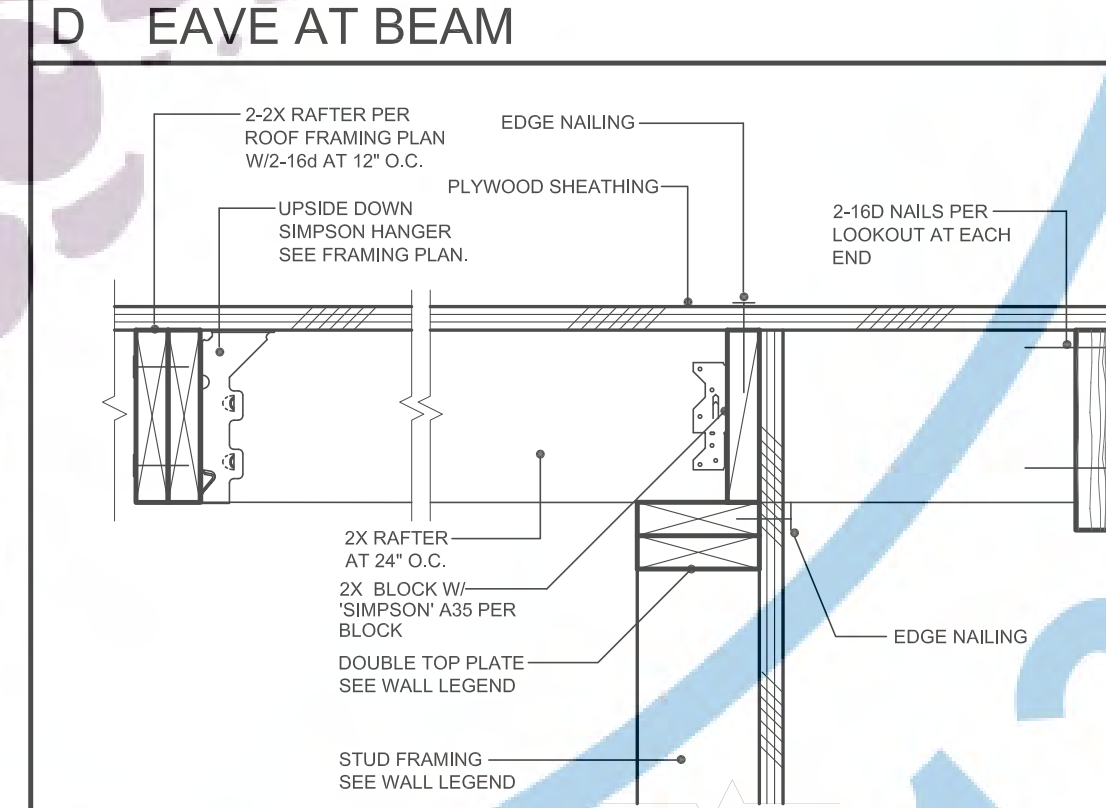
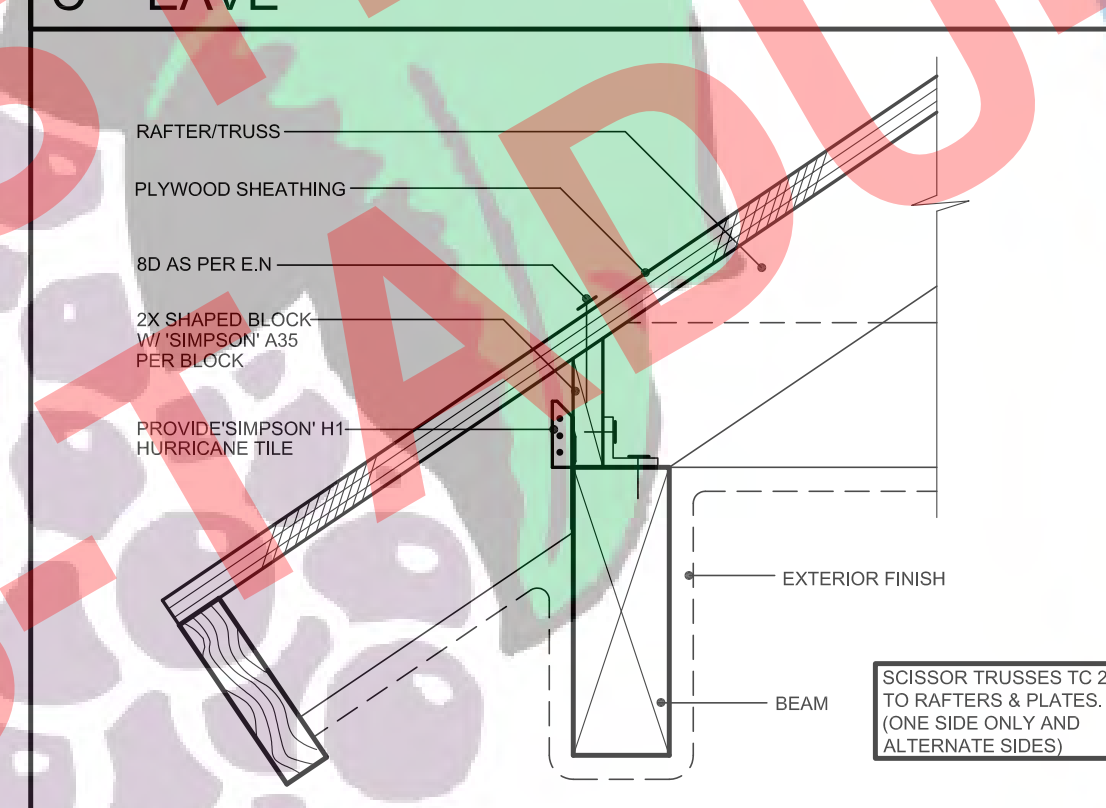
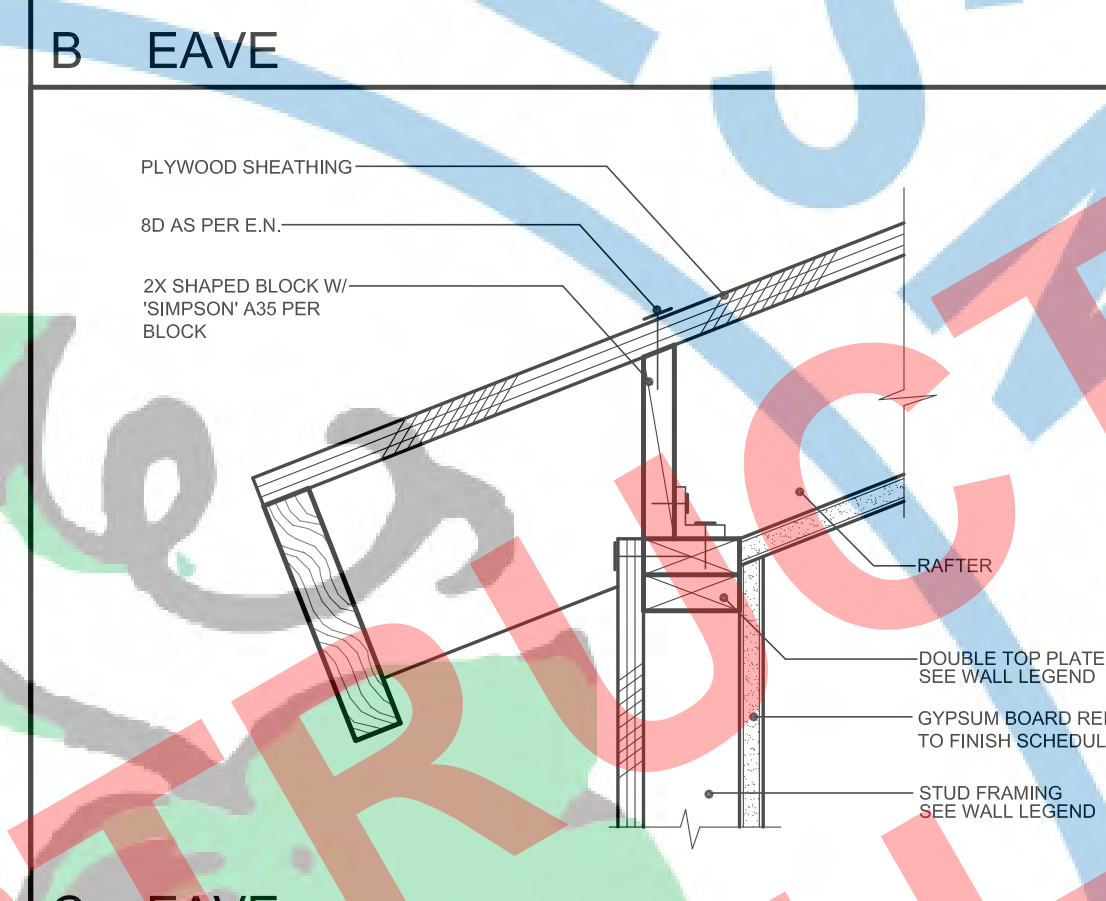
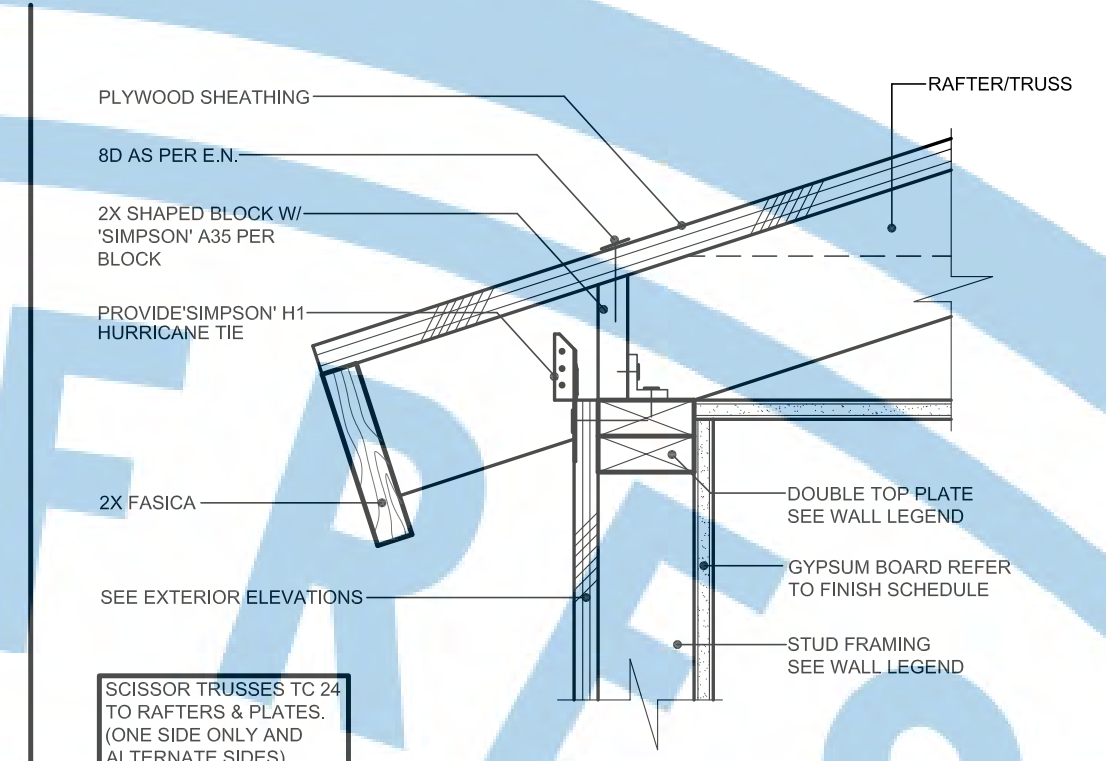
ROOF AREA OF:	CONTEMPORARY AT VAULTED CEILING	
CALCULATION FACTOR	ENCLOSED RAFTER BAY AREA	
ENCLOSED RAFTER BAY AREA	34	
150	SQUARE INCHES REQUIRED	
QUANTITY	TYPE	NET AREA PROVIDED
6 TOTAL	3" Ø HOLES DRILL INTO BLOCKING AT BOTH ENDS RAFTER BAYS (6.7 SQ. IN. (3 PER BAY))	40.2
2 TOTAL	AT TJ FRAMING 1 SQUARE HOLE AT BLOCKING AT BOTH ENDS RAFTER BAYS (1/3 X 1/3 OR BLOCKING= APPROXIMATE 25 SQUARE INCHES PER BAY)	50.0
TOTAL VENTILATION PER RAFTER BAY		40.2 (AT RAFTERS) 50.0 (AT TJ)

ROOF AREA OF:	CONTEMPORARY AT ATTIC SPACE		
CALCULATION FACTOR	ATTIC SPACE AREA		
ATTIC SPACE AREA	62		
300	SQUARE INCHES REQUIRED		
QUANTITY	SIZE	TYPE	NET AREA PROVIDED
1	LOW PROFILE	UPPER VENTILATION GALVANIZED LOW PROFILE DORMER (43 SQ.IN.)	43
		40I UPPER VENTILATION	43
		50I UPPER VENTILATION	55
2	3 1/2"X2 1/2"	LOWER VENTILATION GALVANIZED EAVE VENT (33 SQ.IN.)	66
TOTAL ATTIC VENTILATION		109	

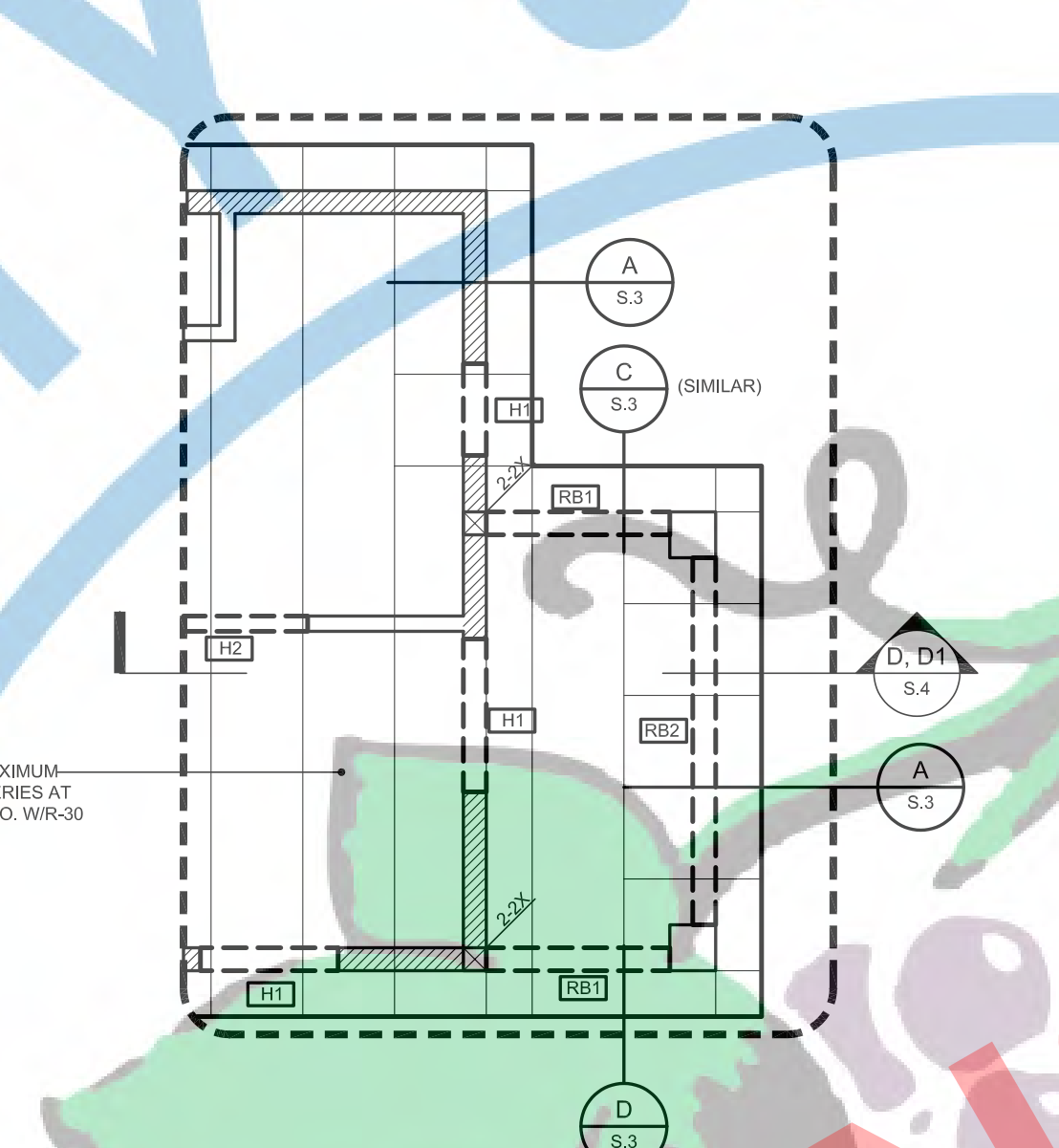
ROOF AREA OF:	CONTEMPORARY AT ATTIC SPACE WITH PORCH OPTION		
CALCULATION FACTOR	ATTIC SPACE AREA		
ATTIC SPACE AREA	62		
300	SQUARE INCHES REQUIRED		
QUANTITY	SIZE	TYPE	NET AREA PROVIDED
1	LOW PROFILE	UPPER VENTILATION GALVANIZED LOW PROFILE DORMER (43 SQ.IN.)	43
		40I UPPER VENTILATION	43
		50I UPPER VENTILATION	55
2	3 1/2"X2 1/2"	LOWER VENTILATION GALVANIZED EAVE VENT (33 SQ.IN.)	66
TOTAL ATTIC VENTILATION		109	

ROOF VENTILATION NOTES:

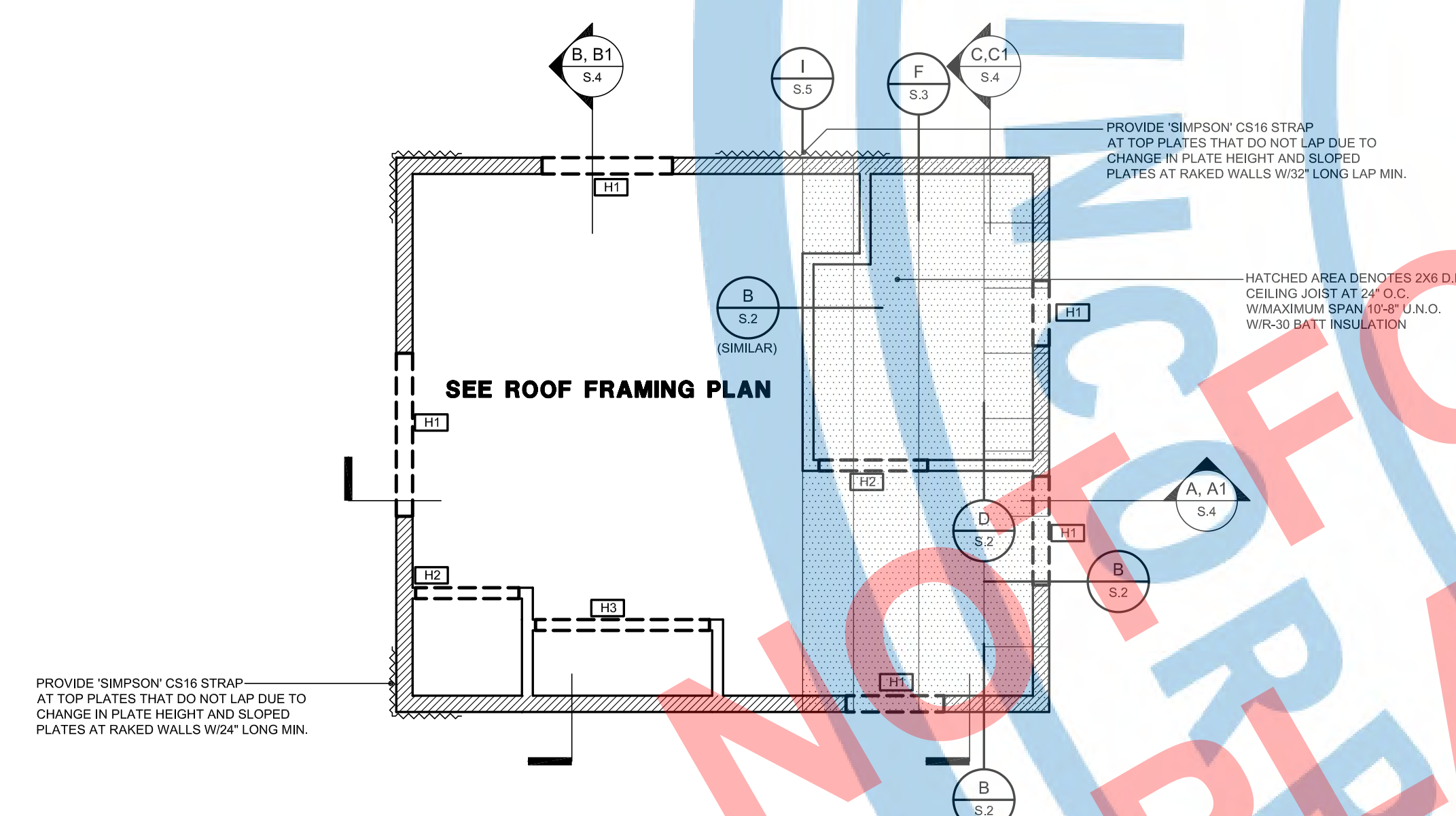
- MIN. 1" AIR SPACE BETWEEN INSULATION AND ROOF SHEATHING, WHERE EAVE OR CORNICE VENTS ARE INSTALLED. SPECIFY 4" LONG BAFFLES MINIMUM. (IRC SECTION R806.3)



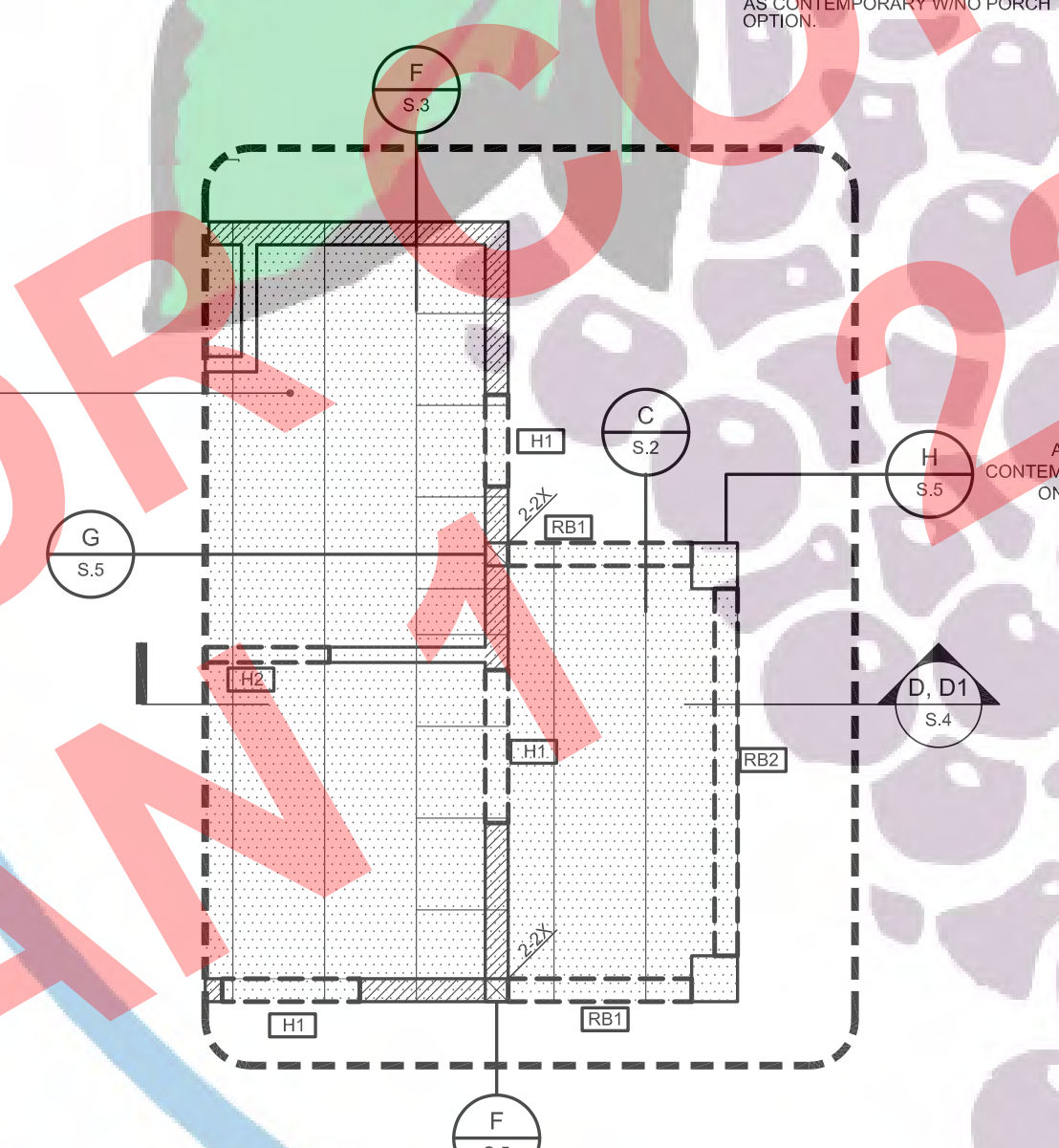
ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"
CONTEMPORARY



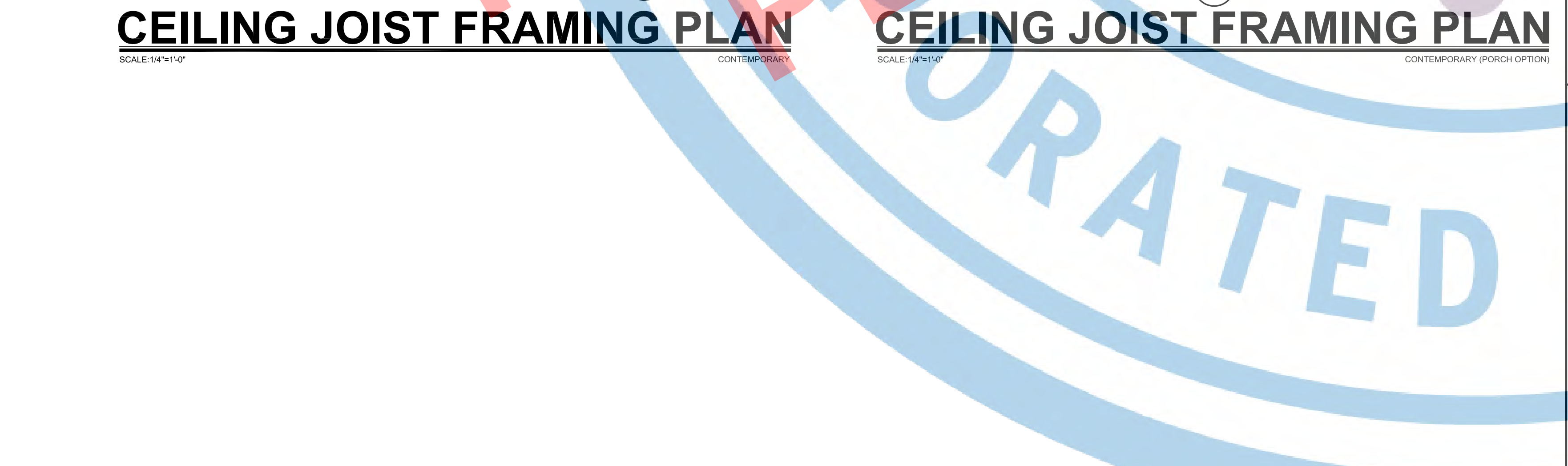
ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"
CONTEMPORARY (PORCH OPTION)
ATTIC VENTILATION SAME DESIGN AS CONTEMPORARY WITH PORCH OPTION



CEILING JOIST FRAMING PLAN
SCALE: 1/4"=1'-0"
CONTEMPORARY



CEILING JOIST FRAMING PLAN
SCALE: 1/4"=1'-0"
CONTEMPORARY (PORCH OPTION)





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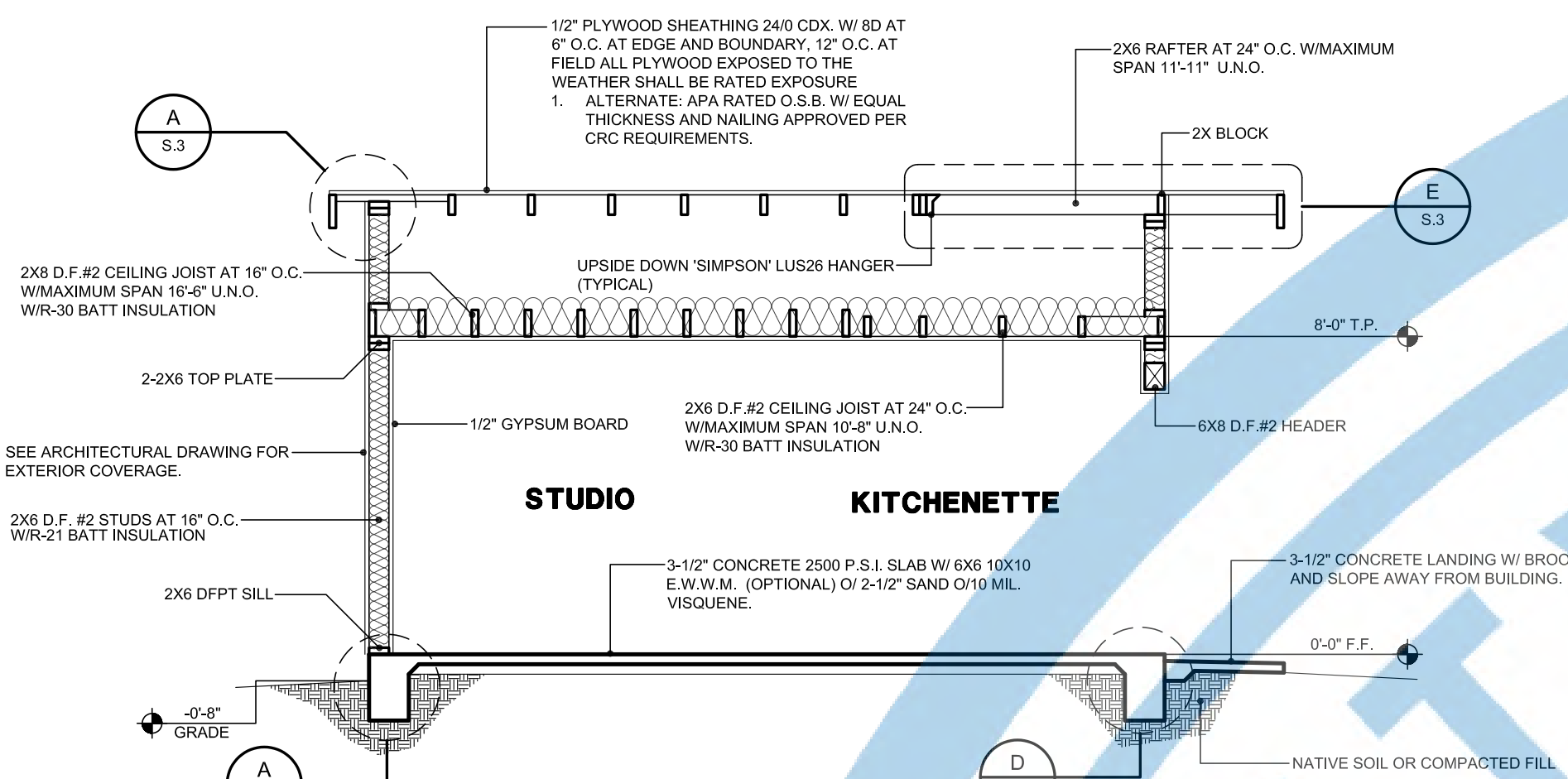
PROJECT:
ACCESSORY DWELLING UNIT (TADU-001) PLAN 1

REVISIONS		
NO.	DESCRIPTION	DATE

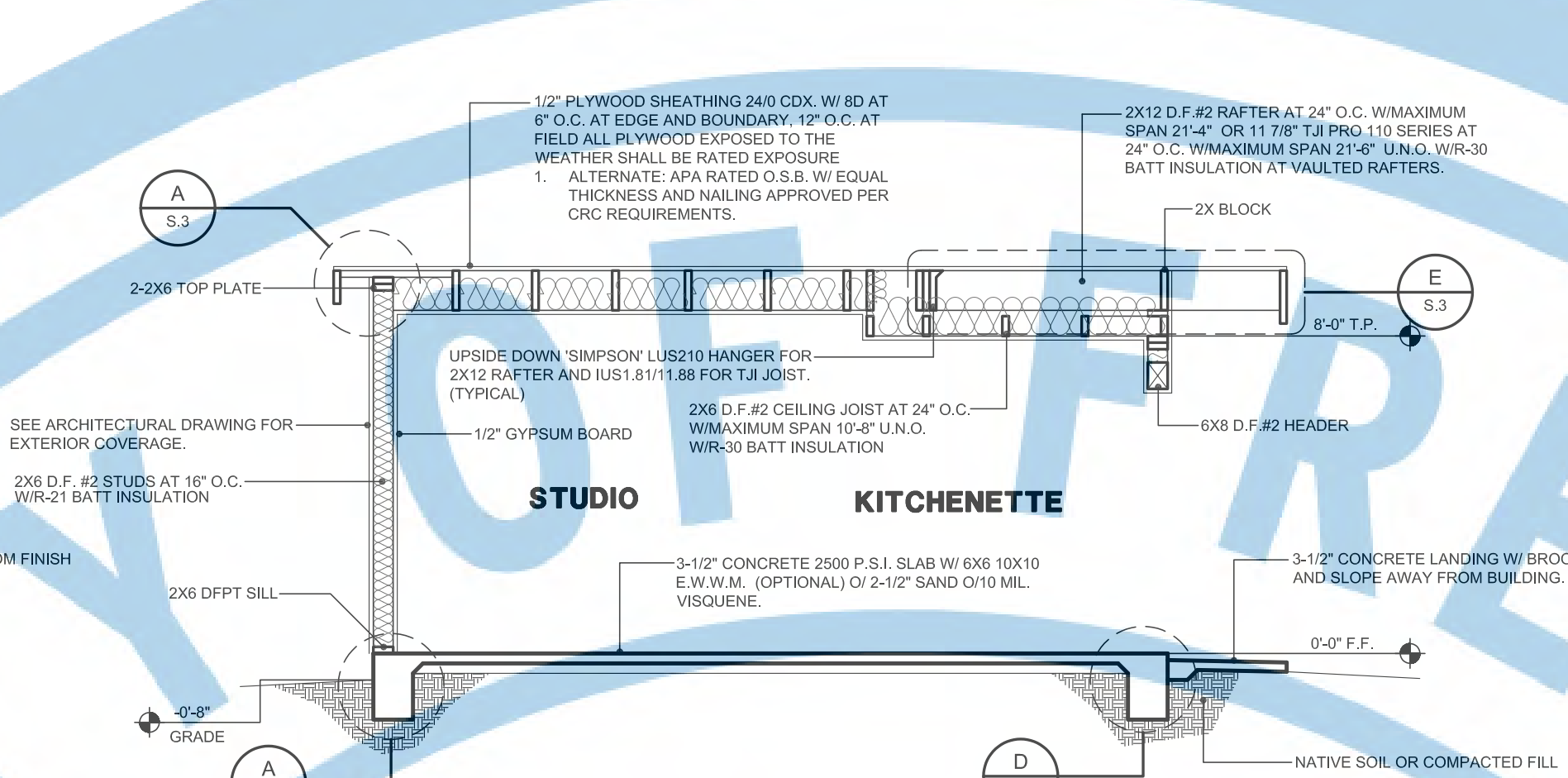
CITY USE ONLY

DRAWING TITLE:
BUILDING SECTIONS FOR GABLE, CRAFTSMAN, & CONTEMPORARY

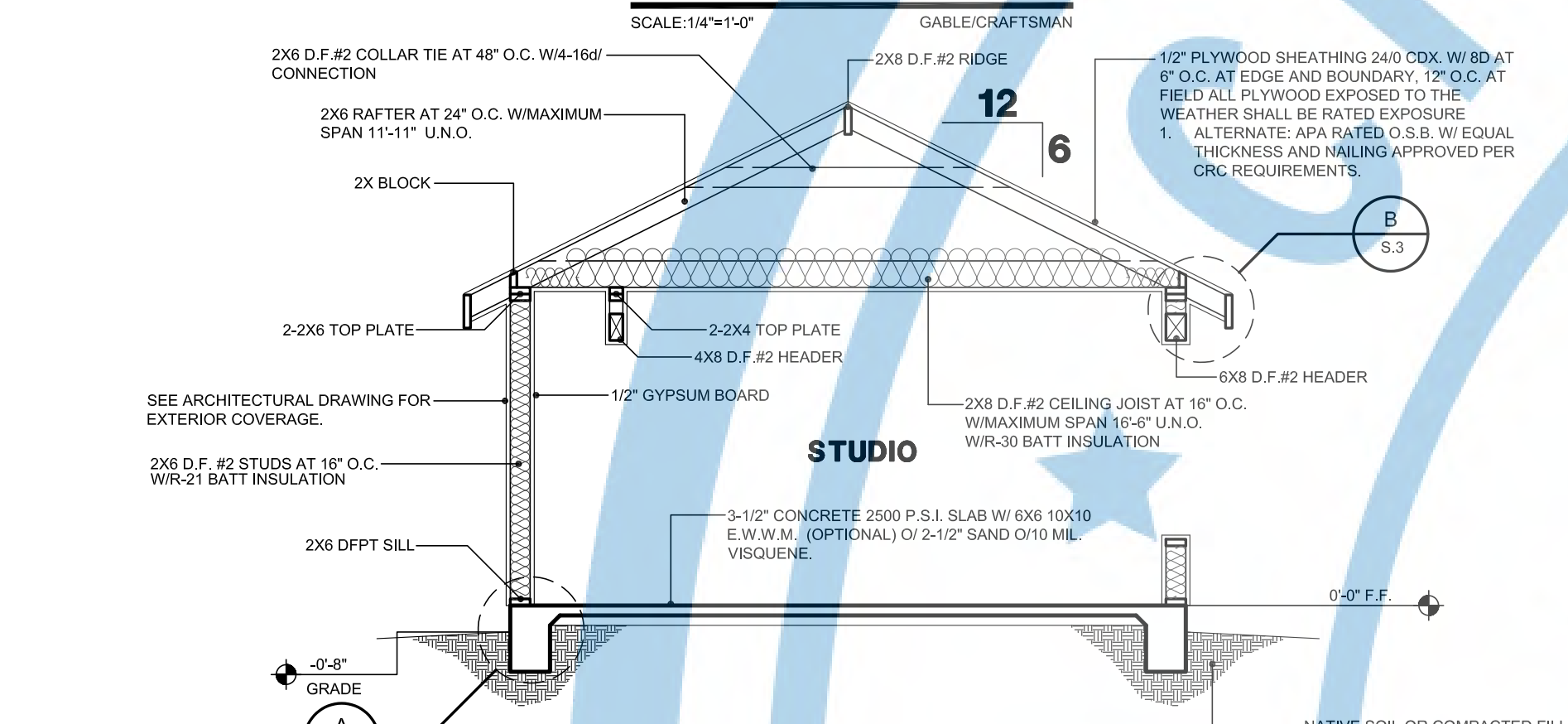
JOB# :	TADU-001	SHEET NO.	S.4
DATE :	4-Aug-23		
SCALE :	AS NOTED		
DRAWN BY :	IRG		



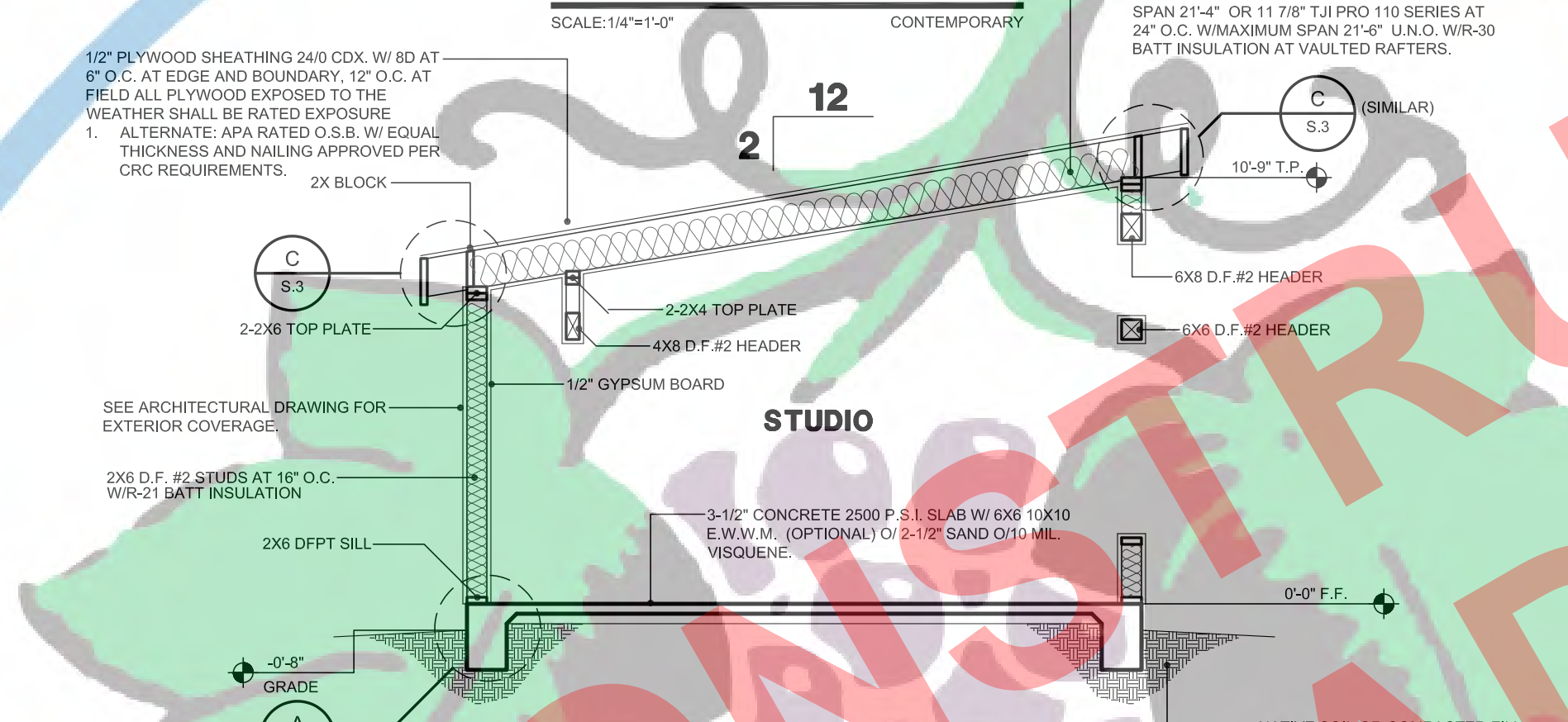
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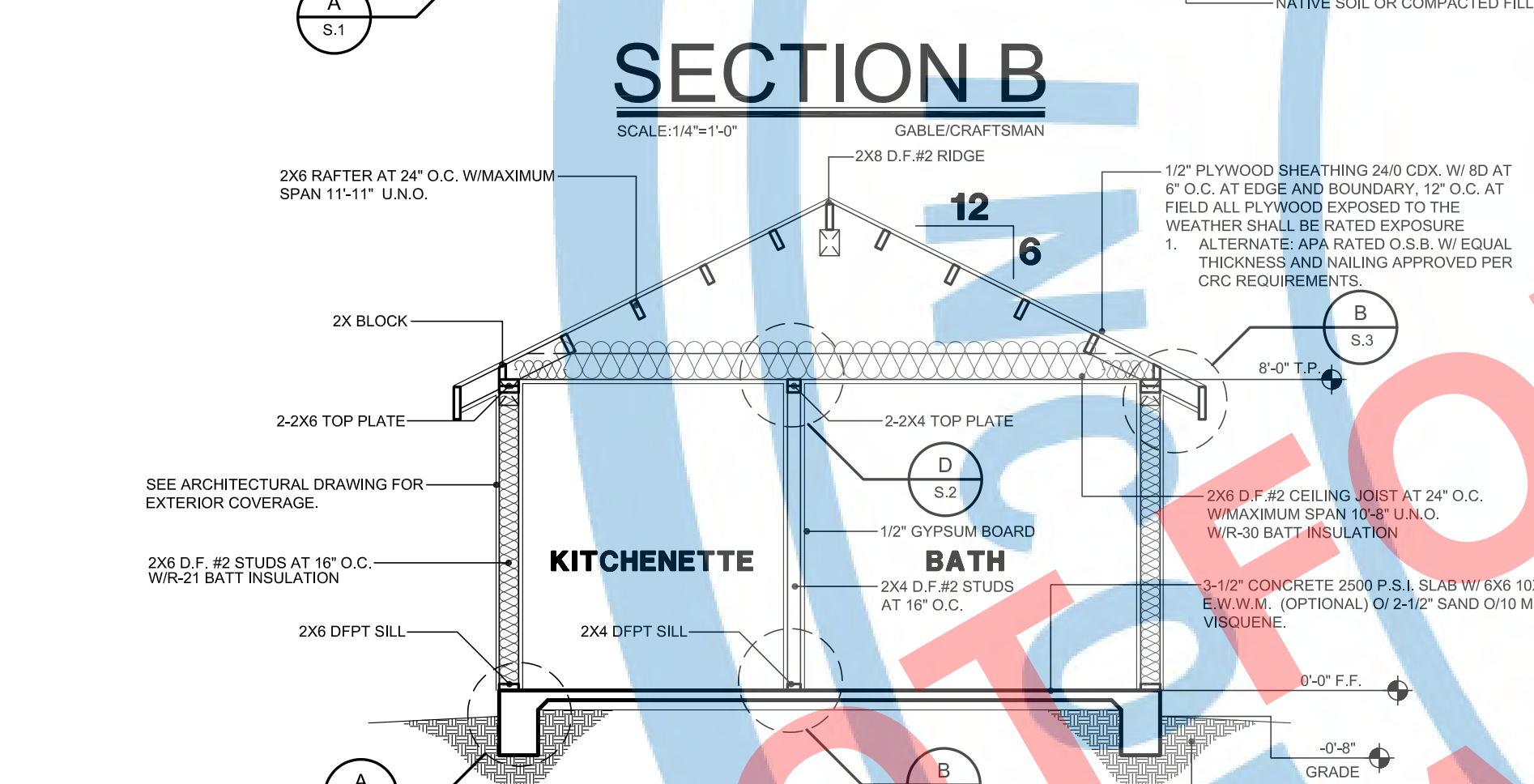
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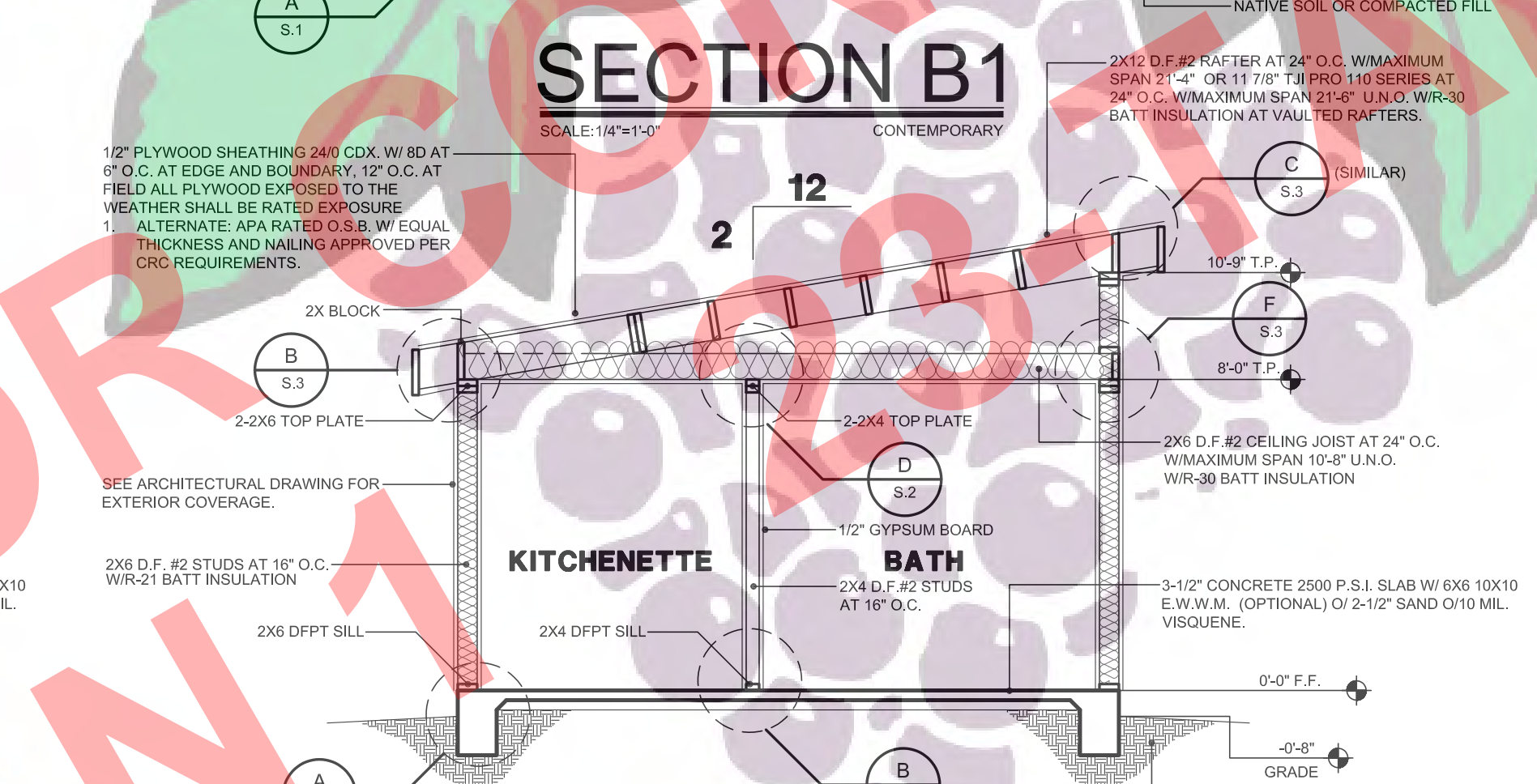
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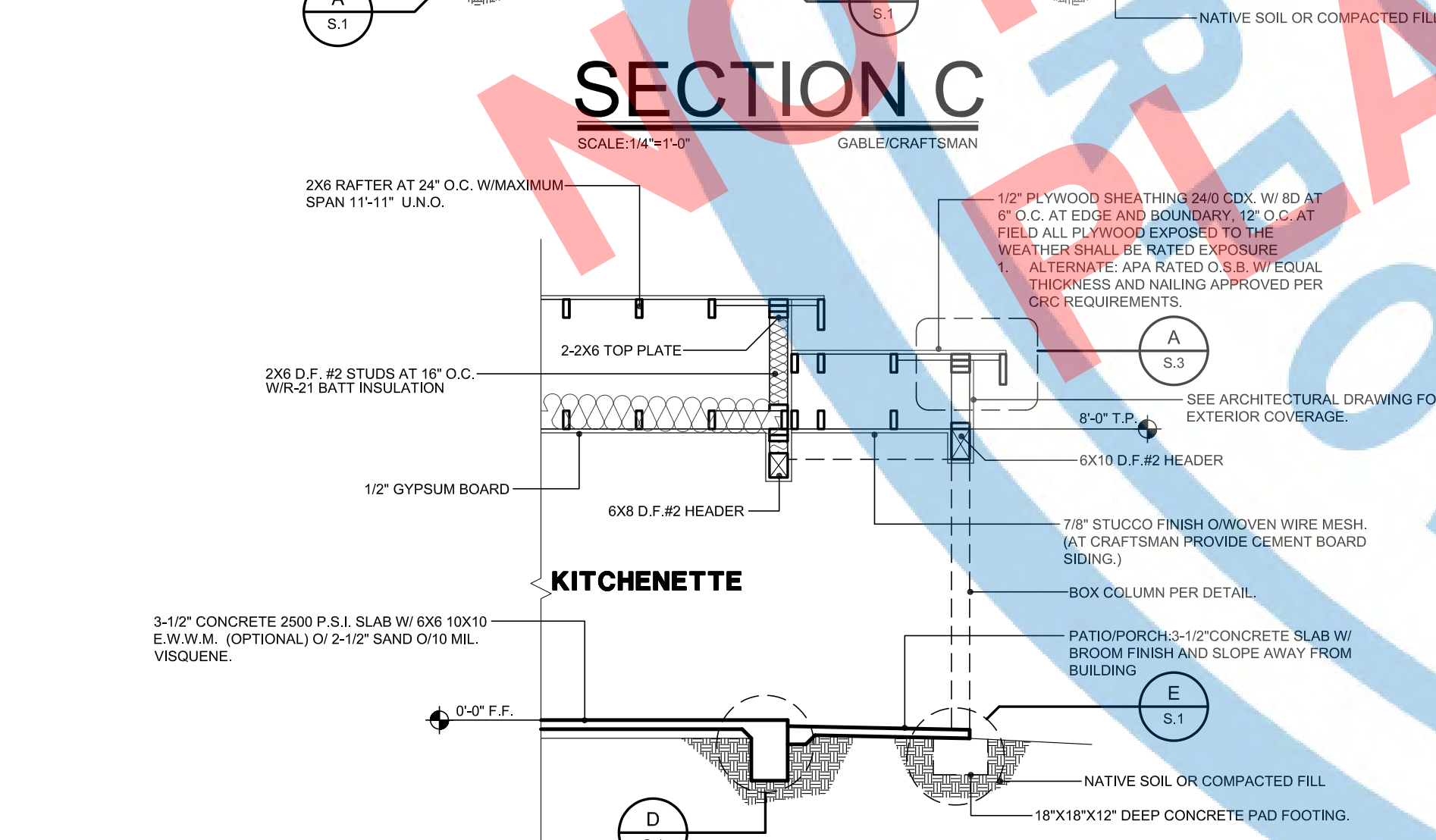
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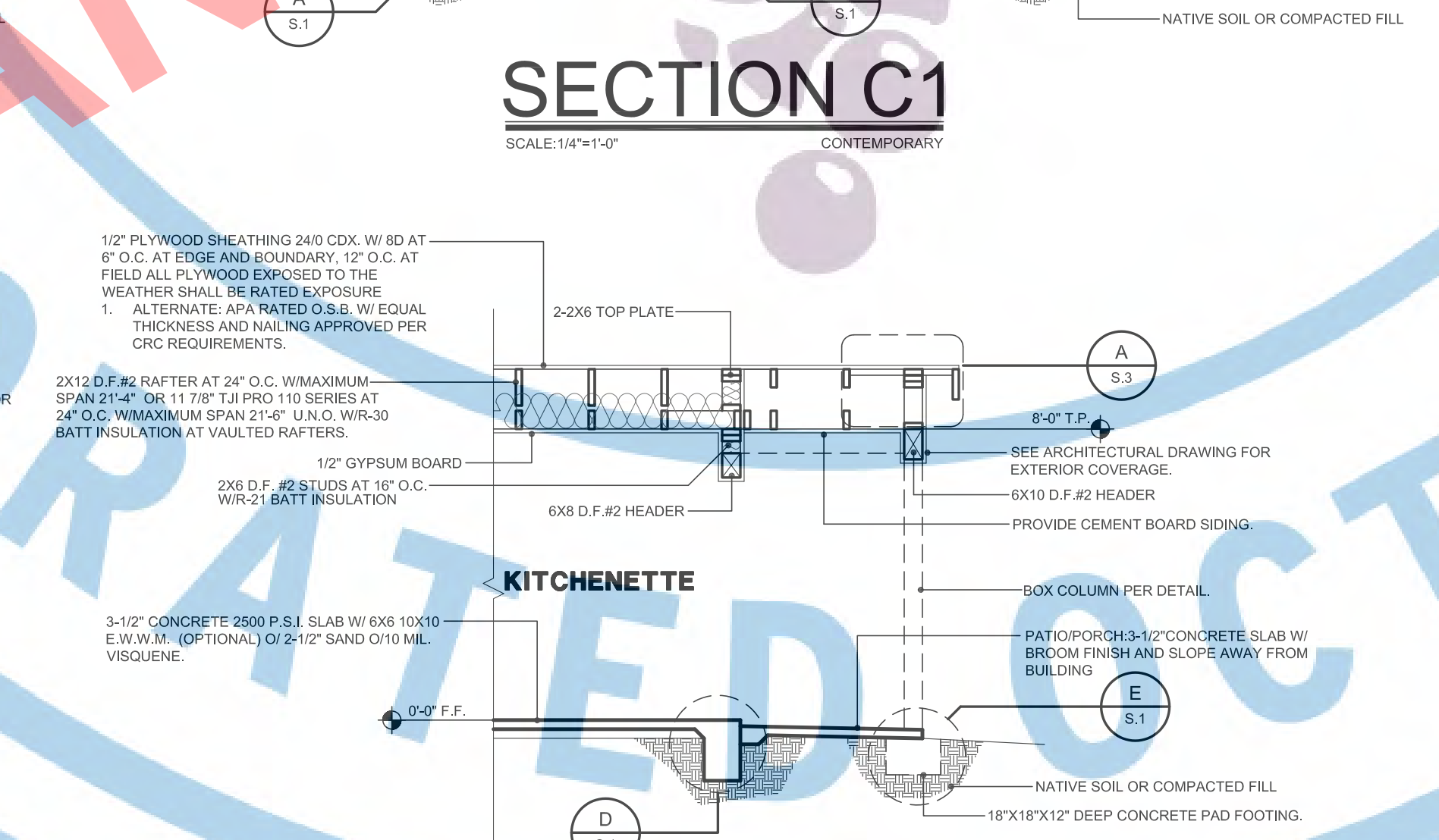
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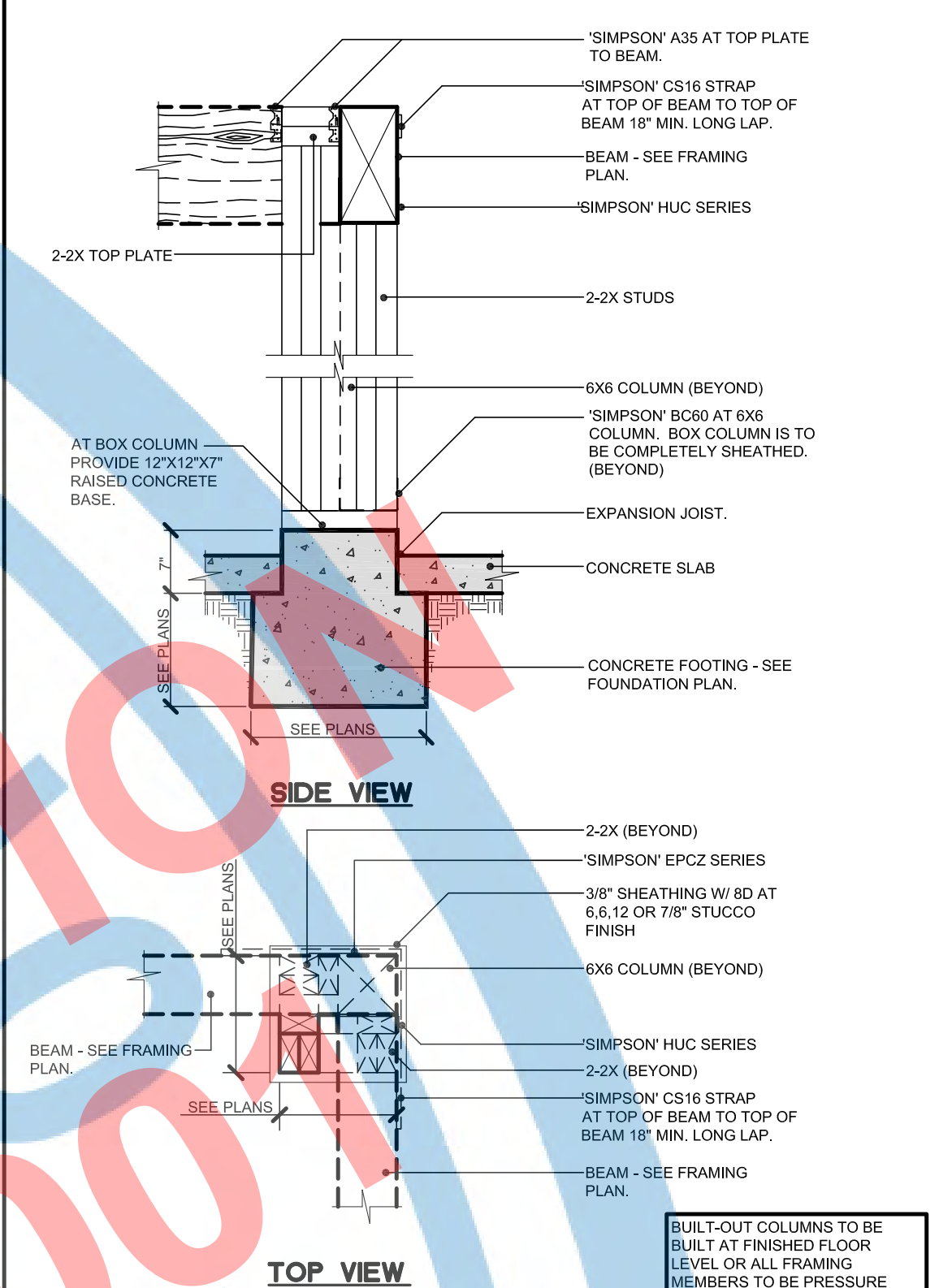
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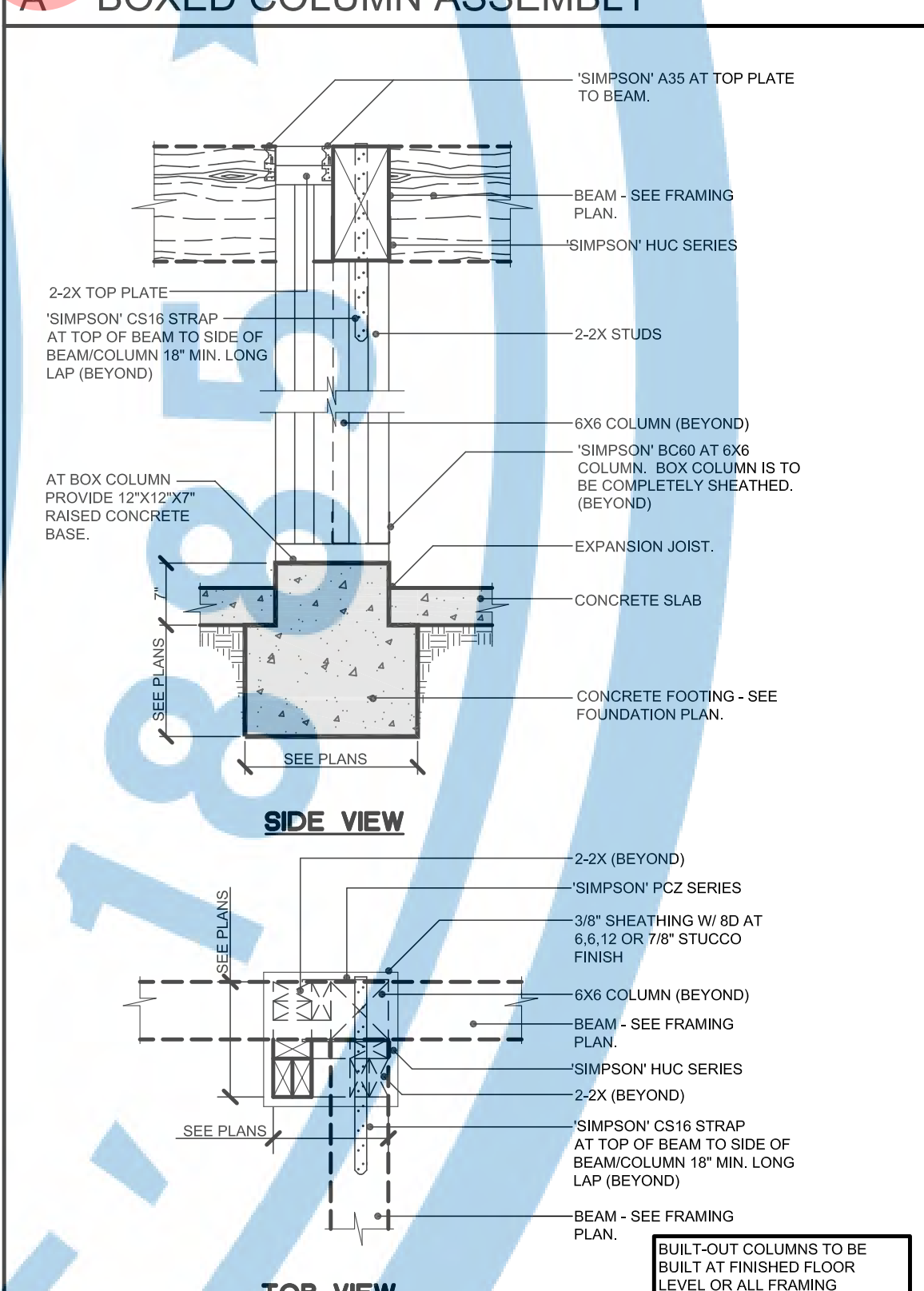
SECTION D
SCALE: 1/4"=1'-0"



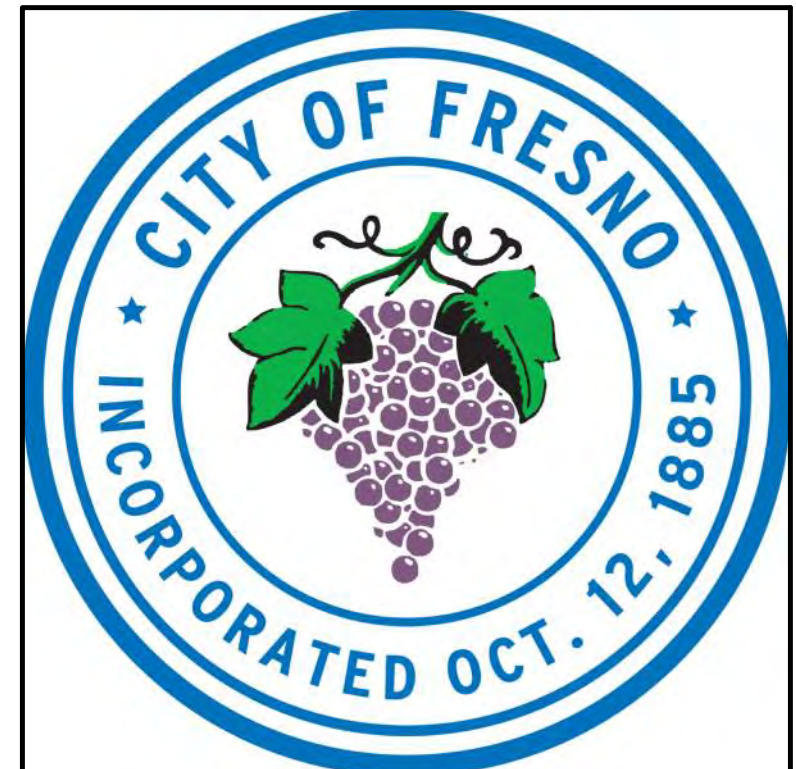
SECTION D1
SCALE: 1/4"=1'-0"



A BOXED COLUMN ASSEMBLY



B BOXED COLUMN ASSEMBLY



PLANNING AND DEVELOPMENT DEPARTMENT
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PROJECT:
ACCESSORY DWELLING UNIT (TADU-001) PLAN 1

REVISIONS		
NO.	DESCRIPTION	DATE

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DRAWING TITLE
TJI JOIST MANUFACTURER INSTALLATION DETAILS

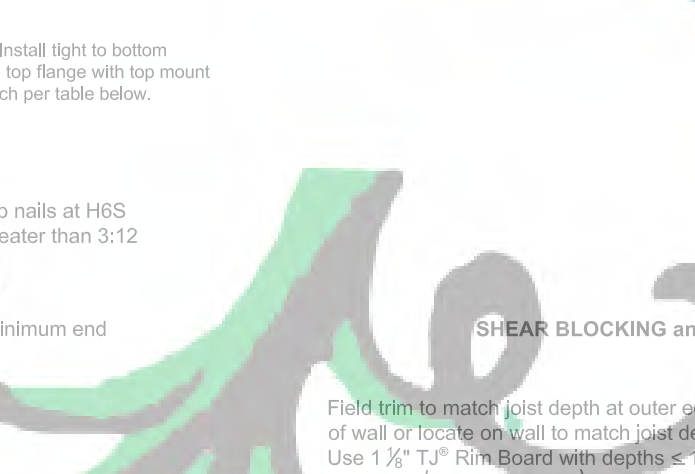
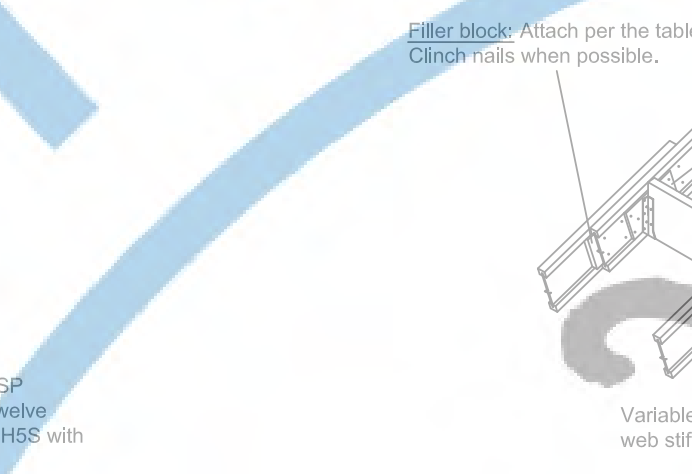
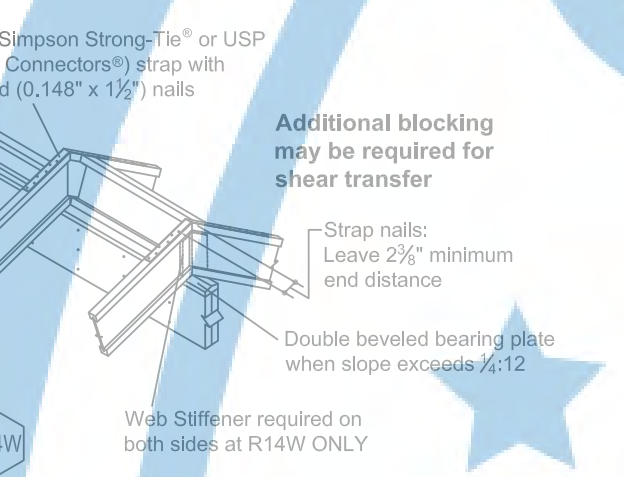
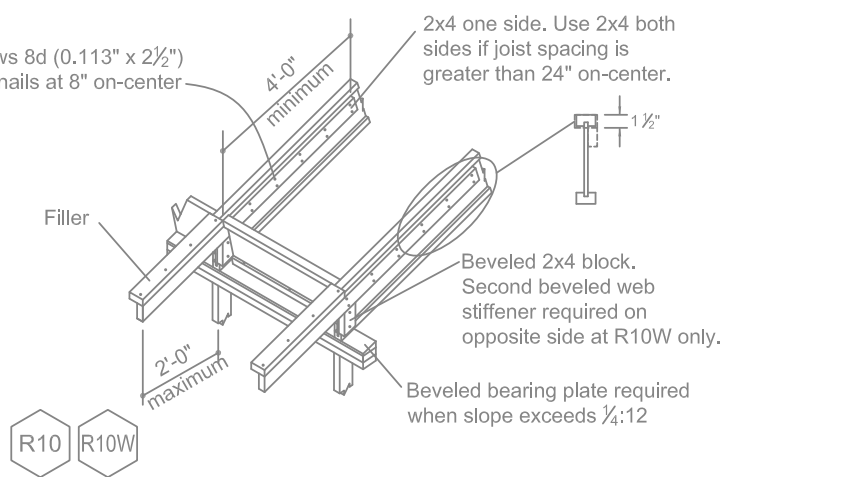
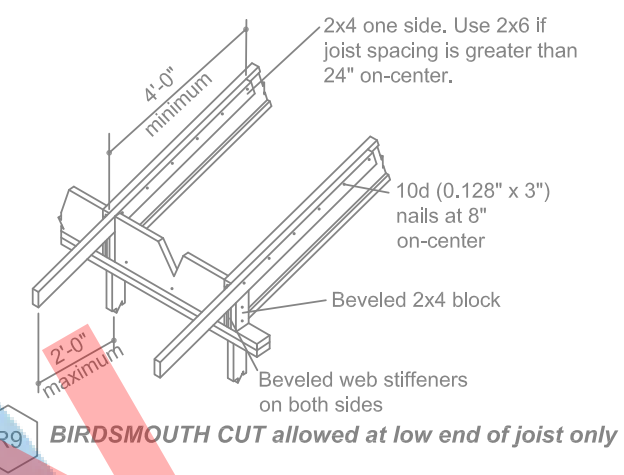
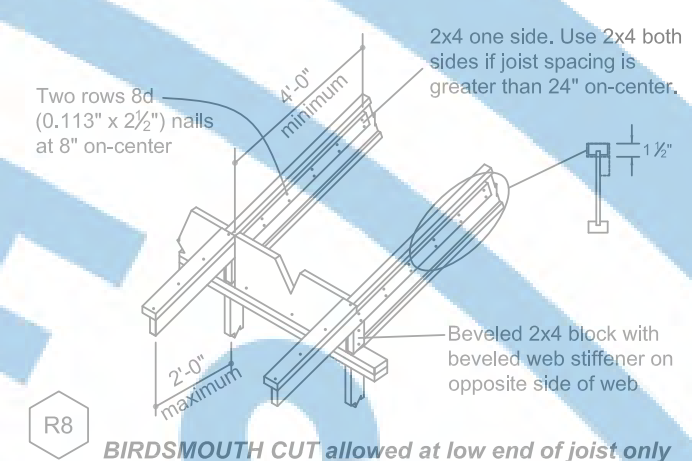
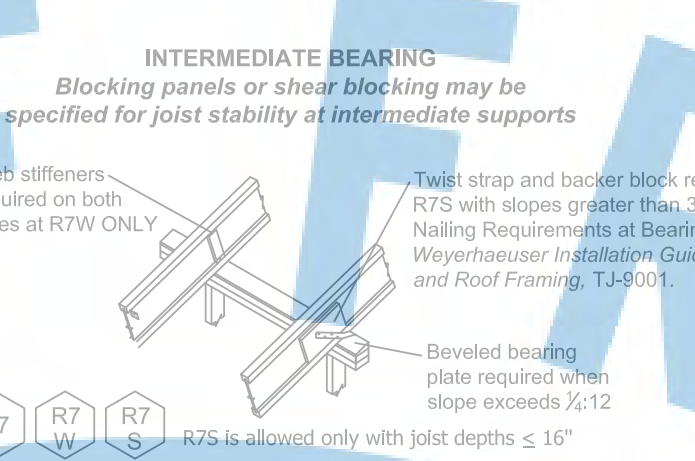
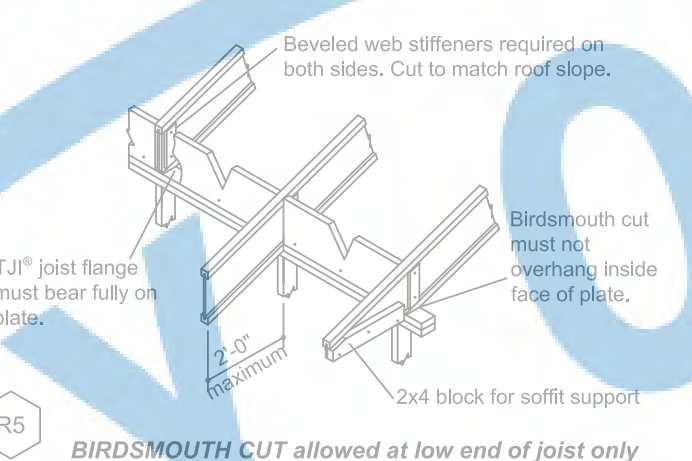
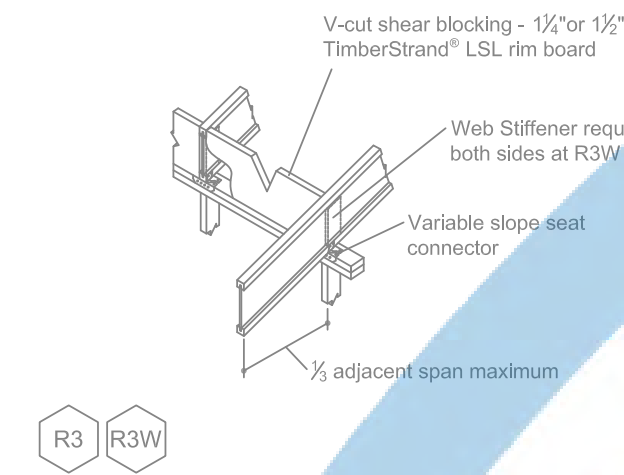
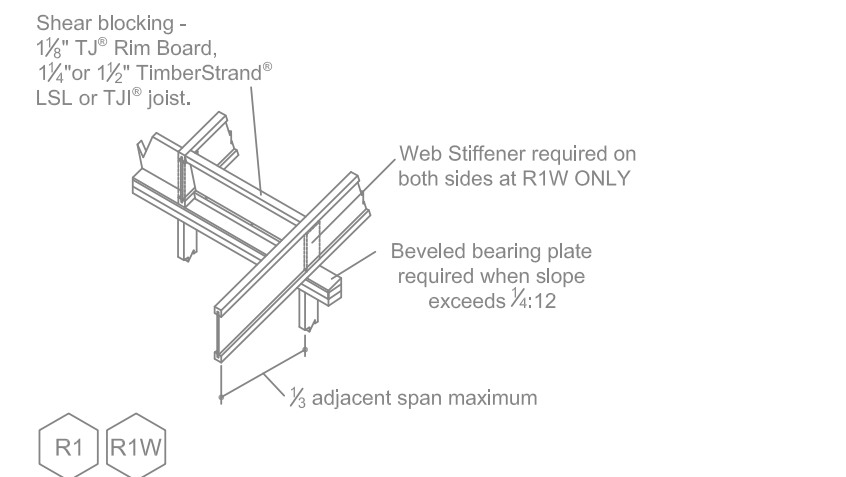
JOB# : TADU-001 SHEET NO.
 DATE : 10-Mar-23
 SCALE : AS NOTED
 DRAWN BY : IRG **S.6**



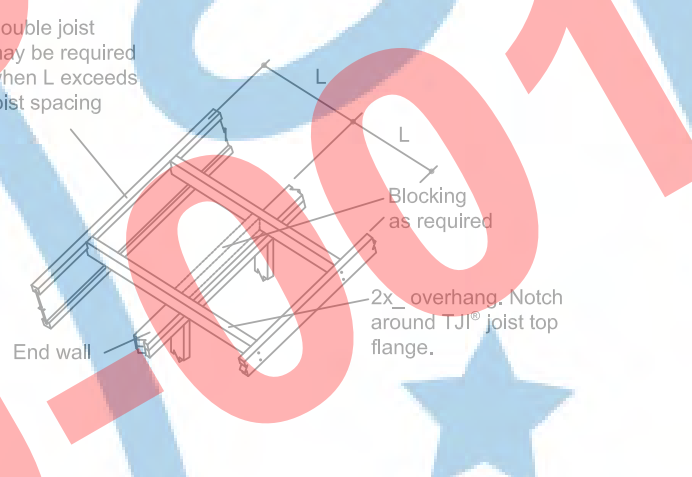
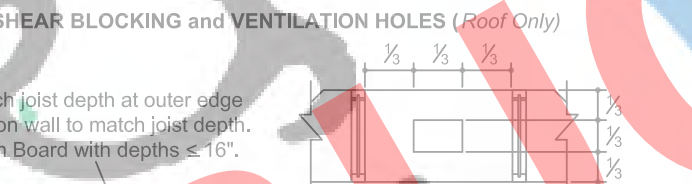
ROOF DETAILS

General Notes
 Unless otherwise noted, all details are valid to a maximum slope of 12:12. Joists >16" have a maximum slope of 3:12.

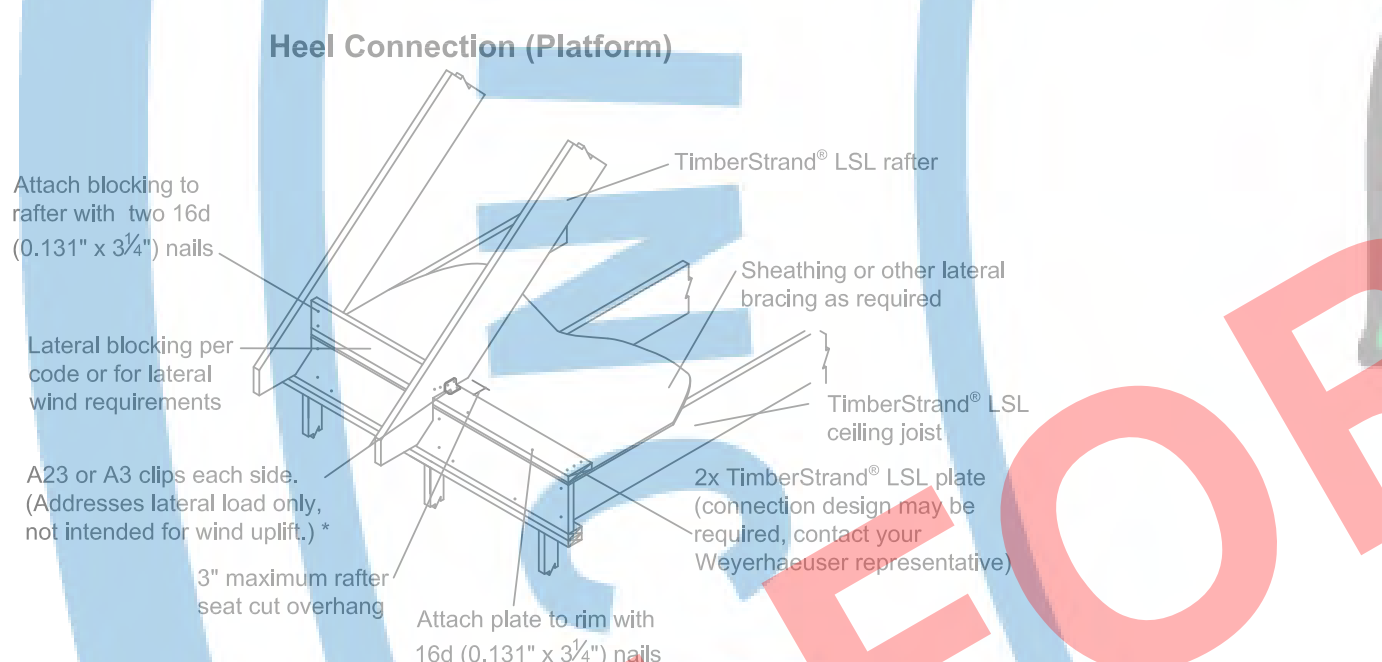
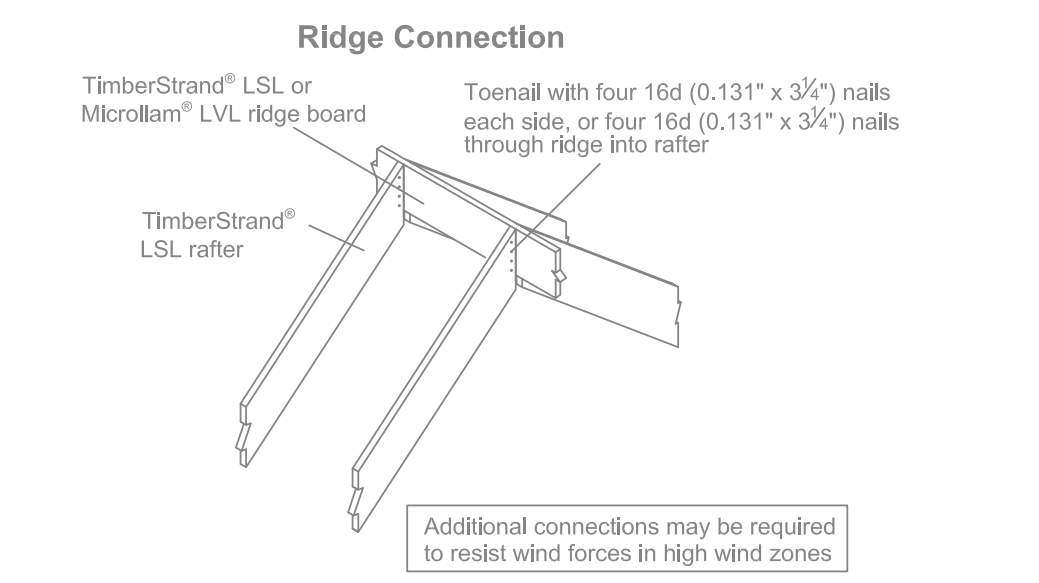
Web stiffeners are required with all 22" and 24" joists and when the sides of the hanger do not laterally support at least 1/2" of the TJI® joist top flange. Also see framing plan.



TJI® Depth, D	TJI® Flange Width	Block Type	Size	Nail	Quantity
9 1/2" < D ≤ 16"	3 1/2"	Filler	10d (0.148" x 3")	10	10
		Backer	10d (0.148" x 3")	10	10
16" < D ≤ 20"	3 1/2"	Filler	10d (0.128" x 3")	15	15
		Backer	10d (0.128" x 3")	15	15
20" < D ≤ 24"	3 1/2"	Filler	10d (0.128" x 3")	25	25
		Backer	10d (0.128" x 3")	25	25



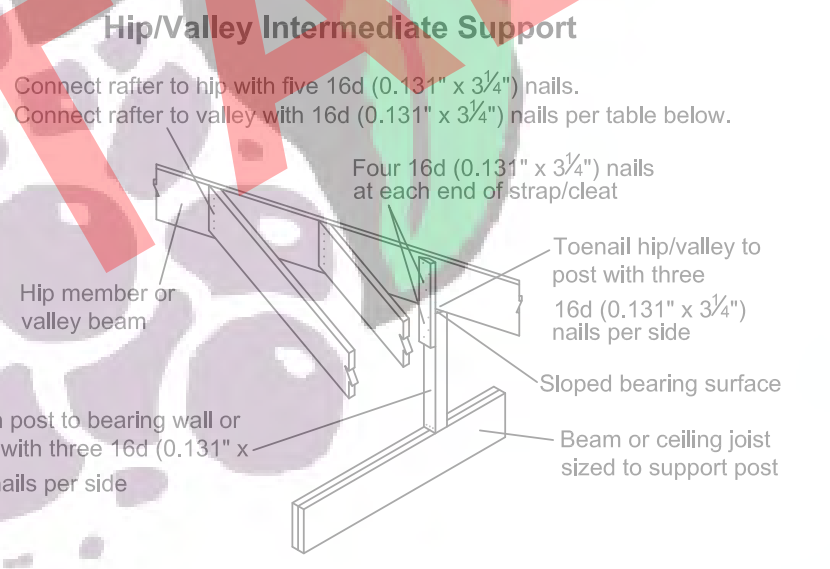
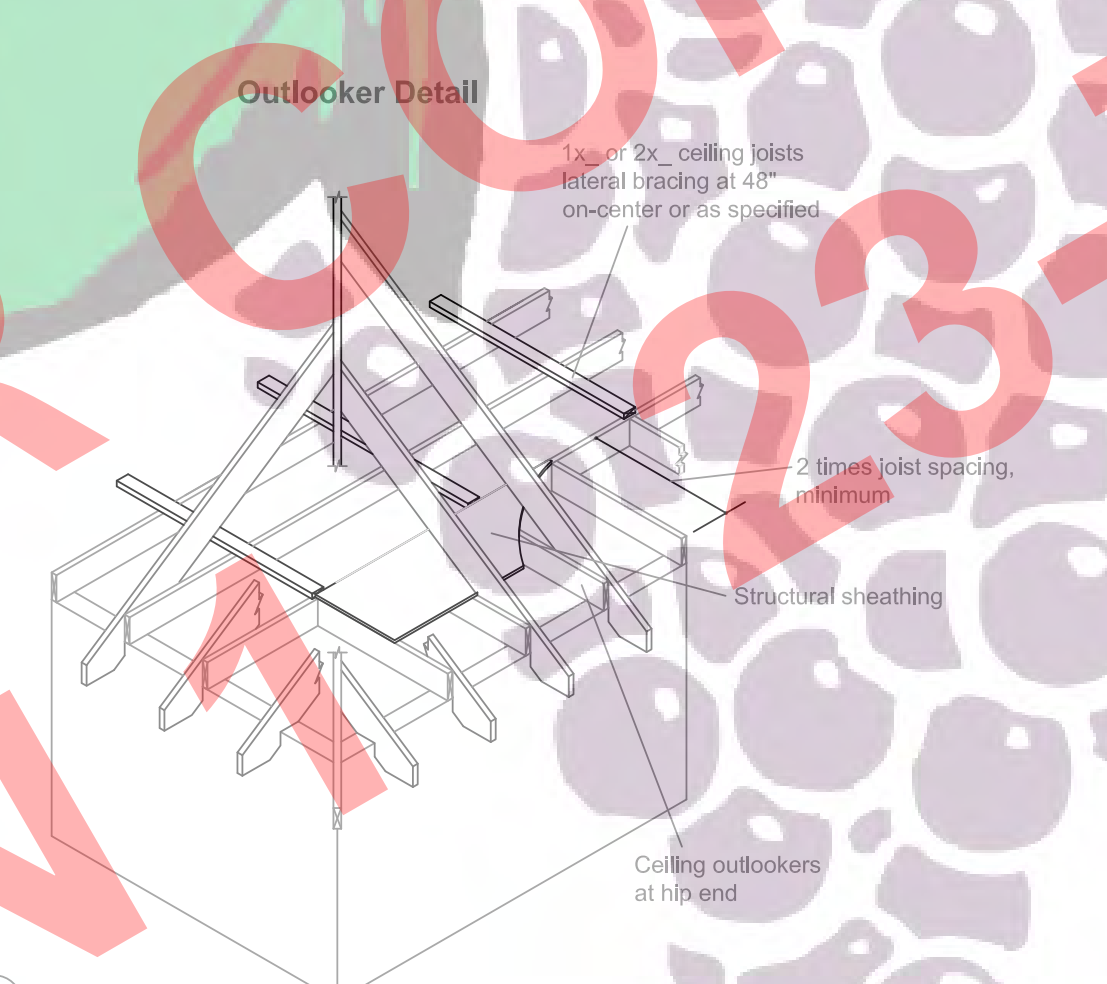
ROOF FRAMING DETAILS



* Angle Clips

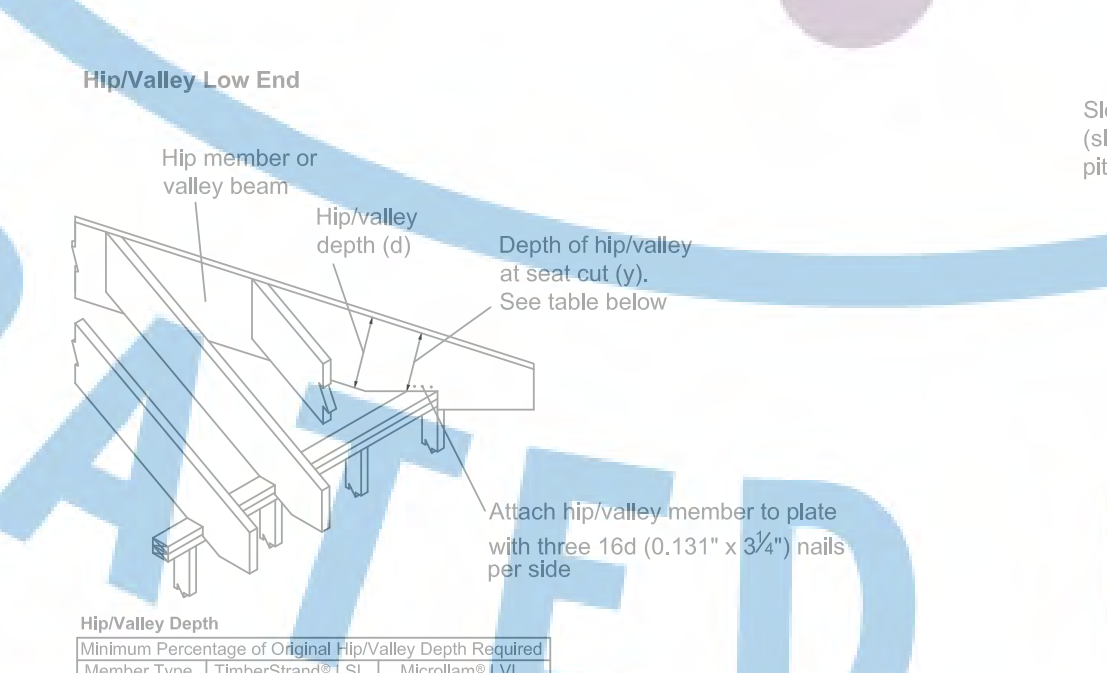
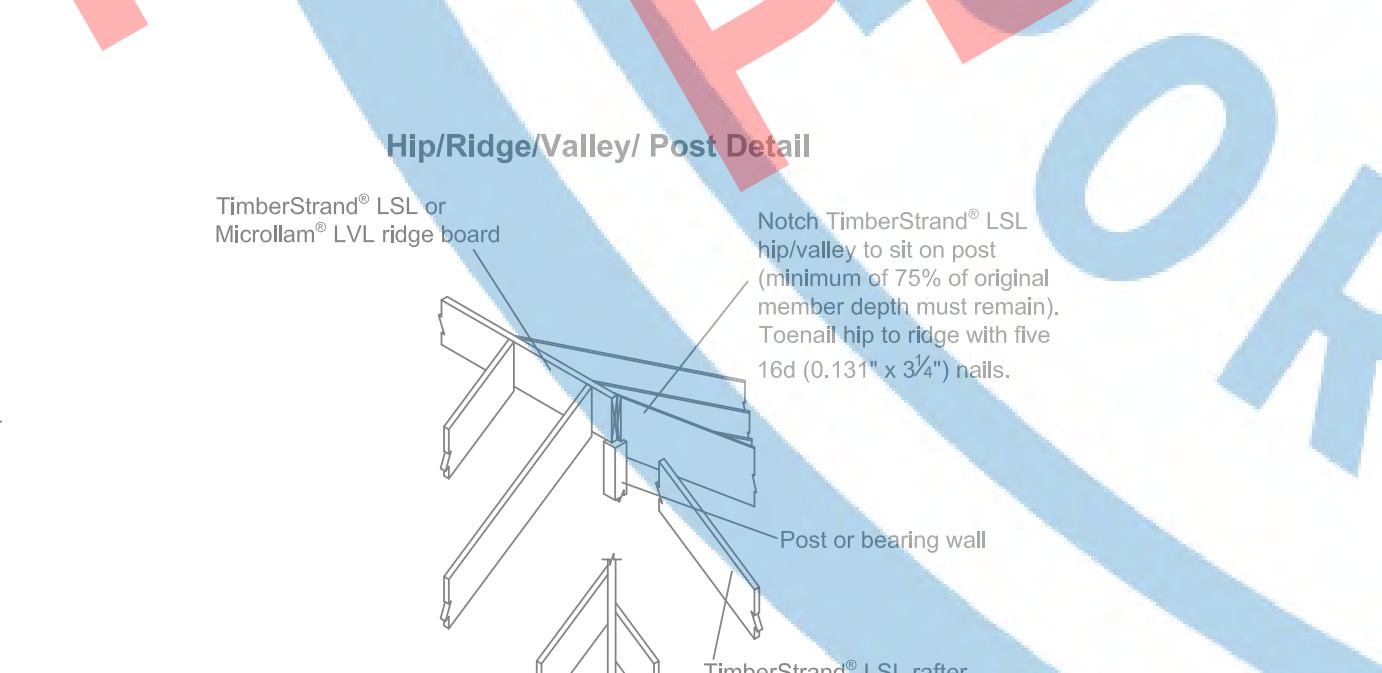
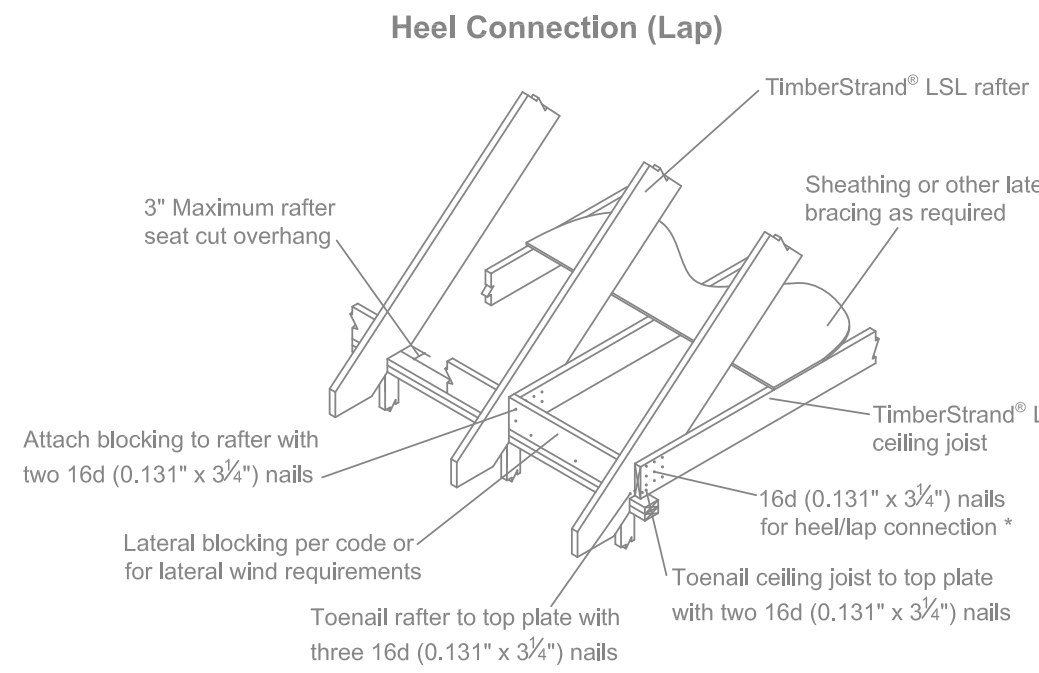
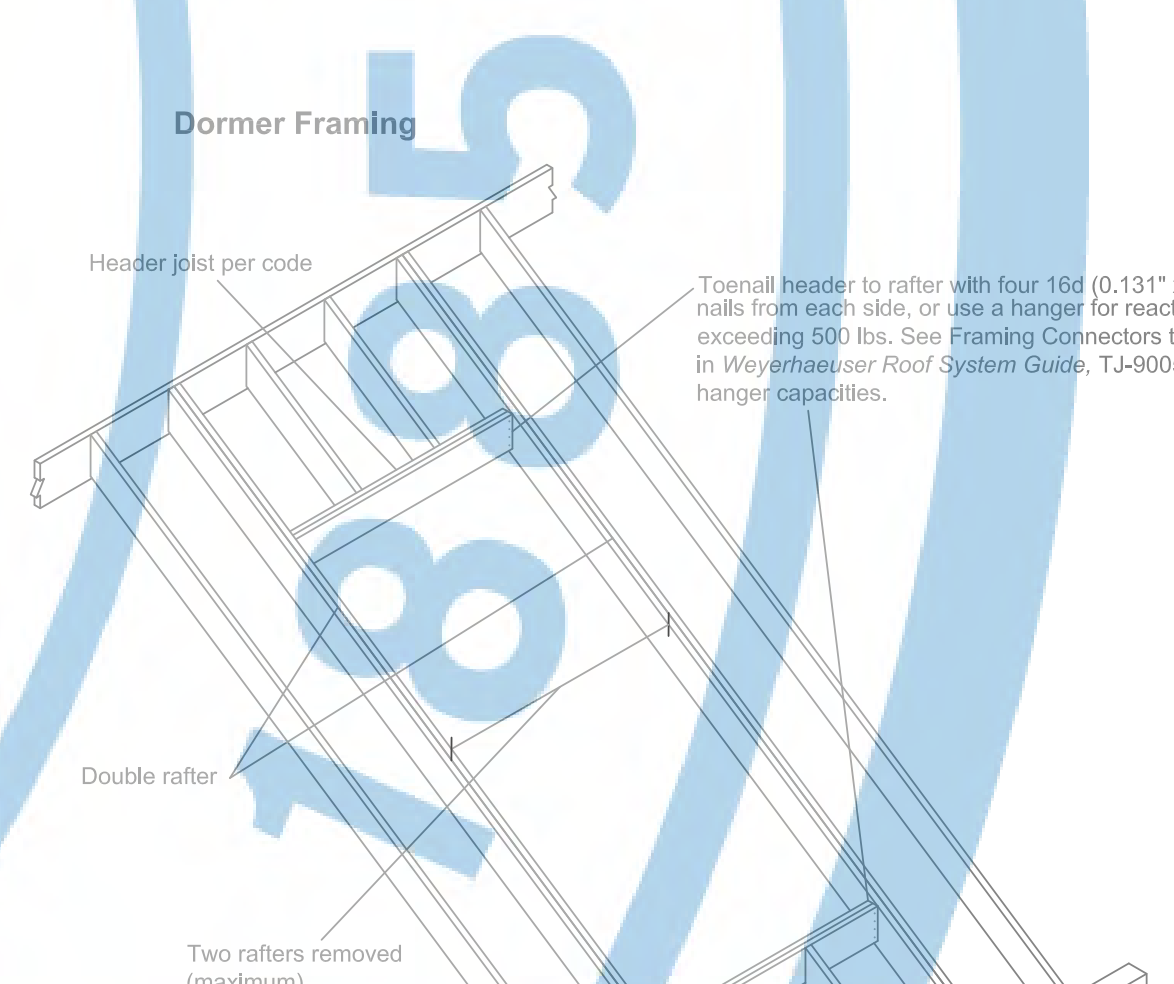
Hanger Type	Clip	Nailing	Rafter/Ceiling Joist
Simpson Strong Tie®	A23	10d x 1 1/2"	10d x 1 1/2"
USP Structural Connectors®	A3	10d x 1 1/2"	10d x 1 1/2"

Rafter Connection for Thrust:
 * For lap connection nail quantity requirements, see Rafter Span and Heel Connection Tables in Weyerhaeuser Roof System Design Guide, TJ-9005.
 - If fewer than 8 nails are required, use only one A23 or A3 clip, each side.
 - If 8-15 nails required, use two A23 or A3 clips, each side.



Rafter - to - Valley Connection

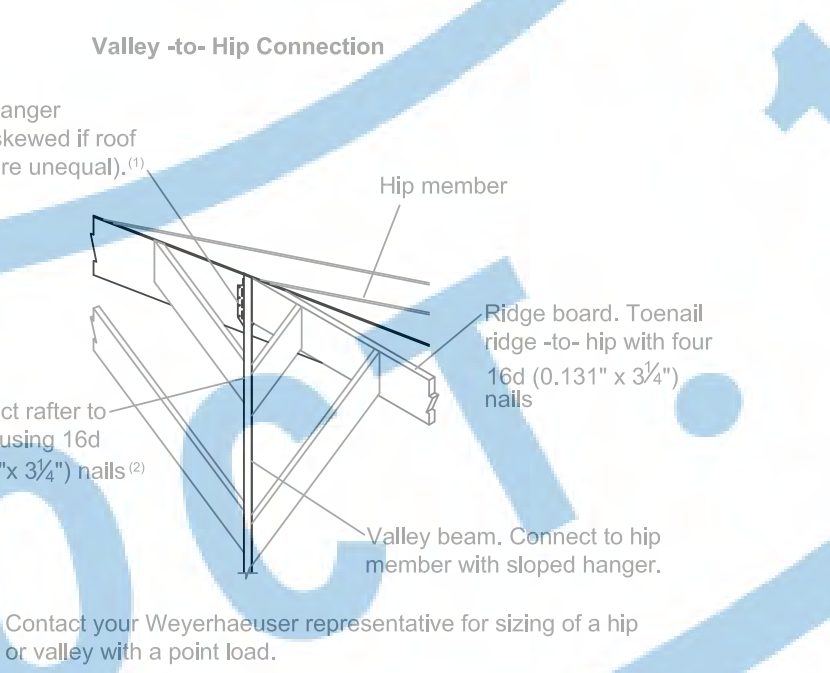
Rafter On-Center Spacing	Rafter Span	Roof Snow Load			
		30 LL + 15 DL	50 LL + 15 DL	80 LL + 15 DL	15 DL
16"	6'	5	5	5	5
	12'	5	6	8	8
	18'	6	9	12	12
	24'	6	12	-	-
24"	6'	5	5	7	7
	12'	6	8	11	11
	18'	9	13	-	-
	24'	12	-	-	-



Hip/Valley Depth

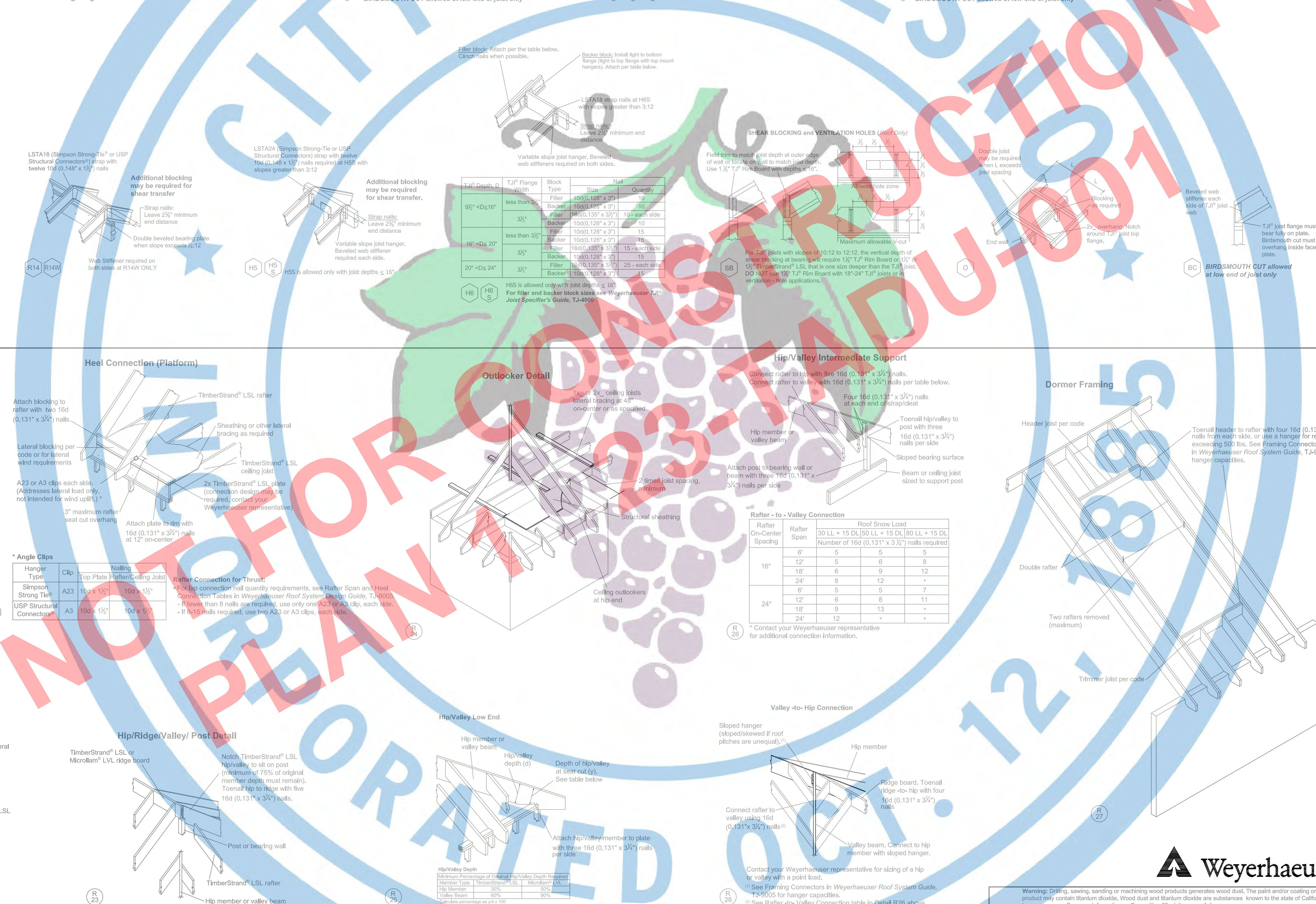
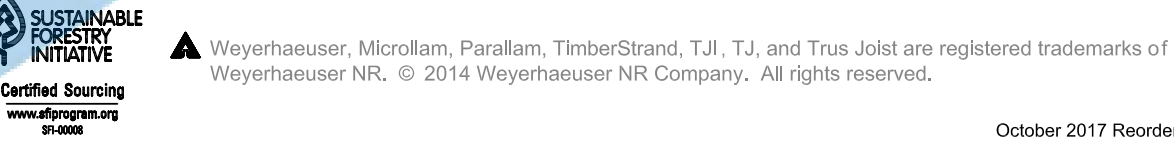
Minimum Percentage of Original Hip/Valley Depth Required	Member Type	TimberStrand® LSL	Microlam® LVL
Hip Member	30%	50%	50%
Valley Beam	60%	90%	90%

* Available percentage as per TJ-100



* For heel/lap connection nailing see Rafter Span and Heel Connection Tables in Weyerhaeuser Roof System Design Guide, TJ-9005.

Warning: Drilling, sawing, sanding or machining wood products generates wood dust. The paint and/or coating on this product may contain titanium dioxide, Wood dust and titanium dioxide are substances known to the state of California to cause cancer. For more information on Proposition 65, visit www.cdnr.com/forms.





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PROJECT:

ACCESSORY DWELLING UNIT (TADU-001) PLAN 1

NO.	DESCRIPTION	DATE

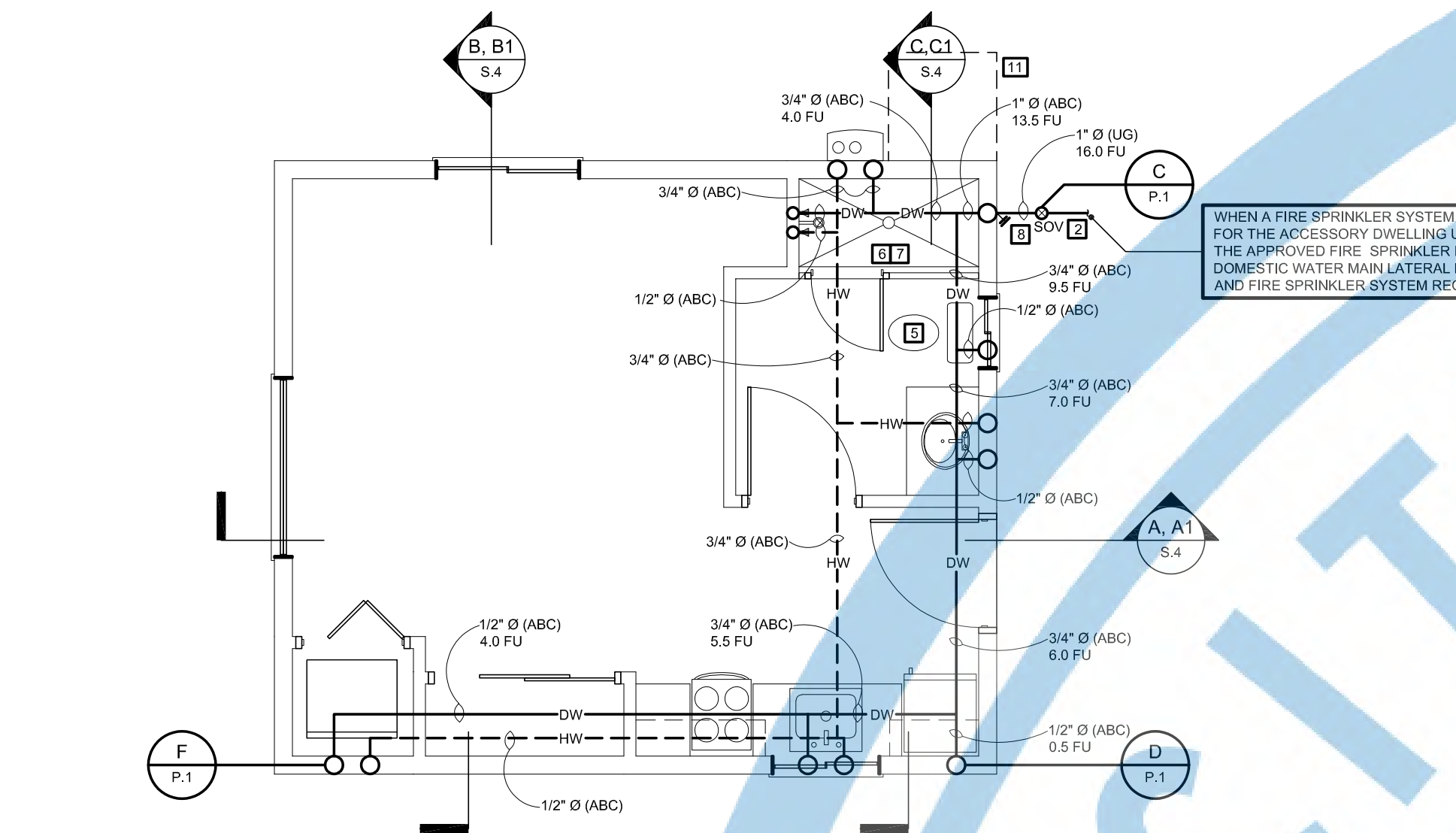
REVISIONS

NO.	DESCRIPTION	DATE

CITY USE ONLY

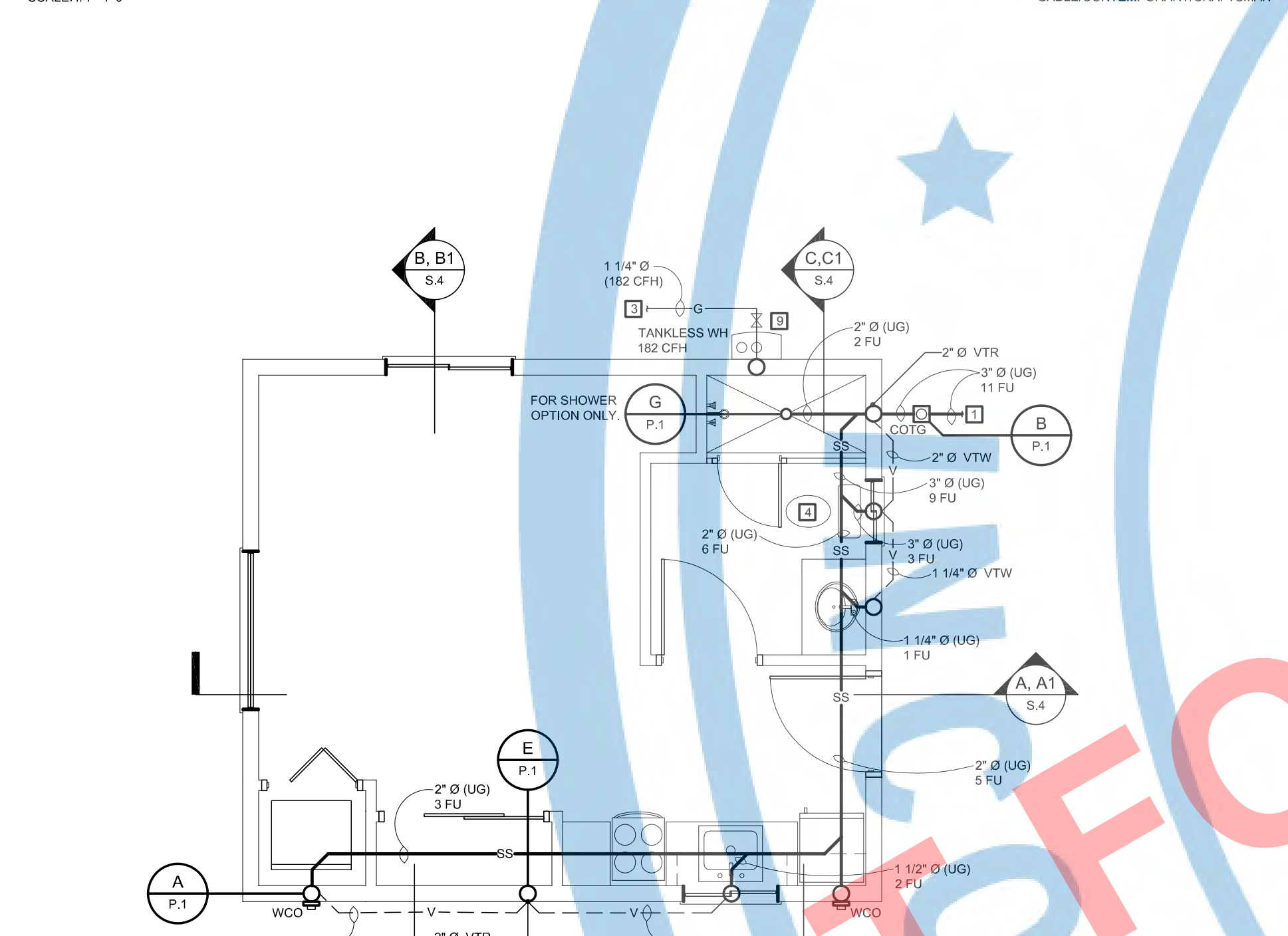
DRAWING TITLE:
PLUMBING PLAN AND DETAILS

JOB# : TADU-001 SHEET NO.
 DATE: 26-Sep-23
 SCALE: AS NOTED
 DRAWN BY: IRG **P.1**

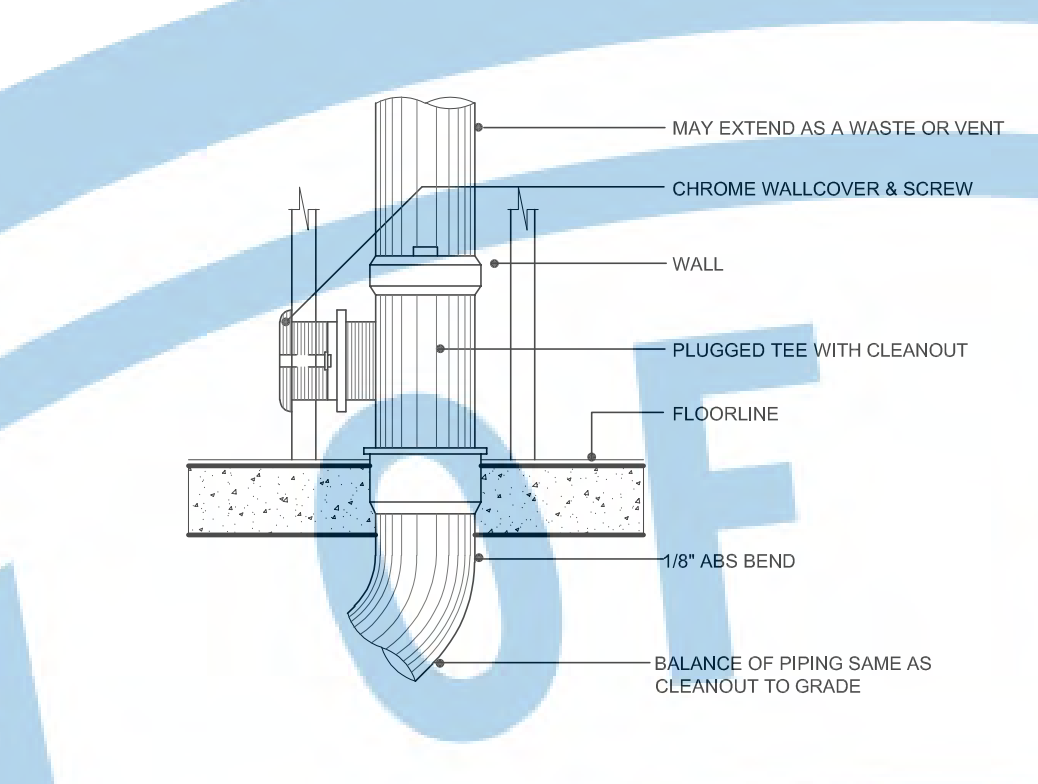


COLD & HOT DOMESTIC WATER PLAN

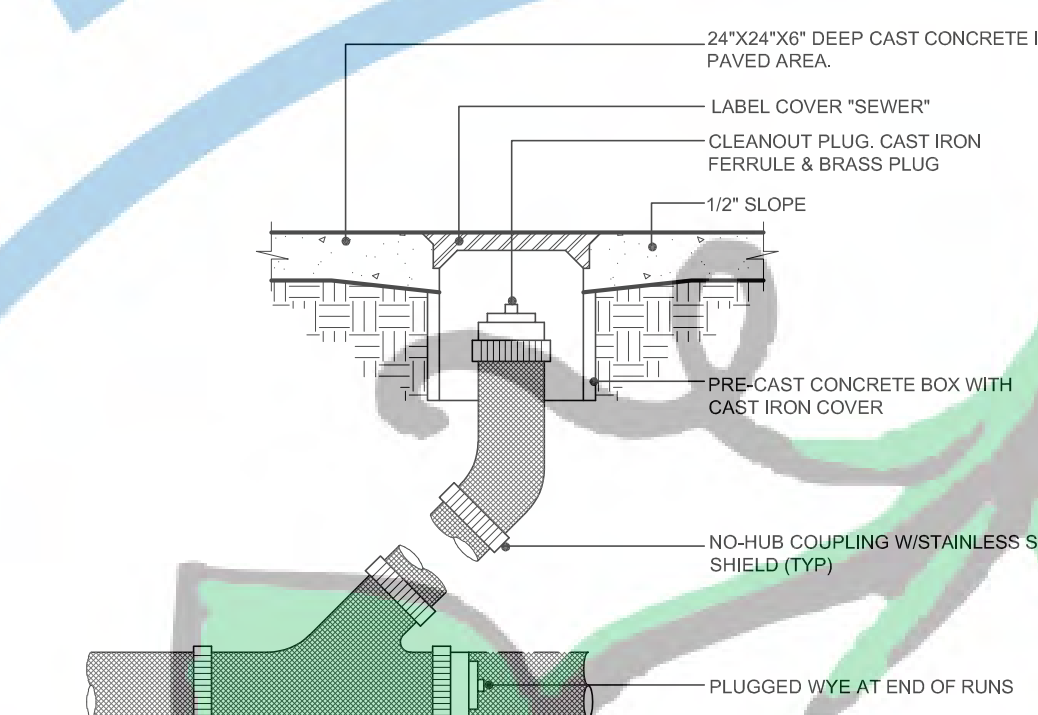
SCALE: 1/4"=1'-0" GABLE/CONTEMPORARY/CRAFTSMAN



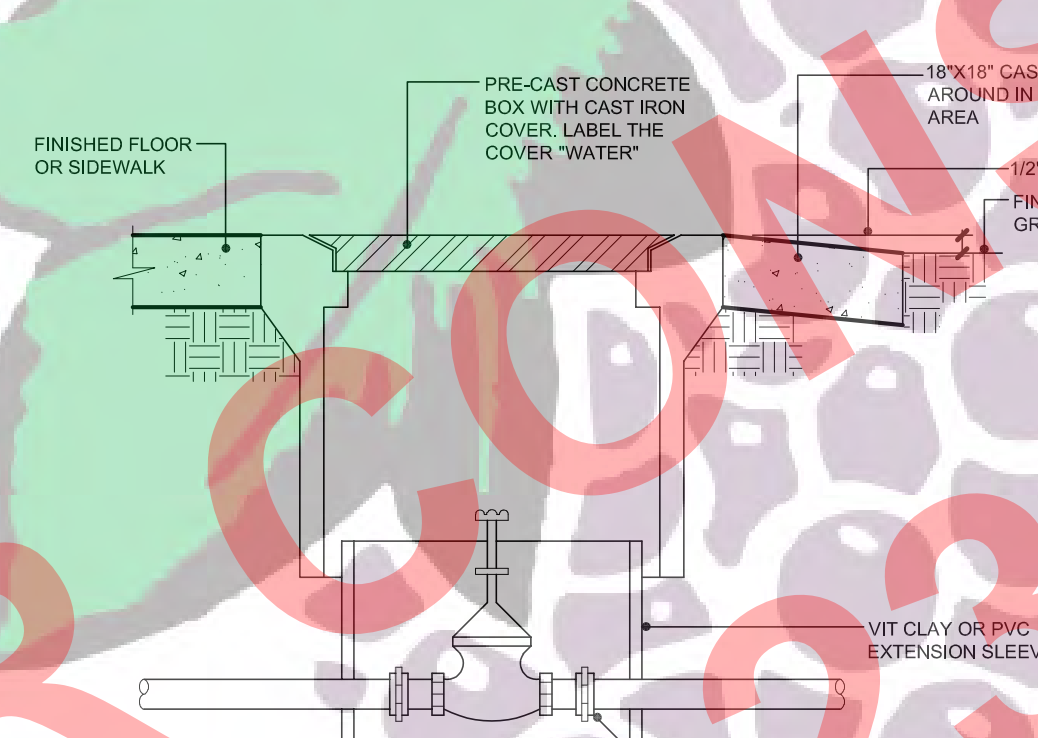
SANITARY SEWER, VENT, & GAS PLAN



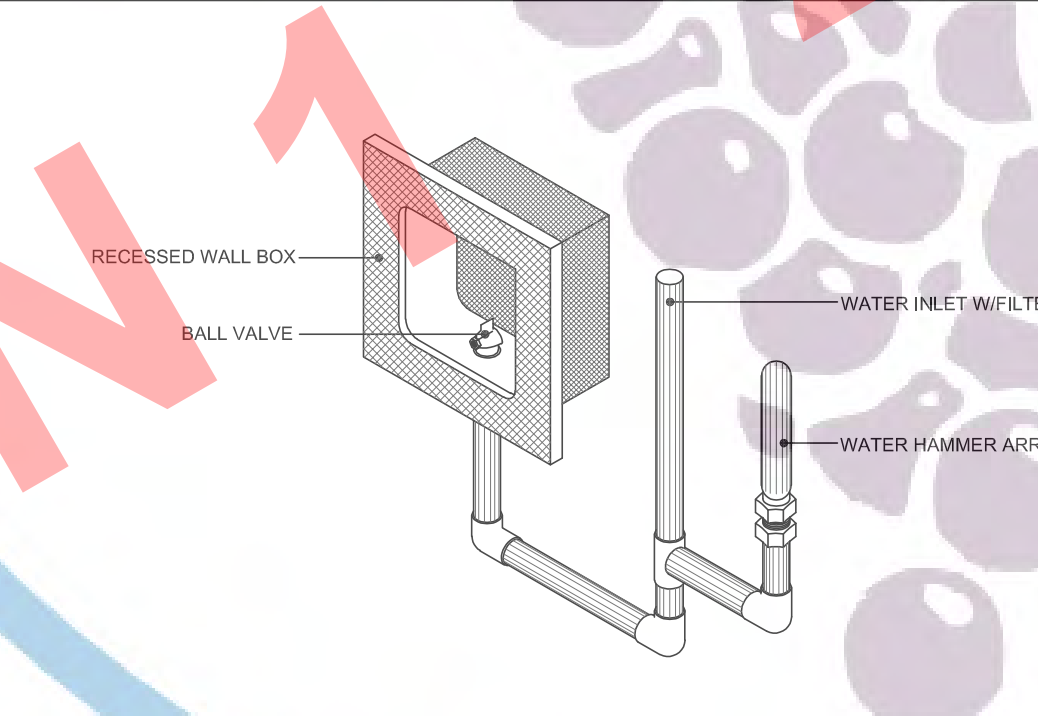
A WALL CLEANOUT



B FLOOR CLEAN-OUT



C WATER SHUT-OFF VALVE



D REFRIGERATOR SUPPLY BOX

- E WATER PIPING**
- WATER PIPING SHALL BE PEX TYPE B TUBING, COPPER, OR GALVANIZED STEEL. PVC WATER PIPING MAY BE USED FOR COLD PVC WATER PIPING MAY BE USED FOR COLD WATER DISTRIBUTION SYSTEMS OUTSIDE A BUILDING CPVC WATER PIPING MAY BE USED FOR HOT AND COLD WATER DISTRIBUTION SYSTEMS WITHIN A BUILDING. TYPE M COPPER PIPING MAY BE USED FOR WATER PIPING ABOVE GROUND, IN OR ON, A BUILDING OR UNDERGROUND OUTSIDE OF STRUCTURE.
 - COPPER TUBE FOR WATER PIPING SHALL HAVE A WEIGHT OF NOT LESS THAN THAT OF COPPER WATER TUBE TYPE L. EXCEPTION: TYPE M COPPER TUBING MAY BE USED FOR WATER PIPING WHEN PIPING IS ABOVE GROUND.
 - POLYETHYLENE PIPING SHALL MEET OR EXCEED SPECIFICATIONS AS A PB 2110 MATERIAL PER ASTM 3309, ANSI A 119.2, CSA B137.2M-1977, CSA B139.8M-1977, AND SHALL BE OF PIPING MATERIAL AND INSTALLATION SUITABLE FOR ITS INTENDED USE.
 - NO WATER, SOIL OR WASTE PIPE SHALL BE INSTALLED OR PERMITTED OUTSIDE OF A BUILDING OR IN AN EXTERIOR WALL, UNLESS WHEN NECESSARY, ADEQUATE PROVISION IS MADE TO PROTECT SUCH PIPE FROM FREEZING.
 - PIPING SUBJECT TO UNDER CORROSION, EROSION OR MECHANICAL DAMAGE SHALL BE PROTECTED IN AN APPROVED MANNER.
 - COLD AND HOT WATER PIPING TO FIXTURES SHALL BE THOROUGHLY FLUSHED AND RINSED PRIOR TO PLACING IN SERVICE.
 - HOT AND COLD WATER PIPING SHALL BE INSTALLED A MINIMUM OF 12" APART WHERE PIPING IS PARALLEL.
 - FERROUS GAS PIPING INSTALLED UNDERGROUND IN EXTERIOR LOCATIONS SHALL BE PROTECTED FROM CORROSION BY APPROVED COATINGS OR WRAPPING MATERIALS. ALL HORIZONTAL METALLIC PIPING SHALL HAVE AT LEAST 1% OF EARTH COVER. PIPING SHALL HAVE AT LEAST 18" OF EARTH COVER.
 - NO WATER, SOIL OR WASTE PIPE SHALL BE INSTALLED OR PERMITTED OUTSIDE OF A BUILDING OR IN AN EXTERIOR WALL, UNLESS WHEN NECESSARY, ADEQUATE PROVISION IS MADE TO PROTECT SUCH PIPE FROM FREEZING.
 - AN ACCESSIBLE SHUT-OFF VALVE SHALL BE INSTALLED IN THE FUEL SUPPLY PIPING OUTSIDE OF EACH APPLIANCE. SHUT-OFF VALVES SHALL BE WITHIN 3' OF THE APPLIANCE.
 - ALL PIPE USED FOR INSTALLATION OF ANY GAS PIPING SHALL BE STANDARD WEIGHT WROUGHT IRON OR STEEL (GALVANIZED OR BLACK), YELLOW BRASS (CONTAINING NOT MORE THAN 75% COPPER) OF IRON PIPE SIZE. GAS PIPING SHALL BE GALVANIZED OR BLACK STEEL. PE PIPING MAY BE USED IN EXTERIOR BURIED PIPING SYSTEMS. NO GAS PIPING SHALL BE INSTALLED IN OR ON THE GROUND UNDER ANY BUILDING OR STRUCTURE UNLESS INSTALLED IN A GAS TIGHT CONDUIT, AND ALL EXPOSED GAS PIPING SHALL BE KEPT AT LEAST 6" ABOVE GRADE OR STRUCTURE.
 - ALL FITTING USED IN CONNECTION WITH THE ABOVE PIPING SHALL BE OF MALLEABLE IRON OR YELLOW BRASS (CONTAINING NOT MORE THAN 75% COPPER).
 - NO GAS PIPING SHALL BE INSTALLED IN OR ON THE GROUND UNDER ANY BUILDING OR STRUCTURE. ALL EXPOSED GAS PIPING SHALL BE KEPT AT LEAST 6" ABOVE GRADE OR STRUCTURE.

- F TILES**
- VENTS SHALL EXTEND NOT LESS THAN 10" THROUGH THE ROOF, THEY SHALL BE GATHERED WHERE POSSIBLE INTO ONE VENT AS SHOWN.
 - LOCATE ALL VENTS A MINIMUM OF 10'-0" FROM ALL FRESH AIR INTAKES.
 - COMBUSTION AIR VENTS AND DUCTS SHALL BE PROVIDED WITH MINIMUM UNOBSTRUCTED COMBUSTION AIR CAPACITIES AS REQUIRED BY CMFC.
 - PIPE HANGERS AND SUPPORTS
 - HORIZONTAL SUSPENDING PIPING SHALL BE SUPPORTED BY TURNBUCKLES CAPABLE OF SCREW ADJUSTMENT AFTER INSTALLATION. HANGERS SPACING FOR CAST IRON PIPE SHALL NOT BE GREATER THAN 8'. FOR OTHER PIPE NOT GREATER THAN 10'. HANGERS SHALL BE PROVIDED AT 4' AND CHANGES IN DIRECTION HANGER ROOFS SHALL BE 38" FOR PIPE UNDER 3/4" 1/2" FOR PIPE ABOVE 3/4".
 - PIPING SHALL BE INSTALLED WITH ADEQUATE PROVISIONS FOR EXPANSION AND CONTRACTION USING SWING JOINTS, PIPE CLAMPS, ANCHORS AND EXPANSION JOINTS. FITTINGS SHALL BE SPACED SO THAT THEY WILL NOT INTERFERE WITH THE SLIDING OF THE PIPES OR THE SUPPORTS.
 - ALL PIPING SHALL BE SUPPORTED AT THE MINIMUM INTERVALS SHOWN BELOW.

PLUMBING LEGEND:

SYMBOL	ABBREVIATION	DESCRIPTION
— CW	CW	COLD WATER
— CAP	CAP	PIPE CAP
— HW	HW	HOT WATER
— SS	SS	WASTE/SANITARY SEWER
— V	V	VENT
— VTR	VTR	VENT THRU ROOF
— HB	HB	HOSE BIBB
— G	G	GAS
— COTG	COTG	CLEANOUT TO GRADE
— CO, WCC	CO, WCC	CLEANOUT, WALL CLEANOUT
— (DL, R)	(DL, R)	DROP, RISER
— SOV	SOV	SHUT-OFF VALVE IN BOX
— SOV	SOV	SHUT-OFF VALVE

PLUMBING FIXTURE UNITS:

FIXTURE	WATER	WASTE	FIXTURE	WATER	WASTE
WATER CLOSET	1	2.5	WATER CLOSET	1	3.0
LAVATORY	1	1.0	LAVATORY	1	1.0
SHOWER/TUB	1	4.0	SHOWER/TUB	1	2.0
KITCHEN SINK	1	1.5	KITCHEN SINK	1	2.0
REFRIGERATOR	1	0.5	REFRIGERATOR	1	0.0
CLOTHES WASHER	1	4.0	CLOTHES WASHER	1	3.0
HOSE BIBB	1	2.5	HOSE BIBB	1	0.0
TOTAL		16.0	TOTAL		11.0

DOMESTIC WATER SIZING TABLE:

TABLE 610.4
 FIXTURE UNIT TABLE FOR DETERMINING WATER PIPE AND METER SIZES

METER & BUILDING SUPPLY & SERVICE BRANCHES	40	60	80	100	150	200	250
MAXIMUM ALLOWABLE LENGTH IN FEET	40	60	80	100	150	200	250

GAS CALCULATIONS:

DESCRIPTION	BTU/HR	CFH
TANKLESS WATER HEATER	199,000	182
TOTAL	199,000	182

G TILE SHOWER

F CLOTHES WASHER BOX

E TOP PLATE SPLICE AT PLUMBING VENT



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PROJECT:

ACCESSORY DWELLING UNIT (TADU-001) PLAN 1

REVISIONS		
NO.	DESCRIPTION	DATE

CITY USE ONLY

DRAWING TITLE:
PHOTOVOLTAIC SOLAR PLANS

JOB# : TADU-001 SHEET NO.
DATE: 13-JUN-23
SCALE: AS NOTED
DRAWN BY: IRG **PV.1**

SOLAR PHOTOVOLTAIC NOTES & SCHEDULE:

SOLAR PHOTOVOLTAIC PROJECT DESIGN CRITERIA			
DESIGN CRITERIA	DESCRIPTION	ARRAY #	DESCRIPTION
ROOFING MATERIAL	COMPOSITION SHINGLE		ROOF TILT: SEE PV PLAN
BUILDING STORIES:	1	ARRAY # 1	AZIMUTH: 150° TO 270°
GROUND SNOW LOAD:	0		DC STC RATING: 2.31 kW
WIND SPEED:	94 MPH		
PV ARRAY WEIGHT	291.0 LBS		
EXPOSURE CATEGORY:	C		

SCHEDULE OF SOLAR PHOTOVOLTAIC COMPONENTS		
SOLAR COMPONENT	MANUFACTURER & MODEL	QUANTITY
PHOTOVOLTAIC MODULES	Q-PEAK DUO BLK ML-G10-385 OR EQUAL	6
MICRO INVERTERS	ENPHASE IQ8PLUS-72-US OR EQUAL	6
AC COMBINER	N/A	N/A
RACKING ATTACHMENT	IRONRIDGE FLASHVUE OR EQUAL	6
RACKING RAIL	IRONRIDGE XR10 OR EQUAL	(4) 14'-0" EACH

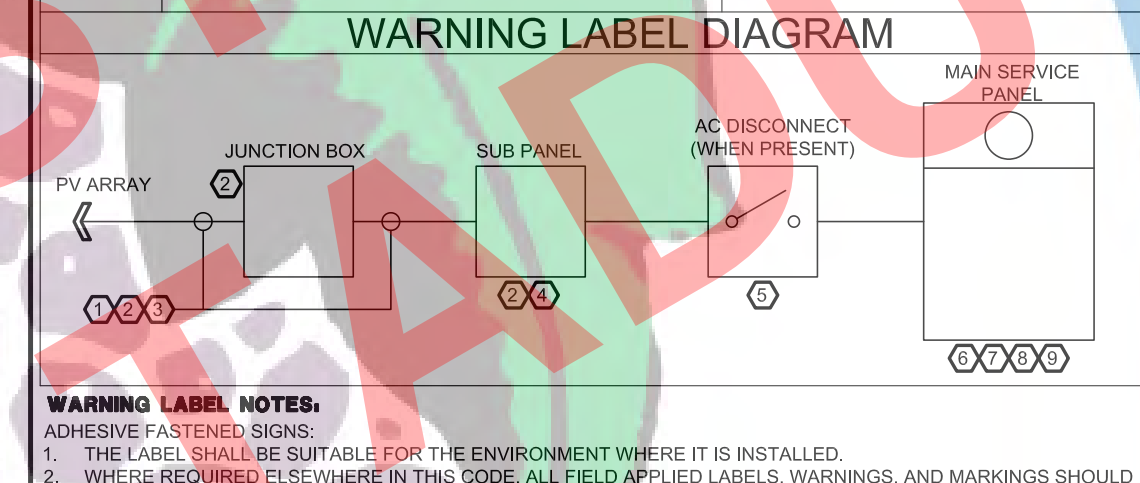
GENERAL REQUIREMENTS:

- UTILITY SHALL BE NOTIFIED BEFORE ACTIVATION OF PV SYSTEM.
- 110.2 APPROVAL: ALL ELECTRICAL EQUIPMENT SHALL BE LABELED, LISTED, OR CERTIFIED BY A NATIONALLY RECOGNIZED TESTING LABORATORY ACCREDITED BY THE UNITED STATES OCCUPATIONAL SAFETY HEALTH ADMINISTRATION.
- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PRIOR TO INITIATING CONSTRUCTION.
- CONTRACTOR SHALL REVIEW ALL MANUFACTURER INSTALLATION DOCUMENTS PRIOR TO INITIATING CONSTRUCTION.
- ALL EQUIPMENT AND ASSOCIATED CONNECTIONS OF INVERTERS, MODULES, PV SOURCE CIRCUITS, BATTERY CONNECTIONS, ETC. AND ALL ASSOCIATED WIRING AND INTERCONNECTIONS SHALL BE INSTALLED ONLY BY QUALIFIED PERSONNEL (CEC 890.4(E)).
- THE CONTRACTOR OR OWNER MUST PROVIDE ROOF ACCESS (LADDER TO ROOF) FOR THE ALL REQUIRED INSPECTIONS. LADDERS MUST BE OSHA APPROVED, MINIMUM TYPE WITH A 250 LB RATING, IN GOOD CONDITION AND DESIGNED FOR ITS INTENDED USE.
- SMOKE ALARMS AND CARBON MONOXIDE ALARMS ARE REQUIRED TO BE RETROFITTED ONTO THE EXISTING DWELLING AS PER THE 2019 IRC. THESE SMOKE ALARMS ARE REQUIRED TO BE IN ALL BEDROOMS, OUTSIDE EACH BEDROOM, AND AT LEAST ONE ON EACH FLOOR OF THE HOUSE. CARBON MONOXIDE ALARMS ARE REQUIRED TO BE RETROFITTED OUTSIDE EACH BEDROOM AND AT LEAST ONE ON EACH FLOOR OF THE HOUSE. THESE ALARMS MAY BE SOLELY BATTERY OPERATED IF THE PHOTOVOLTAIC PROJECT DOES NOT INVOLVE THE REMOVAL OF INTERIOR WALL AND CEILING FINISHES INSIDE THE HOME; OTHERWISE, THE ALARMS MUST BE HARD WIRED AND INTERCONNECTED. (CRC R314, R319)
- SMOKE AND CARBON MONOXIDE ALARMS ARE REQUIRED PER CRC SECTIONS R314 AND 315 TO BE VERIFIED AND INSPECTED BY THE INSPECTOR IN THE FIELD.
- CONTRACTOR SHALL VERIFY THAT THE ROOF STRUCTURE WILL WITHSTAND THE ADDITIONAL LOADS.
- LAG SCREWS SHALL PENETRATE A MINIMUM 2" INTO SOLID SAWN STRUCTURAL MEMBERS AND SHALL NOT EXCEED MANUFACTURER RECOMMENDATIONS FOR FASTENERS INTO ENGINEERED STRUCTURAL MEMBERS.
- AN ACCESS POINT SHALL BE PROVIDED THAT DOES NOT PLACE THE GROUND LADDER OVER OPENINGS SUCH AS WINDOWS OR DOORS ARE LOCATED AT STRONG POINTS OF BUILDING CONSTRUCTION AND IN LOCATIONS WHERE THE ACCESS POINT DOES NOT CONFLICT WITH OVERHEAD OBSTRUCTIONS SUCH AS TREE LIMBS, WIRES, OR SIGNS. (CRC R331.4.2)
- WHERE DC CONDUCTORS ARE RUN INSIDE BUILDING, THEY SHALL BE CONTAINED IN A METAL RACEWAY; THEY SHALL NOT BE INSTALLED WITHIN 10" OF THE ROOF DECKING OR SHEATHING EXCEPT WHERE COVERED BY THE PV MODULES AND EQUIPMENT. (CEC 890.51(E)(1))
- PLUMBING AND MECHANICAL VENTS THROUGH THE ROOF SHALL NOT BE COVERED BY SOLAR MODULES - NO BUILDING, PLUMBING, OR MECHANICAL VENTS TO BE COVERED, OBSTRUCTED OR ROUTED AROUND SOLAR MODULES.
- ALL FIELD INSTALLED JUNCTION, PULL, AND OUTLET BOXES LOCATED BEHIND MODULES SHALL BE ACCESSIBLE DIRECTLY OR BY DISPLACEMENT OF A MODULE SECURED BY REMOVABLE FASTENERS.

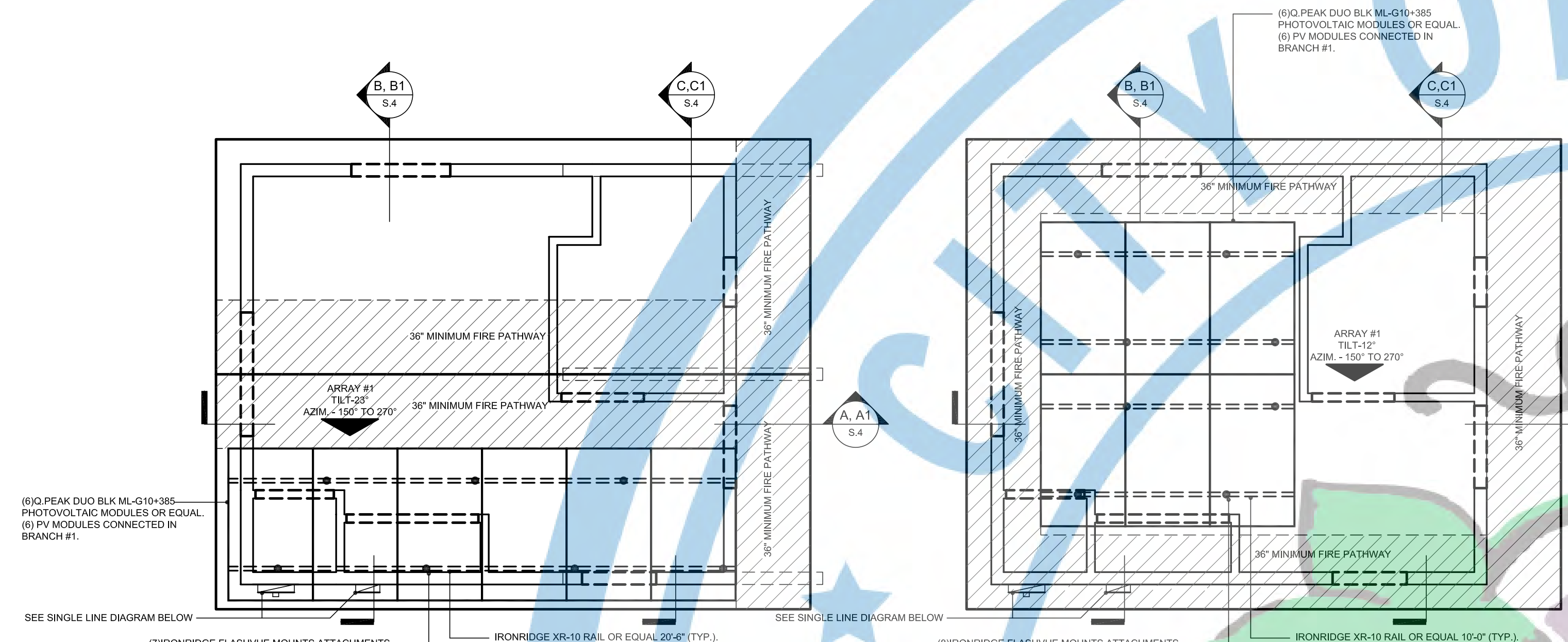
SOLAR PHOTOVOLTAIC WIRING SCHEDULE					
SYMBOL	GAUGE & TYPE	GROUND GAUGE & TYPE	DESIGN CURRENT(A)	CONDUIT SIZE & TYPE	QUANTITY
1	12 AWG GC-ALC	6 AWG BARE COPPER	10.0	FREE AIR	2
2	10 AWG THWN	8 AWG THWN	10.0	3/4" EMT	3
3	2 AWG THWN	8 AWG THWN	100.0	1 1/2" EMT	3

- ELECTRICAL SOLAR NOTES:**
- WIRING MATERIALS SHALL COMPLY WITH MAXIMUM CONTINUOUS CURRENT OUTPUT AT 25°C AND MAXIMUM VOLTAGE AT 90V. WIRES SHALL BE WET RATED AT 90°C.
 - EXPOSED PHOTOVOLTAIC SYSTEM CONDUCTORS ON THE ROOF WILL BE USE-2 OR PV TYPE WIRE.
 - PHOTOVOLTAIC SYSTEM CONDUCTORS SHALL BE IDENTIFIED AND GROUPED. THE MEANS OF IDENTIFICATION SHALL BE PERMITTED: SEPARATE COLOR-CODING, MARKING TAPE, TAGGING OR OTHER APPROVED MEANS.
 - ALL EXTERIOR CONDUIT, FITTINGS, AND BOXES SHALL BE RAIN-TIGHT AND APPROVED FOR USE IN WET LOCATIONS. (CEC314.15)
 - WHERE CONDUCTORS ARE INSTALLED UNDERGROUND, SECTION 300.5 OF THE CEC MUST BE FOLLOWED TO ENSURE PROPER PROTECTION.
 - ALL METALLIC RACEWAYS AND EQUIPMENT SHALL BE BONDED AND ELECTRICALLY CONTINUOUS. (CEC 250.90, 250.96)
 - WHERE SIZES OF JUNCTION BOXES, RACEWAYS, AND CONDUITS ARE NOT SPECIFIED, CONTRACTOR SHALL SIZE THEM ACCORDING TO APPLICABLE CODES.
 - REMOVAL OF A UTILITY-INTERACTIVE INVERTER OR OTHER EQUIPMENT SHALL NOT DISCONNECT THE BUILDING CONNECTION BETWEEN THE GROUNDING ELECTRODE CONDUCTOR AND THE PV SOURCE AND/OR OUTPUT CIRCUIT GROUNDING CONDUCTOR.
 - FOR GROUND-Fault PROTECTION, THE PHOTOVOLTAIC SOURCE AND OUTPUT CIRCUITS SHALL BE PROVIDED WITH A GROUND-FAULT PROTECTION DEVICE OR SYSTEM THAT DETECTS A GROUND FAULT, INDICATES THAT FAULT HAS OCCURRED, AND AUTOMATICALLY DISCONNECTS ALL CONDUCTORS OR CAUSES THE INVERTER TO AUTOMATICALLY CEASE SUPPLYING POWER TO OUTPUT CIRCUITS. (CEC 690.35(C))
 - FOR UNGROUNDED SYSTEMS, THE INVERTER IS EQUIPPED WITH GROUND FAULT PROTECTION AND A GFI FUSE PORT FOR GROUND FAULT INDICATION.
 - PV MODULE FRAMES SHALL BE BONDED TO RACKING RAIL OR BONDED PER MANUFACTURERS SPECIFICATIONS.

WARNING LABELS		
SYMBOL	GRAPHIC LABEL	LABEL LOCATION
1	WARNING - Electric Shock Hazard No user serviceable parts inside Contact authorized service provider for assistance	INVERTER, JUNCTION BOXES (ROOF), (PER CODE: CEC690.13.G.3 & CEC 690.13.G.4)
2	WARNING: PHOTOVOLTAIC POWER SOURCE	CONDUIT, COMBINER BOX (PER CODE: CEC690.31(G)(3)(4) & CEC 690.13(G)(4))
3	CAUTION: SOLAR CIRCUIT	MARKINGS PLACED ON ALL INTERIOR AND EXTERIOR DC CONDUIT, RACEWAYS, ENCLOSURES, AND CABLE ASSEMBLIES AT LEAST EVERY 10 FT. AT TURNS AND ABOVE/BELOW PENETRATIONS AND ALL COMBINER/JUNCTION BOXES. (PER CODE: CFC 860.11.1.4)
4	CAUTION: SOLAR ELECTRIC SYSTEM CONNECTED	POINT OF INTERCONNECTION (PER CODE: CEC690.15, 690.13(B)) INVERTER 1
5	PHOTOVOLTAIC SYSTEM AC DISCONNECT RATED AC OUTPUT CURRENT 12.10 AMPS NOMINAL OPERATING AC VOLTAGE 240 VOLTS	POINT OF INTERCONNECTION (PER CODE: CEC 690.15(4))
6	WARNING ELECTRIC SHOCK HAZARD TERMINALS ON BOTH LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION	POINT OF INTERCONNECTION (PER CODE: CEC 690.17(E))
7	WARNING: DUAL POWER SOURCE SECOND SOURCE PHOTOVOLTAIC SYSTEM	POINT OF INTERCONNECTION (PER CODE: CEC 705.12(D)(4))
8	WARNING INVERTER OUTPUT CONNECTION DO NOT RELOCATE THIS DISCONNECT DEVICE	POINT OF INTERCONNECTION (PER CODE: CEC 705.12(D)(7) (NOT REQUIRED IF PANEL BOARD IS RATED NOT LESS THAN SUM OF AMPERE RATINGS OF ALL OVER CURRENT DEVICES SUPPLYING IT))
9	SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN TURN RAPID SHUTDOWN SWITCH TO THE "OFF" POSITION TO SHUT DOWN PV SYSTEM AND REDUCE SHOCK HAZARD IN THE ARRAY	LABEL PER CEC 690.56(C); PROVIDE AT NEW SUB-PANEL OR SERVICE PANEL FOR RAPID SHUTDOWN COMPLIANT SYSTEM

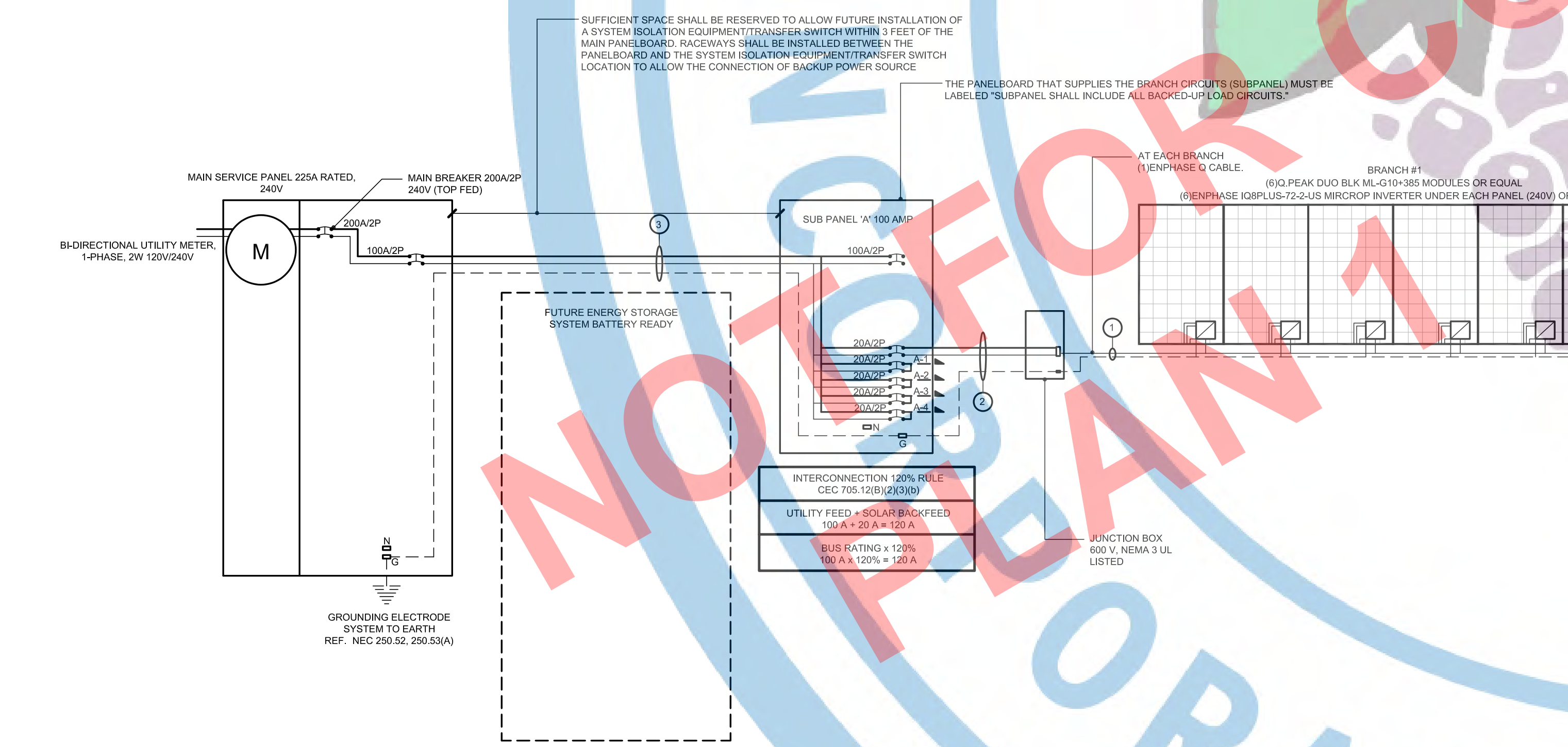


- WARNING LABEL NOTES:**
- ADHESIVE FASTENED SIGNS:
 - THE LABEL SHALL BE SUITABLE FOR THE ENVIRONMENT WHERE IT IS INSTALLED.
 - WHERE REQUIRED ELSEWHERE IN THIS CODE, ALL FIELD APPLIED LABELS, WARNINGS, AND MARKINGS SHOULD COMPLY WITH ANSI Z39.64 (NEC 110.21(B)) FIELD MARKING
 - ADHESIVE FASTENED SIGNS MAY BE ACCEPTABLE IF PROPERLY ADHERED. VINYL SIGNS SHALL BE WEATHER RESISTANT (CFC 603.11.1.3)



PHOTOVOLTAIC PLAN
SCALE: 1/4"=1'-0"
CABLE/CRAFTSMAN SAME FOR PORCH OPTION

PHOTOVOLTAIC PLAN
SCALE: 1/4"=1'-0"
CONTEMPORARY SAME FOR PORCH OPTION



ELECTRICAL LINE DIAGRAM
NTS

PHOTOVOLTAIC MODULE SPECIFICATION

MICROINVERTER SPECIFICATION

Q CABLE SPECIFICATION

RACKING RAIL COMPONENTS

Q.PEAK DUO BLK ML-G10+ 385-405 ENDURING HIGH PERFORMANCE. Includes technical specifications, warranty information, and performance graphs.

ENPHASE IQ8 and IQ8+ Microinverters. Includes product images, technical specifications, and performance data.

Enphase Q Cable Accessories. Includes product images, technical specifications, and application notes.

RACKING RAIL COMPONENTS. Includes a list of components, torque values, and compatibility information.

MECHANICAL SPECIFICATION and ELECTRICAL CHARACTERISTICS for the Q.PEAK DUO BLK ML-G10+ module.

IQ8 and IQ8+ Microinverters. Includes detailed technical specifications, performance graphs, and environmental data.

Enphase Q Cable Accessories. Includes a list of accessories, their specifications, and application notes.

MODULE COMPATIBILITY. Includes a detailed table listing compatible modules and their specifications.

CITY OF FRESNO INCORPORATED OCT. 12, 1885. PLANNING AND DEVELOPMENT DEPARTMENT. FRESNO CITY HALL 2600 FRESNO STREET THIRD FLOOR FRESNO, CA 93721-3600 559-621-8084 darn.building@fresno.gov. PROJECT: ACCESSORY DWELLING UNIT (TADU-001) PLAN 1. REVISIONS table. CITY USE ONLY. DRAWING TITLE: PHOTOVOLTAIC SOLAR SPECIFICATIONS. JOB#: TADU-001, DATE: 7-Jun-23, SCALE: AS NOTED, DRAWN BY: IRG, SHEET NO.: PV.2.



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PROJECT:

ACCESSORY DWELLING UNIT (TADU-001) PLAN 1

REVISIONS

NO.	DESCRIPTION	DATE

CITY USE ONLY

DRAWING TITLE:

FLOOR PLAN

JOB# :	TADU001	SHEET NO.	FP2.10
DATE :	21-Sep-23		
SCALE :	AS NOTED		
DRAWN BY :	IRG		

BUILDING DESIGN INFORMATION

BUILDING DESIGN INFORMATION:
-BUILDING OCCUPANCY= R3
-CONSTRUCTION TYPE= TYPE V-B
-BUILDING HEIGHT= SEE PLANS
-BUILDING AREA= 340 SF
-GOVERNING FIRE CODE= 2022 CFC

SPRINKLER DESIGN CRITERIA:
-CLASSIFICATION OF OCCUPANCY= RESIDENTIAL
-DESIGN DENSITY= 0.05 GPM/SQ.FT.
-DEFLECTOR DISTANCE= 2 IN. MAX
-HEAD SPACING= 14 FT. MAX

ABBREVIATIONS

ABBREVIATION	DESCRIPTION
AFF	ABOVE FINISHING FLOOR
BFV	BUTTERFLY VALVE
(E)	EXISTING
FH	FIRE HYDRANT
(N)	NEW
PIV	POST INDICATOR VALVE
POC	POINT OF CONNECTION
PVC	POLYVINYL CHLORIDE
UG	UNDERGROUND
W	WATER SERVICE PIPING
PC	PLUMBING CONTRACTOR

IN THE EVENT ABBREVIATIONS NOT MENTIONED HEREIN ARE USED, REFERENCE WILL BE MADE TO ANSI Y1.1, MILITARY STANDARD ABBREVIATIONS, AND OTHER STANDARD INDUSTRY CONVENTIONS.

LEGEND

SYMBOL	DESCRIPTION
	NOTE CALLOUT
	NODE USED IN CALCULATION
	SECTION CALLOUT
[11'-0"]	CEILING HEIGHT
X-X	PIPE TAG -NUMBER ON TOP DENOTES PIPE DIAMETER (IN) -NUMBER ON BOTTOM DENOTES PIPE LENGTH (FT-IN)
	NEW PIPE
	EXISTING PIPE
	DEMOLISHED PIPE/EQUIPMENT
	RISER
	CHECK VALVE
	PENDENT SPRINKLER
	PIPE HANGER
	ELBOW FACING AWAY FROM VIEWER
	ELBOW FACING TOWARD VIEWER
	TEE FACING AWAY FROM VIEWER
	TEE FACING TOWARD VIEWER

MINIMUM DISTANCES FOR ORDINARY AND INTERMEDIATE TEMPERATURE RESIDENTIAL SPRINKLERS

	FROM EDGE OF SOURCE TO ORDINARY TEMPERATURE SPRINKLER	FROM EDGE OF SOURCE TO INTERMEDIATE TEMPERATURE SPRINKLER
	in.	in.
SIDE OF OPEN OR RECESSED FIREPLACE	36	12
FRONT OF RECESSED FIREPLACE	60	36
COAL- OR WOOD-BURNING STOVE	42	12
KITCHEN RANGE	18	9
WALL OVEN	18	9
HOT AIR FLUES	18	9
UNINSULATED HEAT DUCTS	18	9
UNINSULATED HOT WATER PIPES	12	6
SIDE OF CEILING- OR WALL-MOUNTED HOT AIR DIFFUSERS	24	12
FRONT OF WALL-MOUNTED HOT AIR DIFFUSERS	36	18
HOT WATER HEATER OR FURNACE	6	3
LIGHT FIXTURE		
	0 W-250 W	6
	250 W-499 W	12
		6

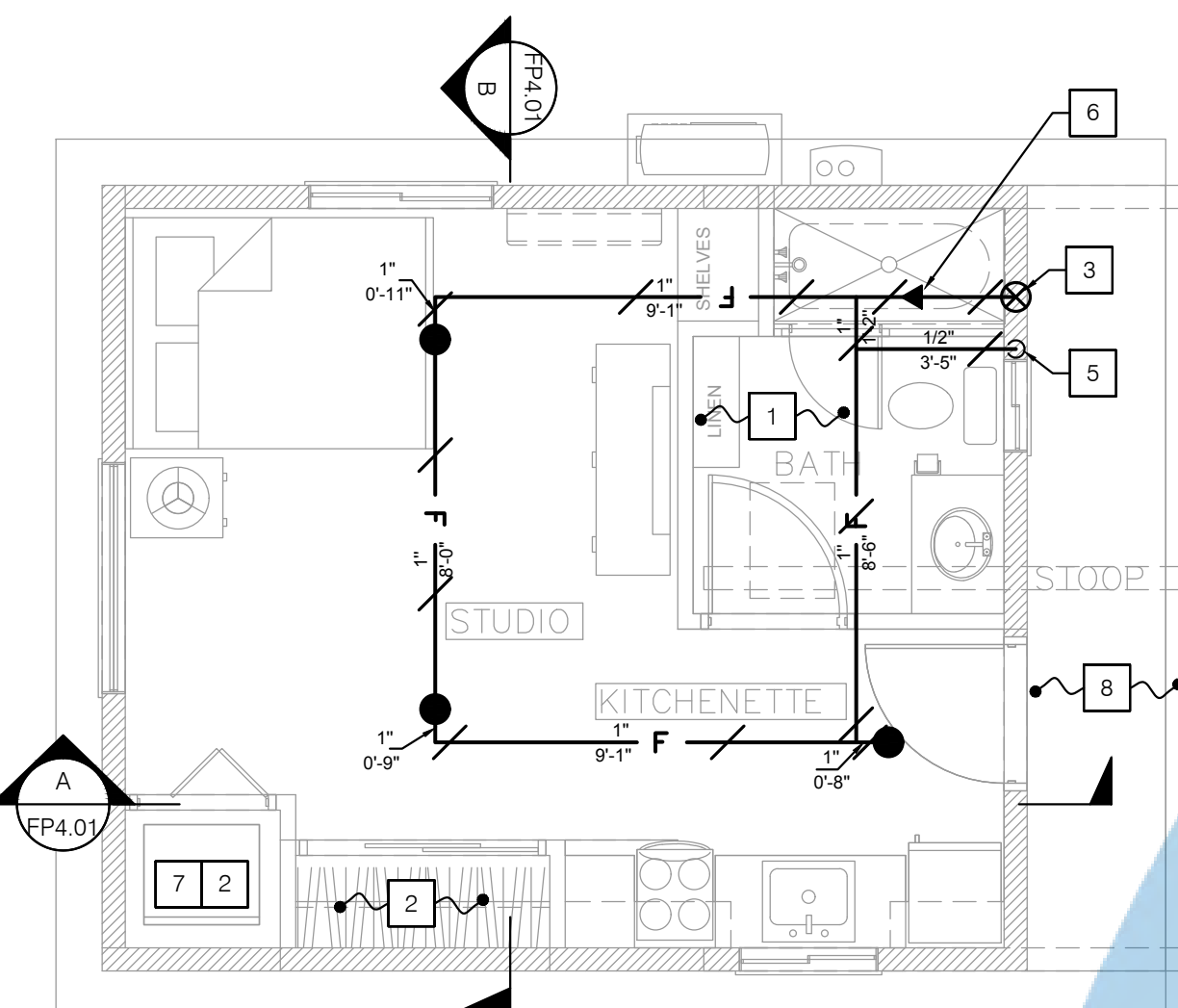
GENERAL NOTES

- THE FIRE PROTECTION SYSTEM IS ON A DEFERRED APPROVAL BASIS. THE SUCCESSFUL C-16 LICENSED CONTRACTOR SHALL COORDINATE WITH MECHANICAL ENGINEER & ARCHITECT, DESIGN AND INSTALL FIRE SPRINKLER SYSTEM FOR ALL CONCEALED AND UNCONCEALED AREAS OF THE BUILDINGS AS REQUIRED.
- CONTRACTOR SHALL INSTALL, ROUTE AND SUPPORT AUTOMATIC SPRINKLER SYSTEM PER REQUIREMENTS OF THE CURRENT NATIONAL FIRE PROTECTION ASSOCIATION CODE (NFPA), 2022 NFPA 13D, CALIFORNIA BUILDING CODE / CALIFORNIA FIRE CODE (CBC/CFC) CHAPTER 9, CALIFORNIA MECHANICAL CODE (CMC) AND INSURANCES UNDER WRITER'S REQUIREMENTS.
- THE DESIGN COORDINATION AND APPROVALS OF ALL MAINS AND BRANCHES LINES TO SERVE SPRINKLERS SHALL BE DONE BY A LICENSED FIRE PROTECTION CONTRACTOR.
- SUBMIT SHOP DRAWINGS FOR APPROVAL. SHOP DRAWINGS SHALL BE APPROVED BY THE CITY OF FRESNO PLAN CHECK DEPARTMENT PRIOR TO COMMENCING.
- LOCATION OF SPRINKLER HEADS SHALL BE DONE BY THE FIRE PROTECTION CONTRACTOR USING THE CRITERIA AS NOTED BELOW:
 - IN LOCATIONS WITH SUSPENDED CEILING, THE SPRINKLER HEADS SHALL BE LOCATED IN THE CENTER OF THE INDIVIDUAL CEILING TILES. THE SPRINKLER HEADS PATTERN SHALL BE SYMMETRICAL ABOUT ROOM CENTER LINES AS MUCH AS POSSIBLE.
 - IN LOCATIONS WITH PLASTERED OR GYPSUM BOARD CEILINGS, THE SPRINKLER HEAD PATTERN SHALL BE SYMMETRICAL ABOUT ROOM CENTER LINES AS MUCH AS POSSIBLE.
 - FOR LOCATIONS OF CEILING TILES, DIFFUSERS AND LIGHTS, SEE ARCHITECTURAL REFLECTED CEILING PLANS.

ALL NEW EQUIPMENT AND MATERIAL TO BE INSTALLED AS PART OF RENOVATION / NEW CONSTRUCTION SHALL BEAR AN UNDERWRITERS LABORATORIES LABEL (UL), AND INSTALLED IN SUCH A MANNER FOR WHICH THEY ARE DESIGNED AND APPROVED.
- NO HOLES SHALL BE DRILLED OR CUT IN OR THROUGH ANY STRUCTURAL ELEMENT WITHOUT WRITTEN APPROVAL OF THE ARCHITECT AND THE STRUCTURAL ENGINEER.
- SLEEVE AND GROUT ALL PIPE PENETRATIONS THROUGH FLOORS OR WALLS UNLESS PENETRATION IS FIRE RATED. WHEN PENETRATING A FIRE RATED FLOOR OR WALL, USE SLEEVE WITH 1" MIN. ANNULAR SPACE AROUND PIPE O.D. FILL ANNULAR SPACE WITH FIBERGLASS FILL TO 1" FROM END OF SLEEVE. ADD APPROVED FIRE PROOF SEALANT FOR THE HOUR RATING OF THE FLOOR OR WALL PENETRATION IN THE REMAINING SPACE.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED TEMPORARY AND PERMANENT PERMITS, INCLUDING LICENSES, CERTIFICATES, INSPECTIONS AND TESTS.
- ALL PIPE PENETRATION THRU WALLS, RATED OR OTHERWISE SHALL BE COVERED WITH A SPLIT ESCUTCHEON PLATE.
- FIELD OBSERVATION AND SUPPORT SERVICES PERFORMED BY THE ENGINEER PRIOR TO DURING, OR AFTER CONSTRUCTION IS PERFORMED FOR THE PURPOSE OF ACHIEVING QUALITY CONTROL AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.
- PHASING: ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH GENERAL CONTRACTOR CONSTRUCTION SCHEDULE AND BASED UPON MINIMIZING DISRUPTIONS TO EXISTING OPERATION. PHASING SHALL BE APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION OR DEMOLITION.
- ALL DEMOLISHED MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR WHO SHALL BE RESPONSIBLE FOR PROMPT DAILY REMOVAL FROM THE SITE. THE CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE SITE RESULTING FROM THE WORK AT THE CONCLUSION OF THE DAYS CONSTRUCTION. THE AREA OF THE SITE SHALL BE LEFT BROOM CLEAN. IF NOT, UPON NOTIFICATION, THE GENERAL CONTRACTOR WILL PERFORM ALL NECESSARY CLEAN-UP WORK AND BACK CHARGE THE SUB CONTRACTOR FOR THE EXPENSE THUS INCURRED.
- ALL DEVICES AND COMPONENTS TO BE EITHER LISTED BY A NATIONALLY RECOGNIZED TESTING LABORATORY FOR FIRE PROTECTION SERVICE OR APPROVED BY THE AUTHORITY HAVING JURISDICTION.
- FITTINGS FOR HOLE-CUT CONNECTIONS, SUCH AS VICTAULIC "HOOKER" OR EQUIVALENT, ARE NOT ACCEPTABLE AND SHALL NOT BE USED.
- ALL CONTROL VALVES AND DRAIN VALVES SHALL HAVE A SIGN AFFIXED FOR IDENTIFICATION.
- ALL ABOVE GROUND PIPING SHALL COMPLY WITH THE MATERIALS LISTED PER NFPA 13D Ed. 2022 TABLE 5.2.2.
- ALL FITTING MATERIALS SHALL COMPLY WITH THE MATERIALS LISTED PER NFPA 13D Ed. 2022 TABLE 5.2.5.
- ALL TOILETS SHALL BE EQUIPPED WITH A PASSIVE PURGE.
- OBTAIN PERMIT FROM THE FIRE PREVENTION DIVISION FOR THE INSTALLATION OR MODIFICATION OF FIRE SPRINKLER SYSTEM.
- A COPY OF THE APPROVED PLAN SET SHALL BE ON SITE DURING ANY FIRE DEPARTMENT INSPECTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE WORK AVAILABLE FOR INSPECTION.
- MATERIALS FOR THE BUILDING WATER PIPING AND BUILDING SUPPLY PIPING SHALL BE IN ACCORDANCE WITH THE APPLICABLE STANDARDS REFERENCED IN CALIFORNIA PLUMBING CODE, TABLE 604.1. GALVANIZED MALLEABLE IRON, GALVANIZED WROUGHT IRON OR GALVANIZED STEEL ARE PROHIBITED MATERIALS FOR USE BOTH UNDERGROUND AND IN BUILDINGS.
- HYDRAULIC CALCULATIONS SHALL NOT BE REQUIRED PER FRESNO FIRE DEPARTMENT IF THE ACTUAL WATER SUPPLY IS GREATER OR EQUAL TO THE WATER SUPPLY DATA SHOWN ON THIS SHEET.

SHEET INDEX

SHEET	DESCRIPTION
FP2.10	FLOOR PLAN
FP4.01	SECTION VIEWS
FP6.01	DETAILS
FP6.02	DETAILS



4 SPRINKLER FLOOR PLAN - GABLE/CRFTSMAN STYLE

1/4" = 1'0"

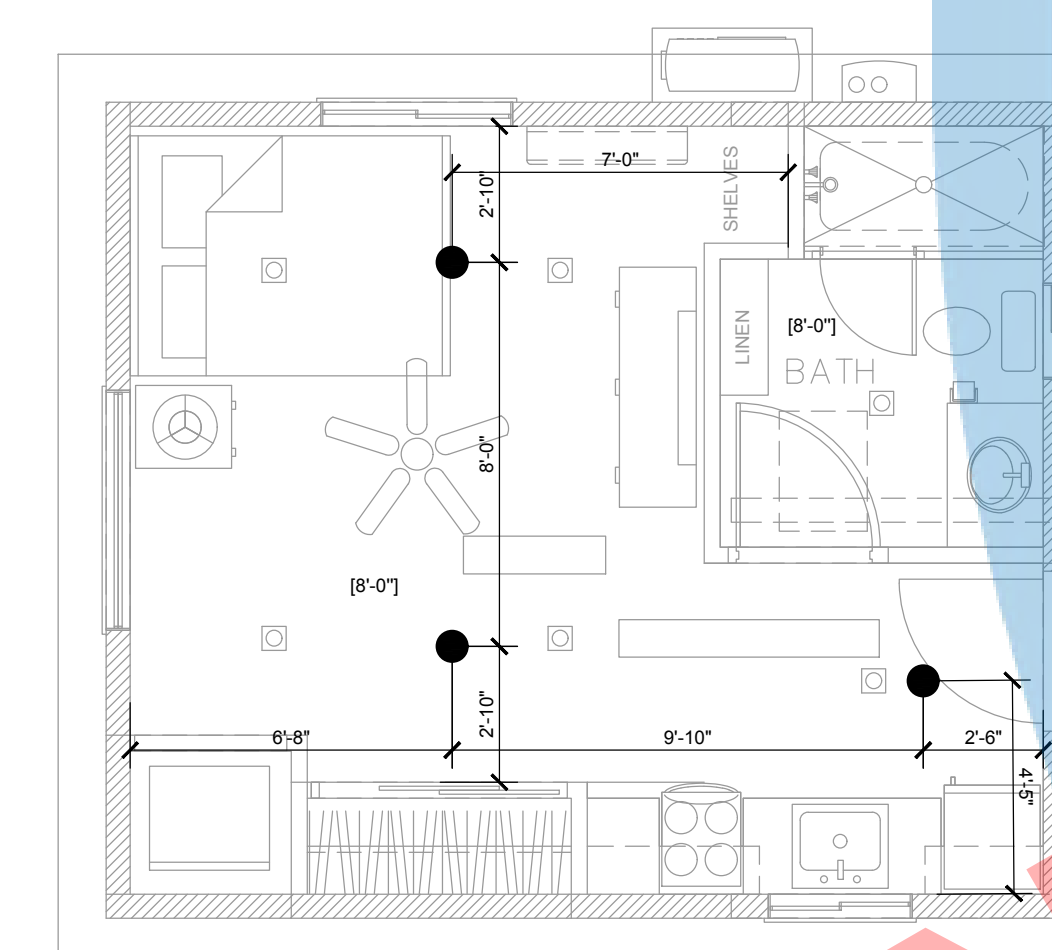
CONDITIONS OF FFD APPROVAL:

NO FINAL WILL BE GRANTED UNLESS WORK IS IN COMPLETE CONFORMANCE WITH ALL APPLICABLE LAWS, CODES, ORDINANCES, STANDARDS AND POLICIES.

FFD WILL NOT FINAL ANY BUILDING WITHOUT APPROVED PLANS WHICH REFLECT THE ACTUAL SYSTEM INSTALLATION IF FIELD CHANGES BECOME NECESSARY, NEW ADDENDUM PLANS MUST BE SUBMITTED, REVIEWED AND APPROVED PRIOR TO FFD ISSUING A BUILDING FINAL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT ADDENDUM PLANS AND OBTAIN APPROVAL FOR CHANGES PRIOR TO REQUESTING A FINAL INSPECTION (CFC 105.4.5).

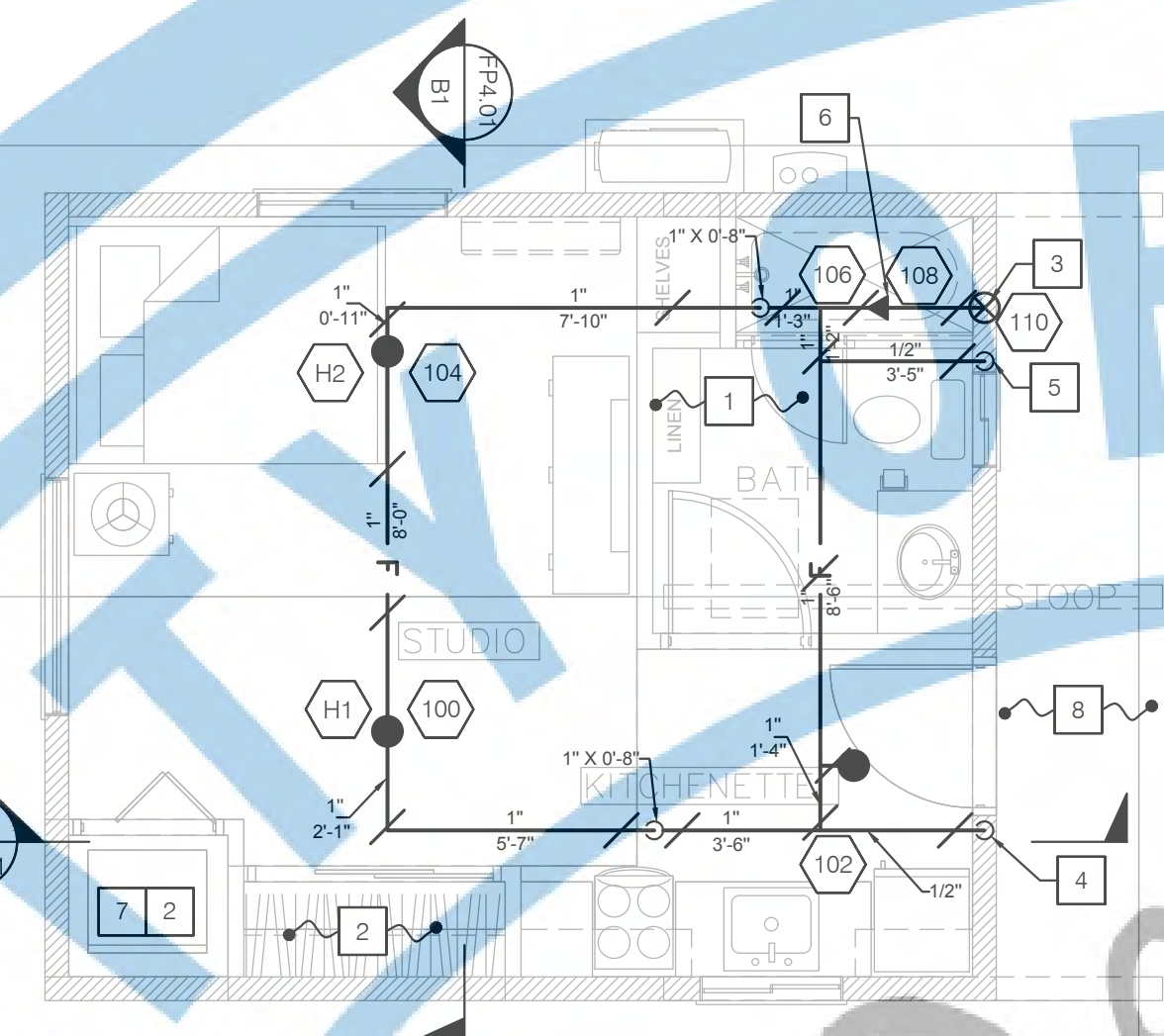
A COMPLETE, FULL SIZED, PHYSICAL COPY OF ALL PLAN DOCUMENTS (INCL. CALCS, MANF. SHEETS, ETC. SHALL BE MAINTAINED ON SITE AT ALL TIMES.

IT IS THE CONTRACTOR'S OBLIGATION TO COMPLY WITH ALL FFD CONDITIONS OF APPROVAL & APPLICABLE LAWS, CODES, ORDINANCES AND ADOPTED REFERENCED STANDARDS PRIOR TO REQUESTING A FIRE FINAL.



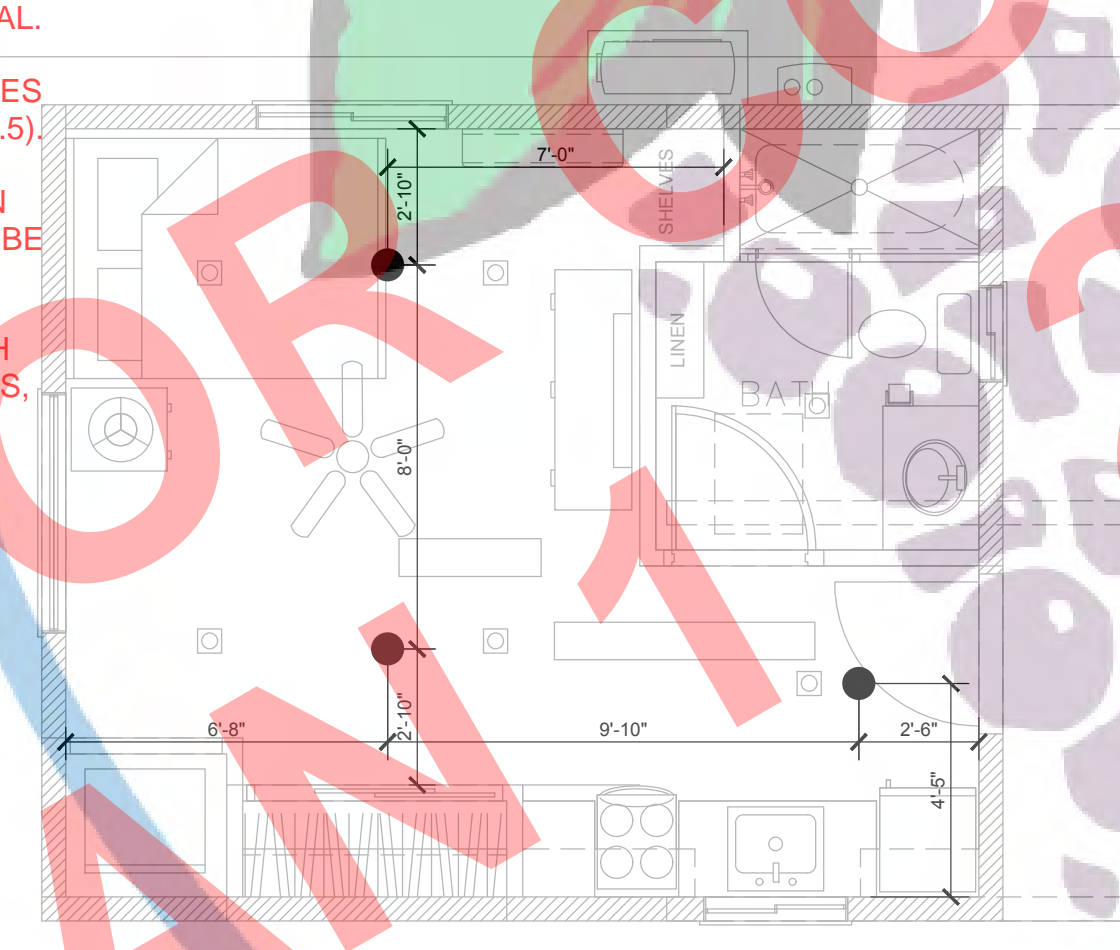
3 SPRINKLER RCP PLAN - GABLE/CRFTSMAN STYLE

1/4" = 1'0"



2 SPRINKLER FLOOR PLAN - CONTEMPORARY STYLE

1/4" = 1'0"



1 SPRINKLER RCP PLAN - CONTEMPORARY STYLE

1/4" = 1'0"

WATER SUPPLY INFORMATION

STATIC: 40 PSI
RESIDUAL: 25 PSI
FLOW: 1350 GPM
* WATER SUPPLY INFO PROVIDED BY CITY OF FRESNO AS MINIMUM EXPECTED PRESSURE & FLOW. CONTRACTOR TO CONFIRM THE SITE SPECIFIC WATER SUPPLY MEETS OR EXCEEDS THE SUPPLY SHOWN ABOVE*

APPROVED FOR MIN 1 INCH PUBLIC WATER SERVICE AND METER IN COPPER PIPE

GENERAL NOTES

- THE SYSTEM IS A "STANDALONE SYSTEM WITH PASSIVE PURGE"
- CPVC HANGERS SHALL BE IN ACCORDANCE WITH FRESNO FD POLICY #405.020 CPVC HANGER SPACING.
- SPARE HEAD KITS AND WRENCHES SHALL BE INSTALLED INSIDE ALL NEW ADUS PER FRESNO FD FIRE INDUSTRY BULLETIN 2015-002. MINIMUM OF ONE (1) SPARE SPRINKLER HEAD FOR EACH TYPE, TEMPERATURE RATING AND/OR ORIFICE SIZE.

NOTES

- SPRINKLER OMITTED PER 2022 NFPA 13D, SECTION 8.3.2
- SPRINKLER OMITTED PER 2022 NFPA 13D, SECTION 8.3.3
- STANDALONE SYSTEM RISER. SEE DETAIL 2/FP6.02
- PROVIDE MINIMUM 1/2" DRAIN CONNECTION WITH VALVE. PROVIDE ACCESS PANEL ON EXTERIOR OF BUILDING. SEE DETAIL 4/FP6.01.
- 1/2" NPT GAPPED CONNECTION PER NFPA 13D 7.8.3. PLUMBING CONTRACTOR TO MAKE THE FINAL CONNECTION TO W.C.
- CONTRACTOR TO PROVIDE A MINIMUM 2'-0" HORIZONTAL LEAD-IN AT THE TOP OF RISER. REFER DETAIL 2/FP6.02 FOR SIZE OF LEAD-IN
- PROVIDE SPARE HEAD CABINET IN CLOSET OR OTHER APPROVED LOCATION. SEE NOTE C ON THIS SHEET.
- SPRINKLER OMITTED PER 2022 NFPA 13D, SECTION 8.3.4

PROJECT SCOPE

INSTALLATION OF A NEW FIRE SPRINKLER SYSTEM IN NEW RESIDENTIAL ADU IN ACCORDANCE WITH 2022 NFPA 13D AND LOCAL AUTHORITY POLICIES.

SPRINKLER HEAD SCHEDULE AND LEGEND

SYMBOL	LOCATION	MANUFACTURER	SIN	K-FACTOR	TEMP.	FINISH	THREAD SIZE	COMMENTS
●	GYP. BOARD/ACOUST. TILES.	SENJU	SS8261	3.7	162°	WHITE	1/2"	FLAT CONCEALED PENDENT SPRINKLER NSF/ANSI/CAN 61 & 372

* FRESNO FD APPROVED EQUIVALENT SPRINKLERS MAY BE USED



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PROJECT:
ACCESSORY
DWELLING
UNIT
(TADU-001)
PLAN 1

REVISIONS		
NO.	DESCRIPTION	DATE

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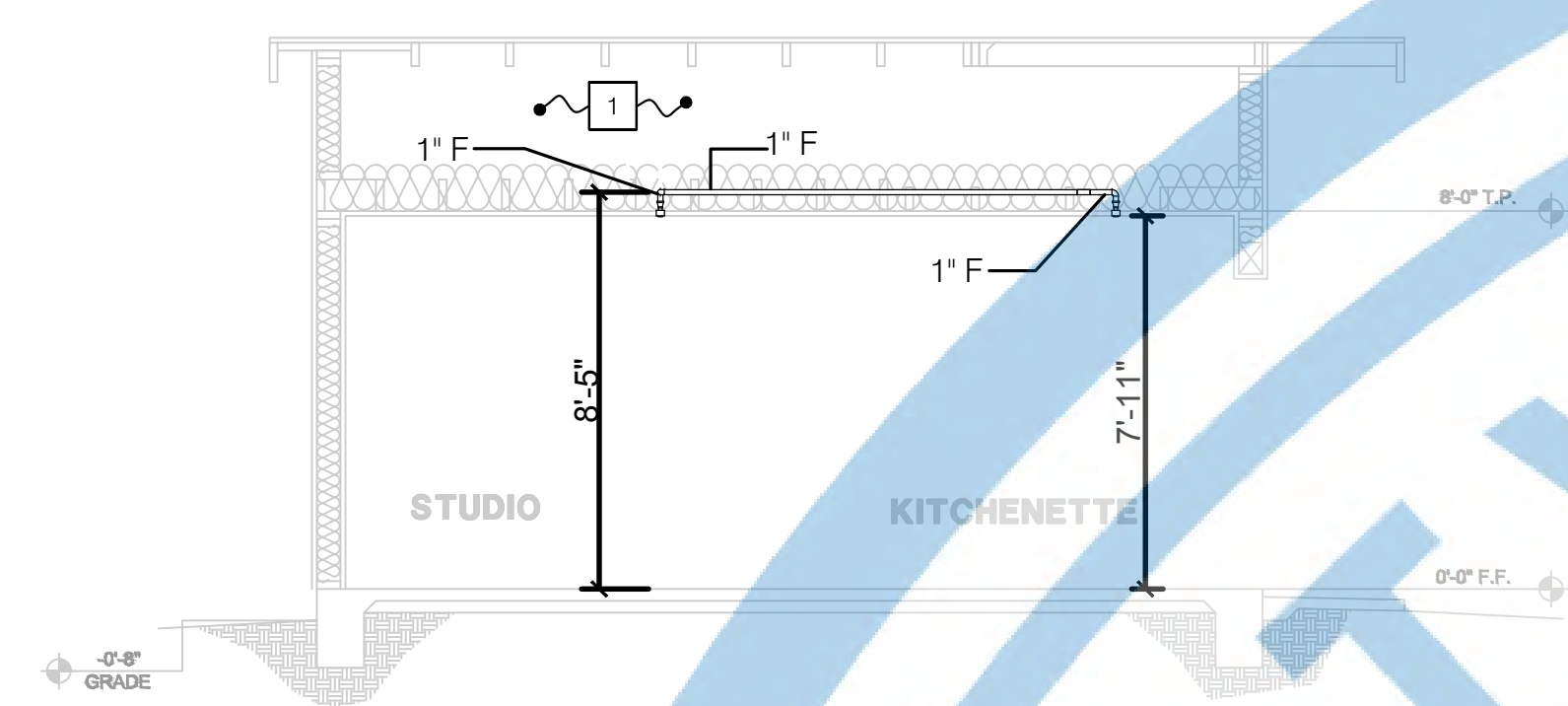
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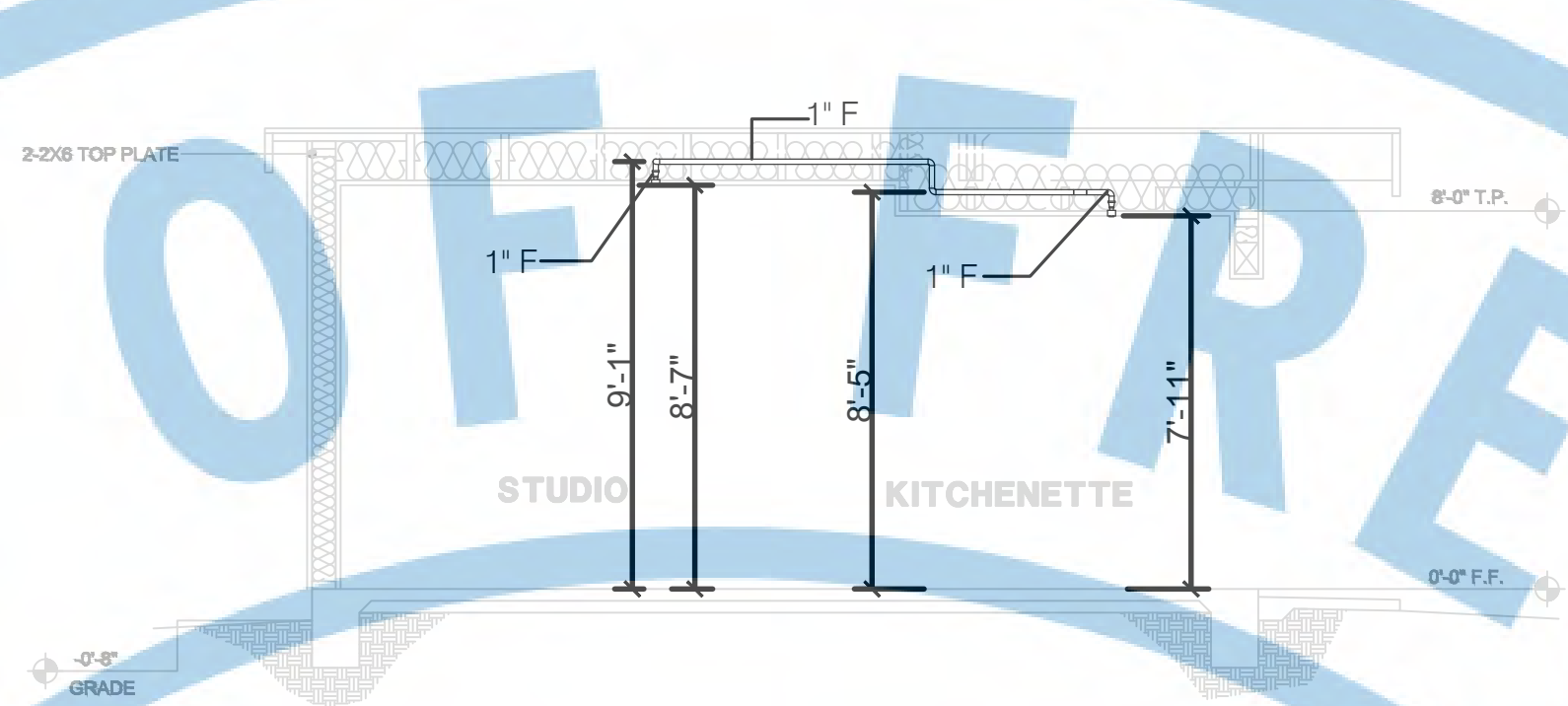
JOB# : TADU001 SHEET NO.
DATE: 21-Sep-23
SCALE: AS NOTED
DRAWN BY: IRG **FP4.01**

NOTES

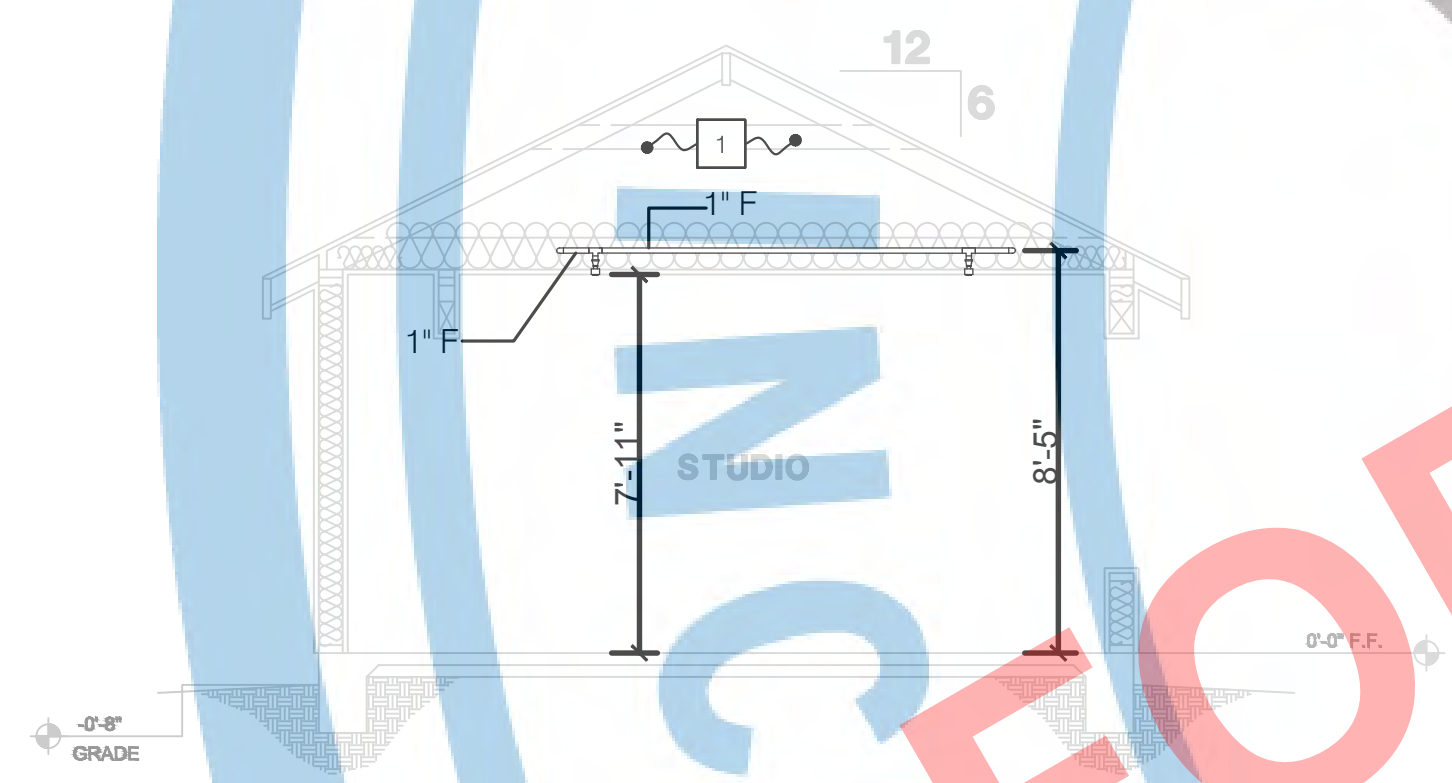
- 1 SPRINKLERS OMITTED PER 2022 NFPA 13D, SECTION 8.3.5.



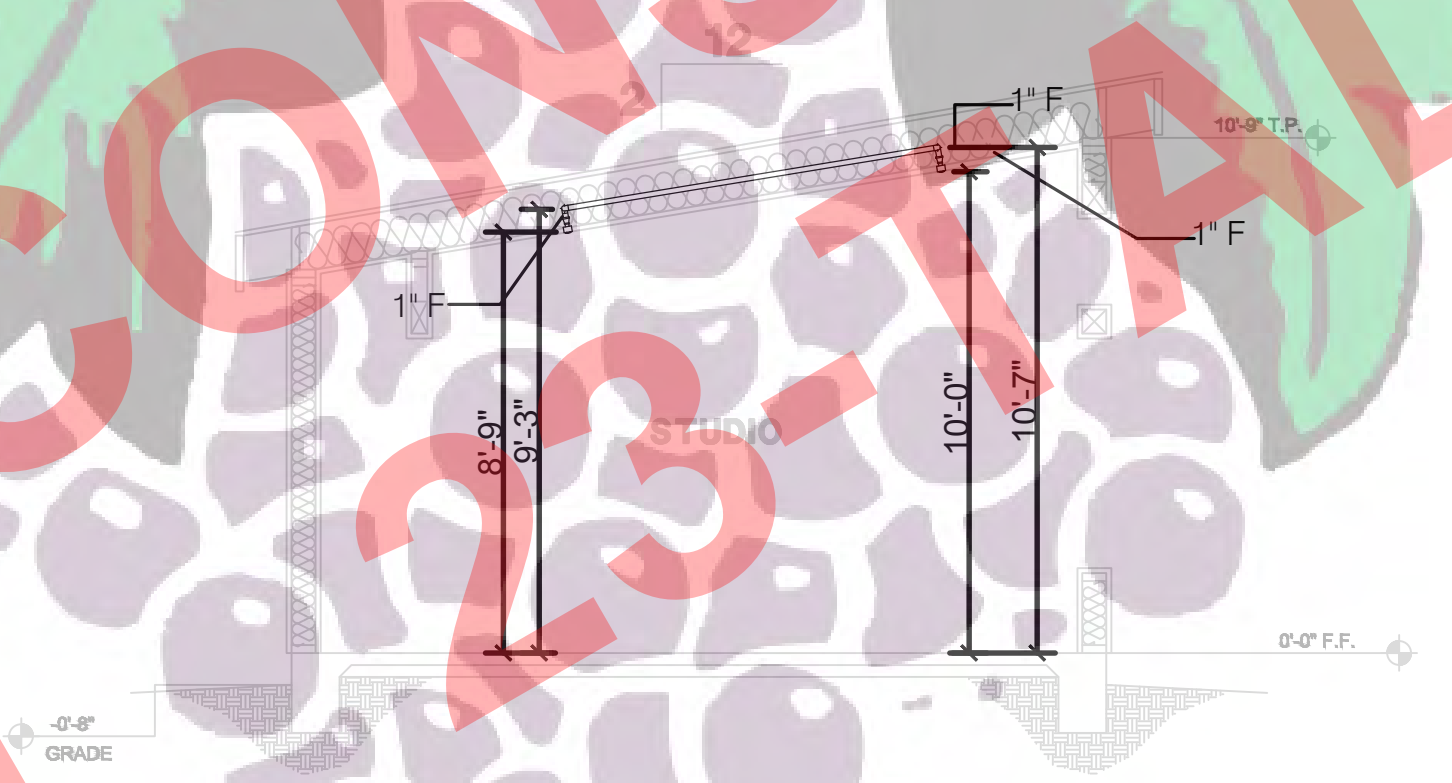
4 SECTION VIEW 'A' (GABLE/CRAFTSMEN STYLE)
NO SCALE



2 SECTION VIEW 'A1' (CONTEMPORARY STYLE)
NO SCALE



3 SECTION VIEW 'B' (GABLE/CRAFTSMEN STYLE)
NO SCALE



1 SECTION VIEW 'B1' (CONTEMPORARY STYLE)
NO SCALE

NOT FOR CONSTRUCTION
 PLAN 1
 TADU-001

CONDITIONS OF FFD APPROVAL:

NO FINAL WILL BE GRANTED UNLESS WORK IS IN COMPLETE CONFORMANCE WITH ALL APPLICABLE LAWS, CODES, ORDINANCES, STANDARDS AND POLICIES.

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PROJECT:
 ACCESSORY DWELLING UNIT (TADU-001)
 PLAN 1

REVISIONS		
NO.	DESCRIPTION	DATE

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DRAWING TITLE:
 DETAILS

JOB# : TADU001 SHEET NO.
 DATE: 21-Sep-23
 SCALE: AS NOTED
 DRAWN BY: IRG
FP6.01

MAXIMUM LENGTH OF SUPPLY IN EQUIVALENT SCHEDULE 40 PIPE (SEE NOTES 2,3)	COLUMN A (IN.) (SEE NOTE 4)	COLUMN B (IN.) (SEE NOTE 5)
150 FT	1-1/4"	1-1/4"
350 FT	1-1/4"	1-1/2"
600 FT	1-1/2"	2"

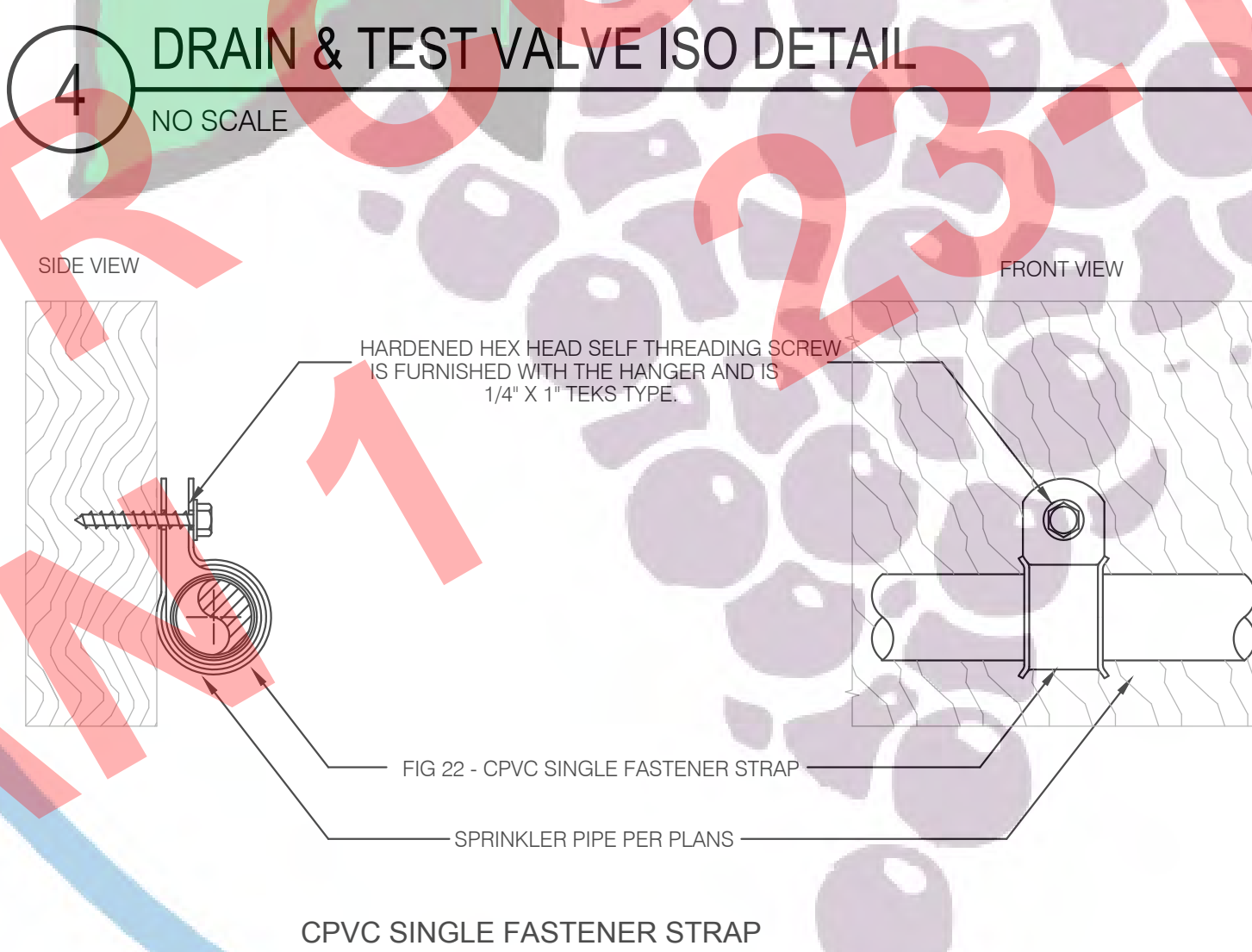
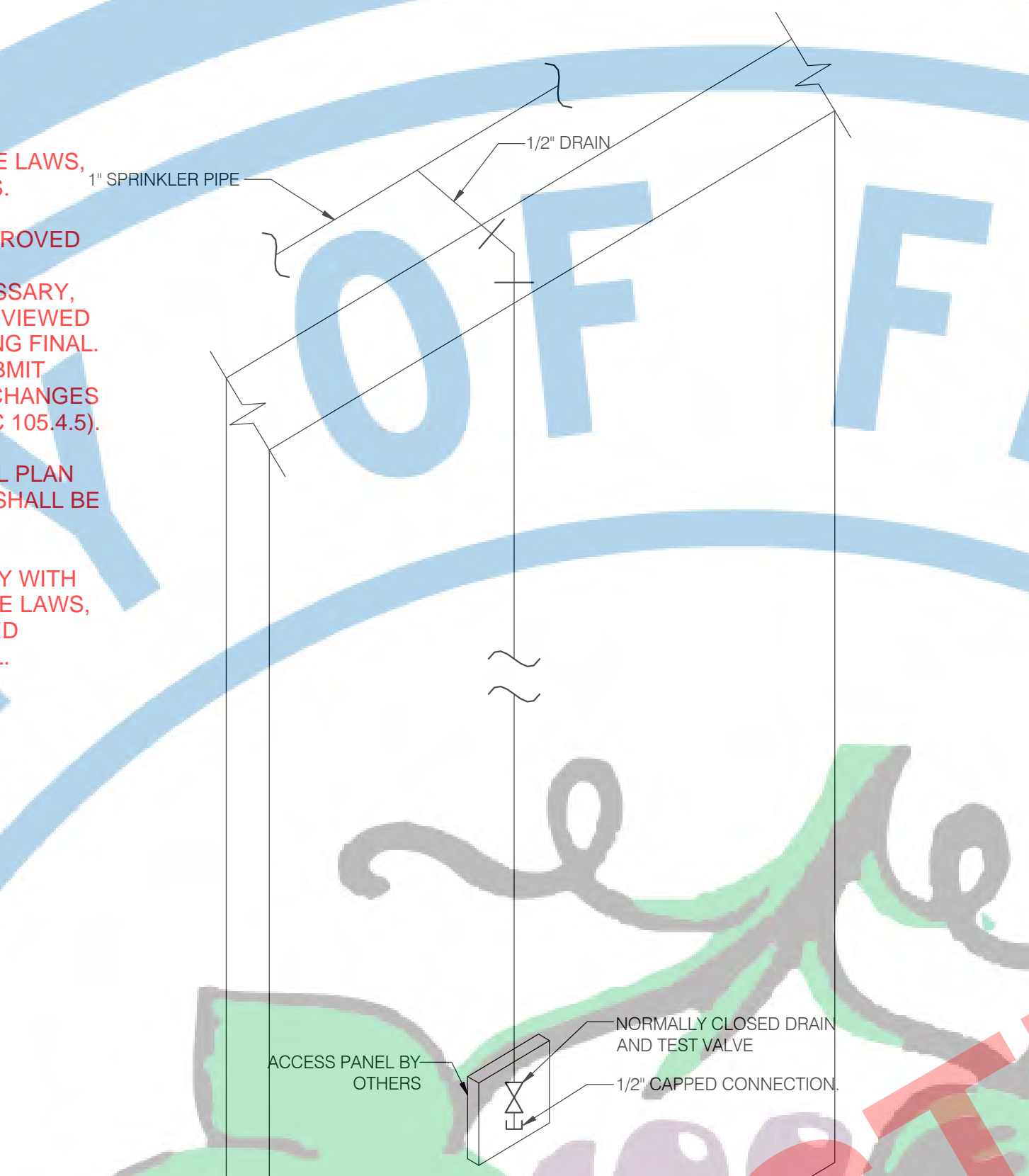
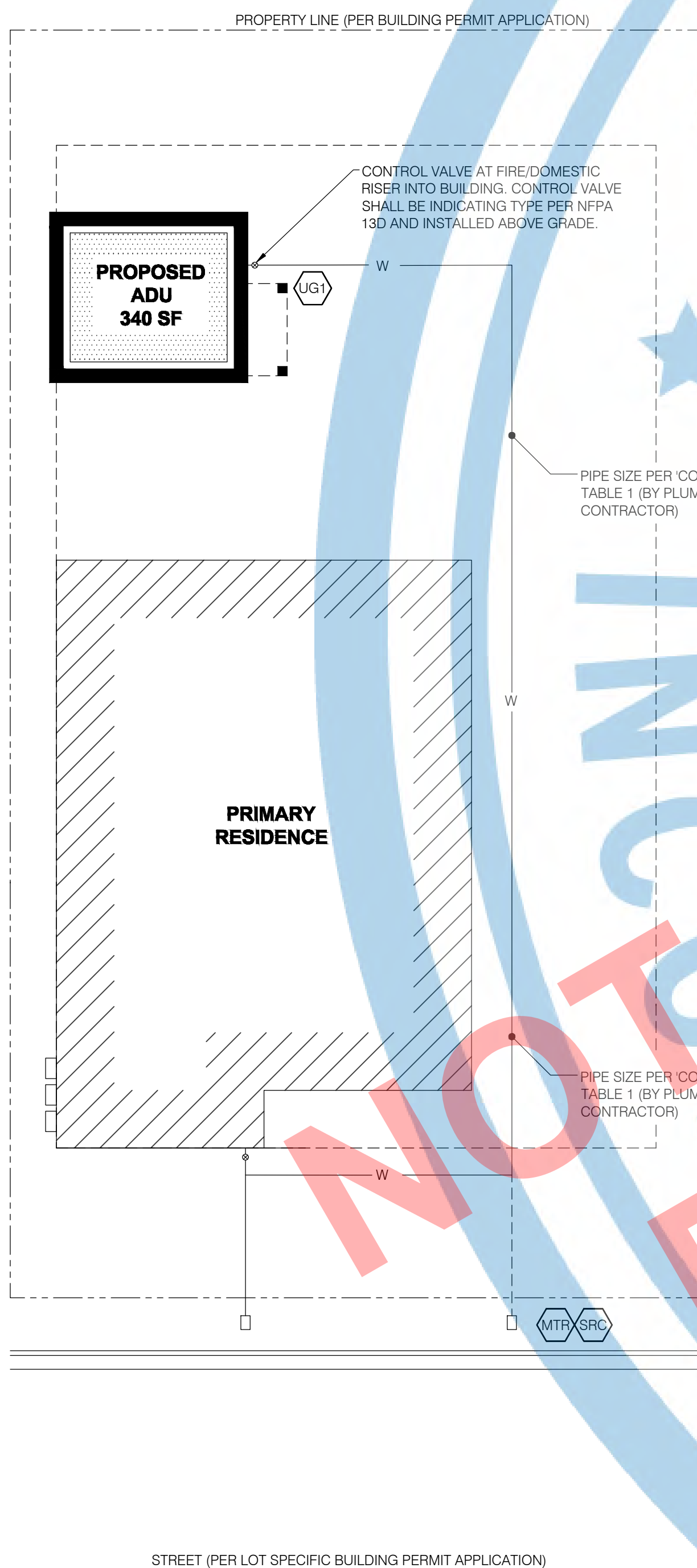
- IF THE TOTAL LENGTH OF SUPPLY PIPE EXCEEDS THE VALUES IN THIS TABLE, HOMEOWNER SHALL USE A LICENSED SPRINKLER CONTRACTOR TO VERIFY INSTALLATION REQUIREMENTS.
- THE TOTAL LENGTH OF SUPPLY PIPE SHALL BE MEASURED FROM CONNECTION TO CITY WATER MAIN IN STREET TO CONNECTION IN ADU.
- ALL PIPE, FITTINGS, VALVES AND EQUIPMENT SHALL BE INCLUDED IN MAXIMUM LENGTH PER CHAPTER 10 OF NFPA 13D.
- HORIZONTAL LEAD-IN MINIMUM PIPE SIZE.
- MINIMUM PIPE SIZE FOR RISER AND SUPPLY PIPE TO ADU

CONDITIONS OF FFD APPROVAL:
 NO FINAL WILL BE GRANTED UNLESS WORK IS IN COMPLETE CONFORMANCE WITH ALL APPLICABLE LAWS, CODES, ORDINANCES, STANDARDS AND POLICIES.

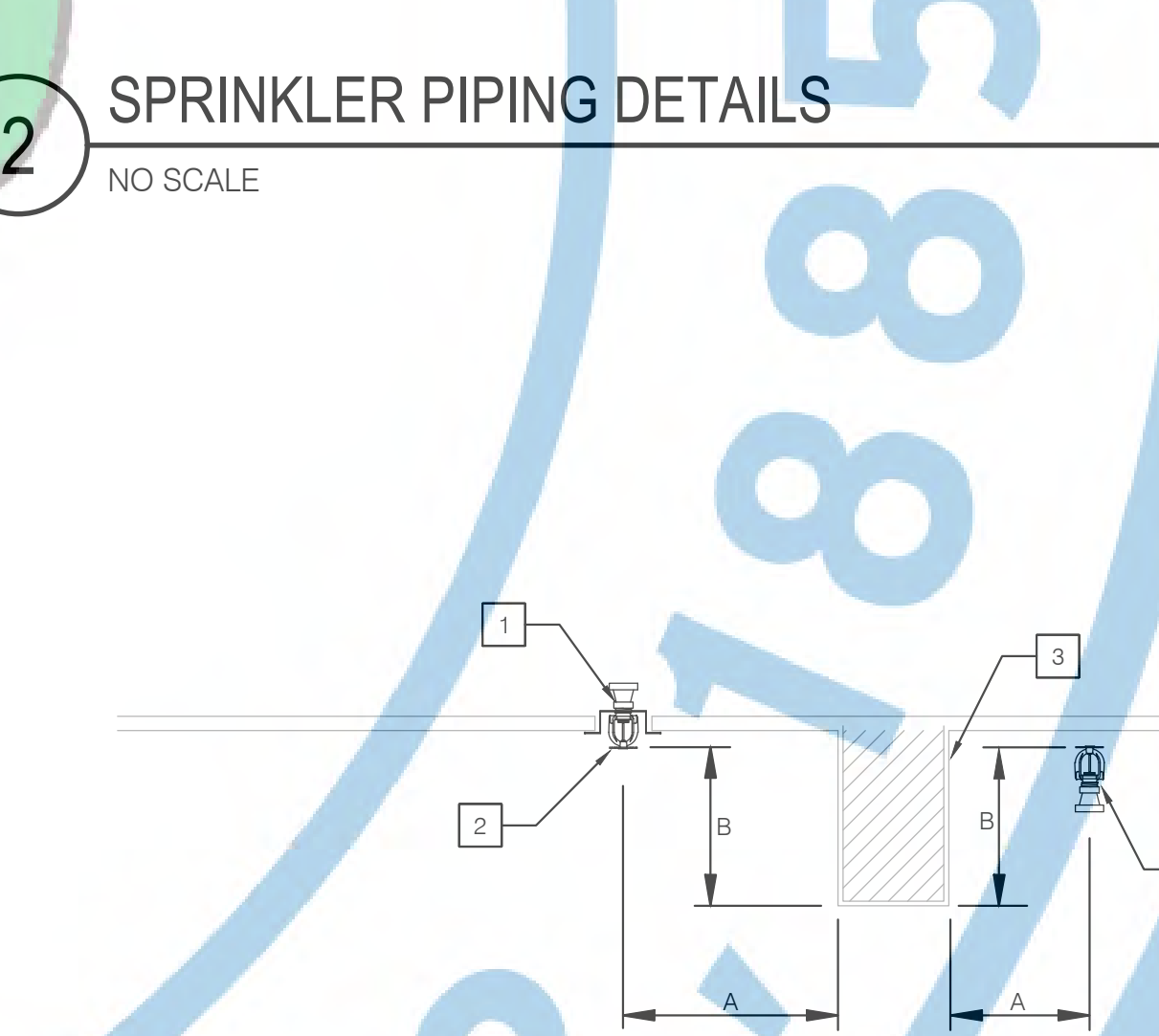
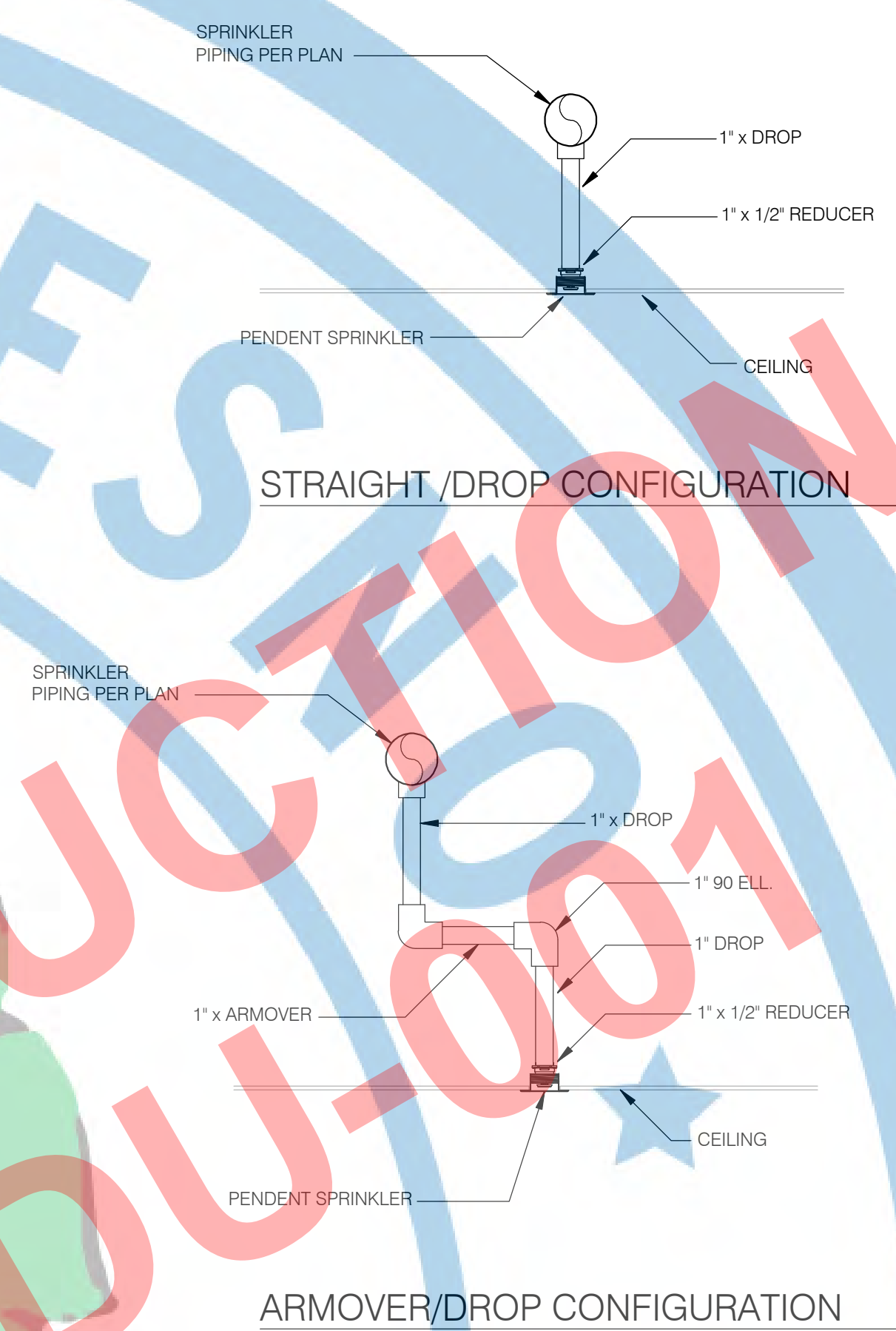
FFD WILL NOT FINAL ANY BUILDING WITHOUT APPROVED PLANS WHICH REFLECT THE ACTUAL SYSTEM INSTALLATION IF FIELD CHANGES BECOME NECESSARY, NEW ADDENDUM PLANS MUST BE SUBMITTED, REVIEWED AND APPROVED PRIOR TO FFD ISSUING A BUILDING FINAL. IT IS THE CONTRACTOR'S RESPONSIBILITY TO SUBMIT ADDENDUM PLANS AND OBTAIN APPROVAL FOR CHANGES PRIOR TO REQUESTING A FINAL INSPECTION (CFC 105.4.5).

A COMPLETE, FULL SIZED, PHYSICAL COPY OF ALL PLAN DOCUMENTS (INCL. CALCS, MANF. SHEETS, ETC.) SHALL BE MAINTAINED ON SITE AT ALL TIMES.

IT IS THE CONTRACTOR'S OBLIGATION TO COMPLY WITH ALL FFD CONDITIONS OF APPROVAL & APPLICABLE LAWS, CODES, ORDINANCES AND ADOPTED REFERENCED STANDARDS PRIOR TO REQUESTING A FIRE FINAL.



PIPE SIZE	MAX. SPACING
1"	6'-0"
1 1/4"	6'-6"
1 1/2"	7'-0"
2"	8'-0"



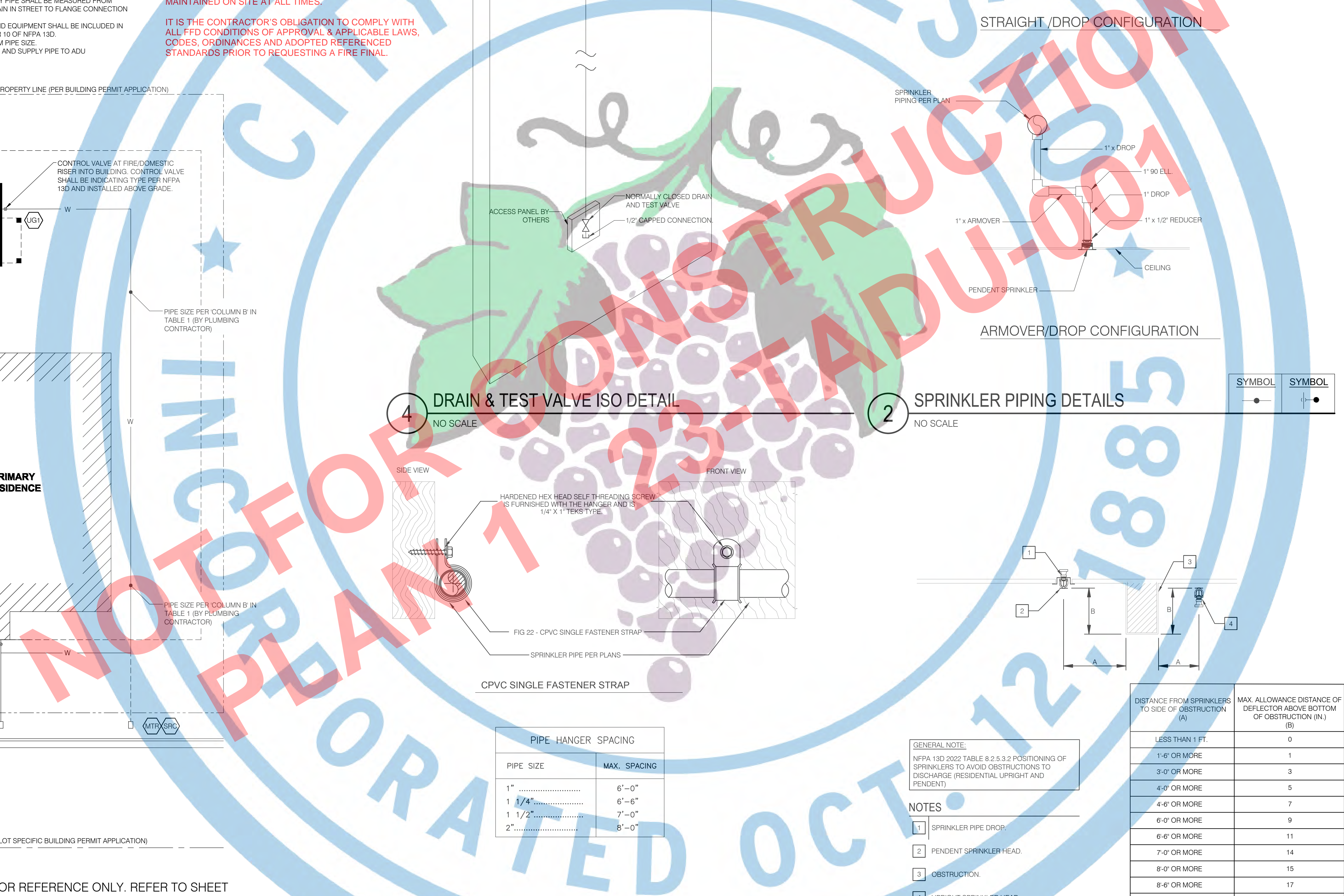
- GENERAL NOTE:
 NFPA 13D 2022 TABLE 8.2.5.3.2 POSITIONING OF SPRINKLERS TO AVOID OBSTRUCTIONS TO DISCHARGE (RESIDENTIAL UPRIGHT AND PENDENT)
- NOTES
- SPRINKLER PIPE DROP.
 - PENDENT SPRINKLER HEAD.
 - OBSTRUCTION.
 - UPRIGHT SPRINKLER HEAD.

DISTANCE FROM SPRINKLERS TO SIDE OF OBSTRUCTION (A)	MAX. ALLOWANCE DISTANCE OF DEFLECTOR ABOVE BOTTOM OF OBSTRUCTION (IN.) (B)
LESS THAN 1 FT.	0
1'-6" OR MORE	1
3'-0" OR MORE	3
4'-0" OR MORE	5
4'-6" OR MORE	7
6'-0" OR MORE	9
6'-6" OR MORE	11
7'-0" OR MORE	14
8'-0" OR MORE	15
8'-6" OR MORE	17
9'-0" OR MORE	19

5 CONNECTION TO CITY WATER SERVICE
 NO SCALE

3 CPVC PIPE HANGER DETAIL - UP TO 2"
 NO SCALE

1 OBSTRUCTION TABLE FOR RESIDENTIAL SPRINKLERS
 NO SCALE





PLANNING AND DEVELOPMENT DEPARTMENT
 FRESNO CITY HALL
 2600 FRESNO STREET
 THIRD FLOOR
 FRESNO, CA. 93721-3600
 559-621-8084
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PROJECT:
 ACCESSORY DWELLING UNIT (TADU-001)
 PLAN 1

REVISIONS		
NO.	DESCRIPTION	DATE

CITY USE ONLY

DRAWING TITLE:
 DETAILS

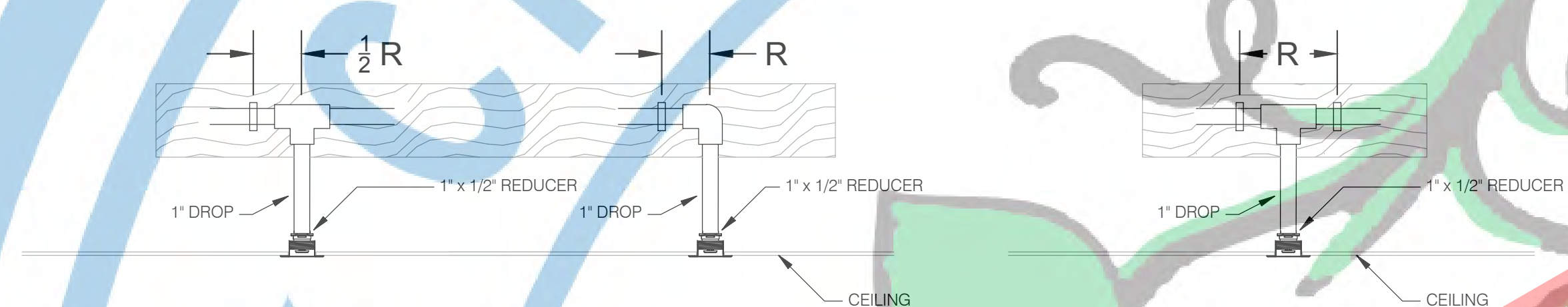
JOB# : TADU001 SHEET NO.
 DATE: 21-Sep-23
 SCALE: AS NOTED
 DRAWN BY: IRG **FP6.02**

TABLE B - MAXIMUM SUPPORT SPACING DISTANCE END SPRINKLER HEAD DROP ELBOW OR ONE POINT OF RESTRAINT (R)

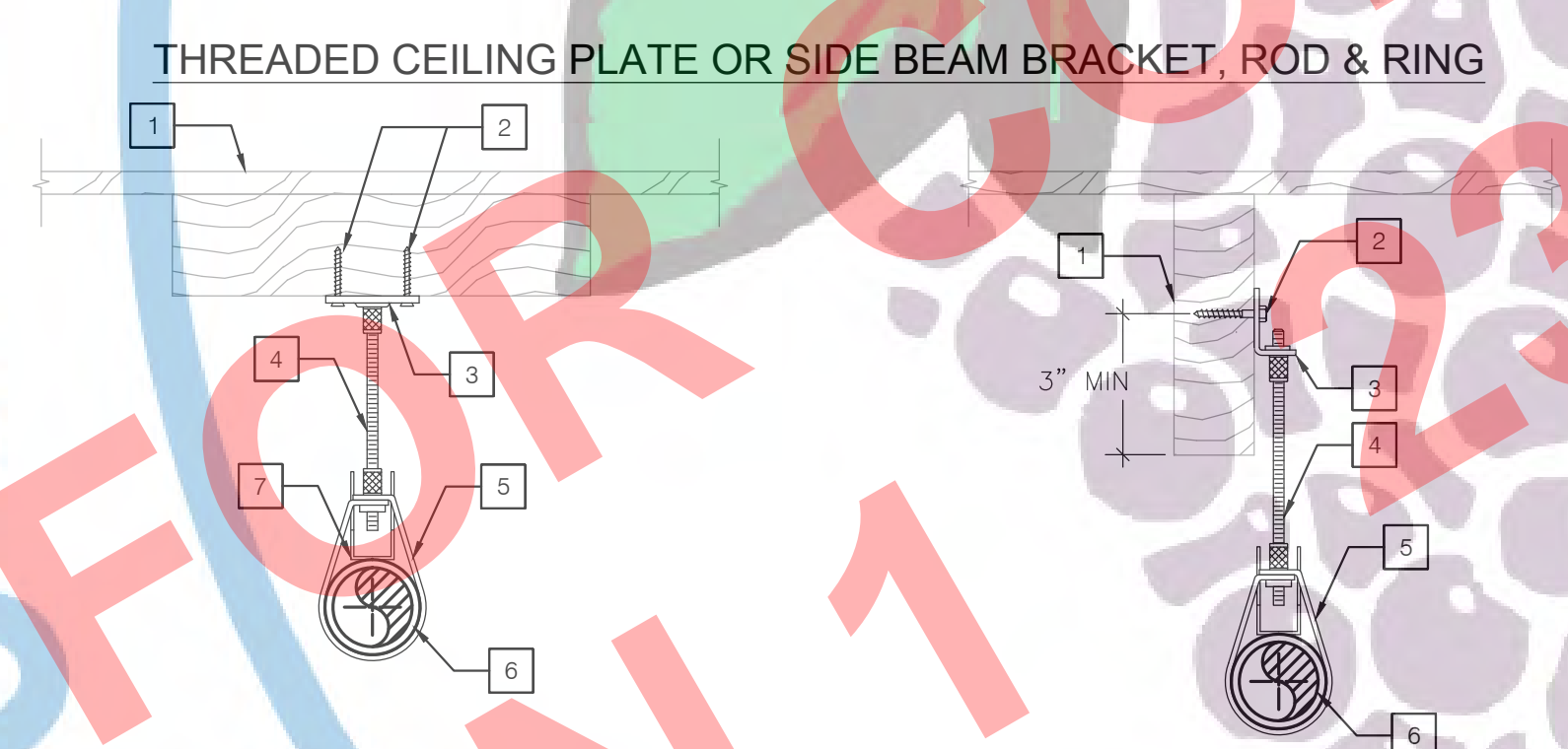
CPVC - NOM PIPE SIZE (IN)	LESS THAN 100psi	MORE THAN 100psi
1"	5'-0"	4'-0"
1 1/4"	6'-0"	5'-0"
1 1/2"	7'-0"	7'-0"
2"	7'-0"	7'-0"

TABLE A - MAXIMUM SUPPORT SPACING DISTANCE IN LINE SPRINKLER HEAD DROP TEE OR TWO POINTS OF RESTRAINT (R)

CPVC - NOM PIPE SIZE (IN)	LESS THAN 100psi	MORE THAN 100psi
1"	5'-0"	4'-0"
1 1/4"	6'-0"	5'-0"
1 1/2"	7'-0"	7'-0"
2"	7'-0"	7'-0"



4 CPVC HANGER SPACING REQUIREMENTS
 NO SCALE



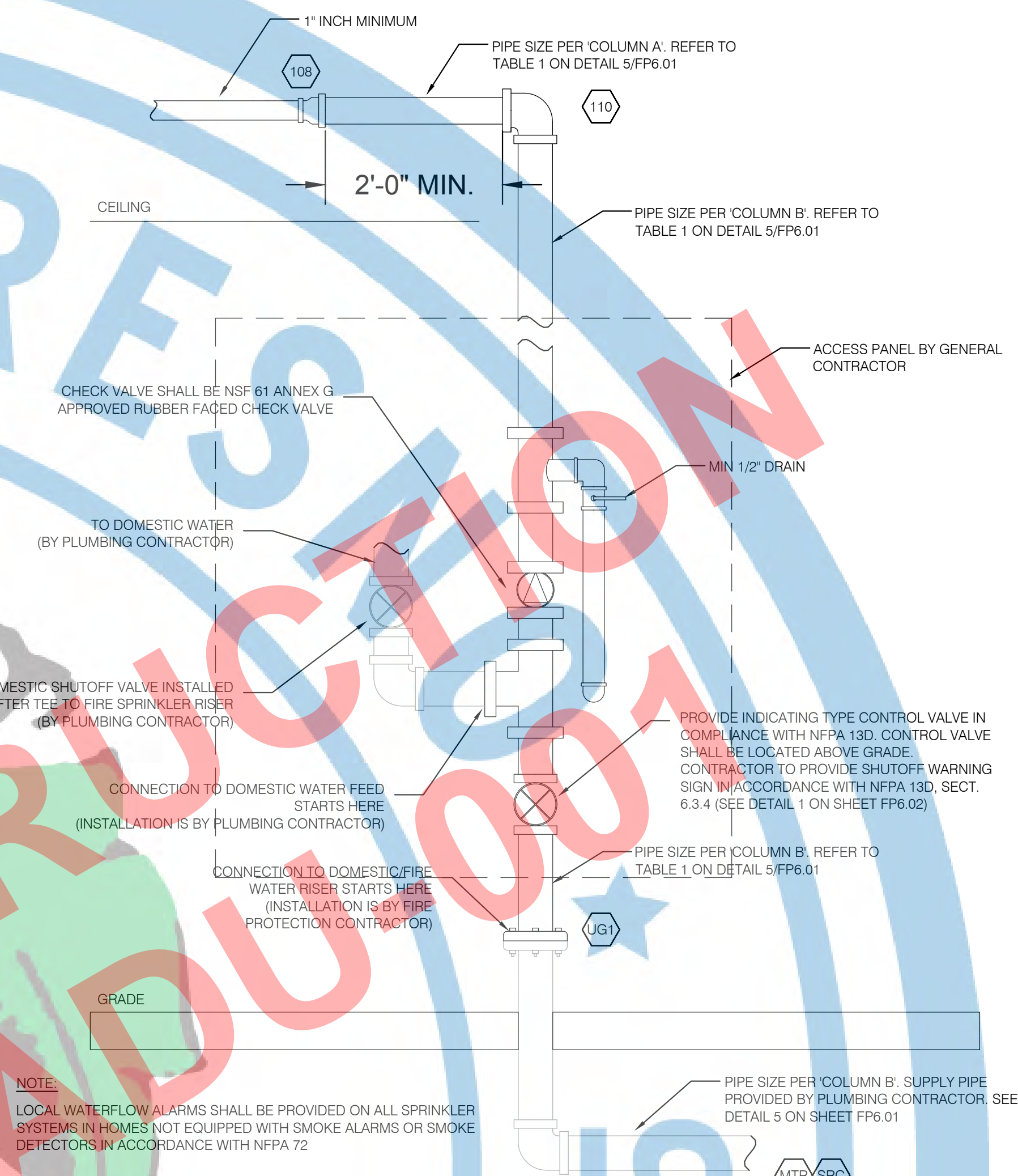
- NOTES
- | | | |
|---|---|-----------------|
| 1 WOOD MEMBER BY STRUCTURAL (TYP). | 4 ALL THREADED ROD, TOLCO FIG. 100 (TYP). | 7 TOLCO FIG. 25 |
| 2 DRIVE SCREW NO. 18 x 1 1/2" | 5 PIPE RING HANGER, TOLCO FIG. 200 (TYP). | |
| 3 THREADED SIDE BEAM BRACKET, TOLCO FIG 58 (TYP)/ STEEL CEILING PLATE, TOLCO FIG 78 (TYP) | 6 SPRINKLER PIPE PER PLAN (TYP). | |

SPACING AND SIZES

PIPE SIZE	HANGER SPACING *	ROD DIA.	BOLT OR SCREW SIZE
1"	6'-0"	3/8"	3/8" x 1-1/2"
1 1/4"	6'-6"	3/8"	3/8" x 1-1/2"
1 1/2"	7'-0"	3/8"	3/8" x 1-1/2"
2"	8'-0"	3/8"	3/8" x 1-1/2"

*TO BE CONFIRMED BY STRUCTURAL ENGINEER

3 CPVC - PIPE HANGERS
 NO SCALE



2 SPRINKLER RISER INTO BUILDING DETAIL
 NO SCALE

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WARNING: The water system for this home supplies fire sprinklers that require certain flows and pressures to fight a fire. Devices that restrict the flow or decrease the pressure or automatically shut off the water to the fire sprinkler system, such as water softeners, filtration systems, and automatic shutoff valves, shall not be added to this system without a review of the fire sprinkler system by a fire protection specialist. Do not remove this sign.

- NOTES:
- LETTERS ON SIGN SHALL BE MINIMUM 1/2" INCH.
 - PLACE SIGN ADJACENT TO CONTROL VALVE INTO BUILDING

1 SHUTOFF WARNING SIGN ABOVE CONTROL VALVE
 NO SCALE

NOT FOR PLAN 1

INCORPORATED OCT. 12, 1885