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PROJECT: ACCESSORY DWELLING UNIT (TADU-005)

ACCESSORY DWELLING UNIT (TADU-005) PLAN 5

REVISIONS		
NO.	DESCRIPTION	DATE
1	- TRUSS FRAMING OPTION FOR GABLE & CRAFTSMAN - ELECTRIC HEAT PUMP WATER HEATER	08/22/23

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DRAWING TITLE
 TITLE SHEET,
 PROJECT DATA,
 AND SITE PLAN

JOB# : TADU-005 SHEET NO. T.1
 DATE : 22-Aug-23
 SCALE : AS NOTED
 DRAWN BY : IRG

PROJECT DATA :
PROJECT DESCRIPTION: ACCESSORY DWELLING UNIT PLAN #5 - 23-TADU-005 GABLE, CONTEMPORARY, AND CRAFTSMAN WENLARGED PORCH OPTION AND STUDY OPTION
CONSTRUCTION TYPE: PRE APPROVED STANDARD PLAN (PER BUILDING PERMIT APPLICATION) PRE APPROVED STANDARD PLAN (PER BUILDING PERMIT APPLICATION) TYPE V.B
BUILDING AREA: (N) FIRST LEVEL = ADU = 1,015 SF PORCH: 78 SF ENLARGED PORCH OPTION: 134 SF
LOT COVERAGE: PRE APPROVED STANDARD PLAN (PER BUILDING PERMIT APPLICATION) SINGLE STORY RESIDENTIAL
NUMBER OF STORIES: R3 OCCUPANCY GROUP
OCCUPANCY: PER PLAN (SEE ELEVATIONS)
BUILDING HEIGHT: PER PLAN (SEE ELEVATIONS)

DRAWING INDEX:
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 A.3 CRAFTSMAN BUILDING ELEVATIONS (WENLARGED PORCH OPTION)
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 S.7 BUILDING SECTIONS FOR GABLE, CRAFTSMAN, AND CONTEMPORARY (WENLARGED PORCH OPTION)
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 PV.2 PHOTOVOLTAIC SOLAR EQUIPMENT SPECIFICATION
 PV.3 PHOTOVOLTAIC SOLAR EQUIPMENT SPECIFICATION

CODE COMPLIANCE & INSPECTION PER CITY OF FRESNO:
CODE REFERENCE:
 CALIFORNIA BUILDING CODE 2022 (CBC)
 CALIFORNIA MECHANICAL CODE 2022 (CMC) OR (CRC)
 CALIFORNIA GREEN BUILDING STANDARD CODE 2022 (CGBCS)
 CALIFORNIA ELECTRICAL CODE 2022 (CEC)
 CALIFORNIA PLUMBING CODE 2022 (CPC)
 CALIFORNIA ENERGY CODE 2022 (CEC)
PER JURISDICTION:
 ALL CONSTRUCTION SHALL CONFORM TO CALIFORNIA BUILDING CODE 2022 PERTAINING TO TYPE V.B CONSTRUCTION AND ALL OTHER APPLICABLE CODES.
 2. AN APPROVED SET OF DRAWINGS BEARING THE SEAL OF THE CITY OF FRESNO BUILDING AND SAFETY DEPARTMENT SHALL BE AVAILABLE ON THE CONSTRUCTION SITE AT ALL TIMES. ALL APPROPRIATE AND NECESSARY DEPARTMENT OF BUILDING AND SAFETY PERMITS MUST BE POSTED AT ALL TIMES.

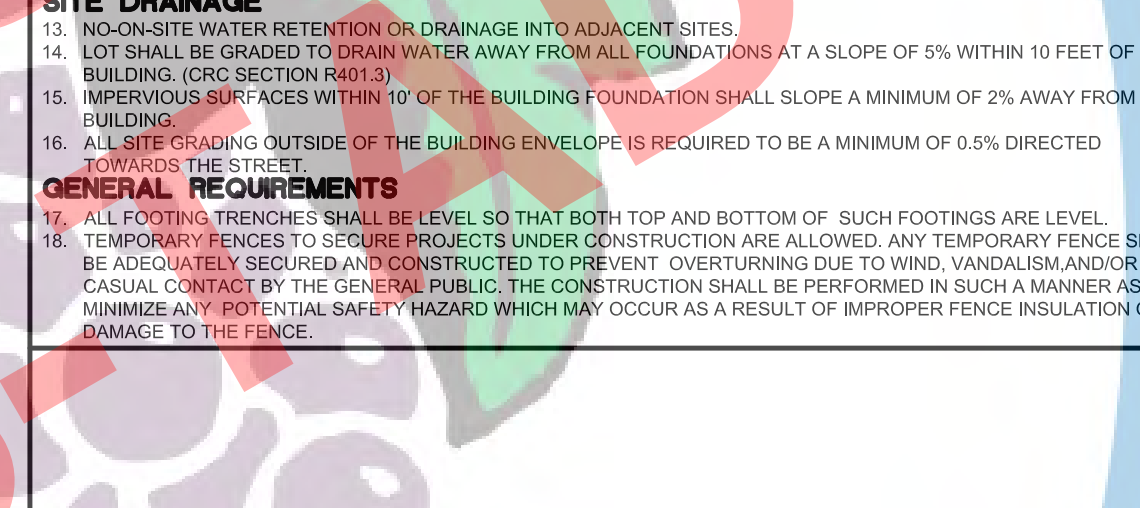
GENERAL CONSTRUCTION NOTES:
 1. PRIOR TO ORDERING ANY MATERIALS OR DOING ANY WORK, EACH TRADE SHALL VERIFY ALL MEASUREMENTS AT THE BUILDING AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE SAME. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED ON ACCOUNT OF DIFFERENCES BETWEEN ACTUAL DIMENSIONS AND THE MEASUREMENTS INDICATED IN THE DRAWINGS. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE ARCHITECT FOR CONSIDERATION AND CLARIFICATION BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEVIATION FROM THE CONTRACT DOCUMENTS.
 2. ALL OF THE CITY OF FRESNO BUILDING DEPARTMENTS DRAWINGS AND CONSTRUCTION NOTES ARE COMPLIMENTARY AND WHAT IS CALLED FOR WILL BE BINDING AS IF CALLED FOR BY ALL ANY WORK SHOWN OR REFERRED TO ON ANY ONE DRAWING SHALL BE PROVIDED AS THOUGH SHOWN ON ALL DRAWINGS.
 3. THE WORK TO BE PERFORMED CONSISTS OF FURNISHING ALL LABOR, EQUIPMENT, TOOLS, TRANSPORTATION, SUPPLIES, FEES, MATERIALS AND SERVICES IN ACCORDANCE WITH THESE NOTES AND DRAWINGS, AND INCLUDES PERFORMING ALL OPERATIONS NECESSARY TO CONSTRUCT AND INSTALL COMPLETELY IN SATISFACTORY CONDITION THE VARIOUS MATERIALS AND EQUIPMENT AT THE LOCATIONS SHOWN.
 4. ALL DIMENSIONS TO FROM STUD TO STUD, OR CENTER OF STUD TO CENTER OF STUD (UNLESS OTHERWISE NOTED), CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS FOR CLARIFICATION AND NOTIFY CITY OF FRESNO BUILDING DEPARTMENT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND ACTUAL CONDITIONS.
 5. FULL SIZE OR LARGE SCALE DETAILS OR DRAWINGS SHALL GOVERN SMALL SCALE DRAWINGS WHICH THEY ARE INTENDED TO AMPLIFY.
 6. THE STANDARD SPECIFICATIONS OF THE MANUFACTURER FOR PRODUCTS CALLED FOR IN THE DRAWINGS AND NOTES ARE HEREBY MADE A PART OF THESE NOTES WITH THE SAME FORCE AND EFFECT AS THOUGH HEREIN WRITTEN OUT IN FULL.
 7. ALL MATERIALS REQUIRED FOR THE PERFORMANCE OF THIS WORK SHALL BE NEW AND OF THE BEST QUALITY OF THE KINDS SPECIFIED. THE USE OF OLD OR SECOND HAND MATERIALS IS STRICTLY FORBIDDEN, EXCEPT FOR LOCATIONS ON THE DRAWINGS THAT REFER TO REMOVAL AND RELOCATION OF MATERIALS OR EQUIPMENT. MATERIALS SHALL BE USED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. THE CONTRACTOR SHALL SUBMIT ALL PRODUCT WARRANTIES. THE CONTRACTOR WILL WARRANT ALL WORK AS PER APPLICABLE SPECIFICATIONS.
 8. PLUMBING, ELECTRICAL AND MECHANICAL WORK SHALL BE PERFORMED BY A LICENSED MEMBER OF THE RESPECTIVE TRADE.
 9. ALL INSURANCE COSTS AND COSTS ASSOCIATED WITH PERMITS, INSPECTION AND SIGN-OFFS SHALL BE AT THE CONTRACTOR'S COST.
 10. CERTIFICATES OF INSURANCE ARE REQUIRED FROM THE LICENSED ELECTRICIAN, LICENSED PLUMBER, AND THE GENERAL CONTRACTOR FOR THE AMOUNTS SPECIFIED BY THE CONTRACT.
 11. ALL CONTRACTORS, SUB-CONTRACTORS AND OTHERS WORKING ON THE PROJECT SHALL SUBMIT WAIVERS OF LIENS SIGNED AT THE COMPLETION OF THEIR WORK.
 12. THE PREMISES AND JOB SITE SHALL BE MAINTAINED IN A REASONABLY NEAT AND ORDERLY CONDITION AND KEPT FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH DURING THE ENTIRE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL REMOVE ALL CRATES, CARTONS AND OTHER TRASH FROM THE WORK AREAS EACH DAY, AND SHALL BE RESPONSIBLE FOR DISPOSAL. THE PREMISES SHALL BE PROTECTED THROUGHOUT CONSTRUCTION AND SHALL BE TURNED OVER IN SPOTLESS AND ORDERLY CONDITION. ALL FIXTURES AND EQUIPMENT WILL BE LEFT IN UNDAMAGED, BRIGHT, CLEAN AND POLISHED CONDITION.
 13. CONSTRUCTION WORK WILL BE CONFINED TO THE AREAS DESIGNATED ON THE DRAWINGS AND WILL NOT CREATE DUST, DIRT OR OTHER INCONVENIENCES TO OTHER SPACES.
 14. PROVIDE APPROVED JOB SITE TOILET THAT IS AVAILABLE TO ANYONE INVOLVED IN CONSTRUCTION ACTIVITIES.
 15. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES, WIRES OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
 16. NOTHING SHALL INTERFERE WITH THE RIGHTS, COMFORTS, OR CONVENIENCES OF ANY NEIGHBORS. NO CONSTRUCTION WORK, REPAIR WORK, OR OTHER INSTALLATION INVOLVING NOISE SHALL BE CONDUCTED EXCEPT ON CITY APPROVED WORK DAYS/HOURS, UNLESS SUCH CONSTRUCTION OR REPAIR WORK IS NECESSITATED BY AN EMERGENCY, OR OTHERWISE AGREED TO BY OWNER.
 17. PROVIDE ALL TEMPORARY AND PERMANENT SHORING AS REQUIRED IN STRUCTURAL DRAWINGS.
 18. ALL WOOD FLOORS TO BE SECURED AS REQUIRED TO PREVENT CREAKING. ALL HOLES TO BE PATCHED.
 19. PROVIDE GUTTERS AND DOWNSPOUTS AS REQUIRED.
 20. WEATHER STRIP EXTERIOR DOORS FROM HEATED SPACES.
 21. UPON COMPLETION OF PROJECT, PREMISES SHALL BE LEFT BROOM CLEAN, SWEEP FREE OF DIRT AND DUST, ALL GLASS TO BE CLEAN, ALL FIXTURES AND APPLIANCES MADE FULLY OPERATIONAL, ALL SYSTEMS (ELECTRICAL, PLUMBING, HVAC, ETC.) TO BE MADE FULLY OPERATIONAL AND BALANCED. ALL WARRANTIES AND MANUALS OF SYSTEMS REVIEWED WITH AND GIVEN TO OWNER.
 22. ALL WORK SHALL BE SUBJECT TO FINAL INSPECTION BY THE CITY OF FRESNO BUILDING DEPARTMENT.
 23. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE AVAILABLE AT THE JOB SITE.
 24. MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE.
 25. AN OPERATION AND MAINTENANCE MANUAL FOR ANY NEWLY INSTALLED EQUIPMENT, APPLIANCES, HVAC SYSTEM, PHOTOVOLTAIC SYSTEM, ELECTRIC VEHICLE CHARGERS, WATER HEATING SYSTEM, LANDSCAPE IRRIGATION AND OTHER MAJOR APPLIANCES AND EQUIPMENTS, SHALL BE PROVIDED IN THE BUILDING AT THE TIME OF FINAL INSPECTION.

FIRE PROTECTION NOTES:
 1. ALL BUILDING MATERIALS STORED AT THE CONSTRUCTION SITE AND/OR INSIDE THE BUILDING ARE TO BE SECURED IN A LOCKED AREA. ACCESS TO SUCH AREAS TO BE CONTROLLED BY THE OWNER AND/OR THE GENERAL CONTRACTOR.
 2. ALL MATERIALS ARE TO BE STORED IN AN ORDERLY MANNER.
 3. ALL FLAMMABLE MATERIALS TO BE KEPT TIGHTLY SEALED IN THEIR RESPECTIVE CONTAINERS. SUCH MATERIALS ARE TO BE KEPT AWAY FROM ALL HEAT SOURCES.
 4. ALL FLAMMABLE MATERIALS TO BE USED AND STORED IN AN ADEQUATELY VENTILATED SPACE.
 5. ALL ELECTRICAL POWER TO BE SHUT OFF WHERE THERE IS EXPOSED CONDUIT.
 6. ALL ELECTRICAL POWER IN THE CONSTRUCTION AREA TO BE SHUT OFF AFTER WORKING HOURS.
 7. THE CONTRACTOR WILL AT ALL TIMES MAKE SURE THAT THERE IS NO LEAKAGE OF NATURAL GAS IN THE BUILDING, OR ANY FLAMMABLE GAS USED IN CONSTRUCTION.
 8. PROVIDE A CLASS A-B OR C FIRE-RETARDANT ROOF COVERING PER SECTION (R 902.1).
 9. ON SITE FIRE PROTECTION EQUIPMENT (SUCH AS EXTINGUISHERS) WILL BE KEPT READILY AVAILABLE AT ALL TIMES.
 10. IF FIRE SPRINKLER SYSTEM IS REQUIRED, FIRE SPRINKLER SYSTEM SHALL BE APPROVED BY CITY OF FRESNO FIRE DEPARTMENT PRIOR TO INSTALLATION.

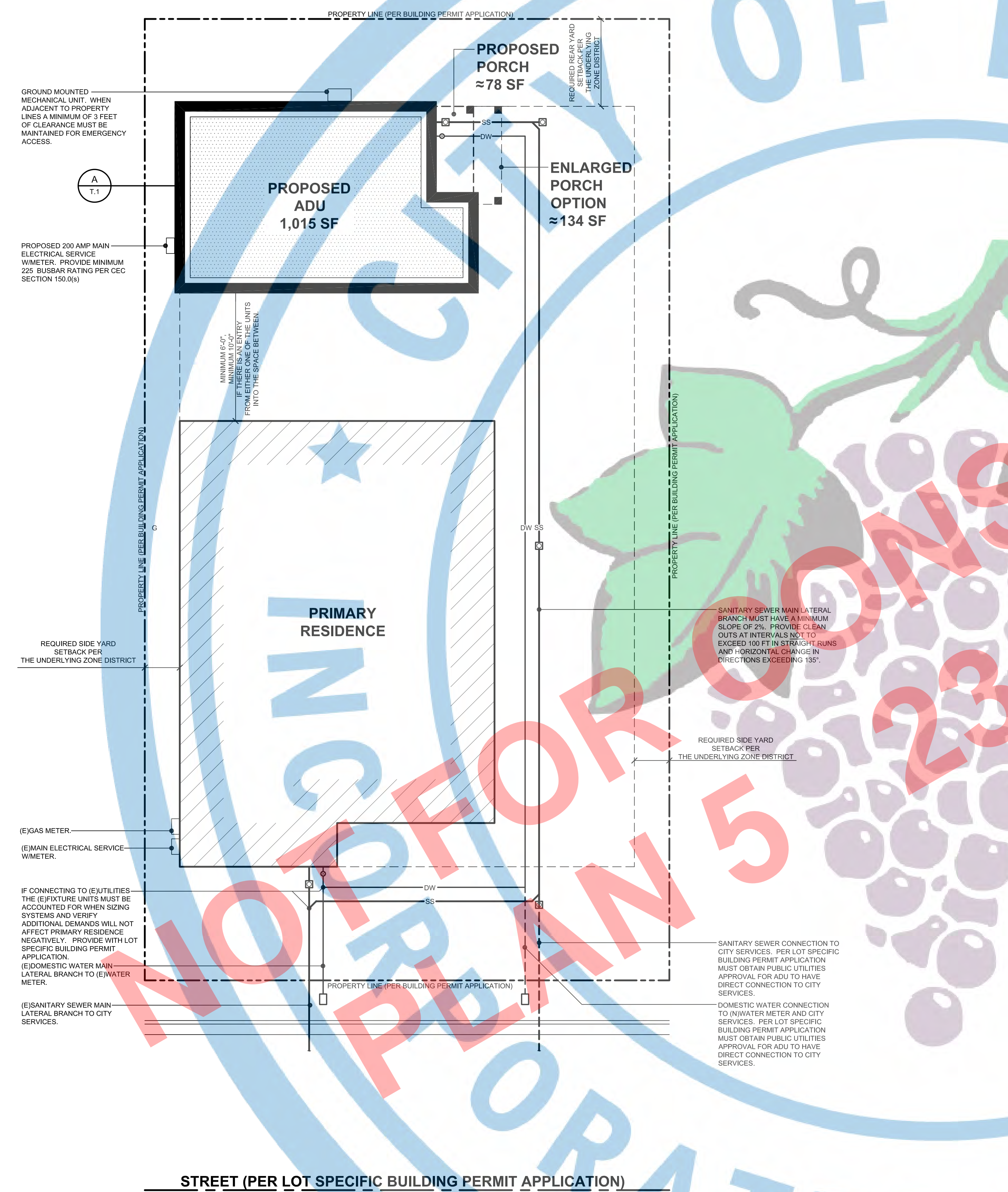
LEGEND:
 SECTION
 DETAIL
 A
 S.5
 A
 A.6

ABBREVIATIONS:
 Ø DIAMETER
 # NUMBER
 A.B. CENTER LINE
 A.B.C. ANCHOR BOLT
 ACT. ACTUAL
 A.F.F. ABOVE FINISH FLOOR
 A.F.G. ABOVE FINISH GRADE
 AL ALUMINUM
 BTU BRITISH THERMAL UNITS
 BTUHR. BRITISH THERMAL UNITS PER HOUR
 CFH CUBIC FEET PER HOUR
 CONT. CONTINUOUS
 COTT CLEAN OUT TO GRADE
 D.F. DOUGLAS FIR
 (E) EXISTING
 ESS ENERGY STORAGE SYSTEM
 E.W. EACH WAY
 F.F. FINISH FLOOR
 F.G. FINISH GRADE
 F.U. FIXTURE UNITS
 GA. GAGE
 GAL. GALLON
 GPF GALLONS PER FLUSH
 GPH GALLONS PER HOUR
 GPM GALLONS PER MINUTE
 GRS GALVANIZED RIGID STEEL
 I.E. INVERT ELEVATION
 I.M.C. INTERMEDIATE METAL CONDUIT
 IN. INCHES
 IPS IRON PIPE SIZE
 MAX. MAXIMUM
 MIN. MINIMUM
 (N) NEW
 N.P.C. NOT IN PLUMBING CONTRACT NUMBER
 NO. OVER
 O.V. OVERHEAD
 O.C. ON CENTER
 OH. OVERHEAD
 (P) PROPOSED
 PSI POUNDS PER SQUARE INCH
 P.T. PRESSURE TREATED
 SF SQUARE FEET
 SIM. SIMILAR
 S.O.V. SHUT-OFF VALVE
 SPD SURGE PROTECTION DEVICE
 TP TOP PLATE
 TAB TOP AND BOTTOM
 UF UNDER FLOOR
 U.G. UNDERGROUND
 U.N.O. UNLESS NOTED OTHERWISE
 VTR. VENT THROUGH ROOF
 VTW VENT THROUGH WALL
 W/ WITH
 W/O WITHOUT

SITE NOTES:
SITE PREPARATION AND GRADING
 1. FINISH FLOOR ELEVATION TO BE ABOVE THE CROWN OF THE STREET.
 2. ANY SURVEY MONUMENTS WITHIN THE AREA OF CONSTRUCTION SHALL BE PRESERVED OR RESET BY PERSON LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA.
 3. GRADE DIFFERENTIALS GREATER THAN 12" SHALL BE SUPPORTED BY AN APPROVED ENGINEER'S RETAINING WALL. STRIP AND REMOVE UPPER SIX INCHES OF ALL ORGANIC TOPSOIL AND VEGETATION FROM AREAS TO RECEIVE BUILDING FOUNDATIONS, ENGINEERED FILL, SLABS, PAVEMENT, ETC.
 4. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE BUILDING LAYOUT AND FOR ESTABLISHING THE LOCATION OF BURIED UTILITY LINES. IN THE EVENT THAT THERE ARE ANY CONFLICTS BETWEEN ACTUAL CONDITIONS AND THE DESIGNED DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE DESIGNER IMMEDIATELY AND SHALL NOT PROCEED WITH THE WORK DIRECTED BY THE DESIGNER.
 5. THE BUILDING PAD SHALL EXTEND AT LEAST FIVE FEET BEYOND THE PERIMETER FOUNDATION LINES AND BE MOISTURE CONDITIONED AS NECESSARY AND COMPACTED TO ACHIEVE AT LEAST 90 PERCENT DRY DENSITY. FILL SHALL BE FREE FROM DEBRIS, VEGETATION AND OTHER FOREIGN SUBSTANCE. IT SHALL BE PLACED IN LIFTS APPROXIMATELY SIX INCHES THICK, MOISTURE CONDITIONED AS NECESSARY, AND COMPACTED TO ACHIEVE 90 PERCENT DRY DENSITY.
 6. EXCAVATION TO DEPTHS NOTED ON DRAWINGS AND AS REQUIRED FOR PROPER COMPLETION OF ALL FOOTINGS AND OTHER SUBGRADE LEVEL WORK. ALL EXCAVATIONS SHALL BE OF SUFFICIENT SIZE TO PROVIDE AMPLE ROOM FOR CONSTRUCTION OF FORMS, SHORING AND BRACING AS REQUIRED.
 7. SLOPES FOR PERMANENT FILLS SHALL NOT BE STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL. CUT SLOPE FOR PERMANENT EXCAVATIONS SHALL NOT BE STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL UNLESS A SOILS REPORT IS SUBMITTED TO AND EXECUTED BY THE DESIGNER.
 8. BUILDING PADS SHALL BE CONSTRUCTED PER SOIL ENGINEER'S SPECIFICATIONS AND SHALL BE WITHIN 0.10 FT. OF THE ELEVATIONS SHOWN ON THE PLANS. ALL PAVING SHALL BE IN ACCORDANCE WITH THE SOILS ENGINEER'S SPECIFICATIONS.
 9. ESTABLISHED AT THE SITE SHALL BE CAREFULLY PRESERVED AND INSPECTED BY THE GENERAL CONTRACTOR, AND SHALL BE RESTORED AT THE CONTRACTOR'S EXPENSE IF LOST OR DESTROYED AS A RESULT OF HIS OPERATIONS. MARKERS SHALL BE RESET BY A REGISTERED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR. STRIP AND REMOVE UPPER SIX INCHES OF ALL ORGANIC TOPSOIL AND VEGETATION FROM AREAS TO RECEIVE BUILDING FOUNDATIONS, ENGINEERED FILL, SLABS, PAVEMENT, ETC.
 10. THE SANITARY SEWER SERVICES, DOMESTIC WATER, GAS, AND ANY OTHER UNDERGROUND SERVICE CONNECTIONS TO BE COMPLETED IN ALL AREAS TO BE PAVED PRIOR TO PLACEMENT OF ASPHALT CONCRETE ON SITE.
SITE DRAINAGE
 11. NO-ON-SITE WATER RETENTION OR DRAINAGE INTO ADJACENT SITES.
 12. LOT SHALL BE GRADED TO DRAIN WATER AWAY FROM ALL FOUNDATIONS AT A SLOPE OF 5% WITHIN 10 FEET OF THE BUILDING. (SEE SECTION R401.3)
 13. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL SLOPE A MINIMUM OF 2% AWAY FROM BUILDING.
 14. ALL SITE GRADING OUTSIDE OF THE BUILDING ENVELOPE IS REQUIRED TO BE A MINIMUM OF 0.5% DIRECTED TOWARDS THE STREET.
GENERAL REQUIREMENTS
 15. ALL FOOTING FRENCHES SHALL BE LEVEL SO THAT BOTH TOP AND BOTTOM OF SUCH FOOTINGS ARE LEVEL.
 16. TEMPORARY FENCES TO SECURE PROJECTS UNDER CONSTRUCTION ARE ALLOWED. ANY TEMPORARY FENCE SHALL BE ADEQUATELY SECURED AND CONSTRUCTED TO PREVENT OVERTURNING DUE TO WIND, VANDALISM AND/OR CASUAL CONTACT BY THE GENERAL PUBLIC. THE CONSTRUCTION SHALL BE PERFORMED IN SUCH A MANNER AS TO MINIMIZE ANY POTENTIAL SAFETY HAZARD WHICH MAY OCCUR AS A RESULT OF IMPROPER FENCE INSULATION OR DAMAGE TO THE FENCE.



A SWALE AT PROPERTY LINE



SITE PLAN
 SCALE: 1/8"=1'-0"



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PROJECT:

ACCESSORY DWELLING UNIT (TADU-005) PLAN 5

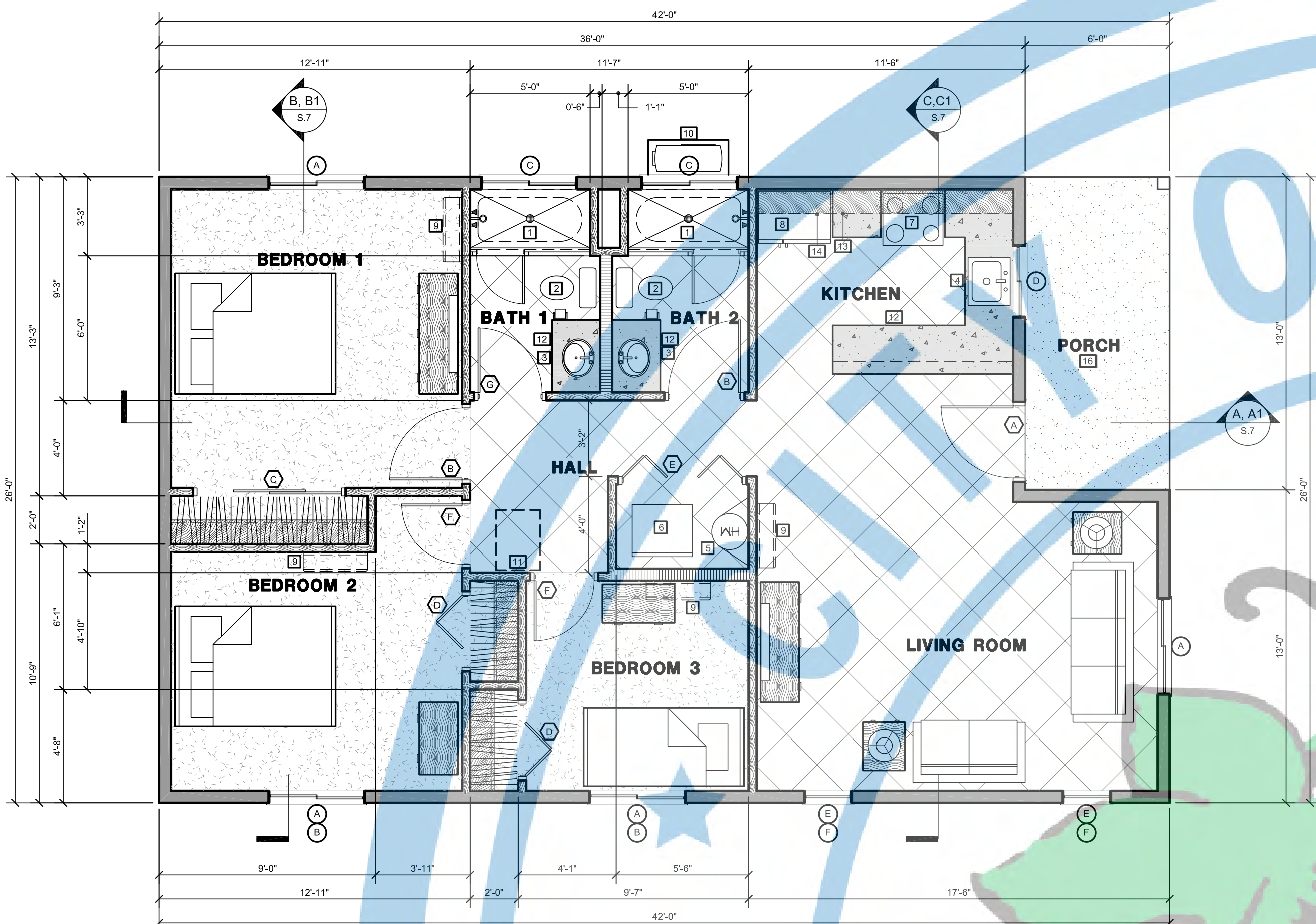
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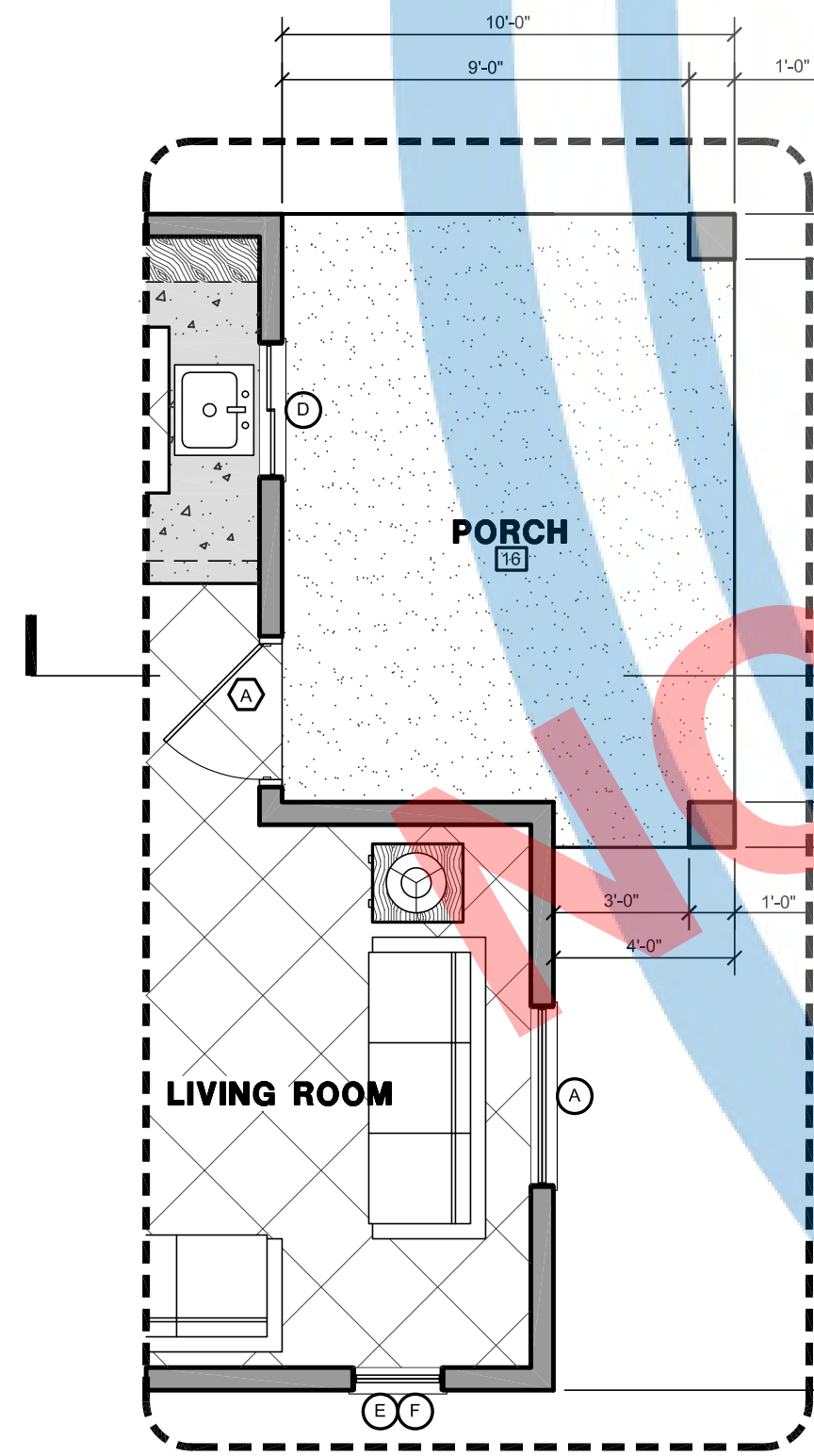
FLOOR PLAN (WITH PORCH OPTION)

JOB# : TADU-005 SHEET NO. A.1
DATE : 22-Aug-23
SCALE : AS NOTED
DRAWN BY : IRG



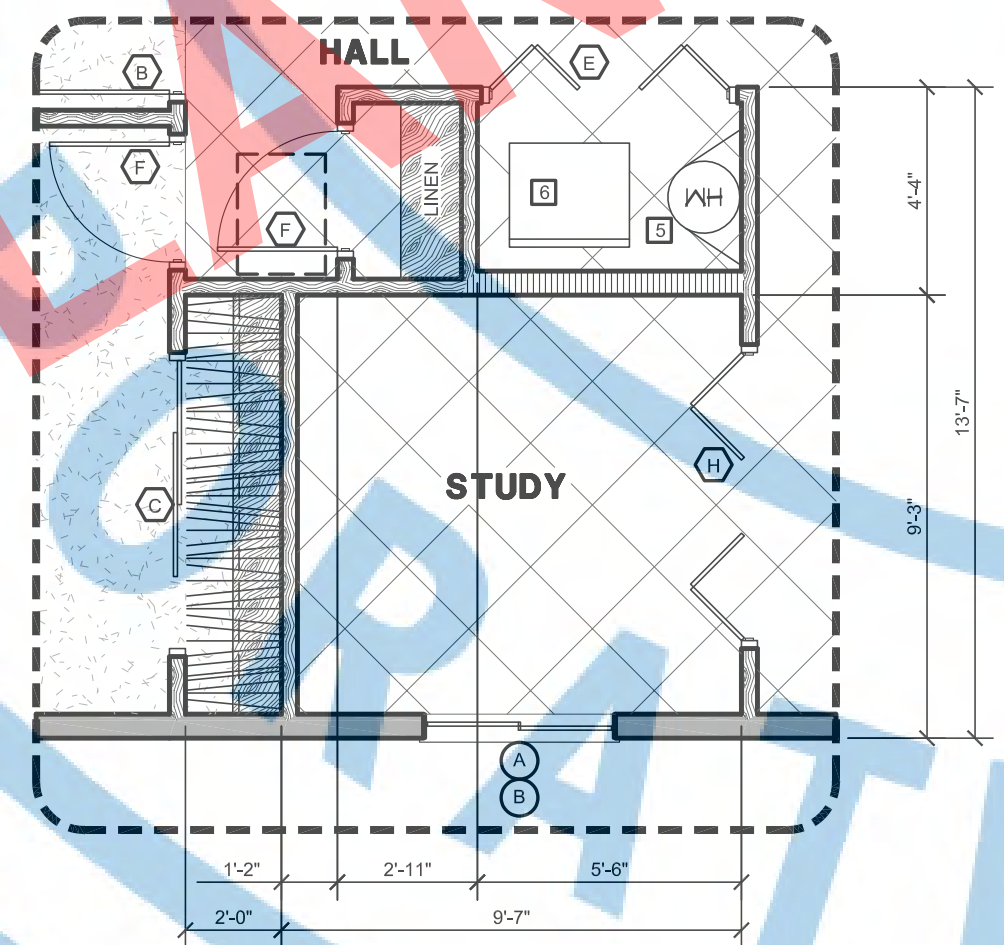
FLOOR PLAN

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



FLOOR PLAN

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



FLOOR PLAN

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

FINISH SCHEDULE:

ROOM NAME	FLOORING	BASE	WALLS	CEILING	CEILING HEIGHT	DETAIL OR COMMENT
BEDROOM 1, 2 & 3	F1	B1	W1	C1	8'-0"	1
BATH 1 & 2	F2	B2	W2	C2	8'-0"	1
KITCHEN	F1	B1	W1	C1	8'-0"	1
LIVING ROOM	F1	B1	W1	C1	8'-0"	1
STUDY OPTION	F1	B1	W1	C1	8'-0"	1
HALL	F1	B1	W1	C1	8'-0"	1

F1 = EXPOSED SLAB FINISH
F2 = PER OWNER PROVIDE MAKE, MODEL, AND FINISH SAMPLE TO OWNER PRIOR TO INSTALLATION.

B1 = 1/2" GYPSUM BOARD, TAPED AND TEXTURED, READY FOR OWNER TO APPLY PAINT.
B2 = 5/8" TYPE 'X' GYPSUM BOARD, TAPED AND TEXTURED, READY FOR OWNER TO APPLY PAINT.

W1 = 1/2" GYPSUM BOARD, TAPED AND TEXTURED, READY FOR OWNER TO APPLY PAINT.
W2 = 5/8" TYPE 'X' GYPSUM BOARD, TAPED AND TEXTURED, READY FOR OWNER TO APPLY PAINT.

C1 = 1/2" GYPSUM BOARD, TAPED AND TEXTURED, READY FOR OWNER TO APPLY PAINT.
C2 = 5/8" TYPE 'X' GYPSUM BOARD, TAPED AND TEXTURED, READY FOR OWNER TO APPLY PAINT.

ABBREVIATIONS

FINISH NOTES

AGING-IN-PLACE DESIGN & FALL PREVENTION

REINFORCEMENT FOR GRAB BARS

DOCUMENTATION FOR GRAB BAR REINFORCEMENT

WALL LEGEND:

EGRESS, EXITS, & STAIRWAY NOTES:

FLOOR KEY NOTES:

GLAZING SCHEDULE:

SYMBOL	WIDTH	HEIGHT	TYPE	GLASS	GLAZING MATERIAL	TEMPERED GLASS	U-FACTOR	SHGC	DETAIL OR COMMENT
A	4'-0"	5'-0"	SH	CL	FG	•	0.36	0.28	1
B	4'-0"	2'-0"	SH	CL	FG	•	0.36	0.28	2
C	4'-0"	1'-0"	SH	CL	FG	•	0.36	0.28	1
D	3'-0"	3'-0"	SH	CL	FG	•	0.36	0.28	1
E	2'-0"	5'-0"	SH	CL	FG	•	0.36	0.28	1
F	2'-0"	2'-0"	SH	CL	FG	•	0.36	0.28	2

GLAZING NOTES:

DOOR SCHEDULE:

SYMBOL	WIDTH	HEIGHT	TYPE	CORE	FRAME	DETAIL OR COMMENT
A	3'-0"	6'-6"	PT	SC	HM	4
B	3'-0"	6'-6"	PT	SC	HM	1
C	6'-0"	6'-6"	PT	SC	HM	3
D	3'-0"	6'-6"	PT	SC	HM	2
E	5'-0"	6'-6"	PT	SC	HM	2,6
F	2'-8"	6'-6"	PT	SC	HM	1
G	2'-8"	6'-6"	PT	SC	HM	1
H	6'-0"	6'-6"	PT	SC	HM	2

ABBREVIATIONS

DETAIL OR COMMENT



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REVISIONS

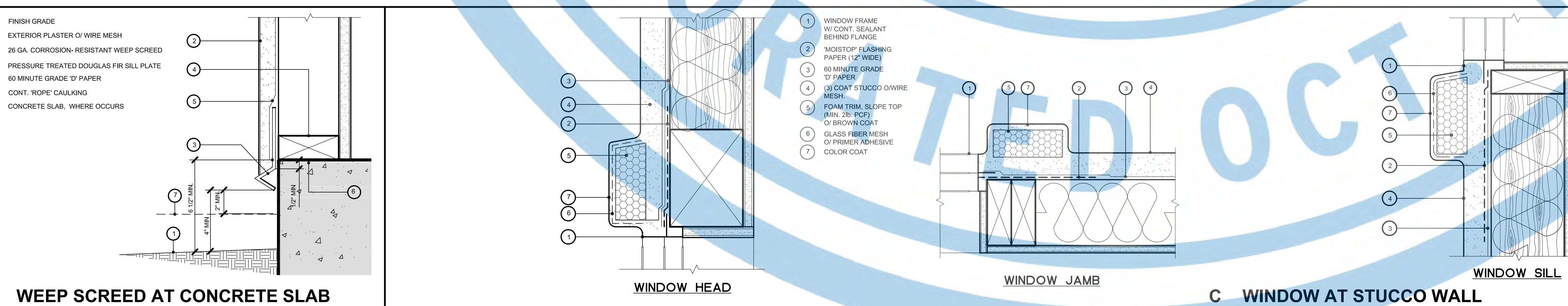
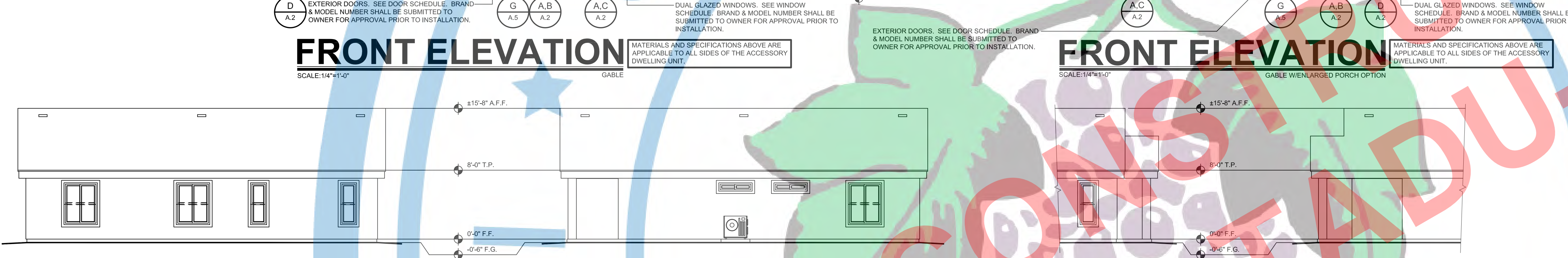
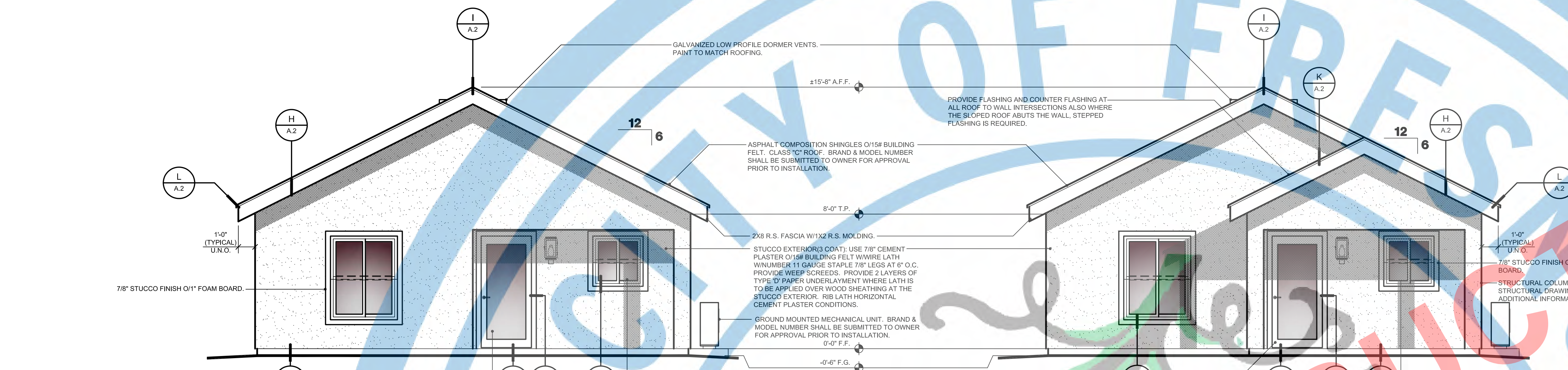
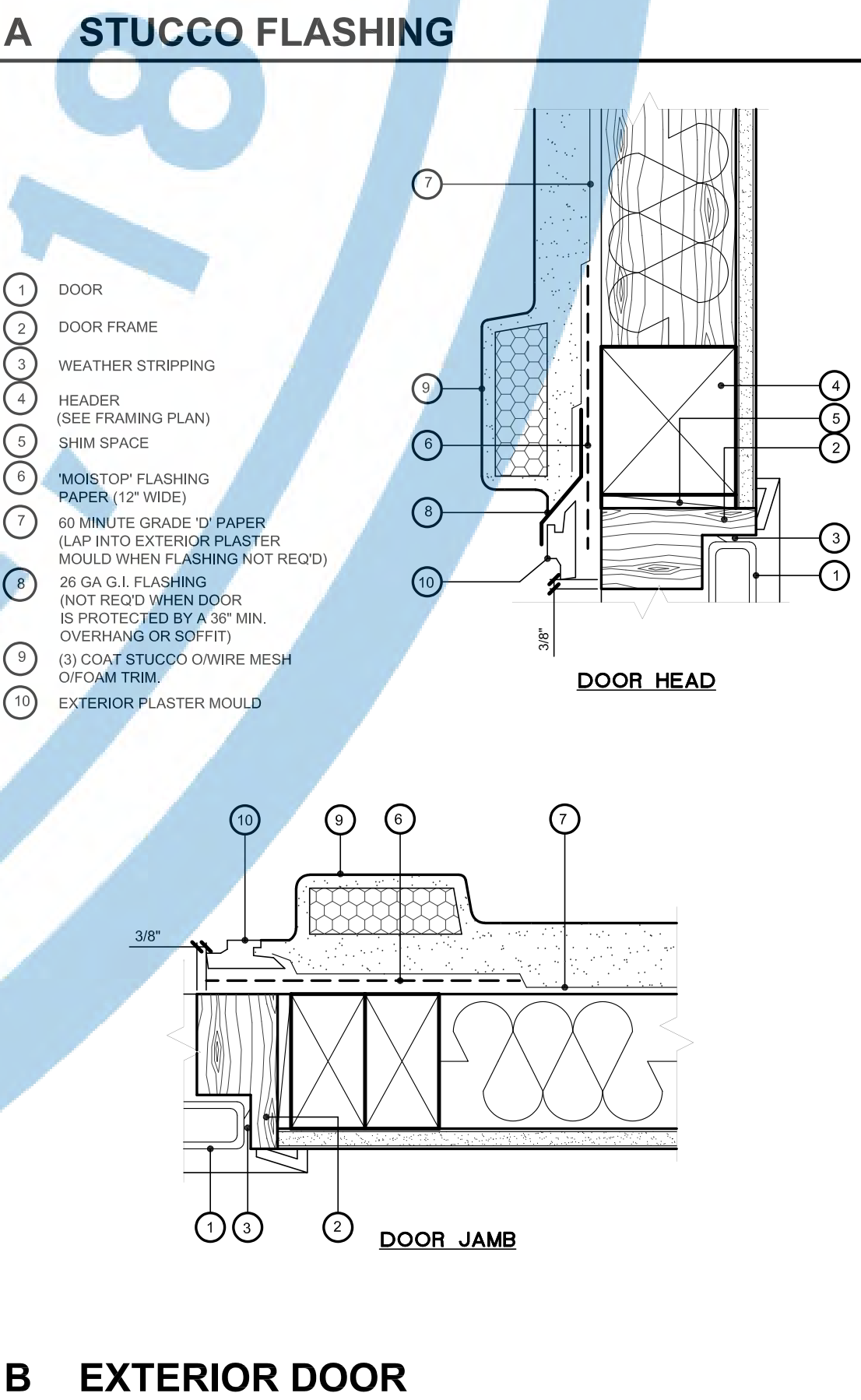
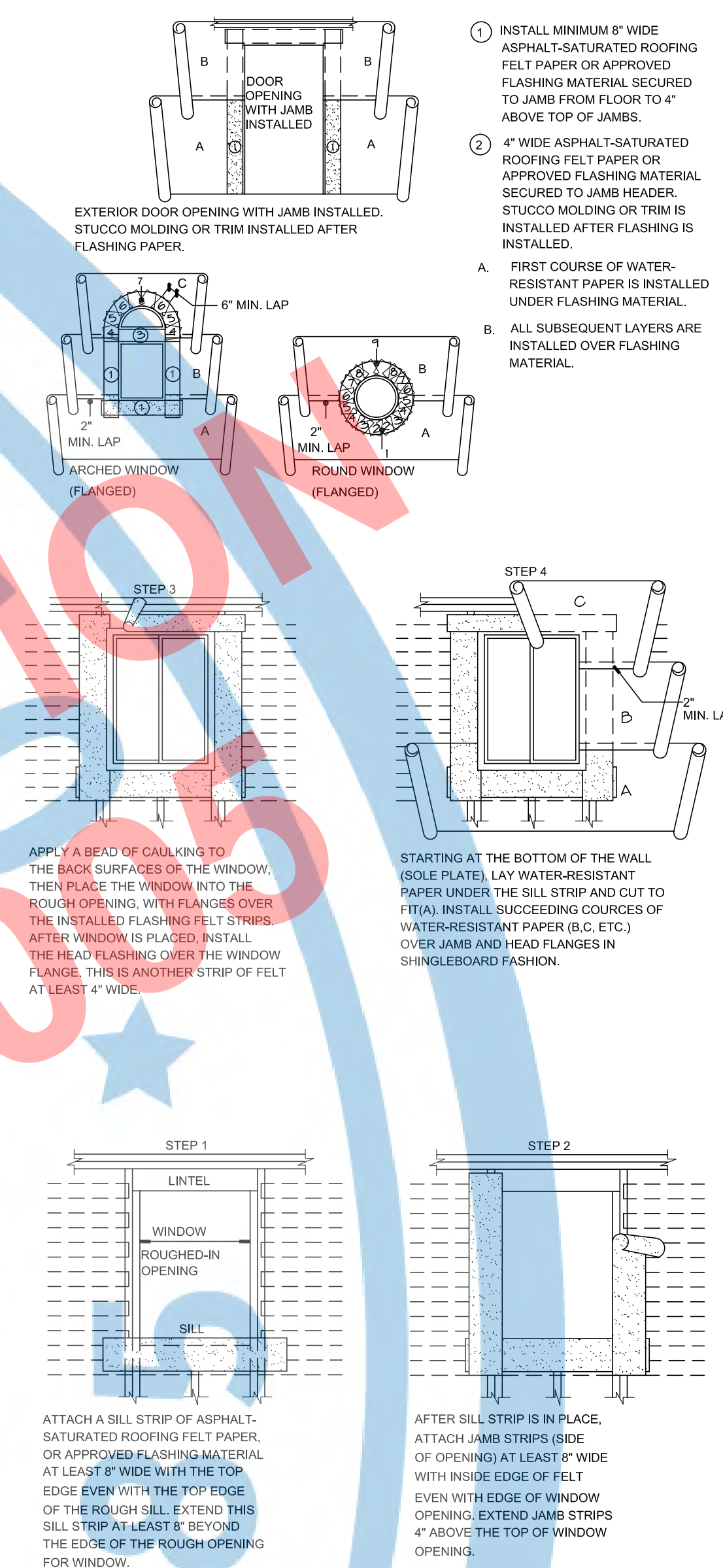
NO.	DESCRIPTION	DATE

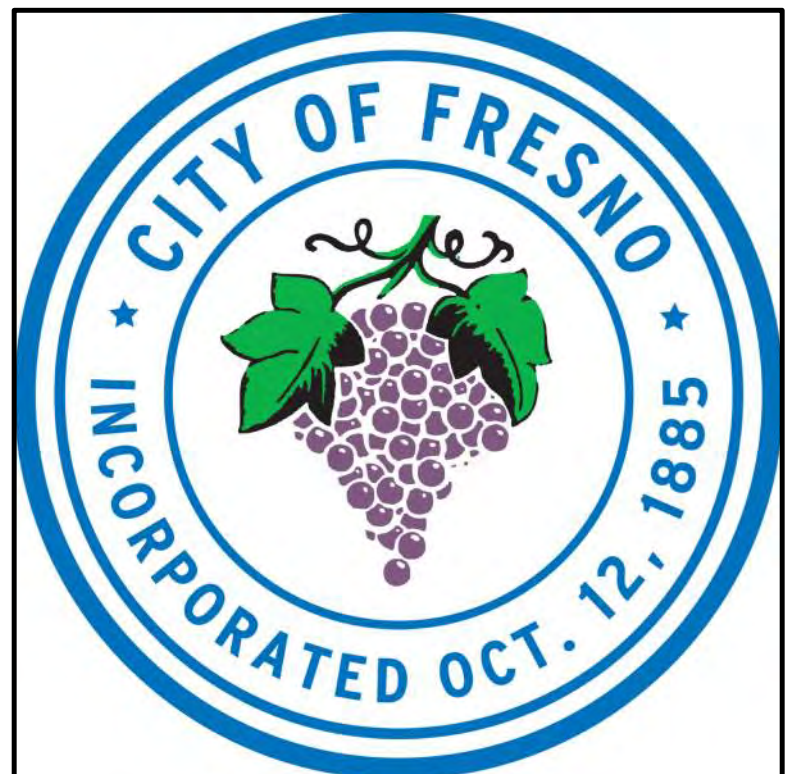
CITY USE ONLY

DRAWING TITLE:

GABLE BUILDING ELEVATIONS (WITH ENLARGED PORCH OPTION)

JOB# : TADU-005 SHEET NO. A.2
DATE: 6-Jun-23
SCALE: AS NOTED
DRAWN BY: IRG





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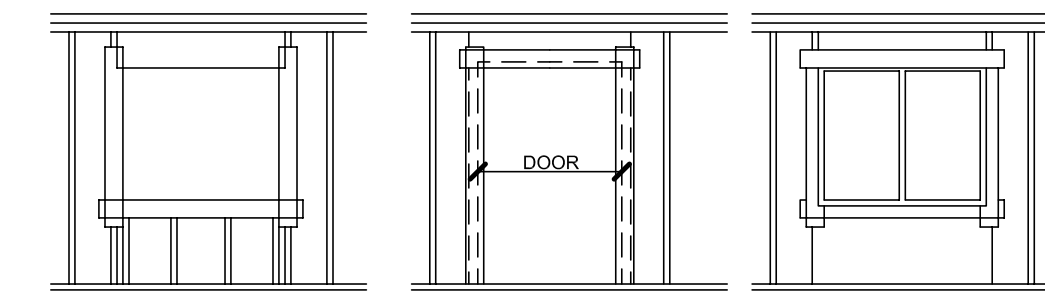
PROJECT:
ACCESSORY DWELLING UNIT (TADU-005) PLAN 5

REVISIONS		
NO.	DESCRIPTION	DATE

CITY USE ONLY

DRAWING TITLE:
CRAFTSMAN BUILDING ELEVATIONS (WITH ENLARGED PORCH OPTION)

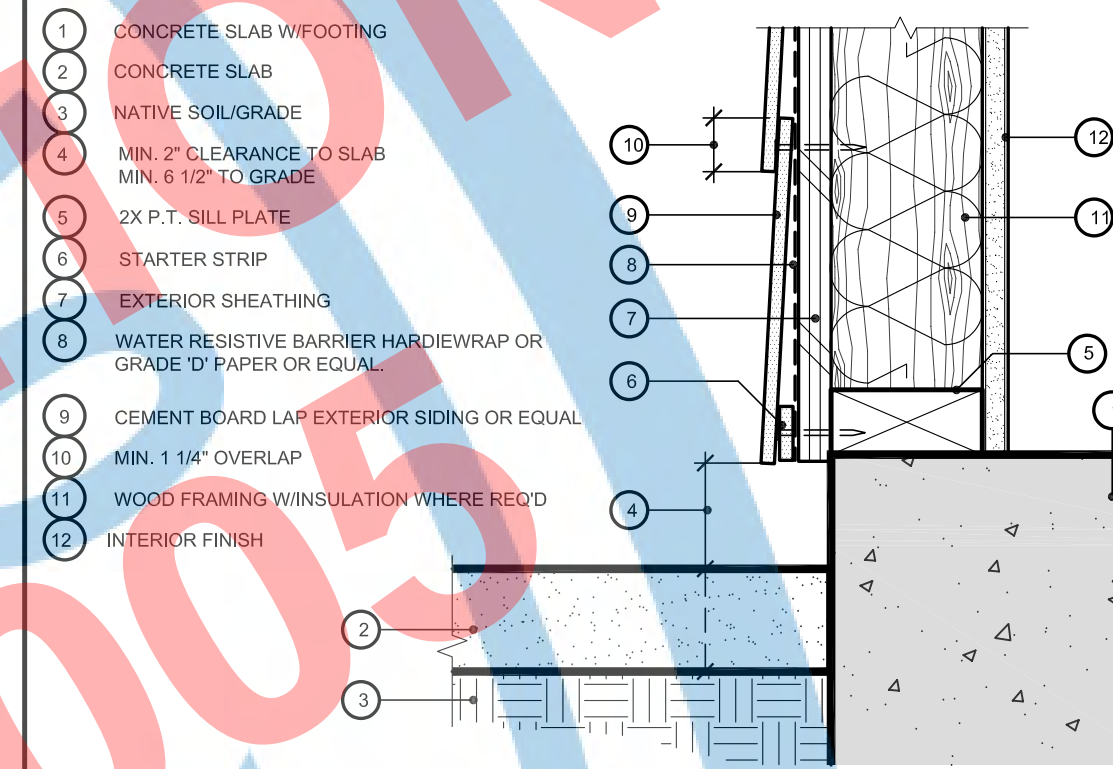
JOB# : TADU-005 SHEET NO. **A.3**
 DATE: 6-Jun-23
 SCALE: AS NOTED
 DRAWN BY: IRG



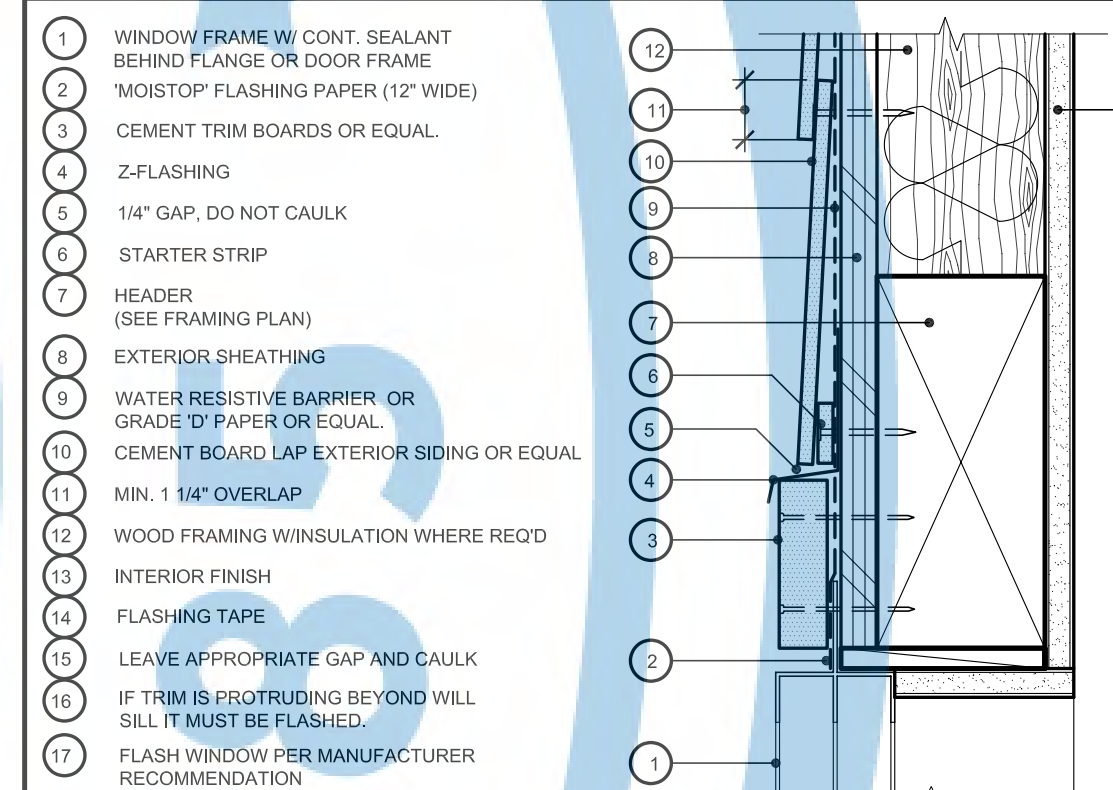
WINDOW FLASHING DETAIL
 STEP 1- PRIOR TO INSTALLING PLYWOOD, ATTACH 6" WIDE FORTIFIBER FLASHING ALONG THE BOTTOM OF WINDOW OPENING LONG ENOUGH TO EXTEND PAST VERTICAL PLACES OF FLASHING TO BE ON EACH SIDE.
 STEP 2- ATTACH 6" WIDE FORTIFIBER FLASHING ALONG EACH SIDE FLUSH WITH OPENING AND LONG ENOUGH TO EXTEND PAST TOP AND BOTTOM FLASHING.
 STEP 3- AFTER WINDOW IS IN POSITION WITH FLANGE OVER FLASHING STRIP, ATTACH 2" WIDE SHORTARE 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.

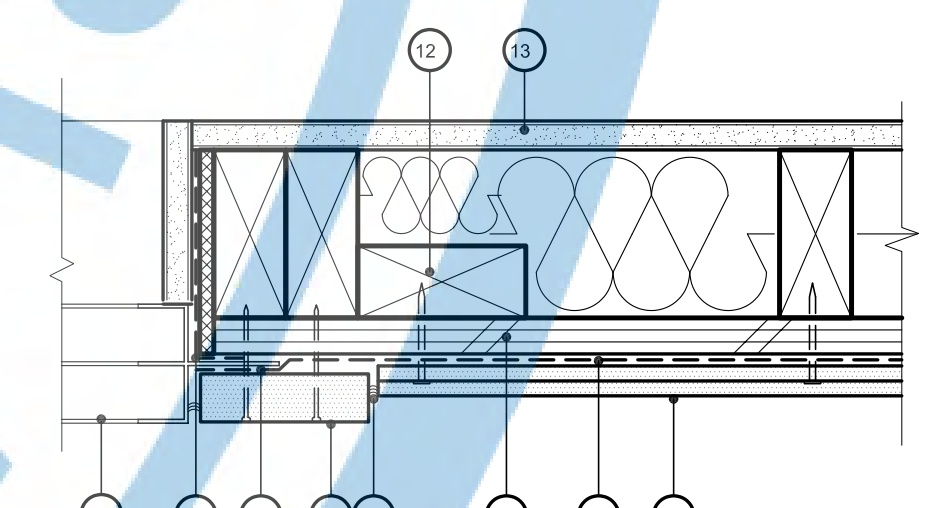
A WOOD FLASHING



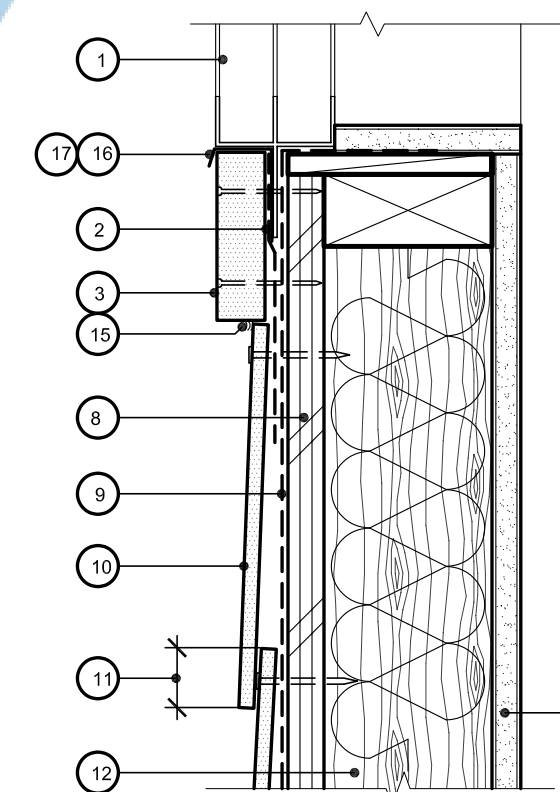
B CLEARANCE AT CONCRETE SLAB



WINDOW/DOOR HEAD

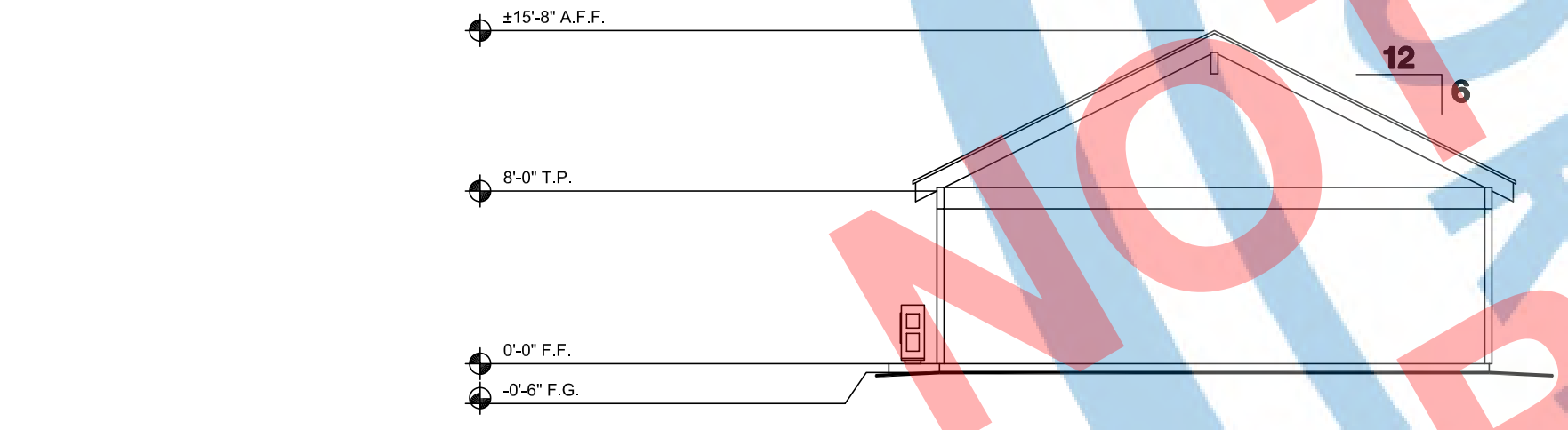
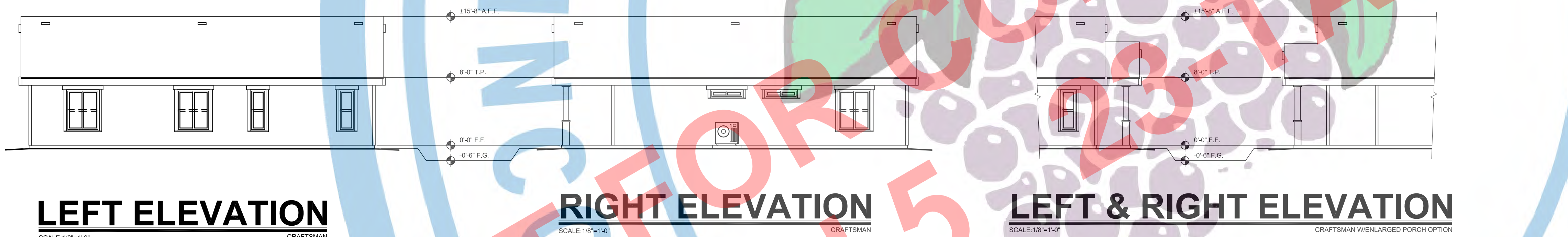
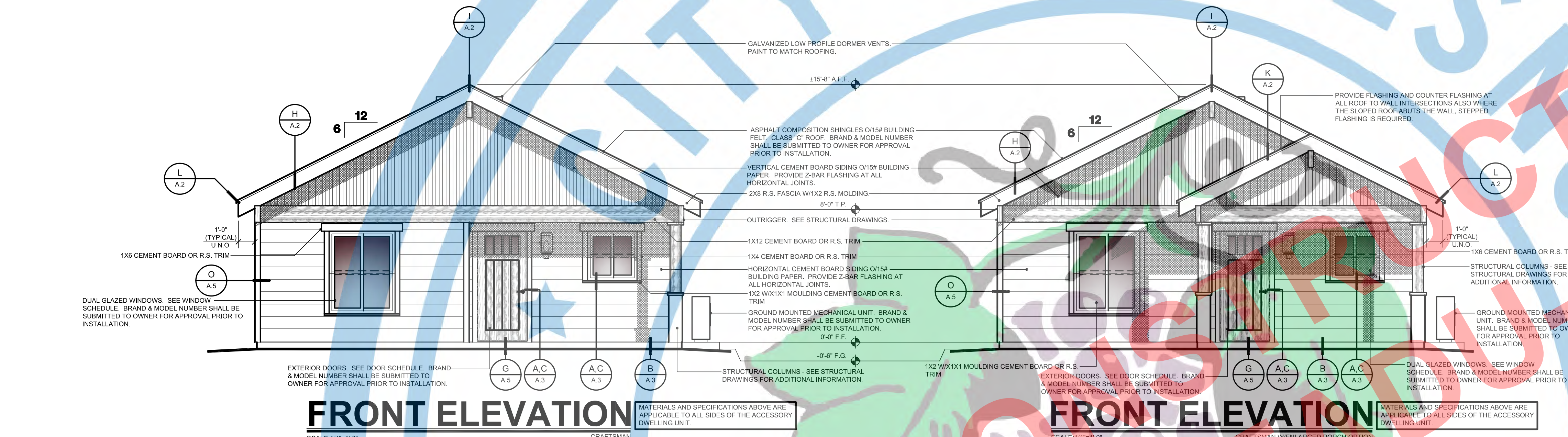


WINDOW/DOOR JAMB



WINDOW SILL

C WINDOW/DOOR AT EXTERIOR SIDING



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



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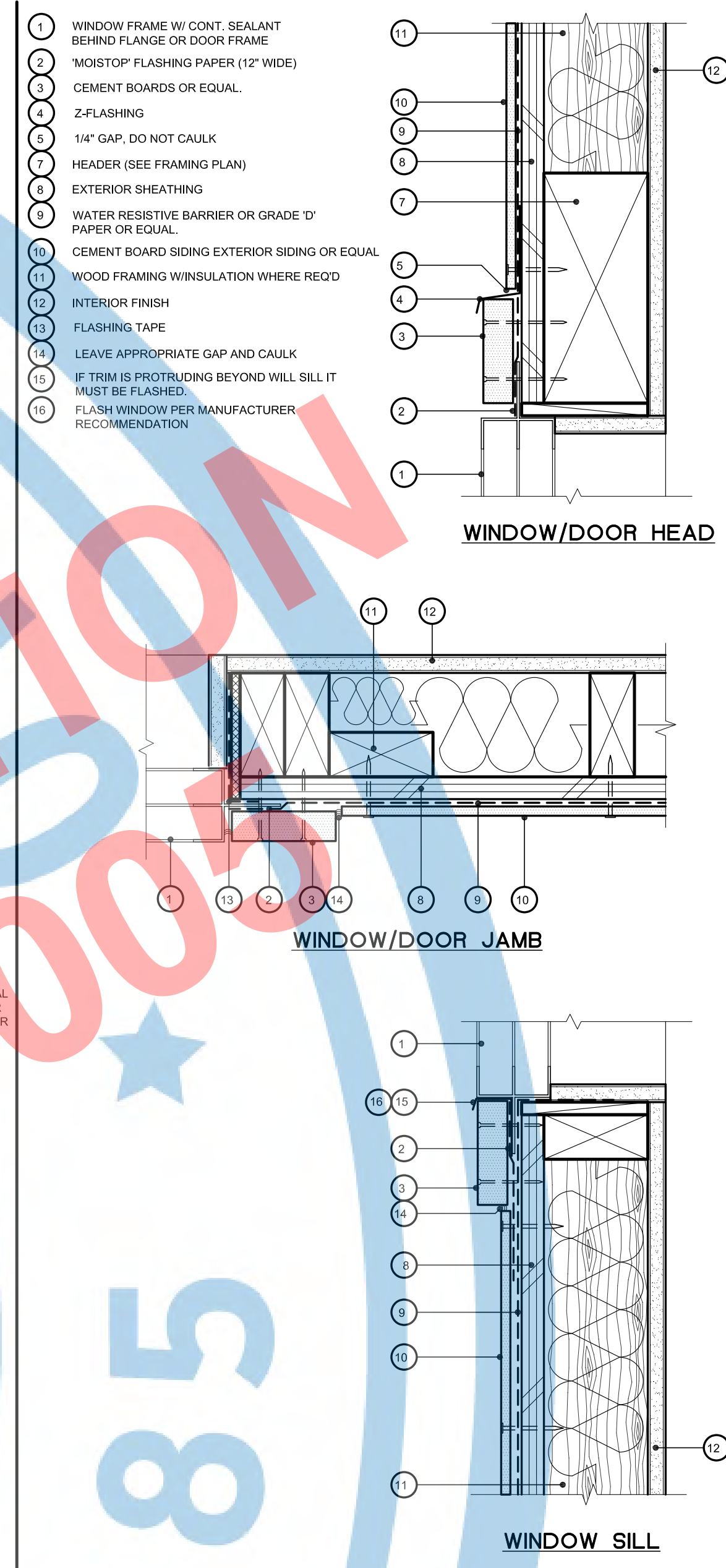
PROJECT:
ACCESSORY DWELLING UNIT (TADU-005) PLAN 5

REVISIONS		
NO.	DESCRIPTION	DATE

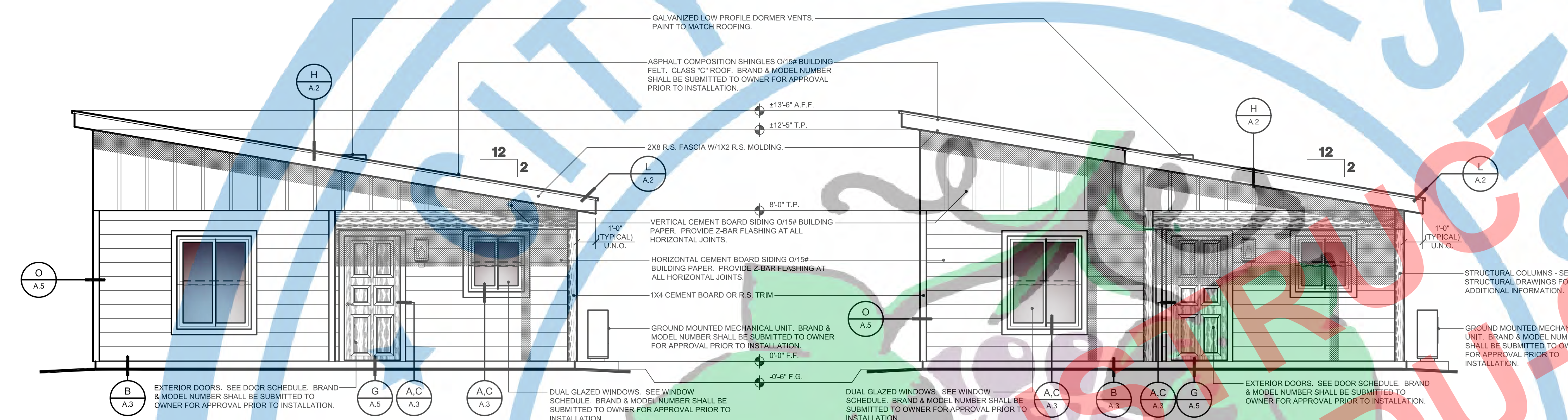
CITY USE ONLY

DRAWING TITLE:
CONTEMPORARY BUILDING ELEVATIONS (WITH ENLARGED PORCH OPTION)

JOB# : TADU-005 SHEET NO.
 DATE: 6-Jun-23
 SCALE: AS NOTED
 DRAWN BY: IRG **A.4**

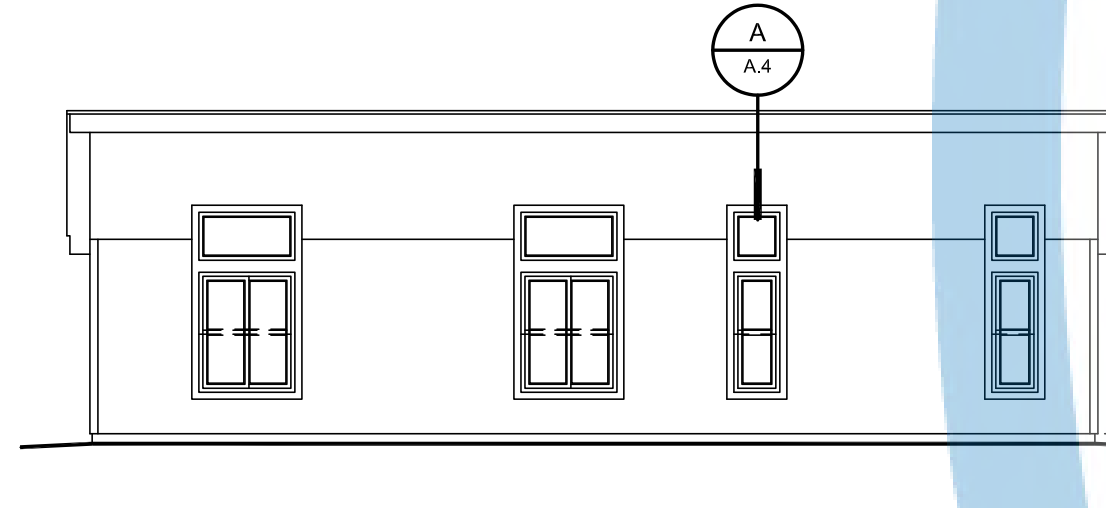


A WINDOW/DOOR AT EXTERIOR SIDING

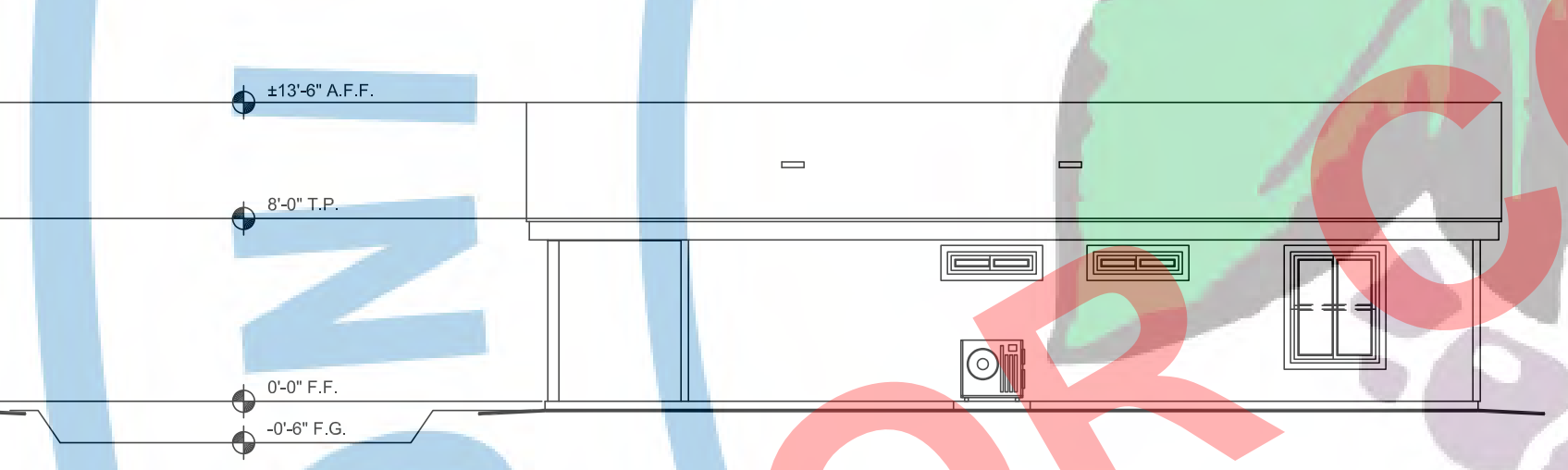


FRONT ELEVATION
 SCALE: 1/4"=1'-0"
 CONTEMPORARY

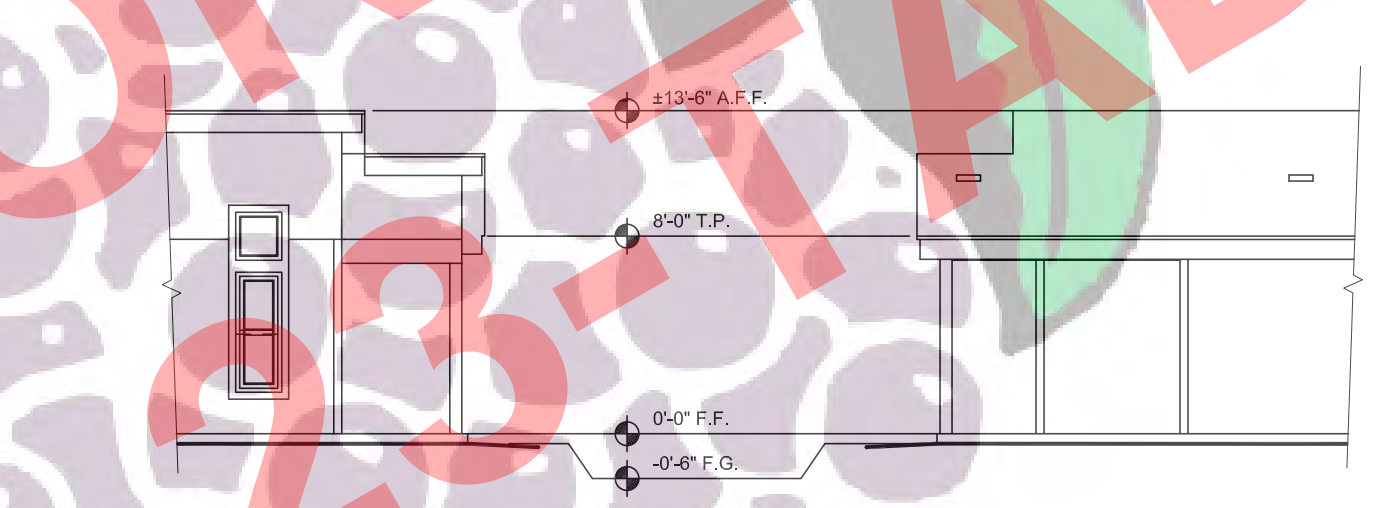
FRONT ELEVATION
 SCALE: 1/4"=1'-0"
 CONTEMPORARY W/ENLARGED PORCH OPTION



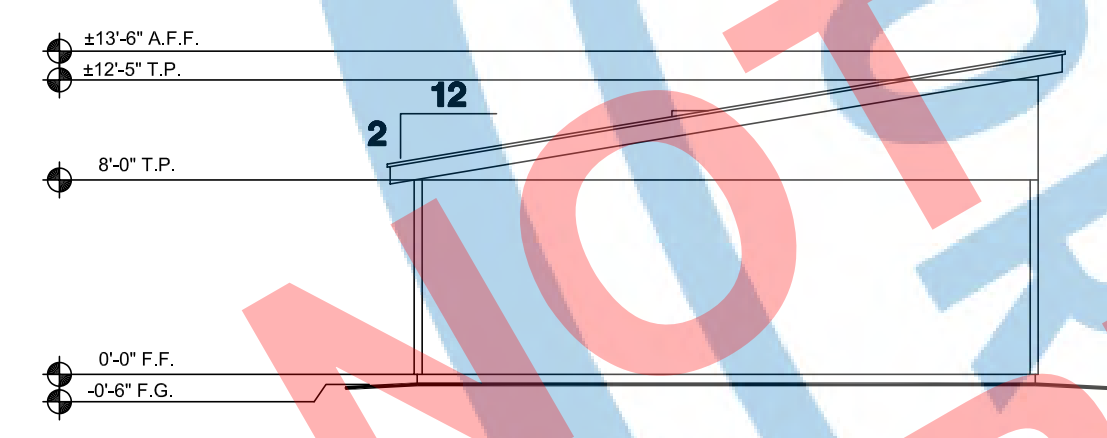
LEFT ELEVATION
 SCALE: 1/8"=1'-0"
 CONTEMPORARY



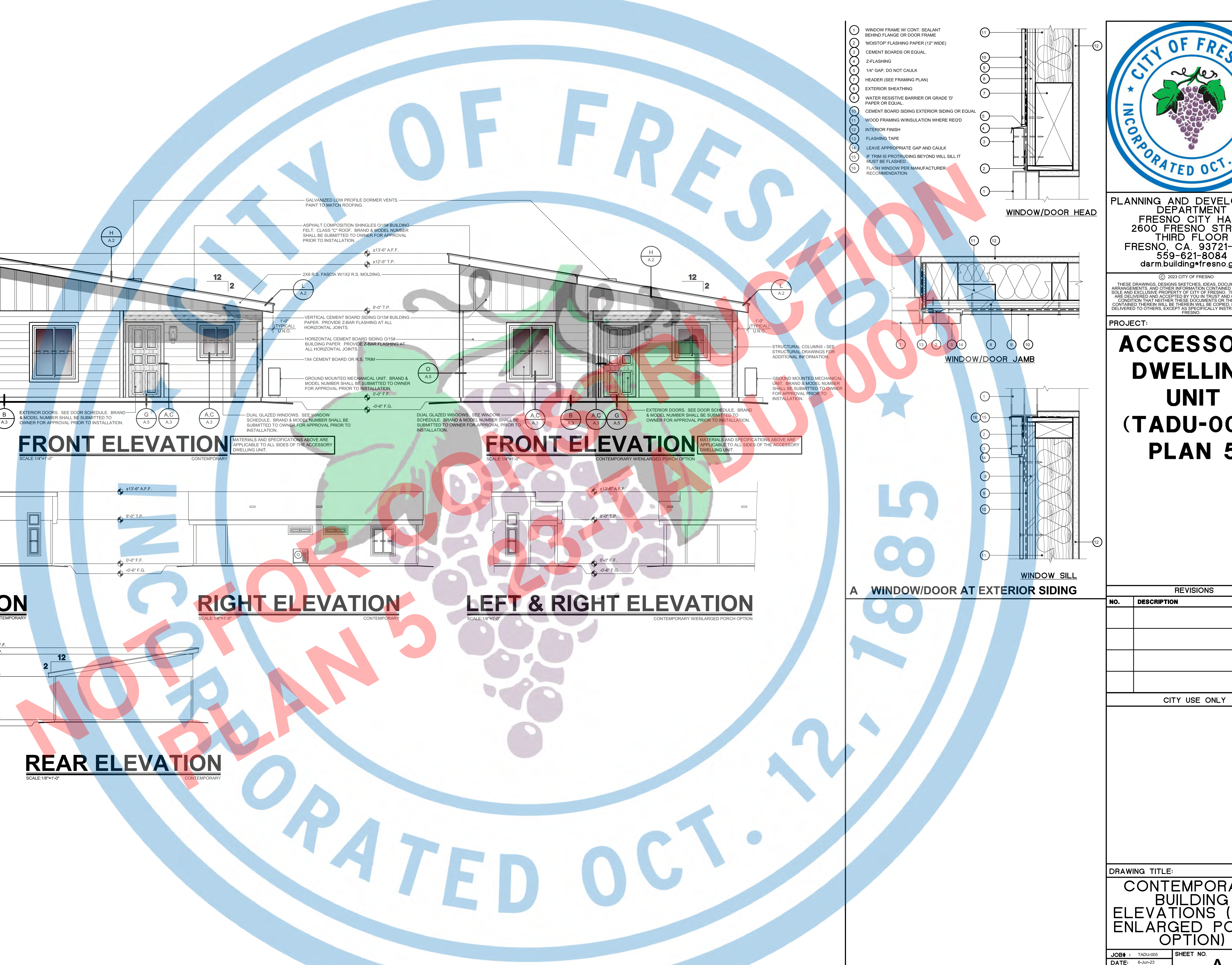
RIGHT ELEVATION
 SCALE: 1/8"=1'-0"
 CONTEMPORARY

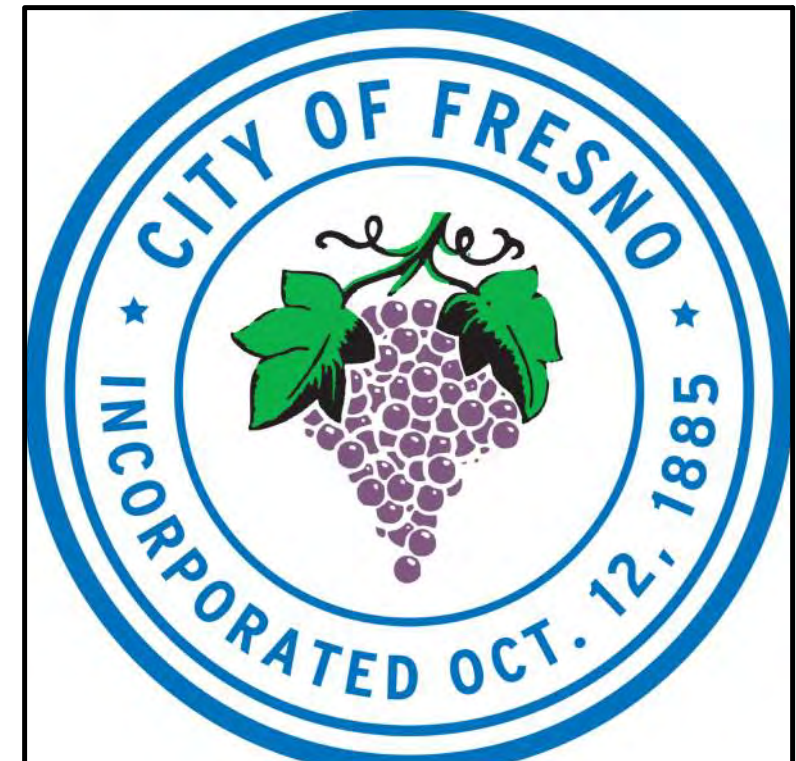


LEFT & RIGHT ELEVATION
 SCALE: 1/8"=1'-0"
 CONTEMPORARY W/ENLARGED PORCH OPTION



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





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PROJECT:
ACCESSORY DWELLING UNIT (TADU-005) PLAN 5

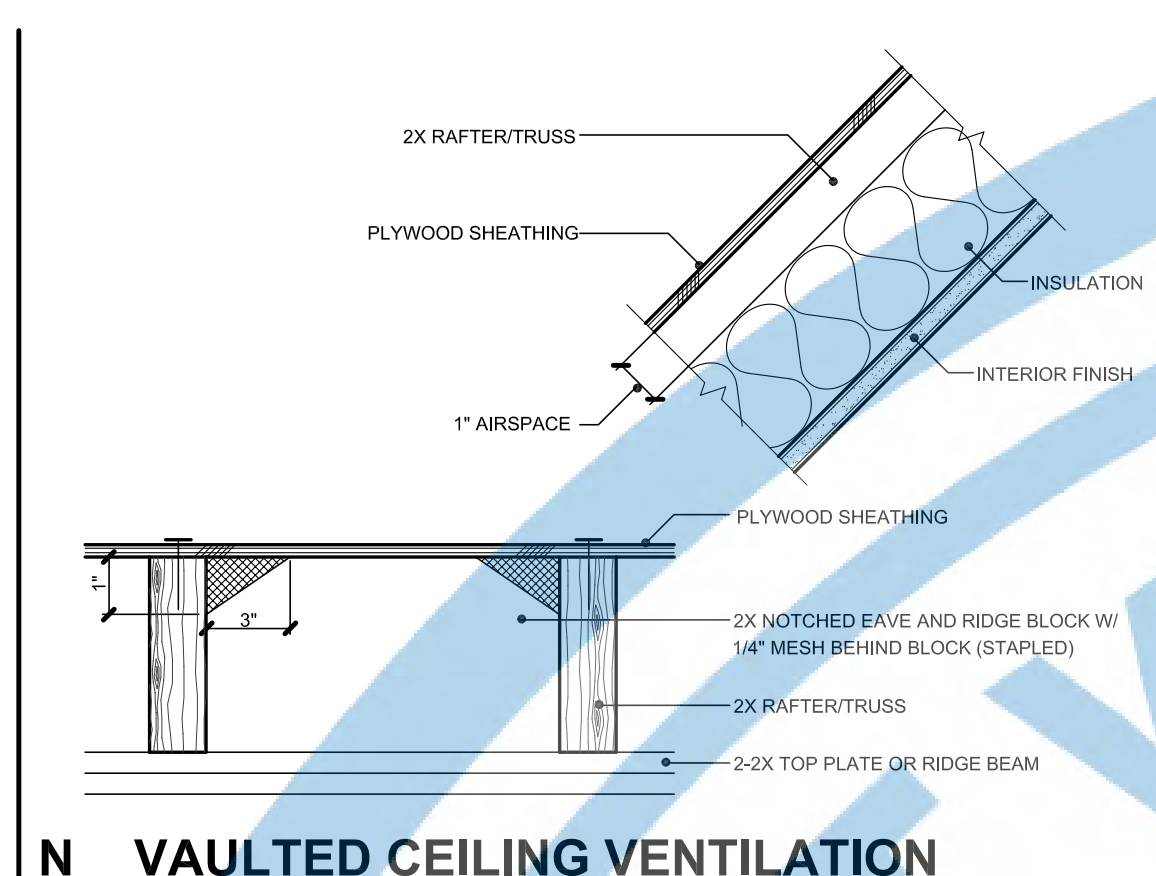
REVISIONS

NO.	DESCRIPTION	DATE

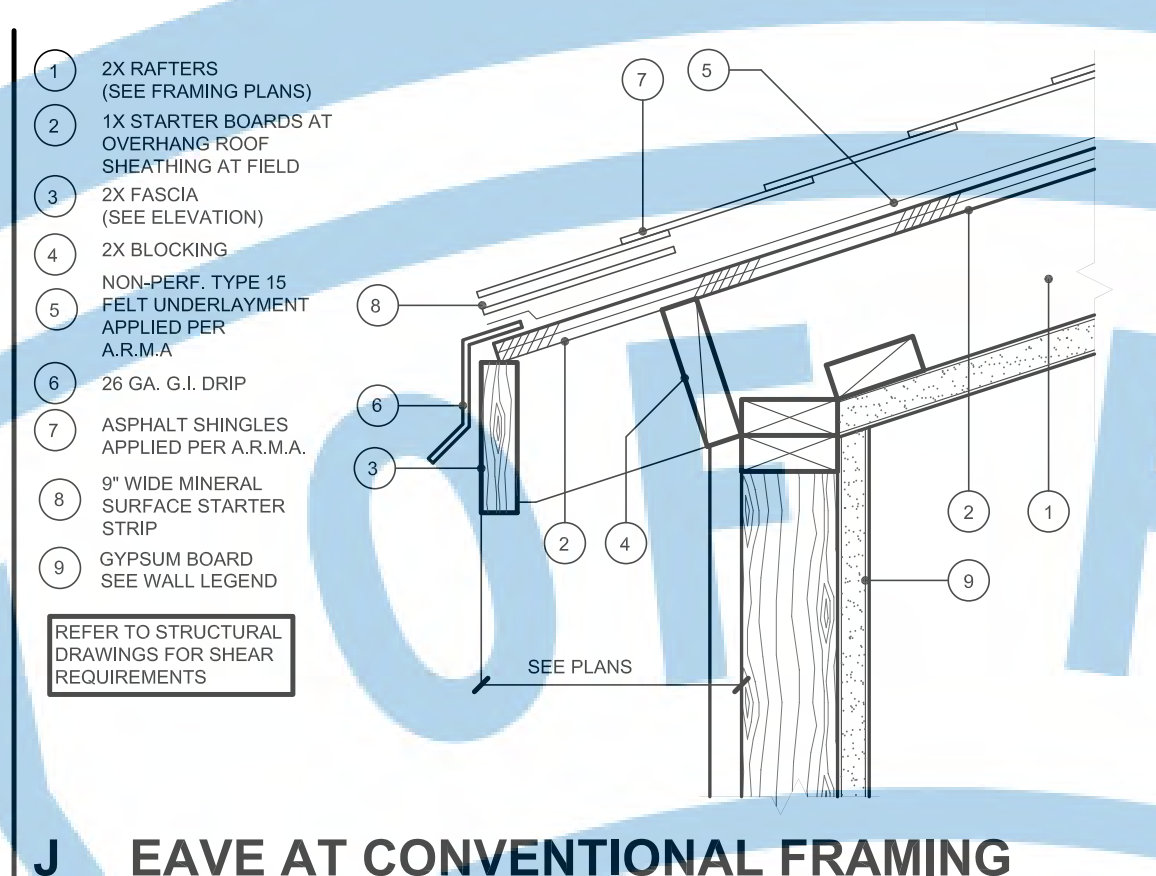
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DRAWING TITLE
ARCHITECTURAL DETAILS

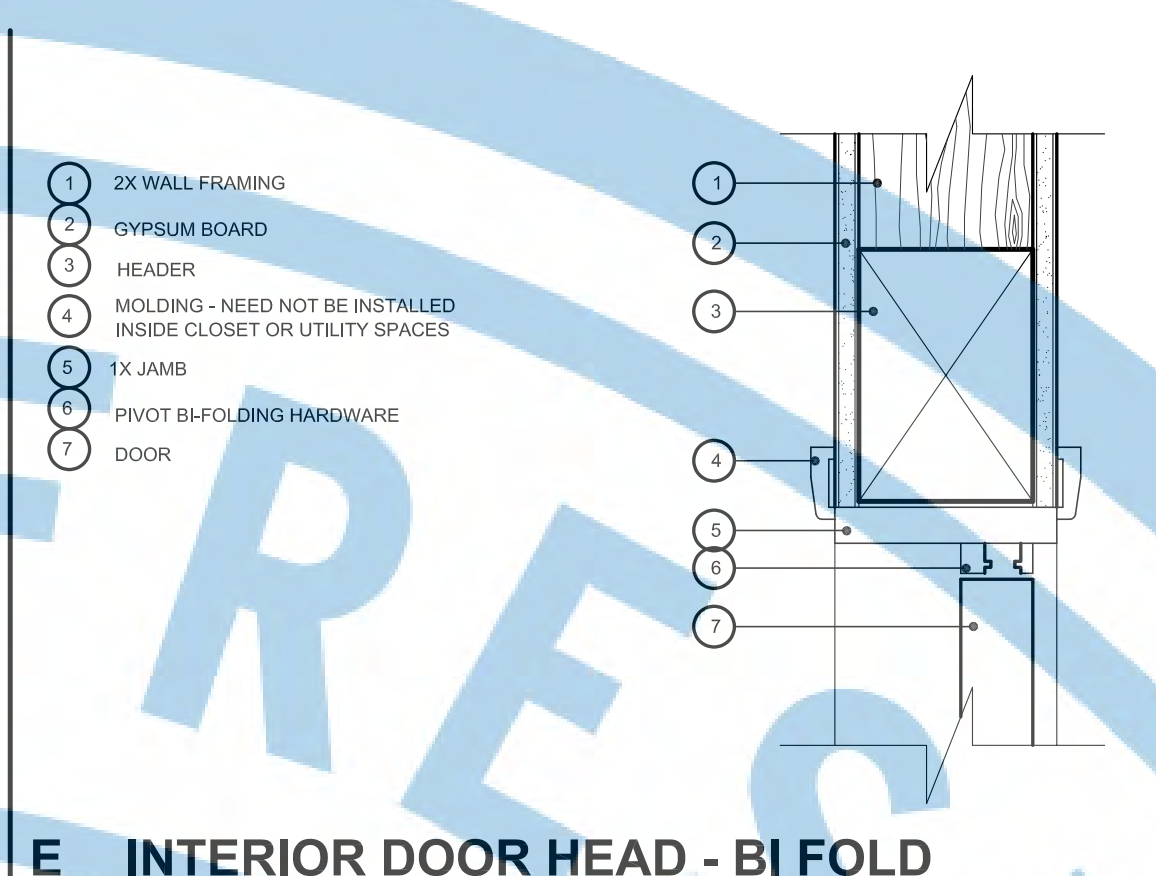
JOB# : TADU-005 SHEET NO.
DATE : 6-Jun-23
SCALE : AS NOTED
DRAWN BY: IRG
A.5



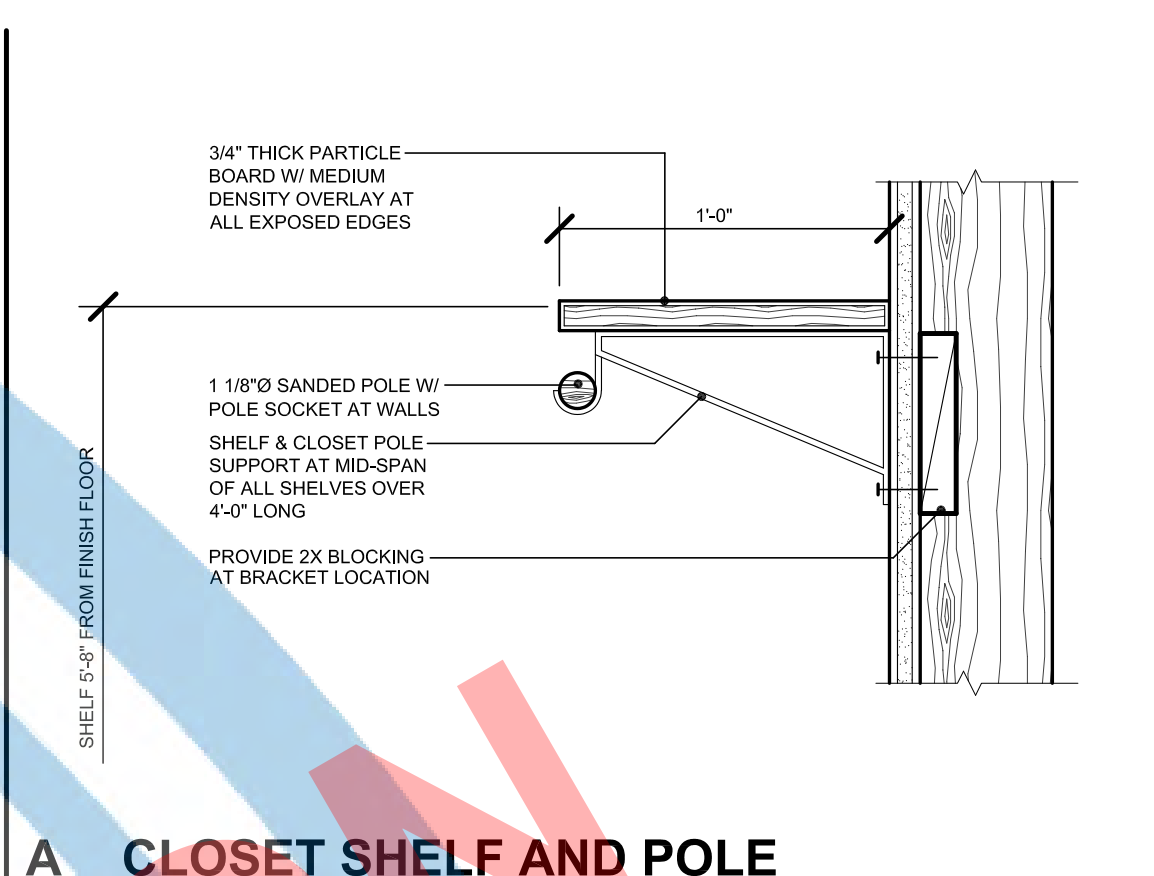
N VAULTED CEILING VENTILATION



J EAVE AT CONVENTIONAL FRAMING

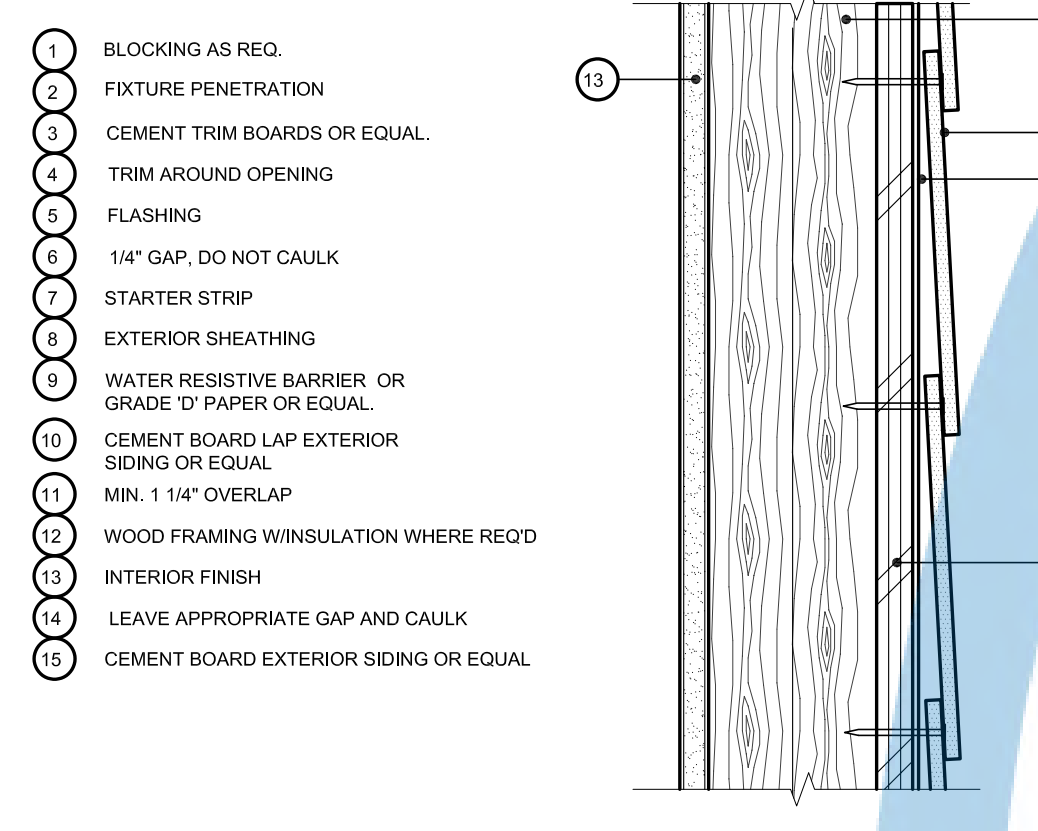


E INTERIOR DOOR HEAD - BI FOLD

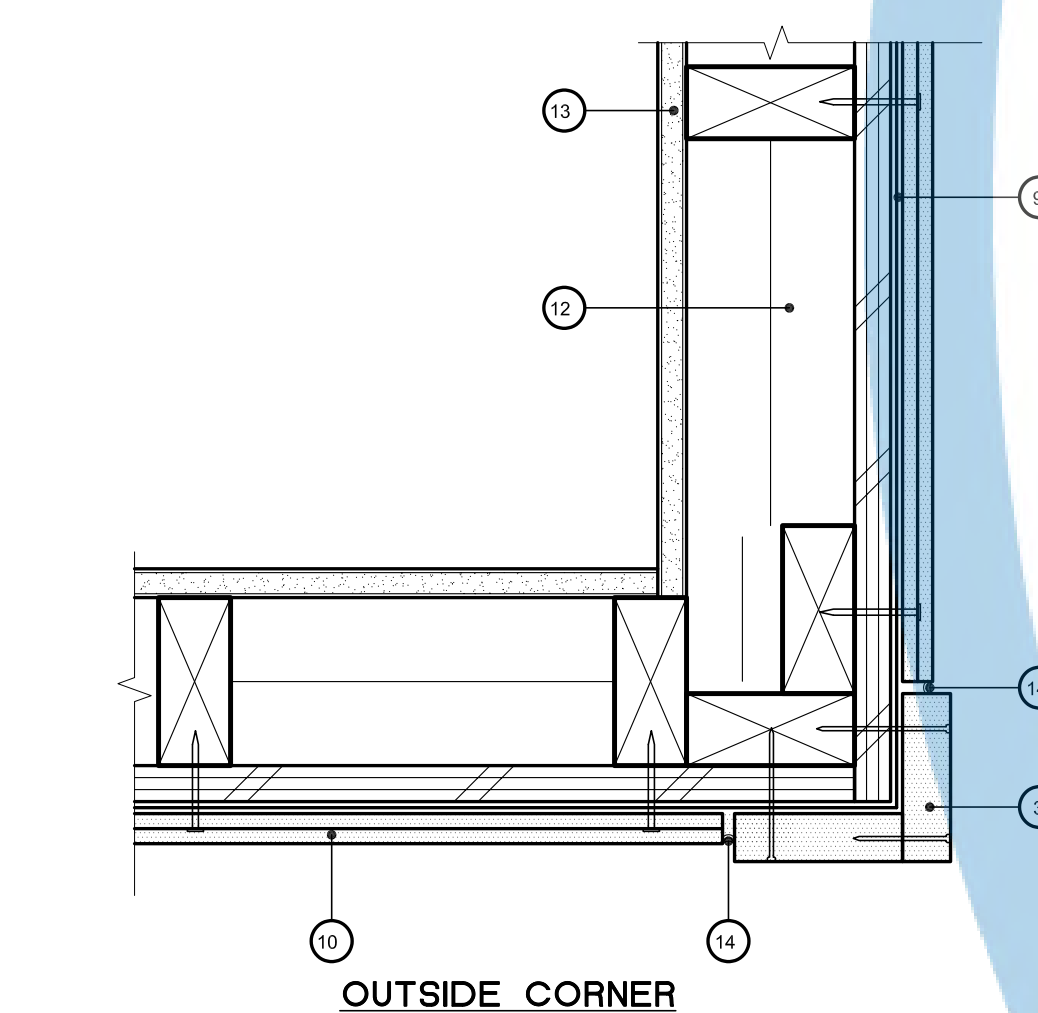


A CLOSET SHELF AND POLE

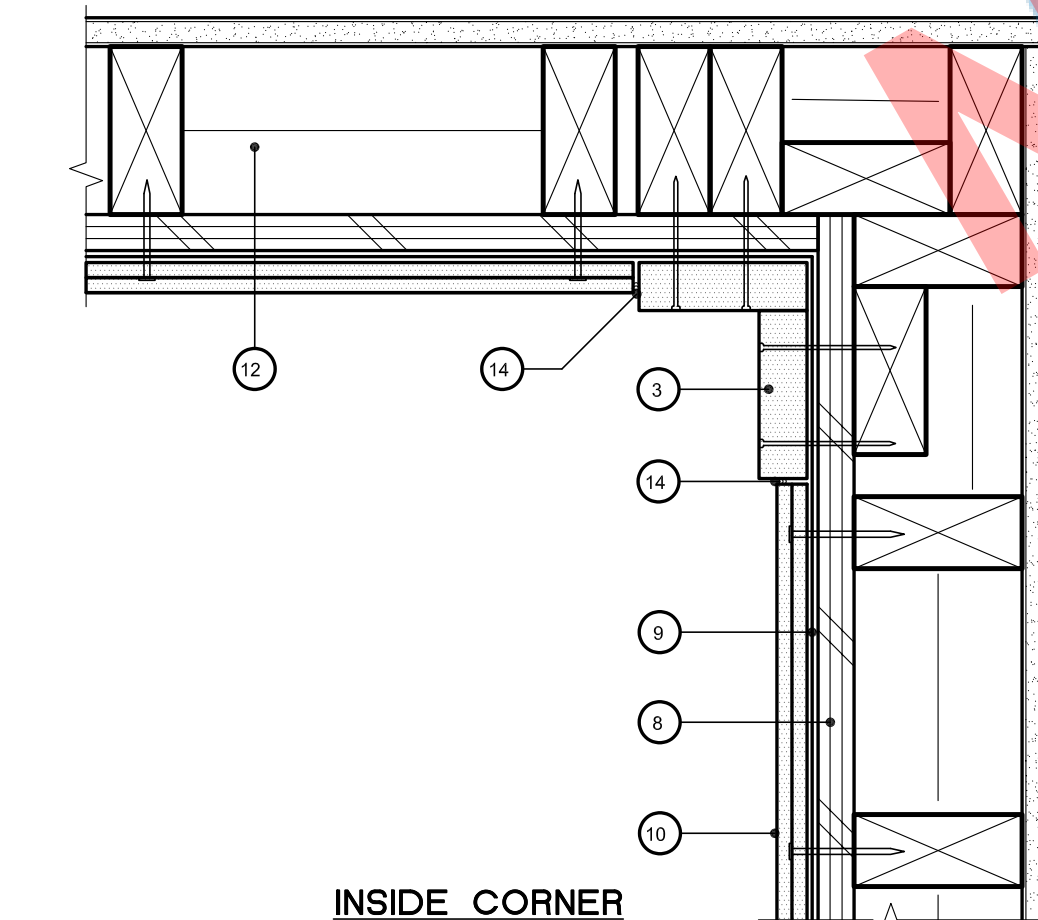
- 1 BLOCKING AS REQ.
- 2 FIXTURE PENETRATION
- 3 CEMENT TRIM BOARDS OR EQUAL.
- 4 TRIM AROUND OPENING
- 5 FLASHING
- 6 1/4" GAP, DO NOT CAULK
- 7 STARTER STRIP
- 8 EXTERIOR SHEATHING
- 9 WATER RESISTIVE BARRIER OR GRADE 15 PAPER OR EQUAL.
- 10 CEMENT BOARD LAP EXTERIOR SIDING OR EQUAL.
- 11 MIN. 1 1/4" OVERLAP
- 12 WOOD FRAMING W/INSULATION WHERE REQ'D
- 13 INTERIOR FINISH
- 14 LEAVE APPROPRIATE GAP AND CAULK
- 15 CEMENT BOARD EXTERIOR SIDING OR EQUAL.



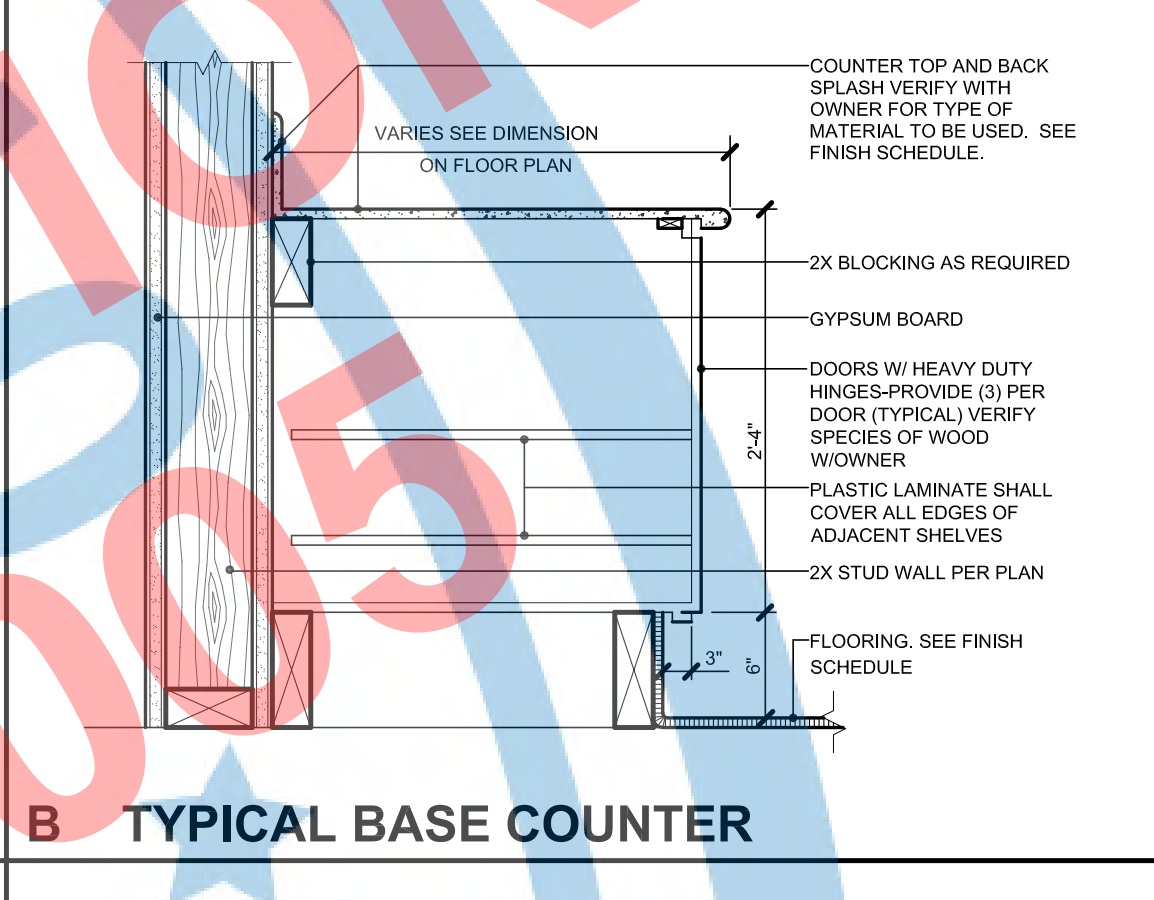
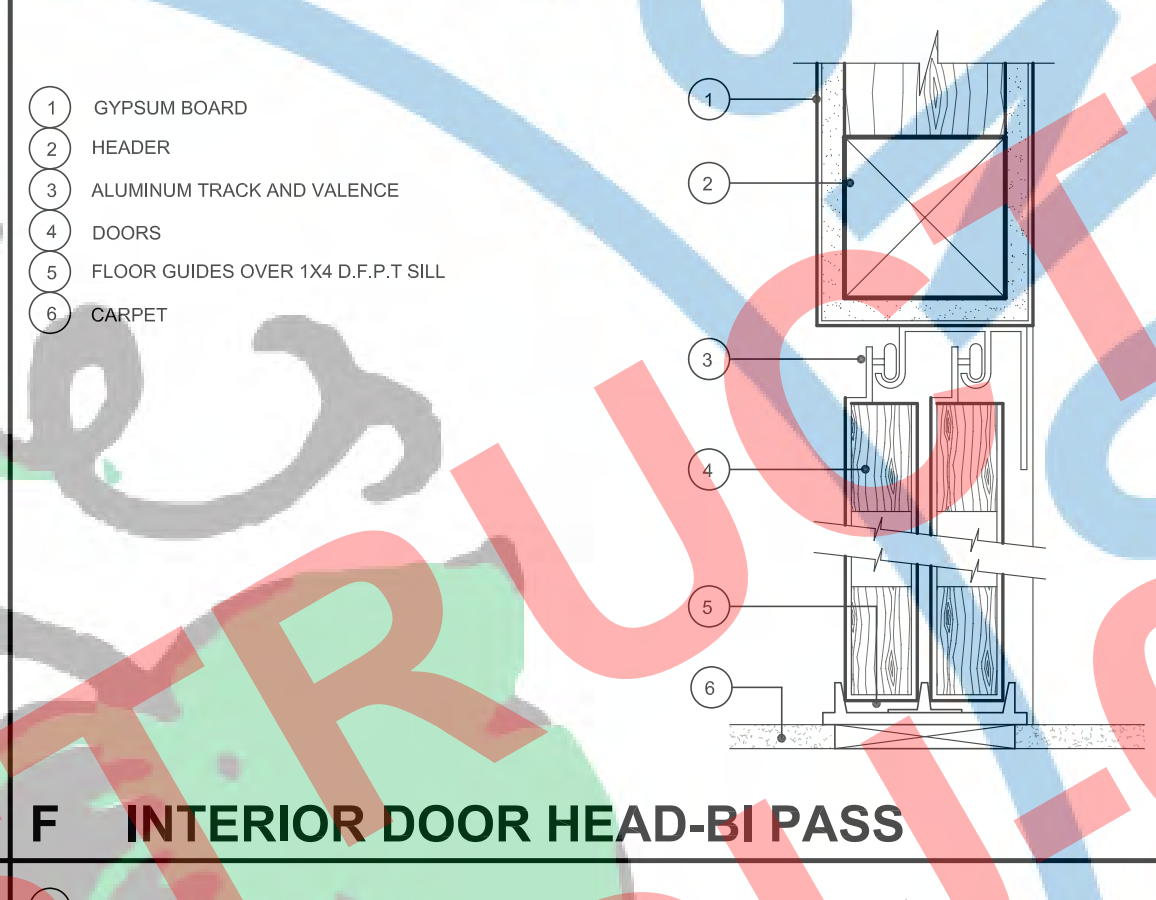
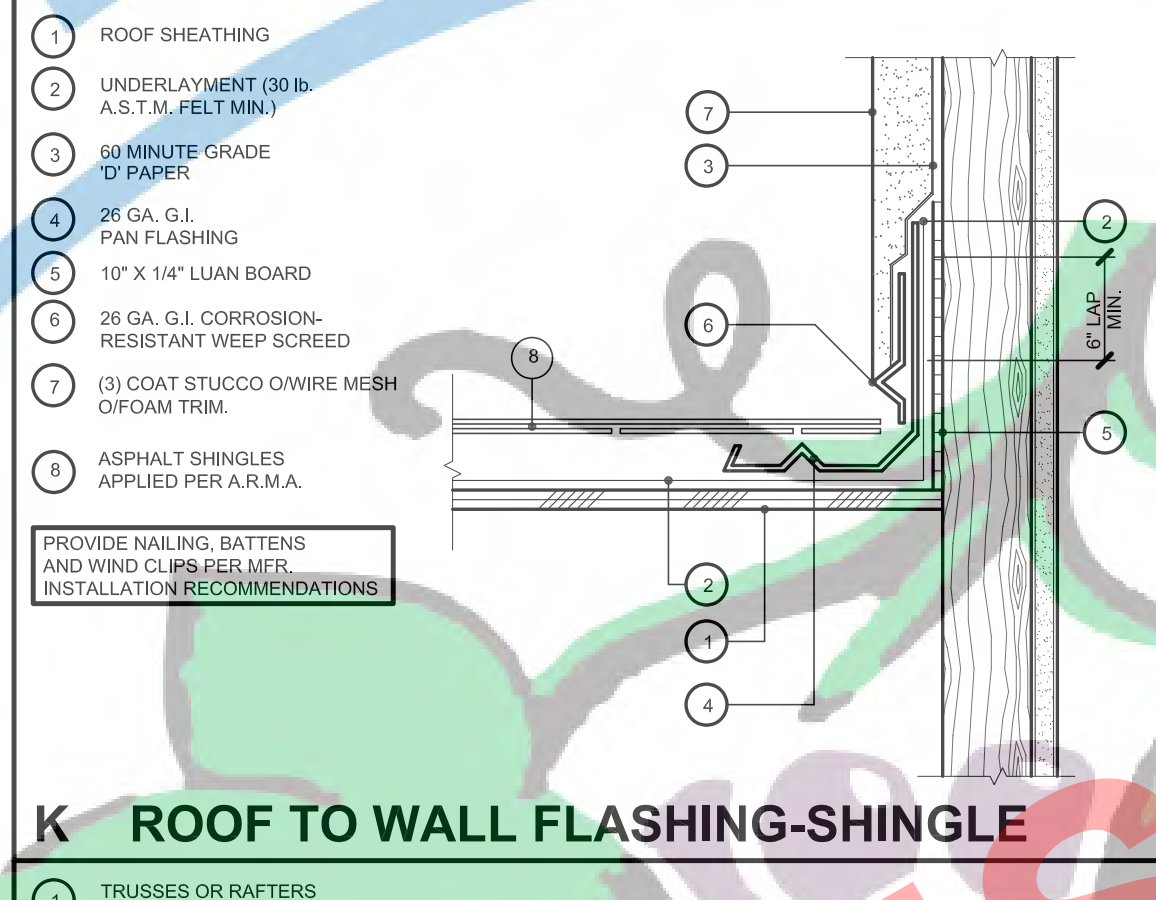
HORIZONTAL LAP VIEW



OUTSIDE CORNER

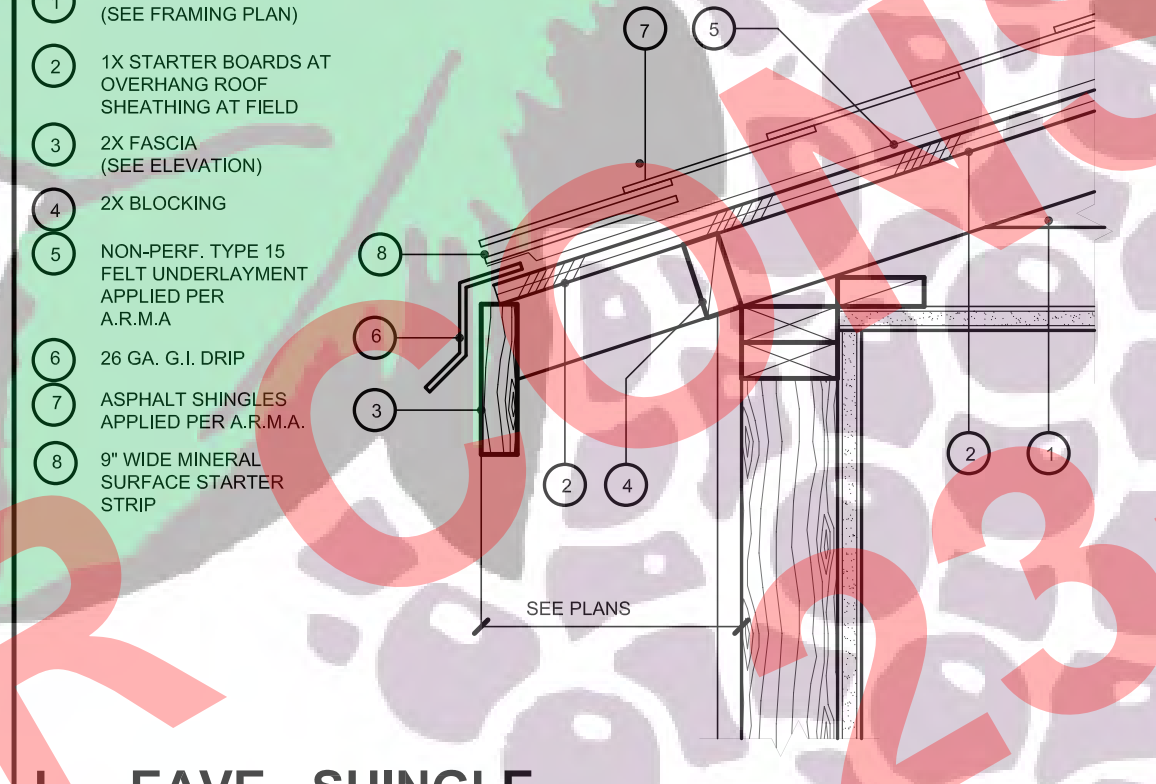


INSIDE CORNER

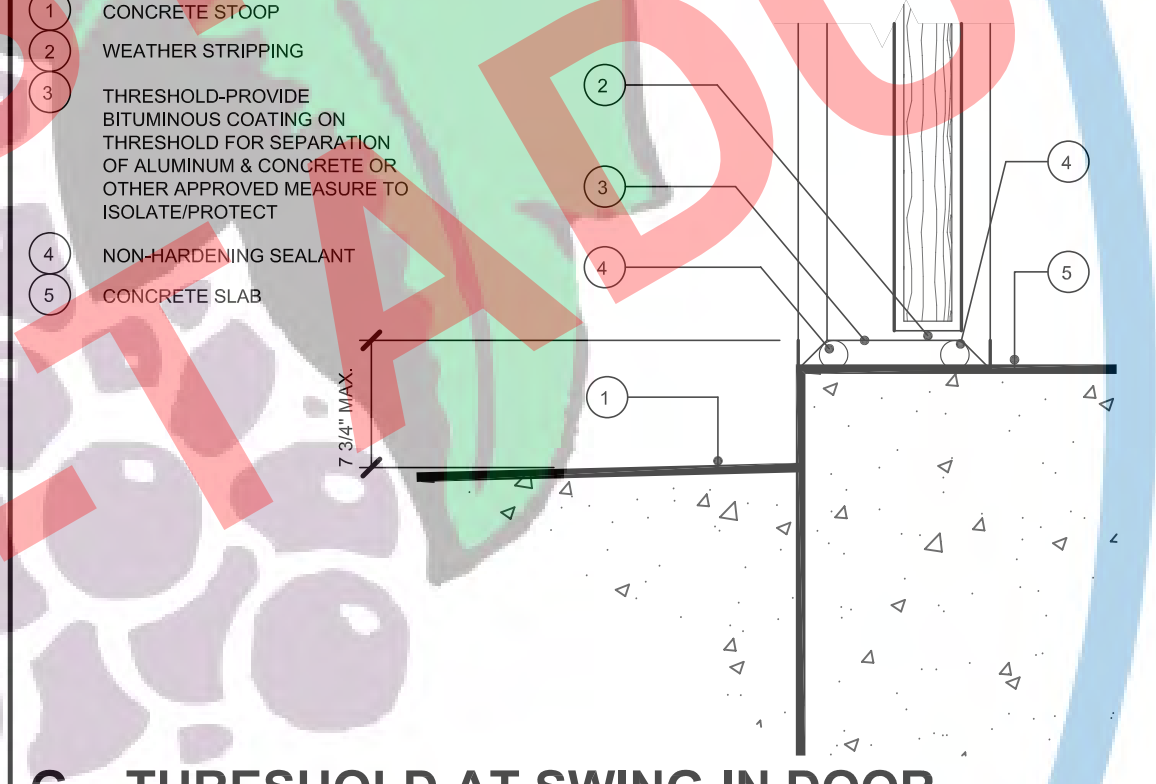


B TYPICAL BASE COUNTER

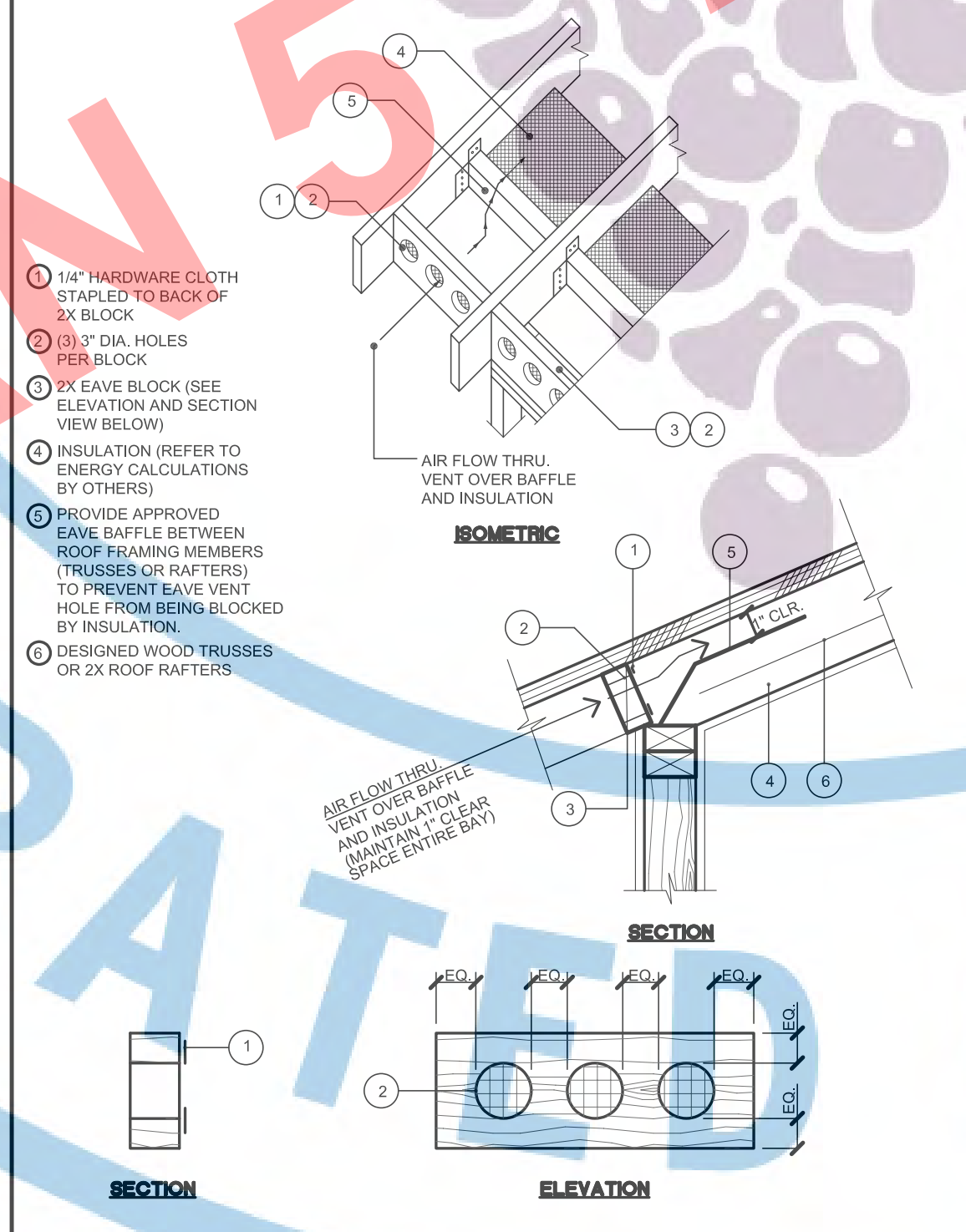
C ATTIC ACCESS



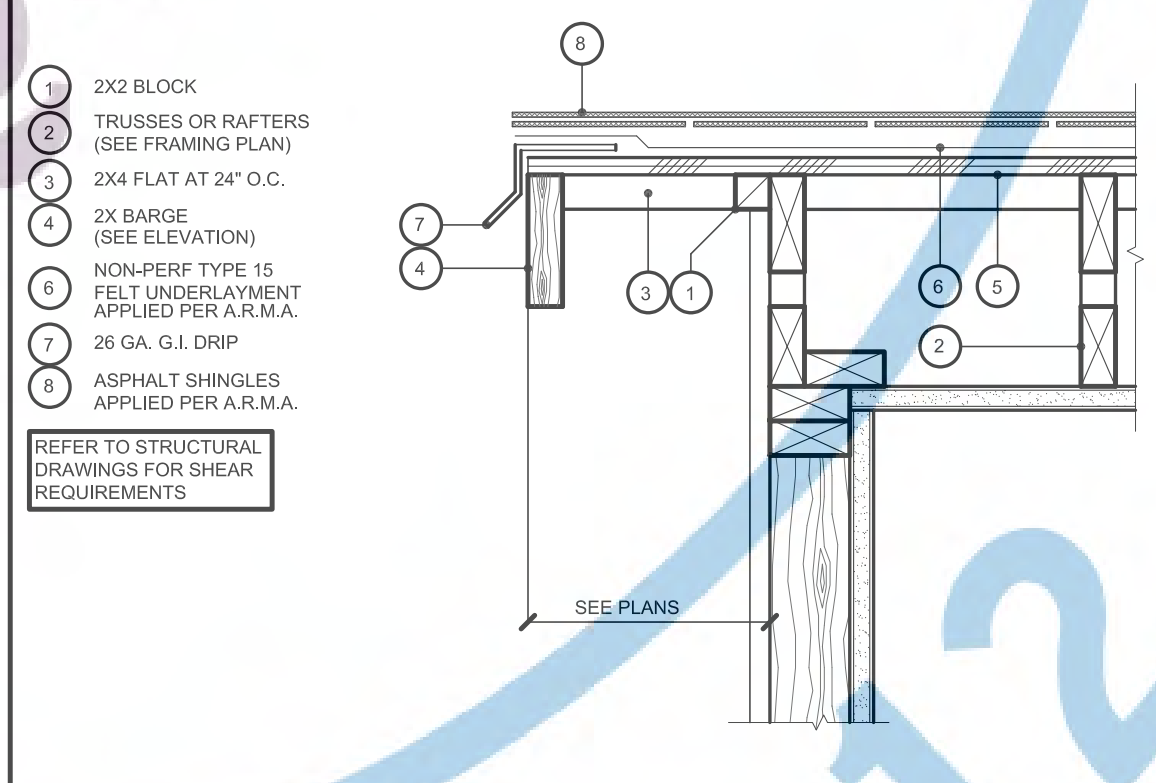
L EAVE - SHINGLE



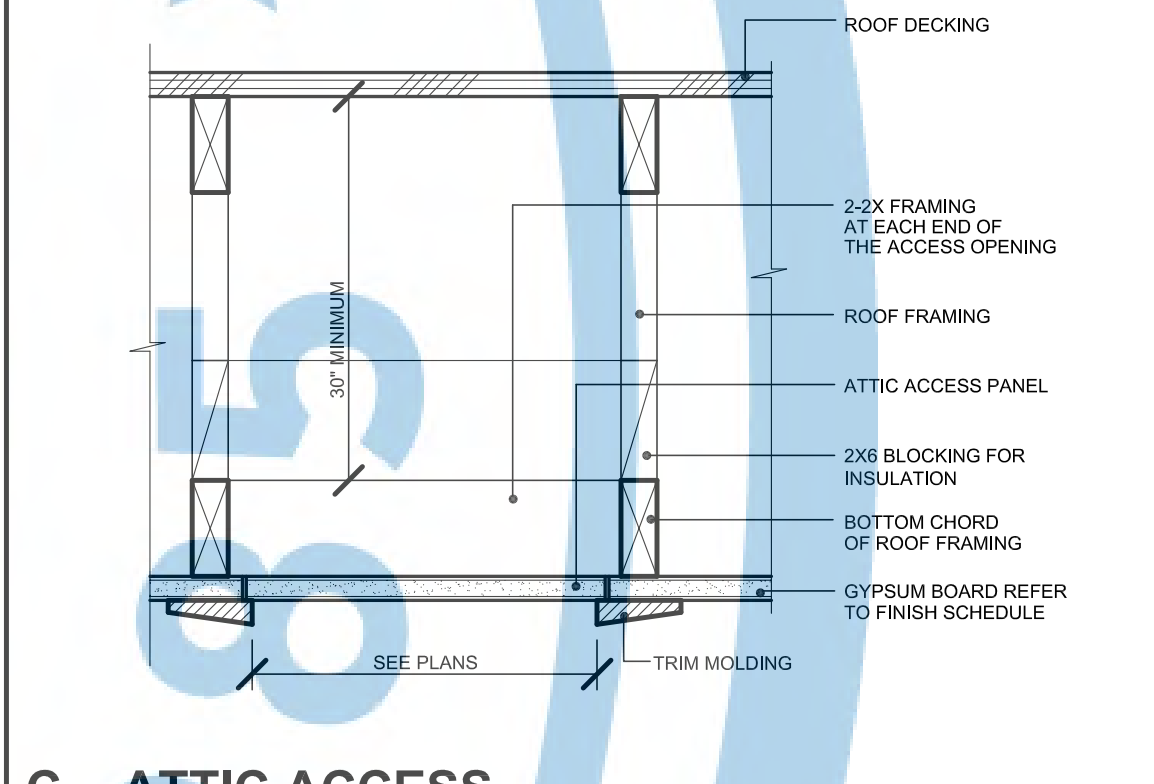
G THRESHOLD AT SWING-IN DOOR



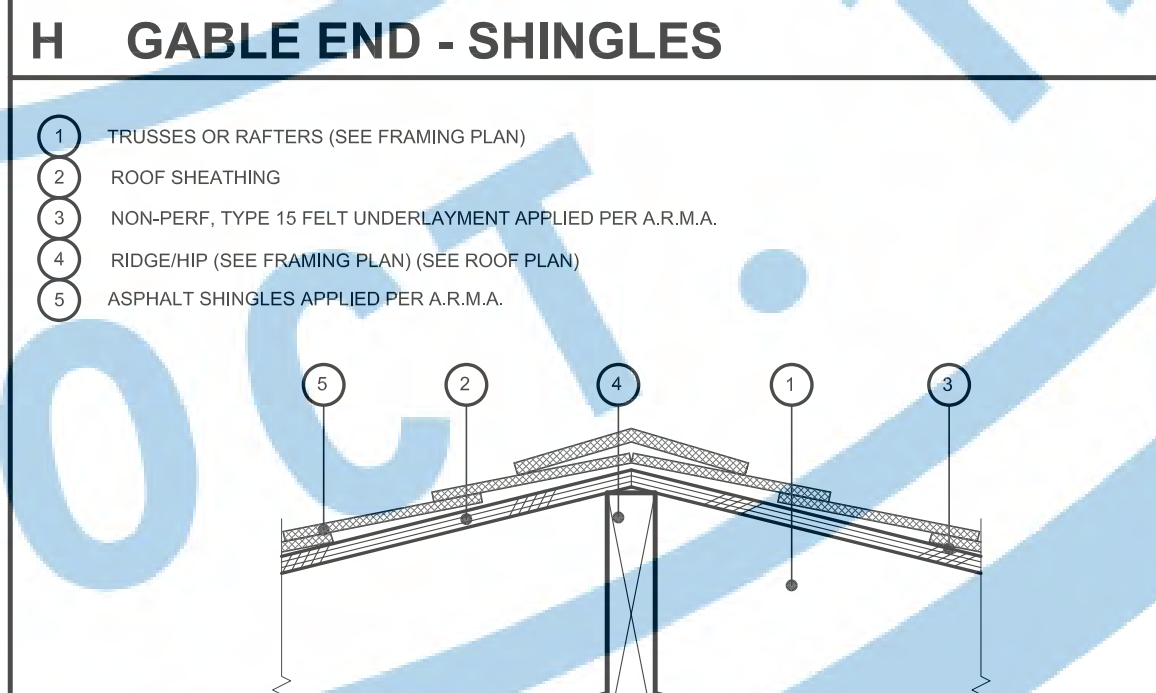
M EAVE VENT BLOCK DETAIL



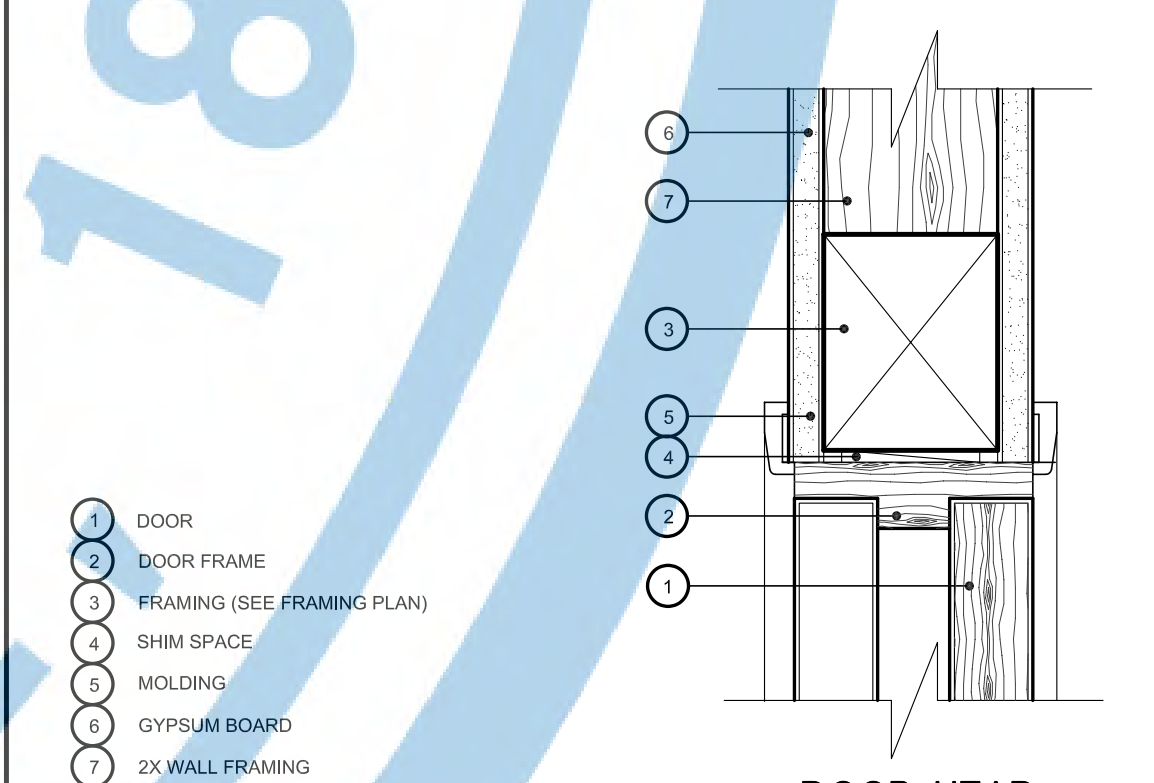
H GABLE END - SHINGLES



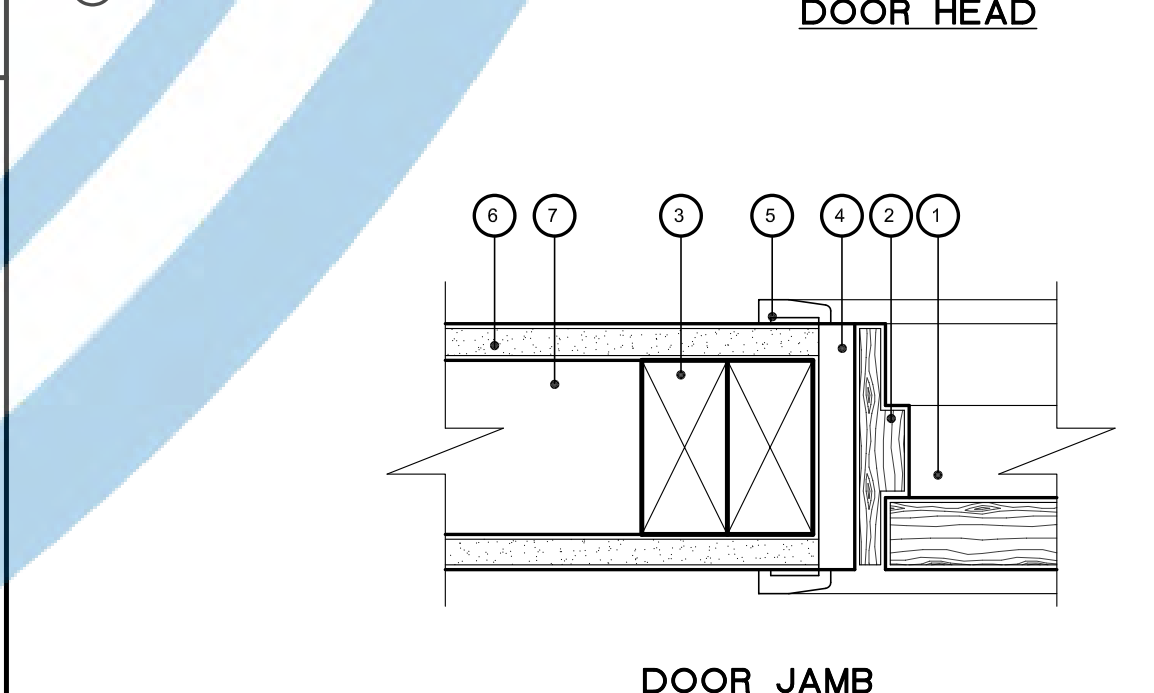
D INTERIOR DOOR



I RIDGE - SHINGLES



DOOR HEAD



DOOR JAMB

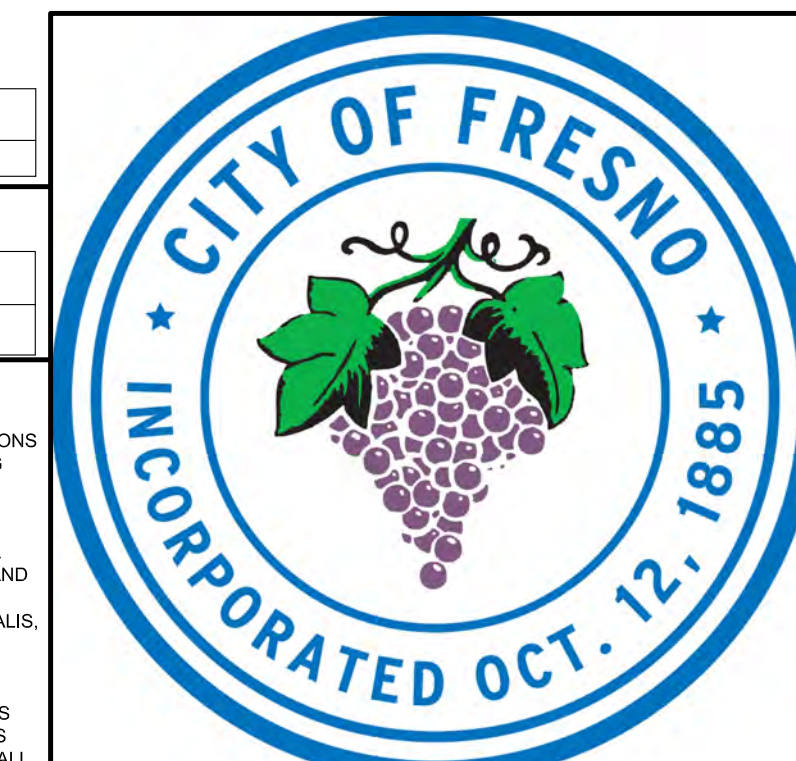
- NOTES:
- SEE GENERAL NOTES AND PLAN SPECIFICATIONS FOR VENTILATION REQUIREMENTS.
 - EACH BLOCK PROVIDES APPROX. 20 SQ. INCHES OF VENTILATION.
 - MINIMUM BLOCK SIZE 2'X6'X 1/2".
 - CONVENTIONALLY FRAMED SLOPED CEILING AREAS- 1 VENT BLOCK AT EACH BAY.

M EAVE VENT BLOCK DETAIL

I RIDGE - SHINGLES

D INTERIOR DOOR

O EXTERIOR SIDING



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PROJECT:
ACCESSORY DWELLING UNIT (TADU-005) PLAN 5

REVISIONS		
NO.	DESCRIPTION	DATE
1	TRUSS FRAMING OPTION FOR GABLE & CRAFTSMAN ELECTRIC HEAT PUMP WATER HEATER	08/22/23

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DRAWING TITLE:
FOUNDATION PLAN (WITH ENLARGED PORCH OPTION)

JOB# : TADU-005 SHEET NO.
DATE : 22-Aug-23
SCALE : AS NOTED
DRAWN BY : IRG **S.1**

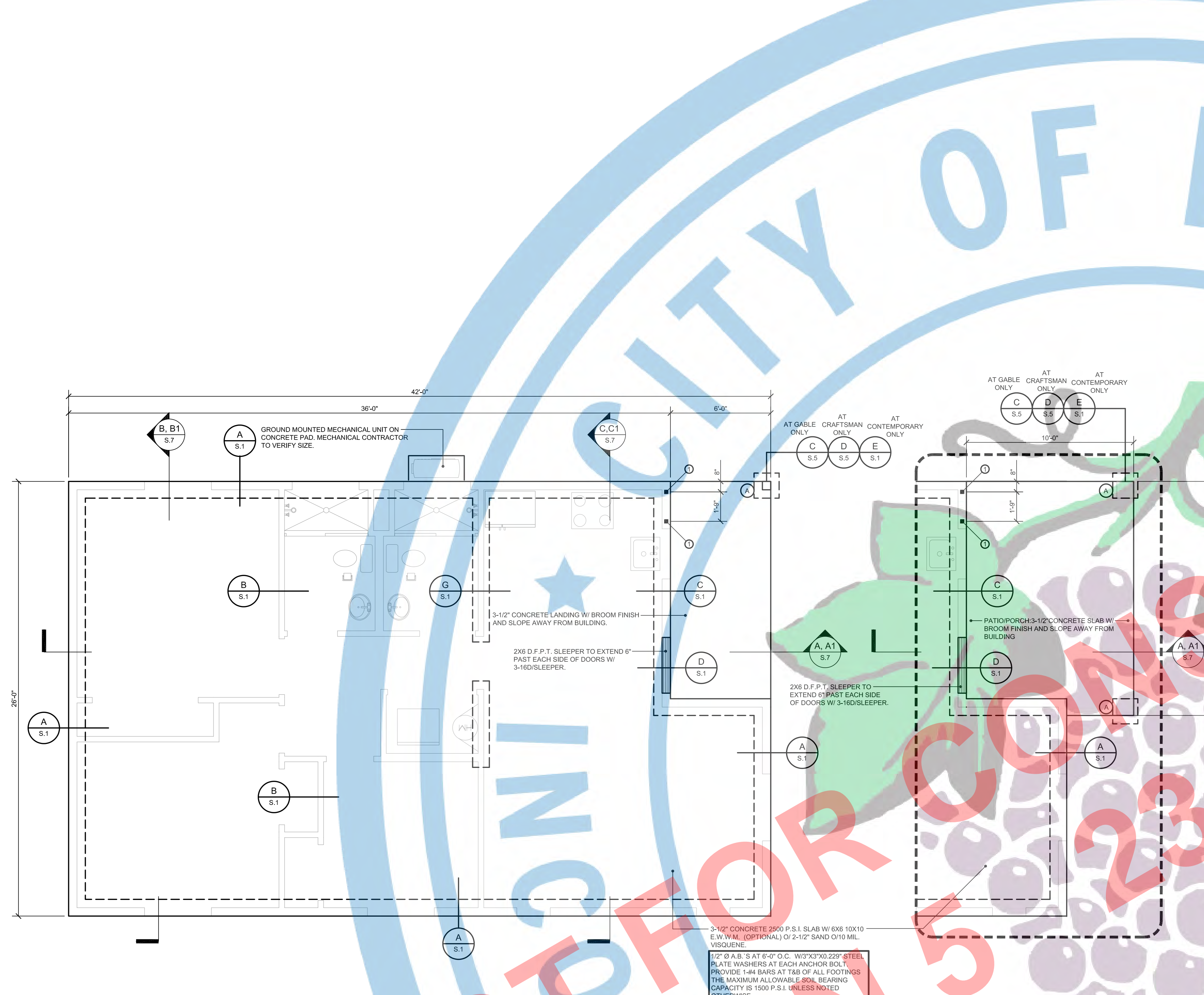
FOOTING SCHEDULE:

DESCRIPTION	REINFORCEMENT BARS	DETAIL
18"X18"X12" DEEP CONCRETE PAD FOOTING	N/A	E/S.1

HOLDOWN SCHEDULE:

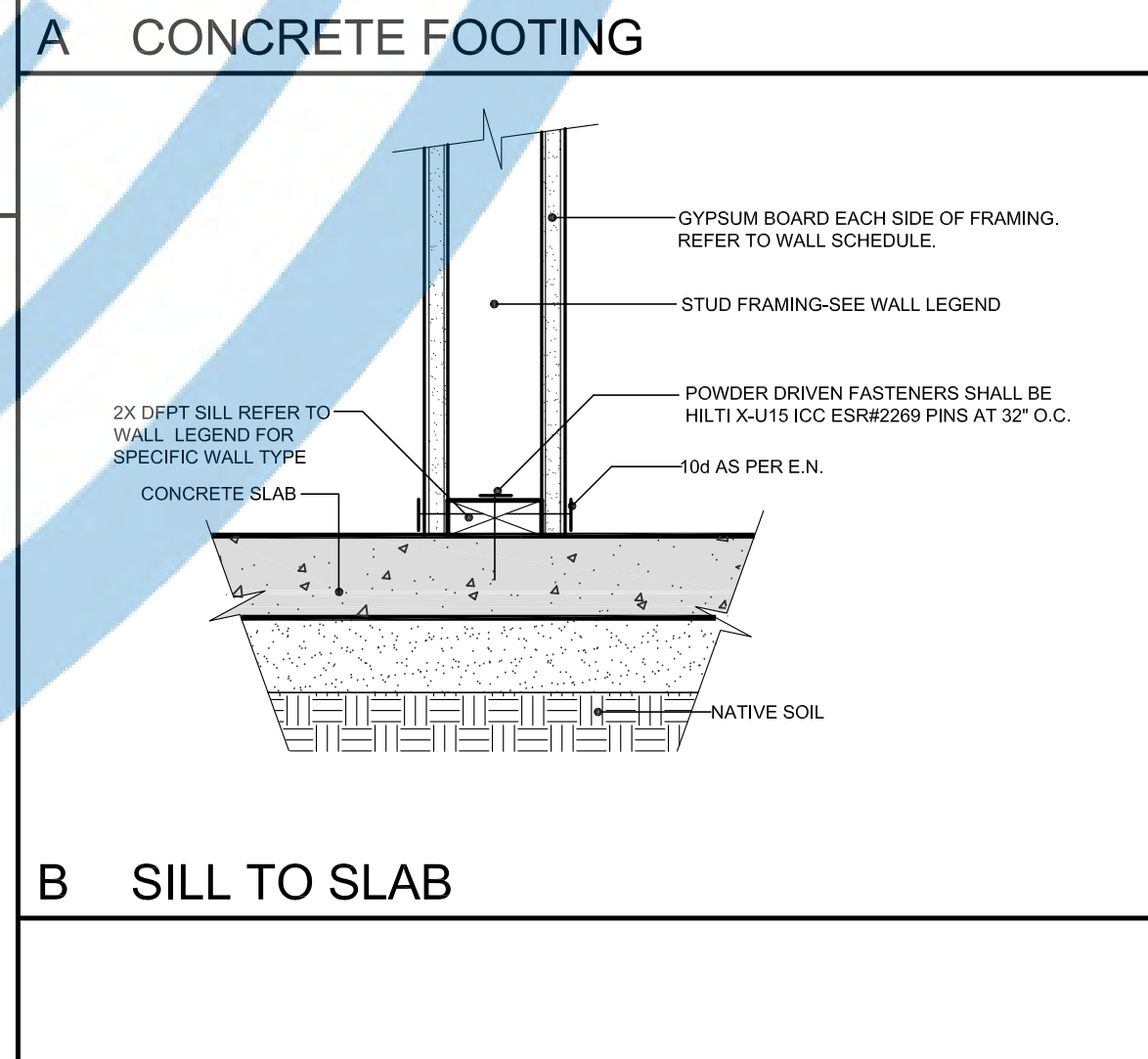
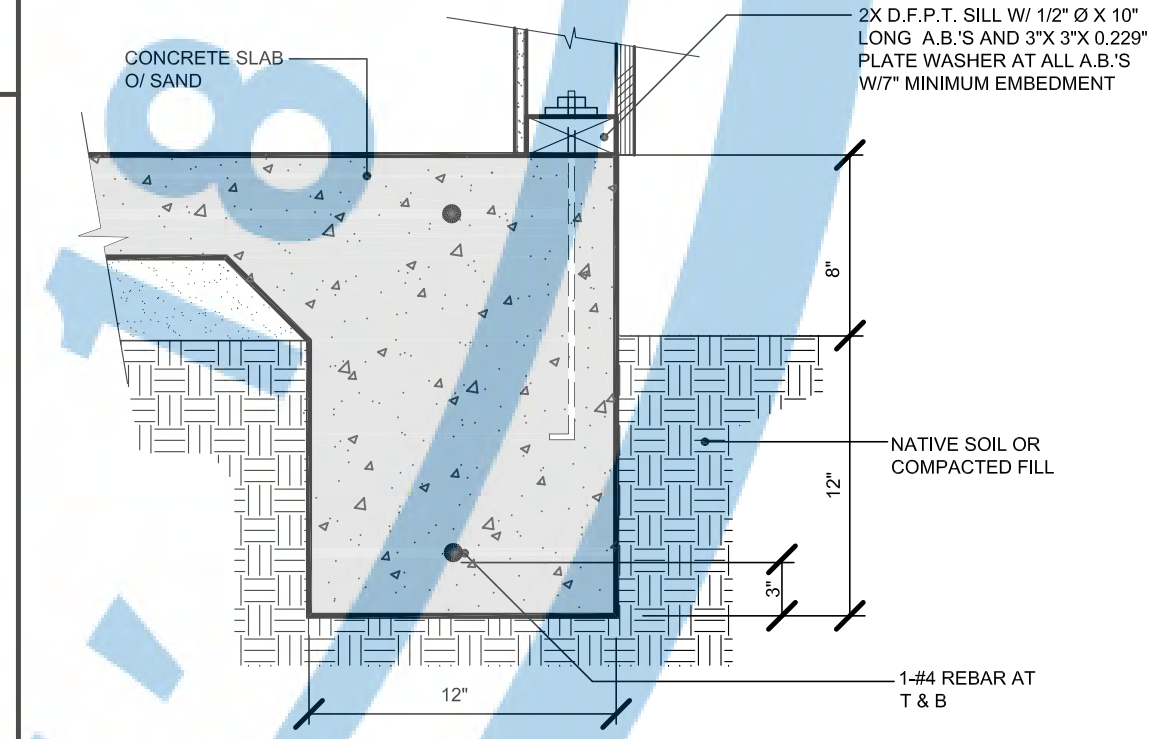
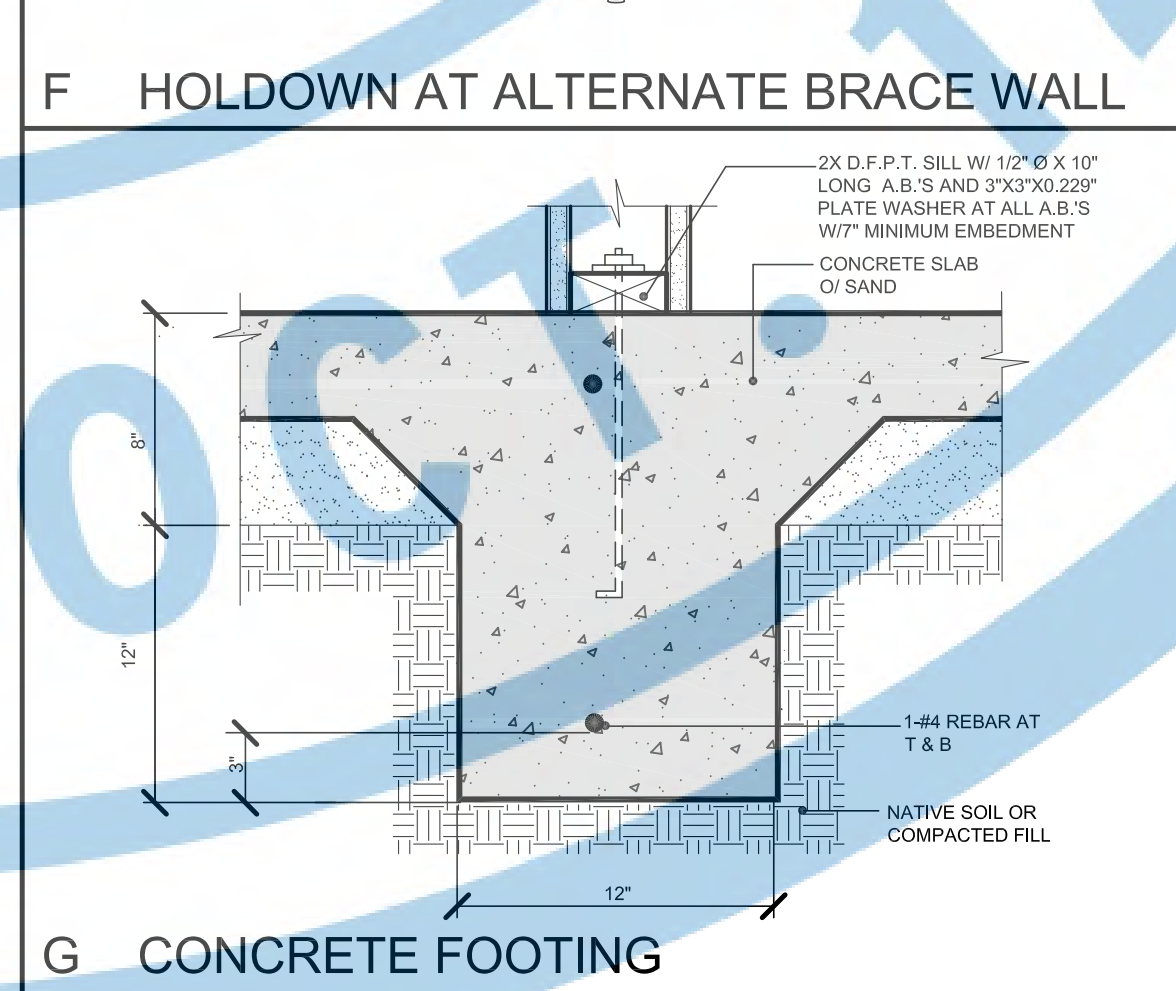
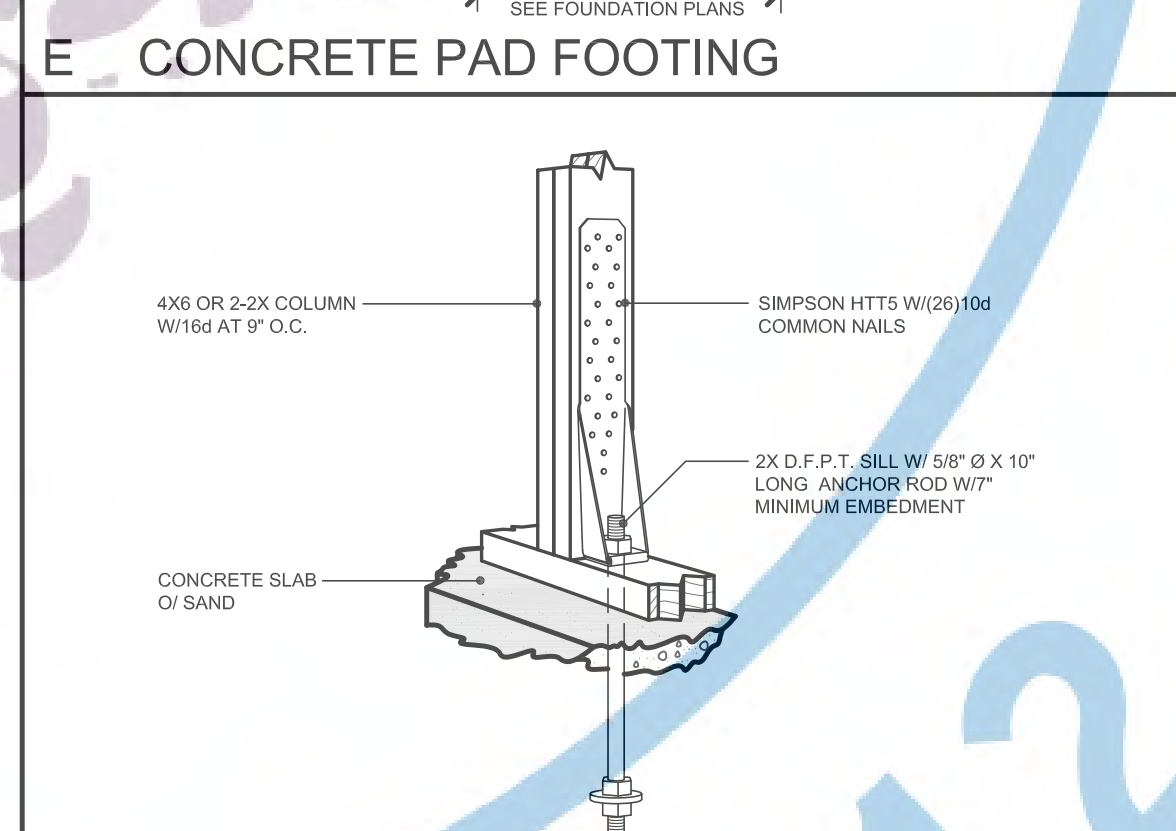
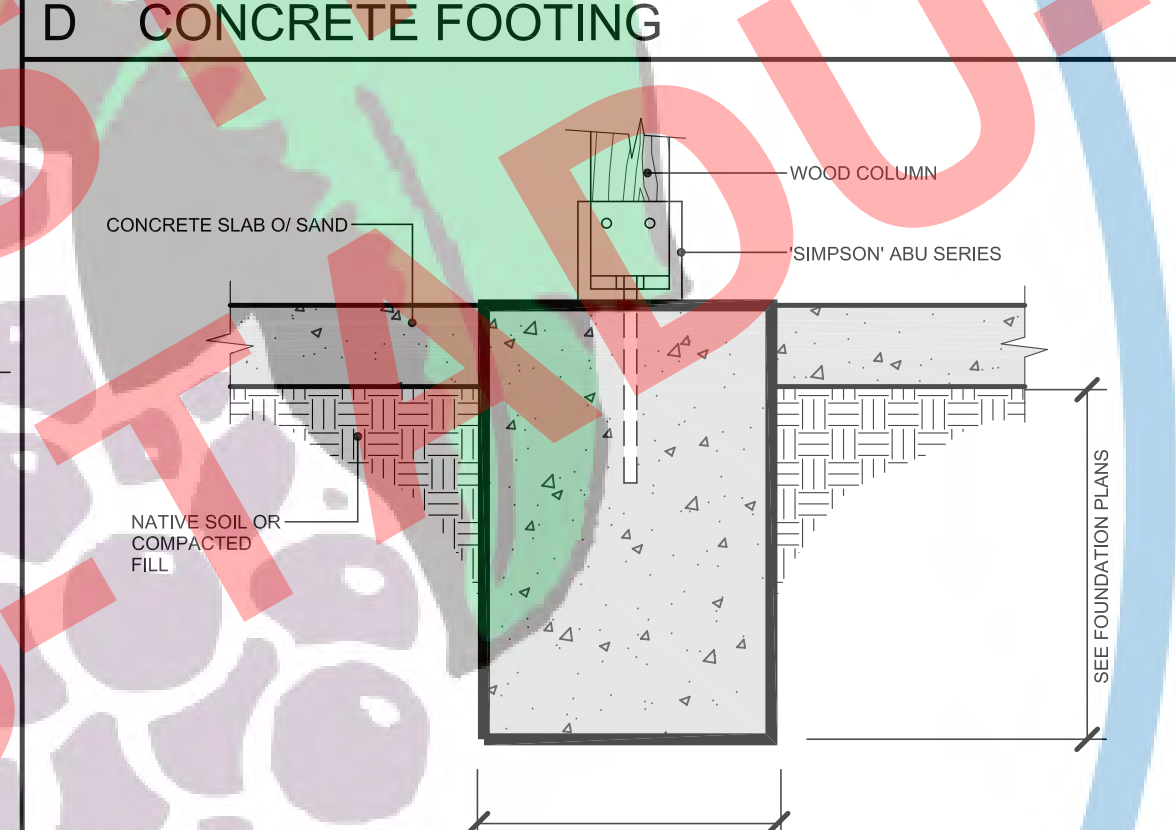
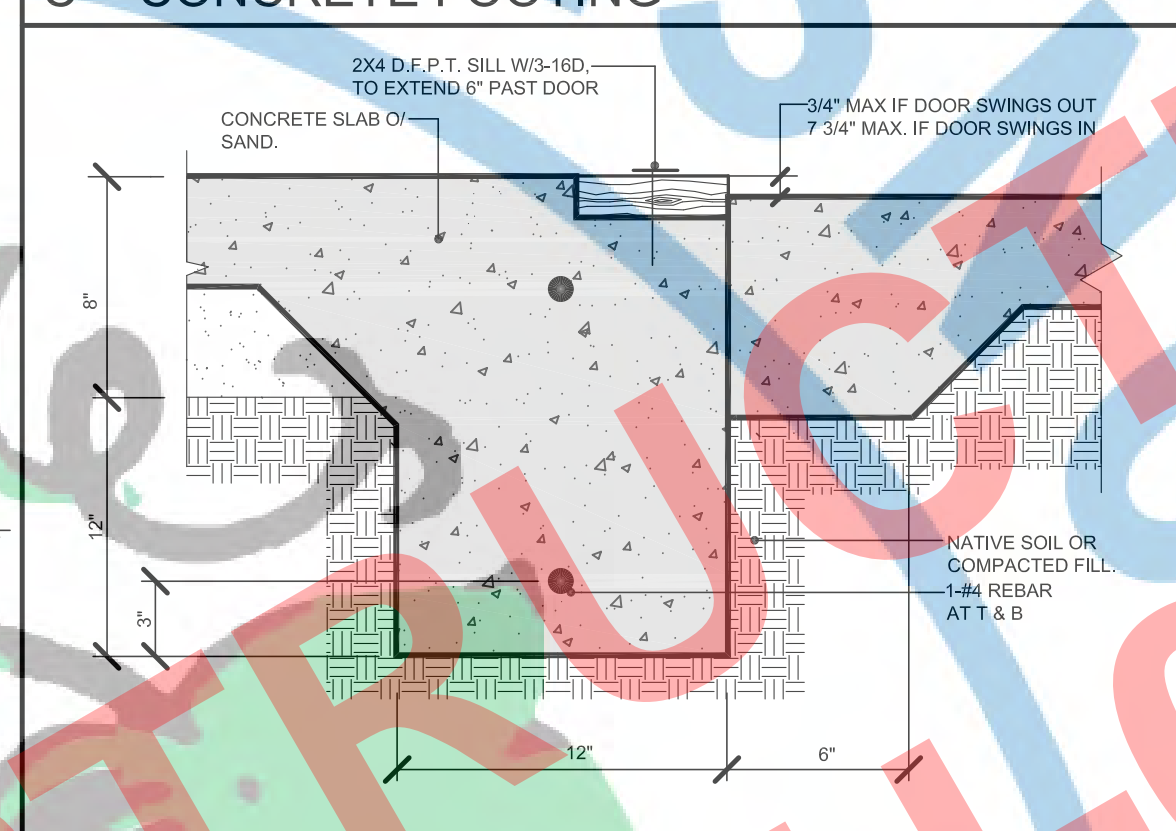
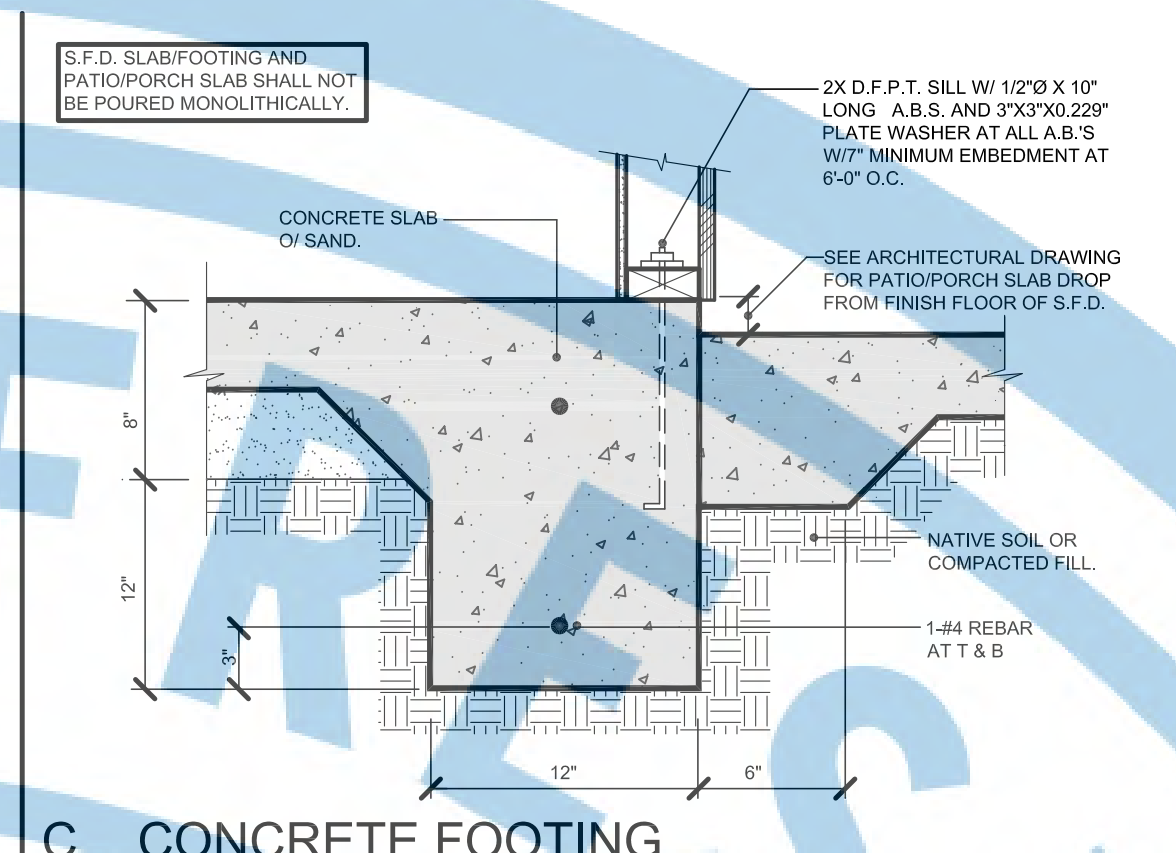
DESCRIPTION	DETAIL
SIMPSON HTTS W/20104 COMMON NAILS TO 4X6 OR 2X2 COLUMN W/164 AT 9" O.C. W/ 5/8" Ø ANCHOR ROD W/7" MINIMUM EMBEDMENT.	F/S.1

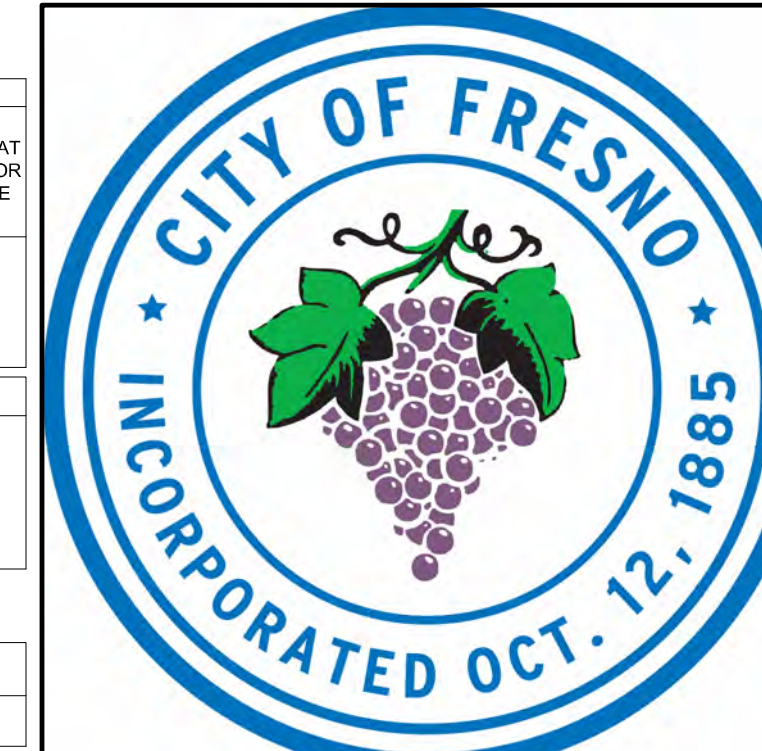
- FOUNDATION NOTES :**
- ALL CONCRETE SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS. FOUNDATIONS SHALL BE PLACED IN NATURALLY UNDISTURBED SOIL OR PROPERLY COMPACTED SOIL CAPABLE OF SUPPORTING 1500 PSF OR MORE. NOTIFY ARCHITECT WHEN SOIL CONDITIONS ARE UNSATISFACTORY.
 - CONCRETE 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 MIXING 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 STONE POCKETS AND OTHER IRREGULARITIES WITH GEMENT MORTARS. FLAT WORK SHALL BE FREE OF PUDDLES. 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 IMPOSITION.
 - TRENCHING OF GRADE BEAMS SHALL BE EXCAVATED IN ORDER TO PROVIDE THE BEAM CROSS SECTION INDICATED. BEAM AND SLAB DEPTHS AND WIDTHS 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 PLASTIC AND FLOWS READILY INTO SPACES BETWEEN REINFORCEMENT CONCRETE THAT HAS PARTIALLY HARDENED OR BEING 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 BE SURE ALL UNDER SURFACE WORK IS COMPLETE PROPERLY LOCATE ALL INSERTS, TIES, ANCHORS, BOLTS, DOWELS, BLOCKING, GROUNDS, VENTS ETC. BEFORE CONCRETE IS POURED. PROPERLY WET DOWN ALL FORMS AND TAMP FILL. SET SCREED BOARD FOR ACCURATE GRADE, SUPPORT ALL SPECIAL BOLTS, STRAPS, AND DOWNING IN PLACE WITH RIGID SPACERS FOR ALL.
 - CONSTRUCT FORMS FROM 2" NOMINAL DOUGLAS FIR OR PLYWOOD AS REQUIRED TO SLOPE, LINE AND DIMENSIONS SHOWN. FORMS SHALL BE PLUMB, STRAIGHT AND SUFFICIENTLY BRACED TO PREVENT MOVEMENT DURING THE POUR. REMOVE FORMS WHICH ARE DAMAGING THE CONCRETE.
 - DO NOT PLACE CONCRETE UNTIL ALL REINFORCEMENT, CONDUIT OUTLET BOXES, ANCHORS, HANGERS, SLEEVES, BOLTS OR OTHER EMBEDDED MATERIALS AND ITEMS ARE SECURELY AND PROPERLY FASTENED IN THEIR PROPER PLACES AND POSITION. SLOPE, HANGERS SHALL VERIFY INSTALLATION OF HOLDOWN AND ANCHOR BOLTS, PA STRAPS AND OTHER ANCHORAGE MATERIAL AND ITEMS PRIOR TO PLACEMENT OF CONCRETE.
 - PROVIDE 1#4 REBAR @ 2' OVER GROUND EMBEDDED INTO CONCRETE FOOTINGS. COORDINATE LOCATION WITH ELECTRICAL CONTRACTOR.
 - PIPE MAY PASS THROUGH STRUCTURAL CONCRETE IN SLEEVES, BUT SHALL NOT BE EMBEDDED THEREIN. SLEEVES SHALL BE WELDED JOINTS. JOINTS SHALL BE FILLED WITH RIGID SPACERS FOR ALL.
 - PLUMBING LINES PASSING PERPENDICULAR THROUGH FOOTINGS SHALL BE SLEEVED WITH A 26 GAUGE G.I. SLEEVE MINIMUM SIZE ALLOWABLE TO RECEIVE PIPES. SLEEVES AS NEAR CENTER OF FOOTINGS AS POSSIBLE.
 - USE #4 REBAR TOP AND BOTTOM @ 12" 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 SILL 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.
 - 3"X30" 22# 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 3/4". STANDARD CUT WASHER IS REQUIRED TO BE PLACED BETWEEN THE PLATE WASHER AND THE NUT.
 - POWDER DRIVEN FASTENERS AT INTERIOR NON-BEARING WALLS SHALL BE HILTI X-L15 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 SPICES.
 - 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. BASES SHALL HAVE BEEN LEVELED PRIOR TO INSTALLING VAPOR BARRIER. VAPOR BARRIER SHALL IN THE WIDEST PRACTICABLE WIDTH. ALL JOINTS SHALL BE LAPPED NOT LESS THAN 6". PATCH 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 PRIOR TO THE MINIMUM CURING PERIODS. TAKE CARE NOT TO STAIN OR DISCOLOR FINISHED CONCRETE SURFACES. FOOTINGS-RAMP CURE 2 DAYS. SLABS-CAMP CURE 5 DAYS. A FINE WATER SPRAY SHALL BE USED TO REDUCED PLASTIC SHRINKAGE CRACKS DURING FINISHING OPERATIONS IMMEDIATELY AFTER THE WET CONCRETE HAS BEEN BROUGHT TO A FLAT 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 BE NOT PERMITTED TO ACCELERATE IN THE FOOTING EXCAVATIONS. TRENCHES SHALL BE NO MORE THAN MOIST AT THE TIME OF POURING.
 - THE EXTERIOR FLATWORK SHOULD BE POURED SEPARATELY IN ORDER TO ACT INDEPENDENTLY OF THE WALLS AND FOUNDATION SYSTEM. SEE DESIGNER'S PLANS FOR EXTERIOR FLATWORK INFORMATION.
 - ELEVATE POST BASES AT LOCATIONS SUBJECT TO WATER SPLASH OR WEATHER EXPOSURE.



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

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





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PROJECT:
ACCESSORY DWELLING UNIT (TADU-005) PLAN 5

REVISIONS		
NO.	DESCRIPTION	DATE

CITY USE ONLY

DRAWING TITLE:
BRACED WALL PLAN FOR GABLE, CRAFTSMAN, AND CONTEMPORARY

JOB# : TADU-005 SHEET NO.
DATE: 27-Sep-23
SCALE: AS NOTED
DRAWN BY: IRG **S.2**

BRACED WALL LEGEND

SYMBOL	DESCRIPTION
WSP	WOOD STRUCTURAL PANEL - SHEATHING WITH A THICKNESS NOT LESS THAN 3/8 INCH APA-RATED SHEATHING FOR 24" STUD SPACING WITH 60 COMMON OR GALVANIZED BOX NAILS 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/GABLE END CONDITIONS).
ABW	ALTERNATE BRACED WALL - SHEATHING WITH A THICKNESS NOT LESS THAN 3/8 INCH APA-RATED SHEATHING FOR 24" STUD SPACING WITH 60 COMMON OR GALVANIZED BOX NAILS 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/GABLE END CONDITIONS). MINIMUM OF TWO ANCHOR BOLTS PER ALTERNATE BRACE WALL.

BRACED WALL SYMBOL	ADJACENT CLEAR OPENING HEIGHT (INCHES)
CS-WSP	MINIMUM BRACED WALL LENGTH REQUIRED PER CRC SECTION R602.10
X-X	MINIMUM BRACED WALL LENGTH PROVIDED
WSP	WALL HEIGHT

HOLDOWN SCHEDULE:

DESCRIPTION	DETAIL
1. SIMPSON HTTS W1261104 COMMON NAILS TO 4X6 OR 2X2 COLUMN W/16d AT 9" O.C. W/ 5/8" Ø ANCHOR ROD W/7" MINIMUM EMBEDMENT.	F.S.1

- PLYWOOD SHEET USED IN THE CONSTRUCTION OF BRACE WALLS 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.
- WOOD SHEATHING WALL BRACING METHOD:**
- WOOD STRUCTURAL PANEL MUST BE A MINIMUM OF 48 INCHES LONG.
 - WOOD STRUCTURAL PANEL SHALL BEGIN WITHIN 18 FEET FROM EACH END OF A BRACE WALL LINE. THE DISTANCE BETWEEN ADJACENT EDGES OF BRACED WALL PANELS ALONG A BRACE WALL LINE SHALL BE NOT GREATER THAN 20 FEET.
 - WOOD STRUCTURAL PANEL SHEATHING TO BE USED ON ONE SIDE OF A BRACED WALL AND GABLE END WALLS WHERE SPECIFIED ON PLANS.
 - ALL VERTICAL JOINTS IN BRACED WALL PANELS SHALL OCCUR OVER THE STUDS. ALL HORIZONTAL PANEL JOINTS SHALL OCCUR OVER BLOCKING AT LEAST 1 1/2 INCHES THICK.

ALTERNATE BRACED WALL METHOD:

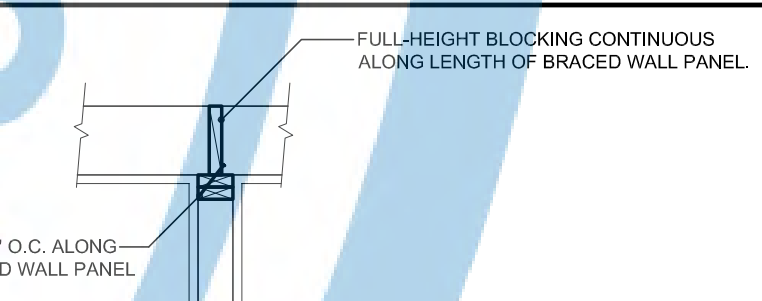
- ON EXTERIOR WALLS WHERE THE WALL LINE IS FULLY SUPPORTED ON A FULL FOUNDATION, STANDARD 4 FOOT BRACED WALL PANELS MAY BE REPLACED BY A MINIMUM 2 FOOT 8 INCH ALTERNATE BRACED WALL PANEL AND MUST BE LOCATED AT LEAST EVERY 20 FEET ON EDGE TO EDGE ALONG EVERY BRACED WALL LINE. THIS OPTION ALLOWING A SHORTER PART OF THE WALL TO BE USED TO PROVIDE THE MINIMUM BRACING SUPPORT.
- IN ONE STORY AND SECOND STORY OF A TWO-STORY BUILDING.
 - WOOD STRUCTURAL PANEL SHEATHING WITH A THICKNESS NOT LESS THAN 3/8 INCH APA-RATED SHEATHING FOR 24" STUD SPACING WITH 60 COMMON NAILS PLACED AT 4 INCHES ON CENTER AROUND THE PANEL PERIMETER AND 12 INCHES ON CENTER IN THE PANEL FIELD. ALL PLYWOOD JOINTS SHALL BE MADE OVER FULL BLOCKING.
 - SHALL HAVE AT LEAST TWO ANCHOR BOLTS INSTALLED AT THE PANEL QUARTER POINTS.
 - END STUD SHALL HAVE A HOLD-DOWN DEVICE FASTENED TO THE FOUNDATION, CAPABLE OF PROVIDING AN UPLIFT CAPACITY OF NOT LESS THAN 3,000 POUNDS.
 - SHALL BE SUPPORTED DIRECTLY ON A FULL FOUNDATION, OR ON A FLOOR FRAMING SUPPORTED DIRECTLY ON THE FOUNDATION THAT IS CONTINUOUSLY ACROSS THE ENTIRE LENGTH OF THE BRACED WALL LINE, SUCH THAT THE TIE-DOWN DEVICE CONNECTS DIRECTLY TO THE FOUNDATION.
- IN THE FIRST STORY OF TWO STORY BUILDINGS, EACH ALTERNATE BRACED WALL PANEL SHALL BE CONSTRUCTED THE SAME AS FOR A ONE STORY BUILDING, EXCEPT:
 - THE WOOD STRUCTURAL PANEL SHEATHING SHALL BE PROVIDED ON BOTH FACES.
 - THE SHEATHING EDGE NAILING BRACING SHALL BE AT 4 INCHES ON CENTER.
 - THREE ANCHOR BOLTS SHALL BE PLACED AT ONE-FIFTH POINTS.
 - THE TIE-DOWN DEVICES SHALL PROVIDE AN UPLIFT CAPACITY OF NOT LESS THAN 3,000 POUNDS.

WALL LEGEND:

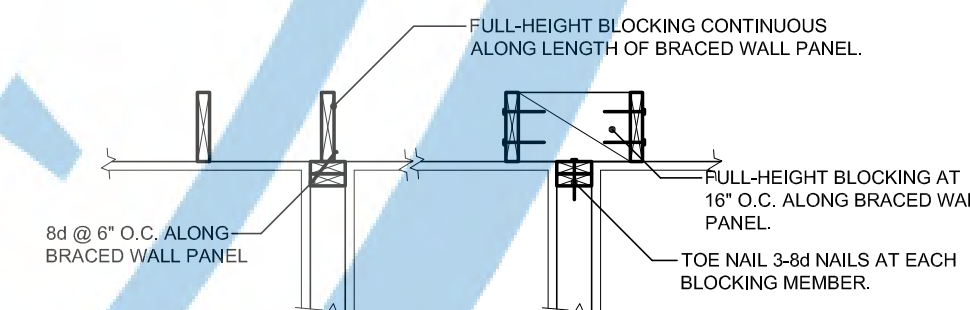
SYMBOL	DESCRIPTION
—	WOOD STRUCTURAL PANEL BRACED WALLS. SEE BRACED WALL PLAN FOR ADDITIONAL INFORMATION.
- - -	WOOD STRUCTURAL PANEL AT ALTERNATE BRACED WALLS. SEE BRACED WALL PLAN FOR ADDITIONAL INFORMATION.

WALL FRAMING NOTES:

- PROVIDE CONTINUOUS STUDS AT ALL LOCATIONS WHERE THERE IS NO LATERAL SUPPORT AT 8' PLATE HEIGHT.
- FINGER JOINTED STUBS IN STRUCTURAL WALLS (SHEATHING 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 202.11) 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:
 - SILL PLATES, FOUND. GRD. RWD. OR P.T. DOUG FIR
 - VERTICAL FRAMING STUDS DOUG. FIR STUD GRADE
 - POSTS DOUG. FIR STUD OR BETTER
 - TOP PLATES DOUG. FIR STUD OR BETTER
 - CEILING JOIST DOUG. FIR NO. 2 OR BETTER
 - RAFTERS, RIDGES, HRS. DOUG. FIR NO. 2 OR BETTER
 - HEADERS DOUG. FIR CONSTRUCTION GRD. OR BETTER
 - EXPOSED BEAMS/OUTRIGGERS ARCH. GRD. O.F. (RSN. IF NOTED)
 - EXPOSED POSTS ARCH. GRD. O.F. (RSN. IF NOTED)
 - FASCIA WINDOW FRAMES KILN DRIED CLR. HEMLOCK/RSN. FACE BRACING, BAKING, PULPING DOUG. FIR STANDARD OR BETTER
 - SPACED ROOF SHEATHING DOUG. FIR STANDARD OR BETTER
 - SOLID "V" RUSTIC EAVES NO. 2 OR BETTER, PINE OR BETTER
 - 2X6 T&G CEILING NO. 1 WHITE FIR RESAW/FACE
 - REDWOOD SIDING CEDAR RWD. SQUARE OF "V" GROOVED
 - EXTERIOR TRIM CLEAR RWD. OR APPEARANCE GRD. DOUG. FIR OR HEMLOCK, RESAW/FACE
 - DOOR JAMBS, CASINGS, MOULDINGS CLEAR DOUG. FIR OR PINE
 - 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 & REDWOOD OR PRESSURE TREATED DOUGLAS FIR.
- THE OPENING AROUND GAS VENTS, DUCTS, PIPES, CHIMNEYS, AND FIREPLACES AT THE CEILING LEVEL SHALL BE FIRE-BLOCKED WITH NON-COMBUSTIBLE MATERIALS.
- GREEN VINYL SINKERS DO NOT MEET THE NAILING REQUIREMENTS FOR MOST BOX AND COMMON NAIL CONNECTIONS.

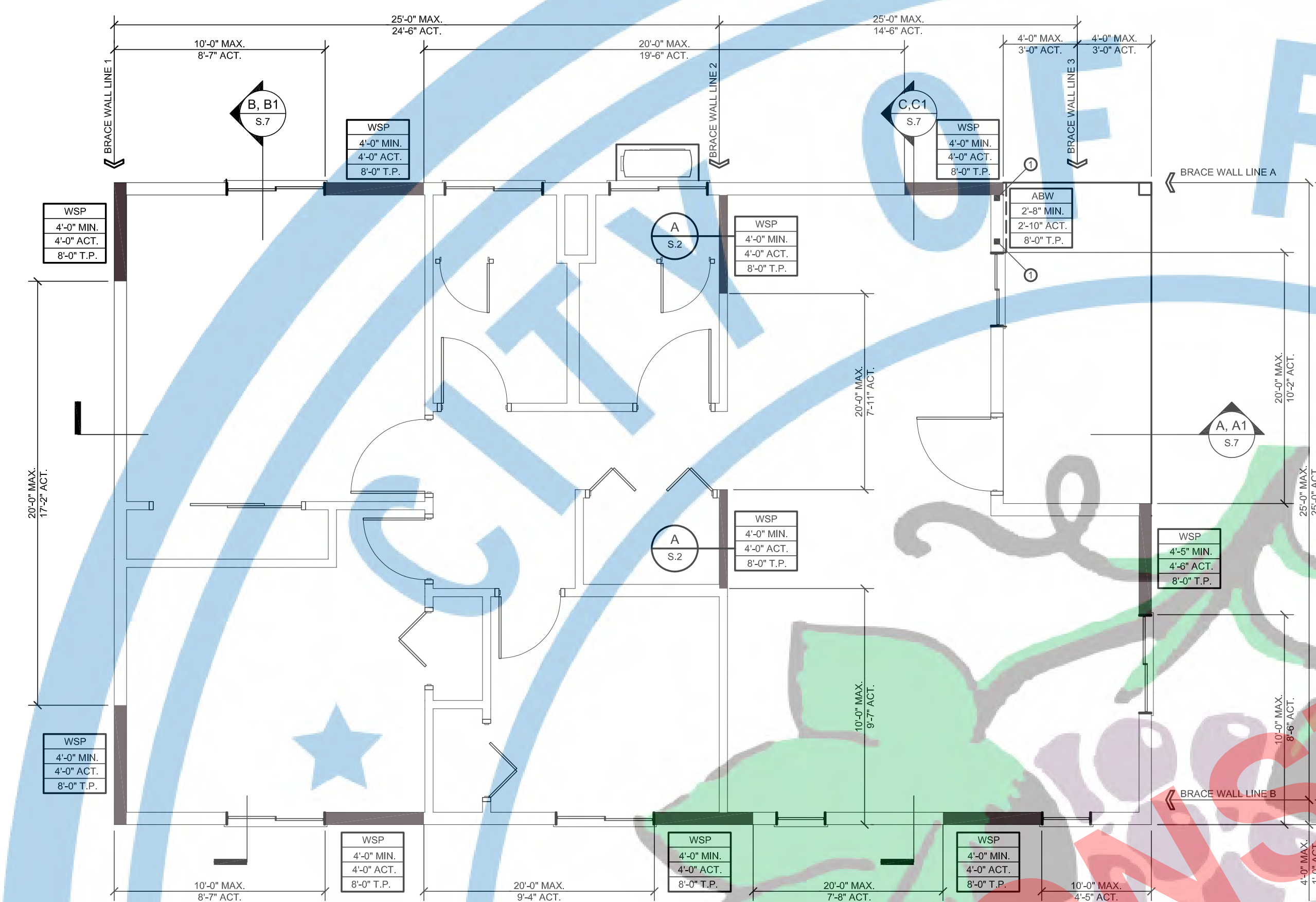


BRACE WALL PANEL CONNECTION WHEN PERPENDICULAR TO CEILING FRAMING



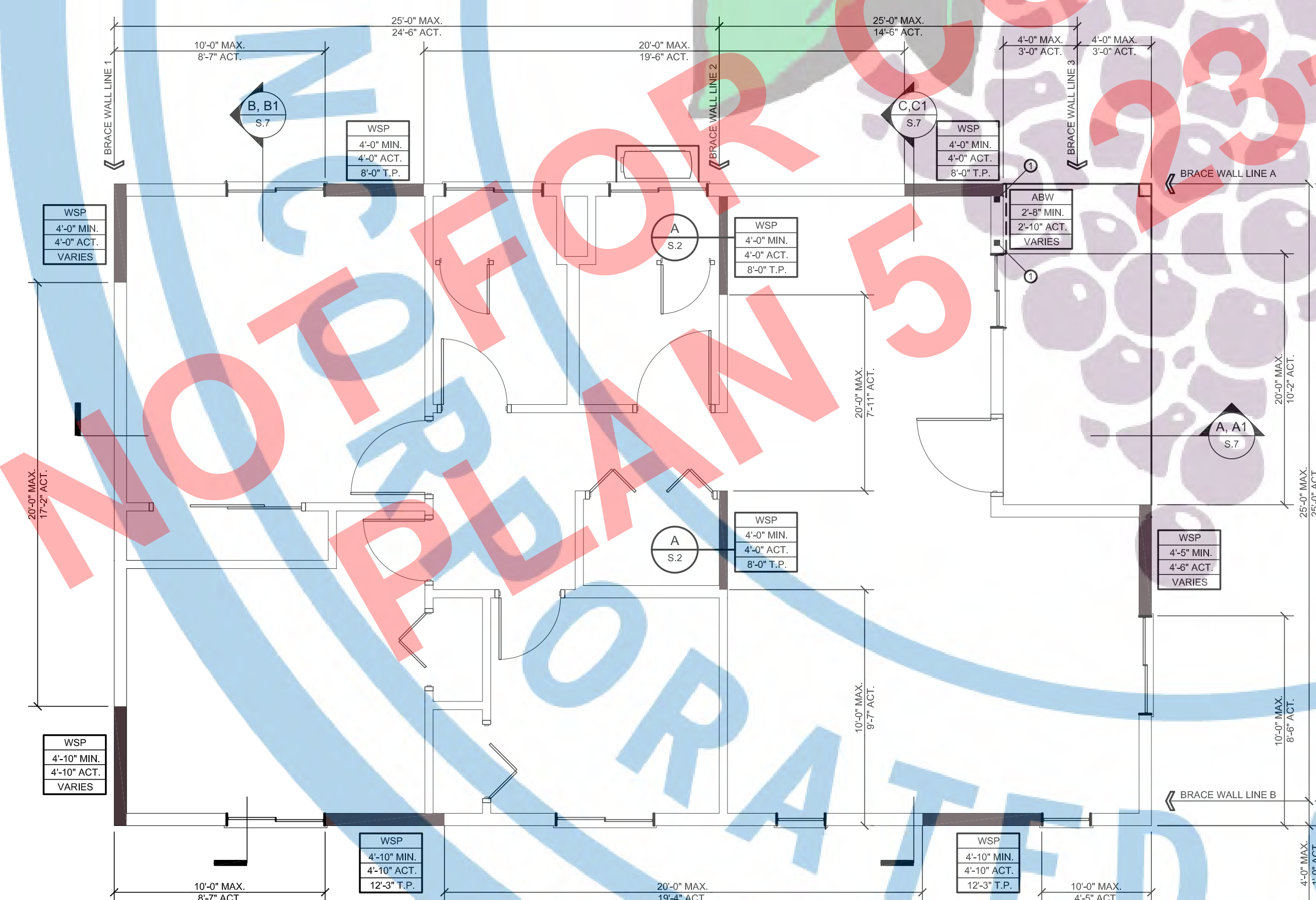
BRACE WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING

A BRACE WALL AT RAFTER/TRUSS FRAMING



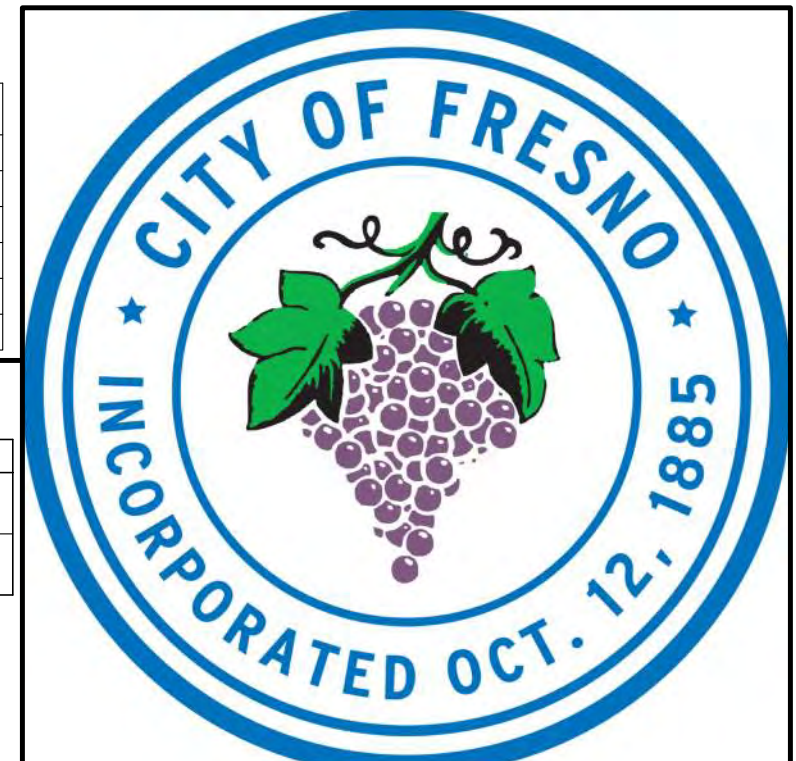
BRACE WALL PLAN

SCALE: 1/4"=1'-0" SAME FOR ENLARGE PORCH AND STUDY OPTION



BRACE WALL PLAN

SCALE: 1/4"=1'-0" CONTEMPORARY SAME FOR ENLARGE PORCH AND STUDY OPTION



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PROJECT:
ACCESSORY DWELLING UNIT (TADU-005) PLAN 5

REVISIONS		
NO.	DESCRIPTION	DATE

CITY USE ONLY

DRAWING TITLE:
CEILING JOIST FRAMING PLAN FOR GABLE & CRAFTSMAN

JOB# : TADU-005 SHEET NO.
DATE : 6-Jun-23
SCALE : AS NOTED
DRAWN BY : IRG **S.3**

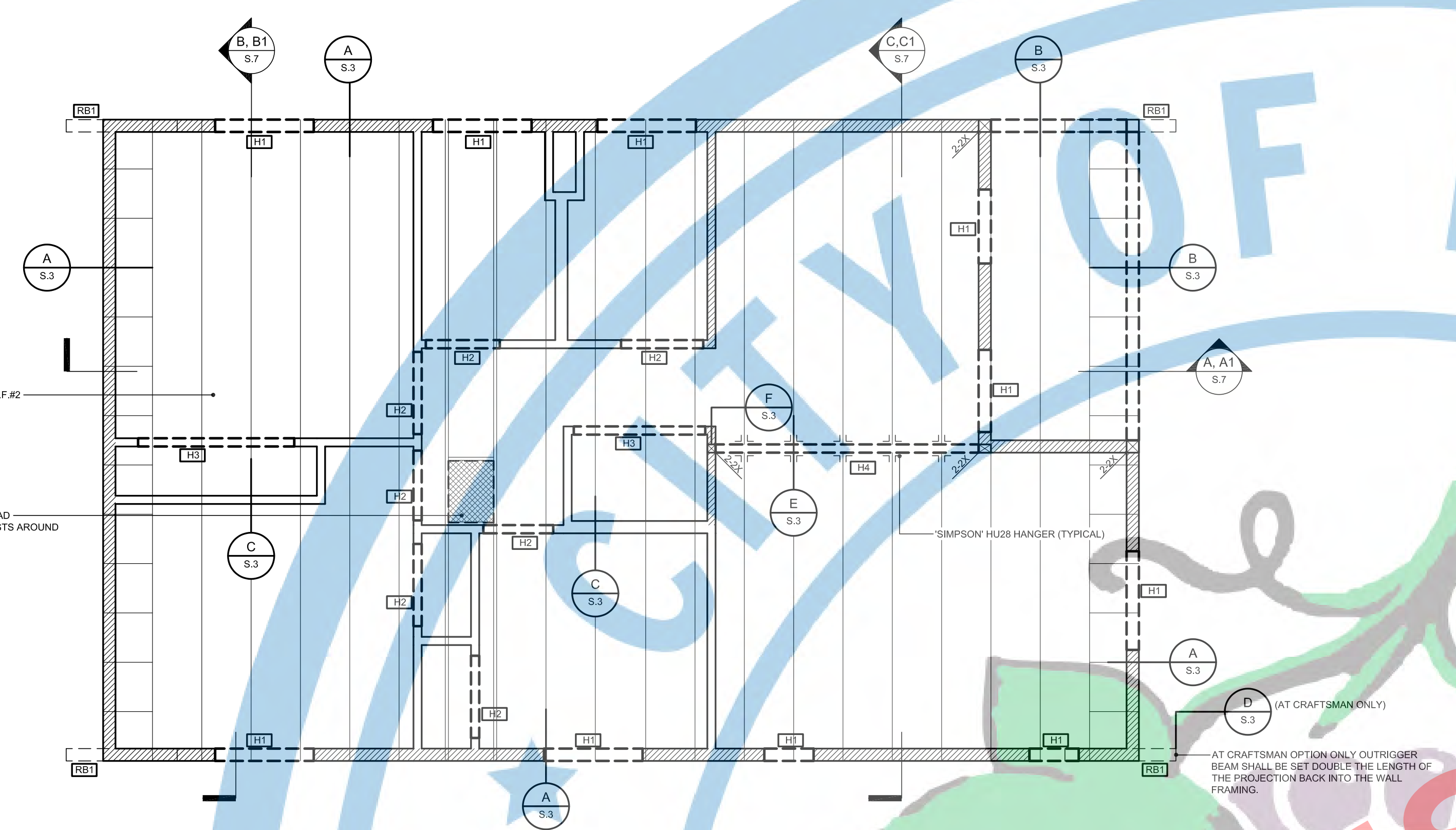
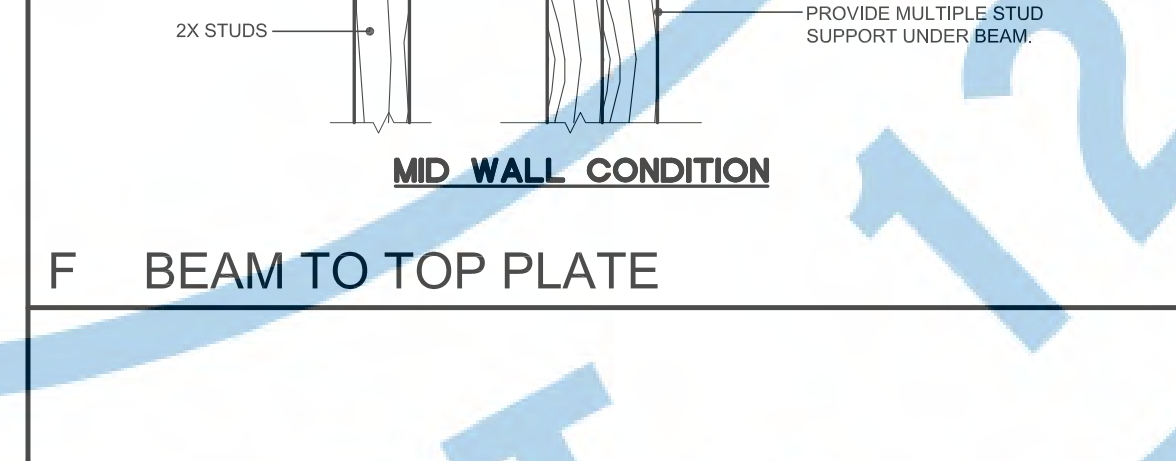
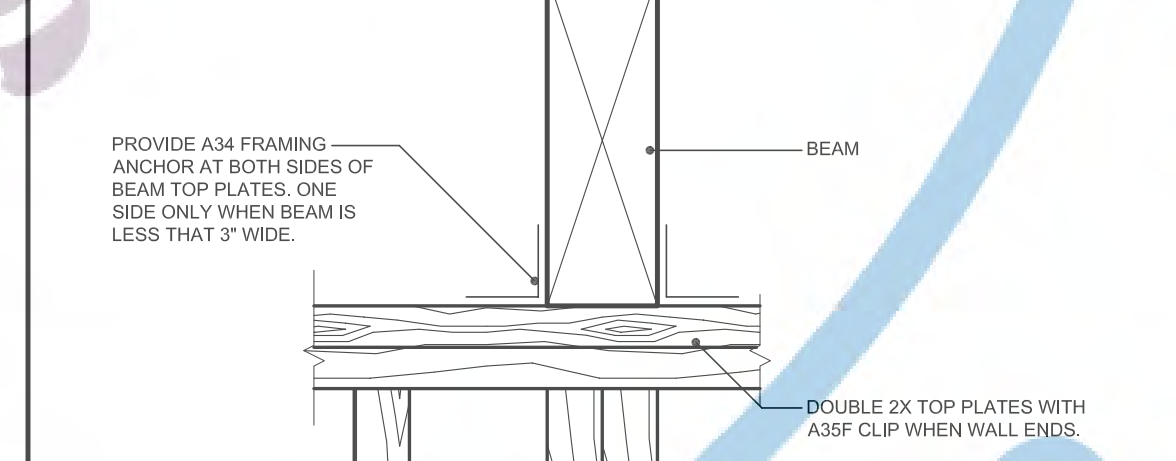
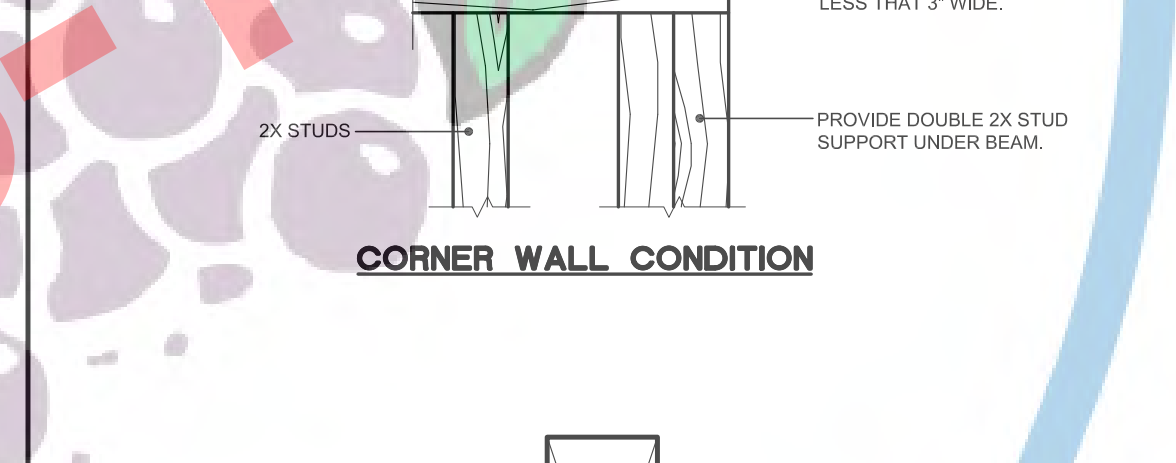
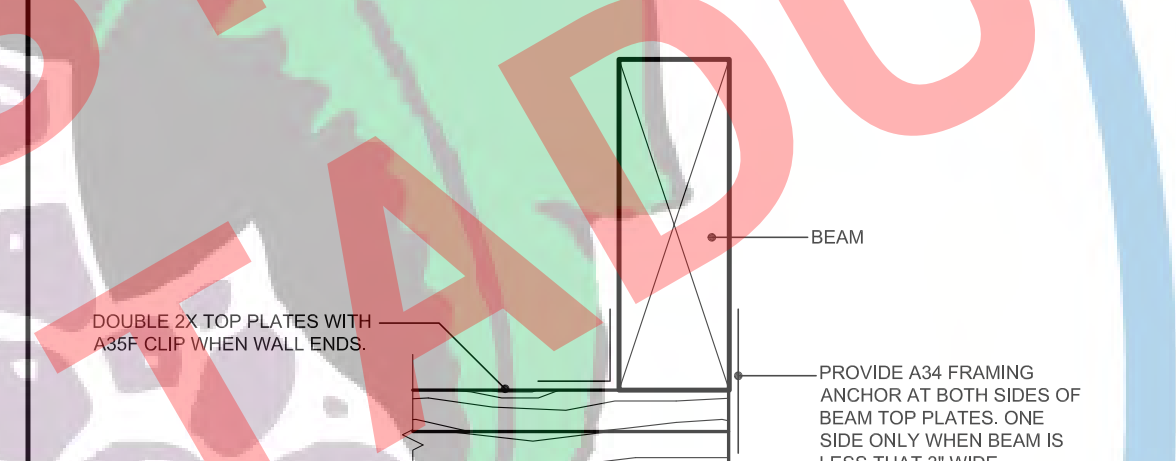
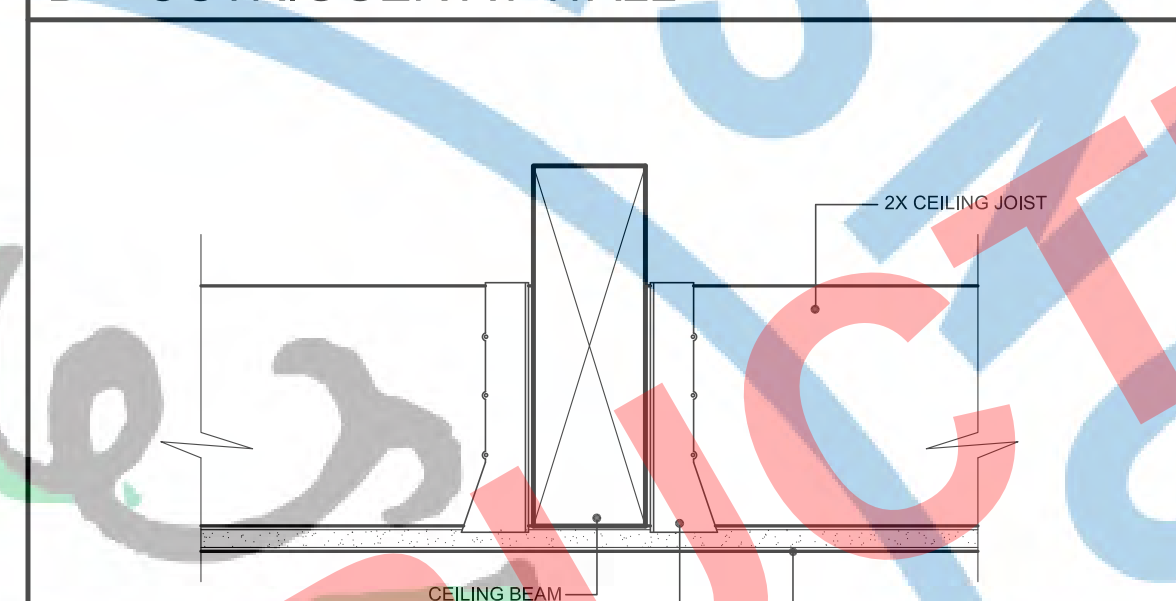
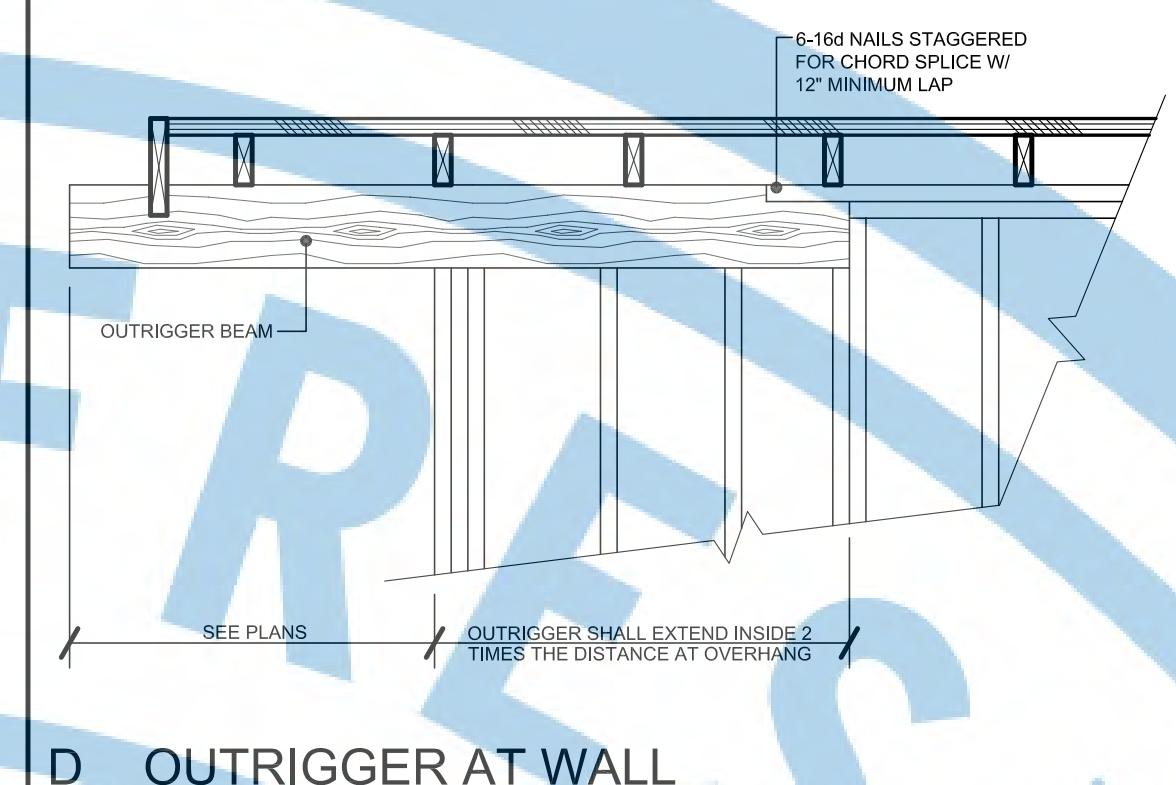
HEADER/BEAM SCHEDULE:

SYMBOL	HEADER/BEAM SIZE & GRADE
HT1	6X8 D.F.#2
HT2	4X8 D.F.#2
HT3	4X8 D.F.#2
HT4	4X12 D.F.#2
HT5	6X8 D.F.#2
HT6	6X10 D.F.#2

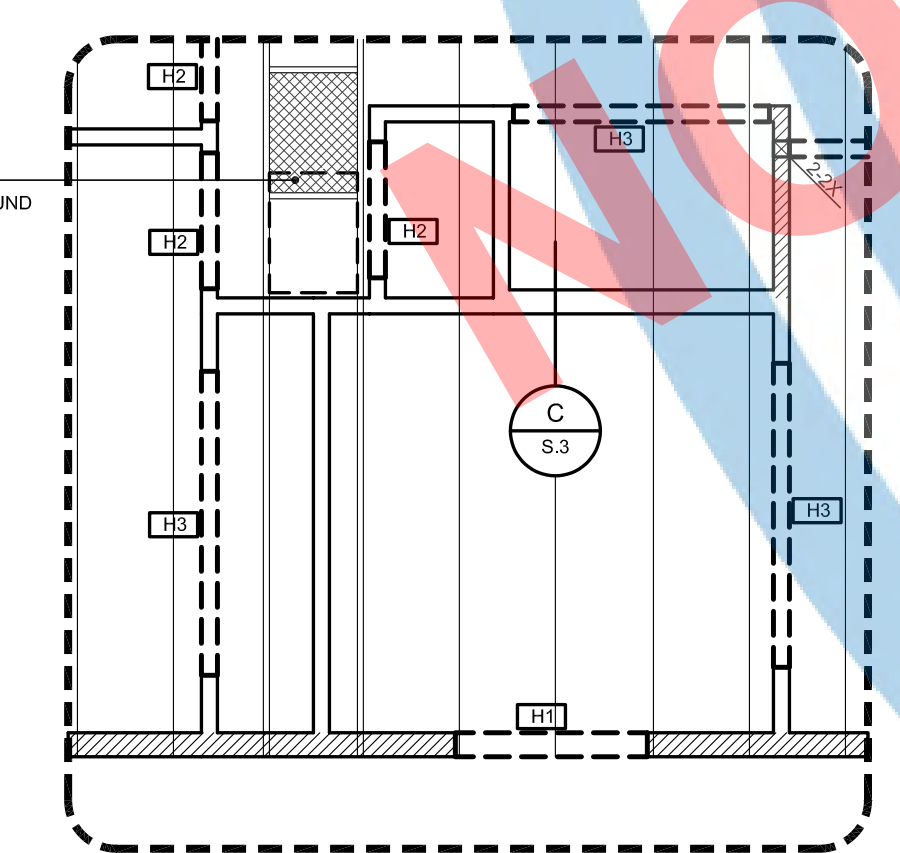
WALL LEGEND:

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.

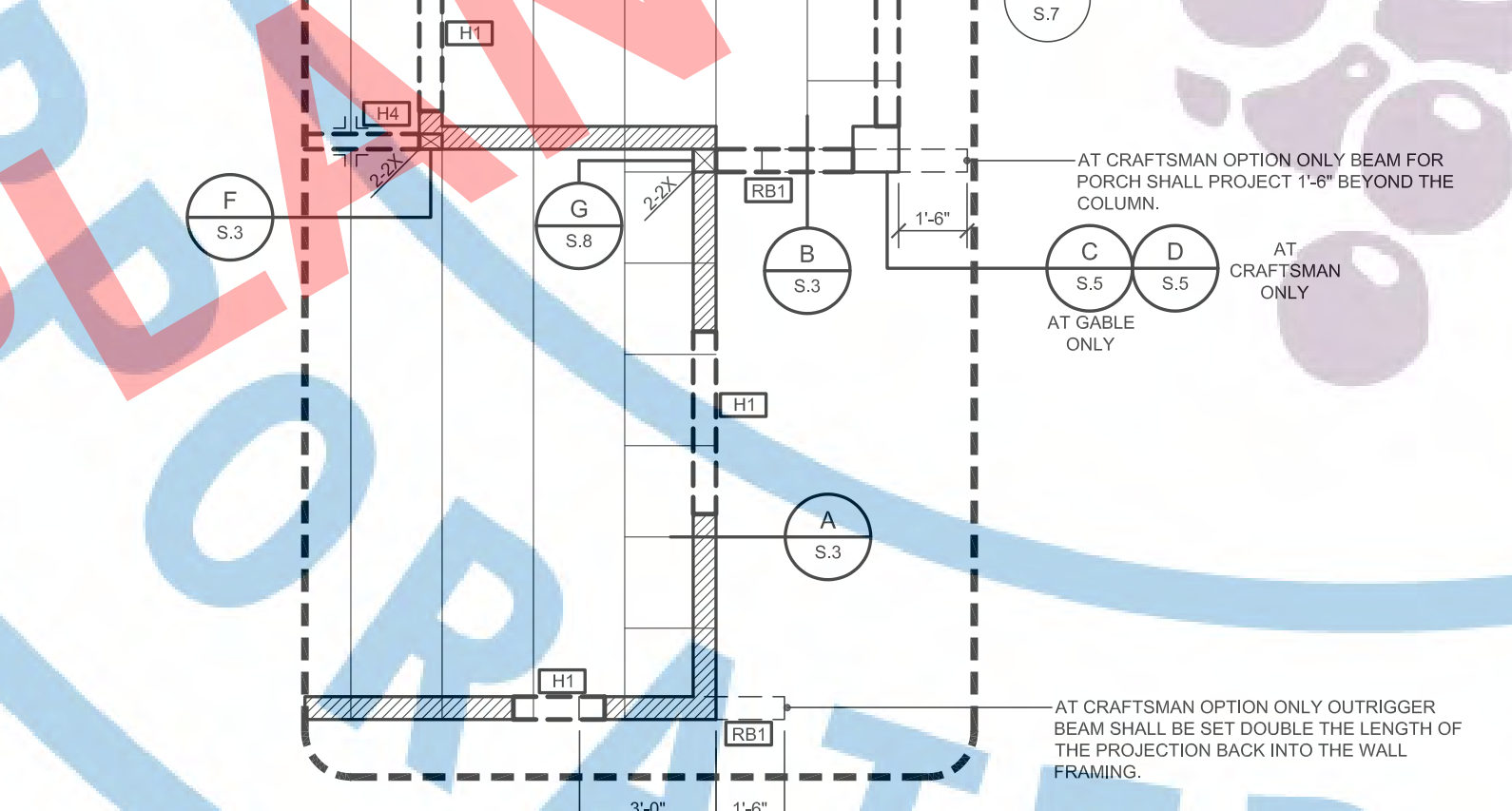
- WALL FRAMING NOTES:**
1. PROVIDE CONTINUOUS STUDS AT ALL LOCATIONS WHERE THERE IS NO LATERAL SUPPORT AT 8' PLATE HEIGHT.
 2. FINGER JOINTED STUDS IN STRUCTURAL WALL (BEARING OR SHEAR) MUST BE GRADE STAMPED BY AN APPROVED ICC INSPECTION AGENCY AND CLEARLY SPECIFIED ON PLANS, AND ARE NOT ALLOWED AT HOLD/DOWN LOCATIONS.
 3. ALL LUMBER SHALL BE GRADE MARKED, DOUGLAS FIR STANDARD OR BETTER MINIMUM EXCEPT AS NOTED ON PLANS.
 4. ALL COLUMNS TO BE DOUGLAS FIR NO.2.
 5. 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.
 6. 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, 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/KR. FACE
 - K. BRACING, BACKING, PURLING: DOUG. FIR STANDARD OR BETTER
 - L. SPACED ROOF SHEATHING: DOUG. FIR STANDARD OR BETTER
 - M. SOLID 1" PLASTIC FANES: NO.2 OR BETTER, PINE OR BETTER
 - N. 2X6 TAG CEILING: NO.1 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. SHEATHING: 3/4" REDWOOD WITH HARDWOOD EDGE
 7. 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.
 8. THE OPENING AROUND GAS VENTS, DUCTS, PIPES, CHIMNEYS, AND FIREPLACES AT THE CEILING LEVEL SHALL BE FIREBLOCKED WITH NONCOMBUSTIBLE MATERIALS.
 9. GREEN VINYL SINKERS DO NOT MEET THE NAILING REQUIREMENTS FOR MOST BOX AND COMMON NAIL CONNECTIONS.



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



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



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



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PROJECT:
ACCESSORY DWELLING UNIT (TADU-005) PLAN 5

REVISIONS		
NO.	DESCRIPTION	DATE

CITY USE ONLY

DRAWING TITLE:
ROOF FRAMING PLAN FOR GABLE & CRAFTSMAN

JOB# : TADU-005 SHEET NO.
 DATE: 6-Jun-23
 SCALE: AS NOTED
 DRAWN BY: IRG **S.4**

HEADER/BEAM SCHEDULE:

SYMBOL	HEADER/BEAM SIZE & GRADE
H1	6X8 D.F.#2
H2	4X8 D.F.#2
H3	4X8 D.F.#2
H4	4X12 D.F.#2
R1	6X8 D.F.#2
R2	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.4

- 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 4/8" IN SIZE.
 - MINIMUM SHEET SIZE AND SPACING AND CHANGES IN FRAMING SHALL BE 24" UNLESS BLOCKED.
 - NAIL SIZE, SPACING, AND TYPE PER ABOVE UNLESS NOTED OTHERWISE.
 - ALL PLYWOOD SHALL BE GRADE-TREATED A.P.A. 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 EXPOSURE 1 OR CODEX EXTERIOR GRADE AT EXPOSED AREA'S WITH EXTERIOR GLUE WALL SHEATHING SHALL BE INTERIOR GRADE WITH EXTERIOR GLUE.

WALL LEGEND:

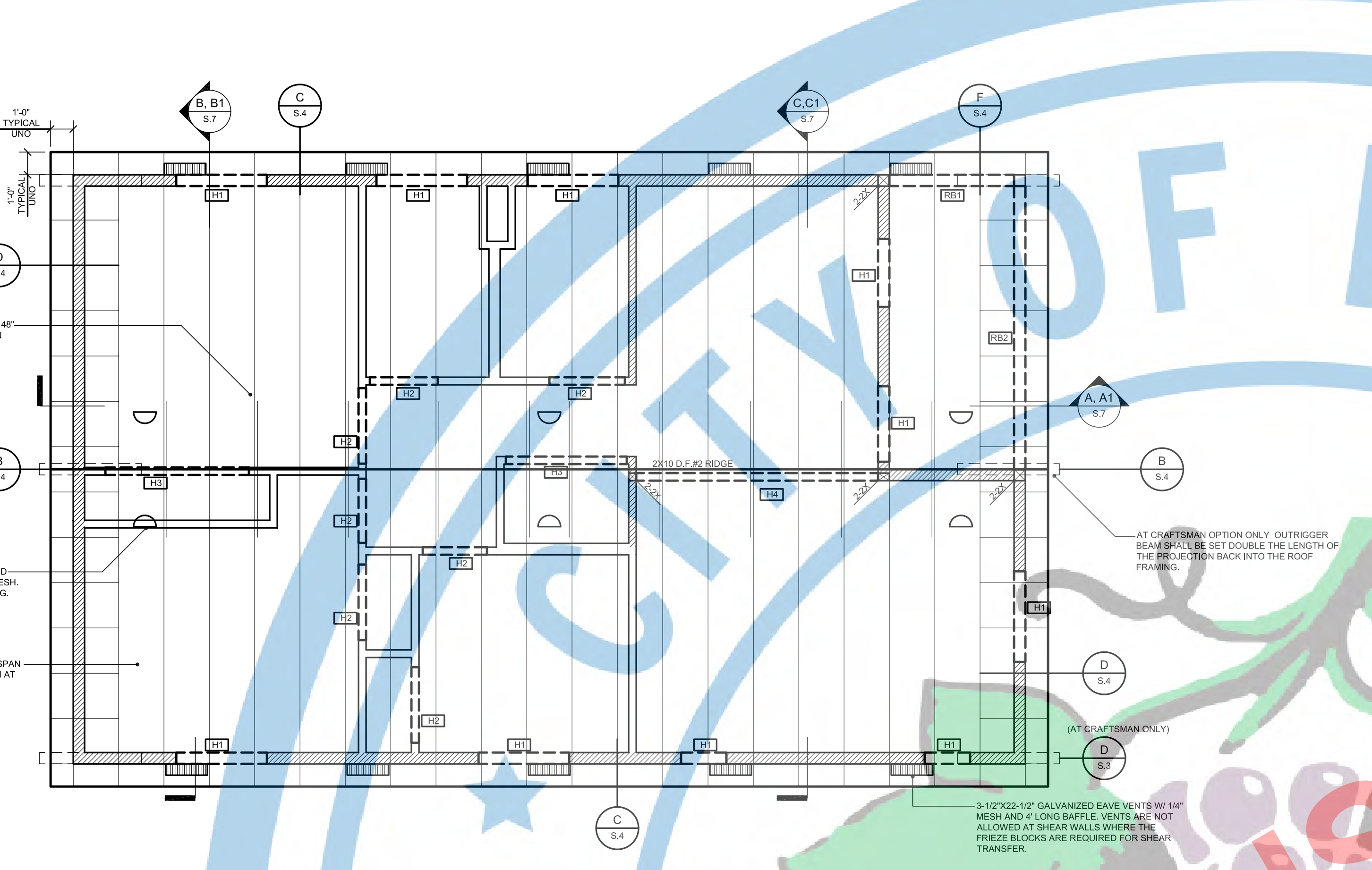
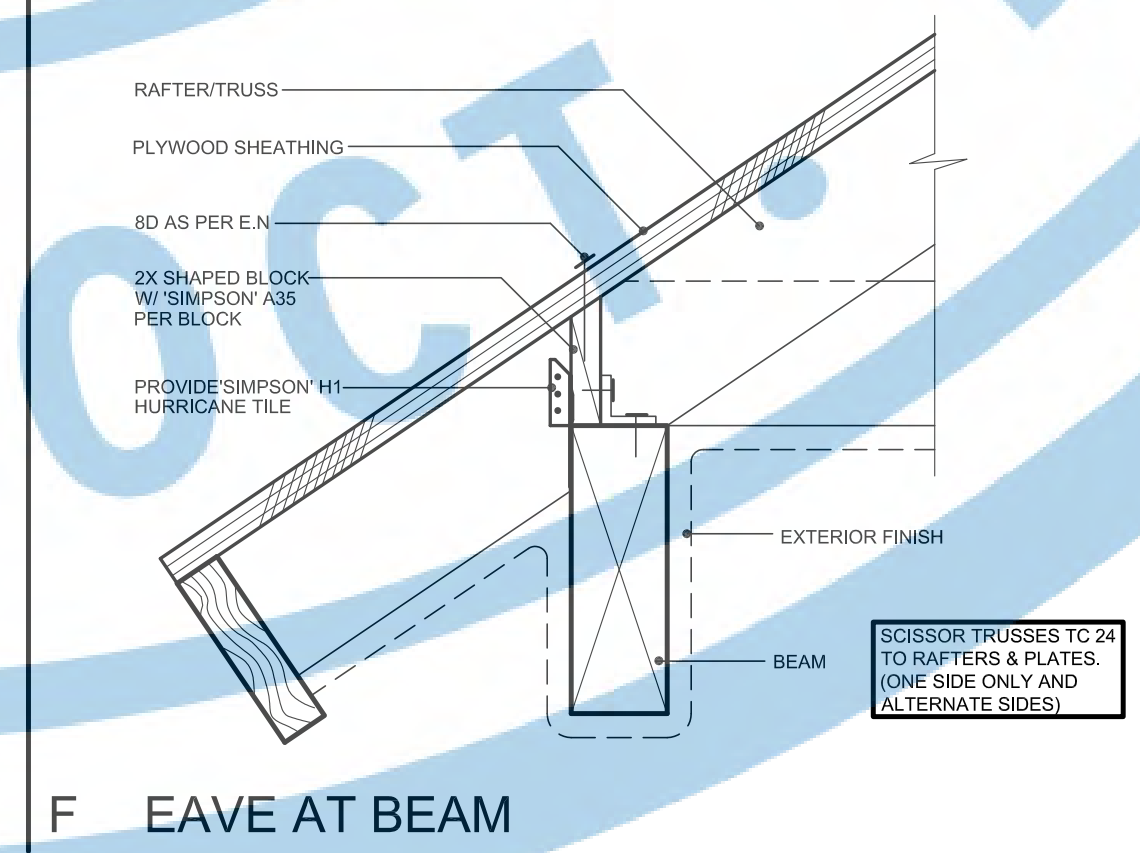
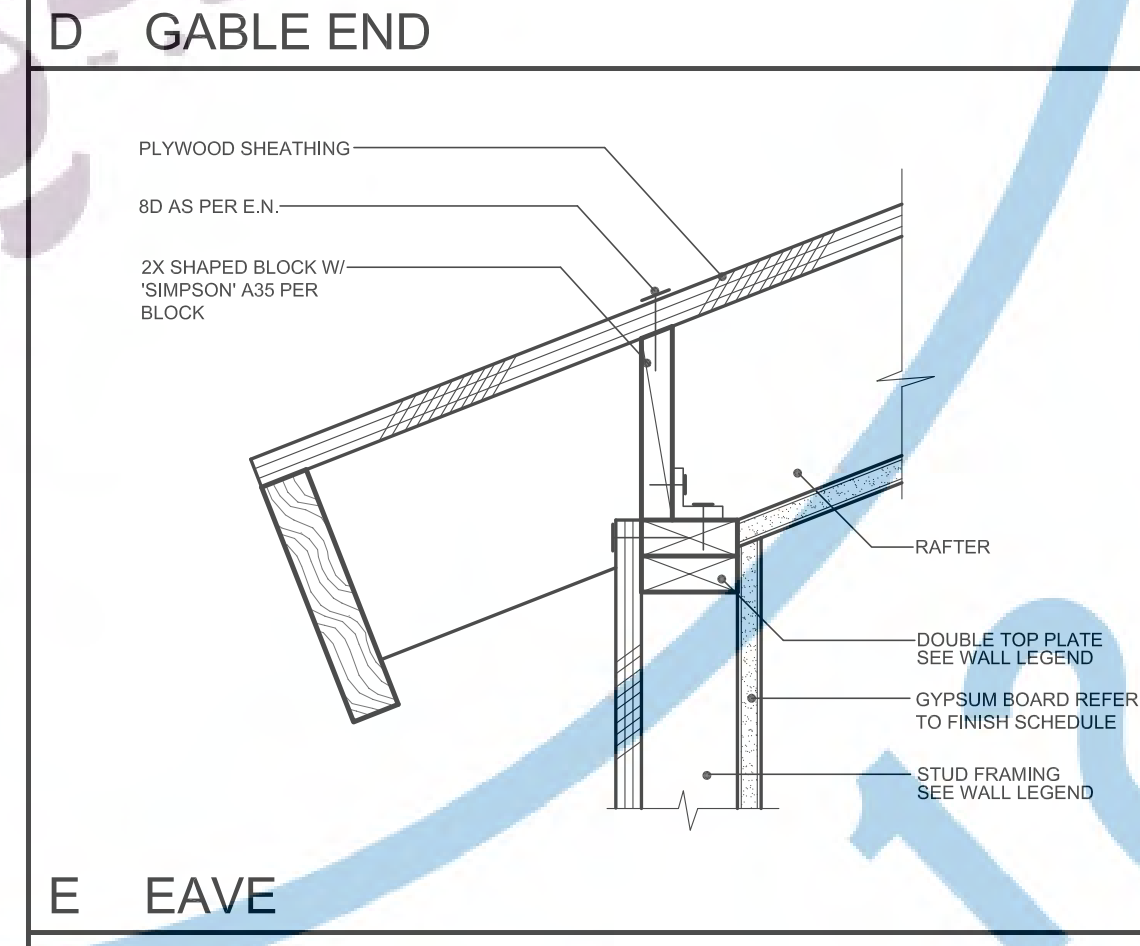
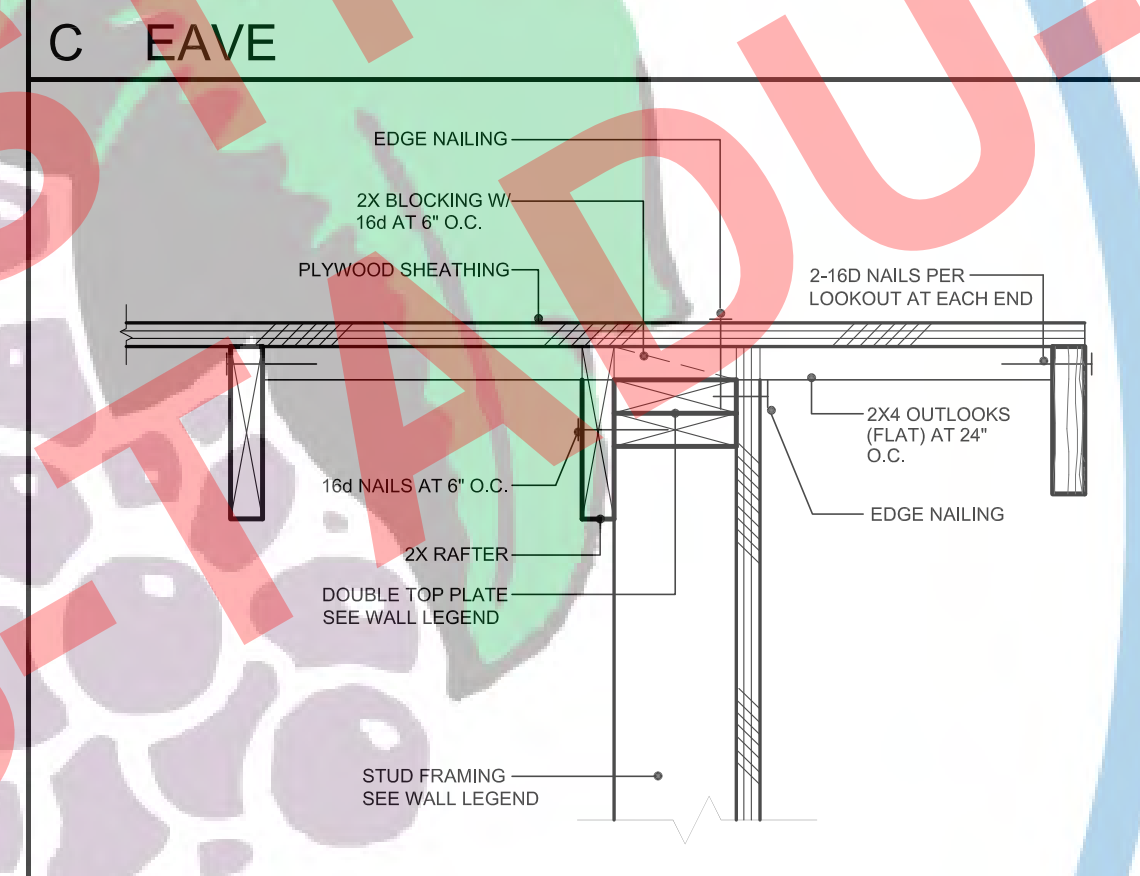
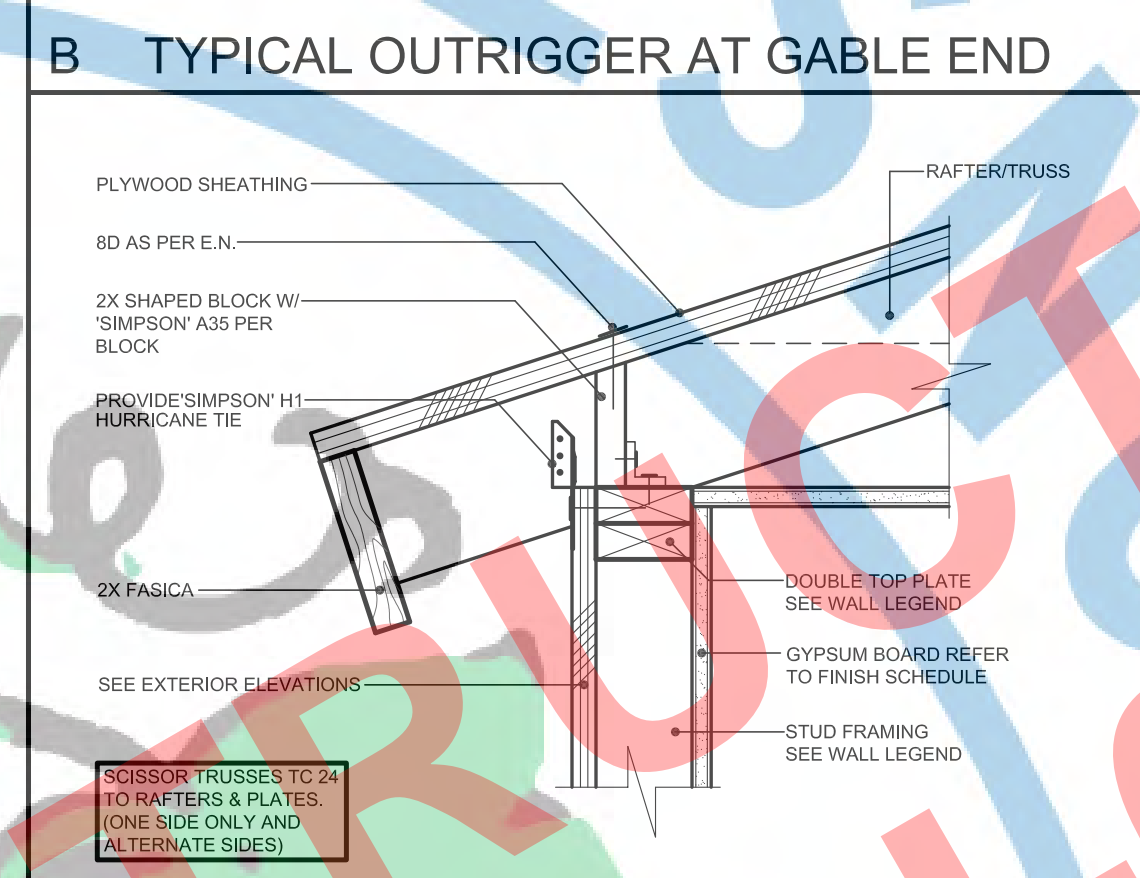
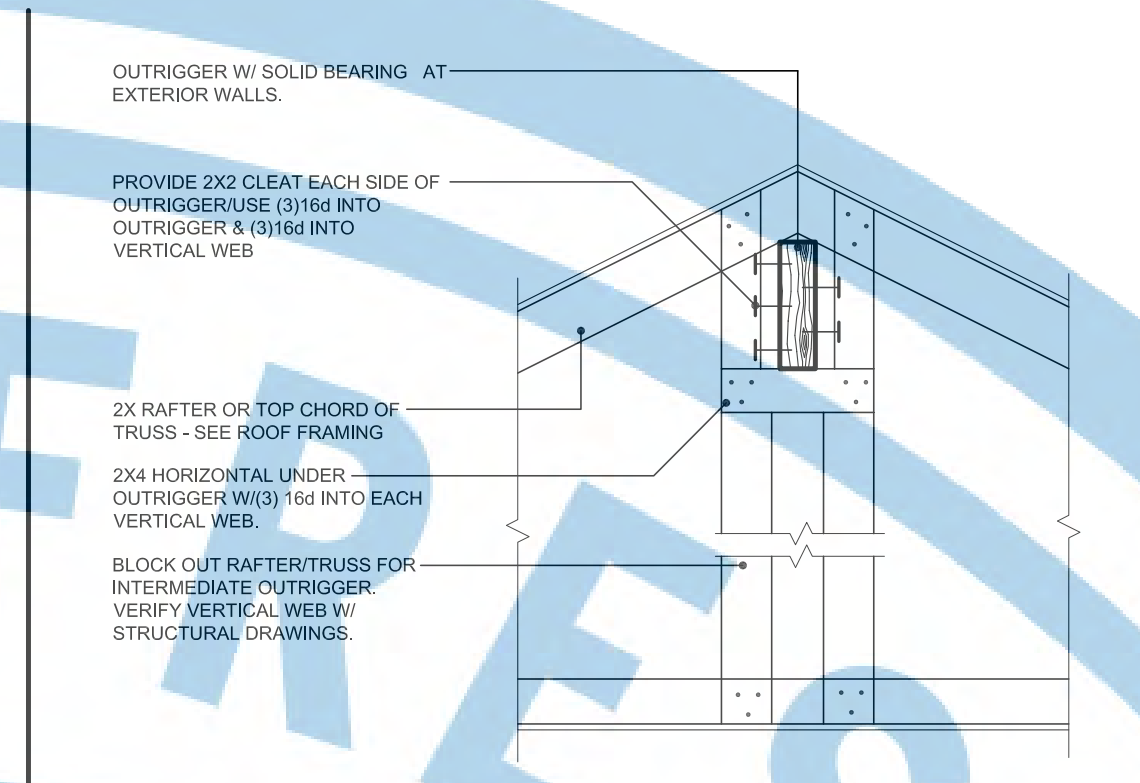
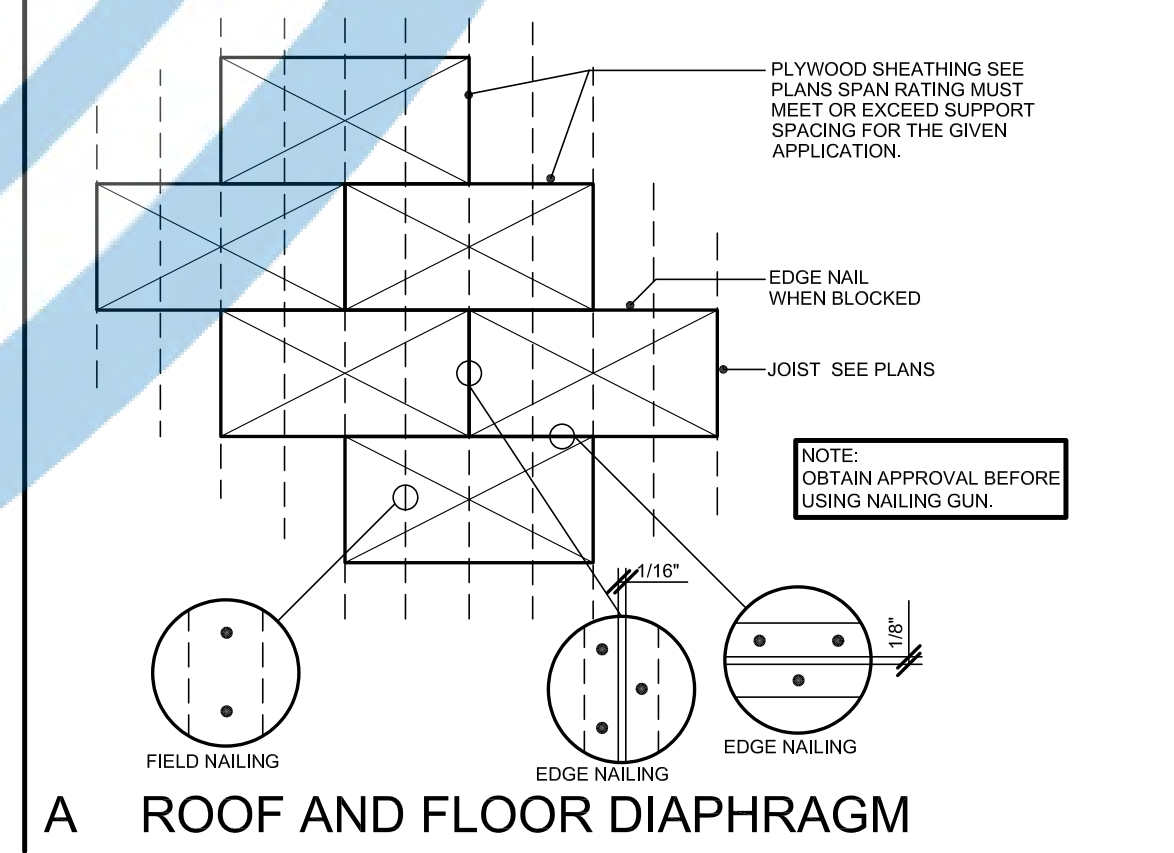
SYMBOL	DESCRIPTION
[Hatched Box]	BEARING WALLS: HATCH WALLS DENOTES BEARING WALL. SEE FOUNDATION PLAN FOR ADDITIONAL INFORMATION.
[Dotted Box]	NON-BEARING WALLS: SEE FLOOR PLANS WALL LEGEND FOR ADDITIONAL INFORMATION.
[Cross-hatched Box]	NON-BEARING WALLS: SEE FLOOR PLANS WALL LEGEND FOR ADDITIONAL INFORMATION.

- WALL FRAMING NOTES:**
- CONTINUE STUDS AT ALL LOCATIONS WHERE THERE IS NO LATERAL SUPPORT AT 8" PLATE HEIGHT.
 - ENGINEER 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 HOLDDOWN 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:
 - SILL PLATES, FOUND. GRD. RWD. OR P.T. DOUG FIR
 - VERTICAL FRAMING STUDS, DOUG. FIR, STUD GRADE
 - POSTS, DOUG. FIR, STUD OR BETTER
 - TOP PLATES, DOUG. FIR, STUD OR BETTER
 - CEILING JOIST, DOUG. FIR NO. 2 OR BETTER
 - RAFTERS, RIDGES, HIPS, DOUG. FIR NO. 2 OR BETTER
 - HEADERS, DOUG. FIR, CONSTRUCTION GRD. OR BETTER
 - EXPOSED BEAM/OUTRIGGERS: ARCH. GRD. D.F. (R.N. IF NOTED)
 - EXPOSED POSTS ARCH. GRD. D.F. (R.N. IF NOTED)
 - FASCIA WINDOW FRAMES: KILN DRIED CLR. HEMLOCK/RES. FACE
 - BRACING BACKING, FURLING, DOUG. FIR STANDARD OR BETTER
 - SPACED ROOF SHEATHING DOUG. FIR STANDARD OR BETTER
 - SOLID "Y" RUSTIC EAVES: FIR NO. 2 OR BETTER, PINE OR BETTER
 - 2X TAG CEILING: NO. 1 WHITE FIR RESAWN FACE
 - REDWOOD SIDING: CEDAR RWD. SQUARE OF "P" GROOVED
 - EXTERIOR TRIM: CLEAR RWD. OR APPEARANCE GRD. DOUG. FIR OR HEMLOCK, RESAWN FACE
 - DOOR JAMBS, CASINGS, MOULDINGS: CLEAR DOUG. FIR OR PINE
 - 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 & 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.

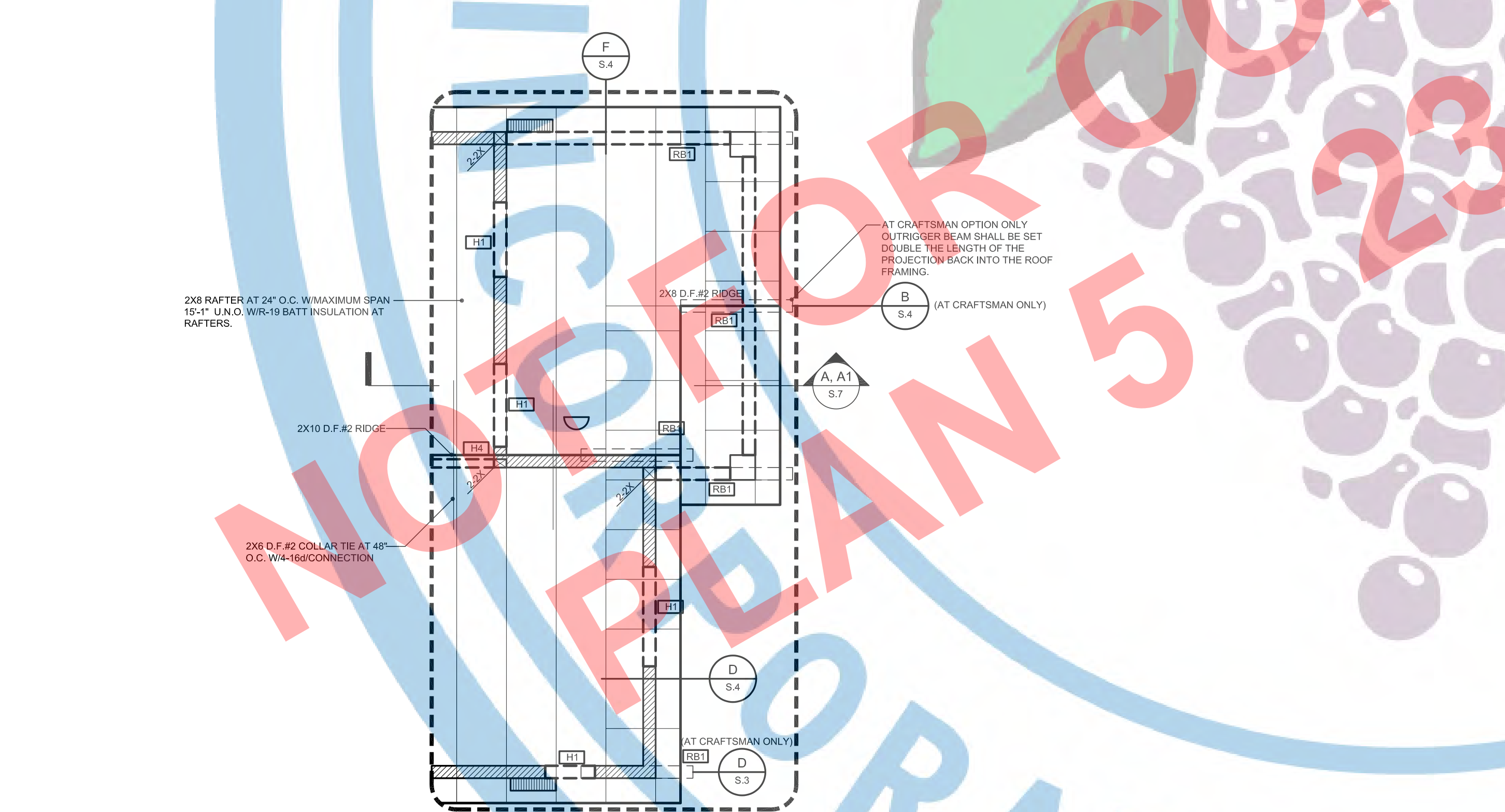
ROOF VENTILATION CALCULATIONS:

ROOF AREA OF: GABLE/CRAFTSMAN		ATTIC SPACE AREA	
CALCULATION FACTOR	ATTIC SPACE AREA	1,093	
300	300 X 144	SQUARE INCHES REQUIRED	525
QUANTITY	SIZE	TYPE	NET AREA PROVIDED
6	LOW PROFILE	UPPER VENTILATION GALVANIZED LOW PROFILE DORMER VENT (43 SQ. IN.)	258
		401 UPPER VENTILATION	210
		501 UPPER VENTILATION	263
9	3 1/2" X 22 1/2"	LOWER VENTILATION GALVANIZED EAVE VENT (33 SQ. IN.)	297
		TOTAL ATTIC VENTILATION	555

ROOF AREA OF: GABLE/CRAFTSMAN (PORCH OPTION)		ATTIC SPACE AREA	
CALCULATION FACTOR	ATTIC SPACE AREA	1,149	
300	300 X 144	SQUARE INCHES REQUIRED	552
QUANTITY	SIZE	TYPE	NET AREA PROVIDED
6	LOW PROFILE	UPPER VENTILATION GALVANIZED LOW PROFILE DORMER VENT (43 SQ. IN.)	258
		401 UPPER VENTILATION	221
		501 UPPER VENTILATION	276
9	3 1/2" X 22 1/2"	LOWER VENTILATION GALVANIZED EAVE VENT (33 SQ. IN.)	297
		TOTAL ATTIC VENTILATION	556



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



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



PLANNING AND DEVELOPMENT DEPARTMENT
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PROJECT:

ACCESSORY DWELLING UNIT (TADU-005) PLAN 5

REVISIONS		
NO.	DESCRIPTION	DATE
1	- TRUSS FRAMING OPTION FOR GABLE & CRAFTSMAN - ELECTRIC HEAT PUMP WATER HEATER	08/22/23

CITY USE ONLY

DRAWING TITLE:
ROOF FRAMING PLAN FOR GABLE & CRAFTSMAN

JOB # : TADU-005 SHEET NO.
 DATE : 15-Sep-23
 SCALE : AS NOTED
 DRAWN BY : IRG **S.4.1**

HEADER/BEAM SCHEDULE:

SYMBOL	HEADER/BEAM SIZE & GRADE
HT1	6X8 D.F.#2
HT2	4X6 D.F.#2
HT3	4X6 D.F.#2
HT4	4X12 D.F.#2
HT5	6X8 D.F.#2
HT6	6X10 D.F.#2

ROOF SHEATHING:

BOUNDARY	FIELD	SEE DETAIL
1/2" CDX PLYWOOD 7/16" 24/16 O.S.B./PSR 2400 NAILING (80 COMMONS OR 100 SINKERS)	6 IN O.C.	A
	12 IN O.C.	S.4

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 4'6" 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 MARKED A.S.A. 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 EXTERIOR GRADE AT EXPOSED AREA'S WITH EXTERIOR GLUE WALL SHEATHING SHALL BE INTERIOR GRADE WITH EXTERIOR GLUE.

WALL LEGEND:

SYMBOL	DESCRIPTION
(Hatched pattern)	BEARING WALLS: HATCH WALLS DENOTES BEARING WALL. SEE FOUNDATION PLAN FOR ADDITIONAL INFORMATION.
(Dotted pattern)	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 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 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. 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. BATTERS, RIDGES, HPS: DOUG. FIR NO.2 OR BETTER
 G. HEADERS: DOUG. FIR, CONSTRUCTION GRD. OR BETTER
 H. EXPOSED BEAMS/OUTRIGGERS: ARCH. GRD. D.F. (RSD IF NOTED)
 I. EXPOSED POSTS: ARCH. GRD. D.F. (RSD IF NOTED)
 J. FASCIA WINDOW FRAMES: HLM ORIE. CLR. HEMLOCK/SPR. FACE
 K. BRACING, BACKING, PURLING: DOUG. FIR STANDARD OR BETTER
 L. SPACED ROOF SHEATHING: DOUG. FIR STANDARD OR BETTER
 M. SOLID "X" RUSTIC GAVES: NO.2 OR BETTER, PINE OR BETTER
 N. 2X T&G CEILING: NO.1 WHITE FIR RESAWN FACE
 O. REDWOOD SIDING: CEDAR RWD. SQUARE OR "F" 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. SHELLING: 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.
 THE OPENING AROUND GAS VENTS, DUCTS, PIPES, CHIMNEYS, AND FIREPLACES AT THE CEILING LEVEL SHALL BE FIREBLOCKED WITH NONCOMBUSTIBLE MATERIALS.
 G. GREEN VINYL SINKERS DO NOT MEET THE NAILING REQUIREMENTS FOR MOST BOX AND COMMON NAIL CONNECTIONS.

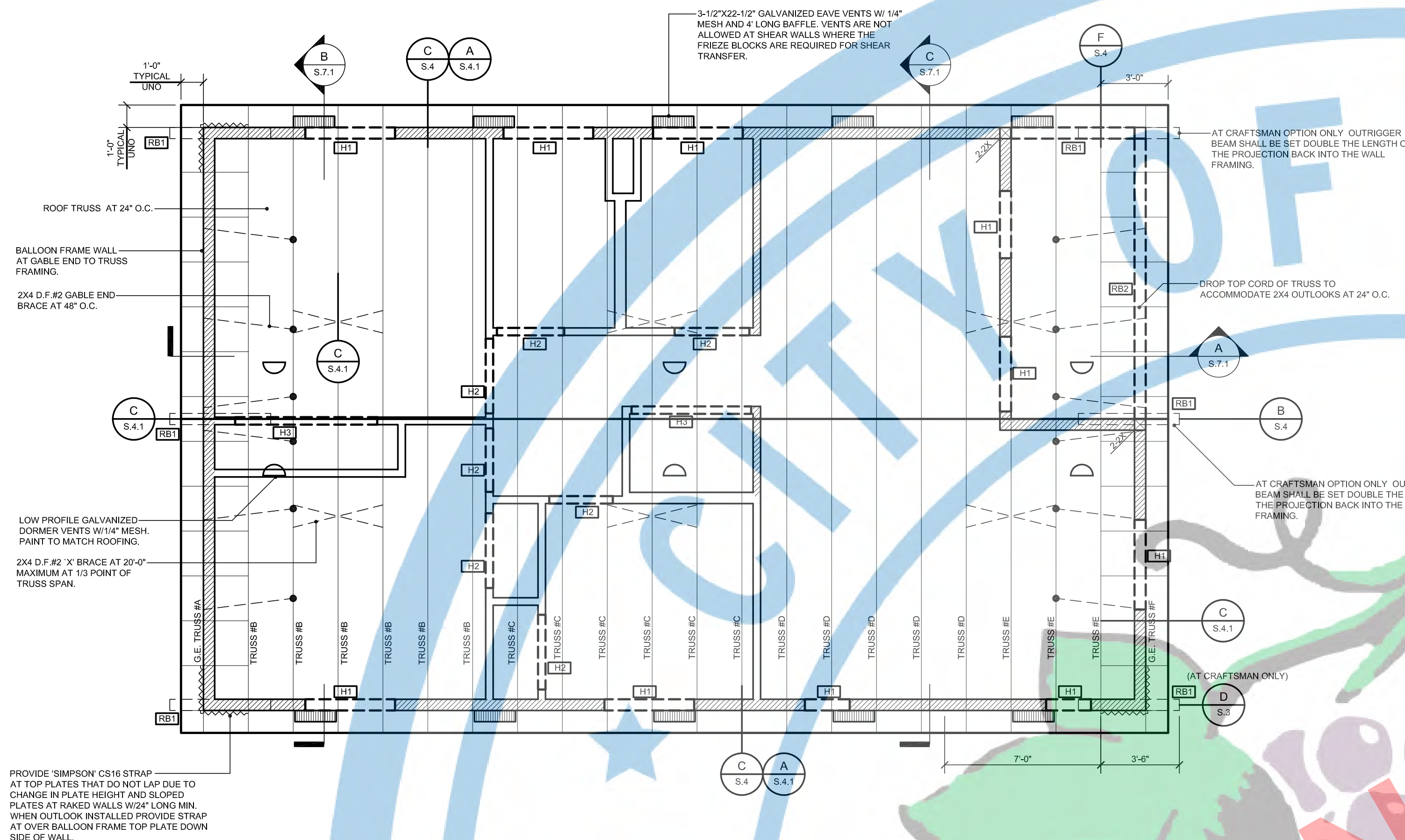
ROOF VENTILATION CALCULATIONS:

ROOF AREA OF:		ATTIC SPACE AREA	
CALCULATION FACTOR	ATTIC SPACE AREA	SQUARE INCHES REQUIRED	NET AREA PROVIDED
300	144	525	
QUANTITY	SIZE	TYPE	NET AREA PROVIDED
6	LOW PROFILE	UPPER VENTILATION GALVANIZED LOW PROFILE DORMER VENT (43 SQ.IN.)	258
		40I UPPER VENTILATION	210
		50I UPPER VENTILATION	263
9	3 1/2"X22 1/2"	LOWER VENTILATION GALVANIZED EAVER VENT (33 SQ.IN.)	297
		TOTAL ATTIC VENTILATION	555

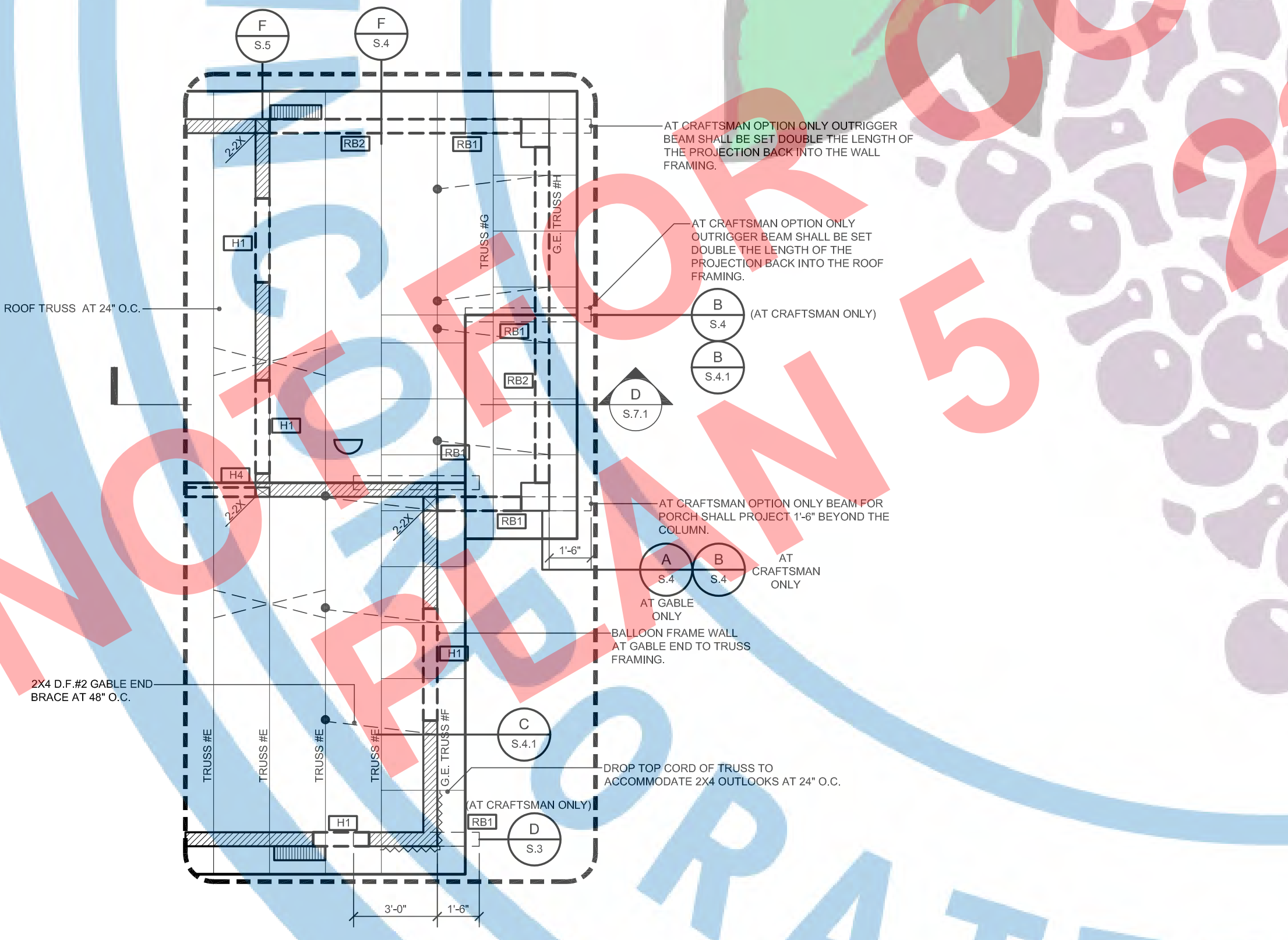
ROOF AREA OF:		ATTIC SPACE AREA	
CALCULATION FACTOR	ATTIC SPACE AREA	SQUARE INCHES REQUIRED	NET AREA PROVIDED
300	144	552	
QUANTITY	SIZE	TYPE	NET AREA PROVIDED
6	LOW PROFILE	UPPER VENTILATION GALVANIZED LOW PROFILE DORMER VENT (43 SQ.IN.)	258
		40I UPPER VENTILATION	221
		50I UPPER VENTILATION	276
9	3 1/2"X22 1/2"	LOWER VENTILATION GALVANIZED EAVER VENT (33 SQ.IN.)	297
		TOTAL ATTIC VENTILATION	555

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.

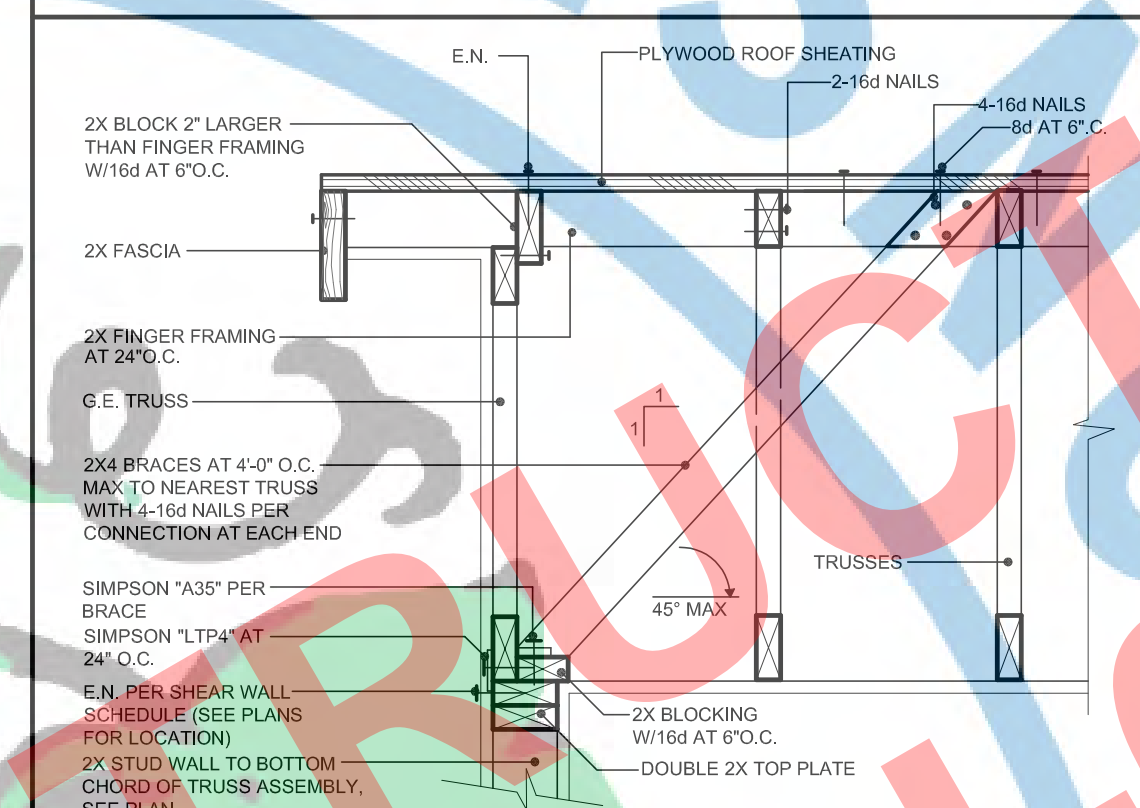


ROOF FRAMING PLAN CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO MANUFACTURING OF ROOF TRUSSES
 SCALE: 1/4"=1'-0"
 GABLE/CRAFTSMAN (TRUSS OPTION)

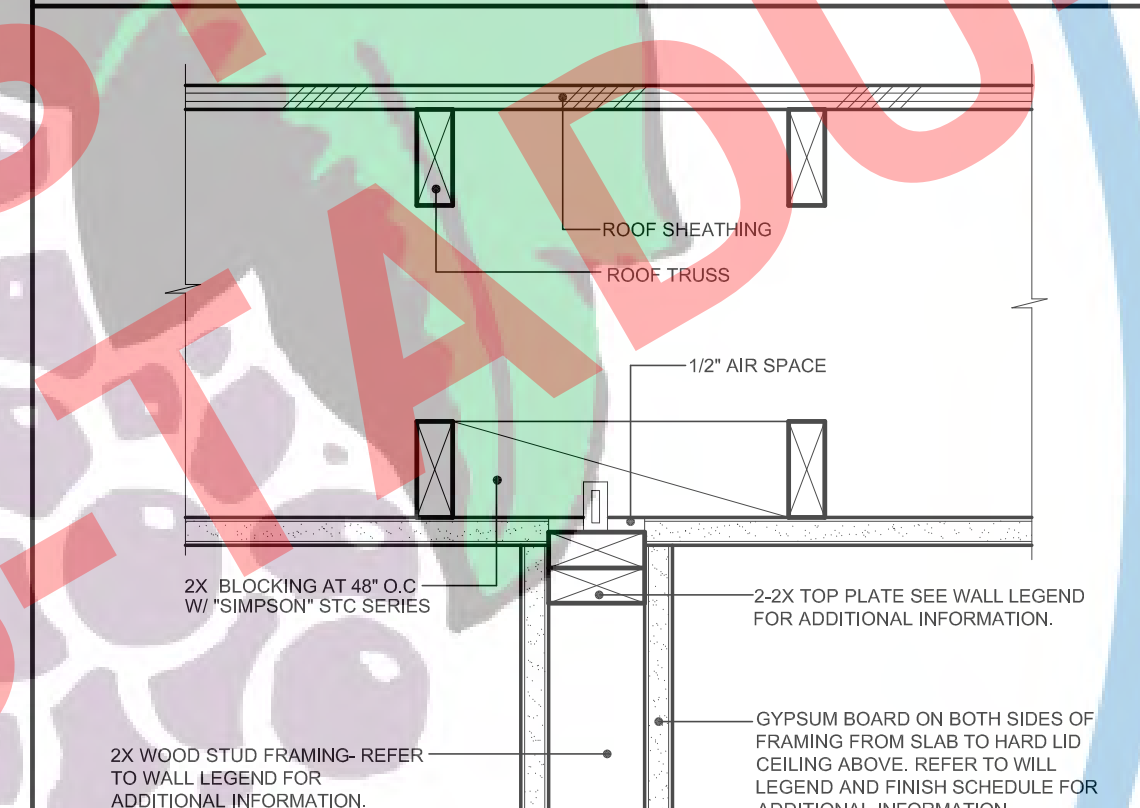


ROOF FRAMING PLAN CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO MANUFACTURING OF ROOF TRUSSES
 SCALE: 1/4"=1'-0"
 GABLE/CRAFTSMAN (PORCH OPTION)
 ATTIC VENTILATION SAME DESIGN AS GABLE/CRAFTSMAN W/NO PORCH OPTION (TRUSS OPTION)

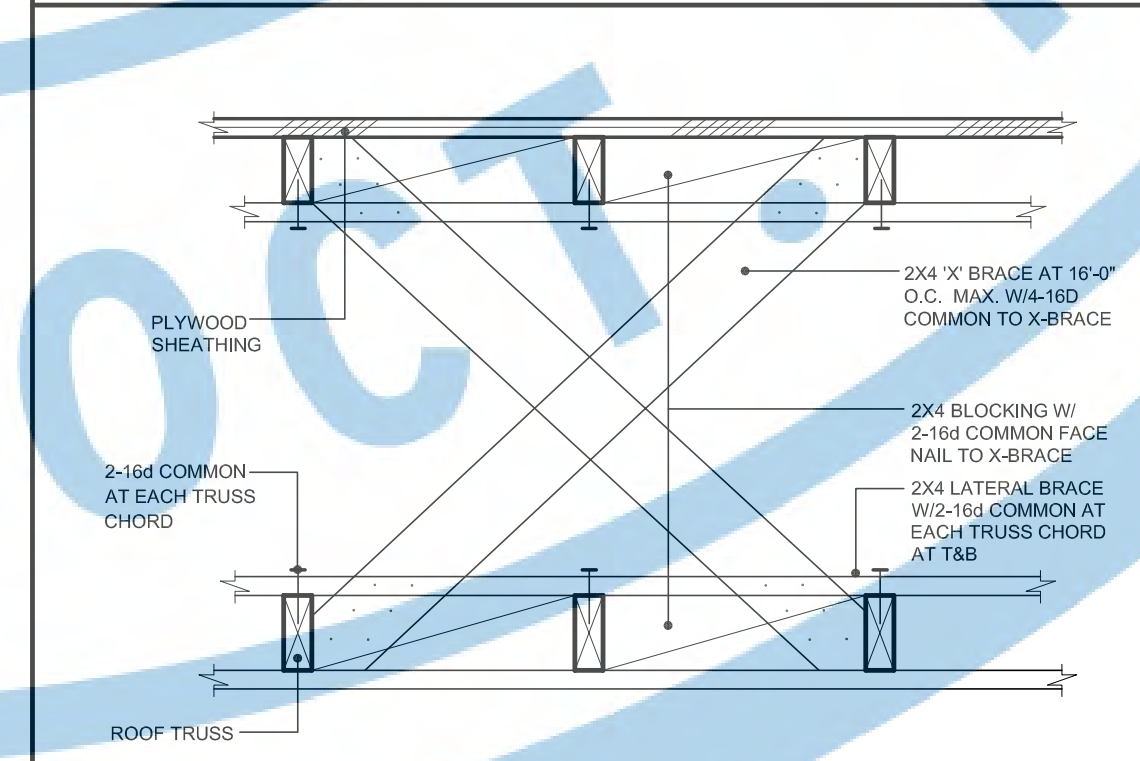
B TRUSS TO BEAM CONNECTION



C TRUSS TO WALL CONNECTION



D TRUSS TO WALL

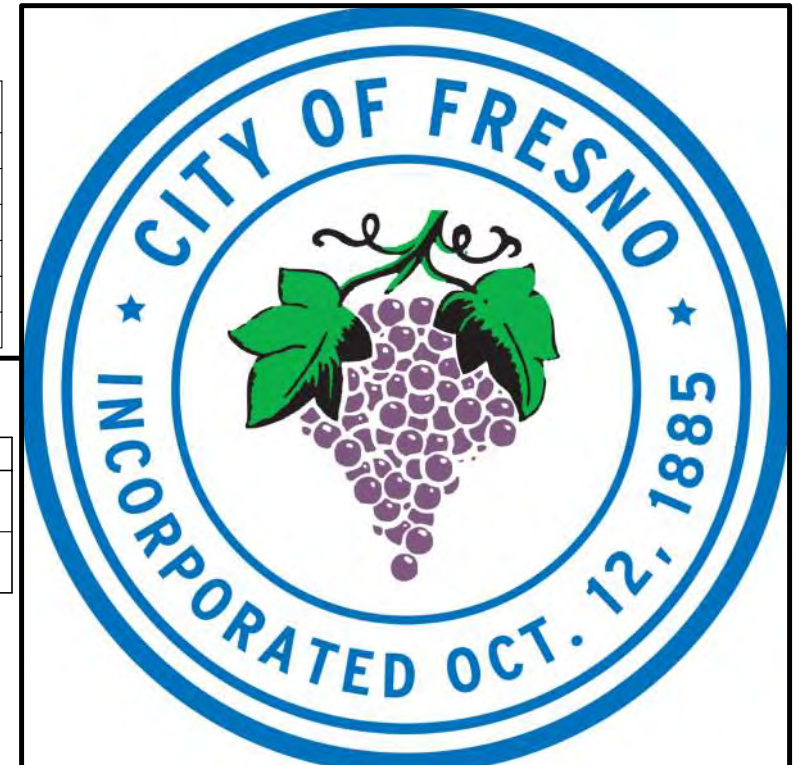


E 'X' BRACE



A TOP PLATE BEARING





PLANNING AND DEVELOPMENT
DEPARTMENT
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PROJECT:

ACCESSORY DWELLING UNIT (TADU-005) PLAN 5

REVISIONS		
NO.	DESCRIPTION	DATE

CITY USE ONLY

DRAWING TITLE:
CEILING JOIST FRAMING PLAN FOR CONTEMPORARY

JOB# : TADU-005 SHEET NO.
DATE: 6-Jun-23
SCALE: AS NOTED
DRAWN BY: IRG **S.5**

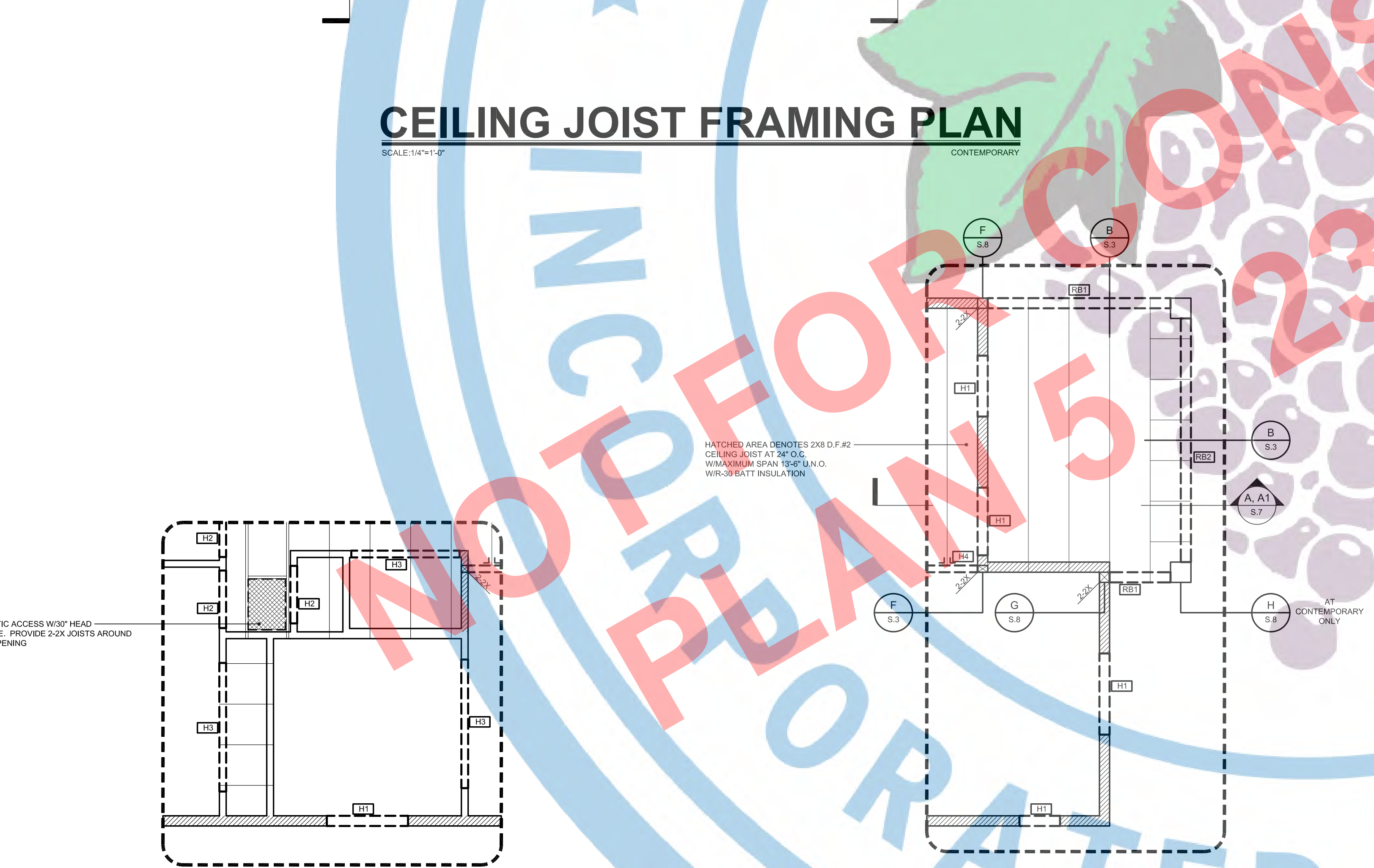
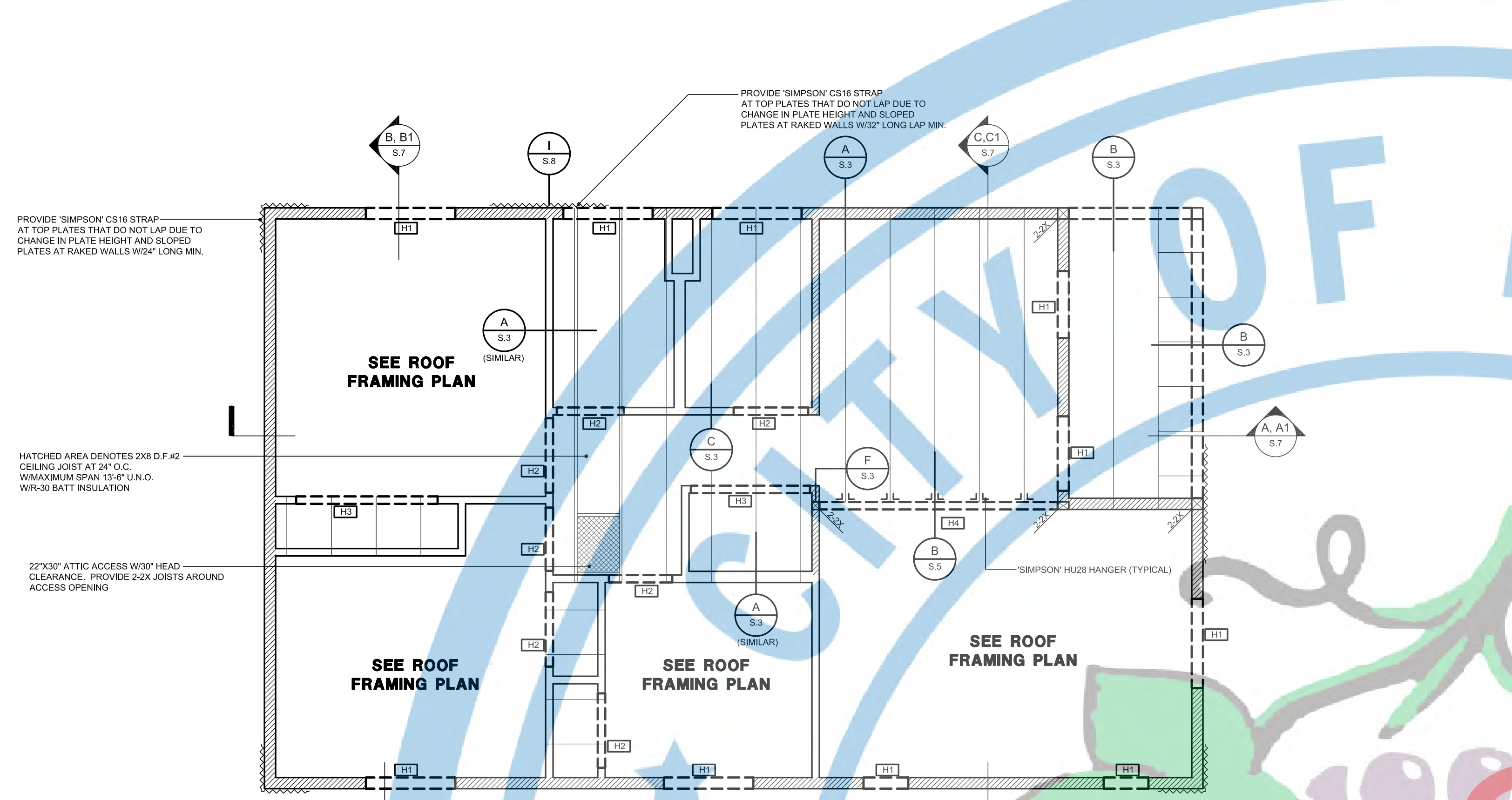
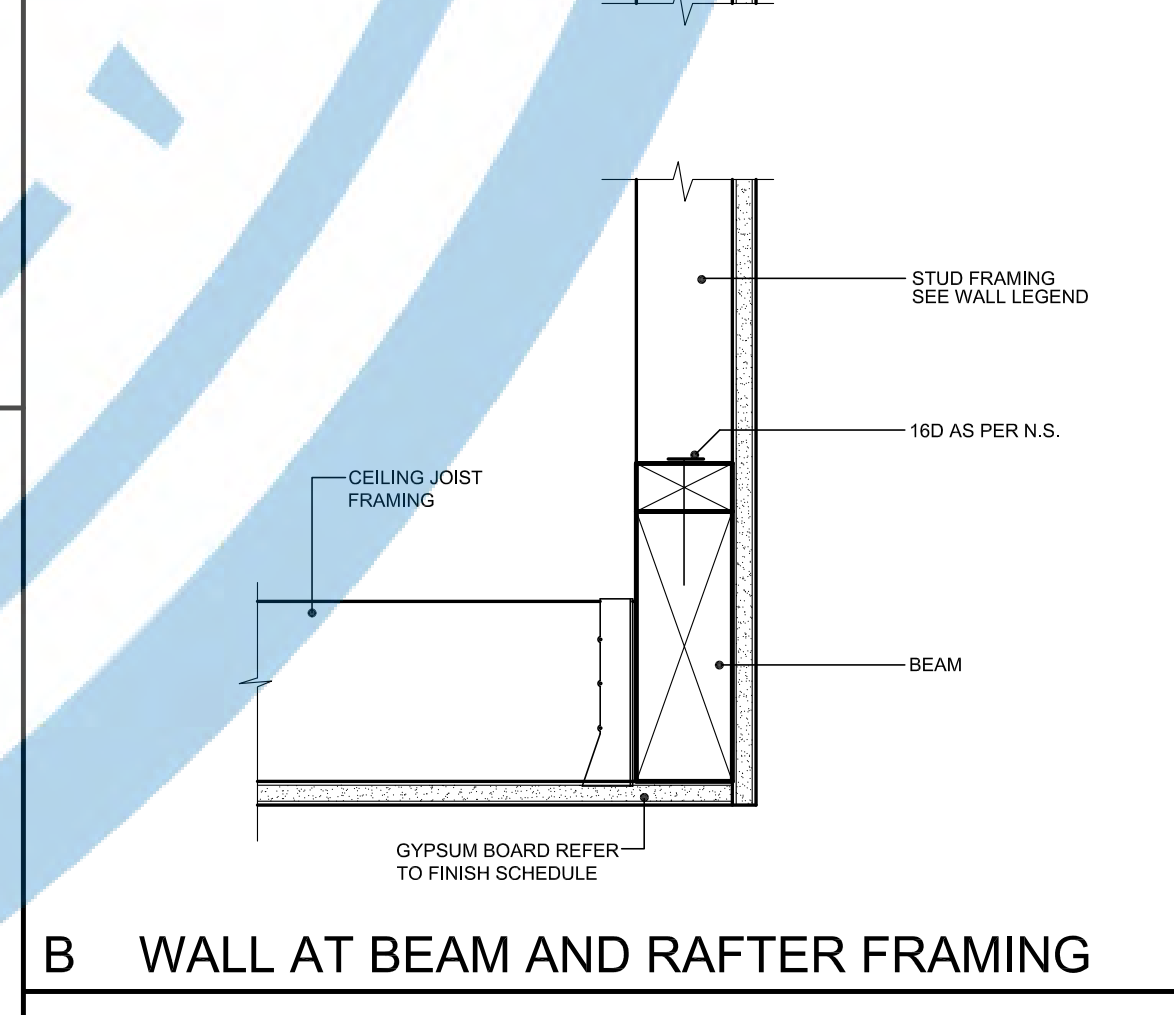
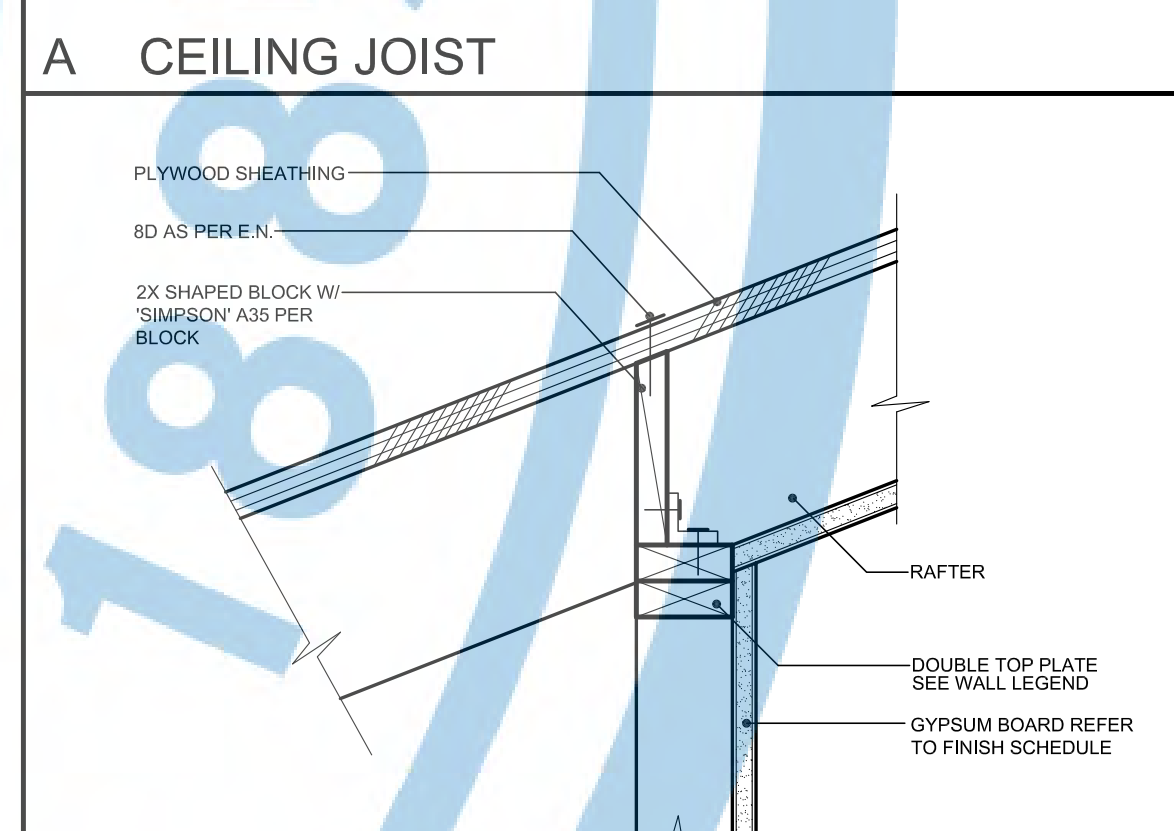
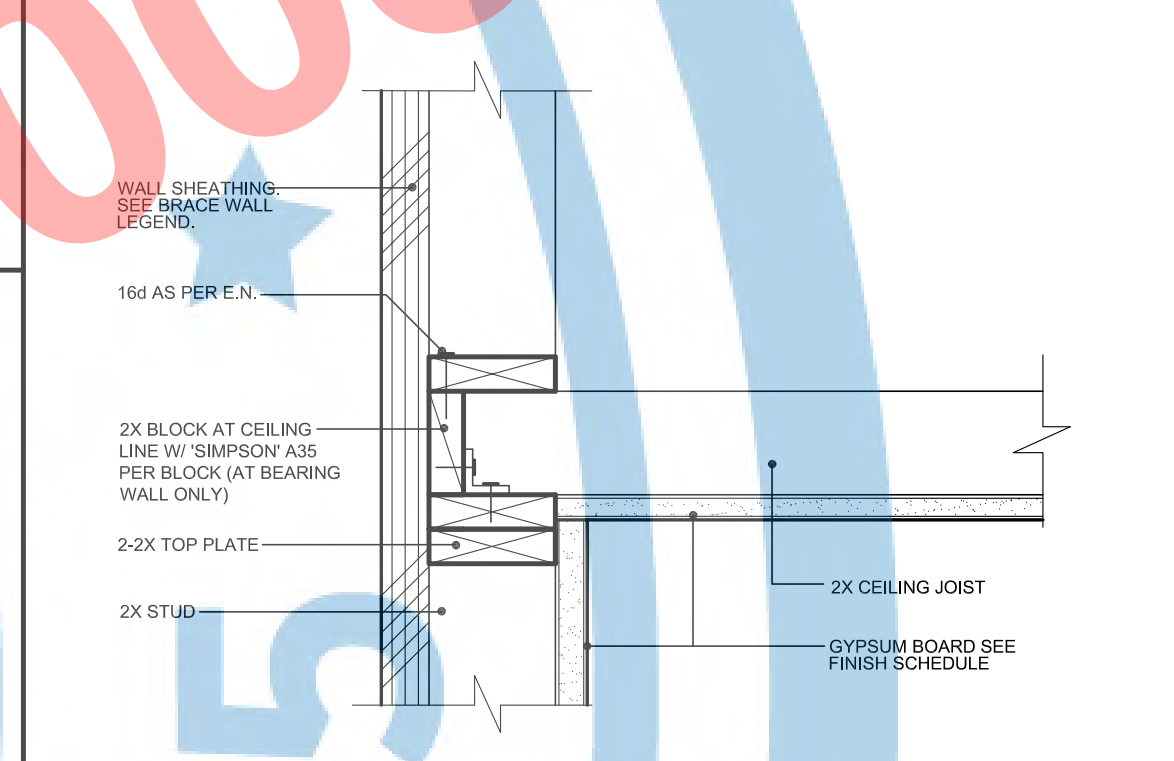
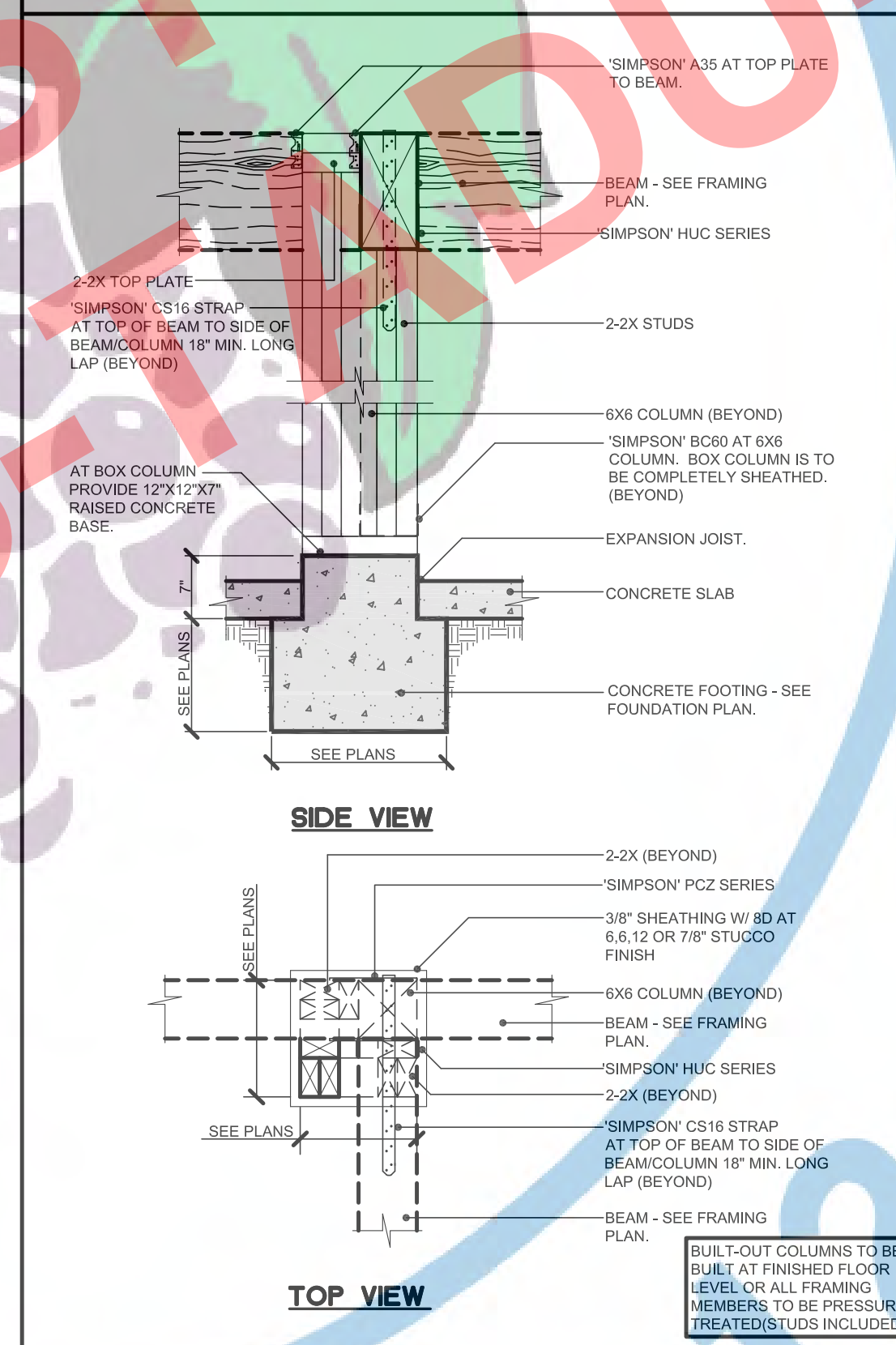
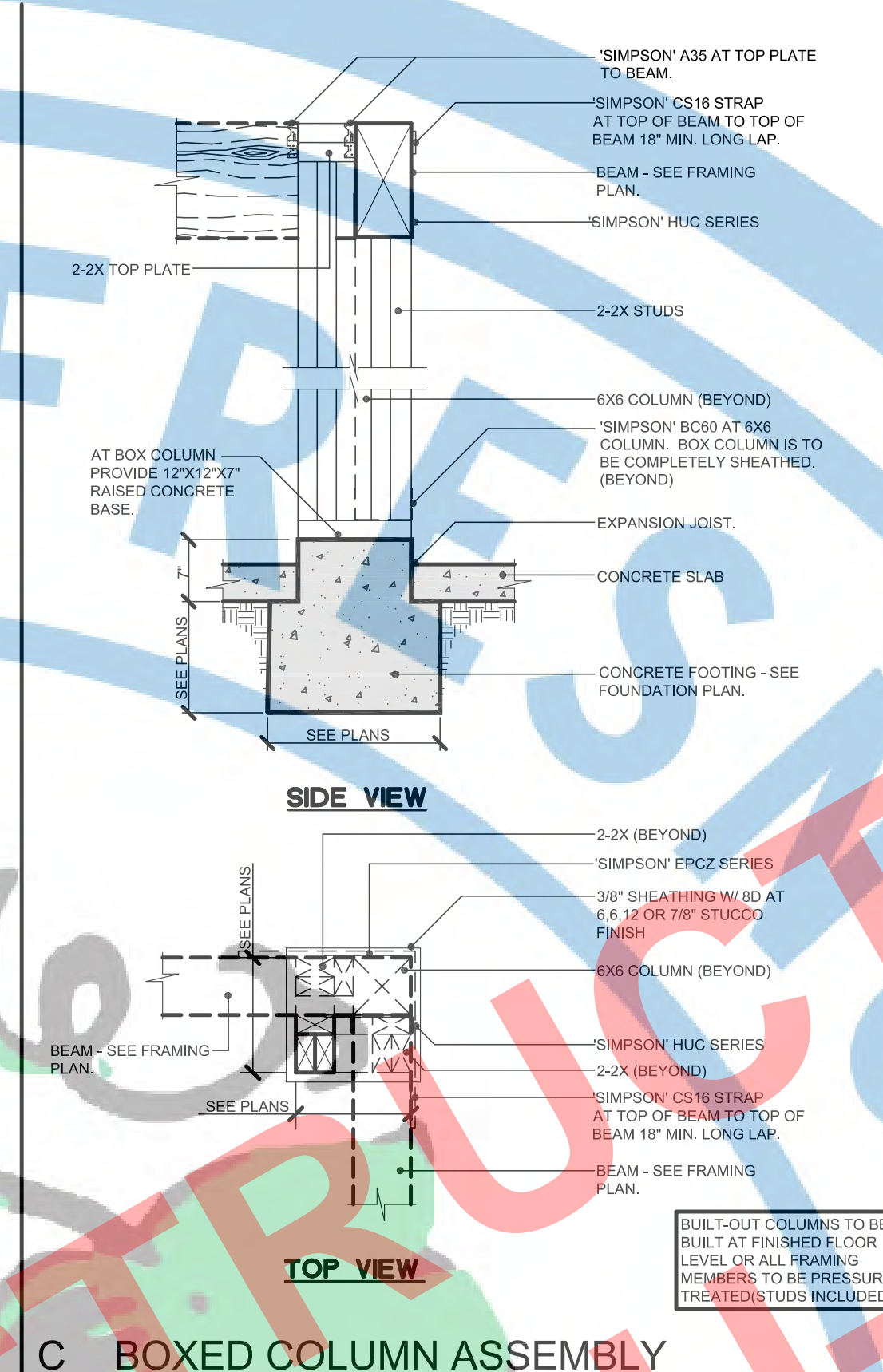
HEADER/BEAM SCHEDULE:

SYMBOL	HEADER/BEAM SIZE & GRADE
H11	6X8 D.F.#2
H12	4X6 D.F.#2
H13	4X8 D.F.#2
H14	4X12 D.F.#2
RB1	6X8 D.F.#2
RB2	6X10 D.F.#2

WALL LEGEND:

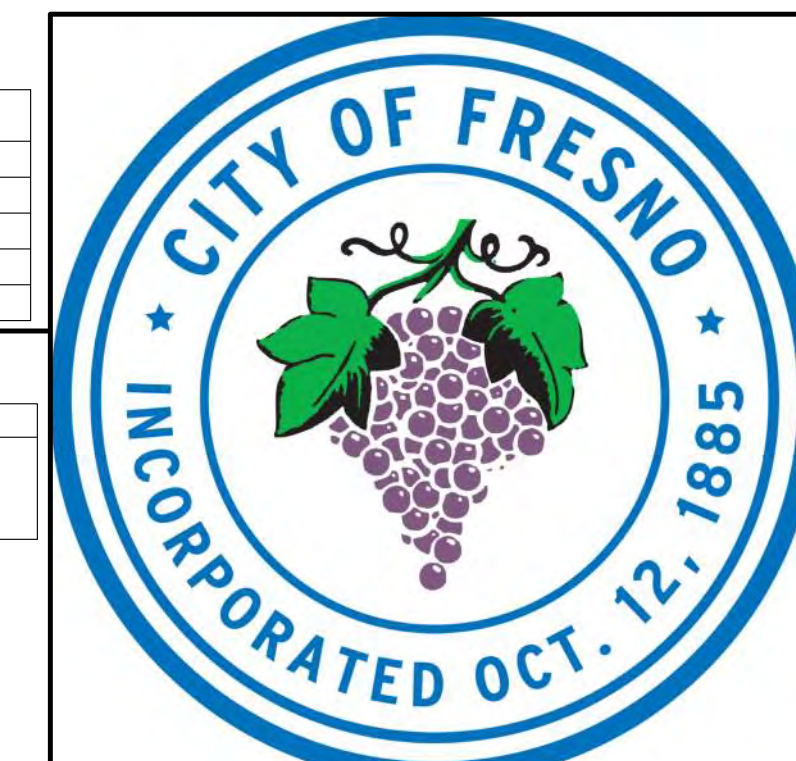
SYMBOL	DESCRIPTION
	BEARING WALLS: HATCH WALLS DENOTES BEARING WALL. SEE FOUNDATION PLAN FOR ADDITIONAL INFORMATION.
	NON-BEARING WALLS: NON-BEARING WALLS. SEE FLOOR PLANS WALL LEGEND FOR ADDITIONAL INFORMATION.

- WALL FRAMING NOTES:**
- PROVIDE CONTINUOUS STUDS AT ALL LOCATIONS WHERE THERE IS NO LATERAL SUPPORT AT 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 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 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 SPECIES 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, 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 BRACING, BACKING, FURLING, DOUG. FIR STANDARD OR BETTER
 - K. SPACED ROOF SHEATHING, DOUG. FIR, STANDARD OR BETTER
 - L. SOLID 1" RUSTIC ENDS, NO.2 OR BETTER, PINE OR BETTER
 - M. 2X6 TAG CEILING, NO.1 WHITE FIR RESAWN FACE
 - N. REDWOOD JOIST, CEDAR RWD. SQUARE OF 1" GROOVED
 - O. EXTERIOR TRIM, CLEAR RWD. OR APPEARANCE GRD. DOUG. FIR OR HEMLOCK, RESAWN FACE
 - P. DOOR JAMBS, CASINGS, MOULDINGS, CLEAR DOUG. FIR OR PINE
 - Q. SHELVING, 3/4" PLYWOOD WITH HARDWOOD EDGE
 - R. SILL RESTERS, PLATES, ETC. ON MASONRY OR CONCRETE. THAT IS IN DIRECT CONTACT WITH EARTH SHALL BE FOUNDATION GRADE & REDWOOD OR PRESSURE TREATED DOUGLAS FIR.
 - S. THE OPENING AROUND GAS VENTS, DUCTS, PIPES, CHIMNEYS, AND FIREPLACES AT THE CEILING LEVEL SHALL BE FIREBLOCKED WITH NON-COMBUSTIBLE MATERIALS.
 - T. GREEN VINYL SINKERS DO NOT MEET THE NAILING REQUIREMENTS FOR MOST BOX AND COMMON NAIL CONNECTIONS.



CEILING JOIST FRAMING PLAN

CEILING JOIST FRAMING PLAN



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 2600 FRESNO STREET
 THIRD FLOOR
 FRESNO, CA. 93721-3600
 559-621-8084
 darm.building@fresno.gov

PROJECT:
 ACCESSORY DWELLING UNIT (TADU-005) PLAN 5

NO.	DESCRIPTION	DATE

REVISIONS		
NO.	DESCRIPTION	DATE

CITY USE ONLY

DRAWING TITLE:
ROOF FRAMING PLAN FOR CONTEMPORARY

JOB# : TADU-005 SHEET NO.
 DATE : 6-Jun-23
 SCALE : AS NOTED
 DRAWN BY: IRG **S.6**

HEADER/BEAM SCHEDULE:

SYMBOL	HEADER/BEAM SIZE & GRADE
[HT]	6X8 D.F.#2
[H2]	4X6 D.F.#2
[H3]	4X8 D.F.#2
[RB1]	6X8 D.F.#2
[RB2]	6X10 D.F.#2

ROOF SHEATHING:

BOUNDARY	6 IN O.C.	SEE DETAIL.
EDGE	6 IN O.C.	[A] S.4
FIELD	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 PERMETER 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.P.A. 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 EXPOSURE 1 OR COX EXTERIOR GRADE AT EXPOSED AREA'S WITH EXTERIOR GLUE WALL SHEATHING SHALL BE INTERIOR GRADE WITH EXTERIOR GLUE.

WALL LEGEND:

SYMBOL	DESCRIPTION
[Hatched]	BEARING WALLS. HATCH WALLS DENOTES BEARING WALL. SEE FOUNDATION PLAN FOR ADDITIONAL INFORMATION.
[Dashed]	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 2' 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.302.1) 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, HIPS DOUG. FIR. NO 2 OR BETTER
 - G. HEADERS DOUG. FIR. CONSTRUCTION GRD. OR BETTER
 - H. EXPOSED BEAM/JOIST BRIGERS 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, BRACING, PURLING DOUG. FIR. STANDARD OR BETTER
 - L. SPACED ROOF SHEATHING DOUG. FIR. STANDARD OR BETTER
 - M. SOLID 1/2" RUSTIC EAVES NO. 2 OR BETTER, PINE OR BETTER
 - N. 2X8 TAG CEILING NO. 1 WHITE FIR. RESAWN FACE
 - O. REDWOOD SIDING CEDAR RWD. SQUARE OF 1/2" GROOVED
 - P. EXTERIOR TRIM CLEAR RWD. OR APPEARANCE GRD. DOUG. FIR OR HEMLOCK, RESAWN FACE
 - Q. DOOR JAMBS, CASINGS, MOLDINGS 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 & REDWOOD OR PRESURE TREATED DOUGLAS FIR.
 - THE OPENING AROUND GAS VENTS, DUCTS, PIPES, CHIMNEYS, AND FIREPLACES AT THE CEILING LEVEL SHALL BE FIREBLOCKED WITH NON-COMBUSTIBLE 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	ENCLOSED RAFTER BAY AREA
150	144	144	144
35	33.6 PER RAFTER BAY	33.6 PER RAFTER BAY	33.6 PER RAFTER BAY

QUANTITY	SIZE	TYPE	NET AREA PROVIDED
6 TOTAL (3 PER BAY)	AT RAFTER FRAMING 3" Ø HOLES DRILL INTO BLOCKING AT BOTH ENDS RAFTER BAYS (6.7 SQ. IN. PER HOLE - APPROXIMATE 20 SQUARE INCHES PER BAY)	40I UPPER VENTILATION	40.2
2 TOTAL (1 PER BAY)	AT TJI FRAMING 1 SQUARE HOLE AT BLOCKING AT BOTH ENDS RAFTER BAYS (10 X 10 OF BLOCKING - APPROXIMATE 25 SQUARE INCHES PER BAY)	50I UPPER VENTILATION	50.0
TOTAL VENTILATION PER RAFTER BAY			40.2 (AT RAFTERS) 50.0 (AT TJI)

ROOF AREA OF: [CONTEMPORARY AT ATTIC SPACE]

CALCULATION FACTOR	ATTIC SPACE AREA	ATTIC SPACE AREA
300	144	144
208	236	236

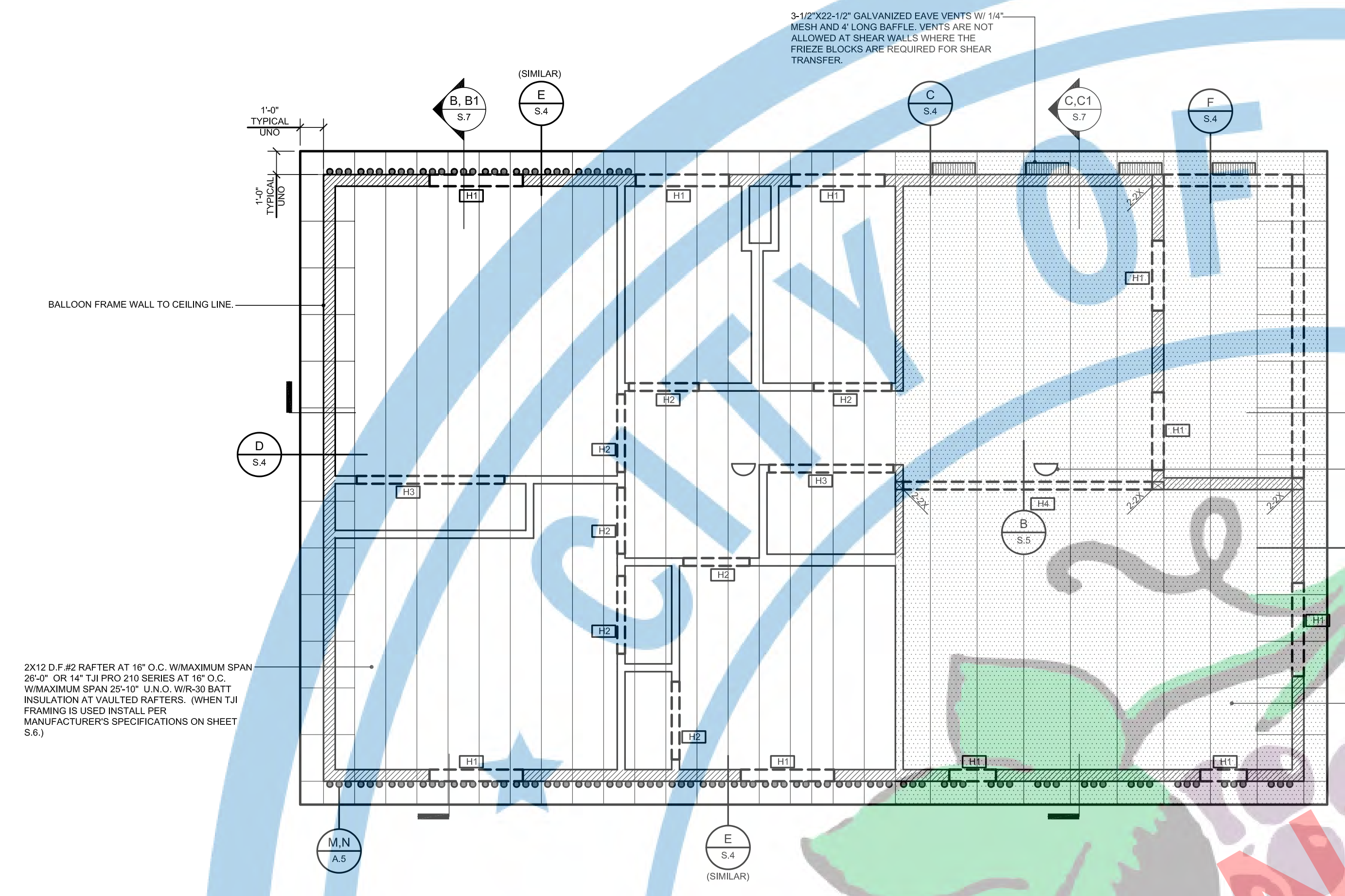
QUANTITY	SIZE	TYPE	NET AREA PROVIDED
2	LOW PROFILE	UPPER VENTILATION GALVANIZED LOW PROFILE DORMER VENT (43 SQ.IN.)	86
40I UPPER VENTILATION			85
50I UPPER VENTILATION			104
4	3 1/2"x22 1/2"	LOWER VENTILATION GALVANIZED EAVE VENT (33 SQ.IN.)	132
TOTAL ATTIC VENTILATION			218

ROOF AREA OF: [CONTEMPORARY AT ATTIC SPACE W/PORCH OPTION]

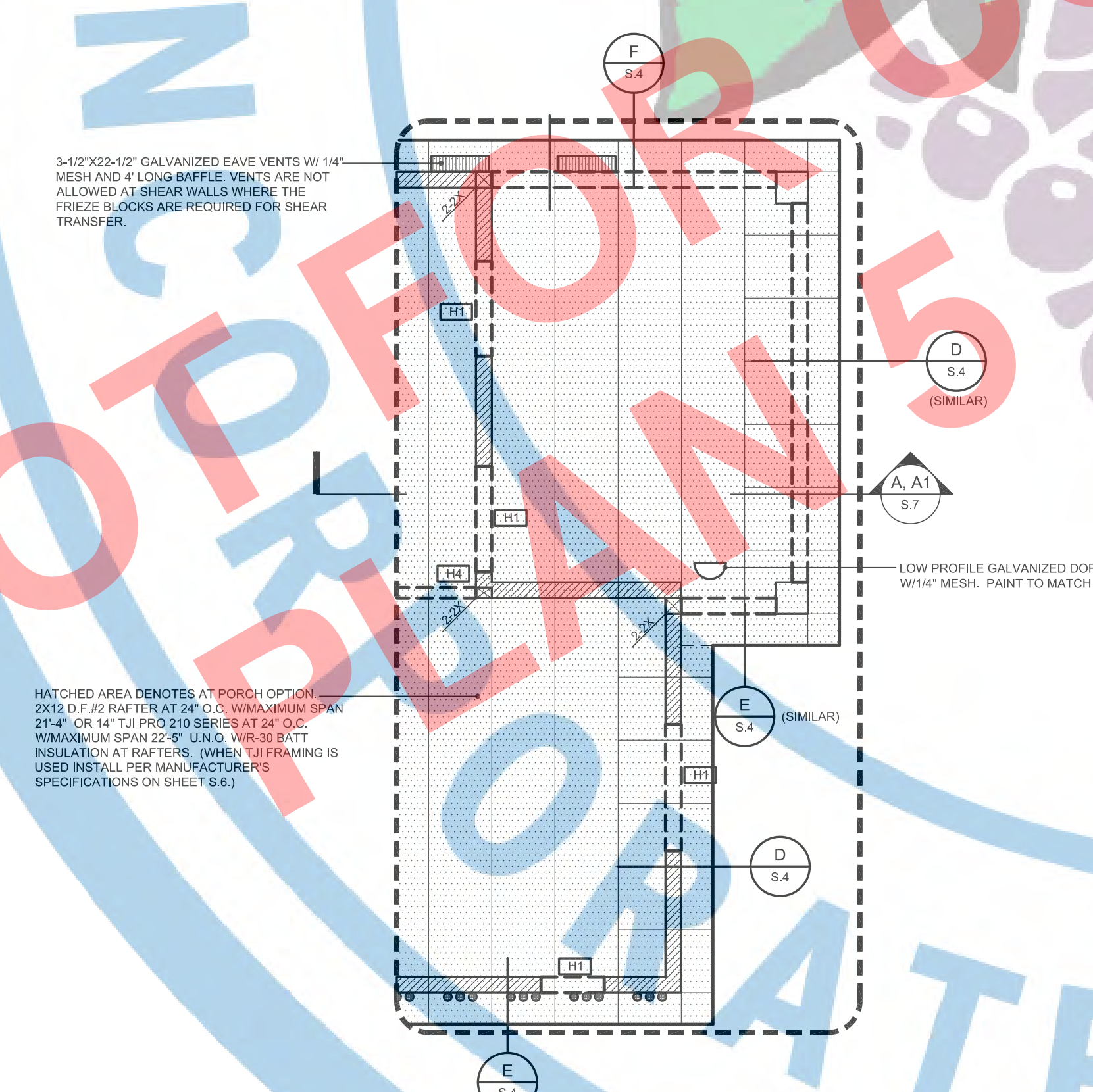
CALCULATION FACTOR	ATTIC SPACE AREA	ATTIC SPACE AREA
300	144	144
236	236	236

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			130
4	3 1/2"x22 1/2"	LOWER VENTILATION GALVANIZED EAVE VENT (33 SQ.IN.)	132
TOTAL ATTIC VENTILATION			261

- ROOF VENTILATION NOTES:**
- MIN. 1" AIR SPACE BETWEEN INSULATION AND ROOF SHEATHING. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, SPECIFY 4" LONG BAFFLES MINIMUM. (CRC SECTION R808.3)



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 W/O PORCH OPTION.



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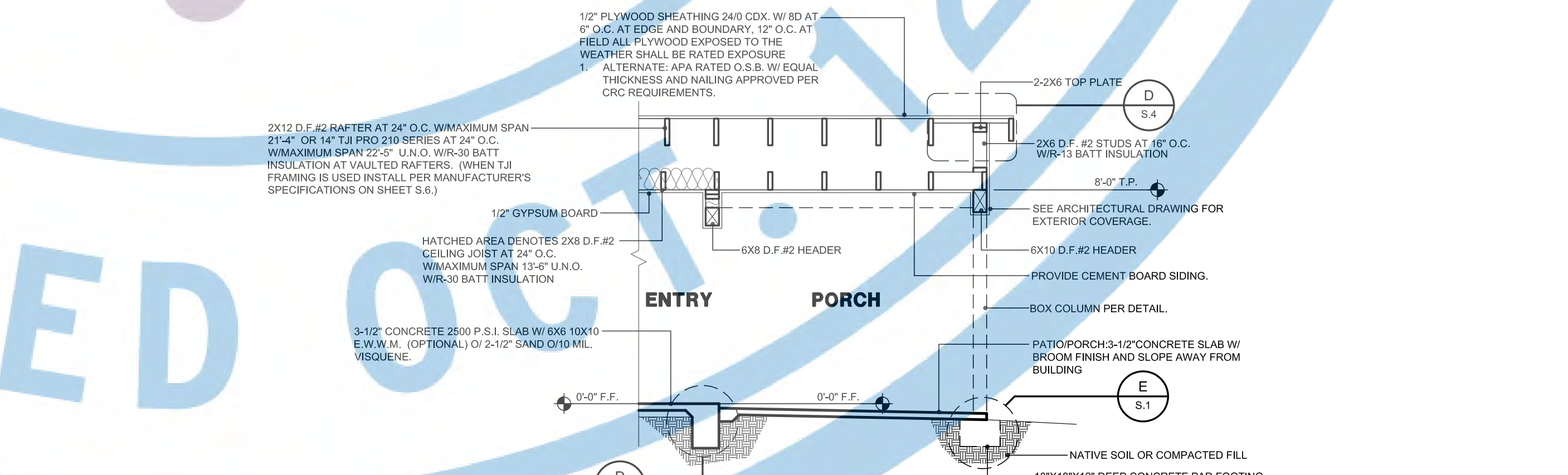
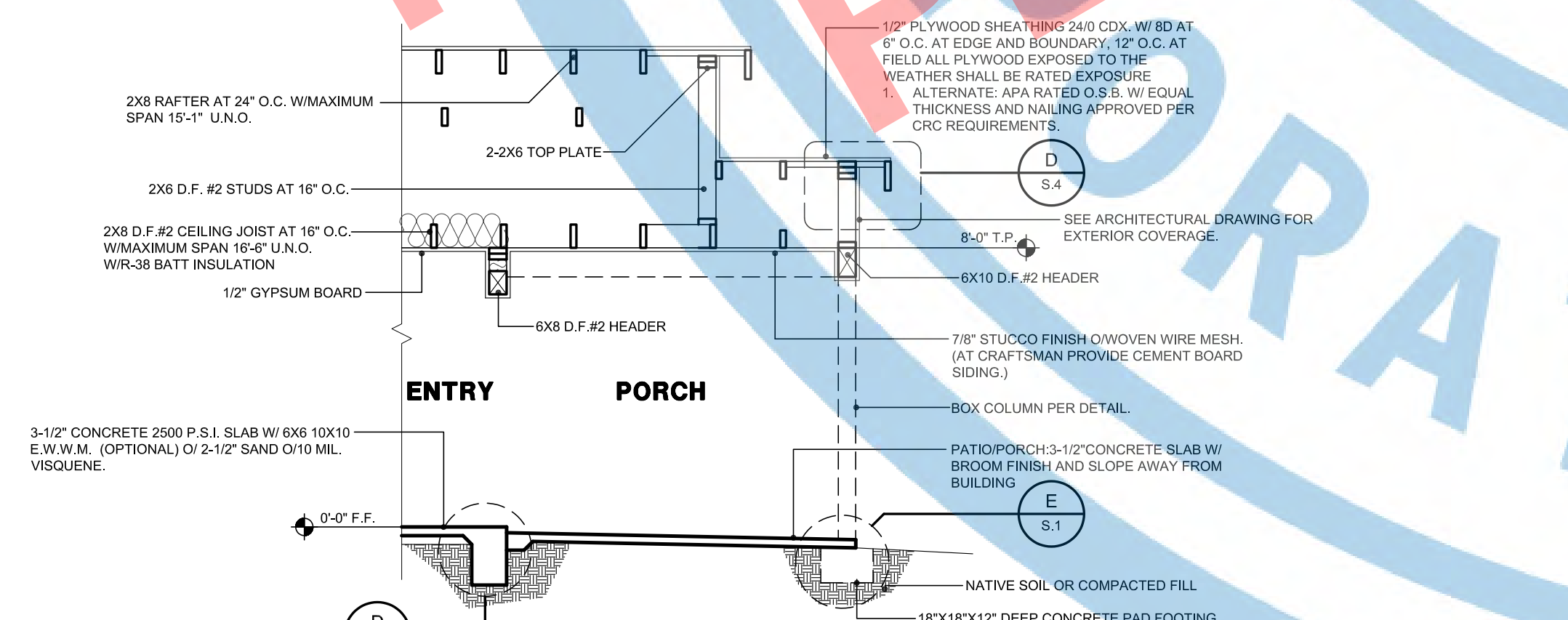
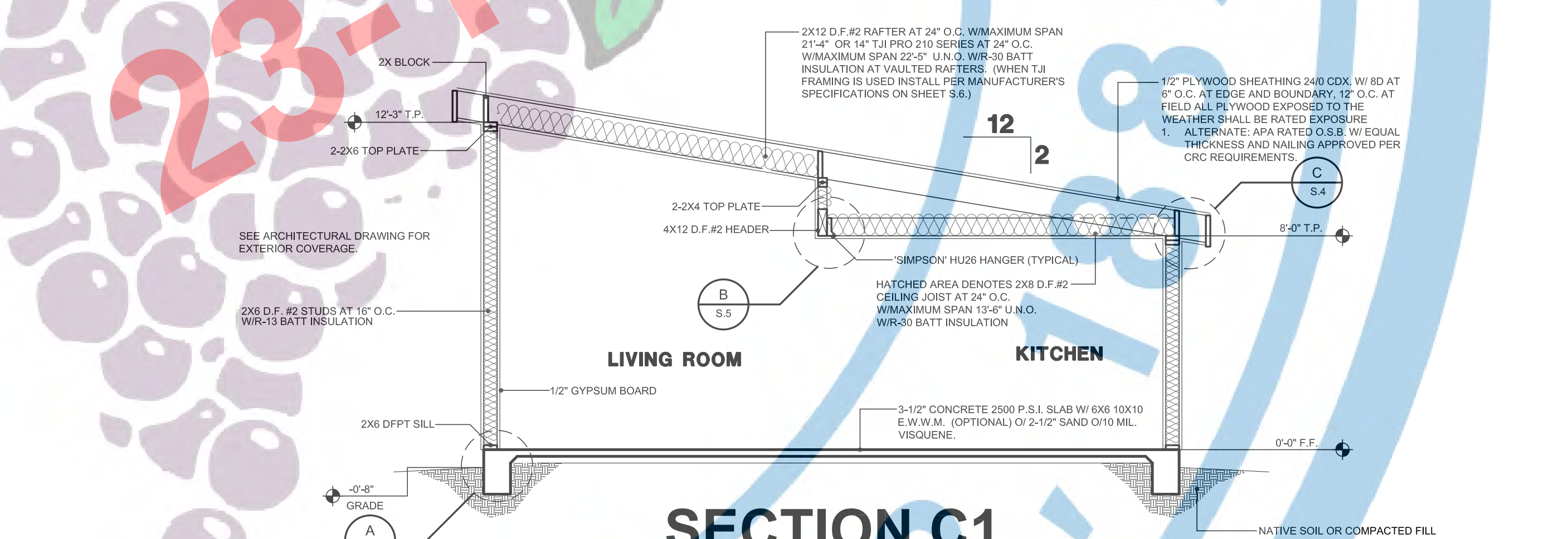
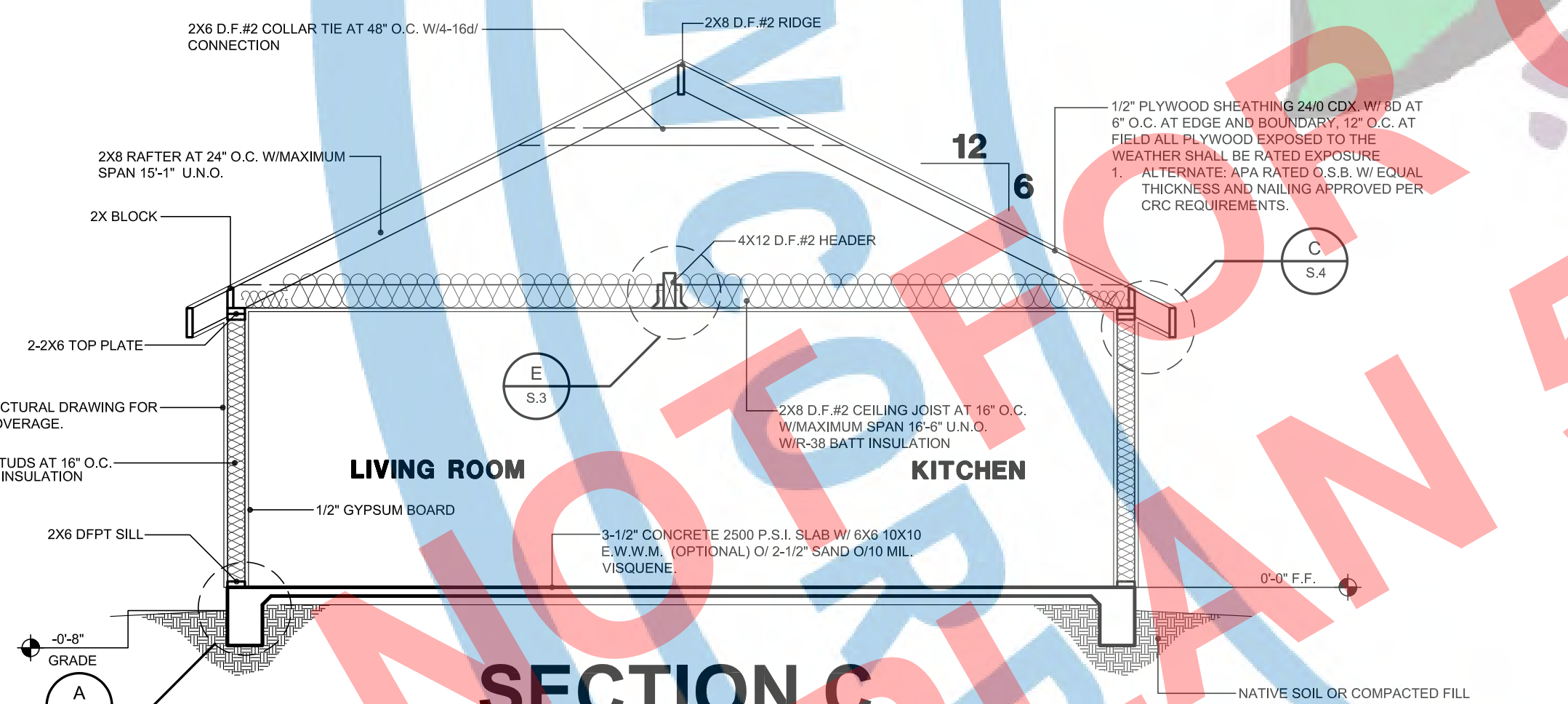
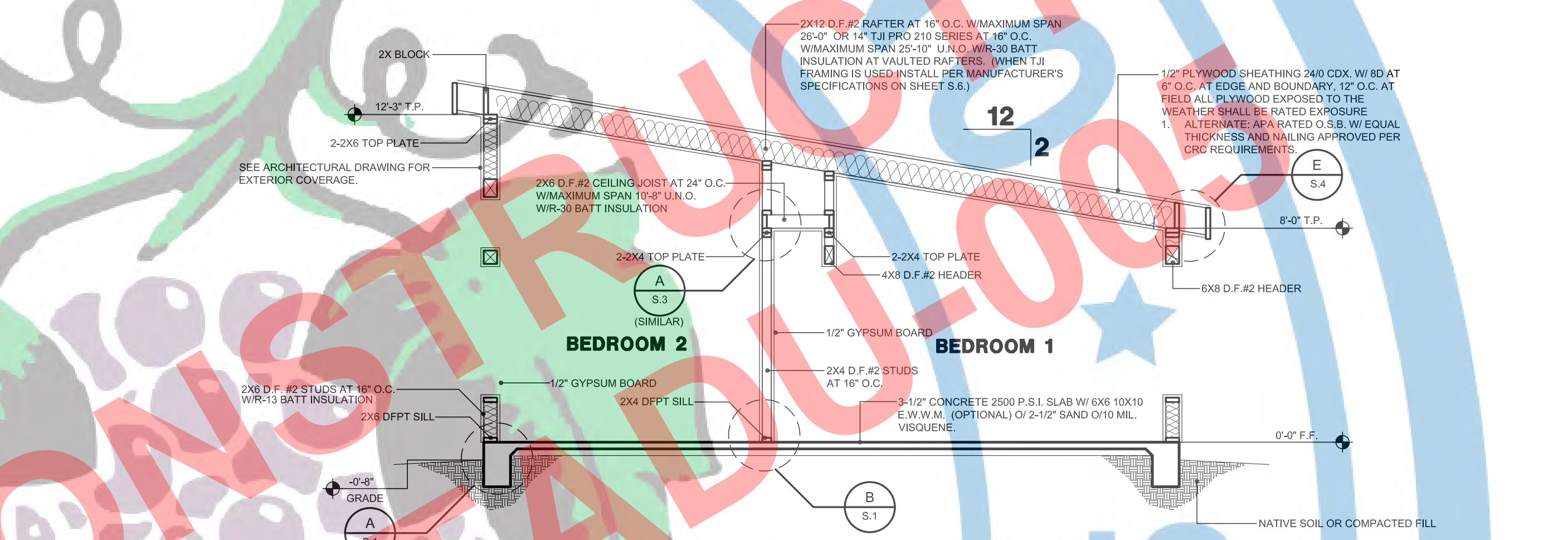
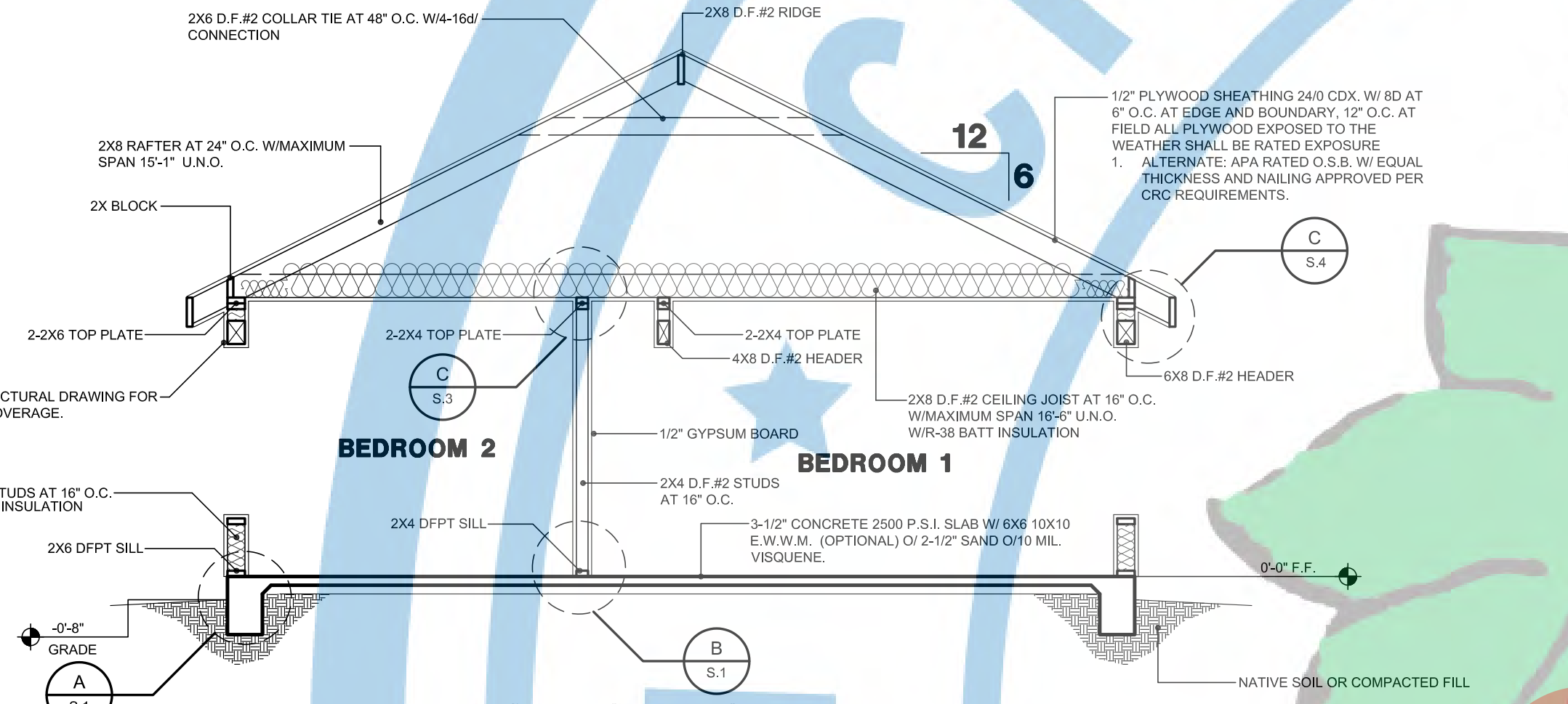
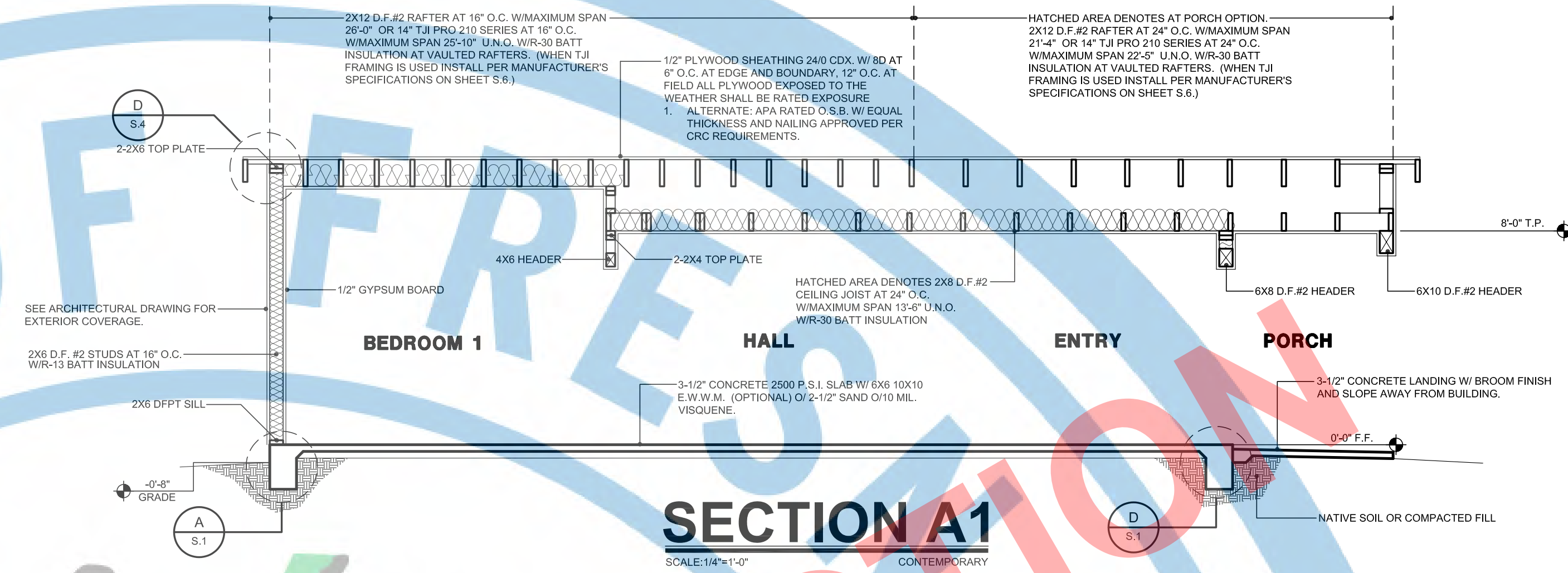
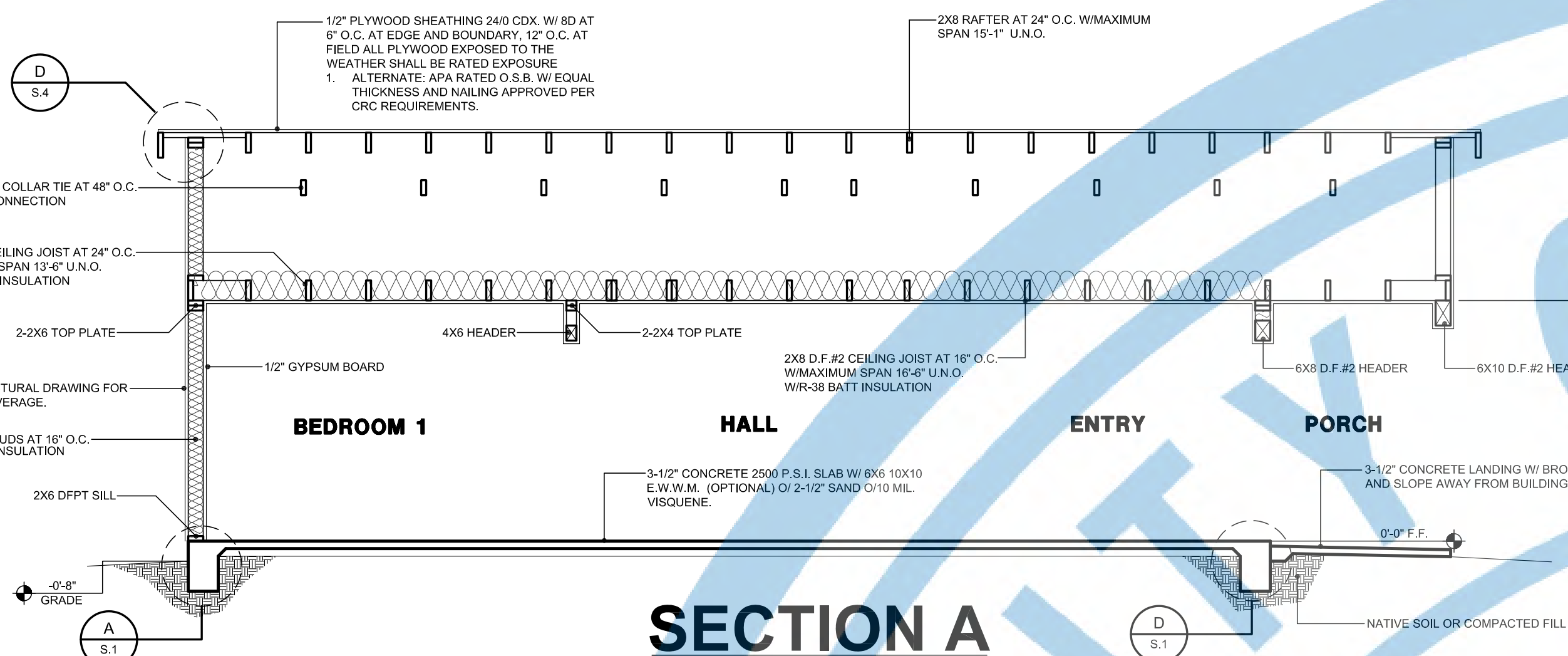
PROJECT:
ACCESSORY DWELLING UNIT (TADU-005) PLAN 5

REVISIONS		
NO.	DESCRIPTION	DATE

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

JOB# : TADU-005 SHEET NO.
DATE: 6-Jun-23
SCALE: AS NOTED
DRAWN BY: IRG **S.7**





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PROJECT:
ACCESSORY DWELLING UNIT (TADU-005) PLAN 5

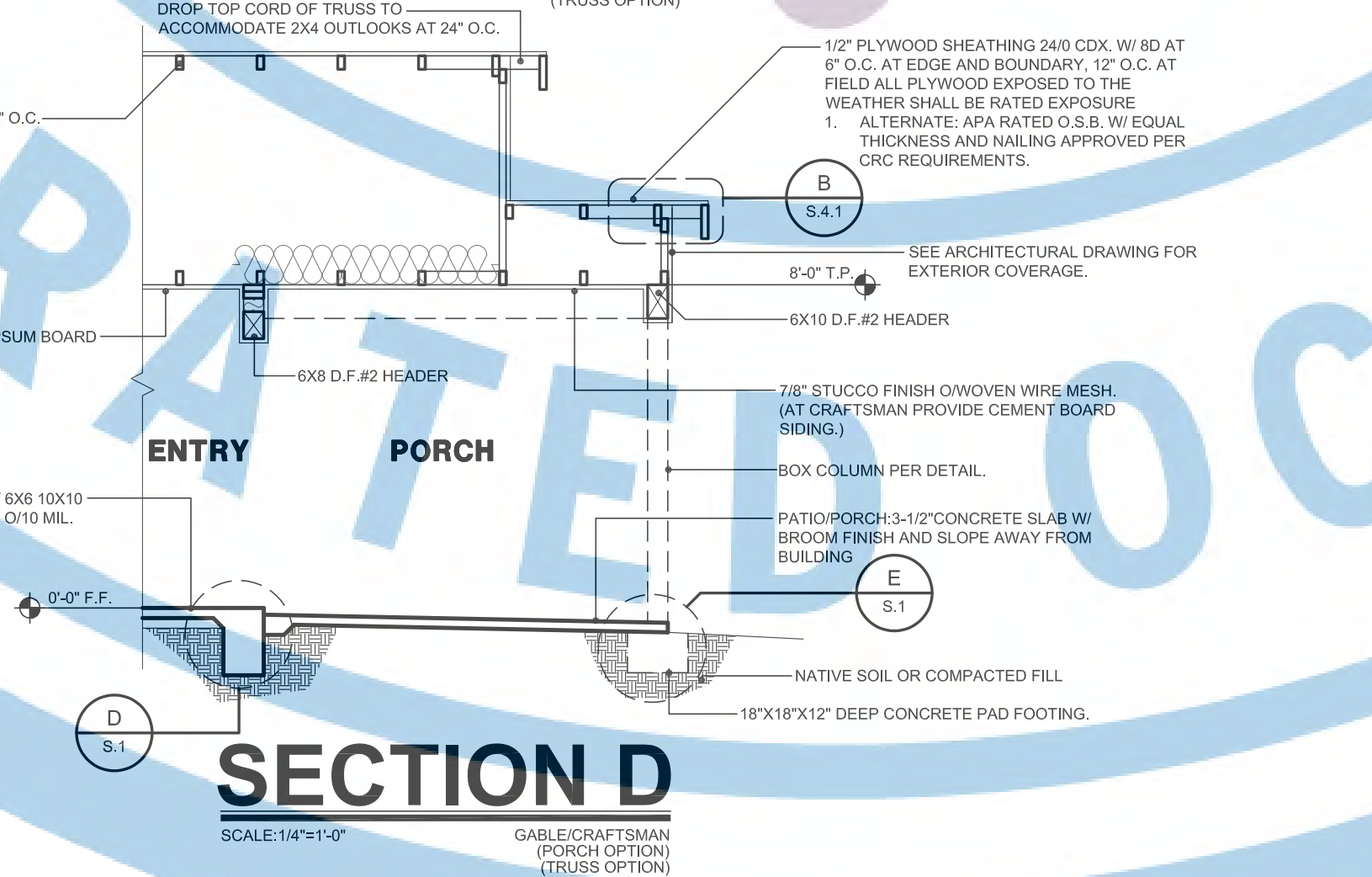
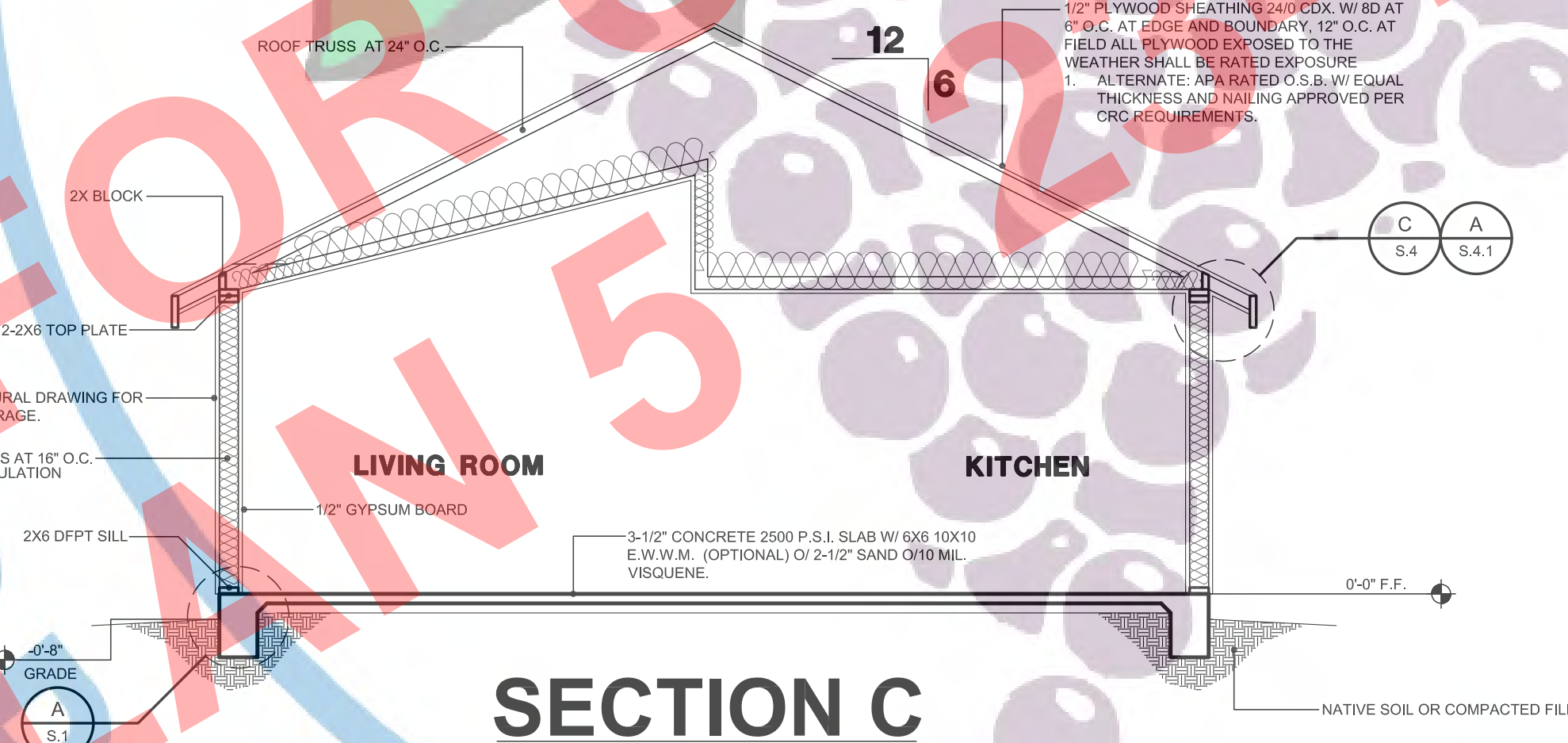
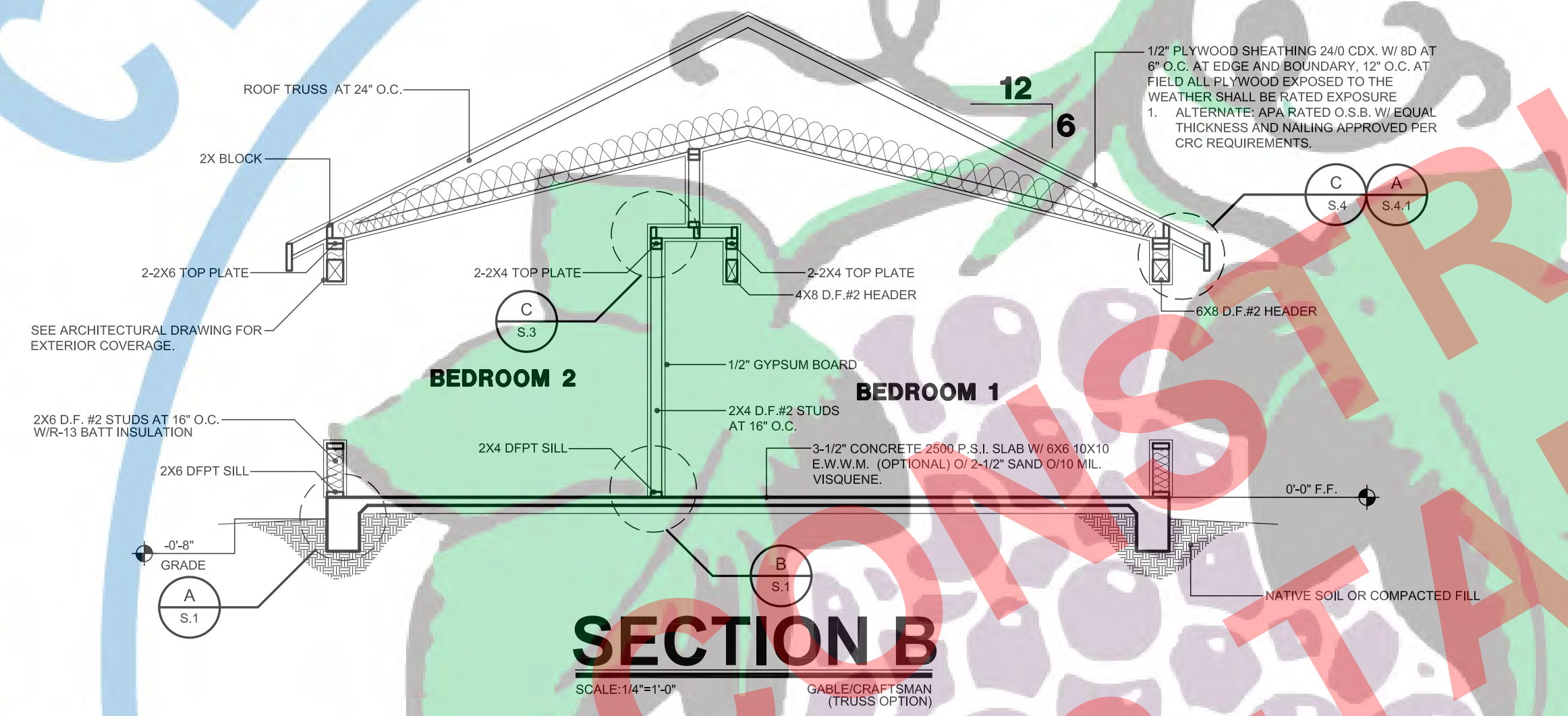
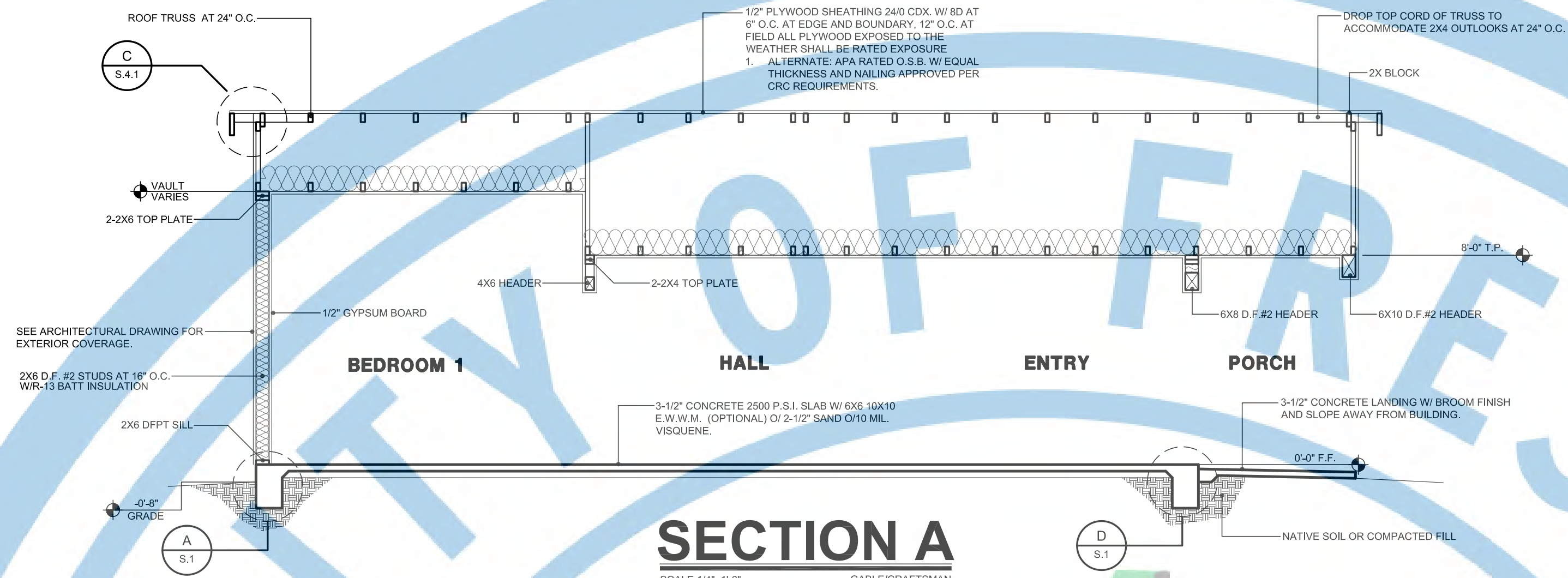
REVISIONS

NO.	DESCRIPTION	DATE
1	- TRUSS FRAMING OPTION FOR GABLE & CRAFTSMAN - ELECTRIC HEAT PUMP WATER HEATER	08/22/23

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DRAWING TITLE:
BUILDING SECTION FOR GABLE & CRAFTSMAN (TRUSS OPTION)

JOB# : TADU-005 SHEET NO.
DATE: 22-Aug-23
SCALE: AS NOTED
DRAWN BY: IRG **S.7.1**



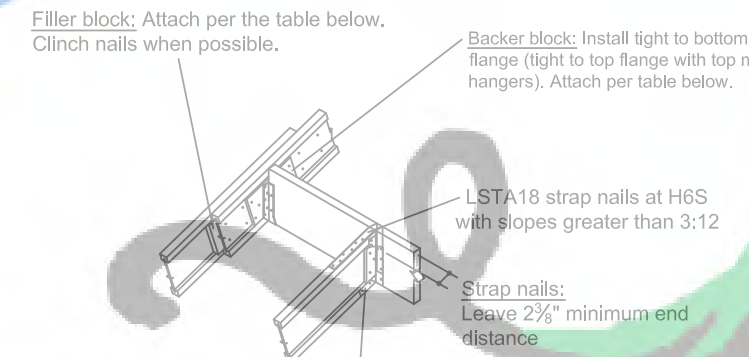
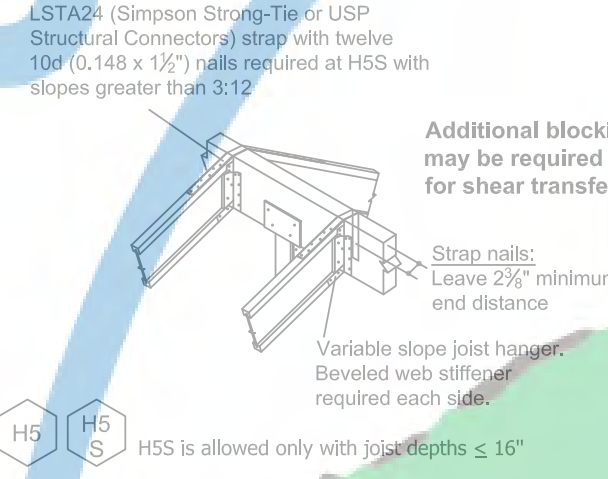
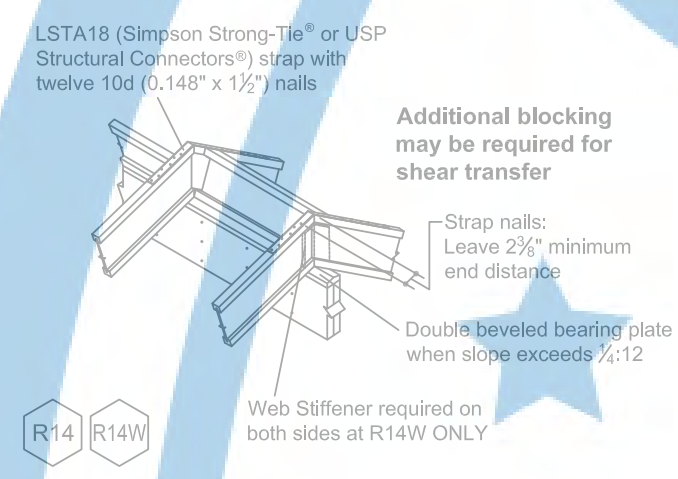
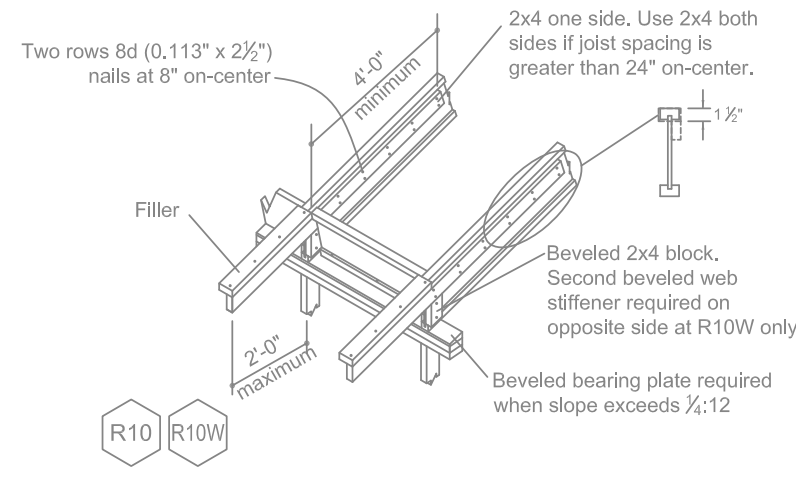
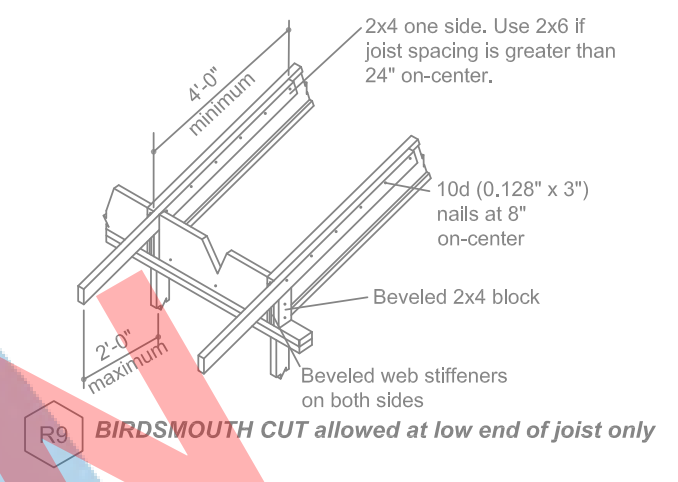
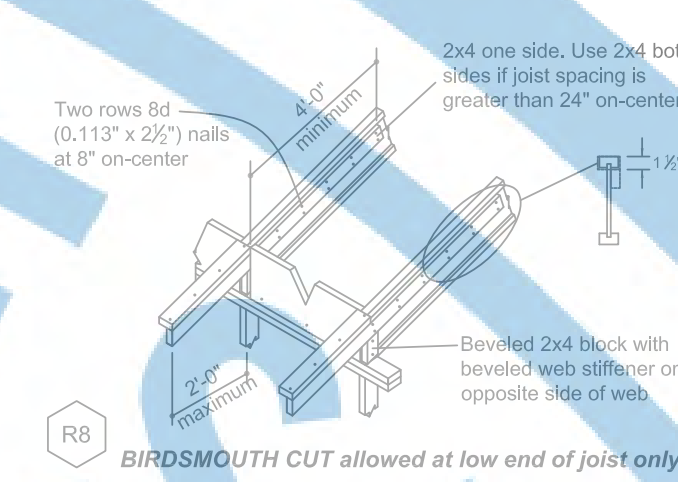
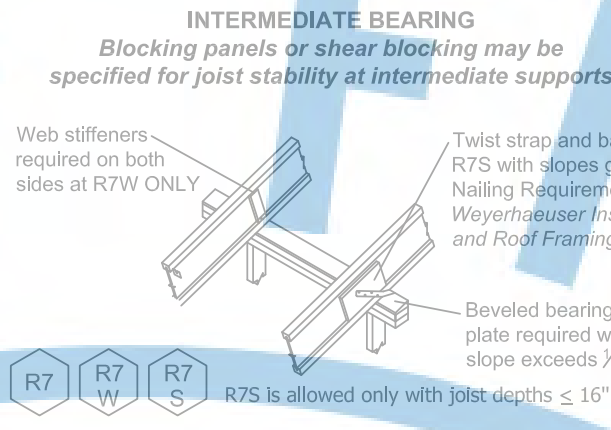
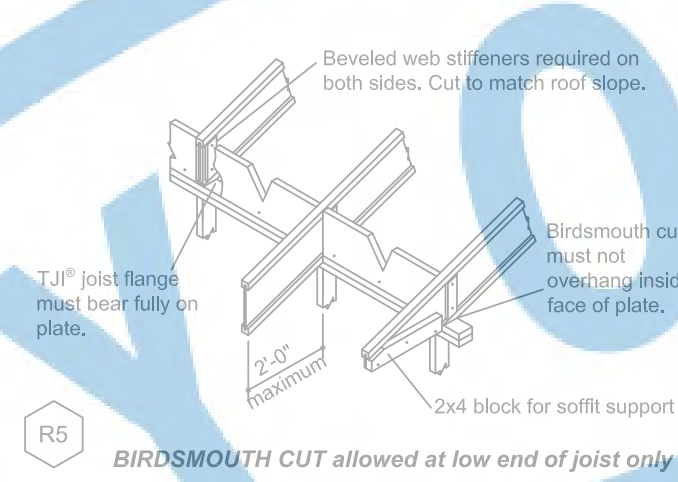
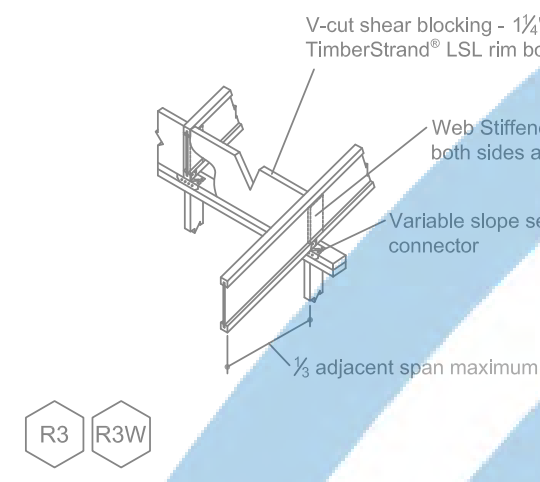
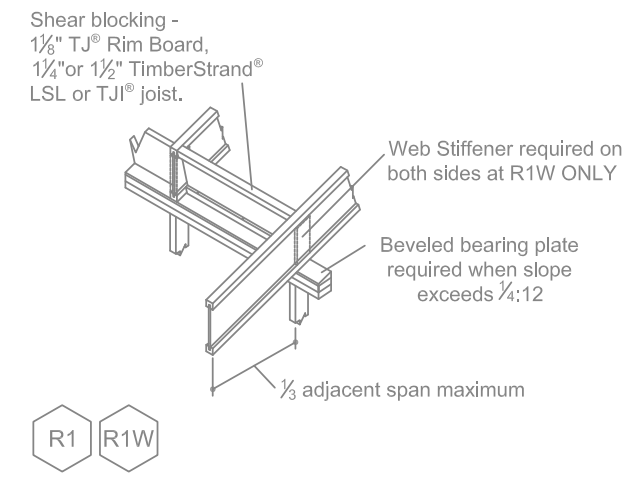
NOT FOR CONSTRUCTION
PLAN 5
TADU-005

CITY OF FRESNO
OCT. 12, 1885



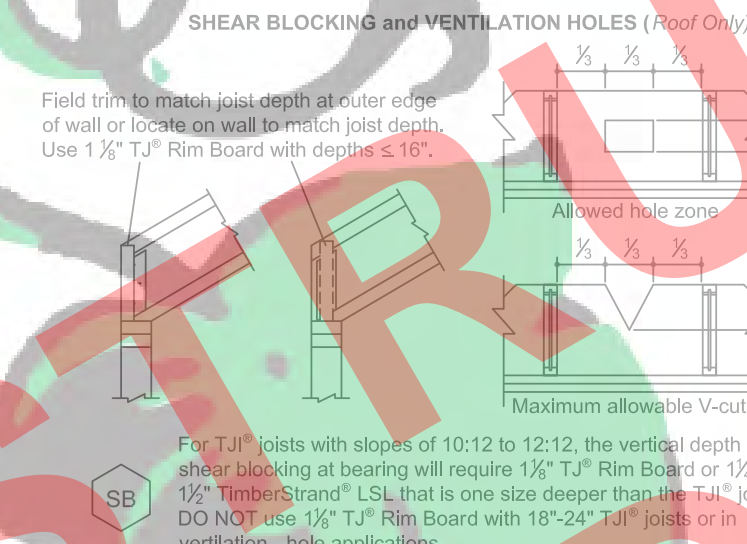
ROOF DETAILS

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 3/4" of the TJI® joist top flange. Also see framing plan.



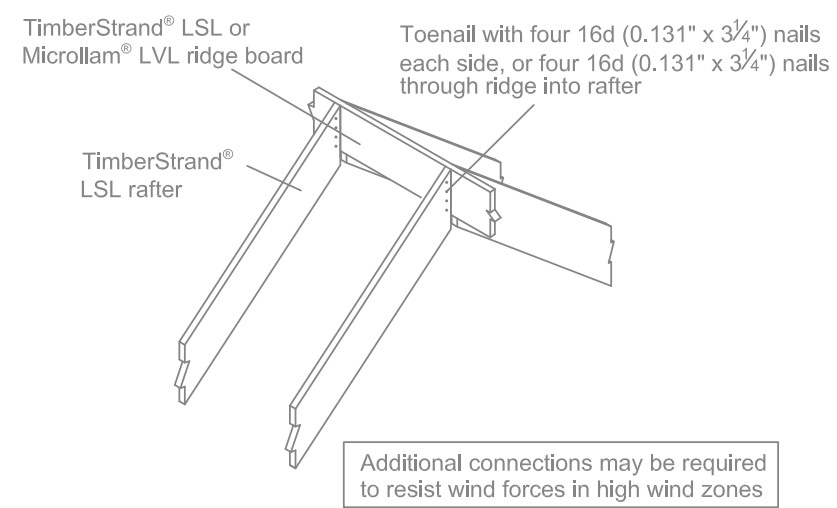
TJI® Depth, D	TJI® Flange Width	Block Type	Size	Nail	Quantity
9 1/2" <Ds 16"	less than 3 1/2"	Filler	10d (0.128" x 3")	10	10
		Backer	16d (0.131" x 3 1/2")	10	10
		Filler	16d (0.131" x 3 1/2")	10	10
16" <Ds 20"	less than 3 1/2"	Backer	10d (0.128" x 3")	10	10
		Filler	10d (0.128" x 3")	15	15
		Backer	10d (0.128" x 3")	15	15
20" <Ds 24"	3 1/2"	Filler	16d (0.131" x 3 1/2")	15	15
		Backer	16d (0.131" x 3 1/2")	25	25
		Filler	16d (0.131" x 3 1/2")	15	15

H6S is allowed only with joist depths ≤ 16". For filler and backer block sizes see Weyerhaeuser TJI® Joist Specifier's Guide, TJ-1000.



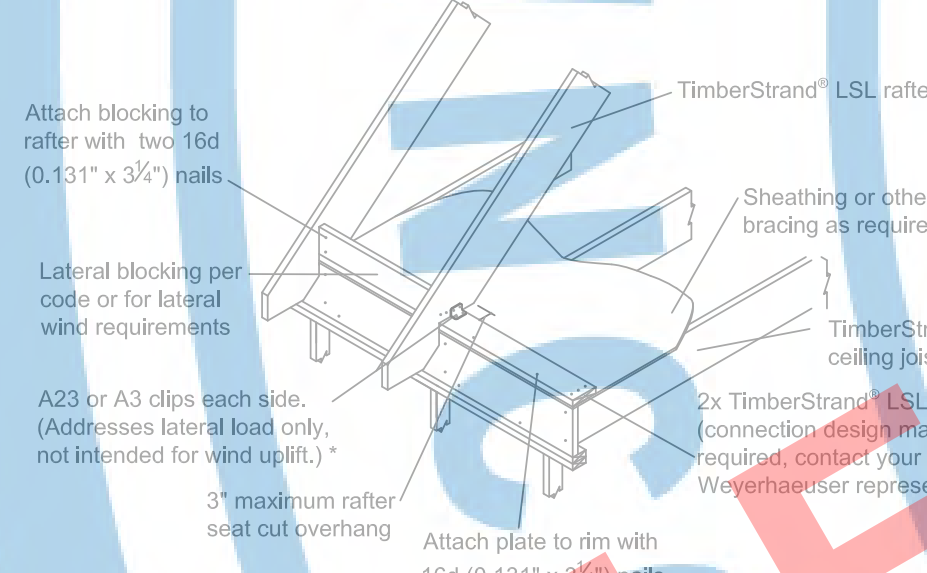
ROOF FRAMING DETAILS

Ridge Connection



Minimum Ridge Board Depth				
Rafter Size	Rafter Pitch			
	4:12 to 9:12	10:12 to 11:12	12:12	
Ridge Board Sizes				
2x6	2x8	2x10	2x10	
2x8	2x10	2x12	2x12	
2x10	14"	14"	14"	
2x12	14"	16"	16"	

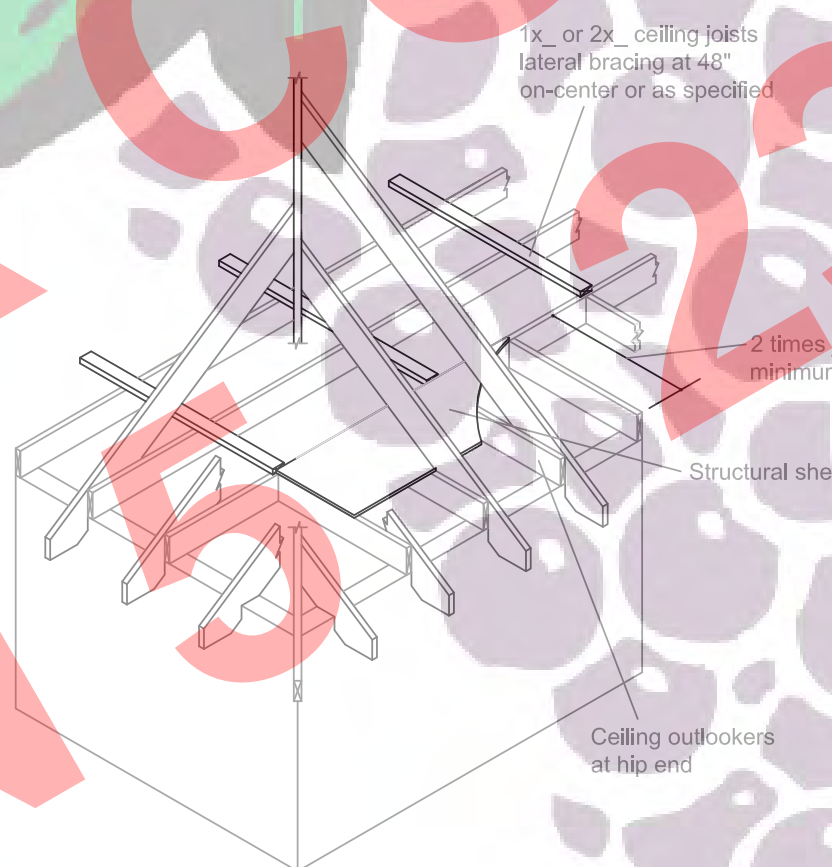
Heel Connection (Platform)



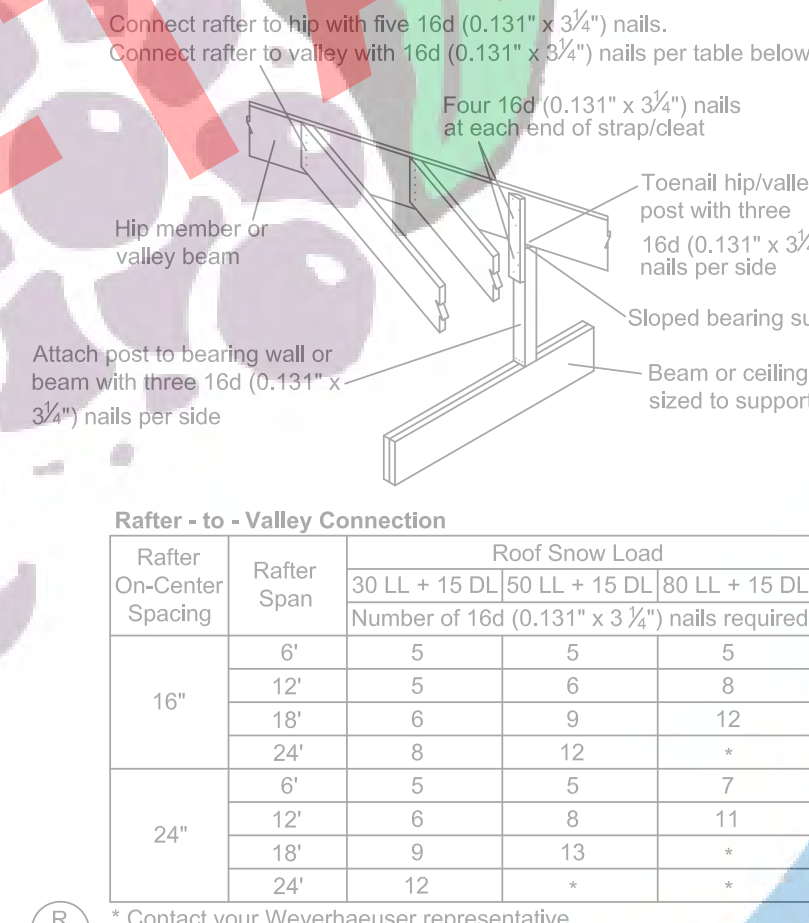
* Angle Clips				
Hanger Type	Clip	Nailing		
		Top Plate	Rafter/Ceiling Joist	
Simpson Strong Tie®	A23	10d x 1 1/2"	10d x 1 1/2"	
USP Structural Connectors®	A3	10d x 1 1/2"	10d x 1 1/2"	

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.

Outlooker Detail



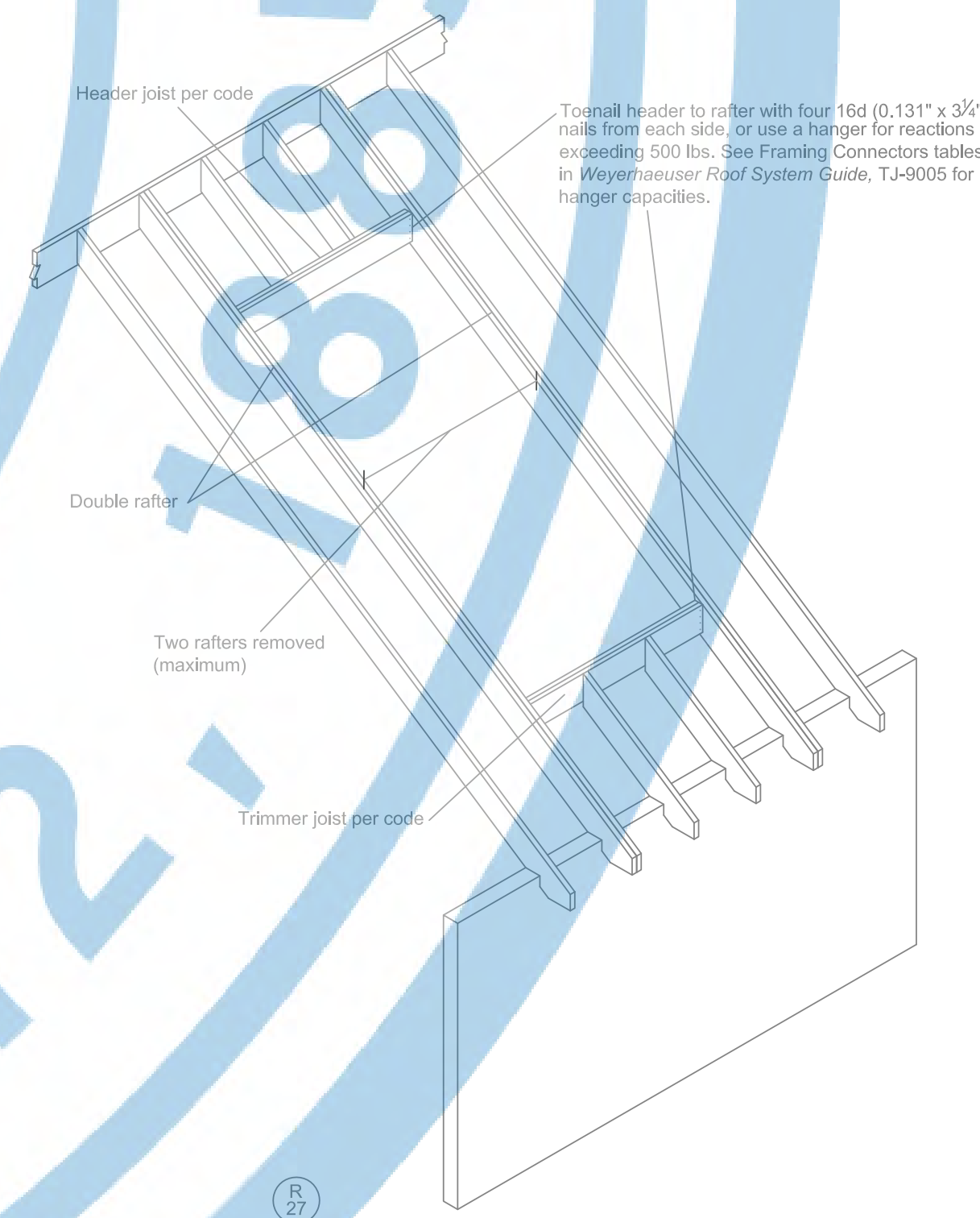
Hip/Valley Intermediate Support



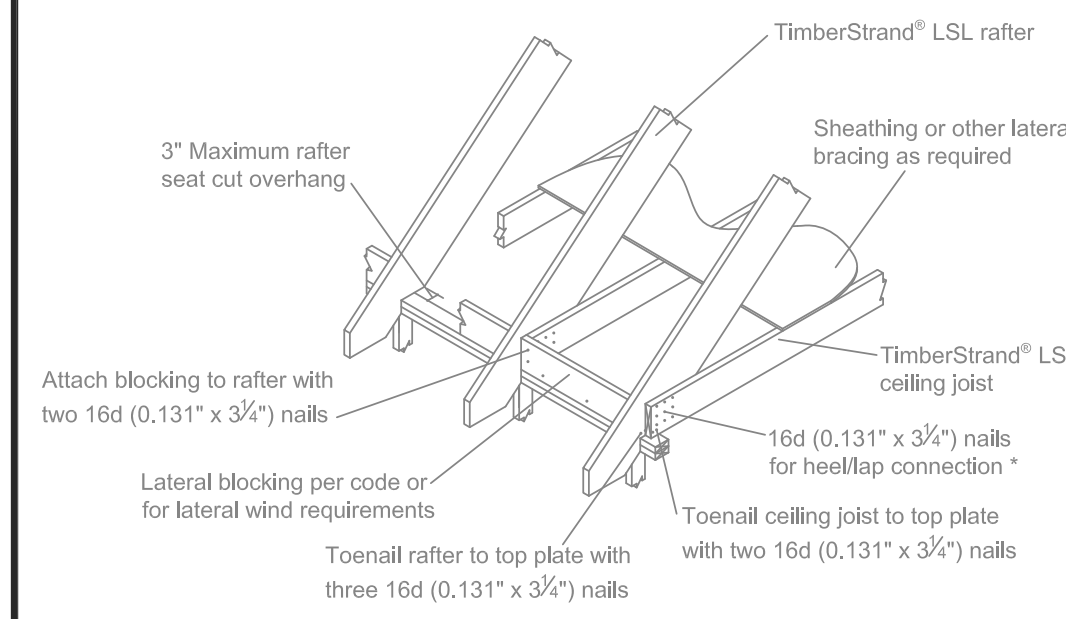
Rafter -to- Valley Connection		Roof Snow Load	
Rafter Span	Rafter Spacing	30 LL + 15 DL 50 LL + 15 DL	60 LL + 15 DL
		Number of 16d (0.131" x 3 1/2") nails required	
16"	6"	5	5
	12"	5	6
	18"	6	9
	24"	8	12
24"	6"	5	5
	12"	6	8
	18"	9	13
	24"	12	-

* Contact your Weyerhaeuser representative for additional connection information.

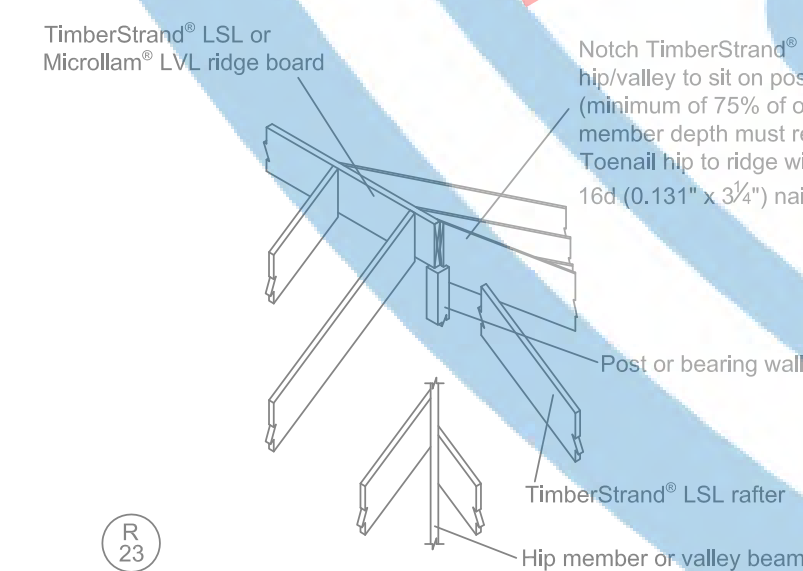
Dormer Framing



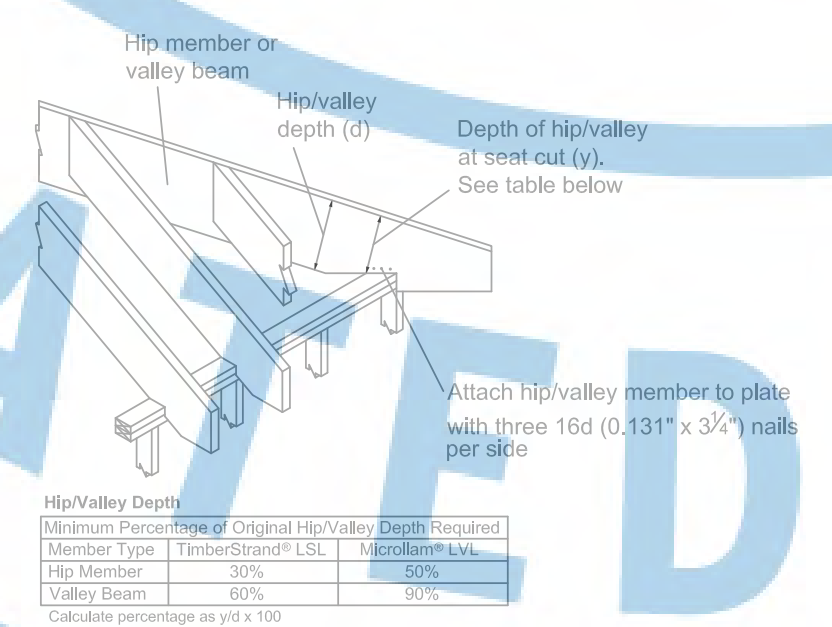
Heel Connection (Lap)



Hip/Ridge/Valley/ Post Detail



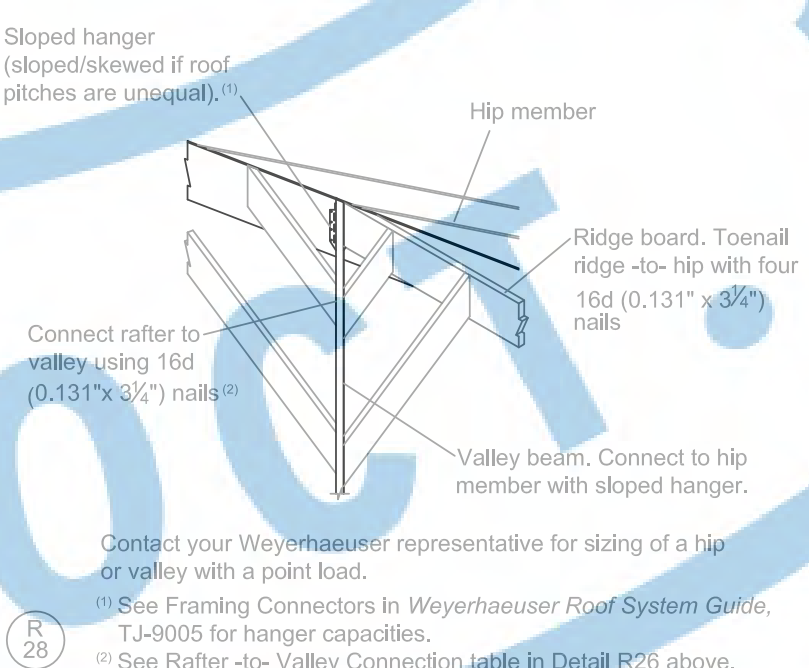
Hip/Valley Low End



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

Calculate percentage as y/x x 100.

Valley -to- Hip Connection



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.cdc.gov.

Sustainable Forestry Initiative Certified Sourcing www.sfi.com

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October 2017 Reorder TJ-4014



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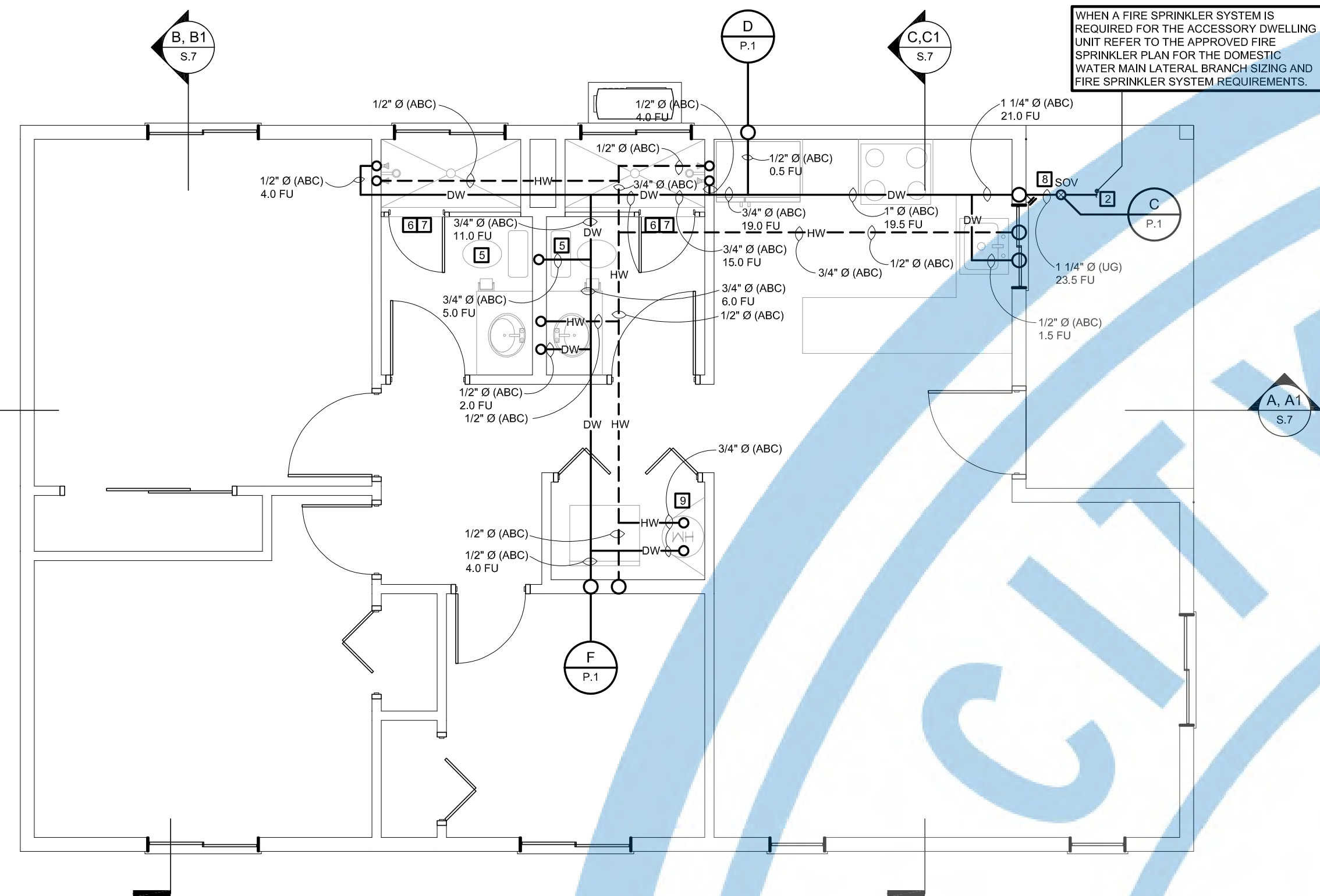
PROJECT:
ACCESSORY DWELLING UNIT (TADU-005) PLAN 5

REVISIONS		
NO.	DESCRIPTION	DATE

CITY USE ONLY

DRAWING TITLE
TJI JOIST MANUFACTURER INSTALLATION DETAILS

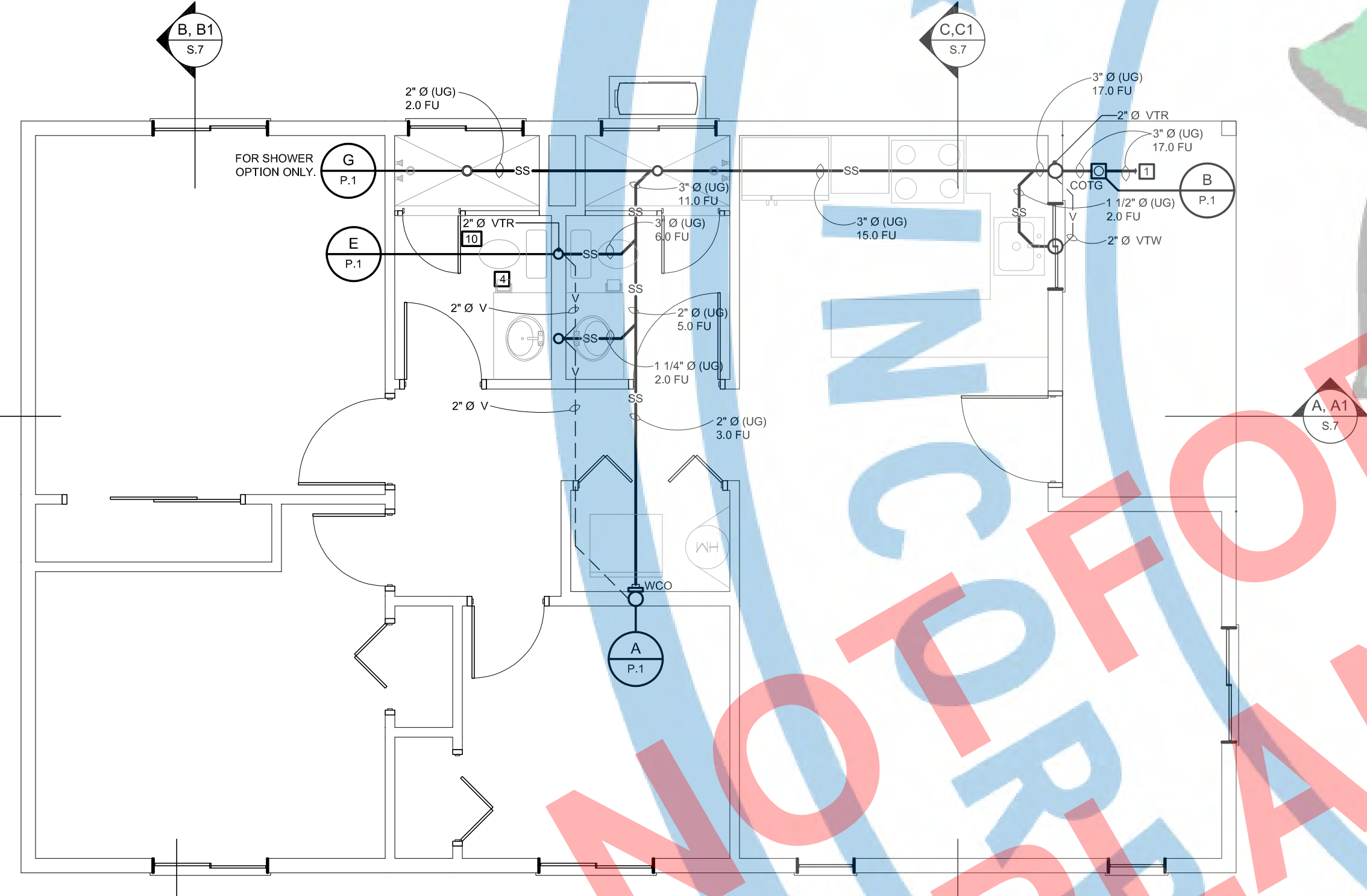
JOB #: TADU-005 SHEET NO.
 DATE: 6-Jun-23
 SCALE: AS NOTED
 DRAWN BY: IRG **S.9**



COLD & HOT DOMESTIC WATER PLAN

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

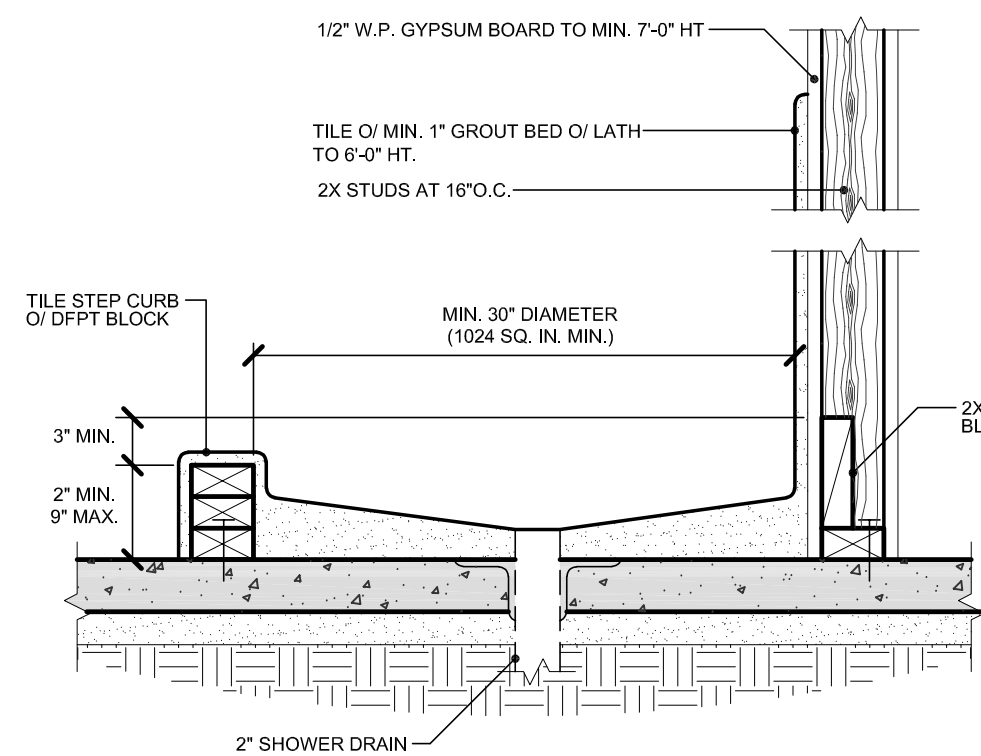
GABLE/CONTEMPORARY/CRAFTSMAN



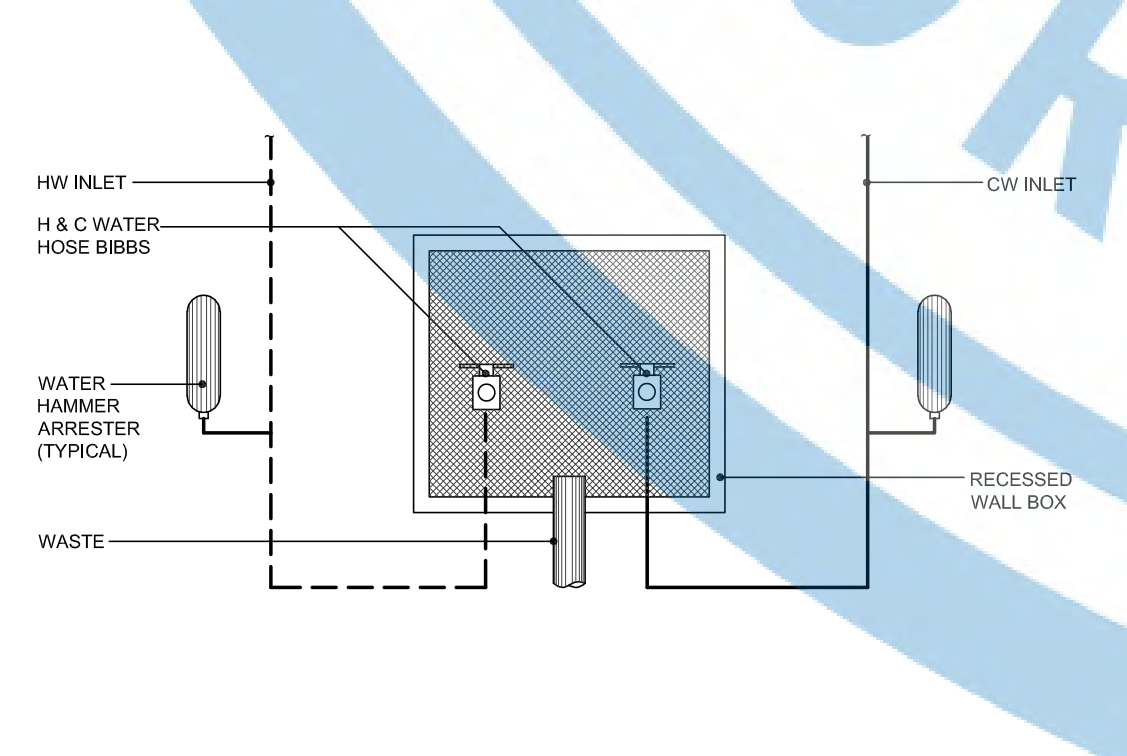
SANITARY SEWER, VENT, & GAS PLAN

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

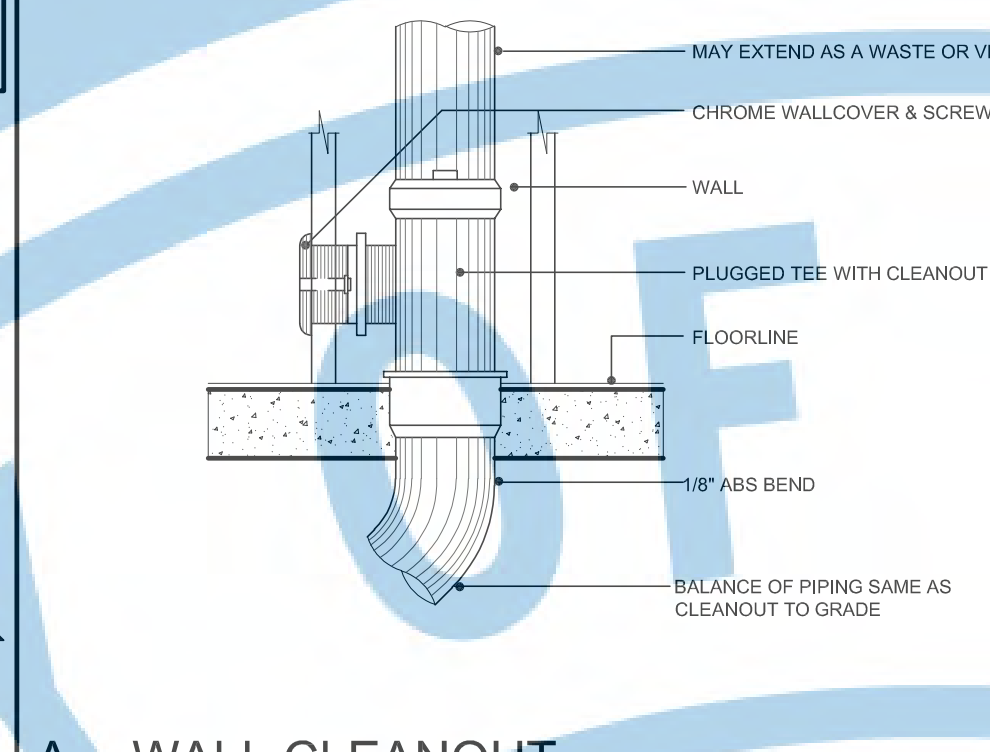
GABLE/CONTEMPORARY/CRAFTSMAN



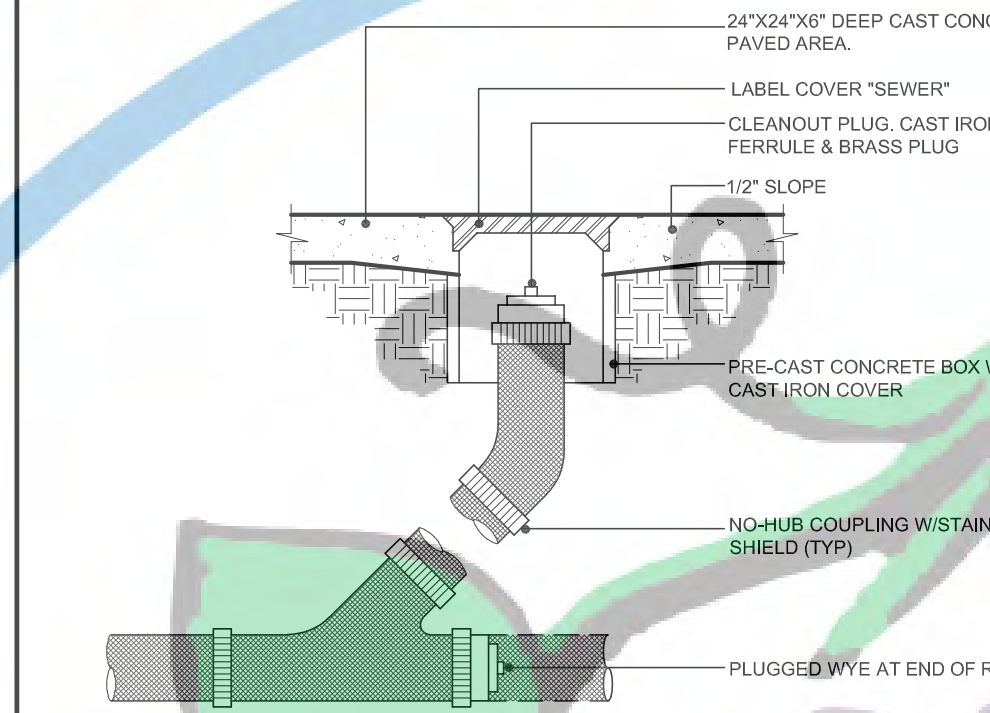
G TILE SHOWER



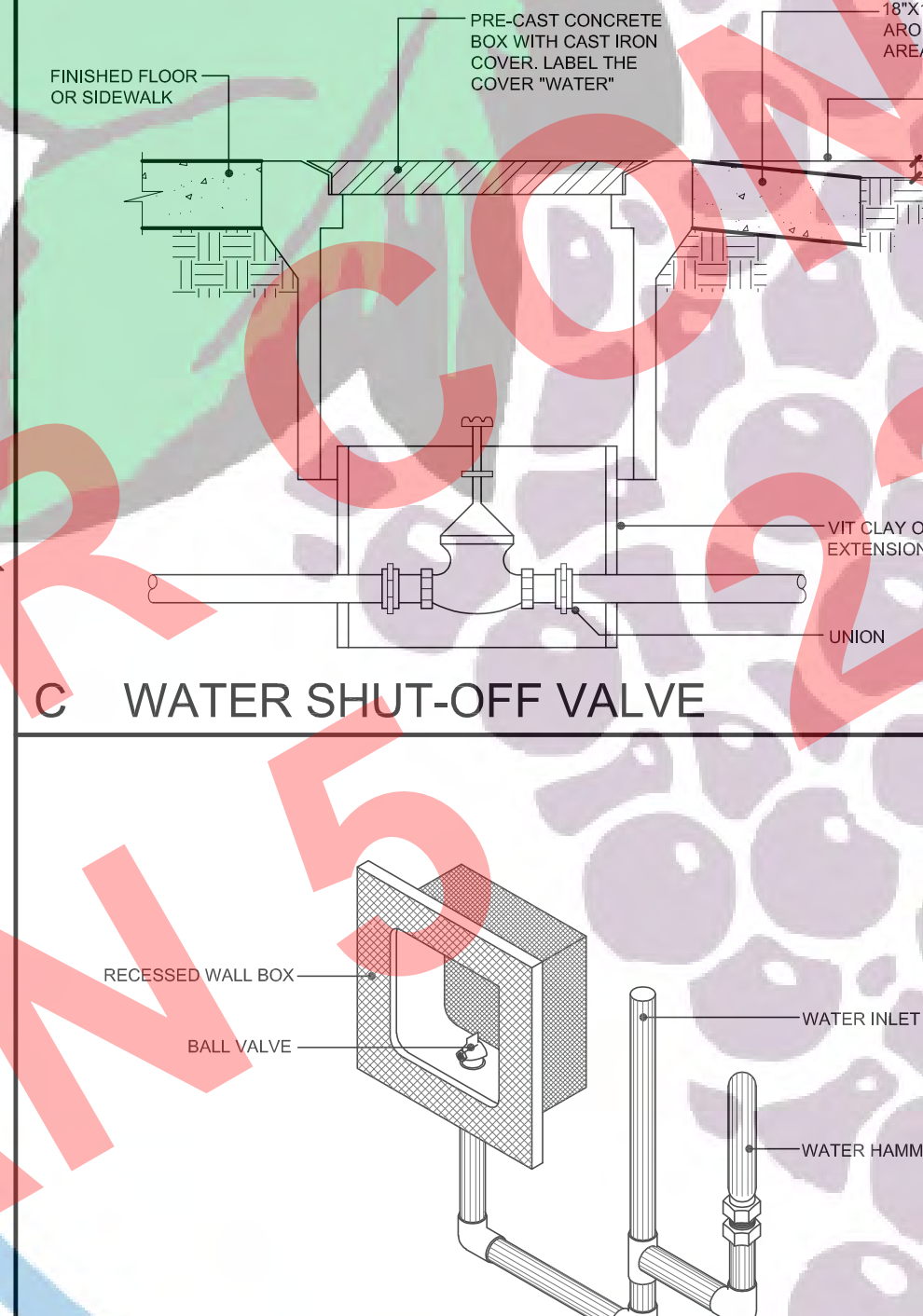
F CLOTHES WASHER BOX



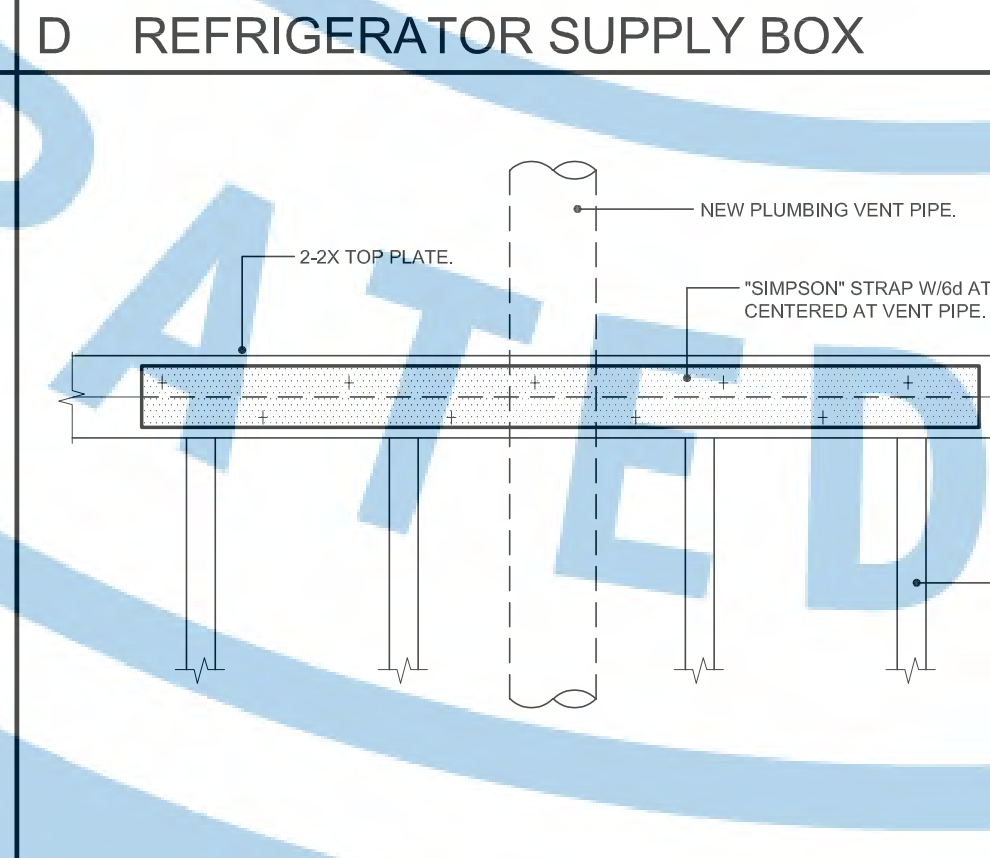
A WALL CLEANOUT



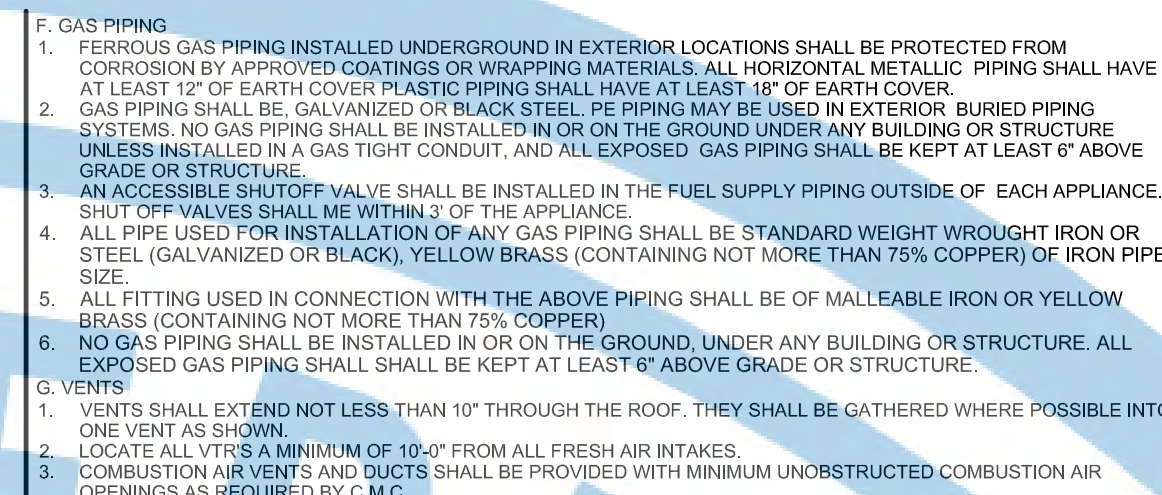
B FLOOR CLEAN-OUT



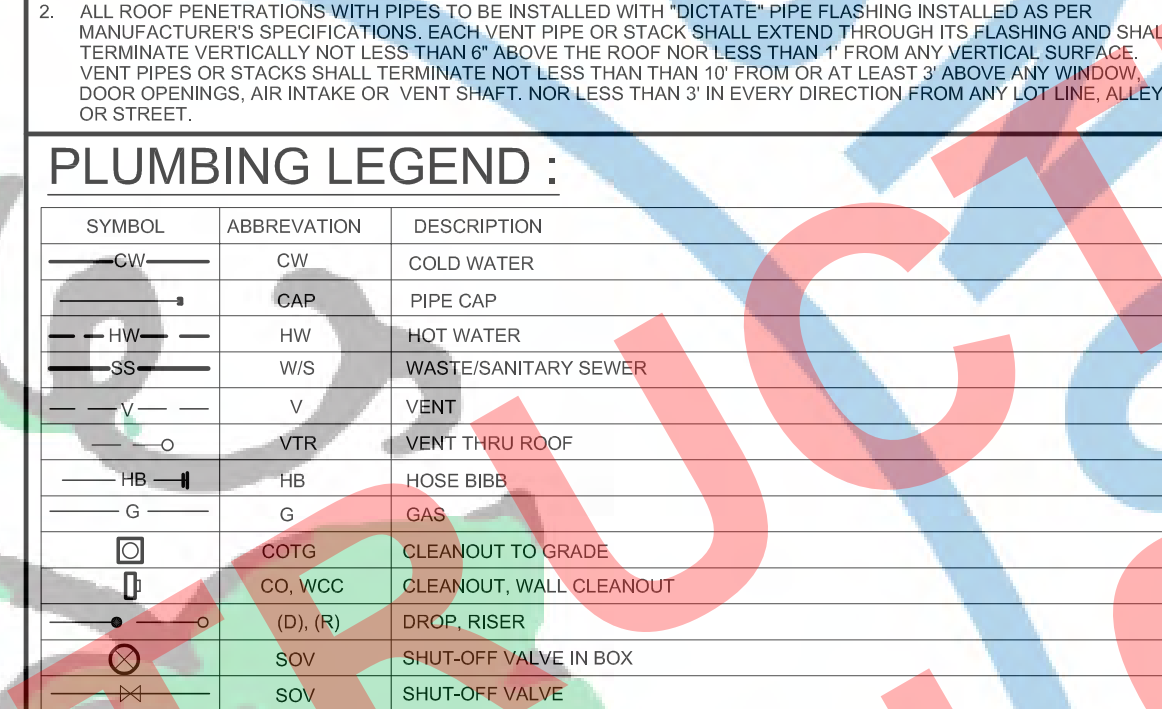
C WATER SHUT-OFF VALVE



D REFRIGERATOR SUPPLY BOX



E TOP PLATE SPLICE AT PLUMBING VENT



PLUMBING FIXTURE UNITS:

FIXTURE	WATER UNITS	TOTAL	FIXTURE	WASTE UNITS	TOTAL
WATER CLOSET	2	2.5	WATER CLOSET	2	3.0
LAVATORY	2	1.0	LAVATORY	2	1.0
SHOWER/TUB	2	4.0	SHOWER/TUB	2	4.0
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	20	23.5	TOTAL	17.0	20.0

DOMESTIC WATER SIZING TABLE:

TABLE 810.4
FIXTURE UNIT TABLE FOR DETERMINING WATER PIPE AND METER SIZES

METER & BUILDING SUPPLY & SERVICE INCHES	MAXIMUM ALLOWABLE LENGTH IN FEET	40	60	80	100	150	200	250
3/4"	1/2"	6	5	4	3	2	1	1
3/4"	3/4"	16	16	14	12	9	6	5
3/4"	1"	28	25	23	21	17	15	13
1"	1"	38	31	27	25	20	17	15
3/4"	1 1/4"	56	47	42	38	32	26	21
1"	1 1/4"	54	47	42	38	32	26	25
1 1/2"	1 1/4"	78	68	57	48	38	32	28
1"	1 1/2"	85	84	79	65	56	48	43
1 1/2"	1 1/2"	150	124	105	91	70	57	49
2"	1 1/2"	151	129	109	110	92	84	53
1"	2"	85	85	85	85	85	85	82
1 1/2"	2"	220	205	190	176	155	138	127
2"	2"	370	327	292	265	217	185	164
2"	2 1/2"	445	418	390	370	330	300	280

AT TIME OF LOT SPECIFIC BUILDING PERMIT APPLICATION DEVELOPMENT LENGTH AND WATER METER SIZE WILL BE REVIEWED TO VERIFY DOMESTIC WATER SIZING IS ADEQUATE. THIS PLAN IS DESIGNED WITH ASSUMPTION OF A 1 INCH WATER METER, DEVELOPMENT LENGTH OF 150 FT. AND NO CONNECTIONS TO EXISTING UTILITY SYSTEMS.

IF CONNECTING TO UTILITIES THE (E)FIXTURE UNITS MUST BE ACCOUNTED FOR WHEN SIZING SYSTEMS AND VERIFY ADDITIONAL DEMANDS WILL NOT AFFECT PRIMARY RESIDENCE NEGATIVELY. PROVIDE WITH LOT SPECIFIC BUILDING PERMIT APPLICATION.

PLUMBING KEY NOTES:

- SANITARY SEWER MAIN LATERAL BRANCH MUST HAVE A MINIMUM SLOPE OF 2%. PROVIDE CLEAN OUTS AT INTERVALS NOT TO EXCEED 100 FT. IN STRAIGHT RUNS AND HORIZONTAL CHANGE IN DIRECTIONS EXCEEDING 180°.
- SANITARY SEWER MAIN LATERAL BRANCH MUST OBTAIN PUBLIC UTILITIES APPROVAL FOR ADU TO HAVE DIRECT CONNECTION TO CITY SERVICES. IF CONNECTING TO UTILITIES THE (E)FIXTURE UNITS MUST BE ACCOUNTED FOR WHEN SIZING SYSTEMS AND VERIFY ADDITIONAL DEMANDS WILL NOT AFFECT PRIMARY RESIDENCE NEGATIVELY. PROVIDE WITH LOT SPECIFIC BUILDING PERMIT APPLICATION.
- DOMESTIC WATER MAIN LATERAL BRANCH... DOMESTIC WATER CONNECTION TO (N)WATER METER AND CITY SERVICES. PER LOT SPECIFIC BUILDING PERMIT APPLICATION MUST OBTAIN PUBLIC UTILITIES APPROVAL FOR ADU TO HAVE DIRECT CONNECTION TO CITY SERVICES. IF CONNECTING TO UTILITIES THE (E)FIXTURE UNITS MUST BE ACCOUNTED FOR WHEN SIZING SYSTEMS AND VERIFY ADDITIONAL DEMANDS WILL NOT AFFECT PRIMARY RESIDENCE NEGATIVELY. PROVIDE WITH LOT SPECIFIC BUILDING PERMIT APPLICATION.
- WATER CLOSET: WATER CLOSET COMPARTMENT MUST HAVE 30" WIDTH AND 24" CLEAR IN FRONT OF THE WATER CLOSET. 1500-LOWS WATER CLOSETS TO BE INSTALLED (MAXIMUM 128 GALLONS PER FLUSH). BRAND AND MODEL NUMBER SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.
- DOMESTIC WATER FOR WATER CLOSETS SHALL BE PROVIDED AND TIED INTO PASSIVE PURGE FIRE SPRINKLER SYSTEM. WATER FOR FIRE SPRINKLER SYSTEM SHALL BE PROVIDED FOR LOT SPECIFIC BUILDING PERMIT APPLICATION.
- SHOWER: TILE SHOWER OFFER CEMENT OR GLASS MAT GYPSUM BACKER. PROVIDE 2" MINIMUM TEMPERED GLASS ENCLOSURE HINGED SHOWER DOORS SHALL OPEN OUTWARD. INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE AT THE SHOWERS. THE MINIMUM INSIDE DIMENSION OF THE SHOWER SHALL BE 30" IN ANY ONE DIRECTION WITH A MINIMUM OF 1.024 SQUARE INCHES. ALL TUB-SHOOWER OPENINGS SHALL BE ROOFED PROOF WITH 1" CEMENT COVERING IN AN APPROVED MANNER. (SEE DETAIL GP-1)
- TUB-SHOOWER OPTION: METAL TUB WITH SHOWER OFFER CEMENT OR GLASS MAT GYPSUM BACKER PROVIDE 2" MINIMUM TEMPERED GLASS ENCLOSURE HINGED SHOWER DOORS SHALL OPEN OUTWARD. INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE AT THE SHOWERS. ALL TUB-SHOVED OPENINGS SHALL BE ROOFED PROOF WITH 1" CEMENT COVERING IN AN APPROVED MANNER. PROVIDE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE AT THE SHOWERS AND TUB-SHOOWER COMBINATION. CPC 420. BRAND AND MODEL NUMBER SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.
- HOSE BIBB 3/4" MIN.-REMOVABLE TYPE BACK FLOW PREVENTION DEVICE.
- HEAT PUMP ELECTRICAL WATER HEATER: INSTALL PER MANUFACTURER'S SPECIFICATIONS. PROVIDE 1" CLEARANCE FROM WALLS AND CEILING. PROVIDE 2" CLEARANCE FROM DOWNSTREAM. WATER HEATER TO BE STRAPPED AT UPPER AND LOWER 1/3 OF ITS VERTICAL DIMENSION. SEE TITLE 24 REQUIREMENTS AND MECHANICAL NOTES FOR ADDITIONAL INFORMATION. BRAND AND MODEL NUMBER SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.
- PLUMBING SHALL TERMINATE TO MINIMUM AHEAD FROM A.C. UNIT OUTSIDE AIR INTAKES.

RESIDENTIAL PLUMBING NOTES:

- WATER HAMMER ARRESTORS SHALL BE INSTALLED AT THE FOLLOWING QUICK ACTING SHUT-OFF VALVES (SOLENOID OPERATED):
 - WATER METER
 - ICE MAKER
 - DISH WASHER
 - FRONT AND REAR SPRINKLER OUTLETS
- SHOWER AND TUB-SHOOWER COMBINATION SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVES TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION FOR THE RATED FLOW RATE OF THE INSTALLED SHOWERHEAD. THESE VALVES SHALL BE INSTALLED AT THE POINT OF USE AND IN ACCORDANCE WITH ASSE 1016 OR ASME A 112.18.18 (CSA B 139-04) SHALL BE PROVIDED WITH TRIM. SEALS, ETC. AS REQUIRED TO MAKE JOB READY FOR SERVICE AND USE.
- ALL PLUMBING CONVEYING OR DISPENSING WATER FOR HUMAN CONSUMPTION SHALL COMPLY WITH AB 1933 FOR LEAD CONTENT.
- GALVANIZED MALLEABLE IRON GALVANIZED WROUGHT IRON, OR GALVANNEZED STEEL ARE PROHIBITED MATERIALS FOR WATER SUPPLY AND BUILDING WATER PIPING BOTH UNDERGROUND AND IN BUILDING.
- PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR SIZING AND ROUTING OF ALL WASTE, WATER, GAS, AND CONDENSATE LINES. ALL PLUMBING SHALL BE IN ACCORDANCE WITH THE LATEST APPLICABLE CODES. IT IS NOT THE INTENTION OF THE PLAN PREPARED TO LIMIT THE METHODOLOGY AND/OR MATERIALS UTILIZED BY THE PLUMBING CONTRACTOR WHEN ALTERNATE METHODOLOGY AND/OR MATERIALS COMPLY WITH ALL CODES AND ORDINANCES GOVERNING THIS JURISDICTION.
- PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR SIZING AND ROUTING OF ALL WASTE, WATER, GAS, AND CONDENSATE LINES. ALL PLUMBING SHALL BE IN ACCORDANCE WITH THE LATEST APPLICABLE CODES. IT IS NOT THE INTENTION OF THE PLAN PREPARED TO LIMIT THE METHODOLOGY AND/OR MATERIALS UTILIZED BY THE PLUMBING CONTRACTOR WHEN ALTERNATE METHODOLOGY AND/OR MATERIALS COMPLY WITH ALL CODES AND ORDINANCES GOVERNING THIS JURISDICTION.
- OWNER TO PROVIDE WATER, SEWER, AND GAS SERVICE AND HOOK UP TO WITHIN 5 FEET FROM BUILDING. PLUMBING CONTRACTOR SHALL VERIFY AND HOOK UP TO WITHIN 5 FEET FROM BUILDING. WATER SUPPLY LINE SIZES IN CONFORMANCE WITH CALIFORNIA PLUMBING CODE AND COORDINATE WITH PLUMBER AS TO ANY VARIATION AND/OR CORRECTION FROM DRAWING. ALL WORK MATERIALS SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE FOLLOWING CODES AS ADOPTED BY THE INSPECTION AUTHORITY. NOTHING IN THESE PLANS IS TO BE "TYPED WORK" NOT CONFORMING TO THESE CODES OR OTHERS APPLICABLE TO THIS PROJECT:
 - CALIFORNIA PLUMBING CODE, 2022
 - CALIFORNIA MECHANICAL CODE, 2022
 - CALIFORNIA ENERGY STANDARDS, 2022
- IF THE PLUMBING CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING BUT NOT LIMITED TO THE METER LOCATIONS, LATERAL LOCATIONS/DEPTH AND PROPOSED POINT OF CONNECTIONS.

FIRE SPRINKLER NOTES:

- AT TIME OF LOT SPECIFIC BUILDING PERMIT APPLICATION IT WILL BE DETERMINED BY THE CITY OF FRESNO FIRE PREVENTION BUREAU IF FIRE SPRINKLER WILL BE REQUIRED FOR THE ACCESSORY DWELLING UNIT. IF REQUIRED, APPROVED FIRE SPRINKLER PLAN SHALL BE INCLUDED IN PLANS PRIOR TO PERMIT ISSUANCE.

PLUMBING NOTES:

- WORK INCLUDED:
 - ALL WORK AND MATERIAL SHALL CONFORM TO LATEST CODES AND ORDINANCES. IT IS THE INTENTION OF THESE PLANS AND SPECIFICATIONS TO COVER ALL THINGS REQUIRED TO PROVIDE COMPLETE AND OPERATIVE SYSTEMS. THE CONTRACTOR IS TO FURNISH LABOR MATERIAL, TRANSPORTATION, EQUIPMENT, AND MISCELLANEOUS SERVICES TO ACCORDING TO THE REQUIREMENTS AND TO PROVIDE THE RATED FLOW RATE OF THE INSTALLED SHOWERHEAD. THESE VALVES SHALL BE INSTALLED AT THE POINT OF USE AND IN ACCORDANCE WITH ASSE 1016 OR ASME A 112.18.18 (CSA B 139-04) SHALL BE PROVIDED WITH TRIM. SEALS, ETC. AS REQUIRED TO MAKE JOB READY FOR SERVICE AND USE.
 - ALL PLUMBING CONVEYING OR DISPENSING WATER FOR HUMAN CONSUMPTION SHALL COMPLY WITH AB 1933 FOR LEAD CONTENT.
 - GALVANIZED MALLEABLE IRON GALVANIZED WROUGHT IRON, OR GALVANNEZED STEEL ARE PROHIBITED MATERIALS FOR WATER SUPPLY AND BUILDING WATER PIPING BOTH UNDERGROUND AND IN BUILDING.
 - PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR SIZING AND ROUTING OF ALL WASTE, WATER, GAS, AND CONDENSATE LINES. ALL PLUMBING SHALL BE IN ACCORDANCE WITH THE LATEST APPLICABLE CODES. IT IS NOT THE INTENTION OF THE PLAN PREPARED TO LIMIT THE METHODOLOGY AND/OR MATERIALS UTILIZED BY THE PLUMBING CONTRACTOR WHEN ALTERNATE METHODOLOGY AND/OR MATERIALS COMPLY WITH ALL CODES AND ORDINANCES GOVERNING THIS JURISDICTION.
 - PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR SIZING AND ROUTING OF ALL WASTE, WATER, GAS, AND CONDENSATE LINES. ALL PLUMBING SHALL BE IN ACCORDANCE WITH THE LATEST APPLICABLE CODES. IT IS NOT THE INTENTION OF THE PLAN PREPARED TO LIMIT THE METHODOLOGY AND/OR MATERIALS UTILIZED BY THE PLUMBING CONTRACTOR WHEN ALTERNATE METHODOLOGY AND/OR MATERIALS COMPLY WITH ALL CODES AND ORDINANCES GOVERNING THIS JURISDICTION.
 - OWNER TO PROVIDE WATER, SEWER, AND GAS SERVICE AND HOOK UP TO WITHIN 5 FEET FROM BUILDING. PLUMBING CONTRACTOR SHALL VERIFY AND HOOK UP TO WITHIN 5 FEET FROM BUILDING. WATER SUPPLY LINE SIZES IN CONFORMANCE WITH CALIFORNIA PLUMBING CODE AND COORDINATE WITH PLUMBER AS TO ANY VARIATION AND/OR CORRECTION FROM DRAWING. ALL WORK MATERIALS SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE FOLLOWING CODES AS ADOPTED BY THE INSPECTION AUTHORITY. NOTHING IN THESE PLANS IS TO BE "TYPED WORK" NOT CONFORMING TO THESE CODES OR OTHERS APPLICABLE TO THIS PROJECT:
 - CALIFORNIA PLUMBING CODE, 2022
 - CALIFORNIA MECHANICAL CODE, 2022
 - CALIFORNIA ENERGY STANDARDS, 2022
 - IF THE PLUMBING CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING BUT NOT LIMITED TO THE METER LOCATIONS, LATERAL LOCATIONS/DEPTH AND PROPOSED POINT OF CONNECTIONS.

REVISIONS:

NO.	DESCRIPTION	DATE
1	TRUSS FRAMING OPTION FOR GABLE & CRAFTSMAN ELECTRIC HEAT PUMP WATER HEATER	08/22/23

CITY USE ONLY

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

2023 CITY OF FRESNO

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ACCESSORY DWELLING UNIT (TADU-005) PLAN 5

PLUMBING KEY NOTES:

RESIDENTIAL PLUMBING NOTES:

FIRE SPRINKLER NOTES:

PLUMBING NOTES:

REVISIONS:

NO.	DESCRIPTION	DATE
1	TRUSS FRAMING OPTION FOR GABLE & CRAFTSMAN ELECTRIC HEAT PUMP WATER HEATER	08/22/23

CITY USE ONLY

DRAWING TITLE:

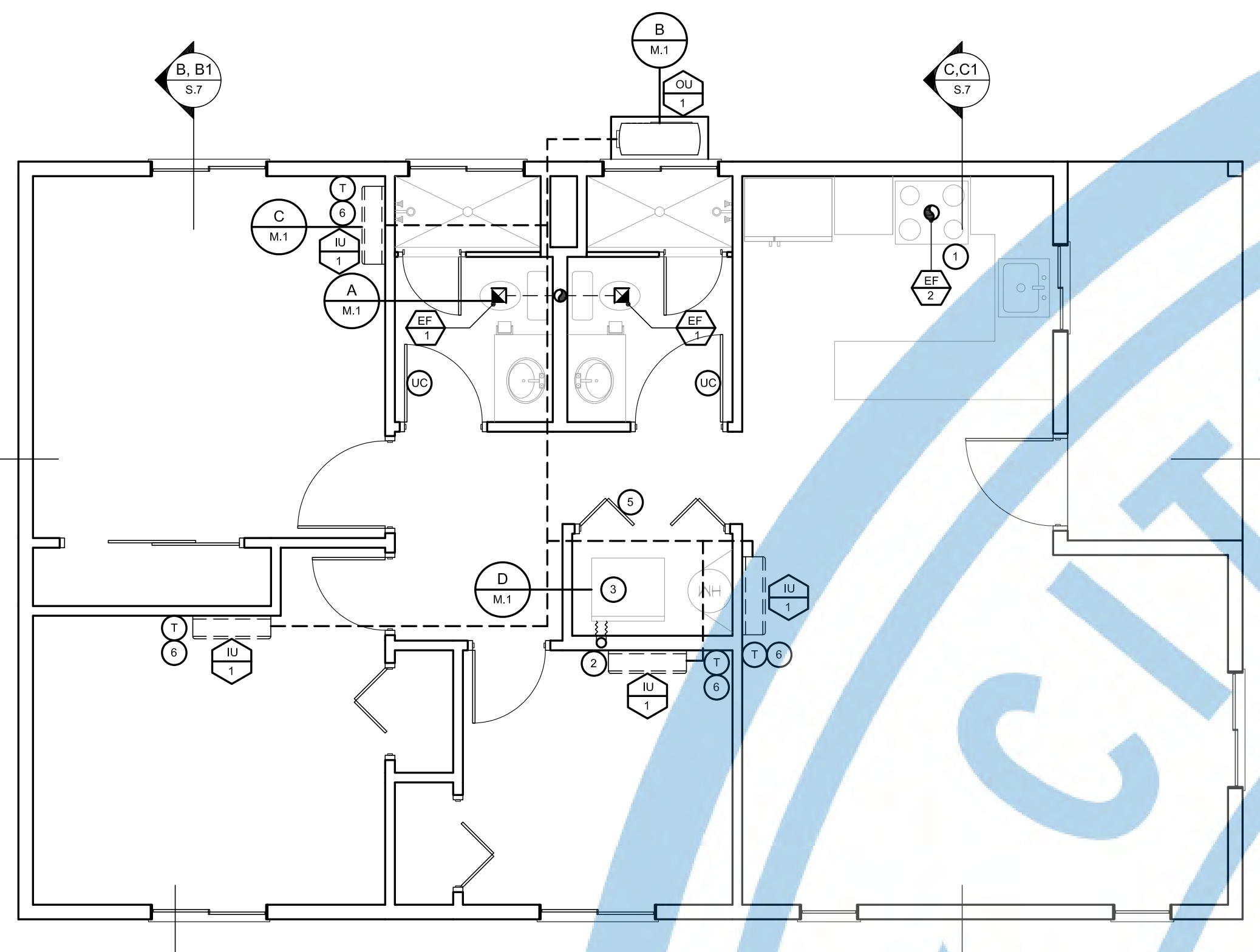
PLUMBING PLAN AND DETAILS

JOB #: TADU-005 SHEET NO. P.1

DATE: 27-Sep-23

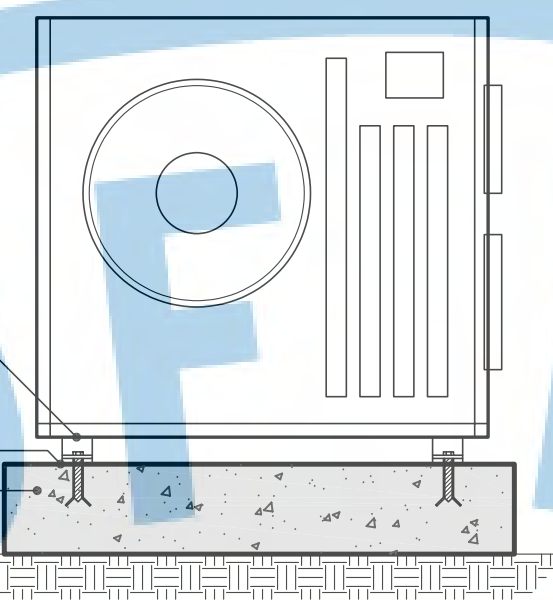
SCALE: AS NOTED

DRAWN BY: IRG

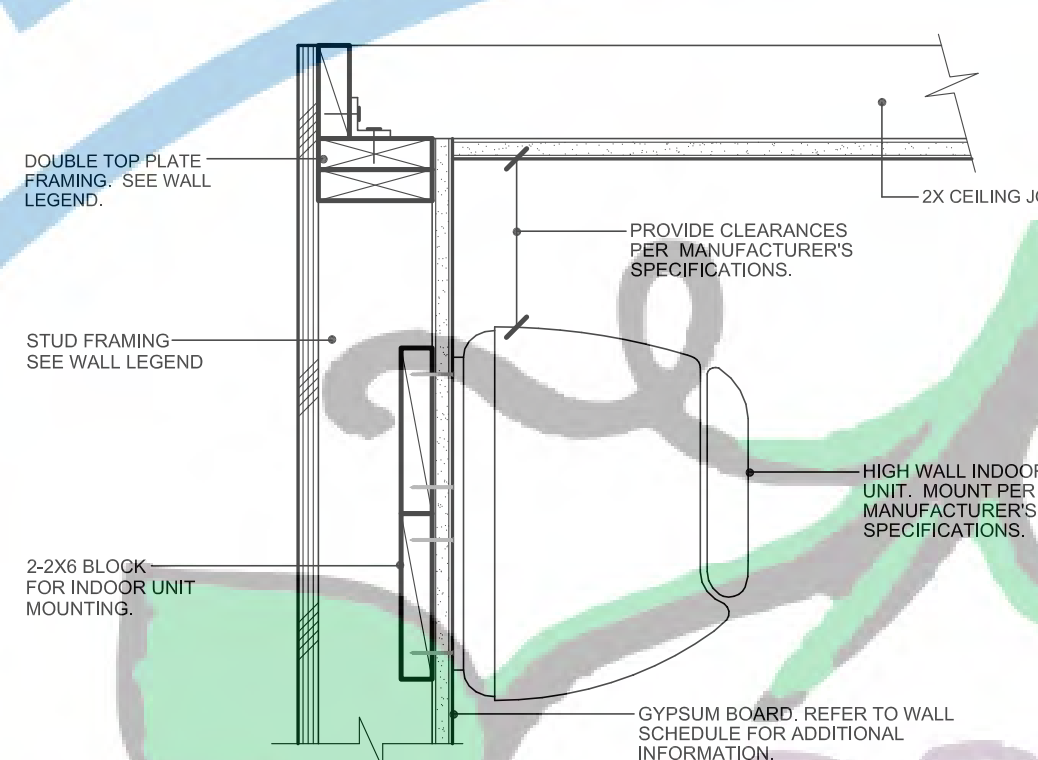


MECHANICAL PLAN
SCALE: 1/4"=1'-0"
GABLE/CONTEMPORARY/CRAFTSMAN

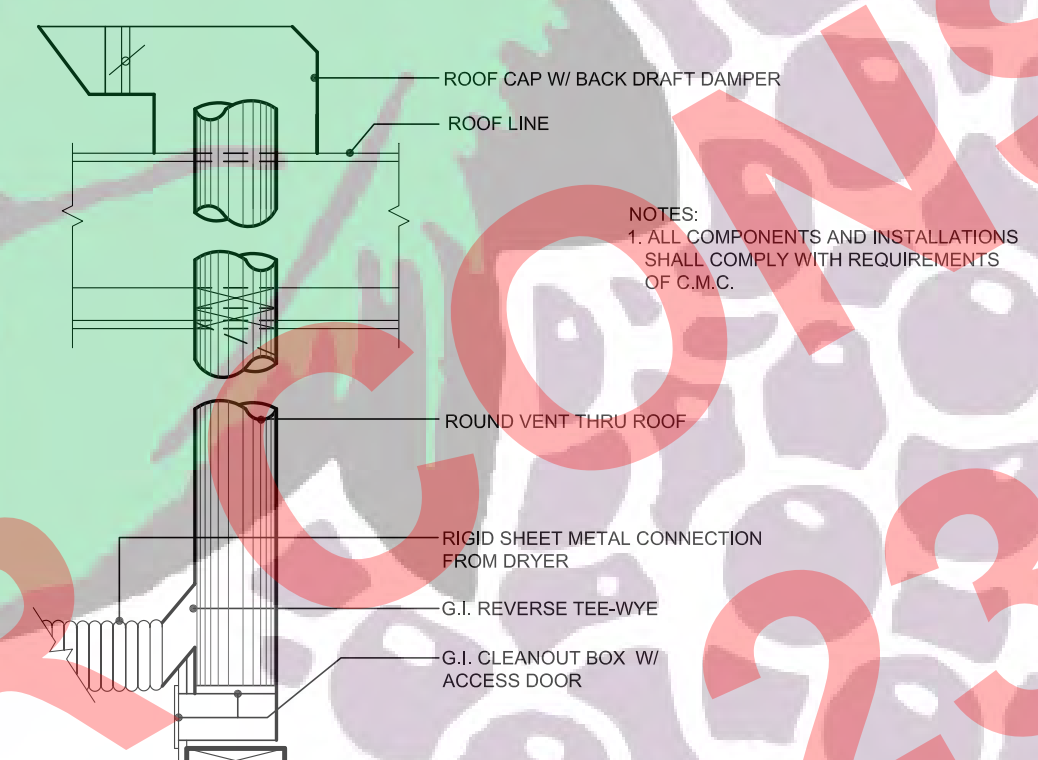
NOTE:
CONTRACTOR SHALL PAINT ANGLE CLIPS WITH (2) COATS OF PRIMER



B CONDENSING UNIT MOUNTING



C INDOOR UNIT MOUNTING



D DRYER VENT THRU ROOF

MECHANICAL LEGEND :

SYMBOL	ABBREVIATION	DESCRIPTION
	EF	EXHAUST AIR FAN
	UC	1" DOOR UNDER CUT
	T	THERMOSTAT/UNIT REMOTE
		REFRIGERANT/DRAINAGE/SIGNAL PIPING
		EXHAUST DUCT

EXHAUST FAN SCHEDULE:

DESCRIPTION	EF 1	EF 2
LOCATION	RESTROOM	KITCHEN
TYPE	CENTRIFUGAL	CENTRIFUGAL
MOUNTING	CEILING	CEILING
AMPS	0.30	3.5
VOLTS/PHASE	115/1	115/1
CFM	50 MIN. 110 MIN.	110 MIN.
E.S.P. (IN. WC)	0.10	0.30
DRIVE	DIRECT	DIRECT
SCHEMATIC	1.0 MAX. 3.0 MAX.	3.0 MAX.
OPER. WT. (LBS)	5	20
MANUFACTURER	OWNER CHOICE¹	OWNER CHOICE¹
MODEL	OWNER CHOICE¹	OWNER CHOICE¹
KEY NOTES	1,3,4	2,5
BACKDRAFT DAMPER	YES	YES
BRID & SEED	YES	YES
SWITCH WITH LIGHTS/CONTROLS	YES	YES

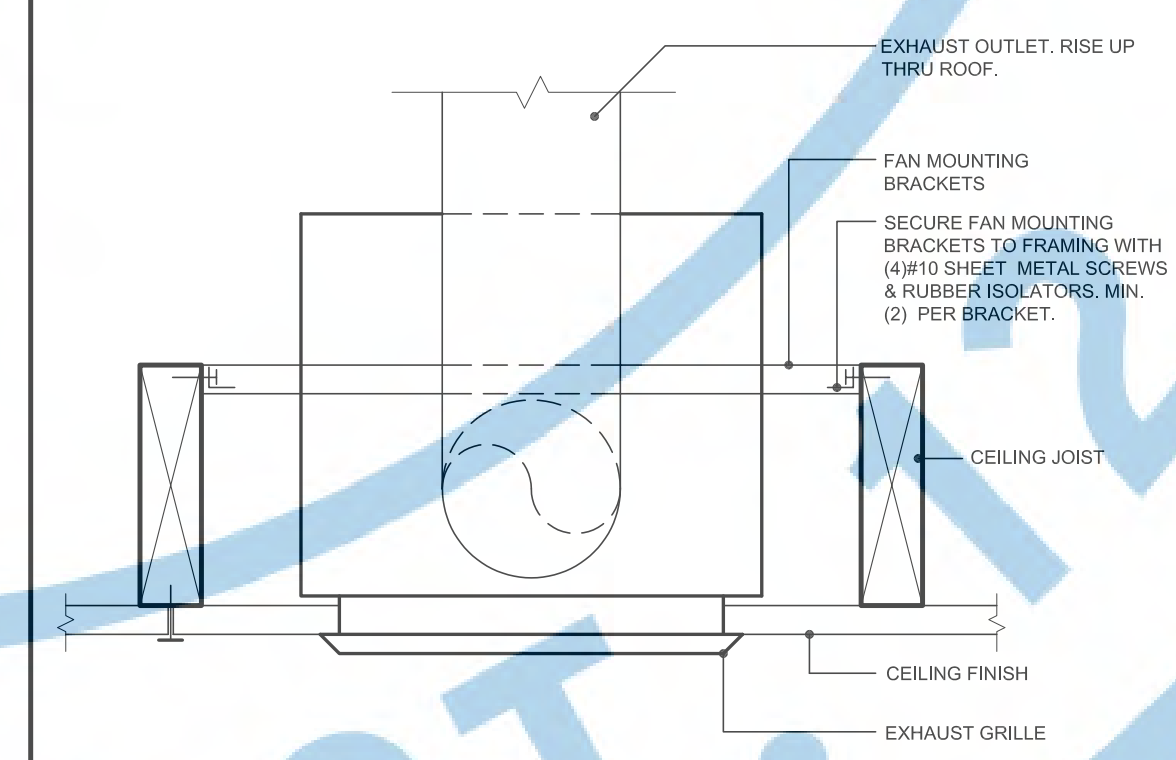
- KEY NOTES:**
- OWNER CHOICE MUST MEET MINIMUMS AND MAXIMUMS LISTED IN EXHAUST FAN SCHEDULE.
 - PROVIDE 5" Ø EXHAUST DUCT RISER UP THRU ROOF, W/FLASHING TO ROOF WEATHER CAP.
 - PROVIDE 6" Ø EXHAUST DUCT RISER UP THRU ROOF, W/FLASHING TO ROOF WEATHER CAP.
 - CONTINUOUS MECHANICAL EXHAUST SYSTEMS SHALL OPERATE WITHOUT OCCUPANT INTERVENTION. A READILY ACCESSIBLE OVERHEAD CONTROL MUST BE PROVIDED. THE OVER-RIDE CONTROL FOR THE BUILDING VENTILATION SHALL BE PROPERLY LABELED. THIS SWITCH CONTROLS THE INDOOR AIR QUALITY VENTILATION FOR THE HOME.
 - KITCHEN EXHAUST SHALL MEET MINIMUM CFM OR HAVE A CAPTURE EFFICIENCY (CE) RATING OF NO LESS THAN 50% VENTILATION FOR INDOOR AIR QUALITY NOTES.
 - ALL KITCHENS AND BATHROOMS SHALL HAVE LOCAL EXHAUST SYSTEMS VENTED TO THE OUTDOORS. EACH LOCAL VENTILATION SYSTEM SHALL EITHER BE AN INTERMITTENT OR CONTINUOUS MECHANICAL EXHAUST SYSTEM.
 - ALL AIR MOVING EQUIPMENT USED TO MEET LOCAL EXHAUST VENTILATION REQUIREMENTS SHALL BE RATED IN TERMS OF AIRFLOW AND SOUND.
 - A. ALL CONTINUOUSLY OPERATING FANS SHALL BE RATED AT A MINIMUM 1/0 SONE.
 - B. ALL CONTINUOUS LOCAL EXHAUST AIR FLOW RATES SHALL BE A MINIMUM OF 5 AIR CHANGES/HOUR KITCHEN.
 - C. INTERMITTENTLY OPERATED LOCAL EXHAUST FANS SHALL BE RATED AT A MAXIMUM OF 3/0 SONE.
 - D. INTERMITTENT LOCAL EXHAUST AIR FLOW RATES SHALL MEET EITHER THE CAPTURE EFFICIENCY (CE) OR THE AIRFLOW RATE SPECIFIED IN TABLE 10B OF THE CALIFORNIA ENERGY CODE.
 - INDOOR AIR QUALITY CONTINUOUS EXHAUST VENTILATION SYSTEM REQUIREMENTS (ASHRAE STANDARD) AT LEAST ONE MECHANICAL VENTILATION SYSTEM IN THE BUILDING MUST BE DESIGNATED FOR USE IN COMPLIANCE WITH THE INDOOR AIR QUALITY - BUILDING VENTILATION REQUIREMENT. ALTERNATIVELY, THE SUM OF THE RATED AIRFLOW FROM MULTIPLE FANS CAN BE UTILIZED TO MEET THE REQUIRED INDOOR AIR QUALITY BUILDING VENTILATION AIRFLOW. THE SYSTEM MUST DELIVER CONTINUOUS VENTILATION AIRFLOW AT A RATE GREATER THAN OR EQUAL TO THE RATE SPECIFIED IN THE ENERGY DOCUMENTATION. SEE ENERGY DOCUMENTATION FOR INDOOR AIR QUALITY REQUIRED CFM AIR FLOW.

ENERGY NOTES :

- AFTER INSTALLING WATER HEATING SYSTEMS, FENESTRATION, AND HVAC EQUIPMENT, THE INSTALLER SHALL SUBMIT THE "INSTALLATION CERTIFICATE" (CF-2R FORM), COMPLETED AND SIGNED BY THE INSTALLER, LISTING THE EQUIPMENT INSTALLED, MANUFACTURER, MODEL, AND EFFICIENCIES (U-VALUES AND SHGC-VALUES, ETC.) AND THAT IT MEETS OR EXCEEDS THE REQUIREMENTS OF THE ENERGY DOCUMENTATION. (SEE SECTION 10-103(A)(3) (REGISTERED COPIES SHALL BE PROVIDED WHEN HER'S VERIFICATION IS REQUIRED).
- REGISTERED COPIES OF THE CF-2R AND CF-2R FORMS SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION. SIGNED BY CERTIFIED BY THE INSTALLER(S) FOR THE CF-2R FORM, AND THE HERS RATER, FOR FIELD VERIFICATION AND DIAGNOSTIC TESTING ON THE CF-2R FORM. (SEE 10-103(A)(3) AND 10-103(A)(5)).
- PROVIDE SPECIAL INSPECTION FOR FIELD VERIFICATION AND DIAGNOSTIC TESTING PERFORMED BY A THIRD PARTY CERTIFIED HERS RATER FOR THE FOLLOWING:
 - A) QUALITY INSULATION INSTALLATION (QI)
 - B) INDOOR AIR QUALITY VENTILATION
 - C) KITCHEN RANGE HOOD
 - D) VERIFIED SEER
 - E) VERIFIED SEER
 - F) VERIFIED REFRIGERANT CHARGE
 - G) AIRFLOW IN HABITABLE ROOMS (SC3.1.4.1.7)
 - H) VERIFIED HSPF
 - I) VERIFIED HEAT PUMP RATED HEATING CAPACITY
 - J) WALL MOUNTED THERMOSTAT IN ZONES GREATER THAN 150 SQ. FT.
 - K) DUCTLESS INDOOR UNIT LOCATED ENTIRELY IN CONDITIONED SPACE.

ENERGY EFFICIENCY REQUIREMENTS :

DESCRIPTION	EFFICIENCY REQUIRED PER TITLE 24
STANDARD DESIGN PV CAPACITY	CONTEMPORARY: 2.83 kW/6 MIN. - GABLE/CRAFTSMAN: 2.88 kW/6 MIN.
ROOFING COOL ROOF	ROOF REFLECTANCE: 0.30 - ROOF EMITTANCE: 0.75
FENESTRATION/GLAZING	U-FACTOR: 0.30 - SHGC: 0.23
INSULATION	WALL: R-21 - CONTEMPORARY ROOF: R-30 - GABLE/CRAFTSMAN ROOF: R-38
TANKLESS WATER HEATER	UEF: 0.90
MECHANICAL UNIT	HSPF: 9.5 - SEER: 16.0 - EER: 13.0
INDOOR AIR QUALITY	CFM: 60 MINIMUM



A CEILING EXHAUST FAN MOUNTING

MECHANICAL KEY NOTES :

- ELECTRIC RANGE: HOOD W/AN W/MICROWAVE/OELECTRIC RANGE WOVEN. INSTALL PER MANUFACTURER'S SPECIFICATIONS. PROVIDE MANUFACTURER'S SPECIFICATIONS ON JOB SITE. SO THAT THE BUILDING INSPECTOR MAY VERIFY CLEARANCES. KITCHEN EXHAUST OUTLETS SHALL TERMINATE AT LEAST 2' ABOVE THE ROOF AND SHALL EXTEND AT LEAST 10' ABOVE THE ADJOINING GRADE LEVEL. HOOD SHALL BE VENTED TO THE EXTERIOR WITH A BACK DRAFT DAMPER HAVING A MINIMUM CFM RATING OF 100 CFM AND A SONE RATING NOT GREATER THAN 3-SONE. PROVIDE A MINIMUM CLEARANCE TO COMBUSTIBLE MATERIALS.
 - HORIZONTAL CLEARANCE 6" FROM EDGE OF BURNERS.
 - VERTICAL CLEARANCE OF 30" UNPROTECTED, OR 24" PROTECTED.
 - THE VERTICAL DISTANCE BETWEEN CANOPY-TYPE HOOD AND COOKING SURFACE SHALL NOT EXCEED 4".
- UPPER CABINETS SHALL BE A MINIMUM OF 18" ABOVE FINISH DECK OR TO THE HOOD IS TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS. PROVIDE CLEARANCES AS SPECIFIED BY THE MANUFACTURER. PROVIDE INSTALLATION INSTRUCTIONS. PROVIDE MINIMUM CLEARANCE TO COMBUSTIBLE MATERIALS PER CMC 006.1 AND 508.6. BRAND AND MODEL NUMBER SHALL BE SUBMITTED TO OWNER FOR APPROVAL, PRIOR TO INSTALLATION.
- DRYER VENT WITH A BACK DRAFT DAMPER THRU ROOF.
- DRYER VENT TO OUTSIDE AIR: 4" DIAMETER OR 3 1/2" X 4" RECTANGULAR VENT GOOD FOR A COMBINED HORIZONTAL AND VERTICAL LENGTH NOT TO EXCEED 14'-0" W/ MAXIMUM 2 ELBOWS. OPTION: 5" DIAMETER OR 3 1/2" X 4" RECTANGULAR VENT GOOD FOR A COMBINED HORIZONTAL AND VERTICAL LENGTH NOT TO EXCEED 36'-0" W/ MAXIMUM 2 ELBOWS. DEDUCT 6" FOR EACH ADDITIONAL ELBOW. BRAND AND MODEL NUMBER SHALL BE SUBMITTED TO OWNER FOR APPROVAL, PRIOR TO INSTALLATION.
- WASHER STACKED UNIT: VENT TO OUTSIDE AIR: 4" DIAMETER OR 3 1/2" X 4" RECTANGULAR VENT GOOD FOR A COMBINED HORIZONTAL AND VERTICAL LENGTH NOT TO EXCEED 14'-0" W/ MAXIMUM 2 ELBOWS. OPTION: 5" DIAMETER OR 3 1/2" X 4" RECTANGULAR VENT GOOD FOR A COMBINED HORIZONTAL AND VERTICAL LENGTH NOT TO EXCEED 36'-0" W/ MAXIMUM 2 ELBOWS. DEDUCT 6" FOR EACH ADDITIONAL ELBOW. (SEE DETAIL DM.1) BRAND NAME AND MODEL NUMBER SHALL BE SUBMITTED TO OWNER FOR APPROVAL, PRIOR TO INSTALLATION.
- PROVIDE COVERED DOORS WITH A MINIMUM OF TWO 100 SQUARE INCH FREE AREAS. ONE OPENING WITHIN 12 INCHES OF THE TOP OF ENCLOSURE AND THE OTHER WITHIN 12 INCHES OF THE BOTTOM OF THE ENCLOSURE. PROGRAMMABLE NIGHT-SET-BACK THERMOSTAT/UNIT REMOTE SHALL NOT BE MORE THAN 48" A.F.F. PER CRC SECTION R327.1.2.

MECHANICAL NOTES :

- A. GENERAL NOTES:**
- AIR INLETS THAT ARE PART OF THE VENTILATION DESIGN SHALL BE LOCATED A MINIMUM OF 10 FEET FROM KNOWN SOURCES OF CONTAMINATION SUCH AS STACK, VENT, EXHAUST HOOD, ETC.
 - AIR CONDITIONING EQUIPMENT DESIGNED TO BE IN A FIXED POSITION SHALL BE SECURELY FASTENED, PER 4.
 - MANUFACTURER'S INSTALLATION INSTRUCTIONS. INSTALLATION INSTRUCTIONS SHALL BE PROVIDED TO THE FIELD INSPECTOR.
- B. WORK INCLUDED:**
- ALL WORK AND MATERIAL SHALL CONFORM TO LATEST CODES AND ORDINANCES. IT IS THE INTENTION OF THESE PLANS AND SPECIFICATIONS TO COVER ALL THINGS REQUIRED TO PROVIDE COMPLETE AND OPERATIVE SYSTEMS. THE CONTRACTOR IS TO FURNISH LABOR MATERIAL, COMPLETE AND OPERATIVE SYSTEMS. THE CONTRACTOR IS TO FURNISH LABOR MATERIAL, COMPLETE AND OPERATIVE SYSTEMS. THE CONTRACTOR IS TO FURNISH LABOR MATERIAL, COMPLETE AND OPERATIVE SYSTEMS. THE CONTRACTOR IS TO FURNISH LABOR MATERIAL, COMPLETE AND OPERATIVE SYSTEMS.
 - THESE DRAWINGS ARE DIAGRAMMATIC REPRESENTATION OF WORK TO BE ACCOMPLISHED AND AS SUCH ARE NOT INTENDED TO SHOW ALL REQUIRED OFFSETS OF PIPING AND DUCT WORK. THE CONTRACTOR SHALL INSTALL MATERIAL AND EQUIPMENT SO AS TO CONFORM TO THE STRUCTURE, AVOID OBSTRUCTION AND MAINTAIN HEADROOM AND PASSAGEWAYS.
 - THE PLANS AND SPECIFICATIONS ARE INTENDED TO BE USED AS A CONSTRUCTION GUIDELINE ONLY AND NOT THE TOTAL INSTRUMENT OF CONTRACT DOCUMENTS. IT IS NOT THE INTENTION OF ANY CONSTRUCTION PLANS TO DIVIDE WORK AMONG DIFFERENT TRADES. VERIFY SCOPE OF WORK WITH CONTRACTOR WHO IS SUPERVISING THE JOB. THE CITY OF FRESNO WILL PROVIDE VERIFICATION OF CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL BE UNDER THE RESPONSIBILITY OF THE CONTRACTOR.
 - SUBMITTALS: CONTRACTOR SHALL SUBMIT A COPY OF EQUIPMENT BROCHURES FOR EACH ITEM FURNISHED. DATA SHALL INCLUDE MANUFACTURER'S APPROVED INSTALLATION INSTRUCTIONS. SUBMITTALS SHALL BE COMPLETE AND SHALL BE SIGNED, INDEXED, AND TABBED.
 - TEST AND ADJUSTMENTS: CONTRACTOR SHALL TEST ALL EQUIPMENT PER MANUFACTURER'S INSTRUCTIONS. SYSTEM SHALL BE FREE OF OBJECTIONABLE NOISE AND VIBRATION. SYSTEM SHALL BE BALANCED FOR EVEN DISTRIBUTION OF HEATING AND COOLING.
 - OPERATING INSTRUCTIONS: CONTRACTOR SHALL PROVIDE OWNER WITH 2 COPIES OF OPERATING AND MAINTENANCE INSTRUCTIONS. MANUFACTURER'S EXTEND WARRANTIES, AND CONTRACTOR WRITTEN WARRANTIES. ALL BOUND, INDEXED AND TABBED. MAINTENANCE INSTRUCTIONS SHALL INCLUDE MAINTENANCE WHICH IS REQUIRED TO KEEP EQUIPMENT OPERATING AT MAXIMUM EFFICIENCY.
 - WARRANTY: ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE OR FROM DATE OF OWNER'S SUBSTANTIAL USAGE OR OCCUPANCY, WHICHEVER IS EARLIER. DAMAGE DUE TO VOLTAGE FLUCTUATION, FIRE, ACTS OF THE ELEMENTS, ACTS OF THE OWNER OR OTHER PARTIES, IMPROPER MAINTENANCE OR NEGLECT ARE SPECIFICALLY EXCLUDED FROM THE GUARANTEE. ALL REPAIRS SHALL BE PERFORMED DURING NORMAL WORKING HOURS AND SHALL BE MADE PROMPTLY AFTER NOTICE OF FAILURE. IF OWNER REQUEST THAT WORK BE PERFORMED ON OVERTIME, OWNER SHALL PAY THE DIFFERENCE BETWEEN REGULAR AND OVERTIME LABOR AT STANDARD BILLING RATES.
 - ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE FOLLOWING CODES AS AMENDED AND ADOPTED BY THE INSPECTION AUTHORITY. NOTHING IN THESE IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES OR OTHERS APPLICABLE TO THIS PROJECT.
 - A. CALIFORNIA BUILDING CODE 2022
 - B. CALIFORNIA PLUMBING CODE 2022
 - C. CALIFORNIA MECHANICAL CODE 2022
 - D. CALIFORNIA ELECTRICAL CODE 2022
 - E. NON-RESIDENTIAL CE ENERGY STANDARDS 2022
 - MECHANICAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL EQUIPMENT DUCTS, GRILLS, REGISTERS, CONTROLS, THERMOSTATS AND CONDENSATE LINES NECESSARY TO COMPLETE THE JOB. CONTRACTOR SHALL CHALK MARK HIGH AND LOW VOLTAGE ELECTRICAL CONDUIT POINTS OF PENETRATION TO MATCH AIR CONDITIONING UNIT PENETRATIONS ON THE SHEATHING. WHEN FLASHING IS INSTALLED ON SHEATHING BEFORE ROOFING IS STARTED, CONTRACTOR SHALL ALSO MARK THE GAS AND CONDENSATE PIPING POINTS OF PENETRATION OF THE ROOF SHEATHING.
 - CONTRACTOR SHALL START, TEST AND ADJUST ALL SYSTEMS FOR THE PROPER WORKING OF THE SYSTEMS TO THE SATISFACTION OF THE OWNER AND TENANT. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INITIAL START UP FOR A PERIOD ONE YEAR FROM THE DATE OF ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- C. EQUIPMENT AND MATERIALS:**
- AIR CONDITIONING UNIT MOUNTINGS AT ALL FRAMES SHALL BE BOLTED OR LAG SCREWED TO STRUCTURAL MEMBERS AT EACH CORNER WITH MINIMUM 3/8" PENETRATION INTO SOLID WOOD. A.C. UNIT SHALL BE BOLTED TO THE SUPPORT FRAME WITH 3/8" MINIMUM BOLTS AT EACH CORNER.
 - ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL SYSTEM MATERIALS BEFORE BIDDING AND ORDERING EQUIPMENT AND ALLOW FOR BACK AND BOOST TRANSFORMERS ON EACH PHASE IF REQUIRED.
 - BY OTHERS:
 - A. PLUMBING CONTRACTOR: GAS, WATER AND CONDENSATE PIPING INCLUDING FINAL CONNECTIONS WITH SHUT-OFF VALVE.
 - B. ELECTRICAL CONTRACTOR: ALL POWER AND CONTROL. PROVIDE W/IF OUTLET WITHIN 25' FROM EQUIPMENT AND QUICK DISCONNECT. NO FIELD SUPPLIED ELECTRICAL DEVICE SHALL BE MOUNTED ON AIR CONDITIONING UNITS AND NO RIDGE ELECTRICAL CONNECTIONS SHALL BE MADE.
 - C. CONDUIT, WIRING DISCONNECTS AND FINAL CONNECTIONS, UNLESS OTHERWISE NOTED ON MECHANICAL PLAN, NO FIELD SUPPLIED ELECTRICAL DEVICE SHALL BE MOUNTED ON AIR CONDITIONING UNIT AND NO RIDGE ELECTRICAL CONNECTIONS SHALL BE MADE.
 - D. ALL AIR CONDITIONERS TO BE EQUIPPED WITH AN APPROVED CONDENSATE DRAIN. RUN IN AN APPROVED MANNER TO AN APPROVED LOCATION.
 - E. ALL EQUIPMENT SHALL COMPLY WITH THE CALIFORNIA ENERGY COMMISSION STANDARD, AND SHALL BE CERTIFIED BY THE MANUFACTURER.
 - F. THE MECHANICAL CONTRACTOR SHALL PROVIDE THE OWNER COPIES OF OPERATION, MAINTENANCE AND PREVENTIVE MAINTENANCE MANUALS FOR EACH MODEL AND TYPE OF MECHANICAL EQUIPMENT.
 - G. EQUIPMENT INDICATED ON THESE DRAWINGS ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND EQUIPMENT LOCATIONS.
 - D. EXCAVATION, CUTTING AND FITTING: PERFORM THE EXCAVATION, CUTTING, FITTING, REPAIRING, AND FINISHING OF THE WORK NECESSARY FOR THE INSTALLATION OF THE EQUIPMENT. NO CUTTING OF THE WORK OR OTHER TRADES OR OF ANY STRUCTURAL MEMBERS SHALL BE DONE WITHOUT THE CONSENT OF THE OWNER AND EXCEED NOTICING REQUIREMENTS SPECIFIED IN STRUCTURAL DRAWINGS.

MECHANICAL UNIT SCHEDULE:

DESCRIPTION	OU 1
LOCATION	OUTDOOR
EQUIPMENT	HEAT PUMP
MOUNTING	GROUND
VOLTS/PHASE/CYCLE	208/230-1-ØØ
MCA	30
MDCP	45°
TYPE	ROTARY INVERTER
MANUFACTURER	OWNER CHOICE¹
MODEL	OWNER CHOICE¹

1. OWNER CHOICE MUST MEET MINIMUMS AND MAXIMUMS LISTED IN MECHANICAL UNIT SCHEDULE.
2. VERIFY ELECTRICAL LOADS DEMANDS WITH MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION.

DESCRIPTION	IL 1
LOCATION	INDOOR
EQUIPMENT	HIGH WALL
MOUNTING	WALL
COOLING SYSTEM TONS	0.83 MIN.
AIRFLOW	333 CFM MIN.
COOLING RATED CAPACITY	12,000 BTU/HR
SEER	16.0 MIN.
EER	13.0 MIN.
HEATING RATED CAPACITY (17° F)	12,000 BTU/HR
HEATING RATED CAPACITY (17° F)	7,400 BTU/HR
HSPF	9.5 MIN.
VOLTS/PHASE/CYCLE	208/230-1-ØØ
MCA	0.3125²
MANUFACTURER	OWNER CHOICE¹
MODEL	OWNER CHOICE¹

1. OWNER CHOICE MUST MEET MINIMUMS AND MAXIMUMS LISTED IN MECHANICAL UNIT SCHEDULE.
2. VERIFY ELECTRICAL LOADS DEMANDS WITH MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION.



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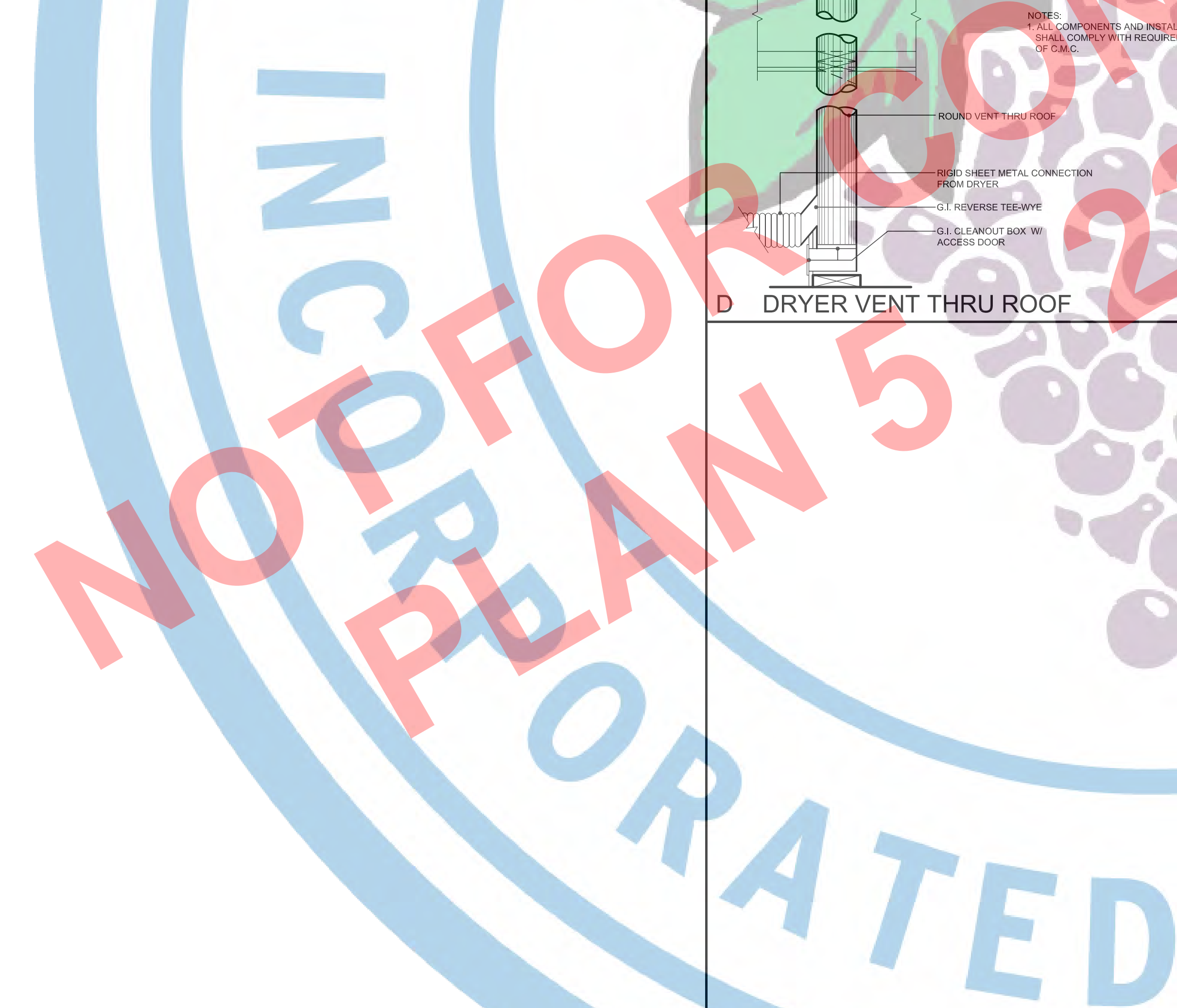
PROJECT:
ACCESSORY DWELLING UNIT (TADU-005) PLAN 5

NO.	DESCRIPTION	DATE
1	-TRUSS FRAMING OPTION FOR GABLE & CRAFTSMAN -ELECTRIC HEAT PUMP WATER HEATER	08/22/23

CITY USE ONLY

DRAWING TITLE:
MECHANICAL PLAN AND DETAILS

JOB# : TADU-005 SHEET NO. M.1
DATE : 22-Aug-23
SCALE : AS NOTED
DRAWN BY : IRG





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PROJECT:
ACCESSORY DWELLING UNIT (TADU-005) PLAN 5

NO.	DESCRIPTION	DATE
1	- TRUSS FRAMING OPTION FOR GABLE & CRAFTSMAN - ELECTRIC HEAT PUMP WATER HEATER	08/22/23

NO.	DESCRIPTION	DATE
1	- TRUSS FRAMING OPTION FOR GABLE & CRAFTSMAN - ELECTRIC HEAT PUMP WATER HEATER	08/22/23

CITY USE ONLY

DRAWING TITLE:
ELECTRICAL PLAN AND DETAILS

JOB#: TADU-005
DATE: 22-Aug-23
SCALE: AS NOTED
DRAWN BY: IRG

SHEET NO.
E.1

ELECTRICAL LEGEND :

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
[Symbol]	3-WAY SWITCH W/ DIMMER	[Symbol]	DUPLEX OUTLET
[Symbol]	SINGLE POLE SWITCH W/ DIMMER	[Symbol]	220 V. OUTLET
[Symbol]	SINGLE POLE SWITCH	[Symbol]	DUPLEX OUTLET W/ARC-FAULT CIRCUIT INTERRUPTER
[Symbol]	SINGLE POLE SWITCH W/OVER RIDE CONTROL	[Symbol]	DUPLEX OUTLET W/ GROUND FAULT CIRCUIT INTERRUPTER
[Symbol]	VACUUM SENSOR SWITCH	[Symbol]	DUPLEX OUTLET W/ GROUND FAULT CIRCUIT INTERRUPTER
[Symbol]	WALL MOUNTED FUTURE (E) W/ MOTION SENSOR & INTEGRAL, PHOTO CONTROL	[Symbol]	DOOR BELL BUTTON
[Symbol]	WALL MOUNTED LIGHT STRIP FIXTURE (LED)	[Symbol]	CHIME ASSEMBLY
[Symbol]	CEILING MOUNTED FIXTURE RECESSED CAN (LED)	[Symbol]	THERMOSTAT
[Symbol]	CEILING FAN W/ LIGHT (LED) (SEPARATE SWITCH FOR FAN)	[Symbol]	GARAGE DOOR OPENER
[Symbol]	SMOKE ALARM. SEE ELECTRICAL NOTES NUMBER 42 FOR SPECIFICATIONS.	[Symbol]	STREET ADDRESS NUMERALS AT LEAST 3" HIGH W/ A 1/4" STROKE MOUNTED ON A CONTRASTING BACKGROUND AND CLEARLY VISIBLE FROM THE STREET (ILLUMINATED)
[Symbol]	CARBON MONOXIDE ALARM. SEE ELECTRICAL NOTES NUMBER 43 FOR SPECIFICATIONS.	[Symbol]	ELECTRICAL SERVICE W/ METER, OWNER TO VERIFY W/ LOCAL UTILITY COMPANY. ELECTRICAL LOAD CALCULATION FOR SIZE.
[Symbol]	AC COMBINER FOR PHOTOVOLTAIC SYSTEM. SEE PHOTOVOLTAGE PLANS.	[Symbol]	DISCONNECT SWITCH IN BOX
[Symbol]		[Symbol]	110 V WATER PROOF OUTLET WITHIN 25'-0" OF UNIT ON THE SAME LEVEL
[Symbol]		[Symbol]	ELECTRICAL SUB PANEL 100 AMP FOR ENERGY STORAGE SYSTEM READY.

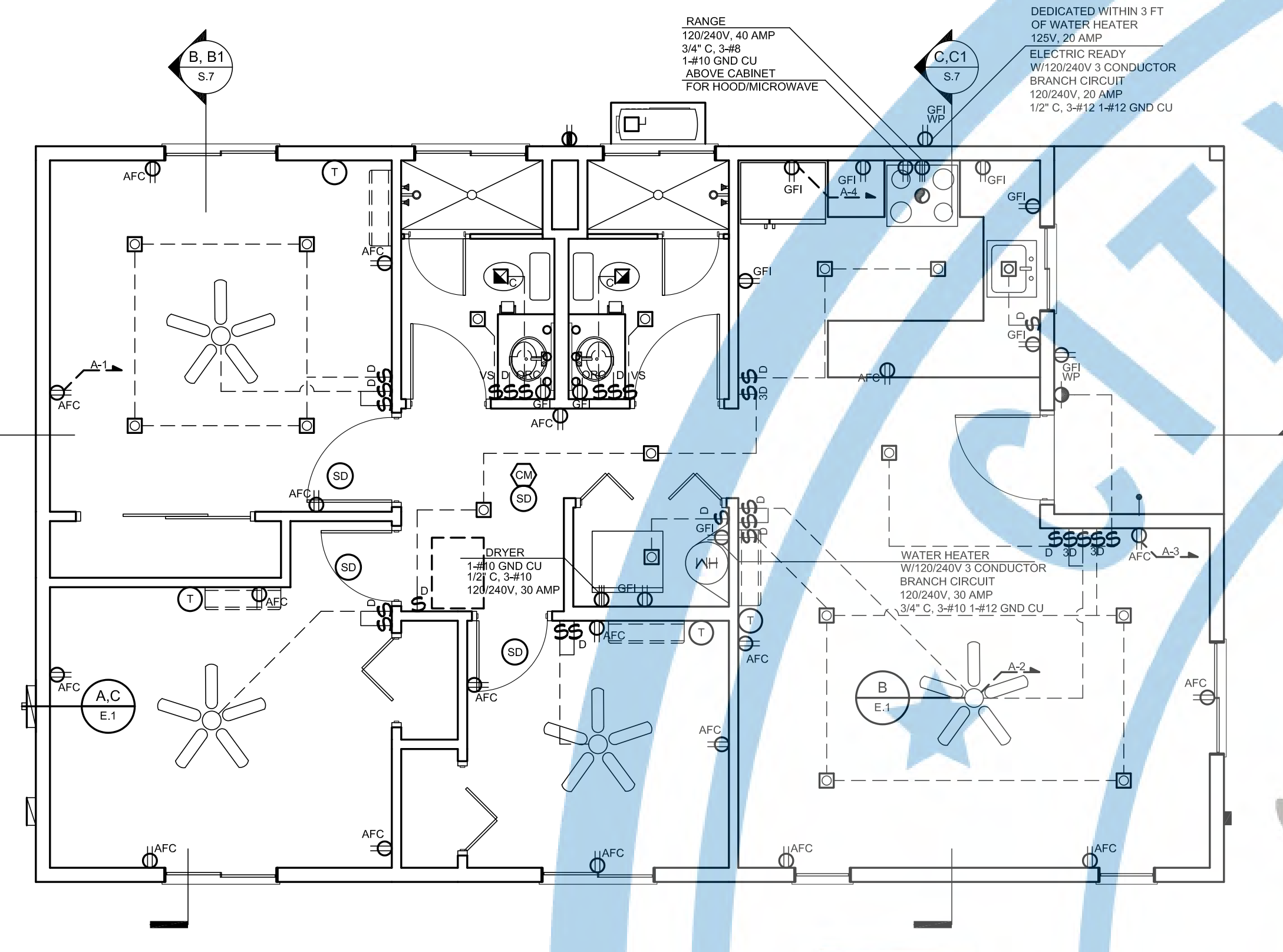
SYMBOL W/DESCRIPTION FOR DEDICATED OUTLET

DESCRIPTION OF ELECTRICAL LOAD	SO.FT.	LOAD PER SO.FT.	ELECTRICAL LOAD TOTAL FOR GENERAL LIGHTING	MEASUREMENT OF POWER
GENERAL LIGHTING	1,015	3	3,045	WATTS
DESCRIPTION OF ELECTRICAL LOAD	QUANTITY	LOAD PER APPLIANCE	ELECTRICAL LOAD TOTAL PER APPLIANCE	MEASUREMENT OF POWER
SMALL APPLIANCE	1	3,000	3,000	WATTS
CLOTHES WASHER	1	1,200	1,200	WATTS
DOUBLE OVEN	0	8,000	0	WATTS
RANGE/OVEN	1	9,000	9,000	WATTS
WATER HEATER	1	4,500	4,500	WATTS
DISHWASHER	1	1,800	1,800	WATTS
DRYER	1	5,000	5,000	WATTS
MISCELLANEOUS	0			WATTS
SUBTOTAL			25,745	WATTS
FIRST 10,000 WATTS AT 100%			10,000	WATTS
SUBTOTAL-FIRST 10,000 WATTS AT 100%			15,745	WATTS
(SUBTOTAL-FIRST 10,000 WATTS AT 100%)X0.40 = REMAINING WATTS AT 40%			6,296	WATTS
REMAINING WATTS AT 40% + 10,000 WATTS = SUBTOTAL GENERAL LOADS			16,288	WATTS
MECHANICAL UNIT AT 125%	1	9,000	9,000	WATTS
EV POWER SUPPLY AT 100%	0	9,800	0	WATTS
TOTAL WATTAGE			25,288	WATTS
TOTAL WATTAGE/240 VOLTS = SERVICE RATING			106	AMPS

PROPOSED 200 AMP MAIN ELECTRICAL SERVICE W/ METER. PROVIDE MINIMUM 25% BUSBAR RATING PER CEC SECTION 150.06. SINGLE PHASE SERVICE PROVIDE 2-30 CU IN W/ IN AND 1-49 CU THIN W/ IN GROUND CONDUCTORS IN 2" CONDUIT. CONNECTION TO UTILITY COMPANY'S SERVICE WILL BE VERIFIED AT TIME OF LOT SPECIFIC BUILDING IF OVERHEAD OR UNDERGROUND SERVICE FEEDER WILL BE INSTALLED.

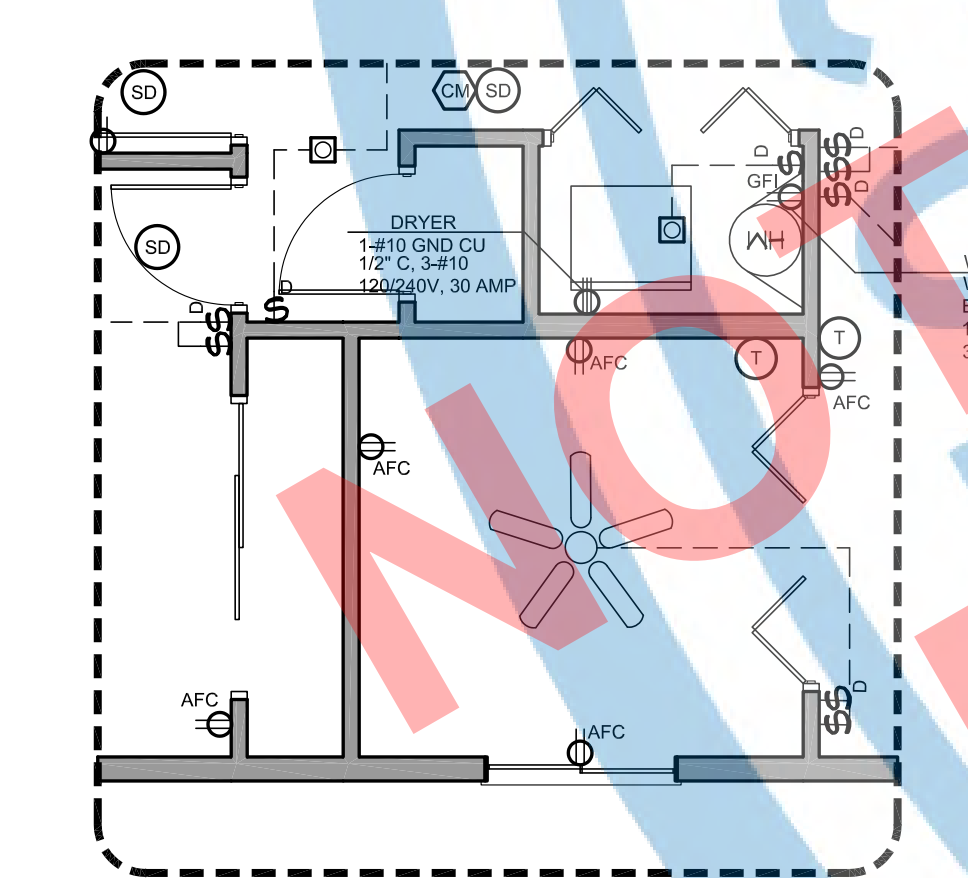
ELECTRICAL NOTES :

- GENERAL REQUIREMENTS:**
- CHECK EXISTING SYSTEM WITH REFERENCE TO NEW WORK TO BE DONE. RE-ROUTE AND/OR REPLACE PORTIONS (INCLUDING SERVICE) AS NECESSARY.
 - FURNISH AND INSTALL ALL OUTLETS, SWITCHES, FIXTURES AND EQUIPMENT INDICATED, INCLUDING LIGHT BULBS, AND INSTALL ANY FIXTURES AND EQUIPMENT FURNISHED BY OWNER.
 - NON-METALLIC SHEATHED CABLE SHALL BE CONCEALED OR PROTECTED.
 - ALL FIXTURES, DEVICES AND EQUIPMENT SHALL COMPLY WITH APPLICABLE REGULATIONS.
 - SHORT CIRCUIT CURRENT CALCULATIONS MUST BE PROVIDED FROM UTILITY COMPANY INDICATING THE MAXIMUM SHORT CIRCUIT CURRENT AVAILABLE AT THE TERMINALS OF MAIN SERVICE. THE CALCULATIONS MUST BE PROVIDED TO THIS OFFICE PRIOR TO THE SERVICE BEING ENERGIZED. ALL EQUIPMENT INSTALLED MUST BE RATED AT OR ABOVE THE AVAILABLE INTERRUPTING CURRENT.
 - A GROUNDING ELECTRODE COMPLYING WITH SECTION 250.40(B)(2) OF THE CEC MUST BE PROVIDED FOR THE FLOOR IN FRONT OF ALL ELECTRICAL PANELS. IF A PERMETER FOOTING IS TO BE POURED, THE ELECTRODE MUST BE A CONCRETE ENCASED ELECTRODE COMPLYING WITH CEC SECTION 250.16(C). IF GROUND RODS ARE TO BE USED FOR GROUNDING SERVICES IN EXCESS OF 400 AMP A MINIMUM OF TWO RODS, SPACED AT LEAST SIX FT. APART, SHALL BE USED (CEC 250.54).
 - THE WORKING CLEARANCE REQUIRED BY SECTION 110.16 OF THE CEC MUST BE PERMANENTLY DELINEATED ON THE FLOOR IN FRONT OF ALL ELECTRICAL PANELS IDENTIFIED IN STORAGE OR PROCESSING AREAS WITH THE WORKING 'NO STORAGE IN THIS AREA'.
 - PERMANENTLY WIRE EACH DISCONNECT. CLEARLY IDENTIFY THE CIRCUITRY THAT IS CONTROLLED BY THE DISCONNECT.
 - HOOD FAN AND MICROWAVE/ HOOD FAN COMBINATION UNITS SHALL HAVE ITS OWN SEPARATE 20 AMP CIRCUIT.
 - PROVIDE A DESIGNATED 20 AMP CIRCUITS FOR THE LAUNDRY ROOM.
 - UNDERGROUND GAS PIPES SHALL NOT BE USED AS A GROUNDING ELECTRODE PER CEC 250.52(A).
 - KITCHEN COUNTERS SHALL BE EQUIPPED WITH TWO OR MORE 20-AMP CIRCUITS FOR SMALL APPLIANCES.
 - ELECTRIC RANGE ITEMS REQUIRE BREAKER SPACE AND LABELING IN PANEL.
 - A TYPE 2 SURGE PROTECTION DEVICE (SPD) SHALL BE INSTALLED IN ACCORDANCE WITH ITEMS A THROUGH D.
- A. TYPE 2 SPD SHALL BE CONNECTED ANYWHERE ON THE LOAD SIDE OF A SERVICE DISCONNECT OVER CURRENT DEVICE. THE SERVICE OVERCURRENT DEVICE SHALL BE AN INTEGRAL PART OF THE SERVICE DISCONNECTING MEANS OR SEPARATELY LOCATED WHERE THE DISCONNECTING MEANS SHALL BE LOCATED AHEAD OF THE SUPPLY SIDE OF THE DEVICES.**
- B. TYPE 2 SPD SHALL BE CONNECTED AT THE BUILDING OR STRUCTURE ANCHOR ON THE LOAD SIDE OF THE FIRST OVERCURRENT DEVICE AT THE BUILDING OR STRUCTURE.**
- C. DERIVED SYSTEM.**
- D. ANY SPD MUST BE CERTIFIED BY THE UNDERWRITERS LABORATORIES (UL)**
- RECEPTACLES:**
- ALL 120-VOLT, SINGLE PHASE, 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING RECEPTACLES INSTALLED IN DWELLING UNIT KITCHEN, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN'S, BEDROOMS, SUNROOMS, CLOSETS, HALLWAYS, LAUNDRY ROOMS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER (AFCI), COMBINATION TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. THIS INCLUDES LIGHTS, RECEPTACLES, FANS, AND SMOKE DETECTORS. EXCEPT IN 1. WHERE RMC, IMC, EMT, OR STEEL ARMORED CABLE TYPE AC METING THE REQUIREMENTS OF CEC 250.118 USING METAL OUTLET AND JUNCTION BOXES IS INSTALLED FOR THE PORTION OF THE BRANCH CIRCUIT BETWEEN THE BRANCH CIRCUIT OVER CURRENT DEVICE AND THE FIRST RECEPTACLE, IT SHALL BE PERMITTED TO INSTALL A COMBINATION AT THE FIRST OUTLET TO PROVIDE PROTECTION FOR THE REMAINING PORTION OF THE BRANCH CIRCUIT.
 - ALL REQUIRED 125-VOLT, 15 AND 20 AMP RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.
 - PROVIDE GROUND-FAULT CIRCUIT INTERRUPTERS (GFI) PROTECTION FOR ALL 120-VOLT SINGLE PHASE 15- AND 20-AMP BATHROOM, KITCHEN, AND EXTERIOR RECEPTACLES, COUNTERTOP RECEPTACLES WITHIN 6'-2" OF ALL SINK LOGS, AND ALL KITCHEN RECEPTACLES.
 - AT LEAST ONE LIGHT OUTLET (WALL SWITCH CONTROLLED) SHALL BE INSTALLED ON THE EXTERIOR SIDE OF OUTDOOR ENTRANCES AND EXITS (IEC 210.19A).
 - RECEPTACLE OUTLETS SHALL MEET THE FOLLOWING REQUIREMENTS:
A. RECEPTACLE OUTLETS SHALL NOT BE INSTALLED IN A FACE UP POSITION IN THE WORK SURFACE.
B. RECEPTACLE OUTLETS SHALL BE LOCATED ABOVE, BUT NOT MORE THAN 30 INCHES ABOVE THE COUNTERTOP.
C. RECEPTACLE OUTLETS SHALL BE PERMITTED TO BE MOUNTED NOT MORE THAN 12 INCH BELOW THE COUNTERTOP PROVIDED THE COUNTERTOP DOES NOT EXTEND MORE THAN 6 INCH BEYOND ITS SUPPORT BASE.
D. ON ISLAND AND PENINSULAR COUNTERTOPS, RECEPTACLES MAY BE MOUNTED A MAXIMUM 12 INCH BELOW COUNTERTOP PROVIDED THERE ARE NO BACK SPLASHES OR DIVIDERS AND NO MEANS TO MOUNT WITHIN 18 INCH ABOVE COUNTERTOP, SUCH AS AN OVERHEAD CABINET.
 - ALL 120 VOLT WEATHERPROOF RECEPTACLE SHALL BE GFI C1 TYPE. PROVIDE WEATHER-PROOF RECEPTACLE WITHIN 5 FT. OF ALL HVAC UNITS.
 - BATHROOM RECEPTACLES ARE TO BE SUPPLIED BY AT LEAST ONE 20-AMP BRANCH CIRCUIT. THE CIRCUIT SHALL HAVE NO OTHER OUTLETS.
 - A 4-WIRE GROUNDING BRANCH CIRCUIT IS REQUIRED FOR ALL 240 VOLTS CIRCUITS SERVING COOKING EQUIPMENT AND CLOTHES DRYERS.
 - ALL RECEPTACLE OUTLET BOXES IN FIRE RESISTIVE ASSEMBLIES SHALL BE MADE OF STEEL AND A MAXIMUM OF 15 SO. BE SEPARATED A MINIMUM OF 24" HORIZONTALLY. ALL PENETRATIONS SHALL BE FIRE STOPPED WITH AN APPROVED LISTED SYSTEM.
- LIGHTING:**
- ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LUMINAIRES IN ACCORDANCE WITH TABLE 150.0-A OF THE CEC. A SCHEDULE OF ALL INTERIOR LUMINAIRES AND LAMPS INSTALLED MUST BE DELIVERED TO THE HOMEOWNER AFTER FINAL INSPECTION TITLE 24 CALIFORNIA CODE OF REGULATIONS, PART 15-100(B)(1). IN ADDITION TO A COMPLETE LIST OF INSTALLED LIGHTING SYSTEMS, THE LIGHTING SCHEDULE SHOULD INCLUDE ALL NECESSARY SYSTEM INFORMATION FOR REGULAR OPERATIONS AND MAINTENANCE, AND REFERENCES TO SUPPORT FUTURE UPGRADES TO THE LIGHTING SYSTEM.
 - LED LIGHTING USED IN RESIDENTIAL LIGHTING MUST BE CERTIFIED BY THE ENERGY COMMISSION BY THE MANUFACTURER IN ACCORDANCE WITH REFERENCE JOINT APPENDIX J.A.8. LED LIGHTING NOT CERTIFIED SHALL BE CLASSIFIED AS LOW EFFICIENCY.
 - LIGHTING AND CONTROLS SHALL CONFORM TO 2022 BUILDING ENERGY EFFICIENCY STANDARDS.
 - THE ENERGY STANDARDS REQUIRE VACUANCY SENSORS TO CONTROL AT LEAST ONE LUMINAIRE IN THE FOLLOWING ROOM TYPES: BATHROOMS, UTILITY/LAUNDRY ROOMS AND GARAGES.
 - ALL 3-WAY, 4-WAY, AND OTHER LIGHTING CIRCUITS CONTROLLED BY ONE SWITCH, A LIGHTING CIRCUIT CONTROLLED BY MORE THAN ONE SWITCH WHERE A DIMMER OR VACUANCY SENSOR HAS BEEN INSTALLED TO COMPLY WITH 190.9(A) SHALL MEET ALL OF THE FOLLOWING CONDITIONS:
A. NO CONTROL SHALL BYPASS THE DIMMER OR VACUANCY SENSOR FUNCTION.
B. THE DIMMER OR VACUANCY SENSOR SHALL BE CERTIFIED TO THE ENERGY COMMISSION THAT IT COMPLIES WITH THE APPLICABLE REQUIREMENTS OF 110.9.
 - ENCLOSED LUMINAIRES: MAY ONLY CONTAIN LIGHT SOURCES THAT ARE MARKED "JAB-2019-E" AND MUST MEET HIGH-EFFICIENCY REQUIREMENTS OF JAB.
 - INTERIOR SWITCHES AND CONTROLS: NO CONTROL MUST BYPASS A DIMMER OR VACUANCY SENSOR FUNCTION IF THE CONTROL IS INSTALLED TO COMPLY WITH SECTION 150.09(A).
 - AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) MAY BE USED TO COMPLY WITH DIMMER AND VACUANCY SENSOR REQUIREMENTS IN ACCORDANCE WITH SECTION 150.09(X)(2)(G)(4).
 - LUMINAIRES SHALL BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT PERMIT LUMINAIRES TO BE SWITCHED ON AND OFF.
 - FIXTURES USED TO MEET HIGH-EFFICIENCY LIGHTING REQUIREMENTS SHALL NOT CONTAIN MEDIUM-BASE INCANDESCENT LAMP SOCKETS.
 - RECESSED DOWN LIGHT LUMINAIRES IN CEILING. LUMINAIRES RECESSED INTO CEILING MUST NOT CONTAIN SCREW BASE SOCKETS AND MUST MEET THE FOLLOWING REQUIREMENTS:
A. BE DEFINED IN SECTION 101.1 FOR ZERO CLEARANCE INSULATION CONTACT.
B. HAVE A LABEL THAT CERTIFIED IT IS AIR TIGHT WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASICALS, BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING.
C. HAVE ALL AIR LEAKS PATHS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SEALED WITH A GASKET OR CAULK.
D. ALLOW BALLAST OR DRIVER MAINTENANCE AND REPLACEMENT TO BE READILY ACCESSIBLE FROM BELOW THE CEILING FOR LUMINAIRES WITH HARDWIRED BALLASTS OR DRIVERS.
E. CONTAIN LIGHT SOURCES THAT COMPLY WITH JAB ELECTRONIC BALLASTS: BALLASTS FOR FLUORESCENT LAMPS 13 WATT WATTS AND GREATER SHALL BE ELECTRONIC WITH AN OUTPUT FREQUENCY >20KHZ.
 - NO PARTS OF CORD CONNECTED FIXTURES, HANGING FIXTURES, LIGHTING TRACK, PENDANTS, OR CEILING SUSPENDED (PADDED) FANS SHALL BE LOCATED WITHIN A ZONE MEASURED 3 FT. HORIZONTALLY AND 6 FEET VERTICALLY FROM THE TOP OF THE BATH TUB OR SHOWER STALL THRESHOLD. THIS ZONE IS ALL ENCOMPASSING AND INCLUDES THE ZONE DIRECTLY OVER THE TUB OR SHOWER STALL.
 - LIGHTING FIXTURES IN CLOSET SHOULD COMPLY WITH CEC 410.2 AND 410.16.
 - LIGHT FIXTURES INSTALLED ON THE EXTERIOR OF THE BUILDING OR WITHIN TUB AND/OR SHOWER ENCLOSURES MUST BE LISTED FOR DAMP LOCATIONS.
 - BLANK ELECTRICAL BOXES: THE NUMBER OF ELECTRICAL BOXES THAT ARE MORE THAN 6 FEET ABOVE THE FINISHED FLOOR AND DO NOT CONTAIN A LUMINAIRE OR OTHER DEVICE SHALL BE NO GREATER THAN THE NUMBER OF BEDROOMS - THESE ELECTRICAL BOXES MUST BE SERVED BY A DIMMER, VACUANCY SENSOR CONTROL, OR FAN SPEED CONTROL.
 - AT EVERY RECEPTACLE USED EXCLUSIVELY FOR LIGHTING THE BOX SHALL BE DESIGNED OR INSTALLED SO THAT A LUMINAIRE OR LAMP HOLDER MAY BE ATTACHED. BOXES SHALL BE REQUIRED TO SUPPORT A LUMINAIRE WEIGHING A MINIMUM OF 10 LBS. A LUMINAIRE THAT WEIGHS MORE THAN 50 LBS. SHALL BE SUPPORTED INDEPENDENTLY OF THE RECEPTACLE BOX. UNLESS THE RECEPTACLE BOX IS LISTED AND MARKED ON THE INTERIOR OF THE BOX TO INDICATE THE MAXIMUM WEIGHT THE BOX SHALL BE PERMITTED TO SUPPORT.
 - ALL OUTDOOR LIGHTING PERMANENTLY ATTACHED TO THE RESIDENCE OR OTHER BUILDING ON THE SAME LOT SHALL BE HIGH-EFFICIENCY, CONTROLLED BY AN MANUAL ON AND OFF SWITCH THAT DOES NOT OVERRIDE THE ON, AND AN AUTOMATIC CONTROL. TYPE SENSORS (SECTION 150.09(K)(9) OF THE CEC) STANDARDS.



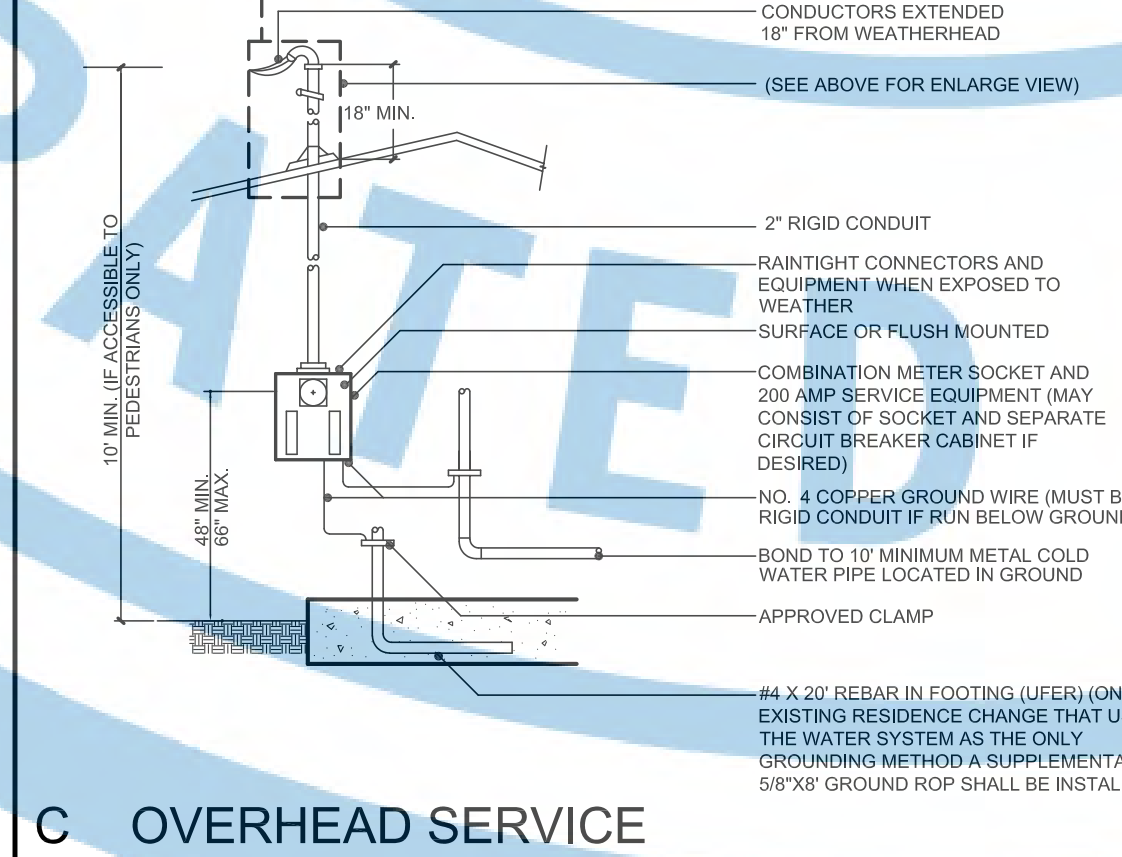
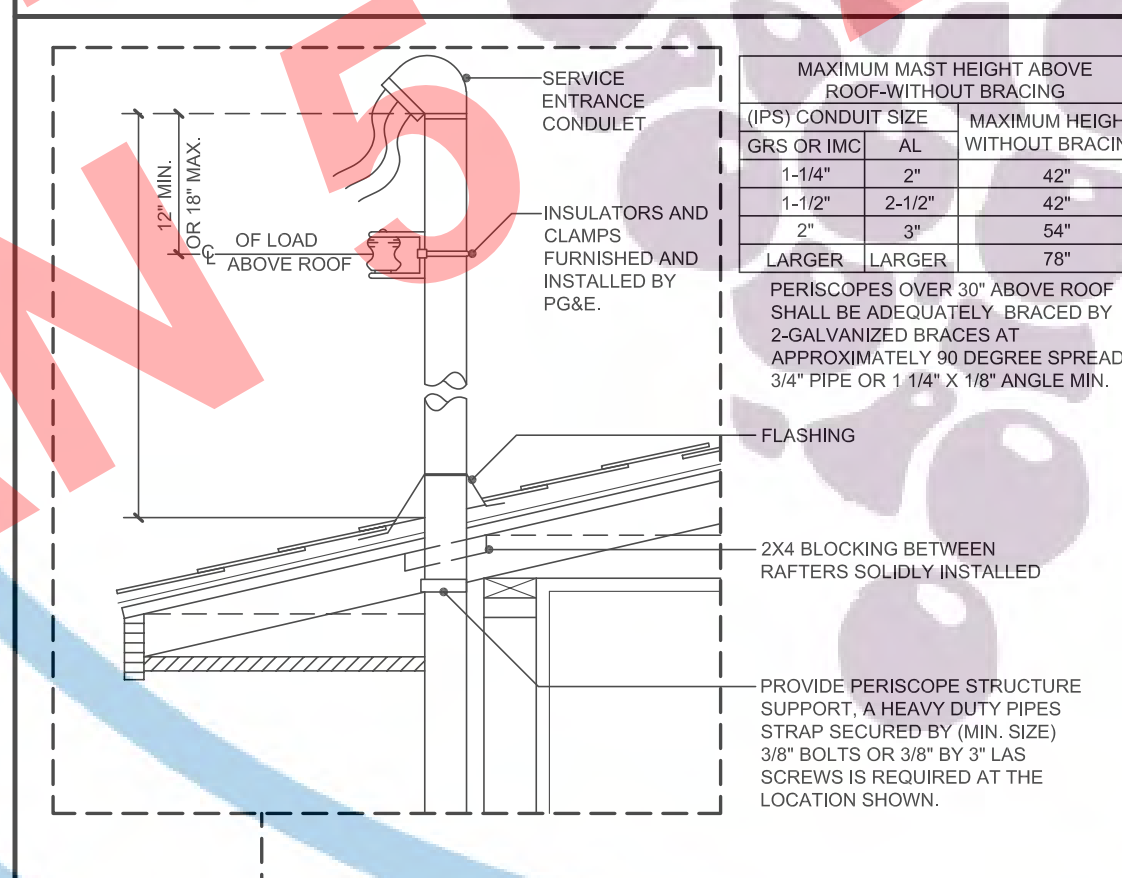
ELECTRICAL PLAN

SCALE: 1/4"=1'-0"
GABLE/CONTEMPORARY/CRAFTSMAN (SAME DESIGN FOR PORCH OPTION)

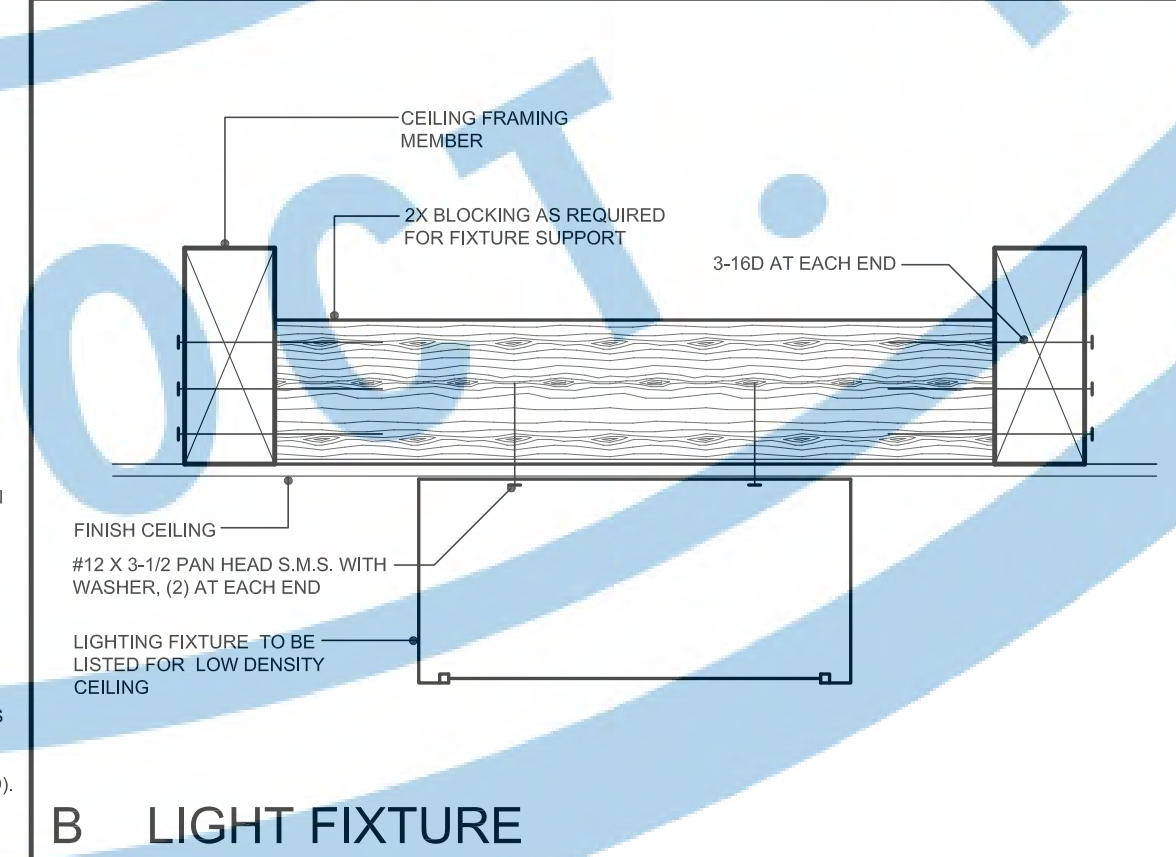


ELECTRICAL PLAN

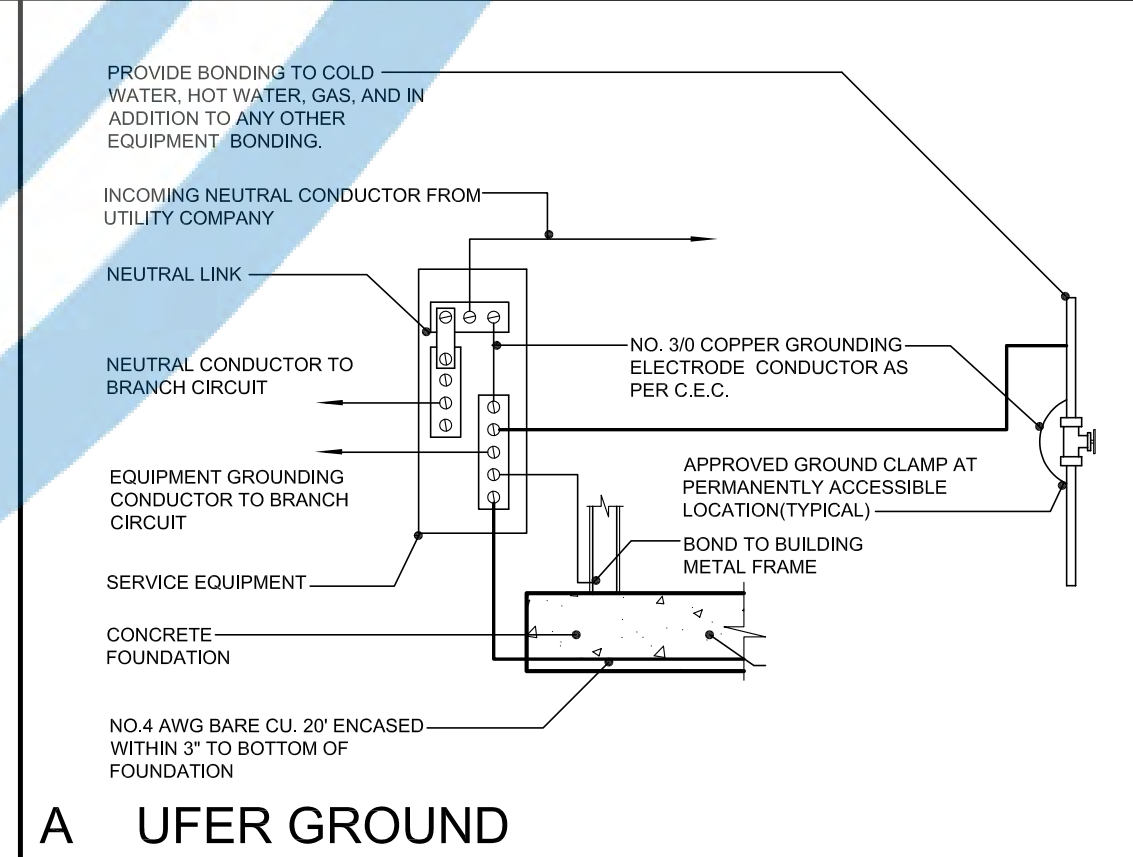
SCALE: 1/4"=1'-0"
GABLE/CONTEMPORARY/CRAFTSMAN (STUDY OPTION)



C OVERHEAD SERVICE



B LIGHT FIXTURE



A UFER GROUND



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

PROJECT:
ACCESSORY DWELLING UNIT (TADU-005) PLAN 5

REVISIONS		
NO.	DESCRIPTION	DATE

CITY USE ONLY

DRAWING TITLE:
PHOTOVOLTAIC SOLAR PLANS

JOB#: TADU-005 SHEET NO.
DATE: 12-Jul-23
SCALE: AS NOTED
DRAWN BY: IRG

PV.1

SOLAR PHOTOVOLTAIC NOTES & SCHEDULE:

DESIGN CRITERIA	DESCRIPTION	ARRAY #	DESCRIPTION
ROOFING MATERIAL	COMPOSITION SHINGLE	ARRAY # 1	ROOF TILT: SEE PV PLAN
BUILDING STORIES	1		AZIMUTH: 150° TO 270°
GROUND SNOW LOAD:	0		DC STC RATINGS: 3.08 kW
WIND SPEED:	94 MPH		
PV ARRAY WEIGHT	388.0 LBS		
EXPOSURE CATEGORY:	C		

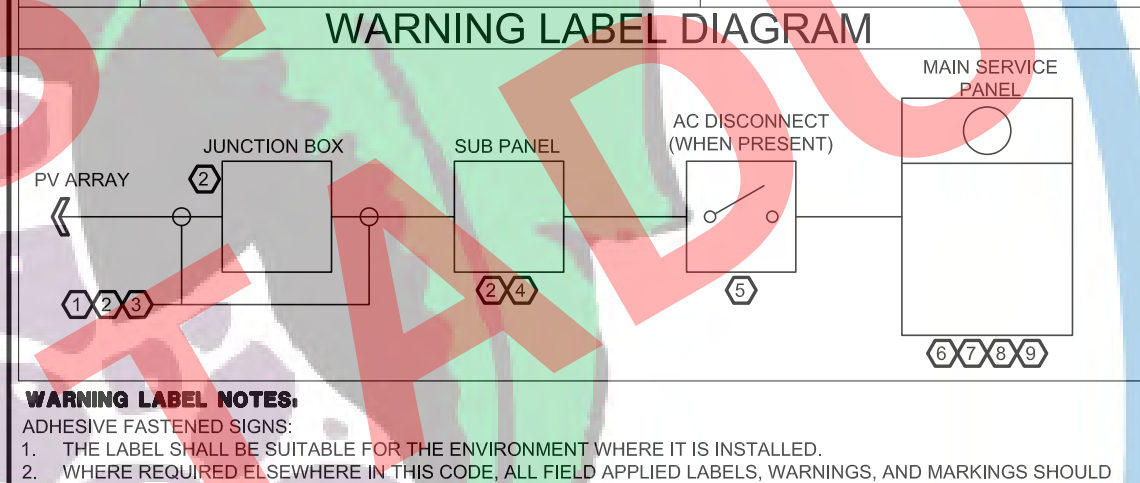
SOLAR COMPONENT	MANUFACTURER & MODEL	QUANTITY
PHOTOVOLTAIC MODULES	Q PEAK DUO BLK ML-G10-385 OR EQUAL	8
MICRO INVERTERS	EMPHASE IQPLUS-72-2-US OR EQUAL	8
AC COMBINER	N/A	N/A
RACKING ATTACHMENT	IRONRIDGE FLASHVUE OR EQUAL	PER PLAN
RACKING RAIL	IRONRIDGE XR10 OR EQUAL	(4) 14'-0" EACH

- GENERAL REQUIREMENTS:**
- UTILITY SHALL BE NOTIFIED BEFORE ACTIVATION OF PV SYSTEM.
 - 110% 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 890.410).
 - THE CONTRACTOR OR OWNER MUST PROVIDE ROOF ACCESS (LADDER TO ROOF) FOR THE ALL REQUIRED INSPECTIONS. LADDERS MUST BE OSHA APPROVED, MINIMUM TYPE I WITH A 250 LB RATING, IN GOOD CONDITION AND DESIGNED FOR ITS INTENDED USE.
 - SMOKE 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/OR DOORS ARE LOCATED AT STRONG POINTS OF BUILDING CONSTRUCTION AND IN LOCATIONS WHERE INTERCONNECTED. (IRC R314, R315)
 - SMOKE AND CARBON MONOXIDE ALARMS ARE REQUIRED PER IRC 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. (IRC 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 890.316(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.

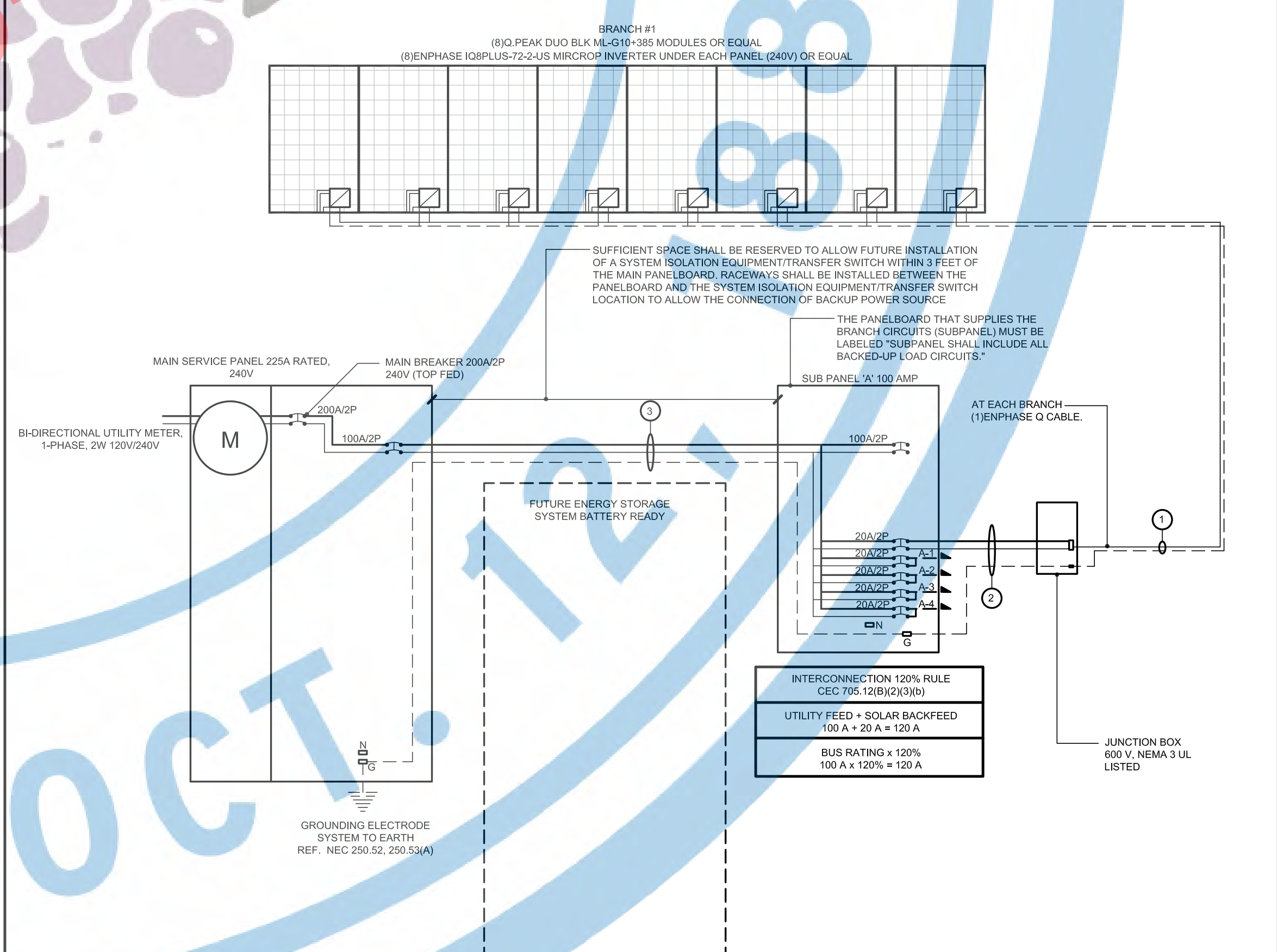
SYMBOL	GROUND GAUGE & TYPE	DESIGN CURRENT(A)	CONDUIT SIZE & TYPE	QUANTITY
①	12 AWG O.C.B.L.	10.0	FREE AIR	2
②	10 AWG THWN	10.0	3/4" EMT	3
③	7 AWG THWN	100.0	1 1/2" EMT	3

- ELECTRICAL SOLAR NOTES:**
- WIRING MATERIALS SHALL COMPLY WITH MAXIMUM CONTINUOUS CURRENT OUTPUT AT 25°C AND MAXIMUM VOLTAGE AT 60V. WIRE 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 PROVIDED BY 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. (CEC 14.10)
 - 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 GROUNDING SYSTEMS, 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 890.35(3))
 - 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.

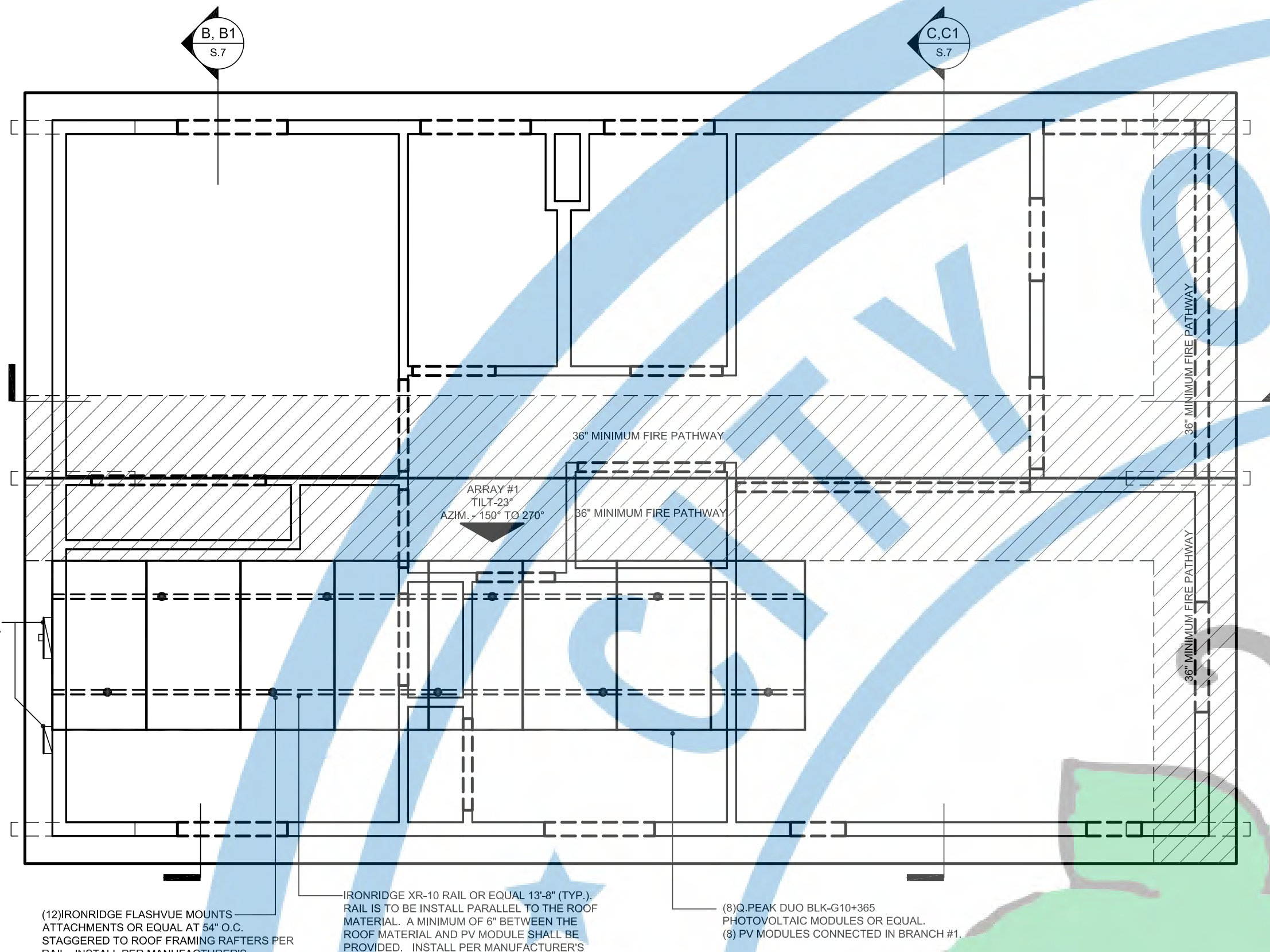
SYMBOL	GRAPHIC LABEL	LABEL LOCATION
Ⓢ	WARNING - Electric Shock Hazard No user serviceable parts inside Contact authorized service provider for assistance	INVERTER, JUNCTION BOXES (ROOF). (PER CODE: CEC 890.13(G), 3) & CEC 890.13(G), 4)
Ⓣ	WARNING: PHOTOVOLTAIC POWER SOURCE	CONDUIT, COMBINER BOX (PER CODE: CEC 890.31(G), 3) & CEC 890.13(G), 4)
Ⓤ	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 605.11.1.4)
ⓖ	CAUTION: SOLAR ELECTRIC SYSTEM CONNECTED	POINT OF INTERCONNECTION (PER CODE: CEC 890.15, 6) & CEC 890.13(B), INVERTER 1
ⓗ	PHOTOVOLTAIC SYSTEM AC DISCONNECT RATED AC OUTPUT CURRENT 12.10 AMPS NOMINAL OPERATING AC VOLTAGE 240 VOLTS	POINT OF INTERCONNECTION. (PER CODE: CEC 890.54)
Ⓢ	WARNING ELECTRIC SHOCK HAZARD TERMINALS ON BOTH LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION	POINT OF INTERCONNECTION. (PER CODE: CEC 890.17(E))
Ⓣ	WARNING: DUAL POWER SOURCE SECOND SOURCE IS PHOTOVOLTAIC SYSTEM	POINT OF INTERCONNECTION (PER CODE: CEC 705.12(D), 4)
Ⓤ	WARNING INVERTER OUTPUT CURRENT (A) IS NOT RELOCATE THIS INVERTER/DC DEVICE	POINT OF INTERCONNECTION (PER CODE: CEC 705.12(D), 7) (NOT REQUIRED IF PANEL BOARD IS MARKED NOT LESS THAN SUM OF AMPERE RATINGS OF ALL OVER CURRENT DEVICES SUPPLYING IT)
ⓖ	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 890.56(C). PROVIDE AT NEW SUB PANEL OR SERVICE PANEL FOR RAPID SHUTDOWN COMPLIANT SYSTEM



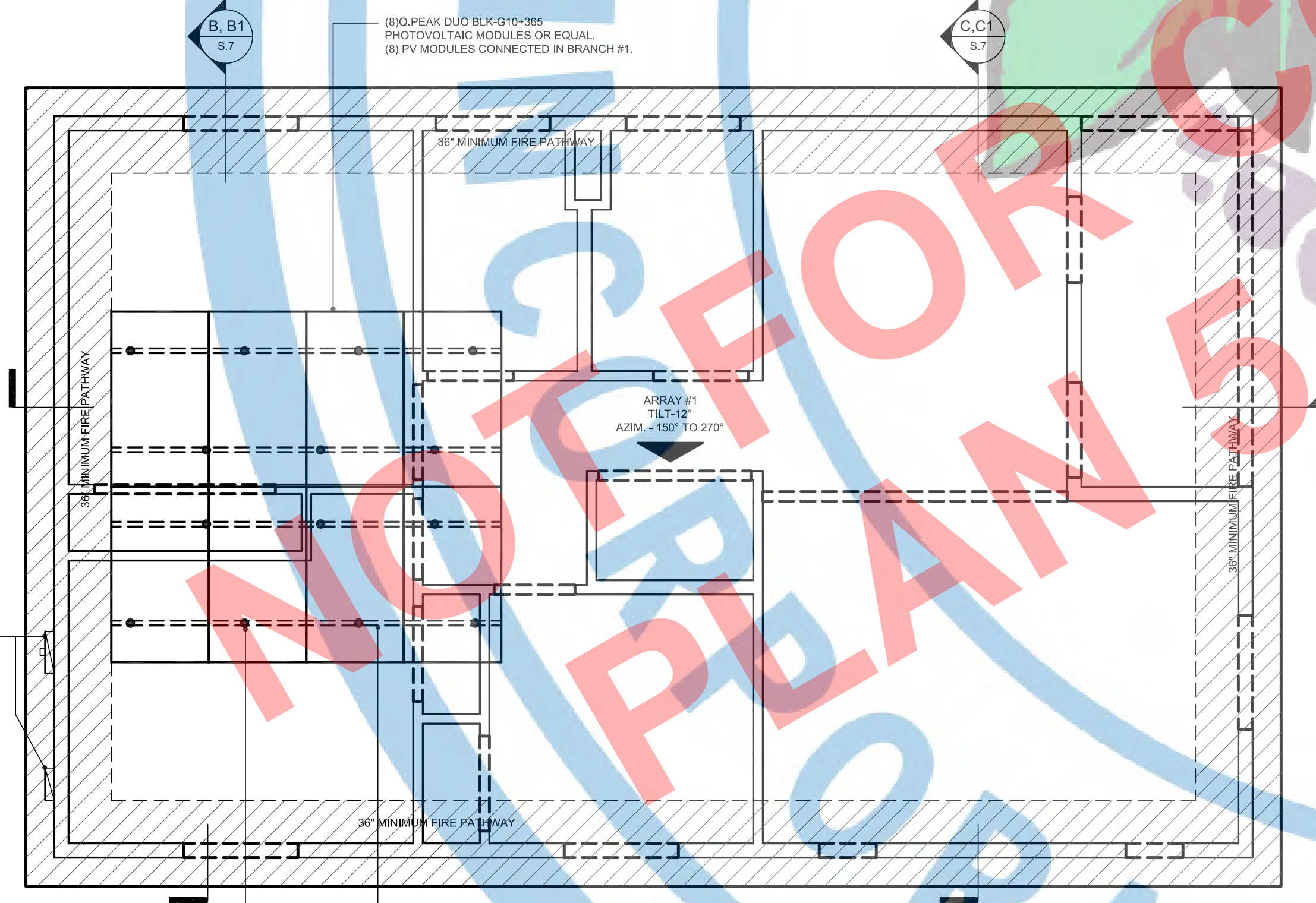
- WARNING LABEL NOTES:**
- ADHESIVE FASTENED SIGNS
 - THE LABEL SHALL BE SUITABLE FOR THE ENVIRONMENT WHERE IT IS INSTALLED.
 - WHERE REQUIRED ELSEWHERE IN THIS CODE, ALL FIELD APPLIED LABELS, WARNINGS, AND MARKINGS SHOULD COMPLY WITH ANSI Z39.54 (NEC 110.21(B) FIELD MARKING).
 - ADHESIVE FASTENED SIGNS MAY BE ACCEPTABLE IF PROPERLY ADHERED. VINYL SIGNS SHALL BE WEATHER RESISTANT (CEC 605.11.1.3)



ELECTRICAL LINE DIAGRAM



PHOTOVOLTAIC PLAN
SCALE: 1/4"=1'-0"



PHOTOVOLTAIC PLAN
SCALE: 1/4"=1'-0"

CONTEMPORARY SAME FOR PORCH OPTION

RACKING RAIL AND ATTACHMENT SPECIFICATION

IRONRIDGE FlashVue®

ITEM NO.	DESCRIPTION	QTY IN KIT
1	BOLT, LAG 5/16 X 4.25"	1
2	WASHER, EPDM BACKED	1
3	FM FLASHING, MILL OR BLACK	1
4	GRIP CAP, MILL OR BLACK	1

PART NUMBER	DESCRIPTION
FV-01-M1	FLASHING, FLASHFOOT, MILL
FV-01-B1	FLASHING, FLASHFOOT, BLACK

1) BOLT, LAG 5/16 x 4.25"

Property	Value
Material	300 Series Stainless Steel
Finish	Clear

IRONRIDGE GripCap®

Installation
Tools Required: tape measure, chalk, approved sealing materials, driver with 1/4" bit and 7/16" hex socket

1. Locate rafters and snap vertical and horizontal lines to mark locations of flashings. Drill 1/4" pilot holes, then fill with roofing manufacturer's approved sealant.

2. Slide flashing between 1st and 2nd course, so the top is at least 3/8" above the edge of the 1st course and the bottom is above the edge of the 2nd course. Line up pilot hole with view port.

3. Press Grip Cap onto flashing in desired orientation for E/W or N/S rails.

4. Insert lag bolt with EPDM backed washer through flashing. Tighten lag bolt until fully seated. FlashVue is now installed and ready for IronRidge XR Rails.

Structural Certification
Designed and Certified for Compliance with the International Building Code & ASCE/SEI-7.

Water Seal Ratings
Water Sealing Tested to UL 441 Section 27 "Rain Test" and TAS 100(A)-95 "Wind Driven Rain Test" by Intertek. Tested and evaluated without sealant. Any roofing manufacturer approved sealant is allowed.

UL 2703
Conforms to UL 2703 (2016) Mechanical and Bonding requirements. See IronRidge Flash Mount Installation Manual for full ratings.

NO.	DESCRIPTION
1	WASHER, EPDM BACKED, 5/16"
2	ASSY. GRIPCAP+

IRONRIDGE GripCap® FLASHVUE®

NO.	DESCRIPTION
1	WASHER, EPDM BACKED, 5/16"
2	ASSY. GRIPCAP+

IRONRIDGE System Diagram

UL Certification
The IronRidge® Flash Mount™, Tilt Mount™, and Ground Mount Systems have been listed to UL 2703 by Intertek Group plc.

UL 2703 is the standard for evaluating solar mounting systems. It ensures these devices will maintain strong electrical and mechanical connections over an extended period of time in extreme outdoor environments.

Feature	Flash Mount	Tilt Mount	Ground Mount
XR Rails	✓	✓	XR100 & XR1000
UFO/Stopper Sleeve	✓	✓	N/A
BOSS® Splice	✓	✓	N/A
Grounding Lugs	1 per Row	1 per Row	1 per Array
Microinverters & Power Optimizers	Compatible with most MLPE manufacturers. Refer to system installation manual.	✓	✓
Fire Rating	Class A	Class A	N/A
Modules	Tested or Evaluated with over 400 Panel Modules	Tested or Evaluated with over 400 Panel Modules	Refer to installation manuals for 3rd party list.

IRONRIDGE XR10® Rail

Property	Value
Material	6000 Series Aluminum
Finish	Mill or Black

2) Washer, EPDM Backed

Property	Value
Material	300 Series Stainless Steel
Finish	Clear

3) Grip Cap

Property	Value
Material	Aluminum
Finish	Mill/Black

4) FM Flashing

Property	Value
Material	Aluminum
Finish	Mill/Black

IRONRIDGE FlashVue®

Moving Flashing Forward

The optimized flashing design features a large viewport, for easy alignment with the pilot hole. And the GripCap® and GripCap+® sit snugly in place, so the lag can be driven single-handedly.

Three-Tier Water Seal, Reimagined
FlashVue's sealant creates three layers of protection. The viewport is elevated 0.30", and provides a "buffer" for the GripCap®. The GripCap® fully covers the viewport with a sealing washer and another layer of protection. And an EPDM washer and lag bolt "seal the deal" in the end.

Large Viewport in Flashing
The large viewport makes it easy to align the flashing with the pilot hole, and drive the lag bolt into the pilot hole. The lag bolt is not cut, so it can be used on any roof pitch. It also increases water shedding capabilities.

IRONRIDGE XR Rail® Family

Solar is Not Always Sunny

Over their lifetimes, solar panels experience countless extreme weather events. Not just the worst storms in years, but the worst storms in 40 years. High winds capable of ripping panels from a roof, and snowfalls weighing enough to buckle a panel frame.

XR Rails® are the structural backbone preventing these results. They resist uplift, protect against buckling and safely and efficiently transfer loads into the building structure. Their superior bearing capability requires fewer roof attachments, reducing the number of roof penetrations and the long-term installation time.

Roof Stabilizing Curve
Slippery roofs generate both vertical and lateral forces on mounting systems which can stress them to bend and fail. The curved shape of XR Rails® is a specially designed to increase strength in both directions while resisting the bending. This unique feature ensures greater security during extreme weather and a longer system lifespan.

Compatible with Flat & Pitched Roofs
XR Rails® are compatible with a range of roof pitches and other attachment methods for roof mounting applications.

Corrosion-Resistant Materials
All XR Rails® are made of 6000-series aluminum alloy, then protected with an anodized black, bonding primer and structural corrosion, while also providing a more attractive appearance.

IRONRIDGE XR Rail® Family

XR10 is a sleek, low-profile mounting rail, designed for regions with light or no snow. It features a span up to 8 feet, while remaining light and economical.

- 17' spanning capability
- Moderate load capacity
- Clear & back-anodized finish
- Internal access available

XR100 is the ultimate recipient of mounting rail. It supports a range of wind and snow conditions, while also maximizing span up to 10 feet.

- 17' spanning capability
- Heavy load capacity
- Clear & back-anodized finish
- Internal access available

XR1000 is a heavy-duty mounting rail, designed for regions with heavy snow. It's built to handle extreme climates and spans up to 12 feet for commercial applications.

- 17' spanning capability
- Extreme load capacity
- Clear anodized finish
- Internal access available

IRONRIDGE Universal Fastening Object®

ITEM NO.	DESCRIPTION
UFO-CL01-A1	UNIVERSAL MODULE CLAMP, CLEAR
UFO-CL01-B1	UNIVERSAL MODULE CLAMP, BLACK

Property	Value
Material	300 Series Stainless Steel
Finish	Clear and Black

IRONRIDGE FLASHVUE®

THIS EDGE TOWARDS ROOF RIDGE

Also Available: GripCap+
This new cap is designed to solve uneven roof surfaces >1°

ITEM NO.	DESCRIPTION
1	FM FLASHING, MILL OR BLACK
2	GRIP CAP, MILL OR BLACK
3	LAG & BONDED WASHER, 5/16 X 4.25, 7/16 HEX HEAD

IRONRIDGE UFO® Family of Components

Simplified Grounding for Every Application

The UFO® family of components eliminates the need for separate grounding hardware by bonding solar modules directly to IronRidge® XR Rails®. All system types that feature the UFO® family—Flash Mount™, Tilt Mount™ and Ground Mount™—are fully listed to the UL 2703 standard.

UFO® hardware forms secure electrical bonds with both the module and the rail, resulting in many parallel grounding paths throughout the system. This leads to safer and more reliable installations.

Only for installation and use with IronRidge products in accordance with written instructions. See IronRidge.com/UFO

Stopper Sleeve
The Stopper Sleeve secures the rail to the module and can be used in a wide range of module heights.

BOSS® Splice
Bonded Structural Splice connects two rails to form a continuous rail. No bolts or hardware needed.

Grounding Lug
A single Grounding Lug connects an entire row of PV modules to the grounding conductor.

Bonded Attachments
The bonding bolt attaches and bonds the rail to the rail. It is installed with the same tool as the rest of the system.

IRONRIDGE XR Rail® Family

Rail Selection

The table below was prepared in compliance with applicable engineering codes and standards. * Values are based on the following criteria: ASCE 7-16, Gable Roof Flash Mount, Roof Zones 1 & 2e, Exposure B, Roof Slopes of 8 to 20 degrees and Mean Building Height of 20 ft. Visit IronRidge.com for detailed certification letters.

Load (psf)	Wind (MPH)	Rail Span			
		8'	10'	12'	
None	90	XR10	XR100	XR1000	
	120	XR10	XR100	XR1000	
	140	XR10	XR100	XR1000	
20	90	XR10	XR100	XR1000	
	120	XR10	XR100	XR1000	
	140	XR10	XR100	XR1000	
30	90	XR10	XR100	XR1000	
	120	XR10	XR100	XR1000	
	140	XR10	XR100	XR1000	
40	90	XR10	XR100	XR1000	
	120	XR10	XR100	XR1000	
	140	XR10	XR100	XR1000	

IRONRIDGE Stopper Sleeve®

ITEM NO.	COMPONENT
1	STOPPER SLEEVE

MILL PART NUMBER	BLACK PART NUMBER	HEIGHT "X" (mm)
UFO-STP-30MM-M1	UFO-STP-30MM-B1	30
UFO-STP-32MM-M1	UFO-STP-32MM-B1	32
UFO-STP-33MM-M1	UFO-STP-33MM-B1	33
UFO-STP-35MM-M1	UFO-STP-35MM-B1	35
UFO-STP-38MM-M1	UFO-STP-38MM-B1	38
UFO-STP-40MM-M1	UFO-STP-40MM-B1	40
UFO-STP-42MM-M1	UFO-STP-42MM-B1	42
UFO-STP-46MM-M1	UFO-STP-46MM-B1	46

Property	Value
Material	6000 Series Aluminum
Finish	Mill or Black



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

PROJECT:
ACCESSORY DWELLING UNIT (TADU-005) PLAN 5

NO.	DESCRIPTION	DATE

CITY USE ONLY

DRAWING TITLE
PHOTOVOLTAIC SOLAR SPECIFICATIONS

JOB# : TADU-005
 DATE : 6-Jun-23
 SCALE : AS NOTED
 DRAWN BY : IRG

SHEET NO.
PV.3



PLANNING AND DEVELOPMENT
DEPARTMENT
FRESNO CITY HALL
2600 FRESNO STREET
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PROJECT:
ACCESSORY DWELLING UNIT (TADU-005) PLAN 5

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 (INCLUDING 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.

CITY USE ONLY

DRAWING TITLE:

FLOOR PLAN

JOB #: TADU-005
DATE: 21-Sep-23
SCALE: AS NOTED
DRAWN BY: IRG

SHEET NO.
FP2.10

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 UNDERWRITERS 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 CEILING, 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. ANNUAL SPACE AROUND PIPE O.D. FILL ANNUAL 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 DAY'S 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 THIS 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 WOTALIC "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.

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
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	3
250 W-499 W	12	6

BUILDING DESIGN INFORMATION

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.

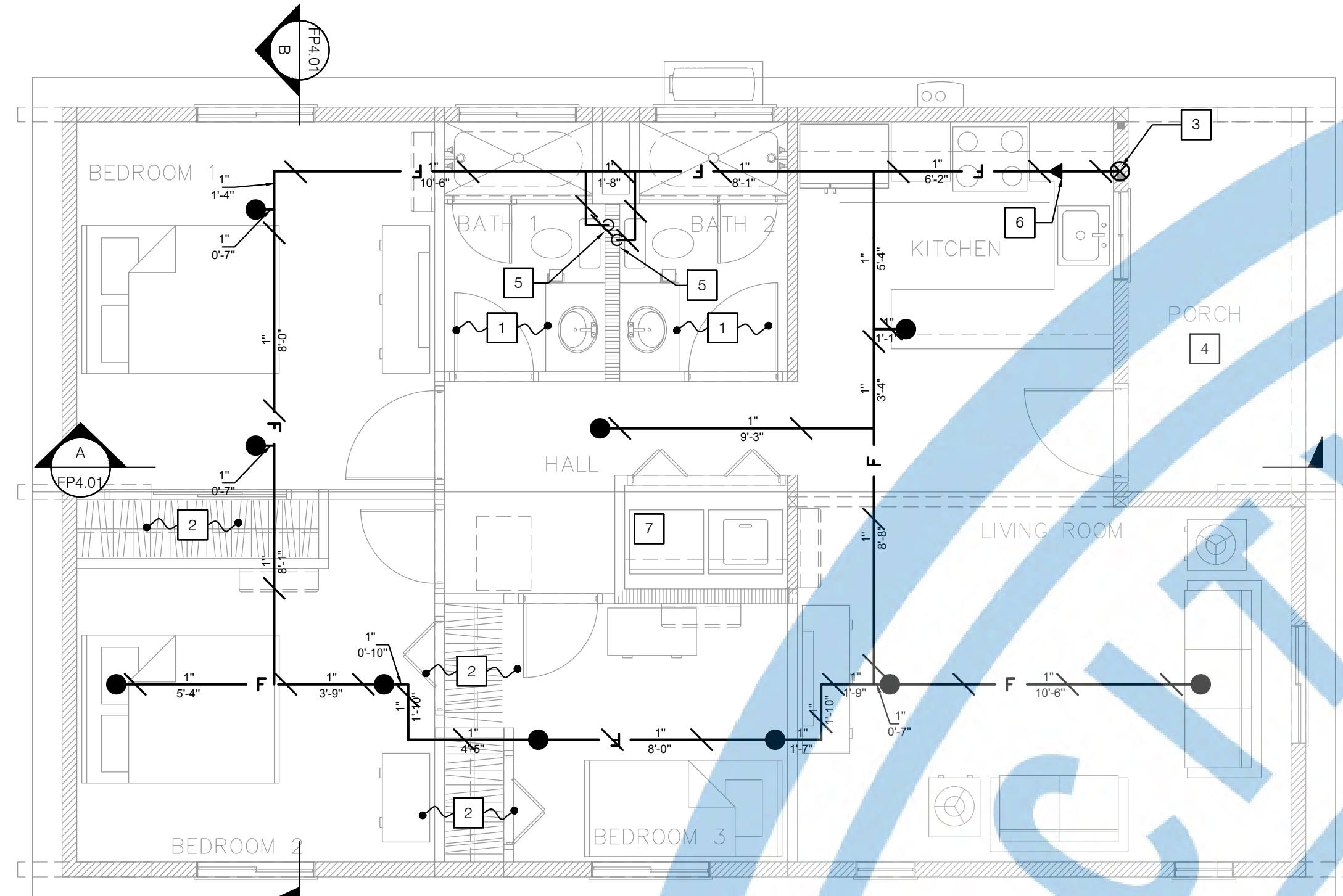
BUILDING DESIGN INFORMATION:
 -BUILDING OCCUPANCY= R3
 -CONSTRUCTION TYPE= TYPE V-B
 -BUILDING HEIGHT= SEE PLANS
 -BUILDING AREA= 1015 SF
 -GOVERNING FIRE CODE= 2022 CFC

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

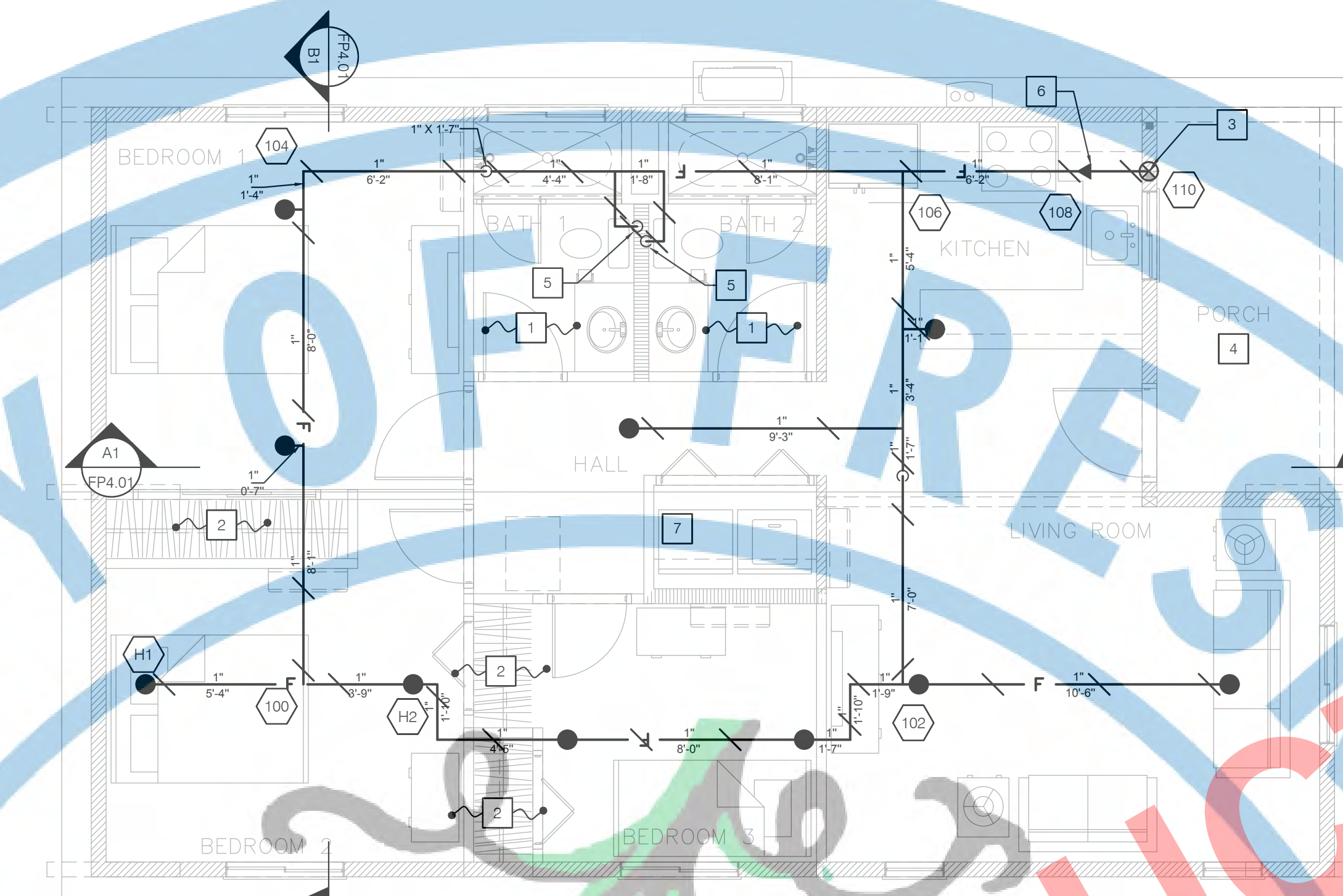
WATER SUPPLY INFORMATION

STATIC: 40 PSI
 RESIDUAL: 25 PSI
 FLOW: 1350 GPM

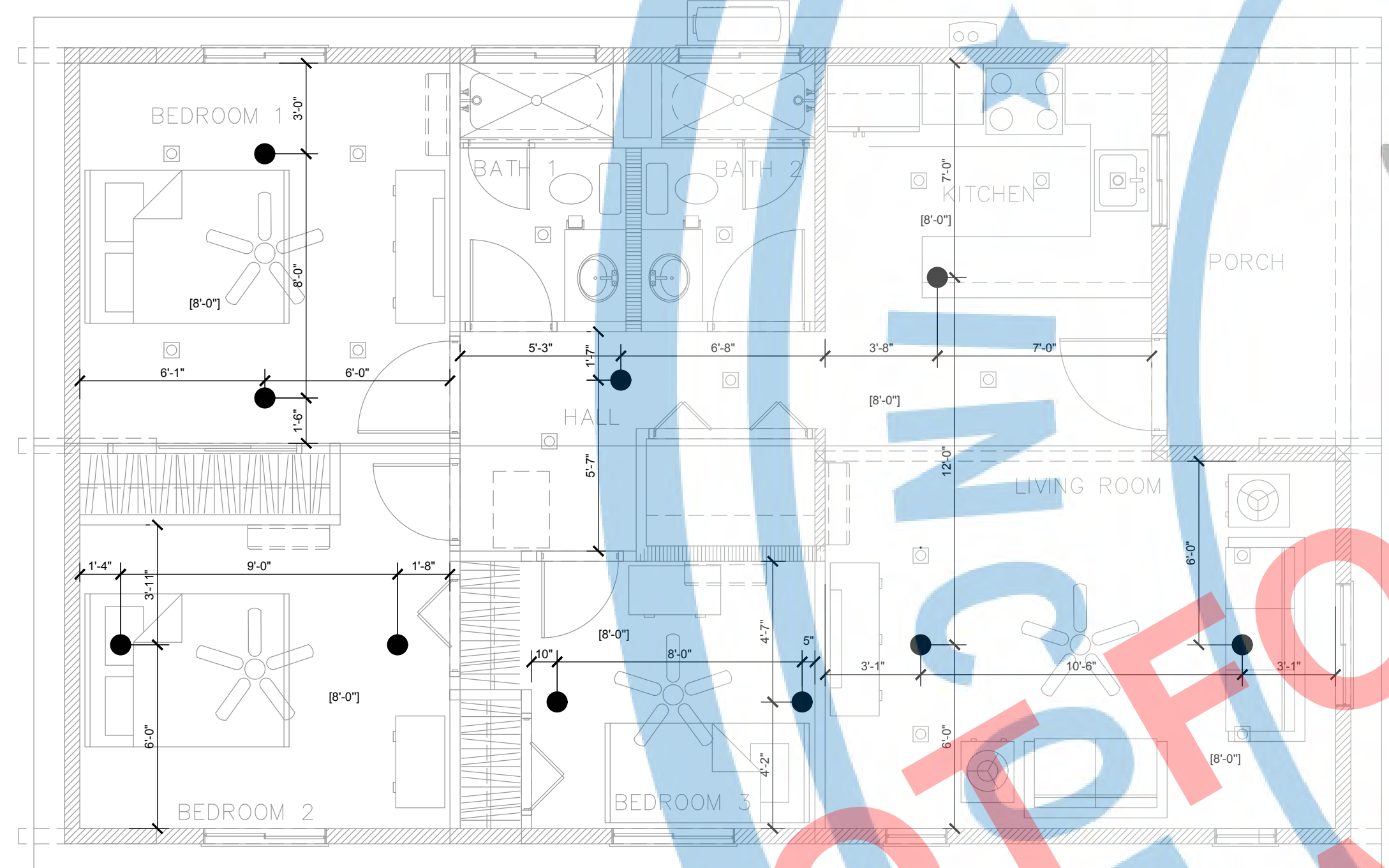
* WATER SUPPLY INFO PROVIDED BY CITY OF FRESNO AS MINIMUM EXPECTED PRESSURE & FLOW. CONTRACTOR TO CONFIRM THE SITE SPECIFIC WATER SUPPLY MEETS OR EXCEEDS THE SUPPLY SHOWN ABOVE.*



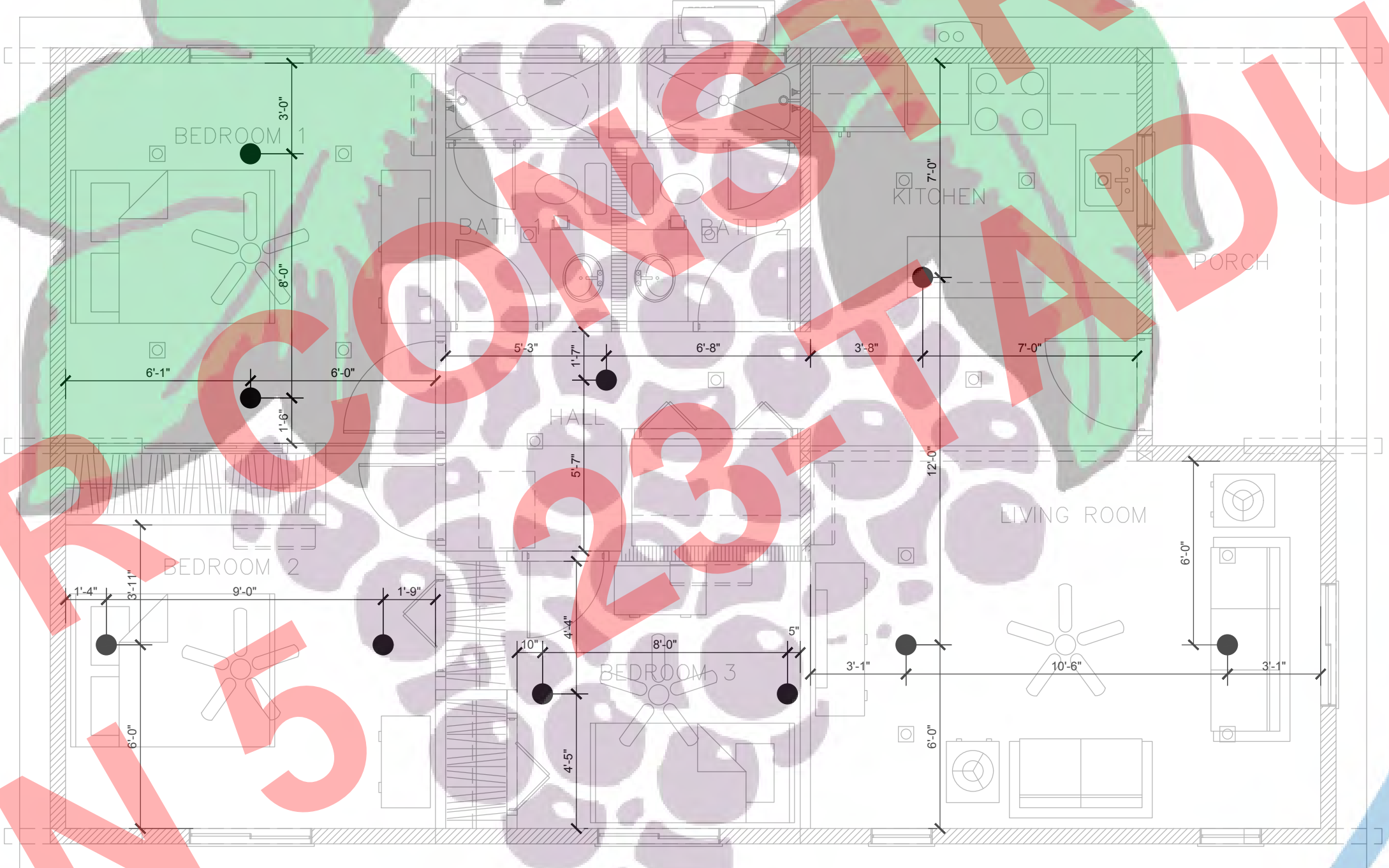
4 SPRINKLER FLOOR PLAN - GABLE/CRAFTSMAN STYLE
1/4"=10"



2 SPRINKLER FLOOR PLAN - CONTEMPORARY STYLE
1/4"=10"



3 SPRINKLER RCP PLAN - GABLE/CRAFTSMAN STYLE
1/4"=10"



1 SPRINKLER RCP PLAN - CONTEMPORARY STYLE
1/4"=10"

- 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 DETAILS.
 - SPRINKLER OMITTED PER 2022 NFPA 13D, SECTION 8.3.4
 - 1/2" NPT CAPPED CONNECTION PER NFPA 13D 7.8.3. PLUMBING CONTRACTOR TO MAKE THE FINAL CONNECTION TO THE 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.

GENERAL NOTES

- THE SYSTEM IS A "STANDALONE SYSTEM WITH PASSIVE PURGE"
- CPVC HANGERS SHALL BE IN ACCORDANCE WITH FRESNO FD POLICY #405.020
- 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.

SHEET INDEX

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

PROJECT SCOPE

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

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

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

* FRESNO FD APPROVED EQUIVALENT SPRINKLERS MAY BE USED

LEGEND

- | SYMBOL | DESCRIPTION |
|------------|---------------------------|
| - | NOTE CALLOUT |
| ○ | NODE USED IN CALCULATION |
| ⊙ | SECTION CALLOUT |
| [11'-0"] | CEILING HEIGHT |
| — F — | NEW PIPE |
| — F — | EXISTING PIPE |
| ⊗ | DEMOLISHED PIPE/EQUIPMENT |
| ⊕ | RISER |
| ⊥ | CHECK VALVE |
| ● | PENDENT SPRINKLER |
| — | PIPE HANGER |

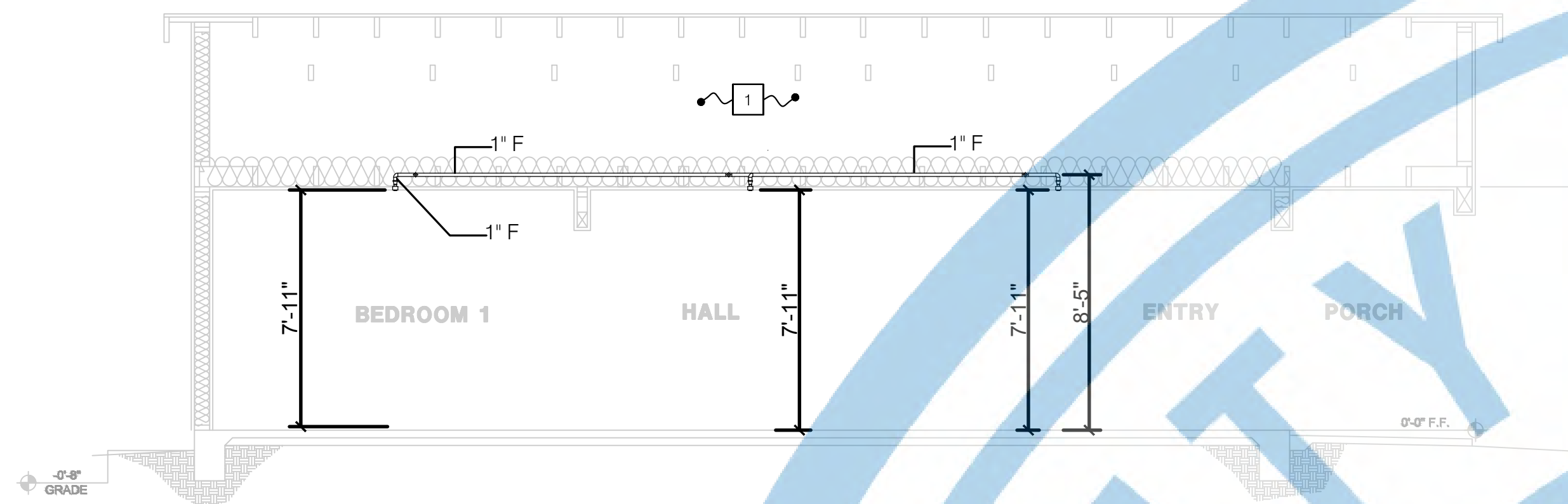
ABBREVIATIONS

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

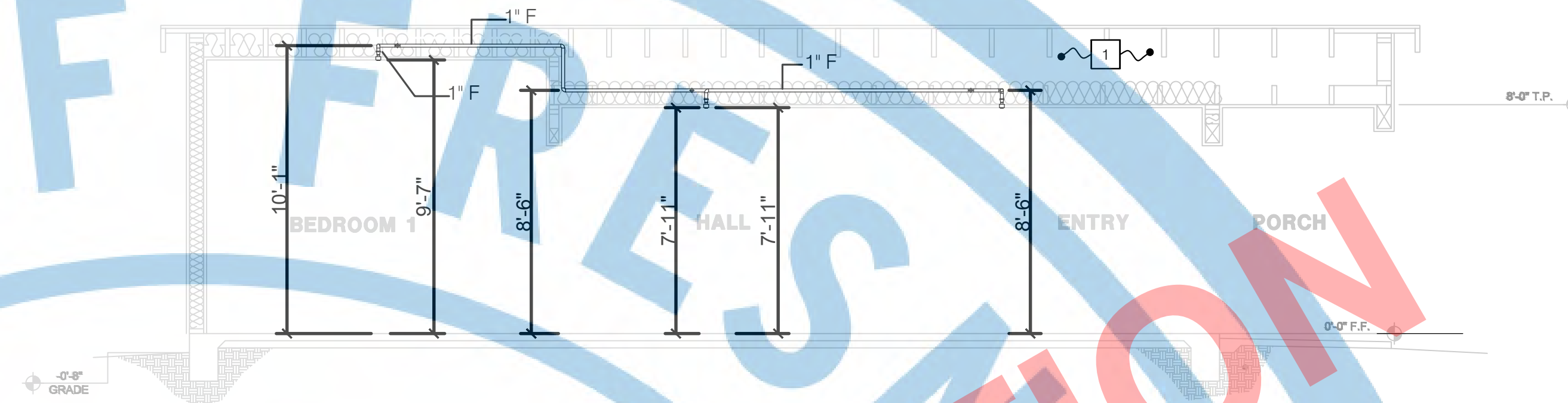
SCALE: 1/4"=10"
 NORTH ARROW

NOTES

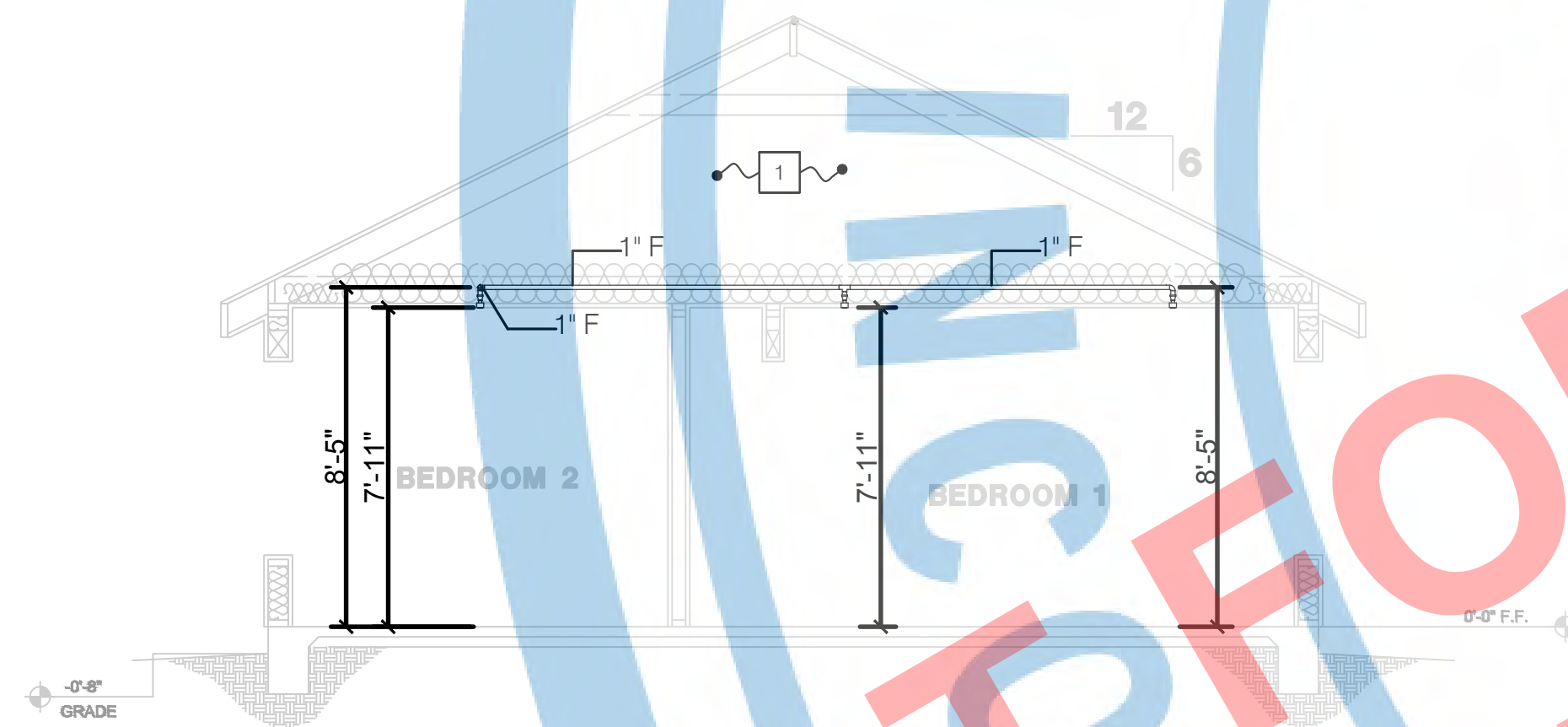
- 1 SPRINKLERS OMITTED PER 2022 NFPA 13D, SECTION 8.3.5.



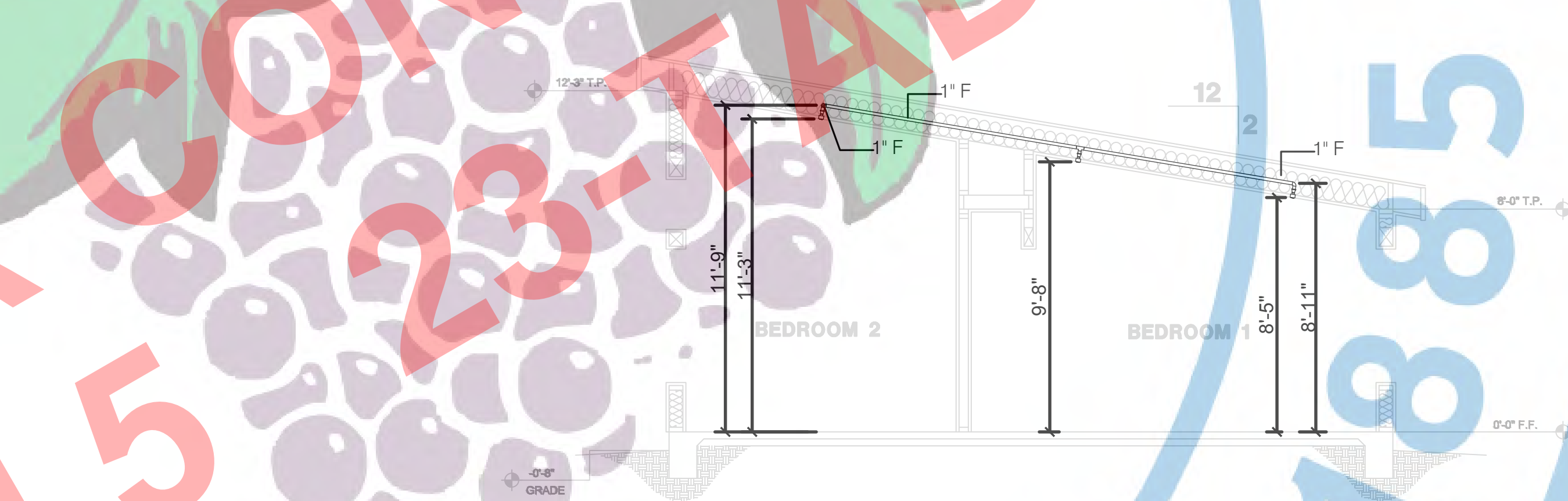
4 SECTION VIEW 'A' (GABLE/CRAFTSMAN STYLE)
NO SCALE



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



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



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



PLANNING AND DEVELOPMENT
DEPARTMENT
FRESNO CITY HALL
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PROJECT:
ACCESSORY
DWELLING
UNIT
(TADU-005)
PLAN 5

REVISIONS		
NO.	DESCRIPTION	DATE

CITY USE ONLY

DRAWING TITLE:
SECTIONS

JOB# : TADU005 SHEET NO.
DATE: 21-Sep-23
SCALE: AS NOTED
DRAWN BY: IRG **FP4.01**

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 CONTRACTORS 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.



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PROJECT:
ACCESSORY
DWELLING
UNIT
(TADU-005)
PLAN 5

REVISIONS		
NO.	DESCRIPTION	DATE

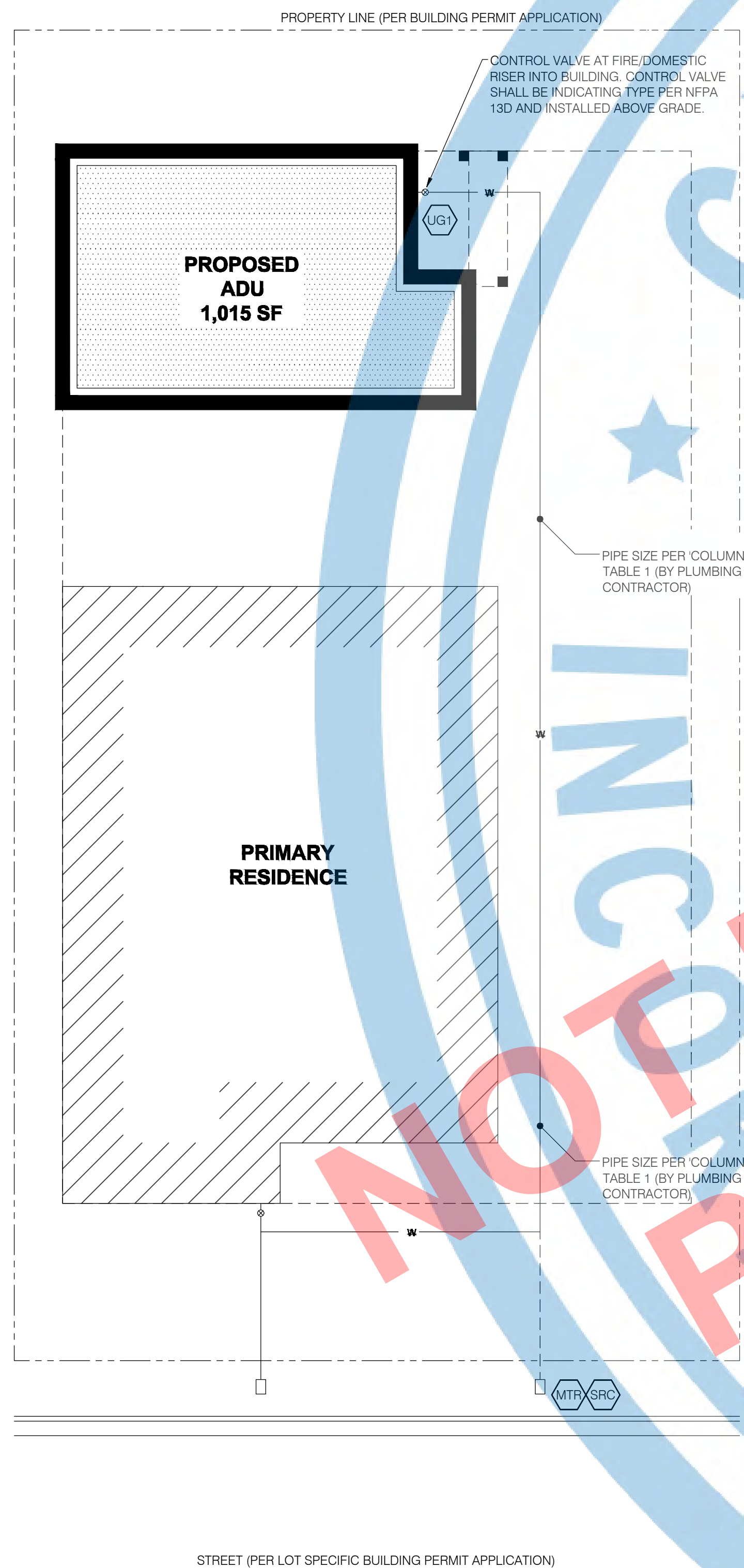
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DRAWING TITLE:
DETAILS

JOB# : TADU-005 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 FLANGE 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:

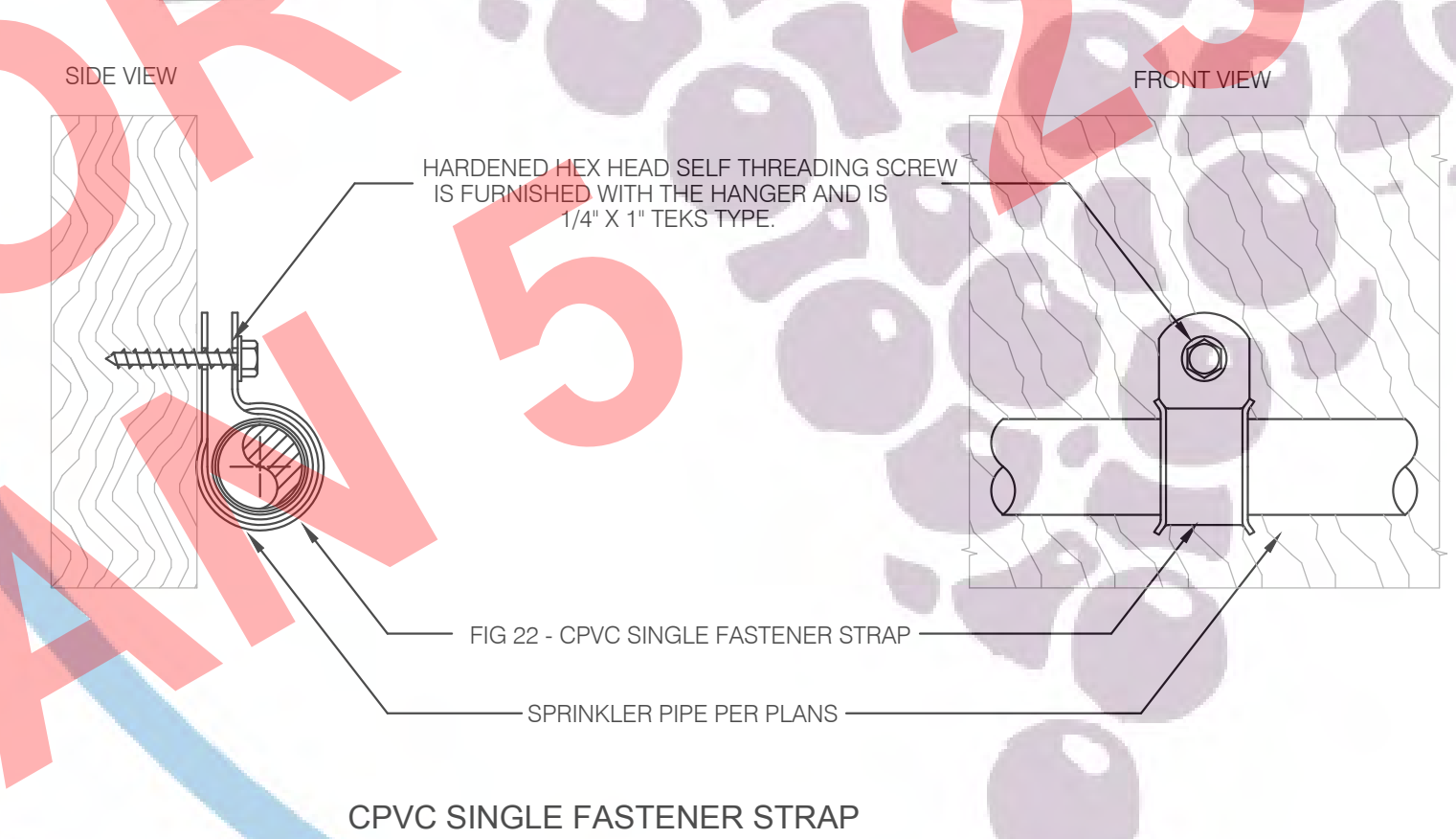
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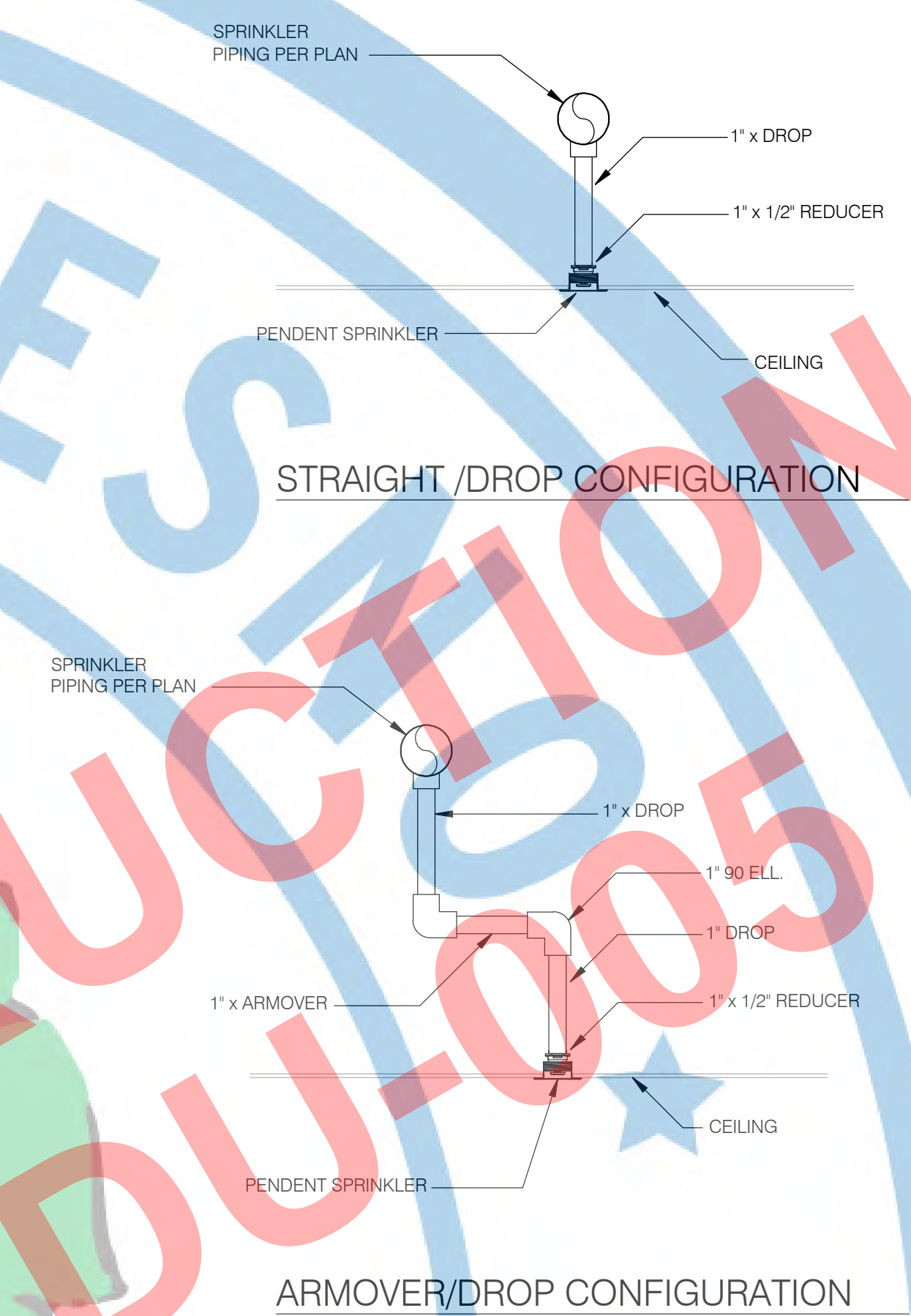
IT IS THE CONTRACTOR'S OBLIGATION TO COMPLY WITH ALL FFD CONDITIONS OF APPROVAL & APPLICABLE LAWS, CODES, ORDINANCES AND ADOPTED REFERENCED STANDARDS PRIOR TO REQUESTING A FIRE FINAL.

4 NOT USED
NO SCALE



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

2 SPRINKLER PIPING DETAILS
NO SCALE



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



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PROJECT:
 ACCESSORY DWELLING UNIT (TADU-005) PLAN 5

REVISIONS		
NO.	DESCRIPTION	DATE

CITY USE ONLY

DRAWING TITLE:
 DETAILS

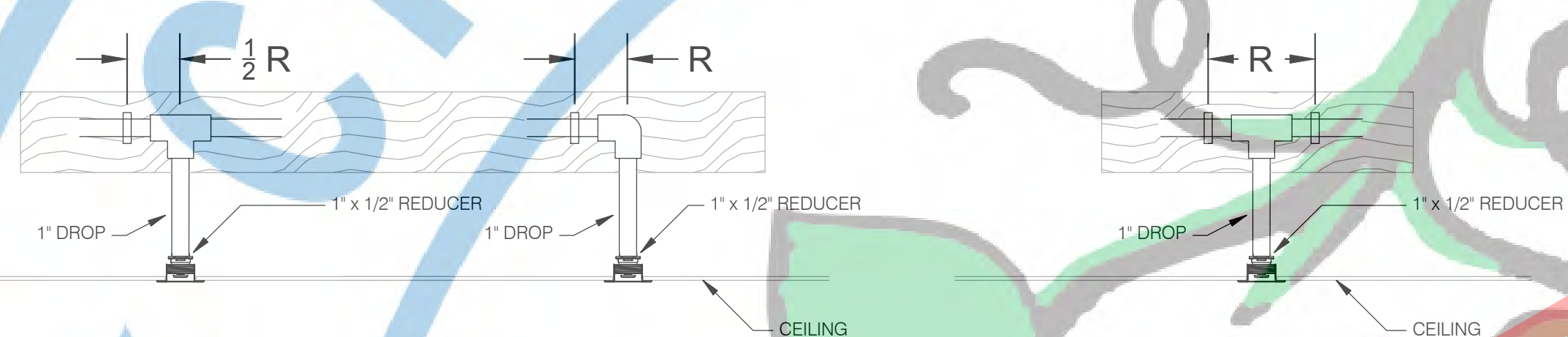
JOB# : TADU-005 SHEET NO.
 DATE: 21-Sep-23
 SCALE: AS NOTED
 DRAWN BY: IRG **FP6.02**

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

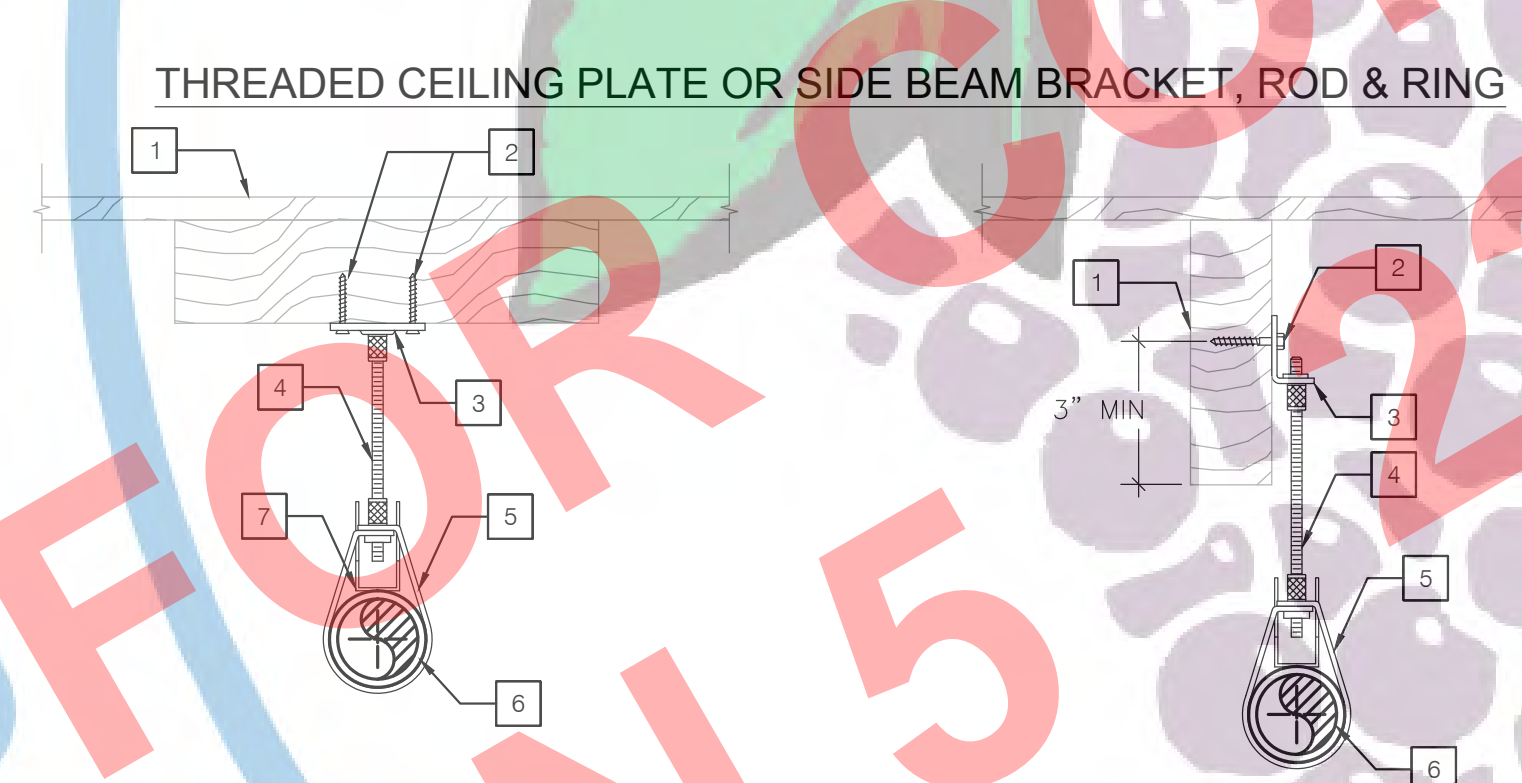
CPVC - NOM. PIPE SIZE (IN)	LESS THAN 100psi	MORE THAN 100psi
1"	5'-0"	4'-0"
1 1/4"	6'-0"	5'-0"
1 1/2"	7'-0"	7'-0"
2"	7'-0"	7'-0"

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



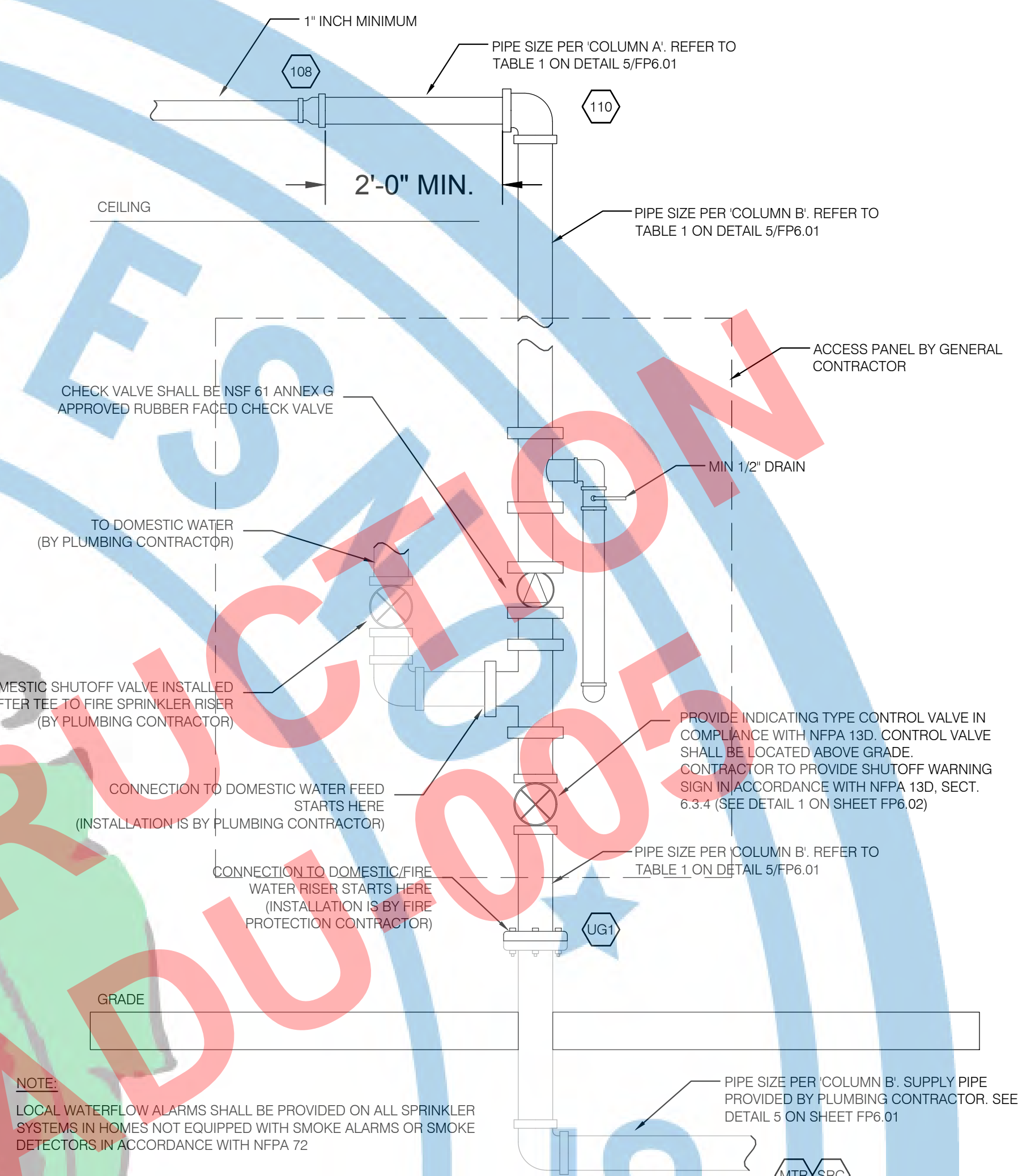
- NOTES
- 1 WOOD MEMBER BY STRUCTURAL (TYP).
 - 2 DRIVE SCREW NO. 18 x 1 1/2"
 - 3 THREADED SIDE BEAM BRACKET, TOLCO FIG 58 (TYP)/ STEEL CEILING PLATE, TOLCO FIG 78 (TYP)
 - 4 ALL THREADED ROD, TOLCO FIG. 100 (TYP).
 - 5 PIPE RING HANGER, TOLCO FIG. 200 (TYP).
 - 6 SPRINKLER PIPE PER PLAN (TYP).
 - 7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

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

1 SHUTOFF WARNING SIGN ABOVE CONTROL VALVE
 NO SCALE