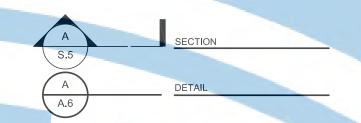


STREET (PER LOT SPECIFIC BUILDING PERMIT APPLICATION)



LEGEND:



ABBREVATIONS:

Ø	DIAMETER	I.E.	INVERT ELEVATION
#	NUMBER	IMC.	INTERMEDIATE METAL CONDUIT
ą.	CENTER LINE	IN.	INCH/INCHES
A.B.	ANCHOR BOLT	IPS	IRON PIPE SIZE
A.B.C.	ABOVE CEILING	MAX.	MAXIMUM
ACT.	ACTUAL	MIN.	MINIMUM
A.F.F.	ABOVE FINISH FLOOR	(N)	NEW
A.F.G.	ABOVE FINISH GRADE	NIPC	NOT IN PLUMBING CONTRACT
AL.	ALUMINUM	NO.	NUMBER
BTU	BRITISH THERMAL UNITS	0/	OVER
BTU/HR.	BRITISH THERMAL UNITS PER HOUR	O.C.	ON CENTER
CFH	CUBIC FEET PER HOUR	OH.	OVERHEAD
CONT.	CONTINUOUS	(P)	PROPOSED
COTG	CLEAN OUT TO GRADE	PSI	POUNDS PER SQUARE INCH
D.F.	DOUGLAS FIR	P.T.	PRESSURE TREATED
(E)	EXISTING	SF	SQUARE FEET
ESS	ENERGY STORAGE SYSTEM	SIM.	SIMILAR
E.W.	EACH WAY	SOV	SHUT-OFF VALVE
F.F.	FINISH FLOOR	SPD	SURGE PROTECTION DEVICE
F.G.	FINISH GRADE	T.P.	TOP PLATE
F.U.	FIXTURE UNITS	T&B	TOP AND BOTTOM
GA.	GAGE	U.F.	UNDER FLOOR
GAL.	GALLON	UG	UNDERGROUND
GPF	GALLONS PER FLUSH	U.N.O.	UNLESS NOTED OTHERWISE
GPH	GALLONS PER HOUR	VTR	VENT THROUGH ROOF
GPM	GALLONS PER MINUTE	VTW	VENT THROUGH WALL
GRS	GALVANIZED RIGID STEEL	W/	WITH
		W/O	WITHOUT

SITE NOTES:

SITE PREPARATION AND GRADING LOOR ELEVATION TO BE ABOVE THE CROWN OF THE STREET. 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. GRADE DIFFERENTIALS GREATER THAN 12" SHALL BE SUPPORTED BY AN APPROVED ENGINEERED RETAINING WALL STRIP AND REMOVE UPPER SIX INCHES OF ALL ORGANIC TOPSOIL AND VEGETATION FROM AREA'S TO RECEIVE 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 IMMEDIATE

AND SHALL NOT PROCEED WITH THE WORK UNTIL DIRECTED BY THE DESIGNER.

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. EXCAVATE TO DEPTHS NOTED ON DRAWINGS AND AS REQUIRED FOR PROPER COMPLETION OF ALL FOOTINGS AN THER SUBGRADE LEVEL WORK, ALL EXCAVATIONS SHALL BE OF SUFFICIENT SIZE TO PROVIDE AMPLE ROOM FOR CONSTRUCTION OF FORMS, SHORING AND BULK HEADING AS REQUIRED. SLOPES FOR PERMANENT FILLS SHALL NOT BE STEEPER THAN 2 HORIZONTAL TO I VERTICAL. CUT SLOPE FOR PERMANENT EXCAVATIONS SHALL NOT BE STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL UNLESS A SOILS REPORT SUBMITTED TO AND EXCEPTED BY THE DESIGNER. 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 ESTABLISHED AT THE SITE SHALL BE CAREFULLY PRESERVED AND INSPECTED BY THE GENERAL CONTRACTOR, AN 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.

THE SANITARY SEWER SERVICES, DOMESTIC WATER, GAS, AND ANY OTHER UNDERGROUND SERVICE CONNECTION

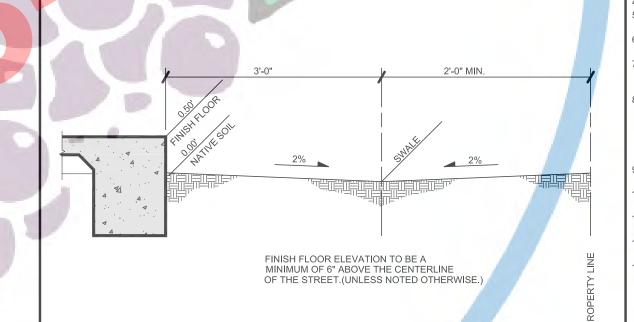
IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL SLOPE A MINIMUM OF 2% AWAY FROM

O BE COMPLETED IN ALL AREAS TO BE PAVED <mark>PRIOR</mark> TO PLACEME<mark>NT OF A</mark>SPHAL<mark>T CONCRETE</mark> ON SITE. SITE DRAINAGE NO-ON-SITE WATER RETENTION OR DRAINAGE INTO ADJACENT SITES. OT SHALL BE GRADED TO DRAIN WATER AWAY FROM ALL FOUNDATIONS AT A SLOPE OF 5% WITHIN 10 FEET OF T

ALL SITE GRADING OUTSIDE OF THE BUILDING ENVELOPE IS REQUIRED TO BE A MINIMUM OF 0.5% DIRECTED

GENERAL REQUIREMENTS

7. ALL FOOTING TRENCHES SHALL BE LEVEL SO THAT BOTH TOP AND BOTTOM OF SUCH FOOTINGS ARE LEVEL.
8. TEMPORARY FENCES TO SECURE PROJECTS UNDER CONSTRUCTION ARE ALLOWED. ANY TEMPORARY FENCE SHA
BE ADEQUATELY SECURED AND CONSTRUCTED TO PREVENT OVERTURNING DUE TO WIND, VANDALISM, AND/OR CASUAL C<mark>ONTACT</mark> BY THE GEN<mark>ERAL PUBLIC. THE CON</mark>STRUCTION 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.



SWALE AT PROPERTY LINE

PROJECT DATA:

PROJECT DESCRIPTION: ACCESSORY DWELLING UNIT PLAN #5 - 23-TADU-005 GABLE, CONTEMPORARY, AND CRAFTSMAN W/ENLARGED PORCH OPTION AND STUDY OPTION CONSTRUCTION TYPE TYPE V-B

BUILDING AREA: LOT COVERAGE:

PROJECT ADDRESS. PRE APPROVED STANDARD PLAN (PER BUILDING PERMIT APPLICATION) PRE APPROVED STANDARD PLAN (PER BUILDING PERMIT APPLICATION) (N) FIRST LEVEL = ADU = 1,015 SF PORCH: 78 SF ENLARGED PORCH OPTION: 134 SF

PRE APPROVED STANDARD PLAN (PER BUILDING PERMIT APPLICATION) NUMBER OF STORIES: SINGLE STORY RESIDENTIAL R3 OCCUPANCY GROUP PER PLAN (SEE ELEVATIONS)

DRAWING INDEX:

T.1 TITLE SHEET, PROJECT DATA, AND SITE PLAN

GC.1 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (RESIDENTIAL MANDATORY MEASURES) ARCHITECTURAL DRAWINGS:

A.1 FLOOR PLAN (W/ENLARGED PORCH OPTION AND STUDY OPTION)

A.2 GABLE BUILDING ELEVATIONS (W/ENLARGED PORCH OPTION) A.3 CRAFTSMAN BUILDING ELEVATIONS (W/ENLARGED PORCH OPTION)

A.4 CONTEMPORARY BUILDING ELEVATIONS (W/ENLARGED PORCH OPTION) A.5 ARCHITECTURAL DETAILS

STRUCTURAL DRAWINGS:

S.1 FOUNDATION PLAN (W/ENLARGED PORCH OPTION) S.2 BRACED WALL FRAMING PLAN (W/ENLARGED PORCH OPTION)

S.3 CEILING JOIST FRAMING PLAN FOR GABLE AND CRAFTSMAN (W/ENLARGED PORCH OPTION AND STUDY OPTION)

S.4 ROOF FRAMING PLAN FOR GABLE AND CRAFTSMAN (WENLARGED PORCH OPTION) S.4.1 ROOF FRAMING PLAN FOR GABLE AND CRAFTSMAN (W/ENLARGED PORCH OPTION) (TRUSS OPTION) CEILING JOIST FRAMING PLAN FOR CONTEMPORARY (W/ENLARGE PORCH OPTION)

ROOF FRAMING PLAN FOR CONTEMPORARY (W/ENLARGE PORCH OPTION) BUILDING SECTIONS FOR GABLE, CRAFTSMAN, AND CONTEMPORARY (W/ENLARGE PORCH OPTION)

BUILDING SECTIONS FOR GABLE AND CRAFTSMAN (W/ENLARGE PORCH OPTION) (TRUSS OPTION) STRUCTURAL DETAILS

TJI JOIST MANUFACTURER INSTALLATION DETAILS UTILITY DRAWINGS.

PLUMBING PLAN AND DETAILS

M.1 MECHANICAL PLAN AND DETAILS

M.2 ENERGY DOCUMENTATION (GABLE/CRAFTSMAN) M.3 ENERGY DOCUMENTATION (CONTEMPORARY)

E.1 ELECTRICAL PLAN AND DETAILS PV.1 PHOTOVOLTAIC SOLAR PLAN AND SINGLE LINE DIAGRAM

PV.2 PHOTOVOLTAIC SOLAR EQUIPMENT SPECIFICATION

PV.3 PHOTOVOLTAIC SOLAR EQUIPMENT SPECIFICATION

CODE COMPLIANCE & INSPECTION PER CITY OF FRESNO:

CODE REFERENCE ALIFORNIA BUILDING CODE 202

CALIFORNIA RESIDENTIAL CODE 2022 (R) OR (CRC) ALIFO<mark>RNIA GREEN BUILDING STANDARD CODE 2022 (CGBSC)</mark> ALIFORNIA MECHANICAL CODE 2022 (CMC)

CALIFORNIA FLECTRICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA ENERGY CODE 2022

PER JURISDICTION

ALL CONSTRUCTION SHALL CONFORM TO CALIFORNIA BUILDING CODE 2022 PERTAINING TO TYPE VB CONSTRUCTION AND ALL OTHER APPLICABLE CODES. AN APPROVED SET OF DRAWINGS BEARING THE STAMP 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:

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 D<mark>IFFERE</mark>NCES BETW<mark>EEN ACTUAL DIMENSIONS AND THE</mark> MEASUREMENTS INDICATED ON 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.

ALL OF THE CITY OF FRESNO BUILDING DEPARTMENT'S 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. 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 D CONS<mark>TRUCT</mark> AND INSTAL<mark>L COMPLETE, IN SATISFACTORY CONDITION</mark> THE VARIOUS MATERIALS AND EQUIPMENT AT THE LOCATIONS SHOWN.

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 CLEARANCES AND NOTIFY CITY OF FRESNO BUILDING DEPARTMENT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND ACTUAL CONDITIONS. FULL SIZE OR LARGE SCALE DETAILS OR DRAWINGS SHALL GOVERN SMALL SCALE DRAWINGS WHICH THEY ARE

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. 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 SECON<mark>D HAND</mark> MATERIAL<mark>S IS STRICTLY FORBIDDEN, EXCEPT FOR</mark> 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 WARRANTY ALL WORK AS PER APPLICABLE

PLUMBING, ELECTRICAL AND MECHANICAL WORK SHALL BE PERFORMED BY A LICENSED MEMBER OF THE

ALL INSURANCE COSTS AND COSTS ASSOCIATED WITH PERMITS, INSPECTION AND SIGN-OFFS SHALL BE AT THE

CERTIFICATES OF INSURANCE ARE REQUIRED FROM THE LICENSED ELECTRICIAN, LICENSED PLUMBER, AND THE GENERAL CONTRACTOR FOR THE AMOUNTS SPECIFIED BY THE CONTRACT. ALL CONTRACTORS, SUB-CONTRACTORS AND OTHERS WORKING ON THE PROJECT SHALL SUBMIT WAIVERS OF L

SIGNED AT THE COMPLETION OF THEIR WORK. THE PREMISES AND JOB SITE SHALL BE MAINTAINED IN A REASONABLY NEAT AND ORDERLY CONDITION AND KEP 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 ITS PROPER 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. CONSTRUCTION WORK WILL BE CONFINED TO THE AREAS DESIGNATED ON THE DRAWINGS AND WILL NOT CREATE DUST, DIRT OR OTHER INCONVENIENCES TO OTHER SPACES.

PROVIDE APPROVED JOB SITE TOILET THAT IS AVAILABLE TO ANYONE INVOLVED IN CONSTRUCTION ACTIVITIES. 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-WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

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.

PROVIDE ALL TEMPORARY AND PERMANENT SHORING AS REQUIRED IN STRUCTURAL DRAWINGS. ALL WOOD FLOORS TO BE SECURED AS REQUIRED TO PREVENT CREAKING. ALL HOLES TO BE PATCHED.

PROVIDE GUTTERS AND DOWNSPOUTS AS REQUIRED.

WEATHER STRIP EXTERIOR DOORS FROM HEATED SPACES. UPON COMPLETION OF PROJECT, PREMISES SHALL BE LEFT BROOM CLEAN, SWEPT 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.

ALL WORK SHALL BE SUBJ<mark>ECT TO FINAL INSPECTION BY THE CITY OF FRESNO BUILDING DEPARTMENT.</mark> A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE AVAILABLE AT THE JOB SITE. MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF

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

FIRE PROTECTION NOTES:

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

ALL MATERIALS ARE TO BE STORED IN AN ORDERLY MANNER.

ALL FLAMMABLE MATERIALS TO BE KEPT TIGHTLY SEALED IN THEIR RESPECTIVE CONTAINERS. SUCH MATERIALS ARE TO BE KEPT AWAY FROM ALL HEAT SOURCES. ALL FLAMMABLE MATERIALS TO BE USED AND STORED IN AN ADEQUATELY VENTILATED SPACE. ALL ELECTRICAL POWER TO BE SHUT OFF WHERE THERE IS EXPOSED CONDUIT.

ALL ELECTRICAL POWER IN THE CONSTRUCTION AREA TO BE SHUT OFF AFTER WORKING HOURS. 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.

PROVIDE A CLASS A,B OR C FIRE-RETARDANT ROOF COVERING PER SECTION (R 902.1). ON SITE FIRE PROTECTION EQUIPMENT (SUCH AS EXTINGUISHER) WILL BE KEPT READILY AVAILABLE AT ALL TIMES. IF FIRE SPRINKLER SYSTEM IS REQUIRED, FIRE SPRINKLER SYSTEM SHALL BE APPROVED BY CITY OF FRESNO FIRE DEPARTMENT PRIOR TO INSTALLATION.



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

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PROJECT:

ACCESSORY DWELLING UNIT (TADU-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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			i

CITY USE ONLY

DRAWING TITLE

TITLE SHEET, PROJECT DATA, AND SITE PLAN

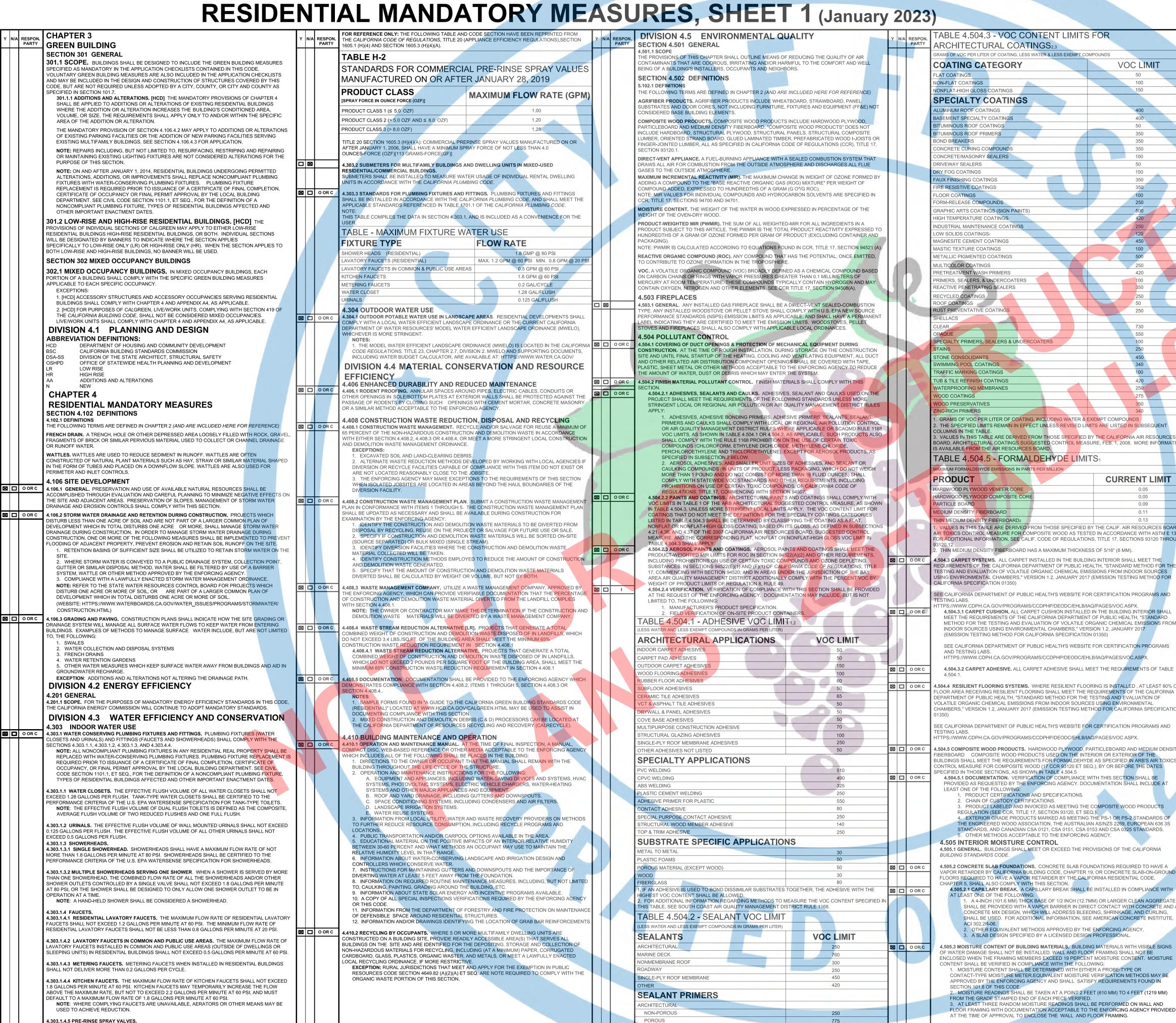
JOB# : TADU-005 **DATE:** 22-Aug-23 SCALE: AS NOTED DRAWN BY: IRG

SHEET NO.

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

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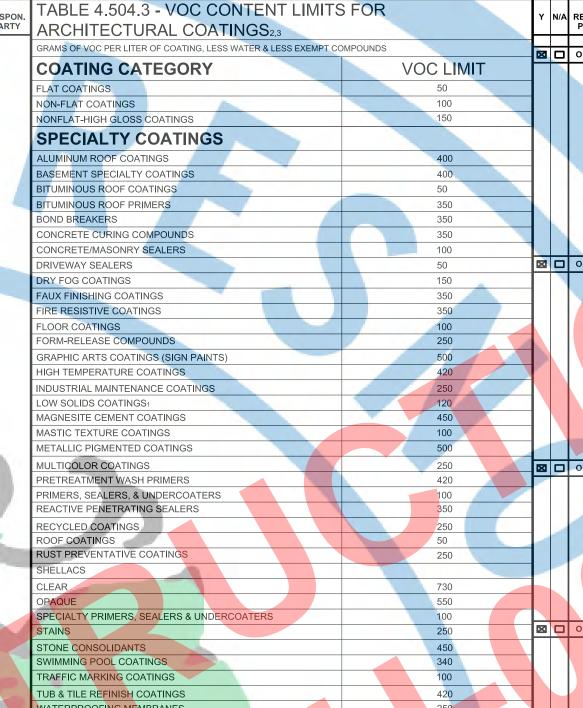
MARINE DECK



WHEN INSTALLED, SHALL MEET THE REQUIREMENTS IN THE CALIFORNIA CODE OF REGULATIONS,

TILE 20 (APPLIANCE EFFICIENCY REGULATIONS), SECTIONS 1605.1 (H)(4) TABLE H-2, SECTION 1605.3

)(4)(A), AND SECTION 1607(D)(7) AND SHALL BE EQUIPPED WITH AN INTEGRAL AUTOMATIC SHUTOFF



GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT . VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES OARD, ARCHITECTURAL COATING<mark>S SUGG</mark>ESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION

CURRENT LIMIT 0.09 VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOAR R TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN A OR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUG THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

UIR<mark>EMENTS</mark> OF THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD F<mark>OR TH</mark>E STING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES SING ENVIRONMENTAL CHAMBERS," VERSION 1.2, JANUARY 2017 (EMISSION TESTING METHOD FOR SEE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S WEBSITE FOR CERTIFICATION PROGRA<mark>MS AN</mark>D 4.504.3.1 CARPET CUSHION. ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHA MEET THE REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH. "STANDARI METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM

SEE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S WEBSITE FOR CERTIFICATION PROGRAMS HTTPS://WWW.CDPH.CA.GOV/PROGRAMS/CCDPHP/DEODC/EHLB/JAQ/PAGES/VOC.ASP 4.504.3.2 CARPET ADHESIVE. ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE

4.504.4 RESILIENT FLOORING SYSTEMS. WHERE RESILIENT FLOORING IS INSTALLED. AT LEAST 80% C LOOR AREA RECEIVING RESILIENT FLOORING SHALL MEET THE REQUIREMENTS OF THE CALIFORNIA EPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF OLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL AMBERS," VERSION 1.2, JANUARY 2017 (EMISSION TESTING METHOD FOR CALIFORNIA SPECIFICATION

SEE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S WEBSITE FOR CERTIFICATION PROGRAMS AND TPS://WWW.CDPH.CA.GOV/PROGRAMS/CCDPHP/DEODC/EHLB/IAQ/PAGES/VOC.ASPX.

BERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDINGS SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXICS ONTROL MEASURE FOR COMPOSITE WOOD (17 CCR 93120 ET SEQ.), BY OR BEFORE THE DATES PECIFIED IN THOSE SECTIONS, AS SHOWN IN TABLE 4.504.5 4.504.5.1 DOCUMENTATION. VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AS REQUESTED BY THE ENFORCING AGENCY. DOCUMENTATION SHALL INCLUDE AT

3. PRODUCT LABELED AND INVOICED AS MEETING THE COMPOSITE WOOD PRODUCTS REGULATION (SEE CCR, TITLE 17, SECTION 93120, ET SEQ.). EXTERIOR GRADE PRODUCTS MARKED AS MEETING THE PS-1 OR PS-2 STANDARDS THE ENGINEERED WOOD ASSOCIATION, THE AUSTRALIAN AS/NZS 2269, EUROPEAN 636 3S STANDARDS, AND CANADIAN CSA 0121, CSA 0151, CSA 0153 AND CSA 0325 STANDARDS. OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY. 4.505 INTERIOR MOISTURE CONTROL

4.505.1 GENERAL. BUILDINGS SHALL MEET OR EXCEED THE PROVISIONS OF THE CALIFORNIA

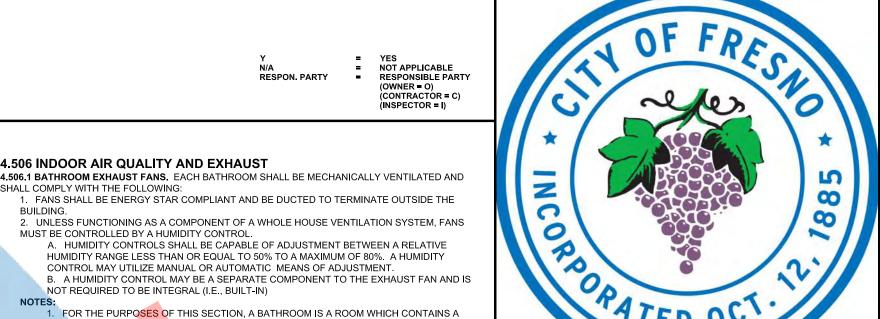
4.505.2 CONCRETE SLAB FOUNDATIONS. CONCRETE SLAB FOUNDATIONS REQUIRED TO HAVE A VAPOR RETARDER BY CALIFORNIA BUILDING CODE, CHAPTER 19, OR CONCRETE SLAB-ON-GROUND FLOORS REQUIRED TO HAVE A VAPOR RETARDER BY THE CALIFORNIA RESIDENTIAL CODE, HAPTER 5. SHALL ALSO COMPLY WITH THIS SECTION. 4.505.2.1 CAPILLARY BREAK. A CAPILLARY BREAK SHALL BE INSTALLED IN COMPLIANCE WITH

I. A 4-INCH (101.6 MM) THICK BASE OF 1/2 INCH (12.7MM) OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH <mark>A VAPO</mark>R BARRIER IN DIRECT CONTACT WIT<mark>H CONCRET</mark>E AND A CONCRETE MIX DESIGN, WHICH WILL ADDRESS BLEEDING, SHRINKAGE, AND CURLING. SHALL BE USED. FOR ADDITIONAL INFORMATION, SEE AMERICAN CONCRETE INSTITUTE 2. OTHER EQUIVALENT METHODS APPROVED BY THE ENFORCING AGENCY. A SLAB DESIGN SPECIFIED BY A LICENSED DESIGN PROFESSIO

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19 PERCENT MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE FOLLOWING: 1. MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE-TYPE OR CONTACT-TYPE MOISTURE METER. EQUIVALENT MOISTURE VERIFICATION METHODS MAY BE

APPROVED BY THE ENFORCING AGENCY AND SHALL SATISFY REQUIREMENTS FOUND IN 2. MOISTURE READINGS SHALL BE TAKEN AT A POINT 2 FEET (610 MM) TO 4 FEET (1219 MM) FROM THE GRADE STAMPED END OF EACH PIECE VERIFIED. 3. AT LEAST THREE RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR FRAMING WITH DOCUMENTATION ACCEPTABLE TO THE ENFORCING AGENCY PROVIDED

AT THE TIME OF APPROVAL TO ENCLOSE THE WALL AND FLOOR FRAMING. INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. RECOMMENDATIONS PRIOR TO ENCLOSURE



4.506 INDOOR AIR QUALITY AND EXHAUST

MUST BE CONTROLLED BY A HUMIDITY CONTROL.

NOT REQUIRED TO BE INTEGRAL (I.E., BUILT-IN)

BATHTUB SHOWER OR TUB/SHOWER COMBINATION

2. LIGHTING INTEGRAL TO BATHROOM EXHAUST FANS SHALL COMPLY WITH THE

I.507.2 **HEATING AND AIR-CONDITIONING SYSTEM DESIGN.** HEATING AND AIR CONDITIONING SYSTEMS

<mark>IE HEAT LOSS AND HEAT GAIN IS ESTA</mark>BLISHED ACCORDING TO ANSI/ACCA 2 MANUAL J - 2011

SHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.

UIPMENT SELECTION), OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS

DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1 MANUAL D - 2014 (RESIDENTIAL DUCT

3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S - 2014

EXCEPTION: USE OF ALTERNATE DESIGN TEMPERATURES NECESSARY TO ENSURE THE SYSTEM

702.1 INSTALLER TRAINING. HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN

PROPER INSTALLATION OF HVAC SYSTEMS INCLUDING DUCTS AND EQUIPMENT BY A NATIONALLY

RSON T<mark>RAINE</mark>D AND CERTIFIED TO INSTALL HVAC SYSTEMS OR CONTRACTOR LICENSED TO INSTALL

C SYST<mark>EMS. EXAMPLES OF</mark> ACCEPTABLE HVAC TRAINING AND CERTIFICATION PROGRAMS INCLUDI

TRAINING PROGRAMS SPONSORED BY TRADE, LABOR OR STATEWIDE ENERGY CONSULTING OF

702.2 SPECIAL INSPECTION [HCD]. WHEN REQUIRED BY THE ENFORCING AGENCY, THE

NER OR THE RESPONSIBLE ENTITY ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE

IPLIANCE WITH THIS CODE. SPECIAL INSPECTORS SHALL DEMONSTRATE COMPETENCE TO THE

TISFACTION OF THE ENFORCING AGENCY FOR THE PARTICULAR TYPE OF INSPECTION OR TASK TO

REFORMED. IN ADDITION TO OTHER CERTIFICATIONS OR QUALIFICATIONS ACCEPTABLE TO THE

1. CERTIFICATION BY A NATIONAL OR REGIONAL GREEN BUILDING PROGRAM OR STANDARD

AS HERS RATERS, BUILDING PERFORMANCE CONTRACTORS, AND HOME ENERGY AUDITORS.

3. SUCCESSFUL COMPLETION OF A THIRD PARTY APPRENTICE TRAINING PROGRAM IN THE

1. SPECIAL INSPECTORS SHALL BE INDEPENDENT ENTITIES WITH NO FINANCIAL INTEREST IN

THE MATERIALS OR THE PROJECT THEY ARE INSPECTING FOR COMPLIANCE WITH THIS CODE.

2. HERS RATERS ARE SPECIAL INSPECTORS CERTIFIED BY THE CALIFORNIA ENERGY

COMMISSION (CEC) TO RATE HOMES IN CALIFORNIA ACCORDING TO THE HOME ENERGY

C1 WHEN REQUIRED BY THE ENFORCING AGENCY, THE OWNER OR THE RESPONSIBLE ENTITY ACTIN

S THE OWNER'S AGENT SHALL EMPLOY <mark>ONE O</mark>R MORE SP<mark>ECIAL INSPECTORS TO PROVIDE INSPECTIO</mark>I

R OTHER DUTIES NECESSARY TO SUBSTANTIATE COMPLIANCE WITH THIS CODE. SPECIAL INSPECTO

ARTICULAR TYPE OF INSPECTION OR TASK TO BE PERFORMED. IN ADDITION, THE SPECIAL INSPECTO

NOTE: SPECIAL INSPECTORS SHALL BE INDEPENDENT ENTITIES WITH NO FINANCIAL INTEREST IN

HALL INCLUDE BUT IS NOT LIMITED TO, CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDEI

THE MATERIALS OR THE PROJECT THEY ARE INSPECTING FOR COMPLIANCE WITH THIS CODE.

703.1 DOCUMENTATION. DOCUMENTATION USED TO SHOW COMPLIANCE WITH THIS CODE

ENFORCING AGENCY WHICH DEMONSTRATE SUBSTANTIAL CONFORMANCE. WHEN SPECIFIC

R INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE

DOCUMENTATION OR SPECIAL INSPECTION IS NECESSARY TO VERIFY COMPLIANCE. THAT METHOD OF

COMPLIANCE WILL BE SPECIFIED IN THE APPROPRIATE SECTION OR IDENTIFIED APPLICABLE CHECKLIST

SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE ENFORCING AGENCY FOR THE

ASSOCIATION, AS DETERMINED BY THE LOCAL AGENCY. THE AREA OF CERTIFICATION SHALL BE

LOSELY RELATED TO THE PRIMARY JOB FUNCTION, AS DETERMINED BY THE LOCAL AGENCY.

SHALL HAVE A CERTIFICATION FROM A RECOGNIZED STATE, NATIONAL OR INTERNATIONAL

INFORCING AGENCY WHEN EVALUATING THE QUALIFICATIONS OF A SPECIAL INSPECTOR:

ENFORCING AGENCY, THE FOLLOWING CERTIFICATIONS OR EDUCATION MAY BE CONSIDERED BY THE

CIAL INSPECTORS TO PROVIDE INSPECTION OR OTHER DUTIES NECESSARY TO SUBSTANTIATE

Y RECOGNIZED TRAINING OR CERTIFICATION PROGRAM, UNCERTIFIED PERSONS MAY

INSTALLATIONS WHEN UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF A

INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

PROGRAMS SPONSORED BY MANUFACTURING ORGANIZATIONS. OTHER PROGRAMS ACCEPTABLE TO THE ENFORCING AGENCY.

4. OTHER PROGRAMS ACCEPTABLE TO THE ENFORCING AGENCY

LL BE SIZED. DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING

SHALL COMPLY WITH THE FOLLOWING:

CALIFORNIA ENERGY CODE

CHAPTER 7

FRIFICATION ORGANIZATION

APPROPRIATE TRADE

703 VERIFICATIONS

GREEN BUILDING STANDARDS:

NOTES:

507 ENVIRONMENTAL COMFORT

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

THESE DRAWINGS, DESIGNS SKETCHES, IDEAS, DOCUMENTS, PLANS, ARRANGEMENTS, AND OTHER INFORMATION CONTAINED THEREIN, ARE THE SOLE AND EXCLUSIVE PROPERTY OF CITY OF FRESNO. THESE DOCUMENTS ARE DELIVERED AND ACCEPTED BY YOU IN TRUST AND ON THE EXPRESS CONDITION THAT NEITHER THESE DOCUMENTS OR THE INFORMATION CONTAINED THEREIN WILL BE THEREIN WILL BE COPIED, REPRODUCED, OR DELIVERED TO OTHERS, EXCEPT AS SPECIFICALLY INSTRUCTED BY CITY OF ERESNO.

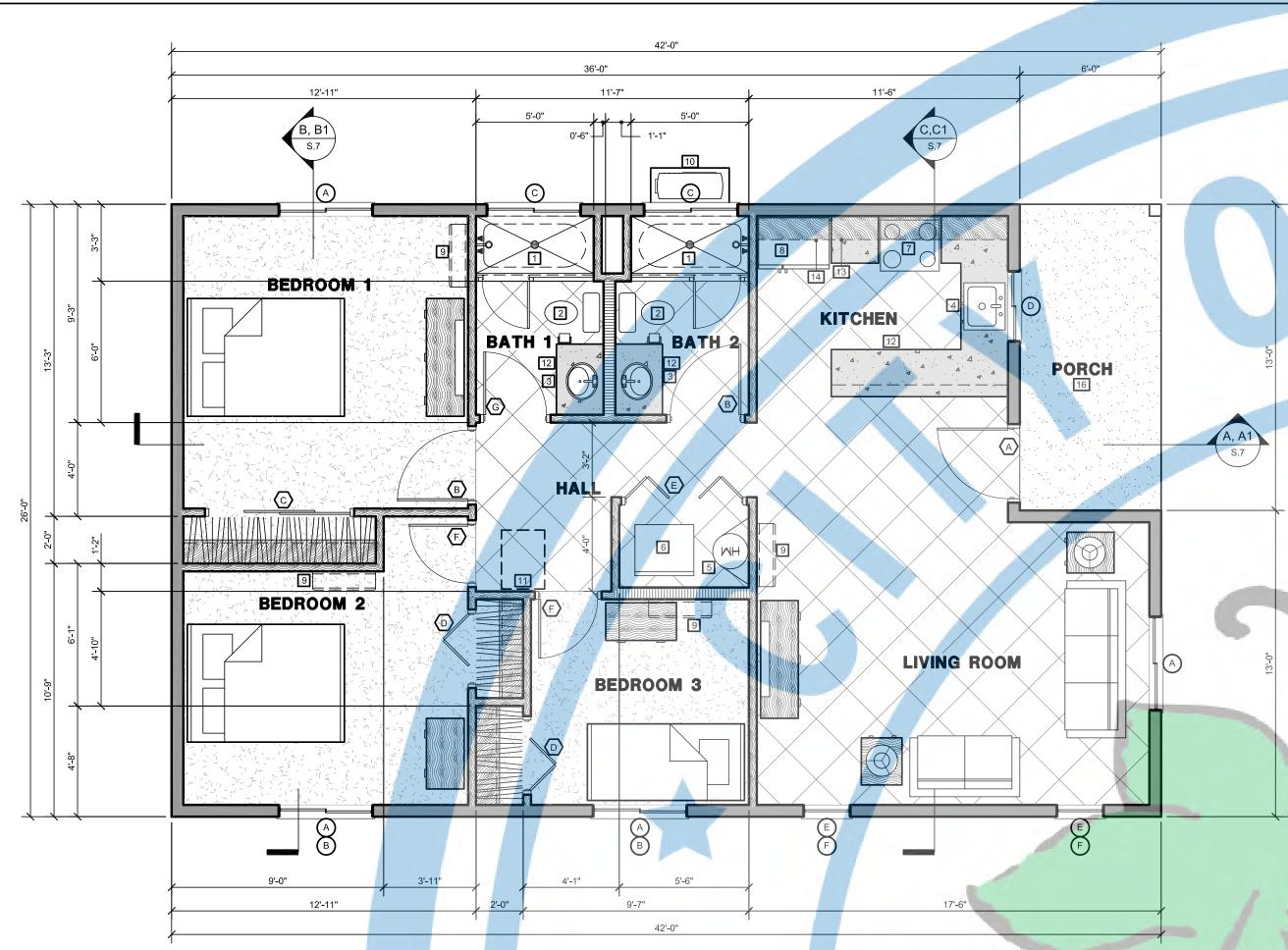
ACCESSORY DWELLING UNIT (TADU-005) PLAN 5

. PROVIDE CERTIFICATION FOR THE FOLLOWING CALGREEN COMPONENTS. DOCUMENTATION SHALL			
BE REQUIRED PRIOR TO CITY INSPEC <mark>TIONS</mark> AS NOTED B <mark>ELOW:</mark>		REVISION	S
A) INDOOR WATER USE (FINAL INSPECTION)			
B) MOISTURE CONTENT OF BUILDING MATERIALS BY THIRD PARTY SPECIAL INSPECTOR (INSULATION	NO.	DESCRIPTION	DATE
NSPECTION) C) ADHESIVE AND SEALANT VOC (FINAL INSPECTION)	-		
D) PAINTS AND COATINGS VOC LIMITS (FINAL INSPECTION)			
E) COMPOSITE WOOD PRODUCTS (FRAME INSPECTION)			
CARPET AND FLOORING CERTIFICATION (FINAL INSPECTION)			
	-		
		OITY HOE O	NII X
		CITY USE O	NL Y

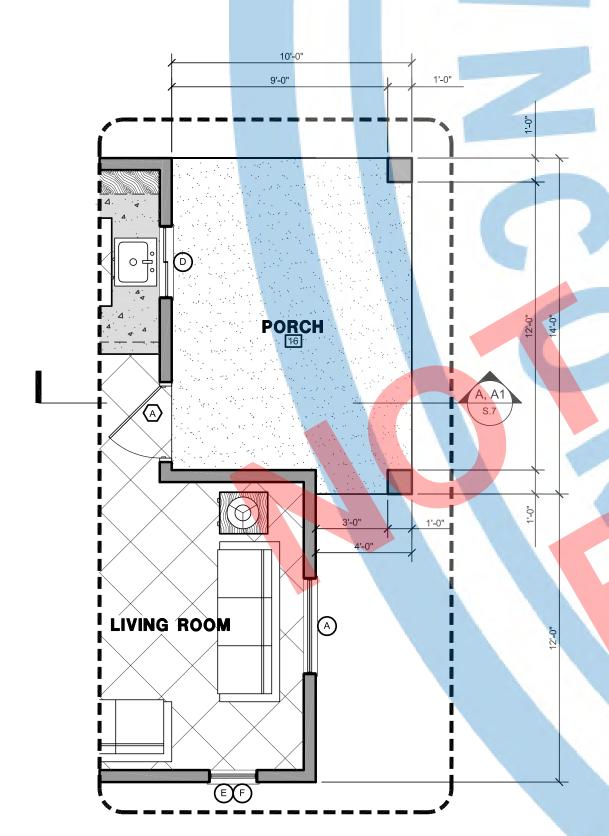
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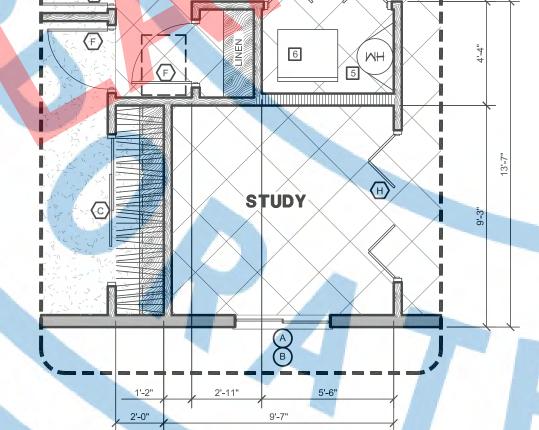
2022 CALIFORNIA GREEN BUILDING STANDARD CODE

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



FLOOR PLAN





FLOOR PLAN

FLOOR PLAN

FINISH SCHEDULE:

ROOM NAME	FLOORING		BASE		WALLS		CEILING		CEILING	DETAIL OR COMMENT		
NOOW NAME	F1	F2	В1	B2	W1	W2	C1	C2	HEIGHT	DETAIL OR COMMENT		
BEDROOM 1, 2, & 3		0		0	0		0	-	8'-0"	1		
BATH 1 & 2		0		0	0		0		8'-0"			
KITCHEN		0		0	0		0		8'-0"			
LIVING ROOM		0		0	0		0		8'-0"	1		
STUDY OPTION		0		0	0		0		8'-0"	1		
HALL		0		0	0		0		8'-0"			

ABBREVIATIONS

LOORING

B1 = NO BASE BOARD 1 = EXPOSED SLAB FINISH F2 = PER OWNER PROVIDE MAKE, MODEL, AND FINISH B2 = PER OWNER PROVIDE MAKE, MODEL, AND FINISH SAMPLE TO OWNER PRIOR TO INSTALLATION.

W1 = 1/2" GYPSUM BOARD, TAPED AND TEXTURED, READY FOR OWNER TO APPLY PAINT V2 = 5/8" TYPE 'X' GYPSUM BOARD, TAPED AND TEXTURED, READY FOR OWNER TO APPLY PAINT

= 1/2" GYPSUM BOARD, TAPED AND TEXTURED, READY FOR OWNER TO APPLY PAI 2 = 5/8" TYPE <mark>'X' GY</mark>PSUM <mark>BOAR</mark>D, TAPED AND TEXTURED, READY FOR OWNER TO APPLY PAINT

VAULTED CEILING AT CONTEMPORARY OPTI

FOR APPROVAL PRIOR TO FABRICATING AND INSTALLATION.

BOTTOM OF CABINET: +48" A.F.F. (WASHER & DRYER)

+72" A F F (RFFRIGERATOR)

FINISH NOTES

DETAIL OR COMMENT

- ALL INTERIOR SURFACES TO BE FLAME SPREAD CLASS 50 LINEN CLOSET: CABINET DESIGN AND SAMPLE MATERIALS SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR FARRICATING AND INSTALLATION CLOSET POLES SHALL BE 1-1/8" DIAMETER SANDED W/POLE SOCKET AT WALLS MOUNTED AT ALL THE FOLLOWING SINGLE POLE HEIGHTS +68"
- DOUBLE POLE HEIGHTS +40" (LOW) + 80" (HIGH CLOSET SHELVES SHALL BE 3/4" THICK PARTICLE BOARD W/ MEDIUM DENSITY OVERLAY AT ALL EXPOSED EDGES, SHELF AND CLOSET POLE SUPPORT AT MID-SPAN ON ALL SHELVES OVER 4'-0" LONG. PANTRY/SHEVLES: CABINET DESIGN AND SAMPLE MATERIALS SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO FABRICATING AND INSTALLATION. BASE AND UPPER CABINETS: CABINET DESIGN AND SAMPLE MATERIALS/HARDWARE SHALL BE SUBMITTED TO OWN
- +48" A.F.F. (BASE COUNTER) COUNTER TOPS: VERIFY FINISH WITH OWNER, SAMPLES SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO CEILING HEIGHT: HABITABLE ROOMS SHALL HAVE A MINIMUM CEILING HEIGHT OF 7'-6". HALLWAYS, BATHROOMS,

AGING-IN-PLACE DESIGN & FALL PREVENTION REINFORCEMENT FOR GRAB BARS

AT LEAST ONE BATHROOM ON THE ENTRY LE<mark>VEL SH</mark>ALL BE PROV<mark>IDED W</mark>ITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF CRC SECTION R327.1.1. WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH THIS

- REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE CITY OF B. REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8 INCH NOMINAL LUMBER. [11/2 INCH BY 71/4 INCH ACTUAL DIMENSION OR OTHER CONSTRUCTION MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACIT REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES AND 39 1/4 INCHES ABOVE THE FINISHED FLOOR
- WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE S WALL AND THE BACK WALL. D. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED. E. BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES ABOVE THE BATHTUB RIM.
- EXCEPTIONS: WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED, FOLDAWAY OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENTS APPROVED BY THE CITY OF FRESNO. REINFORCEMENT SHALL NOT BE REQUIRED IN WALL FRAMING FOR PRE-FABRICATED SHOWER ENCLOSURES AND BATHTUB WALL PANELS WITH INTEGRAL FACTORY-INSTALLED GRAB BARS OR WHEN FACTORY-INSTALLED
- REINFORCEMENT FOR GRAB BARS IS PROVIDED. SHOWER ENCLOSURES THAT DO NOT PERMIT INSTALLATION OF REINFORCEMENT AND/OR GRAB BARS SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY. BATHTUBS WITH NO SURROUNDING WALLS, OR WHERE WALL PANELS DO NOT PERMIT THE INSTALLATION OF REINFORCEMENT SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS ADJACENT TO THE BATHTUB OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING
- REINFORCEMENT OF FLOORS SHALL NOT BE REQUIRED FOR BATHTUBS AND WATER CLOSETS INSTALLED ON CONCRETE SLAB FLOORS. DOCUMENTATION FOR GRAB BAR REINFORCEMENT INFORMAT<mark>ION AN</mark>D/OR DRAWI<mark>NGS IDENTIFYING THE L</mark>OCATION OF GRAB BAR REINFORCEMENT SHALL BE PLACED II THE OPERATION AND MAINTENANCE MANUAL IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING

STANDARDS CODE, CHAPTER 4, DIVISION 4.4. WALL LEGEND:

SYMBOL	DESCRIPTION
-	EXTERIOR WALL: 2X6 D.F.#2 STUDS AT 16" O.C. W/R-21 BATT INSULATION. EXTERIOR FINISH PER EXTERIOR OPTIONS, SEE BUILDING ELEVATIONS. INTERIOR FINISH 1/2" GYPSUM BOARD UNLESS NOTED OTHERWISE.
	INTERIOR WALL: 2X6 D.F.#2 STUDS AT 16" O.C. INTERIOR FINISH 1/2" GYPSUM BOARD AT BOTH SIDES OF STUDS UNLESS NOTED OTHERWISE.
	INTERIOR WALL: 2X4 D.F.#2 STUDS AT 16" O.C. INTERIOR FINISH 1/2" GYPSUM BOARD AT BOTH SIDES OF STUDS UNLESS NOTED OTHERWISE.
=====	INTERIOR WALL FOR BEDROOM OPTION: 2X4 D.F.#2 STUDS AT 16" O.C. INTERIOR FINISH 1/2" GYPSUM BOARD AT BOTH SIDES OF S TUDS UNLESS NOTED OTHERWISE.

GLAZING SCHEDULE:

Ш	SYMBOL	L WIDTH HI	WIDTH	WIDTH	WIDTH HEICHT			HEIGHT		TYPE			GLASS		GLAZING	MATERIAL	TEMPERED	LLEACTOR	SHGC	DETAIL OR
					WIDIN	пеівпі	SL	SH	FX	RT	CL	FG	DUAL	VINLY	GLASS	U-FACTOR	SIGC	COMMENT		
	Α	4'-0"	5'-0"	0	•			0		0	0		0.36	0.28	1					
	В	4'-0"	2'-0"				0	0		0	•		0.36	0.28	2					
	С	4'-0"	1'-0"	0					•	0	•		0.36	0.28						
	D	3'-0"	3'-0"	0	0			0		0	0		0.36	0.28	1					
1	E	2'-0"	5'-0"	0	•			0		0	0		0.36	0.28	1					
1	F	2'-0"	2'-0"				0	0		0	0		0.36	0.28	2					

ABBREVIATIONS

DETAIL OR COMMEN

TYPF SL = DOUBLE SLIDER SH = SINGLE HUNG

EXISTING PRIMARY RESIDENCE HAS SINGLE HUNG THEN PROPOSED ADU MUST HAVE SINGLE HUNG. RT = RECTANGLE TRANSO AT COMTEMPORARY OPTION ONLY. GLASS

= CLEAR GLASS = FROSTED GLASS

GLAZING NOTES:

ALL GLASS AND GLAZING SHALL COMPLY WITH APPLICABLE CODES AND MUST BE LABELED SAFETY GLAZING AT HAZARDOUS LOCATIONS DEFINED AS: GLAZING AT ALL DOORS, BATH & SHOWER ENCLOSURES, GLAZING WITHIN A 24" ARC OF A DOOR EDGE, PANELS OVER (9) SQUARE FEET WITH THE LOWEST EDGE LESS THAN 18" A.F.F. AND HAVING A TOP EDGE GREATER THAN 36" A.F.F., GLAZING LOCATED WITHIN 5'-0" FROM TOP OR BOTTOM OF STAIRWAY WITH BOTTOM EDGE LESS THAN 60" A.F.F.

- ALL EXTERIOR GLAZING SHALL BE DUAL-GLAZED UNLESS OTHERWISE NOTED. UNIT SKYLIGHTS SHALL BE TESTED AND APPROVED BY AN APPROVED INDEPENDENT LABORATORY, AND BEAR A LABEL IDENTIFYING MANUFACTURER, PERFORMANCE GRADE RATING AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF AAMA/WDMA/CSA010/I.S.2/A440. (R 308.6.9) SKYLIGHTS AND SLOPED GLAZING SHALL COMPLY WITH SECTION (R 308.6)
- EVE<mark>RY SPACE INTENDED FOR HUMAN OCCUPANC</mark>Y SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXT<mark>ERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R 303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL</mark> IG<mark>HT THA</mark>T IS ADEQUATE <mark>TO PR</mark>OVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE DOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R 303.1) AZI<mark>NG IN THE FOLLOWING LO</mark>CATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS. OF SECTION R 308.3 (SEE EXCEPTIONS) (R 308.4).
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF FITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION. AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE. C. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS: 1.) EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET. 2.) BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.

FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOOR ASSEMBLIES.

- 3.) TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR. 4.) ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING. . GLAZING IN RAILINGS.
- .. GLAZING IN ENCLOSU<mark>RES FOR OR WALLS</mark> FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE. F. GLAZING IN WALLS AND FENCE ADJACENT TO INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS
- WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE AND WITHIN 6<mark>0 INCH</mark>ES, MEA<mark>SURED</mark> HORIZONTALLY AND IN A STRAIGHT LINE, OF THE WATER'S EDGE. GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF HE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS. H. GLA<mark>ZING ADJACENT TO T</mark>HE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD.

DOOR SCHEDULE:

-1																			
1	SYMBOL	WIDTH	HEIGHT	TH	ICK	MA	ATER	IAL	FINISH		TY	PE		(CORE		FRA	AME	DETAIL OF
7		WIDTH	пејоп і	1 3 "	1 5"	PL	WD	TG	PT	HG	BF	BP	PC	sc	НС	НМ	WD	PT	COMMENT
•	А	3'-0"	6'-8"	7	0		0	0	0	0				0			0	•	4
1	В	3'-0"	6'-8"	0		0			0	0					0		0	0	1
-	С	6'-0"	6'-8"	0		0			0			0			0		•	•	3
-	D	3'-0"	6'-8"	0		0			0		0				0		•	•	2
-	E	5'-0"	6'-8"	•		0			0		0				0		0	•	2, 6
	F	2'-6"	6'-8"	0		0			0	0					0		0	•	1
Ί.	G	2'-8"	6'-8"	0		0			0	0					0		0	0	1
-	Н	6'-0"	6'-8"	0		0					0				0		0	0	2
-																			

		ABBREVIATIONS
MATERIAL	CORE	DETAIL OR COMMENT
PL = PLASTIC LAMINATE WD = WOOD TG = TEMPERED GLASS	HC = HOLLOW CORE	
TYPE	FINISH	4. SEE DETAIL G/A.5 5. FOR BEDROOM OPTION
HG = HINGED DOOR	PT = PAINTED	6. LOUVER DOOR
BF = BI FOLD DOOR	FRAME	

PT = PAINTED

BP = BLPASS DOOR

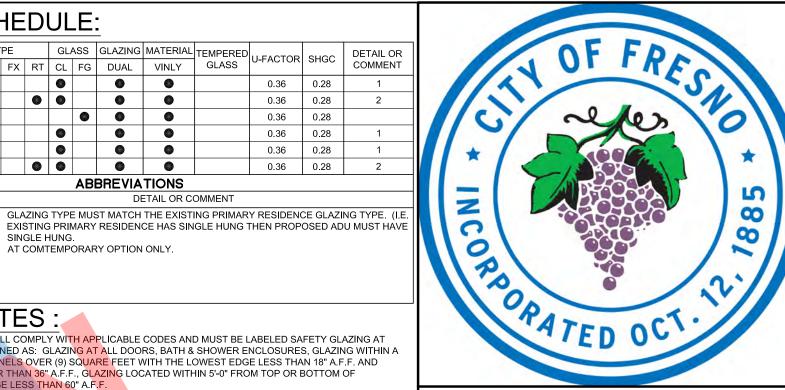
- THE MEANS OF EGRESS SHALL PROVIDE A CONTINUOUS AND UNOBSTRUCTED PATH OF VERTICAL AND HORIZONTAL EGRESS TRAVEL FROM ALL PORTIONS OF THE DWELLING TO THE EXTERIOR OF THE DWELLING AT THE REQUIRED EGRESS DOOR WITHOUT REQUIRING TRAVEL THROUGH A GARAGE. THE REQUIRED EGRESS DOOR SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY. (R 311.1)
- AT LEAST ONE DOOR SHALL BE 36" WIDE BY 80" HIGH. (R 311.2) PROVIDE MINIMUM 32" WIDE DOORS TO ALL INTERIOR ACCESSIBLE ROOMS. (R 311.2)

EGRESS, EXITS, & STAIRWAY NOTES:

- THE ENTRY/EXIT DOOR MUST OPEN OVER A LANDING NOT MORE THAN 1.5" BELOW THE THRESHOLD. EXCEPTION: PROVIDING THE DOOR DOES NOT SWING OVER THE LANDING. LANDING SHALL BE NOT MORE THAN 7.75" BELOW THE THRESHOLD. STORM AND SCREEN DOORS ARE PERMITTED TO SWING OVER ALL EXTERIOR STAIRS AND LANDINGS.
- LANDING AT A DOOR SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NO LESS THAN 36". (R 311. A LANDING SHALL BE PROVIDED AT THE TOP AND BOTTOM OF STAIRWAYS. (R 311.7.6) STAIRWAY DETAILS:
- A. 7.75" MAXIMUM RISE & MINIMUM 10" RUN. (R 311.7.5) MINIMUM 6'-8" HEADROOM CLEARANCE. (R 311.7.2)
- C. MINIMUM 36" CLEAR WIDTH. (R 311.7.1) D. HANDRAILS 34" TO 38" HIGH ABOVE TREAD NOSING (R 311.7.8.1)
- . HANDGRIP PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1.25" AND NO MORE THAN 2" CROSS- SECTIONAL DIMENSION HAVING A SMOOTH SURFACE WITH NO SHARP CORNERS. (R 311.7.8.5) MAXIMUM 4" CLEAR SPACING OPENING BETWEEN RAILS. (R 312.1.3)
- ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE ILLUMINATED. (R 303.7 FOR GLASS HANDRAILS AND GUARDS, THE PANELS AND THEIR SUPPORT SYSTEM SHALL BE DESIGNED TO WITHSTAM
- THE LOADS SPECIFIED IN CHAPTER 16 OF CBC. A SAFETY FACTOR OF FOUR SHALL BE USED. THE MINIMUM NOMINAL THICKNESS OF THE GLASS SHALL BE 1/4 INCH. (CBC 2407)
- PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS AND BASEMENTS. SHOW DETAILS ON PLANS. MINIMUM 24" CLEAR HEIGHT, 20" CLEAR WIDTH, 5.7 SF MINIMUM AREA (5.0 SF AT GRADE LEVEL) & 44" MAXIMUM TO SILL. (R 310.2.1) ENCLOSED ACCESSIBLE SPACE UNDER STAIR SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2 INCH GYPSUM BOARD. (R302.7)

FLOOR KEY NOTES:

- SHOWER OR TUB: BRAND AND MODEL NUMBER SHALL BE PROVIDED TO OWNER FOR APPROVAL PRIOR TO INSTALLATION. FIXTURE MUST MEET FLOW RATE REQUIREMENTS OF THE CGBSC. SEE PLUMBING PLAN FOR ADDITIONAL INFORMATION.
- WATER CLOSET: BRAND AND MODEL NUMBER SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO INSTALLATION. FIXTURE MUST MEET FLOW RATE REQUIREMENTS OF THE CGBSC. SEE PLUMBING PLAN FOR ADDITIONAL INFORMATION.
- BATH LAVATORY: BRAND AND MODEL NUMBER SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO INSTALLATION. FIXTURE MUST MEET FLOW RATE REQUIREMENTS OF THE CGBSC. SEE PLUMBING PLAN FOR
- KITCHEN SINK: BRAND AND MODEL NUMBER SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO INSTALLATION. FIXTURE MUST MEET FLOW RATE REQUIREMENTS OF THE CGBSC. SEE PLUMBING PLAN FOR
- WATER HEATER: BRAND AND MODEL NUMBER SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO INSTALLATION. MODEL SELECTED MUST MEET TITLE 24 REQUIREMENTS. SEE PLUMBING PLANS FOR ADDITIONAL
- WASHER STACKED UNIT: BRAND NAME AND MODEL NUMBER SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO INSTALLATION. VERIFY MODEL'S DIMENSION PRIOR TO INSTALLATION. SEE MECHANICAL PLANS FOR ADDITIONAL
- ELECTRIC RANGE: BRAND NAME AND MODEL NUMBER SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO INSTALLATION. VERIFY MODEL'S DIMENSION PRIOR TO INSTALLATION AND COORDINATE WITH CABINET ONTRACTOR'S SHOP DRAWINGS. SEE MECHANICAL PLANS FOR ADDITIONAL INFORMATION. REFRIGERATOR: BRAND NAME AND MODEL NUMBER SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO INSTALLATION. VERIFY MODEL'S DIMENSION PRIOR TO INSTALLATION AND COORDINATE WITH CABINET
- CONTRACTOR'S SHOP DRAWINGS. SEE PLUMBING PLANS FOR ADDITIONAL INFORMATION. HIGH WALL INDOOR UNIT: BRAND AND MODEL NUMBER SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO INSTALLATION. MODEL SELECTED MUST MEET TITLE 24 REQUIREMENTS. SEE MECHANICAL PLANS FOR ADDITIONAL ROUND MOUNTED CONDENSING UNIT. BRAND AND MODEL NUMBER SHALL BE SUBMITTED TO OWNER FOR
- PROVAL PRIOR TO INSTALLATION. MODEL SELECTED MUST MEET TITLE 24 REQUIREMENTS. SEE MECHANICAL PLANS FOR ADDITIONAL INFORMATION. ATTIC ACCESS: 22"X30" ATTIC ACCESS W/ 30" HEADROOM SHALL BE WEATHER-STRIPPED AND INSULATED EQUIVALENT TO THAT OF THE CEILING AND SHALL BE INSTALLED ON THE ACCESS PANEL. SEE DETAIL X/A.X FOR ADDITIONAL
- BASE CABINET: CABINET CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR OWNERS APPROVAL PRIOR TO BUILDIN AND INSTALLATION OF CABINET. OVERHEAD CABINET OVER BASE: CABINET CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR OWNERS APPROVAL PRIOR TO BUILDING AND INSTALLATION OF CABINET. OVERHEAD CABINET OVER REFRIGERATOR: CABINET CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR OWNERS
- APPROVAL PRIOR TO BUILDING AND INSTALLATION OF CABINET. CONCRETE LANDING: 3-1/2" CONCRETE LANDING W/ BROOM FINISH AND SLOPE AWAY FROM BUILDING. SEE FOUNDATION PLAN FOR ADDITIONAL INFORMATION.



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

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PROJECT:

ACCESSORY DWELLING UNIT (TADU-005) PLAN 5

REVISIONS

2/	NO.	DESCRIPTION	DATE
.3)	1	- TRUSS FRAMING OPTION FOR GABLE & CRAFTSMAN - ELECTRIC HEAT PUMP WATER HEATER	08/22/2
ND			

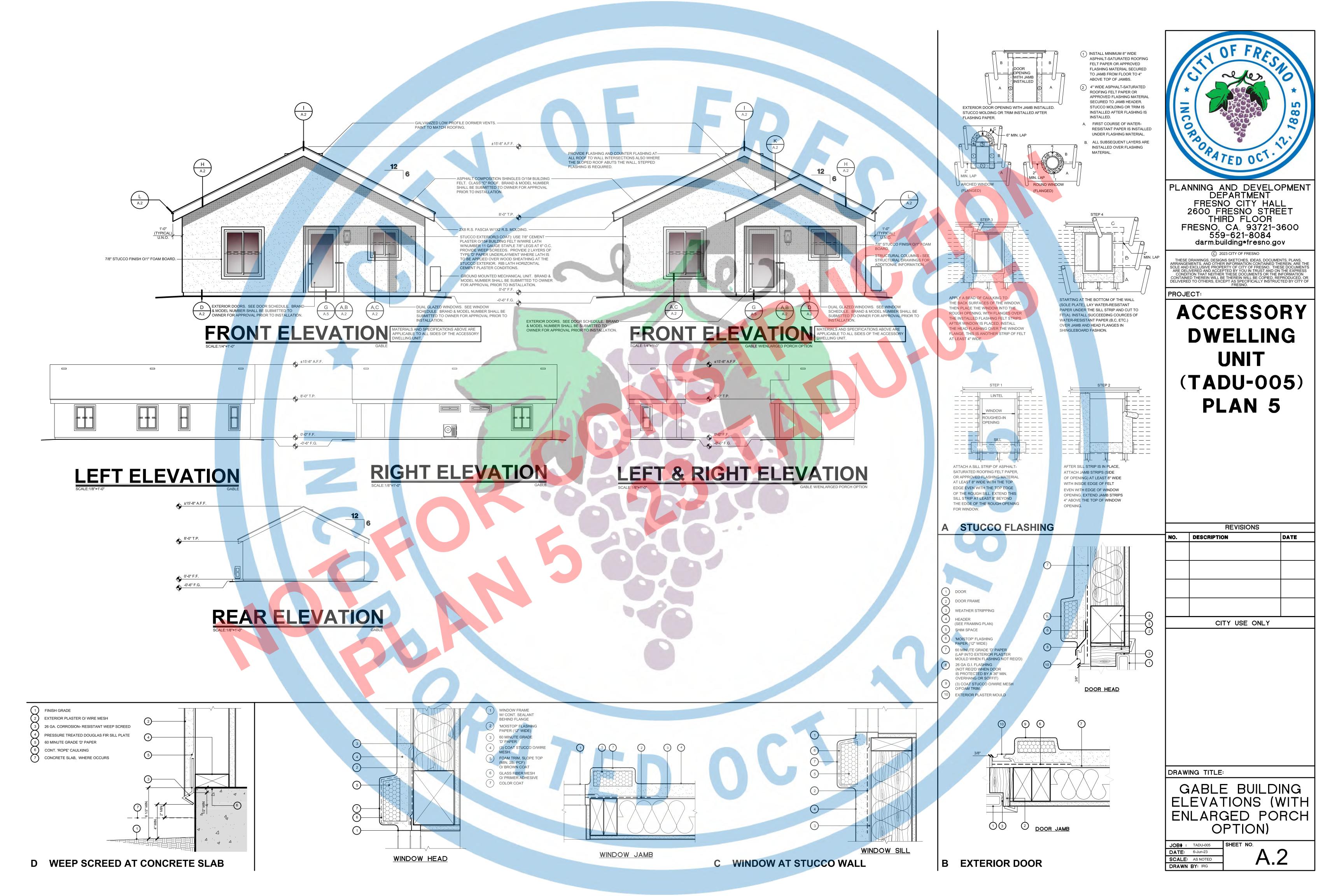
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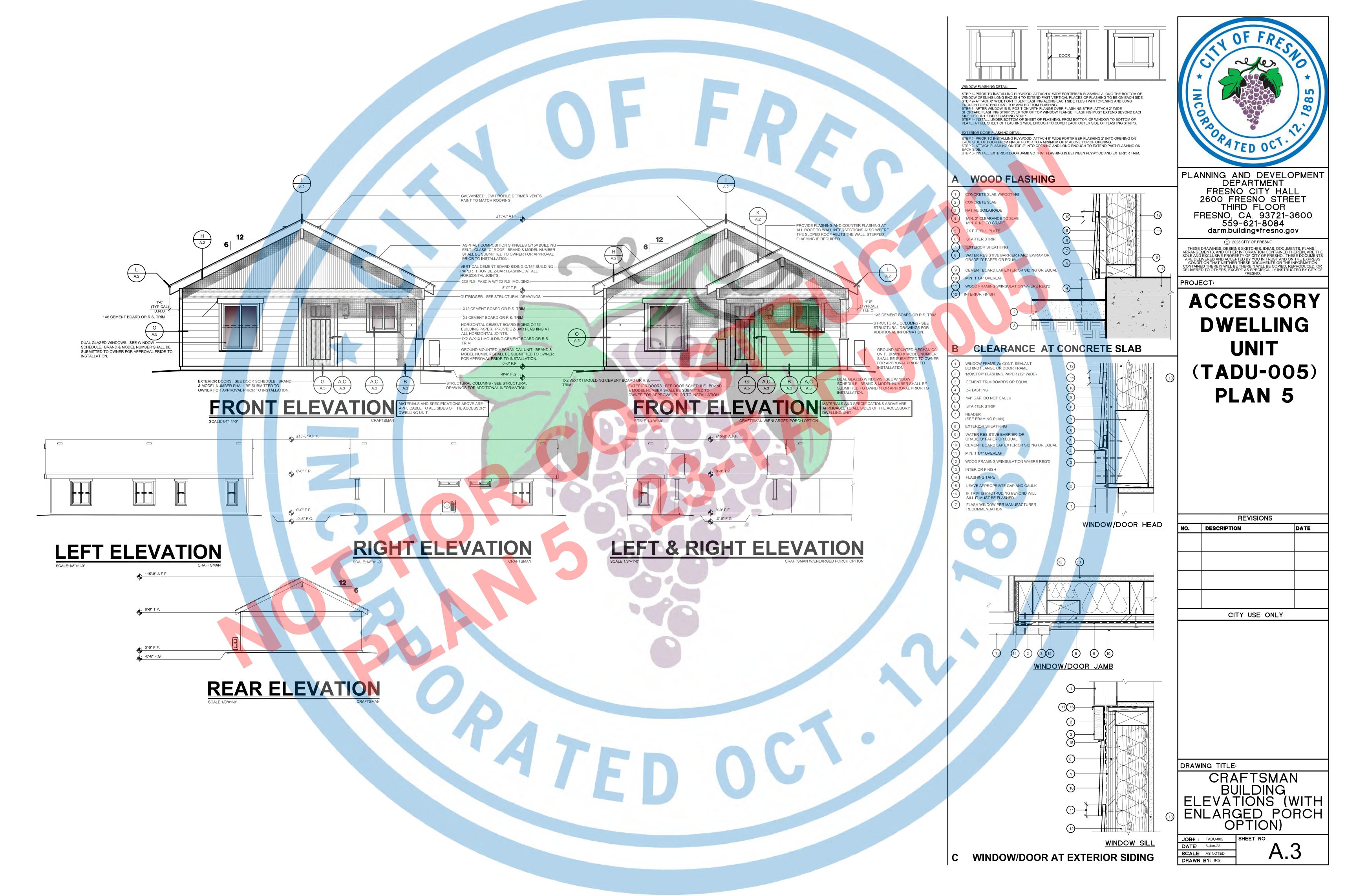
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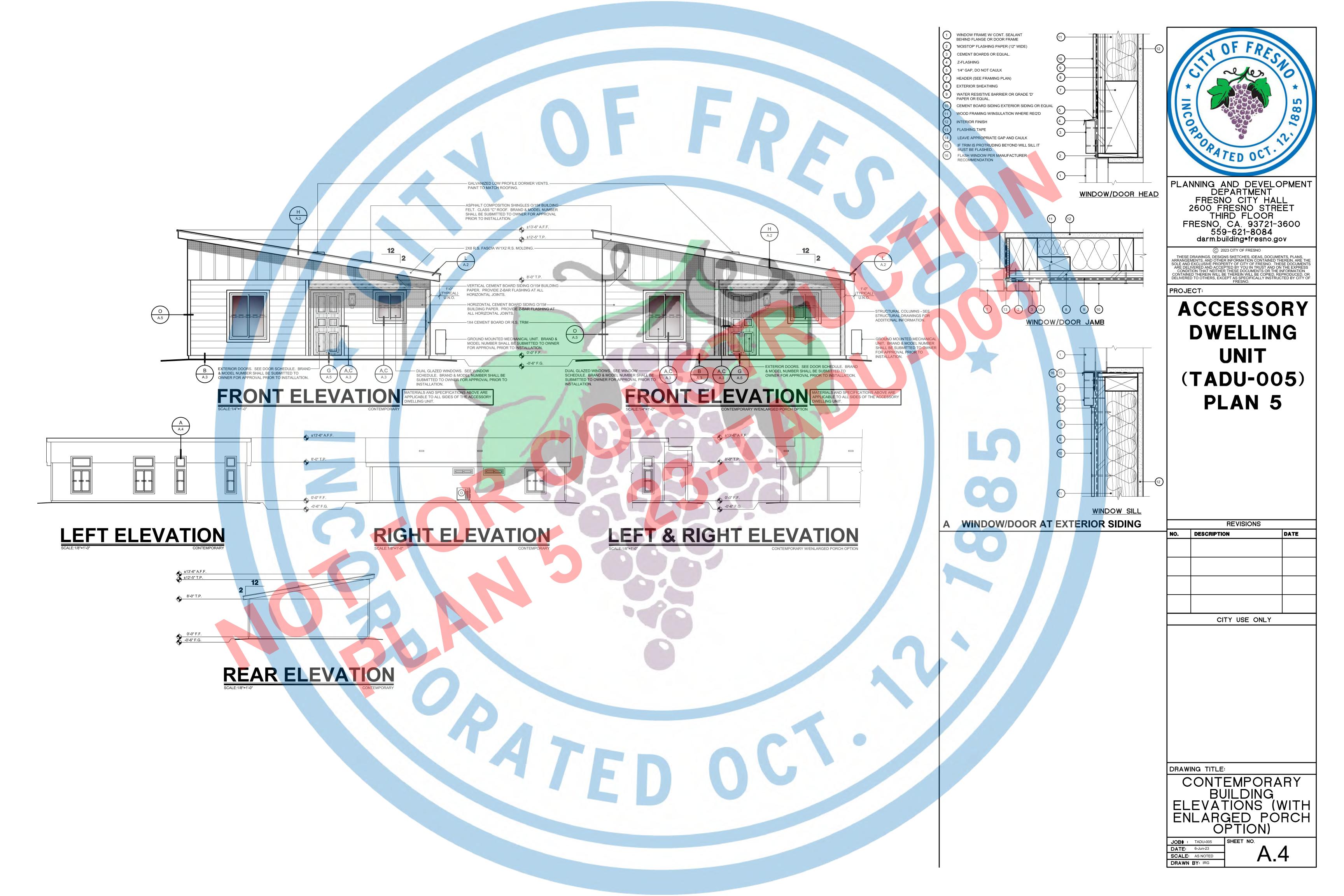
FLOOR PLAN (WITH PORCH OPTION)

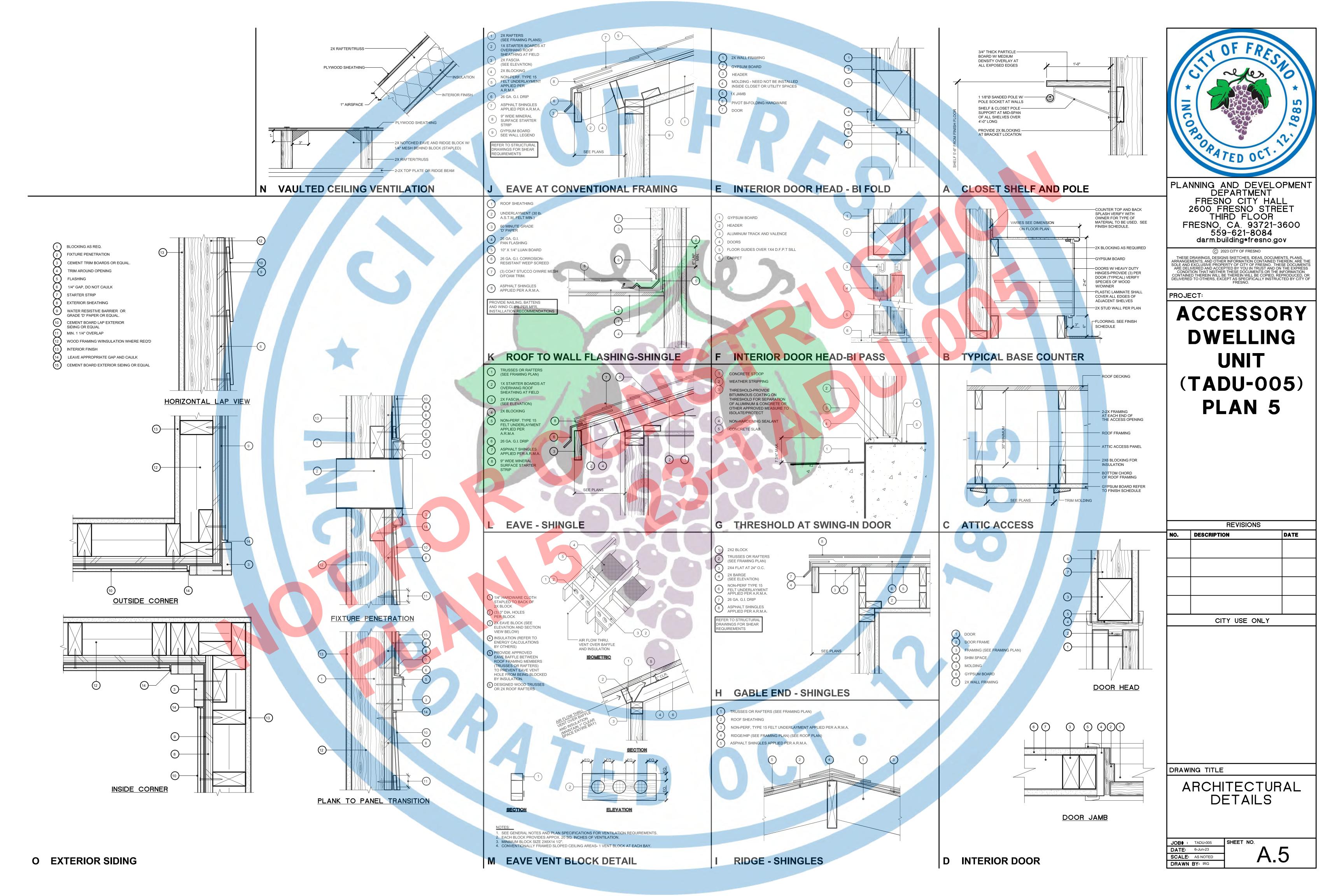
JOB# : TADU-005 SHEET NO. **DATE:** 22-Aug-23 SCALE: AS NOTED

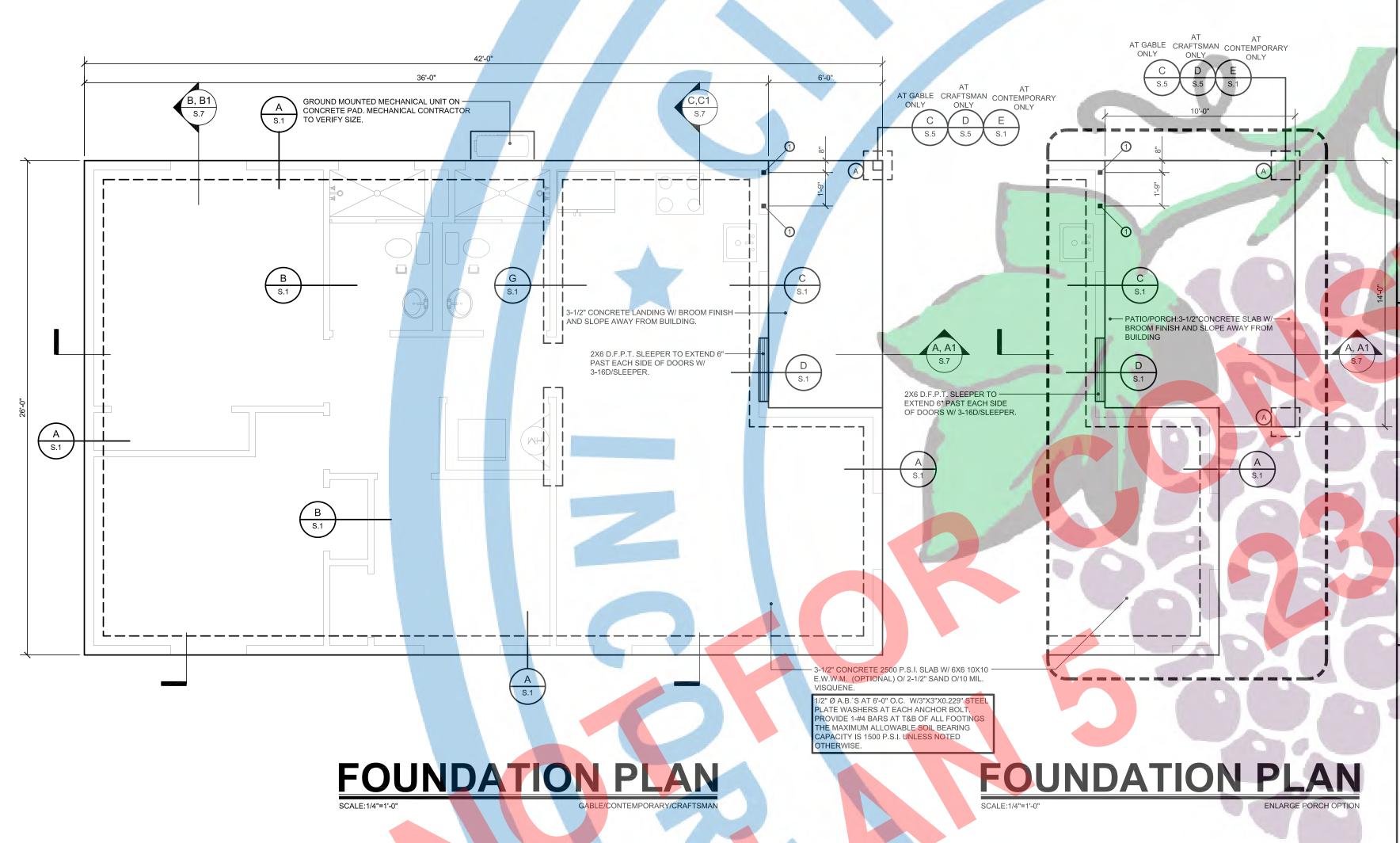
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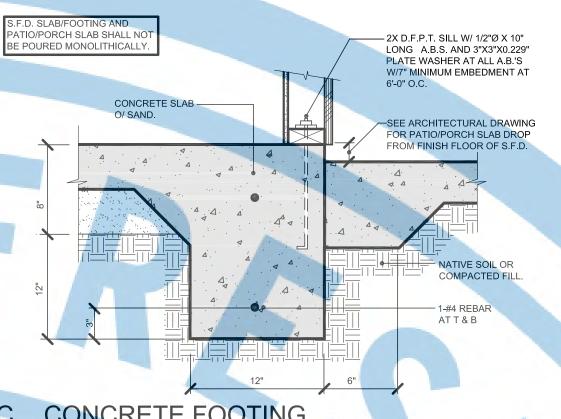




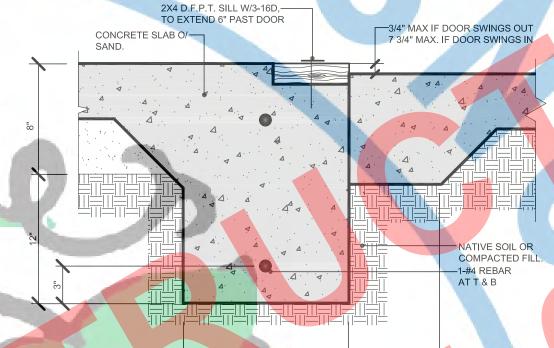




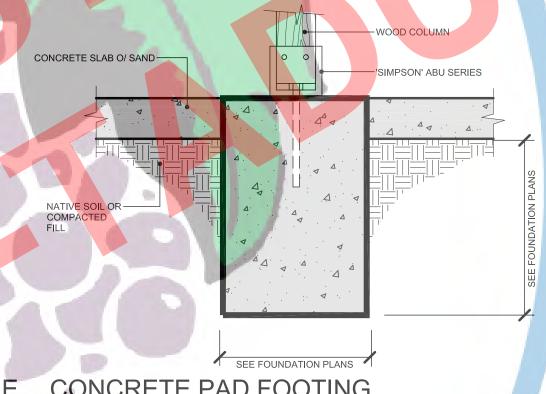




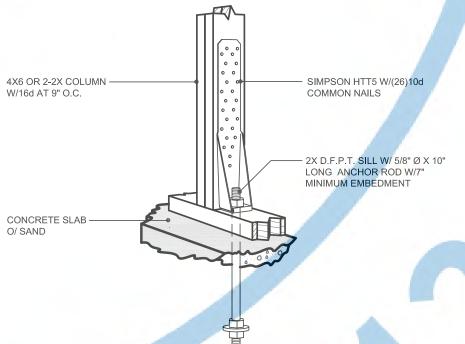
C CONCRETE FOOTING



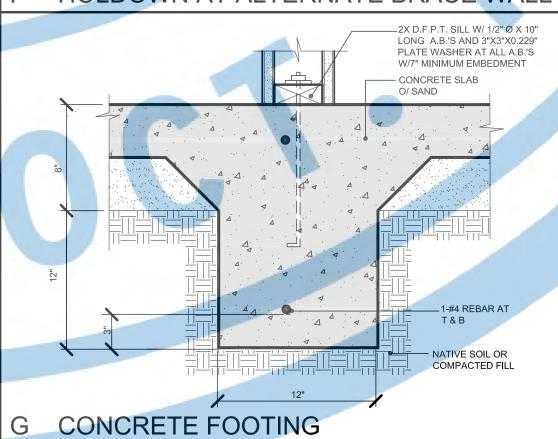
CONCRETE FOOTING



CONCRETE PAD FOOTING



HOLDOWN AT ALTERNATE BRACE WALI



FOOTING SCHEDULE:

	DESCRIPTION	REINFORCEMENT BARS	DETAIL				
Α	E/S.1						
НО	LDOWN SCHEDULE:						
0	DESCRIPTION						
1	SIMPSON HTT5 W/(26)10d COMMON NAILS TO 4X6 OF 5/8" Ø ANCHOR ROD W/7" MINIMUM EMBEDMENT.	2-2X COLUMN W/16d AT 9" O.C. \	N/ F/S.1				

FOUNDATION NOTES:

AINTAIN THE VERTICAL SIDES OF THE TRENCH

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

STONE POCKETS AND OTHER IRREGULARITIES WITH CEMENT MORTARS, FLAT WORK SHALL BE FREE OF PUDDLES PROTECT ADJACENT SURFACES. TRUENESS OF ALL SLABS: ALL SLABS SHALL BE TRUE TO 1/4" IN 50 FEET AND SHAL HAVE NO SWALES LOCATE AND EXPOSE ALL PROPERTY CORNERS AND STRING THE SIDE YARD PROPERTY LINES PRIOR TO THE FOUNDATION INSPECTION. EAM AND SLAB DEPTHS AND WIDTHS AS INDICATED ARE MINIMUM ACCEPTABLE SIZES. LARGER SIZE BEAMS AND SLAB<mark>S FORMED</mark> BY LE<mark>SS ACCURATE TRENCHING MAY REQUI</mark>RE ADDITIONAL REINFORCING NOT SHOWN WHICH SHAL BE D<mark>ETERMINED</mark> BY THE <mark>ENGINEER DURING CONSTRUCTION REVIEW. ALL LOOSE DIRT FROM SIDES AND BOTTOM OF TRENCHES SHALL BE REM<mark>OVED. HAUNCHES SHALL BE CUT ON EACH SIDE OF TRENCHES OF ADEQUATE SIZE TO</mark></mark>

R<mark>E-HAND</mark>LING OR FLOW<mark>ING. C</mark>ONCRETE SHALL BE CARRIED ON AT SUCH A RATE THAT CONCRETE IS AT ALL TIMES LASTIC AND FLOWS READILY INTO SPACES BETWEEN REINFORCEMENT CONCRETE THAT HAS PARTIALLY HARDENED OR BEEN CONTAMINATED BY FOREIGN MATERIAL SHALL NOT BE DEPOSITED IN THE STRUCTURE. <mark>ALL</mark> REINF<mark>ORCING STEEL, W</mark>IRE MESH, ANCHOR BOLTS, HOLDOWN ANCHORS, AND OTHER INSERTS SHALL BE CURED 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 SERTS, TIES, ANCHORS, BOLTS, DOWELS, BLOCKING, GROUNDS, VENTS ETC. BEFORE CONCRETE IS POURED. PROPERLY WET DOWN ALL FORMS FORMS AND TAMP FILL. SET SCREED BOARD FOR ACCURATE GRADE, SUPPORT ALL SPECIAL BOLTS, STRAPS, AND HOLDOWNS IN PLACE WITH RIGID SPACER FORMS. 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

NCRETE SHALL BE DEPOSITED AS NEARLY AS PRACTICABLE IN ITS FINAL POSITION TO AVOID SEGREGATION DUE

POUR. REMOVE FORMS WITHOUT 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 THIER PROPER PLACES AND POSITION SUBCON-TRACTOR 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 X 20' UFER GROUND EMBEDDED INTO CONCRETE FOOTING. COORDINATE LOCATION WITH

PIPE MAY PASS THROUGH STRUCTURAL CONCRETE IN SLEEVES, BUT SHALL NOT BE EMBEDDED THEREIN. SLEEVES SHALL BE WRAPPED WITH EXPANSION JOINT FILLER MATERIAL TO ALLOW CONCRETE TO CURE WITHOUT RESTRAINT. PIPES OR CONDUITS EXCEEDING ONE-THIRD THE WALL OR SLAB OR WALL THICKNESS SHALL NOT BE IN STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED SEE MECHANICAL AND/OR ELECTRICAL DRAWINGS FOR LOCATION OF SLEEVES, ACCESSORIES, ETC. PLUMBING LINES PASSING PERPENDICULAR THROUGH FOOTINGS SHALL BE SLEEVED WITH A 26 GAUGE G.I. SLEEVE MINIMUM SIZE ALLOWABLE TO RECEIVE PIPES, PLACE SLEEVES AS NEAR CENTER OF FOOTINGS AS POSSIBLE.

USE #4 REBAR TOP AND BOTTOM 3'-0" LONG MINIMUM IN FOOTINGS WHICH HAVE PLUMBING LINES PASSING ERPENDICULAR BELOW. BACK FILL PIPES IN MOISTENED LAYERS NOT MORE THAN 6" THICK THOROUGHLY

OAD BEARING FOOTINGS SHALL BE EXTENDED A MINIMUM OF 12" WIDE AND 12" BELOW UNDISTURBED SOIL OR AS FOUNDATION PLATES OR SILLS SHALL BE BOLTED TO THE FOUNDATION OR FOUNDATION WALL WITH NOT LESS THAN 1/2" NOMINAL **DIAMETER** STEEL ANCHOR BOLTS EMBEDDED AT LEAST **7" INTO THE CONCRETE OR MASONRY AND** SPACED NOT MORE THAN 72" APART. ANCHOR BOLTS SHALL BE LOCATED IN THE MIDDLE THIRD WIDTH OF THE SILL PLATE. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PIECE WITH ONE BOLT LOCATED WITHIN 12" OF EACH END

3"X3"X0.229" 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-BEA<mark>RING W</mark>ALLS SHALL BE HILTI X-U15 ICC ESR#2269 PINS AT 32" O.C APPROVED 3/8" DIAMETER SHOT PINS WITH 2" DIAMETER CADMUIM WASHERS AT 32" O.C. MAXIMUM, 6" FROM CORNERS AND SPLICES. POWDER DRIVEN FASTENERS SHALL NOT BE USED IN STEM WALLS LESS THAN 5 1/2" WIDE OR GREATER THAN 5 1/2"

PRESSURE TREATED SILL PLATE REQUIRES CONNECTORS TO BE HOT DIPPED GALVANIZED OR MECHANICALLY ZINC PRETREAT UNDER SLAB AREA WITH AN APPROVED SOLUTION FOR PROTECTING AGAINST TERMITES. INSTALL DAMPROOFING MEMBRANE UNDER ALL BUILDING SLABS AS SHOWN ON DRAWINGS. BASE SHALL HAVE BEEN LEVELED PRIOR TO INSTALLING VAPOR BARRIER. VAPOR BARRIER SHALL IN THE WIDEST PRACTICABLE WIDTH. ALL JOINTS SHALL BE LAPPED NOT LESS THAN 6". PATCH ALL HOLES PRIOR TO PLACEMENT OF SAND COVER. TURN PAPER UP FOUNDATION WALLS WHERE SLAB AND FOOTINGS ARE MONOLITHICALLY POURED INTERIOR FLOOR SLABS SHALL BE STEEL TROWELED SMOOTH. EXTERIOR WALKS, SLABS, ETC. SHALL HAVE MEDIUM

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-DAMP CURE 2 DAYS. SLABS- CAMP OPERATIONS IMMEDIATELY AFTER THE WET CONCRET<mark>E HAS B</mark>EEN BROU<mark>GHT TO A FLAT SURFACE AND THE SHINY</mark> 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 ACCUMULATE IN THE FOOTING EXCAVATIONS. TRENCHES SHALL BE NO MORE THAN MOIST AT THE TIME OF POURING AND FOUNTAIN SYSTEM. SEE DESIGNER PLANS FOR EXTERIOR FLATWORK INFORMATION ELEVATE POST BASES AT LOCATIONS SUBJECT TO WATER SPLASH OR WEATHER EXPOSURE

> 2X D.F.P.T. SILL W/ 1/2" Ø X 10" LONG A.B.'S AND 3"X 3"X 0.229" PLATE WASHER AT ALL A.B.'S

1-#4 REBAR AT T & B

NC ORR

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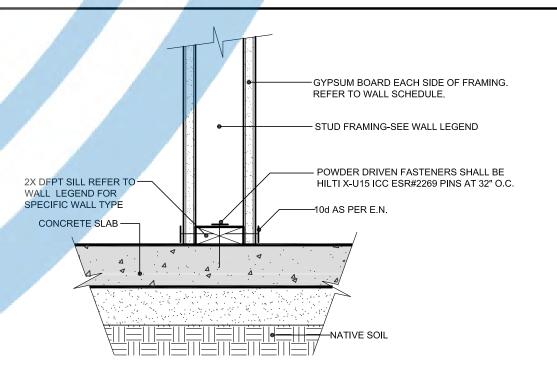
PROJECT:

ACCESSORY DWELLING UNIT (TADU-005) PLAN 5

REVISIONS

	W/7" MINIMUM EMBEDMENT										
	VV// WIINIWOW EWBEDMENT	NO.	DESCRIPTION	DATE							
	2	1	- TRUSS FRAMING OPTION FOR GABLE & CRAFTSMAN - ELECTRIC HEAT PUMP WATER HEATER	08/22/23							
,											
	2										
7.	NATIVE SOIL OR COMPACTED FILL										
			CITY USE ONLY								
	_										

CONCRETE FOOTING

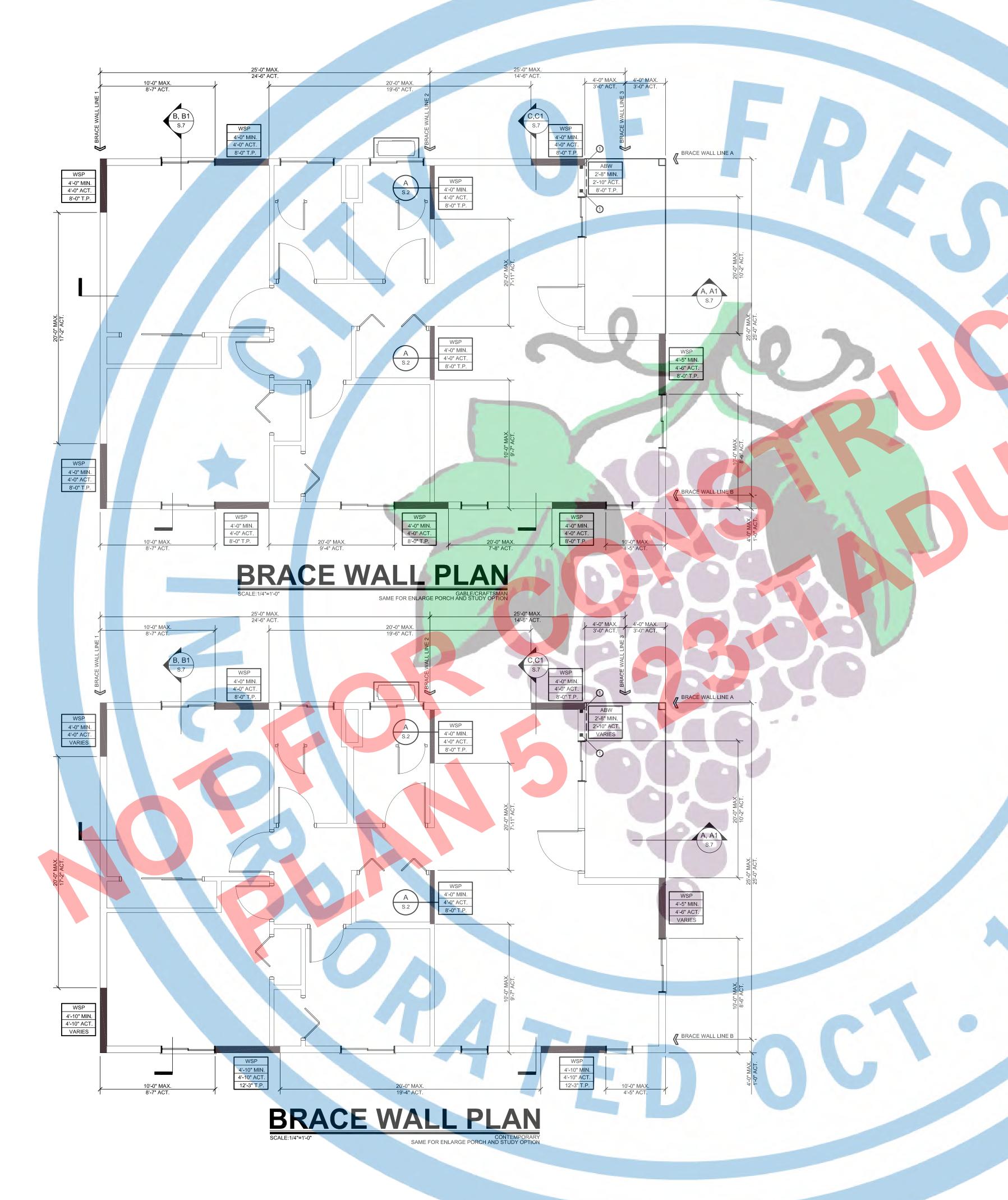


B SILL TO SLAB

DRAWING TITLE:

FOUNDATION PLAN (WITH ENLARGED PORCH OPTION)

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



BRACED WALL LEGEND

WOOD STRUCTURAL PANEL - SHEATHING WITH A THICKNESS NOT LESS THAN 3/8 INCH APA-RATED SHEATHING FOR 24" STUD SPACING WITH 6d COMMON OR GALVANIZED BOX NAILS SPACED 6" ON CENTER A 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).

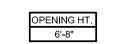
ALTERNATE BRACED WALL - SHEATHING WITH A THICKNESS NOT LESS THAN 3/8 INCH APA-RATED SHEATHING FOR 24" STUD SPACING WITH 8d COMMON OR GALVANIZED BOX NAILS SPACED 6" ON CENTER AT SHEATHING PANEL EDGES AND 12" ON CENTER IN THE FIELD. BRACED WALL INSPECTIONS REQUIRED PRIOR TO COVERING. EXTERIOR BRACED WALL PANELS SHALL EXTEND TO TOP PLATE OR ROOF FRAMING(GABLE END CONDITIONS). MINIMUM OF TWO ANCHOR BOLTS PER ALTERNATE BRACE WALL.

ADJACENT CLEAR OPENING HEIGHT (INCHES) BRACED WALL SYMBOL

BRACED WALL TYPE

CS-WSP

MINIMUM BRACED WALL LENGTH REQUIRED PER CRC SECTION R602.10 X'-X" BRACED WALL LENGTH PROVIDED X'-X" WALL HEIGHT



HOLDOWN SCHEDULE:

DETAIL SIMPSON HTT5 W/(26)10d COMMON NAILS TO 4X6 OR 2-2X COLUMN W/16d AT 9" O.C. W/ 5/8" \varnothing ANCHOR ROD W/7" MINIMUM EMBEDMENT. F/S.1

I. PLYWOOD SHEET USED IN THE CONSTRUCTION OF BRACE WALLS SHALL BE NOT LESS THAN 4'X8' IN SIZE. A. MINIMUM SIZE SHEET AT BOUNDARIES AND CHANGES IN FRAMING SHALL BE 24", UNLESS BLOCKED.

B. NAIL SIZE, SPACING, AND TYPE PER ABOVE UNLESS NOTED OTHERWISE.

WOOD SHEATHING WALL BRACING METHOD: WOOD STRUCTURAL PANEL MUST BE A MINIMUM OF 48 INCHES LONG.
WOOD STRUCTURAL PANEL SHALL BEGIN WITHIN 10 FEET FROM EACH END OF A BRACE WALL LINES. THE
DISTANCE BETWEEN ADJACENT EDGES OF BRACED WALL PANELS ALONG A BRACE WALL LINE SHALL BE NOT

O<mark>OD STRUCTURAL PANEL SHE</mark>ATHING 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.

LTERNATE BRACED WALL PANEL 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 ALLOWS 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: A. WOOD STRUCTURAL PANEL SHEATHING WITH A THICKNESS NOT LESS THAN 3/8 INCH APA-RATED SHEATHING FOR 24" STUD SPACING WITH 8D 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 FUL

SHALL HAVE AT LEAS<mark>T TWO</mark> ANCHOR BOLTS INSTALLED AT THE PANEL QUARTER POINTS. END STUD SHALL HAVE A HOLDOWN DEVICE FASTENED TO THE FOUNDATION, CAPABLE OF PROVIDING AN UPLIFT CAPACITY OF NOT LESS THAN 1,800 POUNDS. D. SHALL BE SUPPORTED DIRECTLY ON A REINFORCED 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. THE SAME AS FOR A ONE STORY BUILDINGS, EACH ALTERNATE BRACED WALL PANEL SHALL BE CONSTRUCTED THE SAME AS FOR A ONE STORY BUILDING, EXCEPT:

A. THE WOOD STRUCTURAL PANEL SHEATHING SHALL BE PROVIDED ON BOTH FACES.

B. THE SHEATHING EDGE NAILING BRACING SHALL BE AT 4 INCHES ON CENTER.

C. 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:

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 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 PLAN ALL COLUMNS TO BE DOUGLAS FIR NO.2 IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT

OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. (R 302.11) PROVIDE FIRE BLOCKING AT THE 10-FOOT INTERVALS AND AT ALL FLOOR AND CEILING LEVELS. USE THE FOLLOWING LUMBER GRADES OR BETTER, UNLESS OTHERWISE NOTED:

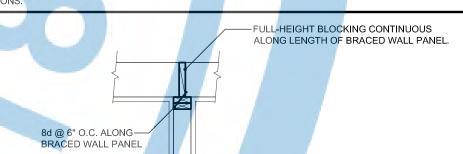
SILL PLATES, FOUND. GRD. RWD. OR P.T. DOUG FIR VERTICAL FRAMING STUDS DOUG. FIR STUD GRADE POSTS DOUG FIR STUD OR BETTER TOP PLATES DOUG. FIR STUD OR BETTER

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 BEAMS/OUTRIGGERS ARCH, GRD, D.F. (RSN, IF NOTED) FASCIA WINDOW FRAMES KILN DRÌED CLR. HEMLOCK/RSN . FACE

BRACKING, BACKING, PURLING 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 RESAWN FACE REDWOOD SIDING CEDAR RWD, SQUARE OF "V" GROOV 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 ILLS, SLEEPERS, PLATES, ETC. ON MASONRY OR CONCRETE. THAT IS IN DIRECT CONTACT WITH EARTH SHALL BE FOUNDATION GRADE & REDWOOD OR PRESSURE TREATED DOUGLAS FI

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

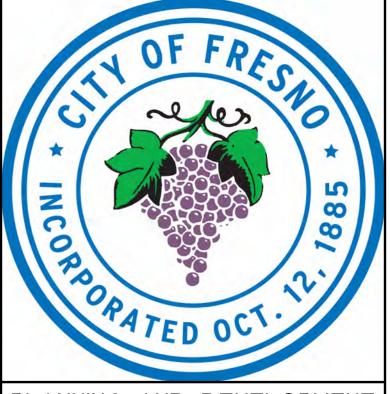


BRACE WALL PANEL CONNECTION WHEN PERPENDICULAR TO CEILING FRAMING

FULL-HEIGHT BLOCKING CONTINUOUS ALONG LENGTH OF BRACED WALL PANEL FULL-HEIGHT BLOCKING AT 16" O.C. ALONG BRACED WALL — TOE NAIL 3-8d NAILS AT EACH BLOCKING MEMBER.

BRACE WALL PANEL CONNECTION WHEN PARALLEL TO FLOOR/CEILING FRAMING

BRACE WALL AT RAFTER/TRUSS FRAMING



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PROJECT:

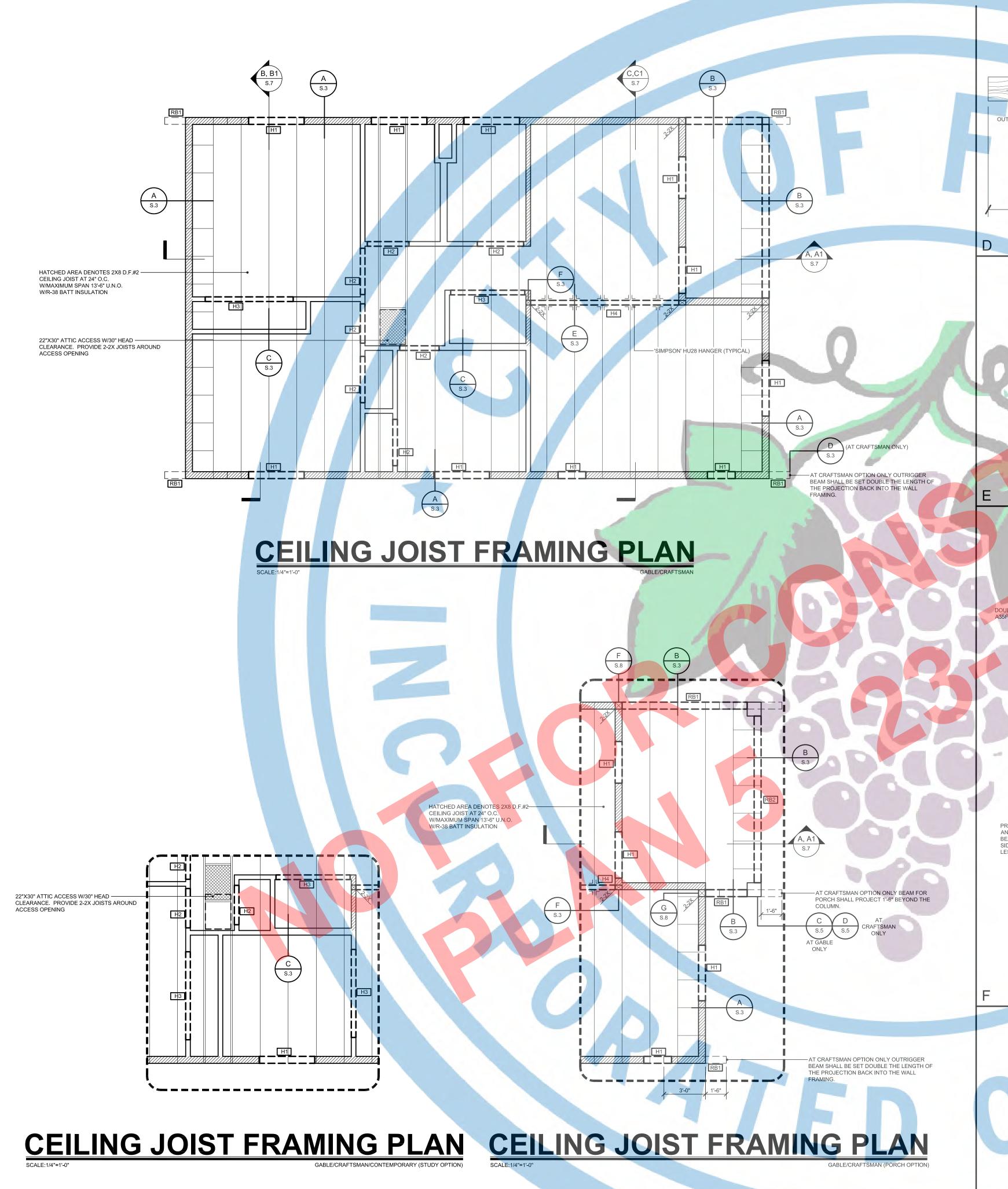
ACCESSORY DWELLING UNIT (TADU-005) PLAN 5

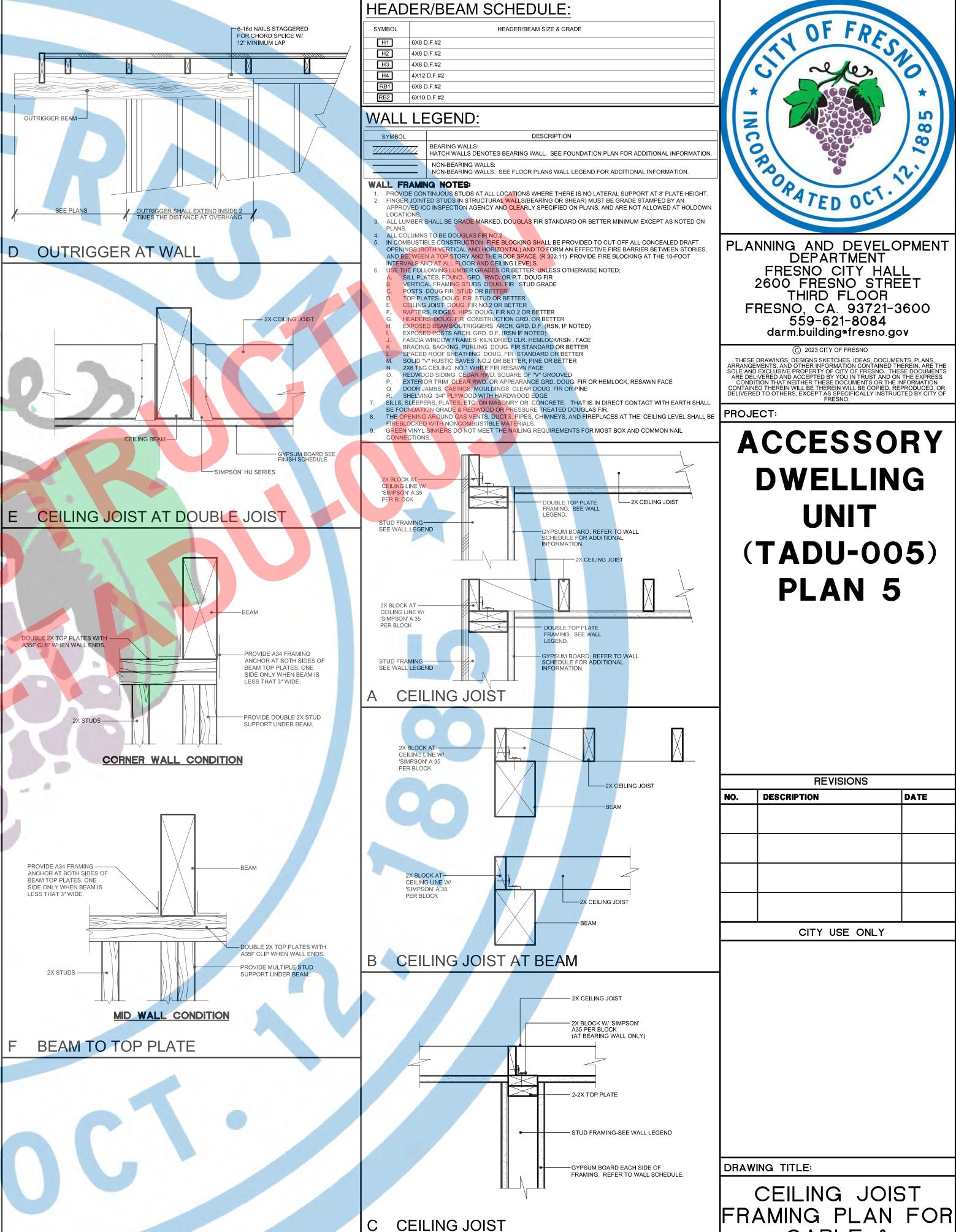
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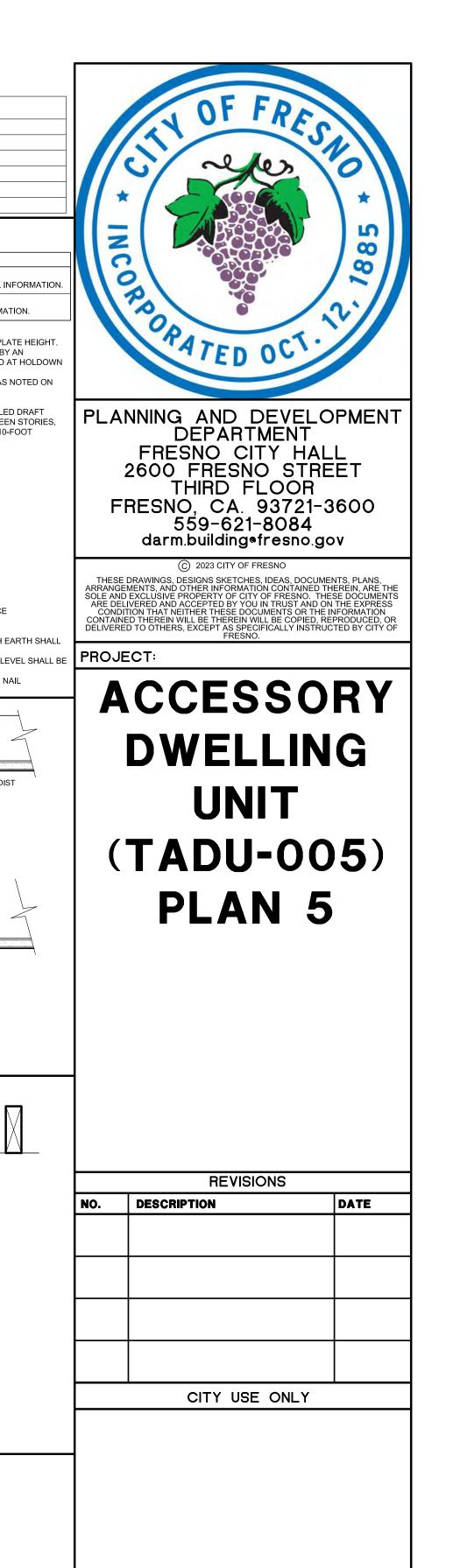
DRAWING TITLE:

BRACED WALL PLAN FOR GABLE, CRAFTSMAN, AND CONTEMPORARY

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





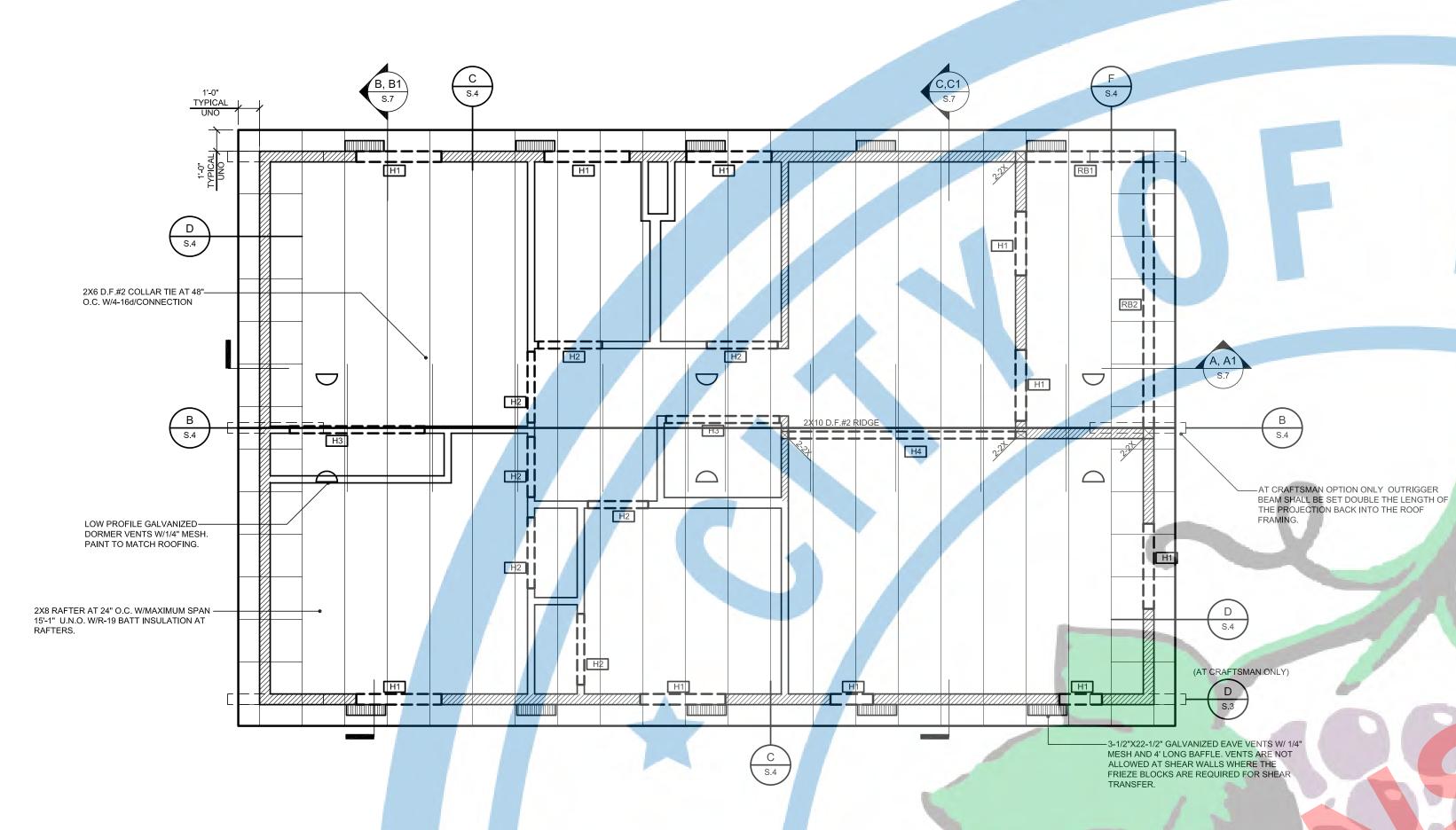


CEILING JOIST

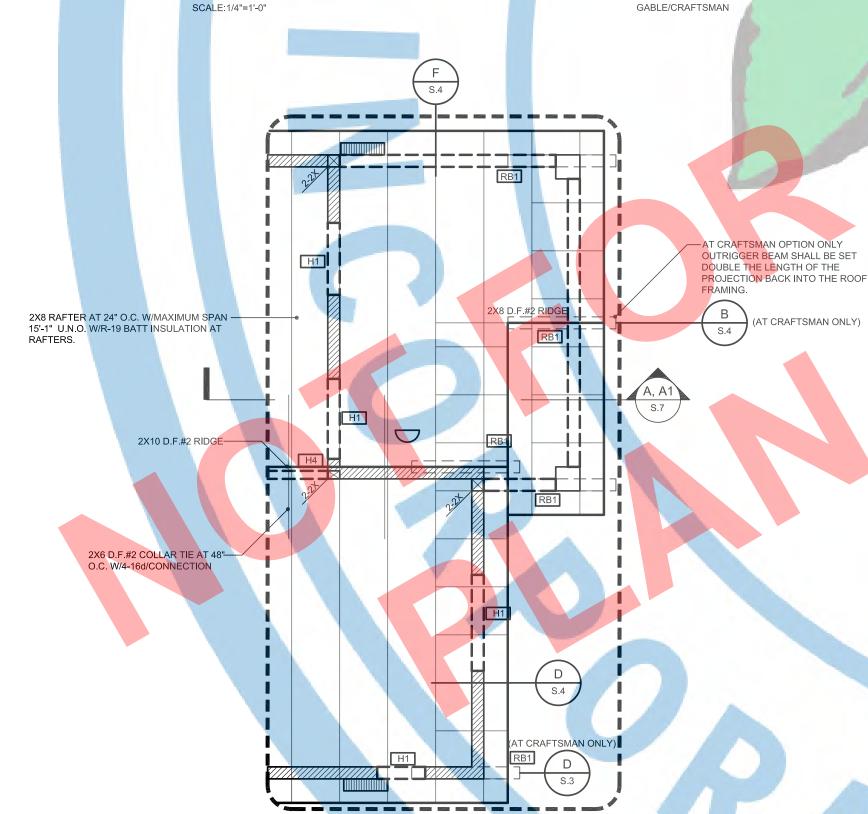
GABLE &

CRAFTSMAN

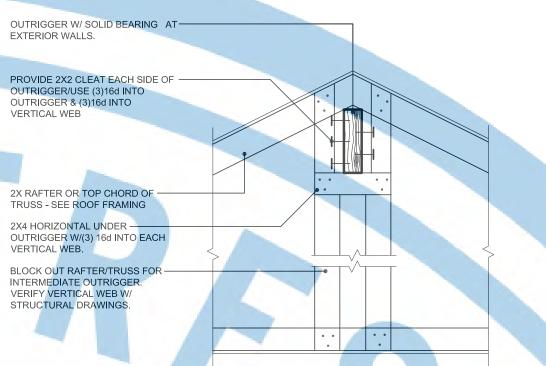
DATE: 6-Jun-23 SCALE: AS NOTED



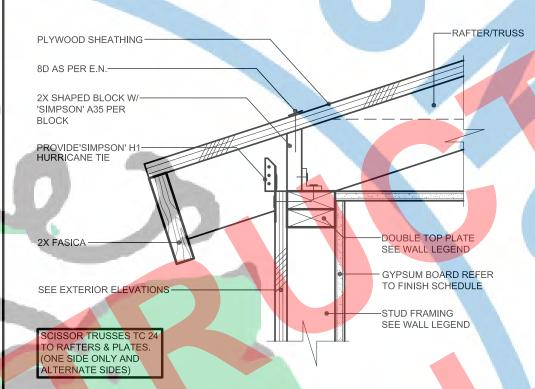
ROOF FRAMING PLAN



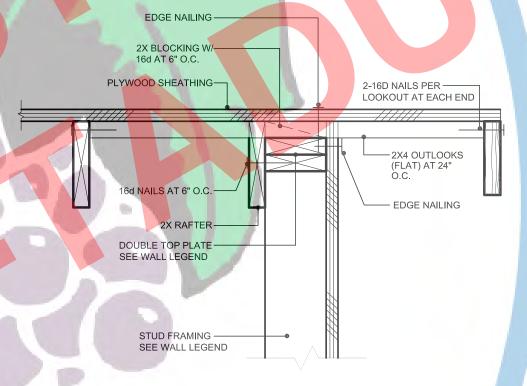
ROOF FRAMING PLAN



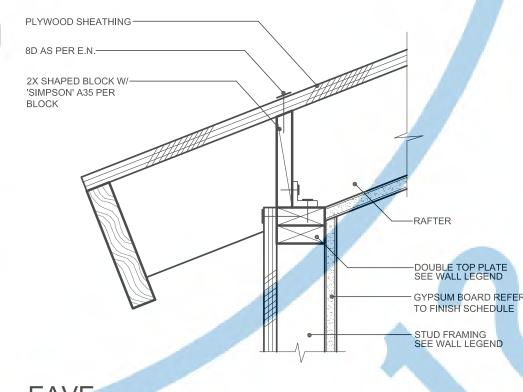
TYPICAL OUTRIGGER AT GABLE END



EAVE



GABLE END



HEADER/BEAM SCHEDULE:

SYMBOL	HEADER/BEAM SIZE & GRADE
H1	6X8 D.F.#2
H2	4X6 D.F.#2
H3	4X8 D.F.#2
H4	4X12 D.F.#2
RB1	6X8 D.F.#2
RB2	6X10 D.F.#2

ROOF SHEATHING:

	EDGE	i.	6 IN O.C.	S.4
	FIELD	h.	12 IN O.C.	3.4
	SHEATHING	NO	TES:	
	 MAXIMUM S 	IZE C	F OPENING IN HORIZONTAL DIAPHRAGM NOT TO EXCEED 24" WITHOUT BLOC	KING.
	PLYWOOD F	ROOF	DIAPHRAGM SHALL BE CONTINUOUS BELOW ALL CALIFORNIA FILL FRAMING.	
	ENTIRE PER	RIMET	ER SHALL BE BLOCKED.	
	4. PROVIDE 1/	8" GA	P AT ALL PANEL EDGES.	
	5. PLYWOOD S	SHEE	TUSED IN THE CONSTRU <mark>CTION</mark> OF DIAPHRAGMS SHALL BE NOT LESS THAN	4'X8' IN SIZE.
	A. MINIMUM S	SIZE S	SHEET AT BOUNDARIES AND CHANGES IN FRAMING SHALL BE 24", UNLESS BI	LOCKED.
	B. NAIL SIZE,	SPA	CING, AND TYPE PER ABOVE UNLESS NOTED OTHERWISE.	
3	6. ALL PLYWO	OD S	HALL BE GRADE-STAMPED A. <mark>P.A. AN</mark> D FOLLOWING MINIMUM GRADES SHALL A	APPLY TO WOOD
	STRUCTURA	AL DA	NELS LINESS SHOWN OTHERWISE ON THE DRAWINGS:	

1/2" CDX PLYWOOD(OR 7/16" 24/16 O.S.B.)PSR. 24/00 NAILING (8D COMMONS OR 10D SINKERS)

B. EXPOSED SHEATHING SHALL BE EXPOSURE I OR CCX EXTERIOR GRADE AT EXPOSED AREA'S WITH EXTERIOR GLUE WALL SHEATHING SHALL BE INTERIOR GRADE WITH EXTERIOR GLUE. WALL LEGEND:

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

1. PROVIDE CONTINUOUS STUDS AT ALL LOCATIONS WHERE THERE IS NO LATERAL SUPPORT AT 8' PLATE HEIGHT. 2. FINGER JOINTED STUDS IN STRUCTURAL WALLS(BEARING OR SHEAR) MUST BE GRADE STAMPED BY AN

A. ROOF SHEATHING SHALL BE INTERIOR GRADE WITH EXTERIOR GLUE

ALL LUMBER SHALL BE GRADE MARKED, DOUGLAS FIR STANDARD OR BETTER MINIMUM EXCEPT AS NOTED ON 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

APPROVED ICC INSPECTION AGENCY AND CLEARLY SPECIFIED ON PLANS, AND ARE NOT ALLOWED AT HOLDOWN

- 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

ROOF AREA OF: GABLE/CRAFTSMAN W/PORCH OPTION

CALCULATION FACTOR

- AFTERS, RIDGES, HIPS DOUG. FIR NO.2 OR BETTER HEADERS DOUG. FIR CONSTRUCTION GRD. OR BETTER
 EXPOSED BEAMS/OUTRIGGERS ARCH. GRD. D.F. (RSN. IF NOTED)
 EXPOSED POSTS ARCH. GRD. D.F. (RSN IF NOTED)
 FASCIA WINDOW FRAMES KILN DRIED CLR. HEMLOCK/RSN . FACE
- BRACING, BACKING, PURLING 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 RESAWN FACE REDWOOD SIDING CEDAR RWD. SQUARE OF "V" 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

ROOF VENTILATION CALCULATIONS:

ROOF ARE	A OF: GABLE	/CRAFTSMAN					
CALCULAT	ION FACTO	R		ATTIC	SPACE .	AREA	1,093
ATTIC SPA		1	SQUA	ARE INC	HES REQ	UIRED	525
QUANITY	SIZE		TYF	E			NET AREA PROVIDED
6	LOW PROFILE	UPPER VENTILATION VENT (43 SQ.IN.)	GALVAN	ZED LOW P	ROFILE DORM	ER	258
			402	UPPER	VENTILA	TION	210
			50%	UPPER	VENTILA	TION	263
9	3 1/2"X22 1/2"	LOWER VENTILATION	GALVAN	IIZED EAVE	/ENT (33 SQ.II	٧.)	297
			TOTA	L ATTIC	VENTILA	NOITA	555

TYPE

LOW PROFILE UPPER VENTILATION GALVANIZED LOW PROFILE DORMER VENT (43 SQ.IN.)

9 3 1/2"X22 1/2" LOWER VENTILATION GALVANIZED EAVE VENT (33 SQ.IN.)

ATTIC SPACE AREA

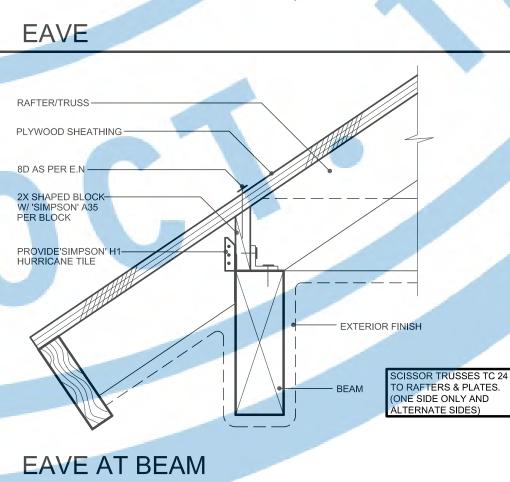
NET AREA

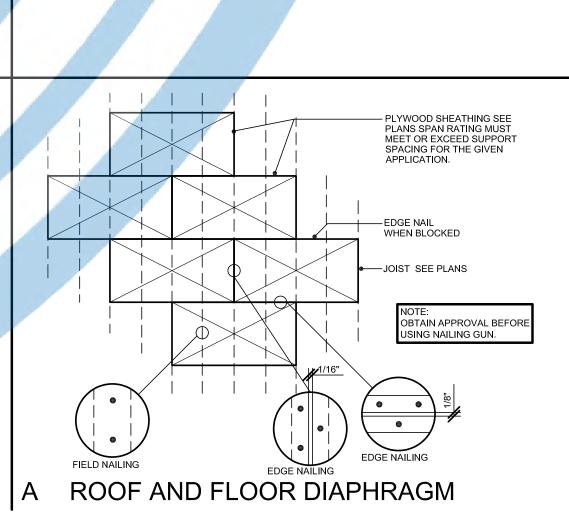
SQUARE INCHES REQUIRED

40% UPPER VENTILATION 50% UPPER VENTILATION

TOTAL ATTIC VENTILATION

PLYWOOD SHEATHING	
8D AS PER E.N.	
2X SHAPED BLOCK W/- 'SIMPSON' A35 PER BLOCK	
	7
	-RAFTER
	-DOUBLE TOP PLATE SEE WALL LEGEND
	GYPSUM BOARD REFER TO FINISH SCHEDULE
	STUD FRAMING SEE WALL LEGEND
V	





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

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PROJECT:

SEE DETAIL

ACCESSORY DWELLING UNIT (TADU-005) PLAN 5

REVISIONS

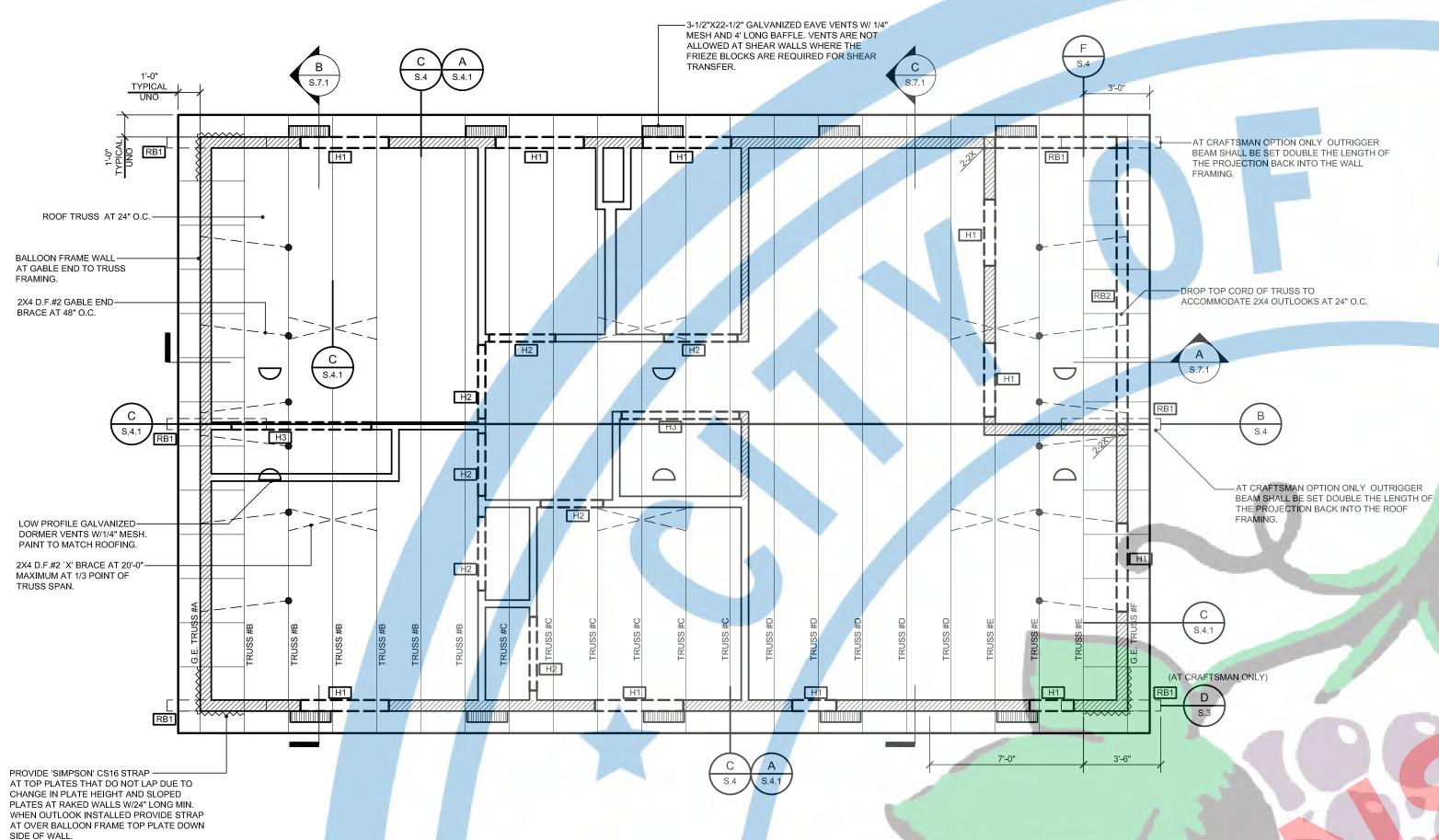
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CITY USE ONLY

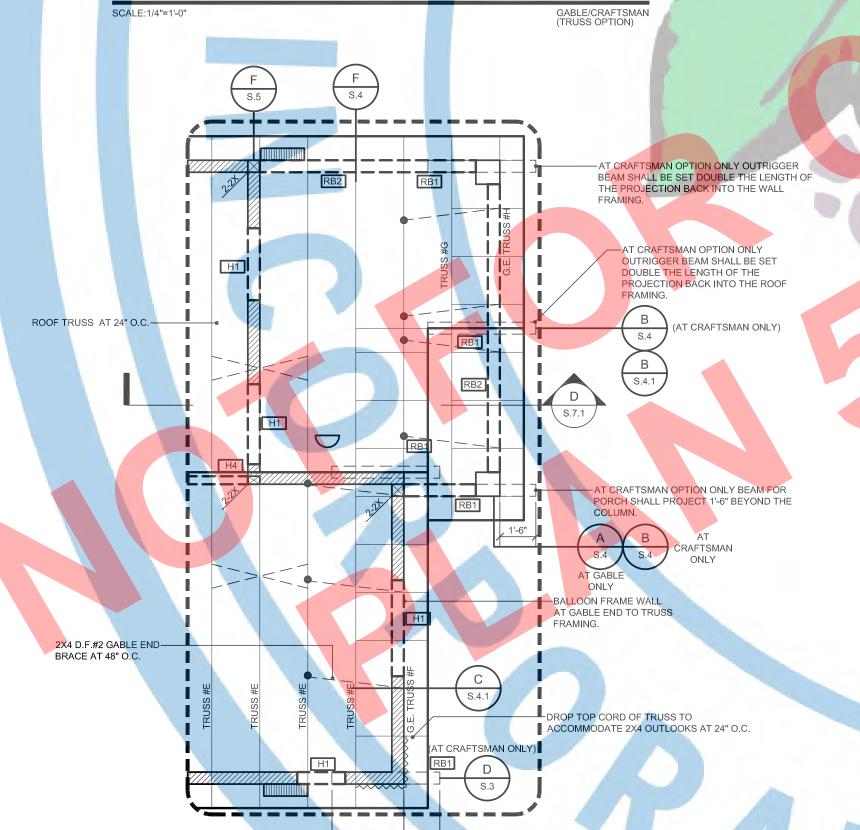
DRAWING TITLE:

ROOF FRAMING PLAN FOR GABLE & CRAFTSMAN

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



ROOF FRAMING PLAN CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO MANUFACTURING OF ROOF TRUSSES

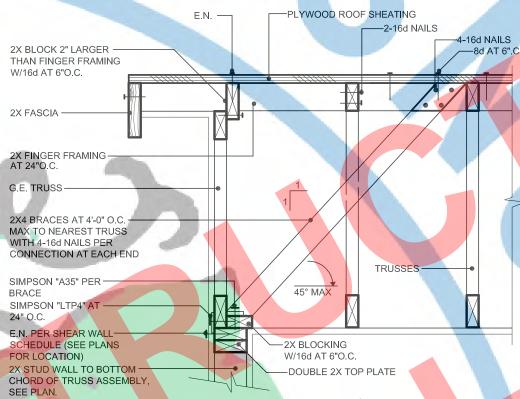


ROOF FRAMING PLAN CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO MANUFACTURING OF ROOF TRUSSES

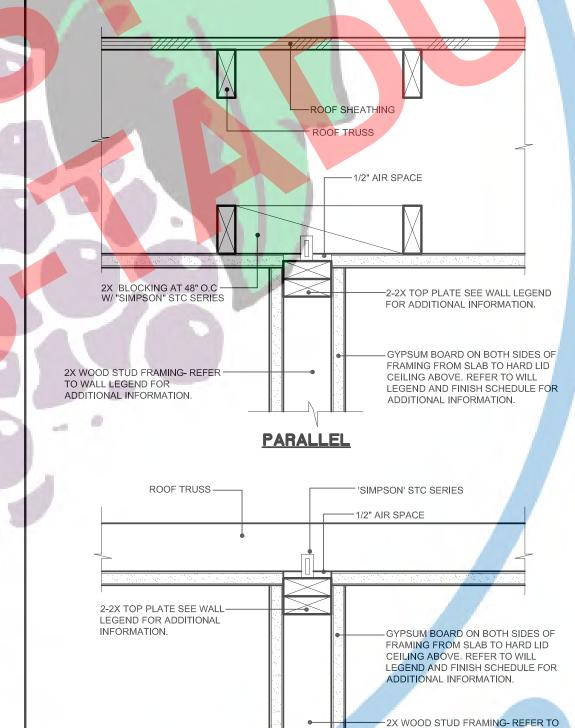
ATTIC VENTILATION SAME DESIGN AS

PLYWOOD ROOF SHEATING ---2-16d NAILS ----4-16d NAILS 2X BLOCK 2" LARGER ∠—8d AT 6".C. W/16d AT 6"O.C. 2X4 BRACES AT 4'-0" O.C. MAX TO NEAREST TRUSS WITH 4-16d NAILS PER CONNECTION AT EACH END SIMPSON "LTP4" AT 2X BLOCKING FOR LOCATION) W/16d AT 6"O.C.

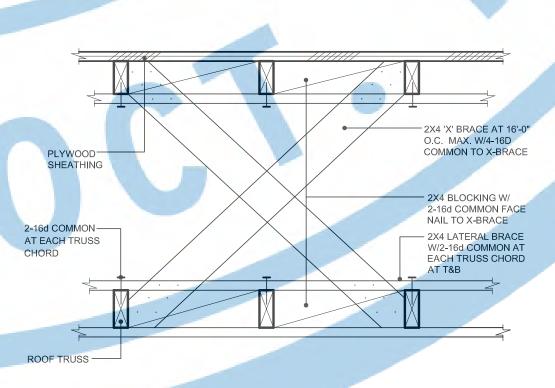
TRUSS TO BEAM CONNECTION



TRUSS TO WALL CONNECTION



TRUSS TO WALL



PERPENDICULAR

WALL LEGEND FOR ADDITIONAL

INFORMATION.

'X' BRACE

HEADER/BEAM SCHEDULE:

SYMBOL	HEADER/BEAM SIZE & GRADE
H1	6X8 D.F.#2
H2	4X6 D.F.#2
НЗ	4X8 D.F.#2
H4	4X12 D.F.#2
RB1	6X8 D.F.#2
RB2	6X10 D.F.#2

ROOF SHEATHING:

BOUNDARY 6 IN O.C.

EDGE

FIELD

						$\overline{}$
	SI	HE/	ATHING	NO	TES:	
	1	1. 1	MAXIMUM SI	ZE O	F OPENING IN HORIZONTAL DIAPHRAGM NOT TO EXCEED 24" WITHOUT BLOC	KING.
	2	2. F	PLYWOOD RO	OOF	DIAPHRAGM SHALL BE CONTINUOUS BELOW ALL CALIFORNIA FILL FRAMING.	
	3				ER SHALL BE BLOCKED.	
ь.	4				P AT ALL PANEL EDGES.	
	5				T USED IN THE CONSTRU <mark>CTION</mark> OF DIAPHRAGMS SHALL BE NOT LESS THAN	
		Α.	MINIMUM S	IZE S	SHEET AT BOUNDARIES A <mark>ND CHA</mark> NGES IN FRAMING SHALL BE 24", UNLESS BI	LOCKED.
		В.	NAIL SIZE,	SPAC	CING, AND TYPE PER ABOVE UNLESS NOTED OTHERWISE.	
3	6	3.	ALL PLYWOO	D SI	HALL BE GRADE- <mark>STAM</mark> PED A. <mark>P.A. AN</mark> D FOLLOWING MINIMUM GRADES SHALL /	APPLY TO WOOD
		5	TRUCTURA	L PA	NELS UNLESS SH <mark>OWN OT</mark> HERWISE ON THE DRAWINGS:	
		A.	ROOF SHEA	THI	NG SHALL BE INTERIOR GRADE WITH EXTERIOR GLUE	
		В.	EXPOSED S	SHEA	THING SHALL BE EXPOSURE I OR CCX EXTERIOR GRADE AT EXPOSED AREA	'S WITH EXTERIOR
		1	GLUE WALL	. SHE	EATHING SHALL BE INTERIOR GRADE WITH EXTERIOR GLUE.	

SEE DETAIL

A S.4

C

PROJECT:

0

PLANNING AND DEVELOPMENT

DÉPARTMENT

FRESNO CITY HALL 2600 FRESNO STREET

THIRD FLOOR

FRESNO, CA. 93721-3600

559-621-8084 darm.building@fresno.gov

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ACCESSORY

DWELLING

UNIT

(TADU-005)

PLAN 5

REVISIONS

RUSS FRAMING OPTION FOR GABLE & CRAFTS ELECTRIC HEAT PUMP WATER HEATER

DATE

DESCRIPTION

1/2" CDX PLYWOOD(OR 7/16" 24/16 O.S.B.)PSR. 24/00 NAILING (8D COMMONS OR 10D SINKERS)

WALL FGEND

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

WALL FRAMING NOTES: PROVIDE CONTINUOUS STUDS AT ALL LOCATIONS WHERE THERE IS NO LATERAL SUPPORT AT 8' PLATE HEIGHT. FINGER JOINTED STUDS IN STRUCTURAL WALLS(BEARING OR SHEAR) MUST BE GRADE STAMPED BY AN APPROVED ICC INSPECTION AGENCY AND CLEARLY SPECIFIED ON PLANS, AND ARE NOT ALLOWED AT HOLDOWN ALL LUMBER SHALL BE GRADE MARKED, DOUGLAS FIR STANDARD OR BETTER MINIMUM EXCEPT AS NOTED ON

ALL COLUMNS TO BE DOUGLAS FIR NO.2 IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. (R 302.11) PROVIDE FIRE BLOCKING AT THE 10-FOOT INTERVALS AND AT ALL FLOOR AND CEILING LEVELS.

USE THE FOLLOWING LUMBER GRADES OR BETTER, UNLESS OTHERWISE NOTED:

A. SILL PLATES, FOUND. GRD. RWD. OR P.T. DOUG FIR

B. VERTICAL FRAMING STUDS. DOUG. FIR STUD GRADE

C. 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 EADERS DOUG. FIR CONSTRUCTION GRD. OR BETTER EX<mark>POSED BEAMS</mark>/OUTRIGGERS_ARCH. GRD. D.F. (RSN. I<mark>F NOTED</mark>)

EXPOSED POSTS ARCH. GRD. D.F. (RSN IF NOTED) FASCIA WINDOW FRAMES KILN DRIED CLR. HEMLOCK/RSN. FACE BRACING, BACKING, PURLING DOUG. FIR STANDARD OR BETTER SPACED ROOF SHEATHING DOUG, FIR STANDARD OR BETTER SOLID "V" RUSTIC EAVES NO.2 OR BETTER, PINE OR BETTER X6 T&G CEILING NO.1 WHITE FIR RESAWN FACE

REDWOOD SIDING CEDAR RWD. SQUARE OF "V" 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, PIPE<mark>S, CHIM</mark>NEYS, 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

ROOF VENTILATION CALCULATIONS:

-							
ROOF AREA	4 OF: GABLE	/CRAFTSMAN					
CALCULAT	ION FACTO	R		ATTIC	SPACE	AREA	1,093
ATTIC SPAREA		1	SQU	ARE INC	HES REC	UIRED	525
QUANITY	SIZE		TYI	PE			NET AREA PROVIDED
6	LOW PROFILE	UPPER VENTILATION VENT (43 SQ.IN.)	GALVAN	IZED LOW P	ROFILE DORM	1ER	258
Δ			407	UPPER	VENTILA	TION	210
			507	UPPER	VENTILA	TION	263
9	3 1/2"X22 1/2"	LOWER VENTILATION	GALVAN	NIZED EAVE	VENT (33 SQ.I	N.)	297
			TOTA	L ATTIC	VENTIL	ATION	555
ROOF ARE	A OF: GABLE	/CRAFTSMAN W/PORCI	H OPTIO	N			

CALCULATION FACTOR ATTIC SPACE AREA 1,149 SQUARE INCHES REQUIRED

QUANITY	SIZE		TYF	PE		NET AREA PROVIDED
6	LOW PROFILE	UPPER VENT VENT (43 SQ.	ILATION GALVAN .IN.)	IZED LOW PROF	ILE DORMER	258
			402	UPPER VI	ENTILATION	221
			502	UPPER VI	ENTILATION	276
9	3 1/2"X22 1/2"	LOWER VENT	TILATION GALVAN	IIZED EAVE VEN	T (33 SQ.IN.)	297
			TOTA	L ATTIC V	ENTILATION	555

ROOF TRUSS NOTES:

- PRE MANUFACTURED ROOF TRUSSES AT 24" O.C. PROVIDE 1X4 HORIZONTAL BRACING AT 10'-0" O.C. TO TOP OF SEE TRUSS DIAGRAMS ATTACHED FOR ALL HORIZONTAL AND VERTICAL BRACING REQUIREMENTS AS PER MANUFACTURER RECOMMEND ACTIONS.
- PROVIDE SOLID BLOCKING AT TRUSS BEARING POINTS. APPROVED TRUSS DRAWING MUST BE ON JOB SITE FOR INSPECTION PURPOSES.

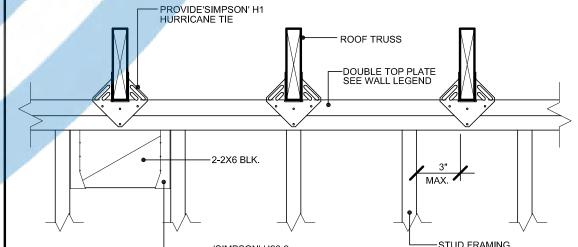
CITY USE ONLY

ALL TRUSS MANUFACTURES SHALL HAVE "IN PLANT" INSPECTION BY AN APPROVED AGENCY.

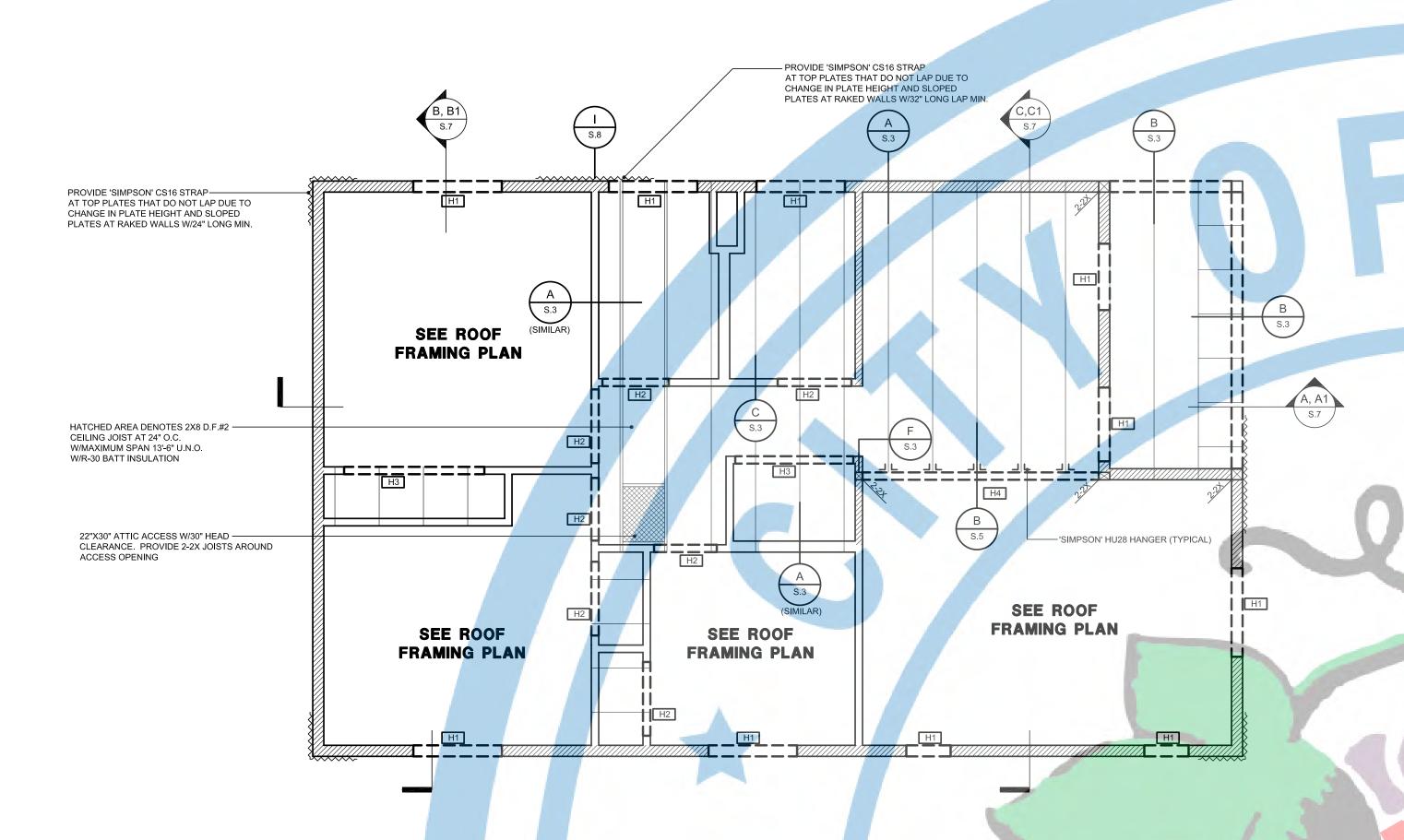
DRAWING TITLE:

ROOF FRAMING PLAN FOR GABLE & CRAFTSMAN

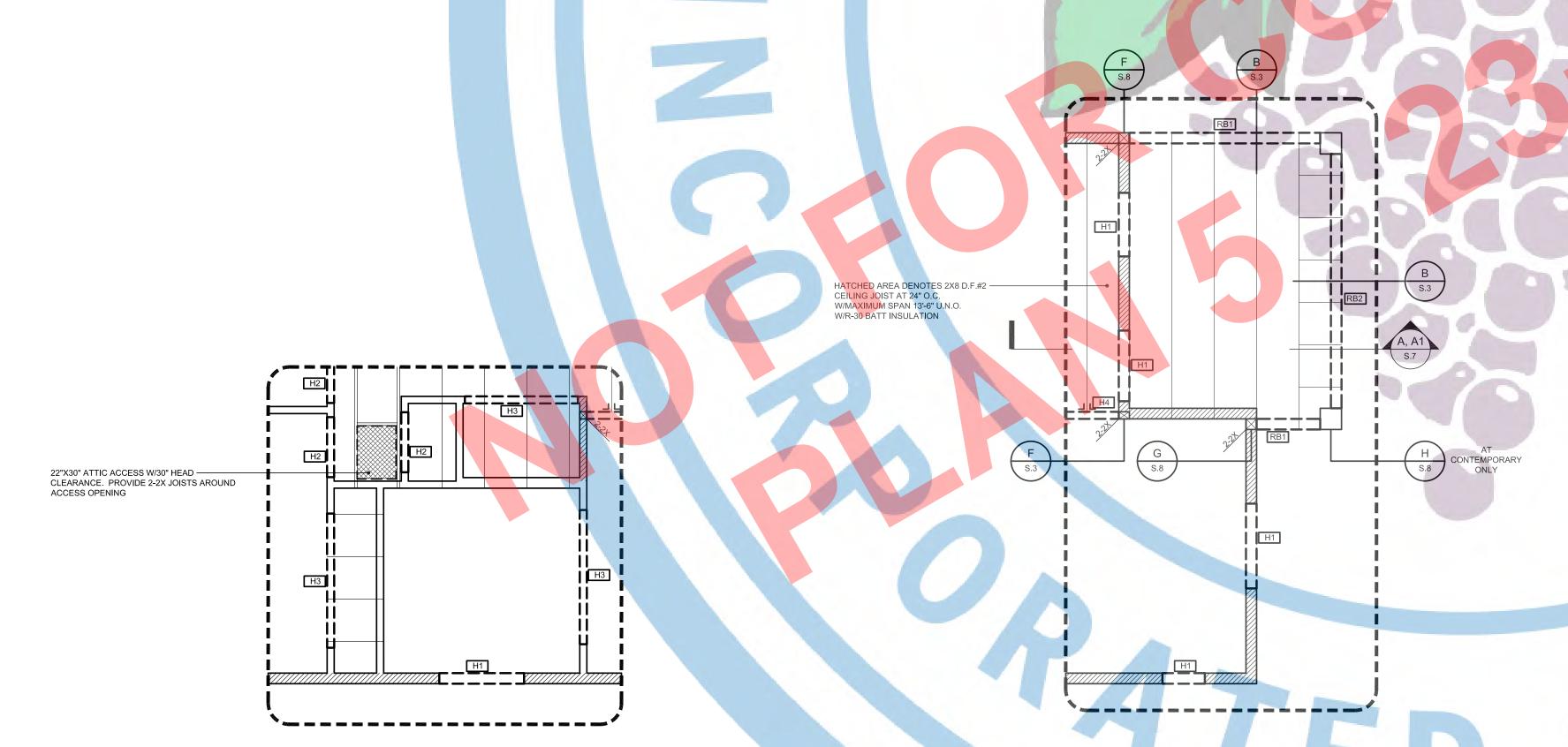
JOB# :	TADU-005	SHEE
DATE:	15-Sep-23	
SCALE:	AS NOTED	
DRAWN	BY: IRG	



TOP PLATE BEARING

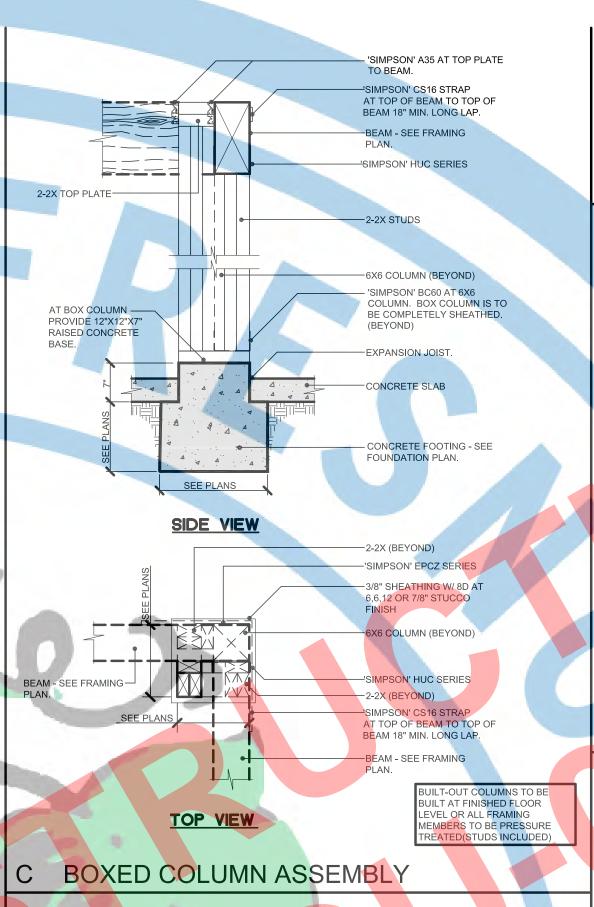


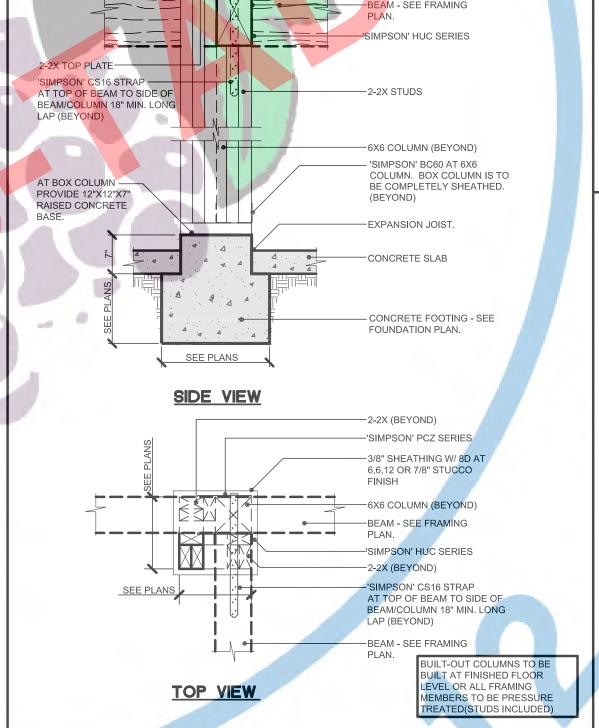
CEILING JOIST FRAMING PLAN



CEILING JOIST FRAMING PLAN

CEILING JOIST FRAMING PLAN





SIMPSON' A35 AT TOP PLATE

D BOXED COLUMN ASSEMBLY

HEADER/BEAM SCHEDULE:

SYMBOL	HEADER/BEAM SIZE & GRADE
H1	6X8 D.F.#2
H2	4X6 D.F.#2
H3	4X8 D.F.#2
H4	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.

LL FRAMING NOTES: PROVIDE CONTINUOUS STUDS AT AL

- 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.
- IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. (R 302.11) PROVIDE FIRE BLOCKING AT THE 10-FOOT INTERVALS AND AT ALL FLOOR AND CEILING LEVELS.
 USE THE FOLLOWING LUMBER GRADES OR BETTER, UNLESS OTHERWISE NOTED:
- A. SILL PLATES, FOUND. GRD. RWD. 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
 K. BRACING, BACKING, PURLING DOUG. FIR STANDARD OR BETTER
- L. SPACED ROOF SHEATHING DOUG. FIR STANDARD OR BETTER

 M. SOLID "V" RUSTIC EAVES NO.2 OR BETTER, PINE OR BETTER

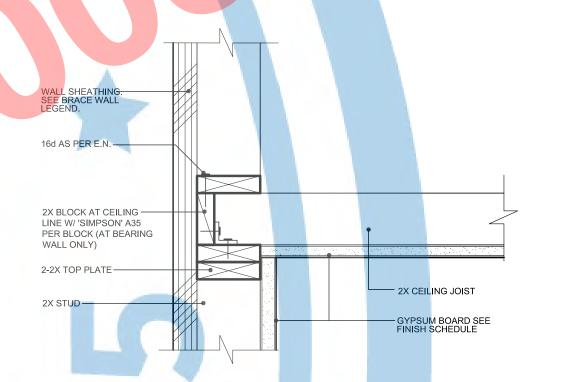
 N. 2X6 T&G CEILING NO.1 WHITE FIR RESAWN FACE

 O. REDWOOD SIDING CEDAR RWD. SQUARE OF "V" GROOVED

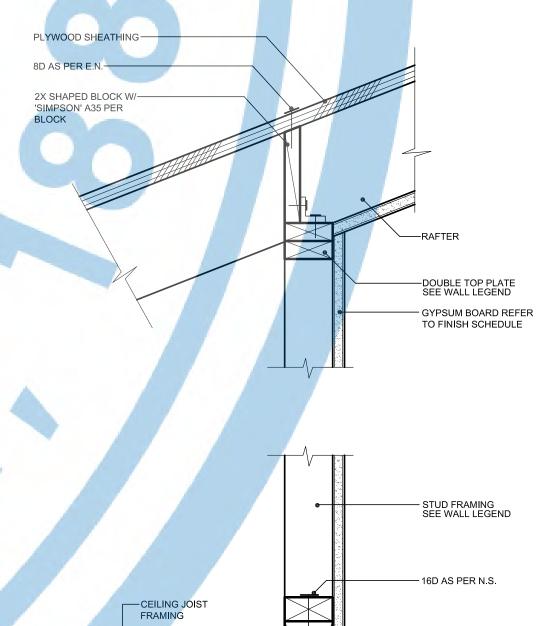
 P. EXTERIOR TRIM CLEAR RWD. OR APPEARANCE GRD. DOUG. FIR OR HEMLOCK, RESAWN FACE
- Q. DOOR JAMBS, CASINGS, MOULDINGS CLEAR DOUG. FIR OR PINE
 R. SHELVING 3/4" PLYWOOD WITH HARDWOOD EDGE
 SILLS, SLEEPERS, PLATES, ETC. ON MASONRY OR CONCRETE. THAT IS IN DIRECT CONTACT WITH EARTH SHALL
 BE FOUNDATION GRADE & REDWOOD OR PRESSURE TREATED DOUGLAS FIR.
- 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

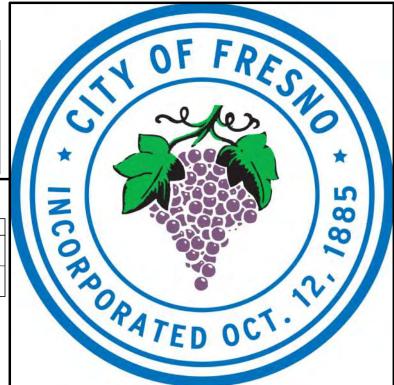


A CEILING JOIST



B WALL AT BEAM AND RAFTER FRAMING

GYPSUM BOARD REFER-



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

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PROJECT:

ACCESSORY
DWELLING
UNIT
(TADU-005)
PLAN 5

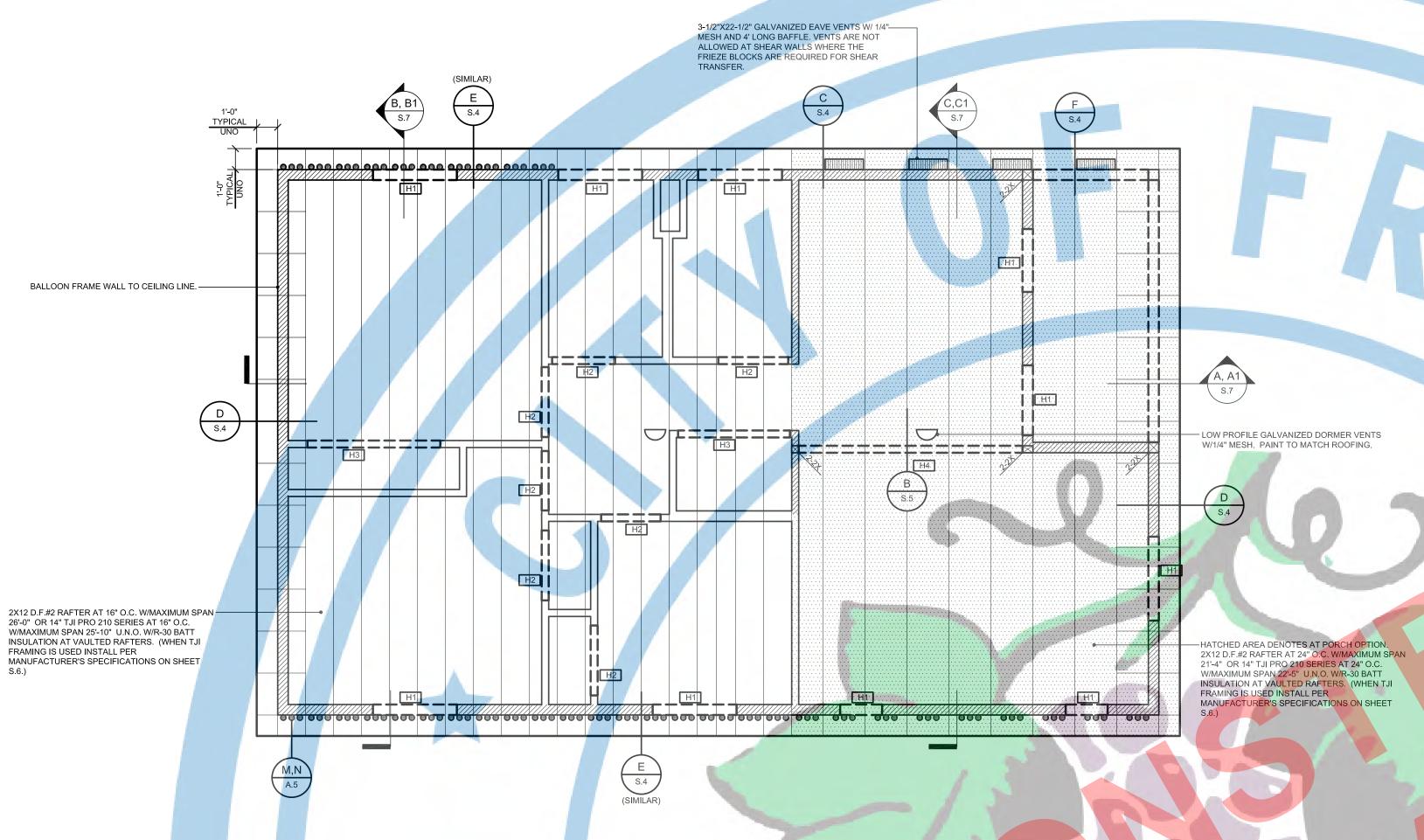
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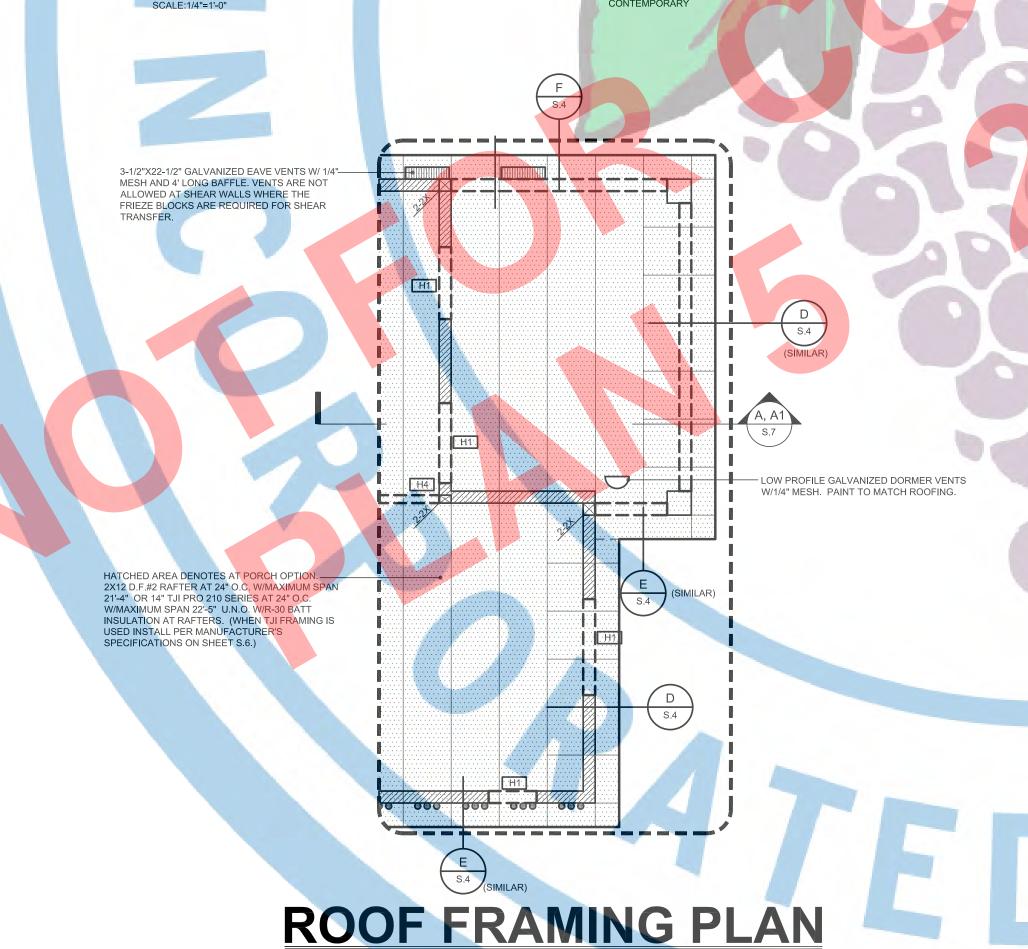
DRAWING TITLE:

CEILING JOIST FRAMING PLAN FOR CONTEMPORARY

JOB# :	TADU-005	SHEET NO.
DATE:	6-Jun-23	
SCALE:	AS NOTED	3.5
DRAWN	BY: IRG	7



ROOF FRAMING PLAN INSULATION DIRECTLY BENEATH THE ROOF SHEATHING IN THE RAFTER BAY MUST HAVE 1" AIR SPACE AND TO BE CLIP BLOCKS AT BEAMS.



HEADER/BEAM SCHEDULE:

SYMBOL	HEADER/BEAM SIZE & GRADE
H1	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:

1/2	CDX PLYWOOD(OR 7/16" 24/16 O.S.B.)PSR. 24/00 NAILING (8D COMMONS OR 10D SINKERS)	SEE DETA
	BOUNDARY	6 IN O.C.	\bigcirc
	EDGE	6 IN O.C.	S.4
	FIELD	12 IN O.C.	$\frac{\circ}{\circ}$

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'X8' IN SIZE.

MINIMUM SIZE SHEET AT BOUNDARIES A<mark>ND CH</mark>ANGES IN FRAMING SHALL BE 24", UNLESS BLOCKED. NAIL SIZE, **SPACING**, AND TYPE PER ABOVE UNLESS NOTED OTHERWISE. 6. 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:

A. ROOF SHEATHING SHALL BE INTERIOR GRADE WITH EXTERIOR GLUE

WALL LEGEND:

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

WALL FRAMING NOTES:

PROVIDE CONTINUOUS STUDS AT ALL LOCATIONS WHERE THERE IS NO LATERAL SUPPORT AT 8' PLATE HEIGHT.
FINGER JOINTED STUDS IN STRUCTURAL WALLS(BEARING OR SHEAR) MUST BE GRADE STAMPED BY AN
APPROVED ICC INSPECTION AGENCY AND CLEARLY SPECIFIED ON PLANS, AND ARE NOT ALLOWED AT HOLDOWN

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. 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

RAFTERS, RIDGES, HIPS DOUG. FIR NO.2 OR BETTER HEADERS DOU<mark>G. FIR CONSTRUCTION GRD. OR BETTER</mark>

EXPOSED BEAMS/OUTRIGGERS ARCH. GRD. D.F. (RSN. IF NOTED) EXPOSED POSTS ARCH. GRD. D.F. (RSN IF NOTED)
FASCIA WINDOW FRAMES KILN DRIED CLR. HEMLOCK/RSN . FACE BRACING, BACKING, PURLING 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 RESAWN FACE REDWOOD SIDING CEDAR RWD. SQUARE OF "V" 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, PIPE<mark>S, CHIM</mark>NEYS, 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

ROOF VENTILATION CALCULATIONS:

	ROOF AREA	A OF: CONTEMPO	ORARY AT VAULTED O	CEILING				
	CALCULAT	ION FACTOR	ENCL	OSEL	RAFT	ER BAY	AREA	35
	ENCLOSED BAY ARI 150		S	QUAF	RE INCH	IES REQU	IRED	33.6 PER RAFTER BAY
ı	QUANITY			TYPE	Ξ			NET AREA PROVIDED
	6 TOTAL (3 PER BAY)		G 3" Ø HOLES DRILL II R HOLE - APPROXIMA					40.2
	2 TOTAL (1 PER BAY)		QUARE HOLE AT BLO ING - APPROXIMATE 2				AYS	50.0
			TOTAL VENTI	LATIC	ON 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 X 144

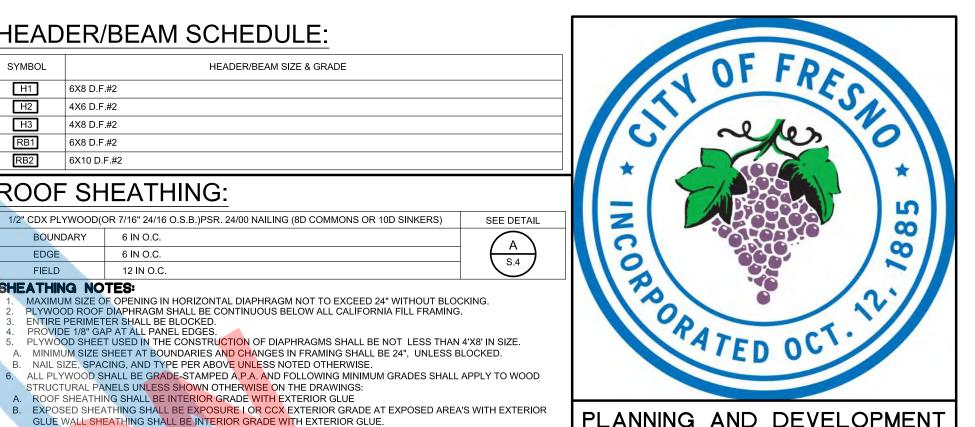
300 X 144	SCOANE INCHES HECOINED	200
QUANITY SIZE	TYPE	NET AREA PROVIDED
2 LOW PROFILE UPPER VENTII VENT (43 SQ. II	LATION GALVANIZED LOW PROFILE DORMER N.)	86
	40% UPPER VENTILATION	83
	50% UPPER VENTILATION	104
4 3 1/2"X22 1/2" LOWER VENT	ILATION GALVANIZED EAVE VENT (33 SQ.IN.)	132
	TOTAL ATTIC VENTILATION	218
ROOF AREA OF: CONTEMPORARY AT A	ATTIC SPACE W/PORCH OPTION	
CALCULATION FACTOR	ATTIC SPACE AREA	490
ATTIC SPACE AREA 300 X 144	SQUARE INCHES REQUIRED	236
QUANITY SIZE	TYPE	NET AREA PROVIDED
3 LOW PROFILE UPPER VENTII VENT (43 SQ. II	LATION GALVANIZED LOW PROFILE DORMER	129

MIN. 1" AIR SPACE BETWEEN INSULATION AND ROOF SHEATHING. WHERE EAVE OR CORNICE VENTS ARE INSTALLED,

40% UPPER VENTILATION 50% UPPER VENTILATION

4 3 1/2"X22 1/2" LOWER VENTILATION GALVANIZED EAVE VENT (33 SQ.IN.) TOTAL ATTIC VENTILATION **ROOF VENTILATION NOTES:**

SPECIFY 4' LONG BAFFLES MINIMUM. (CRC SECTION R806.3)



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

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PROJECT:

ACCESSORY DWELLING UNIT (TADU-005) PLAN 5

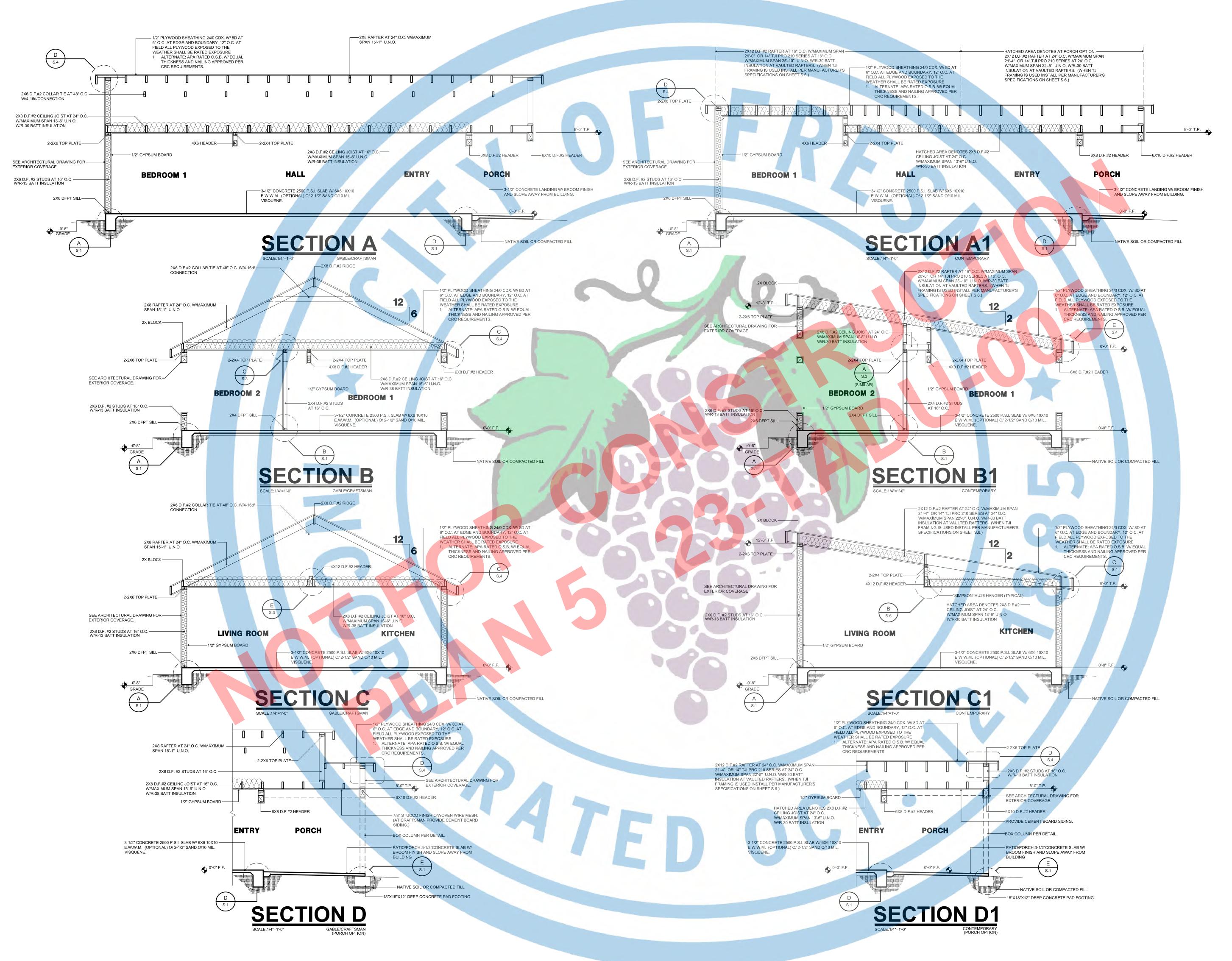
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DRAWING TITLE:

ROOF FRAMING PLAN FOR CONTEMPORARY

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





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PROJECT:

ACCESSORY DWELLING UNIT (TADU-005) PLAN 5

NO.	DESCRIPTION	DATE
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DRAWING TITLE:

BUILDING SECTIONS
FOR GABLE,
CRAFTSMAN, &
CONTEMPORARY

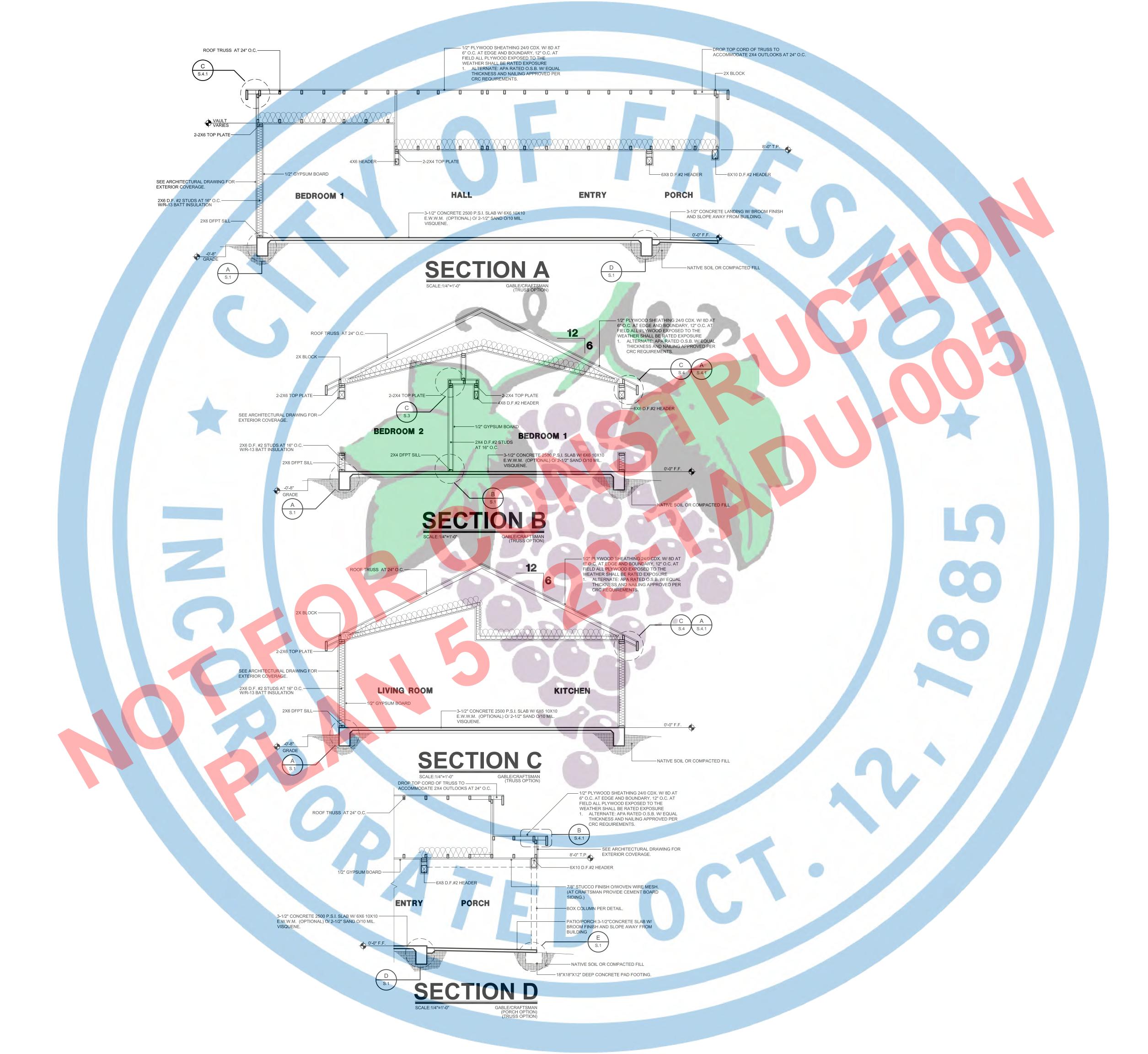
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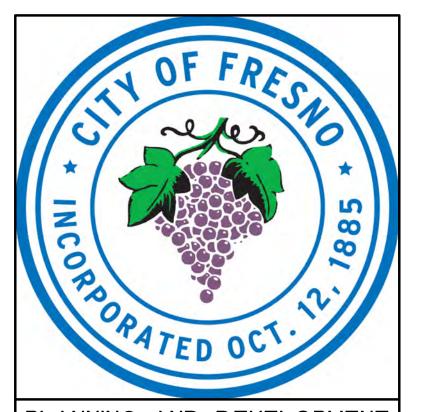
DATE: 6-Jun-23

SCALE: AS NOTED

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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)

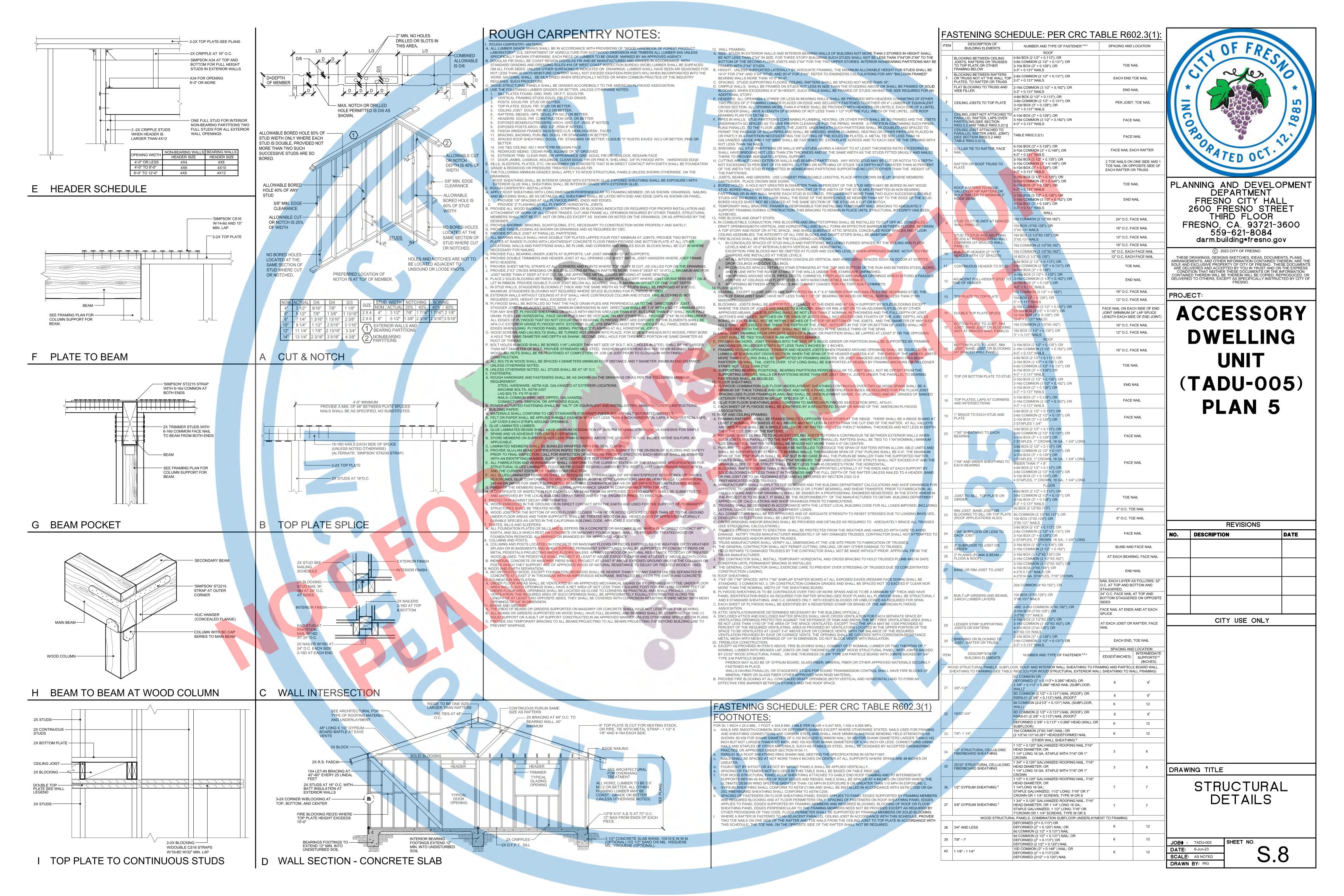
JOB#: TADU-005

DATE: 22-Aug-23

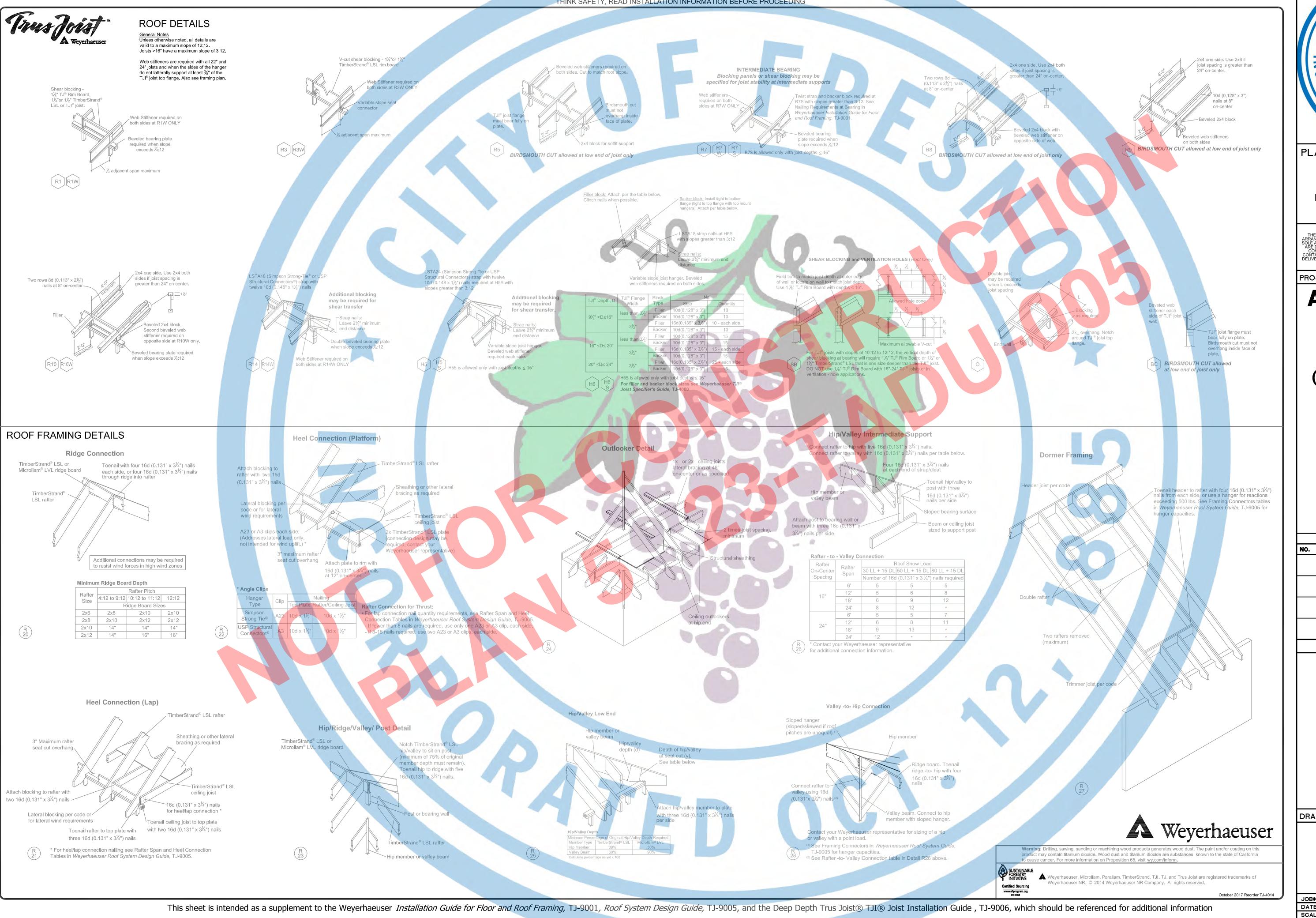
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THINK SAFETY, READ INSTALLATION INFORMATION BEFORE PROCEEDING



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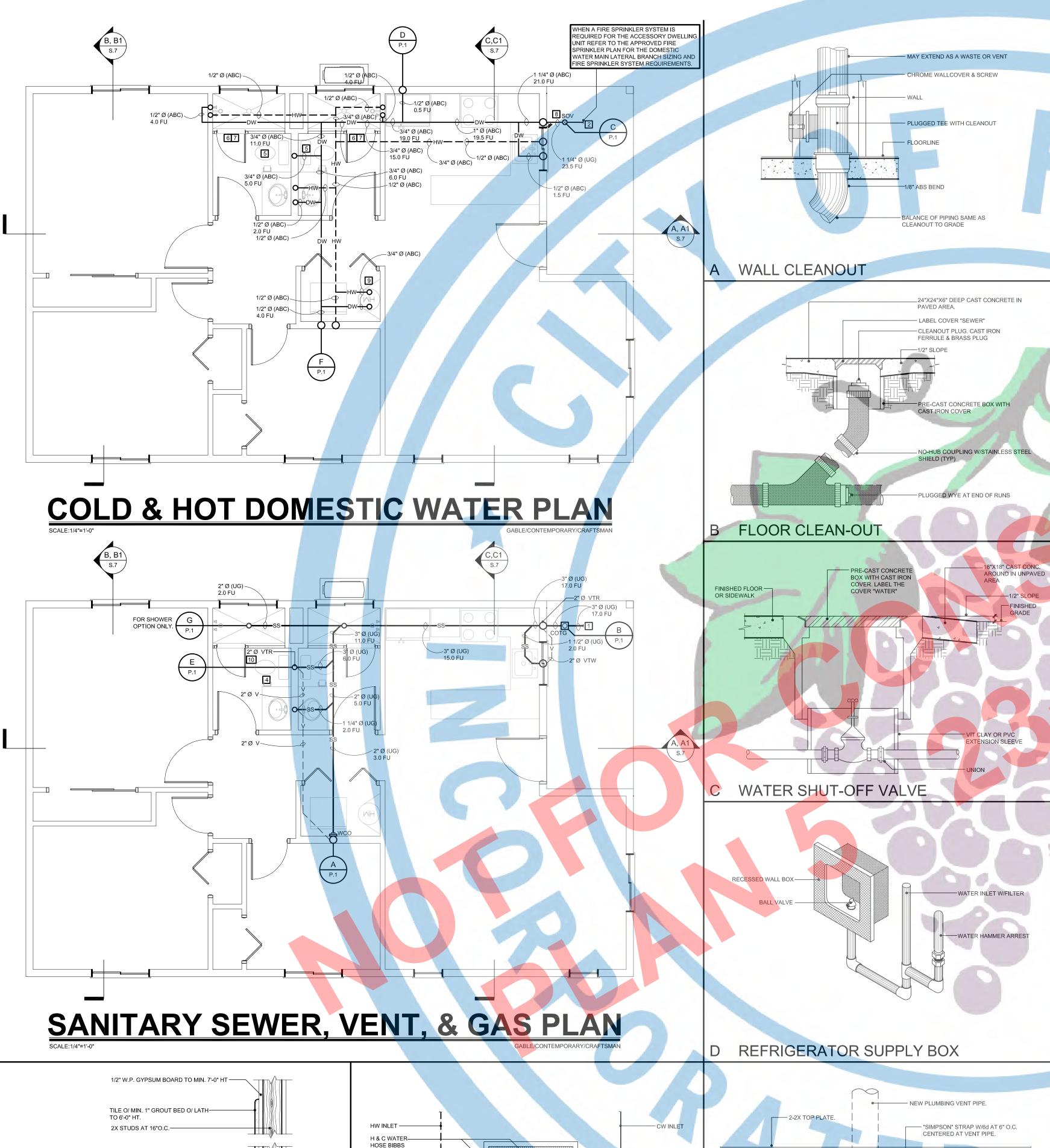
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DRAWING TITLE

TJI JOIST MANUFACTURER INSTALLATION DETAILS

JOB# : TADU-005 SHEET NO. DATE: 6-Jun-23 SCALE: AS NOTED

DRAWN BY: IRG



TILE STEP CURB -O/ DFPT BLOCK

G TILE SHOWER

MIN. 30" DIAMETER

ARRESTER

CLOTHES WASHER BOX

(TYPICAL)

FERROUS GAS PIPING INSTALLED UNDERGROUND IN EXTERIOR LOCATIONS SHALL BE PROTECTED FROM CORROSION BY APPROVED COATINGS OR WRAPPING MATERIALS, ALL HORIZONTAL METALLIC PIPING SHALL HAVE AT LEAST 12" OF EARTH COVER PLASTIC PIPING SHALL HAVE AT LEAST 18" OF EARTH COVER.

GAS PIPING SHALL BE, GALVANIZED OR BLACK STEEL, PE PIPING MAY BE USED IN EXTERIOR BURIED PIPING SYSTEMS. NO GAS PIPING SHALL BE INSTALLED IN OR ON THE GROUND UNDER ANY BUILDING OR STRUCTURE UNLESS INSTALLED IN A GAS TIGHT CONDUIT, AND ALL EXPOSED GAS PIPING SHALL BE KEPT AT LEAST 6" ABOVE

GRADE OR STRUCTURE.
AN ACCESSIBLE SHUTOFF VALVE SHALL BE INSTALLED IN THE FUEL SUPPLY PIPING OUTSIDE OF EACH APPLIANCE.
SHUT OFF VALVES SHALL ME WITHIN 3' OF THE APPLIANCE.
ALL PIPE USED FOR INSTALLATION OF ANY GAS PIPING SHALL BE STANDARD WEIGHT WROUGHT IRON OR
STEEL (GALVANIZED OR BLACK), YELLOW BRASS (CONTAINING NOT MORE THAN 75% COPPER) OF IRON PIPE
SIZE.

STEEL (GALVANIZED OR BLACK), YELLOW BRASS (CONTAINING NOT MORE THAN 75% COPPER) OF IRON PIPE SIZE.

ALL FITTING USED IN CONNECTION WITH THE ABOVE PIPING SHALL BE OF MALLEABLE IRON OR YELLOW BRASS (CONTAINING NOT MORE THAN 75% COPPER)

NO GAS PIPING SHALL BE INSTALLED IN OR ON THE GROUND, UNDER ANY BUILDING OR STRUCTURE. ALL EXPOSED GAS PIPING SHALL SHALL BE KEPT AT LEAST 6" ABOVE GRADE OR STRUCTURE.

EXPOSED GAS PIPING SHALL SHALL BE KEPT AT LEAST 6" ABOVE GRADE OR STRUCTURE.

VENTS

VENTS SHALL EXTEND NOT LESS THAN 10" THROUGH THE ROOF. THEY SHALL BE GATHERED WHERE POSSIBLE INTO ONE VENT AS SHOWN.

LOCATE ALL VTR'S A MINIMUM OF 10'-0" FROM ALL FRESH AIR INTAKES.

LOCATE ALL VTR'S A MINIMUM OF 10'-0" FROM ALL FRESH AIR INTAKES.

COMBUSTION AIR VENTS AND DUCTS SHALL BE PROVIDED WITH MINIMUM UNOBSTRUCTED COMBUSTION AIR

OPENINGS AS REQUIRED BY C.M.C.

PIPE HANGERS AND SUPPORTS

HORIZONTAL SUSPENDING PIPING SHALL BE SUPPORTED BY TURNBUCKLES CAPABLE OF SCREW ADJUSTMENT

HORIZONTAL SUSPENDING PIPING SHALL BE SUPPORTED BY TURNBUCKLES CAPABLE OF SCREW ADJUSTMENT AFTER INSTALLATION. HANGERS SPACING FOR CAST IRON PIPE SHALL NOT BE GREATER THAN 5', FOR OTHER PIPE, NOT GREATER THAN 10'. HANGERS SHALL BE PROVIDED AT AND CHANGES IN DIRECTION HANGER RODS SHALL BE 3/8" FOR PIPE UNDER 3", 1/2" FOR PIPE ABOVE 3".

PIPING SHALL BE INSTALLED WITH ADEQUATE PROVISIONS FOR EXPANSION AND CONTRACTION USING SWING JOINTS, PIPE CLAMPS, ANCHORS AND EXPANSION JOINTS. FITTINGS SHALL BE SPACED SO THAT THEY WILL NOT

ALL PIPING SHALL BE SUPPORTED AT THE MINIMUM INTERVALS SHOWN BELOW:

FLASHING

OPENING IN THE ROOF FOR VENT PIPES SHALL BE FLASHED SOLDERED WATER-TIGHT. FLASHING FOR PIPE SHALL

NOT BE LIGHTER THAN 4 LBS. PER SQ.FT. SHEET LEAD SHALL BE MADE OF TWO PIECES. THE LOWER PIECE SHALL BAT LEAST 14" SQUARE. THE TOP PIECE SHALL FIT TIGHTLY AND SHALL EXTEND TO THE TOP OF THE PIPE AND TURN

DOWN INSIDE THE PIPE AT LEAST 1".

ALL ROOF PENETRATIONS WITH PIPES TO BE INSTALLED WITH "DICTATE" PIPE FLASHING INSTALLED AS PER

MANUFACTURER'S SPECIFICATIONS. EACH VENT PIPE OR STACK SHALL EXTEND THROUGH ITS FLASHING AND SHALL

TERMINATE VERTICALLY NOT LESS THAN 6" ABOVE THE ROOF NOR LESS THAN 1" FROM ANY VERTICAL SURFACE.

VENT PIPES OR STACKS SHALL TERMINATE NOT LESS THAN THAN 10" FROM OR AT LEAST 3" ABOVE ANY WINDOW.

DOOR OPENINGS, AIR INTAKE OR IVENT SHAFT. NOR LESS THAN 3' IN EVERY DIRECTION FROM ANY LOT LINE, ALLE

PLUMBING LEGEND:

SYMBOL	ABBREVATION	DESCRIPTION
CW	CW	COLD WATER
,	CAP	PIPE CAP
	HW	HOT WATER
ss	W/S	WASTE/SANITARY SEWER
v	V	VENT
	VTR	VENT THRU ROOF
—— НВ —• 	HB	HOSE BIBB
— G ——	G	GAS
	COTG	CLEANOUT TO GRADE
D	CO, WCC	CLEANOUT, WALL CLEANOUT
	(D), (R)	DROP, RISER
\otimes	sov	SHUT-OFF VALVE IN BOX
M	SOV	SHUT-OFF VALVE

PLUMBING FIXTURE UNITS:

FIXTURE		WATE	₹	FIXTURE		WASTE	
PIXTORE	-	UNITS	TOTAL	FIXTORE	+	UNITS	TOTAL
WATER CLOSET 5	2	2.5	5.0	WATER CLOSET	2	3.0	6.0
LAVATORY	2	1.0	2.0	LAVATORY	2	1.0	2.0
SH0WER/TUB	2	4.0	8.0	SH0WER/TUB	2	2.0	4.0
KITCHEN SINK	1	1.5	1,5	KITCHEN SINK	1	2.0	2.0
REFRIGERATOR	1	0.5	0.5	REFRIGERATOR	1	0.0	0.0
CLOTHES WASHER	1	4.0	4.0	CLOTHES WASHER	1	3.0	3.0
HOSE BIBB	1	2.5	2.5	HOSE BIBB	1	0.0	0.0
	ТО	TAL	23.5		TO	TAL	17.0

DOMESTIC WATER SIZING TABLE

FIXT	TURE UNIT TA	BLE FOR	المناقاتات الالا	LE 610.4 INING WA	TER PIPE	AND ME	TER SIZES	S
METER &	BUILDING	MAX	IMUM ALL	OWABLE	LENGTH	IN FEET		
STREET SERVICE, INCHES	SUPPLY & BRANCHES, INCHES	40	60	80	100	150	200	250
	All dell	PRES	SURE RAN	IGE - 30	TO 45 I	PSI		
3/4"	1/2"	6	5	4	3	2	1	1
3/4"	3/4"	16	16	14	12	9	6	5
2/4"	1"	20	25	22	21	17	15	12

101120	INTOLIEG	1						
		PRES	SURE RAN	GE - 30	TO 45 F	'SI		1
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"	29	25	23	21	17	15	13
1"	1"	36	31	27	25	20	17	15
3/4"	1 1/4"	36	33	31	28	24	23	21
1"	1 1/4"	54	47	42	38	32	28	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	129	110	80	64	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 CONNECTION/FIXTURE UNITS FROM THE EXISTING PRIMARY RESIDENCE.

IF CONNECTING TO (E)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

E TOP PLATE SPLICE AT PLUMBING VENT

PLUMBING KEY NOTES

1. 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 135°. SANITARY SEWER CONNECTION TO 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 (E)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 (E)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.

GAS LINE MAIN LATERAL BRANCH TIE INTO GAS METER. SEE SITE PLAN AND VERIFY WITH LOCAL UTILITY COMPANY FOR CONNECTION OF GAS UTILITY SERVICE.

WATER CLOSET: WATER CLOSET COMPARTMENT MUST HAVE 30" WIDTH AND 24" CLEAR IN FRONT OF THE WATER CLOSET. LOW-FLOW WATER CLOSETS TO BE INSTALLED (MAXIMUM 1.28 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. WHEN FIRE SPRINKLER SYSTEM IS REQUIRED FOR LOT SPECIFIC BUILDING PERMIT APPLICATIONS.

SHOWER: TILE SHOWER O/FIBER CEMENT OR GLASS MAT GYPSUM BACKER. PROVIDE 22" 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-SHOWER OPENINGS SHALL BE RODENT PROOF, WITH 1" CEMENT COVERING IN AN APPROVED MANNER. (SEE DETAIL G/P.1)

DETAIL G/P.1)
TUB W/SHOWER OPTION: METAL TUB W/TILE SHOWER O/FIBER CEMENT OR GLASS MAT GYPSUM BACKER PROVIDE 22
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 RODENT 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-SHOWER COMBINATION. CPC 420. BRAND AND MODEL NUMBER SHALL BE SUBMITTED TO OWNER

HOSE BIBB 3/4" W/NON-REMOVABLE TYPE BACK FLOW PREVENTION DEVICE.
HEAT PUMP ELECTRICAL WATER HEATER, INSTALL PER MANUFACTURERS SPECIFICATIONS. PROVIDE
MANUFACTURERS SPECIFICATIONS ON JOB SITE, SO THAT THE BUILDING INSPECTOR MAY VERIFY HEAT PUMP
WATER HEATER CLEARANCES, WATER HEATER TO BE STRAPPED AT UPPER AND LOWER 1/3 OF IT VERTICAL
DIMENSION. SEE TITLE 24 REQUIREMENTS AND MECHANICAL NOTES FOR ADDITION INFORMATION. BRAND AND

ESIDENTIAL PLUMBING NOTES

ATER HAMMER ARRESTORS SHALL BE INSTALLED AT THE FOLLOWING QUICK ACTING SHUT-OFF ALVES (SOLENOID OPERATED)

AUTOMATIC WASHER, HOT AND C ICE MAKER

D. FRONT AND REAR SPRINKLER OUTLETS
SHOWER AND TUB/ SHOWER 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 ACCORDING WITH ASSE 1016 OR
ASME A112.18.1/CSAB125.1.
ALL PLUMBING CONVEYING OR DISPENSING WATER FOR HUMAN CONSUMPTION SHALL COMPLY WITH AB 1953 FOR
LEAD CONTENT.
GALVANIZED MALLEABLE IRON, GALVANIZED WROUGHT IRON, OR GALVANIZED STEEL ARE PROHIBITED MATERIALS
FOR WATER SUPPLY AND BUILDING WATER PIPING BOTH UNDERGROUND AND IN BUILDING.
GAS LINE PRESSURE TESTING IS NOW 10 PS I FOR 15 MINUTES AND WELDED PIPING IS 60 PS I FOR 30 MINUTES.
PLASTIC AND COPPER PIPING RUN THROUGH FRAMING MEMBERS TO WITHIN ONE INCH OF THE EXPOSED FRAMING
SHALL BE PROTECTED BY STEEL NAIL PLATES NOT LESS THAN 18 GAUGE

SHAL<mark>L BE PROTECTED BY</mark> STEEL NAIL PLATES NOT LESS THAN 18 GAUGE.
ALL DOMESTIC HOT WATER PIPING SHALL BE INSULATED AS SPECIFIED IN CPC SECTION 609.11. IN ADDITION, PIPING MUST MEET THE REQUIREMENTS OF CALIFORNIA ENERGY CODE SECTION 150(J)(2)(A) I, II, & III.

a) 3/4 INCH TO 1 INCH AND HOT WATER PIPING FROM HEATING SOURCE TO KITCHEN FIXTURES SHALL HAVE A MINIMUM OF 1 INCH THICKNESS INSULATION WALL OR R-VALUE OF 7.7.

FIRE SPRINKLER NOTES

1. AT TIME OF LOT SPECIFIC BUILDING 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:

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 ETC. REQUIRED TO ACCOMPLISH THIS RESULT. ANYTHING WHICH MAY BE REASONABLY CONSTRUED AS A NECESSARY PART OF THE INSTALLATION IS TO BE INCLUDED, WHETHER SPECIALLY SHOWN OR MENTIONED. NOTHING IN THESE PLANS OR SPECIFICATIONS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO

THESE DRAWINGS ARE DIAGRAMMATIC AND HAVE BEEN PREPARED TO SUGGEST POSSIBLE SIZE, ROUTES, LOCATION AND TERMINATION OF PLUMBING PIPING AND EQUIPMENT AS REQUIRED TO CONFORM TO 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, VENT, WATER, GAS, AND A/C CONDENSATE LINES AND COORDINATE WITH OWNER FOR SERVICES.
THE OWNER SHALL COORDINATE ALL SERVICE CONNECTIONS FOR THE WORK WITH APPROPRIATE AGENCIES.

OWNER TO PROVIDE WATER, SEWER, AND GAS SERVICE AND HOOK UP TO WITHIN 5 FEET FROM BUILDING.

OWNER TO DETERMINE WATER, SEWER, AND GAS SUPPLY LINE SIZES IN CONFORMANCE WITH CALIFORNIA
PLUMBING CODE AND COORDINATE WITH PLUMBER AS TO ANY VARIATION AND/OR CONFLICT 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 TO PERMIT WORK NOT CONFORMINT
TO THESE CODES OR OTHERS APPLICABLE TO THIS PROJECT
A. CALIFORNIA PLUMBING CODE

2022

C. CALIFORNIA ENERGY STANDARDS 2022
IT IS THE PLUMBING CONTRACTORS RESPONSIBILITY TO VERIFY ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING BUT NOT LIMITED TO METER LOCATIONS, LATERAL LOCATIONS/DEPTH AND PROPOSED POINT OF CONNECTIONS.

ENERGAL MOTES

ENERAL NOTES
ALL FIXTURES ARE TO BE FURNISHED BY THE PLUMBING CONTRACTOR UNLESS NOTED OTHERWISE ON PLANS. ALL
FIXTURES TO BE INSTALLED COMPLETE IN ALL RESPECTS WITH TRIM, SEALS, ETC, AS REQUIRED TO MAKE JOB READ'
FOR SERVICES AND USE.

ALL FIXTURES TO BE WHITE (UNLESS OTHERWISE NOTED) PLUMBING CONTRACTOR SHALL SUBMIT FIXTURES SPECIFICATIONS FOR OWNERS APPROVAL.

ALL PIPING AND EQUIPMENT SHALL COMPLY WITH THE LATEST IAPMO STANDARDS AND ALL APPLICABLE BUILDING CODES, LOCAL OR OTHERWISE.

ALL FIXTURES SHALL BE SECURELY ATTACHED TO SUPPORTING SURFACES AS SPECIFIED AND SHALL BE PLUMBED AND LEVELED.

WALL HUNG FIXTURES SHALL BE SECURELY ATTACHED TO WOOD BLOCKING.
AIR CHAMBERS SHALL BE PROVIDED FOR FOR EACH FIXTURE AT HOT AND COLD WATER CONNECTIONS.
ALL PIPING SHALL BE PRESSURE TESTED TO THE APPROVAL OF THE ADMINISTRATIVE AUTHORITY AND MINIMUM STANDARDS AS FOLLOWS: SANITARY PIPING: MIN. WATER PRESSURE 5 PSI FOR 15 MINUTES WATER PIPING: MIN. WATER PRESSURE 120 PSI FOR 15 MINUTES.
CONNECTIONS BETWEEN COPPER OR BRASS PIPING AND FERROUS MATERIALS SHALL BE MADE WITH APPROVED DIELECTRIC COUPLINGS.
PLUMBING CONTRACTOR SHALL REVIEW ALL KITCHEN EQUIPMENT DRAWINGS AND MAKE ALL REQUIRED CONNECTION OF SERVICES TO EACH UNIT.
CHECK EXISTING PLUMBING SYSTEM WITH REFERENCE TO NEW WORK TO BE DONE. IF CONNECTING NEW PLUMBING TO (E)PLUMBING MAIN BRANCHES THE (E)FIXTURE UNITS MUST BE ACCOUNTED FOR WHEN SIZING SYSTEMS AND

Y ADDITIONAL DEMANDS WILL NOT AFFECT PRIMARY RESIDENCE NEGATIVELY. PROVIDE WITH BUILDING

PERMIT APPLICATION.

RE-ROUTE AND/OR REPLACE PORTIONS (INCLUDING SERVICE) AS NECESSARY.

FURNISH AND INSTALL ALL FIXTURES INDICATED, COMPLETE FOR NORMAL OPERATION. INSTALL ANY FIXTURES PROVIDED BY OWNER.

AN APPROVED SEISMIC GAS SHUTGER VALVE WILL BE INSTALLED ON THE FLIEL GAS LINE ON THE DOWN STREAM.

AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. SEPARATE PLUMBING PERMIT IS REQUIRED.
PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM. (R 306.3)
KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY. (R 306.4)

PERFORM NECESSARY EXCAVATIONS AND BACK FILLING FOR INSIDE AND OUTSIDE PLUMBING LINES AND ACCESSORIES. EXCAVATING SHALL BE TRUE TO LINE AND PITCH BACK FILL SHALL BE PLACED LAYERS NOT OVER 8" IN DEPTH. EACH LAYER PROPERLY MOISTENED, SOLIDITY IRON TAMPED, OR OTHERWISE COMPACTED PUDDLING WITH WATER TO ACHIEVE COMPACTION WILL NOT BE PERMITTED.
PLUMBING EXCAVATIONS ARE NOT TO BE MADE PARALLEL TO FOOTING BELOW ANGLE OR REPOSE (I.E. BELOW A LINE DRAWN 45° DOWN FROM EACH CORNER OF BOTTOM FOOTING.)
NO PLUMBING LINES SHALL BE RUN IN BEARING FOOTING. DRAINAGE PIPE MATERIALS SHALL BE CAST IRON, GALVANIZED STEEL, PVC OR ABS SCHEDULE 40 DW PLASTIC PIPE, EXCEPT THAT NO GALVANIZED STEEL PIPE SHALL BE USED UNDERGROUND AND SHALL BE KEPT AT LEAST 6" ABOVE GROUND CHANGES IN DIRECTION OF DRAINAGE PIPING SHALL BE MADE BY THE APPROPRIATE USE OF APPROVED FITTINGS, AND SHALL BE OF THE ANGLES PRESENTED BY 1/16 BEND, OR 1/6 BEND, OR 07 OTHER APPROVED FITTINGS OF EQUIVALENT SWEEP.

SANITARY AND POTABLE WATER PIPING SHALL NOT BE INSTALLED WITHIN THE SAME TRENCH EXCEPT WHEN

CANITARY PIPING

DRAINAGE PIPING SHALL BE CAST IRON, SCHEDULE 40 ABS DWV, OR SCHEDULE 40 PVC DWV. CLEAN OUTS ARE REQUIRED ON HORIZONTAL WASTE LINES OVER 5' FROM THE MAIN LINE AND ALL HORIZONTAL SINK AND URINAL WASTES REGARDLESS OF LENGTH. PER CPC

WASTE PIPING SHALL BE PITCHED AT A MINIMUM OF 1/4" PER FOOT WHERE POSSIBLE, PIPING GREATER THAN 4 INCHES IN DIAMETER ONLY, MAY BE PITCHED AT A MINIMUM OF, 1/8" PER FOOT, AS REQUIRED, WITH THE APPROVAL OF THE ADMINISTRATIVE AUTHORITY.

PROVIDE CLEAN OUTS FOR WASTE LINES EXCEEDING 5'-0" FROM THE MAIN. CLEAN OUTS SHALL BE SIZED PER CPC.

ALL FLOOR, W<mark>ALL OR GROUND CLEANOUTS SHALL BE INSTALLED IN A MANNER THAT PROVIDES SUFFICIENT SPACE</mark>

FOR SERVICE AND IS COMPLETE COMPLIANCE WITH ALL GOVERNING CODES, INSTALLATION OF SOIL OR DRAIN PIPES

IN FOOD HANDLING ESTABLISHMENTS WILL COMPLY WITH SECTION 318.0 CPC.

ALL FLOOR MOUNTED SANITARY CLEANOUTS SHALL HAVE SKID RESISTANT COVER PLATES, BUILDING DRAIN AND VENT PIPING MATERIALS SHALL COMPLY WITH SECTIONS 701.0 AND 903.0 OF THE CALIFORNIA PLUMBING CODE. ATER PIPING

WATER PIPING SHALL BE PEX TYPE B TUBING, COPPER, OR GALVANIZED STEEL. PVC WATER PIPING MAY BE FOR COLD PVC WATER, PIPING MAY BE USED FOR COLD WATER DISTRIBUTION SYSTEMS OUTSIDE A BUILDING CPVC WATER PIPING MAY BE USED FOR HOT AND COLD WATER DISTRIBUTION SYSTEMS WITHIN A BUILDING. TYPE 'M' COPPER PIPING MAY BE USED FOR WATER PIPING ABOVE GROUND IN, OR ON, A BUILDING OR UNDERGROUND OUTSIDE OF STRUCTURE.

OUTSIDE OF STRUCTURE.

COPPER TUBE FOR WATER PIPING SHALL HAVE A WEIGHT OF NOT LESS THAN THAT OF COPPER WATER TUBE
TYPE L. EXCEPTION:TYPE M COPPER TUBING MAY BE USED FOR WATER PIPING WHEN PIPING IS ABOVE
GROUND.

POLYETHYLENE PIPING SHALL MEET OR EXCEED SPECIFICATIONS AS A PB 2110 MATERIAL PER ASTM 3309,
ANSI A 119.2, CSA B137.7-M-1977, CSA B139.8-M-1977; AND SHALL BE OF PIPING MATERIAL AND INSTALLATION
SUITABLE FOR ITS INTENDED USE.

NO WATER, SOIL OR WASTE PIPE SHALL BE INSTALLED OR PERMITTED OUTSIDE OF A BUILDING OR IN A EXTERIOR WALL, UNLESS WHERE NECESSARY, ADEQUATE PROVISION IS MADE TO PROTECT SUCH PIPE FROM FREEZING.
PIPING SUBJECT TO UNDUE CORROSION, EROSION OR MECHANICAL DAMAGE SHALL BE PROTECTED IN AN APPROVED MANNER.
COLD AND HOT WATER PIPING TO FIXTURES SHALL BE THOROUGHLY FLUSHED AND RINSED PRIOR TO PLACING IN SERVICE.
HOT AND COLD WATER PIPING SHALL BE INSTALLED A MINIMUM OF 12" APART WHERE PIPING IS PARALLEL.



PLANNING AND DEVELOPMENT
DEPARTMENT
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THIRD FLOOR
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ROJECT

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
NC			
IG			
DΕ			

CITY USE ONLY

DRAWING TITLE:

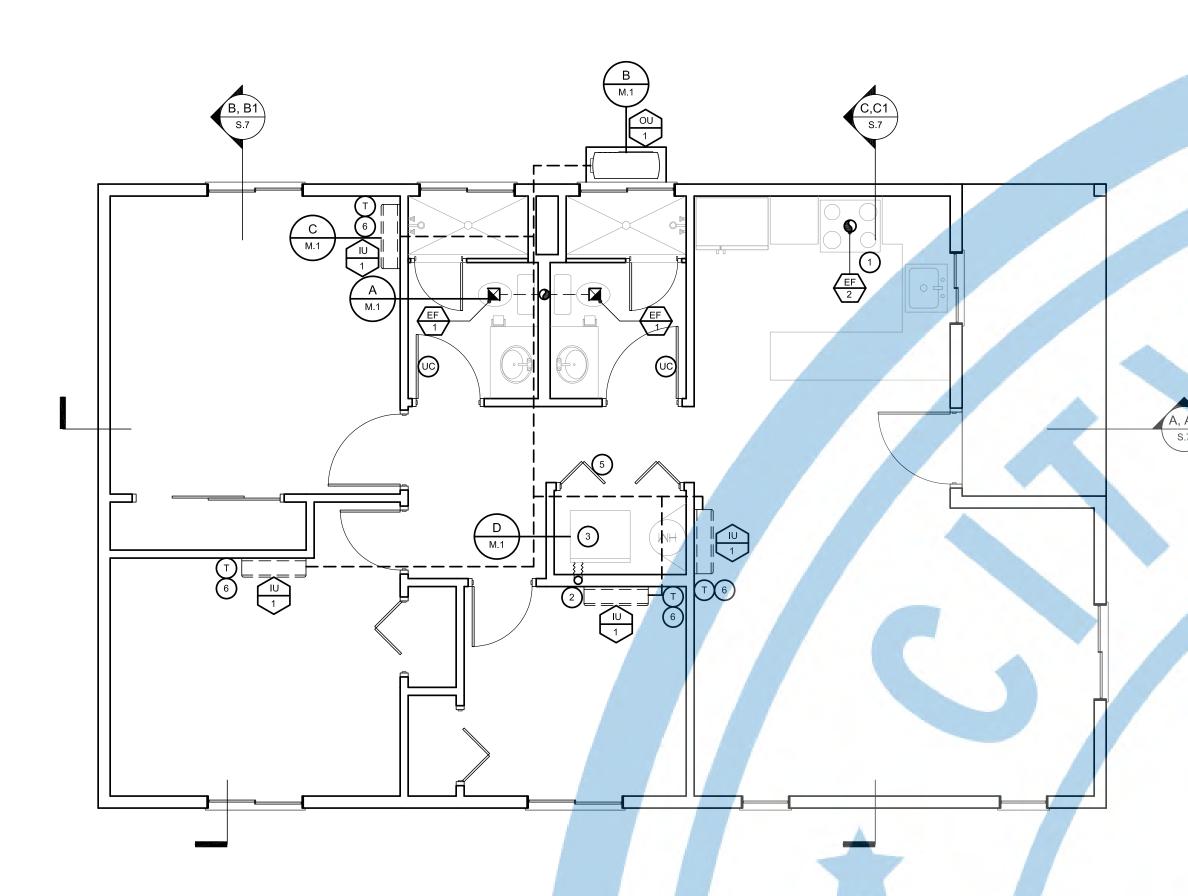
PLUMBING PLAN AND DETAILS

JOB# : TADU-005

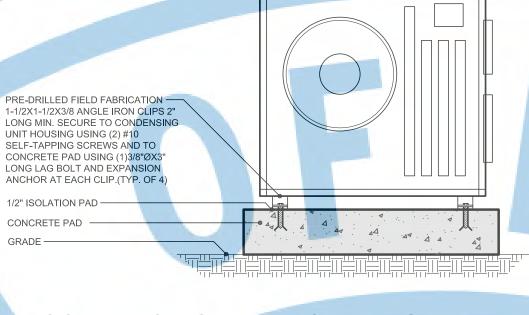
DATE: 27-Sep-23

SCALE: AS NOTED

DRAWN BY: IRG



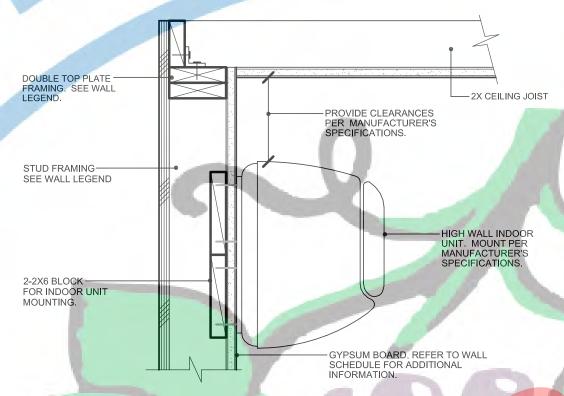
MECHANICAL PLAN



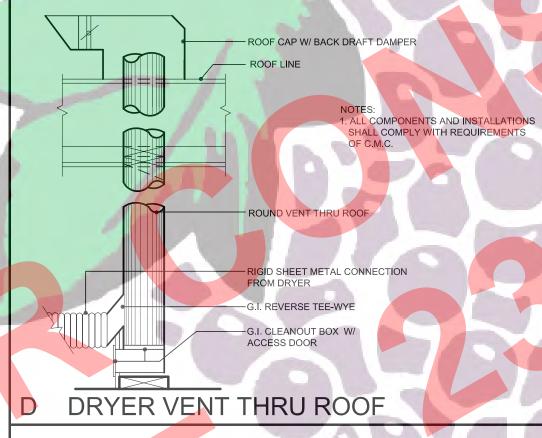
CONDENSING UNIT MOUNTING

CONTRACTOR SHALL PAINT ANGLE CLIPS

WITH (2) COATS OF PRIMER



INDOOR UNIT MOUNTING



MECHANICAL LEGEND:



AC UNIT ABBREVATION EQUIPMENT DESIGNATION

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.	
E.S.P. (IN. WC)	0.10	0.30	
DRIVE	DIRECT	DIRECT	
SONES	1.0 MAX.	3.0 MAX.	
OPER. WT. (LBS)	5	20	
MANUFACTURER	OWNER CHOICE ¹	OWNER CHOICE1	
MODEL	OWNER CHOICE ¹	OWNER CHOICE1	
KEY NOTES	1,3,4	2,5	
BACKDRAFT DAMPER	YES	YES	
BIRD SCREED	YES	YES	
SWITCH WITH LIGHTS CONTROLS	YES	YES	
KEY NOTES:			STED 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 BATHROOM EXHAUST FAN IS USED TO MEET INDOOR AIR QUALITY REQUIREMENTS.
CONTINUOUS MECHANICAL EXHAUST SYSTEMS SHALL OPERATE WITHOUT OCCUPANT INTERVENTION. A READILY
ACCESSIBLE OVERRIDE 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. LEAVE IT ON UNLESS THE OUTDOOR AIR IS VERY POOR." 5. 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 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.

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 150.0-G 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(S) 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 CEM AIRFLOW NDOOR AIR QUALITY REQUIRED CEM AIRFLOW

ENERGY NOTES

RINSTALLING 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 QUIPMENT INSTALLED, (MANUFACTURER, MODEL, AND EFFICIENCIES, U-VALUES AND SHGC-VALUES, ETC.) AND TH MEETS OR EXCEEDS THE REQUIREMENTS OF THE ENERGY DOCUMENTATION. (CEES SECTION 10-103(A)(3)) TERED COPIES SHALL BE PROVIDED WHEN HERS VERIFICATION IS REQUIRED.) "REGISTER<mark>ED" COPIE</mark>S OF THE CF-2R AND CF-3R FORMS SHALL BE SUBMITTED PRIOR TO PRIOR TO FINAL INSPECTION SIGNED BY CERTIFIED BY THE INSTALLER(S) FOR THE CE-2R FORM, AND THE HERS RATER, FOR FIELD VERIFICATION AND DIAGNOSTIC TESTING ON THE CF-3R FORM. (CEES 10-103(A)(3) AND 10-103(A)(5)) CERTIFIED HERS RATER FOR THE FOLLOWING: QUALITY INSULATION INSTALLATION (QII)

INDOOR AIR QUALITY VENTILATION KITCHEN RANGE HOOD /ERIFIED EER /ERIFIED SEER

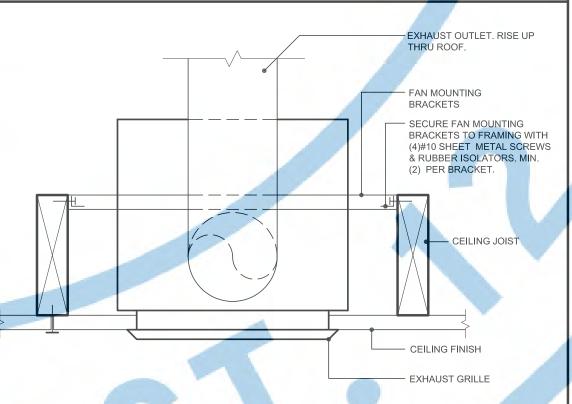
ERIFIED REFRIGERANT CHARG AIRFLOW IN HABITABLE ROOMS (SC3.1.4.1.7) VERIFIED HSPF

VERIFIED HEAT PUMP RATED HEATING CAPACITY

WALL-MOUNTED THERMOSTAT IN ZONES GREATER THAN 150 SQ. FT. DUCTLESS INDOOR UNIT LOCATED ENTIRELY IN CONDITIONED SPACE.

ENERGY EFFICIENCY REQUIREMENTS:

	OILITOT KEQOIKEMENTOT
DESCRIPTION	EFFICIENCY REQUIRED PER TITLE 24
STANDARD DESIGN PV CAPACITY	CONTEMPORARY: 2.93 kWdc MIN GABLE/CRAFTSMAN: 2.86 kWdc 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



CEILING EXHAUST FAN MOUNTING

MECHANICAL KEY NOTES :

ELECTRIC RANGE: HOOD W/FAN W/MICROWAVE O/ELECTRIC RANGE W/OVEN. 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 SHALI 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: VERTICAL CLEARANCE OF 30" UNPROTECTED, OR 24" PROTECTED. HORIZONTAL CLEARANCE 6" FROM EDGE OF BURNERS.

UPPER CABINETS SHALL BE A MINIMUM OF 18" ABOVE FINISH DECK OR THE HOOD IS TO BE INSTALLED PER MANUFACTURERS REQUIREMENTS WITH A CLEARANCE AS REQUIRED BY THE RANGE/COOKTOP MANUFACTURERS INSTALLATION INSTRUCTIONS, PROVIDE MINIMUM CLEARANCE TO COMBUSTIBLE MATERIALS PER CMC 906.1 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 BOOF 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

• THE VERTICAL DISTANCE BETWEEN CANOPY-TYPE HOOD AND COOKING SURFACE SHALL NOT EXCEED 4".

1/2"X6" RECTANGULAR VENT GOOD FOR A COMBINED HORIZONTAL AND VERTICAL LENGTH NOT TO EXCEED 38'-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"X6" RECTANGULAR VENT GOOD FOR A COMBINED HORIZONTAL AND VERTICAL LENGTH NOT TO EXCEED 8'-0" W/ MAXIMUM 2 ELBOWS. DEDUCT 6' FOR EACH ADDITIONAL ELBOW. (SEE DETAIL D/M.1) BRAND NAME AND MODEL NUMBER SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.

PROVIDE LOUVERED DOOR 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 MOUNT MORE THAN 48" A.F.F. PER CRC SECTION R327.1.2.

MECHANICAL NOTES

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 OR VEHICLE EXHAUST. AIR CONDITIONING EQUIPMENT DESIGNED TO BE IN A FIXED POSITION SHALL BE SECURELY FASTENED, PER 4. RS INSTALLATION INSTRUCTIONS. INSTALLATION INSTRUCTIONS SHALL BE PROVIDED TO THE FIELD WORK INCLUDED

ALL WORK AND MATERIAL SHALL CONFORM TO LATEST CODES AND ORDINANCES. IT IS THE INTENTION OF THESE PL<mark>ANS AND SPECIFIC</mark>ATIO<mark>NS TO</mark> COVER ALL THINGS REQUIRED TO PROVIDE COMPLETE AND OPERATIVE SYSTEMS. H<mark>E CONT</mark>RACTOR IS TO F<mark>URNIS</mark>H LABOR MATERIAL, COMPLETE AND OPERATIVE SYSTEMS. THE CONTRACTOR IS TO URN<mark>ISH LA</mark>BOR MATERIA<mark>L, TRANSPORTATION, EQUIPMENT, AND MISCELLANEOUS SERVICES ETC. REQUIRED TO</mark> ACCOMPLISH THIS RESULT. ANYTHING WHICH MAY BE REASONABLY CONSTRUED AS A NECESSARY PART OF THE INSTALLATION IS TO BE INCLUDED, WHETHER SPECIALLY SHOWN OR MENTIONED. NOTHING IN THESE PLANS OR SPECIFICATIONS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES. THESE DRAWINGS ARE DIAGRAMMATIC REPRESENTATION OF WORK TO BE ACCOMPLISHED AND AS SUCH ARE NOT INTENDED TO SHOW ALL REQUIRED OFFSETS OF PIPING AND DUCK WORK. THE CONTRACTOR SHALL INSTALL

ATERIAL 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 INTERPRETATION OF THE CONSTRUCTION DOCUMENTS, BUT THE SUPERVISION SUBMITTALS; CONTRACTOR SHALL SUBMIT A COPY OF EQUIPMENT BROCHURES FOR EACH ITEM FURNISHED. DATA SHALL INCLUDE MANUFACTURES APPROVED INSTALLATION INSTRUCTIONS. SUBMITTALS SHALL BE COMPLETE AND

SHALL BE BOUND, INDEXED, AND TABBED. TEST AND ADJUSTMENTS: CONTRACTOR SHALL TEST ALL EQUIPMENT PER MANUFACTURERS INSTRUCTIONS, SYSTEM SHALL BE FREE OF OBJECTIONABLE NOISE AND VIBRATION. SYSTEM SHALL BE BALANCED FOR EVEN OPERATING INSTRUCTIONS: CONTRACTORS SHALL PROVIDE OWNER WITH 2 COPIES OF OPERATING AND MAINTENANCE INSTRUCTIONS, MANUFACTURERS EXTEND WARRANTIES, AND CONTRACTORS WRITTEN WARRANTIES, ALL BOUND, INDEXED AND TABBED. MAINTENANCE INSTRUCTIONS SHALL INCLUDE MAINTENANCE WHICH IS

REQUIRED TO KEEP EQUIPMENT OPERATING AT MAXIMUM EFFICIENCY. <mark>WARRANTY: ALL</mark> MATE<mark>RIALS</mark> AND WORKMA<mark>NSHIP S</mark>HALL BE GUA<mark>RANTEED FOR A PERIOD OF ONE YEAR FROM DATE</mark> OF FINAL ACCEPTANCE OR FROM DATE OF OWNERS SUBSTANTIAL USAGE OR OCCUPANCY, WHICH EVER IS E<mark>ARLIER</mark>. DAM<mark>AGE DUE TO</mark> VOLTAGE FLUCTUATION, FIRE, ACTS OF THE ELEMENTS, ACTS OF THE OWNER OR OTHER PA<mark>RTIES</mark>, 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 <mark>FAILU</mark>RE. 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
B. CALIFORNIA PLUMBING CODE CALIFORNIA MECHANICAL CODE CALIFORNIA ELECTRICAL CODE

DLTS/PHASE/CYCL

MANUFACTURER

DESCRIPTION

MOUNTING

FATING RATED CAPACITY(47° F)

HEATING RATED CAPACITY(17° F)

NONRESIDENTIAL CEC ENERGY STANDARDS 202 MECHANICAL CONTRACTOR SHALL PROVIDE AND IN<mark>STALL A</mark>LL EQUIPM<mark>ENT DUCTS, GRILLS, REGISTERS, CONTROLS,</mark> 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 REQUIREMENTS 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

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.

AIR CONDITIONING UNIT MOUNTING AT ALL FRAMES SHALL BE BOLTED OR LAG SCREWED TO STRUCTURAL MEMBERS AT EACH CORNER WITH MINIMUM 3/8"X3" PENETRATION INTO SOLID WOOD. A.C. UNIT SHALL BE BOLTED TO THE SUPPORT FRAME WITH 3/8" MINIMUM BOLTS AT EACH CORNER. ELECTRICAL VOLTAGE: AIR CONDITIONING CONTRACTOR SHALL CONFIRM ALL SYSTEM VOLTAGES BEFORE BIDDING AND ORDERING EQUIPMENT AND ALLOW FOR BUCK AND BOOST TRANSFORMERS ON EACH PHASE IF REQUIRED. PLUMBING CONTRACTOR: GAS, WATER AND CONDENSATE PIPING INCLUDING FINAL CONNECTIONS WITH

ELECTRICAL CONTRACTOR: ALL POWER AND CONTROL. PROVIDE W/P 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. CONDUIT, <mark>WIRING DISCONNECTS AN</mark>D FINAL CONNECT<mark>IONS, U</mark>NLESS OTH<mark>ERWISE NOTED ON MECHANICAL PLAN. NO</mark> FIELD SUPPLIED ELECTRICAL DEVICE SHALL BE MOUNTED ON AIR CONDITIONING UNITS AND NO RIDGE ELECTRICAL CONNECTIONS SHALL BE MADE. ALL AIR CONDITIONERS TO BE EQUIPPED WITH AN APPROVED CONDENSATE DRAIN, RUN IN AN APPROVED MANNER TO AN APPROVED LOCATION. ALL EQUIPMENT SHALL COMPLY WITH THE CALIFORNIA ENERGY COMMISSION STANDARD, AND SHALL BE CERTIFIED BY THE MANUFACTURER. THE MECHANICAL CONTRACTOR SHALL PROVIDE THE OWNER COPIES OF OPERATION, MAINTENANCE AND PREVENTIVE MAINTENANCE MANUALS FOR EACH M<mark>ODEL A</mark>ND TYPE OF MECHANICAL EQUIPMENT.

EQUIPMENT INDICATED ON THESE DRAWINGS ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND EQUIPMENT LOCATIONS CAVATION, 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 OF OTHER TRADES OR OF ANY STRUCTURAL MEMBERS SHALL BE DONE WITHOUT THE CONSENT OF THE OWNER AND EXCEED NOTCHING REQUIREMENTS SPECIFIED IN STRUCTURAL DRAWINGS.

MECHANICAL UNIT SCHEDULE:

OTARY INVERTER

OWNER CHOICE MUST MEET MINIMUMS AND MAXIMUMS LISTED IN MECHANICAL UNIT SCHEDULE

VERIFY ELECTRICAL LOADS DEMANDS WITH MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION.

OWNER CHOICE

INDOOR HIGH WALL

0.83 MIN. 333 CFM MIN 12,000 BTU/HR 16.0 MIN. 13.0 MIN

12,000 BTU/HR

7.400 BTU/HR

9.5 MIN. 208/230-1-60²

 0.3125^2 OWNER CHOICE1

OWNER CHOICE1

OWNER CHOICE MUST MEET MINIMUMS AND MAXIMUMS LISTED IN MECHANICAL UNIT SCHEDULE. VERIFY ELECTRICAL LOADS DEMANDS WITH MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION. 0 0

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

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PROJECT:

ACCESSORY DWELLING UNIT (TADU-005) PLAN 5

REVISIONS

DATE

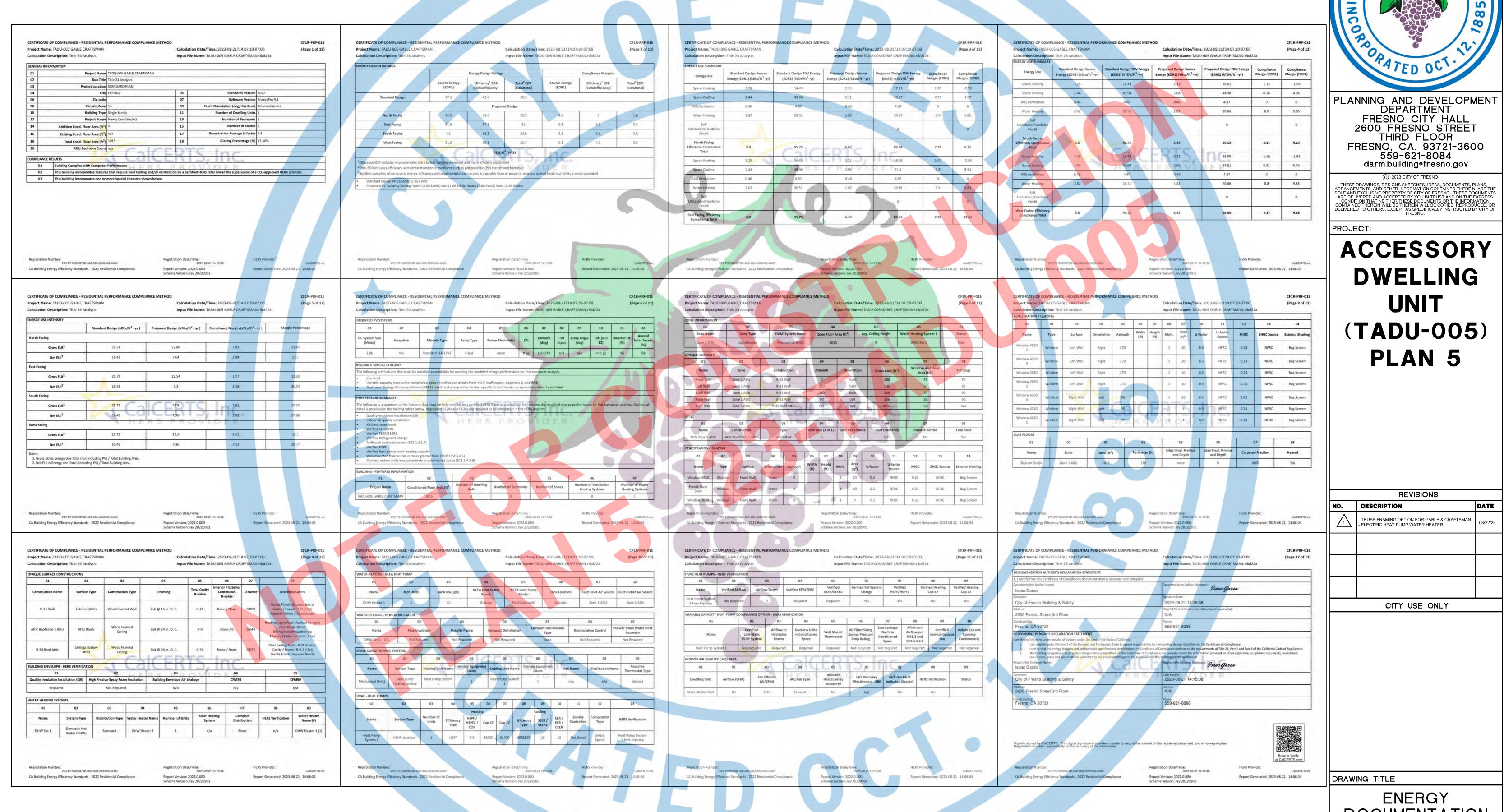
DESCRIPTION

1	- TRUSS FRAMING OPTION FOR GABLE & CRAFTSMAN - ELECTRIC HEAT PUMP WATER HEATER	08/22/23
	CITY USE ONLY	

DRAWING TITLE:

MECHANICAL PLAN AND DETAILS

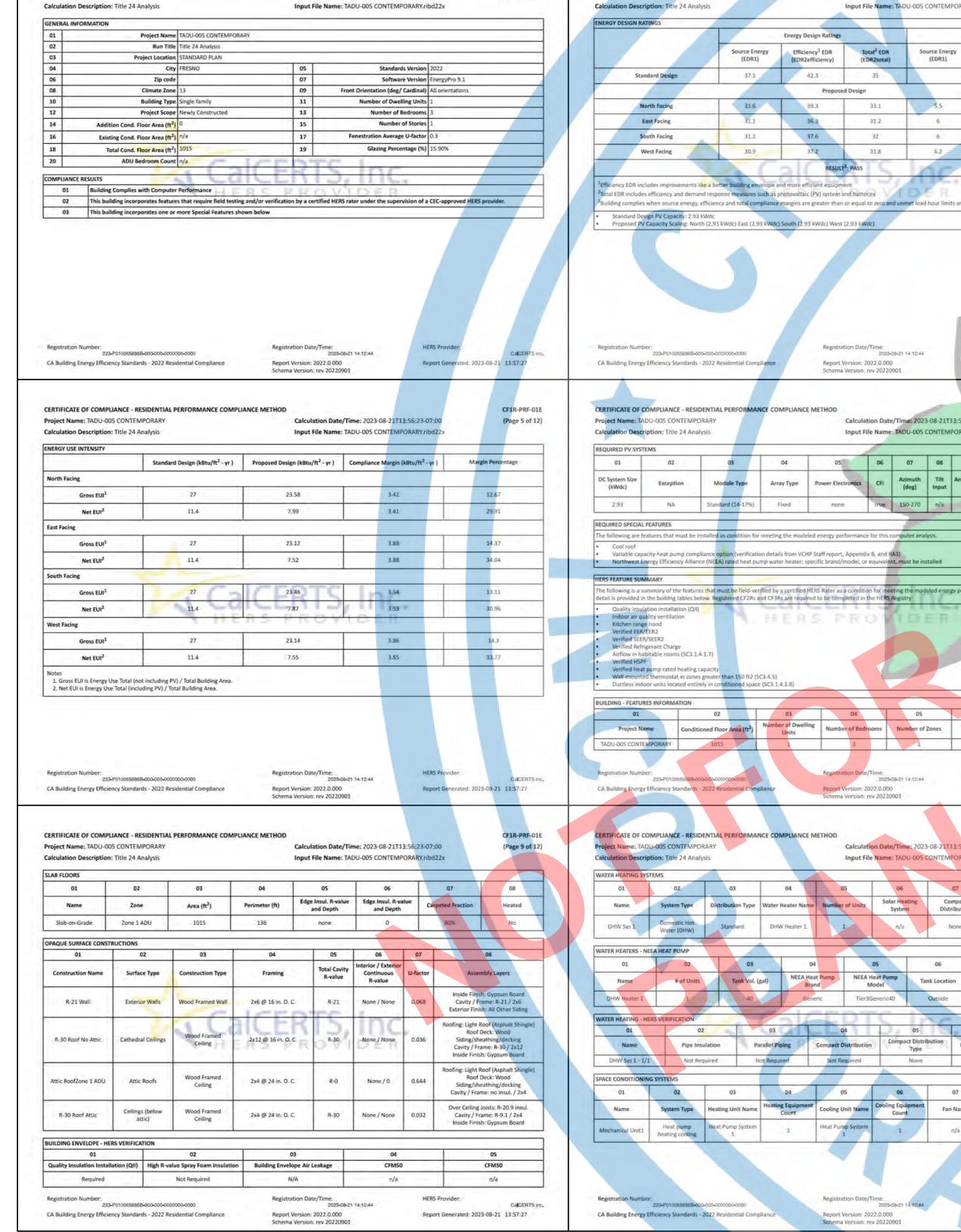
JOB# : TADU-005 **DATE:** 22-Aug-23 SCALE: AS NOTED DRAWN BY: IRG



DOCUMENTATION FOR GABLE & CRAFTSMAN

JOB# : TADU-005 SHEET NO. **DATE**: 22-Aug-23 SCALE: AS NOTED

DRAWN BY: IRG



CF1R-PRF-01E

(Page 1 of 12)

Calculation Date/Time: 2023-08-21T13:56:23-07:00

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: TADU-005 CONTEMPORARY

ject Name: TADU-005 CONTEMPOR. culation Description: Title 24 Analys				ne: 2023-08-21T13:56: DU-005 CONTEMPORA		CF1R-PF (Page 2
ERGY DESIGN RATINGS	4					
		Energy Design Ratings			Compliance Margins	_
	Source Energy (EDR1)	Efficiency ¹ EDR (EDR2efficiency)	Total ² EDR (EDR2total)	Source Energy (EDR1)	Efficiency ¹ EDR (EDR2efficiency)	Total ² EDR (EDR2total
Standard Design	37.1	42.3	35			
100		Proposed	l Design			
North Facing	31.6	39.3	33.1	5.5	3	1.9
East Facing	31.1	36.3	31.2	6	6	3.8
South Facing	31.1	37.6	32	6	4,7	3
West Facing	30.9	37.2	31.8	6.2	5.1	3.2
uilding complies when source energy, eff	Ndc			met load hour limits are i	not exceeded	
Standard Design PV Capacity: 2.93 kV Proposed PV Capacity Scaling: North	(2.93 kWdc) East (2.93 kWdc	, , , , , , , , , , , , , , , , , , ,				1
Standard Design PV Capacity: 2.93 kV	(2.93 kWdc) East (2.93 kWdc					5

Array Type

Tank Vol. (gal)

Parallel Piping Compact Distribution

04 05

Registration Date/Time:

Schema Version: rev 20220901

of Units

Pipe Insulation

Heat pump Heat Pump System heating cooling 1

HERS PROVIDER

2023-08-21 14:12:44

Solar Heating System

06

2023-08-21 14:12:44

Calculation Date/Time: 2023-08-21T13:56:23-07:00

Input File Name: TADU-005 CONTEMPORARY.ribd22x

Compact Distribution

None

Tier3Generic40 Outside Zone 1 ADU Zone 1 ADU

Compact Distribution Recirculation Control

Report Version: 2022.0.000

Schema Version: rev 20220901

Calculation Date/Time: 2023-08-21T13:56:23-07:00

Input File Name: TADU-005 CONTEMPORARY.ribd22x

05 06 07 08 09 10 11 12

true 150-270 n/a n/a <=7:12 96 98

06 07

Number of Ventilation Number of Water Cooling Systems Heating Systems

HERS Verification

Tank Location Duct Inlet Air Source Duct Outlet Air Source

Fan Name Distribution Name

Report Generated: 2023-08-21 13:57:27

n/a DHW Heater 1 (1)

Power Electronics CFI Azimuth (deg) Tilt Array Angle (deg) Tilt: (x in inverter Eff. Solar Access (%)

(Page 6 of 12)

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft ² -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft ² -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft²-yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	4.11	18.14	2.74	20.98	1.37	-2.84
Space Cooling	2.6	55	2.17	50.67	0.43	4.33
IAQ Ventilation	0.45	4.83	0.45	4.83	.0	. 0
Water Heating	2.62	26.51	1.83	20.71	0.79	5.8
Self Utilization/Flexibility Credit				0		0
North Facing fficiency Compliance Total	9.78	104.48	7.19	97,19	2.59	7.29
Space Heating	4.11	18.14	2.76	20.88	1.35	-2.74
Space Cooling	2.6	55	1.89	43.32	0.71	11.68
IAQ Ventilation	0.45	4.83	0.45	4.83	0	0
Water Heating	2.62	26.51	1.83	20.72	0.79	5.79
Self Utilization/Flexibility Credit				0		ø
East Facing Efficiency Compliance Total	9.78	104.48	6.93	89.75	2.85	14.73

Calculation Date/Time: 2023-08-21T13:56:23-07:00

Input File Name: TADU-005 CONTEMPORARY.ribd22x

Zone Floor Area (ft²) Avg. Ceiling Height Water Heating System 1

Skylight Area Roof Rise (x in Roof Reflectance 0 2 0.3

Calculation Date/Time: 2023-08-21T13:56:23-07:00

Input File Name: TADU-005 CONTEMPORARY.ribd22x

CF1R-PRF-01E

(Page 7 of 12)

CalCERTS inc.

CF1R-PRF-01E

(Page 11 of 12)

CalCERTS inc.

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HERS Verification

Report Generated: 2023-08-21 13:57:27

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

HVAC System Name

Zone Construction Azimuth Orientation Area (ft²)

 O1
 O2
 O3
 O4
 O5
 O6
 O7

 Name
 Construction
 Type
 Roof Rise (x in 12)
 Roof Reflectance
 Roof Emittance
 Radiant Barrier

 Attic Zone LADU
 Attic Roof Zone LADU
 Ventilated
 2
 0.3
 0.75
 No

| Name | System Type | Number of Units | Efficiency Type | Cop | Cap 47 | Cap 17 | Cap 17 | CEER | Controlled | Ceek | Ce

Heat Pump
System 1 VCHP-ductless 1 HSPF 9.5 38000 21400 EERSEER 16 13 Not Zonal Single Heat Pump System
1-hers-htpump

01 02 03 04 05 06 07 08 09

Heat Pump System 1 Not required Required Required Required Not require

Certified Low-Static VCHP System Rooms Ductless Units in Conditioned Space Wall Mount Thermostat Space Wall Mount Thermostat Drop Rating Space Ducts in Conditioned Space Ducts in Conditioned Space Space Space Ducts in Conditioned Space Spac

05 06

Report Version: 2022.0.000 Schema Version: rev 20220901

Includes
Heat/Energy
Recovery?

IAQ Recovery
Includes Fault
HERS Verification

Name Verified Airflow Airflow Target Verified EER/EER2 Verified SEER/SEER2 Charge HSPF/HSPF2 Cap 47

Heat Pump System
1-hers-htpump
Not Required
0 Required Required Yes Yes

03 04

0.35 Exhaust

Fan Efficacy (W/CFM)

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time: 2023-08-21 14:12-44

Schema Version: rev 20220901

Project Name: TADU-005 CONTEMPORARY

Calculation Description: Title 24 Analysis

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Project Name: TADU-005 CONTEMPORARY

Calculation Description: Title 24 Analysis

INDOOR AIR QUALITY (IAQ) FANS

01

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD





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PROJECT:

Report Generated: 2023-08-21 13:57:27

ACCESSORY DWELLING UNIT (TADU-005) PLAN 5

ENESTRATION /	SLAZING												
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Туре	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft ²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shadin
Window 4050	Window	Front Wall	Front	0			1	20	0.3	NFRC	0.23	NFRC	Bug Screen
Window 3030	Window	Front Wall	Front	0			ī	9	0.3	NFRC	0.23	NFRC	Bug Screen
French Door 3068	Window	Front Wall	Front	0			1	20	0.3	NFRC	0.23	NFRC	Bug Screen
Window 4050 2	Window	Left Wall	Right:	270			1	20	0.3	NFRC	0.23	NFRC	Bug Screen
Window 4020	Window	Left Wali	Right	270			1	8	0.3	NFRC	0.23	NERC	Bug Screen
Window 4050 3	Window	Left Wall	Right	270	10	E	1	20	0.3	NFRC	0.23	NFRC	Bug Screen
Window 4020 2	Window	Left Wall	Right	270	83	7	R	8	0.3	NFRC	0.23	NFRC	Bug Screen
Window 2050	Window	Left Wall	Right	270			1	10	0.3	NFRC.	0.23	NFRC	Bug Screen
Window 2020	Window	Left Wall	Right	270			1	4	0.3	NFRC	0.23	NFRC	Bug Screen
Window 2050 2	Window	Left Wall	Right	270			1	10	0.3	NFRC	0.23	NFRC	Bug Screen
Window 2020 2	Window	Left Wall	Right.	270			1	4	0.3	NERC	0.23	NFRC	Bug Screen
Window 4010	Window	Right Wall	Left	90			1	4	0.3	NFRC	0.23	NFRC	Bug Screen
Window 4010 2	Window	Right Wall	Left	90			1	4	0.3	NFRC	0.23	NFRC	Bug Screen
Window 4050	Window	Right Wall	Left	90			1	20	0.3	NFRC	0.23	NFRC	Bug Screen

		7		CF1R-PRF-01E		
544		HERS Provi	der: nerated: 2023-08	CalCERTS inc. -21 13:57:27	1	- TRUSS FRAMING OPTION FOR GABLE & CR - ELECTRIC HEAT PUMP WATER HEATER
	NFRC	0.23	NFRC	Bug Screen	NO.	DESCRIPTION
-		1000	- 5		4	REVISIONS
	NFRC	0.23	NFRC	Bug Screen		
	NFRC	0.23	NFRC	Bug Screen	30	
	NFRC	0.23	NFRC	Bug Screen		
	NFRC	0.23	NFRC	Bug Screen		
	NFRC	0.23	NFRC	Bug Screen	-	
Ī	NFRC	0.23	NFRC	Bug Screen		
	NFRC	0.23	NFRC	Bug Screen		
r	NFRC	0.23	NFRC	Bug Screen		
Ī	NFRC	0.23	NFRC	Bug Screen		
	NFRC	0.23	NFRC	Bug Screen		
	NEK	0.23	MERC	Bug Screen	6 1	

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
1. I certify that this Certificate of Compliance documentation is accurate and o	omplete.
Documentation Author Name: Isaac Garza	Documentation Author Signature: Isaac Garza
Company: City of Fresno Building & Safety	Signature Date: 2023-08-21 14:12:44
Address: 2600 Fresno Street 3rd Floor	CEA/ HERS Certification Identification (If applicable): N/A
City/State/Zip: Fresno, CA 93721	Phone: 559-621-8096
RESPONSIBLE PERSON'S DECLARATION STATEMENT	
 The building design features or system design features identified on this Cer calculations, plans and specifications submitted to the enforcement agency 	rulicate of Compliance are consistent with the information provided on other applicable compliance documents, workshed for approval with this building permit application.
Responsible Designer Name: Isaac Garza	Responsible Designer Signature: 9saac Garza
	for approval with the building permit application. Responsible Designer Signature: Psace Garea Date Signed: 2023-08-21 14:12:44
Isaac Garza Company	Date Signed:
Isaac Garza Company: City of Fresno Building & Safety Address:	Date Signed: 2023-08-21 14:12:44 Dicense:

Registration Date/Time:

Report Version: 2022.0.000

Schema Version: rev 20220901

2023-08-21 14:12:44

223-P010065886B-000-000-0000000-0000

CA Building Energy Efficiency Standards - 2022 Residential Compliance

[=:=:=]
Easy to Verily
at CalCERTS.com

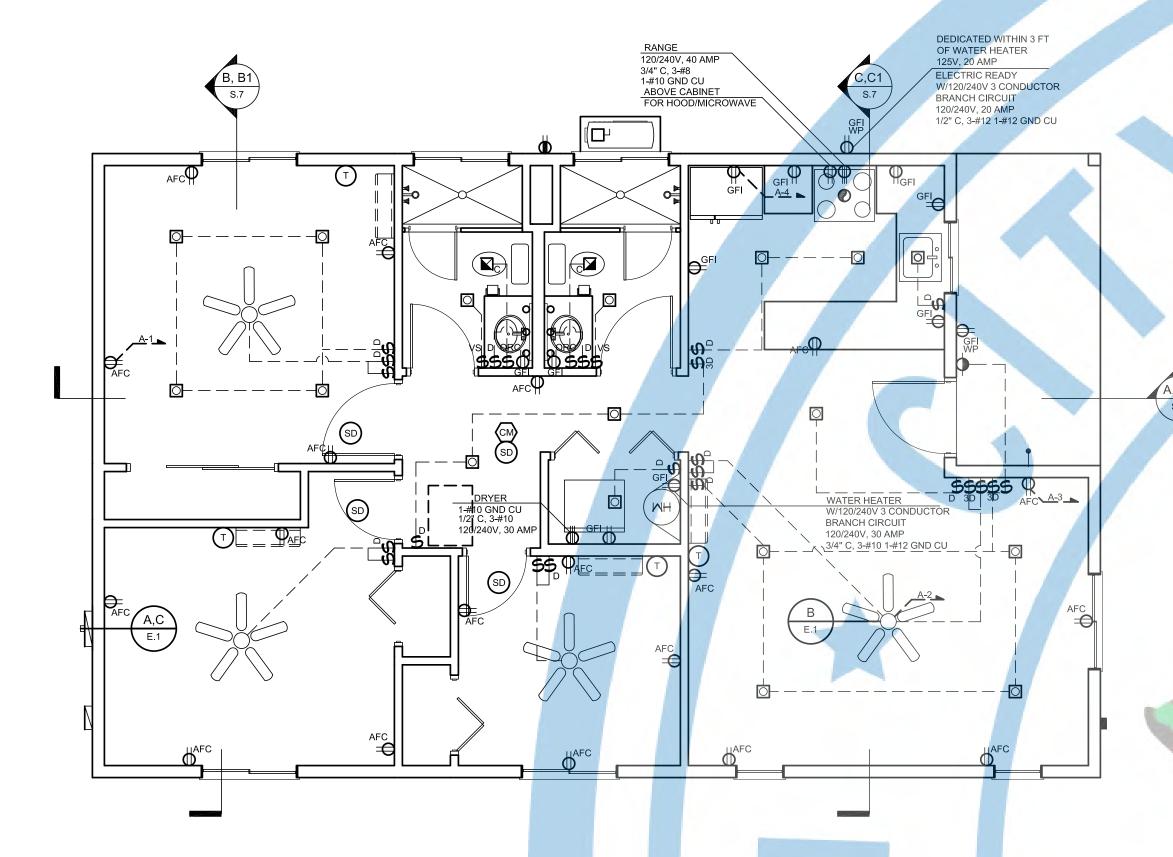
DRAWING TITLE

ENERGY DOCUMENTATION FOR CONTEMPORARY

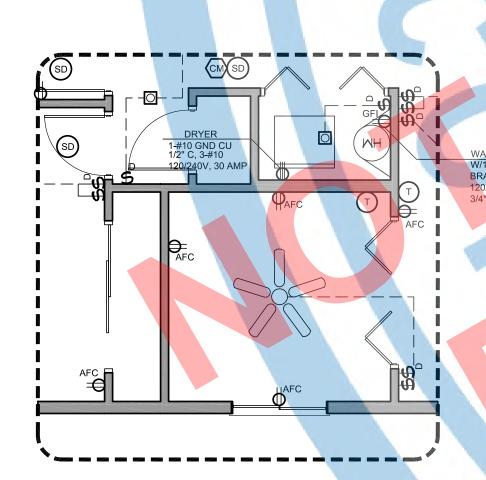
CITY USE ONLY

DATE: 22-Aug-23 SCALE: AS NOTED DRAWN BY: IRG

JOB# : TADU-005 SHEET NO.



ELECTRICAL PLAN (SAME DESIGN FOR PORCH OPTION





ď			_	
	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	ω [⊕]	3-WAY SWITCH W/ DIMMER	Þ	DUPLEX OUTLET
	€O°	SINGLE POLE SWITCH W/ DIMMER	₽	220 V. OUTLET
-	(y)	SINGLE POLE SWITCH	Ð =AFC	DUPLEX OUTLET W/ARC-FAULT CIRCUIT INTERRUPTER
	⇔ %	SINGLE POLE SWITCH W/OVER RIDE CONTROL.	þ -GFI WP	WATERPROOF OUTLET W/GROUND FAULT CIRCUIT INTERRUPTER
	လ _≳	VACANCY SENSOR SWITCH	Ð =GFI	DUPLEX OUTLET W/GROUND FAULT CIRCUIT INTERRUPTER
1	h-	WALL MOUNTED FIXTURE(LED) W/MOTION	 	DOOR BELL BUTTON
		SENSOR & INTEGRAL PHOTO CONTROL	 	CHIME ASSEMBLY
	0	WALL MOUNTED LIGHT STRIP FIXTURE	D	THERMOSTAT
		(LED)		GARAGE DOOR SENSOR
		CEILING MOUNTED FIXTURE RECESSED CAN (LED)	þ	GARAGE DOOR OPENER
١		CEILING FAN W/LIGHT (LED) (SEPARATE SWITCH FOR FAN)		STREET ADDRESS NUMERALS AT LEAST 3" HIGH WIA 1/4" STROKE MOUNTED ON A CONTRASTING BACKGROUND CLEARLY VISIBLE FROM THE STREET (ILLUMINATED)
		SWITCH CIRCUIT SMOKE ALARM, SEE ELECTRICAL NOTES	- 4	ELECTRICAL SERVICE W/ METER. OWNER TO VERIFY W/ LOCAL UTILITY COMPANY. SEE ELECTRICAL LOAD CALCULATION FOR SIZE.
	SD	NUMBER 42 FOR SPECIFICATIONS.		DISCONNECT SWITCH IN BOX
		CARBON MONOXIDE ALARM. SEE ELECTRICAL NOTES NUMBER 43 FOR	=	110 V WATER PROOF OUTLET WITHIN 25'-0" OF UNIT ON THE SAME LEVEL
١	(CM)	SPECIFICATIONS.	⊠ _C	INDOOR AIR QUALITY BUILDING CONTINUOUS EXHAUST FAN WITH OVERRIDE CONTROL CONTROL 50 CFM.
		AC COMBINER FOR PHOTOVOLTAIC SYSTEM. SEE PHOTOVOLTAIC PLANS.	Z	ELECTRICAL SUB PANEL 100 AMP FOR ENERGY STORAGE SYSTEM READY.
		SYMBOL W/DESCRIPT	ION FOR	DEDICATED OUTLET
- 1				

ELECTRICAL APPLIANCE VOLTAGE, AMPERAGE CONDUIT, CONDUCTORS GROUND CONDUCTOR DEDICATED BRANCH CIRCUITS FOR ENERGY STORAGE SYSTEM READY REQUIREMENTS.

ELECTRICAL LOAD CALCULATION

ELECTRICAL LEGEND

DESCRIPTION OF ELECTRICAL LOAD	SQ.FT.	LOAD PER SQ.FT.	ELECTRICAL LOAD TOTAL FOR GENERAL LIGHTING	MEASUREME OF POWE	
GENERAL LIGHTING	1,015	3	3,045	WATTS	
DESCRIPTION OF ELECTRICAL LOAD	QUANTITY	LOAD PER APPLIANCE	ELECTRICAL LOAD TOTAL PER APPLIANCE	MEASUREME OF POWE	
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	0	1,800	0	WATTS	
DRYER	1	5,000	5,000	WATTS	
MISCELLANEOUS	0	0	0	WATTS	
		25,745	WATTS		
FIRST 1	0,000 WAT	TS AT 100%	10,000	WATTS	

(SUBTOTAL-FIRST 10,000 WATTS AT 100%)XO.40 = REMAINING WATTS AT 40% REMAINING WATTS AT 40% + 10,000 WATTS = SUBTOTAL GENERAL LOADS

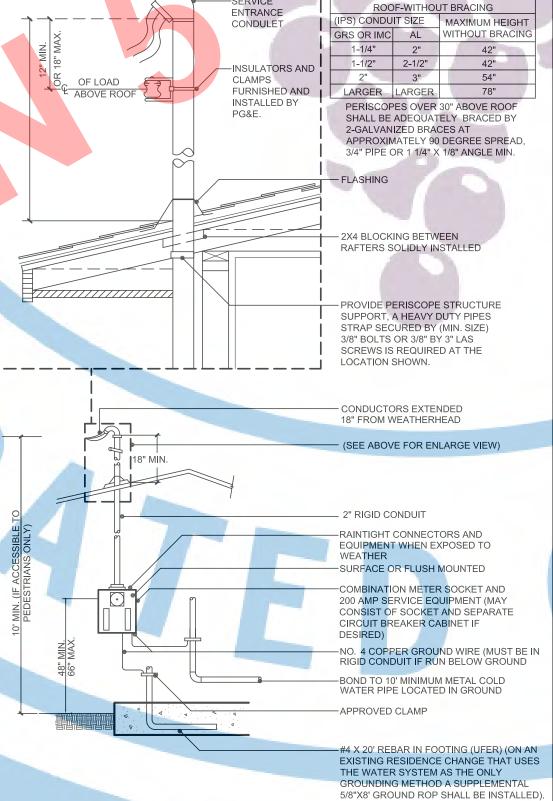
SUBTOTAL-FIRST 10,000 WATTS AT 100%

WATTS TOTAL WATTAGE WATTS TOTAL WATTAGE/240 VOLTS **AMPS** 106 SERVICE RATING

SECTION 150.0(s). SINGLE PHASE SERVICE PROVIDE 2- 3/0 CU-THWN AND 1-#6 CU-THWN GROU<mark>ND C</mark>ONDUCTORS IN "CONDUIT. CONNECTION TO UTILITY COMPANY'S SERVICE WILL BE VERIFIED AT TIME OF LOT SPECIFIC BUILDING OVERHEAD OR UNDERGROUND SERVICE FEEDER WILL BE INSTALLED.

-SERVICE

MAXIMUM MAST HEIGHT ABOVE



C OVERHEAD SERVICE

ELECTRICAL NOTES:

- BENERAL REQUIREMENT. 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. 6. A GROUNDING ELECTRODE COMPLYING WITH SECTION 250-BO(C) OF THE CEC MUST BE PROVIDED FOR GROUNDING OF THE MAIN SERVICE.[CEC250-24] IF A PERIMETER FOOTING IS TO BE POURED, THE ELECTRODE MUST BE A CONCRETE-ENCASED ELECTRODE COMPLYING WITH CEC SECTION 250-18(C).IF GROUND RODS ARE TO BE USED FOR GROUNDING SERVICES IN EXCESS OF 400 AMPS A MINIMUM OF TWO RODS, SPACED AT LEAST
- THE WORKING CLEARANCE REQUIRED BY SECTION 110-16 OF THE CEC MUST BE PERMANENTLY DELINEATED ON THE FLOOR IN FRONT OF ALL ELECTRICAL PANELS LOCATED IN STORAGE OR PROCESSING AREAS WITH THE WORDING "NO STORAGE IN THIS AREA"
- PERMANENTLY LABEL EACH DISCONNECT, CLEARLY IDENTIFY THE CIRCUITRY THAT IS CONTROLLED BY THE HOOD FAN AND MICROWAVE/HOOD FAN COMBINATION UNITS SHALL HAVE IT'S OWN SEPARATE 20 AMP CIRCUIT CENTRAL HEATING EQUIPMENT REQUIRES INDIVIDUAL BRANCH CIRCUITS. 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. 4. ELECTRIC READY 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 SHALL BE LOCATED IMMEDIATELY ADJACENT THERETO. WHERE FUSES ARE USED AS THE SERVICE OVERCURRENT DEVICE, THE DISCONNECTING MEANS SHALL BE LOCATED AHEAD OF THE SUPPLY SIDE OF THE B. TYPE 2 SPD SHALL BE CONNECT AT THE BUILDING OR STRUCTURE ANYWHERE ON THE LOAD SIDE OF THE FIRST OVERCURRENT DEVICE AT THE BUILDING OR STRUCTURE.

C. THE SPD SHALL BE CONNECTED ON THE LOAD SIDE OF THE FIRST OVERCURRENT DEVICE IN A SEPARATELY 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, DENS. BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS OR SIMILAR ROOMS 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, FAN AND SMOKE DETECTORS. EXCEPTION 1: WHERE RMC, IMC, EMT, OR STE<mark>EL ARM</mark>ORED CABLE, TYPE AC, MEE<mark>TIN</mark>G 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 AFCI AT THE FIRST OUTLET TO PROVIDE PROTECTION FOR THE REMAINING PORTION OF THE BRANCH CIRCUIT. ALL REQUIRED 125-VOLT, 15 AND 20 AMPERE RECEPTACLES SHALL BE LISTED TAMPER-RESISTAN
- PROVIDE GROUND-FAULT-CIRCUIT-INTERRUPTERS (GFI) PROTECTION FOR ALL 125-VOLT, SINGLE PHASE, 15-AND 20-AMP BATHROOM, LAUNDRY, GARAGE AND EXTERIOR RECEPTACLES, COUNTERTOP RECEPTACLES WITHIN 6'-0" OF ALL SINK LOCATIONS, AND ALL KITCHEN RECEPTACLES. AT LEAST ONE LIGHT OUTLET (WALL SWITCH CONTROLLED) SHALL BE INSTALLED ON THE EXTERIOR SIDE OF OUTDOOR ENTRANCES AND EXITS. [NEC 210-70(A)] RECEPTACLE OUTLETS AT COUNTER TOPS SHALL MEET THE FOLLOWING REQUIREMENTS.
- A. RECEPTAGL<mark>E OUTLETS SHALL NOT BE INSTALLED IN A FACE UP POS</mark>ITION IN THE WORK SURFACE B. RECEPTACLE OUTLETS SHALL BE LOCATED ABOVE, BUT NOT MORE THAN 20 INCHES ABOVE THE COUNTERTOF 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 BAS D. ON ISLAND AND PENINSULAR COUNTERTOPS, RECEPTACLES MAY BE MOUNTED A MAXIMUM 12 INCH BELOW COUNTERTOP PROVI<mark>DED THERE ARE NO BACKSLASHE</mark>S ON DIVIDERS AND NO MEA<mark>NS TO</mark> MOUNT WITHIN 18 INCH ABOVE COUNTERTOP, SUCH AS AN OVERHEAD CABIN ALL 120 VOLT WEATHERPROOF RECEPTACLE SHALL BE G.F.C.I. TYPE, PROVIDE WEATHER- PROOF RECEPTACLE
- WITHIN 25 FT. OF ALL HVAC UNITS.). BATHRO<mark>OM REC</mark>EPTACLES ARE TO BE SUPPLIED BY AT LEAST ONE 20-<mark>AMP BR</mark>ANCH CIRCU<mark>IT. THE</mark> CIRC<mark>UIT</mark> SHAL HAVE NO OTHER OUTLETS. 1. A 4-WIRE GROUNDED BRANCH CIRCUIT IS REQUIRED FOR ALL 240 VOLTS CIRCUITS SERVING COOKING FOUIPMENT AND CLOTHES DRYERS ALL RECEPTACLE OUTLET BOXES IN FIRE RESI<mark>STIVE ASSEMBLIES SHAL</mark>L BE MADE OF STEEL A<mark>ND A M</mark>AXIMUM OF
- 16 SQ.IN. BE SEPARATED BY A MINIMUM OF 24" HORIZONTALLY. ALL PENETRATIONS SHALL BE FIRE STOPPED WITH AN APPROVED LISTED SYSTEM. ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LUMINAIRES IN ACCORDANCE WITH ABLE 150.0-A OF THE CEC. A SCHEDULE OF ALL INTERIOR LUMINARIES AND LAMPS INSTALLED MUST BE <mark>DELIVERED TO THE HOMEOWNER AFTER FINAL INSPECTIO</mark>N (TITLE 2<mark>4 CALI</mark>FORNIA CODE OF REGULATIONS, P<mark>AR</mark>1 , 10-103(B)3). IN ADDITION TO A COMPLETE LIST OF INSTALLED LIGHTING SYSTEMS, THE LIGHTING SCHEDULE SHOULD INCLUDE ALL NEC<mark>ESSARY SYSTEM INFORMATION FOR REGULA</mark>R 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 JA-8. LED LIGHTING NOT CERTIFIED SHALL BE CLASSIFIED AS "LOW FEFICACY"
- LIGHTING AND CONTROLS SHALL CONFORM TO 2022 BUILDING ENERGY EFFICIENCY STANDARDS. THE ENERGY STANDARDS REQUIRE VACANCY SENSORS TO CONTROL AT LEAST ONE LUMINAIRE IN THE FOLLOWI<mark>NG ROOM TYPES. BATHROOMS, UTILITY/LAUNDRY ROOMS AND GARAGES.</mark>
- 77. ALL 3 WAY, 4 WAY, AND OTHER LIGHTING CIRCUITS CONTROLLED BY MORE THAN ONE SWITCH. A LIGHTING CIRCUIT CONTROLLED BY MORE THAN ONE SWITCH WHERE A DIMMER OR VACANCY SENSOR HAS BEEN INSTALLED TO COMPLY WITH 150.0(k) SHALL MEET ALL OF THE FOLLOWING CONDITIONS: NO CONTROLS SHALL BYPASS THE DIMMER OR VACANCY SENSOR FUNCTION
- B. THE DIMMER OR VACANCY SENSOR SHALL BE CERTIFIED TO THE ENERGY COMMISSION THAT IT COMPLIES WITH THE APPLICABLE REQUIREMENTS OF 110.9. ENCLOSED LUMINARIES: MAY ONLY CONTAIN LIGHT SOURCES THAT ARE MARKED "JA8-2019-E" AND MUST MEET HIGH-EFFICACY REQUIREMENTS OF JA8. INTERIOR SWITCHES AND CONTROLS: NO CONTROL MUST BYPASS A DIMMER OR VACANCY SENSOR FUNCTION IF THE CONTROL IS INSTALLED TO COMPLY WITH SECTION 150.0(k). . AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) MAY BE USED TO COMPLY WITH DIMMER AND VACANCY
- SENSOR REQUIREMENTS IN ACCORDANCE WITH SECTION 150(K)(2)(G&H) LUMINARIES SHALL BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT PERMIT LUMINARIES TO BE SWITCHED ON AND OFF. 2. FIXTURES USED TO MEET HIGH-EFFICACY LIGHTING REQUIREMENTS SHALL NOT CONTAIN MEDIUM-BASE INCANDESCENT LAMP SOCKETS.
- RECESSED DOWN LIGHT LUMINARIES IN CEILINGS. LUMINARIES RECESSED INTO CEILING MUST NOT CONTAIN SCREW BASE SOCKETS AND MUST MEET THE FOLLOWING REQUIREMENTS. A. BE DEFINED IN SECTION 100.1 FOR ZERO CLEARANCE INSULATION CONTACT. B. HAVE A LABEL THAT CERTIFIED IT IS AIRTIGHT WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS, BE
- SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING.). HAVE ALL AIR LEAKS PATHS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SEALED WI<mark>TH A G</mark>ASKET OF . ALLOW BALLAST OR DRIVER MAINTENANCE AND REPLACEMENT TO BE READILY ACCESSIBLE FROM BELOW THE
- CEILING FOR LUMINARIES WITH HARDWIRED BALLASTS OR DRIVERS E. CONTAIN LIGHT SOURCES THAT COMPLY WITH JA8 ELECTRONIC BALLAST: BALLASTS FOR FLUORESCENT LAMPS 13 LAMP WATTS AND GREATER SHALL BE ELECTRONIC WITH AN OUTPUT FREQUENCY >20 kH NO PARTS OF CORD CONNECTED FIXTURES, HANGING FIXTURES, LIGHTING TRACK, PENDANTS, OR CEILING SUSPENDED (PADDLE) FANS SHALL BE LOCATED WITHIN A ZONE MEASURED 3 FT. HORIZONTALLY AND 8 FEET VERTICALLY FROM THE TOP OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD. THIS ZONE IS ALL ENCOMPASSING AND INCLUDES THE ZONE DIRECTLY OVER THE TUB OR SHOWER STALL.
- . 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 5 FEET ABOVE THE FINISHED FLOOR AND DO NOT CONTAIN A LUMINAIRE OR OTHER DEVICE SHALL BE NO GREATER THAN THE NUMBER OF BEDROOMS - THESE ELECTRICAL BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR

LIGHTING FIXTURES IN CLOTHES CLOSETS TO COMPLY WITH CEC 410.2 AND 410.16.

CONTROL. OR FAN SPEED CONTROL. . AT EVERY RECEPTACLES USED EXCLUSIVELY FOR LIGHTING THE BOX SHALL BE DESIGNED OR INSTALLED SO THAT A LUMINARIES OR LAMP HOLDER MAY BE ATTACHED. BOXES SHALL BE REQUIRED TO SUPPORT A LUMINAIRE WEIGHING A MINIMUM OF 50 LBS. A LUMINAIRE THAT WEIGHS MORE THAN 50 LBS. SHALL BE SUPPORTED INDEPENDENTLY OF THE RECEPTACLES BOX, UNLESS THE RECEPTACLES BOX IS LISTED AND MARKED ON THE INTERIOR OF THE BOX TO INDICATE THE MAXIMUM WEIGHT THE BOX SHALL BE PERMITTED TO ALL OUTDOOR LIGHTING PERMANENTLY ATTACHED TO THE RESIDENCE OR OTHER BUILDING ON THE SAME LO

SHALL BE HIGH-EFFICACY, CONTROLLED BY AN MANUAL ON AND OFF SWITCH THAT DOES NOT OVERRIDE TH

ON, AND AN AUTOMATIC CONTROL TYPE SENSOR: (SECTION 150.0(K)(3) OF THE CEC STANDARDS.

- 0. CEILING SUSPENDED (PADDLE) FANS SHALL BE SUPPORTED INDEPENDENTLY OF AN RECEPTACLE BOX OR BY LISTED RECEPTACLE BOX OR RECEPTACLE BOX SYSTEMS IDENTIFIED FOR THE USE. NIGHT LIGHTS: PERMANENTLY INSTALLED NIGHT LIGHTS AND NIGHT LIGHTS INTEGRAL TO INSTALLED
- LUMINAIRES OR EXHAUST FANS SHALL BE RATED TO CONSUME NO MORE THAN FIVE WATTS OF POWER LIGHTS SHALL NOT BE REQUIRED TO BE CONTROLLED BY VACANCY SENSORS. SMOKE ALARMS: SMOKE DETECTION AND NOTIFICATION ALARM:
- A. POWER SOURCE: IN NEW CONSTRUCTION, REQUIRED SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. THE DETECTOR SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THEN THOSE REQUIRED FOR OVER CURRENT PROTECTION.
- B. LOCATION WITHIN DWELLING UNITS. a. SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE LOCATED WHERE AMBIENT CONDITIONS, INCLUDING HUMIDITY AND TEMPERATURE, ARE OUTSIDE THE LIMITS SPECIFIED BY THE
- MANUFACTURER'S PUBLISHED INSTRUCTIONS. SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE LOCATED WITHIN UNFINISHED ATTICS OR GARAGE OR OTHER SPACES WHERE TEMPERATURES CAN FALL BELOW 40° F OR EXCEED 100° F C WHERE THE MOUNTING SURFACE COULD BECOME CONSIDERABLY WARMER OR COOLER THAN THE ROOM, SUCH AS A POORLY INSULATED CEILING BELOW AN UNFINISHED ATTIC OR AN EXTERIOR WALL SMOKE ALARMS AND SMOKE DETECTORS SHALL BE MOUNTED ON AN INSIDE WALL.
- SMOKE ALARMS OR SMOKE DETECTORS SHALL BE INSTALLED A MINIMUM OF 20 FEET HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE. EXCEPTION: LONIZATION SMOKE ALARMS WITH AN ALARM SILENCING SWITCH OR PHOTOELECTRIC SMOKE ALARMS SHALL BE PERMITTE O BE INSTALLED 10 FEET OR GREATER FROM A PERMANENTLY INSTALLED COOKING APPLIANCE. PHOTOELECTRIC SMOKE ALARM<mark>S SHAL</mark>L BE PERMITTED TO E INSTALLED GREATER THAN 6 FEET FROM A DJA<mark>CENT SPACES HAVE N</mark>O CLEA<mark>R INTER</mark>IOR PARTITIONS AND THE 10 FEET DISTANCE WOULD PROHIBI THE PLACEMENT OF A SMOKE ALARM OR SMOKE DETECTOR REQUIRED BY OTHER SECTIONS OF THE CODE. SMOKE ALARMS LISTED FOR USE IN CLOSE PROXIMITY TO A PERMANENTLY INSTALLED COOKING
- INSTALLATION NEAR BATHROOMS. SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN A 3 FOOT HORIZONTAL DISTANCE FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY OTHER SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE INSTALLED WITHIN A 36 INCH HORIZONTAL PATH
- FROM THE SUPPLY REGISTERS OF A FORCED AIR HEATING OR COOLING SYSTEM AND SHALL BE INSTALLED OUTSIDE OF THE DIRECT AIRFLOW FROM THOSE REGISTERS. SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE INSTALLED WITHIN A 36 INCH HORIZONTAL PATH FROM THE TIP OF THE BLADE OF A CEILING-SUSPENDED (PADDLE) FAN. WHERE STAIRS LEAD TO OTHER OCCUPIED LEVELS, A SMOKE ALARM OR SMOKE DETECTOR SHALL BE OCATED SO THAT SMOKE RISING IN THE STAIRWAY CANNOT BE PREVENTED FROM REACHING THE SMOKE ALARM OR SMOKE DETECTOR BY AN INTERVENING DOOR OBSTRUCTION.
- FOR STAIRWAYS LEADING UP FROM A BASEMENT, SMOKE ALARM OR SMOKE DETECTORS SHALL BE LOCATED ON THE BASEMENT CEILING NEAR THE ENTRY TO THE STAIRS. FOR TRAY-SHAPED CEILINGS (COFFERED CEILINGS), SMOKE ALARMS AND SMOKE DETECTORS SHALL BE INSTALLED ON THE HIGHEST PORTION OF THE CEILING OR ON THE SLOPED PORTION OF THE CEILING WITHIN 12 INCH VERTICALLY DOWN FROM THE HIGHEST POINT. SMOKE ALARMS AND SMOKE DETECTORS INSTALLED IN ROOMS WITH JOISTS OR BEAMS SHALL COMPLY WITH THE REQUIREMENTS OF 17.7.3.2.4. HEAT ALARMS AND DETECTORS INSTALLED IN ROOMS WITH JOIST OR BEAMS SHALL COMPLY WITH THE

REQUIREMENTS OF 17.6.3. ARBON MONOXIDE DETECTOR ALARMS

FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED; AND IN DWELLING UNITS THAT HAVE A. POWER SUPPLY:

OTHER POWER SOURCES RECOGNIZED FOR USE BY NFPA 720.

- FOR NEW CONSTRUCTION, REQUIRED CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FR<mark>OM THE</mark> BUILDI<mark>NG WIRING WHERE SUCH IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED</mark> VIT<mark>H A BAT</mark>TERY B<mark>ACK-</mark> UP. ALARM WIR**ING S**HALL BE DIRECTLY CONNECTED CONNECTED TO THE PERMANENT BUILDING WIRING WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVER CURRENT
- IN DWELLING UNITS WHERE THERE IS NO COMMERCIAL POWER SUPPLY, THE CARBON MONOXIDE ALARM MAY BE SOLELY BATTERY OPERATED. IN EXISTING DWELLING UNITS A CARBON MONOXIDE ALARM IS PERMITTED TO BE SOLELY BATTER OPERATED WHERE REPAIRS OR ALTERATIONS DO NOT RESULT IN THE REMOVAL OF WALL AND CEILING FINISHES OR THERE IS NO ACCESS BY MEANS OF ATTIC, BASEMENT OR CRAWL SPACE.
- WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT OR WITHIN A SLEEPING UNIT, THE ALARM SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.
- INTERCONNECTION IS NOT REQUIRED IN EXISTING DWELLING UNITS OR WITHIN SLEEPING UNITS WHERE REPAIRS DO NOT RESULT IN THE REMOVAL OF ALL AND CEILING FINISHES, THERE IS NO ACCESS BY MEANS OF ATTIC, BASEMENT OR CRAWL SPACE, AND NO PREVIOUS METHOD FOR INTERCONNECTION
- C. WHERE REQUIRED IN EXISTING DWELLINGS OR SLEEPING UNITS: WHERE A PERMIT IS REQUIRED FOR ALTERATIONS. REPAIRS OR ADDITIONS EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION
- 420.4.1 CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. D. ALARM REQUIREMENTS: SINGLE- AND MULTIPLE- STATION MONOXIDE ALARMS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL 2034. CARBON MONOXIDE DETECTORS SHALL BE LISTED AS COMPLYING WITH THE REQUIREMENTS OF UL 2075. CARBON MONOXIDE ALARMS AND CARBON MONOXIDE DETECTORS SHALL BE
 - INSTALLED IN ACCORDANCE WITH THIS CODE, THE CURRENT EDITION OF NFPA 720 "STANDARD FOR THE INSTALLATIONS OF CARBON MONOXIDE (CO) DETECTION AND WARNING EQUIPMENT" AND THE MANUFACTURERS IONS. OTHER CARBON M<mark>ONOXI</mark>DE ALARM A<mark>ND DETECTION DEVICES AS RECOGNIZED I</mark> NFPA 720 ARE ALSO ACCEPTABLE. CARBON MONOXIDE ALARMS REQUIRED BY SECTIONS 420.4.1 AND 420.4.2 SHALL BE INSTALLED IN THE FOLLOWING LOCATION:
 - OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S). ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS. WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR IT'S ATTACHED BATHROOM.

SPECIFY THE DIRECT WIRED, 110V WITH BATTERY BACKUP, AND INTERCONNECTED. (CRC R315.1.1 AND

- MULTIPLE- PURPOSE ALARMS: CARBON MONOXIDE ALARMS COMBINED WITH SMOKE ALARMS SHALL COMPLY WITH SECTION AND ALL APPLICABLE STANDARDS, AND REQUIREMENTS FOR LISTING AND APPROVAL BY THE
- BING-IN-PLACE DESIGN REQUIREMENTS: RICAL RECEPTACLE OUTLETS, SWITCHES AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTIL ATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MOR HAN 48 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES MEASURE
- FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR. EXCEPTION #2: RECEPTACLE OUTLETS REQUIRED BY THE CALIFORNIA ELECTRICAL CODE ON A WALL SPACE THE DISTANCE BETWEEN THE FINISHED FLOOR AND A BUILT-IN FEATURE ABOVE THE FINISH FLOOR, SUCH A WINDOW, IS LESS THAN 15 INCHES.
- DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48 INCHES ABOVE EXTERIOR I OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY. WHERE DOORBELL BUTTO INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48 INCHES MEASURED FROM EXTERIOR FLOOR OR LANDING, A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED A HEIGHT NOT EXCEEDING 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF T DOORBELL BUTTON OR CONTROL
- ENERGY STORAGE SYSTEM READY REQUIREMENTS: A DEDICATED RACEWAY FROM THE MAIN SERVICE TO A PANELBOARD (SUBPANEL) THAT SUPPLIES THE BRA CIRCUITS IN SECTION 150.0(S)(2). ALL BRANCH CIRCUITS ARE PERMITTED TO BE SUPPLIED BY THE MAIN SER PANEL PRIOR TO THE INSTALLATIO<mark>N OF AN</mark> ESS. THE T<mark>RADE SIZE OF THE RACEWAY SHALL BE NOT LESS T</mark>H
- INCH. THE PANELBOARD THAT SUPPLIES THE BRANCH CIRCUITS (SUBPANEL) MUST BE LABELED "SUBPANEL SHALL INCLUDE ALL BACKED-UP LOAD CIRCUITS." A MINIMUM OF FOUR BRANCH CIRCUITS SHALL BE IDENTIFIED AND HAVE THEIR SOURCE OF SUPPLY COLLOCATED AT A SINGLE PANELBOARD SUITABLE TO BE SUPPLIED BY THE ESS. AT LEAST ONE CIRCUIT SHALL
- SUPPLY THE REFRIGERATOR, ONE LIGHTING CIRCUIT SHALL BE LOCATED NEAR THE PRIMARY EGRESS AND AT LEAST ONE CIRCUIT SHALL SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET. SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3 FEET OF THE MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED

PROVIDE BONDING TO COLD -

WATER, HOT WATER, GAS, AND IN ADDITION TO ANY OTHER

INCOMING NEUTRAL CONDUCTOR FROM-

EQUIPMENT BONDING.

NEUTRAL CONDUCTOR TO

EQUIPMENT GROUNDING

SERVICE EQUIPMENT

FOUNDATION

CONDUCTOR TO BRANCH

NO.4 AWG BARE CU. 20' ENCASED-

UFER GROUND

WITHIN 3" TO BOTTOM OF

NEUTRAL LINK -

BRANCH CIRCUIT

BETWEEN THE PANELBOARD AND THE SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH LOCATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE.

NO. 3/0 COPPER GROUNDING—

ELECTRODE CONDUCTOR AS

LOCATION(TYPICAL) -

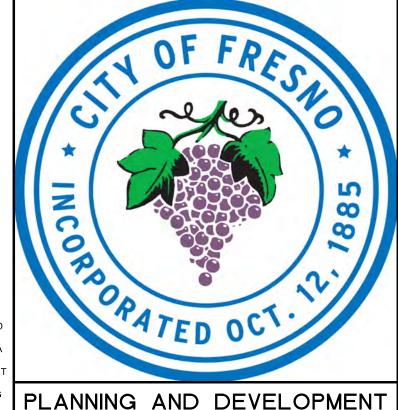
BOND TO BUILDING

METAL FRAME

APPROVED GROUND CLAMP AT

PERMANENTLY ACCESSIBLE

PER C.E.C.



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

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PROJECT:

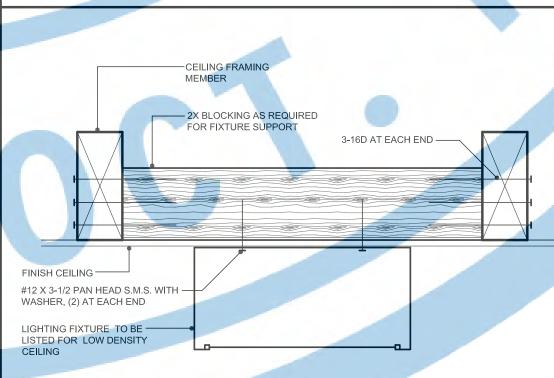
ACCESSORY DWELLING UNIT (TADU-005) PLAN 5

ON R315 HE OFFICE					
	NO.	DESCRIPTION	DATE		
RE RED	1	- TRUSS FRAMING OPTION FOR GABLE & CRAFTSMAN - ELECTRIC HEAT PUMP WATER HEATER	08/22/23		
ACE WHERE H AS A					
FLOOR TONS					
OM THE O AT A THE					
RANCH ERVICE FHAN 1					
EL		CITY USE ONLY			

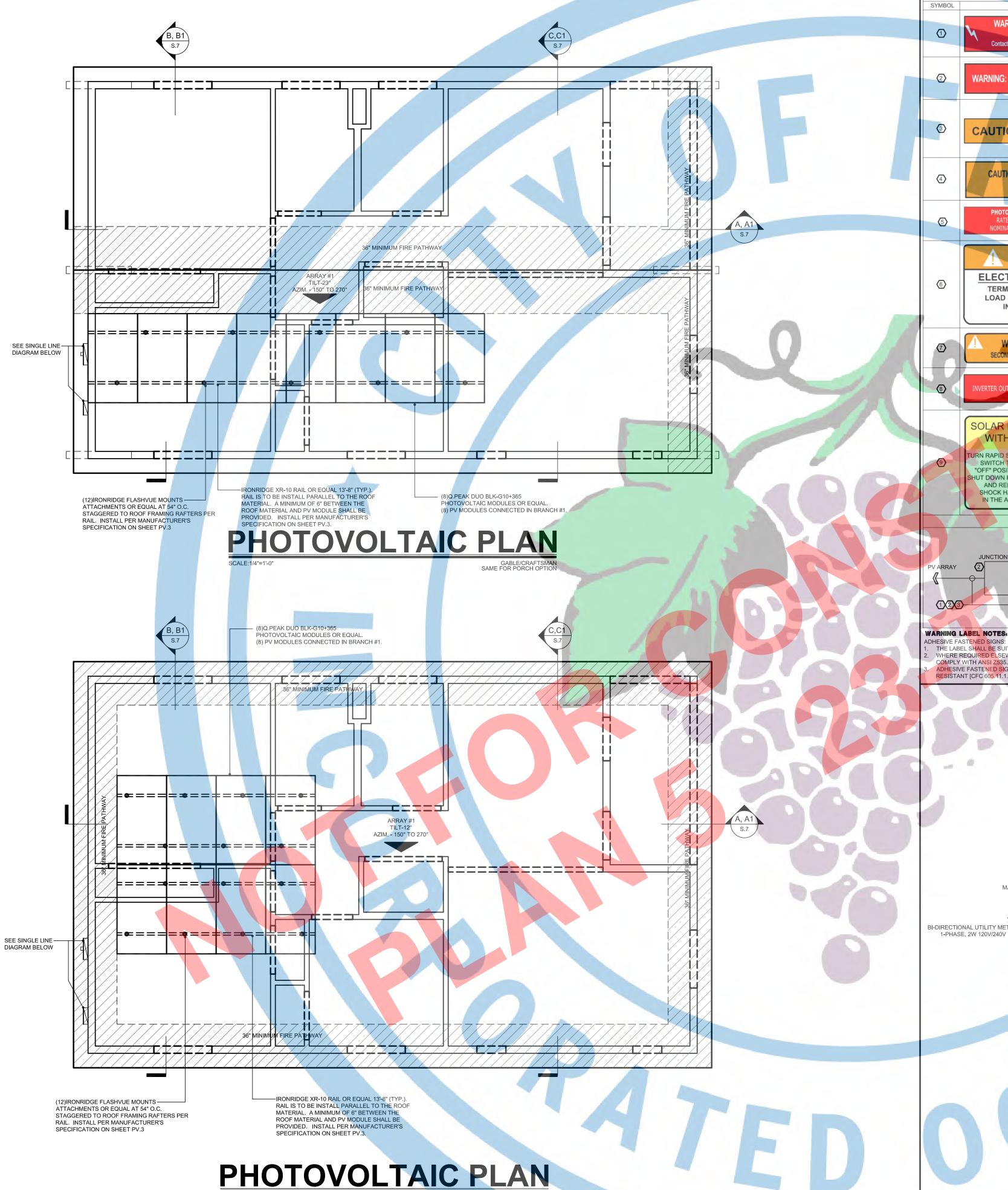
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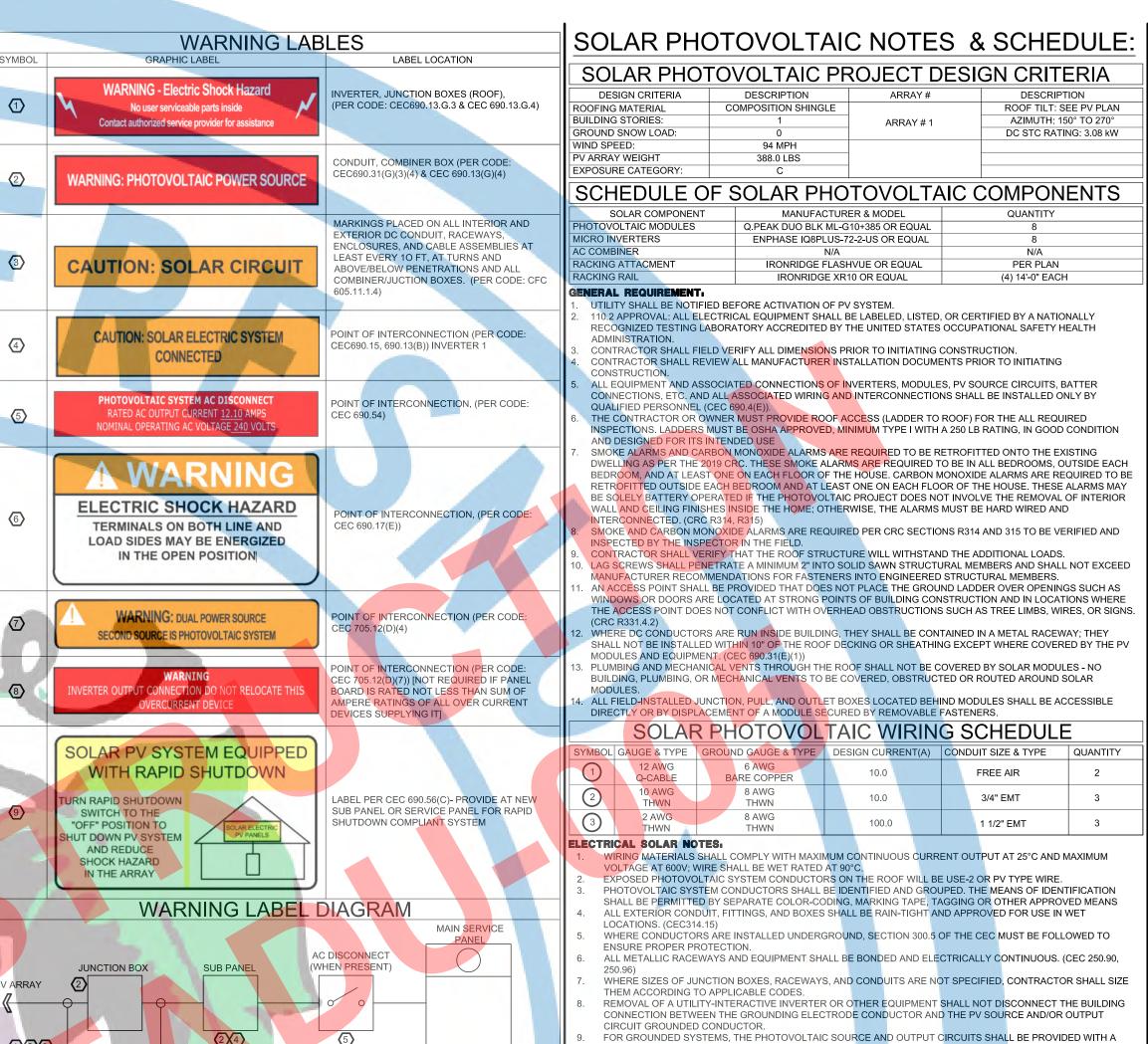
ELECTRICAL PLAN AND DETAILS

DATE: 22-Aug-23 SCALE: AS NOTED DRAWN BY: IRG



B LIGHT FIXTURE





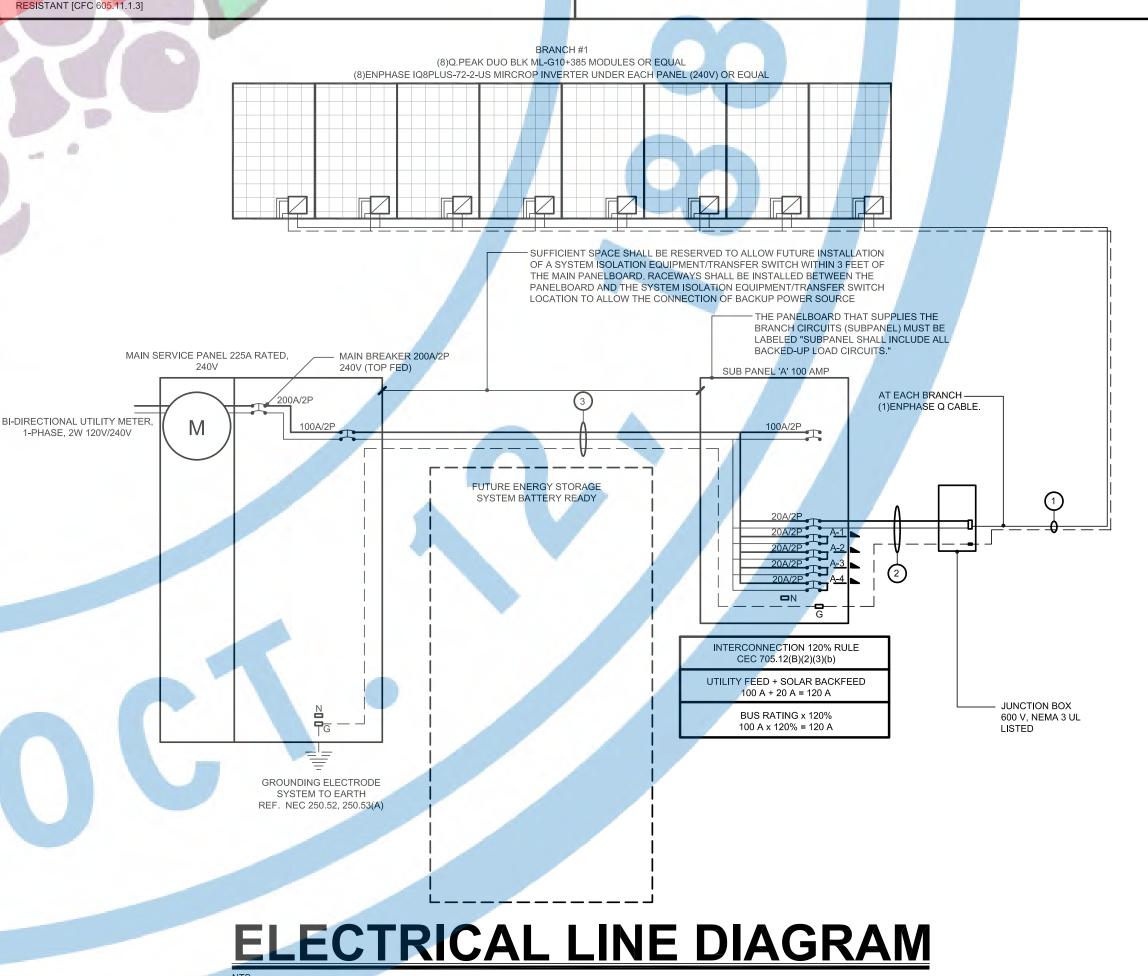
GROUND-FAULT PROTECTION DEVICE OR SYSTEM THAT DETECTS A GROUND FAULT, INDICATES THAT FAULT HAS OCCURED, AND AUTOMATICALLY DISCONNECTS ALL CONDUCTORS OR CAUSES THE INVERTER TO

FOR UNGROUNDED SYSTEMS, THE INVERTER IS EQUIPPED WITH GROUND FAULT PROTECTION AND A GFI FUSE

AUTOMATICALLY CEASE SUPPLYING POWER TO OUTPUT CIRCUITS. (CEC 690.35(C))

SPECIFICATIONS.

PV MODULE FRAMES SHALL BE BONDED TO RACKING RAIL OR BONDED PER MANUFACTURER'S

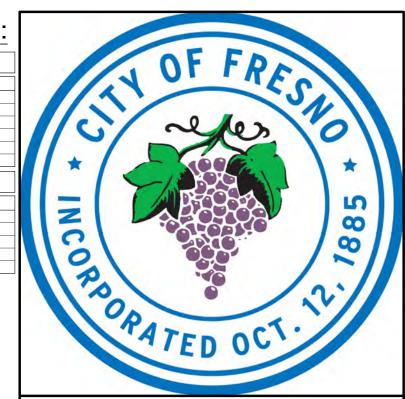


6\(7\(8\(9\)\)

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

<mark>ADHESIVE FASTENED SIGNS M</mark>AY BE ACCEPTABLE IF PROPERLY ADHERED. VINYL SIGNS SHALL BE WEATHE



PLANNING AND DEVELOPMENT
DEPARTMENT
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PROJECT:

ACCESSORY DWELLING UNIT (TADU-005) PLAN 5

NO.	DESCRIPTION	DATE
	CITY USE C	NLY

DRAWING TITLE:

PHOTOVOLTAIC SOLAR PLANS

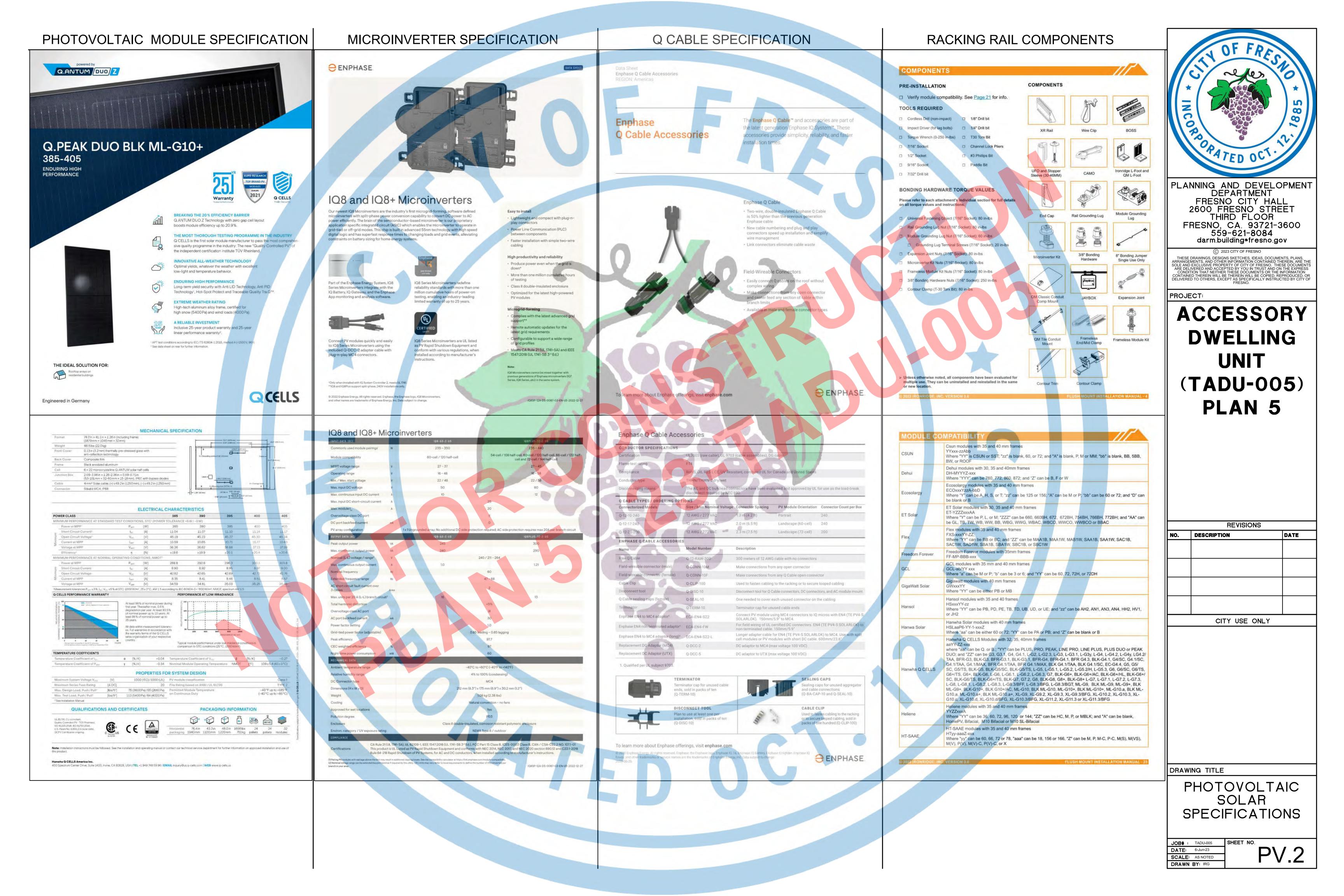
JOB#: TADU-005 SHEET

DATE: 12-Jul-23

SCALE: AS NOTED

DRAWN BY: IRG

PV.1



RACKING RAIL AND ATTACHMENT SPECIFICATION //A IRONRIDGE IRONRIDGE // IRONRIDGE FlashVue® Installation GripCap+® XR10® Rail System Diagram Tools Required: tape measure, chalk, approved sealing materials, driver with 1/4" bit and 7/16" hex socket See Description / Length Locate rafters and snap vertical and horizontal Slide flashing between 1st and 2nd course, so the top is lines to mark locations of flashings. Drill 1/4" pilot at least 3/4" above the edge of the 3rd course and the holes, then fill with roofing manufacturer's approved bottom is above the edge of the 1st course. Line up pilot DESCRIPTION BOLT, LAG 5/16 X 4.25" WASHER, EPDM BACKED FM FLASHING, MILL OR BLACK GRIP CAP, MILL OR BLACK FLASHVUE UFO (Stopper Sleeve Grounding Lug BOSS Splice Ground Wire FLASHING, FLASHFOOT, MILL FV-01-M1 Press Grip Cap onto flashing in desired orientation Q Approved Enphase microinverters can provide equipment grounding of IronRidge systems, eliminating the need for flashing. Tighten lag bolt until fully seated. FV-01-B1 FLASHING, FLASHFOOT, BLACK grounding lugs and field installed equipment ground conductors (EGC). A minimum of two microinverters mounted to the FlashVue is now installed and ready for IronRidge same rail and connected to the same Engage cable is required. Refer to installation manuals for additional details. 1) BOLT, LAG 5/16 x 4.25" Mament of Inertia (X-axis) 0.124 in² Mament of Inertia (Y-axis) 0.032 in² Torsional Constant 0.076 in³ Polar Moment of Inertia 0.033 in² Structural Certification **UL Certification** Designed and Certified for Compliance with the national Building Code & ASCE/SEI-7. The IronRidge® Flush Mount®, Tilt Mount®, and Ground Mount XR Rails® Systems have been listed to UL Water Sealing Tested to UL 441 Section 27 UFO®/Stopper 2703 by Intertek Group plc. "Rain Test" and TAS 100(A)-95 "Wind Driven Rain Test" by Intertek. Tested and evaluated JL 2703 is the standard for evaluating solar mounting systems. It ensures these devices will maintain strong electrical and rechanical connections over 1 per Array without sealant. Any roofing manufacturer 7/16" Head --approved sealant is allowed. Material Weight Attach rails to either side of the open slot using GRIPCAP+® FLASHVUE® 300 Series Stainless Steel bonding hardware. Level rail at desired height, then torque to 250 in-lbs (21 ft-lbs). WASHER, EPDM BACKED, 5/16" an extended period of time in Conforms to UL 2703 (2015) Mechanical and Bonding requirements. See Ironridge Flush ASSY, GRIPCAP+ Mount Installation Manual for full ratings. idge, Inc. All rights: reserved. Visit www.rornidge.com or call 1-800-227-9523 for more informatio FV-01-MAN REV 1,11 // IRONRIDGE FlashVue® IRONRIDGE IRONRIDGE Universal Fastening Object® XR Rail® Family 2) Washer, EPDM Backed Tools Required: FlashVue Flashing and Lag, tape measure, chalk, approved sealing materials, driver with 1/4" bit and 7/16" hex socket Moving Flashing Forward Material 300 Series Stainless Steel We set out to design a flashing that checked all the boxes: fully waterproof, fast and easy to install Over their lifetime, solar panels experience countless Finish Clear extreme weather events. Not just the worst storms in years, correctly, economical, and strong enough to handle but the worst storms in 40 years. High winds capable of every environmental condition. FlashVue® does it ripping panels from a roof, and snowfalls weighing lough to buckle a panel frame. 3) Grip Cap The optimized flashing design features a large Rails® are the structural backbone viewport, for easy alignment with the pilot hole. And eventing these results. They resist uplif the GripCap® and GripCap+® sit snugly in place, so otect against buckling and safely UNIVERSAL FASTENING OBJECT the lag can be driven single-handedly. efficiently transfer loads into the Slide flashing between 1st and 2nd course, so the top is Locate rafters and snap vertical and horizontal lines ilding structure. Their superior at least 3/4" above the edge of the 3rd course and the bottom is above the edge of the 1st course. Line up pilot to mark locations of flashings. Drill 1/4" pilot holes, anning capability requires fewer then backfill with roofing manufacturer's approved roof attachments, reducing the number of roof penetrations and the amount o Three-Tier Water Seal, Reimagined FlashVue®'s seal architecture utilizes three layers of protection. The viewport is elevated 0.30°, and provides a "friction-fit" for the GripCap®. The GripCap® fully covers the viewport while a sealir washer adds another layer of protection. And an EPDM washer and lag bolt "seal the deal" in the DESCRIPTION UNIVERSAL MODULE CLAMP, CLEAR UFO-CL-01-B1 UNIVERSAL MODULE CLAMP, CLEAR UFO-CL-01-B1 UNIVERSAL MODULE CLAMP, BLACK Value Material Aluminum Mill/Black Insert Lag Bolt through Cap and flashing. Tighte lag bolt until fully seated. FlashVue with GripCap 4) FM Flashing may be required to loosen an already installed adjacent. GripCap®. Be sure to replace washer with new provided washer and refill pilot hole with sealant. Designed and Certified for Compliance with the International Building Code & ASCE/SE Water Sealing Tested to UL 441 Section 27 "Rain Test" and TAS 100(A)-95 "Wind Driver Rain Test" by Intertek. Tested and evaluated without sealant. Any roofing manufacturer Compatible with Flat & Pitched Roofs Corrosion-Resistant Materials arge Viewport in Flashing pproved sealant is allowed. Material Attach rails to either side of the open slot usin bonding hardware. Level rail at desired heigh Conforms to UL 2703 Mechanical and Bonding then torque to 250 in-lbs (21 ft-lbs). equirements. See Ironridge Flush Mount stallation Manual for full ratings. // IRONRIDGE FLASHVUE® IRONRIDGE UFO° Family of Components IRONRIDGE Stopper Sleeve® XR Rail Family The XR Rail® Family offers the strength of a curved rail in three targeted sizes. Each size supports specific design loads, while minimizing material costs. Depending on your location, there is an XR Rail® to match. Simplified Grounding for Every Application The UFO® family of components eliminates the need for THIS EDGE TOWARDS ROOF RIDGE directly to IronRidge® XR Rails®. All system types that feature the UFO® family—Flush 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 Only for installation and use with IronRidge products in accord with written instructions. See IronRidge.com/UFO Solve Roof Undulations COMPONENT ITEM NO. Universal Fastening Object (UFO®) can fit a wide range of module heights. he table below was prepared in compliance with applicable engineering codes and standards.* Values are MILL PART NUMBER BLACK PART NUMBER ased on the following criteria: ASCE 7-16, Gable Roof Flush Mount, Roof Zones 1 & 2e, Exposure B, Roof Slope of 8 to 20 degrees and Mean Building Height of 30 ft. Visit IronRidge.com for detailed certification letters. (8.00) UFO-STP-33MM-B1 UFO-STP-35MM-B1 -STP-38MM-MT UFO-STP-38MM-B1 UFO-STP-40MM-B1 UFO-STP-42MM-MT UFO-STP-42MM-B1 **Trusted Strength & Certification** BOSS® Splice Attachment Loading FlashVue® has been tested and rated to support 1161 (lbs) of uplift and 353 (lbs) of lateral load. Structural Certification Designed and certified for compliance with the International Building Code & ASCE/SEI-7. Value 6000 Series Aluminun See Table 1 DESCRIPTION Water Seal Ratings Passed both the UL 441 Section 27 "Rain Test" and TAS 100-95 "Wind Driven Rain Test" by Intertek. Mill or Black **Bonded Attachments** FLASHVUE* GRIP CAP, MILL OR BLACK

LAG & BONDED WASHER, 5/16 X 4.25, 7/16 HEX HEAD

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Conforms to UL 2703 mechanical and bonding requirements. See Flush Mount Manual for more info.

TV-01-MAN REVILLE



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

PHOTOVOLTAIC SOLAR SPECIFICATIONS

JOB# : TADU-005

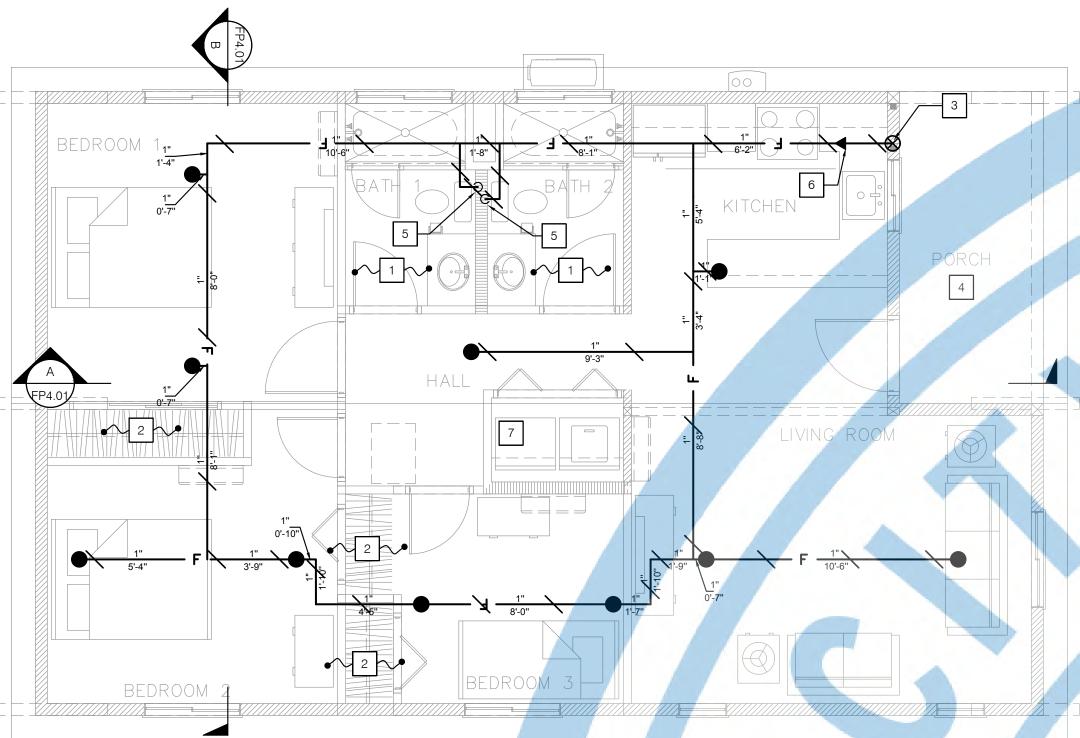
DATE: 6-Jun-23

SCALE: AS NOTED

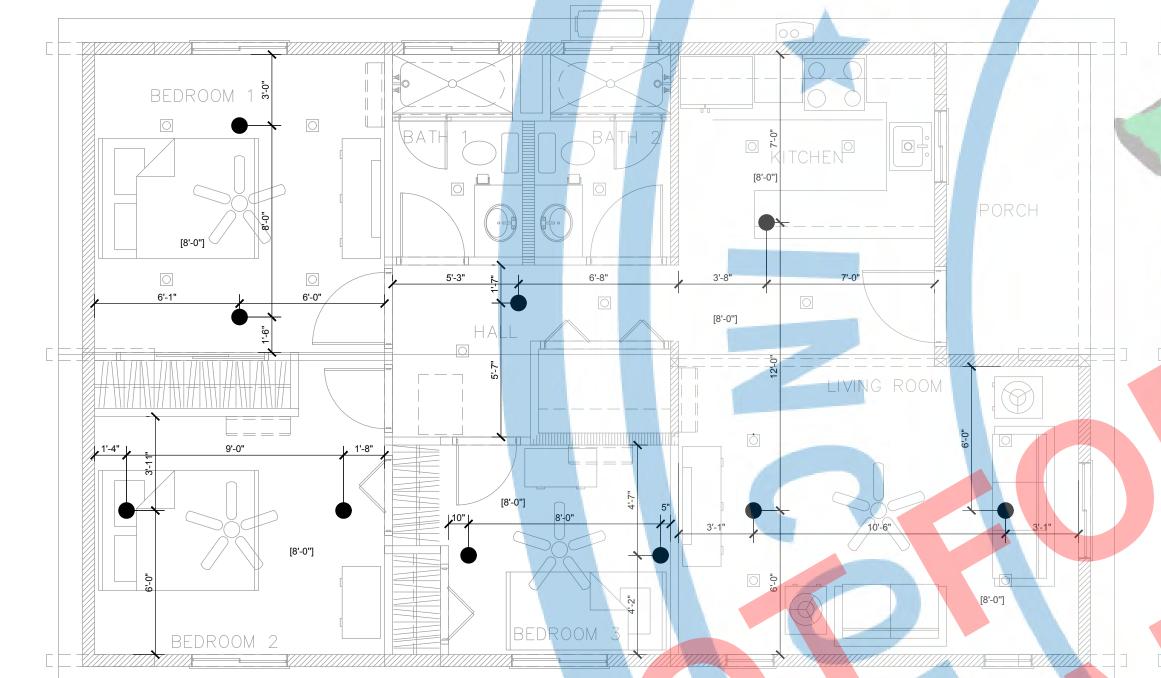
DRAWN BY: IRG

1.09

PV.3



SPRINKLER FLOOR PLAN - GABLE/CRAFTSMAN STYLE



SPRINKLER RCP PLAN - GABLE/CRAFTSMAN STYLE

- 1 SPRINKLER OMMITTED PER 2022 NFPA 13D, SECTION 8.3.2
- 2 SPRINKLER OMITTED PER 2022 NFPA 13D, SECTION 8.3.3
- 3 STANDALONE SYSTEM RISER. SEE DETAIL 2/FP6.02 DETAILS.
- 4 | SPRINKLER OMMITTED PER 2022 NFPA 13D, SECTION 8.3.4
- 5 1/2" NPT CAPPED CONNECTION PER NFPA 13D 7.8.3. PLUMBING CONTRACTOR TO MAKE THE FINAL CONNECTION TO THE W.C. 6 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 7 PROVIDE SPARE HEAD CABINET IN CLOSET OR OTHER APPROVED LOCATION. SEE NOTE C ON THIS SHEET.

PROJECT SCOPE

INSTALLATION OF A NEW FIRE SPRINKLER SYSTEM IN NEW RESIDENTIAL ADU IN

ACCORDANCE WITH 2022 NFPA 13D AND LOCAL AUTHORITY POLICIES.

GENERAL NOTES

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

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

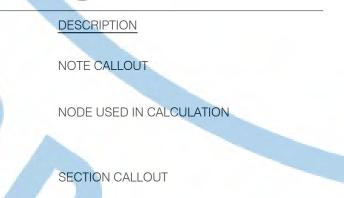
SPRINKLER HEAD SCHEDULE AND LEGEND								
SYMBOL	LOCATION	MANUFACTURER	SIN	K-FACTOR	TEMP.	FINISH	THREAD SIZE	COMMENTS
•	GYP. BOARD/ ACOUST. TILES.	SENJU	SS8261	3.7	162°	WHITE	1/2"	FLAT CONCEALED PENDENT SPRINKLER

* FRESNO FD APPROVED EQUIVALENT SPRINKLERS MAY BE USED

SPRINKLER FLOOR PLAN - CONTEMPORARY STYLE



SPRINKLER RCP PLAN - CONTEMPORARY STYLE

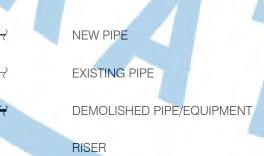


1/4"=1'0"

LEGEND

2

CEILING HEIGHT





DESCRIPTION ELBOW FACING AWAY FROM VIEWER ELBOW FACING TOWARD VIEWER TEE FACING AWAY FROM VIEWER TEE FACING TOWARD VIEWER

PIPE TAG

BOTTOM DENOTES PIPE LENGTH WATER SERVICE PIPING PLUMBING CONTRACTOR **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.

DIAMETER (IN) -NUMBER ON

-NUMBER ON TOP DENOTES PIPE

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

-CLASSIFICATION OF OCCUPANCY= RESIDENTIAL

-DEFLECTOR DISTANCE= 2 IN. MAX

-DESIGN DENSITY= 0.05 GPM/SQ.FT

-HEAD SPACING= 14 FT. MAX

SPRINKLER DESIGN CRITERIA

WATER SUPPLY INFORMATION STATIC: 40 PSI RESIDUAL: 25 PSI FLOW: 1350 GPM

ABBREVIATIONS

ABOVE FINISHING FLOOR

FIRE DEPARTMENT CONNECTION

BUTTERFLY VALVE

POST INDICATOR VALVE POINT OF CONNECTION

POLYVINYL CHLORIDE

UNDERGROUND

EXISTING

NEW

ABBREVIATION DESCRIPTION

* 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*

GENERAL NOTES

- THE FIRE PROTECTION SYSTEM IS ON A DEFFERED APPROVAL BASIS. THE SUCCESSFUL C-16 LICENSED CONTRACTOR SHALL COORDINATE WITH MECHANICAL ENGINEER & ARCHITECT, DESIGN AND INSTALL FIRE SPRINKLER SYSTEM FOR ALL CONCEALED AND UNCONCEALED AREAS OF THE BUILDINGS AS REQUIRED.
- CONTRACTOR SHALL INSTALL, ROUTE AND SUPPORT AUTOMATIC SPRINKLER SYSTEM PER REQUIREMENTS OF THE CURRENT NATIONAL FIRE PROTECTION ASSOCIATION CODE (NFPA), 2022 NFPA 13D, CALIFORNIA BUILDING CODE / CALIFORNIA FIRE CODE (CBC/CFC) CHAPTER 9, CALIFORNIA MECHANICAL CODE (CMC) AND INSURANCES UNDER WRITER'S REQUIREMENTS.
- THE DESIGN COORDINATION AND APPROVALS OF ALL MAINS AND BRANCHES LINES TO SERVE SPRINKLERS SHALL BE DONE BY A LICENSED FIRE PROTECTION CONTRACTOR.
- SUBMIT SHOP DRAWINGS FOR APPROVAL. SHOP DRAWINGS SHALL BE APPROVED BY THE CITY OF FRESNO PLAN CHECK DEPARTMENT PRIOR TO COMMENCING.
- LOCATION OF SPRINKLER HEADS SHALL BE DONE BY THE FIRE PROTECTION CONTRACTOR USING THE CRITERIA AS NOTED BELOW:
 - A. 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.
- B. IN LOCATIONS WITH PLASTERED OR GYPSUM BOARD CEILINGS, THE SPRINKLER HEAD PATTERN SHALL BE SYMMETRICAL ABOUT ROOM CENTER LINES AS MUCH
- C. 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
- NO HOLES SHALL BE DRILLED OR CUT IN OR THROUGH ANY STRUCTURAL ELEMENT WITHOUT WRITTEN APPROVAL OF THE ARCHITECT AND THE STRUCTURAL ENGINEER.
- SLEEVE AND GROUT ALL PIPE PENETRATIONS THROUGH FLOORS OR WALLS UNLESS PENETRATION IS FIRE RATED. WHEN PENETRATING A FIRE RATED FLOOR OR WALL, USE SLEEVE WITH 1" MIN. ANNULAR SPACE AROUND PIPE O.D. FILL ANNULAR SPACE WITH FIBERGLASS FILL TO 1" FROM END OF SLEEVE. ADD APPROVED FIRE PROOF SEALANT FOR THE HOUR RATING OF THE FLOOR OR WALL PENETRATION IN THE REMAINING
- 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 THUS INCURRED
- DEVICES AND COMPONENTS TO BE EITHER LISTE**D BY** A NATION**ALLY RECOGNIZED** TESTING LABORATORY FOR FIRE PROTECTION SERVICE OR APPROVED BY THE AUTHORITY HAVING JURISDICTION.
- FITTINGS FOR HOLE-CUT CONNECTIONS, SUCH AS VICTAULIC "HOOKER" OR EQUIVALENT, ARE NOT ACCEPTABLE AND SHALL NOT BE USED.
- ALL CONTROL VALVES AND DRAIN VALVES SHALL HAVE A SIGN AFFIXED FOR
- 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.
- 19. ALL TOILETS SHALL BE EQUIPPED WITH A PASSIVE PURGE.
- 20. OBTAIN PERMIT FROM THE FIRE PREVENTION DIVISION FOR THE INSTALLATION OR MODIFICATION OF FIRE SPRINKLER SYSTEM.
- 21. A COPY OF THE APPROVED PLAN SET SHALL BE ON SITE DURING ANY FIRE DEPARTMENT INSPECTION.
- 22. IT IS THE CONTRACTOR'S RESPONSABILITY 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 SCALE: 1/4" = 1'-0" UNDERGROUND AND IN BUILDINGS.
 - HYDRAULIC CALCULATIONS SHALL NOT BE REQUIRED PER FRESNO FIRE DEPARTMENT F THE ACTUAL WATER SUPPLY IS GREATER OR EQUAL TO THE WATER SUPPLY DATA

MINIMUM DISTANCES FOR ORDINARY AND INTERMEDIATE

TEMPERATURE RESIDENTIAL SPRINKLERS

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



PLANNING AND DEVELOPMENT DEPARTMENT 559-621-8084 darm.building@fresno.gov

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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).

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

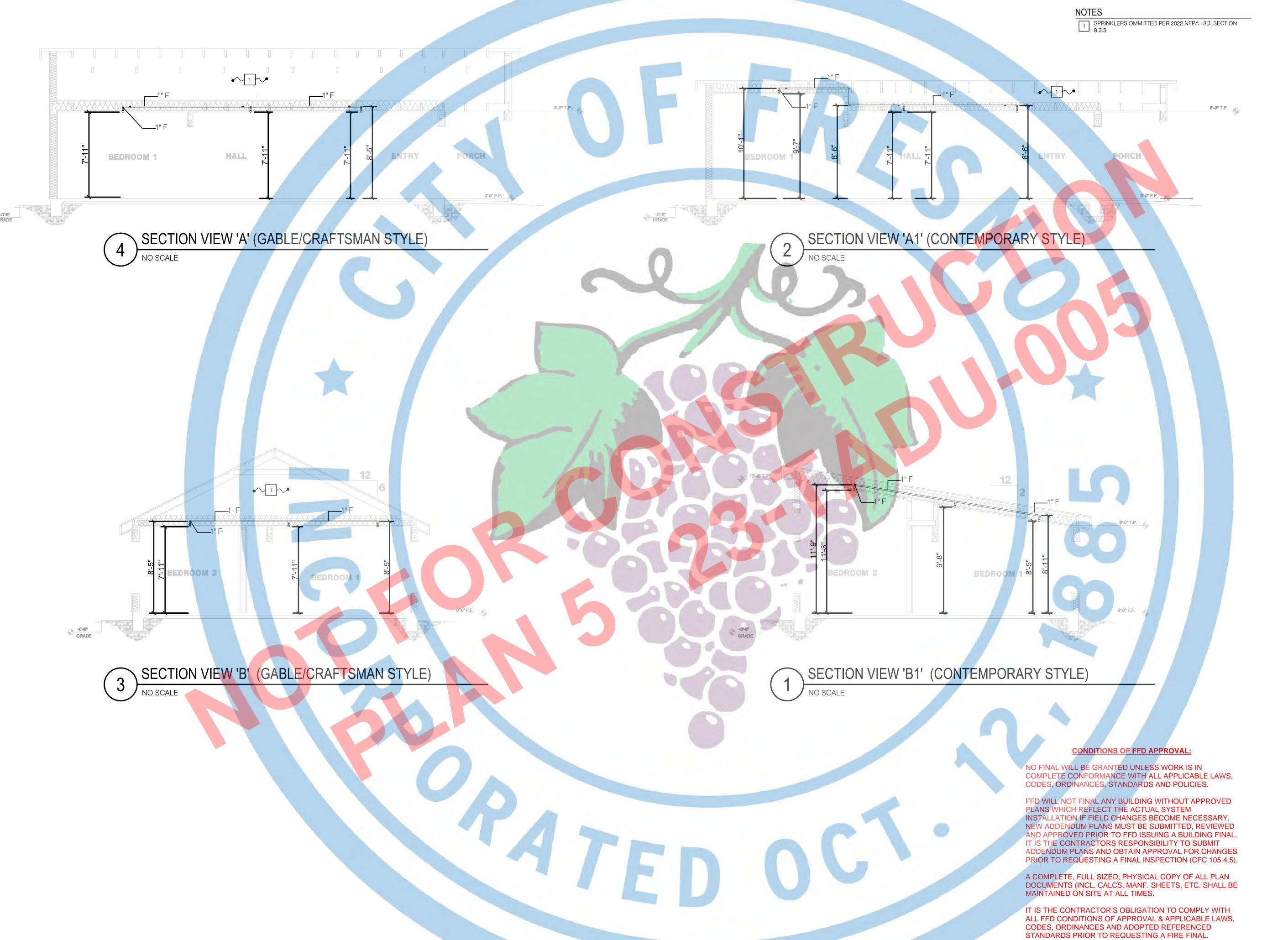
IT IS THE CONTRACTOR'S OBLIGATION TO COMPLY WITH AL∐ FFD CONDITIONS OF APPROVAL & APPLICABLE LAWS, CODES, ORDINANCES AND ADOPTED REFERENCED STANDARDS PRIOR TO REQUESTING A FIRE FINAL.

CITY USE ONLY

DRAWING TITLE:

FLOOR PLAN

FP2.10 DATE: 21-Sep-23 SCALE: AS NOTED DRAWN BY: IRG





PLANNING AND DEVELOPMENT
DEPARTMENT
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PROJEC

ACCESSORY
DWELLING
UNIT
(TADU-005)
PLAN 5

REVISIONS				
NO.	DESCRIPTION	DATE		

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DRAWING TITLE:

SECTIONS

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

TABLE 1 - PIPE SIZE FOR RISER LEAD-IN. RISER AND COMMON SUPPLY PIPE PER LENGTH OF SUPPLY PIPE

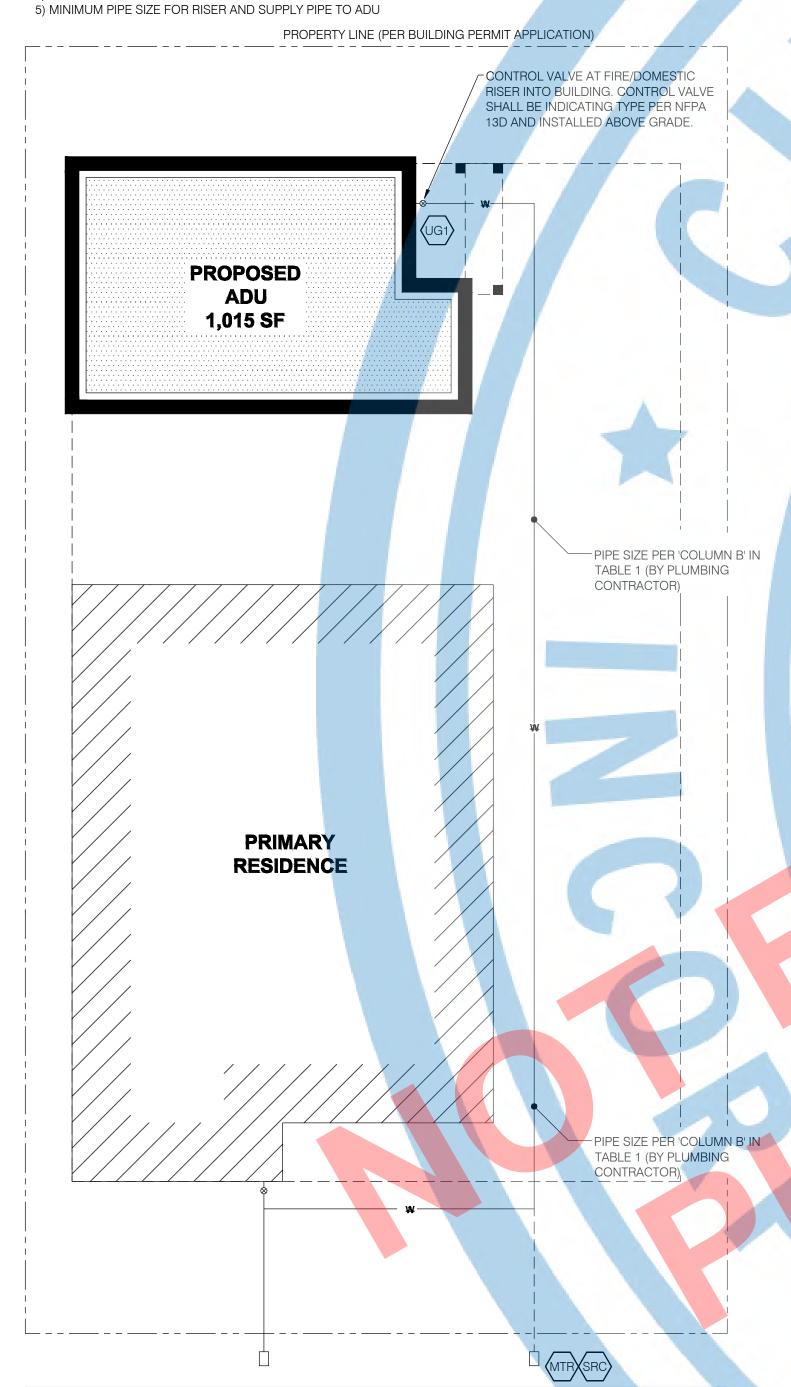
MAXIMUM LENGTH OF SUPPLY IN EQUIVALENT SCHEDULE 40 PIPE (SEE NOTES 2,3)	COLUMN A (IN.) (SEE NOTE 4)	COLUMN B (IN.) (SEE NOTE 5)
150 FT	1-1/4"	1-1/4"
350 FT	1-1/4"	1-1/2"
600 FT	1-1/2"	2"

1) IF THE TOTAL LENGTH OF SUPPLY PIPE EXCEEDS THE VALUES IN THIS TABLE, HOMEOWNER SHALL USE A LICENSED SPRINKLER CONTRACTOR TO VERIFY INSTALLATION REQUIREMENTS.

2) THE TOTAL LENGTH OF SUPPLY PIPE SHALL BE MEASURED FROM CONNECTION TO CITY WATER MAIN IN STREET TO FLANGE CONNECTION

3) ALL PIPE, FITTINGS, VALVES AND EQUIPMENT SHALL BE INCLUDED IN

MAXIMUM LENGTH PER CHAPTER 10 OF NFPA 13D. 4) HORIZONTAL LEAD-IN MINIMUM PIPE SIZE.



STREET (PER LOT SPECIFIC BUILDING PERMIT APPLICATION)

NOTE:

NO SCALE

THIS SITE PLAN IS SHOWN FOR REFERENCE ONLY. REFER TO SHEET T.1 FOR THIS SCOPE OF WORK



CONDITIONS OF FFD APPROVAL:

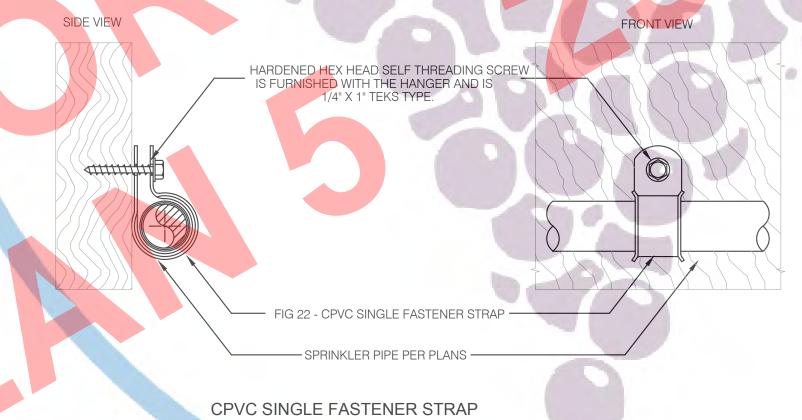
NO FINAL WILL BE GRANTED UNLESS WORK IS IN COMPLETE CONFORMANCE WITH ALL APPLICABLE LAWS, CODES, ORDINANCES, STANDARDS AND POLICIES.

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.

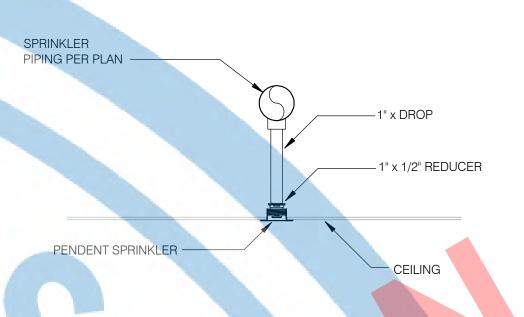
IT IS THE CONTRACTOR'S OBLIGATION TO COMPLY WITH ALL FFD CONDITIONS OF APPROVAL & APPLICABLE LAWS, CODES, ORDINANCES AND ADOPTED REFERENCED STANDARDS PRIOR TO REQUESTING A FIRE FINAL.



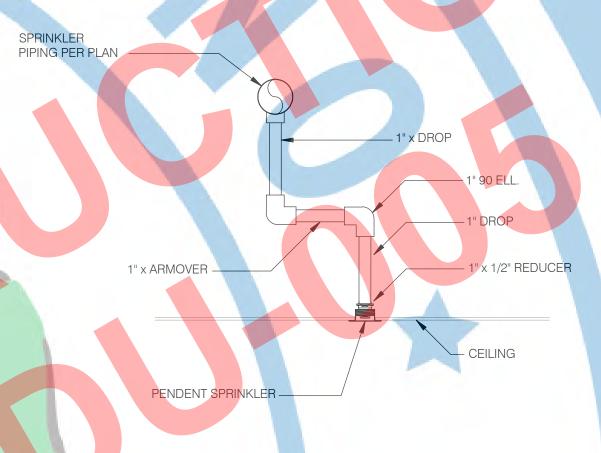


PIPE HANGER	SPACING
PIPE SIZE	MAX. SPACING
1"	6'-0"
1 1/4"	6'-6"
1 1/2"	7'-0"
2"	8'-0"

CPVC PIPE HANGER DETAIL - UP TO 2" NO SCALE

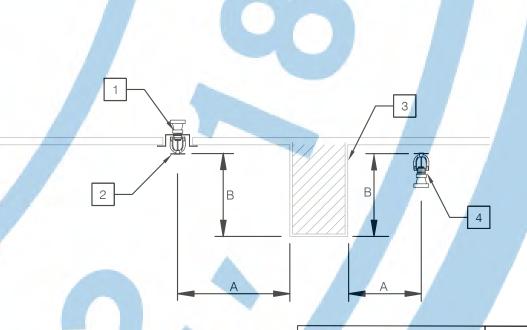


STRAIGHT / DROP CONFIGURATION



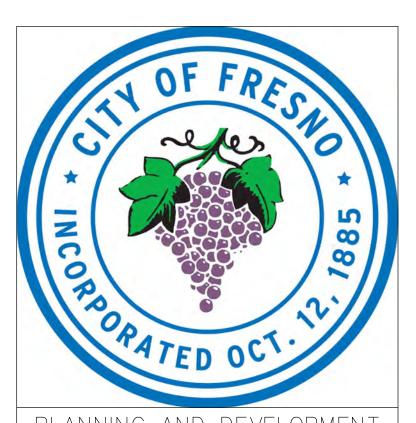
ARMOVER/DROP CONFIGURATION





	DISTANCE FROM SPRINKLERS TO SIDE OF OBSTRUCTION (A)	MAX. ALLOWANCE DISTANCE OF DEFLECTOR ABOVE BOTTOM OF OBSTRUCTION (IN.) (B)
ERAL NOTE:	LESS THAN 1 FT.	0
13D 2022 TABLE 8.2.5.3.2 POSITIONING OF	1'-6" OR MORE	1
NKLERS TO AVOID OBSTRUCTIONS TO HARGE (RESIDENTIAL UPRIGHT AND	3'-0" OR MORE	3
DENT)	4'-0" OR MORE	5
ES	4'-6" OR MORE	7
SPRINKLER PIPE DROP.	6'-0" OR MORE	9
SITHIVICELITY II E BITOL.	6'-6" OR MORE	11
PENDENT SPRINKLER HEAD.	7'-0" OR MORE	14
OBSTRUCTION.	8'-0" OR MORE	15
	8'-6" OR MORE	17
UPRIGHT SPRINKLER HEAD.	9'-0" OR MORE	19

OBSTRUCTION TABLE FOR RESIDENTIAL SPRINKLERS



PLANNING AND DEVELOPMENT
DEPARTMENT
FRESNO CITY HALL
2600 FRESNO STREET
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FRESNO, CA. 93721-3600
559-621-8084
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ACCESSORY DWELLING

REVISIONS DESCRIPTION

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DRAWING TITLE:

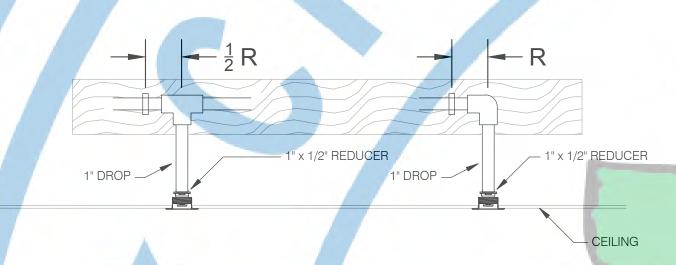
FP6.01 DATE: 21-Sep-23
SCALE: AS NOTED
DRAWN BY: IRG

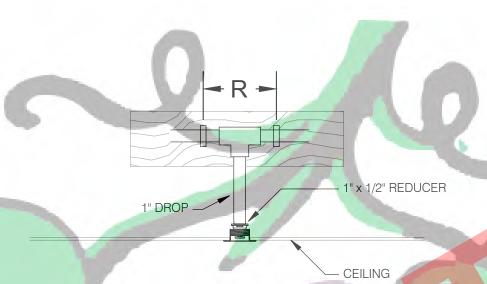
DETAILS



	TABLE	A - MA	XIMUM SUPPORT SPACING	
h	DISTAN	CE IN	LINE SPRINKLER HEAD DROP	
	TEE OF	TWO	POINTS OF RESTRAINT (R)	

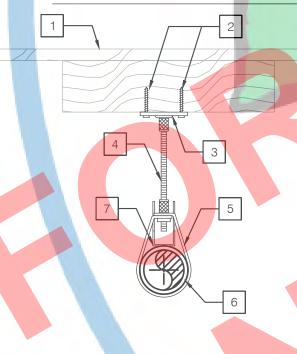
CPVC - NOM. PIPE SIZE (IN)	LESS THAN 100psi	MORE THAN 100psi
1"	5'-0"	4-0"
1 1/4"	6-0"	5-0"
1 1/2"	7'-0"	7'-0"
2"	7'-0"	7'-0"

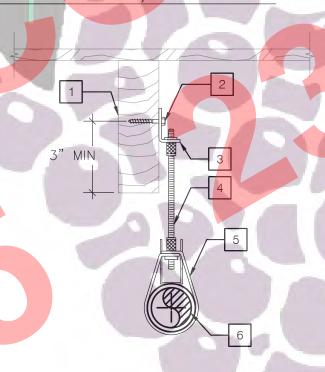




CPVC HANGER SPACING REQUIREMENTS NO SCALE

THREADED CEILING PLATE OR SIDE BEAM BRACKET, ROD & RING





NOTES

WOOD MEMBER BY STRUCTURAL (TYP).

4 ALL THREADED ROD, TOLCO FIG. 100 (TYP). 7 TOLCO FIG. 25

5 PIPE RING HANGER, TOLCO FIG. 200 (TYP).

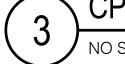
2 DRIVE SCREW NO. 18 x 1 ½"

THREADED SIDE BEAM BRACKET, TOLCO FIG 58 (TYP)/
STEEL CEILING PLATE, TOLCO FIG 78 (TYP)

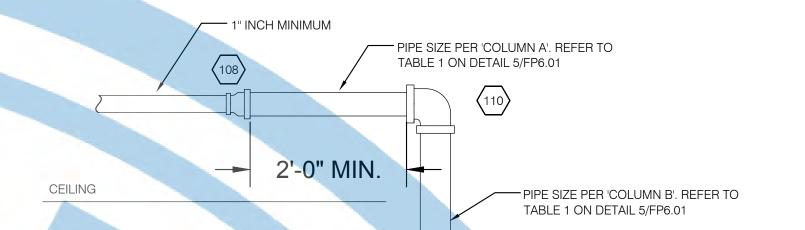
6 SPRINKLER PIPE PER PLAN (TYP).

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

*TO BE CONFIRMED BY STRUCTURAL ENGINEER



CPVC - PIPE HANGERS





SPRINKLER RISER INTO BUILDING DETAIL

NO SCALE

LOCAL WATERFLOW ALARMS SHALL BE PROVIDED ON ALL SPRINKLER

SYSTEMS IN HOMES NOT EQUIPPED WITH SMOKE ALARMS OR SMOKE

DETECTORS IN ACCORDANCE WITH NFPA 72

CONDITIONS OF FFD APPROVAL

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

DETAIL 5 ON SHEET FP6.01

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.

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 ¼ INCH.
2. PLACE SIGN ADJACENT TO CONTROL VALVE INTO BUILDING

SHUTOFF WARNING SIGN ABOVE CONTROL VALVE



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PROJECT:

DWELLING
UNIT
(TADU-005)
PLAN 5

REVISIONS				
NO.	DESCRIPTION	DATE		

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DETAILS

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