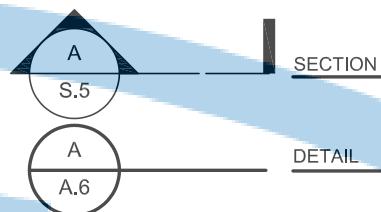


SCALE: 1"=10'-0"

LEGEND:



## ABBREVIATIONS:

#	DIAMETER	I.E.	INVERT ELEVATION
A	NUMBER	I.M.C.	INTERMEDIATE METAL CONDUIT
A.B.	CENTER LINE	INCHES	INCHES
A.C.	ANCHOR BOLT	IPS	IRON PIPE SIZE
A.D.	ABOVE CEILING	MAX	MAXIMUM
A.E.	ADJ.	MIN	MINIMUM
A.F.F.	ABOVE FINISH FLOOR	(N)	NEW
A.F.G.	ABOVE FINISH GRADE	NPC	NOT IN FLOUING CONTRACT
AL	ALUMINUM	NUMBER	NUMBER
BTU	BRITISH THERMAL UNITS PER HOUR	O.C.	ON CENTER
BTU	BRITISH THERMAL UNITS PER HOUR	CH	OVERHEAD
CONT.	CONTINUOUS	PROPOSED	PROPOSED
CTD	CLIMB UP TO GRADE	P.S.	POUNDS PER SQUARE INCH
D.F.	DOUGLAS FIR	PT	PRESSURE TREATED
(E)	EXISTING	RF	SQUARE FEET
ESS	ENERGY STORAGE SYSTEM	SIM	SIMILAR
E.W.	EACH WAY	SV	SHUT-OFF VALVE
F.F.	FINISH FLOOR	SUR	SURGE PROTECTION DEVICE
F.F.G.	FINISH GRADE	T.P.	TOP FLATE
F.U.	FIXTURE UNITS	T&B	TOP AND BOTTOM
G.	GALLON	U.P.	UNDER PIPING
GF	GALLON	UG	UNDERGROUND
GAL	GALLONS PER FLUSH	U.O.	UNLESS NOTED OTHERWISE
GPM	GALLONS PER HOUR	VTR	VENT THROUGH ROOF
GPM	GALLONS PER MINUTE	VTW	VENT THROUGH WALL
GRS	GALVANIZED RIGID STEEL	W/O	WITHOUT

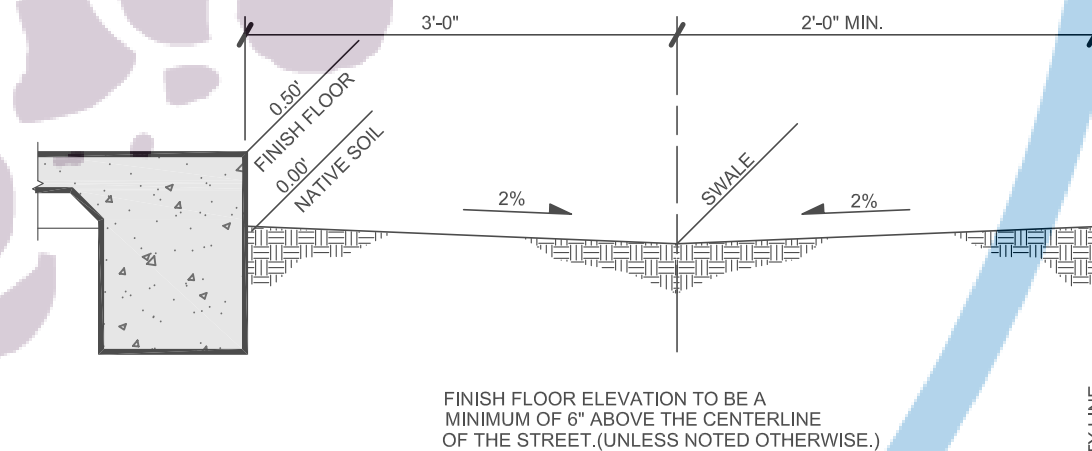
SITE NOTES:

## SITE PREPARATION AND GRADING

- [illegible]

## SITE DRAINAGE

13. NO-ON-SITE WATER RETENTION OR DRAINAGE INTO ADJACENT SITES.
  14. THE BUILDING SHALL BE CONSTRUCTED ON A MINIMUM SLOPE OF 1% WITHIN 10 FEET OF THE BUILDING (CRC SECTION R401.3).
  15. THERE SHALL BE NO WATER FROM ALL CURB-TO-CURB DISTANCES.
  16. THERE WITHIN 7' OF THE BUILDING FOUNDATION SHALL SLOPE A MINIMUM OF 2% AWAY FROM BUILDING.
  17. A SLOPE GRADING OUTSIDE OF THE BUILDING ELEVATION IS REQUIRED TO BE A MINIMUM OF 0.5% DIRECTION AWAY FROM THE STRUT.
- GENERAL REQUIREMENTS**
1. THE BUILDING SHALL BE CONSTRUCTED TO THE LEVEL SO THAT BOTH TOP AND BOTTOM OF SUCH FOOTINGS ARE LEVEL.
2. TEMPORARY FENCES TO SECURE PROPERTIES UNDER CONSTRUCTION ARE ALLOWED, ANY TEMPORARY FENCE MUST BE ADEQUATELY SECURED AND CONSTRUCTED TO PREVENT OVERTURNING DUE TO WIND, VANDALISM AND/OR COLLISION WITH VEHICLES. ANY FENCE MUST BE PERMITTED AND BE PERFORMED IN A MANNER AS TO MINIMIZE ANY POTENTIAL SAFETY HAZARD WHICH MAY OCCUR AS A RESULT OF IMPROPER FENCE INSTALLATION.



## A SWALE AT PROPERTY LINE

PROJECT DATA :

**PROJECT DESCRIPTION:** ACCESSORY DWELLING UNIT PLAN #3 - 23-TADU-003  
GABLE, CONTEMPORARY, AND CRAFTSMAN  
W/PORCH OPTION

**PROJECT ADDRESS:** PRE APPROVED STANDARD PLAN (PER BUILDING PERMIT APPLICATION)  
**ZONING:** PRE APPROVED STANDARD PLAN (PER BUILDING PERMIT APPLICATION)  
**CONSTRUCTION TYPE:** TYPE V-B  
**BUILDING AREA:** (N) FIRST LEVEL = ADU = 825 SF PORCH(OPTION): 70 SF  
**LOT COVERAGE:** PRE APPROVED STANDARD PLAN (PER BUILDING PERMIT APPLICATION)  
**NUMBER OF STORIES:** SINGLE STORY RESIDENTIAL  
**OCCUPANCY:** R3 OCCUPANCY GROUP  
**BUILDING HEIGHT:** 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/PORCH OPTION)                       |
| A.2 | GABLE BUILDING ELEVATIONS (W/PORCH OPTION)        |
| A.3 | CRAFTSMAN BUILDING ELEVATIONS (W/PORCH OPTION)    |
| A.4 | CONTEMPORARY BUILDING ELEVATIONS (W/PORCH OPTION) |
| A.5 | ARCHITECTURAL DETAILS                             |

## STRUCTURAL DRAWINGS:

- |       |  |
|-------|--|
| S.1   | FOUNDATION PLAN AND BRACED WALL FRAMING PLAN (W/PORCH OPTION)                                  |
| S.2   | ROOF FRAMING PLAN AND CEILING JOIST FRAMING PLAN FOR GABLE AND CRAFTSMAN (W/PORCH OPTION)      |
| S.2.1 | ROOF FRAMING PLAN AND BUILDING SECTIONS FOR GABLE AND CRAFTSMAN (W/PORCH OPTION)(TRUSS OPTION) |
| S.3   | ROOF FRAMING PLAN AND CEILING JOIST FRAMING PLAN FOR CONTEMPORARY (W/PORCH OPTION)             |
| S.4   | BUILDING SECTIONS FOR GABLE, CRAFTSMAN, AND CONTEMPORARY (W/PORCH OPTION)                      |
| S.5   | STRUCTURAL DETAILS   |

## S.6 TJI JOIST MANU

- ## UTILITY DRAWINGS:
- P.1 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:**

- |  |              |
|--|--------------|
| CALIFORNIA BUILDING CODE 2022                | (CBC)        |
| CALIFORNIA RESIDENTIAL CODE 2022             | (R) OR (CRC) |
| CALIFORNIA GREEN BUILDING STANDARD CODE 2022 | (CGBSC)      |
| CALIFORNIA MECHANICAL CODE 2022              | (CMC)        |
| CALIFORNIA ELECTRICAL CODE 2022              | (CEC)        |
| CALIFORNIA PLUMBING CODE 2022                | (CPC)        |
| CALIFORNIA ENERGY CODE 2022                  | (CEC)        |

### PER JURISDICTION

1. ALL CONSTRUCTION SHALL CONFORM TO CALIFORNIA BUILDING CODE 2022 PERTAINING TO TYPE VB CONSTRUCTION AND ALL OTHER APPLICABLE CODES.
2. 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:

1. PRIOR TO ORDERING ANY MATERIALS OR DOING ANY WORK, EACH TRADE SHALL VERIFY ALL MEASUREMENTS AT THE BUILDING AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE SAME. NO EXTRA CHARGE OR REWORK WILL BE INCURRED ON ACCOUNT OF THE INACCURACY OF THE MEASUREMENTS. ALL 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 RESOLUTION BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEVIATION FROM THE CONTRACT DOCUMENTS.
2. ALL OF THE CITY OF FRESNO BUILDING DEPARTMENT'S DRAWINGS AND CONSTRUCTION NOTES ARE HEREBY INCORPORATED INTO THE CONTRACT. ANY CHANGES OR ADDITIONS TO THE CONTRACT OR REFERRED TO ON ANY ONE DRAWING SHALL BE PROVIDED AS THOUGH SHOWN ON ALL DRAWINGS.
3. THE WORK TO BE PERFORMED CONSISTS OF FURNISHING ALL LABOR, EQUIPMENT, TOOLS, TRANSPORTATION, MATERIALS, FEES, AND INSURANCE, AND SERVICES OF ALL NATURES TO CONSTRUCT AND INSTALL, COMPLETE, MAINTAIN, OPERATE, REPAIR, AND DEMOLISH ALL WORKS AND MATERIALS IN ACCORDANCE WITH THE SATISFACTORY CONDITION THE VARIOUS MATERIALS AND EQUIPMENT AT THE LOCATIONS SHOWN.
4. ALL DISCUSSIONS TO BE FROM STUDY TO STUDY OR CENTER OF STUDY TO CENTER OF STUDY (UNLESS OTHERWISE NOTED), AND ALL DISCUSSIONS TO BE IN WRITING. ALL DISCUSSIONS TO BE FOR CLEARANCES AND NOTIFY CITY OF FRESNO BUILDING DEPARTMENT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND ACTUAL CONDITIONS.
5. FULL SIZE OR LARGE SCALE DETAILS OR DRAWINGS SHALL GOVERN SMALL SCALE DRAWINGS WHICH THEY ARE INTENDED TO EXPLAIN.
6. THE STANDARD SPECIFICATIONS OF THE MANUFACTURER FOR PRODUCTS CALLED FOR IN THE DRAWINGS AND NOTES ARE HEREBY MADE A PART OF THESE NOTES WITH THE SAME FORCE AND EFFECT AS THOUGH HEREIN REPRODUCED IN FULL.
7. ALL MATERIALS REQUIRED FOR THE PERFORMANCE OF THIS WORK SHALL BE NEW AND OF THE BEST QUALITY OF THE KINDS SPECIFIED. THE USE OF OLD OR SECOND HAND MATERIALS IS STRICTLY FORBIDDEN, EXCEPT FOR REPAIRS. ALL MATERIALS MUST BE VERIFIED ALL REFERENCE TO THE MANUFACTURER'S SPECIFICATIONS. THE 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 REPAIR WARRANTY.
8. PLUMBING, ELECTRICAL AND MECHANICAL WORK SHALL BE PERFORMED BY A LICENSED MEMBER OF THE RESPECTIVE TRADE.
9. ALL CITY OF FRESNO PERMITS AND ASSOCIATED COSTS AND COORDINATE PERMITS, INSPECTIONS, SIGN-OFFS SHALL BE AT THE CONTRACTORS COST.
10. CERTIFICATES OF INSURANCE ARE REQUIRED FROM THE LICENSED ELECTRICIAN, LICENSED PLUMBER, AND THE LICENSED MOTOR VEHICLE DRIVER AS SPECIFIED BY THE CITY OF FRESNO.
11. ALL CONTRACTOR PERSONNEL AND EQUIPMENT ON AND ABOUT THE PROJECT SHALL SUBMIT WARRANTIES OF LIEN SIGNED AT THE COMPLETION OF THEIR WORK.
12. THE PREMISES AND JOB SITE SHALL BE MAINTAINED IN A CONSTANTLY NEAT AND ORDERLY CONDITION AND KEPT CLEAR OF ALL OBSTRUCTIONS AND DEBRIS AT ALL TIMES DURING THE ENTIRE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL REMOVE ALL GRATES, CARTONS AND OTHER TRASH FROM THE WORK AREAS EACH DAY, AND SHALL BE RESPONSIBLE FOR ITS PROPER DISPOSAL. THE PREMISES SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PERIOD AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION. ALL FIXTURES AND EQUIPMENT WILL BE LEFT IN UNDAMAGED, BRIGHT, CLEAN AND POLISHED CONDITION.
13. CONSTRUCTION WORK WILL BE CONFINED TO THE AREAS DESIGNATED ON THE DRAWINGS AND WILL NOT CREATE UNNECESSARY OBSTRUCTIONS TO THE NORMAL OPERATION OF THE BUILDING.
14. PROVIDE APPROVED JOB SITE TOILET THAT IS AVAILABLE TO ANYONE INVOLVED IN CONSTRUCTION ACTIVITIES.
15. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR SEWER MAIN, OR TO ANY ELECTRICAL, MECHANICAL, OR PLUMBING EQUIPMENT, OR TO ANY ELECTRICAL, MECHANICAL, OR PLUMBING APPLIANCES, 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 WITH THIS REQUIREMENT SHALL BE CONSIDERED A VIOLATION OF THE CITY OF FRESNO ORDINANCES.
16. NOTHING SHALL INTERFERE WITH THE RIGHTS, COMFORTS, OR CONVENIENCES OF ANY NEIGHBORS. NO CONSTRUCTION WORK, REPAIR WORK, OR OTHER INSTALLATION INVOLVING NOISE SHALL BE CONDUCTED EXCEPT DURING THE PERIODS OF TIME SPECIFIED IN THE CITY OF FRESNO ORDINANCES. CONSTRUCTION OR REPAIR WORK IS NECESSITATED BY AN EMERGENCY, OR OTHERWISE AGREED TO BY OWNER.
17. PROVIDE ALL TEMPORARY AND PERMANENT SHORING AS REQUIRED IN STRUCTURAL DRAWINGS.
18. THE WORK SHALL BE DONE AS REQUIRED TO PREVENT CRACKING. ALL HOLES TO BE PATCHED.
19. WEATHER STRIPS, GUTTERS AND DOWNSPUTS ARE TO BE FULLY OPERATIONAL. ALL COMPLETE.
20. UPON COMPLETION OF PROJECT, PREMISES SHALL BE LEFT BROOM CLEAN, SWEEP FREE OF DIRT AND DUST, ALL MATERIALS AND DEBRIS TO BE REMOVED FROM THE PROJECT SITE.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INCLUDING ELECTRICAL, PLUMBING, HVAC, ETC.) TO BE MADE FULLY OPERATIONAL AND BALANCED. ALL WARRANTIES AND MANUALS OF SYSTEMS REVIEWED WITH AND GIVEN TO OWNER.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, INCLUDING ELECTRICAL, PLUMBING, HVAC, ETC.) TO BE MADE FULLY OPERATIONAL AND BALANCED. ALL WARRANTIES AND MANUALS OF SYSTEMS REVIEWED WITH AND GIVEN TO OWNER.
23. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE AVAILABLE AT THE JOB SITE.
24. MATERIALS DELIVERED TO THE CONSTRUCTION SITE SHALL BE PROTECTED FROM RAIN OR OTHER SOURCES OF MOISTURE.
25. AN OPERATION AND MAINTENANCE MANUAL FOR ANY NEWLY INSTALLED EQUIPMENT, APPLIANCES, HVAC SYSTEM, PHOTOVOLTAIC SYSTEM, ELECTRIC VEHICLE CHARGERS, WATER HEATING SYSTEM, LANDSCAPE IRRIGATION AND OTHER MAJOR APPLIANCES AND EQUIPMENTS, SHALL BE PROVIDED IN THE BUILDING AT THE TIME OF FINAL INSPECTION.

## FIRE PROTECTION NOTES:

1. ALL BUILDING MATERIALS STORED AT THE CONSTRUCTION SITE AND/OR INSIDE THE BUILDING ARE TO BE SECURED  
2. IN A LOCKED AREA. ACCESS TO SUCH AREAS TO BE CONTROLLED BY THE OWNER AND/OR THE GENERAL  
3. CONTRACTOR.  
4. ALL MATERIALS ARE TO BE STORED IN AN ORDERLY MANNER.  
5. ALL FLAMMABLE MATERIALS TO BE KEPT TIGHTLY SEALED IN THEIR RESPECTIVE CONTAINERS. SUCH MATERIALS  
6. ARE TO BE KEPT AWAY FROM ALL SOURCES OF HEAT.  
7. ALL FLAMMABLE MATERIALS TO BE USED AND STORED IN AN ADEQUATELY VENTILATED SPACE.  
8. ALL ELECTRICAL POWER TO BE SHUT OFF WHERE THERE IS EXPOSED CONDUIT.  
9. ALL ELECTRIFICATION IN THE CONSTRUCTION OF THE BUILDING TO BE STOPPED DURING WORKING HOURS.  
10. THE CONTRACTOR WILL AT ALL TIMES MAKE SURE THAT THERE IS NO LEAKAGE OF NARUAL GAS IN THE BUILDING,  
11. OR ANY FLAMMABLE GAS USED IN CONSTRUCTION.  
12. ALL ELECTRICAL WORK TO BE COVERED BY SECTION (R 902.1).  
13. ON SITE FIRE PROTECTION EQUIPMENT (SUCH AS EXTINGUISHER) WILL BE KEPT READILY AVAILABLE AT ALL TIMES.  
14. IF FIRE SPRINKLER SYSTEM IS REQUIRED, FIRE SPRINKLER SYSTEM SHALL BE APPROVED BY CITY OF FRESNO FIRE  
15. DEPARTMENT.



**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-003) PLAN 3

REVISIONS		
NO.	DESCRIPTION	DATE
1	- TRUSS FRAMING OPTION FOR GABLE & CRAFTSMAN	08/22/23
2	- ONE HOUR RATED FIRE WALL FOR REDUCED SIDE OR REAR YARD SETBACK	04/18/24

CITY USE ONLY

**DRAWING TITLE**

TITLE SHEET,  
PROJECT DATA,  
AND SITE PLAN

**JOB# :** TADU-003

DATE: 18-Apr-24

**SCALE:** AS NOTED

SHEET NO.

## T.1



# 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

## RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

[illegible]

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SIBILITY

TABLE 4.504.3 - VOC CONTENT LIMITS FOR  
ARCHITECTURAL COATINGS<sup>1,2,3</sup>

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT/HIGH GLOSS COATINGS	150
<b>SPECIALTY COATINGS</b>	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	150
DRY GYPSOUM	50
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FLOOR-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (BEN PAINTS)	100
HIGH TEMPERATURE COATINGS	400
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOAT COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	350
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUBBIE PREVENTATIVE COATINGS	250
SHELLACS	50
CLEAR	730
OPAQUE	500
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	350
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
WAX-RICH PRIMERS (VERSION 1/13/20)	410

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS.  
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT EDITIONS OF THE TABLE.  
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS:

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333.  
2. ADDITIONAL INFORMATION: SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.  
3. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

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**4.504.3 CARPET SYSTEMS.** ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.2, JANUARY 2017 (EMISSION TESTING METHOD FOR CALIFORNIA SPECIFICATION 01350).

SEE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S WEBSITE FOR CERTIFICATION PROGRAMS AND TESTING LABS.  
[HTTPS://WWW.CDPH.CA.GOV/PROGRAMS/CDPH/DCDC/DECDHBP/ADG/ASPC.aspx](https://www.cdph.ca.gov/Programs/CDPH/DCDC/DECDHBP/ADG/ASPC.aspx)

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**4.504.5 CARPET CHAIRMAN.** ALL CARPET CHAIRMAN INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.2, JANUARY 2017 (EMISSION TESTING METHOD FOR CALIFORNIA SPECIFICATION 01350).

SEE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S WEBSITE FOR CERTIFICATION PROGRAMS AND TESTING LABS.  
[HTTPS://WWW.CDPH.CA.GOV/PROGRAMS/CDPH/DCDC/DECDHBP/ADG/ASPC.aspx](https://www.cdph.ca.gov/Programs/CDPH/DCDC/DECDHBP/ADG/ASPC.aspx)

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**4.504.3.2 CARPET ADHESIVE.** ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 4.504.1.

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**4.504.4 RESILIENT FLOORING SYSTEMS.** WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL MEET THE REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.2, JANUARY 2017 (EMISSION TESTING METHOD FOR CALIFORNIA SPECIFICATION 01350).

SEE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S WEBSITE FOR CERTIFICATION PROGRAMS AND TESTING LABS.  
[HTTPS://WWW.CDPH.CA.GOV/PROGRAMS/CDPH/DCDC/DECDHBP/ADG/ASPC.aspx](https://www.cdph.ca.gov/Programs/CDPH/DCDC/DECDHBP/ADG/ASPC.aspx)

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**4.504.5 COMPOSITE WOOD PRODUCTS.** HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDINGS SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN AIRS AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD (ET COP 15101 ET SEQ.). BY OR BEFORE THE DATES SPECIFIED IN THOSE SECTIONS, AS SHOWN IN TABLE 4.504.5.

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**4.504.5.1 DOCUMENTATION.** VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE AS REQUIRED AS REQUESTED BY THE ENFORCING AGENCY. DOCUMENTATION SHALL INCLUDE AT LEAST ONE OF THE FOLLOWING:  
1. PRODUCT CERTIFICATIONS AND SPECIFICATIONS.  
2. CHAIN OF CUSTODY CERTIFICATIONS.  
3. PRODUCT LABELLED AND INVOKED AS MEETING THE COMPOSITE WOOD PRODUCTS REGULATION (SEE COR. TITLE 17, SECTION 93120.1 ET SEQ.).  
4. EXTERIOR GRADE PRODUCTS MARKED AS MEETING THE PS-1 OR PS-2 STANDARDS OF THE ENGINEERED WOOD ASSOCIATION, THE AUSTRALIAN AS/NZS 2209, EUROPEAN EN 338 STANDARDS, AND CANADIAN CSA 011, CSA 011.1, CSA 012, AND CSA 032 STANDARDS.  
5. OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY.

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**4.505 INTERIOR MOISTURE CONTROL**

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**4.505.1 GENERAL.** BUILDINGS SHALL MEET OR EXCEED THE PROVISIONS OF THE CALIFORNIA BUILDING STANDARDS CODE.

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**4.505.2 CONCRETE SLAB FOUNDATIONS.** CONCRETE SLAB FOUNDATIONS REQUIRED TO HAVE A VAPOR RETARDER BY CALIFORNIA BUILDING CODE, CHAPTER 19, OR CONCRETE SLAB-ON-GROUND FLOORS REQUIRED TO HAVE A VAPOR RETARDER BY THE CALIFORNIA RESIDENTIAL CODE, CHAPTER 19, SHALL ALSO COMPLY WITH THIS SECTION.

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**4.505.2.1 CAPILLARY BREAK.** A CAPILLARY BREAK SHALL BE INSTALLED IN COMPLIANCE WITH AT LEAST ONE OF THE FOLLOWING:  
1. A 4-INCH (101.6 MM) THICK BASS OF 1/2 INCH (12.7MM) OR LARGER CLAS A AGGREGATE SHALL BE PROVIDED WITH A VAPOR BARRIER IN DIRECT CONTACT WITH CONCRETE AND A CONCRETE MIX DESIGN SHALL BE USED TO ADDRESS BLEEDING, SHRINKAGE, AND CURING SHALL BE USED. FOR ADDITIONAL INFORMATION, SEE AMERICAN CONCRETE INSTITUTE, [PCI 302-2006](#).  
2. OTHER EQUIVALENT METHODS APPROVED BY THE ENFORCING AGENCY.  
3. A SLAB DESIGN SPECIFIED BY A LICENSED DESIGN PROFESSIONAL.

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**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 PROXY-TYPE OR CONTACT-TYPE MOISTURE METER EQUIVALENT MOISTURE VERIFICATION METHODS MAY BE APPROVED BY THE ENFORCING AGENCY AND SHALL SATISFY REQUIREMENTS FOUND IN SECTION 1019 OF THIS CODE.  
2. MOISTURE READINGS SHALL BE TAKEN AT A POINT 2 FEET (610 MM) TO 4 FEET (1219 MM) FROM THE GRADE STAMPED END OF EACH PIECE VERIFIED.  
3. AT LEAST THREE RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR FRAMING WITH DOCUMENTATION ACCEPTABLE TO THE ENFORCING AGENCY PROVIDED AT THE TIME OF APPROVAL TO ENCLOSE THE WALL AND FLOOR FRAMING.

INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REFUSED OR ALLOWED TO BE USED ONLY IF THE MANUFACTURER'S DRYING RECOMMENDATIONS PERMIT INSULATION PRODUCTS SHALL FOLLOW THE MANUFACTURERS' DRYING RECOMMENDATIONS PERMIT TO ENCLOSE.

ANSI		RESP.		PARTY	
1	2	3	4	5	6
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.506 INDOOR AIR QUALITY AND EXHAUST</b>					
<b>4.506.1 BATHROOM EXHAUST FANS.</b> EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING:					
1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.					
2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.					
A. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE LESS THAN OR EQUAL TO 50% TO A MAXIMUM OF 80%. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT.					
B. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL (I.E., BUILT-IN)					
<b>NOTES:</b>					
1. FOR THE PURPOSES OF THIS SECTION, A BATHROOM IS A ROOM WHICH CONTAINS A BATHTUB, SHOWER OR TUB/SHOWER COMBINATION.					
2. LIGHTING INTEGRAL TO BATHROOM EXHAUST FANS SHALL COMPLY WITH THE CALIFORNIA ENERGY CODE.					
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4.507 ENVIRONMENTAL CONTROL</b>					
<b>4.507.1 HEATING AND AIR-CONDITIONING SYSTEM DESIGN.</b> HEATING AND AIR CONDITIONING SYSTEMS SHALL BE DESIGNED, SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:					
1. THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ACCA 2 MANUAL J - 2011 (RESIDENTIAL LOAD CALCULATION), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE (OR ME THODS).					
2. DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1 MANUAL D - 2014 (RESIDENTIAL DUCT SYSTEMS), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.					
3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S - 2014 (RESIDENTIAL EQUIPMENT SELECTION), OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.					
<b>EXCEPTION:</b> USE OF ALTERNATE DESIGN TEMPERATURES NECESSARY TO ENSURE THE SYSTEM FUNCTIONS ARE ACCEPTABLE.					
<b>CHAPTER 7</b>					
<b>INSTALLER &amp; SPECIAL INSPECTOR QUALIFICATIONS</b>					
<b>702 QUALIFICATIONS</b>					
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>702.1 INSTALLER TRAINING.</b> HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS INCLUDING DUCTS AND EQUIPMENT BY A NATIONALLY OR REGIONALLY RECOGNIZED TRAINING OR CERTIFICATION PROGRAM. UNCERTIFIED PERSONS MAY PERFORM HVAC INSTALLATIONS WHEN UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF A PERSON TRAINED AND CERTIFIED TO INSTALL HVAC SYSTEMS OR CONTRACTOR LICENSED TO INSTALL HVAC SYSTEMS. EXAMPLES OF ACCEPTABLE HVAC TRAINING AND CERTIFICATION PROGRAMS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:					
1. STATE CERTIFIED APPRENTICESHIP PROGRAMS.					
2. PUBLIC UTILITY TRAINING PROGRAMS.					
3. TRAINING PROGRAMS PROVIDED BY TRADE, LABOR OR STATEWIDE ENERGY CONSULTING OR VERIFICATION ORGANIZATIONS.					
4. PROGRAMS SPONSORED BY MANUFACTURING ORGANIZATIONS.					
5. OTHER PROGRAMS ACCEPTABLE TO THE ENFORCING AGENCY.					
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>702.2 SPECIAL INSPECTOR [HCD].</b> WHEN REQUIRED BY THE ENFORCING AGENCY, THE OWNER OR THE RESPONSIBLE ENTITY ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTION OR OTHER DUTIES NECESSARY TO SUBSTANTIATE COMPLIANCE WITH THIS CODE. SPECIAL INSPECTORS SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE ENFORCING AGENCY FOR THE PARTICULAR TYPE OF INSPECTION OR TASK TO BE PERFORMED. IN ADDITION TO OTHER CERTIFICATIONS OR QUALIFICATIONS ACCEPTABLE TO THE ENFORCING AGENCY, THE FOLLOWING CERTIFICATIONS OR EDUCATION MAY BE CONSIDERED BY THE ENFORCING AGENCY WHEN EVALUATING THE QUALIFICATIONS OF A SPECIAL INSPECTOR:					
1. CERTIFICATION BY A NATIONAL OR REGIONAL GREEN BUILDING PROGRAM OR STANDARD RULISER.					
2. CERTIFICATION BY A STATEWIDE ENERGY CONSULTING OR VERIFICATION ORGANIZATION, SUCH AS HERS RATERS, BUILDING PERFORMANCE CONTRACTORS, AND HOME ENERGY AUDITORS.					
3. SUCCESSFUL COMPLETION OF A THIRD PARTY APPRENTICE TRAINING PROGRAM IN THE APPROPRIATE TRADE.					
4. OTHER PROGRAMS ACCEPTABLE TO THE ENFORCING AGENCY.					
<b>NOTES:</b>					
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 CONTRACTORS (CEC) TO RATE HOMES IN CALIFORNIA ACCORDING TO THE HOME ENERGY RATING SYSTEM (HERS).					
<b>[BSC] WHEN REQUIRED BY THE ENFORCING AGENCY, THE OWNER OR THE RESPONSIBLE ENTITY ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTION OR OTHER DUTIES NECESSARY TO SUBSTANTIATE COMPLIANCE WITH THIS CODE. SPECIAL INSPECTORS SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE ENFORCING AGENCY FOR THE PARTICULAR TYPE OF INSPECTION OR TASK TO BE PERFORMED. IN ADDITION, THE SPECIAL INSPECTOR SHALL HAVE A CERTIFICATION FROM A RECOGNIZED STATE, NATIONAL OR INTERNATIONAL ASSOCIATION AS DETERMINED BY THE LOCAL AGENCY. THE AREA OF CERTIFICATION SHALL BE CLOSELY RELATED TO THE PRIMARY JOB FUNCTION, AS DETERMINED BY THE LOCAL AGENCY.</b>					
<b>NOTE:</b> SPECIAL INSPECTORS SHALL BE INDEPENDENT ENTITIES WITH NO FINANCIAL INTEREST IN THE MATERIALS OR THE PROJECT THEY ARE INSPECTING FOR COMPLIANCE WITH THIS CODE.					
<b>703 VERIFICATIONS</b>					
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>703.1 DOCUMENTATION.</b> DOCUMENTATION USED TO SHOW COMPLIANCE WITH THIS CODE SHALL INCLUDE BUT IS NOT LIMITED TO: CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH DEMONSTRATE SUBSTANTIAL CONFORMANCE. WHEN SPECIFIC DOCUMENTATION OR SPECIAL INSPECTION IS NECESSARY TO VERIFY COMPLIANCE, THAT METHOD OF COMPLIANCE WILL BE SPECIFIED IN THE APPROPRIATE SECTION OR IDENTIFIED APPLICABLE CHECKLIST.					
<b>GREEN BUILDING STANDARDS:</b>					
1. PROVIDE CERTIFICATION FOR THE FOLLOWING GREEN COMPONENTS. DOCUMENTATION SHALL BE REQUIRED PRIOR TO CITY INSPECTIONS AS NOTED BELOW:					
A) INDOOR WATER USE (FINAL INSPECTION)					
B) MOISTURE CONTENT OF BUILDING MATERIALS BY THIRD PARTY SPECIAL INSPECTOR (INSULATION INSPECTION)					
C) ADHESIVE AND SEALANT VOC (FINAL INSPECTION)					
D) PAINTS AND COATINGS VOC LIMITS (FINAL INSPECTION)					
E) COMPOSITE WOOD PRODUCTS (FRAME INSPECTION)					
F) CARPET AND FLOORING CERTIFICATION (FINAL INSPECTION)					



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PROJECT:

# ACCESSORY DWELLING UNIT (TADU-003) PLAN 3

REVISIONS		
NO.	DESCRIPTION	DATE


CITY USE ONLY

DRAWING TITLE

2022 CALIFORNIA  
GREEN BUILDING  
STANDARD CODE

STANDARD CODE	
JOB # : TADU-003	SHEET NO.  <b>GC.1</b>
DATE: 13-Apr-23	
SCALE: AS NOTED	
DRAWN BY: JDC	





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PROJECT:

**ACCESSORY  
DWELLING  
UNIT  
(TADU-003)  
PLAN 3**

REVISIONS		
NO.	DESCRIPTION	DATE

CITY USE ONLY

**DRAWING TITLE:**

## FLOOR PLAN (WITH PORCH OPTION)

<b>JOB# :</b> TADU-003	SHEET NO.  <div style="font-size: 48pt; text-align: center;">A.1</div>
<b>DATE:</b> 13-Apr-23	
<b>SCALE:</b> AS NOTED	
<b>DRAWN BY:</b> IRG	

ROOM NAME	FLOORING	BASE		WALLS		CEILING	CEILING HEIGHT	DETAIL OR COMMENT
	F1 F2	B1 B2	W1 W2	C1 C2				
BEDROOM 1	●	● ●	● ●	● ●	●	6'-0"	1	
BATH	●	● ●	● ●	● ●	●	6'-0"		
KITCHEN	●	● ●	● ●	● ●	●	6'-0"		
LIVING ROOM	●	● ●	● ●	● ●	●	8'-0"	1	
DIN/BEDROOM 2 OPT.	●	● ●	● ●	● ●	●	6'-0"	1	

FLOORING		BASE	
F1 = EXPOSED SLAB FINISH		B1 = NO BASE BOARD	
F2 = PER OWNER PROVIDE MAKE, MODEL, AND FINISH SAMPLE TO OWNER PRIOR TO INSTALLATION.		B2 = PER OWNER PROVIDE MAKE, MODEL, AND FINISH SAMPLE TO OWNER PRIOR TO INSTALLATION.	
WALLS			
W1 = 1/2" GYPSUM BOARD, TAPED AND TEXTURED, READY FOR OWNER TO APPLY PAINT.			
W2 = 5/8" TYPE 'X' GYPSUM BOARD, TAPED AND TEXTURED, READY FOR OWNER TO APPLY PAINT.			
CEILING			
C1 = 1/2" GYPSUM BOARD, TAPED AND TEXTURED, READY FOR OWNER TO APPLY PAINT.			
C2 = 5/8" TYPE 'X' GYPSUM BOARD, TAPED AND TEXTURED, READY FOR OWNER TO APPLY PAINT.			

1. VAULTED CEILING AT CONTEMPORARY OPTION.  
2.

---

**FINISH NOTES**

2. ALL INTERIOR SURFACES TO BE FLAME SPREAD CLASS 0.
3. ALL INTERIOR SURFACES AND SAMPLE MATERIALS SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO FABRICATING AND INSTALLATION.
4. CLOSET POLES SHALL BE 1-1/8" DIAMETER SANDED WHITE SPOKES AT WALLS MOUNTED AT THE FOLLOWING HEIGHTS:
  - a. SINGLE POLE HEIGHTS -40" (LOW) - 80" (HIGH)
  - b. DOUBLE POLE HEIGHTS -40" (LOW) - 80" (HIGH)
  - c. CLOSET SHELVES SHALL BE 3/4" THICK PARTICLE BOARD W/ MEDIUM DENSITY OVERLAY AT ALL EXPOSED EDGES, SHELF AND CLOSET POLE SURFACE AT MID-SPAN ON ALL SHELVES OVER 4'-0" LONG.
5. ALL INTERIOR SURFACES AND SAMPLE MATERIALS SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO FABRICATING AND INSTALLATION.
6. ALL INTERIOR SURFACES AND SAMPLE MATERIALS/HARDWARE SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO FABRICATING AND INSTALLATION.
  - a. BASE AND UPPER CABINETS SHALL BE 17 1/2" A.F.F. (WASH BASIN)
  - b. BOTTOM OF CABINET SHALL BE 12" A.F.F. (REFRIGERATOR)
  - c. 48" A.F.F. (BASE COUNTER)
7. COUNTER TOPS: VERIFIED TO BE 1 1/2" THICK. SAMPLES SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.
8. ALL INTERIOR HABITABLE ROOMS SHALL HAVE A MINIMUM CEILING HEIGHT OF 7'-6". HALLWAYS, BATHROOMS, TOILETS, GARAGE AND CLOSETS 7'-0".

**REINFORCEMENT FOR GRAB BARS:**

- AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF CBC SECTION R0211.1, WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, ONE BATHROOM ON THE SECOND OR THIRD FLOOR OR THE DWELLING SHALL COMPLY WITH THIS SECTION.
- REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIAL APPROVED BY THE CITY OF BREXING.
- REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8 INCH NOMINAL LUMBER, 1 1/2 INCH BY 7 1/4 INCH ACTUAL LUMBER OR OTHER MATERIAL OF EQUAL OR GREATER STRENGTH AND QUALITY.
- REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES AND 39 1/4 INCHES ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.
- TOILET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.
- SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
- BATHS AND COMBINATION BATHSHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATH AND THE BATH WALL, ADDITIONAL REINFORCEMENT SHALL BE PROVIDED FOR THE GRAB BARS SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES ABOVE THE BATHTRIM RIM.

**ENCLOSURE:**

- 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, FOLD-DOWN OR ALTERNATE GRAB BAR REINFORCEMENT APPROVED BY THE CITY OF BREXING.
- REINFORCEMENT SHALL NOT BE REQUIRED IN WALL FRAMING FOR PRE-FABRICATED SHOWER ENCLOSURES AND BATHTUB WALL PANELS WITH INTEGRAL FRAMING, INSTALLED GRAB BARS OR WHEN FRAMING IS INSTALLED TO SUPPORT THE ENCLOSURE.
- 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 OF GRAB BAR REINFORCEMENT IS PROVIDED BY THE CITY OF BREXING.
- BATHS, 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 OR AN ALTERNATE METHOD OF GRAB BAR REINFORCEMENT IS PROVIDED BY THE ENFORCING AGENCY.
- REINFORCEMENT OF FLOORS SHALL NOT BE REQUIRED FOR BATHTUBS AND WATER CLOSETS INSTALLED ON CONCRETE SLAB FLOORS.

2. INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENT SHALL BE PLACED IN THE OPERATION AND MAINTENANCE MANUAL IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.4.

SYMBOL	DESCRIPTION
	EXTERIOR WALL: 2x6 D.F.#2 STUDS AT 16" O.C. WR-21 BATT INSULATION. EXTERIOR FINISH PER EXTERIOR OPTIONS. SEE BUILDING ELEVATIONS. INTERIOR FINISH 1/2" GYPSUM BOARD UNLESS NOTED OTHERWISE.
	INTERIOR WALL: 2x10 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 STUDS UNLESS NOTED OTHERWISE.

[illegible]

TYPE	DETAIL OR COMMENT
SL = DOUBLE SLIDER	1. GLAZING TYPE MUST MATCH THE EXISTING PRIMARY RESIDENCE GLAZING TYPE. (I.E. EXISTING PRIMARY RESIDENCE HAS SINGLE HUNG THEN PROPOSED ADU MUST HAVE SINGLE HUNG. 2. AT COMTEMPORARY OPTION ONLY.
SH = SINGLE HUNG	
FX = FIXED	
RT = RECTANGLE TRANSOM	
GLASS	
CL = CLEAR GLASS	
FG = FROSTED GLASS	

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 REACH OF 4 FEET OF THE TOP OF A WALKING SURFACE, GLAZING LOCATED WITHIN 12" OF A FLOOR, GLAZING WITH AN HAVING A TOP EDGE GREATER THAN 36" A.F.F., GLAZING LOCATED WITHIN 5'-0" FROM TOP OR BOTTOM OF A WALKING SURFACE WITH TOP EDGE LESS THAN 36" A.F.F.

ALL OTHER GLAZING SHALL BE LOW EMISSION GLAZED UNLESS OTHERWISE NOTED.

3. UNIT SPECIFICATIONS SHALL BE MANUFACTURED AND APPROVED BY AN APPROVED INDEPENDENT LABORATORY, AND BEAR A LABEL IDENTIFYING THE MANUFACTURER, PERFORMANCE GRADE RATING AND APPROVED INSPECTION AGENCY TO THE BOTTOM EDGE OF THE GLAZING. SEE SECTION 9.01.03 FOR FURTHER INFORMATION.

4. SKYLIGHTS AND SLOPED GLAZING SHALL COMPLY WITH SECTION 9.01.06 (R.308.6)

5. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF A SKYLIGHT OR SLOPED GLAZING. SKYLIGHTS SHALL BE PROVIDED WITH A MINIMUM OF 5.7 SQUARE FEET OF GLAZING THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 4 FOOT-CANDLES OVER THE AREA OF THE ROOM. SKYLIGHTS SHALL BE PROVIDED WITH AN INCH OR MORE OF GLAZING TO THE HUMAN IMPACT LOADS OF SECTION 9.01.03 (SEE EXCEPTIONS) (R.309.4).

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

6.1. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND THE BOTTOM EDGE IS LESS THAN 36 INCHES ABOVE THE FLOOR.

6.2. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL, THAT MEETS ALL OF THE FOLLOWING CONDITIONS:

- 1.) EXPOSED AREA OF AN INDIVIDUAL PANEL GREATER THAN 9 SQUARE FEET.
- 2.) BOTTOM EDGE LESS THAN 16 INCHES ABOVE THE FLOOR.
- 3.) TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
- 4.) ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING.

6.3. GLAZING IN RAILINGS

6.4. GLAZING ENCLOSURES FOR WORK WALLS FACING HALLS, 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.

6.5. GLAZING PANELS ADJACENT TO AN OUTDOOR AND OUTDOOR SWIMMING POOL, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE AND WITHIN 60 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE WATER'S EDGE.

6.6. GLAZING WHERE THE TOP EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS.

6.7. GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE WALKING SURFACE.

SYMBOL	WIDTH	HEIGHT	THICKNESS		MATERIAL		FINISH		TYPE				CORE		FRAME		DETAIL OR COMMENT			
			1"	1 1/2"	PL	WG	PT	LG	HF	BF	BP	PC	SC	HC	HM	WD		PT		
A	3'-0"	6'-6"							PT	LG	HF	BF	BP	PC	SC	HC	HM	WD	PT	4
B	3'-0"	6'-6"							PT	LG	HF	BF	BP	PC	SC	HC	HM	WD	PT	3
C	6'-0"	6'-6"							PT	LG	HF	BF	BP	PC	SC	HC	HM	WD	PT	3
D	3'-0"	6'-6"							PT	LG	HF	BF	BP	PC	SC	HC	HM	WD	PT	2
E	2'-6"	6'-6"							PT	LG	HF	BF	BP	PC	SC	HC	HM	WD	PT	2
F	2'-6"	6'-6"							PT	LG	HF	BF	BP	PC	SC	HC	HM	WD	PT	1.5

ABBREVIATIONS		DETAIL OR COMMENT
MATERIAL	CORE	
PL = PLASTIC LAMINATE	SC = SOLID CORE	1. SEE DETAIL DIA.5
WG = WOOD	HC = HOLLOW CORE	2. SEE DETAIL E/A.5
TG = TEMPERED GLASS	HM = HOLLOW METAL	3. SEE DETAIL F/A.5
		4. SEE DETAIL G/A.5
		5. FOR BEDROOM OPT
TYPE	FINISH	
HG = HINGED DOOR	PT = PAINTED	
BF = BI FOLD DOOR	PT = BI FOLD	
BP = BI PASS DOOR	PT = BI PASS	
PC = POCKET DOOR	PT = POCKET	
	WD = WOOD	
	PT = PAINTED	

1. 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 EXIT. THE EXTERIOR EXIT SHALL BE A DOOR OR OTHER MEANS OF EGRESS THAT IS NOT A DOOR THAT CAN BE OPENED DIRECTLY INTO A PUBLIC WAY OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY. (R 311.1)
2. AT LEAST ONE DOOR SHALL BE 36" WIDE BY 80" HIGH. (R 311.2)
3. PROVIDE MINIMUM 32" WIDE DOORS TO ALL INTERIOR ACCESSIBLE ROOMS. (R 311.2)
4. DOOR MUST BE OPENED BY ONE HAND AND MUST BE OPENED WITH NO MORE THAN 15° BELOW THE THRESHOLD. EXCEPTION: PROVIDING THE DOOR DOES NOT SWING OVER THE LANDING, LANDING SHALL BE NOT MORE THAN 775° BELOW THE THRESHOLD. STORM AND SCREEN DOORS ARE PERMITTED TO SWING OVER ALL EXTERIOR STAIRS AND LANDINGS. (R 311.3)
5. LANDING AT A DOOR SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NO LESS THAN 36". (R 311.3)
6. A LANDING SHALL BE PROVIDED AT THE TOP AND BOTTOM OF STAIRWAYS. (R 311.7.6)
7. STAIRWAY DETAILS:
  - A. 775° MAXIMUM RISE & MINIMUM 10" RUN. (R 311.7.5)
  - B. MINIMUM 36" 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)
  - E. HANDRIP PORTION OF HANDRAIL SHALL NOT BE LESS THAN 1 1/2" AND NO MORE THAN 2" CROSS-SECTIONAL DIAMETER HAVING A SMOOTH SURFACE WITH NO SHARP CORNERS. (R 311.7.8.5)
  - F. MAXIMUM 4" CLEAR SPACING BETWEEN HANDRAILS. (R 311.7.13)
8. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE UNIMMEDIATELY. (R 303.7)
9. FOR GLASS HANDRAILS AND GUARDS, THE PANELS AND THEIR SUPPORT SYSTEM SHALL BE DESIGNED TO WITHSTAND THE LOADS SPECIFIED IN CHAPTER 16 OF CBC. A SAFETY FACTOR OF FOUR SHALL BE USED. THE MINIMUM NUMBER OF GLASS PANELS SHALL BE TWO. (R 303.7.1)
10. PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS AND BASEMENTS. SHOW DETAILS ON PLANS. MINIMUM - 24" CLEAR HEIGHT 70" CLEAR WIDTH, 5.7 SF MINIMUM GYM (0.9 SF AT GRADE LEVEL) & 44" MAXIMUM TO SILL. (R 310.2.1)
11. EXTERIOR STAIRS SHALL BE PROTECTED BY A MINIMUM 1 1/2" MINIMUM THICKNESS AND 44" MAXIMUM TO SILL. (R 310.2.1)
12. PROTECTED ON THE ENCLOSED SIDE WITH 1/2" INCH GYPSUM BOARD. (R302.7)

1. 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 CGSBC. SEE PLUMBING PLAN FOR ADDITIONAL INFORMATION.
2. WATER CLOSET: BRAND AND MODEL NUMBER SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO INSTALLATION. FIXTURE MUST MEET FLOW RATE REQUIREMENTS OF THE CGSBC. SEE PLUMBING PLAN FOR ADDITIONAL INFORMATION.
3. BATH LAVATORY: BRAND AND MODEL NUMBER SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO INSTALLATION. FIXTURE MUST MEET FLOW RATE REQUIREMENTS OF THE CGSBC. SEE PLUMBING PLAN FOR ADDITIONAL INFORMATION.
4. SINK: BRAND AND MODEL NUMBER SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO INSTALLATION. FIXTURE MUST MEET FLOW RATE REQUIREMENTS OF THE CGSBC. SEE PLUMBING PLAN FOR ADDITIONAL INFORMATION.
5. WATER HEATER: BRAND AND MODEL NUMBER SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO INSTALLATION. MODEL SELECTED MUST MEET TYPE 24 REQUIREMENTS. SEE PLUMBING PLANS FOR ADDITIONAL INFORMATION.
6. WASHER STACKED UNIT: BRAND NAME AND MODEL NUMBER SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO INSTALLATION. MECHANICAL PLANS 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 MECHANICAL PLANS FOR ADDITIONAL INFORMATION.
7. DISHWASHER: 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 MECHANICAL PLANS FOR ADDITIONAL INFORMATION.
8. HIGH WALL INDOOR UNIT: BRAND AND MODEL NUMBER SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO INSTALLATION. MODEL SELECTED MUST MEET TYPE 24 REQUIREMENTS. SEE MECHANICAL PLANS FOR ADDITIONAL INFORMATION.
9. GROUND MOUNTED CONDENSING UNIT: BRAND AND MODEL NUMBER SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO INSTALLATION. MECHANICAL PLANS SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.
10. ACCESS PANEL: 30" SQUARE 3/4" THICK 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 FOR ADDITIONAL INFORMATION.
11. BASE CABINET: CABINET CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR OWNERS APPROVAL PRIOR TO BUILDING AND INSTALLATION OF CABINET.
12. UPPER CABINET: CABINET CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR OWNERS APPROVAL PRIOR TO BUILDING AND INSTALLATION OF CABINET.
13. KITCHEN COUNTER: CABINET CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR OWNERS APPROVAL PRIOR TO BUILDING AND INSTALLATION OF CABINET.
14. CONCRETE LANDING: 3-1/2" CONCRETE LANDING W/ BROOM FINISH AND SLOPE AWAY FROM BUILDING. SEE





PLANNING AND DEVELOPMENT  
DEPARTMENT  
FRESNO CITY HALL  
2600 FRESNO STREET  
THIRD FLOOR  
FRESNO, CA. 93721-3600  
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PROJECT:

# ACCESSORY DWELLING UNIT (TADU-003) PLAN 3

## REVISIONS

NO.	DESCRIPTION	DATE

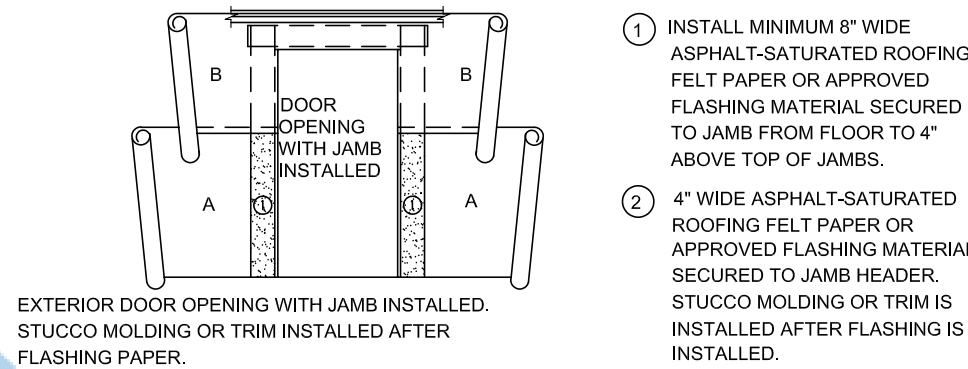
## CITY USE ONLY

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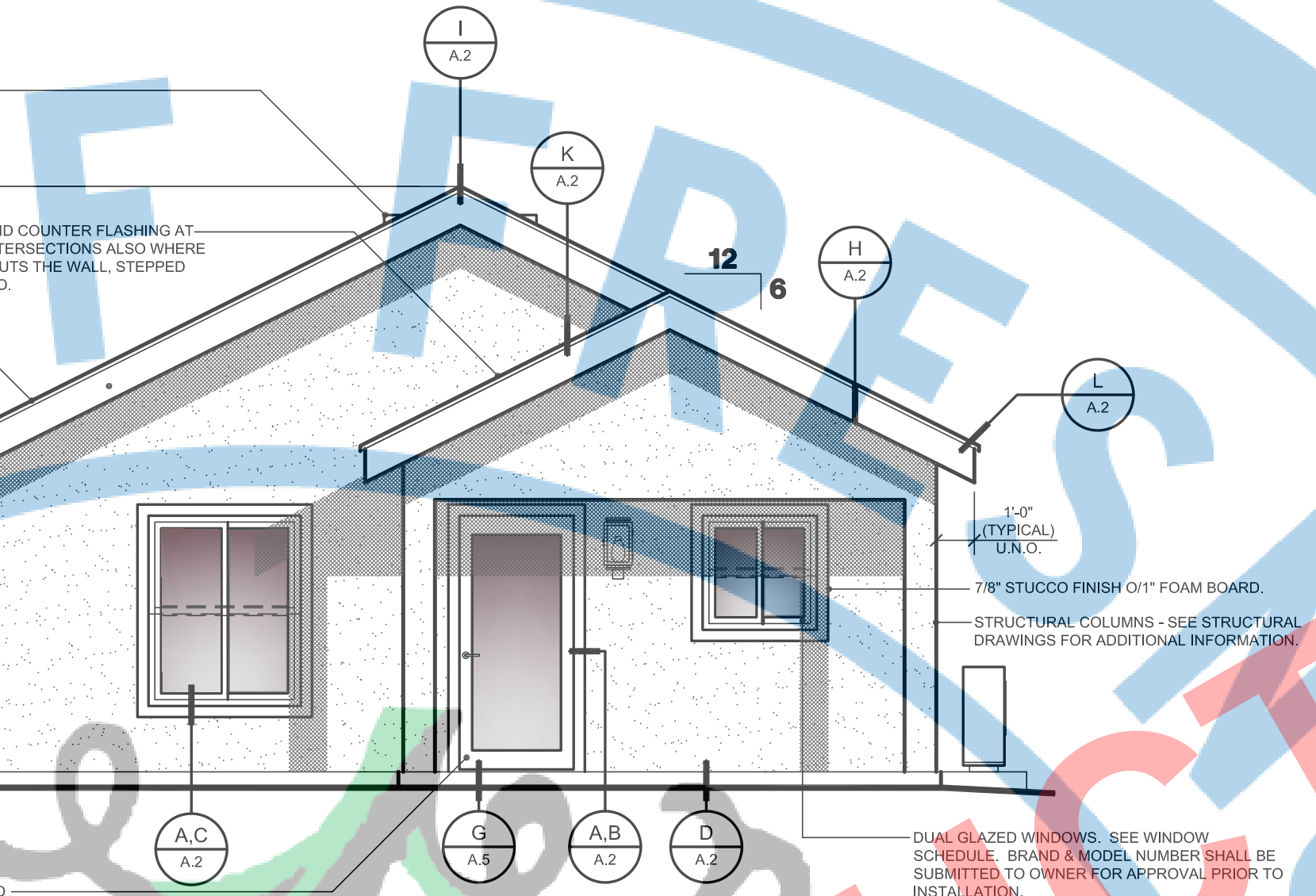
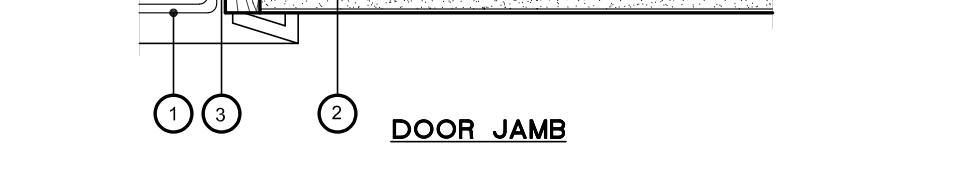
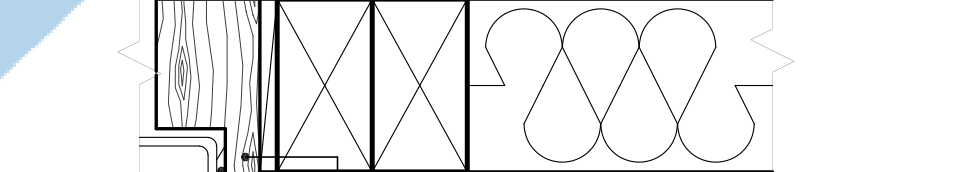
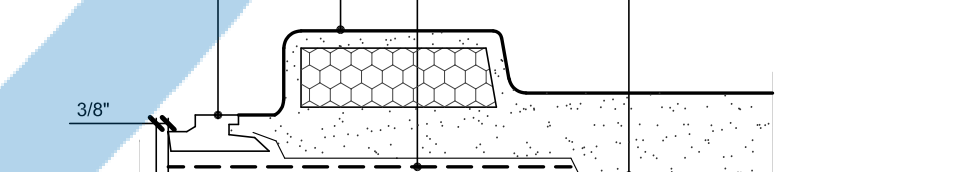
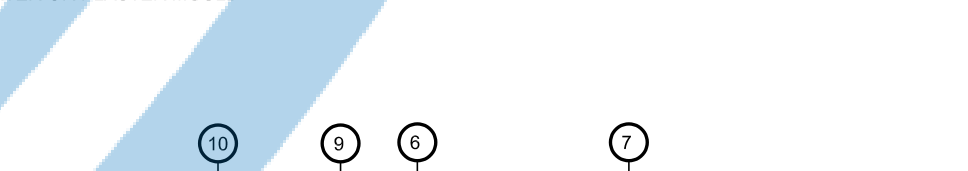
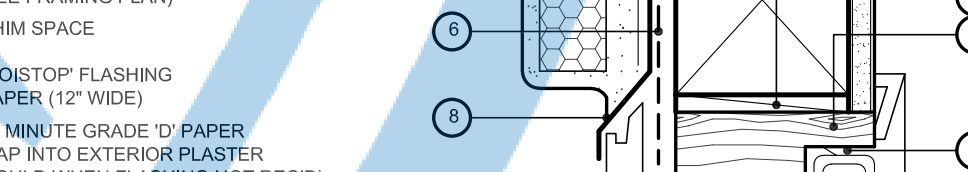
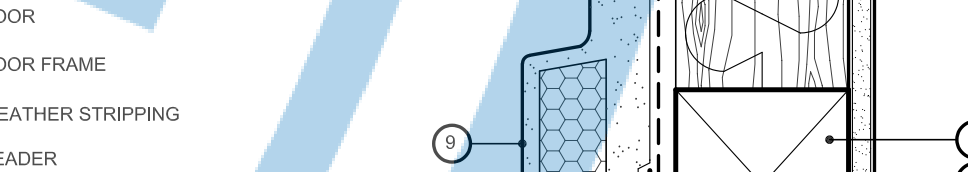
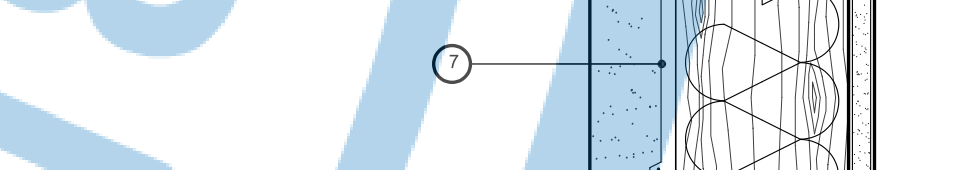
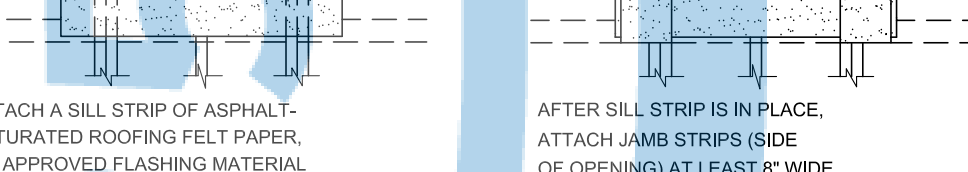
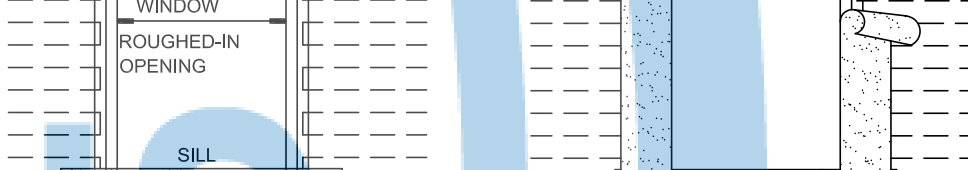
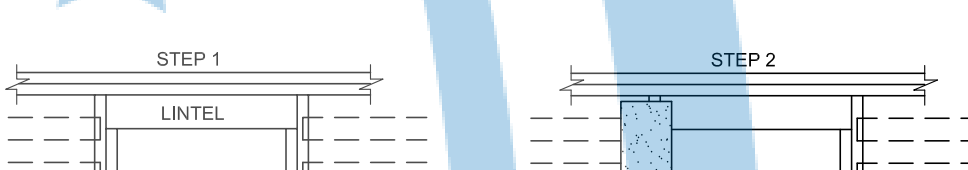
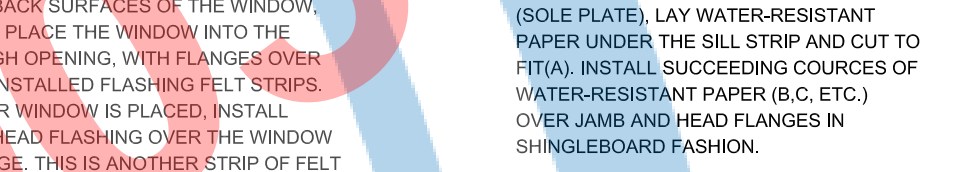
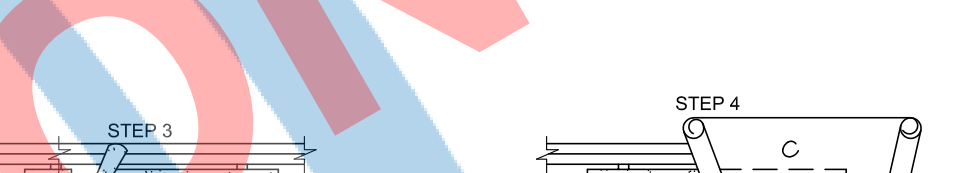
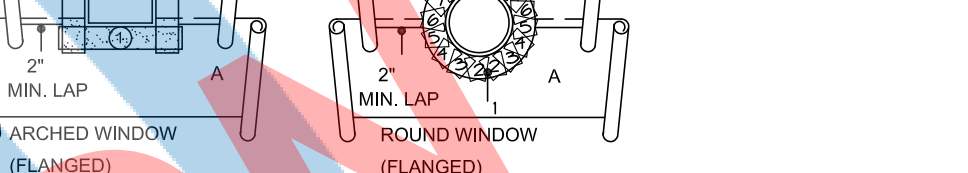
GABLE BUILDING  
ELEVATIONS (WITH  
PORCH OPTION)

JOB# : TADU-003  
DATE: 2-Jun-23  
SCALE: AS NOTED  
DRAWN BY: IRG

SHEET NO.  
**A.2**

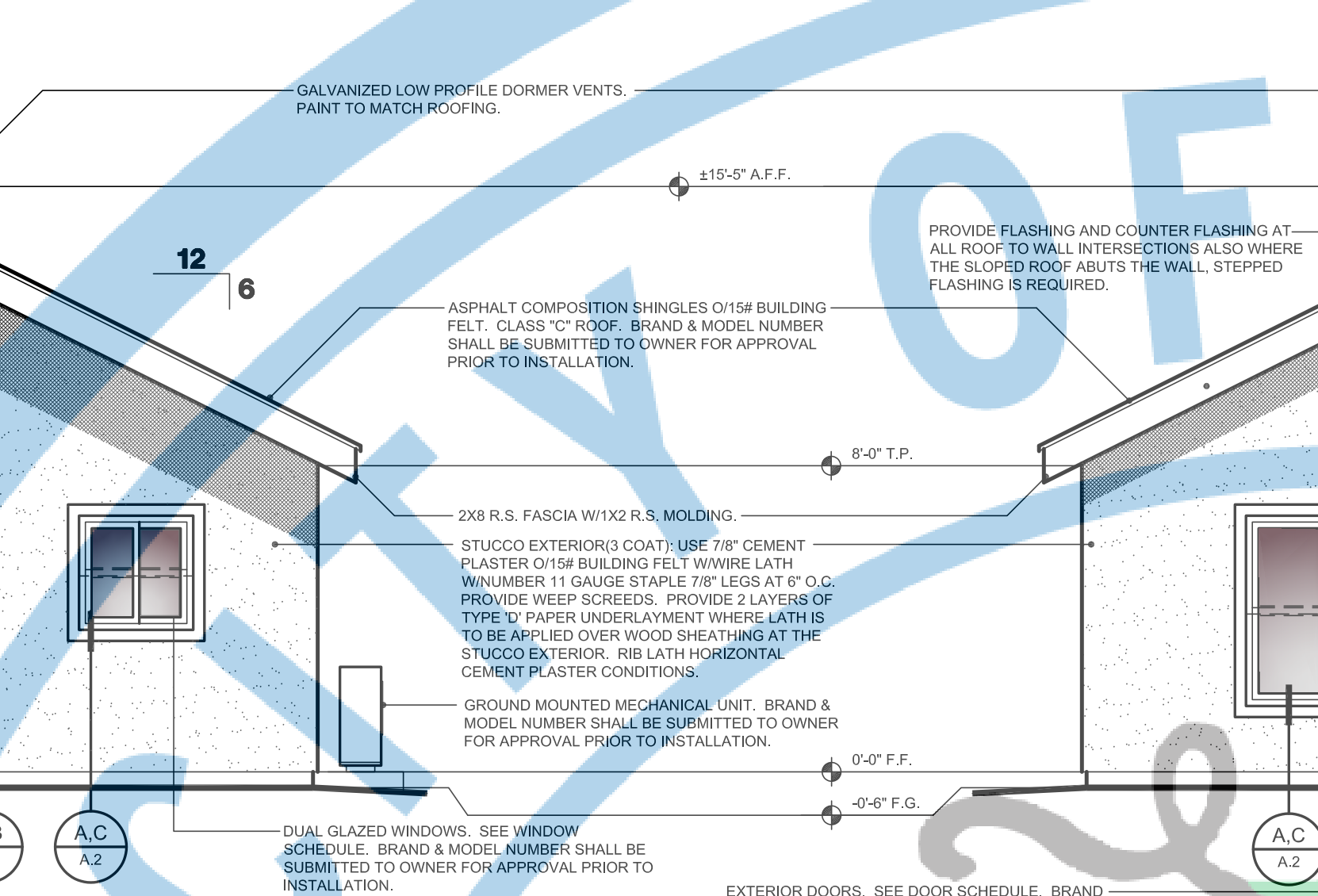
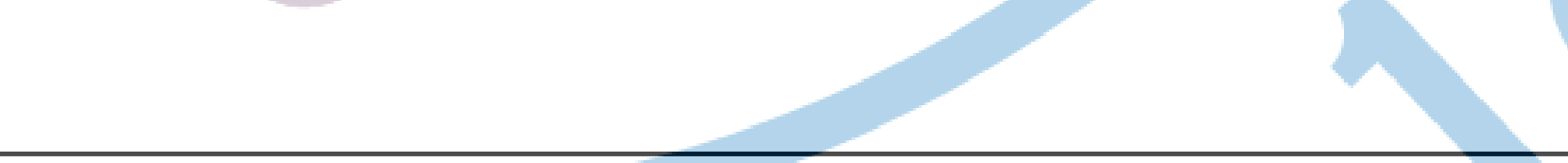
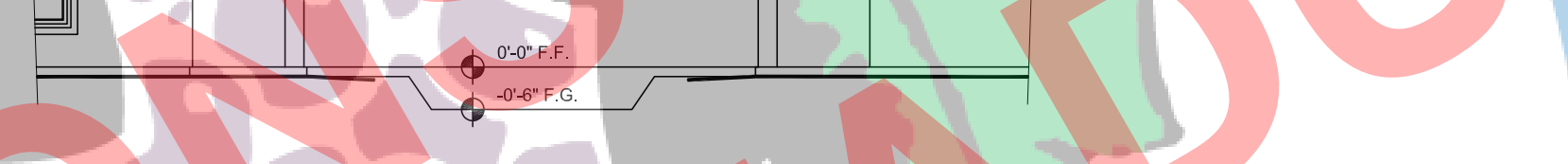
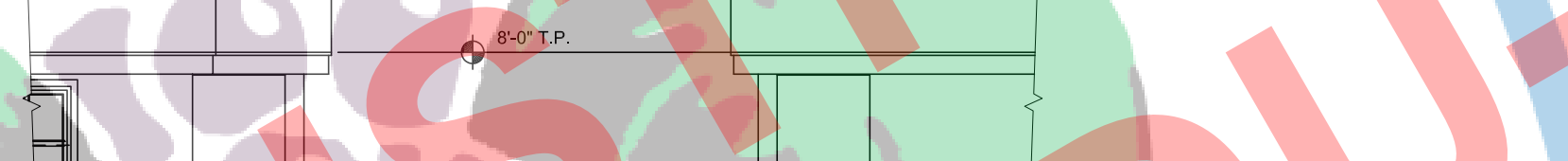
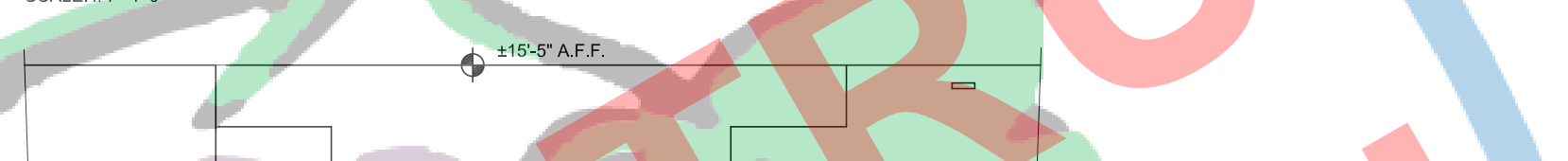


1. INSTALL MINIMUM 8" WIDE ASPHALT-SATURATED ROOFING FELT PAPER OR APPROVED FLASHING MATERIAL SECURED TO JAMB FROM FLOOR TO 4" ABOVE TOP OF JAMBS.
2. 4" WIDE ASPHALT-SATURATED ROOFING FELT PAPER OR APPROVED FLASHING MATERIAL SECURED TO JAMB HEADER. STUCCO MOLDING OR TRIM IS INSTALLED AFTER FLASHING IS INSTALLED.



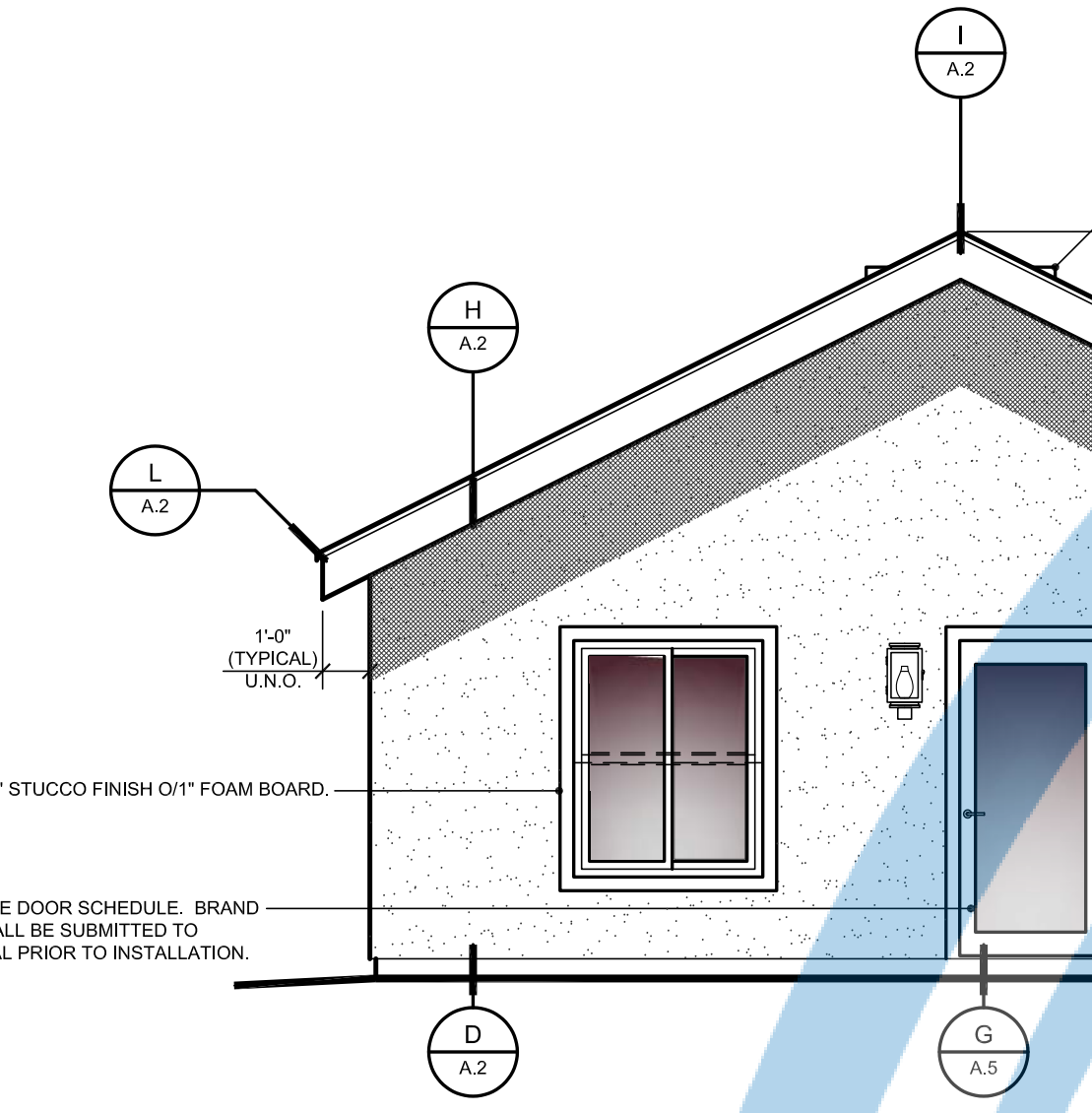
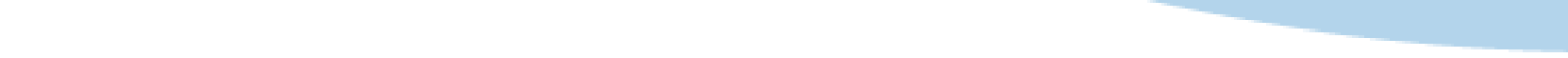
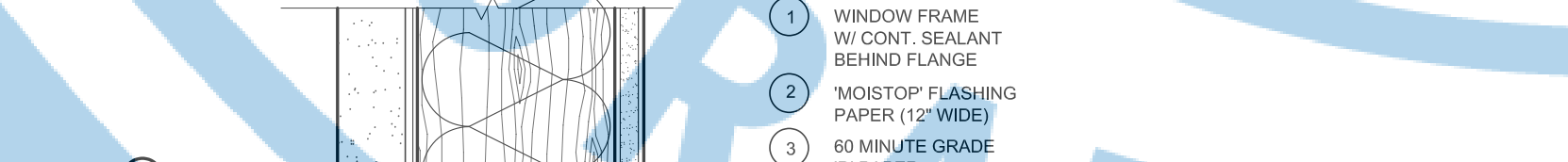
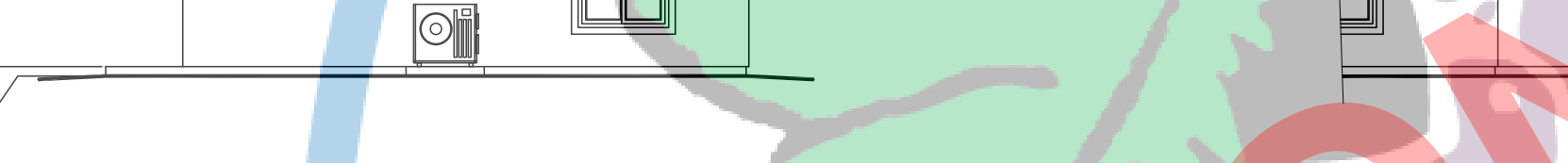
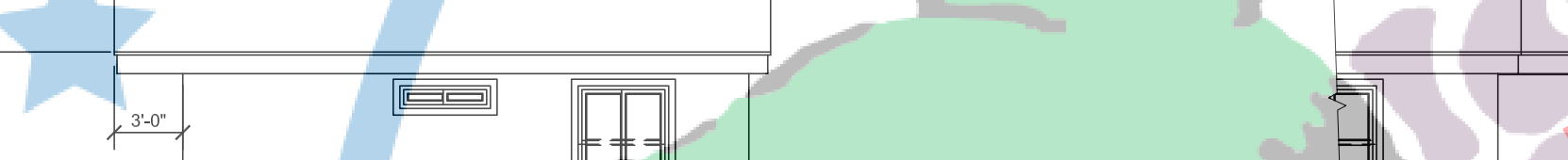
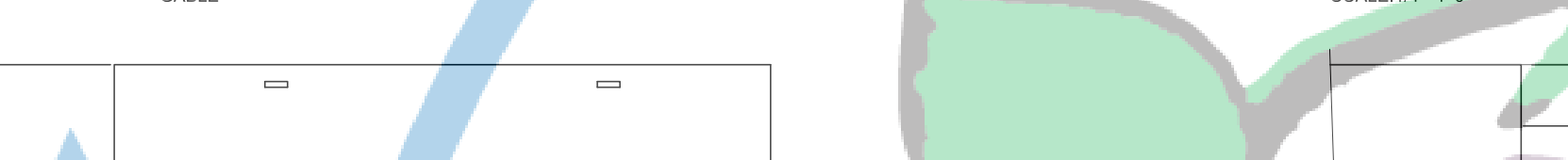
FRONT ELEVATION

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



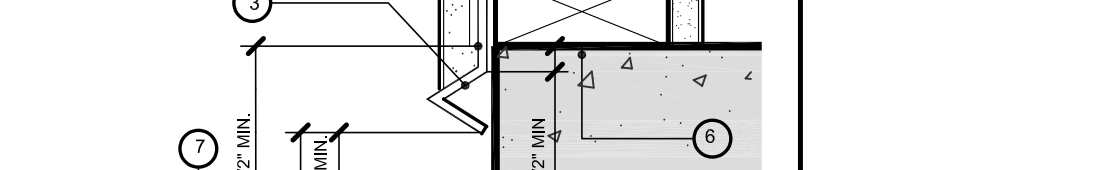
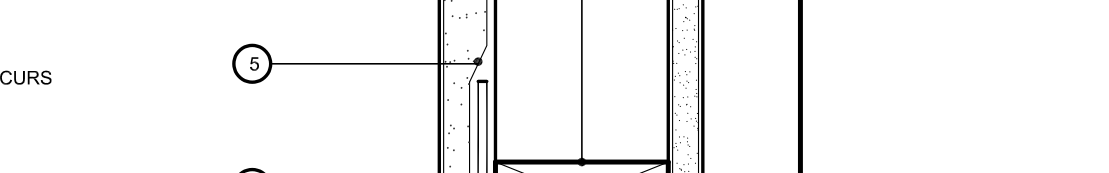
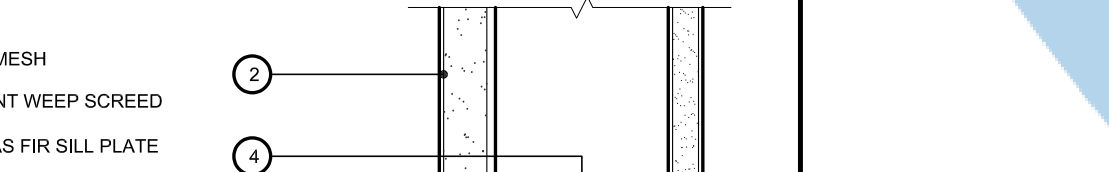
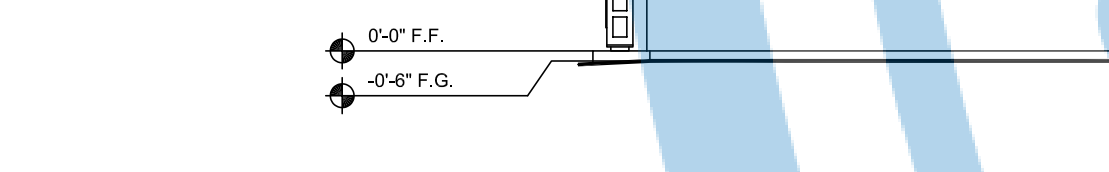
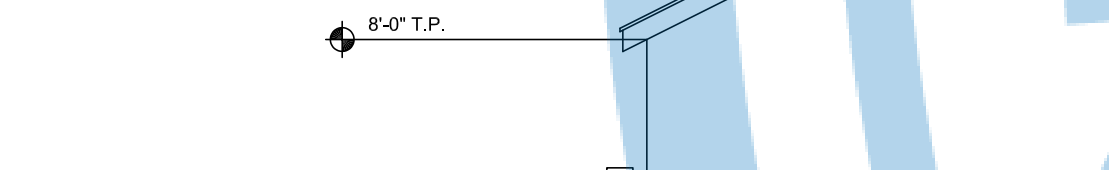
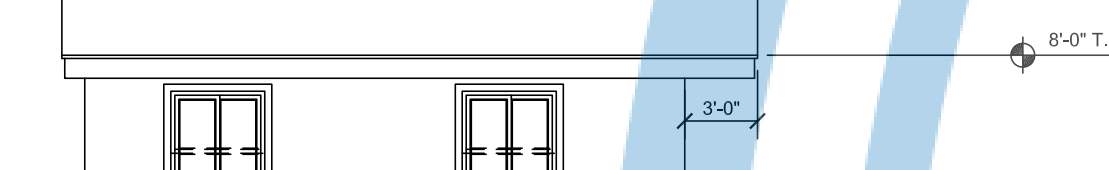
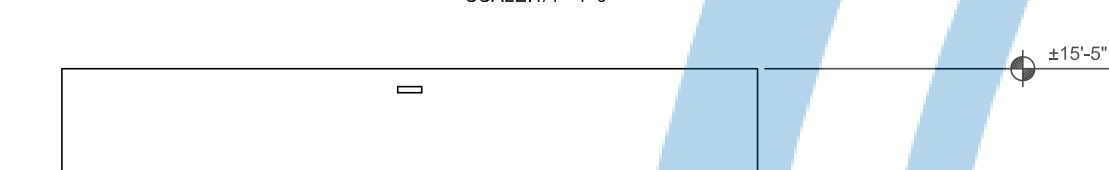
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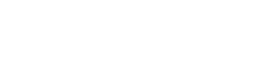
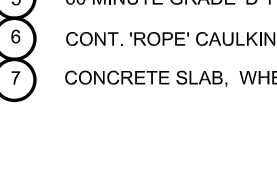
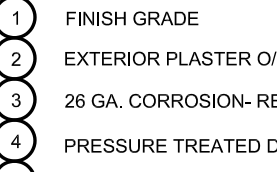
FRONT ELEVATION

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



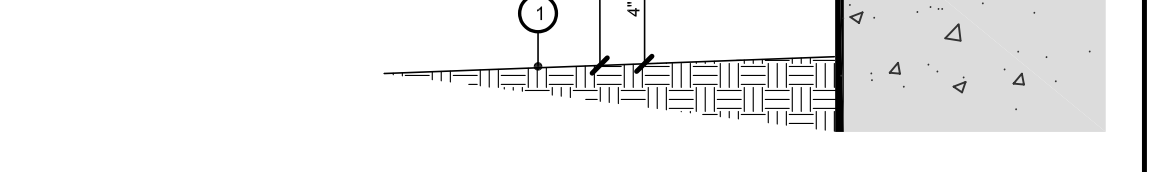
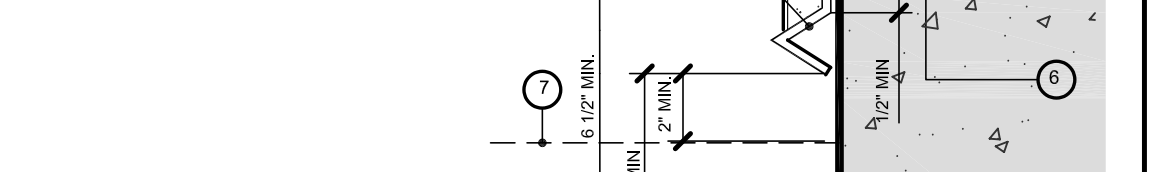
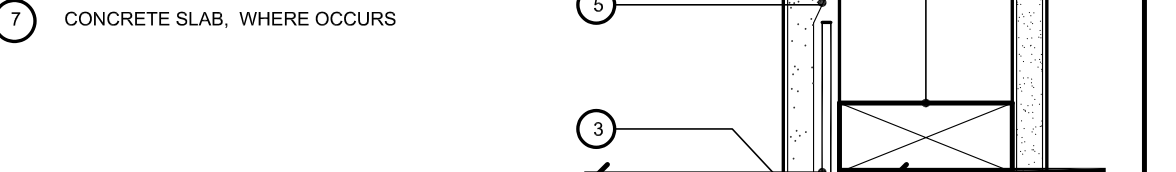
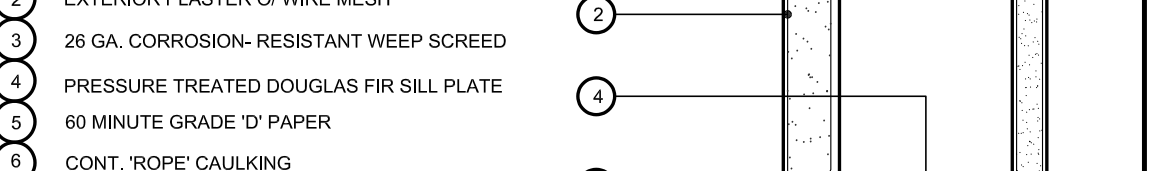
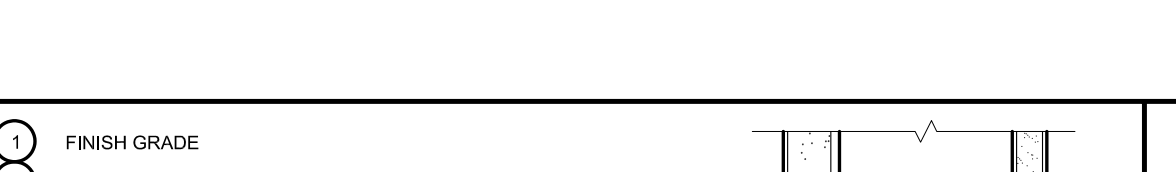
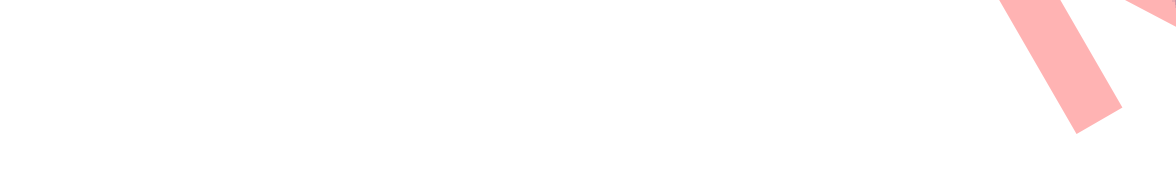
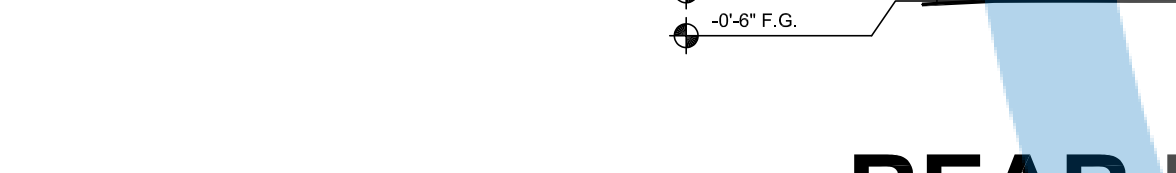
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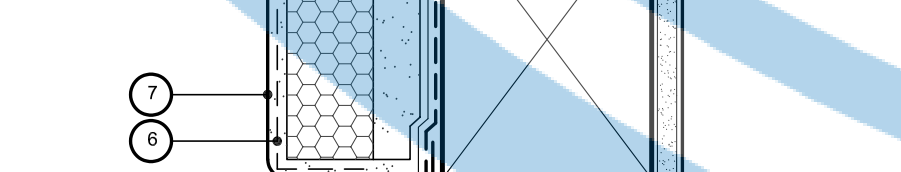
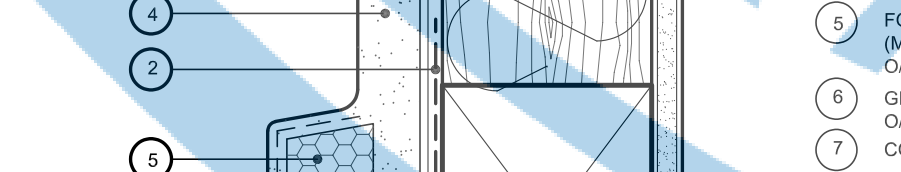
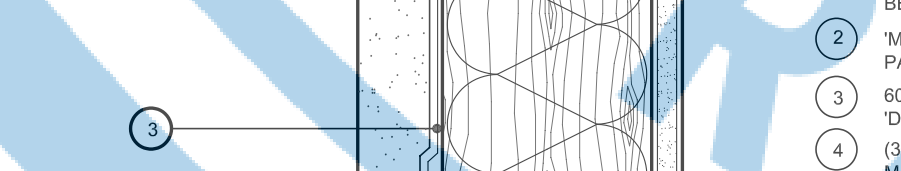
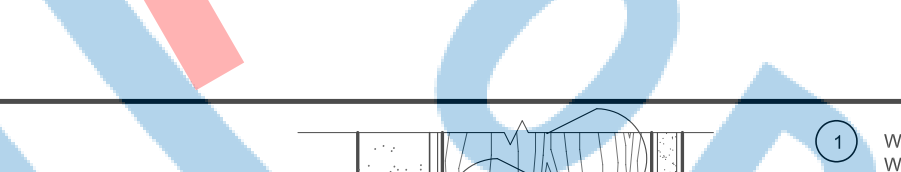
## LEFT ELEVATION

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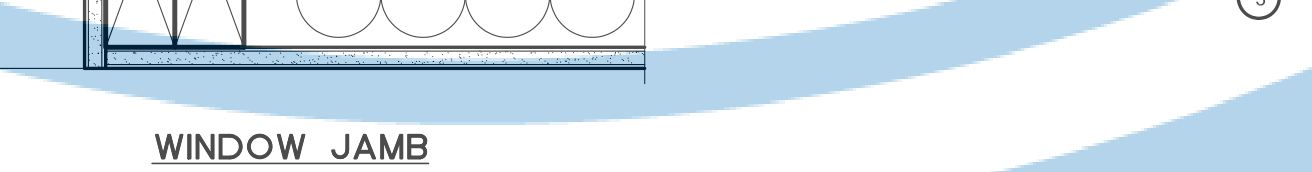
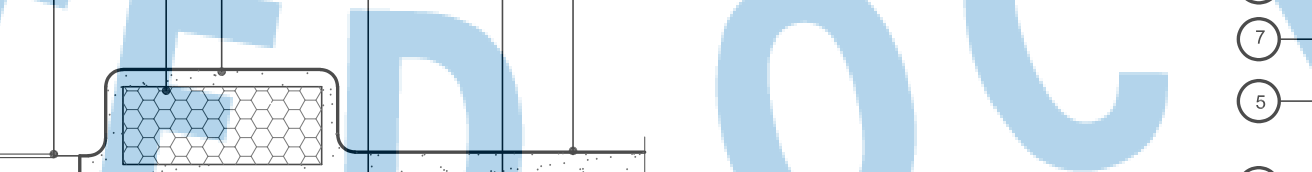
## RIGHT ELEVATION

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## LEFT & RIGHT ELEVATION

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



## REAR ELEVATION

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



## D WEEP SCREED AT CONCRETE SLAB



## WINDOW HEAD



## WINDOW JAMB



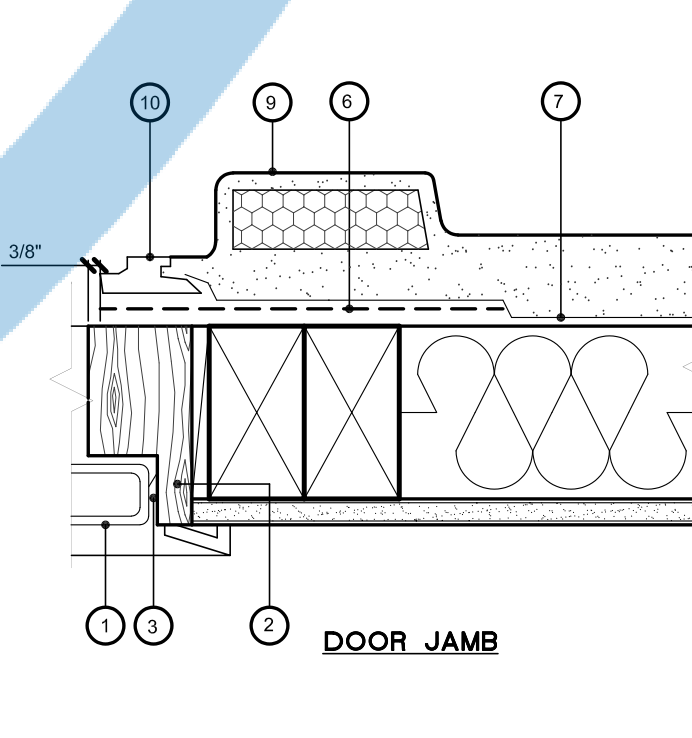
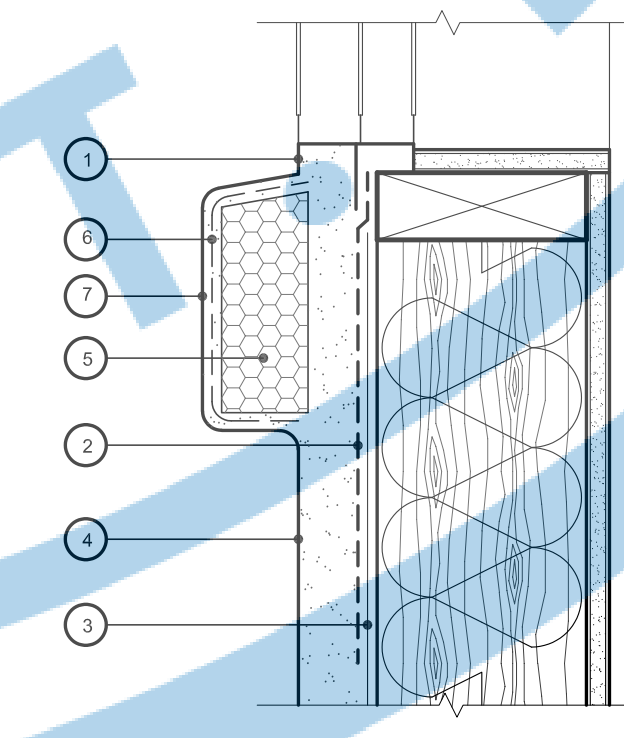
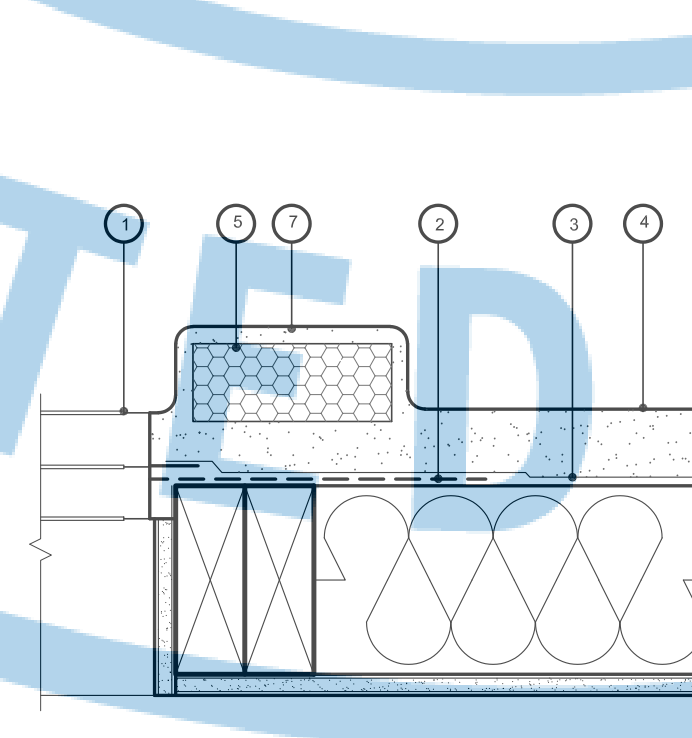
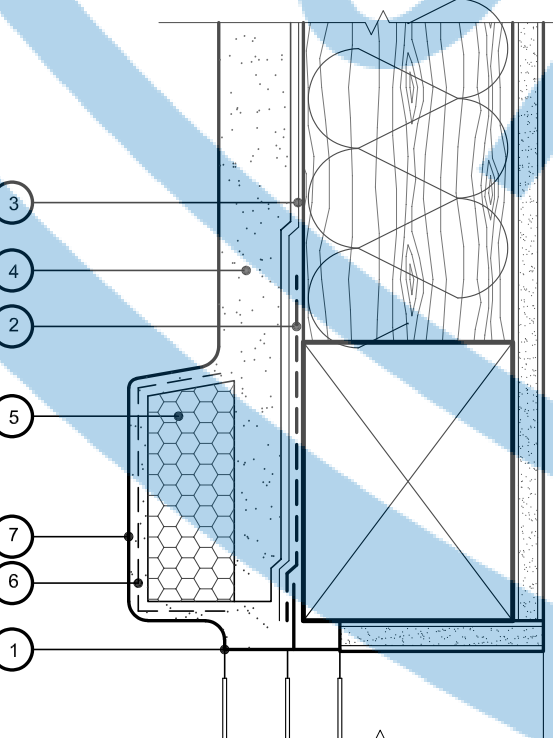
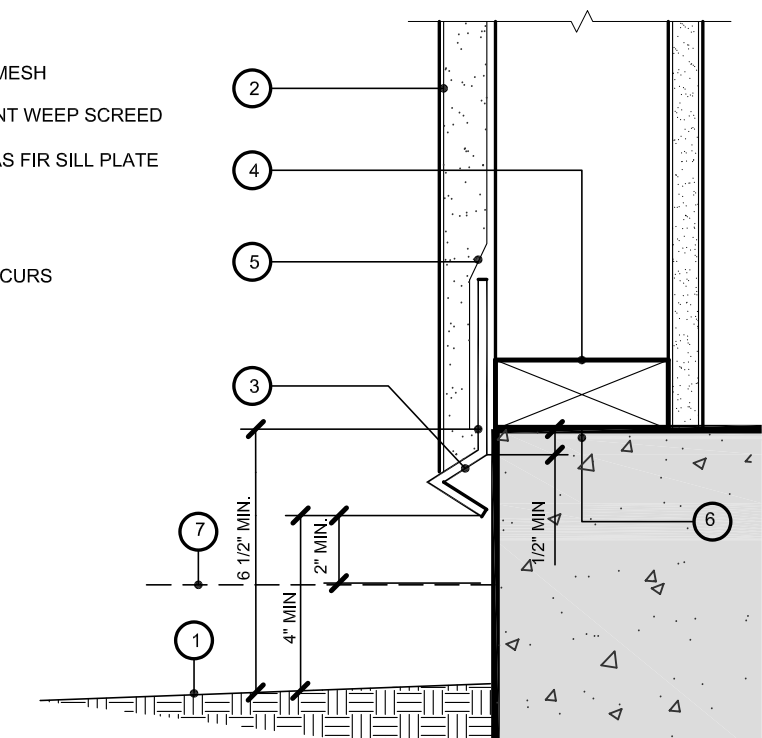
## C WINDOW AT STUCCO WALL



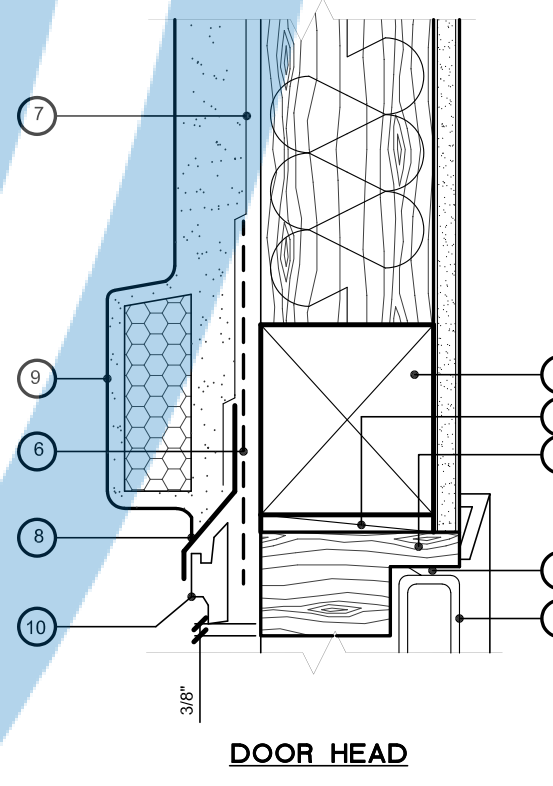
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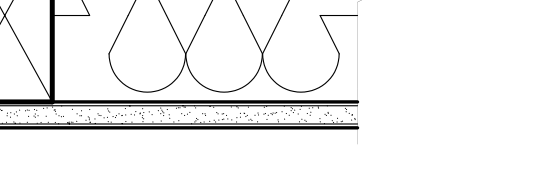
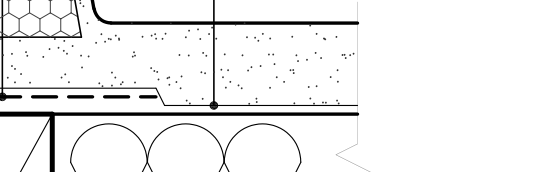
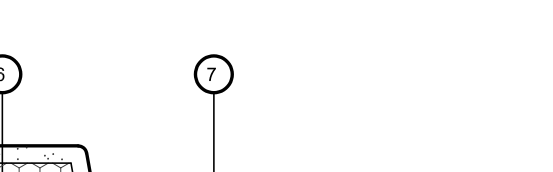
## B EXTERIOR DOOR



## DOOR JAMB



## DOOR HEAD







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PROJECT:

# ACCESSORY DWELLING UNIT (TADU-003) PLAN 3

REVISIONS		
NO.	DESCRIPTION	DATE
2	- ONE HOUR RATED FIRE WALL FOR REDUCED SIDE OR REAR YARD SETBACK.	04/18/24

CITY USE ONLY

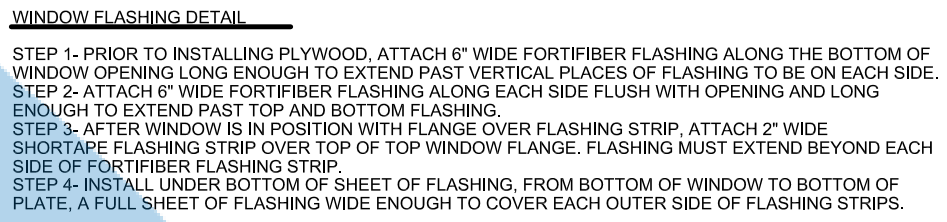
DRAWING TITLE:

CRAFTSMAN  
BUILDING  
ELEVATIONS (WITH  
PORCH OPTION)

**JOB# :** TADU-003

SHEET NO.

### A.3



### EXTERIOR DOOR FLASHING DETAIL

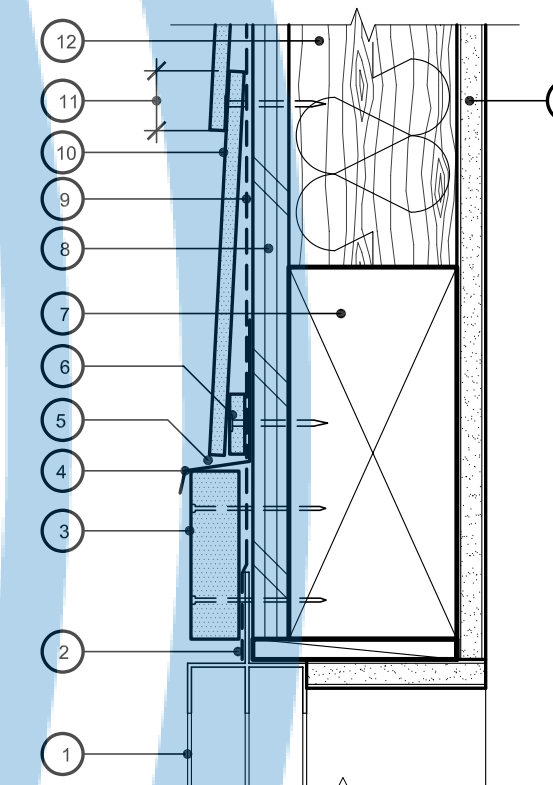
STEP 1- PRIOR TO INSTALLING PLYWOOD, ATTACH 6" WIDE FORTIFIBER FLASHING 2" INTO OPENING ON EACH SIDE OF DOOR FROM FINISH FLOOR TO A MINIMUM OF 6" ABOVE TOP OF OPENING.  
STEP 2- INSTALL FLASHINGS ON TOP 2" INTO OPENING AND LONG ENOUGH TO EXTEND PAST FLASHING ON EACH SIDE.  
STEP 3- INSTALL EXTERIOR DOOR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

## A WOOD FLASHING

- 1 CONCRETE SLAB W/FOOTING
- 2 CONCRETE SLAB
- 3 NATIVE SOIL/GRADE
- 4 MIN. 2" CLEARANCE TO SLAB  
MIN. 6 1/2" TO GRADE
- 5 2X P.T. SILL PLATE
- 6 STARTER STRIP
- 7 EXTERIOR SHEATHING
- 8 WATER RESISTIVE BARRIER HA  
GRADE 'D' PAPER OR EQUAL
- 9 CEMENT BOARD LAP EXTERIOR
- 10 MIN. 1 1/4" OVERLAP
- 11 WOOD FRAMING W/INSULATION
- 12 INTERIOR FINISH



- 1 WINDOW FRAME **W** CONT. SEALANT
- 2 BEHIND FLANGE OR DOOR FRAME
- 3 "MISTOP" FLASHING PAPER (12" WIDE)
- 4 CEILING TRIM BOARDS OR EQUAL.
- 5 Z-FLASHING
- 6 1/4" GAP. DO NOT CAULK
- 7 STARTER STRIP
- 8 HEADER  
(SEE FRAMING PLAN)
- 9 EXTERIORS HEATING
- 10 WATER RESISTIVE BARRIER OR  
GRADE/D PAPER OR EQUAL
- 11 CEILING BOARD LAP EXTERIOR SIDING OR EQUAL.
- 12 MIN. 1 1/4" OVERLAP
- 13 WOOD FRAMING WINSULATION WHERE REQ'D
- 14 INTERIOR FINISH
- 15 FLASHING TAPE
- 16 LEAVE APPROPRIATE GAP AND CAULK
- 17 IF TRIM IS PROTRUDING BEYOND WILL  
SLIT IT MUST BE FLASHED.
- 18 FLASH WINDOW PER MANUFACTURER  
RECOMMENDATION

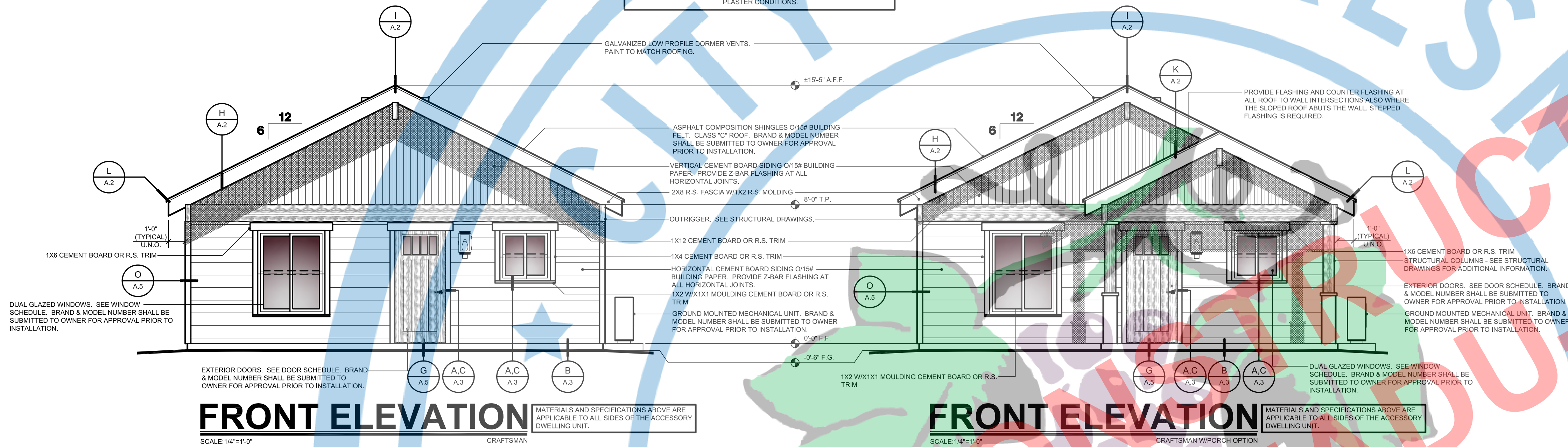


### WINDOW/DOOR HEAD



### C WINDOW/DOOR AT EXTERIOR SIDING

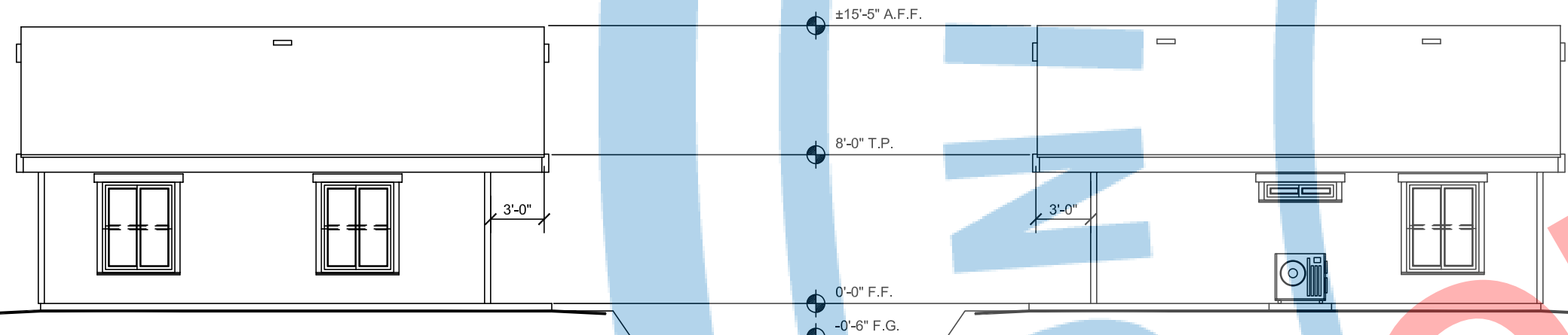
WHEN BUILDING SETBACK IS LESS THAN 5'-0" OR GREATER OR EQUAL TO 3'-0" FROM THE PROPERTY LINE AND THE ADU HAS NO FIRE SPRINKLERS THE WALLS PARALLEL TO THE PROPERTY LINE MUST BE ONE HOUR FIRE RATED PER CRC TABLE R301.1(1) SEE DETAIL 8.C1/4 FOR ADDITIONAL INFORMATION. WALLS PARALLEL TO PROPERTY LINE MUST BE STUCCO EXTERIOR(3 COAT); USE 7/8" CEMENT PLASTER @15# BUILDING FELT WYVIRE LATH W/NUMBER 11 GAUGE STAPLE 7/8" LEGS AT 6" O.C. PROVIDE WEAP SCREDS, PROVIDE 2 LAYERS OF TYPE "D" PAPER UNDERLAPMENT WHERE LATH IS TO BE APPLIED OVER WOOD SHEATHING AT THE STUCCO EXTERIOR. RIB LATH HORIZONTAL CEMENT PLASTER CONDITIONS.



## LEFT ELEVATION

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

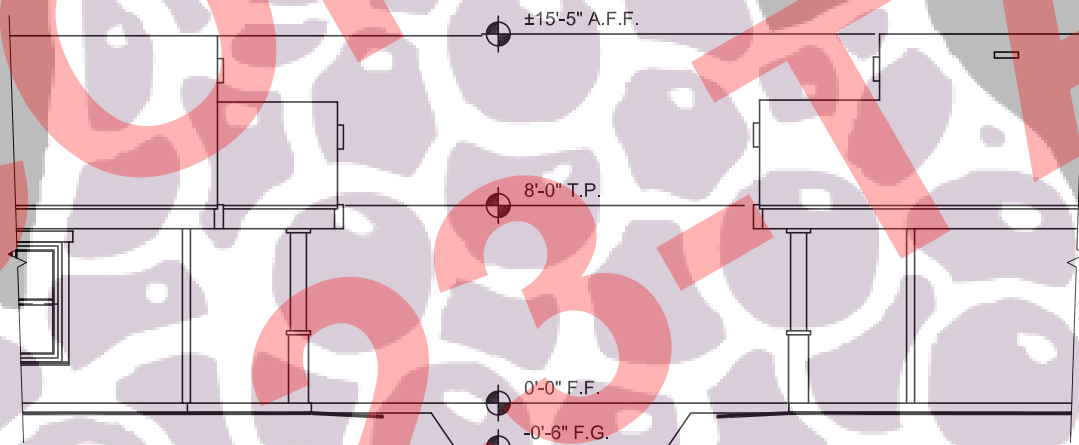
CRAFTSMAN



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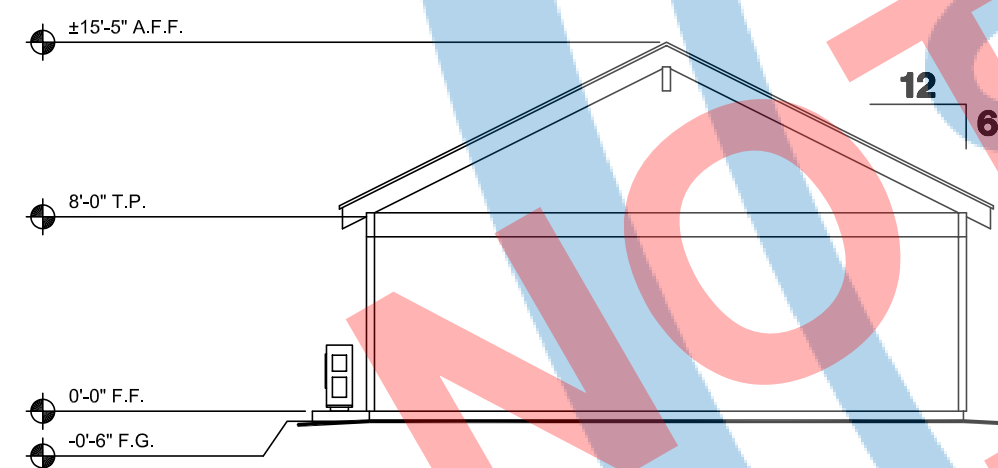
CRAFTSMAN



## LEFT & RIGHT ELEVATION

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

CRAFTSMAN W/PORCH OPTION

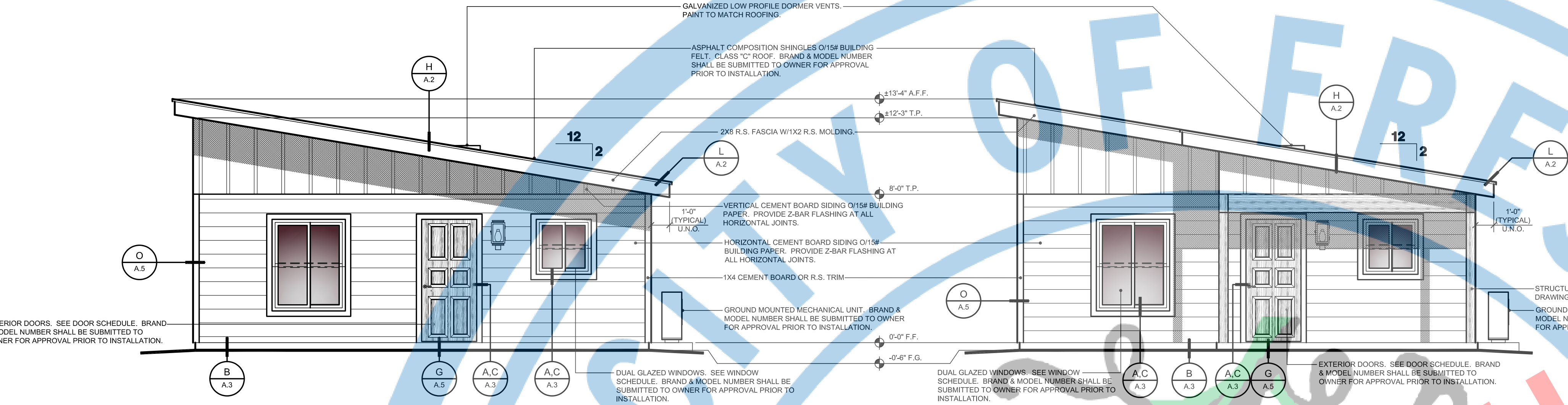


## REAR ELEVATION

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

CRAFTSMAN

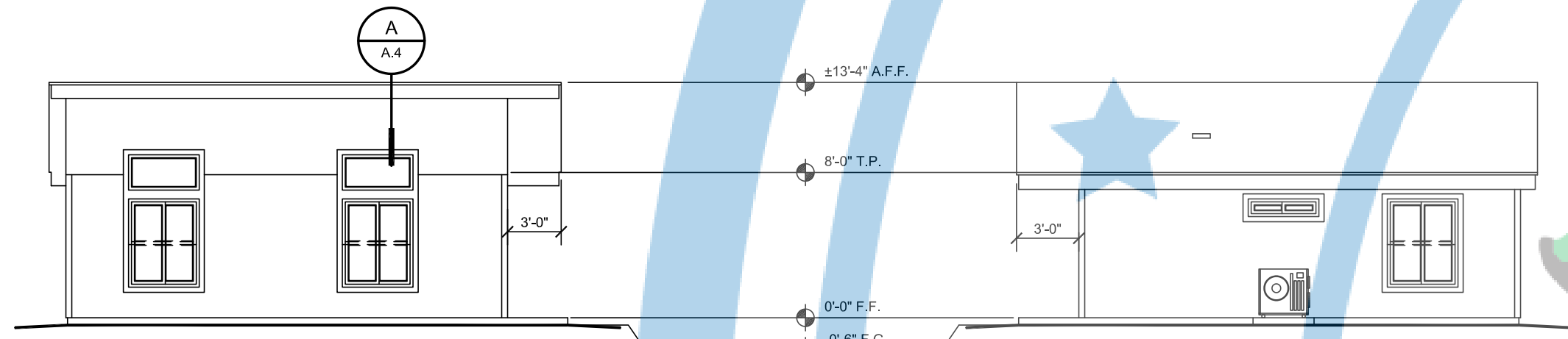




**FRONT ELEVATION**

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

CONTEMPORARY



**LEFT ELEVATION**

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

CONTEMPORARY

**RIGHT ELEVATION**

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

CONTEMPORARY

**FRONT ELEVATION**

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

CONTEMPORARY W/PORCH OPTION

**LEFT & RIGHT ELEVATION**

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

CONTEMPORARY W/PORCH OPTION

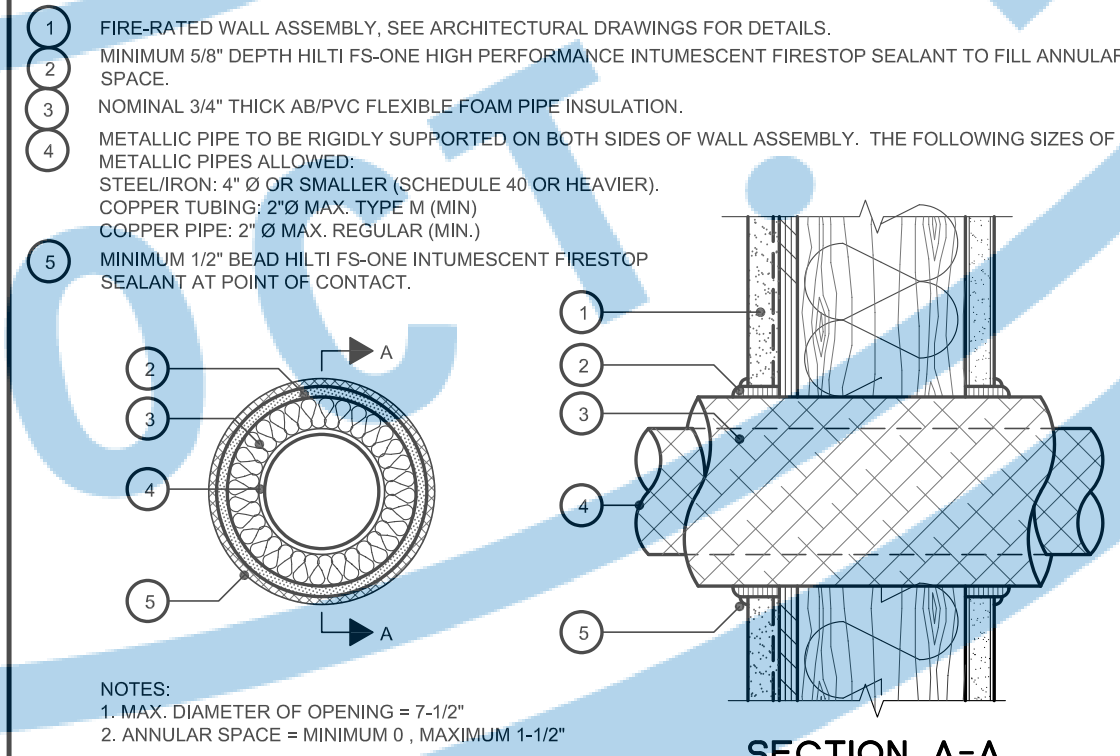
**REAR ELEVATION**

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

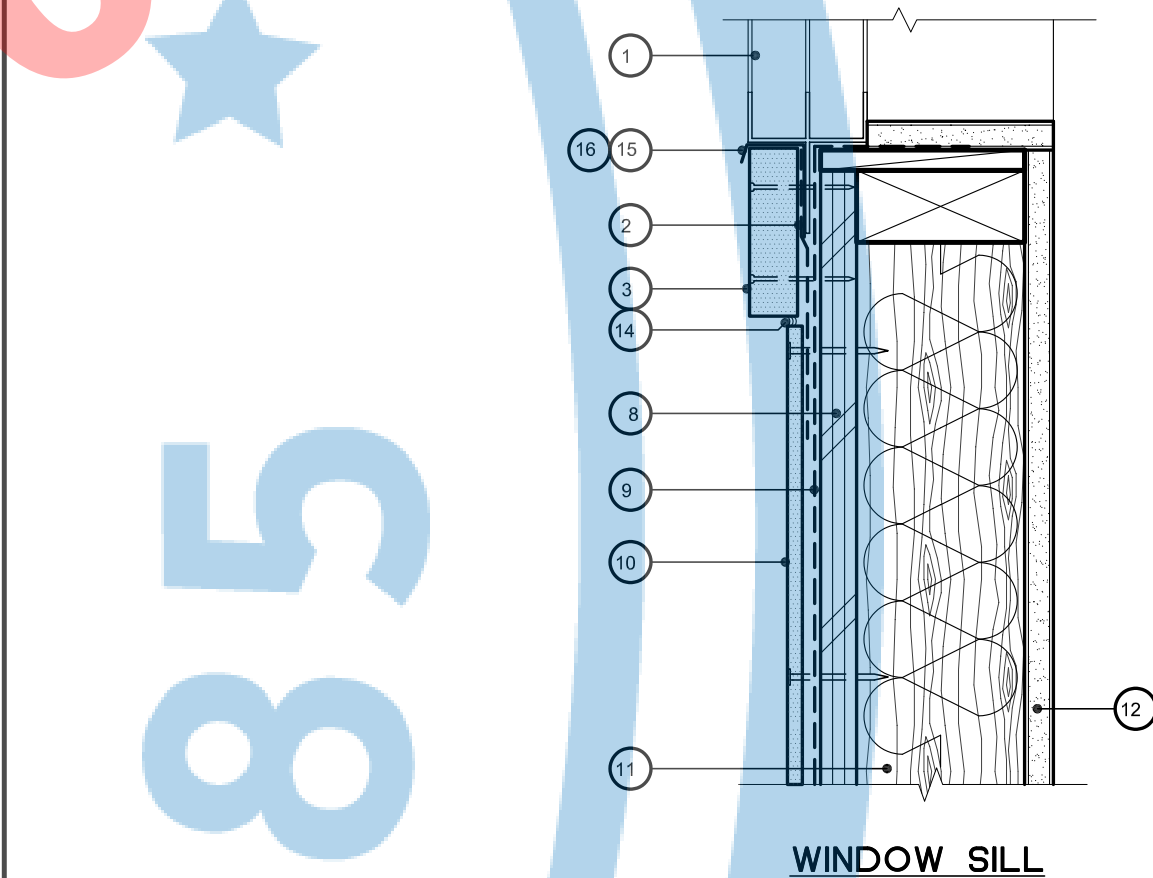
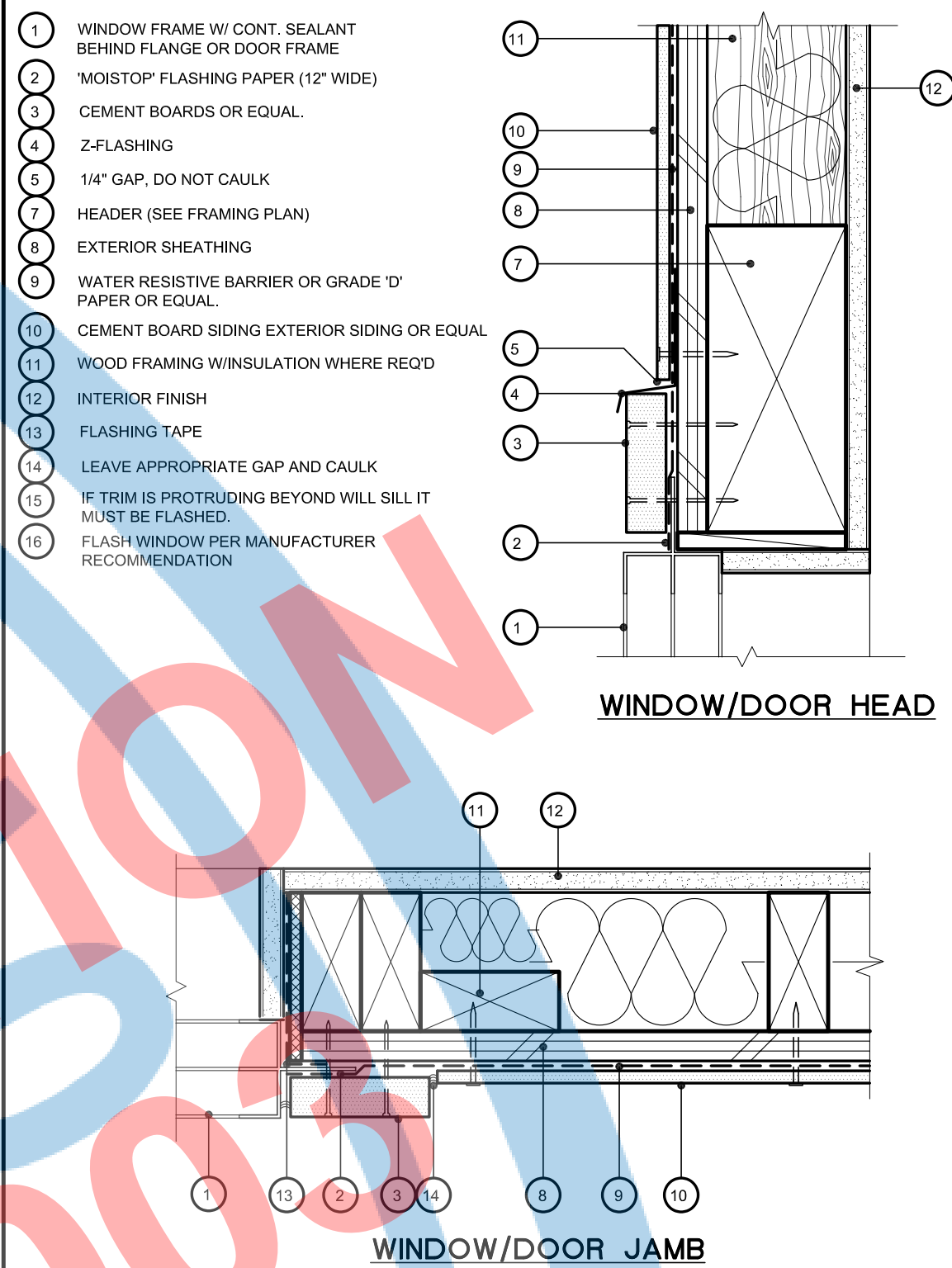
CONTEMPORARY

DUE TO RAFTER BAY VENTILATION REQUIREMENTS ONLY REAR RAKE WALL CAN BE PARALLEL TO PROPERTY WITH SETBACKS IS LESS THAN 5'-0" OR GREATER OR EQUAL TO 5'-0" FROM THE PROPERTY LINE.

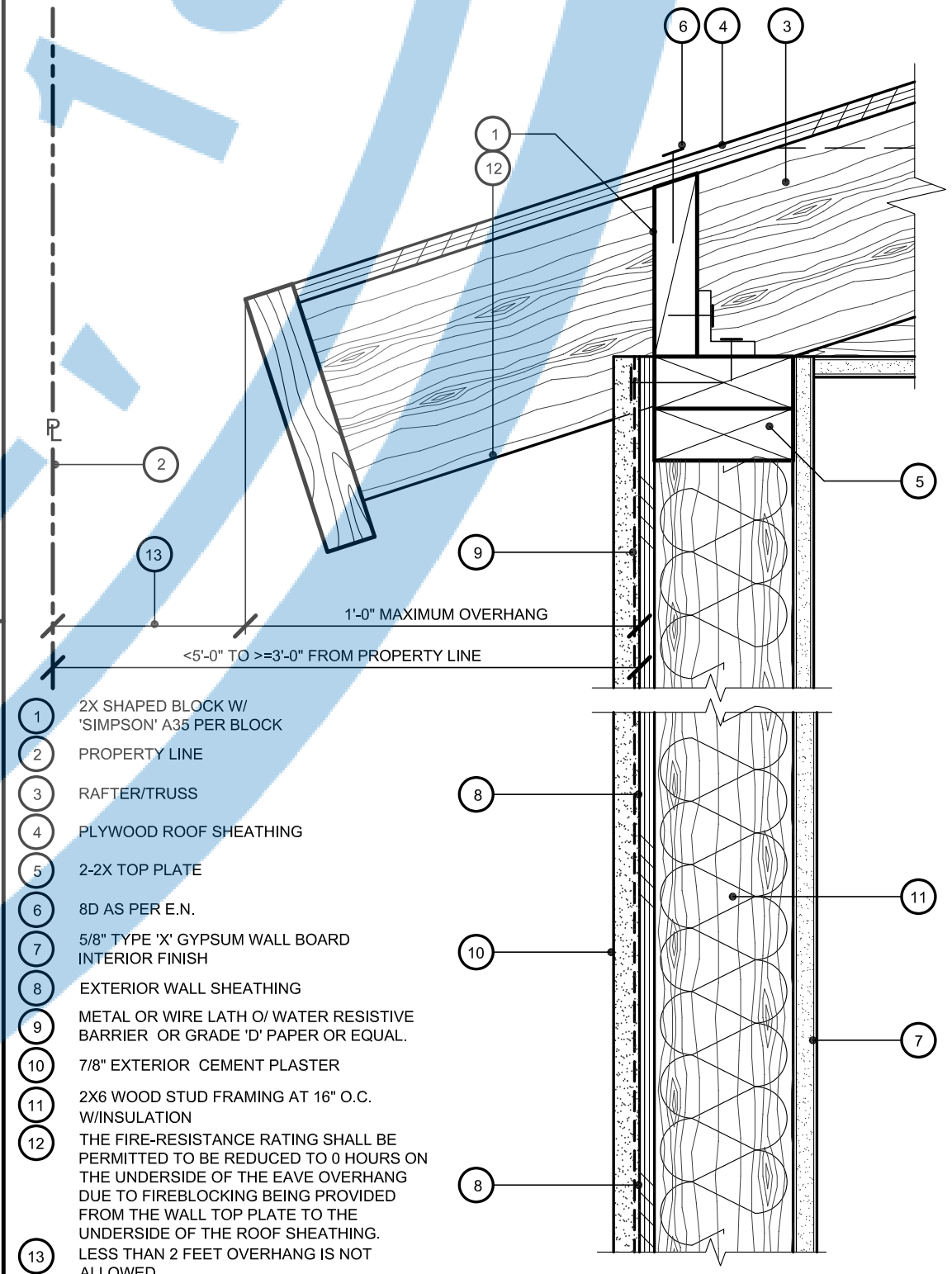
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**C FIRE RATED WALL PIPE PENETRATION**



**A WINDOW/DOOR AT EXTERIOR SIDING**



**B 1-HOUR FIRE RATED EXTERIOR WALL**



PLANNING AND DEVELOPMENT  
DEPARTMENT  
FRESNO CITY HALL  
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FRESNO, CA. 93721-3600  
559-621-8084  
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PROJECT:

**ACCESSORY  
DWELLING  
UNIT  
(TADU-003)  
PLAN 3**

REVISIONS		
NO.	DESCRIPTION	DATE
2	ONE HOUR RATED FIRE WALL FOR REDUCED SIDE OR REAR YARD SETBACK.	04/18/24

CITY USE ONLY

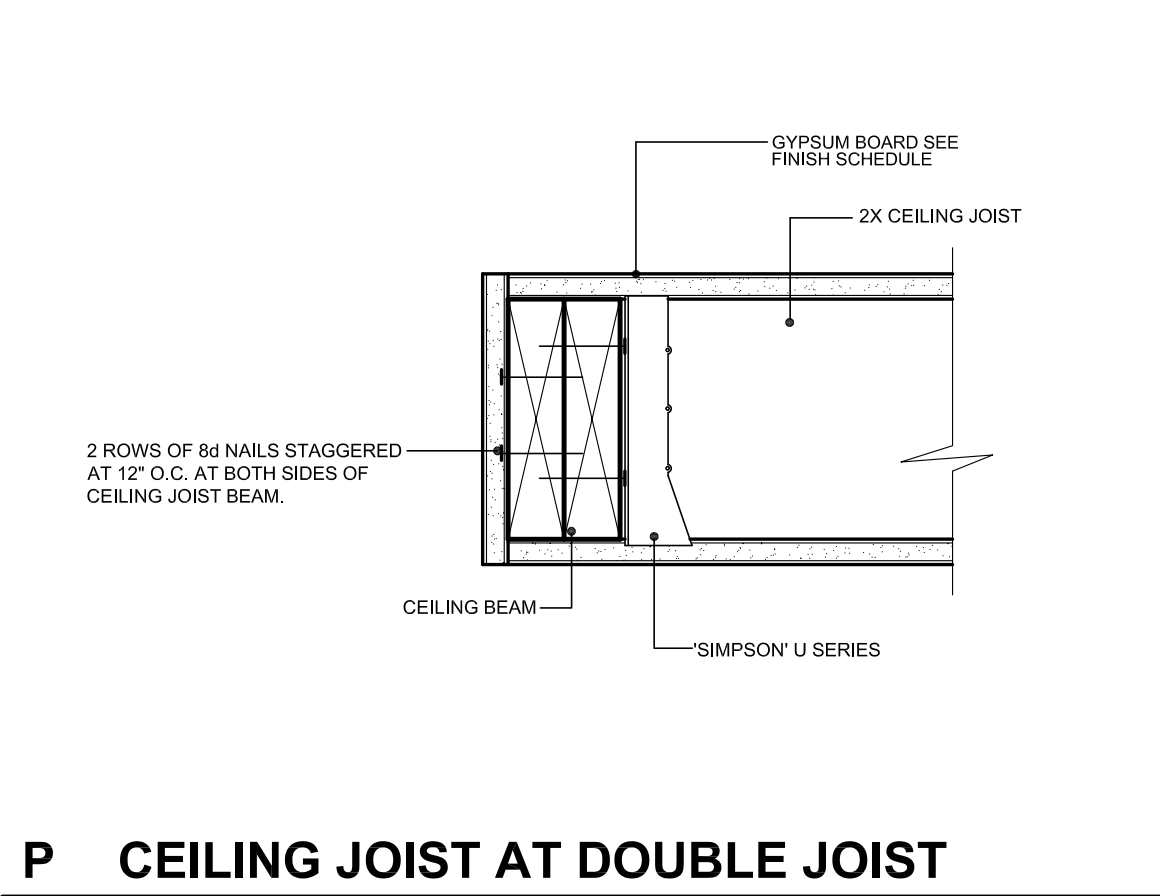
DRAWING TITLE:  
**CONTEMPORARY  
BUILDING  
ELEVATIONS (WITH  
PORCH OPTION)**

JOB# : TADU-003  
DATE: 18-Apr-24  
SCALE: AS NOTED  
DRAWN BY: IRG

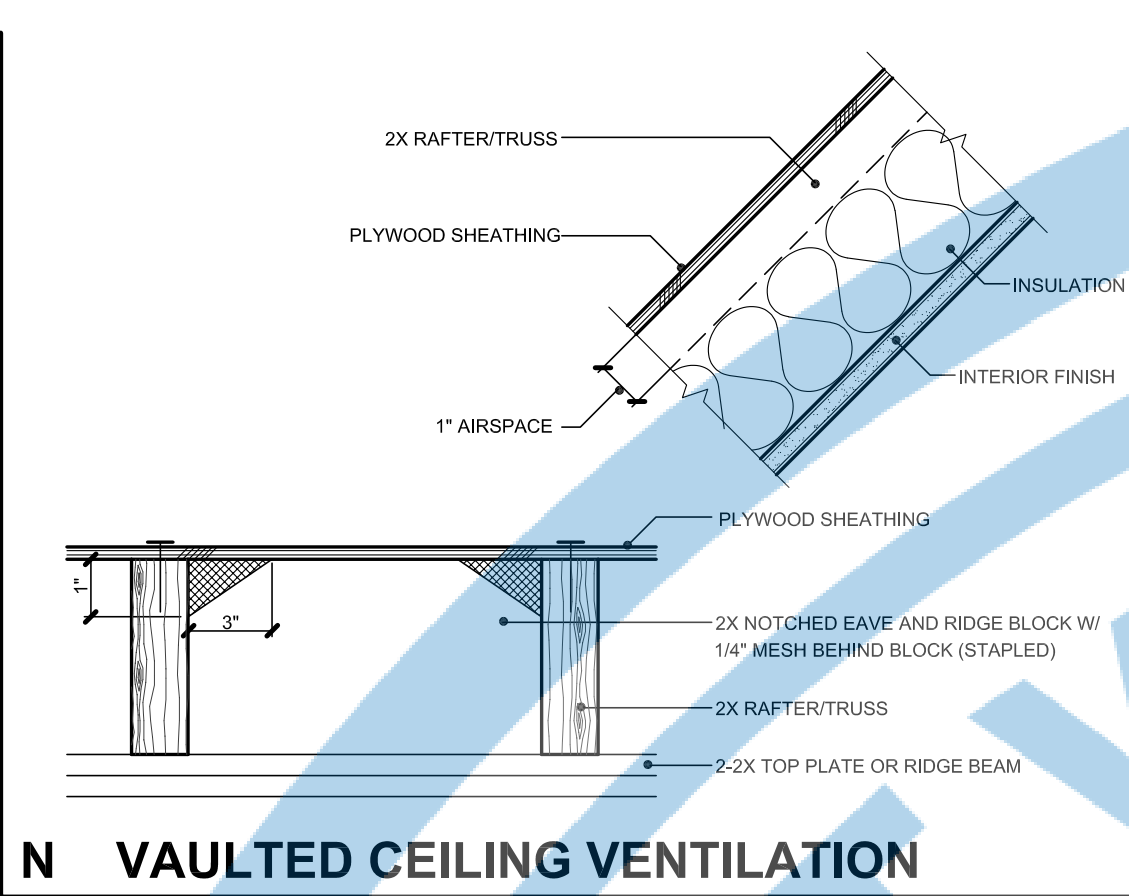
SHEET NO.

**A.4**

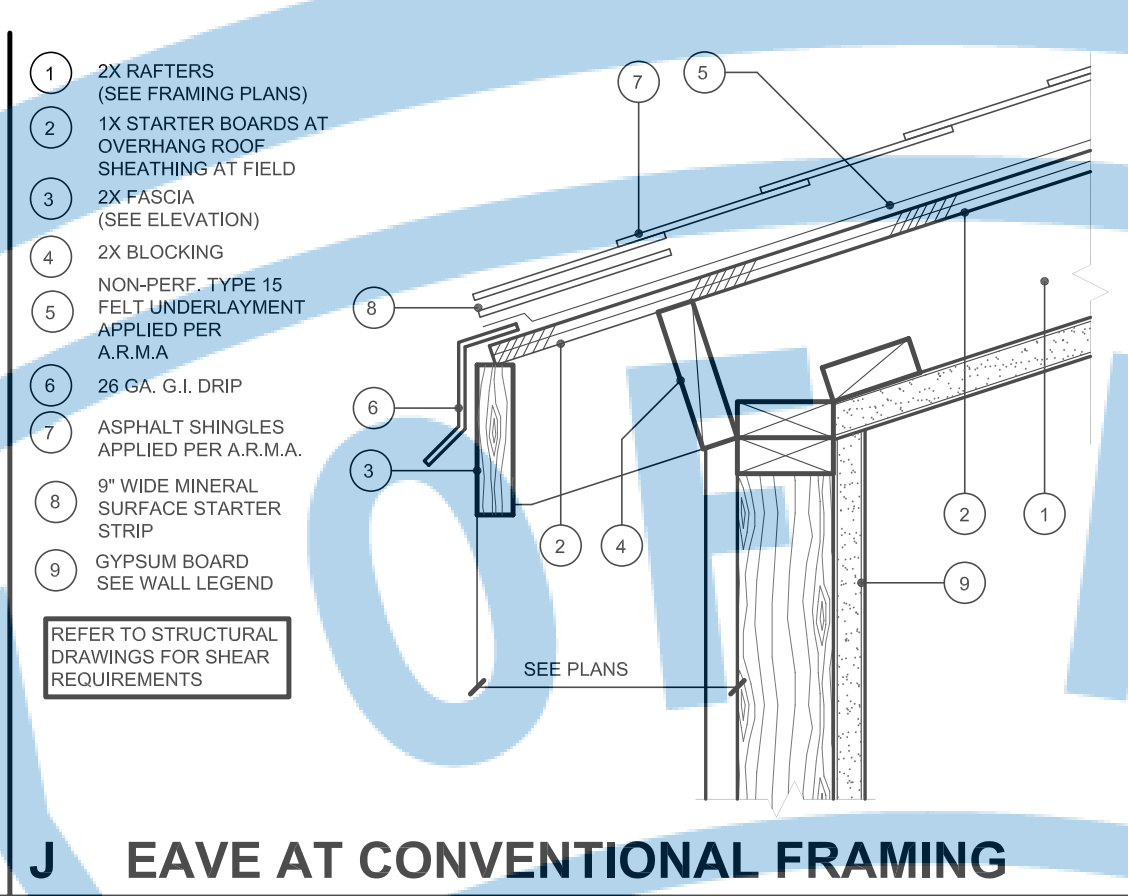




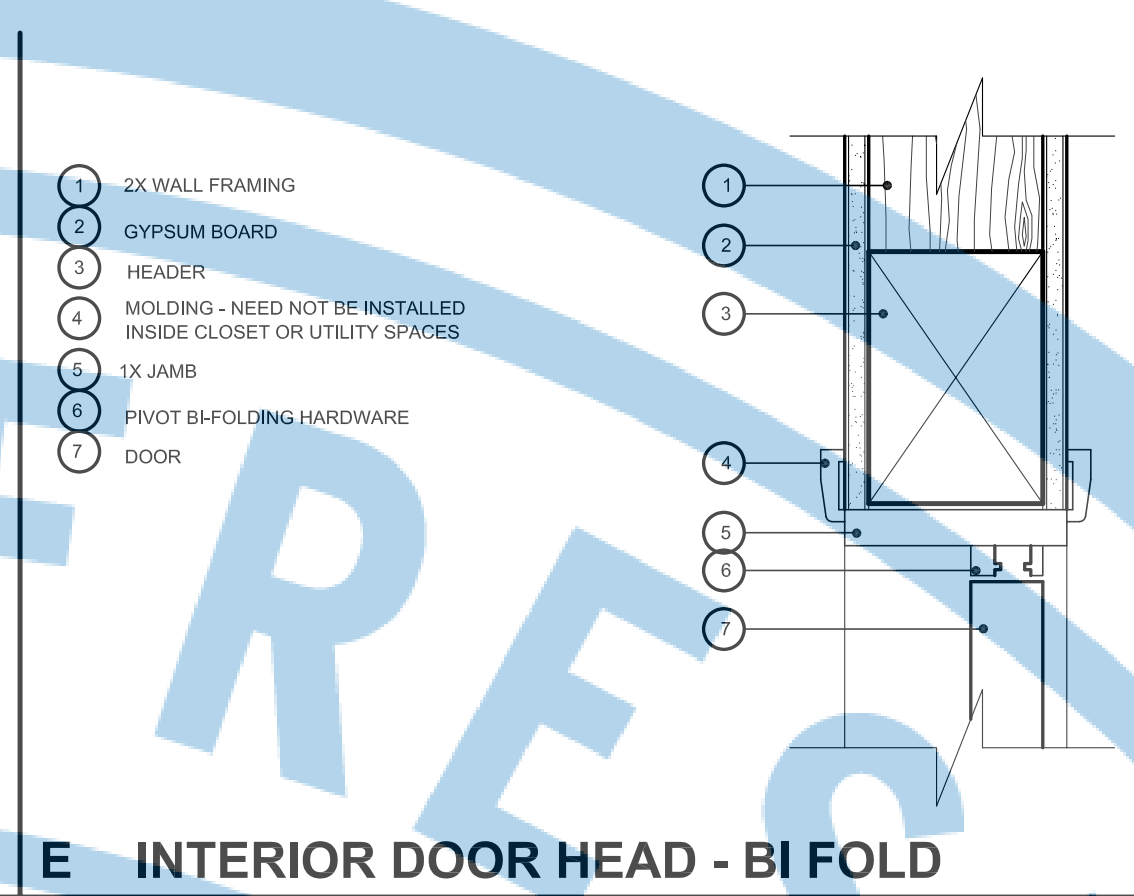
P CEILING JOIST AT DOUBLE JOIST



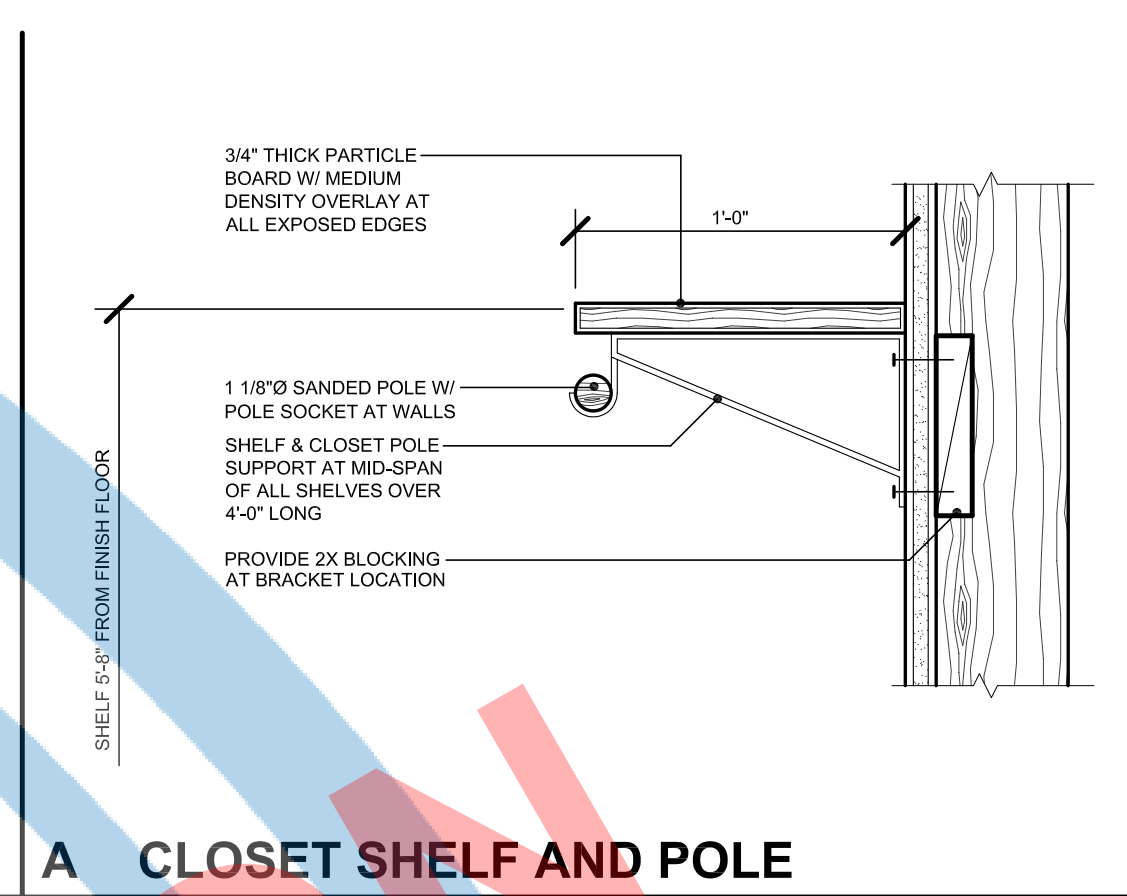
N VAULTED CEILING VENTILATION



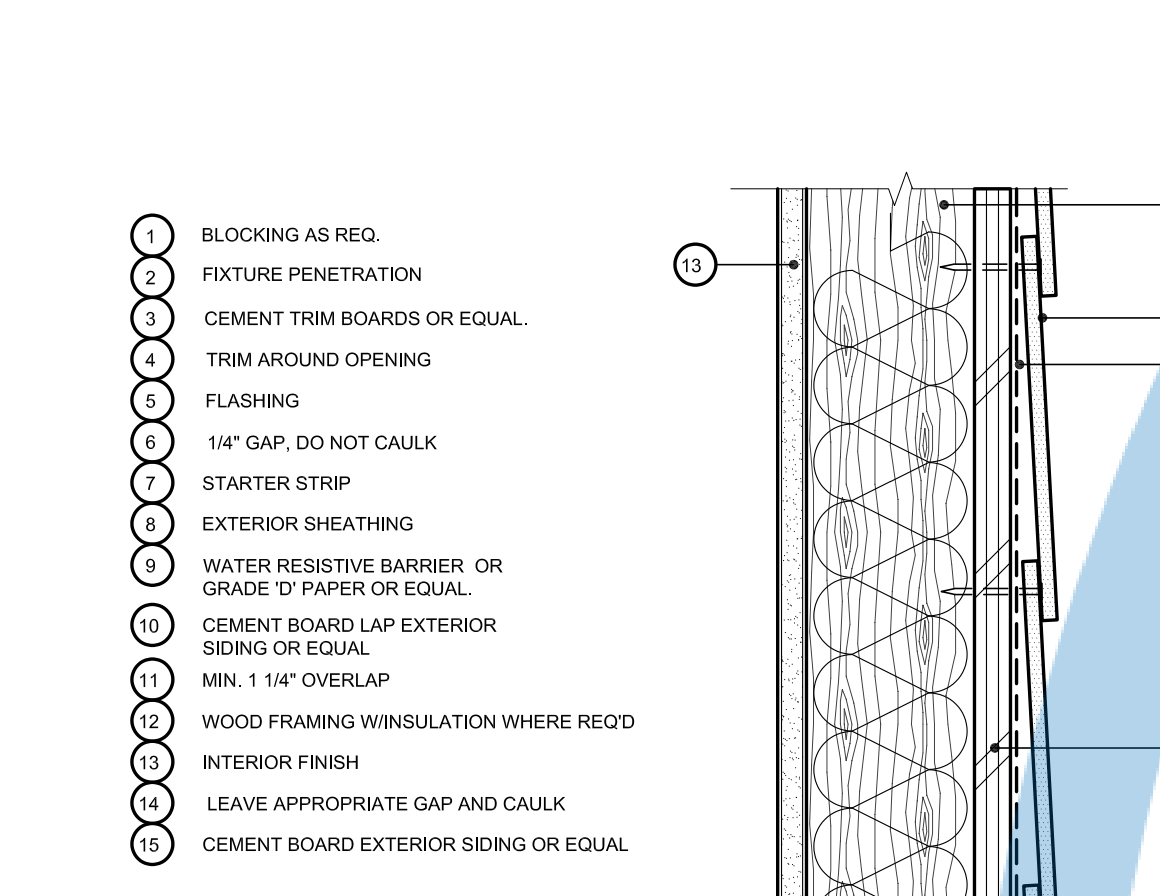
J EAVE AT CONVENTIONAL FRAMING



E INTERIOR DOOR HEAD - BI FOLD



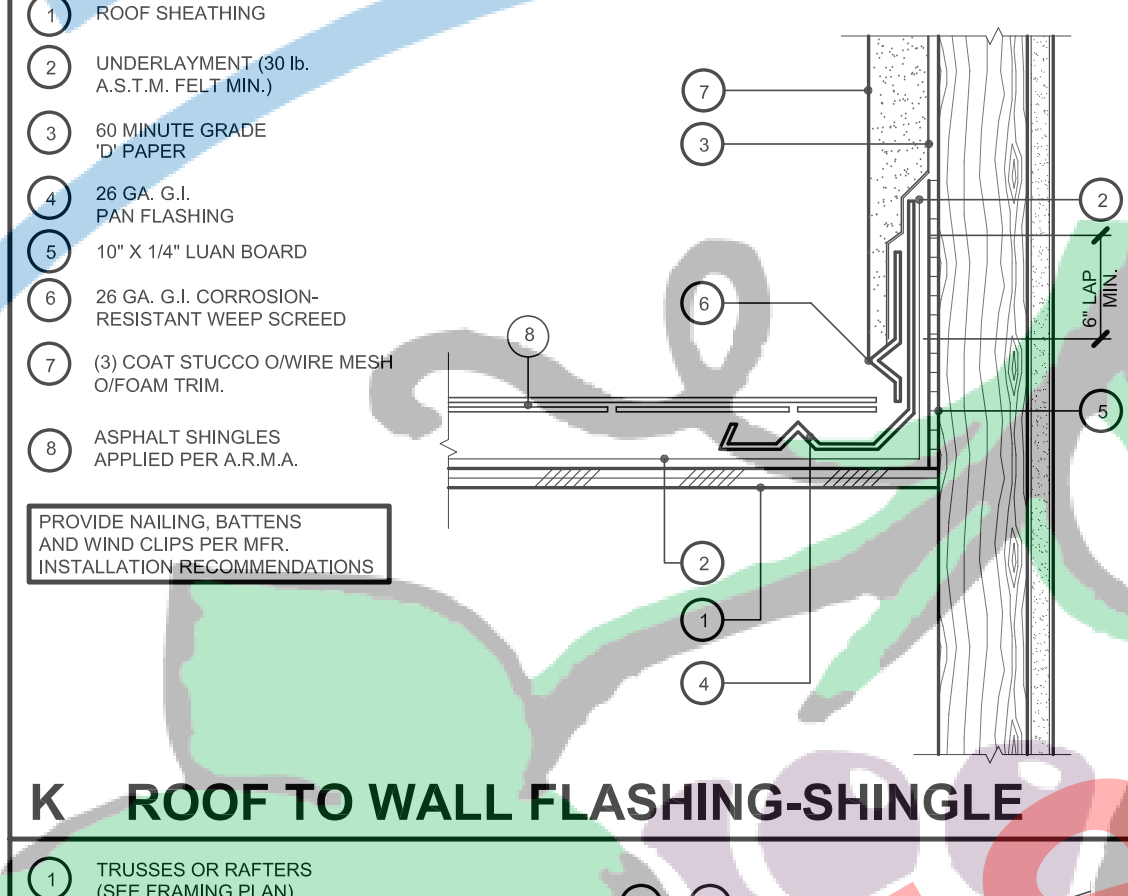
A CLOSET SHELF AND POLE



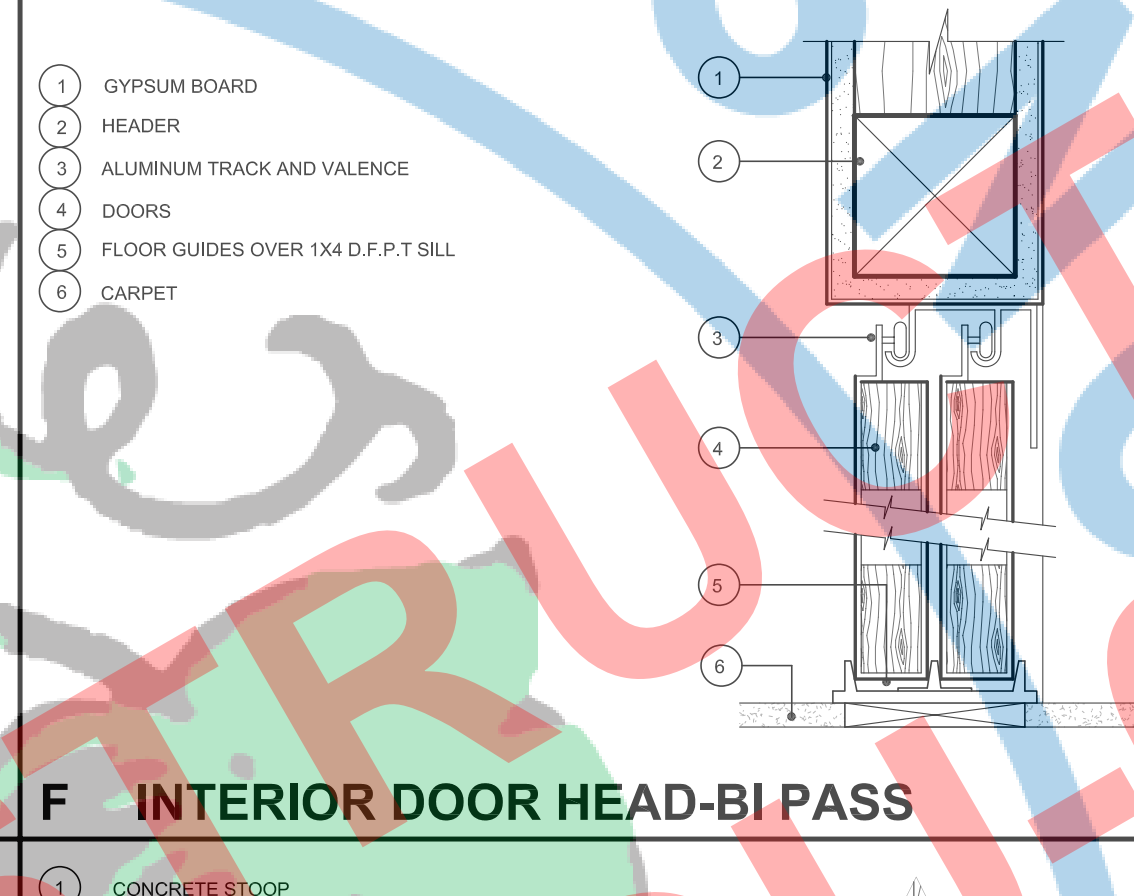
O EXTERIOR SIDING



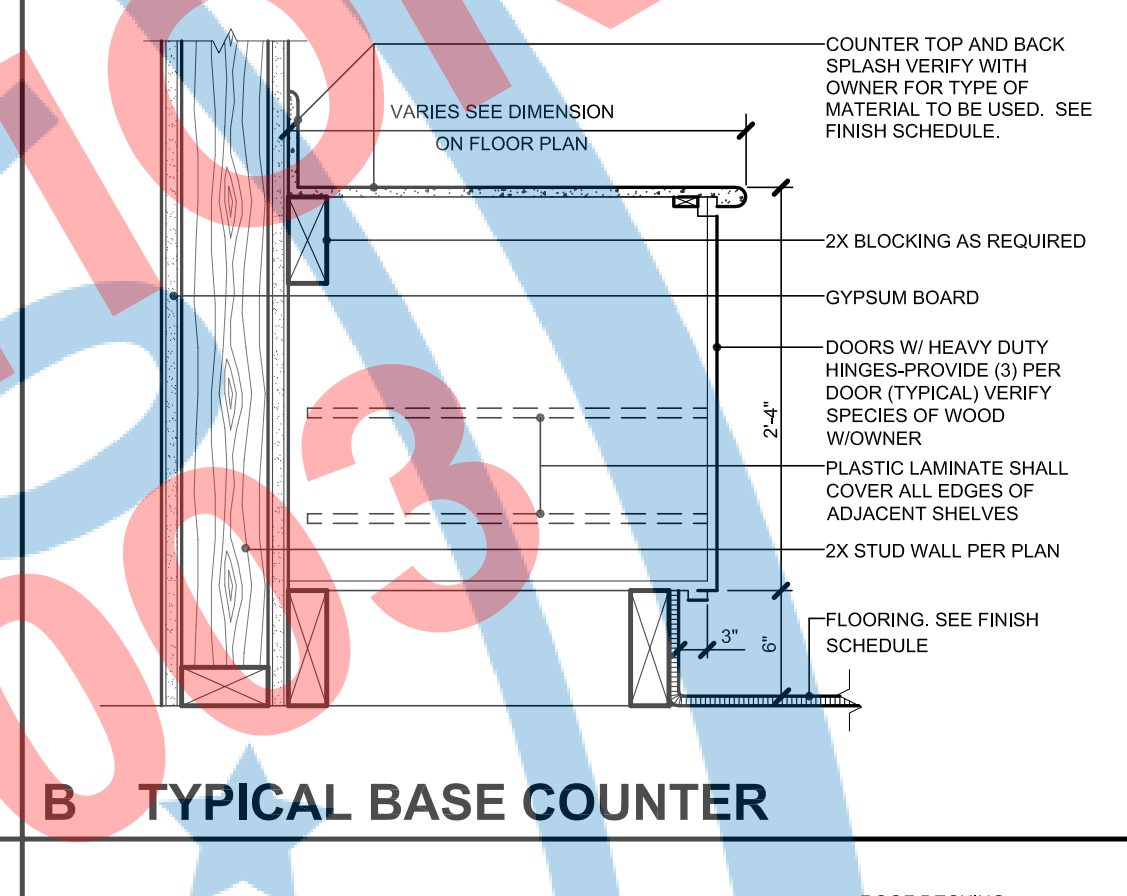
K ROOF TO WALL FLASHING-SHINGLE



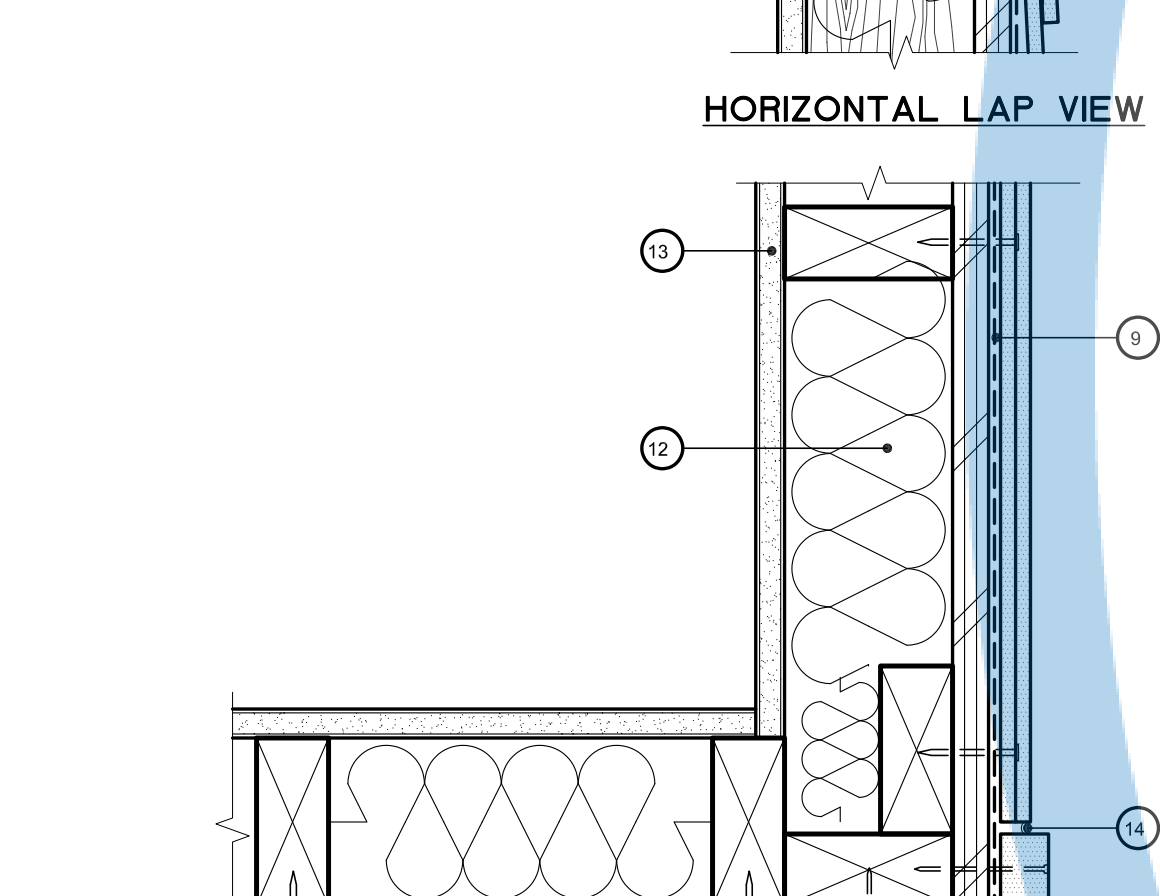
F INTERIOR DOOR HEAD-BI PASS



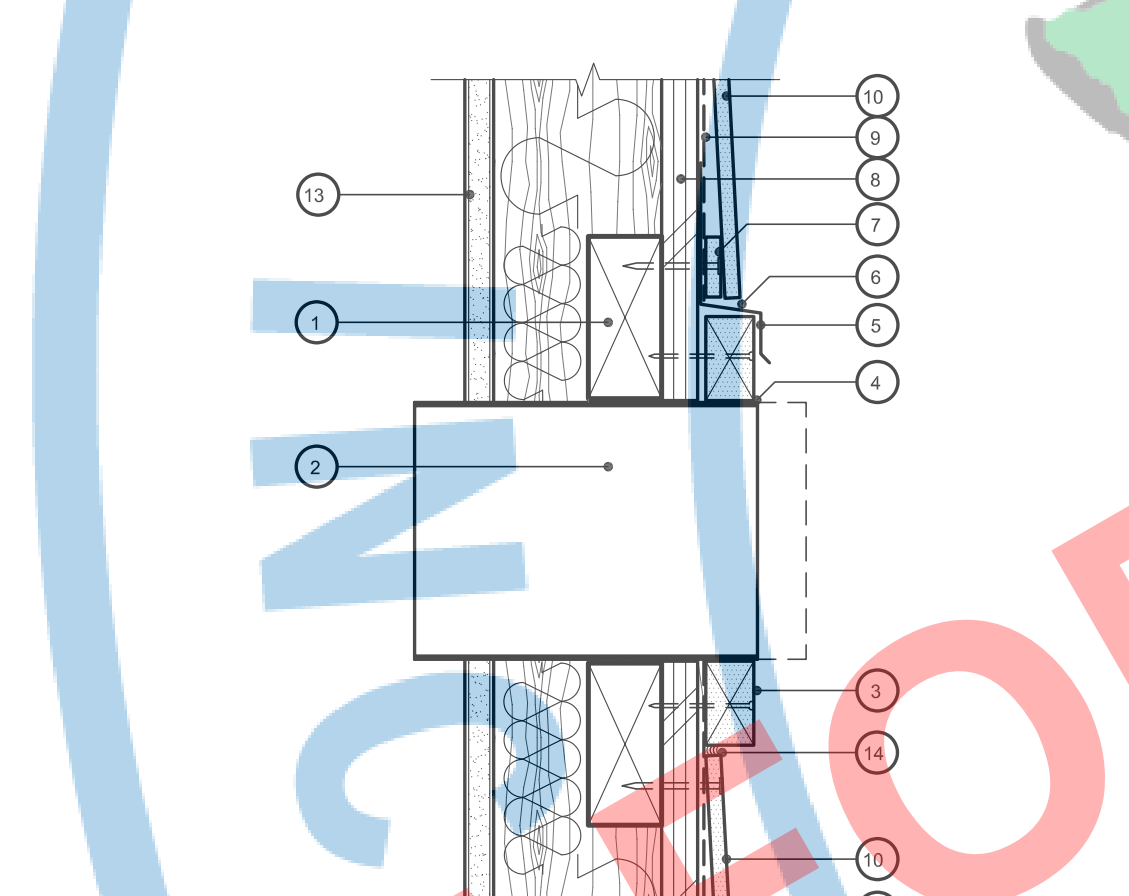
B TYPICAL BASE COUNTER



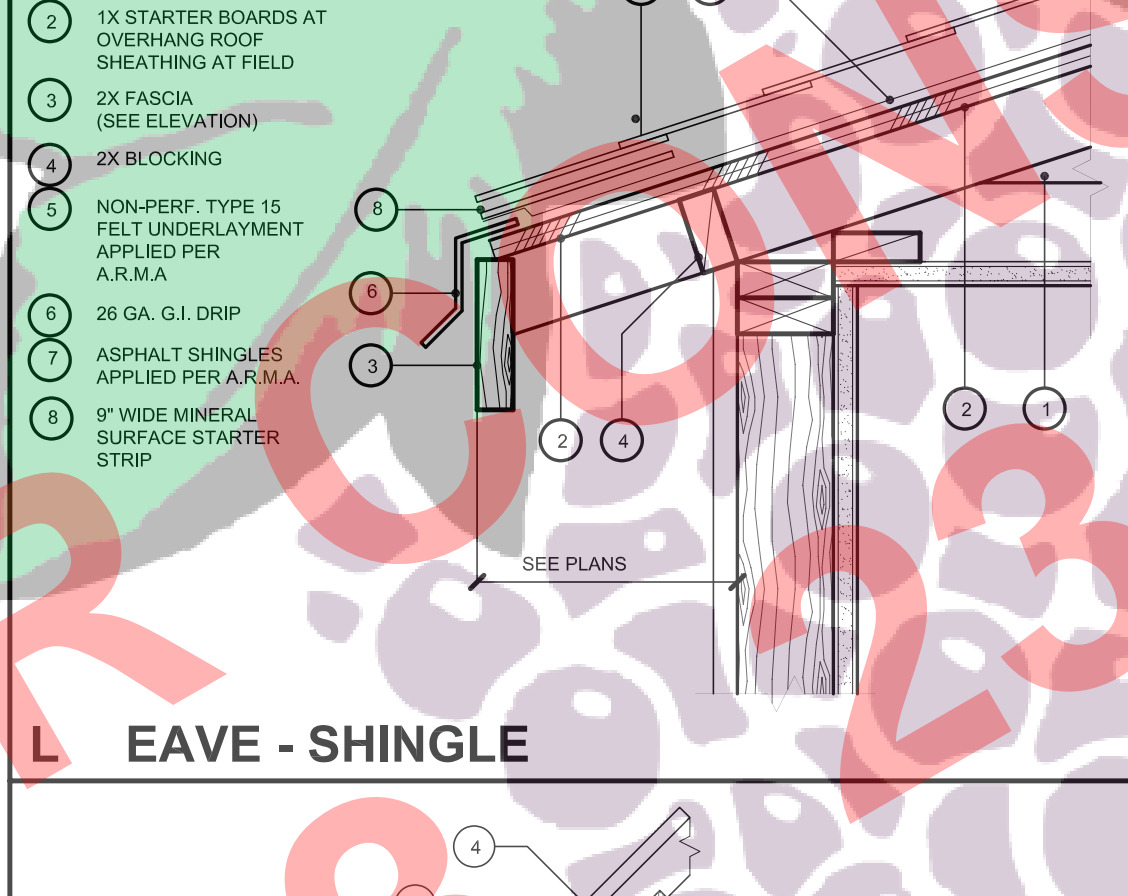
C ATTIC ACCESS



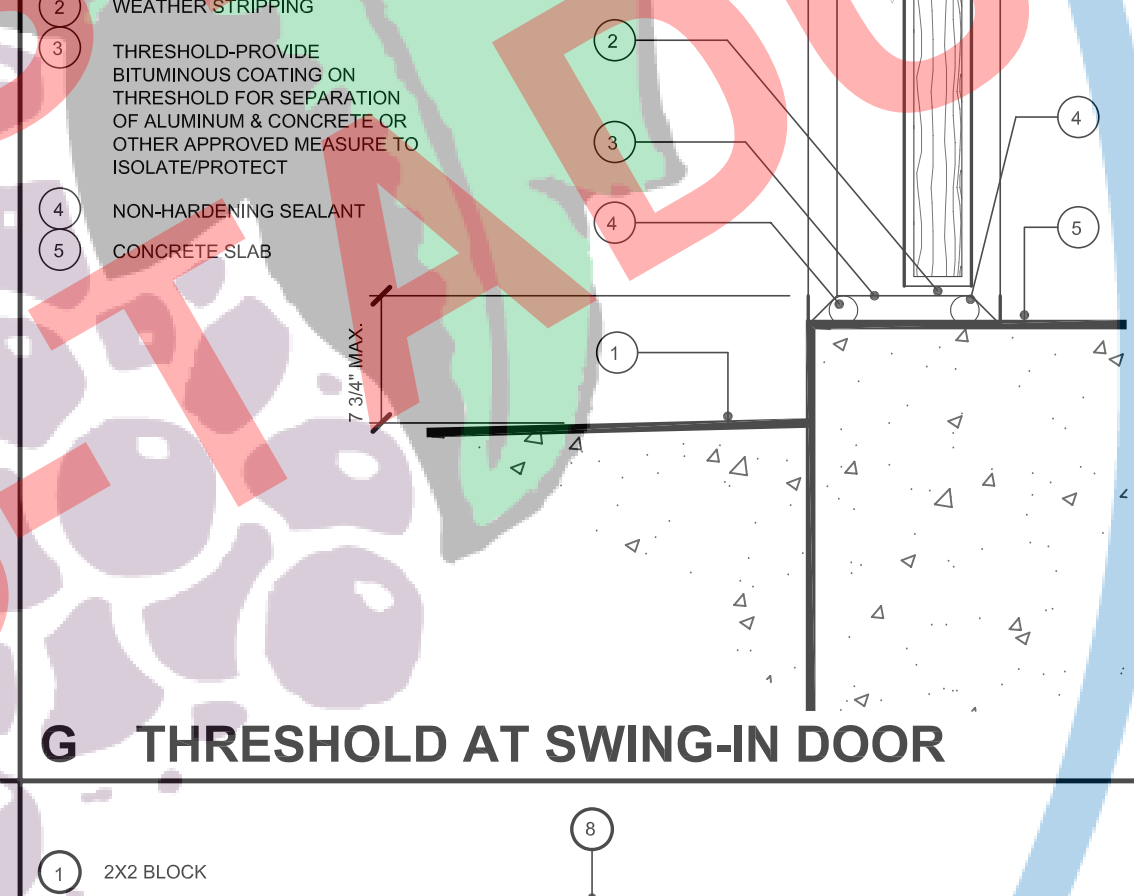
HORIZONTAL LAP VIEW



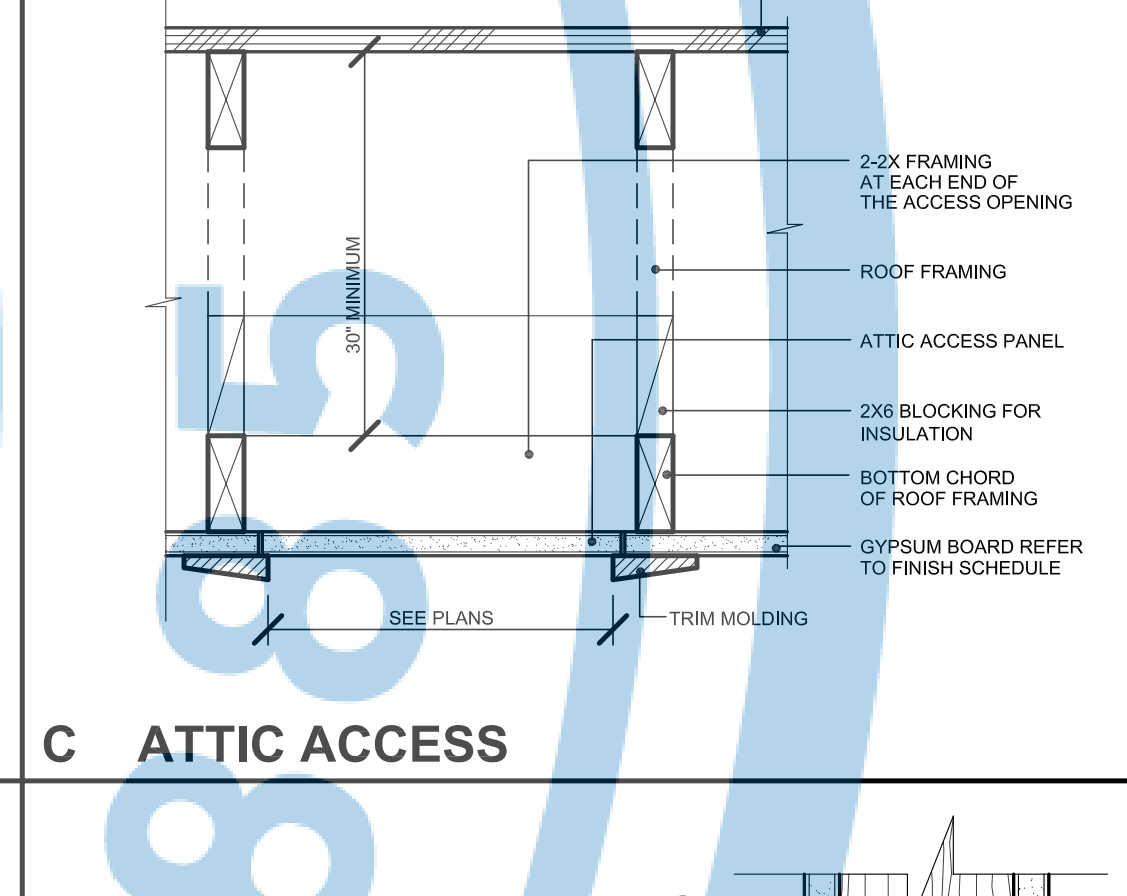
L EAVE - SHINGLE



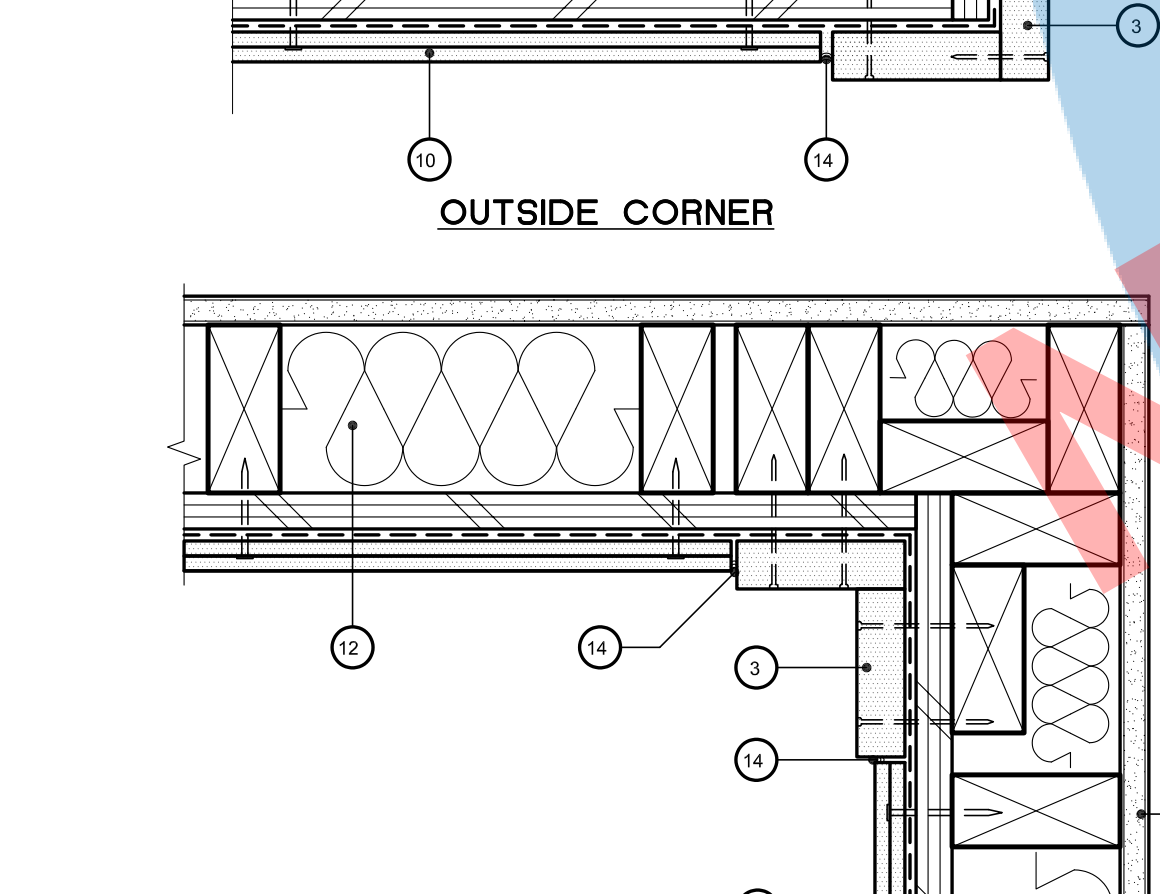
G THRESHOLD AT SWING-IN DOOR



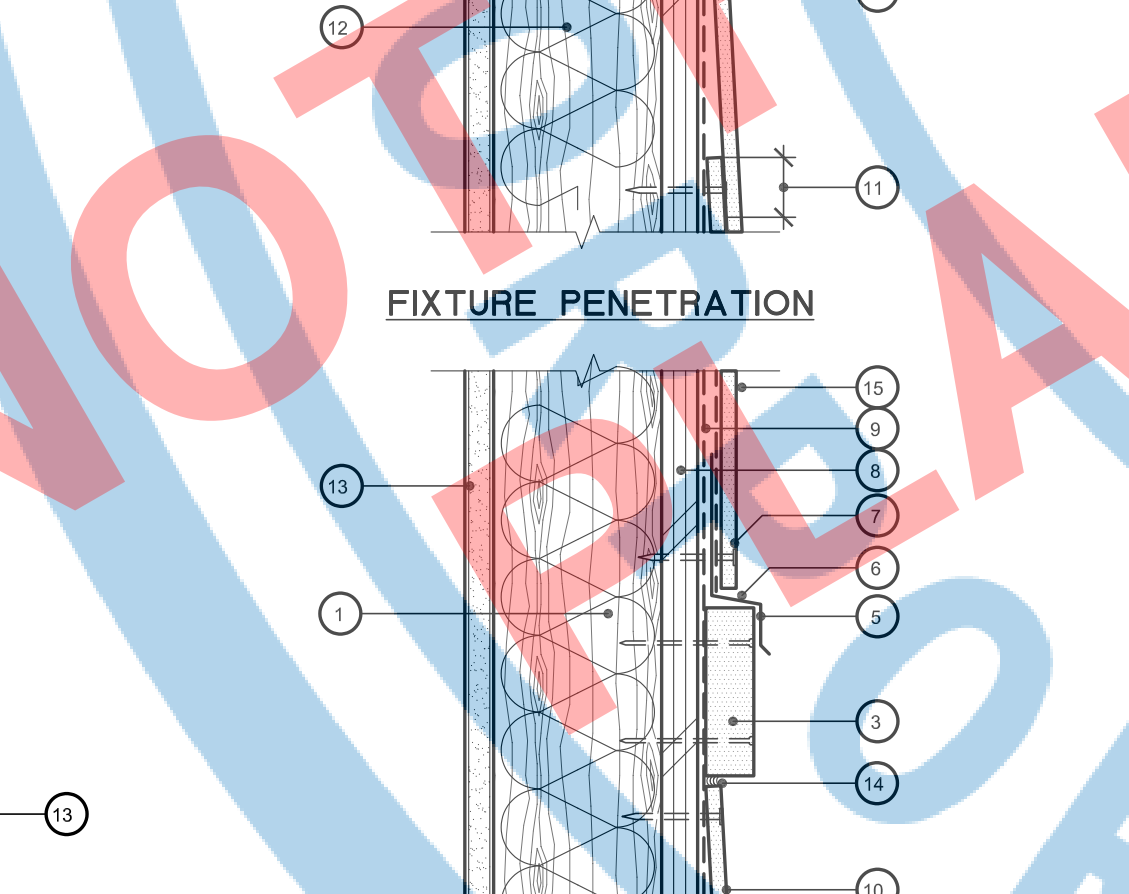
I RIDGE - SHINGLES



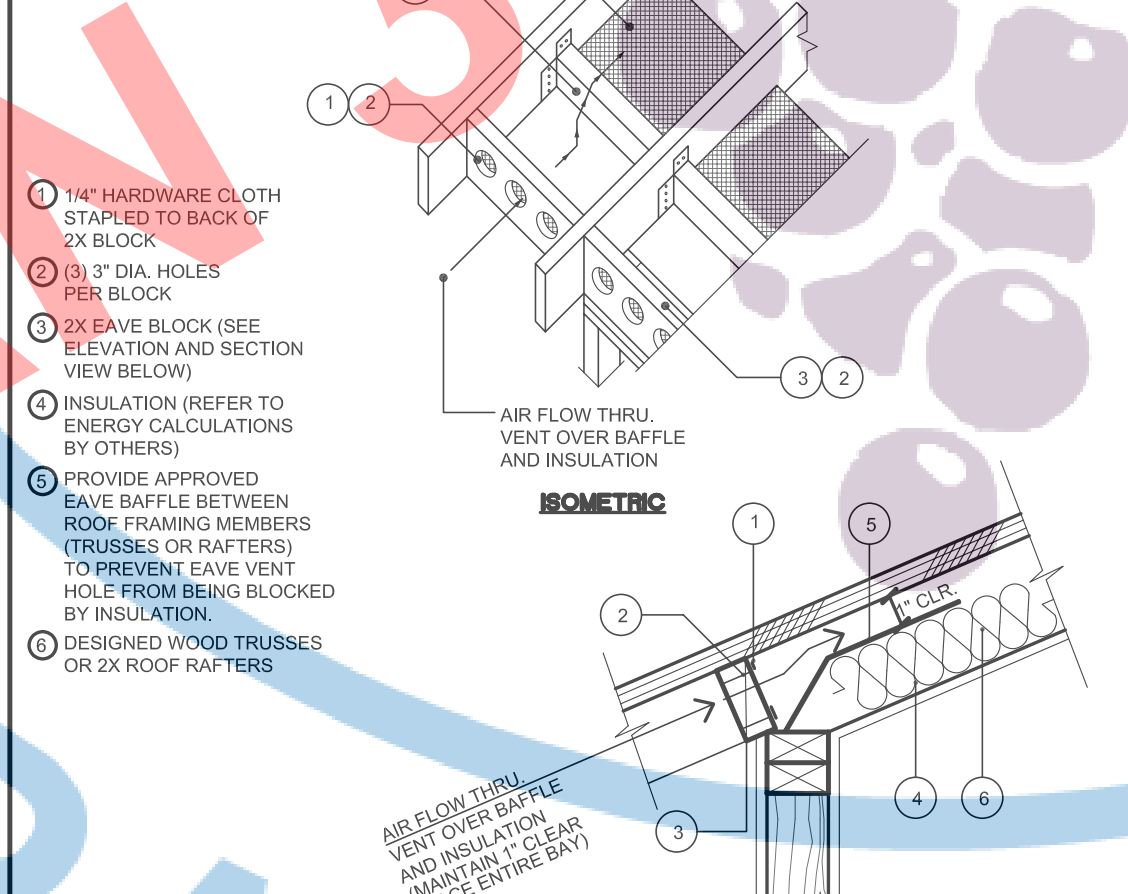
D INTERIOR DOOR



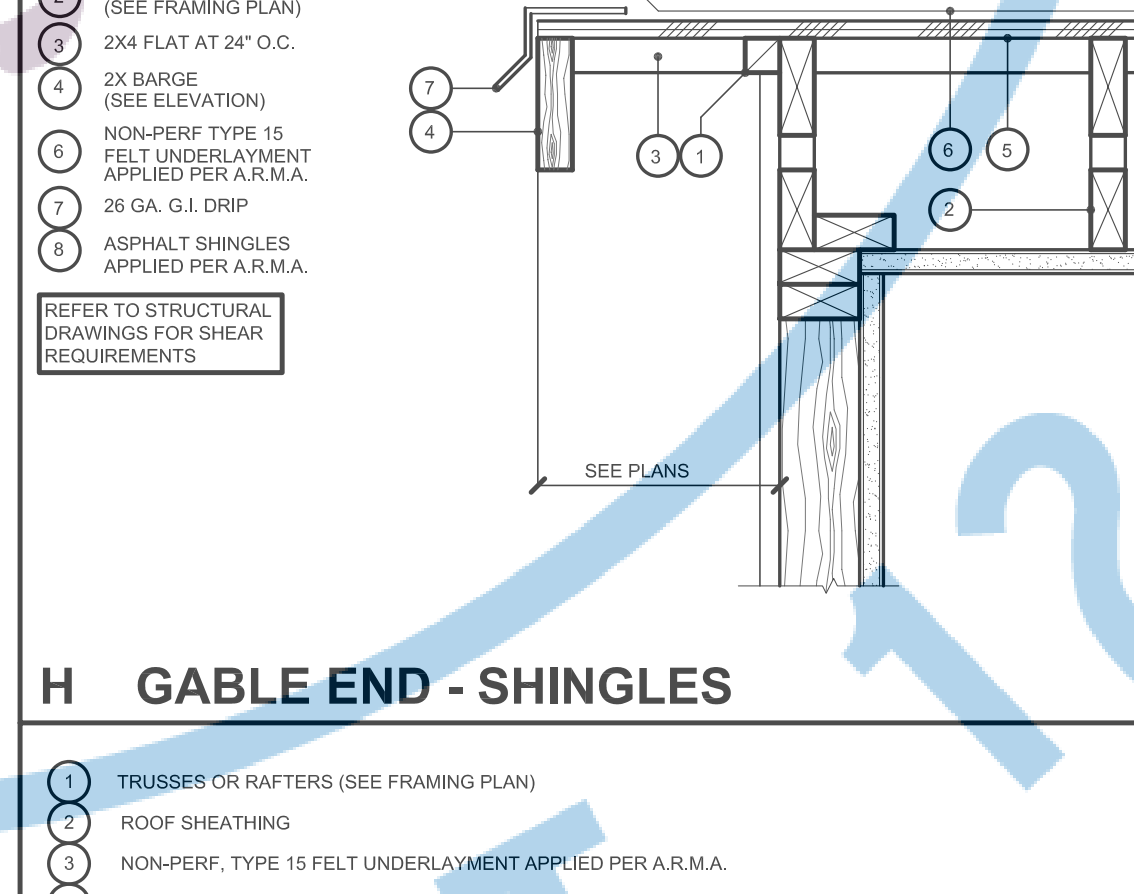
OUTSIDE CORNER



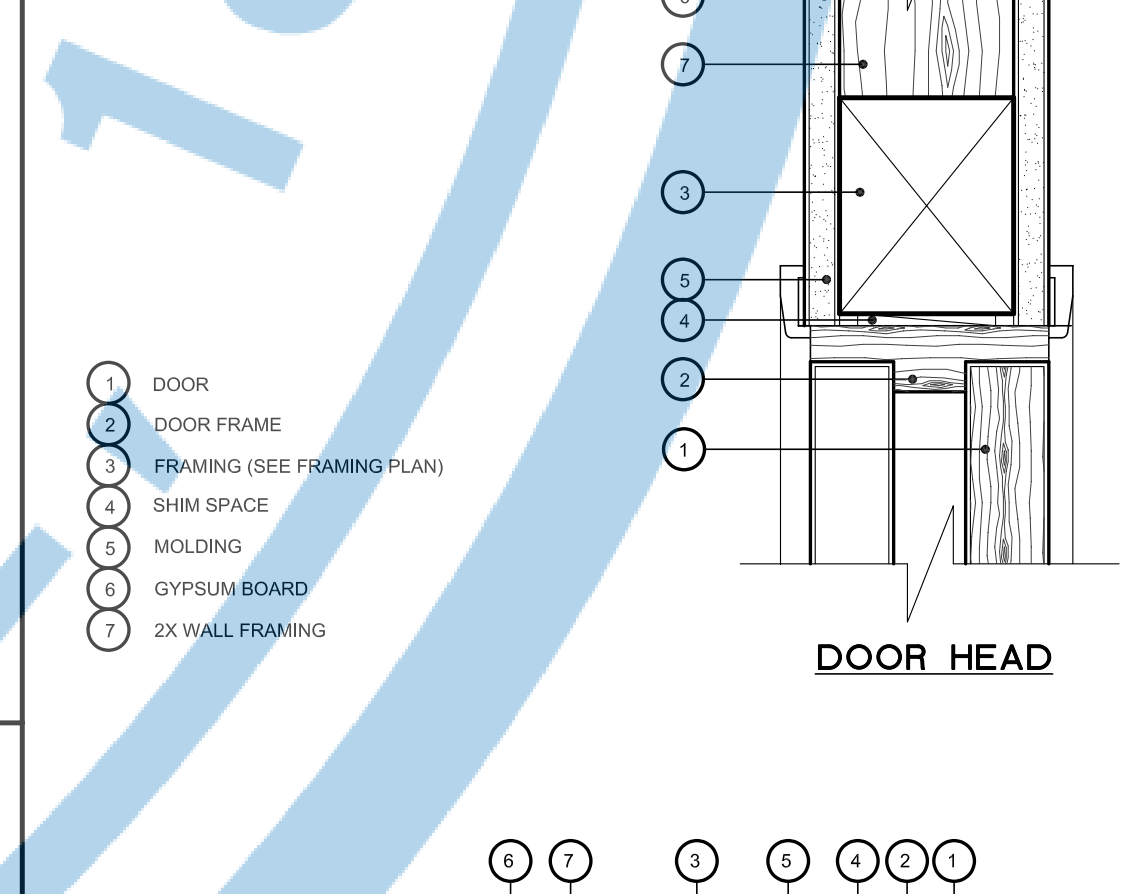
M EAVE VENT BLOCK DETAIL



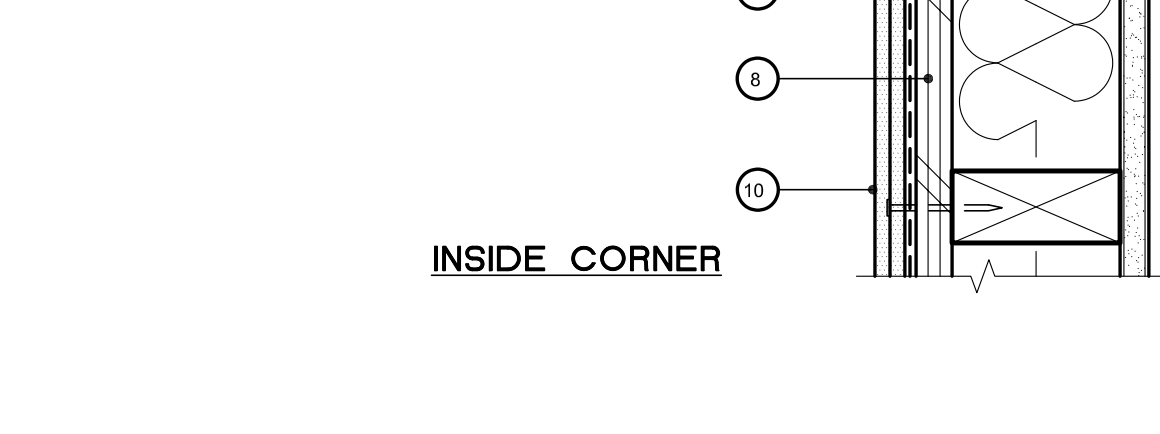
N VAULTED CEILING VENTILATION



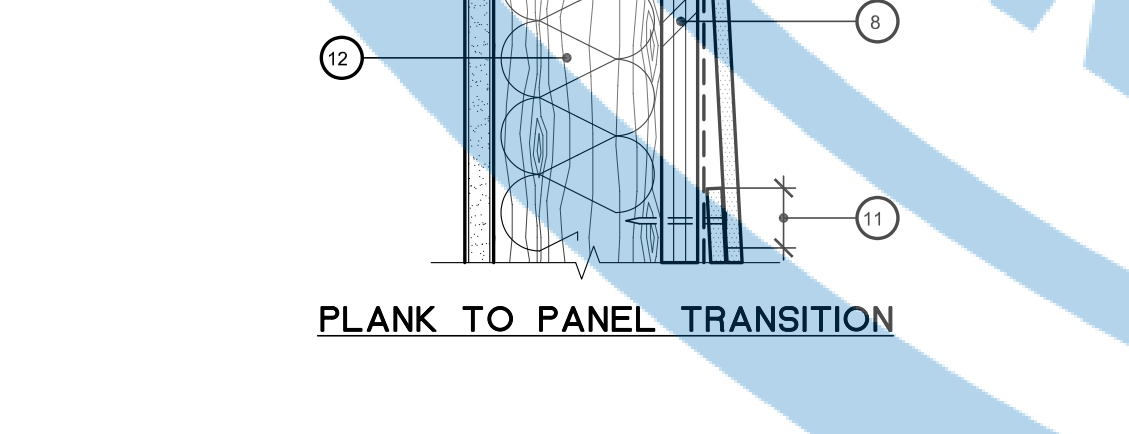
H GABLE END - SHINGLES



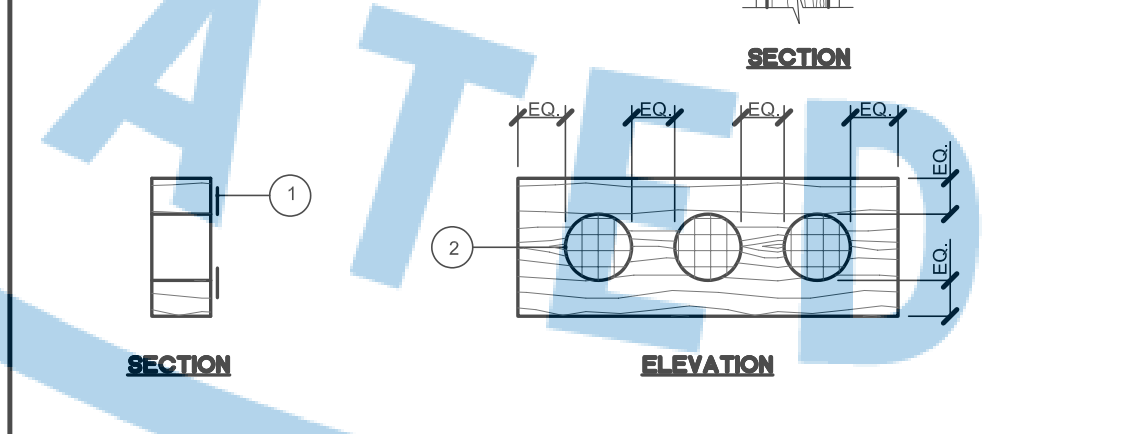
DOOR HEAD



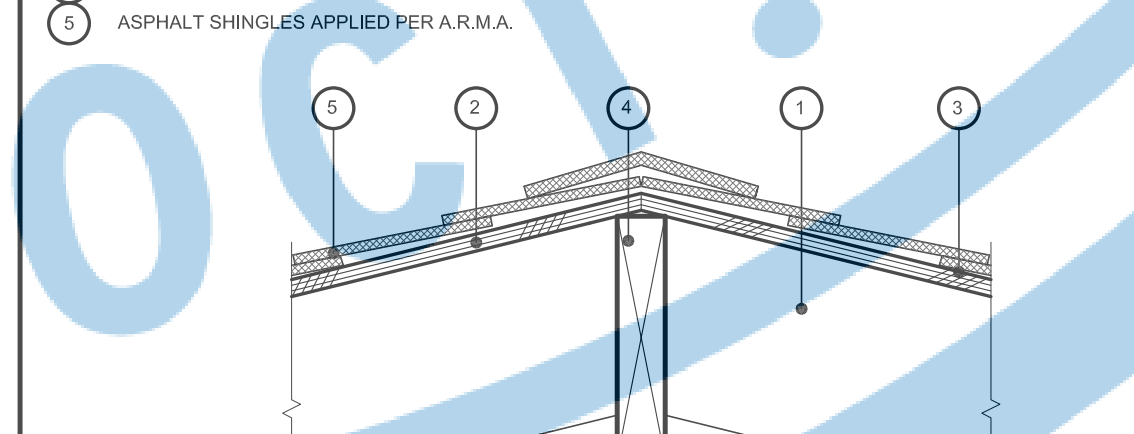
INSIDE CORNER



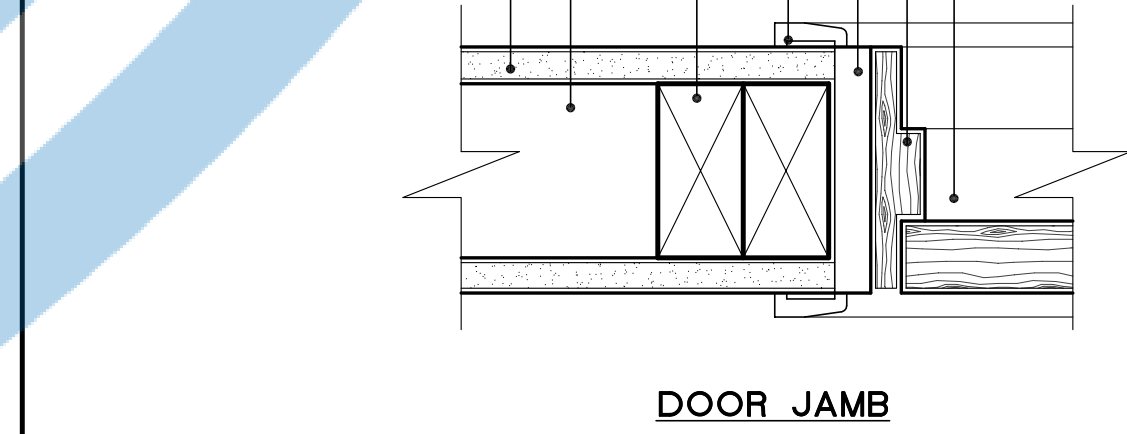
PLANK TO PANEL TRANSITION




DOOR JAMB



DOOR JAMB



DOOR JAMB



PLANNING AND DEVELOPMENT  
DEPARTMENT  
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PROJECT:  
**ACCESSORY DWELLING UNIT (TADU-003) PLAN 3**

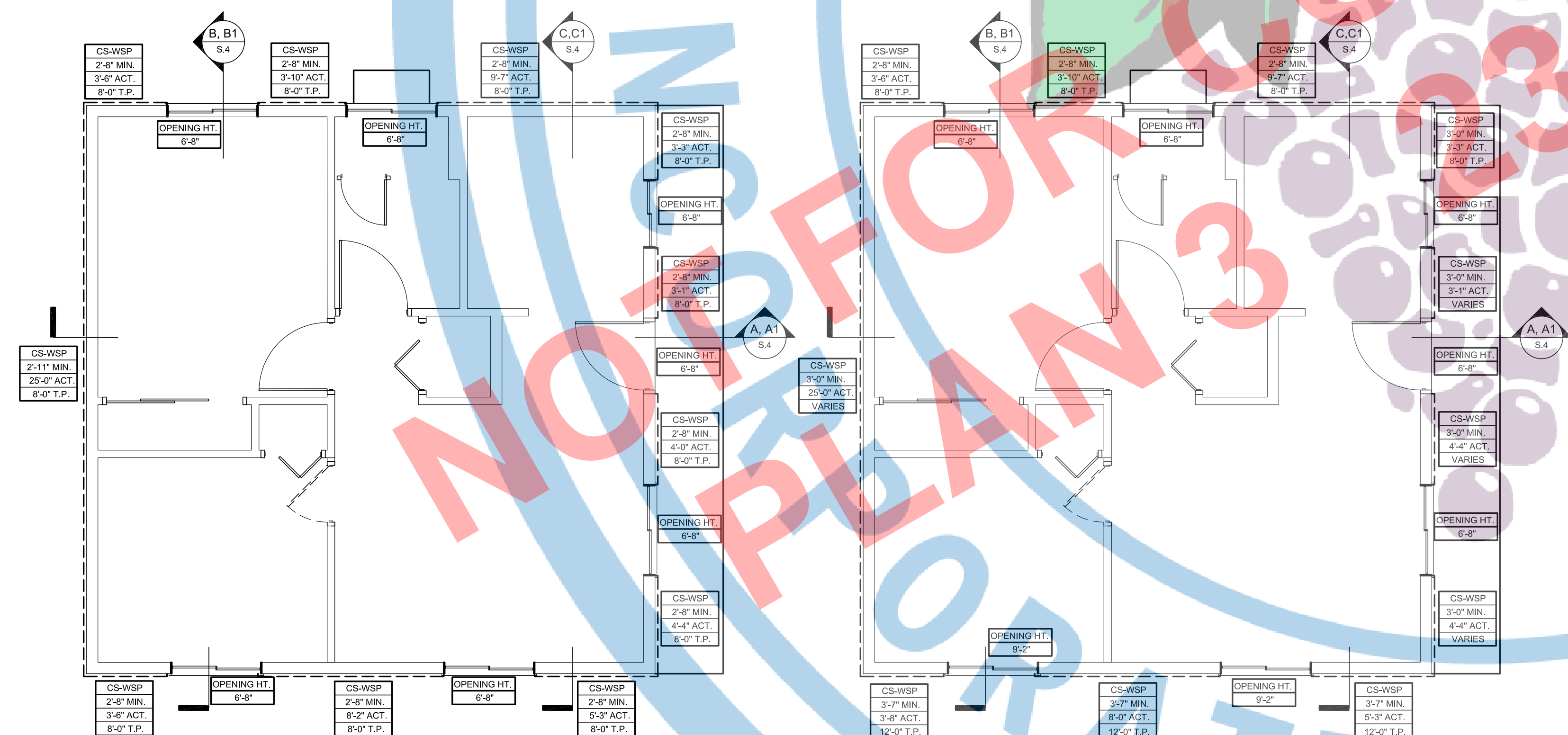
REVISIONS		
NO.	DESCRIPTION	DATE

CITY USE ONLY

DRAWING TITLE  
**ARCHITECTURAL DETAILS**

JOB# : TADU-003	SHEET NO.
DATE: 13-Apr-23	<b>A.5</b>
SCALE: AS NOTED	
DRAWN BY: IRG	





# BRACE WALL PLAN

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

CONTEMPORARY  
SAME FOR PORCH OPTION



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

FOUNDATION NOTES :

- ALL CONCRETE SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAYS. FOUNDATION SHALL BE PLACED IN NATURALLY UNDISTURBED SOIL OR PROPERLY COMPACTED SOIL CAPABLE OF SUPPORTING DESIGN LOADS. ALL CONCRETE SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING MINIMUM REQUIREMENTS:
1. CONCRETE MIXES SHALL BE DESIGNED BY A TESTING LABORATORY APPROVED BY THE ENGINEER. MIXES SHALL BE SPECIFIED ON THE DRAWINGS. MIX DESIGN SHALL BE APPROVED BY THE ENGINEER FOR APPROVAL.
2. WATER USED IN MIXING CONCRETE SHALL BE CLEAN AND FREE FROM INJURIOUS AMOUNTS OF OILS, ALKALIS, SALTS, ORGANIC MATERIALS OR OTHER SUBSTANCES THAT MAY BE DEleterIOUS TO CONCRETE OR REINFORCING STEEL. NONPOTABLE WATER SHALL BE USED ONLY IF IT DOES NOT CONTAIN SULFATES.
3. PLACE AND VIBRATE ALL CONCRETE AS REQUIRED TO ELIMINATE ALL Voids, POCKETS, ETC. AROUND FORMS, REINFORCING OR FASTENING DEVICES, ETC. REMOVE ALL LOOSE CONCRETE AND FILL HONEYCOMBED SURFACES WITH FRESH CONCRETE AND PATCH WITH APPROVED PATCHING MATERIAL. REPAIRS SHALL BE TO PROPERLY PROTECT ADJACENT SURFACES. TRUENESS OF ALL SLABS: ALL SLABS SHALL BE TRUE TO 1/4" IN 50 FEET AND SHALL BE TRUE TO 1/8" OVER ANY 10 FEET.
4. LOCATE AND EXPOSE ALL PROPERTY CORNERS AND STRING THE SIDE YARD PROPERTY LINES PRIOR TO THE FOUNDATION INSPECTION.
5. ALL FOUNDATION GRADATIONS SHALL BE EXCAVATED IN ORDER TO PROVIDE THE BEAM CROSS SECTION INDICATED. BEAM AND SLAB DEPTHS AND WIDTHS AS INDICATED ARE MINIMUM ACCEPTABLE SIZES. LARGER SIZE BEAMS AND SLABS FORMED BY LESS ACCURATE TRENCHING MAY REQUIRE additional REINFORCING NOT SHOWN WHICH SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL EXPOSED SURFACES SHALL BE PROTECTED FROM WEAR. ALL TRENCHES SHALL BE REMOVED. HAUNCHES SHALL BE CUT ON EACH SIDE OF TRENCHES OF ADEQUATE SIZE TO ALLOW EASY REMOVAL OF EXCAVATION MATERIAL.
6. CONCRETE SHALL BE DEPOSITED AS NEARLY AS PRACTICABLE IN ITS FINAL POSITION TO AVOID SEGREGATION DUE TO RE-HANDLING OR FLOWING. CONCRETE SHALL BE CARRIED ON AT SUCH A RATE THAT CONCRETE IS AT ALL TIMES IN CONTACT WITH FORMS. CONCRETE SHALL NOT BE PLACED IN A MANNER THAT WOULD CAUSE IT TO BE HARDENED OR BEEN CONTAMINATED BY FOREIGN MATERIAL. SHALL NOT BE DEPOSITED IN THE STRUCTURE.
7. ALL REINFORCING STEEL, WIRE MESH, ANCHOR BOLTS, HOLDOWN ANCHORS, AND OTHER INSERTS SHALL BE PROTECTED FROM WEAR AND CORROSION BY COVERED BY A MINIMUM OF 1" OF CONCRETE.
8. CHECK WITH OTHER TRADES AND BE SURE ALL UNDER SLAB WORK IS COMPLETE. PROPERLY LOCATE ALL ANCHOR BOLTS, HOLDOWN BOLTS, SCHEDULED HANGERS, VENTS, ETC. BE SURE TO LOCATE AND MARK ALL PREPARED TIE DOWN POINTS, FORMS AND TIE LINES.
9. ALL FORMS SHALL BE PROPERLY MAINTAINED AND SUPPORTED TO PREVENT DEFLECTION. SUPPORT ALL SPECIAL BOLTS, STRAPS, AND HOLDINGS IN PLACE WITH RIGID SPECIAL BRACKETS.
10. ALL FORMS SHALL BE PROPERLY MAINTAINED AND SUPPORTED TO PREVENT DEFLECTION. ALL SIZE AND DIMENSIONS SHOWN. FORMS SHALL BE FLATS, BRACKET AND SUFFICIENTLY BRACKET TO PREVENT MOVEMENT DURING THE POUR. REMOVE FORMS WITH DRAINING THE CONCRETE.
11. ALL FORMS SHALL BE PROPERLY MAINTAINED AND SUPPORTED TO PREVENT DEFLECTION. REMOVE ALL OUTLET BOLTS, ANCHORS, HANGERS, SLEEVES, BOLTS OR OTHER EMBEDDED MATERIALS AND ITEMS ARE SECURELY AND PROPERLY FASTENED IN THEIR PROPER PLACES AND POSITION SHOWN. TRACTOR SHALL VERIFY INSTALLATION OF HOLDOWN AND ANCHOR BOLTS, PAINT ALL FORMS AND OTHER MATERIALS TO PREVENT CORROSION.
12. PROVIDE 1/4" REBAR X 20" UP OVER GROUND EMBEDDED INTO CONCRETE FOOTING. COORDINATE LOCATION WITH ELECTRICAL CONTRACTOR.
13. PROVIDE 3" DIA. REBAR THROUGH ALL NATURAL 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.
14. PROVIDE 3" DIA. REBAR THROUGH ALL NATURAL CONCRETE IN SLEEVES, BUT SHALL NOT BE EMBEDDED THEREIN. STRUCTURAL CONCRETE UNLESS SPECIFICALLY DETAILED SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR LOCATION OF SLEEVES, ACCESSORIES, ETC.
15. PROVIDE 3" DIA. REBAR THROUGH ALL NATURAL 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.
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39. PROVIDE 3" DIA. REBAR THROUGH ALL NATURAL 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.
40. PROVIDE 3" DIA. REBAR THROUGH ALL NATURAL 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.
41. PROVIDE 3" DIA. REBAR THROUGH ALL NATURAL 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.
42. PROVIDE 3" DIA. REBAR THROUGH ALL NATURAL 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.
43. PROVIDE 3" DIA. REBAR THROUGH ALL NATURAL 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.
44. PROVIDE 3" DIA. REBAR THROUGH ALL NATURAL 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.
45. PROVIDE 3" DIA. REBAR THROUGH ALL NATURAL 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.
46. PROVIDE 3" DIA. REBAR THROUGH ALL NATURAL 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.
47. PROVIDE 3" DIA. REBAR THROUGH ALL NATURAL 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.
48. PROVIDE 3" DIA. REBAR THROUGH ALL NATURAL 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.
49. PROVIDE 3" DIA. REBAR THROUGH ALL NATURAL 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.
50. PROVIDE 3" DIA. REBAR THROUGH ALL NATURAL 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.
51. PROVIDE 3" DIA. REBAR THROUGH ALL NATURAL 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.
52. PROVIDE 3" DIA. REBAR THROUGH ALL NATURAL 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.
53. PROVIDE 3" DIA. REBAR THROUGH ALL NATURAL 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.
54. PROVIDE 3" DIA. REBAR THROUGH ALL NATURAL 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.
55. PROVIDE 3" DIA. REBAR THROUGH ALL NATURAL 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.
56. PROVIDE 3" DIA. RE


### BRACED WALL LEGEND

SYMBOL		DESCRIPTION
		CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL - SHEATHING WITH A THICKNESS NOT LESS THAN 3/8 INCH IMPREGATED SHEATHING FOR 24" STUD SPACING WITH 60 COMMON OR GALVANIZED BOX NAILS
CS-WSP		CLIPS ON CENTER AT SHEATHING PANEL EDGES AND 12" ON CENTER IN THE FIELD. BRACED PANEL INSPECTIONS REQUIRED PRIOR TO COVERING. EXTERIOR BRACED PANEL SHALL EXTEND TO TOP PLATE OR ROOF FRAMING (GABLE END CONDITIONS).
	BRACED WALL SYMBOL	ADJACENT CLEAR OPENING HEIGHT (INCHES)
	BRACED WALL TYPE	
CS-WSP	MINIMUM BRACED WALL LENGTH REQUIRED PER COR SECTION 020410	OPENING HT
X"X"		6'-8"
	BRACED WALL LENGTH PROVIDED	
X"X"	WALL HEIGHT	

## CONTINUOUS SHEATHING WALL BRACING METHOD

- CONTINUOUS SHEATHING METHODS REQUIRE STRUCTURAL PLANK SHEATHING TO BE USED ON ALL EXPOSED SURFACES AND ON ONE SIDE OF THE BRACING.
- AREA ABOVE AND BELOW OPENINGS SHALL BE FULLY SHEATHED WITH A MINIMUM OF 3/8 IN APPLIED SHEATHING. STRUCTURAL PLANK SHEATHING
- THAT IS NOT OVER 24 IN. WIDE, INCLUDING A WIDTH EQUAL OR GREATER THAN TABLE BELOW ARE COUNTED TOWARD THE TOTAL BRACING LENGTH. MIN. NUM. LENGTH IS BASED ON WALL HEIGHT AND HEIGHT OF THE ADJACENT CLEAR OPENING.
- BRACING SHEATHING SHALL BE FULLY SHEATHED ON BOTH STRUCTURAL PLANK. SHALL HAVE CORNER RETURN LENGTH ON BOTH SIDES OF CORNER (24 INCH MINIMUM).
- PLYWOOD SHEET USED IN THE CONSTRUCTION OF BRACE WALLS SHALL BE NOT LESS THAN 4'X8' IN SIZE.
- MINIMUM SIZE SHEET AT BOUNDARIES, AND CHANGES IN FRAMING SHALL BE 24", UNLESS BOLTED.
- NAIL SIZE, SPACING, AND TYPE PER ABOVE UNLESS NOTED OTHERWISE.

WALL LEGEND:

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

**WALL FRAMING NOTES:**

1. PROVIDE CONTINUOUS STUDS AT ALL LOCATIONS WHERE THERE IS NO LATERAL SUPPORT AT 8" PLATE HEIGHT.
2. FINGER JOINT END STUDS IN STRUCTURAL WALLS/SHEERING OR SHEAR MUST BE GRADE STAMPED BY AN APPROVED PROFESSIONAL ENGINEER AND SPECIFIED ON PLANS, AND ARE NOT ALLOWED AT HOLD ON PLANS.
3. ALL JOIST ENDER SHALL BE GRADE MARKED, DOUGLAS FIR STANDARD OR BETTER MINIMUM EXCEPT AS NOTED ON PLANS.
4. ALL COLLUMS TO BE DOUGLAS FIR NO.2
5. 1" SOLUBLE BOLT 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, INCLUDING THROUGH ROOF PENETRATIONS (SEE SECTION 05050 (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. 2X12 PLATES (ROUND, GRD. PWD. OR BETTER) OR 2X12 DOUGLAS FIR
  - B. VERTICAL FRAMING STUDS DOUG. FIR STUD GRADE
  - C. POSTS DOUG. FIR STUD OR BETTER
  - D. 2X12 PLATES DOUG. FIR STUD OR BETTER
  - E. CEILING JOIST DOUG. FIR NO.2 OR BETTER
  - F. PARTERS, RIDGES, HIPPS DOUG. FIR NO.2 OR BETTER
  - G. HEADERS, JOIST FIR CONSTRUCTION GRD OR BETTER
  - H. EXPOSED BEAMS/COUNTERBATTENS ARCH. GRD. D.F. (RSN. IF NOTED)
  - I. EXPOSED POSTS ARCH. GRD. D.F. (RSN. IF NOTED)
  - J. FASCIA WINDOW FRAMES KILN DRIED CLH. HEMLOCK/SKINS. FACE
  - K. BRACING, BACKING, PURLING DOUG. FIR OR BETTER
  - L. SPACED ROOF SHEATHING DOUG. FIR STANDARD OR BETTER
  - M. SAVED "Y" RUSTIC FASIES, NO.2 OR BETTER, PINE OR BETTER
  - N. 2X6 TO 2X12 GELING NO.1 WHITE FIR OR DOUGLAS FIR
  - O. REDWOOD SINGING CEDAR ROW, SQUARE OF "Y" GROOVED
  - P. CEDAR TRIM, LVL. CEDAR, OR DOUG. FIR OR HEMLOCK, RESAWN FACE
  - Q. DOOR JAMBS, CASINGS, MOLDINGS CEDAR DOUG. FIR OR PINE
  - R. SHELVING 3/4"PLYWOOD WITH HARDWOOD EDGE
  - S. WALLS, SLUERS, PLATES, ETC. ON MASSIVE CONCRETE. THAT IS IN DIRECT CONTACT WITH EARTH SHALL BE FOUNDATION GRADE & REDWOOD OR PRESSURE TREATED DOUGLAS FIR
7. ALL STUDS AROUND AND UNDER CHIMNEYS, AND FIREPLACES AT THE CEILING LEVEL SHALL BE FIREBLOCKED WITH NONCOMBUSTIBLE MATERIALS.
8. GREEN VINYL SINKERS DO NOT MEET THE NAILING REQUIREMENTS FOR MOST BOX AND COMMON NAIL CONDITIONS.



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PROJECT:

**ACCESSORY  
DWELLING  
UNIT  
(TADU-003)  
PLAN 3**

REVISIONS		
NO.	DESCRIPTION	DATE

CITY USE ONLY

DRAWING TITLE:

FOUNDATION PLAN  
& BRACED WALL  
FRAMING PLAN  
(WITH PORCH  
OPTION)

<b>JOB# :</b> TADU-003	<b>SHEET NO.</b>  <div style="font-size: 2em; text-align: center;">S.1</div>
<b>DATE:</b> 19-Apr-23	
<b>SCALE:</b> AS NOTED	
<b>DRAWN BY:</b> IRG	





PLANNING AND DEVELOPMENT  
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PROJECT:

# ACCESSORY DWELLING UNIT (TADU-003) PLAN 3

## REVISIONS

NO.	DESCRIPTION	DATE
2	ONE HOUR RATED FIRE WALL FOR REDUCED SIDE OR REAR YARD SETBACK.	04/18/24

CITY USE ONLY

DRAWING TITLE:

## ROOF & CEILING JOIST FRAMING PLAN FOR GABLE & CRAFTSMAN

JOB# : TADU-003  
DATE: 18-Apr-24  
SCALE: AS NOTED  
DRAWN BY: IRG

SHEET NO.  
**S.2**

## HEADER/BEAM SCHEDULE:

SYMBOL	HEADER/BEAM SIZE & GRADE
H1	6X8 D.F.#2
H2	4X8 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, 2400 NAILING (80 COMMONS OR 100 SINKERS)	SEE DETAIL.
BOUNDARY	6 IN O.C.
EDGE	6 IN O.C.
FIELD	12 IN O.C.

### SHEATHING NOTES:

- MAXIMUM SIZE OF OPENING IN HORIZONTAL DIAPHRAGM NOT TO EXCEED 24" WITHOUT BLOCKING.
- PLYWOOD ROOF DIAPHRAGM SHALL BE CONTINUOUS BELOW ALL CALIFORNIA FILL FRAMING.
- ENTIRE PERIMETER SHALL BE BLOCKED.
- PROVIDE 18" GAP AT ALL PANEL EDGES.
- PLYWOOD SHEET USED IN THE CONSTRUCTION OF DIAPHRAGMS SHALL BE NOT LESS THAN 4'X8' IN SIZE.
- MINIMUM SIZE SHEET AT BOUNDARIES AND CHANGES IN FRAMING SHALL BE 24", UNLESS BLOCKED.
- NAIL SIZE, SPACING, AND TYPE PER ABOVE UNLESS NOTED OTHERWISE.
- ALL PLYWOOD SHALL BE GRADE-STAMPED APA, AND FOLLOWING MINIMUM GRADES SHALL APPLY TO WOOD STRUCTURAL PANELS UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
- ROOF SHEATHING SHALL BE INTERIOR GRADE WITH EXTERIOR GLUE.
- EXPOSED SHEATHING SHALL BE EXPOSURE 1 OR CDX 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 PATTERN DENOTES BEARING WALL. SEE FOUNDATION PLAN FOR ADDITIONAL INFORMATION.
	NON-BEARING WALLS: NON-BEARING WALLS. SEE FLOOR PLANS WALL LEGEND FOR ADDITIONAL INFORMATION.

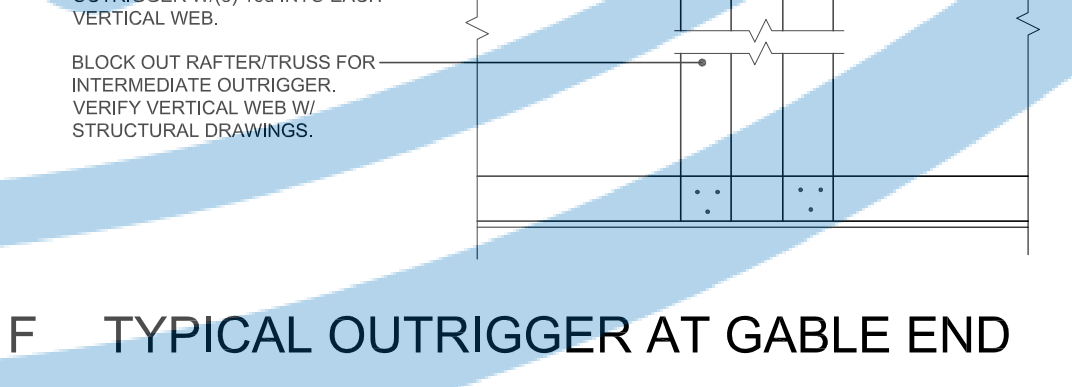
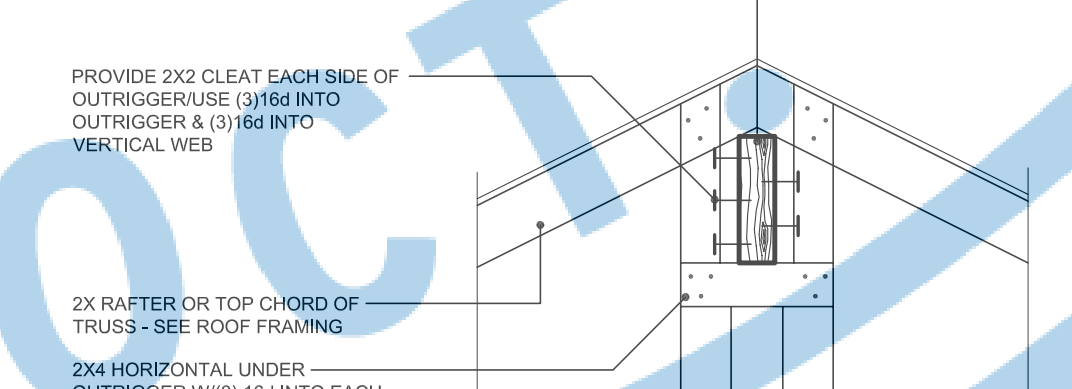
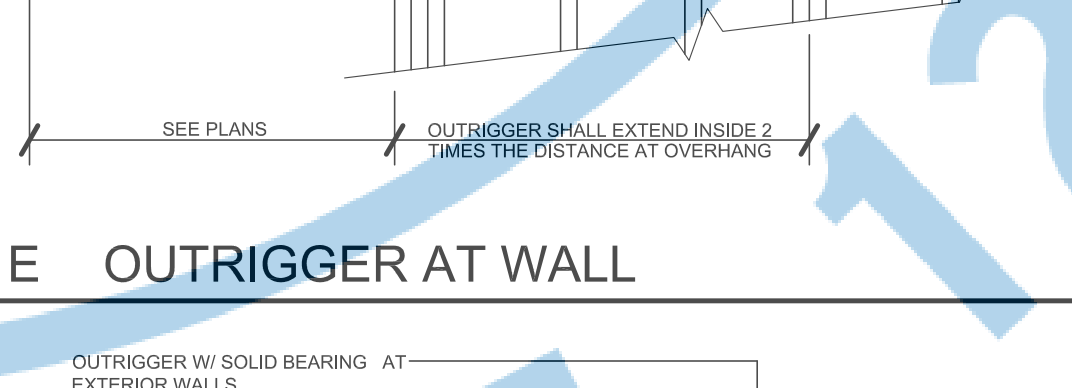
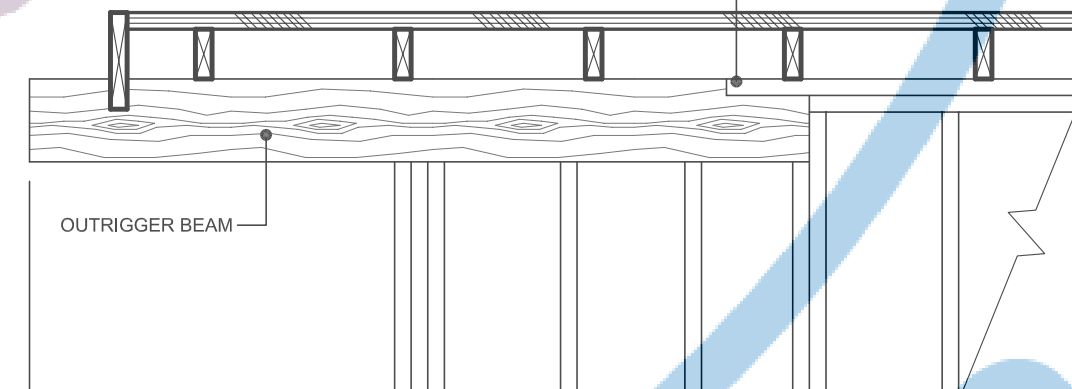
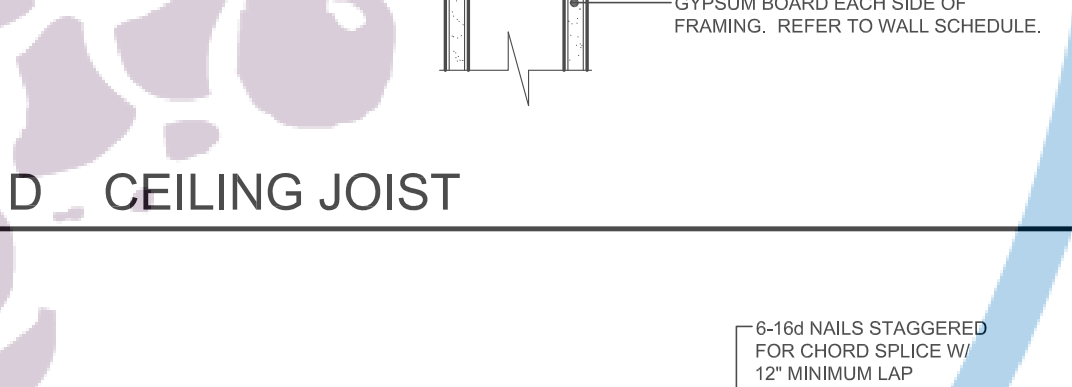
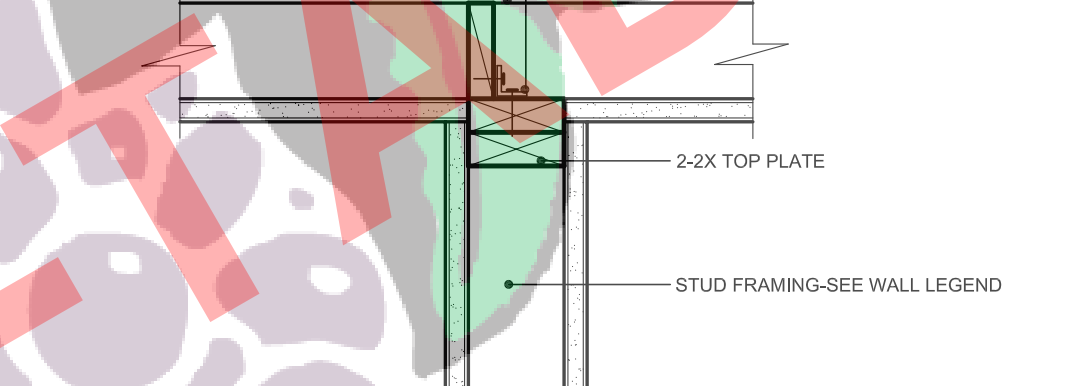
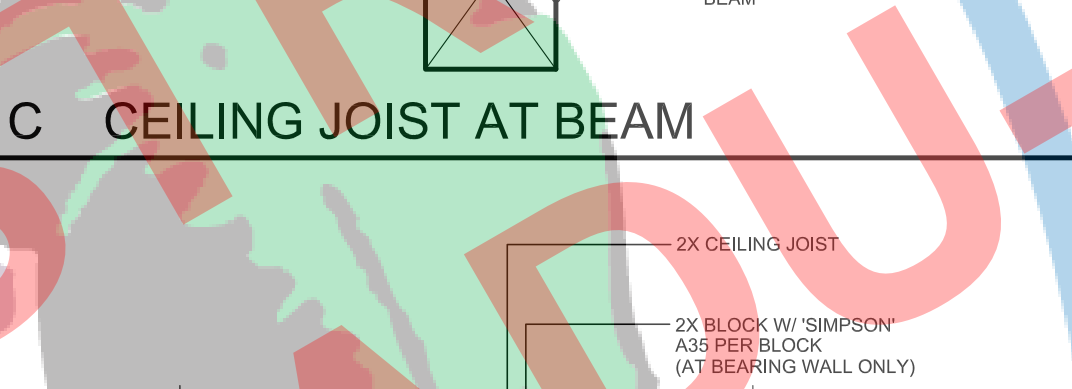
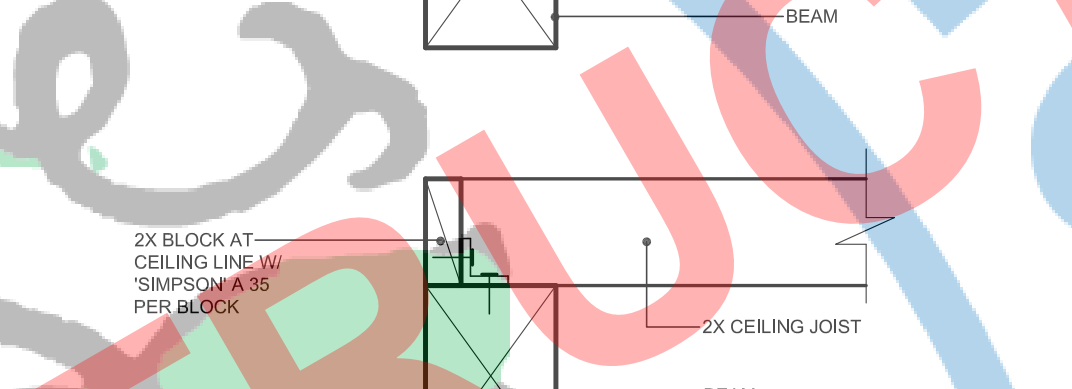
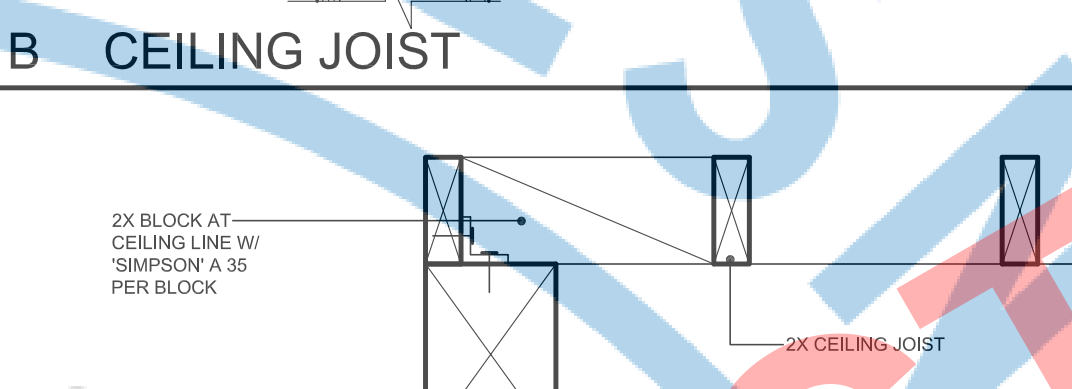
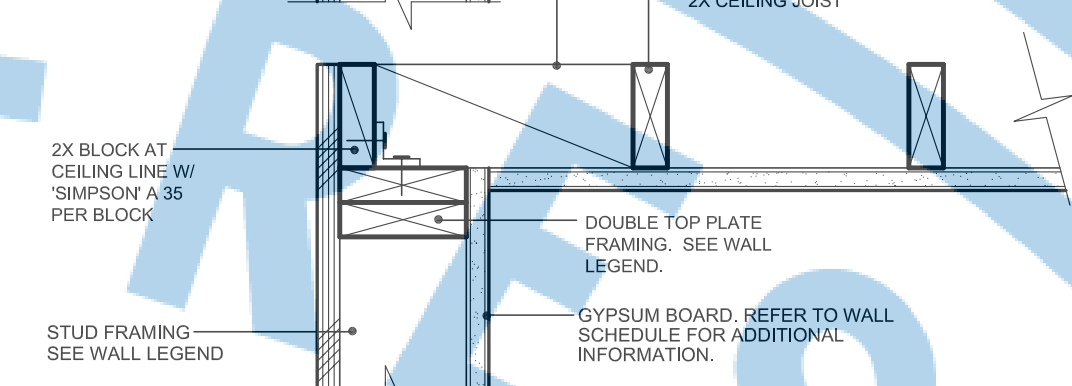
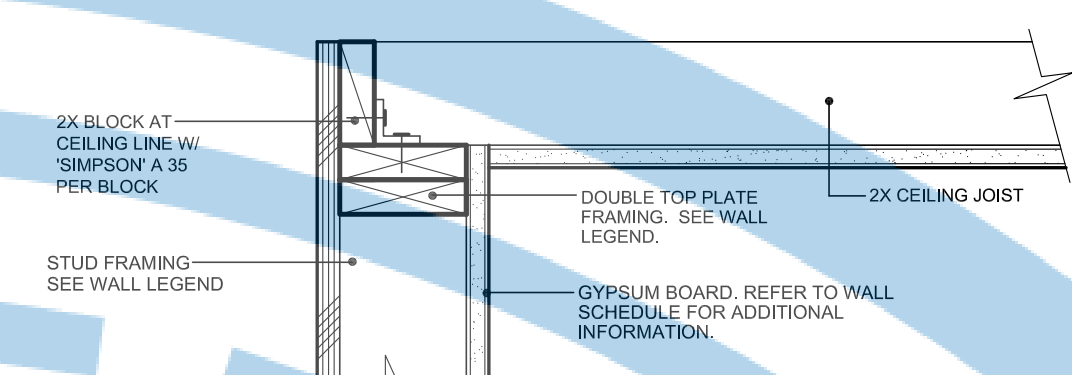
### WALL FRAMING NOTES:

- 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 HOLD-DOWN LOCATIONS.
- ALL LUMBER SHALL BE GRADE MARKED, DOUGLAS FIR STANDARD OR BETTER MINIMUM EXCEPT AS NOTED ON PLANS.
- ALL COLUMNS TO BE DOUGLAS FIR NO.2
- IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE (R-302.11) PROVIDE FIRE BLOCKING AT THE 10-FOOT INTERVALS AND AT ALL FLOOR AND CEILING LEVELS.
- USE THE FOLLOWING LUMBER 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, HIP, DOUG. FIR NO.2 OR BETTER
  - G. HEADERS DOUG. FIR CONSTRUCTION GRD. OR BETTER
  - H. EXPOSED BEAMS/OUTRIGGERS ARCH. GRD. D.F. (R3N IF NOTED)
  - I. EXPOSED POSTS ARCH. GRD. D.F. (R3N IF NOTED)
  - J. FASCIA WINDOW FRAMES KILN DRIED CLR. HEMLOCK/SP. 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. 2X8 TAG 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. DOORJAMBS, CASINGS, MOLDINGS CLEAR DOUG. FIR OR PINE
  - R. SHELVING 3/4" PLYWOOD WITH HARDWOOD EDGE
  - S. SILL, SLEEPERS, PLATES, ETC. ON MASONRY OR CONCRETE. THAT IS IN DIRECT CONTACT WITH EARTH SHALL BE FOUNDATION GRADE & REDWOOD OR PRESSURE TREATED DOUGLAS FIR.
  - T. THE OPENING AROUND GAS VENTS, DUCTS, PIPES, CHIMNEYS, AND FIREPLACES AT THE CEILING LEVEL SHALL BE FIREBLOCKED WITH NONCOMBUSTIBLE MATERIALS.
  - U. GREEN VINYL SINKERS DO NOT MEET THE NAILING REQUIREMENTS FOR MOST BOX AND COMMON NAIL CONNECTIONS.

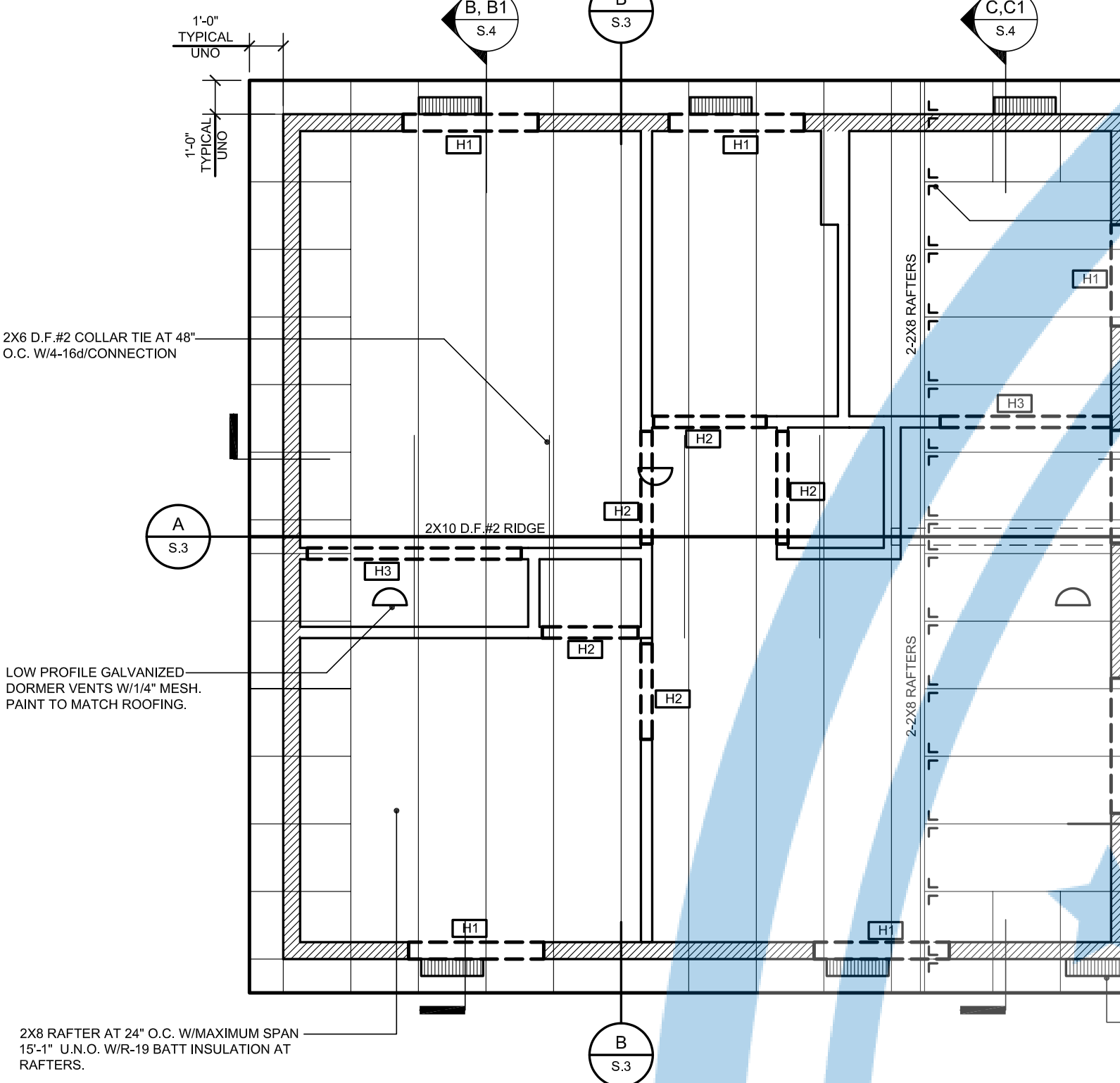
## ROOF VENTILATION CALCULATIONS :

ROOF AREA OF: GABLE/CRAFTSMAN	
CALCULATION FACTOR	ATTIC SPACE AREA
ATTIC SPACE AREA 300 X 144	SQUARE INCHES REQUIRED 625
QUANTITY	SIZE
3	LOW PROFILE
UPPER VENTILATION GALVANIZED LOW PROFILE DORMER VENT (43 SQ. IN.)	
40% UPPER VENTILATION	
50% UPPER VENTILATION	
6	3 1/2" X 22 1/2"
LOWER VENTILATION GALVANIZED EAVE VENT (33 SQ. IN.)	
TOTAL ATTIC VENTILATION	

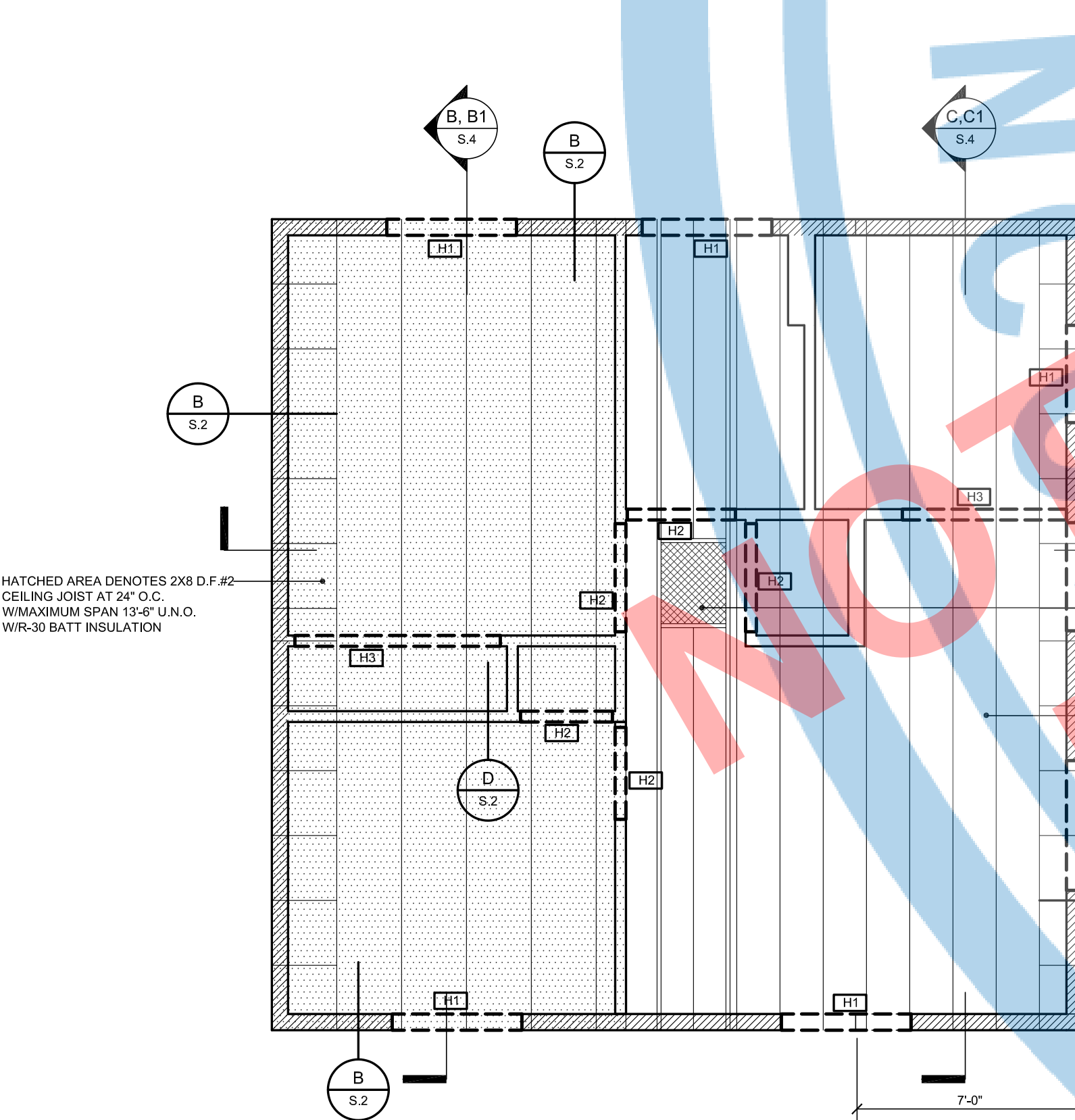
ROOF AREA OF: GABLE/CRAFTSMAN W/ PORCH OPTION	
CALCULATION FACTOR	ATTIC SPACE AREA
ATTIC SPACE AREA 300 X 144	SQUARE INCHES REQUIRED 695
QUANTITY	SIZE
4	LOW PROFILE
UPPER VENTILATION GALVANIZED LOW PROFILE DORMER VENT (43 SQ. IN.)	
40% UPPER VENTILATION	
50% UPPER VENTILATION	
6	3 1/2" X 22 1/2"
LOWER VENTILATION GALVANIZED EAVE VENT (33 SQ. IN.)	
TOTAL ATTIC VENTILATION	



WHEN BUILDING SETBACK IS LESS THAN 5'-0" OR GREATER OR EQUAL TO 3'-0" FROM THE PROPERTY LINE AND THE ADJ. HAS NO FIRE SPRINKLERS THE WALLS PARALLEL TO THE PROPERTY LINES MUST BE ONE HOUR FIRE RATED PER CRC TABLE R301.1(1) SEE DETAIL B.C/A.4 FOR ADDITIONAL INFORMATION. WALLS PARALLEL TO PROPERTY LINE MUST HAVE EAVE VENTS RELOCATED TO OPPOSITE EAVE FOR ATTIC VENTILATION. NO EAVE VENTS ARE ALLOWED AT THE ONE HOUR FIRE RATED WALL.



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



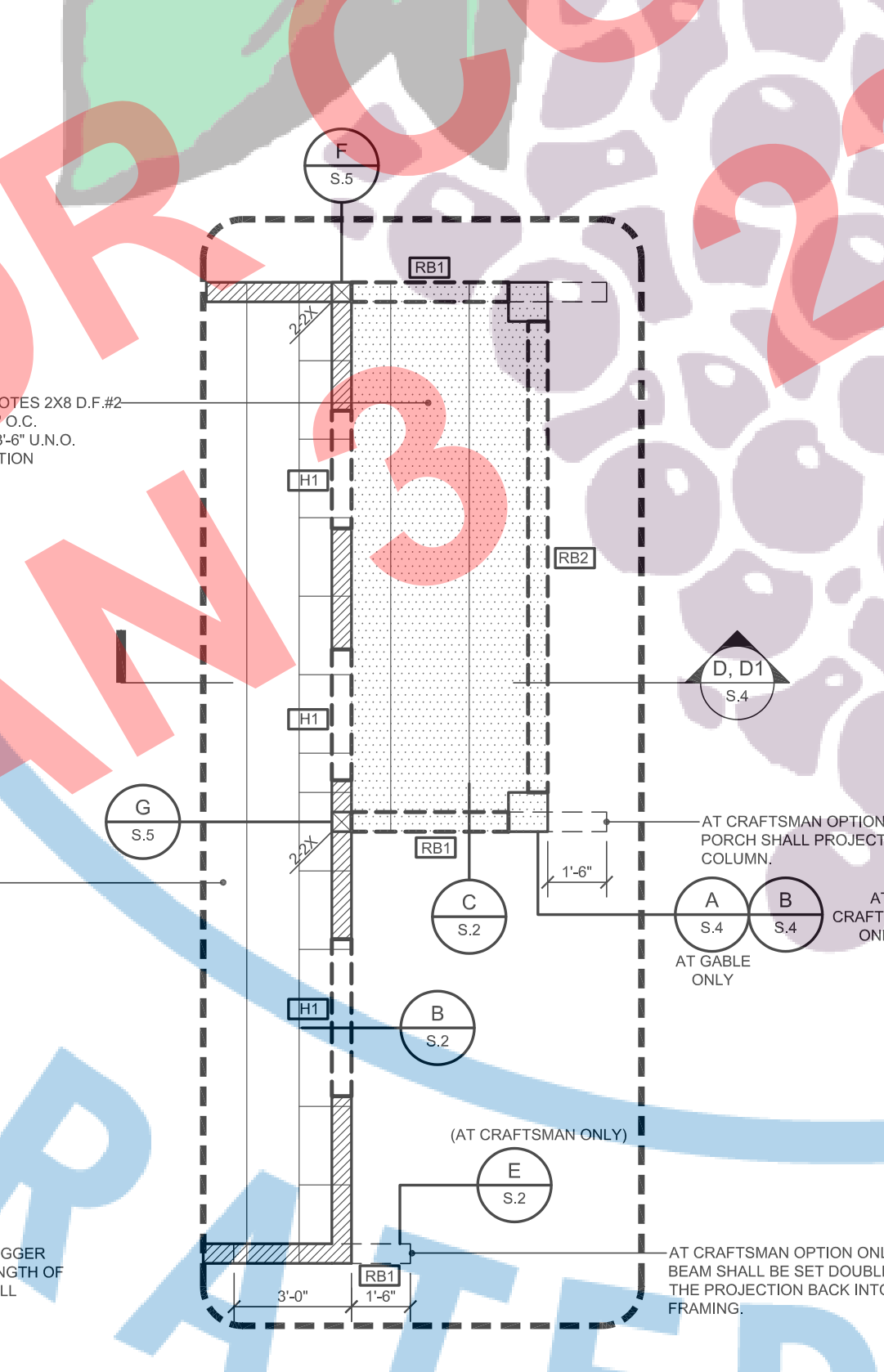
CEILING JOIST FRAMING PLAN  
SCALE: 1/4"=1'-0"  
GABLE/CRAFTSMAN



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

## ROOF FRAMING PLAN

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



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



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





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PROJECT:

# ACCESSORY DWELLING UNIT (TADU-003) PLAN 3

## REVISIONS

NO.	DESCRIPTION	DATE
1	- TRUSS FRAMING OPTION FOR GABLE & CRAFTSMAN	08/22/23
2	- ONE HOUR RATED FIRE WALL FOR REDUCED SIDE OR REAR YARD SETBACK.	04/18/24

## CITY USE ONLY

DRAWING TITLE:

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

JOB# : TADU-003  
DATE: 18-Apr-24  
SCALE: AS NOTED  
DRAWN BY: IRG

SHEET NO.  
**S.2.1**

## HEADER/BEAM SCHEDULE:

SYMBOL	HEADER/BEAM SIZE & GRADE
H1	6X8 D.F.#2
H2	4X8 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" 24X16 O.S.B./PSR, 2400 NAILING (8D COMMONS OR 10D SINKERS)	SEE DETAIL
BOUNDARY	6 IN O.C.
EDGE	6 IN O.C.
FIELD	12 IN O.C.

### SHEATHING NOTES:

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

## WALL LEGEND:

SYMBOL	DESCRIPTION
HATCH WALLS	BEARING WALLS: HATCH WALLS DENOTES BEARING WALL. SEE FOUNDATION PLAN FOR ADDITIONAL INFORMATION.
HATCH WALLS	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 HOLLOW LOCATIONS.
- ALL LUMBER SHALL BE GRADE MARKED, DOUGLAS FIR STANDARD OR BETTER MINIMUM EXCEPT AS NOTED ON PLANS.
- ALL COLUMNS TO BE DOUGLAS FIR NO.2
- IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS BOTH VERTICAL AND HORIZONTAL AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. (R 302.11) PROVIDE FIRE BLOCKING AT THE 10-FOOT INTERVALS AND AT ALL FLOOR AND CEILING LEVELS.
- USE THE FOLLOWING LUMBER GRADES OR BETTER, UNLESS OTHERWISE NOTED:
  - A. SILL PLATES: FOUND. GRD. RWD. 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. FACIA/WINDOW FRAMES: KILN DRIED CLR. HEMLOCK/SPR. FACE
  - K. BRACING, BACKING, PURLING: DOUG. FIR STANDARD OR BETTER
  - L. SPACED ROOF SHEATHING: DOUG. FIR STANDARD OR BETTER
  - M. SOLID 1" PLASTIC EAVES: NO.2 OR BETTER, PINE OR BETTER
  - N. 2X6 TAG CEILING, NO.1 WHITE FIR RESAWN FACE
  - O. REDWOOD SIDING: CEDAR RWD. SQUARE OR "Y" GROOVED
  - P. EXTERIOR TRIM: CLEAR RWD. OR APPEARANCE GRD. DOUG. FIR OR HEMLOCK, RESAWN FACE
  - Q. DOOR JAMBS, CASINGS, MOULDINGS: CLEAR DOUG. FIR OR PINE
  - R. SHEETING: 3/4" PLYWOOD OR 1/2" OSB
  - S. SILLS, SLEEPERS, PLATES, ETC. ON MASONRY OR CONCRETE: THAT IS IN DIRECT CONTACT WITH EARTH SHALL BE FOUNDATION GRADE & REDWOOD OR PRESSURE TREATED DOUGLAS FIR.
  - T. THE OPENING AROUND GAS VENTS, DUCTS, PIPES, CHIMNEYS, AND FIREPLACES AT THE CEILING LEVEL SHALL BE FIREBLOCKED WITH NONCOMBUSTIBLE MATERIALS.
  - U. GREEN VINYL SINKERS DO NOT MEET THE NAILING REQUIREMENTS FOR MOST BOX AND COMMON NAIL CONNECTIONS.

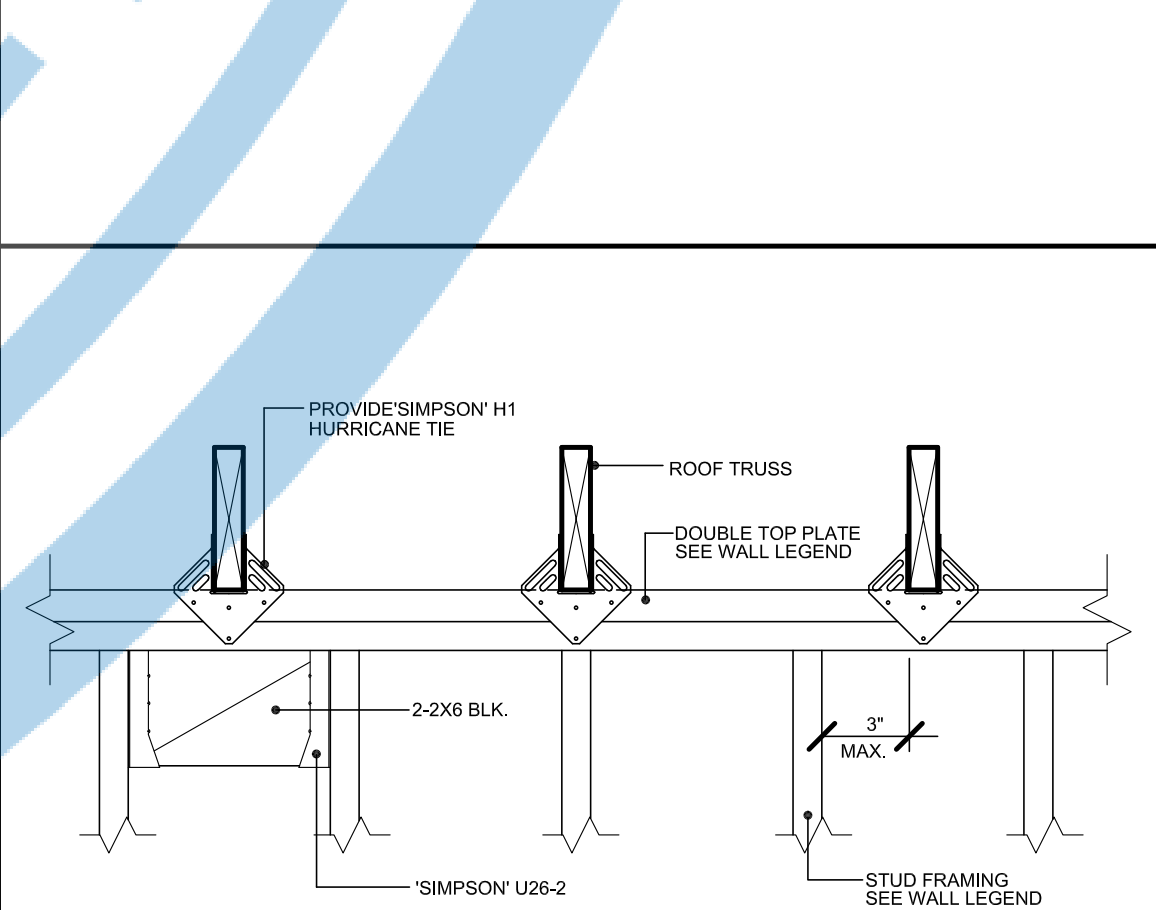
## ROOF VENTILATION CALCULATIONS:

ROOF AREA OF:	GABLE/CRAFTSMAN
CALCULATION FACTOR	ATTIC SPACE AREA
ATTIC SPACE AREA 300 X 144	SQUARE INCHES REQUIRED 625
QUANTITY SIZE TYPE	NET AREA PROVIDED
3 LOW PROFILE UPPER VENTILATION GALVANIZED LOW PROFILE DORMER VENT (43 SQ. IN.)	129
	401 UPPER VENTILATION
	501 UPPER VENTILATION
6 3 1/2"X22 1/2"	198
	TOTAL ATTIC VENTILATION 327

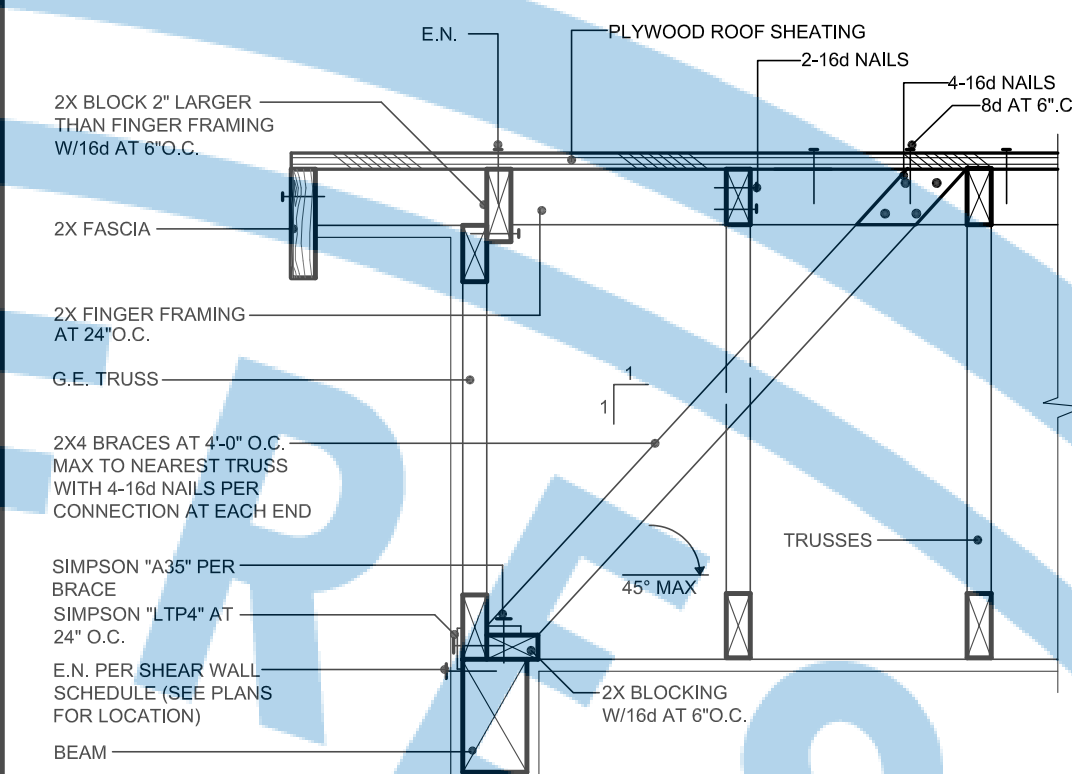
ROOF AREA OF:	GABLE/CRAFTSMAN W/PORCH OPTION
CALCULATION FACTOR	ATTIC SPACE AREA
ATTIC SPACE AREA 300 X 144	SQUARE INCHES REQUIRED 695
QUANTITY SIZE TYPE	NET AREA PROVIDED
4 LOW PROFILE UPPER VENTILATION GALVANIZED LOW PROFILE DORMER VENT (43 SQ. IN.)	172
	401 UPPER VENTILATION
	501 UPPER VENTILATION
6 3 1/2"X22 1/2"	198
	TOTAL ATTIC VENTILATION 370

## ROOF TRUSS NOTES:

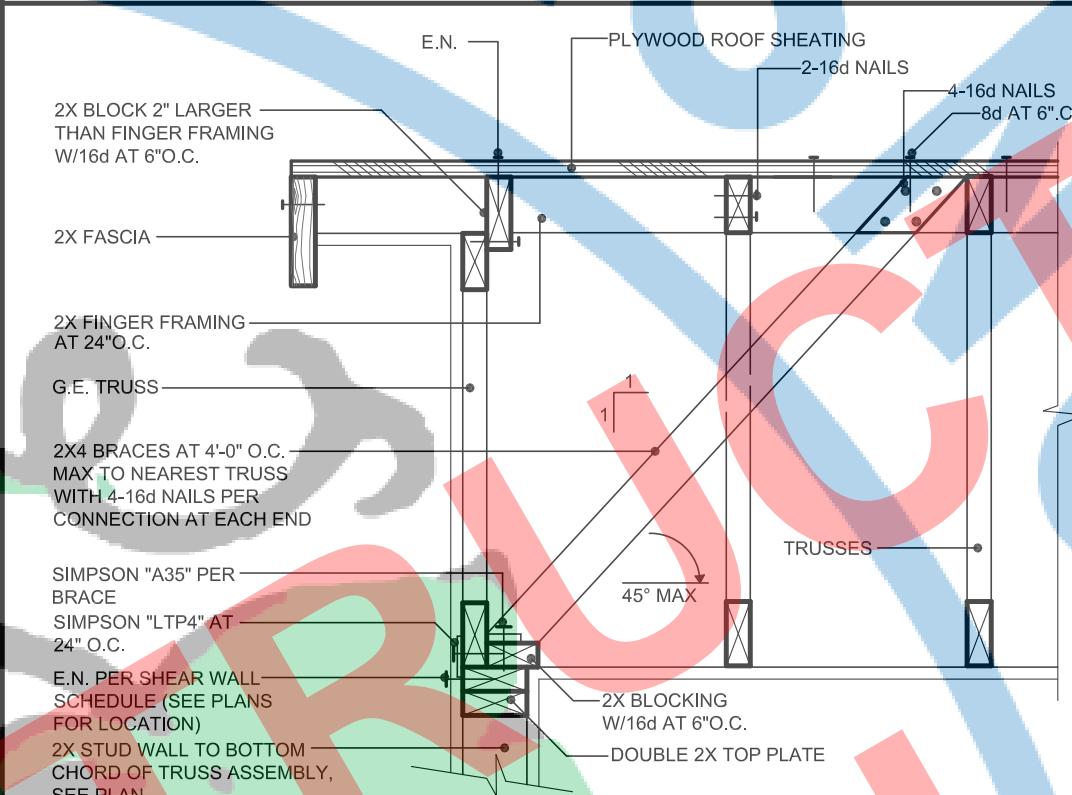
- FIRE MANUFACTURED ROOF TRUSSES AT 24" O.C. PROVIDE 1X4 HORIZONTAL BRACING AT 10'-0" O.C. TO TOP OF BOTTOM CHORD.
- SEE TRUSS DIAGRAMS ATTACHED FOR ALL HORIZONTAL AND VERTICAL BRACING REQUIREMENTS AS PER MANUFACTURER'S RECOMMENDATIONS.
- PROVIDE SOLID BLOCKING AT TRUSS BEARING POINTS.
- APPROVED TRUSS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



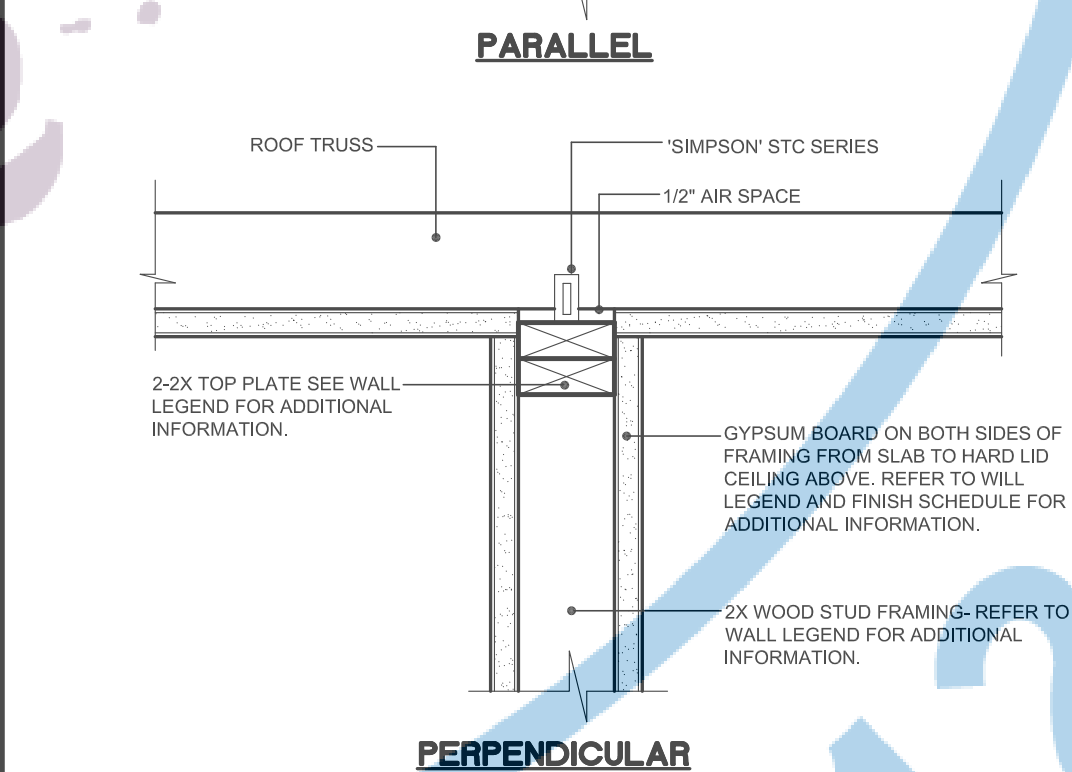
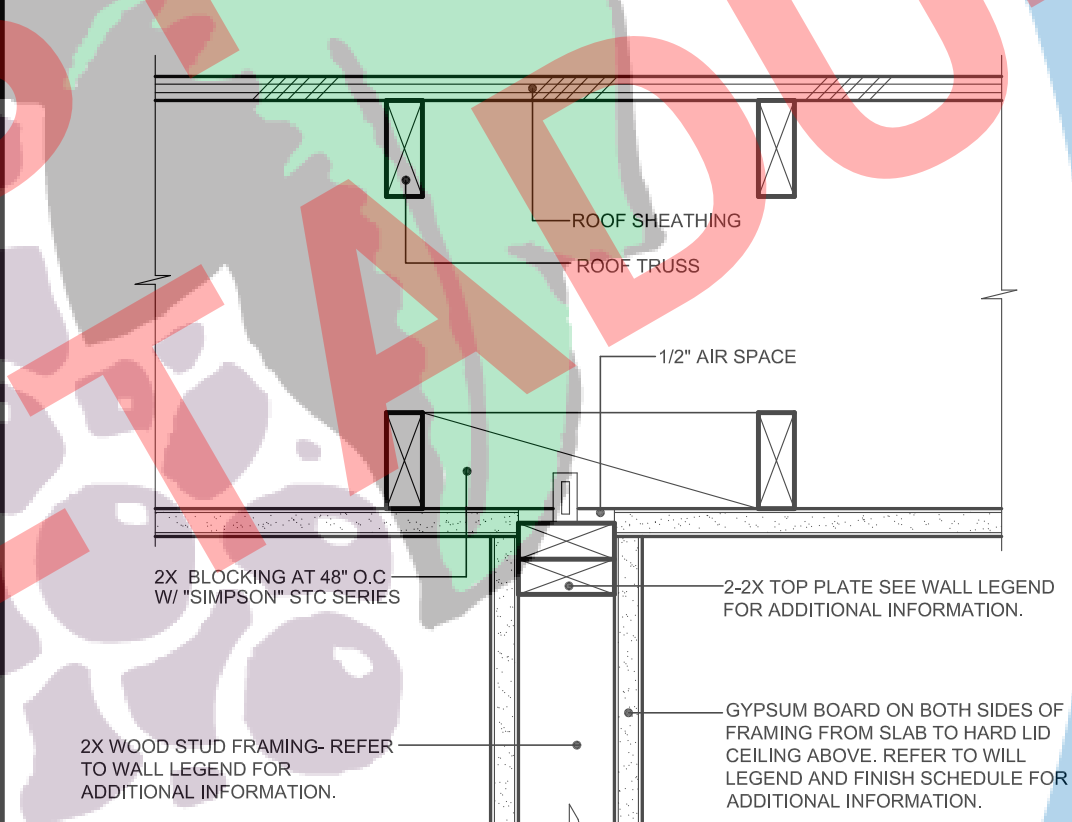
## A TOP PLATE BEARING



## B TRUSS TO BEAM CONNECTION



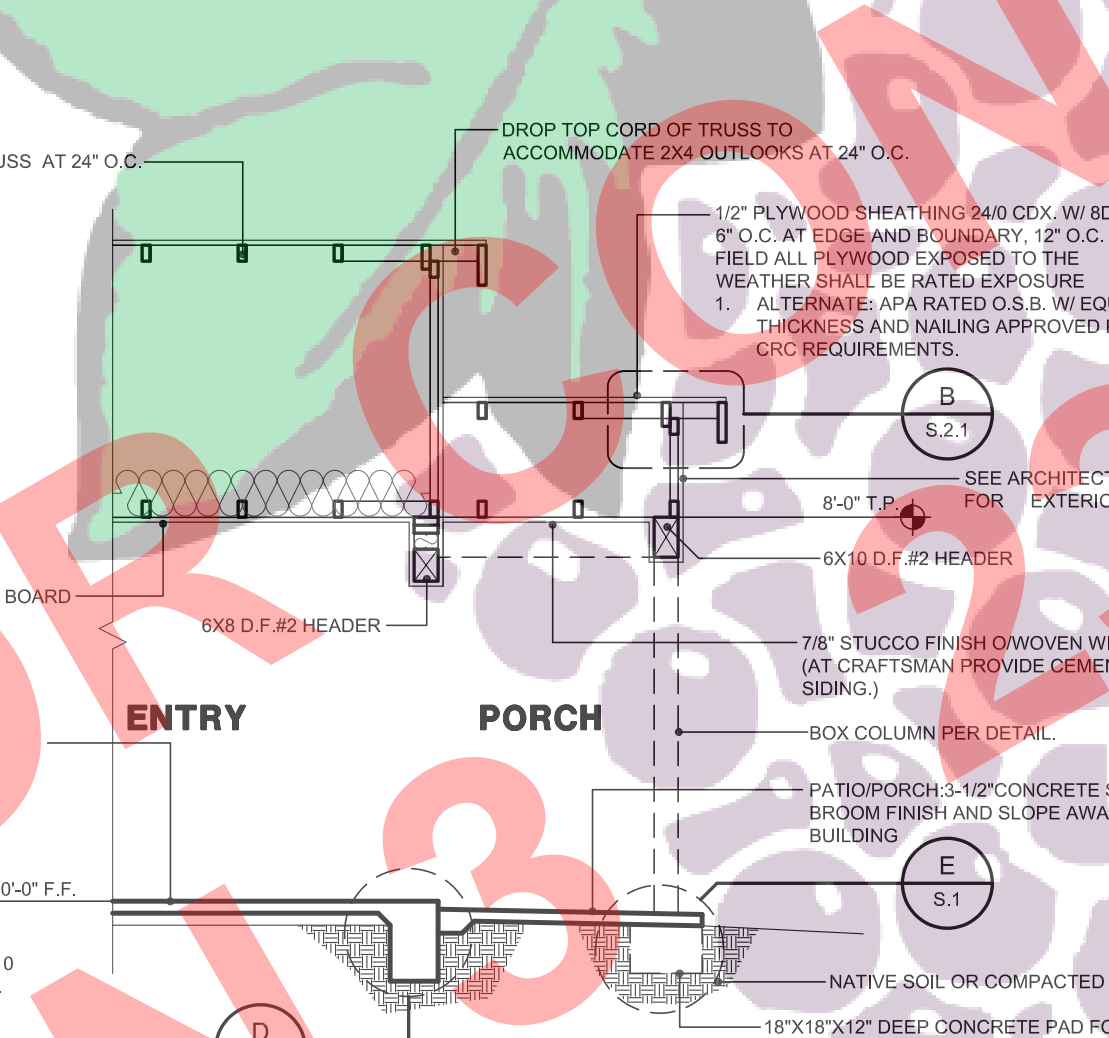
## C TRUSS TO WALL CONNECTION



## D TRUSS TO WALL

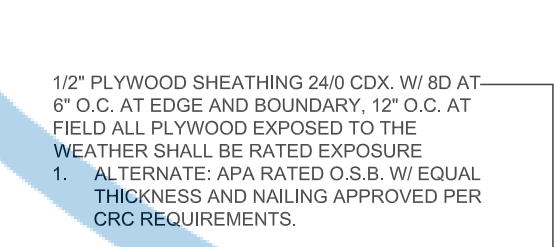
## ROOF FRAMING PLAN

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



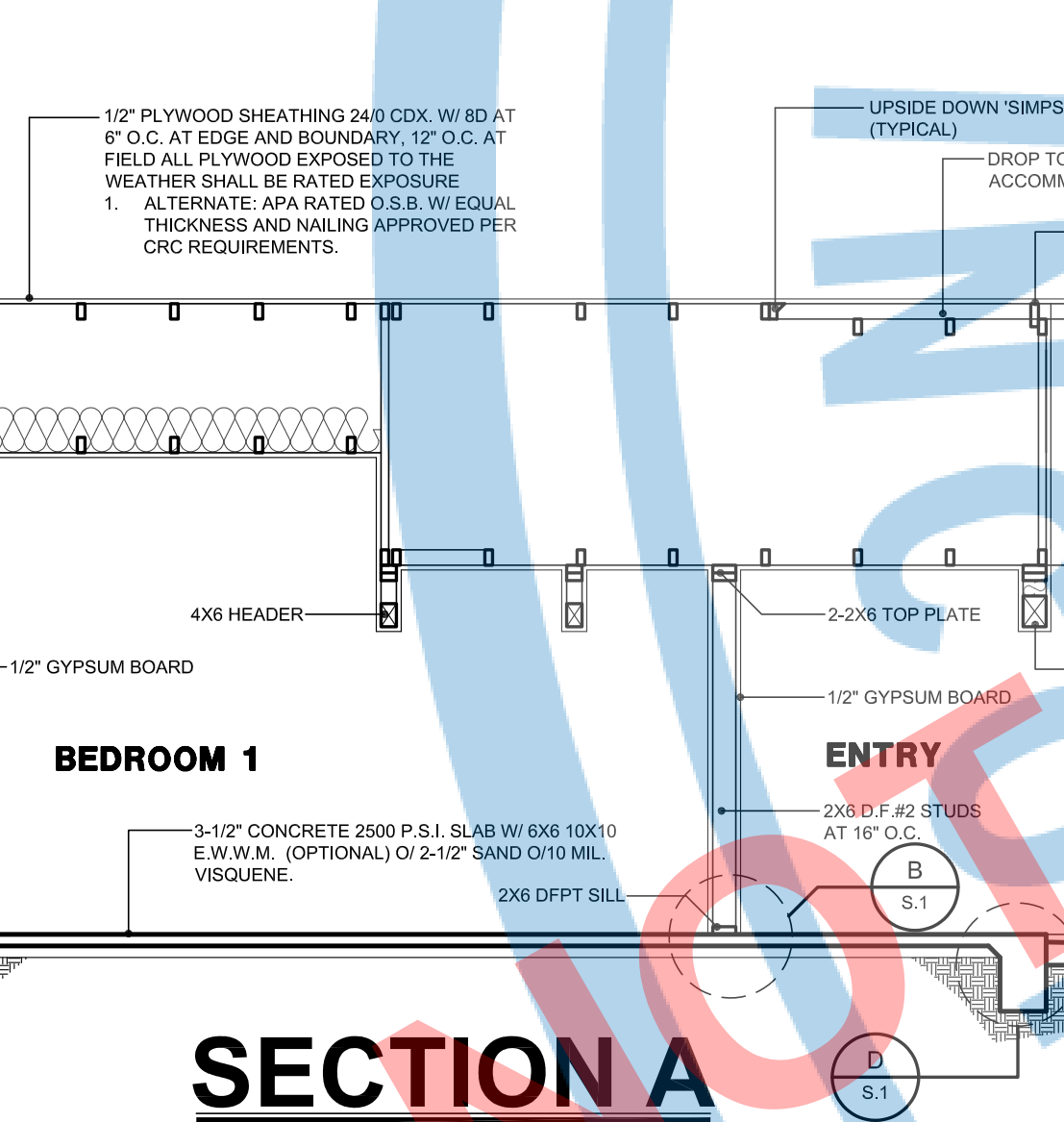
## SECTION D

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



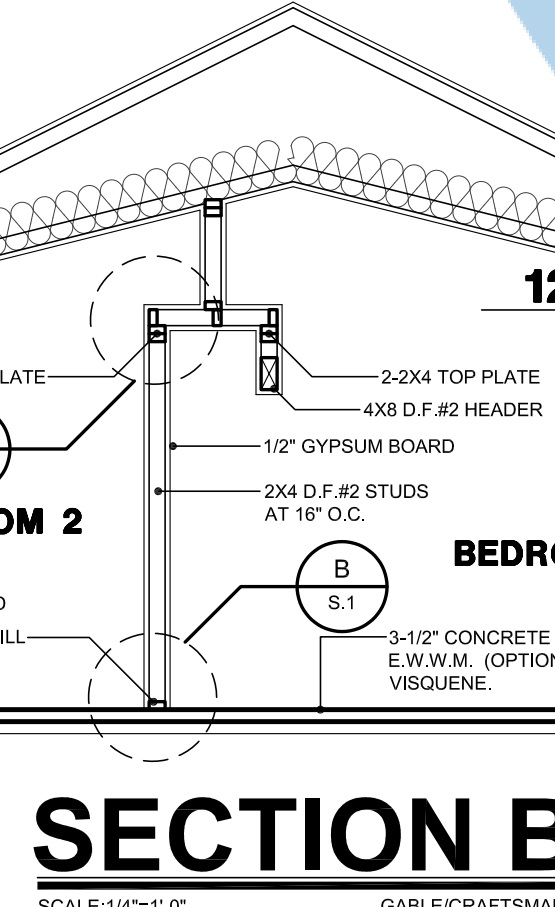
## ROOF FRAMING PLAN

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



## SECTION A

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



## SECTION B

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



## SECTION C

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







PLANNING AND DEVELOPMENT  
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PROJECT:

# ACCESSORY DWELLING UNIT (TADU-003) PLAN 3

## REVISIONS

NO.	DESCRIPTION	DATE

## CITY USE ONLY


DRAWING TITLE:

## ROOF & CEILING JOIST FRAMING PLAN FOR CONTEMPORARY

JOB# : TADU-003

DATE: 11-Aug-23

SCALE: AS NOTED

DRAWN BY: IRG

SHEET NO.

S.3

## HEADER/BEAM SCHEDULE:

SYMBOL	HEADER/BEAM SIZE & GRADE
H11	6X8 D.F.#2
H12	4X6 D.F.#2
H13	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: 2400 NAILING (80 COMMONS OR 100 SINKERS))	SEE DETAIL
BOUNDARY	6" IN O.C.
EDGE	6" IN O.C.
FIELD	6" IN O.C.

## SHEATHING NOTES:

- MAXIMUM SIZE OF OPENING IN HORIZONTAL DIAPHRAGM NOT TO EXCEED 24" WITHOUT BLOCKING.
- PLYWOOD ROOF DIAPHRAGM SHALL BE CONTINUOUS BELOW ALL CALIFORNIA FILL FRAMING.
- ENTIRE PERIMETER SHALL BE 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 AND CHANGES IN FRAMING SHALL BE 24", UNLESS BLOCKED.
- NAIL SIZE, SPACING, AND TYPE PER ABOVE UNLESS NOTED OTHERWISE.
- ALL PLYWOOD SHALL BE GRADE STAMPED A/E/A, AND FOLLOWING MINIMUM GRADES SHALL APPLY TO WOOD STRUCTURAL PANELS UNLESS SHOWN OTHERWISE ON THE DRAWINGS:
- ROOF SHEATHING SHALL BE INTERIOR GRADE WITH EXTERIOR GLUE.
- EXPOSED SHEATHING SHALL BE EXPOSURE 1 OR EXPOSURE 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: 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 NOT ALLOWED AT THE 10-FOOT LOCATIONS.
- ALL LUMBER SHALL BE GRADE MARKED, DOUGLAS FIR STANDARD OR BETTER MINIMUM EXCEPT AS NOTED ON PLANS.
- ALL COLUMNS TO BE DOUGLAS FIR NO.2
- IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS BOTH VERTICAL AND HORIZONTAL AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN A TOP STORY AND THE ROOF SPACE. (R 302.11) PROVIDE FIRE BLOCKING AT THE 10-FOOT INTERVALS AND AT ALL FLOOR AND CEILING LEVELS.
- USE THE FOLLOWING LUMBER GRADES OR BETTER, UNLESS OTHERWISE NOTED:  
A. SEE 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, HIP: DOUG. FIR NO.2 OR BETTER  
G. HEADERS: DOUG. FIR, CONSTRUCTION GRD. OR BETTER  
H. EXPOSED BEAMS/OUTRIGGERS: ARCH. GRD. D.F. (R/N IF NOTED)  
I. EXPOSED POSTS ARCH. GRD. D.F. (R/N IF NOTED)  
J. FASCIA WINDOW FRAMES: KILN DRIED CLAR. HEMLOCK/KRW. FACE  
K. BRACING, BACKING, PURLING: DOUG. FIR STANDARD OR BETTER  
L. SPACED ROOF SHEATHING: DOUG. FIR STANDARD OR BETTER  
M. SOLID PLASTIC EAVES: NO.2 OR BETTER, PINE OR BETTER  
N. 2X8 TAG CEILING: NO.1 WHITE FIR RESAWN FACE  
O. REDWOOD SIDING: CEDAR RWD. SQUARE OF 7" 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. SHIMLING: 3/4" PLYWOOD WITH HARDWOOD EDGE  
S. SILLS, SLEEPERS, PLATES, ETC. ON MASONRY OR CONCRETE: THAT IS IN DIRECT CONTACT WITH EARTH SHALL BE FOUNDATION GRADE & REDWOOD OR PRESSURE TREATED DOUGLAS FIR  
T. THE OPENING AROUND GAS VENTS, DUCTS, PIPES, CHIMNEYS, AND FIREPLACES AT THE CEILING LEVEL SHALL BE FIREBLOCKED WITH NONCOMBUSTIBLE MATERIALS.  
U. GREEN VINYL SINKERS DO NOT MEET THE NAILING REQUIREMENTS FOR MOST BOX AND COMMON NAIL CONNECTIONS.

## ROOF VENTILATION CALCULATIONS:

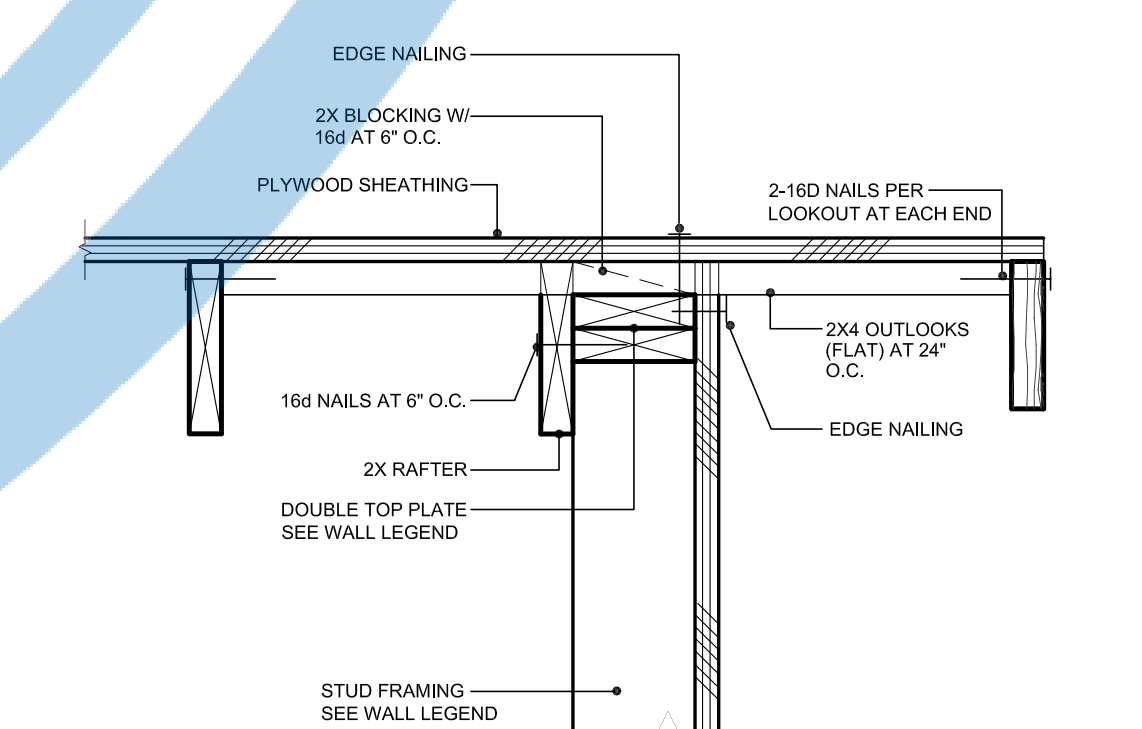
ROOF AREA OF:	CONTEMPORARY AT VAULTED CEILING
CALCULATION FACTOR	ENCLOSED RAFTER BAY AREA
ENCLOSED RAFTER BAY AREA	34
150	SQUARE INCHES REQUIRED
QUANTITY	32.6 PER RAFTER BAY
TYPE	NET AREA PROVIDED
6 TOTAL (3 PER BAY)	AT RAFTER FRAMING 3" Ø HOLES DRILL INTO BLOCKING AT BOTH ENDS RAFTER BAYS (67 SQ. IN. PER HOLE - APPROXIMATE 20 SQUARE INCHES PER BAY)
2 TOTAL (1 PER BAY)	AT TJI FRAMING 1 SQUARE HOLE AT BLOCKING AT BOTH ENDS RAFTER BAYS (113 X 1/3 OF BLOCKING - APPROXIMATE 25 SQUARE INCHES PER BAY)
40.2	50.0
40.2 (AT RAFTERS)	50.0 (AT TJ)

ROOF AREA OF:	CONTEMPORARY AT ATTIC SPACE
CALCULATION FACTOR	ATTIC SPACE AREA
ATTIC SPACE AREA	190
300	SQUARE INCHES REQUIRED
QUANTITY	92
SIZE	TYPE
1	LOW PROFILE UPPER VENTILATION GALVANIZED LOW PROFILE DORMER VENT (43 SQ.IN.)
40I UPPER VENTILATION	37
50I UPPER VENTILATION	46
2	3 1/2"X22 1/2" LOWER VENTILATION GALVANIZED EAVE VENT (33 SQ.IN.)
66	109
66	TOTAL ATTIC VENTILATION

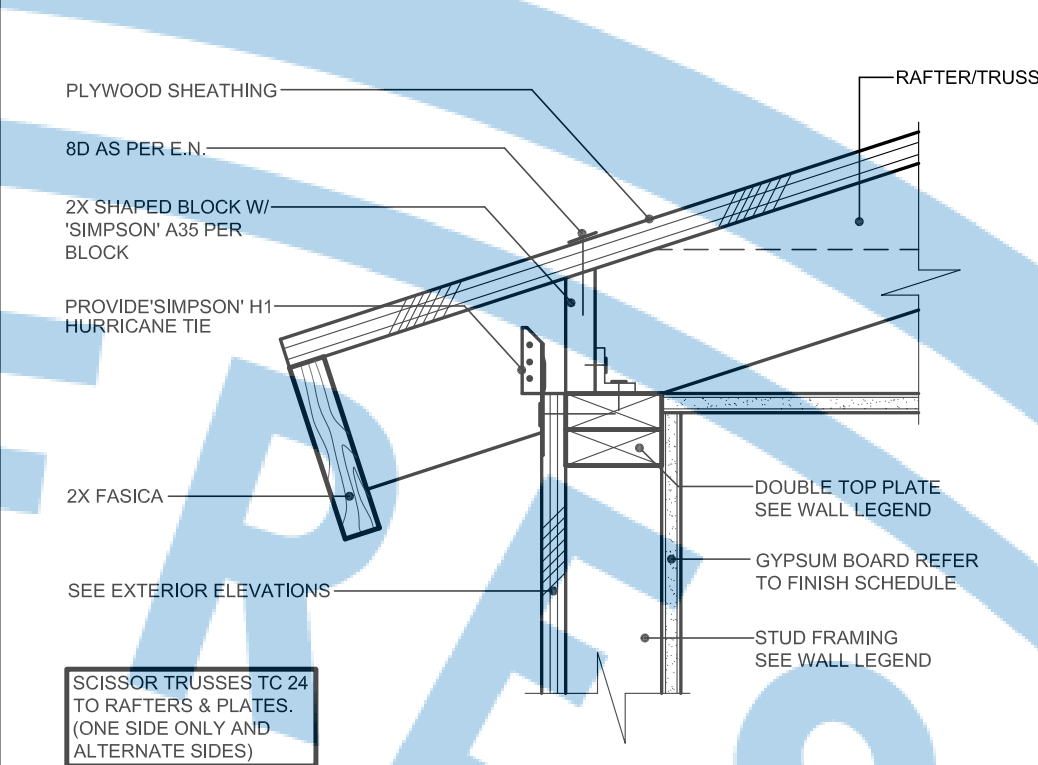
ROOF AREA OF:	CONTEMPORARY AT ATTIC SPACE W/PORCH OPTION
CALCULATION FACTOR	ATTIC SPACE AREA
ATTIC SPACE AREA	260
300	SQUARE INCHES REQUIRED
QUANTITY	125
SIZE	TYPE
2	LOW PROFILE UPPER VENTILATION GALVANIZED LOW PROFILE DORMER VENT (43 SQ.IN.)
86	50
40I UPPER VENTILATION	62
50I UPPER VENTILATION	99
99	195
99	TOTAL ATTIC VENTILATION

## ROOF VENTILATION NOTES:

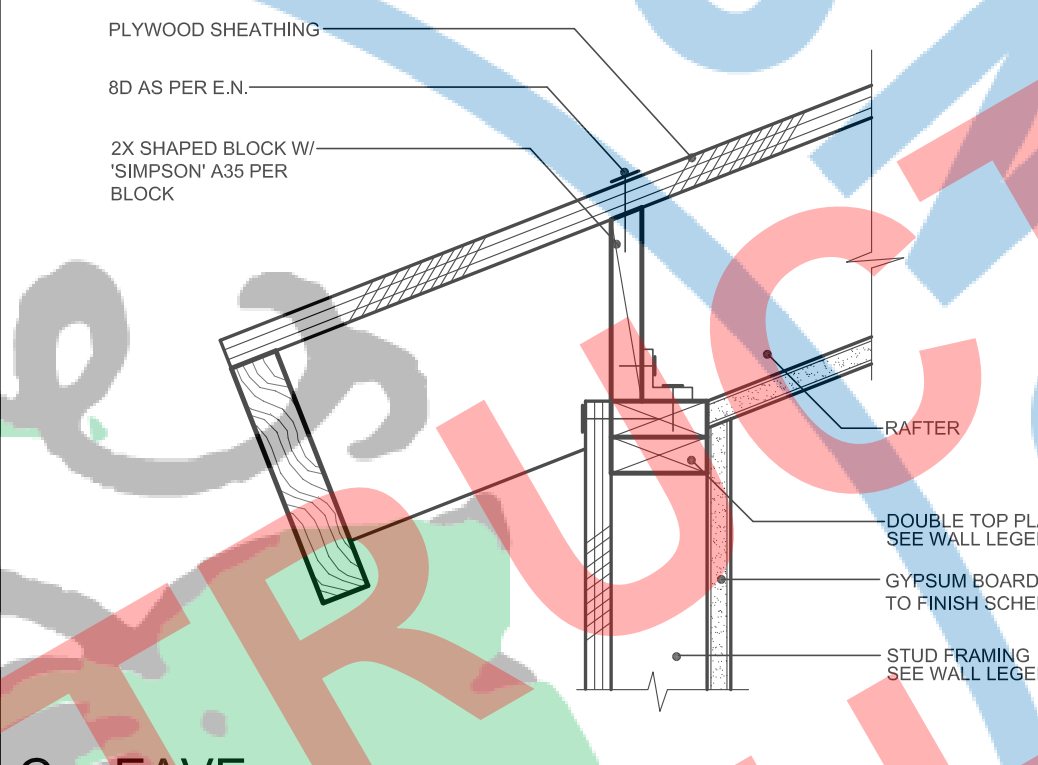
- MIN. 1" AIR SPACE BETWEEN INSULATION AND ROOF SHEATHING, WHERE EAVE OR CORNICE VENTS ARE INSTALLED. SPECIFY 4" LONG BAFFLES MINIMUM. (CRC SECTION R806.3)



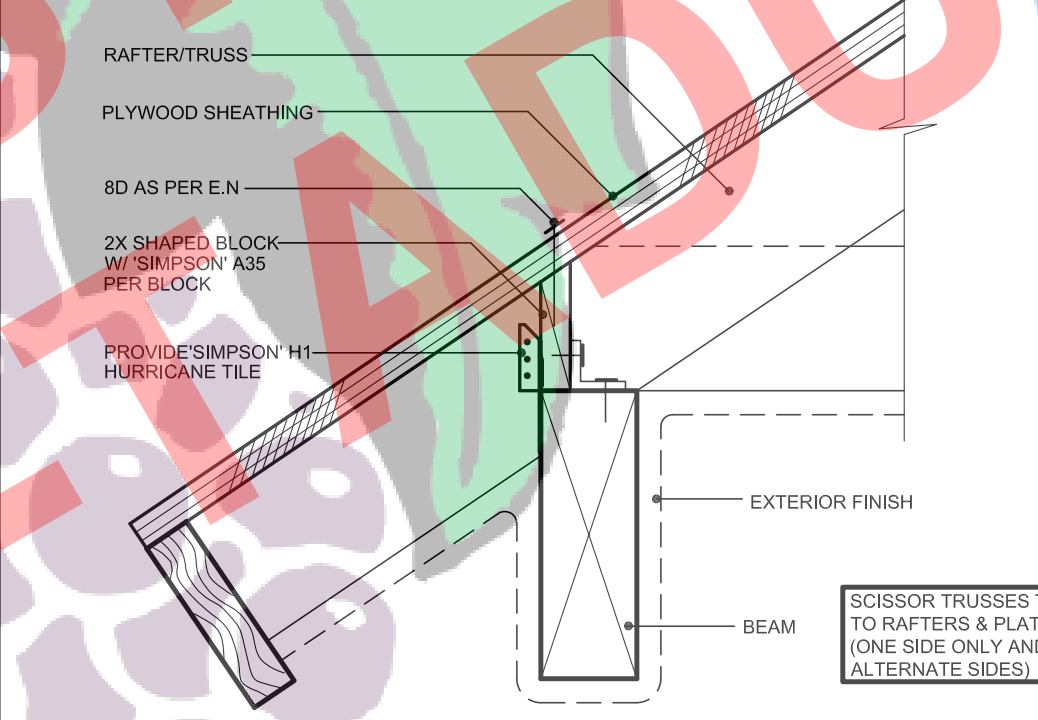
A GABLE END



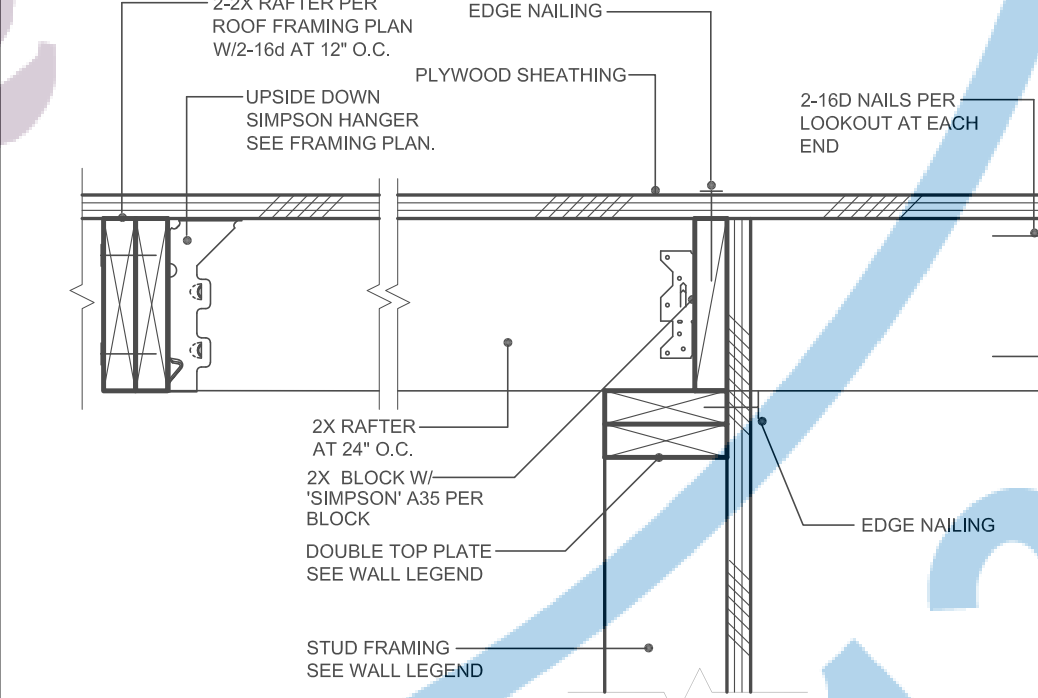
B EAVE



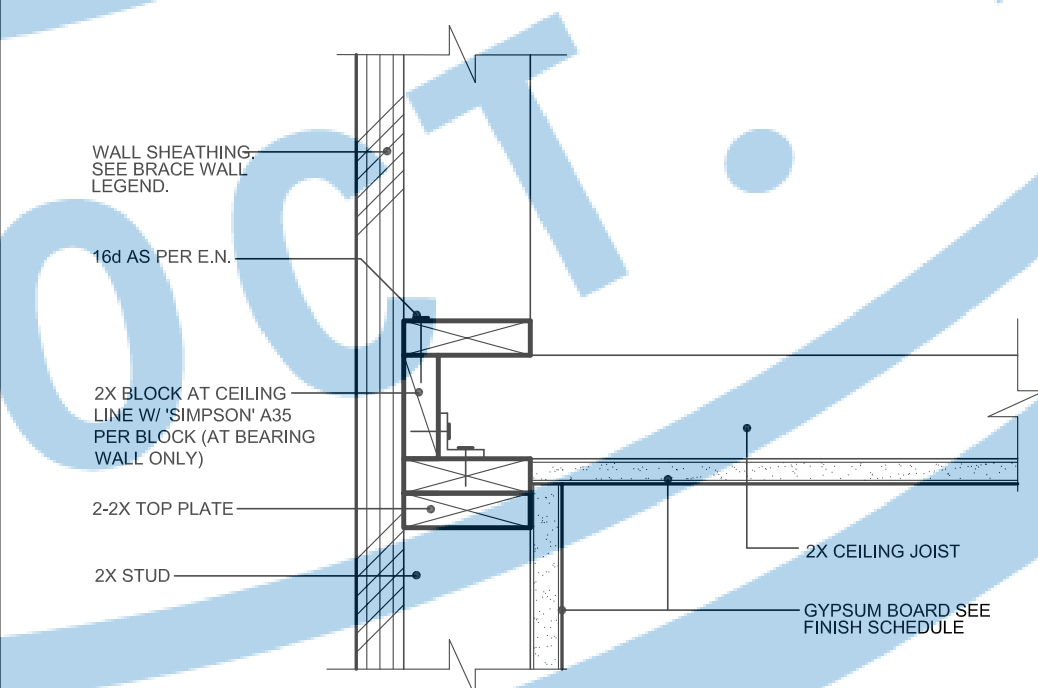
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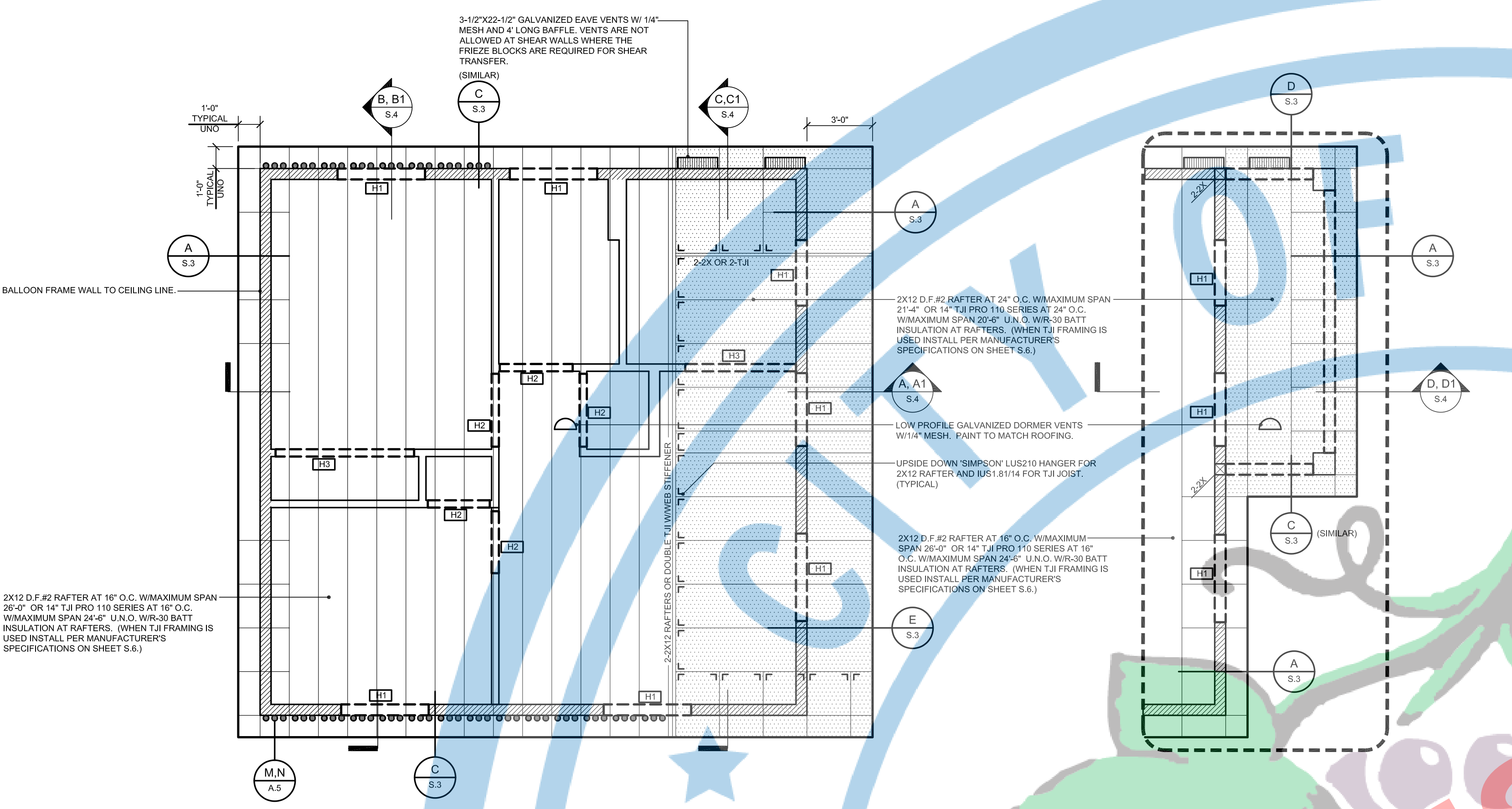
D EAVE AT BEAM



E GABLE END



F CEILING JOIST

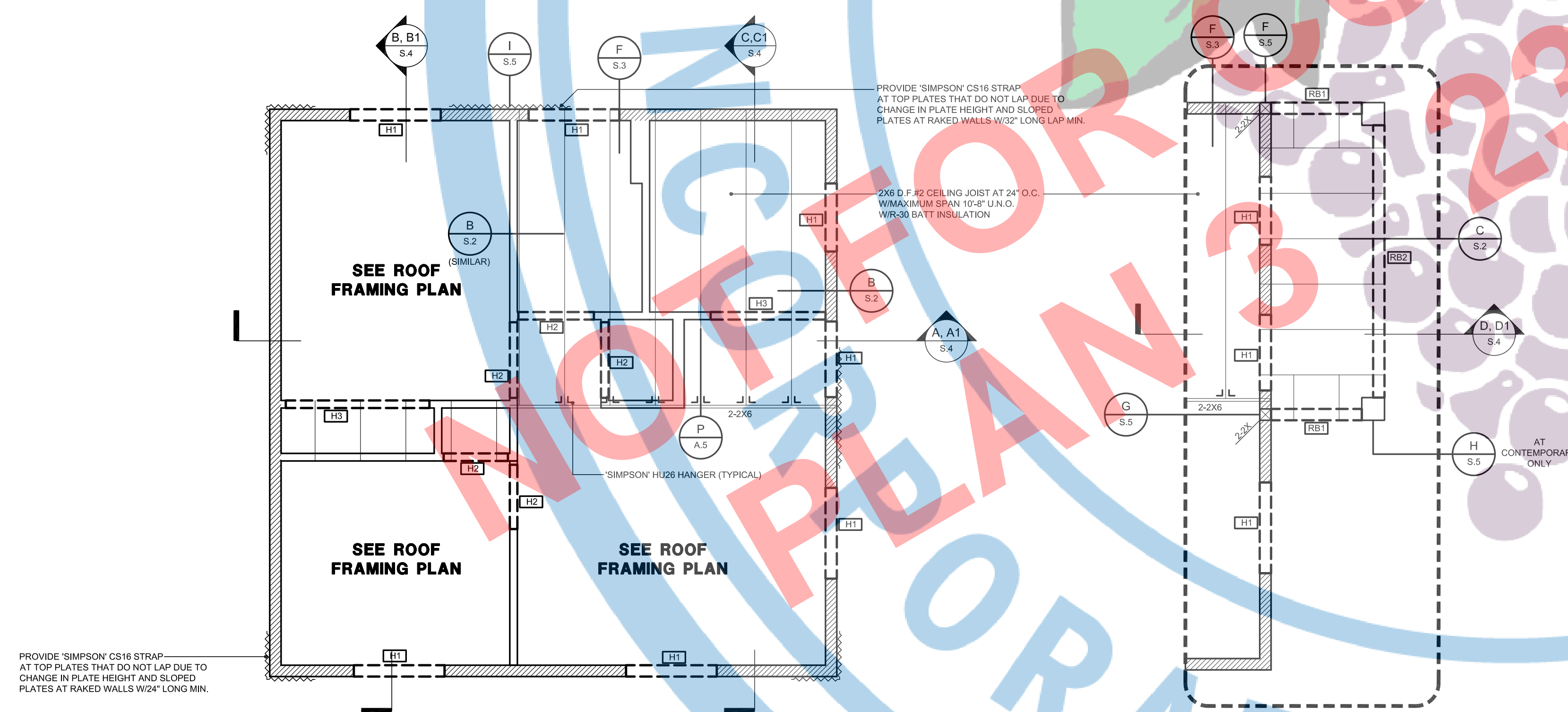


## ROOF FRAMING PLAN

SCALE: 1/4"=1'-0"  
CONTEMPORARY (PORCH OPTION)  
AT TICI VENTILATION SAME DESIGN AS CONTEMPORARY WIND PORCH OPTION

## ROOF FRAMING PLAN

SCALE: 1/4"=1'-0"  
CONTEMPORARY  
INSULATION DIRECTLY BENEATH THE ROOF SHEATHING IN THE RAFTER BAY MUST HAVE 1" AIR SPACE, AND TO BE CLIP BLOCKS AT BEAMS. SEE DETAIL M.N.A.5



## CEILING JOIST FRAMING PLAN

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

## CEILING JOIST FRAMING PLAN

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





PLANNING AND DEVELOPMENT  
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PROJECT:

# ACCESSORY DWELLING UNIT (TADU-003) PLAN 3

## REVISIONS

NO.	DESCRIPTION	DATE

## CITY USE ONLY

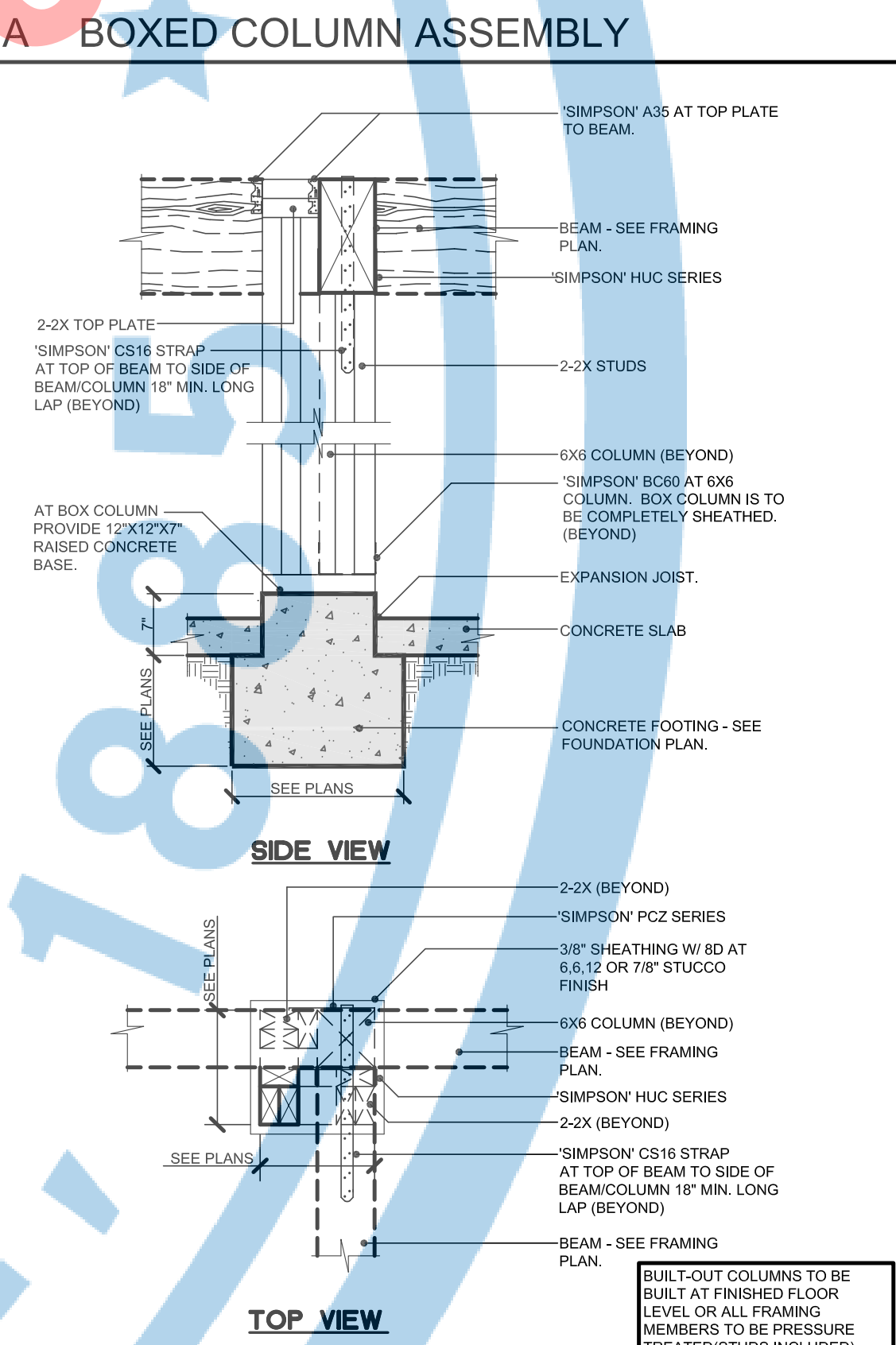
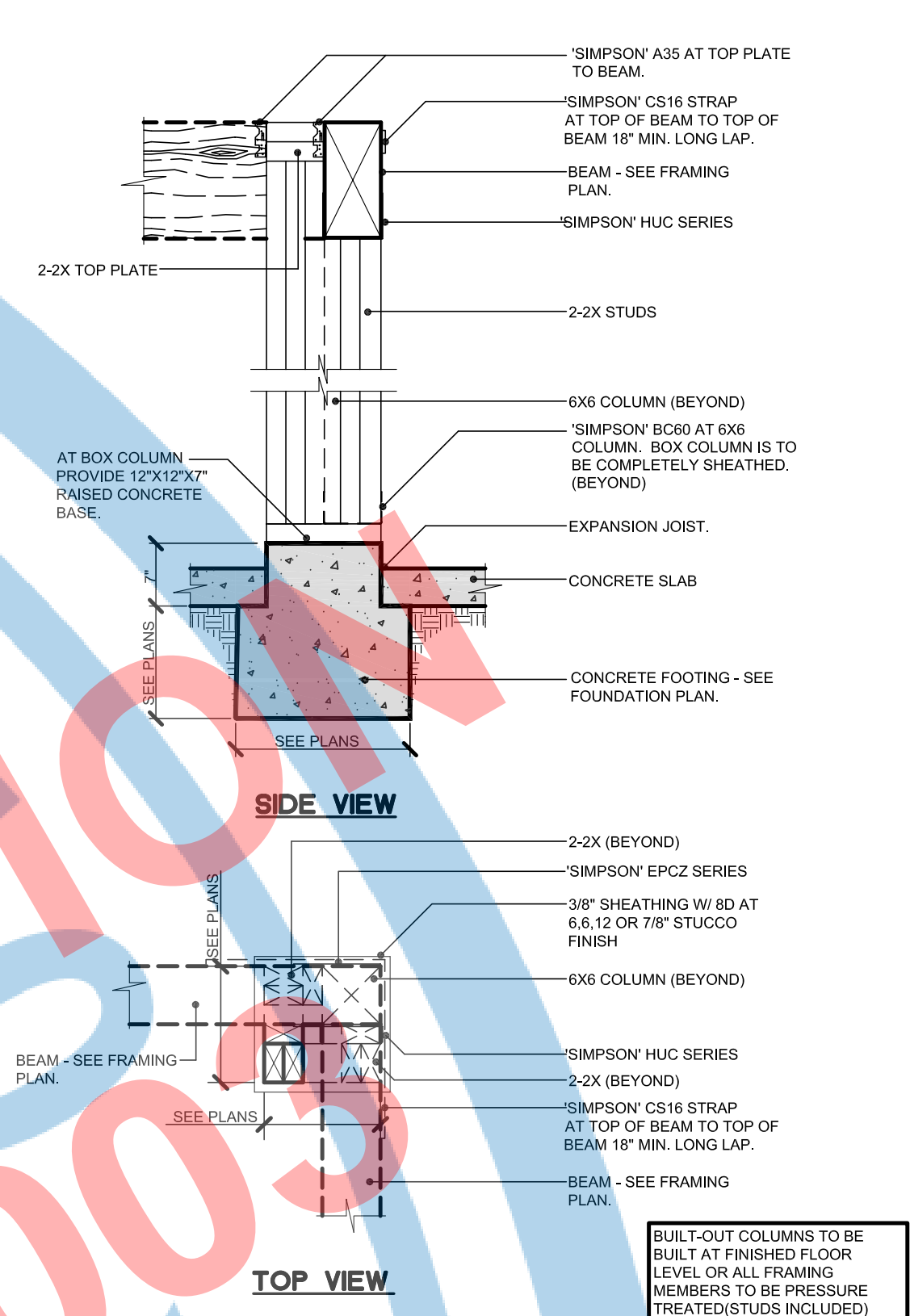
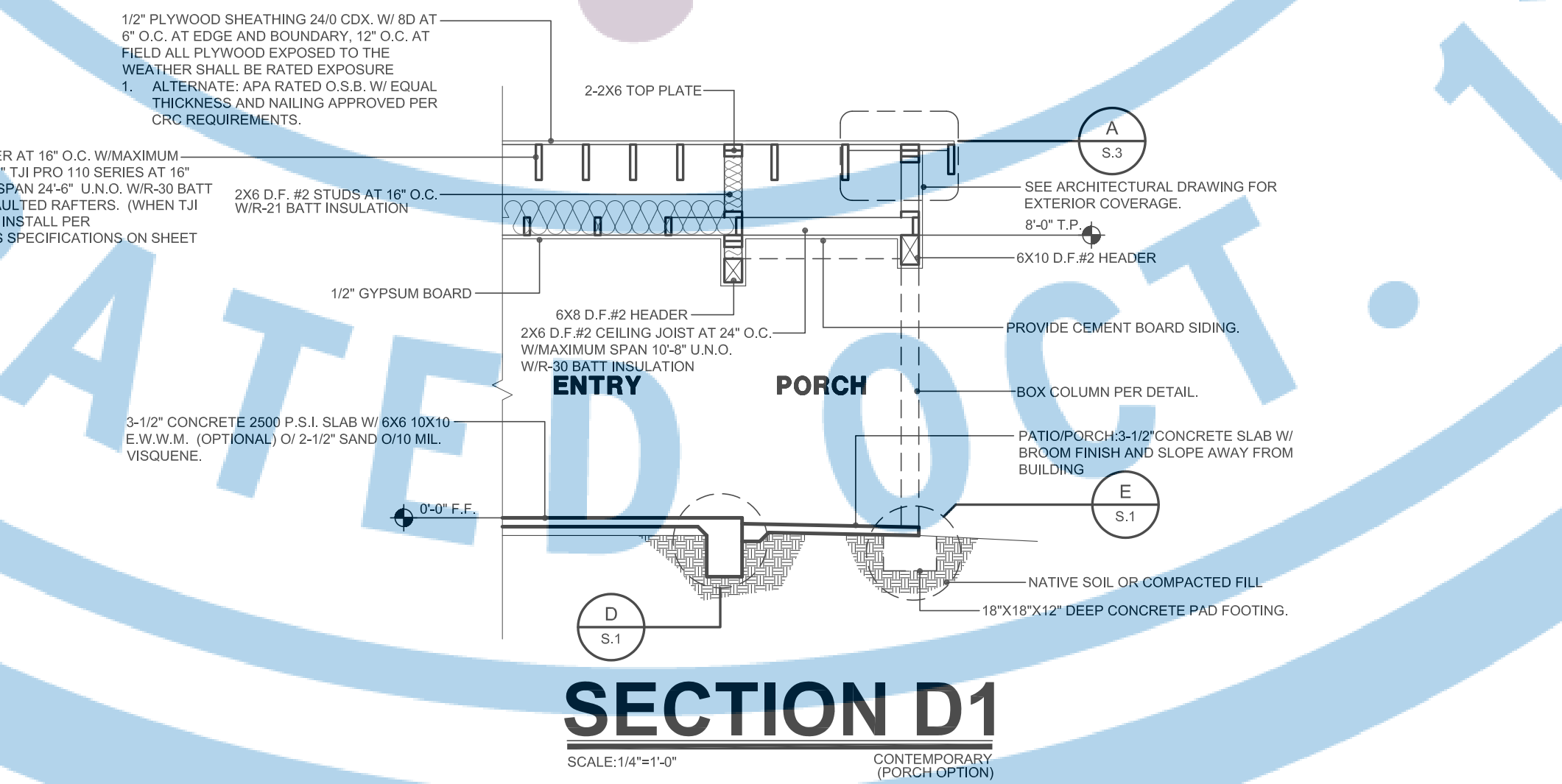
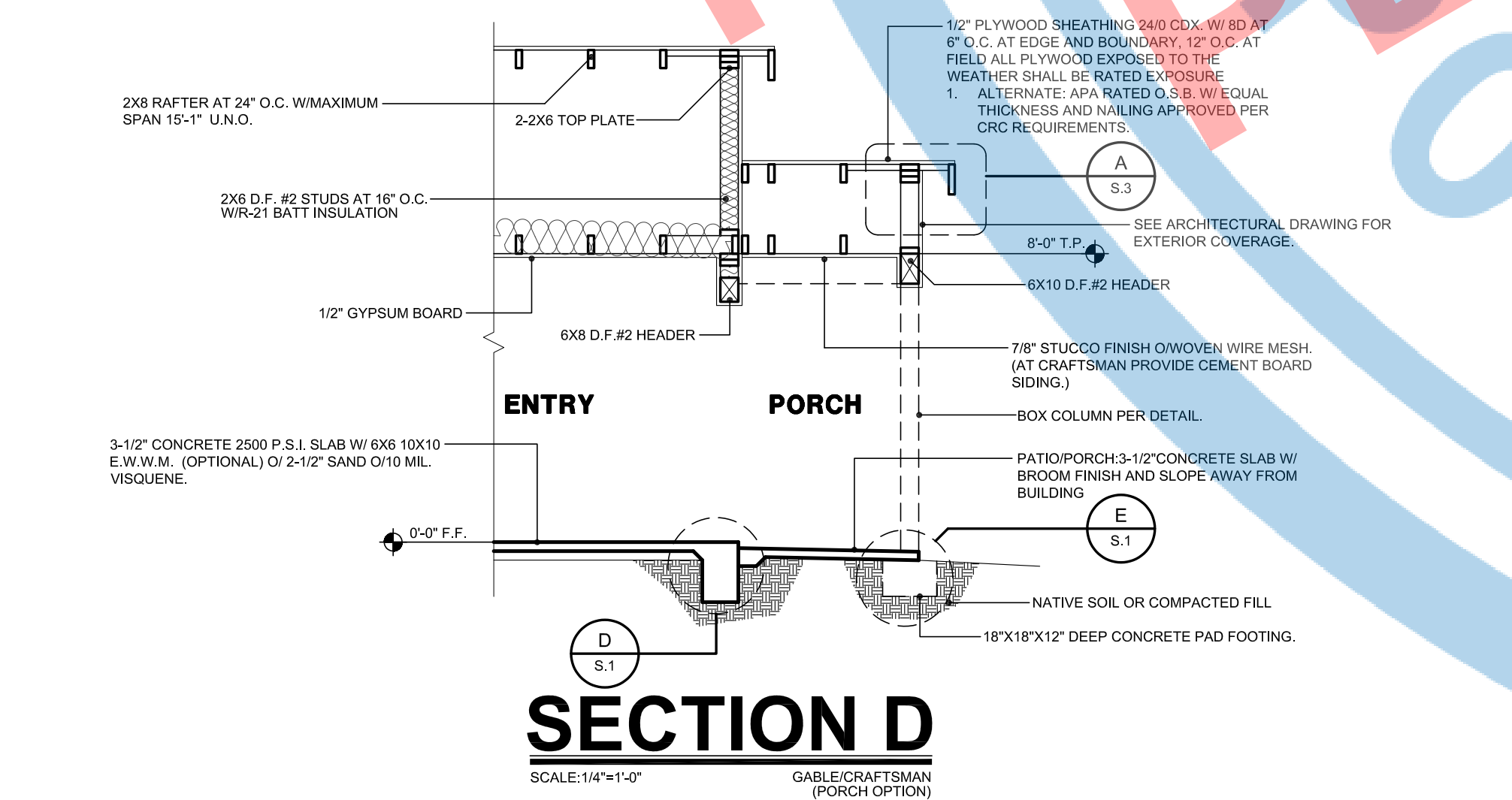
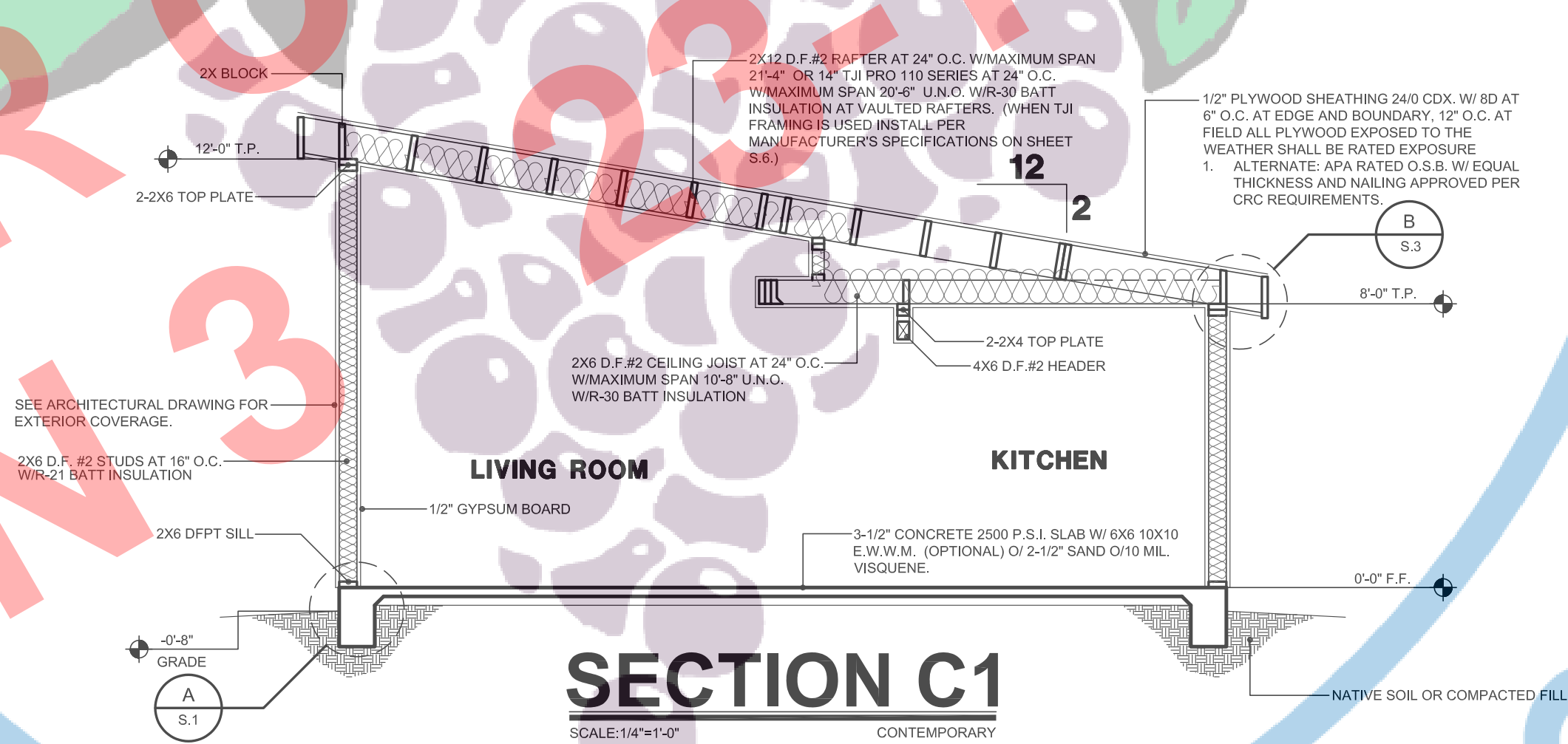
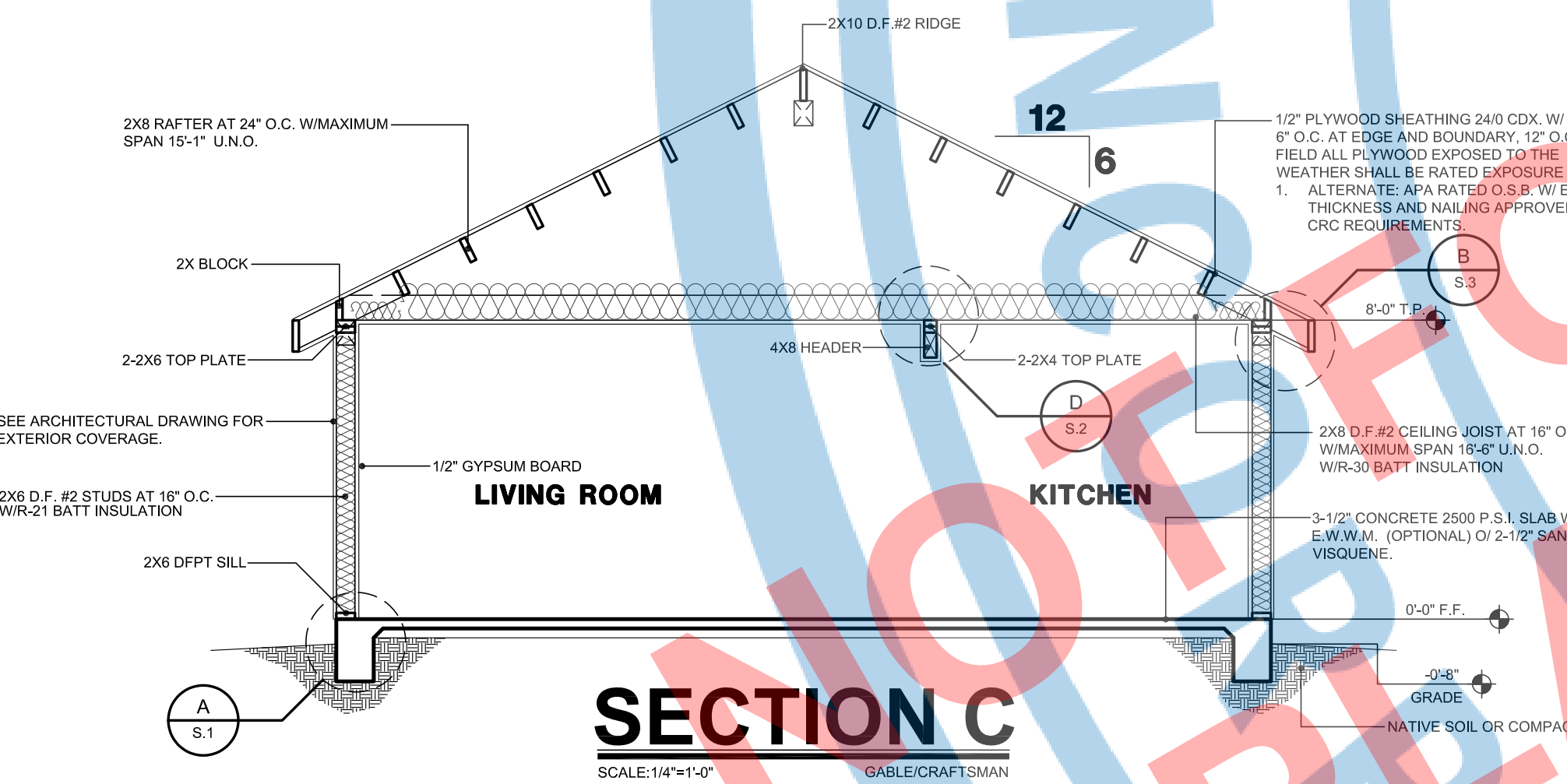
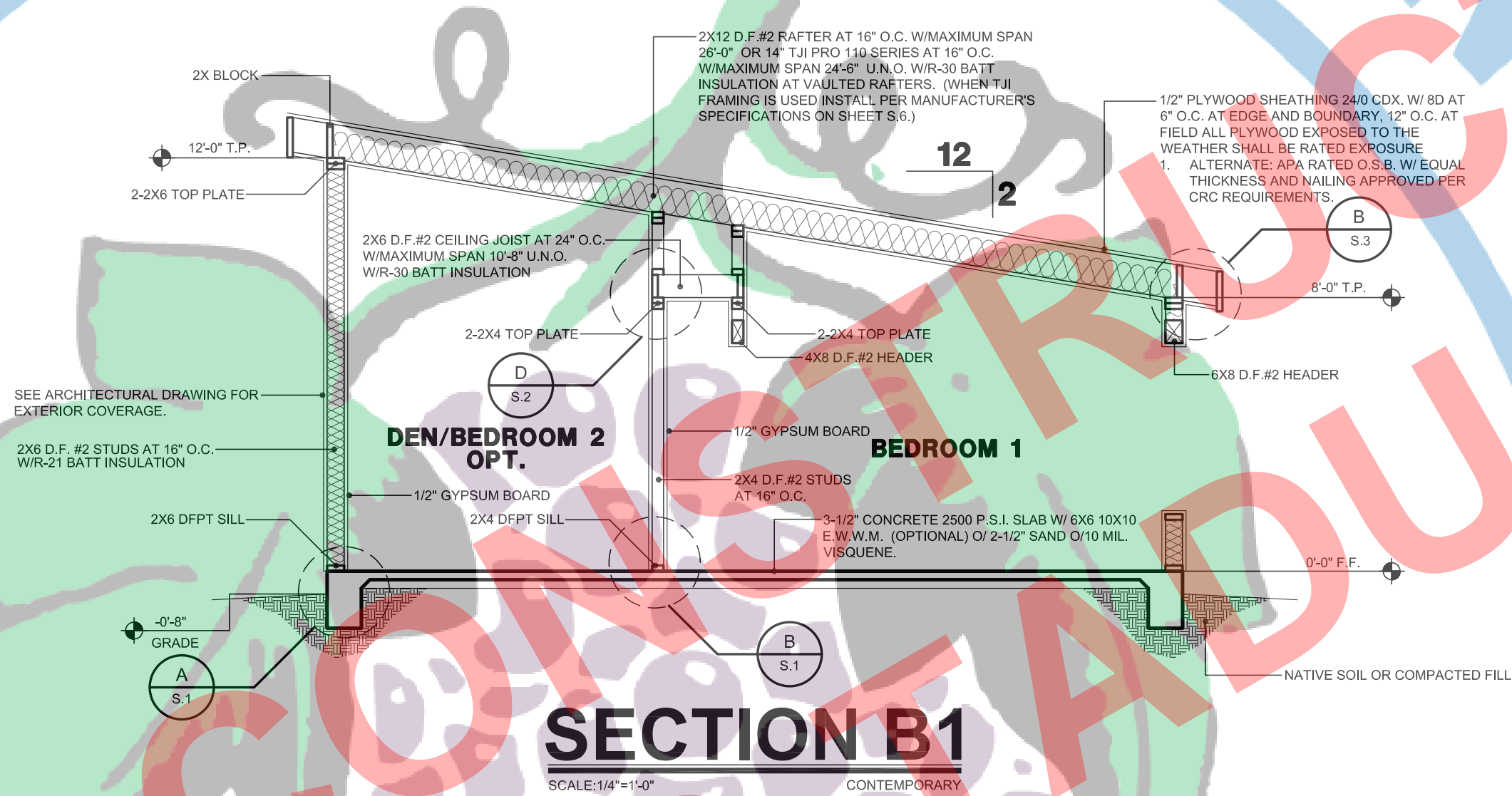
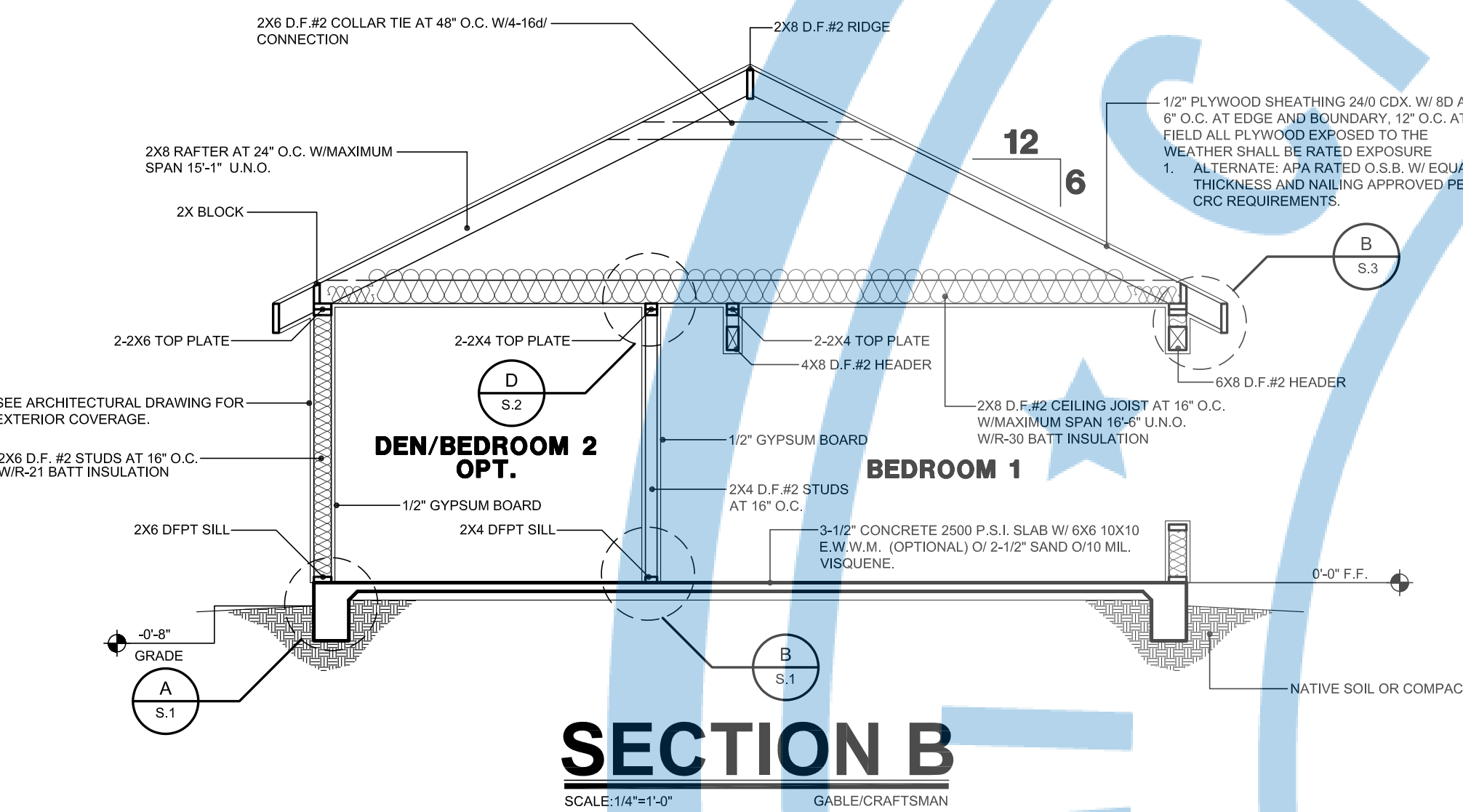
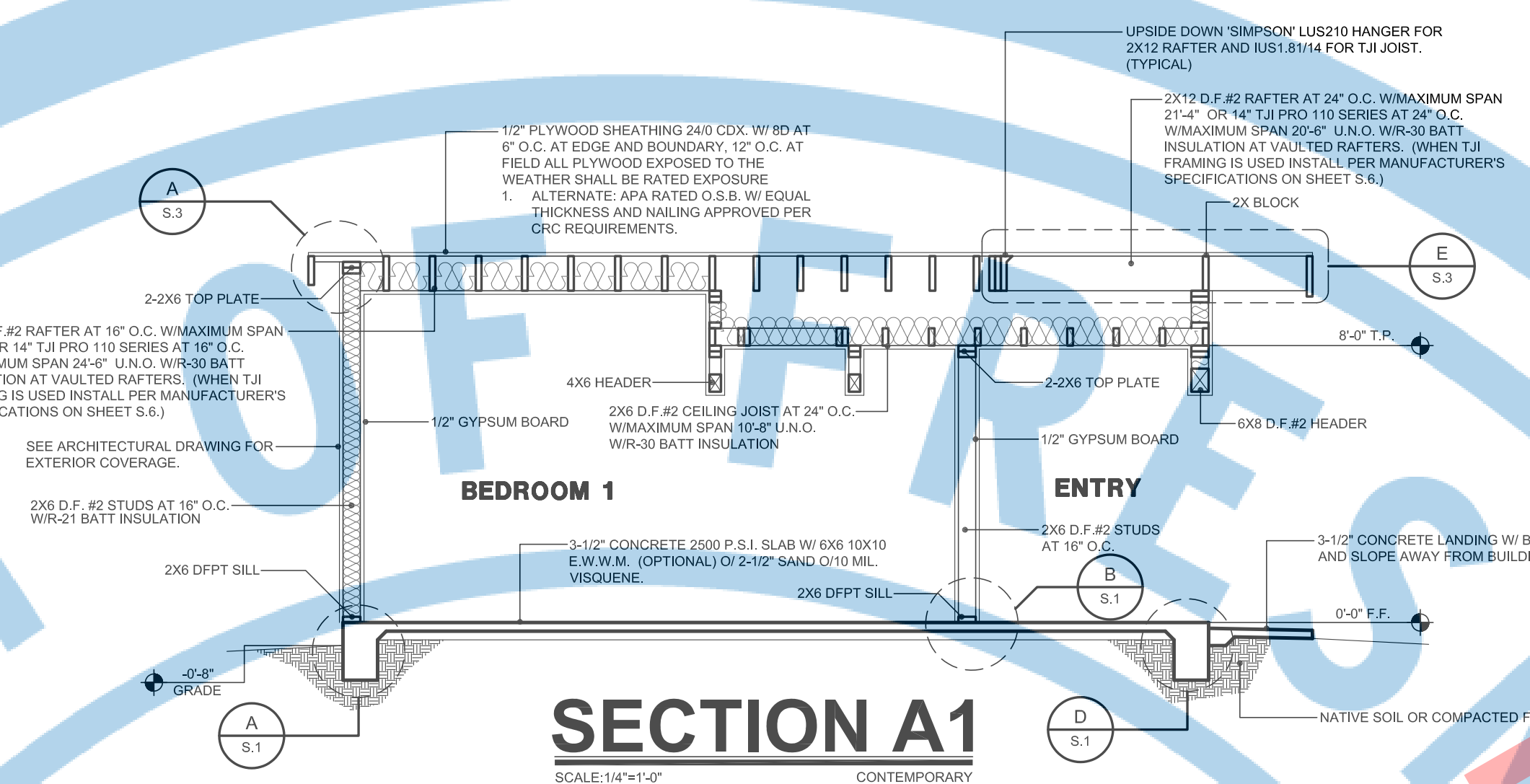
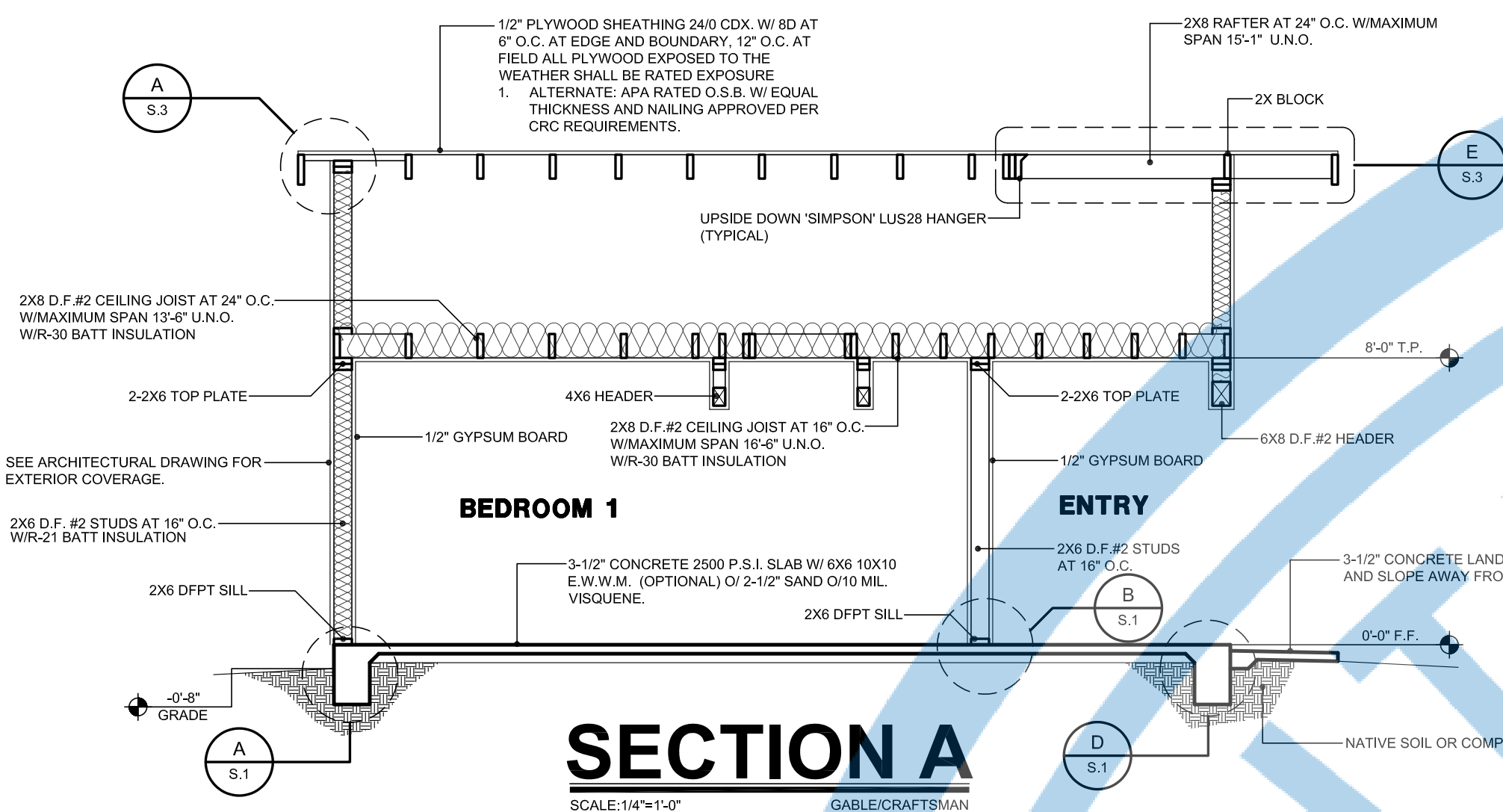
DRAWING TITLE:

BUILDING SECTIONS  
FOR GABLE,  
CRAFTSMAN, &  
CONTEMPORARY

JOB# : TADU-003  
DATE: 2-Jun-23  
SCALE: AS NOTED  
DRAWN BY: IRG

SHEET NO.

S.4



B BOXED COLUMN ASSEMBLY



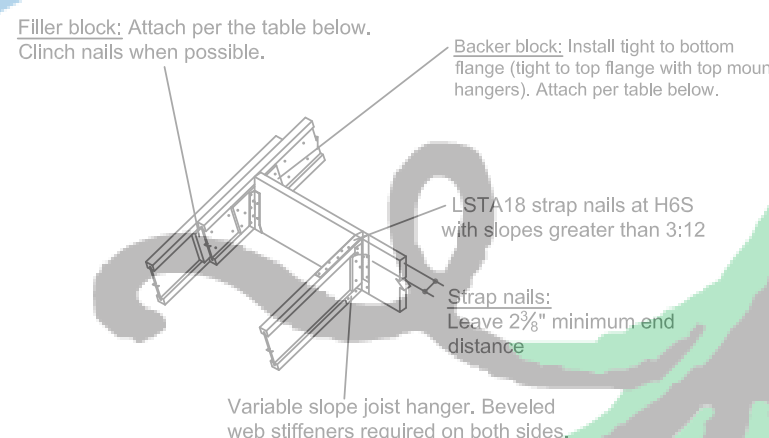
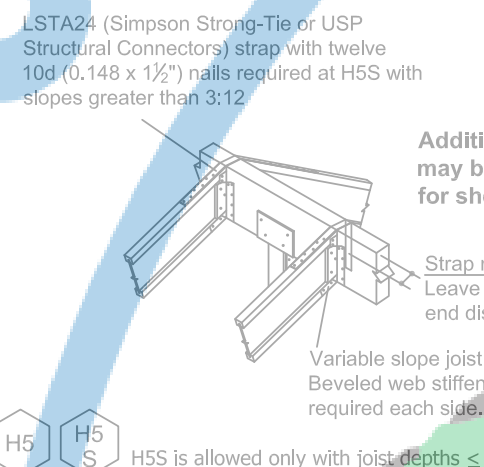
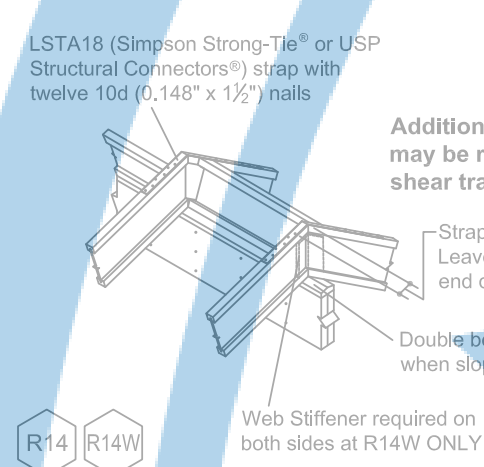
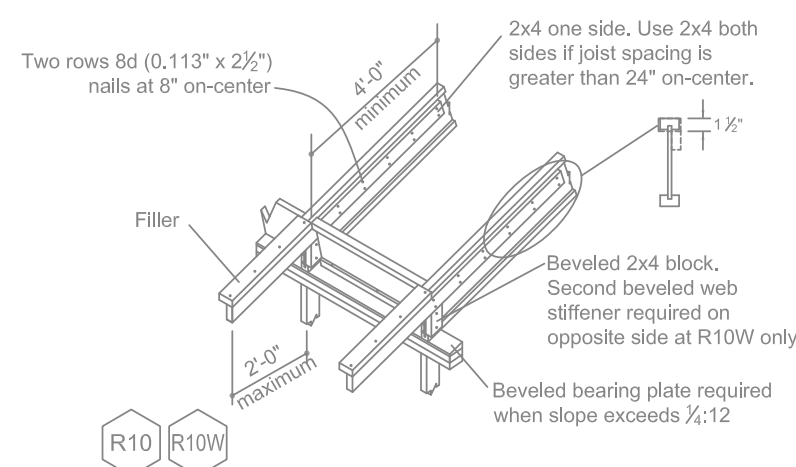
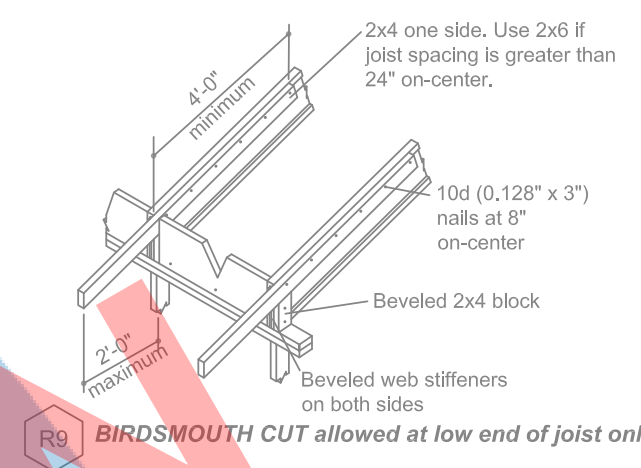
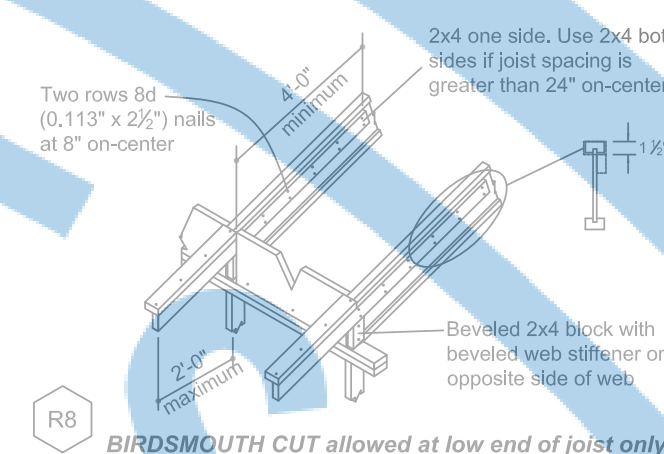
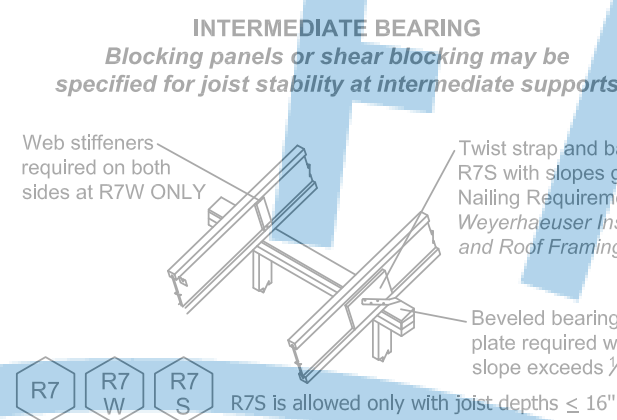
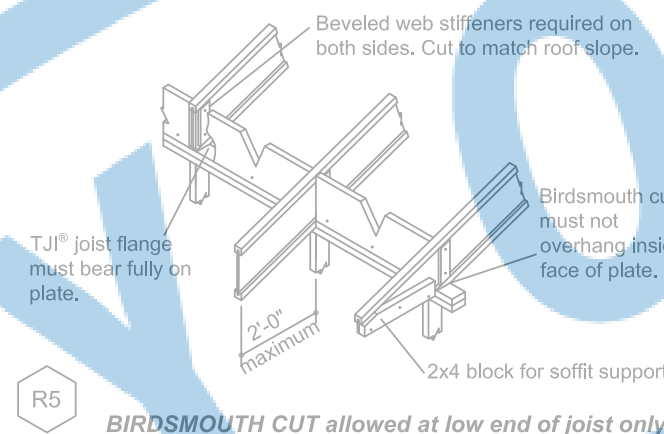
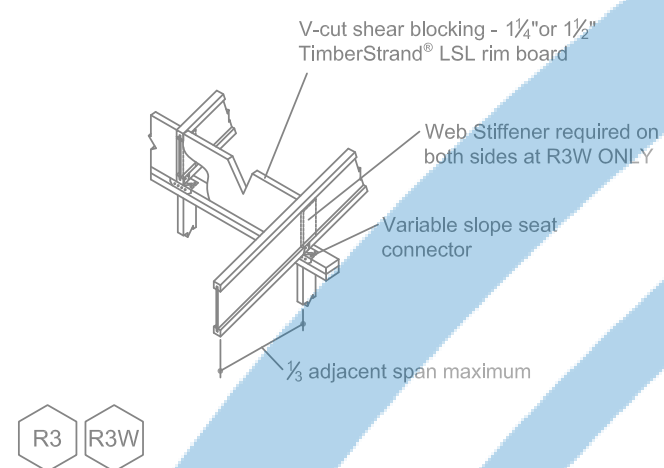
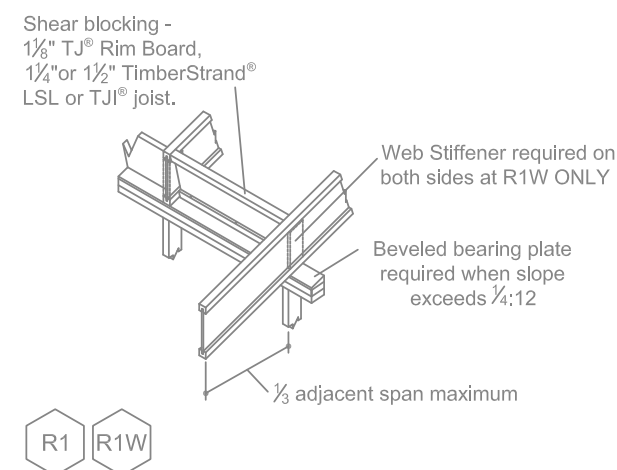






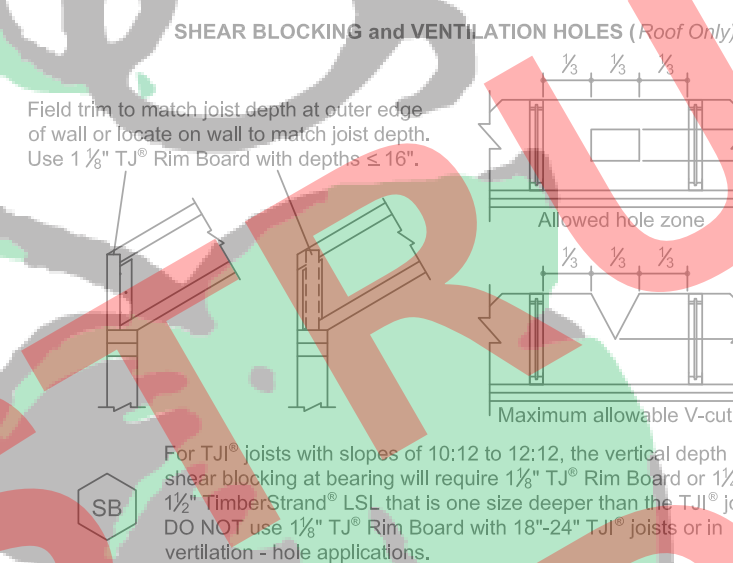
## ROOF DETAILS

**General Notes**  
Unless otherwise noted, all details are valid to a maximum slope of 12:12. Joists >16" have a maximum slope of 3:12.  
  
Web stiffeners are required with all 22" and 24" joists and when the sides of the hanger do not laterally support at least 3/4" of the TJI® joist top flange. Also see framing plan.



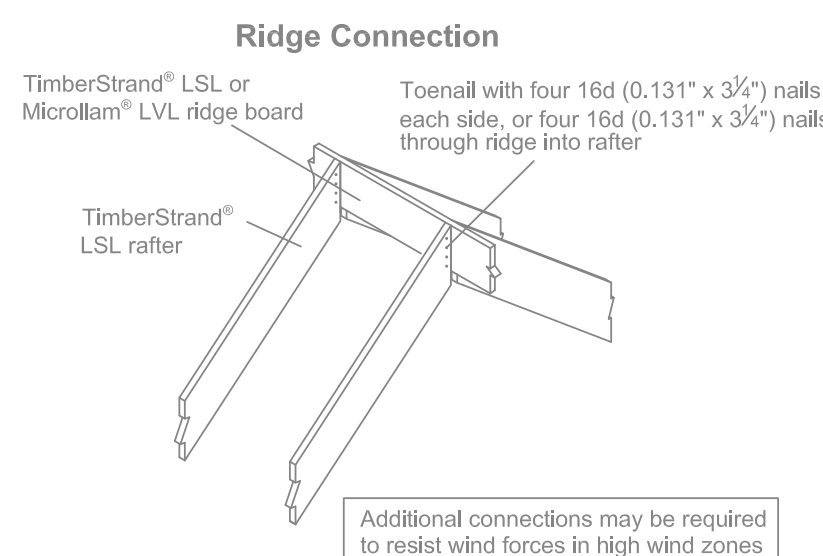
TJI® Depth, D	TJI® Flange Width	Block Type	Size	Nails	Quantity
9 1/2" < D ≤ 16"	less than 3 1/2"	Filler	10d (0.128" x 3")		10
		Backer	10d (0.128" x 3")		10
		Filler	16d (0.135" x 3 1/2")	10 - each side	
		Backer	10d (0.128" x 3")		10
		Filler	10d (0.128" x 3")		15
16" < D ≤ 20"	less than 3 1/2"	Backer	10d (0.128" x 3")		15
		Filler	16d (0.135" x 3 1/2")	15 - each side	
	3 1/2"	Backer	10d (0.128" x 3")		15
		Filler	16d (0.135" x 3 1/2")	25 - each side	
		Backer	10d (0.128" x 3")		15
20" < D ≤ 24"	3 1/2"	Filler	16d (0.135" x 3 1/2")		25
		Backer	10d (0.128" x 3")		15

H6S is allowed only with joist depths ≤ 16". For filler and backer block sizes see Weyerhaeuser TJI® Joist Specifier's Guide, TJ-9000.



## ROOF FRAMING DETAILS

### Heel Connection (Platform)



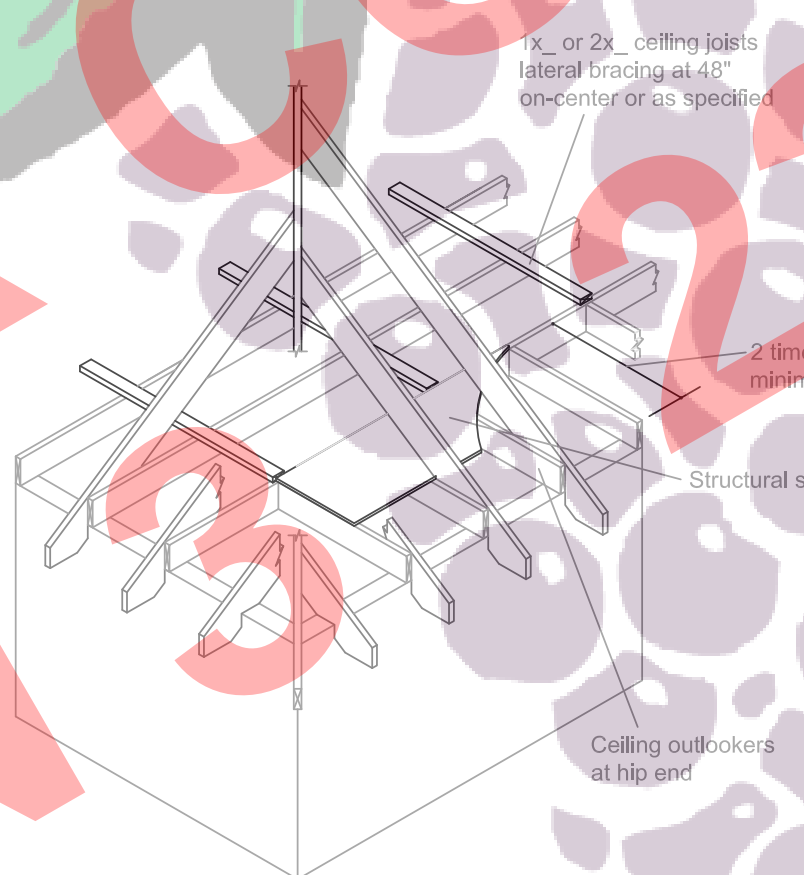
Minimum Ridge Board Depth				
Rafter Size	4:12 to 9:12	10:12 to 11:12	12:12	
Ridge Board Sizes				
2x6	2x8	2x10	2x12	
2x8	2x10	2x12	2x12	
2x10	14"	14"	14"	
2x12	14"	16"	16"	

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

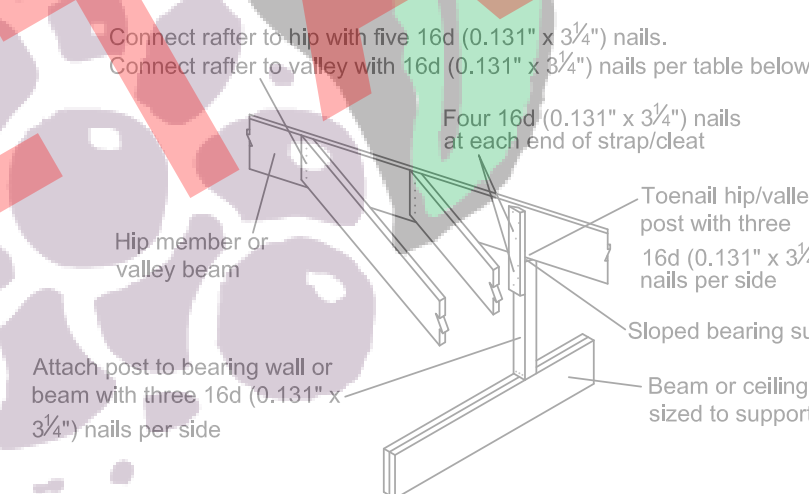
### Rafter Connection for Thrust:

\* For heel connection nail quantity requirements, see Rafter Span and Heel Connection Tables in Weyerhaeuser Roof System Design Guide, TJ-9005. If fewer than 6 nails are required, use only one A23 or A3 clip, each side. If 8-15 nails required, use two A23 or A3 clips, each side.

### Outlooker Detail



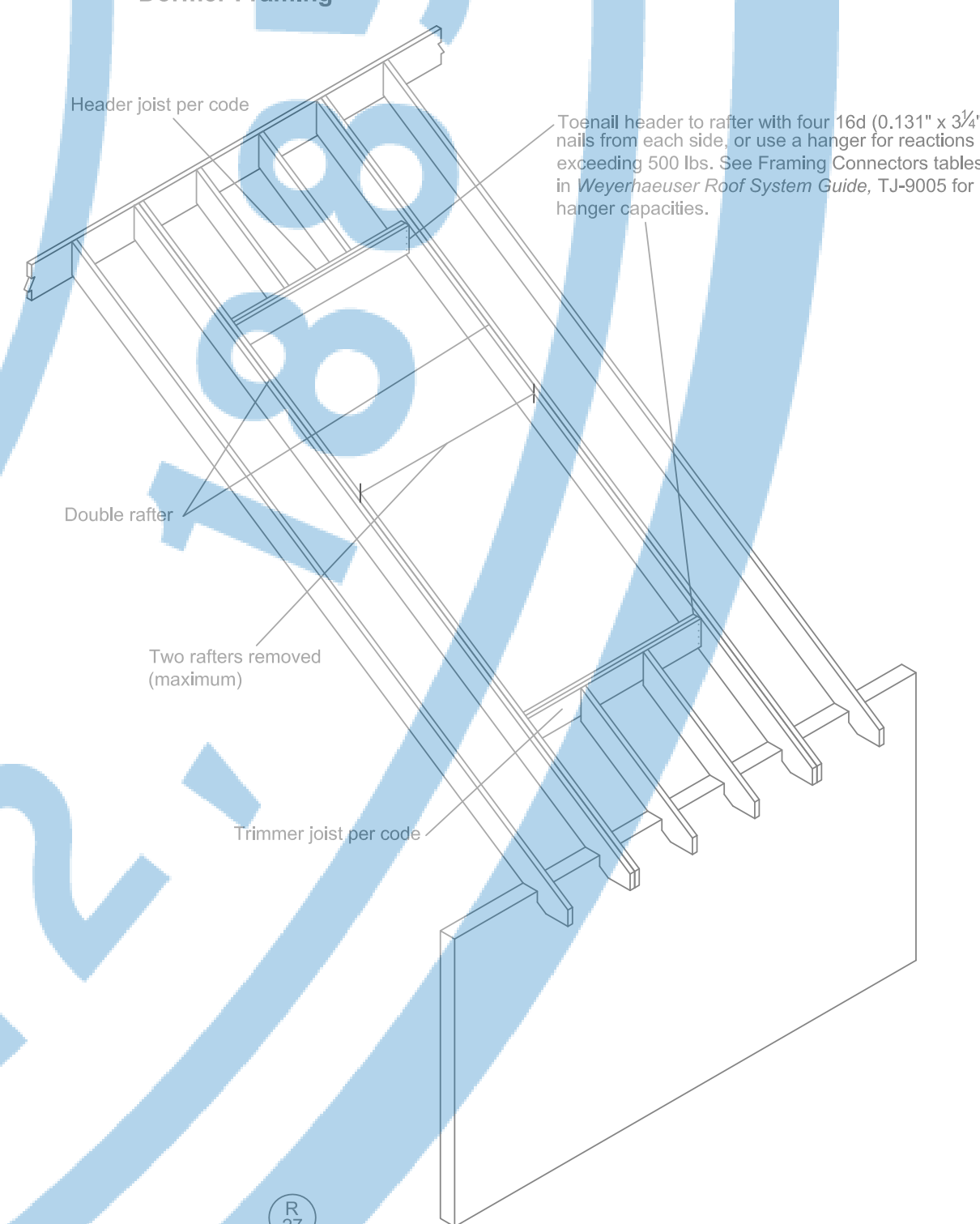
### Hip/Valley Intermediate Support



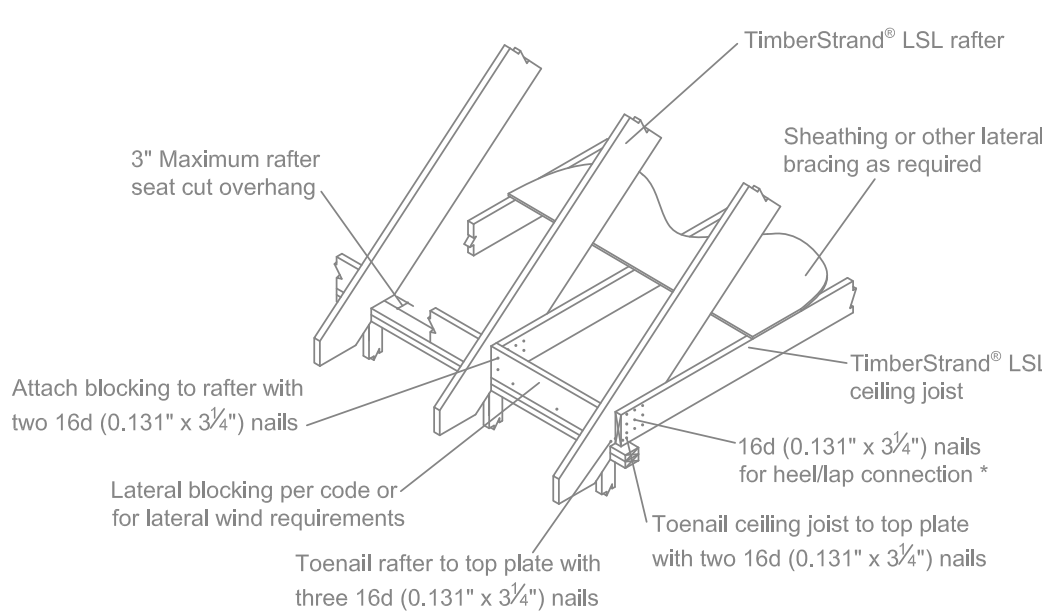
Rafter - to - Valley Connection		Roof Snow Load			
Rafter On-Center Spacing	Rafter Span	30 LL + 15 DL	50 LL + 15 DL	80 LL + 15 DL	Number of 16d (0.131" x 3 1/4") nails required
16"	6'	5	5	5	
	12'	5	6	8	
	18'	6	9	12	
	24'	8	12	+	
24"	6'	5	5	7	
	12'	6	8	11	
	18'	9	13	+	
	24'	12	+	+	

\* Contact your Weyerhaeuser representative for additional connection information.

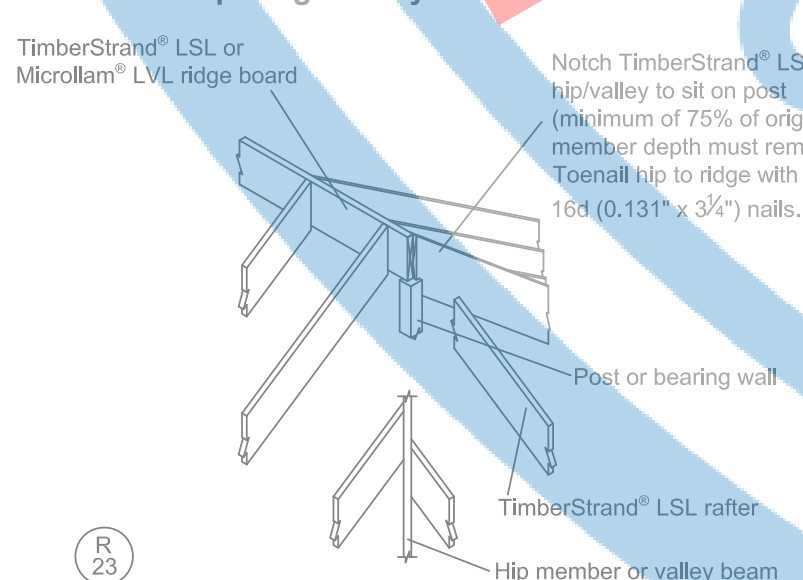
### Dormer Framing



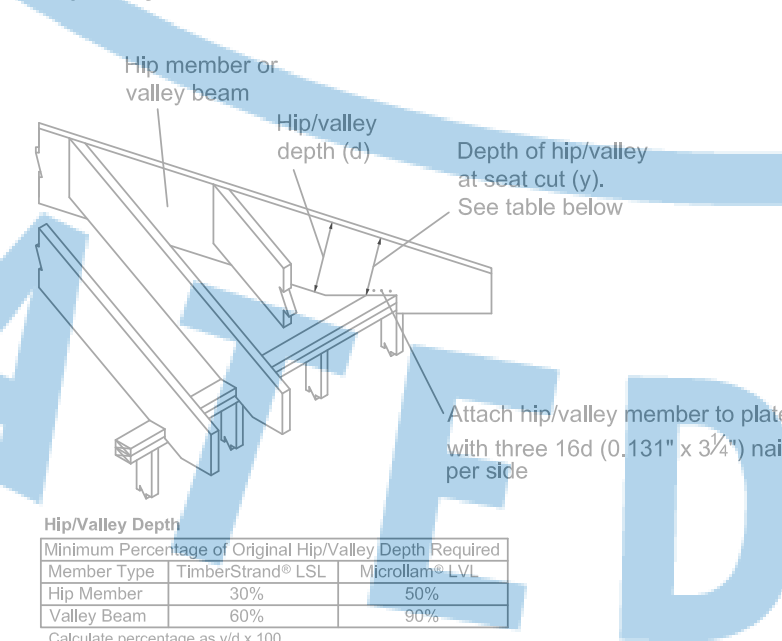
### Heel Connection (Lap)



### Hip/Ridge/Valley/ Post Detail



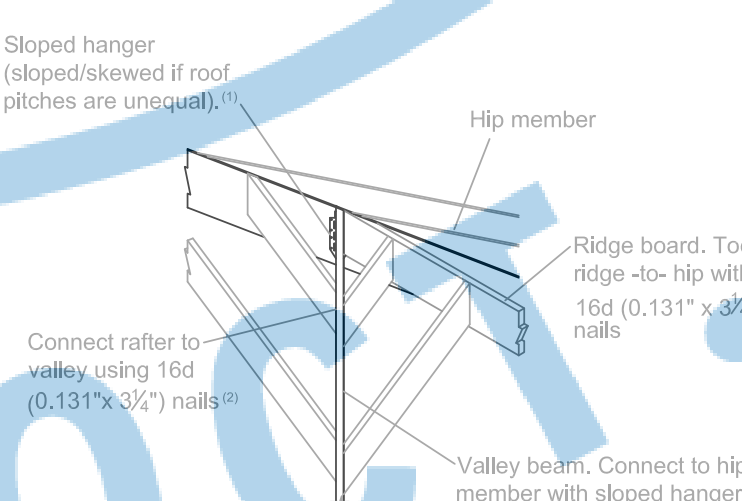
### Hip/Valley Low End



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

Calculate percentage as Y/D x 100

### Valley -to- Hip Connection



Contact your Weyerhaeuser representative for sizing of a hip or valley with a point load.  
① See Framing Connectors in Weyerhaeuser Roof System Guide, TJ-9005 for hanger capacities.  
② See Rafter -to- Valley Connection table in Detail R26 above.



Warning: Drilling, sawing, sanding or machining wood products generates wood dust. The paint and/or coating on this product may contain titanium dioxide. Wood dust and titanium dioxide are substances known to the state of California to cause cancer. For more information on Proposition 65, visit [www.cdc.gov/info](http://www.cdc.gov/info).  
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October 2017 Reorder TJ-4014

This sheet is intended as a supplement to the Weyerhaeuser *Installation Guide for Floor and Roof Framing*, TJ-9001, *Roof System Design Guide*, TJ-9005, and the Deep Depth Trus Joist® TJI® Joist Installation Guide, TJ-9006, which should be referenced for additional information



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## PROJECT:

**ACCESSORY  
DWELLING  
UNIT  
(TADU-003)  
PLAN 3**

## REVISIONS

NO.	DESCRIPTION	DATE

## CITY USE ONLY

## DRAWING TITLE

**TJI JOIST  
MANUFACTURER  
INSTALLATION  
DETAILS**

JOB# : TADU-003  
DATE: 13-Apr-23  
SCALE: AS NOTED  
DRAWN BY: IRG

## SHEET NO.

**S.6**









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PROJECT:

# ACCESSORY DWELLING UNIT (TADU-003) PLAN 3

## REVISIONS

NO.	DESCRIPTION	DATE

CITY USE ONLY

DRAWING TITLE:

## MECHANICAL PLAN AND DETAILS

JOB# : TADU-003  
DATE: 13-Jul-23  
SCALE: AS NOTED  
DRAWN BY: IRG

SHEET NO.

M.1

## MECHANICAL KEY NOTES :

- ELECTRIC RANGE: HOOD W/AN W/MICROWAVE DIELECTRIC RANGE WOVEN. INSTALL PER MANUFACTURER'S SPECIFICATIONS. PROVIDE MANUFACTURER'S SPECIFICATIONS ON JOB SITE, SO THAT THE BUILDING INSPECTOR MAY VERIFY CLEARANCES. KITCHEN EXHAUST OUTLETS SHALL TERMINATE AT LEAST 2' ABOVE THE ROOF AND SHALL EXTEND AT LEAST 1' 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.
  - THE VERTICAL DISTANCE BETWEEN CANOPY-TYPE HOOD AND COOKING SURFACE SHALL NOT EXCEED 4".UPPER CABINETS SHALL BE A MINIMUM OF 18" ABOVE FINISH DECK OR THE HOOD IS TO BE INSTALLED PER MANUFACTURER'S REQUIREMENTS WITH A CLEARANCE AS REQUIRED BY THE RANGE/COOKTOP MANUFACTURER'S INSTALLATION INSTRUCTIONS. PROVIDE MINIMUM CLEARANCE TO COMBUSTIBLE MATERIALS PER IRC 508.1 AND 508.6. BRAND AND MODEL NUMBER SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.
- DRYER VENT WITH A BACK DRAFT DAMPER THRU ROOF.
- DRYER VENT TO OUTSIDE AIR, 4" DIAMETER OR 3 1/2" X 4" RECTANGULAR VENT GOOD FOR A COMBINED HORIZONTAL AND VERTICAL LENGTH NOT TO EXCEED 14'-0" W/ MAXIMUM 2 ELBOWS. OPTION: 5" DIAMETER OR 3 1/2" X 4" RECTANGULAR VENT GOOD FOR A COMBINED HORIZONTAL AND VERTICAL LENGTH NOT TO EXCEED 30'-0" W/ MAXIMUM 2 ELBOWS. DEDUCT 6" FOR EACH ADDITIONAL ELBOW. BRAND AND MODEL NUMBER SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO INSTALLATION.
- WASHER STACKED UNIT VENT TO OUTSIDE AIR, 4" DIAMETER OR 3 1/2" X 4" RECTANGULAR VENT GOOD FOR A COMBINED HORIZONTAL AND VERTICAL LENGTH NOT TO EXCEED 14'-0" W/ MAXIMUM 2 ELBOWS. OPTION: 5" DIAMETER OR 3 1/2" X 4" RECTANGULAR VENT GOOD FOR A COMBINED HORIZONTAL AND VERTICAL LENGTH NOT TO EXCEED 30'-0" W/ MAXIMUM 2 ELBOWS. DEDUCT 6" FOR EACH ADDITIONAL ELBOW. (SEE DETAIL XXXX) 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 502.1.2.

## MECHANICAL NOTES :

- GENERAL NOTES:
  - AIR INLETS THAT ARE PART OF THE VENTILATION DESIGN SHALL BE LOCATED A MINIMUM OF 10 FEET FROM KNOWN SOURCES OF CONTAMINATION SUCH AS STAG VENT, EXHAUST HOOD OR VEHICLE EXHAUST.
  - AIR CONDITIONING EQUIPMENT DESIGNED TO BE A FIXED POSITION SHALL BE SECURELY FASTENED, PER 4. MANUFACTURER'S INSTALLATION INSTRUCTIONS. INSTALLATION INSTRUCTIONS SHALL BE PROVIDED TO THE FIELD INSPECTOR.
- WORK INCLUDED:
  - ALL WORK AND MATERIAL SHALL CONFORM TO LATEST CODES AND ORDINANCES. IT IS THE INTENTION OF THESE PLANS AND SPECIFICATIONS TO COVER ALL THINGS REQUIRED TO PROVIDE COMPLETE AND OPERATIVE SYSTEMS. THE CONTRACTOR IS TO FURNISH LABOR MATERIAL, COMPLETE AND OPERATIVE SYSTEMS. THE CONTRACTOR IS TO FURNISH LABOR MATERIAL, TRANSPORTATION, EQUIPMENT, AND MISCELLANEOUS SERVICES ETC. REQUIRED TO ACCOMPLISH THIS REPAIR, ANYTHING WHICH MAY BE REASONABLY CONSIDERED 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 MATERIAL AND EQUIPMENT SO AS TO CONFORM TO THE STRUCTURE, AVOID OBSTRUCTION AND MAINTAIN HEADROOM AND PASSAGEWAYS.
  - THE PLANS AND SPECIFICATIONS ARE INTENDED TO BE USED AS A CONSTRUCTION GUIDELINE ONLY AND NOT THE TOTAL INSTRUMENT 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 IS UNDER THE RESPONSIBILITY OF THE CONTRACTOR.
  - SUBMITTALS: CONTRACTOR SHALL SUBMIT A COPY OF EQUIPMENT BROCHURES FOR EACH ITEM FURNISHED. DATA SHALL INCLUDE MANUFACTURER'S APPROVED INSTALLATION INSTRUCTIONS. SUBMITTALS SHALL BE COMPLETE AND SHALL BE BOUND, INDEXED, AND TABBED.
  - TEST AND ADJUSTMENTS: CONTRACTOR SHALL TEST ALL EQUIPMENT PER MANUFACTURER'S INSTRUCTIONS. SYSTEM SHALL BE FREE OF OBSTRUCTION, VIBRATION AND VIBRATION. SYSTEM SHALL BE BALANCED FOR EVEN DISTRIBUTION OF HEATING AND COOLING.
  - 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.
  - WARRANTY: ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE OR FROM DATE OF OWNER'S SUBSTANTIAL USAGE OR OCCUPANCY, WHICHEVER IS EARLIER. DAMAGE DUE TO VOLTAGE FLUCTUATION, FIRE, ACTS OF THE ELEMENTS, ACTS OF THE OWNER OR OTHER PARTIES, IMPROPER MAINTENANCE OR NEGLIGENCE ARE SPECIFICALLY EXCLUDED FROM THE GUARANTEE. ALL REPAIRS SHALL BE PERFORMED DURING NORMAL WORKING HOURS AND SHALL BE MADE PROMPTLY AFTER NOTICE OF FAILURE. IF OWNER REQUEST THAT WORK BE PERFORMED ON OVERTIME, OWNER SHALL PAY THE DIFFERENCE BETWEEN REGULAR AND OVERTIME LABOR AT STANDARD BILLING RATES.
  - ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE FOLLOWING CODES AS AMENDED AND ADOPTED BY THE INSPECTION AUTHORITY. NOTHING IN THESE IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES OR OTHERS APPLICABLE TO THIS PROJECT.
    - A. CALIFORNIA BUILDING CODE 2022
    - B. CALIFORNIA PLUMBING CODE 2022
    - C. CALIFORNIA MECHANICAL CODE 2022
    - D. CALIFORNIA ELECTRICAL CODE 2022
    - E. NONRESIDENTIAL CEC ENERGY STANDARDS 2022
  - MECHANICAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL EQUIPMENT DUCTS, GRILLS, REGISTERS, CONTROLS, THERMOSTATS AND CONDENSATE LINES NECESSARY TO COMPLETE THE JOB. CONTRACTOR SHALL CHALK MARK HIGH AND LOW VOLTAGE ELECTRICAL CONDUIT POINTS OF PENETRATION TO MATCH AIR CONDITIONING UNIT 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 SHEATHING.
- CONTRACTOR SHALL START, TEST AND ADJUST ALL SYSTEMS FOR THE PROPER WORKING OF THE SYSTEMS TO THE SATISFACTION OF THE OWNER AND TENANT, CONTRACTOR SHALL BE RESPONSIBLE FOR THE INITIAL START UP FOR A PERIOD ONE YEAR FROM THE DATE OF ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- EQUIPMENT AND MATERIALS:
  - AIR CONDITIONING UNIT MOUNTING AT ALL FRAMES SHALL BE BOLTED OR LAG SCREWED TO STRUCTURAL MEMBERS AT EACH CORNER WITH MINIMUM 3/8" PENETRATION INTO SOLID WOOD. A.C. UNIT SHALL BE BOLTED TO THE SUPPORT FRAME WITH 3/8" MINIMUM BOLTS AT EACH CORNER.
  - ELECTRICAL 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.
  - BY OTHERS:
    - PLUMBING CONTRACTOR: GAS, WATER AND CONDENSATE PIPING INCLUDING FINAL CONNECTIONS WITH SHUT-OFF VALVE.
    - ELECTRICAL CONTRACTOR: ALL POWER AND CONTROL PROVIDE WIP 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: WIRING DISCONNECTS AND FINAL CONNECTIONS, UNLESS OTHERWISE NOTED ON MECHANICAL PLAN, NO 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 MODEL AND 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.
  - EXCAVATION, CUTTING, AND FITTING:
    - PERFORM THE EXCAVATION, CUTTING, FITTING, REPAIRING, AND FINISHING OF THE WORK NECESSARY FOR THE INSTALLATION OF THE EQUIPMENT, NO CUTTING OF THE WORK 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.

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- 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.
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    - EQUIPMENT INDICATED ON THESE DRAWINGS ARE SHOWN IN APPROXIMATE LOCATIONS, THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND EQUIPMENT LOCATIONS.
  - EXCAVATION, CUTTING, AND FITTING:
    - PERFORM THE EXCAVATION, CUTTING, FITTING, REPAIRING, AND FINISHING OF THE WORK NECESSARY FOR THE INSTALLATION OF THE EQUIPMENT, NO CUTTING OF THE WORK 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:

DESCRIPTION	OUT 1
LOCATION	OUTDOOR
EQUIPMENT	HEAT PUMP
MOUNTING	GROUND
VOLTS/PHASE/CYCLE	208/230-1-60°
MCA	30°
MOCP	45°
TYPE	ROTARY INVERTER
MANUFACTURER	OWNER CHOICE¹
MODEL	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.

DESCRIPTION	IU 1
LOCATION	INDOOR
EQUIPMENT	HIGH WALL
MOUNTING	WALL
COOLING SYSTEM TONS	0.83 MIN.
AIRFLOW	333 CFM MIN.
COOLING RATED CAPACITY	12,000 BTU/HR
SEER	16.0 MIN.
EER	13.0 MIN.
HEATING RATED CAPACITY(47° F)	12,000 BTU/HR
HEATING RATED CAPACITY(17° F)	7,400 BTU/HR
HSPF	9.5 MIN.
VOLTS/PHASE/CYCLE	208/230-1-60°
MCA	0.3125°
MANUFACTURER	OWNER CHOICE¹
MODEL	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.

## MECHANICAL LEGEND :

SYMBOL	ABBREVIATION	DESCRIPTION
EF	EF	EXHAUST AIR FAN
UC	UC	1" DOOR UNDER CUT
T	T	THERMOSTAT/UNIT REMOTE
0.30	0.30	REFRIGERANT/DRAINAGE/SIGNAL PIPING
EXHAUST DUCT	EXHAUST DUCT	EXHAUST DUCT
DETAIL DESIGNATION	DETAIL DESIGNATION	DETAIL DESIGNATION
DETAIL NUMBER	DETAIL NUMBER	DETAIL NUMBER
SHEET NO. WHERE SHOWN	SHEET NO. WHERE SHOWN	SHEET NO. WHERE SHOWN
EQUIPMENT DESIGNATION	EQUIPMENT DESIGNATION	EQUIPMENT DESIGNATION
UNIT ABBREVIATION	UNIT ABBREVIATION	UNIT ABBREVIATION
NUMBER	NUMBER	NUMBER
EQUIPMENT DESIGNATION	EQUIPMENT DESIGNATION	EQUIPMENT DESIGNATION
UNIT ABBREVIATION	UNIT ABBREVIATION	UNIT ABBREVIATION
NUMBER	NUMBER	NUMBER

## EXHAUST FAN SCHEDULE:

DESCRIPTION	EF 1	EF 2
LOCATION	RESTROOM	KITCHEN
TYPE	CENTRIFUGAL	CENTRIFUGAL
MOUNTING	CEILING	CEILING
AMPS	3.5	3.5
VOLTS/PHASE	115/1	115/1
CFM	50 MIN.	160 MIN.
E.S.P. (IN. WC)	0.10	0.30
DRIVE	DIRECT	DIRECT
SONES	1.0 MAX.	3.0 MAX.
COIL WT. (LBS)		
MANUFACTURER	OWNER CHOICE¹	OWNER CHOICE¹
MODEL	OWNER CHOICE¹	OWNER CHOICE¹
KEY NOTES	1.3.4	2.5
BACKDRAFT DAMPER	YES	YES
BIRD SCREEN	YES	YES
SWITCH WITH LIGHTS CONTROLS	YES	YES

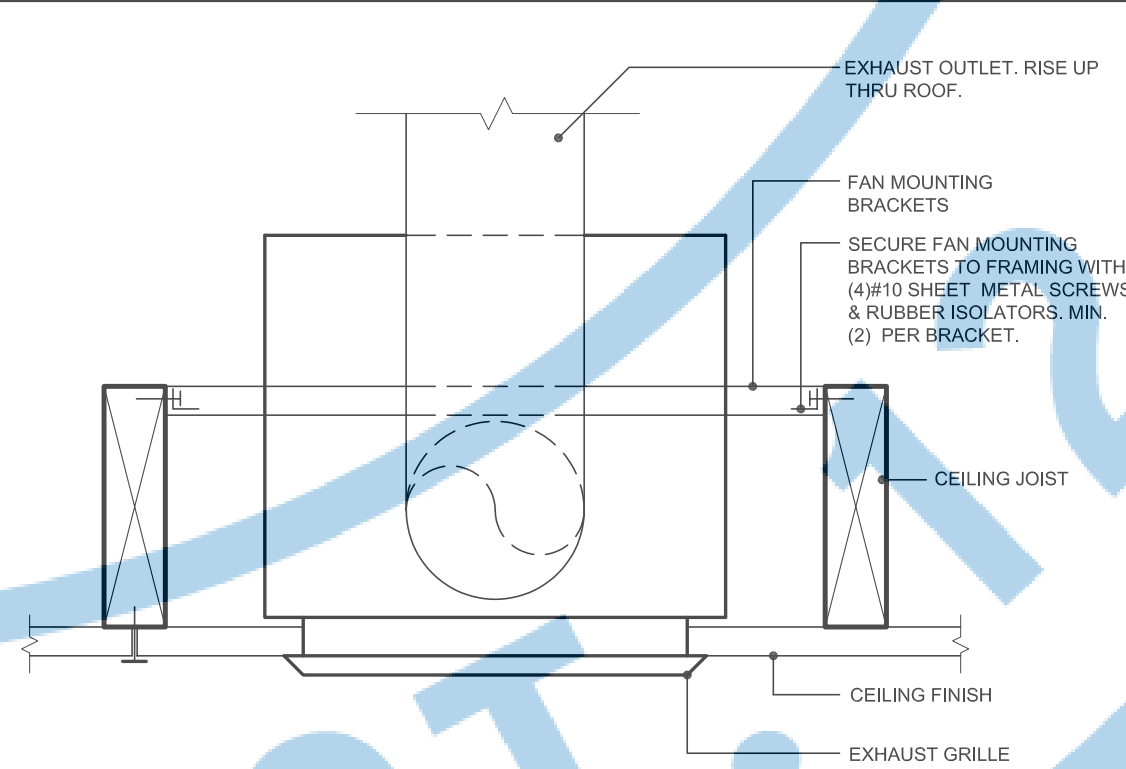
- OWNER CHOICE MUST MEET MINIMUMS AND MAXIMUMS LISTED IN EXHAUST FAN SCHEDULE.
- KEY NOTES:
  - 1. PROVIDE 4" Ø EXHAUST DUCT RISE UP THRU ROOF W/FLASHING TO ROOF WEATHER CAP.
  - 2. PROVIDE 7" Ø EXHAUST DUCT RISE UP THRU ROOF W/FLASHING TO ROOF WEATHER CAP.
  - 3. CONTINUOUS BATHROOM EXHAUST FAN IS USED TO MEET INDOOR AIR QUALITY REQUIREMENTS.
  - 4. CONTINUOUS MECHANICAL EXHAUST SYSTEMS SHALL OPERATE WITHOUT OCCUPANT INTERVENTION. A READY ACCESSIBLE OVERRIDE CONTROL MUST BE PROVIDED. THE OVERRIDE CONTROL FOR THE BUILDING VENTILATION SHALL BE PROPERLY LABELED AND SHALL MEET EITHER 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 RATING OF NO LESS THAN 65%.
  - 6. KITCHEN EXHAUST SHALL MEET MINIMUM CFM OR HAVE A CAPTURE EFFICIENCY RATING OF NO LESS THAN 65%.
- LOCAL VENTILATION SYSTEM SHALL EITHER BE AN INTERMITTENT OR CONTINUOUS MECHANICAL EXHAUST SYSTEMS.
- ALL AIR MOVING EQUIPMENT USED TO MEET LOCAL EXHAUST VENTILATION REQUIREMENTS SHALL BE RATED IN TERMS OF AIRFLOW AND SOUND.
  - A. ALL CONTINUOUSLY OPERATING FANS SHALL BE RATED AT A MINIMUM 1.0 SONE.
  - B. ALL CONTINUOUS LOCAL EXHAUST AIR FLOW RATES SHALL BE A MINIMUM OF 5-AIR CHANGES/HOUR KITCHEN.
  - C. INTERMITTENTLY OPERATED LOCAL EXHAUST FANS SHALL BE RATED AT A MAXIMUM OF 3.0 SONE.
  - D. INTERMITTENT LOCAL EXHAUST AIR FLOW RATES SHALL MEET EITHER THE CAPTURE EFFICIENCY (CE) OR THE AIRFLOW RATE SPECIFIED IN TABLE 150.4-G OF THE CALIFORNIA ENERGY CODE.
- INDOOR AIR QUALITY CONTINUOUS 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 SYSTEMS MUST DELIVER CONTINUOUS VENTILATION AIRFLOW AT A RATE GREATER THAN OR EQUAL TO THE RATE SPECIFIED IN THE ENERGY DOCUMENTATION. SEE ENERGY DOCUMENTATION FOR INDOOR AIR QUALITY REQUIRED CFM AIRFLOW.

## ENERGY NOTES :

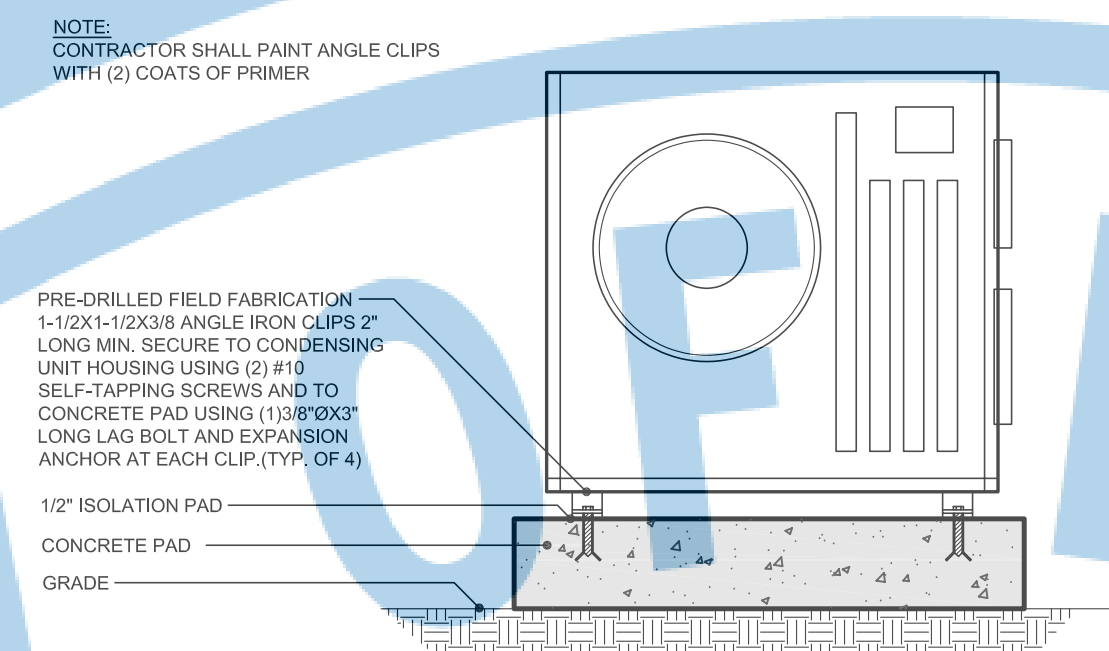
- AFTER INSTALLING WATER HEATING SYSTEMS, FENESTRATION, AND HVAC EQUIPMENT, THE INSTALLER SHALL SUBMIT THE INSTALLATION CERTIFICATE (CF-2R FORM) COMPLETED AND SIGNED BY THE INSTALLER, LISTING THE EQUIPMENT INSTALLED, (MANUFACTURER, MODEL AND EFFICIENCIES, U-VALUES AND SHGC-VALUES, ETC.) AND THAT IT MEETS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

## ENERGY EFFICIENCY REQUIREMENTS :

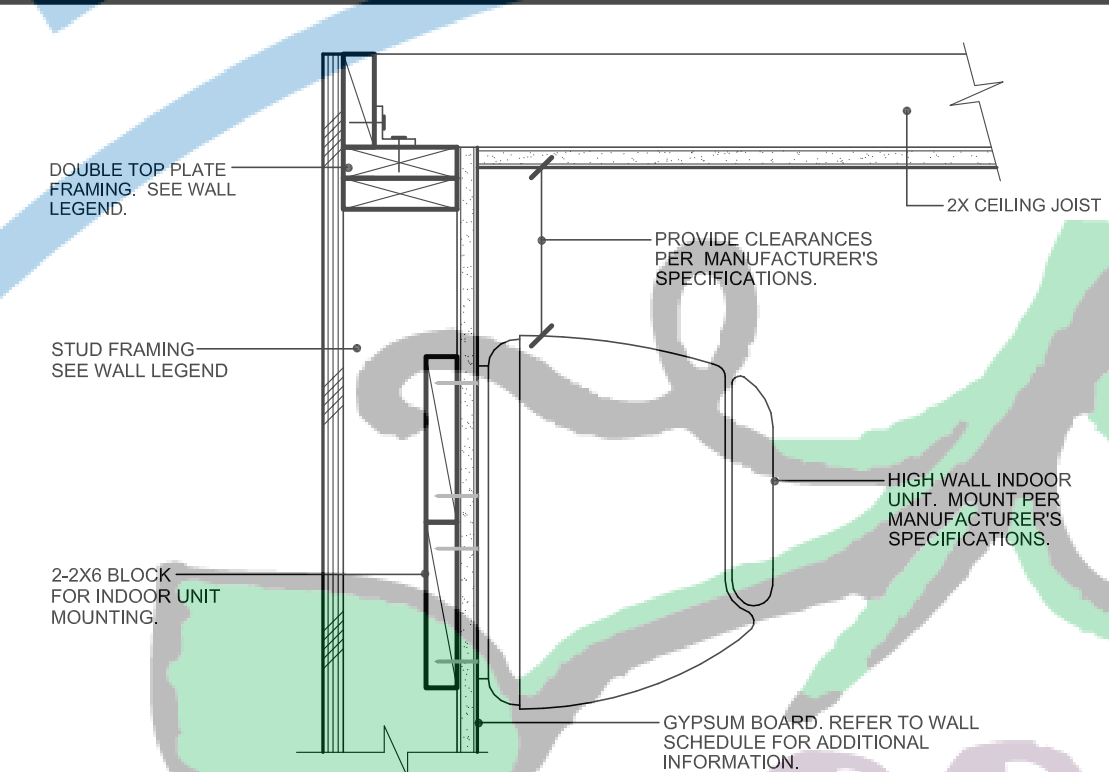
DESCRIPTION	EFFICIENCY REQUIRED PER TITLE 24
STANDARD DESIGN PV CAPACITY	CONTEMPORARY: 2.46 KWd; MIN. - GABLE/CRAFTSMAN: 2.41 KWd; MIN.
ROOFING COOL ROOF	ROOF REFLECTANCE: 0.30 - ROOF EMITTANCE: 0.75
FENESTRATION/GLAZING	U-FACTOR: 0.30 - SHGC: 0.23
INSULATION	WALL: R-21 - ROOF: R-30 - FLOOR: N/A
TANKLESS WATER HEATER	UEF: 0.90
MECHANICAL UNIT	HSPF: 9.5 - SEER: 16.0 - EER: 13.0
INDOOR AIR QUALITY	CFM: 41 MINIMUM



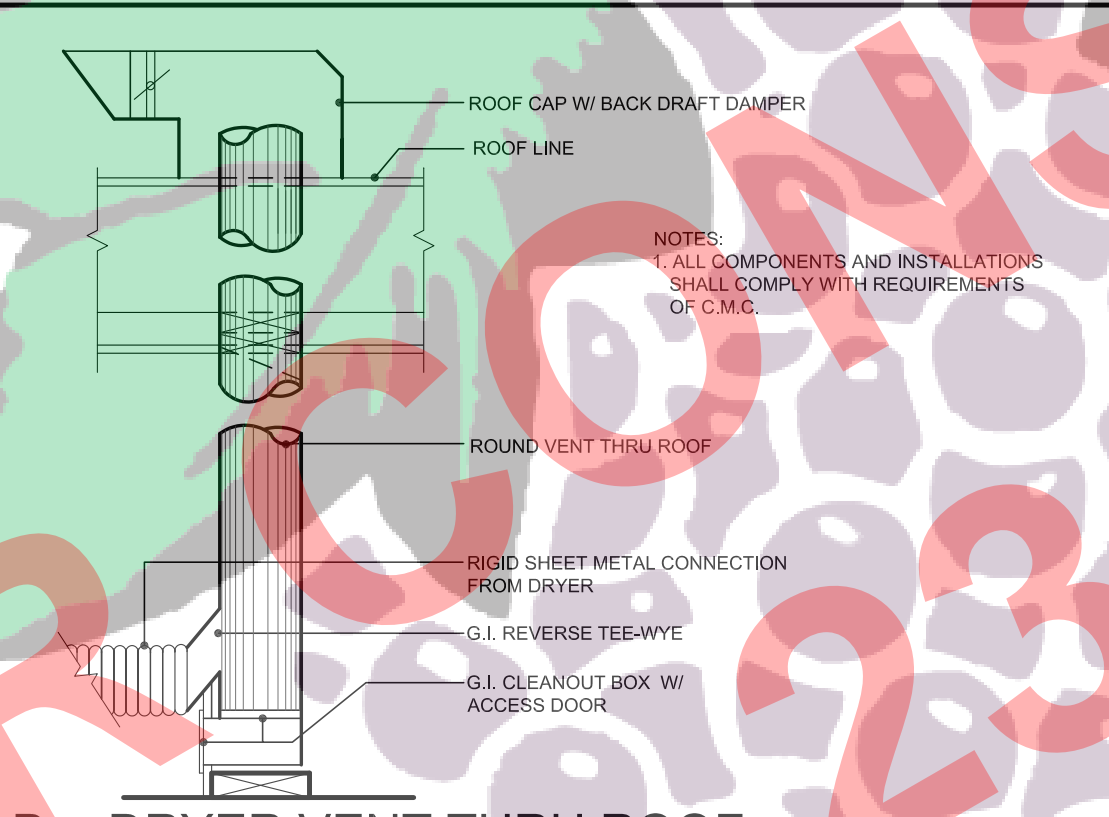
## A CEILING EXHAUST FAN MOUNTING



## B CONDENSING UNIT MOUNTING



## C INDOOR UNIT MOUNTING



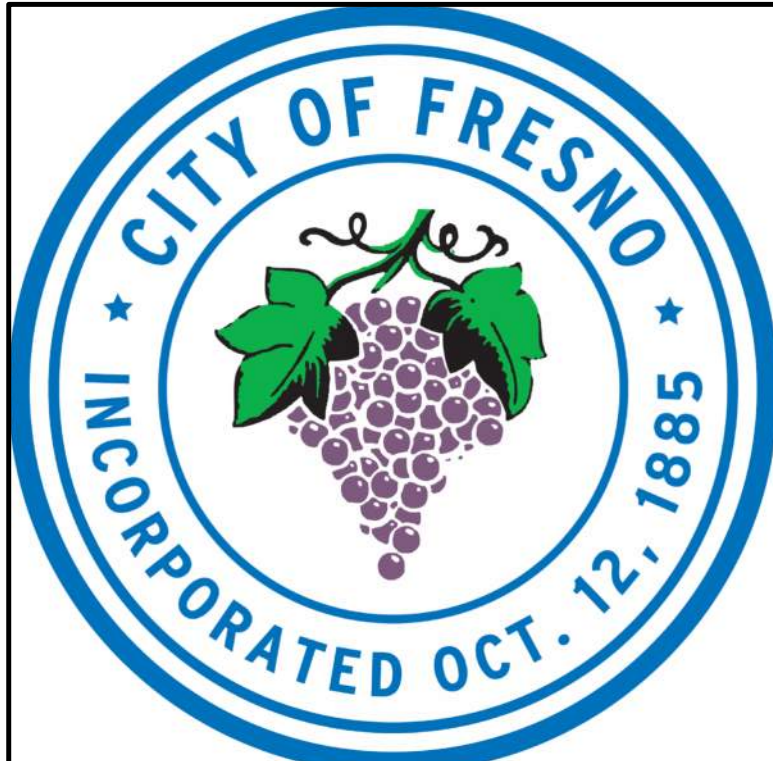
## D DRYER VENT THRU ROOF

## MECHANICAL PLAN

SCALE: 1/4\"/>

GABLE/CONTEMPORARY/CRAFTSMAN





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-003) PLAN 3

## REVISIONS

NO.	DESCRIPTION	DATE

CITY USE ONLY

DRAWING TITLE

ENERGY  
DOCUMENTATION  
FOR GABLE &  
CRAFTSMAN

JOB# :	TADU-003	SHEET NO.
DATE:	17-Apr-23	M.2
SCALE:	AS NOTED	
DRAWN BY:	IRG	

**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**  
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Calculation Date/Time: 2023-03-13T15:29:42-07:00  
Input File Name: TADU-001 CONTEMPORARY.rbd22x  
Calculation Description: Title 24 Analysis

**CF1R-PHF-01E**  
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01	Project Name	TADU-001 CONTEMPORARY
02	Run Title	Title 24 Analysis
03	Project Location	STANDARD PLAN
04	City	FRESNO
05	Standards Version	2022
06	Zip code	09
07	Software Version	EnergyPro 9.1
08	Climate Zone	13
09	Front Orientation (deg/ Cardinal)	All orientations
10	Building Type	Single Family
11	Number of Dwelling Units	1
12	Project Scope	Newly Constructed
13	Number of Bedrooms	1
14	Addition Cond. Floor Area (ft²)	0
15	Number of Stories	1
16	Existing Cond. Floor Area (ft²)	n/a
17	Fenestration Average U-Factor	0.3
18	Total Cond. Floor Area (ft²)	340
19	Glazing Percentage (%)	20.70%
20	ADU Bedroom Count	n/a

**COMPLIANCE RESULTS**

01	Building Complies with Computer Performance	Yes
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.	Yes
03	This building incorporates one or more special features shown below	Yes

Registration Number: 223-P0103018AAA-000-000-0000000-0000  
CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time: 2023-03-29 16:16:08  
Report Version: 2022.0.000  
Schema Version: rev 20220901

HERS Provider: CalCERTS, Inc.  
Report Generated: 2023-03-13 15:30:21

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ENERGY USE INTENSITY	Standard Design (Btu/h-ft² - yr)	Proposed Design (Btu/h-ft² - yr)	Compliance Margin (Btu/h-ft² - yr)	Margin Percentage
North Facing				
Gross EUI¹	63.83	63.48	2.35	3.68
Net EUI²	32.45	30.1	2.35	7.26
East Facing				
Gross EUI¹	63.83	61.46	2.37	3.71
Net EUI²	32.45	30.08	2.37	7.3
South Facing				
Gross EUI¹	63.83	61.85	2.18	3.42
Net EUI²	32.45	30.27	2.18	6.72
West Facing				
Gross EUI¹	63.83	61.45	2.38	3.71
Net EUI²	32.45	30.07	2.38	7.33

Notes:  
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.  
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

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OPaque SURFACE CONSTRUCTIONS	01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers	
8-30 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 16 in. O. C.	R-30	None / None	0.036	Roofing: Light Roof (Asphalt Shingles) / Roof Deck: Wood Siding/Sheathing/Decking: Gypsum / Frame: R-30 / 2x12 Inside Finish: Gypsum Board	
Attic Roof/HVAC - Zone 1	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / 0	0.044	Roofing: Light Roof (Asphalt Shingles) / Roof Deck: Wood Siding/Sheathing/Decking: Cavity / Frame: No Insul. / 2x4 Inside Finish: Gypsum Board	
8-30 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-30	None / None	0.032	Over Ceiling Joists: R-30.9 Insul. Cavity / Frame: R-3.1 / 2x4 Inside Finish: Gypsum Board	

**BUILDING ENVELOPE - HERS VERIFICATION**

01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Required	Not Required	N/A	n/a	n/a

**WATER HEATING SYSTEMS**

01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (B)
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)

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ENERGY DESIGN RATINGS	Standard Design	Source Energy (EDR1)	Efficiency¹ EDR (EDR2/Efficiency)	Total² EDR (EDR2total)	Source Energy (EDR1)	Efficiency² EDR (EDR2/Efficiency)	Total² EDR (EDR2total)
Standard Design	51.1	50.5	42.3				
Proposed Design							
North Facing	48.7	46.3	39.8	2.4	4.2	2.5	
East Facing	48.5	45.9	39.6	2.6	4.6	2.7	
South Facing	48.7	47.1	40.3	2.4	3.4	2	
West Facing	48.7	46.9	40.2	2.4	3.7	2.1	

HERS PASS

¹Efficiency EDR includes improvements like a better building envelope and more efficient equipment.  
²Total EDR includes efficiency and demand response loadings such as: net-meterable (PV) systems and demand response.  
Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded.

- Standard Design PV Capacity: 1.97 kWdc
- Proposed PV Capacity Scale: North (1.97 kWdc) East (1.97 kWdc) South (1.97 kWdc) West (1.97 kWdc)

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REQUIRED PV SYSTEMS	01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CHU	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)	
1.97	NA	Standard (443-7W)	Fixed	none	true	350-270	n/a	n/a	<+7-12	96	98	

**REQUIRED SPECIAL FEATURES**  
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.  
• Cool roof  
• Variable capacity heat pump compliance option (verification details from VCHP Staff report, Appendix B, and R43)

**HERS FEATURE SUMMARY**  
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional details are provided in the building tables below. Registered CF2x and CF3x are required to be completed in the HERS Registry.  
• Quality insulation installation (QII)  
• Indoor air quality ventilation  
• Kitchen range hood  
• Verified EER/SEER2  
• Verified SEER/SEER2  
• Verified Refrigerant Charge  
• Airflow in habitable rooms (SC1.1.4.1.7)  
• Verified UFI  
• Verified heat pump rated heating capacity  
• Wall-mounted thermostat in zones greater than 150 R2 (SC1.4.1.5)  
• Ductless indoor units located entirely in conditioned space (SC1.4.1.1.8)

**BUILDING - FEATURES INFORMATION**

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
TADU-001 CONTEMPORARY	340				0	1

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WATER HEATERS	01	02	03	04	05	06	07	08	09	10	11	12	13
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Heating Efficiency Type	Rated Input (kW)	Input Rating (kW)	Tank Insulation R-value (in/ft²)	Standby Loss or Recovery Eff.	1st Ht. Rating or Flow Rate	Tank Location		
DHW Heater 1	Gas	Con.-meat Performance	1	0	UEF	8.9	8.9	20000	0	n/a	n/a		

**WATER HEATING - HERS VERIFICATION**

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Recirculation Control	Shower Drain Water Heat Recovery	
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	Not Required	Not Required	

**SPACE CONDITIONING SYSTEMS**

01	02	03	04	05	06	07	08	09
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type
Mechanical Unit1	Heat pump heating/cooling	Heat Pump System 1	1	Heat Pump System 1	1	n/a	n/a	Setback

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ENERGY USE SUMMARY	Energy Use	Standard Design Source Energy (EDR1) (Btu/h-ft² - yr)	Standard Design TDV Energy (EDR2) (Btu/h-ft² - yr)	Proposed Design Source Energy (EDR1) (Btu/h-ft² - yr)	Proposed Design TDV Energy (EDR2) (Btu/h-ft² - yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	2.28	16.94	17.45	2.36	17.45	-0.08	-0.55
Space Cooling	4.61	92.45	91.59	3.9	81.39	0.71	11.13
IAQ Ventilation	0.57	6.06	6.06	0.57	6.06	0	0
Water Heating	19.62	82.77	18.14	76.76	1.48	6.01	
Self Utilization/Flexibility Credit				0			0
North Facing Efficiency Compliance Total	27.08	198.22	24.97	181.59	2.11	16.63	
Space Heating	2.28	16.94	16.94	16.94	0.11	0.93	
Space Cooling	4.61	92.45	91.59	81.28	0.72	11.17	
IAQ Ventilation	0.57	6.06	0.57	6.06	0	0	
Water Heating	19.62	82.77	18.14	76.76	1.48	6.01	
Self Utilization/Flexibility Credit				0			0
East Facing Efficiency Compliance Total	27.08	198.22	24.77	180.12	2.31	18.1	

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ZONE INFORMATION	01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status	
HVAC - Zone 1	Conditioned	Mechanical Unit1	340	9.5	DHW Sys 1	New	

**OPaque SURFACES**

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft²)	Tilt (deg)
West Wall	HVAC - Zone 1	R-21 Wall	0	Front	136	0	90
Left Wall	HVAC - Zone 1	R-21 Wall	270	Right	160	0	90
Back Wall	HVAC - Zone 1	R-21 Wall	180	Back	160	0	90
Right Wall	HVAC - Zone 1	R-21 Wall	90	Left	136	0	90
Roof Attic	HVAC - Zone 1	R-30 Roof Attic	n/a	n/a	128	n/a	n/a

**OPaque SURFACES - CATHEDRAL CEILING**

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Azimuth	Orientation	Area (ft²)	Roof Rise (x in 12)	Roof Refractive Index	Roof Emittance	Cool Roof	
Roof Cathedral	HVAC - Zone 1	R-30 Roof Attic	0	Front	212	0	2	0.3	0.75	Yes

**ATTIC**

01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (x in 12)	Roof Refractive Index	Roof Emittance	Radiant Barrier	Cool Roof
Attic HVAC - Zone 1	Attic Roof/HVAC - Zone 1	Ventilated	2	0.3	0.75	No	Yes

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HVAC - HEAT PUMPS	01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Efficiency Type	HSPF / HSPF2 / COP	Cap 47	Cap 17	Efficiency Type	SEER / SEER2 / COP	Zonally Controlled	Compressor Type	HERS Verification		
Heat Pump System 1	VCHP ductless	1	HSPF	9.5	18000	12000	EER/SEER	16	13	Not Zoned	Single Speed	Heat Pump System 1-hers Setup	

**HVAC HEAT PUMPS - HERS VERIFICATION**

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17	
Heat Pump System 1-hers Setup	Not Required	0	Required	Required	Yes	Yes	Yes	

**VARIABLE CAPACITY HEAT PUMP COMPLIANCE OPTION - HERS VERIFICATION**

01	02	03	04	05	06	07	08	09	10
Name	Controlled Low-Static VCHP System	Airflow to Habitable Rooms	Ductless Units in Conditioned Space	Wall Mount Thermostat	Air Filter/Sliding Damper Pressure Drop Rating	Low Leakage (Block in Conditioned Space)	Minimum Airflow per RA3.3.4.1	Certified non-continuous Fan	Indoor Fan not Running Continuously
Heat Pump System 1	Not required	Required	Required	Required	Not required	Not required	Not required	Not required	Not required

**INDOOR AIR QUALITY (IAQ) FANS**

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficiency (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRS	Includes Pilot Indicator Display?	HERS Verification	Status
51cm IAQVentPro	25	0.35	Exhaust	No	n/a	No	Yes	

Registration Number: 223-P0103018AAA-000-000-0000000-0000  
CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time: 2023-03-29 16:16:08  
Report Version: 2022.0.000  
Schema Version: rev 20220901

HERS Provider: CalCERTS, Inc.  
Report Generated: 2023-03-13 15:30:21

**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**  
Project Name: TADU-001 CONTEMPORARY  
Calculation Date/Time: 2023-03-13T15:29:42-07:00  
Input File Name: TADU-001 CONTEMPORARY.rbd22x  
Calculation Description: Title 24 Analysis

**CF1R-PHF-01E**  
(Page 4 of 12)

ENERGY USE SUMMARY	Energy Use	Standard Design Source Energy (EDR1) (Btu/h-ft² - yr)	Standard Design TDV Energy (EDR2) (Btu/h-ft² - yr)	Proposed Design Source Energy (EDR1) (Btu/h-ft² - yr)	Proposed Design TDV Energy (EDR2) (Btu/h-ft² - yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	2.28	16.94	17.45	2.36	17.45	-0.09	0.72
Space Cooling	4.61	92.45	91.59	3.9	81.39	0.71	11.13
IAQ Ventilation	0.57	6.06	6.06	0.57	6.06	0	0
Water Heating	19.62	82.77	18.14	76.76	1.48	6.01	
Self Utilization/Flexibility Credit				0			0
South Facing Efficiency Compliance Total	27.08	198.22					





PLANNING AND DEVELOPMENT  
DEPARTMENT  
FRESNO CITY HALL  
2600 FRESNO STREET  
THIRD FLOOR  
FRESNO, CA. 93721-3600  
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PROJECT:

# ACCESSORY DWELLING UNIT (TADU-003) PLAN 3

## REVISIONS

NO.	DESCRIPTION	DATE

## CITY USE ONLY


DRAWING TITLE

ENERGY  
DOCUMENTATION  
FOR  
CONTEMPORARY

JOB# : TADU-003  
DATE: 13-Apr-23  
SCALE: AS NOTED  
DRAWN BY: IRG

SHEET NO.  
M.3

**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**  
Project Name: TADU-003 CONTEMPORARY  
Calculation Date/Time: 2023-04-11T15:44:00-07:00  
Input File Name: TADU-003 CONTEMPORARY.rbd22x

**GENERAL INFORMATION**

01	Project Name	TADU-003 CONTEMPORARY
02	Run Title	Title 24 Analysis
03	Project Location	STANDARD PLAN
04	City	FRESNO
05	Standards Version	2022
06	Zip code	
07	Software Version	EnergyPro 9.1
08	Climate Zone	3
09	Front Orientation (deg. Cardinal)	All orientations
10	Building Type	Single family
11	Number of Dwelling Units	1
12	Project Scope	Newly Constructed
13	Number of Bedrooms	2
14	Addition Cond. Floor Area (ft <sup>2</sup> )	0
15	Number of Stories	1
16	Existing Cond. Floor Area (ft <sup>2</sup> )	n/a
17	Fenestration Average U-factor	0.3
18	Total Cond. Floor Area (ft <sup>2</sup> )	625
19	Glassing Percentage (%)	20.60%
20	ADU Bedroom Count	n/a

**COMPLIANCE RESULTS**

01	Building Complies with Computer Performance	
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.	
03	This building incorporates one or more special Features shown below	

Registration Number: 2254P10043647A-00000000000000  
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CA Building Energy Efficiency Standards - 2022 Residential Compliance  
Report Version: 2022.0.000  
Schema Version: rev 20220901  
HERS Provider: CalCERTS, Inc.  
Report Generated: 2023-04-11 15:44:52

**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**  
Project Name: TADU-003 CONTEMPORARY  
Calculation Date/Time: 2023-04-11T15:44:00-07:00  
Input File Name: TADU-003 CONTEMPORARY.rbd22x

**ENERGY USE INTENSITY**

	Standard Design (kBtu/ft <sup>2</sup> · yr)	Proposed Design (kBtu/ft <sup>2</sup> · yr)	Compliance Margin (kBtu/ft <sup>2</sup> · yr)	Margin Percentage
North Facing				
Gross EUI <sup>1</sup>	41.84	40.67	1.17	2.8
Net EUI <sup>2</sup>	20.51	19.34	1.17	5.7
East Facing				
Gross EUI <sup>1</sup>	41.84	40.35	1.49	3.56
Net EUI <sup>2</sup>	20.51	19.49	1.02	7.26
South Facing				
Gross EUI <sup>1</sup>	41.84	40.66	1.18	2.82
Net EUI <sup>2</sup>	20.51	19.93	1.58	5.75
West Facing				
Gross EUI <sup>1</sup>	41.84	40.51	1.33	3.19
Net EUI <sup>2</sup>	20.51	19.19	1.32	6.44

Notes  
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.  
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

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**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**  
Project Name: TADU-003 CONTEMPORARY  
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Input File Name: TADU-003 CONTEMPORARY.rbd22x

**OPAQUE SURFACE CONSTRUCTIONS**

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-21 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O.C.	R-21	None / None	0.058	Inside Finish, Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: All Other Solids
R-30 Roof No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x12 @ 16 in. O.C.	R-30	None / None	0.036	Roofing: Light Roof (Asphalt Shingles) Roof Deck: Wood Siding/shingles/cladding Cavity / Frame: R-30 / 2x12 Inside Finish: Gypsum Board
Attic Bldg/HVAC - Zone 1	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O.C.	R-40	None / 0	0.044	Roofing: Light Roof (Asphalt Shingles) Roof Deck: Wood Siding/shingles/cladding Cavity / Frame: R-30 / 2x4 Inside Finish: Gypsum Board
R-30 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O.C.	R-30	None / None	0.032	Over Ceiling Insulation: R-30 in Insul. Cavity / Frame: R-9.5 / 2x4 Inside Finish: Gypsum Board

**BUILDING ENVELOPE - HERS VERIFICATION**

01	02	03	04	05
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50	CFM50
Required	Not required	N/A	n/a	n/a

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**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**  
Project Name: TADU-003 CONTEMPORARY  
Calculation Date/Time: 2023-04-11T15:44:00-07:00  
Input File Name: TADU-003 CONTEMPORARY.rbd22x

**ENERGY DESIGN RATINGS**

	Energy Design Ratings			Compliance Margins		
	Source Energy (EUI <sub>SE</sub> )	Efficiency* EDR (EUI <sub>SE</sub> /Efficiency)	Total* EDR (EUI <sub>SE</sub> /Total)	Source Energy (EUI <sub>SE</sub> )	Efficiency* EDR (EUI <sub>SE</sub> /Efficiency)	Total* EDR (EUI <sub>SE</sub> /Total)
Standard Design	48	47.2	59.2			
Proposed Design						
North Facing	46	45.4	38	2	1.8	1.2
East Facing	45.6	43.2	36.6	2.4	4	2.6
South Facing	45.6	44.1	37.1	2.4	3.1	2.1
West Facing	45.7	44.7	37.6	2.3	2.5	1.6

**REMARKS**

- \*Imaginary EDR includes improvements like a better building envelope and more efficient equipment.
- \*Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries.
- \*Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded.
- \* Standard Design PV Capacity: 2.46 kWdc
- \* Proposed PV Capacity: North (2.46 kWdc) East (2.46 kWdc) South (2.46 kWdc) West (2.46 kWdc)

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**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**  
Project Name: TADU-003 CONTEMPORARY  
Calculation Date/Time: 2023-04-11T15:44:00-07:00  
Input File Name: TADU-003 CONTEMPORARY.rbd22x

**REQUIRED PV SYSTEMS**

01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CPV	Altitude (deg)	Tilt Input (deg)	Tilt (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)	
2.46	NA	Standard (16-17%)	Fixed	none	none	350-270	n/a	n/a	<=7:12	96	96

**REQUIRED SPECIAL FEATURES**  
The following are features that must be installed as conditions for meeting the modeled energy performance for this computer analysis.

- \* Cool roof
- \* Variable capacity heat pump compliance option (verification details from VCHP Staff report, Appendix B, and RAS)

**HERS FEATURE SUMMARY**  
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CTRs and CTRs are required to be completed in the HERS Register.

- \* Quality insulation installation (QII)
- \* Indoor air quality ventilation
- \* Kitchen range hood
- \* Verified EER/SEER2
- \* Verified SEER/SEER2
- \* Verified Refrigerant Charge
- \* Airflow in habitable rooms (SC1.1.4.1.7)
- \* Verified HSPF
- \* Verified Heat pump rated heating capacity
- \* Wall-mounted thermostat in rooms greater than 150 R2 (SC1.4.3)
- \* Ductless indoor units located entirely in conditioned space (SC1.1.4.1.8)

**BUILDING - FEATURES INFORMATION**

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft <sup>2</sup> )	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
TADU-003 CONTEMPORARY	625	1	2	1	0	1

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**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**  
Project Name: TADU-003 CONTEMPORARY  
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**WATER HEATING SYSTEMS**

01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (ft)
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a	DHW Heater 1 (1)

**WATER HEATERS**

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Heating Efficiency Type	Rated Input Type	Input Rating or Pilot	Tank Insulation R-value (in/EU)	Standby Loss or Recovery Eff	1st Hk. Rating or Flow Rate	Tank Location	
DHW Heater 1	Gas	Conventional	1	0	UEF	0.9	Blower	20000	0	n/a	n/a	

**WATER HEATING - HERS VERIFICATION**

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat
DHW Sys 1 - 1/2"	Not Required	Not Required	Not Required	None	Not Required	Not Required

**SPACE CONDITIONING SYSTEMS**

01	02	03	04	05	06	07	08	09
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type
Mechanical Unit1	Heat pump	Heat Pump System 1	1	Heat Pump System 1	1	n/a	n/a	Setback

Registration Number: 2254P10043647A-00000000000000  
Registration Date/Time: 2023-04-12 13:56:39  
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Report Version: 2022.0.000  
Schema Version: rev 20220901  
HERS Provider: CalCERTS, Inc.  
Report Generated: 2023-04-11 15:44:52

**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**  
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Calculation Date/Time: 2023-04-11T15:44:00-07:00  
Input File Name: TADU-003 CONTEMPORARY.rbd22x

**ENERGY USE SUMMARY**

Energy Use	Standard Design Source Energy (EUI <sub>SE</sub> ) (kBtu/ft <sup>2</sup> · yr)	Standard Design TDV Energy (EUI <sub>TDV</sub> ) (kBtu/ft <sup>2</sup> · yr)	Proposed Design Source Energy (EUI <sub>SE</sub> ) (kBtu/ft <sup>2</sup> · yr)	Proposed Design TDV Energy (EUI <sub>TDV</sub> ) (kBtu/ft <sup>2</sup> · yr)	Compliance Margin (EUI <sub>SE</sub> )	Compliance Margin (EUI <sub>TDV</sub> )
Space Heating	2.18	16.04	2.28	17.1	-0.1	-1.06
Space Cooling	3.4	70.99	3.07	68.18	0.33	2.80
IAQ Ventilation	0.5	5.37	0.5	5.37	0	0
Water Heating	12.11	50.97	11.16	47.14	0.95	3.83
Self Utilization/Flexibility Credit				0		0
North Facing Efficiency Compliance Total	18.19	143.37	17.01	137.74	1.18	5.63
Space Heating	2.18	16.04	2.28	16.69	-0.09	-0.65
Space Cooling	3.4	70.99	2.94	61.87	0.46	9.12
IAQ Ventilation	0.5	5.37	0.5	5.37	0	0
Water Heating	12.11	50.97	11.16	47.14	0.95	3.83
Self Utilization/Flexibility Credit				0		0
East Facing Efficiency Compliance Total	18.19	143.37	16.77	131.07	1.42	12.3

Registration Number: 2254P10043647A-00000000000000  
Registration Date/Time: 2023-04-12 13:56:39  
CA Building Energy Efficiency Standards - 2022 Residential Compliance  
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**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**  
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Calculation Date/Time: 2023-04-11T15:44:00-07:00  
Input File Name: TADU-003 CONTEMPORARY.rbd22x

**ZONE INFORMATION**

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft <sup>2</sup> )	Avg. Ceiling Height	Water Heating System 1	Status
HVAC - Zone 1	Conditioned	Mechanical Unit1	625	10	DHW Sys 1	None

**OPAQUE SURFACES**

01	02	03	04	05	06	07	08
Name	Zone	Construction	Altitude	Orientation	Gross Area (ft <sup>2</sup> )	Window and Door Area (ft <sup>2</sup> )	TB (deg)
Front Wall	HVAC - Zone 1	R-21 Wall	0	Front	348	43	90
Left Wall	HVAC - Zone 1	R-21 Wall	270	Right	300	56	90
Back Wall	HVAC - Zone 1	R-21 Wall	180	Back	255	0	90
Right Wall	HVAC - Zone 1	R-21 Wall	90	Left	200	24	90
Roof Attic	HVAC - Zone 1	R-30 Roof Attic	n/a	n/a	1405	n/a	n/a

**OPAQUE SURFACES - CATHEDRAL CEILINGS**

01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Altitude	Orientation	Area (ft <sup>2</sup> )	Roof Rise (x in 12)	Roof Reflectance	Roof Insulation	Roof Slope	Cool Roof
Roof/Cathedral - HVAC - Zone 1	R-30 Roof No Attic	0	Front	645	0	2	0.3	0.75		Yes

**ATTIC**

01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic HVAC - Zone 1	Attic HVAC/HVAC - Zone 1	Ventilated	2	0.3	0.75	No	Yes

Registration Number: 2254P10043647A-00000000000000  
Registration Date/Time: 2023-04-12 13:56:39  
CA Building Energy Efficiency Standards - 2022 Residential Compliance  
Report Version: 2022.0.000  
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Input File Name: TADU-003 CONTEMPORARY.rbd22x

**HVAC - HEAT PUMPS**

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Efficiency Type	HSPF / HSPF2 / COP	Cap 47	Cap 17	Efficiency Type	SEER / SEER2	Zoneally Controlled	Compressor Type	HERS Verification	
Heat Pump System 1	VCHP-Ductless	1	HSPF	9.5	36000	22200	EER/SEER	16	13	Not Zoned	Single Speed	Heat Pump System 1-Hers-Inputting

**HVAC HEAT PUMPS - HERS VERIFICATION**

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/SEER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-Hers-Inputting	Not Required	0	Required	Required	Yes	Yes	Yes	Yes

**VARIABLE CAPACITY HEAT PUMP COMPLIANCE OPTION - HERS VERIFICATION**

01	02	03	04	05	06	07	08	09	10
Name	Certified Low-Static VCHP System	Airflow to Habitable Rooms	Ductless Units in Conditioned Space	Wall Mount Thermostat	Air Filter Rating	Low Leakage Duct in Conditioned Space	Minimum Airflow per RAS 3 and SC1.3.4.1	Certified non-continuous Fan	Indoor Fan not Running Continuously
Heat Pump System 1	Not required	Required	Required	Required	Not required	Not required	Not required	Not required	Not required

**INDOOR AIR QUALITY (IAQ) FANS**

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficiency (W/CFM)	IAQ Fan Type	Includes Head/Energy Recovery?	IAQ Recovery Indicator Display?	Includes Fault Indicator Display?	HERS Verification	Status
1st Air Unit/2nd flt	41	0.35	Exhaust	No	n/a	No	Yes	

Registration Number: 2254P10043647A-00000000000000  
Registration Date/Time: 2023-04-12 13:56:39  
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**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**  
Project Name: TADU-003 CONTEMPORARY  
Calculation Date/Time: 2023-04-11T15:44:00-07:00  
Input File Name: TADU-003 CONTEMPORARY.rbd22x





























**ENERGY USE SUMMARY**

Energy Use	Standard Design Source Energy (EUI <sub>SE</sub> ) (kBtu/ft <sup>2</sup> · yr)	Standard Design TDV Energy (EUI <sub>TDV</sub> ) (kBtu/ft <sup>2</sup> · yr)	Proposed Design Source Energy (EUI <sub>SE</sub> ) (kBtu/ft <sup>2</sup> · yr)	Proposed Design TDV Energy (EUI <sub>TDV</sub> ) (kBtu/ft <sup>2</sup> · yr)	Compliance Margin (EUI <sub>SE</sub> )	Compliance Margin (EUI <sub>TDV</sub> )
Space Heating	2.18	16.04	2.04	14.93	0.14	1.11
Space Cooling	3.4	70.99	3.01	66.27	0.39	4.72
IAQ Ventilation	0.5	5.37	0.5	5.37	0	0
Water Heating	12.11	50.97	11.16	47.14	0.95	3.83
Self Utilization/Flexibility Credit				0		0
South Facing Efficiency Compliance Total	18.19	143.37	16.71	133.71	1.48	9.66
Space Heating	2.18	16.04	2.04	15.06	0.14	0.98
Space Cooling	3.4	70.99	3.07	64.05	0.33	2.94
IAQ Ventilation	0.5	5.37	0.5	5.37	0	0
Water Heating						





GABLE/CONTEMPORARY/CRAFTSMAN  
(SAME DESIGN FOR PORCH OPTION)

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	3-WAY SWITCH W/ DIMMER		DUPLEX OUTLET
	SINGLE POLE SWITCH W/ DIMMER		200 V. OUTLET
	SINGLE POLE SWITCH		DUPLEX OUTLET WIARC-FAULT CIRCUIT INTERRUPTER
	SINGLE POLE SWITCH W/ ROCKER IDE		DUPLEX OUTLET W/ GROUND FAULT CIRCUIT INTERRUPTER
	VACUANCY SENSOR SWITCH		DUPLEX OUTLET W/ GROUND FAULT CIRCUIT INTERRUPTER
	WALL MOUNTED (FIXTURE/LED) W/MOTION SENSOR & INTEGRAL PHOTO. CONTROL		DOOR BELL BUTTON
	WALL MOUNTED LIGHT STRIP FIXTURE (LED)		CHIME ASSEMBLY
	CEILING MOUNTED FIXTURE (LED)		THERMOSTAT
	CEILING FAN W/ LIGHT (LED) (SEPARATE SWITCH FOR FAN)		GARAGE DOOR SENSOR
	SWITCH CIRCUIT		STREET ADDRESS NUMERALS AT LEAST 3" HIGH W/ A 1/4" STROKE MOUNTED ON A CONTRASTING BACKGROUND AND CLEARLY VISIBLE FROM THE STREET (ILLUMINATED)
	SMOKE ALARM. SEE ELECTRICAL NOTES NUMBER 42 FOR SPECIFICATIONS.		ELECTRICAL SERVICE W/ METER, OWNER'S VENDOR W/ LOCAL UTILITY COMPANY. SEE ELECTRICAL LOAD CALCULATION FOR SIZE.
	CARBON MONOXIDE ALARM. SEE ELECTRICAL NOTES NUMBER 43 FOR SPECIFICATIONS.		DISCONNECT SWITCH IN BOX
	AC COMBINER FOR PHOTOVOLTAIC SYSTEM. SEE PHOTOVOLTAIC PLANS.		110 V WATER PROOF OUTLET WITH 250 FT. OF UNIT ON THE SAME
			INDOOR AIR QUALITY BUILDING CONTINUOUS EXHAUST FAN WITH OVRIDE/CONTROL. 50 CFM
			ELECTRICAL SUB PANEL 100 AMP FOR ENERGY STORAGE SYSTEM READY.

**ABOVE CABINET  
FOR HOOD/MICROWAVE**

**DEDICATED BRANCH CIRCUITS  
FOR ENERGY STORAGE SYSTEM  
READY REQUIREMENTS.**

**ELECTRICAL APPLIANCE**

**VOLTAGE, AMPERAGE  
CONDUIT, CONDUCTORS  
GROUND CONDUCTOR**

Diagram illustrating the installation of a periscope on a roof structure, showing the service entrance conduit, insulators, clamps, and the periscope structure support.

**SERVICE ENTRANCE CONDUIT**

**INSULATORS AND CLAMPS FURNISHED AND INSTALLED BY FIGE.**

**PERISCOPE STRUCTURE SUPPORT:** A HEAVY DUTY PIPES STRAP SECURED BY (MIN) SIZE 3/8" BOLTS OR 3/8" BY 3" LAG SCREWS IS REQUIRED AT THE LOCATION SHOWN.

**MAXIMUM MAST HEIGHT ABOVE ROOF-WITHOUT BRACING**

PIPE'S CONDUIT SIZE ORS OR IMC	MAXIMUM HEIGHT WITHOUT BRACING
1-1/4" 2"	42"
1-1/2" 2-1/2"	54"
2" 3"	66"
LARGER LARGER	78"

**PERISCOPE'S OVER 30' ABOVE ROOF SHALL BE ADEQUATELY BRACED BY 2 GALVANIZED BRACES AT APPROXIMATELY 50 DEGREE SPREAD, 3/4" PIPE OR 1" MPX 18" ANGLE MIN.**

**FLASHING**

**2X4 BLOCKING BETWEEN RAFTERS SOLIDLY INSTALLED**

**GENERAL REQUIREMENT:**

1. CHECK EXISTING SYSTEM WITH REFERENCE TO NEW WORK TO BE DONE, RE-ROUTE AND /OR REPLACE PORTIONS REQUIRING SERVICE AS NECESSARY.
2. FURNISH AND INSTALL ALL OUTLETS, SWITCHES, FIXTURES AND EQUIPMENT INDICATED, INCLUDING LIGHT FIXTURES, AND INSTALL ALL PIPES AND EQUIPMENT AS SHOWN.
3. NON-METALLIC SHEATHED CABLE SHALL BE CONCEALED OR PROTECTED.
4. ALL FIXTURES, DEVICES AND EQUIPMENT SHALL COMPLY WITH APPLICABLE REGULATIONS.

**SERVICE PANEL:**

1. 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 THE CONTRACTOR AND MUST BE APPROVED AND SIGNED BY THE UTILITY COMPANY. ALL EQUIPMENT INSTALLED MUST BE RATED AT OR ABOVE THE AVAILABLE INTERRUPTING CURRENT.
2. A GROUNDING ELECTRODE COMPLYING WITH SECTION 250-80(9) OF THE NEC MUST BE PROVIDED FOR EACH SERVICE. THE GROUNDING ELECTRODE SHALL BE EITHER A 1/2" DIAMETER RUST-FREE COPPER PIPE OR SHALL BE A CONCRETE-ENCASED ELECTRODE COMPLYING WITH NEC SECTION 250-83(C) IF CLIFF GROUND RODS ARE TO BE USED FOR GROUNDING PURPOSES IN EXCESS OF 400 AMPS A MINIMUM OF TWO RODS, SPACED AT LEAST 10 FEET APART SHALL BE REQUIRED.
3. THE WORKING CLEARANCE REQUIRED BY SECTION 110-16 OF THE NEC MUST BE PERMANENTLY DELINEATED ON THE FLOOR IN FRONT OF ALL ELECTRICAL PANELS LOCATED IN STORAGE OR PROCESSING AREAS WITH THE EXCEPTED EXCEPTIONS OF THE FOLLOWING:
4. PERMANENTLY LABEL EACH DISCONNECT, CLEARLY IDENTIFY THE CIRCUITRY THAT IS CONTROLLED BY THE DISCONNECT.
5. ALL FAN AND MICROWAVE/HOOD FAN COMBINATION UNITS SHALL HAVE ITS OWN 20 AMP CIRCUIT.
6. CENTRAL HEATING EQUIPMENT REQUIRES INDIVIDUAL BRANCH CIRCUITS.
7. PROVIDE A DESIGNATED 20 AMP CIRCUITS FOR THE LAUNDRY ROOM.
8. UNDERGROUND GAS PIPES SHALL NOT BE USED AS A GROUNDING ELECTRODE (SECTION 250-52(4)).
9. KITCHEN COUNTERTOPS SHALL BE EQUIPPED WITH 20 AMP CIRCUITS FOR SMALL APPLIANCES.
10. ELECTRIC READY ITEMS REQUIRE BREAKER SPACE AND LABELING IN PANEL.
11. A TYPE 2 SURGE PROTECTION DEVICE (SPD) SHALL BE INSTALLED IN ACCORDANCE WITH ITEMS A THROUGH D

[illegible]

TABLE 150.0-A OF THE CEC. A SCHEDULE OF ALL INTERIOR LUMINAIRES AND LAMPs INSTALLED MUST BE DELIVERED TO THE HOMEOWNER AT FINAL INSPECTION (TITLE 24 CALIF. CODE OF REGULATIONS, PART 15000.0). THE SCHEDULE MUST INCLUDE THE MANUFACTURER, MODEL NUMBER, LIGHTING SYSTEM, AND SHOULD INCLUDE ALL NECESSARY SYSTEM INFORMATION FOR REGULAR OPERATIONS AND MAINTENANCE, AND REFERENCES TO SUPPORT FUTURE UPGRADES TO THE LIGHTING SYSTEM.

24. ALL DIMMABLE LIGHTING CIRCUITS SHALL BE CONTROLLED BY AN ENERGY COMMISSION BY THE MANUFACTURER IN ACCORDANCE WITH REFERENCE (NOTE APPENDIX JA-8, LED LIGHTING NOT CERTIFIED SHALL BE CLASSIFIED AS "LOW EFFICIENCY").

25. ALL DIMMABLE LIGHTS SHALL CONFORM TO 2022 BUILDING ENERGY EFFICIENCY STANDARDS.

26. THE ENERGY STANDARDS REQUIRE VACUUM SENSORS TO CONTROL AT LEAST ONE LUMINAIRE IN THE FOLLOWING ROOM TYPES: BATHROOMS, UTILITY/LAUNDRY ROOMS AND GARAGES.

27. ALL 3-WAY, 4-WAY, AND OTHER LIGHTING CIRCUITS CONTROLLED BY MORE THAN ONE SWITCH, A LIGHTING DIMMER OR VACUUM SENSOR SHALL BE CERTIFIED TO THE ENERGY COMMISSION THAT THE SENSOR IS INSTALLED TO COMPLY WITH 150.0(A), SHALL MEET ALL OF THE FOLLOWING CONDITIONS:

A. NO CONTROL SHALL BYPASS THE DIMMER OR VACUUM SENSOR FUNCTION.

B. NO DIMMERS OR VACUUM SENSORS SHALL BE CERTIFIED TO THE ENERGY COMMISSION THAT IT COMPLIES WITH THE APPLICABLE REQUIREMENTS OF 150.0.

28. ENCLOSED LUMINAIRES: MAY ONLY CONTAIN LIGHT SOURCES THAT ARE MARKED "JAN-2019-2" AND MUST MEET HIGH-EFFICIENCY REQUIREMENTS.

29. DIMMER SWITCHES AND CONTROLS: NO CONTROL MUST BYPASS A DIMMER OR VACUUM SENSOR FUNCTION IF THE CONTROL IS INSTALLED TO COMPLY WITH SECTION 150.0(A).

30. AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) MAY BE USED TO COMPLY WITH DIMMER AND VACUUM SENSOR REQUIREMENTS FOR PERFORMANCE EFFICIENCY.

31. LUMINAIRES SHALL BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT PERMIT LUMINAIRES TO BE SWITCHED ON AND OFF.

32. OUTLINES USED TO MEET HIGH-EFFICIENCY LIGHTING REQUIREMENTS SHALL NOT CONTAIN MEDIUM-BASE INCANDESCENT LAMP SOCKETS.

33. RECESSED DOWN LIGHT LUMINAIRES IN CEILINGS, LUMINAIRES RECESSED INTO CEILING MUST NOT CONTAIN

3. HAVE A LABEL THAT CERTIFIED IT IS AIRTIGHT WITH AN LEAKAGE LEAKS NOT MORE THAN 2.0 CFM AT 75 PSALCS. BE TESTED BY PRESSURE OR CALL TO THE MANUFACTURER FOR TESTING.
4. HAVE ALL LEAKS PATCHES BETWEEN CONDITIONED AND UNCONDITIONED SPACES USING TAPE WITH A GASKET TO ALLOW.
5. CALL BALLAST OR DRIVER MAINTENANCE AND REPLACEMENT TO BE READILY ACCESSIBLE FROM BELOW THE LIGHT FIXTURE FOR LUMINAIRES WITH HORIZONTAL BALLASTS OR DRIVER.
6. CONTAIN LIGHT SOURCES THAT COMPLY WITH AB ELECTRONIC BALLAST- BALLASTS FOR FLUORESCENT LAMP 1/2 LAMP WATTS AND GREATER SHALL BE ELECTRONIC WITH AN OUTPUT FREQUENCY >20 KHZ.
7. NO PORTS OF CORRO CONNECTED FIXTURES, HANGING FIXTURES, LIGHTING TRAC, PENDANTS, OR CEILING SUSPENDED LIGHTS SHALL BE LOCATED WITHIN 6 FEET OF THE BATH TUB AND 8 FEET VERTICALLY FROM THE TOP OF THE BATH TUB RIM OR SHOWER SLAT THRESHOLD. THIS ZONE IS AN ENCOMPASSING AND INCLUDES THE ZONE DIRECTLY OVER THE TUB OR SHOWER SLAT.
8. LIGHT FIXTURES SHALL BE LOCATED IN CLOTHES CLOSETS WITHIN 6 FEET OF THE TUB OR SHOWER SLAT.
9. LIGHT FIXTURES INSTALLED ON THE EXTERIOR OF THE BUILDING OR WITHIN TUB AND/OR SHOWER ENCLOSURES MUST BE LISTED FOR DAMP LOCATIONS.
10. BLANK ELECTRICAL BOXES- THE NUMBER OF ELECTRICAL BOXES THAT ARE MORE THAN 6 FEET ABOVE THE SHOWER TUB, SHOWER PAN, OR BATH TUB LUMINAIRE OR OTHER DEVICE SHALL BE NO GREATER THAN THE NUMBER OF BEDROOMS - THESE ELECTRICAL BOXES MUST BE SERVED BY A DIMMER, VACUANCY SENSOR CONTROL, OR FAN SPEED CONTROL.
11. LIGHTING FIXTURES EXCLUSIVELY FOR LIGHTING THE BOX SHALL BE DESIGNED OR INSTALLED SO THAT A LUMINAIRE OR LAMP HOLDER MAY BE ATTACHED- BOXES SHALL BE REQUIRED TO SUPPORT A LUMINAIRE WEIGHING A MINIMUM OF 50 LBS. A LUMINAIRE THAT WEIGHS MORE THAN 50 LBS. SHALL BE SUPPORTED BY THE RECEPTACLE BOX. THE RECEPTACLE BOX SHALL BE BOX LISTED AND MARKED ON THE INTERIOR OF THE BOX TO INDICATE THE MAXIMUM WEIGHT THE BOX SHALL BE PERMITTED TO SUPPORT.
12. ALL OUTDOOR LIGHTING PERMANENTLY ATTACHED TO THE RESIDENCE OR OTHER BUILDING ON THE SAME LOT SHALL BE HIGH-EFFICIENCY, CONTROLLED BY AN MANUAL ON AND OFF SWITCH THAT DOES NOT OVERRIDE THE ON, AND AN AUTOMATIC CONTROL TYPE SENSOR (SECTION 10.0(K)(3) OF THE CEG STANDARDS.



40. CEILING SUSPENDED (PADELF) FANS SHALL BE SUPPORTED INDEPENDENTLY OF AN RECEPTACLE BOX OR BY LISTED RECEPTACLE BOX OR RECEPTACLE BOX SYSTEMS IDENTIFIED FOR THE USE.

41. NIGHT LIGHTS: PERMANENTLY INSTALLED NIGHT LIGHTS AND NIGHT LIGHTS INTEGRAL TO INSTALLED LUMINAIRE OR EXHAUST FAN SHALL BE INSTALLED WITH NO MORE THAN FIVE WATTS OF POWER LIGHT SHALL NOT BE REQUIRED TO BE CONTROLLED BY VACANCY SENSORS.

**SMOKE ALARMS:**

a. 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 BE EQUIPPED WITH A BATTERY BACKUP. IN EXISTING BUILDINGS, IF THE BATTERIES ARE NOT, THE BATTERIES SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR THE PROTECTION OF THE EQUIPMENT.

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.

c. SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE LOCATED WITHIN UNFINISHED ATTICS OR UNFINISHED BASEMENTS OR OTHER UNINHABITED AREAS.

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 KEPT AT LEAST 10 FEET FROM SUCH SURFACES.

c. SMOKE ALARMS OR SMOKE DETECTORS SHALL BE INSTALLED A MINIMUM OF 20 FEET HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE, EXCEPT LONGIZATION SMOKE ALARMS WITH AN ALARM SILENCER. A SMOKE ALARM OR SMOKE DETECTOR SHALL NOT BE INSTALLED TO BE INSTALLED 10 FEET OR GREATER FROM A PERMANENTLY INSTALLED COOKING APPLIANCE. PHOTOELECTRIC SMOKE ALARMS SHALL BE PERMITTED TO BE INSTALLED OTHER THAN 10 FEET FROM PERMANENTLY INSTALLED COOKING APPLIANCE WHERE THE KITCHEN OR COOKING AREA AND ADJACENT SPACES HAVE NO CLEAR INTERIOR PARTITIONS AND THE 10 FEET DISTANCE WOULD PLACED 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 APPLIANCE.

c. 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 BATH SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY OTHER SECTIONS OF THE CODE.

c. SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE INSTALLED WITHIN A 36 INCH HORIZONTAL DISTANCE FROM THE SUPPLY REGRADING, FORCED AIR HEATING OR COOLING SYSTEM AND SHALL BE INSTALLED OUTSIDE OF THE DIRECT AIRFLOW FROM THOSE REGISTERS.

c. SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE INSTALLED WITHIN A 36 INCH HORIZONTAL DISTANCE FROM THE TOP OF A STAIRWAY.

d. WHERE STAIRS LEAD TO OCCUPIED LEVELS, A SMOKE ALARM OR SMOKE DETECTOR SHALL BE LOCATED SO THAT SMOKE RISING IN THE STAIRWAY CANNOT BE PREVENTED FROM REACHING THE SMOKE ALARM OR SMOKE DETECTOR BY AN INTERVENING OBSTRUCTION.

d. 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.

d. FOR STAIRWAYS LEADING DOWN TO A BASEMENT, SMOKE ALARM OR SMOKE DETECTORS SHALL BE INSTALLED ON THE HIGHEST PORTION OF THE CEILING OR ON THE SLOPED PORTION OF THE CEILING WITH 12 INCH VERTICALLY DOWN FROM THE HIGHEST POINT.

d. SMOKE ALARMS AND SMOKE DETECTORS SHALL NOT BE INSTALLED IN ROOMS WITH JOISTS OR BEAMS SHALL COMPLY WITH THE REQUIREMENTS OF 17.73.2.4.

d. HEAT ALARMS AND DETECTORS INSTALLED IN ROOMS WITH JOISTS OR BEAMS SHALL COMPLY WITH THE REQUIREMENTS OF 17.73.2.4.

FOR NEW CONSTRUCTION, AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS A IN SLEEPING UNITS WITHIN WHICH FIRE-BURNING APPLIANCES ARE INSTALLED, AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.

A. POWER SUPPLY:

1. FOR NEW CONSTRUCTION, REQUIRED CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. ALARM WIRING SHALL BE DIRECTLY CONNECTED TO THE PERMANENT BATTERY SUPPLY WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVER CURRENT PROTECTION.

EXCEPTIONS:

1. IN DWELLING UNITS WHERE THERE IS NO COMMERCIAL POWER SUPPLY, THE CARBON MONOXIDE ALARM MAY BE SOLELY BATTERY OPERATED.

2. IN EXISTING DWELLINGS WHERE A CARBON MONOXIDE ALARM IS PERMITTED TO BE SOLELY BATTERY 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.

5. OTHER POWER SOURCES RECOGNIZED FOR USE BY NFPA 720

B. INTERCONNECTION:

WHERE MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED WITHIN THE DWELLING UNIT OR WITHIN A SLEEPING UNIT, ALL SUCH ALARMS SHALL BE SELECTED IN A MANNER THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT.

EXCEPTION:

1. 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 EXISTED.

C. DOLLARS REQUIRED IN EXISTING DWELLINGS OR SLEEPING UNITS:

WHERE THE PERMIT IS FOR A CARBON MONOXIDE ALARM IN ADDITION EXCEEDING ONE THOUSAND DOLLARS (\$1,000), EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FIRE-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION 100.0 CARBON MONOXIDE ALARMS. SUCH ALARMS ONLY BE REQUIRED IN SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED.

REQUIREMENTS OF SECTION 407. CARBON MONOXIDE ALARMS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THIS CODE, THE CURRENT EDITION OF NFPA 720 "STANDARD FOR THE INSTALLATION OF CARBON MONOXIDE DETECTORS" AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. FOR CARBON MONOXIDE ALARM AND DETECTION DEVICES AS INSTALLED IN NFPA 720 ARE ALSO ACCEPTABLE.

- a. CARBON MONOXIDE ALARMS REQUIRED BY SECTIONS 420.4.1 AND 420.4.2 SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
  1. OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE ENTRY (DOOR);
  2. ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS;
  3. WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM;
  4. SPECIFY THE DIRECT WIRE, 110V WITH BATTERY BACKUP, AND INTERCONNECTED. (IRC R313.1.1 AND R313.1.2)
- b. MULTIPLE-PURPOSE ALARMS:
  1. CARBON MONOXIDE ALARMS COMBINED WITH SMOKE ALARMS SHALL COMPLY WITH SECTION R313.1 AND ALL APPLICABLE STATE STANDARDS, AND REQUIREMENTS FOR LISTING AND APPROVAL BY THE OFFICE OF THE STATE FIRE MARSHAL, FOR SMOKE ALARMS.

VENTILATION AND AIRCIRCULATION INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED IN THE INTERIOR OF THE BUILDING. THE TOP OF THE OUTLET SHALL BE NOT LESS THAN 15 INCHES MEASURED 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 WHERE THERE IS NO OTHER FINISHED FLOOR OR A BUILT-UP FEATURE ABOVE THE FINISH FLOOR, SUCH AS A WINDOW, IS LESS THAN 15 INCHES.

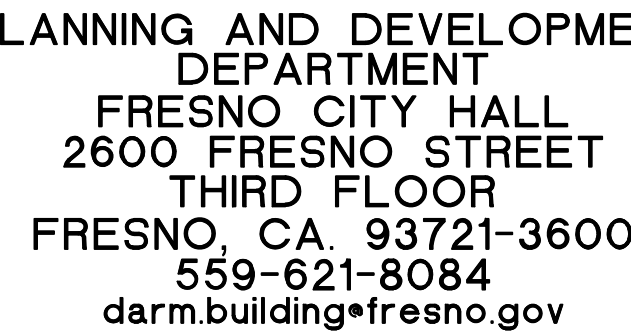
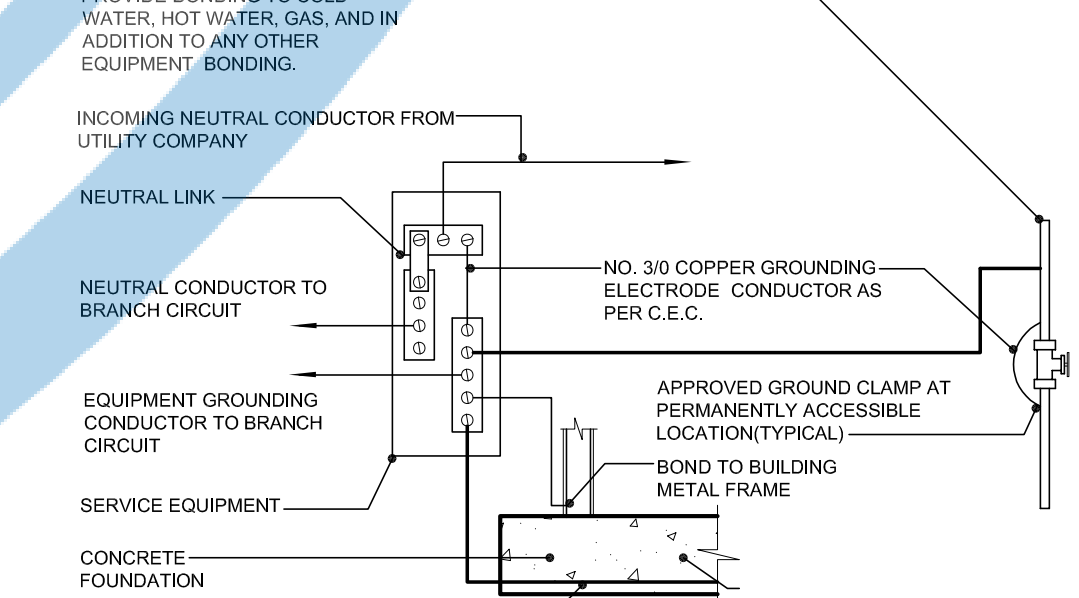
45. DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48 INCHES ABOVE EXTERIOR FLOOR FINISH. THE TOP OF THE DOORBELL BUTTON OR CONTROL SHALL BE INSTALLED ABOVE 48 INCHES ABOVE EXTERIOR FLOOR FINISH. INTEGRATED WITH OTHER FEATURE, THE DOORBELL NEED NOT BE INSTALLED ABOVE 48 INCHES ABOVE EXTERIOR FLOOR FINISH. THE EXTERIOR FLOOR OR LANDING, A STANDARD DOORBELL BUTTON OR CONTROL, SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48 INCHES ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL.

**ENERGY STORAGE SYSTEM READY REQUIREMENTS.**

46. A DEDICATED RACEWAY FROM THE MAIN SERVICE TO A PANELBOARD (SUBPANEL) THAT SUPPLIES THE BRANCH CIRCUITS TO THE ENERGY STORAGE SYSTEM SHALL BE PERMITTED TO BE SUPPLIED BY THE MAIN SERVICE PANEL PRIOR TO THE INSTALLATION OF AN ESS. THE TRADE SIZE OF THE RACEWAY SHALL BE NOT LESS THAN 1 INCH. THE PANELBOARD THAT SUPPLIES THE BRANCH CIRCUITS (SUBPANEL) MUST BE LABELED "SUNBELT 1".

47. 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 BE IDENTIFIED AS A "SLEEPING ROOM" CIRCUIT. THE SYSTEM ISOLATION EQUIPMENT, THE PRIMARY EGRESS AND AT LEAST ONE CIRCUIT SHALL SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET.

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



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# ACCESSORY DWELLING UNIT (TADU-003) PLAN 3

REVISIONS		
NO.	DESCRIPTION	DATE

## ELECTRICAL PLAN AND DETAILS

## E.1



# PV.1



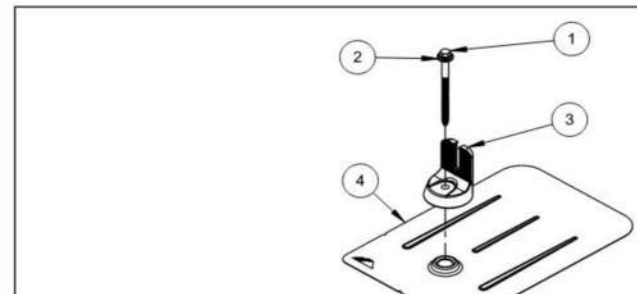




# RACKING RAIL AND ATTACHMENT SPECIFICATION

IRONRIDGE

FlashVue®

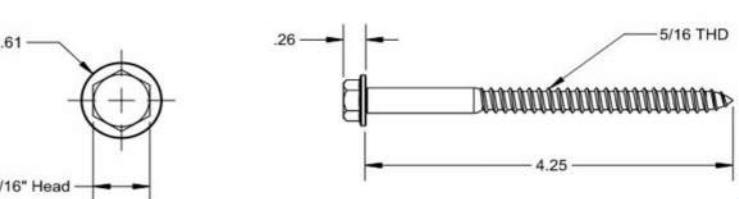


ITEM NO	DESCRIPTION	QTY IN KIT
1	BOLT, LAG 5/16 X 4.25"	1
2	WASHER, EPDM BACKED	1
3	FM FLASHING, MILL OR BLACK	1
4	GRIP CAP, MILL OR BLACK	1

## FLASHVUE

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

### 1) BOLT, LAG 5/16 x 4.25"



Property	Value
Material	300 Series Stainless Steel
Finish	Clear

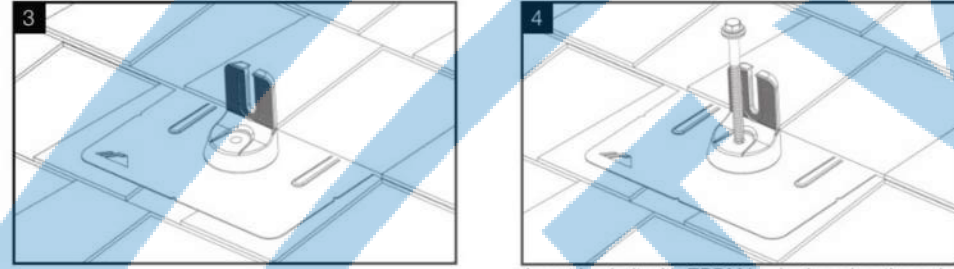
Cut Sheet

Installation

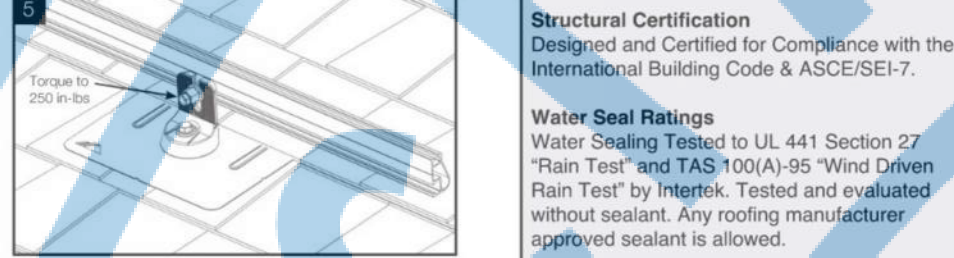
Tools Required: tape measure, chalk, approved sealing materials, driver with 1/4" bit and 7/16" hex socket



Slide flashing between 1st and 2nd course, so the top is 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 hole with view port.



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



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

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

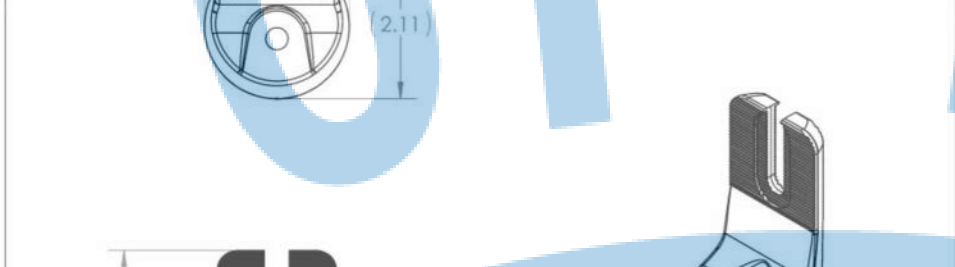
**UL 2703**  
Conforms to UL 2703 (2016) Mechanical and Bonding requirements. See Ironridge Flash Mount Installation Manual for full ratings.

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FV-01-MAN REV 1.11

IRONRIDGE

GripCap®

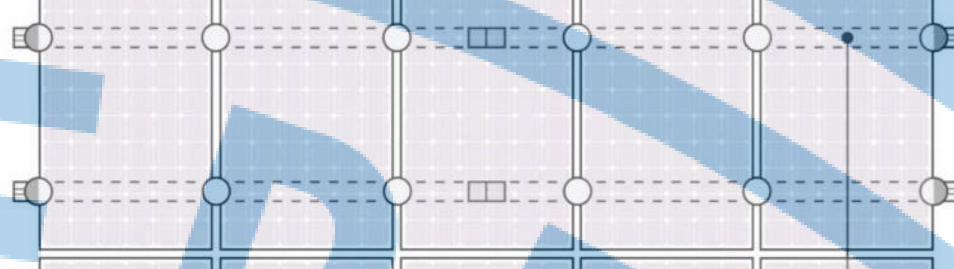


NO.	DESCRIPTION
1	WASHER, EPDM BACKED, 5/16"
2	ASSY. GRIPCAP+

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FV-02-MAN REV 1.21

System Diagram



Approved Ephase microinverters can provide equipment grounding of IronRidge systems, eliminating the need for grounding lugs and field installed equipment ground conductors (EGC). A minimum of two microinverters mounted to the same rail and connected to the same Engage cable is required. Refer to installation manuals for additional details.

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

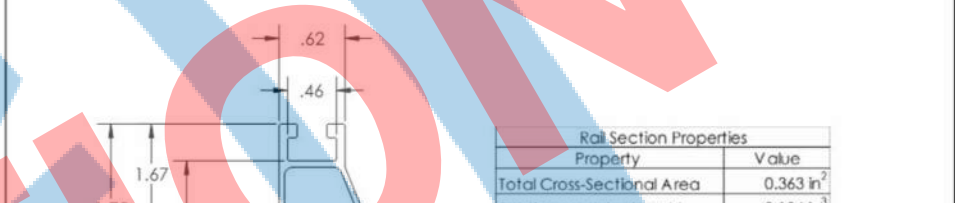
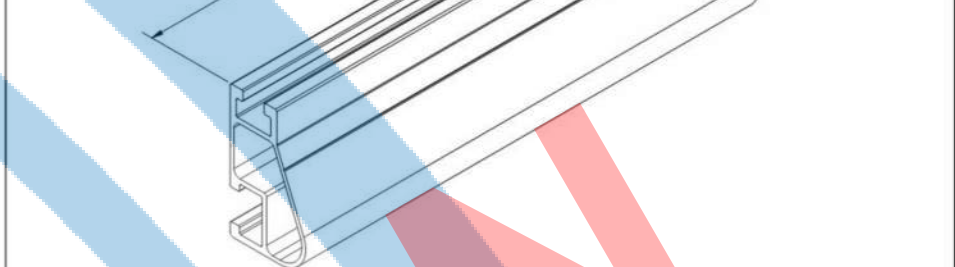
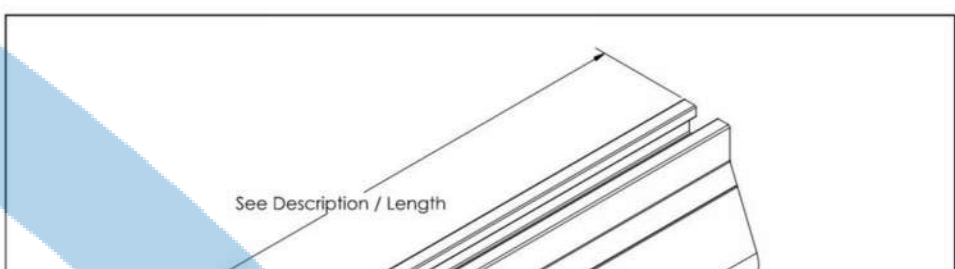
UL 2703 is the standard for evaluating solar mounting systems. It ensures these devices will maintain strong electrical and mechanical connections over an extended period of time in extreme outdoor environments.

Go to [IronRidge.com/UFO](http://IronRidge.com/UFO)

Feature	Flash Mount	Tilt Mount	Ground Mount
XR Rail®	✓	✓	✓
UFO/Stopper	✓	✓	✓
BOSS® Splice	✓	✓	✓
Microinverters & Power Optimizers	Compatible with most MLPE manufacturers. Refer to system installation manual.	✓	✓
Fire Rating	Class A	Class A	N/A
Modules	Tested or Evaluated with over 400 Framed Modules	✓	✓

IRONRIDGE

XR10® Rail



Clear Part Number	Black Part Number	Description / Length	Material	Weight
XR-10-132A	XR-10-132B	XR10 Rail 132" (11 Feet)	6000 Series Aluminum	4.67 lbs.
XR-10-158A	XR-10-158B	XR10 Rail 158" (13 Feet)	6000 Series Aluminum	5.95 lbs.
XR-10-204A	XR-10-204B	XR10 Rail 204" (17 Feet)	6000 Series Aluminum	7.22 lbs.

Property	Value
Material	6000 Series Aluminum
Finish	Mill or Black

Cut Sheet

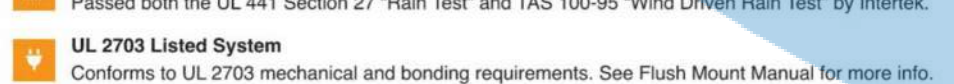
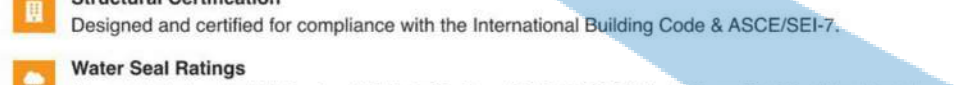
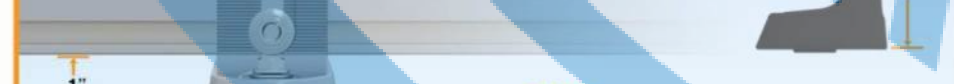
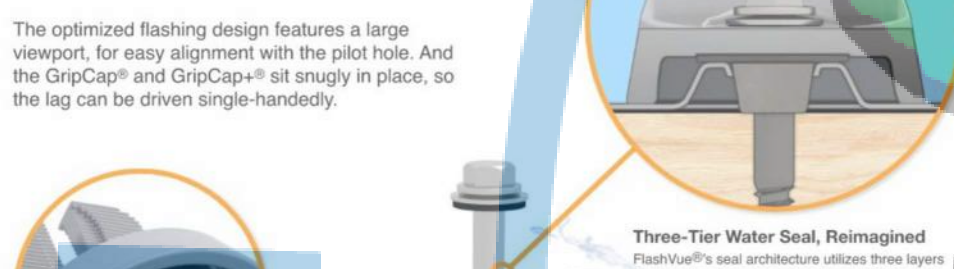
IRONRIDGE

FlashVue®

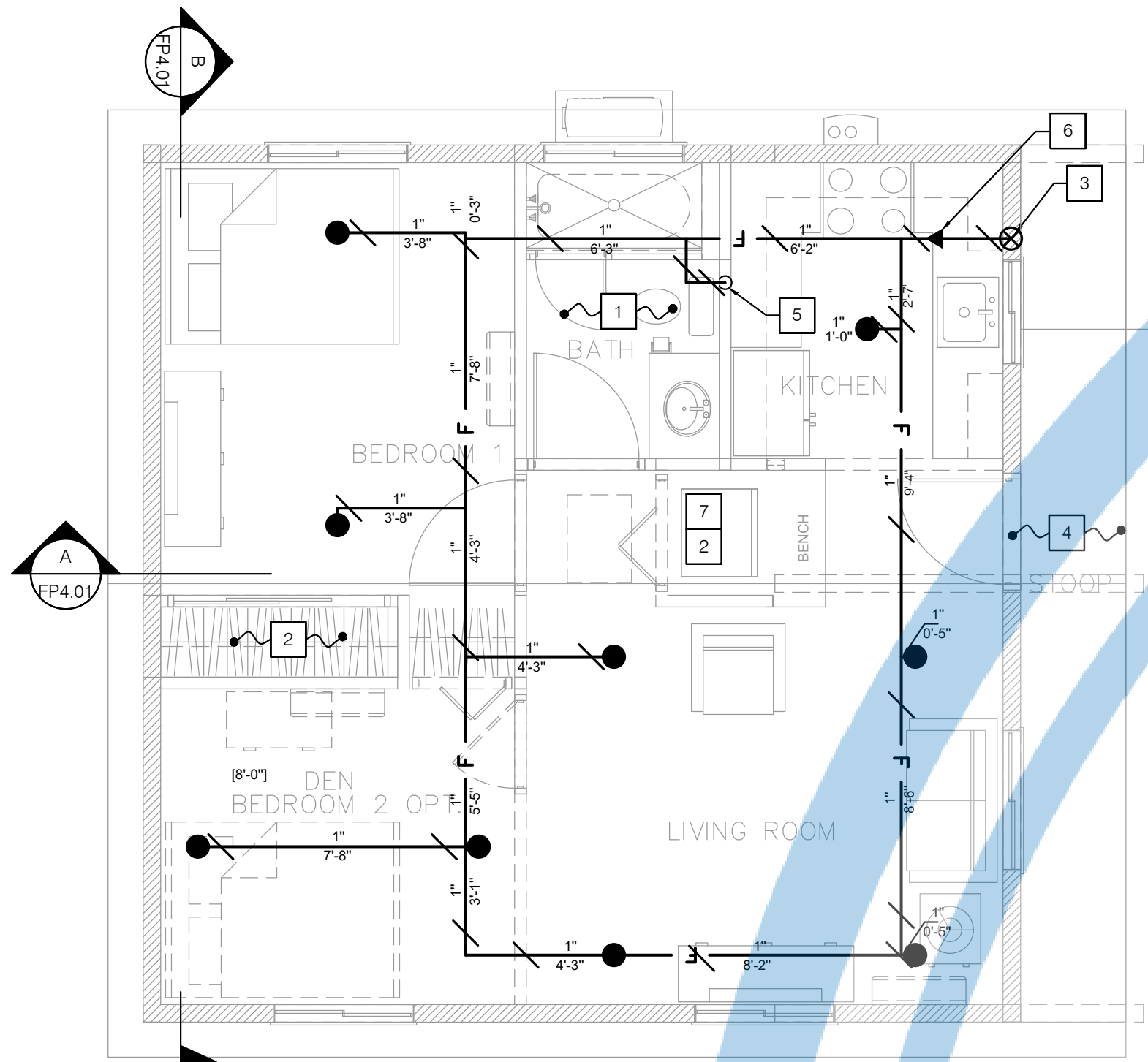
## Moving Flashing Forward

We set out to design a flashing that checked all the boxes: fully waterproof, fast and easy to install correctly, economical, and strong enough to handle every environmental condition. FlashVue® does it all.

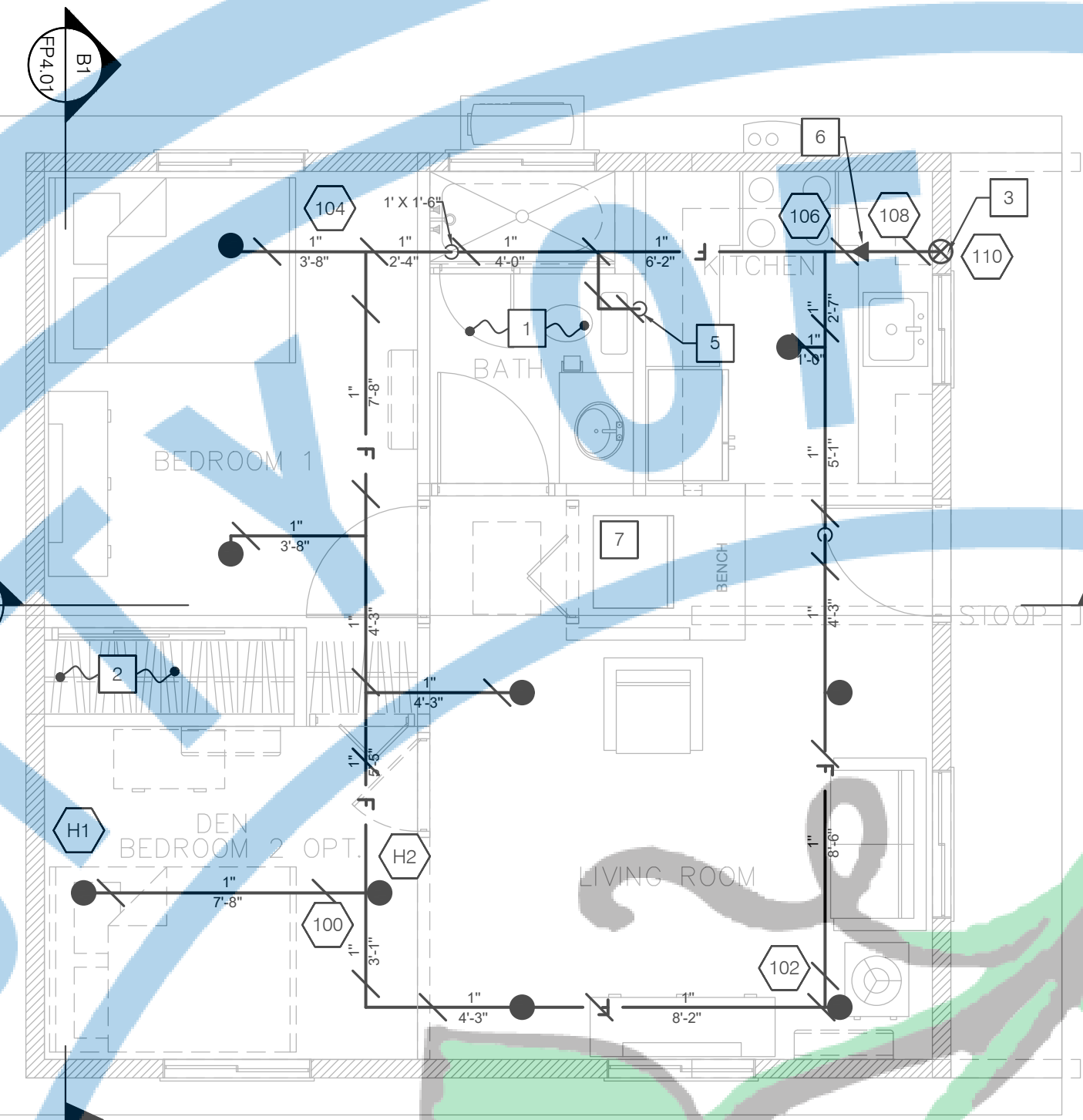
The optimized flashing design features a large viewport, for easy alignment with the pilot hole. And the GripCap® and GripCap+® sit snugly in place, so the lag can be driven single-handedly.



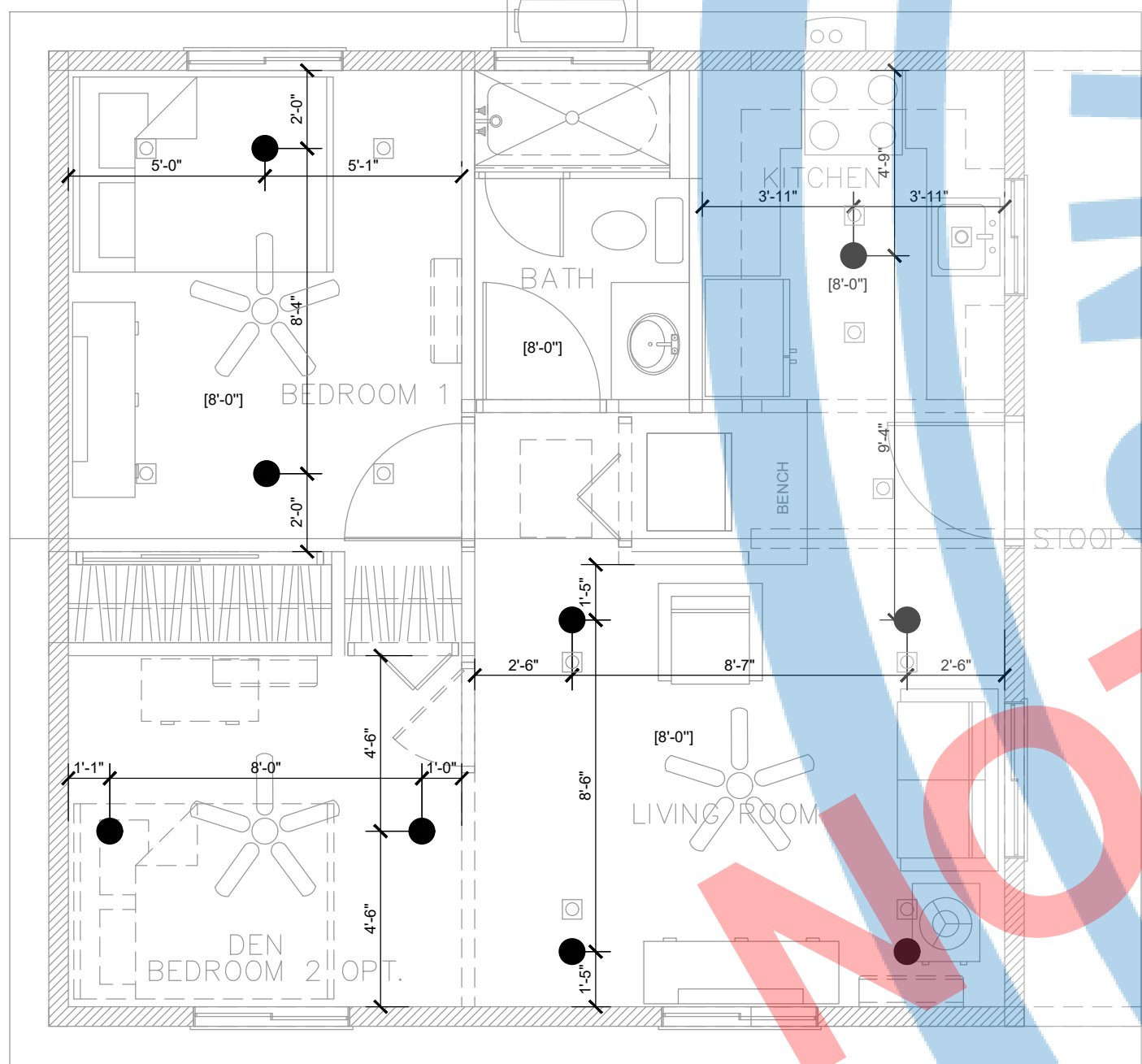




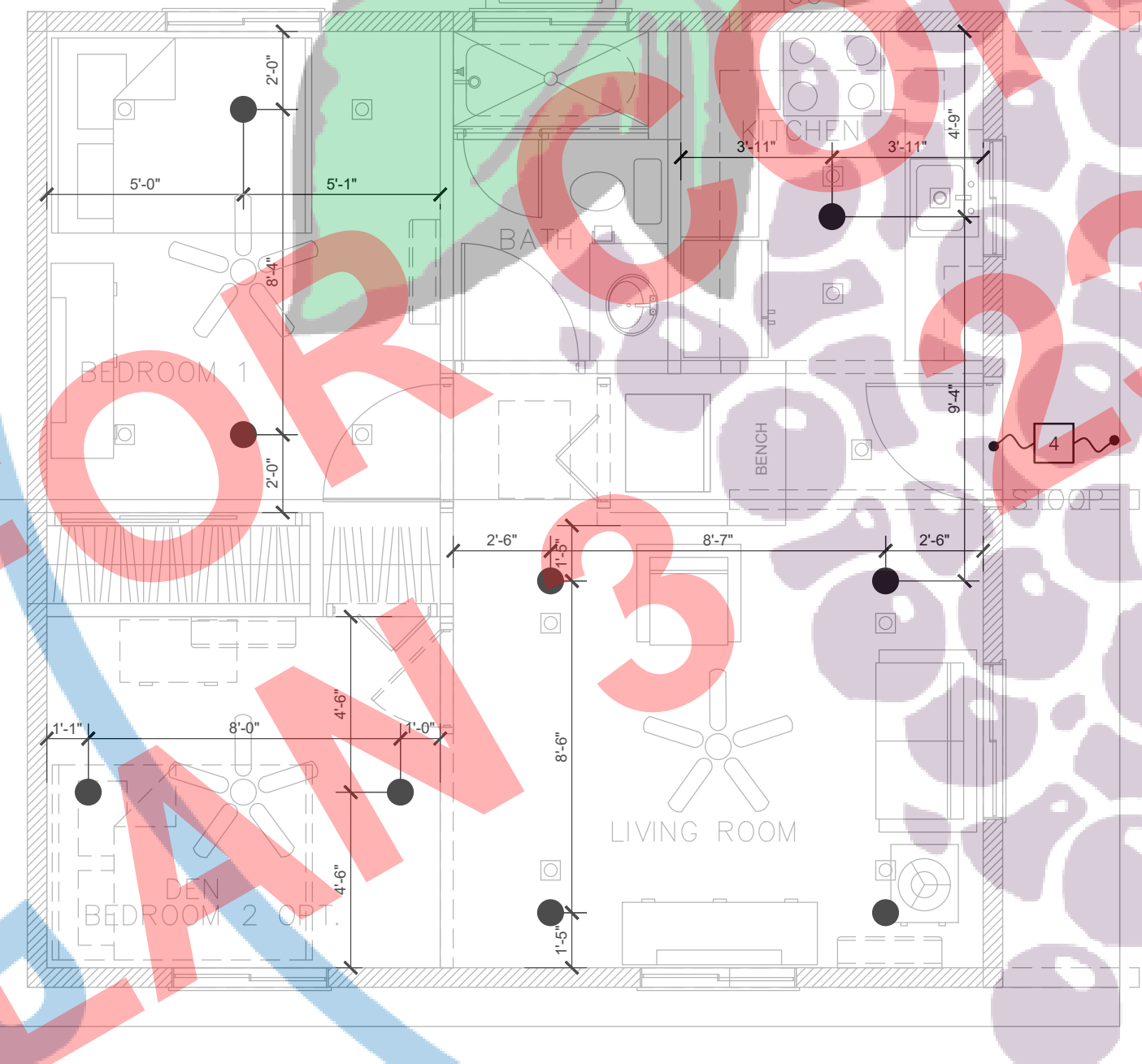
4 SPRINKLER FLOOR PLAN - GABLE/CRAFTSMAN STYLE  
1/4"=1'0"



2 SPRINKLER FLOOR PLAN - CONTEMPORARY STYLE  
1/4"=1'0"



3 SPRINKLER RCP PLAN - GABLE/CRAFTSMAN STYLE  
1/4"=1'0"



1 SPRINKLER RCP PLAN - CONTEMPORARY STYLE  
1/4"=1'0"

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

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

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

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

\* FRESNO FD APPROVED EQUIVALENT SPRINKLERS MAY BE USED

#### GENERAL NOTES

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

#### NOTES

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

#### PROJECT SCOPE

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

#### GENERAL NOTES

- THE FIRE PROTECTION SYSTEM IS ON A DEFERRED APPROVAL BASIS. THE SUCCESSFUL C-16 LICENSED CONTRACTOR SHALL COORDINATE WITH MECHANICAL ENGINEER & ARCHITECT, DESIGN AND INSTALL FIRE SPRINKLER SYSTEM FOR ALL CONCEALED AND UNCONCEALED AREAS OF THE BUILDINGS AS REQUIRED.
- CONTRACTOR SHALL INSTALL, ROUTE AND SUPPORT AUTOMATIC SPRINKLER SYSTEM PER REQUIREMENTS OF THE CURRENT NATIONAL FIRE PROTECTION ASSOCIATION CODE (NFPA), 2022 NFPA 13D, CALIFORNIA BUILDING CODE / CALIFORNIA FIRE CODE (CBC/CFR) CHAPTER 9, CALIFORNIA MECHANICAL CODE (CMC) AND INSURANCES UNDER WRITERS REQUIREMENTS.
- THE DESIGN COORDINATION AND APPROVALS OF ALL MAINS AND BRANCHES LINES TO SERVE SPRINKLERS SHALL BE DONE BY A LICENSED FIRE PROTECTION CONTRACTOR.
- SUBMIT SHOP DRAWINGS FOR APPROVAL. SHOP DRAWINGS SHALL BE APPROVED BY THE CITY OF FRESNO PLAN CHECK DEPARTMENT PRIOR TO COMMENCING.
- LOCATION OF SPRINKLER HEADS SHALL BE DONE BY THE FIRE PROTECTION CONTRACTOR USING THE CRITERIA AS NOTED BELOW:

- IN LOCATIONS WITH SUSPENDED CEILING, THE SPRINKLER HEADS SHALL BE LOCATED IN THE CENTER OF THE INDIVIDUAL CEILING TILES. THE SPRINKLER HEADS PATTERN SHALL BE SYMMETRICAL ABOUT ROOM CENTER LINES AS MUCH AS POSSIBLE.
- IN LOCATIONS WITH PLASTERED OR GYPSUM BOARD CEILINGS, THE SPRINKLER HEAD PATTERN SHALL BE SYMMETRICAL ABOUT ROOM CENTER LINES AS MUCH AS POSSIBLE.
- FOR LOCATIONS OF CEILING TILES, DIFFUSERS AND LIGHTS, SEE ARCHITECTURAL REFLECTED CEILING PLANS.

ALL NEW EQUIPMENT AND MATERIAL TO BE INSTALLED AS PART OF NEW CONSTRUCTION SHALL BEAR AN UNDERWRITERS LABORATORIES LABEL (UL), AND INSTALLED IN SUCH A MANNER FOR WHICH THEY ARE DESIGNED AND APPROVED.

- NO HOLES SHALL BE DRILLED OR CUT IN OR THROUGH ANY STRUCTURAL ELEMENT WITHOUT WRITTEN APPROVAL OF THE ARCHITECT AND THE STRUCTURAL ENGINEER.
- SLEEVE AND GROUT ALL PIPE PENETRATIONS THROUGH FLOORS OR WALLS UNLESS PENETRATION IS FIRE RATED. WHEN PENETRATING A FIRE RATED FLOOR OR WALL, USE SLEEVE WITH 1" MIN. ANNULAR SPACE AROUND PIPE O.D. FILL ANNULAR SPACE WITH FIBERGLASS FILL TO 1" FROM END OF SLEEVE. ADD APPROVED FIRE PROOF SEALANT FOR THE HOUR RATING OF THE FLOOR OR WALL PENETRATION IN THE REMAINING SPACE.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED TEMPORARY AND PERMANENT PERMITS, INCLUDING LICENSES, CERTIFICATES, INSPECTIONS AND TESTS.
- ALL PIPE PENETRATION THRU WALLS, RATED OR OTHERWISE SHALL BE COVERED WITH A SPLIT ESCUTOCHRON 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.
- ALL DEVICES AND COMPONENTS TO BE EITHER LISTED BY A NATIONALLY RECOGNIZED TESTING LABORATORY FOR FIRE PROTECTION SERVICE OR APPROVED BY THE AUTHORITY HAVING JURISDICTION.
- FITTINGS FOR HOLE-CUT CONNECTIONS, SUCH AS VICTAULIC "HOOKER" OR EQUIVALENT, ARE NOT ACCEPTABLE AND SHALL NOT BE USED.
- ALL CONTROL VALVES AND DRAIN VALVES SHALL HAVE A SIGN AFFIXED FOR IDENTIFICATION.
- ALL ABOVE GROUND PIPING SHALL COMPLY WITH THE MATERIALS LISTED PER NFPA 13D Ed. 2022 TABLE 5.2.2.
- ALL FITTING MATERIALS SHALL COMPLY WITH THE MATERIALS LISTED PER NFPA 13D Ed. 2022 TABLE 5.2.5.
- ALL TOILETS SHALL BE EQUIPPED WITH A PASSIVE PURGE.
- OBTAIN PERMIT FROM THE FIRE PREVENTION DIVISION FOR THE INSTALLATION OR MODIFICATION OF FIRE SPRINKLER SYSTEM.
- A COPY OF THE APPROVED PLAN SET SHALL BE ON SITE DURING ANY FIRE DEPARTMENT INSPECTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE WORK AVAILABLE FOR INSPECTION.
- MATERIALS FOR THE BUILDING WATER PIPING AND BUILDING SUPPLY PIPING SHALL BE IN ACCORDANCE WITH THE APPLICABLE STANDARDS REFERENCED IN CALIFORNIA PLUMBING CODE, TABLE 604.1. GALVANIZED MALLEABLE IRON, GALVANIZED WROUGHT IRON OR GALVANIZED STEEL ARE PROHIBITED MATERIALS FOR USE BOTH UNDERGROUND AND IN BUILDINGS.
- HYDRAULIC CALCULATIONS SHALL NOT BE REQUIRED PER FRESNO FIRE DEPARTMENT IF THE ACTUAL WATER SUPPLY IS GREATER OR EQUAL TO THE WATER SUPPLY DATA SHOWN ON THIS SHEET.

#### SHEET INDEX

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

#### BUILDING DESIGN INFORMATION

##### BUILDING DESIGN INFORMATION:

- BUILDING OCCUPANCY= R3
- CONSTRUCTION TYPE= TYPE V-B
- BUILDING HEIGHT= SEE PLANS
- BUILDING AREA= 625 SF
- GOVERNING FIRE CODE= 2022 CFC

##### SPRINKLER DESIGN CRITERIA:

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

#### ABBREVIATIONS

##### ABBREVIATION DESCRIPTION

AFF	ABOVE FINISHING FLOOR
BEV	BUTTERFLY VALVE
EX	EXISTING
FH	FIRE HYDRANT
IN	NEW
PV	POST INDICATOR VALVE
POC	POINT OF CONNECTION
PVC	POLYVINYL CHLORIDE
UG	UNDERGROUND
W	WATER SERVICE PIPING
PC	PLUMBING CONTRACTOR

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

#### LEGEND

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

#### MINIMUM DISTANCES FOR ORDINARY AND INTERMEDIATE TEMPERATURE RESIDENTIAL SPRINKLERS

	FROM EDGE OF SOURCE TO ORDINARY TEMPERATURE SPRINKLER	FROM EDGE OF SOURCE TO INTERMEDIATE TEMPERATURE SPRINKLER
	in.	in.
SIDE OF OPEN OR RECESSED FIREPLACE	36	12
FRONT OF RECESSED FIREPLACE	60	36
COAL- OR WOOD-BURNING STOVE	42	12
KITCHEN RANGE	18	9
HALL 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
	250 W-499 W	12
		6



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PROJECT:

ACCESSORY  
DWELLING  
UNIT  
(TADU-003)  
PLAN 3

##### CONDITIONS OF FFD APPROVAL:

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

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

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

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

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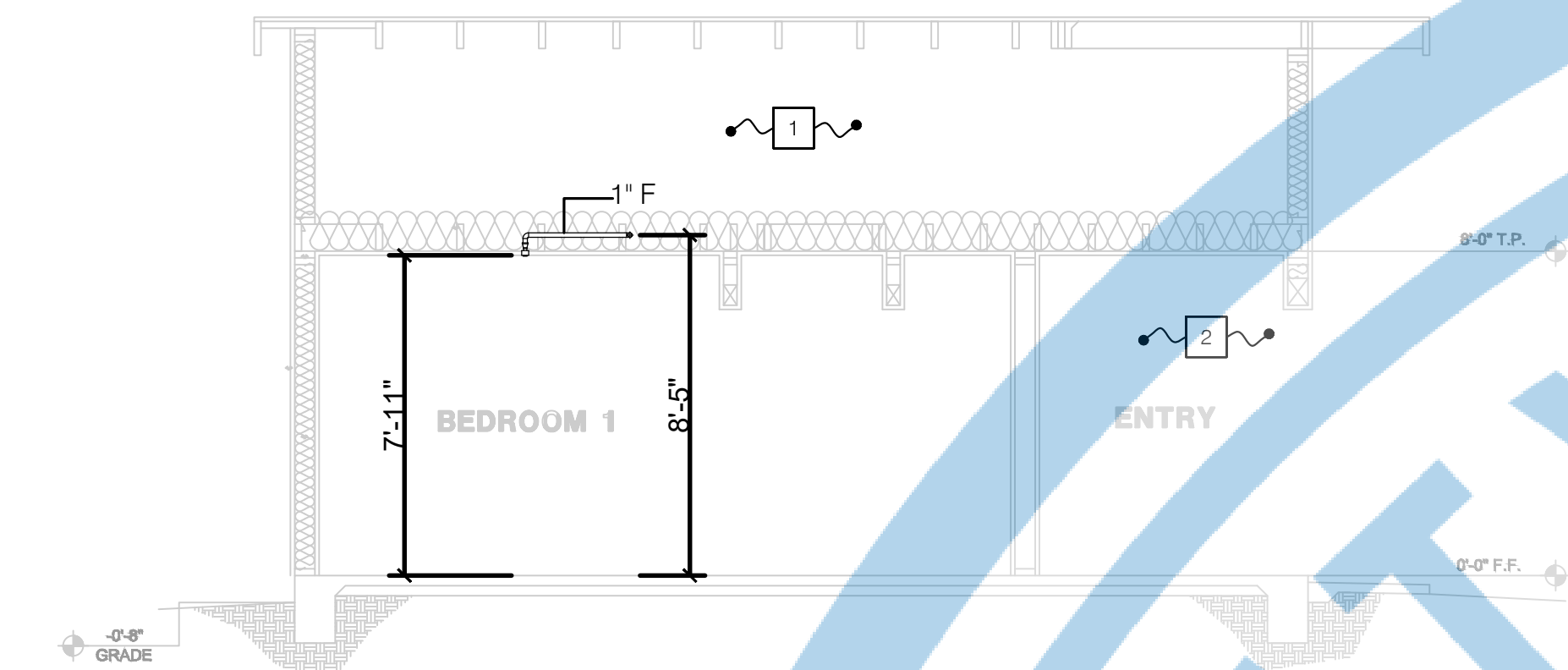
FLOOR PLAN

JOB#: TADU-003  
DATE: 21-Sep-23  
SCALE: AS NOTED  
DRAWN BY: IRG

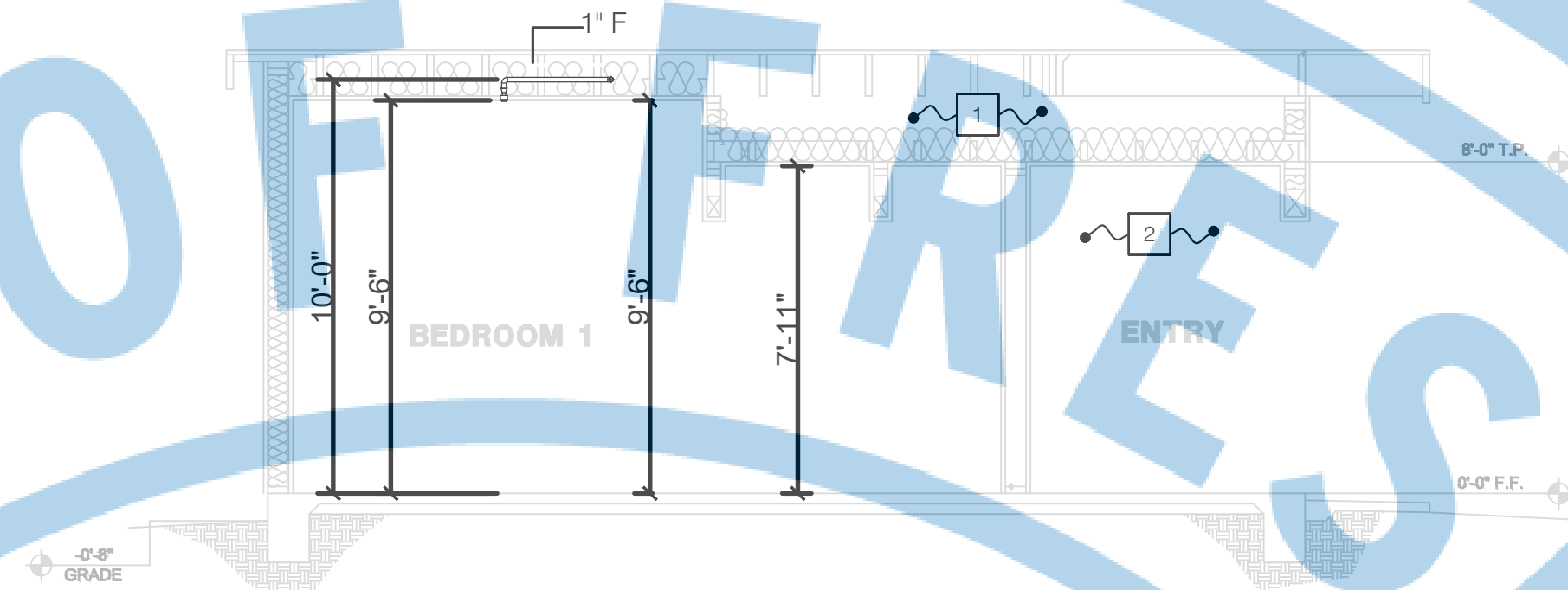
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FP2.10

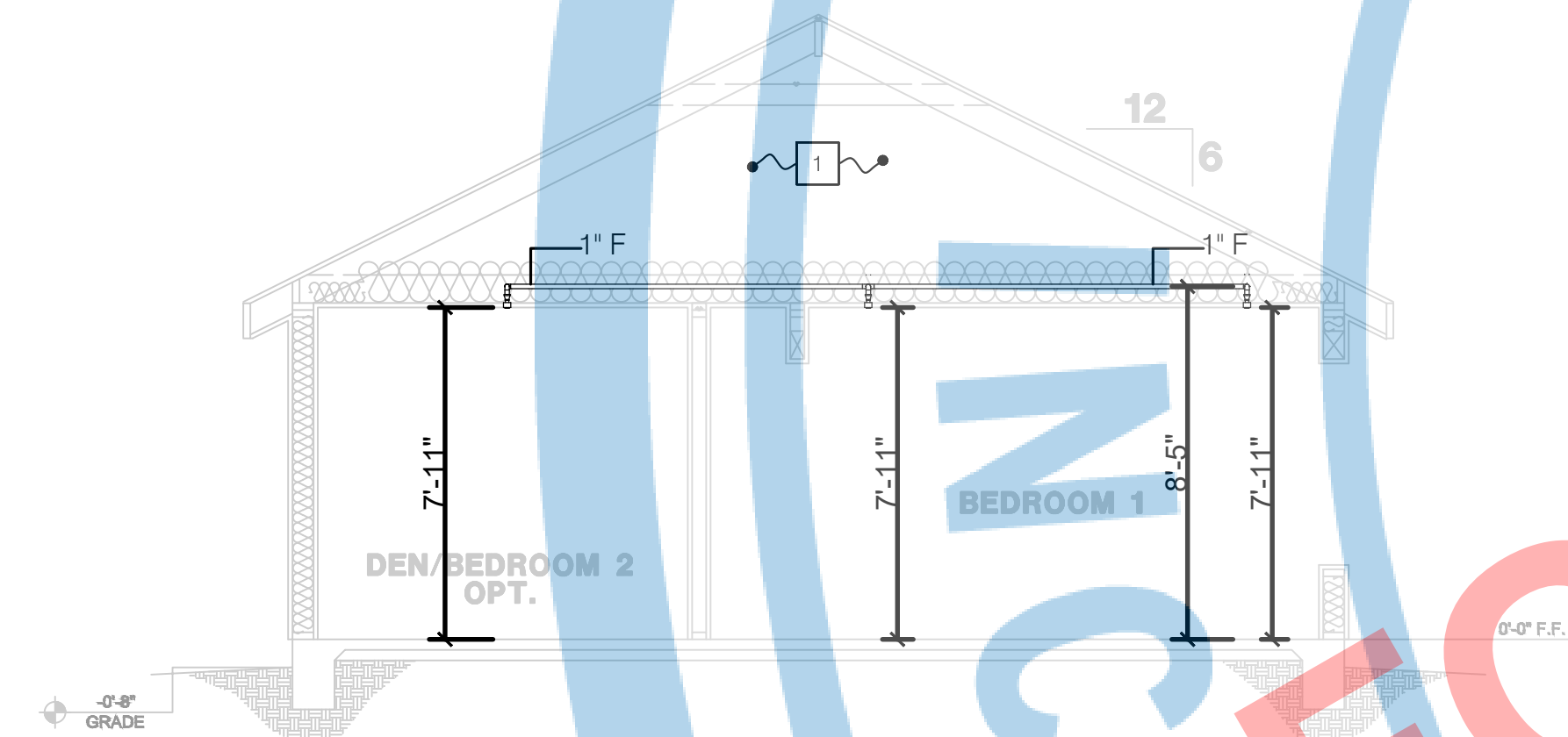




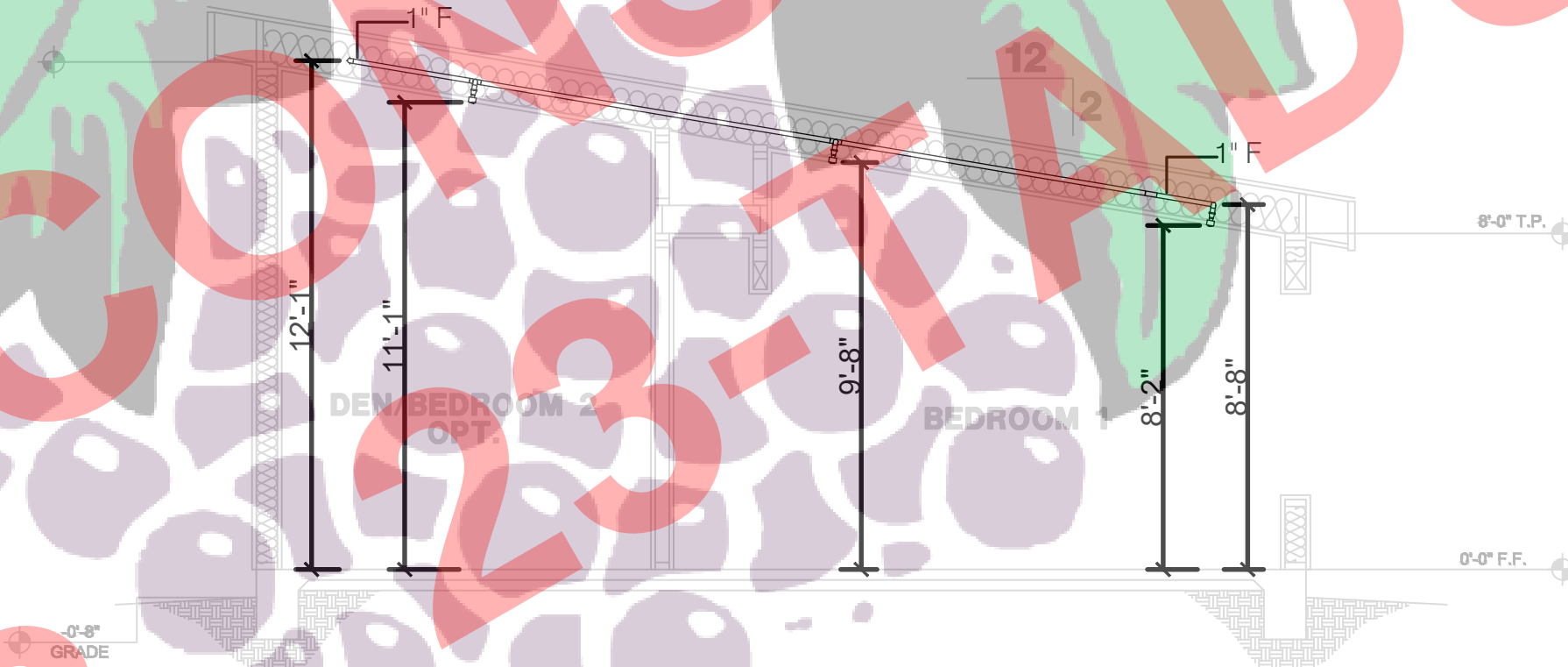
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NO SCALE



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



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



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

- NOTES
- 1 SPRINKLERS OMITTED PER 2022 NFPA 13D, SECTION 8.3.5
  - 2 SPRINKLERS OMITTED PER 2022 NFPA 13D, SECTION 8.3.4



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PROJECT:  
ACCESSORY  
DWELLING  
UNIT  
(TADU-003)  
PLAN 3

REVISIONS		
NO.	DESCRIPTION	DATE

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SECTIONS

JOB# : TADU-003  
DATE: 21-Sep-23  
SCALE: AS NOTED  
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SHEET NO.  
FP4.01



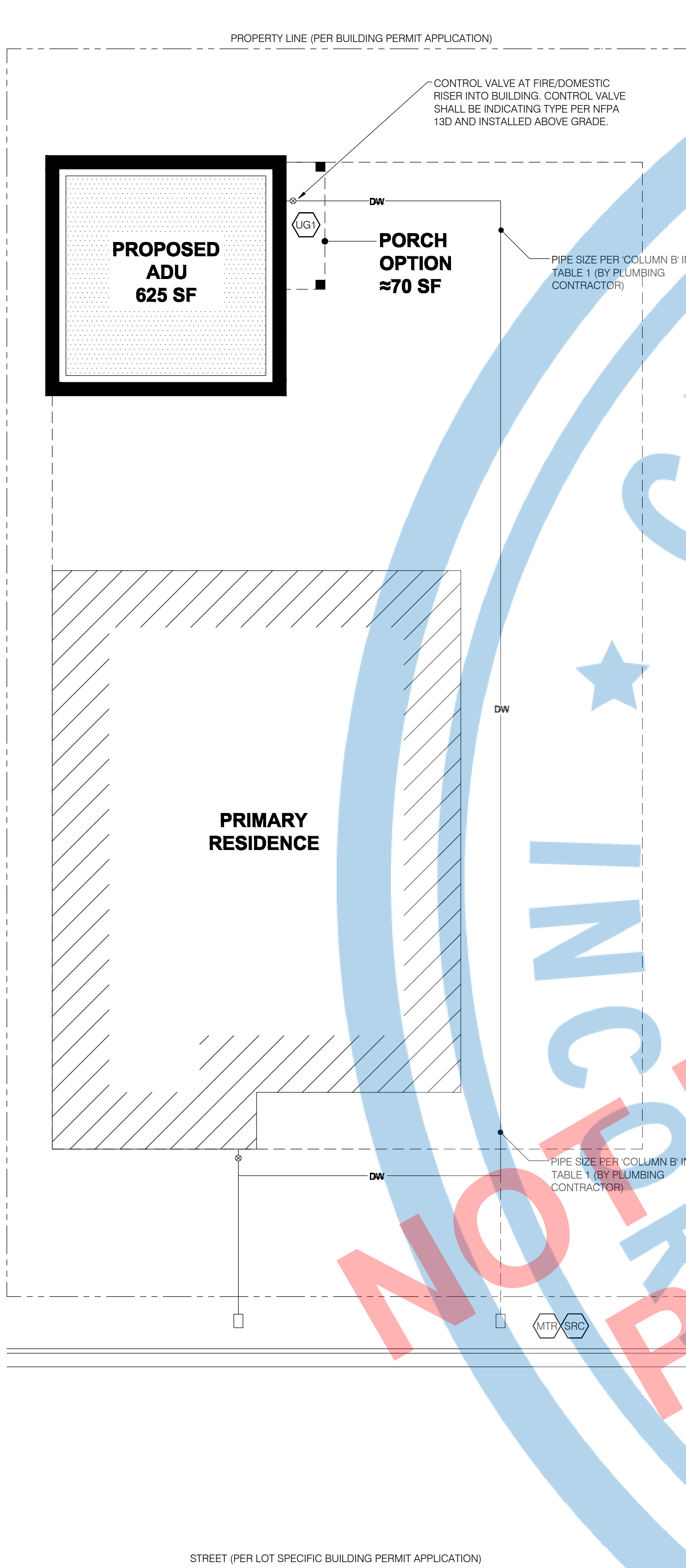


TABLE 1 - PIPE SIZE FOR RISER LEAD-IN, RISER AND COMMON SUPPLY PIPE PER LENGTH OF SUPPLY PIPE		
MAXIMUM LENGTH OF SUPPLY IN EQUIVALENT SCHEDULE 40 PIPE (SEE NOTES 2,3)	COLUMN A (IN.) (SEE NOTE 4)	COLUMN B (IN.) (SEE NOTE 5)
150 FT	1-1/4"	1-1/4"
350 FT	1-1/4"	1-1/2"
600 FT	1-1/2"	2"

- 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 IN ADU.
- 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.
- 5) MINIMUM PIPE SIZE FOR RISER AND SUPPLY PIPE TO ADU

CONDITIONS OF FFD APPROVAL:

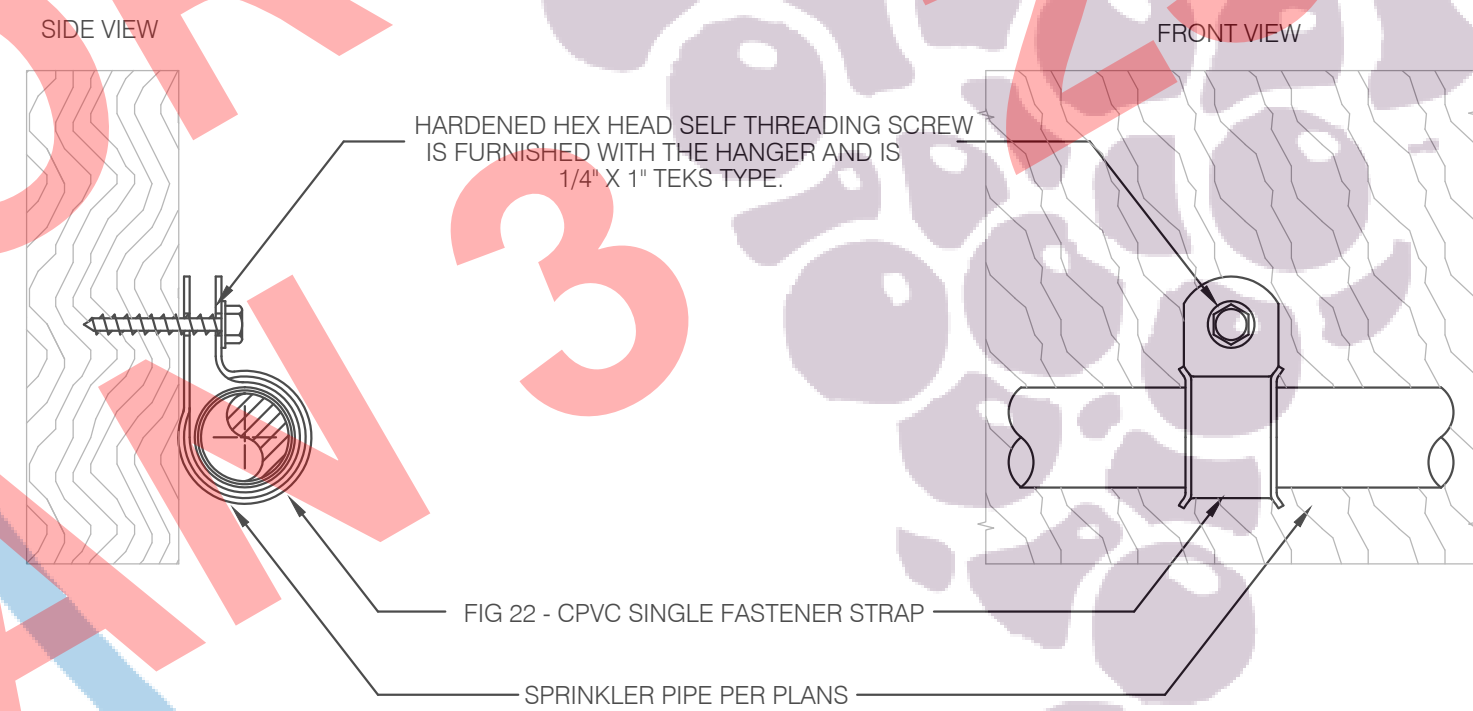
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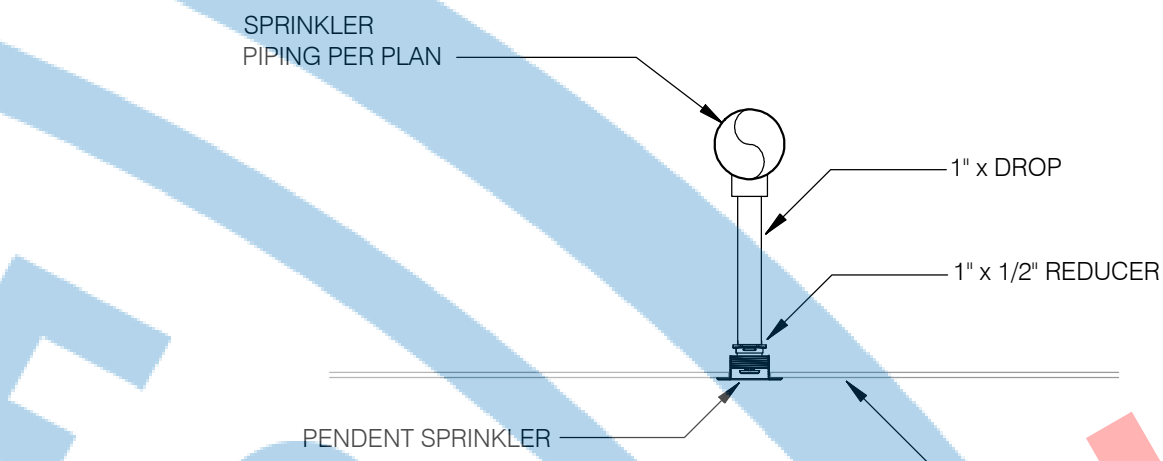
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IT IS THE CONTRACTOR'S OBLIGATION TO COMPLY WITH ALL FFD CONDITIONS OF APPROVAL & APPLICABLE LAWS, CODES, ORDINANCES AND ADOPTED REFERENCED STANDARDS PRIOR TO REQUESTING A FIRE FINAL.

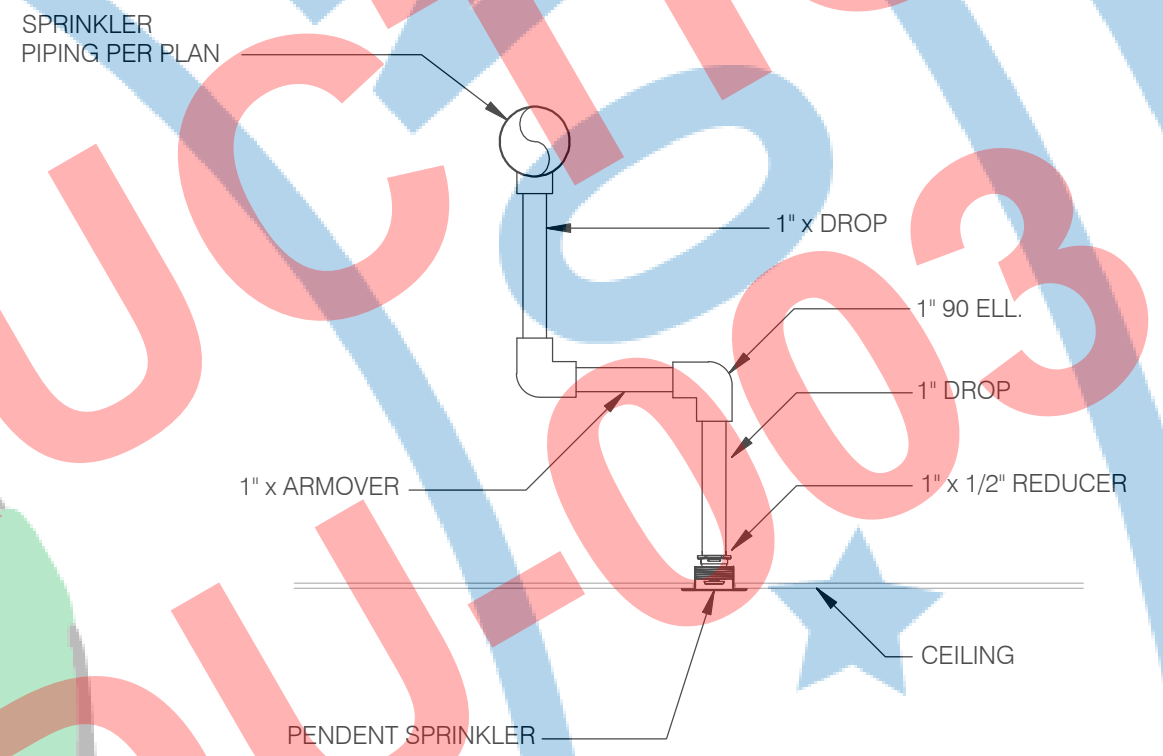
4 NOT USED  
NO SCALE



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



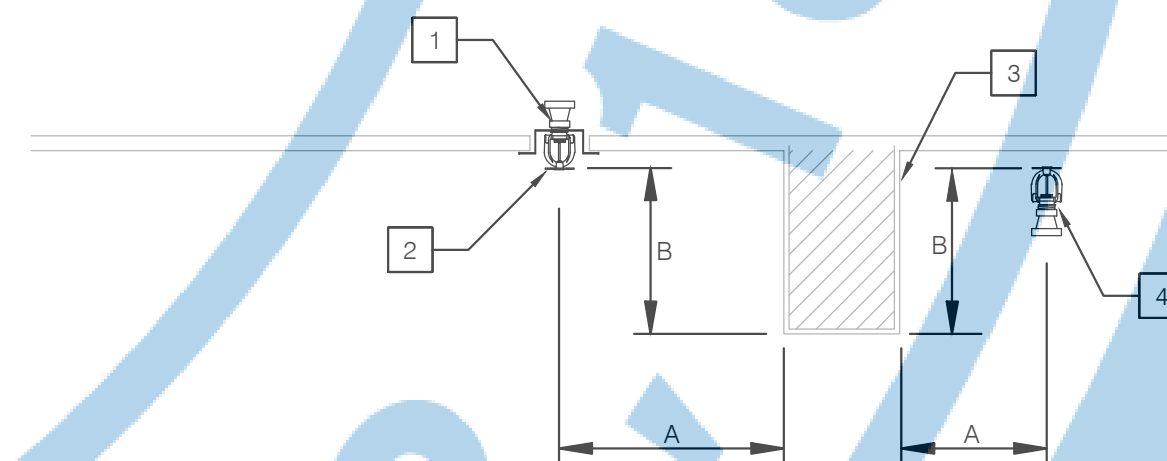
STRAIGHT /DROP CONFIGURATION



ARM OVER/DROP CONFIGURATION

SYMBOL	SYMBOL

2 SPRINKLER PIPING DETAILS  
NO SCALE



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

GENERAL NOTE:  
NFPA 13D 2022 TABLE 8.2.5.3.2 POSITIONING OF SPRINKLERS TO AVOID OBSTRUCTIONS TO DISCHARGE (RESIDENTIAL UPRIGHT AND PENDENT)

NOTES

- 1 SPRINKLER PIPE DROP.
- 2 PENDENT SPRINKLER HEAD.
- 3 OBSTRUCTION.
- 4 UPRIGHT SPRINKLER HEAD.

1 OBSTRUCTION TABLE FOR RESIDENTIAL SPRINKLERS  
NO SCALE

5 CONNECTION TO CITY WATER SERVICE  
NO SCALE

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



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PROJECT:

ACCESSORY DWELLING UNIT  
(TADU-003)  
PLAN 3

REVISIONS		
NO.	DESCRIPTION	DATE

CITY USE ONLY

DRAWING TITLE:

DETAILS

JOB# : TADU-003  
DATE: 21-Sep-23  
SCALE: AS NOTED  
DRAWN BY: IRG

SHEET NO.  
**FP6.01**





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PROJECT:  
ACCESSORY  
DWELLING  
UNIT  
(TADU-003)  
PLAN 3

REVISIONS

NO.	DESCRIPTION	DATE

CITY USE ONLY

DRAWING TITLE:

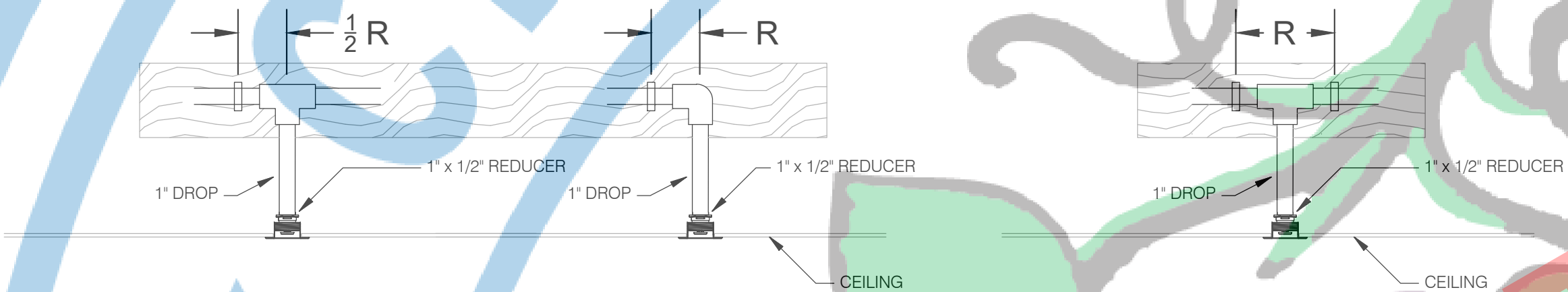
DETAILS

JOB# : TADU-003  
DATE: 21-Sep-23  
SCALE: AS NOTED  
DRAWN BY: IRG

SHEET NO.  
**FP6.02**

TABLE B - MAXIMUM SUPPORT SPACING DISTANCE END SPRINKLER HEAD DROP ELBOW OR ONE POINT OF RESTRAINT (R)		
CPVC - NOM. PIPE SIZE (IN)	LESS THAN 100psi	MORE THAN 100psi
1"	5'-0"	4'-0"
1 1/4"	6'-0"	5'-0"
1 1/2"	7'-0"	7'-0"
2"	7'-0"	7'-0"

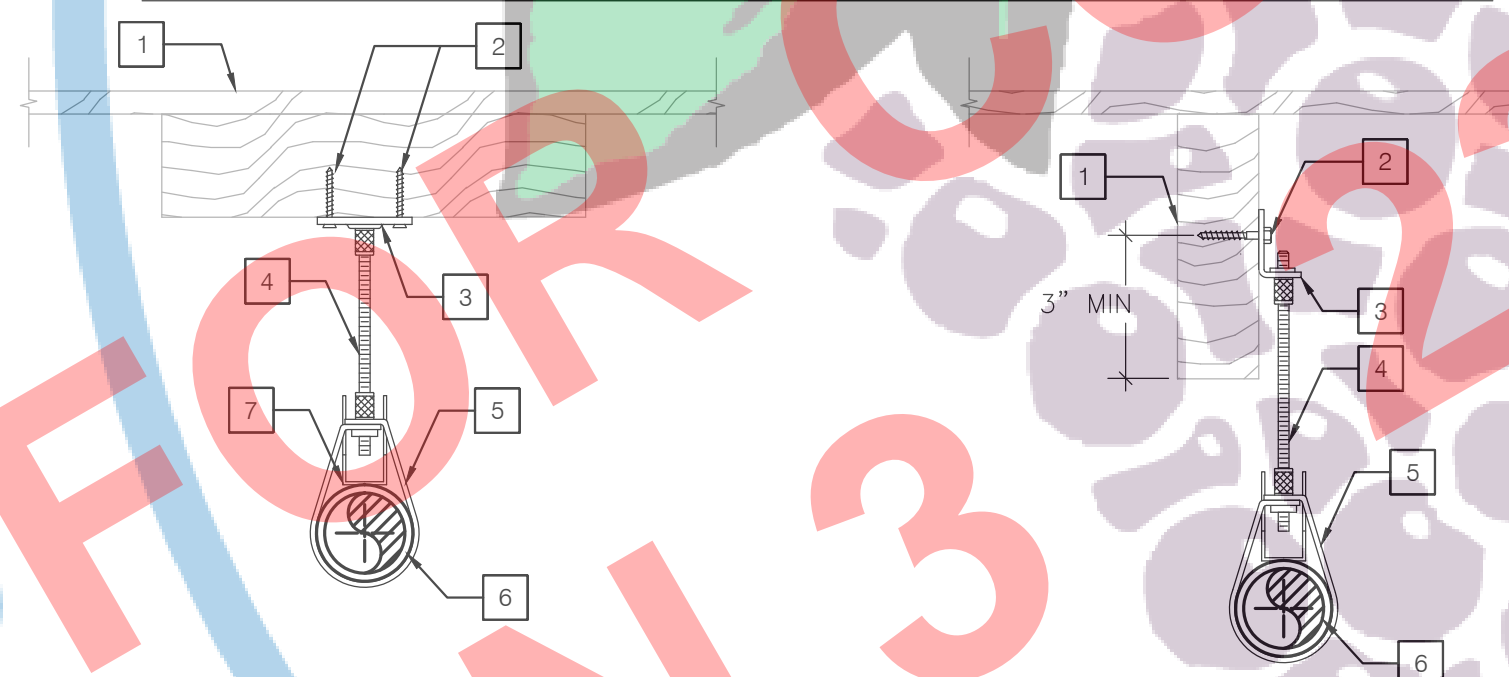
TABLE A - MAXIMUM SUPPORT SPACING DISTANCE IN LINE SPRINKLER HEAD DROP TEE OR TWO POINTS OF RESTRAINT (R)		
CPVC - NOM. PIPE SIZE (IN)	LESS THAN 100psi	MORE THAN 100psi
1"	5'-0"	4'-0"
1 1/4"	6'-0"	5'-0"
1 1/2"	7'-0"	7'-0"
2"	7'-0"	7'-0"



4 CPVC HANGER SPACING REQUIREMENTS

NO SCALE

THREADED CEILING PLATE OR SIDE BEAM BRACKET, ROD & RING



NOTES

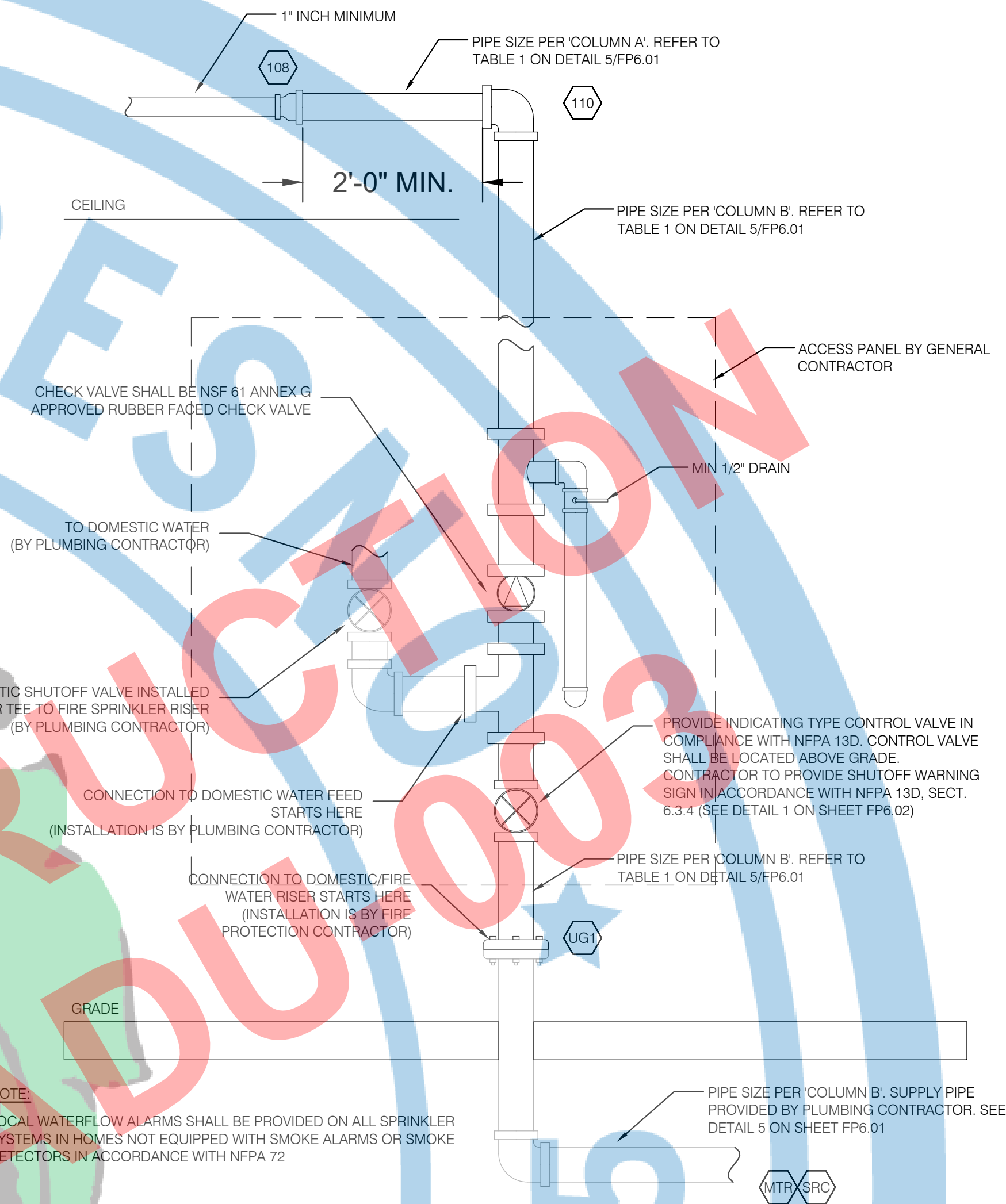
- WOOD MEMBER BY STRUCTURAL (TYP).
- DRIVE SCREW NO. 18 x 1 1/2"
- THREADED SIDE BEAM BRACKET, TOLCO FIG. 58 (TYP)/ STEEL CEILING PLATE, TOLCO FIG. 78 (TYP)
- ALL THREADED ROD, TOLCO FIG. 100 (TYP).
- PIPE RING HANGER, TOLCO FIG. 200 (TYP).
- SPRINKLER PIPE PER PLAN (TYP).
- TOLCO FIG. 25

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

\*TO BE CONFIRMED BY STRUCTURAL ENGINEER

3 CPVC - PIPE HANGERS

NO SCALE



2 SPRINKLER RISER INTO BUILDING DETAIL

NO SCALE

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.

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

NOTES:

- LETTERS ON SIGN SHALL BE MINIMUM 1/4" INCH.
- PLACE SIGN ADJACENT TO CONTROL VALVE INTO BUILDING

1 SHUTOFF WARNING SIGN ABOVE CONTROL VALVE

NO SCALE