

FLOOR PLAN: SLAB

749 SQ. FT.

1/4" = 1'-0"

- FLOOR PLAN NOTES
- WHEN AUTOMATIC FIRE SPRINKLERS ARE REQUIRED THROUGHOUT THE RESIDENCE, FIRE SPRINKLERS SHALL BE DESIGNED BY A CALIFORNIA CONTRACTOR CLASSIFICATION C-16. FIRE SPRINKLER SHALL BE REQUIRED IF THE PRIMARY RESIDENCE HAS FIRE SPRINKLERS.
 - EXTERIOR WALLS TO BE 2X6 DF NO. 2 STUDS AT 16" O.C. WITH R-21 INSULATION, SIDING/ SHEAR AS SHOWN ON.
 - INTERIOR WALLS TO BE 2X4 DF NO.2 STUDS AT 16" O.C.
 - TYPICAL WALL HEIGHT IS 9'-0"-3"
 - IF POSSIBLE, PLEASE TRY TO LOCATE WATER HEATER & AIR CONDITIONER CONDENSER TOWARDS THE INSIDE OF THE PARCEL OPPOSITE OF THE STREET VIEW SIDE OF THE ADU.
 - NO OPENING SHALL BE PERMITTED IN THE EXTERIOR WALLS, INCLUDING VENTS, OF GROUP R-3 OCCUPANCIES WHERE THE EXTERIOR WALL IS CLOSER THAN 5' TO THE PROPERTY LINE 2022 CRC TABLE R302.1.(1) & TABLE R302.1.(2)
 - LISTED INSTALLATION INSTRUCTION OR MANUALS SHALL BE ON SITE & AVAILABLE FOR PLUMBING, MECHANICAL, ELECTRICAL EQUIPMENT OR OTHER INSTALLATIONS DURING FIELD INSPECTION OF SPECIFIC APPLIANCES OR FEATURES.
 - RODENT PROOFING & INSECT INTRUSION PROTECTION. ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLE CONDUITS OR OTHER OPENINGS IN BOTTOM/SOLE PLATE AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS IN ACCORDANCE WITH THE 2022 CAL GREEN BUILDING CODE, CHAPTER 4, DIVISION 4.4 SECTION 4.406.1 CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE BY THE ENFORCING AGENCY. METHOD ACCEPTABLE BY YUBA COUNTY BUILDING DIVISION WOULD BE LOW VOC CAULKING WITH NON-COMBUSTIBLE FILLING MATERIAL.

INGRESS/EGRESS WINDOWS IN BEDROOMS AND SLEEPING AREAS:

R310.2.1 MINIMUM OPENING AREA. EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES. EXCEPTION: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5 SQUARE FEET.

DOOR SCHEDULE								
DOOR SYMBOL	DOOR SIZE			DOOR TYPE	CORE	MATERIAL	FRAME	NOTES:
	WIDTH	HEIGHT	THICK					
1	3'-0"	6'-8"	1-3/4"	SINGLE DOOR	SOLID	VNL/GLASS	WOOD	ENTRY DOOR(S) W/ TEMPERED GLAZING
2	3'-0"	6'-8"	1-3/4"	SINGLE DOOR	HOLLOW	WOOD	WOOD	MIN 32" INTERIOR DOORS
3	2'-4"	6'-8"	1-3/4"	SINGLE DOOR	HOLLOW	WOOD	WOOD	INTERIOR DOORS
4	6'-0"	6'-8"	1-3/4"	BI-PASS	HOLLOW	WOOD	WOOD	BI PASS CLOSET DOORS

WINDOW SCHEDULE									
WINDOW SYMBOL	WINDOW SIZE		OPER.	QNTY.	FRAME	HEAD HEIGHT	U-FACTOR	SHGC	NOTES:
	WIDTH	HEIGHT							
A	5'-0"	4'-0"	SLIDER	3	VINYL	6'-8"	0.3	0.25	EGRESS
B	6'-0"	4'-0"	SLIDER	1	VINYL	6'-8"	0.3	0.25	
C	3'-0"	1'-0"	SLIDER	1	VINYL	6'-8"	0.3	0.25	TEMPERED, OBSCURED
D	5'-0"	1'-0"	FIX	2	VINYL	6'-8"	0.3	0.25	
E	3'-0"	4'-0"	SLIDER	1	VINYL	6'-8"	0.3	0.25	
F	4'-0"	3'-0"	SLIDER	1	VINYL	6'-8"	0.3	0.25	

* ALL WINDOWS TO HAVE MIN. 1 PANE TEMPERED TO MEET W.U.I. COMPLIANCE

General Notes

JACKSON AND SANDS ENGINEERING HAS PROVIDED THESE PLANS SOLELY FOR THE USE WITHIN THE CITY OF ORLAND & DOES NOT GIVE PERMISSION FOR USE OUTSIDE OF THIS AREA.



JACKSON & SANDS ENGINEERING, Inc.

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No.	Revision/Issue	Date
1	INITIAL SUBMITTAL:	
2	PCI SUBMITTAL:	8/2/23

MASTER PLAN
BID SET

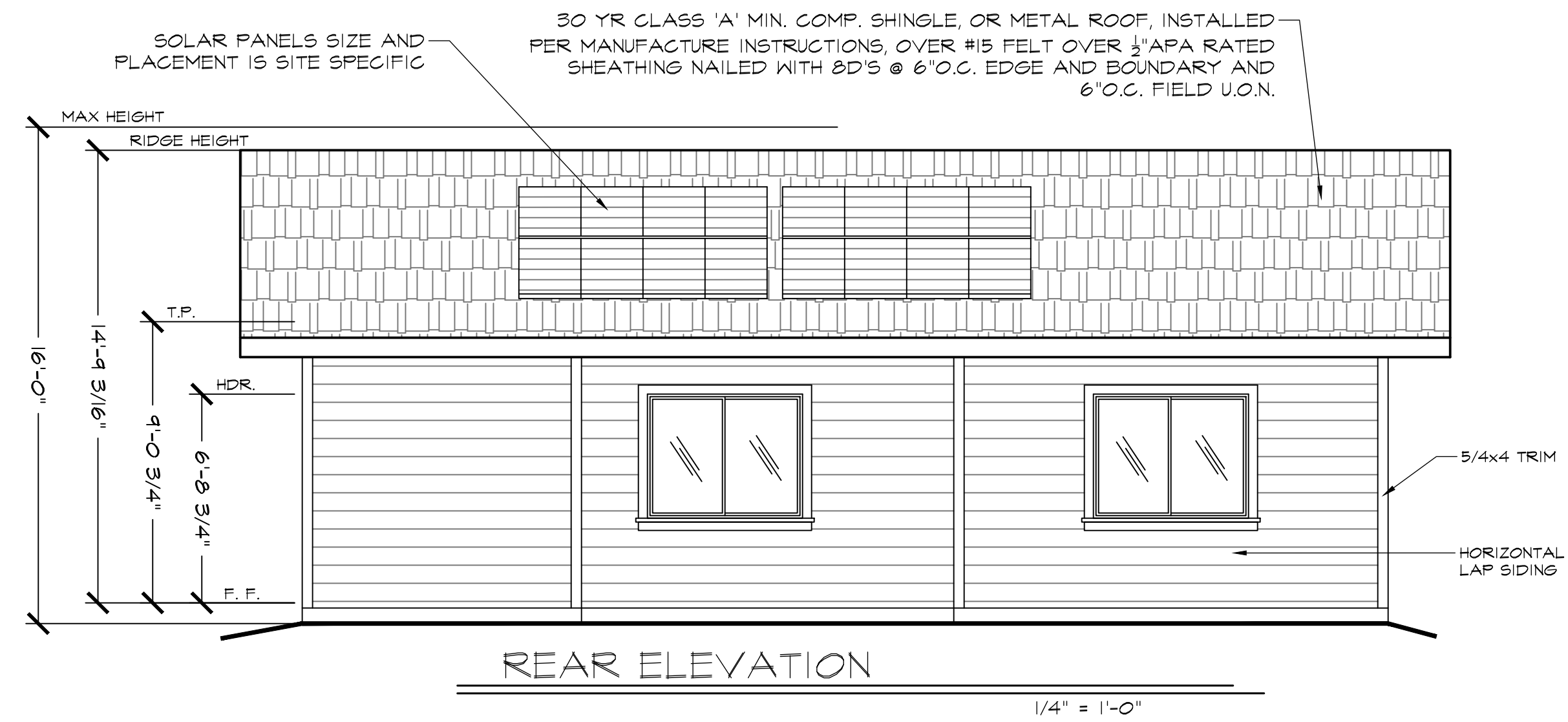
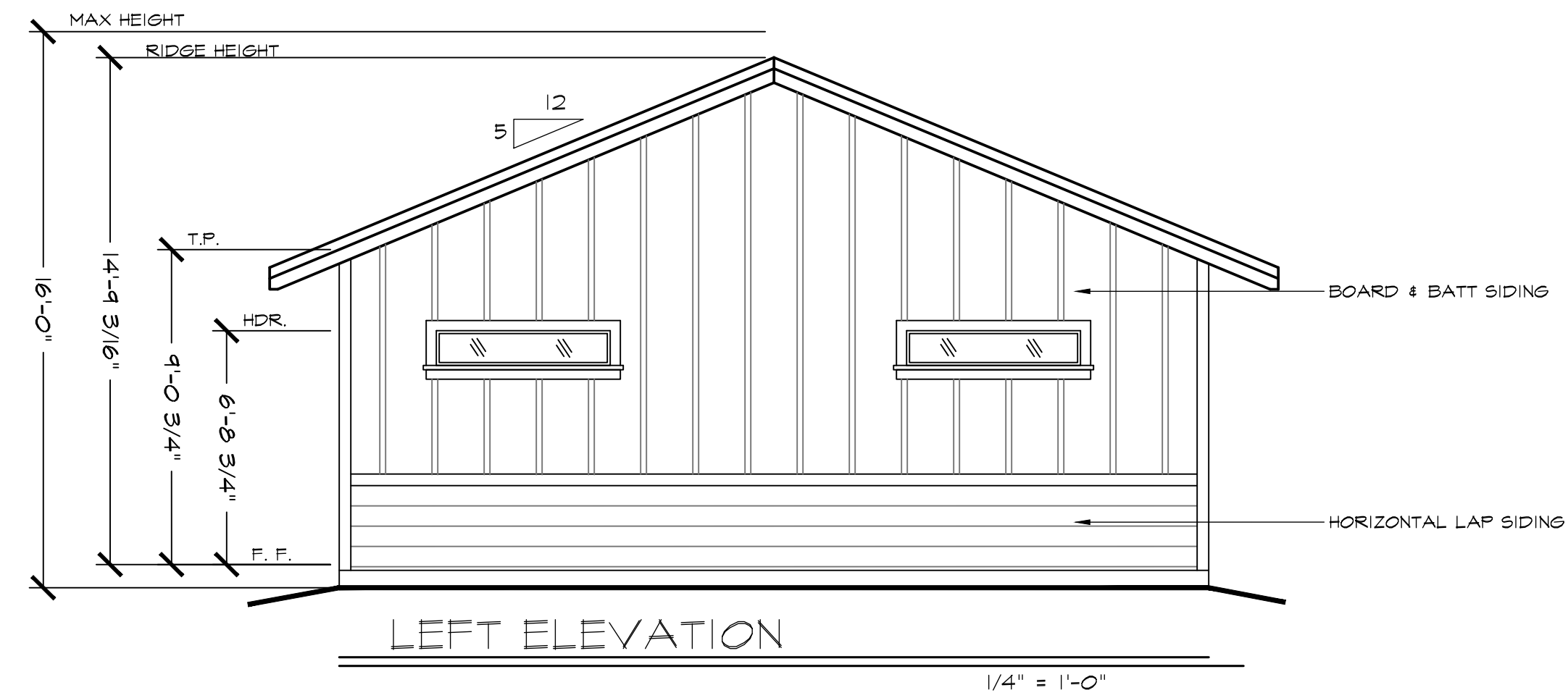
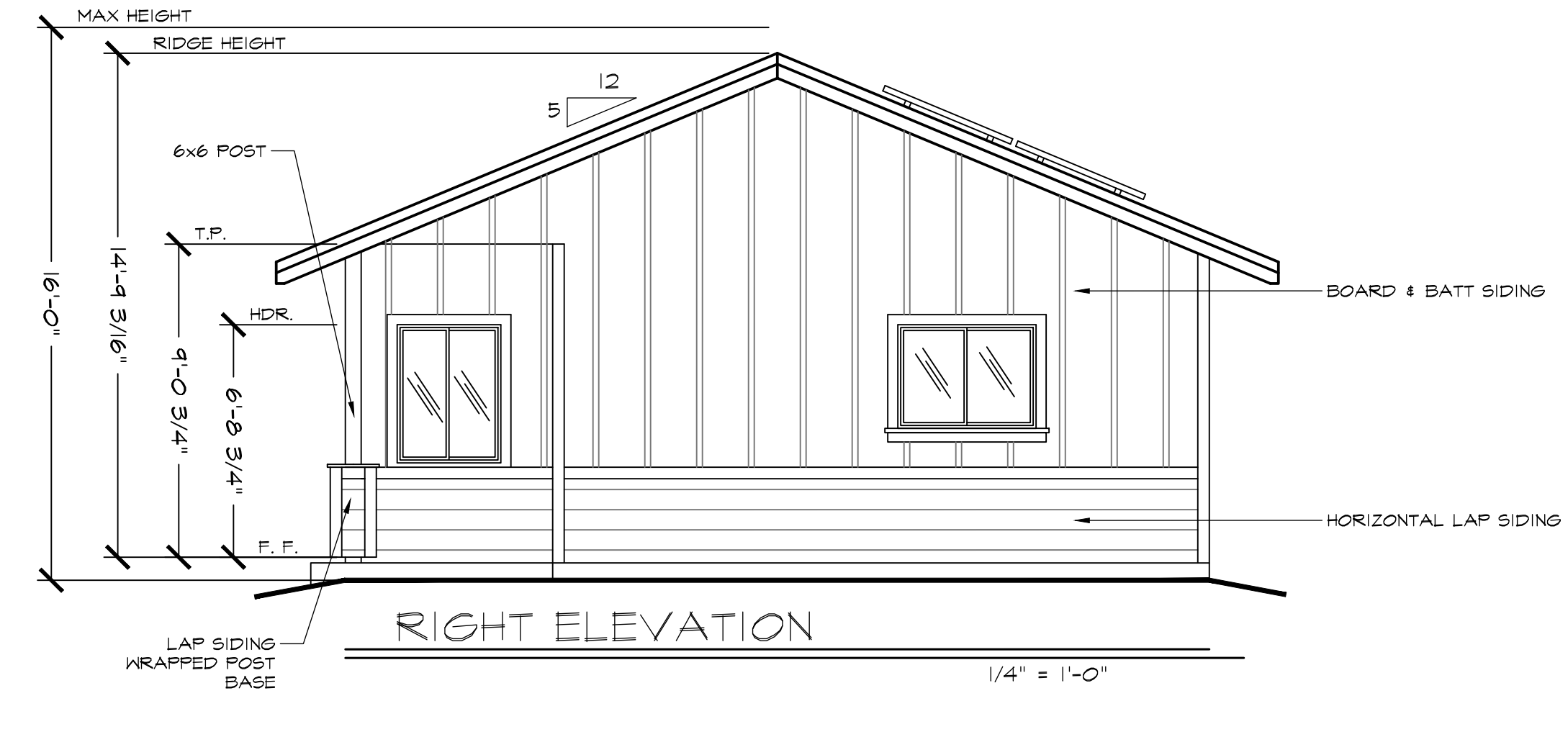
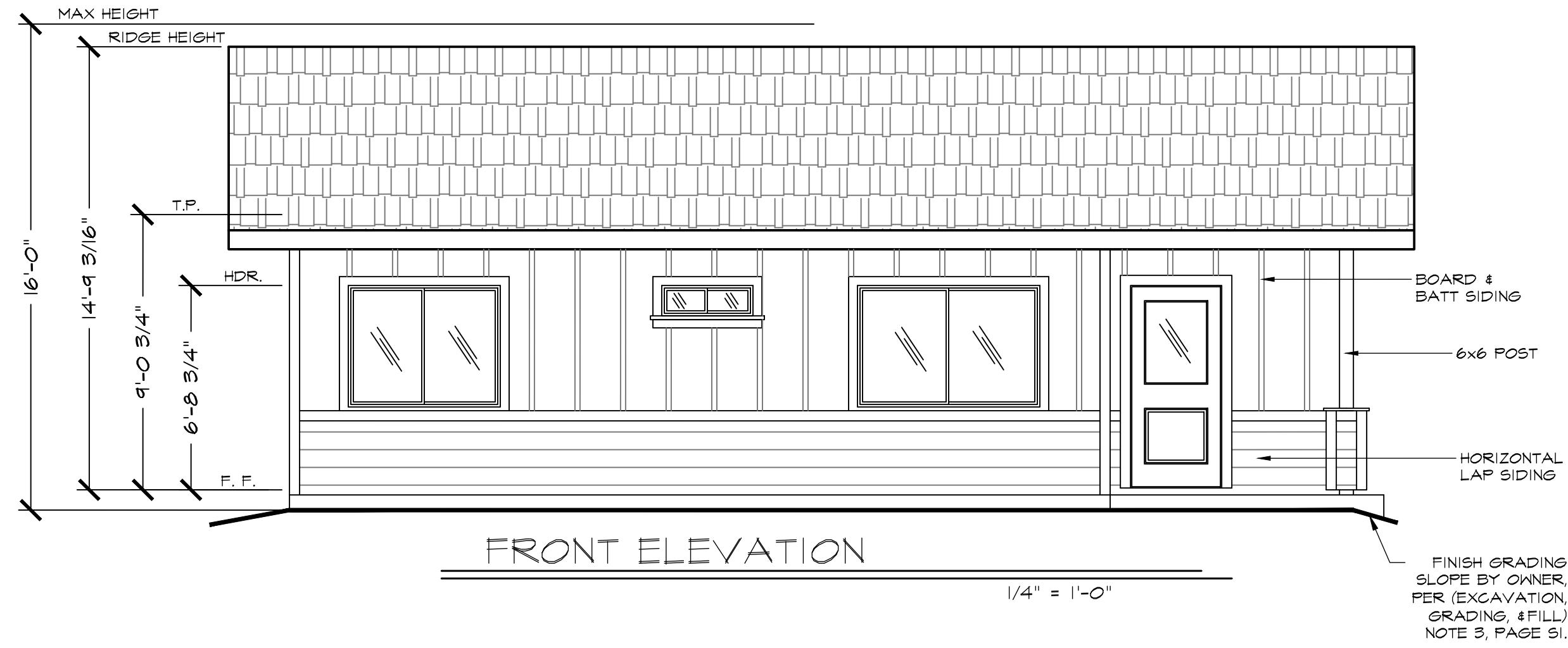
10/02/23

ORLAND ADUs

749 SQ FT
PALISADE

Project 23M-007	Sheet A.1
Date 10/02/23	MIRROR
Scale AS NOTED	

R319.1 ADDRESS IDENTIFICATION. BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES (102 MM) IN HEIGHT WITH A STROKE WIDTH OF NOT LESS THAN 0.5 INCH (12.7 MM). WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED.



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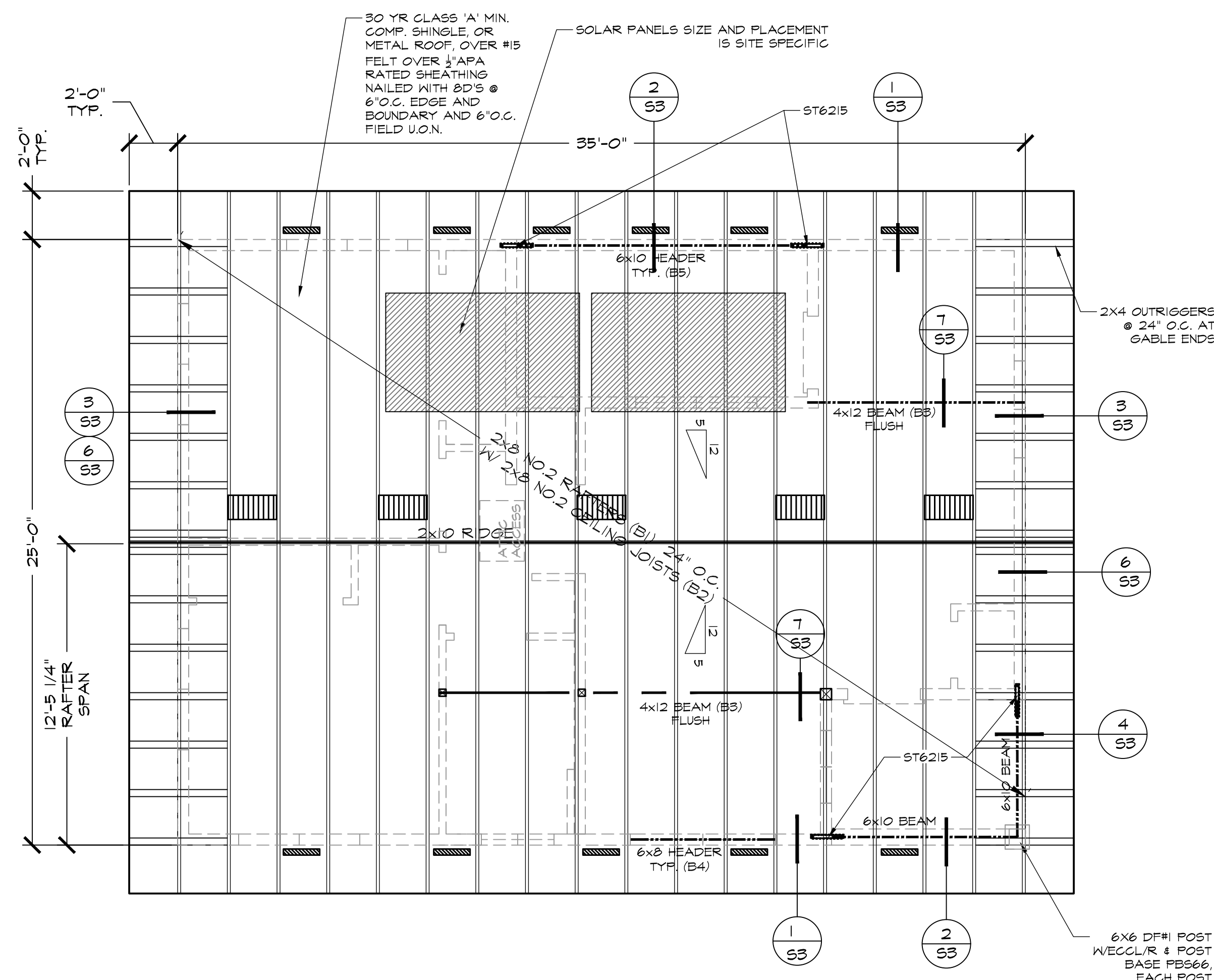
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Sheet
A2.1
MIRROR



ROOF PLAN - GABLE END

749 SQ. FT. 1/4" = 1'-0"

ATTIC VENTILATION CALCULATION
 * EQUIVALENT MEANS OF ACHIEVING VENT AREA ARE ACCEPTABLE.

DESCRIPTION	SQUARE FOOTAGE	REQUIREMENT	VALUE	PROPOSED VENT	SYMBOL	NET VENT AREA/VENT	# VENTS	IN ² PROVIDED
ATTIC SPACE TOTAL	875	1/150	5.83 FT ² 840 IN ²					
LOWER VENT	--	1/300	2.91 FT ² 420 IN ²	EV223-1/B		34 IN ² /LF	11	424 IN ²
UPPER VENTS	--	1/300	2.91 FT ² 420 IN ²	HALF ROUND DORMER B424-1/B		100 IN ²	5	500 IN ²
							TOTAL=	924 IN ²

NOTES:

1. ALL HEADERS TO BE 6X8 DF NO.2 U.N.O
2. ROOF TERMINATION EACH VENT PIPE OR STACK SHALL EXTEND THROUGH ITS FLASHING AND SHALL TERMINATE VERTICALLY NOT LESS THAN 6" INCHES ABOVE THE ROOF NO LESS THAN 1' FOOT A VERTICAL SURFACE.
3. EACH VENT SHALL TERMINATE NOT LESS THAN 10' FEET FROM, OR NOT LESS THAN 3' FEET ABOVE, AN OPENABLE WINDOW, DOOR, OPENING, AIR INTAKE OR VENT SHAFT, OR LESS THAN 3' FEET FOR A LOT LINE, ALLEY AND STREET EXCEPTED.
4. ABS AND PVC PIPING EXPOSED TO SUNLIGHT SHALL BE PROTECTED BY WATER BASED SYNTHETIC LATEX PAINT.

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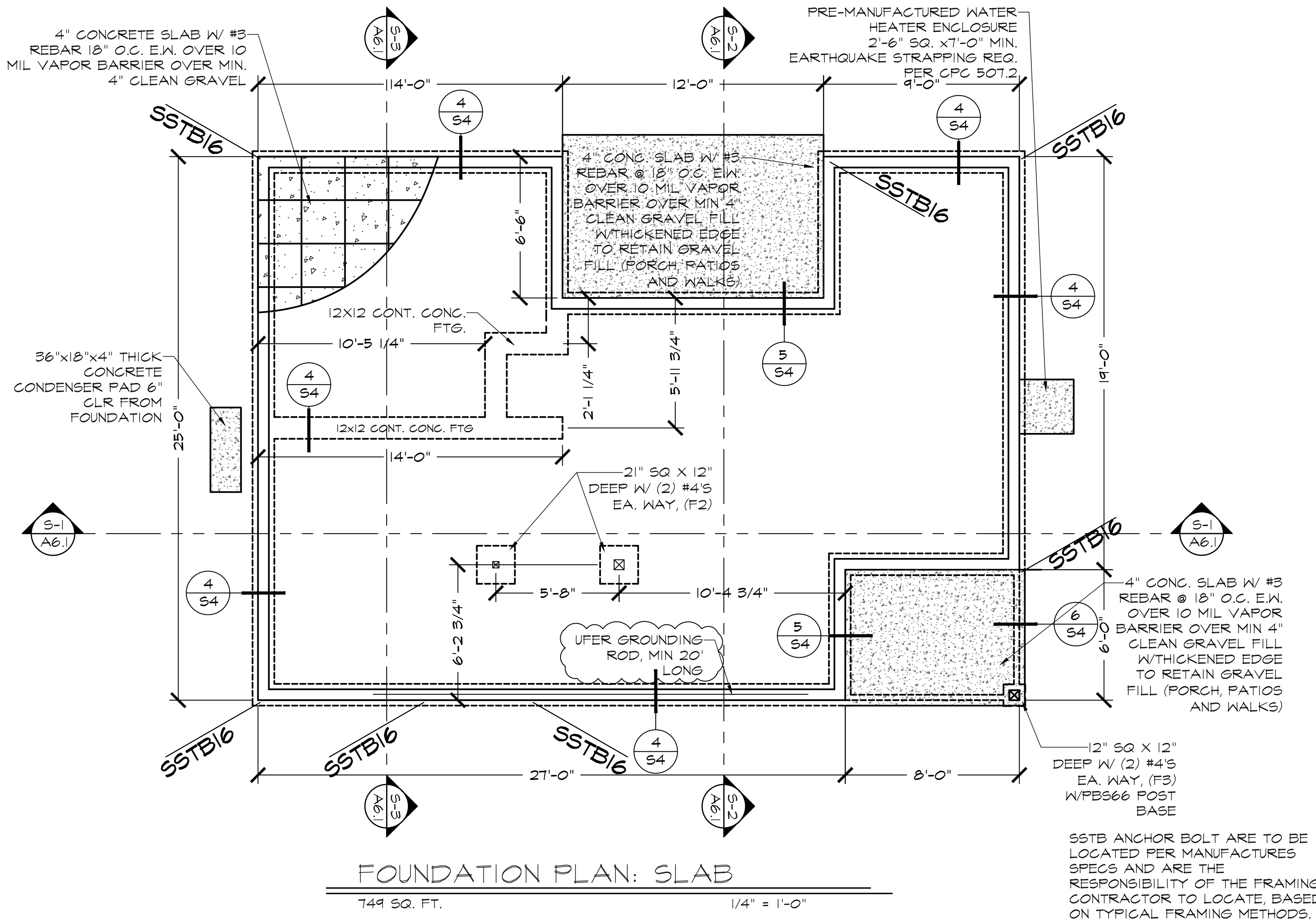
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R403.2.1 KEEP SCREEDS
 A MINIMUM 0.019-INCH (0.5 MM) (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT KEEP SCREED OR PLASTIC KEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3/2 INCHES (89 MM), SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C926. THE KEEP SCREED SHALL BE PLACED NOT LESS THAN 4 INCHES (102 MM) ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE KEEP SCREED.

R401.3 DRAINAGE
 SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL NOT FEWER THAN 6 INCHES (152 MM) WITHIN THE FIRST 10 FEET (3048 MM).
 EXCEPTION: WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES (152 MM) OF FALL WITHIN 10 FEET (3048 MM), DRAINS OR SNALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET (3048 MM) OF THE BUILDING FOUNDATION SHALL BE SLOPED NOT LESS THAN 2 PERCENT AWAY FROM THE BUILDING.

250.52 (A) (3) CONCRETE-ENCASED ELECTRODE:
 A CONCRETE-ENCASED ELECTRODE SHALL CONSIST OF AT LEAST 6.0 M (20 FT) OF EITHER (1) OR (2).
 (1) ONE OR MORE BARE OR ZINC GALVANIZED OR OTHER ELECTRICALLY CONDUCTIVE COATED STEEL REINFORCING BARS OR RODS OF NOT LESS THAN 13 MM (1/2 IN.) IN DIAMETER, INSTALLED IN ONE CONTINUOUS 6.0 M (20 FT) LENGTH, OR IF IN MULTIPLE PIECES CONNECTED TOGETHER BY THE USUAL STEEL TIE WIRES, EXOTHERMIC WELDING, WELDING, OR OTHER EFFECTIVE MEANS TO CREATE A 6.0 M (20 FT) OR GREATER LENGTH; OR
 (2) BARE COPPER CONDUCTOR NOT SMALLER THAN 4 AWG
 METALLIC COMPONENTS SHALL BE ENCASED BY AT LEAST 50 MM (2 IN.) OF CONCRETE AND SHALL BE LOCATED HORIZONTALLY WITHIN THAT PORTION OF A CONCRETE FOUNDATION OR FOOTING THAT IS IN DIRECT CONTACT WITH THE EARTH OR WITHIN VERTICAL FOUNDATIONS OR STRUCTURAL COMPONENTS OR MEMBERS THAT ARE IN DIRECT CONTACT WITH THE EARTH. IF MULTIPLE CONCRETE-ENCASED ELECTRODES ARE PRESENT AT A BUILDING OR STRUCTURE, IT SHALL BE PERMISSIBLE TO BOND ONLY ONE INTO THE GROUNDING ELECTRODE SYSTEM.

507.2 SEISMIC PROVISIONS
 WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER ONE THIRD (1/3) AND LOWER ONE-THIRD (1/3) OF ITS VERTICAL DIMENSIONS. AT THE LOWER POINT, A MINIMUM DISTANCE OF FOUR(4) INCHES (102 MM) SHALL BE MAINTAINED ABOVE THE CONTROLS WITH THE STRAPPING.



FOUNDATION PLAN: SLAB

749 SQ. FT. 1/4" = 1'-0"

SSTB ANCHOR BOLT ARE TO BE LOCATED PER MANUFACTURES SPECS AND ARE THE RESPONSIBILITY OF THE FRAMING CONTRACTOR TO LOCATE, BASED ON TYPICAL FRAMING METHODS.

- NOTES:**
- IF PARCEL WHERE THIS ADU IS TO BE CONSTRUCTED IN AN AREA KNOWN TO HAVE EXPANSIVE SOIL OR UPON DISCOVERY AT FOUNDATION EXCAVATION EXPANSIVE SOIL IS FOUND, THE ADDITIONAL DESIGN BY A CALIFORNIA REGISTERED DESIGN PROFESSIONAL SHALL BE REQUIRED, SUBMITTED TO THE CITY OF ORLAND AND APPROVED PRIOR TO FOUNDATION INSPECTION FOR THIS BUILDING.
 - THIS ADU DESIGN IS FOR A TYPICAL CITY OF ORLAND FLAT PARCEL NOT EXCEEDING A SLOPE OF 2%. IF SITE CONDITIONS EXCEED THIS SLOPE, THEN ADDITIONAL FOUNDATION DESIGN WILL BE REQUIRED BY A CALIFORNIA REGISTERED DESIGN PROFESSIONAL.
 - PRIOR TO ANY EXCAVATION FOR THIS PROJECT, THE OWNER AND OR CONTRACTOR SHALL REVIEW COMPLETE THE REQUIREMENTS ON THE USA NORTH WEBSITE: www.usanorth.org. THE OWNER AND OR CONTRACTOR HAVE A LEGAL OBLIGATION TO CONTACT, TWO WORKING DAYS, BEFORE COMMENCING DIGGING, USA NORTH BY TELEPHONE. THIS CONTACT TELEPHONE NUMBER IS 811 OR 1-800-227-2600. (CALIFORNIA GOVERNMENT CODE SEC. 4216)
 - THESE PLANS ARE DESIGNED FOR NATIVE SOIL AND UNDISTURBED SOIL CONDITIONS. IF PARCEL HAS IMPORTED UNCONSOLIDATED SOIL, UNCONSOLIDATED ROCK FRAGMENTS OR DISTURBED SOIL, THEN A SOIL COMPACTION REPORT SHALL BE REQUIRED AT TIME OF PERMIT APPLICATION. IF IMPORTED FILL OR DISTURBED SOIL CONDITIONS ARE FOUND AT THE TIME OF FOUNDATION EXCAVATION, A SOILS COMPACTION REPORT SHALL BE REQUIRED TO BE SUBMITTED AND APPROVED BY THE CITY OF ORLAND BUILDING DIVISION, PRIOR TO FOUNDATION INSPECTION. IF FOUNDATION DESIGN CHANGES ARE REQUIRED, THEN DESIGN AND DRAWINGS SHALL BE SUBMITTED WITH WET STAMPS AND SIGNATURES FROM A CALIFORNIA REGISTERED DESIGN PROFESSIONAL TO ACCOMMODATE UNUSUAL SOIL OR GEOLOGIC CONDITIONS SHALL BE SUBMITTED TO THE CITY OF ORLAND BUILDING DIVISION FOR REVIEW AND APPROVAL.
 - PORTIONS OF THE ADU CLOSER TO THE PROPERTY LINE THAN THE DISTANCES SPECIFIED IN CRC TABLE 302.1(1) OR IF APPLICABLE, 2022 CRC TABLE 302.1(2), SHALL REQUIRE A CONSTRUCTION OF A LISTED 1-HOUR FIREWALL ASSEMBLY SEPARATION OR OTHER APPROVED METHOD SPECIFIED IN THIS CODE. THE COMPLIANCE MEANS SHALL BE PROVIDED WITH THE SITE PLAN AT TIME OF APPLICATION. THIS MAY REQUIRE ADDITIONAL PLAN DESIGN BY A CALIFORNIA REGISTERED DESIGN PROFESSIONAL FOR EMERGENCY EGRESS, AND LIGHT AND VENTILATION.
 - FOR 2 POUR CONDITION, SSTB16's SHOULD BE INCREASED BY ONE SIZE TO SSTB20's

NOTE:
 FOR 2 POUR CONDITION, SSTB16's SHOULD BE INCREASED BY ONE SIZE TO SSTB20's

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