


ACCESSORY DWELLING UNIT
STUDIO, 1 BATH

450 STUDIO

BUILDING INFORMATION:	PLAN SELECTION INFORMATION:	SHEET INDEX:	PAGES:	DESIGN CRITERIA:	PROJECT DESCRIPTION:																							
<p>OCCUPANCY GROUP: R-3 CONSTRUCTION TYPE: V-B STORIES: 1 BUILDING HEIGHT: 16' MAX FLOOR AREA: 450 SF COVERED PORCH: 128 SF FIRE SPRINKLERS: SITE SPECIFIC* W.U.I.: Y OR N FLOOD ZONE: FLOOD ZONE:----- FIRM PANEL #:-----</p> <p><small>BUILDING SHALL COMPLY WITH THE FOLLOWING CODE: CRC 2022, CEC 2022, CMC 2022, CPC 2022, CFG 2022, CGBG 2022, CEHC 2022, AND ALL STATE, FEDERAL, AND LOCAL ORDINANCES AS AMENDED BY THE LOCAL JURISDICTION.</small></p> <p>* FIRE SPRINKLERS ARE REQUIRED IF THE HOUSE THAT THIS ADU IS ACCESSORY TO, HAS FIRE SPRINKLERS OR WILL REQUIRE FIRE SPRINKLERS IF BEING NEWLY CONSTRUCTED.</p>	<p>FLOOR PLAN: ROOF MATERIAL:</p> <p><input type="checkbox"/> -STANDARD <input type="checkbox"/> -COMPOSITION SHINGLES <input type="checkbox"/> -REVERSE <input type="checkbox"/> -METAL</p> <p>EXTERIOR WALL MATERIAL:</p> <p><input type="checkbox"/> -STUCCO <input type="checkbox"/> -FULL COLUMNS <input checked="" type="checkbox"/> ½ COLUMNS <input checked="" type="checkbox"/> -LAP SIDING</p> <p>EXTERIOR WINDOW TREATMENT: DEFERRED SUBMITTALS:</p> <p><input type="checkbox"/> -DECORATIVE SHUTTERS <input type="checkbox"/> -FIRE SPRINKLERS WHEN REQUIRED <input type="checkbox"/> -TRELLIS ABOVE WINDOWS <input type="checkbox"/> -SOLAR WHEN REQ.</p> <p>TITLE 24 ENERGY REQUIREMENTS:</p> <p>1. WINDOWS: U-FACTOR= 0.3 4. WATER HEATER, HEAT PUMP SIZE: 40 GAL ENERGY FACTOR: 3.1 SHGC=0.23</p> <p>2. INSULATION: WALLS= R-21 5. HERS TESTING REQUIREMENTS: PER CALCULATIONS FLOOR= SLAB, RAISED 6. AIR CONDITIONING: ATTIC= R-38 RAFTERS= R-19 HEATING: 9.5 HSPF2 3. ROOF REQUIREMENTS: NO RADIANT BARRIER COOLING: 16 SEER2 VENTILATION= 1/30 SQ.FT. DUCT LOCATION: NONE</p>	<p>COVER SHEET CS</p> <p>NOTE SHEETS GN1 - GN4</p> <p>FLOOR PLAN A1, A1.1</p> <p>ELEVATIONS A2, A2.1</p> <p>ROOF PLAN A3, A3.1</p> <p>FOUNDATION A4, A4.1</p> <p>SHEAR WALL & FRAMING PLAN A5, A5.1</p> <p>SECTIONS A6, A6.1</p> <p>ELECTRICAL A7, A7.1</p> <p>MECHANICAL & PLUMBING A8, A8.1</p> <p>STRUCTURAL NOTES S1</p> <p>STRUCTURAL DETAILS S2 - S4</p>	<p>CS</p> <p>GN1 - GN4</p> <p>A1, A1.1</p> <p>A2, A2.1</p> <p>A3, A3.1</p> <p>A4, A4.1</p> <p>A5, A5.1</p> <p>A6, A6.1</p> <p>A7, A7.1</p> <p>A8, A8.1</p> <p>S1</p> <p>S2 - S4</p>	<p>SEISMIC: EQUIVALENT LATERAL FORCE PROCEDURE, ASCET-16, CHP 12.8</p> <table style="width: 100%;"> <tr> <td>I =</td> <td>II</td> </tr> <tr> <td>SS =</td> <td>0.842</td> </tr> <tr> <td>SI =</td> <td>0.355</td> </tr> <tr> <td>SMS =</td> <td>1.01</td> </tr> <tr> <td>SMI =</td> <td>NULL</td> </tr> <tr> <td>SDS =</td> <td>0.673</td> </tr> <tr> <td>SDI =</td> <td>NULL</td> </tr> <tr> <td>TL =</td> <td>16</td> </tr> <tr> <td>RO =</td> <td>1.3</td> </tr> <tr> <td>R =</td> <td>6.5</td> </tr> <tr> <td>SNOW LOAD =</td> <td>0 PSF</td> </tr> </table> <p>WIND: MAIN WIND FORCE RESISTING SYSTEM, ALL HEIGHTS METHOD, ASCET-16, CHP 26 & 27</p> <p>WIND SPEED = 95 MPH</p> <p>EXPOSURE = C</p> <p>ENCLOSURE = ENCLOSED</p>	I =	II	SS =	0.842	SI =	0.355	SMS =	1.01	SMI =	NULL	SDS =	0.673	SDI =	NULL	TL =	16	RO =	1.3	R =	6.5	SNOW LOAD =	0 PSF	<p>NEW CONSTRUCTION OF A 450 SQUARE FOOT, DETACHED, ACCESSORY DWELLING UNIT</p> <p>OWNER:</p> <p>ADDRESS:</p> <p>APN #:</p>	<p><small>YOU ASSUME ALL RESPONSIBILITY & RISK FOR YOUR USE OF THESE PLANS, WHICH ARE PROVIDED "AS IS" WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF TITLE, NON-INFRINGEMENT, OR IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. WITHOUT LIMITATION OF THE FOREGOING, YOU AGREE THAT IT IS YOUR RESPONSIBILITY TO ENSURE, PRIOR TO USE OF ANY PLANS, THAT SUCH PLANS ARE ACCURATE, SUITABLE FOR YOUR PURPOSES & COMPLIANT WITH ALL APPLICABLE LAWS. BY USING THESE PLANS YOU AGREE TO DEFEND (WITH COUNSEL OF CITY'S CHOOSING), INDEMNIFY & HOLD CITY, EMPLOYEES, VOLUNTEERS, AGENTS & THE DESIGN PROFESSIONAL WHO PREPARED THESE CONSTRUCTION DOCUMENTS, FREE & HARMLESS FROM ANY & ALL CLAIMS, DEMANDS, CAUSES OF ACTION, COSTS, EXPENSES, LIABILITY, LOSS, DAMAGE OR INJURY OF ANY KIND, IN LAW OR EQUITY, TO PROPERTY OR PERSONS, INCLUDING WRONGFUL DEATH, IN ANY MANNER ARISING OUT OF, PERTAINING TO, RELATED TO, OR INCIDENT TO ACCEPTANCE OF OR USE OF THE CONSTRUCTION DOCUMENTS.</small></p>
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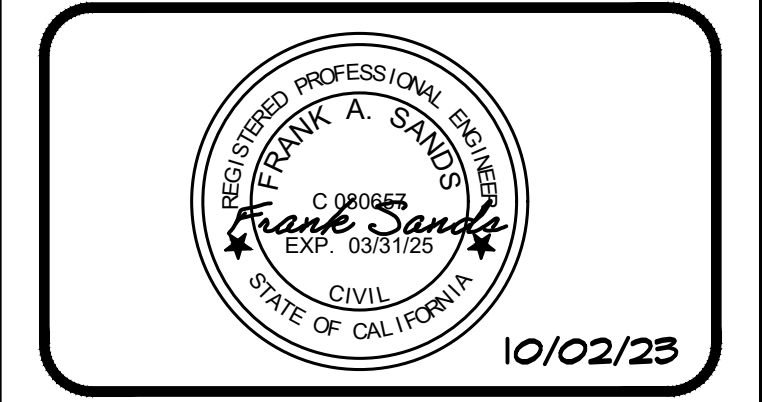
General Notes

JACKSON AND SANDS ENGINEERING HAS PROVIDED THESE PLANS SOLELY FOR THE USE FOR THE PROJECT SPECIFIED ON THESE PLANS & DOES NOT REPRESENT THAT THESE PLANS ARE SUITABLE FOR ANY OTHER SITE WEATHER MODIFIED OR NOT.



JACKSON & SANDS ENGINEERING, Inc.
 JACKSON & SANDS ENGINEERING
 1250 EAST AVE #10
 CHICO, CA 95926
 (530)715-7184

No.	Revision/Issue	Date
1	INITIAL SUBMITTAL:	
2	PCI SUBMITTAL:	7/24/23



ORLAND ADU

450 SQ. FT.
STUDIO ADU

Project 23M-007	Sheet
Date 10/02/23	CS
Scale AS NOTED	

AGING-IN-PLACE

- AT LEAST ONE BATHROOM ON ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT FOR GRAB BARS. MIN 2x8 SOLID LUMBER, LOCATED BETWEEN 32" & 34" ABOVE FINISHED FLOOR. BOTH SIDES OF WATER CLOSET OR ONE SIDE WALL & BACK WALL. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED. BATHTUB & COMBINATION BATHTUB/SHOWER SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB & BACK WALL. BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE LOCATED NO MORE THAN 6" ABOVE BATHTUB RIM. INFORMATION FOR IDENTIFYING THE LOCATION OR REINFORCEMENT SHALL BE PLACED IN OPERATIONS & MAINTENANCE MANUAL. (R327.1.1)
- ELECTRICAL RECEPTACLES, OUTLETS, SWITCHES & CONTROLS SHALL BE LOCATED NO MORE THAN 48" TO THE TOP OF THE OUTLET BOX & NO LESS THAN 15" FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISHED FLOOR. (R327.1.2)
- EFFECTIVE JULY 1st, 2024 AT LEAST ONE BATHROOM & ONE BEDROOM DOORWAY ON THE ENTRY LEVEL SHALL HAVE A NET CLEAR OPENING OF NO LESS THAN 32" AT A 90° ANGLE. (R327.1.3)
- DOORBELL BUTTONS SHALL BE INSTALLED NO MORE THAN 48" TO THE TOP OF THE BUTTON, ABOVE THE FINISHED FLOOR. (R327.1.4)

MECHANICAL

- WOOD BURNING APPLIANCES SHALL BE ONE OF THE FOLLOWING:
 - A PELLET-FUELED WOOD BURNING HEATER.
 - A U.S. EPA PHASE II CERTIFIED WOOD BURNING HEATER.
 - AN APPLIANCE OR FIREPLACE DETERMINED TO MEET THE U.S. EPA PARTICULATE MATTER EMISSION STANDARD OF LESS THAN 7.5 GRAMS/HOUR FOR A NON-CATALYTIC WOOD FIRED APPLIANCE OR 4.1 GRAMS/HOUR FOR A CATALYTIC WOOD FIRED APPLIANCE & IS APPROVED IN WRITING BY THE ADO.
- ALL NEWLY INSTALLED GAS FIREPLACES SHALL BE DIRECT VENT & SEALED-COMBUSTION TYPE. (CMC 912.2)
- ANY INSTALLED WOOD STOVE OR PELLET STOVE SHALL HAVE A PERMANENT NSPS LABEL CERTIFYING EMISSION LIMITS.
- TOP CHIMNEY MUST EXTEND A MIN OF 2' ABOVE ANY PART OF THE BUILDING WITHIN 10' (CMC 802.5.4)
- FIREPLACES SHALL HAVE CLOSABLE METAL OR GLASS DOORS, HAVE COMBUSTION AIR INTAKE DRAIN FROM THE OUTSIDE & HAVE A READILY ACCESSIBLE FLUE DAMPENER CONTROL. CONTINUOUS BURNING PILOT LIGHTS ARE PROHIBITED. (CEC 150.0(E))
- PROVIDE COMBUSTION AIR FOR ALL GAS FIRED APPLIANCES PER CMC CHAPTER 7.
- GAS VENTS PASSING THROUGH AN INSULATED ASSEMBLY SHALL HAVE A METAL INSULATION SHIELD A MIN 2" ABOVE INSULATION. (504.6.2.7)
- GAS WATER HEATER & FURNACE ARE NOT ALLOWED IN AREAS OPENING INTO BATHROOMS, CLOSETS OR BEDROOMS UNLESS INSTALLED IN A CLOSET EQUIPPED WITH A LISTED GASKETED DOOR ASSEMBLY & A LISTED SELF-CLOSING DEVICE WITH ALL COMBUSTION AIR OBTAINED FROM THE OUTDOORS. (CFC 504)
- ROOF TOP EQUIPMENT ON ROOFS WITH OVER 4/12 SLOPE SHALL HAVE A LEVEL 30"x30" WORKING PLATFORM. (CMC 304.2)
- EXHAUST OPENINGS TERMINATING TO THE OUTDOORS SHALL BE COVERED WITH A CORROSION RESISTANT SCREEN 1/4"-1/2" IN OPENING SIZE (NOT REQUIRED FOR CLOTHES DRYERS). (CMC 502.1)
- VENT DRYER TO OUTSIDE OF BUILDING (NOT TO UNDER-FLOOR AREA). VENT LENGTH SHALL BE 14' MAX SHALL TERMINATE A MIN OF 3' FROM THE PROPERTY LINE & ANY OPENING INTO THE BUILDING. (CMC 504.4.2)
- ENVIRONMENTAL AIR DUCTS SHALL NOT TERMINATE LESS THAN 3' TO A PROPERTY LINE, 10' TO A FORGED AIR INLET, 3' TO OPENINGS INTO THE BUILDING & SHALL NOT DISCHARGE ON TO A PUBLIC WAY. (CMC 502.2.1)
- PROVIDE MIN 100IN² MAKE-UP AIR FOR CLOTHES DRYERS INSTALLED IN CLOSETS. (CMC 504.4.(1))
- HEATING SYSTEM IS REQUIRED TO MAINTAIN 68° AT 3' ABOVE FLOOR LEVEL & 2' FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS. (CRC R503.9)
- BATHROOM FAN SHALL BE MIN VENTILATION RATE OF 50CFM FOR INTERMITTENT OR 25CFM FOR CONTINUOUS VENTILATION.
 - FAN SHALL BE 3 SONE OR LESS & INSTALLED PER MANUFACTURES SPECS.
 - MIN 4" DUCT SHALL VENT TO OUTSIDE & SHALL BE AIR TIGHT WITH CAULKING & GASKET.
 - FAN IN BATHROOMS CONTAINING TUB OR SHOWER MUST BE CONTROLLED BY A HUMIDISTAT & BE ENERGY STAR RATED. IF FAN PROVIDES CONTINUOUS VENTILATION BY THE ENERGY CODE IS EXEMPT.
- CEC STANDARDS SECTION 150(K) REQUIREMENTS FOR INDOOR AIR QUALITY VENTILATION.
 - BATHROOM EXHAUST FAN TO BE USED TO PROVIDE THE WHOLE BUILDING VENTILATION FAN & PROVIDE THE FOLLOWING:
 - THE BATHROOM EXHAUST FAN MUST HAVE A MIN CFM RATING OF 75-CFM.
 - THE BATHROOM EXHAUST FAN IS RATED AT A MAX OF 1 SONE.
 - THE CONTROL SWITCH MUST BE LABELED AS THE WHOLE HOUSE VENTILATION & FAN SHOULD OPERATE WHENEVER THE HOME IS OCCUPIED.

PLUMBING

- UNDERFLOOR CLEANOUTS SHALL NOT BE MORE THAN 5' FROM AN UNDERFLOOR ACCESS, ACCESS DOOR OR TRAP DOOR. (CFC 707.9)
- EXTERIOR HOSE BIBS SHALL BE EQUIPPED WITH A NON-REMOVABLE BACK-FLOW PREVENTION. (CFC 608.5)
- SHOWER & TUB COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC OF COMBINATION PRESSURE BALANCE THERMOSTATIC MIXING VALVE TYPE. (CFC 408.3)
- KITCHEN SINKS REQUIRE A CLEANOUT ABOVE THE FLOOR LEVEL OF THE LOWEST FLOOR OF THE BUILDING.
- AIR GAP FITTING REQUIRED AT DISHWASHER
- WATER CLOSET SHALL BE POSITIONED TO HAVE A MIN 15" FROM ITS CENTER TO THE EDGE OF THE SINK & TO THE TUB.
- ABS PIPING SHALL NOT BE EXPOSED TO DIRECT SUNLIGHT UNLESS PROTECTED BY WATER BASED SYNTHETIC LATEX PAINTS. (CFC 312.13)
- PVC PIPING SHALL NOT BE EXPOSED TO DIRECT SUNLIGHT UNLESS PROTECTED BY WATER BASED SYNTHETIC LATEX PAINT, .04" THICK WRAP OR OTHERWISE PROTECTED FROM UV DEGRADATION. (CFC 312.14)
- THE ADJACENT SPACE NEXT TO SHOWERS WITHOUT THRESHOLDS SHALL BE CONSIDERED A VENT LOCATION WHEN USING THE CRC, CBC, & THE CEC. (CFC 408.5)
- SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MIN FINISHED INTERIOR OF 1024IN² (32"x32") & SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30" CIRCLE. THE REQUIRED AREA & DIMENSIONS SHALL BE MEASURED AT A HEIGHT EQUAL TO THE TOP OF THE THRESHOLD & SHALL BE MAINTAINED TO A POINT OF NOT LESS THAN 10' ABOVE THE SHOWER DRAIN OUTLET. (CFC 408.6) PROVIDE CURTAIN ROD OR DOOR A MIN OF 22" IN WIDTH (CFC 408.5). SHOWERS & TUBS WITH SHOWERS REQUIRE A NON-ABSORBENT SURFACE UP TO 6' ABOVE THE FLOOR. (CRC R307.2)
- PROVIDE PRESSURE RELIEF VALVE WITH DRAIN TO OUTSIDE FOR WATER HEATER. (CFC 504.6) PROVIDE SEISMIC STRAPPING IN THE UPPER & LOWER THIRD OF THE WATER HEATER A MIN OF 4" ABOVE CONTROLS. (CFC 507.2) THE WATER HEATER SHALL BE OF AN INSTANTANEOUS TYPE OR THE FOLLOWING SHALL BE PROVIDED (NEW CONSTRUCTION ONLY) (CEC 150(N)).
 - A 120V RECEPTACLES PROVIDED WITHIN 3' • A CATEGORY III OR IV VENT, OR A STRAIGHT (WITHOUT BENDS) TYPE B VENT
 - CONDENSATE DRAIN THAT IS NO MORE THAN 2" HIGHER THAN THE BASE OF THE WATER HEATER
 - WATER HEATERS USING GAS OR PROPANE SHALL DESIGNATE A SPACE 2 1/2"x2 1/2" & 7' TALL SUITABLE FOR FUTURE INSTALLATION OF HEAT PUMP WATER HEATER
 - GAS SUPPLY LINE WITH A MIN 200,000 BTU/HR DEDICATED CAPACITY FOR THE WATER HEATER
 - DOMESTIC HOT WATER LINES SHALL BE INSULATED. INSULATION SHALL BE THE THICKNESS OF THE PIPE DIAMETER UP TO 2" IN SIZE & MIN 2" THICKNESS FOR PIPES LARGER THAN 2" IN DIAMETER. (CFC 609.11)
 - A 3' GRAVITY DRAIN SHALL BE PROVIDED AT THE LOW POINT OF UNDERFLOOR SPACES, INSTALLED SO AS TO PROVIDE 1/4" FOOT GRADE & TERMINATE AT AN EXTERIOR POINT OF THE BUILDING PROTECTED FROM BLOCKAGE. THE OPENING SHALL BE SCREENED WITH A CORROSION-RESISTANT WIRE MESH WITH MESH OPENINGS OF 1/2" IN DIMENSION. LENGTHS OF THE GRAVITY DRAINS OVER 10' IN LENGTH SHALL BE FIRST APPROVED BY THE BUILDING OFFICIAL. (L-V 8.9)
 - WATER HEATERS LOCATED IN ATTICS, CEILING ASSEMBLIES & RAISED FLOOR ASSEMBLIES SHALL SHOW A WATER-TIGHT CORROSION RESISTANT MIN 1 1/2" DEEP PAN UNDER THE WATER HEATER WITH A MIN 3/4" DRAIN TO THE EXTERIOR OF THE BUILDING. (CFC 507.5)
 - WATER CLOSET SHALL BE LOCATED IN A SPACE NOT LESS THAN 30" IN WIDTH (15" ON EACH SIDE) & 24" MIN CLEARANCE IN FRONT. (CFC 402.5)
 - THE MAX HOT WATER TEMPERATURE DISCHARGING FROM A BATHTUB OR WHIRLPOOL BATH-TUB FILLER SHALL NOT EXCEED 120°F. (CFC 418)
 - PROVIDE ANTI-SIPHON VALVES ON ALL HOSE BIBS. (CFC 603.5.7)
 - FLOOR DRAINS SHALL BE PROVIDED WITH A TRAP PRIMER. (CFC 1007)
 - MAX WATER FLOW RATES. (CFC 4.503.1):
 - WATER CLOSETS: 1.28-GPM
 - URINALS: 1.25-GPM
 - KITCHEN FAUCETS: 1.8-GPM @ 60PSI
 - LAVATORY FAUCETS: 1.2-GPM @ 60PSI
 - SHOWERHEADS: 1.8-GPM

SMOKE DETECTORS & CARBON MONOXIDE DETECTORS

- CARBON-MONOXIDE ALARMS SHALL BE INSTALLED IN DWELLING UNITS WITH FUEL-BURNING APPLIANCES OR WITH ATTACHED GARAGES (CRC R315)
- ALL SMOKE DETECTORS & CARBON MONOXIDE DETECTORS WITHIN THE DWELLING UNIT ARE TO BE INTERCONNECTED.
- ALL DWELLING UNITS MUST HAVE SMOKE DETECTORS
 - ON THE WALL OR CEILING OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS & IN EACH ROOM USED FOR SLEEPING PURPOSES.
 - IN THE HALLWAY & IN THE ROOM OPEN TO THE HALLWAY WHERE THE CEILING HEIGHT OF ROOM OPENING TO HALLWAY SERVING BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 24" OR MORE
 - ONE EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
- CARBON MONOXIDE DETECTORS MAY BE COMBINATION SMOKE/CARBON MONOXIDE DETECTORS.
- WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.
- SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE & SHALL BE EQUIPPED WITH A BATTERY BACKUP. SMOKE ALARMS WITH INTEGRAL STROBES THAT ARE NOT EQUIPPED WITH BATTERY BACKUP SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT & WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.
- SMOKE ALARMS OR DETECTORS SHALL BE INSTALLED A MIN OF 20' HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE. EXCEPTION: IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH OR PHOTOELECTRIC SMOKE ALARMS SHALL BE PERMITTED TO BE INSTALLED 10' OR GREATER FROM A PERMANENTLY INSTALLED COOKING APPLIANCE. PHOTOELECTRIC SMOKE ALARMS SHALL BE PERMITTED TO BE INSTALLED GREATER THAN 6' FROM A PERMANENTLY INSTALLED COOKING APPLIANCE WHERE THE KITCHEN OR COOKING AREA & ADJACENT SPACES HAVE NO CLEAR INTERIOR PARTITIONS & THE 10' DISTANCES WOULD PROHIBIT THE PLACEMENT OF SMOKE ALARM OR DETECTOR REQUIRED BY OTHER SECTIONS OF THE CODE. (R314.3.3) (NFPAT12 SECTION 24.8.3.4)

FOUNDATIONS & CONCRETE SLABS

- Concrete Strength(s): 2,500 PSI
Rebar Grades: 40 KSI U.O.N.
- SLOPE DRAINAGE 6' WITHIN THE FIRST 10' FROM THE FOUNDATION WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT THE 10' DISTANCE, A 2-5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING THE WATER AWAY FROM THE FOUNDATION. IMPERVIOUS SURFACES SHALL ALSO BE SLOPED A MIN OF 2% FOR 10' AWAY FROM STRUCTURES TO AN APPROVED DRAINAGE WAY. (CRC R401.3)
 - STEPPED FOOTINGS SHALL BE USED WHEN SLOPE OF FOOTING BOTTOM IS GREATER THAN 1:10 (V:H).
 - CONCRETE SLABS: 3 1/4" MIN (CRC R506.1). SLABS UNDER LIVING AREAS & GARAGES SHALL BE REINFORCED WITH WIRE 6"x6", 10 GAUGE X 10 GAUGE WELDED MESH OR EQUIVALENT STEEL REINFORCEMENT & 4" THICKNESS OF 3/8" MIN GRAVEL UNDER THE CONCRETE SLAB. SEPARATE FROM SOIL WITH A 10 MIL POLYETHYLENE VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6" IN LIVING AREAS. A CAPILLARY BREAK SHALL BE INSTALLED WHEN A VAPOR RETARDER IS REQUIRED.
 - PROVIDE 18"x24" FOUNDATION ACCESS THROUGH THE FLOOR OR 16"x24" ACCESS THROUGH A PERIMETER WALL. (CRC R408.4)
 - MIN SILL BOLTING: 1/2" ANCHOR BOLTS OR APPROVED ANCHORS AT 6' O.C. MAX FOR ONE-STORY (CRC R403.1.6). USE ANCHOR BOLTS AT 4' O.C. MAX FOR THREE STORY CONSTRUCTION. EMBED BOLTS 7" MIN. THE ANCHOR BOLTS SHALL BE PLACED IN THE MIDDLE THIRD OF THE WIDTH OF THE PLATE. LOCATE END BOLTS NOT LESS THAN 7 BOLT DIAMETERS OR MORE THAN 12" FROM ENDS OF SILL MEMBERS. IN SDC DO & ABOVE, PROVIDE 3"x3"x0.224" PLATE WASHERS ON EACH BOLT AT BRACED OR SHEAR WALL LOCATIONS. STANDARD CUT WASHERS SHALL BE PERMITTED FOR ANCHOR BOLTS NOT LOCATED IN BRACED/SHEAR WALL LINES.

General Notes

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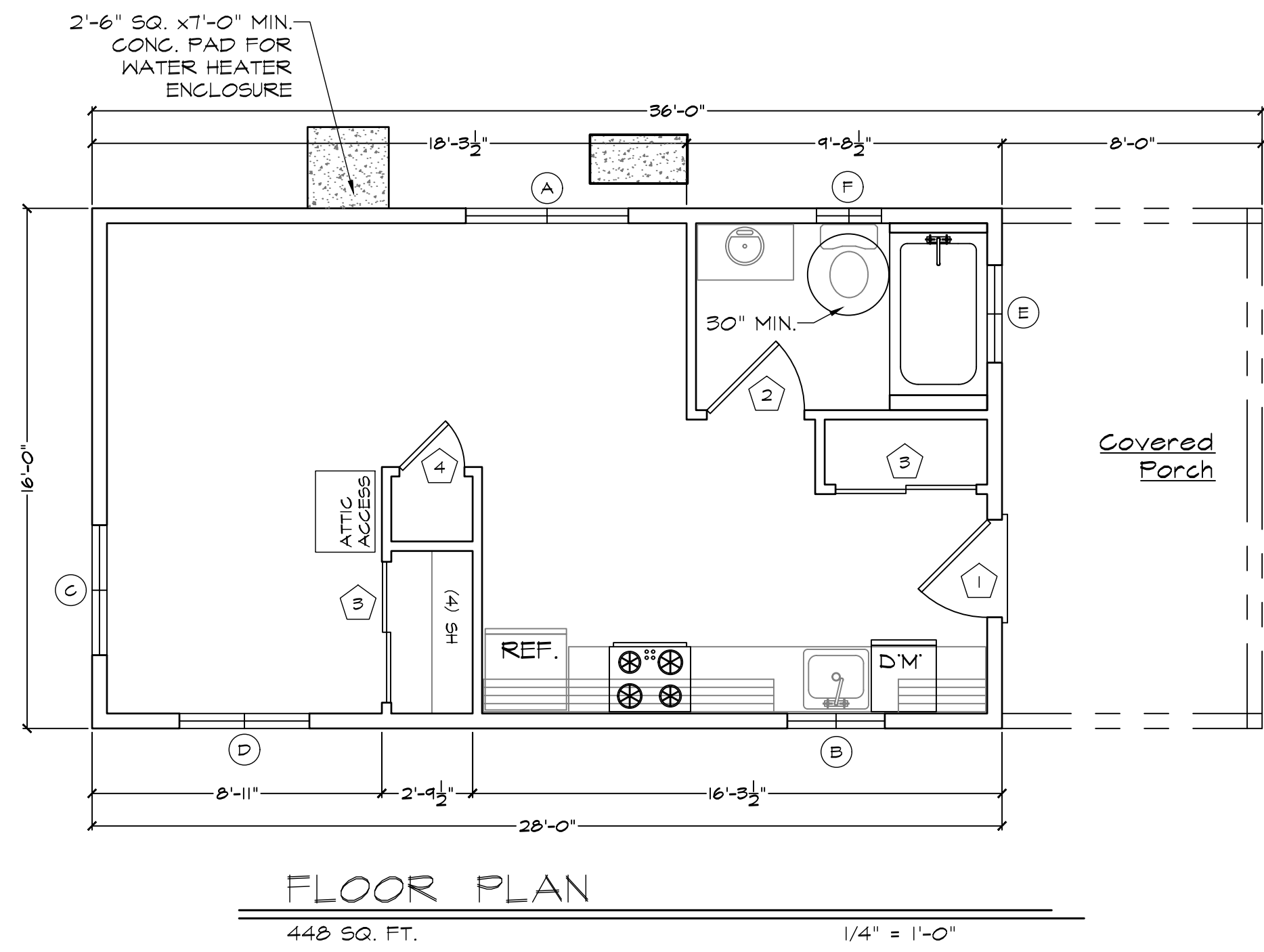


10/02/23

ORLANDO ADU

450 SQ. FT.
STUDIO ADU

Project 23M-007	Sheet GN2
Date 10/02/23	
Scale AS NOTED	



- 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	METAL/GLASS	WOOD	FRONT ENTRY DOOR W/GLAZING
2	3'-0"	6'-8"	1-3/4"	SINGLE DOOR	HOLLOW	WOOD	WOOD	INTERIOR DOORS
3	4'-4"	6'-8"	1-3/4"	SLIDER	HOLLOW	WOOD	WOOD	BI PASS CLOSET DOORS
4	2'-0"	6'-8"	1-3/4"	SINGLE DOOR	HOLLOW	WOOD	WOOD	

WINDOW SCHEDULE									
WINDOW SYMBOL	WINDOW SIZE		OPER.	QNTY.	FRAME	HEAD HEIGHT	U-FACTOR	SHGC	NOTES:
	WIDTH	HEIGHT							
A	5'-0"	4'-0"	SLIDER	1	VINYL	6'-8"	0.3	.23	
B	3'-0"	3'-0"	SLIDER	1	VINYL	6'-8"	0.3	.23	
C	4'-0"	3'-0"	SLIDER	1	VINYL	6'-8"	0.3	.23	EGRESS
D	4'-0"	1'-0"	SLIDER	1	VINYL	6'-8"	0.3	.23	TEMPERED, OBSCURED
E	3'-0"	1'-0"	SLIDER	1	VINYL	6'-8"	0.3	.23	TEMPERED, OBSCURED
F	2'-0"	2'-0"	SLIDER	1	VINYL	6'-8"	0.3	.23	

*DO NOT REMOVE LABELS INDICATING U-FACTORS AND SOLAR HEAT GAIN COEFFICIENT (SHGC) FROM WINDOWS AND DOORS. VERIFY TEMPORARY LABELS WITH CITY OF ORLAND BUILDING INSPECTOR.

General Notes

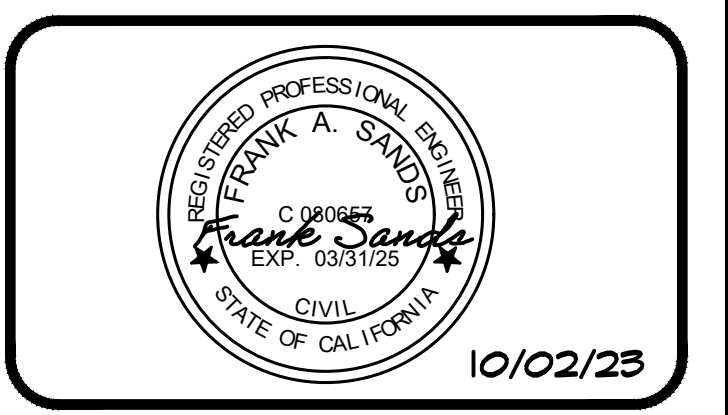
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1250 EAST AVE #10
CHICO, CA 95926
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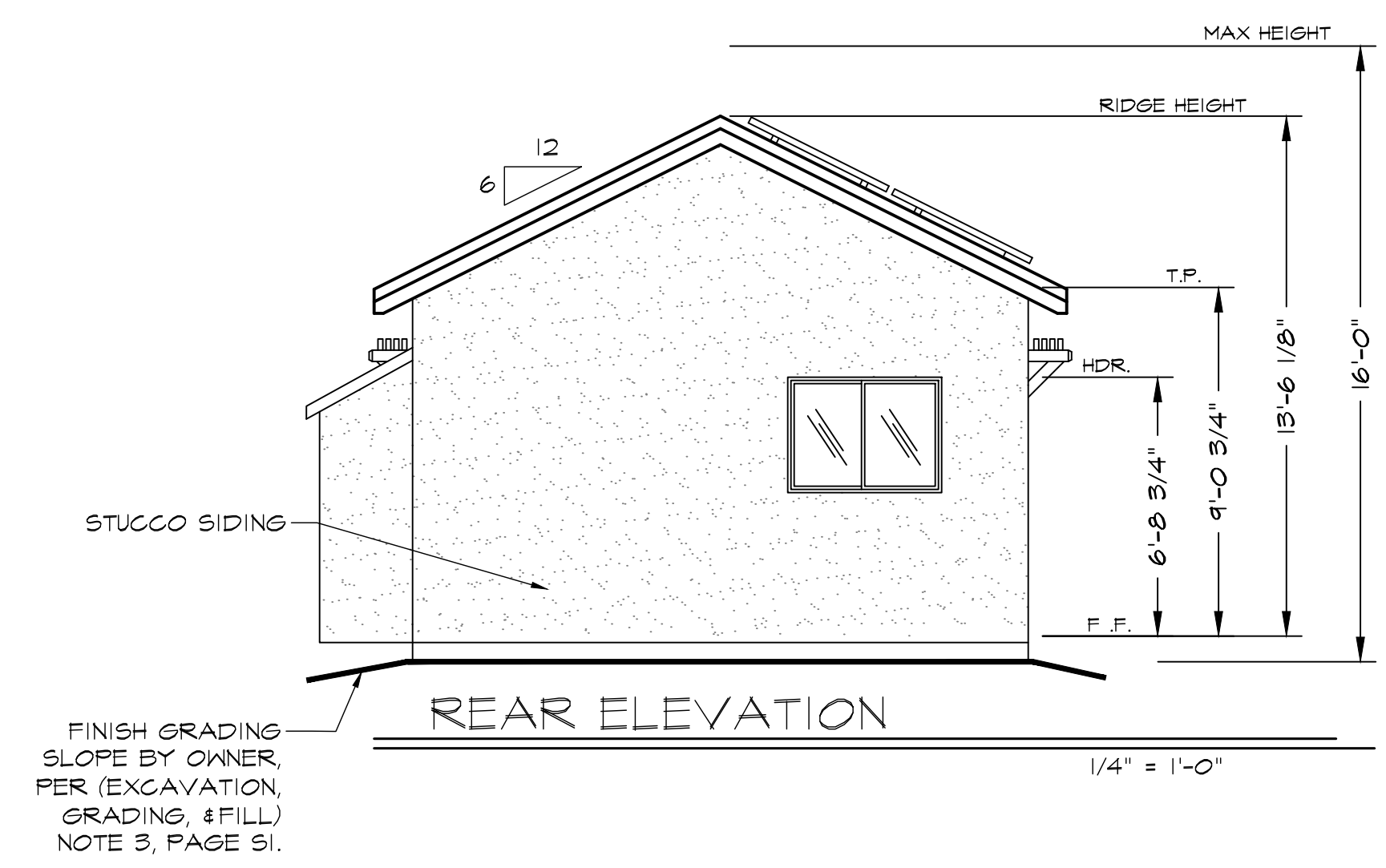
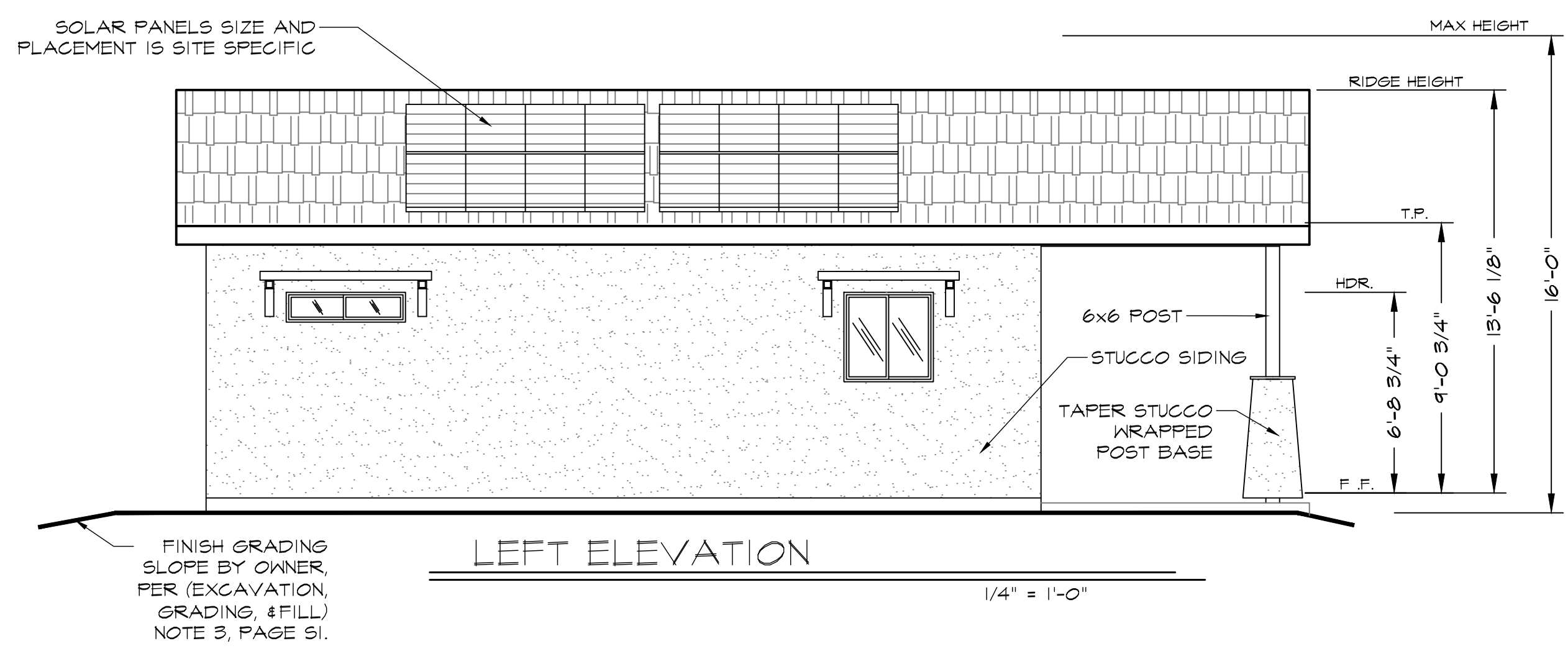
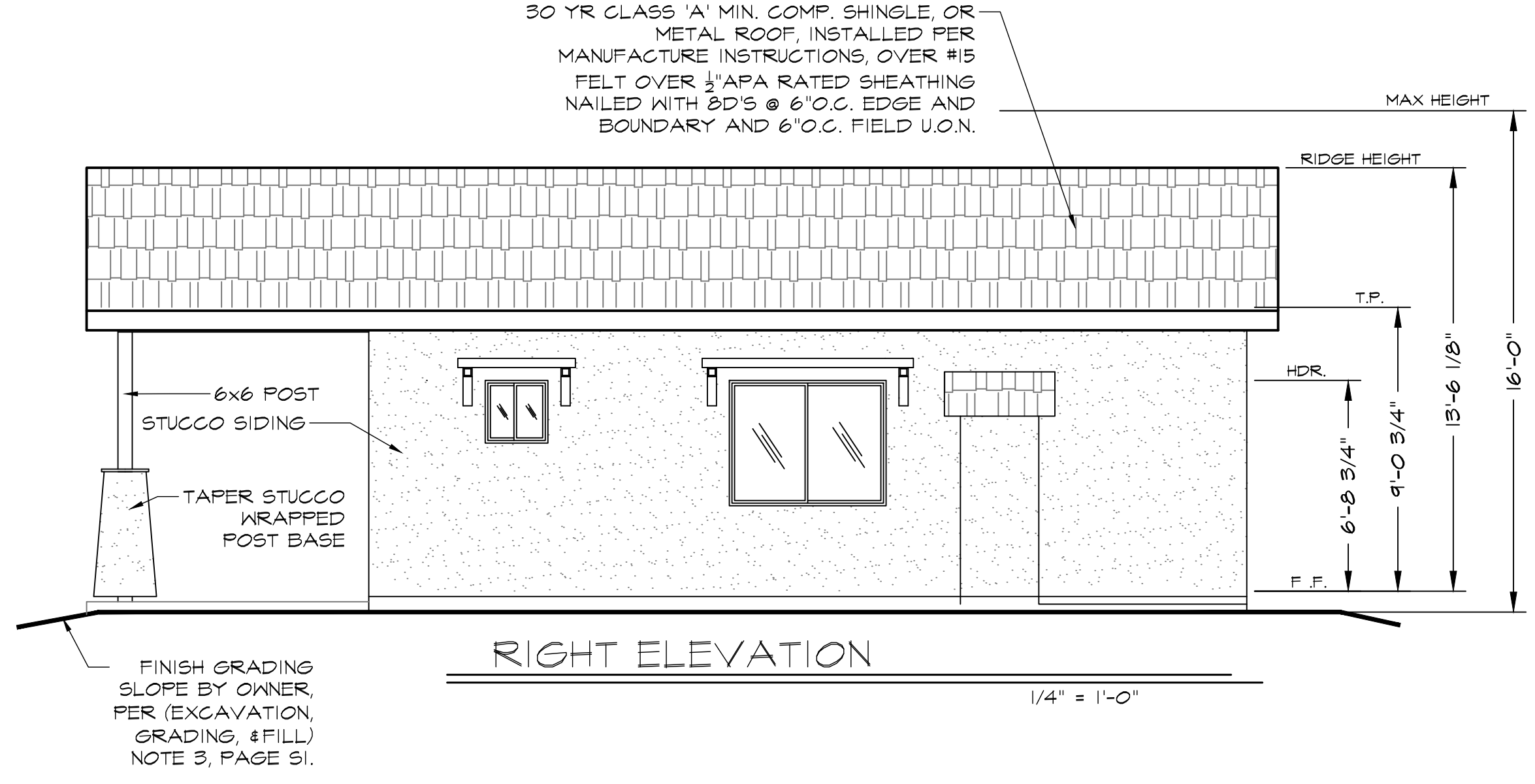
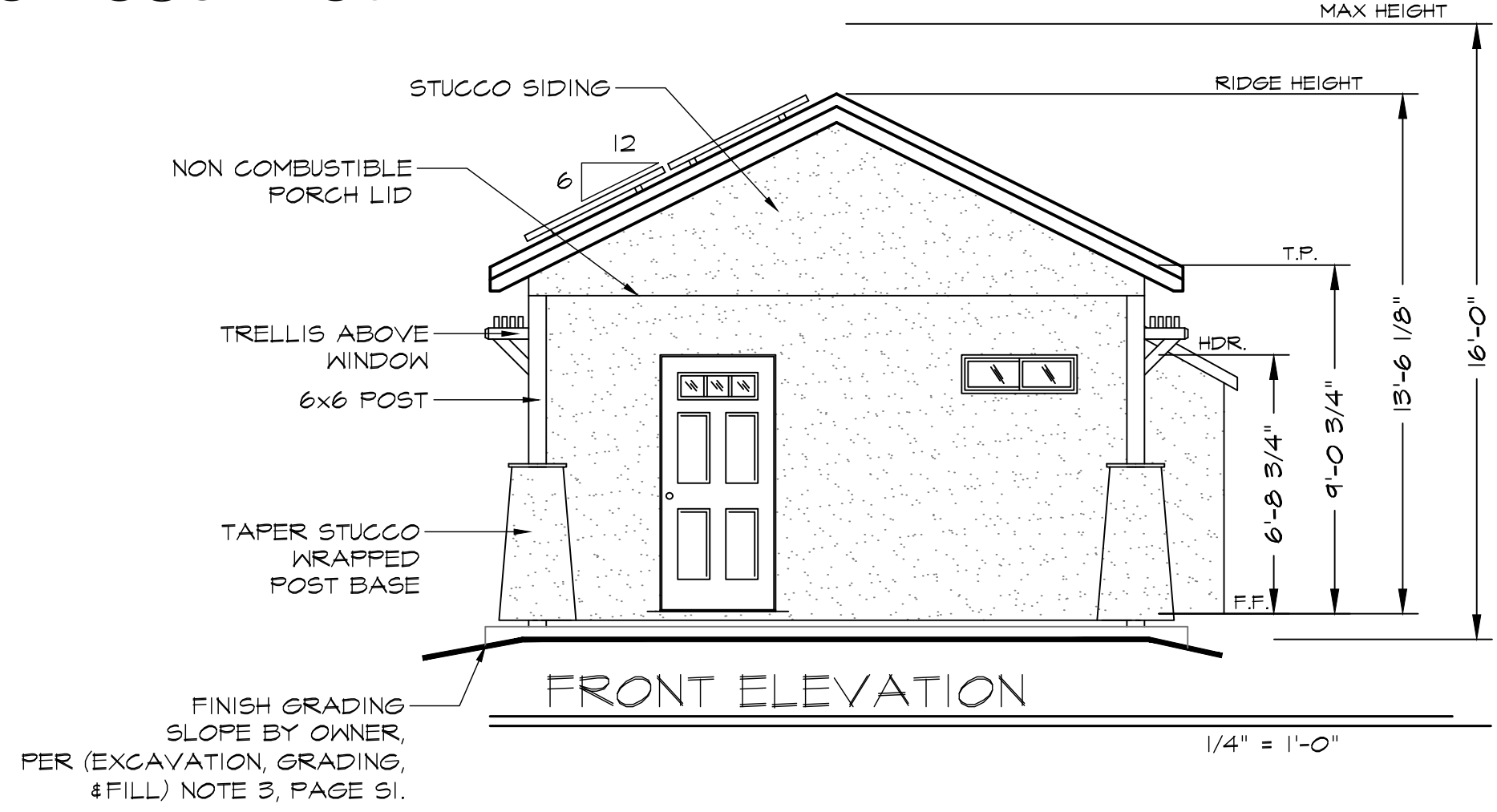


ORLAND ADU

450 SQ. FT.
STUDIO ADU

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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.

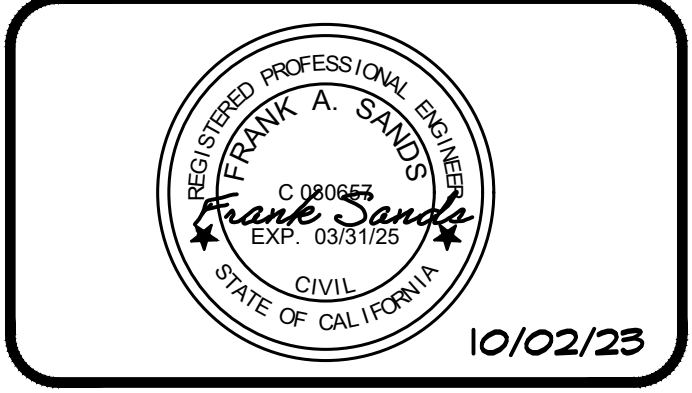


General Notes
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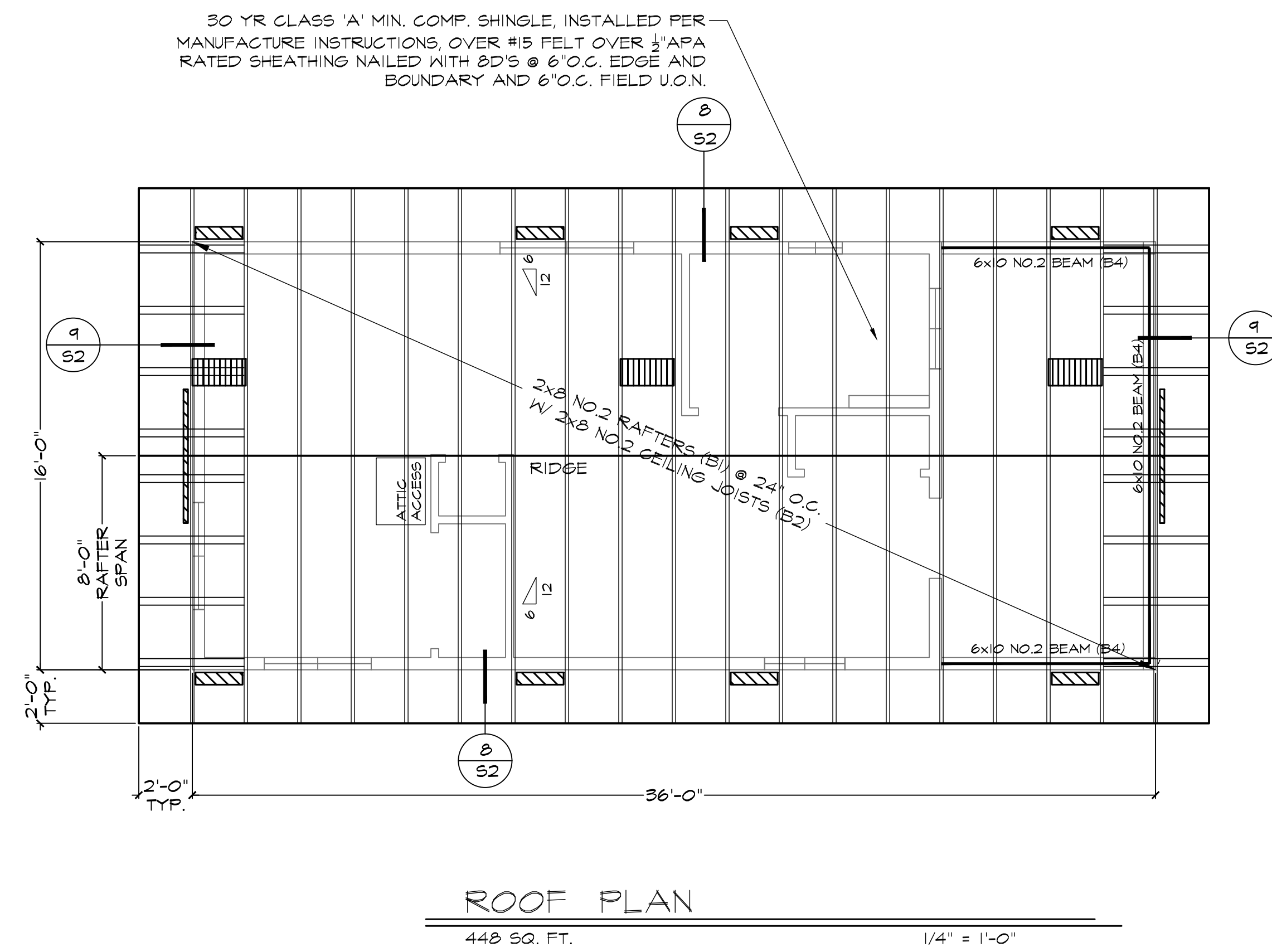
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 JACKSON & SANDS ENGINEERING
 1250 EAST AVE #10
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ORLANDO ADU
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 STUDIO ADU

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Date 10/02/23	Scale AS NOTED
	MIRROR



ROOF PLAN

448 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	576	1/150	3.84 FT ² 592 IN ²					
LOWER VENT	--	1/300	1.92 FT ² 271 IN ²	EV223-1/8		54 IN ² /LF	8	312 IN ²
UPPER VENTS	--	1/300	1.92 FT ² 271 IN ²	HALF ROUND DORMER BROW-UP TRIANGULAR 8:12 GABLE END VENT		100 IN ² 35 IN ²	3 2	300 IN ² 70 IN ²
							TOTAL=	682 IN ²

R903.2 FLASHING. FLASHINGS SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE.

R903.2.1 LOCATIONS. FLASHINGS SHALL BE INSTALLED AT WALL AND ROOF INTERSECTIONS, WHEREVER THERE IS A CHANGE IN ROOF SLOPE OR DIRECTION AND AROUND ROOF OPENINGS. A FLASHING SHALL BE INSTALLED TO DIVERT THE WATER AWAY FROM WHERE THE EAVE OF A SLOPED ROOF INTERSECTS A VERTICAL SIDEWALL. WHERE FLASHING IS OF METAL, THE METAL SHALL BE CORROSION RESISTANT WITH A THICKNESS OF NOT LESS THAN 0.019 INCH (0.5 MM) (NO. 26 GALVANIZED SHEET).

R337.5.3 ROOF VALLEYS. WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48 MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72-POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED GAF SHEET COMPLYING WITH ASTM D3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY.

NOTES:

- ALL HEADERS TO BE 6X8 DF NO.1 U.N.O
- 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.
- 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.
- ABS AND PVC PIPING EXPOSED TO SUNLIGHT SHALL BE PROTECTED BY WATER BASED SYNTHETIC LATEX PAINT.

- ROOF
- PROVIDE A MINIMUM 22"x30" ACCESS OPENING TO ATTIC (OR ROOT); MAY BE REQUIRED TO BE 30"x30" TO REMOVE THE LARGEST PIECE OF MECHANICAL EQUIPMENT PER THE CALIFORNIA MECHANICAL CODE.
 - ROOF DRAINS/GUTTERS REQUIRED TO BE INSTALLED PER THE CALIFORNIA PLUMBING CODE WITH LEAF/ DEBRIS PROTECTION ALSO INSTALLED.
 - ALL ROOFING SHALL BE TESTED/LISTED CLASS A MINIMUM.

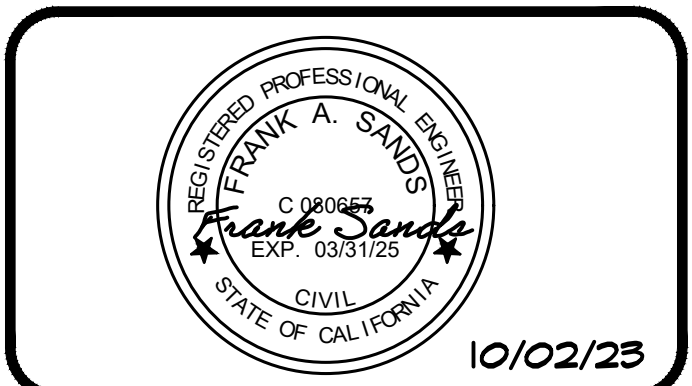
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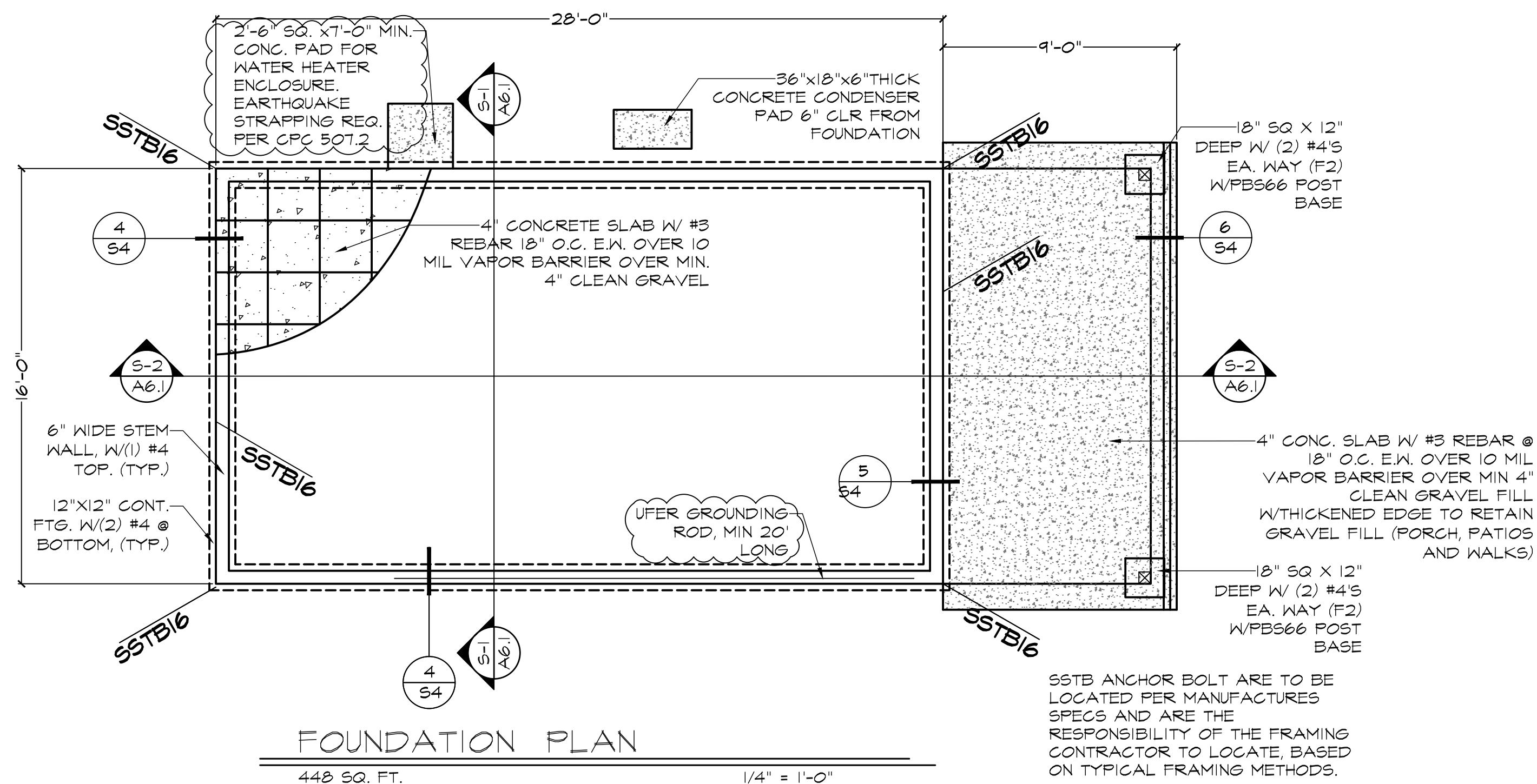
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ORLANDO ADU
 450 SQ. FT.
 STUDIO ADU

Project 23M-007	Sheet A3.1
Date 10/02/23	Scale AS NOTED
	MIRROR



FOUNDATION PLAN

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

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.

R703.7.2.1 WEEP SCREEDS
A MINIMUM 0.019-INCH (0.5 MM) (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP 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 WEEP 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 WEEP 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.

General Notes

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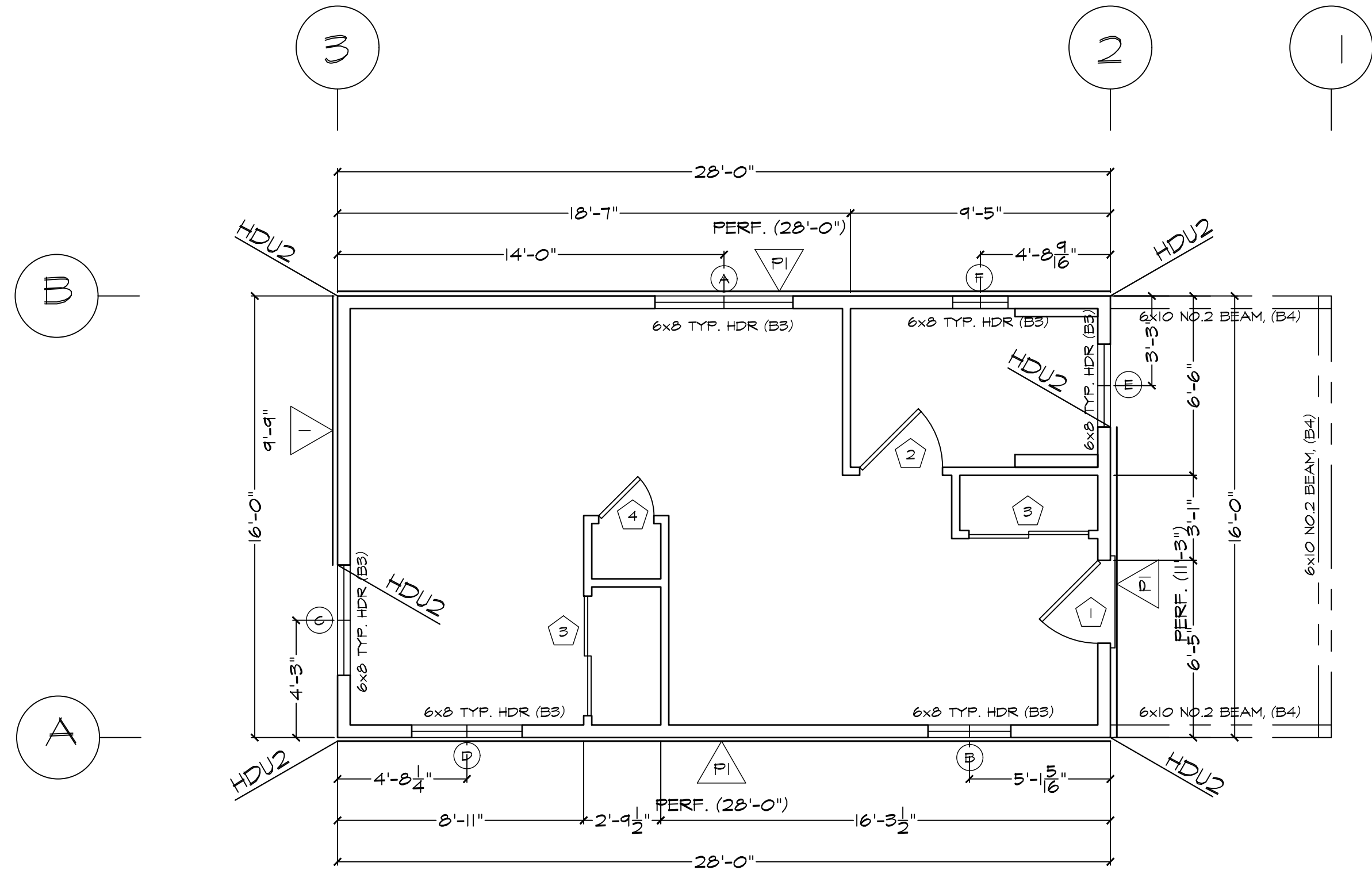
ORLAND ADU

450 SQ. FT.
STUDIO ADU

Project 23M-007	Sheet A4.1
Date 10/02/23	MIRROR
Scale AS NOTED	

SHEAR WALL SCHEDULE

1	PERFORATED WALL SYSTEM STRENGTH: 173 PLF SEISMIC 173 PLF WIND
3/8" STRUCTURAL WOOD PANELS (BLOCKED)	
NAILING: 8d (COMMON OR HOT DIPPED GALVANIZED)	
6" O.C. @ EDGES 12" O.C. @ FIELD	
1/2" ANCHOR BOLT SPACING 12" W/ 2X P.T. SILL	
SIMPSON A35 SHEAR TRANSFER @ 36" O.C. SILL SHEAR TRANSFER NAILING 16d @ 6" O.C. (COMMON, BOX OR SINKER)	
2	WALL SYSTEM STRENGTH: 260 PLF SEISMIC 346 PLF WIND
3/8" STRUCTURAL WOOD PANELS (BLOCKED)	
NAILING: 8d (COMMON OR HOT DIPPED GALVANIZED)	
6" O.C. @ EDGES 12" O.C. @ FIELD	
1/2" ANCHOR BOLT SPACING 36" W/ 2X P.T. SILL	
SIMPSON A35 SHEAR TRANSFER @ 27" O.C. SILL SHEAR TRANSFER NAILING 16d @ 6" O.C. (COMMON, BOX OR SINKER)	
3	WALL SYSTEM STRENGTH: 350 PLF SEISMIC 490 PLF WIND
3/8" STRUCTURAL WOOD PANELS (BLOCKED)	
NAILING: 8d (COMMON OR HOT DIPPED GALVANIZED)	
4" O.C. @ EDGES 12" O.C. @ FIELD	
1/2" ANCHOR BOLT SPACING 24" W/ 2X P.T. SILL	
SIMPSON A35 SHEAR TRANSFER @ 18" O.C. SILL SHEAR TRANSFER NAILING 16d @ 4" O.C. (COMMON, BOX OR SINKER)	
3	WALL SYSTEM STRENGTH: 490 PLF SEISMIC SEE NOTE 1 625 PLF WIND
3/8" STRUCTURAL WOOD PANELS (BLOCKED)	
NAILING: 8d (COMMON OR HOT DIPPED GALVANIZED)	
3" O.C. @ EDGES 12" O.C. @ FIELD	
1/2" ANCHOR BOLT SPACING 24" W/ 2X P.T. SILL SIMPSON A35 SHEAR TRANSFER @ 12" O.C. SILL SHEAR TRANSFER NAILING (2) ROWS 16d @ 4" O.C. (COMMON, BOX OR SINKER)	
4	WALL SYSTEM STRENGTH: 640 PLF SEISMIC SEE NOTE 1 845 WIND
3/8" STRUCTURAL WOOD PANELS (BLOCKED)	
NAILING: 8d (COMMON OR HOT DIPPED GALVANIZED)	
2" O.C. @ EDGES 12" O.C. @ FIELD	
5/8" ANCHOR BOLT SPACING 24" W/ 3X P.T. SILL SIMPSON A35 SHEAR TRANSFER @ 8" O.C. SILL SHEAR TRANSFER NAILING (2) ROWS 16d @ 4" O.C. (COMMON, BOX OR SINKER)	



SHEAR WALL PLAN
448 SQ. FT. 1/4" = 1'-0"

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	METAL/GLASS	WOOD	FRONT ENTRY DOOR W/GLAZING
2	3'-0"	6'-8"	1-3/4"	SINGLE DOOR	HOLLOW	WOOD	WOOD	INTERIOR DOORS
3	4'-4"	6'-8"	1-3/4"	SLIDER	HOLLOW	WOOD	WOOD	BI PASS CLOSET DOORS
4	2'-0"	6'-8"	1-3/4"	SINGLE DOOR	HOLLOW	WOOD	WOOD	

WINDOW SCHEDULE

WINDOW SYMBOL	WINDOW SIZE		OPER.	QNTY.	FRAME	HEAD HEIGHT	U-FACTOR	SHGC	NOTES:
	WIDTH	HEIGHT							
A	5'-0"	4'-0"	SLIDER	1	VINYL	6'-8"	0.3	.23	
B	3'-0"	3'-0"	SLIDER	1	VINYL	6'-8"	0.3	.23	
C	4'-0"	3'-0"	SLIDER	1	VINYL	6'-8"	0.3	.23	EGRESS
D	4'-0"	1'-0"	SLIDER	1	VINYL	6'-8"	0.3	.23	TEMPERED, OBSCURED
E	3'-0"	1'-0"	SLIDER	1	VINYL	6'-8"	0.3	.23	TEMPERED, OBSCURED
F	2'-0"	2'-0"	SLIDER	1	VINYL	6'-8"	0.3	.23	

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- NOTES:**
- ALL HEADERS TO BE 6X8 DF NO.1 U.N.O.
 - PERFORATED SHEAR WALL (PERF) ARE DESIGNED PER 2021 SDPWS 4.3.2.3 STRAPS TO TRANSFER FORCES AROUND OPENINGS ARE NOT REQUIRED.
 - FULLY SHEATH EXTERIOR WALLS WITH MIN 3/8" OSB, NAILED PER SHEAR WALL SCHEDULE.
 - SEE SHEET S1 FOR ADDITIONAL SHEAR WALL AND CONSTRUCTION NOTES.
 - EXTERIOR WALLS TO BE 2X6 DF NO.2 @ 16" O.C. W/(3) COAT STUCCO. TYP FOR STUCCO EXTERIOR PLANS.
 - FIRE STOPPING AND DRFT STOPPING SHALL COMPLY WITH THE REQUIREMENTS. 2022 CRC R302.11 AND R302.11(1)

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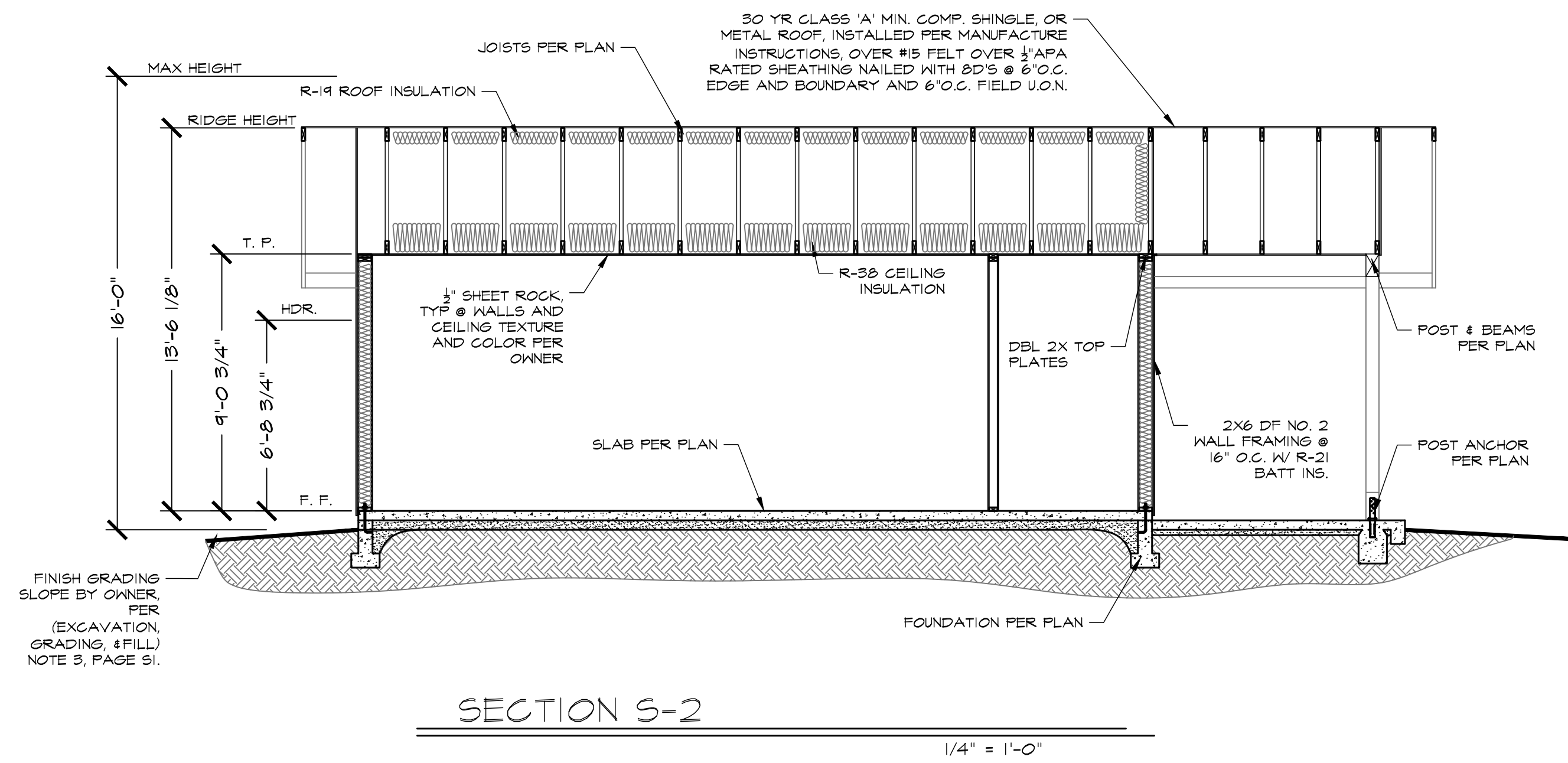
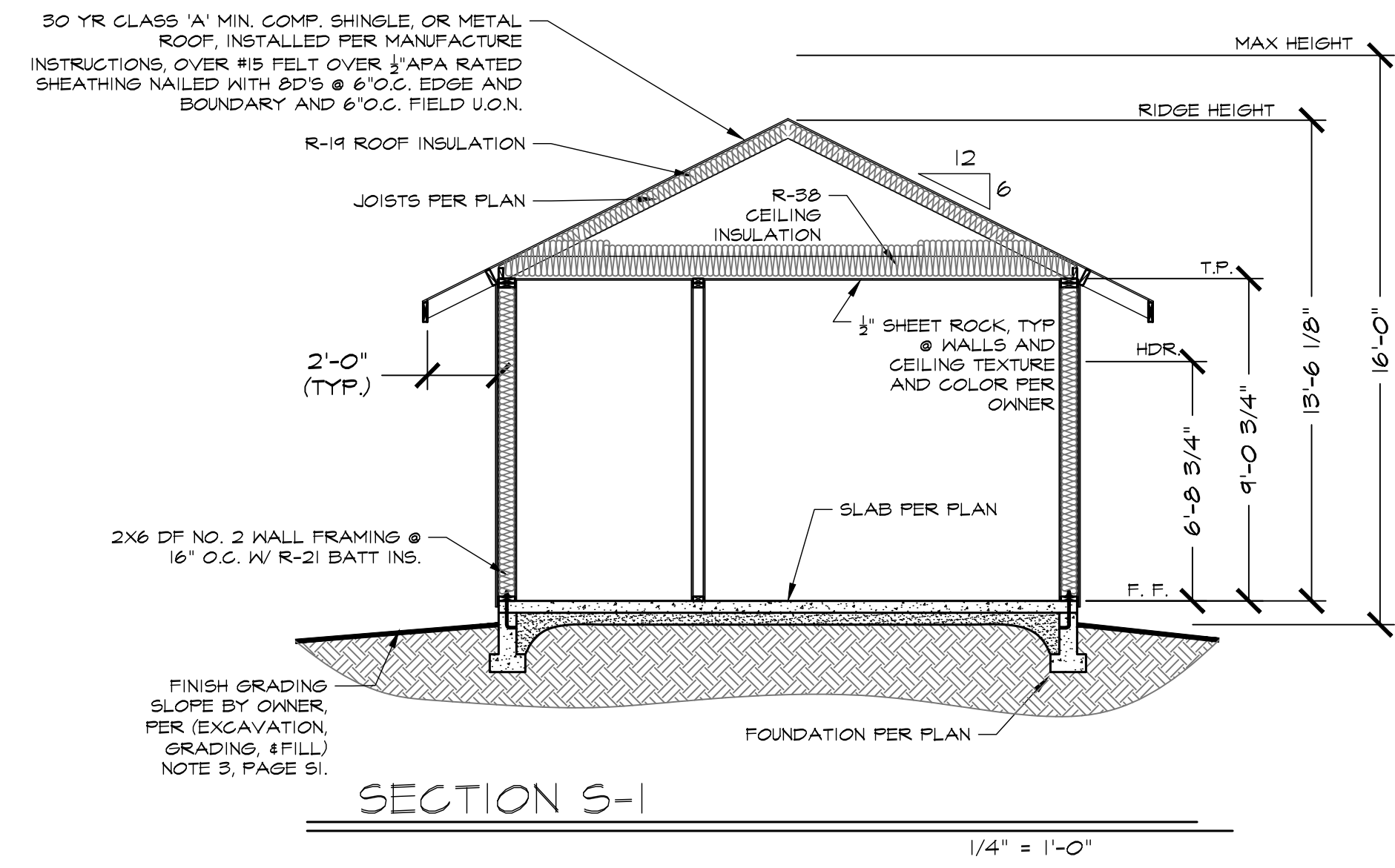
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10/02/23

ORLAND ADU

450 SQ. FT.
STUDIO ADU

Project 23M-007	Sheet A5.1
Date 10/02/23	MIRROR
Scale AS NOTED	



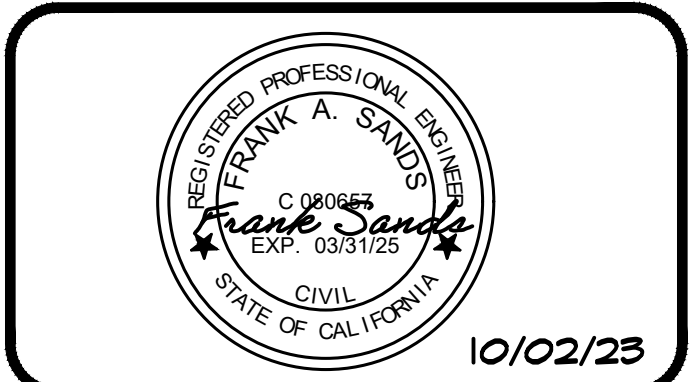
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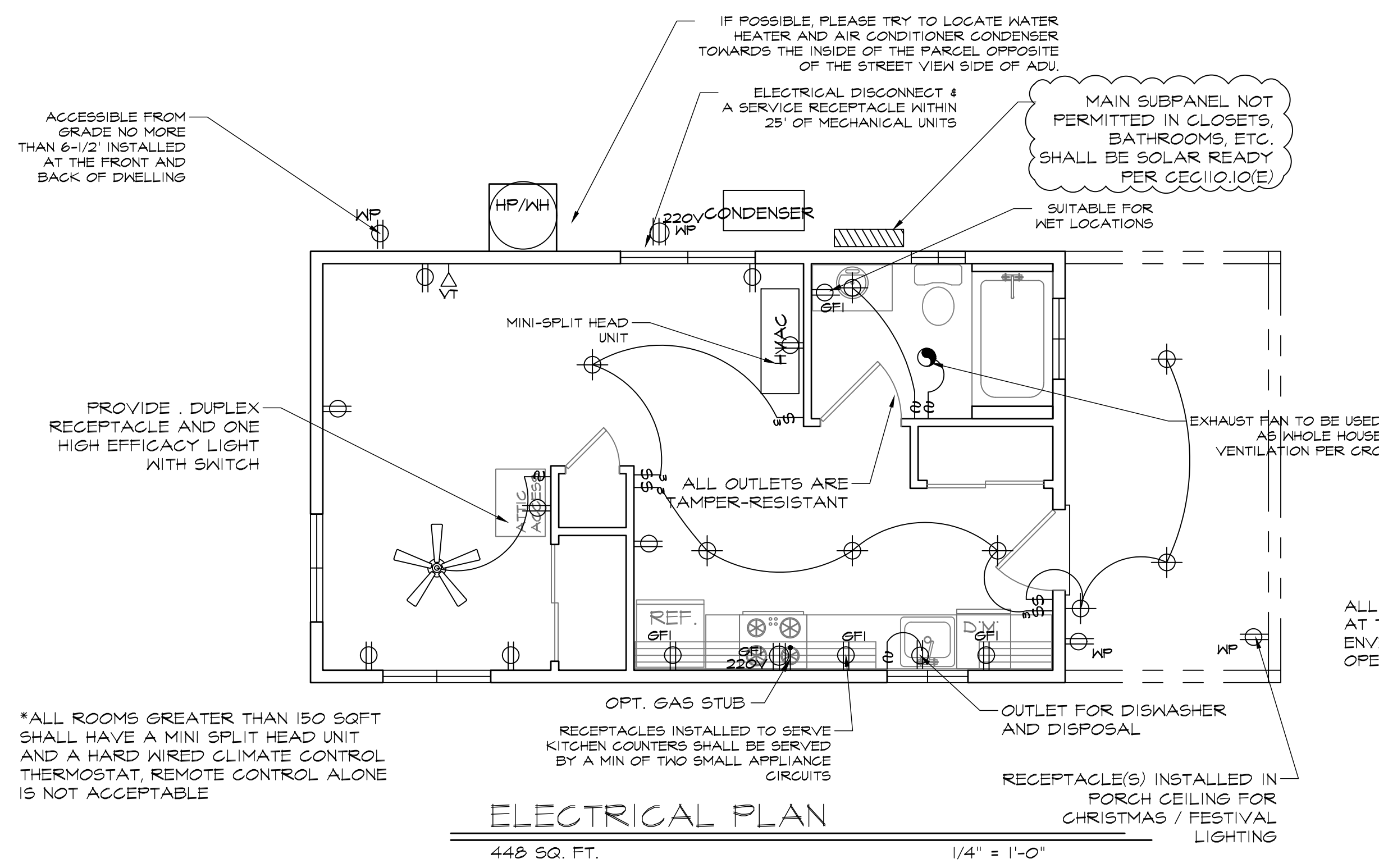


ORLANDO ADU
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Project 23M-007	Sheet A6.1
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	MIRROR

ELECTRICAL SYMBOLS

DUPLEX RECEPTACLE	
DUPLEX RECEPTACLE 72" A.F.F.	
GROUND FAULT CIRCUIT, AS REQUIRED	
DUPLEX RECEPTACLE 220 VOLT	
DUPLEX RECEPTACLE, WATER-PROOF	
CABLE TV	
HOSE BIB	
SWITCH @ 42"	
SWITCH 3-WAY	
CEILING LIGHT FIXTURES	
SUBPANEL MIN. 225 AMP	
EXHAUST FAN	
SMOKE DETECTOR	
COMBINATION SMOKE & CARBON MONOXIDE DETECTOR	
CEILING FAN	
HVAC CONDENSER	
HVAC HEAD UNIT	
GAS METER	
GAS OUTLET	
HEAT PUMP WATER HEATER	



ELECTRICAL PLAN
448 SQ. FT. 1/4" = 1'-0"

*ALL ROOMS GREATER THAN 150 SQFT SHALL HAVE A MINI SPLIT HEAD UNIT AND A HARD WIRED CLIMATE CONTROL THERMOSTAT, REMOTE CONTROL ALONE IS NOT ACCEPTABLE

ALL EXHAUST AIR DUCTS SHALL TERMINATE AT THE EXTERIOR OF THE BUILDING ENVELOPE AND A MINIMUM 3' FROM OPENINGS INTO THE BUILDING.

ELECTRICAL NOTES

- THE PANEL BOARD(S) SHALL BE PROVIDED WITH A CIRCUIT DIRECTORY OR CIRCUIT IDENTIFICATION, 2022 CEC ART. 408.3(F). EVERY CIRCUIT & CIRCUIT MODIFICATION SHALL BE LEGIBLY IDENTIFIED AS TO ITS CLEAR, EVIDENT, & SPECIFIC PURPOSE OR USE. THE IDENTIFICATION SHALL INCLUDE AN APPROVED DEGREE OF DETAIL THAT ALLOWS EACH CIRCUIT TO BE DISTINGUISHED FROM ALL OTHERS. SPARE POSITIONS THAT CONTAIN UNUSED OVER CURRENT DEVICES OR SWITCHES SHALL BE DESCRIBED ACCORDINGLY. THE IDENTIFICATION SHALL BE INCLUDED IN A CIRCUIT DIRECTORY THAT IS LOCATED ON THE FACE OR INSIDE OF THE PANEL DOOR IN THE CASE OF A PANELBOARD & AT EACH SWITCH OR CIRCUIT BREAKER IN A SWITCHBOARD OR SWITCHGEAR. NO CIRCUIT SHALL BE DESCRIBED IN A MANNER THAT DEPENDS ON TRANSIENT CONDITIONS OF OCCUPANCY.
- 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.
- PHOTOVOLTAIC GENERATING SYSTEMS IS REQUIRED BY CALIFORNIA ENERGY CODE SECTION 150.1(C)4. INSTALLATION OF SOLAR PANELS REQUIRED PRIOR CERTIFICATE OF OCCUPANCY CAN BE ISSUED FOR THIS ADU. A SEPARATE PERMIT IS REQUIRED.
- AT LEAST ONE 120-VOLT, 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY A BATHROOM OUTLET(S). SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS, (EXCEPTION-WHERE THE CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED.) CEC 210.11(C)(1) & 210.52
- ALL 15-20 AMP KITCHEN RECEPTACLES THAT ARE DESIGNED TO SERVE COUNTERTOP SURFACES, DISHWASHERS, BATHROOMS, IN UNDER-FLOOR SPACES OR BELOW GRADE LEVEL, IN EXTERIOR OUTLET, WITHIN 6' OF A LAUNDRY/UTILITY/WET BAR SINKS, LAUNDRY AREAS SPECIFIED SHALL HAVE (GFCI) GROUND-FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERMANENTLY INSTALLED 2022 CEC Art. 210.3(A)
- RECEPTACLES SHALL NOT BE INSTALLED WITHIN OR DIRECTLY OVER A BATHTUB OR SHOWER STALL, 2022 CEC Art. 408.9(C), LIGHT PENDANTS, CEILING FANS, LIGHTING TRACKS, ETC, SHALL NOT BE LOCATED WITHIN 3' HORIZONTALLY & 8' VERTICALLY ABOVE A SHOWER &/OR BATHTUB THRESHOLD, 2022 CEC Art. 410.10(D)
- FIXTURES, LAMP HOLDER & RECEPTACLES OUTLETS SHALL BE SECURELY SUPPORTED, A FIXTURE THAT WEIGHS MORE THAN 6LBS OR EXCEEDS 16" IN ANY DIMENSION SHALL NOT BE SUPPORTED BY THE SCREW SHELL OF A LAMP HOLDER, 2022 CEC Art. 410.30(a) OUTLET BOXES SHALL NOT BE USED AS THE SOLE SUPPORT FOR CEILING (PADDLE) FANS, 2022 CEC Art. 314.2(A)(D)
- OUTLETS IN KITCHEN MUST BE INSTALLED IN EVERY COUNTER SPACE 12" OR WIDER, NOT GREATER THAN 4' O.C. WITHIN 24" OF THE END OF ANY COUNTER SPACE & NOT HIGHER THAN 20" ABOVE COUNTER (CEC 210.52(C))
- TWO SMALL APPLIANCE 20-AMP BRANCH CIRCUITS ARE REQUIRED FOR THE KITCHEN & ARE LIMITED TO SUPPLYING WALL & COUNTER SPACE OUTLETS FOR THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, & SIMILAR AREAS. NOTE: THE CIRCUITS CANNOT SERVE OUTSIDE PLUGS, RANGE HOOD, DISPOSALS, DISHWASHER OR MICROWAVES - ONLY THE REQUIRED COUNTERTOP/WALL OUTLETS INCLUDING THE REFRIGERATOR, CEC 210.11(C)(1) & 210.52(B)
- ALL 120V SINGLE PHASE 15-20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS (I.E. RECEPTACLES, LIGHTS, SMOKE DETECTORS, ETC) INSTALLED IN DWELLING UNIT KITCHEN, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED COMBINATION-TYPE ARC-FAULT CIRCUIT INTERRUPTER, INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT, (CEC 210.12(A))
- DEDICATED 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE LAUNDRY RECEPTACLE OUTLET(S), CEC 210.11(C)(2). (THIS CIRCUIT SHALL HAVE NO OTHER OUTLETS)
- GROUNDING & BONDING OF ELECTRICAL INSTALLATIONS SHALL COMPLY WITH CEC ART. 250
- BOND ALL METAL GAS & WATER PIPES TO GROUND. ALL GROUND CLAMPS SHALL BE ACCESSIBLE & OF AN APPROVED TYPE, (CEC 250.104)
- PACIFIC GAS & ELECTRIC (PG&E) COMPANY APPROVAL IS REQUIRED FOR ELECTRICAL METER LOCATION PRIOR TO INSTALLATION. PANEL LOCATION SUBJECT TO SITE SPECIFIC CONDITIONS & SERVING UTILITY APPROVAL WHERE THIS PLAN IS USED.
- AFTER BUILDING PERMIT HAS BEEN ISSUED THE OWNER &/OR CONTRACTOR SHALL APPLY FOR ELECTRICAL & UTILITY GAS SERVICE REQUEST TO PACIFIC GAS & ELECTRIC COMPANY.
- ALL NON-LOCKING TYPE 125-VOLT 15-20AMP RECEPTACLES IN THE DWELLING SHALL BE TAMPER-RESISTANT, (CEC Art. 408.12)
- RECEPTACLES SHALL BE INSTALLED AT 12' O.C. MAX IN WALLS STARTING AT 6' MAX FROM THE WALL END, WALLS LONGER THAN 2' SHALL HAVE A RECEPTACLE. HALLWAY WALLS LONGER AN 10' SHALL HAVE A RECEPTACLE IN HALLWAY, (CEC Art. 210.52(A))
- ELECTRICAL RECEPTACLES OUTLETS, SWITCHES & CONTROLS FOR OCCUPANTS USE SHALL BE NO MORE THAN 48" & NOT LESS THAN 15" ABOVE FINISH FLOOR (R327.1.2)
- MAIN SERVICE PANEL TO BE SURGE PROTECTED

SMOKE DETECTORS & CARBON MONOXIDE DETECTORS

- CARBON-MONOXIDE ALARMS SHALL BE INSTALLED IN DWELLING UNITS WITH FUEL-BURNING APPLIANCES OR WITH ATTACHED GARAGES (CRC R315)
- ALL SMOKE DETECTORS & CARBON MONOXIDE DETECTORS WITHIN THE DWELLING UNIT ARE TO BE INTERCONNECTED.
- ALL DWELLING UNITS MUST HAVE SMOKE DETECTORS ON THE WALL OR CEILING OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS & IN EACH ROOM USED FOR SLEEPING PURPOSES.
- IN THE HALLWAY & IN THE ROOM OPEN TO THE HALLWAY WHERE THE CEILING HEIGHT OF ROOM OPENING TO HALLWAY SERVING BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 24" OR MORE
- ONE EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
- CARBON MONOXIDE DETECTORS MAY BE COMBINATION SMOKE/CARBON MONOXIDE DETECTORS.
- INTERCONNECTION, WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.
- POWER SOURCE, SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE & SHALL BE EQUIPPED WITH A BATTERY BACKUP. SMOKE ALARMS WITH INTEGRAL STROBES THAT ARE NOT EQUIPPED WITH BATTERY BACKUP SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT & WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVERCURRENT PROTECTION.
- SMOKE ALARMS OR SMOKE DETECTORS SHALL BE INSTALLED A MIN OF 20' HORIZONTAL DISTANCE FROM A PERMANENTLY INSTALLED COOKING APPLIANCE. EXCEPTION: IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH OR PHOTOELECTRIC SMOKE ALARMS SHALL BE PERMITTED TO BE INSTALLED 10' OR GREATER FROM A PERMANENTLY INSTALLED COOKING APPLIANCE. PHOTOELECTRIC SMOKE ALARMS SHALL BE PERMITTED TO BE INSTALLED GREATER THAN 6' FROM A PERMANENTLY INSTALLED COOKING APPLIANCE WHERE THE KITCHEN OR COOKING AREA & ADJACENT SPACES HAVE NO CLEAR INTERIOR PARTITIONS & THE 10' DISTANCES WOULD PROHIBIT THE PLACEMENT OF 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. (R314.3.3) (NFPA72 SECTION 24.8.3.4)

LIGHTING NOTES

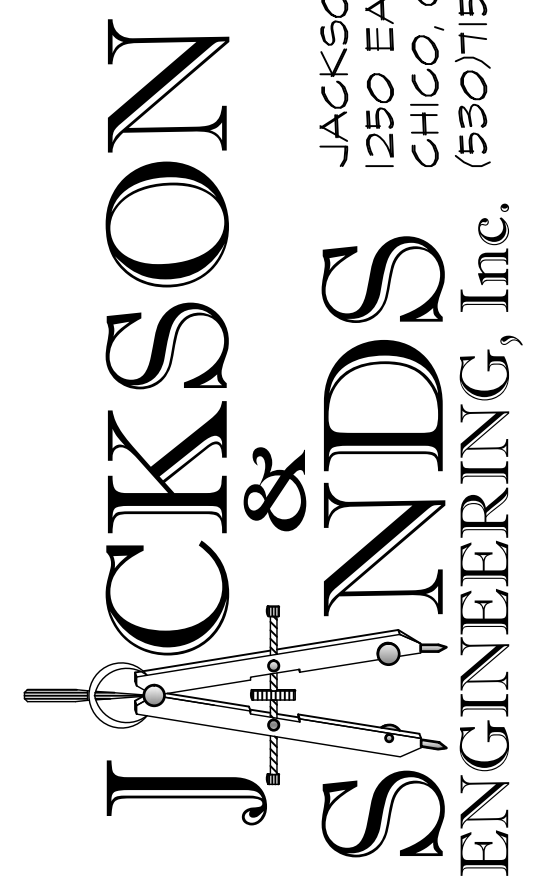
- ALL LIGHTING TO BE HIGH EFFICACY
- LIGHTING IN HABITABLE SPACES, (LIVING ROOMS, DINING ROOMS, KITCHEN & BEDROOMS) SHALL HAVE READILY ACCESSIBLE WALL-MOUNTED DIMMING CONTROLS.
- FIXTURES, LAMP HOLDER & RECEPTACLES OUTLETS SHALL BE SECURELY SUPPORTED. A FIXTURE THAT WEIGHS MORE THAN 6LBS OR EXCEEDS 16" IN ANY DIMENSION SHALL NOT BE SUPPORTED BY THE SCREW SHELL OF A LAMP HOLDER, CEC ART. 410.30(a). OUTLET BOXES SHALL NOT BE USED AS THE SOLE SUPPORT FOR CEILING (PADDLE) FAN, 2022 CEC ART. 314-27(A)(D)
- ALL LIGHTING IN (BATHROOM, UTILITY ROOM, LAUNDRY ROOM, WALK IN CLOSETS & GARAGES) TO BE MANUAL ON, AUTOMATIC OFF, OCCUPANT SENSOR, (VACANCY SENSOR)
- OUTDOOR LIGHTING ATTACHED TO THE BUILDING TO BE HIGH EFFICACY, CONTROLLED BY A MANUAL ON & OFF SWITCH & ONE OF THE FOLLOWING AUTOMATIC CONTROLS
 - PHOTO CONTROL & MOTION SENSOR.
 - PHOTO CONTROL & AUTOMATIC TIME SWITCH CONTROL.
 - ASTRONOMICAL TIME CLOCK CONTROL THAT AUTOMATICALLY TURNS THE OUTDOOR LIGHT OFF DURING DAYLIGHT HOURS.
 - EMCS THAT PROVIDES THE FUNCTIONALITY OF AN ASTRONOMICAL TIME CLOCK, DOES NOT HAVE AN OVERRIDE OR BYPASS SWITCH THAT ALLOWS THE LUMINARIES TO BE ALWAYS ON, & IS PROGRAMMED TO AUTOMATICALLY TURN THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS.
- LUMINARIES RECESSED IN INSULATED CEILINGS MUST MEET FIVE REQUIREMENTS (CALIFORNIA ENERGY CODE 150.0(K)(1)):
 - THEY MUST BE RATED FOR DIRECT INSULATION CONTACT (IC).
 - THEY MUST BE CERTIFIED AS AIRTIGHT (AT) CONSTRUCTION.
 - THEY MUST HAVE A SEALED GASKET OR CAULKING BETWEEN THE HOUSING & CEILING TO PREVENT FLOW OF HEATED OR COOLED AIR OUT OF LIVING AREAS & INTO THE CEILING CAVITY.
 - THEY MAY NOT CONTAIN A SCREW BASE SOCKETS
 - THEY SHALL CONTAIN A JAB COMPLIANT LIGHT SOURCE
- OUTDOOR LIGHTING SHALL BE SUITABLE FOR WET LOCATIONS.
- ALL HIGH EFFICACY LIGHT FIXTURES SHALL BE CERTIFIED AS "HIGH EFFICACY" LIGHT FIXTURES BY THE CALIFORNIA ENERGY COMMISSION.
- CONTRACTOR SHALL PROVIDE THE HOMEOWNER WITH A LUMINAIRE SCHEDULE GIVING THE LAMPS USED IN THE LUMINARIES INSTALLED. (CEC 150.0(B)(2))
- THE NUMBER OF BLANK ELECTRICAL BOXES MORE THAN 5' ABOVE FINISHED FLOOR SHALL NOT BE GREATER THAN THE NUMBER OF BEDROOMS. THESE ELECTRICAL BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR, OR FAN SPEED CONTROL. (CEC 150(K)(B))

General Notes

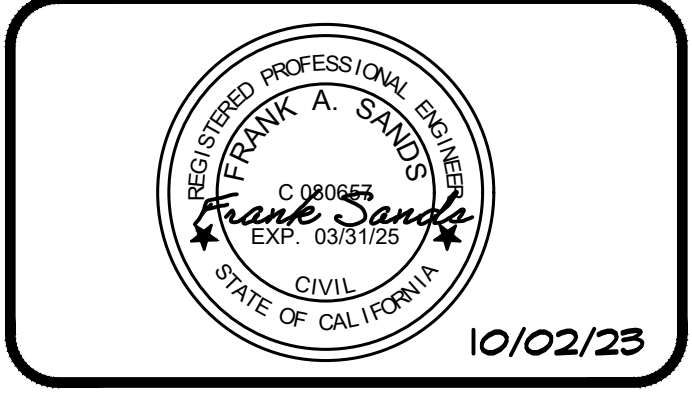
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JACKSON & SANDS ENGINEERING
1250 EAST AVE #10
CHICO, CA 95926
(530)715-7184



No.	Revision/Issue	Date
1	INITIAL SUBMITTAL:	
2	PCI SUBMITTAL:	7/24/23



ORLANDO ADU

450 SQ. FT.
STUDIO ADU

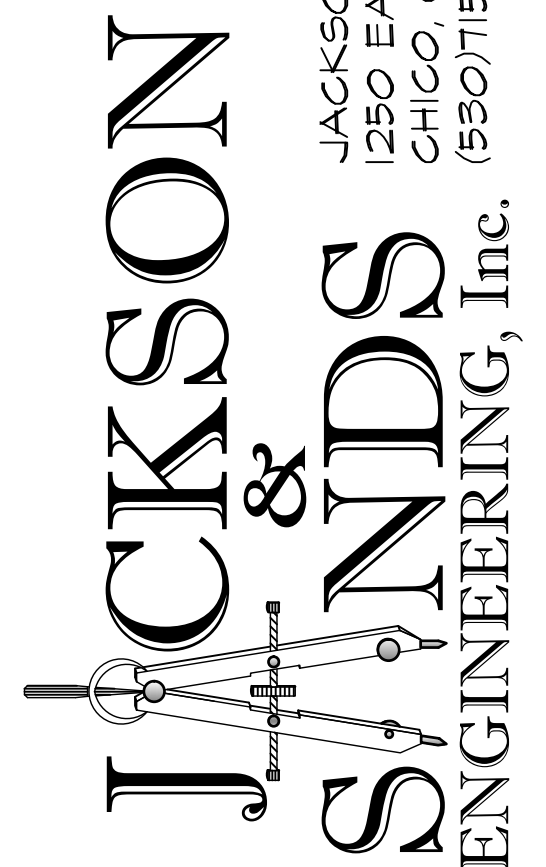
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Scale AS NOTED	

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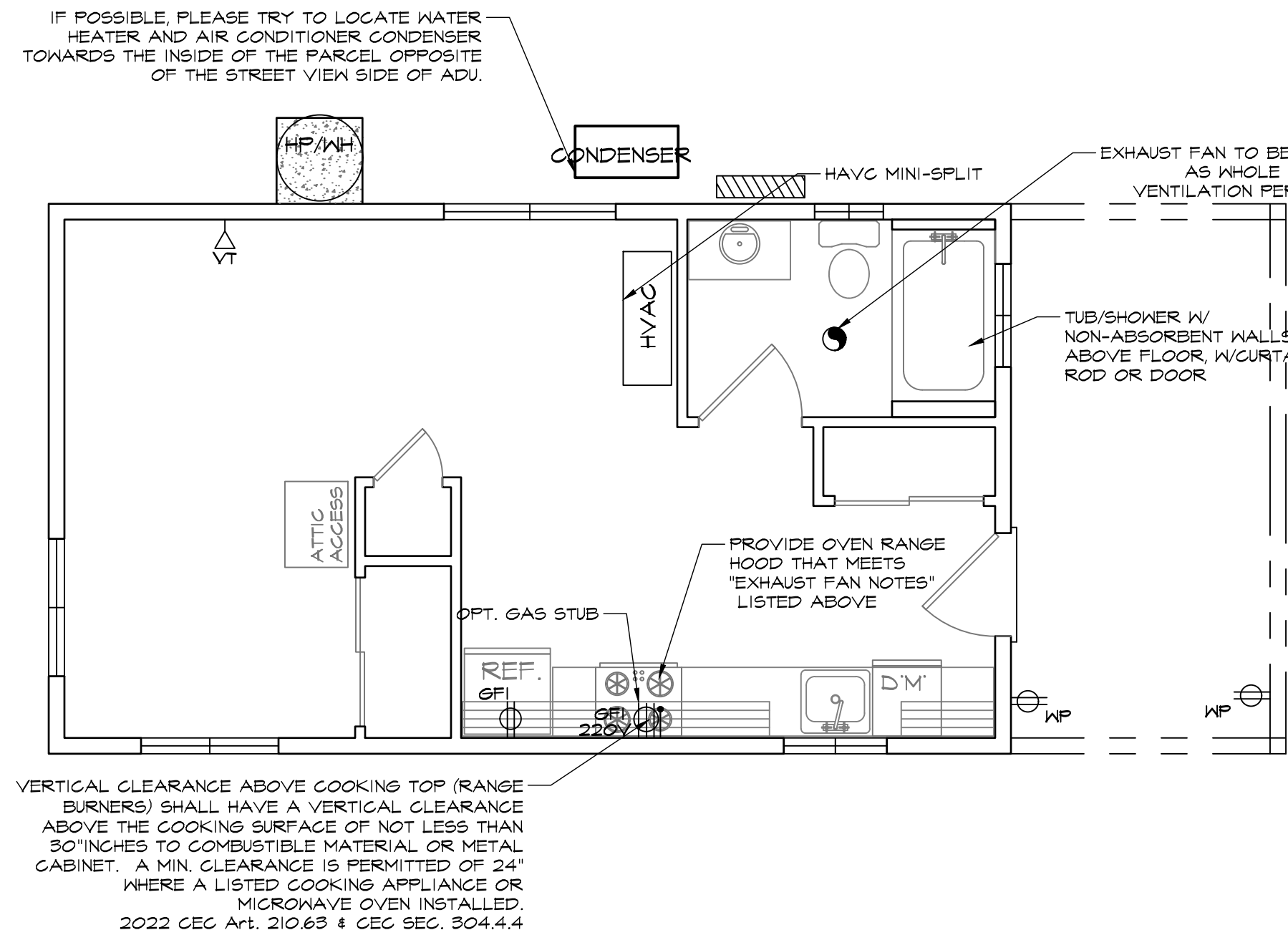
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EXHAUST FAN NOTES:
STANDARDS 150.0(a)#2 B. RESIDENTIAL COMPLIANCE MANUAL 4.6.9.2(B) INTERMITTENT OR DEMAND CONTROLLED FANS (SURFACE-MOUNTED FANS)
DEMAND CONTROLLED LOCAL EXHAUST FANS SHALL BE RATED AT A MAX. OF 3.0 SONES, UNLESS THE MAX. RATED AIRFLOW IS GREATER THAN 400 CFM. ASHRAE STANDARD 62.2 EXTENDS THE REQUIREMENT FOR THE QUIET FANS TO INCLUDE RANGE HOODS AND BATH EXHAUST FANS, NOT JUST DWELLING UNIT VENTILATION SYSTEM FANS, RANGE HOOD EXHAUST FANS MUST ALSO BE RATED AT 3.0 SONES OR LESS AT THE MINIMUM REQUIRED SPEED OF 100 CFM.

*ALL ROOMS GREATER THAN 150 SQFT SHALL HAVE A MINI SPLIT HEAD UNIT AND A HARD WIRED CLIMATE CONTROL THERMOSTAT, REMOTE CONTROL ALONE IS NOT ACCEPTABLE

ALL EXHAUST AIR DUCTS SHALL TERMINATE AT THE EXTERIOR OF THE BUILDING ENVELOPE AND A MINIMUM 3' FROM OPENINGS INTO THE BUILDING.

FIXTURE WATER FLOW RATE:		TRENCH DEPTH:	
FIXTURE	G.P.F.	TYPE	DEPTH
WATER CLOSET	1.25 GPF	WATER	12"
KITCHEN FAUCET	1.8 GPF	SEWER	12"-21"
LAVATORY FAUCET	1.2 GPF	GAS	12"-18"
SHOWERHEADS	2.0 GPF	ELEC.	6"-18"

MECHANICAL / PLUMBING PLAN

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

PLUMBING

- UNDERFLOOR CLEANOUTS SHALL NOT BE MORE THAN 5' FROM AN UNDERFLOOR ACCESS, ACCESS DOOR OR TRAP DOOR. (CPC 707.9)
- EXTERIOR HOSE BIBS SHALL BE EQUIPPED WITH A NON-REMOVABLE BACK-FLOW PREVENTION. (CPC 603.5.7)
- SHOWER & TUB COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC OF COMBINATION PRESSURE BALANCE THERMOSTATIC MIXING VALVE TYPE. (CPC 408.3)
- KITCHEN SINKS REQUIRE A CLEANOUT ABOVE THE FLOOR LEVEL OF THE LOWEST FLOOR OF THE BUILDING.
- AIR GAP FITTING REQUIRED AT DISHWASHER
- WATER CLOSET SHALL BE POSITIONED TO HAVE A MIN 15" FROM ITS CENTER TO THE EDGE OF THE SINK & TO THE TUB.
- ABS PIPING SHALL NOT BE EXPOSED TO DIRECT SUNLIGHT UNLESS PROTECTED BY WATER BASED SYNTHETIC LATEX PAINTS. (CPC 312.13)
- PVC PIPING SHALL NOT BE EXPOSED TO DIRECT SUNLIGHT UNLESS PROTECTED BY WATER BASED SYNTHETIC LATEX PAINT, .04" THICK WRAP OR OTHERWISE PROTECTED FROM UV DEGRADATION. (CPC 312.14)
- THE ADJACENT SPACE NEXT TO SHOWERS WITHOUT THRESHOLDS SHALL BE CONSIDERED A WET LOCATION WHEN USING THE CRC, CBC, & THE CEC. (CPC 408.5)
- SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MIN FINISHED INTERIOR OF 1024IN² (32"x32") & SHALL ALSO BE CAPABLE OF ENCOMPASSING A 30" CIRCLE. THE REQUIRED AREA & DIMENSIONS SHALL BE MEASURED AT A HEIGHT EQUAL TO THE TOP OF THE THRESHOLD & SHALL BE MAINTAINED TO A POINT OF NOT LESS THAN 10" ABOVE THE SHOWER DRAIN OUTLET. (CPC 408.6) PROVIDE CURTAIN ROD OR DOOR A MIN OF 22" IN WIDTH (CPC 408.5), SHOWERS & TUBS WITH SHOWERS REQUIRE A NON-ABSORBENT SURFACE UP TO 6' ABOVE THE FLOOR. (CRC R307.2)
- WATER HEATERS: PROVIDE PRESSURE RELIEF VALVE WITH DRAIN TO OUTSIDE FOR WATER HEATER. (CPC 504.6) PROVIDE SEISMIC STRAPPING IN THE UPPER & LOWER THIRD OF THE WATER HEATER A MIN OF 4" ABOVE CONTROLS. (CPC 507.2) THE WATER HEATER SHALL BE OF AN INSTANTANEOUS TYPE OR THE FOLLOWING SHALL BE PROVIDED (NEW CONSTRUCTION ONLY) (CEC 150(N)):
 - A 120V RECEPTACLES PROVIDED WITHIN 3' • A CATEGORY III OR IV VENT, OR A STRAIGHT (WITHOUT BENDS) TYPE B VENT
 - CONDENSATE DRAIN THAT IS NO MORE THAN 2" HIGHER THAN THE BASE OF THE WATER HEATER
 - WATER HEATERS USING GAS OR PROPANE SHALL DESIGNATE A SPACE 2½x2½' & 7' TALL SUITABLE FOR FUTURE INSTALLATION OF HEAT PUMP WATER HEATER
 - GAS SUPPLY LINE WITH A MIN 200,000 BTU/HR DEDICATED CAPACITY FOR THE WATER HEATER
 - DOMESTIC HOT WATER LINES SHALL BE INSULATED. INSULATION SHALL BE THE THICKNESS OF THE PIPE DIAMETER UP TO 2" IN SIZE & MIN 2" THICKNESS FOR PIPES LARGER THAN 2" IN DIAMETER. (CPC 604.11)
 - A 3" GRAVITY DRAIN SHALL BE PROVIDED AT THE LOW POINT OF UNDERFLOOR SPACES, INSTALLED SO AS TO PROVIDE ¼"/FOOT GRADE & TERMINATE AT AN EXTERIOR POINT OF THE BUILDING PROTECTED FROM BLOCKAGE. THE OPENING SHALL BE SCREENED WITH A CORROSION-RESISTANT WIRE MESH WITH MESH OPENINGS OF ¼" IN DIMENSION. LENGTHS OF THE GRAVITY DRAINS OVER 10' IN LENGTH SHALL BE FIRST APPROVED BY THE BUILDING OFFICIAL. (L-V 8.9)
 - WATER HEATERS LOCATED IN ATTICS, CEILING ASSEMBLIES & RAISED FLOOR ASSEMBLIES SHALL SHOW A WATER-TIGHT CORROSION RESISTANT MIN ½" DEEP PAN UNDER THE WATER HEATER WITH A MIN ¾" DRAIN TO THE EXTERIOR OF THE BUILDING. (CPC 507.5)
 - WATER CLOSET SHALL BE LOCATED IN A SPACE NOT LESS THAN 30" IN WIDTH (15" ON EACH SIDE) & 24" MIN CLEARANCE IN FRONT. (CPC 402.5)
 - THE MAX HOT WATER TEMPERATURE DISCHARGING FROM A BATHTUB OR WHIRLPOOL BATH-TUB FILLER SHALL NOT EXCEED 120°F. (CPC 418)
 - PROVIDE ANTI-SIPHON VALVES ON ALL HOSE BIBS. (CPC 603.5.7)
 - FLOOR DRAINS SHALL BE PROVIDED WITH A TRAP PRIMER. (CPC 1007)
 - MAX WATER FLOW RATES: (CGBSC 4.303.1):
 - WATER CLOSETS: 1.25-GPF
 - URINALS: .125-GPF
 - KITCHEN FAUCETS: 1.8-GPM @ 60PSI
 - LAVATORY FAUCETS: 1.2-GPM @ 60PSI
 - SHOWERHEADS: 1.8-GPM

MECHANICAL

- WOOD BURNING APPLIANCES SHALL BE ONE OF THE FOLLOWING:
 - A PELLET-FUELED WOOD BURNING HEATER.
 - A U.S. EPA PHASE II CERTIFIED WOOD BURNING HEATER.
 - AN APPLIANCE OR FIREPLACE DETERMINED TO MEET THE U.S. EPA PARTICULATE MATTER EMISSION STANDARD OF LESS THAN 7.5 GRAMS/HOUR FOR A NON-CATALYTIC WOOD FIRED APPLIANCE OR 4.1 GRAMS/HOUR FOR A CATALYTIC WOOD FIRED APPLIANCE & IS APPROVED IN WRITING BY THE APCO.
- ALL NEWLY INSTALLED GAS FIREPLACES SHALL BE DIRECT VENT & SEALED-COMBUSTION TYPE. (CMC 912.2)
- ANY INSTALLED WOOD STOVE OR PELLET STOVE SHALL HAVE A PERMANENT NSPS LABEL CERTIFYING EMISSION LIMITS.
- TOP CHIMNEY MUST EXTEND A MIN OF 2' ABOVE ANY PART OF THE BUILDING WITHIN 10' (CMC 802.5.4)
- FIREPLACES SHALL HAVE CLOSABLE METAL OR GLASS DOORS, HAVE COMBUSTION AIR INTAKE DRAWN FROM THE OUTSIDE & HAVE A READILY ACCESSIBLE FLUE DAMPFENER CONTROL. CONTINUOUS BURNING PILOT LIGHTS ARE PROHIBITED. (CEC 150.0(E))
- PROVIDE COMBUSTION AIR FOR ALL GAS FIRED APPLIANCES PER CMC CHAPTER 7.
- GAS VENTS PASSING THROUGH AN INSULATED ASSEMBLY SHALL HAVE A METAL INSULATION SHIELD A MIN 2" ABOVE INSULATION. (509.6.2.7)
- GAS WATER HEATER & FURNACE ARE NOT ALLOWED IN AREAS OPENING INTO BATHROOMS, CLOSETS OR BEDROOMS UNLESS INSTALLED IN A CLOSET EQUIPPED WITH A LISTED GASKETED DOOR ASSEMBLY & A LISTED SELF-CLOSING DEVICE WITH ALL COMBUSTION AIR OBTAINED FROM THE OUTDOORS. (CPC 504)
- ROOF TOP EQUIPMENT ON ROOFS WITH OVER 4/12 SLOPE SHALL HAVE A LEVEL 30"x30" WORKING PLATFORM. (CMC 304.2)
- EXHAUST OPENINGS TERMINATING TO THE OUTDOORS SHALL BE COVERED WITH A CORROSION RESISTANT SCREEN ¼"-½" IN OPENING SIZE (NOT REQUIRED FOR CLOTHES DRYERS). (CMC 502.1)
- VENT DRYER TO OUTSIDE OF BUILDING (NOT TO UNDER-FLOOR AREA). VENT LENGTH SHALL BE 14' MAX SHALL TERMINATE A MIN OF 3' FROM THE PROPERTY LINE & ANY OPENING INTO THE BUILDING. (CMC 504.4.2)
- ENVIRONMENTAL AIR DUCTS SHALL NOT TERMINATE LESS THAN 3' TO A PROPERTY LINE, 10' TO A FORCED AIR INLET, 3' TO OPENINGS INTO THE BUILDING & SHALL NOT DISCHARGE ON TO A PUBLIC WAY. (CMC 502.2.1)
- PROVIDE MIN 100IN² MAKE-UP AIR FOR CLOTHES DRYERS INSTALLED IN CLOSETS. (CMC 504.4.1(1))
- HEATING SYSTEM IS REQUIRED TO MAINTAIN 68° AT 3' ABOVE FLOOR LEVEL & 2' FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS. (CRC R303.9)
- BATHROOM FAN SHALL BE MIN VENTILATION RATE OF 50CFM FOR INTERMITTENT OR 25CFM FOR CONTINUOUS VENTILATION.
 - FAN SHALL BE 3 SONE OR LESS & INSTALLED PER MANUFACTURES SPECS.
 - MIN 4" DUCT SHALL VENT TO OUTSIDE & SHALL BE AIR TIGHT WITH CAULKING & GASKET.
 - FAN IN BATHROOMS CONTAINING TUB OR SHOWER MUST BE CONTROLLED BY A HUMIDISTAT & BE ENERGY STAR RATED. IF FAN PROVIDES CONTINUOUS VENTILATION BY THE ENERGY CODE IS EXEMPT.
- CALIFORNIA ENERGY COMMISSION STANDARDS SECTION 150(K) REQUIREMENTS FOR INDOOR AIR QUALITY VENTILATION.
 - BATHROOM EXHAUST FAN TO BE USED TO PROVIDE THE WHOLE BUILDING VENTILATION FAN & PROVIDE THE FOLLOWING:
 - THE BATHROOM EXHAUST FAN MUST HAVE A MIN CFM RATING OF 75-CFM.
 - THE BATHROOM EXHAUST FAN IS RATED AT A MAX OF 1.0 SONE.
 - THE CONTROL SWITCH MUST BE LABELED AS THE WHOLE HOUSE VENTILATION & FAN SHOULD OPERATE WHENEVER THE HOME IS OCCUPIED.

- EXCAVATION, GRADING AND FILL:**
- EXCAVATION NEAR FOUNDATION FOR ANY PURPOSE SHALL NOT REDUCE LATERAL SUPPORT FROM ANY FOUNDATION OR ADJACENT FOUNDATION WITHOUT FIRST UNDERPINNING OR PROTECTING THE FOUNDATION AGAINST DETRIMENTAL LATERAL OR VERTICAL MOVEMENT OR BOTH.
 - WHERE UNDERPINNING IS CHOSEN TO PROVIDE THE PROTECTION OR SUPPORT OF ADJACENT STRUCTURES, THE UNDERPINNING STEM WALL SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH PROVISIONS OF CURRENT CALIFORNIA BUILDING CODE.
 - UNDERPINNING SHALL BE INSTALLED IN A SEQUENTIAL MANNER THAT PROTECTS THE NEIGHBORING STRUCTURE AND THE WORKING CONSTRUCTION SITE. THE ENGINEER OF RECORD SHALL BE NOTIFIED IF THIS CONDITION EXISTS TO ALLOW FOR PREPARATION OF CONSTRUCTION DOCUMENTS.
 - PLACEMENT OF BACKFILL: THE EXCAVATION OUTSIDE THE FOUNDATION SHALL BE BACKFILLED WITH SOIL THAT IS FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS, COBBLES AND BOULDERS OR WITH CONTROLLED LOW-STRENGTH MATERIAL (CLSM). THE BACKFILL SHALL BE PLACED IN LIFTS AND COMPACTED IN A MANNER THAT DOES NOT DAMAGE THE FOUNDATION OR THE WATERPROOFING OR DAMPPROOFING MATERIAL.
 - SITE GRADING: THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET AN APPROVED METHOD OF DRAINAGE AWAY FROM STRUCTURE SHALL BE USED. SHOALS USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET OF BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MIN. OF 2% AWAY FROM THE BUILDING. 2% SLOPES MAY BE USED WHEN APPROVED BY THE ENGINEER OF RECORD.
 - WHERE SHALLOW FOUNDATIONS WILL BEAR ON COMPACTED FILL MATERIAL, THE COMPACTED FILL SHALL COMPLY WITH THE APPROVED GEOTECHNICAL REPORT.
 - WHERE COMPACTED FILL MATERIAL 12 INCHES IN DEPTH OR LESS NEED NOT COMPLY WITH AN APPROVED REPORT PROVIDED THE INPLACE DRY DENSITY IS NOT LESS THAN 80% OF THE MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT DETERMINED IN ACCORDANCE WITH ASTM D1557. THE COMPACTION SHALL BE VERIFIED BY SPECIAL INSPECTION IN ACCORDANCE WITH SECTION 1705.6

- DAMPPROOFING AND WATERPROOFING:**
- WALLS OR PORTIONS THEREOF THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES AND FLOORS BELOW GRADE SHALL BE WATERPROOFED AND DAMPPROOFED IN ACCORDANCE WITH THIS SECTION.
 - VENTILATION FOR CRAWL SPACES SHALL COMPLY WITH CBC SECTION 1203.4
 - STORY ABOVE GRADE AND A BASEMENT IS CONSIDERED A STORY ABOVE GRADE PLANE AND THE FINISHED GROUND LEVEL ADJACENT TO THE BASEMENT WALL IS BELOW THE BASEMENT FLOOR ELEVATION FOR 25% OR MORE OF THE PERIMETER, THE FLOOR AND WALLS SHALL BE DAMPPROOFED IN ACCORDANCE WITH THIS SECTION AND A FOUNDATION DRAIN SHALL BE INSTALLED.
 - THE FINISHED GROUND LEVEL OF AN UNDER-FLOOR SPACE SUCH AS A CRAWL SPACE SHALL NOT BE LOCATED BELOW THE BOTTOM OF THE FOOTINGS, WHERE THERE IS EVIDENCE THAT THE GROUND WATER TABLE RISES TO WITHIN 6 INCHES OF THE GROUND LEVEL AT THE OUTSIDE BUILDING PERIMETER, OR THAT THE SURFACE WATER DOES NOT READILY DRAIN FROM THE BUILDING SITE. THE GROUND LEVEL OF THE UNDER-FLOOR SPACE SHALL BE AS HIGH AS THE OUTSIDE FINISHED GROUND LEVEL, UNLESS AN APPROVED DRAINAGE SYSTEM IS PROVIDED.
 - DAMPPROOFING MATERIALS FOR WALLS SHALL BE INSTALLED ON THE EXTERIOR SURFACE OF THE WALL, AND SHALL EXTEND FROM THE TOP OF THE FOOTING TO ABOVE GROUND LEVEL.
 - DAMPPROOFING SHALL CONSIST OF A BITUMINOUS MATERIAL, 3 POUNDS PER SQUARE YARD OF ACRYLIC MODIFIED CEMENT, $\frac{3}{8}$ " COAT OF SURFACE BONDING MORTAR COMPLYING WITH CBC 809, ANY OF THE MATERIALS PERMITTED FOR WATERPROOFING BY SECTION 1805.3.2 OR OTHER APPROVED METHODS OR MATERIALS.
 - WHERE GROUND WATER IS UNCOVERED BY INVESTIGATION OR EXCAVATIONS THE ENGINEER OF RECORD SHALL BE NOTIFIED IMMEDIATELY FOR WATERPROOFING SOLUTIONS.
 - A DRAIN SHALL BE PLACED AROUND THE PERIMETER OF A FOUNDATION THAT CONSIST OF GRAVEL OR WASHED STONE CONTAINING NOT MORE THAN 10% MATERIAL THAT PASSES THROUGH A No. 4 sieve. THE DRAIN SHALL EXTEND A MINIMUM OF 12" BEYOND THE OUTSIDE EDGE OF THE FOOTING. THE THICKNESS SHALL BE SUCH THAT THE BOTTOM OF THE DRAIN IS NOT HIGHER THAN THE BOTTOM OF THE BASE UNDER THE FLOOR, AND THE TOP OF THE DRAIN IS NOT LESS THAN 6" ABOVE THE TOP OF THE FOOTING. THE TOP OF THE DRAIN SHALL BE COVERED WITH AN APPROVED FILTER MEMBRANE MATERIAL. WHERE A DRAIN TILE OR PERFORATED PIPE IS USED, THE INVERT OF THE PIPE OR TILE SHALL NOT BE HIGHER THAN THE FLOOR ELEVATION. THE TOP OF JOINTS OR THE TOP OF PERFORATIONS SHALL BE PROTECTED WITH AN APPROVED FILTER MEMBRANE MATERIAL.
 - THE FLOOR BASE AND FOUNDATION PERIMETER DRAIN SHALL DISCHARGE BY GRAVITY OR MECHANICAL MEANS INTO AN APPROVED DRAINAGE SYSTEM THAT COMPLIES WITH THE CBC. WHEN A SITE IS LOCATED IN A WELL-DRAINED GRAVEL OR SAND/ GRAVEL MIXTURE SOILS, A DEDICATED DRAINAGE SYSTEM IS NOT REQUIRED.

- FOUNDATIONS:**
- NO FILL OR OTHER SURCHARGE LOADS SHALL BE PLACED ADJACENT TO ANY BUILDING OR STRUCTURE UNLESS SUCH STRUCTURE IS CAPABLE OF WITHSTANDING THE ADDITIONAL LOADS CAUSED BY THE FILL OR SURCHARGE.
 - IF VIBRATORY LOADS ARE TO BE PRESENT DURING THE USE OF THE STRUCTURE, THE ENGINEER OF RECORD SHALL BE NOTIFIED TO DETERMINE IF ADDITIONAL CONSIDERATION IS REQUIRED TO PREVENT DETRIMENTAL DISTURBANCES OF THE SOIL.
 - IF EXPANSIVE SOILS ARE DISCOVERED THE ENGINEER OF RECORD SHALL BE NOTIFIED TO PROVIDE ADDITIONAL FOUNDATION DESIGN AND CONSTRUCTION REQUIREMENTS.
 - BUILDING CLEARANCE FROM ASCENDING SLOPES SHALL IN GENERAL BE SET A SUFFICIENT DISTANCE FROM THE SLOPE TO PROVIDE PROTECTION FROM SLOPE DRAINAGE, EROSION AND SHALLOW FAILURES.
 - FOUNDATION SETBACK FROM DESCENDING SLOPE SURFACE SHALL BE FOUNDED IN FIRM MATERIAL WITH AN EMBEDMENT AND SET BACK FROM THE SLOPE SURFACE SUFFICIENT TO PROVIDE VERTICAL AND LATERAL SUPPORT FOR THE FOUNDATION WITHOUT DETRIMENTAL SETTLEMENT.
 - FOR FOUNDATIONS SUPPORTING GROUP R OR U OCCUPANCIES OF LIGHT-FRAME CONSTRUCTION, TWO STORIES OR LESS IN HEIGHT, ASSIGNED TO SEISMIC DESIGN CATEGORY D, E OR F SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 psi CONCRETE FOUNDATIONS ARE PERMITTED TO BE CAST AGAINST THE EARTH WHERE SOIL CONDITIONS DO NOT REQUIRE FORMWORK.
 - SHALLOW FOUNDATIONS SHALL BE BUILT ON UNDISTURBED SOIL. COMPACTED FILL MATERIAL OR CLSM. COMPACTED FILL MATERIAL SHALL BE PLACED IN ACCORDANCE WITH CBC SECTION 1804.5
 - THE TOP SURFACE OF FOOTINGS SHALL BE LEVEL. THE BOTTOM SURFACE OF FOOTINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT EXCEEDING 10%. FOOTINGS SHALL BE STEPPED WHERE IT IS NECESSARY TO CHANGE THE ELEVATION OF THE TOP SURFACE OF THE FOOTING OR WHERE THE SURFACE OF THE GROUND SLOPES MORE THAN 10%.
 - FOR SINGLE STORIES, THE MIN. DEPTH OF FOOTINGS SHALL BE 12" BELOW UNDISTURBED GROUND SURFACE. THE MIN. WIDTH OF FOOTING SHALL BE 12". FOR TWO STORIES, THE MIN DEPTH OF FOOTINGS SHALL BE 18" BELOW UNDISTURBED GROUND SURFACE AND THE MIN. WIDTH OF THE FOOTING SHALL BE 15".
 - ALL LOAD BEARING WALLS SHALL BE PLACED ON CONTINUOUS CONCRETE FOOTINGS BONDED INTEGRALLY WITH THE EXTERIOR WALL FOOTINGS.
 - MIN. SLAB THICKNESS SHALL BE 4". A 10-MIL POLYETHYLENE VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6" SHALL BE PLACED BETWEEN THE BASE COURSE AND THE CONCRETE FLOOR SLAB. A VAPOR RETARDER IS NOT REQUIRED FOR DETACHED STRUCTURES ACCESSORY TO OCCUPANCIES IN GROUP R-3, SUCH AS GARAGES, UTILITY BUILDINGS OR OTHER UNHEATED FACILITIES.


- SHEAR WALL NOTES: (PER SDPWS-2002)**
- FRAMING REQUIREMENTS: ALL FRAMING MEMBERS AND BLOCKING USED FOR SHEAR WALL CONSTRUCTION SHALL BE 2" NOMINAL OR GREATER. WHERE SHEAR WALLS ARE DESIGNED AS BLOCKED, ALL JOINTS IN SHEATHING SHALL OCCUR OVER AND BE FASTENED TO COMMON FRAMING MEMBERS OR COMMON BLOCKING. SHEAR WALL BOUNDARY ELEMENTS SUCH AS END POSTS, SHALL BE PROVIDED TO TRANSMIT THE DESIGN TENSION AND COMPRESSION FORCES. SHEAR WALL SHEATHING SHALL NOT BE USED TO SPlice BOUNDARY ELEMENTS. END POSTS (STUDS OR COLUMNS) SHALL BE FRAMED TO PROVIDE FULL END BEARING.
 - COMMON FRAMING MEMBER: WHERE A COMMON FRAMING MEMBER IS REQUIRED AT ADJOINING PANEL EDGES, TWO FRAMING MEMBERS THAT ARE AT LEAST 2" NOMINAL THICKNESS SHALL BE PERMITTED PROVIDED THEY ARE FASTENED TOGETHER WITH FASTENERS DESIGNED IN ACCORDANCE WITH THE NDS TO TRANSFER THE INDUCED SHEAR BETWEEN MEMBERS. WHEN FASTENERS CONNECTING THE TWO FRAMING MEMBERS ARE SPACED LESS THAN 4" ON CENTER, THEY SHALL BE STAGGERED.
 - TENSION AND COMPRESSION CHORDS SHALL BE INSTALLED AT EACH END OF SHEAR WALL.
 - FASTENERS: SHEATHING SHALL BE ATTACHED TO FRAMING MEMBERS USING NAILS OR OTHER APPROVED FASTENERS. NAILS SHALL BE DRIVEN WITH THE HEAD OF THE NAIL FLUSH WITH THE SURFACE OF THE SHEATHING. OTHER APPROVED FASTENERS SHALL BE DRIVEN AS REQUIRED FOR PROPER INSTALLATION OF THAT FASTENER. SEE TABLE FOR NAIL DIMENSIONS.
 - ANCHOR BOLTS: FOUNDATION ANCHOR BOLTS SHALL HAVE A STEEL PLATE WASHER UNDER EACH NUT NOT LESS THAN 0.229"x3"x3" IN SIZE. THE HOLE IN THE PLATE WASHER SHALL BE PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO $\frac{3}{8}$ " LARGER THAN THE BOLT DIAMETER AND A SLOT LENGTH NOT TO EXCEED 1-5/4". PROVIDED A STANDARD CUT WASHER IS PLACED BETWEEN THE PLATE WASHER AND THE NUT. THE PLATE WASHER SHALL EXTEND TO WITHIN $\frac{1}{2}$ " OF THE BOTTOM PLATE ON THE SIDE(S) WITH SHEATHING OR OTHER MATERIAL WITH NOMINAL UNIT SHEAR CAPACITY GREATER THAN 400 PLF FOR WIND OR SEISMIC (TYPE D AND E SHEAR WALLS) EXCEPTIONS MAY APPLY PER SECTION 4.3.6.4.3.
 - WOOD STRUCTURAL PANEL SHEAR WALL CONSTRUCTION: PANELS SHALL NOT BE LESS THAN 4"x8", EXCEPT AT BOUNDARIES AND CHANGES IN FRAMING.
 - ALL EDGES OF PANELS SHALL BE SUPPORTED BY AND FASTENED TO FRAMING MEMBERS OR BLOCKING.
 - NAILS SHALL BE LOCATED AT LEAST $\frac{3}{8}$ " FROM THE PANEL EDGES. MAXIMUM NAIL SPACINGS AT PANEL EDGES SHALL BE 6" ON CENTER.
 - NAILS ALONG INTERMEDIATE FRAMING MEMBERS SHALL BE THE SAME SIZE AS NAILS SPECIFIED FOR PANEL EDGE NAILING. AT INTERMEDIATE FRAMING MEMBERS, THE MAXIMUM NAILING SPACING SHALL BE 6" ON CENTER. WHERE PANELS ARE THICKER THAN $\frac{3}{4}$ " NOMINAL OR STUDS ARE SPACED LESS THAN 24" ON CENTER, THE MAXIMUM NAIL SPACING SHALL BE 12" ON CENTER.
 - THE WIDTH OF THE NAILED FACE OF FRAMING MEMBERS AND BLOCKING SHALL BE 2" NOMINAL OR GREATER.
 - WHERE ANY OF THE FOLLOWING CONDITIONS OCCUR, THE WIDTH OF THE NAILED FACE OF A COMMON FRAMING MEMBER OR BLOCKING AT ADJOINING PANEL EDGES SHALL BE 3" NOMINAL OR GREATER AND NAILING SHALL BE STAGGERED AT ALL PANEL EDGES (IN LIEU OF A SINGLE COMMON FRAMING MEMBER, TWO FRAMING MEMBERS THAT ARE AT LEAST 2" IN NOMINAL THICKNESS SHALL BE PERMITTED).
 - NAIL SPACING OF 2" ON CENTER AT ADJOINING PANEL EDGES IS SPECIFIED (TYPE E SHEAR WALL), OR
 - 10D COMMON NAILS HAVING PENETRATION INTO FRAMING MEMBERS AND BLOCKING OF MORE THAN 1-1/2" ARE SPECIFIED AT 3" ON CENTER, OR LESS AT ADJOINING PANEL EDGES, OR
 - THE NOMINAL UNIT SHEAR CAPACITY ON EITHER SIDE OF THE SHEAR WALL, TYPE E, EXCEEDS 100 PLF IN SEISMIC DESIGN CATEGORY D, E, OR F.
 - MAXIMUM STUD SPACING SHALL BE 24" ON CENTER.
 - WOOD STRUCTURAL PANELS SHALL CONFORM TO THE REQUIREMENTS FOR ITS TYPE.
 - SHEAR WALL CONSTRUCTION WITH GYPSUM WALLBOARD OR GYPSUM SHEATHING BOARD SHALL MEET THE FOLLOWING REQUIREMENTS:
 - END JOINTS OF ADJACENT COURSES OF GYPSUM WALLBOARD OR SHEATHING SHALL NOT OCCUR OVER THE SAME STUD. THE SIZE AND SPACING OF FASTENERS AT SHEAR WALL BOUNDARIES, PANEL EDGES, AND INTERMEDIATE SUPPORTS SHALL BE PER SHEAR WALL SCHEDULE. NAILS SHALL BE LOCATED AT LEAST $\frac{3}{8}$ " FROM THE EDGES AND ENDS OF PANELS. THE WIDTH OF THE NAILED FACE OF FRAMING MEMBERS AND BLOCKING SHALL BE 2" NOMINAL OR GREATER.
 - GYPSUM WALLBOARD SHALL BE APPLIED PARALLEL OR PERPENDICULAR TO STUDS. GYPSUM WALLBOARD SHALL CONFORM TO ASTM C 1396 AND SHALL BE INSTALLED IN ACCORDANCE WITH ASTM C 840.
 - GYPSUM SHEATHING BOARD: 4" WIDE PIECES OF GYPSUM SHEATHING BOARD SHALL BE APPLIED PARALLEL OR PERPENDICULAR TO STUDS. 2" WIDE PIECES OF GYPSUM SHEATHING BOARD SHALL BE APPLIED PERPENDICULAR TO THE STUDS. GYPSUM SHEATHING BOARD SHALL CONFORM TO ASTM C 1396 AND SHALL BE INSTALLED IN ACCORDANCE WITH ASTM C 1290.

- GENERAL NOTES:**
- ALL CONSTRUCTION SHALL COMPLY WITH THE CURRENTLY ACCEPTED EDITION OF THE CALIFORNIA BUILDING CODE (CBC) AND CBC STANDARDS, AND CALIFORNIA RESIDENTIAL BUILDING CODE CRC.
 - IF CONDITIONS ARISE OUTSIDE THE SCOPE OF THESE PLANS, THE ENGINEER OF RECORD SHALL BE NOTIFIED.
 - ALL CONCRETE SHALL HAVE A MIN. STRENGTH OF 2500 PSI (28 DAY)
 - REINFORCEMENT BAR SHALL BE GRADE 40 FOR BARS #4 AND SMALLER AND GRADE 60 FOR BARS #5 AND LARGER
 - BOTTOM HORIZONTAL REINFORCING BAR PLACED IN THE FOOTING SHALL BE 3" CLEAR OF BOTTOM OF FOOTING. TOP HORIZONTAL REINFORCING BAR PLACED IN THE FOOTING SHALL BE 2" CLEAR OF THE TOP OF THE FOOTING
 - FOR FASTENING SCHEDULE, REFER TO TABLE 2304.10.2.

SHEAR WALL SCHEDULE	
P	PERFORATED WALL SYSTEM STRENGTH: 175 PLF SEISMIC 175 PLF WIND
	3/8" STRUCTURAL WOOD PANELS (BLOCKED) NAILING: 8d (COMMON OR HOT DIPPED GALVANIZED) 6" O.C. @ EDGES 12" O.C. @ FIELD 1/2" ANCHOR BOLT SPACING 72" W/ 2X P.T. SILL SIMPSON A35 SHEAR TRANSFER @ 36" O.C. SILL SHEAR TRANSFER NAILING 16d @ 6" O.C. (COMMON, BOX OR SINKER)
1	WALL SYSTEM STRENGTH: 260 PLF SEISMIC 346 PLF WIND
	3/8" STRUCTURAL WOOD PANELS (BLOCKED) NAILING: 8d (COMMON OR HOT DIPPED GALVANIZED) 6" O.C. @ EDGES 12" O.C. @ FIELD 1/2" ANCHOR BOLT SPACING 36" W/ 2X P.T. SILL SIMPSON A35 SHEAR TRANSFER @ 27" O.C. SILL SHEAR TRANSFER NAILING 16d @ 6" O.C. (COMMON, BOX OR SINKER)
2	WALL SYSTEM STRENGTH: 350 PLF SEISMIC 490 PLF WIND
	3/8" STRUCTURAL WOOD PANELS (BLOCKED) NAILING: 8d (COMMON OR HOT DIPPED GALVANIZED) 4" O.C. @ EDGES 12" O.C. @ FIELD 1/2" ANCHOR BOLT SPACING 24" W/ 2X P.T. SILL SIMPSON A35 SHEAR TRANSFER @ 18" O.C. SILL SHEAR TRANSFER NAILING 16d @ 4" O.C. (COMMON, BOX OR SINKER)
3	WALL SYSTEM STRENGTH: 490 PLF SEISMIC 685 PLF WIND
	3/8" STRUCTURAL WOOD PANELS (BLOCKED) NAILING: 8d (COMMON OR HOT DIPPED GALVANIZED) 5" O.C. @ EDGES 12" O.C. @ FIELD 1/2" ANCHOR BOLT SPACING 24" W/ 2X P.T. SILL SIMPSON A35 SHEAR TRANSFER @ 12" O.C. SILL SHEAR TRANSFER NAILING (2) ROWS 16d @ 4" O.C. (COMMON, BOX OR SINKER)
4	WALL SYSTEM STRENGTH: 640 PLF SEISMIC 895 WIND
	3/8" STRUCTURAL WOOD PANELS (BLOCKED) NAILING: 8d (COMMON OR HOT DIPPED GALVANIZED) 2" O.C. @ EDGES 12" O.C. @ FIELD 5/8" ANCHOR BOLT SPACING 24" W/ 3X P.T. SILL SIMPSON A35 SHEAR TRANSFER @ 8" O.C. SILL SHEAR TRANSFER NAILING (2) ROWS 16d @ 4" O.C. (COMMON, BOX OR SINKER)

General Notes

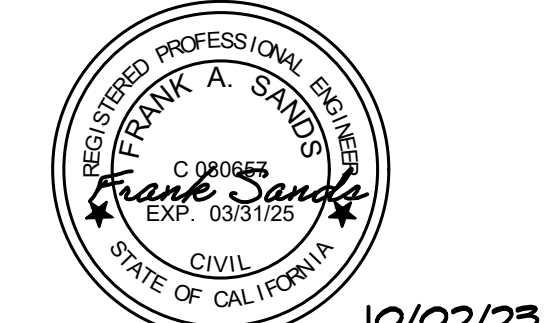
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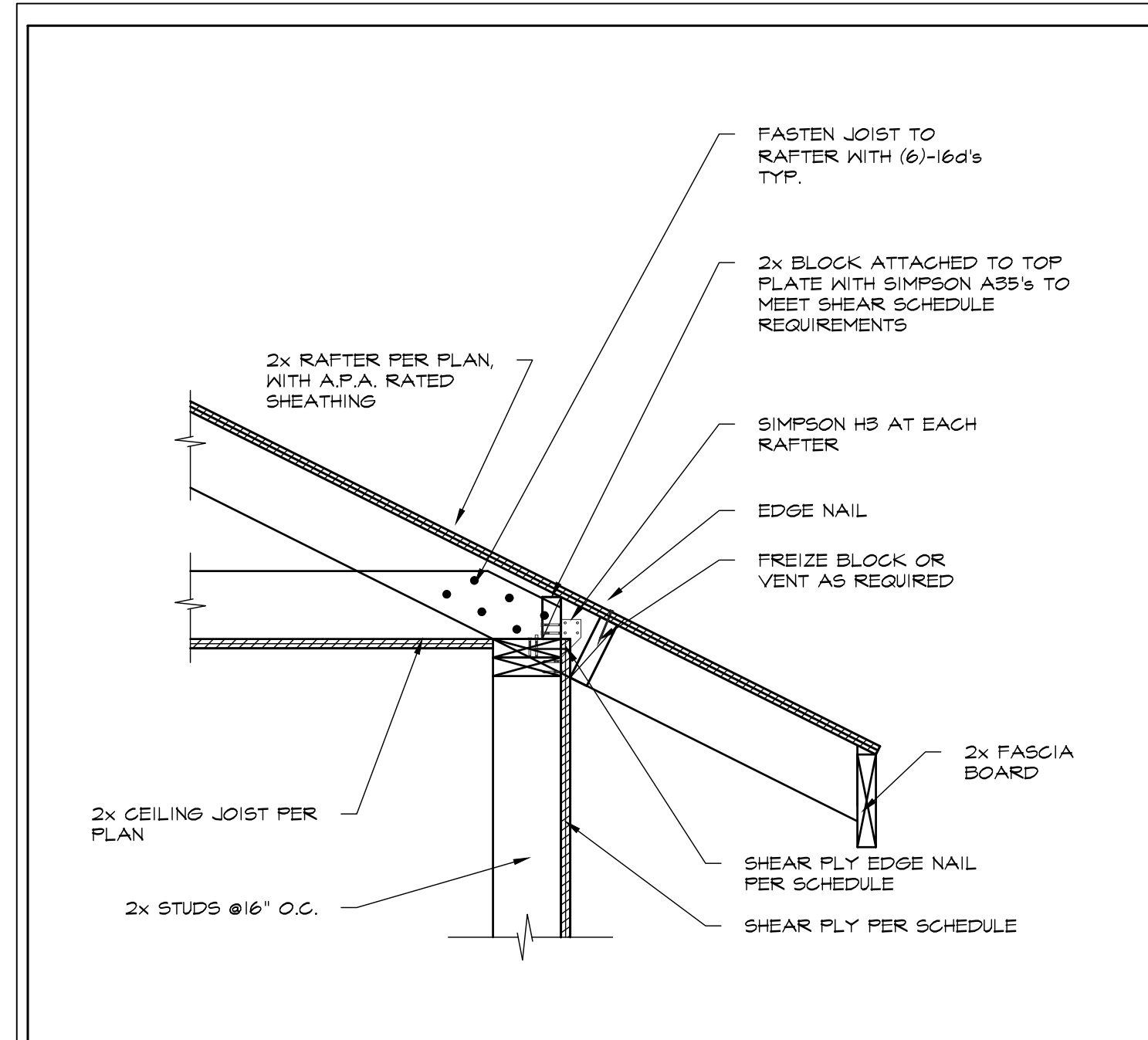


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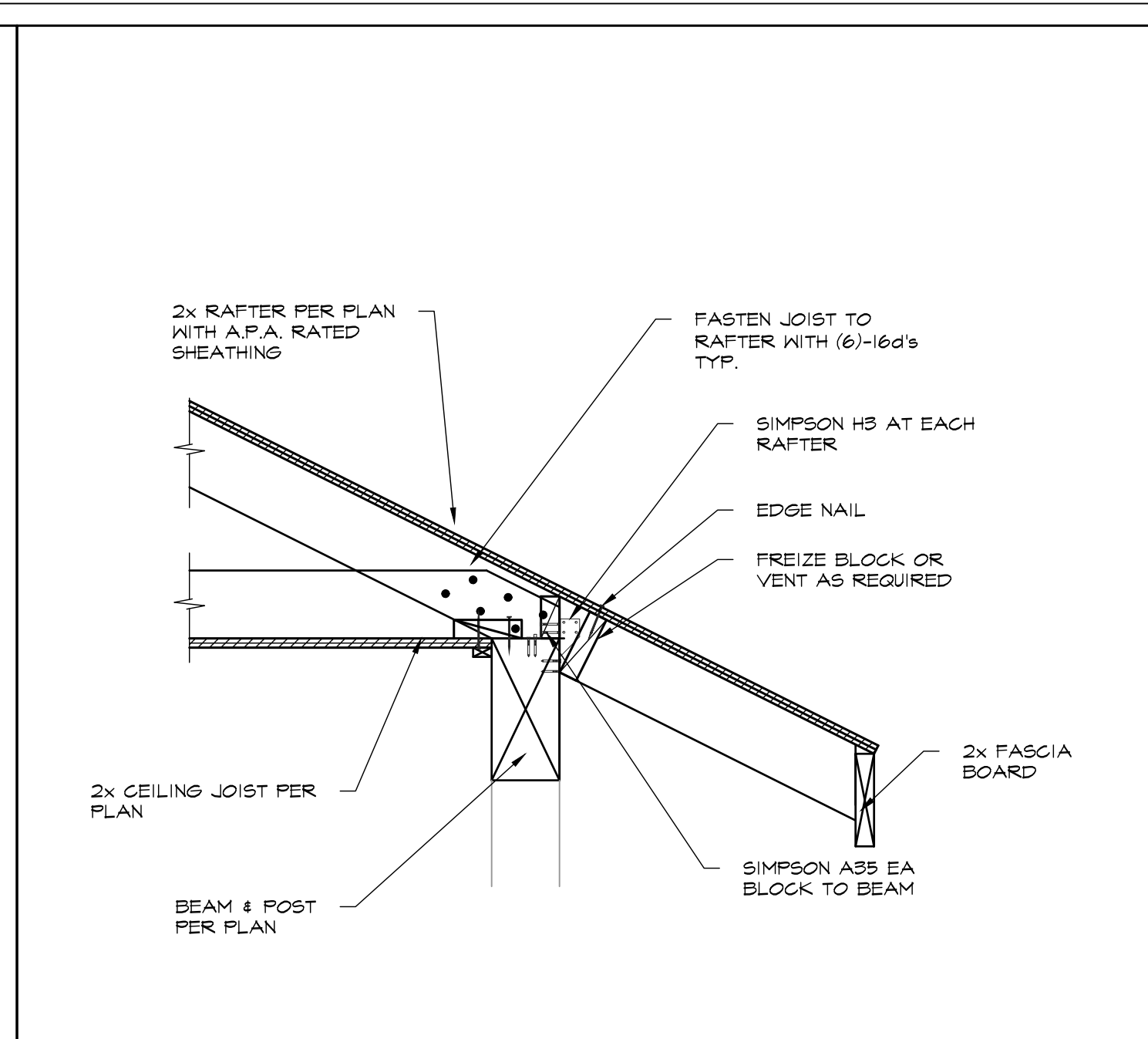
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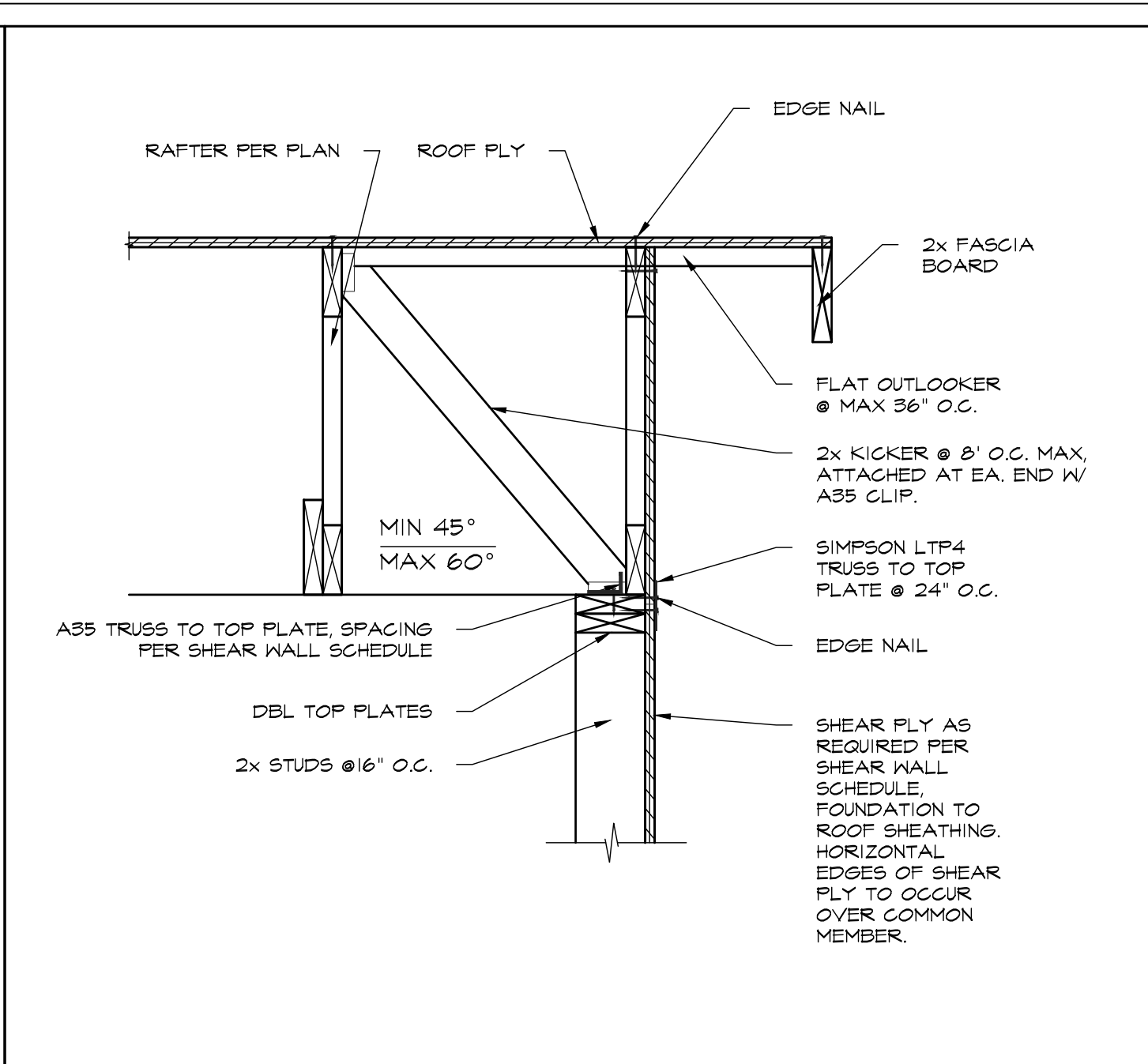
CUT ROOF EAVE DETAIL

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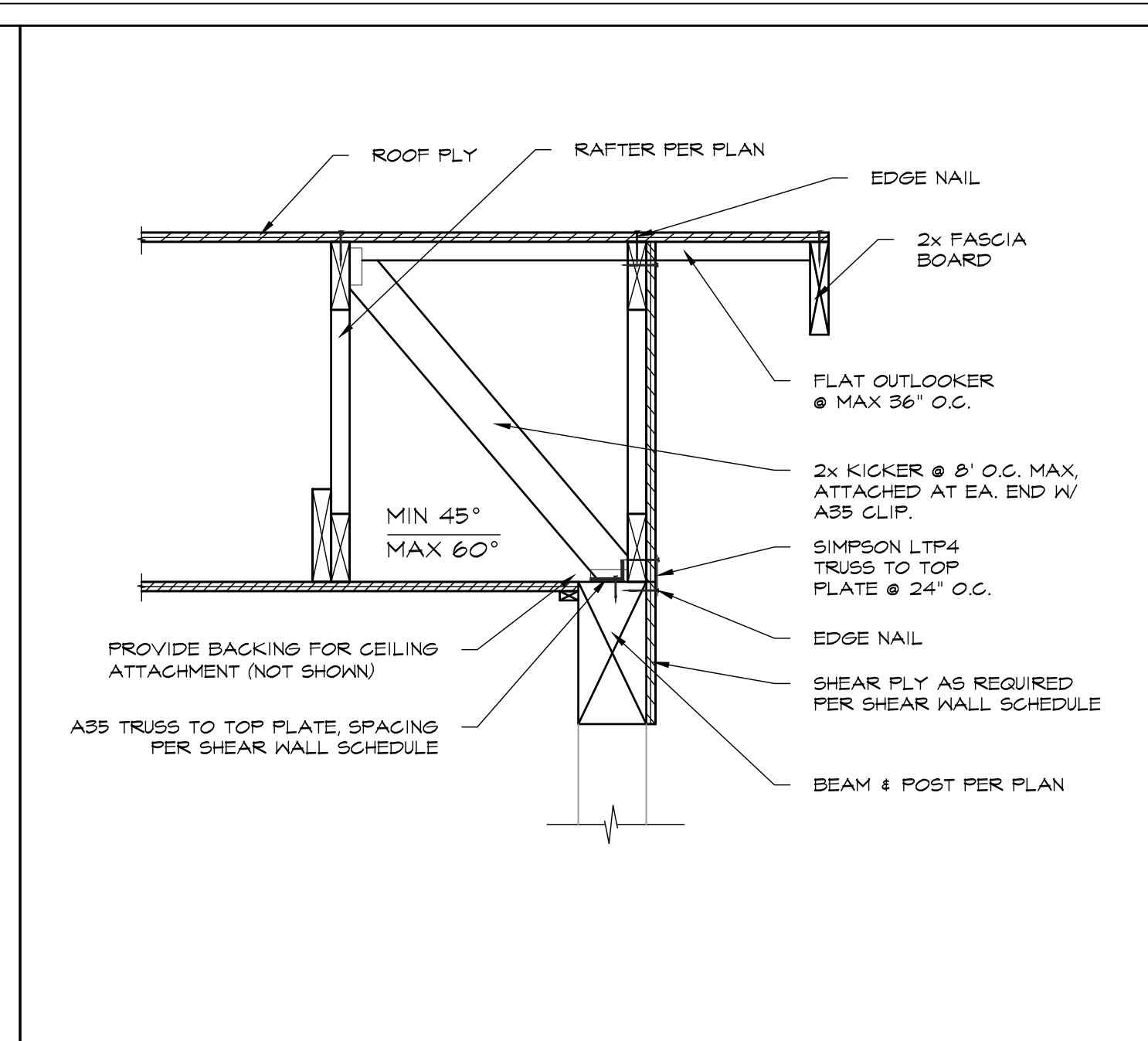
CUT ROOF EAVE DETAIL @ BEAM

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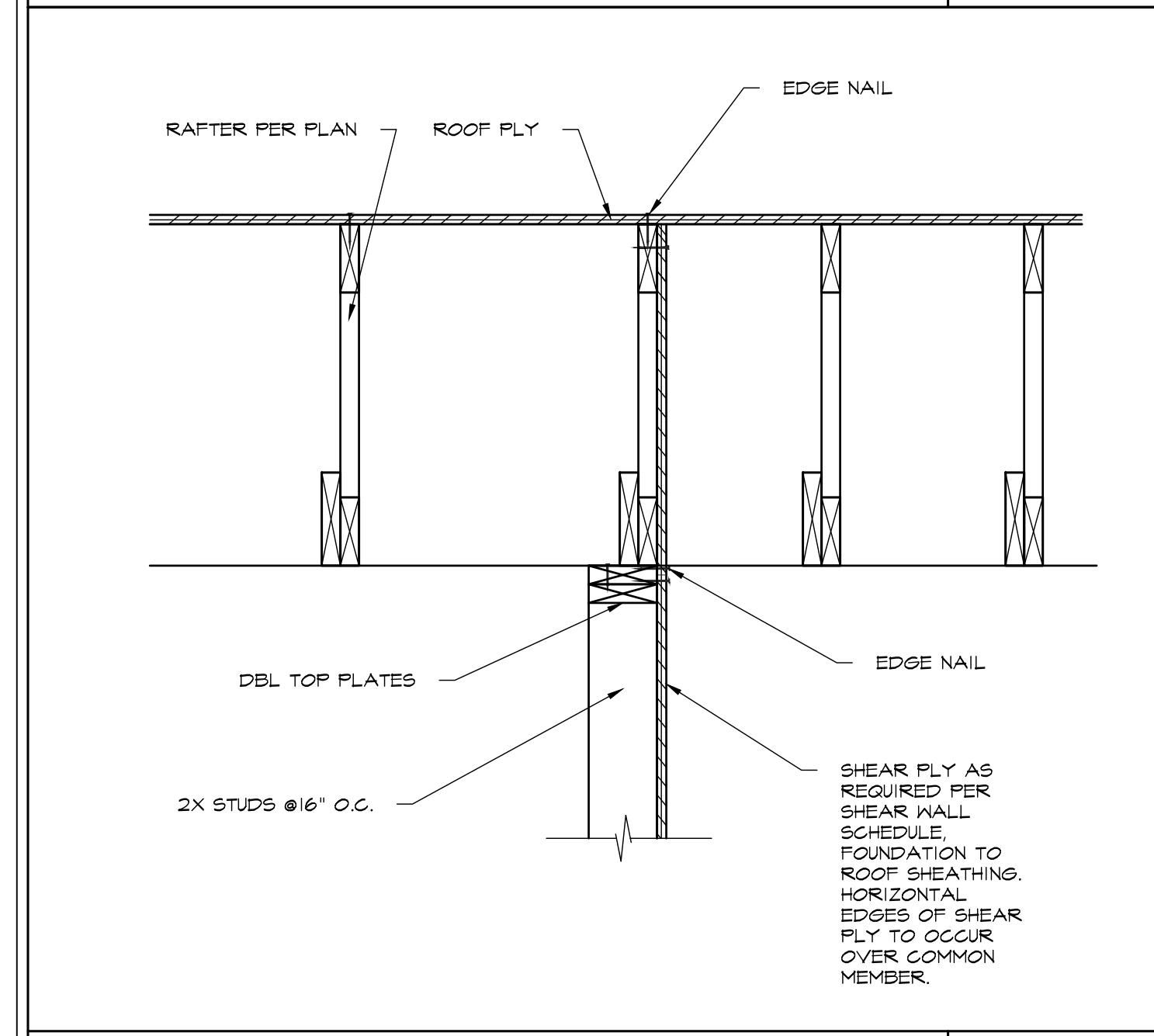
GABLE END CUT ROOF DETAIL

3



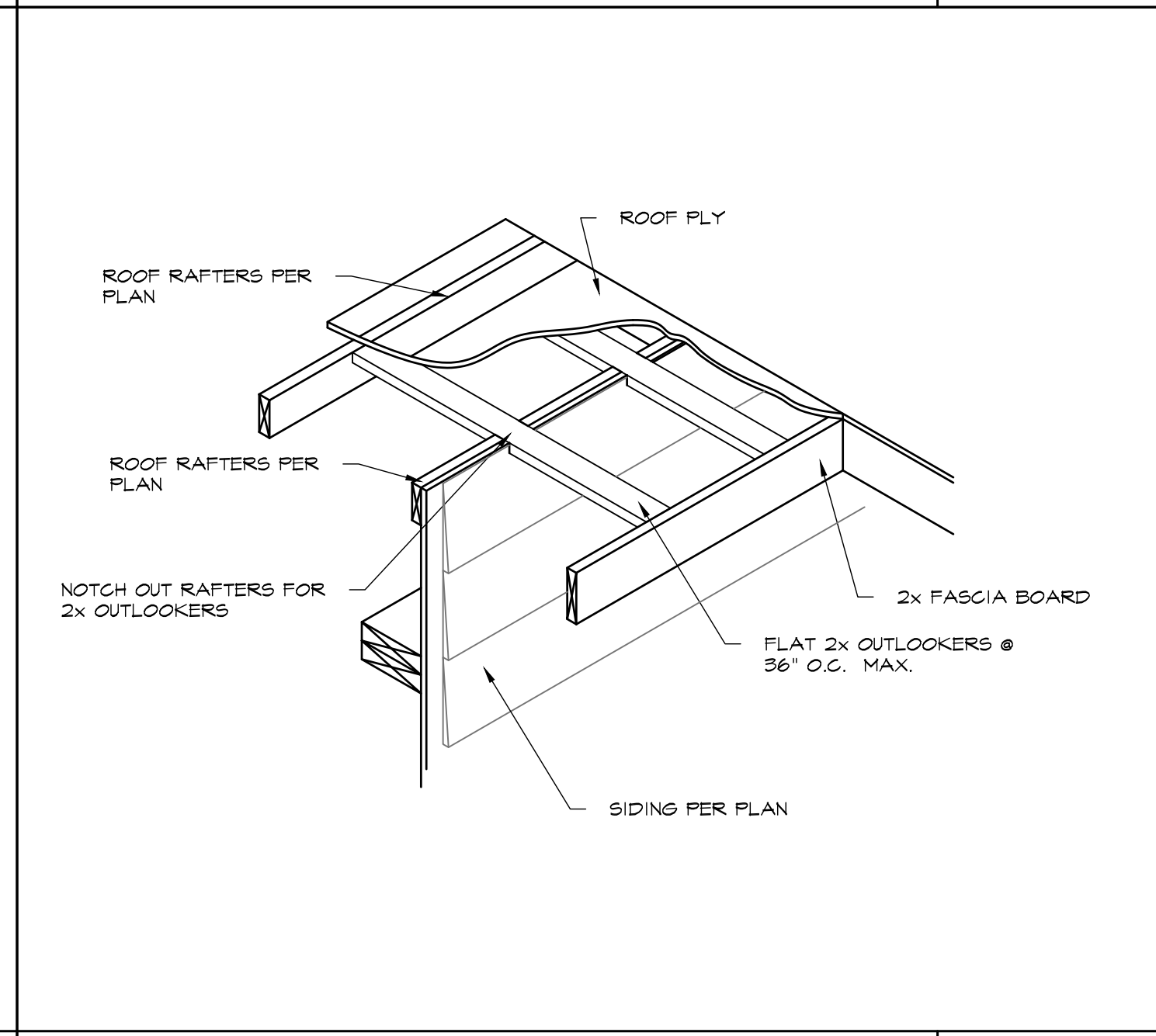
GABLE END CUT ROOF @ BEAM

4



INTERIOR SHEAR WALL CONNECTION

5




OUTLOOKER DETAIL

6

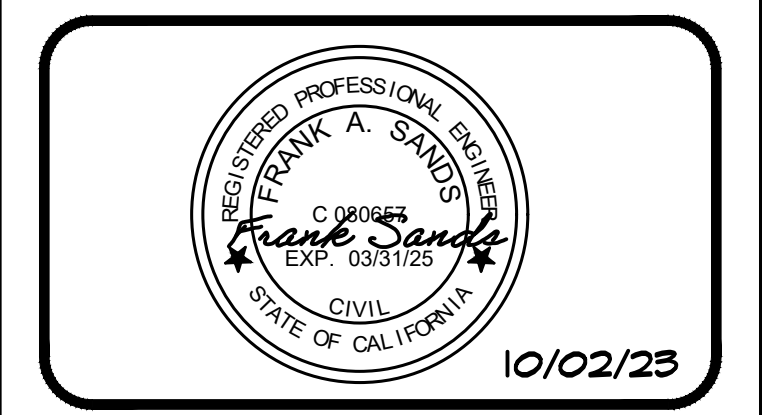
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 CHICO, CA 95926
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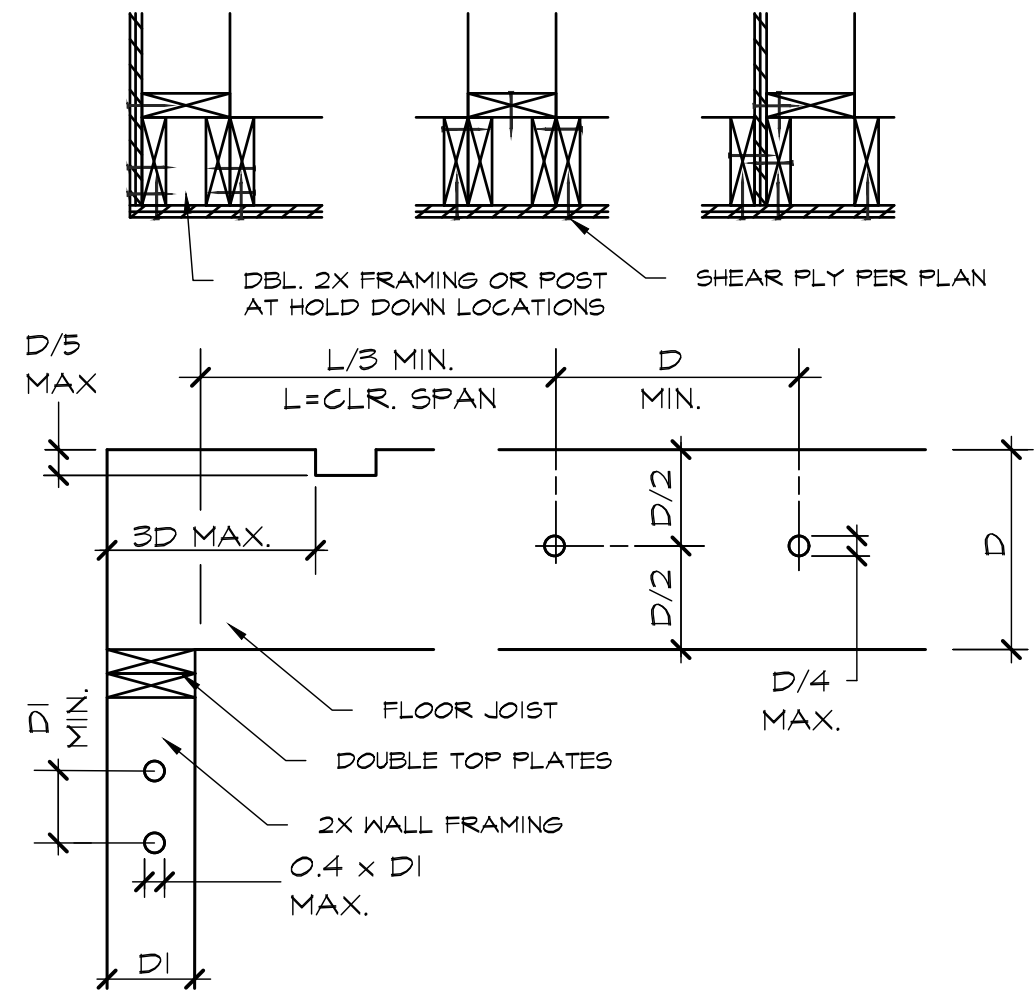
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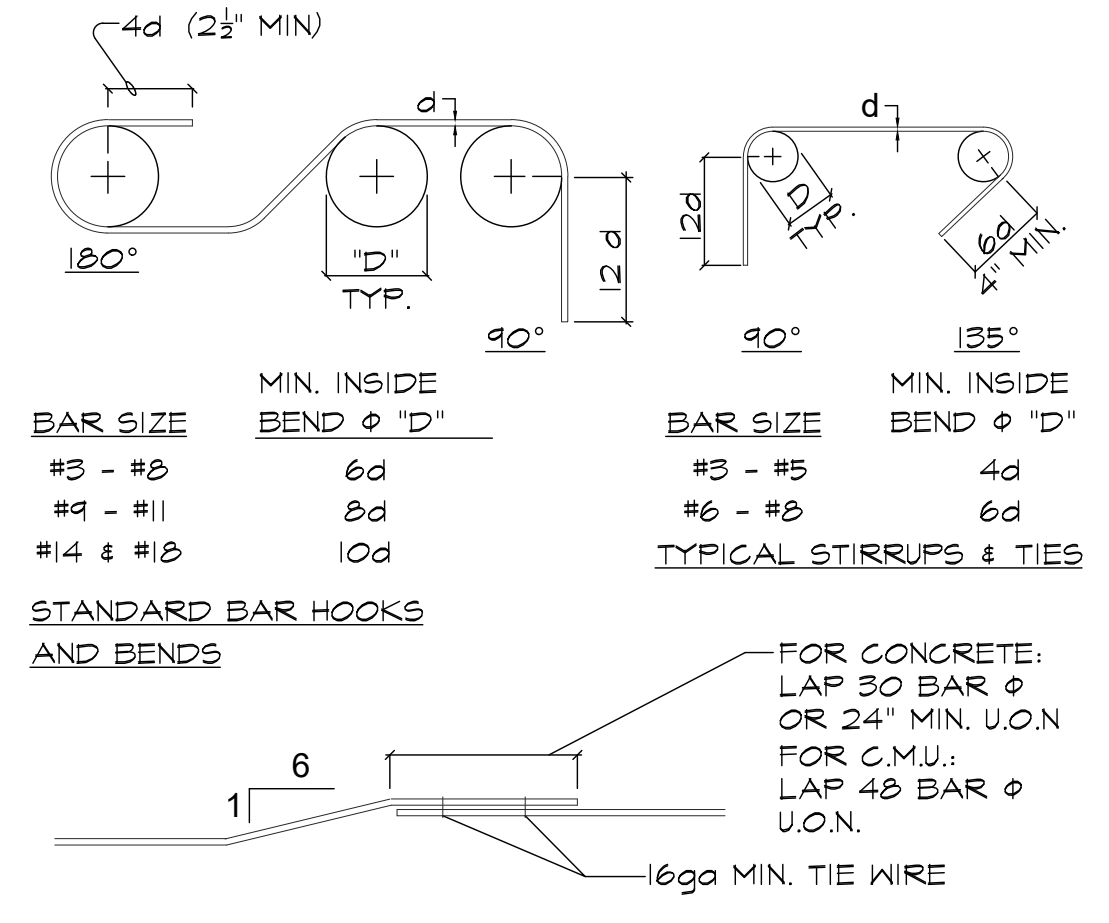
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STUDIO ADU

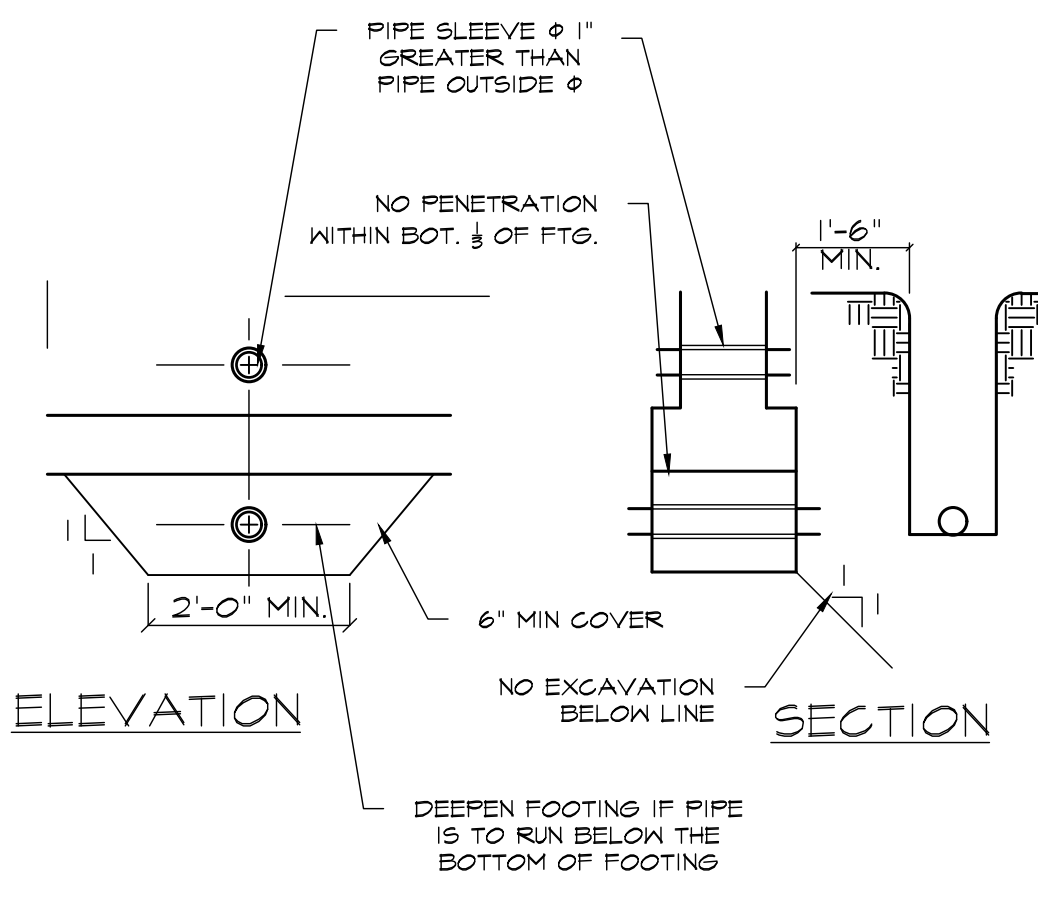
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TYPICAL WALL CORNERS

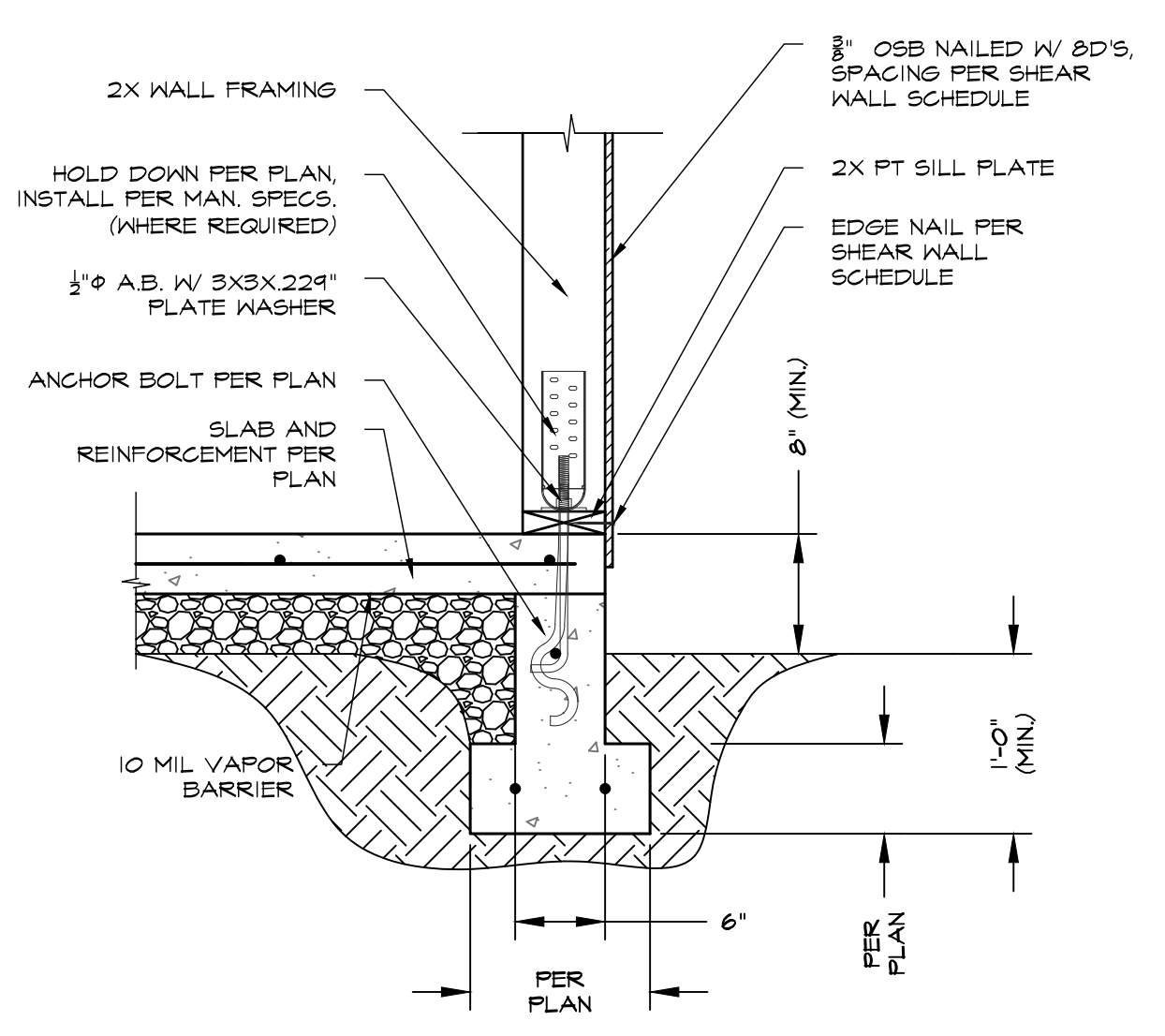


TYPICAL HOOKS & BENDS

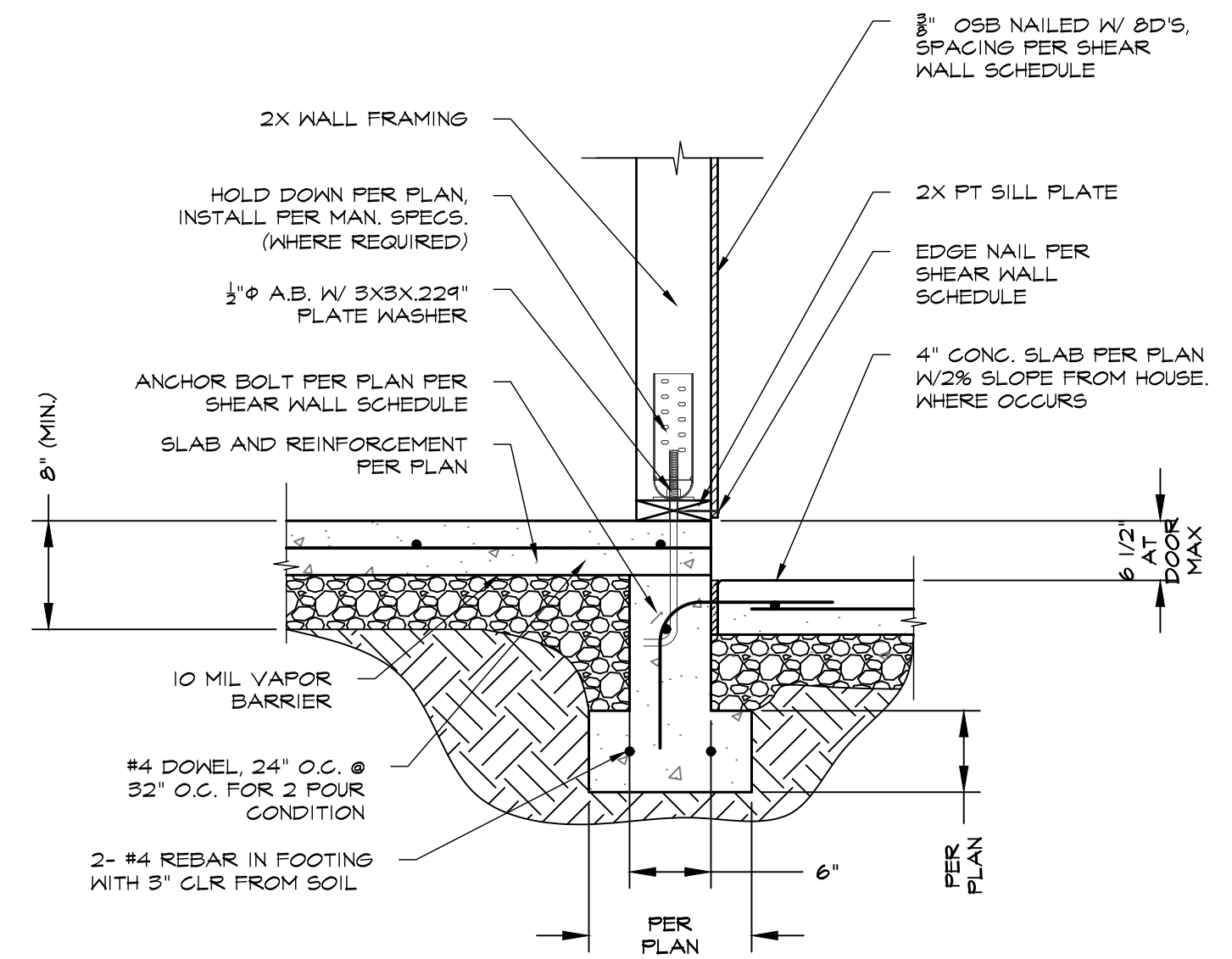


FOUNDATION PENETRATIONS

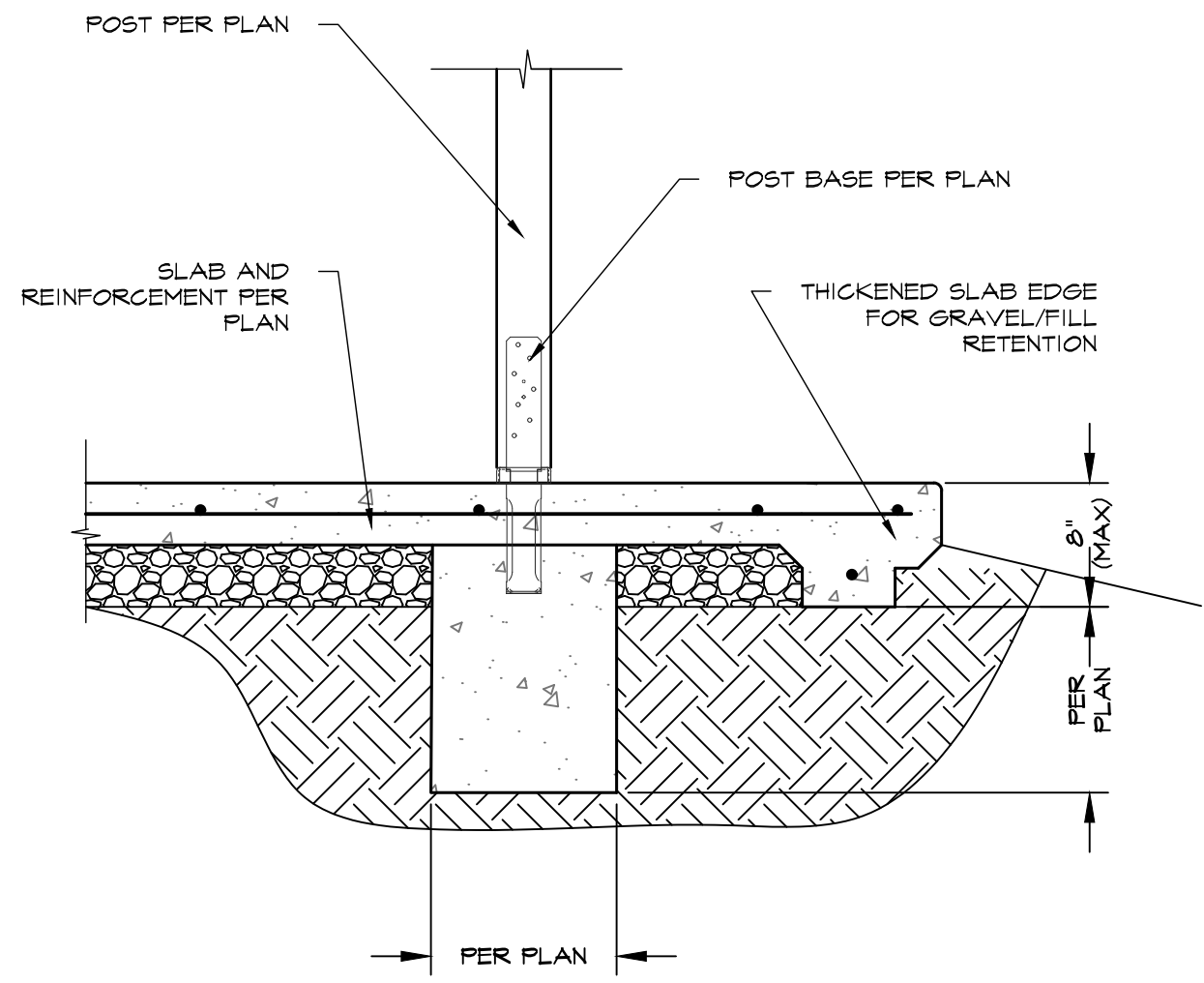
1. INSIDE SLEEVE DIA. IS PIPE DIA. +1" MIN.
2. NO PENETRATION ALLOWED WITH IN BOTTOM 1/3 OF FTG.
3. DEEPEN FOOTING IF PIPE IS TO RUN BELOW BOTTOM OF FOOTING.
4. NO EXCAVATION ALLOWED BELOW THIS LINE.
5. 4" MIN BELOW BOT. OF FOUNDATION.
6. 6" MIN COVER BELOW PIPE SLEEVE.



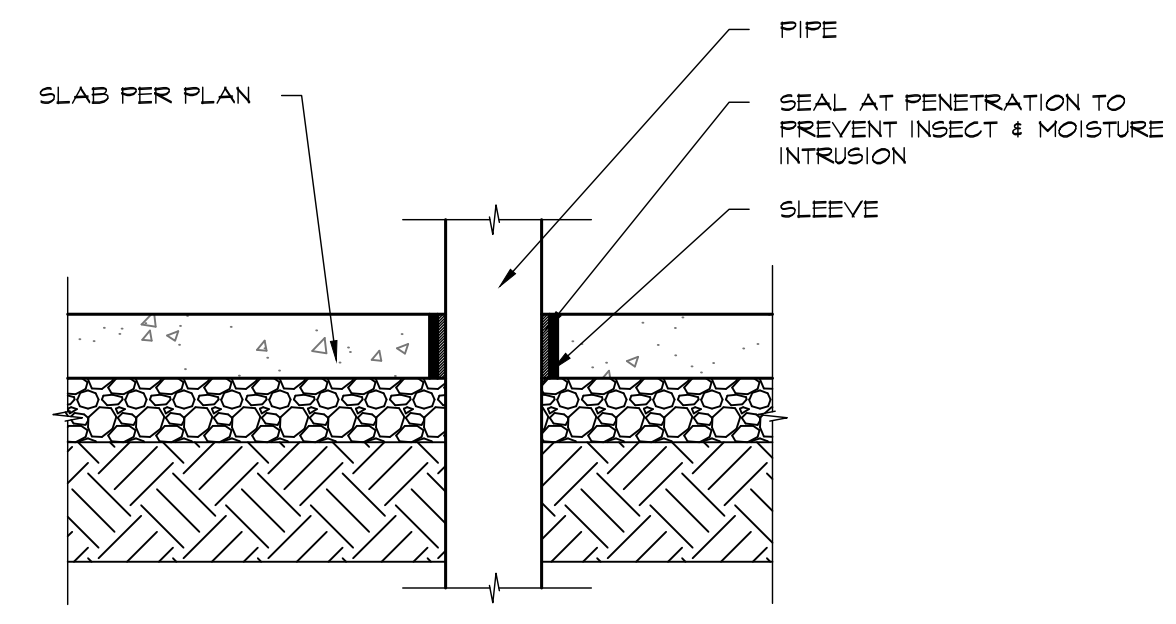
SHEAR/HOLDOWN CONN. @ FOUNDATION



SHEAR/HOLDOWN CONN. @ FOUNDATION



FOOTING AND POST AT PORCH



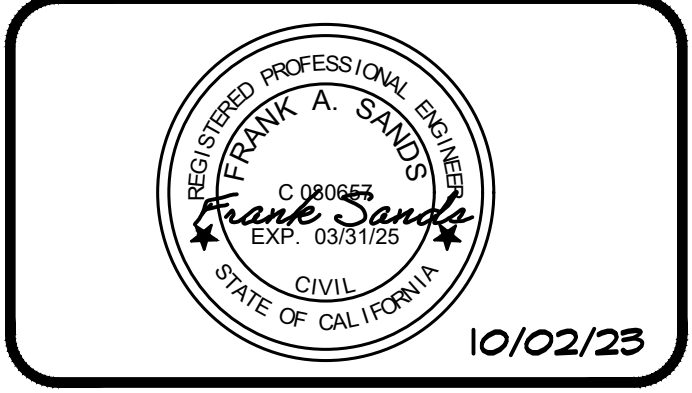
PLUMBING THROUGH SLAB

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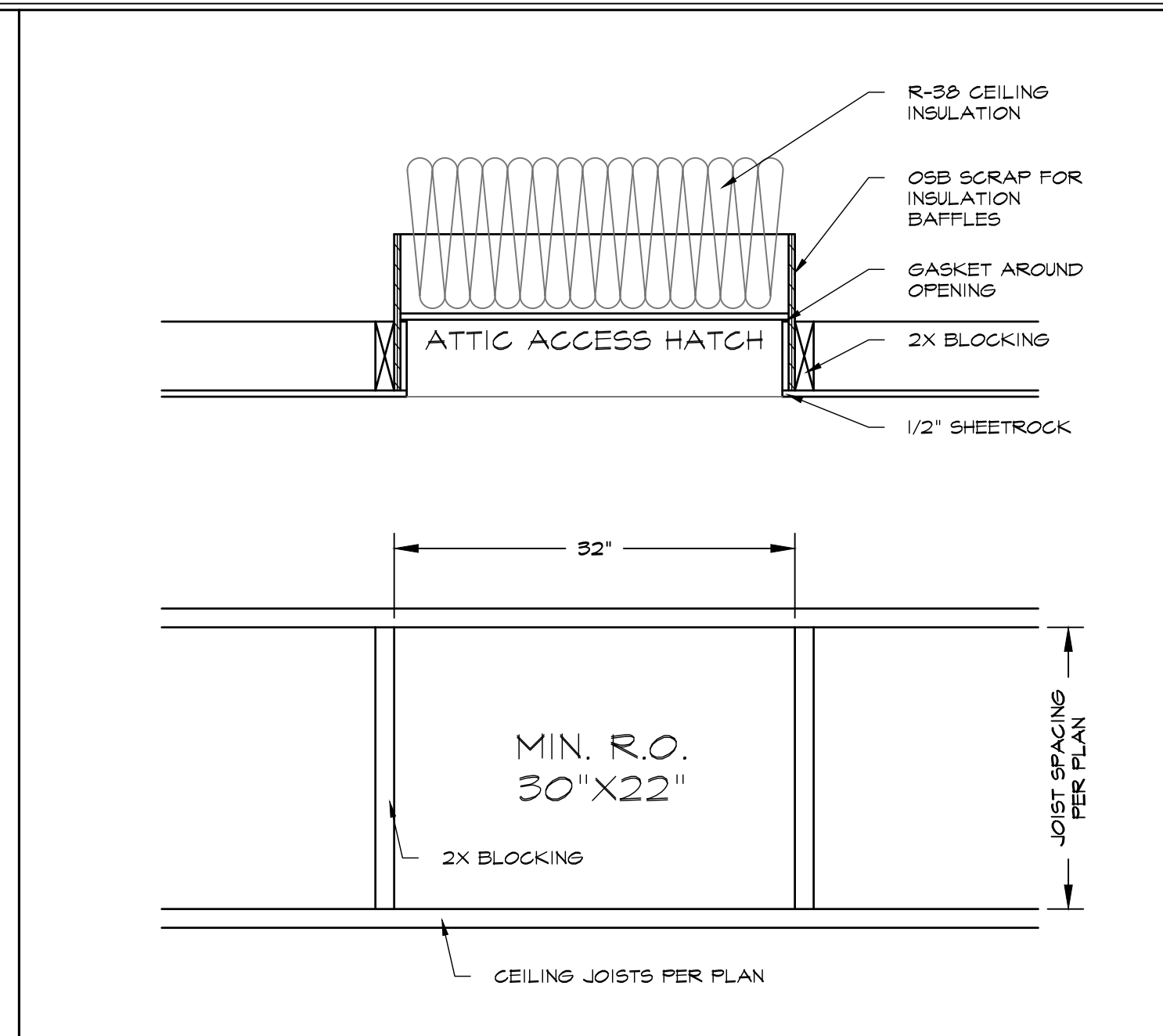
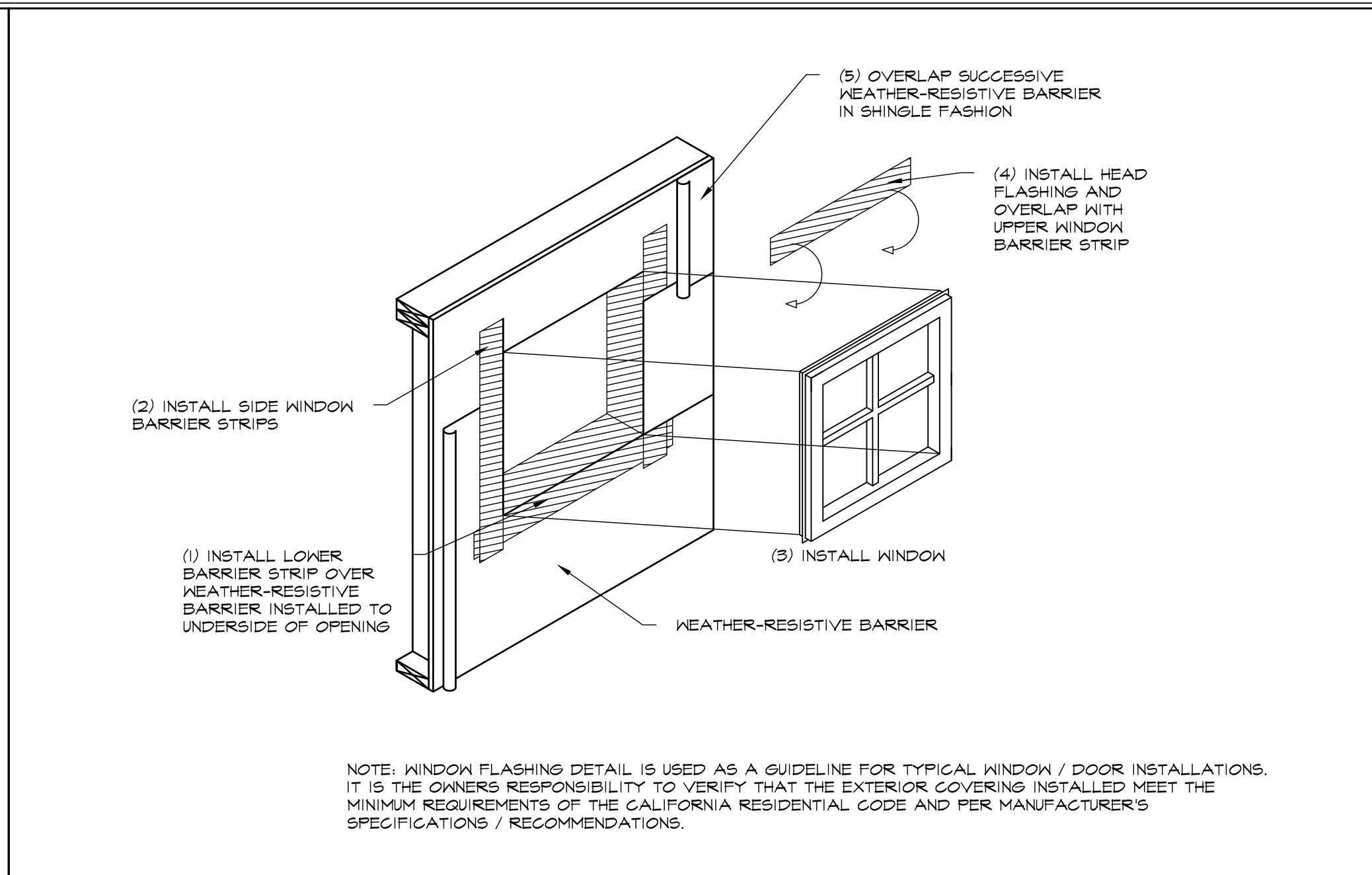
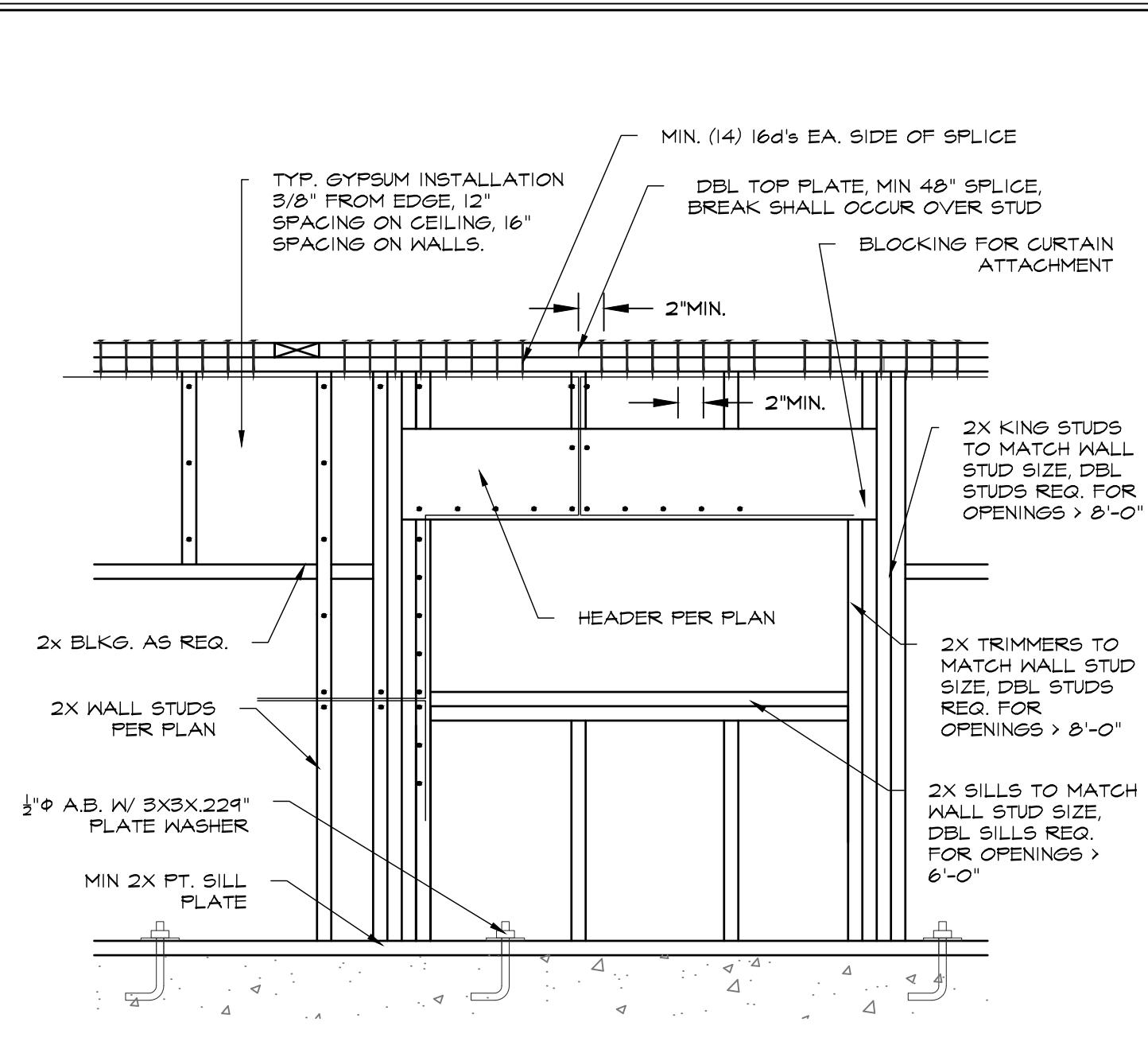
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 CHICO, CA 95926
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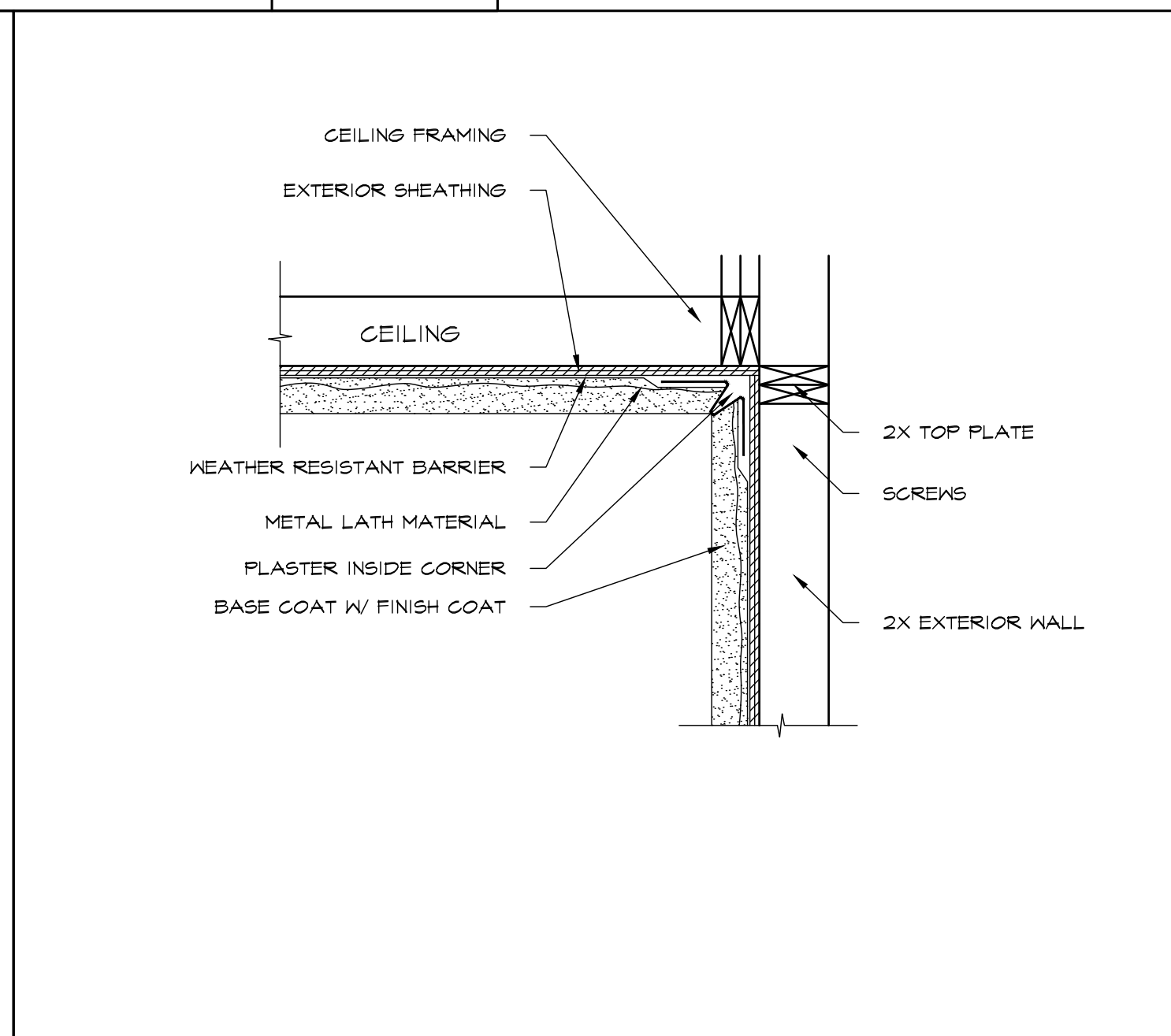
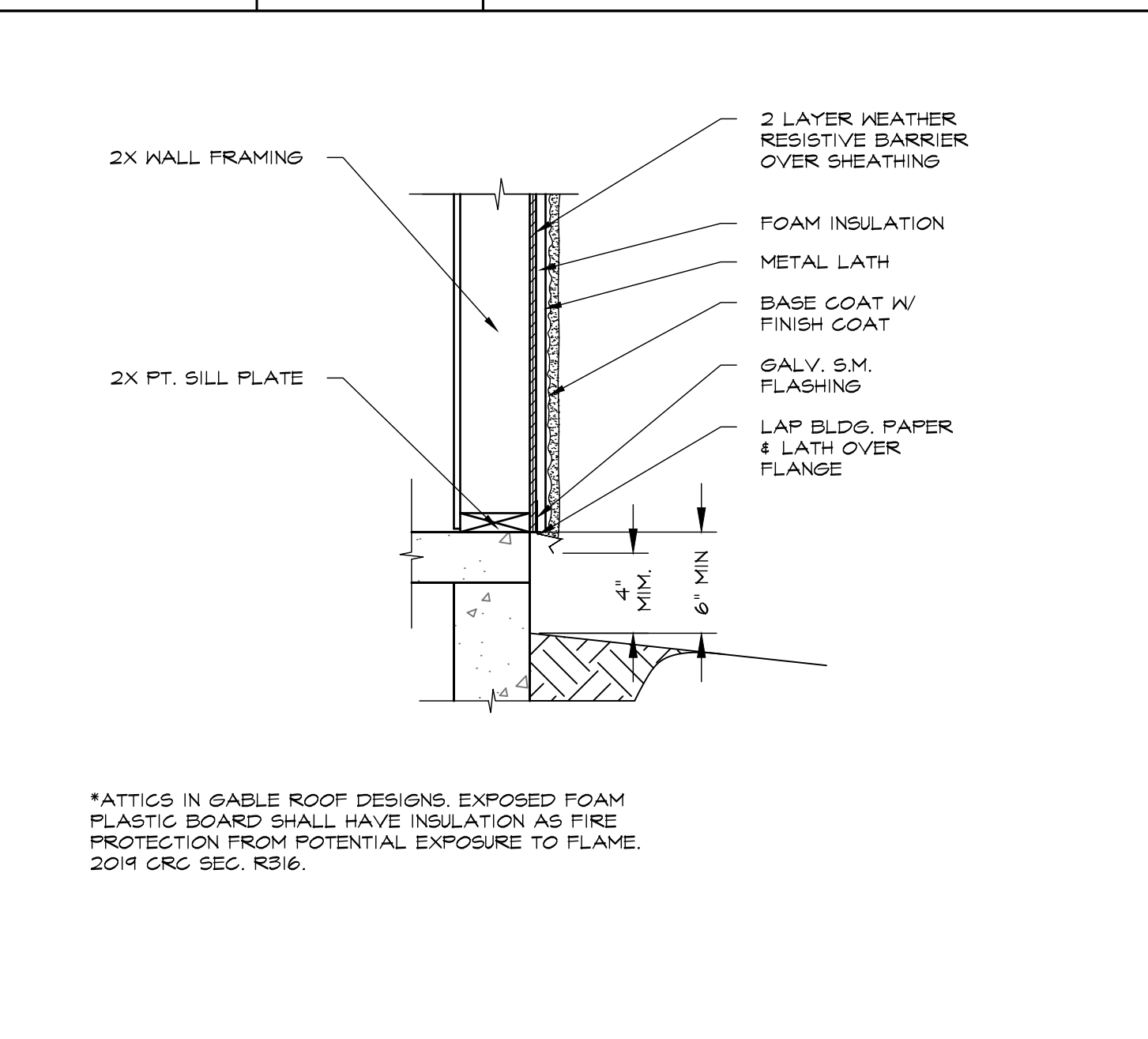
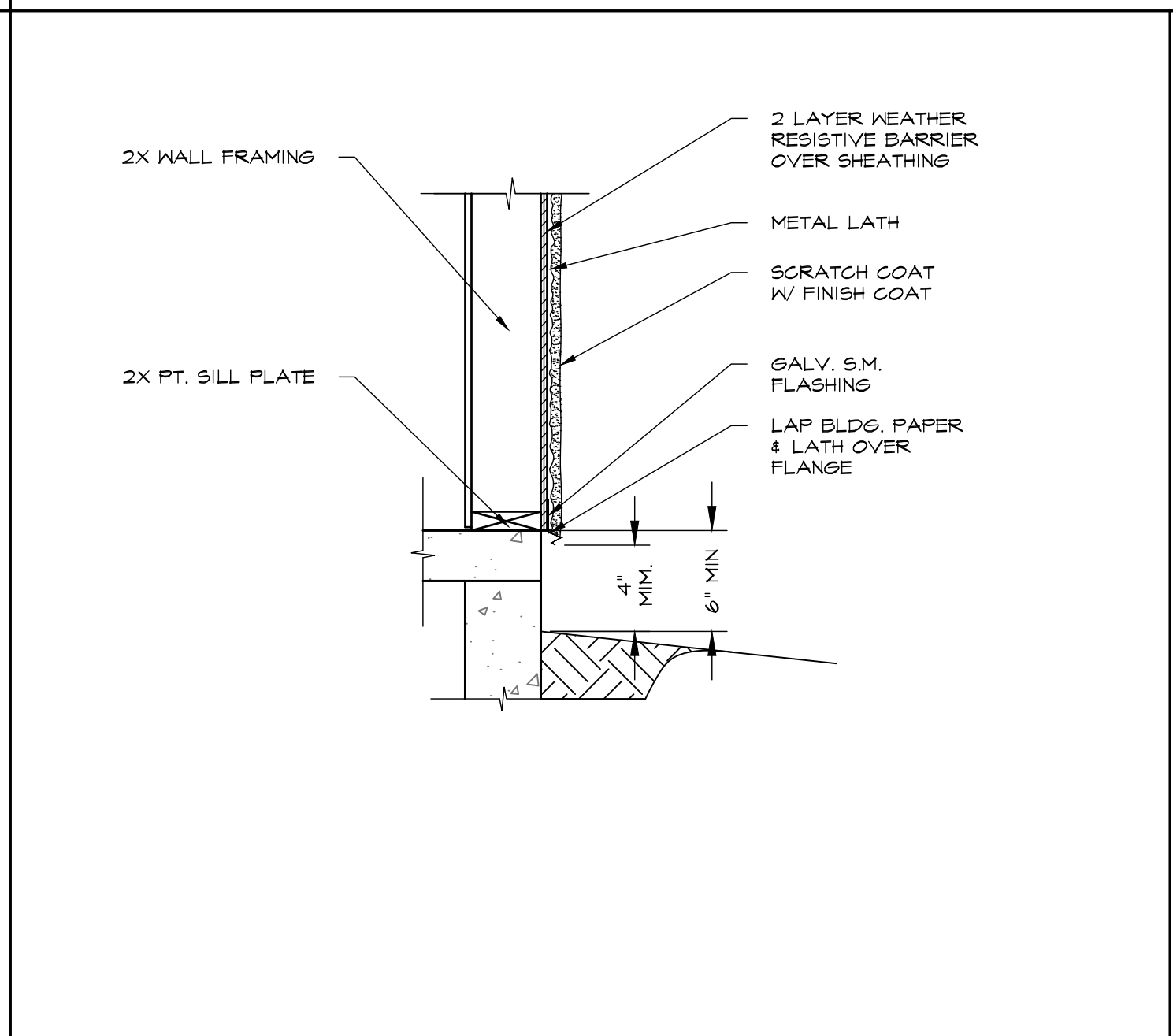
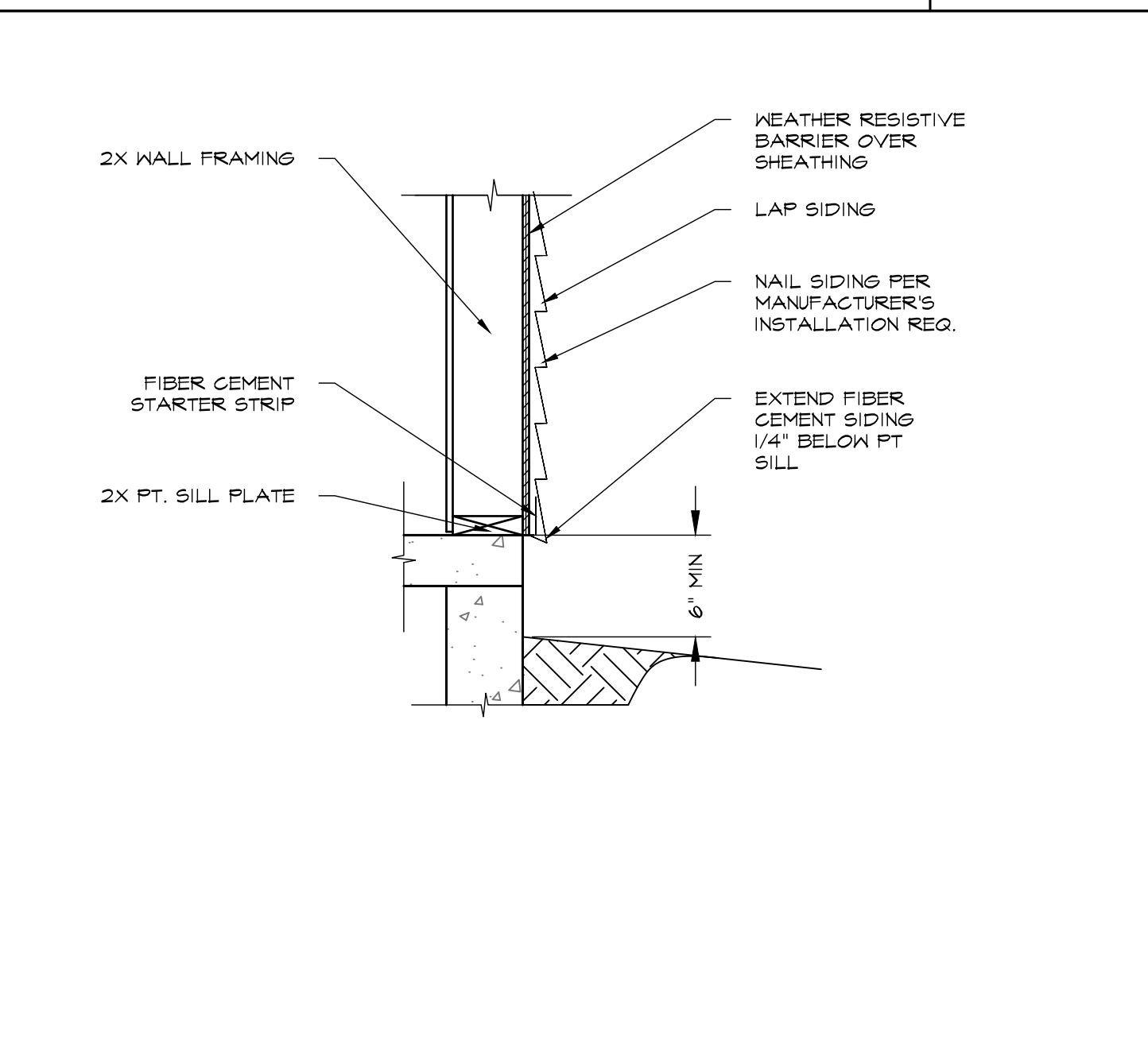
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TYP. WALL CONN. DETAIL 1

TYP. WINDOW & DOOR FLASHING 2

ATTIC ACCESS DETAIL 3



TYP. LAP SIDING 4


TYP. STUCCO EXTERIOR DETAIL 5

TYP. ONE COAT STUCCO EXTERIOR DETAIL 6

TYP. STUCCO EXT. WALL & CEILING DETAIL 7

General Notes

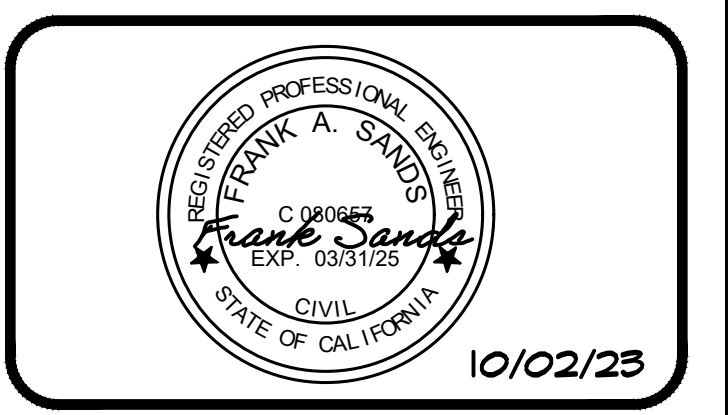
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(530)715-7184

No.	Revision/Issue	Date
1	INITIAL SUBMITTAL:	
2	PCI SUBMITTAL:	7/24/23



ORLAND ADU

450 SQ. FT.
STUDIO ADU

Project	23M-007	Sheet	S4
Date	10/02/23		
Scale	AS NOTED		