



County of Yuba

Community Development & Services Agency

Building Department

915 8TH Street Suite 123 Marysville, California 95901

(530) 749-5440

COUNTY PROVIDED ADU PLANS

Yuba County strives to make the construction of Accessory Dwelling Units (ADU's) more accessible and streamlined for our residents. With that goal in mind we have made several plans available to be used freely within Yuba County. Our agreement with the contracted engineering firm that developed these plans was to provide the plans you see on the website, along with certain documents that are not made publicly available to be provided on the back-end of the permitting process.

Documents provided on the back-end are as follows:

- Title 24 Energy Analysis (Energy Calcs)
- Structural Analysis (Engineering Calcs)

As these plans do not take your property specific conditions into account, such as orientation to the sun, we require the applicant to provide the following along with the plans from the website for a complete submittal:

- Site Plan (dimensioned plan of your property showing location of proposed ADU relative to the primary residence, setbacks from property lines, and any other objects of importance such as: sheds, wells, carports, septic systems, ground mount solar, etc.)
- Solar Plan sized in accordance with requirements in checklist below. (Sizing depends on which plan is used, and whether it will be a raised foundation or a slab on grade.)
- Fire Sprinkler plans ONLY IF THE PRIMARY RESIDENCE IS SPRINKLERED.

In order to process your application, select only one of the options below and provide appropriately sized solar plans:

	ADU PLAN NAME	FOUNDATION TYPE	SOLAR SIZE (kWdc)
	Englebright & Francis	Raised	2.09
	Englebright & Francis	Slab	2.02
	Prairie, Bear, & Willow	Raised	2.08
	Prairie, Bear, & Willow	Slab	2.00
	Ellis	Raised	2.12
	Ellis	Slab	2.03
	Empire & Feather	Raised	2.13
	Empire & Feather	Slab	2.04
	Grasshopper	Raised	2.12
	Grasshopper	Slab	2.04
	Deadwood	Raised	2.56
	Deadwood	Slab	2.45
	Hutchinson	Raised	2.56
	Hutchinson	Slab	2.45
	Maple Grove & Reeds	Raised	2.64
	Maple Grove & Reeds	Slab	2.54

*If your primary residence already has solar in excess of the solar size required for the ADU, you may not need to add solar for your ADU.

ACCESSORY DWELLING UNIT
1 BEDROOM, 1 BATH



EMPIRE



FEATHER

BUILDING INFORMATION:		PLAN SELECTION INFORMATION:		SHEET INDEX:	PAGES:	DESIGN CRITERIA:		PROJECT DESCRIPTION:	YOU ASSUME ALL RESPONSIBILITY AND RISK FOR YOUR USE OF THE PLANS 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 AND COMPLIANT WITH ALL APPLICABLE LAWS. BY USING THESE PLANS YOU AGREE TO DEFEND (WITH COUNSEL OF COUNTY'S CHOOSING), INDEMNIFY AND HOLD COUNTY, EMPLOYEES, VOLUNTEERS, AGENTS, AND THE DESIGN PROFESSIONAL WHO PREPARED THESE CONSTRUCTION DOCUMENTS, FREE AND HARMLESS FROM ANY AND 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.
OCCUPANCY GROUP:	R-3	FLOOR PLAN:	ROOF MATERIAL:	COVER SHEET	CS	SEISMIC: EQUIVALENT LATERAL FORCE PROCEDURE, ASCET-16, CHP 12.8		NEW CONSTRUCTION OF A 599 SQUARE FOOT, DETACHED, ACCESSORY DWELLING UNIT	
CONSTRUCTION TYPE:	V-B	☒ -STANDARD ☐ -REVERSE	☐ -COMPOSITION SHINGLES ☐ -METAL	NOTE SHEETS	GN1 - GN5				
STORIES:	1			FLOOR PLAN	A1	I =	II		
BUILDING HEIGHT:	16' MAX			ELEVATIONS	A2 - A2.3	SS =	0.543	OWNER:	
FLOOR AREA:	599 SF			ROOF PLAN	A3	SI =	0.249		
COVERED PORCH:	63 SF			FOUNDATION	A4	SMS =	0.742		
FIRE SPRINKLERS:	SITE SPECIFIC*			SHEER WALL & FRAMING PLAN	A5	SMI =	NULL	ADDRESS:	
W.U.I.:	Y OR N			SECTIONS	A6 - A6.1	SDS =	0.494		
FLOOD ZONE:				ELECTRICAL	A7	SDI =	NULL		
FLOOD ZONE:-----				MECHANICAL & PLUMBING	A8	TL =	12	APN #:	
FIRM PANEL #:-----				STRUCTURAL NOTES	S1	RO =	1.3		
				STRUCTURAL DETAILS	S2 - S4	R =	6.5		
BUILDING SHALL COMPLY WITH THE FOLLOWING CODE: CRC 2022, CEC 2022, CMC 2022, CFC 2022, CFG 2022, CGBIC 2022, CSHC 2022, AND ALL STATE, FEDERAL AND LOCAL ORDINANCES AS AMENDED BY THE LOCAL JURISDICTION. * 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.		TITLE 24 ENERGY REQUIREMENTS: 1. WINDOWS: U-FACTOR= 0.28 SHGC=0.23 2. INSULATION: WALLS= R-21 FLOOR= SLAB, RAISED 5. ATTIC= R-38 RAFTERS= R-19 3. ROOF REQUIREMENTS: NO RADIANT BARRIER VENTILATION= 160 SQ.FT. 4. WATER HEATER: HEAT PUMP SIZE: 40 GAL ENERGY FACTOR: 3.1 5. HERS TESTING REQUIREMENTS: PER CALCULATIONS 6. AIR CONDITIONING: HEATING: 8.2 HSPF2 COOLING: 14 SEER2 DUCT LOCATION: NONE				SNOW LOAD = 15 PSF			
						WIND: MAIN WIND FORCE RESISTING SYSTEM, ALL HEIGHTS METHOD, ASCET-16, CHP 26 & 27			
						WIND SPEED = 95 MPH			
						EXPOSURE = C			
						ENCLOSURE = ENCLOSED			

General Notes

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

REVIEWED FOR
CODE COMPLIANCE - BD

04/17/2023

YUBA COUNTY
BUILDING INSPECTION DIVISION

JACKSON & SANDS ENGINEERING

1250 EAST AVE #10
CHICO, CA 95926
(530) 715-7184

JACKSON & SANDS ENGINEERING, Inc.

No.	Revision/Issue	Date
1	INITIAL SUBMITTAL:	3/1/23
2	PCI SUBMITTAL:	3/17/23

REGISTERED PROFESSIONAL ENGINEER
FRANK A. SANDS
C 080624
EXP. 03/31/25
CIVIL
STATE OF CALIFORNIA

YUBA COUNTY
ADUs

EMPIRE & FEATHER
599 SQ. FT.

Project
23-M001

Date
3/17/23

Scale
AS NOTED

Sheet
CS

- W.U.I. NOTES
1. APPLY ONLY WHEN HOME HAS BEEN IDENTIFIED AS BEING IN WUI. THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF 2022 CRC SECTION R337.

2. EXTERIOR WALL COVERINGS SHALL BE NONCOMBUSTIBLE, IGNITION RESISTANT &/OR FIRE-RETARDANT-TREATED WOOD (R337.7.3). IF THEY ARE NOT COVERED WITH ONE OF THE MATERIALS MENTIONED, THE EXTERIOR WALL ASSEMBLIES SHALL BE CONSTRUCTED USING ONE OR MORE OF THE FOLLOWING METHODS (R337.7.4):

2.1. ASSEMBLY OF SAWN LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MIN NOMINAL DIMENSION OF 4". SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE & GROOVE, OR SET CLOSE TOGETHER & WELL SPIKED.

2.2. LOG WALL CONSTRUCTION.

2.3. ASSEMBLY THAT HAS BEEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN ASTM E2107 WITH THE CONDITIONS OF ACCEPTANCE SHOWN IN R337.7.4.1.

2.4. ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1.

2.5. ASSEMBLY SUITABLE FOR EXTERIOR FIRE EXPOSURE WITH A 1-HOUR FIRE-RESISTANCE RATING, RATED FROM THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263.

2.6. ASSEMBLY SUITABLE FOR EXTERIOR FIRE EXPOSURE CONTAINING ONE LATE OF $\frac{5}{8}$ " TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR WALL COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

2.7. ASSEMBLY SUITABLE FOR EXTERIOR FIRE EXPOSURE CONTAINING ANY OF THE GYPSUM PANEL & SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL AS COMPLYING WITH A 1-HOUR FIRE-RESISTANCE RATING, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263

3. THE EXPOSED ROOF DECK ON THE UNDERSIDE OF UNENCLOSED ROOF EAVES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING:

3.1. NONCOMBUSTIBLE MATERIAL.

3.2. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE & SHALL MEET THE REQUIREMENTS OF SECTION 704A.2.

3.3. THE FIRE-RETARDANT-TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE & SHALL MEET THE REQUIREMENTS OF SECTION 2303.2 OF THE CBC.

3.4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263

3.5. ONE LAYER OF $\frac{5}{8}$ " TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE ROOF DECK.

3.6. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTANCE RATED EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, APPLIED TO THE UNDERSIDE OF THE ROOF DECK DESIGNED FOR EXTERIOR FIRE EXPOSURE, INCLUDING ASSEMBLIES USING GYPSUM PANEL & SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.

4. EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE FOUNDATION TO THE ROOF & TERMINATE AT 2" NOMINAL SOLID BLOCKING BETWEEN RAFTERS & OVERHANG (R337.7.3.1)

5. ONE PANE OF ALL WINDOWS TO BE TEMPERED, GLASS BLOCK OR HAVE A 20 MINUTE FIRE RATING, OR TESTED TO MEET SFM STANDARDS 12-7A-2 (R337.8.2)

6. OPERABLE SKYLIGHTS SHALL BE PROTECTED BY A NONCOMBUSTIBLE MESH SCREEN $\frac{1}{8}$ " MAX OPENING (R337.8.2.2)

7. DECKING MATERIAL TO BE IN ACCORDANCE WITH CRC SECTION R337.9

8. UNDER-FLOOR PROTECTION IN ACCORDANCE WITH CRC SECTION R337.7.8

9. WHEN VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NO LESS THAN 26awg & INSTALLED OVER NO LESS THAN ONE LAYER OF MIN. 72LBS MINERAL SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 & AT LEAST 36" WIDE RUNNING THE FULL LENGTH (R337.5.3)

10. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES & DEBRIS.

11. ALL VENTS ARE REQUIRED TO RESIST BUILDING IGNITION FROM THE INTRUSION OF FLAME & BURNING EMBERS THROUGH THE VENTILATION OPENINGS INCLUDING CRAWLSPACE VENTS, GABLE END VENTS, EAVE & SOFFIT VENTS SHALL BE IGNITION RESISTANT OR NON-COMBUSTIBLE MATERIAL. (R337.6.1)

12. VENTILATION OPENINGS SHALL BE FULLY COVERED WITH WILDFIRE FLAME & EMBER RESISTANT VENTS APPROVED & LISTED BY THE CALIFORNIA STATE FIRE MARSHAL, OR WUI VENTS TESTED TO ASTM E2886 & LISTED, BY COMPLYING WITH ALL OF THE FOLLOWING REQUIREMENTS (R337.6.2):

12.1. THERE SHALL BE NO FLAMING IGNITION OF THE COTTON MATERIAL DURING THE EMBER INTRUSION TEST.

12.2. THERE SHALL BE NO FLAMING IGNITION DURING THE INTEGRITY TEST PORTION OF THE FLAME INTRUSION TEST.

12.3. THE MAX TEMPERATURE OF THE UNEXPOSED SIDE OF THE VENT SHALL NOT EXCEED 662°F.

13. VENTS THAT ARE INSTALLED ON A SLOPED ROOF SHALL COMPLY WITH ALL THE FOLLOWING (R337.6.2.1):

13.1. VENTS SHALL BE COVERED WITH A MESH WHERE THE DIMENSIONS OF THE MESH THEREIN SHALL BE A MIN OF $\frac{1}{16}$ " & SHALL NOT EXCEED $\frac{1}{8}$ " IN DIAMETER.

13.2. THE MESH MATERIAL SHALL BE NONCOMBUSTIBLE.

13.3. THE MESH MATERIAL SHALL BE CORROSION RESISTANT.

- W.U.I. NOTES
1. APPLY ONLY WHEN HOME HAS BEEN IDENTIFIED AS BEING IN WUI. EXTERIOR DOORS SHALL BE FIRE RESISTIVE IN ACCORDANCE WITH CRC SECTION R337.8.3. (DOOR SHALL HAVE AN EXTERIOR SURFACE OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS OR BE CONSTRUCTED OF SOLID CORE WOOD $\frac{1}{8}$ " THICK OR HAVE A FIRE-RESISTIVE RATING OF NOT LESS THAN 20-MINUTES.)

2. GARAGE DOOR PERIMETER GAP MAX $\frac{1}{8}$ ". METAL FLASHING, JAMB & HEADER OVERLAP, & WEATHER-STRIPPING MEETING SECTION REQUIREMENTS (R337.8.4)

3. PROPERTY SHALL BE IN COMPLIANCE WITH VEGETATION MANAGEMENT REQUIREMENTS (CFC SEC.4906&4907) PRIOR TO BUILDING PERMIT FINAL APPROVAL.

4. THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL BE PROTECTED BY ONE OR MORE OF THE FOLLOWING:

4.1. NONCOMBUSTIBLE MATERIAL

4.2. IGNITION-RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE & SHALL MEET THE REQUIREMENTS OF SECTION R337.4.2

4.3. FIRE-RETARDANT-TREATED WOOD. THE FIRE-RETARDANT-TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE & SHALL MEET THE REQUIREMENTS OF SECTION 2303.2 OF THE CBC

4.4. MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263

4.5. ONE LAYER OF $\frac{5}{8}$ " TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE FLOOR PROJECTION

4.6. THE EXTERIOR PORTION OF A 1-HOUR FIRE-RESISTANCE-RATED EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, APPLIED TO THE UNDERSIDE OF THE FLOOR, INCLUDING ASSEMBLIES USING THE GYPSUM PANEL & SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL

4.7. THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN SECTION R337.7.111 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957

4.8. THE UNDERSIDE OF A FLOOR ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3

4.9. EXCEPTION TO SECTION R337.7.9: STRUCTURAL COLUMNS & BEAMS DO NOT REQUIRE PROTECTION WHEN THEY ARE CONSTRUCTED WITH SAWN LUMBER OR GLUE LAMINATED WOOD WITH THE SMALLEST MIN NOMINAL DIMENSION OF 4". SAWN OR GLUE-LAMINATED PLANKS SHALL BE SPLINED, TONGUE-&-GROOVE, OR SET CLOSE TOGETHER & WELL SPIKED.

- FLOOR PLAN NOTES
1. 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.

2. EXTERIOR WALLS TO BE 2X6 DF NO. 2 STUDS AT 16" O.C. WITH R-21 INSULATION. SIDING/ SHEAR AS SHOWN ON.

3. INTERIOR WALLS TO BE 2X4 DF NO.2 STUDS AT 16" O.C.

4. TYPICAL WALL HEIGHT IS 9'-0"- $\frac{3}{4}$ "

5. 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.

6. 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)

7. 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.

8. 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.

- EXTERIOR BUILDING FINISH
1. ATTIC GABLE & EAVES ABOVE 12" & UNDER FLOOR VENTILATION SHALL BE PROVIDED WITH FULLY COVERED METAL WIRE MESH, VENTS, OR OTHER MATERIALS THAT HAVE A MIN $\frac{1}{16}$ " & MAX $\frac{1}{8}$ " OPENINGS, NON-COMBUSTIBLE & CORROSION RESISTANT. ALL OTHER EAVE VENTS SHALL BE LISTED/APPROVED TO RESIST THE INTRUSION OF FLAME & BURNING EMBERS. (CRC337.6.2)

- GREEN BUILDING
1. PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL & ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION, ONE OR MORE OF THE FOLLOWING MEASURES SHALL BE IMPLEMENTED TO PREVENT FLOODING OF ADJACENT PROPERTY, PREVENT EROSION & RETAIN SOIL RUNOFF ON SITE.

2. RETENTION BASINS OF SUFFICIENT SIZE SHALL BE UTILIZED TO RETAIN STORM WATER ON SITE

3. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, COLLECTION POINT, GUTTER, OR SIMILAR DISPOSAL METHOD, WATER SHALL BE FILTERED BY A BARRIER SYSTEM, WATTLE, OR OTHER APPROVED METHOD.

4. ALL NEW RESIDENTIAL CONSTRUCTION WITH ATTACHED PRIVATE GARAGES SHALL HAVE THE FOLLOWING FOR ELECTRIC VEHICLE (EV) CHARGING STATION (CGBSC4.106.4)

4.1. INSTALL A MIN 1" CONDUIT CAPABLE OF SUPPLYING A 208/240V BRANCH CIRCUIT TO A SUITABLE BOX LOCATION FOR EV CHARGING. THE OTHER END SHALL TERMINATE TO THE MAIN SERVICE &/OR SUBPANEL.

4.2. THE MAIN PANEL &/OR SUBPANEL SHALL BE OF SUFFICIENT SIZE TO INSTALL A 40AMP DEDICATED BRANCH CIRCUIT. LABEL "EV CAPABLE"
5. MULTIPLE SHOWER HEADS SERVING A SINGLE SHOWER SHALL HAVE A COMBINED FLOW RATE OF 1.8gpm OR THE SHOWER STALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO OPERATE AT A TIME (CGBSC4.303.1.3.2)
6. RESIDENTIAL PROJECTS WITH AN AGGREGATE LANDSCAPE AREA EQUAL TO OR GREATER THAN 5000² SHALL COMPLY WITH EITHER A LOCAL WATER EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), WHICHEVER IS MORE STRINGENT. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS INSTALLED AT TIME OF FINAL INSPECTION SHALL HAVE WEATHER OR SOIL BASED CONTROLLERS &/OR WEATHER BASED CONTROLLERS WITH RAIN SENSORS. SOIL MOISTURE BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT. (CGBSC4.304)
7. RECYCLE &/OR REUSE A MIN OF 65% OF NON-HAZARDOUS CONSTRUCTION & DEMOLITION WASTE (CGBSC 4.408.2)
8. AT TIME OF FINAL INSPECTION, A BUILDING OPERATION & MAINTENANCE MANUAL, COMPACT DISC, ETC SHALL BE PROVIDED CONTAINING THE FOLLOWING:

8.1. DIRECTIONS THAT MANUAL SHALL REMAIN ONSITE FOR THE LIFE OF THE BUILDING

8.2. OPERATION & MAINTENANCE INSTRUCTIONS FOR EQUIPMENT, APPLIANCES, ROOF/YARD DRAINAGE, IRRIGATION SYSTEMS, ETC.

8.3. INFORMATION FROM LOCAL UTILITY, WATER & WASTE RECOVERY PROVIDERS

8.4. PUBLIC TRANSPORTATION & CARPOOL OPTIONS

8.5. MATERIAL REGARDING IMPORTANCE OF KEEPING HUMIDITY LEVELS BETWEEN 30-60 PERCENT

8.6. INFORMATION REGARDING ROUTINE MAINTENANCE PROCEDURES

8.7. STATE SOLAR ENERGY INCENTIVE PROGRAM INFORMATION

8.8. A COPY OF ANY REQUIRED SPECIAL INSPECTION VERIFICATIONS THAT WERE REQUIRED (IF ANY)

9. CLEARLY NOTE ON THE PLANS HOW THE PROJECT WILL MEET MIN POLLUTANT CONTROL REQUIREMENTS FOR ADHESIVES, SEALANTS, CAULKS, PAINTS, CARPET, RESILIENT FLOORING SYSTEMS, ETC (CGBSC 4.504)

10. DUCT OPENING RELATED TO HVAC SYSTEMS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS TO REDUCE THE AMOUNT OF WATER, DUST & DEBRIS WHICH MAY ENTER THE SYSTEM (CGBSC 4.504.1)

- WALLS
1. POSITIVE POST TO BEAM CONNECTION SHALL BE PROVIDED TO ENSURE AGAINST UPLIFT & LATERAL DISPLACEMENT. (CRC R502.9 & CBC 2304.9.7)

2. ALL FASTENERS USED FOR ATTACHMENT OF SIDING & INTO PRESSURE TREATED LUMBER SHALL BE OF A CORROSION RESISTANT TYPE (CRC R317.3).

3. FIRE-BLOCK IN CONCEALED SPACES OF STUD WALLS/PARTITIONS, VERTICALLY AT CEILING/FLOOR LEVELS, & HORIZONTALLY AT 10' INTERVALS. FIRE-BLOCK AT SOFFITS, DROP CEILINGS/SIMILAR LOCATIONS & IN CONCEALED SPACES AT THE TOP/BOTTOM OF STAIR STRINGERS. (CRC R302.11)

4. PROVIDE APPROVED BUILDING PAPER UNDER THE BUILDING SIDING & APPROVED FLASHING AT EXTERIOR OPENINGS (CRC RT03.2). SPECIFY A MIN OF 2 LAYERS OF GRADE D PAPER UNDER STUCCO & 2 LAYERS OF 15LB FELT (OR EQUIVALENT) UNDER STONE VENEER.

5. STUCCO SHALL HAVE A MIN CLEARANCE TO EARTH OF 4" & 2" TO PAVED SURFACES WITH AN APPROVED WEEP SCREED. (CRC RT03.7.2.1) MASONRY STONE VENEER SHALL BE FLASHED BENEATH THE FIRST COURSE OF MASONRY & PROVIDED WITH WEEP HOLES IMMEDIATELY ABOVE THE FLASHING. (CRC RT03.8.5 & RT03.8.6)

6. FLOORS & WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS & IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON ABSORBENT SURFACE & SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6' ABOVE FINISHED FLOOR (CRC R307.2)

- DECK & EXPOSED CONSTRUCTION
1. ALL EXPOSED WOOD SHALL BE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE & END USE. CRC SECTION R317.1

2. POSTS/COLUMNS SHALL BE RETRAINED AT THE BOTTOM END TO PREVENT LATERAL DISPLACEMENT, CLEARLY SHOW APPROVED POST BASES, STRAPS, ETC TO ACHIEVE THIS PER (CRC R407.3)

3. ALL HARDWARE IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIPPED GALVANIZED OR Z-MAX COATED (G-185). ALL FASTENERS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT DIP GALVANIZED (CRC R317.3)

4. PROVIDE 2X BLOCKING AT SUPPORTS

5. EXTERIOR STAIRS, BALCONIES, DECKS, ETC SHALL BE ATTACHED TO THE PRIMARY STRUCTURE WITH LAG SCREWS OR EQUIVALENT ATTACHMENT THAT WILL RESIST AGAINST WITHDRAWAL & VERTICAL LATERAL FORCES OR SHALL BE DESIGNED TO BE SELF-SUPPORTING (CRC R311.5)

6. GUARDS ARE REQUIRED IF DECK OR FLOOR IS OVER 30" ABOVE GRADE, MIN 42" HIGH, WITH OPENINGS LESS THAN 4" (CRC R312). GUARDRAILS SHALL BE DESIGNED & DETAILED FOR LATERAL FORCES ACCORDING TO (CRC TABLE 301.5)

7. PROVIDE DECK LATERAL LOAD CONNECTIONS AT EACH END OF THE DECK & AT DECK INTERSECTIONS PER (CRC R507.2.4) CONNECTORS SHALL HAVE A MIN ALLOWABLE STRESS DESIGN CAPACITY OF 1500LBS & INSTALL WITH 24" OF THE END OF THE DECK. 750LBS RATED DEVICES ARE ALLOWED (DTT12 AS EXAMPLE) IF LOCATED EVENLY AT 4 POINTS ALONG THE DECK

- GARAGE & CARPORT
1. GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT & ATTIC AREA BY $\frac{1}{2}$ " GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGE BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY NOT LESS THAN $\frac{5}{8}$ " TYPE X GYPSUM BOARD. STRUCTURE SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR REQUIRED SEPARATIONS SHALL HAVE $\frac{1}{2}$ " GYPSUM BOARD INSTALLED MIN. DOOR OPENINGS FROM THE GARAGE TO THE DWELLING SHALL BE SOLID WOOD/STEEL DOORS OR HONEYCOMB STEEL DOORS NOT LESS THAN $\frac{1}{8}$ " THICK OR A 20-MINUTE RATED FIRE DOOR. DOORS SHALL BE SELF-CLOSING & SELF-LATCHING. NO OPENINGS DIRECTLY INTO A SLEEPING ROOM FROM THE GARAGE, WHEN THE DWELLING & GARAGE HAS FIRE SPRINKLERS INSTALLED PER R309.6 & R313, DOORS INTO THE DWELLING UNIT FROM THE GARAGE ONLY NEED TO BE SELF-CLOSING & SELF-LATCHING. (CRC R302.5.1 & T-R302.6) (CARPORTS OPEN ON TWO OR MORE SIDES & NO ENCLOSED AREAS ABOVE DO NOT REQUIRE A SEPARATION).

2. DUCTS PENETRATING THE GARAGE TO DWELLING SEPARATION SHALL BE A MIN OF 26 GAUGE WITH NO OPENINGS INTO THE GARAGE. (CRC R302.5.2)

3. PENETRATIONS THROUGH THE GARAGE TO DWELLING SEPARATION WALL (OTHER THAN DUCTS AS LISTED ABOVE) SHALL BE FIRE-BLOCKED PER CRC SECTION R302.11, ITEM #4.

4. GARAGE & CARPORT FLOOR SURFACES SHALL BE NON-COMBUSTIBLE MATERIAL & SLOPE TO DRAIN TOWARDS THE GARAGE DOOR OPENING. (CRC R309.1)

5. APPLIANCES & RECEPTACLES INSTALLED IN GARAGE GENERATING A GLOW, SPARK OR FLAME SHALL BE LOCATED 18" ABOVE FLOOR UNLESS IT IS LISTED AS FLAMMABLE VAPOR IGNITION RESISTANT. PROVIDE PROTECTIVE POST OR OTHER IMPACT BARRIER FROM VEHICLES (CMC 308.0).

6. NEW RESIDENTIAL CONSTRUCTION WITH ATTACHED PRIVATE GARAGES SHALL HAVE THE FOLLOWING FOR ELECTRICAL VEHICLE (EV) CHARGING STATIONS (CGBSC 4.106.4)

6.1. INSTALL A MIN 1" CONDUIT CAPABLE OF SUPPLY A 208/240V BRANCH CIRCUIT TO A SUITABLE BOX LOCATION FOR EV CHARGING. THE OTHER END SHALL TERMINATE TO THE MAIN SERVICE OR SUBPANEL

6.2. THE MAIN PANEL & OR SUBPANEL SHALL BE OF SUFFICIENT SIZE TO INSTALL A 40 AMP DEDICATED BRANCH CIRCUIT. THE DEDICATED OVER-CURRENT PROTECTION SPACE SHALL BE LABELED "EV CAPABLE"

BUILDING SHALL COMPLY WITH THE FOLLOWING CODE:
DESIGN CODES 2022 CBC, 2022 CEC, 2022 CMC, 2022 CPC, 2022 CRC, 2022 CENC, 2022 CALGREEN, 2022 CFC

YOU ASSUME ALL RESPONSIBILITY AND RISK FOR YOUR USE OF THE PLANS 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 AND COMPLIANT WITH ALL APPLICABLE LAWS, BY USING THESE PLANS YOU AGREE TO DEFEND WITH COUNSEL OF CITY'S CHOOSING), INDEMNIFY AND HOLD CITY, EMPLOYEES, VOLUNTEERS, AGENTS, AND THE DESIGN PROFESSIONAL WHO PREPARED THESE CONSTRUCTION DOCUMENTS, FREE AND HARMLESS FROM ANY AND 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.

General Notes

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

REVIEWED FOR CODE COMPLIANCE - BD

04/17/2023

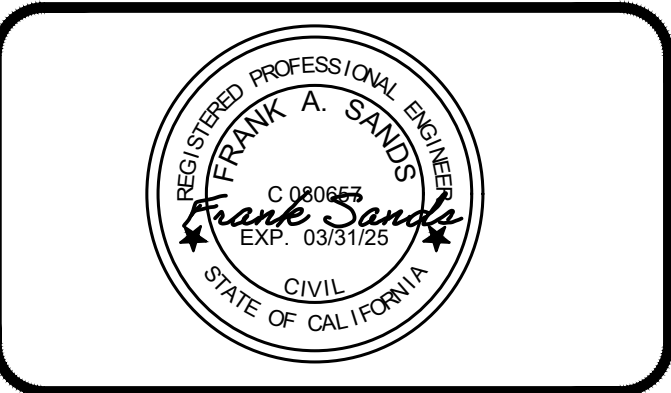
YUBA COUNTY BUILDING INSPECTION DIVISION

JACKSON & SANDS ENGINEERING

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

JACKSON & SANDS ENGINEERING, Inc.

No.	Revision/Issue	Date
1	INITIAL SUBMITTAL:	3/1/23
2	PCI SUBMITTAL:	3/17/23



YUBA COUNTY ADUs

EMPIRE & FEATHER
599 SQ. FT.

Project: 23-M001

Date: 3/17/23

Scale: AS NOTED

Sheet: GNI

STAIRWAYS & RAMPS		GENERAL		FOUNDATIONS & CONCRETE SLABS		ELECTRICAL NOTES	
1. EXTERIOR STAIR STRINGERS MUST BE NATURALLY RESISTANT TO DECAY OR PRESSURE TREATED. (CRC R317.1)		1. PROVIDE EACH BEDROOM, BASEMENT, & HABITABLE ATTICS WITH A MIN OF ONE EXTERIOR WINDOW WITH A 44" MAX CLEAR OPENING HEIGHT, 5.1FT ² MIN CLEAR OPENABLE AREA (MIN 5FT ² AT GRADE FLOOR OPENINGS), 24" MIN CLEAR OPENABLE HEIGHT & 20" MIN CLEAR WIDTH, OR AN OPENABLE EXTERIOR EXIT DOOR. (CRC R310.2.1 & CRC R310.2.2) WINDOW WELLS, LADDERS, & STEPS SHALL COMPLY WITH CRC R310.2.3. BARS, GRILLES, COVERS, & SCREENS SHALL BE RELEASABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE, OR FORCE GREATER THAN 15LBS TO OPERATE THE EMERGENCY ESCAPE & RESCUE OPENINGS. (CRC R310.4)		Concrete Strength(s): 2500 PSI Rebar Grades: 40 KSI U.O.N.		1. NO ELECTRICAL PANELS SHALL BE IN CLOSETS OF BATHROOMS. MAINTAIN A CLEARANCE OF 36" IN FRONT OF PANELS, 30" WIDE OR WIDTH OF EQUIPMENT & 6'-6" HIGH FOR HEADROOM (CEC 110.26).	
2. RISE SHALL BE MAX 7½"; RUN SHALL BE 10" MIN; HEADROOM 6'-8" MIN; WIDTH 36" MIN, 31½" BETWEEN A HANDRAIL ON ONE SIDE & 27" WITH HANDRAILS ON TWO SIDES. VARIATION BETWEEN RISER HEIGHTS ⅜" MAX. A NOSING NOT LESS THAN ⅝" BUT NOT MORE THAN 1½" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS WHERE THE TREAD DEPTH IS LESS THAN 11". THE LEADING EDGE OF TREADS SHALL PROJECT NOT MORE THAN 1½" BEYOND THE TREAD BELOW. OPEN RISERS ARE PERMITTED, PROVIDED THE OPENING BETWEEN THE TREADS DOES NOT PERMIT THE PASSAGE OF A 4" SPHERE. (OPENINGS ARE NOT LIMITED WHEN THE STAIR HAS A RISE OF 30" OR LESS). (CRC R311.7)		2. EACH BATHROOM CONTAINING A BATHTUB, SHOWER OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED WITH ENERGY STAR APPROVED EQUIPMENT (MIN 50CFM) WITH AN INTEGRAL HUMIDISTAT INSTALLED. (CRC R303.3.1)		1. 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)		2. A CONCRETE-ENCASED ELECTRODE (UFER) CONSISTING OF 20' OF REBAR OR #4 COPPER WIRE PLACED IN THE BOTTOM OF A FOOTING IS REQUIRED FOR ALL NEW CONSTRUCTION. (CEC 250.52(A) (3) BOND ALL METAL GAS & WATER PIPES TO GROUND. ALL GROUND CLAMPS SHALL BE ACCESSIBLE & OF AN APPROVED TYPE. (CEC 250.104)	
3. STAIRWAYS WITH 4 OR MORE RISERS SHALL HAVE A HANDRAIL ON ONE SIDE 34'-38" ABOVE THE TREAD NOSING. CIRCULAR HANDRAILS SHALL HAVE AN OUTSIDE DIAMETER OF 1½'-2"; IF NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF 4'-6½" WITH A MAX CROSS-SECTIONAL DIMENSION OF 2½". SEE R311.7.8.3 ITEM #2 FOR TYPE II HANDRAILS WITH A PARAMETER OVER 6½". A MIN CLEARANCE OF 1½" SHALL BE MAINTAINED FROM THE WALL OR OTHER SURFACE. HANDRAILS SHALL BE RETURNED, TERMINATE IN NEWEL POSTS, OR SAFETY TERMINALS. (CRC R311.7.8.2)		3. PROVIDE ATTIC CROSS VENTILATION: 1/150 OF ATTIC AREA OR 1/300 WITH AT LEAST 40% BUT MORE THAN 50% OF VENTS ARE 3" ABOVE EAVE & BALANCE 15" AT EAVE. AS AN ALTERNATIVE IN CLIMATE ZONE 16 (TRUCKEE REGION), THE NET AREA MAY BE REDUCED TO 1/300 WHEN A CLASS I OR II VAPOR BARRIER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING. BAFFLES ARE REQUIRED AT VENTS FOR INSULATION. PROVIDE MIN OF 1" OF AIR SPACE BETWEEN INSULATION & ROOF SHEATHING. (CRC R806)		2. STEPPED FOOTINGS SHALL BE USED WHEN SLOPE OF FOOTING BOTTOM IS GREATER THAN 1:10 (V:H).		3. ALL 15/20 AMPERE RECEPTACLES INSTALLED PER CEC 210.52 SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. (CEC 406.12)	
4. GUARDS SHALL BE 42" MIN HEIGHT (UNLESS ACTING AS A HANDRAIL/GUARD FOR A STAIRWAY, THE GUARD HEIGHT MAY BE 34'-38" IN HEIGHT), WITH OPENINGS LESS THAN 4" INCHES CLEAR (GUARDS ON THE OPEN SIDES OF STAIRS MAY HAVE 4⅝" OPENINGS). (CRC R312)		4. ENCLOSED RAFTER SPACES SHALL HAVE 1" CLEAR CROSS VENTILATION. (PROPERLY SIZED RAFTERS FOR INSULATION) (CRC R806.3)		3. CONCRETE SLABS: 3½" 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 ⅝" 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.		4. ALL BRANCH CIRCUITS SUPPLYING 15/20 AMPERE OUTLETS IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, KITCHENS, LAUNDRY ROOM OR SIMILAR ROOMS/AREAS SHALL BE PROTECTED BY A LISTED COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER. (CEC 210.12)	
5. PROVIDE LANDINGS AT THE TOP/BOTTOM OF THE STAIRWAY THE WIDTH OF THE STAIRWAY. THE DEPTH OF THE LANDING SHALL BE 36" MIN. (SEE CRC R311.7.6 FOR EXCEPTIONS).		5. UNDER FLOOR CROSS VENTILATION: MIN 1FT ² FOR EACH 150FT ² OF UNDER FLOOR AREA. WHEN A CLASS I VAPOR RETARDER IS INSTALLED ON THE GROUND SURFACE THE MIN AREA OF VENTILATION MAY BE LIMITED TO 1FT ² FOR EACH 1500FT ² OF UNDER-FLOOR SPACE. ONE VENTILATION OPENING SHALL BE WITHIN 3' OF EACH CORNER OF THE BUILDING (CRC R408.1). UNVENTED CRAWL SPACES SHALL COMPLY WITH CRC R408.3.		4. PROVIDE 18"x24" FOUNDATION ACCESS THROUGH THE FLOOR OR 16"x24" ACCESS THROUGH A PERIMETER WALL. (CRC R408.4)		5. PROVIDE A MIN OF ONE 20A CIRCUIT TO BE USED FOR THE LAUNDRY RECEPTACLE. (CEC 210.11(C)(2)) PROVIDE A MIN OF ONE 20A CIRCUIT FOR BATHROOM RECEPTACLE OUTLETS. (CEC 210.11(C)(3) PROVIDE A MIN OF ONE 20A CIRCUIT FOR ATTACHED & DETACHED GARAGE OUTLETS. (CEC 210.11(C)(4))	
6. USABLE SPACES UNDERNEATH ENCLOSED/UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY A MIN OF ½" GYPSUM BOARD. (CRC R302.7)		6. THE FOLLOWING AREAS SHALL HAVE SAFETY GLAZING: (CRC R308.4) • SLIDING/SWINGING GLASS DOORS		5. MIN SILL BOLTING: 1" 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, NOR MORE THAN 12" FROM ENDS OF SILL MEMBERS. IN SDC D0 & 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.		6. PROVIDE AT LEAST 1 OUTLET IN BASEMENTS, GARAGES, LAUNDRY ROOMS, DECKS, BALCONIES, PORCHES & WITHIN 3' OF THE OUTSIDE OF EACH BATHROOM BASIN. (CEC 210.52 (D), (F) & (G))	
7. RAMPS SERVING THE EGRESS DOOR SHALL HAVE A SLOPE OF NOT MORE THAN 1 UNIT VERTICAL IN 12 UNITS HORIZONTAL (8.3% SLOPE). ALL OTHER RAMPS SHALL HAVE A MAX SLOPE OF 1 UNIT VERTICAL IN 8 UNITS HORIZONTAL (12.5% SLOPE). EXCEPTION: WHERE IT IS TECHNICALLY INFEASIBLE TO COMPLY BECAUSE OF SITE CONSTRAINTS, RAMPS SHALL HAVE A SLOPE OF NOT MORE THAN 1 UNIT VERTICAL IN 8 UNITS HORIZONTAL (12.5% SLOPE) (CRC R311.8.1). PROVIDE 3'X3' LANDINGS AT THE TOP & BOTTOM OF RAMPS, WHERE DOORS OPEN ONTO RAMPS, & WHERE RAMPS CHANGE DIRECTIONS. (CRC R311.8)		6.1. GLAZING IN WALLS & ENCLOSURES FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS & SWIMMING POOLS WHERE THE GLAZING IS LESS THAN 60" ABOVE THE STANDING SURFACE WITHIN THE COMPARTMENT & WITHIN 60" HORIZONTALLY OF THE WATER'S EDGE (CRC R308.4.5)		6. GARAGE RECEPTACLES SHALL NOT SERVE OUTLETS OUTSIDE THE GARAGE. A MIN OF 1 RECEPTACLE SHALL BE PROVIDED FOR EACH CAR SPACE. (210.52(G)(1))		7. FURNACES INSTALLED IN ATTICS & CRAWL SPACES SHALL HAVE AN ACCESS PLATFORM (CATWALK IN ATTICS), LIGHT SWITCH & RECEPTACLE IN THE SPACE. PROVIDE A SERVICE RECEPTACLE FOR THE FURNACE. (CEC 210.63)	
AGING-IN-PLACE				ELECTRICAL NOTES			
1. AT LEAST ONE BATHROOM ON ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT FOR GRAB BARS, MIN 2X8 SOLID LUMBER, LOCATED BETWEEN 32" & 34½" 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)		6.2. IN ALL FIXED & OPERABLE PANELS OF SWINGING, SLIDING & BI-FOLD DOORS.		1. 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.		14. 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 THAN 10' SHALL HAVE A RECEPTACLE IN HALLWAYS. (CEC 210.52(A))	
2. 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)		6.3. GLAZING WITHIN A 24" ARC OF A DOOR THAT IS LESS THAN 60" ABOVE THE FLOOR. GLAZING INSTALLED PERPENDICULAR TO A DOOR IN A CLOSED POSITION & WITHIN 24" OF THE DOOR ONLY REQUIRES SAFETY GLAZING IF IT IS ON THE HINGE SIDE OF AN IN-SWING DOOR. (CRC R308.4.2).		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.		15. RECEPTACLES SHALL NOT BE INSTALLED WITHIN OR DIRECTLY OVER A BATHTUB OR SHOWER STALL. (CEC 406.9(C) LIGHT PENDANTS, CEILING FANS, LIGHTING TRACKS, ETC SHALL NOT BE LOCATED WITHIN 3' HORIZONTALLY & 8' VERTICALLY ABOVE A SHOWER &/OR BATHTUB THRESHOLD. (CEC 410.10(D))	
3. 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)		6.4. GLAZING WHERE THE EXPOSED AREA IS GREATER THAN 9FT ² BOTTOM IS LESS THAN 18" & AT LEAST 36" ABOVE THE FLOOR, & ADJACENT TO A WALKING SURFACE.		3. PHOTOVOLTAIC GENERATING SYSTEMS IS REQUIRED BY CALIFORNIA ENERGY CODE SECTION 150.11(C)(4). INSTALLATION OF SOLAR PANELS REQUIRED PRIOR CERTIFICATE OF OCCUPANCY CAN BE ISSUED FOR THIS ADD. A SEPARATE PERMIT IS REQUIRED.		16. ALL LIGHTING/FAN FIXTURES LOCATED IN WET OR DAMP LOCATIONS SHALL BE RATED FOR THE APPLICATION. (CEC 410.10)	
4. DOORBELL BUTTONS SHALL BE INSTALLED NO MORE THAN 48" TO THE TOP OF THE BUTTON, ABOVE THE FINISHED FLOOR. (R327.1.4)		6.5. WITHIN 60" OF THE BOTTOM TREAD OF A STAIRWAY & LESS THAN 36" ABOVE THE LANDING.		4. 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		17. GFCI OUTLETS ARE REQUIRED: FOR ALL 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 PERSONNEL. 2022 CEC Art. 210.3(A) RECEPTACLES SHALL NOT BE INSTALLED WITHIN OR DIRECTLY OVER A BATHTUB OR SHOWER STALL. 2022 CEC Art. 406.9(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)	
ROOF		6.6. GLAZING IN GUARDS & RAILINGS.		5. 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 PERSONNEL. 2022 CEC Art. 210.3(A) RECEPTACLES SHALL NOT BE INSTALLED WITHIN OR DIRECTLY OVER A BATHTUB OR SHOWER STALL. 2022 CEC Art. 406.9(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)		18. ALL 15/20 AMPERE RECEPTACLES IN WET LOCATIONS SHALL HAVE IN-USE (BUBBLE) COVERS INSTALLED. ALL RECEPTACLES IN WET LOCATIONS SHALL ALSO BE LISTED WEATHER-RESISTANT TYPE. (CEC 406.9(B)(1))	
1. PROVIDE A MIN 22"x30" ACCESS OPENING TO ATTIC (CRC R807); MAY BE REQUIRED TO BE 30"x30" TO REMOVE THE LARGEST PIECE OF MECHANICAL EQUIPMENT PER THE CALIFORNIA MECHANICAL CODE.		6.7. GLAZING ADJACENT TO STAIRWAYS, LANDINGS, & RAMPS WITHIN 36" HORIZONTALLY OF THE WALKING SURFACE LESS THAN 36" ABOVE THE WALKING SURFACE.		6. RECEPTACLES SHALL NOT BE INSTALLED WITHIN OR DIRECTLY OVER A BATHTUB OR SHOWER STALL. 2022 CEC Art. 406.9(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)			
2. ATTIC VENTILATION TO BE INSTALLED TO PROVIDE 1FT ² OF VENTILATION TO EVERY 150FT ² OF FLOOR AREA.		7. PROVIDE LANDINGS & A PORCH LIGHT AT ALL EXTERIOR DOORS. LANDINGS ARE TO BE MIN 3' DEEP X WIDTH OF DOOR. LANDINGS AT REQUIRED EGRESS DOORS MAY STEP DOWN A MAX OF 7½" WHEN THE DOOR DOES NOT SWING OVER THE LANDING & 1½" WHEN DOOR SWINGS ONTO THE LANDING. OTHER THAN REQUIRED EXTERIOR EXIT DOORS MAY HAVE A THRESHOLD OF 7½" MAX; A LANDING IS NOT REQUIRED IF A STAIR WITH TWO OR FEWER RISERS IS LOCATED ON THE EXTERIOR SIDE & THE DOOR DOES NOT SWING OVER THE STAIRWAY. (CRC R311.3-R311.3.2)		7. FIXTURES, LAMP HOLDERS & 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 SCREEN 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. 314.27(A)&(D)		19. ESS READY INTERCONNECTION EQUIPMENT WITH A MIN BACKED-UP CAPACITY OF 60 AMPS & A MIN OF FOUR ESS-SUPPLIED BRANCH CIRCUITS, OR	
3. ROOF DRAINS/GUTTERS REQUIRED TO BE INSTALLED PER THE CALIFORNIA PLUMBING CODE WITH LEAF/DEBRIS PROTECTION ALSO INSTALLED.		CLEARANCES & TREATMENT FOR WOOD FRAMING		8. 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))		2. A DEDICATED RACEWAY FROM THE MAIN SERVICE PANEL TO A SUBPANEL THAT SUPPLIES THE FOLLOWING BRANCH CIRCUITS: REFRIGERATOR, LIGHTING CIRCUIT NEAR PRIMARY EGRESS DOOR, SLEEPING ROOM RECEPTACLE & ON ADDITIONAL	
4. ALL ROOFING SHALL BE TESTED/LISTED CLASS A MIN.		1. WEATHER EXPOSED GLULAM, BEAMS & POSTS SHALL BE PRESSURE TREATED OR SHALL BE WOOD OF NATURAL RESISTANCE TO DECAY (CRC R317.1.3 & 5)		9. 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)		3. THE MAIN PANELBOARD SHALL HAVE A MIN BUSBAR RATING OF 225 AMPS. SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3' OF THE MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD & THE SYSTEM ISOLATION EQUIPMENT TO ALLOW THE CONNECTION BACKUP POWER SOURCE.	
5. ASPHALT SHINGLES WITH SLOPED ROOFS 2/12 TO 4/12 SHALL HAVE TWO LAYERS OF UNDERLAYMENT APPLIED PER CRC R905.2.2.		2. COLUMNS EXPOSED TO THE WEATHER OR IN BASEMENTS WHEN SUPPORTED ON CONCRETE PIER OR METAL PEDESTALS SHALL BE PRESSURE TREATED OR NATURAL RESISTANCE TO DECAY UNLESS THE PIER/PEDESTALS PROJECT 1" ABOVE CONCRETE OR 6" ABOVE EARTH & THE EARTH IS COVERED BY AN APPROVED IMPERVIOUS MOISTURE BARRIER. (CRC R317.1.4 EXC.)		10. 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, DENS, 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))		4. HEAT PUMP SPACE HEATER READY. SYSTEM USING A GAS OR PROPANE FURNACE SHALL INCLUDE A DEDICATED 240 VOLT BRANCH CIRCUIT WITHIN 3' OF THE FURNACE. THE BRANCH CIRCUIT SHALL BE RATED AT 30 AMPS MIN. THE MAIN ELECTRICAL SERVICE SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER. THE SPACE SHALL BE MARKED AS "FOR FUTURE 240V USE" (CEC 150.01(I)).	
FLOORS		3. COLUMNS IN ENCLOSED CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING SHALL BE PRESSURE TREATED OR NATURAL RESISTANCE TO DECAY UNLESS THE COLUMN IS SUPPORTED BY A CONCRETE PIER OR METAL PEDESTAL OF A HEIGHT 8' OR MORE & THE EARTH IS COVERED BY AN IMPERVIOUS MOISTURE BARRIER. (CRC R317.1.4 EXC. 2)		11. 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)		5. ELECTRIC COOKTOP READY. SYSTEM USING A GAS OR PROPANE COOKTOP SHALL INCLUDE A DEDICATED 240 VOLT BRANCH CIRCUIT WITHIN 3' OF THE COOKTOP. THE BRANCH CIRCUIT SHALL BE RATED AT 50 AMPS MIN. THE MAIN ELECTRICAL SERVICE SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER. THE SPACE SHALL BE MARKED AS "FOR FUTURE 240V USE" (CEC 150.01(I)).	
1. UNDER FLOOR AREAS WITH STORAGE, FUEL-FIRED EQUIPMENT OR ELECTRICAL POWERED EQUIPMENT WITH JOISTS LESS THAN 2x10 SOLID LUMBER SHALL BE PROTECTED ON THE UNDERSIDE BY ½" SHEETROCK OR SPRINKLER SYSTEM. (R302.13)		4. DECK POSTS SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTING NOT LESS THAN 1" ABOVE A CONCRETE FLOOR OR 6" ABOVE EXPOSED EARTH. (CRC R317.1.4 EXC. 3)		12. GROUNDING & BONDING OF ELECTRICAL INSTALLATIONS SHALL COMPLY WITH CEC ART. 250		6. ELECTRIC CLOTHES DRYER READY. SYSTEM USING A GAS OR PROPANE DRYER SHALL INCLUDE A DEDICATED 240 VOLT BRANCH CIRCUIT WITHIN 3' OF THE CLOTHES DRYER. THE BRANCH CIRCUIT SHALL BE RATED AT 30 AMPS MIN. THE MAIN ELECTRICAL SERVICE SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER. THE SPACE SHALL BE MARKED AS "FOR FUTURE 240V USE" (CEC 150.01(V)).	
2. UNDER FLOOR VENTILATION AREA EQUAL TO 1FT ² OF VENTS TO EVERY 150FT ² OF FLOOR AREA. AT LEAST ONE VENT OPENING SHALL BE WITHIN 3' OF EACH CORNER OF THE BUILDING				13. BOND ALL METAL GAS & WATER PIPES TO GROUND. ALL GROUND CLAMPS SHALL BE ACCESSIBLE & OF AN APPROVED TYPE. (CEC 250.104)			
3. BALCONIES & DECKS MUST BE DESIGNED FOR A MIN LIVE LOAD OF 60LBS/FT ² . (CRC T-R301.5)				14. 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.			
				15. AFTER BUILDING PERMIT HAS BEEN ISSUED THE OWNER &/OR CONTRACTOR SHALL APPLY FOR ELECTRICAL & UTILITY GAS SERVICE REQUEST TO PACIFIC GAS & ELECTRIC COMPANY.			
				16. ALL NON-LOCKING TYPE 125-VOLT 15-20AMP RECEPTACLES IN THE DWELLING SHALL BE TAMPER-RESISTANT. (CEC Art. 406.12)			
				17. 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)			
				18. ELECTRICAL RECEPTACLES OUTLETS, SWITCHES & CONTROLS FOR OCCUPANTS USE SHALL BE NO MORE THAN 48" & NOT LESS THAN 15" ABOVE FINISH FLOOR (R327.1.2)			

YOU ASSUME ALL RESPONSIBILITY AND RISK FOR YOUR USE OF THE PLANS 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 AND COMPLIANT WITH ALL APPLICABLE LAWS, BY USING THESE PLANS YOU AGREE TO PIERCE WITHIN CONSENT OF CITY'S CHOOSING), INDEMNIFY AND HOLD CITY, EMPLOYEES, VOLUNTEERS, AGENTS, AND THE DESIGN PROFESSIONAL, WHO PREPARED THESE CONSTRUCTION DOCUMENTS, FREE AND HARMLESS FROM ANY AND ALL CLAIMS, DEMANDS, DAMAGES OR INJURY OF ANY KIND, IN LAW OR EQUITY, TO PROPERTY OR PERSONS, INCLUDING PERSONAL DEATH, IN ANY MANNER ARISING OUT OF, PERTAINING TO, RELATED TO, OR INCIDENT TO ACCEPTANCE OR USE OF THE CONSTRUCTION DOCUMENTS.

- PLUMBING
1. UNDERFLOOR CLEANOUTS SHALL NOT BE MORE THAN 5' FROM AN UNDERFLOOR ACCESS, ACCESS DOOR OR TRAP DOOR. (CPC 707.9)
 2. EXTERIOR HOSE BIBS SHALL BE EQUIPPED WITH A NON-REMOVABLE BACK-FLOW PREVENTION. (CPC 603.5.7)
 3. 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)
 4. KITCHEN SINKS REQUIRE A CLEANOUT ABOVE THE FLOOR LEVEL OF THE LOWEST FLOOR OF THE BUILDING.
 5. AIR GAP FITTING REQUIRED AT DISHWASHER
 6. WATER CLOSET SHALL BE POSITIONED TO HAVE A MIN 15" FROM ITS CENTER TO THE EDGE OF THE SINK & TO THE TUB.
 7. ABS PIPING SHALL NOT BE EXPOSED TO DIRECT SUNLIGHT UNLESS PROTECTED BY WATER BASED SYNTHETIC LATEX PAINTS. (CPC 312.13)
 8. 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)
 9. THE ADJACENT SPACE NEXT TO SHOWERS WITHOUT THRESHOLDS SHALL BE CONSIDERED A WET LOCATION WHEN USING THE CRC, CBC, & THE CEC. (CPC 408.5)
 10. 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)
 11. 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)
 - 11.1. 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)):
 - 11.1.1. A 120V RECEPTACLES PROVIDED WITHIN 3' • A CATEGORY III OR IV VENT, OR A STRAIGHT (WITHOUT BENDS) TYPE B VENT
 - 11.1.2. CONDENSATE DRAIN THAT IS NO MORE THAN 2" HIGHER THAN THE BASE OF THE WATER HEATER
 - 11.1.3. WATER HEATERS USING GAS OR PROPANE SHALL DESIGNATE A SPACE 2½"x2½" & 7' TALL SUITABLE FOR FUTURE INSTALLATION OF HEAT PUMP WATER HEATER
 - 11.1.4. GAS SUPPLY LINE WITH A MIN 200,000 BTU/HR DEDICATED CAPACITY FOR THE WATER HEATER
 - 11.1.5. 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)
 - 11.6. 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)
 - 11.7. WATER HEATERS LOCATED IN ATTICS, CEILING ASSEMBLIES & RAISED FLOOR ASSEMBLIES SHALL SHOW A WATER-TIGHT CORROSION RESISTANT MIN 1½" DEEP FAN UNDER THE WATER HEATER WITH A MIN ¾" DRAIN TO THE EXTERIOR OF THE BUILDING. (CPC 507.5)
 - 11.8. 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)
 - 11.9. THE MAX HOT WATER TEMPERATURE DISCHARGING FROM A BATHTUB OR WHIRLPOOL BATH-TUB FILLER SHALL NOT EXCEED 120°F. (CPC 418)
 - 11.10. PROVIDE ANTI-SIPHON VALVES ON ALL HOSE BIBS. (CPC 603.5.7)
 - 11.11. FLOOR DRAINS SHALL BE PROVIDED WITH A TRAP PRIMER. (CPC 1007)
 - 11.12. MAX WATER FLOW RATES. (CGBSC 4.303.1):
 - WATER CLOSETS: 1.28-GPF
 - URINALS: .125-GPF
 - KITCHEN FAUCETS: 1.8-GPM @ 60PSI
 - LAVATORY FAUCETS: 1.2-GPM @ 60PSI
 - SHOWERHEADS: 1.8-GPM

- ENERGY STORAGE SYSTEMS 2022 CRC SEC. R328
1. ENERGY STORAGE SYSTEMS (ESS) SHALL COMPLY WITH THE PROVISIONS OF THIS SECTION.
 2. ENERGY STORAGE SYSTEMS SHALL BE LISTED & LABELED IN ACCORDANCE WITH UL 9540.
 3. ESS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS & THEIR LISTING. INDIVIDUAL UNITS SHALL BE SEPARATED FROM EACH OTHER BY NOT LESS THAN 3'.
 4. ESS SHALL BE INSTALLED ONLY IN THE FOLLOWING LOCATIONS:
 - 4.1. DETACHED GARAGES & DETACHED ACCESSORY STRUCTURES.
 - 4.2. ATTACHED GARAGES SEPARATED FROM THE DWELLING UNIT LIVING SPACE IN ACCORDANCE WITH SEC. R302.6.
 - 4.3. OUTDOORS OR ON THE EXTERIOR SIDE OF EXTERIOR WALLS LOCATED NOT LESS THAN 3' FROM DOORS & WINDOWS DIRECTLY ENTERING THE DWELLING UNIT.
 - 4.4. ENCLOSED UTILITY CLOSETS, BASEMENTS, STORAGE OR UTILITY SPACES WITHIN DWELLING UNITS THAT HAVE FINISHED OR NON-COMBUSTIBLE WALLS & CEILING. WALLS & CEILINGS SHALL HAVE ¾" TYPE-X GYPSUM BOARD. ESS SHALL NOT BE INSTALLED IN SLEEPING ROOMS, OR CLOSETS OR SPACES OPENING DIRECTLY INTO SLEEPING ROOMS OR IN HABITABLE SPACES OF THE DWELLING.
 5. INDIVIDUAL ESS UNITS SHALL HAVE A MAX RATING OF 20KWH. THE AGGREGATE RATING OF THE ESS SHALL NOT EXCEED:
 - 5.1. 40KWH WITHIN UTILITY CLOSETS, BASEMENTS & STORAGE OR UTILITY SPACES.
 - 5.2. 80KWH IN ATTACHED OR DETACHED GARAGES & DETACHED ACCESSORY STRUCTURES.
 - 5.3. 80KWH ON EXTERIOR WALLS
 - 5.4. 80KWH OUTDOORS ON THE GROUND
 6. ESS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE. INVERTERS SHALL BE LISTED & LABELED IN ACCORDANCE WITH UL 1741 OR PROVIDED AS PART OF THE UL 9540 LISTING. SYSTEMS CONNECTED TO THE UTILITY GRID SHALL USE INVERTERS LISTED FOR UTILITY INTERACTION.
 7. ROOMS & AREAS WITHIN DWELLING UNITS, BASEMENTS & ATTACHED GARAGES IN WHICH ESS ARE INSTALLED SHALL BE PROTECTED BY SMOKE ALARMS IN ACCORDANCE WITH SEC. R314. A HEAT DETECTOR, LISTED & INTERCONNECTED TO THE SMOKE ALARMS, SHALL BE INSTALLED IN LOCATIONS WITHIN DWELLING UNITS & ATTACHED GARAGES WHERE SMOKE ALARMS CANNOT BE INSTALLED BASED ON THEIR LISTING.
 8. ESS INSTALLED IN A LOCATION SUBJECT TO VEHICLE DAMAGE IN ACCORDANCE WITH SECTION R328.8.1 OR R328.8.2 SHALL BE PROVIDED WITH IMPACT PROTECTION IN ACCORDANCE WITH SECTION R328.8.3.
 9. INDOOR INSTALLATIONS OF ESS THAT PRODUCE HYDROGEN OR OTHER FLAMMABLE GASES DURING CHARGING SHALL BE PROVIDED WITH MECHANICAL VENTILATION IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE.
 10. THE TEMPORARY USE OF AN OWNER OR OCCUPANT'S ELECTRIC-POWERED VEHICLE TO POWER A DWELLING UNIT WHILE PARKED IN AN ATTACHED OR DETACHED GARAGE OR OUTDOOR SHALL COMPLY WITH THE VEHICLE MANUFACTURER'S INSTRUCTIONS & THE CALIFORNIA ELECTRICAL CODE.
 11. THE FOLLOWING INFORMATION SHALL BE PROVIDED:
 - 11.1. A COPY OF THE MANUFACTURER'S INSTALLATION, OPERATION, MAINTENANCE & DECOMMISSIONING INSTRUCTIONS SHALL BE PROVIDED TO THE OWNER OR PLACED IN A CONSPICUOUS LOCATION NEAR THE ESS EQUIPMENT.
 - 11.2. A LABEL ON THE INSTALLED SYSTEM CONTAINING THE CONTACT INFORMATION FOR THE QUALIFIED MAINTENANCE & SERVICE PROVIDERS.
 12. ESS THAT HAVE THE POTENTIAL TO RELEASE TOXIC OR HIGHLY TOXIC GAS DURING CHARGING, DISCHARGING & NORMAL USE CONDITIONS SHALL NOT BE INSTALLED WITHIN GROUP R-3 OR R-4 OCCUPANCIES.
 13. ESS INSTALLED IN LOCATIONS SUBJECT TO VEHICLE DAMAGE SHALL BE PROVIDED WITH IMPACT PROTECTION (CRC R328.8)
- MECHANICAL
1. WOOD BURNING APPLIANCES SHALL BE ONE OF THE FOLLOWING:
 - 1.1. A PELLET-FUELED WOOD BURNING HEATER.
 - 1.2. A U.S. EPA PHASE II CERTIFIED WOOD BURNING HEATER.
 - 1.3. AN APPLIANCE OR FIREPLACE DETERMINED TO MEET THE U.S. EPA PARTICULATE MATTER EMISSION STANDARD OF LESS THAN 15 GRAMS/HOUR FOR A NON-CATALYTIC WOOD FIRED APPLIANCE OR 41 GRAMS/HOUR FOR A CATALYTIC WOOD FIRED APPLIANCE & IS APPROVED IN WRITING BY THE APCO.
 2. ALL NEWLY INSTALLED GAS FIREPLACES SHALL BE DIRECT VENT & SEALED-COMBUSTION TYPE. (CMC 912.2)
 3. ANY INSTALLED WOOD STOVE OR PELLET STOVE SHALL HAVE A PERMANENT NPSI LABEL CERTIFYING EMISSION LIMITS.
 4. TOP CHIMNEY MUST EXTEND A MIN OF 2' ABOVE ANY PART OF THE BUILDING WITHIN 10' (CMC 802.5.4)
 5. 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 150.013)
 6. PROVIDE COMBUSTION AIR FOR ALL GAS FIRED APPLIANCES PER CMC CHAPTER 7.
 7. GAS VENTS PASSING THROUGH AN INSULATED ASSEMBLY SHALL HAVE A METAL INSULATION SHIELD A MIN 2" ABOVE INSULATION. (509.6.2.7)
 8. 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)
 9. ROOF TOP EQUIPMENT ON ROOFS WITH OVER 4/12 SLOPE SHALL HAVE A LEVEL 30"x30" WORKING PLATFORM. (CMC 304.2)
 10. 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)
 11. 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)
 12. 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 502.11)
 13. PROVIDE MIN 100IN² MAKE-UP AIR FOR CLOTHES DRYERS INSTALLED IN CLOSETS. (CMC 504.4.111)
 14. HEATING SYSTEM IS REQUIRED TO MAINTAIN 68° AT 3' ABOVE FLOOR LEVEL & 2' FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS. (CRC R303.9)
 15. BATHROOM FAN SHALL BE MIN VENTILATION RATE OF 50CFM FOR INTERMITTENT OR 25CFM FOR CONTINUOUS VENTILATION.
 - 15.1. FAN SHALL BE 3 SONE OR LESS & INSTALLED PER MANUFACTURES SPECS.
 - 15.2. MIN 4" DUCT SHALL VENT TO OUTSIDE & SHALL BE AIR TIGHT WITH CAULKING & GASKET.
 - 15.3. 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.
 16. CALIFORNIA ENERGY COMMISSION STANDARDS SECTION 150(K) REQUIREMENTS FOR INDOOR AIR QUALITY VENTILATION.
 - 16.1. BATHROOM EXHAUST FAN TO BE USED TO PROVIDE THE WHOLE BUILDING VENTILATION FAN & PROVIDE THE FOLLOWING:
 - 16.1.1. THE BATHROOM EXHAUST FAN MUST HAVE A MIN CFM RATING OF 75-CFM.
 - 16.1.2. THE BATHROOM EXHAUST FAN IS RATED AT A MAX OF 1.0 SONE.
 - 16.1.3. THE CONTROL SWITCH MUST BE LABELED AS THE WHOLE HOUSE VENTILATION & FAN SHOULD OPERATE WHENEVER THE HOME IS OCCUPIED.

- LIGHTING NOTES
1. ALL LIGHTING TO BE HIGH EFFICACY.
 2. LIGHTING IN HABITABLE SPACES, (LIVING ROOMS, DINING ROOMS, KITCHEN & BEDROOMS) SHALL HAVE READILY ACCESSIBLE WALL-MOUNTED DIMMING CONTROLS.
 3. 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 SCREEN 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. 314.2(A)&(D)
 4. ALL LIGHTING IN (BATHROOM UTILITY ROOM, LAUNDRY ROOM, HALL IN CLOSETS & GARAGES) TO BE MANUAL ON, AUTOMATIC OFF, OCCUPANT SENSOR. (VACANCY SENSOR)
 5. OUTDOOR LIGHTING ATTACHED TO THE BUILDING TO BE HIGH EFFICACY, CONTROLLED BY A MANUAL ON & OFF SWITCH & ONE OF THE FOLLOWING AUTOMATIC CONTROLS:
 - 5.1. PHOTO CONTROL & MOTION SENSOR.
 - 5.2. PHOTO CONTROL & AUTOMATIC TIME SWITCH CONTROL.
 - 5.3. ASTRONOMICAL TIME CLOCK CONTROL THAT AUTOMATICALLY TURNS THE OUTDOOR LIGHT OFF DURING DAYLIGHT HOURS.
 - 5.4. 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.
 6. LUMINARIES RECESSED IN INSULATED CEILINGS MUST MEET FIVE REQUIREMENTS (CALIFORNIA ENERGY CODE 150.0(K)(C)):
 - 6.1. THEY MUST BE RATED FOR DIRECT INSULATION CONTACT (IC).
 - 6.2. THEY MUST BE CERTIFIED AS AIRTIGHT (AT) CONSTRUCTION.
 - 6.3. 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.
 - 6.4. THEY MAY NOT CONTAIN A SCREW BASE SOCKETS
 - 6.5. THEY SHALL CONTAIN A 19-COMPLIANT LIGHT SOURCE
 7. OUTDOOR LIGHTING SHALL BE SUITABLE FOR WET LOCATIONS.
 8. ALL HIGH EFFICACY LIGHT FIXTURES SHALL BE CERTIFIED AS "HIGH EFFICACY" LIGHT FIXTURES BY THE CALIFORNIA ENERGY COMMISSION.
 9. CONTRACTOR SHALL PROVIDE THE HOMEOWNER WITH A LUMINAIRE SCHEDULE GIVING THE LAMPS USED IN THE LUMINAIRES INSTALLED. (CGBSC 10-103(b)).
 10. 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))

- SMOKE DETECTORS & CARBON MONOXIDE DETECTORS 2022 CRC SEC. R314 & R315
1. CARBON-MONOXIDE ALARMS SHALL BE INSTALLED IN DWELLING UNITS WITH FUEL-BURNING APPLIANCES OR WITH ATTACHED GARAGES (CRC R315)
 2. ALL SMOKE DETECTORS & CARBON MONOXIDE DETECTORS WITHIN THE DWELLING UNIT ARE TO BE INTERCONNECTED.
 3. 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.
 4. 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
 5. ONE EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
 6. CARBON MONOXIDE DETECTORS MAY BE COMBINATION SMOKE/CARBON MONOXIDE DETECTORS.
 7. 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.
 8. 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.
 9. 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] [NFFAT2 SECTION 29.8.3.4]

YOU ASSUME ALL RESPONSIBILITY AND RISK FOR YOUR USE OF THE PLANS 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 AND COMPLIANT WITH ALL APPLICABLE LAWS, BY USING THESE PLANS YOU AGREE TO DEFEND WITH COUNSEL OF CITY'S CHOOSING), INDEMNIFY AND HOLD CITY, EMPLOYEES, VOLUNTEERS, AGENTS, AND THE DESIGN PROFESSIONAL WHO PREPARED THESE CONSTRUCTION DOCUMENTS, FREE AND HARMLESS FROM ANY AND 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 PERSONAL DEATH, IN ANY MANNER ARISING OUT OF, PERTAINING TO, RELATED TO, OR INCIDENT TO ACCEPTANCE OF OR USE OF THE CONSTRUCTION DOCUMENTS.

General Notes

JACKSON AND SANDS ENGINEERING HAS PROVIDED THESE PLANS SOLELY FOR THE USE WITHIN YUBA COUNTY, AND DOES NOT GIVE PERMISSION FOR USE OUTSIDE OF THIS AREA.

REVIEWED FOR
CODE COMPLIANCE - BD

04/17/2023

YUBA COUNTY
BUILDING INSPECTION DIVISION

JACKSON & SANDS ENGINEERING

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

JACKSON & SANDS ENGINEERING, Inc.

No.	Revision/Issue	Date
1	INITIAL SUBMITTAL:	3/1/23
2	PCI SUBMITTAL:	3/17/23



YUBA COUNTY
ADUs

EMPIRE & FEATHER
599 SQ. FT.

Project	Sheet
23-M001	
Date	3/17/23
Scale	AS NOTED

GN3

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

[illegible]

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

YOU ASSUME ALL RESPONSIBILITY AND RISK FOR YOUR USE OF THE PLANS 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, TO THE FORDING YOU, YOUR AGENTS, CONTRACTORS, ENGINEERS, ARCHITECTS, OR ANY OTHER PERSONS, OF ANY SUCH PLANS OR SPECIFICATIONS, FOR ANY PURPOSES, AND YOU ASSUME ALL APPLICABLE LAWS BY USING THEM. YOU AGREE TO DEFEND, INDEMNIFY, HOLD CITY'S CHOOSING, INDEMNIFY AND HOLD CITY, EMPLOYEES, VOLUNTEERS, AGENTS, AND THE DESIGN PROFESSIONAL, WHO PREPARED THESE CONSTRUCTION DOCUMENTS, FREE AND HARMLESS FROM ANY AND ALL CLAIMS, DEMANDS, CAUSES OF ACTION, COSTS, EXPENSES, LIABILITY, LOSS, DAMAGE OR INJURY OF ANY KIND, IN LAW OR EQUITY, TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, INCLUDING OUT OF ANY CERTAINING TO, RELATED TO, OR INCIDENT TO ACCEPTANCE OF OR USE OF THE CONSTRUCTION DOCUMENTS.

General Notes

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

REVIEWED FOR
CODE COMPLIANCE - BD

04/17/2023

**YUBA COUNTY
BUILDING INSPECTION DIVISION**

CHAPTER 7

INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. 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 sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]

702.2 SPECIAL INSPECTION [HCD]. 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 publisher.
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.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[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.

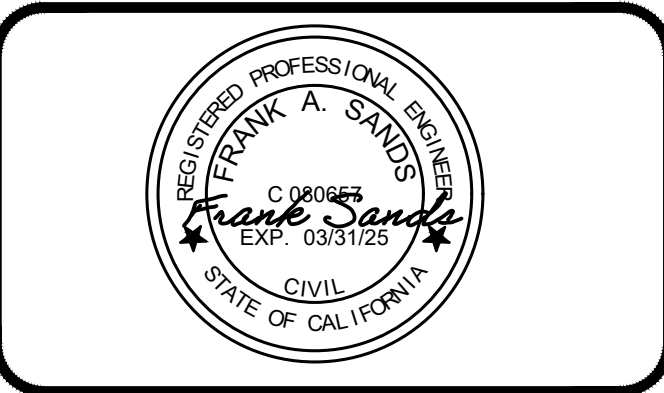
Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. D

703.1 DOCUMENTATION. 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.

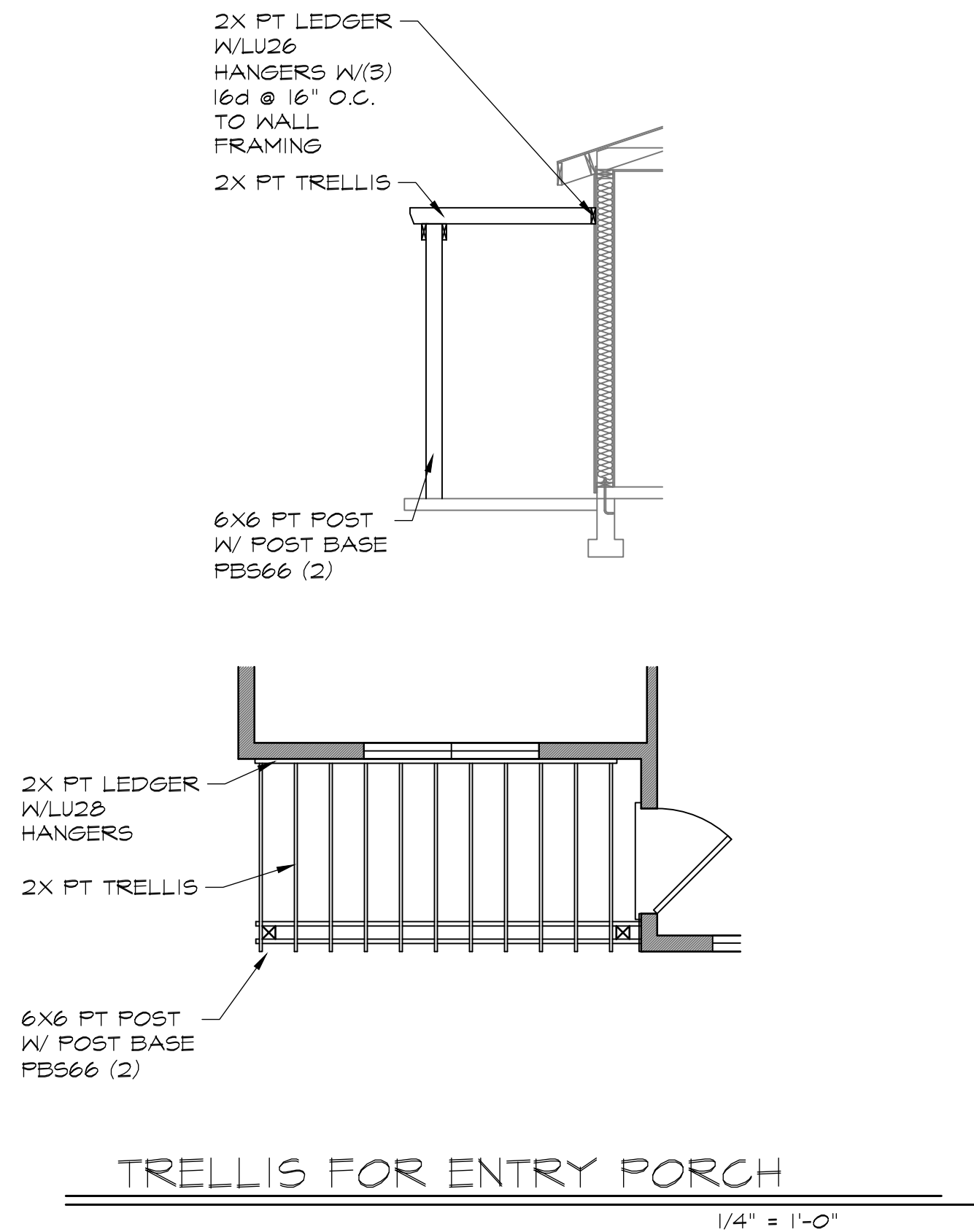
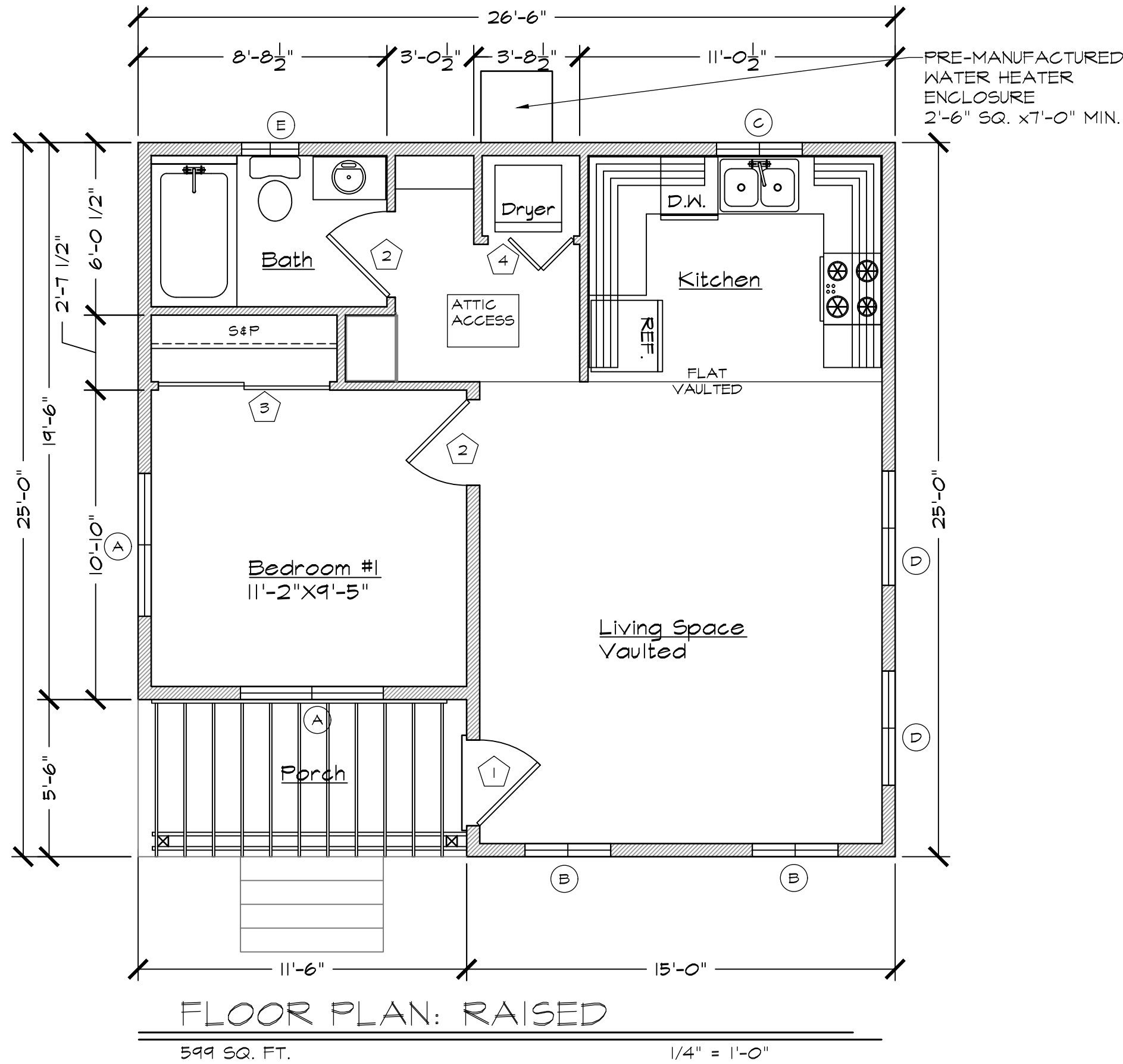
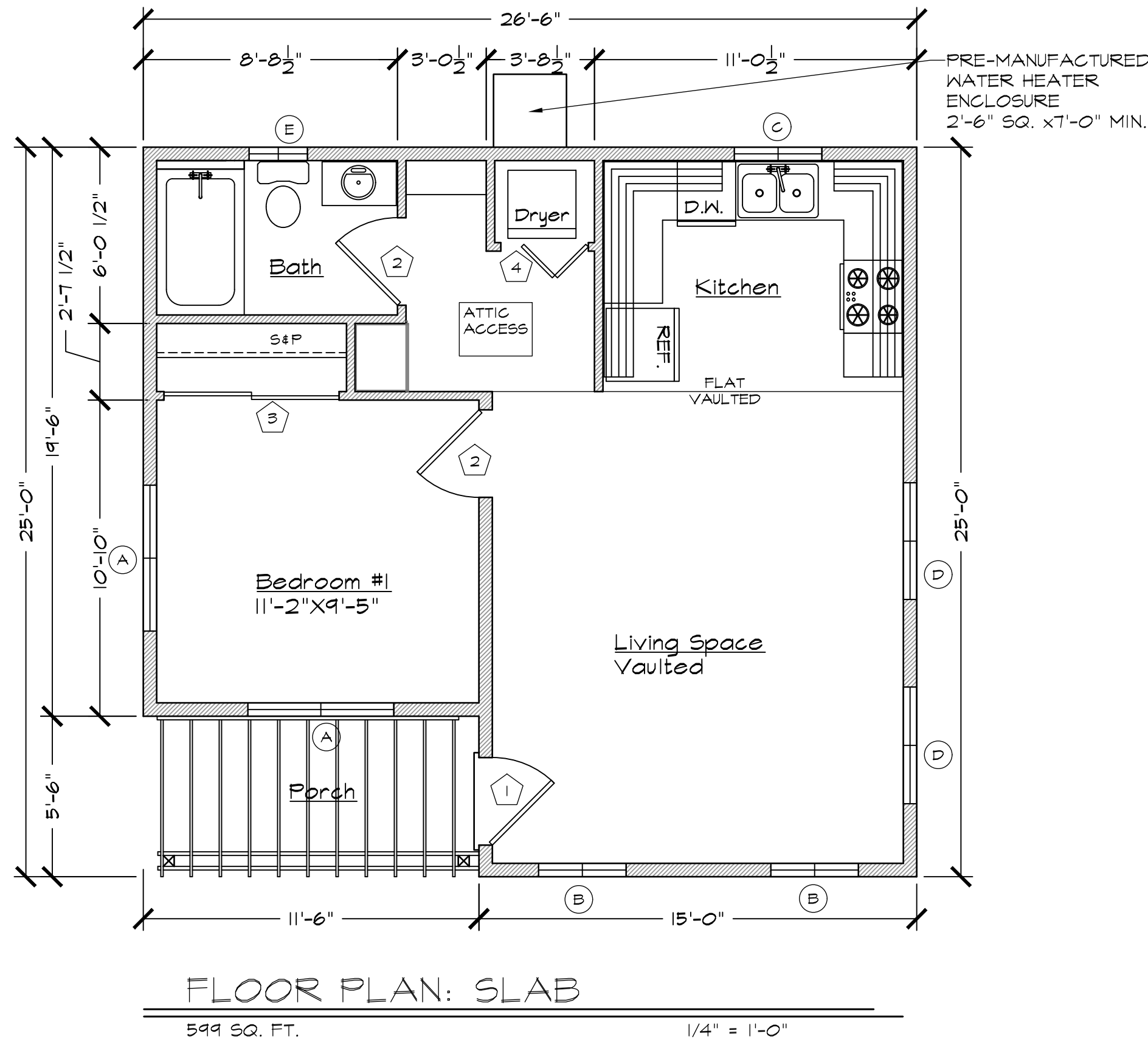
No.	Revision/Issue	Date
1	INITIAL SUBMITTAL:	3/1/23
2	PCI SUBMITTAL:	3/17/23



YUBA COUNTY
ADUS

EMPIRE & FEATHER
599 SQ. FT.

Project 23-M001	Sheet GN5
Date 3/17/23	
Scale AS NOTED	



- FLOOR PLAN NOTES
1. 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.
 2. EXTERIOR WALLS TO BE 2X6 DF NO. 2 STUDS AT 16" O.C. WITH R-21 INSULATION. SIDING/ SHEAR AS SHOWN ON.
 3. INTERIOR WALLS TO BE 2X4 DF NO.2 STUDS AT 16" O.C.
 4. TYPICAL WALL HEIGHT IS 9'-0"-3"
 5. 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.
 6. 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)
 7. 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.
 8. RODENT FROOFING & 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	MIN. 32" FRONT ENTRY DOOR W/ TEMPERED GLAZING W/ COMPLIANT THRESHOLD
2	3'-0"	6'-8"	1-3/4"	SINGLE DOOR	HOLLOW	WOOD	WOOD	MIN 32" INTERIOR DOORS
3	6'-0"	6'-8"	1-3/4"	BI-PASS	HOLLOW	WOOD	WOOD	BI PASS CLOSET DOORS
4	3'-0"	6'-8"	1-3/4"	BI-FOLD	HOLLOW	WOOD	WOOD	BI FOLD 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	2	VINYL	6'-8"	.28	.20	EGRESS REQ. IN BEDROOM #1
B	3'-0"	4'-0"	SLIDER	1	VINYL	6'-8"	.28	.20	TEMPERED @ FRONT DOOR
C	3'-0"	3'-0"	SLIDER	1	VINYL	6'-8"	.28	.20	
D	4'-0"	4'-0"	SLIDER	1	VINYL	6'-8"	.28	.20	
E	2'-0"	3'-0"	SLIDER	1	VINYL	6'-8"	.28	.20	TEMPERED, OBSCURED

YOU ASSUME ALL RESPONSIBILITY AND RISK FOR YOUR USE OF THE PLANS 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 AND COMPLIANT WITH ALL APPLICABLE LAWS. BY USING THESE PLANS, YOU AGREE TO DEFEND (WITH COUNSEL OF CITY'S CHOOSING), INDEMNIFY AND HOLD CITY, EMPLOYEES, VOLUNTEERS, AGENTS AND THE DESIGN PROFESSIONAL, WHO PREPARED THESE CONSTRUCTION DOCUMENTS, FREE AND HARMLESS FROM ANY AND 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.

General Notes

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

REVIEWED FOR CODE COMPLIANCE - BD

04/17/2023

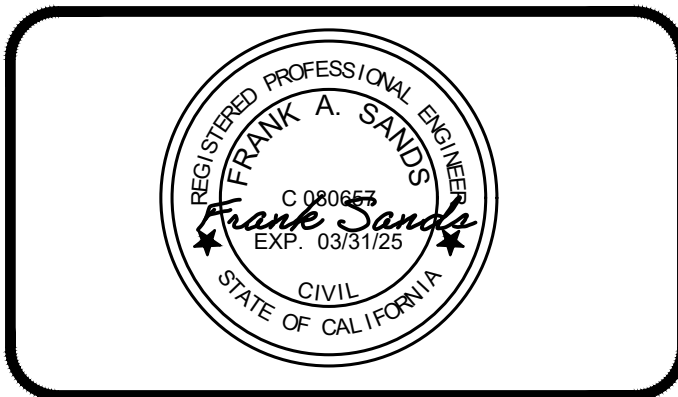
YUBA COUNTY BUILDING INSPECTION DIVISION

JACKSON & SANDS ENGINEERING

1250 EAST AVE #10
CHICO, CA 95926
(530)715-7184

JACKSON & SANDS ENGINEERING, Inc.

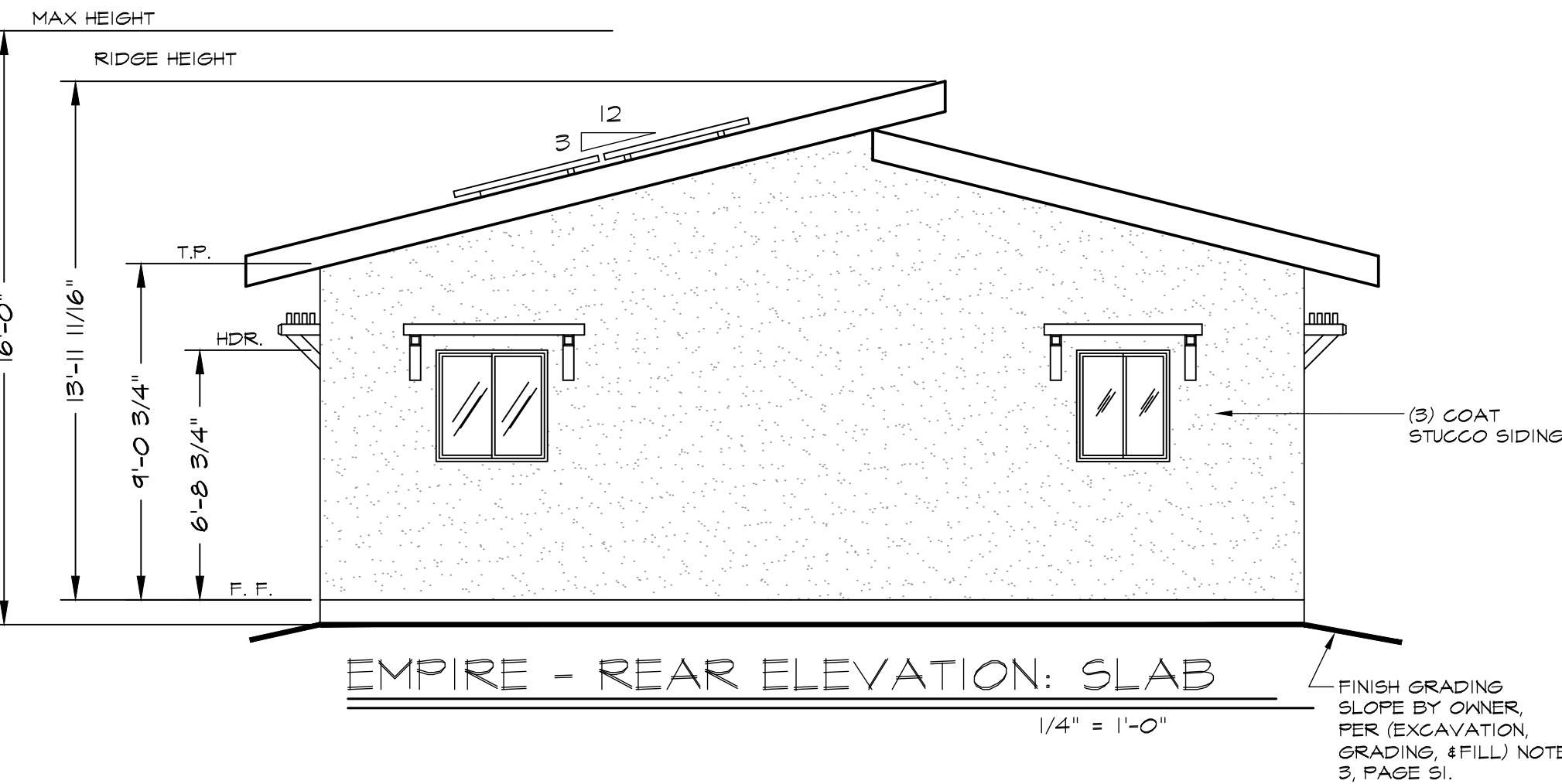
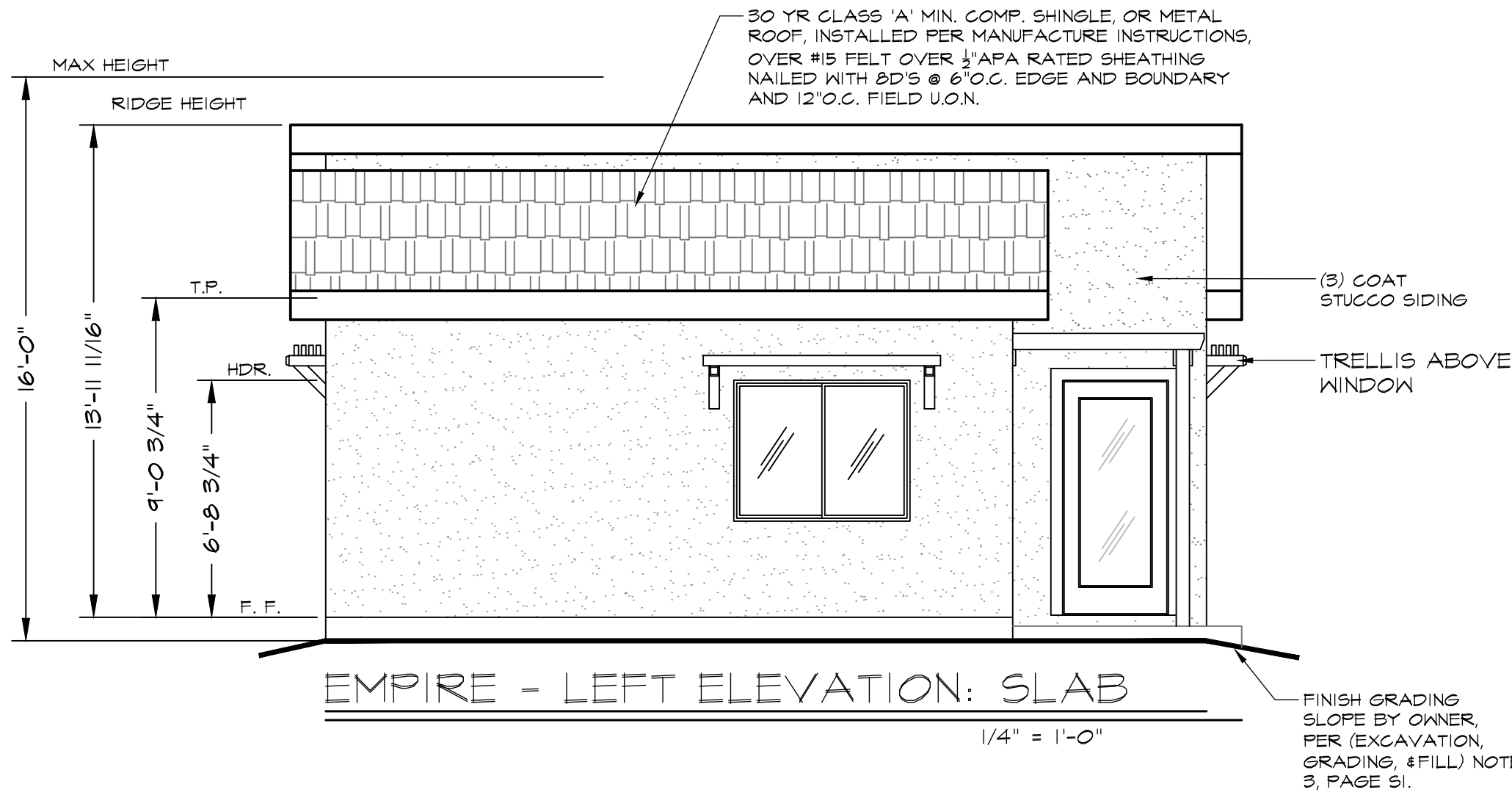
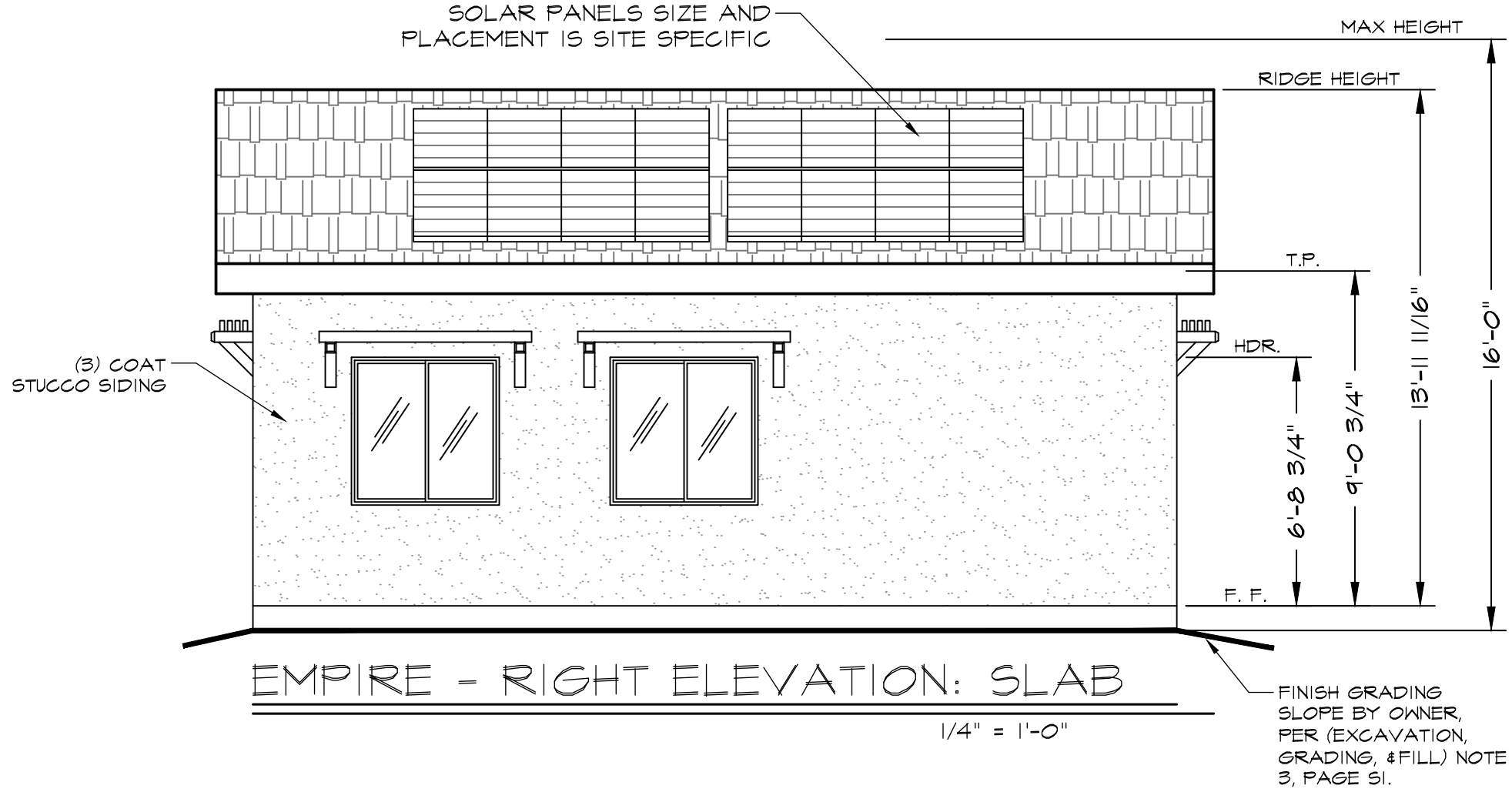
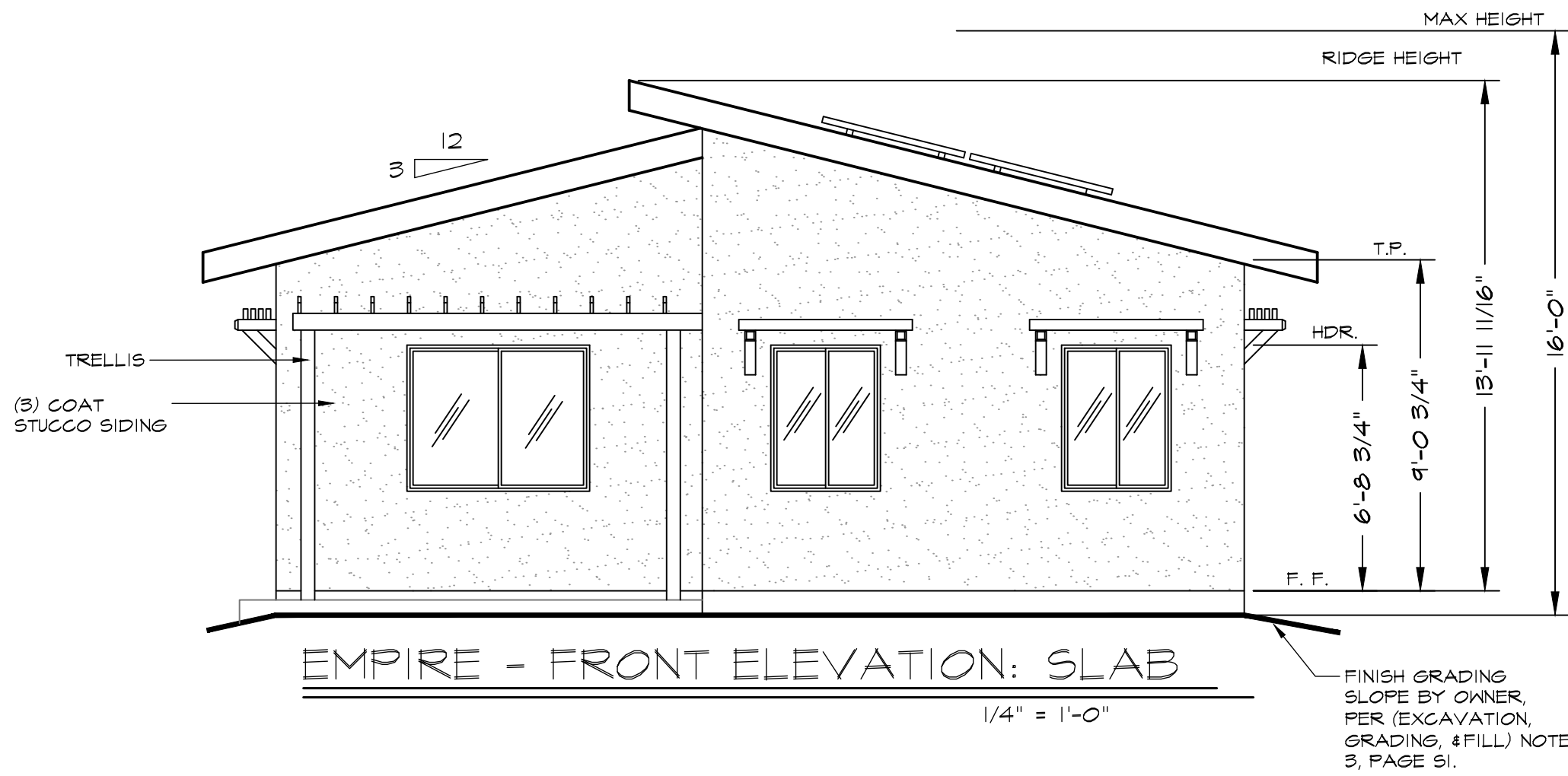
No.	Revision/Issue	Date
1	INITIAL SUBMITTAL:	3/1/23
2	PCI SUBMITTAL:	3/17/23



YUBA COUNTY ADUs

EMPIRE & FEATHER
599 SQ. FT.

Project 23-M001	Sheet A1
Date 3/17/23	
Scale AS NOTED	



*NOTE: SEE WUI NOTES ON PAGE GNI WHEN BUILDING IS LOCATED WITHIN WUI

YOU ASSUME ALL RESPONSIBILITY AND RISK FOR YOUR USE OF THE PLANS 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 AND COMPLIANT WITH ALL APPLICABLE LAWS. BY USING THESE PLANS, YOU AGREE TO DEFEND (WITH COUNSEL OF CITY'S CHOOSING), INDEMNIFY AND HOLD CITY, EMPLOYEES, VOLUNTEERS, AGENTS, AND THE DESIGN PROFESSIONAL, WHO PREPARED THESE CONSTRUCTION DOCUMENTS, FREE AND HARMLESS FROM ANY AND 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.

General Notes

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

REVIEWED FOR
CODE COMPLIANCE - BD

04/17/2023

YUBA COUNTY
BUILDING INSPECTION DIVISION

JACKSON & SANDS ENGINEERING, Inc.

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

No.	Revision/Issue	Date
1	INITIAL SUBMITTAL:	3/1/23
2	PCI SUBMITTAL:	3/17/23



YUBA COUNTY
ADUs

EMPIRE & FEATHER
599 SQ. FT.

Project 23-M001	Sheet A2
Date 3/17/23	
Scale AS NOTED	

General Notes

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

REVIEWED FOR
CODE COMPLIANCE - BD

04/17/2023

YUBA COUNTY
BUILDING INSPECTION DIVISION

JACKSON & SANDS
ENGINEERING, Inc.

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

No.	Revision/Issue	Date
1	INITIAL SUBMITTAL:	3/1/23
2	PCI SUBMITTAL:	3/17/23

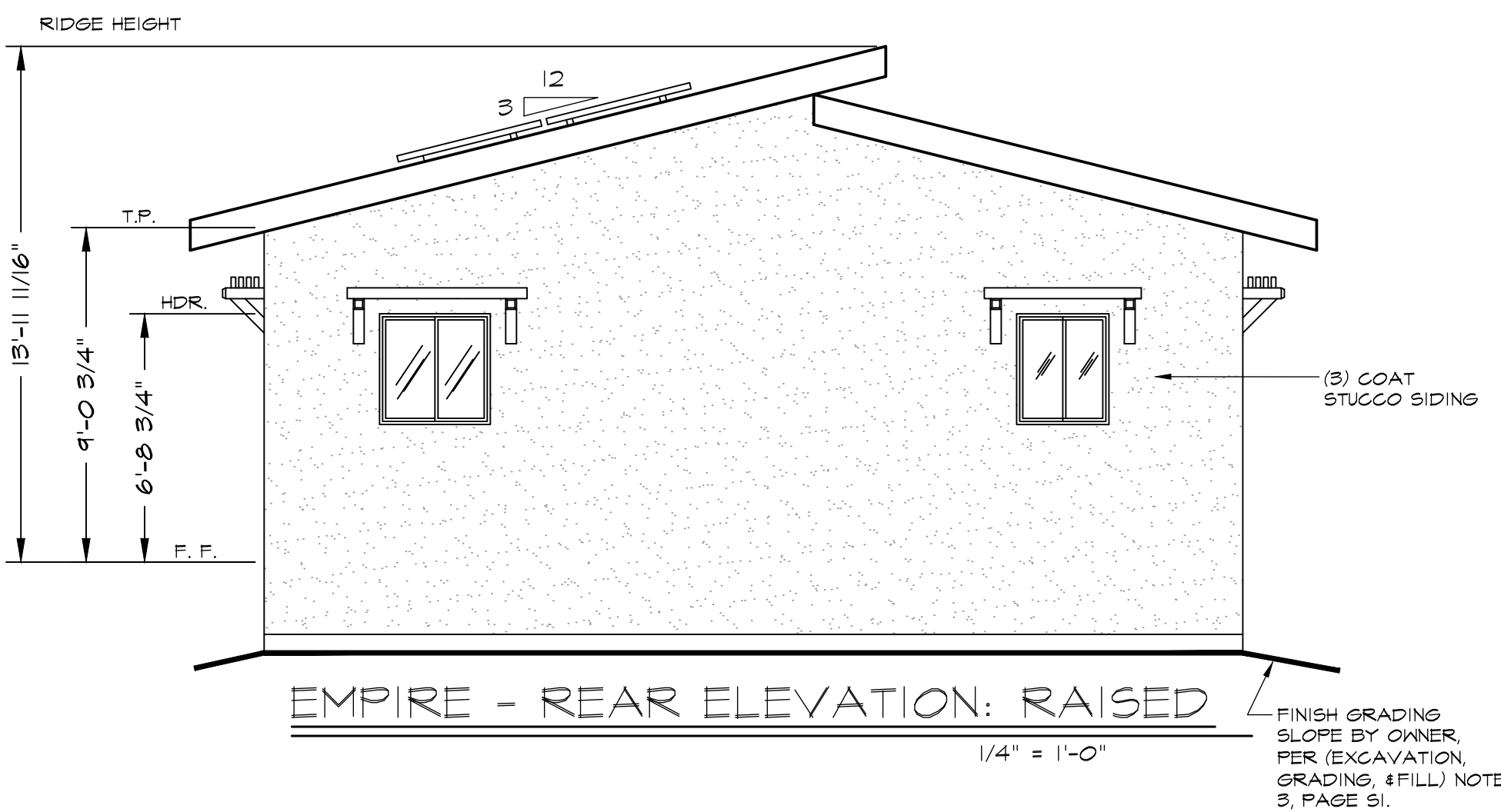
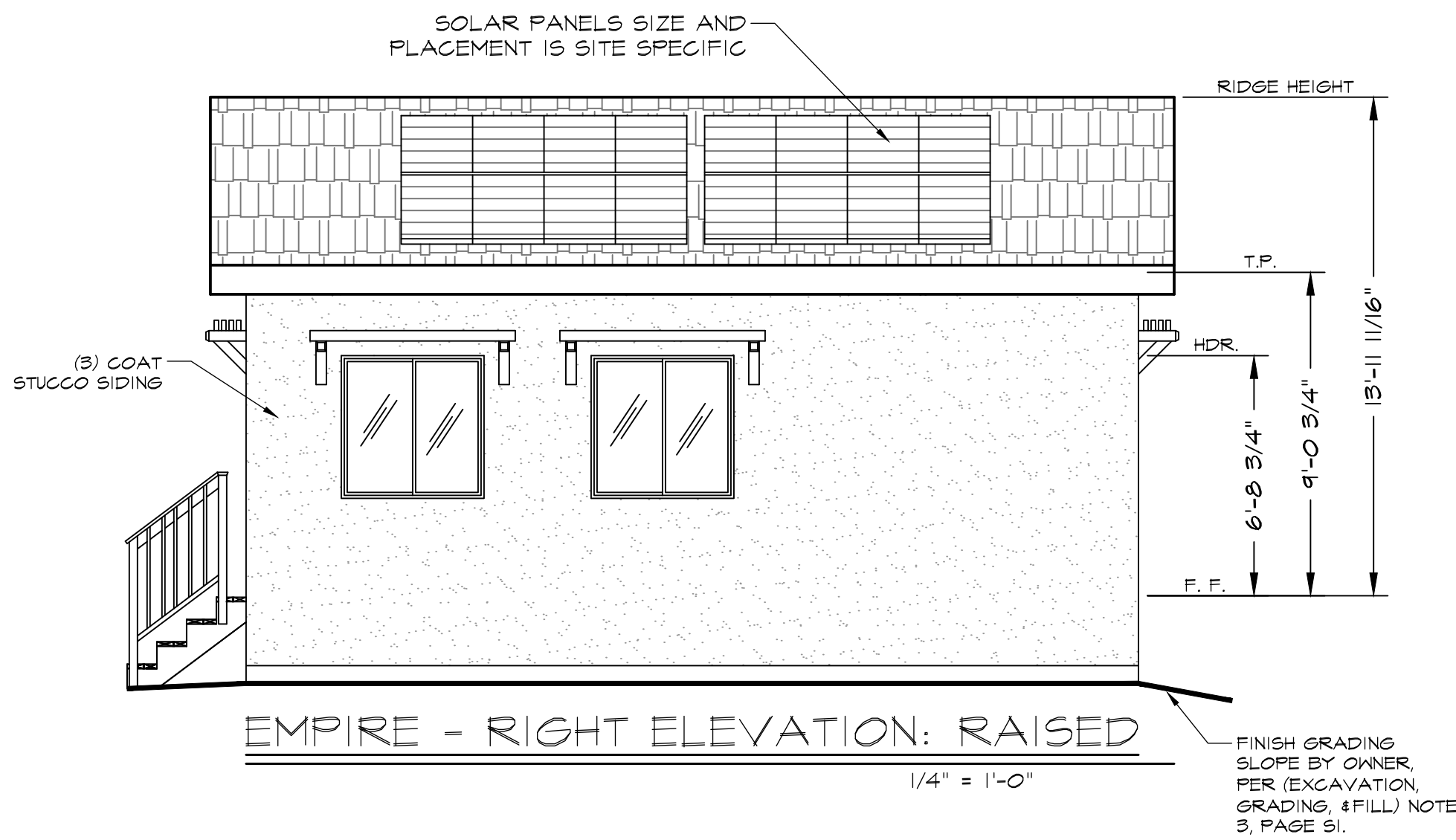
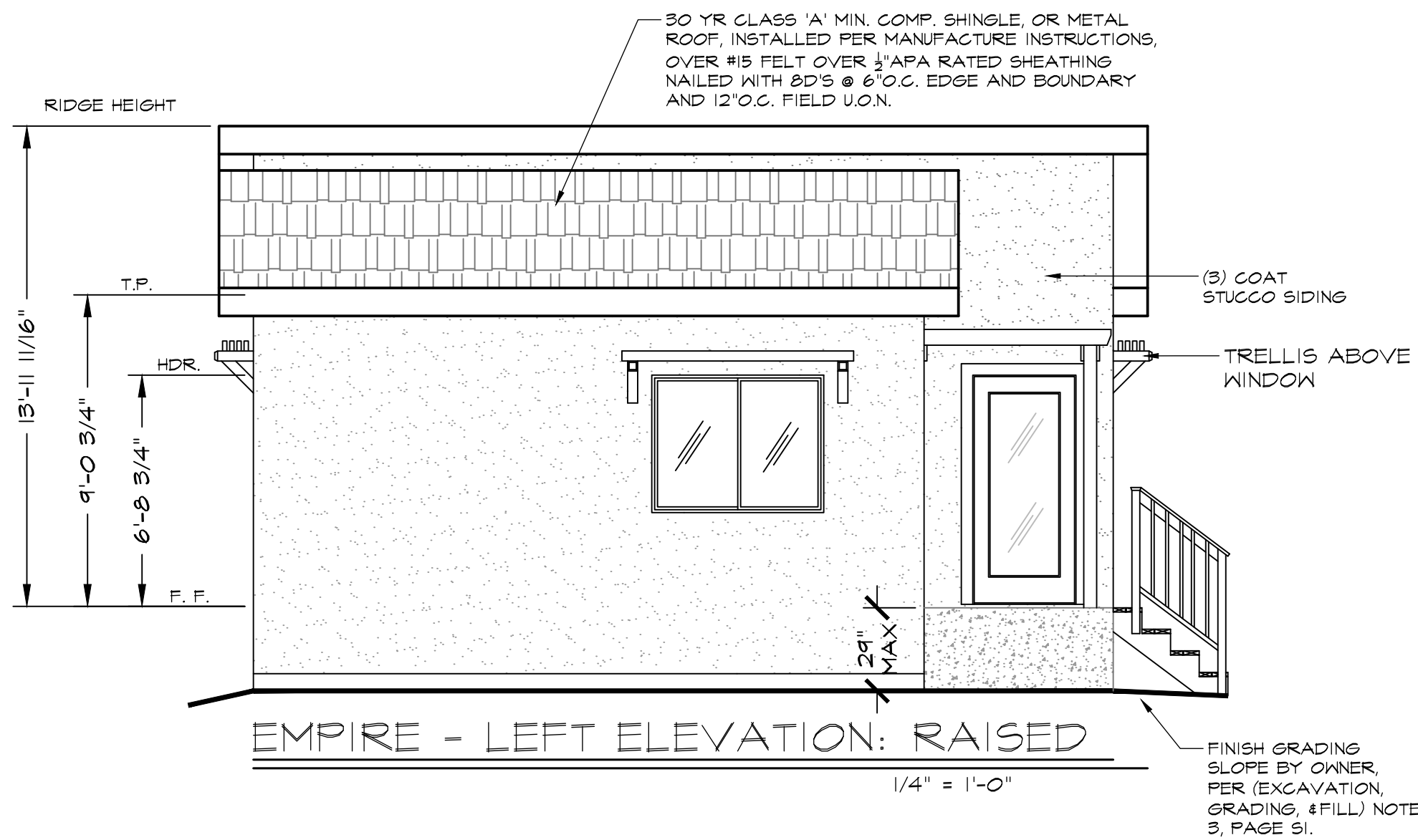
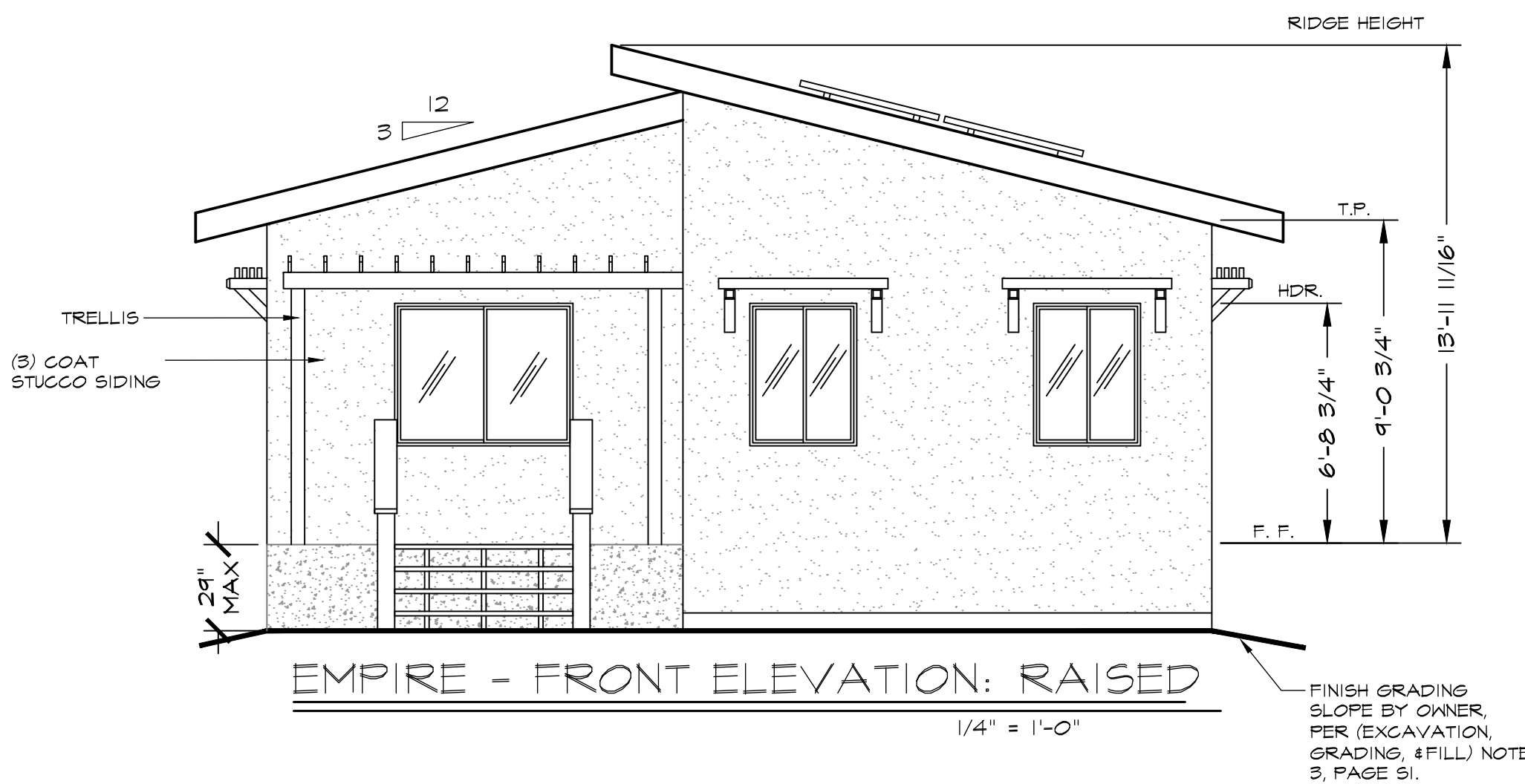


YUBA COUNTY
ADUs

EMPIRE & FEATHER
599 SQ. FT.

Project 23-M001	Sheet A2.1
Date 3/17/23	
Scale AS NOTED	

YOU ASSUME ALL RESPONSIBILITY AND RISK FOR YOUR USE OF THE PLANS 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 AND COMPLIANT WITH ALL APPLICABLE LAWS. BY USING THESE PLANS YOU AGREE TO DEFEND (WITH COUNSEL OF CITY'S CHOOSING), INDEMNIFY AND HOLD CITY, EMPLOYEES, VOLUNTEERS, AGENTS AND THE DESIGN PROFESSIONAL WHO PREPARED THESE CONSTRUCTION DOCUMENTS, FREE AND HARMLESS FROM ANY AND 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.



*NOTE: SEE WUI NOTES ON PAGE GNI WHEN BUILDING IS LOCATED WITHIN WUI

General Notes

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

REVIEWED FOR
CODE COMPLIANCE - BD

04/17/2023

YUBA COUNTY
BUILDING INSPECTION DIVISION

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

JACKSON
&
SANDS
ENGINEERING, Inc.

No.	Revision/Issue	Date
1	INITIAL SUBMITTAL:	3/1/23
2	PCI SUBMITTAL:	3/17/23

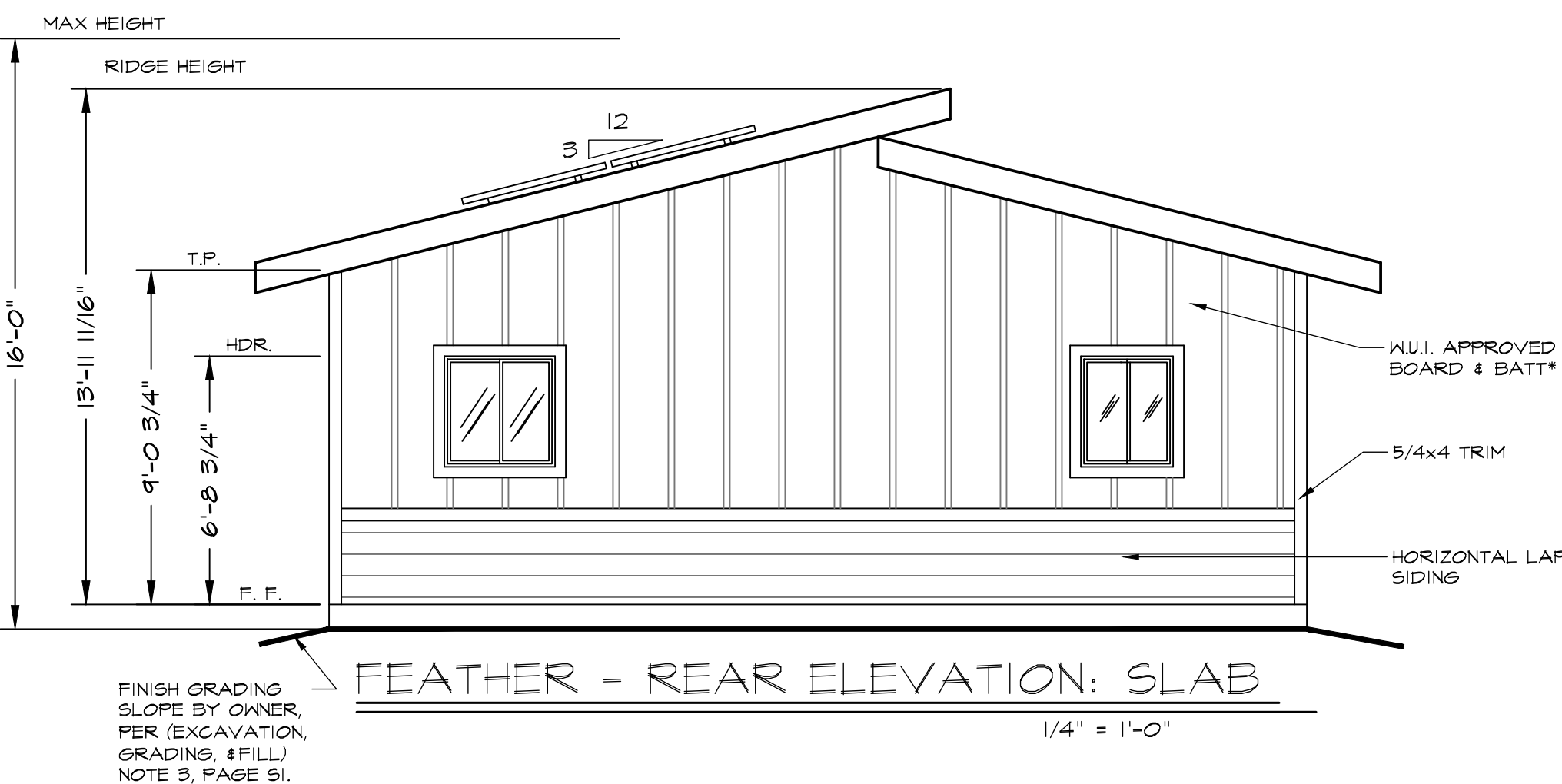
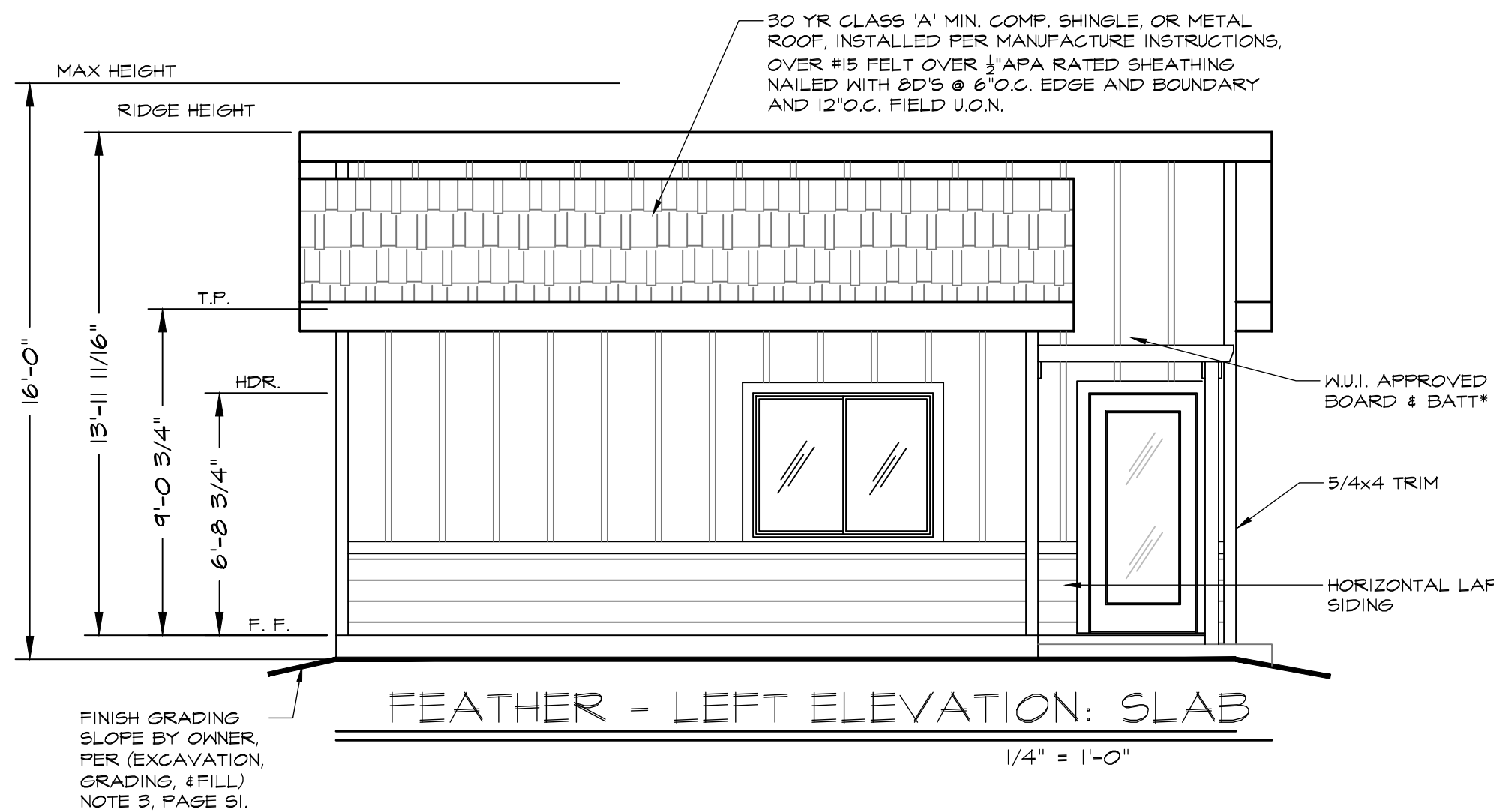
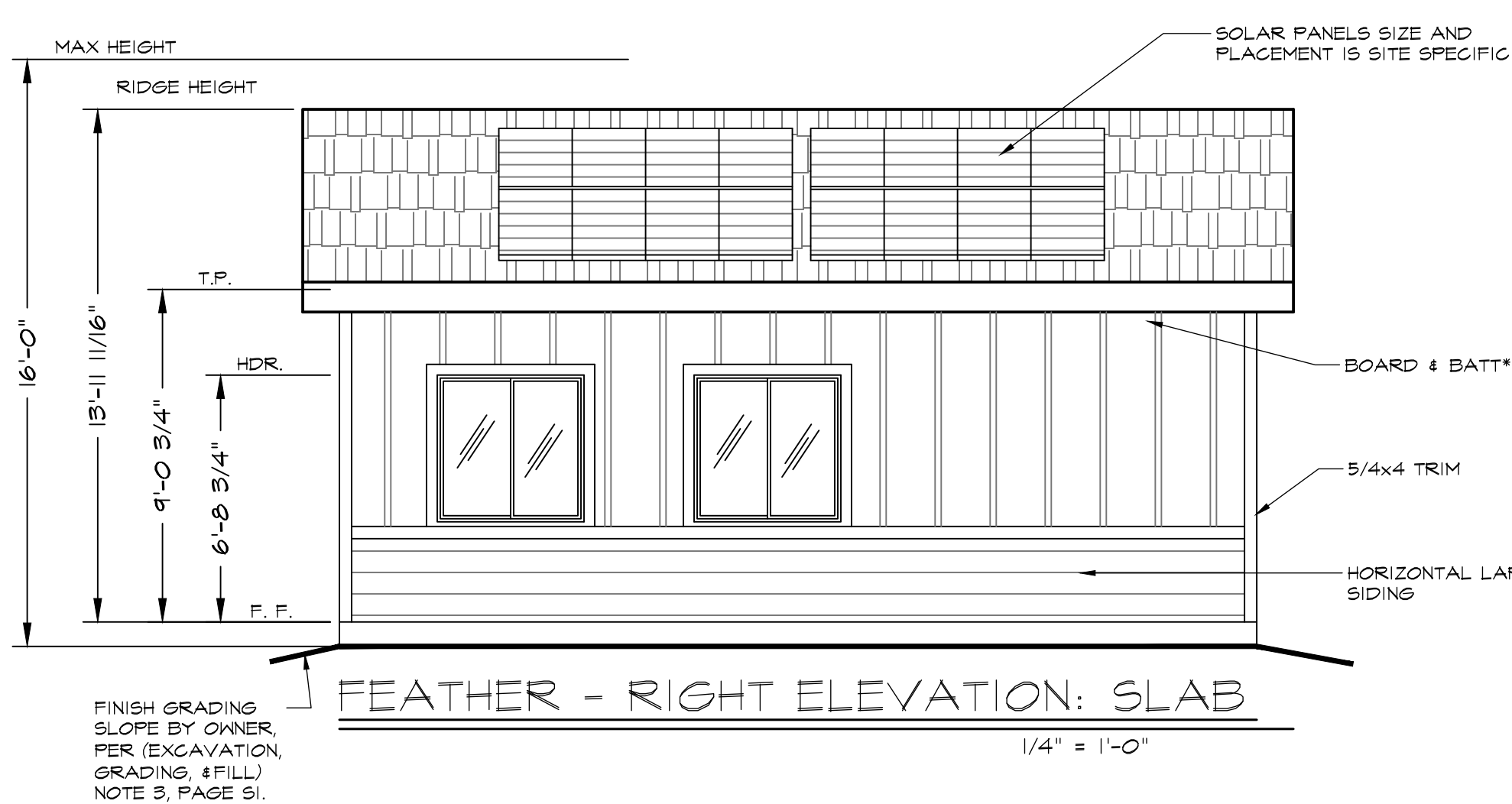
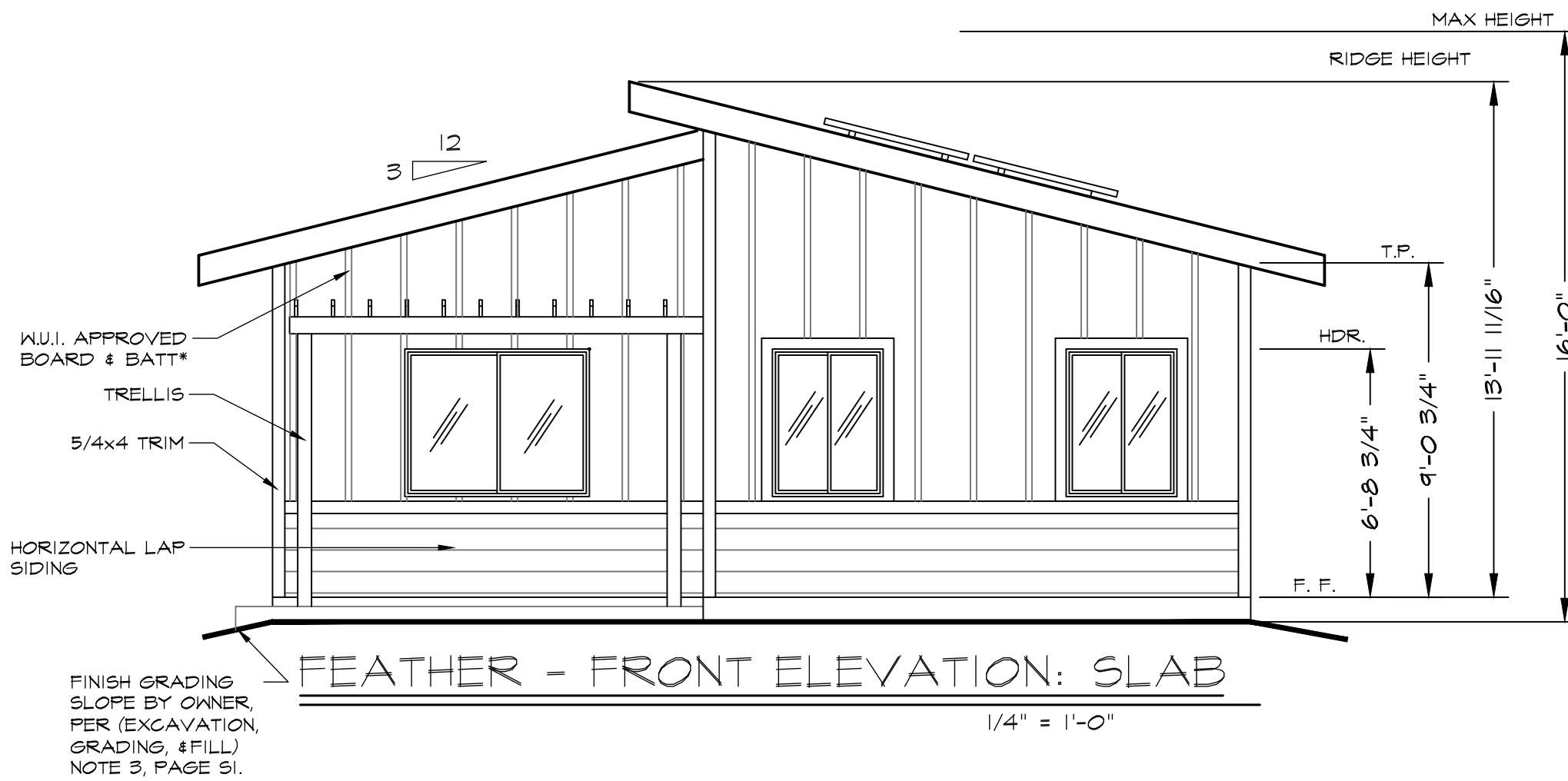


YUBA COUNTY
ADUs

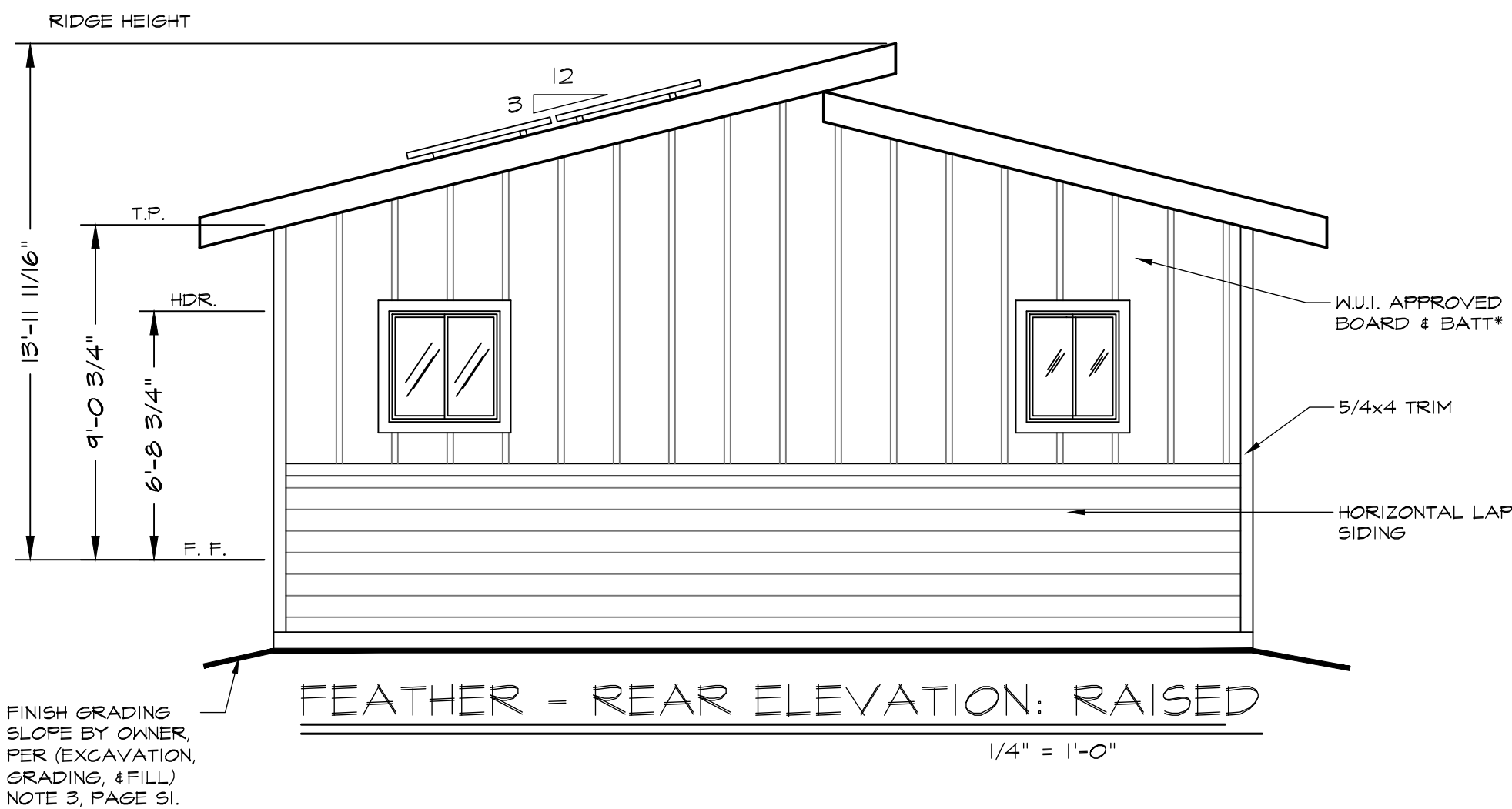
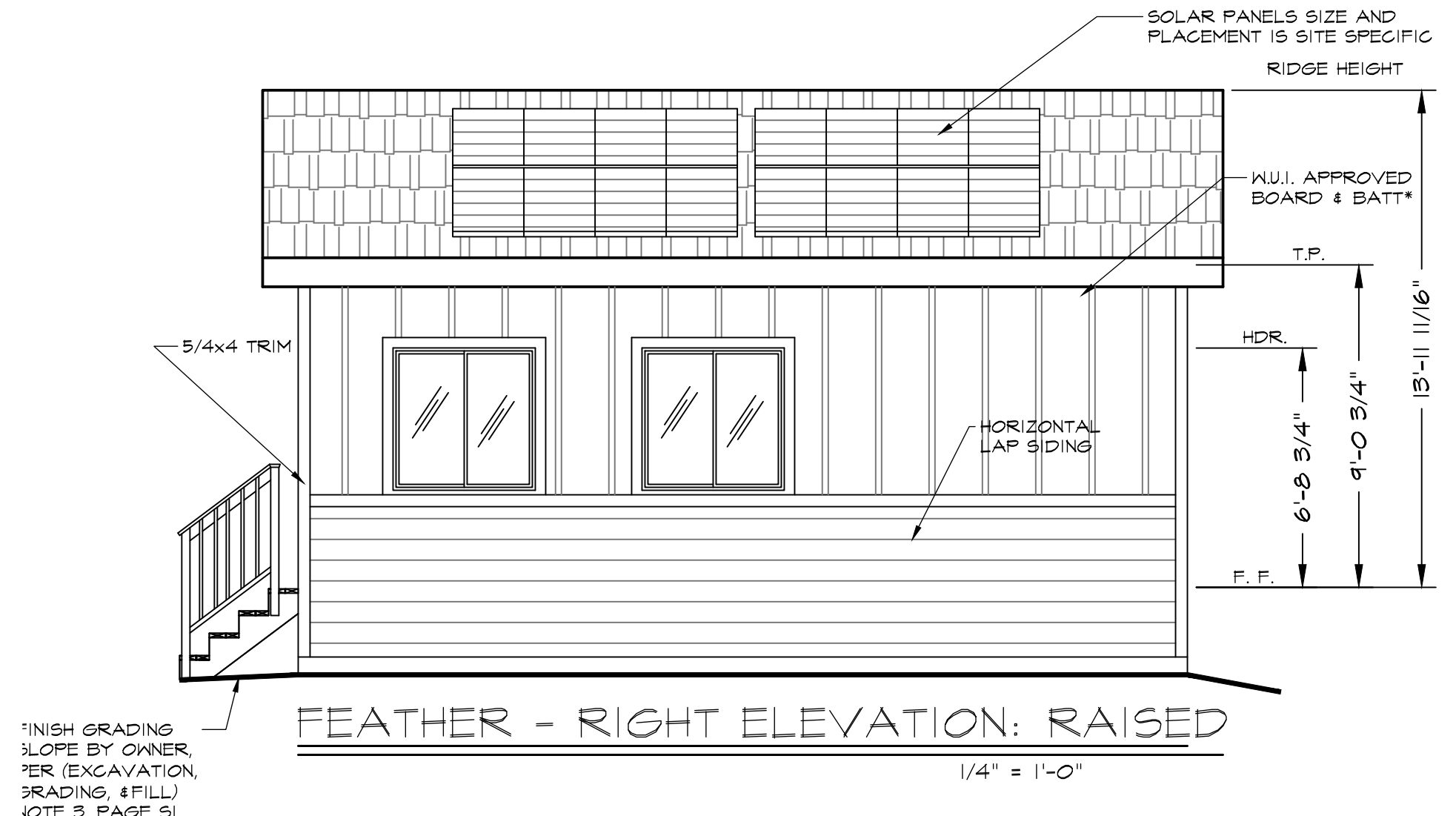
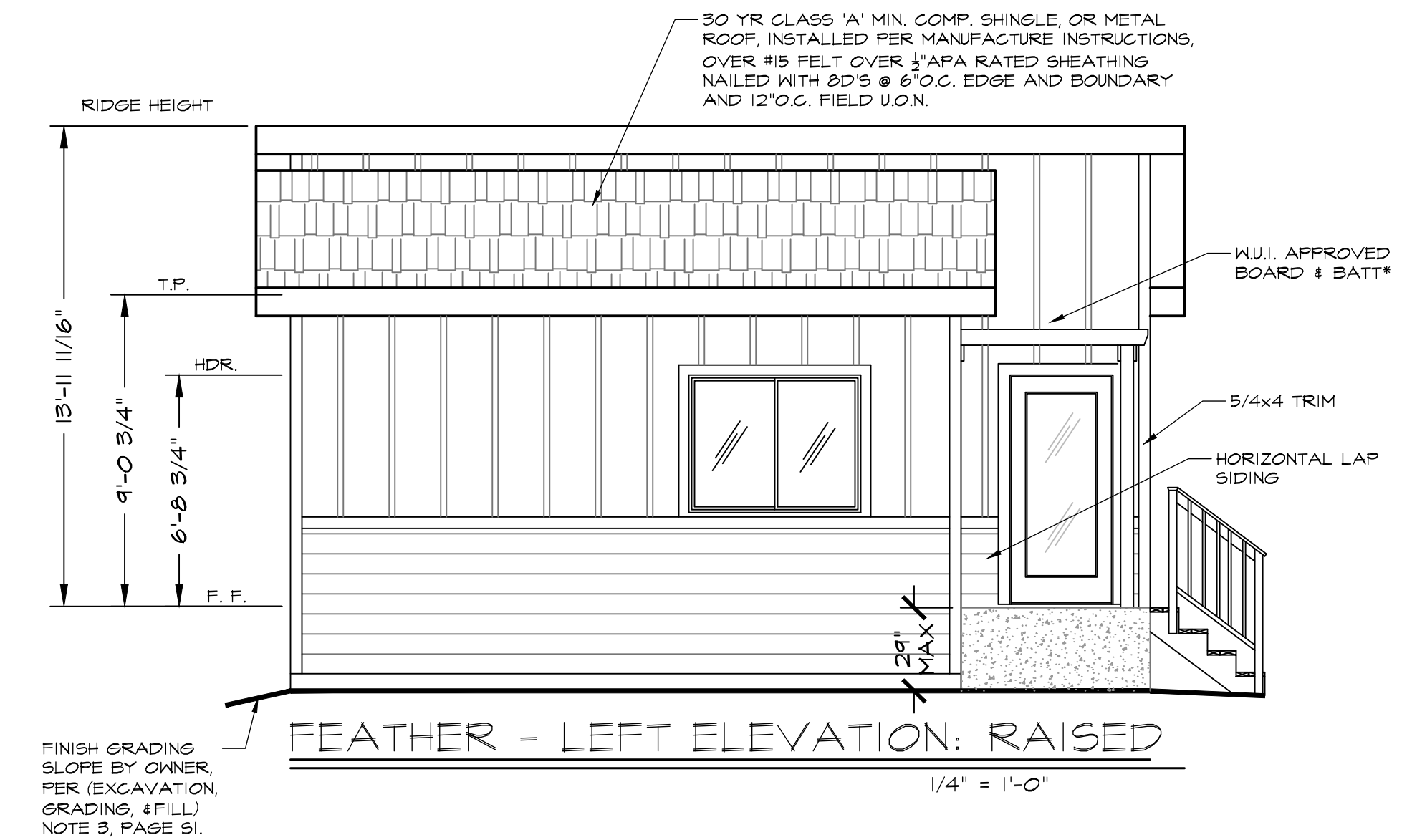
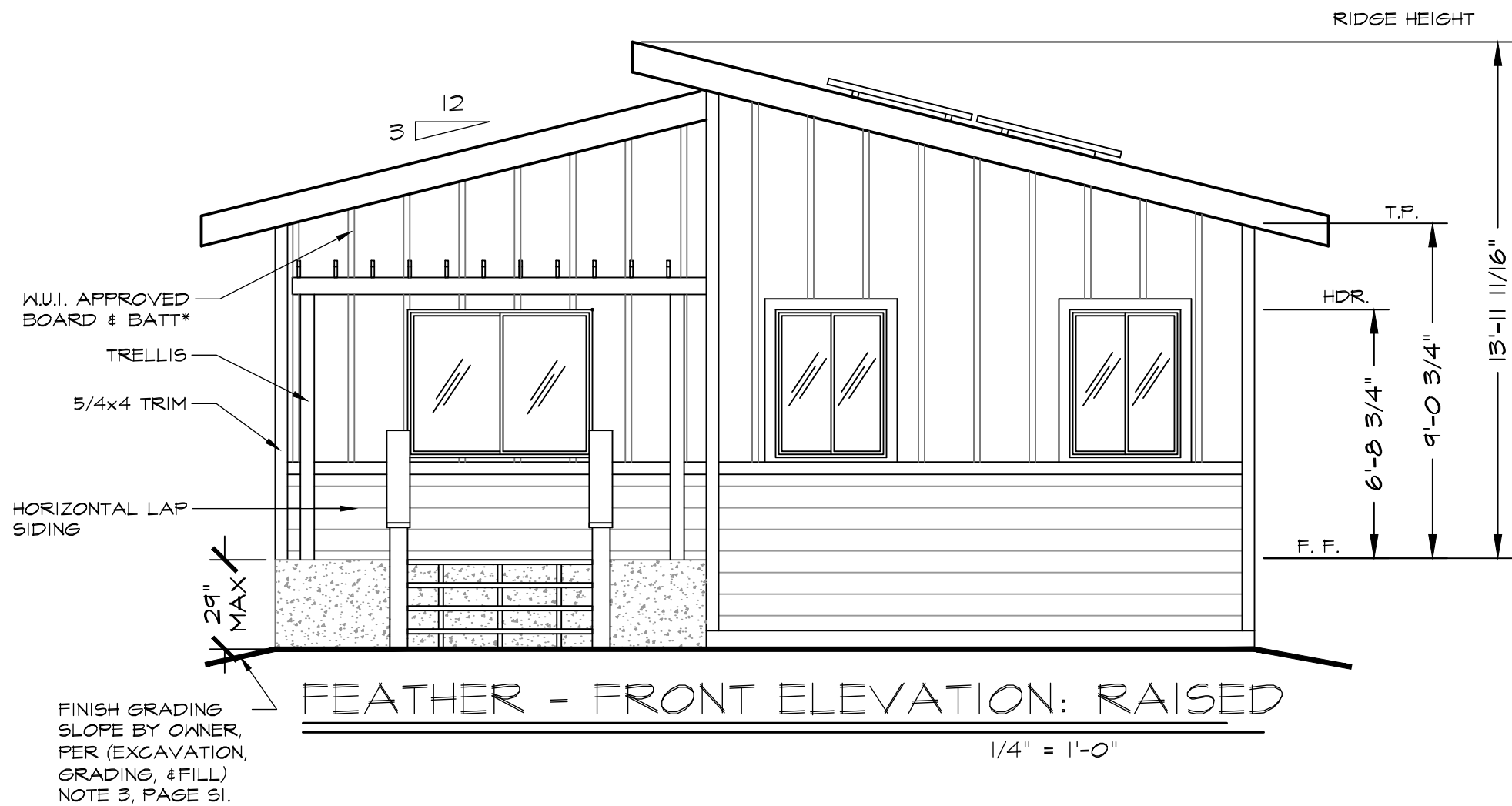
EMPIRE & FEATHER
599 SQ. FT.

Project 23-M001	Sheet A2.2
Date 3/17/23	
Scale AS NOTED	

YOU ASSUME ALL RESPONSIBILITY AND RISK FOR YOUR USE OF THE
PLANS 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 AND COMPLIANT
WITH ALL APPLICABLE LAWS. BY USING THESE PLANS, YOU AGREE TO
DEFEND (WITH COUNSEL OF CITY'S CHOOSING), INDEMNIFY AND HOLD CITY,
EMPLOYEES, VOLUNTEERS, AGENTS, AND THE DESIGN PROFESSIONAL WHO
PREPARED THESE CONSTRUCTION DOCUMENTS, FREE AND HARMLESS
FROM ANY AND 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.



*NOTE: SEE WUI NOTES ON PAGE GNI WHEN BUILDING IS LOCATED
WITHIN WUI



*NOTE: SEE KUI NOTES ON PAGE 6N1 WHEN BUILDING IS LOCATED WITHIN KUI

YOU ASSUME ALL RESPONSIBILITY AND RISK FOR YOUR USE OF THE PLANS 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 AND COMPLIANT WITH ALL APPLICABLE LAWS. BY USING THESE PLANS, YOU AGREE TO DEFEND (WITH COUNSEL OF CITY'S CHOOSING), INDEMNIFY AND HOLD CITY, EMPLOYEES, VOLUNTEERS, AGENTS, AND THE DESIGN PROFESSIONAL WHO PREPARED THESE CONSTRUCTION DOCUMENTS, FREE AND HARMLESS FROM ANY AND 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.

General Notes

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

REVIEWED FOR
CODE COMPLIANCE - BD

04/17/2023

YUBA COUNTY
BUILDING INSPECTION DIVISION

JACKSON & SANDS ENGINEERING, Inc.

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

No.	Revision/Issue	Date
1	INITIAL SUBMITTAL:	3/1/23
2	PCI SUBMITTAL:	3/17/23



YUBA COUNTY
ADUs

EMPIRE & FEATHER
599 SQ. FT.

Project	Sheet
23-M001	A2.3
Date	3/17/23
Scale	AS NOTED

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

YUBA COUNTY
BUILDING INSPECTION DIVISION



**JACKSON
&
SOUNDS**
ENGINEERING, Inc.

JACKSON
1250 E
CHICO
(550)711

EMPIRE & FEATHER
599 SQ. FT.

A3

YOU ASSUME ALL RESPONSIBILITY AND RISK FOR YOUR USE OF THE PLANS ARE PROVIDED "AS IS" WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, BUT NOT LIMITATION OF THE FOREGOING YOU AGREE THAT IT IS YOUR RESPONSIBILITY TO OBTAIN NECESSARY PERMITS FROM ALL APPLICABLE LAWS BY USING THESE PLANS YOU AGREE TO DEFEND (WITH COUNSEL OF YOUR CHOOSING), INDEMNIFY AND HOLD CITY OF CHICAGO HARMLESS FROM AND AGAINST ALL DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, WHICH MAY BE INCURRED BY CITY OF CHICAGO PREPARED THESE CONSTRUCTION DOCUMENTS FREE AND HARMLESS FROM ANY AND ALL CLAIMS, DEMANDS, CAUSES OF ACTION, COSTS, LIABILITIES, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, OF ANY NATURE, INCLUDING PERSONAL INJURY OR EQUIT, TO ANY PARTY OR PERSONS, INCLUDING WRONGFUL DEATH, IN ANY MANNER ARISING OUT OF, PERTAINING TO, RELATED TO, OR INCIDENT UPON THE USE OF THESE PLANS.



ATTIC VENTILATION CALCULATION OPTION A ROOF * 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	339.2	1/150	2.26 Ft ² 325.8 IN ²					
LOWER VENT	--	1/300	1.18 Ft ² 162.9 IN ²	EV225-1/8		39 IN ²	5	195 IN ²
UPPER VENTS	--	1/300	1.18 Ft ² 162.9 IN ²	HALF ROUND DORMER B124-1/8		100 IN ²	2	200 IN ²
							TOTAL=	395 IN ²

General Notes

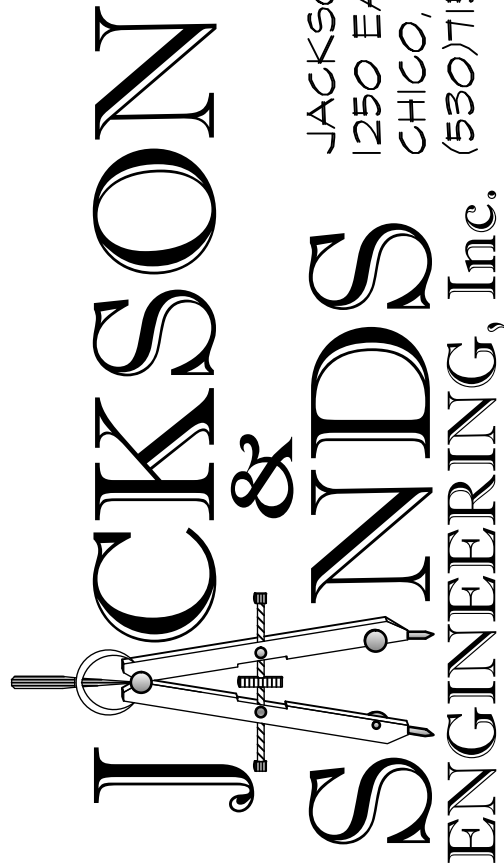
JACKSON AND SANDS
ENGINEERING HAS PROVIDED
THESE PLANS SOLELY FOR THE
USE WITHIN YUBA COUNTY AND
DOES NOT GIVE PERMISSION FOR
USE OUTSIDE OF THIS AREA.

REVIEWED FOR
CODE COMPLIANCE - BD

04/17/2023

YUBA COUNTY
BUILDING INSPECTION DIVISION

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



No.	Revision/Issue	Date
1	INITIAL SUBMITTAL:	3/1/23
2	PCI SUBMITTAL:	3/17/23



YUBA COUNTY
ADUs

EMPIRE & FEATHER
599 SQ. FT.

Project
23-M001

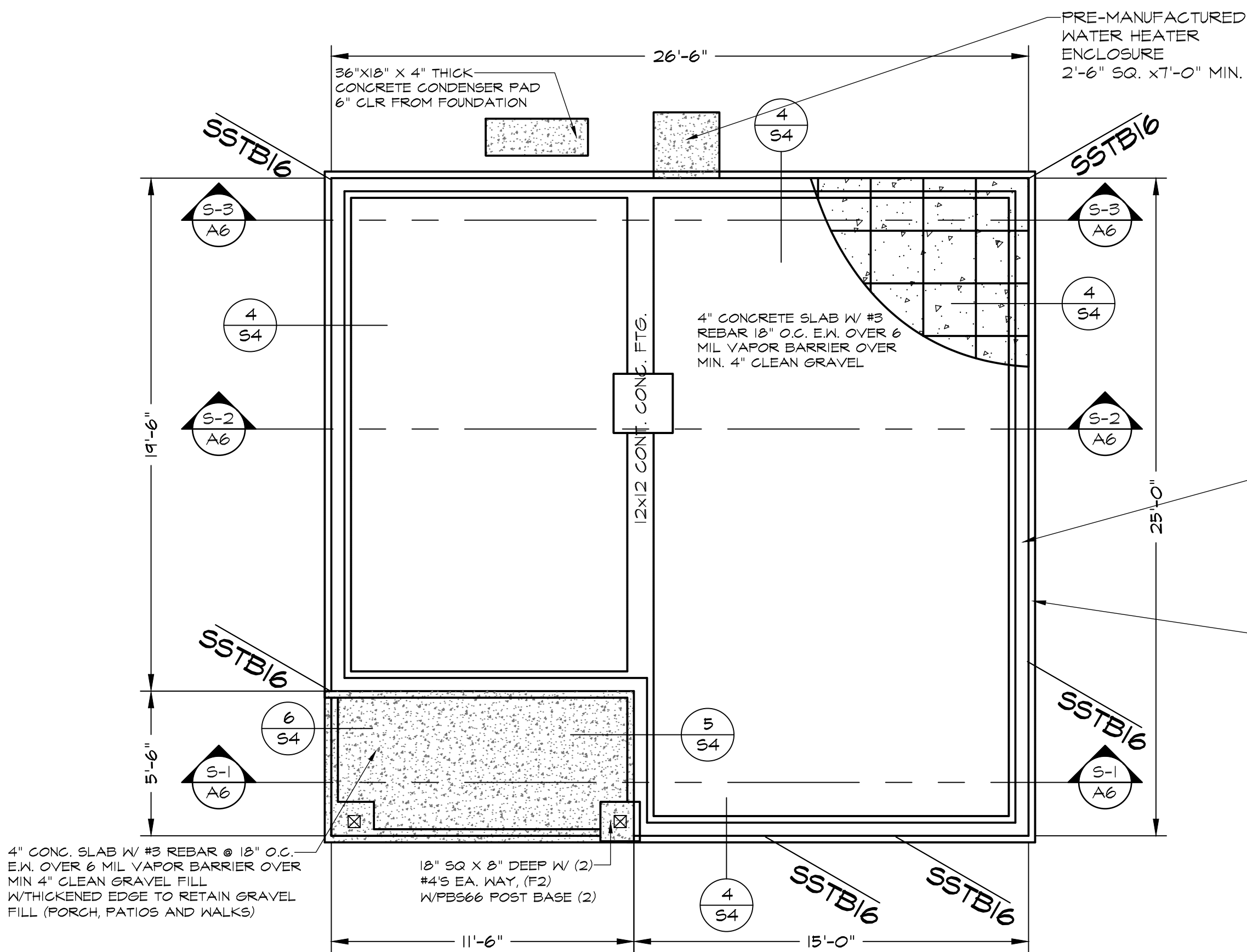
Date
3/17/23

Scale
AS NOTED

Sheet

A4

YOU ASSUME ALL RESPONSIBILITY AND RISK FOR YOUR USE OF THE PLANS 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 AND COMPLIANT WITH ALL APPLICABLE LAWS. BY USING THESE PLANS YOU AGREE TO DEFEND (WITH COUNSEL OF CITY'S CHOOSING), INDEMNIFY AND HOLD CITY, EMPLOYEES, VOLUNTEERS, AGENTS AND THE DESIGN PROFESSIONAL WHO PREPARED THESE CONSTRUCTION DOCUMENTS, FREE AND HARMLESS FROM ANY AND 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.



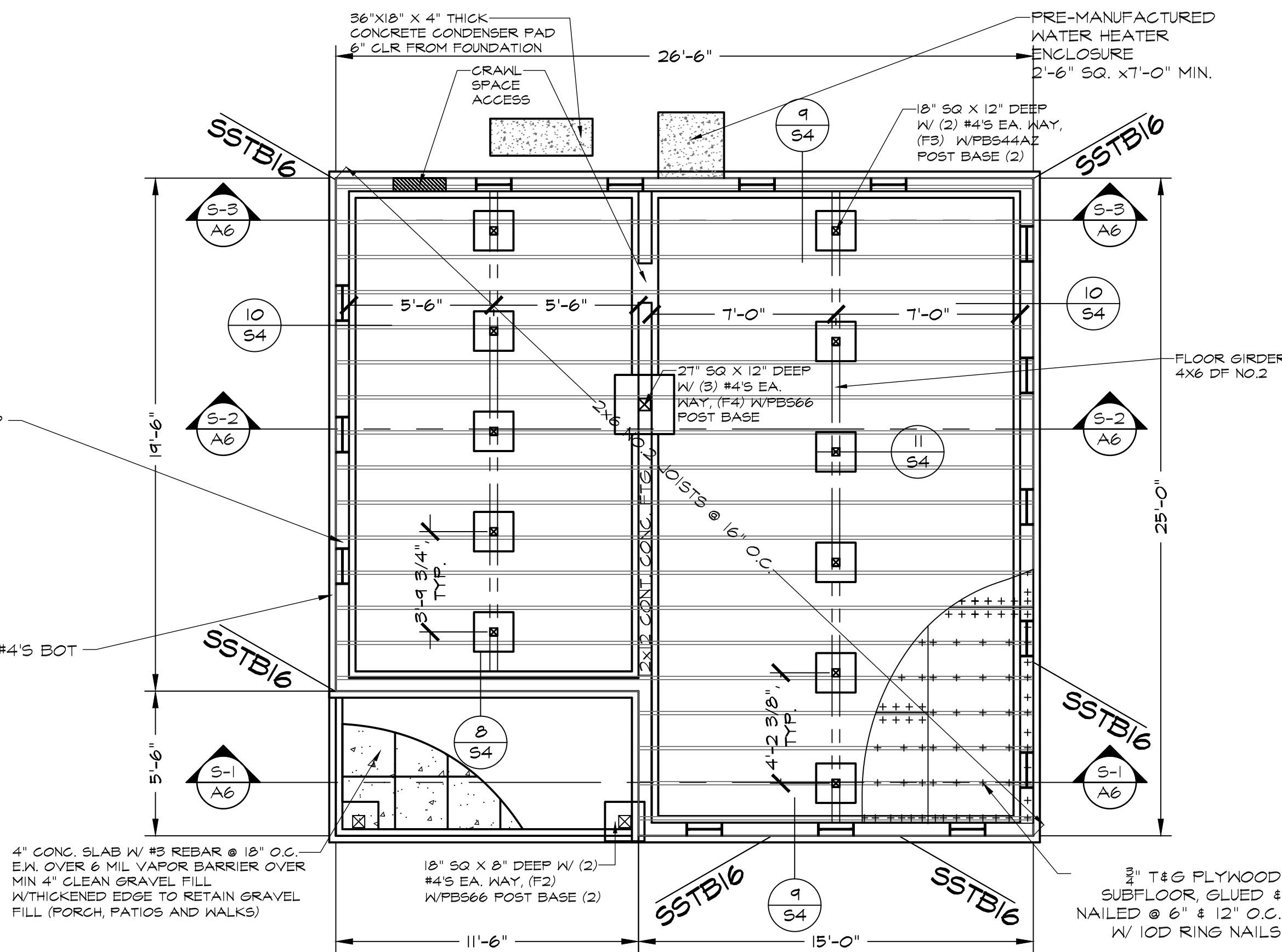
FOUNDATION PLAN

599 SQ. FT.

1/4" = 1'-0"

S5TB ANCHOR BLOT ARE TO BE LOCATED PER MANUFACTURES SPECS AND ARE THE RESPONSIBILITY OF THE FRAMING CONTRACTOR TO LOCATE, BASED ON TYPICAL FRAMING METHODS.

NOTE:
FOR 2 FOUR CONDITION, S5TB16's SHOULD BE INCREASED BY ONE
SIZE TO S5TB20's



FOUNDATION PLAN

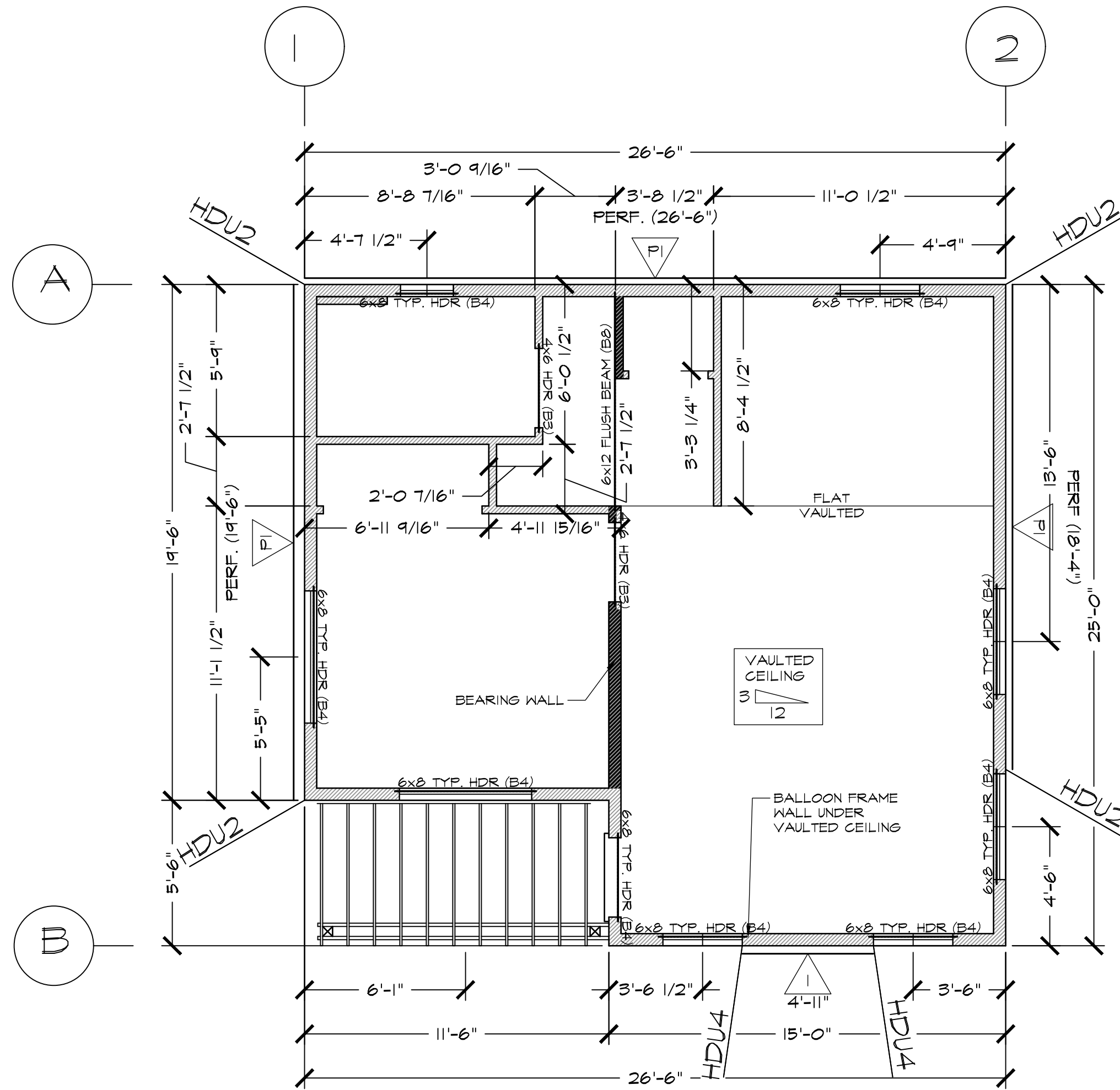
599 SQ. FT.

1/4" = 1'-0"

S5TB ANCHOR BLOT ARE TO BE LOCATED PER MANUFACTURES SPECS AND ARE THE RESPONSIBILITY OF THE FRAMING CONTRACTOR TO LOCATE, BASED ON TYPICAL FRAMING METHODS.

FLOOR VENTILATION CALCULATION						
* EQUIVALENT MEANS OF ACHIEVING VENT AREA ARE ACCEPTABLE.						
DESCRIPTION	SQUARE FOOTAGE	REQUIREMENT	VALUE	PROPOSED VENT	NET VENT AREA/ VENT	IN ² PROVIDED
GRAVEL SPACE TOTAL	599	144 IN ² / 150 FT ²	599 FT ²	6X14"	41 IN ²	615 IN ²
				18X24" SCREENED ACCESS	350 IN ²	350 IN ²
					TOTAL=	965 IN ²

SHEAR WALL SCHEDULE		
	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"φ ANCHOR BOLT SPACING T2" W/ 2X P.T. SILL		
SIMPSON A35 SHEAR TRANSFER @ 36" O.C. SILL SHEAR TRANSFER NAILING 16d @ 6" O.C. (COMMON, BOX OR SINKER)		
	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"φ 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)		
	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"φ 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)		
	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"φ 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)		
	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"φ 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 & FRAMING PLAN

496 SF

1/4" = 1'-0"

55TB 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:

- ALL HEADERS TO BE 6x8 DF NO.2 U.N.O.
- FULLY SHEATH EXTERIOR WALLS WITH MIN 3/8" OSB, NAILED PER SHEAR WALL SCHEDULE.
- SEE SHEET S1 FOR ADDITIONAL BRACING 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 DRAFT STOPPING SHALL COMPLY WITH THE REQUIREMENTS. 2022 CRC R302.11 ABD R302.1(1)

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	MIN. 32" FRONT ENTRY DOOR W/ TEMPERED GLAZING W/ COMPLIANT THRESHOLD
2	3'-0"	6'-8"	1-3/4"	SINGLE DOOR	HOLLOW	WOOD	WOOD	MIN 32" INTERIOR DOORS
3	6'-0"	6'-8"	1-3/4"	BI-PASS	HOLLOW	WOOD	WOOD	BI PASS CLOSET DOORS
4	3'-0"	6'-8"	1-3/4"	BI-FOLD	HOLLOW	WOOD	WOOD	BI FOLD 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	2	VINYL	6'-8"	.28	.20	EGRESS REQ. IN BEDROOM #1
B	3'-0"	4'-0"	SLIDER	1	VINYL	6'-8"	.28	.20	TEMPERED @ FRONT DOOR
C	3'-0"	3'-0"	SLIDER	1	VINYL	6'-8"	.28	.20	
D	4'-0"	4'-0"	SLIDER	1	VINYL	6'-8"	.28	.20	
E	2'-0"	3'-0"	SLIDER	1	VINYL	6'-8"	.28	.20	TEMPERED, OBSCURED

YOU ASSUME ALL RESPONSIBILITY AND RISK FOR YOUR USE OF THE PLANS 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 AND COMPLIANT WITH ALL APPLICABLE LAWS. BY USING THESE PLANS YOU AGREE TO DEFEND (WITH COUNSEL OF CITY'S CHOOSING), INDEMNIFY AND HOLD CITY, EMPLOYEES, VOLUNTEERS, AGENTS AND THE DESIGN PROFESSIONAL WHO PREPARED THESE CONSTRUCTION DOCUMENTS, FREE AND HARMLESS FROM ANY AND 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.

General Notes

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

REVIEWED FOR CODE COMPLIANCE - BD

04/17/2023

YUBA COUNTY BUILDING INSPECTION DIVISION

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

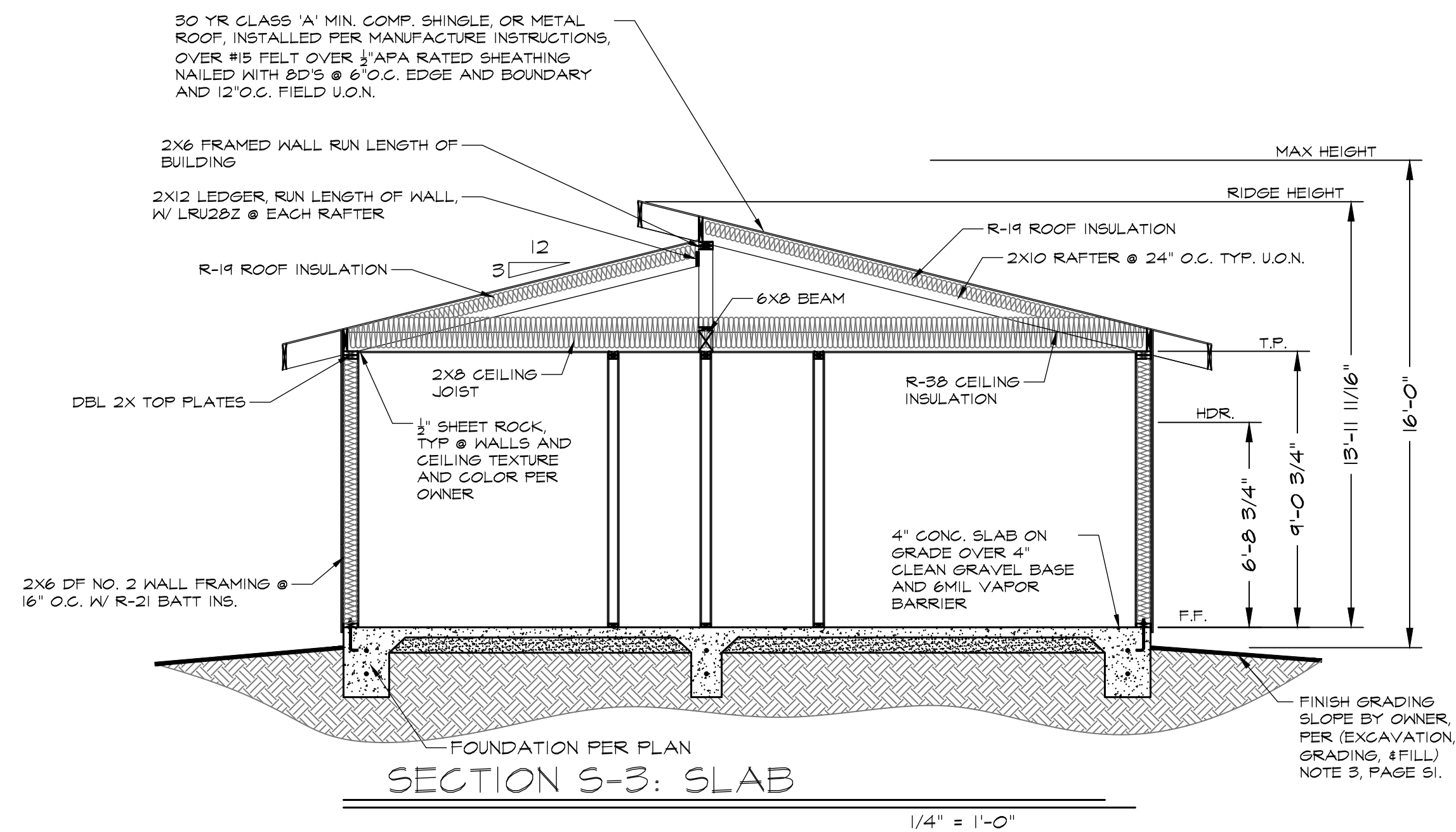
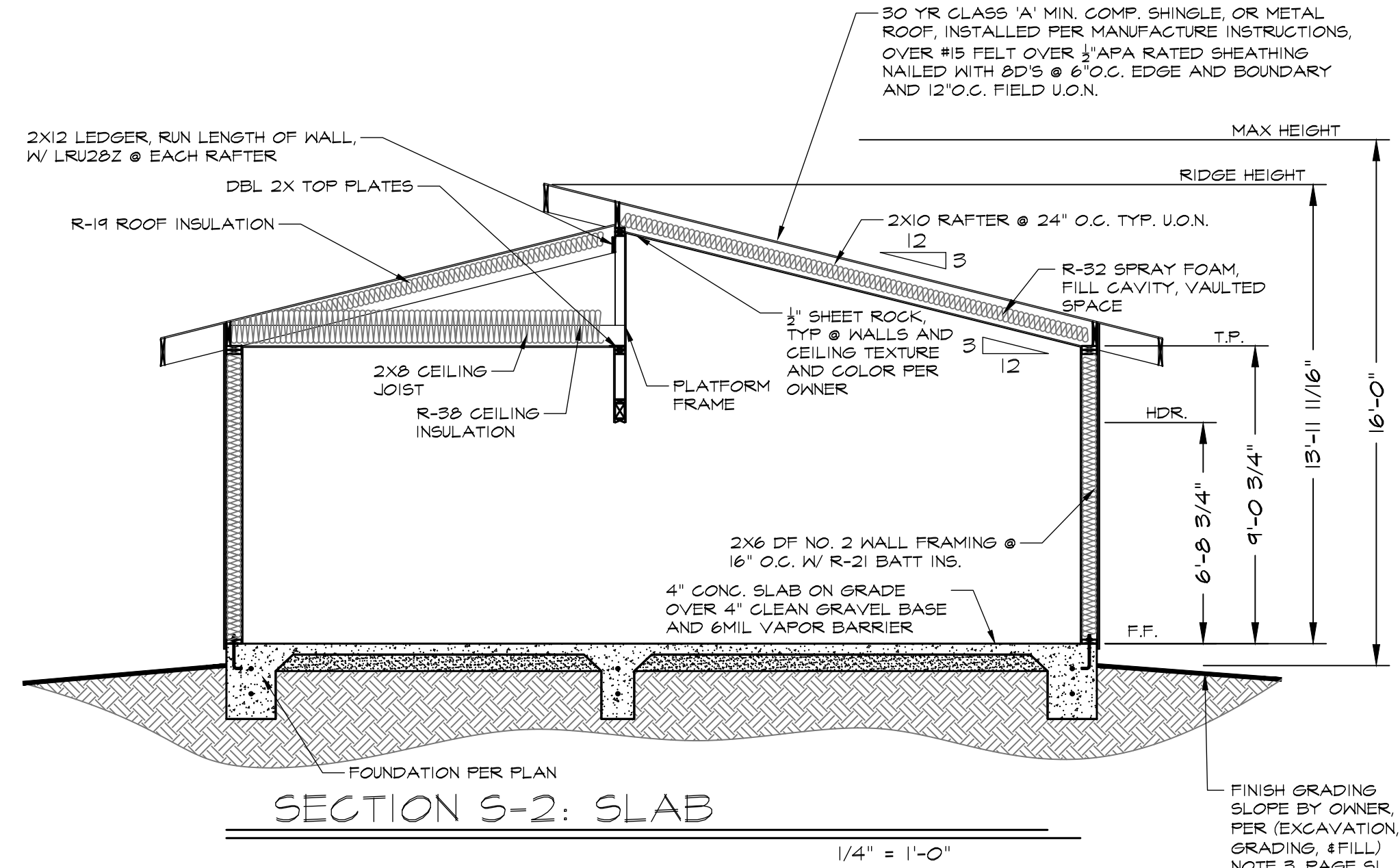
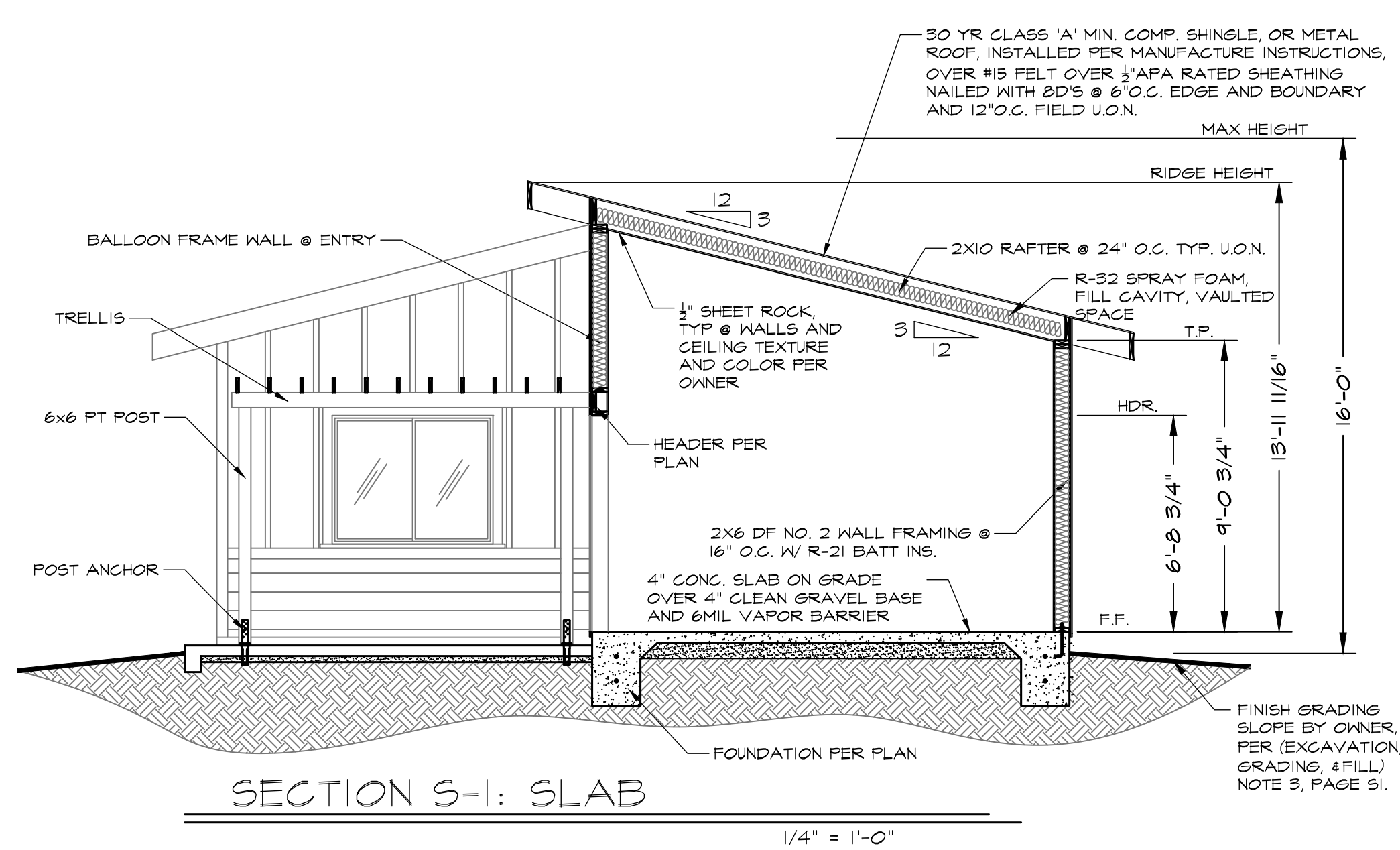
No.	Revision/Issue	Date
1	INITIAL SUBMITTAL:	3/1/23
2	PCI SUBMITTAL:	3/17/23



YUBA COUNTY ADUs

EMPIRE & FEATHER
599 SQ. FT.

Project 23-M001	Sheet A5
Date 3/17/23	
Scale AS NOTED	



YOU ASSUME ALL RESPONSIBILITY AND RISK FOR YOUR USE OF THE PLANS 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 AND COMPLIANT WITH ALL APPLICABLE LAWS. BY USING THESE PLANS YOU AGREE TO DEFEND (WITH COUNSEL OF CITY'S CHOOSING), INDEMNIFY AND HOLD CITY, EMPLOYEES, VOLUNTEERS, AGENTS AND THE DESIGN PROFESSIONAL WHO PREPARED THESE CONSTRUCTION DOCUMENTS, FREE AND HARMLESS FROM ANY AND 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.

General Notes

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

REVIEWED FOR
CODE COMPLIANCE - BD

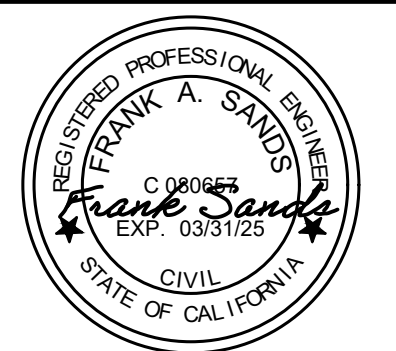
04/17/2023

YUBA COUNTY
BUILDING INSPECTION DIVISION

JACKSON & SANDS
ENGINEERING, Inc.

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

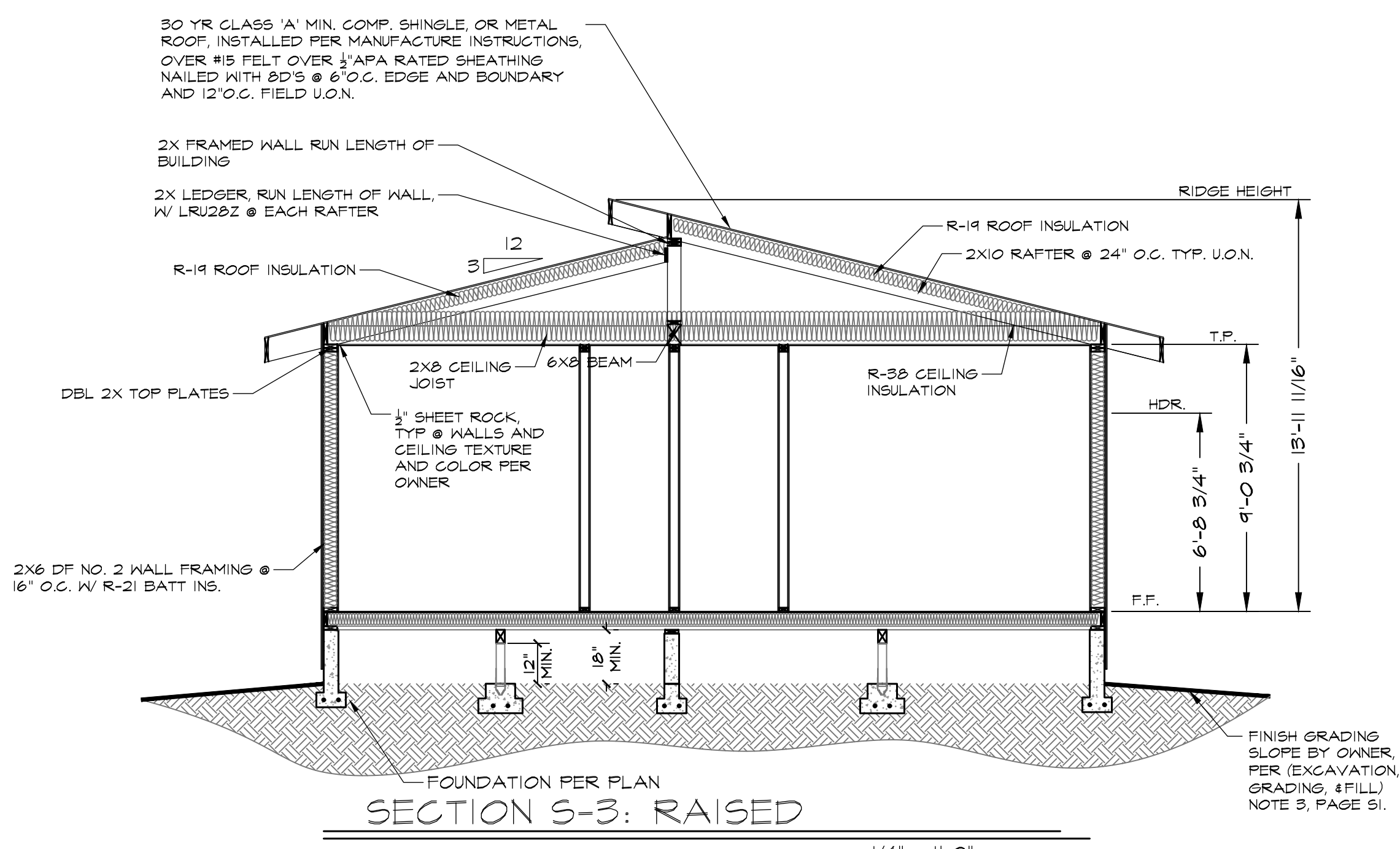
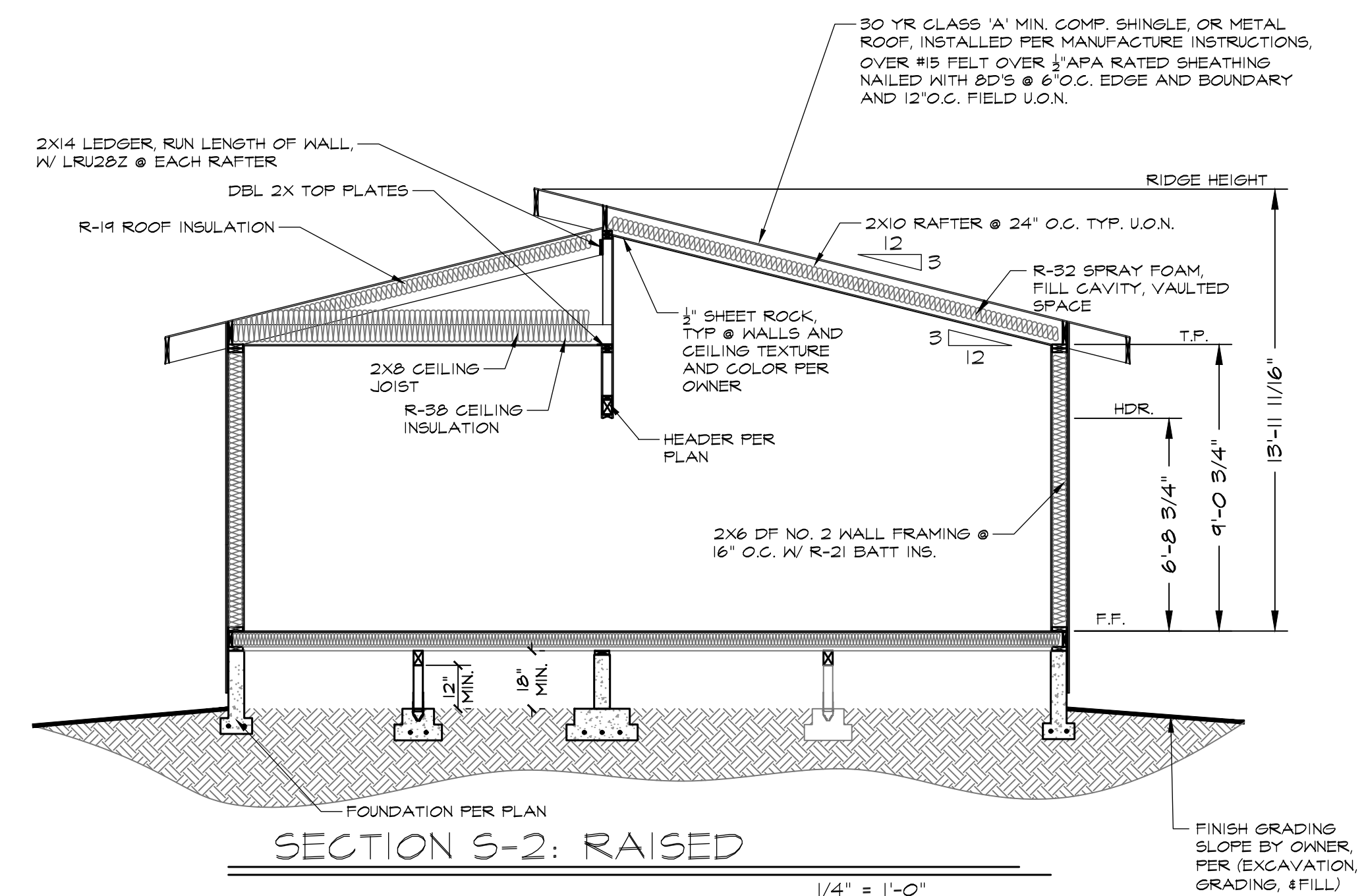
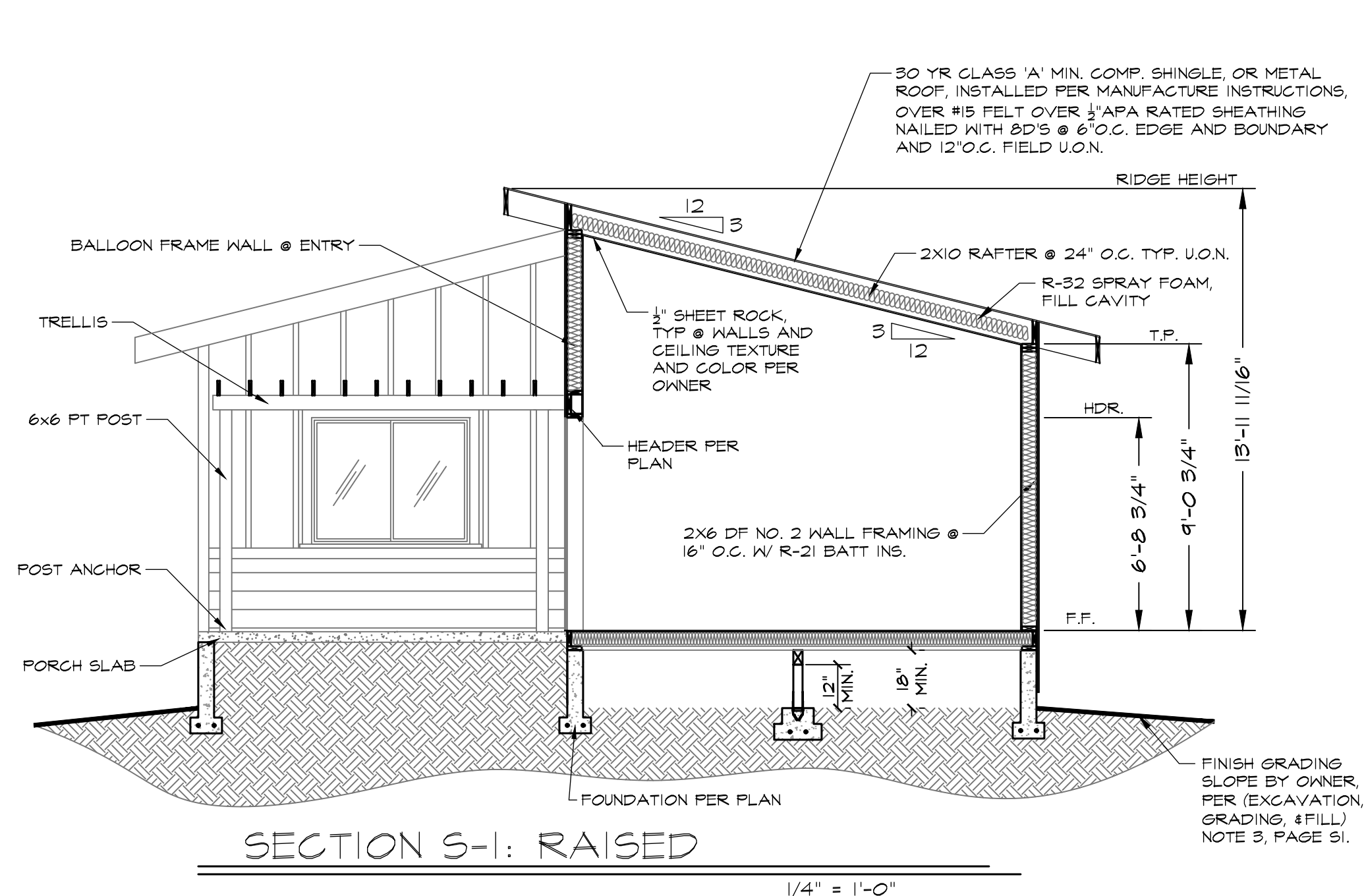
No.	Revision/Issue	Date
1	INITIAL SUBMITTAL:	3/1/23
2	PCI SUBMITTAL:	3/17/23



YUBA COUNTY
ADUs

EMPIRE & FEATHER
599 SQ. FT.

Project 23-M001	Sheet A6
Date 3/17/23	
Scale AS NOTED	



General Notes

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

REVIEWED FOR CODE COMPLIANCE - BD

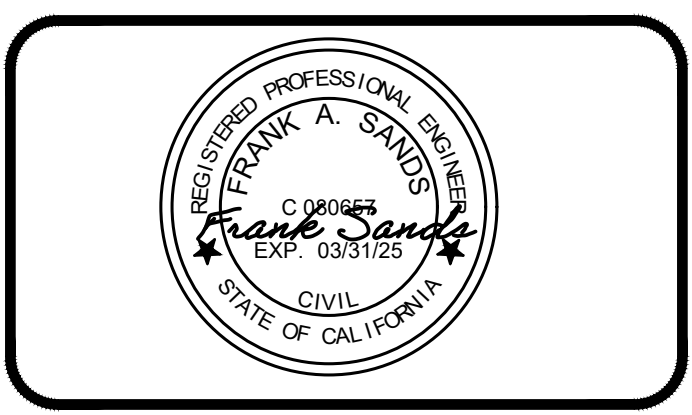
04/17/2023

YUBA COUNTY BUILDING INSPECTION DIVISION

JACKSON & SANDS ENGINEERING, Inc.

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

No.	Revision/Issue	Date
1	INITIAL SUBMITTAL:	3/1/23
2	PCI SUBMITTAL:	3/17/23



YUBA COUNTY ADUs

EMPIRE & FEATHER
599 SQ. FT.

YOU ASSUME ALL RESPONSIBILITY AND RISK FOR YOUR USE OF THE PLANS 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 AND COMPLIANT WITH ALL APPLICABLE LAWS. BY USING THESE PLANS, YOU AGREE TO DEFEND (WITH COUNSEL OF CITY'S CHOOSING), INDEMNIFY AND HOLD CITY, EMPLOYEES, VOLUNTEERS, AGENTS AND THE DESIGN PROFESSIONAL WHO PREPARED THESE CONSTRUCTION DOCUMENTS, FREE AND HARMLESS FROM ANY AND 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.

Project	23-M001	Sheet	A6.1
Date	3/17/23		
Scale	AS NOTED		

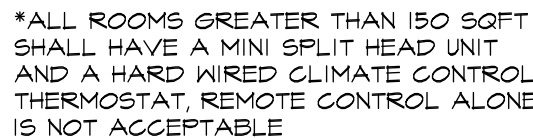
DUPLEX RECEPTACLE	
DUPLEX RECEPTACLE 72" A.F.F.	
GROUND FAULT CIRCUIT, AS REQUIRED	
DUPLEX RECEPTACLE 220 VOLT	
DUPLEX RECEPTACLE, WATER-PROOF	
CABLE TV	
HOSE BIB	
SWITCH @ +42"	
SWITCH 3-WAY	
CEILING LIGHT FIXTURES	
SUBPANEL MIN. 100 AMP	
LIGHT / EXHAUST FAN	
SMOKE DETECTOR	
COMBINATION SMOKE & CARBON MONOXIDE DETECTOR	
CEILING FAN	
HVAC CONDENSER	
GAS METER	
GAS OUTLET	
TANKLESS WATER HEATER	TANKLESS WH

- 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 ADDITIONALLY. 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 ADD. 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/NET BAR SINKS, LAUNDRY ARE SPECIFICALLY SHALL HAVE (CFC) 20-AMP FAULT CIRCUIT-INTERUPTER PROTECTION OR PERSONNEL. 2022 CEC Art. 210.3(A)
- RECEPTACLES SHALL BE INSTALLED WITHIN OR DIRECTLY OVER A BATHUB OR SHOWER STALL. 2022 CEC Art. 406.6(C), LIGHT PENDANTS, CEILING FANS, LIGHTING TRACKS, ETC., SHALL NOT BE LOCATED WITHIN 3' HORIZONTALLY & 2' VERTICALLY ABOVE A SHOWER & /OR BATHUB THRESHOLD. 2022 CEC Art. 410.1(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 SCREEN 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. 314.27(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 FLUHS, RANGE HOOD, DISPOSALS, DISHWASHER OR MICROWAVES - ONLY THE REQUIRED COUNTERTOP/WALL OUTLETS INCLUDING THE 20" (CFC) 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, DENS, 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.
- ALL NON-ULCING TYPE 125-VOLT 15-20AMP RECEPTACLES IN THE DWELLING SHALL BE TAMPER-RESISTANT. (CEC Art. 406.12)
- 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 (R3271.2)

1. CARBON-MONOXIDE ALARMS SHALL BE INSTALLED IN DWELLING UNITS WITH FUEL-BURNING APPLIANCES OR WITH ATTACHED GARAGES (CRC R315)
2. ALL SMOKE DETECTORS & CARBON MONOXIDE DETECTORS WITHIN THE DWELLING UNIT ARE TO BE INTERCONNECTED.
3. 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.
4. 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
5. ONE EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
6. CARBON MONOXIDE DETECTORS MAY BE COMBINATION SMOKE/CARBON MONOXIDE DETECTORS.
7. 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.
8. 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.
9. 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 29.8.3.4]

4. ALL LIGHTING TO BE HIGH EFFICACY.
5. LIGHTING IN HABITABLE SPACES, (LIVING ROOMS, DINING ROOMS, KITCHEN & BEDROOMS) SHALL HAVE READILY ACCESSIBLE WALL-MOUNTED DIMMING CONTROLS.
6. FIXTURES, LAMP HOLDER & RECEPTACLE 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 (PADDLER) FAN. 2022 CEC ART. 314-27(A)&(D)
7. ALL LIGHTING IN (BATHROOM, UTILITY ROOM, LAUNDRY ROOM, WALK IN CLOSETS & GARAGES) TO BE MANUAL ON, AUTOMATIC OFF, OCCUPANT SENSOR. (VACANCY SENSOR)
8. OUTDOOR LIGHTING ATTACHED TO THE BUILDING TO BE HIGH EFFICACY CONTROLLED BY A MANUAL ON & OFF SWITCH & ONE OF THE FOLLOWING:
 1. PHOTO CONTROL & AUTOMATIC TIME SWITCH CONTROL.
 2. PHOTO CONTROL & AUTOMATIC TIME SWITCH CONTROL.
 3. ASTRONOMICAL TIME CLOCK CONTROL THAT AUTOMATICALLY TURNS THE OUTDOOR LIGHT OFF DURING DAYLIGHT HOURS.
 4. EMCS THAT PROVIDES THE FUNCTIONALITY OF AN ASTRONOMICAL TIME CLOCK, DOES NOT HAVE AN OVERIDE OR BYPASS SWITCH THAT ALLOWS THE LUMINAIRES TO BE LEFT ON, & IS PROGRAMMED TO AUTOMATICALLY TURN THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS.
9. LUMINAIRES RECESSED IN INSULATED CEILINGS MUST MEET FIVE REQUIREMENTS (CALIFORNIA ENERGY CODE 550.0(K)(1)(C)).
 1. THEY MUST BE RATED FOR DIRECT INSULATION CONTACT (IC).
 2. THEY MUST BE CERTIFIED AS AIRTIGHT (AT) CONSTRUCTION.
 3. 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.
 4. THEY MAY NOT CONTAIN A SCREW BASE SOCKETS
 5. THEY SHALL CONTAIN A JAB COMPLIANT LIGHT SOURCE
10. OUTDOOR LIGHTING SHALL BE SUITABLE FOR WET LOCATIONS.
11. ALL HIGH EFFICACY LIGHT FIXTURES SHALL BE CERTIFIED AS "HIGH EFFICACY" LIGHT FIXTURES BY THE CALIFORNIA ENERGY COMMISSION.
12. CONTRACTOR SHALL PROVIDE THE HOMEOWNER WITH A LUMINAIRE SCHEDULE GIVING THE LOCATION OF ALL LUMINAIRES INSTALLED. (CGESC 10-105.5)
13. THE NUMBER OF BULK 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))

YOU ASSUME ALL RESPONSIBILITY AND RISK FOR YOUR USE OF THE PLANS ARE PROVIDED "AS IS" WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND, INCLUDING BUT NOT LIMITED TO, WARRANTIES OF TITLE, NON-INFRINGEMENT, OR IMPLIED WARRANTIES MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. WITHOUT LIMITATION OF THE FOREGOING, YOU AGREE THAT IT IS YOUR SOLE RESPONSIBILITY TO VERIFY THAT THE PLANS THAT SUCH PLANS ARE ACCURATE, SUITABLE FOR YOUR PURPOSES AND COMPLIANT WITH ALL APPLICABLE LAWS. BY USING THESE PLANS YOU AGREE TO INDEMNIFY, DEFEND, HOLD HARMLESS AND REIMBURSE THE CITY EMPLOYEES, VOLUNTEERS, AGENTS, AND THE DESIGN PROFESSIONAL, WHO PREPARED THESE CONSTRUCTION DOCUMENTS, FREE AND HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, COSTS, EXPENSES, LIABILITY, LOSS, DAMAGE OR INJURY OF ANY KIND, IN LAW OR EQUITY TO PROPERTY OR PERSONS, INCLUDING UNPROFUND DEATH OR BODILY INJURY ARISING OUT OF CERTAINLY, NEGLIGENCE, OR INCIDENT OR OMISSION RELATING TO, OR RESULTING FROM, THE PLANS.



JACKSON & SANDS ENGINEERING
1350 EAST AVE #10
CHICO, CA 95926
(530) 715-7184

JACKSON & SANDS ENGINEERING, Inc.

No.	Revision/Issue	Date
1	INITIAL SUBMITTAL:	3/1/23
2	PCI SUBMITTAL:	3/17/23



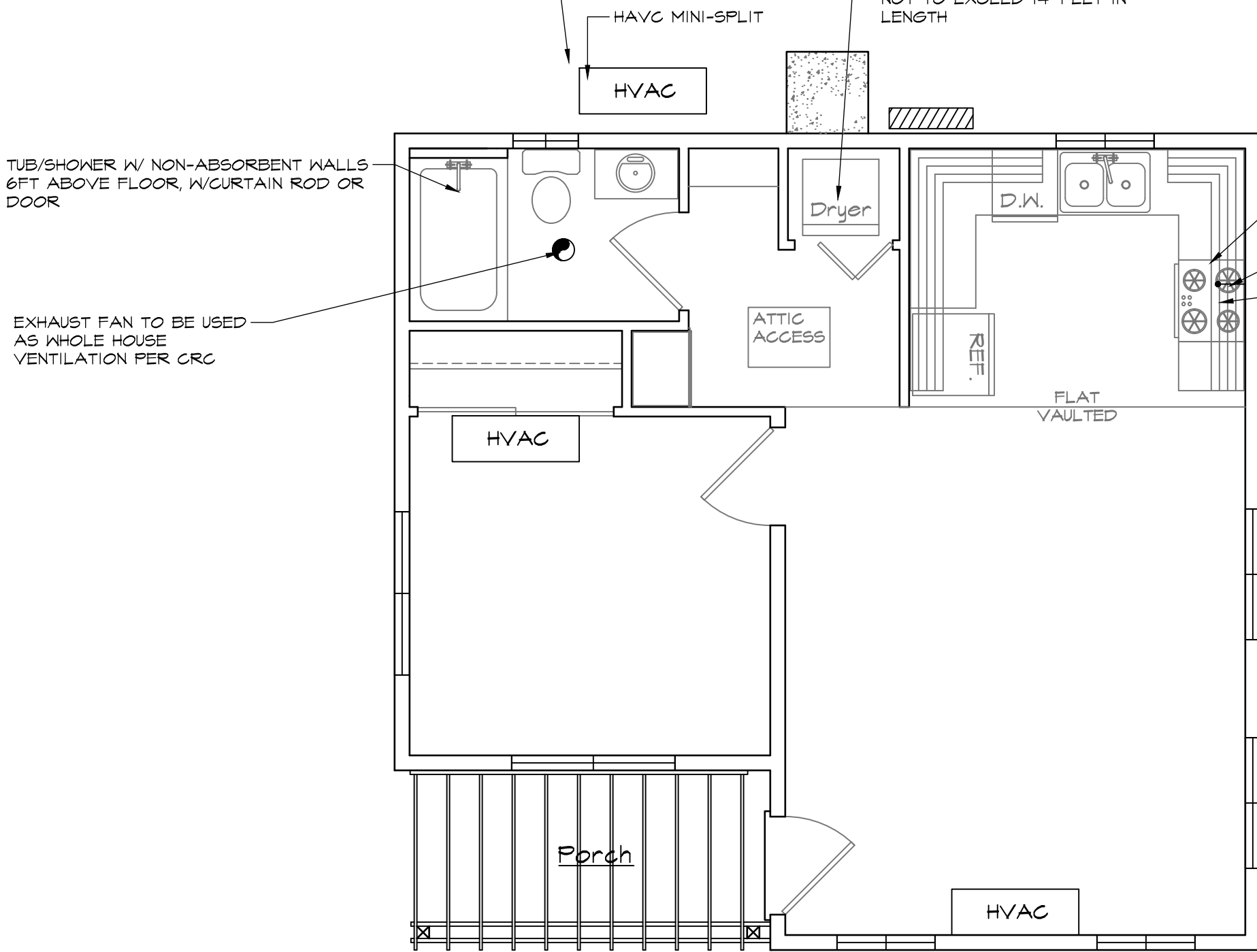
EMPIRE & FEATHER
599 SQ. FT.

Project 23-M001	Sheet
Date 3/17/23	
Scale AS NOTED	

FIXTURE WATER FLOW RATE:	
FIXTURE	G.P.F.
WATER CLOSET	1.28 GPF
KITCHEN FAUCET	1.8 GPF
LAVATORY FAUCET	1.2 GPF
SHOWERHEADS	2.0 GPF

TRENCH DEPTH:	
TYPE	DEPTH
WATER	12"
SEWER	12"-21"
GAS	12"-18"
ELEC.	6"-18"

IF POSSIBLE, PLEASE TRY TO LOCATE WATER HEATER AND AIR CONDITIONER CONDENSER TOWARDS THE INSIDE OF THE PARCEL OPPOSITE OF THE STREET VIEW SIDE OF ADU.



EXHAUST FAN NOTES:

STANDARDS 150.0/6/12 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.

PROVIDE OVEN RANGE HOOD THAT MEETS "EXHAUST FAN NOTES" LISTED ABOVE

OPT. GAS STUB

VERTICAL CLEARANCE ABOVE COOKING TOP (RANGE BURNERS) SHALL HAVE A VERTICAL CLEARANCE ABOVE THE COOKING SURFACE OF NOT LESS THAN 30" INCHES TO COMBUSTIBLE MATERIAL OR METAL CABINET. A MIN. CLEARANCE IS PERMITTED OF 24" WHERE A LISTED COOKING APPLIANCE OR MICROWAVE OVEN IS INSTALLED.
2022 CEC Art. 210.63 & CEC SEC. 304.4.4

*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

MECHANICAL / PLUMBING PLAN

599 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 70" 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 609.11)
 - 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 1½" 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: 1.28-GPF
 - URINALS: 1.25-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 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. (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 504.2)
- 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 502.11)
- 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.
 - IF 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 RATINGS OF T5-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.

YOU ASSUME ALL RESPONSIBILITY AND RISK FOR YOUR USE OF THE PLANS 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 AND COMPLIANT WITH ALL APPLICABLE LAWS. BY USING THESE PLANS, YOU AGREE TO DEFEND (WITH COUNSEL OF CITY'S CHOOSING), INDEMNIFY AND HOLD CITY, EMPLOYEES, VOLUNTEERS, AGENTS AND THE DESIGN PROFESSIONAL WHO PREPARED THESE CONSTRUCTION DOCUMENTS, FREE AND HARMLESS FROM ANY AND 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 INCURRED IN ACCEPTANCE OF OR USE OF THE CONSTRUCTION DOCUMENTS.

General Notes

JACKSON AND SANDS ENGINEERING HAS PROVIDED THESE PLANS SOLELY FOR THE USE WITHIN YUBA COUNTY, AND DOES NOT GIVE PERMISSION FOR USE OUTSIDE OF THIS AREA.

REVIEWED FOR CODE COMPLIANCE - BD

04/17/2023

YUBA COUNTY BUILDING INSPECTION DIVISION

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

No.	Revision/Issue	Date
1	INITIAL SUBMITTAL:	3/1/23
2	PCI SUBMITTAL:	3/17/23



YUBA COUNTY ADUs

EMPIRE & FEATHER
599 SQ. FT.

Project 23-M001	Sheet A8
Date 3/17/23	
Scale AS NOTED	

TABLE 2304.10.1
FASTENING SCHEDULE

CONNECTION	FASTENINGS ^{a,m}	LOCATION
1. JOIST TO SILL OR GIRDER	3-2d COMMON (2.5" X 0.131")	TOENAIL
2. BRIDGING TO JOIST	2-2d COMMON (2.5" X 0.131")	TOENAIL, EA. END
3. 1"x6" SUBFLOOR OR LESS TO EA. JOIST	2-2d COMMON (2.5" X 0.131")	FACE NAIL
4. WIDER THAN 1"x6" SUBFLOOR TO EA. JOIST	3-2d COMMON (2.5" X 0.131")	FACE NAIL
5. 2" SUBFLOOR TO JOIST OR GIRDER	2-16d COMMON (2.5" X 0.162")	BLIND AND FACENAIL
6. SOLE PLATE TO JOIST OR BLOCKING	16d (3.5" X 0.135") @ 16" O.C.	TYPICAL FACE NAIL
SOLE PLATE TO JOIST OR BLOCKING @ BRACED WALL PANEL	3" - 16d (3.5" X 0.135") @ 16" O.C.	BRACED WALL PANELS
7. TOP PLATE TO STUD	2-16d COMMON (2.5" X 0.162")	END NAIL
8. STUD TO SOLE PLATE	4-2d COMMON (2.5" X 0.131")	TOENAIL
	2-16d COMMON (3.5" X 0.162")	END NAIL
9. DOUBLE STUDS	16d (3.5" X 0.135") @ 24" O.C.	FACE NAIL
10. DOUBLE TOP PLATES	16d (3.5" X 0.135") @ 16" O.C.	TYP. FACE NAIL
	8-16d COMMON (2.5" X 0.162")	LAP SPLICE
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3-2d COMMON (2.5" X 0.131")	TOENAIL
12. RIM JOIST TO TOP PLATE	8d (2.5" X 0.131") @6" O.C.	TOENAIL
13. TOP PLATES, LAPS AND INTERSECTIONS	2-16d COMMON (2.5" X 0.162")	FACE NAIL
14. CONTINUOUS HEADER, TWO PIECES	16d COMMON (3.5" X 0.162")	16" O.C. ALONG EDGE
15. CEILING JOISTS TO PLATE	3-2d COMMON (2.5" X 0.131")	TOENAIL
16. CONTINUOUS HEADER TO STUD	4-2d COMMON (2.5" X 0.131")	TOENAIL
17. CEILING JOISTS, LAPS OVER PARTITIONS SEE SECTION 2302.10.4.1, TABLE 2302.10.4.1	3-16d COMMON (3.5" X 0.162")	FACE NAIL
18. CEILING JOISTS TO PARALLEL RAFTERS SEE SECTION 2302.10.4.1, TABLE 2302.10.4.1	3-16d COMMON (3.5" X 0.162")	FACE NAIL
19. RAFTER TO PLATE SEE SECTION 2302.10.1, TABLE 2302.10.1	3-2d COMMON (2.5" X 0.131")	TOENAIL
20. 1" DIAGONAL BRACE TO EA. STUD AND PLATE	2-2d COMMON (2.5" X 0.131")	
21. 1"x8" SHEATHING TO EA. BEARING	3-2d COMMON (2.5" X 0.131")	
22. WIDER THAN 1"x8" SHEATHING TO EA. BEARING	3-2d COMMON (2.5" X 0.131")	
23. BUILT-UP CORNER STUDS	16d COMMON (3.5" X 0.162")	
24. BUILT-UP GIRDER AND BEAMS	20d COMMON (4" X 0.142") 32" O.C. 2 - 20d COMMON (4" X 0.142")	
25. 2" PLANKS	16d COMMON (3.5" X 0.162")	
26. COLLAR TIE TO RAFTER	3-10d COMMON (3" X 0.148")	
27. JACK RAFTER TO HIP	3-10d COMMON (3" X 0.148")	
	2-16d COMMON (3.5" X 0.162")	
28. ROOF RAFTER TO 2 BY RIDGE BEAM	2-16d COMMON (3.5" X 0.162")	
	2-16d COMMON (3.5" X 0.162")	
29. JOIST TO BAND JOIST	3-16d COMMON (3.5" X 0.162")	
30. LEDGER STRIP	3-16d COMMON (2.5" X 0.131")	
31. WOOD STRUCTURAL PANELS AND PARTICLEBOARD SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING) ^b	1/2" AND LESS 6d ^{c1} 14/32" TO 3/4" 8d ^a OR 6d ^a 7/8" TO 1" 8d 1 1/8" TO 1 1/4" 10d ^a OR 8d 3/4" AND LESS 6d ^a 7/8" TO 1" 8d ^a 1 1/8" TO 1 1/4" 10d ^a OR 8d ^a	
SINGLE FLOOR (COMBINATION SUBFLOOR-UNDERLAYMENT TO FRAMING)		
32. PANEL SIDING (TO FRAMING)	1/2" AND LESS 6d ^a 5/8" AND LESS 8d ^a	
33. FIVEBOARD SHEATHING	1/2" AND LESS No. 11 GA ROOFING NAIL ^b 8d COMMON NAIL (2" X 0.113") No. 16 GA STAPLE ^c 25/32" No. 11 GA ROOFING NAIL ^b 8d COMMON NAIL (2 1/2" X 0.131") No. 16 GA STAPLE ^c	
34. INTERIOR PANELING	1/4" 4d ^j 3/8" 6d ^k	

a. Common or box nails are permitted to be used except where otherwise noted.
b. Nails spaced at 6 inches on center at exterior edges, 12 inches at intermediate supports except 6 inches at supports where spans are 48 inches or more. For nailing of wood structural panel and particle board diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.
c. Common or deformed shank (6d - 2" x 0.113"; 8d - 2 1/2" x 0.131"; 10d - 3" x 0.148").
d. Common (6d - 2" x 0.113"; 8d - 2 1/2" x 0.131"; 10d - 3" x 0.148").
e. Deformed shank (6d - 2" x 0.113"; 8d - 2 1/2" x 0.131"; 10d - 3" x 0.148").
f. Corrosion resistant siding (6d - 1 7/8" x 0.106"; 8d - 2 3/8" x 0.128") or casing (6d - 2" x 0.091"; 8d - 2 1/2" x 113") nail.
g. Fasteners spaced 3 inches on center at exterior edges and 6 inches on center at intermediate supports, when used as structural sheathing. Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications.
h. Corrosion resistant roofing nails with 7/16 inch dia. head and 1 1/2" inch length for 1/2" length for 1/2" inch sheathing and 1 3/4 inch length for 25/32 inch sheathing.
i. Corrosion resistant staples with nominal 7/16" crown and 1 1/8" length for 1/2" inch sheathing and 1 3/4" inch length for 25/32 inch sheathing.
j. Casing (1 1/2" x 0.080" or finish (1 1/2" x 0.072") nails spaced 6" on panel edges, 12" at intermediate supports.
k. Panel supports at 24". Casing or finish nails spaced 6" on panel edges, 12" at intermediate supports.
l. For roof sheathing applications, 8d nails (2 1/2" x 0.113") are the minimum required for wood structural panels.
m. Staples shall have a minimum crown width of 7/16 inch.
n. For roof sheathing applications, fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports for subfloor and wall sheathing and 3 inches on center at edges, 6 inches at intermediate supports for roof sheathing.
o. Fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports for subfloor and wall sheathing and 3 inches on center at edges, 6 inches at intermediate supports for roof sheathing.
p. Fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports.

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 BOULDER 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 DAMPROOFING 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. SHALES 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

DAMP-PROOFING AND WATERPROOFING:

- WALLS OR PORTIONS THEREOF THAT RETAIN EARTH AND ENCLOSE INTERIOR SPACES AND FLOORS BELOW GRADE SHALL BE WATERPROOFED AND DAMPROOFED IN ACCORDANCE WITH THIS SECTION.
- VENTILATION FOR CRAWL SPACES SHALL COMPLY WITH CBC SECTION 1203.4
- STORY ABOVE BASEMENT: IF 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 DAMPROOFED 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 SURFACE 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.
- DAMP-PROOFING 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.
- DAMP-PROOFING SHALL CONSIST OF A BITUMINOUS MATERIAL, 3 POUNDS PER SQUARE YARD OF ACRYLIC MODIFIED CEMENT, 3/4" COAT OF SURFACE BONDING MEMBRANE COMPLYING WITH ASTM C 687, OR 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 BRUSHED GONE CONTAINING NOT MORE THAN 1/4" 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 2,500 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 INCHES 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.

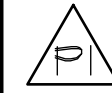
SHEAR WALL NOTES: (PER SDFWS-2021)

- 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 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 1/4" 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 3/8" FROM THE PANEL EDGES. MAXIMUM NAIL SPACING 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 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 2" 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 700 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 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 1346 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 1596 AND SHALL BE INSTALLED IN ACCORDANCE WITH ASTM C 1280.

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 2,500 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

SHEAR WALL SCHEDULE



PERFORATED WALL
SYSTEM STRENGTH:
IT3 PLF SEISMIC
IT3 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"φ 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)



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"φ 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)



WALL SYSTEM STRENGTH: 350 PLF SEISMIC
440 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"φ ANCHOR BOLT SPACING 24" W/ 2X P.T. SILL

SIMPSON A35 SHEAR TRANSFER @ 27" O.C.
SILL SHEAR TRANSFER NAILING 16d
@ 4" O.C. (COMMON, BOX OR SINKER)



WALL SYSTEM STRENGTH: 490 PLF SEISMIC
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"φ 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)



WALL SYSTEM STRENGTH: 640 PLF SEISMIC
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"φ 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

JACKSON AND SANDS
ENGINEERING HAS PROVIDED
THESE PLANS SOLELY FOR THE
USE WITHIN YUBA COUNTY, AND
DOES NOT GIVE PERMISSION FOR
USE OUTSIDE OF THIS AREA.

REVIEWED FOR
CODE COMPLIANCE - BD

04/17/2023

YUBA COUNTY
BUILDING INSPECTION DIVISION

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

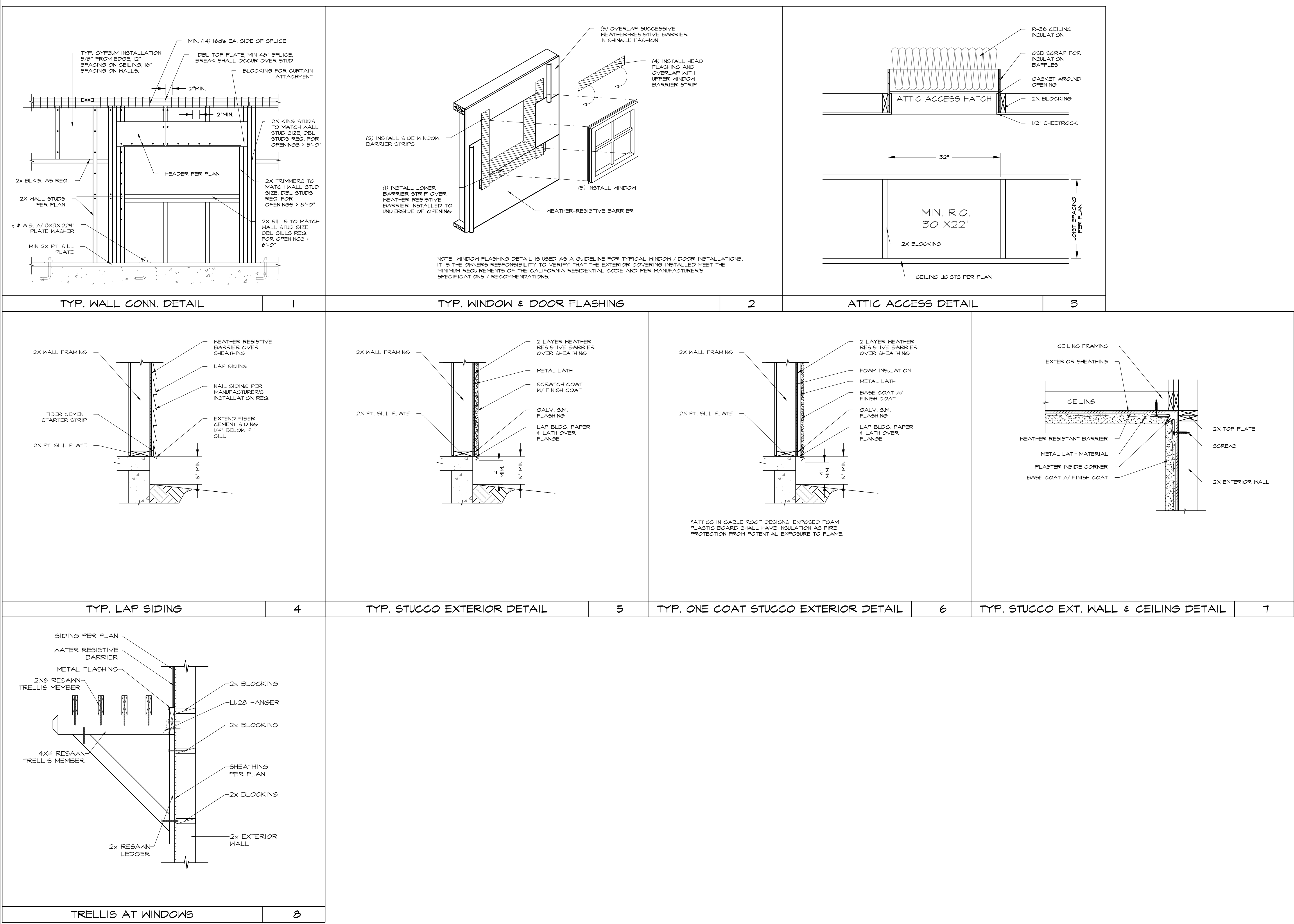
No.	Revision/Issue	Date
1	INITIAL SUBMITTAL:	3/1/23
2	PCI SUBMITTAL:	3/17/23



YUBA COUNTY
ADUs

EMPIRE & FEATHER
599 SQ. FT.

Project 23-M001	Sheet S1
Date 3/17/23	
Scale AS NOTED	



General Notes

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

REVIEWED FOR CODE COMPLIANCE - BD

04/17/2023

YUBA COUNTY BUILDING INSPECTION DIVISION

JACKSON & SANDS ENGINEERING

1250 EAST AVE #10

CHICO, CA 95926

(530)715-7184

JACKSON & SANDS ENGINEERING, Inc.

No.	Revision/Issue	Date
1	INITIAL SUBMITTAL:	3/1/23
2	PCI SUBMITTAL:	3/17/23

REGISTERED PROFESSIONAL ENGINEER

FRANK A. SANDS

C 080624

EXP. 03/31/25

CIVIL

STATE OF CALIFORNIA

YUBA COUNTY ADUs

EMPIRE & FEATHER

599 SQ. FT.

Project	23-M001	S2
Date	3/17/23	
Scale	AS NOTED	

2X RAFTER 24" O.C. WITH 1/2" A.P.A. RATED SHEATHING FASTENED 6" O.C. EDGES AND BOUNDARY AND 12" O.C. ALL OTHER MEMBERS FASTEN JOIST TO RAFTER WITH (6)-16d's TYP. SIMPSON H3 AT EACH RAFTER EDGE NAIL FREIZE BLOCK OR VENT AS REQUIRED 2X CEILING JOIST AT EACH RAFTER SPACING PER PLAN SHEAR PLY EDGE NAIL PER SCHEDULE SHEAR PLY PER SCHEDULE				
ROOF EAVE DETAIL	1			
2X RAFTER 24" O.C. WITH 1/2" A.P.A. RATED SHEATHING FASTENED 6" O.C. EDGES AND BOUNDARY AND 12" O.C. ALL OTHER MEMBERS FASTEN JOIST TO RAFTER WITH (6)-16d's TYP. SIMPSON H3 AT EACH RAFTER EDGE NAIL FREIZE BLOCK OR VENT AS REQUIRED 2X CEILING JOIST AT EACH RAFTER SPACING PER PLAN PORCH CEILING, FINISH PER OWNER PORCH BEAM PER PLAN				
PORCH CONN.	2			
ROOF PLY RAFTER PER PLAN EDGE NAIL FLAT OUTLOOKER @ MAX 36" O.C. 2X KICKER @ 8' O.C. MAX, ATTACHED AT EA. END W/ A35 CLIP. MIN 45° MAX 60° EDGE NAIL SHEAR PLY AS REQUIRED PER SHEAR WALL SCHEDULE, FOUNDATION TO ROOF SHEATHING, HORIZONTAL EDGES OF SHEAR PLY TO OCCUR OVER COMMON MEMBER. DBL TOP PLATES 2X STUDS @ 16" O.C.				
GABLE END CONN. DETAIL	3			
ROOF PLY RAFTER PER PLAN EDGE NAIL FLAT OUTLOOKER @ MAX 36" O.C. 2X KICKER @ 8' O.C. MAX, ATTACHED AT EA. END W/ A35 CLIP. MIN 45° MAX 60° EDGE NAIL SHEAR PLY AS REQUIRED PER SHEAR WALL SCHEDULE, FOUNDATION TO ROOF SHEATHING, HORIZONTAL EDGES OF SHEAR PLY TO OCCUR OVER COMMON MEMBER. DBL TOP PLATES 2X STUDS @ 16" O.C.				
GABLE END CONN. DETAIL	4			
RAFTER PER PLAN ROOF PLY EDGE NAIL DBL TOP PLATES 2X STUDS @ 16" O.C. SHEAR PLY AS REQUIRED PER SHEAR WALL SCHEDULE, FOUNDATION TO ROOF SHEATHING, HORIZONTAL EDGES OF SHEAR PLY TO OCCUR OVER COMMON MEMBER.				
GABLE END CONN. DETAIL	5			
ROOF PLY ROOF RAFTERS PER PLAN ROOF RAFTERS PER PLAN NOTCH OUT RAFTERS FOR 2x OUTLOOKERS 2x FASCIA BOARD FLAT 2x OUTLOOKERS @ 36" O.C. MAX. SIDING PER PLAN				
OUTLOOKER DETAIL	6			
SIDING PER ELEVATION HOUSE WRAP, LAPPED OVER FLASHING HOUSE WRAP, LAPPED UNDER ROOFING FELT METAL FLASHING SET IN SEALANT ROOFING FELT, LAPPED UP WALL BEHIND FLASHING COMPOSITION SHINGLES				
FLASHING AT ROOF TO WALL	7			
2X RAFTER 24" O.C. WITH 1/2" A.P.A. RATED SHEATHING FASTENED 6" O.C. EDGES AND BOUNDARY AND 12" O.C. ALL OTHER MEMBERS SIMPSON H3 AT EACH RAFTER EDGE NAIL FREIZE BLOCK OR VENT AS REQUIRED SHEAR PLY EDGE NAIL PER SCHEDULE SHEAR PLY PER SCHEDULE				
ROOF EAVE DETAIL	7			
SIDING PER PLAN WATER RESISTIVE BARRIER METAL FLASHING 2X6 RESAWN TRELLIS MEMBER 2x BLOCKING SHEATHING PER PLAN 2x EXTERIOR WALL LU28 HANGER 2x RESAWN LEDGER				
TRELLIS LEDGER AT WALL	8			
2X6 RESAWN TRELLIS MEMBER THROUGH BOLTS 2x RESAWN TRELLIS SUPPORT BOTH SIDES OF POST 6X6 RESAWN TRELLIS POST 2X6 RESAWN TRELLIS MEMBER THROUGH BOLTS 6X6 RESAWN TRELLIS POST 2x RESAWN TRELLIS SUPPORT BOTH SIDES OF POST				
TRELLIS AT POST	9			

General Notes

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

REVIEWED FOR CODE COMPLIANCE - BD

04/17/2023

YUBA COUNTY BUILDING INSPECTION DIVISION

JACKSON & SANDS ENGINEERING

1250 EAST AVE #10

CHICO, CA 95926

(530)715-7184

JACKSON & SANDS ENGINEERING, Inc.

No.	Revision/Issue	Date
1	INITIAL SUBMITTAL:	3/1/23
2	PCI SUBMITTAL:	3/17/23

REGISTERED PROFESSIONAL ENGINEER

FRANK A. SANDS

C 080624

EXP. 03/31/25

CIVIL

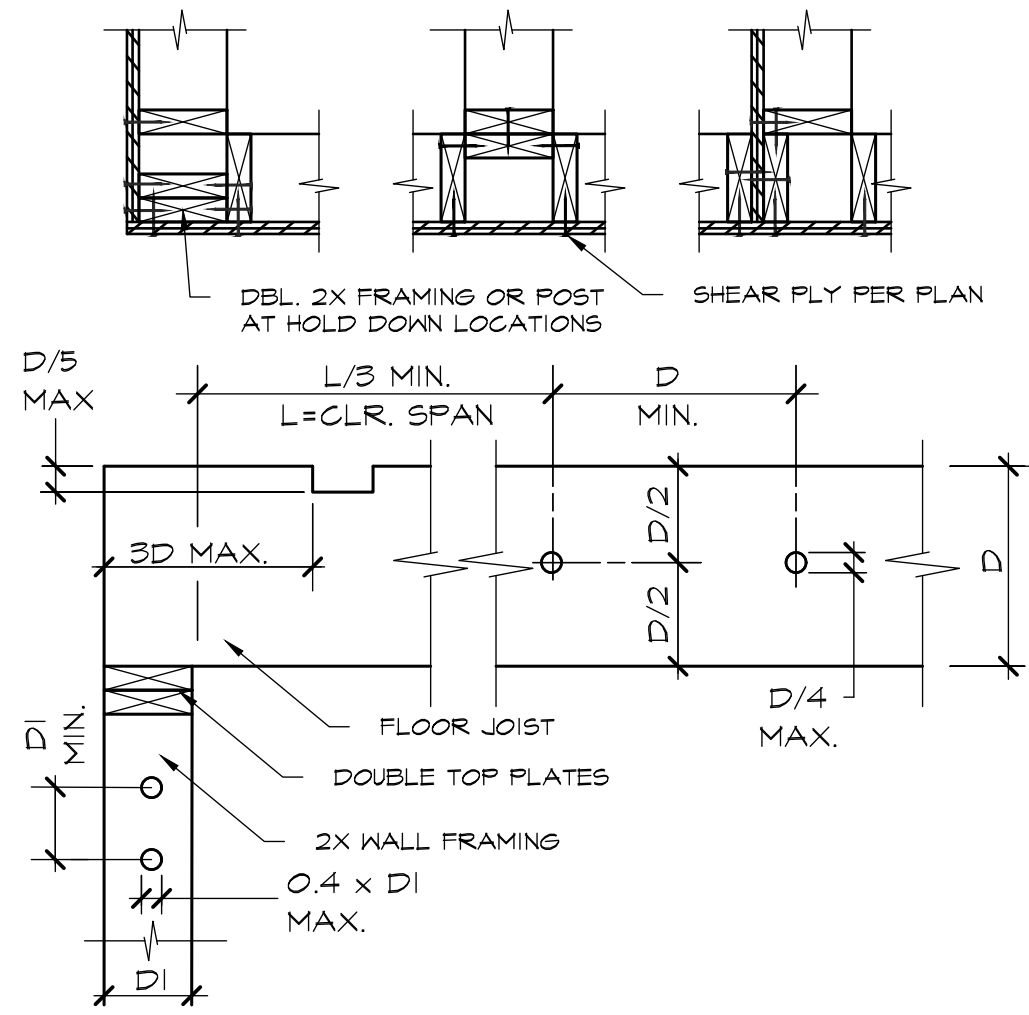
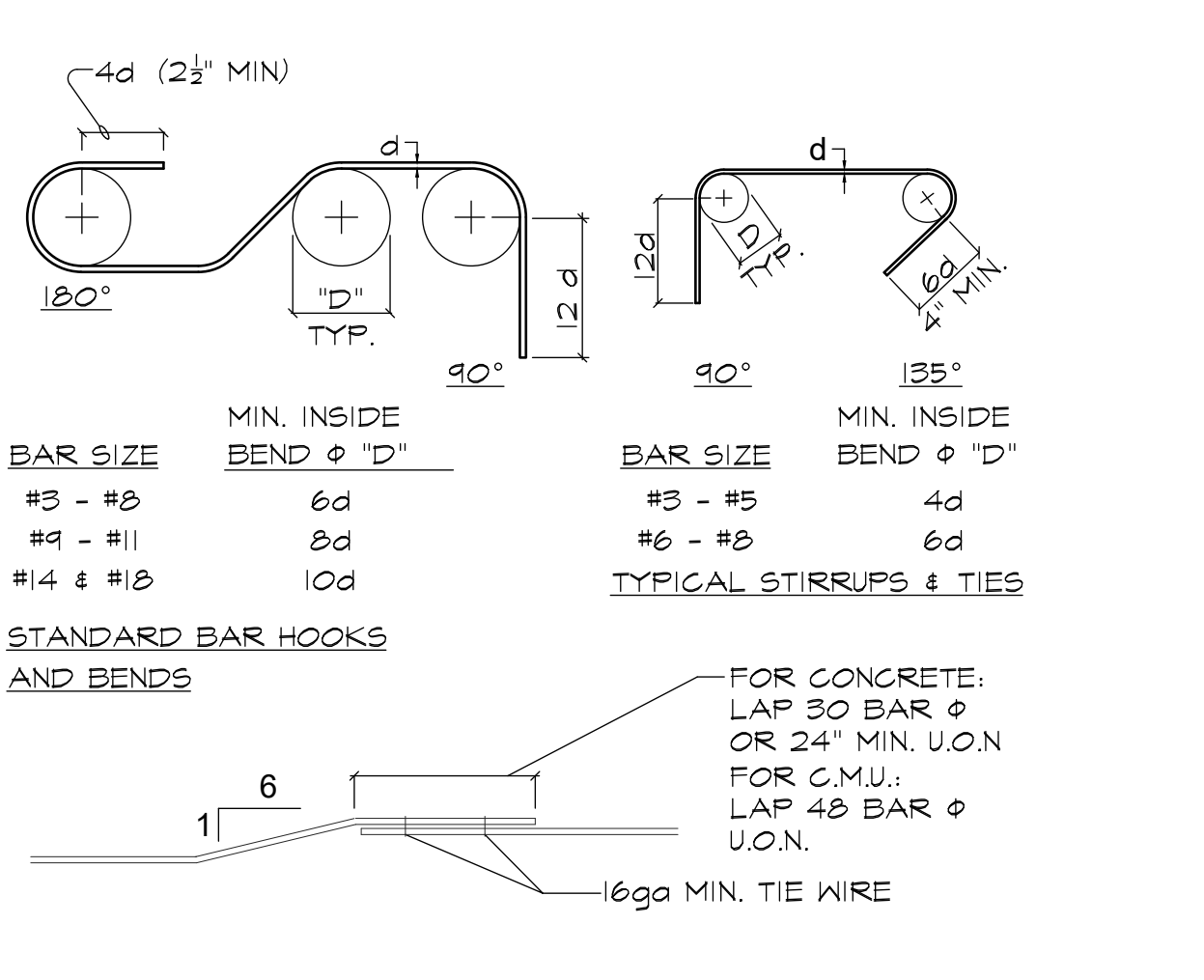
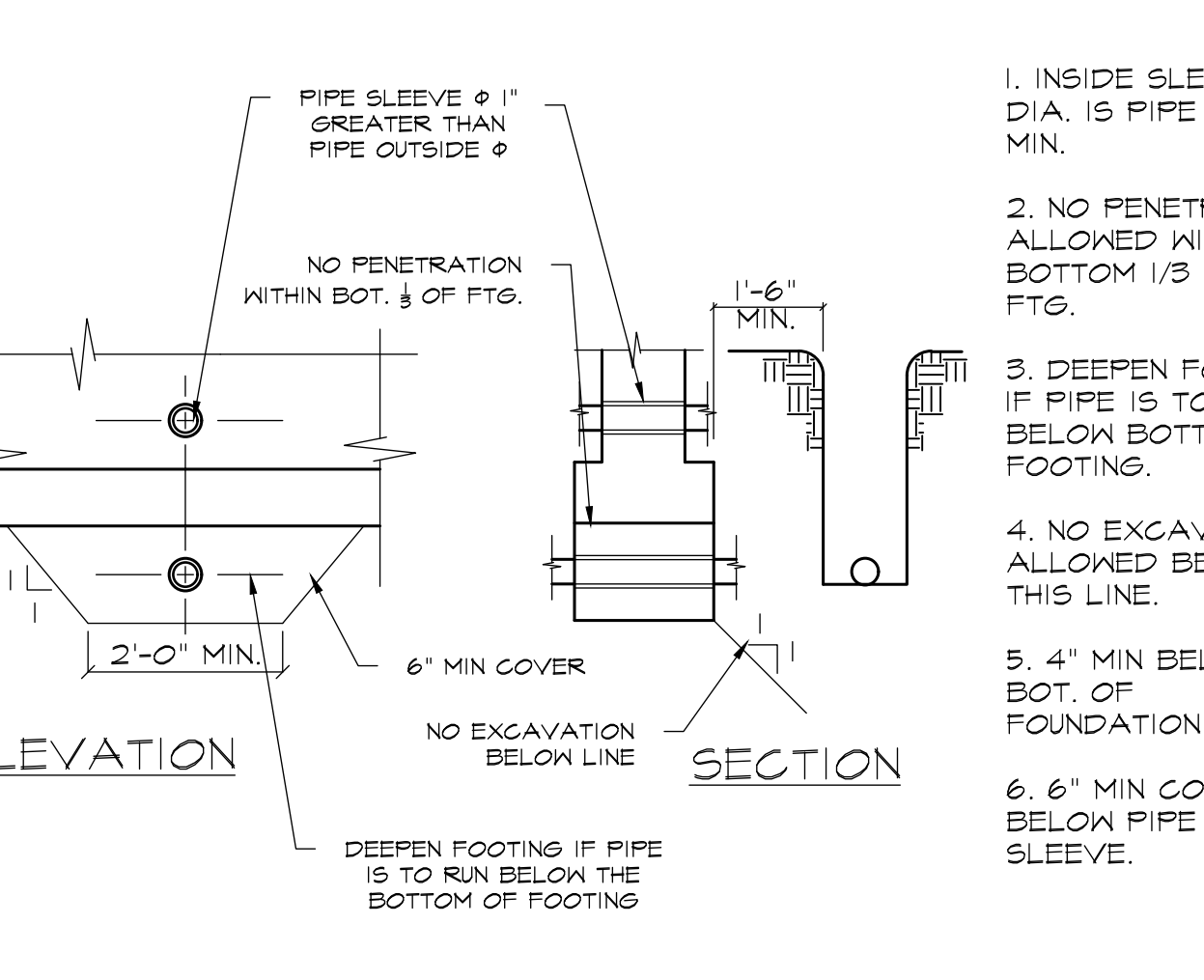
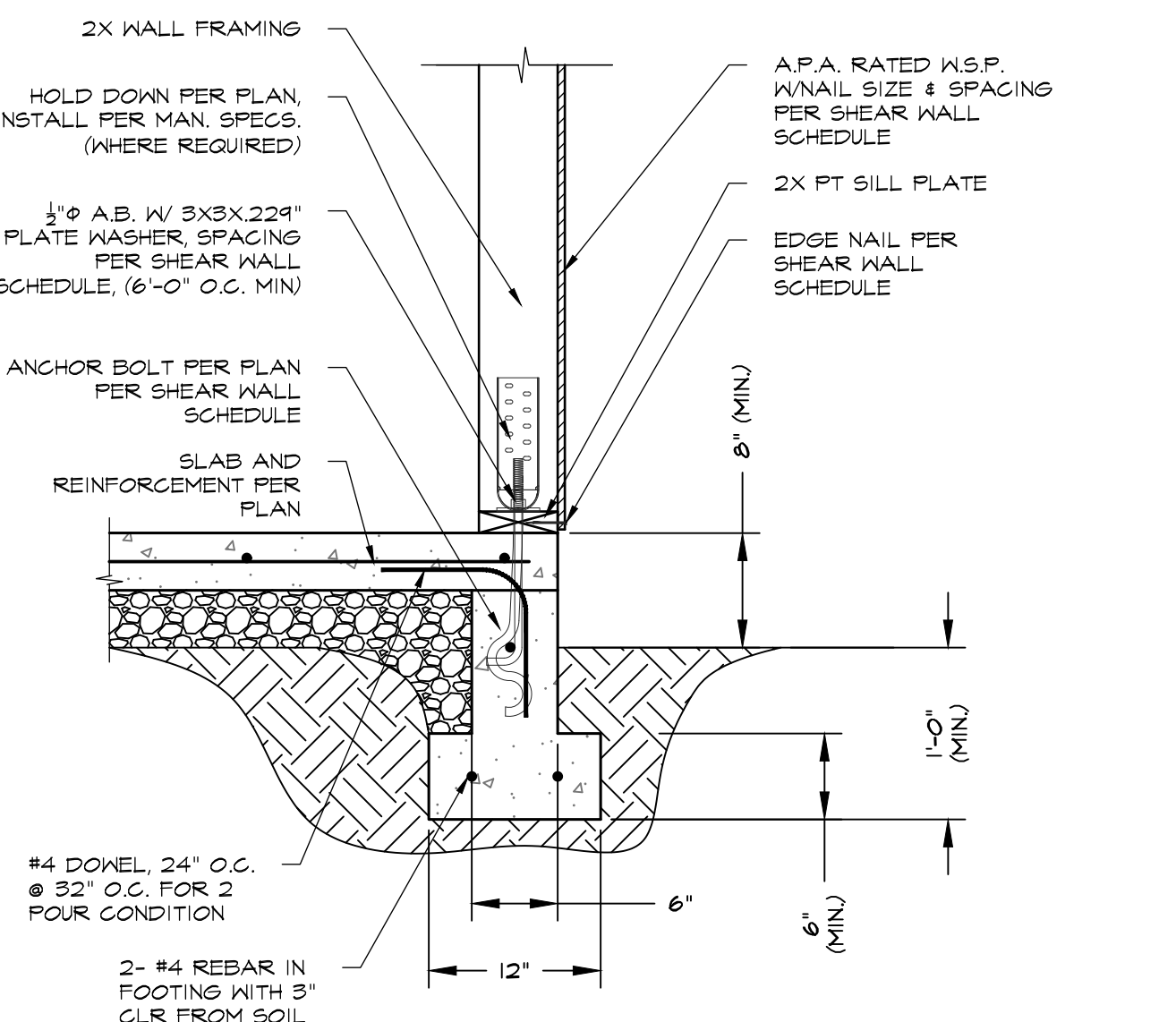
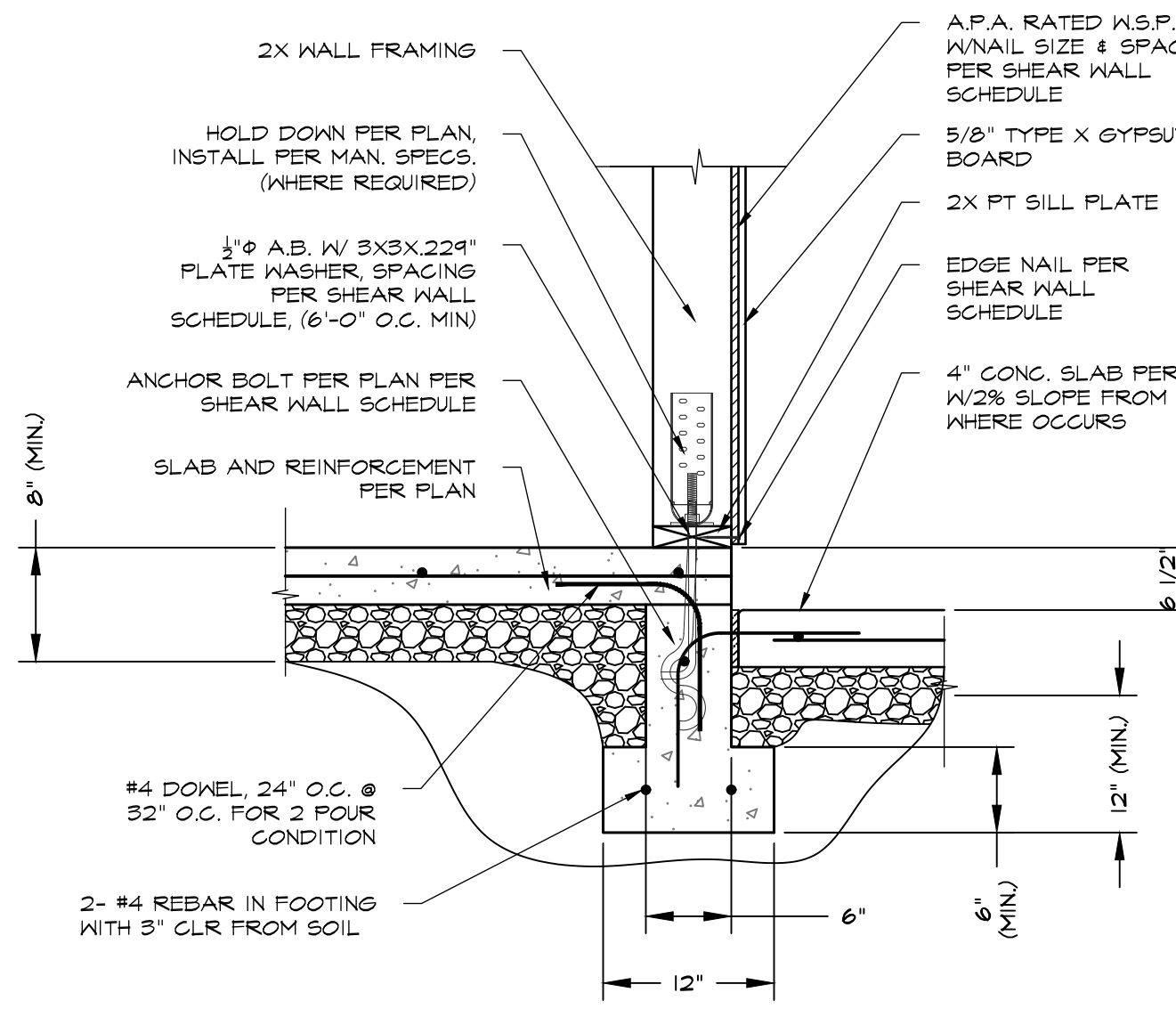
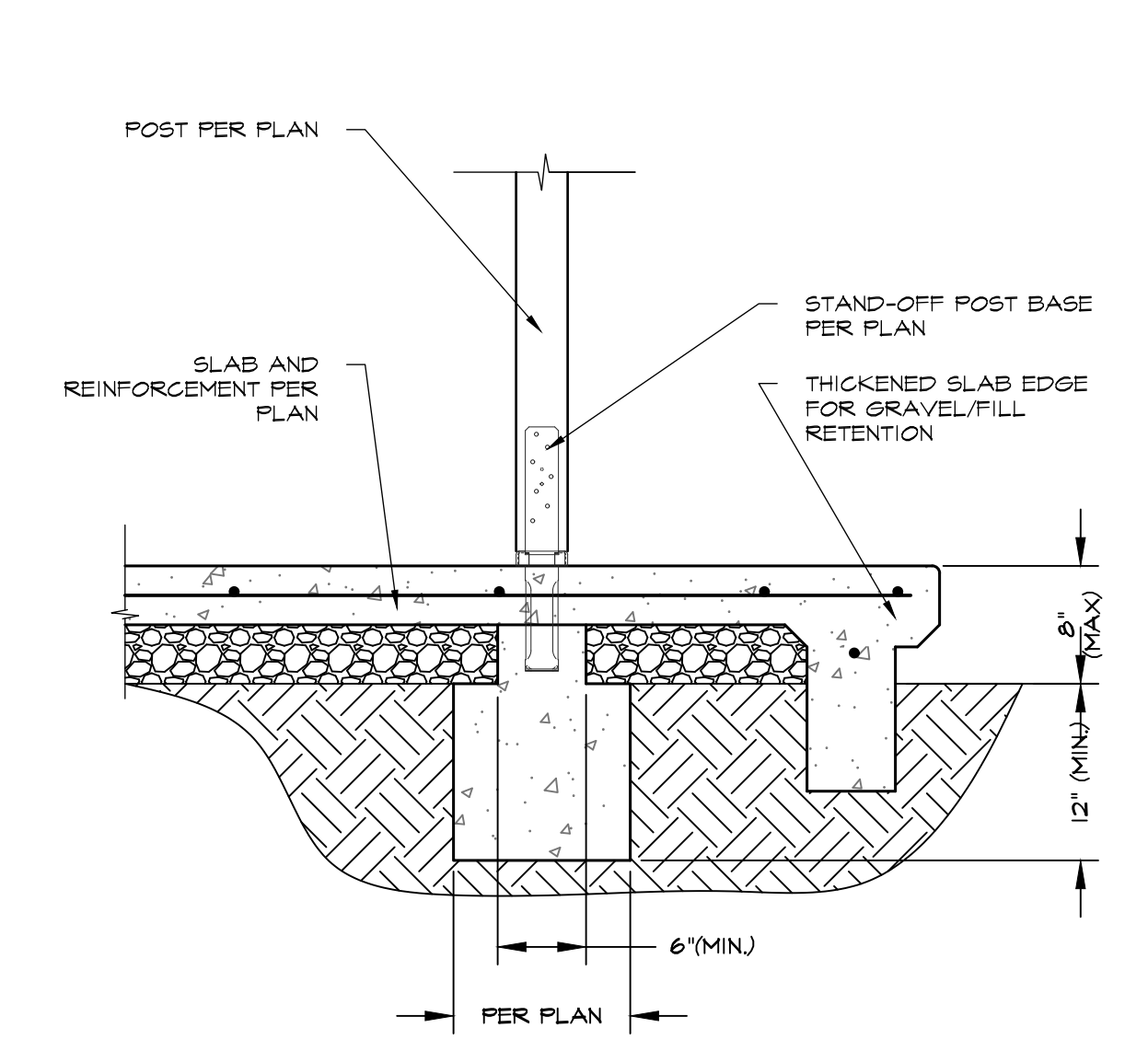
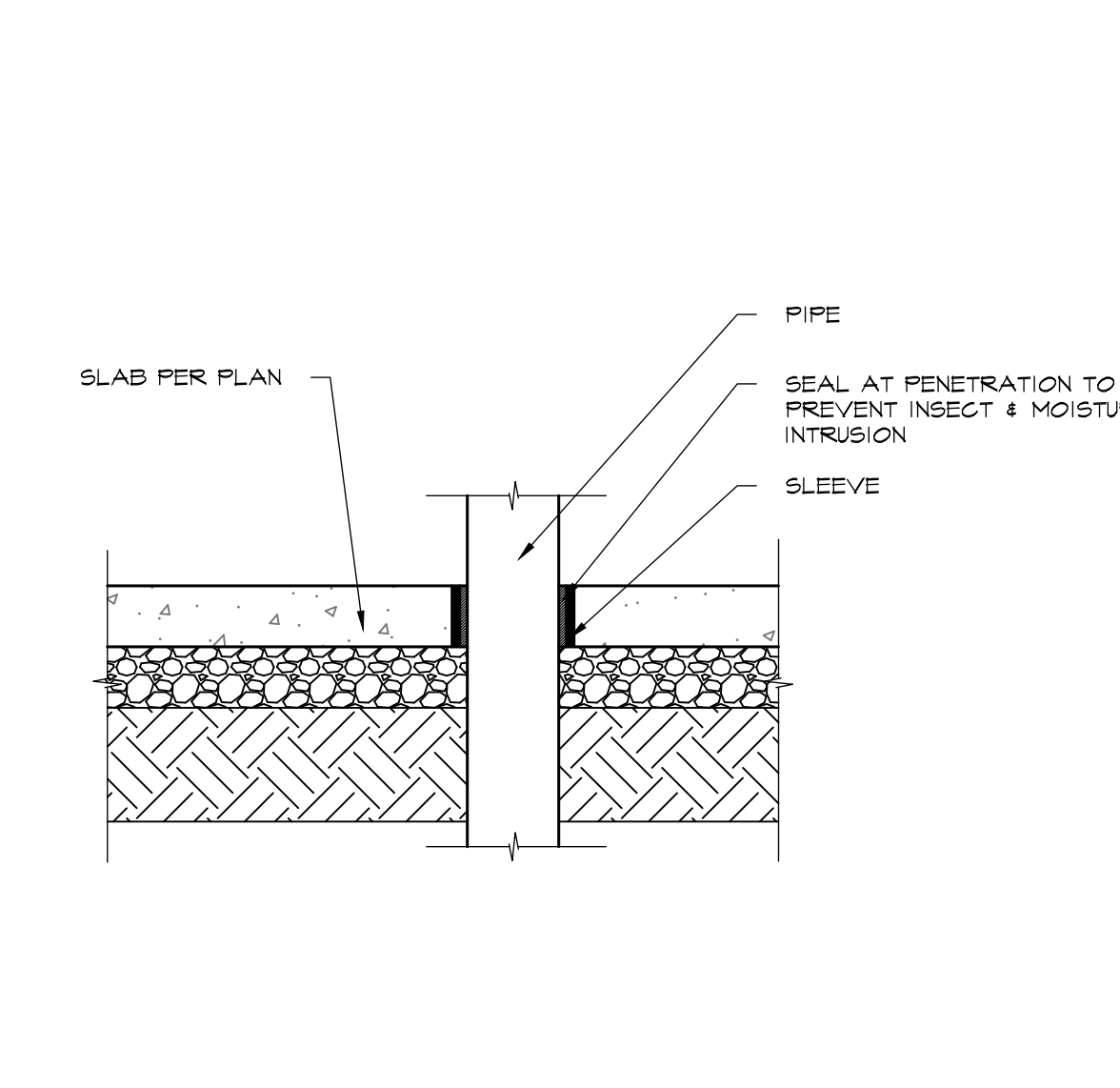
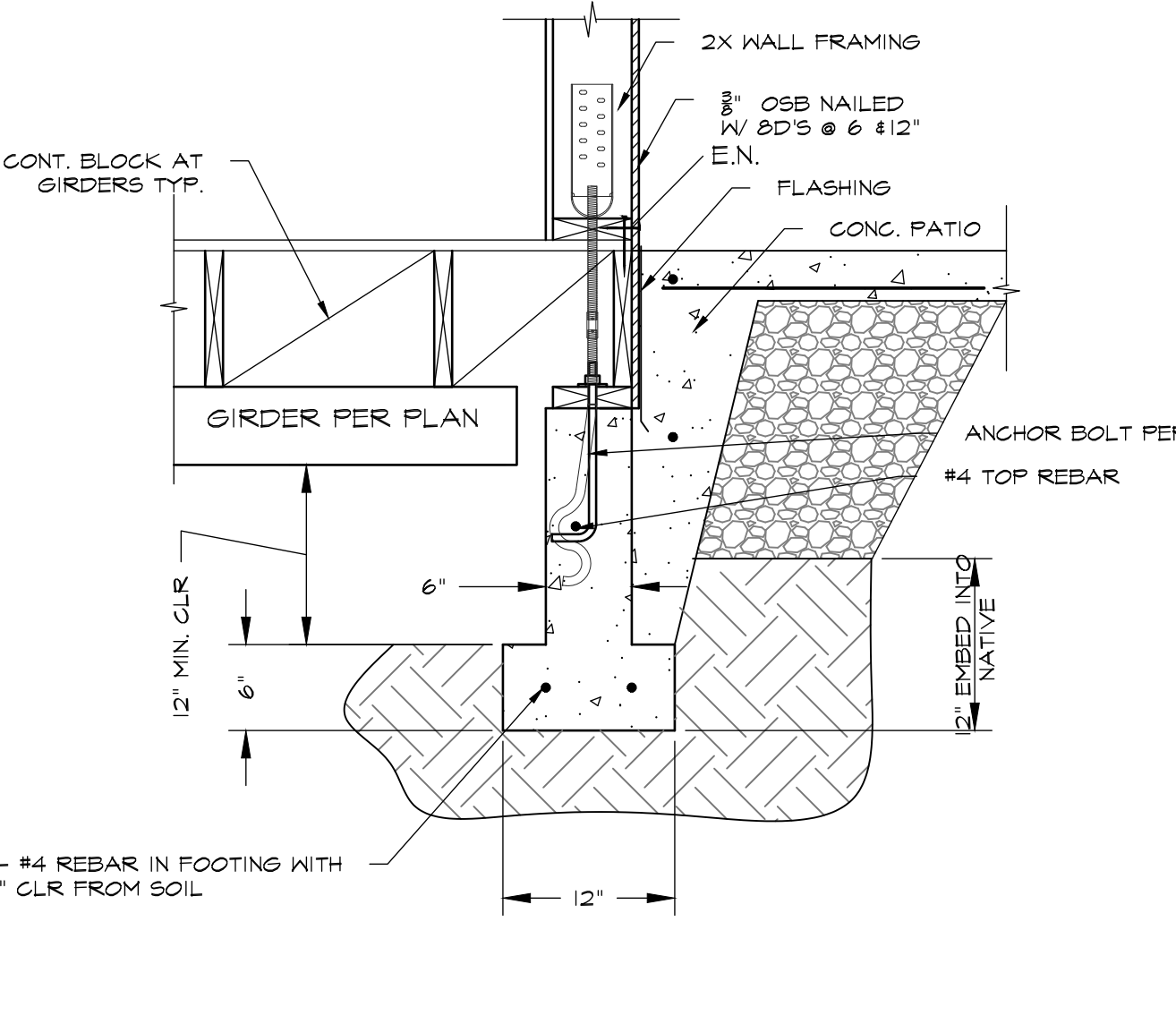
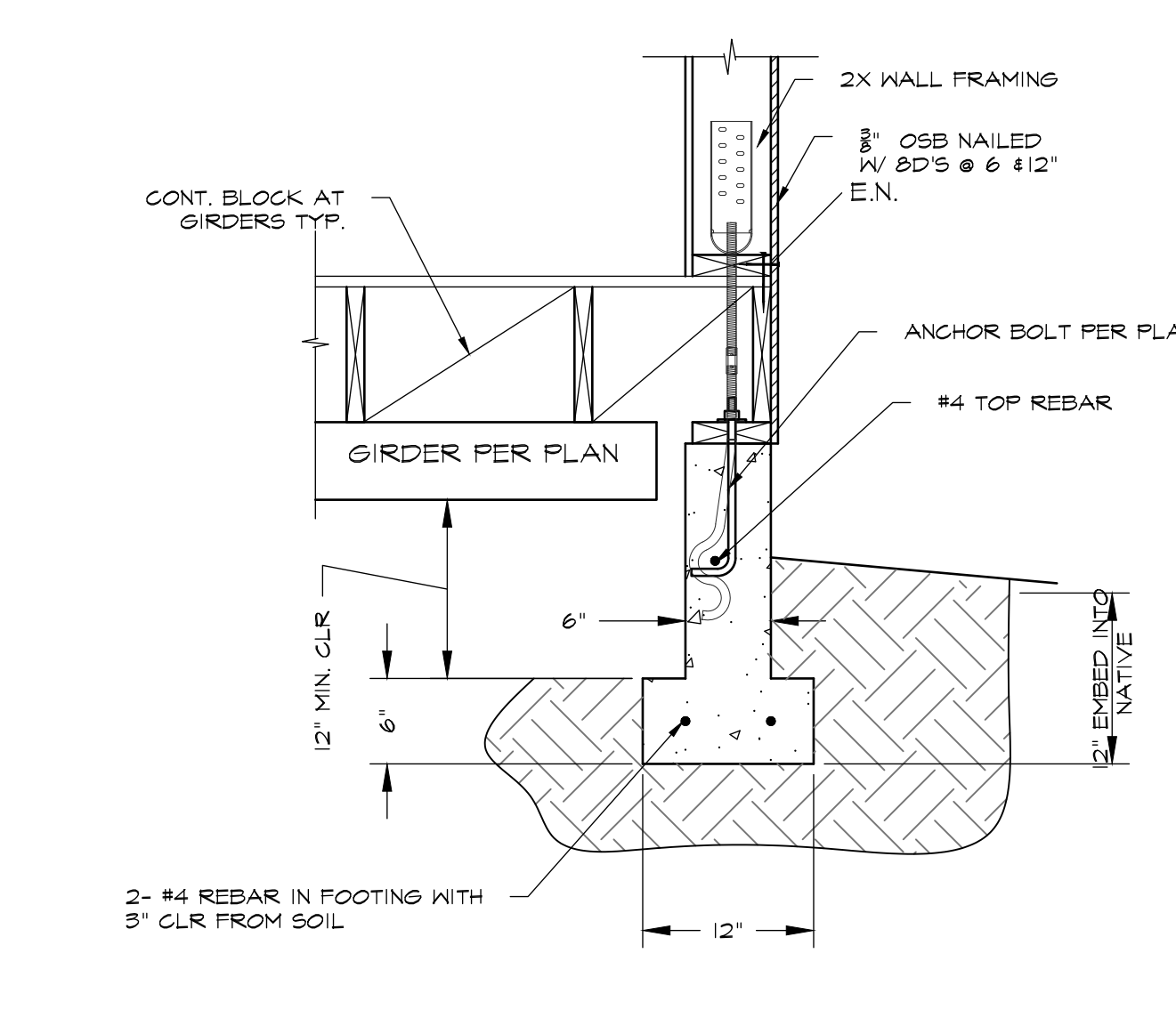
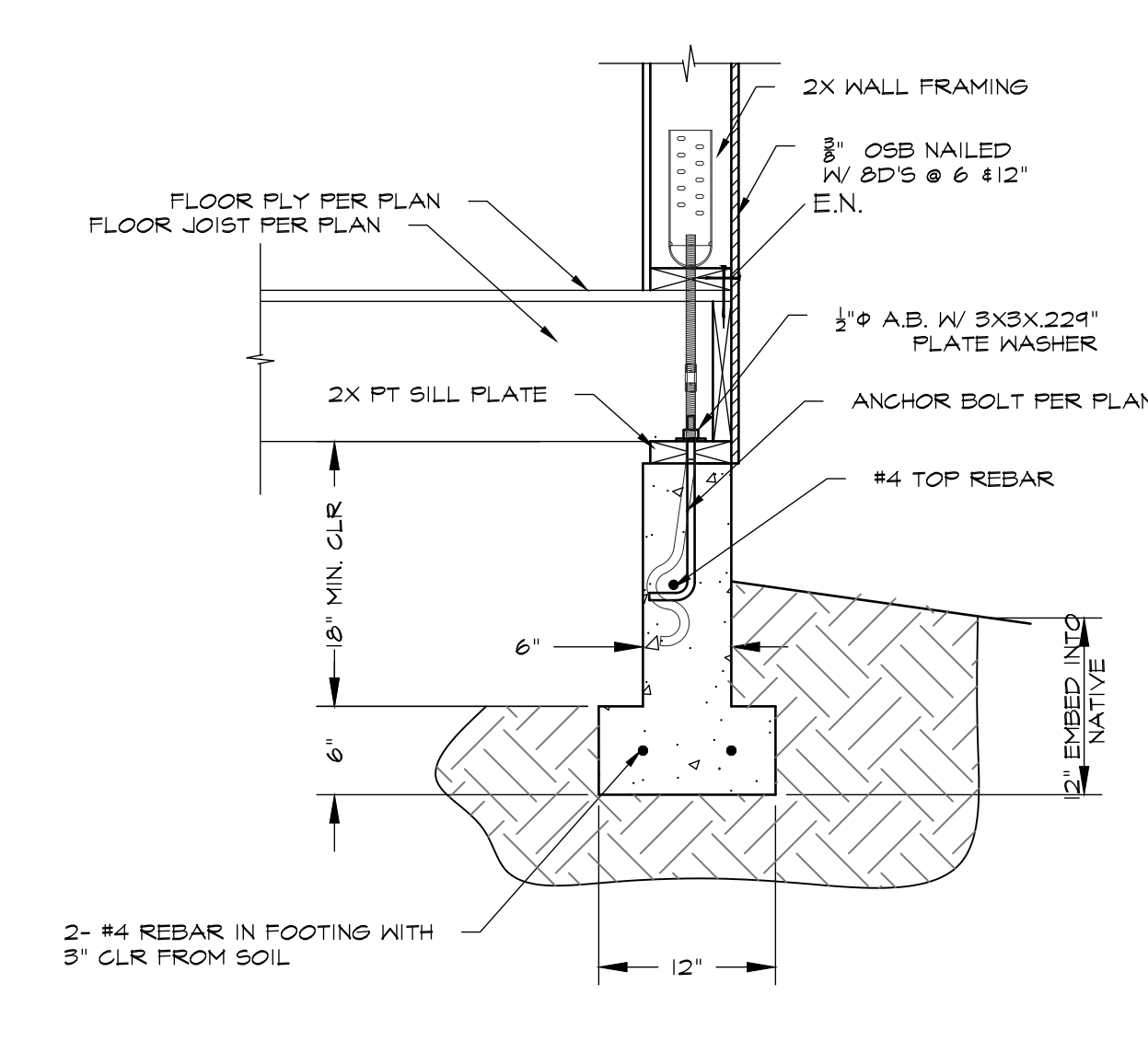
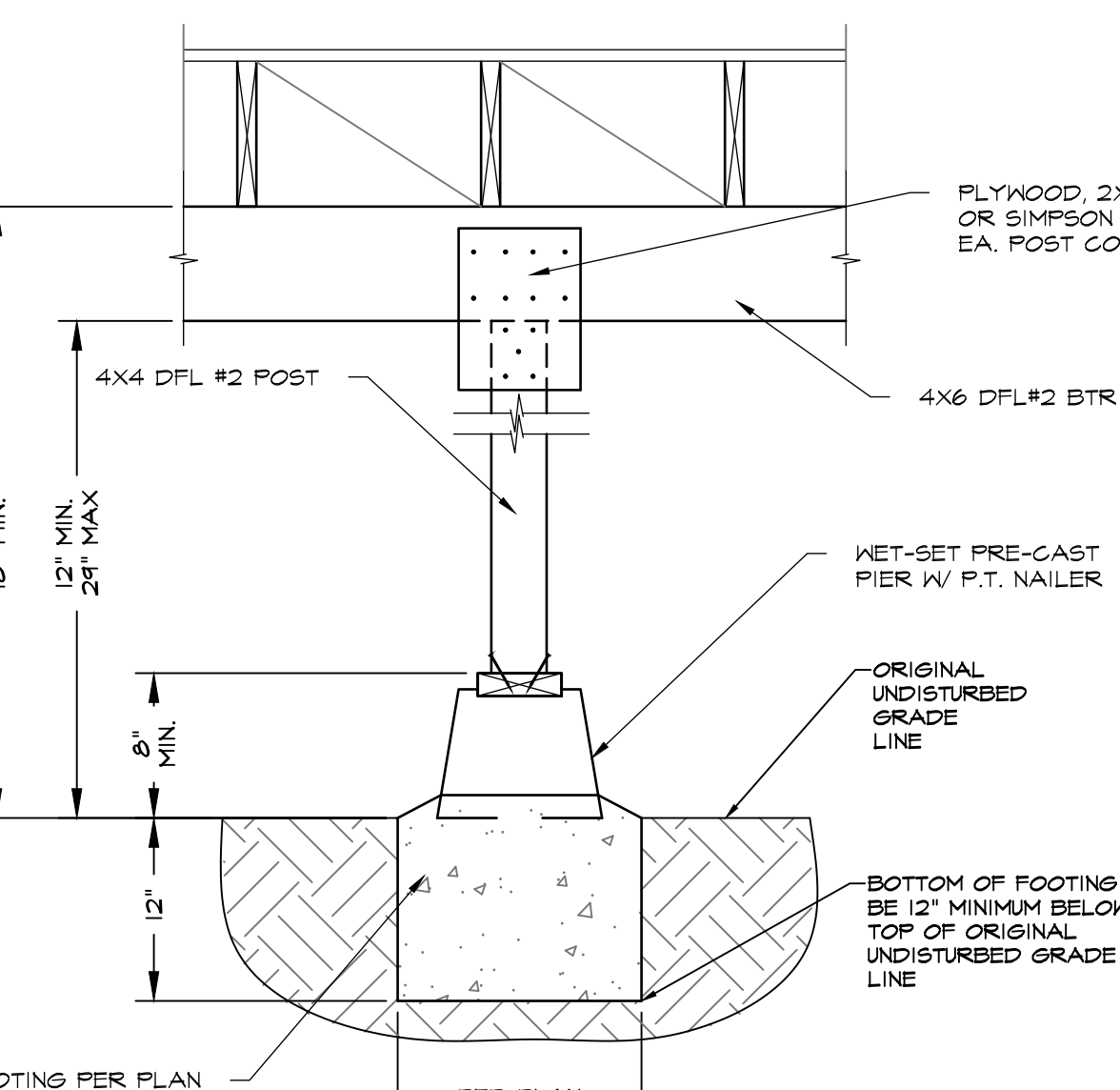
STATE OF CALIFORNIA

YUBA COUNTY ADUs

EMPIRE & FEATHER

599 SQ. FT.

Project	23-M001	Sheet	S3
Date	3/17/23		
Scale	AS NOTED		

 DBL. 2X FRAMING OR POST AT HOLD DOWN LOCATIONS SHEAR FLY PER PLAN D/5 MAX. L/3 MIN. L=CLR. SPAN D MIN. 3D MAX. D/2 D/2 D/4 MAX. FLOOR JOIST DOUBLE TOP PLATES 2X WALL FRAMING 0.4 x D1 MAX.	1	 4d (2 1/2" MIN) 180° 90° 90° 135° MIN. INSIDE BEND "D" BAR SIZE #3 - #8 6d #9 - #11 8d #14 & #18 10d MIN. INSIDE BEND "D" BAR SIZE #3 - #5 4d #6 - #8 6d TYPICAL STIRRUPS & TIES STANDARD BAR HOOKS AND BENDS FOR CONCRETE: LAP 30 BAR Ø OR 24" MIN. U.O.N. FOR C.M.U.: LAP 48 BAR Ø U.O.N. 16ga MIN. TIE WIRE	2	 PIPE SLEEVE Ø 1" GREATER THAN PIPE OUTSIDE Ø NO PENETRATION WITHIN BOT. 1/3 OF FTG. 1'-6" MIN. 6" MIN COVER NO EXCAVATION BELOW LINE DEEPEEN FOOTING IF PIPE IS TO RUN BELOW THE BOTTOM OF FOOTING 2'-0" MIN. ELEVATION SECTION - INSIDE SLEEVE DIA. IS PIPE DIA. +1" MIN. - NO PENETRATION ALLOWED WITH IN BOTTOM 1/3 OF FTG. - DEEPEEN FOOTING IF PIPE IS TO RUN BELOW BOTTOM OF FOOTING. - NO EXCAVATION ALLOWED BELOW THIS LINE. 4" MIN BELOW BOT. OF FOUNDATION. 6" MIN COVER BELOW PIPE SLEEVE.	3		
 2X WALL FRAMING HOLD DOWN PER PLAN, INSTALL PER MAN. SPECS. (WHERE REQUIRED) 1/2" A.B. W/ 5X3X22 1/2" PLATE WASHER, SPACING PER SHEAR WALL SCHEDULE, (6'-0" O.C. MIN) ANCHOR BOLT PER PLAN PER SHEAR WALL SCHEDULE SLAB AND REINFORCEMENT PER PLAN A.P.A. RATED W.S.P. W/NAIL SIZE & SPACING PER SHEAR WALL SCHEDULE 2X PT SILL PLATE EDGE NAIL PER SHEAR WALL SCHEDULE 6" (MIN) 1'-0" (MIN) 6" (MIN) 12" 2- #4 REBAR IN FOOTING WITH 3" CLR FROM SOIL #4 DOWEL 24" O.C. @ 32" O.C. FOR 2 FOUR CONDITION 2- #4 REBAR IN FOOTING WITH 3" CLR FROM SOIL	4	 2X WALL FRAMING HOLD DOWN PER PLAN, INSTALL PER MAN. SPECS. (WHERE REQUIRED) 1/2" A.B. W/ 5X3X22 1/2" PLATE WASHER, SPACING PER SHEAR WALL SCHEDULE, (6'-0" O.C. MIN) ANCHOR BOLT PER PLAN PER SHEAR WALL SCHEDULE SLAB AND REINFORCEMENT PER PLAN A.P.A. RATED W.S.P. W/NAIL SIZE & SPACING PER SHEAR WALL SCHEDULE 5/8" TYPE X GYPSUM BOARD 2X PT SILL PLATE EDGE NAIL PER SHEAR WALL SCHEDULE 4" CONC. SLAB PER PLAN W/2% SLOPE FROM HOUSE, WHERE OCCURS 6 1/2" MAX 12" (MIN) 6" (MIN) 12" 2- #4 REBAR IN FOOTING WITH 3" CLR FROM SOIL #4 DOWEL 24" O.C. @ 32" O.C. FOR 2 FOUR CONDITION 2- #4 REBAR IN FOOTING WITH 3" CLR FROM SOIL	5	 POST PER PLAN SLAB AND REINFORCEMENT PER PLAN STAND-OFF POST BASE PER PLAN THICKENED SLAB EDGE FOR GRAVEL/FILL RETENTION 6" (MIN) 8" (MAX) 12" (MIN) PER PLAN	6	 SLAB PER PLAN PIPE SEAL AT PENETRATION TO PREVENT INSECT & MOISTURE INTRUSION SLEEVE	7
 2X WALL FRAMING 3/8" OSB NAILED W/ 2D'S @ 6 @ 12" E.N. FLASHING CONG. PATIO GIRDER PER PLAN ANCHOR BOLT PER PLAN #4 TOP REBAR 12" MIN. CLR 6" 2- #4 REBAR IN FOOTING WITH 3" CLR FROM SOIL	8	 2X WALL FRAMING 3/8" OSB NAILED W/ 2D'S @ 6 @ 12" E.N. CONG. BLOCK AT GIRDERS TYP. GIRDER PER PLAN ANCHOR BOLT PER PLAN #4 TOP REBAR 12" MIN. CLR 6" 2- #4 REBAR IN FOOTING WITH 3" CLR FROM SOIL	9	 FLOOR FLY PER PLAN FLOOR JOIST PER PLAN 2X PT SILL PLATE 3/8" OSB NAILED W/ 2D'S @ 6 @ 12" E.N. 1/2" A.B. W/ 5X3X22 1/2" PLATE WASHER ANCHOR BOLT PER PLAN #4 TOP REBAR 18" MIN. CLR 6" 2- #4 REBAR IN FOOTING WITH 3" CLR FROM SOIL	10	 PLYWOOD, 2X GUSSET OR SIMPSON PC ATE EA. POST CONN. 4X4 DFL #2 POST 4X6 DFL #2 BTR GIRDER WET-SET PRE-CAST PIER W/ P.T. NAILER ORIGINAL UNDISTURBED GRADE LINE 18" MIN. 12" MIN. 24" MAX 8" MIN. 12" FOOTING PER PLAN PER PLAN BOTTOM OF FOOTING TO BE 12" MINIMUM BELOW TOP OF ORIGINAL UNDISTURBED GRADE LINE	11
SHEAR/HOLDDOWN CONN. @ FOUNDATION	8	SHEAR/HOLDDOWN CONN. @ FOUNDATION	9	SHEAR/HOLDDOWN CONN. @ FOUNDATION	10	RAISED FLOOR CONN. @ FOUNDATION	11

General Notes

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

REVIEWED FOR CODE COMPLIANCE - BD

04/17/2023

YUBA COUNTY BUILDING INSPECTION DIVISION

JACKSON & SANDS ENGINEERING

1250 EAST AVE #10

CHICO, CA 95926

(530)715-7184

JACKSON & SANDS ENGINEERING, Inc.

REGISTERED PROFESSIONAL ENGINEER

FRANK A. SANDS

C 000524

EXP. 03/31/25

CIVIL

STATE OF CALIFORNIA

YUBA COUNTY ADUs

EMPIRE & FEATHER

599 SQ. FT.

Project

23-M001

Date

3/17/23

Scale

AS NOTED

Sheet

S4