



# County of Yuba

## Community Development & Services Agency

Building Department

915 8<sup>TH</sup> 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  
2 BEDROOM, 1 BATH  
749 SQ.FT.



MAPLE GROVE



REEDS

BUILDING INFORMATION:	PLAN SELECTION INFORMATION:	SHEET INDEX:	PAGES:	DESIGN CRITERIA:	PROJECT DESCRIPTION:	
<p>OCCUPANCY GROUP: R-3</p> <p>CONSTRUCTION TYPE: V-B</p> <p>STORIES: 1</p> <p>BUILDING HEIGHT: 16' MAX</p> <p>FLOOR AREA: 749 SF</p> <p>COVERED PORCH: 126 SF</p> <p>FIRE SPRINKLERS: SITE SPECIFIC*</p> <p>W.U.I.: Y OR N</p> <p>FLOOD ZONE:</p> <p>FLOOD ZONE: _____</p> <p>FIRM PANEL #: _____</p> <p>BUILDING SHALL COMPLY WITH THE FOLLOWING CODE: CRC 2022, CEC 2022, CMC 2022, CFC 2022, CFC 2022, CBBG 2022, CEMC 2022, AND ALL STATE, FEDERAL AND LOCAL ORDINANCES AS AMENDED BY THE LOCAL JURISDICTION.</p> <p>* FIRE SPRINKLERS ARE REQUIRED IF THE HOUSE THAT THIS ADU IS ACCESSORY TO, HAS FIRE SPRINKLERS OR WILL REQUIRE FIRE SPRINKLERS IF BEING NEWLY CONSTRUCTED.</p>	<p>FLOOR PLAN: <input checked="" type="checkbox"/> -STANDARD <input type="checkbox"/> -REVERSE</p> <p>ROOF MATERIAL: <input type="checkbox"/> -COMPOSITION SHINGLES <input type="checkbox"/> -METAL</p> <p>EXTERIOR WALL MATERIAL: <input type="checkbox"/> -STUCCO <input type="checkbox"/> -FULL COLUMNS <input checked="" type="checkbox"/> ½ COLUMNS <input checked="" type="checkbox"/> -LAP SIDING</p> <p>EXTERIOR WINDOW TREATMENT: <input type="checkbox"/> -DECORATIVE SHUTTERS <input type="checkbox"/> -TRELLIS ABOVE WINDOWS</p> <p>TITLE 24 ENERGY REQUIREMENTS:</p> <div><div><p>1. WINDOWS: U-FACTOR= 0.28 SHGC=0.23</p><p>2. INSULATION: WALLS= R-21 FLOOR= SLAB, RAISED ATTIC= R-38 RAFTERS= R-19</p><p>3. ROOF REQUIREMENTS: NO RADIANT BARRIER VENTILATION= 160 SQ.FT.</p></div><div><p>4. WATER HEATER: HEAT PUMP SIZE: 40 GAL ENERGY FACTOR: 3.1</p><p>5. HERS TESTING REQUIREMENTS: PER CALCULATIONS</p><p>6. AIR CONDITIONING: HEATING: 8.2 HSPF2 COOLING: 14 SEER2 DUCT LOCATION: NONE</p></div></div>	<p>COVER SHEET</p> <p>NOTE SHEETS</p> <p>FLOOR PLAN</p> <p>ELEVATIONS</p> <p>ROOF PLAN</p> <p>FOUNDATION</p> <p>SHEER WALL &amp; FRAMING PLAN</p> <p>SECTIONS</p> <p>ELECTRICAL</p> <p>MECHANICAL &amp; PLUMBING</p> <p>STRUCTURAL NOTES</p> <p>STRUCTURAL DETAILS</p>	<p>CS</p> <p>GNI - GN5</p> <p>A1</p> <p>A2 - A2.3</p> <p>A3</p> <p>A4</p> <p>A5</p> <p>A6 - A6.1</p> <p>A7</p> <p>A8</p> <p>S1</p> <p>S2 - S4</p>	<p>SEISMIC: EQUIVALENT LATERAL FORCE PROCEDURE, ASCET-16, CHP 12.8</p> <div><div>I =</div><div>II</div></div> <div><div>SS =</div><div>0.543</div></div> <div><div>SI =</div><div>0.249</div></div> <div><div>SMS =</div><div>0.742</div></div> <div><div>SMI =</div><div>NULL</div></div> <div><div>SDS =</div><div>0.494</div></div> <div><div>SDI =</div><div>NULL</div></div> <div><div>TL =</div><div>12</div></div> <div><div>RO =</div><div>1.3</div></div> <div><div>R =</div><div>6.5</div></div> <div><div>SNOW LOAD =</div><div>15 PSF</div></div> <p>WIND: MAIN WIND FORCE RESISTING SYSTEM, ALL HEIGHTS METHOD, ASCET-16, CHP 26 &amp; 27</p> <div><div>WIND SPEED =</div><div>95 MPH</div></div> <div><div>EXPOSURE =</div><div>C</div></div> <div><div>ENCLOSURE =</div><div>ENCLOSED</div></div>	<p>NEW CONSTRUCTION OF A 749 SQUARE FOOT, DETACHED, ACCESSORY DWELLING UNIT</p> <p>OWNER:</p> <p>ADDRESS:</p> <p>APN #:</p>	<p>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.</p>

General Notes

JACKSON AND SANDS ENGINEERING HAS PROVIDED THESE PLANS SOLELY FOR THE USE WITHIN YUBA COUNTY & 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

MAPLE GROVE & REEDS  
749 SQ. FT.

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



WUI 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 5" 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 5" 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 1" 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 1/8" & SHALL NOT EXCEED 1/2" IN DIAMETER.
- 13.2. THE MESH MATERIAL SHALL BE NONCOMBUSTIBLE.
- 13.3. THE MESH MATERIAL SHALL BE CORROSION RESISTANT.

WUI 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 1 3/8" THICK OR HAVE A FIRE-RESISTIVE RATING OF NOT LESS THAN 20-MINUTES.)
2. GARAGE DOOR PERIMETER GAP MAX 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 5" 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 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 1/8" & MAX 1/2" 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 SHALL 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 5000FT² 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 1/2" GYPSUM BOARD APPLIED TO THE GARAGE SIDE. GARAGE BENEATH HABITABLE ROOMS SHALL BE SEPARATED BY NOT LESS THAN 5/8" TYPE X GYPSUM BOARD. STRUCTURE SUPPORTING FLOOR/CEILING ASSEMBLIES USED FOR REQUIRED SEPARATIONS SHALL HAVE 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 1 3/8" 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 & 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

MAPLE GROVE & REEDS  
749 SQ. FT.

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



STAIRWAYS & RAMPS

1.

EXTERIOR STAIR STRINGERS MUST BE NATURALLY RESISTANT TO DECAY OR PRESSURE TREATED. (CRC R317.1)

2.

RISE SHALL BE MAX 1 1/2"; RUN SHALL BE 10" MIN; HEADROOM 6'-8" MIN; WIDTH 36" MIN, 3 1/4" BETWEEN A HANDRAIL ON ONE SIDE & 27" WITH HANDRAILS ON TWO SIDES. VARIATION BETWEEN RISER HEIGHTS 3/8" MAX. A NOSING NOT LESS THAN 3/4" BUT NOT MORE THAN 1 1/4" 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 1 1/4" 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)

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 1 1/2-2"; IF NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF 4-6 1/4" WITH A MAX CROSS-SECTIONAL DIMENSION OF 2 1/4". SEE R311.7.8.3 ITEM #2 FOR TYPE II HANDRAILS WITH A PARAMETER OVER 6 1/4". A MIN CLEARANCE OF 1 1/4" 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)

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 4 3/8" OPENINGS). (CRC R312)

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).

6.

USABLE SPACES UNDERNEATH ENCLOSED/UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY A MIN OF 1/4" GYPSUM BOARD. (CRC R302.7)

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)

AGING-IN-PLACE

1.

AT LEAST ONE BATHROOM ON ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT FOR GRAB BARS. MIN 2x8 SOLID LUMBER, LOCATED BETWEEN 32" & 34 1/4" 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. (R321.1.1)

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. (R321.1.2)

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. (R321.1.3)

4.

DOORBELL BUTTONS SHALL BE INSTALLED NO MORE THAN 48" TO THE TOP OF THE BUTTON, ABOVE THE FINISHED FLOOR. (R321.1.4)

ROOF

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.

2.

ATTIC VENTILATION TO BE INSTALLED TO PROVIDE 1FT² OF VENTILATION TO EVERY 150FT² OF FLOOR AREA.

3.

ROOF DRAINS/GUTTERS REQUIRED TO BE INSTALLED PER THE CALIFORNIA PLUMBING CODE WITH LEAF/DEBRIS PROTECTION ALSO INSTALLED.

4.

ALL ROOFING SHALL BE TESTED/LISTED CLASS A MIN.

5.

ASPHALT SHINGLES WITH SLOPED ROOFS 2/12 TO 4/12 SHALL HAVE TWO LAYERS OF UNDERLAYMENT APPLIED PER CRC R405.2.2.

FLOORS

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 1/2" SHEETROCK OR SPRINKLER SYSTEM. (R302.13)

2.

UNDER FLOOR VENTILATION AREA EQUAL TO 1FT² OF VENTS TO EVERY 150FT² OF FLOOR AREA. AT LEAST ONE VENT OPENING SHALL BE WITHIN 3' OF EACH CORNER OF THE BUILDING

3.

BALCONIES & DECKS MUST BE DESIGNED FOR A MIN LIVE LOAD OF 60LBS/FT². (CRC T-R301.5)

GENERAL

1.

PROVIDE EACH BEDROOM, BASEMENT, & HABITABLE ATTICS WITH A MIN OF ONE EXTERIOR WINDOW WITH A 44" MAX CLEAR OPENING HEIGHT, 5.1FT² MIN CLEAR OPENABLE AREA (MIN 5FT² 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)

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)

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 IS 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)

4.

ENCLOSED RAFTER SPACES SHALL HAVE 1" CLEAR CROSS VENTILATION. (PROPERLY SIZED RAFTERS FOR INSULATION) (CRC R806.3)

5.

UNDER FLOOR CROSS VENTILATION: MIN 1FT² FOR EACH 150FT² 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 1FT² FOR EACH 1500FT² 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.

6.

THE FOLLOWING AREAS SHALL HAVE SAFETY GLAZING: (CRC R308.4) • SLIDING/SWINGING GLASS DOORS

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)

6.2.

IN ALL FIXED & OPERABLE PANELS OF SWINGING, SLIDING & BI-FOLD DOORS.

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).

6.4.

GLAZING WHERE THE EXPOSED AREA IS GREATER THAN 9FT² BOTTOM IS LESS THAN 18" & AT LEAST 36" ABOVE THE FLOOR, & ADJACENT TO A WALKING SURFACE.

6.5.

WITHIN 60" OF THE BOTTOM TREAD OF A STAIRWAY & LESS THAN 36" ABOVE THE LANDING.

6.6.

GLAZING IN GUARDS & RAILINGS.

6.7.

GLAZING ADJACENT TO STAIRWAYS, LANDINGS, & RAMPS WITHIN 36" HORIZONTALLY OF THE WALKING SURFACE LESS THAN 36" ABOVE THE WALKING SURFACE.

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 1 1/2" WHEN THE DOOR DOES NOT SWING OVER THE LANDING & 1 1/4" WHEN DOOR SWINGS ONTO THE LANDING. OTHER THAN REQUIRED EXTERIOR EXIT DOORS MAY HAVE A THRESHOLD OF 1 1/2" 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)

CLEARANCES & TREATMENT FOR WOOD FRAMING

1.

WEATHER EXPOSED GLULAM, BEAMS & POSTS SHALL BE PRESSURE TREATED OR SHALL BE WOOD OF NATURAL RESISTANCE TO DECAY (CRC R317.1.3 & 5)

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.)

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)

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)

FOUNDATIONS & CONCRETE SLABS

Concrete Strength(s): 2500 PSI

Rebar Grades: 40 KSI U.O.N.

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.

STEPPED FOOTINGS SHALL BE USED WHEN SLOPE OF FOOTING BOTTOM IS GREATER THAN 1:10 (V:H).

3.

CONCRETE SLABS: 3 1/4" MIN (CRC R506.1). SLABS UNDER LIVING AREAS & GARAGES SHALL BE REINFORCED WITH WIRE 6"x6", 10 GAUGE X 10 GAUGE WELDED MESH OR EQUIVALENT STEEL REINFORCEMENT & 4" THICKNESS OF 3/4" 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.

PROVIDE 18"x24" FOUNDATION ACCESS THROUGH THE FLOOR OR 16"x24" ACCESS THROUGH A PERIMETER WALL. (CRC R408.4)

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.

ELECTRICAL NOTES

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.

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.

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 ADV. A SEPARATE PERMIT IS REQUIRED.

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

5.

ALL 15-20 AMP KITCHEN RECEPTACLES THAT ARE DESIGNED TO SERVE COUNTERTOP SURFACES, DISHWASHERS, IN UNDER-FLOOR SPACES OR BELOW GRADE LEVEL, IN EXTERIOR OUTLET, WITHIN 6' OF A LAUNDRY/UTILITY/NET BAR SINKS, LAUNDRY AREAS SPECIFIED SHALL HAVE (GFCI) GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL. 2022 CEC Art. 210.3(A)

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)

7.

FIXTURES, LAMP HOLDER & RECEPTACLES OUTLETS SHALL BE SECURELY SUPPORTED. A FIXTURE THAT WEIGHTS MORE THAN 6LBS OR EXCEEDS 16" IN ANY DIMENSION SHALL NOT BE SUPPORTED BY THE SCREW SHELL OF A LAMP HOLDER. 2022 CEC Art. 410.30(a) OUTLET BOXES SHALL NOT BE USED AS THE SOLE SUPPORT FOR CEILING (PADDLE) FANS. 2022 CEC Art. 314.21(A)&(D)

8.

OUTLETS IN KITCHEN MUST BE INSTALLED IN EVERY COUNTER SPACE 12" OR WIDER, NOT GREATER THAN 4' O.C. OF THE END OF ANY COUNTER SPACE & NOT HIGHER THAN 20" ABOVE COUNTER (CEC 210.52(C))

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)

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))

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)

12.

GROUNDING & BONDING OF ELECTRICAL INSTALLATIONS SHALL COMPLY WITH CEC ART. 250

13.

BOND ALL METAL GAS & WATER PIPES TO GROUND. ALL GROUND CLAMPS SHALL BE ACCESSIBLE & OF AN APPROVED TYPE. (CEC 250.104)

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. (CED 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 (R321.1.2)

ELECTRICAL NOTES

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.

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.

ALL 15/20 AMPERE RECEPTACLES INSTALLED PER CEC 210.52 SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. (CEC 406.12)

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 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.

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.

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)

8.

ALL DWELLINGS MUST HAVE ONE EXTERIOR OUTLET AT THE FRONT & THE BACK OF THE DWELLING. (CEC 210.52(E))

9.

EXTERIOR OUTLETS SHALL BE GFCI PROTECTED

10.

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))

11.

AT LEAST ONE WALL SWITCHED LIGHTING OUTLET OR FIXTURE SHALL BE INSTALLED IN EVERY HABITABLE ROOM, BATHROOM, HALLWAYS, STAIRWAYS, ATTACHED GARAGES & DETACHED GARAGES WITH ELECTRICAL POWER EQUIPMENT SPACED (ATTIC, BASEMENTS, ETC)

12.

A 15/20-AMP RECEPTACLE SHALL BE INSTALLED WITHIN 50' OF ELECTRICAL SERVICE EQUIPMENT. (CEC 210.64)

13.

KITCHENS, DINING ROOMS, PANTRIES, BREAKFAST NOOKS, & SIMILAR AREAS MUST HAVE A MIN OF TWO 20A CIRCUITS. KITCHEN, PANTRY, BREAKFAST NOOKS, DINING ROOMS, & SIMILAR AREAS COUNTER OUTLETS 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)) ISLAND COUNTER SPACES SHALL HAVE AT LEAST 1 RECEPTACLE OUTLET UNLESS A RANGE TOP OR SINK IS INSTALLED THEN 2 RECEPTACLES MAY BE REQUIRED. 1 RECEPTACLE IS REQUIRED FOR PENINSULAR COUNTER SPACES. RECEPTACLES SHALL BE LOCATED BEHIND KITCHEN SINKS IF THE COUNTER AREA DEPTH BEHIND THE SINK IS MORE THAN 12" FOR STRAIGHT COUNTERS & 18" FOR CORNER INSTALLATIONS. (CEC FIGURE 210.52(C)(1))

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))

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))

16.

ALL LIGHTING/FAN FIXTURES LOCATED IN WET OR DAMP LOCATIONS SHALL BE RATED FOR THE APPLICATION. (CEC 410.10)

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/NET BAR SINKS, LAUNDRY AREAS, & IN ALL GARAGE OUTLETS INCLUDING OUTLETS DEDICATED TO A SINGLE DEVICE OR GARAGE DOOR OPENER (CEC 210.8).

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))

ENERGY STORAGE SYSTEM (ESS) READY.

AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED

1.

ESS READY INTERCONNECTION EQUIPMENT WITH A MIN BACKED-UP CAPACITY OF 60 AMPS & A MIN OF FOUR ESS-SUPPLIED BRANCH CIRCUITS, OR

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

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.

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 150.0(i)).

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 150.0(v)).

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" (CED 150.0(v)).

JACKSON & SANDS ENGINEERING

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REVIEWED FOR  
CODE COMPLIANCE - BD

04/17/2023

YUBA COUNTY  
BUILDING INSPECTION DIVISION

No.

Revision/Issue

Date

1

INITIAL SUBMITTAL:

3/1/23

2

PCI SUBMITTAL:

3/17/23

REGISTERED PROFESSIONAL ENGINEER

FRANK A. SANDOZ

C 000624

EXP. 03/31/25

CIVIL

STATE OF CALIFORNIA

YUBA COUNTY

ADUs

MAPLE GROVE & REEDS

749 SQ. FT.

Project

23-M001

Date

3/17/23

Scale

AS NOTED

Sheet

GN2

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- 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 1024IN<sup>2</sup> (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)
  12. 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. A 120V RECEPTACLES PROVIDED WITHIN 3' • A CATEGORY III OR IV VENT, OR A STRAIGHT (WITHOUT BENDS) TYPE B VENT
    - 11.2. CONDENSATE DRAIN THAT IS NO MORE THAN 2" HIGHER THAN THE BASE OF THE WATER HEATER
    - 11.3. WATER HEATERS USING GAS OR PROPANE SHALL DESIGNATE A SPACE 2½"x2½" & 7' TALL SUITABLE FOR FUTURE INSTALLATION OF HEAT PUMP WATER HEATER
    - 11.4. GAS SUPPLY LINE WITH A MIN 200,000 BTU/HR DEDICATED CAPACITY FOR THE WATER HEATER
    - 11.5. 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-GPM
      - 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 NSPS 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 502.2.1)
  13. PROVIDE MIN 100IN<sup>2</sup> MAKE-UP AIR FOR CLOTHES DRYERS INSTALLED IN CLOSETS. (CMC 504.4.1(1))
  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)(10)
  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]

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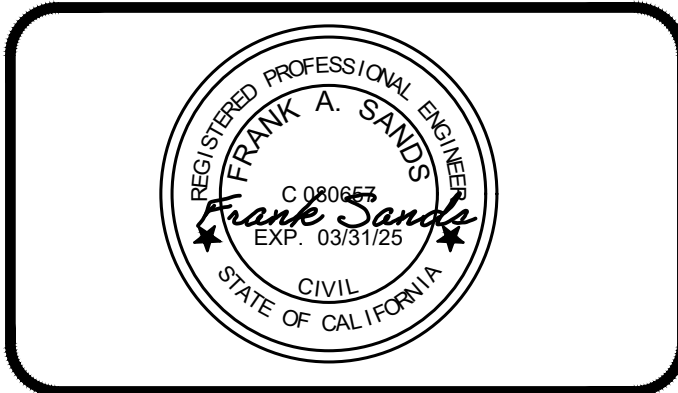
YUBA COUNTY BUILDING INSPECTION DIVISION

JACKSON & SANDS ENGINEERING

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JACKSON & SANDS ENGINEERING, Inc.

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YUBA COUNTY ADUs

MAPLE GROVE & REEDS  
749 SQ. FT.

Project	23-M001	Sheet	GN3
Date	3/17/23		
Scale	AS NOTED		



**(January 2023)**

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<h2>YUBA COUNTY</h2> <h3>ADUs</h3> <p>MAPLE GROVE &amp; REEDS 749 SQ. FT.</p>		
Project <b>23-M001</b>	Sheet <b>GN4</b>	
Date <b>3/17/23</b>		
Scale <b>AS NOTED</b>		



# 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

## RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

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**YUBA COUNTY  
BUILDING INSPECTION DIVISION**

## CHAPTER 7

### INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

## 702 QUALIFICATIONS

## 702.1 INSTALLER TRAINING

**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.

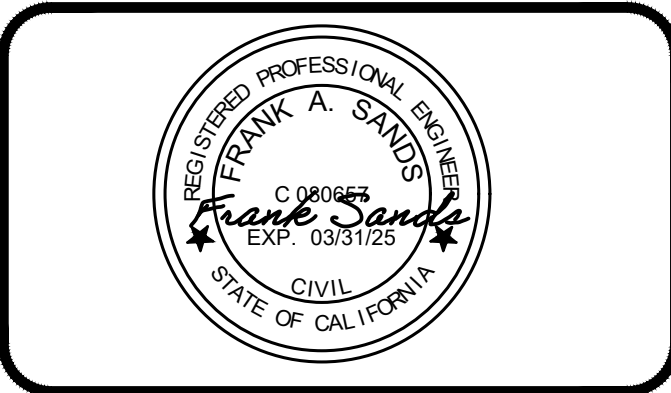
**Note:** Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

## 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.

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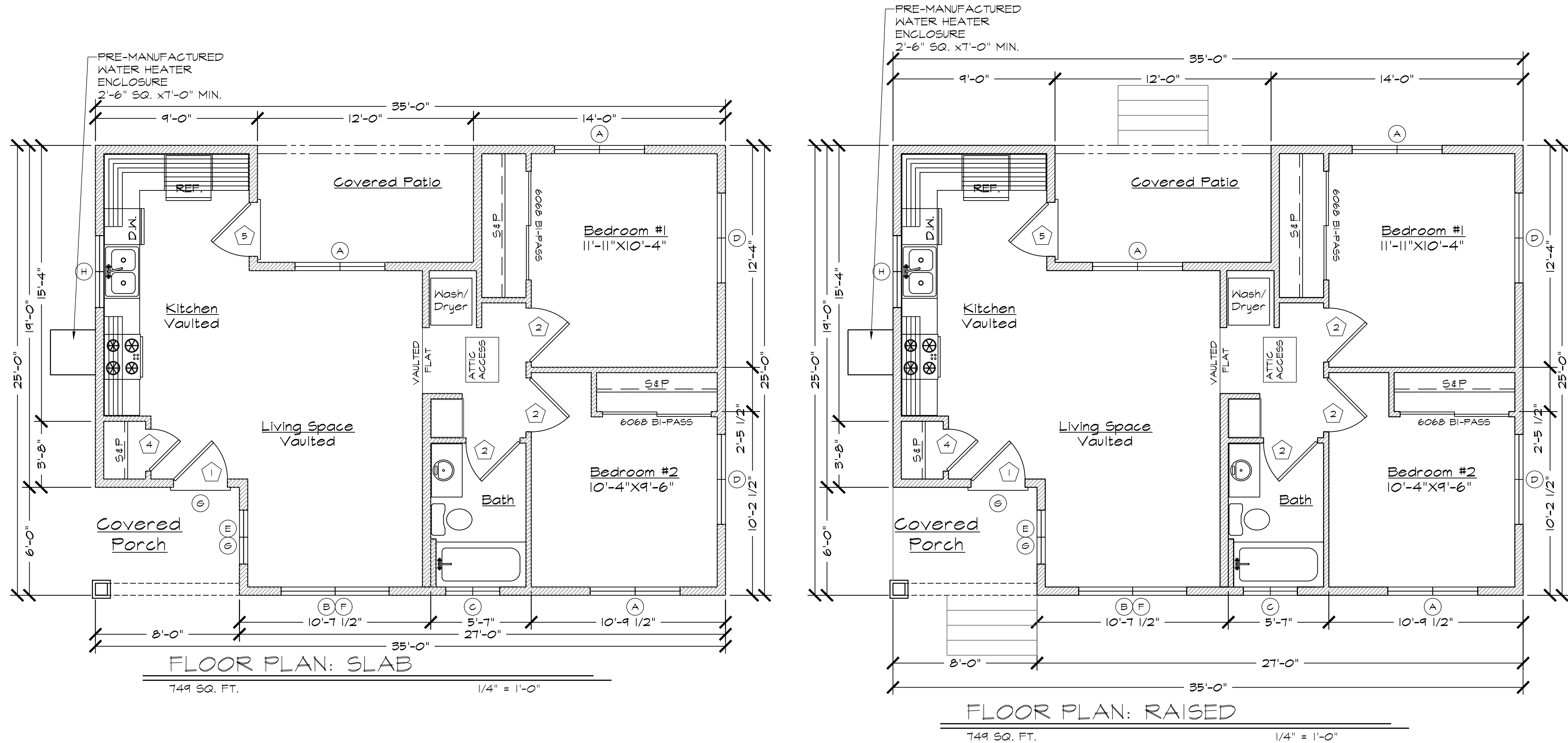


YUBA COUNTY  
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MAPLE GROVE & REEDS  
749 SQ. FT.

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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	FRONT ENTRY DOOR W/ TEMPERED GLAZING
2	3'-0"	6'-8"	1-3/4"	SINGLE DOOR	HOLLOW	WOOD	WOOD	MIN 32" INTERIOR DOORS
3	3'-4"	6'-8"	1-3/4"	SINGLE DOOR	HOLLOW	WOOD	WOOD	BI PASS CLOSET DOORS
4	2'-4"	6'-8"	1-3/4"	SINGLE DOOR	HOLLOW	WOOD	WOOD	INTERIOR DOORS
5	3'-0"	6'-8"	1-3/4"	SINGLE DOOR	SOLID	VNL/GLASS	WOOD	REAR ENTRY DOOR W/ TEMPERED GLAZING
6	6'-0"	6'-8"	1-3/4"	SLIDER	HOLLOW	WOOD	WOOD	BI PASS CLOSET DOORS

WINDOW SCHEDULE									
WINDOW SYMBOL	WINDOW SIZE		OPER.	QNTY.	FRAME	HEAD HEIGHT	U-FACTOR	SHGC	NOTES:
	WIDTH	HEIGHT							
A	5'-0"	4'-0"	SLIDER	3	VINYL	6'-8"	.28	.20	EGRESS
B	6'-0"	4'-0"	SLIDER	1	VINYL	6'-8"	.28	.20	
C	3'-0"	1'-0"	SLIDER	1	VINYL	6'-8"	.28	.20	TEMPERED, OBSCURED
D	5'-0"	1'-0"	FIX	2	VINYL	6'-8"	.28	.20	
E	3'-0"	4'-0"	SLIDER	1	VINYL	6'-8"	.28	.20	
F	6'-0"	2'-0"	FIX	1	VINYL	11'-0"	.28	.20	TRANSOM
G	3'-0"	2'-0"	FIX	2	VINYL	11'-0"	.28	.20	TRANSOM
H	4'-0"	3'-0"	SLIDER	1	VINYL	6'-8"	.28	.20	

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

INGRESS/EGRESS WINDOWS IN BEDROOMS AND SLEEPING AREAS:

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

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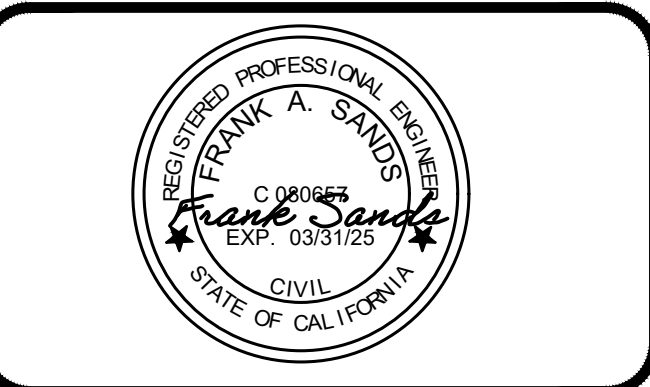
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YUBA COUNTY ADUs

MAPLE GROVE & REEDS  
749 SQ. FT.

Project 23-M001	Sheet A1
Date 3/17/23	
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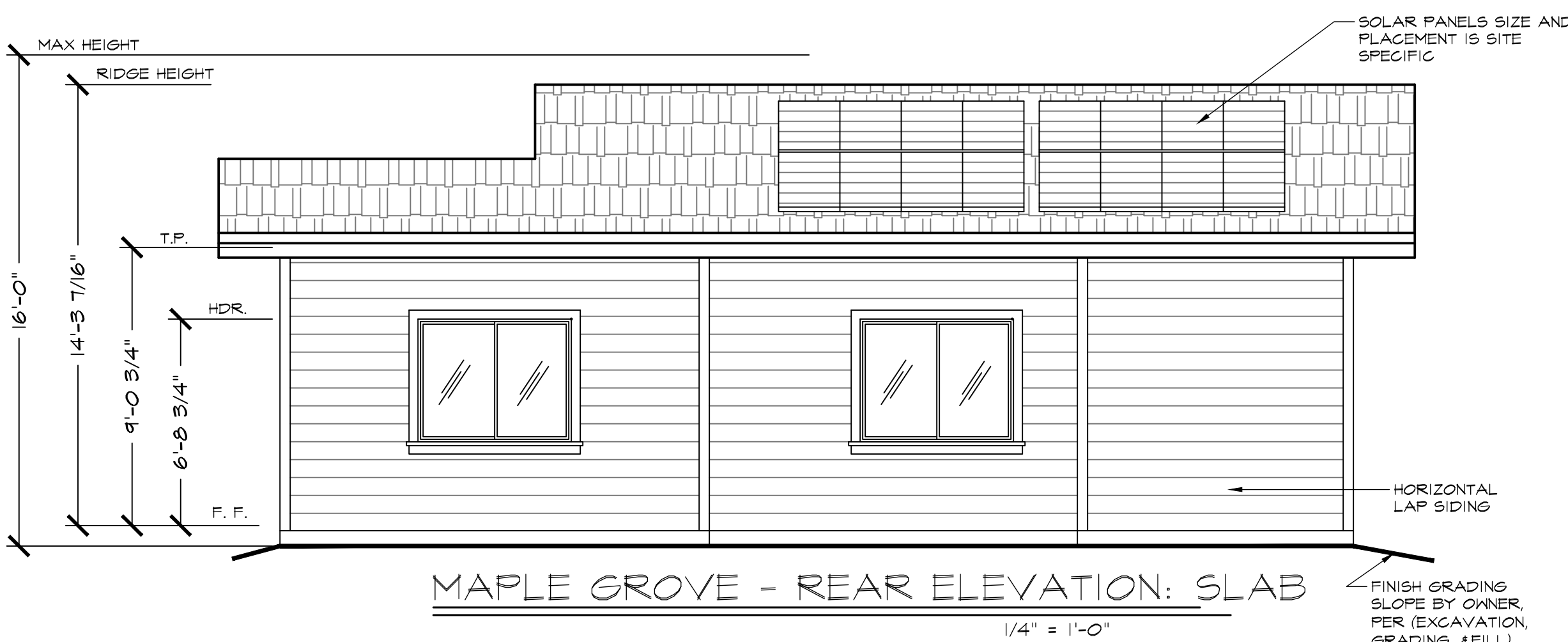
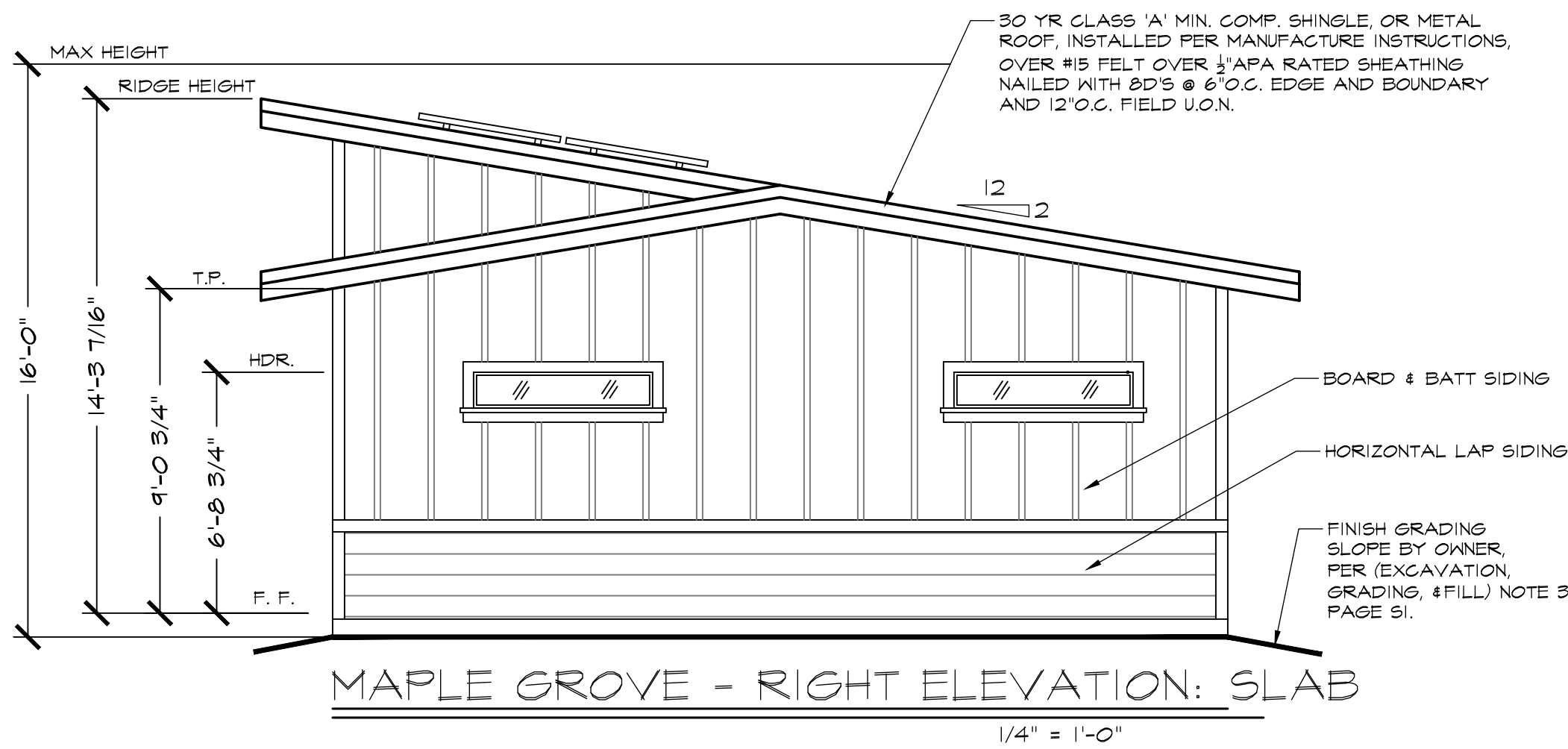
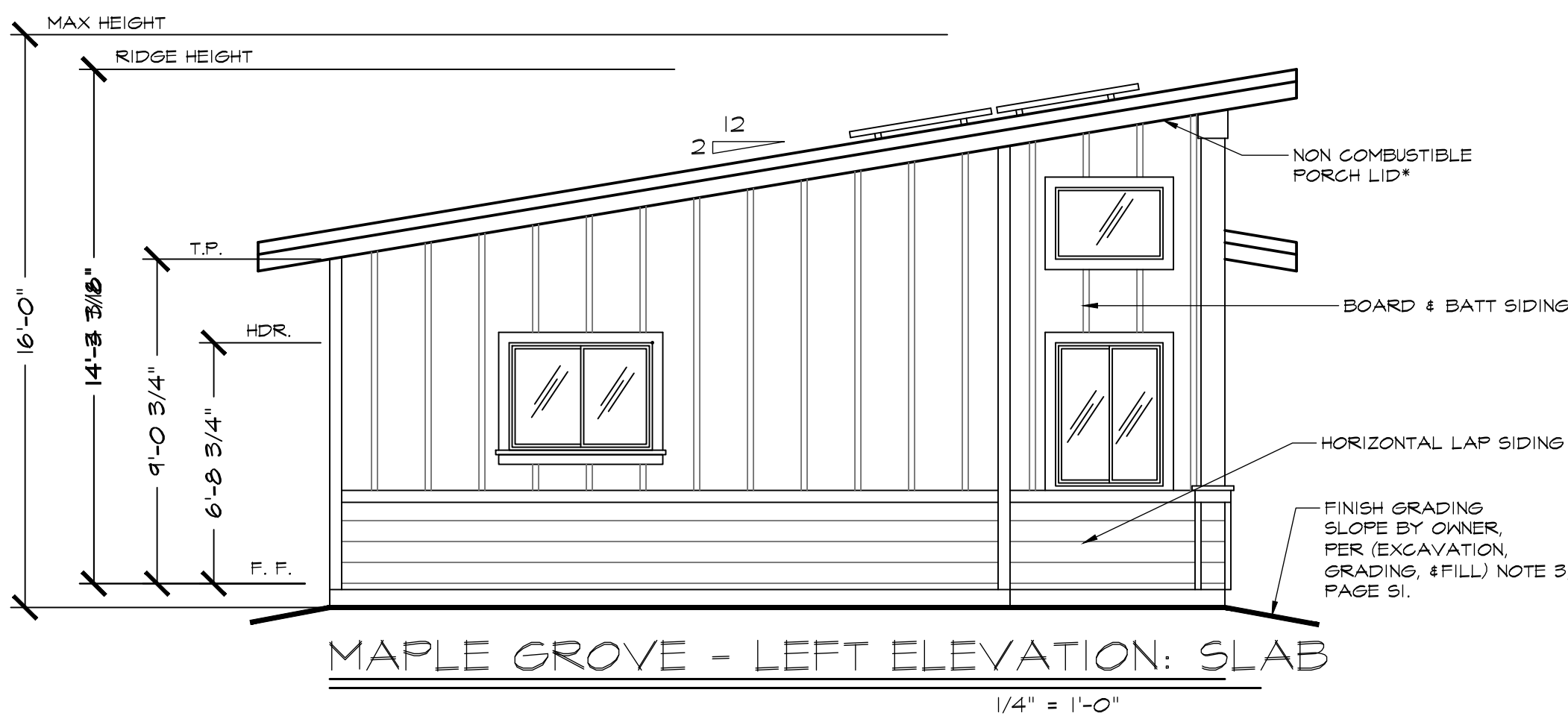
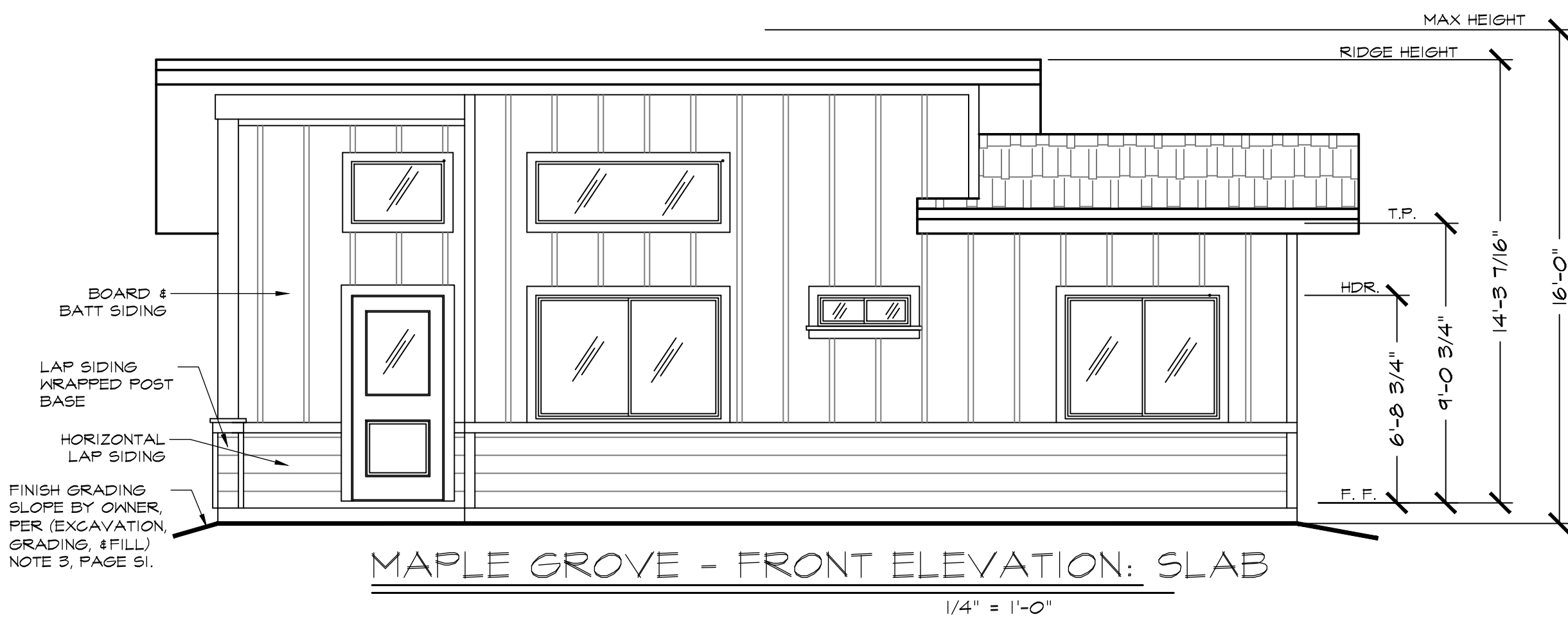


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\*NOTE: SEE KUI NOTES ON PAGE GNI WHEN BUILDING IS LOCATED  
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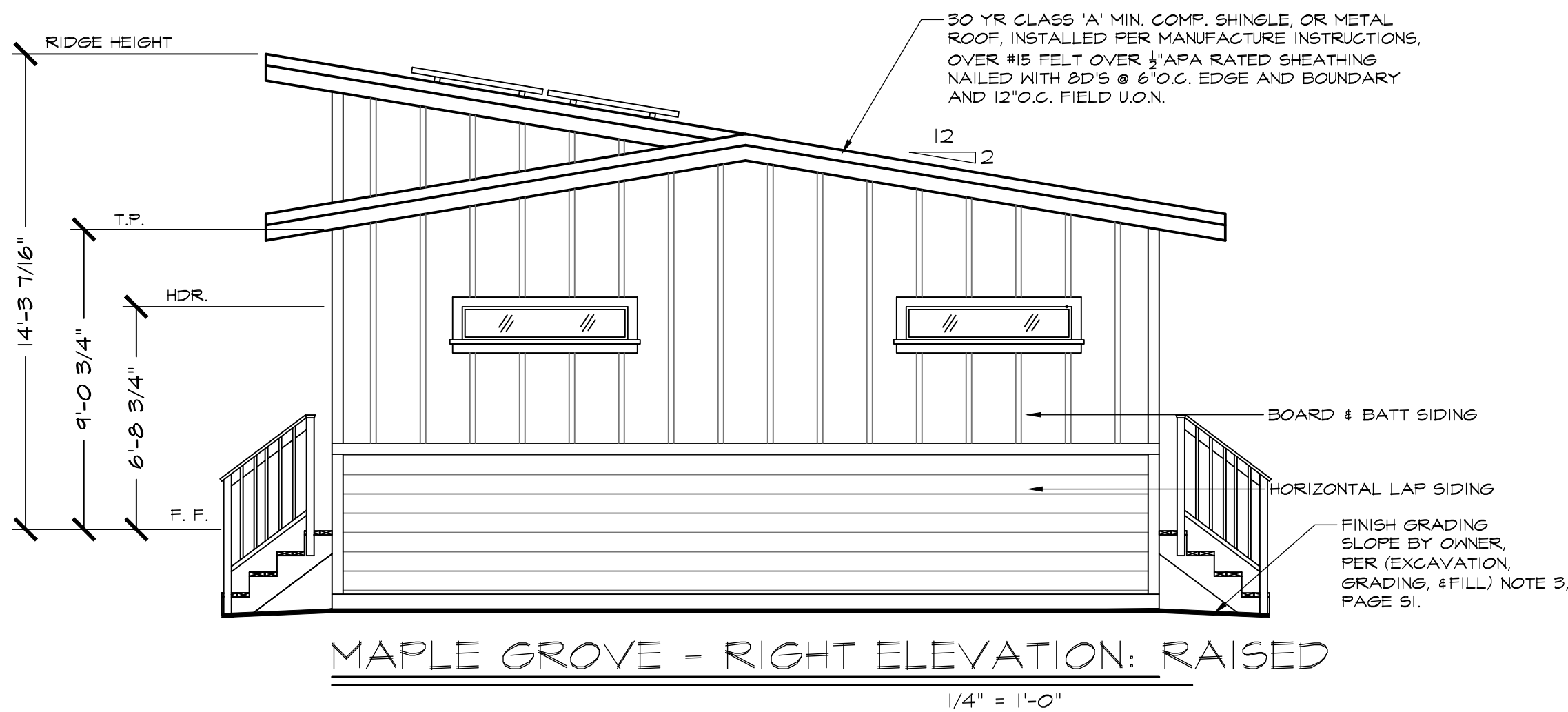
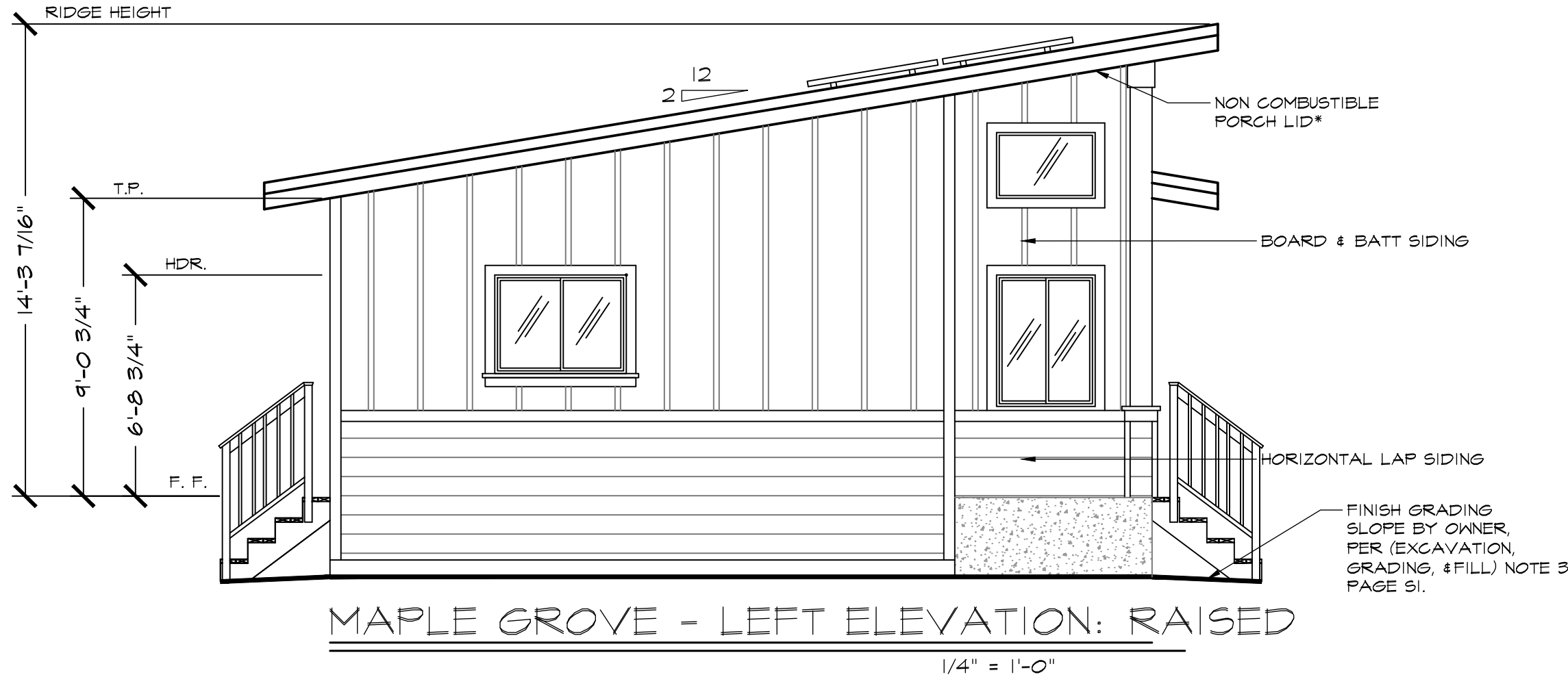


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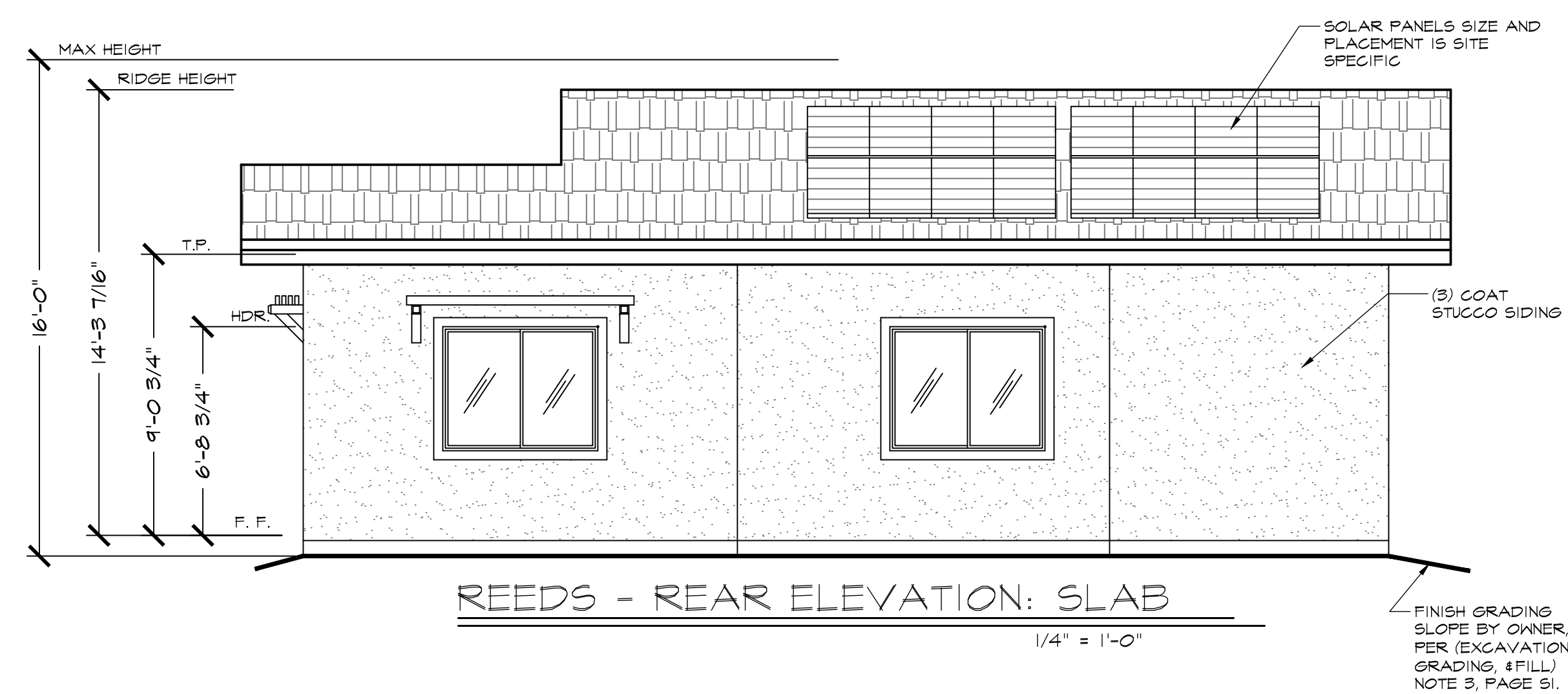
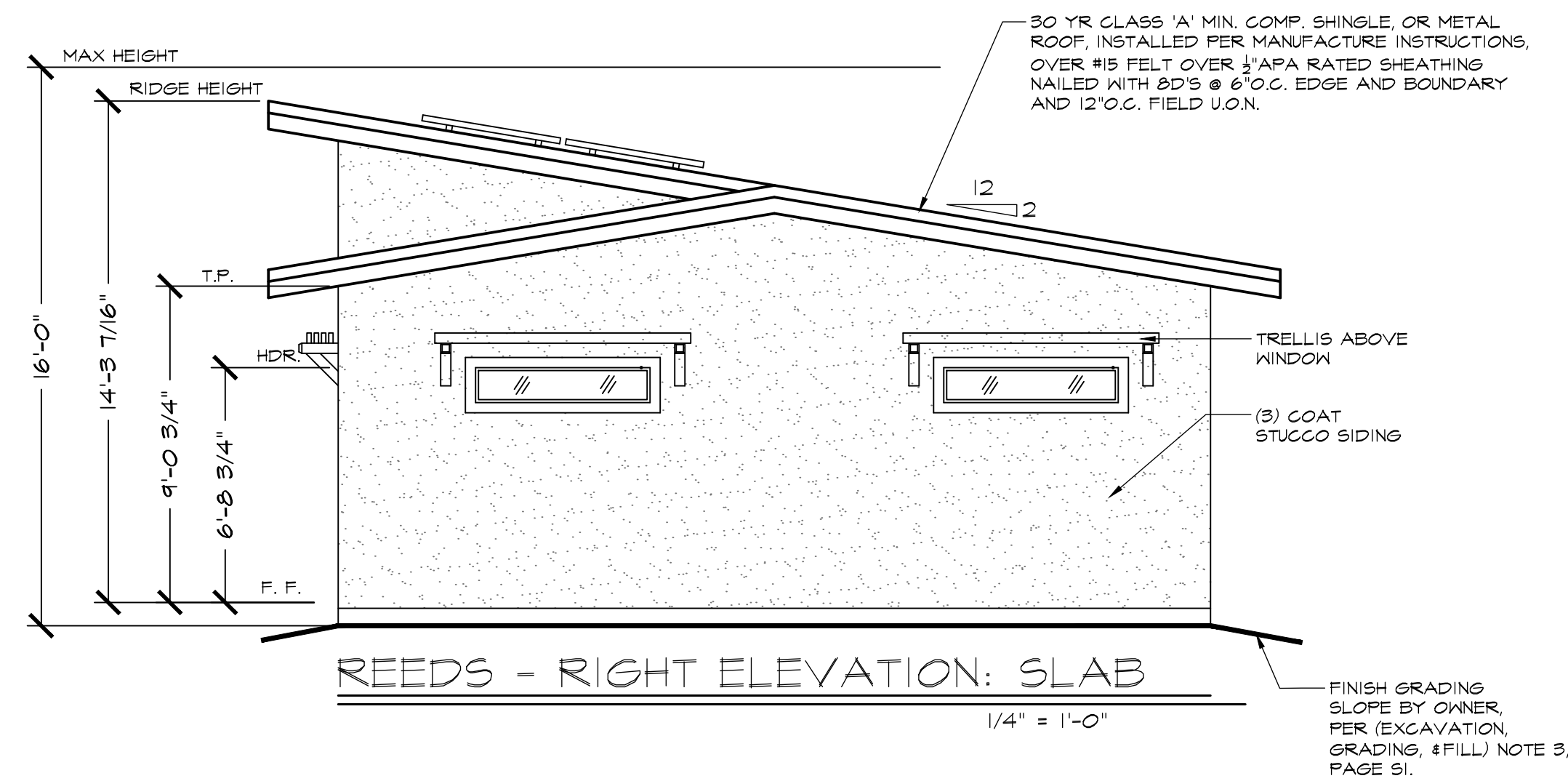
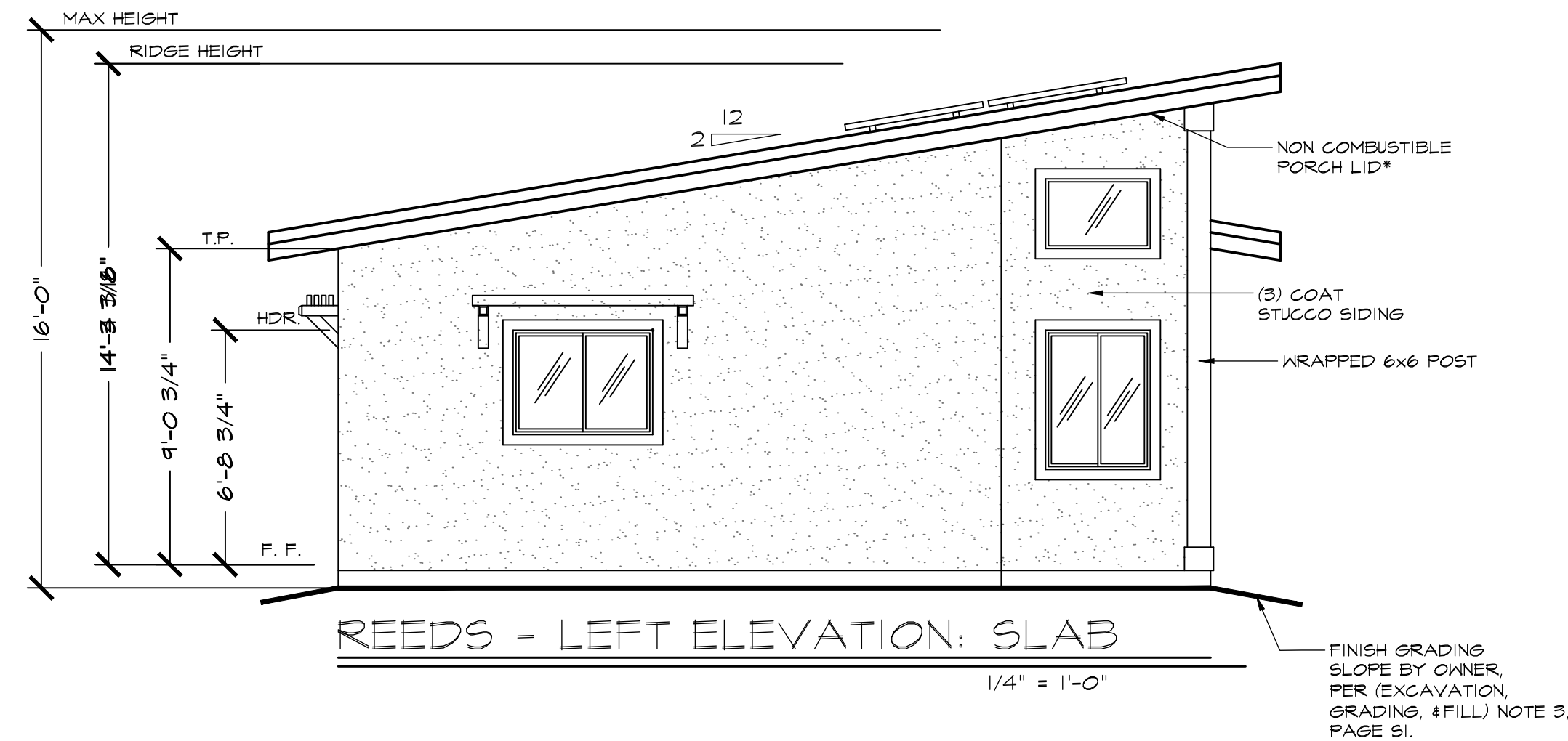
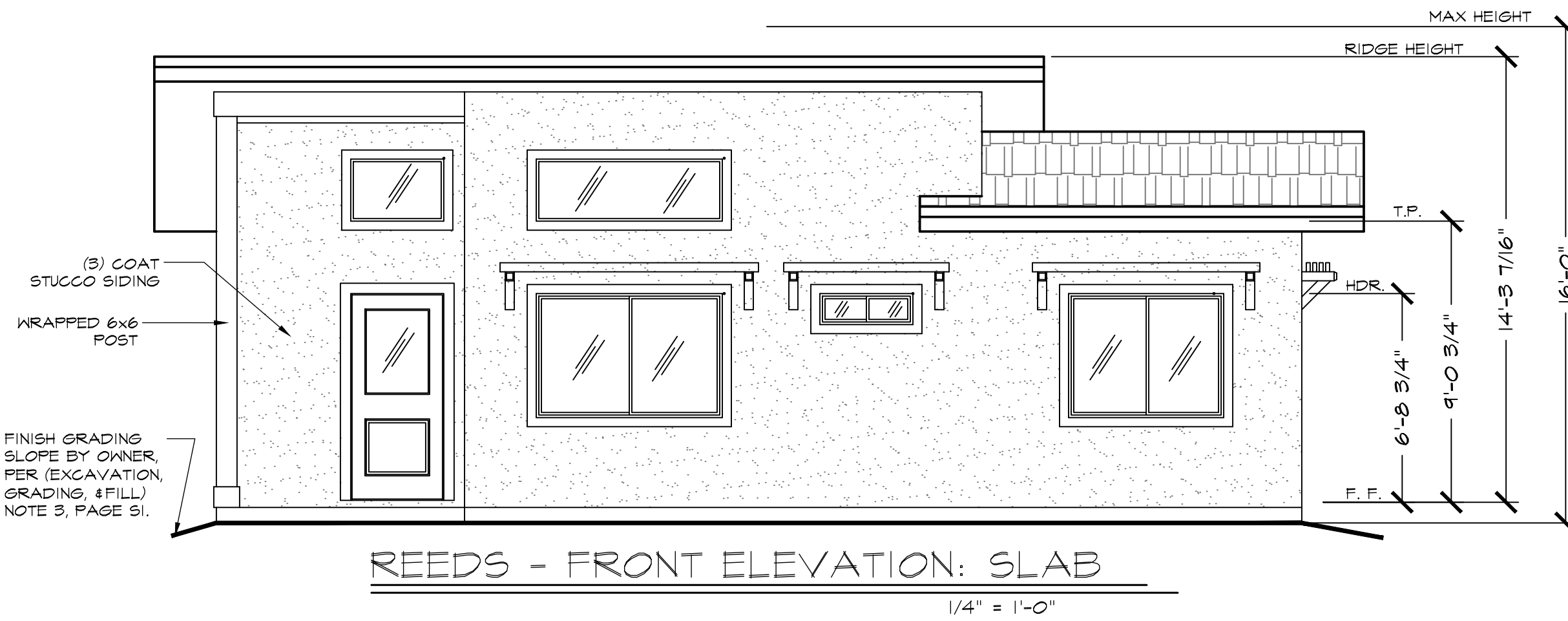
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BUILDING INSPECTION DIVISION

**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

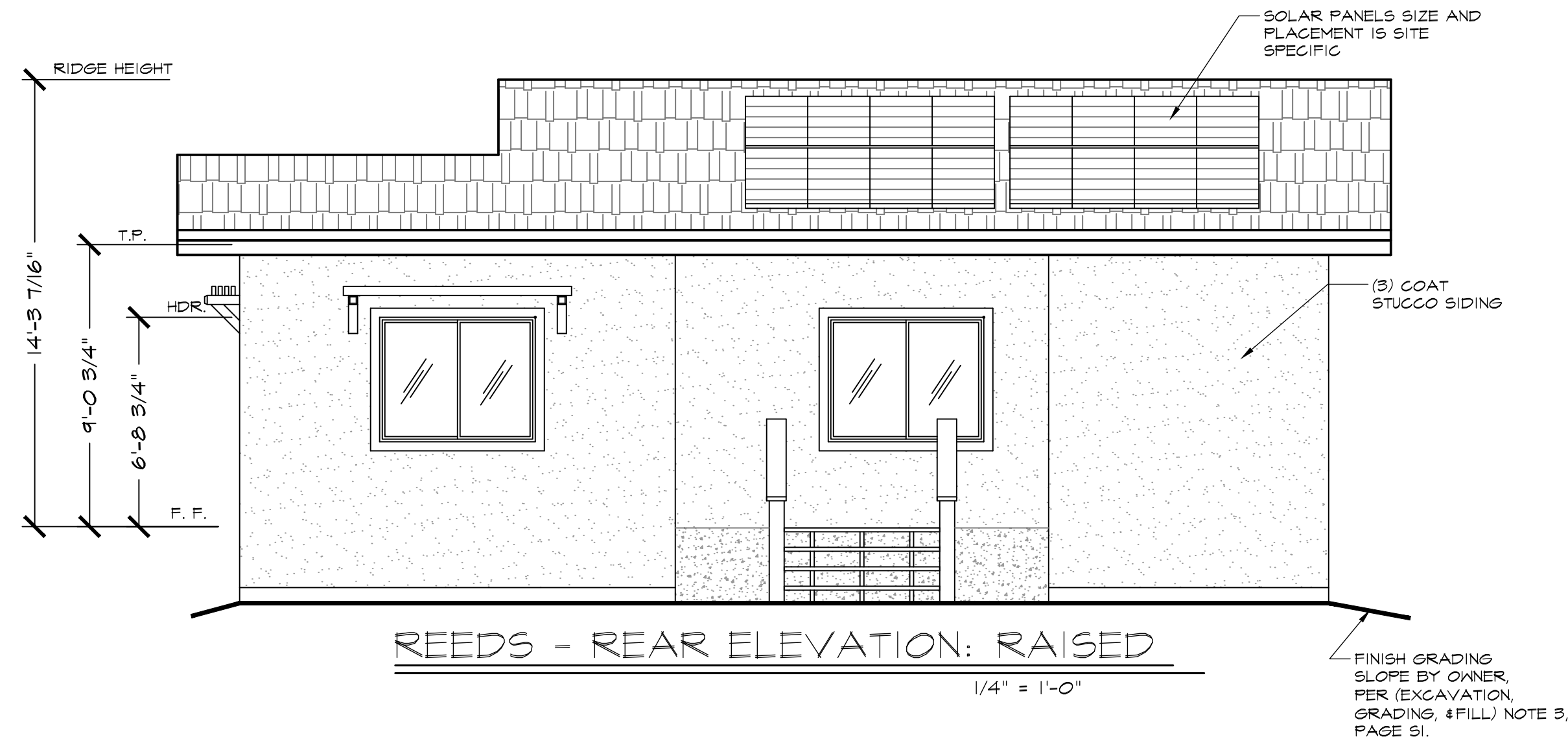
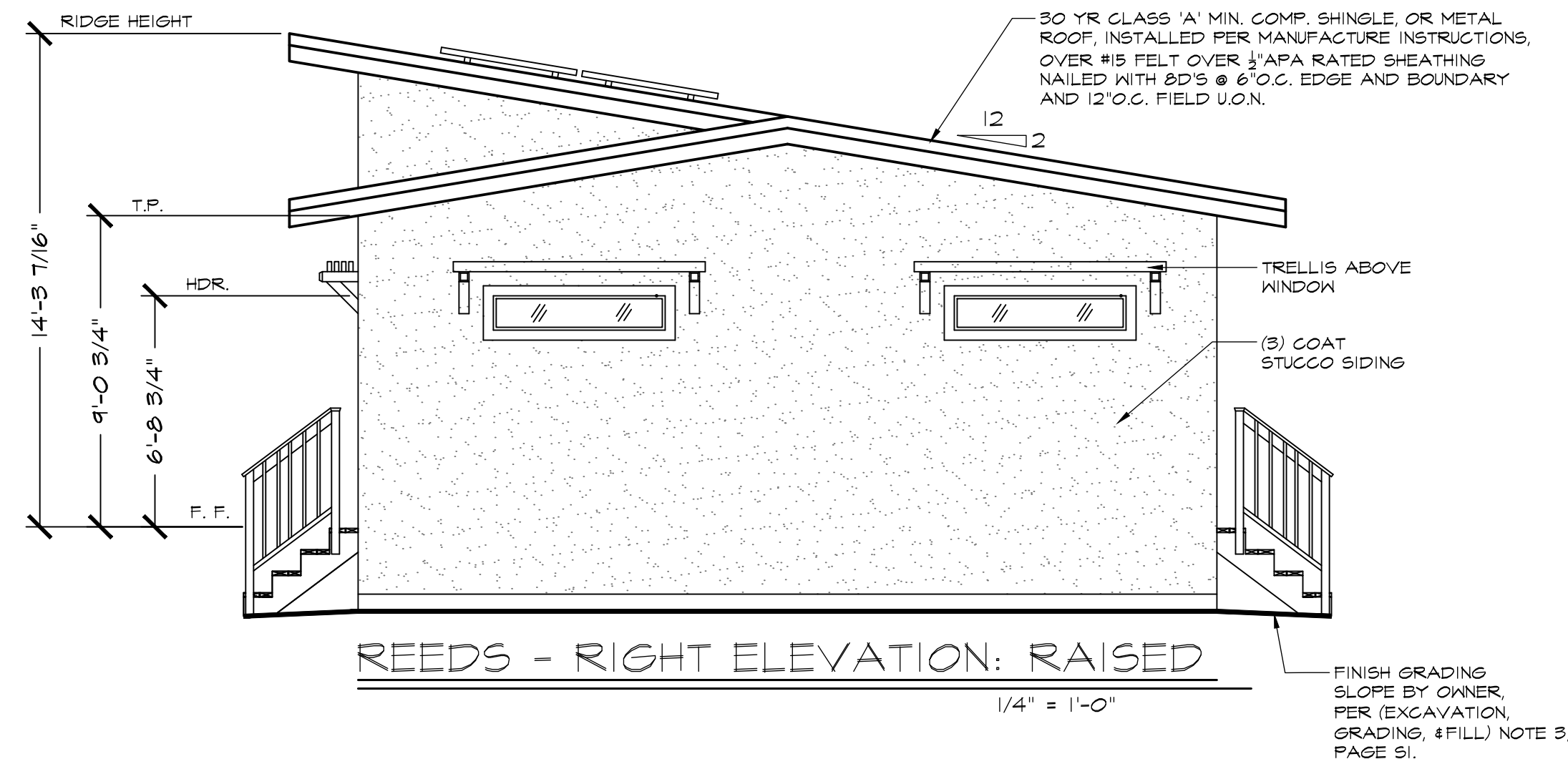
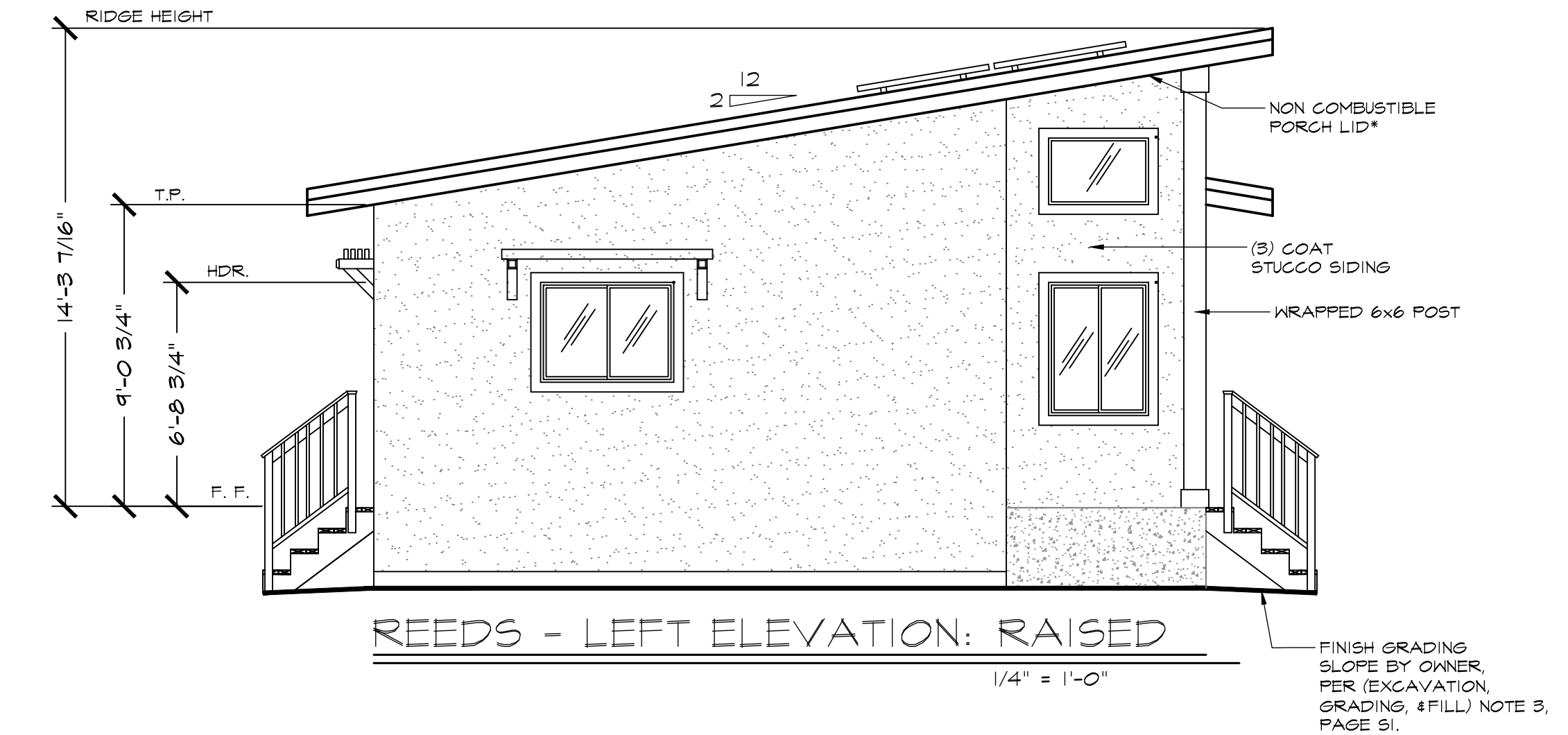
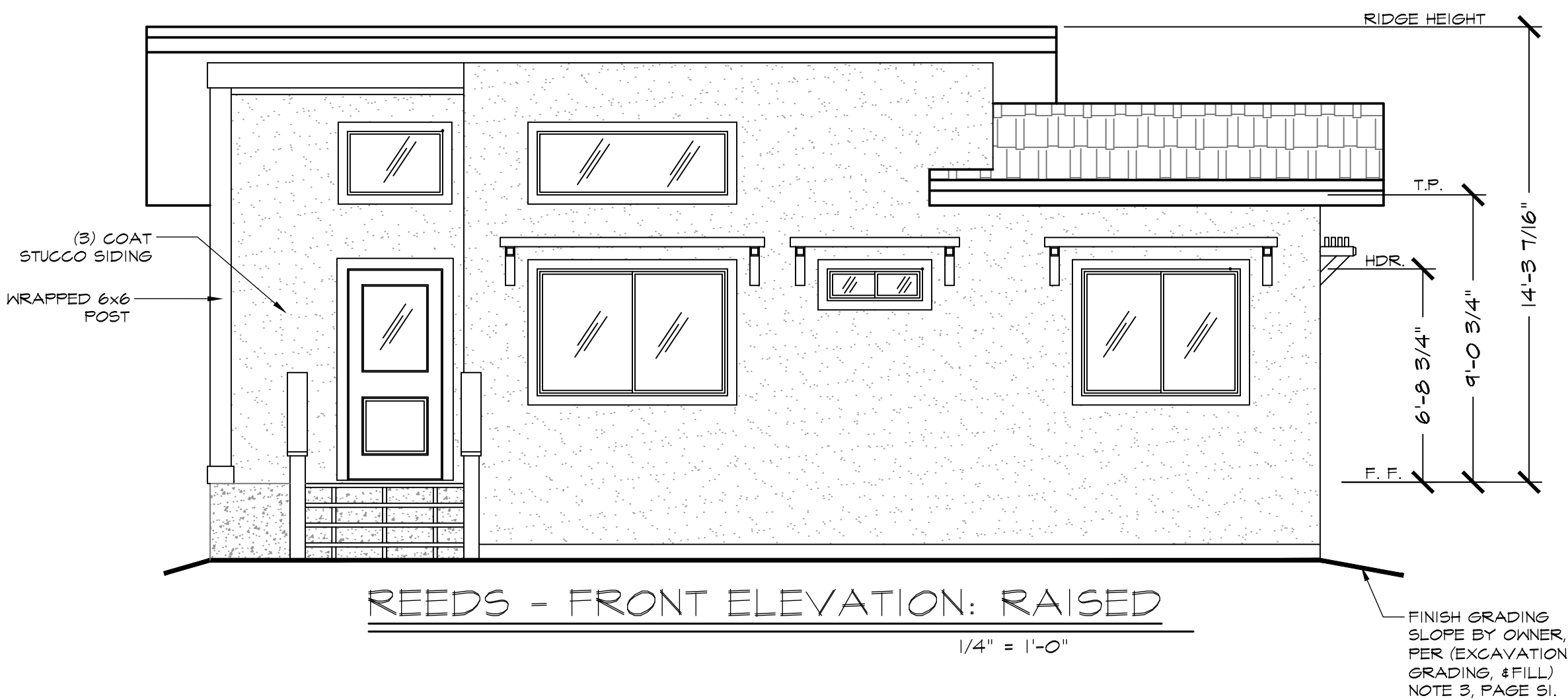


YUBA COUNTY  
ADUs

MAPLE GROVE & REEDS  
749 SQ. FT.

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





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

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CODE COMPLIANCE - BD

04/17/2023

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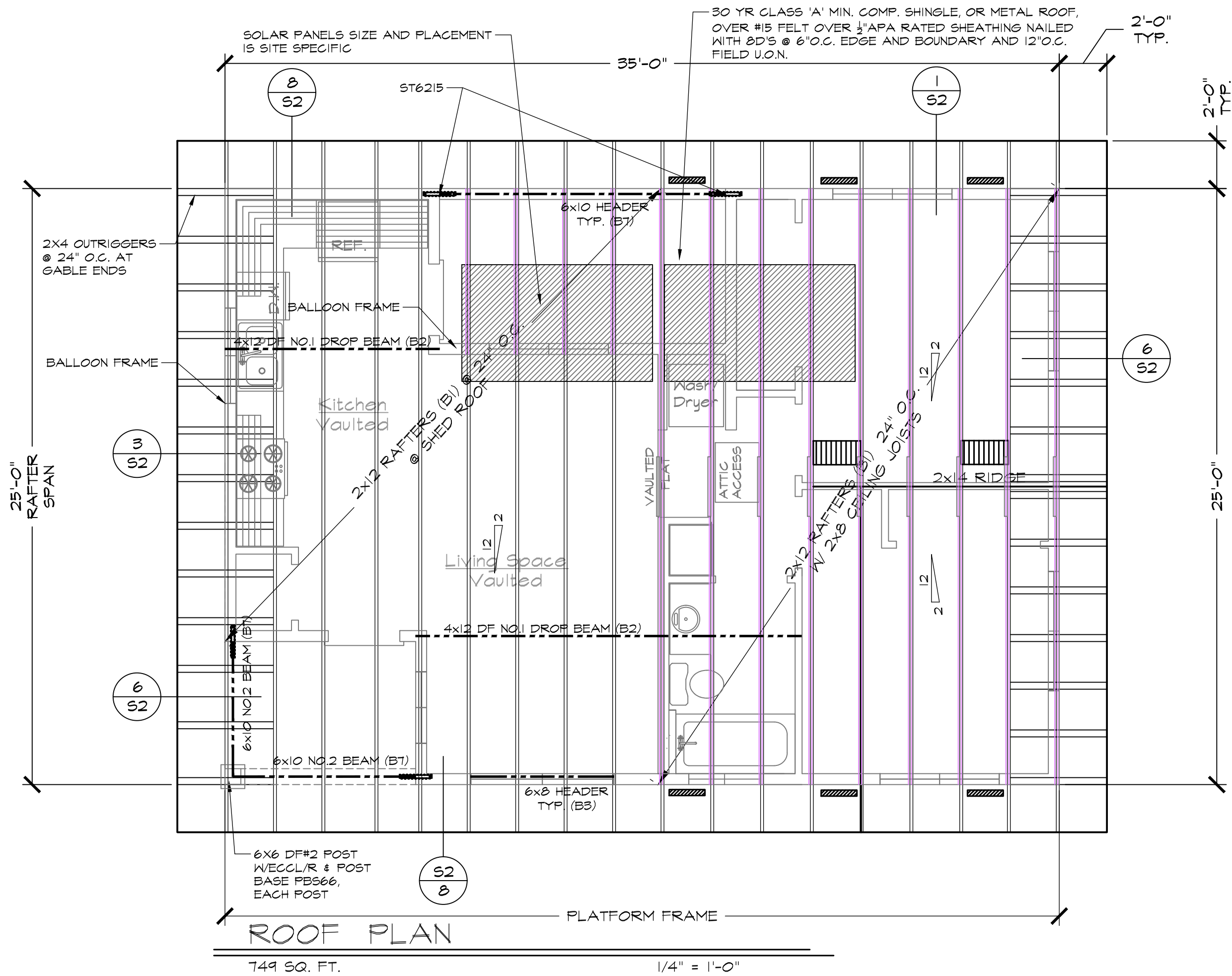


YUBA COUNTY  
ADUs

MAPLE GROVE & REEDS  
749 SQ. FT.

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





ATTIC VENTILATION CALCULATION								
* EQUIVALENT MEANS OF ACHIEVING VENT AREA ARE ACCEPTABLE.								
DESCRIPTION	SQUARE FOOTAGE	REQUIREMENT	VALUE	PROPOSED VENT	SYMBOL	NET VENT AREA/ VENT	# VENTS	IN <sup>2</sup> PROVIDED
ATTIC SPACE TOTAL	414.5	1/150	2.76 FT <sup>2</sup> 348 IN <sup>2</sup>					
LOWER VENT	--	1/300	1.38 FT <sup>2</sup> 144 IN <sup>2</sup>	EV223-1/8		34 IN <sup>2</sup>	6	234 IN <sup>2</sup>
UPPER VENTS	--	1/300	1.38 FT <sup>2</sup> 144 IN <sup>2</sup>	HALF ROUND DORMER BH24-1/8		100 IN <sup>2</sup>	2	200 IN <sup>2</sup>
							TOTAL=	434 IN <sup>2</sup>

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Project  
23-M001

Date  
3/17/23

Scale  
AS NOTED

Sheet

A3



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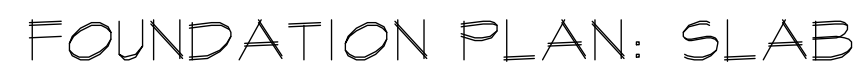
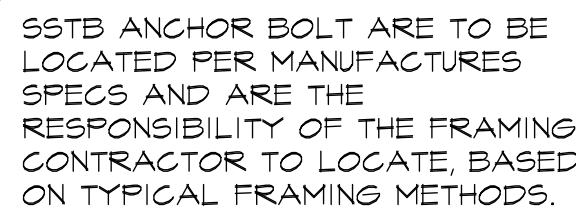
**SANDS**  
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**JACKSON & NICKS**  
ENGINEERING, Inc.

JACKSON  
1250 E.  
CHICAGO  
(550) 711-1111






MAPLE GROVE & REEDS  
749 SQ. FT.

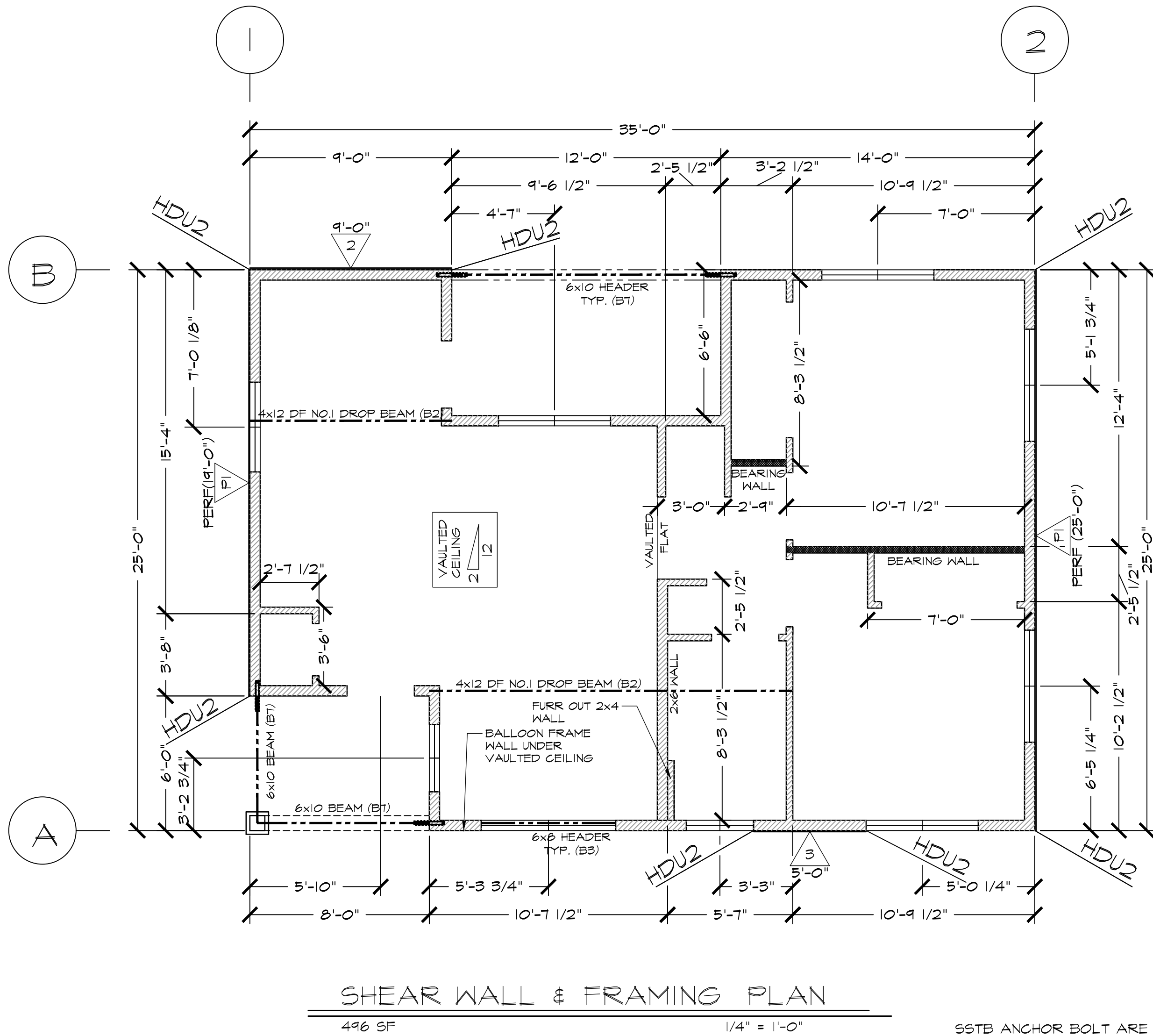


NOTE:  
FOR 2 POUR CONDITION, SSTB16's SHOULD BE INCREASED BY ONE  
SIZE TO SSTB20's

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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 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 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 1 685 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)		



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	FRONT ENTRY DOOR W/ TEMPERED GLAZING
2	3'-0"	6'-8"	1-3/4"	SINGLE DOOR	HOLLOW	WOOD	WOOD	MIN 32" INTERIOR DOORS
3	3'-9"	6'-8"	1-3/4"	SINGLE DOOR	HOLLOW	WOOD	WOOD	BI PASS CLOSET DOORS
4	2'-4"	6'-8"	1-3/4"	SINGLE DOOR	HOLLOW	WOOD	WOOD	INTERIOR DOORS
5	3'-0"	6'-8"	1-3/4"	SINGLE DOOR	SOLID	VNL/GLASS	WOOD	REAR ENTRY DOOR W/ TEMPERED GLAZING
6	6'-0"	6'-8"	1-3/4"	SLIDER	HOLLOW	WOOD	WOOD	BI PASS CLOSET DOORS

WINDOW SCHEDULE									
WINDOW SYMBOL	WINDOW SIZE		OPER.	QNTY.	FRAME	HEAD HEIGHT	U-FACTOR	SHGC	NOTES:
	WIDTH	HEIGHT							
A	5'-0"	4'-0"	SLIDER	3	VINYL	6'-8"	.28	.20	EGRESS
B	6'-0"	4'-0"	SLIDER	1	VINYL	6'-8"	.28	.20	
C	3'-0"	1'-0"	SLIDER	1	VINYL	6'-8"	.28	.20	TEMPERED, OBSCURED
D	5'-0"	1'-0"	FIX	2	VINYL	6'-8"	.28	.20	
E	3'-0"	4'-0"	SLIDER	1	VINYL	6'-8"	.28	.20	
F	6'-0"	2'-0"	FIX	1	VINYL	11'-0"	.28	.20	TRANSOM
G	3'-0"	2'-0"	FIX	2	VINYL	11'-0"	.28	.20	TRANSOM
H	4'-0"	3'-0"	SLIDER	1	VINYL	6'-8"	.28	.20	

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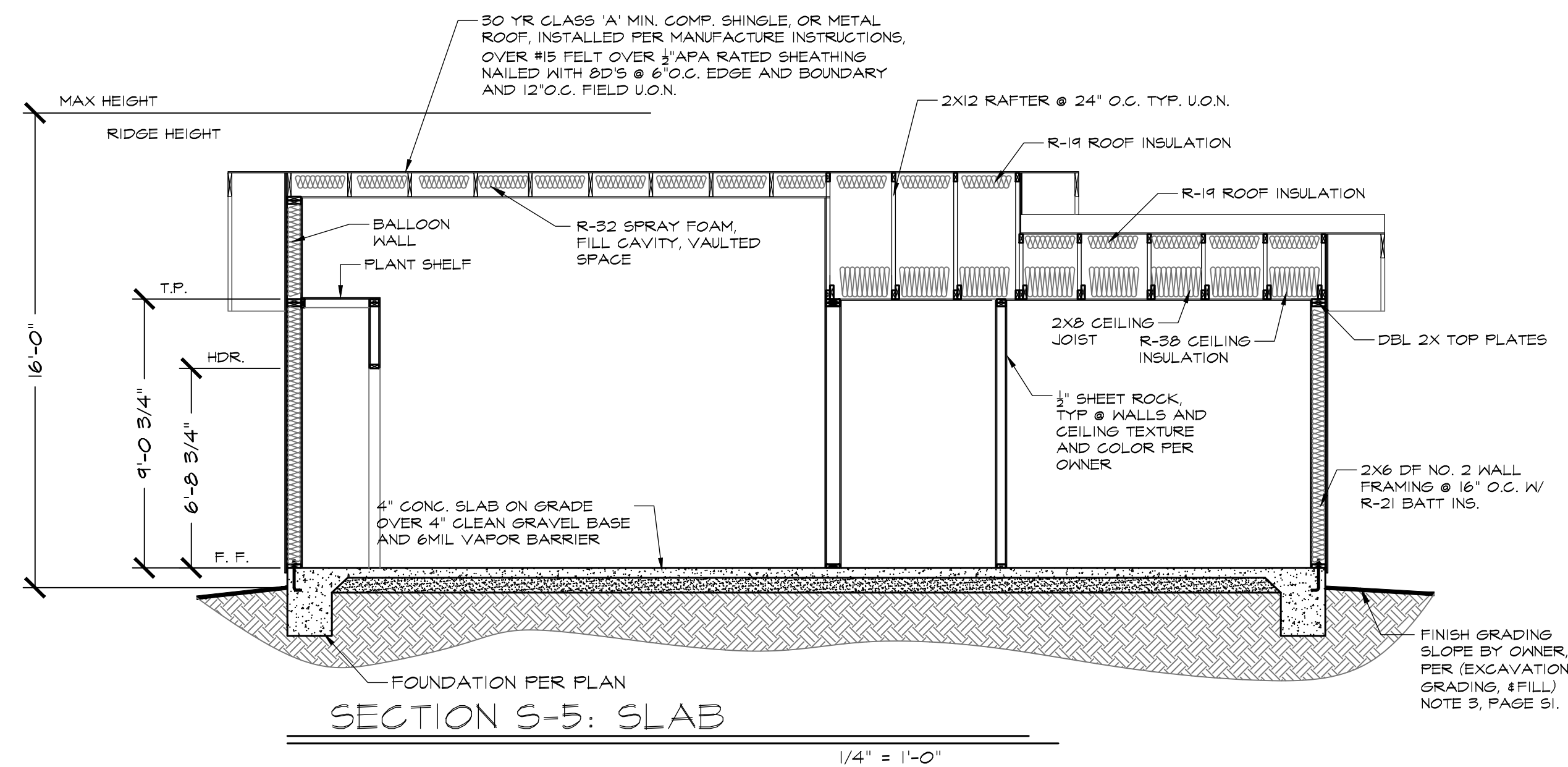
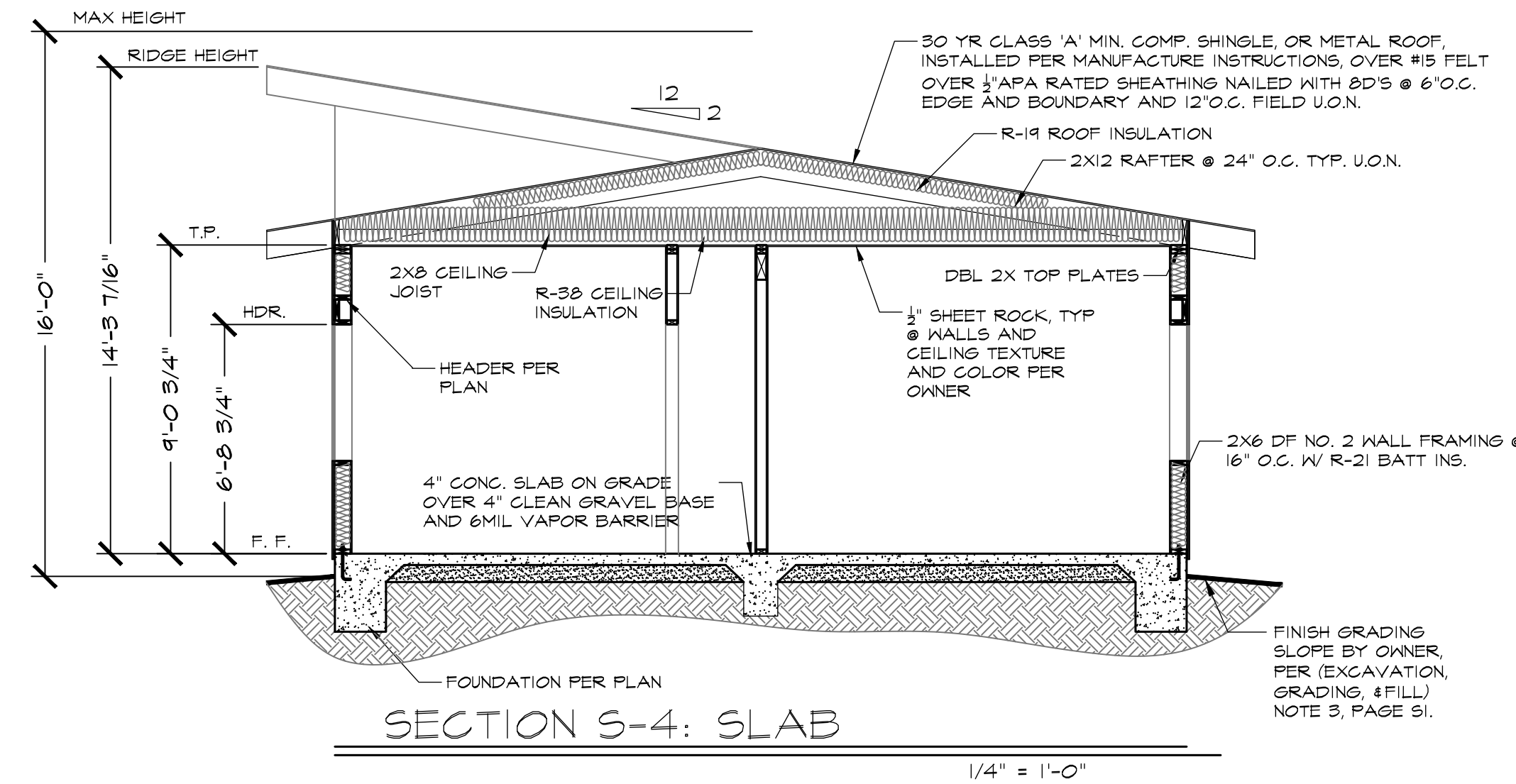
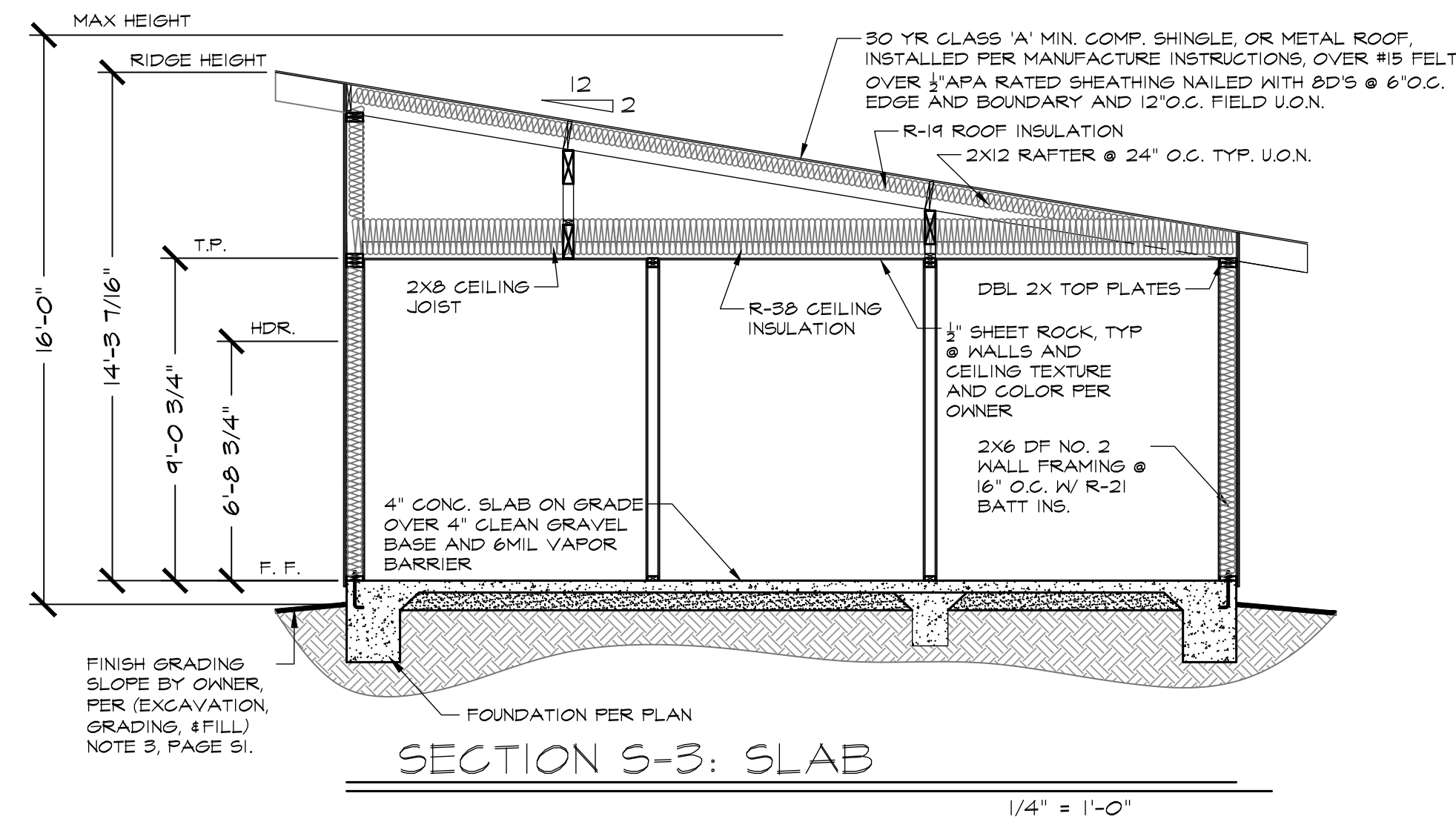
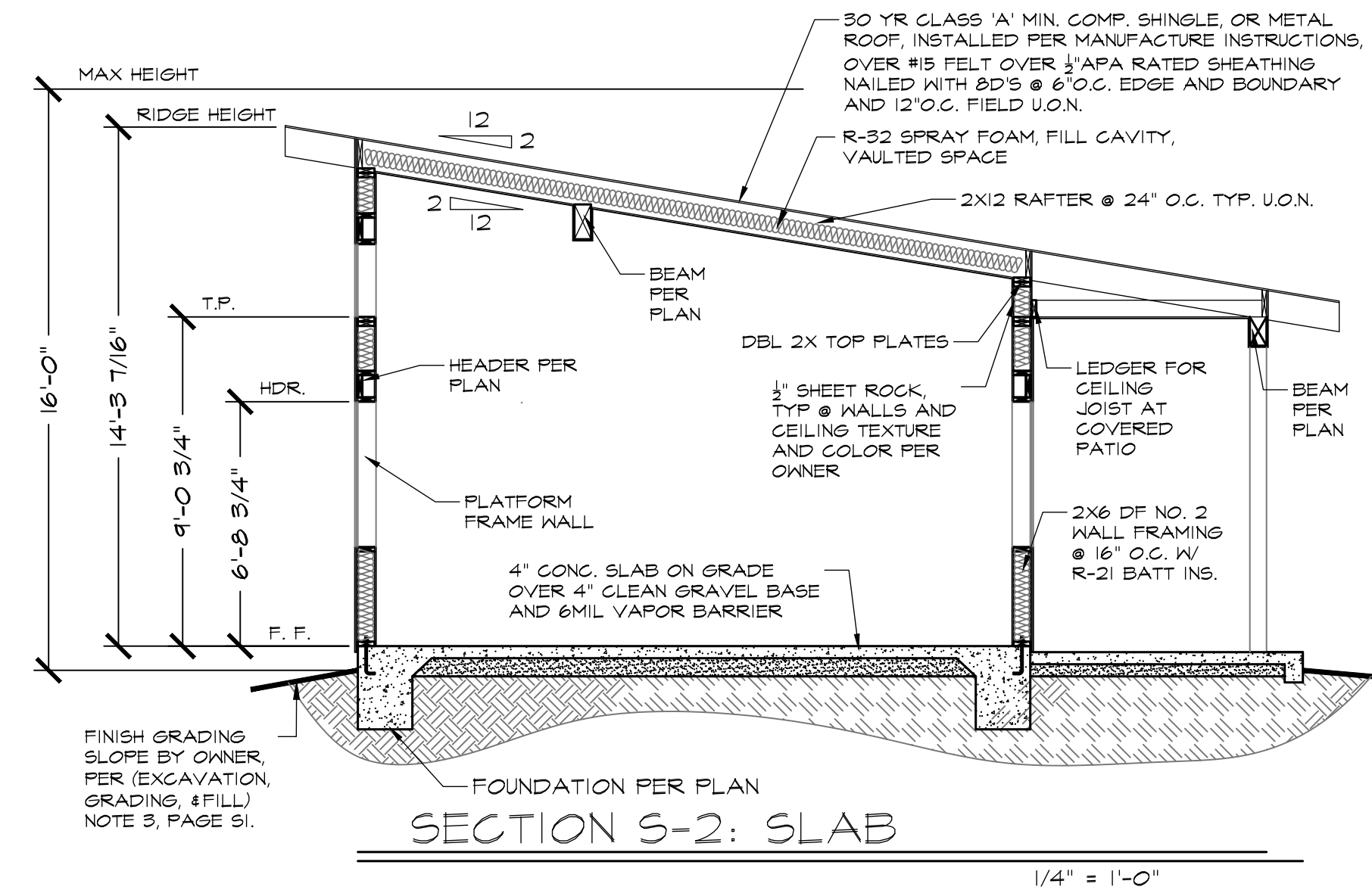
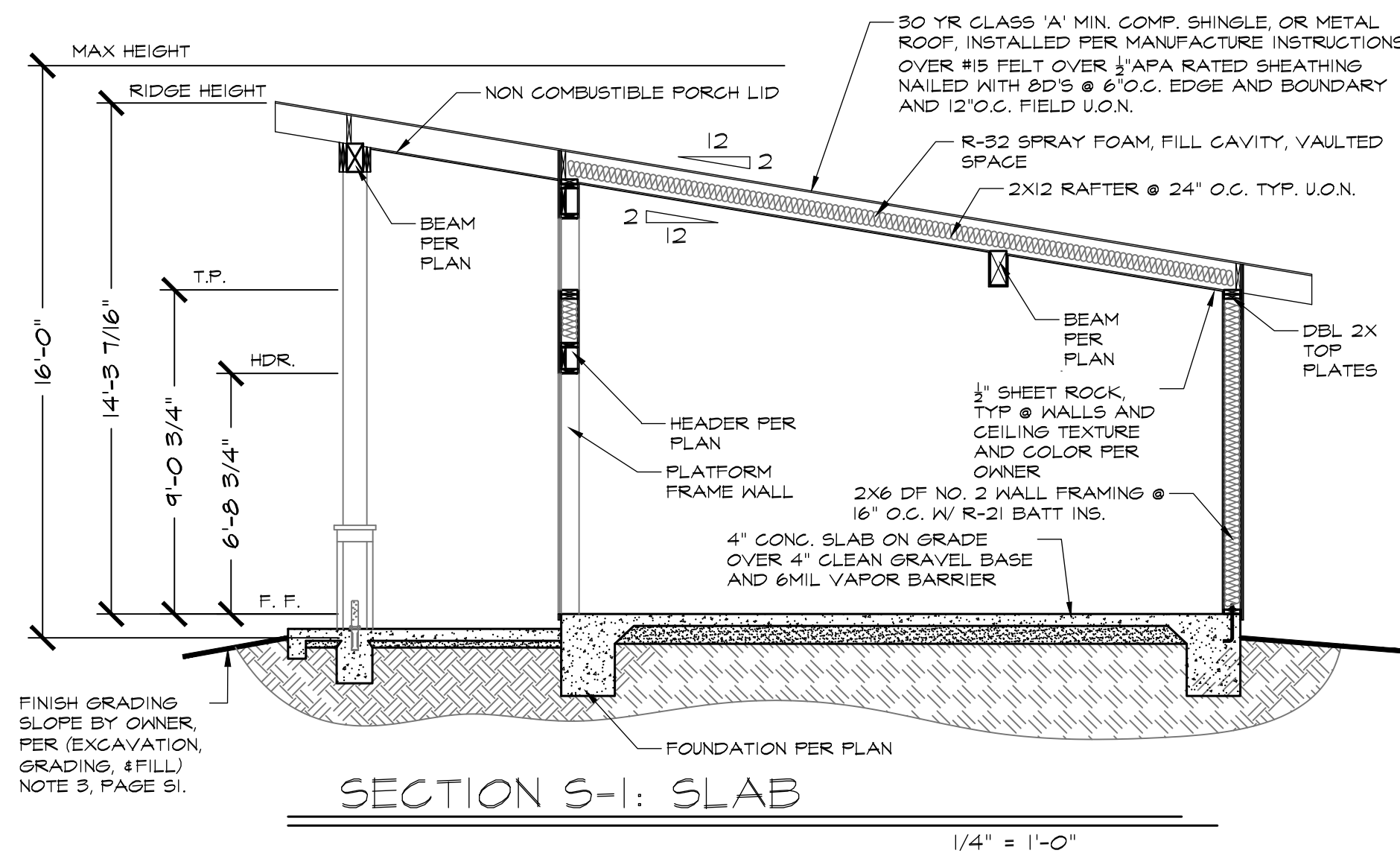


YUBA COUNTY ADUs

MAPLE GROVE & REEDS  
749 SQ. FT.

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





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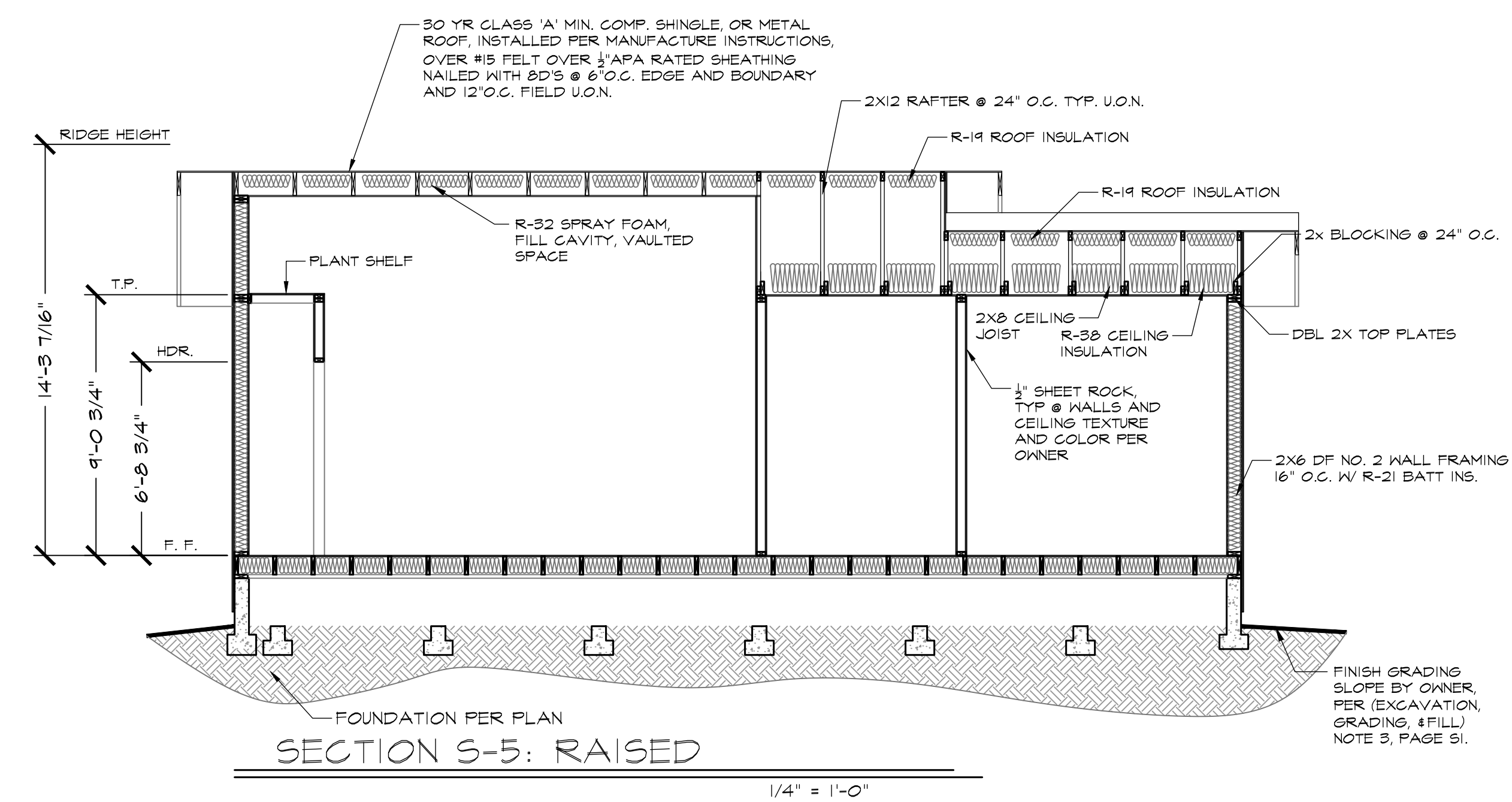
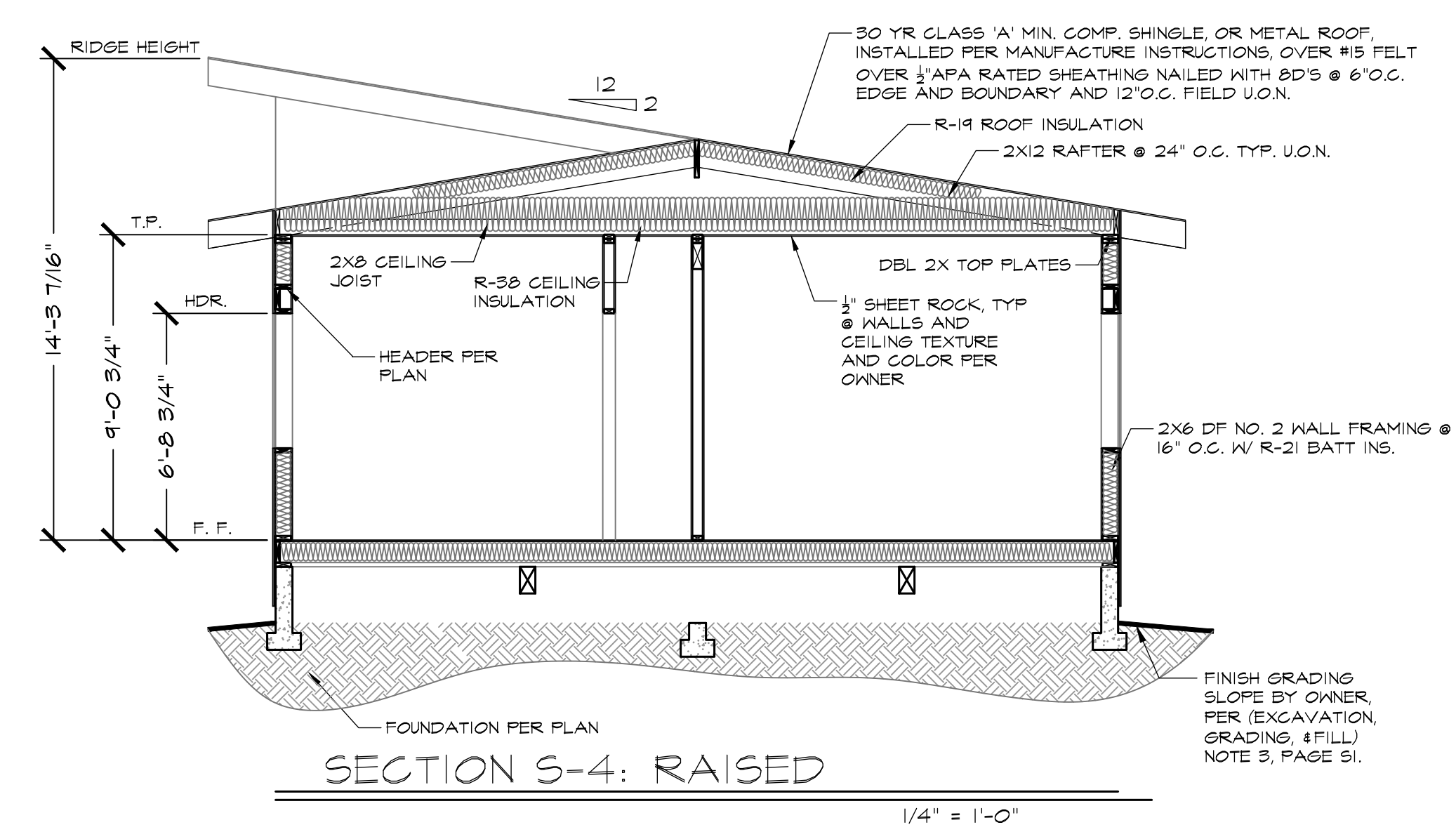
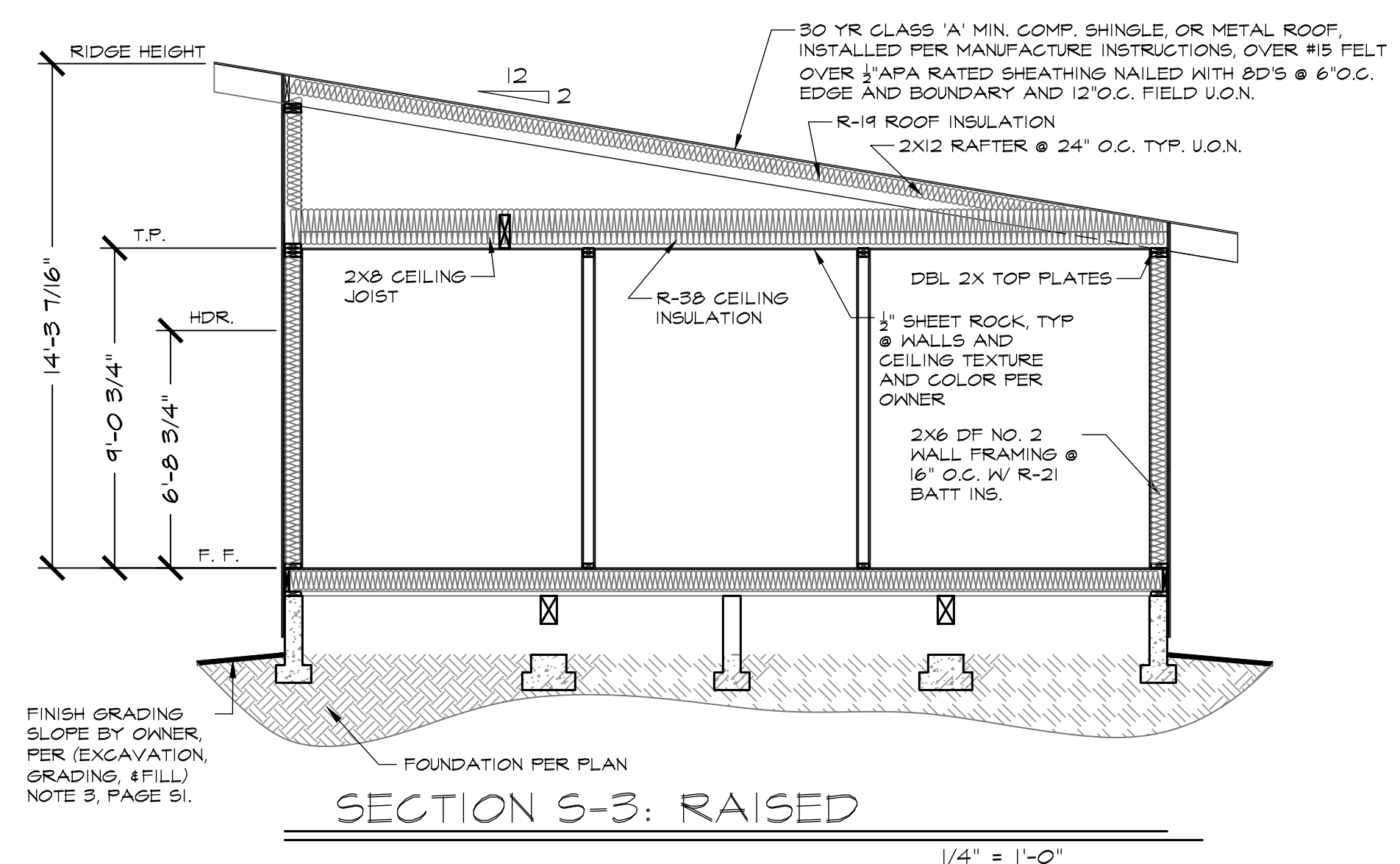
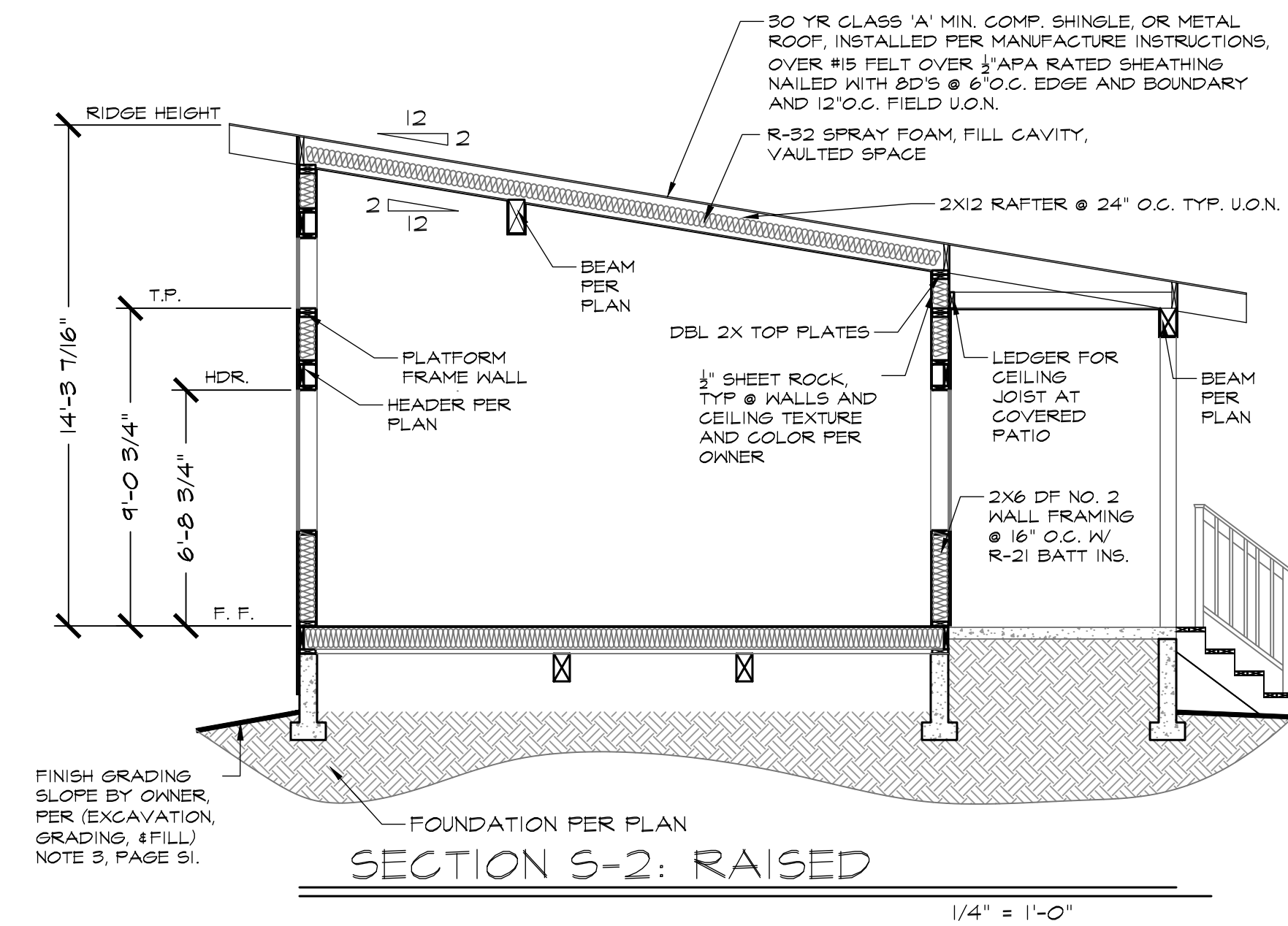
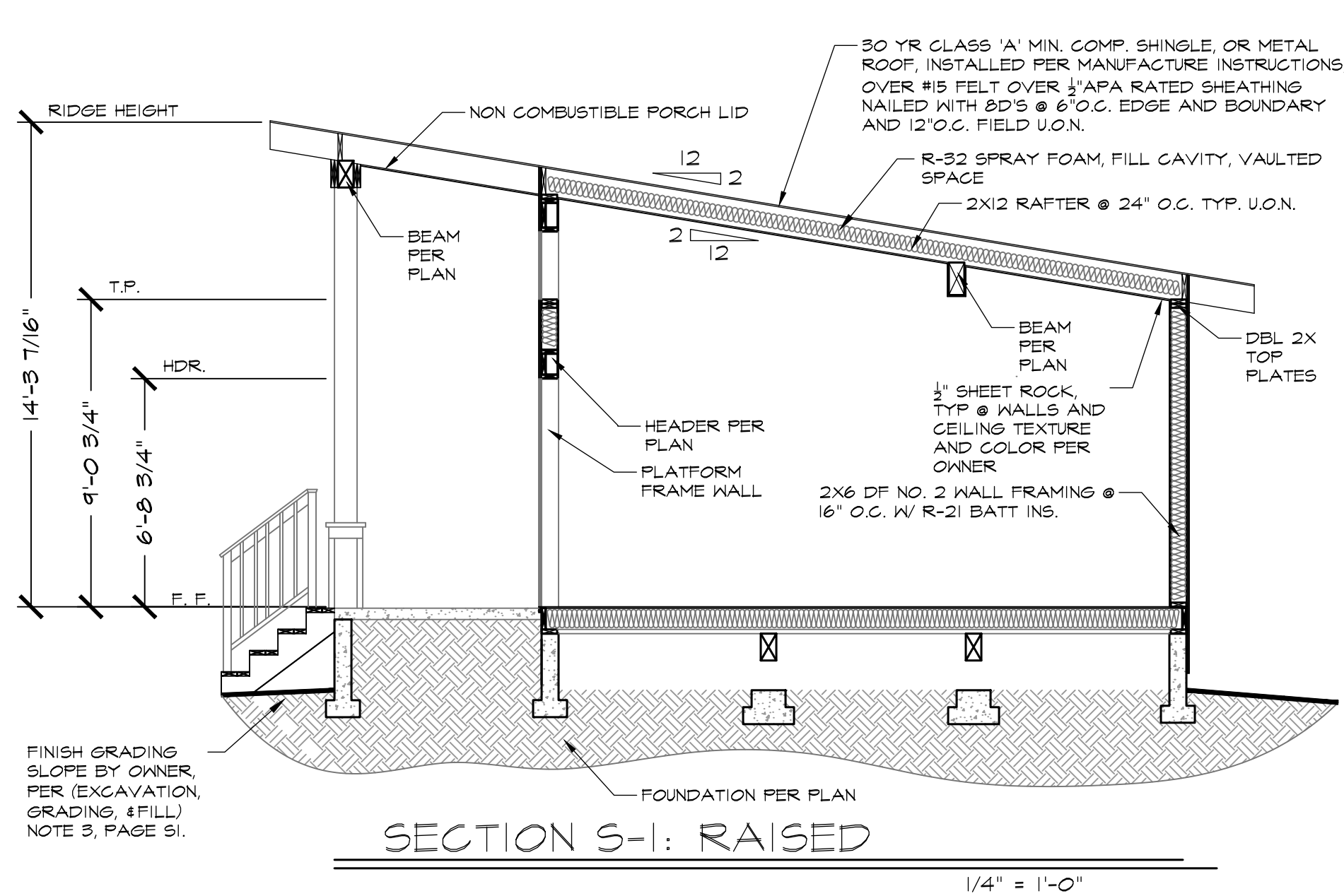


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Project 23-M001	Sheet A6
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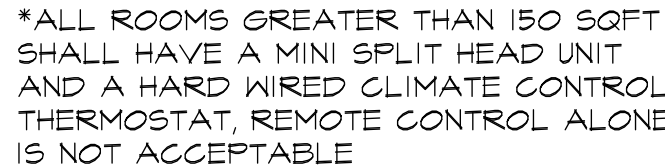
YUBA COUNTY ADUs

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Project	23-M001	Sheet	A6.1
Date	3/17/23		
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DUPLEX RECEPTACLE	
DUPLEX RECEPTACLE 12" 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	
EXHAUST FAN	
SMOKE DETECTOR	
COMBINATION SMOKE & CARBON MONOXIDE DETECTOR	
CEILING FAN	
HVAC CONDENSER	
HVAC HEAD UNIT	
GAS METER	
GAS OUTLET	
TANKLESS WATER HEATER	



- 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 FUNCTION. 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 PANEL MOUNTED & AT EACH SWITCH OR CIRCUIT BREAKER IN A SWITCHGEAR OR SWITCHGEAR. NO CIRCUIT SHALL BE DESCRIBED IN A MANNER THAT DEPENDS ON TRANSIENT CONDITIONS OF OCCUPANCY.
- LISTED INSTALLATION INSTRUCTION OR MANUALS SHALL BE ON SITE & AVAILABLE FOR PLUMBING, MECHANICAL, ELECTRICAL EQUIPMENT OR OTHER INSTALLATIONS DURING FIELD INSPECTION OF SPECIFIC APPLIANCES OR FEATURES.
- PHOTOVOLTAIC GENERATING SYSTEMS IS REQUIRED BY CALIFORNIA ENERGY CODE SECTION 150.1(C)(4). INSTALLATION OF SOLAR PANELS REQUIRED PRIOR CERTIFICATE OF OCCUPANCY CAN BE ISSUED FOR THIS ADU. A SEPARATE PERMIT IS REQUIRED.
- AT LEAST ONE 120-VOLT, 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY A BATHROOM OUTLET(S). SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS. (EXCEPTION-WHERE THE CIRCUIT SUPPLIES A SINGLE BATHROOM, OUTLETS FOR OTHER EQUIPMENT WITHIN THE SAME BATHROOM SHALL BE PERMITTED TO BE SUPPLIED.) CEC 210.11(C)(1) & 210.52
- ALL 15-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/INET BAR SINKS, LAUNDRY AREA, OR REFRIGERATOR 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 BATHUB OR SHOWER STALL. 2022 CEC ART. 406.4(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 6 LBS. OR EXCEEDS 16" IN ANY DIMENSION SHALL NOT BE SUPPORTED BY THE SCREEN SHELL OF A LAMP HOLDER. 2022 CEC ART. 410.3(O). OUTLET BOXES SHALL NOT BE USED AS THE SOLE SUPPORT FOR CEILING (PADDLER) FANS. 2022 CEC ART. 314.21(A)&(D)
- OUTLETS IN KITCHEN MUST BE INSTALLED IN EVERY COUNTER SPACE 12" OR WIDER, NOT GREATER THAN 4' O.C. WITHIN 24" OF THE END OF ANY COUNTER SPACE & NOT HIGHER THAN 20" ABOVE COUNTER (CEC 210.52(C))
- TWO SMALL APPLIANCE 20-AMP BRANCH CIRCUITS ARE REQUIRED FOR THE KITCHEN & ARE LIMITED TO SUPPLYING WALL & COUNTER SPACE OUTLETS FOR THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, & SIMILAR AREAS. NOTE: THE CIRCUITS CANNOT SERVE OUTSIDE PLUGS, RANGE HOOD, DISPOSALS, DISHWASHER OR MICROWAVES - ONLY THE REQUIRED COUNTERTOP/MALL OUTLETS INCLUDING THE REFRIGERATOR. CEC 210.11(C)(1) & 210.52(B)
- ALL 120-VOLT SINGLE- AND 240-VOLT BRANCH CIRCUITS SUPPLYING OUTLETS (I.E. RECEPTACLES, LIGHTS, SMOKE DETECTORS, ETC) INSTALLED IN DWELLING UNITS (KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOMS, PARLORS, LIBRARIES, DEN'S, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED COMBINATION-TYPE ARC-FAULT CIRCUIT INTERRUPTER, INSTALLED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT. (CEC 210.12(A))
- DEDICATED 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE LAUNDRY RECEPTACLE OUTLET(S). CEC 210.11(C)(2). (THIS CIRCUIT SHALL HAVE NO OTHER OUTLETS)
- GROUNDING & BONDING OF ELECTRICAL INSTALLATIONS SHALL COMPLY WITH CEC ART. 250
- BOND ALL METAL GAS & WATER PIPES TO GROUND. ALL GROUND CLAMPS SHALL BE ACCESSIBLE & OF AN APPROVED TYPE. (CEC 250.104)
- PACIFIC GAS & ELECTRIC (PG&E) COMPANY APPROVAL IS REQUIRED FOR ELECTRICAL METER LOCATION PRIOR TO INSTALLATION. PANEL LOCATION SUBJECT TO SITE SPECIFIC CONDITIONS & SERVING UTILITY APPROVAL WHERE THIS PLAN IS USED.
- AFTER BUILDING TERMINAL HAS BEEN ISSUED THE OWNER &/OR CONTRACTOR SHALL APPLY FOR ELECTRICAL & UTILITY GAS SERVICE & PACIFIC GAS & ELECTRIC COMPANY
- ALL NON-LOCKING 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 (R3271.1.2)


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 INTERFERING SOUNDS EXCLUDED.
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 ANY PERMANENTLY INSTALLED COOKING APPLIANCE. PHOTOELECTRIC SMOKE ALARMS SHALL BE PERMITTED TO BE INSTALLED GREATER THAN 6' FROM A PERMANENTLY INSTALLED COOKING APPLIANCE WHERE THE KITCHEN OR COOKING AREA & ADJACENT SPACES HAVE NO CLEAR INTERIOR PARTITIONS & THE 10' DISTANCES WOULD PROHIBIT THE PLACEMENT OF SMOKE ALARM OR SMOKE DETECTOR REQUIRED BY OTHER SECTIONS OF THE CODE. SMOKE ALARMS LISTED FOR USE IN CLOSE PROXIMITY TO A PERMANENTLY INSTALLED COOKING APPLIANCE. [R314.3.3] [NFPA72 SECTION 24.8.3.4]

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 & RECEPTACLE OUTLETS SHALL BE SECURELY SUPPORTED. A FIXTURE THAT WEIGHS MORE THAN 6LBS OR EXCEEDS 16" IN ANY DIMENSION SHALL BE SUPPORTED BY THE SCREW SHELL OF A LAMP HOLDER, CEC ART. 410.90(a), OUTLET BOXES SHALL NOT BE USED AS THE SOLID SUPPORT FOR CEILING (PADOLE) FAN. 2022 CEC ART. 314-21(A)&(D).
4. ALL LIGHTING IN (BATHROOM, UTILITY ROOM, LAUNDRY ROOM, WALK 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 DAY LIGHT HOURS.
  - 5.4. EMCS THAT PROVIDES THE FUNCTIONALITY OF AN ASTRONOMICAL TIME CLOCK, DOES NOT HAVE AN OVERRIDE OR BYPASS SWITCH THAT ALLOWS THE LUMINAIRES TO BE ALWAYS ON, & IS PROGRAMMED TO AUTOMATICALLY TURN THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS.
6. LUMINAIRES RECESSED IN INSULATED CEILINGS MUST MEET FIVE REQUIREMENTS (CALIFORNIA ENERGY CODE 150.0(K)(1)).
  - 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 BE SEALED GASKET OR GASKETED 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 SCREEN BASE SOCKETS
  - 6.5. THEY SHALL CONTAIN A JAB 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. CONTROLS SHALL PROVIDE THE HOMEOWNER WITH A LUMINAIRE SCHEDULE GIVING THE LAMPS USED IN THE LUMINAIRES OR WALKING (06BEC 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)(1))

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

04/17/2023




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JACKSON & SANDS ENGINEERING, Inc.

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



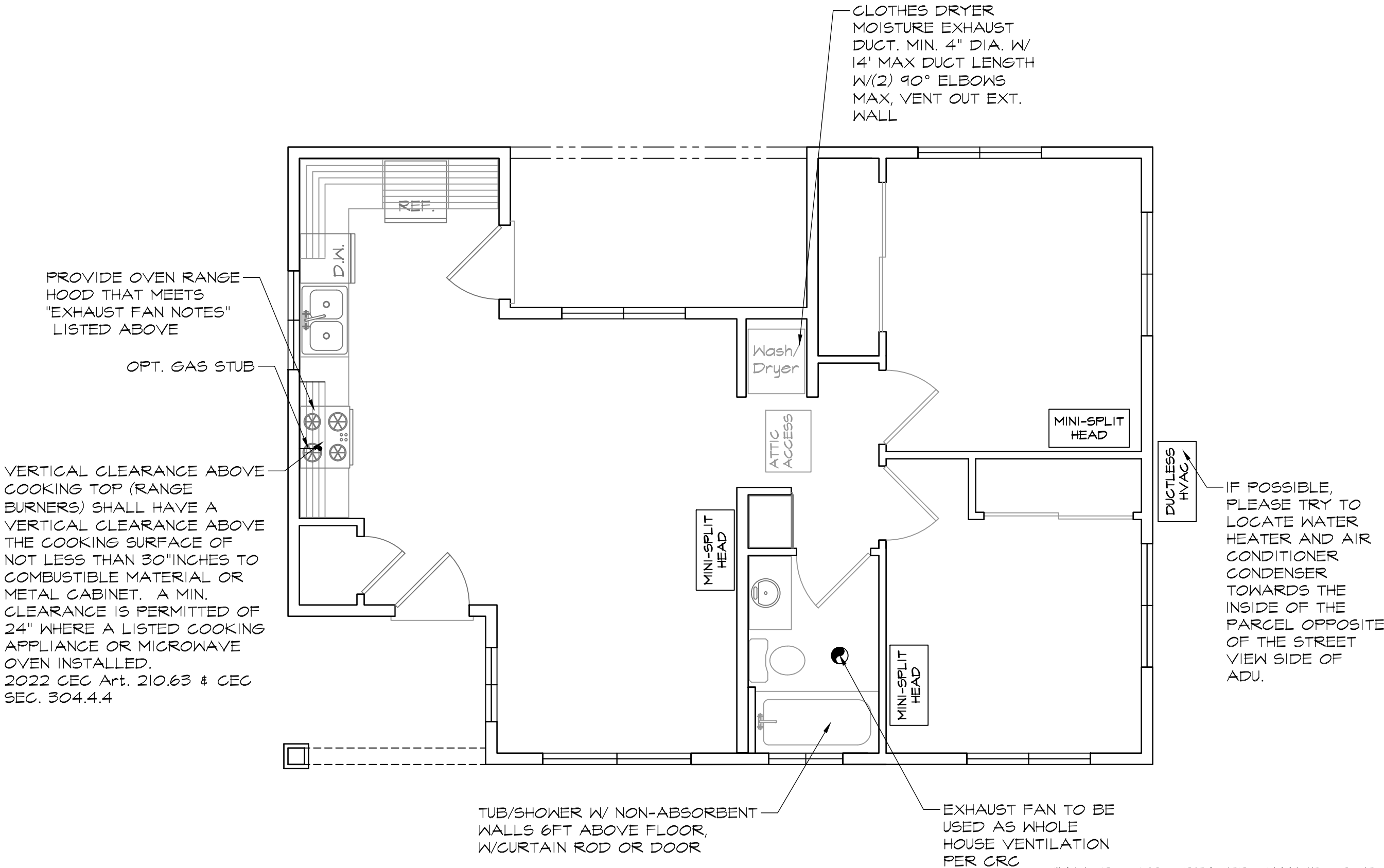
MAPLE GROVE & REEDS  
749 SQ. FT.

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"



MECHANICAL / PLUMBING PLAN

749 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 1024IN<sup>2</sup> (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 100IN<sup>2</sup> 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.

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General Notes

JACKSON AND SANDS ENGINEERING HAS PROVIDED THESE PLANS SOLELY FOR THE USE WITHIN YUBA COUNTY & 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  
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ENGINEERING, Inc.

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



YUBA COUNTY ADUs

MAPLE GROVE & REEDS  
749 SQ. FT.

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



TABLE 2304.10.1  
FASTENING SCHEDULE

CONNECTION	FASTENINGS <sup>a,m</sup>	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") MINIMUM, TABLE 2302.10.4.1	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") MINIMUM, TABLE 2302.10.4.1	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) <sup>b</sup>	1/2" AND LESS 6d <sup>c1</sup> 14/32" TO 3/4" 8d <sup>a</sup> OR 6d <sup>a</sup> 7/8" TO 1" 8d 1 1/8" TO 1 1/4" 10d <sup>a</sup> OR 8d 3/4" AND LESS 6d <sup>a</sup> 7/8" TO 1" 8d <sup>a</sup> 1 1/8" TO 1 1/4" 10d <sup>a</sup> OR 8d <sup>a</sup>	
SINGLE FLOOR (COMBINATION SUBFLOOR-UNDERLAYMENT TO FRAMING)		
32. PANEL SIDING (TO FRAMING)	1/2" AND LESS 6d <sup>a</sup> 5/8" AND LESS 8d <sup>a</sup>	
33. FIVEBOARD SHEATHING	1/2" AND LESS No. 11 GA ROOFING NAIL <sup>b</sup> 6d COMMON NAIL (2" X 0.113") No. 16 GA STAPLE <sup>c</sup> 25/32" No. 11 GA ROOFING NAIL <sup>b</sup> 8d COMMON NAIL (2 1/2" X 0.131") No. 16 GA STAPLE <sup>c</sup>	
34. INTERIOR PANELING	1/4" 4d <sup>j</sup> 3/8" 6d <sup>k</sup>	

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 DAMPPROOFING MATERIAL.
- SITE GRADING: THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 5% FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET AN APPROVED METHOD OF DRAINAGE AWAY FROM STRUCTURE SHALL BE USED. 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 DAMPPROOFED IN ACCORDANCE WITH THIS SECTION.
- VENTILATION FOR CRAWL SPACES SHALL COMPLY WITH CBC SECTION 1203.4
- STORY ABOVE BASEMENT: A BASEMENT IS CONSIDERED A STORY ABOVE GRADE PLANE AND THE FINISHED GROUND LEVEL ADJACENT TO THE BASEMENT WALL IS BELOW THE BASEMENT FLOOR ELEVATION FOR 25% OR MORE OF THE PERIMETER. THE FLOOR AND WALLS SHALL BE DAMPPROOFED IN ACCORDANCE WITH THIS SECTION AND A FOUNDATION DRAIN SHALL BE INSTALLED.
- THE FINISHED GROUND LEVEL OF AN UNDER-FLOOR SPACE SUCH AS A CRAWL SPACE SHALL NOT BE LOCATED BELOW THE BOTTOM OF THE FOOTINGS. WHERE THERE IS EVIDENCE THAT THE GROUND WATER TABLE RISES TO WITHIN 6 INCHES OF THE GROUND LEVEL AT THE OUTSIDE BUILDING PERIMETER, OR THAT THE SURFACE WATER DOES NOT READILY DRAIN FROM THE BUILDING SITE, THE GROUND LEVEL OF THE UNDER-FLOOR SPACE SHALL BE AS HIGH AS THE OUTSIDE FINISHED GROUND LEVEL, UNLESS AN APPROVED DRAINAGE SYSTEM IS PROVIDED.
- 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, 3/8" COAT OF SURFACE BONDING MEMBRANE COMPLYING WITH ASTM C687, 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 CRUSHED STONE CONTAINING NOT MORE THAN 10% MATERIAL THAT PASSES THROUGH A No. 4 sieve. THE DRAIN SHALL EXTEND A MINIMUM OF 12" BEYOND THE OUTSIDE EDGE OF THE FOOTING. THE THICKNESS SHALL BE SUCH THAT THE BOTTOM OF THE DRAIN IS NOT HIGHER THAN THE BOTTOM OF THE BASE UNDER THE FLOOR, AND THE TOP OF THE DRAIN IS NOT LESS THAN 6" ABOVE THE TOP OF THE FOOTING. THE TOP OF THE DRAIN SHALL BE COVERED WITH AN APPROVED FILTER MEMBRANE MATERIAL. WHERE A DRAIN TILE OR PERFORATED PIPE IS USED, THE INVERT OF THE PIPE OR TILE SHALL NOT BE HIGHER THAN THE FLOOR ELEVATION. THE TOP OF JOINTS OR THE TOP OF PENETRATIONS 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-2002)

- FRAMING REQUIREMENTS: ALL FRAMING MEMBERS AND BLOCKING USED FOR SHEAR WALL CONSTRUCTION SHALL BE 2" NOMINAL OR GREATER. WHERE SHEAR WALLS ARE DESIGNED AS BLOCKED, ALL JOINTS IN SHEATHING SHALL OCCUR OVER AND BE FASTENED TO COMMON FRAMING MEMBERS OR COMMON BLOCKING. SHEAR WALL BOUNDARY ELEMENTS SUCH AS END POSTS, SHALL BE PROVIDED TO TRANSMIT THE DESIGN TENSION AND COMPRESSION FORCES. SHEAR WALL SHEATHING SHALL NOT BE USED TO SPlice BOUNDARY ELEMENTS. END POSTS (STUDS OR COLUMNS) SHALL BE FRAMED TO PROVIDE FULL END BEARING.
- COMMON FRAMING MEMBER: WHERE A COMMON FRAMING MEMBER IS REQUIRED AT ADJOINING PANEL EDGES, TWO FRAMING MEMBERS THAT ARE AT LEAST 2" NOMINAL THICKNESS SHALL BE PERMITTED PROVIDED THEY ARE FASTENED TOGETHER WITH FASTENERS DESIGNED IN ACCORDANCE WITH THE NDS TO TRANSFER THE INDUCED SHEAR BETWEEN MEMBERS. WHEN FASTENERS CONNECTING THE TWO FRAMING MEMBERS ARE SPACED LESS THAN 4" ON CENTER, THEY SHALL BE STAGGERED.
- TENSION AND COMPRESSION CHORDS SHALL BE INSTALLED AT EACH END OF SHEAR WALL.
- FASTENERS: SHEATHING SHALL BE ATTACHED TO FRAMING MEMBERS USING NAILS OR OTHER APPROVED FASTENERS. NAILS SHALL BE DRIVEN WITH THE HEAD OF THE NAIL FLUSH WITH THE SURFACE OF THE SHEATHING. OTHER APPROVED FASTENERS SHALL BE DRIVEN AS REQUIRED FOR PROPER INSTALLATION OF THAT FASTENER. SEE TABLE FOR NAIL DIMENSIONS.
- ANCHOR BOLTS: FOUNDATION ANCHOR BOLTS SHALL HAVE A STEEL PLATE WASHER UNDER EACH NUT NOT LESS THAN 0.229"x3"x3" IN SIZE. THE HOLE IN THE PLATE WASHER SHALL BE PERMITTED TO BE DIAGONALLY SLOTTED WITH A WIDTH OF UP TO 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:  
173 PLF SEISMIC  
173 PLF WIND

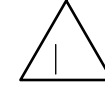
3/8" STRUCTURAL WOOD PANELS (BLOCKED)

NAILING: 8d (COMMON OR HOT DIPPED GALVANIZED)

6" O.C. @ EDGES  
12" O.C. @ FIELD

1/2"φ ANCHOR BOLT SPACING 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

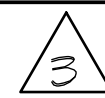
3/8" STRUCTURAL WOOD PANELS (BLOCKED)

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 @ 18" 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 & 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

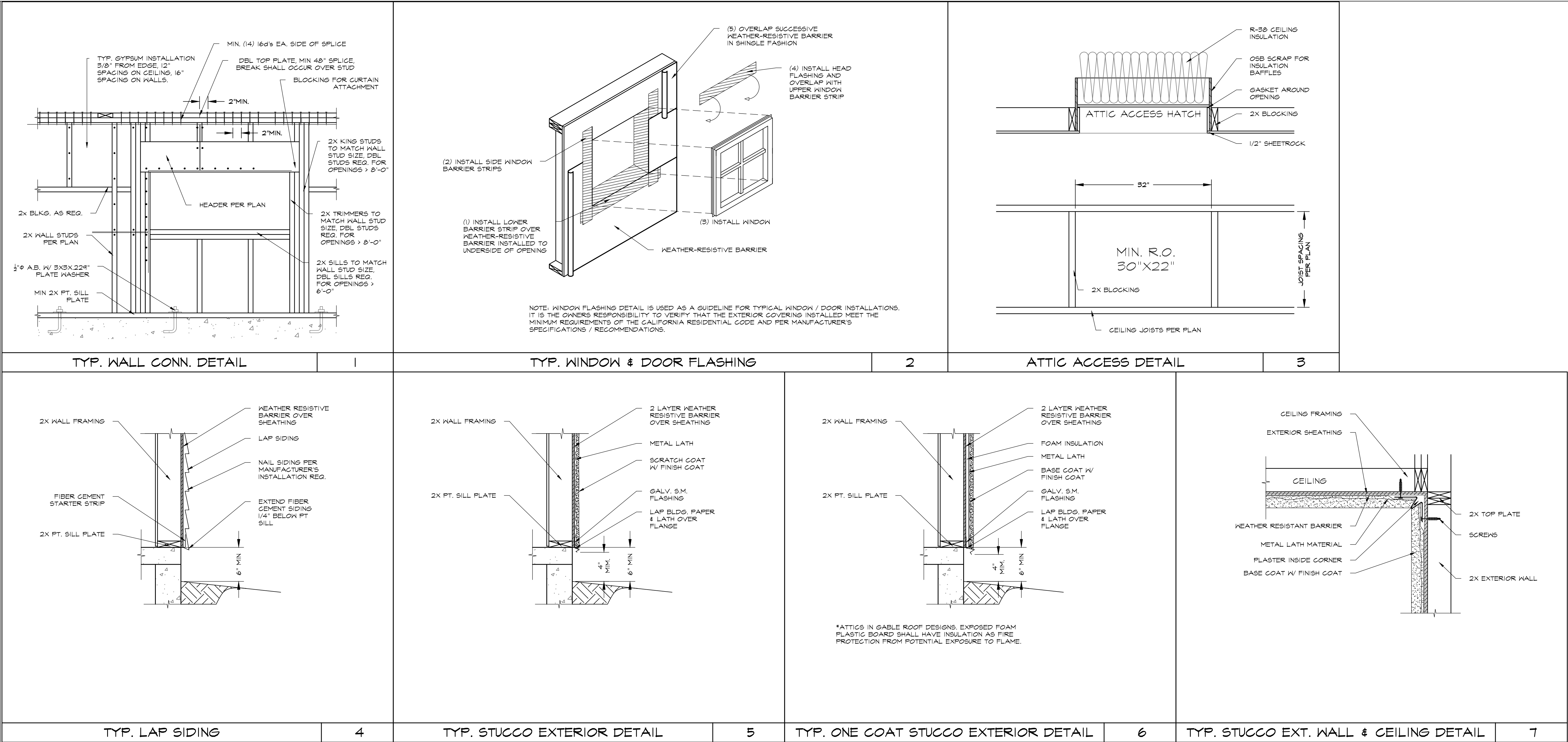


YUBA COUNTY  
ADUs

MAPLE GROVE & REEDS  
749 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 & 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

MAPLE GROVE & REEDS

749 SQ. FT.

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



<div>ROOF EAVE DETAIL</div> <div>I</div>	<div>PORCH CONN.</div> <div>2</div>	<div>GABLE END CONN. DETAIL</div> <div>3</div>	<div>GABLE END CONN. DETAIL</div> <div>4</div>
<div>GABLE END CONN. DETAIL</div> <div>5</div>	<div>OUTLOOKER DETAIL</div> <div>6</div>	<div>BEAM @ MASTER &amp; LIVING</div> <div>7</div>	

General Notes

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REVIEWED FOR CODE COMPLIANCE - BD

04/17/2023

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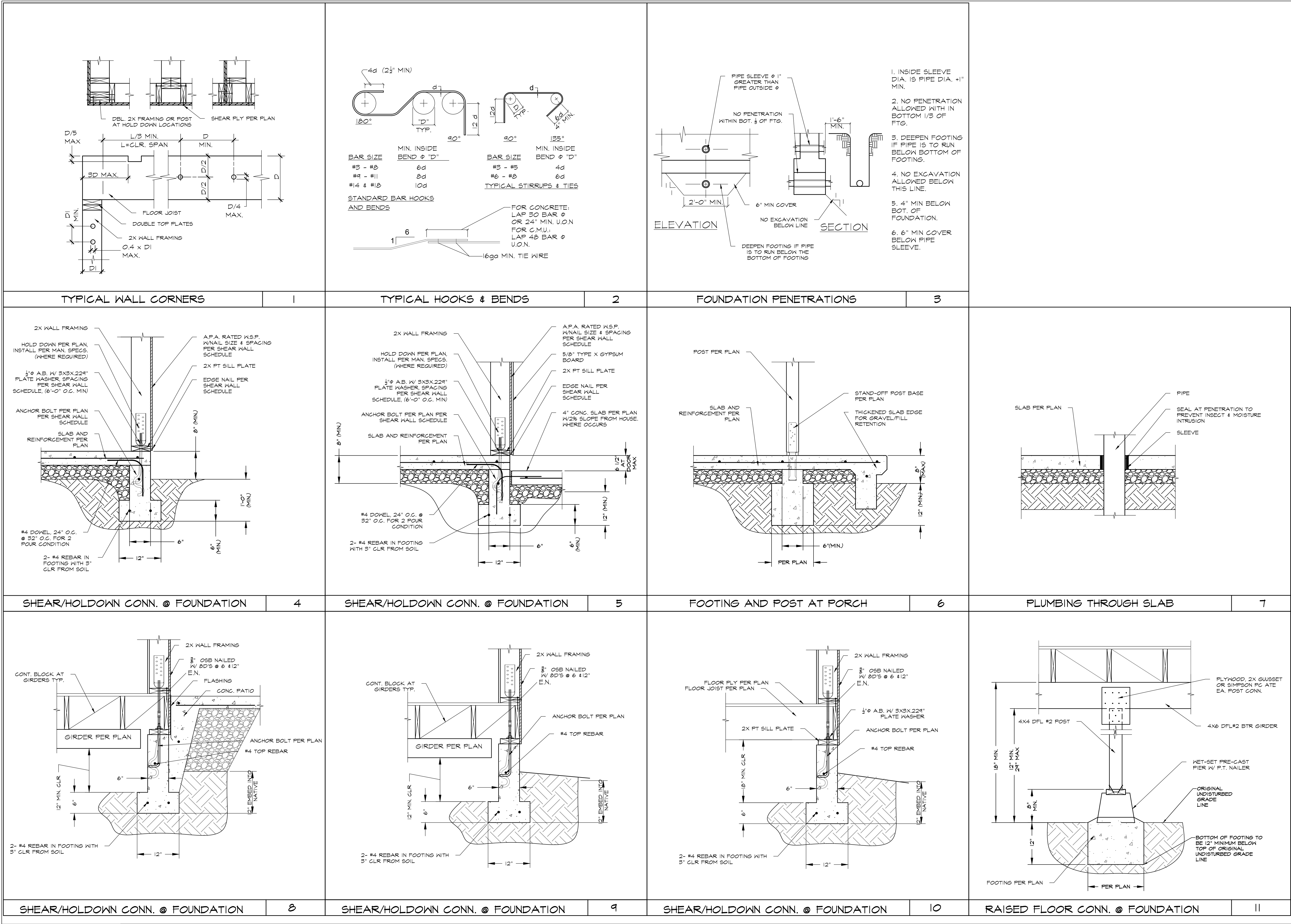
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YUBA COUNTY ADUs

MAPLE GROVE & REEDS  
749 SQ. FT.

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





General Notes

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04/17/2023

YUBA COUNTY BUILDING INSPECTION DIVISION

JACKSON & SANDS ENGINEERING

JACKSON & SANDS ENGINEERING

1250 EAST AVE #10

CHICO, CA 95926

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

REGISTERED PROFESSIONAL ENGINEER

FRANK A. SANDS

C 000524

EXP. 03/31/25

CIVIL

STATE OF CALIFORNIA

YUBA COUNTY ADUs

MAPLE GROVE & REEDS

749 SQ. FT.

Project	23-M001	Sheet	S4
Date	3/17/23		
Scale	AS NOTED		