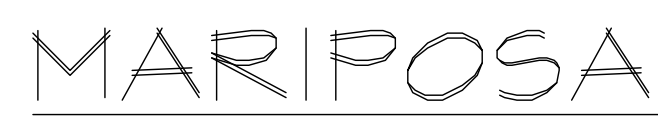




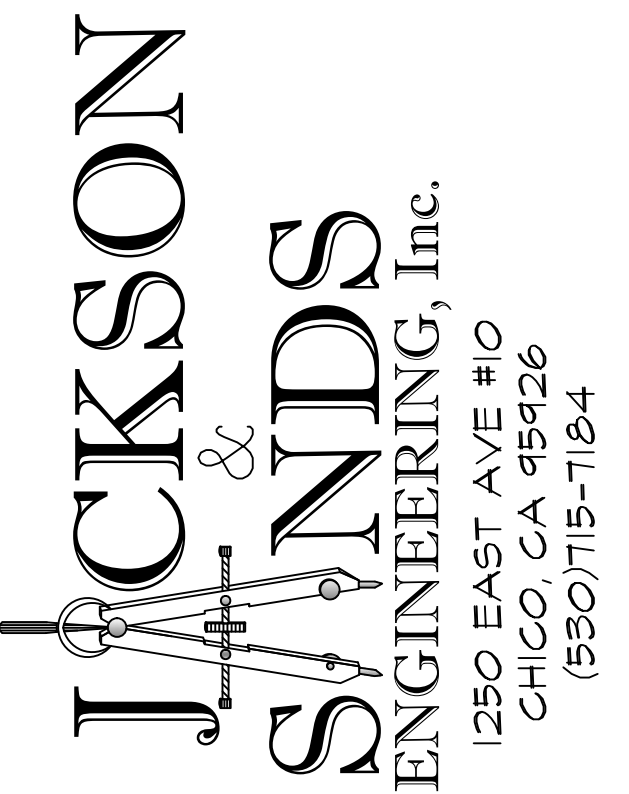
PRADU

Permit-Ready Accessory Dwelling Units
Citrus Heights





MAPLE



No.	Revision/Issue	Date

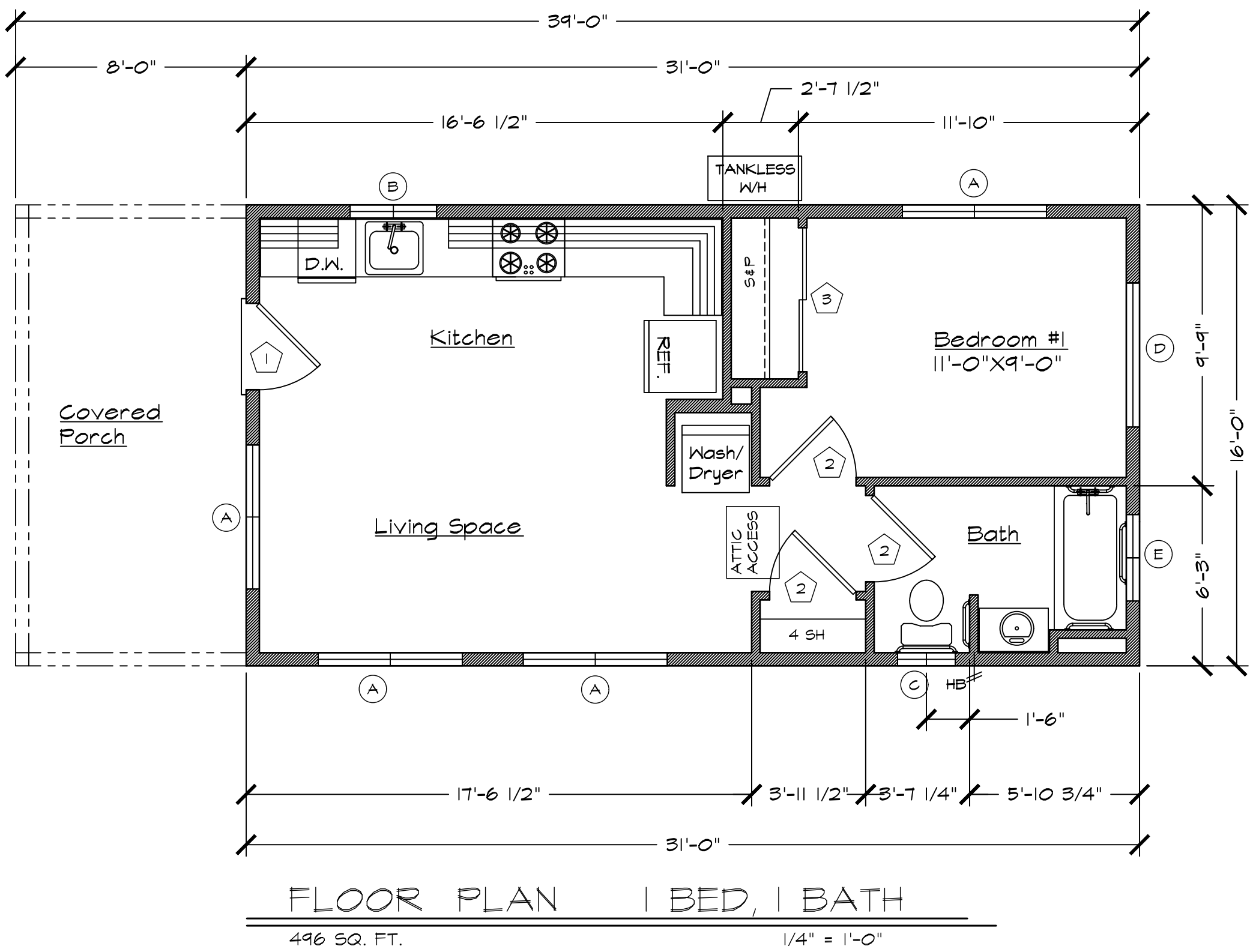


CITY OF CITRUS HEIGHTS
REVIEWED FOR COMPLIANCE
WITH 2019 CALIFORNIA
CODE OF REGULATIONS TITLE 24
5-5-2021

OWNER

ADDRESS

APN#



FLOOR PLAN NOTES:

- WHERE 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. EXCEPTION FOR WALLS OF DWELLINGS AND ACCESSORY STRUCTURES LOCATED ON THE SAME LOT. CRC R302.1
- EXTERIOR WALLS TO BE 2X6 DF NO. 2 STUDS AT 16" O.C. WITH R-21 INSULATION. SIDING/ SHEAR AS SHOWN ON SHEET A6.
- INTERIOR WALLS TO BE 2X4 DF NO.2 STUDS AT 16" O.C.
- TYPICAL WALL HEIGHT IS 9'.
- IF POSSIBLE, PLEASE TRY TO LOCATE WATER HEATER AND AIR CONDITIONER CONDENSER TOWARDS THE INSIDE OF THE PARCEL OPPOSITE OF THE STREET VIEW SIDE OF THE ADU.
- OPENINGS ALLOWED UP TO 25% MAXIMUM OF EXTERIOR WALL AREA BETWEEN 3' & 5' FROM PROPERTY LINE, NO OPENINGS CLOSER THAN 3' TO PROPERTY LINE.
- LISTED INSTALLATION INSTRUCTION OR MANUALS SHALL BE ON SITE AND AVAILABLE FOR PLUMBING, MECHANICAL, ELECTRICAL EQUIPMENT OR OTHER INSTALLATIONS DURING FIELD INSPECTION OF SPECIFIC APPLIANCES OR FEATURES.
- RODENT PROOFING AND 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 2019 CALGREEN BUILDING CODE, CHAPTER 4. DIVISION 4.4 CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE BY THE ENFORCING AGENCY. METHOD ACCEPTABLE BY THE BUILDING DIVISION WOULD BE LOW VOC CAULKING WITH NON-COMBUSTIBLE FILLING MATERIAL.
- PORTIONS OF THE ADU CLOSER TO THE PROPERTY LINE THAN THE DISTANCES SPECIFIED IN CRC TABLE 302.1(1) OR IF APPLICABLE, 2019 CRC TABLE 302.1(2), SHALL REQUIRE A CONSTRUCTION OF A LISTED 1-HOUR FIREWALL ASSEMBLY SEPARATION OR OTHER APPROVED METHOD SPECIFIED IN THIS CODE. THE COMPLIANCE MEANS SHALL BE PROVIDED WITH THE SITE PLAN AT TIME OF APPLICATION. THIS MAY REQUIRE ADDITIONAL PLAN DESIGN BY A CALIFORNIA REGISTERED DESIGN PROFESSIONAL FOR EMERGENCY EGRESS, AND, LIGHT AND VENTILATION.

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

DOOR SCHEDULE

DOOR SYMBOL	DOOR SIZE			DOOR TYPE	CORE	MATERIAL	FRAME	NOTES:
	WIDTH	HEIGHT	THICK					
1	3'-0"	6'-8"	1-3/4"	SINGLE DOOR	SOLID	METAL/GLASS	METAL	MIN. 32" FRONT ENTRY DOOR W/GLAZING W/ COMPLIANT THRESHOLD
2	3'-0"	6'-8"	1-3/4"	SINGLE DOOR	HOLLOW	WOOD	WOOD	MIN. 32" INTERIOR DOORS
3	5'-0"	6'-8"	1-3/4"	BI-PASS	HOLLOW	WOOD	WOOD	CLOSET DOOR

WINDOW SCHEDULE

WINDOW SYMBOL	WINDOW SIZE		OPER.	QNTY.	FRAME	HEAD HEIGHT	U-FACTOR	SHGC	NOTES:
	WIDTH	HEIGHT							
A	5'-0"	4'-0"	SLIDER	4	VINYL	6'-8"	0.30	.23	EGRESS REQ. IN BEDROOM #1
B	3'-0"	3'-0"	SLIDER	1	VINYL	6'-8"	0.30	.23	
C	2'-0"	3'-0"	SLIDER	1	VINYL	6'-8"	0.30	.23	TEMPERED, OBSCURED
D	3'-0"	1'-0"	FIXED	1	VINYL	6'-8"	0.30	.23	
E	3'-0"	1'-0"	SLIDER	1	VINYL	6'-8"	0.30	.23	TEMPERED, OBSCURED

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



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(530) 715-7184

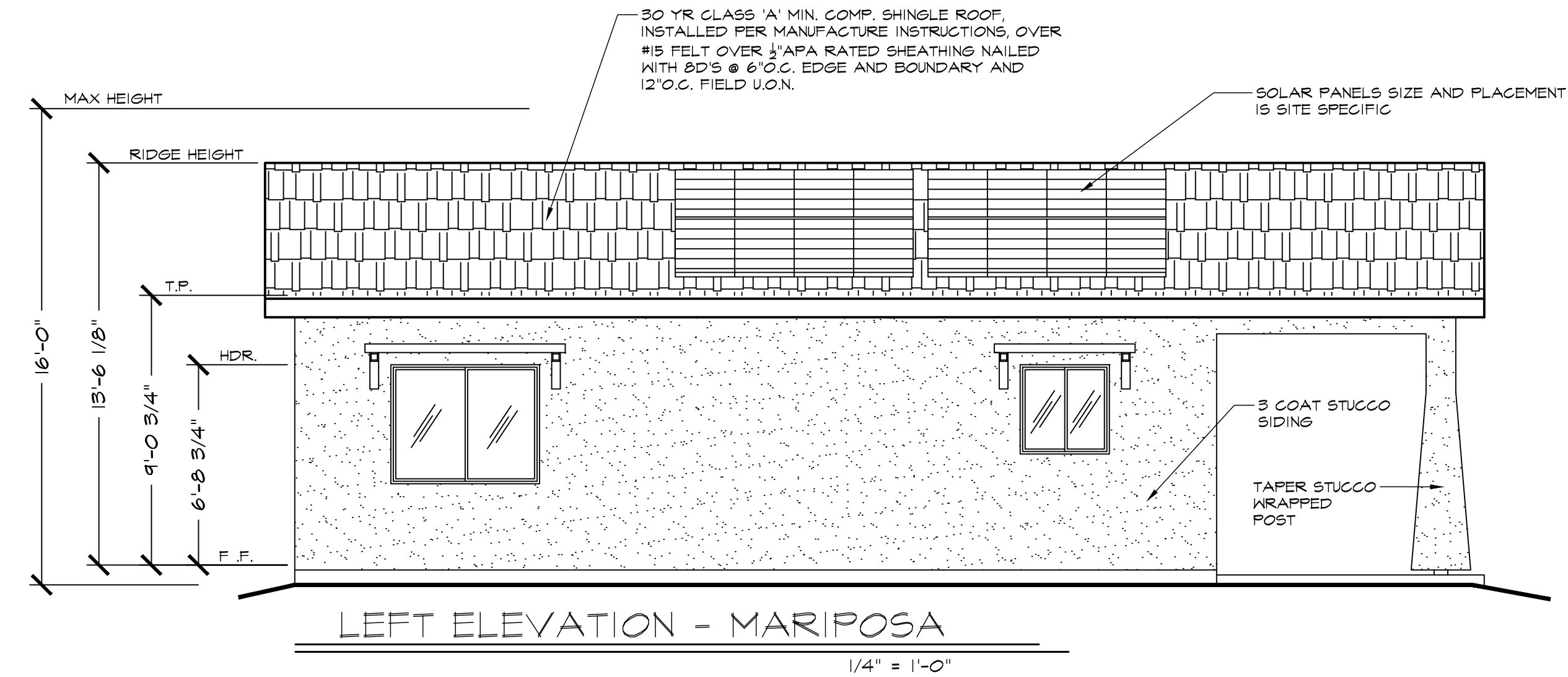
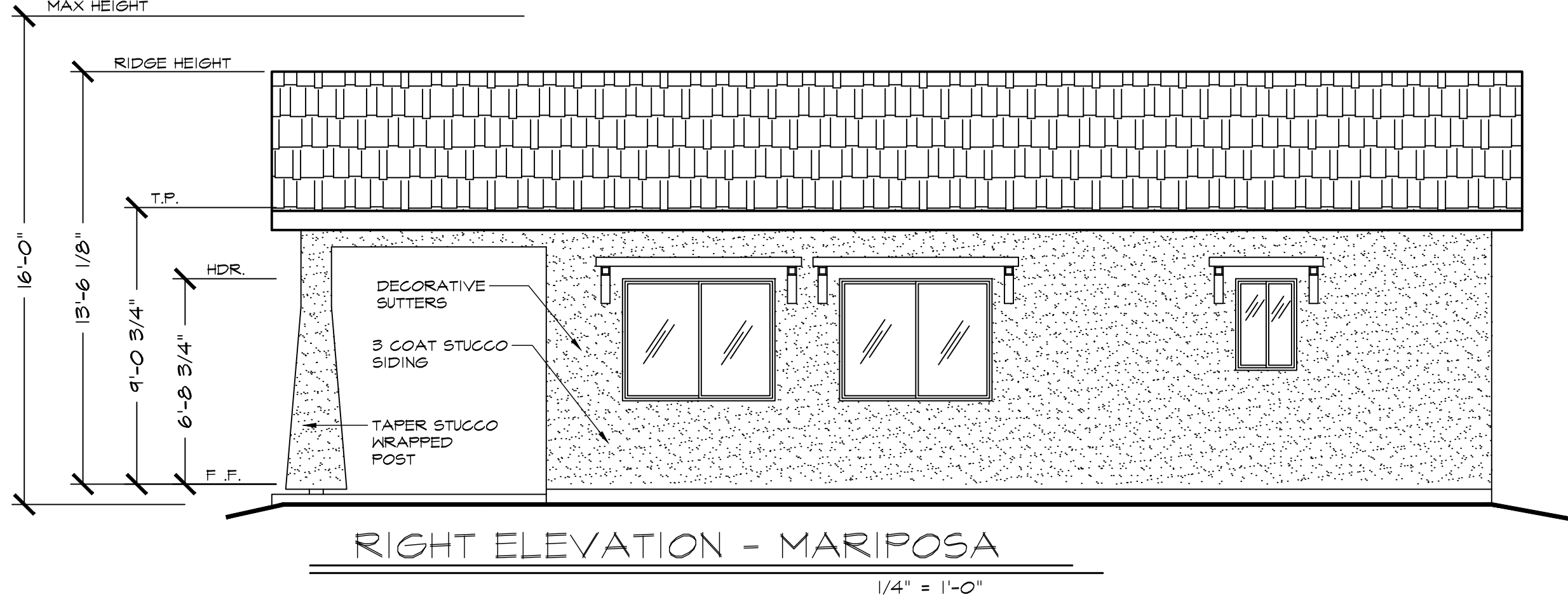
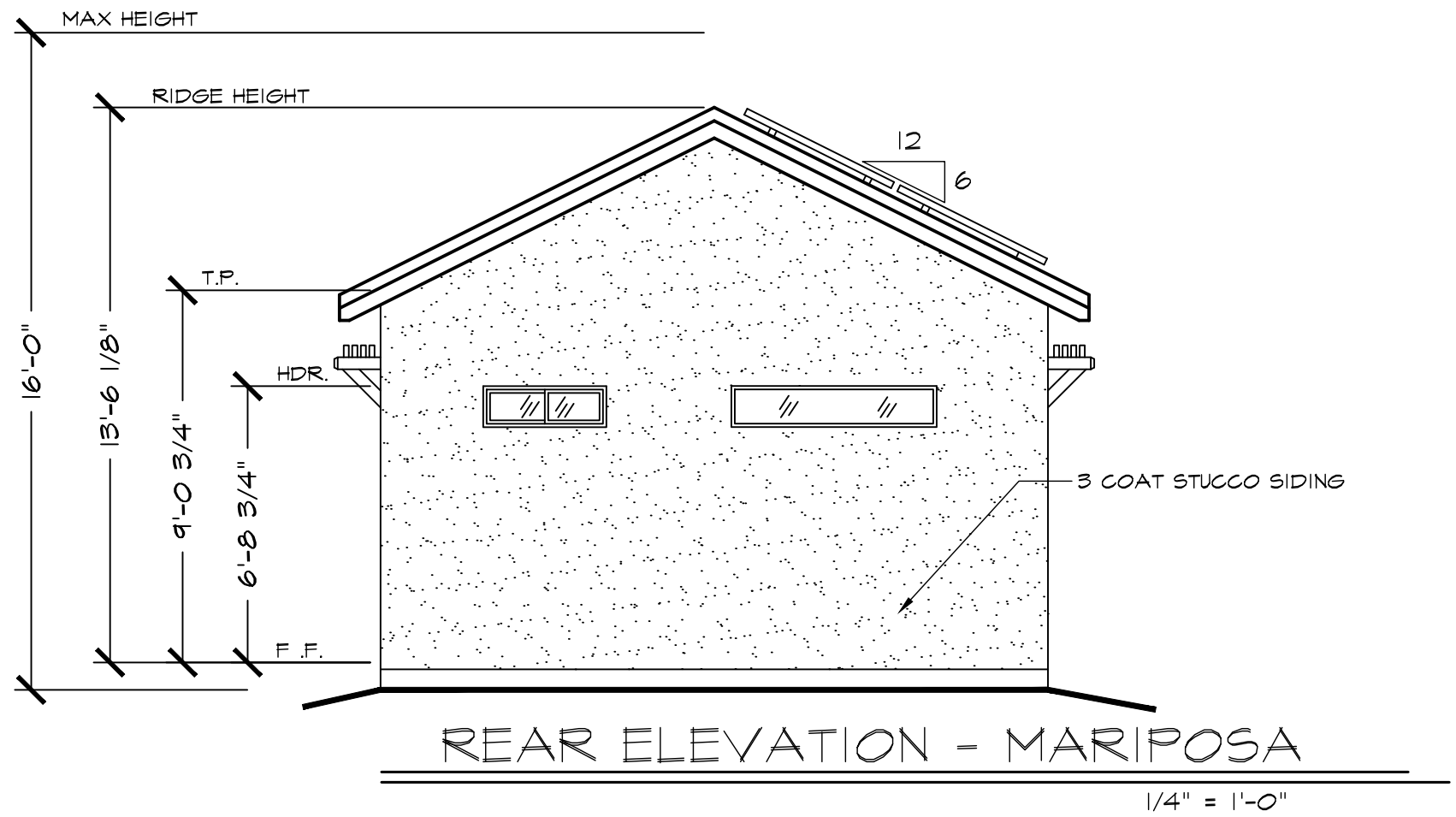
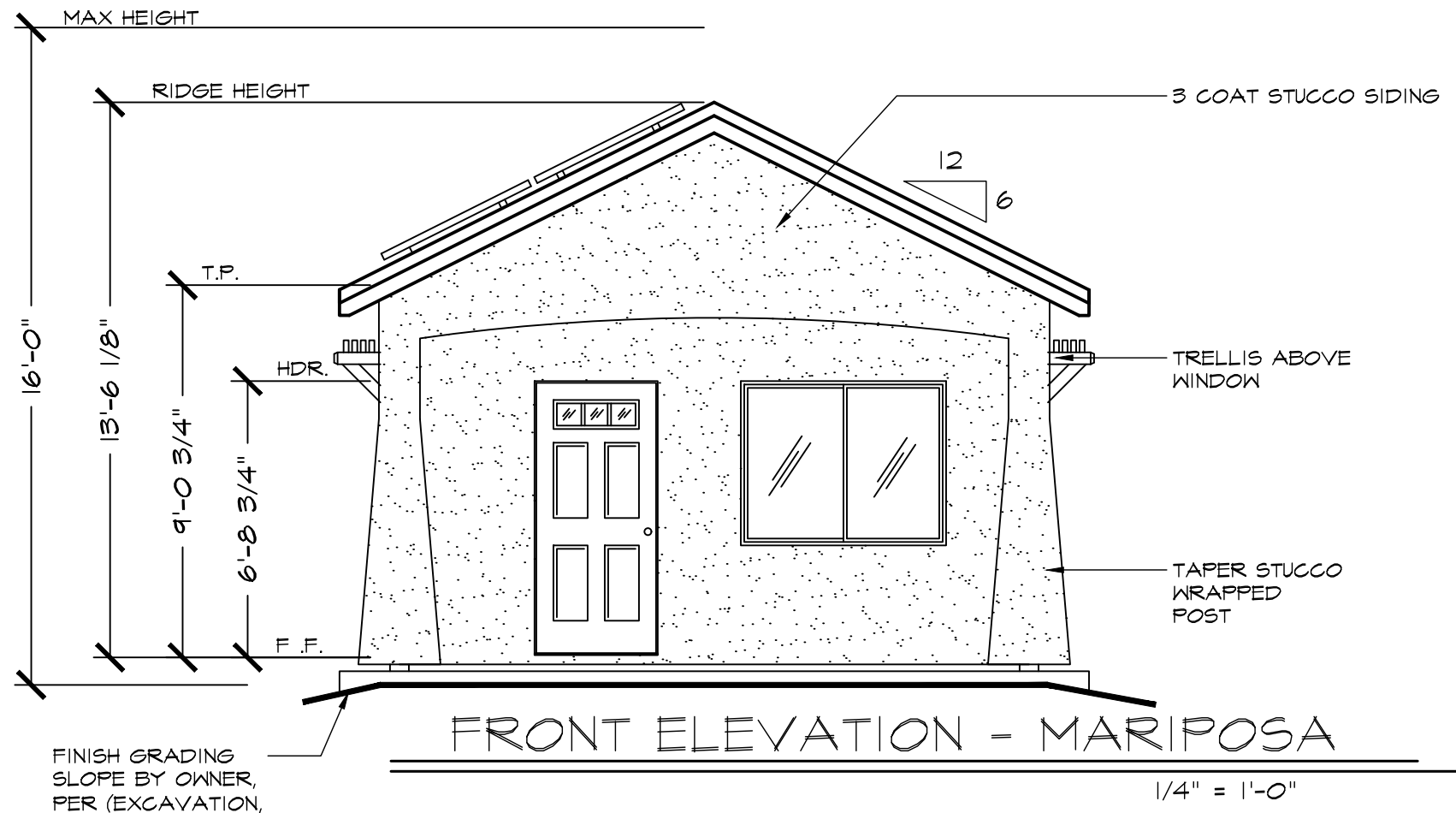
PROJECT 496 SF ADU
STD

No.	Revision/Issue	Date



05/03/21

OWNER	ADDRESS	APN#	A



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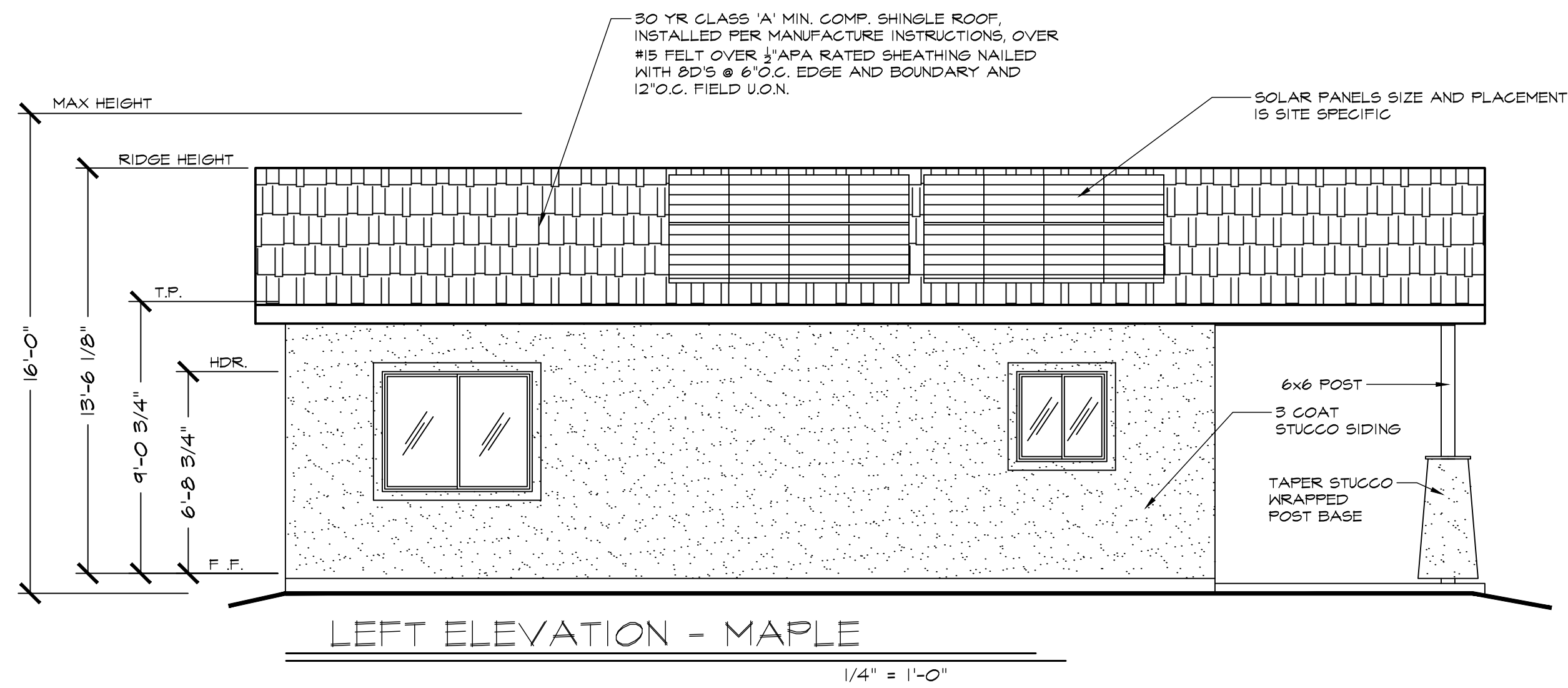
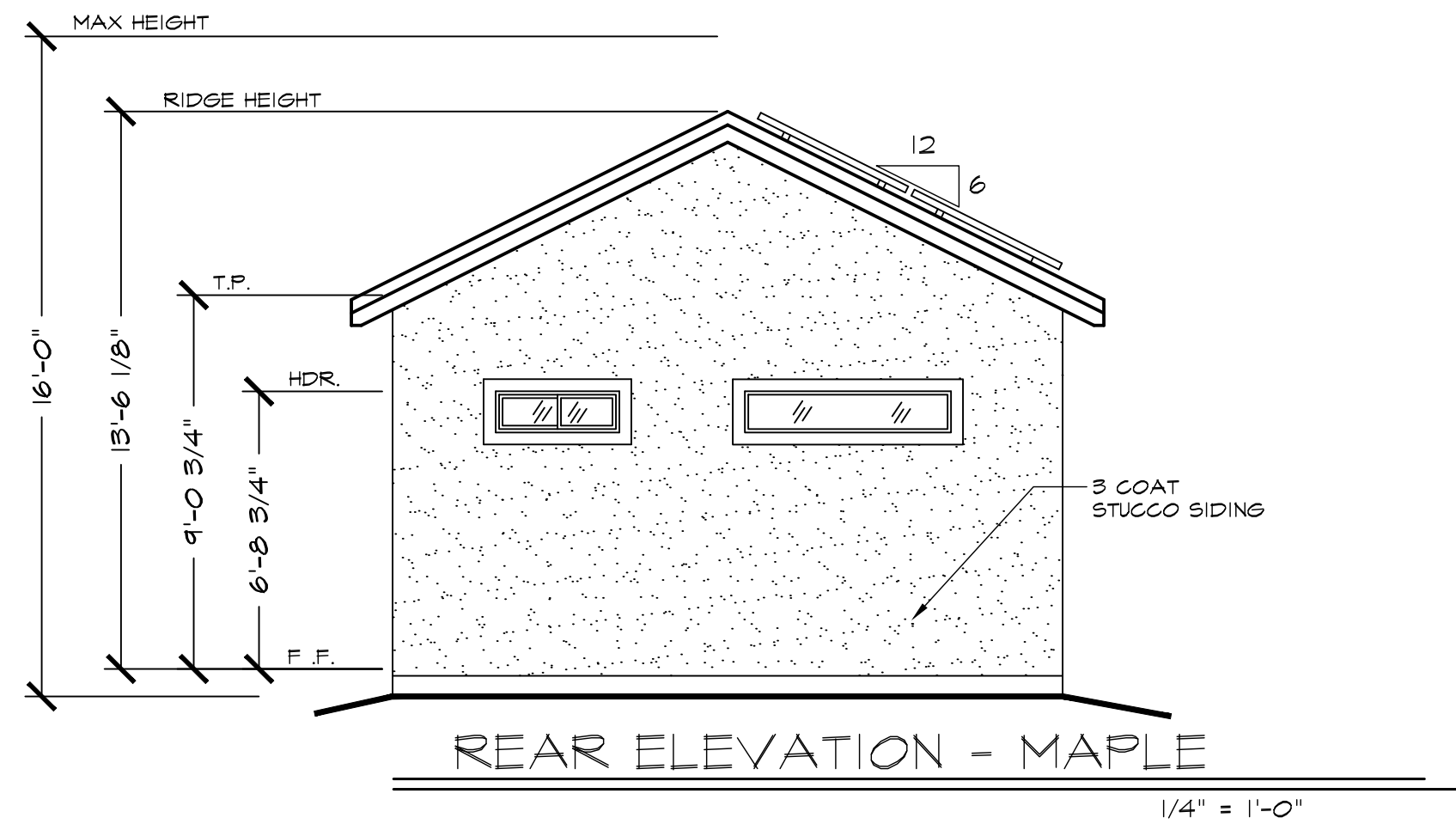
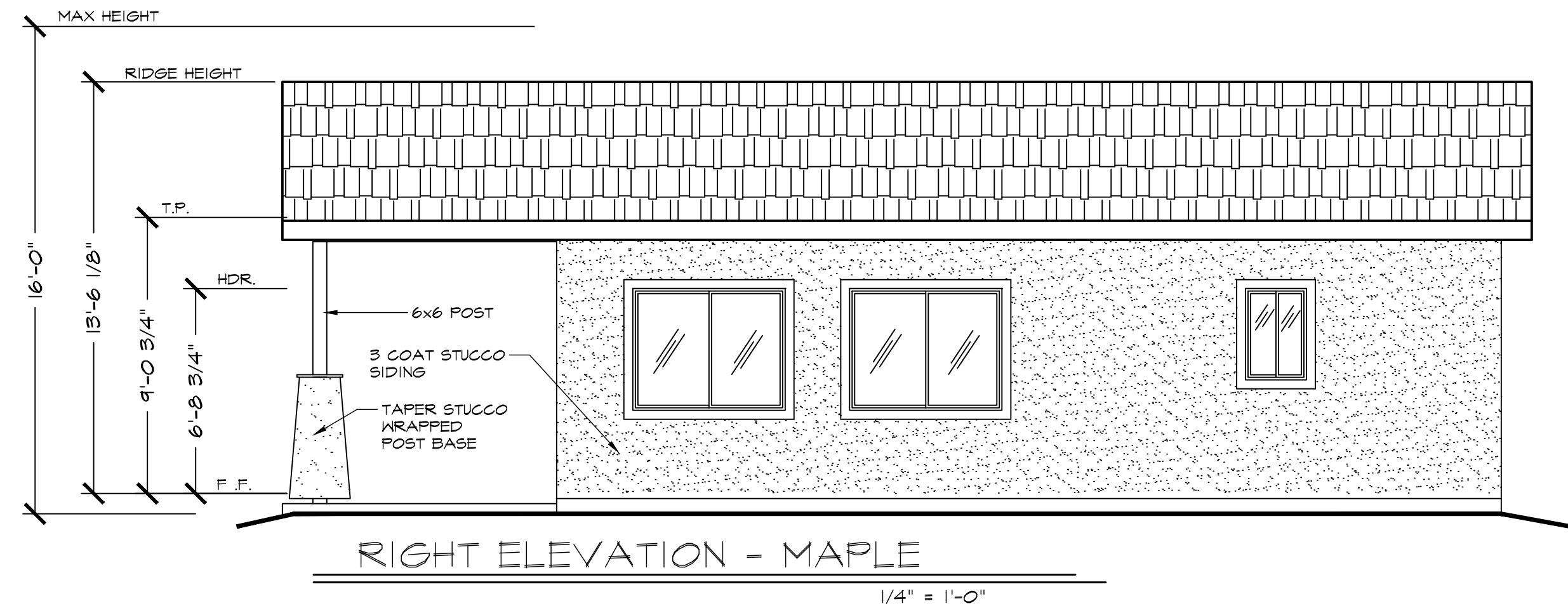
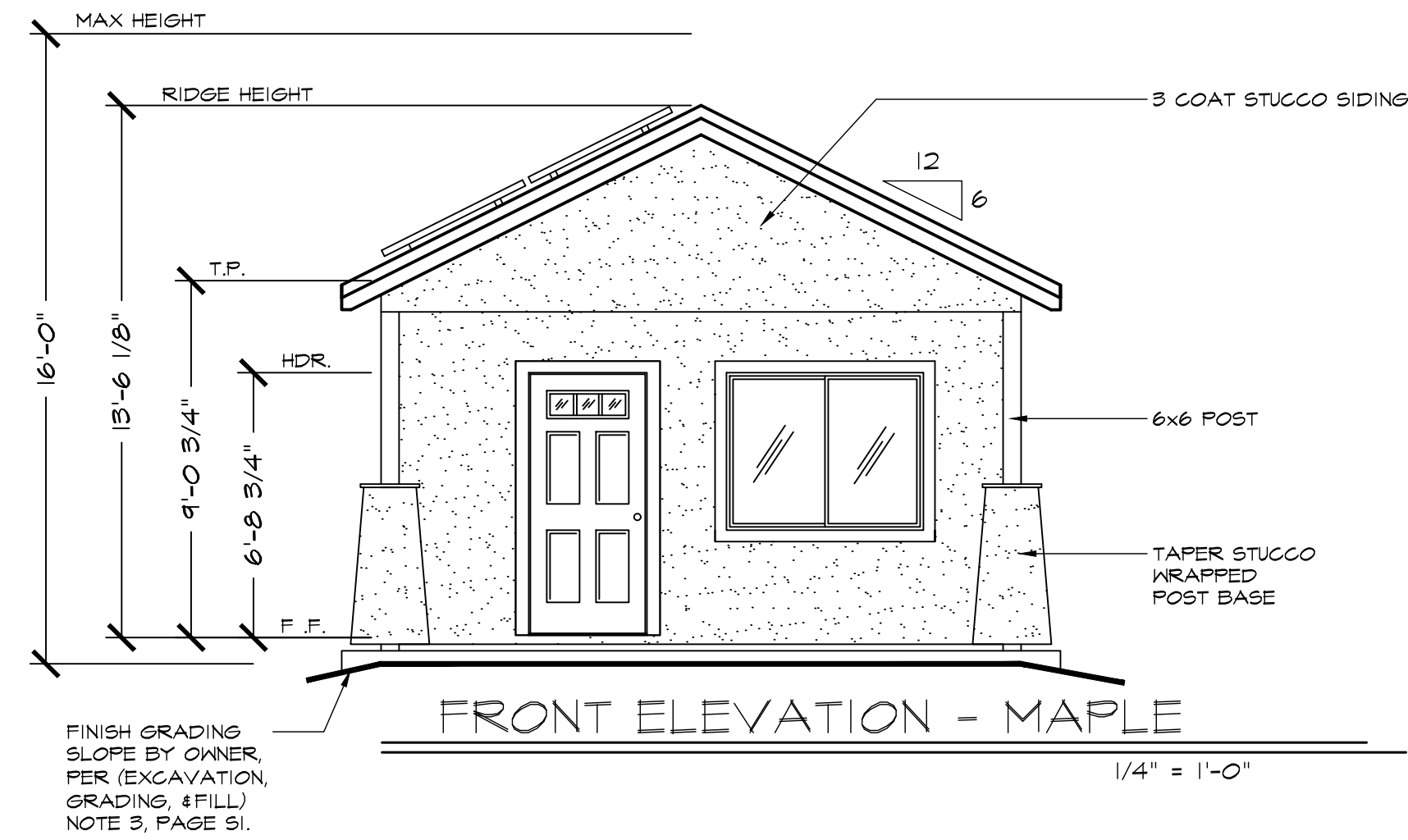
PROJECT 496 SF ADU
STD

No.	Revision/Issue	Date



05/03/21

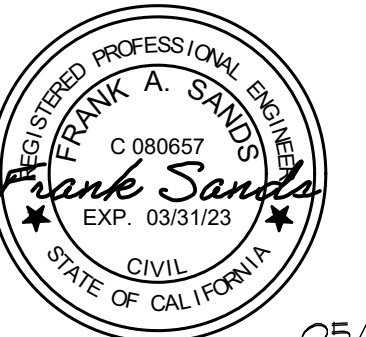
OWNER	ADDRESS	APN #	A2
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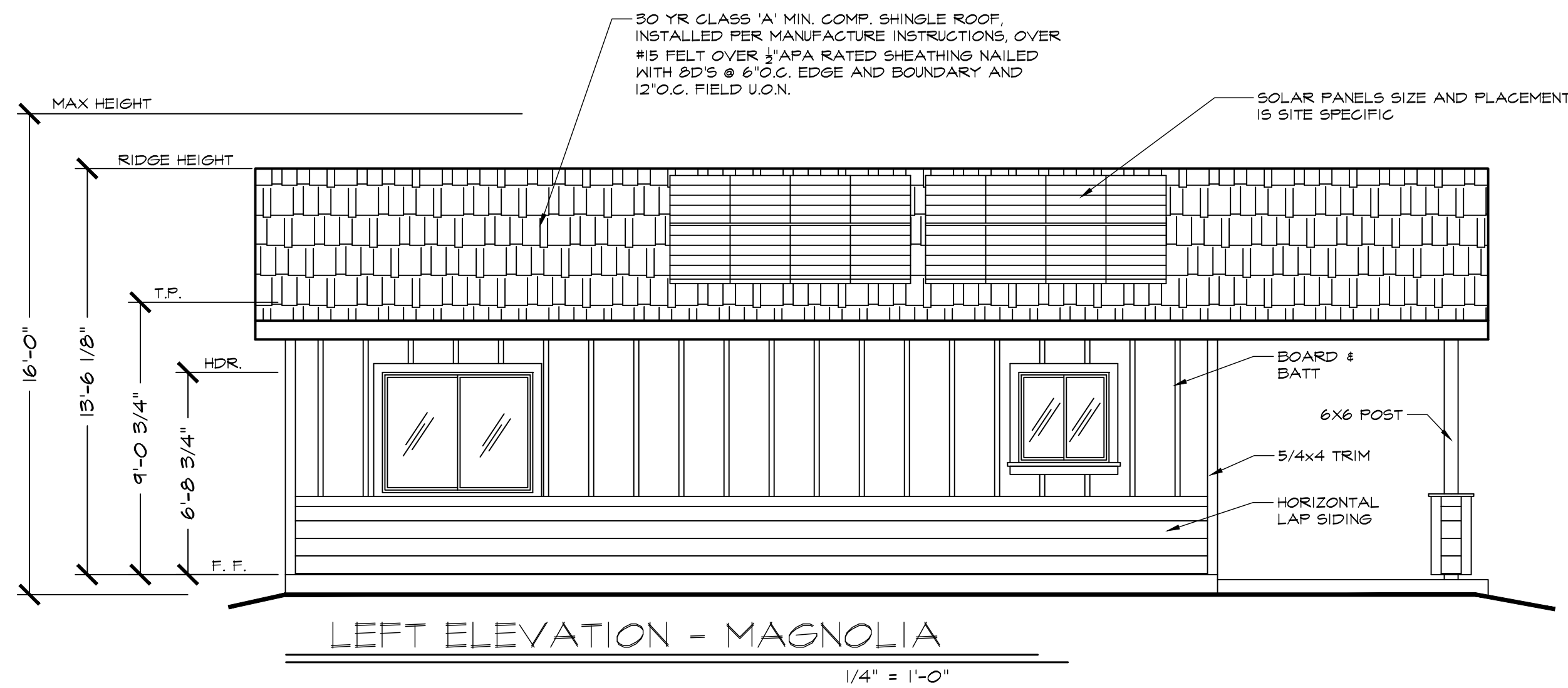
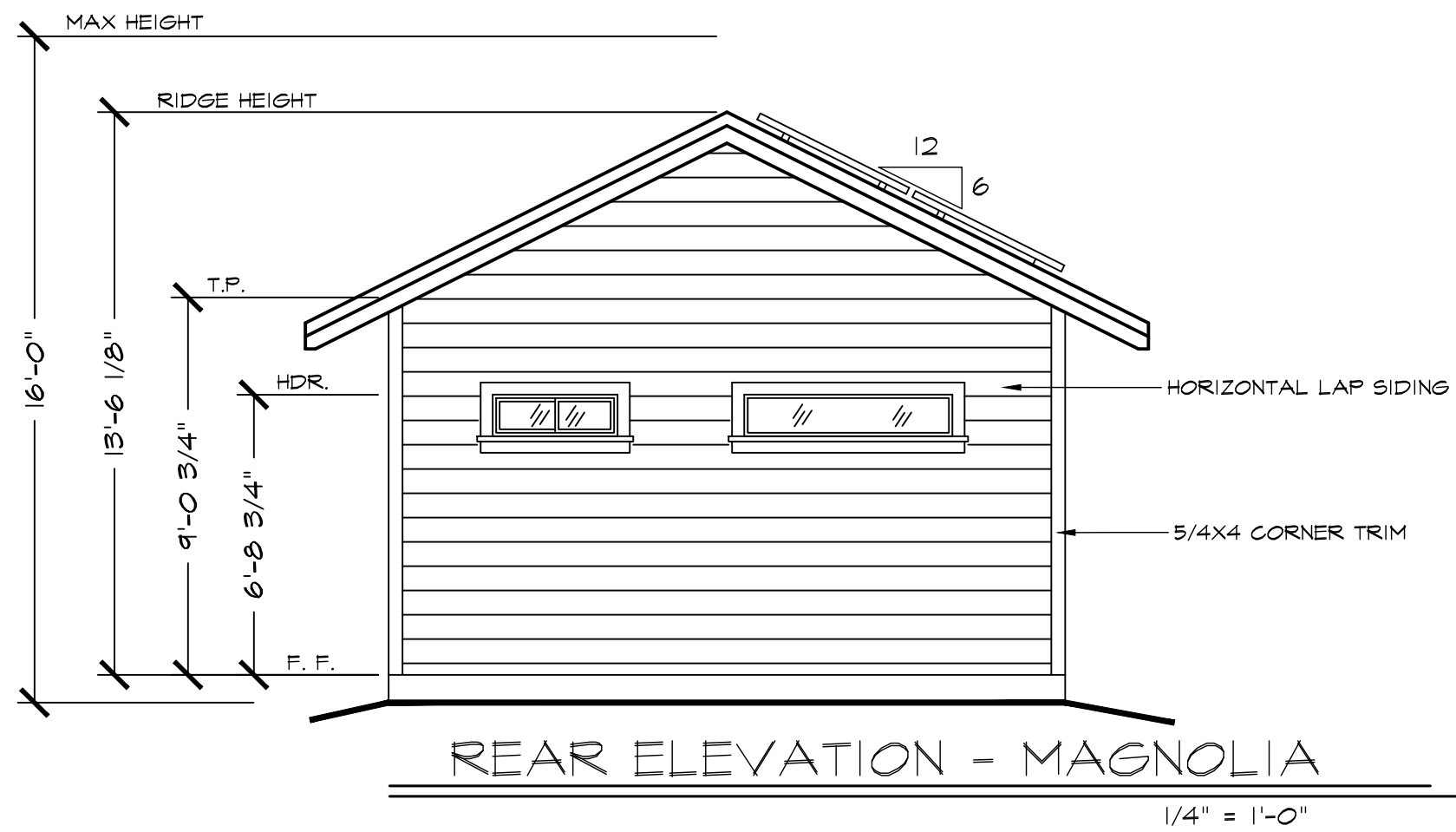
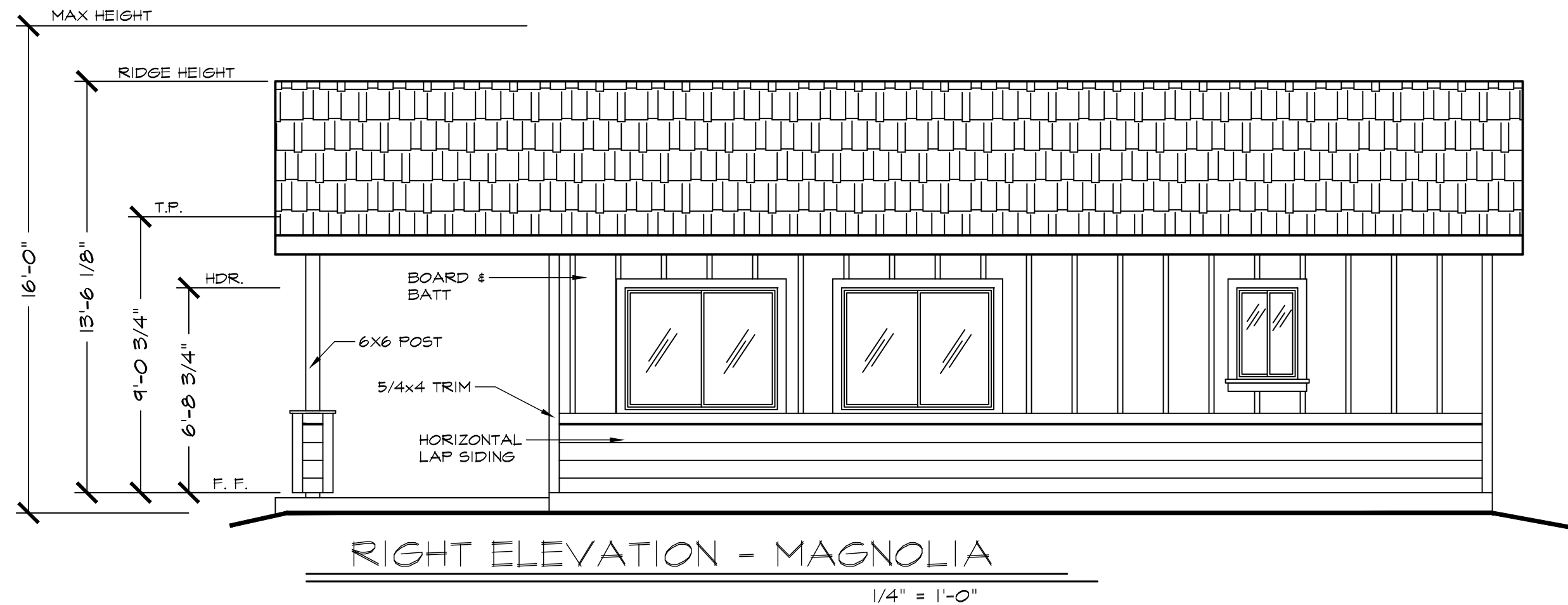
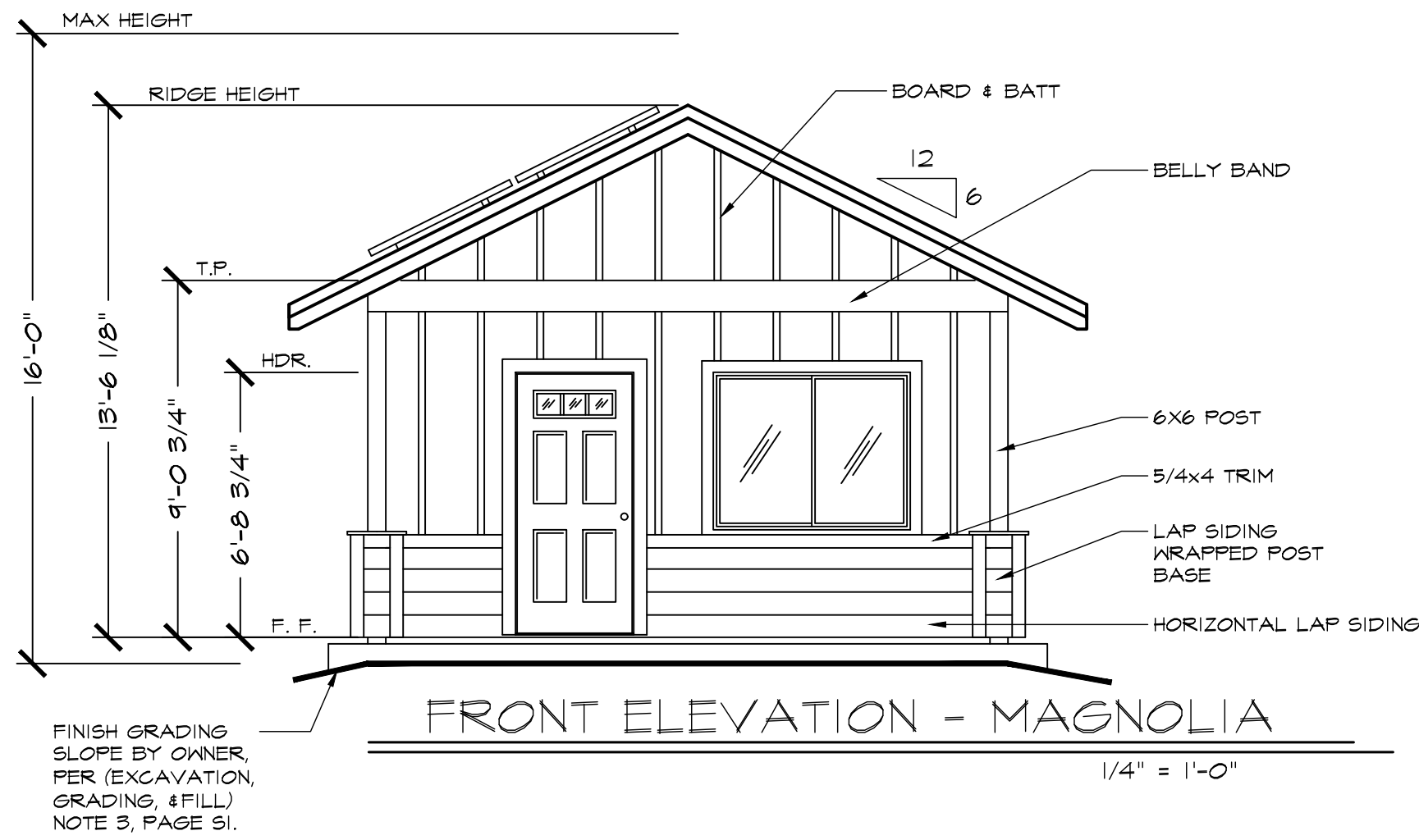
PROJECT 496 SF ADU
STD

No.	Revision/Issue	Date



05/03/21

OWNER	ADDRESS	APN#	A2.1
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PROJECT 496 SF ADU
STD

No.	Revision/Issue	Date



05/03/21

OWNER	ADDRESS	APN#	A2.2
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TUPELO



POPPY

ACCESSORY DWELLING UNIT
1 BEDROOM, 1 BATH



JACKSON & SANDS
ENGINEERING, Inc.
1250 EAST AVE #10
CITRUS HEIGHTS, CA 95626
(530) 715-7104

PROJECT 496 SF ADU
SHD - STD

No.	Revision/Issue	Date



05/03/21

BUILDING INFORMATION:	PLAN INFORMATION:	SHEET INDEX:	PAGES:	PROJECT DESCRIPTION:	DESIGN CRITERIA:
OCCUPANCY GROUP: R-3 CONSTRUCTION TYPE: V-B STORIES: BUILDING HEIGHT: 16' MAX FLOOR AREA: 496 SF COVERED PORCH: 128 SF FIRE SPRINKLERS: SITE SPECIFIC* FLOOD ZONE: FLOOD ZONE: _____ FIRM PANEL #: _____ BUILDING SHALL COMPLY WITH THE FOLLOWING CODE: CRC 2019, CEC 2019, CMC 2019, CPC 2019, CFC 2019, CGBC 2019, CEAC 2019, AND ALL STATE, FEDERAL AND LOCAL ORDINANCES AS AMENDED BY THE LOCAL JURISDICTION. * FIRE SPRINKLERS ARE REQUIRED IF THE HOUSE THAT THIS ADU IS ACCESSORY TO, HAS FIRE SPRINKLERS OR WILL REQUIRE FIRE SPRINKLERS IF BEING NEWLY CONSTRUCTED.	*THIS PLAN HAS BEEN DESIGNED UNDER THE 2019 CA RESIDENTIAL CODE. *PLAN ASSUMES GAS SERVICE IS BEING PROVIDED TO ADU * HERS QII- QUALITY INSULATION INSTALLATION REQUIRED TITLE 24 ENERGY REQUIREMENTS: 1. WINDOWS: U-FACTOR= 0.30 SHGC=0.25 2. INSULATION: WALLS= R-21 FLOOR= SLAB, N/A ATTIC= R-38, RAFTERS= R-19 CATHEDRAL= R-32 3. ROOF REQUIREMENTS: NO RADIANT BARRIER VENTILATION= 1/60 SQ.FT. 4. WATER HEATER: NATURAL GAS SIZE, TANKLESS ENERGY FACTOR: 0.91 5. HERS TESTING REQUIREMENTS: PER CALCULATIONS 6. AIR CONDITIONING: HEATING: 8.2 HSPF COOLING: 14 SEER 11.7 SEER DUCTLESS MINI SPLIT	COVER SHEET	C5	NEW CONSTRUCTION OF A 496 SQUARE FOOT, DETACHED, ACCESSORY DWELLING UNIT	SEISMIC:ASCET-16, CHP 12.8 EQUIVALENT LATERAL FORCE PROCEDURE.
		NOTE SHEETS	GN1, GN2, GN3, GN4		
		FLOOR PLAN	A1		
		ELEVATIONS	A2, A2.1		
		ROOF PLAN	A3		
		FOUNDATION	A4		
		BRACED WALL & FRAMING PLAN	A5		
		SECTIONS	A6		
		ELECTRICAL	A7		
		MECHANICAL & PLUMBING	A8		
		STRUCTURAL NOTES	S1	OWNER:	LIVE LOAD 20 PSF
		STRUCTURAL DETAILS	S2, S3, S4		
				ADDRESS:	WIND: MAIN WIND FORCE RESISTING SYSTEM, ALL HEIGHTS METHOD, ASCET-16 CHP. 26 & 27
				APN #:	WIND SPEED= 110MPH EXPOSURE= B ENCLOSURE= ENCLOSED

CITY OF CITRUS HEIGHTS
REVIEWED FOR COMPLIANCE
WITH 2019 CALIFORNIA
CODE OF REGULATIONS TITLE 24
5-5-2021

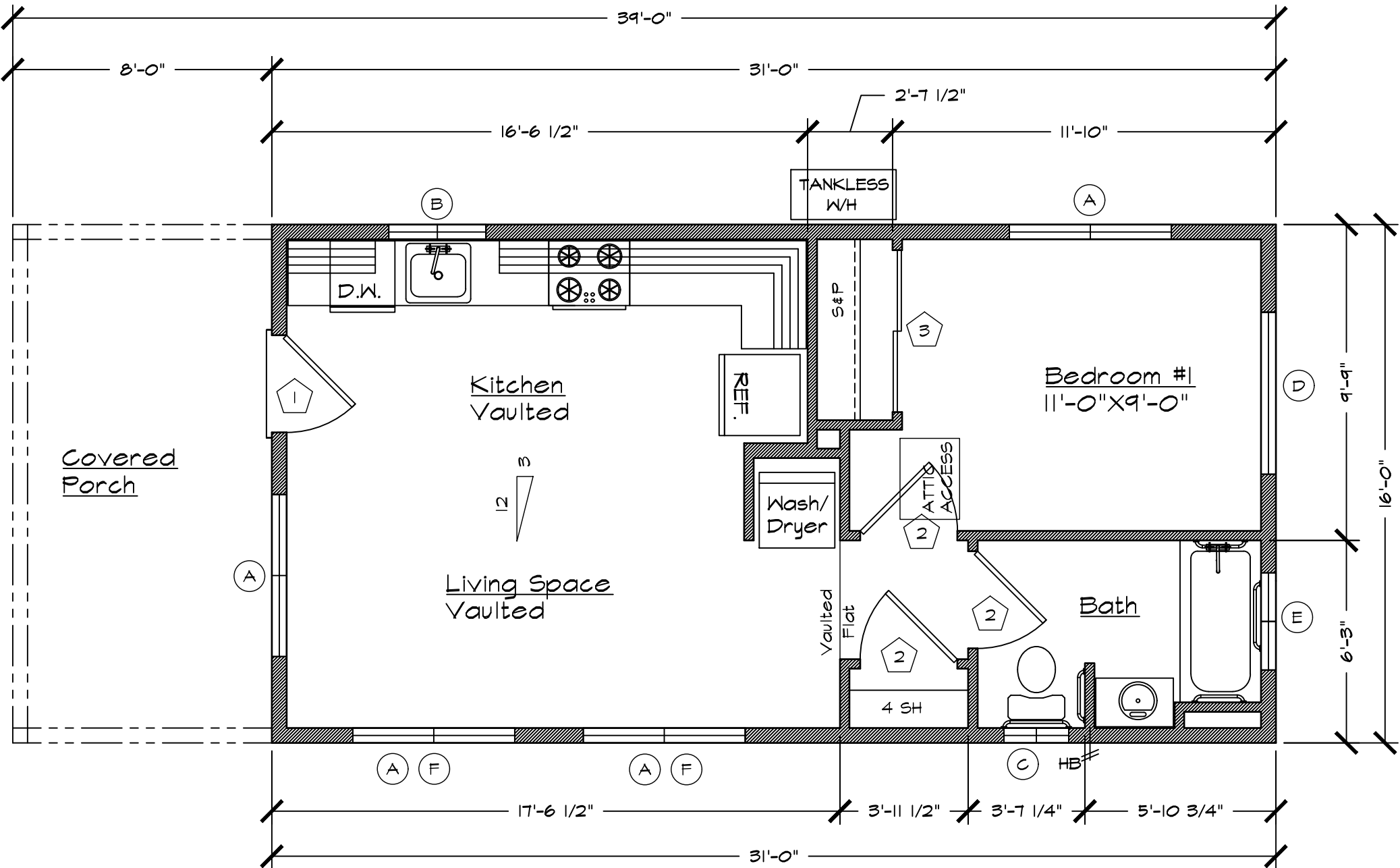
OWNER	ADDRESS	APN#	CS
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FLOOR PLAN NOTES:

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FLOOR PLAN 1 BED, 1 BATH

496 SQ. FT.

1/4" = 1'-0"

DOOR SCHEDULE

DOOR SYMBOL	DOOR SIZE			DOOR TYPE	CORE	MATERIAL	FRAME	NOTES:
	WIDTH	HEIGHT	THICK					
1	3'-0"	6'-8"	1-3/4"	SINGLE DOOR	SOLID	METAL/GLASS	METAL	MIN. 32" FRONT ENTRY DOOR W/GLAZING W/ COMPLIANT THRESHOLD
2	3'-0"	6'-8"	1-3/4"	SINGLE DOOR	HOLLOW	WOOD	WOOD	MIN. 32" INTERIOR DOORS
3	5'-0"	6'-8"	1-3/4"	BI-PASS	HOLLOW	WOOD	WOOD	CLOSET DOOR

WINDOW SCHEDULE

WINDOW SYMBOL	WINDOW SIZE		OPER.	QNTY.	FRAME	HEAD HEIGHT	U-FACTOR	SHGC	NOTES:
	WIDTH	HEIGHT							
A	5'-0"	4'-0"	SLIDER	4	VINYL	6'-8"	0.30	.23	EGRESS REQ. IN BEDROOM #1
B	3'-0"	3'-0"	SLIDER	1	VINYL	6'-8"	0.30	.23	
C	2'-0"	3'-0"	SLIDER	1	VINYL	6'-8"	0.30	.23	TEMPERED, OBSCURED
D	5'-0"	1'-0"	FIXED	1	VINYL	6'-8"	0.30	.23	
E	3'-0"	1'-0"	SLIDER	1	VINYL	6'-8"	0.30	.23	TEMPERED, OBSCURED
F	5'-0"	3'-0"	FIXED	2	VINYL		0.30	.23	TRANSOM

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



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PROJECT 496 SF ADU
SHD - STD

No.	Revision/Issue	Date



05/03/21

OWNER	ADDRESS	APN#	A



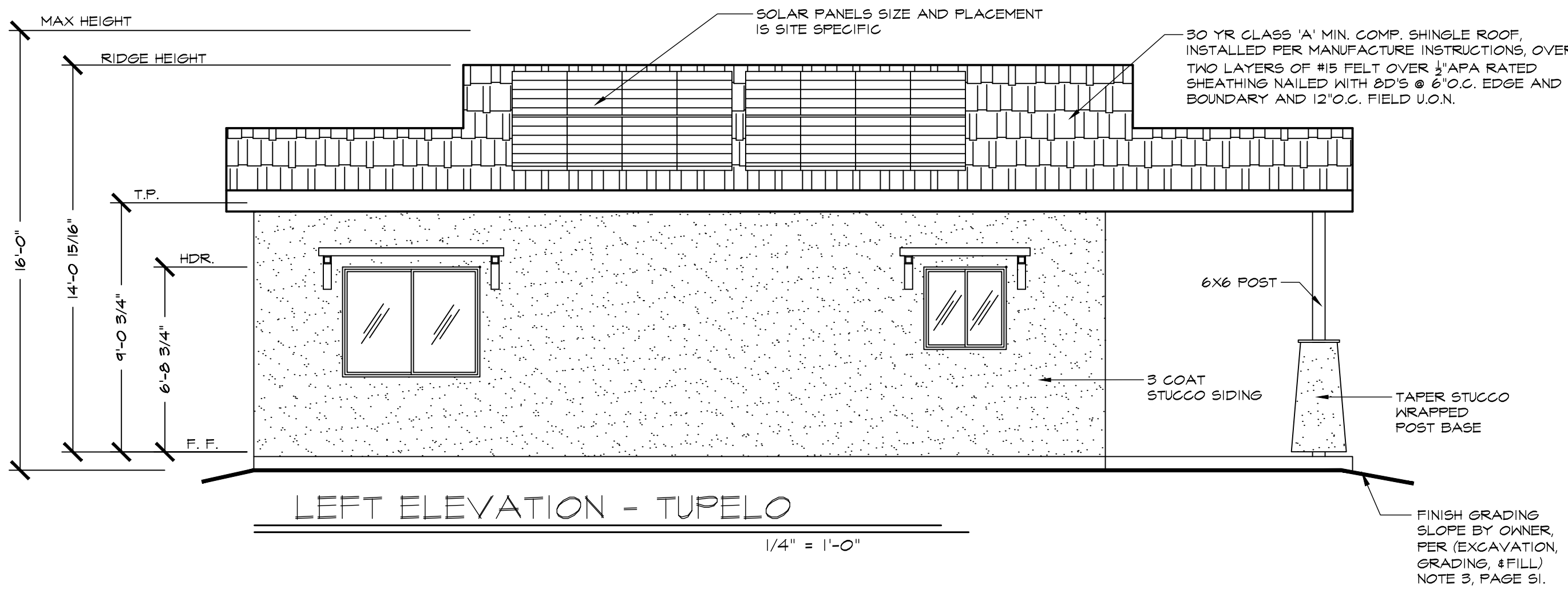
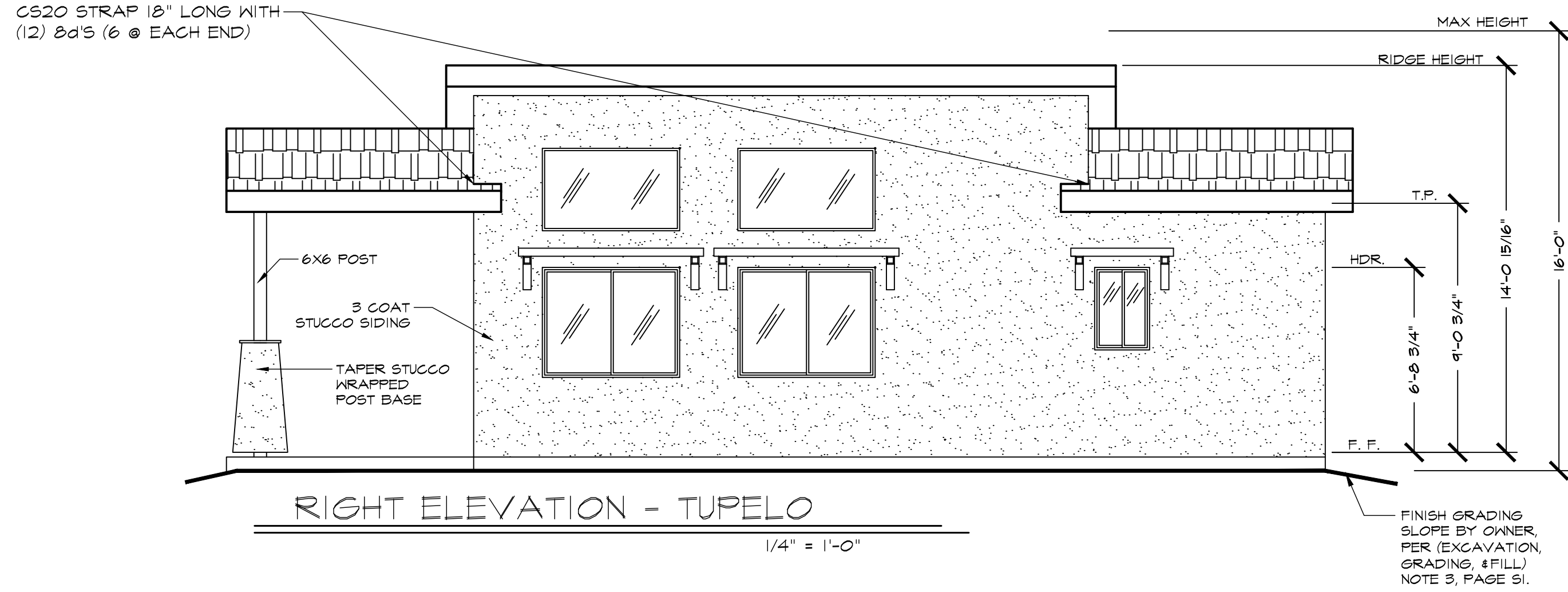
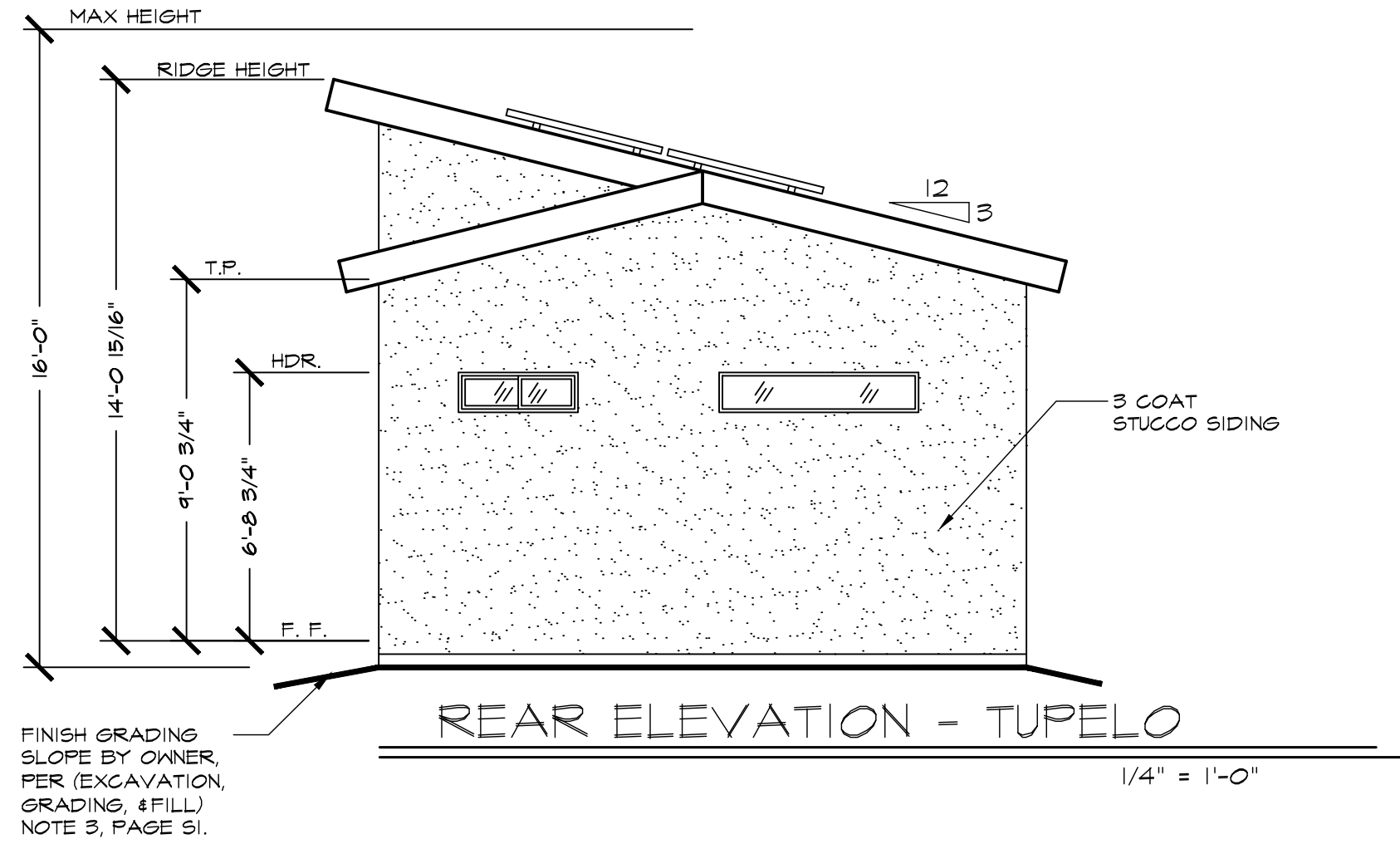
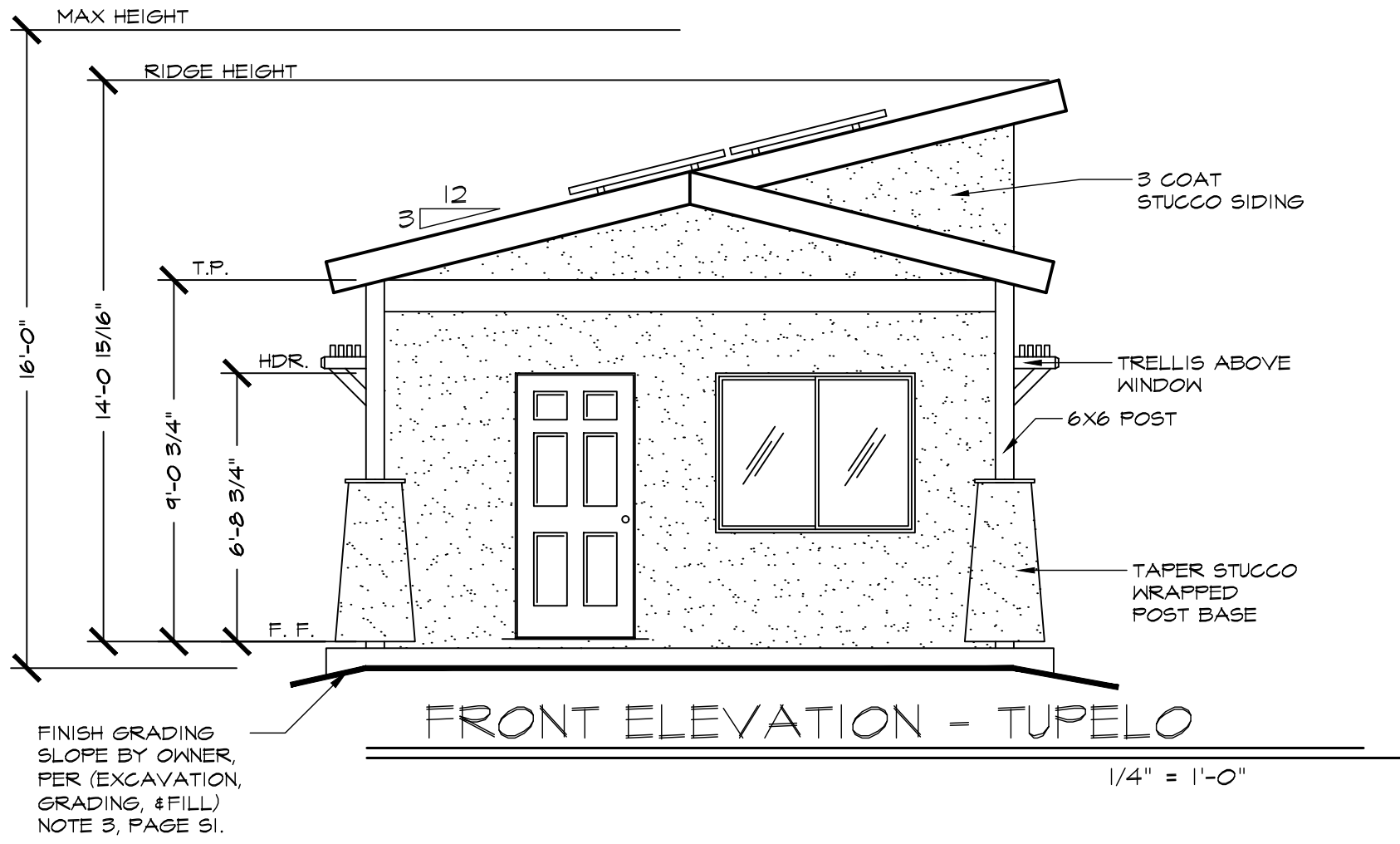
JACKSON & SANDS
ENGINEERING, Inc.
1250 EAST AVE #10
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(530) 715-7184

PROJECT 496 SF ADU SHD - STD		
No.	Revision/Issue	Date



05/03/21

OWNER	ADDRESS	APN#	A2





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CHICO, CA 95926
(530) 715-7184

PROJECT 496 SF ADU
SHD - STD

No.	Revision/Issue	Date



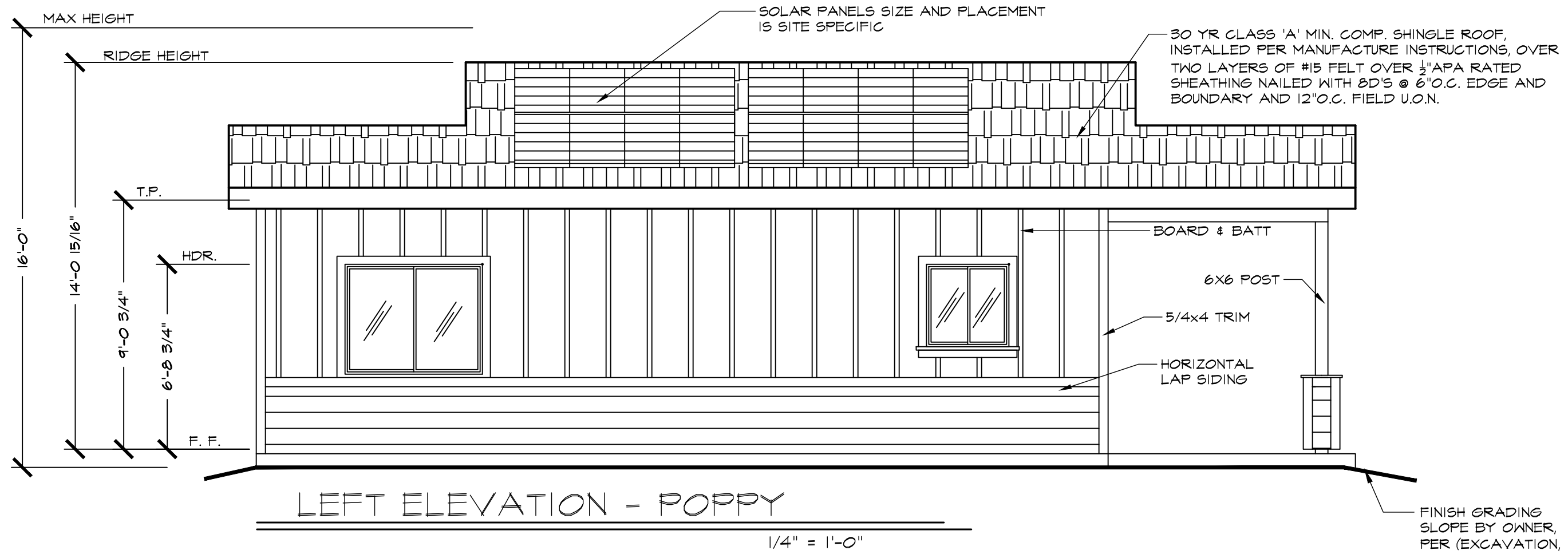
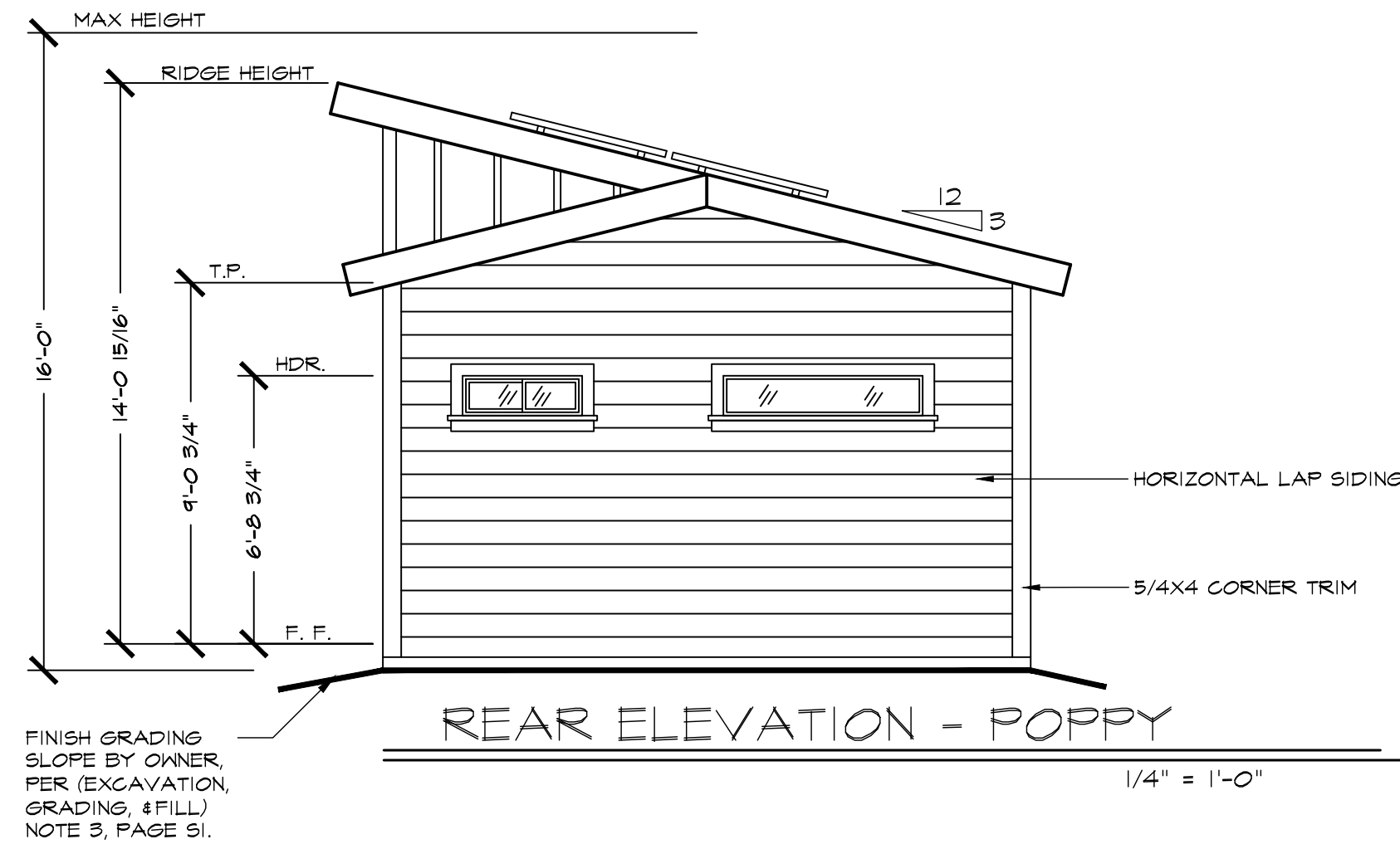
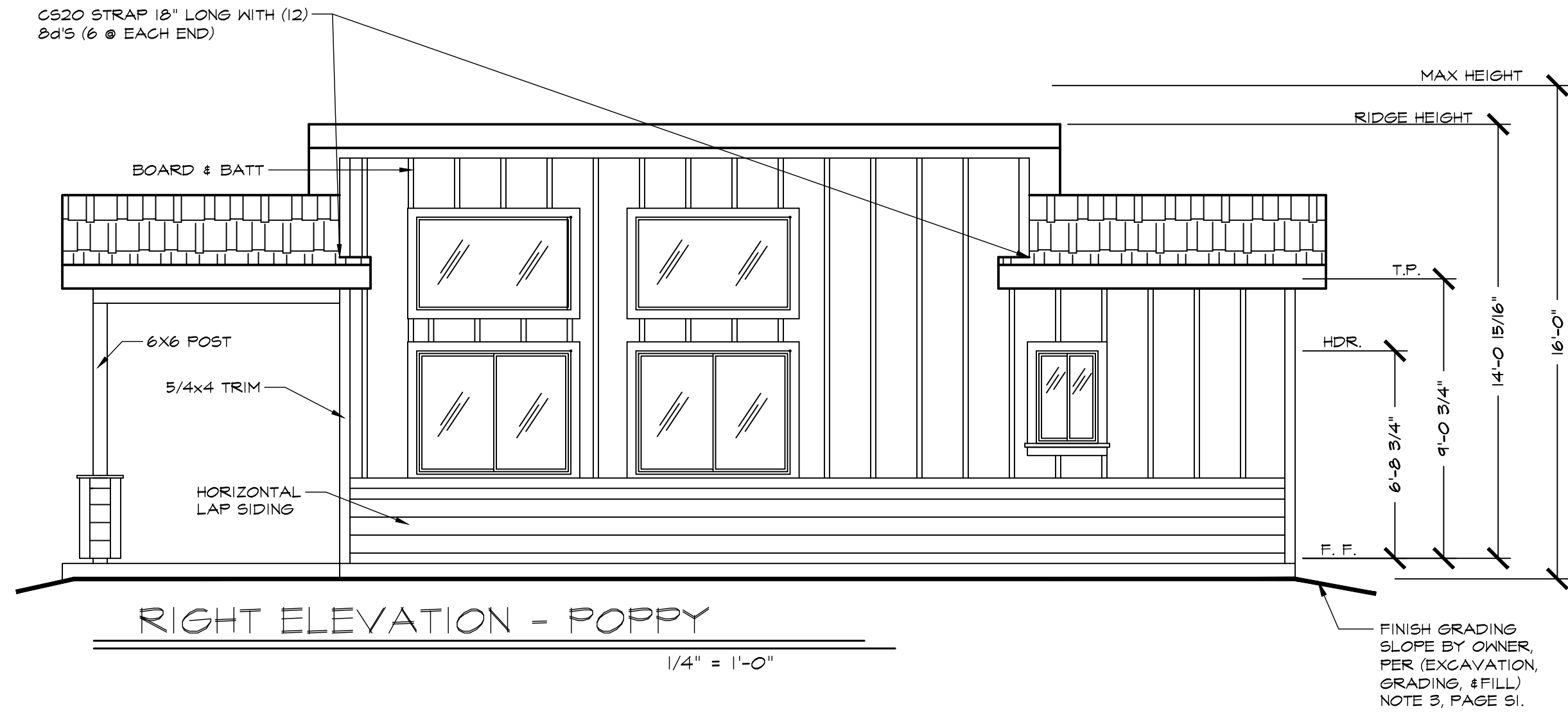
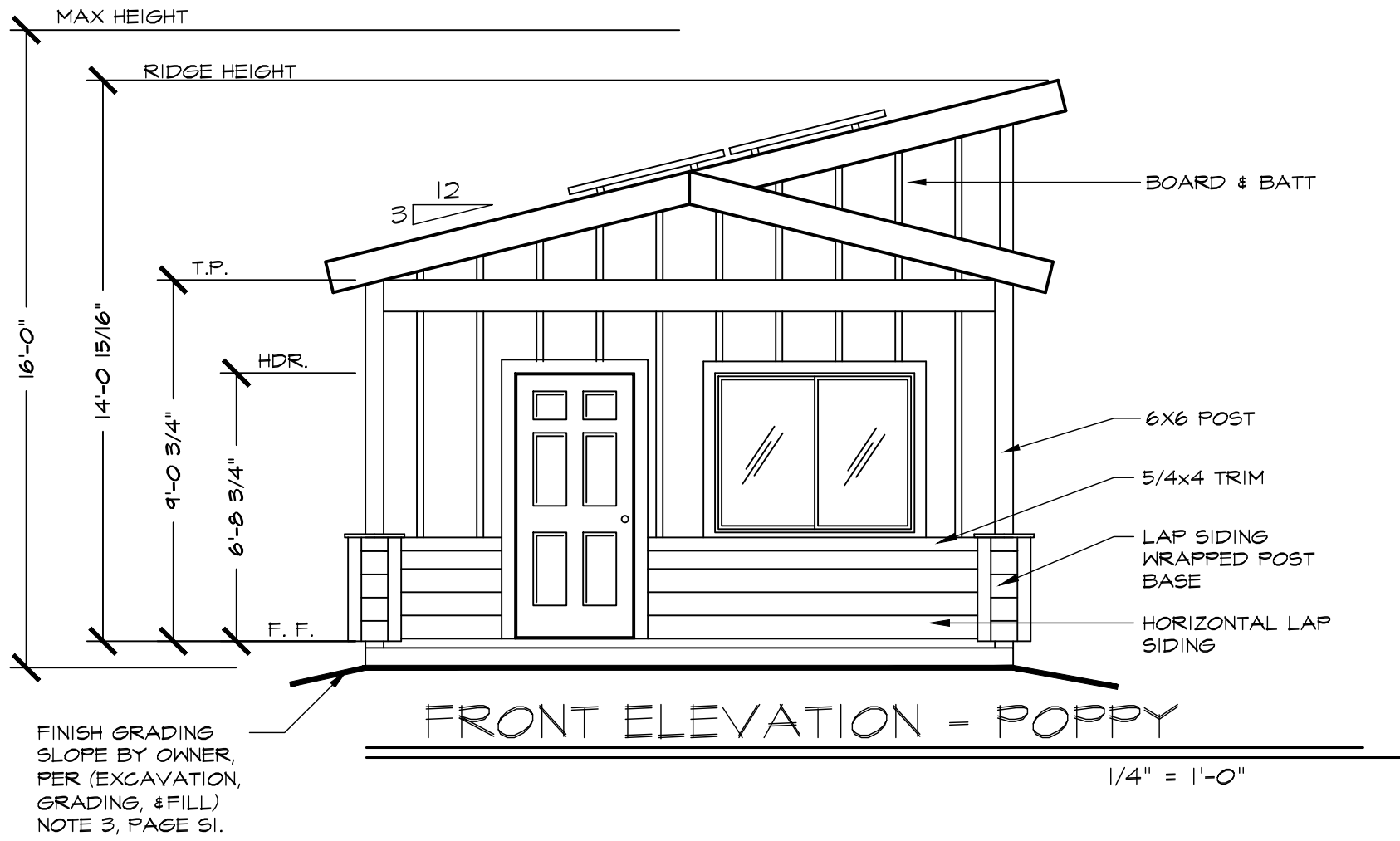
05/03/21

OWNER

ADDRESS

APN#

A2.1





SYCAMORE



CEDAR

ACCESSORY DWELLING UNIT
1 BEDROOM, 1 BATH



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ENGINEERING, INC
1250 EAST AVE #10
CHICO, CA 95926
(530) 715-1184

PROJECT 599 SF ADU SHED - STD		
No.	Revision/Issue	Date



05/03/21

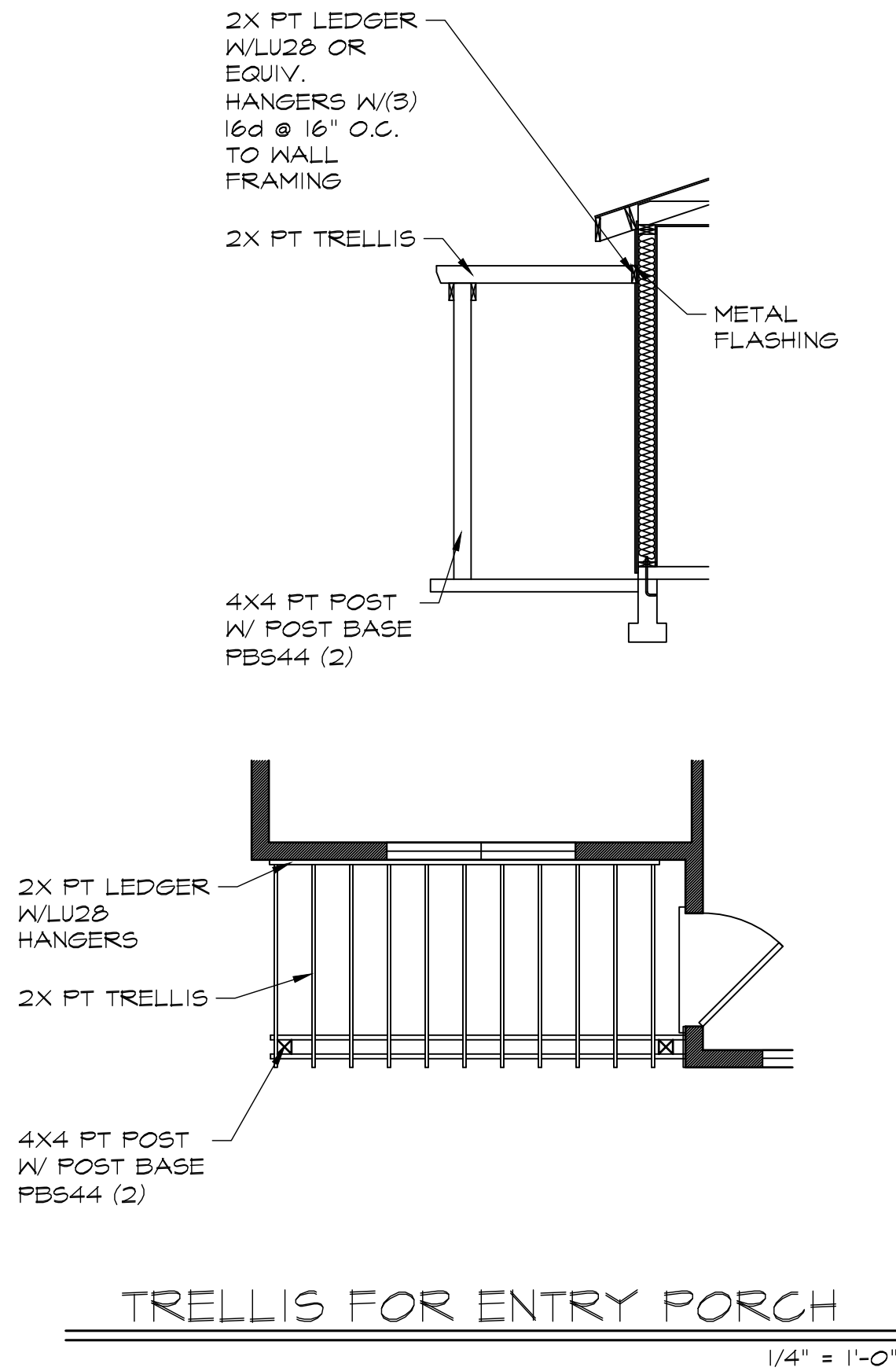
BUILDING INFORMATION:	PLAN INFORMATION:	SHEET INDEX:	PAGES:	PROJECT DESCRIPTION:	DESIGN CRITERIA:
OCCUPANCY GROUP: R-3 CONSTRUCTION TYPE: V-B STORIES: BUILDING HEIGHT: 16' MAX FLOOR AREA: 599 SF PORCH: 63 SF FIRE SPRINKLERS: SITE SPECIFIC* FLOOD ZONE: FLOOD ZONE:----- FIRM PANEL #:----- BUILDING SHALL COMPLY WITH THE FOLLOWING CODE: CRC 2019, CEC 2019, CMC 2019, CPC 2019, CFC 2019, CGBC 2019, CEMC 2019, AND ALL STATE, FEDERAL AND LOCAL ORDINANCES AS AMENDED BY THE LOCAL JURISDICTION. * FIRE SPRINKLERS ARE REQUIRED IF THE HOUSE THAT THIS ADU IS ACCESSORY TO, HAS FIRE SPRINKLERS OR WILL REQUIRE FIRE SPRINKLERS IF BEING NEWLY CONSTRUCTED.	*THIS PLAN HAS BEEN DESIGNED UNDER THE 2019 CA RESIDENTIAL CODE. *PLAN ASSUMES GAS SERVICE IS BEING PROVIDED TO ADU * HERS QII- QUALITY INSULATION INSTALLATION REQUIRED TITLE 24 ENERGY REQUIREMENTS: 1. WINDOWS: U-FACTOR= 0.30 SHGC=0.23 WALLS= R-21 FLOOR= SLAB, N/A ATTIC= R-38, RAFTERS= R-19 GATHEDRAL= R-32 2. INSULATION: NO RADIANT BARRIER VENTILATION= 150 SQ.FT. 3. WATER HEATER: NATURAL GAS SIZE: TANKLESS ENERGY FACTOR: 0.91 4. HERS TESTING REQUIREMENTS: PER CALCULATIONS 5. AIR CONDITIONING: HEATING: 8.2 HSPF COOLING: 14 SEER DUCTLESS MINI-SPLIT	COVER SHEET	CS	NEW CONSTRUCTION OF A 599 SQUARE FOOT, DETACHED, ACCESSORY DWELLING UNIT	SEISMIC:ASCE7-16, CHP 12.8
		NOTE SHEETS	GN1, GN2, GN3, GN4		OWNER:
		FLOOR PLAN	A1	I=	
		ELEVATIONS	A2, A2.1	SS=	0.439
		ROOF PLAN	A3	SI=	0.22
		FOUNDATION	A4	SMS=	0.636
		BRACED WALL & FRAMING PLAN	A5	SMI=	NULL
		SECTIONS	A6	SDS=	0.424
		ELECTRICAL	A7	SDI=	NULL
		MECHANICAL & PLUMBING	A8	TL=	12
STRUCTURAL NOTES	S1	RO=	1.3		
STRUCTURAL DETAILS	S2, S3, S4	R=	6.5		
		ADDRESS:	LIVE LOAD	20 PSF	
			WIND:		
		APN #:	MAIN WIND FORCE RESISTING SYSTEM, ALL HEIGHTS METHOD, ASCE7-16 CHP. 26 & 27		
			WIND SPEED=	110MPH	
		EXPOSURE=	C		
		ENCLOSURE=	ENCLOSED		

CITY OF CITRUS HEIGHTS

REVIEWED FOR COMPLIANCE WITH 2019 CALIFORNIA CODE OF REGULATIONS TITLE 24 5-5-2021



OWNER	ADDRESS	APN#	CS
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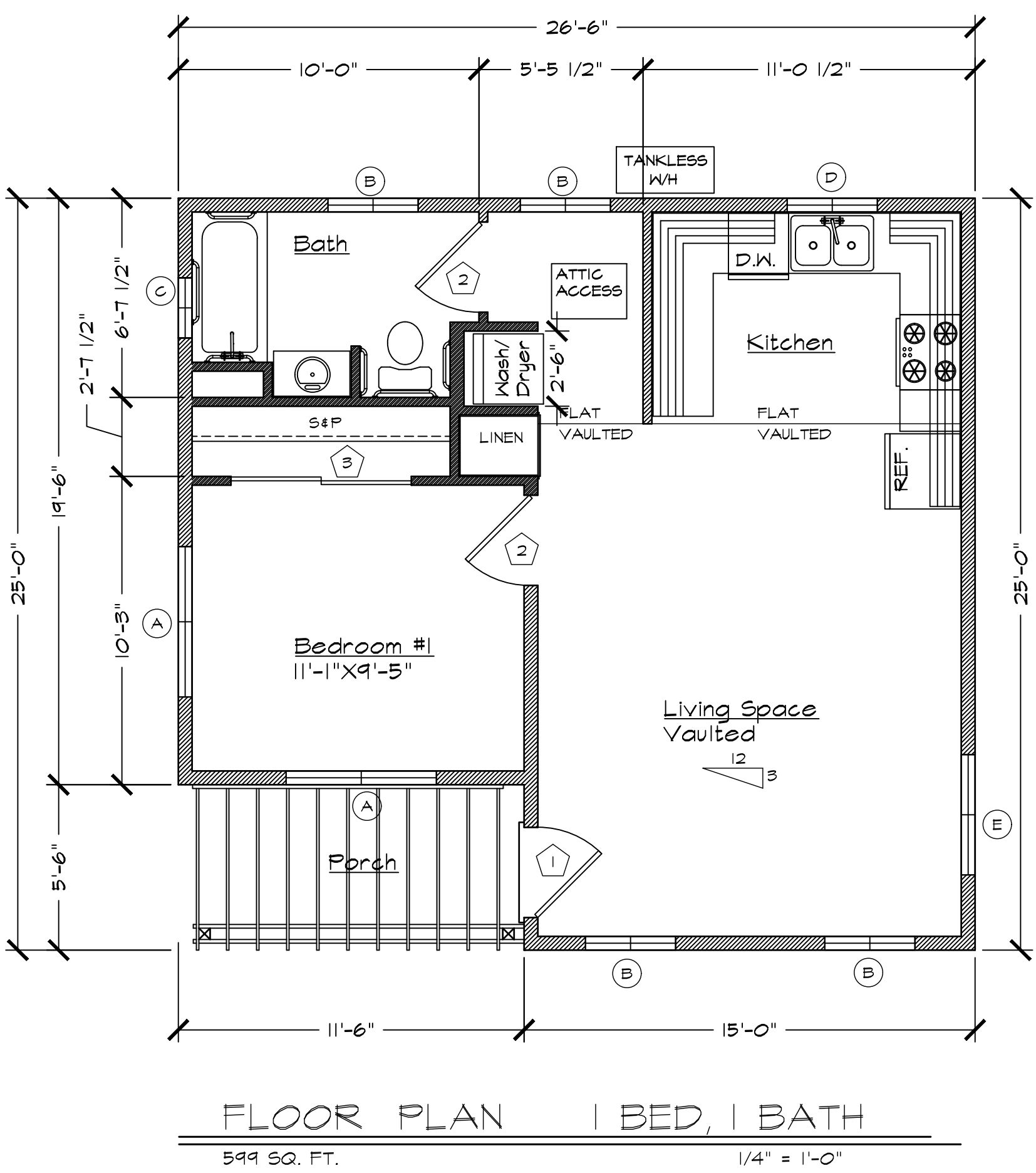


FLOOR PLAN NOTES:

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- INTERIOR WALLS TO BE 2X4 DF NO.2 STUDS AT 16" O.C.
- TYPICAL WALL HEIGHT IS 9'.
- IF POSSIBLE, PLEASE TRY TO LOCATE WATER HEATER AND AIR CONDITIONER CONDENSER TOWARDS THE INSIDE OF THE PARCEL OPPOSITE OF THE STREET VIEW SIDE OF THE ADU.
- OPENINGS ALLOWED UP TO 25% MAXIMUM OF EXTERIOR WALL AREA BETWEEN 3' & 5' FROM PROPERTY LINE, NO OPENINGS CLOSER THAN 3' TO PROPERTY LINE.
- LISTED INSTALLATION INSTRUCTION OR MANUALS SHALL BE ON SITE AND AVAILABLE FOR PLUMBING, MECHANICAL, ELECTRICAL EQUIPMENT OR OTHER INSTALLATIONS DURING FIELD INSPECTION OF SPECIFIC APPLIANCES OR FEATURES.
- RODENT PROOFING AND 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 2019 CALGREEN BUILDING CODE, CHAPTER 4. DIVISION 4.4 CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE BY THE ENFORCING AGENCY. METHOD ACCEPTABLE BY THE BUILDING DIVISION WOULD BE LOW VOC CAULKING WITH NON-COMBUSTIBLE FILLING MATERIAL.
- PORTIONS OF THE ADU CLOSER TO THE PROPERTY LINE THAN THE DISTANCES SPECIFIED IN CRC TABLE 302.1(1) OR IF APPLICABLE, 2019 CRC TABLE 302.1(2), SHALL REQUIRE A CONSTRUCTION OF A LISTED 1-HOUR FIREWALL ASSEMBLY SEPARATION OR OTHER APPROVED METHOD SPECIFIED IN THIS CODE. THE COMPLIANCE MEANS SHALL BE PROVIDED WITH THE SITE PLAN AT TIME OF APPLICATION. THIS MAY REQUIRE ADDITIONAL PLAN DESIGN BY A CALIFORNIA REGISTERED DESIGN PROFESSIONAL FOR EMERGENCY EGRESS, AND, LIGHT AND VENTILATION.

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



DOOR SCHEDULE								
DOOR SYMBOL	DOOR SIZE			DOOR TYPE	CORE	MATERIAL	FRAME	NOTES:
	WIDTH	HEIGHT	THICK					
1	3'-0"	6'-8"	1-3/4"	SINGLE DOOR	SOLID	VNL/GLASS	WOOD	MIN. 32" FRONT ENTRY DOOR W/GLAZING W/ COMPLIANT THRESHOLD
2	3'-0"	6'-8"	1-3/4"	SINGLE DOOR	HOLLOW	WOOD	WOOD	MIN. 32" INTERIOR DOORS
3	6'-0"	6'-8"	1-3/4"	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	2	VINYL	6'-8"	.30	.23	EGRESS REQ. IN BEDROOM #1
B	3'-0"	4'-0"	SLIDER	4	VINYL	6'-8"	.30	.23	TEMPERED @ FRONT DOOR
C	2'-0"	4'-0"	SLIDER	1	VINYL	6'-8"	.30	.23	TEMPERED, OBSCURED
D	3'-0"	3'-0"	SLIDER	1	VINYL	6'-8"	.30	.23	
E	4'-0"	4'-0"	SLIDER	1	VINYL	6'-8"	.30	.23	TEMPERED, OBSCURED

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



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(530) 715-7184

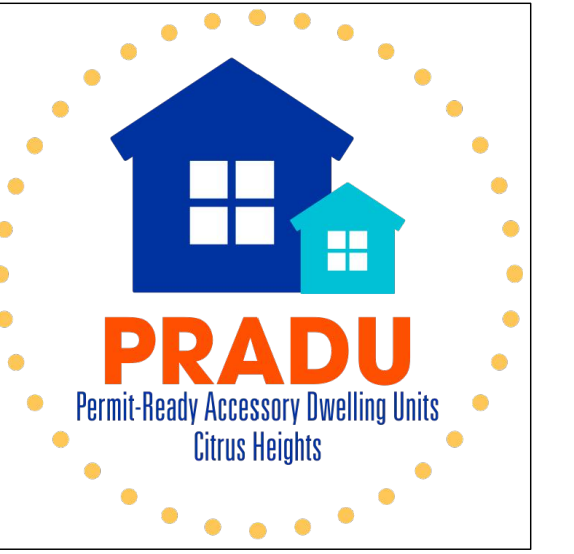
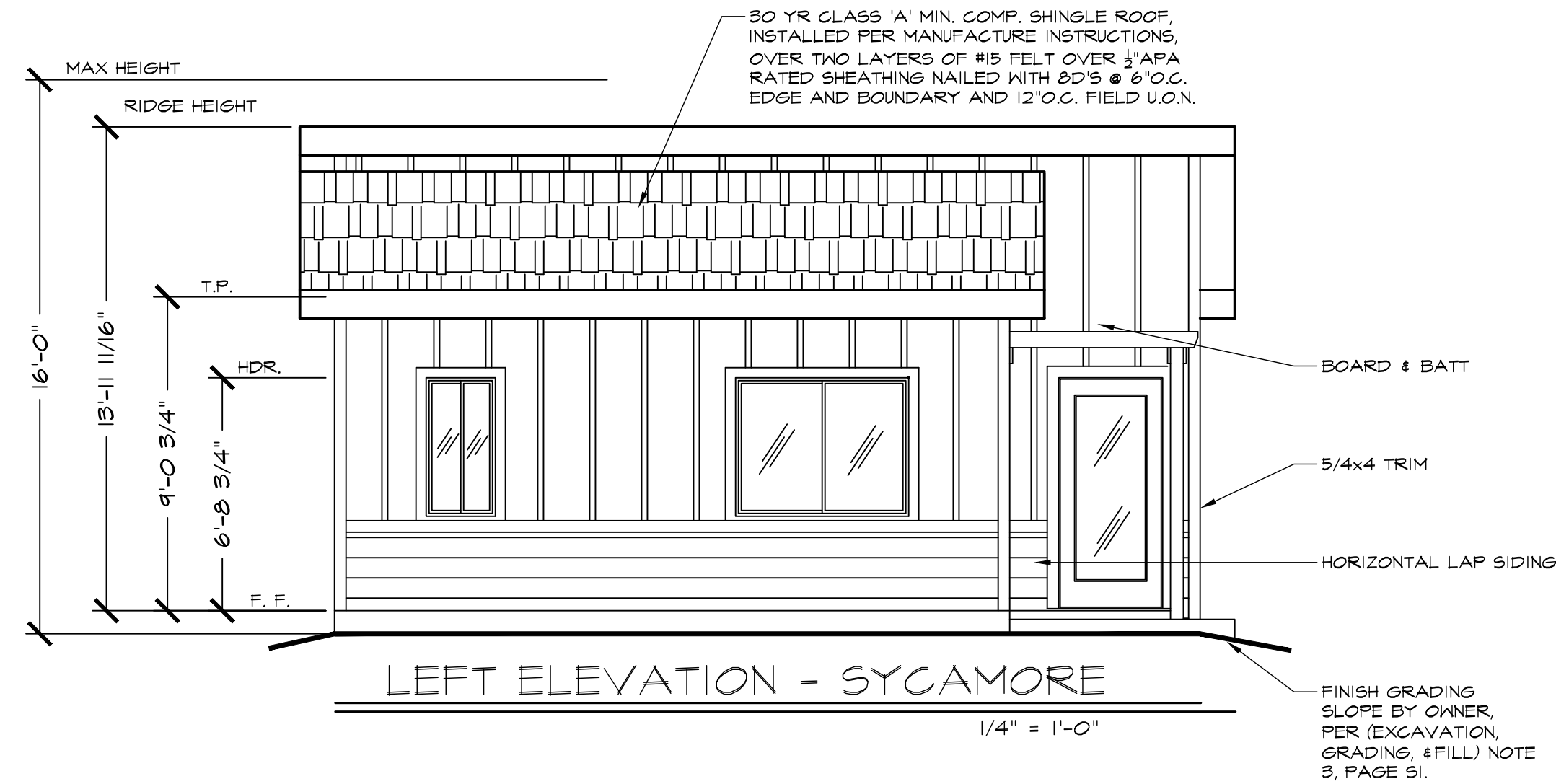
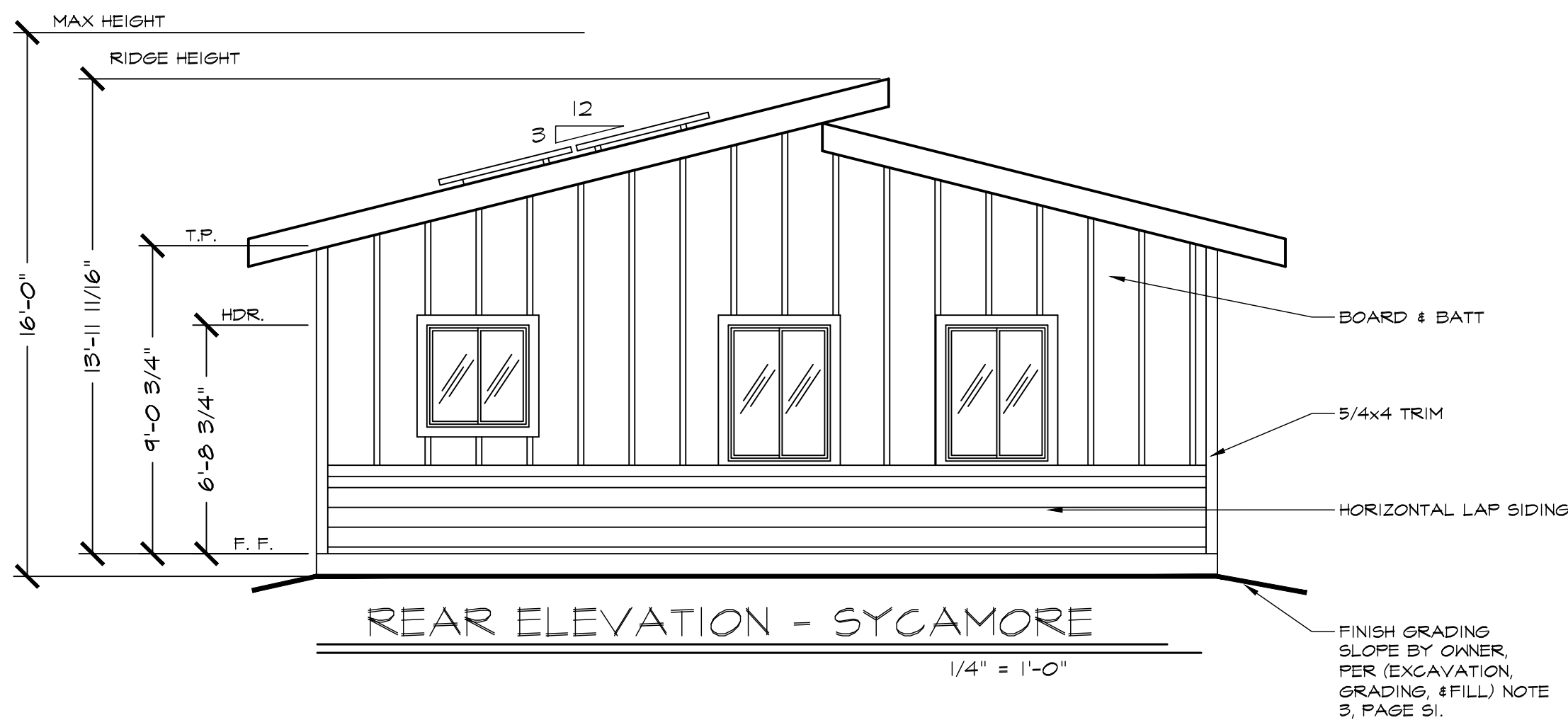
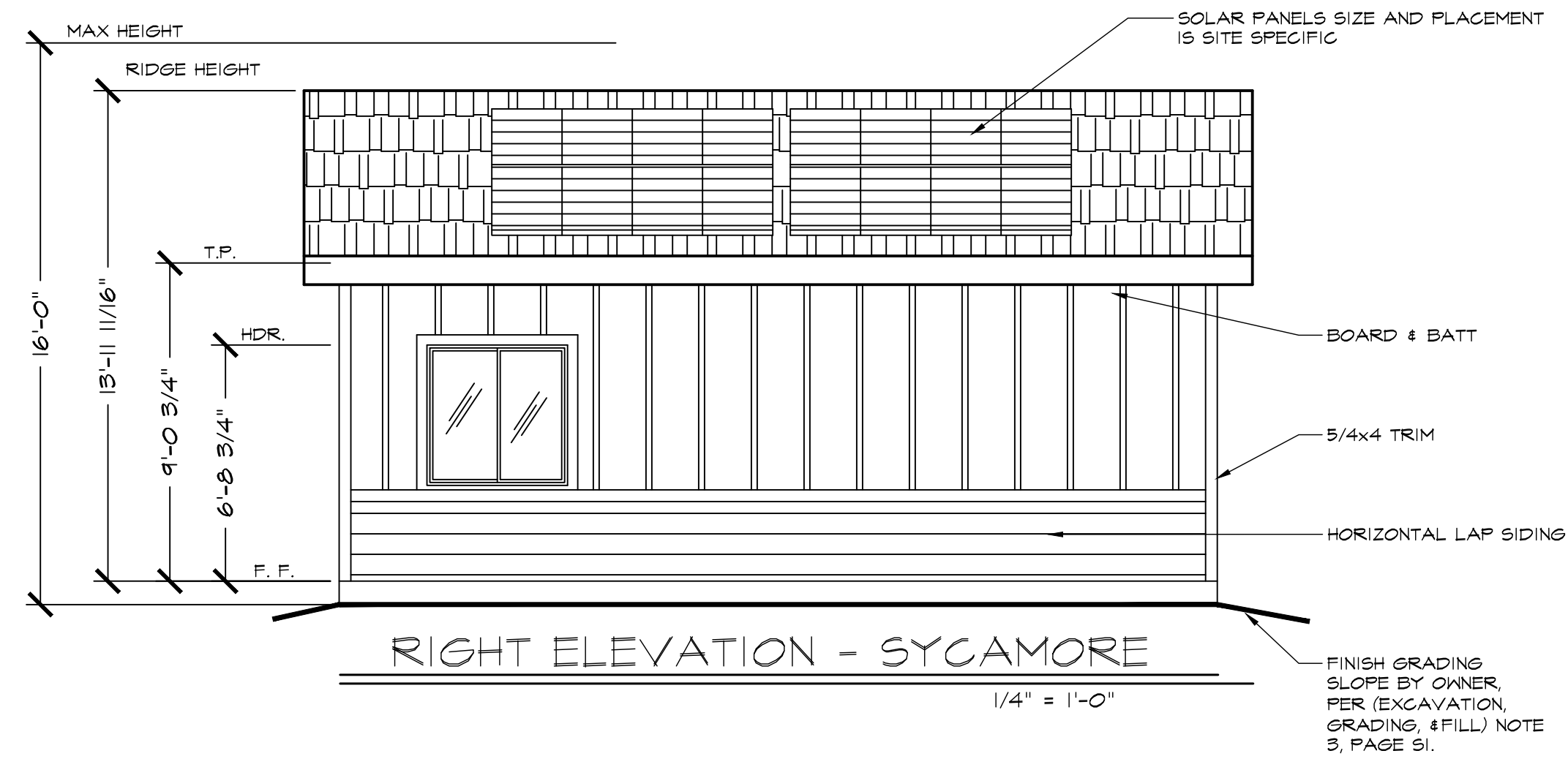
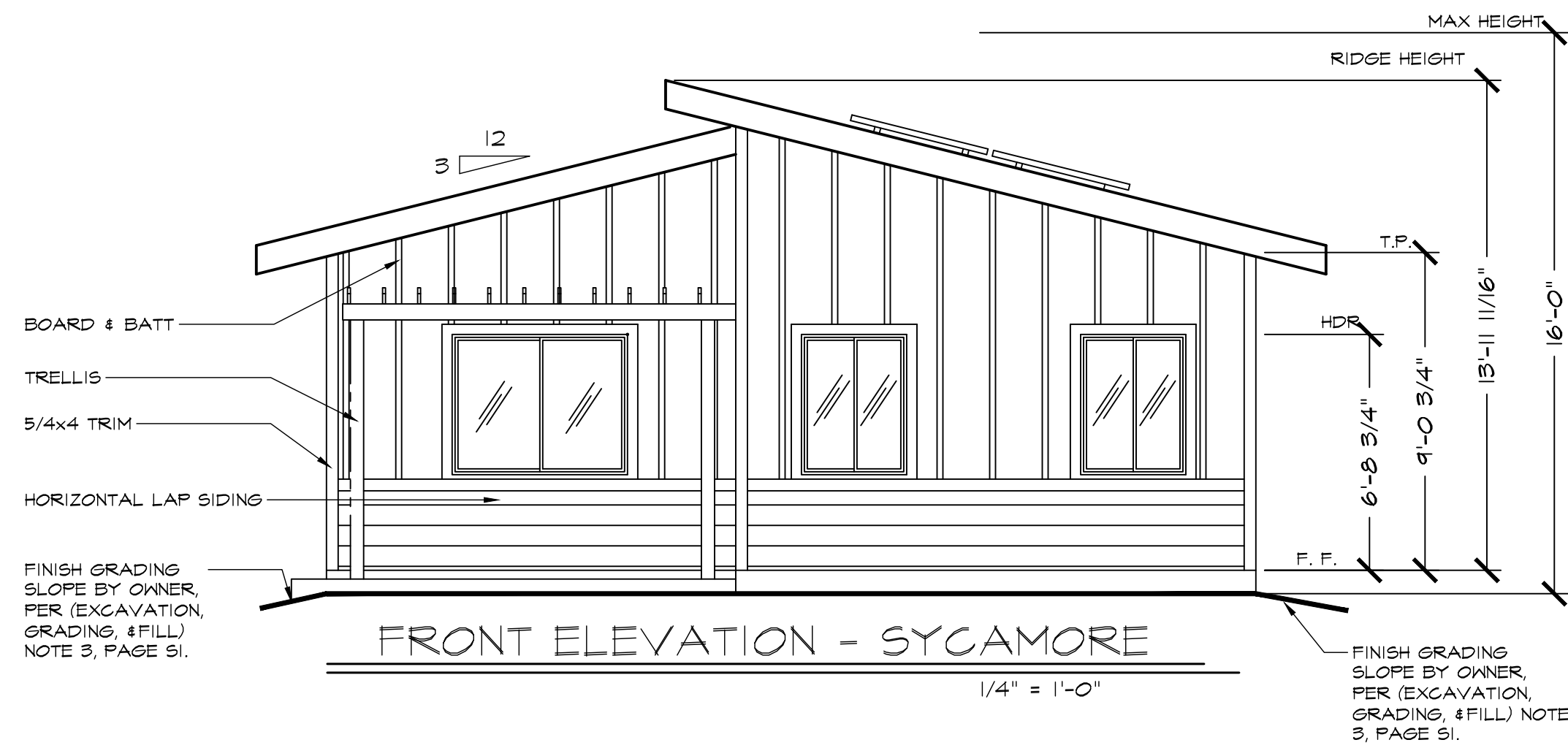
PROJECT 599 SF ADU
SHED - STD

No.	Revision/Issue	Date



05/03/21

OWNER	ADDRESS	APN#	A



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PROJECT 599 SF ADU SHED - STD		
No.	Revision/Issue	Date



05/03/21

OWNER	ADDRESS	APN#	A2
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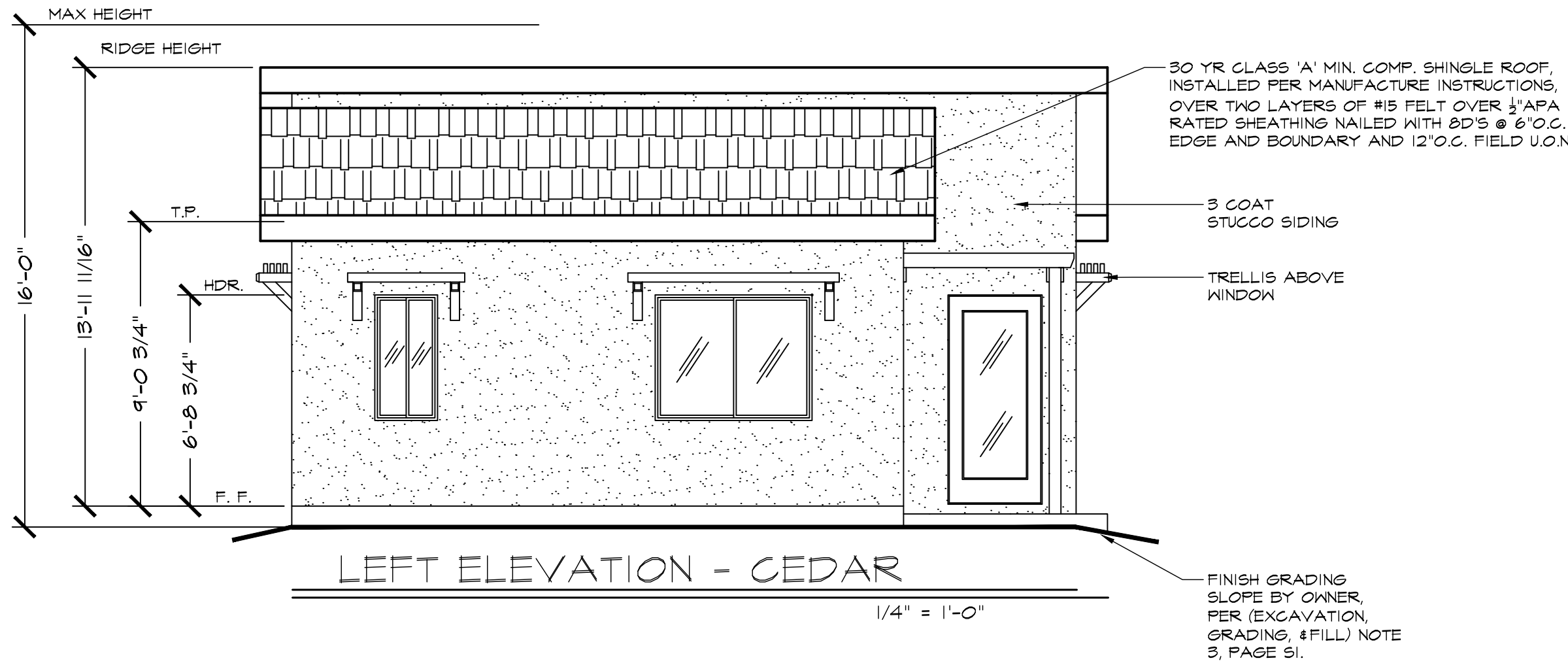
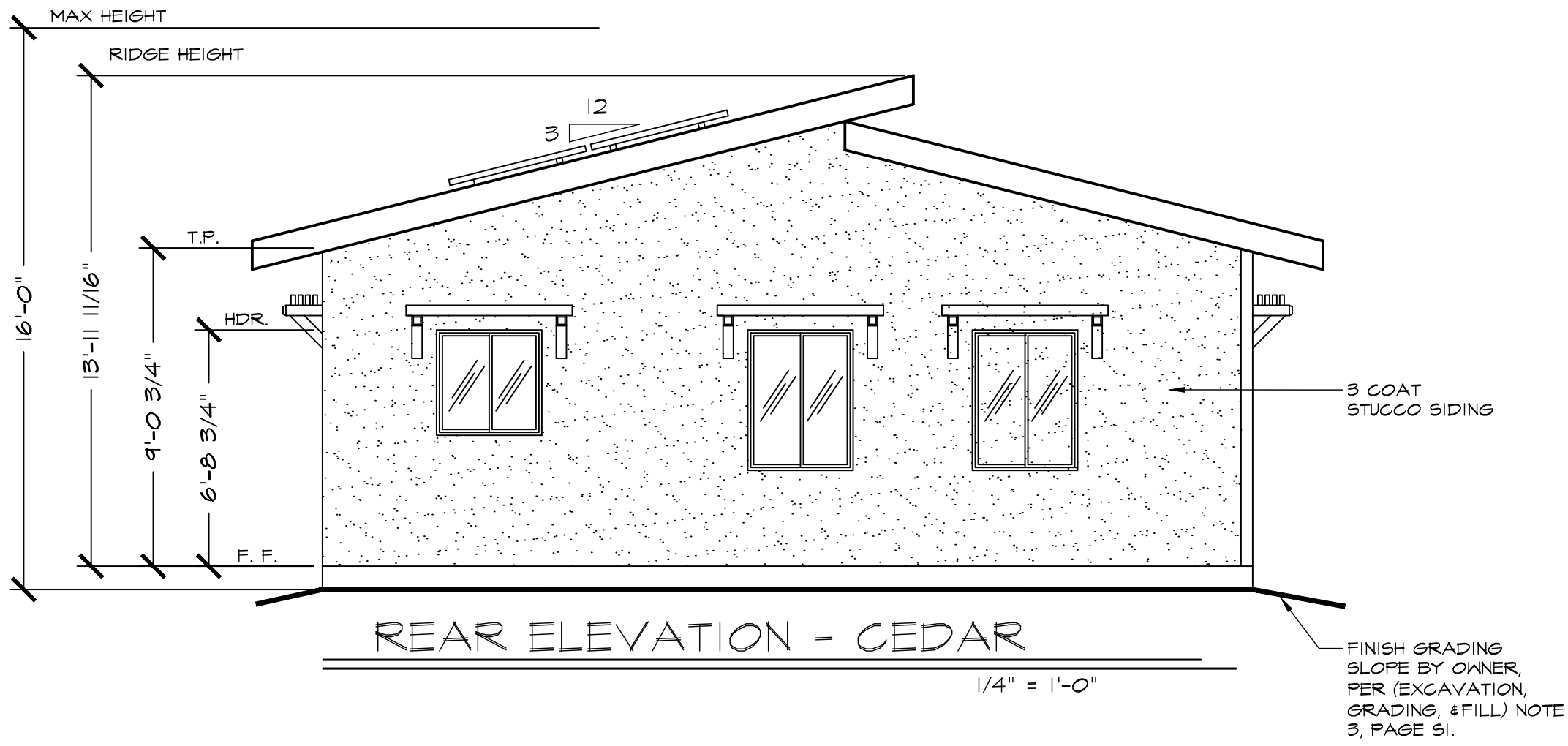
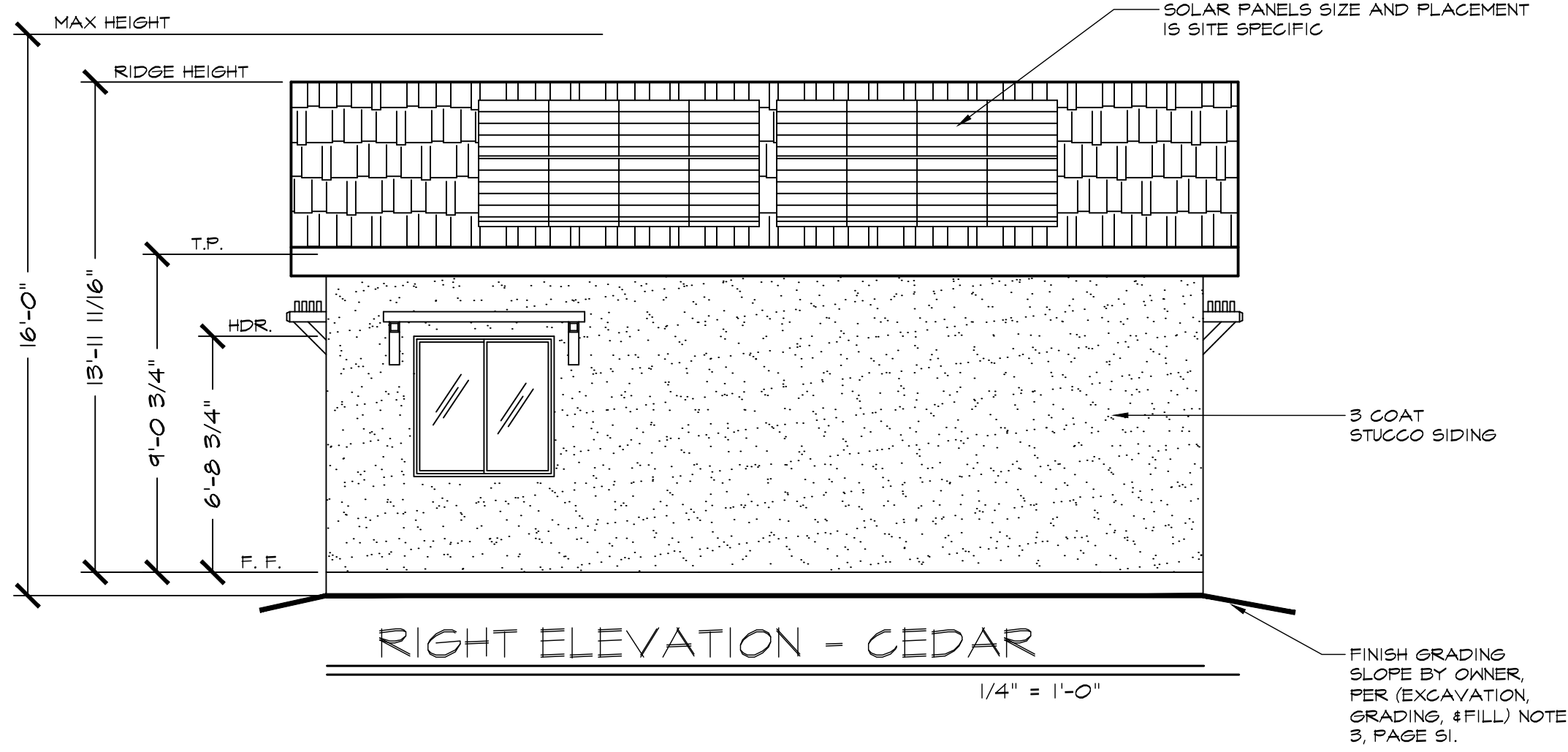
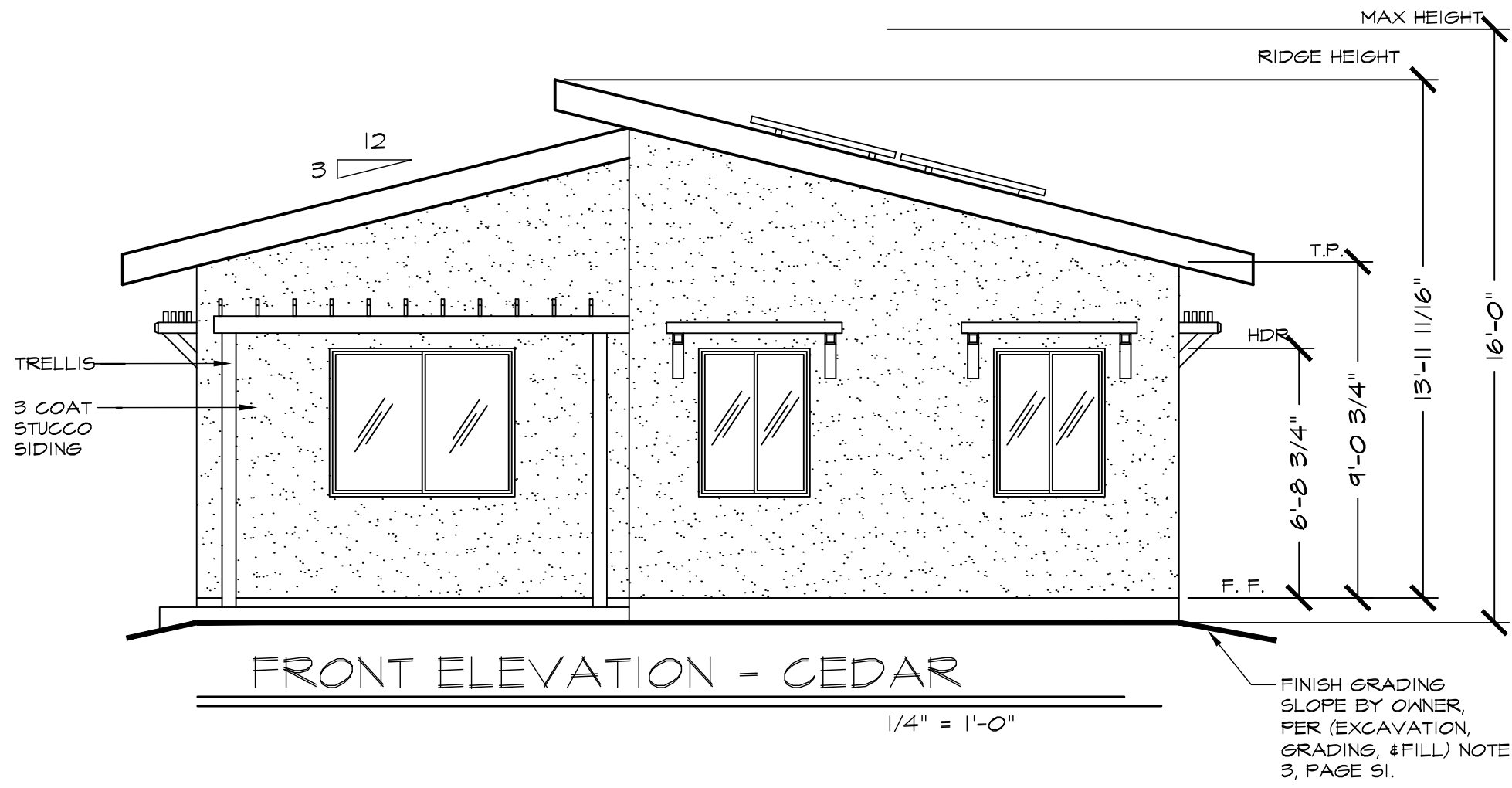
PROJECT 599 SF ADU
SHED - STD

No.	Revision/Issue	Date



05/03/21

OWNER	ADDRESS	APN#	A2.1
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CYPRESS

ACCESSORY DWELLING UNIT
1 BEDROOM, 1 BATH



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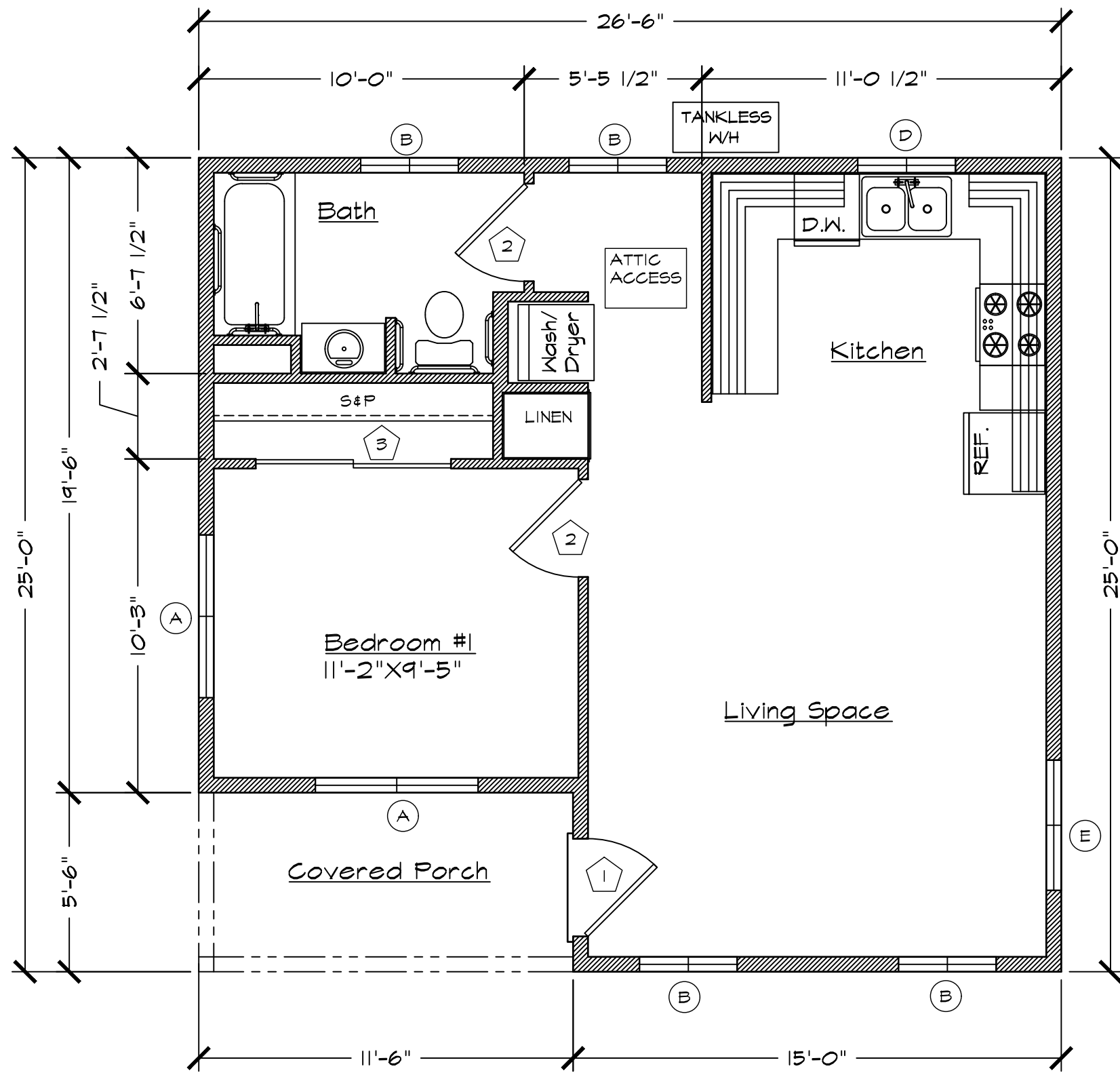
PROJECT 599 SF ADU STD		
No.	Revision/Issue	Date



BUILDING INFORMATION:	PLAN INFORMATION:	SHEET INDEX:	PAGES:	PROJECT DESCRIPTION:	DESIGN CRITERIA:
OCCUPANCY GROUP: R-3 CONSTRUCTION TYPE: V-B STORIES: BUILDING HEIGHT: 16' MAX FLOOR AREA: 599 SF COVERED PORCH: 63 SF FIRE SPRINKLERS: SITE SPECIFIC* FLOOD ZONE: FLOOD ZONE: FIRM PANEL #: BUILDING SHALL COMPLY WITH THE FOLLOWING CODE: CRC 2019, CEC 2019, CMC 2019, CPC 2019, CFC 2019, CGBC 2019, CEAC 2019, AND ALL STATE, FEDERAL AND LOCAL ORDINANCES AS AMENDED BY THE LOCAL JURISDICTION. * FIRE SPRINKLERS ARE REQUIRED IF THE HOUSE THAT THIS ADU IS ACCESSORY TO, HAS FIRE SPRINKLERS OR WILL REQUIRE FIRE SPRINKLERS IF BEING NEWLY CONSTRUCTED.	*THIS PLAN HAS BEEN DESIGNED UNDER THE 2019 CA RESIDENTIAL CODE. *PLAN ASSUMES GAS SERVICE IS BEING PROVIDED TO ADU TITLE 24 ENERGY REQUIREMENTS: 1. WINDOWS: U-FACTOR= 0.30 SHGC=0.25 4. WATER HEATER: NATURAL GAS SIZE: TANKLESS ENERGY FACTOR: 0.91 2. INSULATION: WALLS= R-21 FLOOR= SLAB, N/A ATTIC= R-38 RAFTERS= R-19 5. HERS TESTING REQUIREMENTS: PER CALCULATIONS 3. ROOF REQUIREMENTS: NO RADIANT BARRIER VENTILATION= 180 SQ.FT. 6. AIR CONDITIONING: HEATING: 8.2 HSPF COOLING: 14 SEER 11.7 EER DUCTLESS MINI-SPLIT	COVER SHEET	C5	NEW CONSTRUCTION OF A 599 SQUARE FOOT, DETACHED, ACCESSORY DWELLING UNIT	SEISMIC:ASCE7-16, CHP 12.8
		NOTE SHEETS	GN1, GN2, GN3		EQUIVALENT LATERAL FORCE PROCEDURE.
		FLOOR PLAN	A1		
		ELEVATIONS	A2, A2.1	OWNER:	I= 1
		ROOF PLAN	A3		SS= 0.439
		FOUNDATION	A4		SI= 0.22
		BRACED WALL & FRAMING PLAN	A5	ADDRESS:	SMS= 0.636
		SECTIONS	A6		SMI= NULL
		ELECTRICAL	A7		SDS= 0.424
		MECHANICAL & PLUMBING	A8	APN #:	SDI= NULL
		STRUCTURAL NOTES	S1		TL= 12
		STRUCTURAL DETAILS	S2, S3, S4		RO= 1.3
					R= 6.5
					LIVE LOAD 20 PSF
					WIND:
					MAIN WIND FORCE RESISTING SYSTEM, ALL HEIGHTS METHOD, ASCE7-16 CHP. 26 & 27
					WIND SPEED= 110MPH
					EXPOSURE= B
					ENCLOSURE= ENCLOSED

CITY OF CITRUS HEIGHTS
REVIEWED FOR COMPLIANCE
WITH 2019 CALIFORNIA
CODE OF REGULATIONS TITLE 24
9.4-2021

OWNER	ADDRESS	APN#	C5
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FLOOR PLAN | 1 BED, 1 BATH

599 SQ. FT.

1/4" = 1'-0"

FLOOR PLAN NOTES:

- WHERE 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. EXCEPTION FOR WALLS OF DWELLINGS AND ACCESSORY STRUCTURES LOCATED ON THE SAME LOT. CRC R302.1
- EXTERIOR WALLS TO BE 2X6 DF NO. 2 STUDS AT 16" O.C. WITH R-21 INSULATION, SIDING/ SHEAR AS SHOWN ON SHEET A6.
- INTERIOR WALLS TO BE 2X4 DF NO.2 STUDS AT 16" O.C.
- TYPICAL WALL HEIGHT IS 9'.
- IF POSSIBLE, PLEASE TRY TO LOCATE WATER HEATER AND AIR CONDITIONER CONDENSER TOWARDS THE INSIDE OF THE PARCEL OPPOSITE OF THE STREET VIEW SIDE OF THE ADU.
- OPENINGS ALLOWED UP TO 25% MAXIMUM OF EXTERIOR WALL AREA BETWEEN 3' & 5' FROM PROPERTY LINE, NO OPENINGS CLOSER THAN 3' TO PROPERTY LINE.
- LISTED INSTALLATION INSTRUCTION OR MANUALS SHALL BE ON SITE AND AVAILABLE FOR PLUMBING, MECHANICAL, ELECTRICAL EQUIPMENT OR OTHER INSTALLATIONS DURING FIELD INSPECTION OF SPECIFIC APPLIANCES OR FEATURES.
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INGRESS/EGRESS WINDOWS IN BEDROOMS AND SLEEPING AREAS:

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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	MIN. 32" FRONT ENTRY DOOR W/GLAZING W/ COMPLIANT THRESHOLD
2	3'-0"	6'-8"	1-3/4"	SINGLE DOOR	HOLLOW	WOOD	WOOD	MIN. 32" INTERIOR DOORS
3	6'-0"	6'-8"	1-3/4"	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	2	VINYL	6'-8"	.30	.23	EGRESS REQ. IN BEDROOM #1
B	3'-0"	4'-0"	SLIDER	4	VINYL	6'-8"	.30	.23	TEMPERED @ FRONT DOOR
C	2'-0"	4'-0"	SLIDER	1	VINYL	6'-8"	.30	.23	TEMPERED, OBSCURED
D	3'-0"	3'-0"	SLIDER	1	VINYL	6'-8"	.30	.23	
E	4'-0"	4'-0"	SLIDER	1	VINYL	6'-8"	.30	.23	TEMPERED, OBSCURED

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



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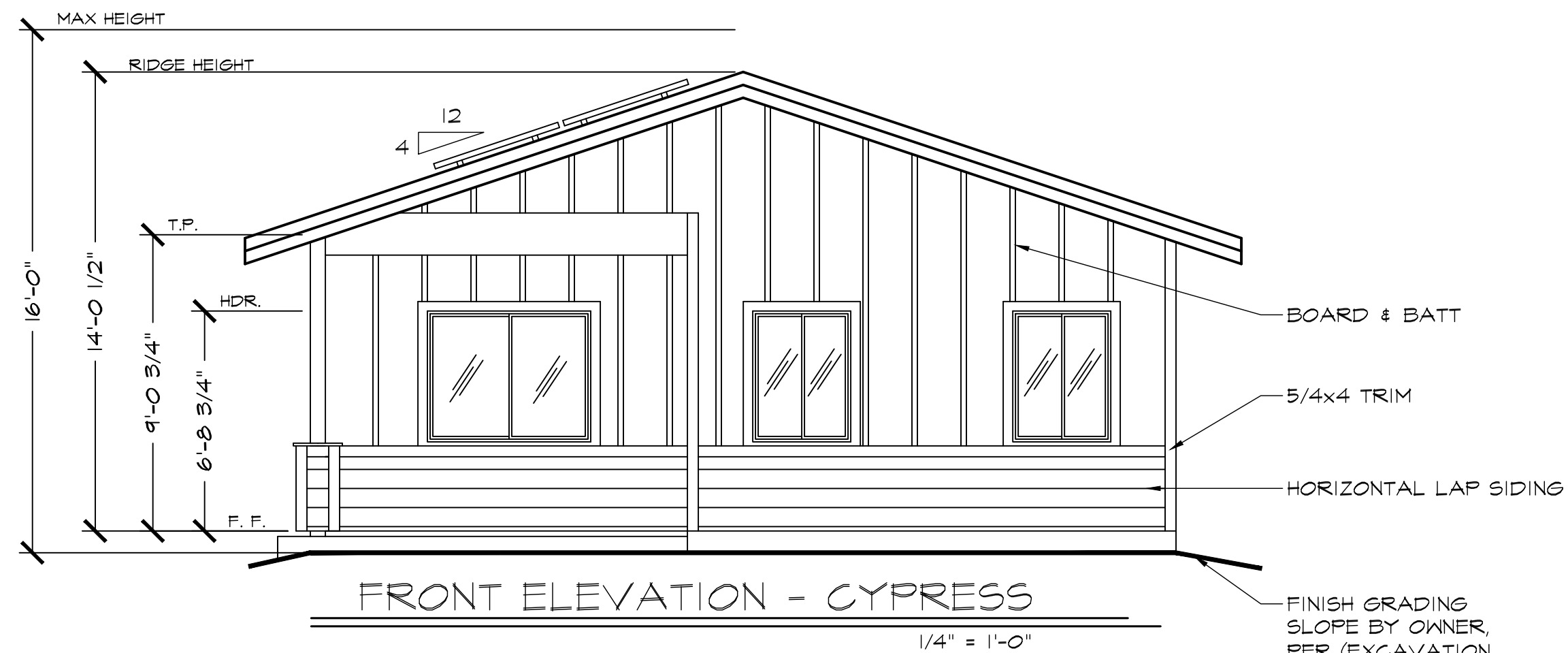
PROJECT 599 SF ADU
STD

No.	Revision/Issue	Date

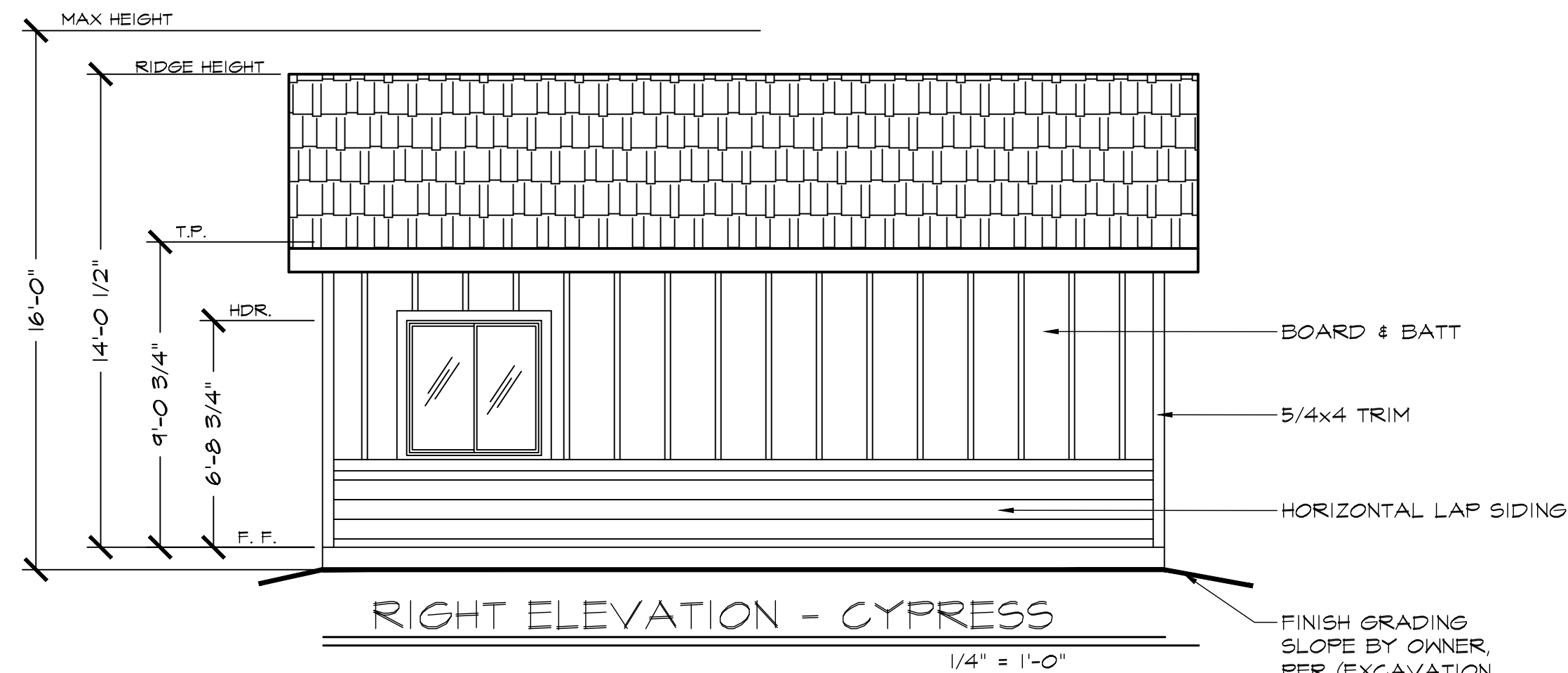


05/03/21

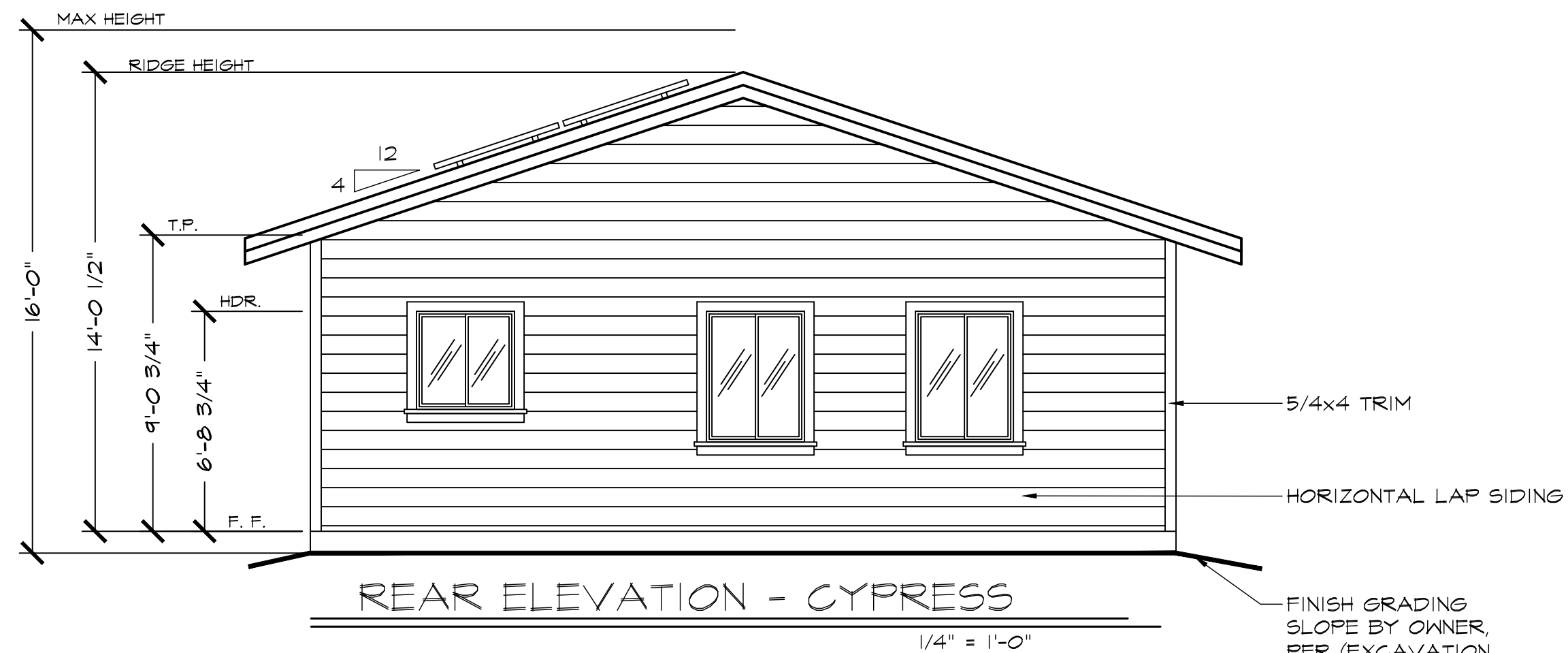
OWNER	ADDRESS	APN#	A



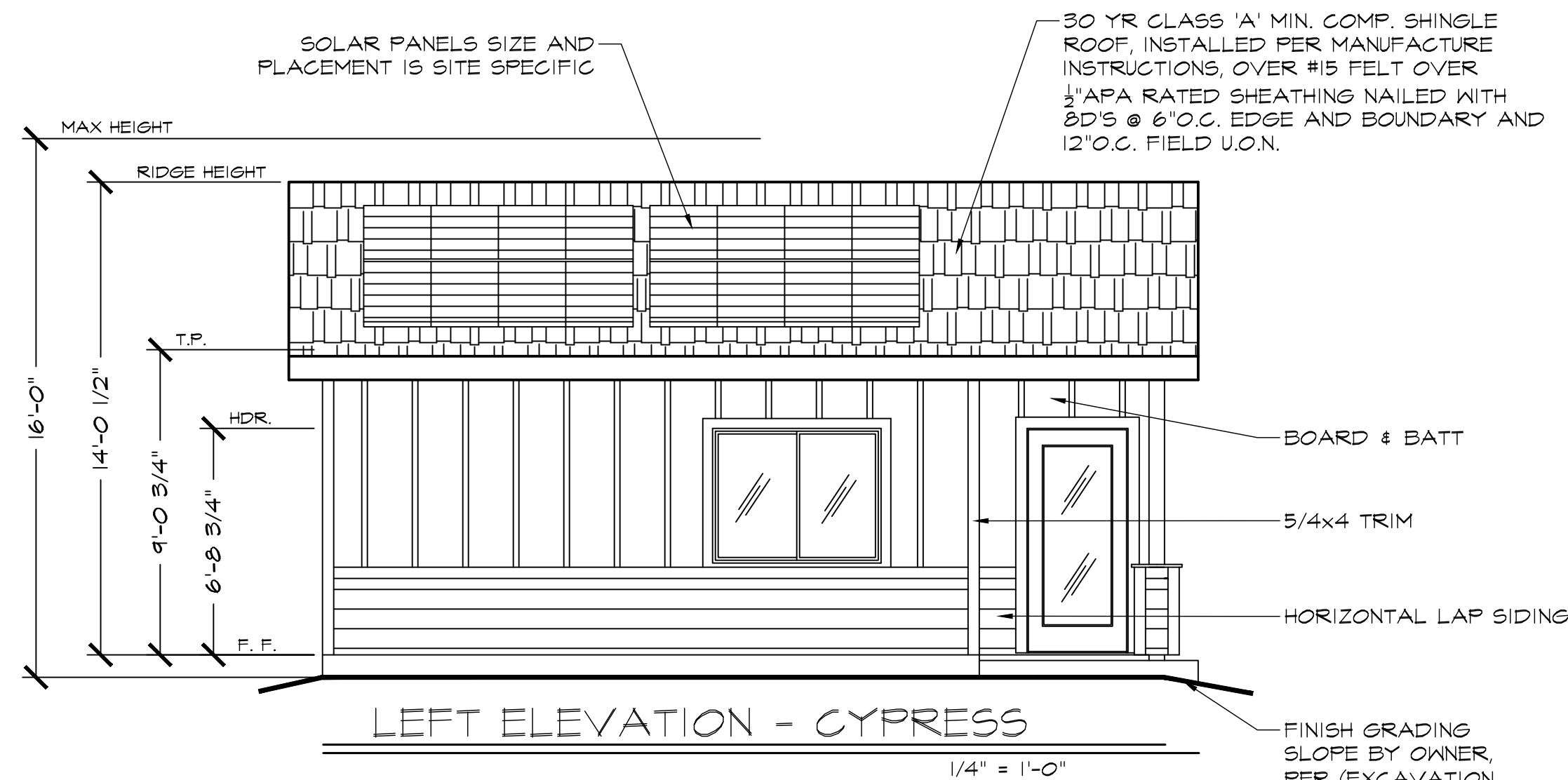
FINISH GRADING
SLOPE BY OWNER,
PER (EXCAVATION,
GRADING, & FILL)
NOTE 3, PAGE 51.



FINISH GRADING
SLOPE BY OWNER,
PER (EXCAVATION,
GRADING, & FILL)
NOTE 3, PAGE 51.



FINISH GRADING
SLOPE BY OWNER,
PER (EXCAVATION,
GRADING, & FILL)
NOTE 3, PAGE 51.

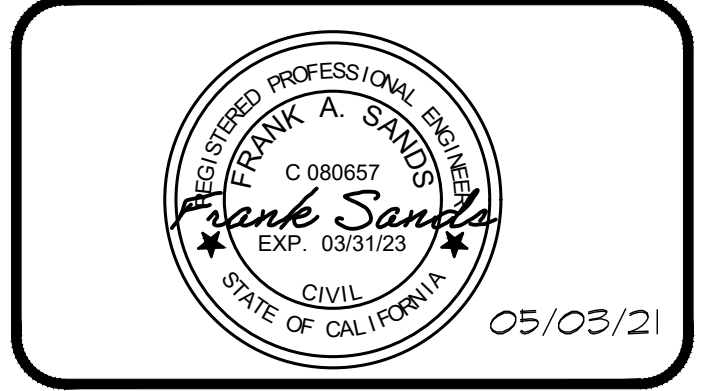


FINISH GRADING
SLOPE BY OWNER,
PER (EXCAVATION,
GRADING, & FILL)
NOTE 3, PAGE 51.

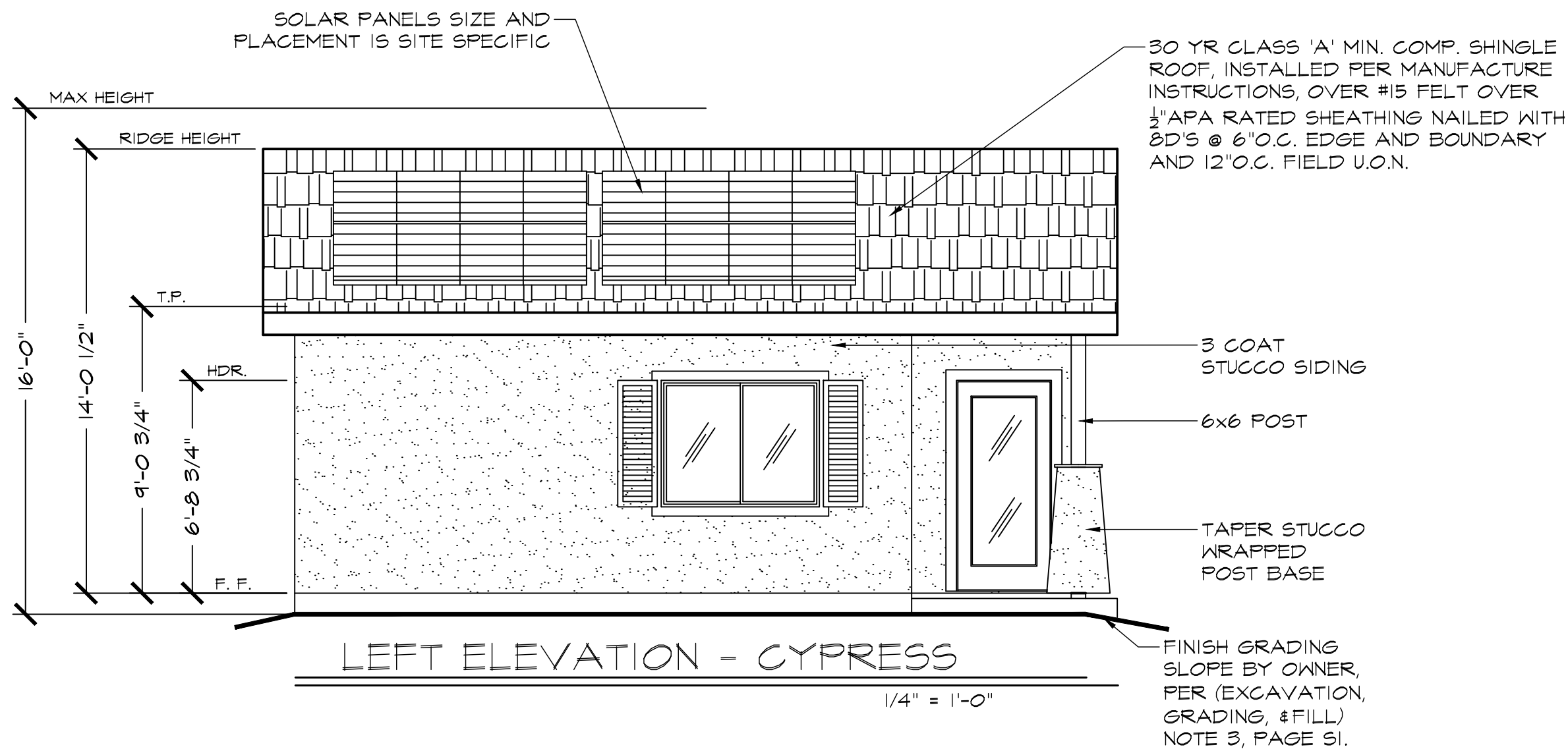
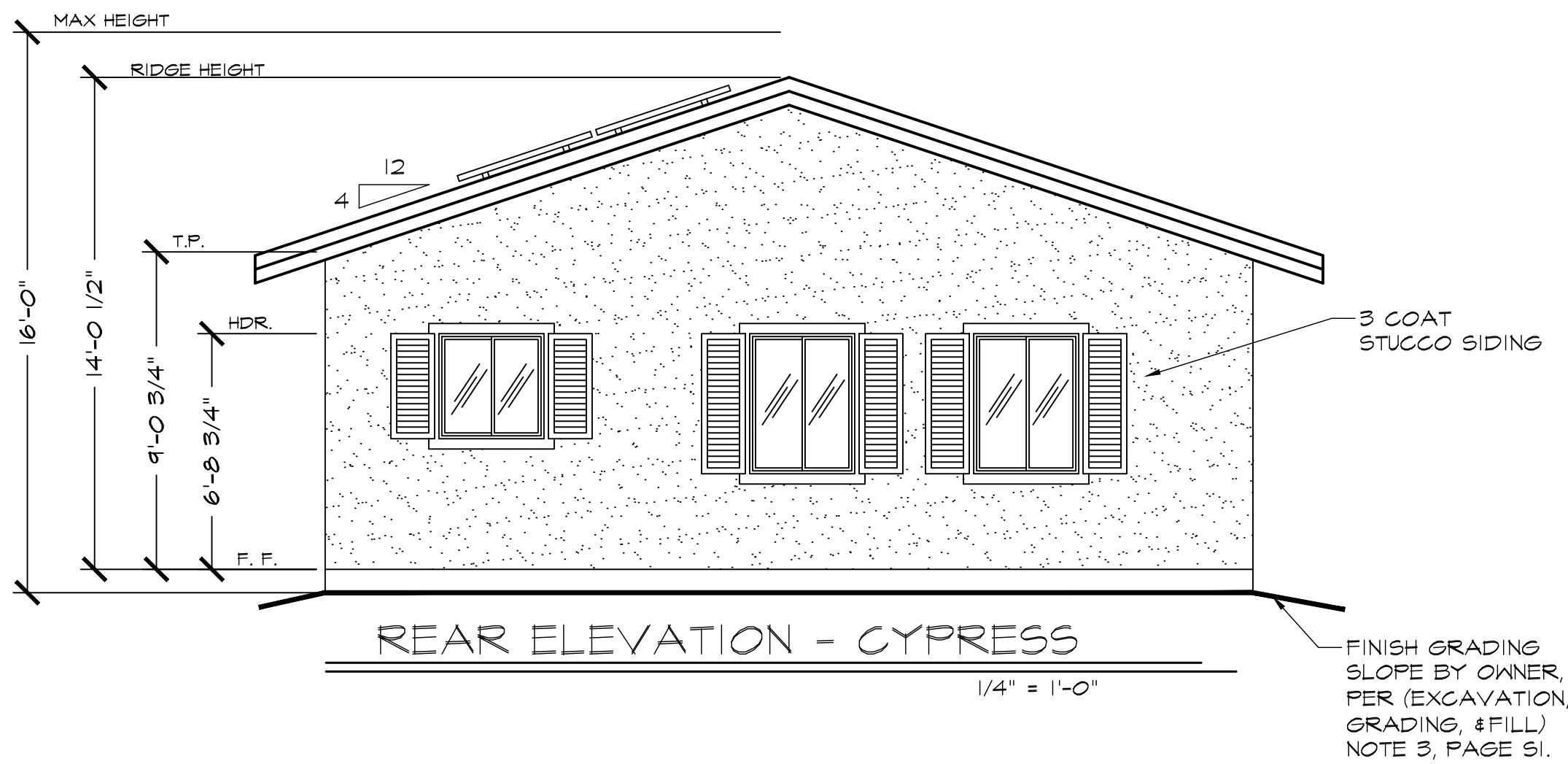
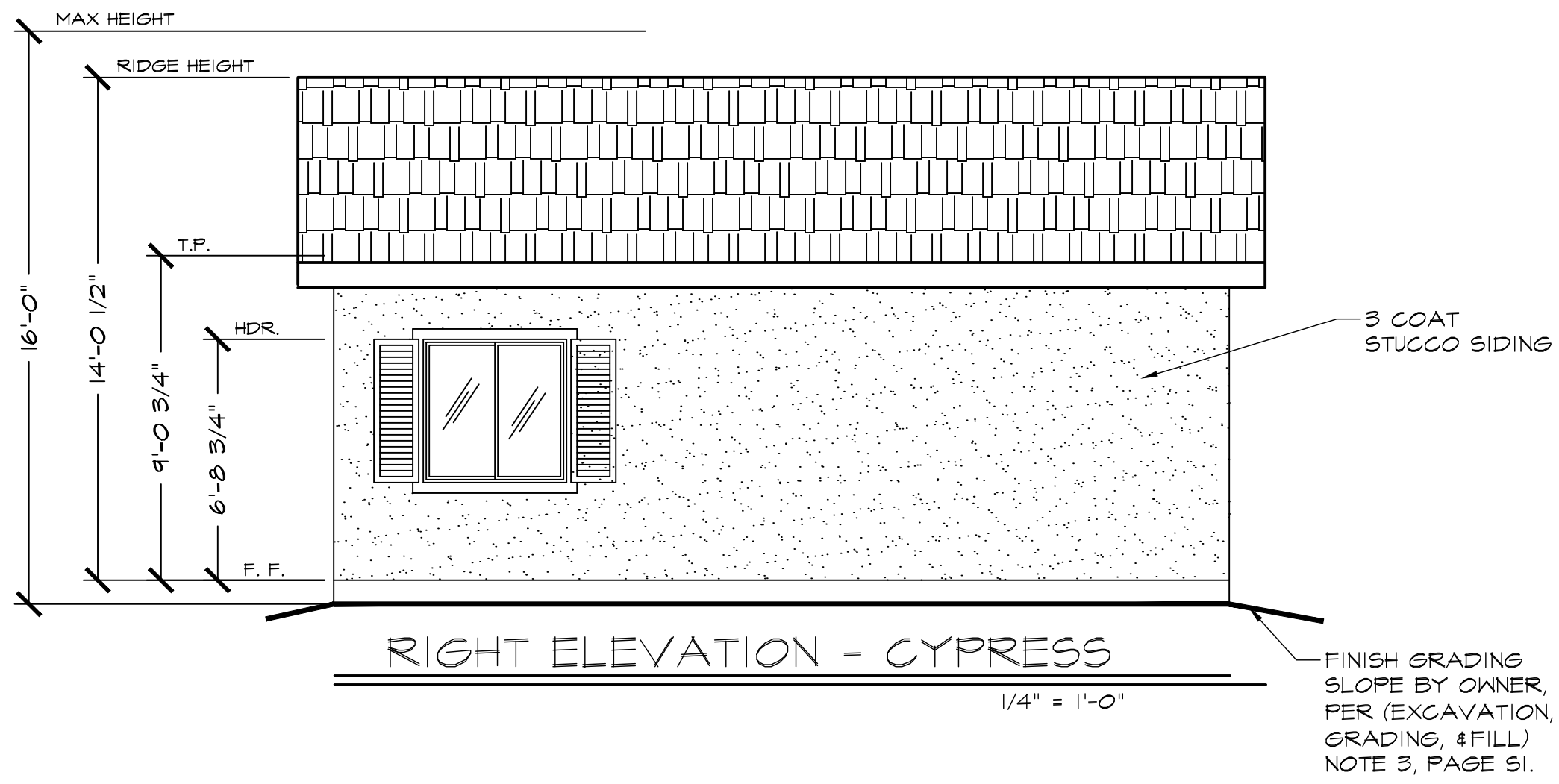
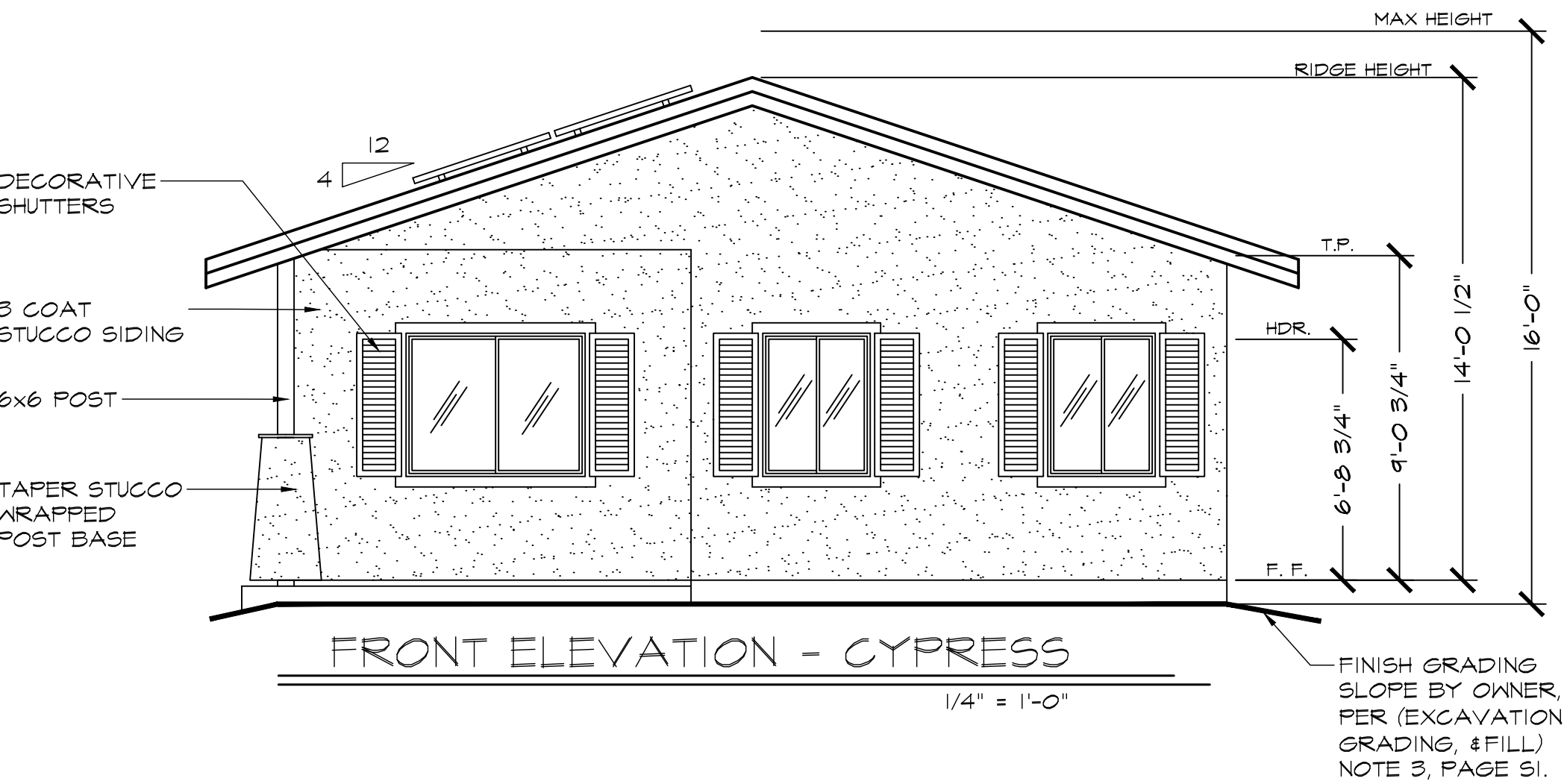


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1250 EAST AVE #10
CHICO, CA 95926
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PROJECT 599 SF ADU STD		
No.	Revision/Issue	Date



OWNER	ADDRESS	APN#	A2
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PROJECT 599 SF ADU
STD

No.	Revision/Issue	Date



05/03/21

OWNER	ADDRESS	APN#	A2.1
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ELM

ACCESSORY DWELLING UNIT
1 BEDROOM, 1 BATH



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PROJECT 599 SF ADU
STD

No.	Revision/Issue	Date

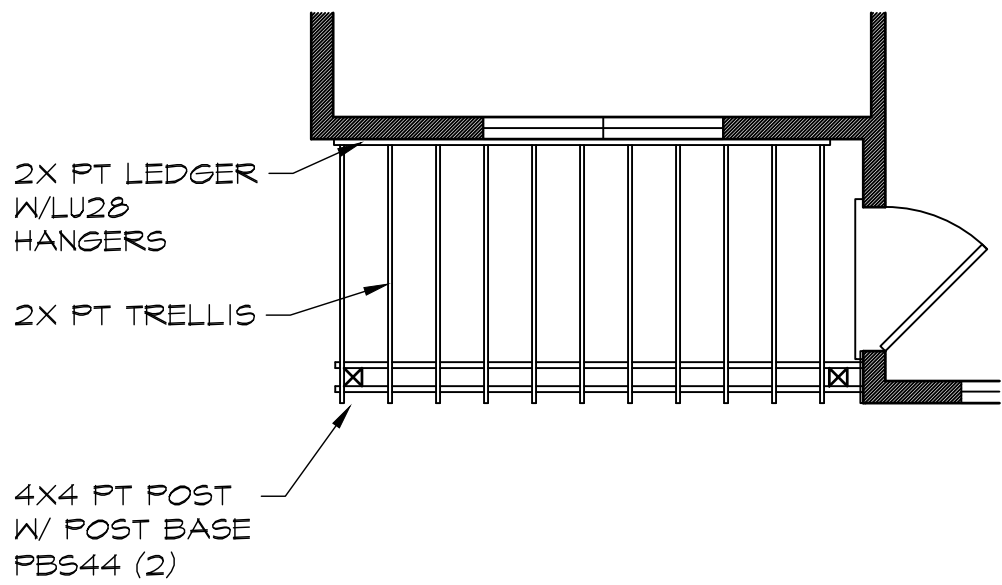
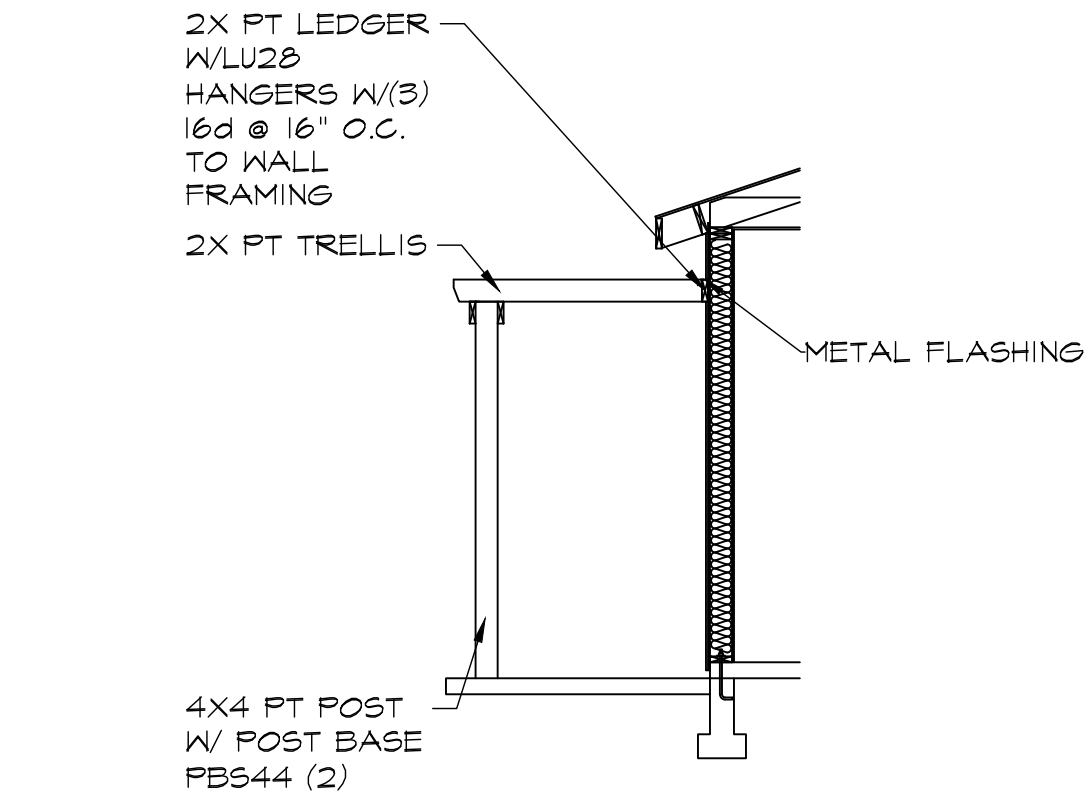


05/03/21

BUILDING INFORMATION:	PLAN INFORMATION:	SHEET INDEX:	PAGES:	PROJECT DESCRIPTION:	DESIGN CRITERIA:
OCCUPANCY GROUP: R-3 CONSTRUCTION TYPE: V-B STORIES: BUILDING HEIGHT: 16' MAX FLOOR AREA: 599 SF COVERED PORCH: 63 SF FIRE SPRINKLERS: SITE SPECIFIC* FLOOD ZONE: FLOOD ZONE: _____ FIRM PANEL #: _____ BUILDING SHALL COMPLY WITH THE FOLLOWING CODE: CRC 2019, CEC 2019, CMC 2019, CPC 2019, CFC 2019, CIBC 2019, CERC 2019, AND ALL STATE, FEDERAL AND LOCAL ORDINANCES AS AMENDED BY THE LOCAL JURISDICTION. * FIRE SPRINKLERS ARE REQUIRED IF THE HOUSE THAT THIS ADU IS ACCESSORY TO, HAS FIRE SPRINKLERS OR WILL REQUIRE FIRE SPRINKLERS IF BEING NEWLY CONSTRUCTED.	*THIS PLAN HAS BEEN DESIGNED UNDER THE 2019 CA RESIDENTIAL CODE. *PLAN ASSUMES GAS SERVICE IS BEING PROVIDED TO ADU TITLE 24 ENERGY REQUIREMENTS: 1. WINDOWS: U-FACTOR= 0.30 SHGC=0.25 4. WATER HEATER: NATURAL GAS SIZE, TANKLESS ENERGY FACTOR: 0.91 2. INSULATION: WALLS= R-21 FLOOR= SLAB, N/A ATTIC= R-38, RAFTERS= R-19 5. HERS TESTING REQUIREMENTS: PER CALCULATIONS 3. ROOF REQUIREMENTS: NO RADIANT BARRIER VENTILATION= 150 SQ.FT. 6. AIR CONDITIONING: HEATING: 8.2 HSPF COOLING: 14 SEER 11.7 EER DUCTLESS MINI-SPLIT	COVER SHEET	CS	NEW CONSTRUCTION OF A 599 SQUARE FOOT, DETACHED, ACCESSORY DWELLING UNIT	SEISMIC: ASCE7-16, CHP 12.8
		NOTE SHEETS	GN1, GN2, GN3, GN4		EQUIVALENT LATERAL FORCE PROCEDURE.
		FLOOR PLAN	A1		
		ELEVATIONS	A2, A2.1	OWNER:	I= 1
		ROOF PLAN	A3		SS= 0.439
		FOUNDATION	A4		SI= 0.22
		BRACED WALL & FRAMING PLAN	A5	ADDRESS:	SMS= 0.636
		SECTIONS	A6		SMI= NULL
		ELECTRICAL	A7		SDS= 0.424
		MECHANICAL & PLUMBING	A8	APN #:	SDI= NULL
		STRUCTURAL NOTES	S1		TL= 12
		STRUCTURAL DETAILS	S2, S3, S4		RO= 1.3
					R= 6.5
					LIVE LOAD 20 PSF
					WIND:
					MAIN WIND FORCE RESISTING SYSTEM, ALL HEIGHTS METHOD, ASCE7-16 CHP. 26 & 27
					WIND SPEED= 110MPH
					EXPOSURE= B
					ENCLOSURE= ENCLOSED

CITY OF CITRUS HEIGHTS
REVIEWED FOR COMPLIANCE
WITH 2019 CALIFORNIA
CODE OF REGULATIONS TITLE 24
6-5-2021

OWNER	ADDRESS	APN#	CS
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TRELLIS FOR GOLD RUSH

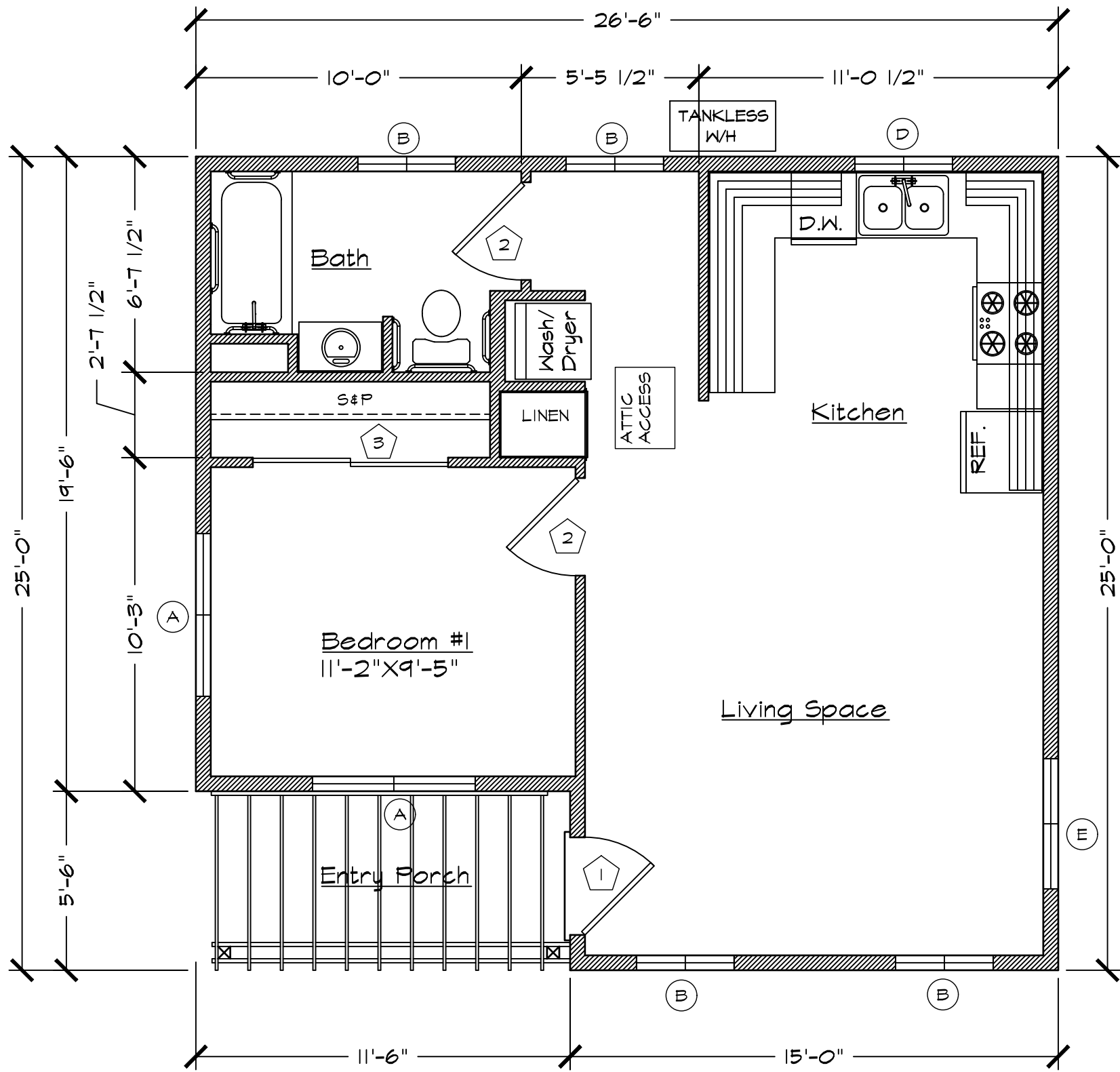
1/4" = 1'-0"

FLOOR PLAN NOTES:

- WHERE 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. EXCEPTION FOR WALLS OF DWELLINGS AND ACCESSORY STRUCTURES LOCATED ON THE SAME LOT. CRC R302.1
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- INTERIOR WALLS TO BE 2X4 DF NO.2 STUDS AT 16" O.C.
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- IF POSSIBLE, PLEASE TRY TO LOCATE WATER HEATER AND AIR CONDITIONER CONDENSER TOWARDS THE INSIDE OF THE PARCEL OPPOSITE OF THE STREET VIEW SIDE OF THE ADU.
- OPENINGS ALLOWED UP TO 25% MAXIMUM OF EXTERIOR WALL AREA BETWEEN 3' & 5' FROM PROPERTY LINE, NO OPENINGS CLOSER THAN 3' TO PROPERTY LINE.
- LISTED INSTALLATION INSTRUCTION OR MANUALS SHALL BE ON SITE AND AVAILABLE FOR PLUMBING, MECHANICAL, ELECTRICAL EQUIPMENT OR OTHER INSTALLATIONS DURING FIELD INSPECTION OF SPECIFIC APPLIANCES OR FEATURES.
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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 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.



FLOOR PLAN 1 BED, 1 BATH

599 SQ. FT.

1/4" = 1'-0"

DOOR SCHEDULE								
DOOR SYMBOL	DOOR SIZE			DOOR TYPE	CORE	MATERIAL	FRAME	NOTES:
	WIDTH	HEIGHT	THICK					
1	3'-0"	6'-8"	1-3/4"	SINGLE DOOR	SOLID	VNL/GLASS	WOOD	MIN. 32" FRONT ENTRY DOOR W/GLAZING W/ COMPLIANT THRESHOLD
2	3'-0"	6'-8"	1-3/4"	SINGLE DOOR	HOLLOW	WOOD	WOOD	MIN. 32" INTERIOR DOORS
3	6'-0"	6'-8"	1-3/4"	SLIDER	HOLLOW	WOOD	WOOD	B1 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	2	VINYL	6'-8"	.30	.23	EGRESS REQ. IN BEDROOM #1
B	3'-0"	4'-0"	SLIDER	4	VINYL	6'-8"	.30	.23	TEMPERED @ FRONT DOOR
C	2'-0"	4'-0"	SLIDER	1	VINYL	6'-8"	.30	.23	TEMPERED, OBSCURED
D	3'-0"	3'-0"	SLIDER	1	VINYL	6'-8"	.30	.23	
E	4'-0"	4'-0"	SLIDER	1	VINYL	6'-8"	.30	.23	TEMPERED, OBSCURED

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



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

PROJECT 599 SF ADU STD

No.	Revision/Issue	Date



05/03/21

OWNER	ADDRESS	APN#	



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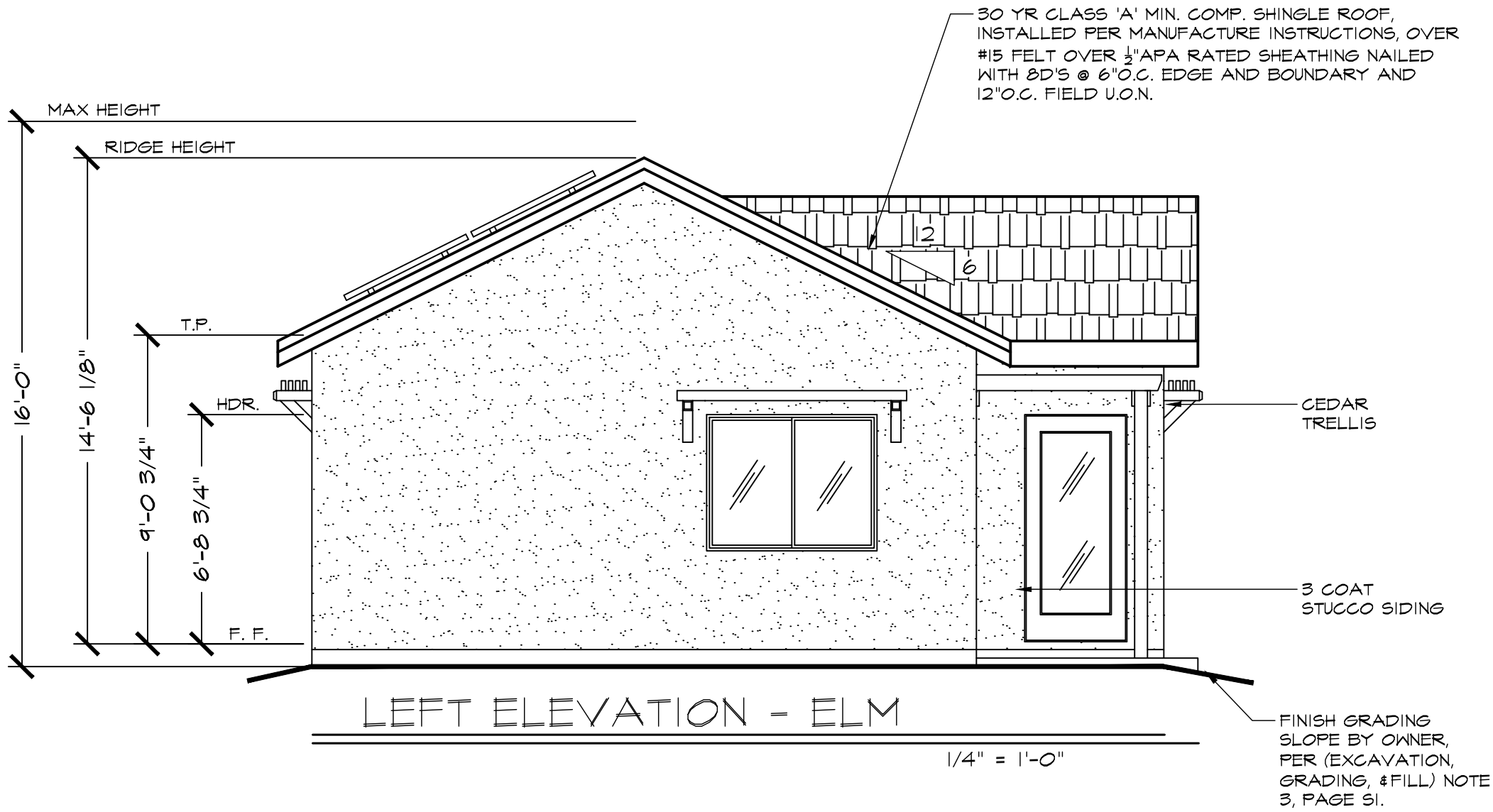
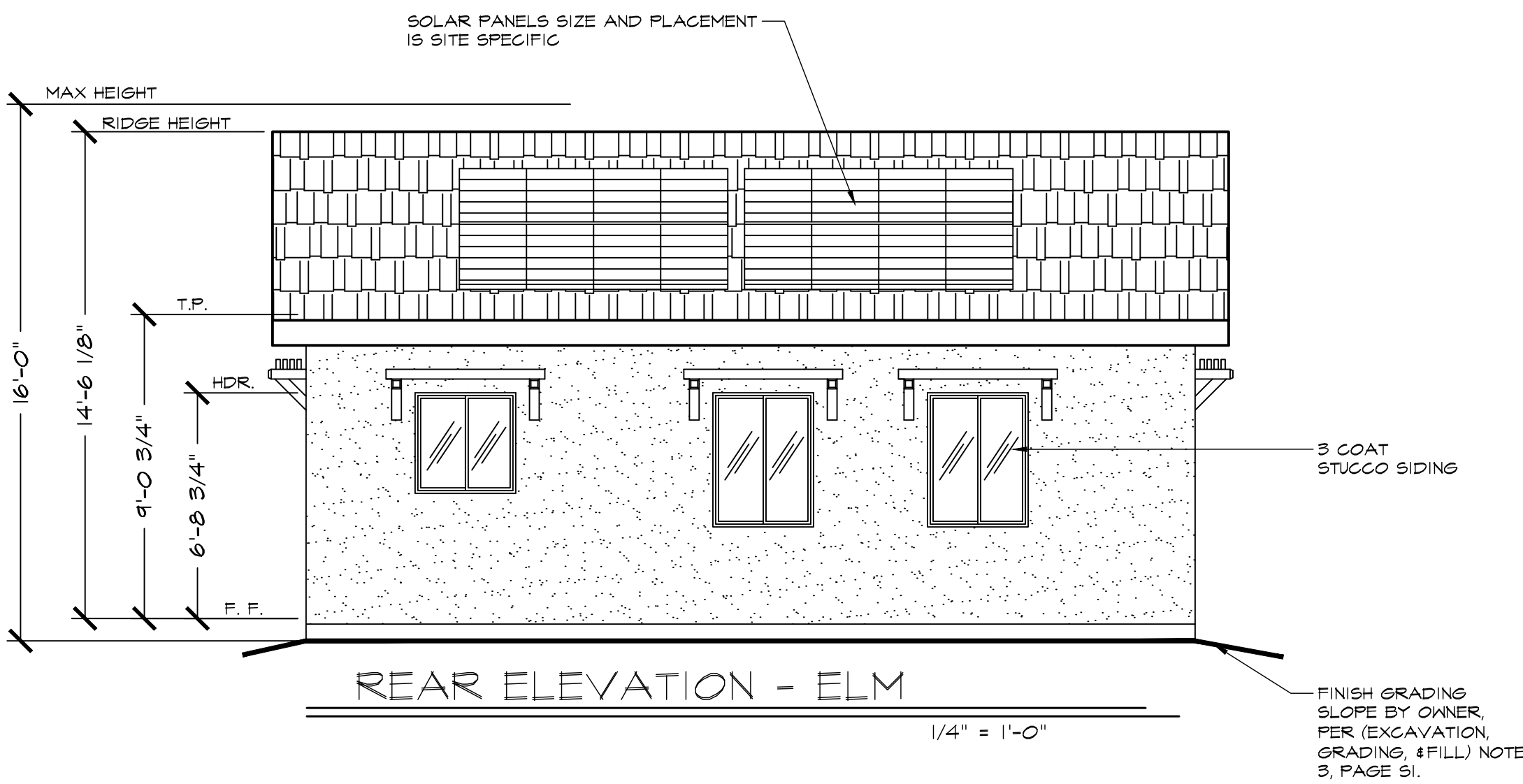
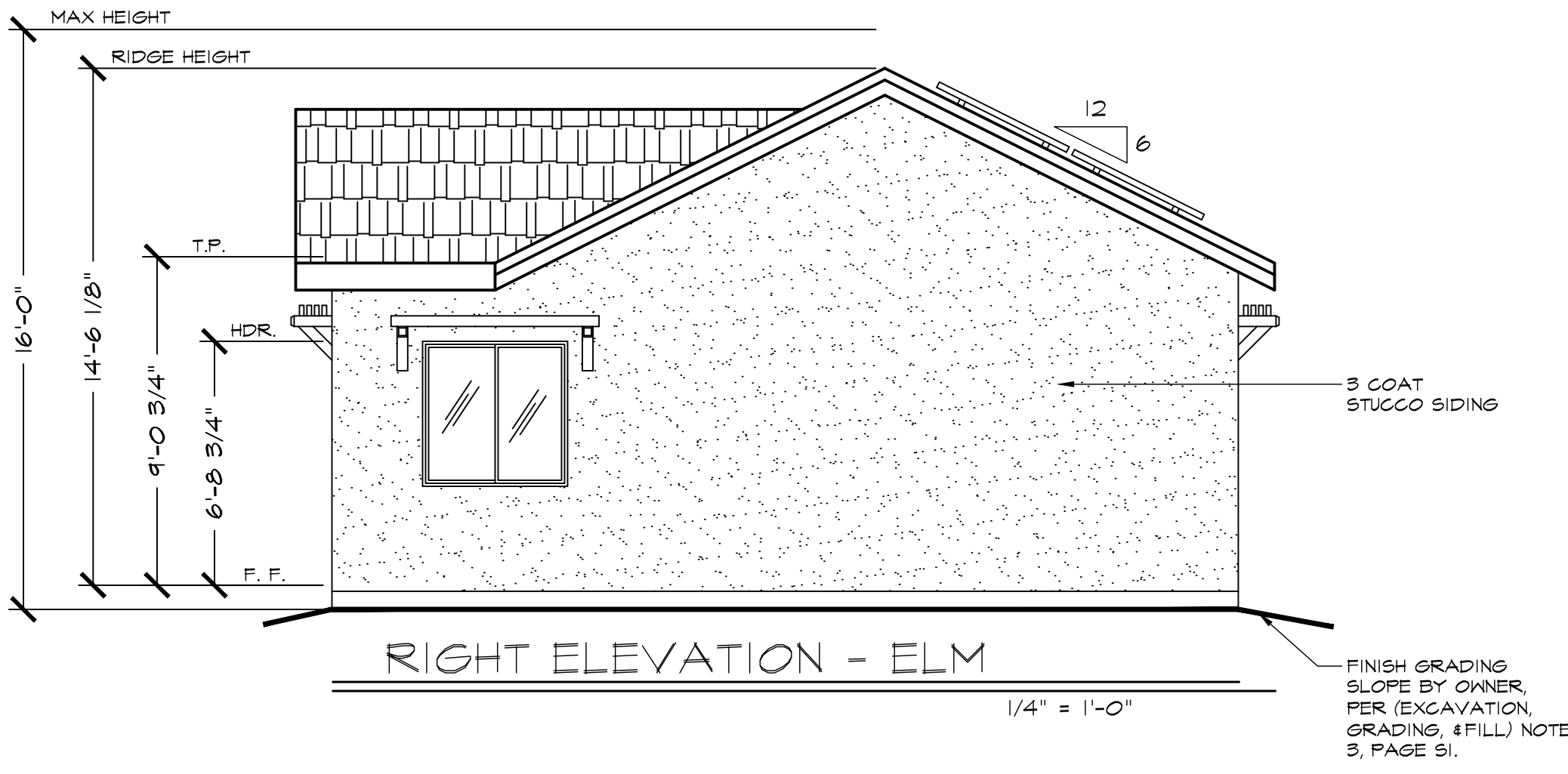
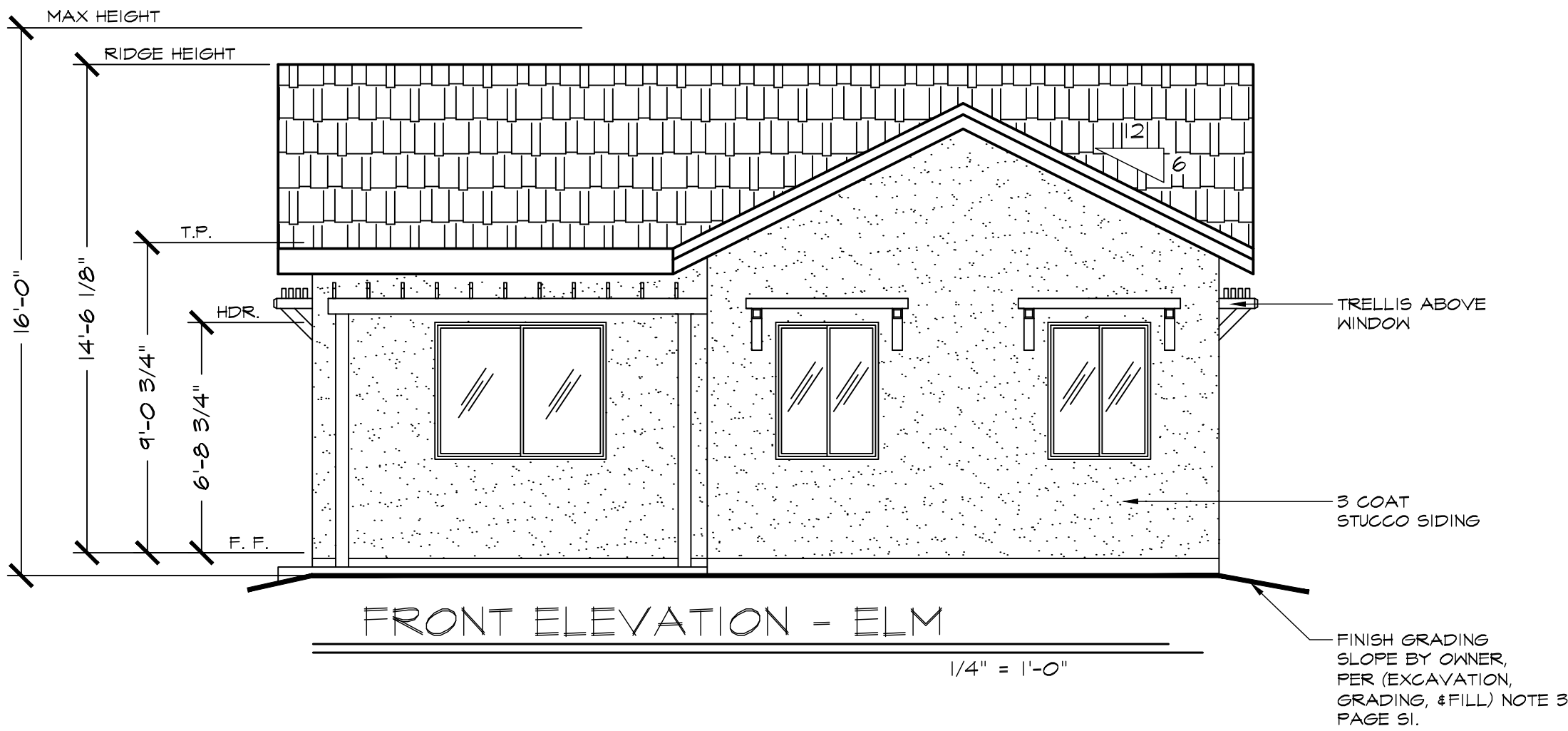
PROJECT 599 SF ADU
STD

No.	Revision/Issue	Date



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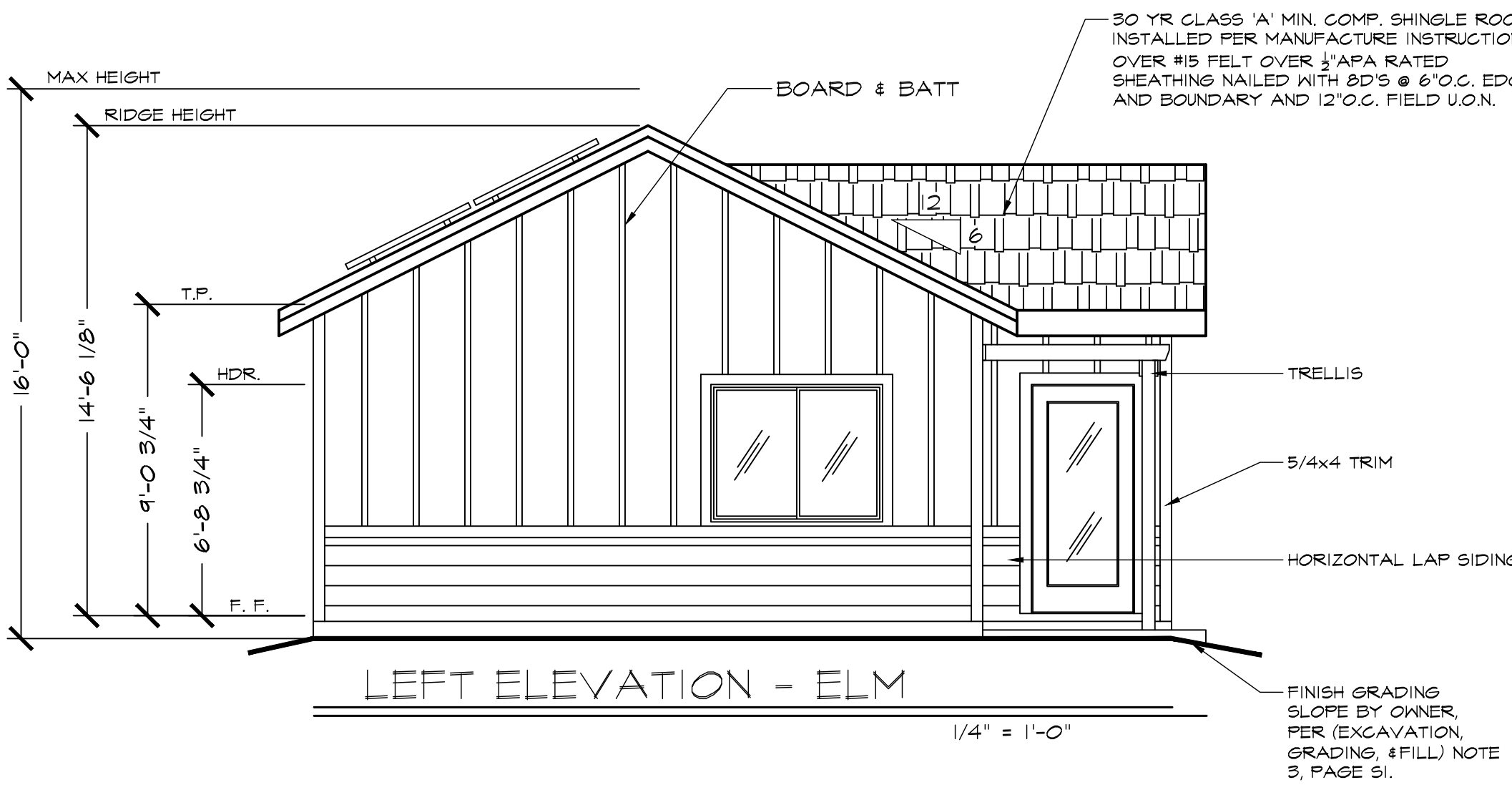
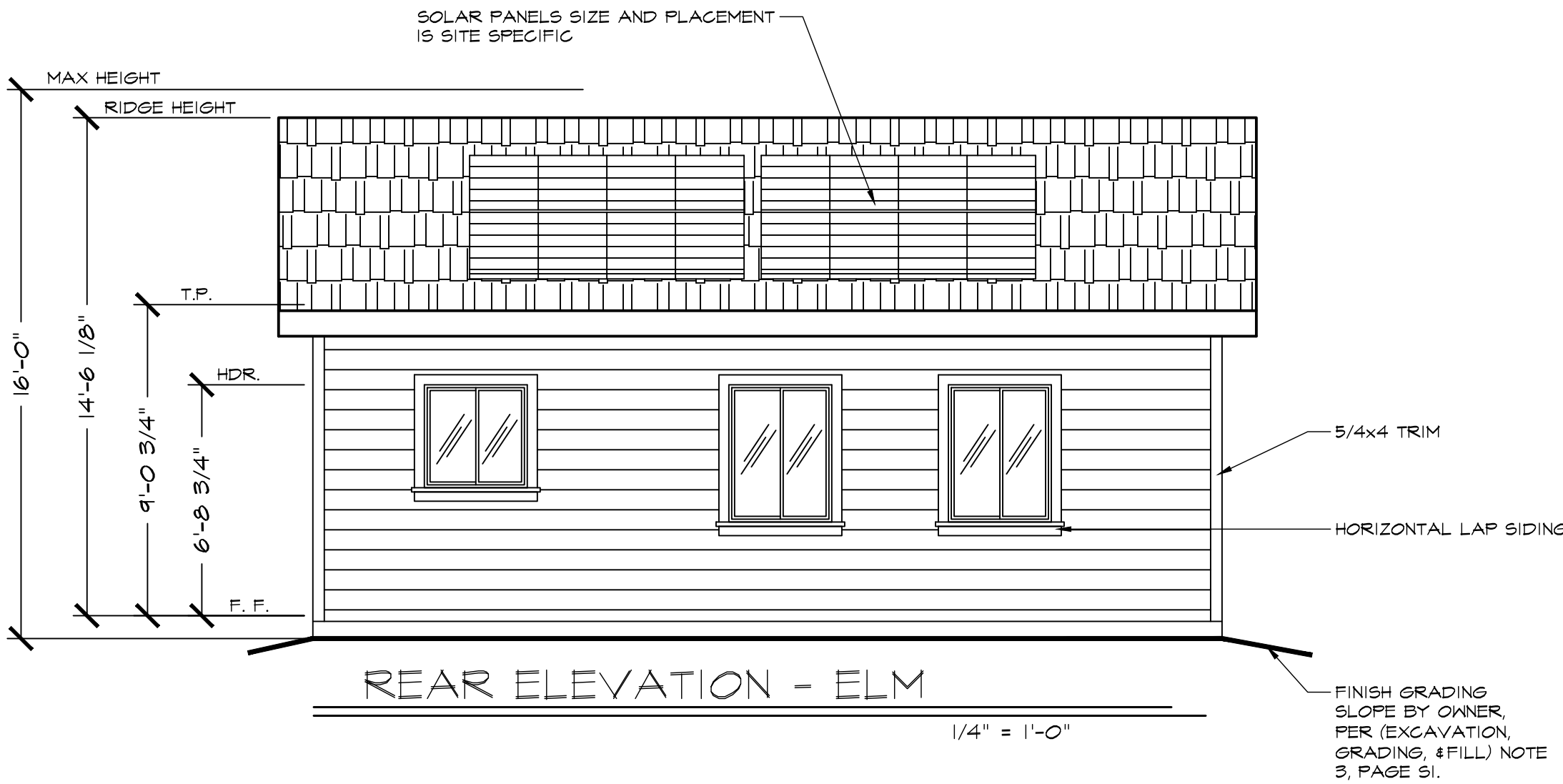
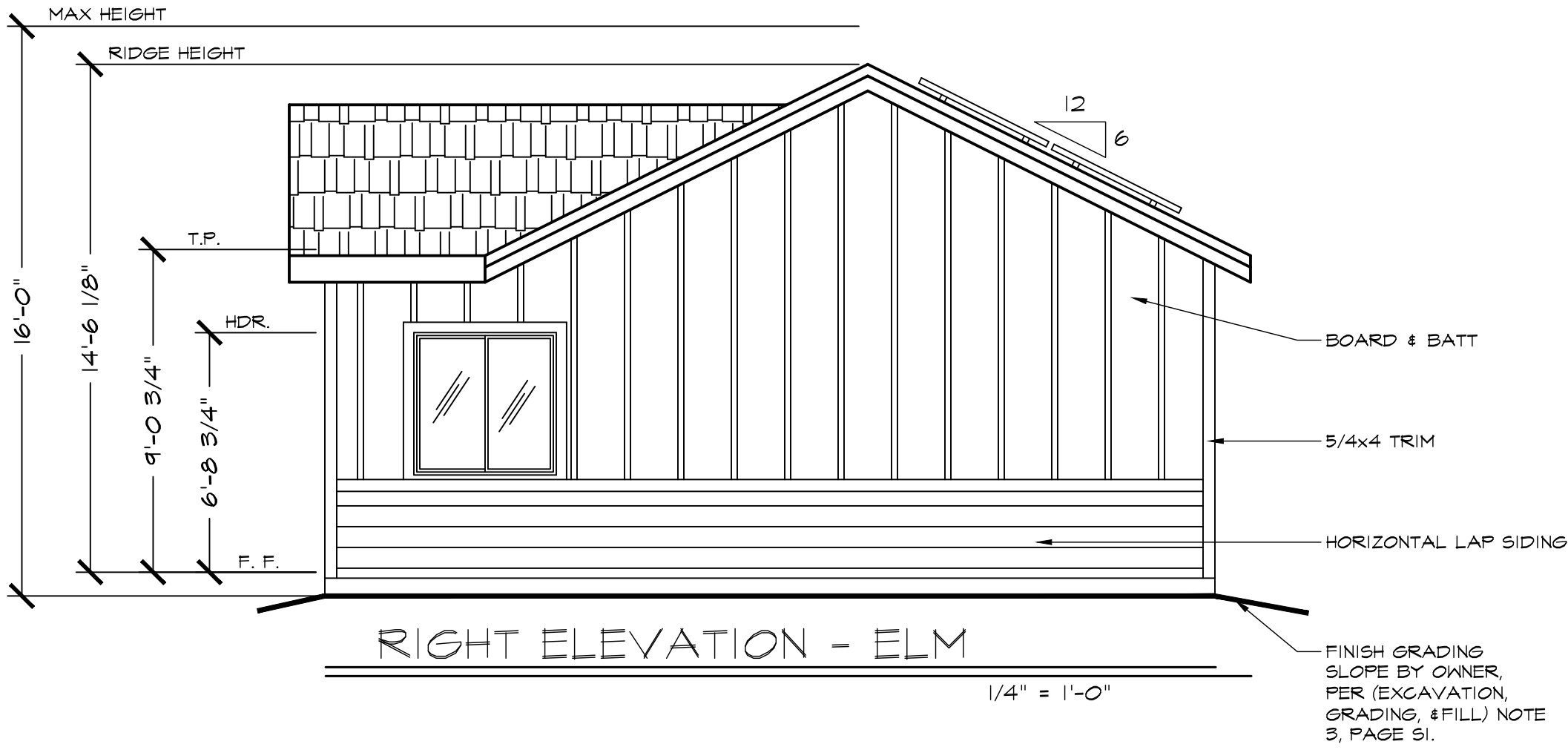
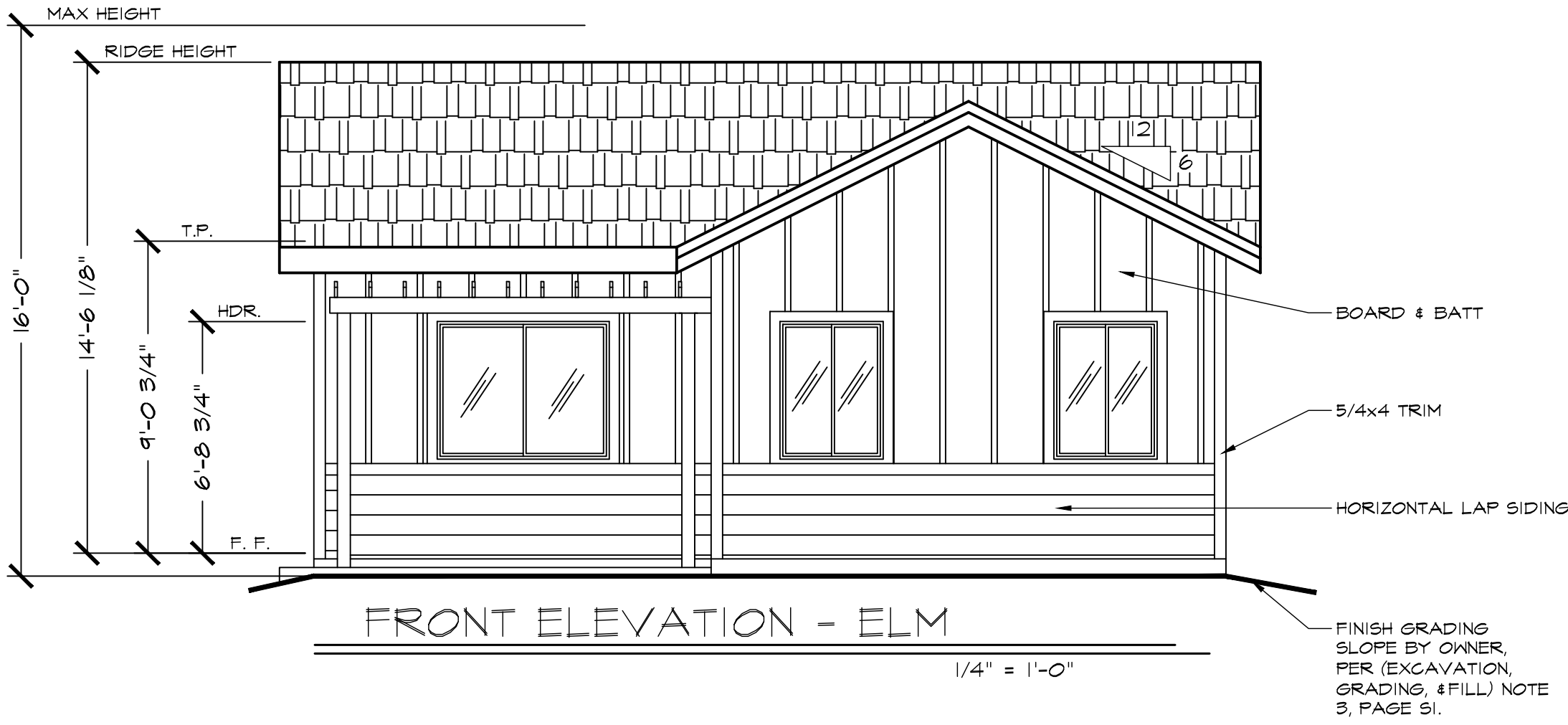
PROJECT 599 SF ADU
STD

No.	Revision/Issue	Date



05/03/21

OWNER	ADDRESS	APN#	A2.1
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ACCESSORY DWELLING UNIT
2 BEDROOM, 1 BATH



PINE



OAK



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PROJECT 749 SF ADU STD		
No.	Revision/Issue	Date

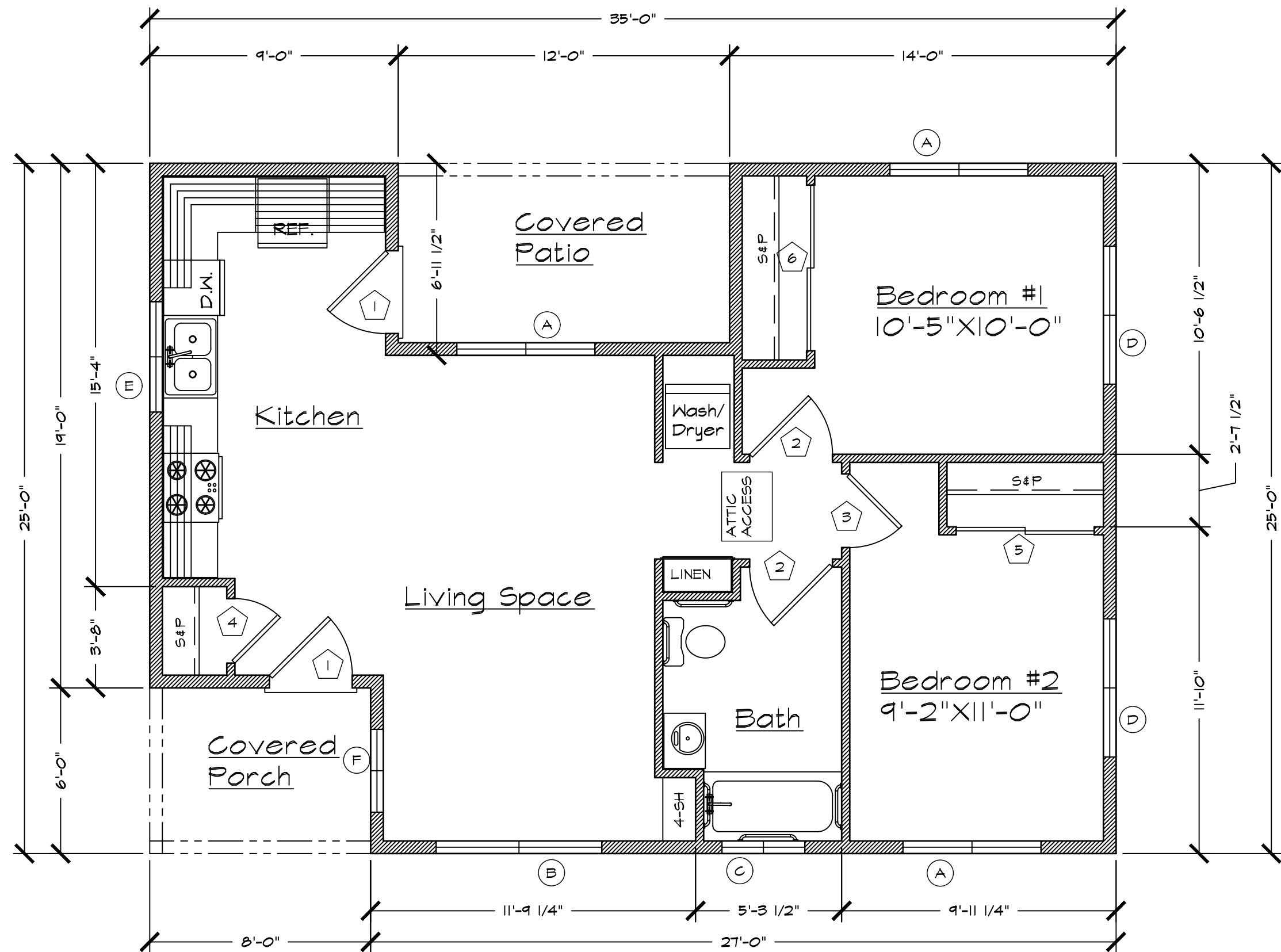


05/03/21

BUILDING INFORMATION:	PLAN INFORMATION:	SHEET INDEX:	PAGES:	PROJECT DESCRIPTION:	DESIGN CRITERIA:
OCCUPANCY GROUP: R-3 CONSTRUCTION TYPE: V-B STORIES: BUILDING HEIGHT: 16' MAX FLOOR AREA: 749 SF COVERED PORCH: 126 SF FIRE SPRINKLERS: SITE SPECIFIC* FLOOD ZONE: FLOOD ZONE:----- FIRM PANEL #:----- BUILDING SHALL COMPLY WITH THE FOLLOWING CODE: CRC 2019, CEC 2019, CMC 2019, CPC 2019, CFC 2019, CGBC 2019, CERC 2019, AND ALL STATE, FEDERAL AND LOCAL ORDINANCES AS AMENDED BY THE LOCAL JURISDICTION. * FIRE SPRINKLERS ARE REQUIRED IF THE HOUSE THAT THIS ADU IS ACCESSORY TO, HAS FIRE SPRINKLERS OR WILL REQUIRE FIRE SPRINKLERS IF BEING NEWLY CONSTRUCTED.	*THIS PLAN HAS BEEN DESIGNED UNDER THE 2019 CA RESIDENTIAL CODE. <				

CITY OF CITRUS HEIGHTS
REVIEWED FOR COMPLIANCE
WITH 2019 CALIFORNIA
CODE OF REGULATIONS TITLE 24
5-5-2021

OWNER	ADDRESS	APN#	CS
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FLOOR PLAN 2 BED, 1 BATH

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

FLOOR PLAN NOTES:

- WHERE 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. EXCEPTION FOR WALLS OF DWELLINGS AND ACCESSORY STRUCTURES LOCATED ON THE SAME LOT. CRC R302.1
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- INTERIOR WALLS TO BE 2X4 DF NO.2 STUDS AT 16" O.C.
- TYPICAL WALL HEIGHT IS 9'.
- IF POSSIBLE, PLEASE TRY TO LOCATE WATER HEATER AND AIR CONDITIONER CONDENSER TOWARDS THE INSIDE OF THE PARCEL OPPOSITE OF THE STREET VIEW SIDE OF THE ADU.
- OPENINGS ALLOWED UP TO 25% MAXIMUM OF EXTERIOR WALL AREA BETWEEN 3' & 5' FROM PROPERTY LINE, NO OPENINGS CLOSER THAN 3' TO PROPERTY LINE.
- LISTED INSTALLATION INSTRUCTION OR MANUALS SHALL BE ON SITE AND AVAILABLE FOR PLUMBING, MECHANICAL, ELECTRICAL EQUIPMENT OR OTHER INSTALLATIONS DURING FIELD INSPECTION OF SPECIFIC APPLIANCES OR FEATURES.
- RODENT PROOFING AND 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 2019 CALGREEN BUILDING CODE, CHAPTER 4, DIVISION 4.4 CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE BY THE ENFORCING AGENCY. METHOD ACCEPTABLE BY THE BUILDING DIVISION WOULD BE LOW VOC CAULKING WITH NON-COMBUSTIBLE FILLING MATERIAL.
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INGRESS/EGRESS WINDOWS IN BEDROOMS AND SLEEPING AREAS:

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2	3'-0"	6'-8"	1-3/4"	SINGLE DOOR	HOLLOW	WOOD	WOOD	MIN. 32" INTERIOR DOORS
3	2'-8"	6'-8"	1-3/4"	SINGLE DOOR	HOLLOW	WOOD	WOOD	MIN. 32" INTERIOR DOORS
4	2'-4"	6'-8"	1-3/4"	SINGLE DOOR	HOLLOW	WOOD	WOOD	INTERIOR DOORS
5	3'-0"	6'-8"	1-3/4"	SLIDER	HOLLOW	WOOD	WOOD	BI PASS CLOSET DOORS
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	3'-0"	4'-0"	SLIDER	2	VINYL	6'-8"	.30	.23	EGRESS REQ. IN BEDROOM #1
B	6'-0"	4'-0"	SLIDER	1	VINYL	6'-8"	.30	.23	
C	3'-0"	1'-0"	SLIDER	1	VINYL	6'-8"	.30	.23	TEMPERED, OBSCURED
D	3'-0"	1'-0"	FIX	2	VINYL	6'-8"	.30	.23	
E	4'-0"	3'-0"	SLIDER	1	VINYL	6'-8"	.30	.23	
F	3'-0"	4'-0"	SLIDER	1	VINYL	6'-8"	.30	.23	

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



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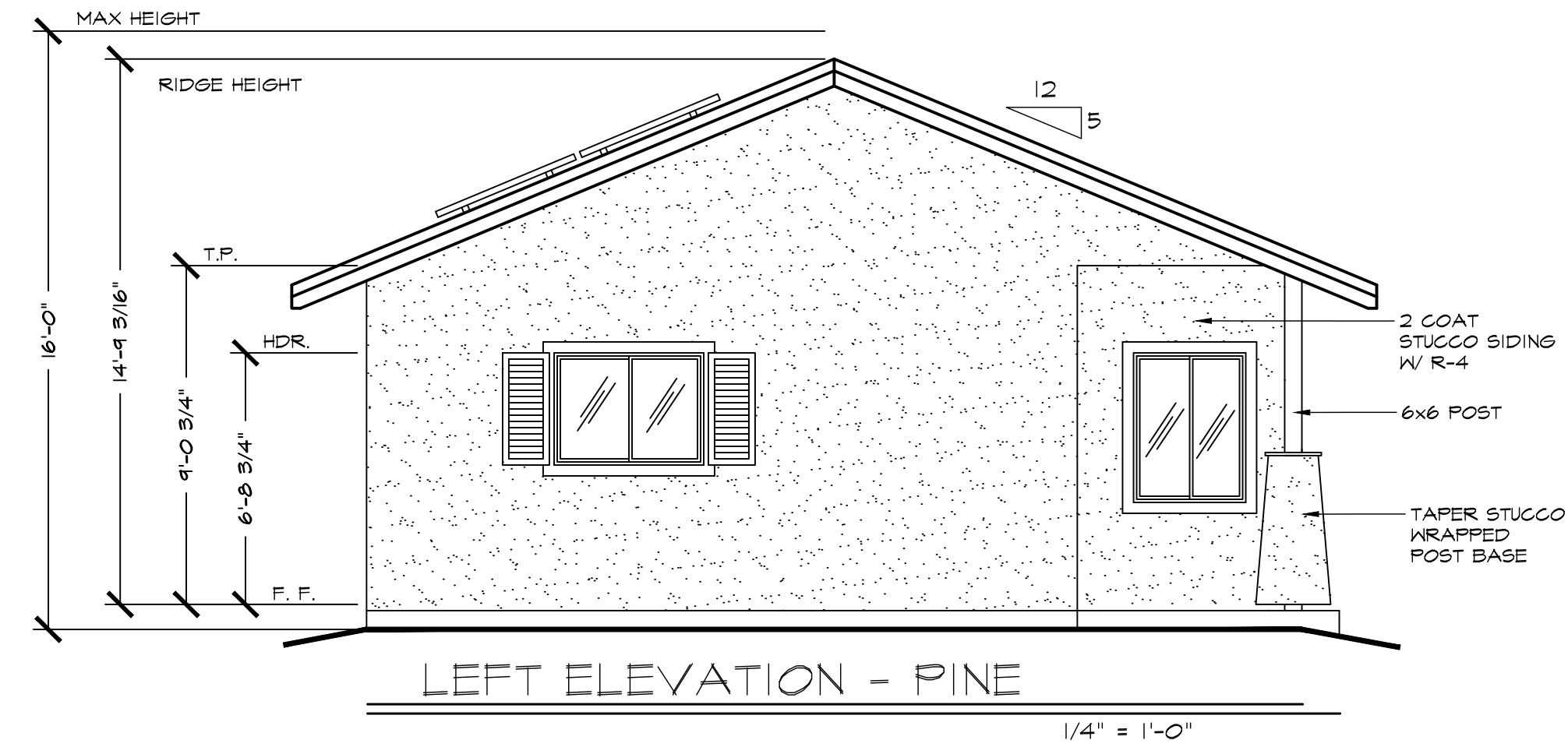
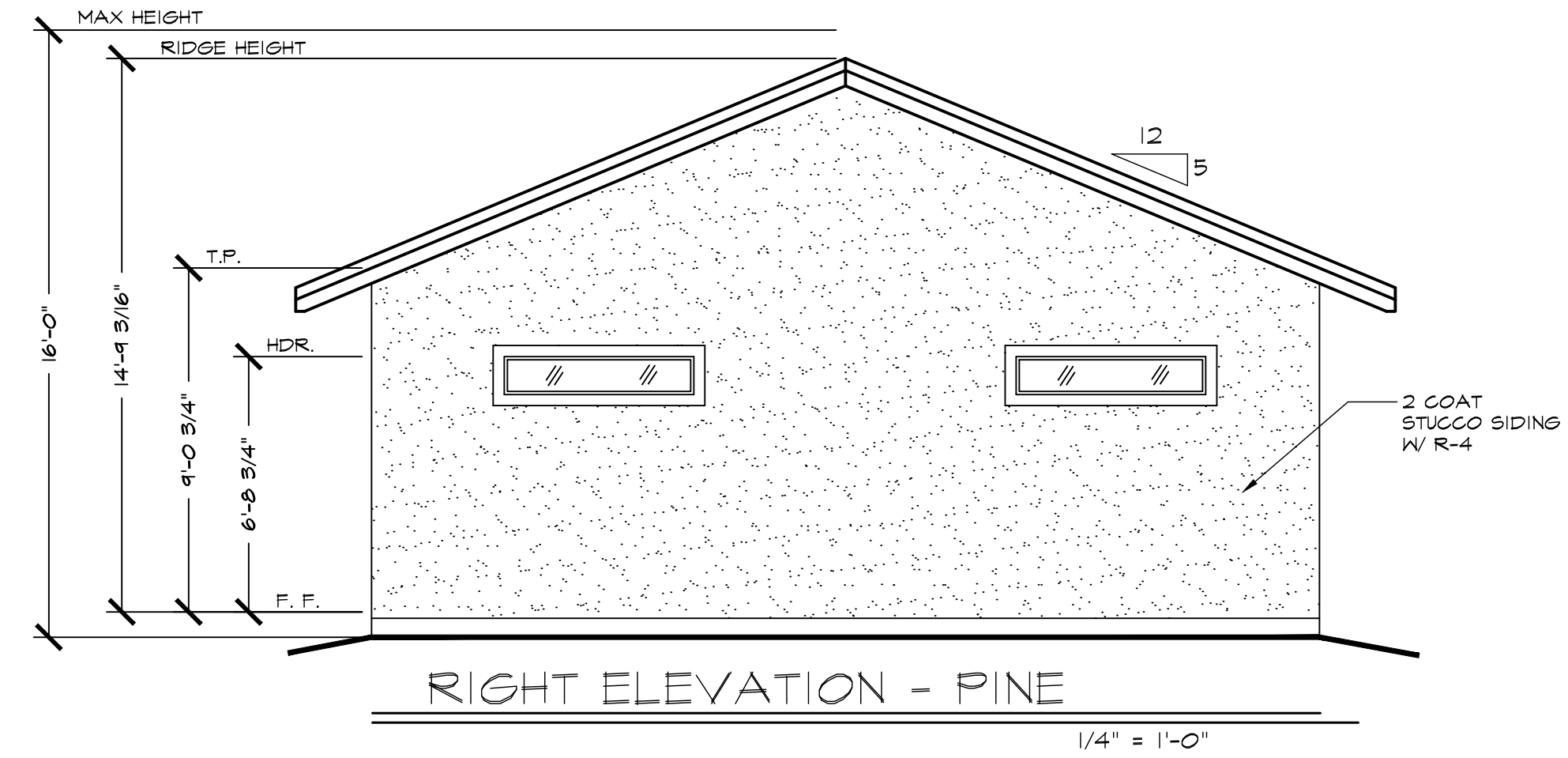
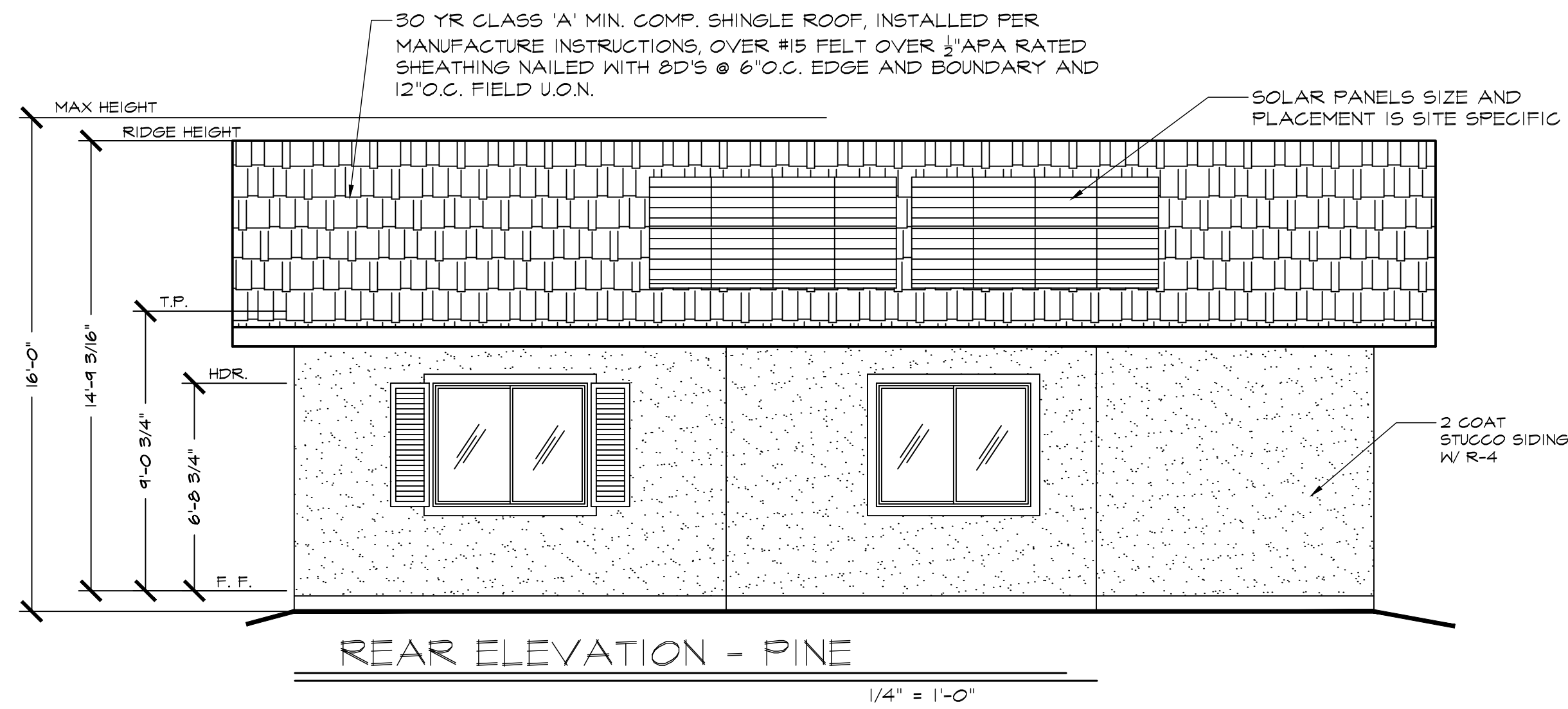
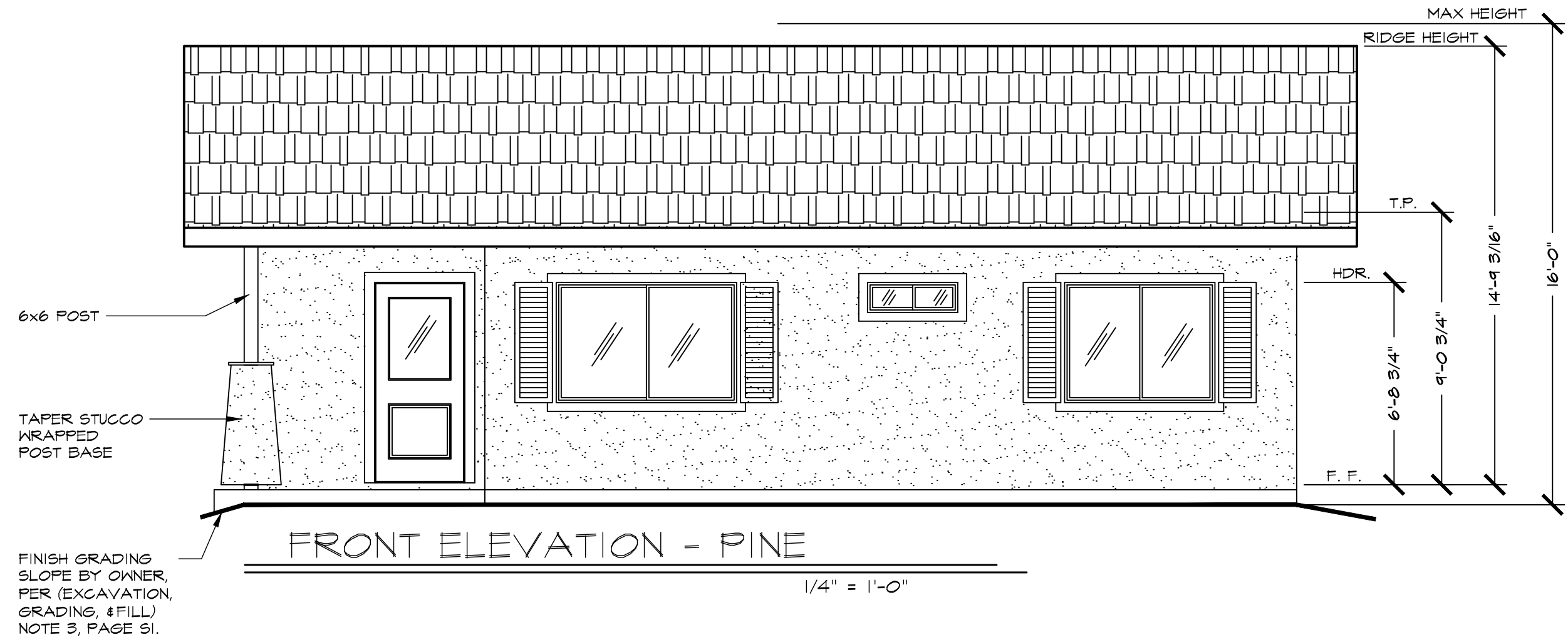
PROJECT 749 SF ADU
STD

No.	Revision/Issue	Date



05/03/21

OWNER	ADDRESS	APN#	A



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PROJECT 749 SF ADU STD		
No.	Revision/Issue	Date



05/03/21

OWNER	ADDRESS	APN#	A2
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PROJECT 749 SF ADU
STD

No.	Revision/Issue	Date



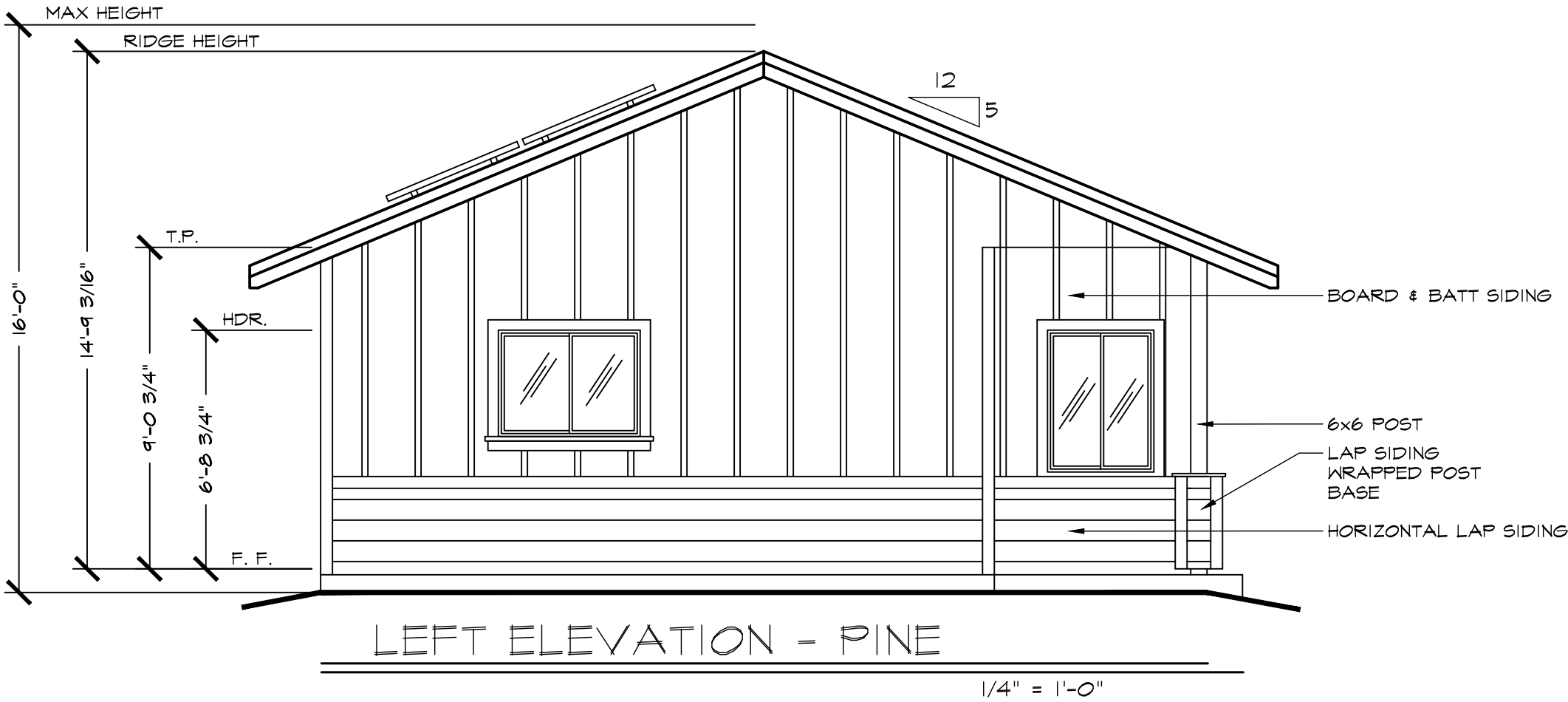
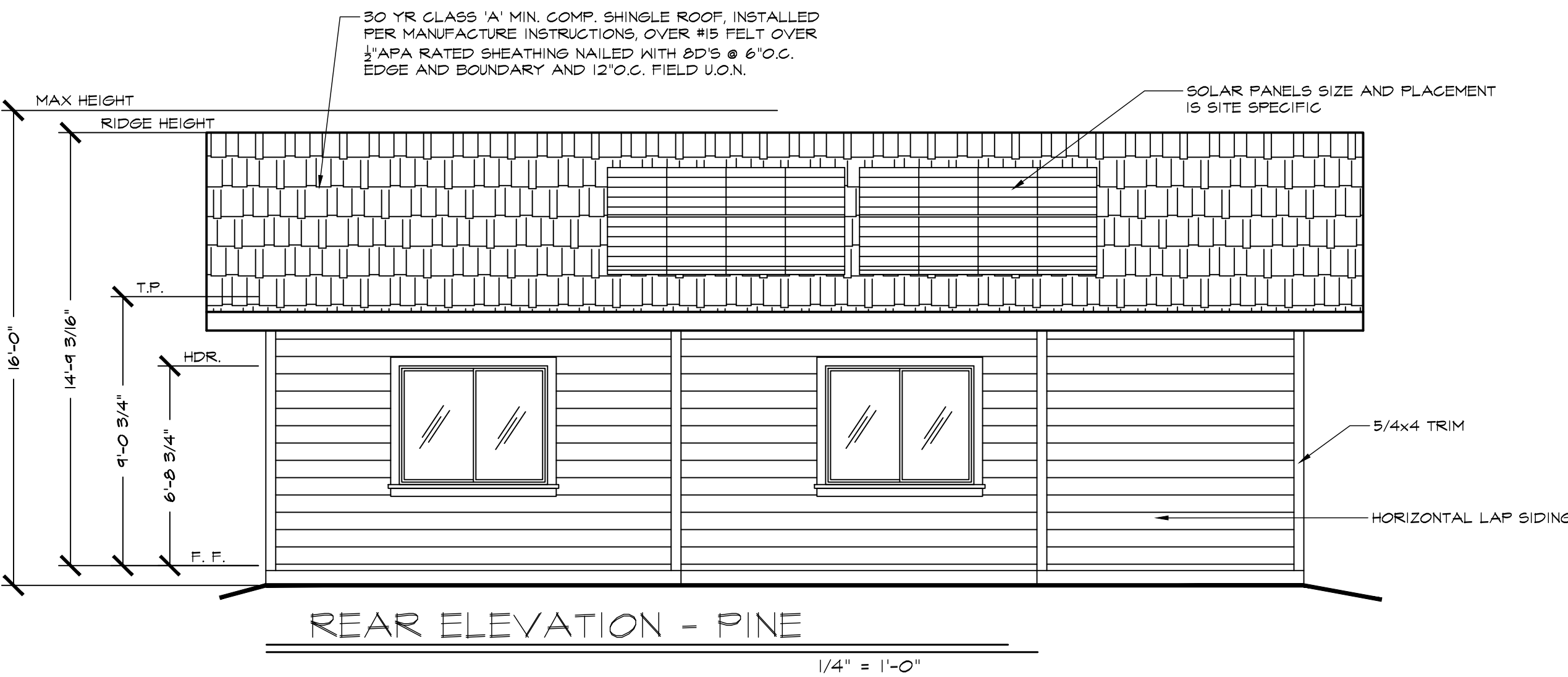
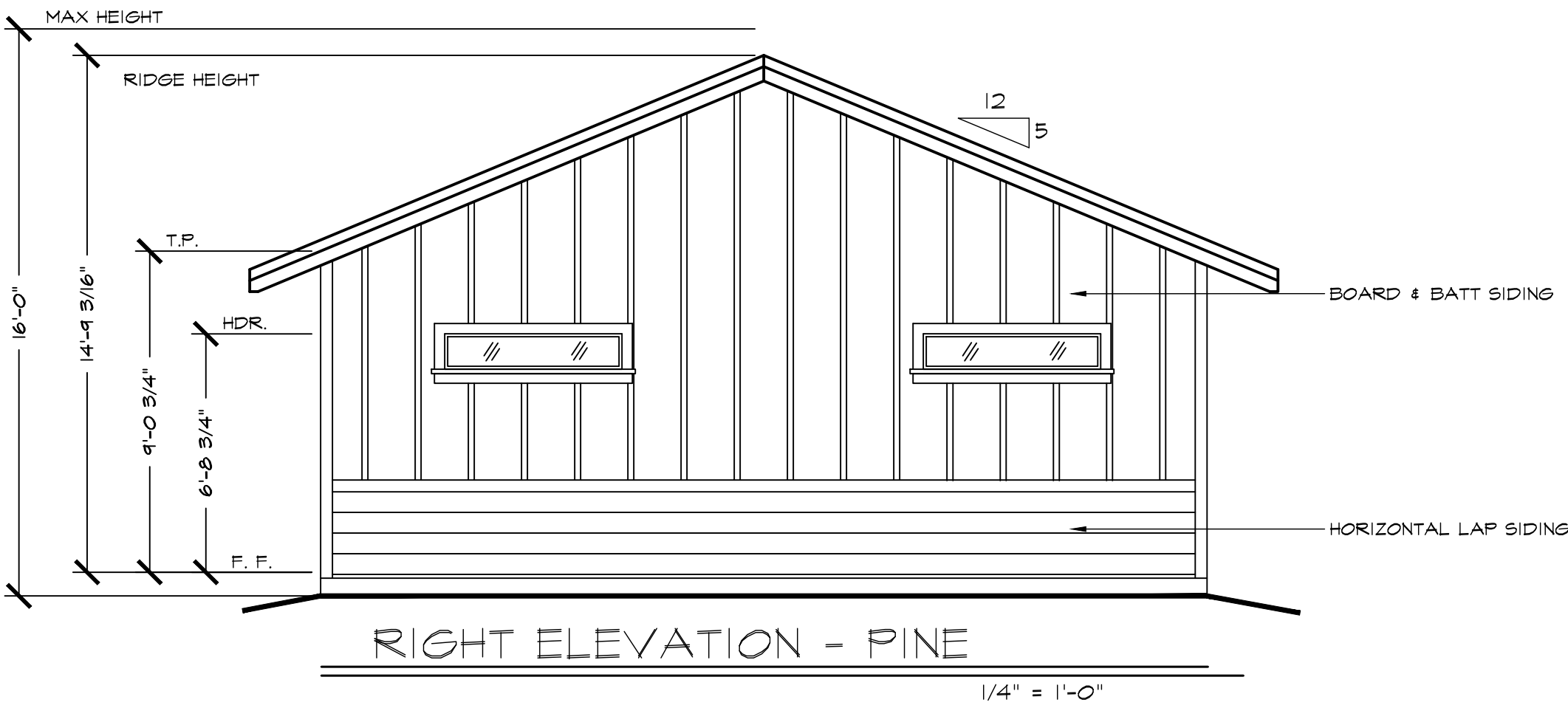
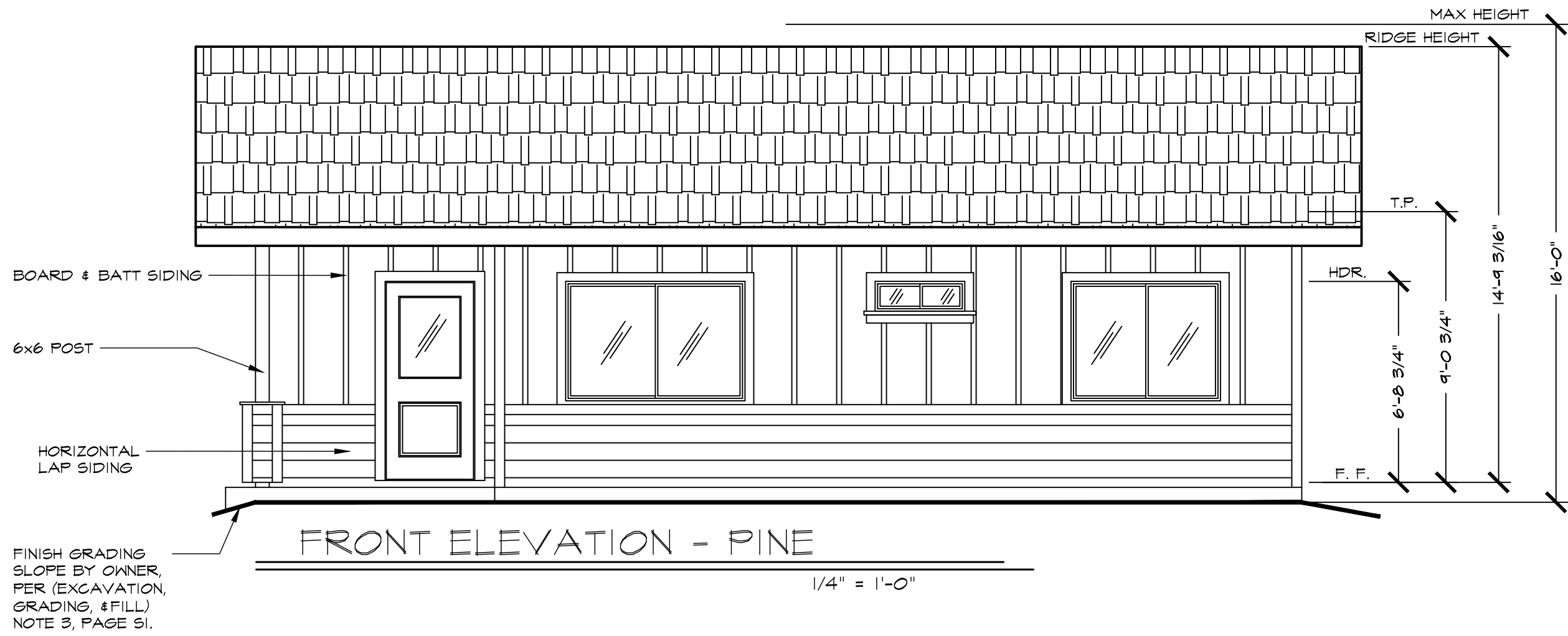
05/03/21

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ADDRESS

APN#

A2.1





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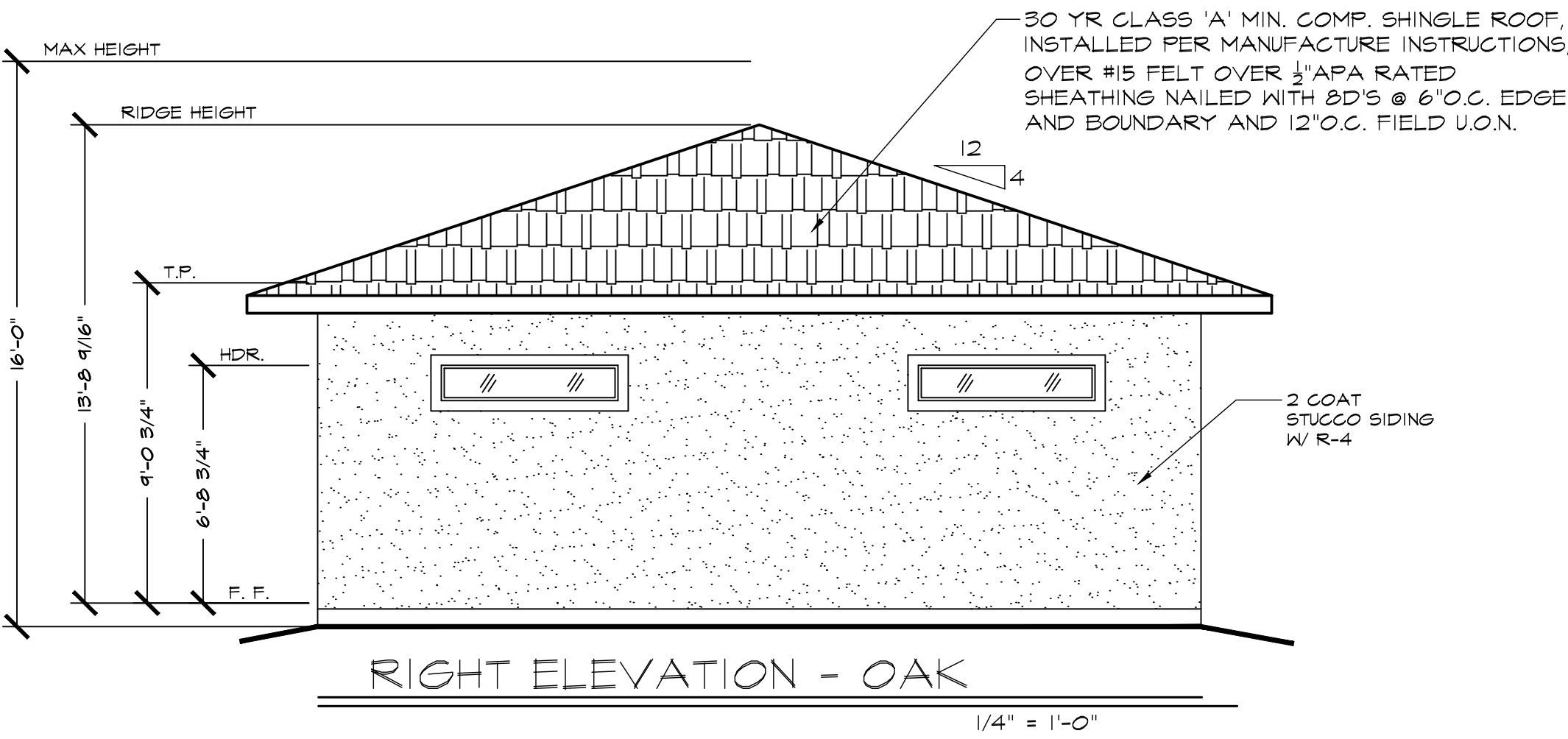
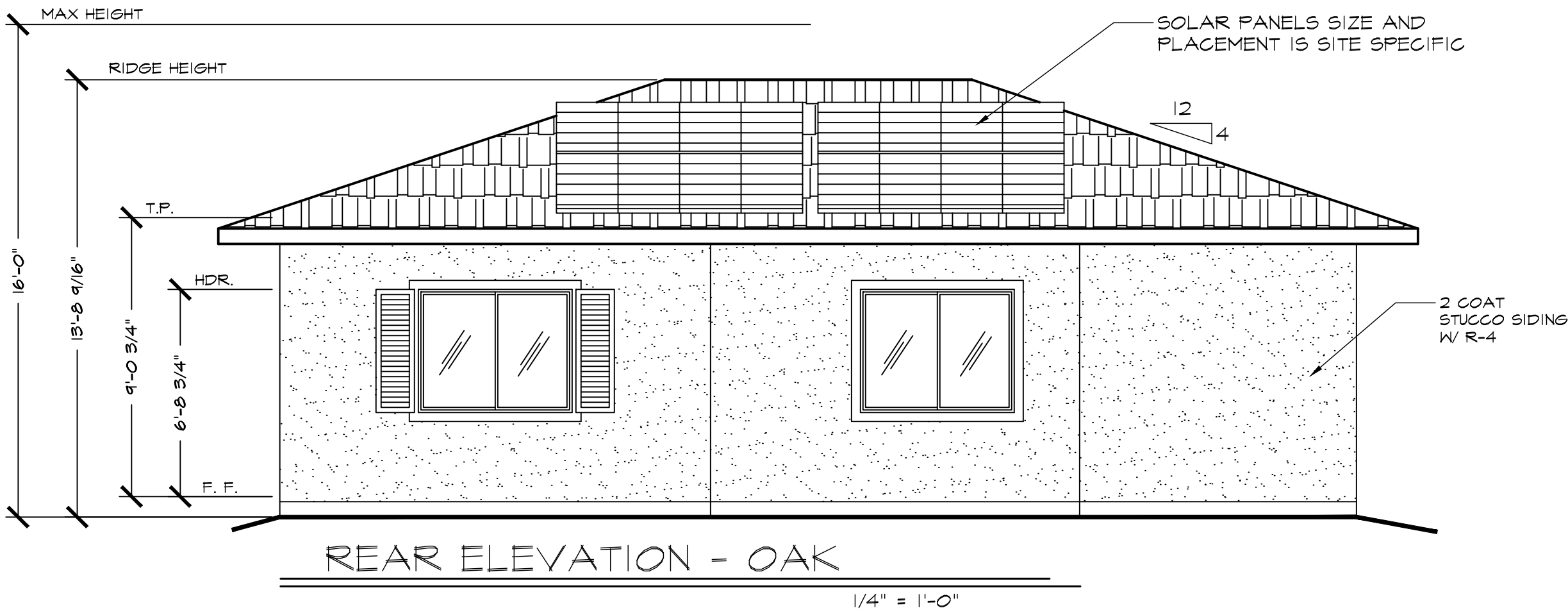
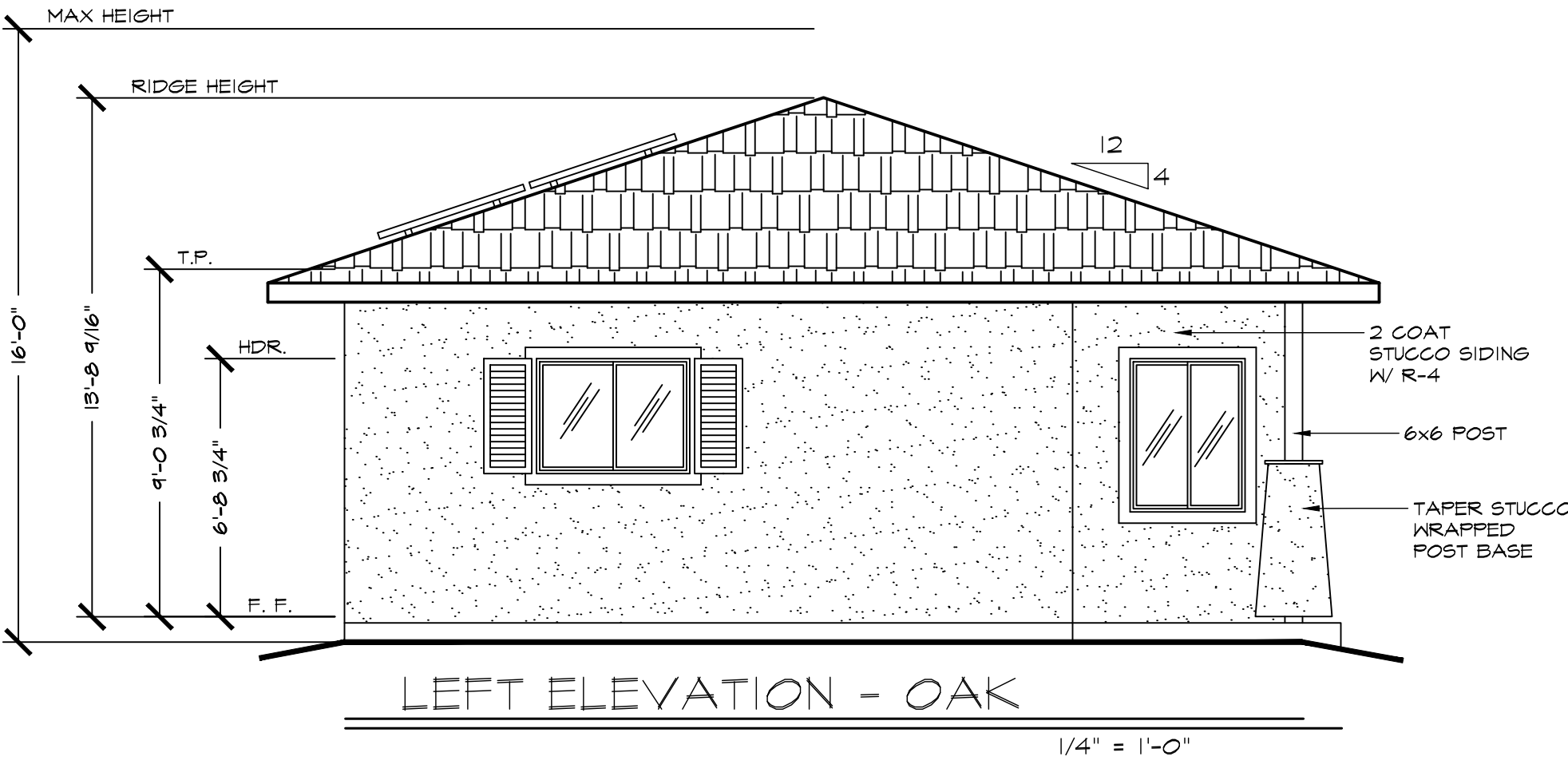
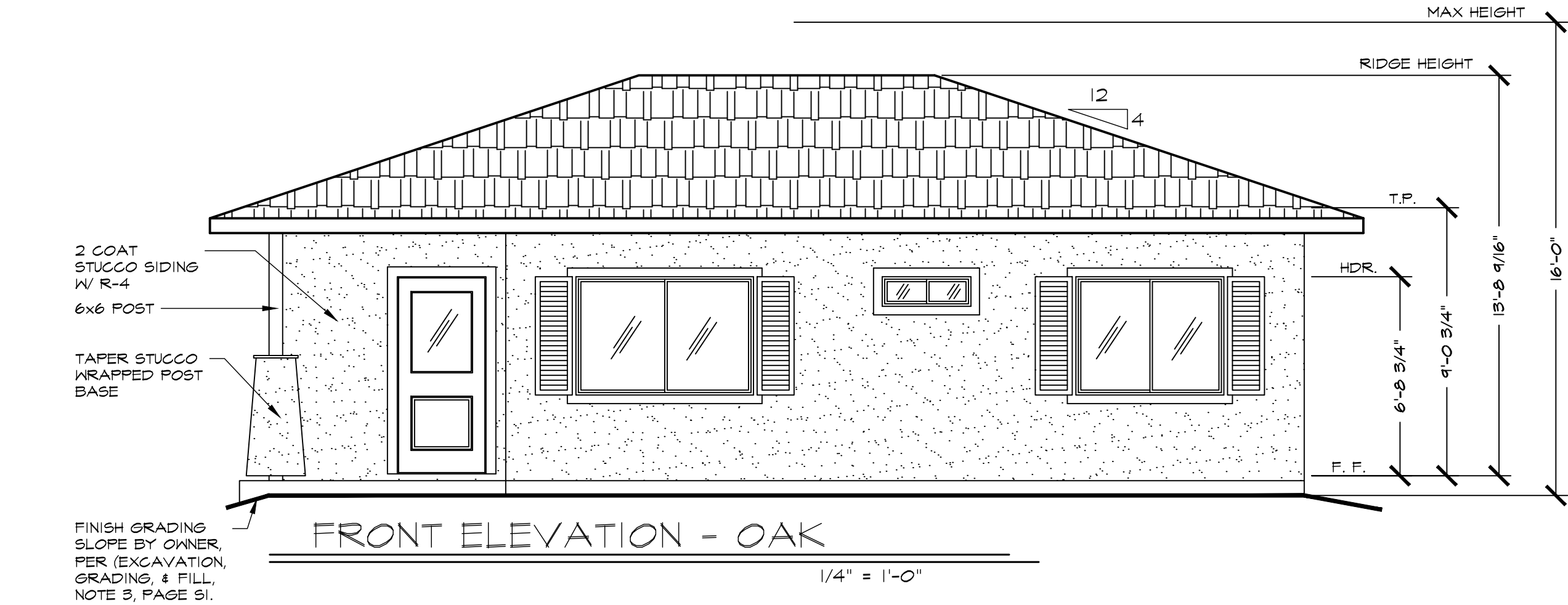
PROJECT 749 SF ADU
STD

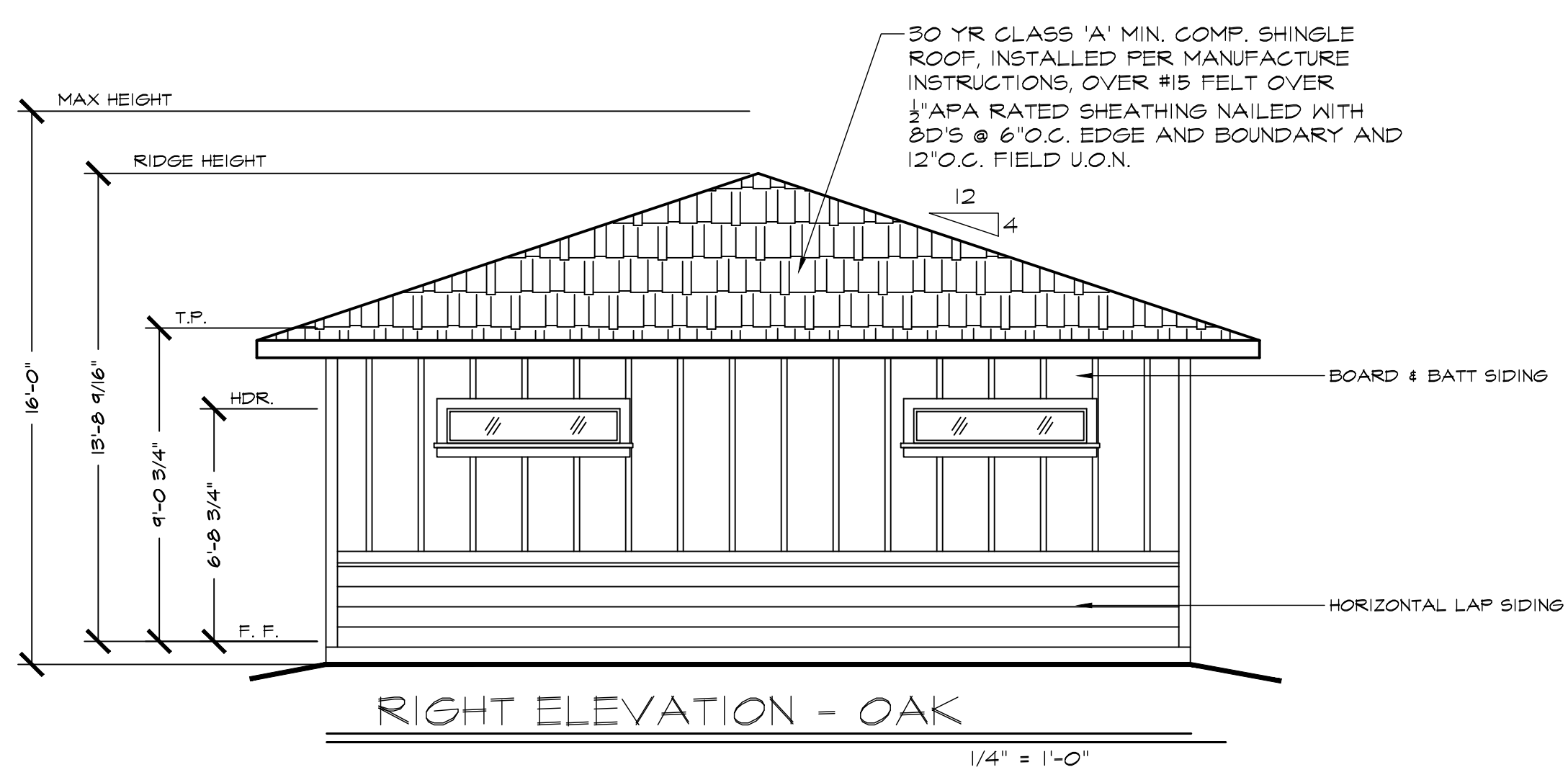
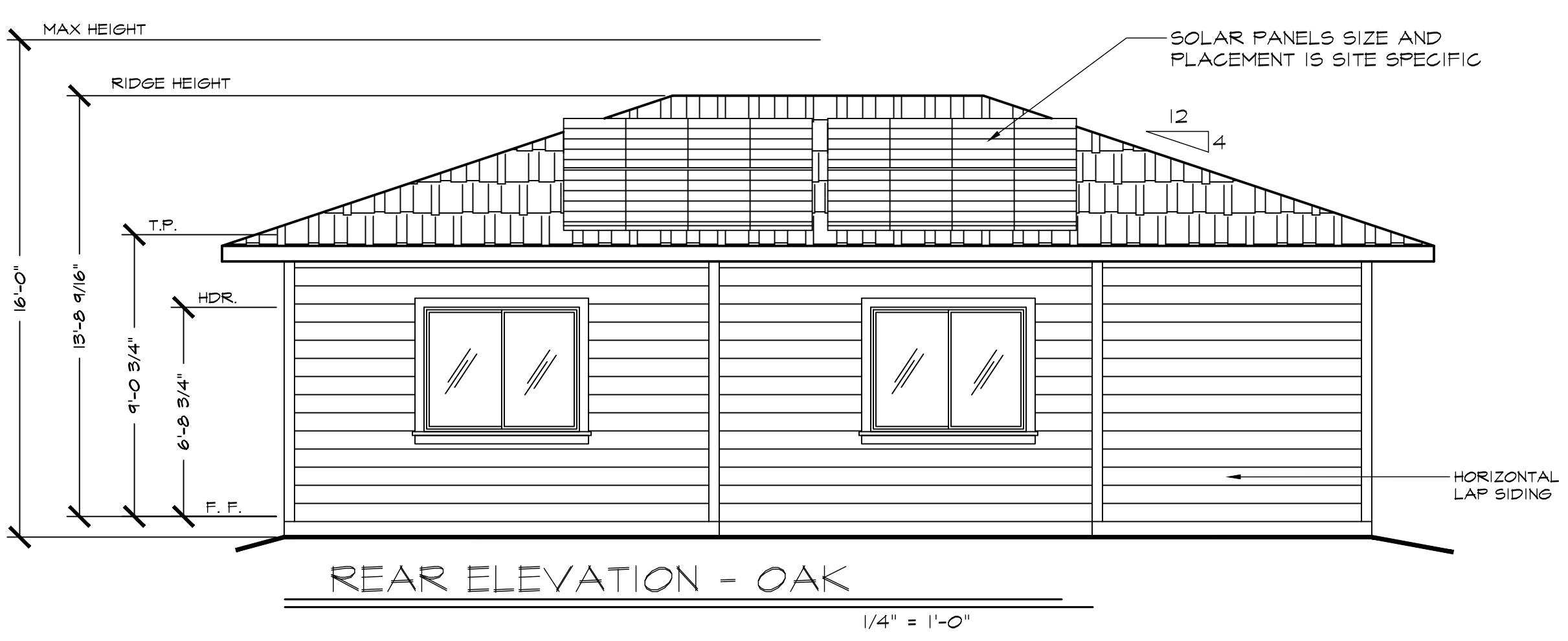
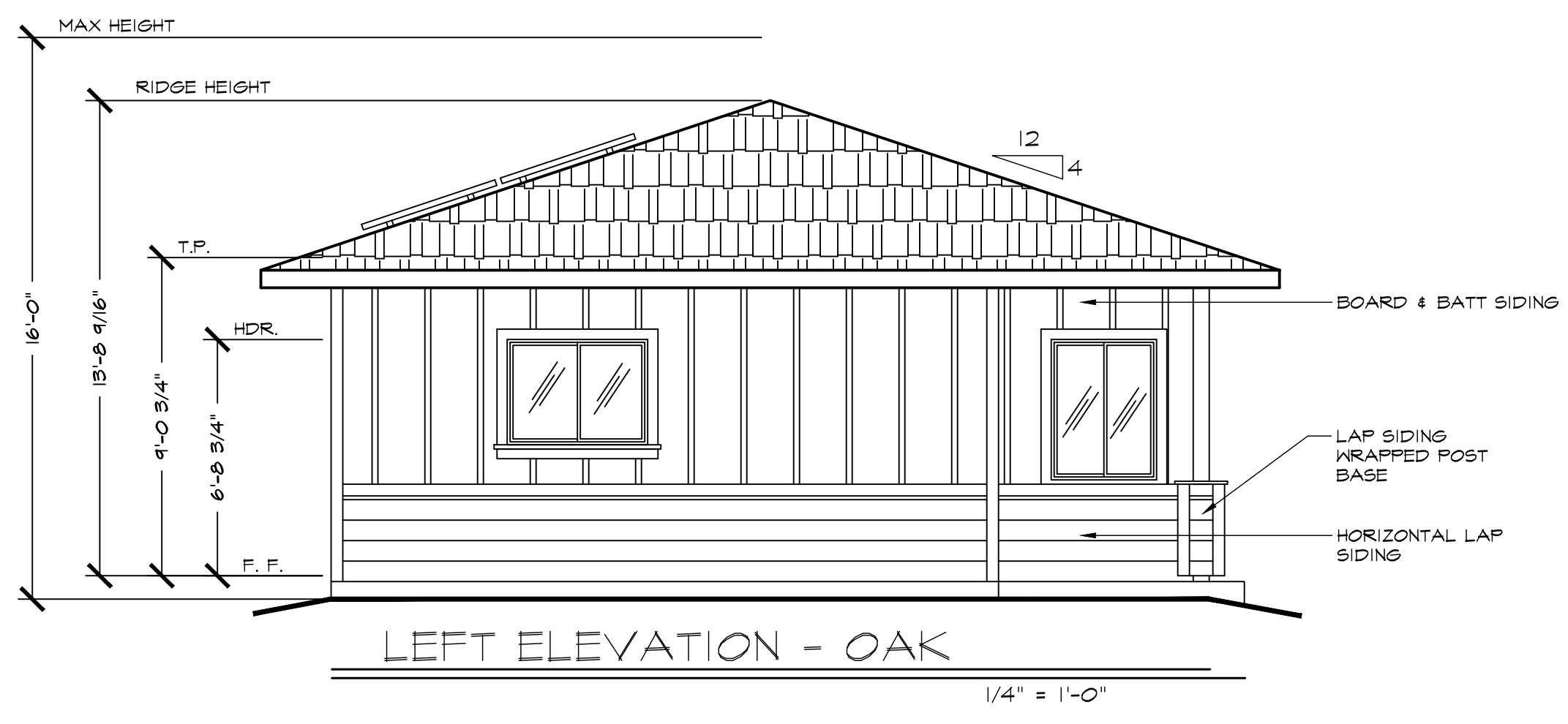
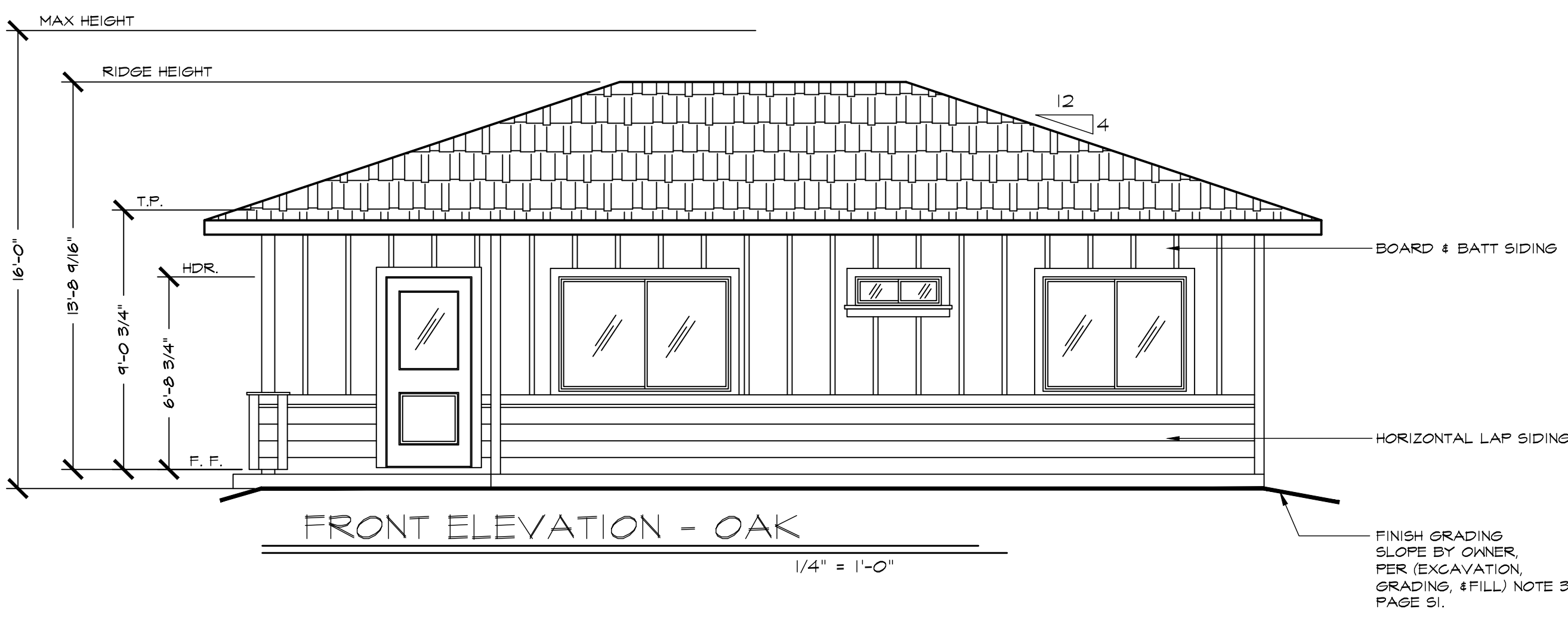
No.	Revision/Issue	Date



05/03/21

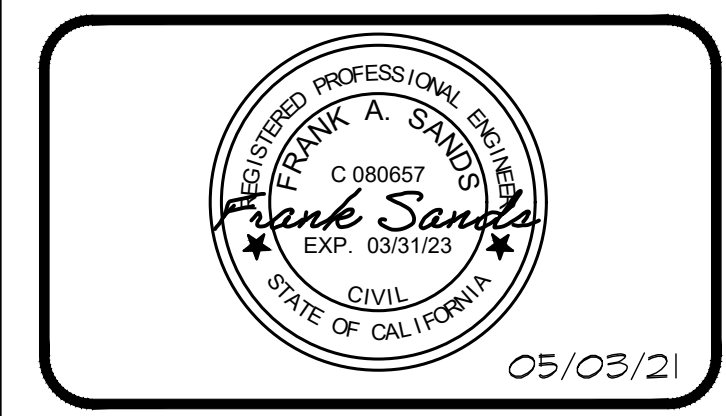
OWNER	ADDRESS	APN#	A2.2
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PROJECT 749 SF ADU STD		
No.	Revision/Issue	Date



OWNER	ADDRESS	APN#	A2.3
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REDWOOD



WALNUT

ACCESSORY DWELLING UNIT
2 BEDROOM, 1 BATH



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PROJECT 749 SF ADU SHED STD		
No.	Revision/Issue	Date



05/03/21

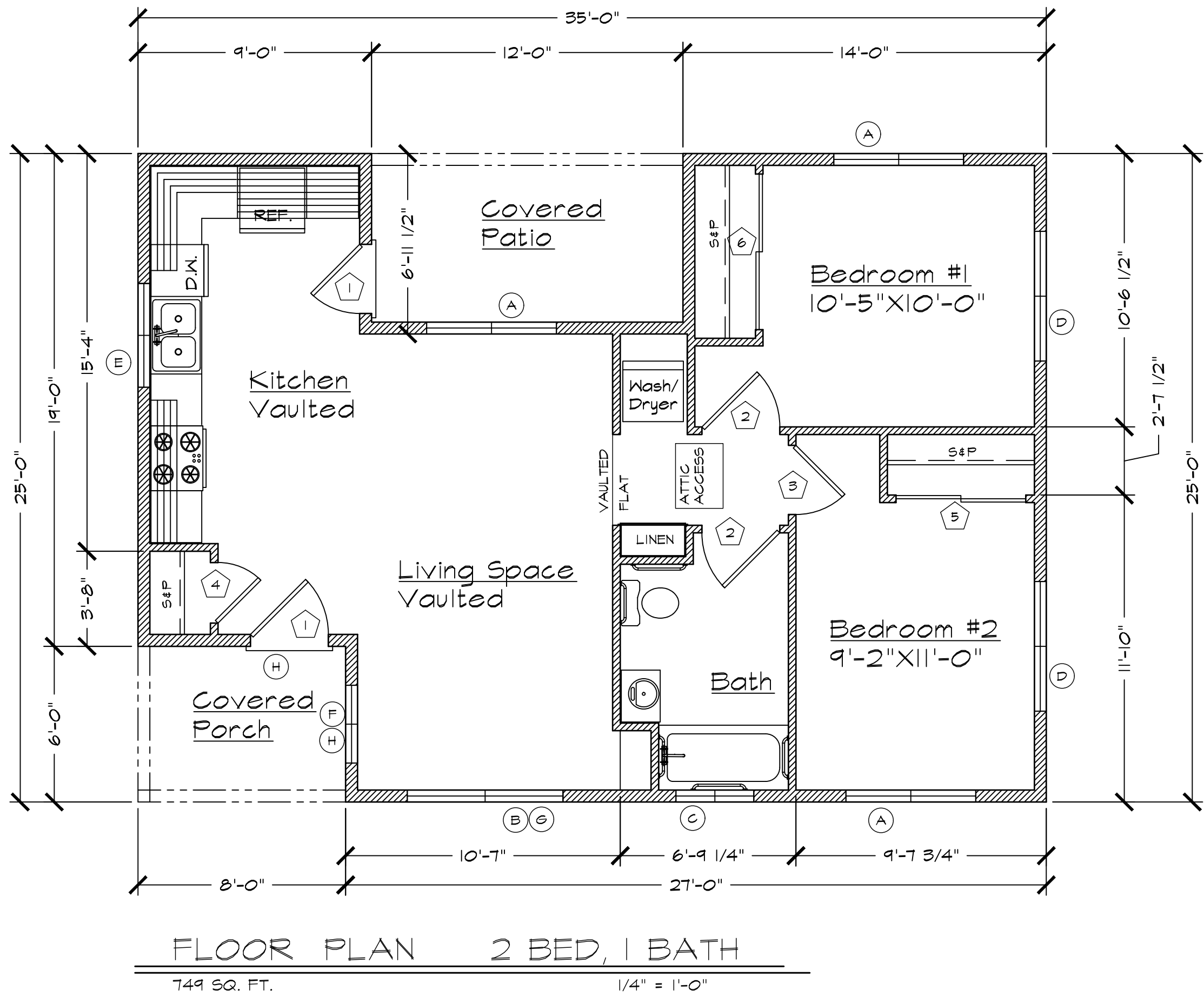
BUILDING INFORMATION:	PLAN INFORMATION:	SHEET INDEX:	PAGES:	PROJECT DESCRIPTION:	DESIGN CRITERIA:	
OCCUPANCY GROUP: R-3 CONSTRUCTION TYPE: V-B STORIES: BUILDING HEIGHT: 16' MAX FLOOR AREA: 749 SF COVERED PORCH: 126 SF FIRE SPRINKLERS: SITE SPECIFIC* FLOOD ZONE: FLOOD ZONE:----- FIRM PANEL #:----- BUILDING SHALL COMPLY WITH THE FOLLOWING CODE: CRC 2019, CEC 2019, CMC 2019, CPC 2019, CFC 2019, CGBC 2019, CENC 2019, AND ALL STATE, FEDERAL AND LOCAL ORDINANCES AS AMENDED BY THE LOCAL JURISDICTION. * FIRE SPRINKLERS ARE REQUIRED IF THE HOUSE THAT THIS ADU IS ACCESSORY TO, HAS FIRE SPRINKLERS OR WILL REQUIRE FIRE SPRINKLERS IF BEING NEWLY CONSTRUCTED.	*THIS PLAN HAS BEEN DESIGNED UNDER THE 2019 CA RESIDENTIAL CODE. *PLAN ASSUMES GAS SERVICE IS BEING PROVIDED TO ADU TITLE 24 ENERGY REQUIREMENTS: 1. WINDOWS: U-FACTOR= 0.30 SHGC=0.23 2. INSULATION: WALLS= R-21 FLOOR= SLAB, N/A ATTIC= R-38, RAFTERS= R-19 CATHEDRAL= R-32 3. ROOF REQUIREMENTS: NO RADIANT BARRIER VENTILATION= 160 SQ.FT. 4. WATER HEATER: NATURAL GAS SIZE: TANKLESS ENERGY FACTOR: 0.91 5. HERS TESTING REQUIREMENTS: PER CALCULATIONS 6. AIR CONDITIONING: HEATING: 8.2 HSPF COOLING: 14 SEER 11.7 EER DUCTLESS MINI-SPLIT	COVER SHEET	CS	NEW CONSTRUCTION OF A 749 SQUARE FOOT, DETACHED, ACCESSORY DWELLING UNIT	SEISMIC:ASCE7-16, CHP 12.8	
		NOTE SHEETS	GN1, GN2, GN3		EQUIVALENT LATERAL FORCE PROCEDURE.	
		FLOOR PLAN	A1			
		ELEVATIONS	A2, A2.1	OWNER:		I=
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		FOUNDATION	A4		SI=	0.22
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		ELECTRICAL	A7		SDS=	0.424
		MECHANICAL & PLUMBING	A8	APN #:	SDI=	NULL
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		STRUCTURAL DETAILS	S2, S3, S4		RO=	1.3
					R=	6.5
					LIVE LOAD	20 PSF
					WIND:	
			MAIN WIND FORCE RESISTING SYSTEM, ALL HEIGHTS METHOD, ASCE7-16 CHP. 26 & 27			
			WIND SPEED=	110MPH		
			EXPOSURE=	B		
			ENCLOSURE=	ENCLOSED		

CITY OF CITRUS HEIGHTS

REVIEWED FOR COMPLIANCE WITH 2019 CALIFORNIA CODE OF REGULATIONS TITLE 24 5-5-2021



OWNER	ADDRESS	APN#	CS
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FLOOR PLAN NOTES:

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DOOR SCHEDULE								
DOOR SYMBOL	DOOR SIZE			DOOR TYPE	CORE	MATERIAL	FRAME	NOTES:
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4	2'-4"	6'-8"	1-3/4"	SINGLE DOOR	HOLLOW	WOOD	WOOD	INTERIOR DOORS
5	5'-0"	6'-8"	1-3/4"	SLIDER	HOLLOW	WOOD	WOOD	BI PASS CLOSET DOORS
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	2	VINYL	6'-8"	.30	.25	EGRESS REQ. IN BEDROOMS
(B)	6'-0"	4'-0"	SLIDER	1	VINYL	6'-8"	.30	.25	
(C)	3'-0"	1'-0"	SLIDER	1	VINYL	6'-8"	.30	.25	
(D)	5'-0"	1'-0"	FIX	2	VINYL	6'-8"	.30	.25	
(E)	4'-0"	3'-0"	SLIDER	1	VINYL	6'-8"	.30	.25	
(F)	3'-0"	4'-0"	SLIDER	1	VINYL	6'-8"	.30	.25	TRANSOM
(G)	6'-0"	2'-0"	FIX	1	VINYL		.30	.25	
(H)	3'-0"	2'-0"	FIX	2	VINYL		.30	.25	

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



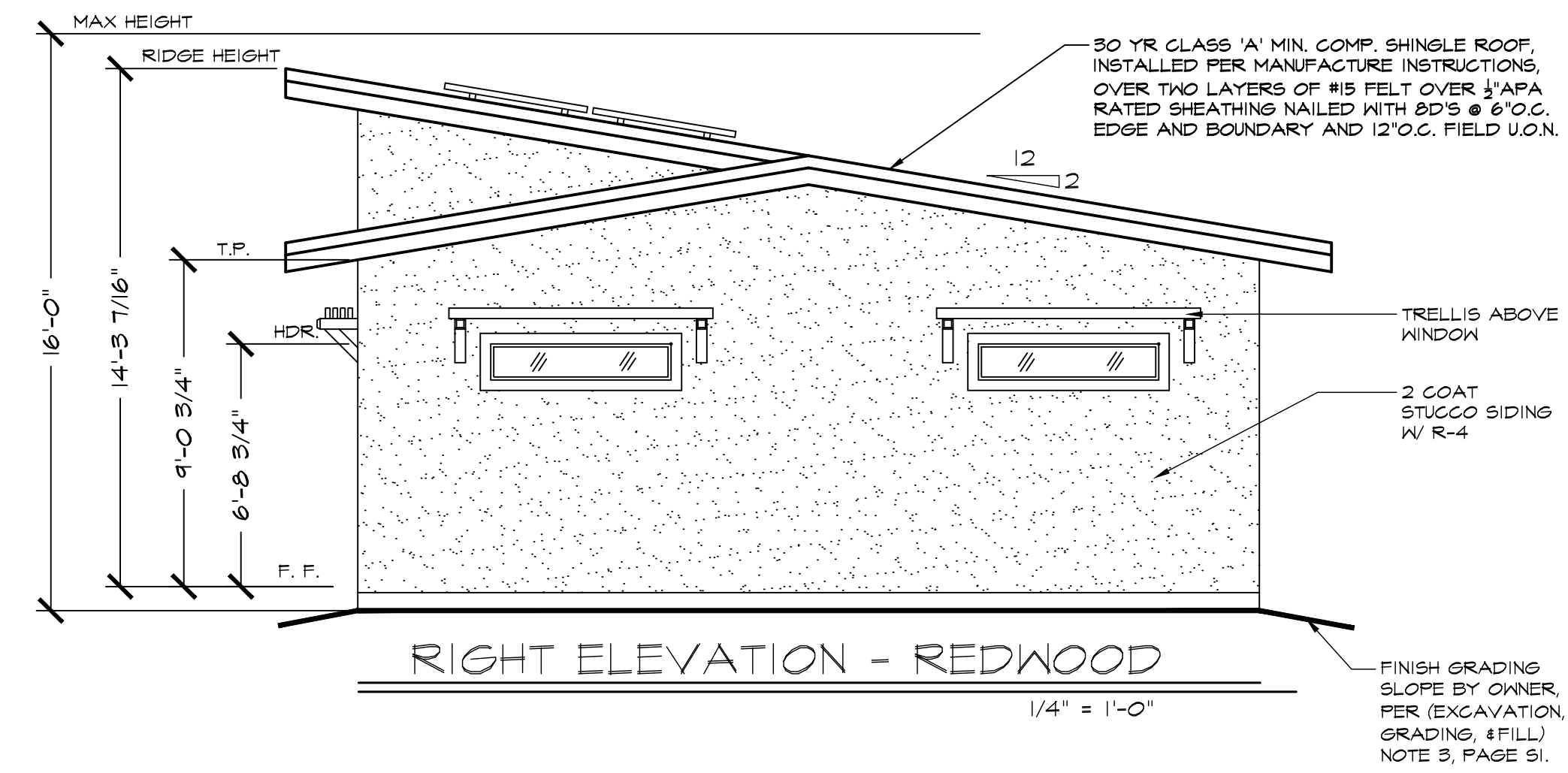
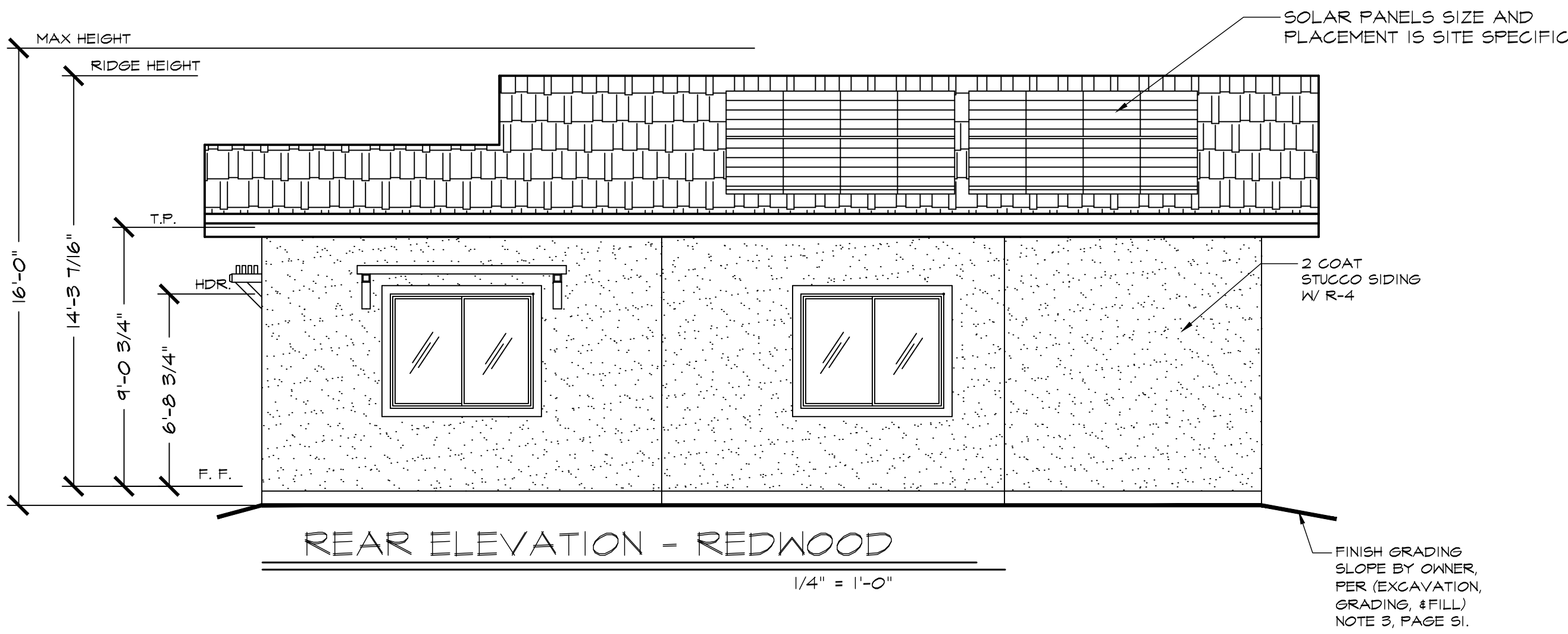
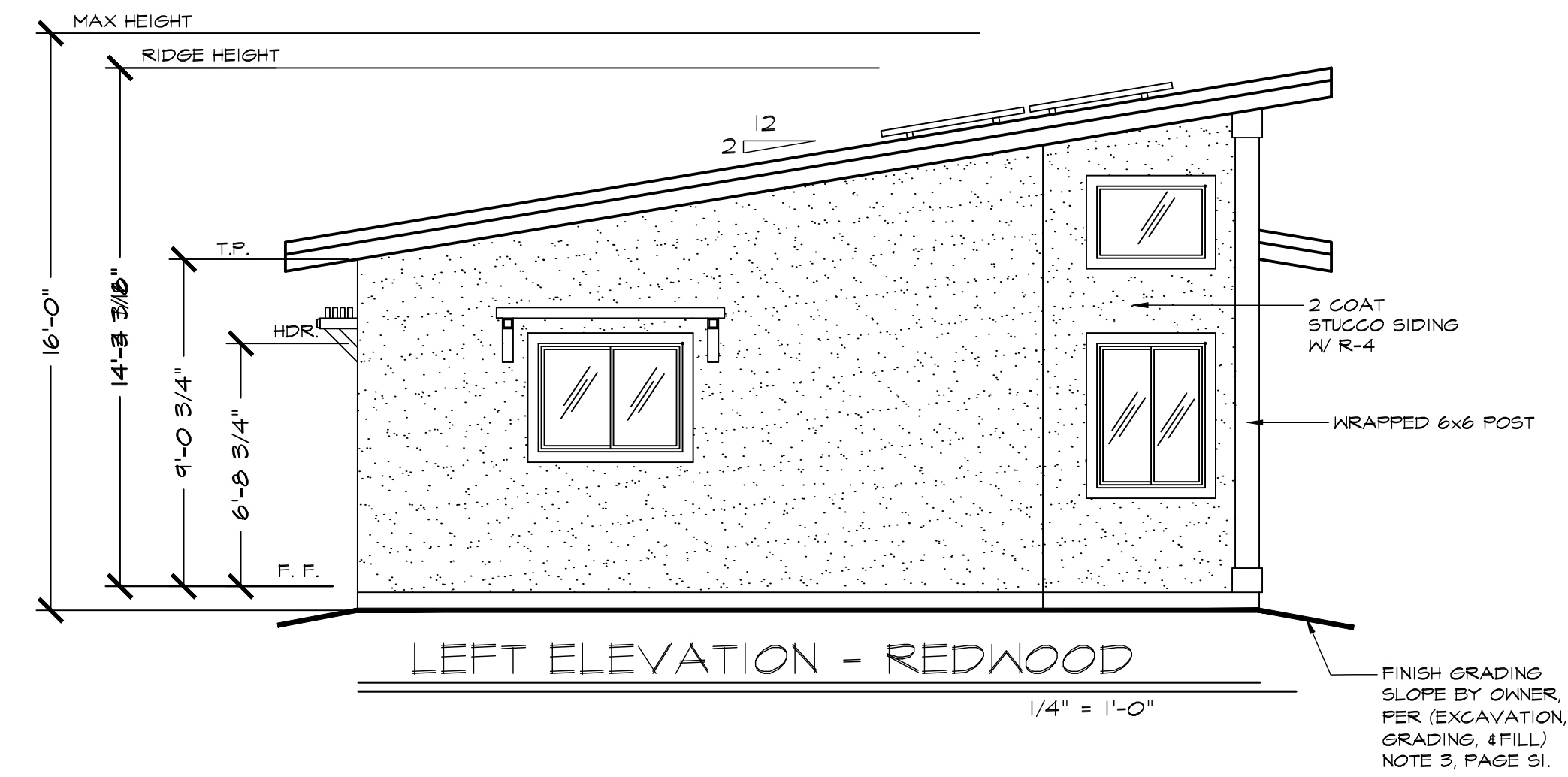
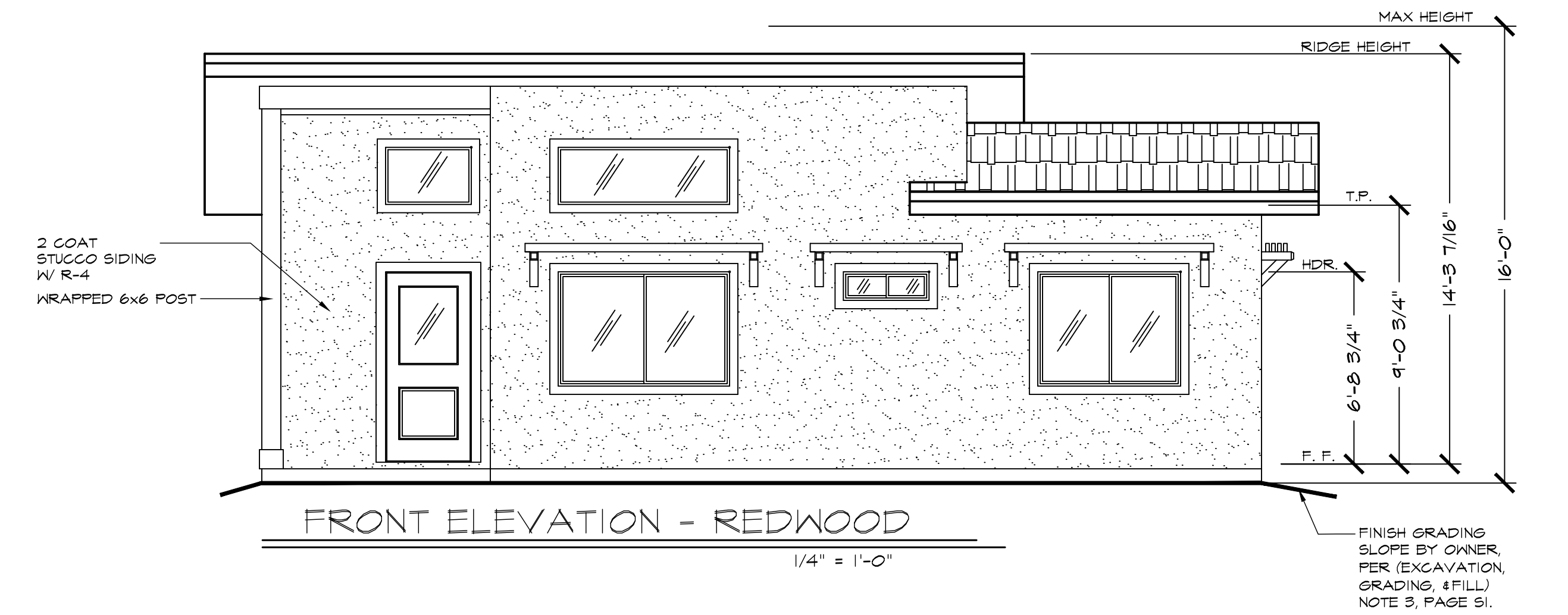
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ENGINEERING, INC
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CHICO, CA 95926
(530)715-7184

PROJECT 749 SF ADU
SHED STD

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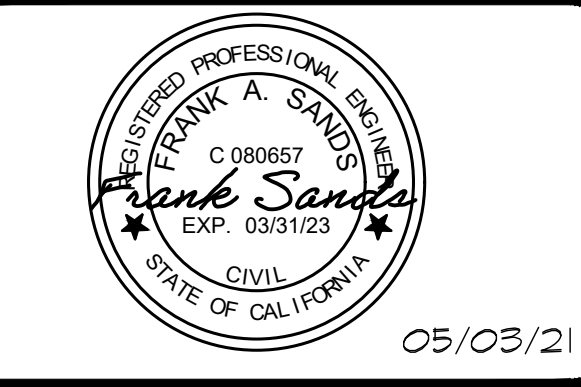
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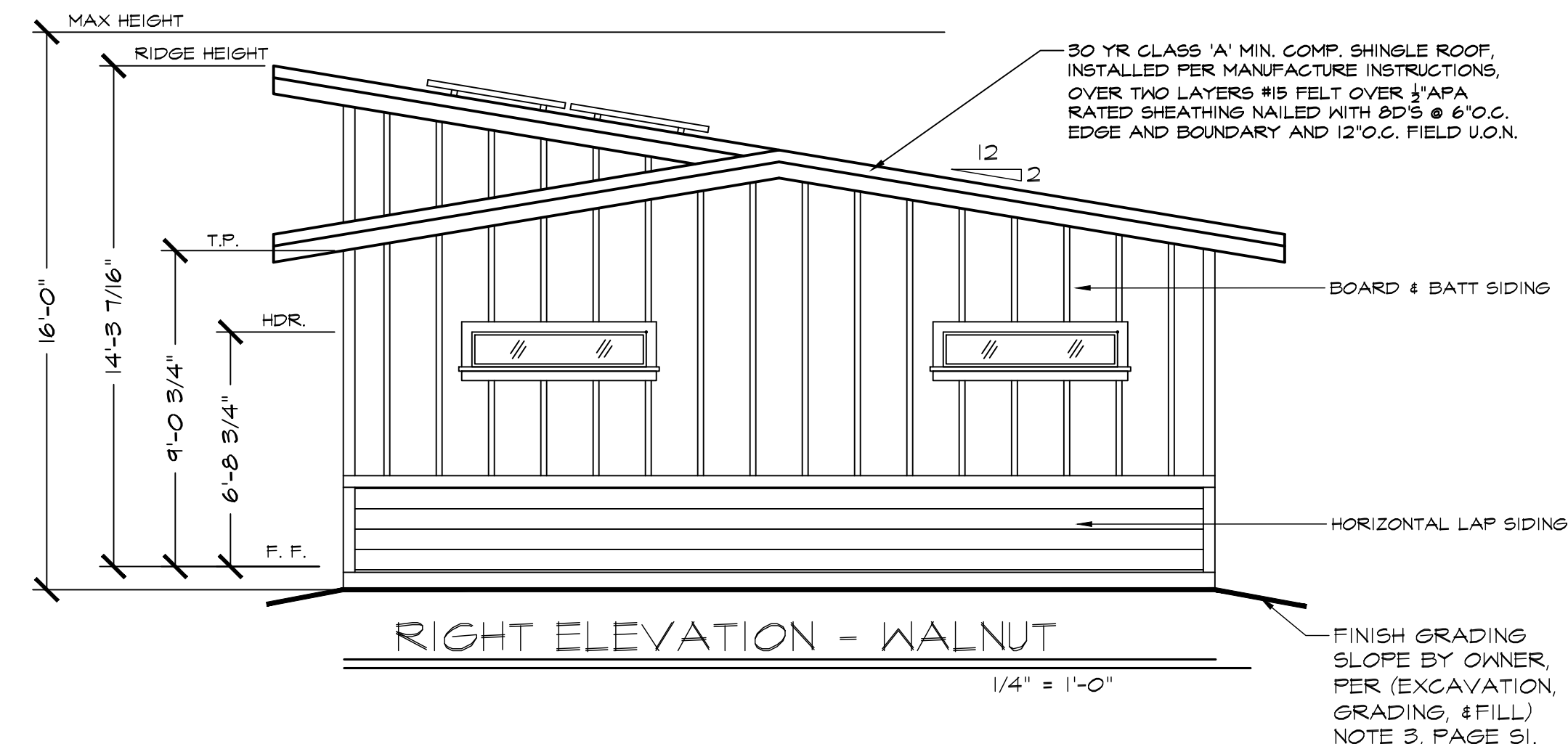
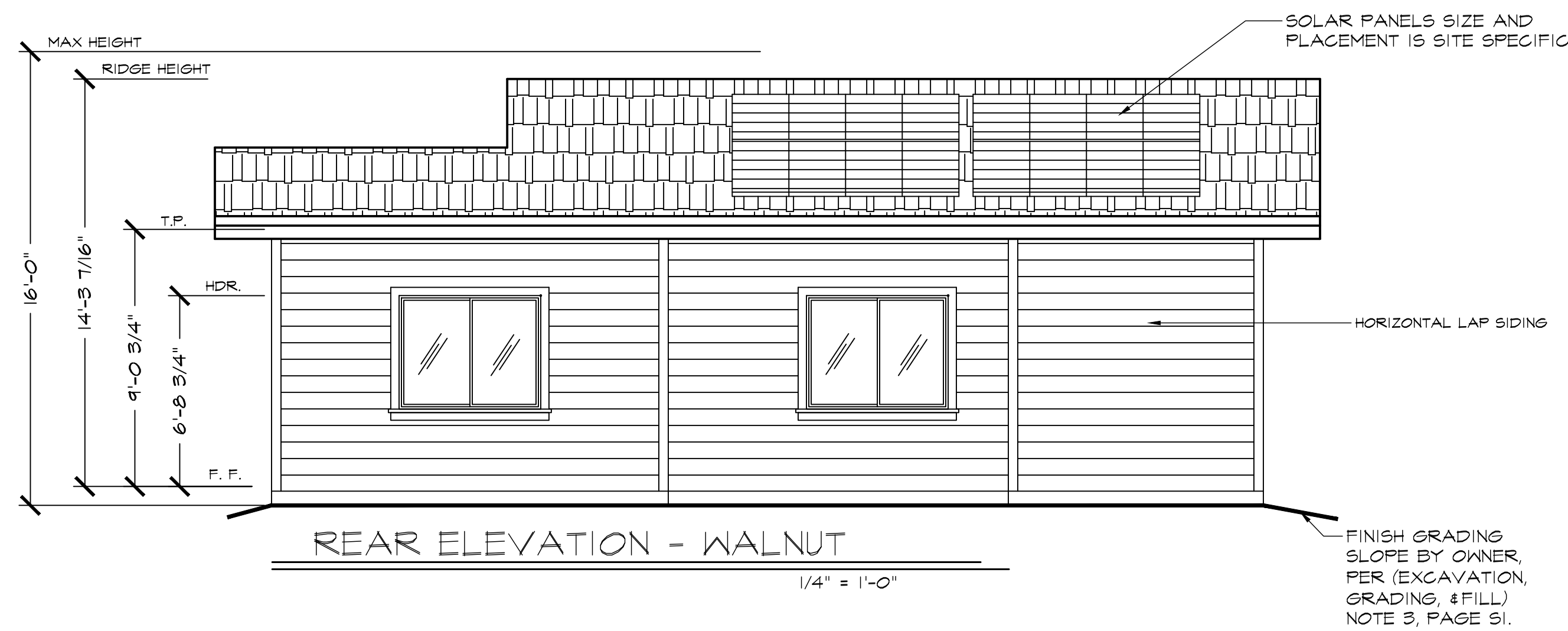
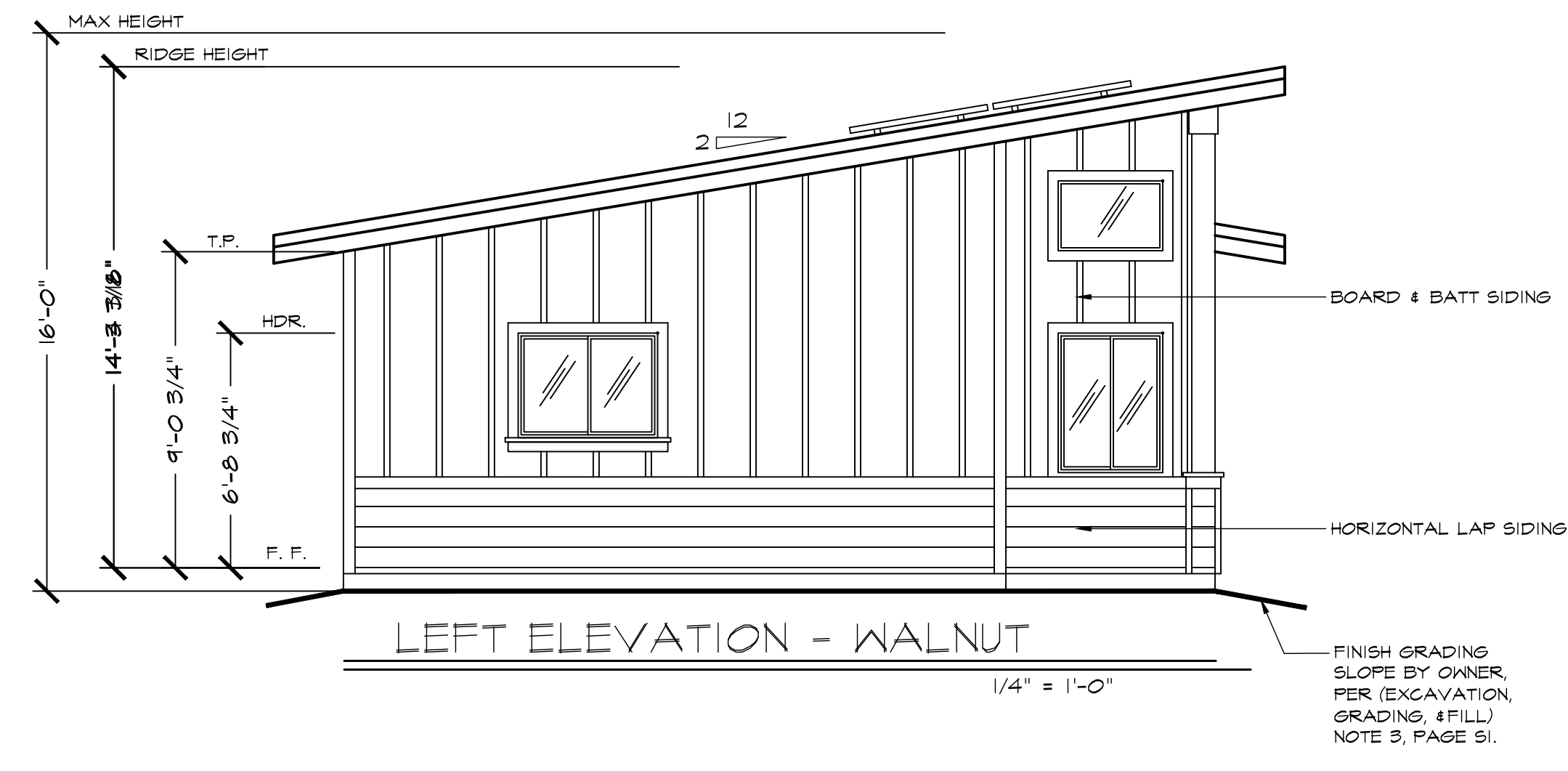
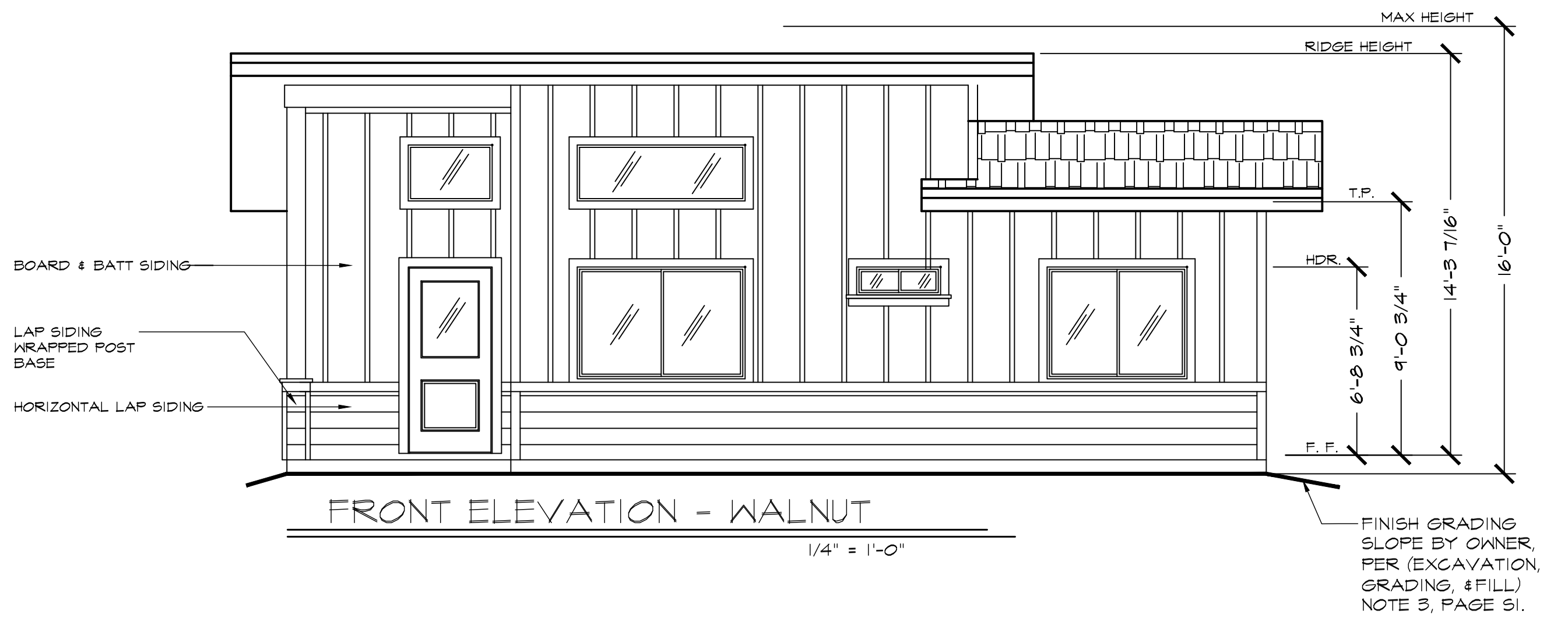
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