

**FLOOR PLAN NOTES:**

- 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'-3/4".
- NO OPENING SHALL BE PERMITTED IN THE EXTERIOR WALLS, INCLUDING VENTS, OF GROUP R-3 OCCUPANCIES WHERE THE EXTERIOR WALL IS CLOSER THAN 5FT TO THE PROPERTY LINE 2025 CRC TABLE R302.1(1) AND TABLE R302.1(2)
- 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 2025 CALGREEN BUILDING CODE, CHAPTER 4, DIVISION 4.4 CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE BY THE ENFORCING AGENCY.
- AGING-IN-PLACE. AT LEAST ONE BATHROOM ON ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT FOR GRAB BARS.
- AT LEAST ONE BATHROOM AND ONE BEDROOM DOORWAY ON ENTRY LEVEL SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 32 INCHES. (R327.1.3)
- WHEN AUTOMATIC FIRE SPRINKLERS ARE REQUIRED, FIRE SPRINKLERS SHALL BE DESIGNED BY A CALIFORNIA CONTRACTOR CLASSIFICATION C-16.

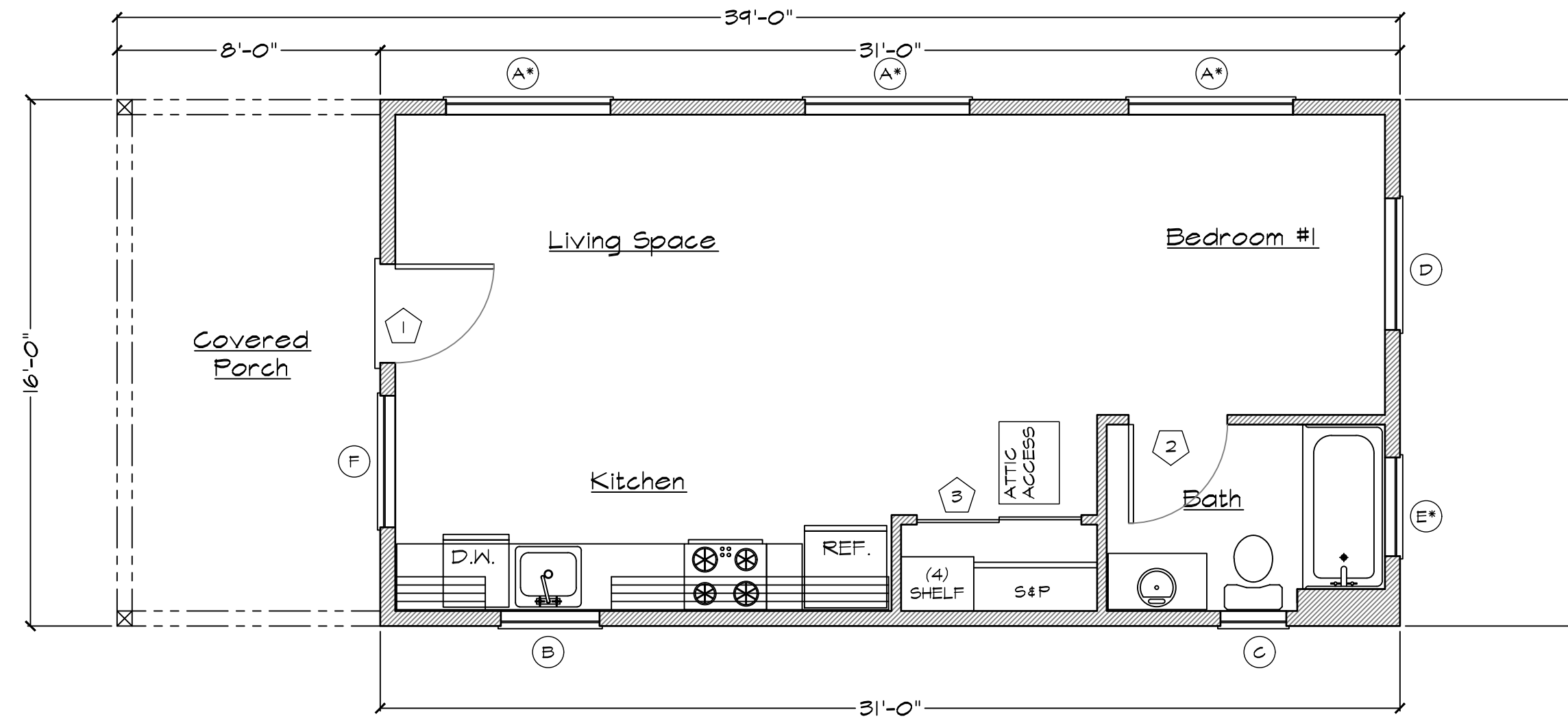
**INGRESS/EGRESS WINDOWS IN BEDROOMS AND SLEEPING AREAS**

MINIMUM OPENING AREA. EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 M2). MAXIMUM HEIGHT BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES ABOVE FINISHED FLOOR. (R310.2.1)

**SAFETY GLAZING:**

THE FOLLOWING AREAS SHALL HAVE SAFETY GLAZING: (CRC R308.4)

- SLIDING/ SWINGING GLASS DOORS
- GLAZING IN WALLS AND ENCLOSURES FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND SWIMMING POOLS WHERE THE GLAZING IS LESS THAN 60" ABOVE THE STANDING SURFACE WITHIN THE COMPARTMENT AND WITHIN 60." HORIZONTALLY OF THE WATER'S EDGE (CRC R308.4.5)
- 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 AND WITHIN 24" OF THE DOOR ONLY REQUIRES SAFETY GLAZING IF IT IS ON THE HINGE SIDE OF AN INSWING DOOR. (CRC R308.4.2)
- GLAZING WHERE THE EXPOSED AREA IS GREATER THAN 9 SQ.FT. , BOTTOM IS LESS THAN 18" AND AT LEAST 36" ABOVE THE FLOOR, AND ADJACENT TO A WALKING SURFACE.



**FLOOR PLAN STUDIO & BATH**  
496 SQ. FT. 1/4" = 1'-0"

DOOR SCHEDULE										
DOOR SYMBOL	DOOR SIZE			QTY.	DOOR TYPE	CORE	MATERIAL	FRAME	SCREEN	NOTES:
	WIDTH	HEIGHT	THICK							
1	3'-0"	6'-8"	1-1/2"	1	SINGLE* DOOR	SOLID	WOOD	WOOD	OPTIONAL	MIN. 32" FRONT ENTRY DOOR W/TEMPERED GLAZING IN/COMPLIANT THRESHOLD
2	3'-0"	6'-8"	1-1/2"	1	SINGLE DOOR	HOLLOW	WOOD	WOOD	NO	INTERIOR DOORS
3	5'-0"	6'-8"	1-1/2"	1	BI-PASS DOOR	HOLLOW	WOOD	WOOD	NO	INTERIOR DOORS BI-PASS

\*ANY SLIDING GLASS DOOR AND OR ENTRY DOOR WITH GLAZING WILL BE TEMPERED

WINDOW SCHEDULE											
WINDOW SYMBOL	WINDOW SIZE		TYPE	QTY.	FRAME	HEAD HEIGHT	COLOR	U-FACTOR	SHGC	SCREEN	NOTES:
	WIDTH	HEIGHT									
(A)	5'-0"	4'-0"	SLIDER	3	VINYL	6'-8"	CLEAR	0.27	.25	YES	EGRESS REQ. IN BEDROOMS
(B)	3'-0"	3'-0"	SLIDER	1	VINYL	6'-8"	CLEAR	0.27	.25	YES	TEMPERED
(C)	2'-0"	3'-0"	SINGLE HUNG	1	VINYL	6'-8"	CLEAR	0.27	.25	YES	TEMPERED
(D)	4'-0"	1'-0"	FIXED	1	VINYL	6'-8"	OBSCURED	0.27	.25	YES	
(E)	3'-0"	1'-0"	SLIDER	1	VINYL	---	OBSCURED	0.27	.25	YES	TEMPERED
(F)	4'-0"	4'-0"	SLIDER	1	VINYL	6'-8"	CLEAR	0.27	.25	YES	TEMPERED

\*DO NOT REMOVE LABELS INDICATING U-FACTORS AND SOLAR HEAT GAIN COEFFICIENT (SHGC) FROM WINDOWS AND DOORS. VERIFY TEMPORARY LABELS WITH THE BUILDING INSPECTOR.  
\*TWO OF THE (A) WINDOWS WILL NEED TO OMITTED IF THE ELEVATION FACES WEST  
\*BOTTOM OF (E) WINDOW TO BE HIGHER THAN TOP OF PRE-FAB TUB/SHOWER ENCLOUSER

**REVIEWED**  
FOR  
CODE COMPLIANCE  
May 26, 2026  
BPR CONSULTING GROUP

General Notes

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



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

**FLOOR PLAN**

No.	Revision/Issue	Date
2		
3		
4		



**LATHROP ADU(s)**  
BLUEBERRY  
496 SQ. FT.

Project 26M-001	Sheet <b>A1</b>
Date	FORCH
Scale AS NOTED	

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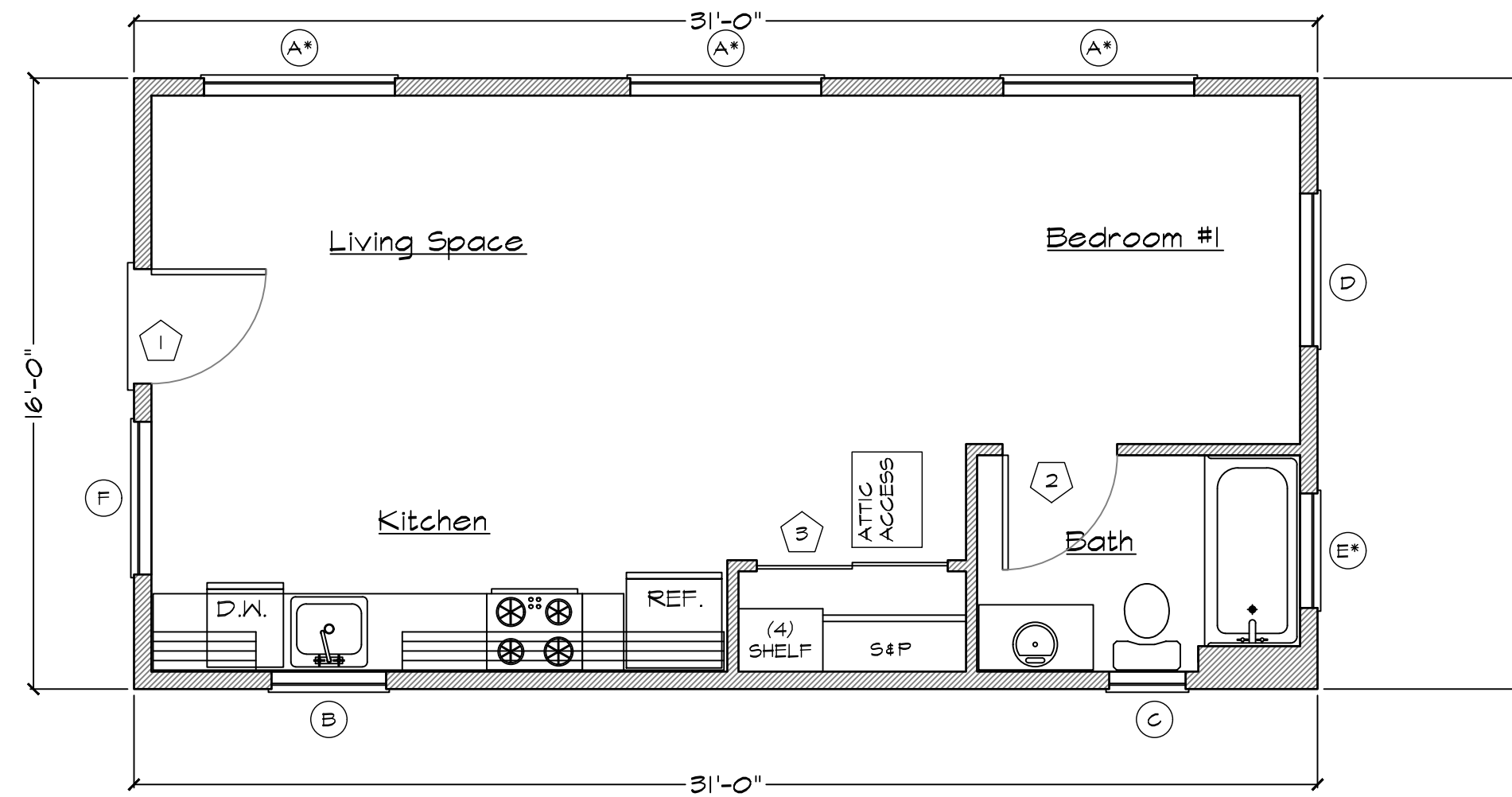
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**FLOOR PLAN STUDIO & BATH - NO PORCH**  
496 SQ. FT. 1/4" = 1'-0"

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	WIDTH	HEIGHT									
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B	3'-0"	3'-0"	SLIDER	1	VINYL	6'-8"	CLEAR	0.27	.25	YES	TEMPERED
C	2'-0"	3'-0"	SINGLE HUNG	1	VINYL	6'-8"	CLEAR	0.27	.25	YES	TEMPERED
D	4'-0"	1'-0"	FIXED	1	VINYL	6'-8"	OBSCURED	0.27	.25	YES	
E	3'-0"	1'-0"	SLIDER	1	VINYL	---	OBSCURED	0.27	.25	YES	TEMPERED
F	4'-0"	4'-0"	SLIDER	1	VINYL	6'-8"	CLEAR	0.27	.25	YES	TEMPERED

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**FLOOR PLAN**

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2		
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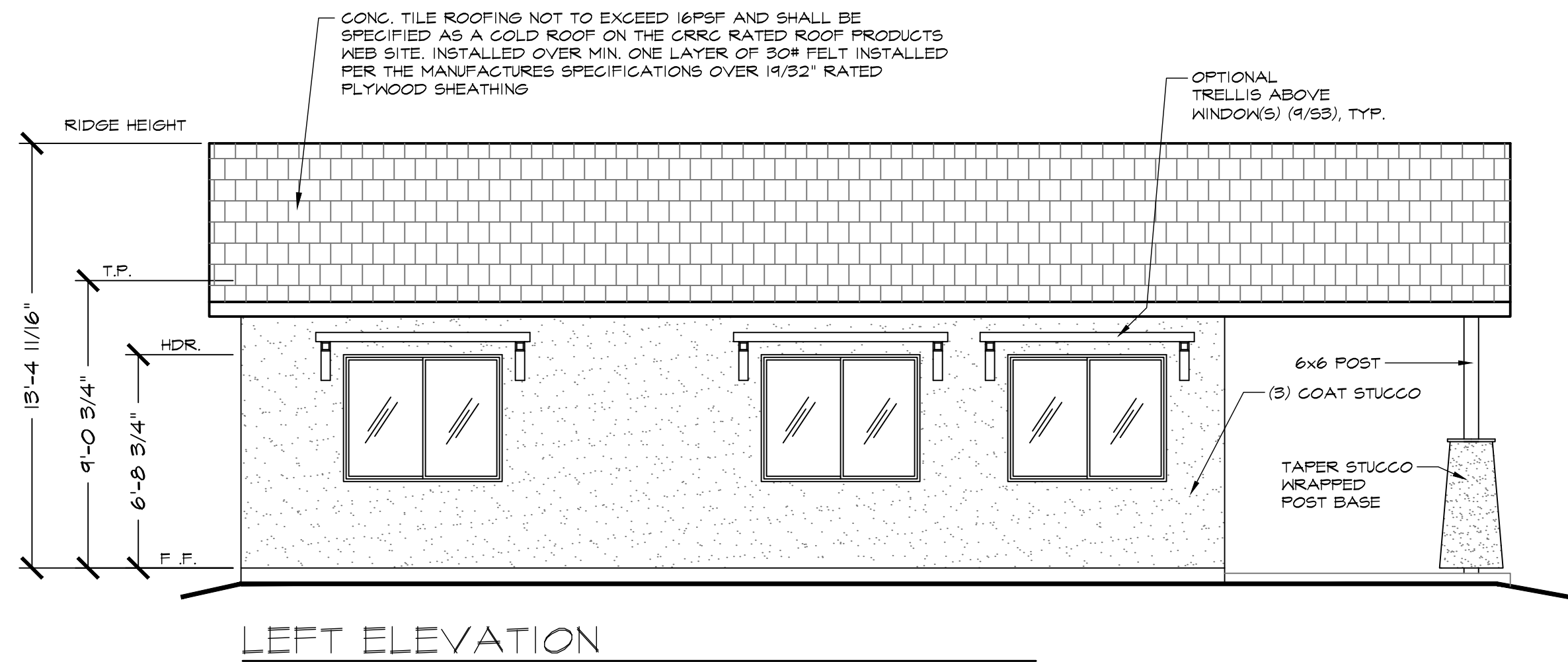
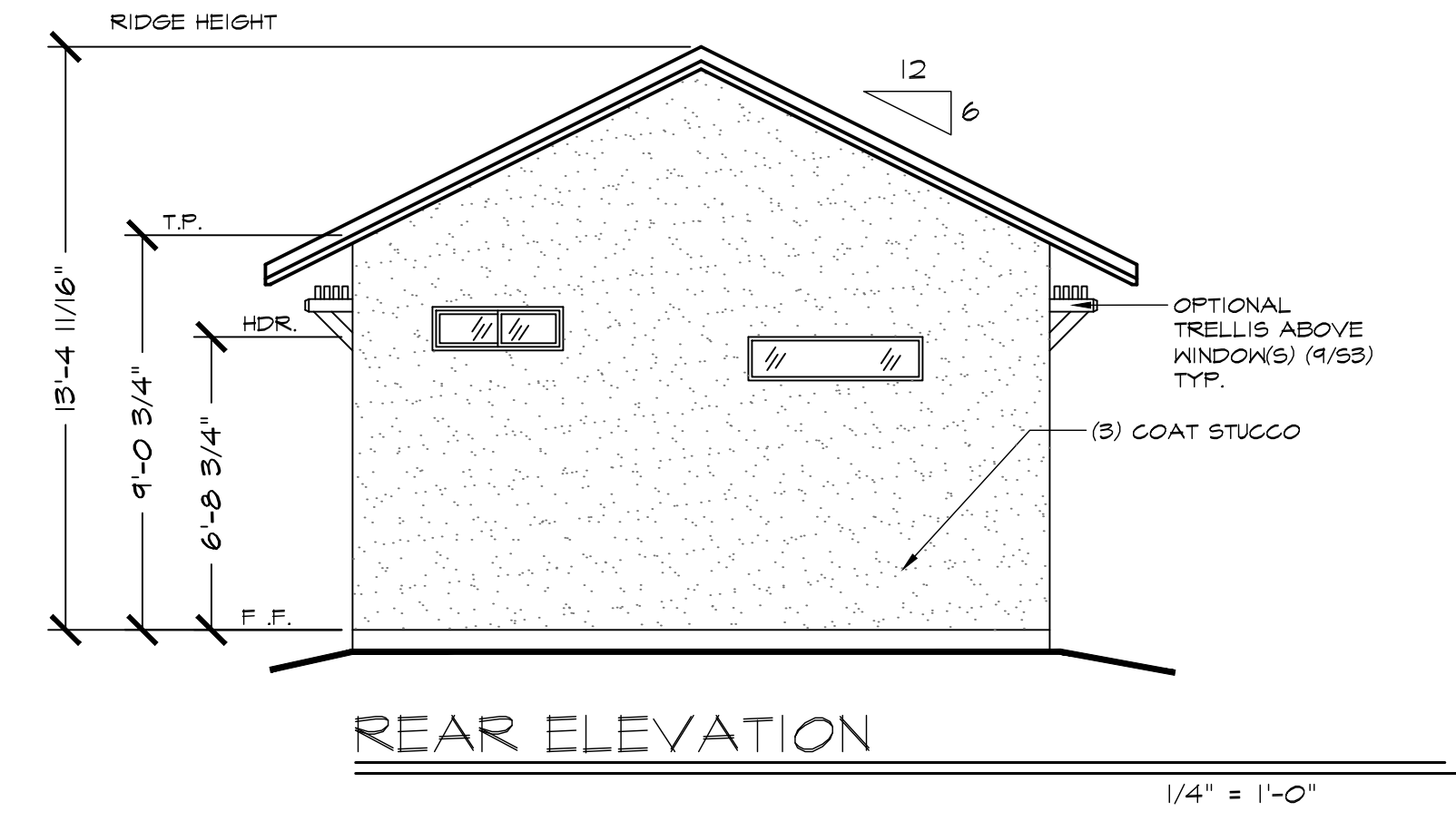
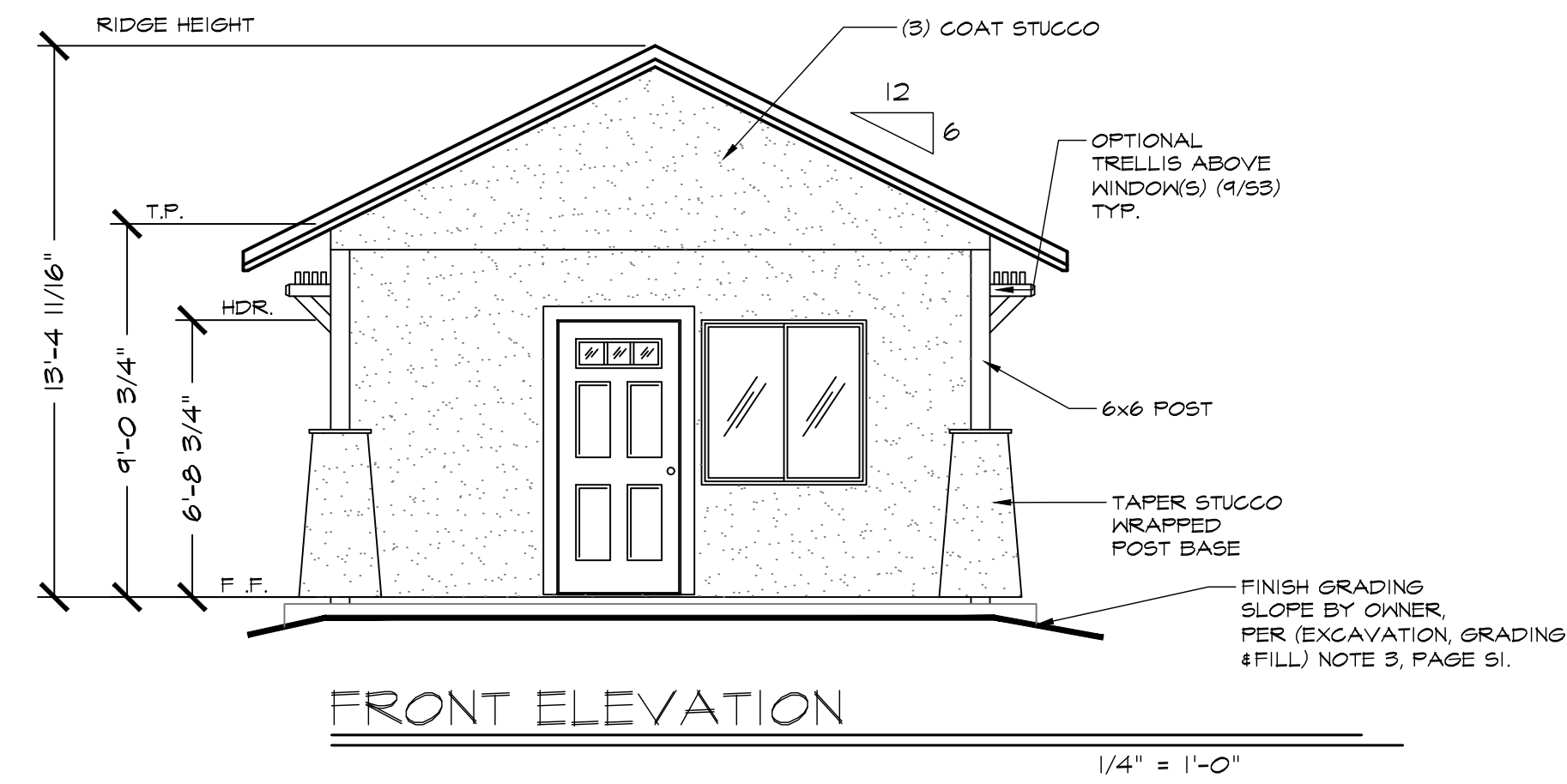
**LATHROP ADU(s)**  
BLUEBERRY  
496 SQ. FT.

Project: 26M-001  
Date:  
Scale: AS NOTED  
Sheet: **A1.1**  
NO PORCH

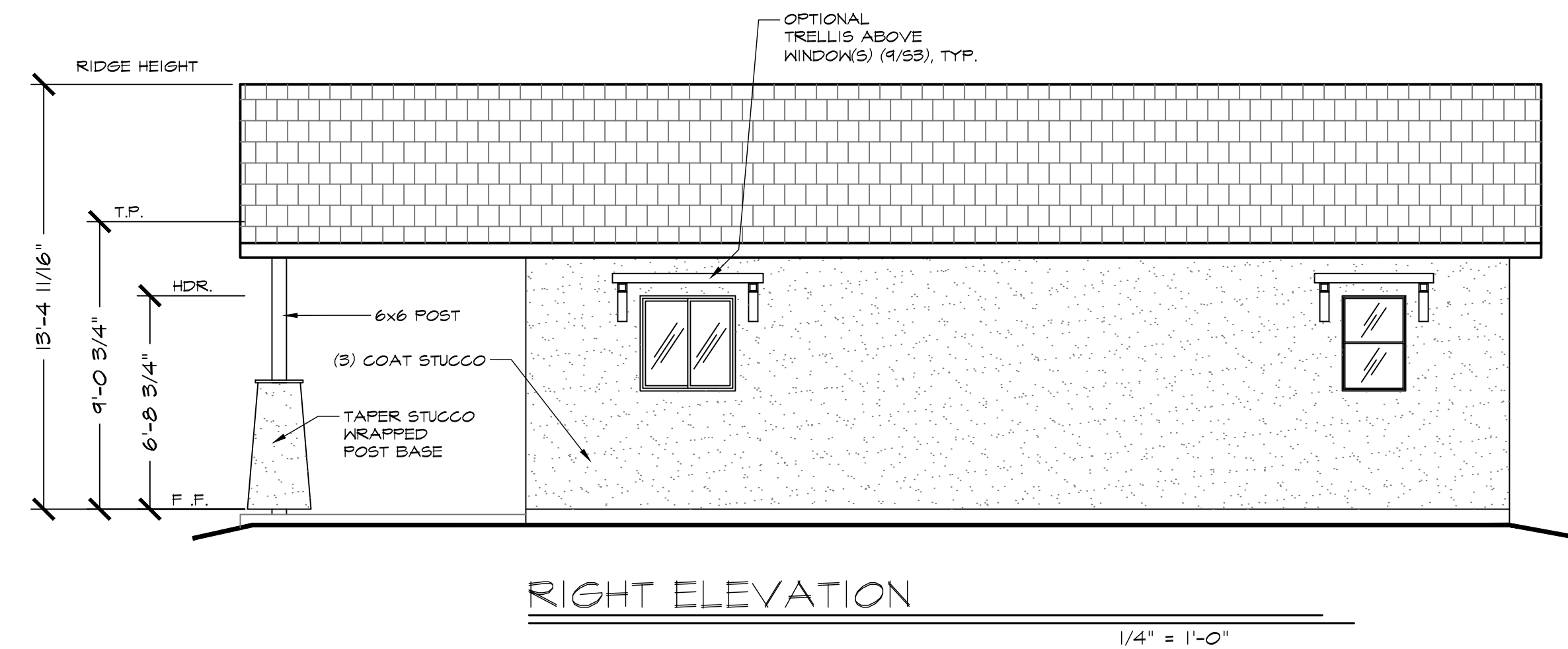
NOTES:  
DRAINAGE. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES (152 MM) WITHIN THE FIRST 10 FEET (3048 MM). (R401.3)

EXCEPTION: WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES (152 MM) OF FALL WITHIN 10 FEET (3048 MM), DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET (3048 MM) OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.

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



ELEVATION NOTE: \*TWO OF THE (A) WINDOWS WILL NEED TO BE OMITTED IF THE LEFT ELEVATION FACES WEST



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ELEVATIONS

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LATHROP  
ADU(s)  
BLUEBERRY  
496 SQ. FT.

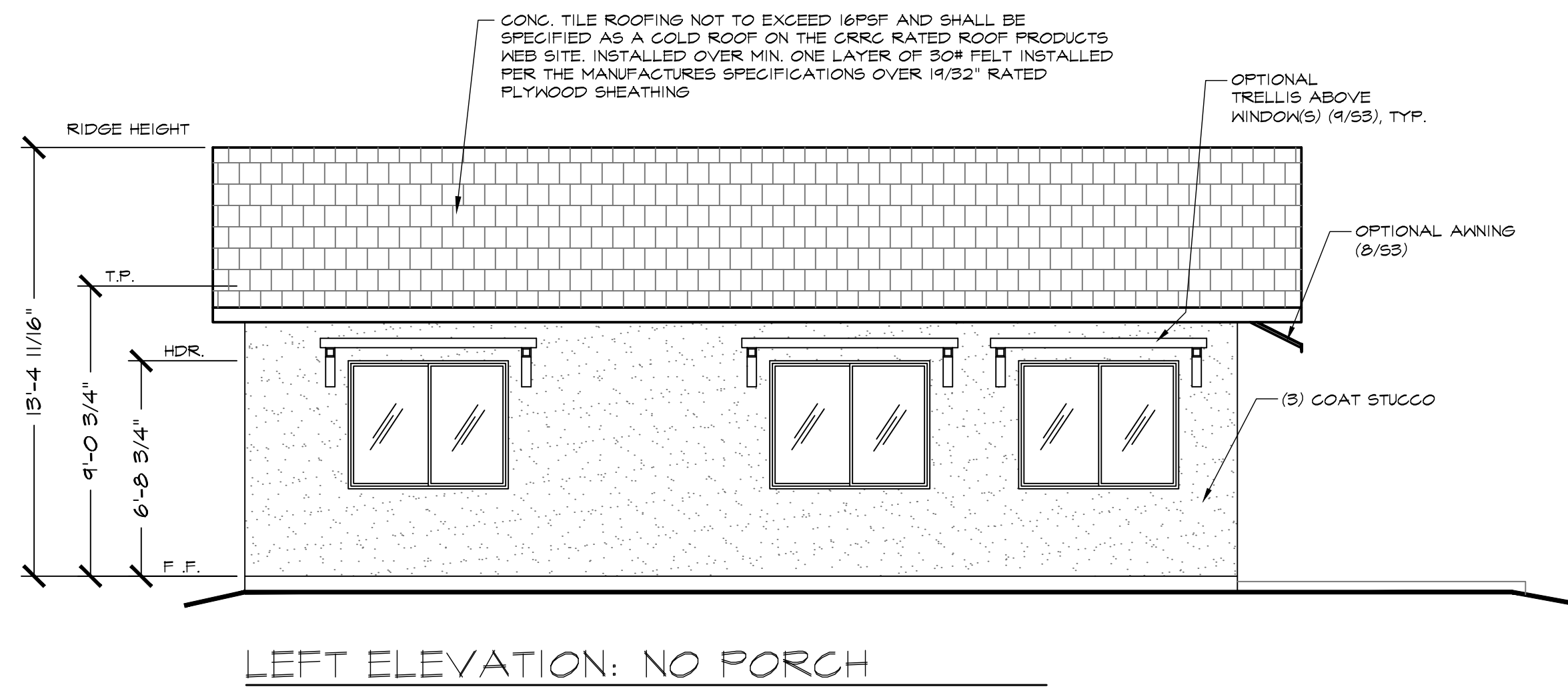
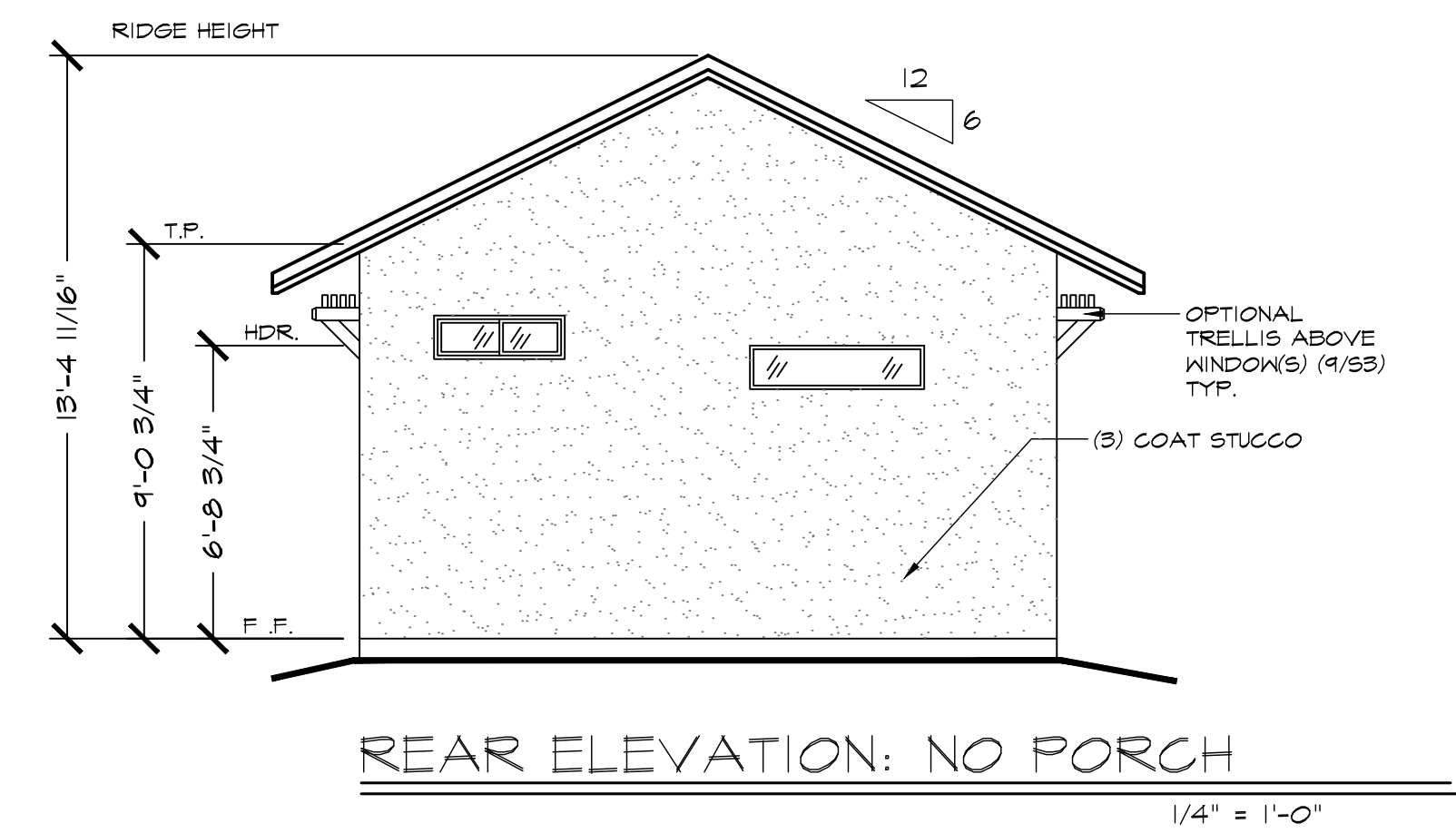
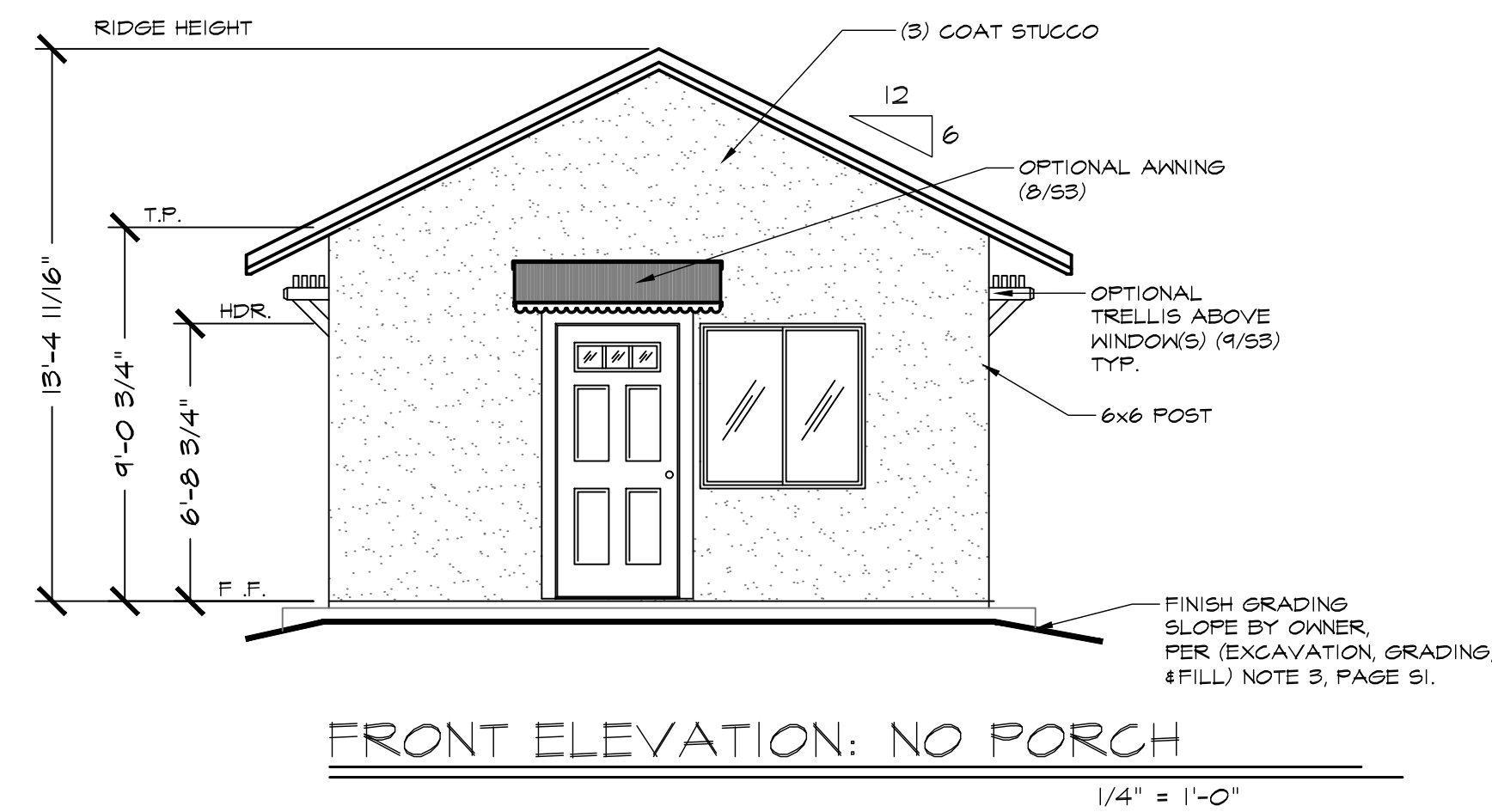
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Project 26M-001	Sheet A2
Date	PORCH
Scale AS NOTED	

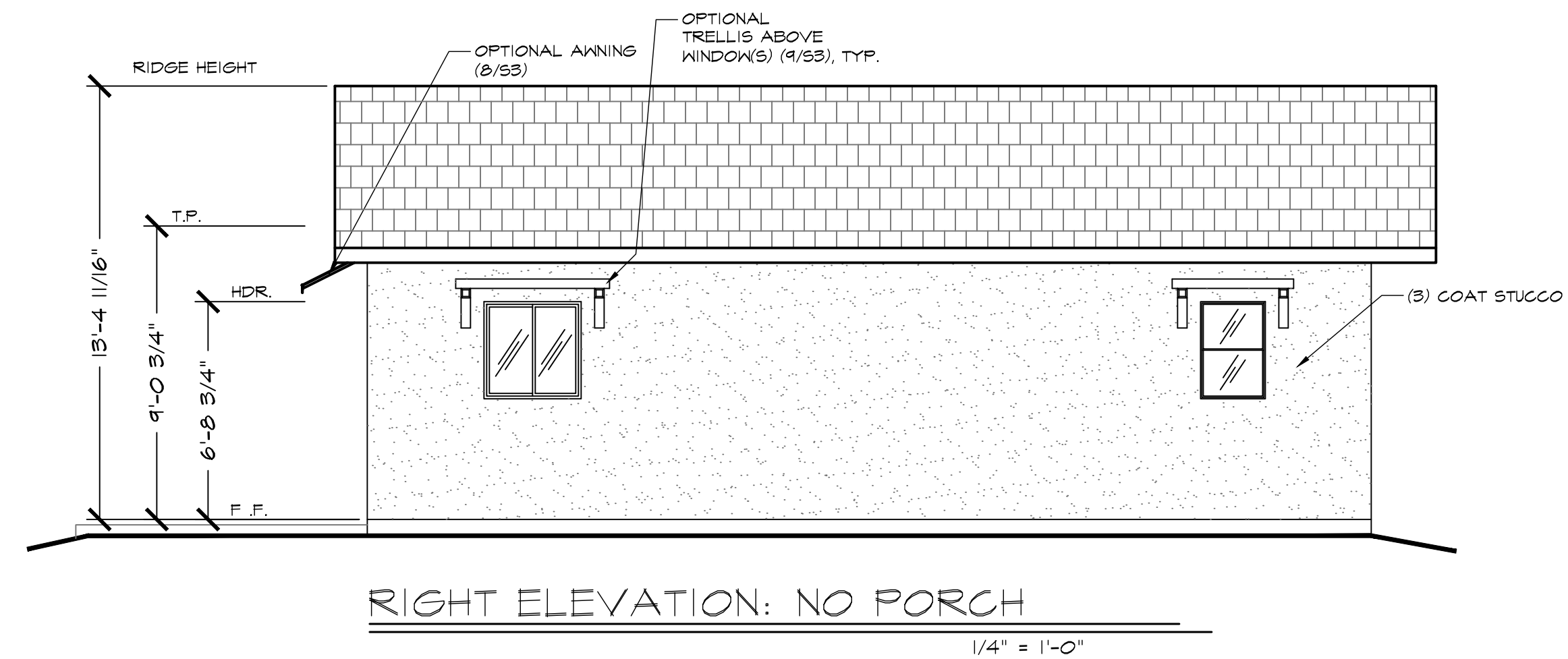
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04/29/2026

LATHROP  
ADU(s)

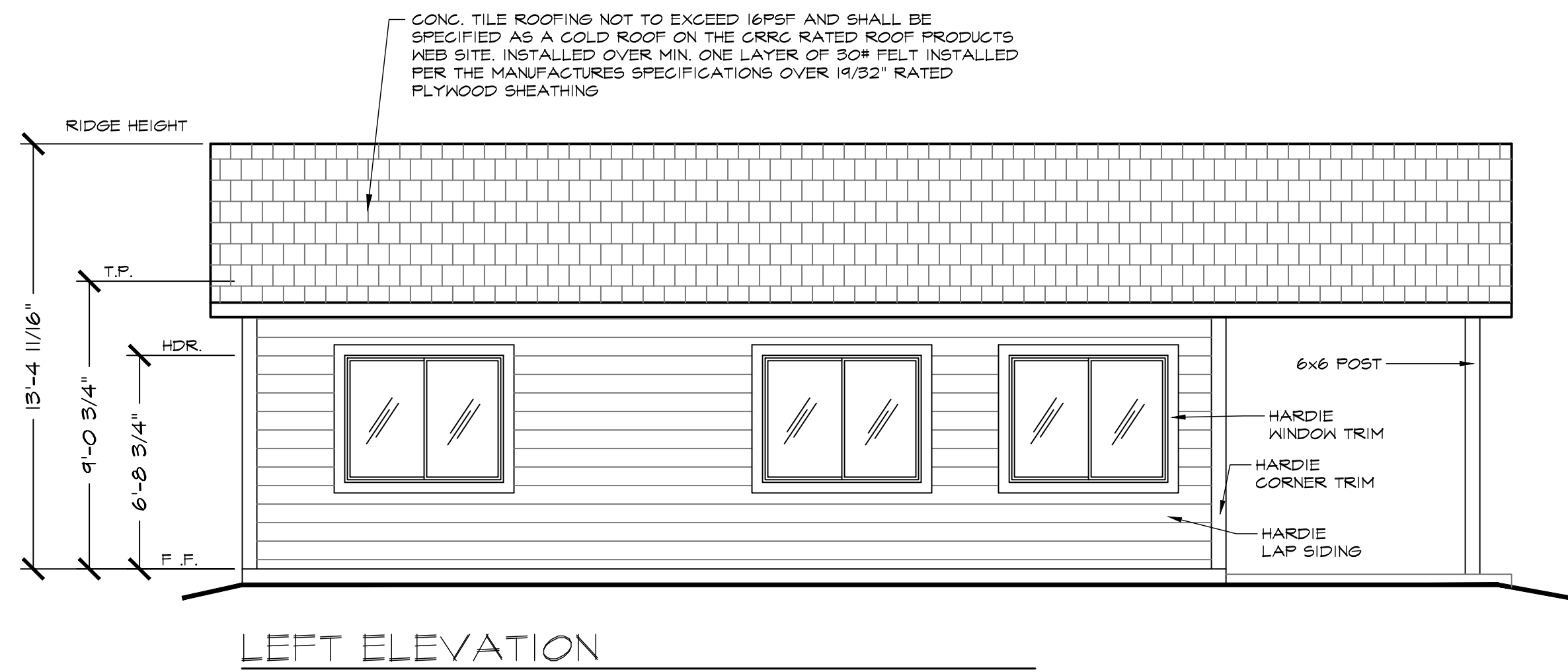
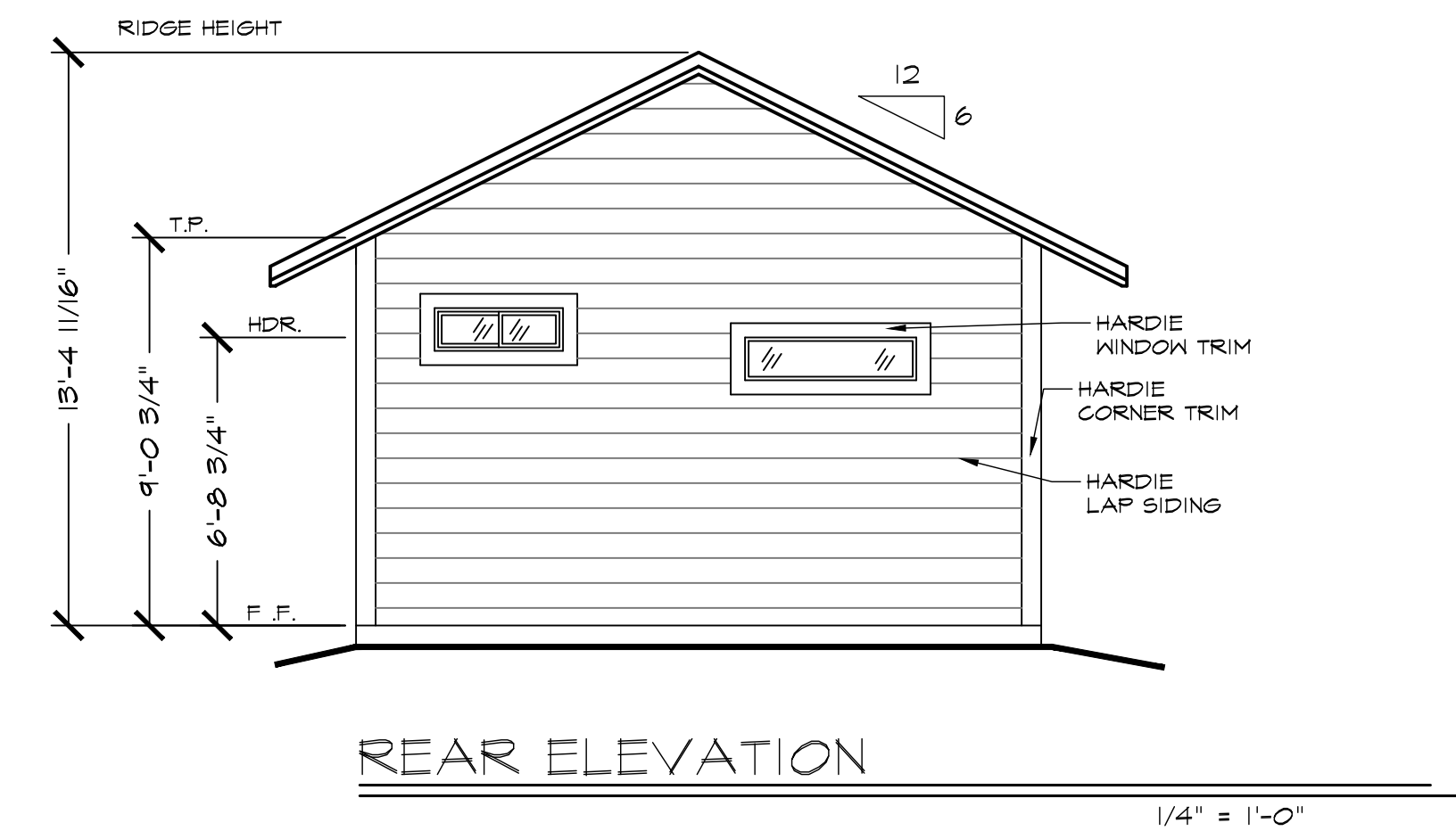
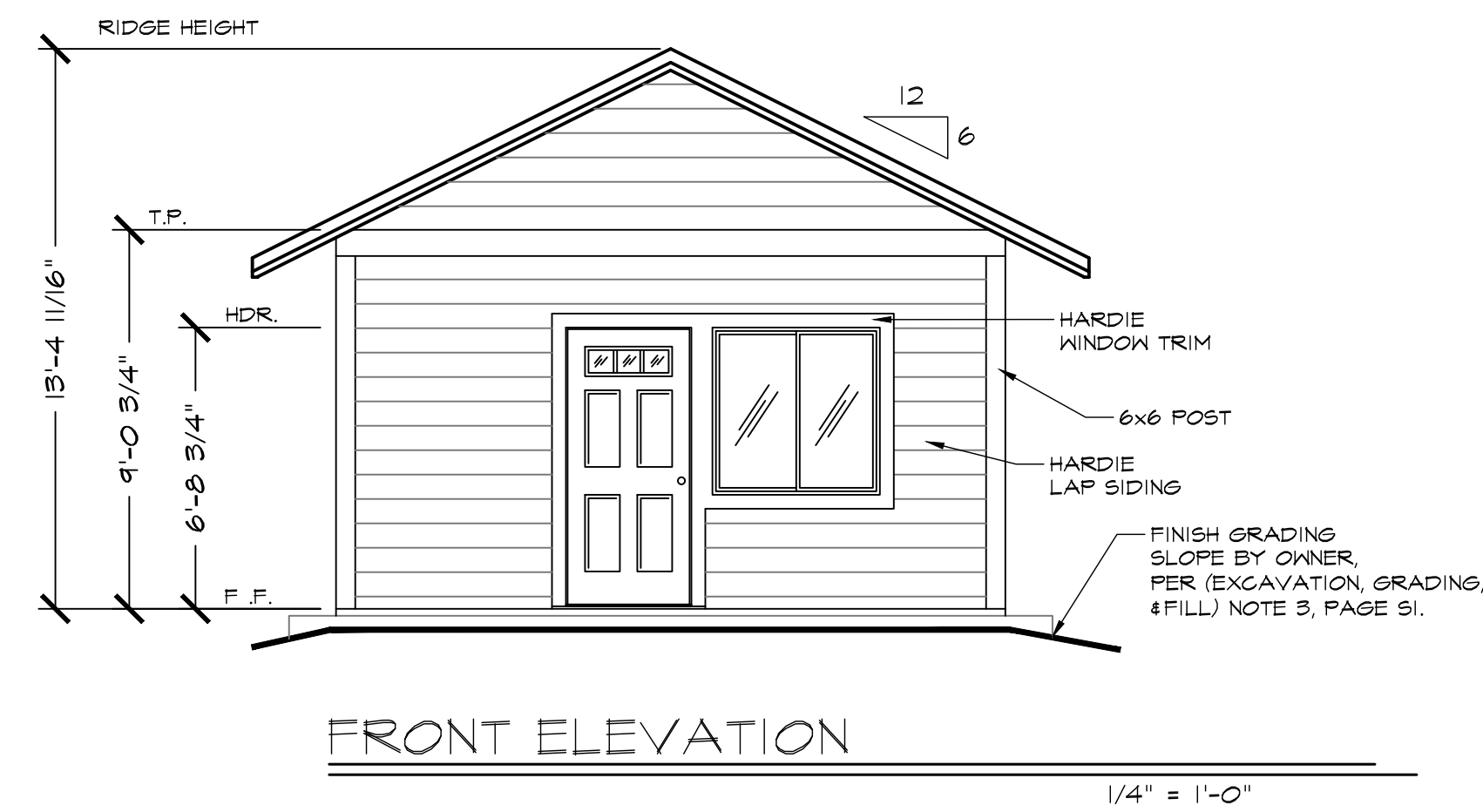
BLUEBERRY  
496 SQ. FT.

Project 26M-001	Sheet A2.1
Date	NO PORCH
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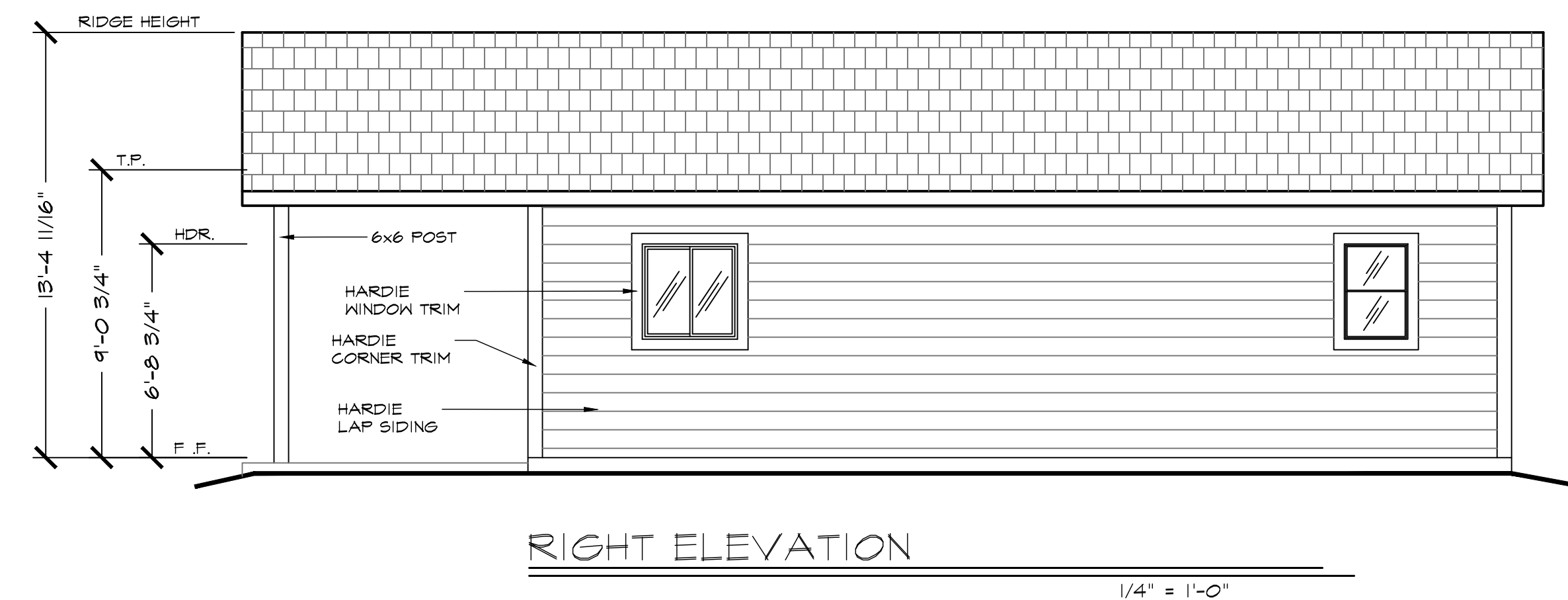
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CONC. TILE ROOFING NOT TO EXCEED 16PSF AND SHALL BE SPECIFIED AS A GOLF ROOF ON THE CRRG RATED ROOF PRODUCTS WEB SITE. INSTALLED OVER MIN. ONE LAYER OF 30# FELT INSTALLED PER THE MANUFACTURERS SPECIFICATIONS OVER 1/2" RATED PLYWOOD SHEATHING

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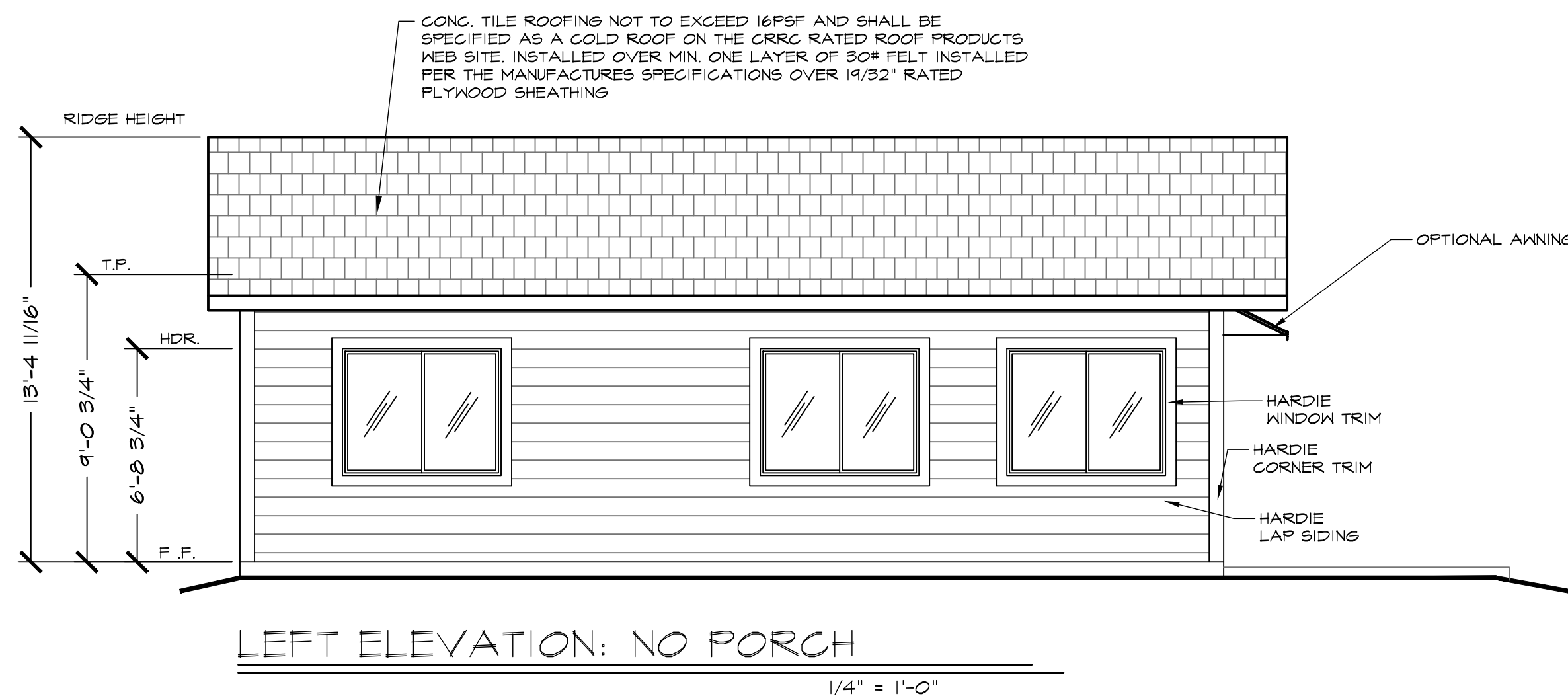
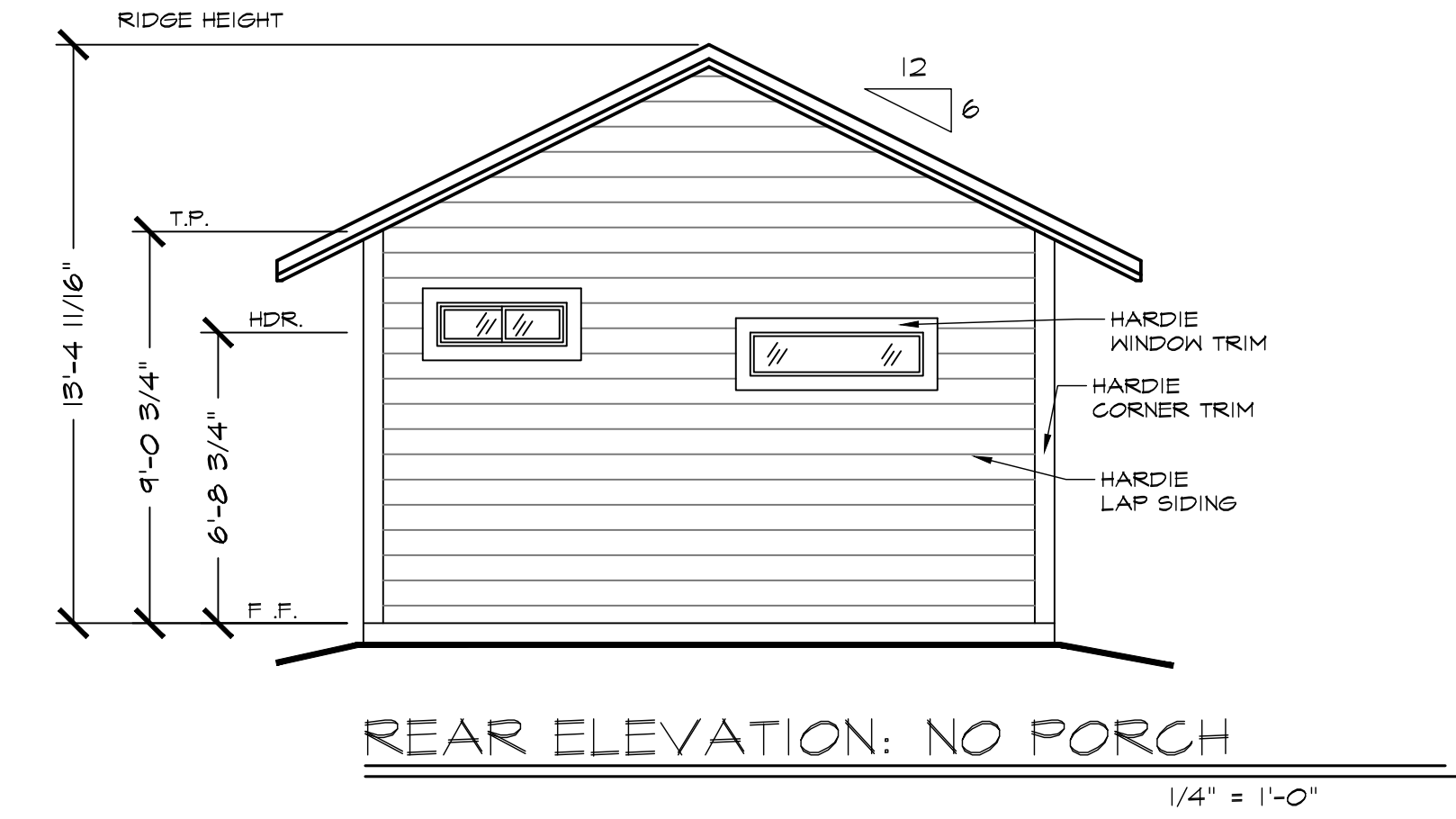
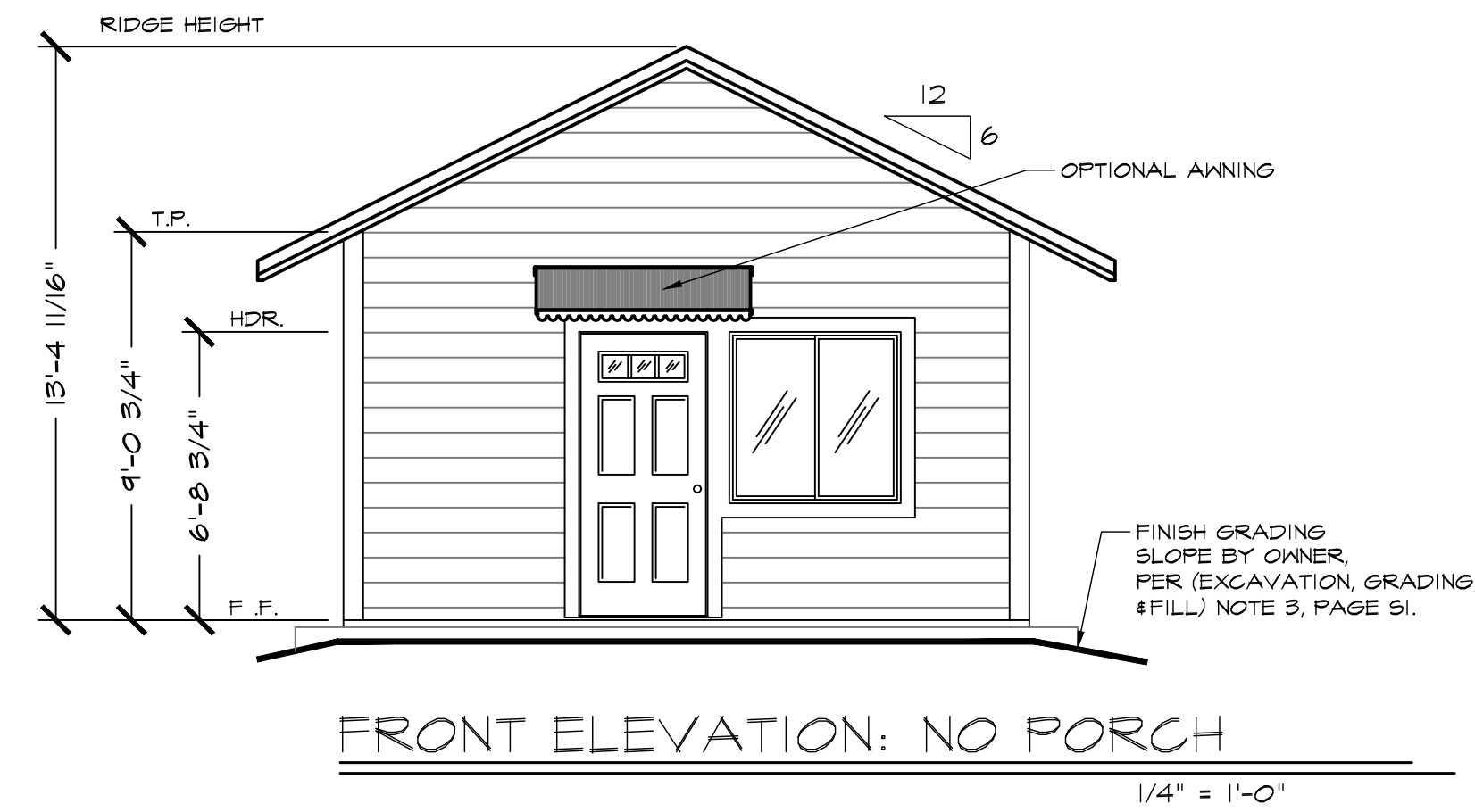
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Project 26M-001	Sheet A2.2
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NOTES:  
DRAINAGE. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES (152 MM) WITHIN THE FIRST 10 FEET (3048 MM). (R401.3)

EXCEPTION: WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES (152 MM) OF FALL WITHIN 10 FEET (3048 MM), DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET (3048 MM) OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.

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



ELEVATION NOTE: \*TWO OF THE (A) WINDOWS WILL NEED TO BE OMITTED IF THE LEFT ELEVATION FACES WEST



**REVIEWED**  
FOR  
CODE COMPLIANCE  
May 26, 2026  
BPR CONSULTING GROUP

General Notes

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



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

ELEVATIONS

No.	Revision/Issue	Date
2		
3		
4		



04/29/2026

LATHROP  
ADU(s)  
BLUEBERRY  
496 SQ. FT.

Project 26M-001	Sheet A2.3
Date	NO PORCH
Scale AS NOTED	