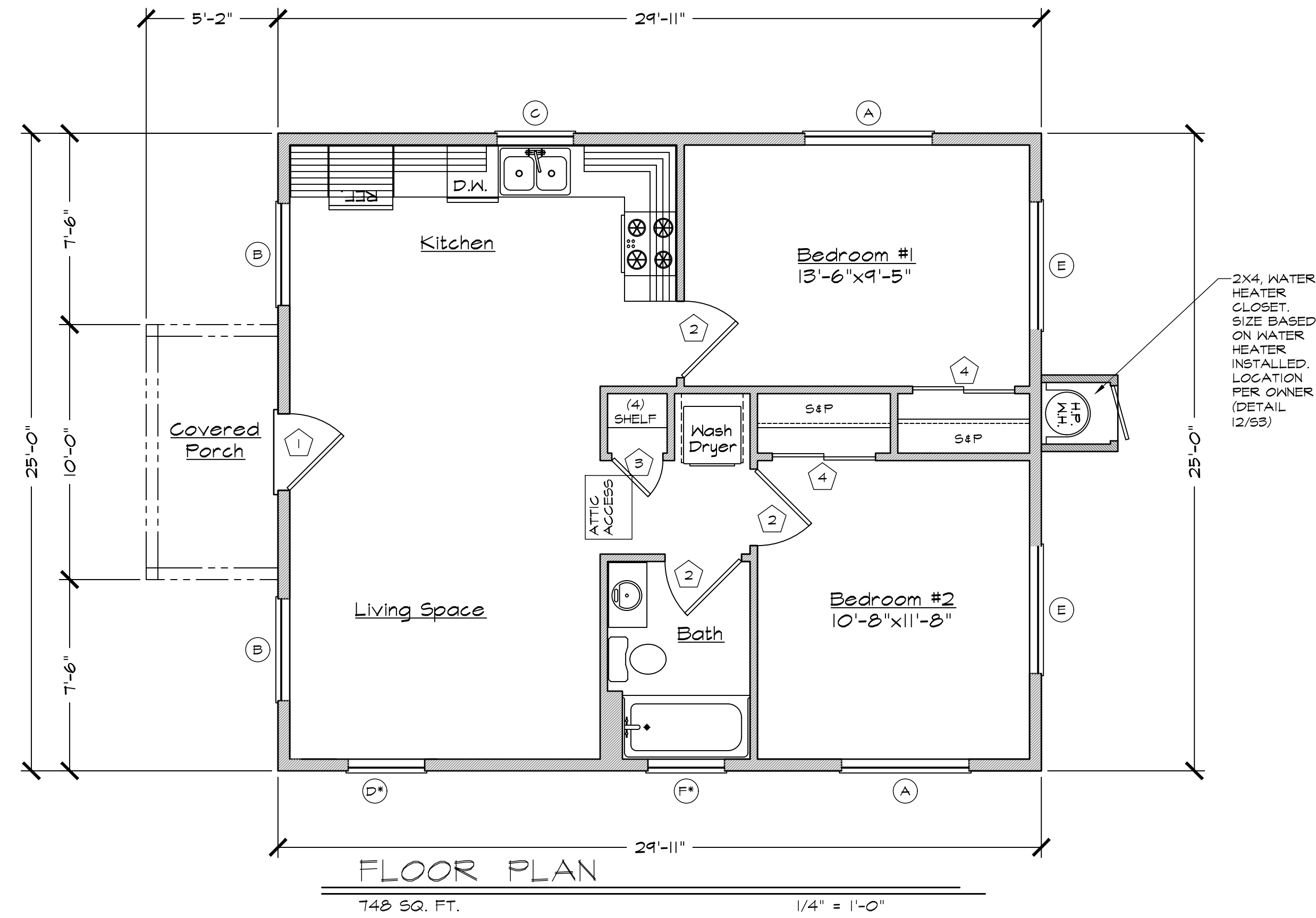


**FLOOR PLAN NOTES:**

1. 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'.
5. 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.
6. 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)
7. 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.
8. 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. METHOD ACCEPTABLE BY THE CITY OF LATHROP BUILDING DIVISION WOULD BE LOW VOC CAULKING WITH NON-COMBUSTIBLE FILLING MATERIAL.
9. PORTIONS OF THE ADU CLOSER TO THE PROPERTY LINE THAN THE DISTANCES SPECIFIED IN CRC TABLE 302.1(1) OR IF APPLICABLE, 2025 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 5.7 SQUARE FEET. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES. EXCEPTION: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5 SQUARE FEET.



**DOOR SCHEDULE**

DOOR SYMBOL	DOOR SIZE			QTY.	DOOR TYPE	CORE	MATERIAL	FRAME	SCREEN	NOTES:
	WIDTH	HEIGHT	THICK							
1	5'-0"	6'-8"	1-1/2"	1	SINGLE DOOR	SOLID	WOOD	WOOD	OPTIONAL	MIN. 32" FRONT ENTRY DOOR W/ TEMPERED GLAZING W/ COMPLIANT THRESHOLD
2	5'-0"	6'-8"	1-1/2"	3	SINGLE DOOR	HOLLOW	WOOD	WOOD	NO	MIN 32" INTERIOR DOORS
3	2'-0"	6'-8"	1-1/2"	1	SINGLE DOOR	HOLLOW	WOOD	WOOD	NO	INTERIOR DOOR
4	4'-0"	6'-8"	1-1/2"	2	SLIDING DOOR	HOLLOW	WOOD	WOOD	NO	SLIDING CLOSET DOORS

\*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	2	VINYL	6'-8"	CLEAR	0.21	.23	YES	EGRESS REQ. IN BEDROOM #1 & 2
B	4'-0"	4'-0"	SLIDER	2	VINYL	6'-8"	CLEAR	0.21	.23	YES	TEMPERED @ FRONT DOOR
C	3'-0"	3'-0"	SLIDER	1	VINYL	6'-8"	CLEAR	0.21	.23	YES	TEMPERED
D	3'-0"	4'-0"	SLIDER	1	VINYL	6'-8"	CLEAR	0.21	.23	YES	
E	5'-0"	1'-6"	SLIDER	2	VINYL	6'-8"	CLEAR	0.21	.23	YES	
F	3'-0"	1'-0"	SLIDER	1	VINYL	6'-8"	OBSCURED	0.21	.23	YES	TEMPERED, OBSCURED

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

General Notes

JACKSON AND SANDS ENGINEERING 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

**REVIEWED FOR CODE COMPLIANCE**  
 MAY 13, 2026  
 BRB CONSULTING GROUP

**FLOOR PLAN**

No.	Revision/Issue	Date
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05/08/2026

**LATHROP ADUs**

KEITH  
 748 SQ.FT.

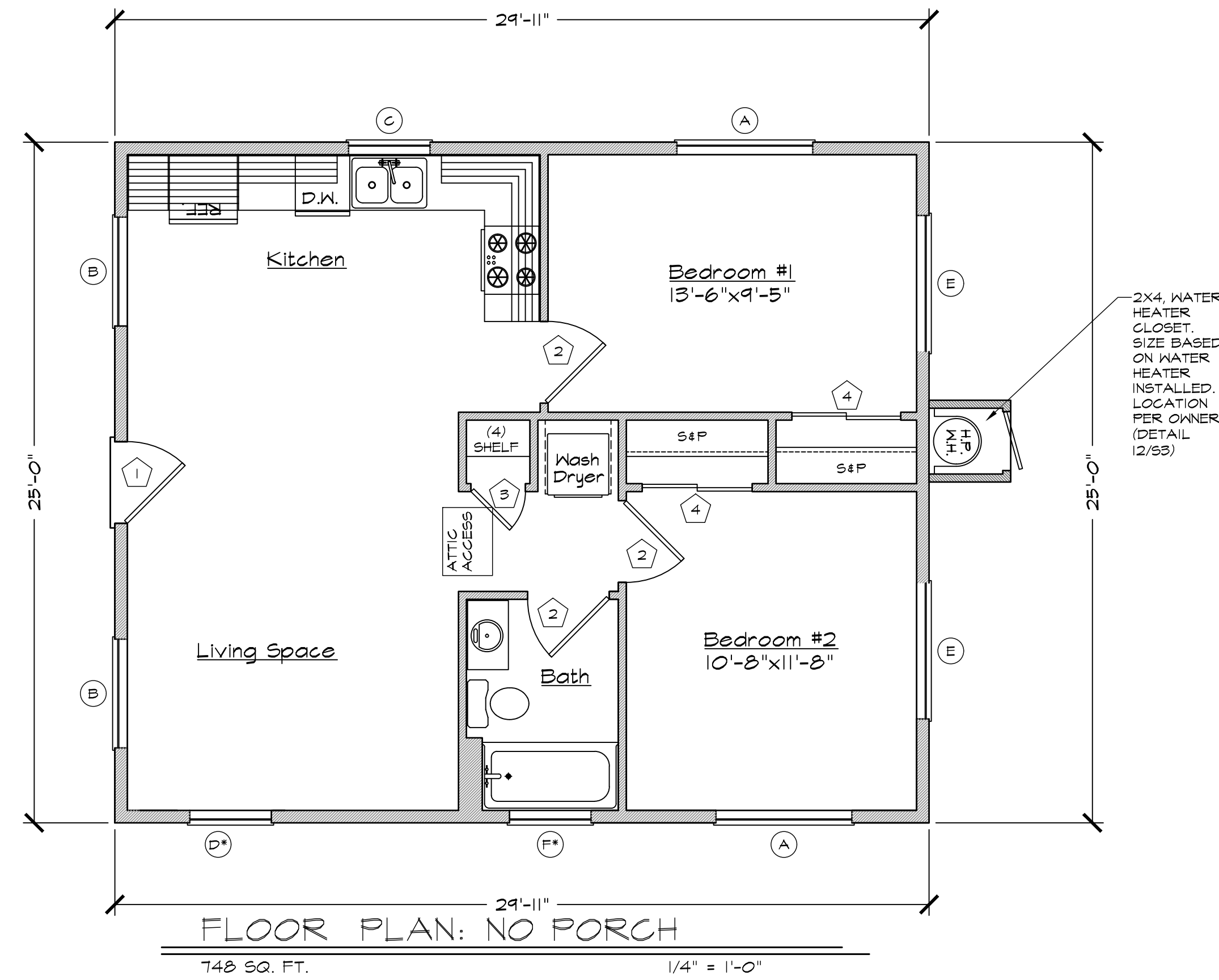
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DOOR SYMBOL	DOOR SIZE			QTY.	DOOR TYPE	CORE	MATERIAL	FRAME	SCREEN	NOTES:
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B	2'-0"	6'-8"	1-1/2"	1	SINGLE DOOR	HOLLOW	WOOD	WOOD	NO	INTERIOR DOOR
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C	3'-0"	3'-0"	SLIDER	1	VINYL	6'-8"	CLEAR	0.21	.23	YES	TEMPERED
D	3'-0"	4'-0"	SLIDER	1	VINYL	6'-8"	CLEAR	0.21	.23	YES	
E	5'-0"	1'-6"	SLIDER	2	VINYL	6'-8"	CLEAR	0.21	.23	YES	
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General Notes

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 CHICO, CA 95926  
 (530)715-7184

FLOOR PLAN

No.	Revision/Issue	Date
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05/08/2026

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ADUs

KEITH  
748 SQ.FT.

Project  
26M-001

Date

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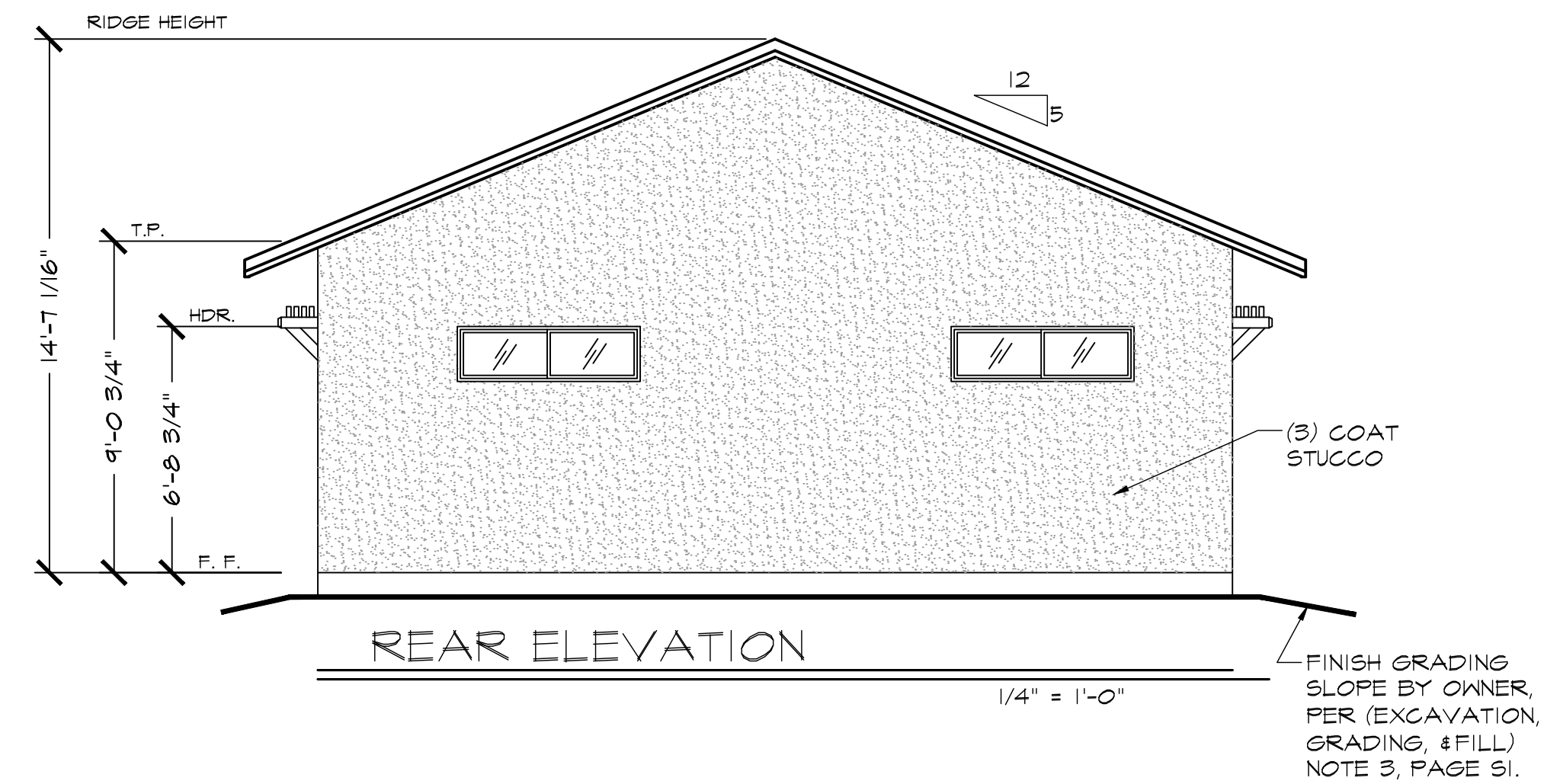
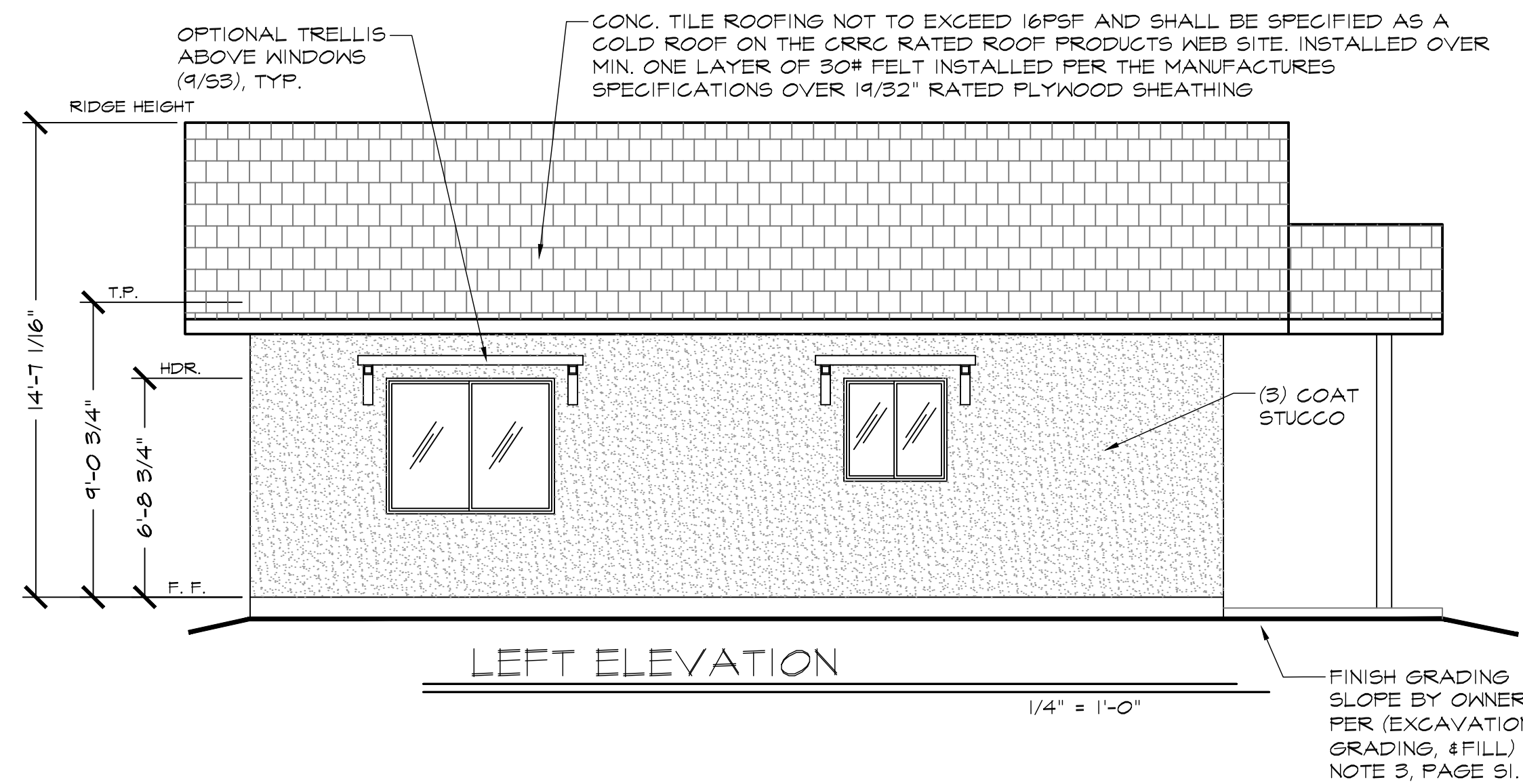
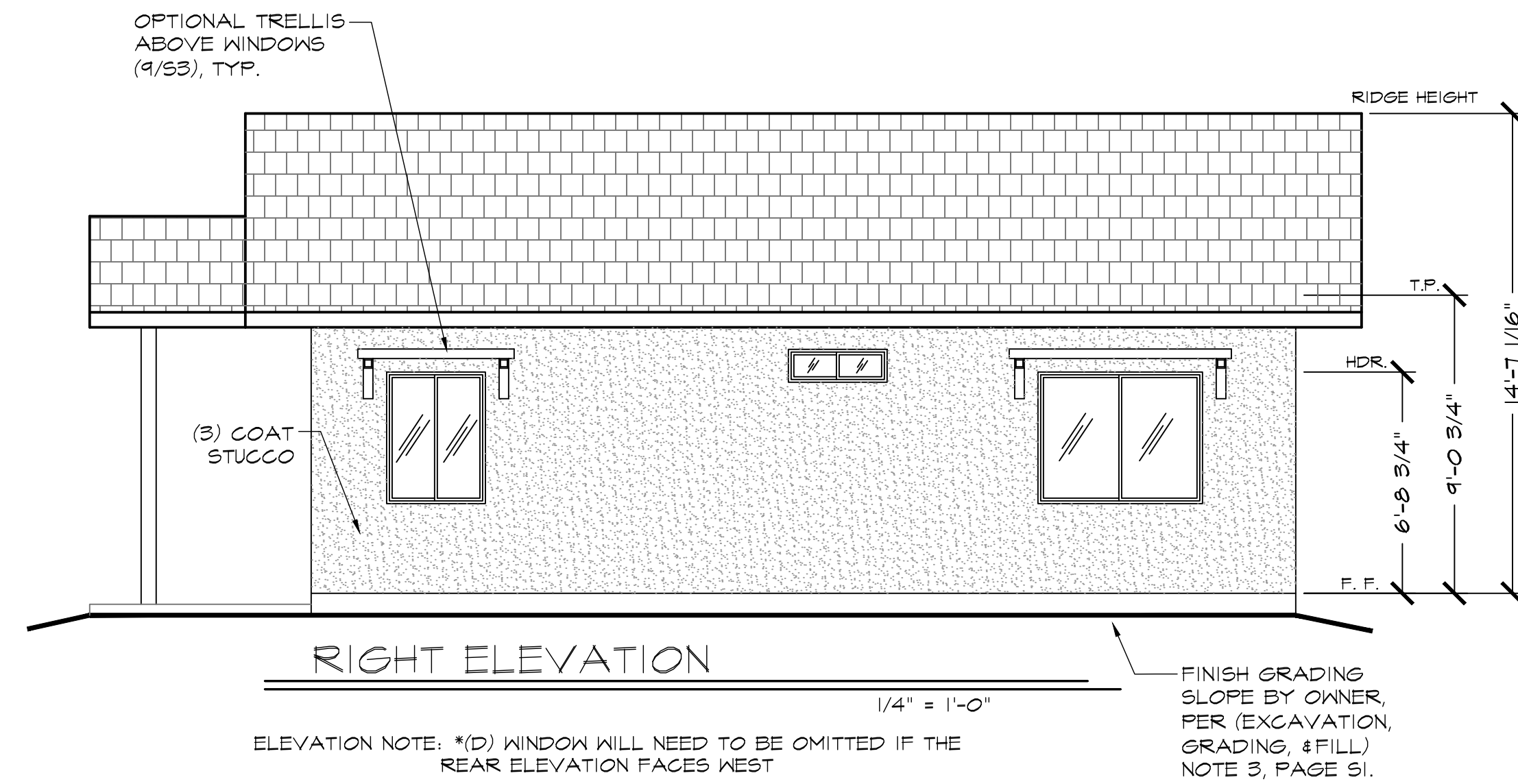
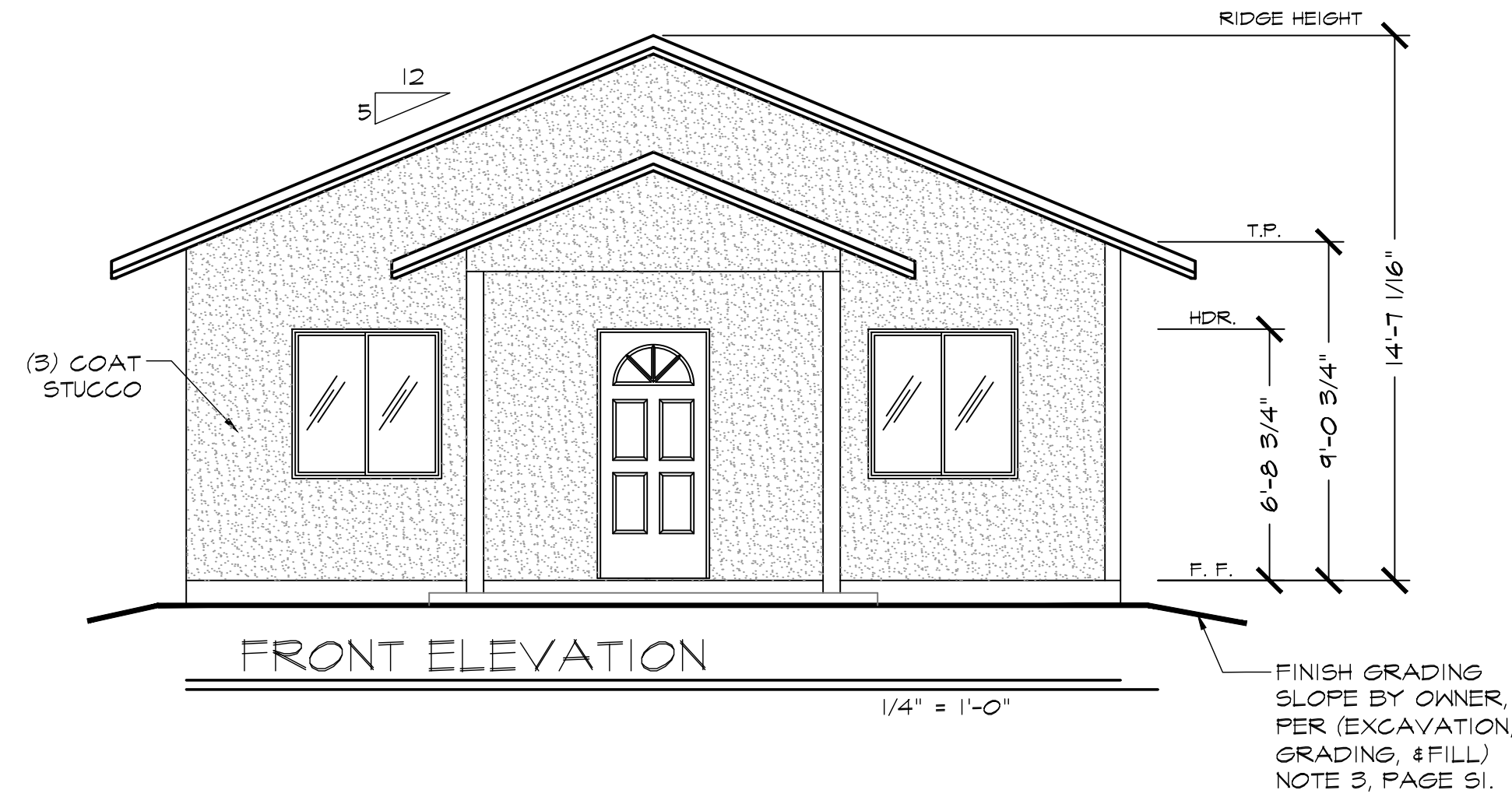
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NO PORCH

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)



General Notes

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1250 EAST AVE #10  
CHICO, CA 95926  
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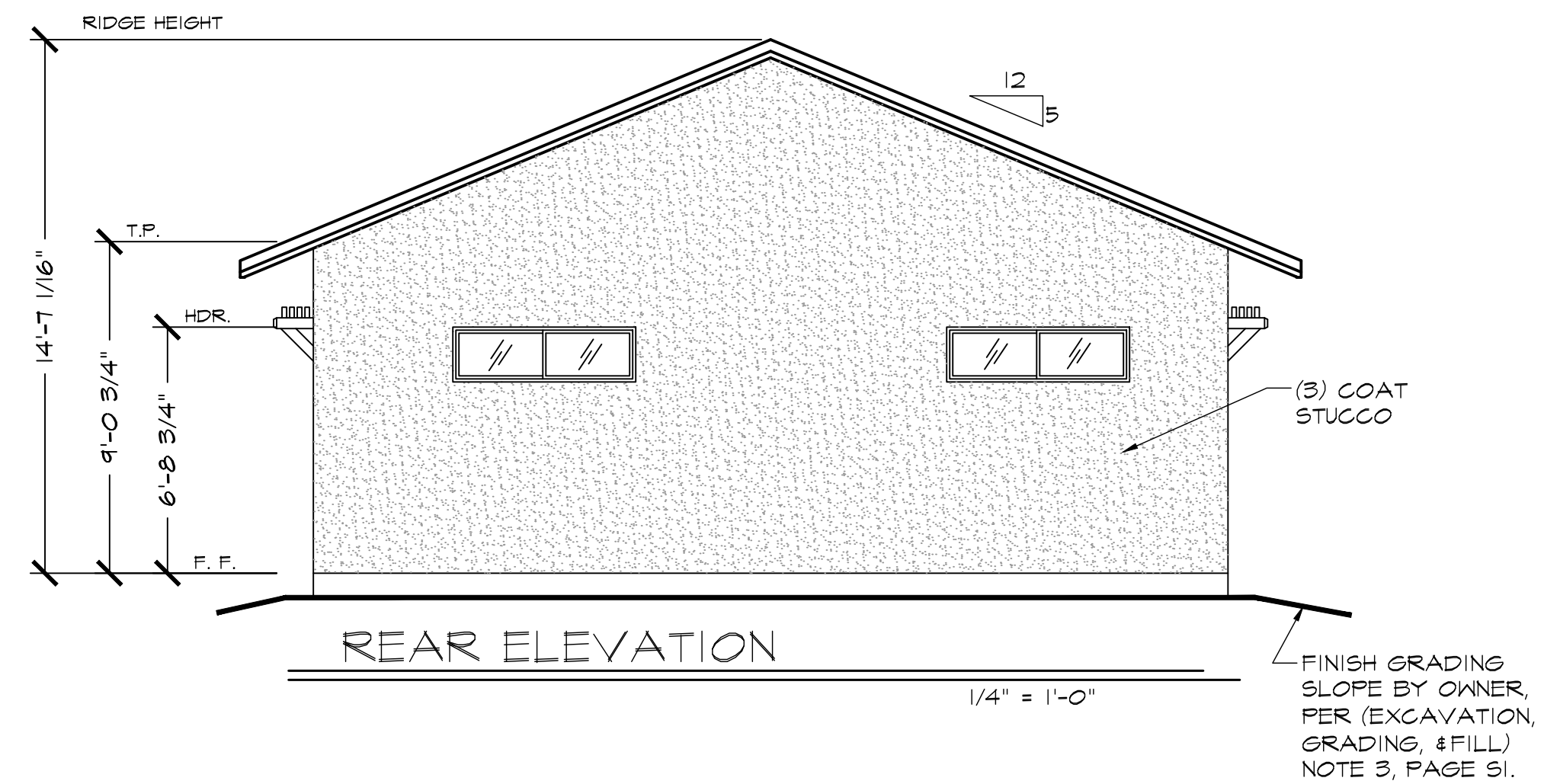
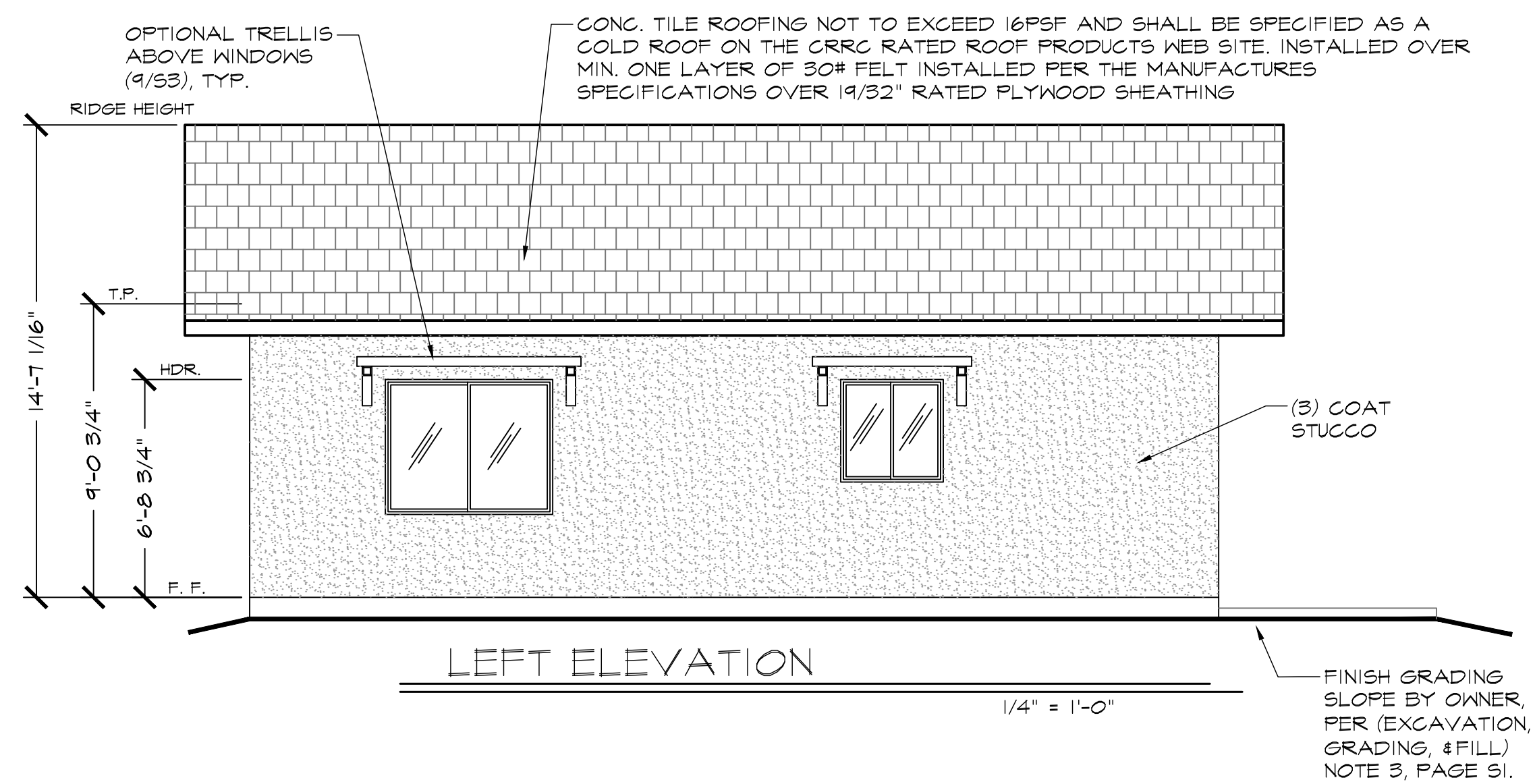
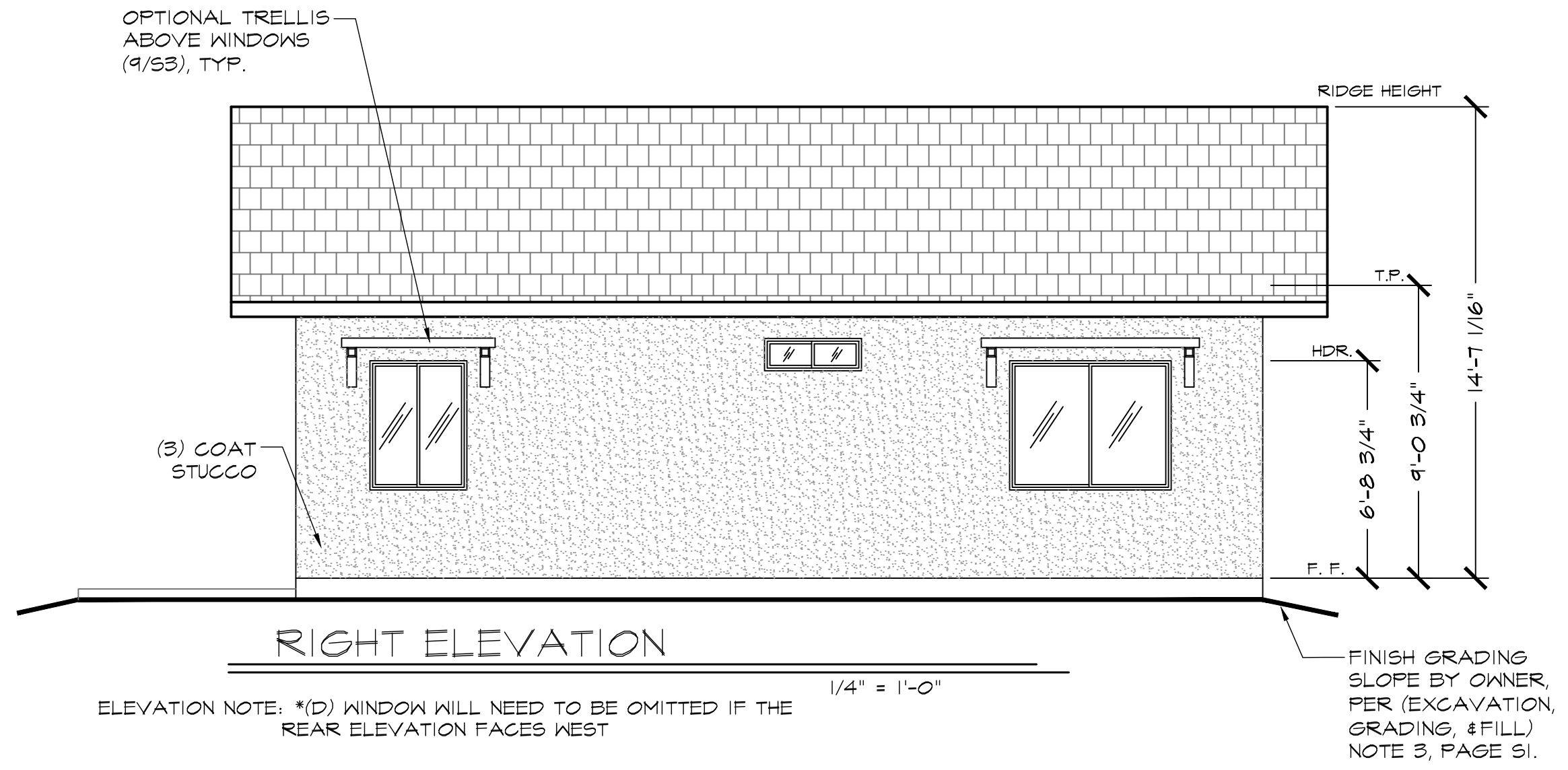
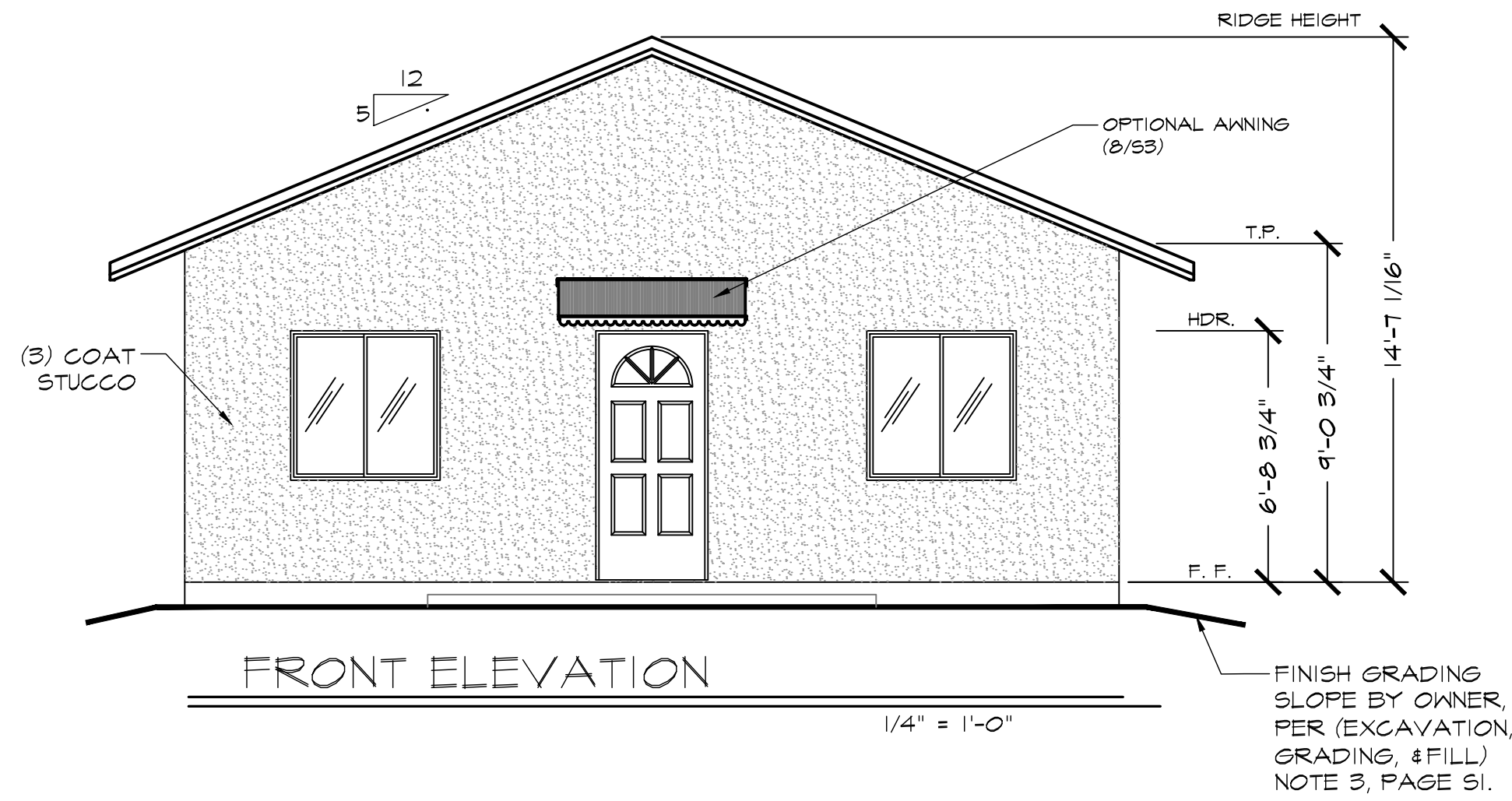
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NOTES:  
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ELEVATIONS

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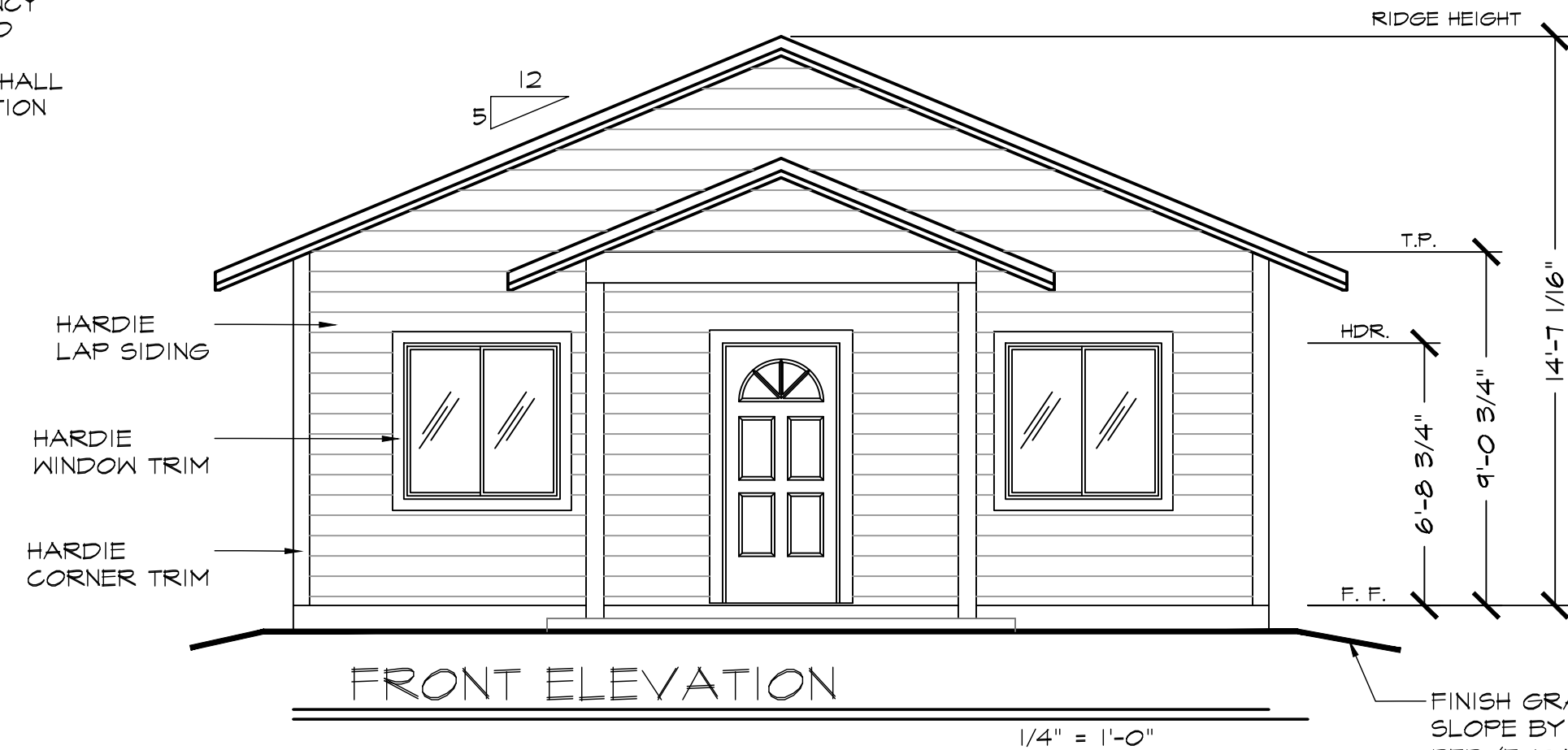
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NO PORCH

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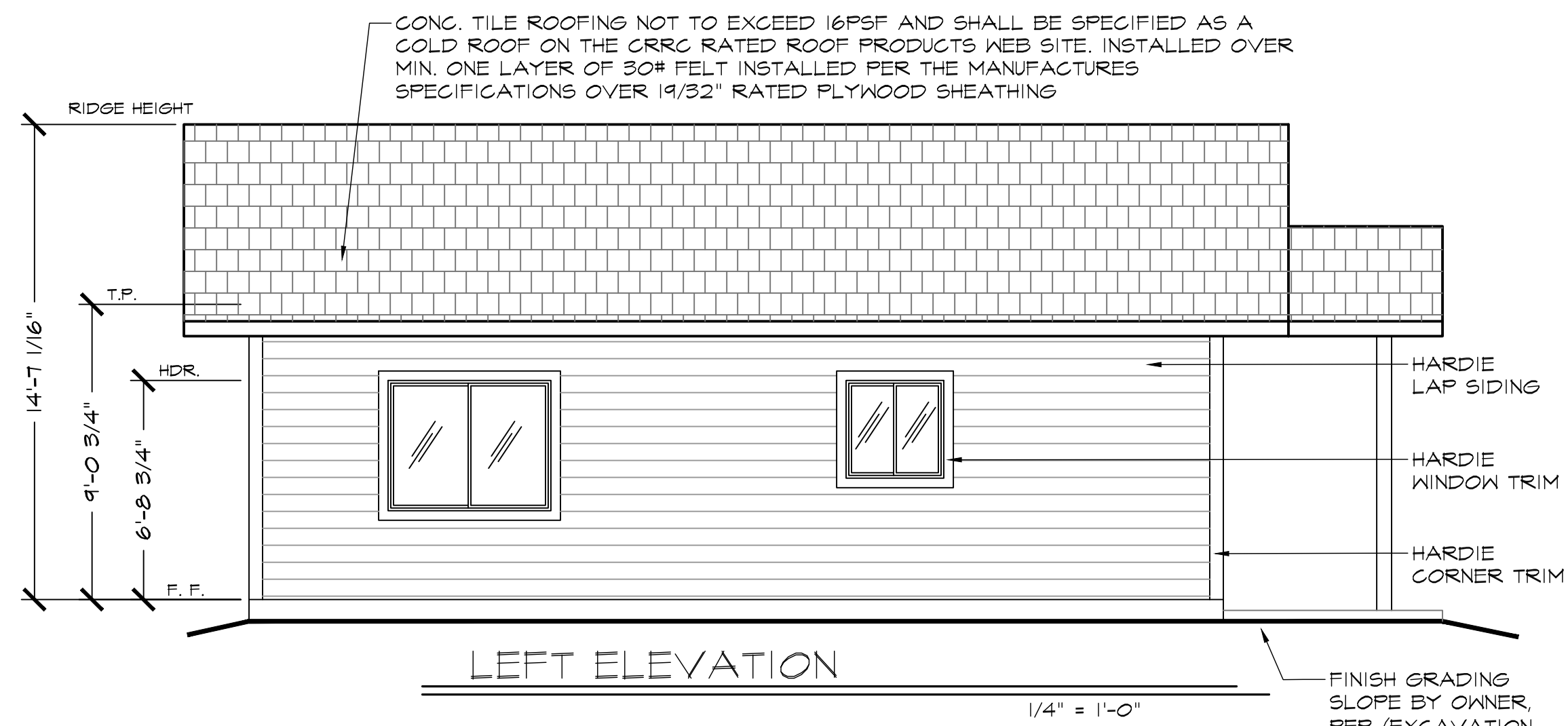


FINISH GRADING SLOPE BY OWNER, PER (EXCAVATION, GRADING, & FILL) NOTE 3, PAGE 51.

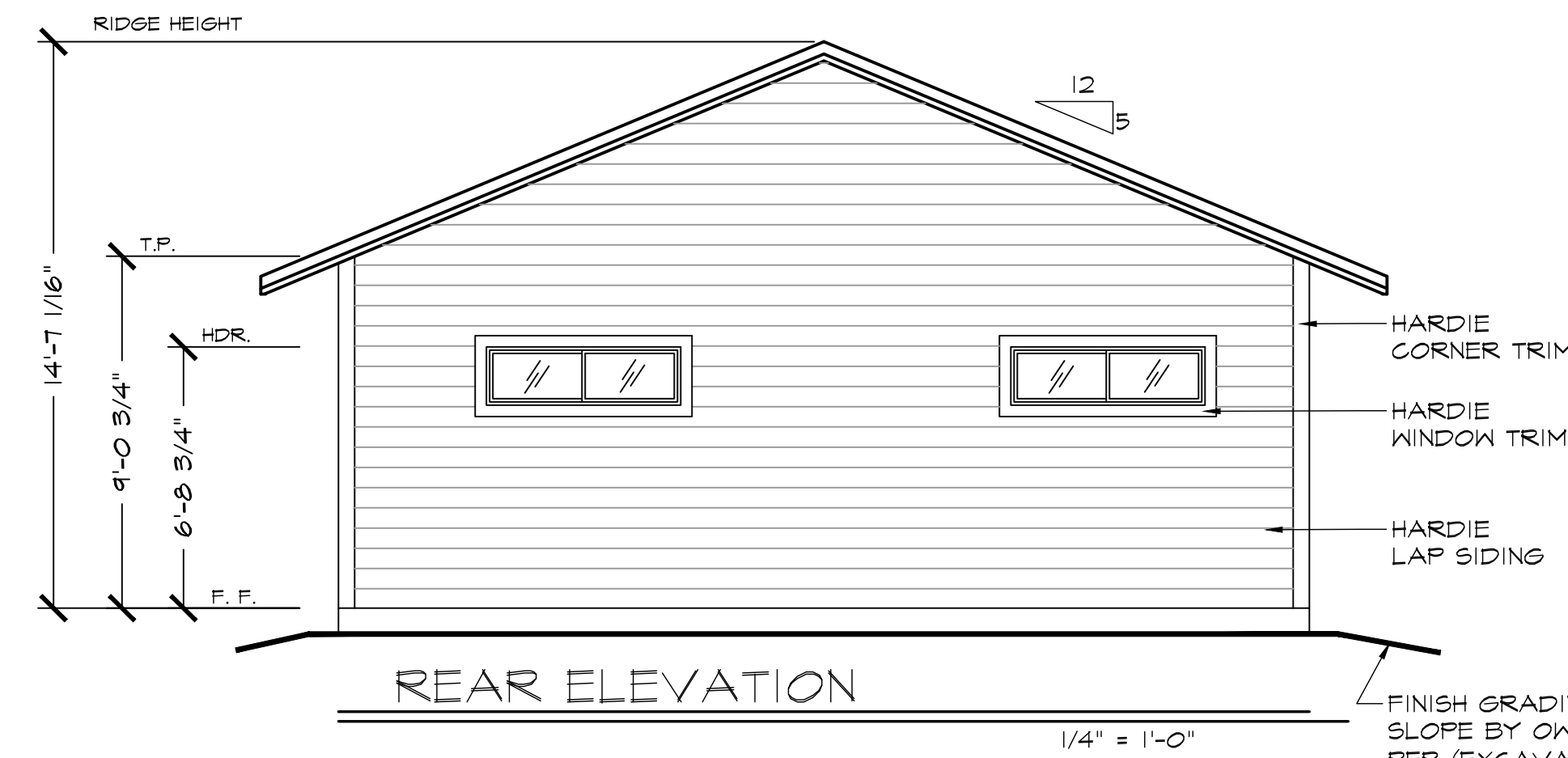


ELEVATION NOTE: \*D) WINDOW WILL NEED TO BE OMITTED IF THE REAR ELEVATION FACES WEST

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CONG. TILE ROOFING NOT TO EXCEED 16PSF AND SHALL BE SPECIFIED AS A COLD ROOF ON THE GRRG RATED ROOF PRODUCTS WEB SITE. INSTALLED OVER MIN. ONE LAYER OF 30# FELT INSTALLED PER THE MANUFACTURES SPECIFICATIONS OVER 1/2\"/>

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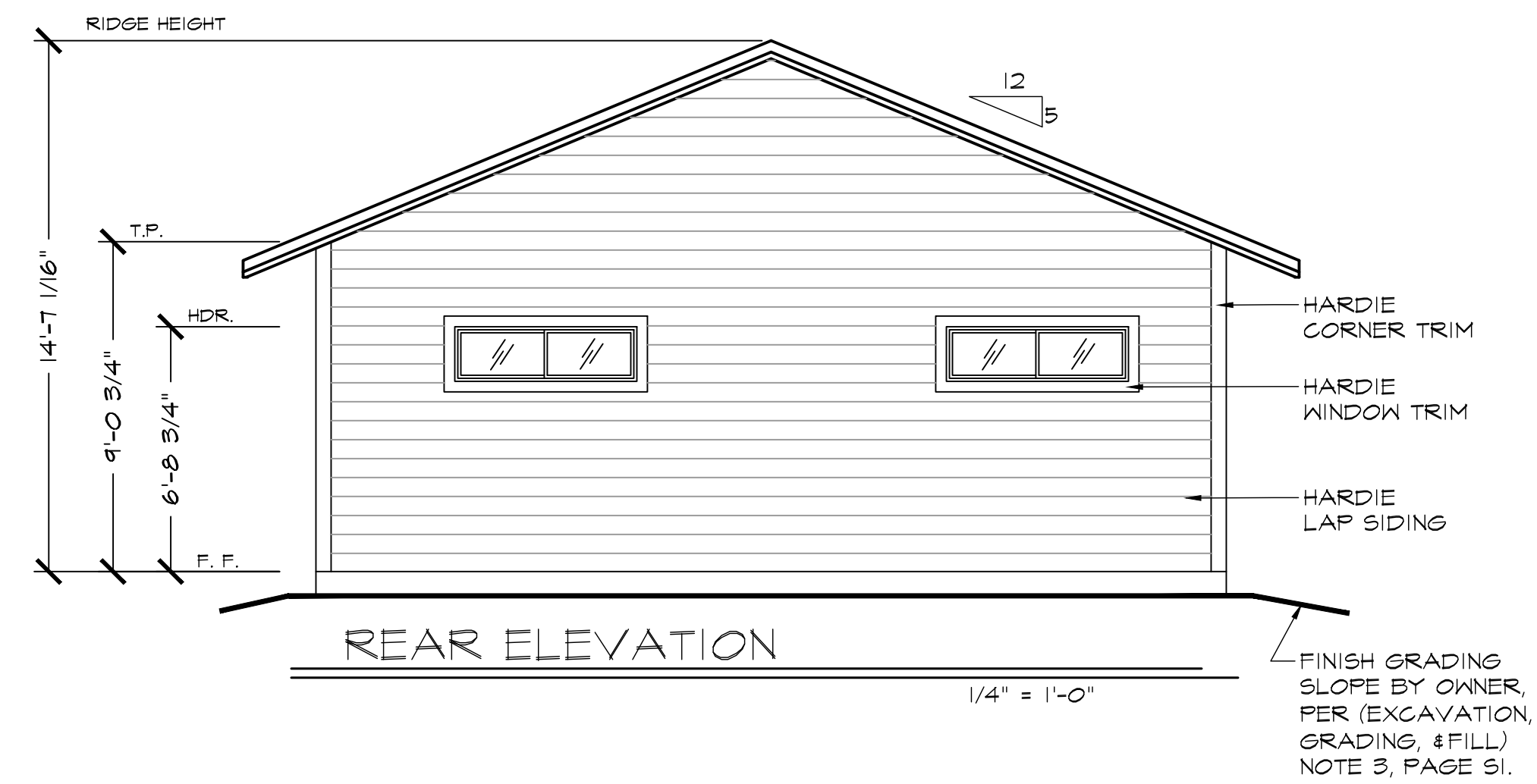
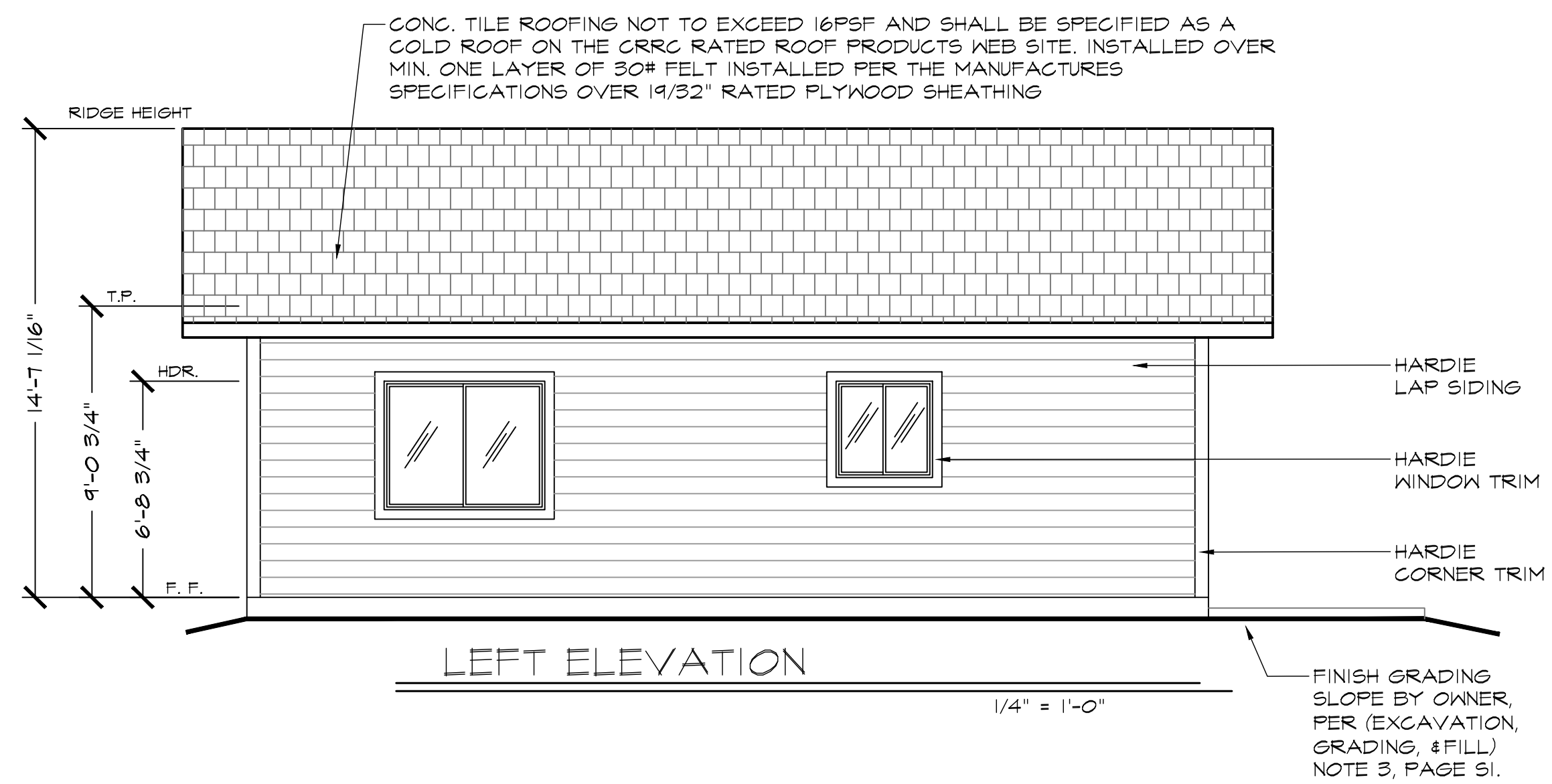
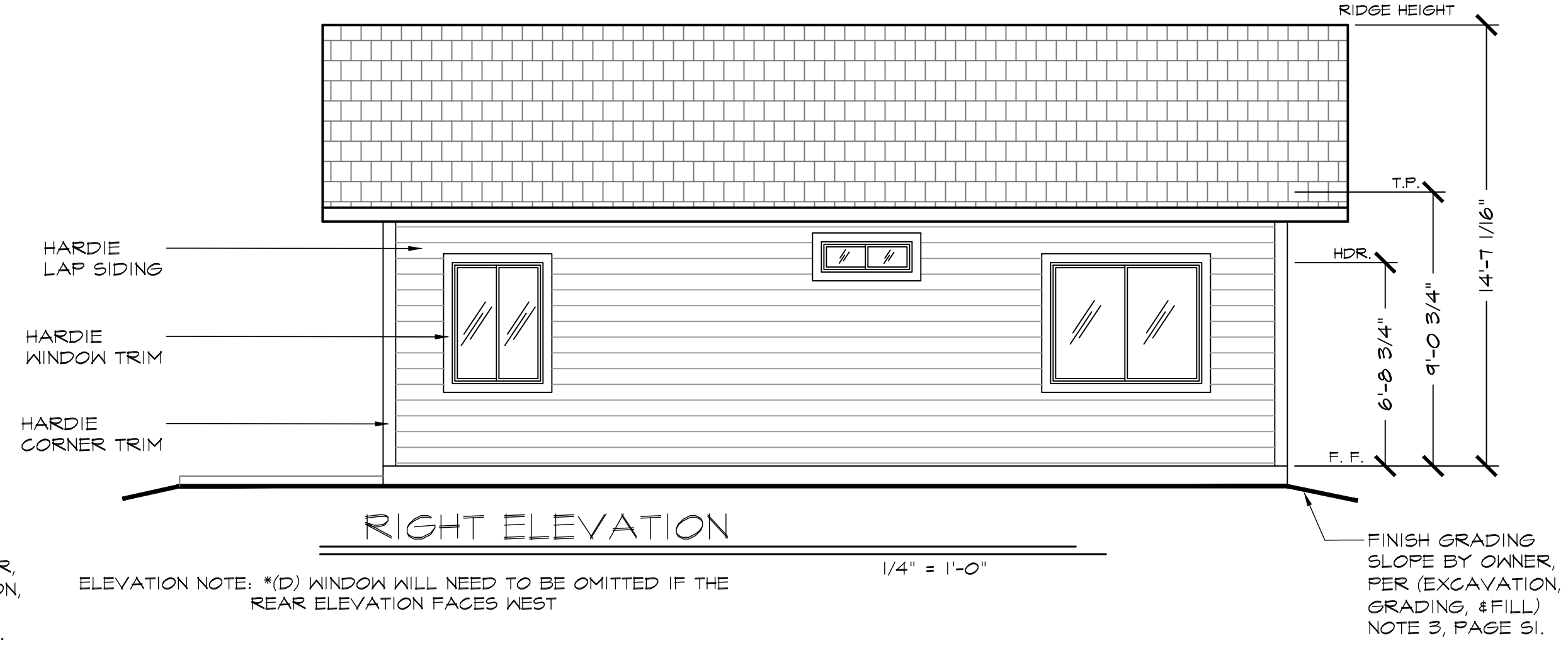
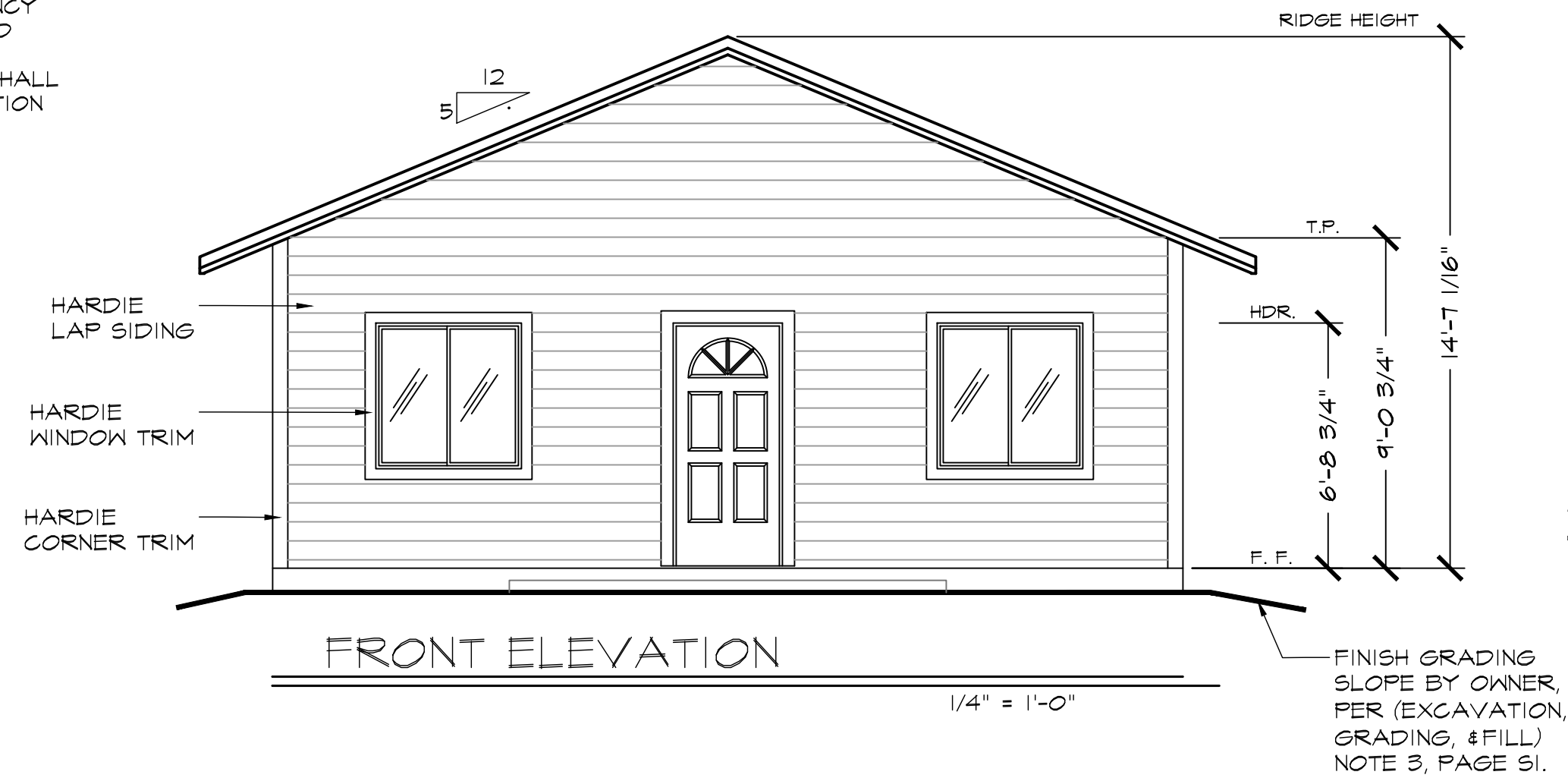
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DRAINAGE. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 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)



General Notes

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



REVIEWED FOR CODE COMPLIANCE MAY 13, 2026 BRS CONSULTING GROUP

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

ELEVATIONS

No.	Revision/Issue	Date
-		
1		
2		



05/08/2026

LATHROP ADUs

KEITH  
748 SQ.FT.

Project  
26M-001

Date

Scale  
AS NOTED

Sheet

A2.3

NO PORCH