

ADDRESS - ACCESSORY DWELLING UNIT

DESIGN & PLANNING

Adam
Stickels
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PROFESSIONALS

CODE COMPLIANCE

DESIGNER ADAM STICKELS CONTRACTOR 1263 MEAD VENTURA 805-616-0664	OWNER N/A
STRUCTURAL ENGINEER TBD	ARBORIST N/A
CIVIL ENGINEER N/A	SOILS ENGINEER N/A

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

COUNTY AIR POLLUTION CONTROL DISTRICT REQUIREMENTS.
2023 CALIFORNIA BUILDING ADMINISTRATIVE CODE, PART 1
2023 CALIFORNIA BUILDING CODE, PART 2
2023 CALIFORNIA RESIDENTIAL CODE, PART 2.5
2023 CALIFORNIA ELECTRICAL CODE, PART 3
2023 CALIFORNIA MECHANICAL CODE, PART 4
2023 CALIFORNIA PLUMBING CODE, PART 5
2023 CALIFORNIA ENERGY CODE, PART 6
2023 CALIFORNIA FIRE CODE, PART 9
2023 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11
2023 CALIFORNIA REFERENCED STANDARDS CODE, PART 12
2023 CALIFORNIA CODE, TITLE 24 CD-ROM
2023 CALIFORNIA TITLE 24 COMPLETE COLLECTION
NATIONAL ELECTRIC CODE
FEDERAL - OSHA
SANTA BARBARA COUNTY (SBCO) BUILDING ORDINANCE #5092
SBCO GRADING ORDINANCE #4766.

PERVIOUS/ IMPERVIOUS AREAS

SHEET INDEX

PROJECT INFO

PROJECT DESCRIPTION

EXISTING:	
IMPERVIOUS ROOF AREA:	0 SF (0%)
IMPERVIOUS PAVING AREA:	0 SF (0%)
PERMEABLE PAVING:	0 SF (0%)
LANDSCAPE/ PERVIOUS:	0 SF (0%)
PROPOSED:	
IMPERVIOUS ROOF AREA:	0 SF (0%)
IMPERVIOUS PAVING AREA:	0 SF (0%)
PERMEABLE PAVING:	0 SF (0%)
LANDSCAPE/ PERVIOUS:	0 SF (0%)

#	LU	DF	DRAWING TITLE		
GENERAL					
T-1.0A			COVER SHEET		
T-1.3			SITE PHOTOS		
T-1.4			AREA PLANS		
T-1.5			SPANISH MATERIALS BOARD		
ARCHITECTURAL					
A-1.1			SITE PLAN		
A-2.10			EXISTING RESIDENCE FLOOR PLAN		
A-2.11			PROPOSED SPANISH FLOOR PLANS		
A-2.14			LEVEL 1 REFLECTED CEILING PLAN		
A-2.15			3D VIEW OF ADU		
A-4.1			ROOF PLAN		
A-5.1			BUILDING SECTIONS		
A-6.1			PROPOSED EXTERIOR WITH CHIMNEY ELEVATIONS		
A-6.2			PROPOSED EXTERIOR WITHOUT CHIMNEY ELEVATIONS		
A-9.1			DETAILS		
A-9.2			DETAILS		

PROJECT ADDRESS:	ADDRESS
A.P.N.:	000-000-000
CONSTRUCTION TYPE:	N/A
LOT ACREAGE:	0 ACRES 0 SQ FT
ZONING:	ZONE: ZONE
HIGH FIRE HAZARD AREA:	N/A
OCCUPANCY:	RESIDENTIAL
STORIES:	1
FIRE SPRINKLERS:	NO
SLOPE:	0%

NEW PROPOSED ADU BUILDING NET 800 SQFT. TWO BEDROOM WITH FIREPLACE AND REAR FACING PATIO SPACE.

CONSTRUCTION WASTE MANAGEMENT:
COUNTY APPROVED WASTE MANAGEMENT COMPANY IS TO BE MARBORG INDUSTRIES, 136 N QUARANTINA ST, SANTA BARBARA, CA, 93103. PHONE 805.963.1852

CONSTRUCTION WASTE REDUCTION TO COMPLY WITH DISPOSAL AND RECYCLING PROVISIONS OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE SECTION 4.408.1

SPECIAL INSPECTIONS

AREA BREAKDOWN - PLANNING

VICINITY MAP

TBD. SEE STRUCTURAL

EXISTING:	NET	GROSS
EXISTING RESIDENCE:	0 SQFT	0 SQFT
TOTAL EXISTING:	0 SQFT	0 SQFT
PROPOSED DETACHED ADU:	800 SQFT	876 SQFT
TOTAL PROPOSED:	800 SQFT	876 SQFT
TOTAL DEVELOPMENT:	0 SQFT	0 SQFT

NOT TO SCALE

PROJECT SITE

FIRE DEPARTMENT NOTES:

FLOOR AREA, AS USED IN THIS SECTION 35-142 (ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS), "FLOOR AREA" MEANS THE FLOOR AREA WITHIN THE INSIDE PERIMETER OF THE EXTERIOR WALLS OF THE BUILDING UNDER CONSIDERATION, EXCLUSIVE OF VENT SHAFTS AND COURTS, WITHOUT DEDUCTION FOR CORRIDORS, STAIRWAYS, RAMPS, CLOSETS, THE THICKNESS OF INTERIOR WALLS, COLUMNS, OR OTHER FEATURES.
THE FLOOR AREA OF A BUILDING, OR PORTION THEREOF, NOT PROVIDED WITH SURROUNDING EXTERIOR WALLS SHALL BE THE USEABLE AREA UNDER THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE.
THE GROSS FLOOR AREA SHALL NOT INCLUDE SHAFTS WITH NO OPENINGS OR INTERIOR COURTS

1. NO FIRE SPRINKLERS

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COVER SHEET

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T-1.0A

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PLACEHOLDER SHEET FOR SITE PHOTOS

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T-1.3

NET FLOOR AREA

FLOOR AREA. THE TOTAL HORIZONTAL ENCLOSED AREA OF ALL THE FLOORS BELOW THE ROOF AND WITHIN THE EXTERIOR WALLS OF A BUILDING OR ENCLOSED STRUCTURE. THE FLOOR AREA OF AN UNENCLOSED BUILDING OR STRUCTURE INCLUDES ALL HORIZONTAL AREA BELOW THE ROOF LINE. SEE ALSO SECTION 30.15.070, MEASURING FLOOR AREA.

LIVABLE FLOOR AREA. THE TOTAL ENCLOSED AND USABLE SPACE AVAILABLE WITHIN THE EXTERIOR WALLS ON ALL FLOORS OF A BUILDING, INCLUDING INTERIOR CORRIDORS, STAIRS, ELEVATORS, PASSAGEWAYS, AND FINISHED BASEMENTS, CELLARS, AND ATTICS. UNFINISHED AND UNHEATED AREAS INCLUDING, BUT NOT LIMITED TO: BASEMENTS, CELLARS, ATTICS, PORCHES, BREEZEWAYS, GARAGES, SHEDS AND WORKSHOPS ARE EXCLUDED FROM LIVABLE FLOOR AREA DETERMINATIONS. BASEMENT, CELLARS, OR ATTIC AREAS ARE CONSIDERED FINISHED IF ALL OF THE WALLS, CEILINGS, AND FLOORS ARE FINISHED. WALLS AND CEILINGS SHALL BE DEEMED FINISHED ONLY IF THEY ARE COVERED WITH PLASTER, WALLBOARD, OR SIMILAR MATERIAL. FLOORS SHALL BE DEEMED FINISHED ONLY IF THEY ARE COVERED WITH CARPETING, TILE, LINOLEUM, OR SIMILAR MATERIAL.

30.15.070 MEASURING FLOOR AREA. THE NET FLOOR AREA OF A STRUCTURE IS THE SUM, IN SQUARE FEET, OF THE HORIZONTAL AREAS OF ALL FLOORS OF A STRUCTURE OR OTHER ENCLOSED STRUCTURE, OR PORTIONS THEREOF, MEASURED FROM EITHER THE INTERIOR PERIMETER OF THE EXTERIOR WALLS, OR BELOW THE ROOFLINE, OR THE CENTERLINE OF INTERIOR WALLS, AS DESCRIBED BELOW. ALL REFERENCES TO FLOOR AREA IN THIS TITLE ARE TO NET FLOOR AREA, UNLESS OTHERWISE INDICATED. THE FOLLOWING ARE INCLUDED IN AND EXCLUDED FROM FLOOR AREA EXCEPT AS OTHERWISE PROVIDED IN THIS TITLE.

A. INCLUDED IN FLOOR AREA.

1. **ENCLOSED STRUCTURES.** NET FLOOR AREA INCLUDES ALL SPACE WITHIN A STRUCTURE THAT IS BELOW THE ROOF AND WITHIN THE INTERIOR PERIMETER OF THE EXTERIOR WALLS OF ANY MAIN OR ACCESSORY STRUCTURE.

2. **INTERIOR SPACES.** NET FLOOR AREA OF INTERIOR SPACES, SUCH AS ROOMS OR SEPARATE TENANT SPACES, INCLUDES ALL SPACE WITHIN THE CENTERLINES OF DEMISING WALLS SEPARATING SUCH SPACES OR PORTIONS THEREOF.

3. **STAIRWAYS AND ELEVATOR SHAFTS.** IN THE CASE OF A MULTISTORY STRUCTURE THAT HAS COVERED OR ENCLOSED STAIRWAYS, STAIRWELLS, OR ELEVATOR SHAFTS, THE FLOOR AREA OF SUCH FEATURES IS COUNTED ONLY ONCE AT THE FLOOR LEVEL OF THEIR GREATEST AREA OF HORIZONTAL EXTENT.

4. **UNENCLOSED STRUCTURES.** THE NET FLOOR AREA OF A STRUCTURE WITH NO WALLS, OR PARTIAL WALLS, SUCH AS A CARPORT, INCLUDES ALL SPACE BELOW THE ROOF LINE.

B. EXCLUDED FROM FLOOR AREA. THE FOLLOWING AREAS ARE EXCLUDED FROM FLOOR AREA:

1. VENT SHAFTS OR AREAS WITH A CEILING HEIGHT OF LESS THAN FIVE FEET ABOVE FINISHED FLOOR.

2. ATTICS, CRAWLSPACES, OR SIMILAR AREAS, WHERE ENTRY IS MADE ONLY FOR SERVICE OF UTILITIES, AND NOT DESIGNED FOR USE AS STORAGE OR ANY OTHER USE WHATSOEVER.

3. UNENCLOSED ROOFED AREAS SUCH AS PATIO COVERS, PORCHES, TRELLISES, GAZEBOS, SHADE STRUCTURES, OR OTHER SIMILAR UNENCLOSED STRUCTURES NOT USED FOR THE SHELTER, HOUSING, OR ENCLOSURE OF PERSONS, ANIMALS, OR PROPERTY.

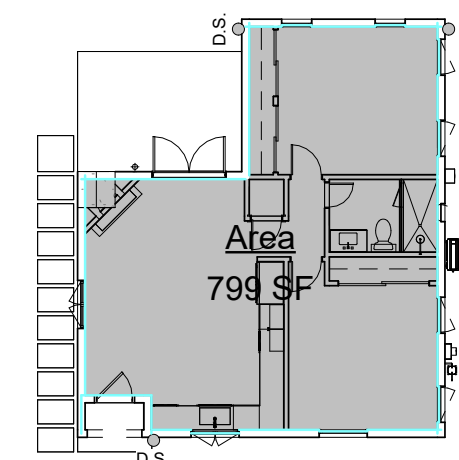
4. ENCLOSED SPACES IN NONRESIDENTIAL OR MIXED-USE STRUCTURES THAT CONTAIN "INFRASTRUCTURE" (E.G., MECHANICAL EQUIPMENT ENCLOSURES, VENT SHAFTS, TRASH AND RECYCLING ENCLOSURES, AIR CONDITIONERS, FORCED AIR UNITS, ELECTRIC VAULTS, WATER HEATERS AND SOFTENERS, CELLULAR TELEPHONE EQUIPMENT, AND OTHER SIMILAR USES) SHALL NOT COUNT TOWARD THE CALCULATION OF FLOOR AREA IF SUCH AREAS ARE DESIGNED IN THE MINIMUM SIZE NECESSARY TO SCREEN OR ENCLOSE SUCH EQUIPMENT, AND THE SPACE CANNOT BE CONVERTED TO STORAGE OR ANOTHER NON-INFRASTRUCTURE USE.

5. NONLIVABLE RESIDENTIAL ACCESSORY STRUCTURES THAT DO NOT REQUIRE A BUILDING PERMIT FOR CONSTRUCTION OR INSTALLATION.

6. TEMPORARY STRUCTURES PERMITTED WITH A TEMPORARY USE PERMIT.

EXISTING AREA - NET

SCALE: 1/16" = 1'-0"



PROPOSED AREA - NET

SCALE: 1/16" = 1'-0"

PROPOSED NET AREA

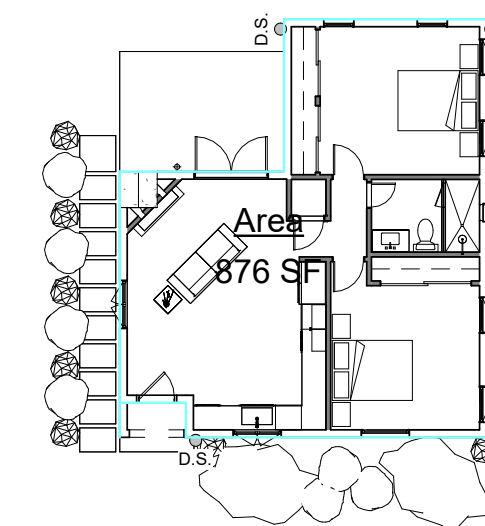
PROPOSED ADU 799 SF NET

EXISTING NET AREA

EXISTING RESIDENCE 0 SF NET

EXISTING AREA - GROSS

SCALE: 1/16" = 1'-0"



PROPOSED AREA - GROSS

SCALE: 1/16" = 1'-0"

PROPOSED GROSS AREA

PROPOSED ADU 876 SF GROSS

EXISTING GROSS AREA

EXISTING RESIDENCE 0 SF GROSS

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AREA PLANS

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MATERIALS BOARD

EXTERIOR FINISH & MATERIAL INDEX

TAG	DESCRIPTION
EX-01	HIGH GRADE / STUCCO / TAN
EX-02	SPANISH SHINGLE / / TERRACOTTA
EX-03	WINDOWS DOORS / ALUM. CLAD / BRONZE
EX-04	PATIO SPACE / CONCRETE / SMOOTH / CONC.
EX-05	DESCRIPTION / MATERIAL / TEXTURE / COLOR
EX-06	DESCRIPTION / MATERIAL / TEXTURE / COLOR
EX-07	DESCRIPTION / MATERIAL / TEXTURE / COLOR



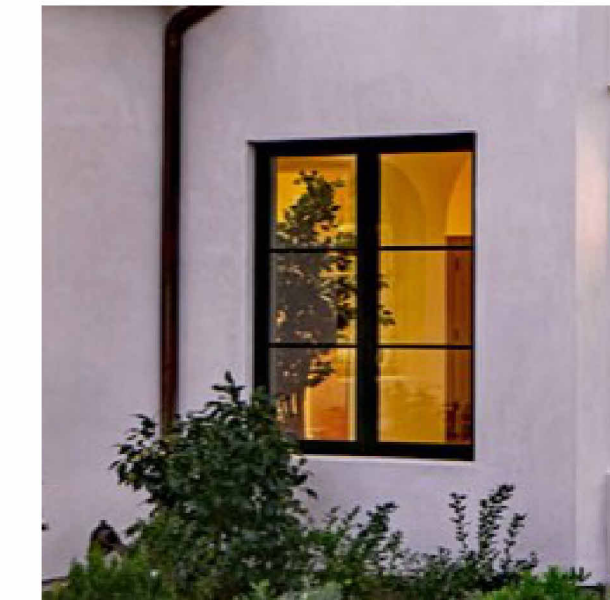
EX-01 EXTERIOR STUCCO

TEXTURE: SMOOTH OR STEEL TROWEL
 COLOR: TO MATCH EXISTING MAIN RESIDENCE OR TO BE TAN AS PROPOSED



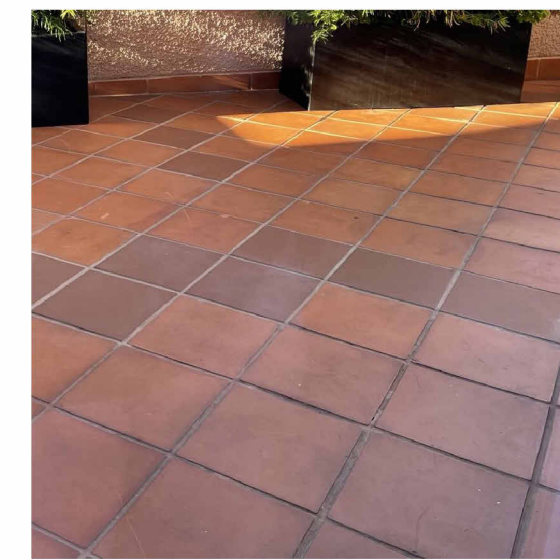
EX-02 SPANISH STYLE ROOF TILE

COLOR: TERRACOTTA OR TO MATCH EXISTING MAIN RESIDENCE ROOF COLOR



EX-03 ALUM. CLAD WINDOWS AND DOORS

COLOR: BRONZE COLORING PROPOSED OR TO MATCH EXISTING COLOR OF MAIN RESIDENCE



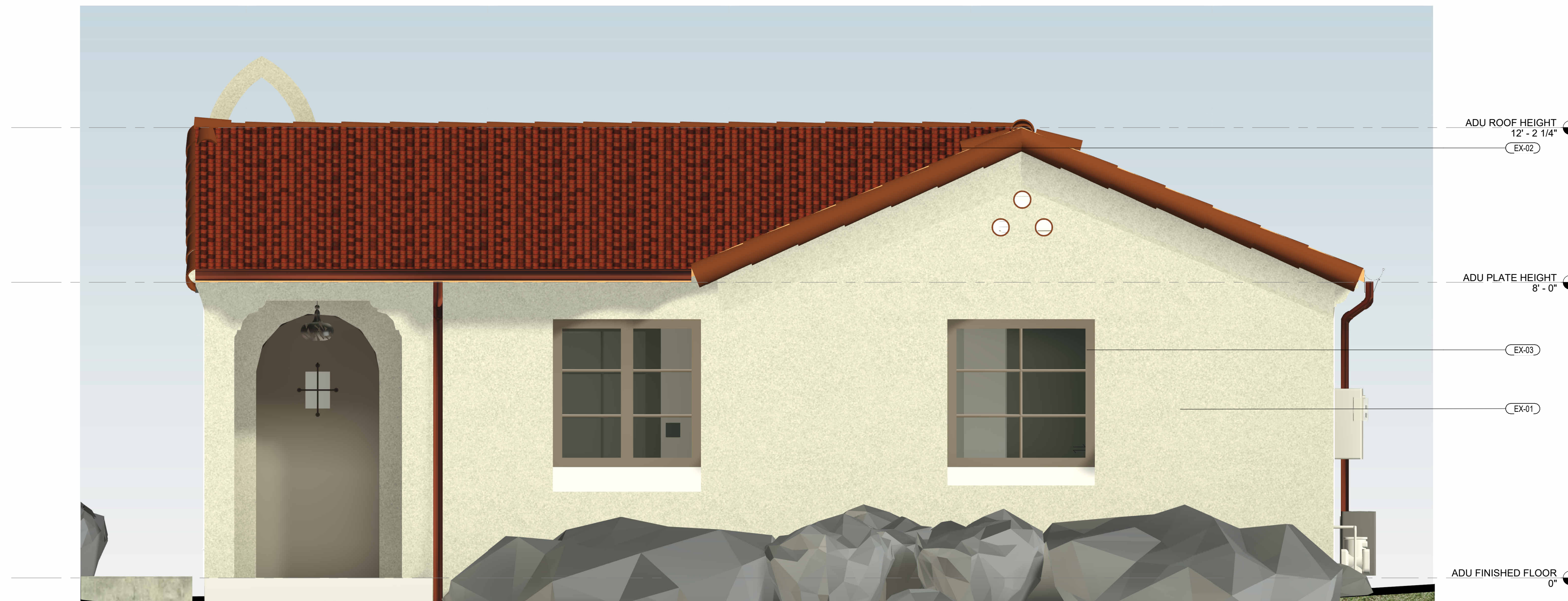
EX-04 TILE PATIO

COLOR: RED, TERRACOTTA, HONEY, CHOCOLATE

SIZES: 12" X 12" X 1/2" NOMINAL
 ACTUAL SIZE: 11 3/4" X 11 3/4" X 7/16"
 EDGE DETAIL: FINISHED
 GROUT JOINT: 3/8" RECOMMENDED
 WEIGHT: 12" X 12": 4.7 LBS.; STEP NOSE: 5.8 LBS.
 SURFACE: SMOOTH NATURAL CLAY SURFACE (UNGLAZED)
 BACK: NOTCHED TO PROVIDE A BETTER BONDING SURFACE
 TRIM: STEP NOSE

NUMBER OF BULBS: 1
 BULB BASE: MEDIUM (E26)
 BULB TYPE: COMPACT FLUORESCENT
 WATTS PER BULB: 100
 WATTAGE: 100
 HEIGHT: 19"
 WIDTH: 11"
 ENERGY STAR: NO
 MOTION SENSOR: NO
 PHOTOCELL: NO
 SOLAR: NO
 UL LISTED: YES
 UL RATING: WET LOCATION
 UL LISTED - INDICATES WHETHER A PRODUCT MEETS STANDARDS AND COMPLIANCE GUIDELINES SET BY UNDERWRITERS LABORATORIES. THIS LISTING DETERMINES WHAT TYPES OF ROOMS OR ENVIRONMENTS A PRODUCT CAN BE USED IN SAFELY.

NUMBER OF BULBS: 1
 BULB BASE: MEDIUM (E26)
 BULB TYPE: COMPACT FLUORESCENT
 WATTS PER BULB: 100
 WATTAGE: 100
 HEIGHT: 20"
 WIDTH: 14.25"
 ENERGY STAR: NO
 MOTION SENSOR: NO
 PHOTOCELL: NO
 SOLAR: NO
 UL LISTED: YES
 UL RATING: WET LOCATION
 UL LISTED - INDICATES WHETHER A PRODUCT MEETS STANDARDS AND COMPLIANCE GUIDELINES SET BY UNDERWRITERS LABORATORIES. THIS LISTING DETERMINES WHAT TYPES OF ROOMS OR ENVIRONMENTS A PRODUCT CAN BE USED IN SAFELY.



MATERIAL VIEW
 SCALE: 1/2" = 1'-0"

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ADU SITE PLAN

SCALE: 1/16" = 1'-0"

SITE PLAN LEGEND

- PROPERTY LINE
- X-X- 5' HIGH WOODEN FENCE (1X6' HORIZ.) FENCE 42" GATE
- G-G- GAS LINE
- E-E- ELECTRIC
- S-S- SEWER
- W-W- WATER
- CLEANOUT
- HOSE BIBB
- DRAINAGE FLOW DIRECTION

GENERAL NOTES - SITE PLAN

1. SEE CIVIL DRAWINGS FOR LOCATIONS OF BMFS
2. FINISH GRADE AROUND STRUCTURE SHALL SLOPE AWAY FROM FOUNDATION MINIMUM OF 6" FOR A MINIMUM DISTANCE OF 10' FEET

STORMWATER CONTROL NOTES

1. CONTRACTOR SHALL SCHEDULE STORM DRAIN WORK AHEAD OF OTHER UNDERGROUND CONDUIT CONSTRUCTION.
2. GRAVITY STORM DRAIN WORK SHALL BEGIN AT THE LOWEST POINT OF DISCHARGE AND PROCEED UPSTREAM.
3. POLYVINYL CHLORIDE (PVC) PIPE FOR 4" THROUGH 15" SIZE SHALL COMPLY WITH THE MOST RECENT ISSUE OF ASTM STANDARD D-3034 (SDR 35). PVC PIPE SHALL HAVE AN INTEGRALLY MOLDED BELL OR SOCKET END FOR GASKETED JOINT ASSEMBLY. JOINTS AND GASKETS SHALL COMPLY WITH THE MOST RECENT ISSUE OF ASTM STANDARD D-3212 AND F-477, RESPECTIVELY. PVC PIPE INSTALLATION SHALL COMPLY WITH UN-BELL PLASTIC PIPE ASSOCIATION STANDARD UNI-B-5, LATEST REVISION. PVC PIPE CONNECTIONS TO MANHOLES, CATCH BASINS AND OTHER CONCRETE STRUCTURES SHALL BE CONSTRUCTED WITH WATERSTOP AT MIDPOINT OF STRUCTURE WALL PENETRATION. WATERSTOP SHALL BE PVC CONCRETE MANHOLE ADAPTER (4" THROUGH 12" PIPE) OR LARGE DIAMETER WATERSTOP AS MANUFACTURED BY FERROCO, OR EQUIVALENT APPROVED BY THE ENGINEER.
4. HIGH DENSITY POLYETHYLENE (HDPE) PIPE AND FITTINGS FOR 4" THROUGH 48" SIZE SHALL BE N-12PROLINK WT (WATERTIGHT) SERIES AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC. (ADS), UNLESS NOTED OTHERWISE. LATERAL CONNECTIONS TO MAINLINES SHALL BE MADE USING MANUFACTURER'S WATERTIGHT REDUCING FITTINGS. PIPE AND FITTING INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDED PROCEDURES. CONNECTIONS TO CONCRETE STRUCTURES SHALL BE CONSTRUCTED WATERTIGHT USING MANUFACTURER'S RECOMMENDED MATERIALS AND METHODS.
5. GRATED CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLAN DETAIL.
6. QUALITY REVIEW AND REPORTING MEASUREMENTS.
 - A. CONTRACTOR SHALL REQUEST INSPECTION BY ENGINEER OF WORK AFTER INSTALLATION AND ASSEMBLY OF STORM DRAINAGE PIPING, BUT BEFORE COVERING.
 - B. CONTRACTOR SHALL REQUEST INSPECTION BY ENGINEER OF WORK AFTER FORMING AND PLACING REINFORCING STEEL FOR CAST-IN-PLACE DRAINAGE STRUCTURES, BUT BEFORE SCHEDULING THE CONCRETE POUR.
 - C. WITHIN TEN (10) WORKING DAYS OF COMPLETION OF THE STORM DRAIN SYSTEM AND BEFORE CONSTRUCTION OF PAVEMENT, WALKWAYS AND OTHER PERMANENT SURFACE IMPROVEMENTS, CONTRACTOR SHALL PROVIDE A CONSTRUCTION RECORD DRAWING OF THE SYSTEM TO INCLUDE TOP OF GRATE OR COVER AND INLET AND OUTLET INVERT ELEVATIONS OF ALL STORM DRAIN STRUCTURES. ELEVATION MEASUREMENTS SHALL BE ACCURATE TO 0.01 FEET.
 - D. UPON COMPLETION OF CONSTRUCTION OF THE STORM DRAIN SYSTEM AND WITH 48 HOURS NOTICE TO ENGINEER OF WORK, CONTRACTOR SHALL THOROUGHLY CLEAN AND WASH DOWN ALL INLETS AND STORM DRAIN PIPING USING FIRE HYDRANT FLOWS.

GENERAL NOTES - GRADING

1. ALL GRADING SHALL CONFORM WITH SANTA BARBARA COUNTY CODE CHAPTER 14 GRADING ORDINANCE #4477 AND STANDARDS AND REQUIREMENTS PERTAINING THERETO. THESE CONSTRUCTION DRAWINGS AND THE RECOMMENDATIONS OF THE SOILS ENGINEER AND ENGINEERING GEOLOGIST.
2. CONTRACTOR TO NOTIFY THE COUNTY GRADING INSPECTOR AND SOILS LABORATORY AT LEAST 48 HOURS BEFORE START OF GRADING WORK OR PRE-CONSTRUCTION MEETING.
3. CONTRACTOR SHALL EMPLOY ALL LABOR, EQUIPMENT AND METHODS REQUIRED TO PREVENT HIS OPERATIONS FROM PRODUCING DUST IN AMOUNTS DAMAGING TO ADJACENT PROPERTY, CULTIVATED VEGETATION AND DOMESTIC ANIMALS OR CAUSING A NUISANCE TO PERSONS OCCUPYING BUILDINGS IN THE VICINITY OF THE JOB SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE CAUSED BY DUST FROM HIS GRADING OPERATION.
4. BEFORE BEGINNING WORK REQUIRING EXPORTING OR IMPORTING OF MATERIALS, THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE PUBLIC WORKS ROAD DIVISION FOR HAUL ROUTES USED AND METHODS PROVIDED TO MINIMIZE THE DEPOSIT OF SOILS ON COUNTY ROADS. GRADING/ROAD INSPECTORS SHALL MONITOR THIS REQUIREMENT WITH THE CONTRACTOR.
5. THE GEOTECHNICAL ENGINEER SHALL PROVIDE OBSERVATION AND TESTING DURING GRADING OPERATIONS IN THE FIELD AND SHALL SUBMIT A FINAL REPORT STATING THAT ALL EARTH WORK WAS PROPERLY COMPLETED AND IS IN SUBSTANTIAL CONFORMANCE WITH THE REQUIREMENTS OF THE GRADING ORDINANCE.
6. AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION INCLUDING ROOTS AND OTHER UNSUITABLE MATERIAL FOR A STRUCTURAL FILL, THEN SCARIFIED TO A DEPTH OF 6" PRIOR TO PLACING OF ANY FILL. CALL GRADING INSPECTOR FOR INITIAL INSPECTION.
7. A THOROUGH SEARCH SHALL BE MADE FOR ALL ABANDONED MAN-MADE FACILITIES SUCH AS SEPTIC TANK SYSTEMS, FUEL OR WATER STORAGE TANKS, AND PIPELINES OR CONDUITS. ANY SUCH FACILITIES ENCOUNTERED SHALL BE REMOVED AND THE DEPRESSION PROPERLY FILLED AND COMPACTED UNDER OBSERVATION OF THE GEOTECHNICAL ENGINEER.
8. AREAS WITH EXISTING SLOPES WHICH ARE TO RECEIVE FILL MATERIAL SHALL BE KEYED AND BENCHED. THE DESIGN AND INSTALLATION OF THE KEYWAY SHALL BE PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION OR PER COUNTY STANDARD DETAIL NO. G-13.
9. FILL MATERIAL SHALL BE SPREAD IN LIFTS NOT EXCEEDING 6" IN COMPACTED THICKNESS, MOISTENED OR DRIED AS NECESSARY TO NEAR OPTIMUM MOISTURE CONTENT AND COMPACTED BY AN APPROVED METHOD. FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% MAXIMUM DENSITY AS DETERMINED BY 1957 ASTM D - 1557 - 91 MODIFIED PROCTOR (AASHO) TEST OR SIMILAR APPROVED METHODS. SOME FILL AREAS MAY REQUIRE COMPACTION TO A GREATER DENSITY IF CALLED FOR IN THE CONSTRUCTION DOCUMENTS. SOIL TESTS SHALL BE CONDUCTED AT NOT LESS THAN ONE TEST FOR EACH 18" OF FILL AND/OR FOR EACH 500 CUBIC YARDS OF FILL PLACED.
10. CUT SLOPES SHALL NOT EXCEED A GRADE OF 1:1 HORIZONTAL TO 1 VERTICAL. FILL AND COMBINATION FILL AND CUT SLOPES SHALL NOT EXCEED 2 HORIZONTAL TO 1 VERTICAL. SLOPES OVER 3 FEET IN VERTICAL HEIGHT SHALL BE PLANTED WITH APPROVED PERENNIAL VEGETATION OR TREATED WITH EQUALLY APPROVED EROSION CONTROL MEASURES PRIOR TO FINAL INSPECTION.
11. SURFACE DRAINAGE SHALL BE PROVIDED AT A MINIMUM OF 2% FOR 5 FEET AWAY FROM THE FOUNDATION LINE OR ANY STRUCTURE.
12. ALL TREES THAT ARE TO REMAIN ON SITE SHALL BE TEMPORARILY FENCED AND PROTECTED AROUND THE DRIP LINE DURING GRADING OPERATION.
13. AN EROSION AND SEDIMENT CONTROL PLAN SHALL BE REQUIRED AS PART OF THE GRADING PLAN AND PERMIT REQUIREMENTS.

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SITE PLAN

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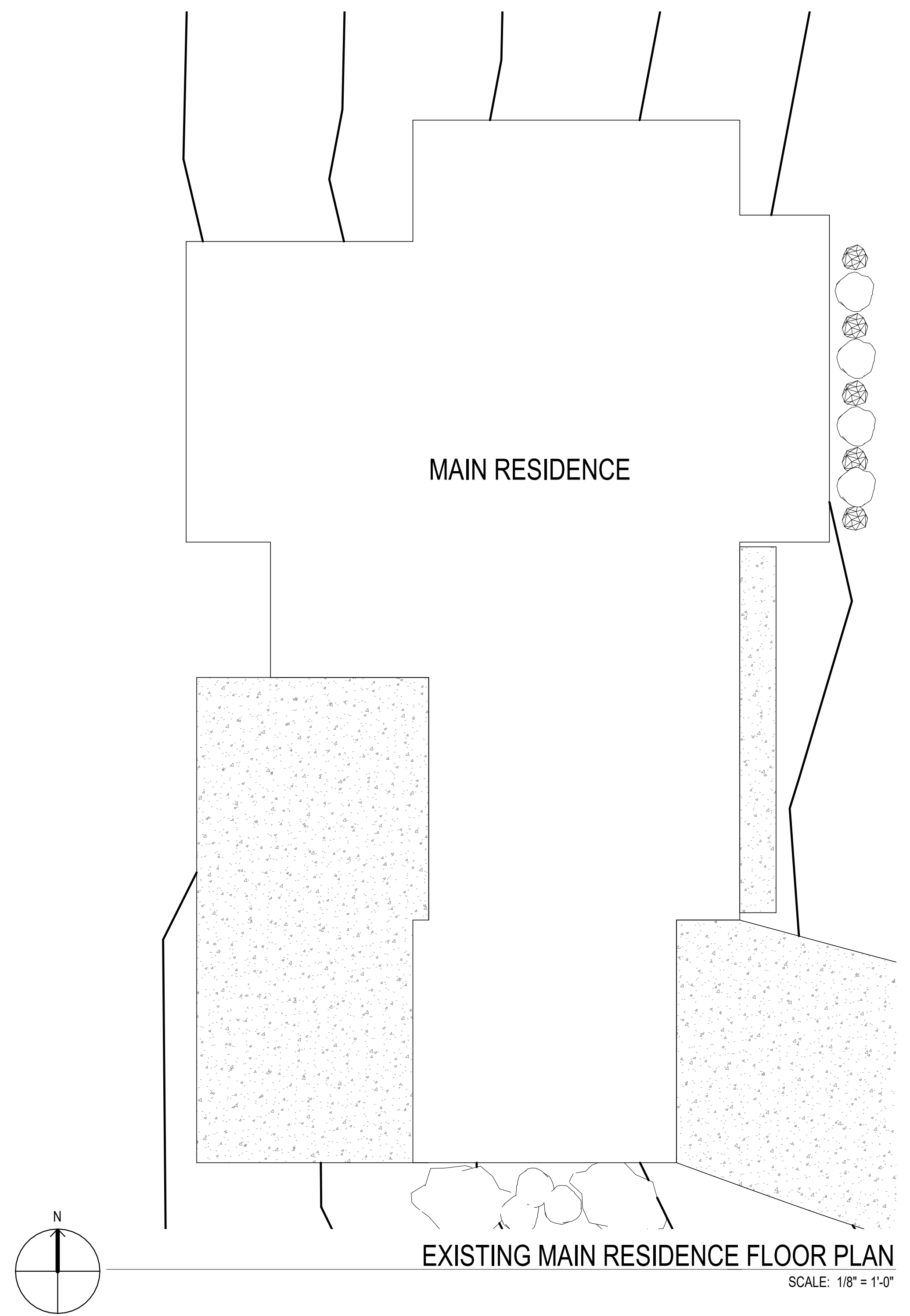
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A-1.1



INSULATION SCHEDULE

PROVIDE THERMAL INSULATION AS SHOWN ON THE DRAWINGS, WITH THE FOLLOWING MINIMUMS:
 EXISTING 2X4 EXTERIOR WALLS AND WALLS BETWEEN HEATED AND UNHEATED SPACES:
 R-13 BATT INSULATION
 NEW 2X6 EXTERIOR WALLS AND WALLS BETWEEN HEATED AND UNHEATED SPACES:
 R-19 BATT INSULATION
 ROOF INSULATION:
 R-30 CLOSED CELL ICYNENE INSULATION AT UNDERSIDE OF ROOF SHEATHING
 INSULATE ALL PIPE & MECHANICAL CHASES FOR SOUND.
 PROVIDE ROCK WOOL INSULATION OR EQUIVALENT BETWEEN ALL WINDOW AND EXTERIOR DOOR FRAME AND ROUGH FRAMING.

WALL LEGEND

- EXISTING WALL
- EXISTING WALL TO BE DEMOLISHED
- NEW EXTERIOR WALL: WOOD BOARD AND BATT SIDING, WEATHER RESISTIVE AIR BARRIER, PLYWOOD SHEATHING, 2X6 FRAMING, INT. 5/8" GYPSUM WALL BOARD
- NEW INTERIOR WALL: 2X4 WOOD FRAMING W 5/8" GYPSUM WALL BOARD BOTH SIDES, PROVIDE MOISTURE RESISTANT DRYWALL AS NOTED ON PLANS

KEYNOTES

XXX	KEYNOTE DESIGNATION
KEY VALUE	KEYNOTE TEXT

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SHEET TITLE _____

EXISTING RESIDENCE FLOOR PLAN

REVISIONS _____

PROJECT NAME PROJECT NAME HERE

DATE DRAWN _____

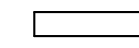
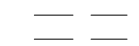


DATE 01/01/2013

SHEET NO. _____

INSULATION SCHEDULE

PROVIDE THERMAL INSULATION AS SHOWN ON THE DRAWINGS, WITH THE FOLLOWING MINIMUMS:
 EXISTING 2X4 EXTERIOR WALLS AND WALLS BETWEEN HEATED AND UNHEATED SPACES: R-13 BATT INSULATION
 NEW 2X6 EXTERIOR WALLS AND WALLS BETWEEN HEATED AND UNHEATED SPACES: R-19 BATT INSULATION
 ROOF INSULATION:
 R-30 CLOSED CELL ICYNENE INSULATION AT UNDERSIDE OF ROOF SHEATHING
 INSULATE ALL PIPE & MECHANICAL CHASES FOR SOUND.
 PROVIDE ROCK WOOL INSULATION OR EQUIVALENT BETWEEN ALL WINDOW AND EXTERIOR DOOR FRAME AND ROUGH FRAMING.

WALL LEGEND

-  EXISTING WALL
-  EXISTING WALL TO BE DEMOLISHED
-  NEW EXTERIOR WALL: WOOD BOARD AND BATT SIDING, WEATHER RESISTIVE AIR BARRIER, PLYWOOD SHEATHING, 2X6 FRAMING, INT. 5/8" GYPSUM WALL BOARD
-  NEW INTERIOR WALL: 2X4 WOOD FRAMING W 5/8" GYPSUM WALL BOARD BOTH SIDES, PROVIDE MOISTURE RESISTANT DRYWALL AS NOTED ON PLANS

KEYNOTES

KEY VALUE	KEYNOTE TEXT
XXX	KEYNOTE DESIGNATION
06.03	24" DEEP CABINETS BELOW
09.04	36" HIGH COUNTERTOP - SEE INTERIOR ELEVATIONS
11.01	RANGE/ OVEN W/ HOOD ABOVE
11.03	REFRIGERATOR - PROVIDE ELECTRIC OUTLET AT 42" AND COLD WATER HOOK-UP; GE REFRIGERATOR: 21.2 CUFT STAINLESS W TOP FREEZER GIEZ1GSHSS
11.04	WASHER AND DRYER STACKED
11.05	NEW CONDENSER WITH ANCHORED SEISMIC STRAPPING ON 4" MINIMUM CONCRETE PAD 3" ABOVE GRADE. PROVIDE 1 GFI/WP OUTLET WITHIN 25 FEET OF UNIT AND A DISCONNECT SWITCH BY THE UNIT PER CEC 210.63.
22.04	KITCHEN FAUCET SHALL NOT EXCEED A WATER FLOW OF 1.8 GPM
22.06	TOILETS SHALL BE 1.28 GPF MAX
22.07	NEW TANKLESS WATER HEATER- INSTALLED IN ACCORDANCE W/ THE CPC, INCLUDING SECTION 507.2 SEISMIC PROVISIONS, SEE T24 DOCUMENTS & EQUIPMENT SCHEDULE FOR ADDITIONAL REQUIREMENTS AND INFORMATION.
22.14	NEW SHOWER CERAMIC TILE TO CEILING ON SIDES OVER CONCRETE FLOAT. FLOOR FLOOR TILE OVER FLOAT SLOPE TO 3" DRAIN WITH 6X6 TILED CURB ON BOTH SIDES.
26.01	NEW 200 AMP ELECTRICAL METER
33.02	(N) GAS METER LOCATION, SEE PLUMBING

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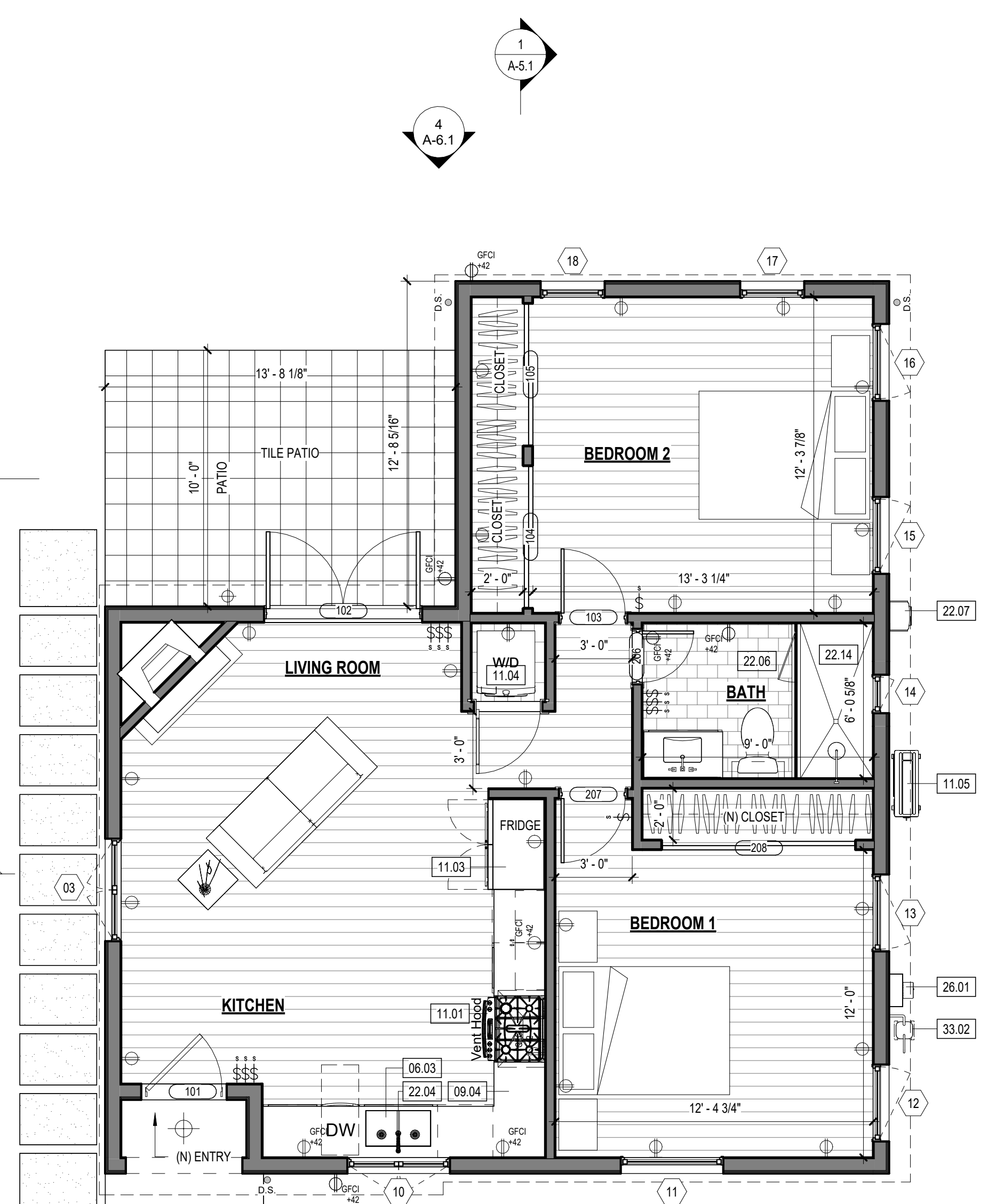
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SHEET TITLE
 PROPOSED SPANISH FLOOR PLANS

REVISIONS

PROJECT NAME PROJECT NAME HERE
 DATE DRAWN
 DATE 01/01/2013
 SHEET NO.



PROPOSED SPANISH STYLE OPTION 1 W/ FIREPLACE
 SCALE: 1/4" = 1'-0"



PROPOSED SPANISH STYLE OPTION 2 W/O FIREPLACE
 SCALE: 1/4" = 1'-0"

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PROJECT

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PROJECT ADDRESS HERE

SHEET TITLE

**LEVEL 1 REFLECTED
CEILING PLAN**

REVISIONS

PROJECT NAME HERE

DATE DRAWN

DATE 01/01/2013

SHEET NO.

ELECTRICAL LEGEND

- DUPLEX POWER OUTLET
- DEDICATED DUPLEX POWER OUTLET
- DUPLEX POWER OUTLET MOUNTED ABOVE COUNTER, AFF AS NOTED
- GROUNDED DUPLEX OUTLET MOUNTED ABOVE COUNTER, AFF AS NOTED
- OUTDOOR/ WET LOCATION OUTLET
- CABLE TV OUTLET
- DATA OUTLET
- TELEPHONE / DATA OUTLET
- FLUSH BOX, DUPLEX POWER
- FLUSH BOX, QUAD POWER

NOTE: SEE ELECTRICAL PLANS

RCP LEGEND

- MECHANICAL EXHAUST CAPABLE OF 50 CFM AND MAXIMUM 3 SONE. FANS SHALL BE ENERGY STAR COMPLIANT AND SHALL BE DUCTED TO TERMINATE OUTSIDE THE BUILDING
- SUPPLY GRILLE, SIZE PER MECH. SUBCONTRACTOR
- RETURN GRILLE, SIZE PER MECH. SUBCONTRACTOR
- 4" RECESSED CAN (SEE ELECTRICAL DRAWINGS)
- INTERIOR SCONCE
- DECORATIVE PENDANT LIGHT
- NATURAL GAS HOOKUP
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- EXTERIOR GOOSENECK SCONCE - DARK SKY COMPLIANT, SEE CUT SHEET

NOTE: SEE LIGHTING PLANS FOR FIXTURE LAYOUT AND INFORMATION

ENERGY NOTES

- ALL INSTALLED LIGHTING SHALL BE HIGH EFFICACY PER TABLE 150.0-A 2019 CALIFORNIA ENERGY CODE TABLE 150.0
- LIGHTING IN BATHROOMS: ALL LIGHTING IN BATHROOMS SHALL BE HIGH EFFICACY AND AT LEAST ONE FIXTURE IN EACH BATHROOM SHALL BE CONTROLLED BY A VACANCY SENSOR.
- LIGHTING IN GARAGES, LAUNDRY ROOMS, CLOSETS, AND UTILITY ROOMS: ALL LIGHTING SHALL BE HIGH EFFICACY AND AT LEAST ONE LIGHT FIXTURE SHALL BE CONTROLLED BY A VACANCY SENSOR
- PERMANENTLY INSTALLED LIGHTS IN ROOMS OTHER THAN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINAIRES.
- LUMINAIRES RECESSED INTO INSULATED CEILINGS SHALL NOT CONTAIN SCREW BASE SOCKETS AND SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC) BY U.L. OR OTHER TESTING LAB RECOGNIZED BY BUILDING OFFICIAL, AND SHALL BE CERTIFIED AIR TIGHT TO SHOW AIR LEAKAGE LESS THAN 2.0 CFM AT 0.11 PSI IN ACCORDANCE WITH ASTM E283 AND SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND CEILING.
- SCREW BASE SOCKETS SHALL MEET THE FOLLOWING REQUIREMENTS:
 - THE LUMINAIRE SHALL NOT BE A RECESSED DOWNLIGHT IN A CEILING AND;
 - THE LUMINAIRE SHALL CONTAIN LAMPS THAT COMPLY WITH REFERENCE JOINT APPENDIX JA8 AND;
 - THE INSTALLED LAMPS SHALL BE MARKED WITH JA8-2019 OR JA8-2019E AS SPECIFIED REFERENCE JOINT APPENDIX JA8 DIMMERS OR VACANCY SENSORS

GENERAL NOTES - FIRE AND SAFETY

- SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OF A BATHROOM SECTION R314.3
- SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH MANNER THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT SECTION R314.4
- SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN BATTERIES ARE LOW.
- CARBON MONOXIDE SHALL BE INTERCONNECTED IN SUCH MANNER THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT SECTION R315.6

GENERAL NOTES - RCP

- SEE TYPICAL FIXTURE / ACCESSORY MOUNTING HEIGHT DETAIL FOR MOUNTING HEIGHTS.
- LIGHTING FIXTURES IN A SHOWER & WITHIN A BATHTUB AREA & LESS THAN 8 FT ABOVE RIM OF TUB SHALL BE RECESSED AND RATED FOR WET LOCATIONS.
- HARDWIRED SMOKE DETECTORS W/ BATTERY BACK-UP ARE REQUIRED IN EACH BEDROOM & IN AREAS LEADING TO BEDROOMS & AT TOP OF STAIRS.
- DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION OPENINGS SHALL BE COVERED DURING CONSTRUCTION
- UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, BATHROOM FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROL SHALL BE CAPABLE OF ADJUSTMENT BETWEEN RELATIVE HUMIDITY RANGES OF 50 TO 80%.
- WHOLE HOUSE EXHAUST FAN SHALL HAVE INSULATED LOUVERS OR COVERS WHICH CLOSE WHEN THE FAN IS OFF. COVERS OR LOUVERS SHALL HAVE A MINIMUM INSULATION VALUE OF R-4.2

GENERAL NOTES - ELECTRICAL

- UNLESS IN ACCORDANCE WITH CEC 210.12 (A) EXCEPTION 1, 2, OR 3, ALL 120-VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHEN, FAMILY ROOM, 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 ARC-Fault/BRANCH CIRCUIT INTERRUPTER, COMBINATION TYPE, A BRANCH FEEDER TYPE, A LISTED SUPPLEMENTAL ARC PROTECTION CIRCUIT BREAKER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
- ALL 125-VOLT, 15 AND 20 AMPERE RECEPTACLES IN A DWELLING UNIT SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. PROVIDE IN NEW AND REMODELED AREAS.
- PROVIDE 2 OR MORE 20-AMPERE SMALL APPLIANCE BRANCH CIRCUITS IN KITCHEN, PANTRY, BREAKFAST ROOM OR DINING ROOM PER CEC 210.52(B)
- PROVIDE A MINIMUM OF ONE 20-AMPERE BRANCH CIRCUIT FOR LAUNDRY RECEPTACLES PER CEC 210.52(F)
- FOR BATHROOMS, OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20-AMPERE BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. CEC 210.11(C)(3)
- AT LEAST ONE WALL-SWITCH CONTROLLED LIGHTING OUTLET SHALL BE INSTALLED AT THE EXTERIOR SIDE OF ALL OUTDOOR ENTRANCES OR EXITS AND IN THE GARAGE PER CEC 210.70(A)
- LIGHTING FIXTURES IN A SHOWER AND WITHIN THE BATHTUB AREA AND LESS THAN 8 FT ABOVE RIM OF TUB SHALL BE RECESSED AND RATED FOR WET LOCATIONS.
- OUTDOOR GFCI RECEPTACLES TO BE WATERPROOF.
- LIGHTING FIXTURES IN CLOTHES CLOSETS SHALL BE EITHER A SURFACE-MOUNTED OR RECESSED FIXTURE. 6" MIN. CLEARANCE REQUIRED HORIZONTALLY AND VERTICALLY FROM COMBUSTIBLE MATERIALS.
- OUTLETS AT KITCHEN, GARAGE, BATHS, PATIOS, BALCONIES AND LAUNDRY SINKS TO BE GFI.
- FIXTURES AT BATHROOMS TO BE PUT ON VACANCY SENSORS.
- PROVIDE A 120 VOLT HARD-WIRED, INTERCONNECTED SMOKE ALARM WITH BATTERY BACK-UP IN LOCATIONS SHOWN AT ALL NEW CONSTRUCTION.
- OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A SINGLE FAMILY DWELLING OR OTHER BUILDINGS IN THE SAME LOT SHALL BE HIGH EFFICACY AND MUST BE CONTROLLED BY AN ON/OFF SWITCH THAT DOES NOT OVERRIDE TO ON AS LISTED BELOW. ALSO, THE LIGHTING MUST BE CONTROLLED BY A PHOTOCELL AND AUTOMATIC TIME SWITCH CONTROL. CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY RETURN THE PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL TO ITS NORMAL OPERATION WITHIN 6 HOURS.
- THE NUMBER OF ELECTRICAL BOXES LOCATED MORE THAN 5 FEET ABOVE FINISHED FLOOR THAT DO NOT CONTAIN A LUMINAIRE OR OTHER DEVICE SHALL NOT EXCEED THE NUMBER OF BEDROOMS. THESE BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR, OR FAN SPEED CONTROL. [CALIFORNIA ENERGY CODE SECTION 150(k) 1 (B)]
- ALL VACANCY SENSORS (VS) SHALL BE MANUALLY SWITCHED ON AND AUTOMATICALLY OFF. [CALIFORNIA ENERGY CODE SECTION 150(k) 2 (J)]

GENERAL NOTES:
PROVIDE ALL POWER, LIGHTING AND SIGNAL SYSTEM WORK AND MATERIALS AS SHOWN ON THE DRAWINGS, AS CALLED FOR HEREIN, AND AS IS FURNISH A COMPLETE INSTALLATION.

THE INSTALLATION SHALL CONFORM WITH ALL THE REQUIREMENTS OF THE CURRENT NATIONAL ELECTRICAL CODE, STATE OF CALIFORNIA TITLE 24, ALL APPLICABLE CODES AND ORDINANCES AND THE REQUIREMENTS OF THE FIRE MARSHALL. ALL EQUIPMENT AND WIRING SHALL BEAR THE APPROVAL STAMP OF THE UNDERWRITERS LABORATORY (UL) OR AN APPROVED TESTING LABORATORY. PAYMENT FOR ALL PERMITS AND INSPECTION FEES IS PART OF THIS CONTRACT.

THE RESPONSIBILITY FOR THE SAFETY AND GOOD CONDITION OF ALL MATERIALS AND EQUIPMENT FOR THE ENTIRE INSTALLATION, UNIT COMPLETION OF WORK, SHALL BE INCLUDED WITH THE WORK OF THIS CONTRACT. ERECT AND MAINTAIN APPROVED AND SUITABLE BARRIERS, PROTECTIVE DEVICES AND WARNING SIGNS AND BE FULLY RESPONSIBLE FOR ANY LOSS OR INJURY TO PERSONS OR PROPERTY RESULTING FROM NEGLIGENCE IN MAINTAINING AND/OR ENFORCING ALL SAFETY PRECAUTIONS AND WARNINGS.

COORDINATE THE ELECTRICAL INSTALLATION WITH ALL OTHER TRADES.

ALL TRENCHING, BACKFILLING, CUTTING AND PATCHING SHALL BE PART OF THIS CONTRACT.

FINALIZE ALL ELECTRICAL SERVICE ARRANGEMENTS, INCLUDING VERIFICATION OF LOCATIONS, DETAILS AND COORDINATION OF THE INSTALLATION, AND PAYMENT OF ACCRUED CHARGES WITH LOCAL POWER COMPANY. VERIFY LOCATION OF FACILITIES AND DETAILS WITH POWER, TELEPHONE AND CABLE TELEVISION COMPANIES. IN ADDITION TO REQUIREMENTS SHOWN ON THE DRAWINGS, ETC. WORK SHALL COMPLY WITH CONSTRUCTION STANDARDS AND SERVICE REQUIREMENTS OF RESPECTIVE UTILITIES, INCLUDING ANY SUPPLEMENTAL DRAWINGS ISSUED, AND SHALL BE SUBJECT TO APPROVAL OF THESE UTILITIES.

RACEWAYS FOR ALL CONDUCTORS SHALL BE TYPE EMT IN ALL CONCEALED AREAS. IN EXPOSED AREAS LESS THAN 5'-0" ABOVE GRADE SHALL BE GALVANIZED STEEL CONDUIT. FLEXIBLE STEEL CONDUIT MAY BE USED IN CONCEALED AREAS IF A SUITABLE BONDING WIRE IS INSTALLED, UP TO A MAXIMUM LENGTH OF 12'-0". CONCEALED RACEWAYS FOR TELEPHONE AND DATA CABLES SHALL BE CARLON TYPE EFT WITH PULL CORDS INSTALLED IN ALL RUNS. A SUITABLE GROUNDING CONDUCTOR SHALL BE INSTALLED IN ALL CONDUIT RUNS. NOTE THAT THIS CONDUCTOR IS NOT NECESSARILY SHOWN ON THE DRAWINGS.

EXPOSED CONDUITS SHALL ONLY BE ALLOWED WHERE SPECIFICALLY COORDINATED, AND ALLOWED BY OWNER/ARCHITECT.

PROVIDE ALL CABLE TV CABLEING BACK TO (E) CABLE TV BOX. COORDINATE ALL WORK AND LOCATIONS IN THE FIELD. CABLE SHALL BE TYPE RG-6U.

PROVIDE ALL TELEPHONE/DATA WIRING SHALL BE CATEGORY FIVE.

OUTLET AND JUNCTION BOXES SHALL BE 4" SQUARE BY 1/2" DEEP, OR LARGER, GALVANIZED STEEL.

OUTLET AND JUNCTION BOXES SHALL BE FLUSH MOUNTED IN ALL FINISHED AREAS AND SHALL INCLUDE A PLASTER RING SUITABLE FOR THE DEVICE MOUNTED IN THE BOX.

ALL WIRING SHALL BE COPPER. INSULATION FOR BRANCH CIRCUIT CONDUCTORS SHALL BE TYPE THHN. IN AREAS WHERE CONDUCTORS MAY BE EXPOSED TO WATER, CONDUCTORS SHALL BE THHN. CONDUCTORS LARGER THAN #12 AWG MAY BE TYPE THW. PROVIDE BRANCH CIRCUIT WIRING, OUTLETS, DEVICES AND CONNECTIONS TO ALL EQUIPMENT.

STEEL LIQUID-TIGHT FLEXIBLE CONDUITS ARE REQUIRED FOR MOTOR CONNECTIONS, CONNECTIONS TO LIQUID-HANDLING EQUIPMENT, AND CONNECTIONS IN WET OR EXTERIOR LOCATIONS.

PROVIDE ALL CONDUIT, WIRING, OUTLETS, FUSED NEMA 3R DISCONNECT SWITCHES AND EQUIPMENT NECESSARY TO CONNECT MECHANICAL SYSTEMS AND EQUIPMENT. INSTALL OUTLETS AND EMPTY CONDUITS FOR LOW VOLTAGE CONTROL EQUIPMENT.

FURNISH AND INSTALL ALL LIGHT FIXTURES COMPLETE WITH REQUIRED LAMPS, BALLASTS, MOUNTING TRIMS AND DEVICES. ALL EXISTING FIXTURES TO REMAIN SHALL BE CLEANED, REPAIRED OR REPLACED AS NECESSARY, AND RELAMPED. FIXTURES TO BE SUPPORTED FROM THE BUILDING STRUCTURE IN AN APPROVED MANNER.

LIGHT SWITCHES AND COVER PLATES TO BE SELECTED BY OWNER.

(5) COPIES OF SUBMITTAL DRAWINGS ARE REQUIRED FOR LIGHT FIXTURES, CONTROL SYSTEMS AND COVER PLATES.

VISIT THE SITE PRIOR TO BID TO VERIFY EXISTING CONDITIONS AND MAKE ALLOWANCES FOR VARIANCES TO THAT WHICH IS SHOWN.

PROVIDE ALL MATERIALS AND WORK REQUIRED TO LOCATE AND CONNECT TO EXISTING DISTRIBUTION EQUIPMENT. UPDATE EXISTING PANELBOARDS WITH NEW TYPEWRITTEN CIRCUIT DIRECTORIES AND FURNISH NEW CIRCUIT BREAKERS AS REQUIRED. RECONNECT ANY BRANCH CIRCUITS INTERRUPTED DURING DEMOLITION THAT ARE TO REMAIN. CIRCUIT DIRECTORIES SHALL INCLUDE WHERE THE PANEL IS FED FROM.

RE-USE OF EXISTING BRANCH CIRCUIT CONDUITS AND WIRING IS ACCEPTABLE IF IN COMPLIANCE WITH NEC AND APPROVED LOCAL AUTHORITIES.

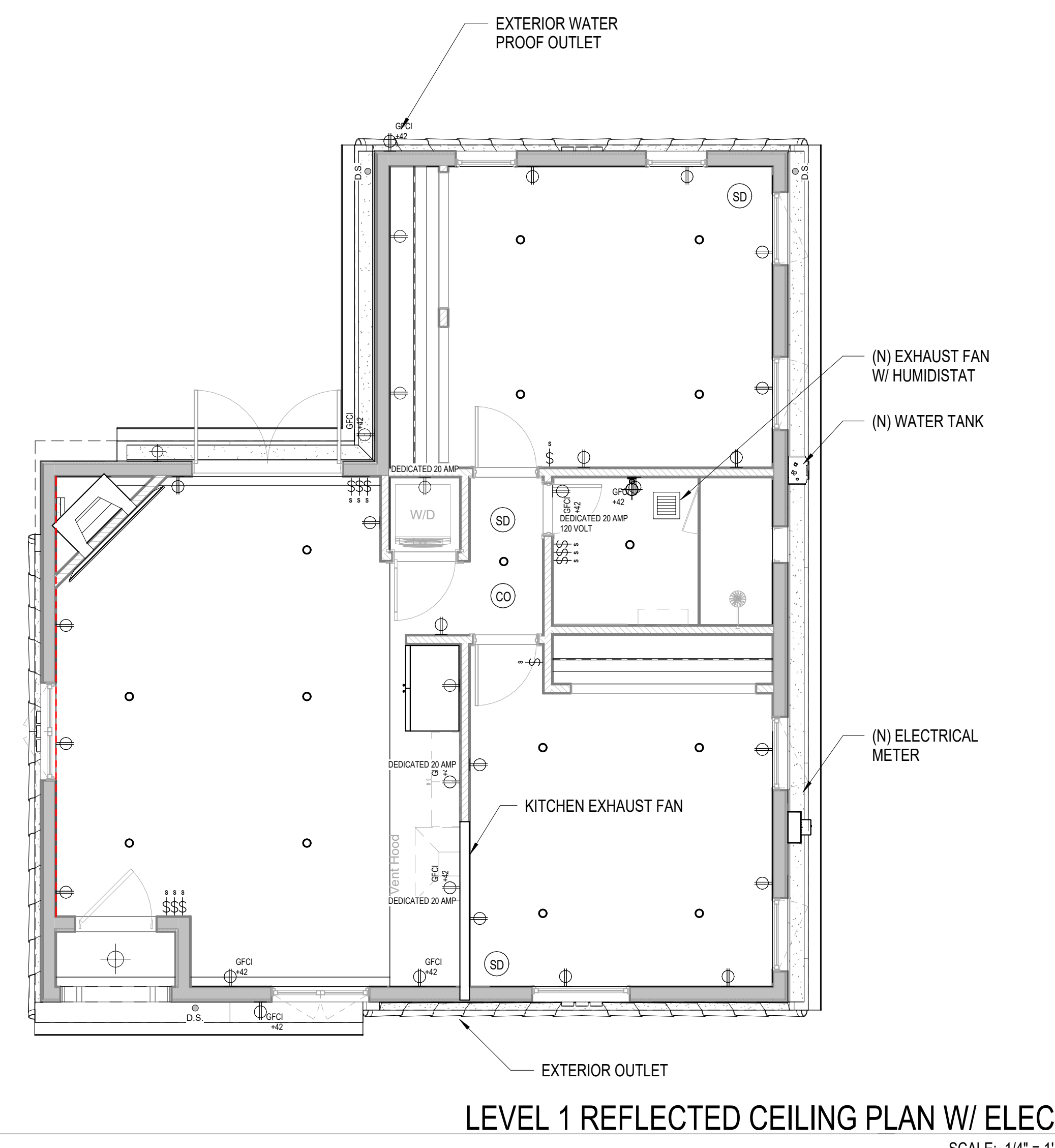
PROVIDE CONDUIT SEALS FOR ALL CONDUITS PENETRATING WEATHERPROOFING OR WEATHERPROOF ENVELOPE. MASTIC SEAL ALL CONDUIT OPENING PENETRATIONS.

PANELBOARDS SHALL BE EQUAL TO SQUARE D TYPE 'QO'.

ALL MAIN LOADCENTER CONNECTIONS, TERMINATION, GROUNDING, AND HARDWARE ASSEMBLIES SHALL BE CHECKED BY THE EXPERIENCED MAIN LOADCENTER INSTALLER PRIOR TO ENERGIZATION OF THE MAIN LOADCENTER. EACH CONNECTION POINT OR FASTENER SHALL BE ALIGNED AND TORQUED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

UNLESS SHOWN OTHERWISE, FUSED DISCONNECT SWITCHES SHALL BE PROVIDED WITH LOW-PEAK, DUAL ELEMENT FUSES, SIZED TO EQUIPMENT NAMEPLATE FUSE CURRENT RATING, SWITCHES EXPOSED TO WEATHER SHALL BE NEMA 3R TYPE.

PANELBOARDS, TERMINAL CABINETS, SWITCHGEAR, DISCONNECTS AND MISCELLANEOUS ELECTRICAL EQUIPMENT SHALL HAVE LAMINATED WITH LETTERS ON BLACK BACKGROUND, PHENOLIC NAMEPLATES PROPERLY IDENTIFYING EACH ITEM.



LEVEL 1 REFLECTED CEILING PLAN W/ ELECT

SCALE: 1/4" = 1'-0"



OPTION 1 SPAN VIEW OF ADU

SCALE:



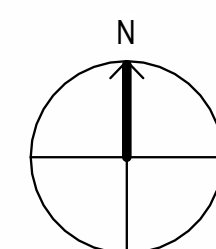
OPTION 1 SPAN VIEW OF ENTRY

SCALE:



OPTION 1 SPAN VIEW OF REAR

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3D VIEW OF ADU

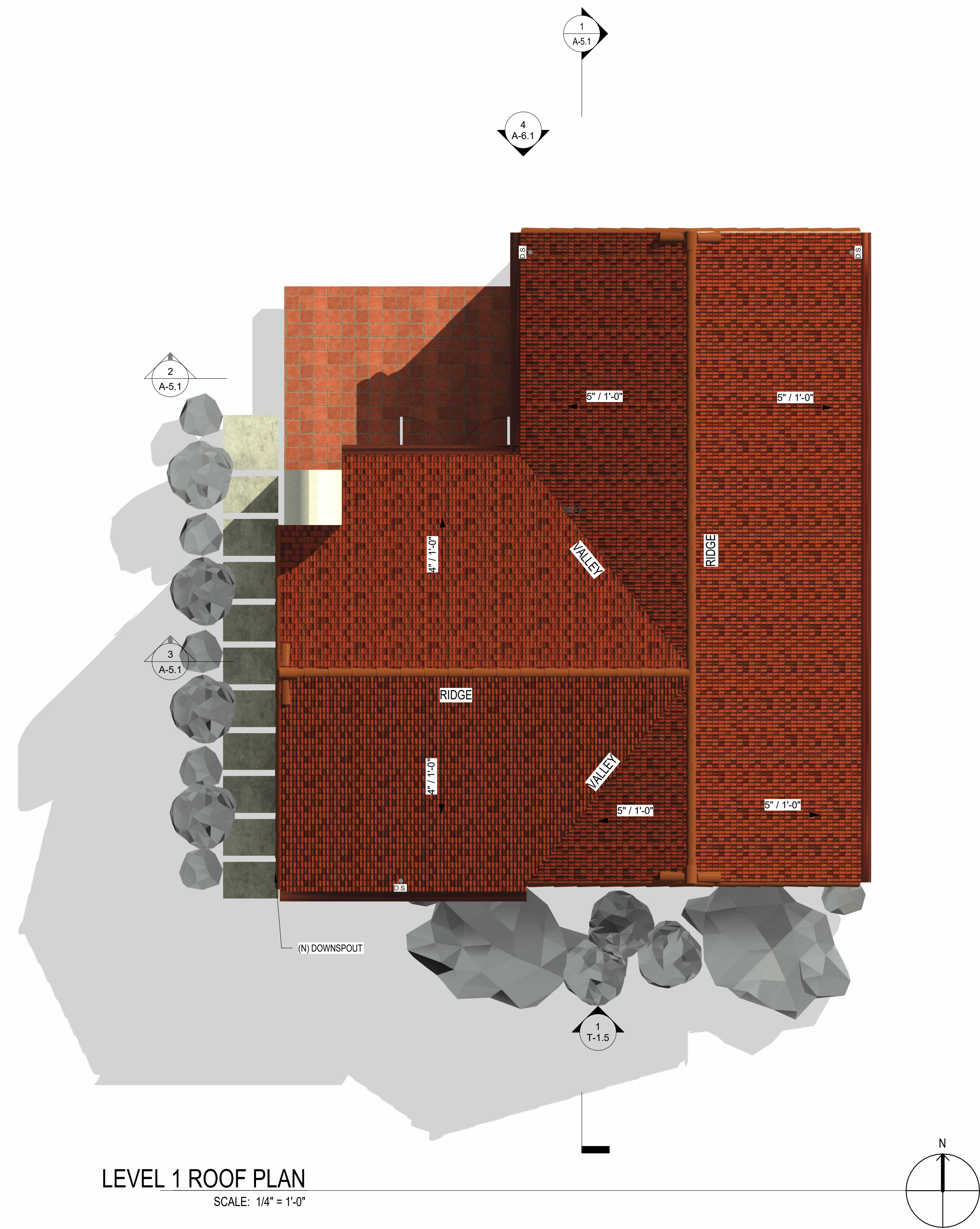
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DATE DRAWN

DATE 01/01/2013

SHEET NO.



LEVEL 1 ROOF PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES - ROOF PLAN

1. CLASS 'A' RATED ROOF OVER ROOFING UNDERLAYMENT. PROVIDE TORCH DOWN MEMBRANE ROOF FOR SLOPES LESS THAN 2:12
2. ALL ROOF EDGES TO HAVE G.I. DRIP EDGE, PAINTED TO MATCH ADJOINING SURFACES
3. ALL EXPOSED CRICKETS & SADDLES TO BE 26 GA. G.I., PAINT TO MATCH ADJOINING SURFACES
4. VALLEY FLASHING TO BE 36" WIDE 26 GA. G.I. FLASHING RUN 18" ONTO EACH ROOF PLANE. OVER 36" MIN. WIDE UNDERLAYMENT CONSISTING OF 1-LAYER OF 72# MINERAL SURFACE NON-PERFORMATED CAP SHEET COMPLYING W/ ASTM D3908 RUNNING THE ENTIRE LENGTH OF THE VALLEY. INSTALLED OVER THE COMBUSTIBLE DECKING PER CRC R327.5.3, AND PAINTED TO MATCH ADJOINING SURFACES
5. OVERHANG SIZE AS NOTED ON PLAN
6. ROOF PITCH AS INDICATED ON PLAN
7. GUTTER GUARDS ARE TO BE PROVIDED AT ALL ROOF GUTTERS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS PER CRC SECTION R327
8. COORDINATE LOCATION OF ALL VENT RISERS WITH ARCHITECT
9. COORDINATE ALL REQUIRED ROOF PENETRATIONS AND LOCATIONS WITH ARCHITECT
10. ALL ROOFING INSTALLATIONS SHALL BE CONSTRUCTED PER MANUFACTURER'S RECOMMENDATIONS TO RECEIVE MANUFACTURER'S INSTALLATION WARRANTY
11. ROOF DRAINS AND OVERFLOW DRAINS, WHERE CONCEALED WITHIN THE CONSTRUCTION OF THE BUILDING, SHALL BE INSTALLED IN ACCORDANCE WITH THE PLUMBING CODE [2019 CBC SECTION 506.4]
12. ALL ATTICS ARE UNVENTILATED. SPRAY FOAM INSULATION IS APPLIED AT THE UNDERSIDE OF ROOF SHEATHING

STORMWATER CONTROL NOTES

1. CONTRACTOR SHALL SCHEDULE STORM DRAIN WORK AHEAD OF OTHER UNDERGROUND CONDUIT CONSTRUCTION.
2. GRAVITY STORM DRAIN WORK SHALL BEGIN AT THE LOWEST POINT OF DISCHARGE AND PROCEED UPSTREAM.
3. POLYVINYL CHLORIDE (PVC) PIPE FOR 4" THROUGH 18" SIZE SHALL COMPLY WITH THE MOST RECENT ISSUE OF ASTM STANDARD D-3034 (SDR 35). PVC PIPE SHALL HAVE AN INTEGRALLY MOLDED BELL OR SOCKET END FOR GASKETED JOINT ASSEMBLY. JOINTS AND GASKETS SHALL COMPLY WITH THE MOST RECENT ISSUE OF ASTM STANDARD D-3212 AND F-477, RESPECTIVELY. PVC PIPE INSTALLATION SHALL COMPLY WITH UNI-BELL PLASTIC PIPE ASSOCIATION STANDARD UNI-B-5, LATEST REVISION. PVC PIPE CONNECTIONS TO MANHOLES, CATCH BASINS AND OTHER CONCRETE STRUCTURES SHALL BE CONSTRUCTED WITH WATERSTOP AT MIDPOINT OF STRUCTURE WALL PENETRATION. WATERSTOP SHALL BE PVC CONCRETE MANHOLE ADAPTER (4" THROUGH 12" PIPE) OR LARGE DIAMETER WATERSTOP AS MANUFACTURED BY FERROCO, OR EQUIVALENT APPROVED BY THE ENGINEER.
4. HIGH DENSITY POLYETHYLENE (HDPE) PIPE AND FITTINGS FOR 4" THROUGH 48" SIZE SHALL BE N-12PROLINK WT (WATERTIGHT) SERIES AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC. (ADS), UNLESS NOTED OTHERWISE. LATERAL CONNECTIONS TO MAINLINES SHALL BE MADE USING MANUFACTURER'S WATERTIGHT REDUCING FITTINGS. PIPE AND FITTING INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDED PROCEDURES. CONNECTIONS TO CONCRETE STRUCTURES SHALL BE CONSTRUCTED WATERTIGHT USING MANUFACTURER'S RECOMMENDED MATERIALS AND METHODS.
5. GRATED CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLAN DETAIL.
6. QUALITY REVIEW AND REPORTING MEASUREMENTS.
 - A. CONTRACTOR SHALL REQUEST INSPECTION BY ENGINEER OF WORK AFTER INSTALLATION AND ASSEMBLY OF STORM DRAINAGE PIPING, BUT BEFORE COVERING.
 - B. CONTRACTOR SHALL REQUEST INSPECTION BY ENGINEER OF WORK AFTER FORMING AND PLACING REINFORCING STEEL FOR CAST-IN-PLACE DRAINAGE STRUCTURES, BUT BEFORE SCHEDULING THE CONCRETE POUR.
 - C. WITHIN TEN (10) WORKING DAYS OF COMPLETION OF THE STORM DRAIN SYSTEM AND BEFORE CONSTRUCTION OF PAVEMENT, WALKWAYS AND OTHER PERMANENT SURFACE IMPROVEMENTS, CONTRACTOR SHALL PROVIDE A CONSTRUCTION RECORD DRAWING OF THE SYSTEM TO INCLUDE TOP OF GRATE OR COVER AND INLET AND OUTLET INVERT ELEVATIONS OF ALL STORM DRAIN STRUCTURES. ELEVATION MEASUREMENTS SHALL BE ACCURATE TO 0.01 FEET.
 - D. UPON COMPLETION OF CONSTRUCTION OF THE STORM DRAIN SYSTEM AND WITH 48 HOURS NOTICE TO ENGINEER OF WORK, CONTRACTOR SHALL THOROUGHLY CLEAN AND WASH DOWN ALL INLETS AND STORM DRAIN PIPING USING FIRE HYDRANT FLOWS.

KEYNOTES

XXX	KEYNOTE DESIGNATION
KEY VALUE	KEYNOTE TEXT

DESIGN & PLANNING
Adam Stickels Contractor

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Ventura Ca. 93004
Cell: 805-616-0664
Email: Adamstickels@gmail.com

CLIENT

CLIENT NAME HERE

PROJECT

PROJECT NAME HERE

PROJECT ADDRESS HERE

SHEET TITLE

ROOF PLAN

REVISIONS

PROJECT NAME PROJECT NAME HERE

DATE DRAWN

DATE 01/01/2013

SHEET NO.

EXTERIOR FINISH & MATERIAL INDEX

TAG	DESCRIPTION
EX-01	HIGH GRADE / STUCCO / TAN
EX-02	SPANISH SHINGLE / TERRACOTTA
EX-03	WINDOWS DOORS / ALUM. CLAD / BRONZE
EX-04	PATIO SPACE / CONCRETE / SMOOTH / CONC.
EX-05	DESCRIPTION / MATERIAL / TEXTURE / COLOR
EX-06	DESCRIPTION / MATERIAL / TEXTURE / COLOR
EX-07	DESCRIPTION / MATERIAL / TEXTURE / COLOR

KEYNOTES

KEY VALUE	KEYNOTE TEXT
XXX	KEYNOTE DESIGNATION
03.01	CONCRETE DECK PER STRUCT., SLOPE TO EXTERIOR
06.14	2X CEILING FRAMING, SEE STRUCTURAL
07.05	R-38 ICYNENE CLOSED CELL SPRAY FOAM INSULATION PER TITLE-24 AND INSULATION SCHEDULE
08.02	ALUMINUM WINDOW PER SCHEDULE, ALL WINDOWS TO BE NFRC LABELED
08.03	WOOD INTERIOR DOOR PER SCHEDULE

INSULATION SCHEDULE

PROVIDE THERMAL INSULATION AS SHOWN ON THE DRAWINGS, WITH THE FOLLOWING MINIMUMS:

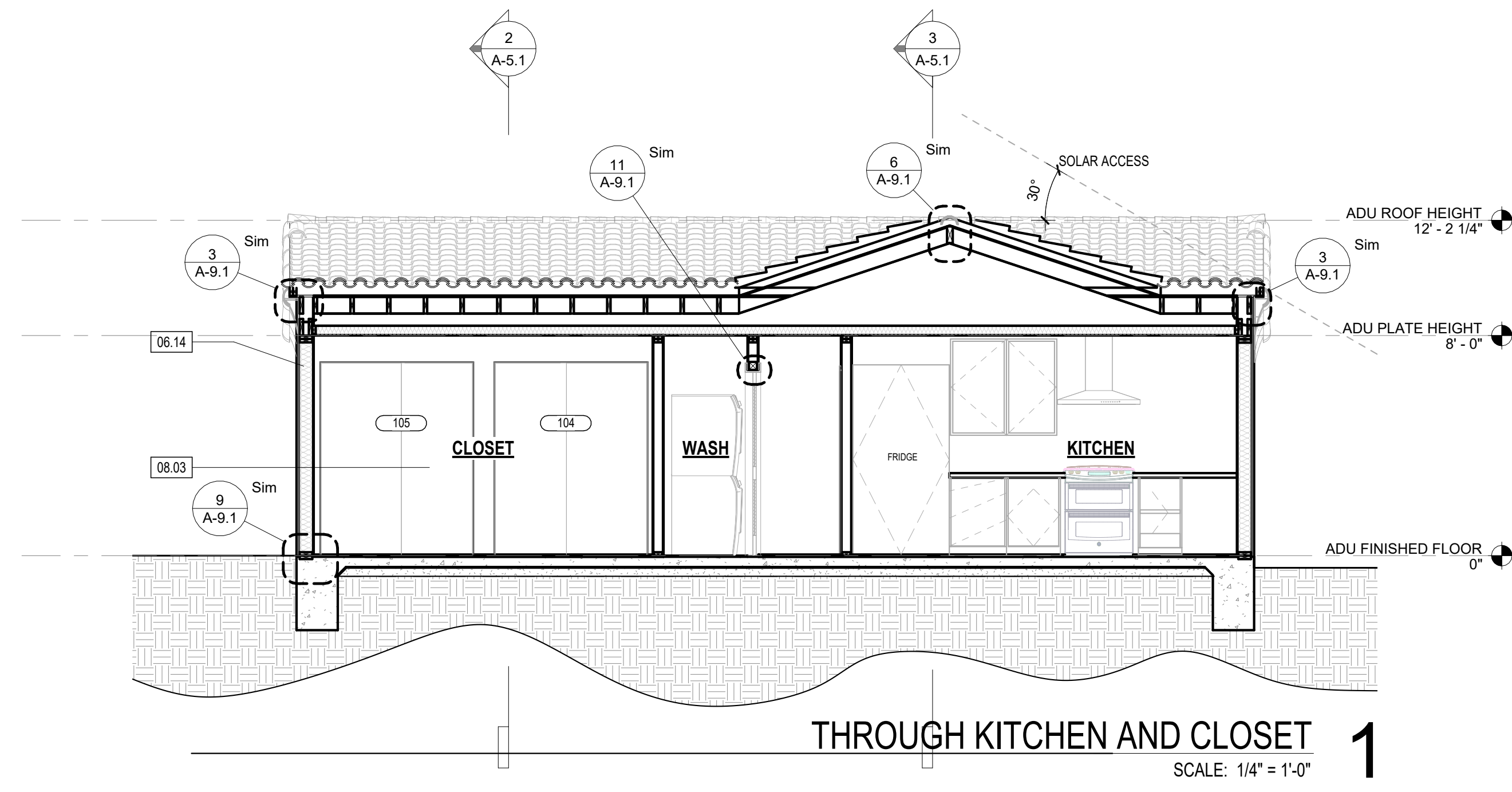
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R-13 BATT INSULATION

NEW 2X6 EXTERIOR WALLS AND WALLS BETWEEN HEATED AND UNHEATED SPACES:
R-19 BATT INSULATION

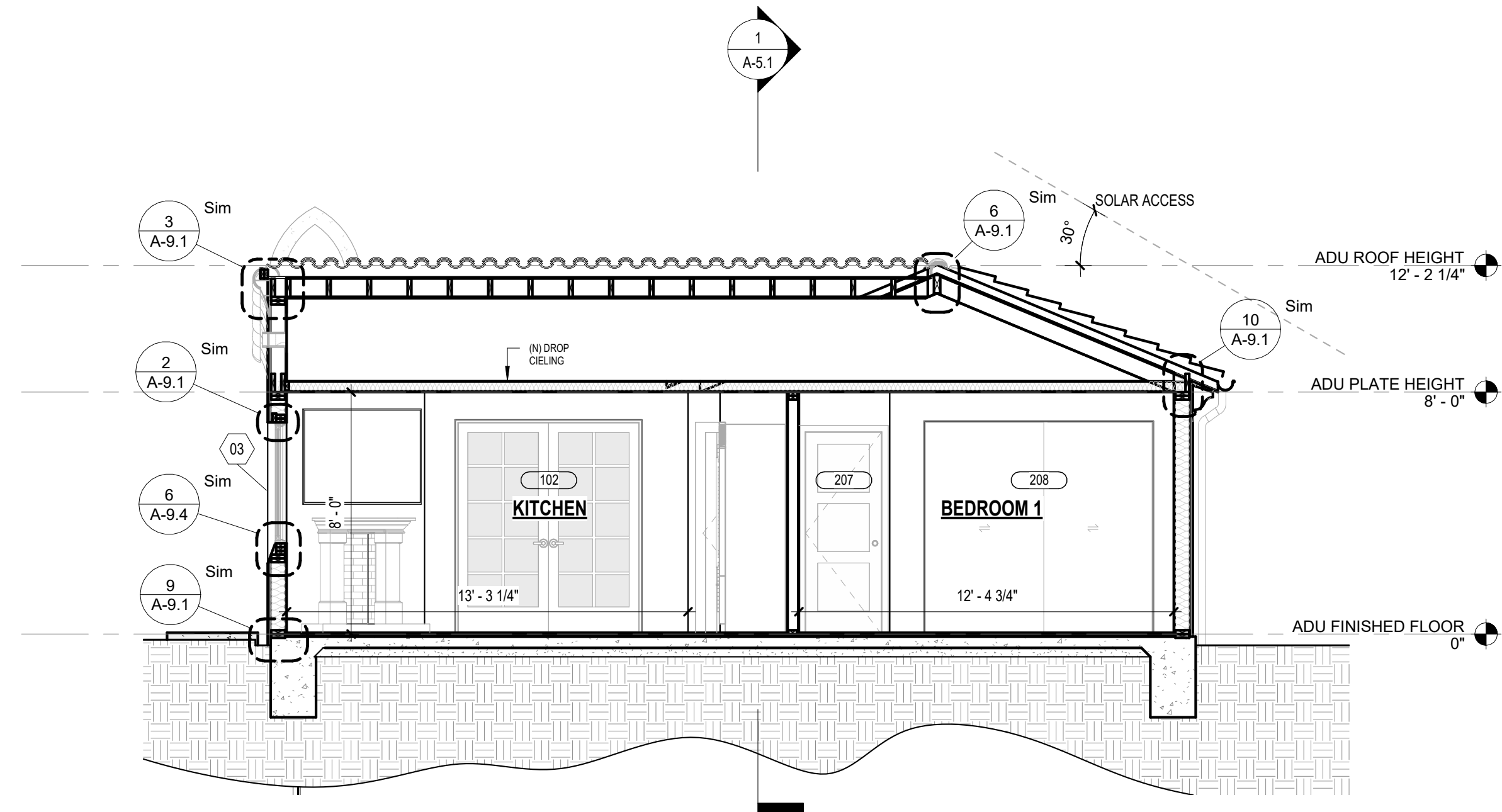
ROOF INSULATION:
R-30 CLOSED CELL ICYNENE INSULATION AT UNDERSIDE OF ROOF SHEATHING

INSULATE ALL PIPE & MECHANICAL CHASES FOR SOUND.

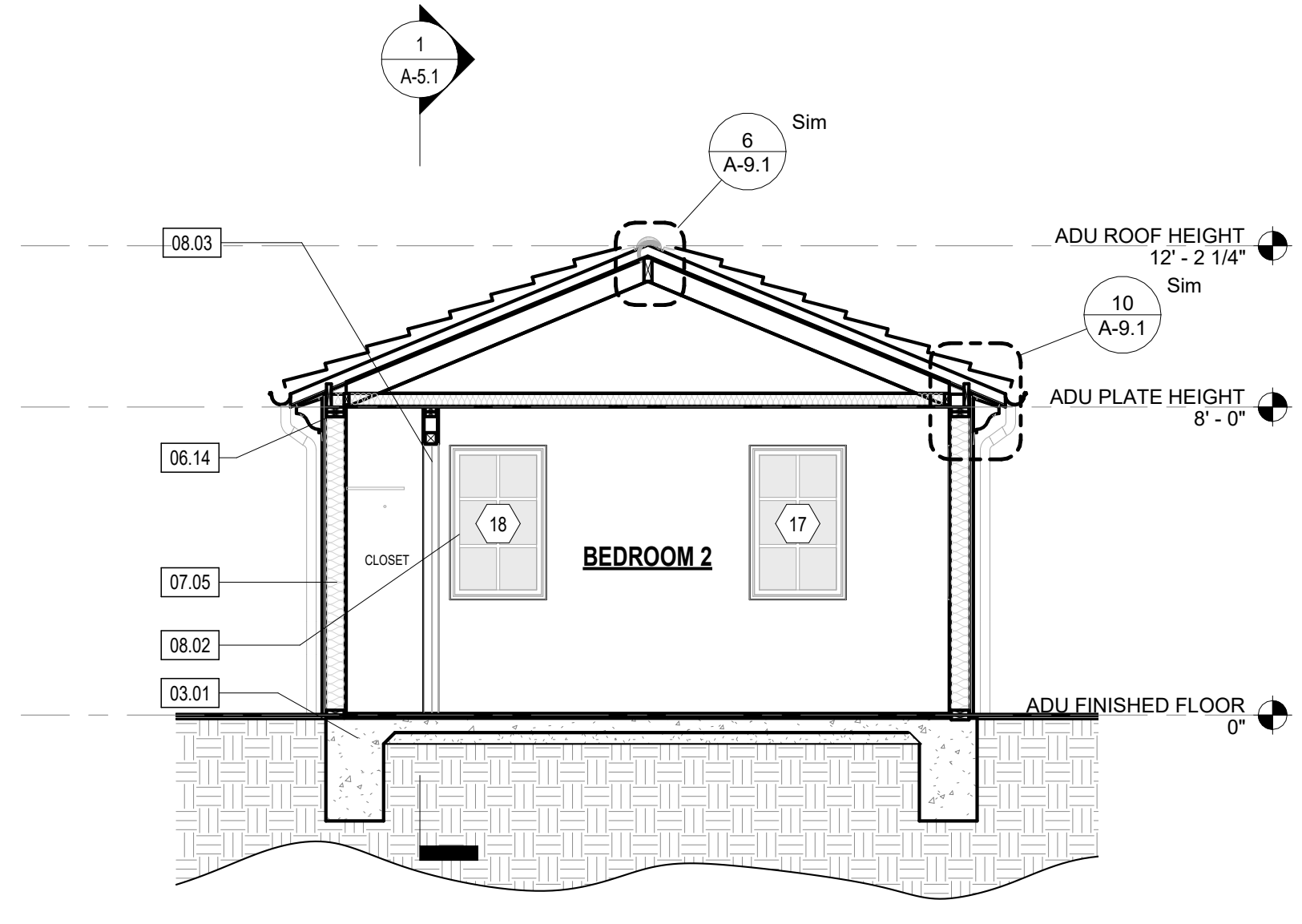
PROVIDE ROCK WOOL INSULATION OR EQUIVALENT BETWEEN ALL WINDOW AND EXTERIOR DOOR FRAME AND ROUGH FRAMING.



THROUGH KITCHEN AND CLOSET 1
SCALE: 1/4" = 1'-0"



THROUGH BEDROOM 1 AND KITCHEN 3
SCALE: 1/4" = 1'-0"



THROUGH BEDROOM 2 2
SCALE: 1/4" = 1'-0"

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SHEET TITLE

BUILDING SECTIONS

REVISIONS

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DATE DRAWN

DATE 01/01/2013

SHEET NO.

EXTERIOR FINISH & MATERIAL INDEX

TAG	DESCRIPTION
EX-01	HIGH GRADE / STUCCO / TAN
EX-02	SPANISH SHINGLE / / TERRACOTTA
EX-03	WINDOWS DOORS / ALUM. CLAD / BRONZE
EX-04	PATIO SPACE / CONCRETE / SMOOTH / CONC.
EX-05	DESCRIPTION / MATERIAL / TEXTURE / COLOR
EX-06	DESCRIPTION / MATERIAL / TEXTURE / COLOR
EX-07	DESCRIPTION / MATERIAL / TEXTURE / COLOR

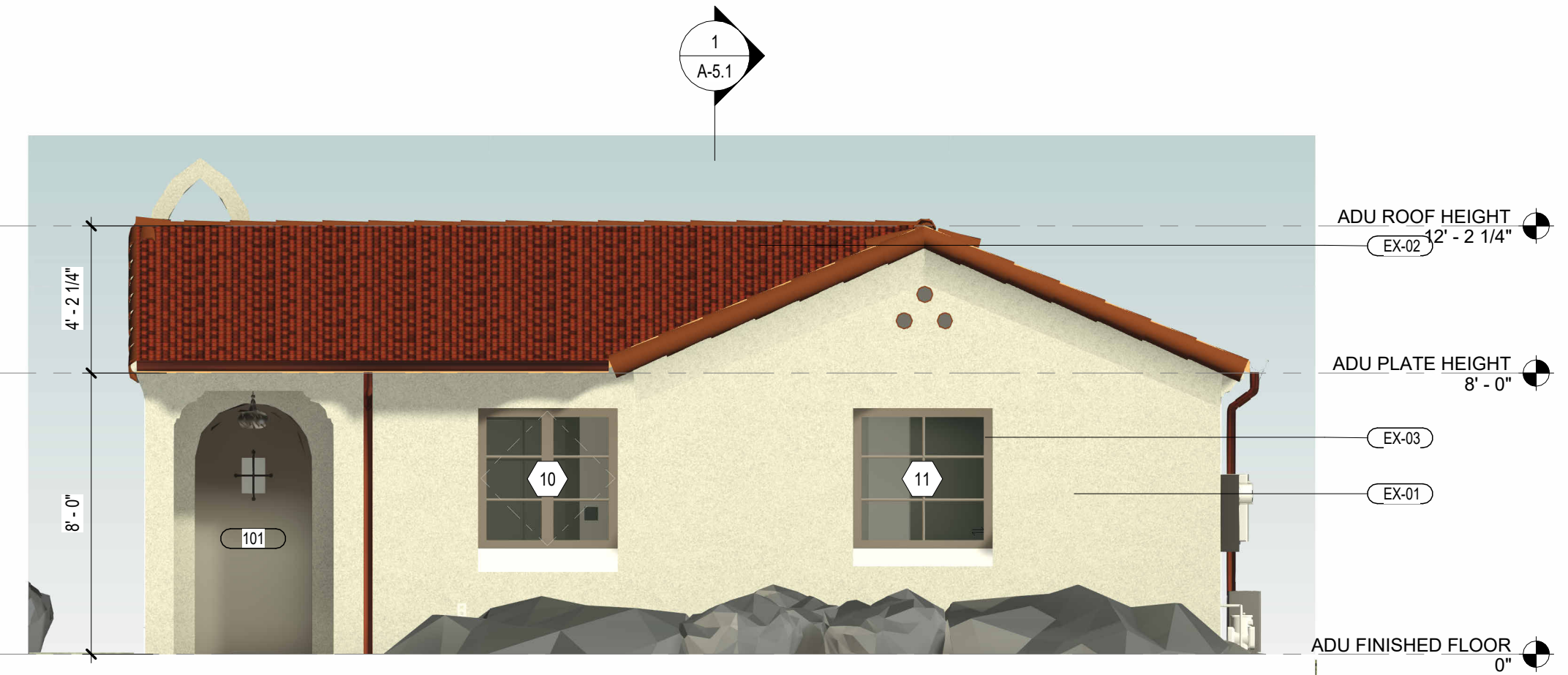
KEYNOTES

KEY VALUE	KEYNOTE TEXT
XXX	KEYNOTE DESIGNATION
22.06	TOILETS SHALL BE 1.28 GPF MAX
23.01	NEW CONDENSER ON CONCRETE PAD
26.02	EXTERIOR WALL MOUNTED SCONCE LIGHT, SEE LIGHTING AND ELECTRICAL PLANS, DARK SKY COMPLIANT MODEL APPROVED BY PLANNING DEPARTMENT
33.01	(N) GAS SUPPLY LINE

DESIGN & PLANNING

**Adam
Stickels
Contractor**

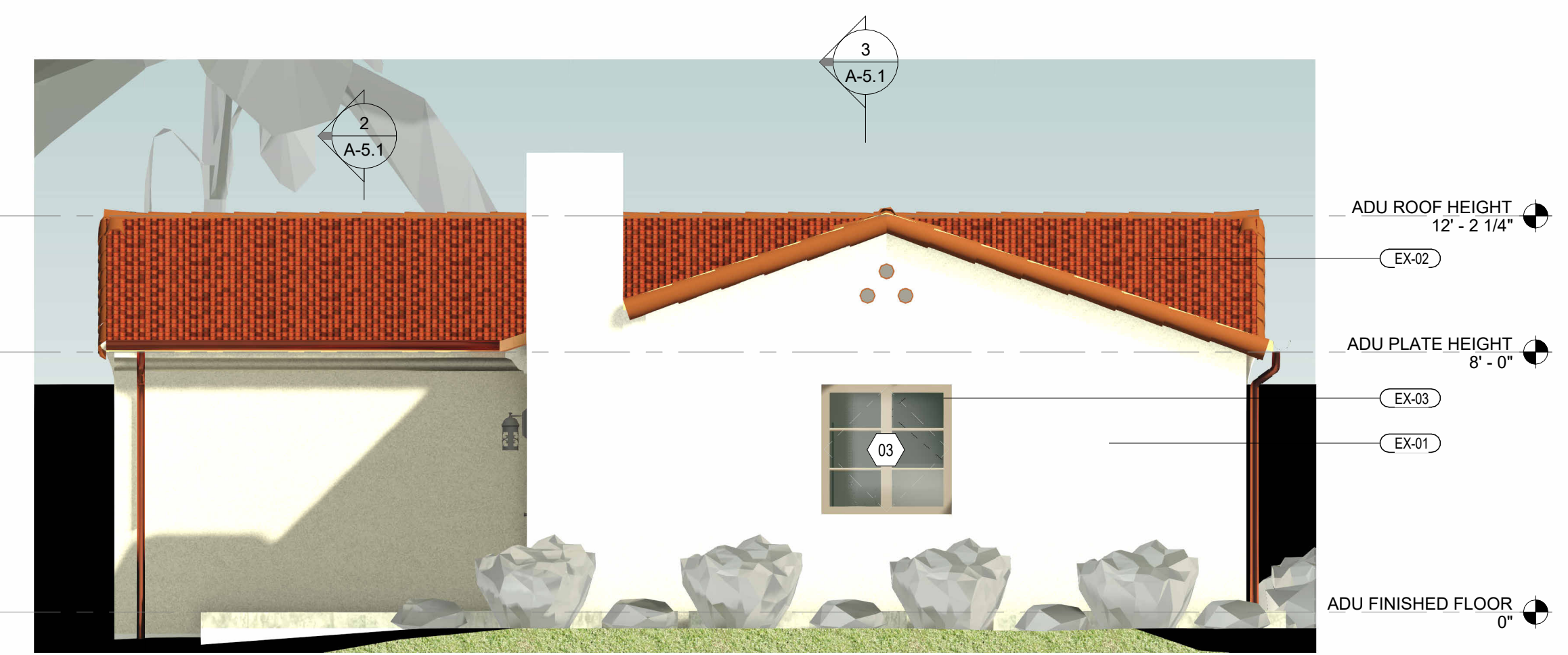
1263 Mead Ave.
Ventura Ca. 93004
Cell: 805-616-0664
Email: Adamstickels@gmail.com



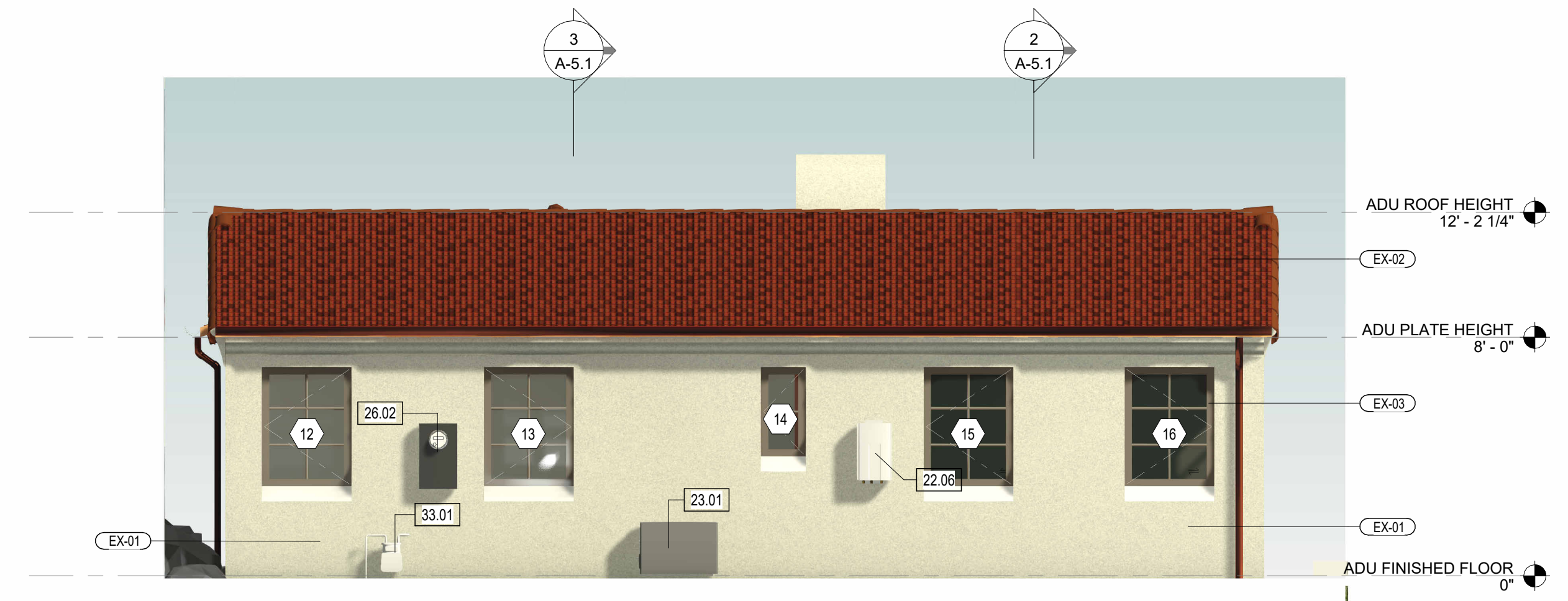
PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

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**PROPOSED
EXTERIOR WITH
CHIMNEY
ELEVATIONS**

REVISIONS

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DATE DRAWN

DATE 01/01/2013

SHEET NO.

EXTERIOR FINISH & MATERIAL INDEX

TAG	DESCRIPTION
EX-01	HIGH GRADE / STUCCO / TAN
EX-02	SPANISH SHINGLE / / TERRACOTTA
EX-03	WINDOWS DOORS / ALUM. CLAD / BRONZE
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EX-05	DESCRIPTION / MATERIAL / TEXTURE / COLOR
EX-06	DESCRIPTION / MATERIAL / TEXTURE / COLOR
EX-07	DESCRIPTION / MATERIAL / TEXTURE / COLOR

KEYNOTES

KEY VALUE	KEYNOTE TEXT
XXX	KEYNOTE DESIGNATION

KEY VALUE	KEYNOTE TEXT

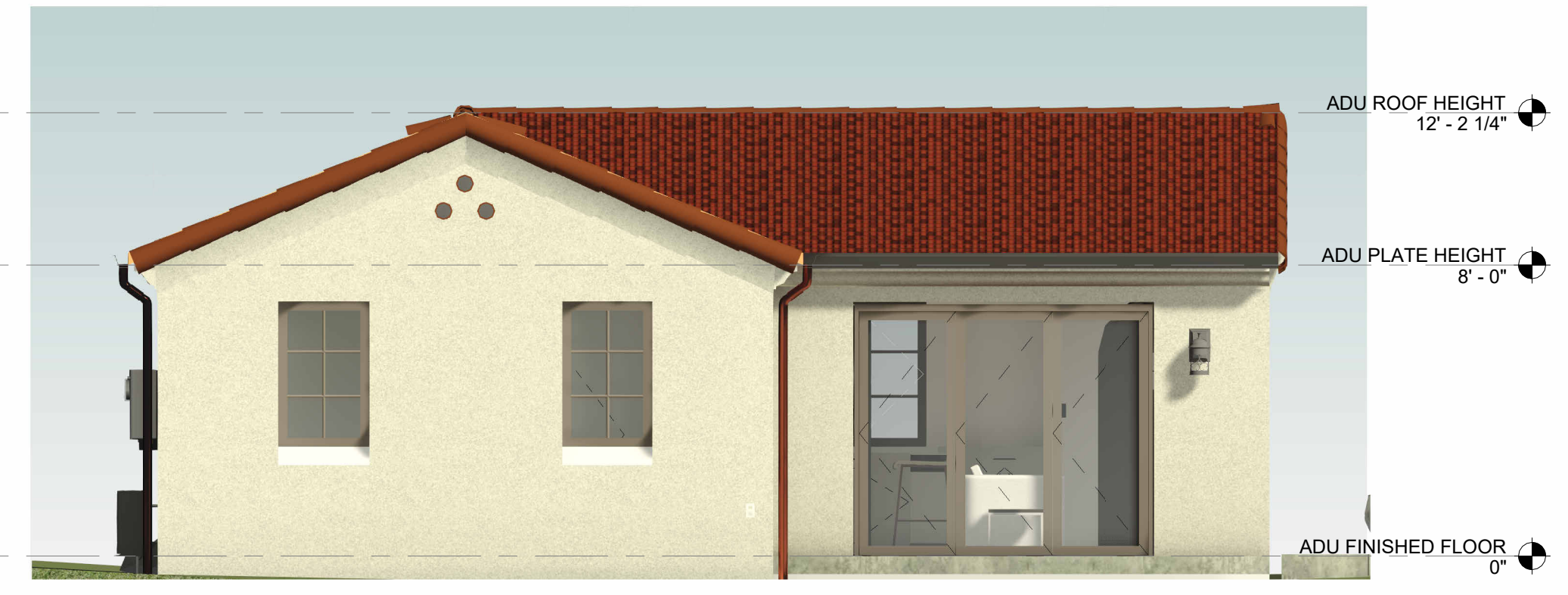
DESIGN & PLANNING

**Adam
Stickels
Contractor**

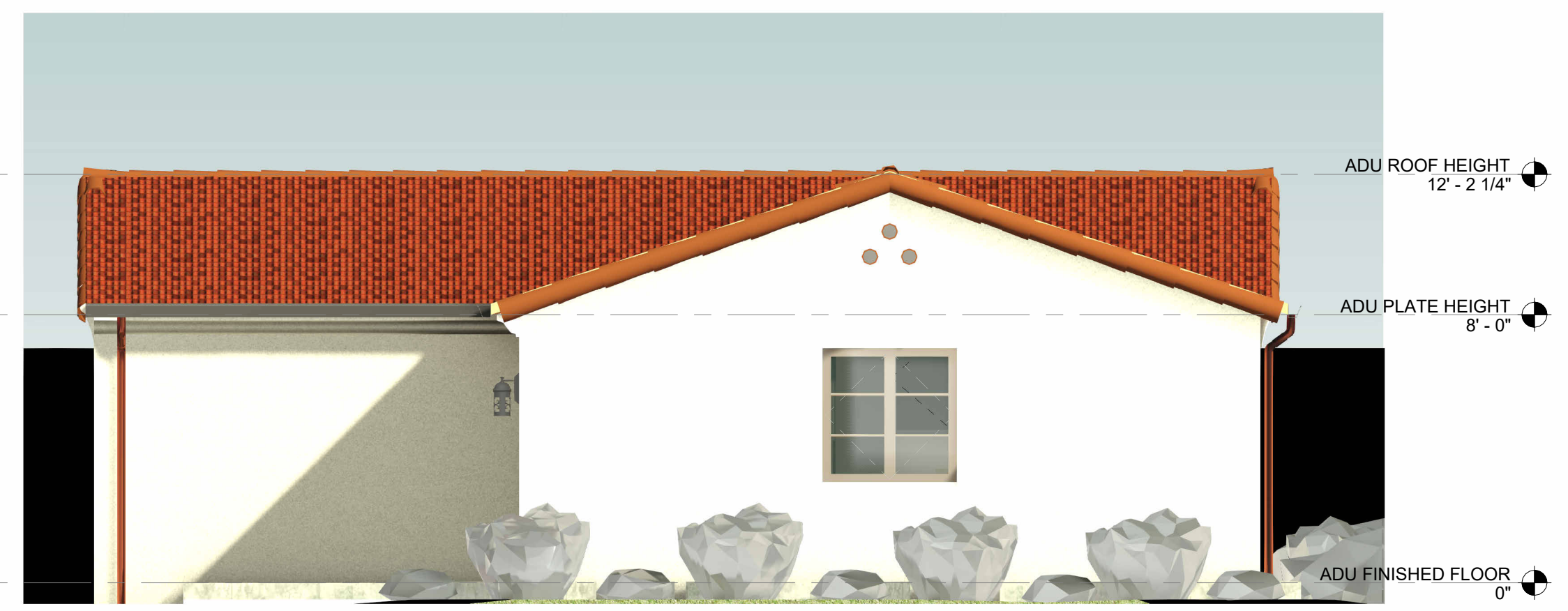
1263 Mead Ave.
Ventura Ca. 93004
Cell: 805-616-0664
Email: Adamstickels@gmail.com



SOUTH ELEVATION W/O CHIMNEY
SCALE: 1/4" = 1'-0"



NORTH ELEVATION W/O CHIMNEY
SCALE: 1/4" = 1'-0"



WEST ELEVATION W/O CHIMNEY
SCALE: 1/4" = 1'-0"



EAST ELEVATION W/O CHIMNEY
SCALE: 1/4" = 1'-0"

CLIENT

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PROJECT

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SHEET TITLE

**PROPOSED
EXTERIOR WITHOUT
CHIMNEY
ELEVATIONS**

REVISIONS

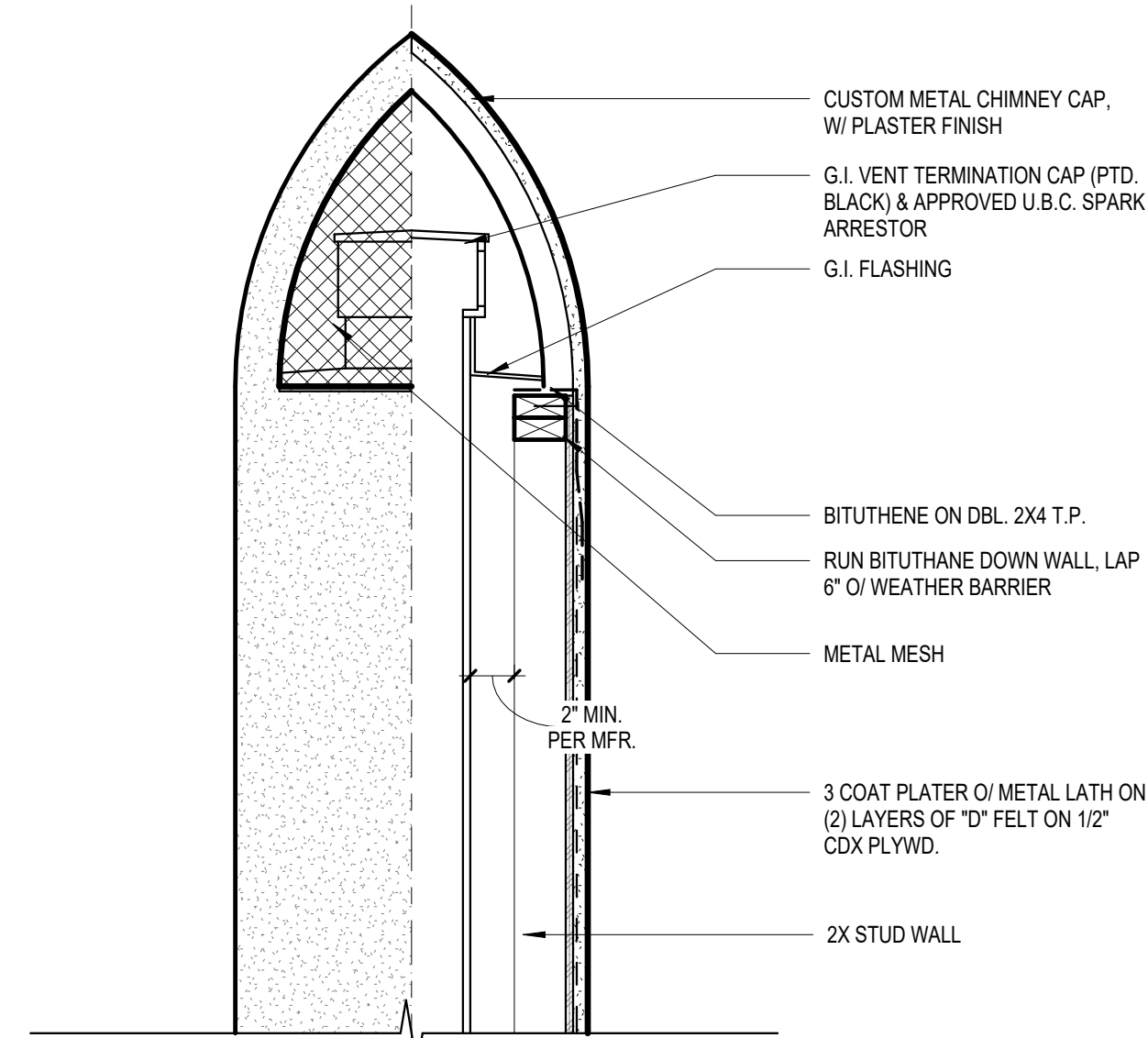
PROJECT NAME PROJECT NAME HERE

DATE DRAWN

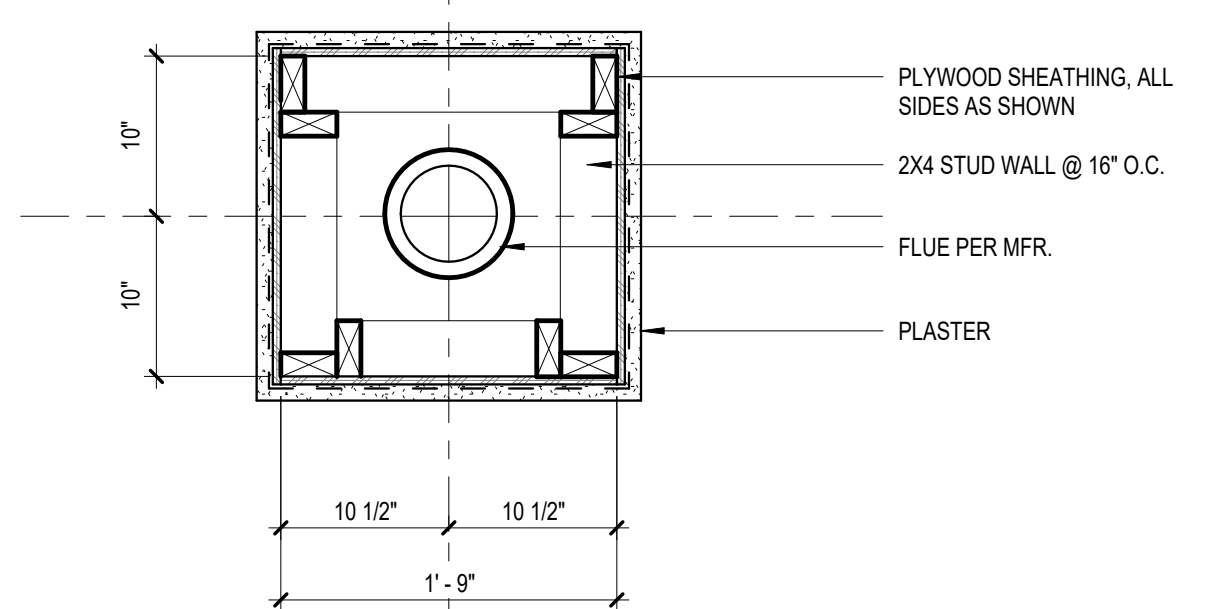
DATE 01/01/2013

SHEET NO.

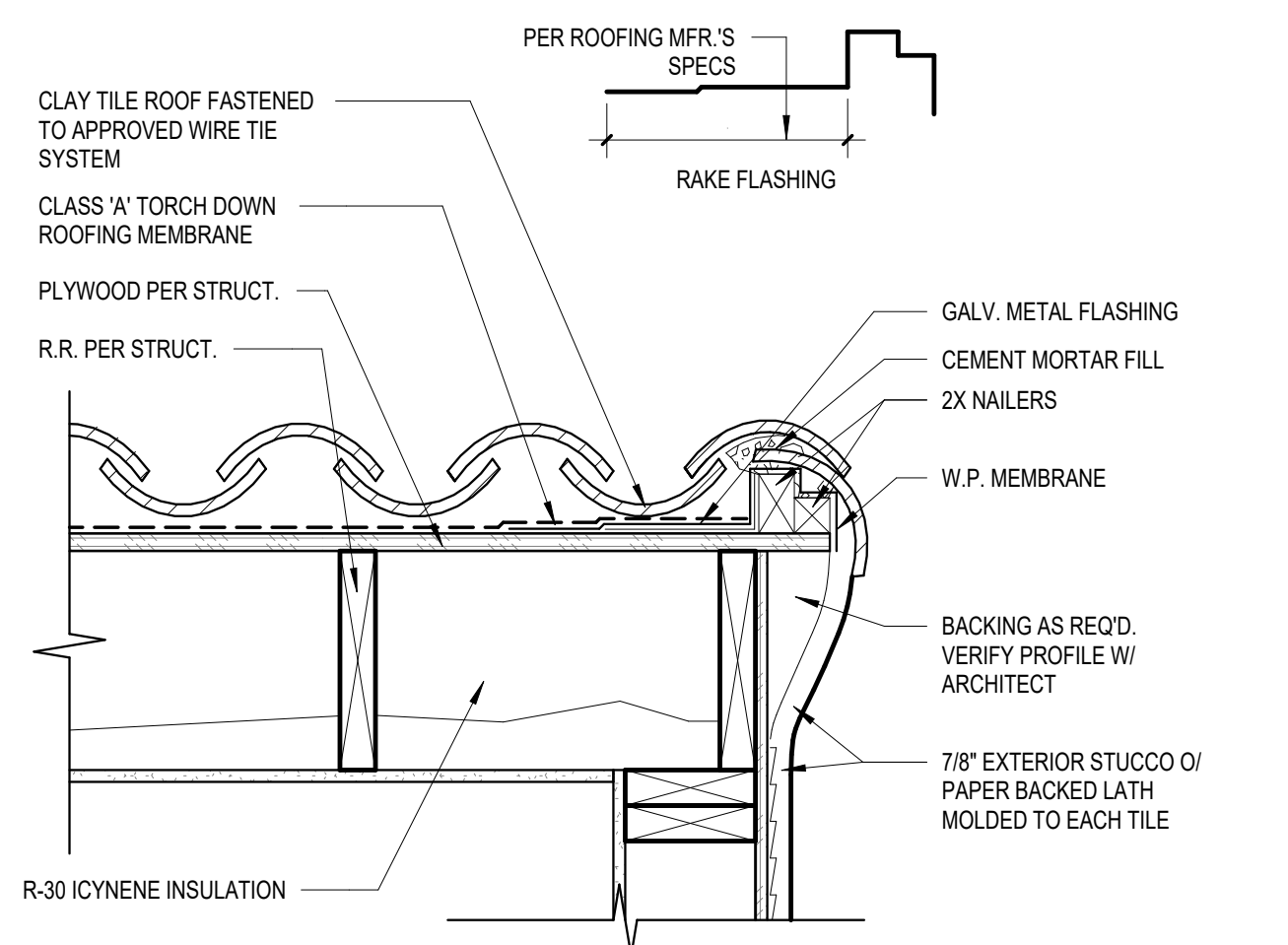
ELEVATION / SECTION



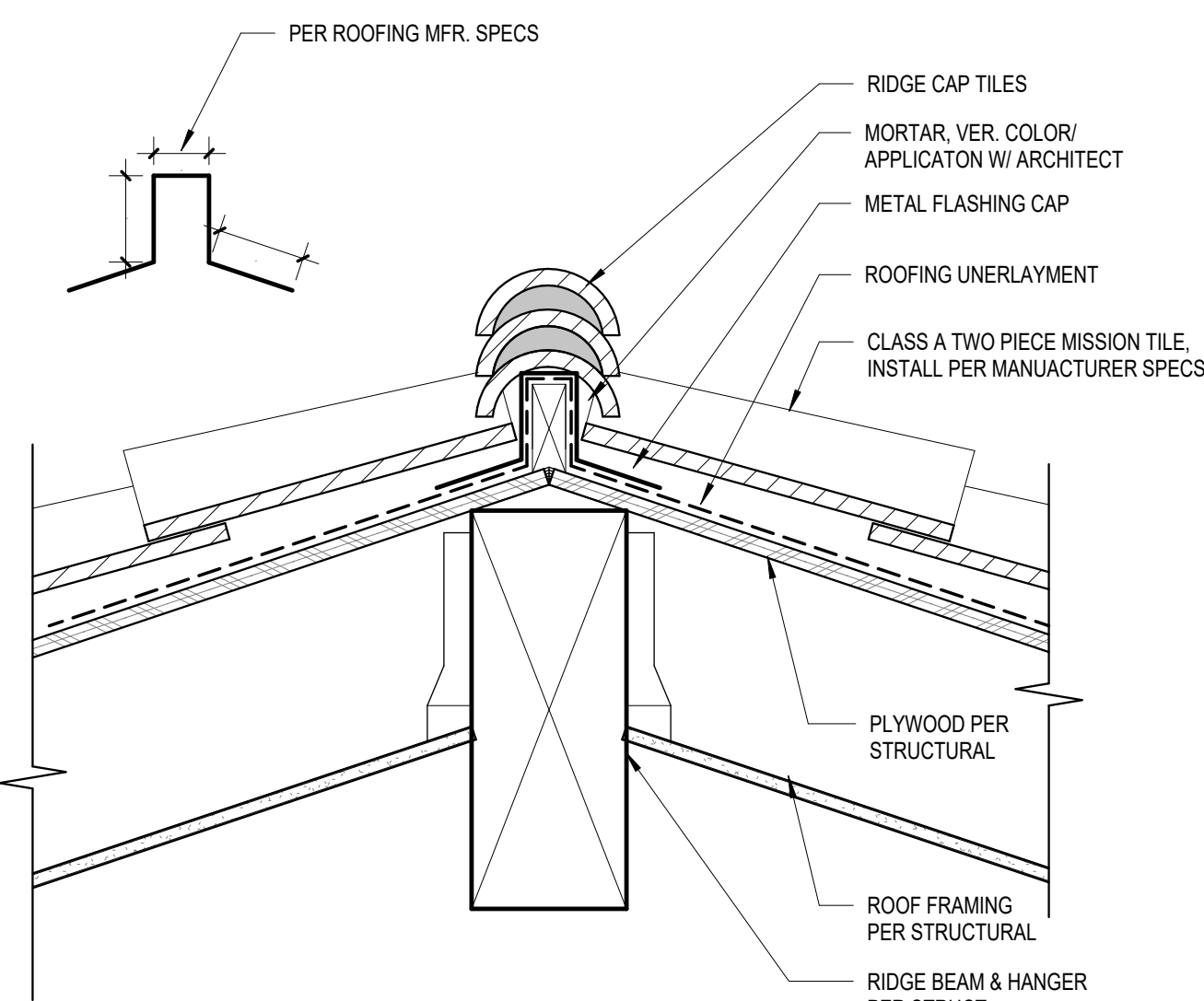
PLAN



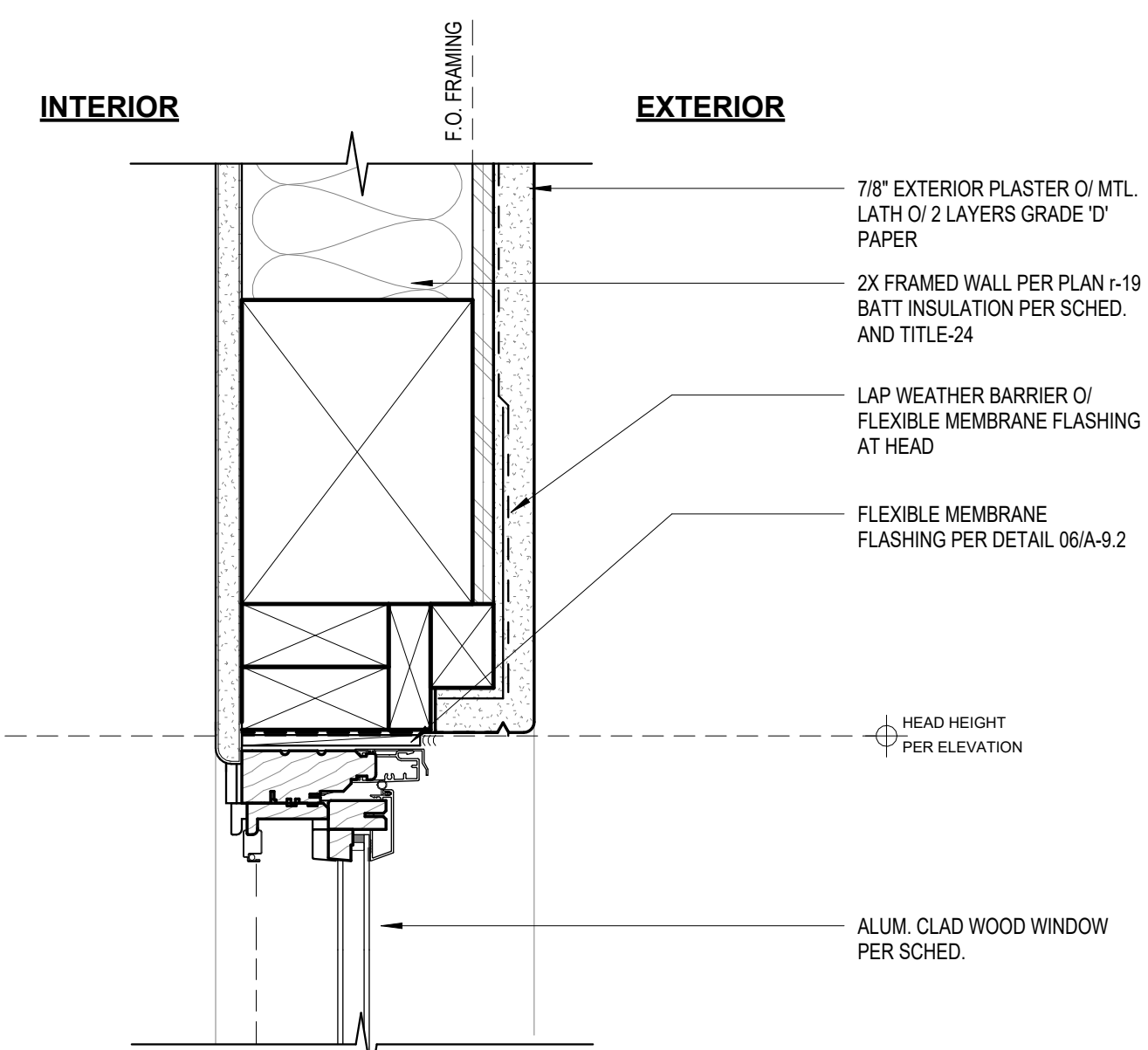
PLASTER CHIMNEY CAP
SCALE: 1" = 1'-0" **7**



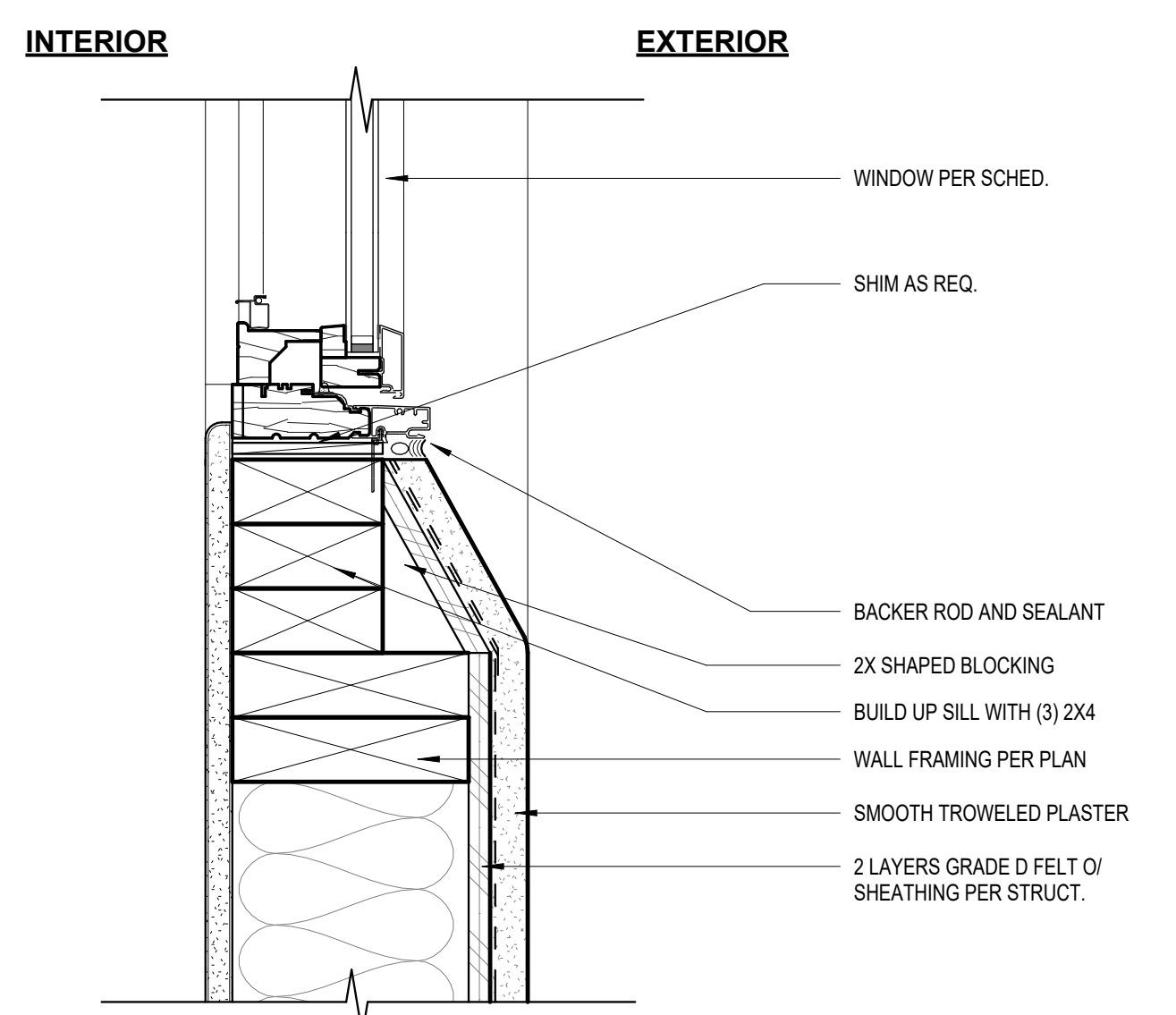
TYPICAL SPANISH RAKE
SCALE: 1 1/2" = 1'-0" **3**



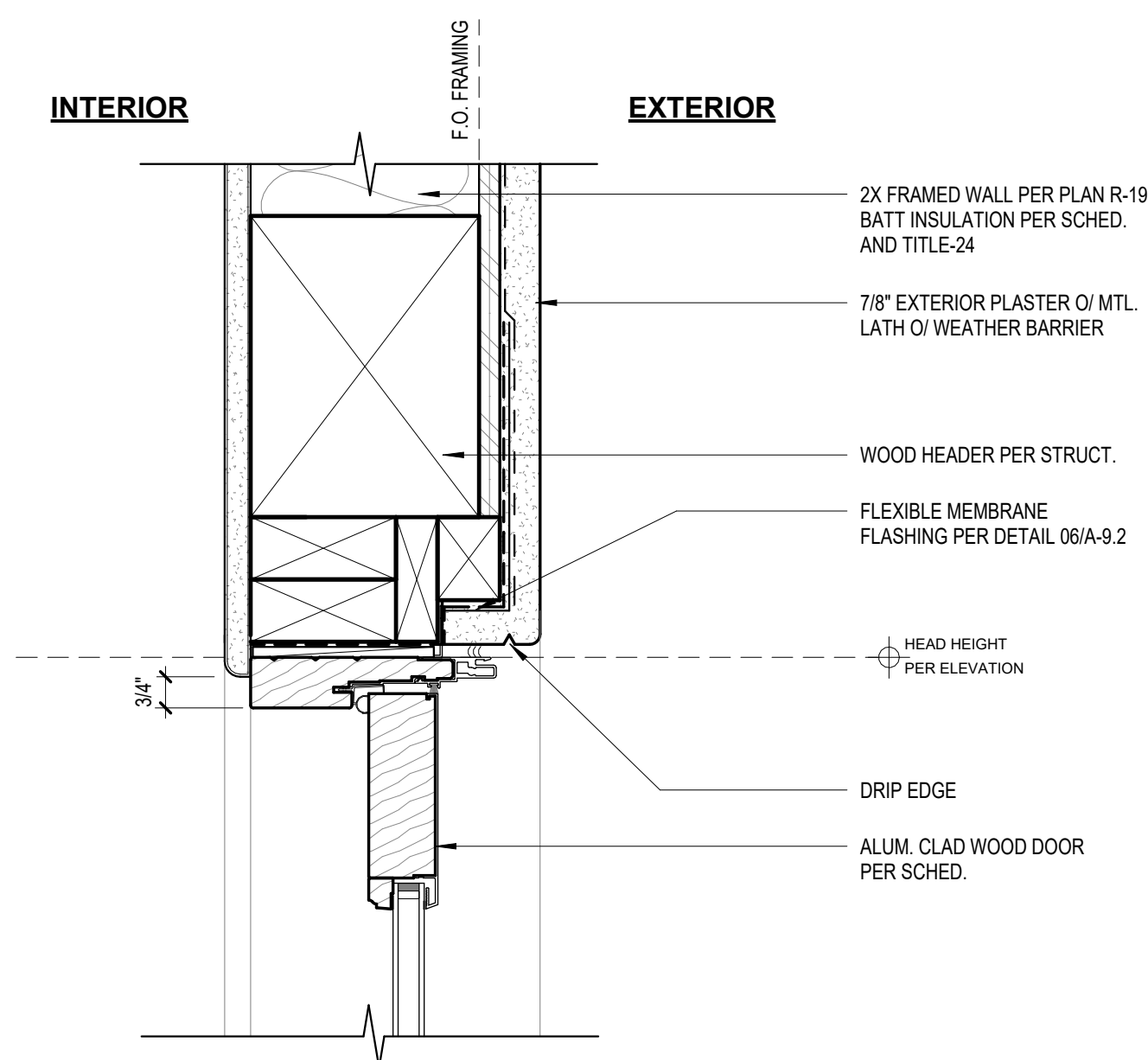
TYPICAL SPANISH RIDGE
SCALE: 1 1/2" = 1'-0" **6**



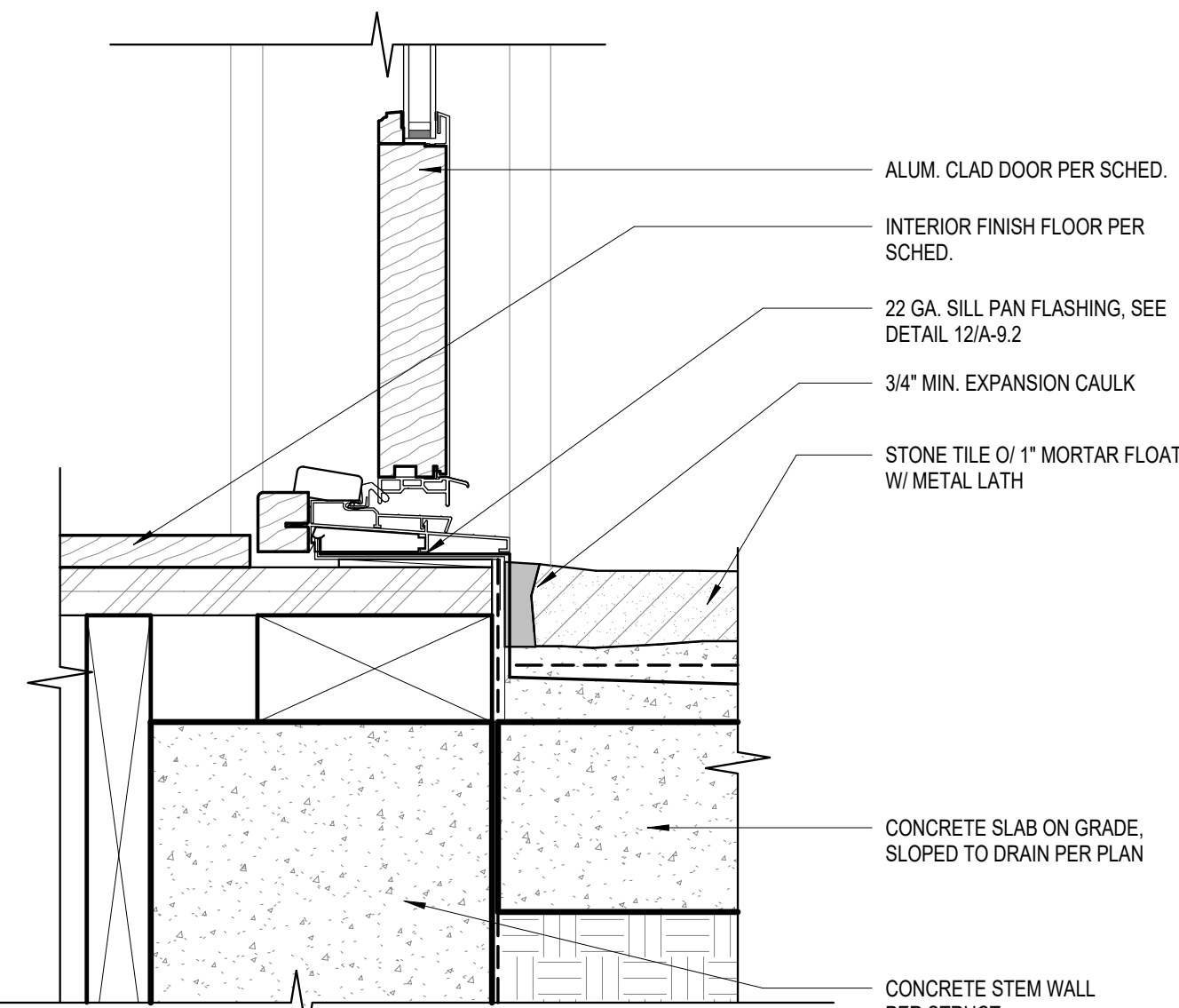
WINDOW HEAD AT 2X6 WALL
SCALE: 3" = 1'-0" **2**



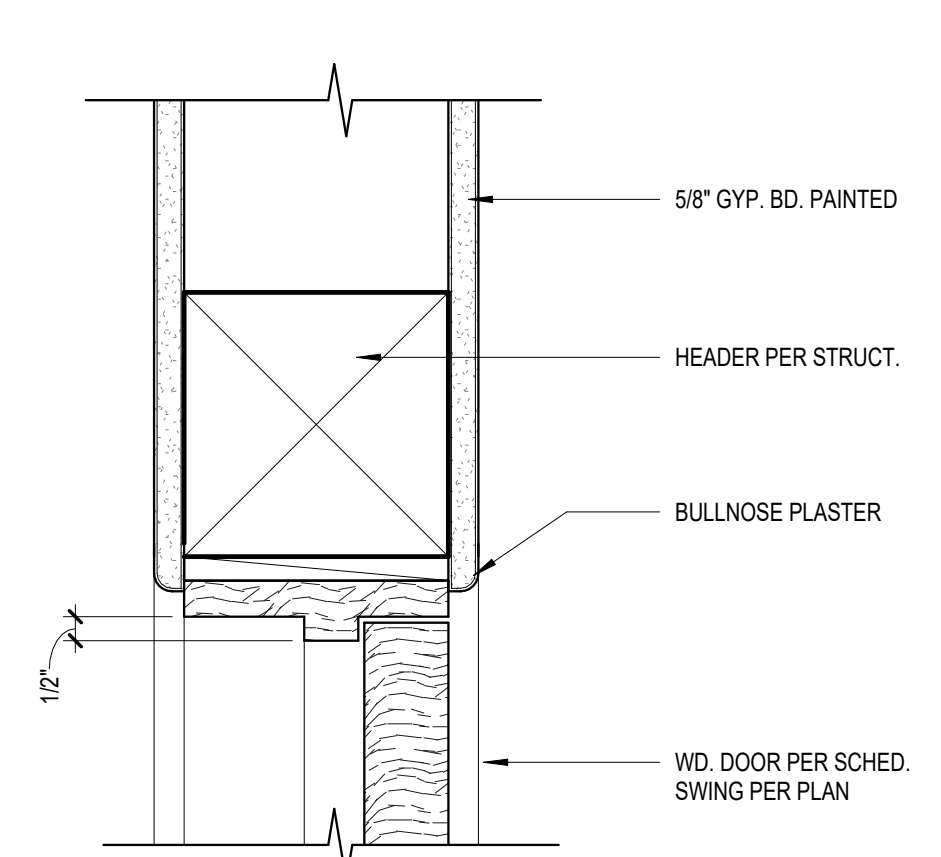
SLOPED SILL AT 2X6 DETAIL
SCALE: 3" = 1'-0" **5**



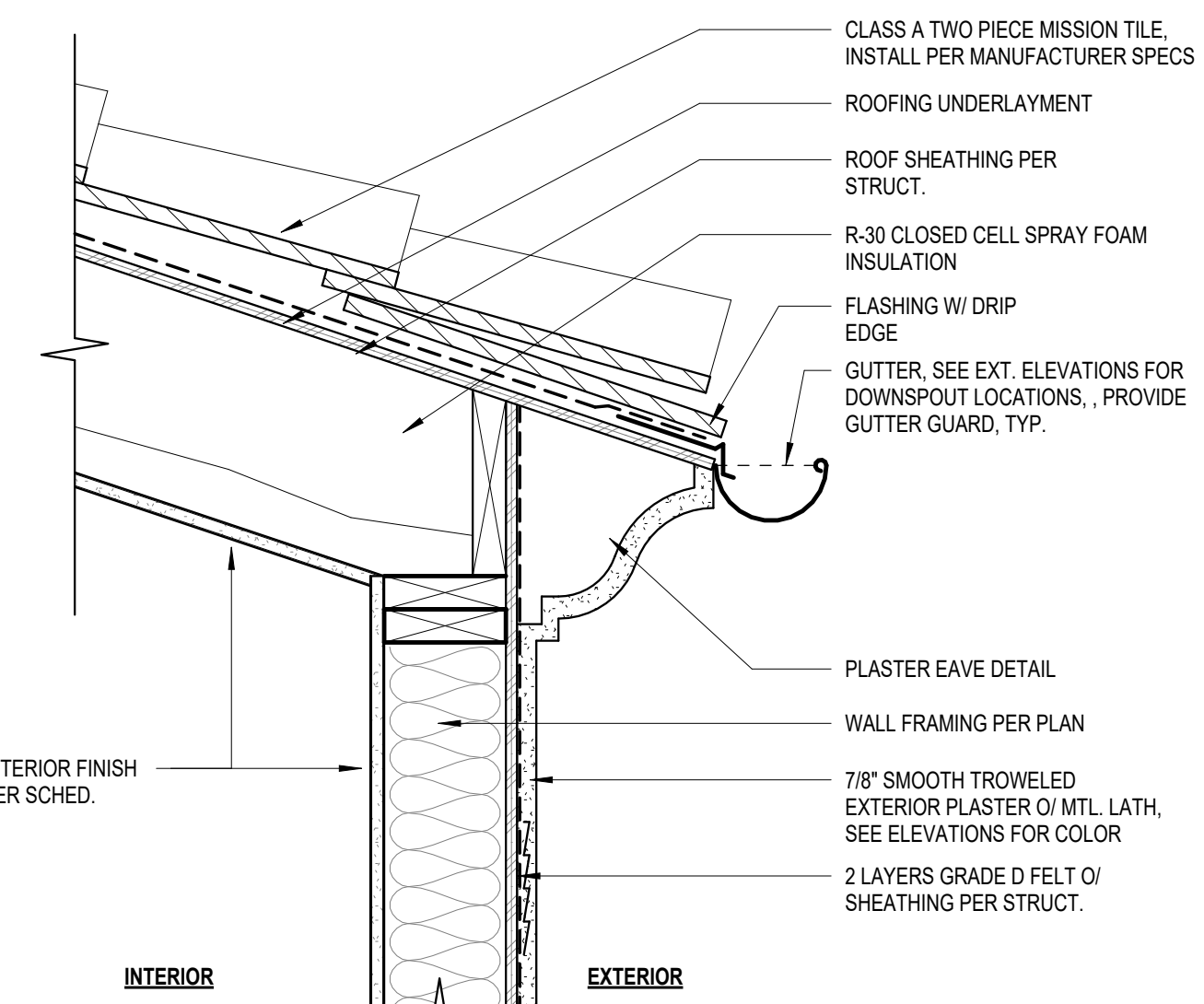
DOOR HEAD AT 2X6 WALL
SCALE: 3" = 1'-0" **1**



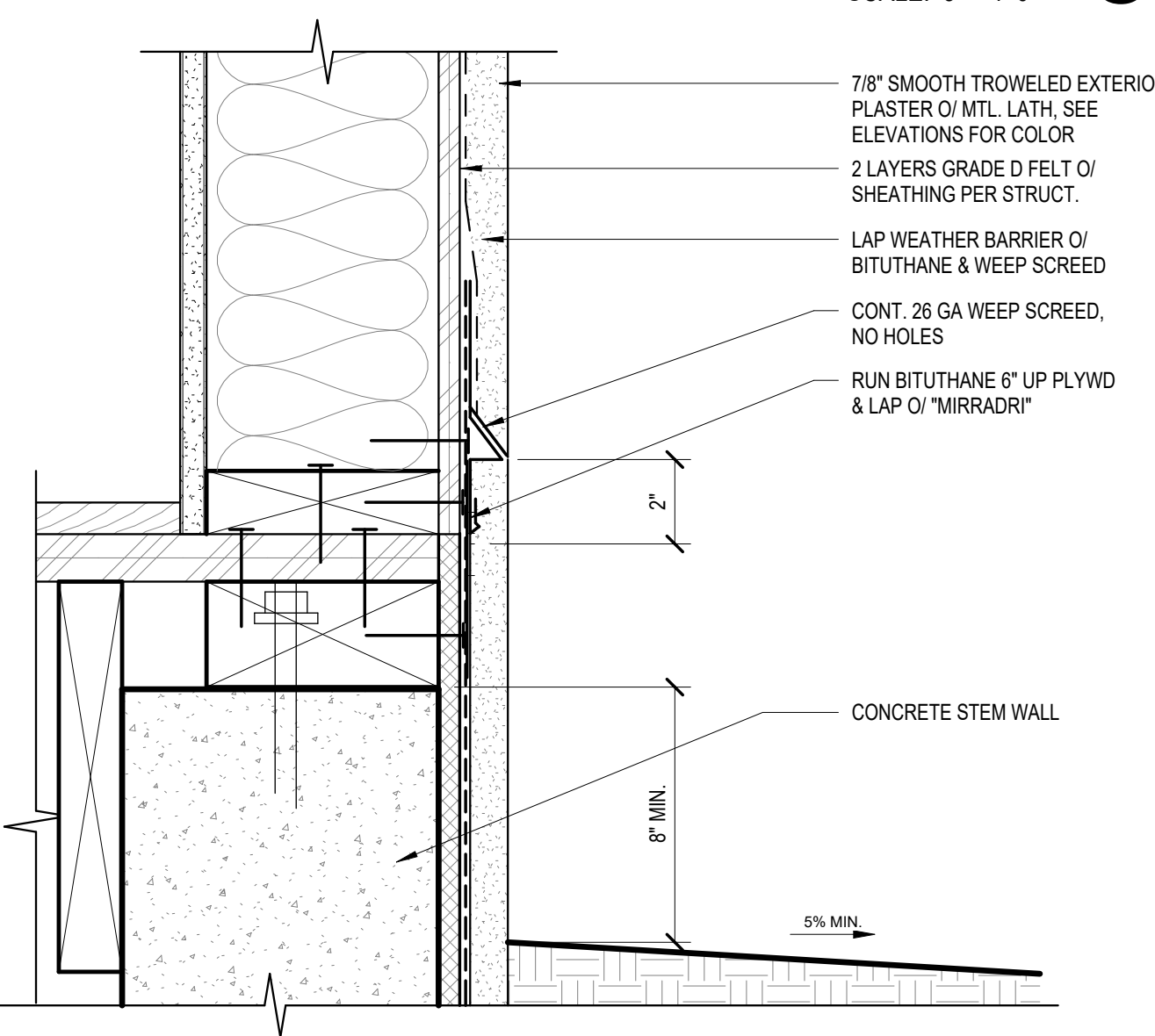
DOOR THRESHOLD AT 2X6 WALL
SCALE: 3" = 1'-0" **4**



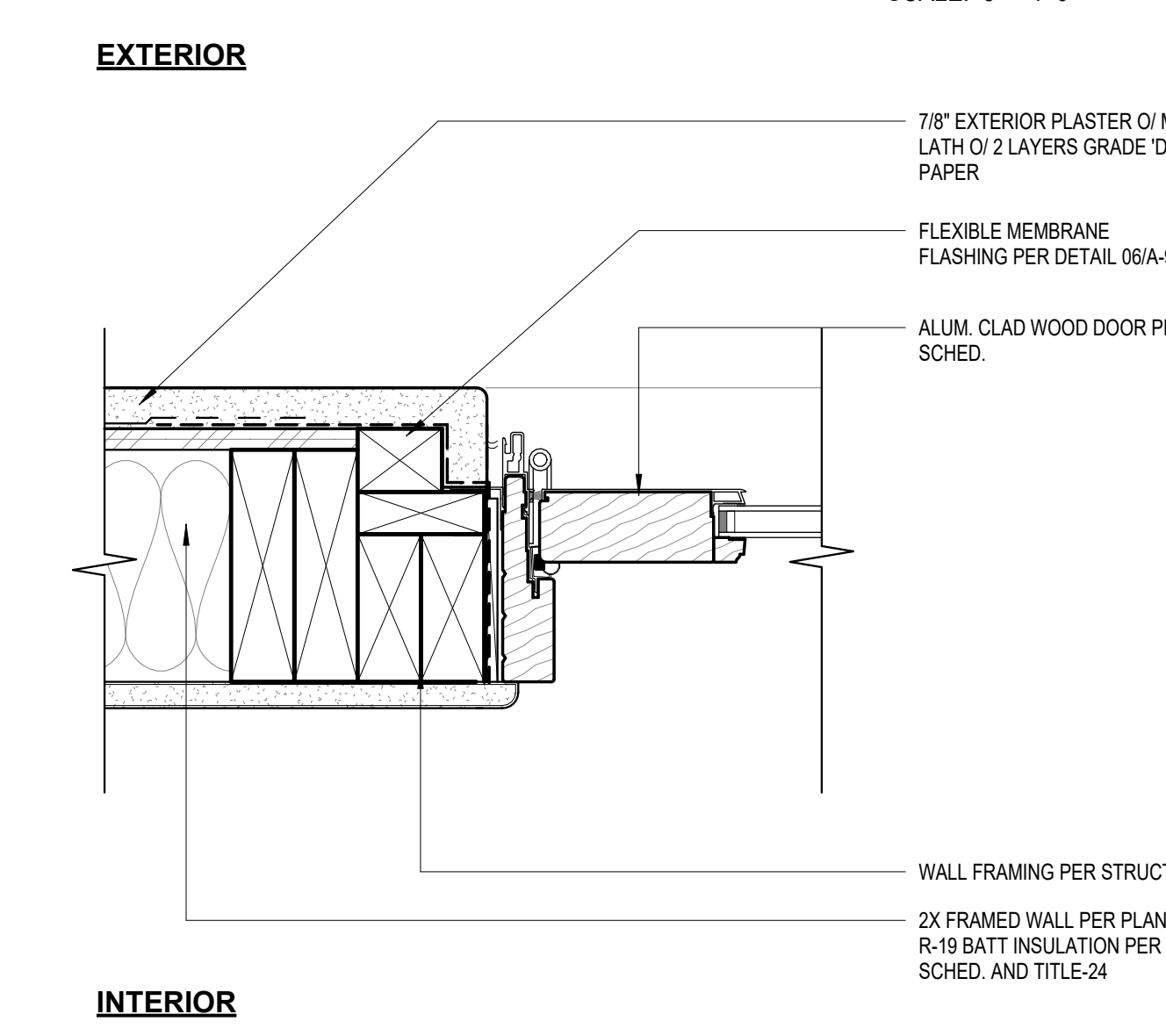
INTERIOR DOOR HEAD
SCALE: 3" = 1'-0" **11**



EAVE AT 2X6 WALL
SCALE: 1 1/2" = 1'-0" **10**



SPANISH WALL BASE AT GRADE
SCALE: 3" = 1'-0" **9**



DOOR JAMB AT 2X6 WALL
SCALE: 3" = 1'-0" **8**

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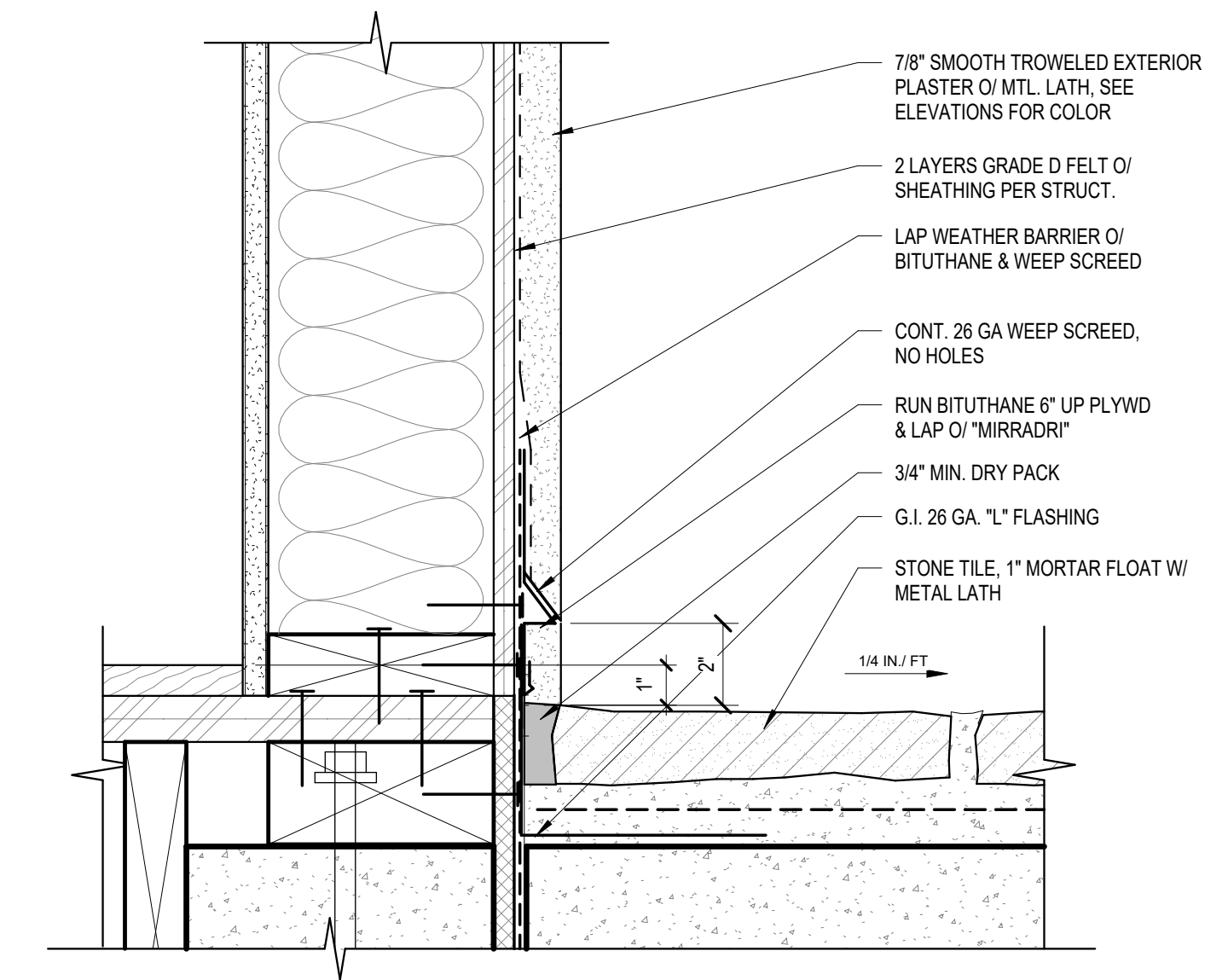
1 2/2024 CITY REVIEW 4

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SPANISH WALL BASE AT PATIO
SCALE: 3" = 1'-0"

1

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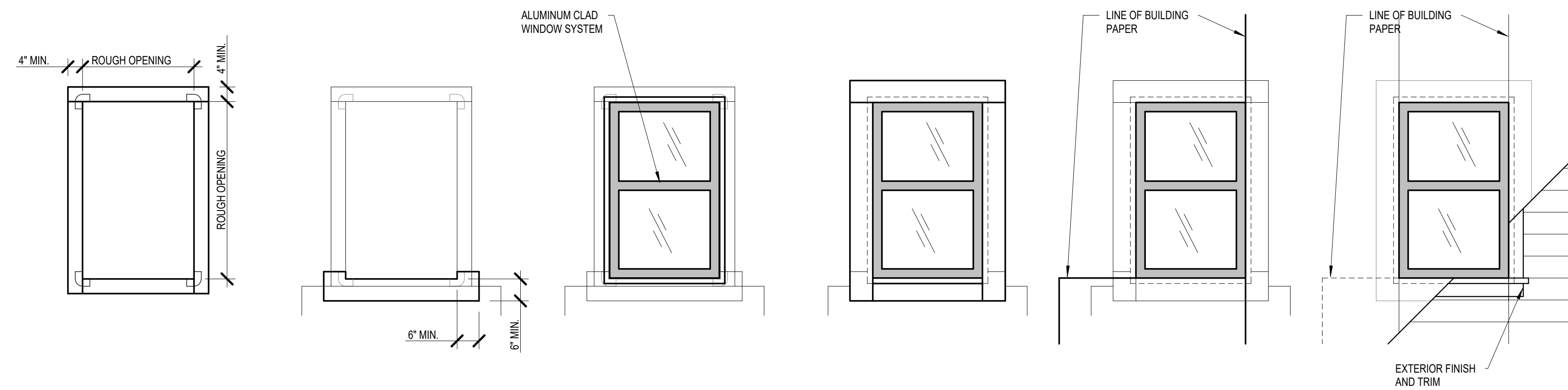
1 07/2024 CITY REVIEW 4

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DATE DRAWN

DATE 04/27/20

SHEET NO.



1. APPLY 60 MIL PLIABLE MEMBRANE TAPE OVER SHEATHING AT CORNERS OF ROUGH OPENING- 'JSS00' DETAIL TAPE OR EQUAL'

APPLY 40 MIL PEEL AND STICK MEMBRANE AT FRAME - 'P.W.' 100/40' OR EQUAL. LAP AS SHOWN.

2. APPLY BUILDING PAPER AT SILL CONDITION

APPLY 20 MIL PEEL AND STICK BUILDING TAPE AT SILL OVER BUILDING PAPER- 'BT20XL' OR EQUAL

3. INSTALL WINDOW SHIMS AS NECESSARY

INSTALL AND SET WINDOW IN OPENING PER MANUFACTURER'S REQUIREMENTS. MECHANICALLY FASTEN FLANGE TO SUBSTRATE

4. APPLY 20 MIL PEEL AND STICK BUILDING TAPE OVER REMAINING SIDES OF WINDOW FLANGE - 'BT20XL' OR EQUAL. LAP AS SHOWN

5. APPLY BUILDING PAPER OVER WINDOW FLANGES AS SHOWN- MAINTAIN EXTERIOR SIDE OVERLAP, TYPICAL

6. APPLY EXTERIOR FINISH AND TRIM PER SCHEDULE

WATER PROOFING FLANGE
SCALE: 3" = 1'-0"

2