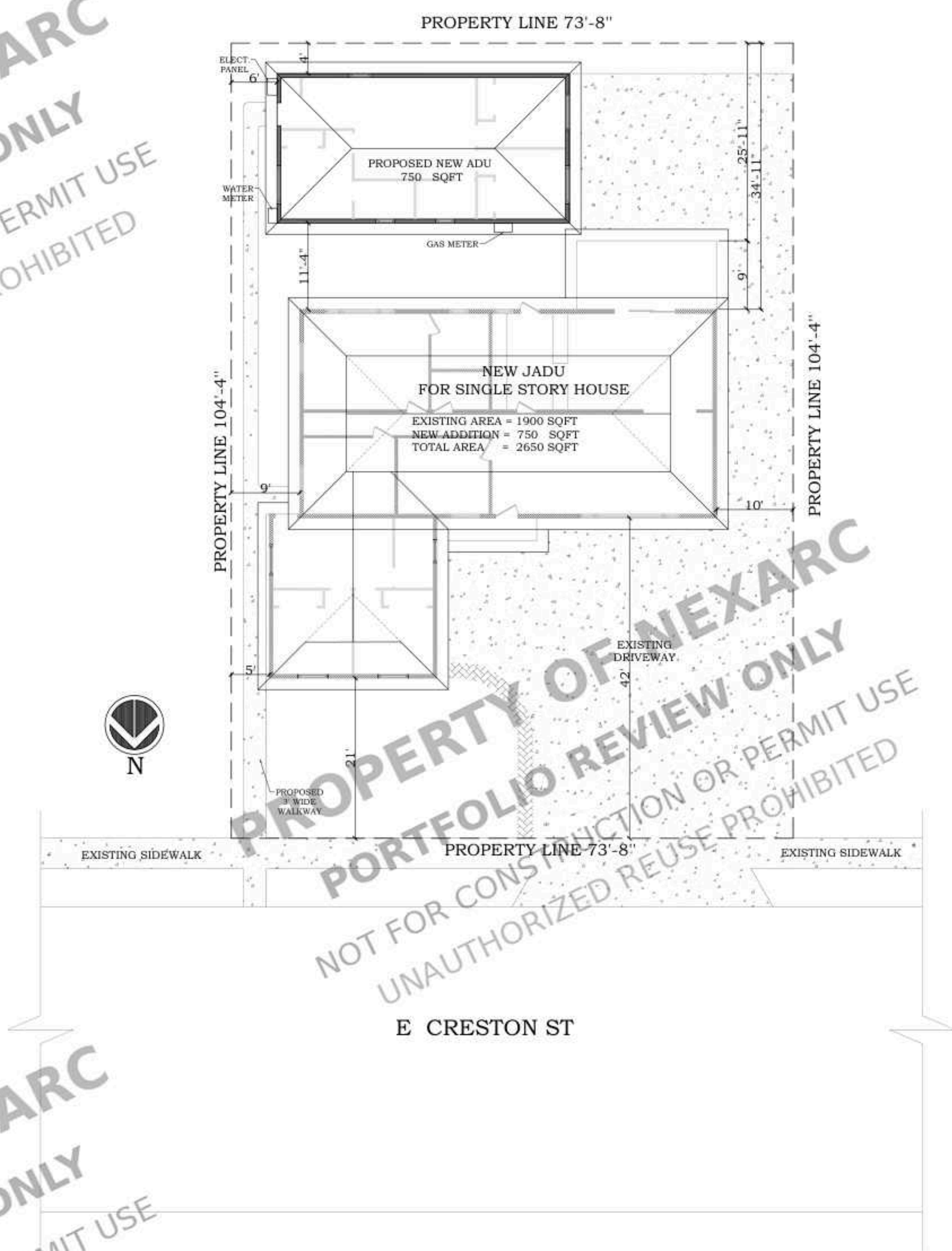


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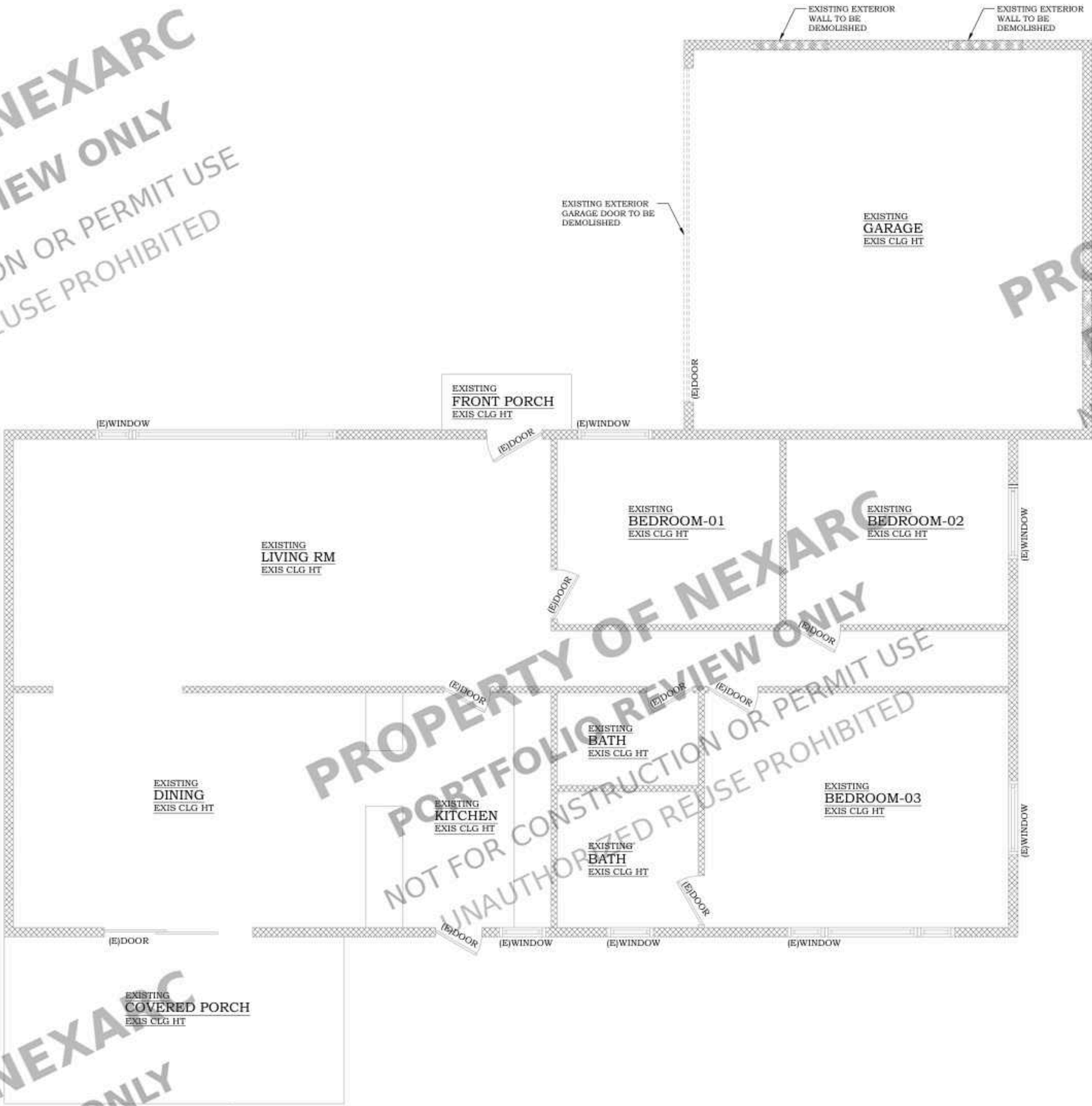
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SITE PLAN
SCALE : 3/32" = 1'-0"

STAMP NOT FOR UNAUTHORIZED	PROJECT FOR		DRAWING DESCRIPTION.:	SHEET:
	NO.	REVISION	ISSUE FOR PERMIT	
			DRAWN BY:	
			DATE:	
306 E. CRESTON STREET SANTA MARIA CA 93454 NEW JADU & NEW ADU				A1.1

DEMOLITION PLAN NOTES

1. THE CONTRACTOR SHALL FILED VERIFY ALL EXIS CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE BROUGHT THE ATTENTION OF THE DESIGNER. NO DEMOLITION WORK SHALL COMMENCE WITHOUT FILED VERIFICATION BY THE CONTRACTOR, OWNER, DESIGNER.
2. IT IS THE CONTRACTOR RESPONSIBILITY TO LOCATE AND REMOVE ALL MECHANICAL, ELECTRICAL AND MISC. EQ AS REQ TO COMPLETE THE WORK. REFER TO PLANS FOR DEMOLITION INFORMATION.
3. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY STRUCTURAL BRACING AS REQ. DURING DEMOLITION AND CONSTRUCTION. ANY PORTION OF THE PROJECT WHICH IS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITY SHALL BE REPAIRED REPLACED TO MATCH EXISTING.
4. THE CONTRACTOR SHALL COORDINATE AND ARRANGE FOR THE DISCONNECTION OF ALL UTILITIES AND EQUIPMENT WITH THE OWNER AND UTILITY COMPANIES. THE CONTRACTOR SHALL REMOVE, DISCONNECT, SALVAGE ALL MECHANICAL, ELECTRICAL AND MISC. WALL MOUNTED EQUIPMENT FOR RECONNECT AND REINSTALLATION.
5. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE SECURE DRY STORAGE WITHIN THE DESIGNATED AREA OR AREA DESIGNATED BY THE OWNER FOR OWNER RETAINED ITEMS.
6. CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS DAILY. DEMOLITION WORK SHALL REMAIN AND CLEAN FOR THE BUILDING'S OCCUPANTS & CONSTRUCTION WORKERS. OCCUPIED AREAS ADJ TO THE PROJECT WORK REAS SHALL BE KEPT CLEAN AT ALL TIMES DURING WORK.



EXISTING
FIRST FLOOR PLAN

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

AREAS	SQUARE FEET
	TOTAL
EXISTITNG INTERIOR LIVING SPACE	1900 SQFT
TOTAL	1900 SQFT

WALL LEGEND	
	NEW EXTERIOR WALL (CMU 8")
	NEW EXTERIOR WALL (2X6)
	NEW EXTERIOR WALL (2X4)
	NEW INTERIOR WALL (2X4)
	EXISTING WALL
	DEMOLISH WALL

STAMP

PROJECT FOR
306 E. CRESTON STREET
SANTA MARIA CA 93454
NEW JADU & NEW ADU

NO.	REVISION

DRAWING DESCRIPTION:;
ISSUE FOR PERMIT
DRAWN BY:
DATE:

SHEET:
A2.0

ARCHITECTURAL NOTES

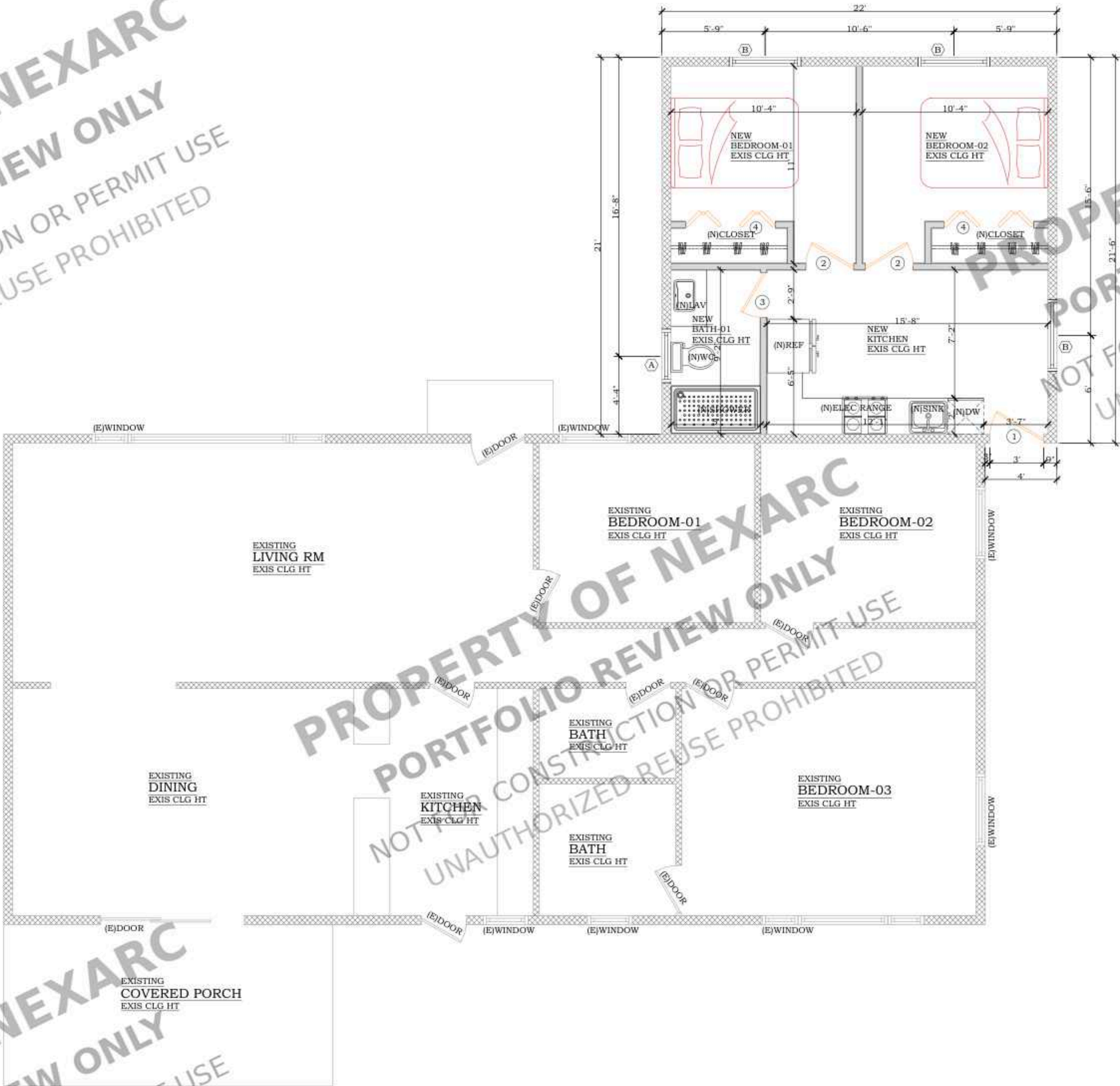
1. SHOWER ENCLOSURES: PROVIDE 72" HIGH NON-ABSORBENT WALL SURFACES ADJACENT TO SHOWERS, AND USE APPROVED SHATTER RESISTANT MATERIALS FOR SHOWER ENCLOSURES. ALL MATERIALS, EXCEPT STRUCTURAL ELEMENTS, MUST BE MOISTURE-RESISTANT AS PER THE CALIFORNIA RESIDENTIAL CODE (CRC) SECTION R307.2.
2. SHOWER STALL SIZE: THE SHOWER STALL SHALL COMPLY WITH THE MINIMUM INTERIOR SIZE OF 1024 SQ. IN. AND ENCOMPASS A 30" DIAMETER CIRCLE. DOORS MUST SWING OUTWARD AS PER THE CRC SECTION 412.7.
3. WATER EFFICIENCY: INSTALL LOW FLOW TOILETS (1.28 GALLONS/FLUSH), SHOWERHEADS (2.0 GPM AT 80 PSI), AND FAUCETS (2.0 GPM AT 60 PSI) TO MEET WATER EFFICIENCY STANDARDS IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC) SECTION 403.6.
4. TEMPERATURE CONTROL VALVES: PROVIDE INDIVIDUAL CONTROL VALVES FOR SHOWERS AND TUB-SHOWERS. THESE SHALL BE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE, IN COMPLIANCE WITH THE CPC SECTION 422.2.
5. WEEP SCREED FOR STUCCO: INSTALL A WEEP SCREED FOR STUCCO AT THE FOUNDATION PLATE LINE, A MINIMUM OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS, AS REQUIRED BY THE CALIFORNIA BUILDING CODE (CBC) SECTION 2510.8.
6. DUCT SIZING: DUCTS SHALL BE SIZED AND INSTALLED IN ACCORDANCE WITH CHAPTER 6 OF THE CALIFORNIA MECHANICAL CODE (CMC) SECTION 602.1.
7. CLOTHES DRYER EXHAUST DUCTS: THE CLOTHES DRYER MOISTURE EXHAUST DUCT SHALL BE LIMITED TO 14 FEET, WITH A REDUCTION OF 2 FEET FOR EVERY ELBOW IN EXCESS OF 2, IN ACCORDANCE WITH THE CMC SECTION 504.5.2.
8. SKYLIGHT LABELING: ALL UNIT SKYLIGHTS SHALL BE LABELED BY AN APPROVED AGENCY WITH THE AGENCY'S NAME, PRODUCT DESIGNATION, AND PERFORMANCE GRADE RATING, AS REQUIRED BY THE CBC SECTION 1507.1.1.
9. ULTRA-LOW FLUSH TOILETS: ULTRA-LOW FLUSH WATER CLOSETS SHALL BE INSTALLED IN ALL NEW CONSTRUCTION. EXISTING SHOWERHEADS AND TOILETS MUST BE UPGRADED FOR LOW WATER CONSUMPTION AS PER CPC SECTION 403.6.
10. CLEAR ACCESS TO UTILITIES: A MINIMUM OF 5 FEET OF CLEAR, UNOBSTRUCTED ACCESS SHALL BE PROVIDED TO ALL WATER AND POWER DISTRIBUTION FACILITIES, INCLUDING POWER POLES, TRANSFORMERS, AND METERS. NO CONSTRUCTION SHALL BE WITHIN 10 FEET OF ANY POWER LINES, AS PER CPC SECTION 314.3.
11. SEISMIC GAS SHUTOFF VALVE: INSTALL AN APPROVED SEISMIC GAS SHUTOFF VALVE ON THE FUEL GAS LINE, DOWNSTREAM OF THE UTILITY METER, RIGIDLY CONNECTED TO THE BUILDING'S EXTERIOR, IN ACCORDANCE WITH THE CBC SECTION 1210.9.
12. WATER HEATER STRAPPING: NEW OR REPLACEMENT WATER HEATERS SHALL BE STRAPPED TO THE WALL WITH TWO STRAPS: ONE IN THE UPPER THIRD AND ONE IN THE LOWER THIRD OF THE TANK. THE LOWER STRAP MUST BE AT LEAST 4" ABOVE THE CONTROLS, AS REQUIRED BY CPC SECTION P510.5.
13. SANITARY SEWER CONNECTION: ALL PLUMBING FIXTURES MUST BE CONNECTED TO AN APPROVED SANITARY SEWER SYSTEM OR SEWAGE DISPOSAL SYSTEM, PER CPC SECTION 306.3.
14. HOT AND COLD WATER SUPPLY: KITCHEN SINKS, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS, AND WASHING MACHINE OUTLETS SHALL HAVE HOT AND COLD WATER SUPPLIED AND CONNECTED TO AN APPROVED WATER SUPPLY, AS PER CPC SECTION 306.4.
15. NONABSORBENT SURFACES FOR BATHTUBS AND SHOWERS: BATHTUBS, SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH SHOWERHEADS, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE EXTENDING AT LEAST 6 FEET ABOVE THE FLOOR, AS REQUIRED BY CRC SECTION R306.2.
16. NATURAL AND ARTIFICIAL LIGHTING: EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY EXTERIOR GLAZED OPENINGS OR ADEQUATE ARTIFICIAL LIGHTING, ACHIEVING AN AVERAGE ILLUMINATION OF 4 FOOT-CANDLES AT A HEIGHT OF 30" ABOVE FLOOR LEVEL, AS PER CRC SECTION R303.1.
17. EVALUATION REPORT AVAILABILITY: A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE FOR REVIEW, AS PER CBC SECTION 105.4.
18. ROOM TEMPERATURE FOR HEATERS: HEATERS SHALL MAINTAIN A MINIMUM ROOM TEMPERATURE OF 68°F AT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE, AS PER CBC SECTION 315.5.
19. WOOD PROTECTION FROM DECAY: WOOD AND WOOD-BASED PRODUCTS SHALL BE PROTECTED FROM DECAY IN LOCATIONS SPECIFIED BY CRC SECTION R317.1, EITHER BY USING NATURALLY DURABLE WOOD OR PRESERVATIVE-TREATED WOOD IN ACCORDANCE WITH AWPAC U1, AS PER CBC SECTION R317.1.
20. ANTI-GRAFFITI FINISH: PROVIDE ANTI-GRAFFITI FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, ON EXTERIOR WALLS AND DOORS. A MAINTENANCE AFFIDAVIT IS REQUIRED FOR GRAFFITI REMOVAL WITHIN 7 DAYS OF APPLICATION, AS PER CBC SECTION 6306.

ADDITIONAL NOTES

1. CEILING HEIGHTS (CBC R305.1): HABITABLE SPACES, INCLUDING LIVING AREAS AND STORAGE ROOMS ON THE SECOND FLOOR, MUST HAVE A MINIMUM CEILING HEIGHT OF 7'-6". NON-HABITABLE SPACES, SUCH AS GARAGES, MUST HAVE A CEILING HEIGHT NO LESS THAN 7'-0".
2. ESCAPE WINDOWS (CBC R310.2): ESCAPE WINDOWS ARE REQUIRED IN EACH BEDROOM ON THE SECOND FLOOR IF IT INCLUDES ANY HABITABLE SPACES. THE WINDOW MUST HAVE A MINIMUM OPENABLE AREA OF 5.7 SQ. FT. WITH A SILL HEIGHT NO MORE THAN 44" ABOVE THE FLOOR. THE MINIMUM CLEAR HEIGHT IS 24", AND THE WIDTH IS 20".
3. FIRE PROTECTION (CBC 705.2): IF A GARAGE IS ATTACHED TO THE BUILDING AND THE EXTERIOR WALLS ARE WITHIN 3 FEET OF THE PROPERTY LINE, A 1-HOUR FIRE-RATED WALL IS REQUIRED. WITHOUT SPRINKLERS, THE FIRE RATING EXTENDS TO 5 FEET FROM THE PROPERTY LINE. PROJECTIONS LIKE EAVES WITHIN 3 FEET OF THE PROPERTY LINE SHOULD ALSO BE FIRE-RATED TO 1 HOUR.
4. FIRE SEPARATION (CBC 406.2): A 1-HOUR FIRE-RATED WALL MUST SEPARATE THE GARAGE FROM ANY HABITABLE SPACE, INCLUDING LIVING AREAS OR APARTMENTS ON THE SECOND FLOOR, INCLUDING THE CEILING OF THE GARAGE AND ANY CONNECTING WALLS.
5. GARAGE DOOR CLEARANCE (CBC 406.2.4): ENSURE THAT GARAGE DOORS PROVIDE A MINIMUM HEADROOM OF 7 FEET FOR 2-STORY GARAGE BUILDINGS, PARTICULARLY FOR PARKING VEHICLES.
6. VENTILATION (CBC 1203.4): THE GARAGE AREA MUST BE PROPERLY VENTILATED TO PREVENT THE ACCUMULATION OF HAZARDOUS GASES, SUCH AS CARBON MONOXIDE, FROM VEHICLES.
7. STAIRWAYS (CBC R311.7): STAIRWAYS LEADING FROM THE GARAGE TO THE SECOND FLOOR MUST HAVE A RISE NO MORE THAN 8 1/4 INCHES, A TREAD DEPTH OF AT LEAST 9 INCHES, AND A MINIMUM WIDTH OF 36 INCHES.
8. PLUMBING (CPC P2904.1, 406.5): IF THE GARAGE INCLUDES PLUMBING FIXTURES (E.G., SINK OR BATHROOM), ALL PLUMBING MUST BE CONNECTED TO AN APPROVED SEWAGE SYSTEM OR AN ON-SITE SEWAGE DISPOSAL SYSTEM.
9. ELECTRICAL (CEC 334.10): ELECTRICAL WIRING IN THE GARAGE MUST MEET CODE REQUIREMENTS, WITH PROPERLY SPACED OUTLETS AND GFCI OUTLETS INSTALLED IN AREAS WHERE WATER IS LIKELY, SUCH AS NEAR GARAGE DOORS OR SINKS.

UTILITY NOTES

- AFCI PROTECTION (CBC 210.12): ALL BRANCH CIRCUITS SUPPLYING RECEPTACLES MUST BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER (AFCI).
- AFCI PROTECTION IN DWELLING UNITS (CBC 210.12): 120V, 15/20-AMP CIRCUITS SUPPLYING OUTLETS IN FAMILY ROOMS, BEDROOMS, KITCHENS, AND SIMILAR AREAS MUST BE AFCI-PROTECTED. KITCHEN COUNTERS REQUIRE COMBINATION AFCI/GFCI RECEPTACLES.
- TAMPER-RESISTANT RECEPTACLES (CBC 210.52): ALL 125V, 15/20-AMP RECEPTACLES IN SPECIFIED AREAS, SUCH AS LIVING ROOMS AND BEDROOMS, MUST BE TAMPER-RESISTANT.
- LUMINAIRES SUPPORT (CBC 314.27): CEILING LUMINAIRE BOXES MUST SUPPORT AT LEAST 50 LBS. WALL-MOUNTED LUMINAIRE BOXES SHOULD BE MARKED WITH WEIGHT LIMITS. CEILING FAN BOXES MUST BE LISTED FOR FAN SUPPORT.
- LED AND DIMMER COMPATIBILITY (2019 RESIDENTIAL COMPLIANCE MANUAL 6.2.1): LED LUMINAIRES MUST BE CONTROLLED BY NEMA SSL-2A COMPLIANT DIMMERS OR SENSORS TO ENSURE FLICKER-FREE OPERATION.
- BATHROOM LUMINAIRES CONTROLS (CBC 150.0(K)(2)): AT LEAST ONE LUMINAIRE IN BATHROOMS MUST HAVE AN OCCUPANT OR VACANCY SENSOR FOR AUTOMATIC OFF FUNCTIONALITY. OCCUPANT SENSORS MUST BE MANUALLY CONFIGURED FOR ON OPERATION INITIALLY.



PROPOSED JADU
FIRST FLOOR PLAN

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

AREAS	SQUARE FEET
	TOTAL
EXISTING INTERIOR LIVING SPACE	1900 SQFT
TOTAL	1900 SQFT

WALL LEGEND

	NEW EXTERIOR WALL (CMU 8")
	NEW EXTERIOR WALL (2X6)
	NEW EXTERIOR WALL (2X4)
	NEW INTERIOR WALL (2X4)
	EXISTING WALL
	DEMOLISH WALL

STAMP NOT FOR UNAUTHORIZED USE	PROJECT FOR 306 E. CRESTON STREET SANTA MARIA CA 93454 NEW JADU & NEW ADU	NO. REVISION	DRAWING DESCRIPTION,; ISSUE FOR PERMIT	SHEET: A2.1
			DRAWN BY;	
			DATE;	

ARCHITECTURAL NOTES

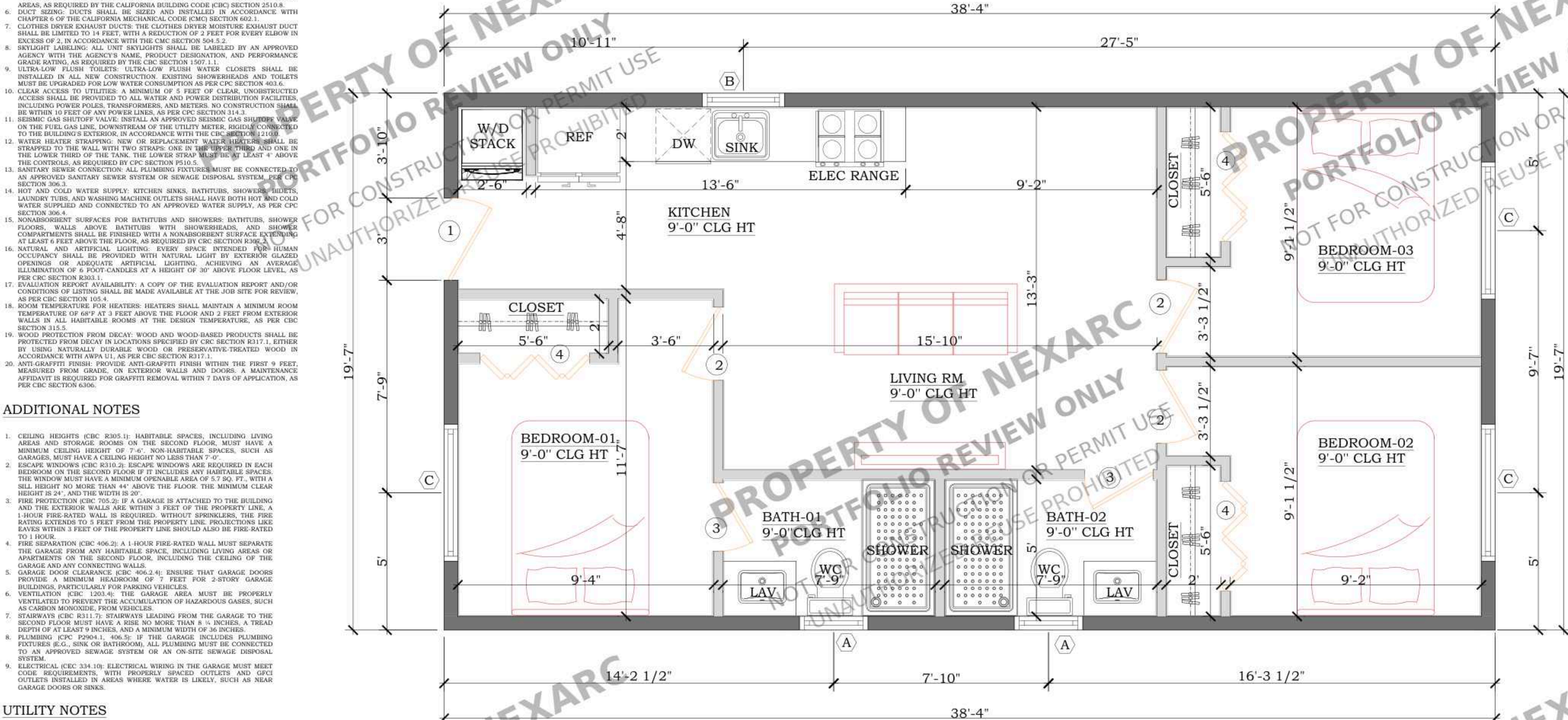
1. SHOWER ENCLOSURES: PROVIDE 7'2" HIGH NON-ABSORBENT WALL SURFACES ADJACENT TO SHOWERS, AND USE APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURES. ALL MATERIALS, EXCEPT STRUCTURAL ELEMENTS, MUST BE MOISTURE-RESISTANT AS PER THE CALIFORNIA RESIDENTIAL CODE (CRC) SECTION R307.2.
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4. TEMPERATURE CONTROL VALVES: PROVIDE INDIVIDUAL CONTROL VALVES FOR SHOWERS AND TUB-SHOWERS. THESE SHALL BE OF THE PRESSURE-BALANCE OR THERMOSTATIC MIXING VALVE TYPE, IN COMPLIANCE WITH THE CPC SECTION 422.2.
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ADDITIONAL NOTES

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8. PLUMBING (CPC P2904.1, 406.5): IF THE GARAGE INCLUDES PLUMBING FIXTURES (E.G., SINK OR BATHROOM), ALL PLUMBING MUST BE CONNECTED TO AN APPROVED SEWAGE SYSTEM OR AN ON-SITE SEWAGE DISPOSAL SYSTEM.
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UTILITY NOTES

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PROPOSED ADU
FIRST FLOOR PLAN

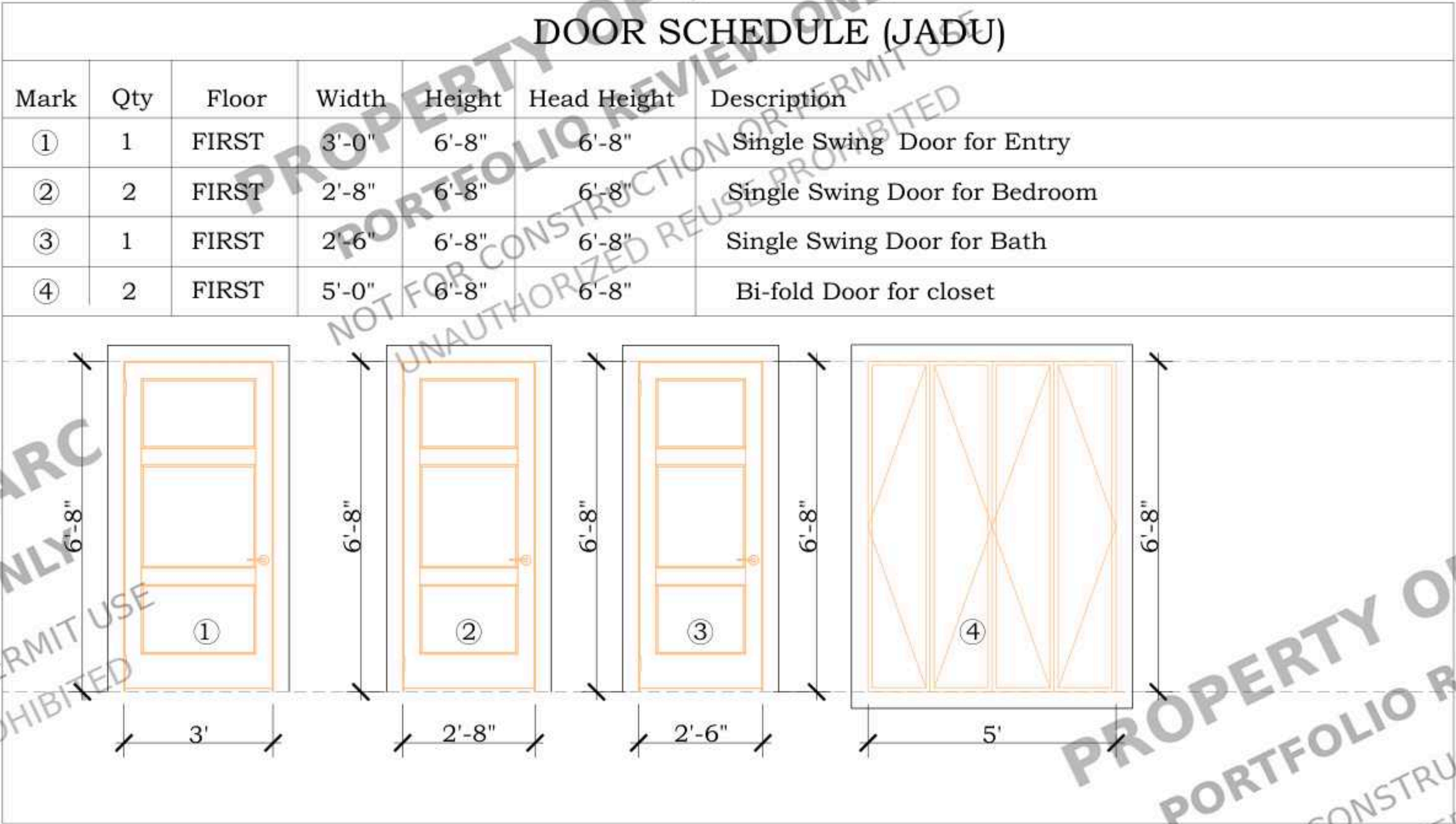
SCALE: 1/2" = 1'-0"

AREAS	SQUARE FEET
	TOTAL
INTERIOR LIVING SPACE	693 SQFT
TOTAL	693 SQFT

WALL LEGEND

	NEW EXTERIOR WALL (CMU 8")
	NEW EXTERIOR WALL (2X6)
	NEW EXTERIOR WALL (2X4)
	NEW INTERIOR WALL (2X4)
	EXISTING WALL
	DEMOLISH WALL

STAMP	PROJECT FOR 306 E. CRESTON STREET SANTA MARIA CA 93454 NEW JADU & NEW ADU	NO. REVISION	DRAWING DESCRIPTION: ISSUE FOR PERMIT	SHEET: A2.2



PROPOSED
DOOR SCHEDULE W/ ELEVATION

STAMP

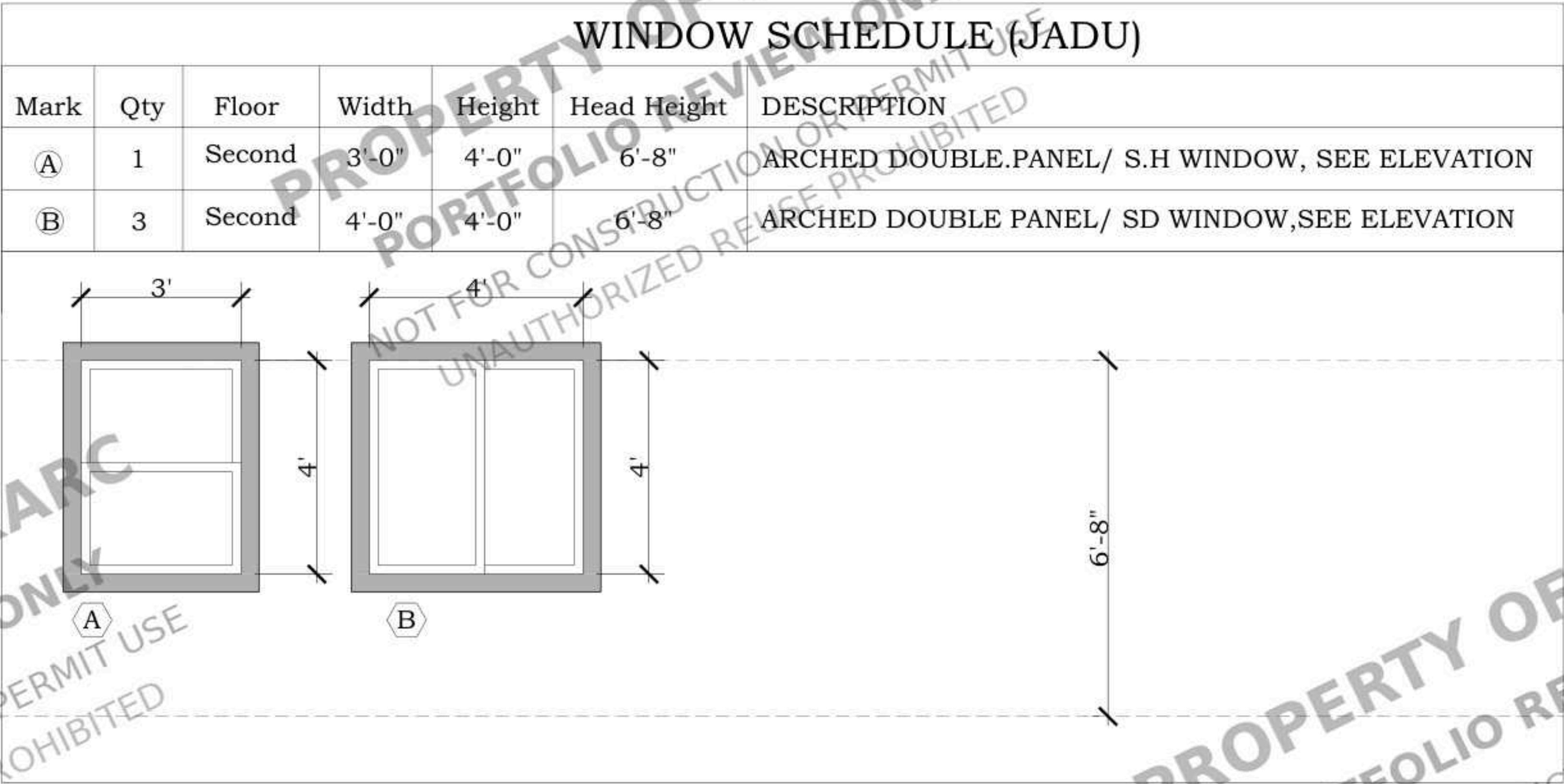
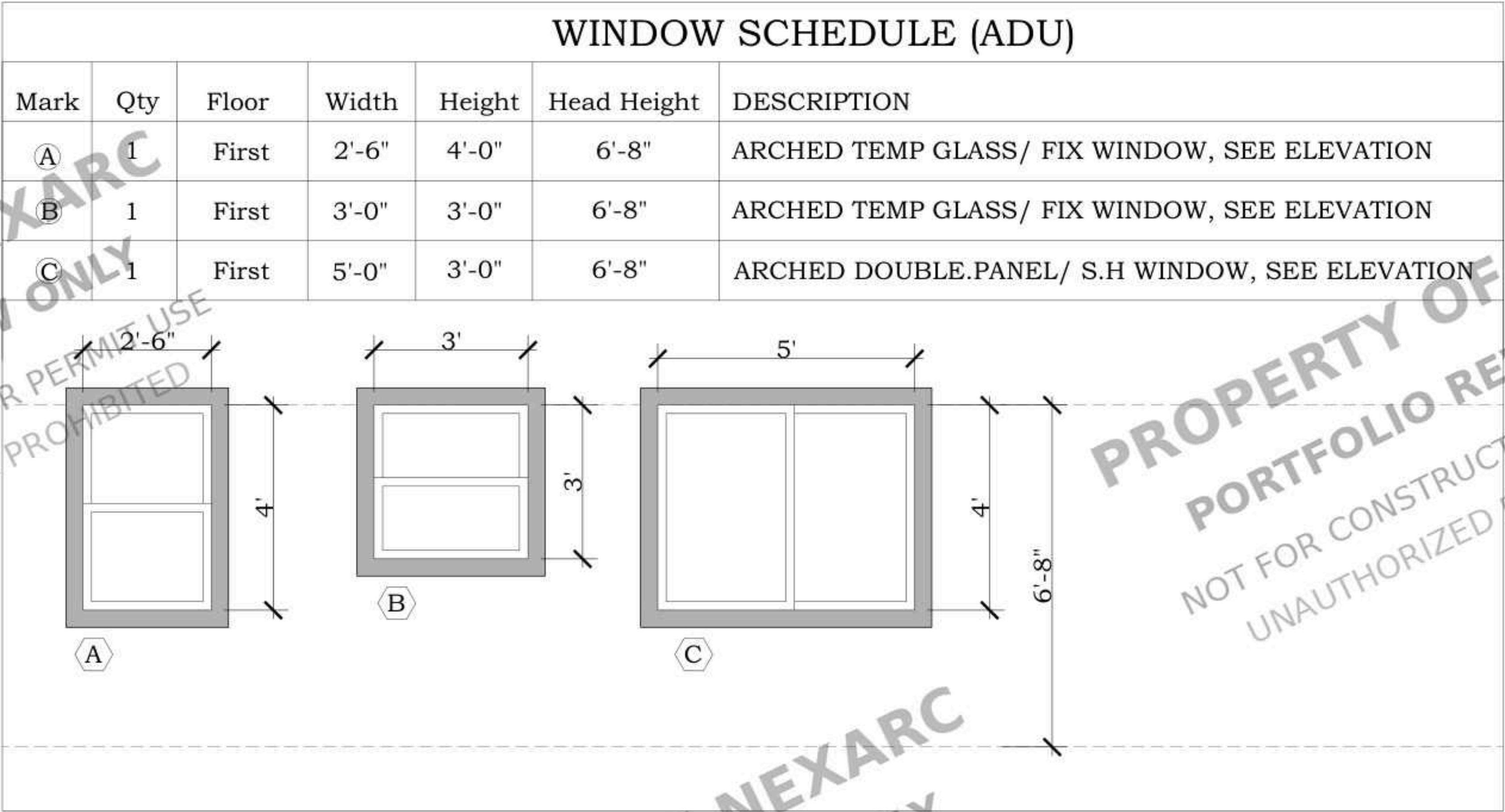
PROJECT FOR
306 E. CRESTON STREET
SANTA MARIA CA 93454
NEW JADU & NEW ADU

NO.	REVISION

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SHEET:

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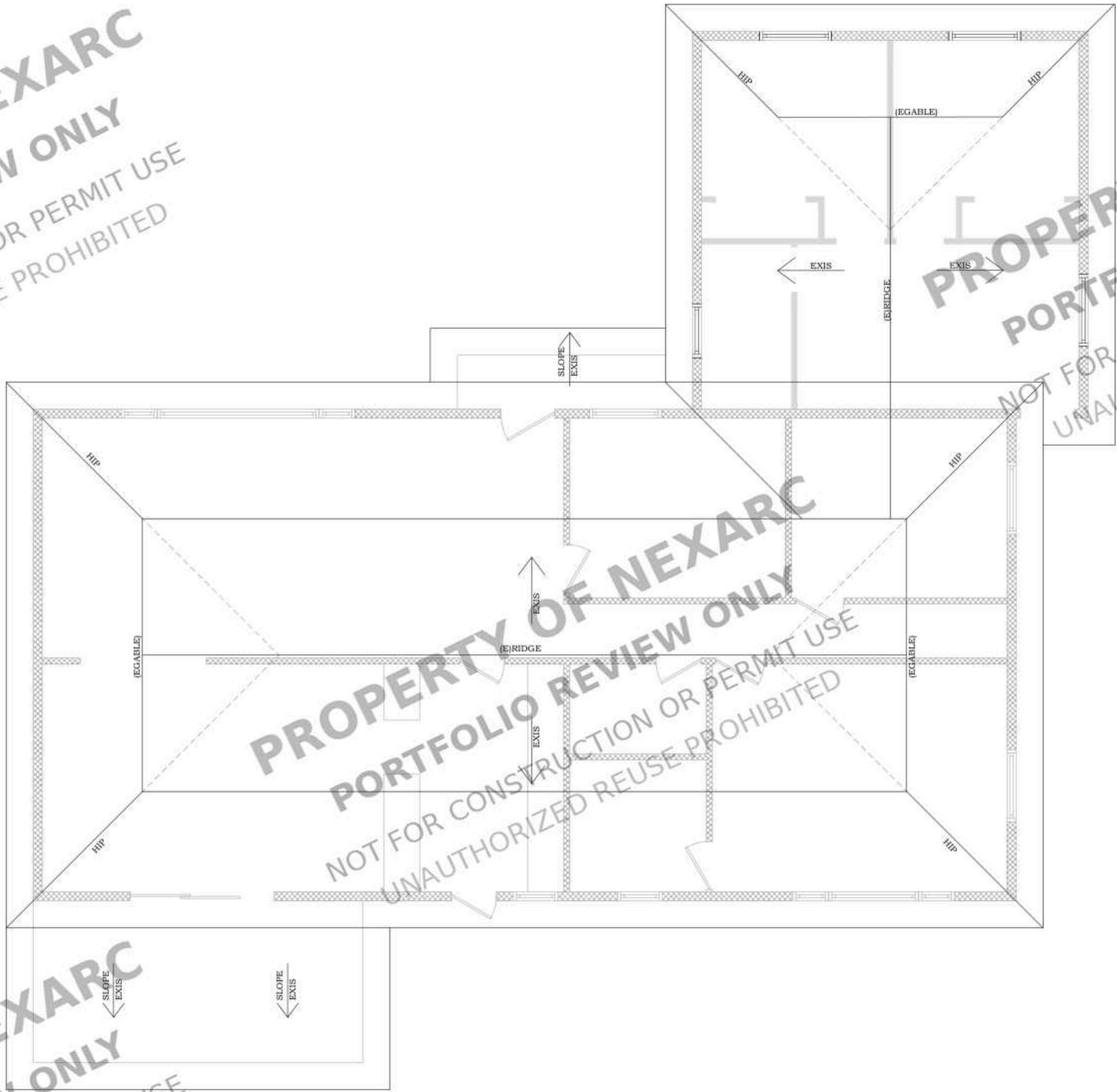


PROPOSED
WINDOW SCHEDULE W/ ELEVATION

STAMP	PROJECT FOR 306 E. CRESTON STREET SANTA MARIA CA 93454 NEW JADU & NEW ADU	NO.	REVISION	DRAWING DESCRIPTION: ISSUE FOR PERMIT	SHEET: A2.4
				DRAWN BY:	
				DATE:	

ROOF PLAN GENERAL NOTES

1. ROOF PLAN NOTES APPLY TO ALL ROOF PLAN SHEETS. ALL NOTES REGARDING THE ROOF PLAN ARE APPLICABLE TO ALL ROOF PLAN SHEETS.
2. ROOF SLOPES: MOST ROOF SLOPES ARE CREATED BY SLOPING THE ROOF STRUCTURE. REFER TO THE STRUCTURAL DRAWINGS FOR ELEVATIONS OF THE HIGH AND LOW POINTS TO DETERMINE PROPER TAPER IN INSULATION. SHADED AREAS INDICATE TAPERED INSULATION. TAPERED INSULATION SHALL PROVIDE A MINIMUM SLOPE OF 1/4-INCH PER FOOT TO ROOF DRAINS, UNLESS NOTED OTHERWISE.
3. ROOF CURBS: ALL ROOF CURBS SHALL BE A MINIMUM OF 12" ABOVE THE ROOFING LEVELS. PROVIDE TAPERED INSULATION ROOF SADDLES AT ROOF CURBS TO ENSURE APPROPRIATE DRAINAGE.
4. FRAMING AROUND ROOF PENETRATIONS: REFER TO THE STRUCTURAL DRAWINGS FOR FRAMING AROUND ROOF PENETRATIONS.
5. COORDINATION OF ROOF PENETRATIONS: COORDINATE THE SIZE AND LOCATION OF ROOF PENETRATIONS FOR MECHANICAL AND ELECTRICAL EQUIPMENT. FOR PENETRATIONS NOT SHOWN ON THIS SHEET, REFER TO MECHANICAL AND ELECTRICAL DRAWINGS.
6. FLASHING FOR DRAINS, CURBS, VENTS, AND STACKS: FLASH DRAINS, CURBS, VENTS, AND STACKS ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS IF DETAILS ARE NOT SHOWN ON THE PLANS.



EXISTING JADU
ROOF PLAN

NOTE: EXISTING ROOF WILL REMAIN THE SAME
SCALE: 1/4" = 1'-0"

STAMP

PROJECT FOR
306 E. CRESTON STREET
SANTA MARIA CA 93454
NEW JADU & NEW ADU

NO.	REVISION

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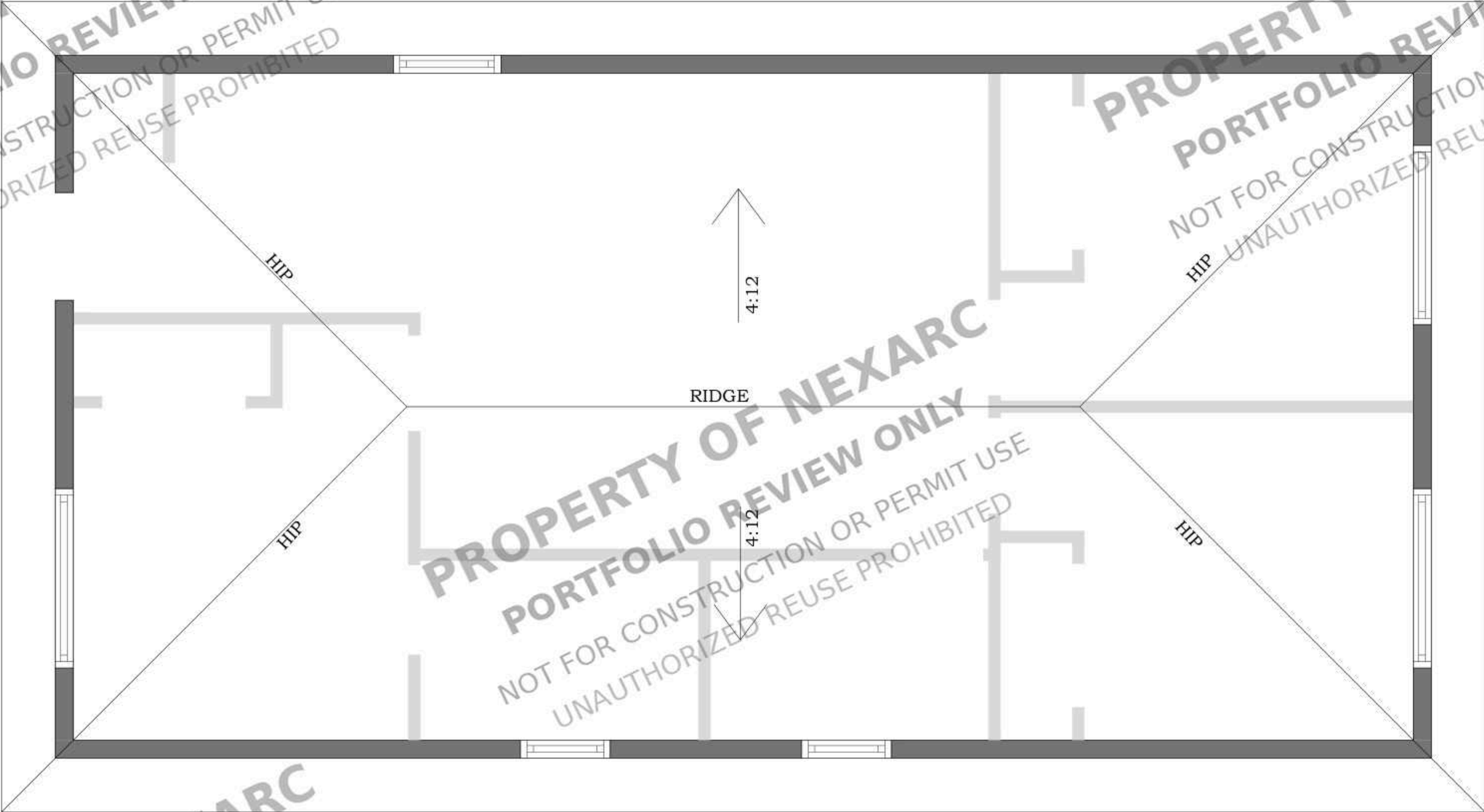
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ROOF PLAN GENERAL NOTES

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PROPOSED ADU
ROOF PLAN
ROOF TYPE: HIP/VALLEY ROOF
SCALE : 1/2" = 1'-0"

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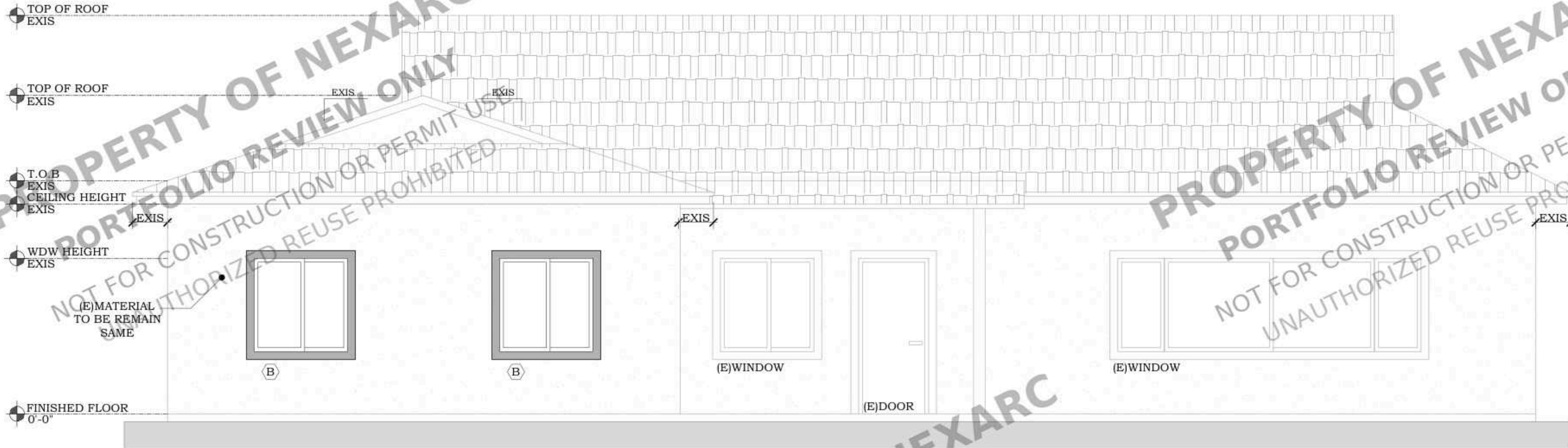
PROJECT FOR
306 E. CRESTON STREET
SANTA MARIA CA 93454
NEW JADU & NEW ADU

NO.	REVISION

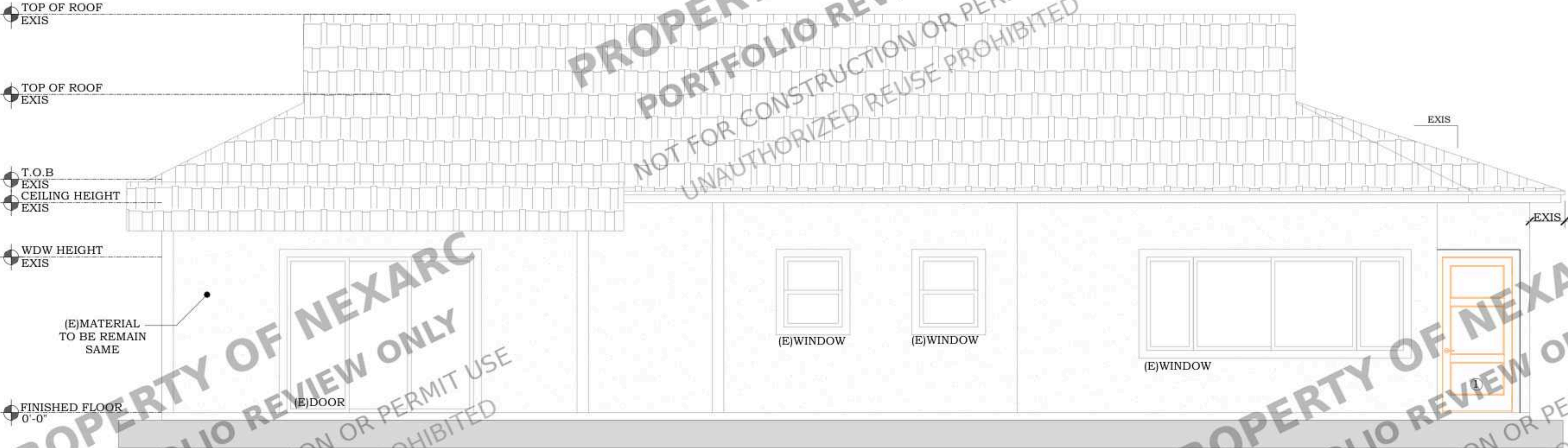
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SHEET:

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PROPOSED FRONT
EXTERIOR ELEVATION
SCALE :3/8" = 1'-0"



PROPOSED REAR
EXTERIOR ELEVATION
SCALE :3/8" = 1'-0"

STAMP NOT FOR UNAUTHORIZED USE	PROJECT FOR		DRAWING DESCRIPTION:		SHEET:
	NO.	REVISION	ISSUE FOR PERMIT		
			DRAWN BY:		
			DATE:		
306 E. CRESTON STREET SANTA MARIA CA 93454 NEW JADU & NEW ADU			A4.0		

TOP OF ROOF
EXIS

TOP OF ROOF
EXIS

T.O.B
EXIS
CEILING HEIGHT
EXIS

WDW HEIGHT
EXIS

(E) MATERIAL
TO BE REMAIN
SAME

FINISHED FLOOR
0'-0"

PROPOSED RIGHT
EXTERIOR ELEVATION
SCALE : 3/8" = 1'-0"

TOP OF ROOF
EXIS

TOP OF ROOF
EXIS

T.O.B
EXIS
CEILING HEIGHT
EXIS

WDW HEIGHT
EXIS

(E) MATERIAL
TO BE REMAIN
SAME

FINISHED FLOOR
0'-0"

PROPOSED LEFT
EXTERIOR ELEVATION
SCALE : 3/8" = 1'-0"

STAMP

PROJECT FOR
306 E. CRESTON STREET
SANTA MARIA CA 93454
NEW JADU & NEW ADU

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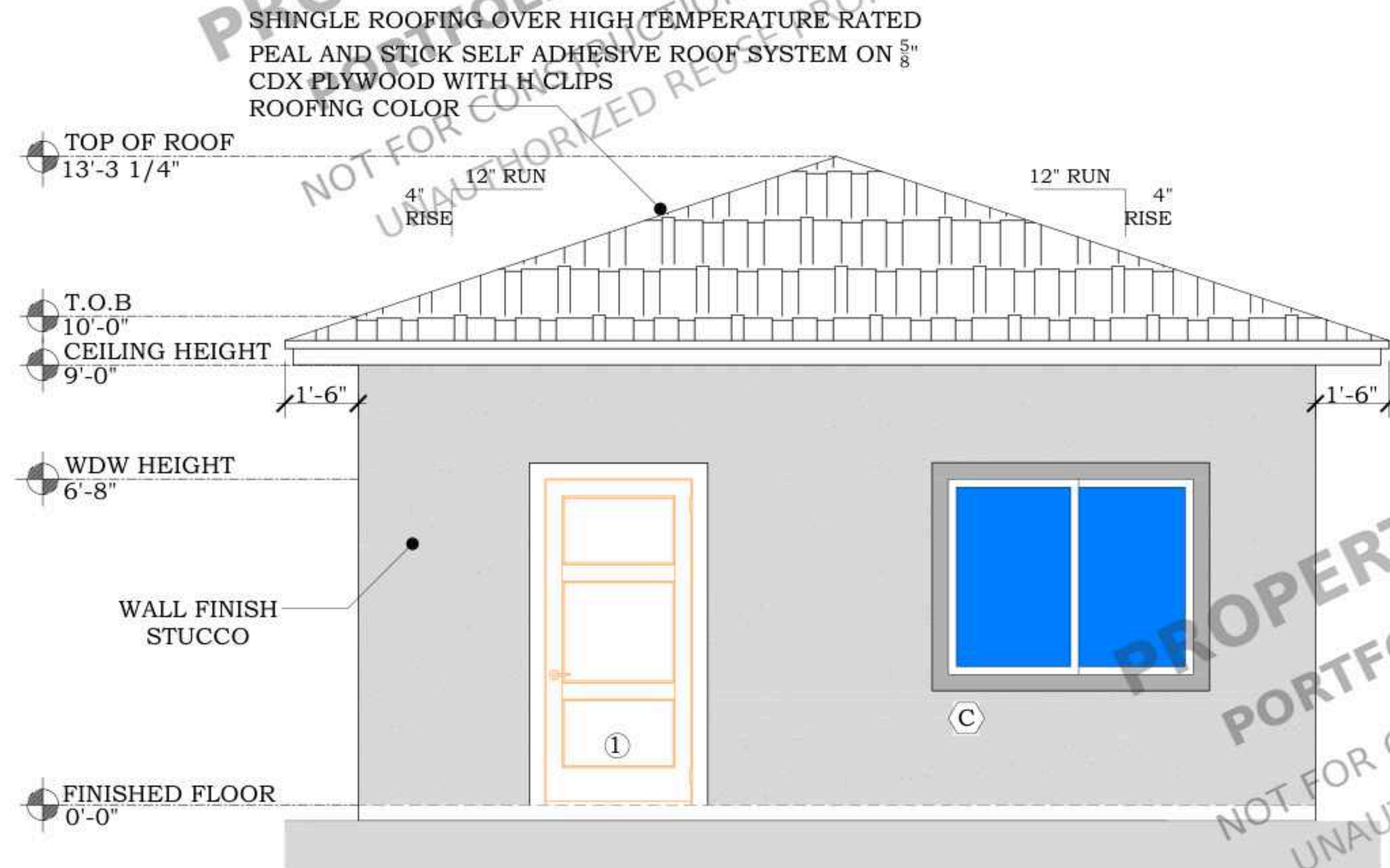
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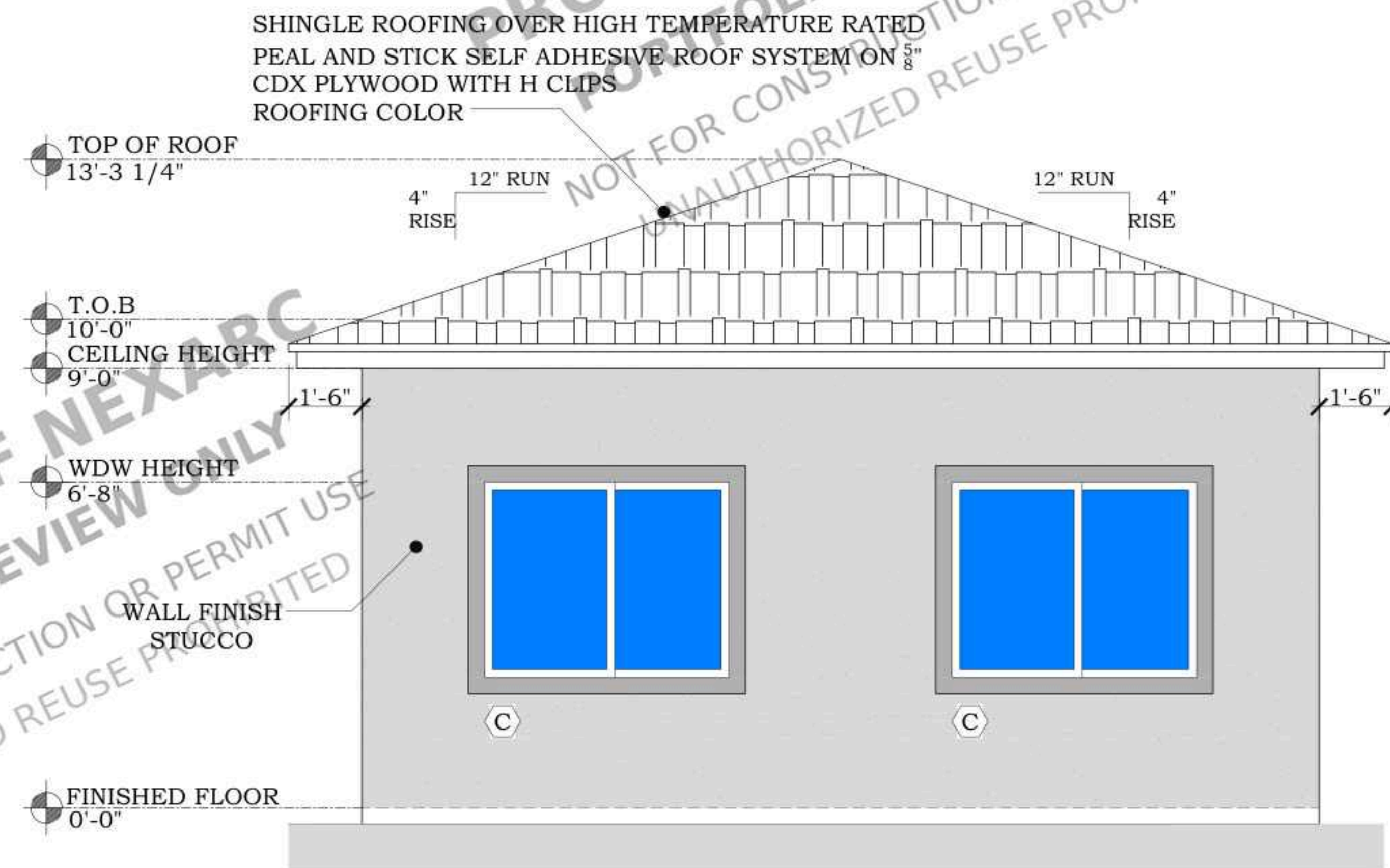
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SHEET:

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PROPOSED FRONT (ADU)
EXTERIOR ELEVATION
SCALE :1/2" = 1'-0"



PROPOSED REAR (ADU)
EXTERIOR ELEVATION
SCALE :1/2" = 1'-0"

STAMP

PROJECT FOR
306 E. CRESTON STREET
SANTA MARIA CA 93454
NEW JADU & NEW ADU

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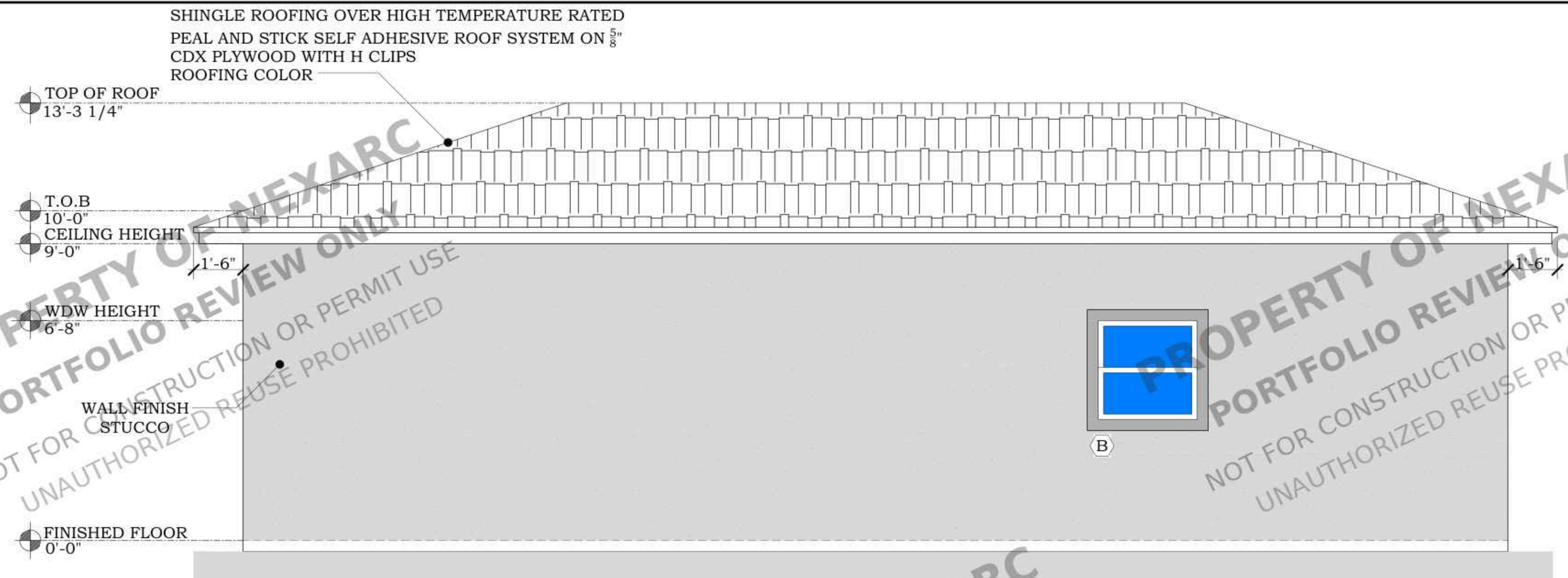
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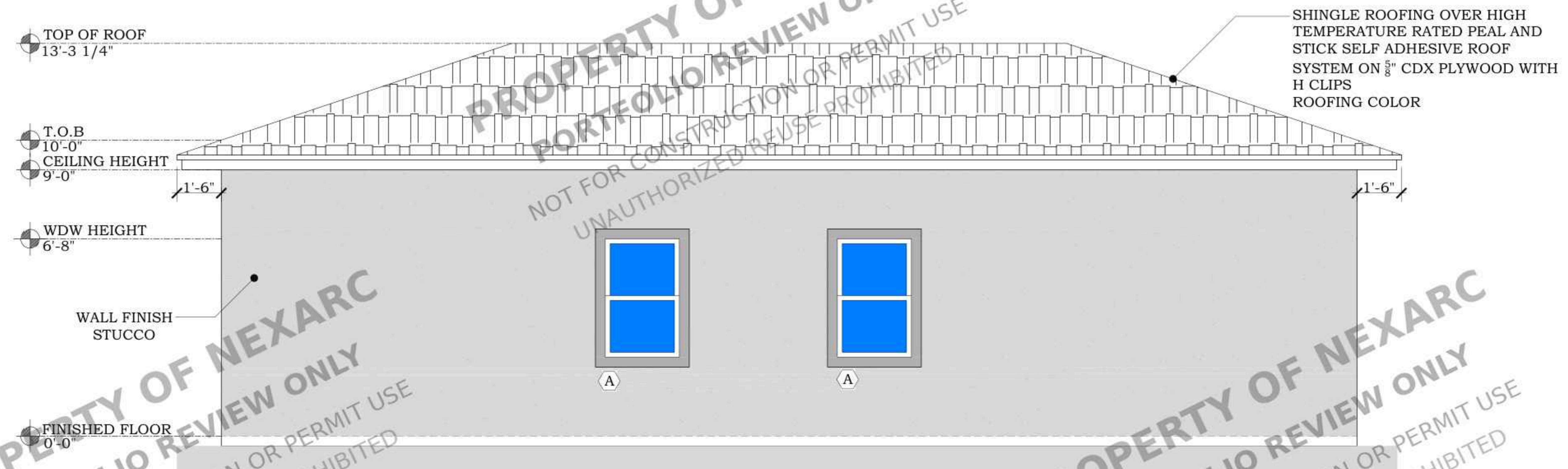
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PROPOSED LEFT (ADU)
EXTERIOR ELEVATION
SCALE :1/2" = 1'-0"



PROPOSED RIGHT (ADU)
EXTERIOR ELEVATION
SCALE :1/2" = 1'-0"

STAMP NOT FOR CONSTRUCTION UNAUTHORIZED	PROJECT FOR 306 E. CRESTON STREET SANTA MARIA CA 93454 NEW JADU & NEW ADU	<table><tr><th>NO.</th><th>REVISION</th></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></table>	NO.	REVISION									DRAWING DESCRIPTION: ISSUE FOR PERMIT	SHEET: A4.3
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	DATE:													

1. GENERAL REQUIREMENTS (IRC SECTION E3601):
- DESIGN ELECTRICAL SYSTEMS IN ACCORDANCE WITH IRC SECTION E3601, WHICH OUTLINES THE GENERAL REQUIREMENTS FOR ELECTRICAL INSTALLATIONS IN RESIDENTIAL BUILDINGS.
 - ENSURE ALL ELECTRICAL WORK COMPLIES WITH THE NATIONAL ELECTRICAL CODE (NEC) AND LOCAL AMENDMENTS.

2. OUTLET PLACEMENT (IRC SECTION E3901):
- INSTALL ELECTRICAL OUTLETS, SWITCHES, AND RECEPTACLES AS PER IRC SECTION E3901, ENSURING THEY ARE SPACED APPROPRIATELY FOR CONVENIENCE AND SAFETY.
 - PROVIDE GFCI (GROUND FAULT CIRCUIT INTERRUPTER) PROTECTION IN LOCATIONS REQUIRED BY IRC SECTION E3902 TO PREVENT ELECTRICAL SHOCK.

3. LIGHTING FIXTURES (IRC SECTION E3801):
- PLAN FOR ADEQUATE LIGHTING IN EACH ROOM AND AREA OF THE HOME ACCORDING TO IRC SECTION E3801.
 - INSTALL LIGHT FIXTURES IN COMPLIANCE WITH NEC REQUIREMENTS FOR PROPER WIRING METHODS AND FIXTURE SUPPORTS.

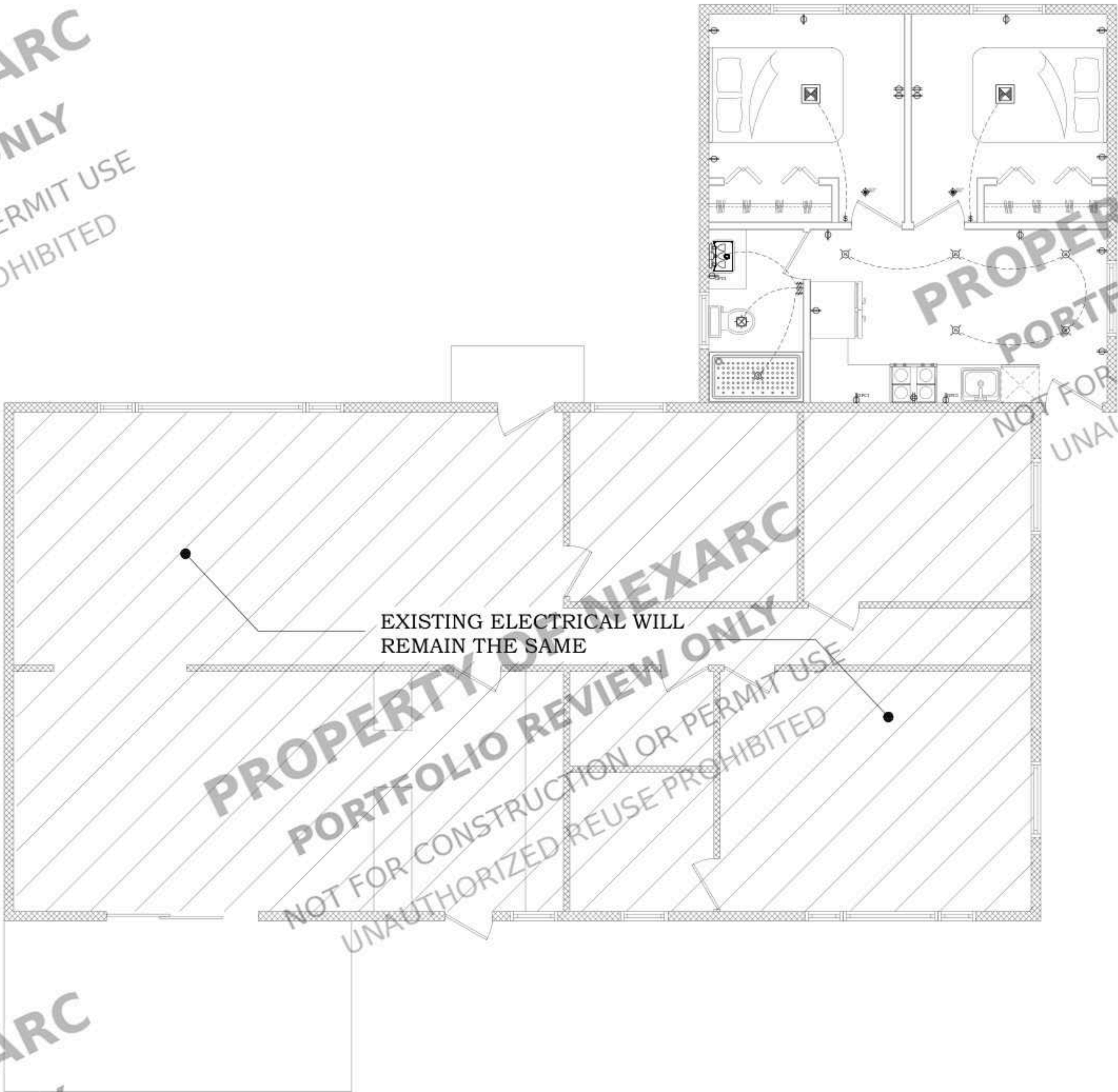
4. SERVICE PANELS AND DISCONNECTS (IRC SECTION E3603):
- LOCATE AND INSTALL SERVICE PANELS AND DISCONNECTS AS PER IRC SECTION E3603, ENSURING THEY ARE ACCESSIBLE AND PROPERLY RATED FOR THE ELECTRICAL LOAD OF THE HOME.
 - FOLLOW NEC REQUIREMENTS FOR GROUNDING AND BONDING OF ELECTRICAL SYSTEMS.

5. SMOKE AND CARBON MONOXIDE DETECTORS (IRC SECTION R314.3):
- INSTALL SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS AS REQUIRED BY IRC SECTION R314.3, ENSURING THEY ARE INTERCONNECTED AND POWERED AS SPECIFIED.
 - FOLLOW MANUFACTURER'S RECOMMENDATIONS AND IRC GUIDELINES FOR PLACEMENT AND INSTALLATION HEIGHTS.

6. KITCHEN AND BATHROOM REQUIREMENTS (IRC SECTION E3902):
- DESIGN ELECTRICAL CIRCUITS FOR KITCHEN AND BATHROOM AREAS ACCORDING TO IRC SECTION E3902, WHICH INCLUDES REQUIREMENTS FOR DEDICATED CIRCUITS, GFCI PROTECTION, AND AFCI (ARC FAULT CIRCUIT INTERRUPTER) PROTECTION.
 - ENSURE PROPER VENTILATION FAN WIRING AND PLACEMENT IN BATHROOMS AS REQUIRED BY IRC SECTION E3902.6.

7. OUTDOOR AND WET LOCATION REQUIREMENTS (IRC SECTION E3903):
- INSTALL ELECTRICAL OUTLETS, LIGHTING, AND EQUIPMENT FOR OUTDOOR AND WET LOCATIONS IN COMPLIANCE WITH IRC SECTION E3903.
 - USE WEATHER-RESISTANT MATERIALS AND INSTALL EQUIPMENT AT APPROPRIATE HEIGHTS TO PREVENT WATER INTRUSION.

8. ACCESSIBILITY (IRC SECTION E3901.7):
- PROVIDE ACCESSIBLE ELECTRICAL OUTLETS, SWITCHES, AND CONTROLS ACCORDING TO IRC SECTION E3901.7 FOR WHEELCHAIR ACCESSIBILITY AND BARRIER-FREE DESIGN.



PROPOSED FIRST FLOOR (JADU)
ELECTRICAL PLAN

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

SYMBOLS LEGEND:	
RECEPTACLES	
	DUPLEX OUTLET
	20A, 120 VOLT QUAD @ 18" A.F.F. OR 44" AT COUNTERS
	GROUND FAULT DUPLEX @ +18" OR AS NOTED AT COUNTERS
	SIMPLEX FOR REFRIDGERATOR @ +42" A.F.F.
	SIMPLEX FOR RANGE CONTROL
	SIMPLEX FOR UPPER CABINET MICROWAVE & HOOD
	JUNCTION BOX
	JUNCTION BOX FOR DISHWASHER CONNECTION @ 12" A.F.F. UNDER COUNTER
	TV JACK
SWITCHES	
	SINGLE POLE LIGHT SWITCH @ 42" A.F.F. (48" MAX TO T.O. SWITCH)
	SINGLE POLE KEY OPERATED LIGHT SWITCH @ 42" A.F.F.
	THREE WAY LIGHT SWITCH, 20A @ 42" A.F.F.
	FOUR WAY LIGHT SWITCH, 20A @ 42" A.F.F.
DETECTORS	
	SMOKE DETECTOR
	SMOKE / CARBON MONOXIDE DETECTOR WITH BATTERY BACKUP
	HEAT DETECTOR WITH BATTERY BACKUP
	INTELLIGENT HEAT DETECTOR COMBINATION RATE OF RISE & 135°F FIXED TEMP. U.O.N.
LIGHTING	
	CEILING MOUNTED 2'x2' LIGHTING FIXTURE
	RECESSED PIN SPOT FIXTURE
	RECESSED LIGHT FIXTURE, IC TYPE
	PENDANT LIGHT FIXTURE
	VAPOR PROTECTED LIGHT
	CEILING MOUNTED LIGHT FIXTURE DIRECTLY WIRED TO BUILDING LIGHTING PANEL
	ELECTRIC EYE LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	RECESSED EXTERIOR STEP LIGHT FIXTURE
	LIGHT / FAN COMBINATION
	VANITY LIGHT
SPECIALTY EQUIPMENT	
	BATHROOM EXHAUST FAN W/ LIGHT
	ELECTRICAL PANEL, TOP OF HIGHEST OPERABLE PART AT 48" A.F.F.
	APPLIANCE DISCONNECT
	THERMOSTAT @ 48" A.F.F.
	CABLE OUTLET
	DATA JACK
	INTERCOM @ 48" A.F.F.

ELECTRICAL NOTES:
ALL COMMUNICATION POINTS AS PER SECTION 800 OF THE 2020 N.E.C.
COMMUNICATION RISERS TO RUN IN CHASES, NOT WALLS, TYPICAL REFER TO ELECTRICAL LEGEND FOR ADA MOUNTING HEIGHT REQUIREMENTS FOR EQUIPMENT ALL RECEPTACLES TO BE TAMPER PROOF TYPE, TYPICAL

STAMP

PROJECT FOR
306 E. CRESTON STREET
SANTA MARIA CA 93454
NEW JADU & NEW ADU

NO.	REVISION

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DRAWN BY:
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E1.0

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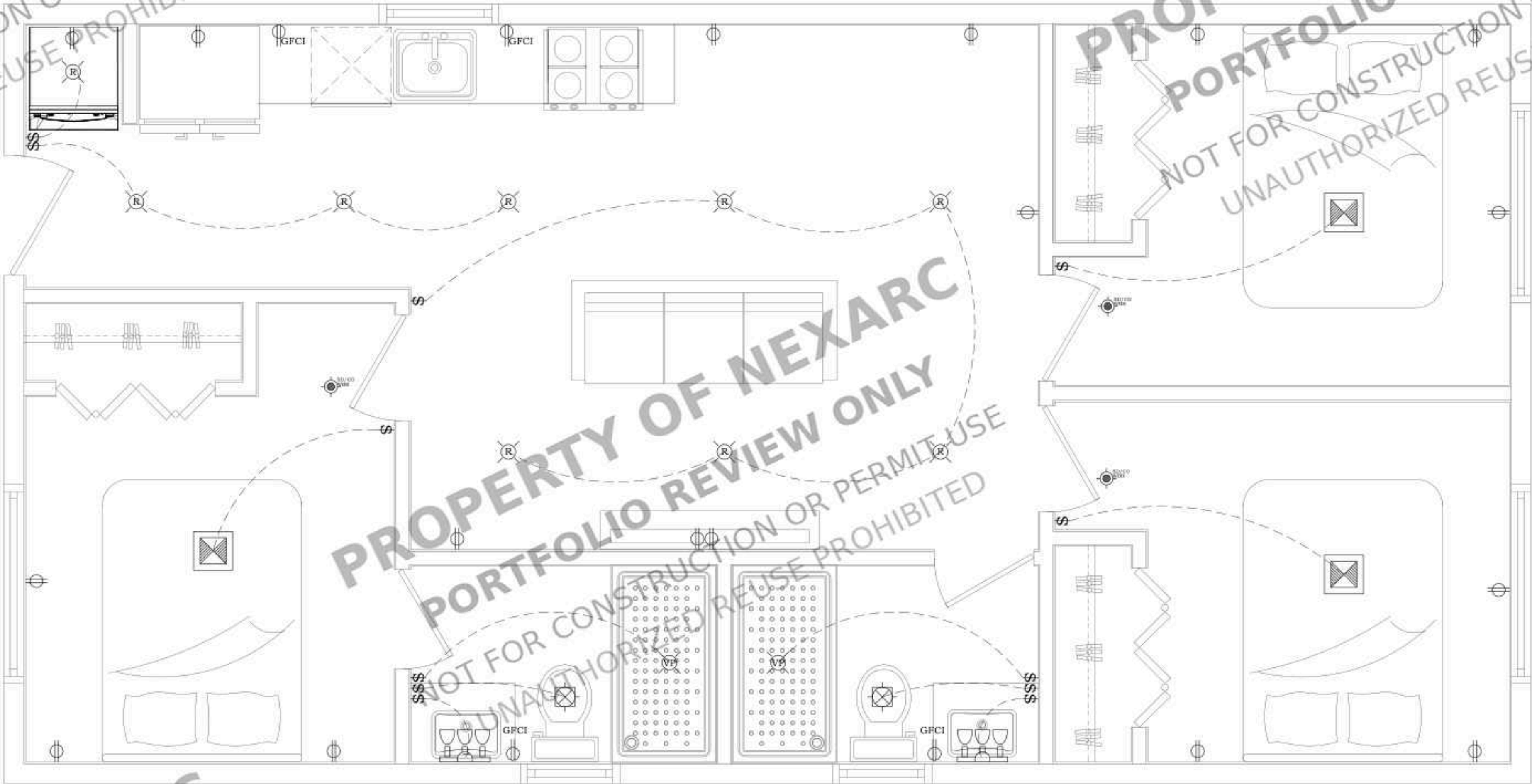
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PROPOSED FIRST FLOOR (ADU)
ELECTRICAL PLAN

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

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	LIGHT / FAN COMBINATION
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SPECIALTY EQUIPMENT	
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PROJECT FOR
306 E. CRESTON STREET
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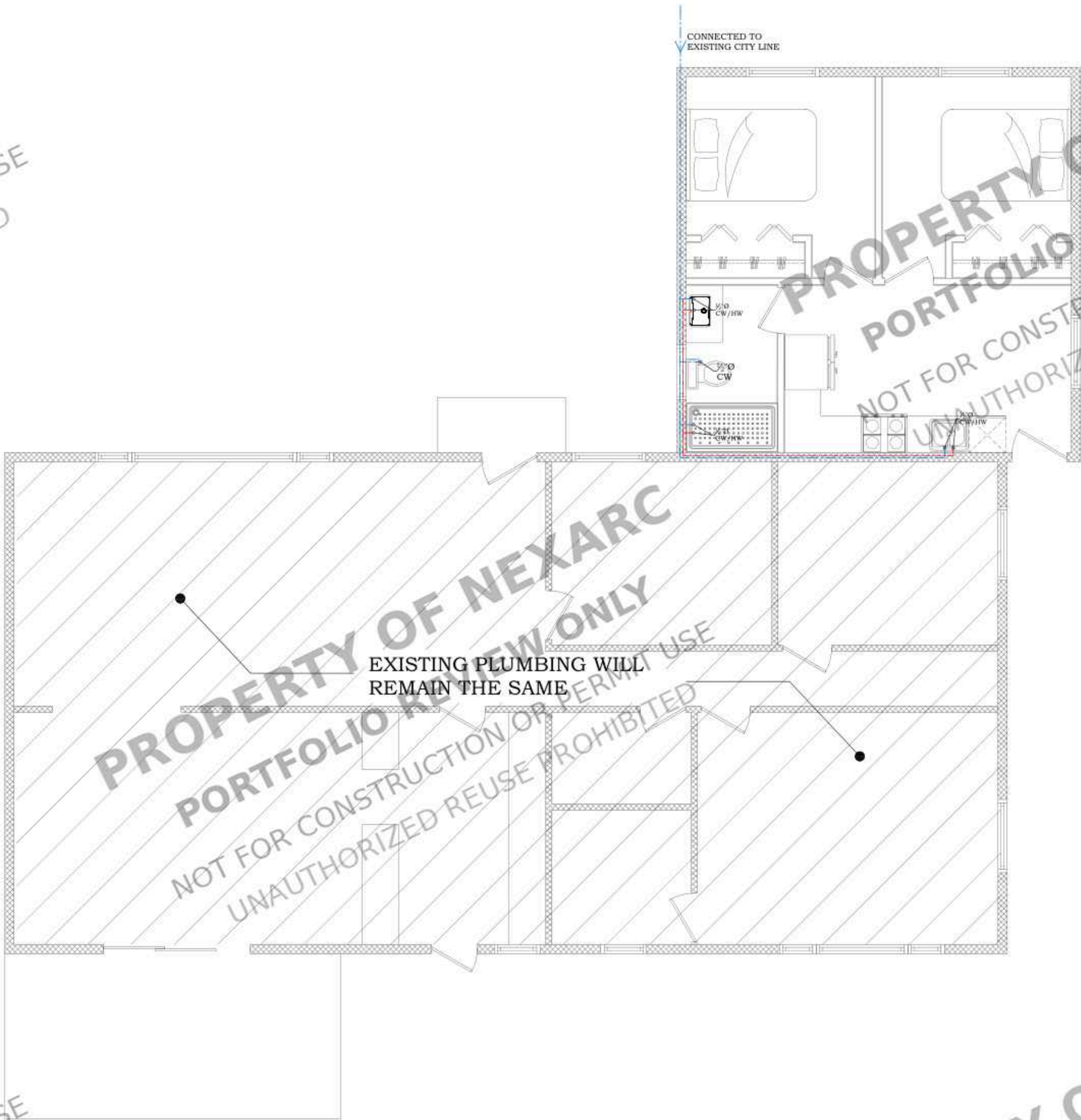
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GENERAL NOTES

1. GENERAL REQUIREMENTS:
 - ALL PLUMBING INSTALLATIONS MUST COMPLY WITH THE INTERNATIONAL PLUMBING CODE (IPC) AND ANY LOCAL AMENDMENTS (IPC 101.2).
 - PLUMBING SYSTEMS MUST BE DESIGNED AND INSTALLED TO ENSURE SANITARY CONDITIONS, PREVENT CONTAMINATION, AND ENSURE SAFETY (IPC 101.3).
2. MATERIALS:
 - ALL MATERIALS USED IN PLUMBING SYSTEMS MUST BE LISTED AND LABELED FOR THEIR INTENDED USE AND MUST COMPLY WITH APPLICABLE STANDARDS (IPC 303.1).
 - PIPES, FITTINGS, FIXTURES, AND OTHER COMPONENTS MUST BE OF APPROVED MATERIALS (IPC 301.2).
3. PIPE SIZING:
 - PIPE SIZING FOR WATER SUPPLY AND DRAINAGE SYSTEMS MUST COMPLY WITH IPC CHAPTERS 6 AND 7, RESPECTIVELY (IPC 604, IPC 710).
 - USE APPROPRIATE SIZING TABLES FOR DETERMINING PIPE DIAMETERS BASED ON FLOW RATES AND FIXTURE UNITS (IPC TABLES 604.3, 710.1).
4. WATER SUPPLY SYSTEM:
 - PROVIDE A POTABLE WATER SUPPLY TO ALL FIXTURES AND APPLIANCES (IPC 602.1).
 - WATER SERVICE PIPES MUST BE PROTECTED AGAINST CONTAMINATION AND MUST NOT BE CONNECTED TO NON-POTABLE SOURCES (IPC 608.1).
5. DRAINAGE AND VENTING:
 - DRAINAGE SYSTEMS MUST BE DESIGNED TO ENSURE PROPER FLOW AND PREVENT BLOCKAGES (IPC 701.2).
 - VENT SYSTEMS MUST BE DESIGNED TO PREVENT SIPHONING OF TRAPS AND ENSURE PROPER DRAINAGE FLOW (IPC 901.2).
 - INSTALL TRAPS FOR ALL FIXTURES TO PREVENT SEWER GASES FROM ENTERING THE BUILDING (IPC 1002.1).
6. FIXTURE INSTALLATION:
 - INSTALL FIXTURES IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND IPC REQUIREMENTS (IPC 405.1).
 - PROVIDE ACCESS TO FIXTURES FOR MAINTENANCE AND REPAIR (IPC 405.8).
7. BACKFLOW PREVENTION:
 - BACKFLOW PREVENTION DEVICES MUST BE INSTALLED TO PROTECT THE POTABLE WATER SUPPLY FROM CONTAMINATION (IPC 608.2).
 - USE APPROPRIATE BACKFLOW PREVENTION METHODS, SUCH AS AIR GAPS, VACUUM BREAKERS, AND BACKFLOW PREVENTERS (IPC 608.3).
8. INDIRECT WASTE:
 - INDIRECT WASTE PIPING MUST BE INSTALLED FOR APPLIANCES AND EQUIPMENT THAT DISCHARGE WASTEWATER, SUCH AS AIR CONDITIONERS AND DISHWASHERS (IPC 802.1).
 - INDIRECT WASTE PIPES MUST DISCHARGE INTO A PROPERLY TRAPPED AND VENTED RECEPTOR (IPC 802.2).
9. SLOPE OF HORIZONTAL DRAINAGE PIPING:
 - HORIZONTAL DRAINAGE PIPING MUST BE INSTALLED WITH A UNIFORM SLOPE TO ENSURE PROPER DRAINAGE (IPC 704.1).
 - MINIMUM SLOPE REQUIREMENTS ARE 1/4 INCH PER FOOT FOR PIPES 2 1/2 INCHES OR SMALLER, AND 1/8 INCH PER FOOT FOR PIPES 3 INCHES AND LARGER (IPC 704.1).
10. CLEANOUTS:
 - INSTALL CLEANOUTS IN DRAINAGE SYSTEMS TO PROVIDE ACCESS FOR CLEANING AND MAINTENANCE (IPC 708.1).
 - CLEANOUTS MUST BE INSTALLED AT SPECIFIED INTERVALS AND AT CHANGES OF DIRECTION GREATER THAN 45 DEGREES (IPC 708.1.4).



PROPOSED FIRST FLOOR (JADU)
WATER SUPPLY PLAN
SCALE :1/4" = 1'-0"

NOTE: PEX LINES TO RUN IN FRAMED WALLS OR CRAWL SPACE BELOW DECKING
NO PEX IN SIPS OR UNDER SLABS

PLUMBING	
	COLD WATER
	HOT WATER
	SEWER LINE
	FLOOR DRAIN
	DRAIN
	WATER AND GAS SHUT OFF VALVES
	HOSE BIBB W/ VACUUM BREAKER
	EMERGENCY SHUTOFF
	WATER AND GAS SHUT OFF VALVES STANDPIPE
	AIR VENT PIPES
	AIR ADMITTANCE VALVE
	PEX MANIFOLD
	WATER HEATER

DIMENSIONS ARE TO CENTER OF OPERATION UNLESS OTHERWISE NOTED

PLUMBING NOTES:
ALL FLOOR DRAINS TO BE AUTOPRIME TYPE
HVAC CONDENSATE LINE TO BE INDIRECT.
DRAIN TO FLOOR DRAIN.

STAMP

PROJECT FOR
306 E. CRESTON STREET
SANTA MARIA CA 93454
NEW JADU & NEW ADU

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GENERAL NOTES

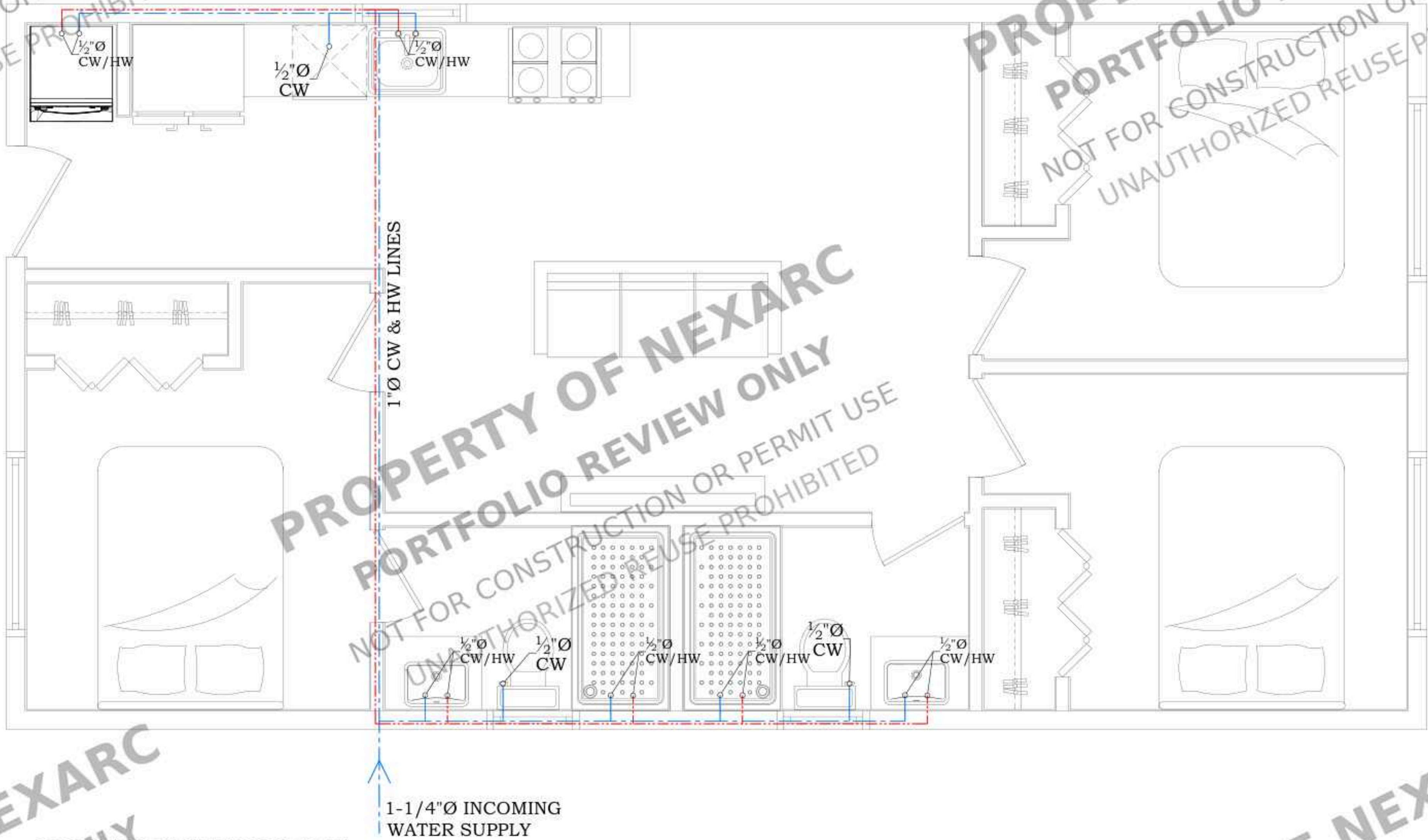
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 - WATER SERVICE PIPES MUST BE PROTECTED AGAINST CONTAMINATION AND MUST NOT BE CONNECTED TO NON-POTABLE SOURCES (IPC 608.1).
5. DRAINAGE AND VENTING:
 - DRAINAGE SYSTEMS MUST BE DESIGNED TO ENSURE PROPER FLOW AND PREVENT BLOCKAGES (IPC 701.2).
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 - INSTALL TRAPS FOR ALL FIXTURES TO PREVENT SEWER GASES FROM ENTERING THE BUILDING (IPC 1002.1).
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NOTE: PEX LINES TO RUN IN FRAMED WALLS OR CRAWL SPACE BELOW DECKING
NO PEX IN SIPS OR UNDER SLABS

PLUMBING	
	COLD WATER
	HOT WATER
	SEWER LINE
	FLOOR DRAIN
	DRAIN
	WATER AND GAS SHUT OFF VALVES
	HOSE BIBB W/ VACUUM BREAKER
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	AIR VENT PIPES
	AIR ADMITTANCE VALVE
	PEX MANIFOLD
	WATER HEATER

DIMENSIONS ARE TO CENTER OF OPERATION UNLESS OTHERWISE NOTED

PLUMBING NOTES:
ALL FLOOR DRAINS TO BE AUTOPRIME TYPE
HVAC CONDENSATE LINE TO BE INDIRECT DRAIN TO FLOOR DRAIN.



PROPOSED FIRST FLOOR (ADU)
WATER SUPPLY PLAN
SCALE : 1/2" = 1'-0"

STAMP

PROJECT FOR
306 E. CRESTON STREET
SANTA MARIA CA 93454
NEW JADU & NEW ADU

NO. REVISION

DRAWING DESCRIPTION:

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DATE:

SHEET:

P1.1

GENERAL NOTES

1. GENERAL REQUIREMENTS:
- ALL PLUMBING INSTALLATIONS MUST COMPLY WITH THE INTERNATIONAL PLUMBING CODE (IPC) AND ANY LOCAL AMENDMENTS (IPC 101.2).
 - PLUMBING SYSTEMS MUST BE DESIGNED AND INSTALLED TO ENSURE SANITARY CONDITIONS, PREVENT CONTAMINATION, AND ENSURE SAFETY (IPC 101.3).

2. MATERIALS:
- ALL MATERIALS USED IN PLUMBING SYSTEMS MUST BE LISTED AND LABELED FOR THEIR INTENDED USE AND MUST COMPLY WITH APPLICABLE STANDARDS (IPC 303.1).
 - PIPES, FITTINGS, FIXTURES, AND OTHER COMPONENTS MUST BE OF APPROVED MATERIALS (IPC 301.2).

3. PIPE SIZING:
- PIPE SIZING FOR WATER SUPPLY AND DRAINAGE SYSTEMS MUST COMPLY WITH IPC CHAPTERS 6 AND 7, RESPECTIVELY (IPC 604, IPC 710).
 - USE APPROPRIATE SIZING TABLES FOR DETERMINING PIPE DIAMETERS BASED ON FLOW RATES AND FIXTURE UNITS (IPC TABLES 604.3, 710.1).

4. WATER SUPPLY SYSTEM:
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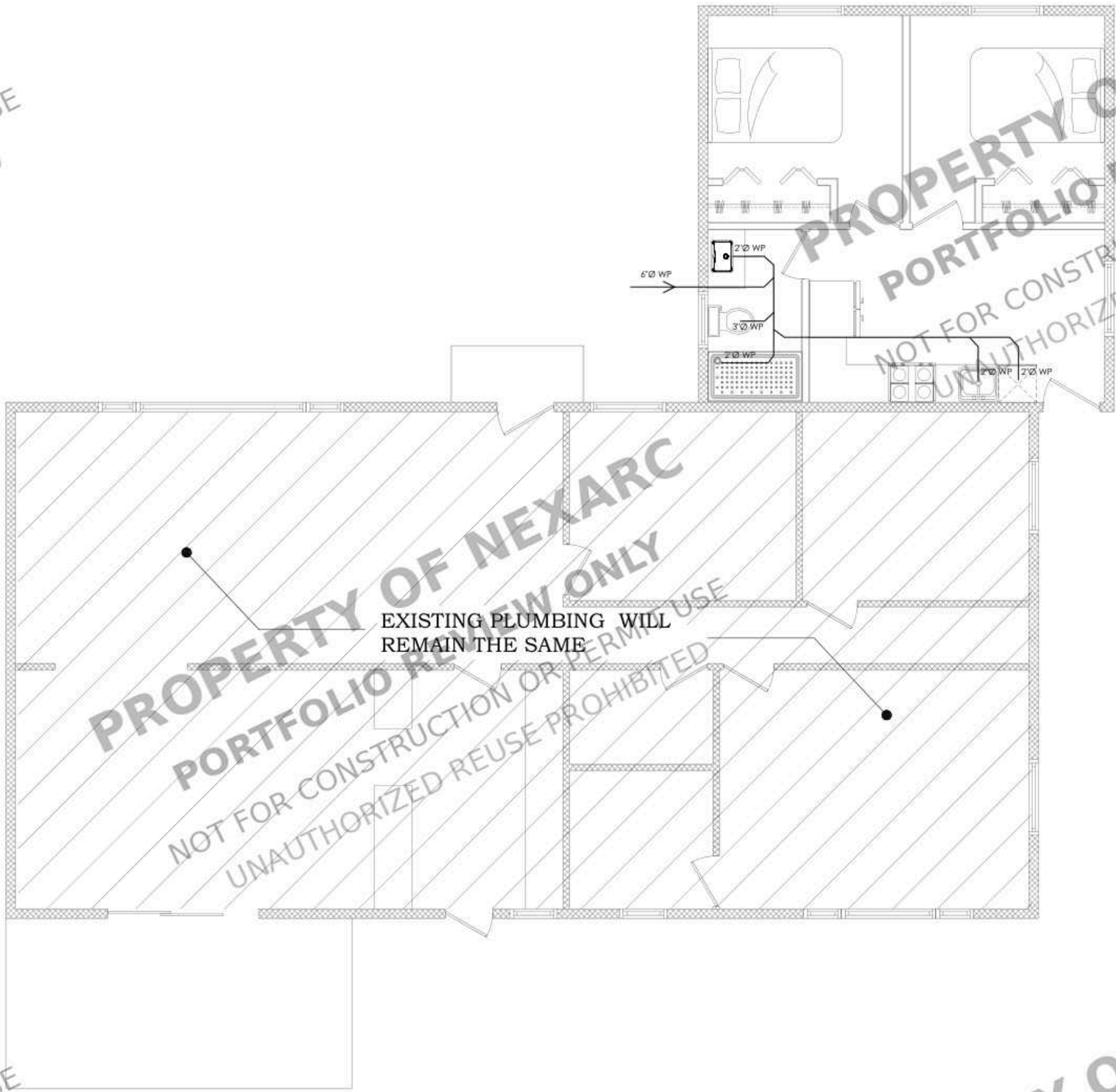
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HVAC CONDENSATE LINE TO BE INDIRECT.
DRAIN TO FLOOR DRAIN.



PROPOSED FIRST FLOOR (JADU)

SEWER PLAN

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

STAMP

PROJECT FOR
306 E. CRESTON STREET
SANTA MARIA CA 93454
NEW JADU & NEW ADU

NO. REVISION

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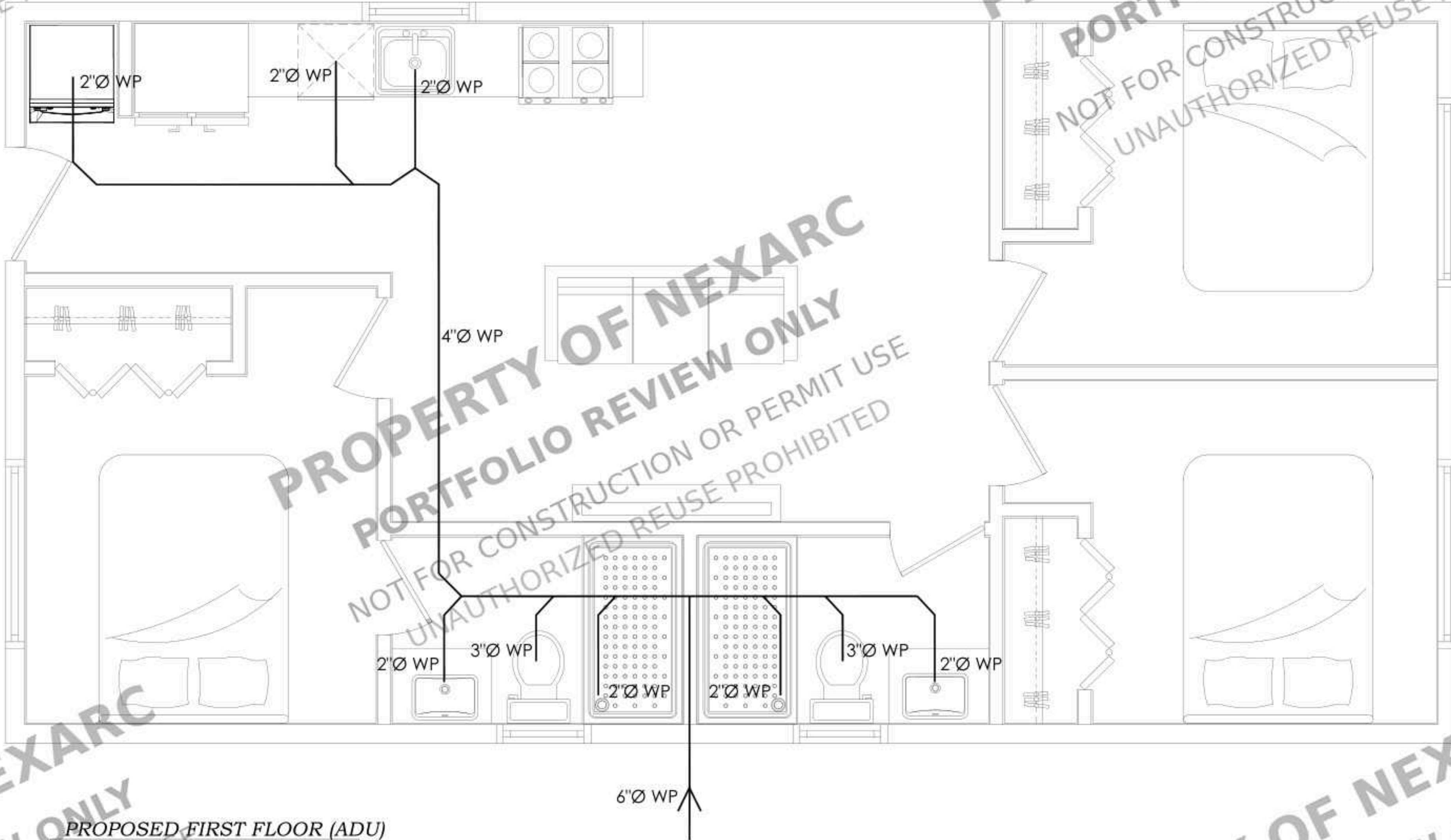
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HVAC CONDENSATE LINE TO BE INDIRECT.
DRAIN TO FLOOR DRAIN.



PROPOSED FIRST FLOOR (ADU)
SEWER PLAN
SCALE : 1/2" = 1'-0"

STAMP

PROJECT FOR
306 E. CRESTON STREET
SANTA MARIA CA 93454
NEW JADU & NEW ADU

NO. REVISION

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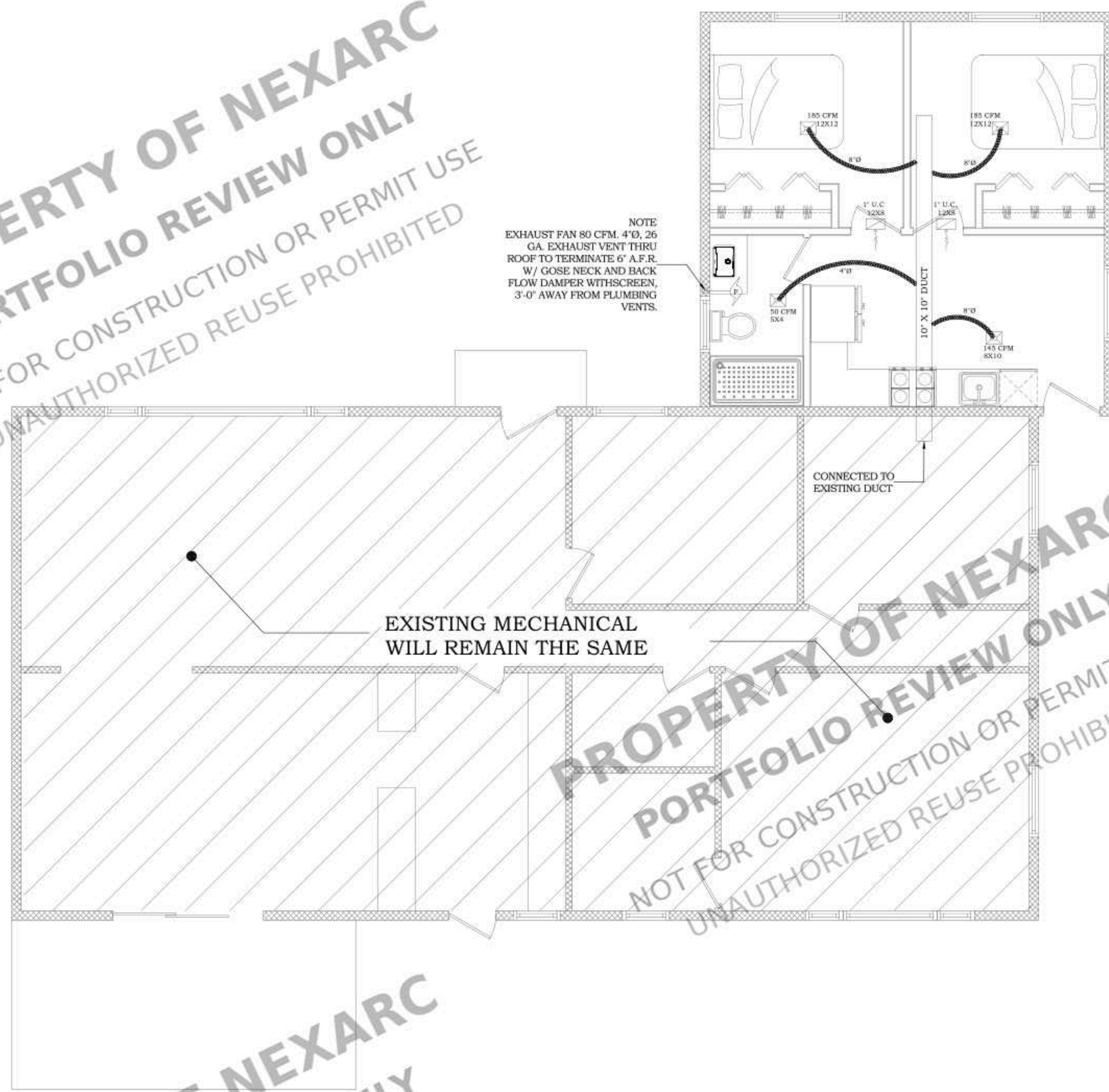
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PORTFOLIO REVIEW ONLY
NOT FOR CONSTRUCTION OR PERMIT USE
UNAUTHORIZED REUSE PROHIBITED



PROPOSED FIRST FLOOR (JADU)
HVAC PLAN
SCALE : 1/4" = 1'-0"

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PORTFOLIO REVIEW ONLY
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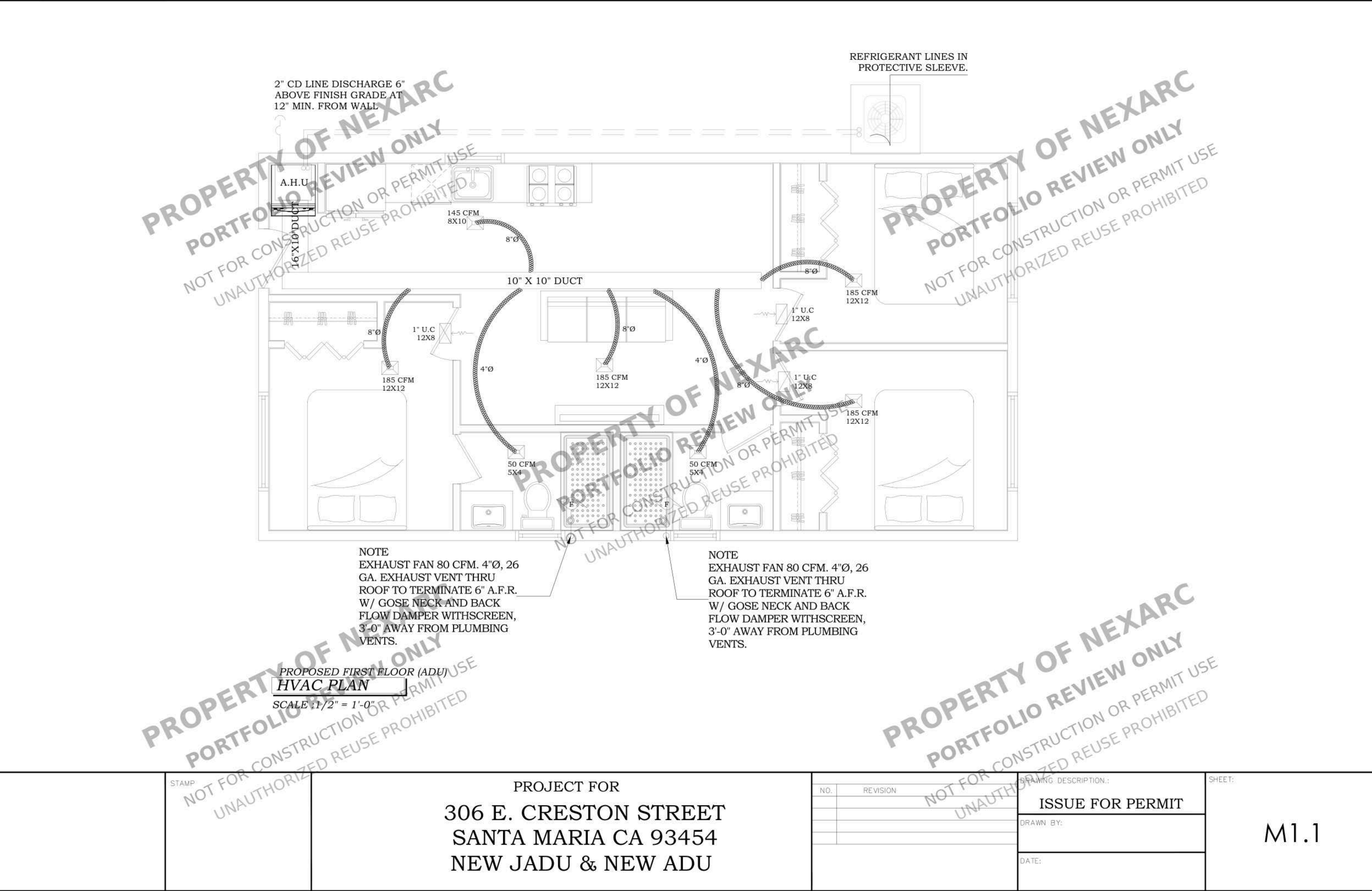
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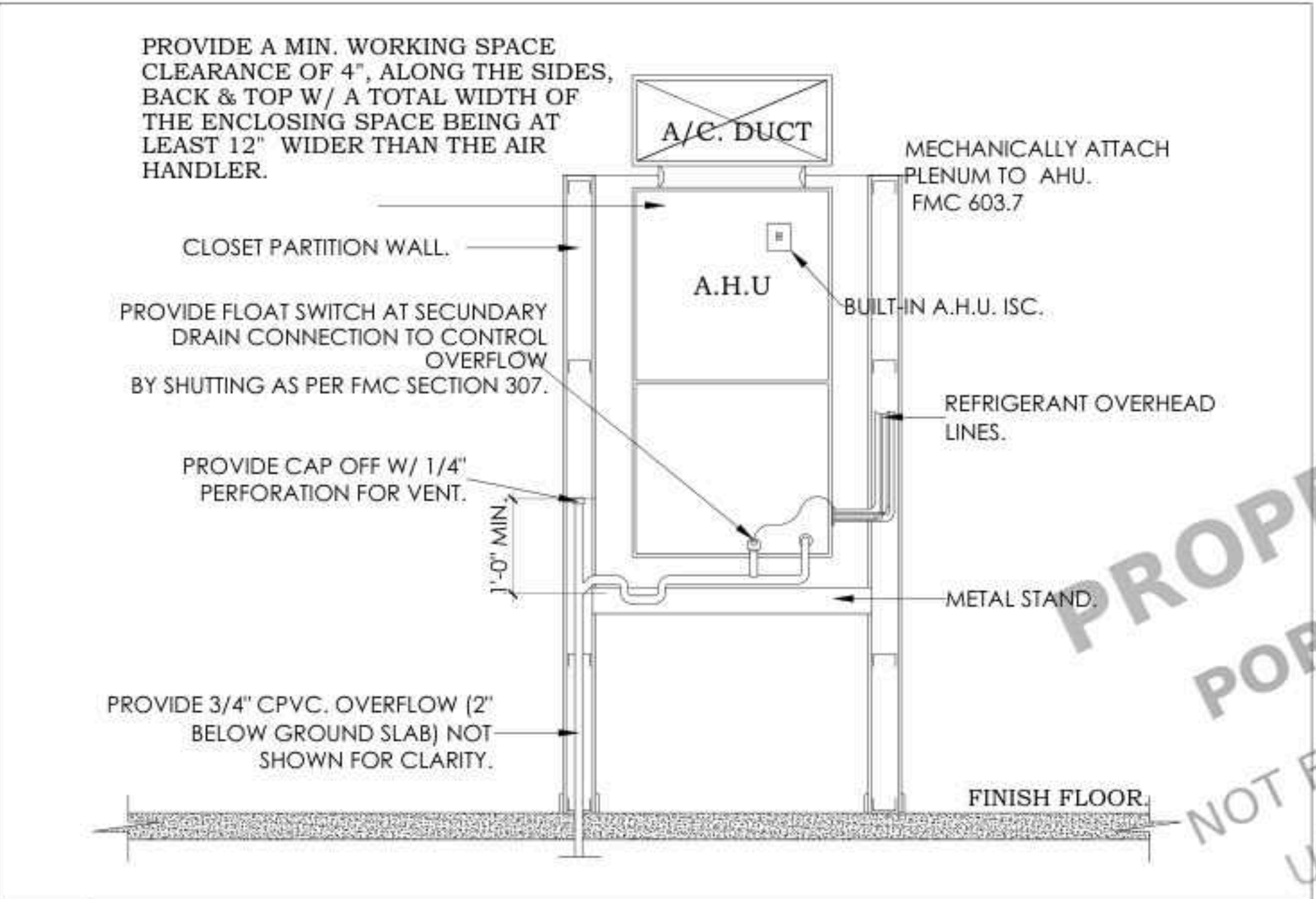
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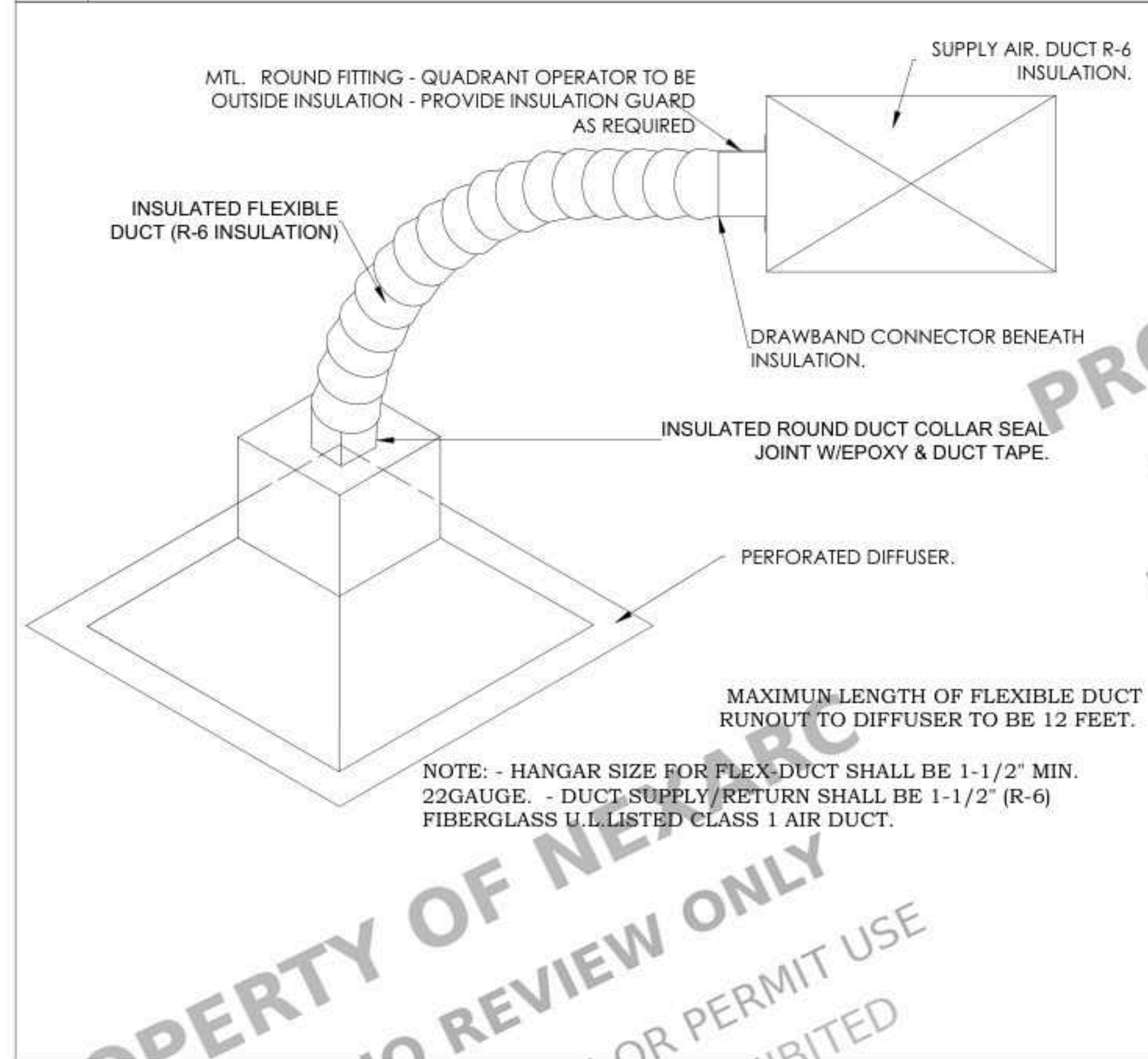




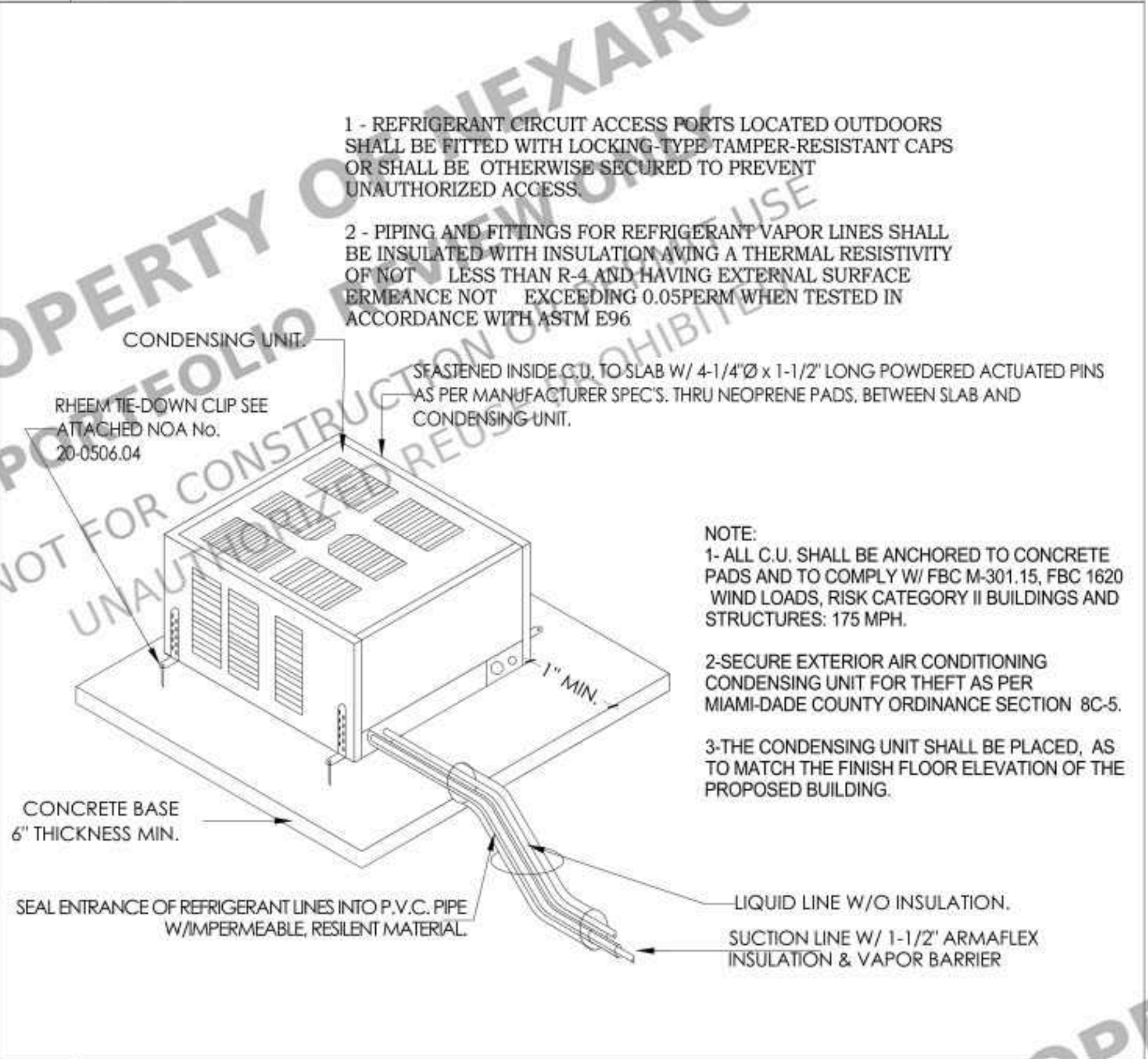
1 BATH EXHAUST VENT ROOF CAP DETAIL
SCALE :NTS



2 AIR HANDLER UNIT DETAIL
SCALE :NTS



3 TYPICAL FLEXIBLE DUCT CONNECTION
SCALE :NTS



4 CONDENSER UNIT DETAIL
SCALE :NTS

H.V.A.C. DESIGN REQUIREMENTS			YES	NO
1.	DUCT SMOKE DETECTOR.			●
2.	FIRE DAMPER(S).			●
3.	SMOKE DAMPER(S).			●
4.	FIRE RATED ENCLOSURE.			●
5.	FIRE RATED ROOF CEILING ASSEMBLY.			●
6.	FIRE STOPPING.			●
7.	SMOKE CONTROL.			●

EXHAUST FAN SCHEDULE: EF-1	
MANUFACTURER:	--
MODEL:	--
CFM:	90.
SP:	0.10".
DRIVE:	DIRECT.
LOCATION:	CEILING.
ACCESORIES:	DRAFT DAMPER.
NOTE: USE DESIGNATED EXHAUST FAN OR APPROVED EQUAL.	

AIR CONDITIONING LEGEND	
SYMBOL	LEGEND
A.H.U.	AIR HANDLING UNIT.
C.U.	CONDENSING UNIT.
O.A.	OUTSIDE AIR.
R/A	RETURN AIR.
S.A.	SUPPLY AIR.
W.S.A.	WALL SUPPLY AIR.
C.S.A.	CEILING SUPPLY AIR.
RL & S	REFRIGERANT LIQUID & SUCTION PIPE.
CFM	CUBIC FEET PER MINUTE.
M.V.D.	MANUAL VOLUME DAMPER.
O.B.D.	OPPOSED BLADE DAMPER.
T	THERMOSTAST.
	DUCTWORK.
FD	FLEXIBLE DUCT.
	SUPPLY AIR DIFFUSER.
	RETURN AIR / TRANSFER GRILLE.
	MANUAL VOLUME DAMPER.
(A)	DENOTES AIR DISTRI. DEVICE.
	DISTRIBUTION BOX.
UC	UNDER CUT DOOR ABOVE FINISH FLOOR AS NOTED

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