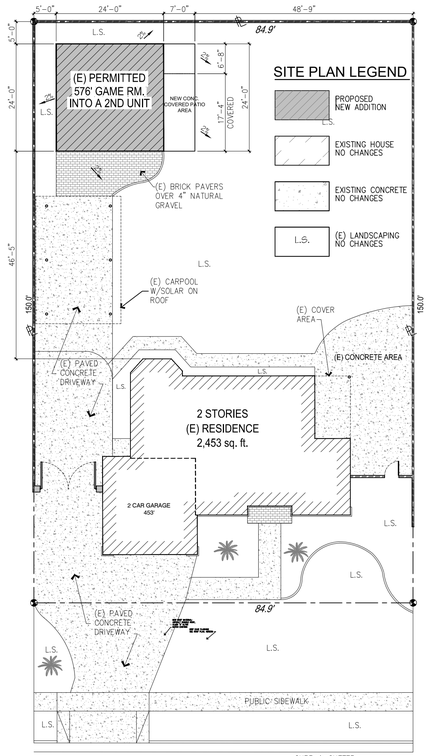


SITE PLAN LEGEND

- PROPOSED NEW ADDITION
- EXISTING HOUSE NO CHANGES
- EXISTING CONCRETE NO CHANGES
- (E) LANDSCAPING NO CHANGES

Site Plan

7016 NOAH AVE

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

NOTE OF BATHROOM FANS: THIS FAN IS TO BE USED FOR LOCAL VENTILATION EXHAUST. MINIMUM 30 CFM FAN TESTED AT A STATIC PRESSURE OF .25 WC AND RATED @ 1 ZONES OR LESS REQUIRED TO BE INSTALLED FAN MUST BE ATTACHED TO A MINIMUM 4" DUCT AND NO LONGER THAN 70" OF FLEX DUCT. SUBTRACT 15' OF ALLOWED LENGTH FOR EACH ELBOW.

CONDENSER UNIT MIN. 3" CONC. SLAB

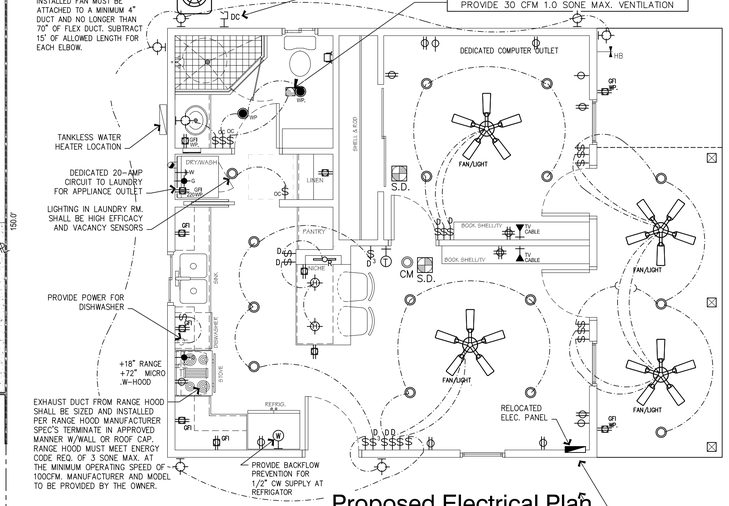
DEDICATED WATER PROOF DISCONNECT POWER SINGLE PHASE FUSEABLE DISCONNECT FOR A/C CONNECTION FINAL HOOK UP BY MECH. SUBCONTRACTOR

CONTINUES VENTILATION

PROVIDE WHOLE HOUSE INDOOR AIR QUALITY VENTILATION BY MEAN OF CONTINUOUS EXHAUST VENTILATION PER CALIFORNIA ENERGY CODE SEC. 150 (O) AND ASHRAE 62.2

$\frac{576}{100} + 7.5\ (1+1) = 30$ CFM

PROVIDE 30 CFM 1.0 SONE MAX. VENTILATION



Proposed Electrical Plan

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

ELECTRICAL PANEL NOTES:

THE ELECTRICAL PANEL MAY NOT BE LOCATED WITHIN A SHEAR WALL

LIGHTING REQUIREMENTS

1. PER CEC 150.0(K)1A, ALL LUMINARIES SHALL BE HIGH-EFFICACY IN ACCORDANCE WITH CEC TABLE 150.0-A.
2. PER CEC 150.0(K)1C, RECESSED DOWNLIGHTS SHALL BE INSULATION CONTACT RATED, SHALL NOT CONTAIN SCREW BASED SOCKETS, AND ONLY CONTAIN JA8-2016-E (E FOR ELEVATED TEMPERATURE) RATED BULBS.
3. PER CEC 150.0(K)1H, ENCLOSED LUMINARIES MUST CONTAIN JA8-2016-E (E FOR ELEVATED TEMPERATURE) RATED BULBS.
4. PER CEC 150.0(K)2K, ALL JA8 LUMINARIES MUST BE CONTROLLED BY DIMMER OR VACANCY SENSOR.
5. PER CEC 150.0(K)3A, ALL OUTDOOR LIGHTING MUST BE CONTROLLED BY A MANUAL ON/OFF SWITCH AND ALSO ONE OF THE FOLLOWING:
   A. PHOTOCELL WITH MOTION SENSOR
   B. PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL
   C. ASTRONOMICAL TIME CLOCK
   D. ENERGY MANAGEMENT CONTROL SYSTEM
6. UNDER CABINET LIGHTING MUST BE SWITCHED SEPARATELY FROM OTHER LIGHTS

ELECTRICAL LEGEND

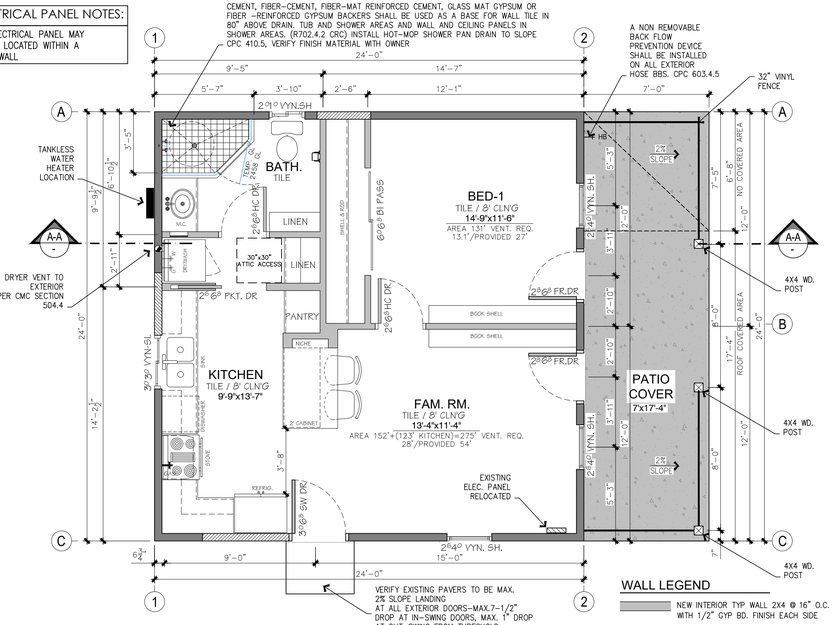
- DUPLEX OUTLET ON AN(AFP) ARC FAULT PROTECTED CIRCUIT
- GFI WP. DUPLEX GROUND FAULT CIRCUIT INTERRUPTER WATERPROOF GFI OUTLET
- FOURPLEX OUTLET ON AN(AFP) ARC FAULT PROTECTED CIRCUIT
- DEDICATED COMPUTER OUTLET DUPLEX GROUND FAULT CIRCUIT INTERRUPTER
- 72" WALL MOUNTED LIGHT FIXTURE
- 72" WP. FAN/LIGHT COMBO HIGH EFFICACY (5 AIR CHANGES/HR) W/HUMIDITY CONTROL AT SHOWER SWITCH EACH SEPARATELY
- SINGLE POLE LIGHT SWITCH
- OC OCCUPANCY SENSOR SWITCH
- D DIMMER SWITCH
- T THERMOSTAT, VERIFY LOCATION WITH OWNER
- F.G. FUEL GAS OUTLET (FG)
- W WATER STUB OUT FOR FOR ICE MAKER
- DC DISCONNECT FOR A/C UNIT.
- CM CARBON MONOXIDE ALARM
- S.D. SMOKE DETECTOR
- HB HOSE BIBB

THE SERVICES PANEL SHALL HAVE A RATING NOT LESS THAN THE CALCULATED LOAD TO BE CARRIED, DETERMINED IN ACCORDANCE WITH PART III, IV OR V OF ARTICLE 220 OF THE CEC AND NEVER LESS THAN 100-AMPERES, 3, WIRE.

AFCI BREAKERS ARE REQUIRED FOR ALL DWELLING UNIT, KITCHEN, FAM. ROOM, DINING ROOMS, LIVING ROOM, PARLOR, LIBRARIES, DENS, BEDROOM, SUNROOM, RECREATION ROOMS, CLOSET, HALLWAYS, LAUNDRY AREAS AND SIMILAR SPACES

CEMENT, FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM OR FIBER -REINFORCED GYPSUM BACKERS SHALL BE USED AS A BASE FOR WALL TILE IN 80" ABOVE DRAIN. TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS. (R702.4.2 CRC) INSTALL HOT-MOP SHOWER PAN DRAIN TO SLOPE CPC 410.5, VERIFY FINISH MATERIAL WITH OWNER

A NON REMOVABLE BACK FLOW PREVENTION DEVICE SHALL BE INSTALLED ON ALL EXTERIOR HOSE BBS. CPC 603.4.5



Interior Proposed Floor Plan

permitted No. 21426-B

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

WALL LEGEND

- NEW INTERIOR TYP WALL 2X4 @ 16" O.C. WITH 1/2" GYP BD. FINISH EACH SIDE
- EXTERIOR TYP WALL 2X4 @ 16" O.C. WITH R-15 INSULATION W/ 1/2" GYP BD. FINISH W/NAILS PER SCHEDULE.

SMOKE DETECTOR NOTES:

1. PROVIDE SMOKE DETECTORS IN EACH HALLWAY LEADING TO SLEEPING ROOMS IN EACH SLEEPING ROOM, ON TOP OF STAIRWAY, AND AT EACH STORY. DETECTORS TO BE HARD WIRED WITH BATTERY BACK UP. PER CBC 907.1.10.1.2. DETECTORS SHALL BE INTERCONNECTED TO SOUND AT THE SAME TIME.
2. DETECTORS ARE NOT TO BE LOCATED IN KITCHEN, GARAGE, OR WITHIN 3 FEET FROM DOOR TO KITCHEN OR BATHROOM OR SUPPLY AIR REGISTERS.
3. SMOKE AND CARBON MONOXIDE DETECTOR , ICBO APPROVED, CEILING MOUNTED, HARD-WIRED W/BATTERY BACKUP.

GOVERNING CODE:

KERN COUNTY MUNICIPAL CODE TITLE 15
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA MECHANICAL CODE
2020 CALIFORNIA FIRE CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
2019 CALIFORNIA ENERGY CODE (2019 BUILDING ENERGY EFFICIENCY)
DISABLED ACCESS CODE
CURRENT CALIFORNIA REGULATIONS WITH STATE BLDG. CODE TITLE 24

PROJECT DATA & REGULATIONS

SCOPE OF WORK:
SCOPE OF WORK FOR THIS SUBMITTAL IS LIMITED TO INTERIOR IMPROVEMENT TO PERMITTED GAME ROOM PERMIT No. 21426 INTO A 2ND HOUSE WITH ITS OWN UTILITIES METERS

ZONING DATA:

ASSESSOR PARCEL NO.	361-106-03-2	ZONING: E(1/4) RS
LOT SIZE:	12,712.5 SQ. FT.	LEGAL DESCRIPTION:
LOT COVERAGE:	17.92%	TRACT 3996 15
FIRE SPRINKLERS:	NO	
OCC. TYPE: R-1	CONST. TYPE: V-B	

LOT COVERED AREA:

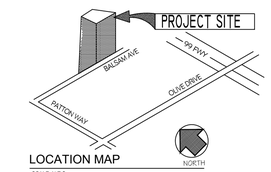
(E) RESIDENCE 1ST FLOOR	1,250 SQ. FT.
(E) 2 CAR GARAGE	453 SQ. FT.
PROPOSED CONVERSION INTO 2ND HOUSE	576 SQ. FT.
TOTAL LOT COVERED AREA:	2,279 SQ. FT.

BUILDING INFORMATION

LIVING AREA:	
(E) RESIDENCE 1ST FLOOR	1,250 SQ. FT.
(E) RESIDENCE 2ND FLOOR	1,203 SQ. FT.
PROPOSED CONVERSION INTO 2ND HOUSE	576 SQ. FT.
TOTAL LIVING AREA:	3,029 SQ. FT.

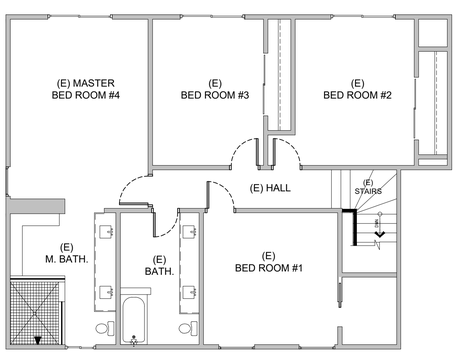
SHEET INDEX

Architectural
AS.1 Site Plan, Floor Plan and General Data
Structural
S1.1 Foundation/Framing Plans and Details
Energy Conformances
T-1 T24-Energy & Measures
General
GC.1 2019 Residential CalGreen Notes
WSHT Compliances Work Forms-Worksheets
BMP Best Management Practice



LOCATION MAP

SCALE: N.T.S.

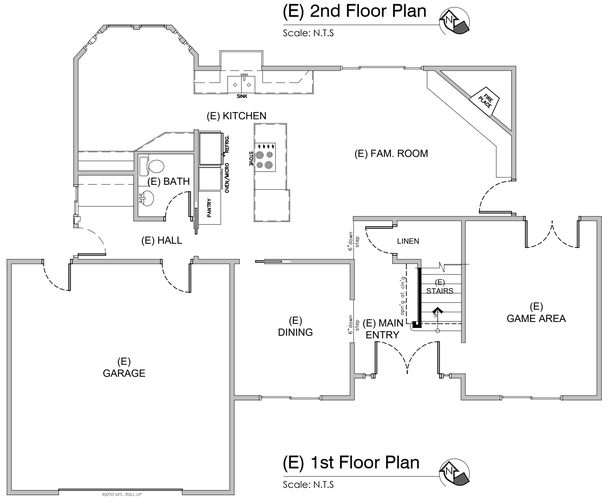


(E) 2nd Floor Plan

Scale: N.T.S

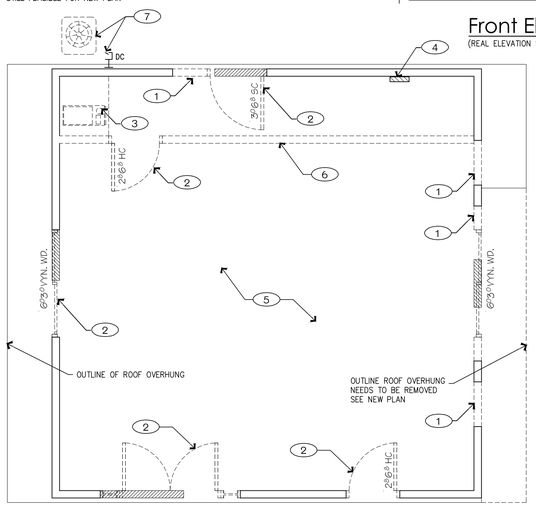
FLOOR DEMOLITION PLAN NOTES:

1. REMOVE PORTION OF EXISTING STUD FRAMED WALL FOR NEW WINDOW OR DOOR, SEE NEW FLOOR PLAN FOR ADD'L INFORMATION.
2. REMOVE EXISTING DOOR/WINDOW AND RETURN TO OWNER IN ORIGINAL CONDITION, PATCH PORTION OF OPENING FINISH TO MATCH EXISTING ADJACENT INTERIOR WALL,FLOOR AND CEILING SURFACE
4. REMOVE EXISTING A/C UNIT AND RETURN TO OWNER IN ORIGINAL CONDITION AND CAP OFF EXISTING GAS LINES PERMANENTLY, RE-ROUTE AS REQ. PER NEW PLAN AND FINISH TO MATCH EXISTING ADJACENT WALL/CEILING SURFACE
5. (E) ELEC. PANEL TO BE RELOCATED, COORDINATE OR GET PERMIT WITH PG&E OR GAS UTILITY COMPANY BEFORE COMMENCE OR WORK)
6. REMOVE EXISTING DRYWALL TO ITS ENTIRE AND ELECTRICAL OUTLETS, SWITCHES AND LIGHTS. CLEAN EXISTING WALLS AND PREPARE FOR NEW PLAN
7. REMOVE EXISTING STUD FRAMED WALL PATCH FINISH TO MATCH EXISTING ADJACENT EXTERIOR AND INTERIOR WALL/CEILING SURFACE
8. A/C CONTRACTOR TO VERIFY IF COIL AND SWITCH/DISCONNECT STILL FEASIBLE FOR NEW PLAN



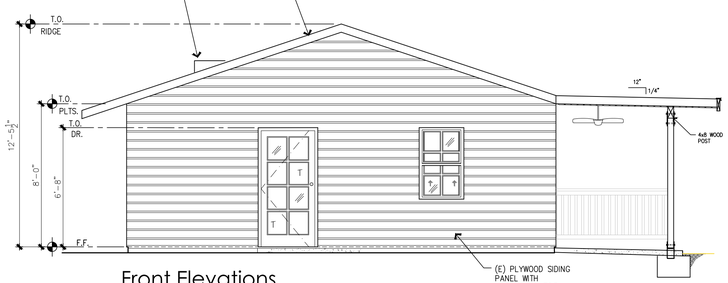
(E) 1st Floor Plan

Scale: N.T.S



(E) Floor Plan (demo)

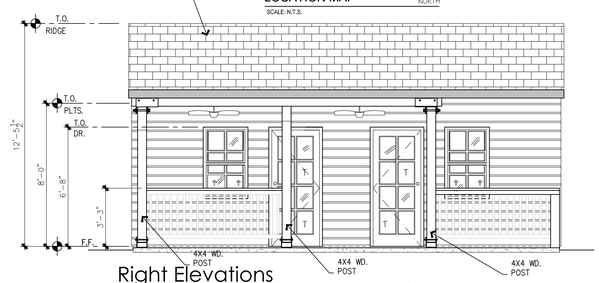
SCALE: 1/4" = 1'-0"



Front Elevations

(REAL ELEVATION SIMILAR)

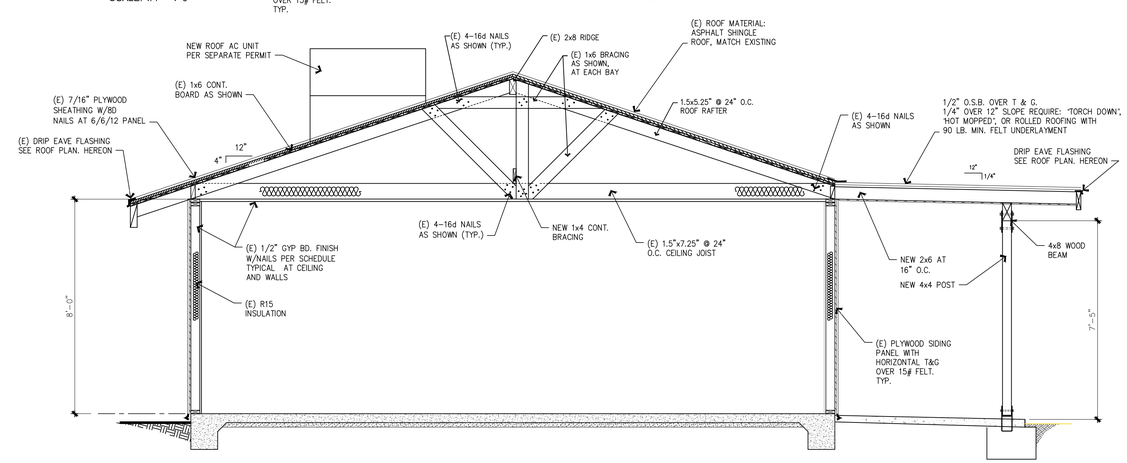
SCALE: 1/4" = 1'-0"



Right Elevations

(LEFT ELEVATION SIMILAR)

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



A-A Section

SCALE: 3/8" = 1'-0"

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Project Address:
7016 NOAH AVE
Bakersfield, CA 93308

in collaboration with:

Project description:

EXISTING PERMITTED ADU CONVERSION TO A 2ND HOUSE

revisions:

1	1ST SUBM.L PCC #/#/22

SUBMITTALS: DATE:

APPROVAL: DATE:

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Date. 03-15-22

K-202203133

Sheet.

AS.1

title sheet:
EXISTING AND NEW FLR. PLAN SITE PLAN , ELEC.,FLOOR PLANS