



CAPITOLA PRE-DESIGNED ADU



189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM
P: 831.227.2217

CITY OF CAPITOLA PRE-DESIGNED ADU PROGRAM

In an effort to streamline the ADU-building process, the City of Capitola has developed five Pre-Designed ADU plans, made available to homeowners for their use. In order for a building permit to be issued, these pre-designed plans shall be submitted to the City for each project, and are subject to the Limited Review (Level 1) Permitting Process.

The program offers five floorplans and three exterior design styles, designed for a typical lot within the city. Floorplans available are: Efficiency Studio (250 GSF); Standard Studio (300 GSF); Enlarged Studio (384 GSF); One Bedroom (450 GSF); and One Bedroom Plus (555 GSF), which includes the option to create a second bedroom within the footprint.

This program was funded using an SB2 Planning Grant, which provides funding and technical assistance to help local jurisdictions prepare, adopt, and implement plans and process improvements that streamline housing approvals and accelerate housing production.

HOW TO USE THIS PLAN SET

Included within this plan set are a range of pre-designed architectural styles and exterior materials options, allowing Capitola homeowners to customize their ADU to best fit their needs. This plan set is intended to be used as-designed, without modification.

Also included are two options for Mechanical systems- an All-Electric system, or a Hybrid system (all-electric with the exception of an on-demand natural-gas water heater).

To complete the drawing set, project-specific information is required to be provided by the property owner. All owner-provided information will be entered on Sheets G0.0 and G0.1.

This plan set is considered "Pre-Designed" and does not include unique project or property-specific information. It is intended to be used as-designed, without modification.

In order to receive a building permit, applicants will need to submit a full application for review by the Planning and Building Departments. This will include the Pre-Designed ADU Plan Set, a site survey, an Administrative Permit Application (using the Master Planning Application), a Building Permit Application, and any other supplementary application materials that may be required based on their specific property and project. Refer to the City of Capitola Planning Department for your specific project requirements.

The Architectural and Electrical Plans for each exterior design option are self-contained within their own sheets. The contractor will reference the sheets for the chosen option during construction. Reference the Project Checklist on Sheet G0.0 for specific direction.

The Structural Plans, Architectural Details, Architectural Schedules (door, window, and fixture), Mechanical Plans, and Plumbing Plans are contained on specific sheets for these purposes. These sheets will be referenced for all exterior design options.

- HOW TO ENTER PROJECT-SPECIFIC INFORMATION and APPLY FOR YOUR BUILDING PERMIT**
1. Enter PROJECT INFORMATION and a VICINTY MAP in the space provided on Sheet G0.0.
 2. Review the drawing set and choose your exterior design and mechanical system options. Mark your selected options on the PROJECT CHECKLIST on Sheet G0.0.
 3. Create your site plan showing where your ADU will be located on your property. Detailed instructions and space for your site plan are provided on Sheet G0.1.
 4. Submit your application materials using the instructions on the City of Capitola website.
 5. A City of Capitola employee will contact you to discuss fees and project specifics.

ADDITIONAL REQUIREMENTS

PLANNING DEPARTMENT

All submitted plan sets must be accompanied by the Capitola Master Planning Application. Properties within the Coastal Zone must list Coastal Development Permit within their application. All applications must include a site survey.

BUILDING DEPARTMENT

All Building Permit Applications must include the City's Construction Waste Management Plan.

PROJECT DIRECTORY

ARCHITECT	STRUCTURAL ENGINEER	MECH/PLUMBING ENGINEER
WORKBENCH 189 Walnut Avenue Santa Cruz, CA 95060 831.227.2217 info@workbenchbuilt.com	CM TAYLOR STRUCTURAL ENGINEERING, INC 4245 Capitola Rd, Suite #204 Capitola, CA 95010 831.854.2484 contact@cmtaylorse.com	ZAL ENGINEERING 99 Pacific St, Suite #375G Monterey, CA 93940 831.641.7739 contact@zalengineering.com

PROJECT INFORMATION

OWNER/APPLICANT:
ENTER INFORMATION IN THE PROVIDED SPACE

PARCEL INFORMATION	
APN	
STREET ADDRESS	
CITY, STATE, ZIP	
LOT SIZE (in SF)	
PRIMARY DWELLING SIZE	<i>The size of the existing primary dwelling in Square Feet</i>
DETACHED GARAGE SIZE	<i>The size of existing detached garage or other accessory structure in Square Feet. If none exists, enter 0.</i>
PROPOSED ADU SIZE	384 SF (SQUARE FEET)
PARCEL LOCATED WITHIN COASTAL ZONE	<input type="checkbox"/> YES <input type="checkbox"/> NO <i>Parcels located within the Coastal Zone must include the Coastal Development Permit in the Master Application.</i>
PROJECT INFORMATION	
OCCUPANCY GROUP - R3	TYPE OF CONSTRUCTION - STANDARD/TYPE V
MAIN RESIDENCE HAS FIRE SPRINKLERS	<input type="checkbox"/> YES <input type="checkbox"/> NO
PROPERTY OWNER	
NAME	
ADDRESS	
CITY, STATE, ZIP	
PHONE/EMAIL	
PROJECT CONTRACTOR	
NAME	
ADDRESS	
CITY, STATE, ZIP	
PHONE/EMAIL	

PROJECT CHECKLIST

CLEARLY MARK THE BOX FOR EACH SELECTION

ARCHITECTURAL STYLE (SELECT ONE)	
<input type="checkbox"/> BEACH BUNGALOW Vertical siding Minimal roof overhang at eaves and rakes Additional awning windows at front elevation	<i>For this option, use the listed sheets and details: Architectural: A1.0, A1.1, A4.0, A5.0, A5.1, A5.2 Wall Assembly Details: A5.0 - TYPE E1</i>
<input type="checkbox"/> CALIFORNIA CRAFTSMAN Horizontal lap siding Shingle siding and belly band Decorative window muntins in traditional grid layout	<i>For this option, use the listed sheets and details: Architectural: A2.0, A2.1, A4.0, A5.0, A5.1, A5.2 Wall Assembly Details: A5.0 - TYPES E3, E4</i>
<input type="checkbox"/> COASTAL FARMHOUSE Board-and-batten siding Shingle siding and belly band for additional architectural interest Decorative window muntins in contemporary grid layout	<i>For this option, use the listed sheets and details: Architectural: A3.0, A3.1, A4.0, A5.0, A5.1, A5.2 Wall Assembly Details: A5.0 - TYPE E4</i>
INTERIOR OPTIONS (SELECT CHOICES, IF OPTION IS DESIRED)	
<input type="checkbox"/> OPTIONAL CURBLESS SHOWER	<i>Requires foundation coordination. See detail 4/A5.2.</i>
MECHANICAL SYSTEM (SELECT ONE)	
<input type="checkbox"/> ALL-ELECTRIC	<i>For this option, use the listed sheets and details: Mechanical and Plumbing: MP0.1, MP0.2, MP2.1E</i>
<input type="checkbox"/> ELECTRIC WITH GAS HOT WATER HEATER	<i>For this option, use the listed sheets and details: Mechanical and Plumbing: MP0.1, MP0.2, MP2.1H</i>
CODE COMPLIANCE (CHECK IF APPLICABLE)	
<input type="checkbox"/> EXT. WALL WITHIN 0'-5" OF PROPERTY LINE	<i>Within 0'-5" of Property Line, the wall assembly shall be 1-Hour Rated. Within 3'-5" of the Property Line, the area of openings shall be limited to 25% of the wall area. Within 0'-3" of the Property Line, all exterior openings shall be omitted.</i>
<input type="checkbox"/> EXT. WALL WITHIN 0'-3" OF PROPERTY LINE	
SITE PLAN (REQUIRED)	
<input type="checkbox"/> OWNER PROVIDED SITE PLAN COMPLETE	<i>Complete Sheet G0.1, Owner-Provided Site Plan</i>

VICINITY MAP

NOT TO SCALE

INSERT MAP SHOWING VICINITY OF PROJECT HERE, INCLUDING NEARBY STREETS



BEACH BUNGALOW EXTERIOR - PERSPECTIVE VIEW



CALIFORNIA CRAFTSMAN EXTERIOR - PERSPECTIVE VIEW



COASTAL FARMHOUSE EXTERIOR - PERSPECTIVE VIEW



SCOPE OF WORK

CONSTRUCTION OF A NEW, DETACHED 384 GROSS SQUARE FOOT (GSF) ACCESSORY DWELLING UNIT (ADU) ON THE SUBJECT PARCEL. STUDIO ADU CONSISTS OF A SHARED LIVING/SLEEPING AREA WITH A KITCHEN AND ONE BATHROOM.

DRAWING INDEX

CHECK BOXES FOR THE OPTIONS
SELECTED ON THE PROJECT CHECKLIST

GENERAL SHEETS	
<input type="checkbox"/> G0.0	PROJECT INFORMATION
<input type="checkbox"/> G0.1	OWNER-PROVIDED SITE PLAN
<input type="checkbox"/> G1.0	GENERAL NOTES
ARCHITECTURAL	
<input type="checkbox"/> A1.0	BEACH BUNGALOW - FLOORPLAN & ELEVATIONS
<input type="checkbox"/> A1.1	BEACH BUNGALOW - SECTIONS, RCP & ROOF PLAN
<input type="checkbox"/> A2.0	CRAFTSMAN - FLOORPLAN & ELEVATIONS
<input type="checkbox"/> A2.1	CRAFTSMAN - SECTIONS, RCP & ROOF PLAN
<input type="checkbox"/> A3.0	FARMHOUSE - FLOORPLAN & ELEVATIONS
<input type="checkbox"/> A3.1	FARMHOUSE - SECTIONS, RCP & ROOF PLAN
<input type="checkbox"/> A4.0	SCHEDULES - EXTENDED STUDIO
<input type="checkbox"/> A5.0	EXTERIOR WALL DETAILS
<input type="checkbox"/> A5.1	EXTERIOR DETAILS
<input type="checkbox"/> A5.2	INTERIOR DETAILS & WALL PARTITIONS
STRUCTURAL	
<input type="checkbox"/> S0.0	STRUCTURAL NOTES
<input type="checkbox"/> S0.1	TYPICAL DETAILS
<input type="checkbox"/> S1.0	ROOF FRAMING & FOUNDATION PLAN
MECHANICAL AND PLUMBING	
<input type="checkbox"/> MP0.1	GENERAL NOTES
<input type="checkbox"/> MP0.2	SCHEDULES & GAS DIAGRAM & PLUMBING
<input type="checkbox"/> MP2.1E	MECHANICAL & PLUMBING PLANS - ELECTRIC
<input type="checkbox"/> MP2.1H	MECHANICAL & PLUMBING PLANS - HYBRID
ENERGY COMPLIANCE/TITLE 24	
<input type="checkbox"/> T24.9	TITLE 24 FORMS- ELECTRIC
<input type="checkbox"/> T24.10	TITLE 24 FORMS- ELECTRIC
<input type="checkbox"/> T24.11	TITLE 24 FORMS- HYBRID
<input type="checkbox"/> T24.12	TITLE 24 FORMS- HYBRID

DEFERRED SUBMITTALS

PHOTOVOLTAIC SYSTEM
FIRE SPRINKLERS (WHERE REQUIRED - REFER TO BUILDING DEPT.)

BUILDING CODES USED

1. 2019 California Building Code
2. 2019 California Residential Code
3. 2019 California Electrical Code
4. 2019 California Plumbing Code
5. 2019 California Mechanical Code
6. 2019 California Fire Code
7. 2019 California Green Building Standards Code
8. 2019 California Energy Efficiency Standards Code

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2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO WORKBENCH OR THE CITY OF CAPITOLA. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD WORKBENCH AND THE CITY OF CAPITOLA HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THEREFROM ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY.
3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND SUBJECT TO COPYRIGHT PROTECTION. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, THE RECIPIENT SHOULD NOT PROCEED BEYOND THIS DISCLAIMER.

CAPITOLA
PRE-DESIGNED ADU
EXTENDED STUDIO
384 GSF

NOT FOR
CONSTRUCTION

PROJECT
INFORMATION
G0.0

SCALE: AS NOTED

HOMEOWNER PROVIDED SITE PLAN

INSERT A DIMENSIONED AND SCALED SITE PLAN FOR THE PROJECT PROPERTY INTO THE BLANK SPACE ON THIS SHEET. USE THE CHECKLIST BELOW TO ENSURE ALL REQUIRED INFORMATION IS INCLUDED.

FIRE RATING NOTES

WITHIN 3-5 FT OF PROPERTY LINE, THE WALL ASSEMBLY SHALL BE 1 HOUR RATED WITH THE AREA OF OPENINGS LIMITED TO 25% OF THE WALL.

WITHIN 0-3 FT OF PROPERTY LINE, THE WALL ASSEMBLY SHALL BE 1 HOUR RATED AND ALL EXTERIOR OPENINGS MUST BE OMITTED.

REFERENCE AS.0 "FIRE RATING NOTES" FOR STANDARD 1-HR RATED WALL PER CBC TABLE 721.12, ITEM #15-1.12*

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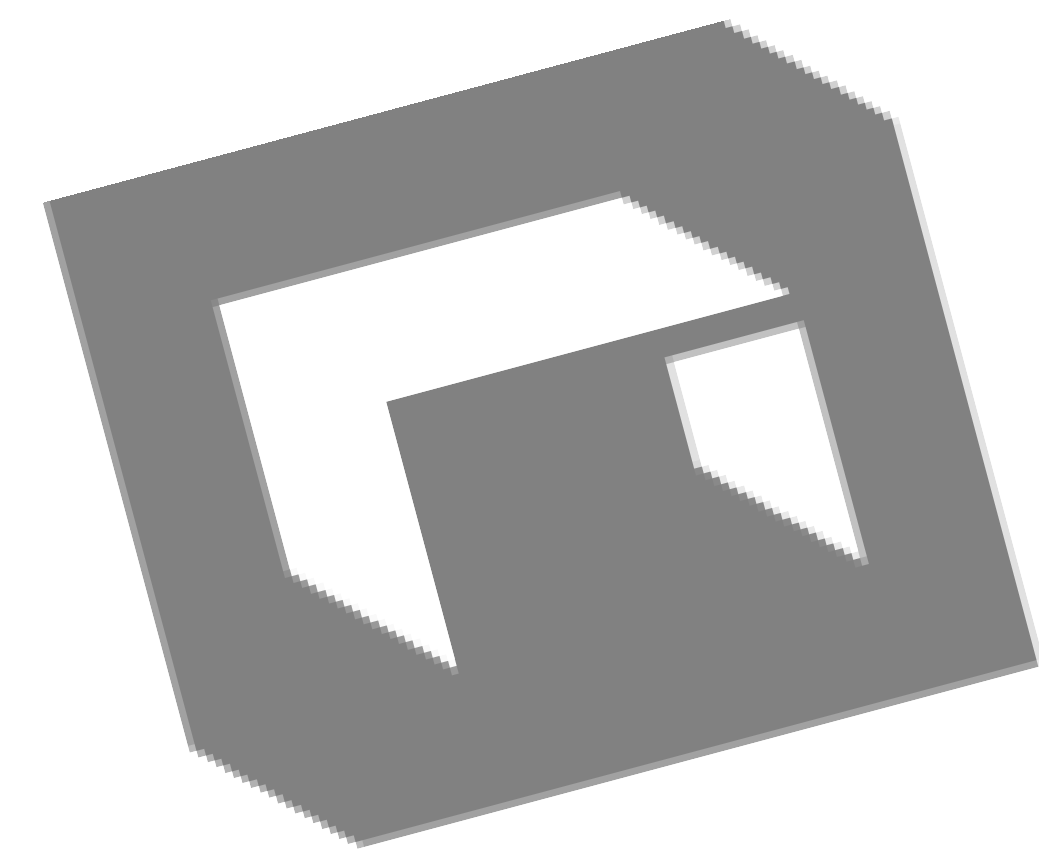
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CAPITOLA
PRE-DESIGNED ADU
EXTENDED STUDIO
384 GSF

NOT FOR
CONSTRUCTION

OWNER-PROVIDED
SITE PLAN
G0.1
SCALE: AS NOTED



workbench
NOT FOR CONSTRUCTION

SITE PLAN CHECKLIST

THE OWNER SHALL PROVIDE A DIMENSIONED AND SCALED SITE PLAN SHOWING THE BELOW INFORMATION. THIS CHECKLIST IS PROVIDED TO HELP GUIDE YOU THROUGH THE CREATION OF YOUR PROPERTY'S SITE PLAN.

SITE PLAN INFORMATION	EXPLANATION
<input type="checkbox"/> DRAWING SCALE	SITE PLAN SHOULD BE DRAWN TO A MEASURABLE SCALE (FOR EXAMPLE, 1/8" = 1' OR 1" = 10'). INCLUDE A LABEL WITH THIS INFORMATION ON THE SITE PLAN.
<input type="checkbox"/> PROPERTY LINES	SHOW OUTLINE OF PROPERTY USING DASHED LINE. DIMENSION EACH PROPERTY LINE WITH ITS RESPECTIVE LENGTH
<input type="checkbox"/> LABELED YARDS	LABEL FRONT, REAR, SIDE YARDS, WALKWAYS, DRIVEWAYS, AND PATIO/OUTDOOR HARDSCAPE AREAS USING TEXT. LABEL ANY PROPOSED NEW PATHWAYS, PARKING SPACES, OR ACCESS ROUTES TO THE NEW ADU
<input type="checkbox"/> SETBACKS OF EXISTING STRUCTURE AND NEW ADU FROM PROPERTY LINE - DIMENSIONED	"SETBACK" REFERS TO THE DISTANCE BETWEEN A BUILDING AND THE PROPERTY LINE OR BETWEEN TWO BUILDINGS. THE ADU SHOULD BE LOCATED 5'-0" FROM ANY SIDE/REAR PROPERTY LINES. IF THE EXTERIOR WALLS ARE FIRE RATED THE ADU MAY BE LOCATED 4'-0" FROM PROPERTY LINES. USING A DIMENSION LINE, INDICATE THE DISTANCE FROM THE ADU EXTERIOR WALLS TO THE PROPERTY LINE.
<input type="checkbox"/> EASEMENTS (IF SUCH EXIST)	"EASEMENT" REFERS TO A PROPERTY RIGHT HELD BY A PARTY THAT IS NOT OWNER OF THE PROPERTY. THIS COULD INCLUDE ITEMS SUCH AS A RIGHT-OF-WAY OR UTILITY COMPANY EASEMENT.
<input type="checkbox"/> LOCATION OF EXISTING UTILITIES AND PROPOSED NEW UTILITIES	NOTE AND LABEL THE LOCATION OF ANY UTILITY POLES, SEWER DRAINS/CLEANOUTS, ELECTRICAL PANELS, PHOTOVOLTAIC CONTROLS, AND GAS METERS/LINES WHICH EXIST ON THE PROPERTY OR ARE PROPOSED.
<input type="checkbox"/> LABELED STREETS	SITE PLAN SHOULD SHOW THE STREET EDGE WITH THE STREET NAME LABELED. LABEL EXISTING SIDEWALK AND CURBS, IF SUCH EXIST.
<input type="checkbox"/> PROPOSED LOCATION OF ADU ADDRESS NUMBERS	NOTE AND LABEL PROPOSED LOCATION OF ADU ADDRESS NUMBERS. NUMBERS SHALL BE VISIBLE FROM THE STREET, HIGH-CONTRAST, AND NO LESS THAN 4" IN HEIGHT. ADU WILL HAVE THE SAME ADDRESS NUMBER AS THE PRIMARY DWELLING, BUT BE DESIGNATED AS UNIT B.
<input type="checkbox"/> FOOTPRINT OF EXISTING BUILDINGS	"FOOTPRINT" REFERS TO THE OUTLINE OF A BUILDING. SHOW THE FOOTPRINT OF ALL EXISTING BUILDINGS/STRUCTURES AND ANY ATTACHED DECKS OR PORCHES.
<input type="checkbox"/> FOOTPRINT OF PROPOSED ADU	"FOOTPRINT" REFERS TO THE OUTLINE OF A BUILDING. SHOW THE PROPOSED LOCATION OF THE NEW ADU BY PLACING THE FOOTPRINT ON THE SITE PLAN WITH THE TEXT LABEL "PROPOSED ADU"
<input type="checkbox"/> DIMENSION SHOWING MINIMUM SEPARATION SPACE BETWEEN ADU AND EXISTING STRUCTURES	USING A DIMENSION LINE, INDICATE IN FEET AND INCHES THE DISTANCE BETWEEN THE ADU AND ANY EXISTING DWELLINGS, GARAGES, SHEDS, OR OUTBUILDINGS. REQUIRED SEPARATION BETWEEN BUILDINGS IS: a) 6'-0" MINIMUM: ADU WALL FACING MAIN HOUSE MUST HAVE 1 HOUR FIRE RATING AND NO OPENINGS (WINDOWS OR DOORS). IF ADU HAS AN OVERHANG, IT MUST ALSO BE FIRE RATED. MAIN HOUSE WALL NOT NEED TO BE FIRE RATED. b) 8'-0": 25% OPENINGS ALLOWED (WINDOWS OR DOORS) c) 10'-0": NO ADDITIONAL FIRE REQUIREMENTS

SITE PLAN LEGEND

USE THESE SYMBOLS TO DRAW AND ANNOTATE YOUR SITE PLAN

	NORTH ARROW (INDICATES LOCATION OF NORTH)
	DIMENSION LINE (SHOWS MEASUREMENT BETWEEN 2 PLANES) LABEL WITH MEASUREMENT IN FEET AND INCHES
	PROPERTY LINE (SHOWS OUTLINE OF PROPERTY)
	DASHED LINE - USE FOR EASEMENTS, FENCES, PARKING SPOTS
	SOLID LINE - USE TO SHOW OUTLINE OF EXISTING BUILDINGS, EXTENTS OF DRIVEWAYS OR PATIOS
MAIN ST.	TEXT LABEL - USE TO LABEL DRAWING AS NEEDED
	ARROW - USE FOR CALLOUTS AS NEEDED

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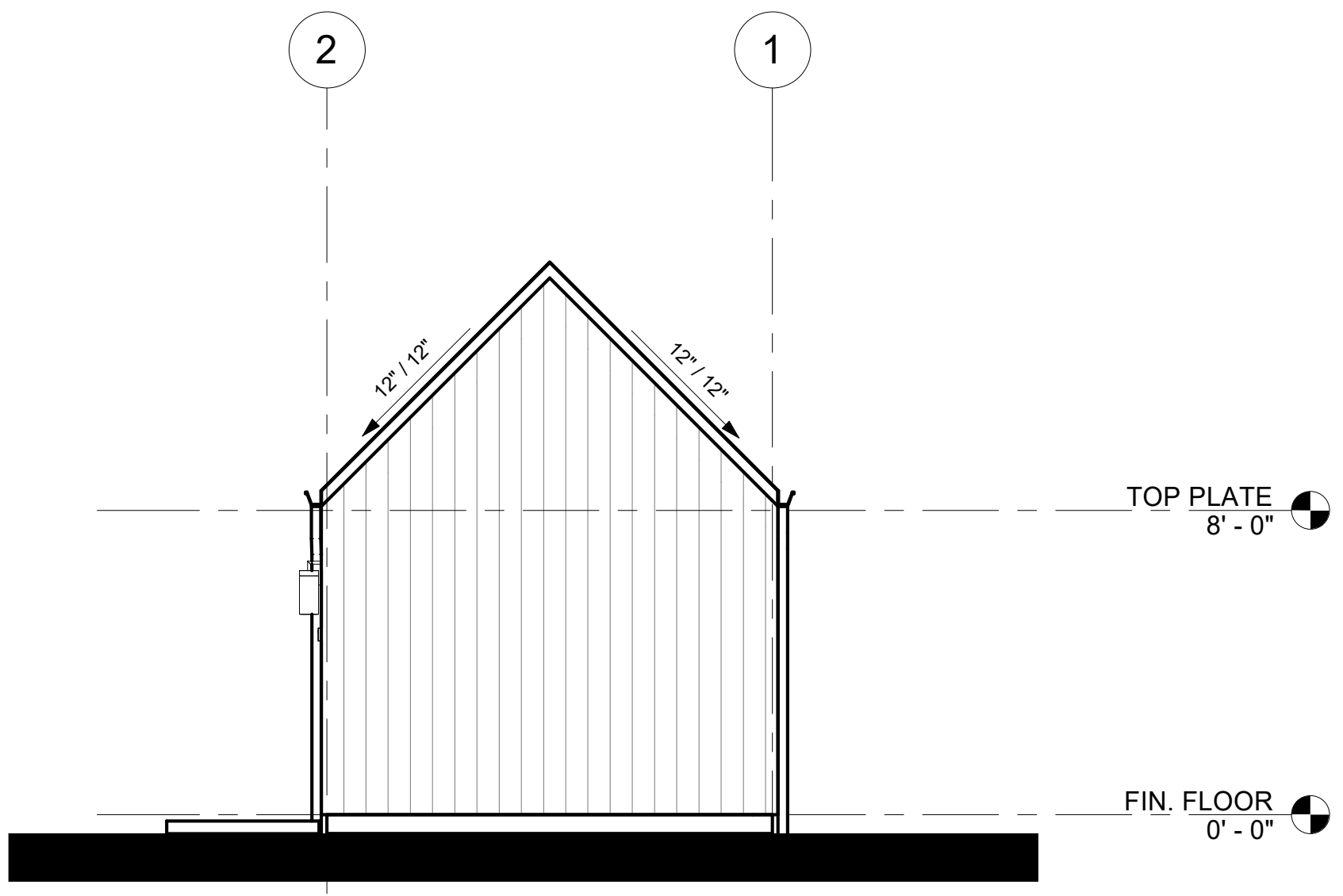
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CAPITOLA PRE-DESIGNED ADU EXTENDED STUDIO 384 GSF

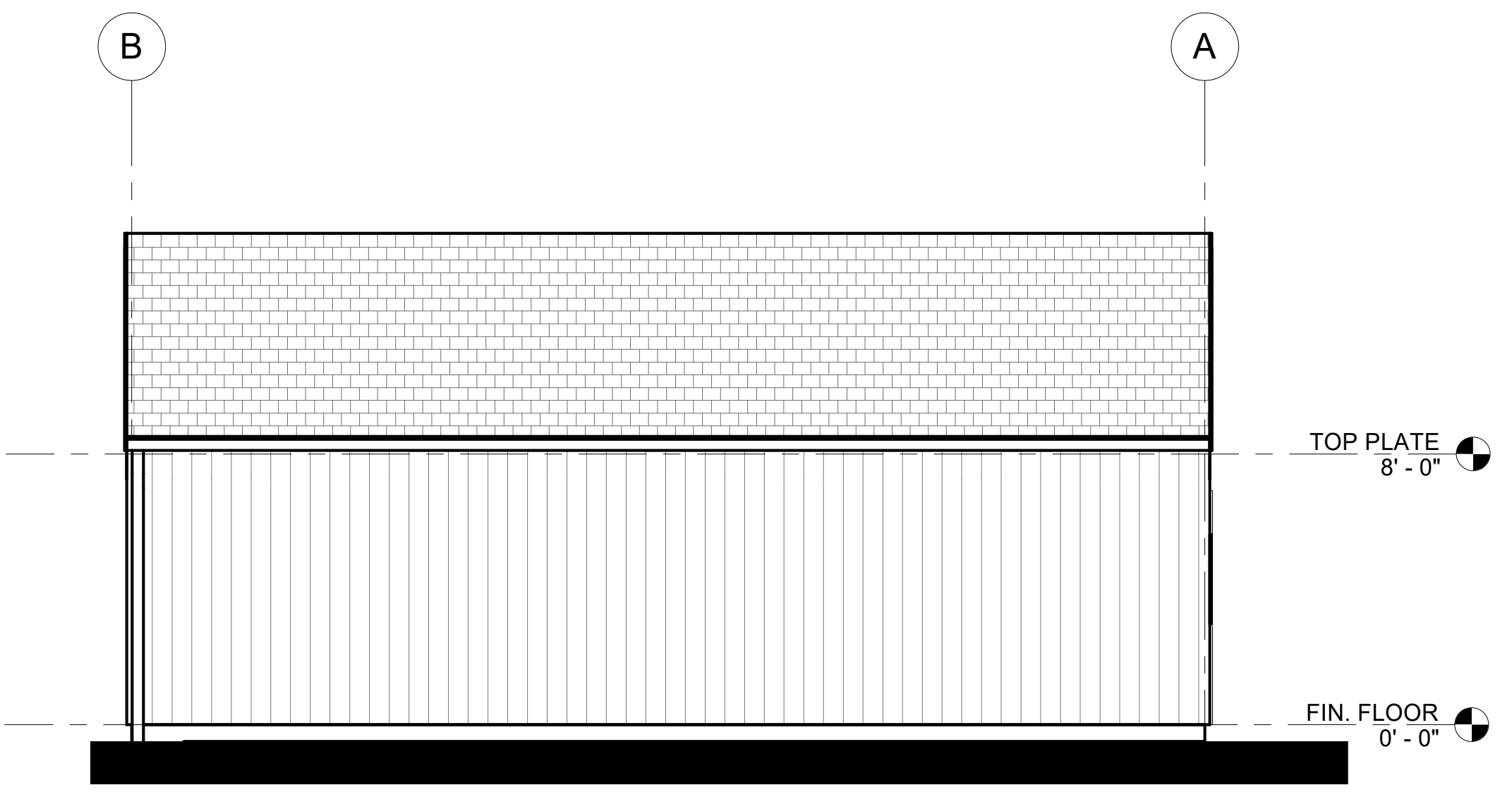
NOT FOR CONSTRUCTION

BEACH BUNGALOW - FLOORPLAN & ELEVATIONS
A1.0

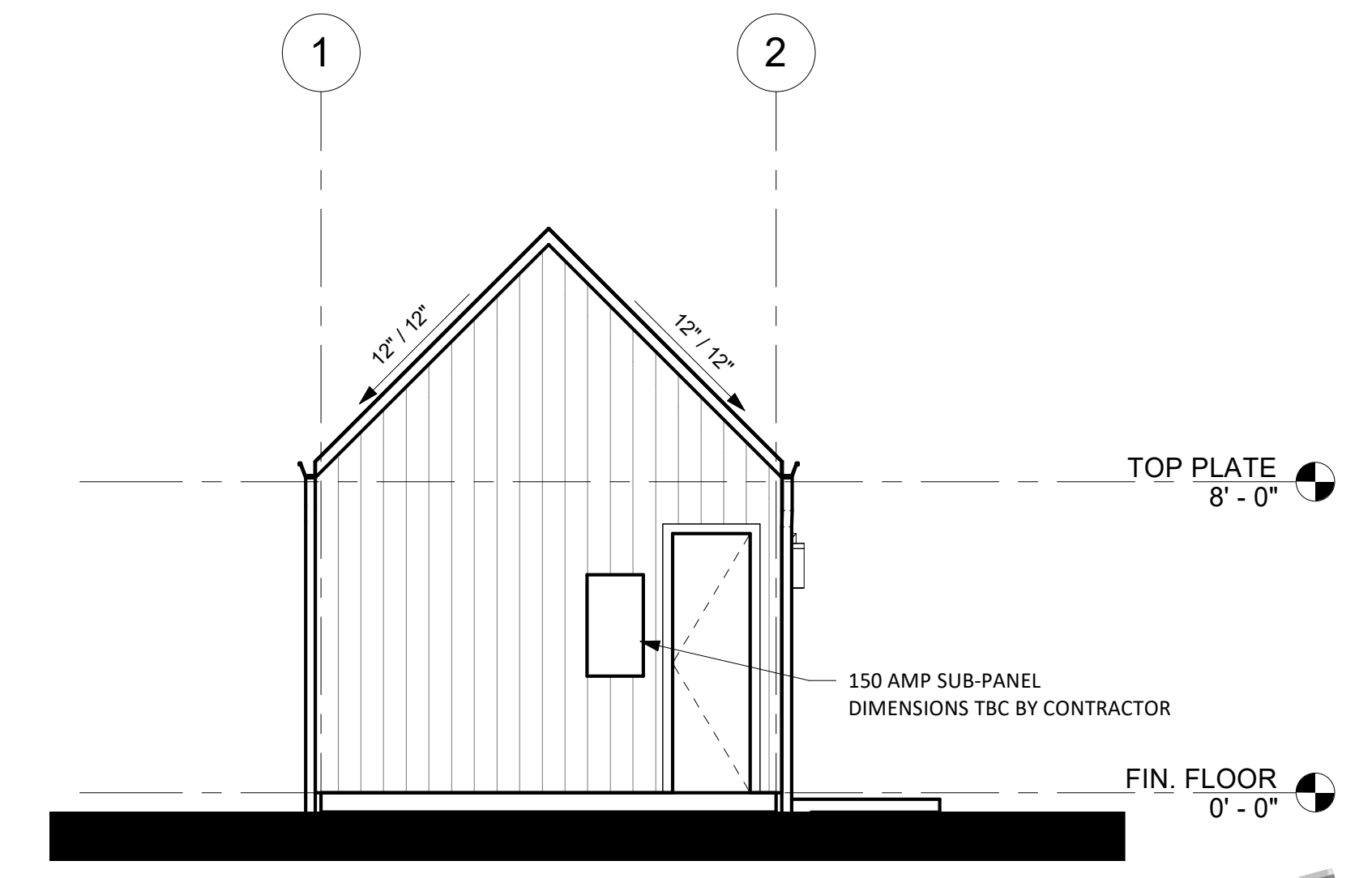
SCALE: AS NOTED



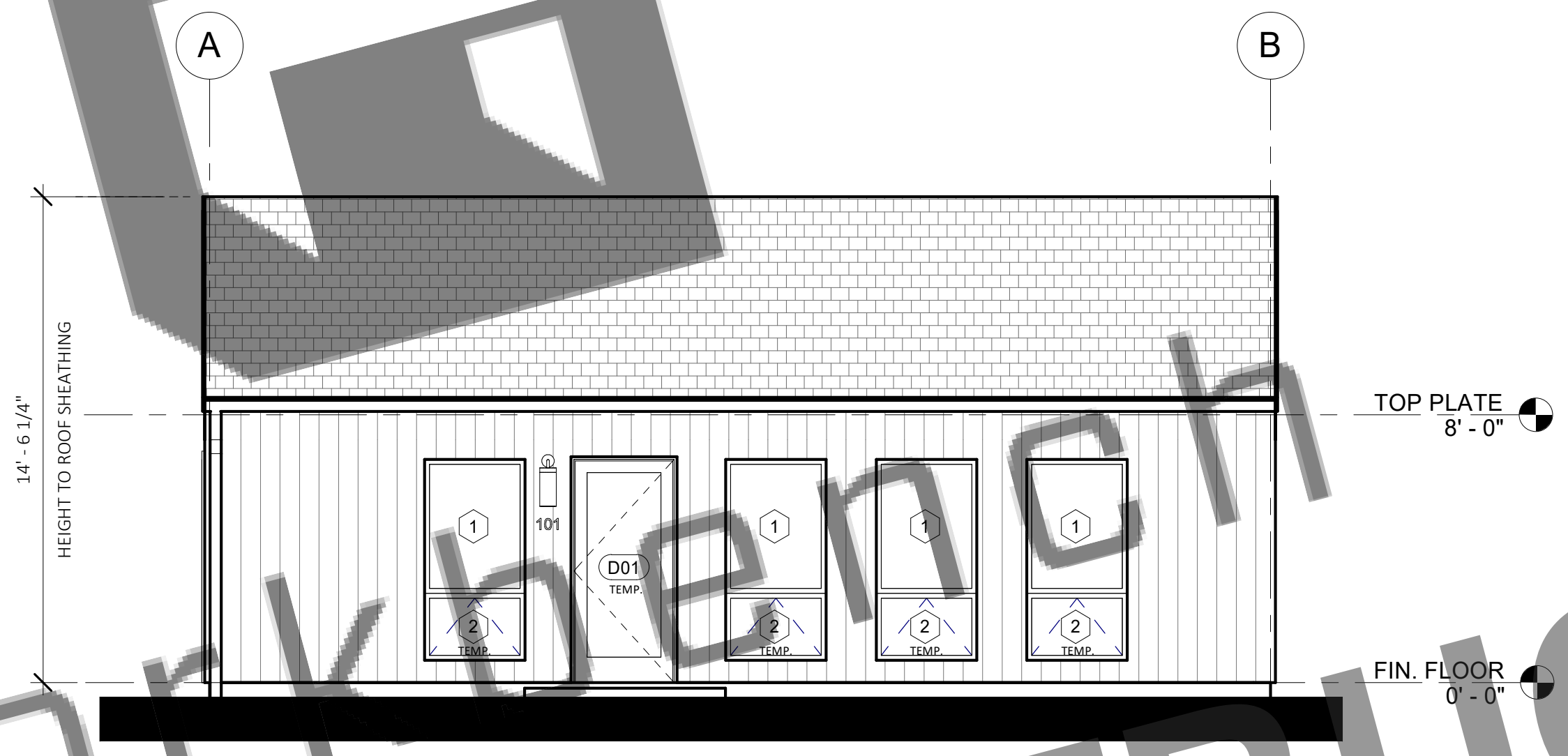
6 RIGHT ELEVATION - BEACH BUNGALOW
1/4" = 1'-0"



3 REAR ELEVATION - BEACH BUNGALOW
1/4" = 1'-0"



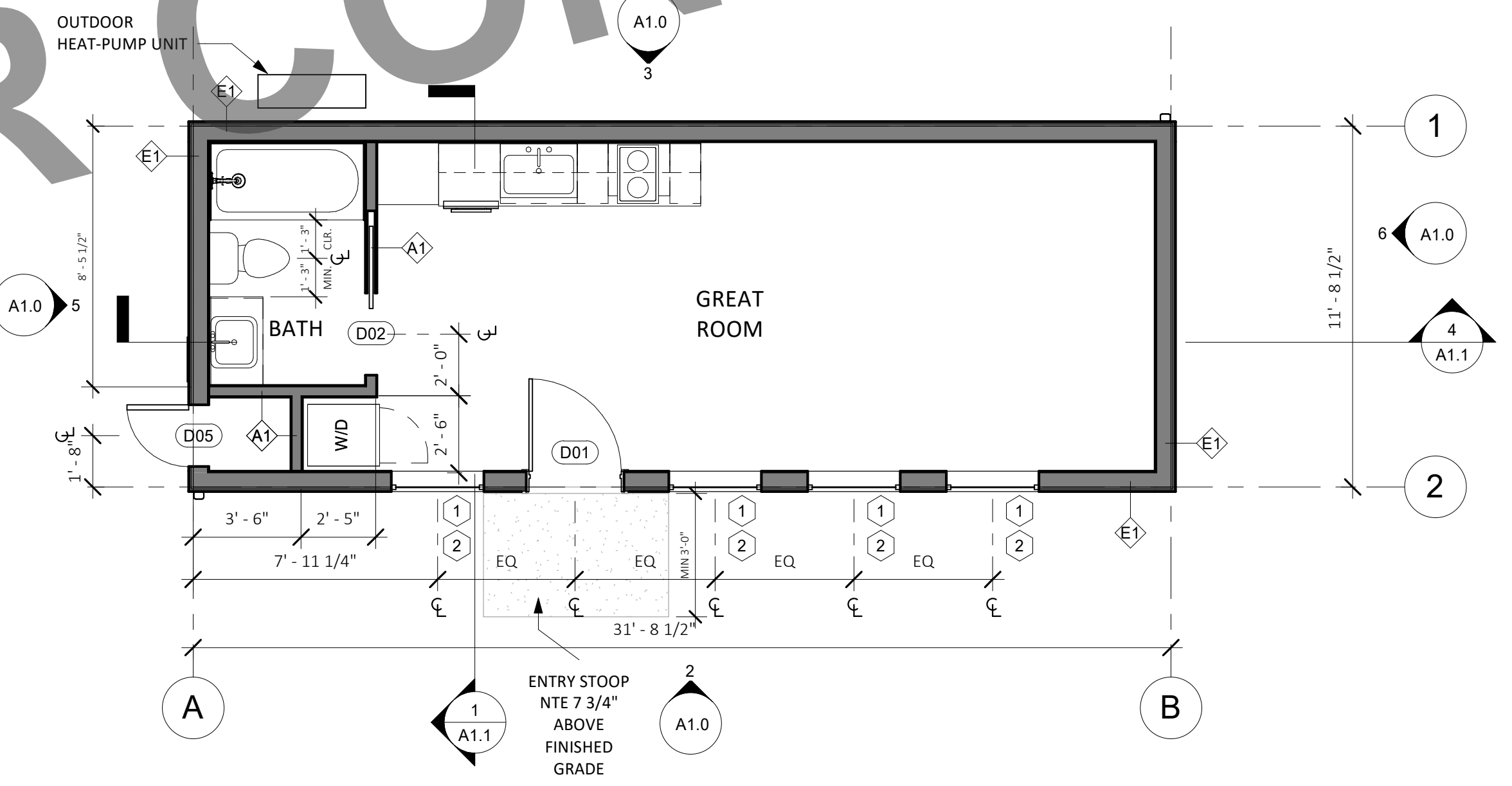
5 LEFT ELEVATION - BEACH BUNGALOW
1/4" = 1'-0"



2 FRONT ELEVATION - BEACH BUNGALOW
1/4" = 1'-0"



4 FRONT VIEW - EXPANDED STUDIO - BUNGALOW
NO SCALE



1 PLAN - EXPANDED STUDIO
1/4" = 1'-0"

FLOORPLAN LEGEND

- (N) PARTITION
- CONCRETE SLAB (ARCHITECTURAL)
- (N) OUTLET AT 18", U.O.N
- (N) LIGHT SWITCH

GRAPHIC LEGEND

- Room name
- 101 ROOM NUMBER
- X X X X ROOM FINISHES
- 150 SF ROOM AREA
- BUILDING SECTION NUMBER
- 1 SIM SHEET NUMBER
- A101 DETAIL NUMBER
- 101 SHEET NUMBER
- 101 DOOR OR GATE NUMBER
- 1 WALL TAG
- 1 WINDOW TAG
- ELEVATION MARKER
- REVISION NUMBER
- KEYNOTE NUMBER
- 1 Ref ELEVATION NUMBER
- A101 SHEET NUMBER
- 1 Ref

FLOOR PLAN NOTES

1. Floor Plan dimensions are to face of scheduled partition or gridline, unless otherwise noted.
2. Gridlines are to edge of concrete, centerline of footing, or centerline of structural elements, unless otherwise noted.
3. All INTERIOR walls are Type A1 unless otherwise noted.
4. See SHEET A5.0 for EXTERIOR wall types and details.
5. Provide hanger rod and shelf at wardrobe closets.
6. Where thresholds are required, provide accessible thresholds with maximum 1/2" elevation change.
7. Provide structural backing in walls to facilitate future installation of grab bars at toilet and shower.
8. Contractor to verify layout, rough framing and finish dims with owner's final interior doors and finish selections.

ELEVATION NOTES

1. Elevation dimensions are to gridline or centerline of windows, unless otherwise noted.
2. Gridlines are to edge of concrete, centerline of footing, or centerline of structural elements, unless otherwise noted.
3. See SHEET A5.0 for EXTERIOR wall types and details.
4. Materials indicated are shown generically. Actual materials are as selected by the Owner.



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KITCHEN LEGEND

TAG	DESCRIPTION
CABINET WIDTH	
B12	12" BASE CABINET
B24	24" BASE CABINET
B30	30" BASE CABINET - SINK
F24	24" FULL-HEIGHT CASEWORK/ELECTRIC WATER HEATER ENCLOSURE
UPPER CABINET	
U12	12" UPPER CABINET
U24	24" UPPER CABINET
U30	30" UPPER CABINET
UM24	24" UPPER CABINET - ABOVE MICROWAVE

APPLIANCES	
11 11 00.A3	24" MICROWAVE / HOOD VENT COMBO UNIT
11 11 00.A5	20" UNDERCOUNTER FRIDGE
11 11 00.A6	12" ELECTRIC COOKTOP
11 11 00.A7	24" STACKED CLOTHES WASHER
11 11 00.A8	24" STACKED CLOTHES DRYER

PLUMBING	
22 40 00.A4	30" KITCHEN SINK/FAUCET

ROOF PLAN NOTES

1. Roof dimensions taken from Roof Edge/Fascia to exterior face of plywood. Refer to referenced details for overhang dimensions.
2. All roof areas shall be Class A Rated Composition Tiles or equal. Wood shingles shall not be used.
3. Roof gutters shall be provided with means to prevent accumulation of leaves and debris in the gutter.
4. Provide 26 Gauge Corrosion Resistant Metal Flashings at roof/wall intersections, gutters, and around roof openings. Gang vents whenever possible.
5. Roofer and solar installer to coordinate installation for PVs and PV Roof Clips.

ELECTRICAL LEGEND

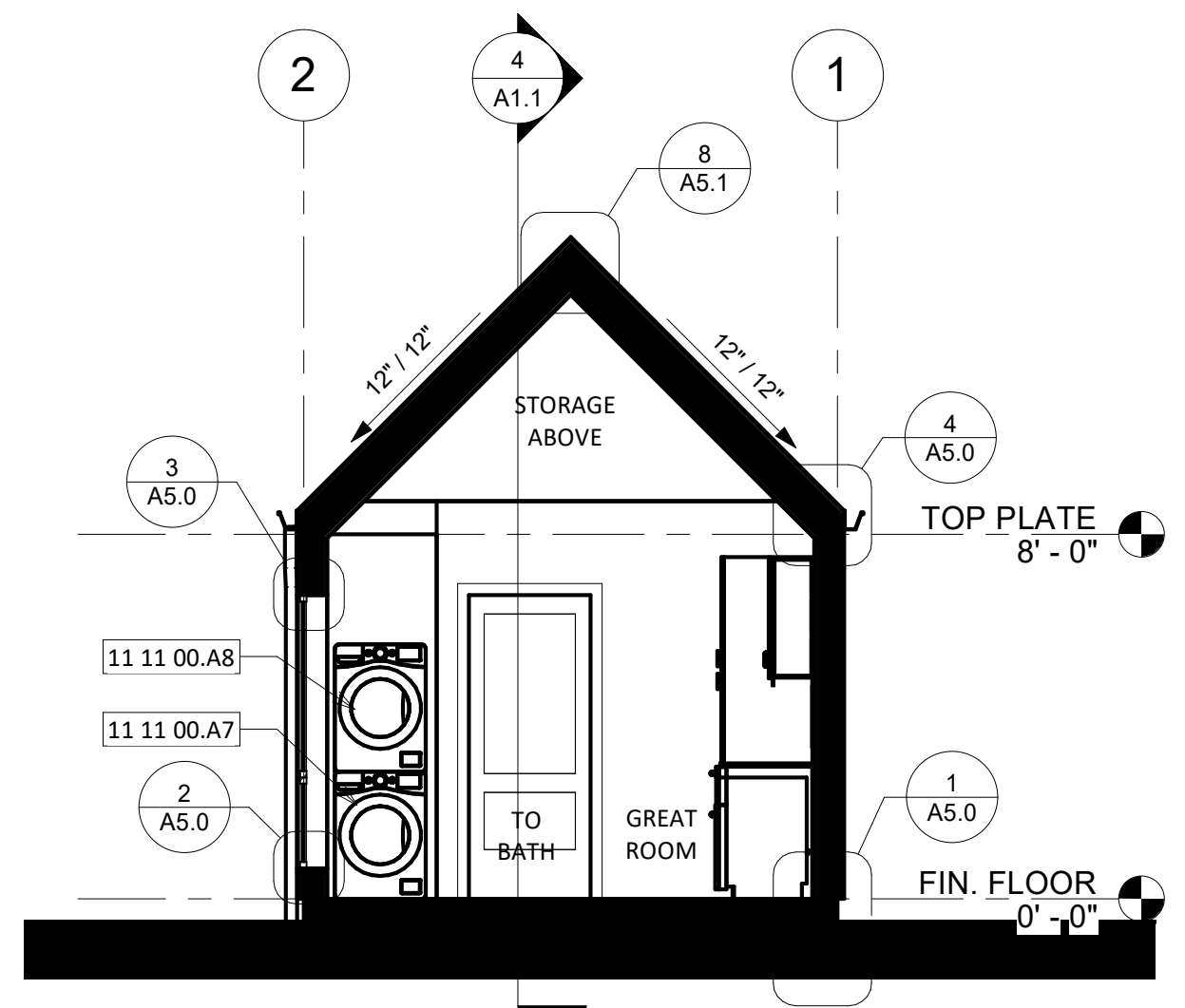
⊙	CEILING-MOUNTED EXHAUST UNIT	⊙MS	MOTION-SENSOR SWITCH
⊕	DUPLEX RECEPTACLE	⊕VS	VACANCY SWITCH
⊕	QUAD RECEPTACLE	⊕F	FAN SWITCH/HUMIDITY SENSOR
⊕	GFCI RECEPTACLE	⊕	SWITCH LEG
⊕	220 VOLT RECEPTACLE OUTLET	⊕	WHOLE HOUSE VENTILATION FAN PER ASHRAE 62.2, DUCT TO EXTERIOR PER MANUFACTURER'S SPECIFICATIONS
⊕	DEDICATED OUTLET		
⊕	RECESSED LED DOWN LIGHT		
⊕	WALL MOUNT LIGHT		
⊕	LED STRIP LIGHT		
⊕	SWITCH		
⊕	DIMMER SWITCH		
⊕	3-WAY SWITCH		

REFLECTED CEILING PLAN LEGEND

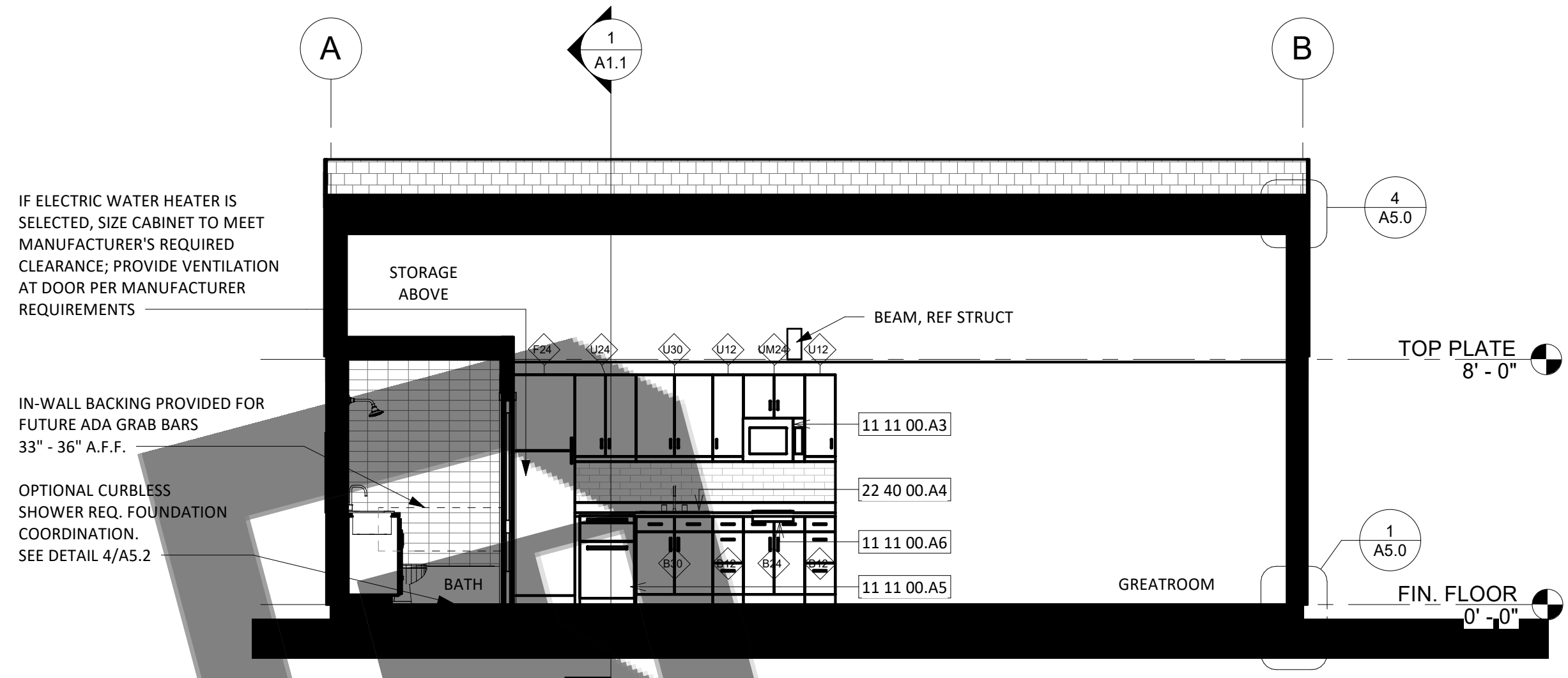
□	GYP. BD. CLG., PTD.
□	8'-0" FRAMED CEILING HEIGHT A.F.F.
⊙	PHOTOELECTRIC CEILING MOUNTED SMOKE DETECTOR. HARDWIRED WITH BATTERY BACKUP. OWNER TO APPROVE SELECTION PRIOR TO PURCHASE. ALL SMOKE DETECTORS SHALL COMPLY WITH 2019 C.R.C. SECTION R314 AND SHALL BE 120V STATE FIRE MARSHAL APPROVED DEVICES INSTALLED IN ACCORDANCE WITH THEIR LISTING.
⊙	CARBON MONOXIDE DETECTOR COMBINATION SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR TO BE CEILING MOUNTED. HARDWIRED WITH BATTERY BACKUP. OWNER TO APPROVE SELECTION PRIOR TO PURCHASE. CARBON MONOXIDE ALARMS COMBINED WITH SMOKE ALARMS SHALL COMPLY WITH 2019 C.R.C. SECTION 315, ALL APPLICABLE STANDARDS, AND REQUIREMENTS FOR LISTINGS AND APPROVAL BY THE OFFICE OF THE STATE FIRE MARSHAL.

REFLECTED CEILING PLAN NOTES

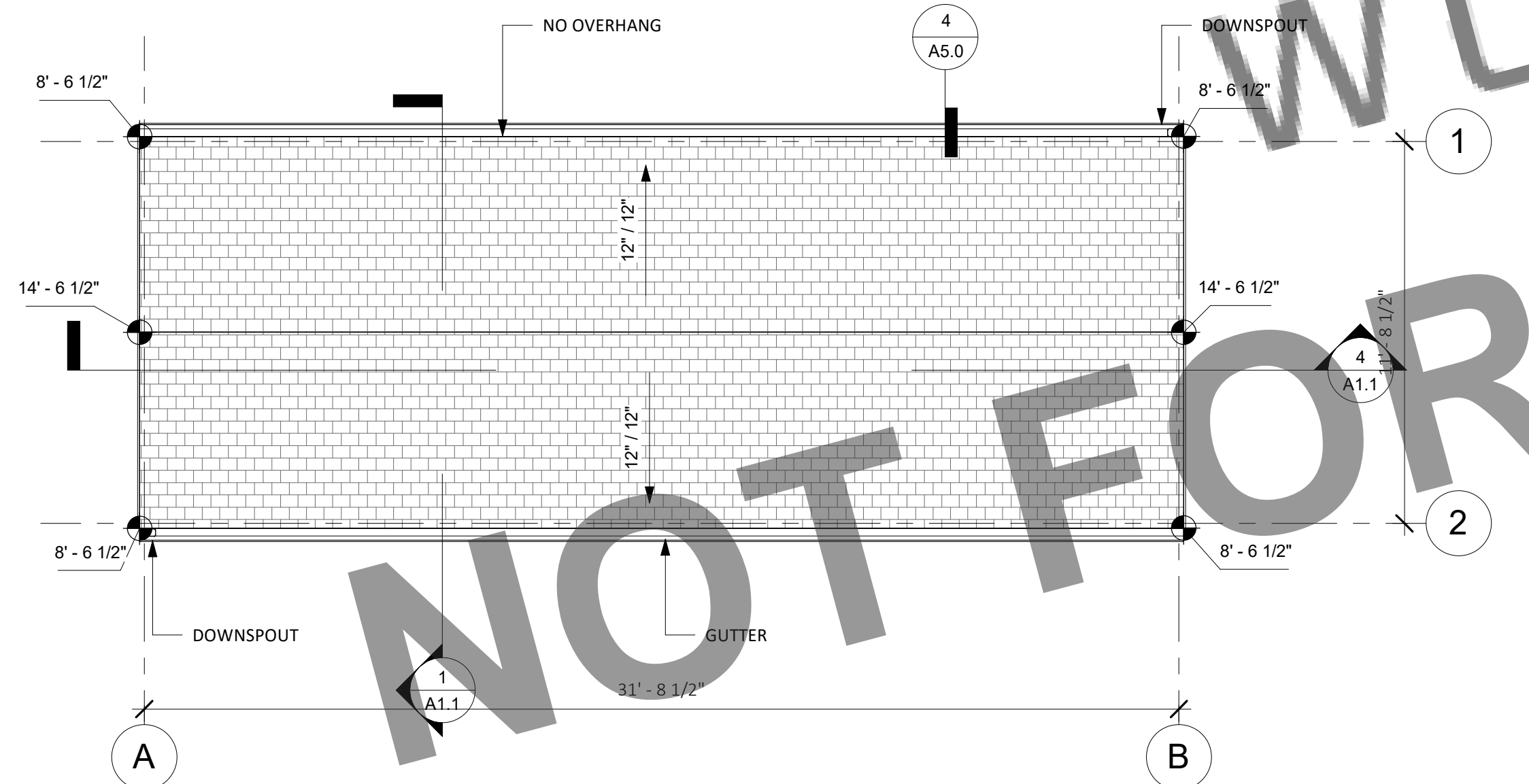
1. Light fixture dimensions are to centerline of fixture and face of finish at wall.
2. Provided totals of light fixtures are for reference only. Actual totals to be verified by contractor.
3. Smoke detectors shall be listed for use within 10 feet of a cooking appliance.



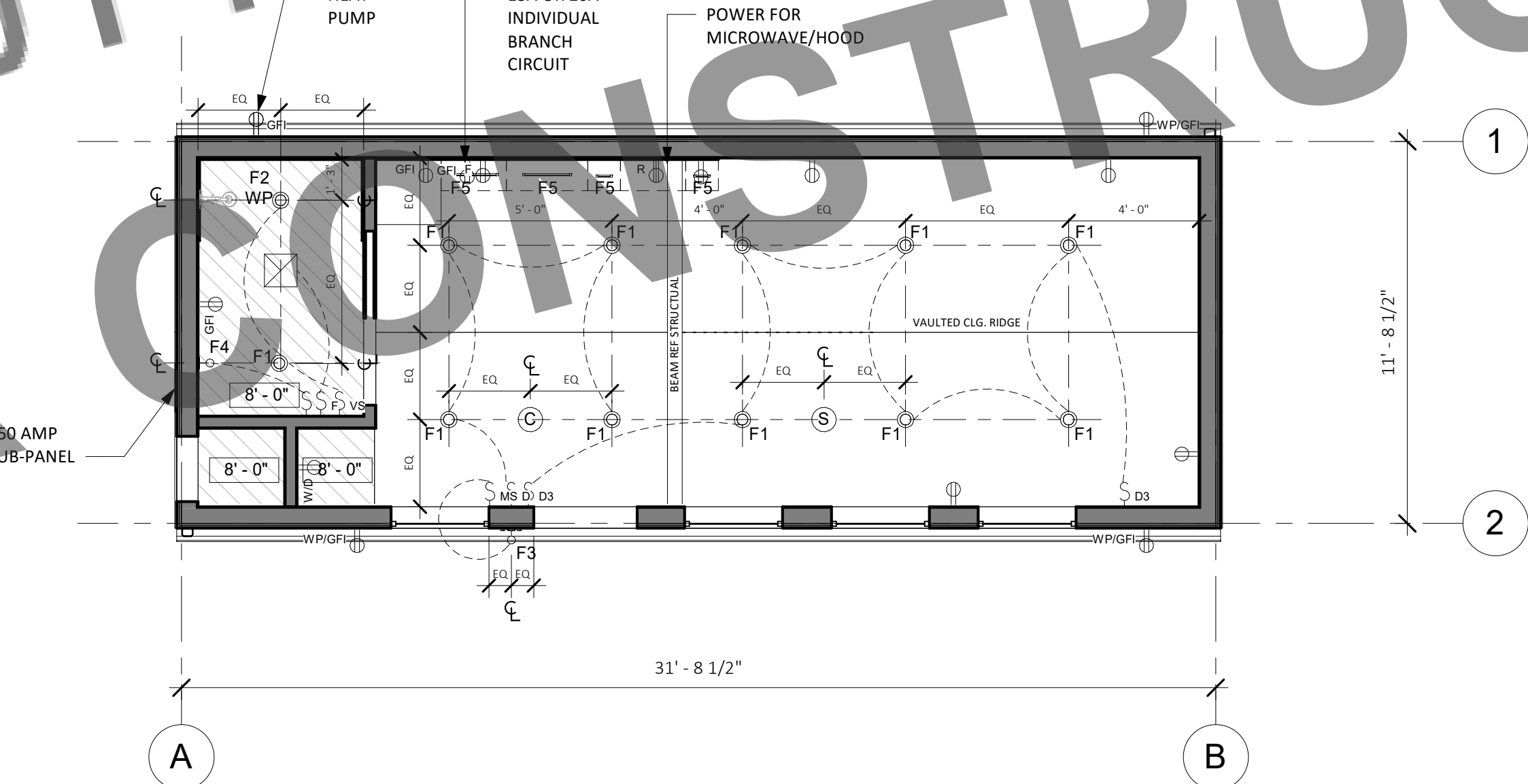
1 SECTION B - BEACH BUNGALOW
1/4" = 1'-0"



4 SECTION A - BEACH BUNGALOW
1/4" = 1'-0"



2 ROOF PLAN - BEACH BUNGALOW
1/4" = 1'-0"



3 RCP & ELECTRICAL PLAN - ENLARGED STUDIO
1/4" = 1'-0"

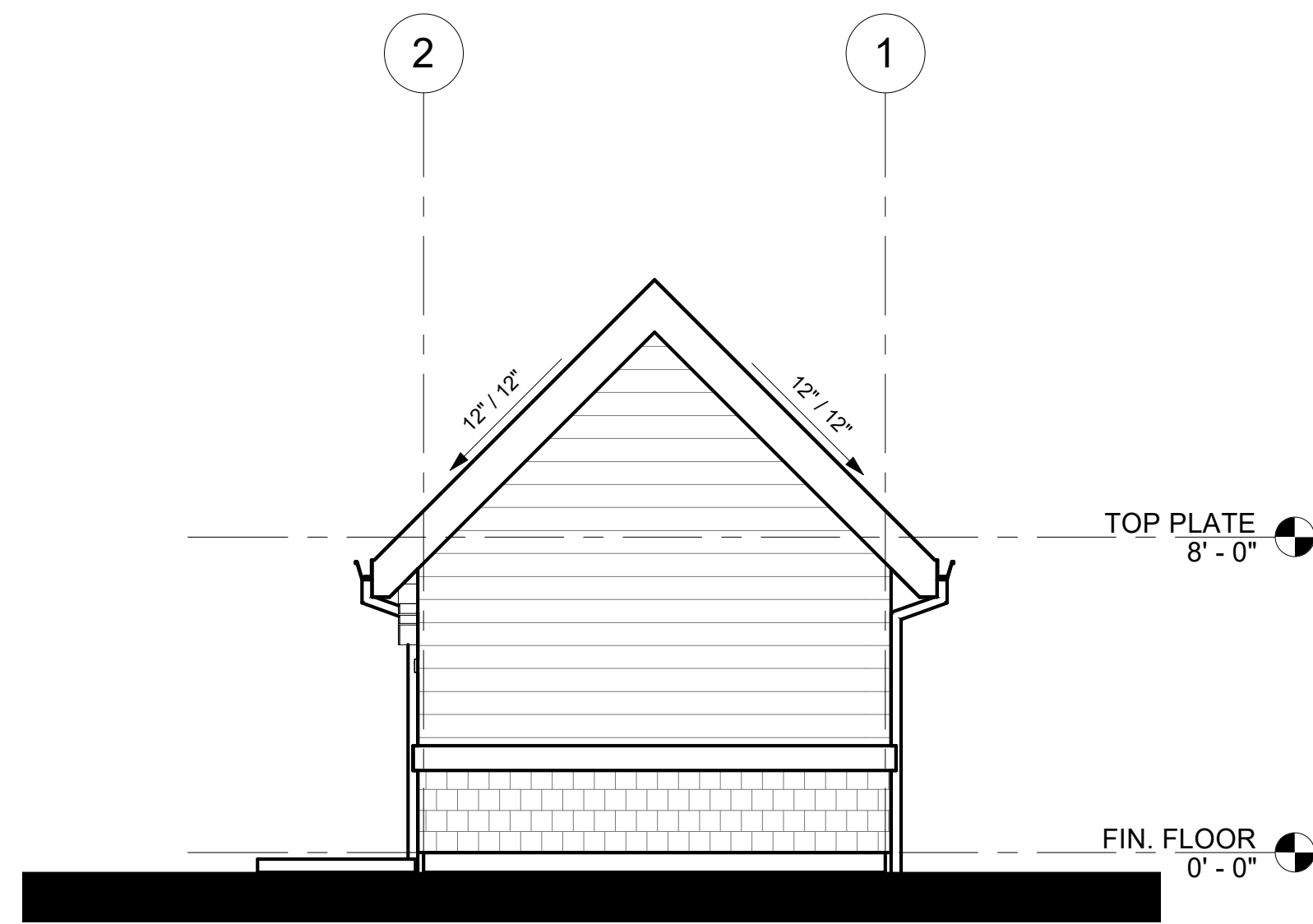
CAPITOLA
PRE-DESIGNED ADU
EXTENDED STUDIO
384 GSF

NOT FOR
CONSTRUCTION

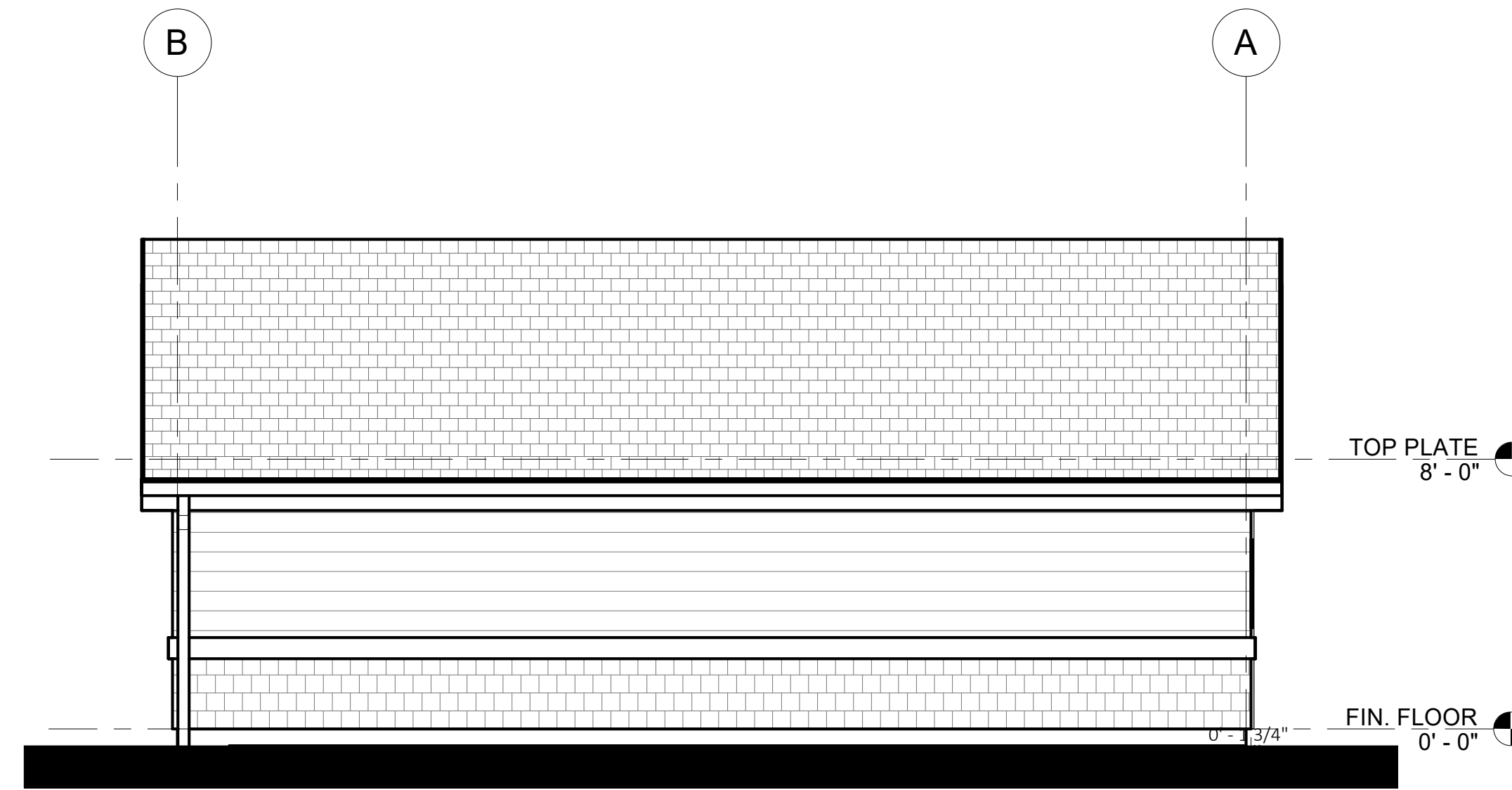
BEACH BUNGALOW -
SECTIONS, RCP &
ROOF PLAN
A1.1

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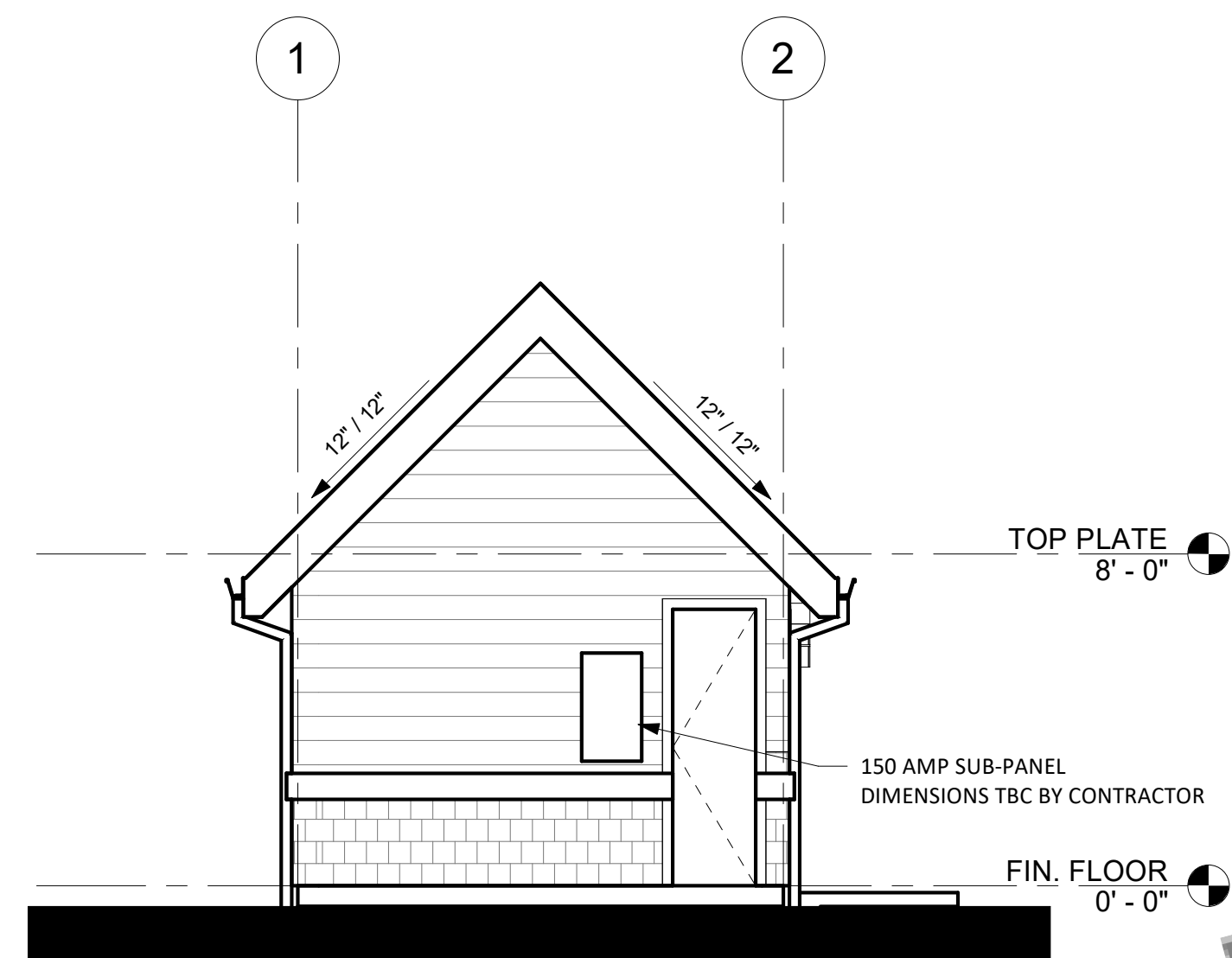
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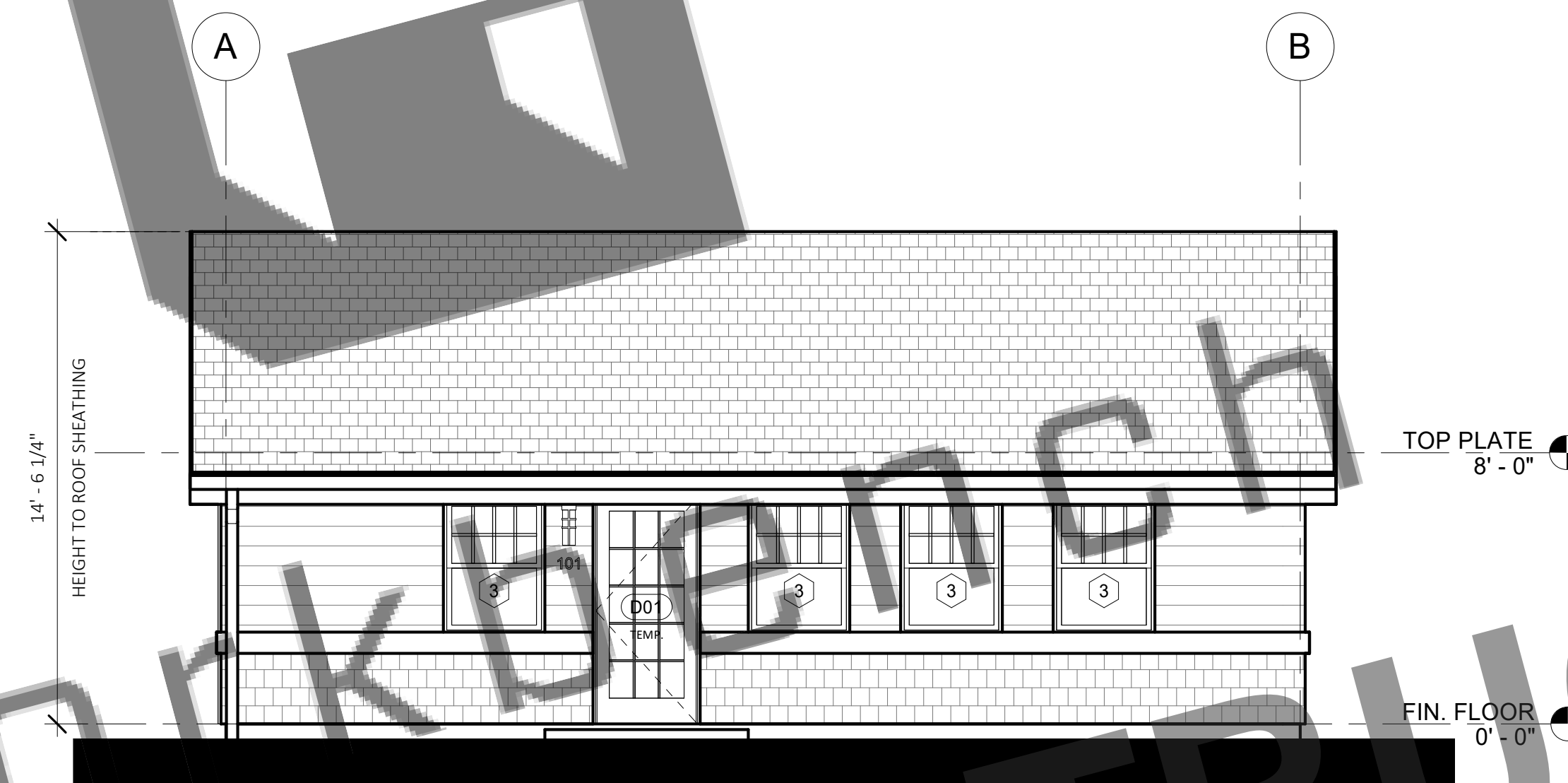
6 RIGHT ELEVATION - CALIFORNIA CRAFTSMAN
1/4" = 1'-0"



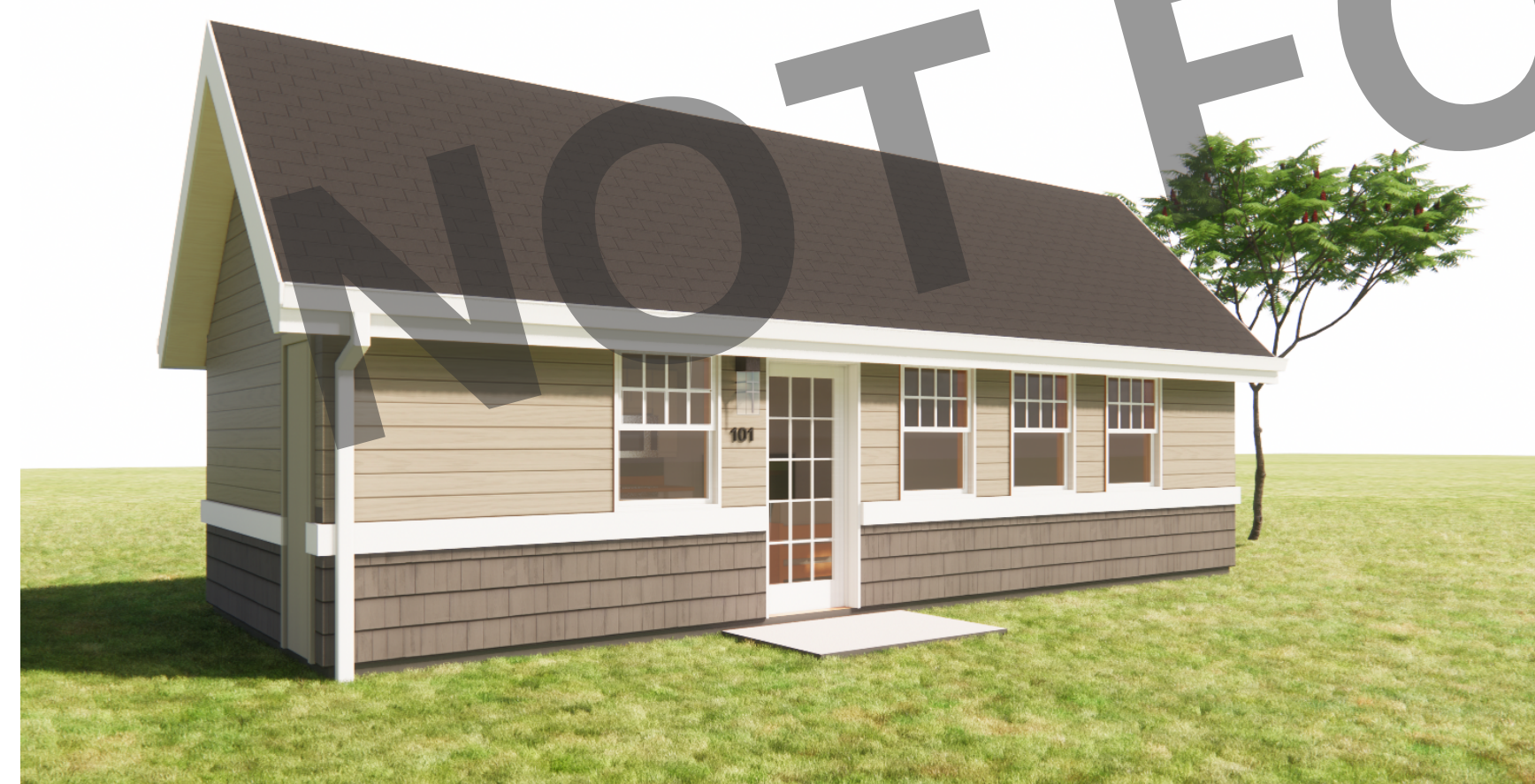
3 REAR ELEVATION - CALIFORNIA CRAFTSMAN
1/4" = 1'-0"



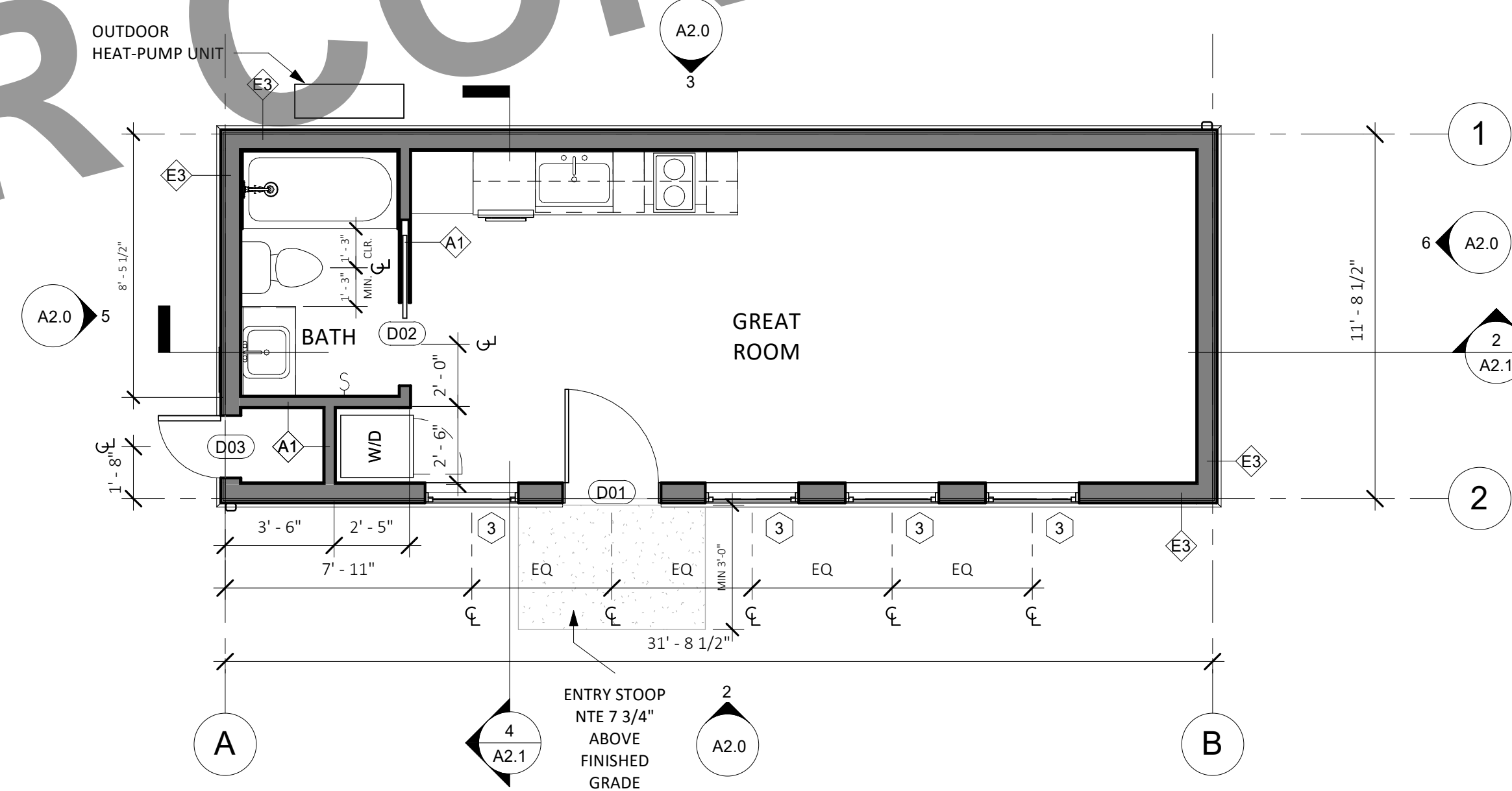
5 LEFT ELEVATION - CALIFORNIA CRAFTSMAN
1/4" = 1'-0"



2 FRONT ELEVATION - CALIFORNIA CRAFTSMAN
1/4" = 1'-0"


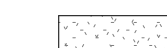




4 FRONT VIEW - EXPANDED STUDIO - CRAFTSMAN
NO SCALE



1 PLAN - EXPANDED STUDIO
1/4" = 1'-0"

FLOORPLAN LEGEND

-  (N) PARTITION
-  CONCRETE SLAB (ARCHITECTURAL)
-  (N) OUTLET AT 18", U.O.N
-  (N) LIGHT SWITCH

GRAPHIC LEGEND

- Room name
- 101 ROOM NUMBER
- X X X X ROOM FINISHES
- 150 SF ROOM AREA
- BUILDING SECTION NUMBER
- 1 SIM SHEET NUMBER
- A101 DETAIL NUMBER
- 1 SHEET NUMBER
- 101 DOOR OR GATE NUMBER
- 1 WALL TAG
- 1 WINDOW TAG
- 1 ELEVATION MARKER
- 1 REVISION NUMBER
- 1 KEYNOTE NUMBER
- 1 Ref ELEVATION NUMBER
- 1 Ref SHEET NUMBER

FLOOR PLAN NOTES

1. Floor Plan dimensions are to face of scheduled partition or gridline, unless otherwise noted.
2. Gridlines are to edge of concrete, centerline of footing, or centerline of structural elements, unless otherwise noted.
3. All INTERIOR walls are Type A1 unless otherwise noted.
4. See Sheet A5.0 for EXTERIOR wall types and details.
5. Provide hanger rod and shelf at wardrobe closets.
6. Where thresholds are required, provide accessible thresholds with maximum 1/2" elevation change.
7. Provide structural backing in walls to facilitate future installation of grab bars at toilet and shower.
8. Contractor to verify layout, rough framing and finish dims with owner's final interior doors and finish selections.

ELEVATION NOTES

1. Elevation dimensions are to gridline or centerline of windows, unless otherwise noted.
2. Gridlines are to edge of concrete, centerline of footing, or centerline of structural elements, unless otherwise noted.
3. See Sheet A5.0 for EXTERIOR wall types and details.
4. Materials indicated are shown generically. Actual materials are as selected by the Owner.

CAPITOLA
PRE-DESIGNED ADU
EXTENDED STUDIO
384 GSF

NOT FOR
CONSTRUCTION

CRAFTSMAN -
FLOORPLAN &
ELEVATIONS
A2.0



189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM
P: 831.227.217

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KITCHEN LEGEND

TAG	DESCRIPTION
CABINET WIDTH	
B12	12" BASE CABINET
B24	24" BASE CABINET
B30	30" BASE CABINET - SINK
F24	24" FULL-HEIGHT CASEWORK/ELECTRIC WATER HEATER ENCLOSURE
UPPER CABINET	
U12	12" UPPER CABINET
U24	24" UPPER CABINET
U30	30" UPPER CABINET
UM24	24" UPPER CABINET - ABOVE MICROWAVE

APPLIANCES	
11 11 00.A3	24" MICROWAVE / HOOD VENT COMBO UNIT
11 11 00.A5	20" UNDERCOUNTER FRIDGE
11 11 00.A6	12" ELECTRIC COOKTOP
11 11 00.A7	24" STACKED CLOTHES WASHER
11 11 00.A8	24" STACKED CLOTHES DRYER

PLUMBING	
22 40 00.A4	30" KITCHEN SINK/FAUCET

ROOF PLAN NOTES

- Roof dimensions taken from Roof Edge/Fascia to exterior face of plywood. Refer to referenced details for overhang dimensions.
- All roof areas shall be Class A Rated Composition Tiles or equal. Wood shingles shall not be used.
- Roof gutters shall be provided with means to prevent accumulation of leaves and debris in the gutter.
- Provide 26 Gauge Corrosion Resistant Metal Flashings at roof/wall intersections, gutters, and around roof openings. Gang vents whenever possible.
- Roofers and solar installer to coordinate installation for PVs and PV Roof Clips.

ELECTRICAL LEGEND

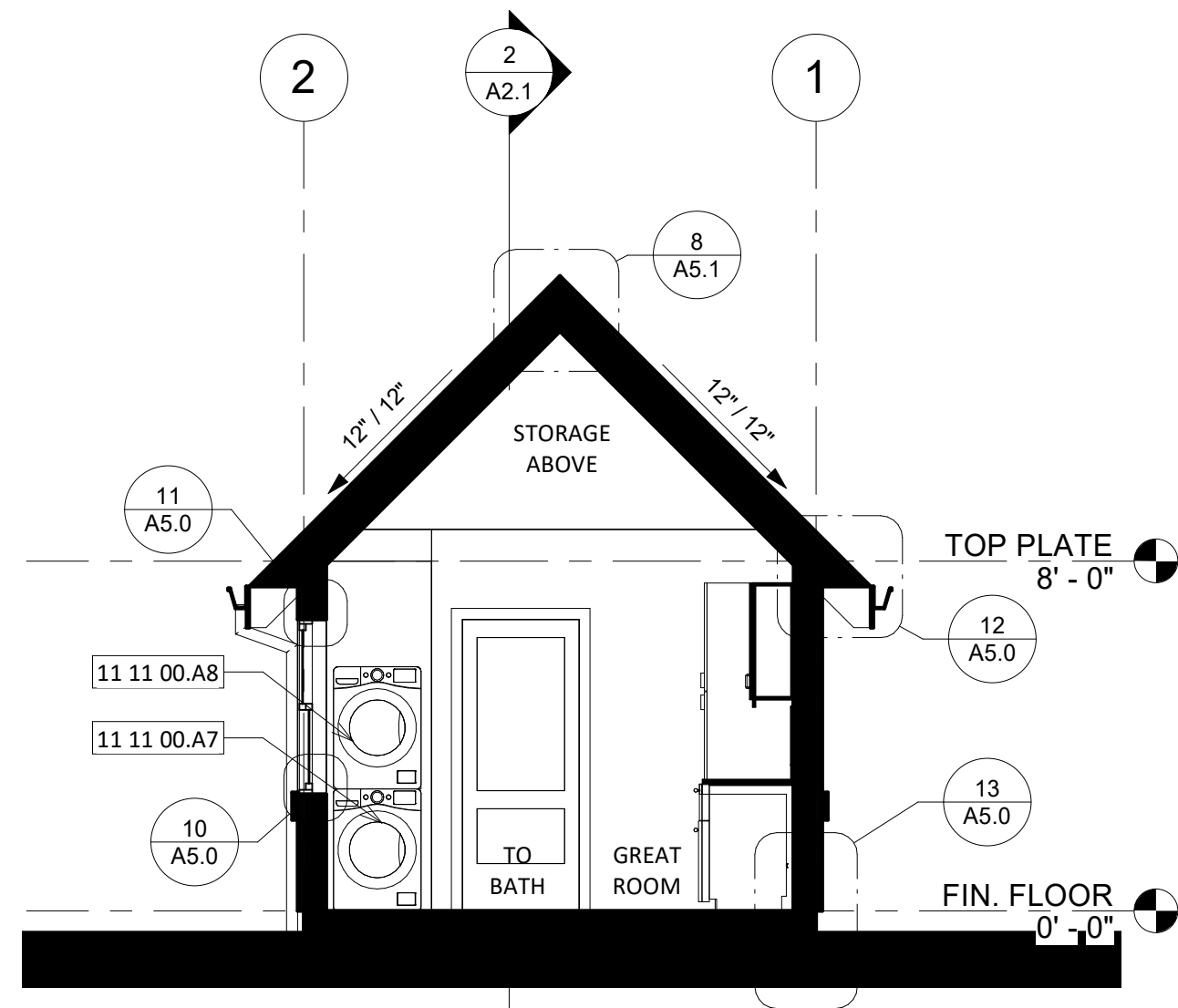
	CEILING-MOUNTED EXHAUST UNIT		MOTION-SENSOR SWITCH
	DUPLEX RECEPTACLE		VACANCY SWITCH
	QUAD RECEPTACLE		FAN SWITCH/HUMIDITY SENSOR
	GFCI RECEPTACLE		SWITCH LEG
	220 VOLT RECEPTACLE OUTLET		WHOLE HOUSE VENTILATION FAN PER ASHRAE 62.2, DUCT TO EXTERIOR PER MANUFACTURER'S SPECIFICATIONS
	DEDICATED OUTLET		
	RECESSED LED DOWN LIGHT		
	WALL MOUNT LIGHT		
	LED STRIP LIGHT		
	SWITCH		
	DIMMER SWITCH		
	3-WAY SWITCH		

REFLECTED CEILING PLAN LEGEND

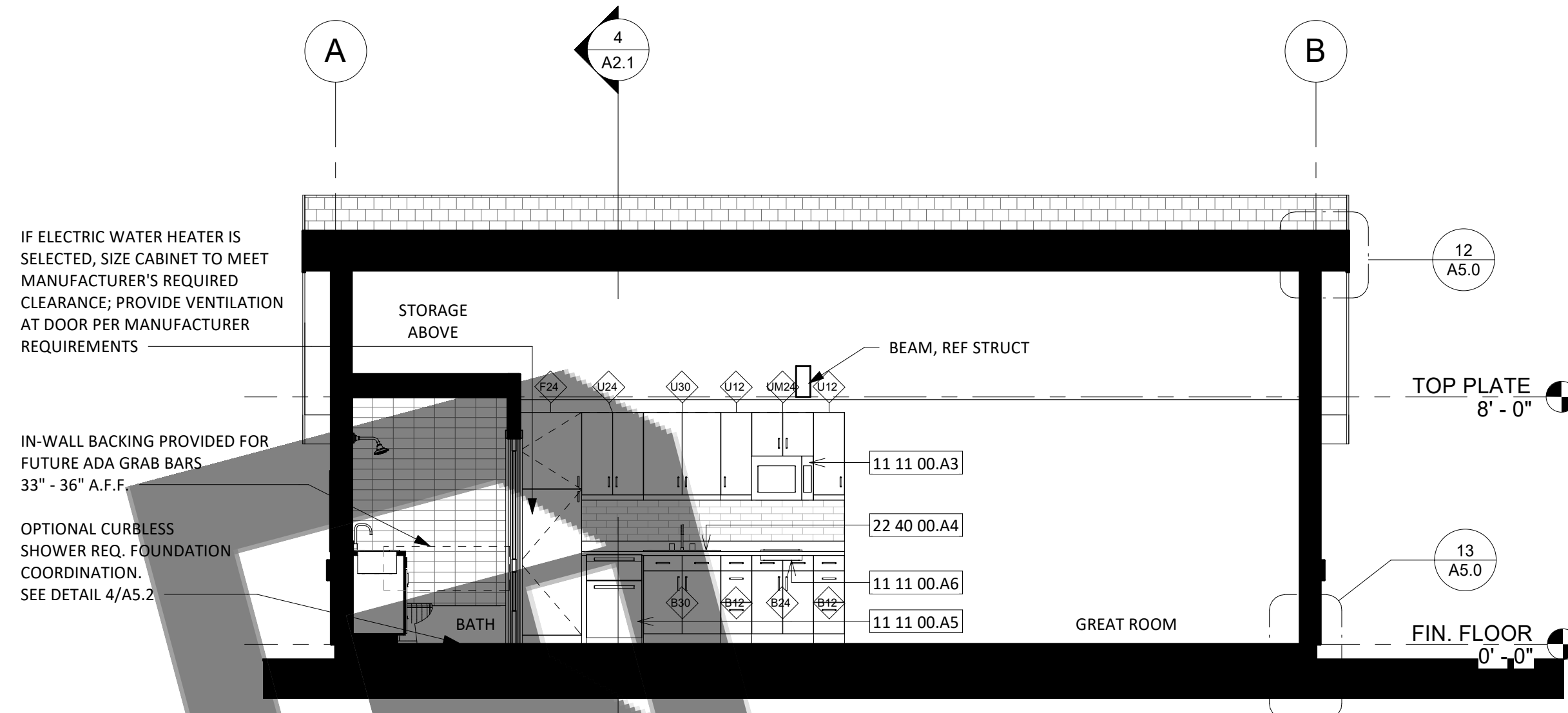
	GYP. BD. CLG., PTD.
	8'-0" FRAMED CEILING HEIGHT A.F.F.
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REFLECTED CEILING PLAN NOTES

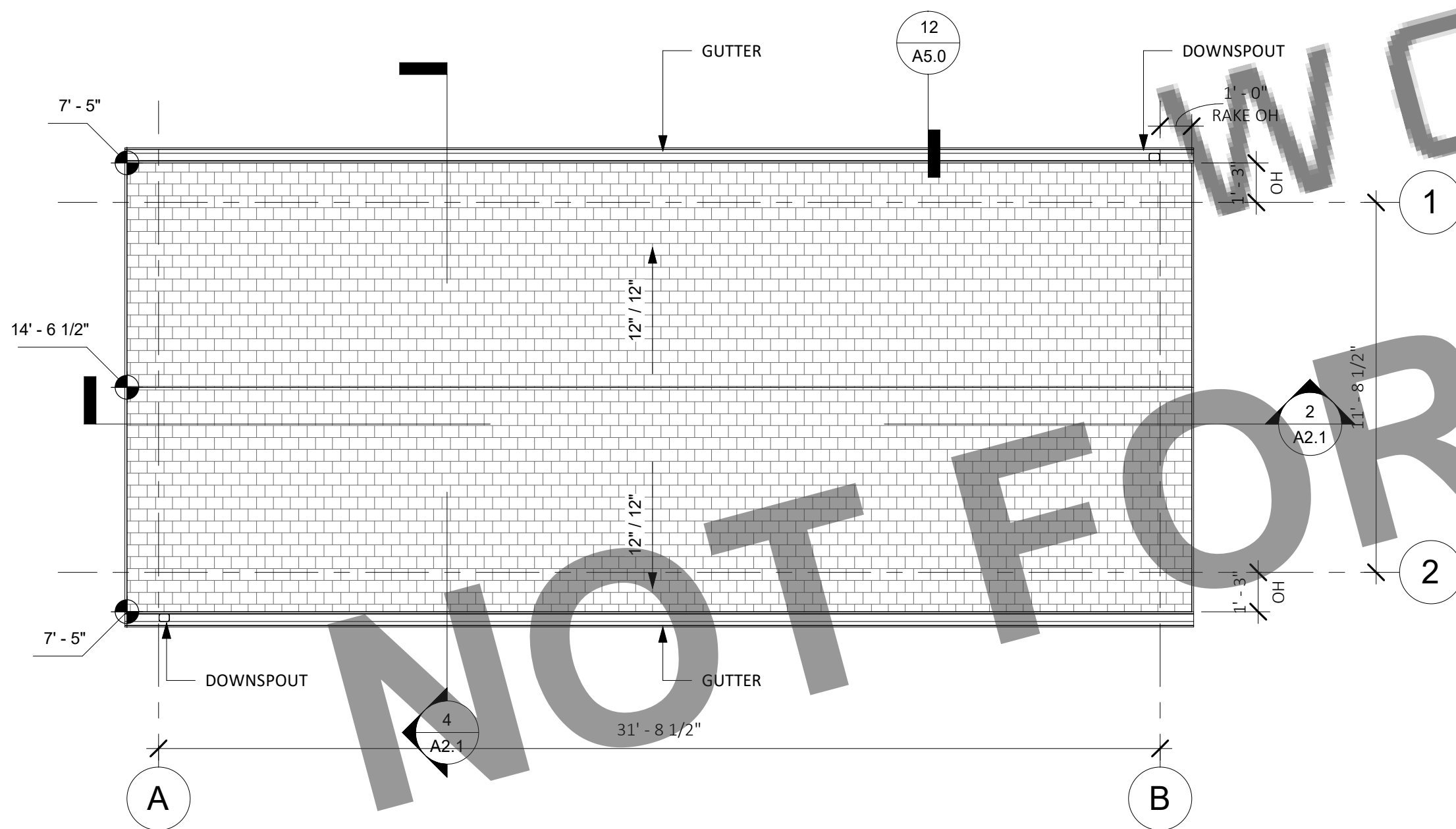
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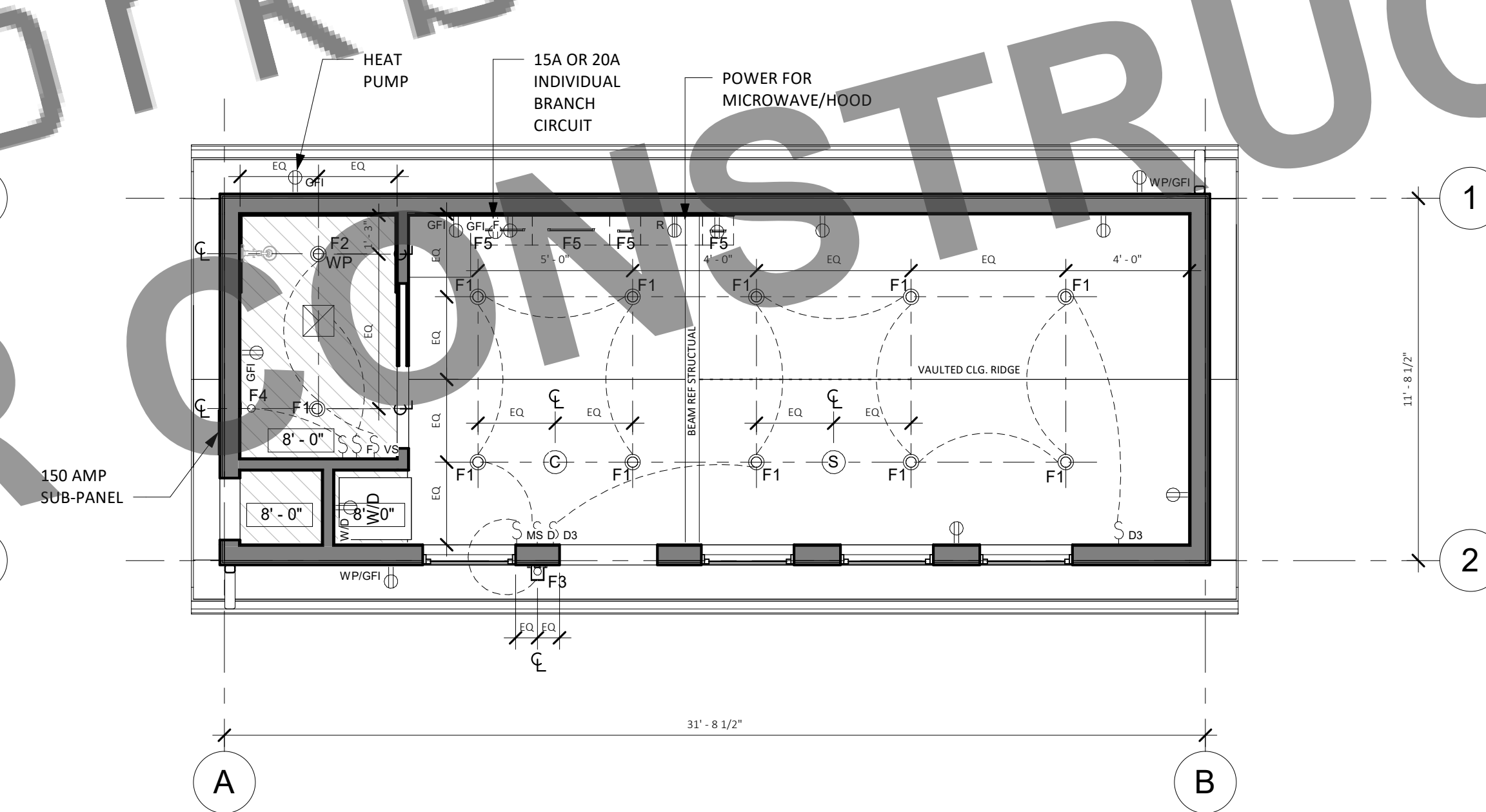
4 SECTION B - CALIFORNIA CRAFTSMAN
1/4" = 1'-0"



2 SECTION A - CALIFORNIA CRAFTSMAN
1/4" = 1'-0"



3 ROOF PLAN - CALIFORNIA CRAFTSMAN
1/4" = 1'-0"



1 RCP & ELECTRICAL PLAN - ENLARGED STUDIO
1/4" = 1'-0"

CAPITOLA
PRE-DESIGNED ADU
EXTENDED STUDIO
384 GSF

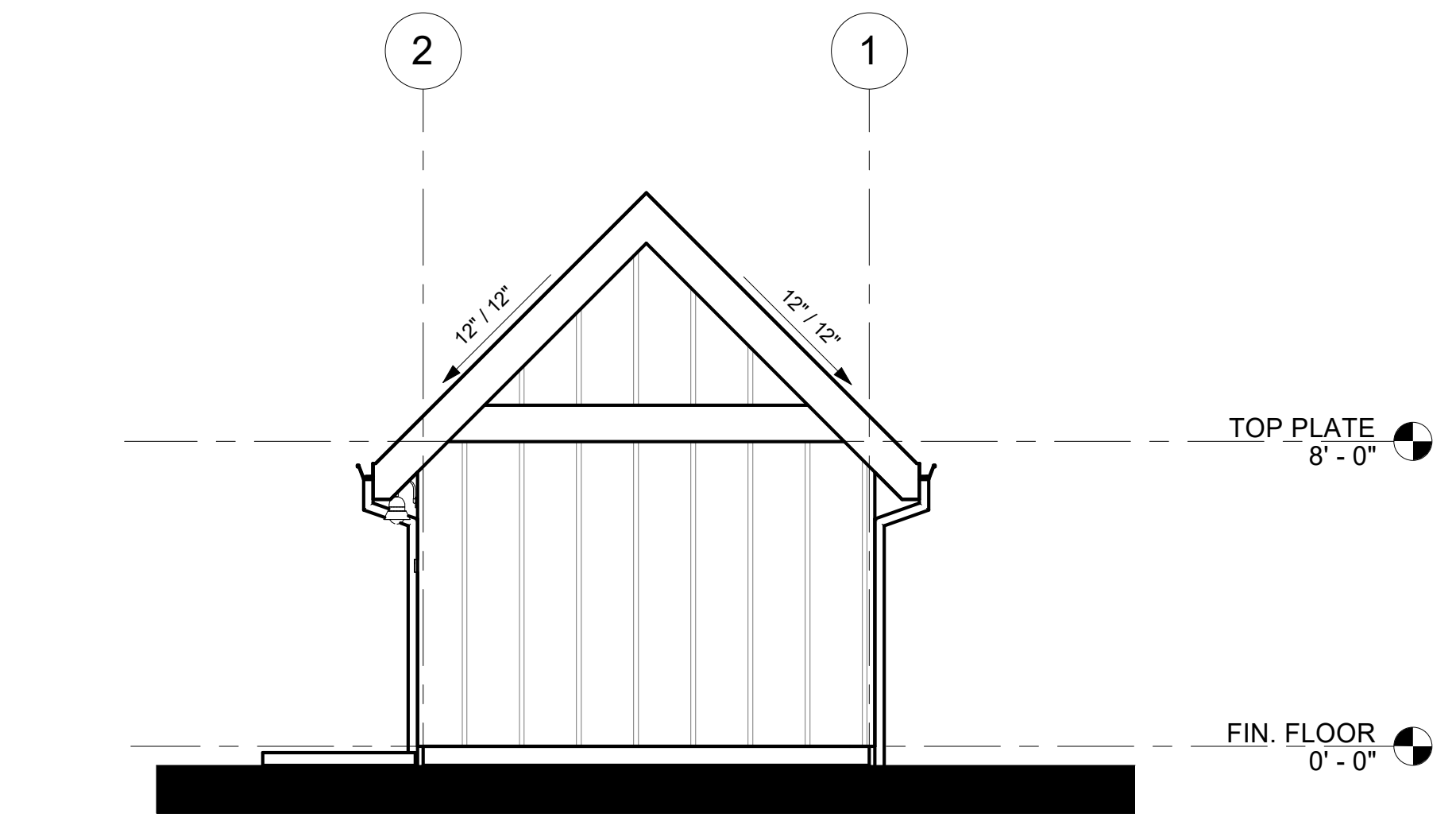
NOT FOR
CONSTRUCTION

CRAFTSMAN -
SECTIONS, RCP &
ROOF PLAN
A2.1

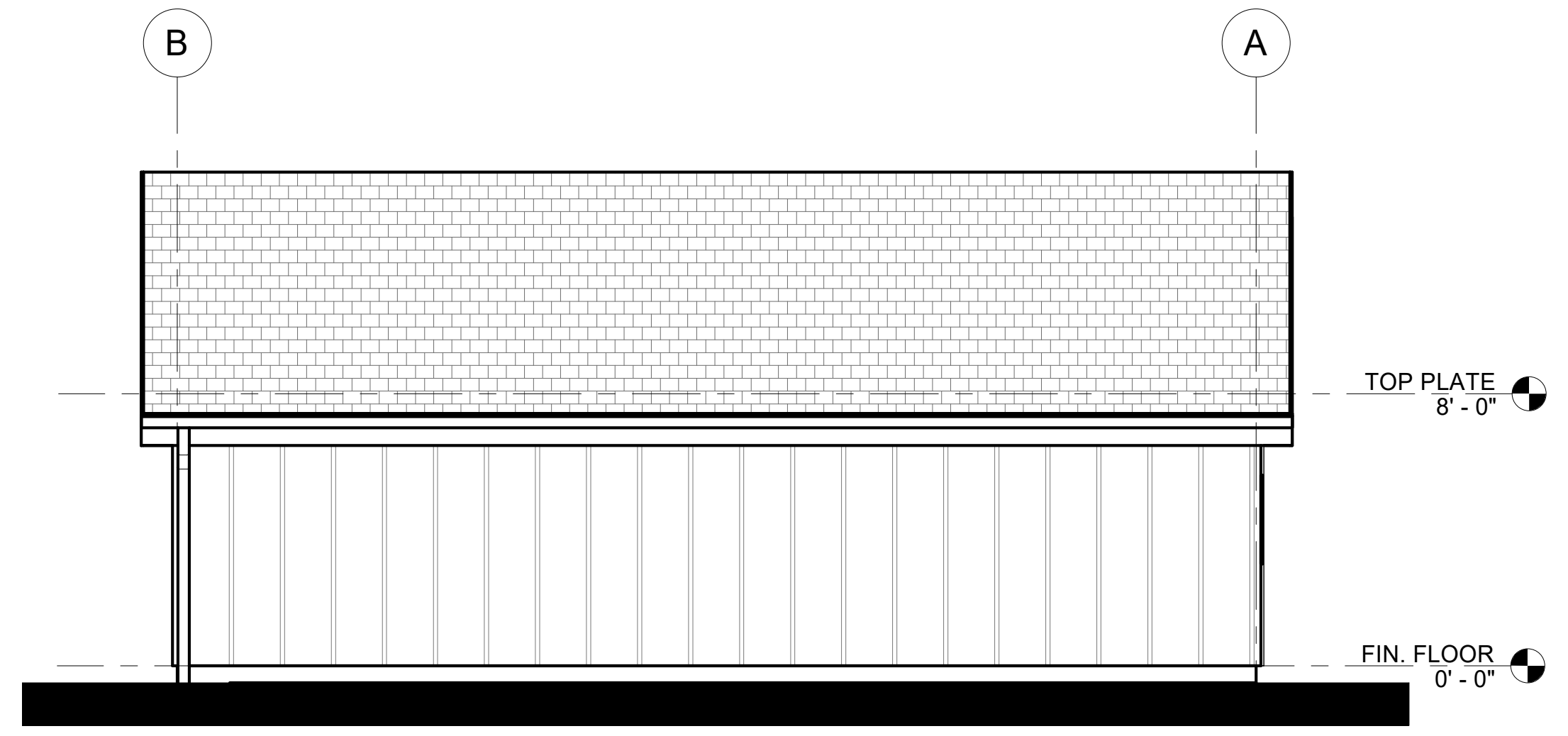
SCALE: AS NOTED

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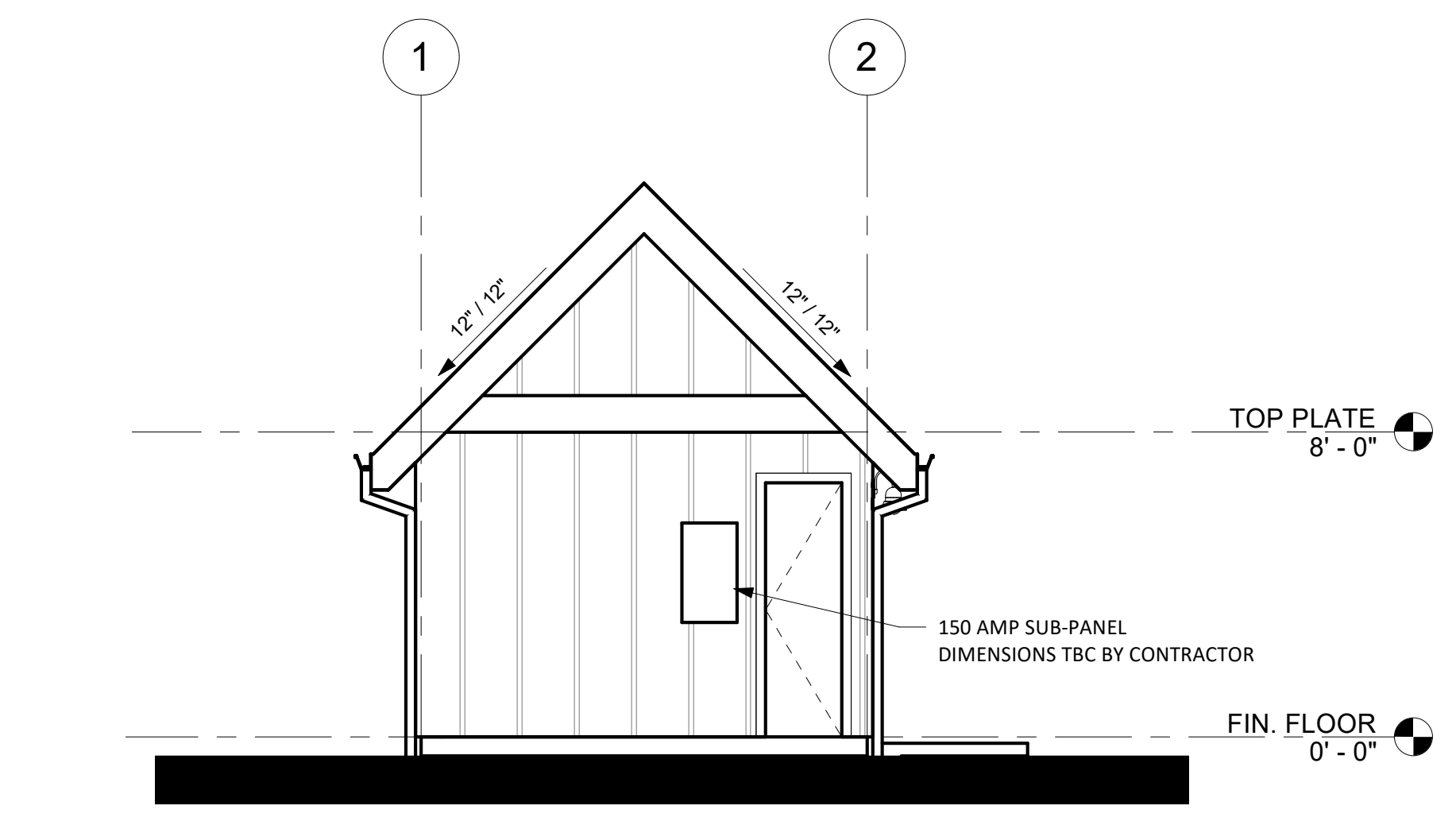
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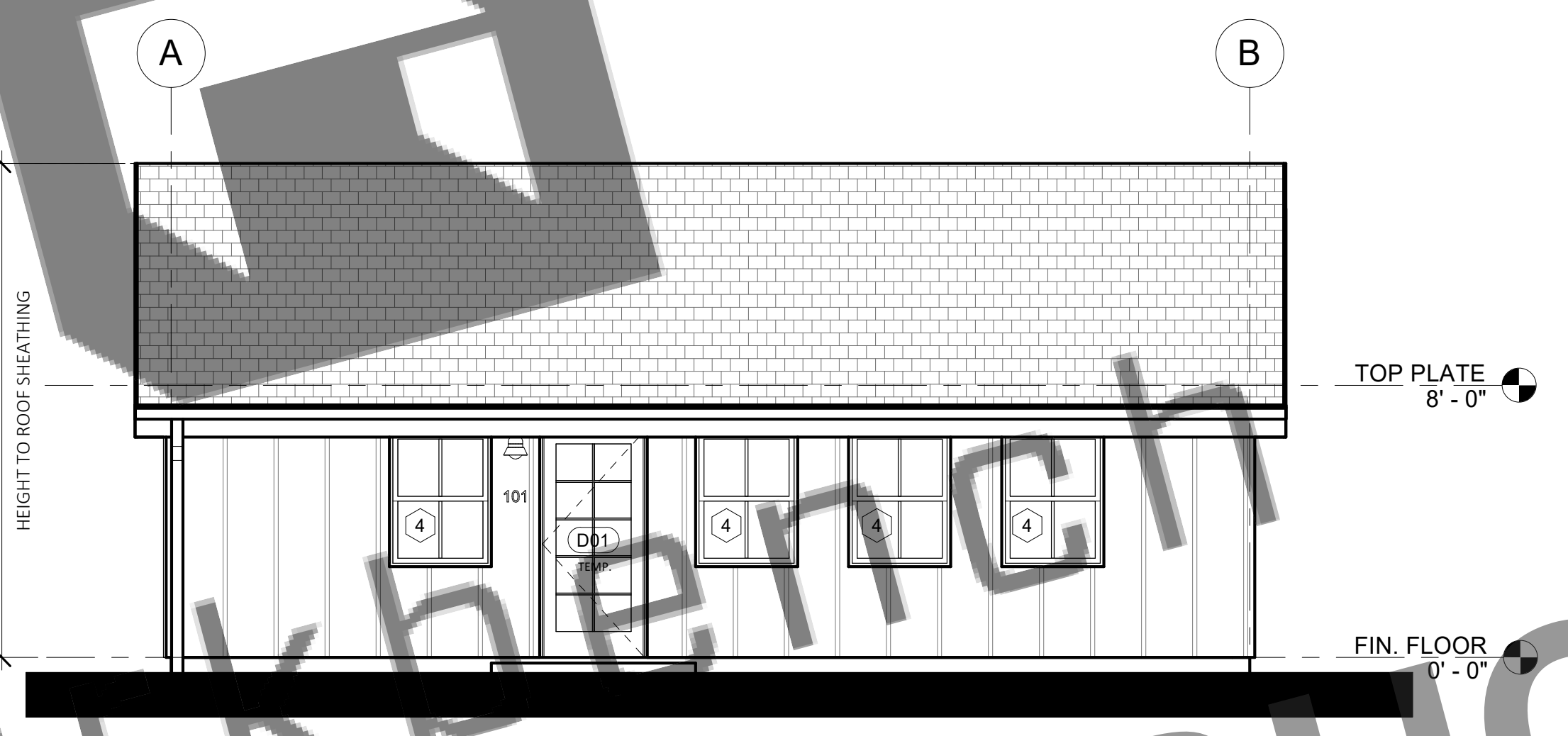
6 RIGHT ELEVATION - COASTAL FARMHOUSE
1/4" = 1'-0"



3 REAR ELEVATION - COASTAL FARMHOUSE
1/4" = 1'-0"



5 LEFT ELEVATION - COASTAL FARMHOUSE
1/4" = 1'-0"



2 FRONT ELEVATION - COASTAL FARMHOUSE
1/4" = 1'-0"

FLOORPLAN LEGEND

- (N) PARTITION
- CONCRETE SLAB (ARCHITECTURAL)
- (N) OUTLET AT 18", U.O.N
- (N) LIGHT SWITCH

GRAPHIC LEGEND

- Room name
- 101 ROOM NUMBER
- X X X X ROOM FINISHES
- 150 SF ROOM AREA
- BUILDING SECTION NUMBER
- SHEET NUMBER
- DETAIL NUMBER
- SHEET NUMBER
- DOOR OR GATE NUMBER
- WALL TAG
- WINDOW TAG
- ELEVATION MARKER
- REVISION NUMBER
- KEYNOTE NUMBER
- ELEVATION NUMBER
- SHEET NUMBER

FLOOR PLAN NOTES

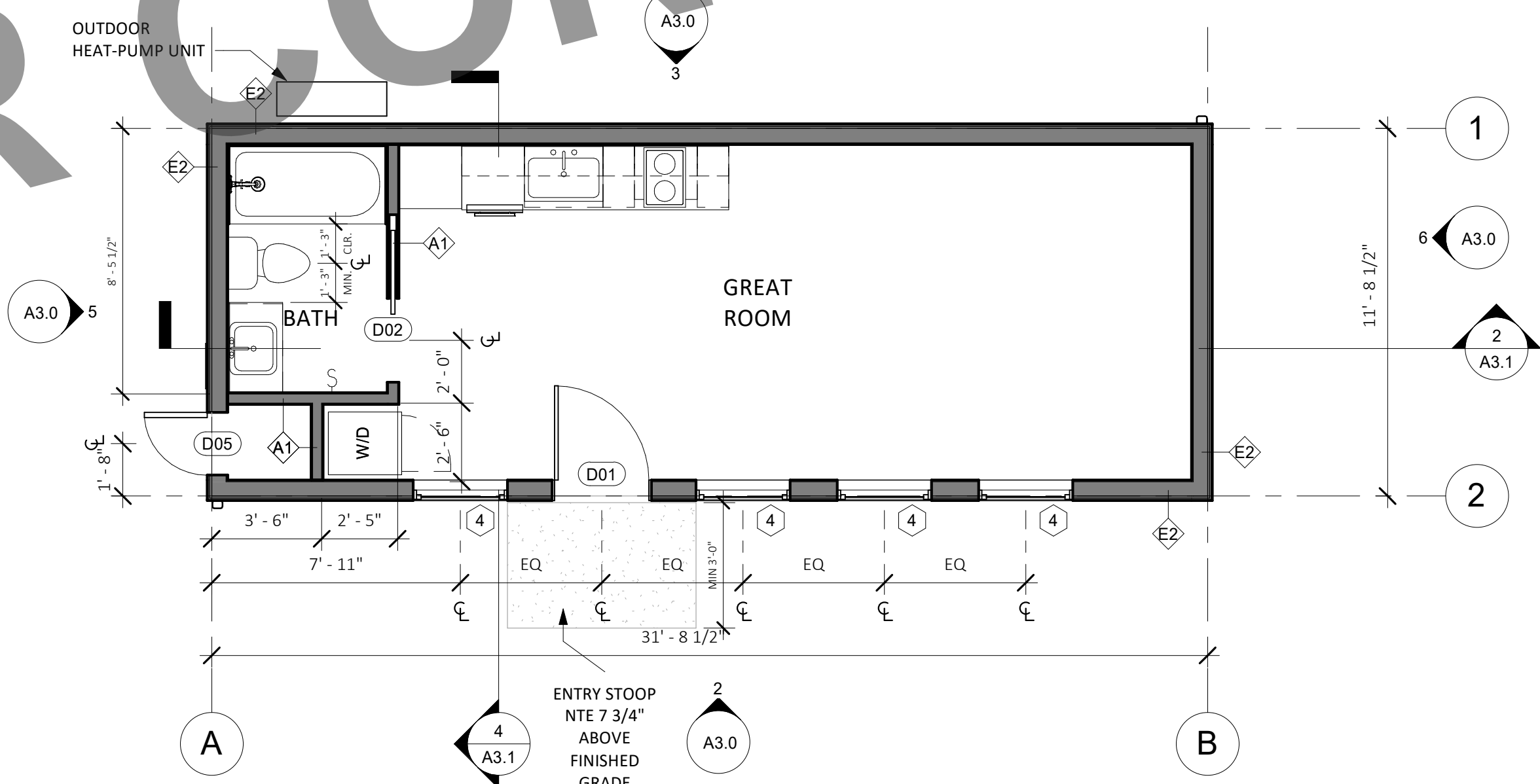
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4. Materials indicated are shown generically. Actual materials are as selected by the Owner.



4 FRONT VIEW - EXPANDED STUDIO - FARMHOUSE
NO SCALE



1 PLAN - EXPANDED STUDIO
1/4" = 1'-0"

CAPITOLA
PRE-DESIGNED ADU
EXTENDED STUDIO
384 GSF

NOT FOR
CONSTRUCTION

FARMHOUSE -
FLOORPLAN &
ELEVATIONS
A3.0



189 WALNUT AVENUE
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KITCHEN LEGEND

TAG	DESCRIPTION
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B24	24" BASE CABINET
B30	30" BASE CABINET - SINK
F24	24" FULL-HEIGHT CASEWORK/ELECTRIC WATER HEATER ENCLOSURE
UPPER CABINET	
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APPLIANCES	
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11 11 00.A7	24" STACKED CLOTHES WASHER
11 11 00.A8	24" STACKED CLOTHES DRYER

PLUMBING	
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2. All roof areas shall be Class A Rated Composition Tiles or equal. Wood shingles shall not be used.
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4. Provide 26 Gauge Corrosion Resistant Metal Flashings at roof/wall intersections, gutters, and around roof openings. Gang vents whenever possible.
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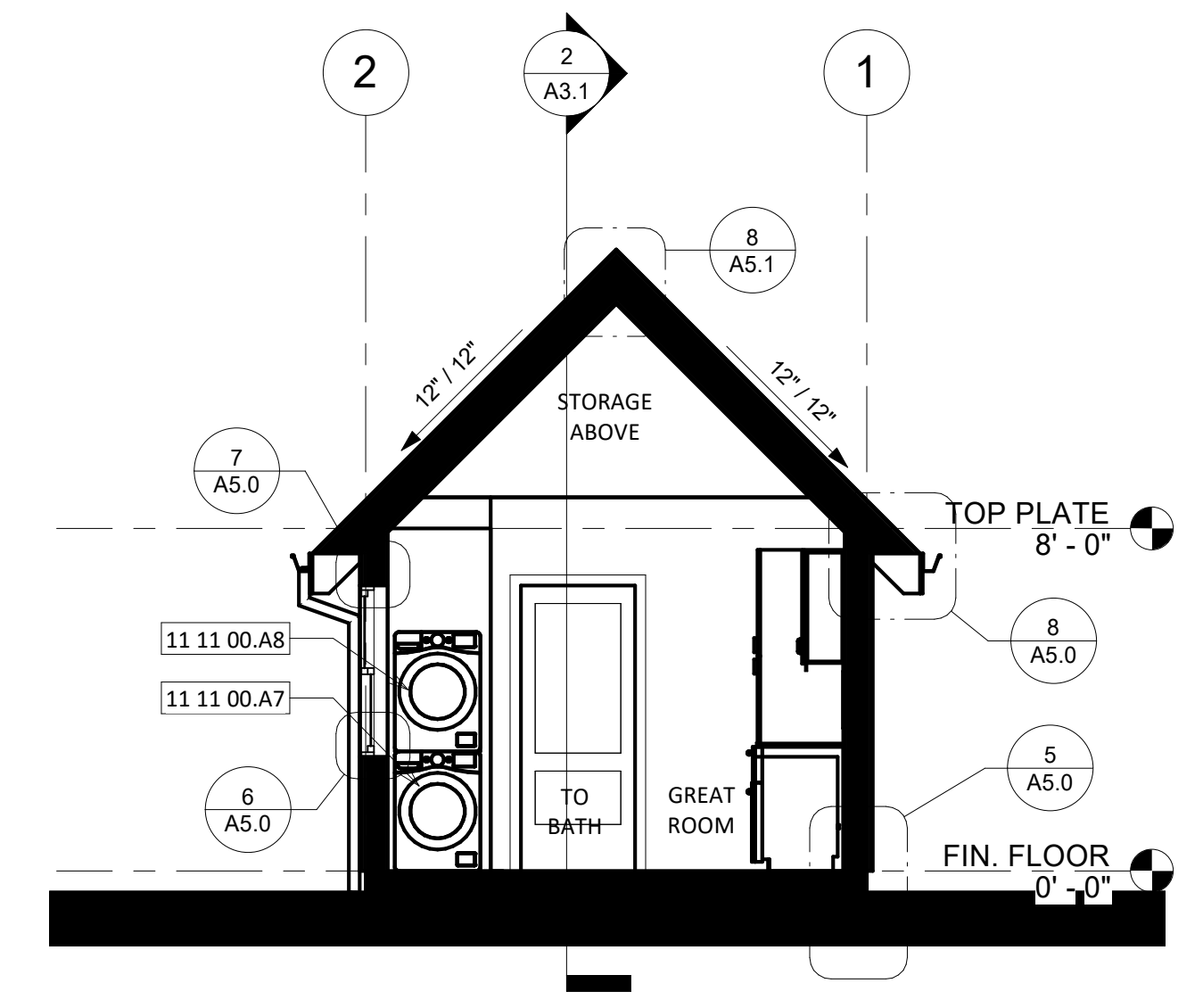
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	WALL MOUNT LIGHT		
	LED STRIP LIGHT		
	SWITCH		
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	3-WAY SWITCH		

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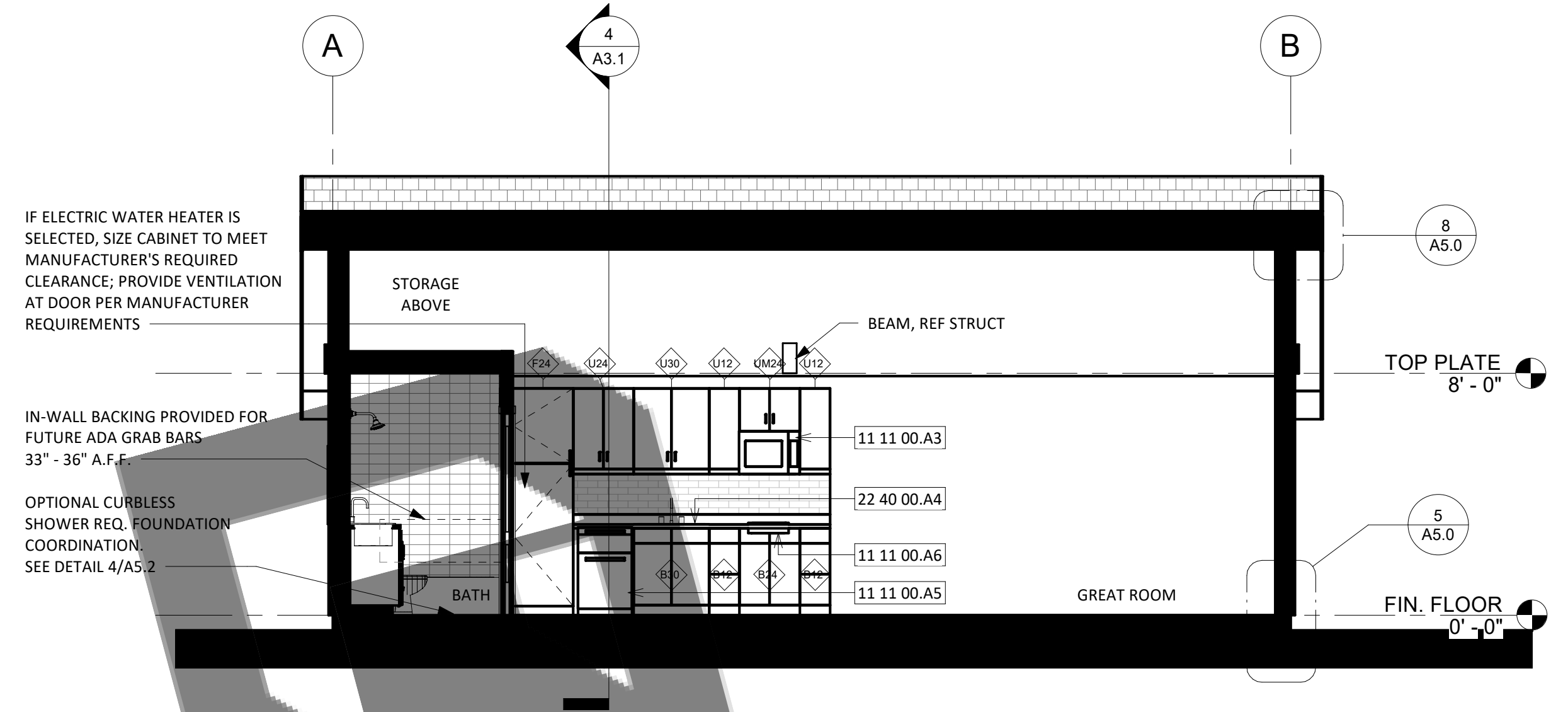
	GYP. BD. CLG., PTD.
	8'-0" FRAMED CEILING HEIGHT A.F.F.
	PHOTOELECTRIC CEILING MOUNTED SMOKE DETECTOR. HARDWIRED WITH BATTERY BACKUP. OWNER TO APPROVE SELECTION PRIOR TO PURCHASE. ALL SMOKE DETECTORS SHALL COMPLY WITH 2019 C.R.C. SECTION R314 AND SHALL BE 120V STATE FIRE MARSHAL APPROVED DEVICES INSTALLED IN ACCORDANCE WITH THEIR LISTING.
	CARBON MONOXIDE DETECTOR COMBINATION SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR TO BE CEILING MOUNTED. HARDWIRED WITH BATTERY BACKUP. OWNER TO APPROVE SELECTION PRIOR TO PURCHASE. CARBON MONOXIDE ALARMS COMBINED WITH SMOKE ALARMS SHALL COMPLY WITH 2019 C.R.C. SECTION 315, ALL APPLICABLE STANDARDS, AND REQUIREMENTS FOR LISTINGS AND APPROVAL BY THE OFFICE OF THE STATE FIRE MARSHAL.

REFLECTED CEILING PLAN NOTES

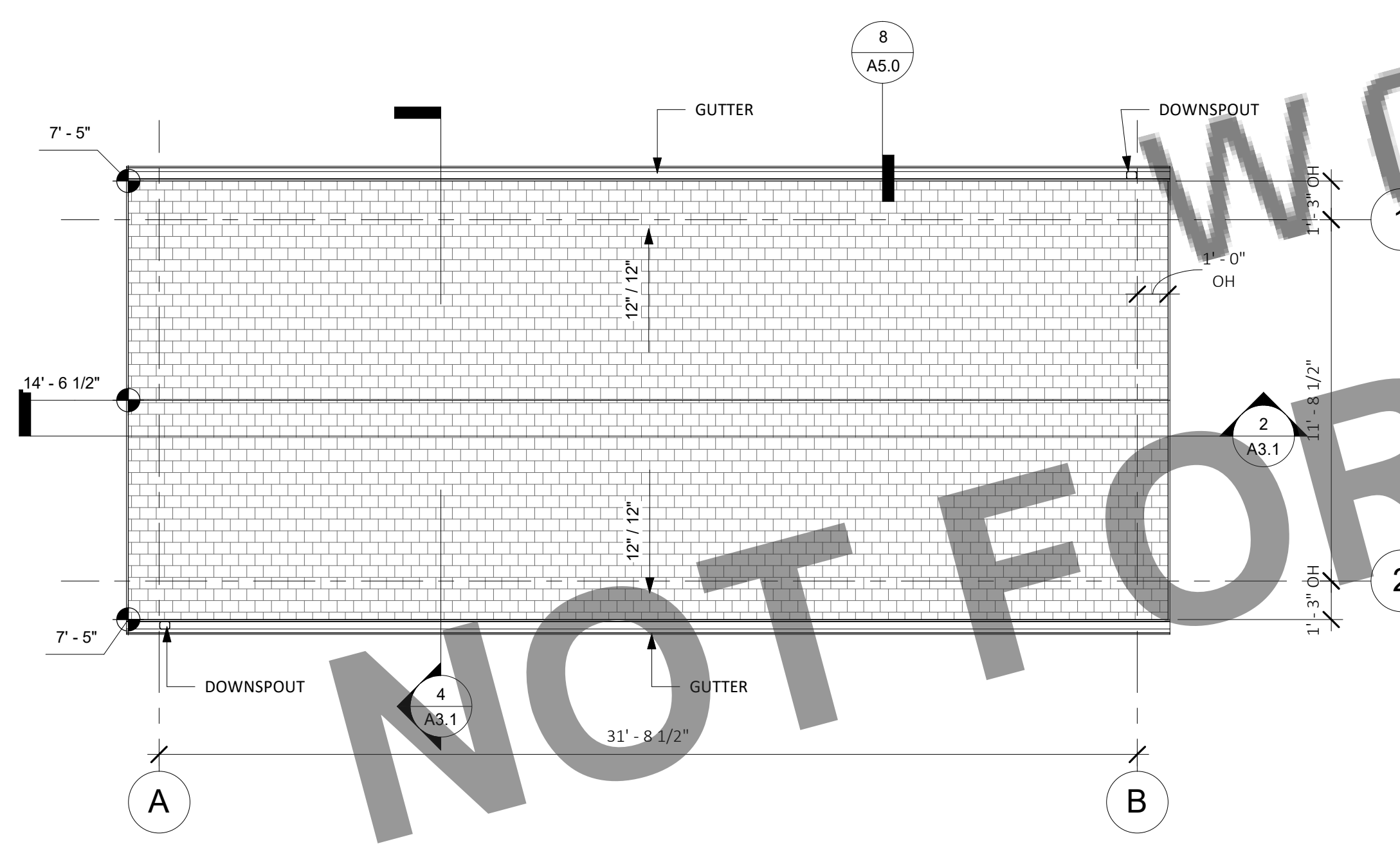
1. Light fixture dimensions are to centerline of fixture and face of finish at wall.
2. Provided totals of light fixtures are for reference only. Actual totals to be verified by contractor.
3. Smoke detectors shall be listed for use within 10 feet of a cooking appliance.



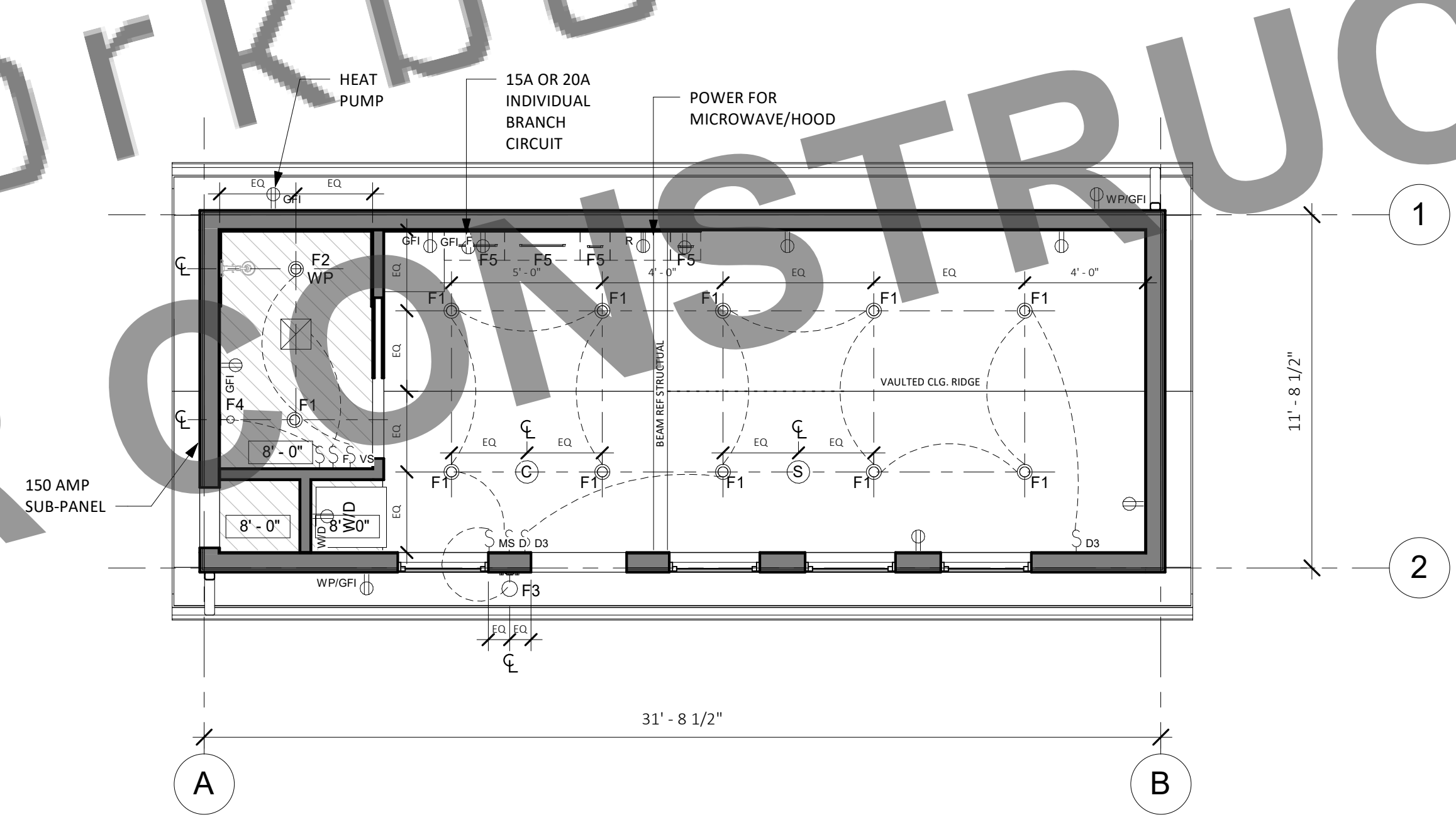
4 SECTION B - COASTAL FARMHOUSE
1/4" = 1'-0"



2 SECTION A - COASTAL FARMHOUSE
1/4" = 1'-0"



3 ROOF PLAN - COASTAL FARMHOUSE
1/4" = 1'-0"



1 RCP & ELECTRICAL PLAN - ENLARGED STUDIO
1/4" = 1'-0"

CAPITOLA PRE-DESIGNED ADU
EXTENDED STUDIO
384 GSF

NOT FOR CONSTRUCTION

FARMHOUSE - SECTIONS, RCP & ROOF PLAN
A3.1