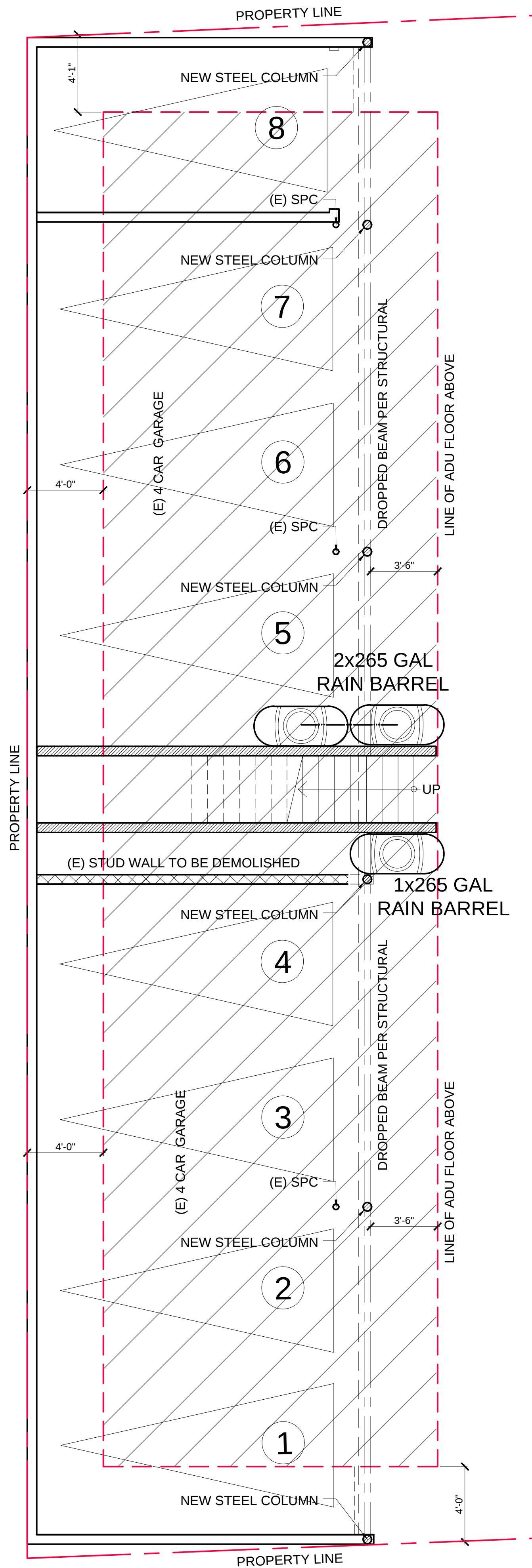
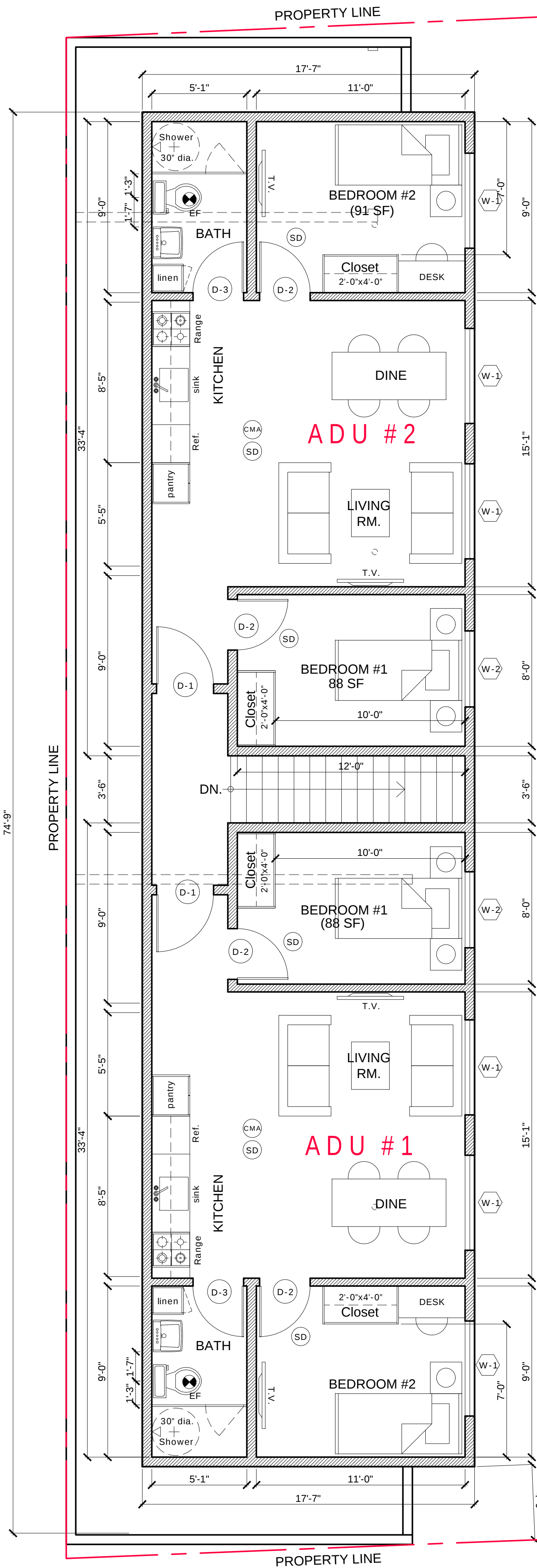




Lower Level Detached Garage Conversion to ADU Floor Plan

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



Upper Level Detached Garage Conversion to ADU Floor Plan

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

LEGEND:

- NEW 2X4 STUD WALLS
- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE DEMOLISHED
- 1 HR. FIRE RATED WALLS  
TYPE "X" GYPSUM BOARD EACH SIDE.

- SD SMOKE DETECTORS –  
Hard-wired and interconnected with battery backup
- CMA CARBON MONOXIDE DETECTORS –  
Hard-wired and interconnected with battery backup
- MECH RXHAUST FAN  
5 AIR CHANGES PER HOUR  
(50 cfm intermittent or 25 cfm continuous)
- BATHROOM EXHAUST FANS –  
Bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building. Fans must be controlled by a humidistat which shall be readily accessible. Where demand-controlled, backdraft damper will be provided. Exhaust Fans shall have a maximum sound rating of one sone where continuously operated or 3 sones where demand-controlled.

PLUMBING NOTES:

Showers & shower-tub combinations shall be provided with individual control valves of the pressure balance or thermostatic mixing valve type, CPC 408.3.

Water conservation plumbing fixtures are required to be installed per CPC Sec. CPC: 407.0, 408.0, 411.0, 420.0 and Cal. Green Standard Code 4.303 for all new plumbing fixtures for kitchen sinks, lavs, bar sinks, showers, and toilet as applicable.

Maximum Water Usage for New Construction For Addition and Interior Alterations with Plumbing Fixtures:

- 1) Tank type toilets shall have a maximum flush of 1.28 gal/flush
- 2) Water saving shower head shall have a maximum flow of 1.8 gal/min.
- 3) water saving sink and lavatory faucets shall have a maximum flow rate of 1.2 gal/min.
- 4) Kitchen faucets shall have a maximum flow rate of 1.8 gal/min.

Use type "L" copper  
Water Heater Pressure & Temperature relief drain line needs to terminate to the outside of the building.  
Strap Water Heater at upper & lower 1/3 of vertical height.  
(CPC Sec. 507.2)  
Where static water pressure in water supply piping is exceeding 80 psi, an appropriate pressure regulator preceded by an adequate strainer shall be installed.  
(CPC Sec. 608.2)

Attached Tuck-Under Garage Conversion to ADU Floor Plan

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

| DOOR SCHEDULE |               |         |      |          |                       |
|---------------|---------------|---------|------|----------|-----------------------|
| TYPE          | SIZE (W x H)  | (E)/(N) | NUM. | MATERIAL | REMARKS               |
| D1            | 3'-0" X 6'-8" | (N)     | 5    | Vinyl    | Swing door-Main Entry |
| D2            | 2'-8" X 6'-8" | (N)     | 4    | Vinyl    | Swing door-Bedroom    |
| D3            | 2'-8" X 6'-8" | (N)     | 5    | Vinyl    | Swing door-Bathroom   |

| WINDOW SCHEDULE |      |         |                   |  |                     |         |
|-----------------|------|---------|-------------------|---------------------------------------------------------------------------------------|---------------------|---------|
| TYPE            | NUM. | (E)/(N) | SIZE<br>( W X H ) | CONSTR.                                                                               | GLASS               | REMARKS |
| W1              | 6    | (N)     | 5'-0" X 4'-0"     | VINYL                                                                                 | Dual Glaze<br>Clear | Slider  |
| W2              | 5    | (N)     | 4'-0" X 4'-0"     | VINYL                                                                                 | Dual Glaze<br>Clear | Slider  |
|                 |      |         |                   |                                                                                       |                     |         |

