PROTOTYPE
ACCESSORY DWELLING UNIT PLAN 6: 2 CAR GARAGE CONVERSION

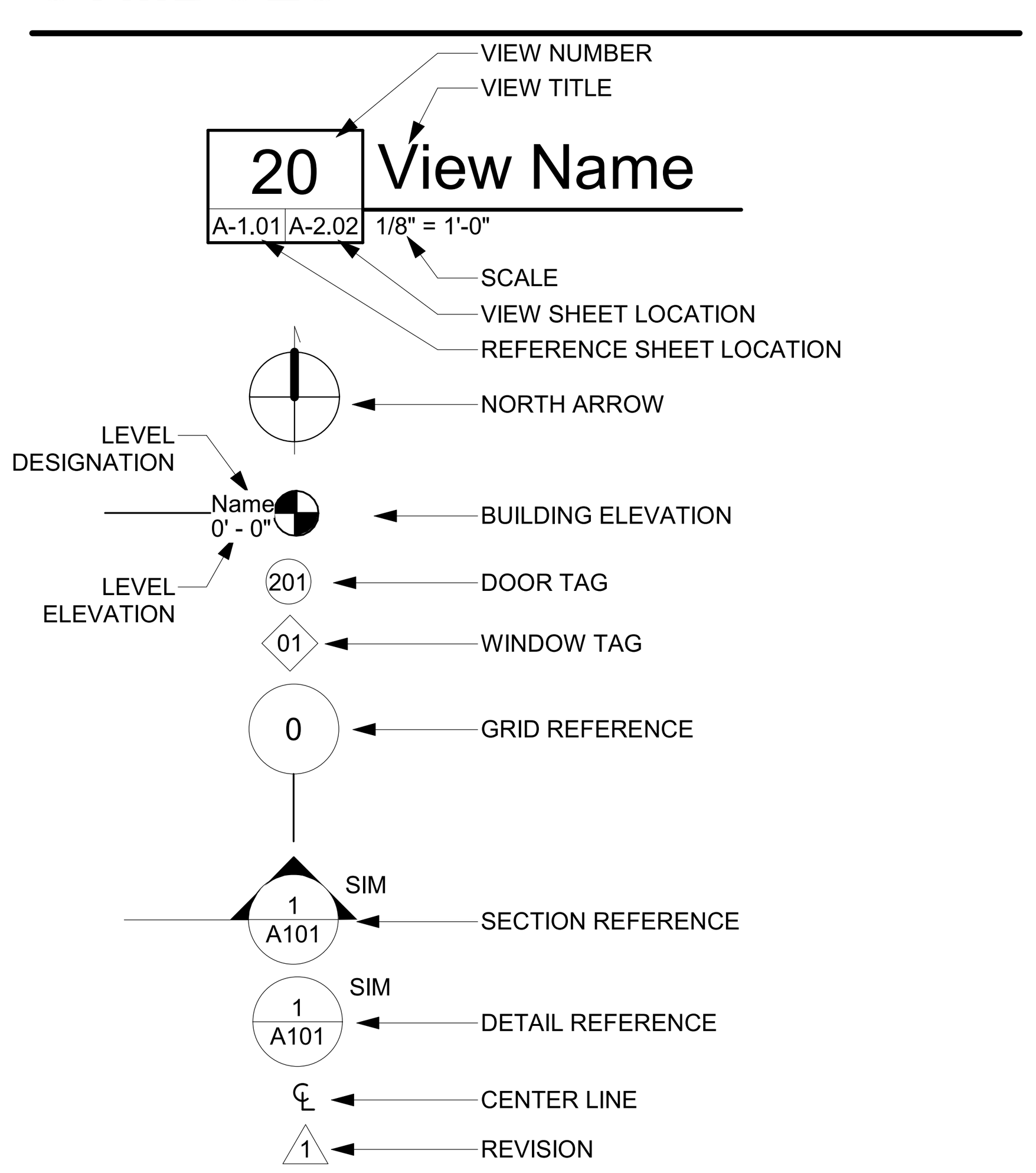
CITY OF COACHELLA, CA

STREET ADDRESS (TO BE PROVIDED BY OWNER)

ABBREVIATIONS

ABV ABOVE
ACOUS ACOUSTICAL
ACT ACOUSTICAL CEILING TILE
AD AREA DRAIN
ADJ ADJUSTABLE
AFF ABOVE FINISH FLOOR
ALT ALTERNATE
ALUM ALUMINUM
APPROX APPROXIMATE
ARCH ARCHITECT
B.O. BOTTOM OF
BALC BALCONY
BD BOARD
BET BETWEEN
BLDG BUILDING
BLKG BLOCKING
BLW BELOW
BM BEAM
BOT BOTTOM
BRKT BRACKET
BULKHD BULKHEAD
BUR BUILT UP ROOF
C.G. CORNER GUARD
CAB CABINET
CALK CAULKING
CEM CEMENT
CER CERAMIC
CJ CONTROL JOINT
CLG CEILING
CLOS CLOSET
CLR CLEAR
CO CASED OPENING
COL COLUMN
CONC CONCRETE
CONT CONTINUOUS
CPT CARPET
CT CERAMIC TILE
CTR CENTER
DBL DOUBLE
DET DETAIL
DIA DIAMETER
DIM DIMENSION
DN DOWN
DR DOOR
DS DOWN SPOUT
DW DISHWASHER
DWG DRAWING
E EAST
EA EACH
EIFS EXTERIOR INSULATION & FINISH SYSTEM
ELEC ELECTRIC
ELEV ELEVATION
EMER EMERGENCY
ENCL ENCLOSURE
EOS EDGE OF SLAB
EQ EQUAL
EQUIP EQUIPMENT
ETR EXISTING TO REMAIN
EW EACH WAY
EXP. JT. EXPANSION JOINT
EXST EXISTING
F.O. FACE OF
FA FIRE ALARM
FAP FIRE ANNUNCIATOR PANEL
FD FLOOR DRAIN
FE FIRE EXTINGUISHER
FEC FIRE EXTINGUISHER PANEL
FG FINISH GROUP
FH FIRE HYDRANT
FHC FIRE HOSE CABINET
FIN FINISH
FLR FLOOR
FLUOR FLOURESCENT
FT FOOT OR FEET
FUR FURRING
GAL GALLON
GALV GALVANIZED
GB GRAB BAR
GC GENERAL CONTRACTOR
GL GLASS
GND GROUND
GWB GYPSUM BOARD
GYP GYPSUM
H.W.H. HOT WATER HEATER
HDWD HARDWOOD
HDWR HARDWARE
HM HOLLOW METAL
HORIZ HORIZONTAL
HR HOUR
HT HEIGHT
ID INNER DIAMETER
INCAN INCANDESCENT
INSUL INSULATION
INT INTERIOR
JAN JANITOR
JST JOIST
JT JOINT
LAM LAMINATE
LAV LAVATORY
LB(S) POUNDS
LDG LANDING
LT LIGHT
MAX MAXIMUM
MECH MECHANICAL
MEMB MEMBRANE
MFR MANUFACTURER
MIN MINIMUM
MISC MISCELLANEOUS
MO MASONRY OPENING
MTD MOUNTED
MTL METAL
N NORTH
NIC NOT IN CONTRACT
NO NUMBER
NOM NOMINAL
NTS NOT TO SCALE
O.P. OVERFLOW PIPE
OA OVERALL
OC ON CENTER
OD OUTSIDE DIAMETER
OFF OFFICE
OH OPPOSITE HAND
OPG OPENING
OPP OPPOSITE
PART PARTITION
PERM PERIMETER
PG PAINT GRADE
PLAM PLASTIC LAMINATE
PLAS PLASTER
PLYWD PLYWOOD
PR PAIR
PT PAINT
PTD PAINTED
R RISER
RAD RADIUS
RCP REFLECTED CEILING PLAN
RD ROOF DRAIN
RE REFER
REF REFRIGERATOR
REINF REINFORCED
REQD REQUIRED
RESIL RESILIENT
RM ROOM
RO ROUGH OPENING
RTU ROOF TOP UNIT (MECH)
S SOUTH
SAFB SOUND ATTENUATION FIBER BATT
SC SCUPPER
SCHED SCHEDULE
SEAL SEALANT
SECT SECTION
SF SQUARE FOOT
SHT SHEET
SIM SIMILAR
SPEC SPECIFICATION
SQ SQURE
SS STAINLESS STEEL
STD STANDARD
STL STEEL
STOR STORAGE
STRUCT STRUCTURAL
SUSP SUPSPENDED
SYM SYMMMETRICAL
T TREAD
T&G TONGUE & GROOVE
TEL TELEPHONE
TER TERRAZZO
THK THICK
THR THRESHOLD
TO TOP OF
TYP TYPICAL
UC UNDERCUT
UNFIN UNFINISHED
UNO ULNESS NOTED OTHERWISE
UON UNLESS OTHERWISE NOTED
UTIL UTILITY
VCT VINYL COMPOSITION TILE
VERT VERTICAL
VIF VERIFY IN FIELD
VTR VENT TERMINATION PIPE
VWC VINYL WALL COVERING
W WEST
W/ WITH
W/O WITHOUT
WC WATERCLOSET
WIN WINDOW
WP WATERPROOF
WS WETSTACK
WSCT WAINSCOT
WT WEIGHT

SYMBOLS



GENERAL NOTES

1. APPLICABLE CODES AND STANDARDS:
1.1. 2022 CALIFORNIA BUILDING CODE AND ITS APPENDICES AND STANDARDS.
1.2. 2022 CALIFORNIA PLUMBING CODE AND ITS APPENDICES AND STANDARDS.
1.3. 2022 CALIFORNIA MECHANICAL CODE AND ITS APPENDICES AND STANDARDS.
1.4. 2022 CALIFORNIA FIRE CODE AND ITS APPENDICES AND STANDARDS.
1.5. 2022 CALIFORNIA ELECTRICAL CODE AND ITS APPENDICES AND STANDARDS.
1.6. 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS.
1.7 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE AND ITS APPENDICES AND STANDARDS.
1.8 2022 CALIFORNIA RESIDENTIAL CODE AND ITS APPENDICES AND STANDARDS
1.9 CURRENT CITY OF NEWPORT BEACH, CA MUNICIPAL CODE.
2. ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY WITH EXISTING SITE CONDITIONS. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO, HE/SHE SHALL BE PROCEEDING AT HIS/HER OWN RISK.
4. DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION. LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
5. IN THE EVENT OF THE UNFORESEEN ENCOUNTER OF MATERIALS SUSPECTED TO BE OF AN ARCHAEOLOGICAL OR PALEONTOLOGICAL NATURE, ALL GRADING AND EXCAVATION SHALL CEASE IN THE IMMEDIATE AREA AND THE THE CONTRACTOR SHALL NOTIFY THE OWNER. THE FIND SHALL BE LEFT UNTOUCHED UNTIL AN EVALUATION BY A QUALIFIED ARCHAEOLOGIST OR PALEONTOLOGIST IS MADE.
6. CONTRACTOR IS TO BE RESPONSIBLE FOR BEING FAMILIAR WITH THESE DOCUMENTS INCLUDING ALL CONTRACT REQUIREMENTS.
7. GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES.
11. THE FOLLOWING ITEMS SHOWN ON THE DRAWINGS ARE OWNER PROVIDED, OWNER INSTALLED. UTILITIES PROVIDED FOR THESE ITEMS WILL BE PROVIDED BY THE CONTRACTOR. CONTRACTOR TO COORDINATE INSTALLATION WITH OWNER.
11.1. TV/DVD SYSTEMS
11.2 ICE MACHINE
11.3 VENDING MACHINE
11.4 REFRIGERATOR
11.5 MICROWAVE
12. OSHA PERMITS REQUIRED FOR VERTICAL CUTS 5' OR OVER.
13. CONTRACTOR TO PROVIDE COMPLETE DETAILS OF ENGINEERED TEMPORARY SHORING OR SLOT CUTTING PROCEDURES ON PLANS. CALL FOR INSPECTION BEFORE EXCAVATION BEGINS.
14. CONTRACTOR TO REVIEW CALIFORNIA GREEN CODE REQUIREMENTS FOR CONTRACTOR REQUIREMENTS.
15. A SEPARATE OFFICER, ACCESS EASEMENT/AGREEMENT, AND/OR RECIPROCAL ACCESS EASEMENT/AGREEMENT MAY BE REQUIRED TO INSURE THAT THE PROPOSED PRIVATE ACCESS ROADWAY WILL REMAIN OPEN TO THROUGH TRAFFIC AND EMERGENCY VEHICLES PRIOR TO FINAL OF BUILDING PERMIT.
16. OWNER TO PROVIDE LOCATION OF THE NEAREST FIRE HYDRANT. FIRE HYDRANT LOCAION SHALL MEET THE REQUIREMENTS IN THE CFC.
17. IF THE MAIN RESIDENCE HAS TWO EXISTING WATER CLOSETS, WITH THE INCLUSION OF THE ADDITIONAL WATER CLOSET IN THE ADU, THE EXISTING SEWER LATERAL SIZE IS TO BE VARIFIED TO BE 4 INCHES PER CPC TABLE 703.2.

SPECIAL INSTRUCTIONS

OWNER SHALL SUPPLY INFORMATIN ON THE FOUNDATION TYPE OF THE EXISTING BUILDING. IF THE FOUNDATION TYPE OF THE EXISTING BUILDING MATCHES THE PROPOSED FOUNDATION OF AN ADU, A SOILS REPORT WILL NOT BE REQUIRED. HOWEVER, IF A DIFFERENT FOUNDATION TYPE IS PROPOSED A SOILS REPORT WILL BE REQUIRED.

DEFERRED SUBMITTALS

1. ROOF TRUSS CALCULATIONS
2. FIRE SPRINKLER (YES / NO) (SEPARATE PLAN CHECK / PERMIT)
3. SOLAR PV (-KW) (SEPARATE PLAN CHECK / PERMIT)

PROJECT DIRECTORY

CLIENT:

ADDRESS:

PHONE: FAX:
CONTACT:
EMAIL:

ARCHITECT (MODIFICATION TO PROTOTYPE):
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PHONE: (805) 543-1794 FAX:
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LANDSCAPE ARCHITECT (IF APPLICABLE):

ADDRESS:

PHONE: FAX:
CONTACT:
EMAIL:

CIVIL ENGINEER (IF APPLICABLE):

ADDRESS:

PHONE: FAX:
CONTACT:
EMAIL:

AGENCIES AND UTILITIES

COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF COACHELLA PLANNING
ADDRESS:
53990 ENTERPRISE WAY
COACHELLA, CA 92236
PHONE: 760-398-3502 FAX:

WATER SERVICE:
ADDRESS:
PHONE: FAX:

GAS SERVICE:
ADDRESS:
PHONE: FAX:

TELEPHONE SERVICE:
ADDRESS:
PHONE: FAX:

ELECTRICAL SERVICE:
ADDRESS:
PHONE: FAX:

SEWER SERVICE:
ADDRESS:
PHONE: FAX:

GARBAGE SERVICE:
ADDRESS:
PHONE: FAX:

PROTOTYPE PLANS PREPARED BY

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SHEET INDEX

PROJECT SCOPE

CONVERSION OF 2-CAR GARAGE INTO 1 BEDROOM / 1 BATH ADU.

SITE INFORMATION

OWNER TO PROVIDE THE FOLLOWING INFORMATION:

LEGAL DESCRIPTION:

APN #:

ZONING INFORMATION

CITY OF COACHELLA TO PROVIDE THE FOLLOWING INFORMATION:

ZONING:

OVERLAY:

ALLOWABLE BUILDING HEIGHT:

LOT SIZE:

EXISTING BLDG SPRINKLERED:
IF YES, PROPOSED ADU MUST ALSO BE SPRINKLERED.

HABITABLE SQUARE FOOTAGE
EXISTING HABITABLE SQUARE FOOTAGE:
PROPOSED HABITABLE SQUARE FOOTAGE:

FAR (FLOOR AREA LIMIT)
EXISTING FAL:
MAX ALLOWABLE FAR:
PROPOSED FAR:

LOT COVERAGE
INCLUDING ALL AREAS UNDER SOLID ROOF, INCLUDING EAVES.
EXISTING LOT COVERAGE:
ALLOWABLE LOT COVERAGE:
PROPOSED LOT COVERAGE:

LOT SLOPE:

SETBACKS:
FRONT:
REAR:
SIDE:

PARKING REQ
EXISTING COVERED SPACES:
EXISTING UNCOVERED SPACES:
REQUIRED PARKING:
COVERED:
UNCOVERED:
PROPOSED TOTAL SPACES:
COVERED:
UNCOVERED:

ADU BUILDING INFORMATION

CITY OF COACHELLA TO PROVIDE THE FOLLOWING INFORMATION:

OCCUPANCY GROUP: R-3
CONSTRUCTION TYPE: VB

CONDITINED AREA:

PLAN 6-EXISTING FOOTPRINT OF GARAGE, AS SHOWN IN VIEW 1/A8-101	672 SF

PROJECT CHECKLIST

*FOR PLANNING STAFF ONLY

INITIAL WHEN SECTION HAS BEEN REVIEWED. STAFF INITIALS:

EXTERIOR WALL MATERIAL

NEW INFILL SIDING SHALL MATCH EXISTING PRINCIPAL DWELLING

WINDOW MATERIAL

- ☐ VINYL
- ☐ FIBERGLASS
- ☐ WOOD
- ☐ ALUMINUM CLAD WOOD

ROOF MATERIAL

- ☐ COMPOSITION SHINGLES
- ☐ STANDING SEAM METAL ROOF

WASTE WATER

- ☐ SEWER

ONSITE PARKING REQUIRED

- ☐ NONE

EXCEPTION USED:

- ☐ THE ADU IS LOCATED WITHIN 1/2 MILE OF PUBLIC TRANSIT.
- ☐ THE ADU IS LOCATED WITHIN A ARCHITECTURALLY AND HISTORICALLY SIGNIFICANT STRUCTURE.
- ☐ OFF STREET PARKING PERMITS ARE REQUIRED BUT NOT OFFERED TO THE OCCUPANT OF THE ADU.
- ☐ WHEN THERE IS A CAR SHARE VEHICLE LOCATED WITHIN ONE BLOCK OF THE ADU.

- ☐ ONE PARKING SPACE

VERY HIGH FIRE SEVERITY ZONE

- ☐ NO
- ☐ YES

IF THE PROPERTY THAT WILL CONTAIN THE ADU IS IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE SEE NOTES BELOW:
1. AN ADU IN THE VERY HIGH FIRE SEVERITY ZONE SHALL COMPLY WITH CHAPTER 7A OF THE CURRENT CALIFORNIA BUILDING CODE.
2. STRUCTURES IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE SHALL PROVIDE & MAINTAIN A FUEL MODIFICATION ZONE. FUEL MODIFICATION ZONES: THE APPLICANT SHALL PROVIDE & MAINTAIN FIRE/FUEL BREAKS TO THE SATISFACTION OF THE LOCAL FIRE DEPARTMENT. FIRE/FUEL BREAKS SHALL BE SHOWN ON THE GRADING, MAP, AND BUILDING PLANS.
3. USE FIRE RATED ASSEMBLY ALTERNATIVE AS SHOWN IN ROOF FRAMING DETAILS AS REFERENCED ON PLANS.
4. USE RATED WALL ASSEMBLIES (34/AD-902, 24/AD-10\902)
5. *THE INTENSITY OF FUELS MANAGEMENT MAY VARY WITHIN THE 100-FOOT PERIMETER OF THE STRUCTURE, WITH MORE INTENSE FUEL REDUCTIONS BEING USED BETWEEN 5 AND 30 FEET AROUND THE STRUCTURE, AND AN EMBER-RESISTANT ZONE BEING REQUIRED WITHIN 5 FEET OF THE STRUCTURE ACCORDING TO GOVERNMENT CODE 51182. THE EMBER RESISTANT ZONE FOR THE ADU SHALL BE SEPARATE FROM THE 5-FOOT EMBER RESISTANCE ZONE OF THE EXISTING STRUCTURE. THE DEFENSIBLE SPACE PLAN AND VEGETATION MANAGEMENT SHALL BE REVIEWED BY THE CITY OF NEWPORT BEACH FIRE DEPARTMENT.*
6. *VERIFY COMPLIANCE WITH YOUR INSURANCE UNDERWRITER PRIOR TO CONSTRUCTION OF THE ADU.*

FIRE SPRINKLERS

DOES THE PRIMARY RESIDENCE HAVE NFPA 13D SPRINKLERS?

- ☐ NO
- ☐ YES

REQUIRED AT PROPOSED ADU:

- ☐ NO (NOT REQUIRED IF THE PRIMARY RESIDENCE IS UNSPRINKLERED
- ☐ YES (REQUIRED IF THE PRIMARY RESIDENCE IS SPRINKLERED

FIRE SPRINKLERS NOTES

1. FIRE SPRINKLER SHOP DRAWINGS & CALCULATIONS SHALL BE SUBMITTED TO BUILDING DEPT. & APPROVED BY FIRE DEPT. PRIOR TO INSTALLATION.
2. IF FIRE SPRINKLERS ARE REQUIRED AT PROPOSED ADU THEN THE FOLLOWING NOTES APPLY.
3. DEFERRED SUBMITTAL: OBTAIN FIRE SPRINKLER PERMIT PRIOR TO CALLING FOR ROOF SHEATHING INSPECTION.
4. AUTOMATIC FIRE SPRINKLER SYSTEM - AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED AS PER NFPA 13D THE MOST CURRENT EDITION. DETAILED SPRINKLER PLANS SHALL BE SUBMITTED TO THE FIRE PREVENTION BUREAU AND APPROVED PRIOR TO INSTALLATION. PLANS AND INSTALLATION MUST BE BY A C16 LICENSED SPRINKLER CONTRACTOR.
5. LOCATION AND SIZE OF WATER SERVICE UNDERGROUND SHALL BE INSTALLED AS SHOWN ON APPROVED FIRE SPRINKLER PLANS.
6. A FIRE UNDERGROUND FLUSH CERTIFICATION SHALL BE REQUIRED AT FINAL INSPECTION.
7. A HYDRO INSPECTION OF THE FIRE SPRINKLER SYSTEM IS REQUIRED PRIOR TO FRAME INSPECTION.

LIQUIFICATION AREA

THE PRIMARY RESIDENCE LOCATED WITHIN A DESIGNATED LIQUIFICTION ZONE?

- ☐ NO
- ☐ YES

rrm design group
rrmdesign.com | (805) 543-1794
3765 S. Higuera, San Luis Obispo, CA 93401

LICENSED ARCHITECT
RANDALL RUSSO
C24410
1-31-25
RENEWAL DATE
STATE OF CALIFORNIA

CONSULTANT

AGENCY

PROTOTYPE ADU
2 CAR GARAGE COVERSION
COACHELLA, CA

TITLE SHEET - PLAN 6

NO.	REVISION	DATE
1		

PROJECT MANAGER
RANDALL RUSSOM

DRAWN BY
ALEX MARTINEZ

CHECKED BY
RYAN JENKINS

DATE
09/20/23

PROJECT NUMBER
2516-01-UR19

SHEET
G-006

INITIAL SUBMITTAL

11/8/2023 4:20:37 PM
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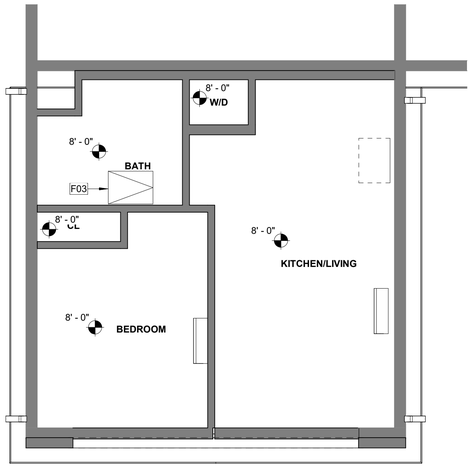
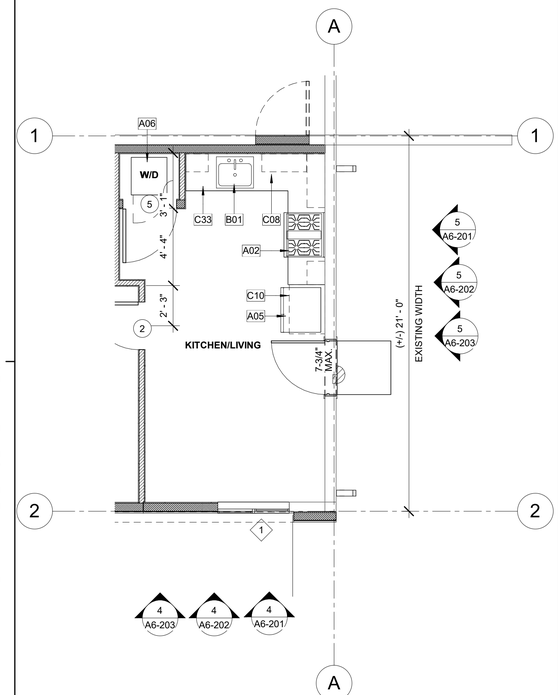


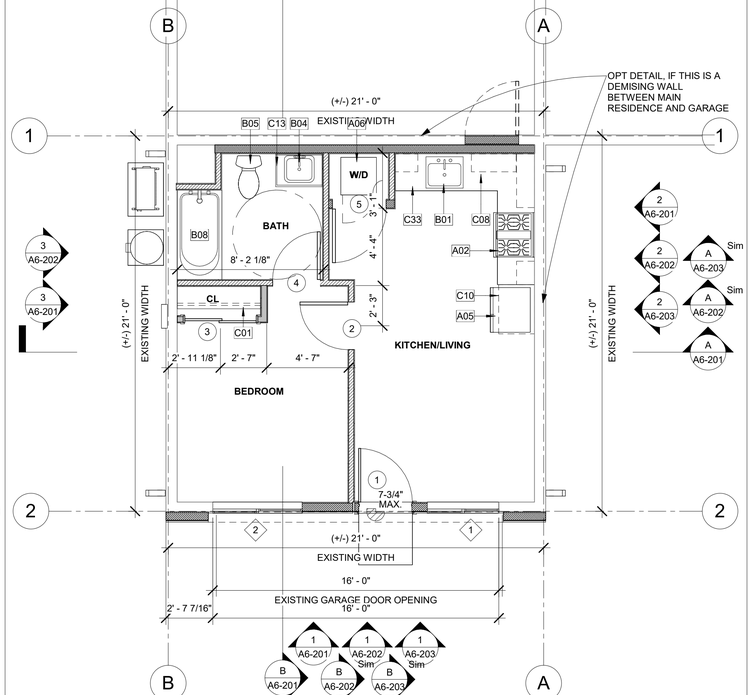
2 GROUND FLOOR RCP

A6-201 | A6-101 SCALE: 1/4" = 1'-0"



3 GROUND FLOOR PLAN

A6-201 | A6-101 SCALE: 1/4" = 1'-0"



1 GROUND FLOOR PLAN

A6-201 | A6-101 SCALE: 1/4" = 1'-0"

LEGEND

EXTERIOR- 5 1/2" WOOD STUD W/ PLYWOOD SHEATHING AND STUCCO/SIDING PER ELEVATION, ONE LAYER GYPSUM WALL BOARD INTERIOR.

INTERIOR- 5 1/2" WOOD STUD W/ONE LAYER GYPSUM WALL BOARD EACH SIDE.

INTERIOR- 3 1/2" WOOD STUD W/ONE LAYER GYPSUM WALL BOARD EACH SIDE.

10' - 0" CEILING HEIGHT

KEYNOTES

A02	30" SLIDE ELECTRIC SINGLE OVEN, STAINLESS STEEL.
A05	REFRIGERATOR LOCATION. PROVIDE 37" SPACE WITH ROUGH PLUMBING FOR ICE MAKER (RECESS IN WALL).
A06	STACKED WASHER/DRYER MACHINE LOCATION. PROVIDE WASTE AND WATER IN RECESSED WALL BOX. PROVIDE DRYER VENT. VENT TO OUTSIDE AIR THROUGH EXTERIOR WALL. DRYER VENT 4" MIN DIAMETER TO EXTERIOR WITH SCREENED AND ONE DIRECTIONAL VENT GATE. MAX LENGTH TO NOT EXCEED 14' WITH A MAX OF 2 90-DEGREE BENDS. TERMINATION SHALL BE 3' MINIMUM FROM OPERABLE OPENING IN EXTERIOR WALL.
B01	SINGLE COMPARTMENT UNDER-MOUNT KITCHEN SINK W/ GARBAGE DISPOSAL. REFER TO WATER EFFICIENCY REQUIREMENTS ON CALGREEN CODE NOTES SHEET.
B04	LAVATORY SINK. REFER TO WATER EFFICIENCY REQUIREMENTS ON CALGREEN CODE NOTES SHEETS.
B05	WATER CLOSET. REFER TO WATER EFFICIENCY REQUIREMENTS ON CALGREEN CODE NOTES SHEETS.
B08	30" x 60" x 72" TUB AND SHOWER COMBINATION. MODEL BY BUILDER. PROVIDE SHOWER ROD.
C01	SINGLE WOOD SHELF AND POLE.
C08	12" DEEP UPPER CABINET
C10	24" DEEP UPPER CABINET.
C13	SINK BASE CABINET AND COUNTERTOP."
C33	
F03	30" X 30" MIN. ATTIC ACCESS. PROVIDED SWITCH AND OUTLET AT ATTIC FOR FAU. PERMANENTLY ATTACH R-38 OR GREATER INSULATION TO ATTIC ACCESS DOOR USING ADHESIVE OR MECHANICAL FASTENERS CEnC 150.0 (a)1. PROVIDE GASKETED ATTIC ACCESS TO PREVENT AIR LEAKAGE CEnC 150.0 (a)1.

WINDOW GENERAL NOTES

1. REFER TO FLOOR PLANS FOR WINDOW LOCATIONS.
2. CONTRACTOR TO VERIFY EXACT ROUGH OPENING SIZES PRIOR TO FABRICATION OF ROUGH OPENINGS.
3. REFER TO ENERGY COMPLIANCE REPORTS FOR U-FACTOR, SHGC AND ADDITIONAL WINDOW REQUIREMENTS.
4. ALL GLAZING IS DOUBLE PANE UNLESS OTHERWISE NOTED.
5. EGRESS WINDOWS SHALL HAVE A CLEAR OPENING WITH A MAX. SILL HEIGHT OF 44" AFF, MIN. NET CLEAR OPENING FOR EMERGENCY ESCAPE SHALL BE 5.7 S.F. EXCEPT: 5 S.F. MIN. AT GROUND FLOOR. MINIMUM NET CLEAR OPENING DIMENSIONS: HEIGHT: 24", WIDTH: 20". **[2022 CRC SEC. R310.2]**

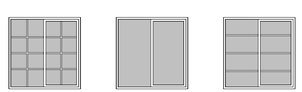
WINDOW SCHEDULE

NO.	TYPE	SIZE WIDTH	SIZE HEIGHT	HEAD HEIGHT	REMARKS
1	A	4' - 0"	4' - 6"	6' - 8"	
2	A	5' - 0"	4' - 6"	6' - 8"	1

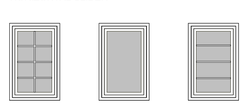
WINDOW REMARKS

1. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES . THE NET CLEAR OPENING DIMENSIONS SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING. PER **CBC 2022 SEC. 1031.3.2**
2. SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR. PER **CBC 2022 SEC. 1031.3.3**
3. TEMPERED / SAFETY GLAZING.

WINDOW LEGEND



A.
HORIZONTAL SLIDER



B.
CASEMENT

FLOOR PLAN NOTES

1. DIMENSIONS ARE TO FACE OF FRAMING U.N.O
2. REFER TO STRUCTURAL PLANS FOR FURTHER FRAMING INFORMATION.
3. REFER TO ELECTRICAL & MECHANICAL PLANS FOR FURTHER INFORMATION.
4. ALL FURNITURE AND EQUIPMENT IS BY OWNER AND IS SHOWN FOR COORDINATION PURPOSES ONLY.
5. FLOOR FINISHES TO BE DETERMINED BY THE PROPERTY OWNER.
6. SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72" ABOVE THE DRAIN INLET.
7. PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES INCLUDING BUT NOT LIMITED TO HANDRAILS, SHELVING AND BATHROOM FIXTURES.
8. PROVIDE FIRE BLOCKING FOR WALL CAVITIES THAT EXCEED CBC HEIGHT LIMITATION.

RCP NOTES

1. HEIGHT OF CEILINGS SHALL BE MEASURED FROM TOP OF SLAB TO FINISH FACE OF GWB OR FACE OF CEILING GRID AS INDICATED ON THE REFLECTED CEILING PLAN, UON.
2. ALL LIGHT FIXTURES ARE TO BE INSTALLED ACCORDING TO THE ARCHITECTURAL ELECTRICAL PLAN.
3. REFER TO ARCHITECTURAL ELECTRICAL PLANS FOR FURTHER INFORMATION.
4. REFER TO MECHANICAL PLANS FOR FURTHER INFORMATION.
5. REFER TO FLOOR PLAN FOR ELEVATION AND SECTION REFERENCES.

AREAS

AREAS-PLAN 5	
SPACE	CONDITIONED AREA
PLAN 5-EXISTING FOOTPRINT OF GARAGE, AS SHOWN IN VIEW 1/A7-101	441 SF

DOOR GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-102 FOR ADDITIONAL REQUIREMENTS
2. REFER TO PLANS FOR LOCATION OF DOORS.
3. VERIFY ROUGH OPENING SIZE WITH DOOR MANUFACTURER SPECIFICATIONS PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO VERIFY ACTUAL DOOR SIZE TO FIT FINISH OPENING PRIOR TO FABRICATION OF DOOR AND FINISH OPENING.
5. OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 13/8 INCHES (35 MM) IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 13/8 INCHES (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS ***2022 CRC SECTION R302.5.1***. DOORS SHALL BE SELFLATCHING AND EQUIPPED WITH A SELF-CLOSING OR AUTOMATICCLOSING DEVICE.
6. GLAZING IN DOORS SHALL BE TEMPERED PER ***SECTION R308.4.1***.

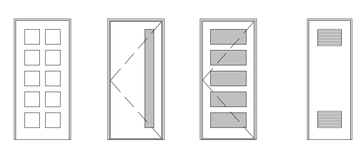
DOOR SCHEDULE

NO.	TYPE	SIZE WIDTH	SIZE HEIGHT	FIRE RATING	REMARKS
1	C	3' - 0"	6' - 8"		2, 4
2	C	2' - 8"	6' - 8"		
3	D	4' - 0"	6' - 8"		
4	C	2' - 8"	6' - 8"		
5	C	3' - 0"	6' - 8"		3

DOOR REMARKS

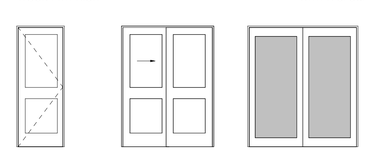
1. FIRE RATED DOOR. REFER TO GENERAL DOOR NOTE #5
2. GLAZING IN DOOR. TEMPERED (BOTH PANES)
3. PROVIDE 100 SQ INCHES OF VENTING IN DOOR OR BY OTHER APPROVED MEANS.
4. OPTIONAL DOOR.

DOOR LEGEND



A.
SOLID CORE
WOOD EXTERIOR

B.
EXTERIOR - VENTED
WATER CLOSET



C.
SINGLE HOLLOW
CORE INTERIOR

D.
DOUBLE SLIDING
INTERIOR

E.
SLIDING GLASS
EXTERIOR.

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CONSULTANT

AGENCY

PROTOTYPE ADU
2 CAR GARAGE COVERSION
COACHELLA, CA

FLOOR PLAN & RCP - PLAN 6

NO.	REVISION	DATE
1		

PROJECT MANAGER
RANDALL RUSSOM

DRAWN BY ALEX MARTINEZ
CHECKED BY RYAN JENKINS

DATE
09/20/23

PROJECT NUMBER
2516-01-UR19

SHEET
A6-101

INITIAL SUBMITTAL

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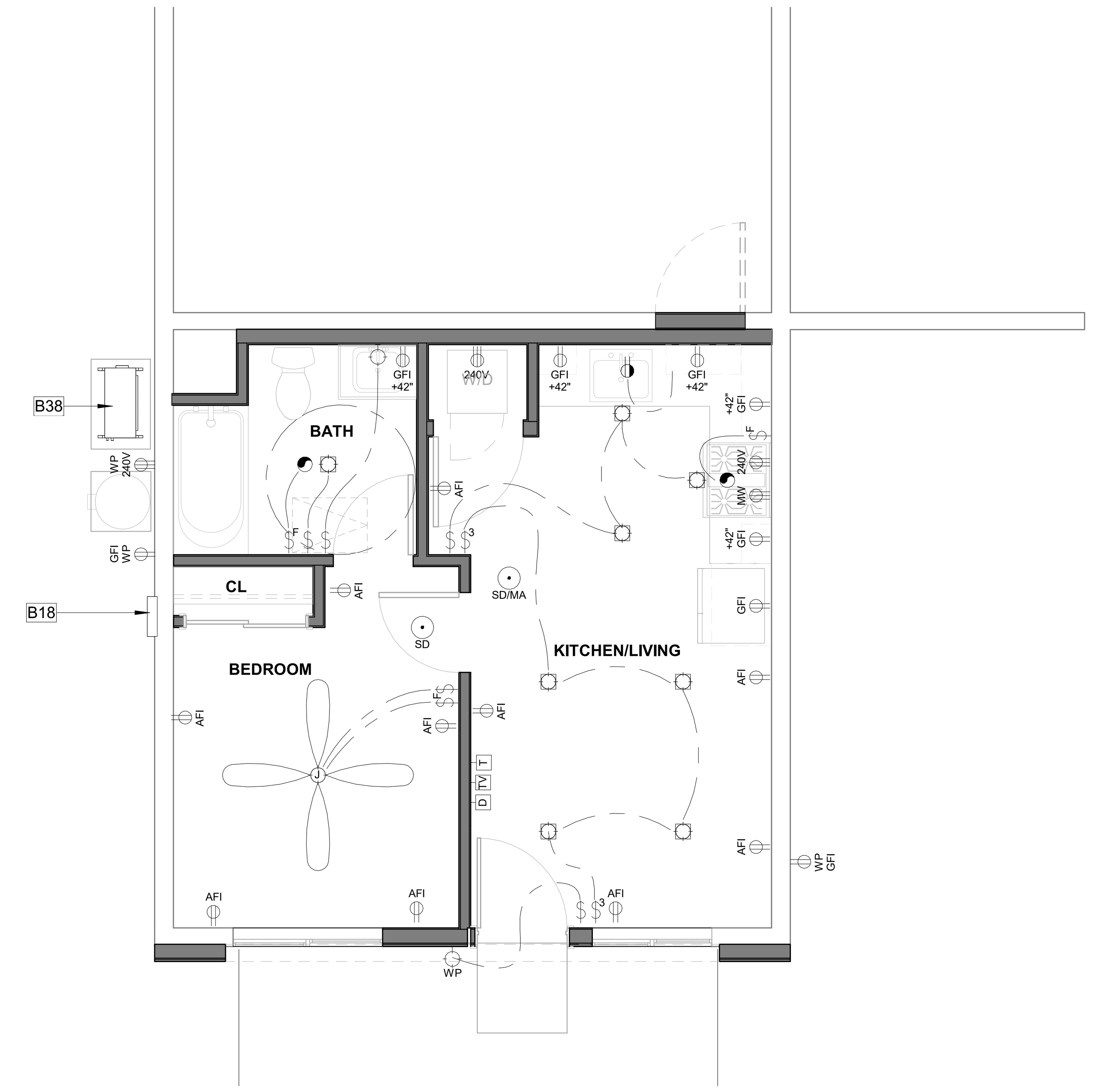
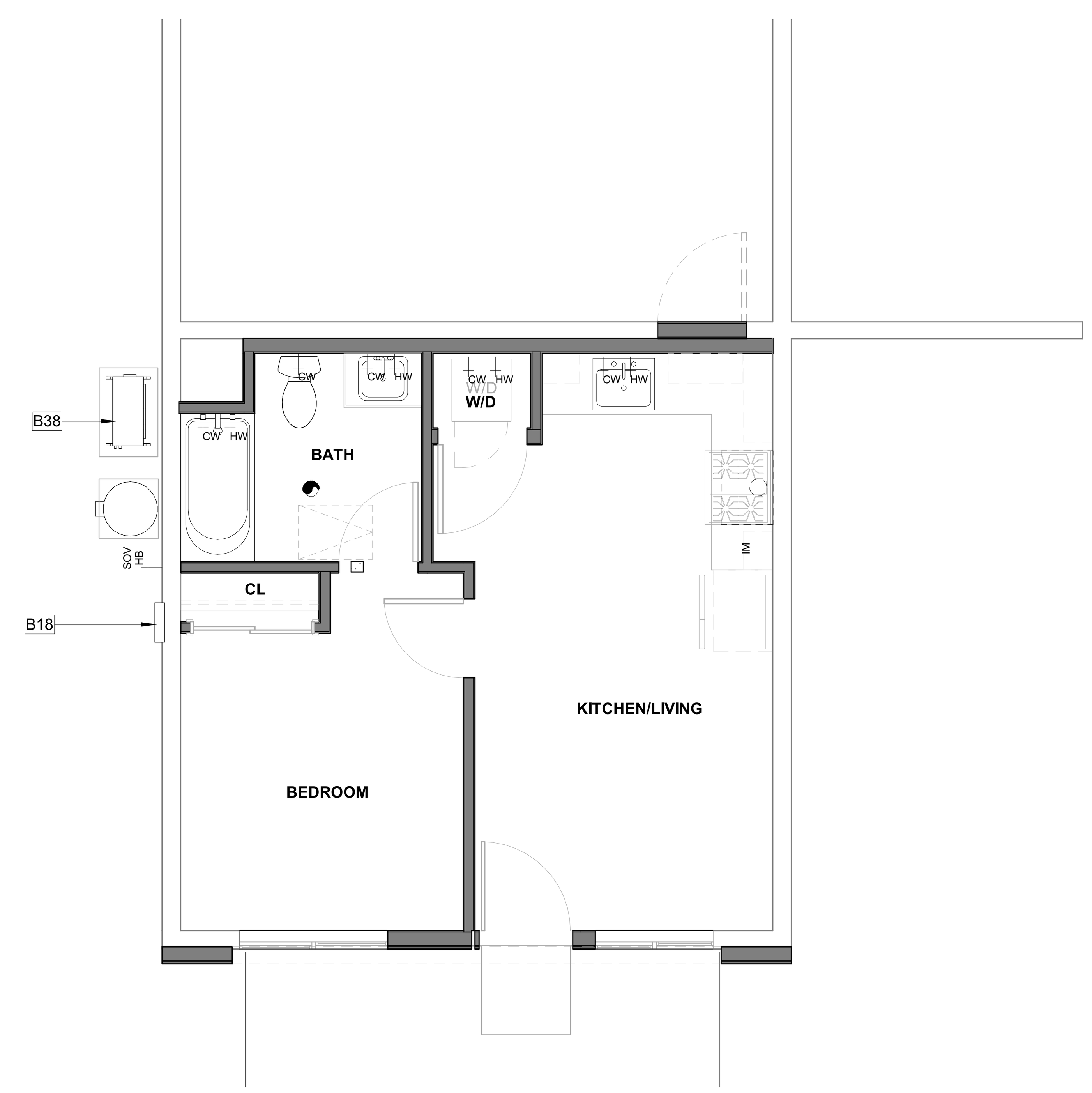


1 ELECTRICAL FLOOR PLAN

A6-201 | A6-111 SCALE: 1/4" = 1'-0"



2 MECHANICAL FLOOR PLAN

A6-201 | A6-111 SCALE: 1/4" = 1'-0"

UTILITY GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-102 FOR ADDITIONAL REQUIREMENTS.
2. SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
3. SEE TITLE 24 REPORTS FOR ADDITIONAL INFORMATION.

KEYNOTES

B18	ELECTRIC PANEL TBD.
B38	MULTI-ZONE HEAT PUMP CONDENSING UNIT. REFER TO PLANS FOR LOCATION OF INDOOR FAN FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION, 3" MIN. ABOVE GRADE.

VENTILATION SUMMARIES

PER ASHRAE Standard 62.2, Table 7.1 (Perscriptive Duct Sizing Requirements)
(Table 7.1 Assumes no elbows. Deduct 15-feet of allowable duct length for each turn, elbow or fitting. Fan rating cfm @ 0.25 in w.g., and rated at less than one sone.)

LOCAL VENTILATION RATE SUMMARY - BATHROOM(S)
Bathroom Minimum Fan Flow (cfm) = 50 cfm
Per Table 7.1, Duct Size = 4" Diameter; Flex Duct
Maximun Allowable Duct Lenghth (ft) =70'

LOCAL VENTILATION RATE SUMMARY - KITCHEN
Kitchen Minimum Fan Flow (cfm) = 100 cfm

TABLE 150.0-G		
DWELLING UNIT FLOOR AREA (ft2)	HOOD OVER ELECTRIC RANGE	HOOD OVER NATURAL GAS
<750	150 CFM	280 CFM

TABLE 150.0-H		
5 PARAMETER	HOOD OVER ELEC. RANGE	HOOD OVER NAT. GAS RANGE
FAN AIRFLOW, CFM AT MINIMUM STATIC PRESSURE 0.25 IN WATER	<175	<350
MINIMUM DUCT DIAMETER, IN FOR RIGID DUCT	7	9
MINIMUM DUCT DIAMETER, IN FOR FLEX DUCT	7	9

Maximun Allowable Duct Lenghth (ft) = 85 Feet

LOCAL VENTILATION RATE SUMMARY - INDOOR AIR QUALITY
Per ASHRAE Standard 62.2, CEC Equation 150.0-B

TOTAL REQUIRED VENTILATION RATE
Qcfm= .03(floor area) + 7.5 (# of bedrooms + 1)

STUDIO
Qcfm = .03(205) + 7.5 (0 + 1)
Qcfm = 13.65

DUCT SIZE PER ASHRAE TABLE 7.1
REFER TO LEGEND FOR INDOOR AIR QUALITY FAN (IAQ)

CONTINOUS FAN FLOW (CFM) = 50 CFM

Per Table 7.1, Duct Size= 4" Diameter; Smooth duct
Maximun Allowable Duct Lenghth (ft) = 35'
OR
Per Table 7.1, Duct Size= 5" Diameter; FLEX DUCT
Maximun Allowable Duct Lenghth (ft) = 70'

ELECTRICAL LEGEND

NOTE: ALL OUTDOOR OUTLETS SHALL HAVE GFCI PROTECTION AND WEATHERPROOF COVERS.

- ELECTRICAL SWITCH
- ELECTRICAL SWITCH- VACANCY SENSOR
- ELECTRICAL SWITCH-FAN
- EXHAUST FAN
- WALL MOUNTED HIGH-EFFICACY LIGHT
- RECESSED HIGH-EFFICACY DOWNLIGHT
- VP RECESSED HIGH-EFFICACY DOWNLIGHT VAPOR PROOF
- ELECTRICAL WIRING
- SD SMOKE DETECTOR/ALARM
- SD/MA COMBINATION SMOKE/CARBON MONOXIDE
- T TELEPHONE LOCATION
- TV CABLE TELEVISION LOCATION
- CEILING FAN OPTIONAL (PRE WIRE FOR CEILING FAN ONLY)
- AFI DUPLEX OUTLET ARC-FAULT CIRCUIT INTERRUPTER
- 240V DUPLEX OUTLET 240 VOLTS
- GFI DUPLEX OUTLET GROUND FAULT INTERRUPTER
- GFI WP DUPLEX OUTLET WATERPROOF GROUND FAULT INTERRUPTER
- DUPLEX OUTLET AFCI-HALF HOT
- CW COLD WATER STUB OUT
- HW HOT WATER STUB OUT
- HB WATER HOSE BIBB
- SOV HB WATER HOSE BIBB WITH SHUT OF VALVE
- 22"X30" MIN. CEILING ACCESS PANEL

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LICENSED ARCHITECT
RANDALL RUSSO
C24410
1-31-25
RENEWAL DATE
STATE OF CALIFORNIA

CONSULTANT

AGENCY

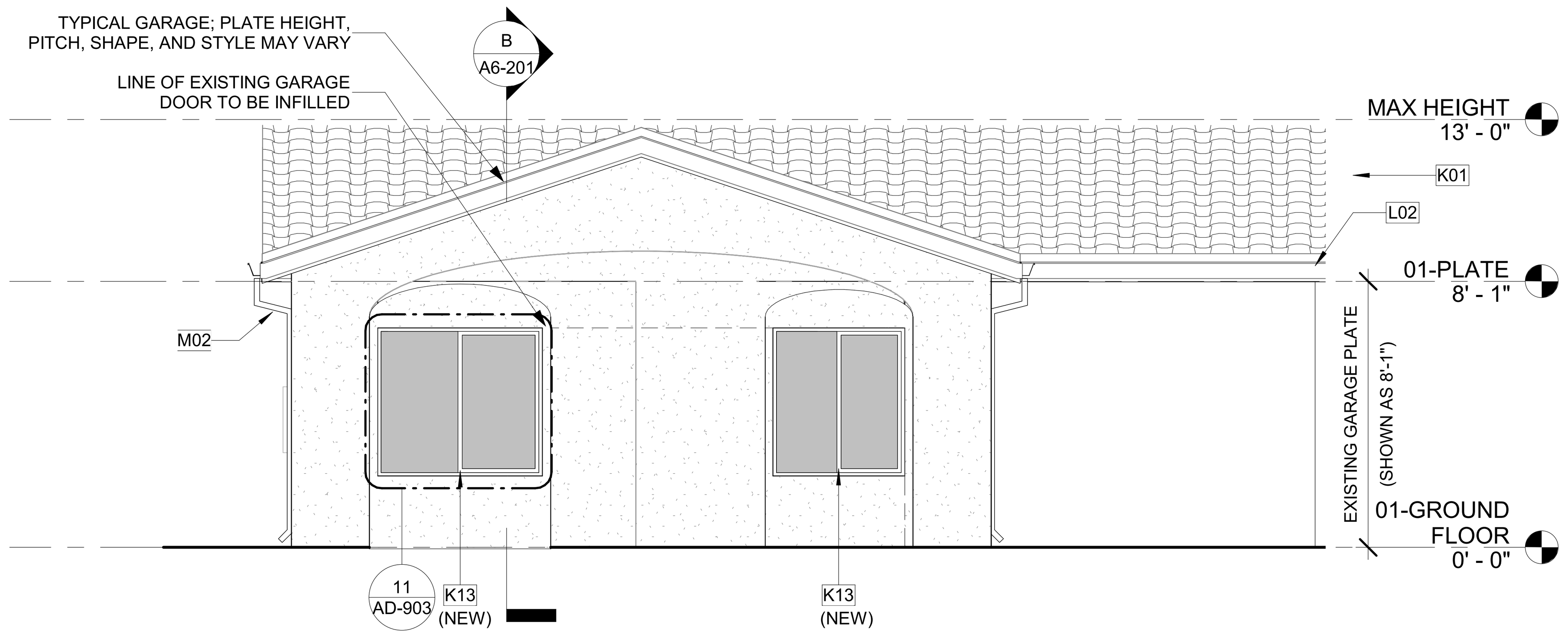
PROTOTYPE ADU
2 CAR GARAGE COVERSION
COACHELLA, CA

MECHANICAL AND ELECTRICAL PLANS - PLAN 6

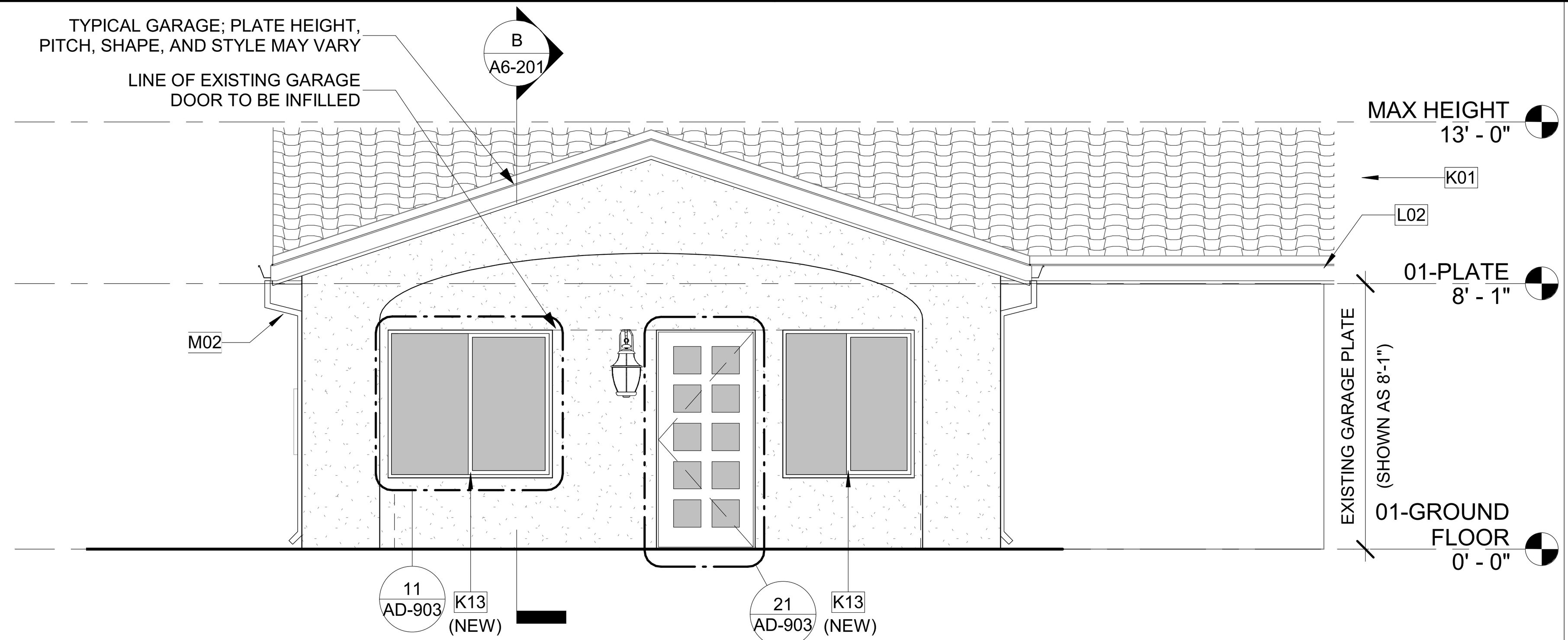
NO.	REVISION	DATE
1		

PROJECT MANAGER RANDALL RUSSOM
DRAWN BY ALEX MARTINEZ
CHECKED BY RYAN JENKINS
DATE 09/20/23
PROJECT NUMBER 2516-01-UR19
SHEET A6-111

INITIAL SUBMITTAL



4 **FRONT ELEVATION- SIDE DOOR OPTION - MISSION**
A6-101 A6-201 SCALE: 1/4" = 1'-0"



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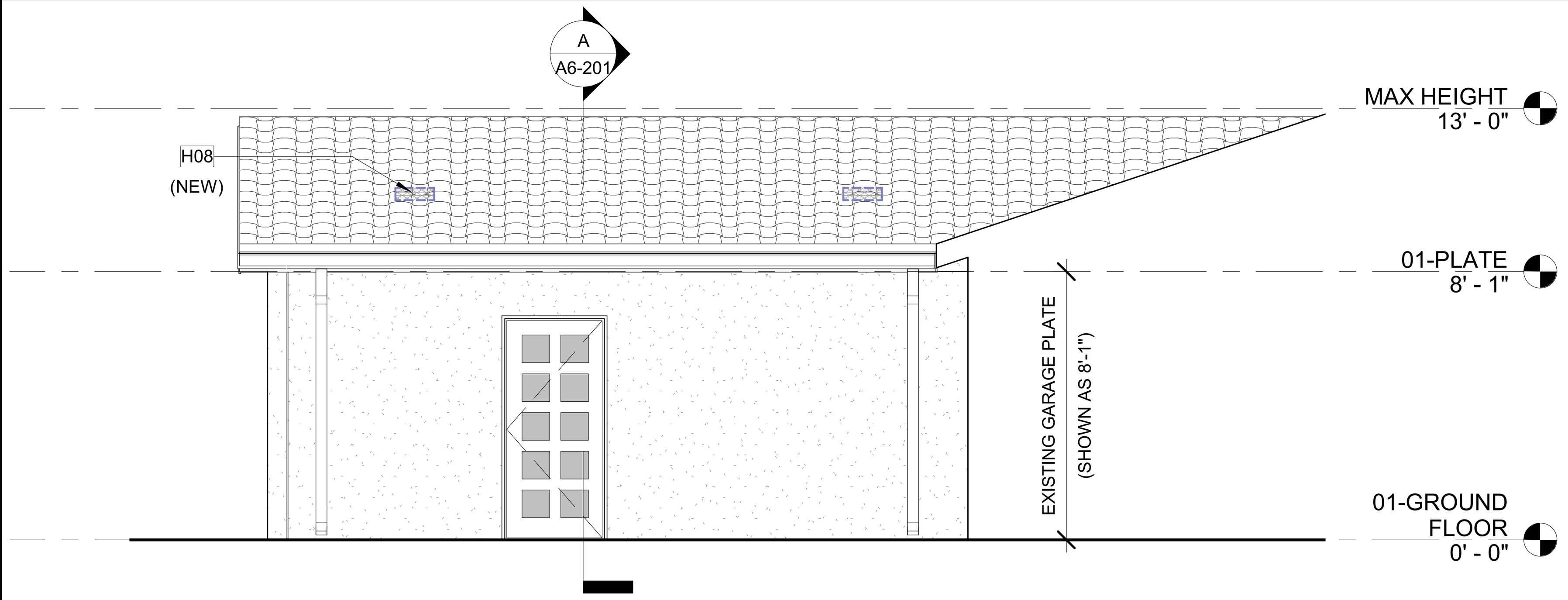
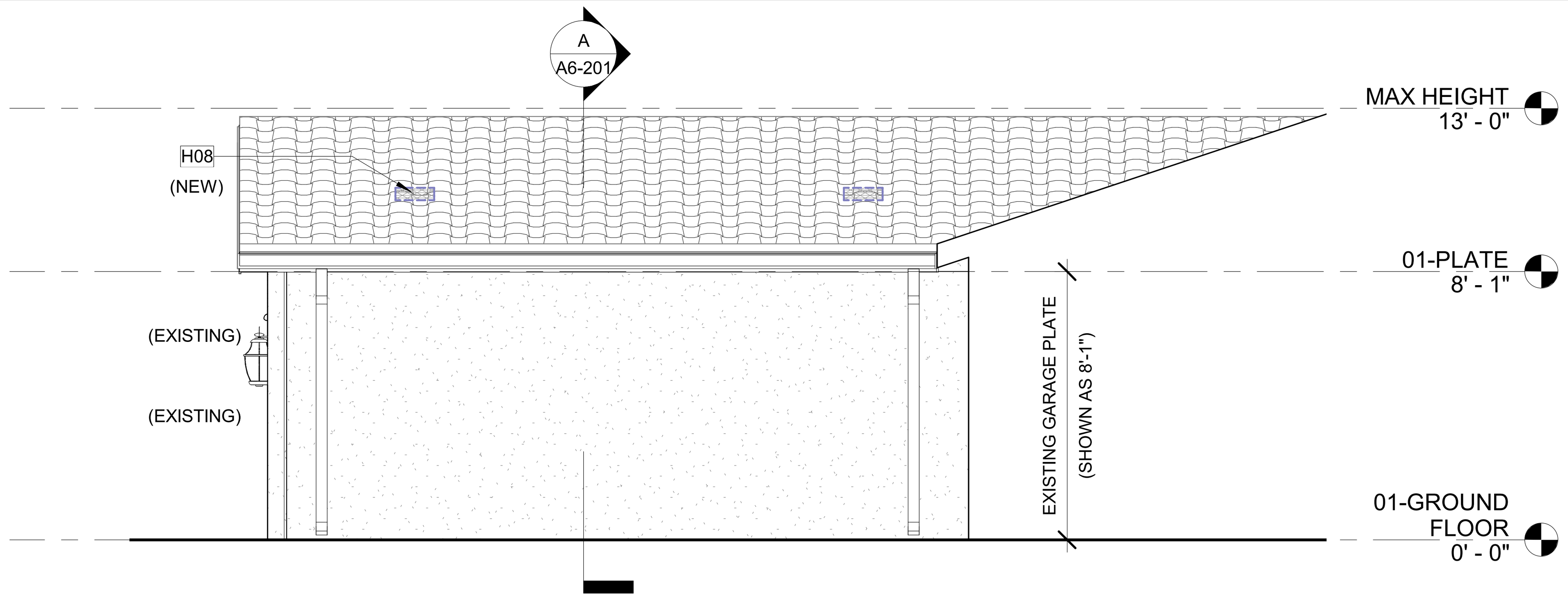
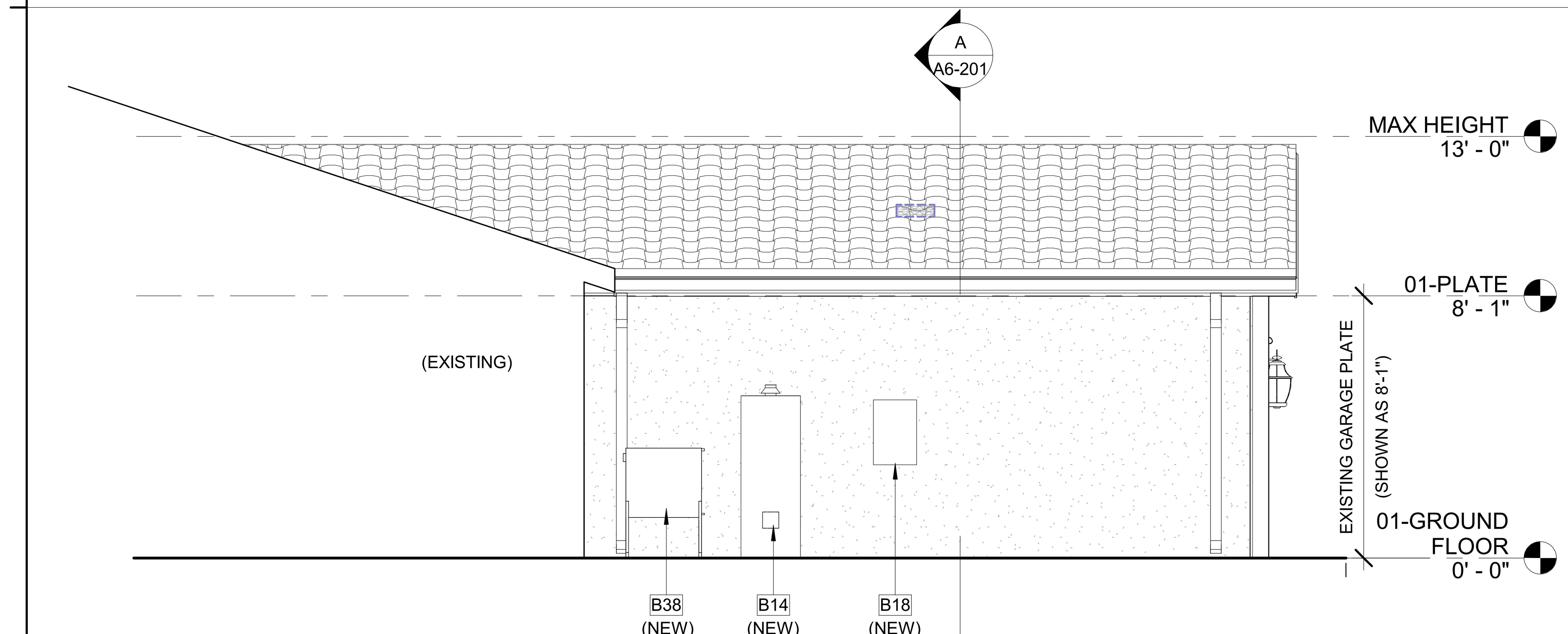


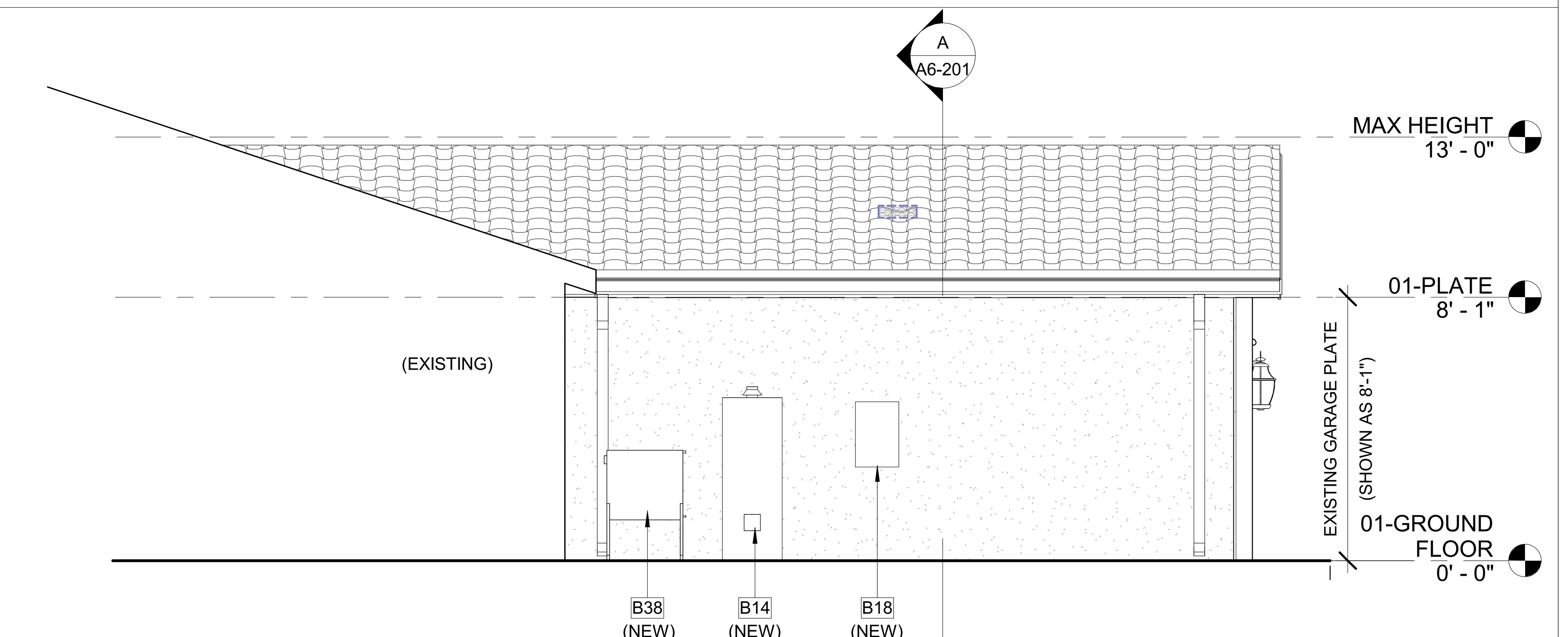
5 **RIGHT ELEVATION - SIDE DOOR OPTION - MISSION**
A6-101 A6-201 SCALE: 1/4" = 1'-0"



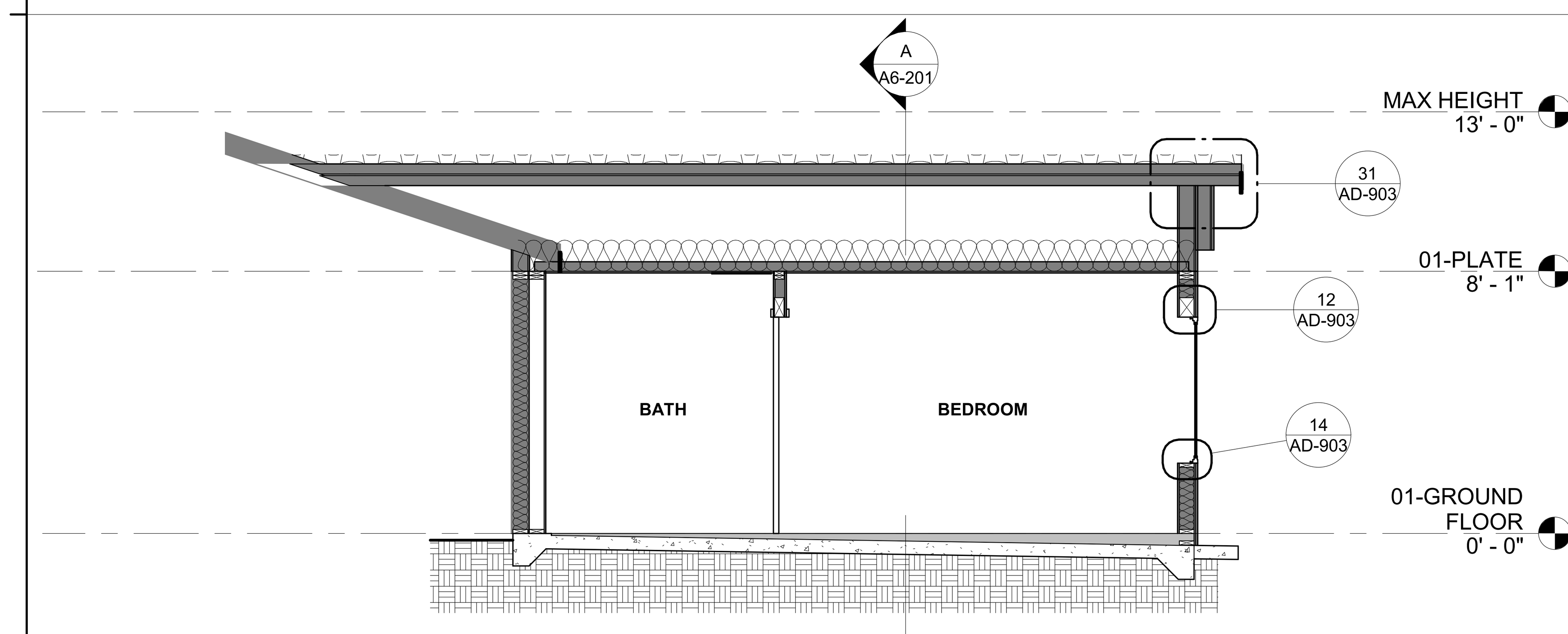
2 **RIGHT ELEVATION - MISSION**
A6-101 A6-201 SCALE: 1/4" = 1'-0"



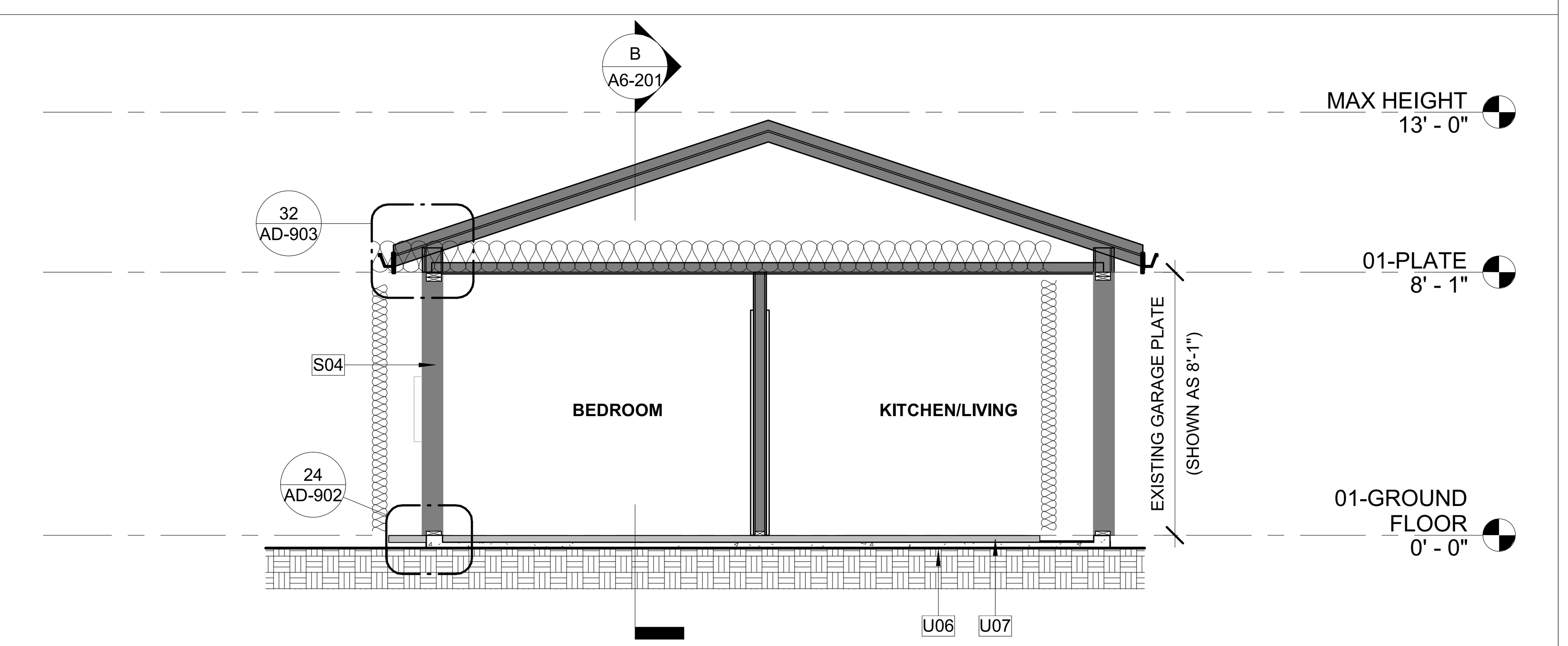
6 **LEFT ELEVATION - SIDE DOOR OPTION - MISSION**
A6-201 SCALE: 1/4" = 1'-0"



3 **LEFT ELEVATION - MISSION**
A6-101 A6-201 SCALE: 1/4" = 1'-0"



B **BUILDING SECTION B - MISSION**
A2 A6-201 SCALE: 1/4" = 1'-0"



A **BUILDING SECTION A - MISSION**
A2 A6-201 SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-102 FOR ADDITIONAL REQUIREMENTS
2. SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
3. REFER TO ROOF PLAN FOR OVERHANGS. FASCIA PER DETAILS. PROVIDE ALUMINUM GUTTER. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.
4. REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.
5. REFER TO PLOT PLAN FOR PLAN TYPE, ELEVATION STYLE AND COLOR SCHEME.
6. THE NOMINAL THICKNESS AND ATTACHMENT OF EXTERIOR WALL COVERINGS SHALL BE IN ACCORDANCE WITH CRC TABLE R703.3(1).
7. ANCHORED VENEER, BRICK, CONCRETE, MASONRY OR STONE IN ACCORDANCE WITH CRC R703.8
8. ADHERED VENEER, CONCRETE, STONE OR MASONRY IN ACCORDANCE WITH CRC R703.12
9. EXTERIOR PLASTER (STUCCO) INSTALLATION SHALL COMPLY WITH THE PROVISIONS OF CRC R703.7 AND COMPLIANCE WITH ASTM C926 AND ASTM C1063, STANDARD SPECIFICATIONS FOR INSTALLATION OF LATHING AND FURRING TO RECEIVE INTERIOR AND EXTERIOR PORTLAND CEMENT-BASED PLASTER, INCLUDING INSTALLATION OF CONTROL JOINTS.
10. GYPSUM SHEATHING SHALL BE ATTACHED TO EXTERIOR WALLS IN ACCORDANCE WITH CRC TABLE R602.3.
11. CLADDING ATTACHMENT OVER FOAM SHEATHING TO WOOD FRAMING IN ACCORDANCE WITH CRC R703.15. REFER TO CRC R703.8 FOR ANCHORED MASONRY OR STONE VENEER INSTALLED OVER FOAM SHEATHING.

KEYNOTES

B14 50 GALLON TANK TYPE ELECTRIC WATER HEATER. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION. 3" MIN. ABOVE GRADE. STRAPPING DETAIL 51/AD-902.
B18 ELECTRIC PANEL TBD.
B38 MULTI-ZONE HEAT PUMP CONDENSING UNIT. REFER TO PLANS FOR LOCATION OF INDOOR FAN FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION, 3" MIN. ABOVE GRADE.
H08 ATTIC VENT. PAINT FINISH TO MATCH ROOF COLOR. REFER TO COLORS AND MATERIALS.
K01 CONCRETE S-TILE.
K13 WINDOW PER PLAN
L02 1x8 FIBER CEMENT FASCIA.
M02 DOWNSPOUT. CONNECT TO STORM DRAIN SYSTEM
S04 2X6 WALL INSULATION. REFER TO TITLE 24 (R-21 MIN.)
U06 CONCRETE SLAB FOUNDATION
U07 LEVEL EXISTING FLOOR SLAB

VENTING REQUIRED

ROOF VENTILATION - REQUIRED - 2 CAR GARAGE CONVERSION			
ATTIC ZONE	AREA	FACTOR	REQUIRED SI
ATTIC-2 CAR GARAGE CONVERSION	441 SF	0.0033	212 in²

VENTING PROPOSED

ATTIC ZONE	NUMBER	VENT TYPE	FREE AREA
2 CAR GARAGE CONVERSION	3	O'HAGIN FIRE & ICE	292.50 in²
HIGH			292.50 in²
			292.50 in²

LEGEND

NOTE: EXTERIOR WALL COVERINGS SHALL BE EITHER A NON-COMBUSTIBLE MATERIAL, AN IGNITION RESISTANT MATERIAL, OR OTHERWISE COMPLY WITH THE REQUIREMENTS SET FORTH IN THE ***2022 CRC SECTION R337.7***.

- EXISTING WALL COVERING
- NEW EXTERIOR FINISH AND COLOR TO MATCH THAT OF PRINCIPAL DWELLING
- 10'-0" HEIGHT OF TOP OF ROOFING SURFACE *(INCLUDING CRICKETS AND INSULATION)*
- 1/2" / 1'-0" ROOF SLOPE *(REFER TO ROOF PLAN FOR ACTUAL SLOPE)*
- ROOF VENT - O'HAGIN FIRE & ICE LINE - FLAME AND EMBER RESISTANT VENT *(CRC R337 COMPLIANT)*
  - S-TILE OR COMPOSITE SHINGLE TYPE PER EXISTING ROOF TYPE
- EXISTING ROOFING MATERIAL

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LICENSED ARCHITECT RANDALL RUSSOM C24410 1-31-25 RENEWAL DATE STATE OF CALIFORNIA

CONSULTANT

AGENCY

PROTOTYPE ADU
2 CAR GARAGE COVERSION
COACHELLA, CA

EXTERIOR ELEVATIONS & BUILDING SECTIONS - PLAN 6

NO.	REVISION	DATE

PROJECT MANAGER: RANDALL RUSSOM
DRAWN BY: ALEX MARTINEZ
CHECKED BY: RYAN JENKINS
DATE: 09/20/23
PROJECT NUMBER: 2516-01-UR19
SHEET: A6-201

INITIAL SUBMITTAL

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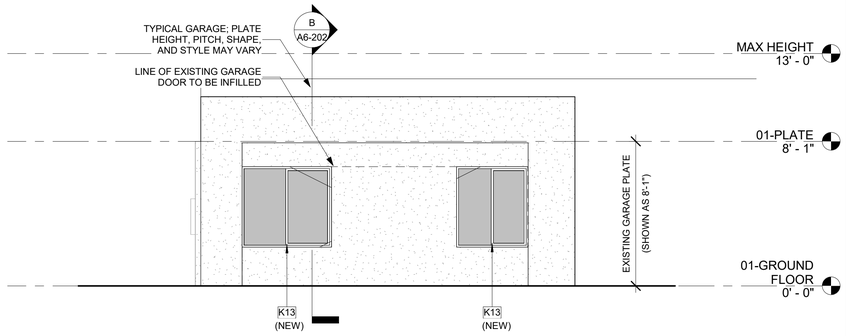
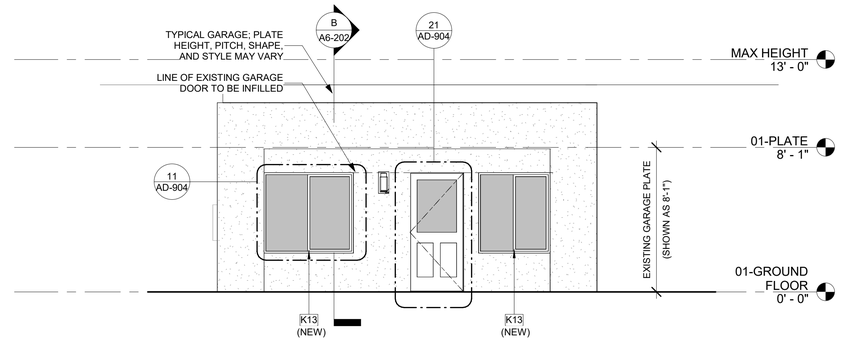


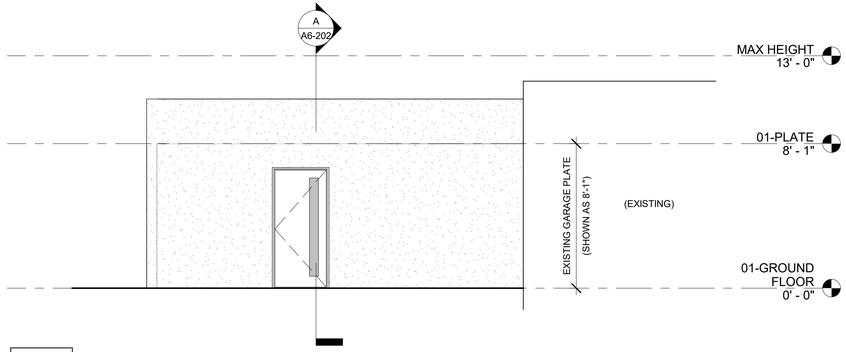
4 FRONT ELEVATION - SIDE DOOR OPTION - MODERN

A6-101 | A6-202 SCALE: 1/4" = 1'-0"



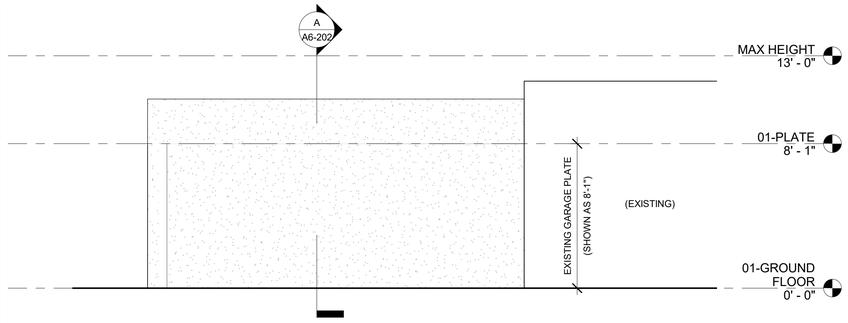
1 FRONT ELEVATION - MODERN

A6-101 | A6-202 SCALE: 1/4" = 1'-0"



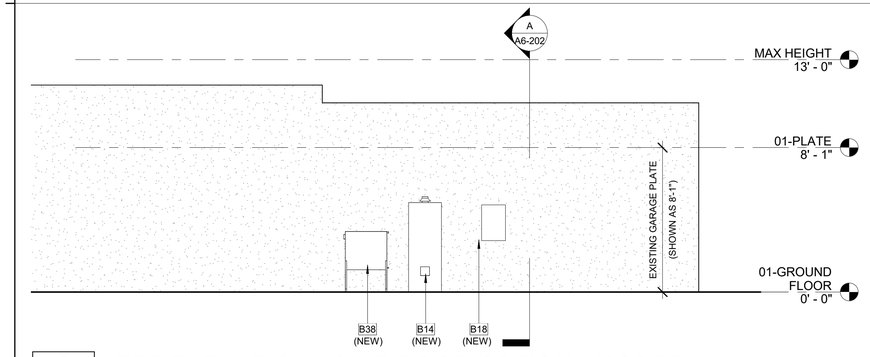
5 RIGHT ELEVATION - MODERN

A6-101 | A6-202 SCALE: 1/4" = 1'-0"



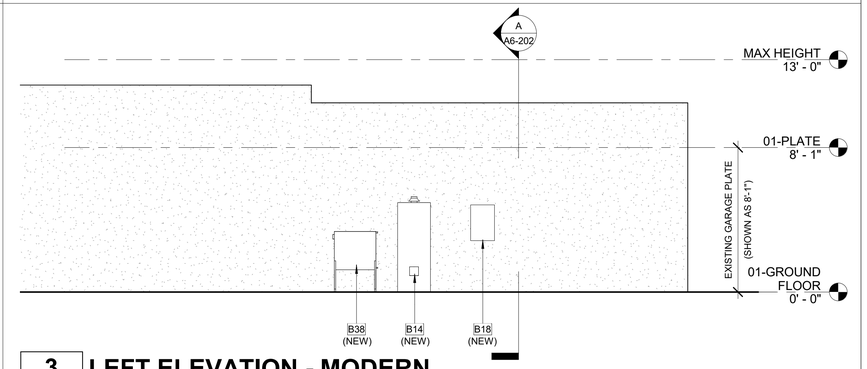
2 RIGHT ELEVATION - MODERN

A6-101 | A6-202 SCALE: 1/4" = 1'-0"



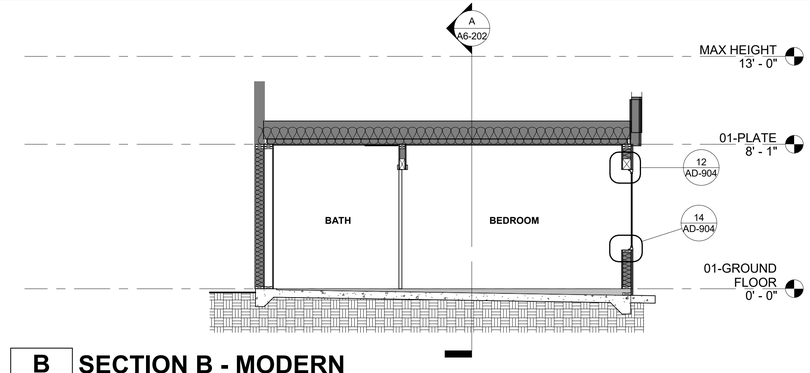
6 LEFT ELEVATION - SIDE DOOR OPTION - MODERN

A6-202 SCALE: 1/4" = 1'-0"



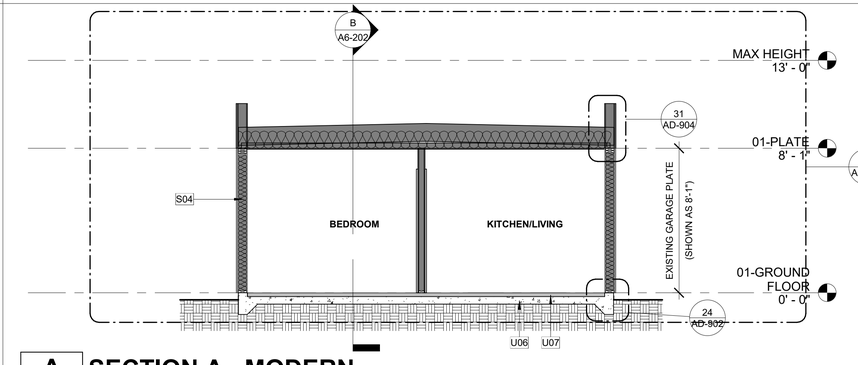
3 LEFT ELEVATION - MODERN

A6-101 | A6-202 SCALE: 1/4" = 1'-0"



B SECTION B - MODERN

A2 | A6-202 SCALE: 1/4" = 1'-0"



A SECTION A - MODERN

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KEYNOTES

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K13	WINDOW PER PLAN
S04	2X6 WALL INSULATION. REFER TO TITLE 24 (R-21 MIN.)
U06	CONCRETE SLAB FOUNDATION
U07	LEVEL EXISTING FLOOR SLAB

VENTING REQUIRED

ROOF VENTILATION - REQUIRED - 2 CAR GARAGE CONVERSION			
ATTIC ZONE	**AREA**	**FACTOR**	**REQUIRED SI**
ATTIC-2 CAR GARAGE CONVERSION	441 SF	0.0033	212 in²

VENTING PROPOSED

ATTIC ZONE	NUMBER	VENT TYPE	FREE AREA
2 CAR GARAGE CONVERSION	3	O'HAGIN FIRE & ICE	292.50 in²
HIGH			292.50 in²
			292.50 in²

LEGEND

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CONSULTANT

AGENCY

PROTOTYPE ADU
2 CAR GARAGE COVERSION
COACHELLA, CA

EXTERIOR ELEVATIONS & BUILDING SECTIONS - PLAN 6

NO.	REVISION	DATE

PROJECT MANAGER RANDALL RUSSOM
DRAWN BY ALEX MARTINEZ
CHECKED BY RYAN JENKINS
DATE 09/20/23
PROJECT NUMBER 2516-01-UR19
SHEET A6-202

INITIAL SUBMITTAL

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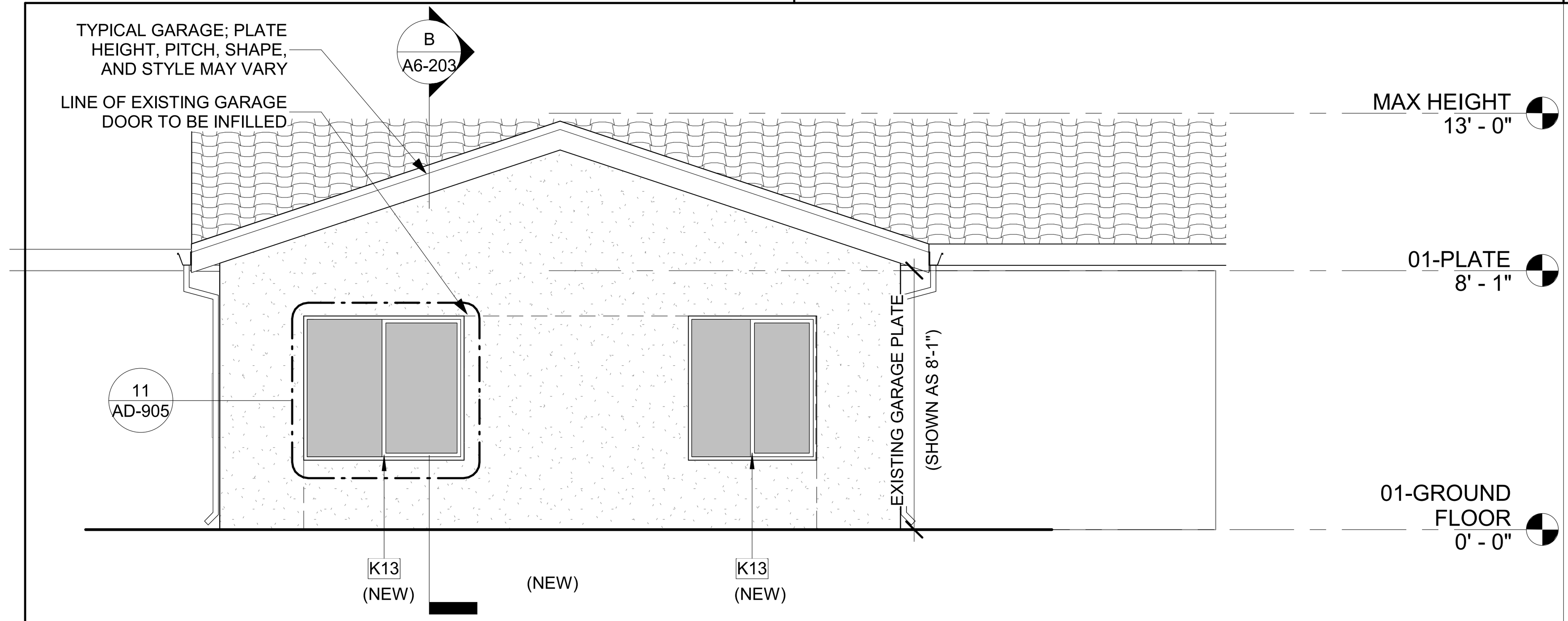
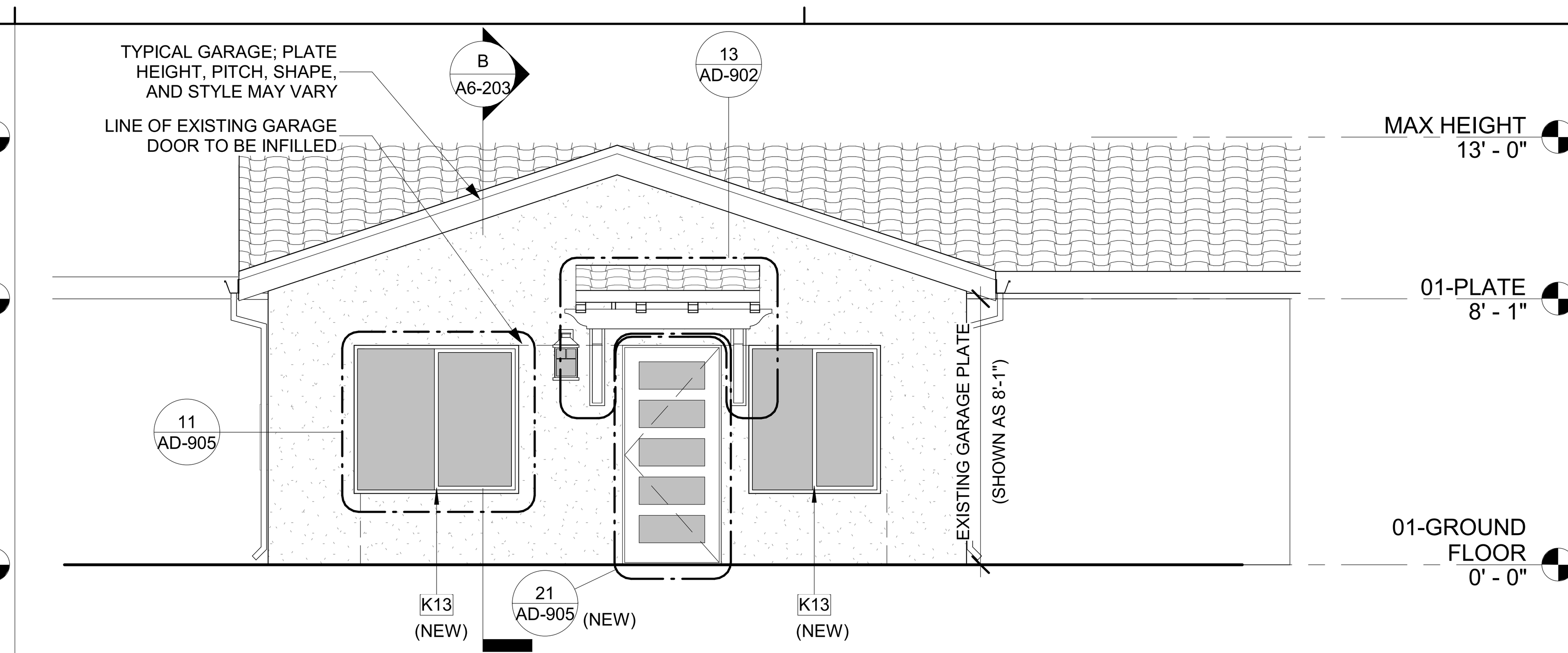
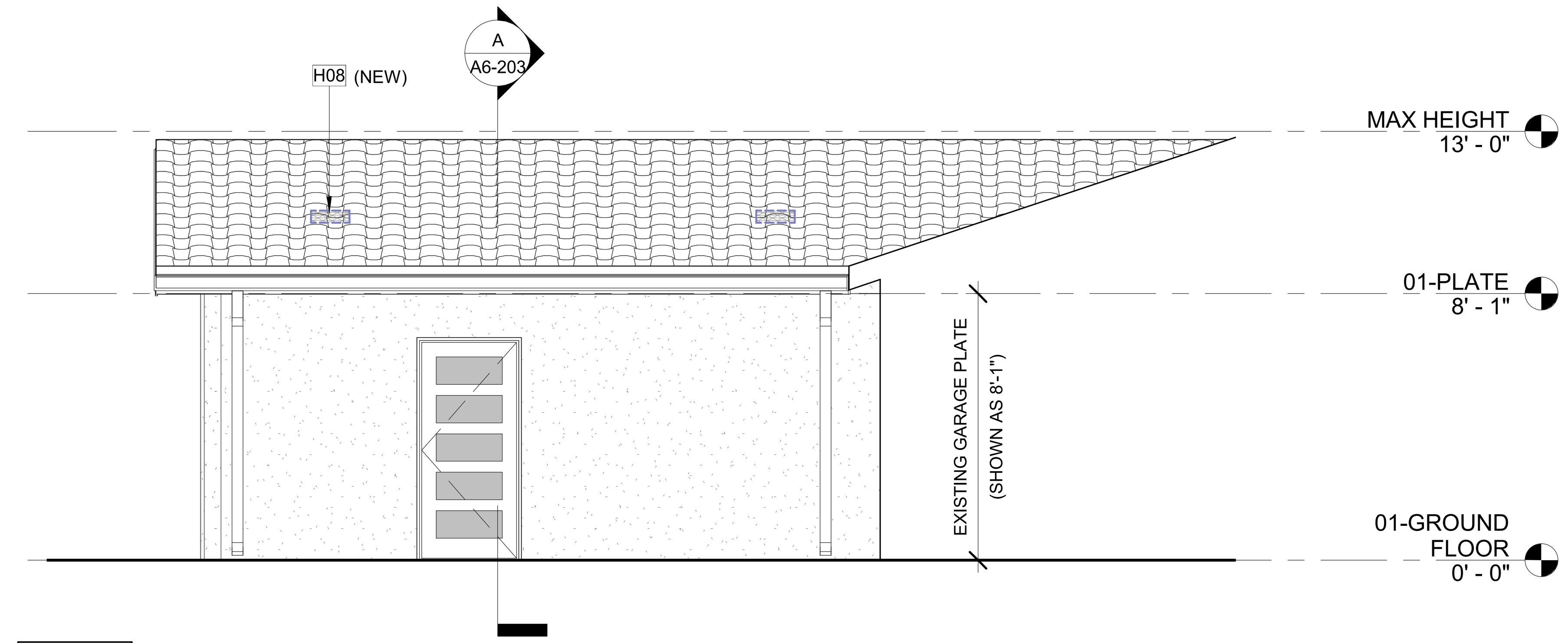


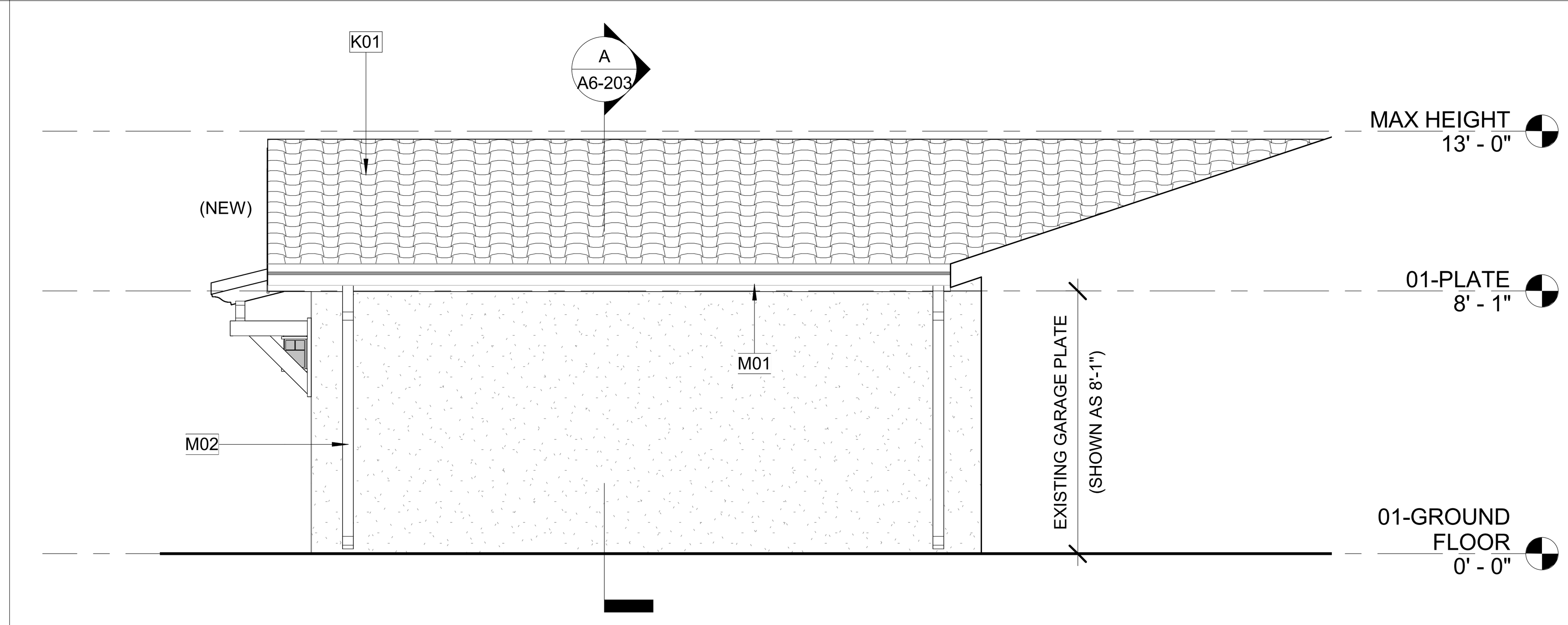
4 **FRONT ELEVATION - SIDE DOOR OPTION - SPANISH**
A6-101 A6-203 SCALE: 1/4" = 1'-0"



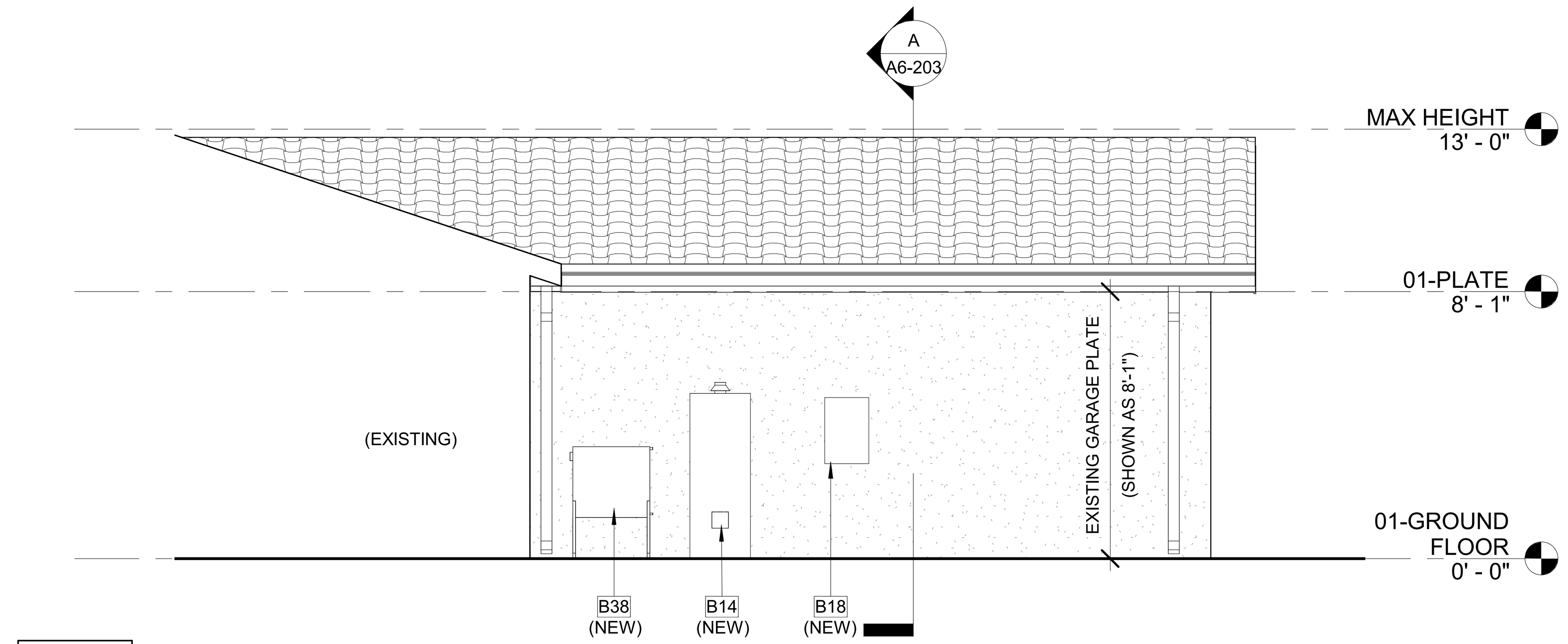
1 **FRONT ELEVATION - FRONT DOOR OPTION - SPANISH**
A6-101 A6-203 SCALE: 1/4" = 1'-0"



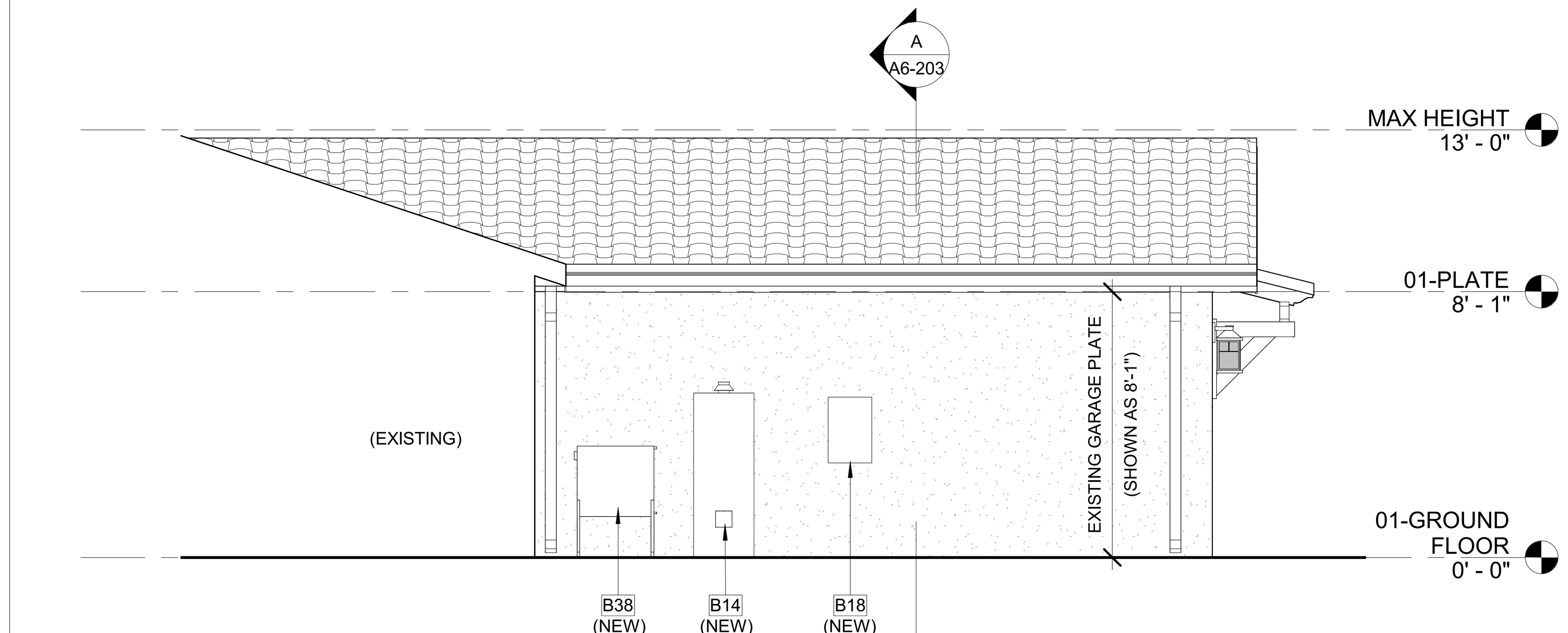
5 **RIGHT ELEVATION - SIDE DOOR OPTION - SPANISH**
A6-101 A6-203 SCALE: 1/4" = 1'-0"



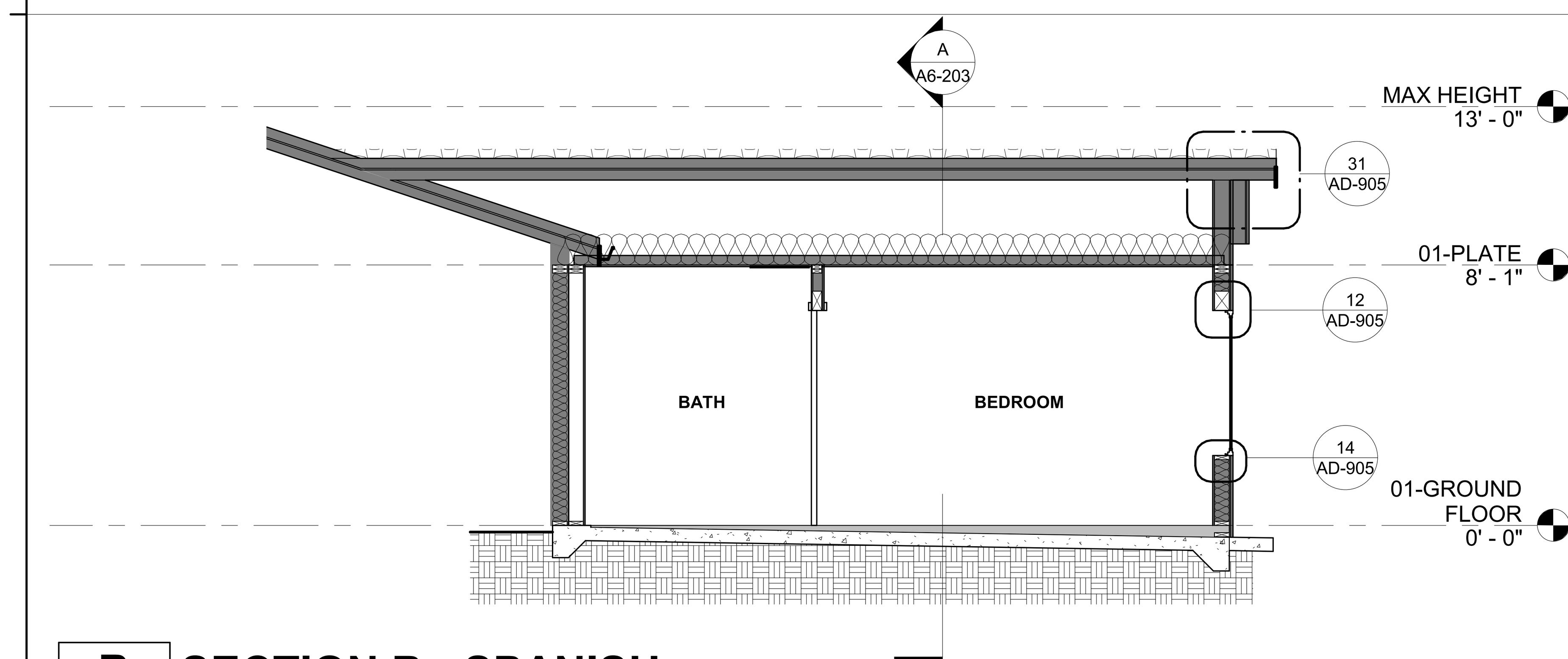
2 **RIGHT ELEVATION FRONT DOOR OPTION - SPANISH**
A6-101 A6-203 SCALE: 1/4" = 1'-0"



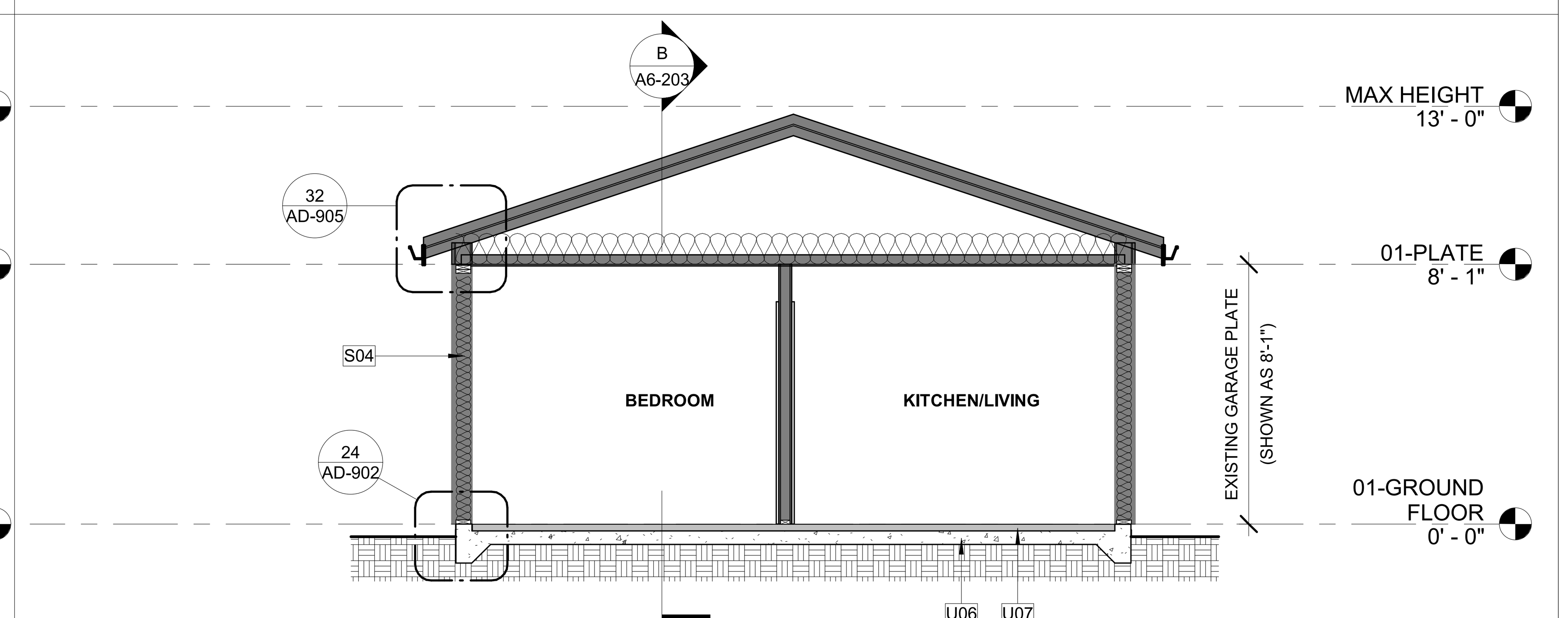
6 **LEFT ELEVATION - SIDE DOOR OPTION - SPANISH**
A6-203 SCALE: 1/4" = 1'-0"



3 **LEFT ELEVATION - SPANISH**
A6-203 SCALE: 1/4" = 1'-0"



B **SECTION B - SPANISH**
A2 A6-203 SCALE: 1/4" = 1'-0"



A **SECTION A - SPANISH**
A2 A6-203 SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-102 FOR ADDITIONAL REQUIREMENTS
2. SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
3. REFER TO ROOF PLAN FOR OVERHANGS. FASCIA PER DETAILS. PROVIDE ALUMINUM GUTTER. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.
4. REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.
5. REFER TO PLOT PLAN FOR PLAN TYPE, ELEVATION STYLE AND COLOR SCHEME.
6. THE NOMINAL THICKNESS AND ATTACHMENT OF EXTERIOR WALL COVERINGS SHALL BE IN ACCORDANCE WITH CRC TABLE R703.3(1).
7. ANCHORED VENEER, BRICK, CONCRETE, MASONRY OR STONE IN ACCORDANCE WITH CRC R703.8
8. ADHERED VENEER, CONCRETE, STONE OR MASONRY IN ACCORDANCE WITH CRC R703.12
9. EXTERIOR PLASTER (STUCCO) INSTALLATION SHALL COMPLY WITH THE PROVISIONS OF CRC R703.7 AND COMPLIANCE WITH ASTM C926 AND ASTM C1063, STANDARD SPECIFICATIONS FOR INSTALLATION OF LATHING AND FURRING TO RECEIVE INTERIOR AND EXTERIOR PORTLAND CEMENT-BASED PLASTER, INCLUDING INSTALLATION OF CONTROL JOINTS.
10. GYPSUM SHEATHING SHALL BE ATTACHED TO EXTERIOR WALLS IN ACCORDANCE WITH CRC TABLE R602.3.
11. CLADDING ATTACHMENT OVER FOAM SHEATHING TO WOOD FRAMING IN ACCORDANCE WITH CRC R703.15. REFER TO CRC R703.8 FOR ANCHORED MASONRY OR STONE VENEER INSTALLED OVER FOAM SHEATHING.

KEYNOTES

B14 50 GALLON TANK TYPE ELECTRIC WATER HEATER. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION. 3" MIN. ABOVE GRADE. STRAPPING DETAIL 51/AD-902.
B18 ELECTRIC PANEL TBD.
B38 MULTI-ZONE HEAT PUMP CONDENSING UNIT. REFER TO PLANS FOR LOCATION OF INDOOR FAN FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION, 3" MIN. ABOVE GRADE.
H08 ATTIC VENT. PAINT FINISH TO MATCH ROOF COLOR. REFER TO COLORS AND MATERIALS.
K01 CONCRETE S-TILE.
K13 WINDOW PER PLAN
M01 GUTTER. CONNECT TO DOWNSPOUT. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER PER CRC R327.5.4
M02 DOWNSPOUT. CONNECT TO STORM DRAIN SYSTEM
S04 2X6 WALL INSULATION. REFER TO TITLE 24 (R-21 MIN.)
U06 CONCRETE SLAB FOUNDATION
U07 LEVEL EXISTING FLOOR SLAB

VENTING REQUIRED

ROOF VENTILATION - REQUIRED - 2 CAR GARAGE CONVERSION

ATTIC ZONE	AREA	FACTOR	REQUIRED SI
ATTIC-2 CAR GARAGE CONVERSION	441 SF	0.0033	212 in²

VENTING PROPOSED

ATTIC ZONE	NUMBER	VENT TYPE	FREE AREA
2 CAR GARAGE CONVERSION	3	O'HAGIN FIRE & ICE	292.50 in²
HIGH			292.50 in²
			292.50 in²

LEGEND

NOTE: EXTERIOR WALL COVERINGS SHALL BE EITHER A NON-COMBUSTIBLE MATERIAL, AN IGNITION RESISTANT MATERIAL, OR OTHERWISE COMPLY WITH THE REQUIREMENTS SET FORTH IN THE ***2022 CRC SECTION R337.7***.

EXISTING WALL COVERING

NEW EXTERIOR FINISH AND COLOR TO MATCH THAT OF PRINCIPAL DWELLING

10'-0" HEIGHT OF TOP OF ROOFING SURFACE *(INCLUDING CRICKETS AND INSULATION)*

1/2" / 1'-0" ROOF SLOPE *(REFER TO ROOF PLAN FOR ACTUAL SLOPE)*

ROOF VENT - O'HAGIN FIRE & ICE LINE - FLAME AND EMBER RESISTANT VENT *(CRC R337 COMPLIANT)*
- S-TILE OR COMPOSITE SHINGLE TYPE PER EXISTING ROOF TYPE

EXISTING ROOFING MATERIAL

rrm design group
rrmdesign.com | (805) 543-1794
3765 S. Higuera, San Luis Obispo, CA 93401

LICENSED ARCHITECT RANDALL RUSSOM C24410 1-31-25 RENEWAL DATE STATE OF CALIFORNIA

CONSULTANT

AGENCY

PROTOTYPE ADU
2 CAR GARAGE COVERSION
COACHELLA, CA

EXTERIOR ELEVATIONS & BUILDING SECTIONS - PLAN 6

NO.	REVISION	DATE
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△		
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△		
△		

INITIAL SUBMITTAL

PROJECT MANAGER RANDALL RUSSOM
DRAWN BY ALEX MARTINEZ **CHECKED BY** RYAN JENKINS
DATE 09/20/23
PROJECT NUMBER 2516-01-UR19
SHEET A6-203

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