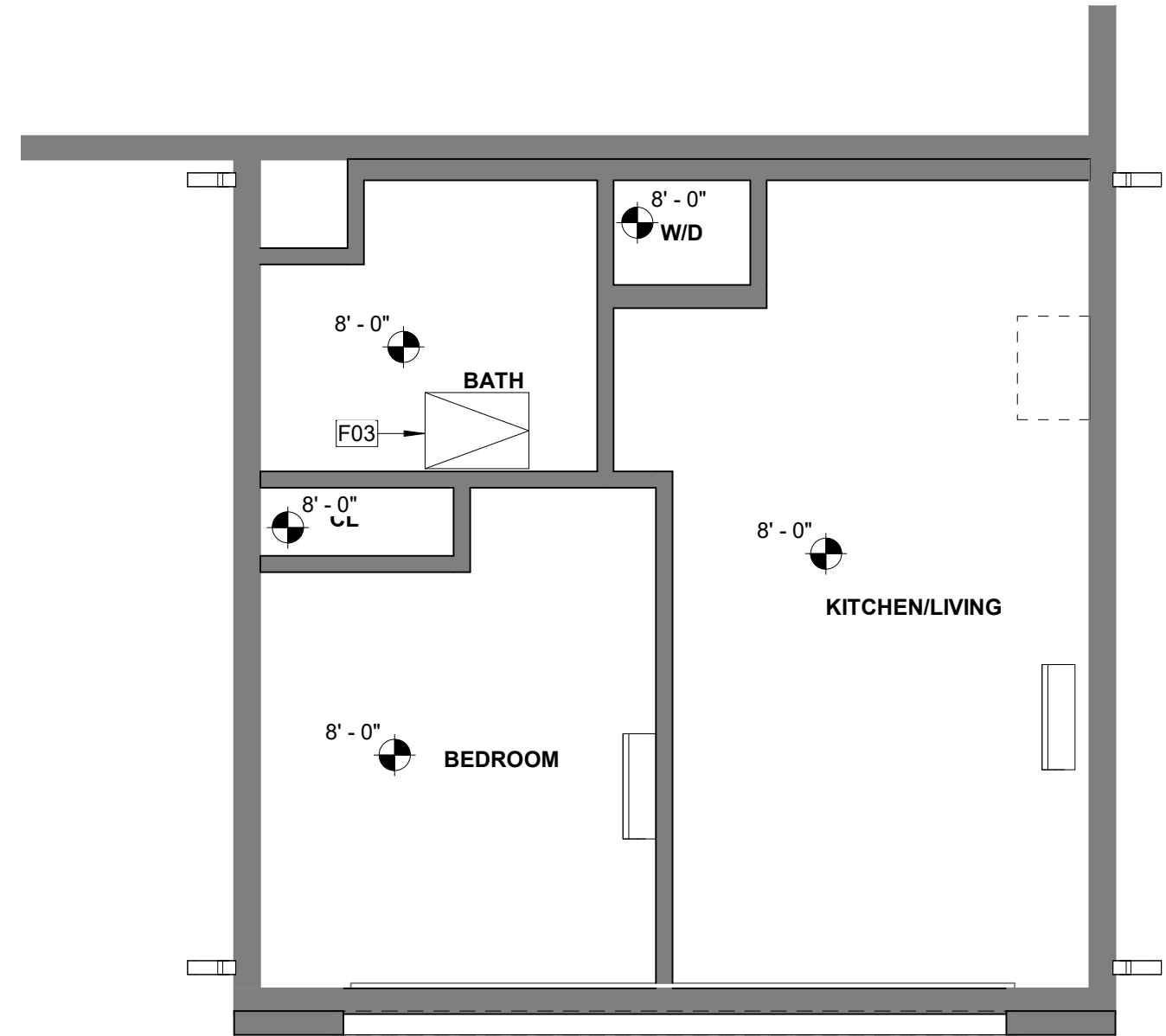




CONSULTANT

AGENCY



2 GROUND FLOOR RCP

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 OPENINGS 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 34" HIGH BASE CABINET AND COUNTERTOP.
- C33 36" A.F.F. COUNTERTOP
- 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 (a1). PROVIDE GASKETED ATTIC ACCESS TO PREVENT AIR LEAKAGE CENC 150.0 (a1).
- G05 CONCRETE STOOP. SLOPE 1/4"/FT AWAY FROM THE BUILDING. MUST BE AT LEAST AS WIDE AS DOOR AND 3' DEEP.

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]

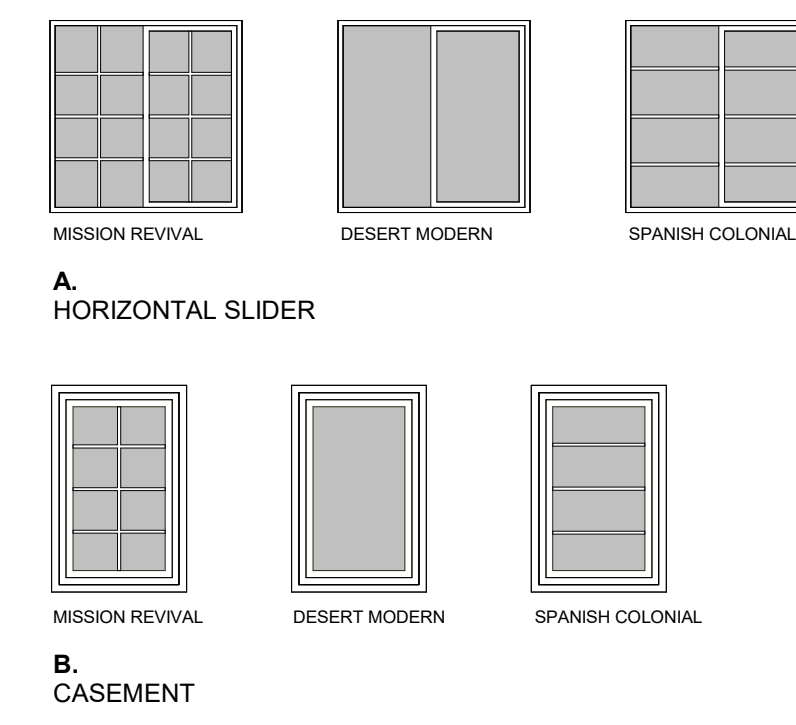
WINDOW SCHEDULE

NO.	TYPE	SIZE		HEAD HEIGHT	REMARKS
		WIDTH	HEIGHT		
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



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, UNO.
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 1 3/8 INCHES (35 MM) IN THICKNESS. SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS 2022 CRC SECTION R302.5.1. DOORS SHALL BE SELF-LATCHING AND EQUIPPED WITH A SELF-CLOSING OR AUTOMATIC CLOSING DEVICE.
6. GLAZING IN DOORS SHALL BE TEMPERED PER SECTION R308.4.1.

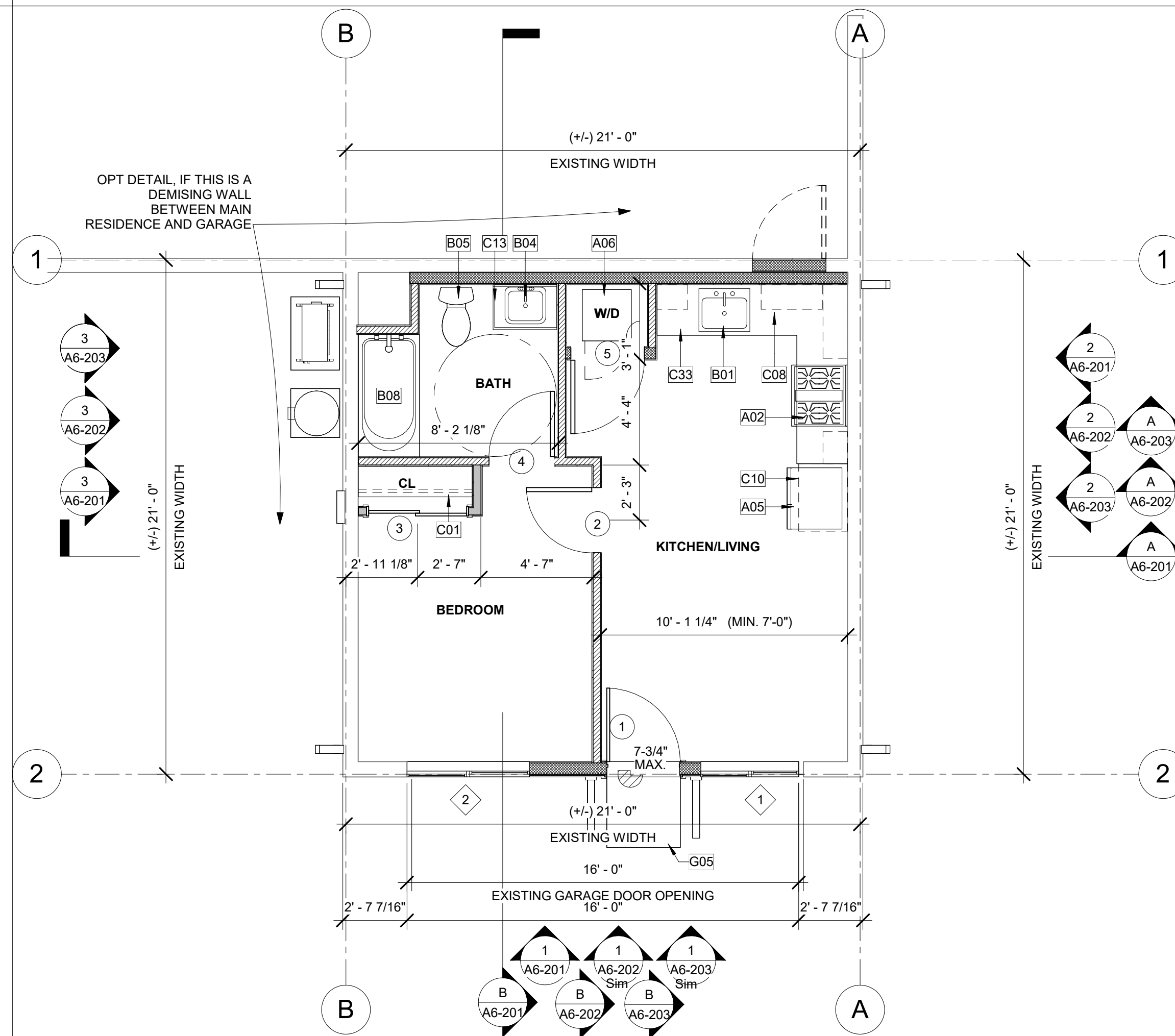
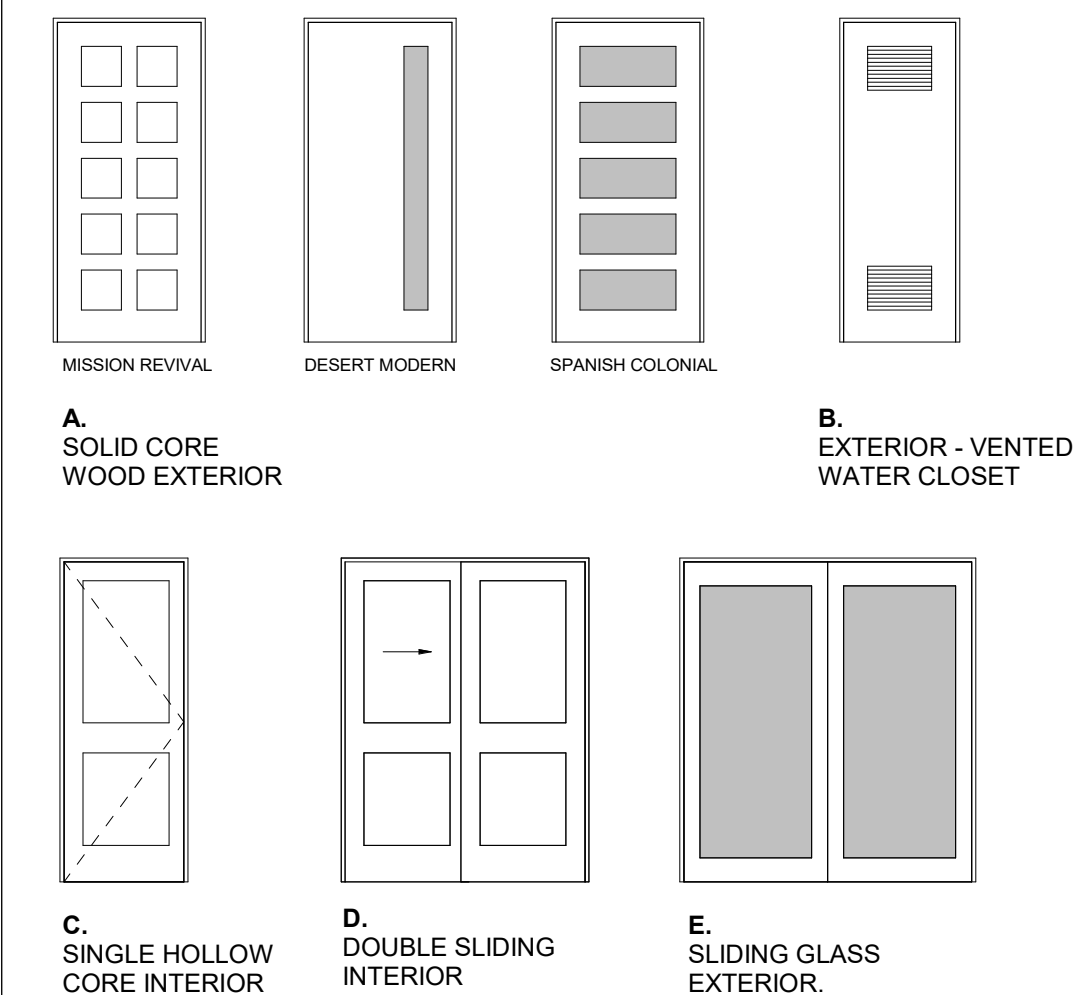
DOOR SCHEDULE

NO.	TYPE	SIZE		FIRE RATING	REMARKS
		WIDTH	HEIGHT		
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



1 GROUND FLOOR PLAN

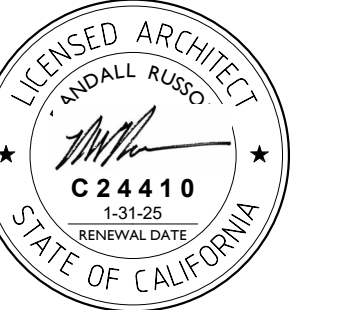
A6-201 | A6-101 SCALE: 1/4" = 1'-0"

PROTOTYPE ADU
2 CAR GARAGE CONVERSION
 COACHELLA, CA
FLOOR PLAN & RCP - PLAN 6

INITIAL SUBMITTAL

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 A6-101



CONSULTANT

AGENCY

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. Duct 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
 Maximum Allowable Duct Length (ft) = 70'

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

TABLE 150.0-G		
DWELLING UNIT FLOOR AREA (ft ²)	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

Maximum Allowable Duct Length (ft) = 85 Feet
LOCAL VENTILATION RATE SUMMARY - INDOOR AIR QUALITY
 Per ASHRAE Standard 62.2, CEC Equation 150.0-B

TOTAL REQUIRED VENTILATION RATE
 $Q_{cfm} = .03(\text{floor area}) + 7.5 (\# \text{ of bedrooms} + 1)$

STUDIO
 $Q_{cfm} = .03(205) + 7.5 (0 + 1)$
 $Q_{cfm} = 13.65$

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

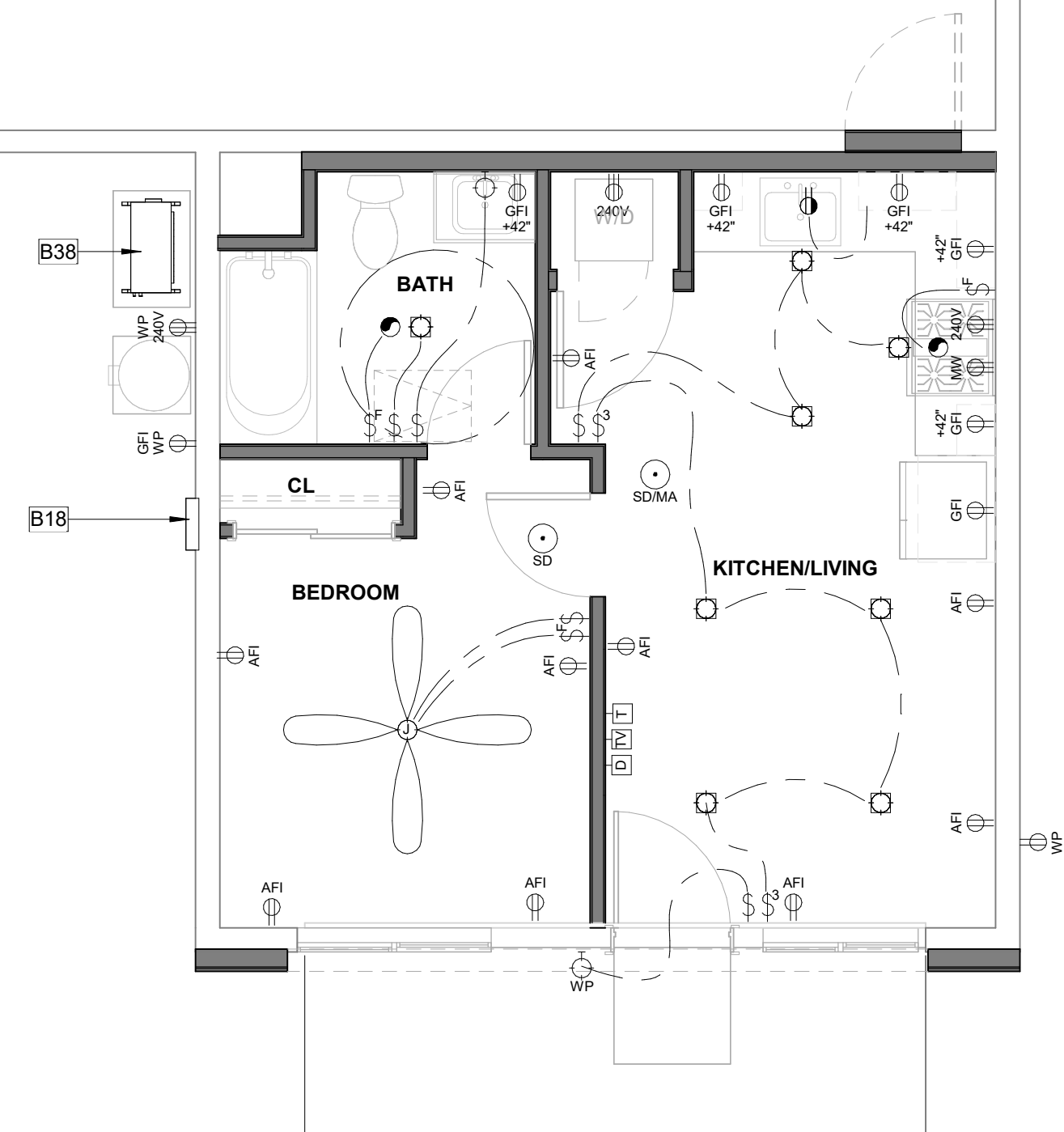
CONTINUOUS FAN FLOW (CFM) = 50 CFM

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

ELECTRICAL LEGEND

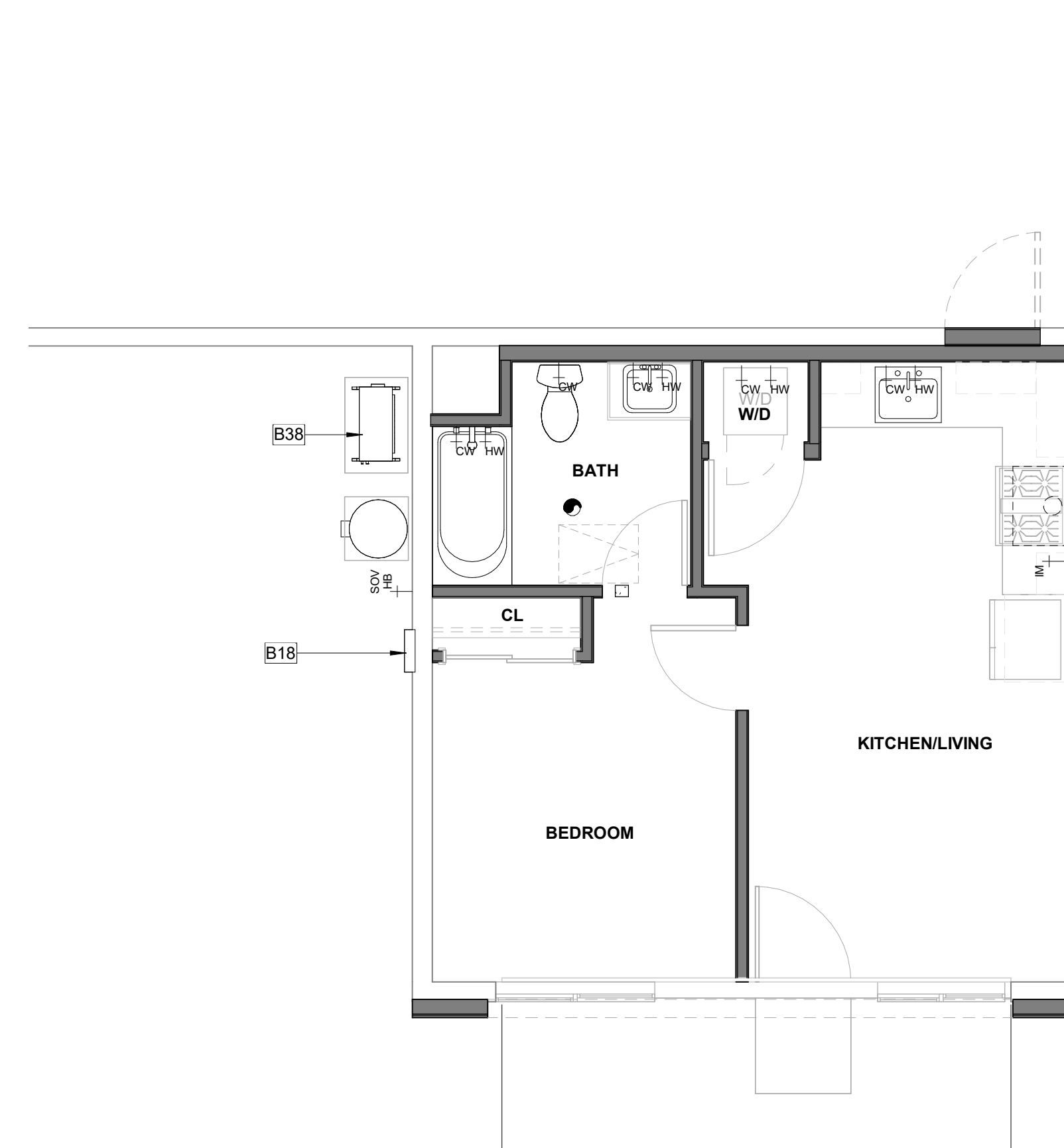
NOTE: ALL OUTDOOR OUTLETS SHALL HAVE GFCI PROTECTION AND WEATHERPROOF COVERS.

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



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"

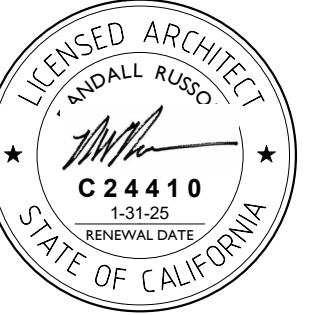
**PROTOTYPE ADU
 2 CAR GARAGE CONVERSION
 COACHELLA, CA
 MECHANICAL AND ELECTRICAL
 PLANS - PLAN 6**

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

A6-111

INITIAL SUBMITTAL



CONSULTANT

AGENCY

GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-102 FOR ADDITIONAL REQUIREMENTS
- SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- REFER TO ROOF PLAN FOR OVERHANGS, FASCIA PER DETAILS. PROVIDE ALUMINUM GUTTER. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.
- REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.
- REFER TO PLOT PLAN FOR PLAN TYPE, ELEVATION STYLE AND COLOR SCHEME.
- THE NOMINAL THICKNESS AND ATTACHMENT OF EXTERIOR WALL COVERINGS SHALL BE IN ACCORDANCE WITH CRC TABLE R703.3(1).
- ANCHORED VENEER, BRICK, CONCRETE, MASONRY OR STONE IN ACCORDANCE WITH CRC R703.8
- ADHERED VENEER, CONCRETE, STONE OR MASONRY IN ACCORDANCE WITH CRC R703.12
- 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.
- GYP-SUM SHEATHING SHALL BE ATTACHED TO EXTERIOR WALLS IN ACCORDANCE WITH CRC TABLE R602.3.
- 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 S1/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.
- F04 2X4 PARTIAL HEIGHT WALL +42" ABOVE STAIR NOSING. REFER TO DETAIL 23/D-04.
- H08 ATTIC VENT. PAINT FINISH TO MATCH ROOF COLOR. REFER TO COLORS AND MATERIALS.
- K01 CONCRETE S-TILE.
- K11 DOOR PER PLAN
- 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 in ²

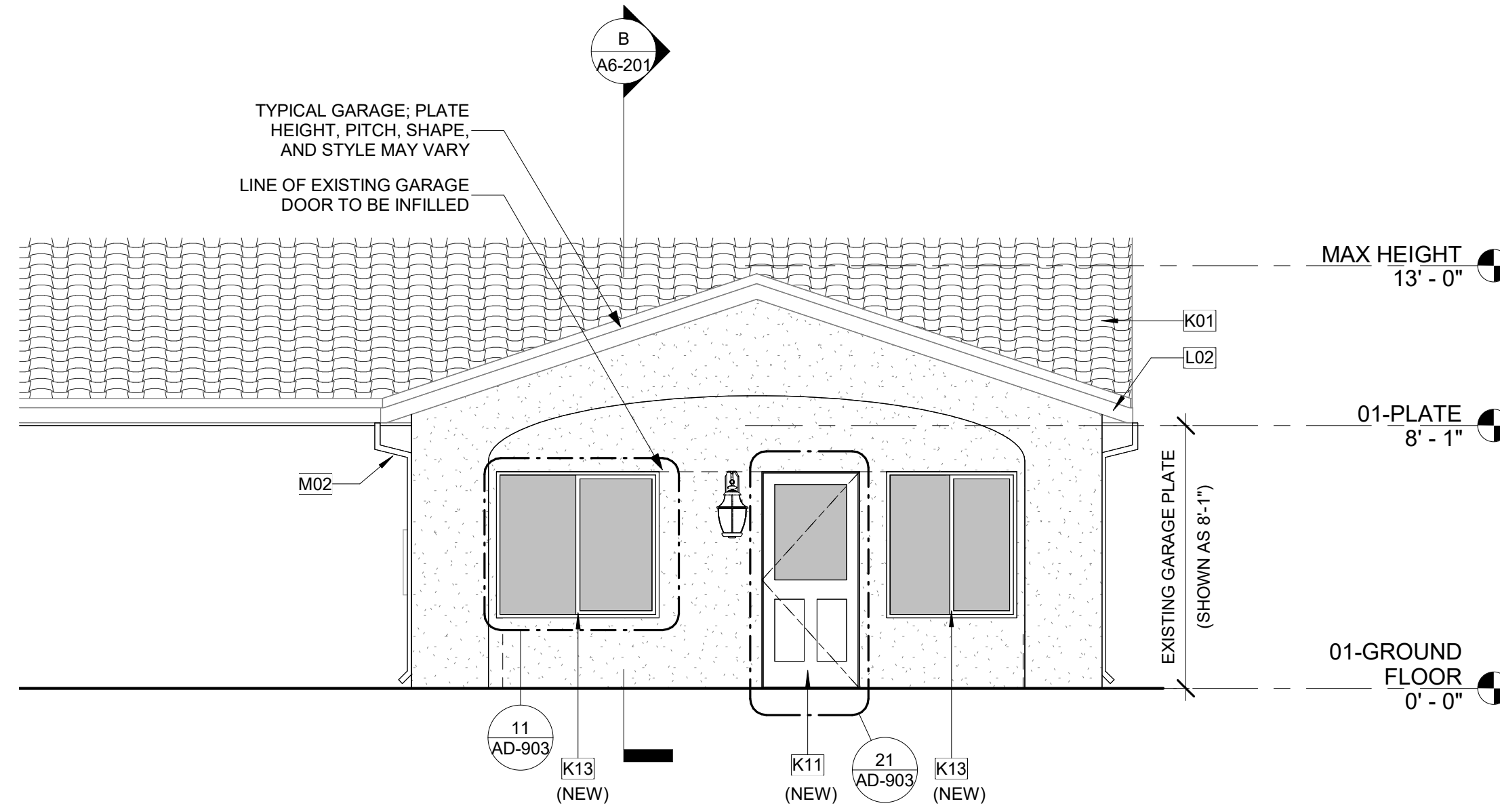
VENTING PROPOSED

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

LEGEND

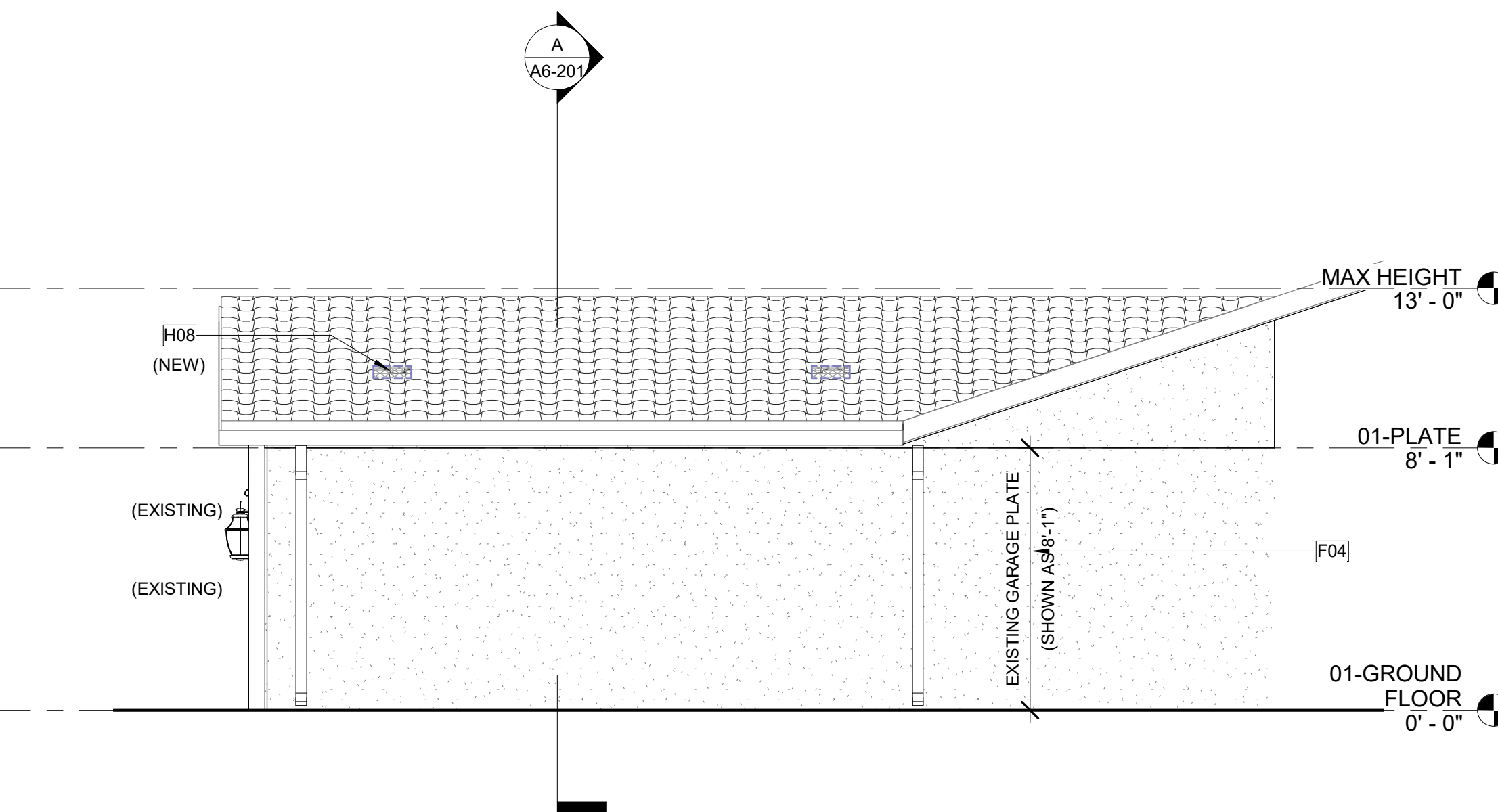
NOTE: EXTERIOR WALL COVERINGS SHALL BE EITHER A NON-COMBUSTIBLE MATERIAL, AN IGNITION RESISTANT MATERIAL, OR OTHERWISE COMPLY WITH THE REQUIREMENTS SET FORTH IN THE 2022 CRC SECTION R337.7.

- 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



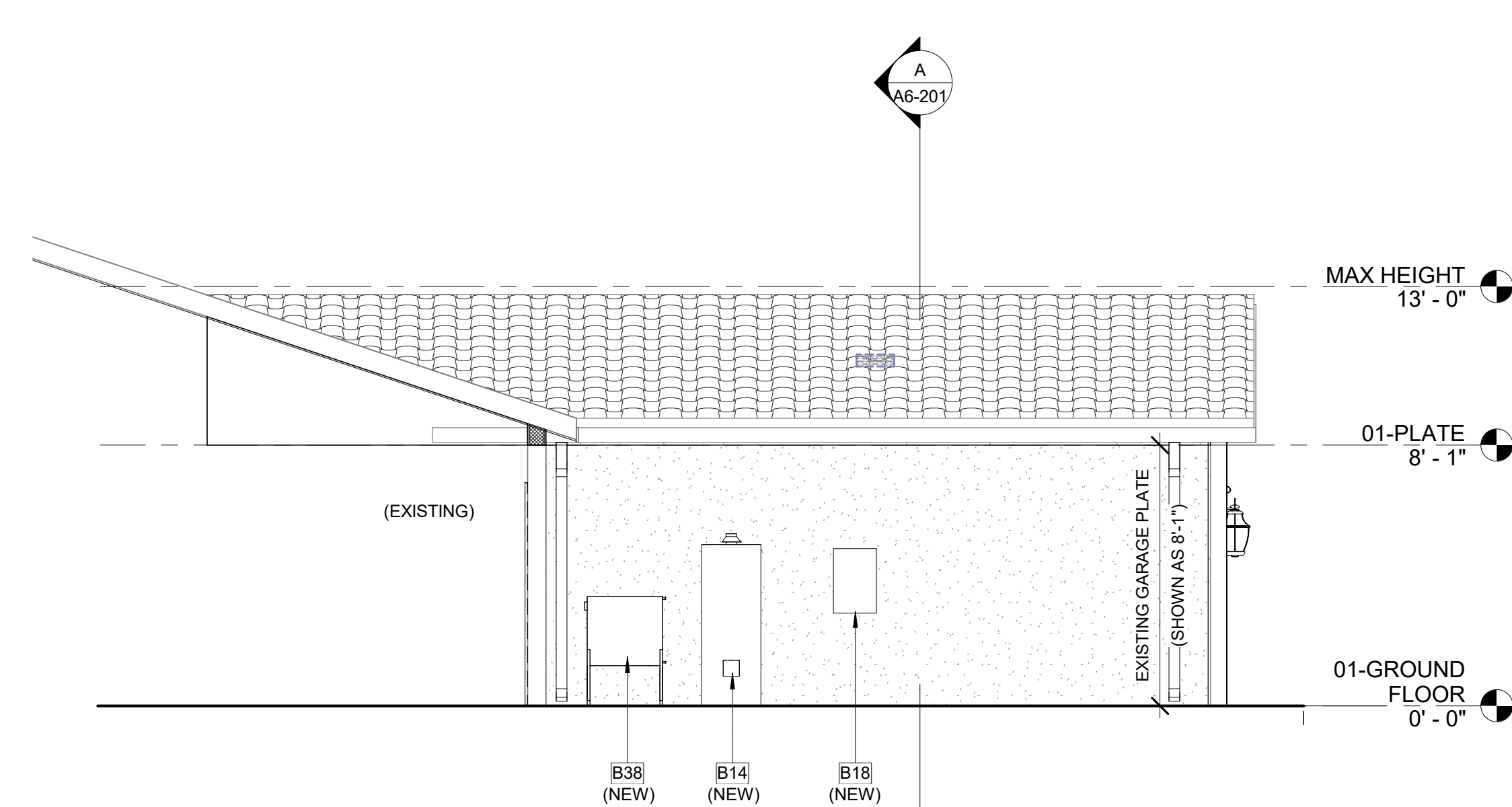
1 FRONT ELEVATION- MISSION

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



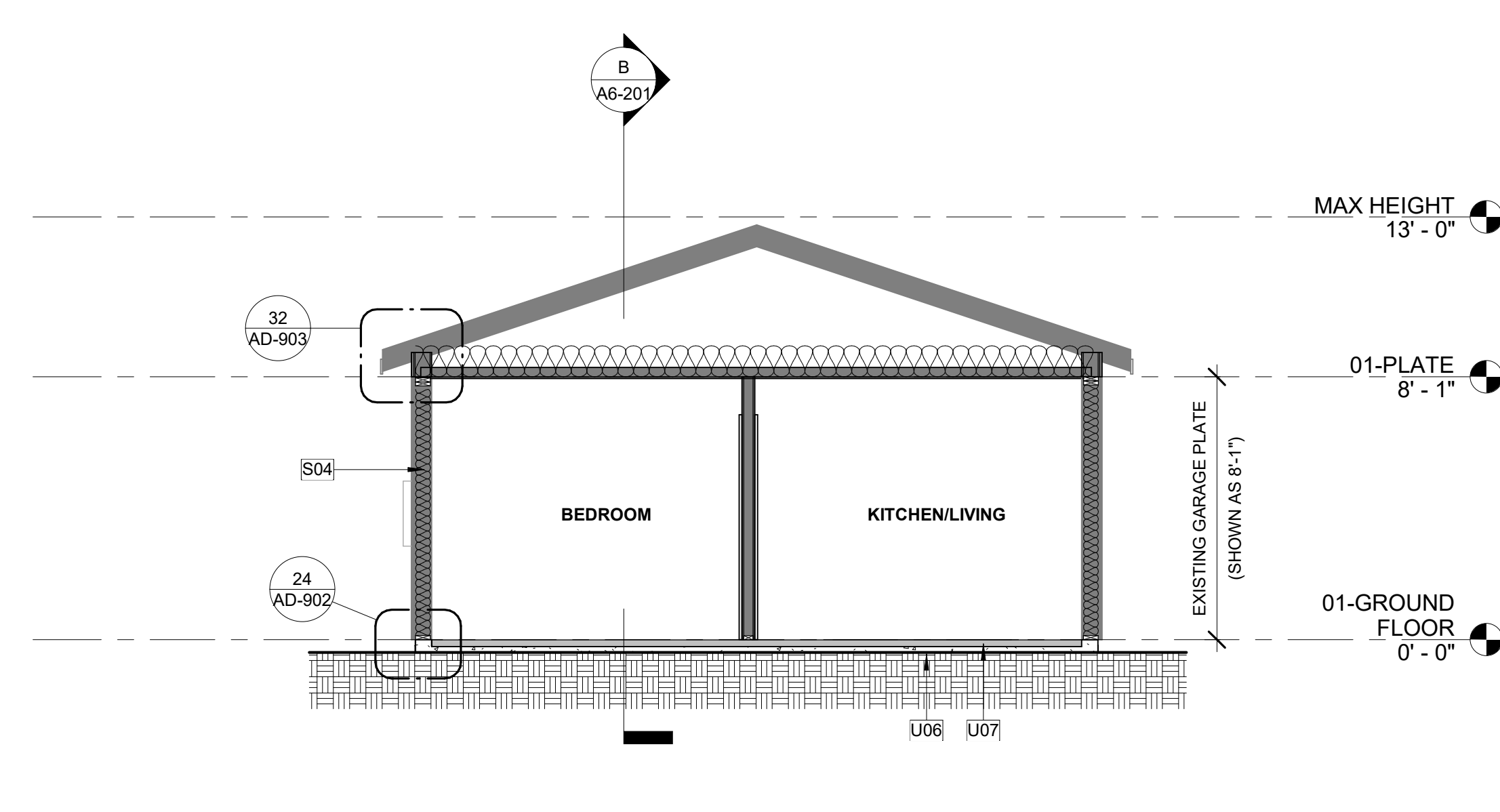
2 RIGHT ELEVATION - MISSION

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



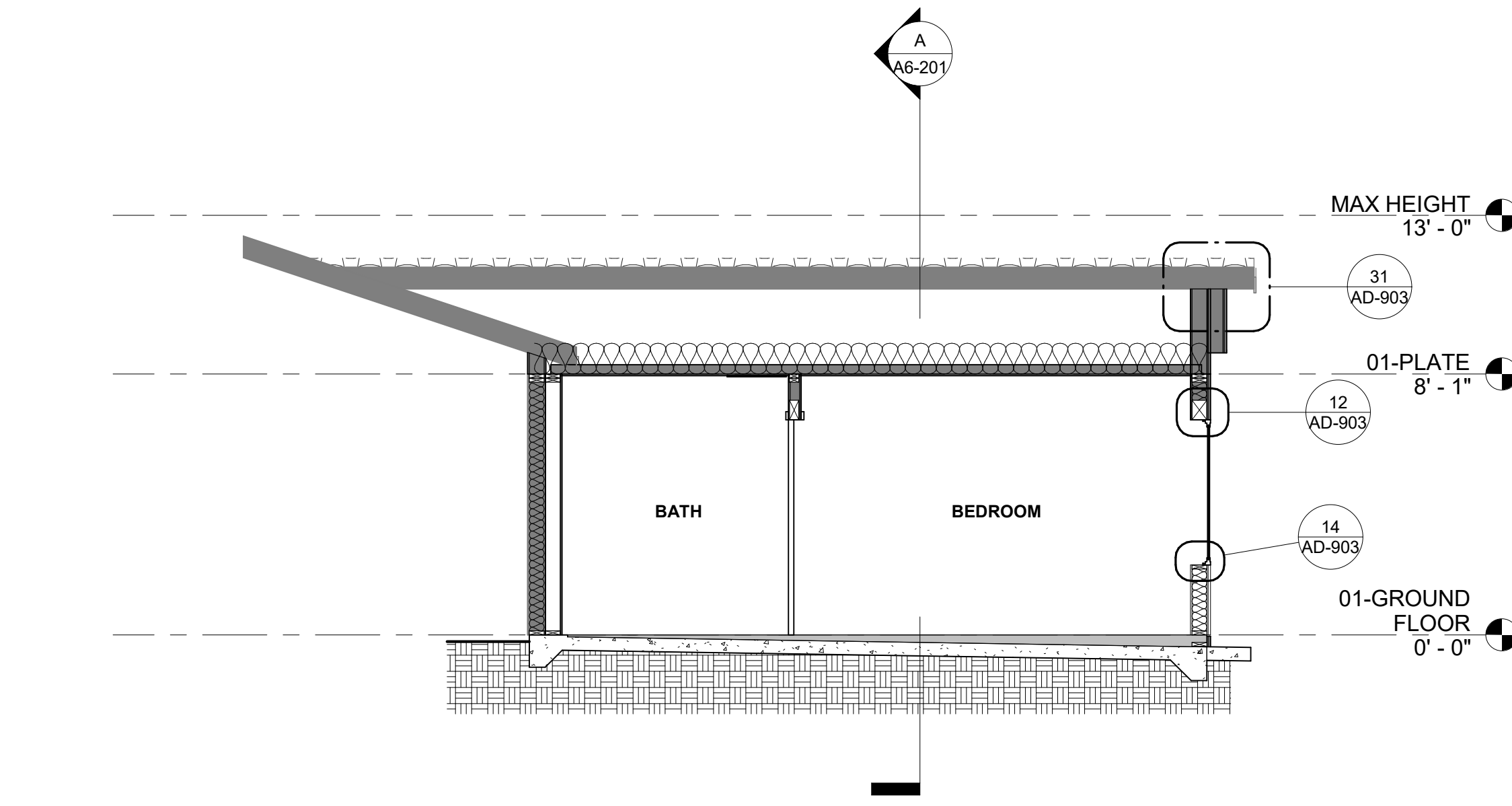
3 LEFT ELEVATION - MISSION

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



A BUILDING SECTION A - MISSION

A2 | A6-201 SCALE: 1/4" = 1'-0"



B BUILDING SECTION B - MISSION

A2 | A6-201 SCALE: 1/4" = 1'-0"

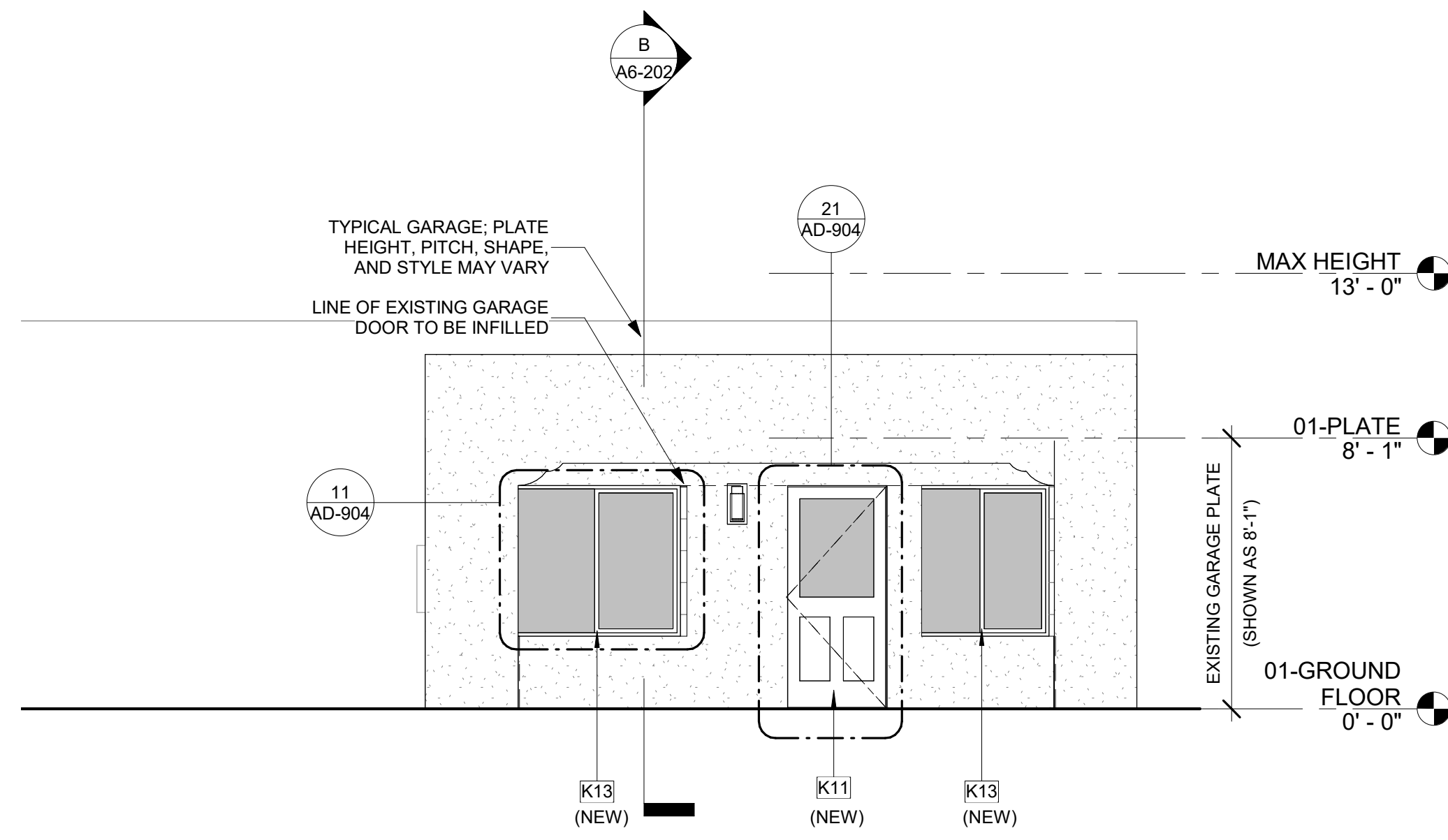
PROTOTYPE ADU
2 CAR GARAGE CONVERSION
 COACHELLA, CA
EXTERIOR ELEVATIONS & BUILDING SECTIONS - PLAN 6

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

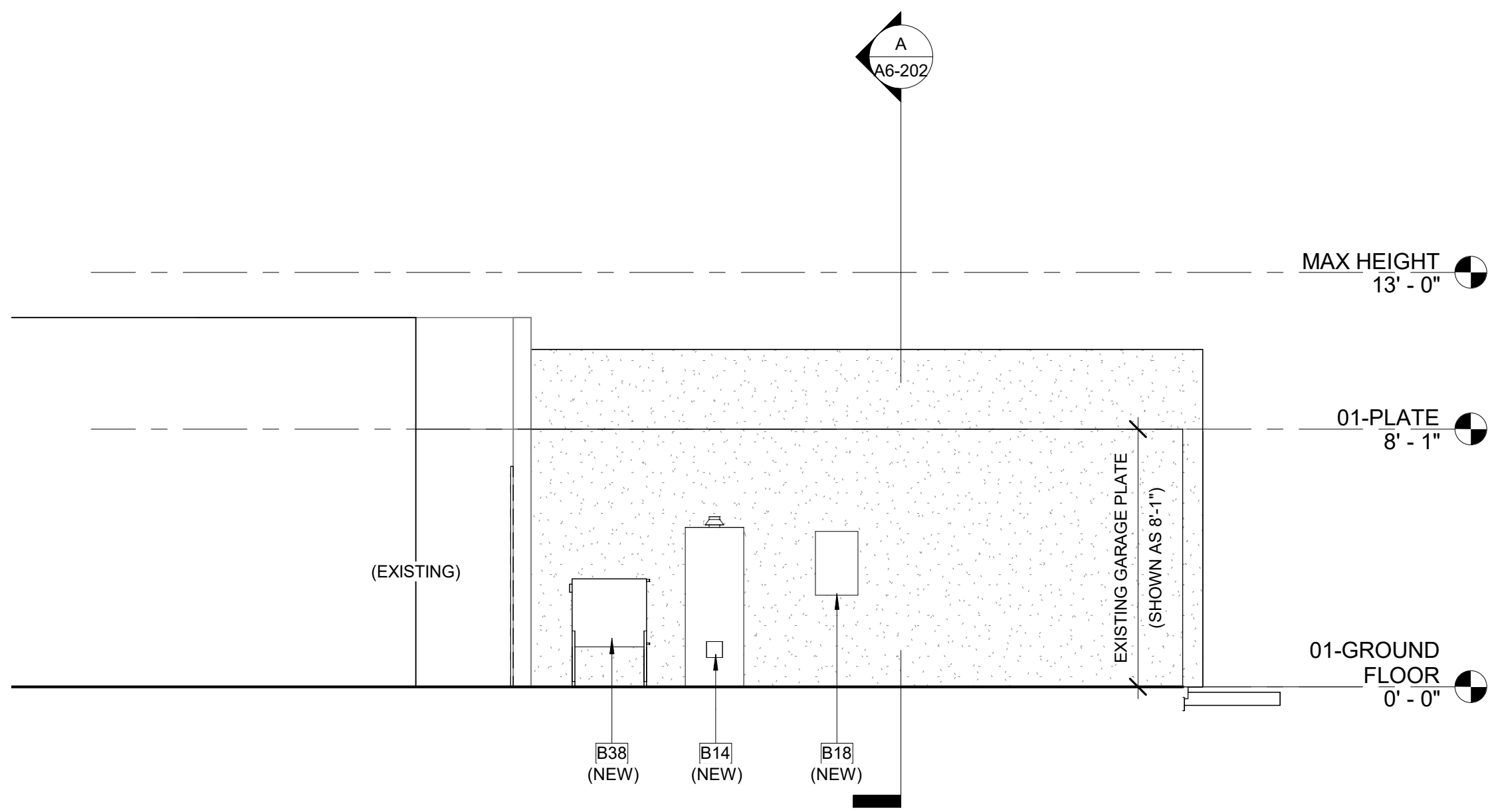
INITIAL SUBMITTAL

Attachment 2



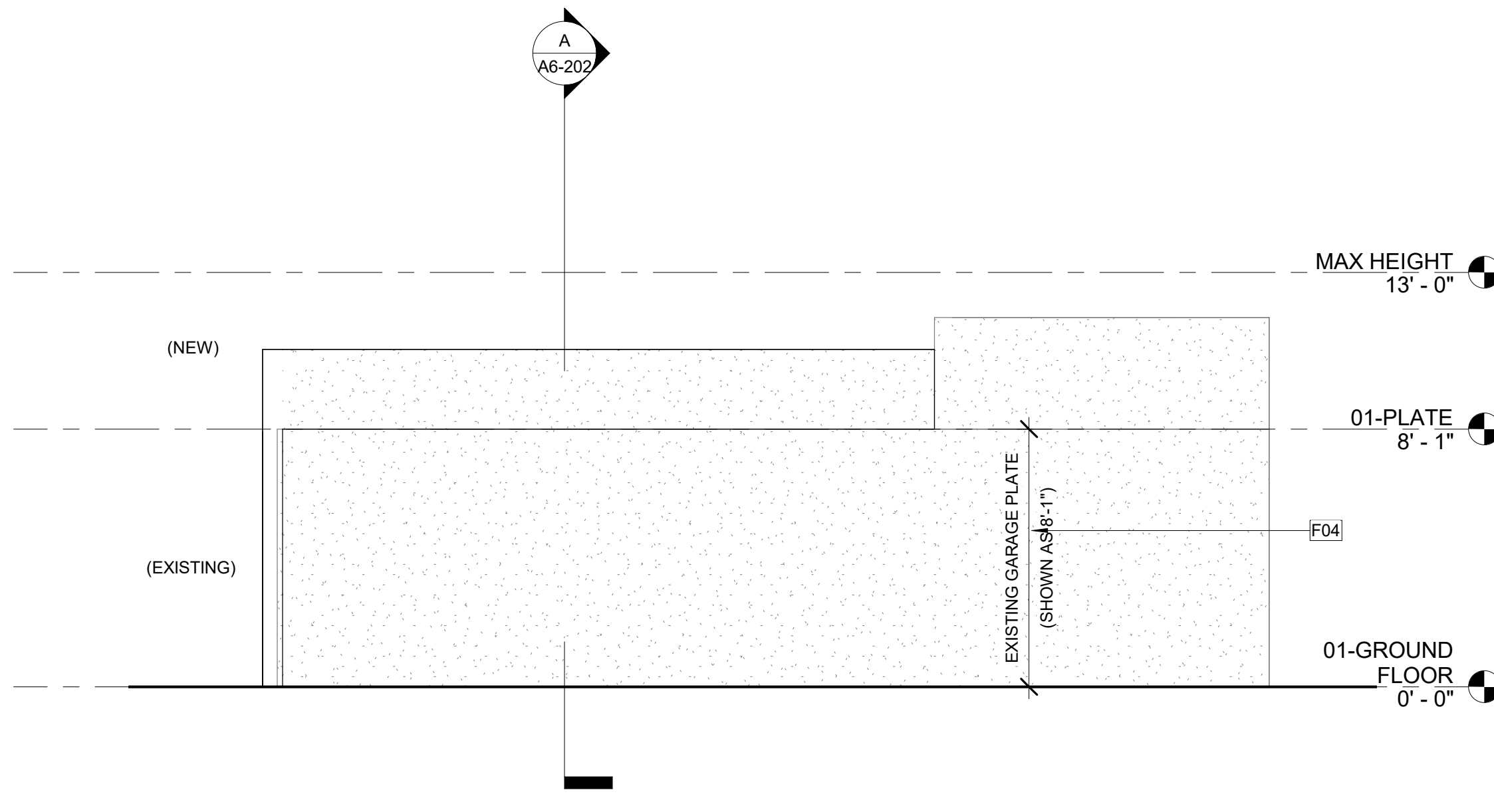
1 FRONT ELEVATION - MODERN

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



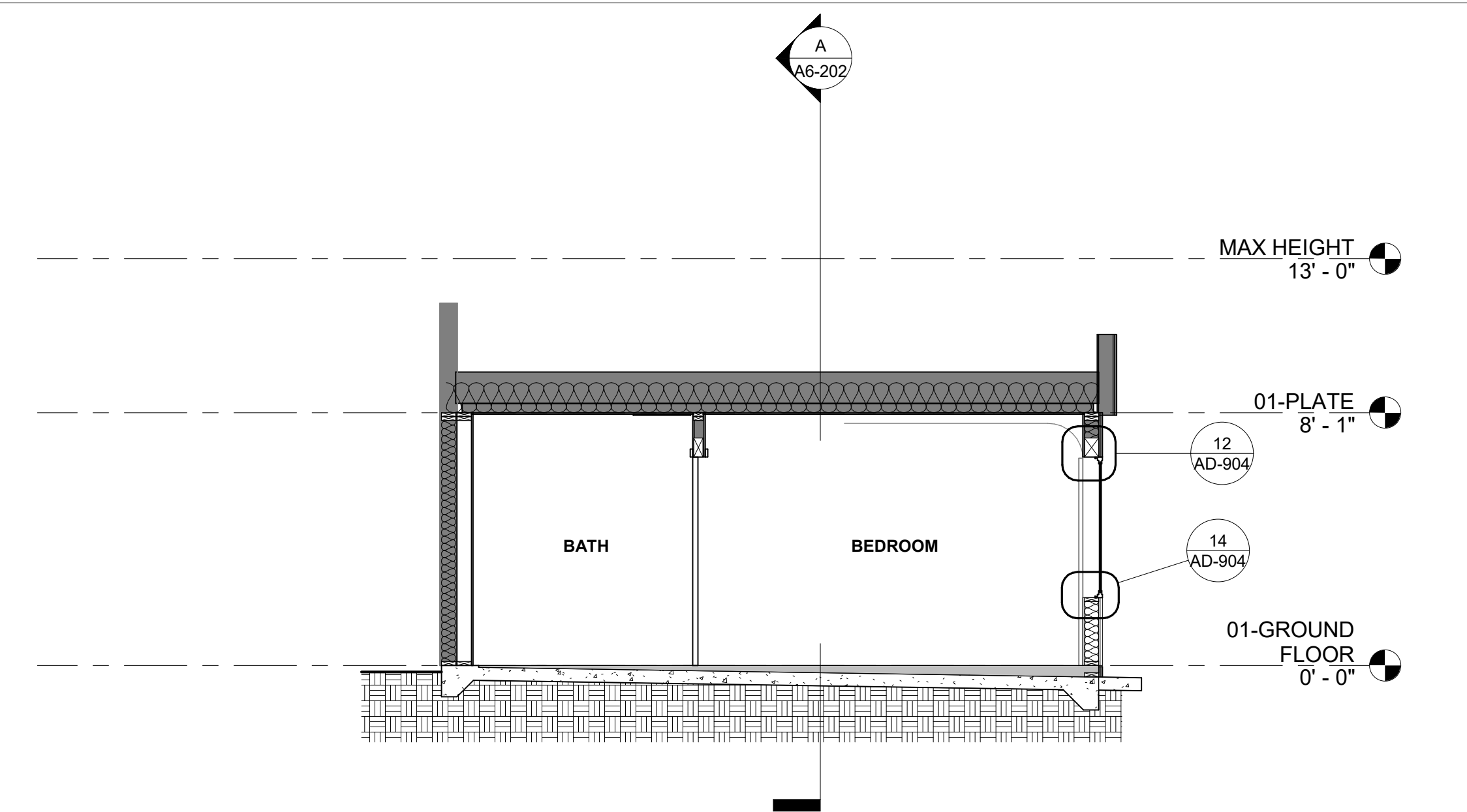
3 LEFT ELEVATION - MODERN

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



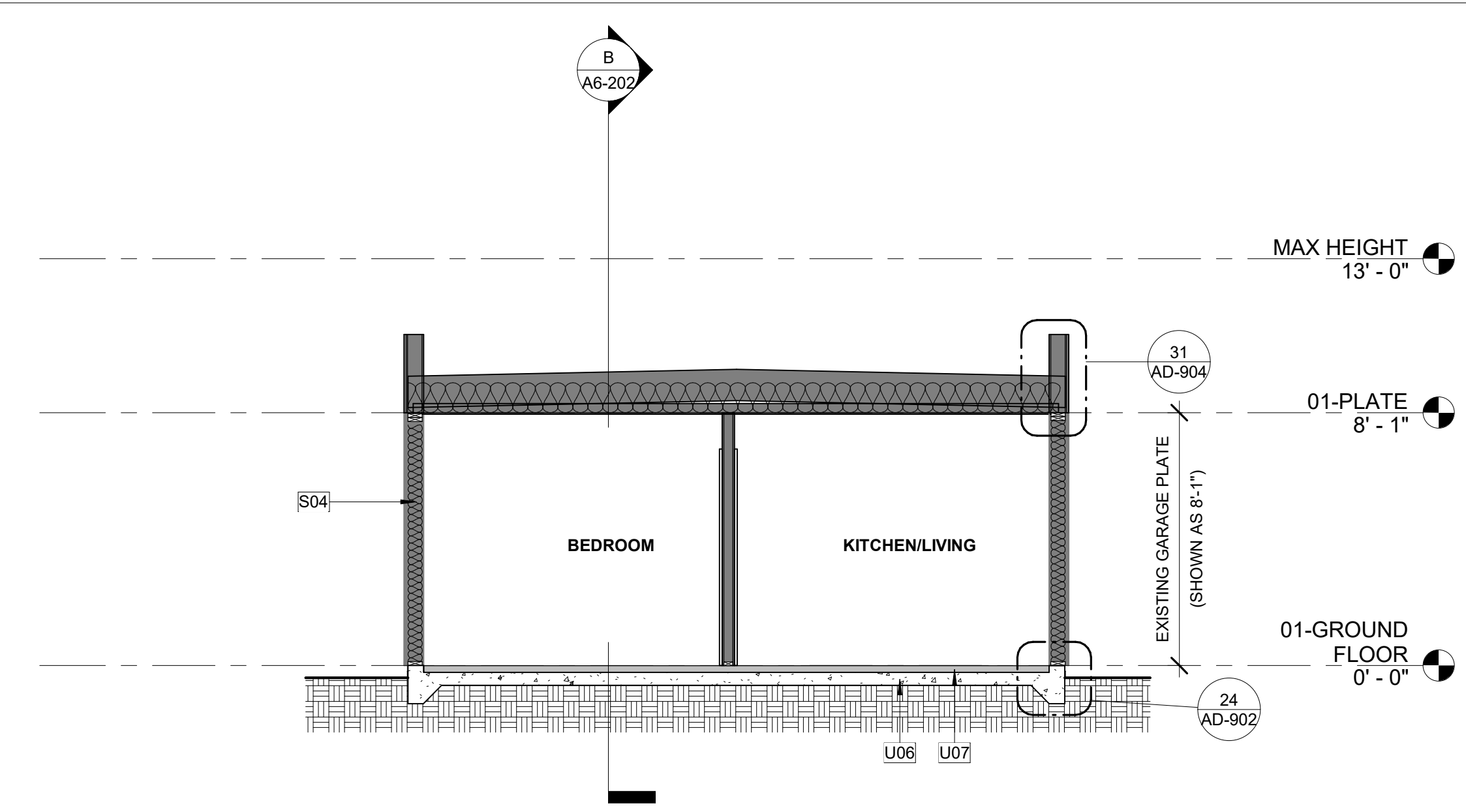
2 RIGHT ELEVATION - MODERN

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

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

GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-102 FOR ADDITIONAL REQUIREMENTS
- SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- REFER TO ROOF PLAN FOR OVERHANGS, FASCIA PER DETAILS, PROVIDE ALUMINUM GUTTER. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.
- REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.
- REFER TO PLOT PLAN FOR PLAN TYPE, ELEVATION STYLE AND COLOR SCHEME.
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- ANCHORED VENEER, BRICK, CONCRETE, MASONRY OR STONE IN ACCORDANCE WITH CRC R703.8
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KEYNOTES

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- F04 2X4 PARTIAL HEIGHT WALL +42" ABOVE STAIR NOSING. REFER TO DETAIL 23/D-04.
- K11 DOOR PER PLAN
- 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 in ²

VENTING PROPOSED

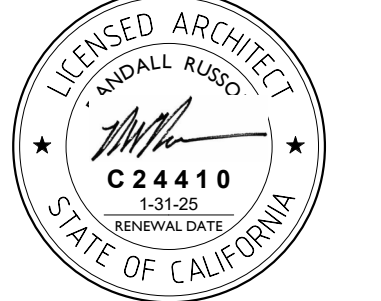
ATTIC ZONE	NUMBER	VENT TYPE	FREE AREA
2 CAR GARAGE CONVERSION	3	O'HAGIN FIRE & ICE	292.50 in ²
HIGH			292.50 in ²
			292.50 in ²

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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CONSULTANT

AGENCY

**PROTOTYPE ADU
 2 CAR GARAGE CONVERSION
 COACHELLA, CA**

**EXTERIOR ELEVATIONS &
 BUILDING SECTIONS - PLAN 6**

NO.	REVISION	DATE

PROJECT MANAGER
 RANDALL RUSSOM

DRAWN BY
 ALEX MARTINEZ

CHECKED BY
 RYAN JENKINS

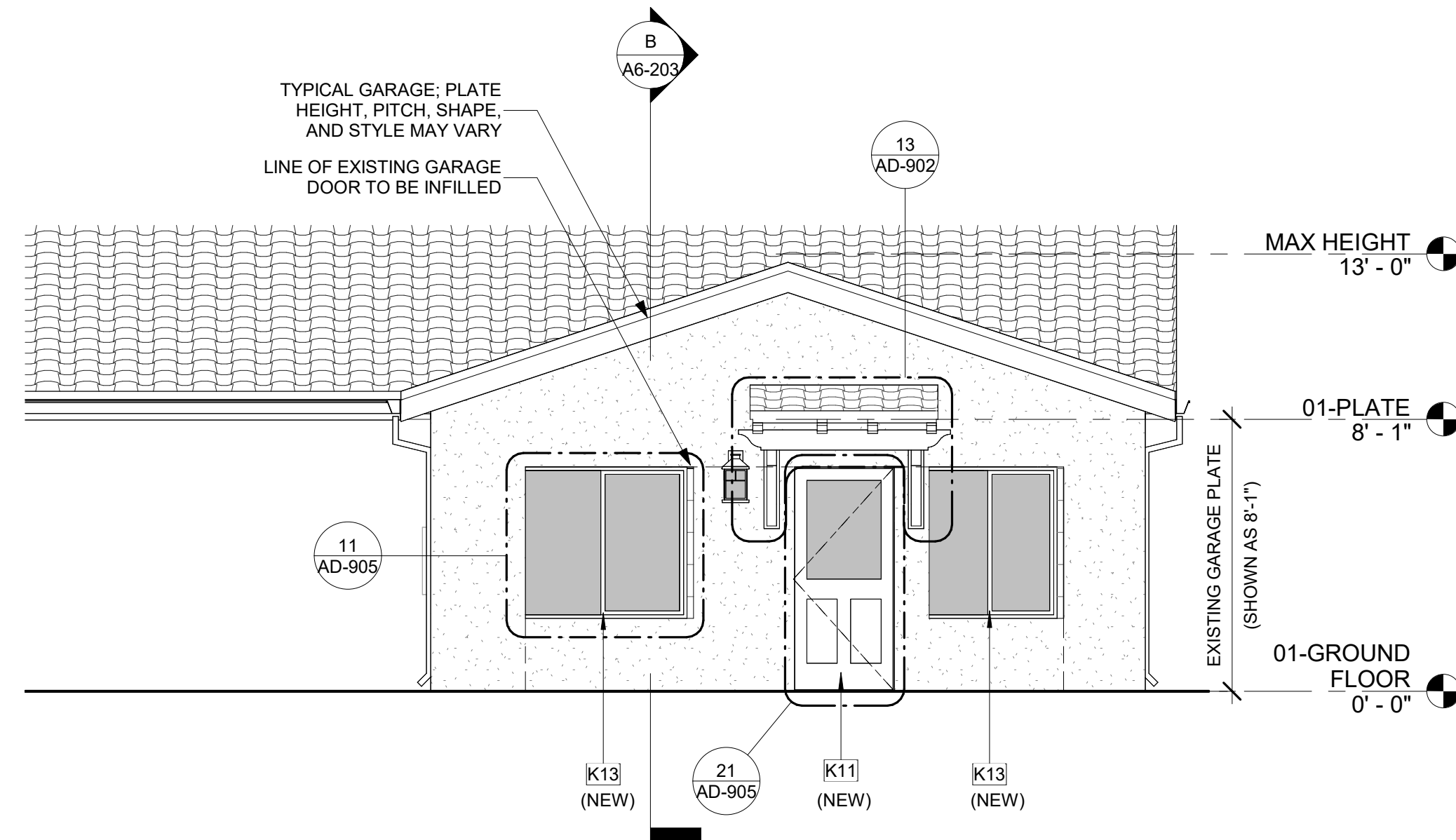
DATE
 09/20/23

PROJECT NUMBER
 2516-01-UR19

SHEET
 A6-202

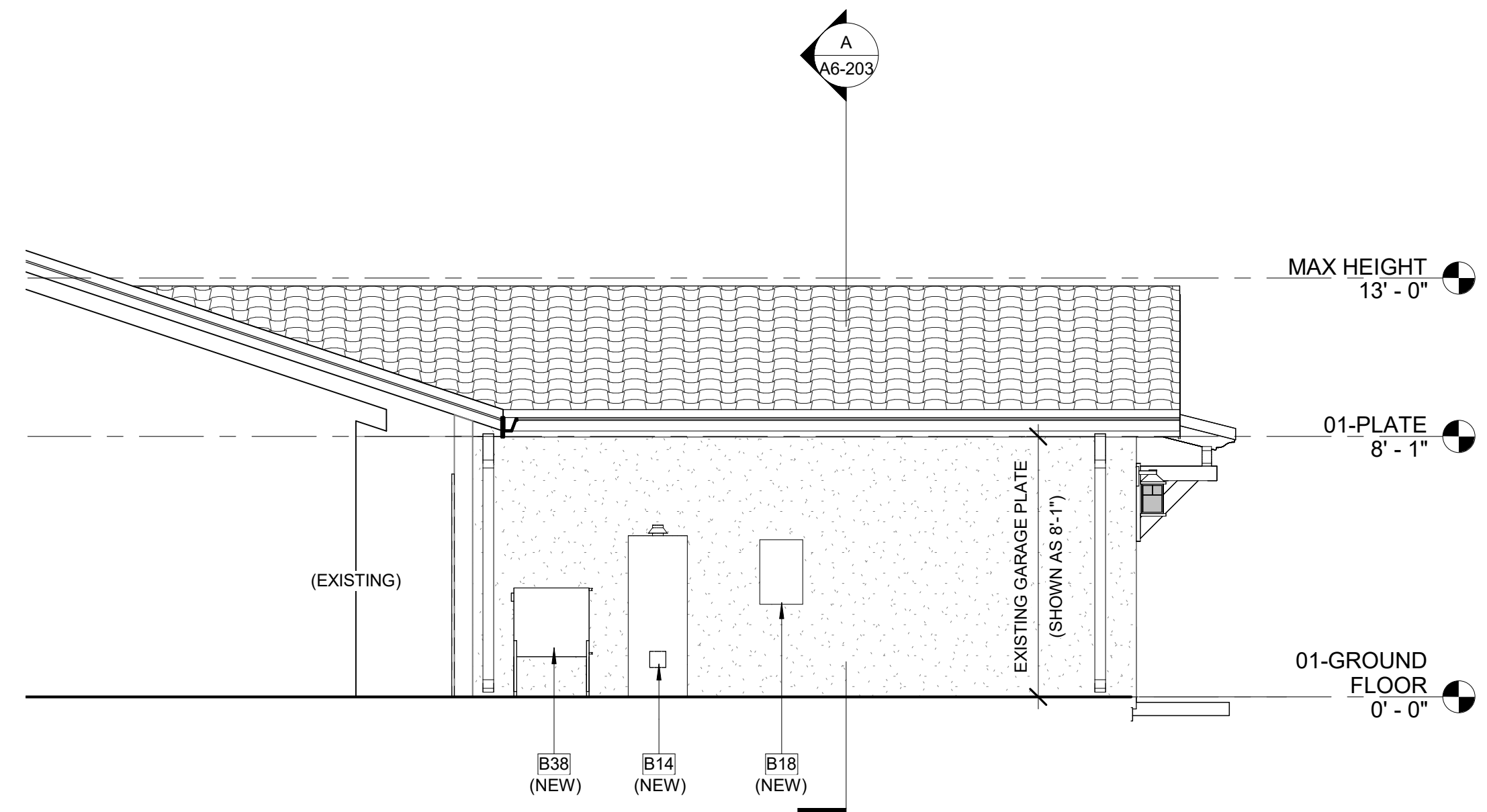
INITIAL SUBMITTAL

Attachment 2



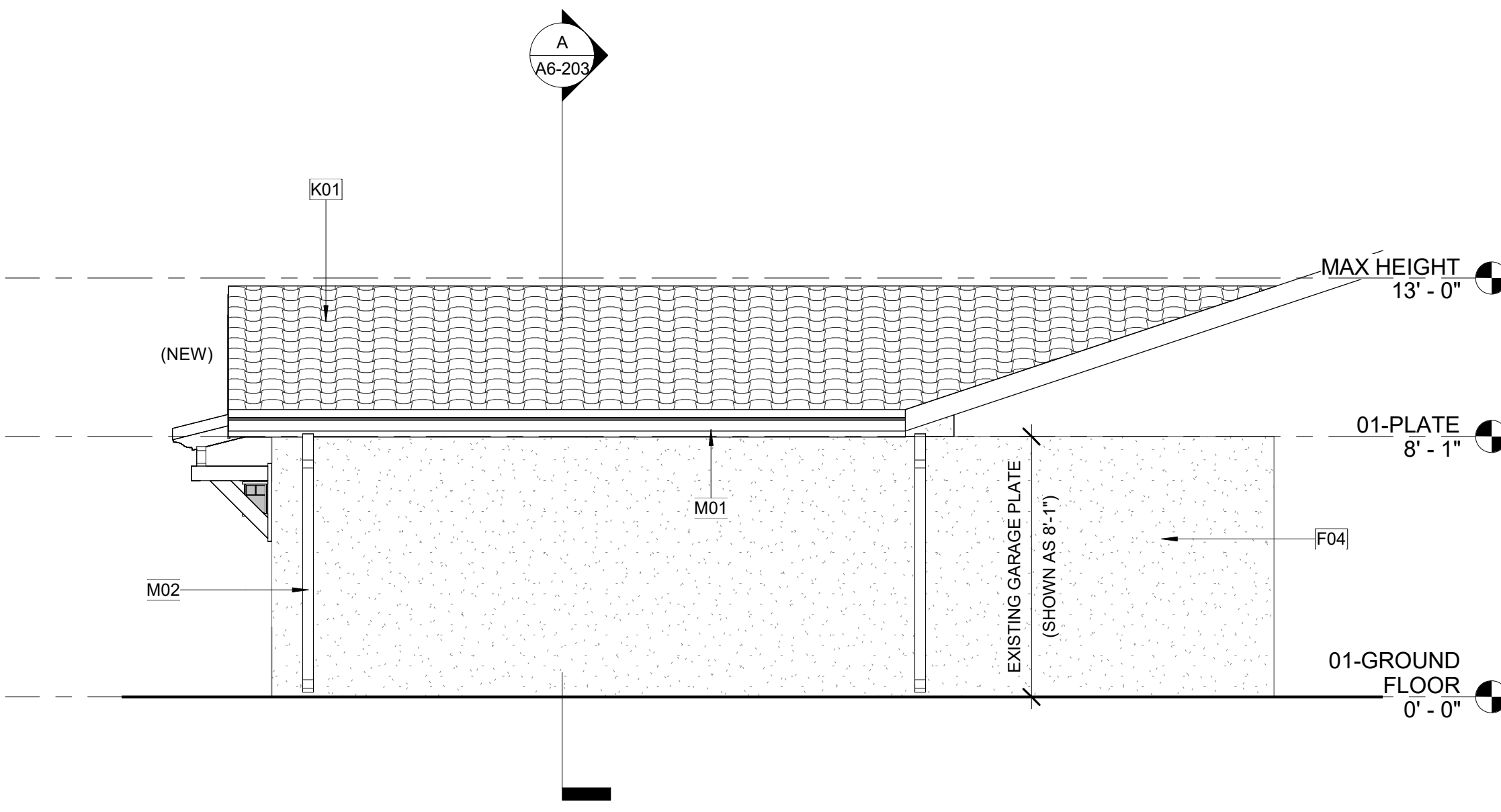
1 2 CAR GARAGE CONVERSION-FRONT-STYLE C - SPANISH

A6-101 | A6-203 SCALE: 1/4" = 1'-0"



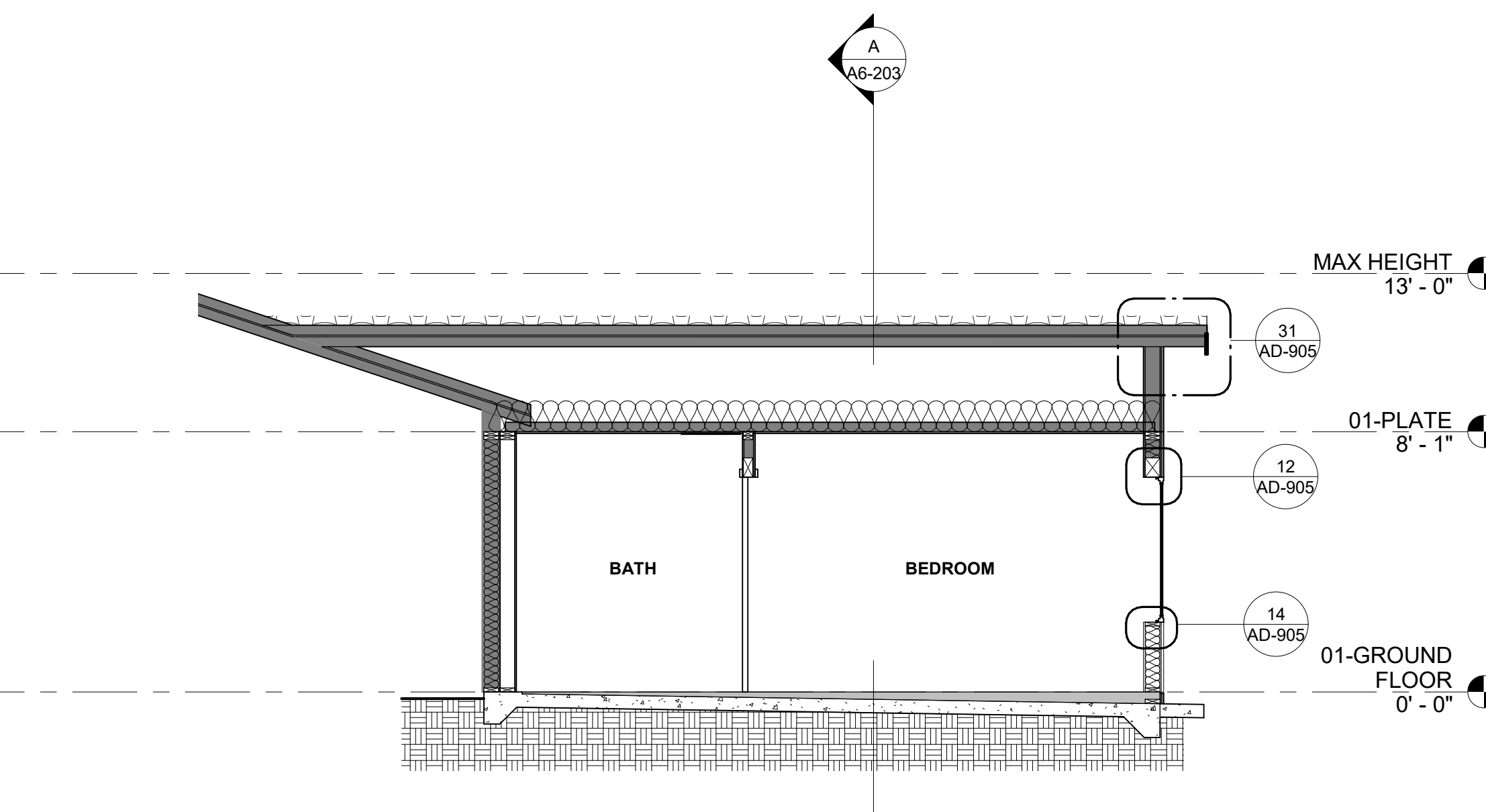
3 LEFT ELEVATION - SPANISH

A6-101 | A6-203 SCALE: 1/4" = 1'-0"



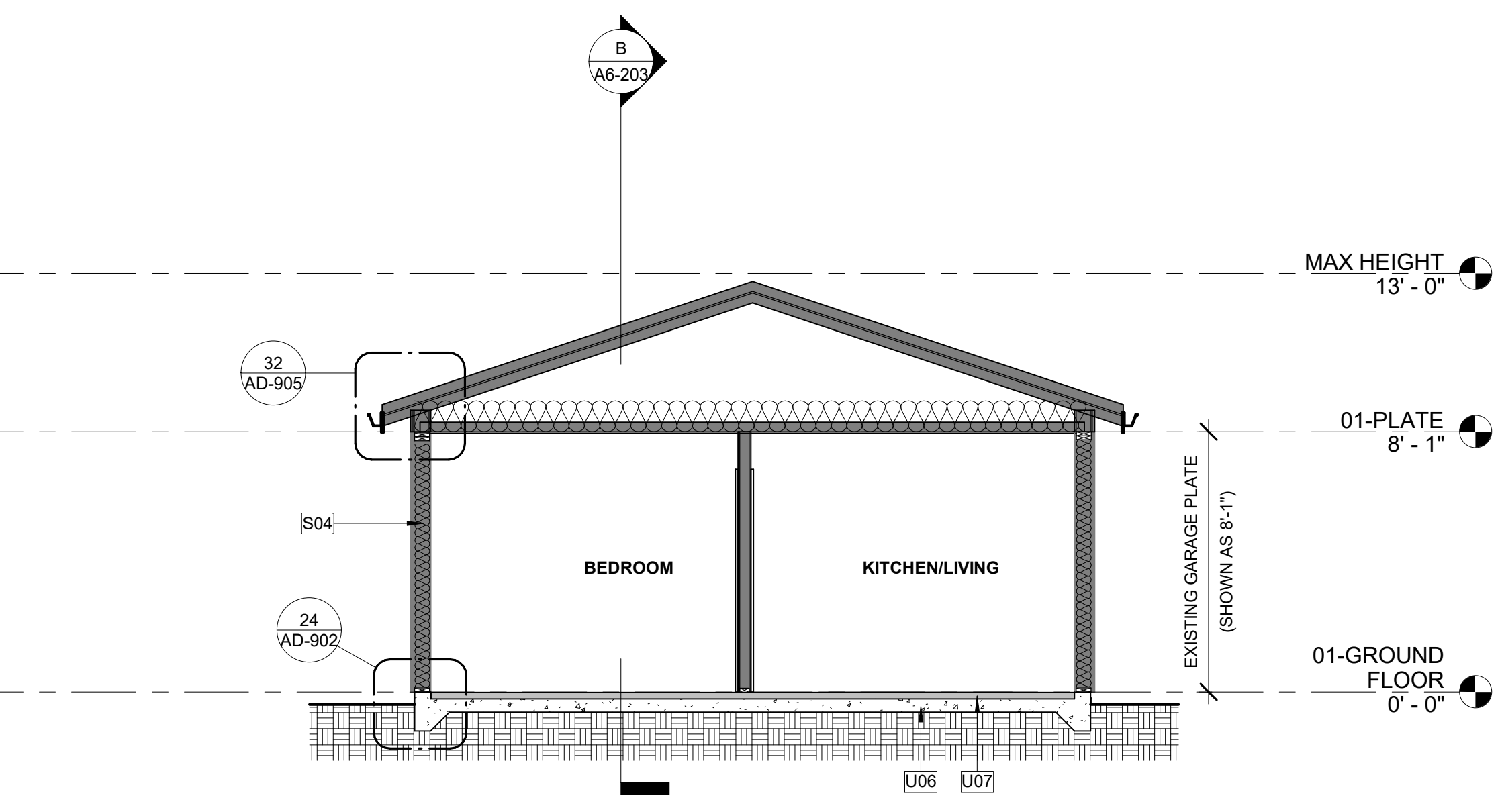
2 RIGHT ELEVATION - SPANISH

A6-101 | 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

- REFER TO GENERAL NOTES SHEET G-102 FOR ADDITIONAL REQUIREMENTS
- SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- REFER TO ROOF PLAN FOR OVERHANGS, FASCIA PER DETAILS. PROVIDE ALUMINUM GUTTER. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.
- REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.
- REFER TO PLOT PLAN FOR PLAN TYPE, ELEVATION STYLE AND COLOR SCHEME.
- THE NOMINAL THICKNESS AND ATTACHMENT OF EXTERIOR WALL COVERINGS SHALL BE IN ACCORDANCE WITH CRC TABLE R703.3(1).
- ANCHORED VENEER, BRICK, CONCRETE, MASONRY OR STONE IN ACCORDANCE WITH CRC R703.8
- ADHERED VENEER, CONCRETE, STONE OR MASONRY IN ACCORDANCE WITH CRC R703.12
- 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.
- GYPSUM SHEATHING SHALL BE ATTACHED TO EXTERIOR WALLS IN ACCORDANCE WITH CRC TABLE R602.3.
- 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 S1/AD-902.
- B18 ELECTRIC PANEL TBD.
- B38 MULTI-ZONE HEAT PUMP CONDENSING UNIT. REFER TO PLANS FOR LOCATION OF INDOOR 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.
- F04 2X4 PARTIAL HEIGHT WALL +42" ABOVE STAIR NOSING. REFER TO DETAIL 23/D-04.
- K01 CONCRETE S-TILE.
- K11 DOOR PER PLAN
- 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 in ²

VENTING PROPOSED

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

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.
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