



P.O. BOX 15425
N. HOLLYWOOD, CA
818-564-5834

CONVERT EXISTING DETACHED 2-CAR
GARAGE TO NEW ADU

Revisions:

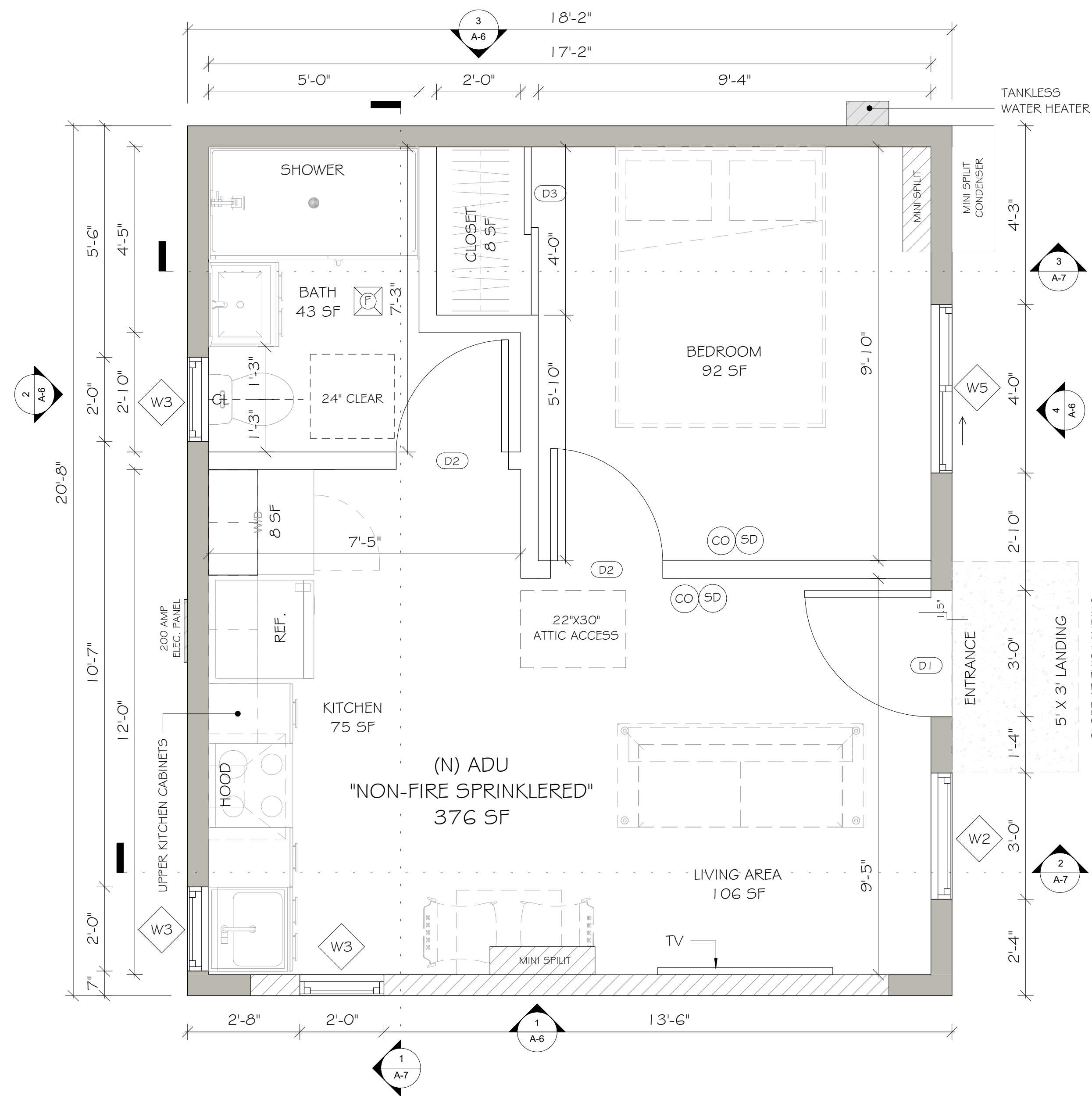
DRAWN BY: NC
CHECKED BY: NC
PROJECT NO.:
DATE:

Sheet Name

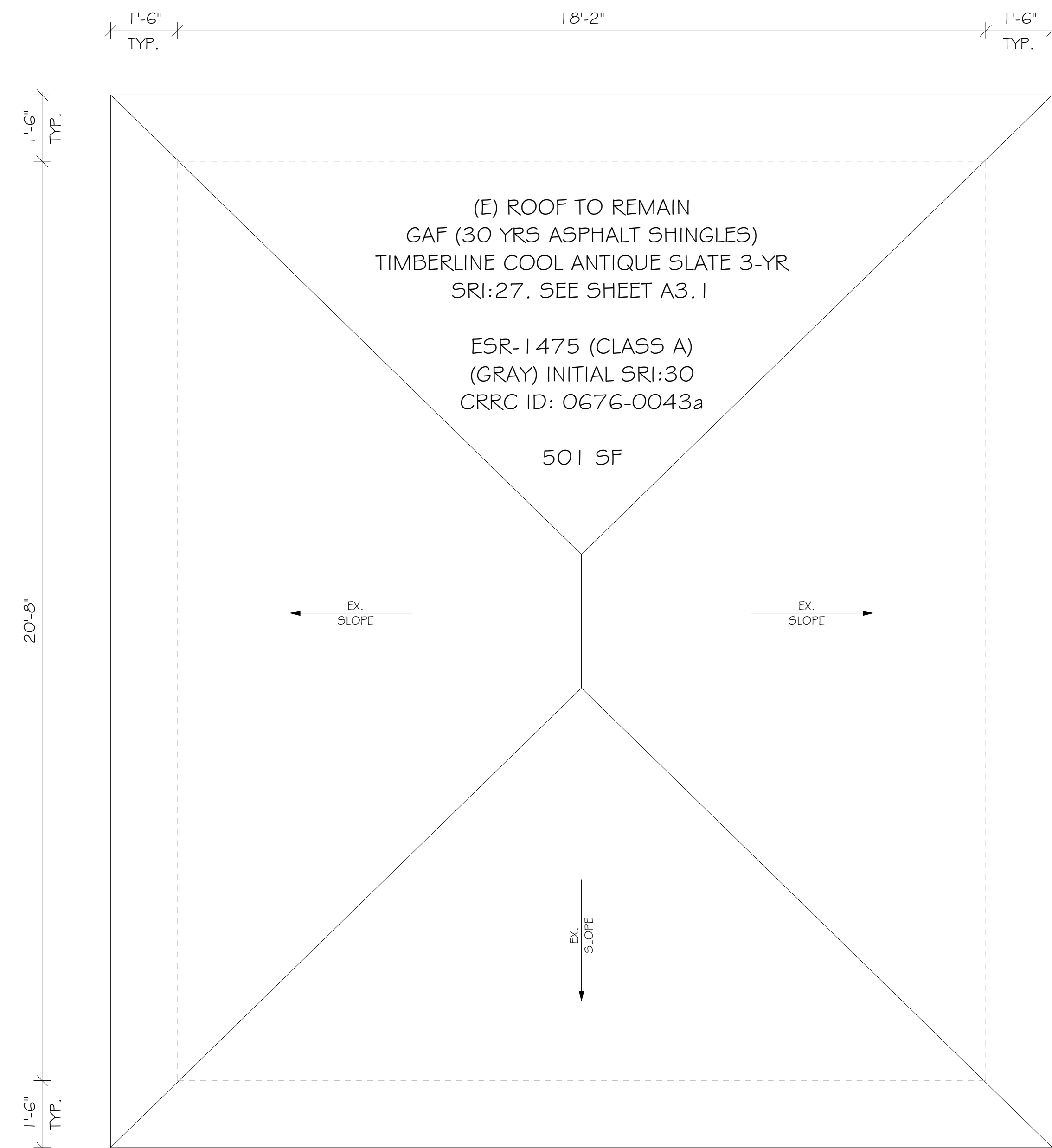
PROPOSED ADU PLAN

Sheet Number

A-5.1

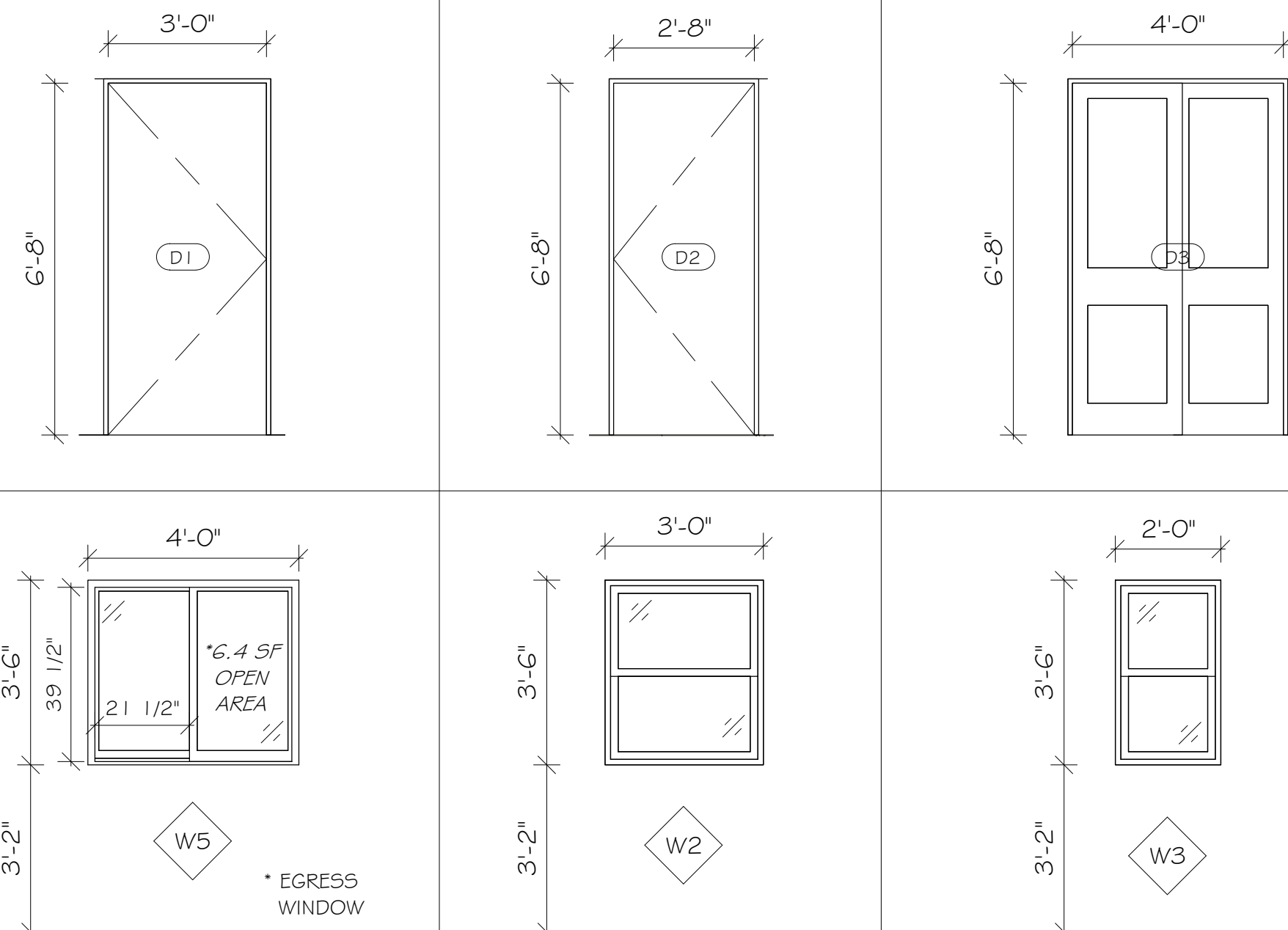


1 PROPOSED ADU PLAN
1/2" = 1'-0"



2 ROOF PLAN
1/2" = 1'-0"

DOOR & WINDOW SCHEDULE



SYM.	SIZE (WxH)	TYPE	U-FACTOR	SHGC
(D1)	3'0" X 6'8"	SWING DOOR		
(D2)	2'8" X 6'8"	SWING DOOR		
(D3)	4'0" X 6'8"	CLOSET DOOR		
(W1)	4'6" X 3'6"	SLIDING WINDOW	0.290	0.23
(W2)	3'0" X 3'6"	SINGLE HUNG WINDOW	0.290	0.23
(W3)	2'0" X 3'6"	SINGLE HUNG WINDOW	0.290	0.23

* ALL WINDOWS & DOORS WITH GLASS SHALL BE TEMPERED GLASS.
* ALL WINDOW & DOORS ARE DUAL GLAZED WHERE OCCURS.
* SLEEPING ROOMS MUST HAVE A WINDOW OR EXTERIOR DOOR FOR AN EMERGENCY EXIT, SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FLOOR, 5.7 SQUARE FEET OF OPENABLE AREA, 24 INCHES CLEAR OPENING HEIGHT, 20 INCHES CLEAR OPENING WIDTH AND SHALL OPEN DIRECTLY INTO A PUBLIC STREET, ALLEY, YARD OR EXIT COURT. R310.2.1 AND 310.2.2

LEGEND

- EXISTING EXTERIOR WALL
- NEW EXTERIOR WALL
- NEW INTERIOR WALL
- SMOKE DETECTOR, HARDWIRED, INTERCONNECTED W/ BATTERY BACK-UP, 120V
- CARBON MONOXIDE DETECTOR, HARDWIRED, (INTERCONNECTED W/ BATTERY BACK-UP, 120V TO SMOKE ALARMS)
- EXHAUST FAN 50 CFM (ENERGY STAR, HUMIDISTAT), DUCTED TO TERMINATE TO THE OUTSIDE OF BUILDING, SEE SPEC A-3.2 (WHOLE HOUSE)
- BATHROOM & LAUNDRY ROOM EXHAUST FANS SHALL BE 50 CFM
- KITCHEN EXHAUST FANS SHALL BE 100 CFM
- *ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLT, SINGLE PHASE, 15 AND 20 AMPHRE OUTLETS INSTALLED IN DWELLING SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER(S), (CEC 210.12) FOR ENTIRE CIRCUIT, NOT JUST THE OUTLETS.

NOTES

LIGHTING & VENTILATION
(W1) 4'-6" X 3'-6" X 1 = 15.75 SF
(W2) 3'-0" X 3'-6" X 1 = 10.5 SF
(W3) 2'-0" X 3'-6" X 3 = 21 SF
TOTAL AREA = 47.25 SF

NATURAL LIGHT CALCULATION
AREA : 376 SF X 8% = 30.08 SF REQ'D
TOTAL PROVIDED = 47.25 SF

VENTILATION CALCULATION
AREA : 376 SF X 4% = 15.04 SF REQ'D
TOTAL PROVIDED = 47.25 SF

ATTIC VENTILATION
376 SQ FT / 150 = 2.5 SQ FT
TOTAL REQ'D = 360 SQ IN

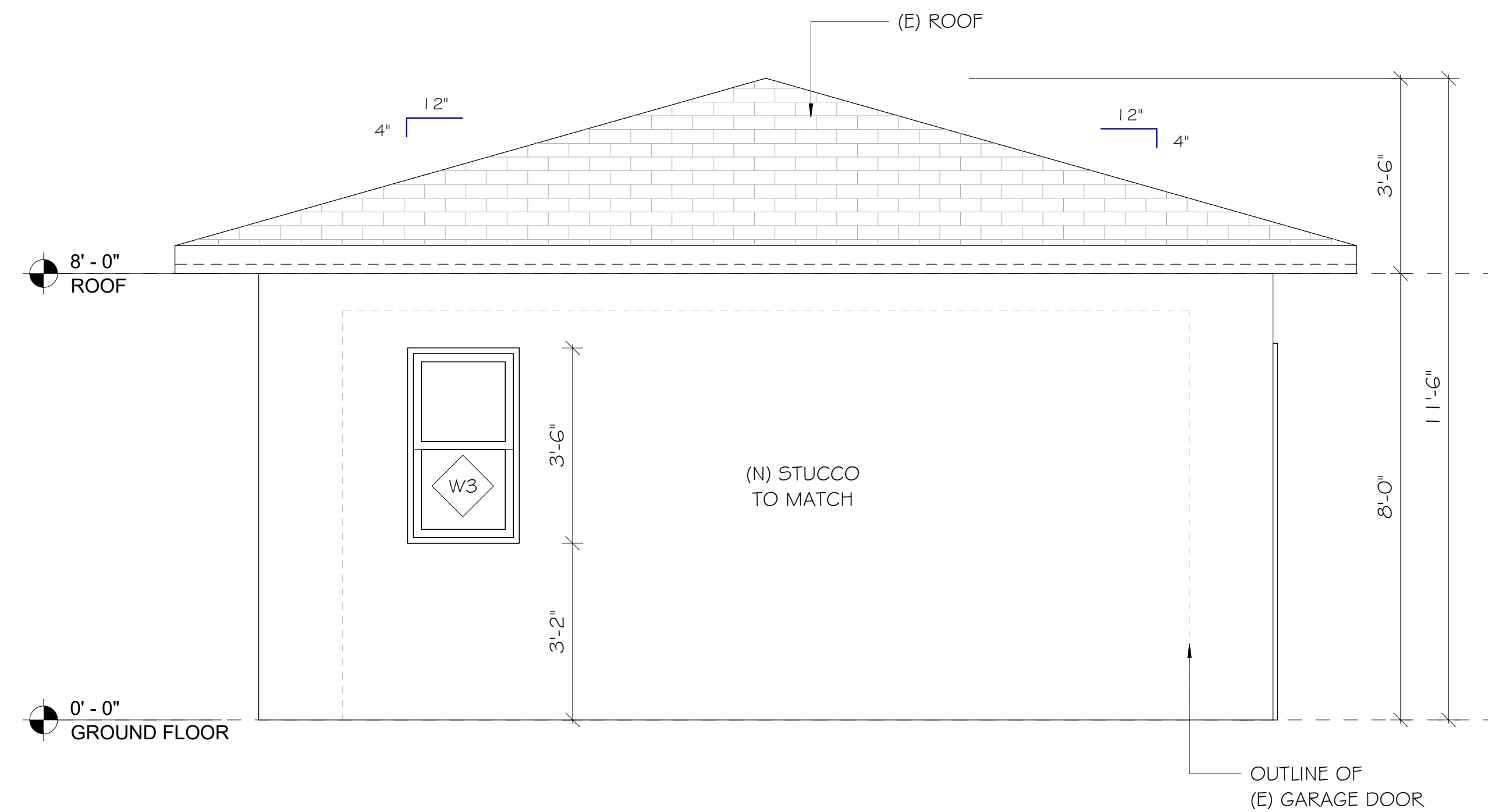
PROVIDE :
(2) 24" X 12" DIA. HALF ROUND DORMER VENT.
114 SQ IN X 2 = 228 SQ IN
(4) 14" X 6" SQUARE EAVE VENT
50.4 SQ IN X 4 = 201.6 SQ IN
TOTAL PROVIDED = 429.6 SQ IN

AREA CAVITY
ROOF CEILING : R-30 (PROVIDE RADIANT BARRIER FOR ROOF SHEATHING)
WALL : R-15
FLOOR : N/A
HEATING & COOLING: DUCTLESS MINI SPLIT (A/C & HEATER)
WATER HEATER: NORITZ NR50 OD OR EQUAL .82 UEF, 18,000 - 120,000 BTU/H 0.5 TO 5.0 GPM, SEE SPEC A-3.3 20.5" (H) X 13.8" (W) X 6.7" (D)

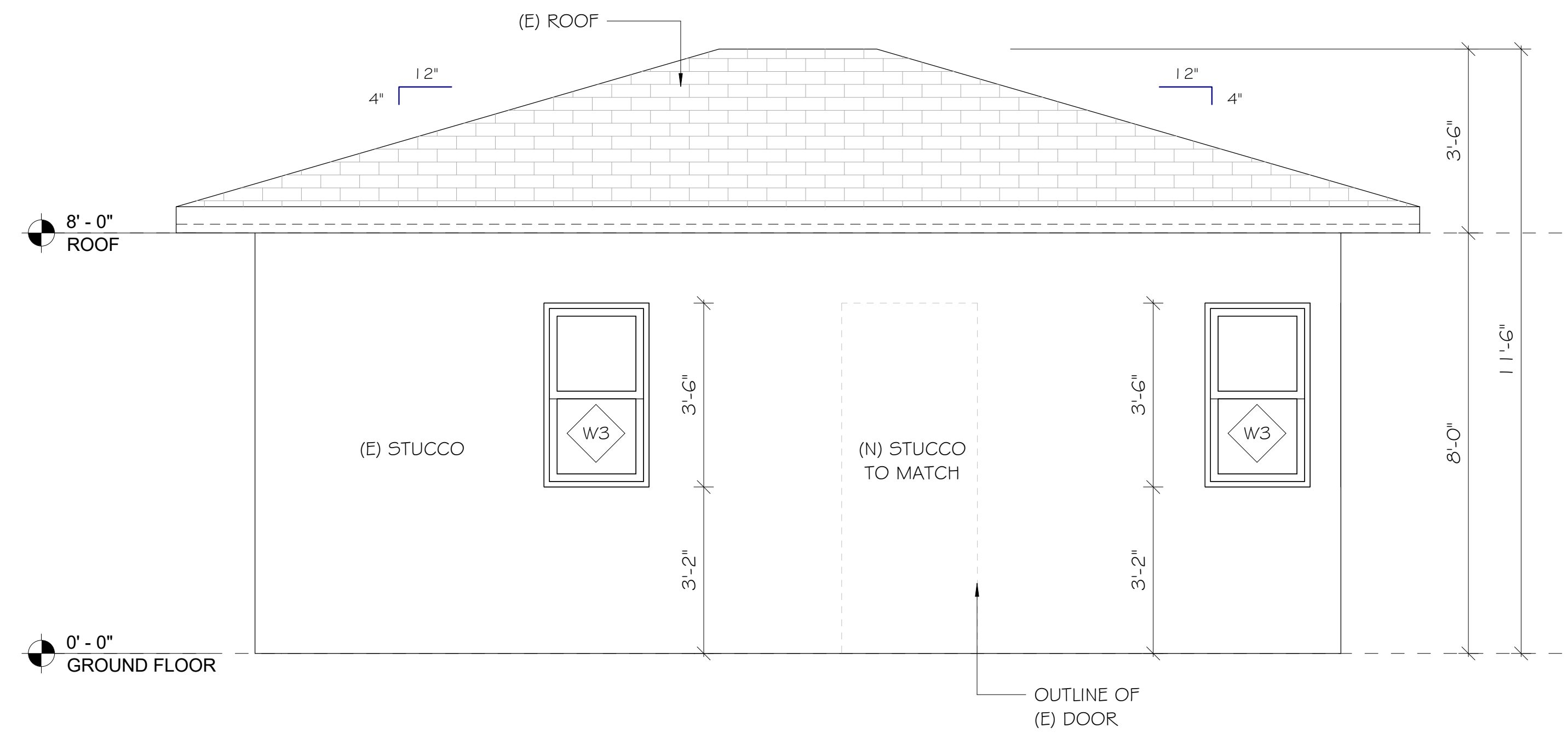
THIS DRAWING AND THE DESIGNS, ARRANGEMENTS, DEPICTIONS, IDEAS, AND OTHER INFORMATION CONTAINED HEREIN CONSTITUTE UNPUBLISHED WORK OF NC DESIGN STUDIO AND SHALL REMAIN PROPERTY OF NC DESIGN STUDIO IN PERPETUITY. NO PART THEREOF SHALL BE REPRODUCED, COPIED, DISCLOSED, DISTRIBUTED, SOLD, PUBLISHED, OR OTHERWISE USED IN ANY WAY FOR ANY OTHER PURPOSE WITHOUT THE ADVANCED EXPRESS WRITTEN CONSENT OF NC DESIGN STUDIO. VISUAL CONTACT WITH THE ABOVE DRAWINGS OR ANY PART THEREOF SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.



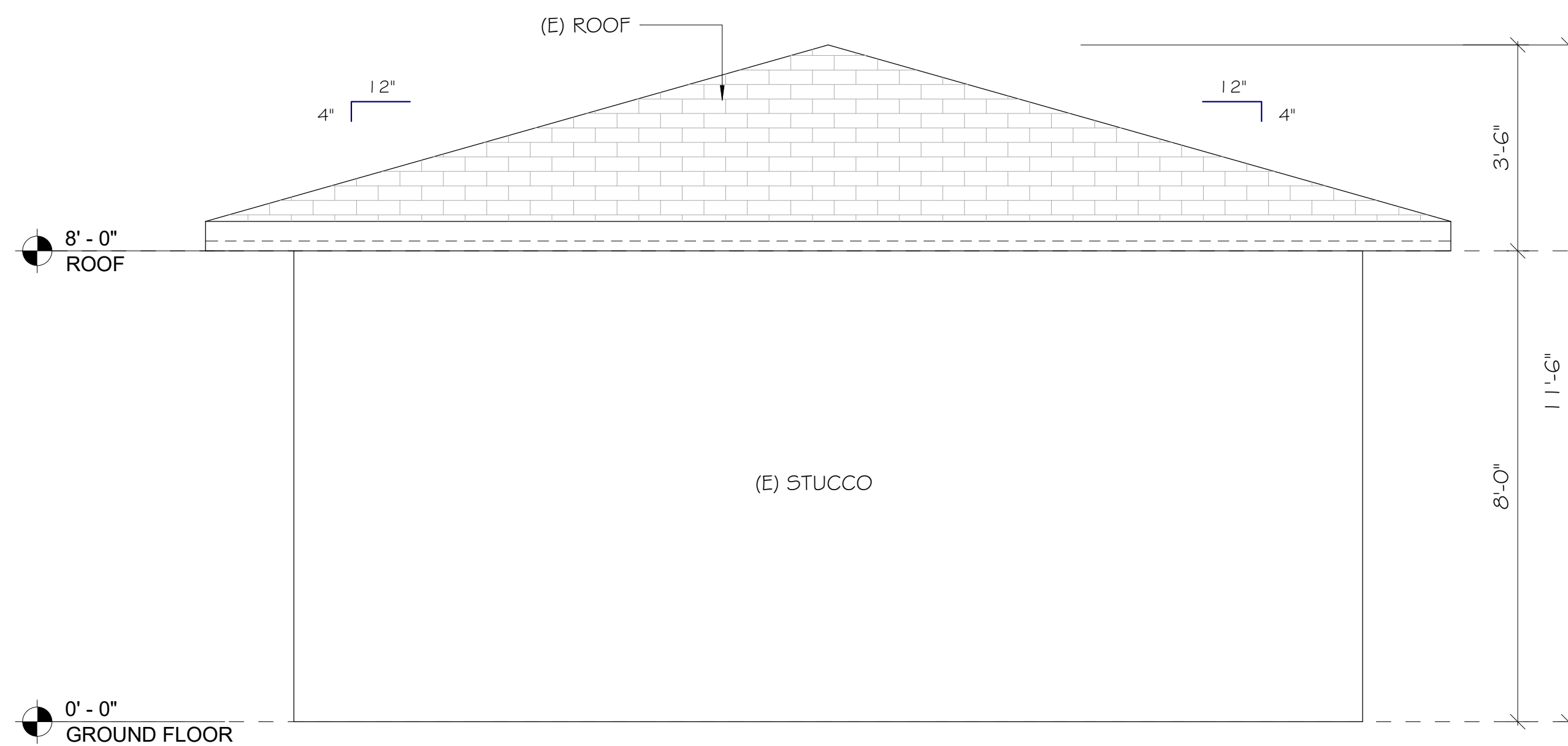
NC DESIGN
STUDIO
P.O. BOX 15425
N. HOLLYWOOD, CA
818-564-5834



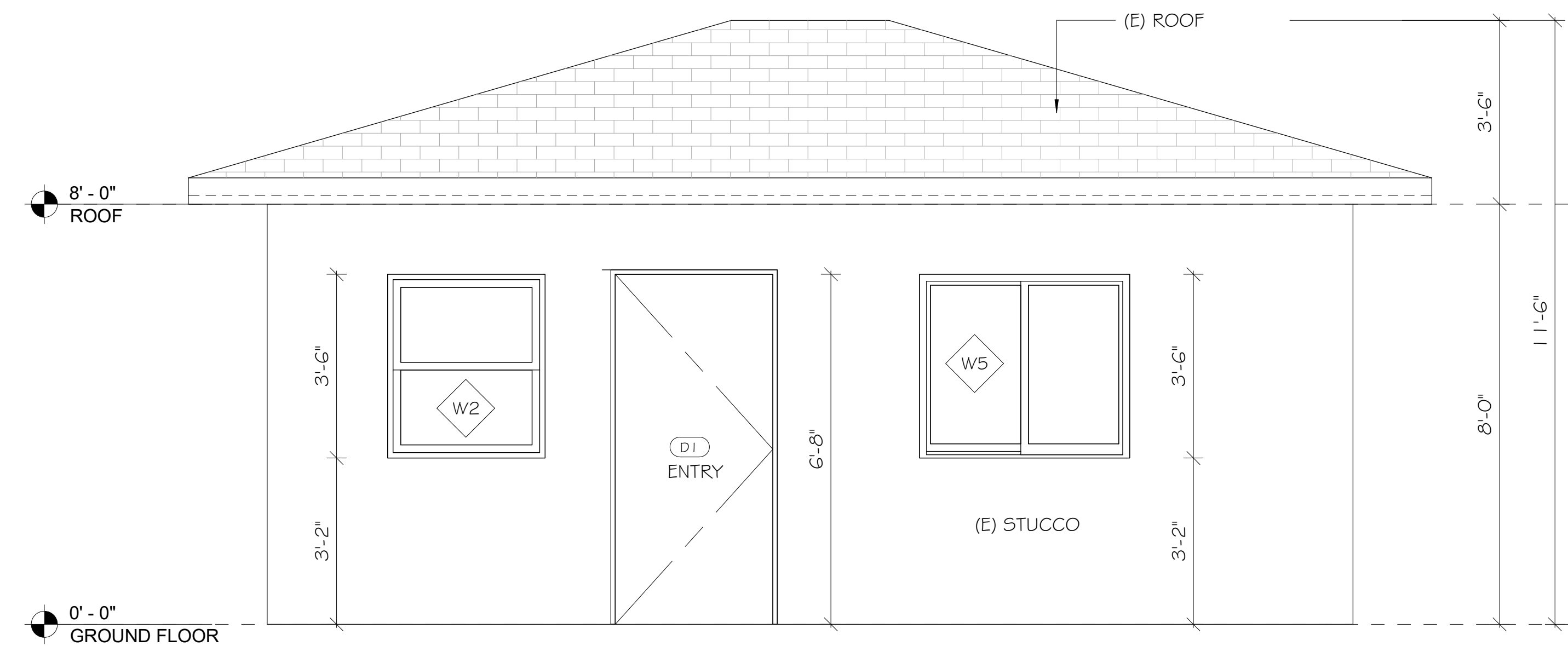
1 SOUTH ELEVATION
1/2" = 1'-0"



2 WEST ELEVATION
1/2" = 1'-0"



3 NORTH ELEVATION
1/2" = 1'-0"



4 EAST ELEVATION
1/2" = 1'-0"

THIS DRAWING AND THE DESIGNS, ARRANGEMENTS, DEPICTIONS, IDEAS, AND OTHER INFORMATION CONTAINED HEREIN CONSTITUTE UNPUBLISHED WORK OF NC DESIGN STUDIO AND SHALL REMAIN PROPERTY OF NC DESIGN STUDIO IN PERPETUITY. NO PART THEREOF SHALL BE REPRODUCED, COPIED, DISCLOSED, DISTRIBUTED, SOLD, PUBLISHED, OR OTHERWISE USED IN ANY WAY FOR ANY OTHER PURPOSE WITHOUT THE ADVANCED EXPRESS WRITTEN CONSENT OF NC DESIGN STUDIO. VISUAL CONTACT WITH THE ABOVE DRAWINGS OR ANY PART THEREOF SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

CONVERT EXISTING DETACHED 2-CAR
GARAGE TO NEW ADU

Revisions:

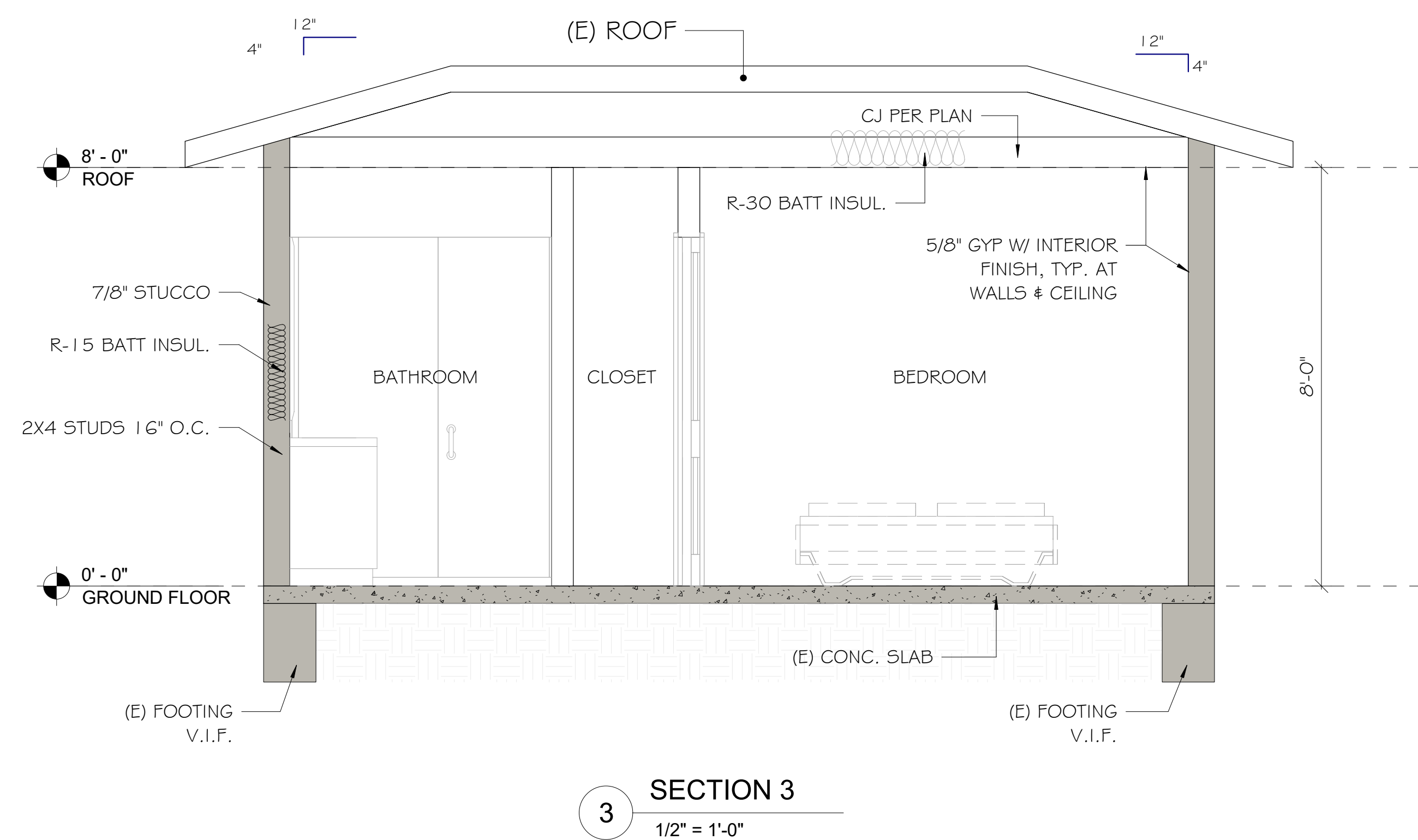
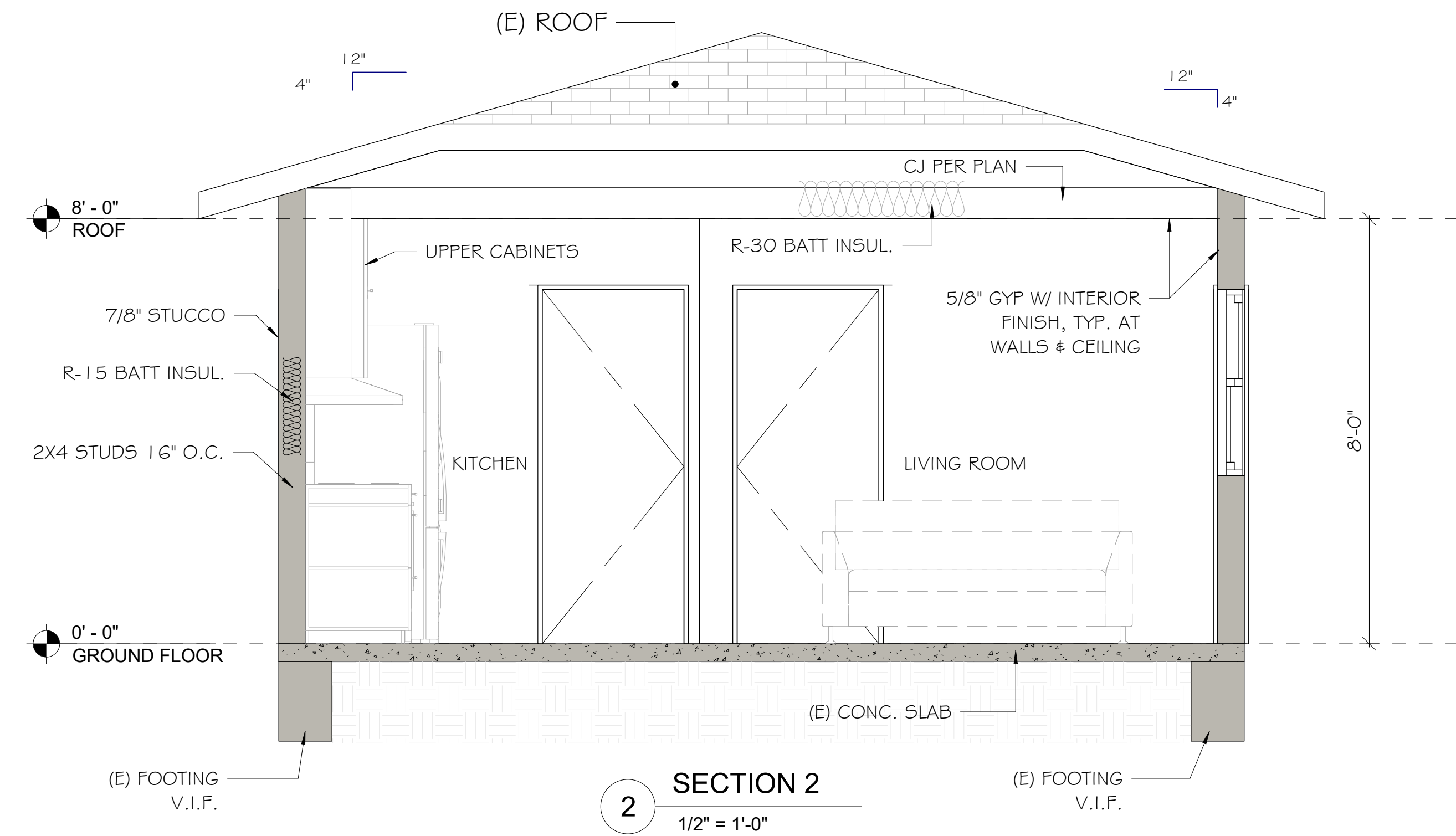
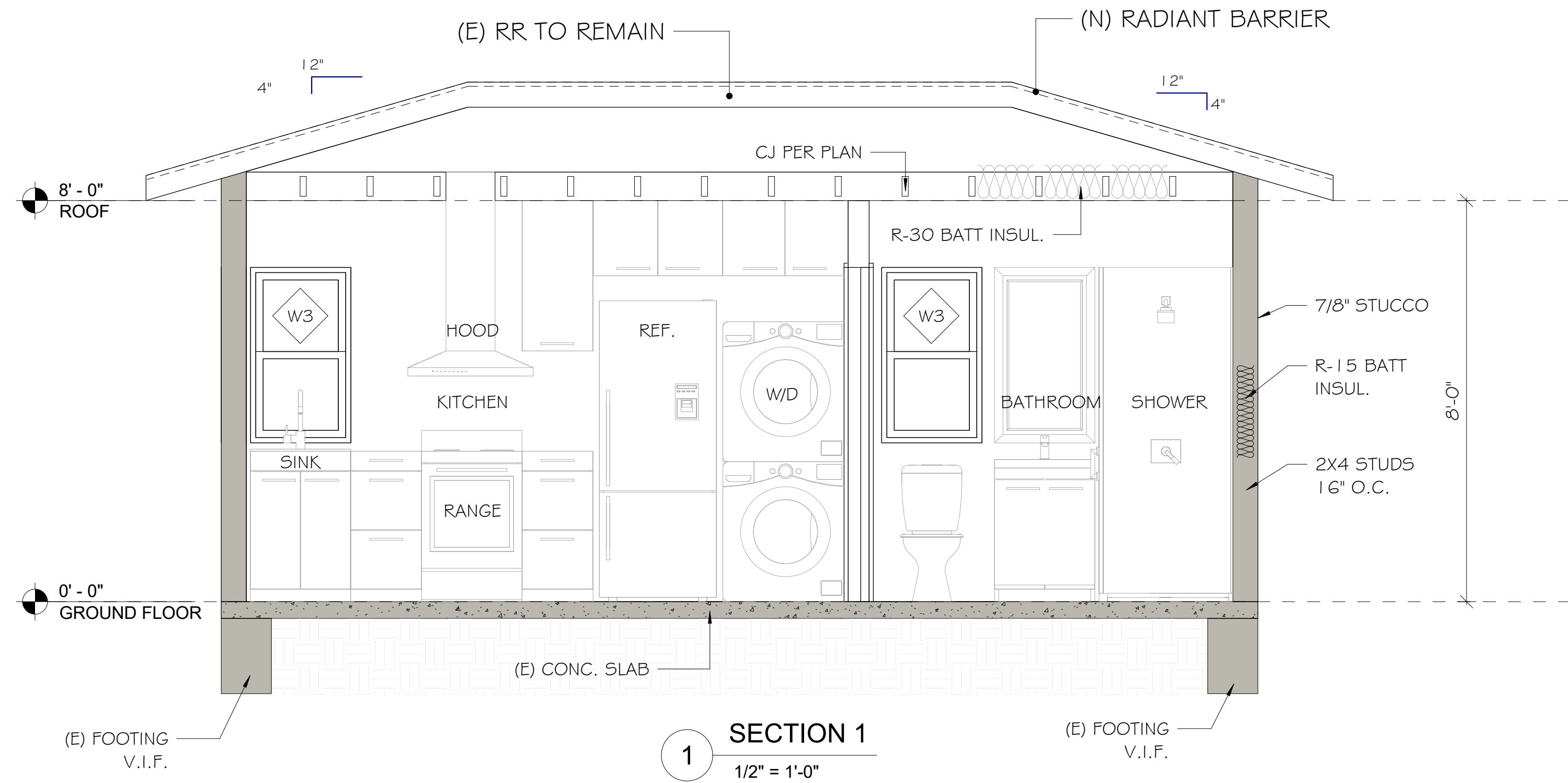
No.	Description

DRAWN BY: NC
CHECKED BY: NC
PROJECT NO.:
DATE:

Sheet Name

PROPOSED ELEVATIONS

Sheet Number



NOTES:

- WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8" FROM THE EXPOSED GROUND MUST BE PRESSURE TREATED (CRC R317.1, CBC 2304.12.1.2)

THIS DRAWING AND THE DESIGNS, ARRANGEMENTS, DEPICTIONS, IDEAS, AND OTHER INFORMATION CONTAINED HEREIN CONSTITUTE UNPUBLISHED WORK OF NC DESIGN STUDIO AND SHALL REMAIN PROPERTY OF NC DESIGN STUDIO IN PERPETUITY. NO PART THEREOF SHALL BE REPRODUCED, COPIED, DISCLOSED, DISTRIBUTED, SOLD, PUBLISHED, OR OTHERWISE USED IN ANY WAY FOR ANY OTHER PURPOSE WITHOUT THE ADVANCED EXPRESS WRITTEN CONSENT OF NC DESIGN STUDIO. VISUAL CONTACT WITH THE ABOVE DRAWINGS OR ANY PART THEREOF SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

CONVERT EXISTING DETACHED 2-CAR
GARAGE TO NEW ADU

Revisions:

NO.	DESCRIPTION

DRAWN BY: NC
CHECKED BY: NC
PROJECT NO.:
DATE:

Sheet Name

PROPOSED SECTIONS

Sheet Number