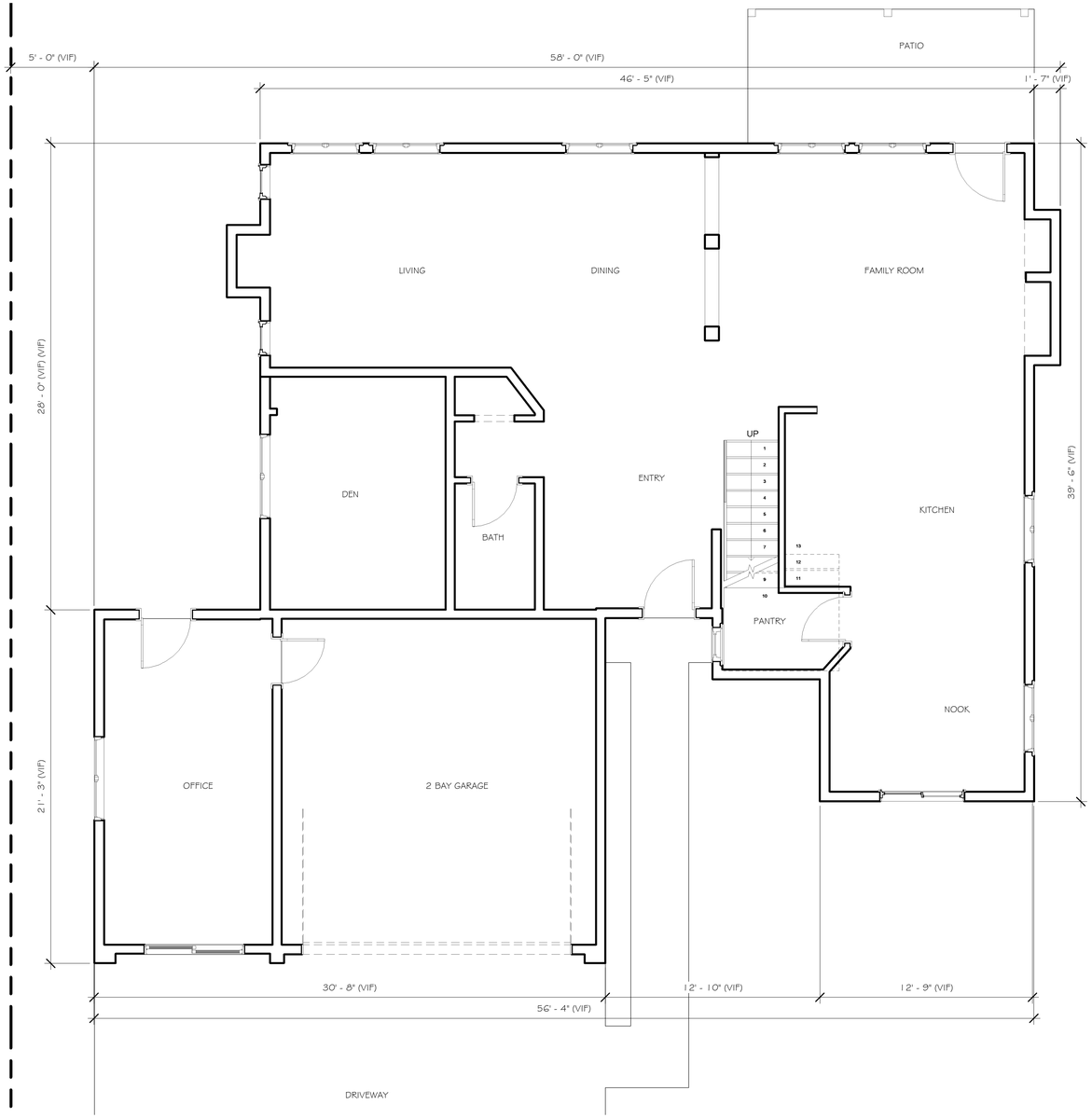
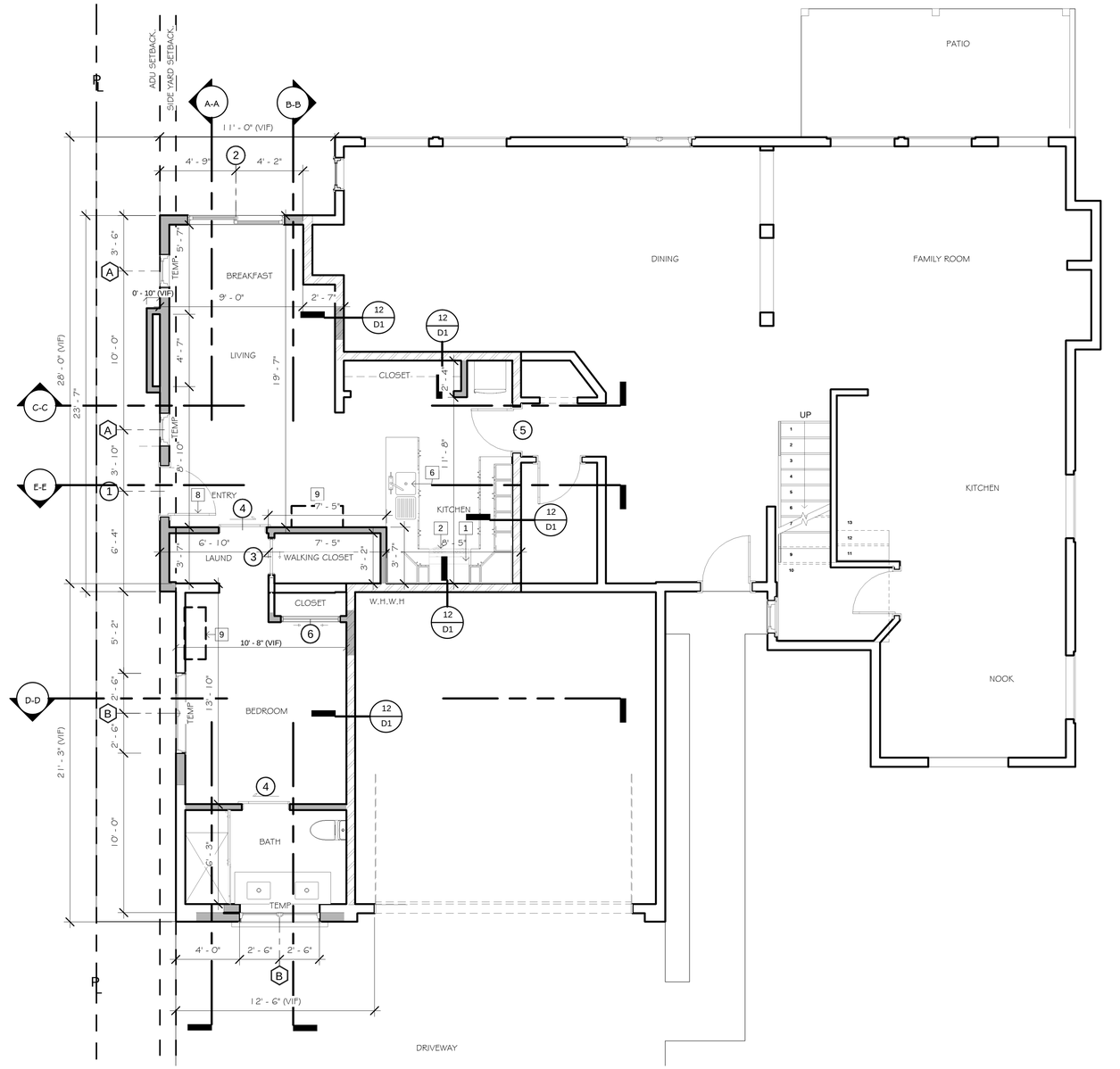


EXISTING LOWER LEVEL FLOOR PLAN



FINAL APROVED ADU

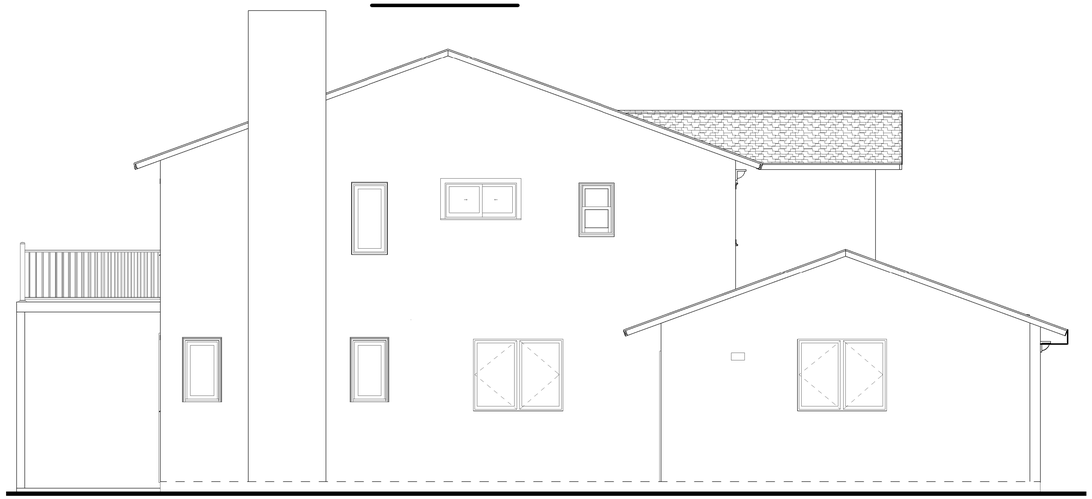
GARAGE CONVERSION TO ACCESSORY DWELLING UNIT



(E) EAST ELEVATION



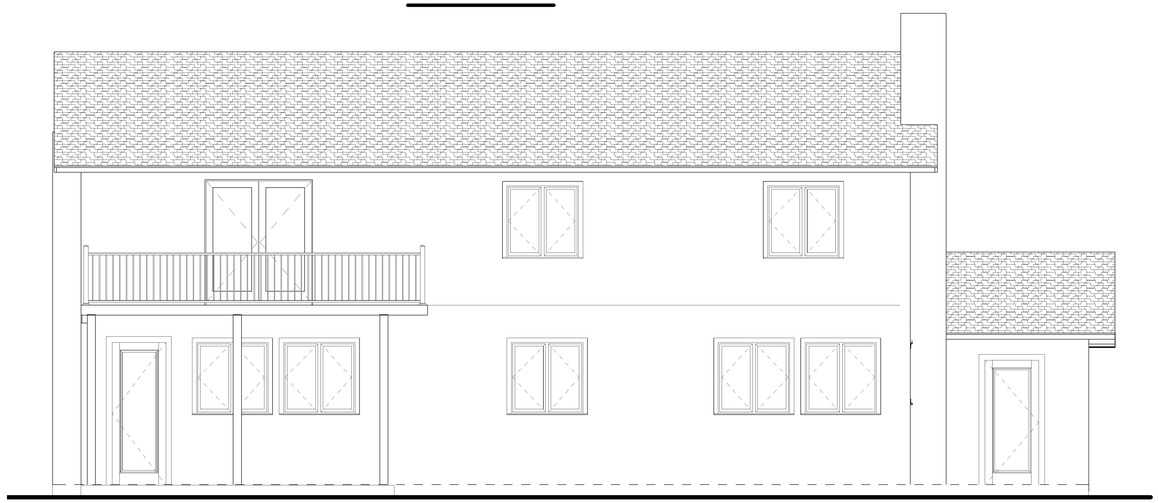
EAST ELEVATION



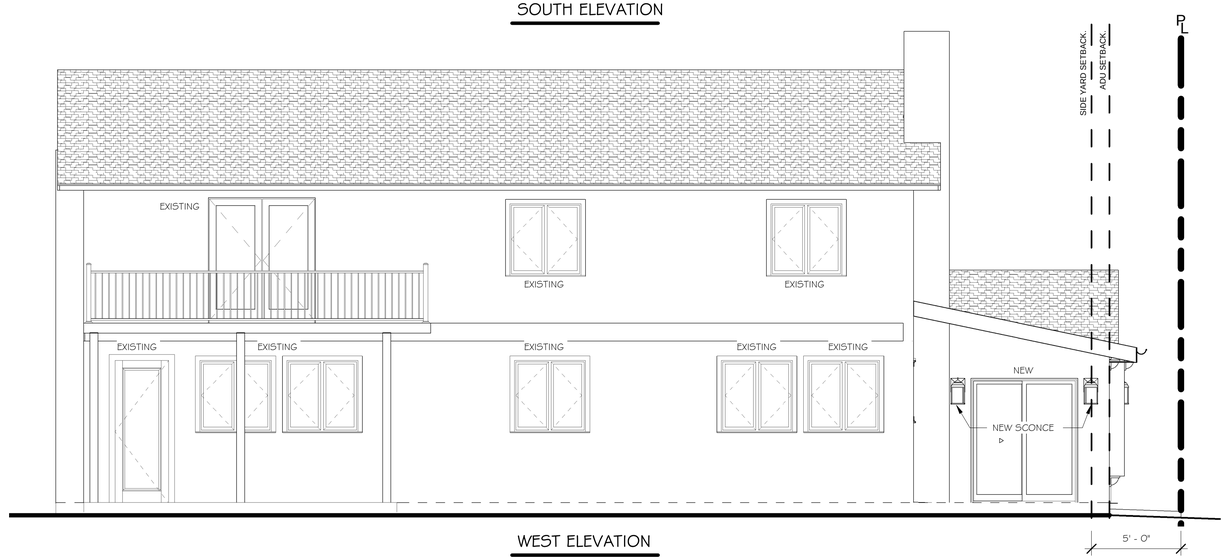
(E) SOUTH ELEVATION



SOUTH ELEVATION



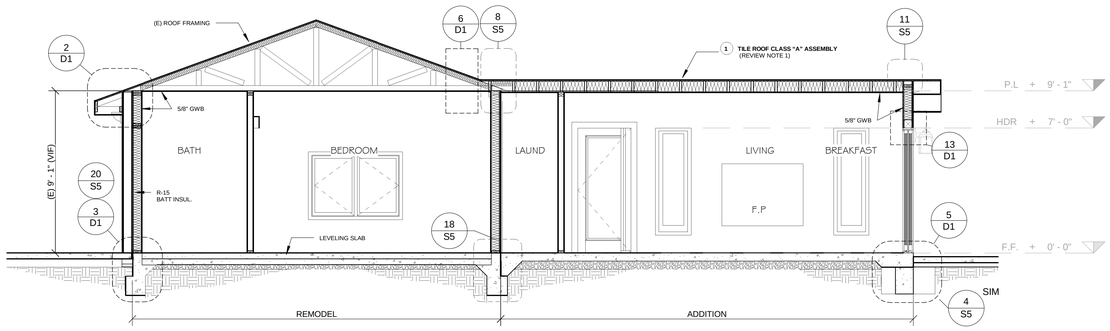
(E) WEST ELEVATION



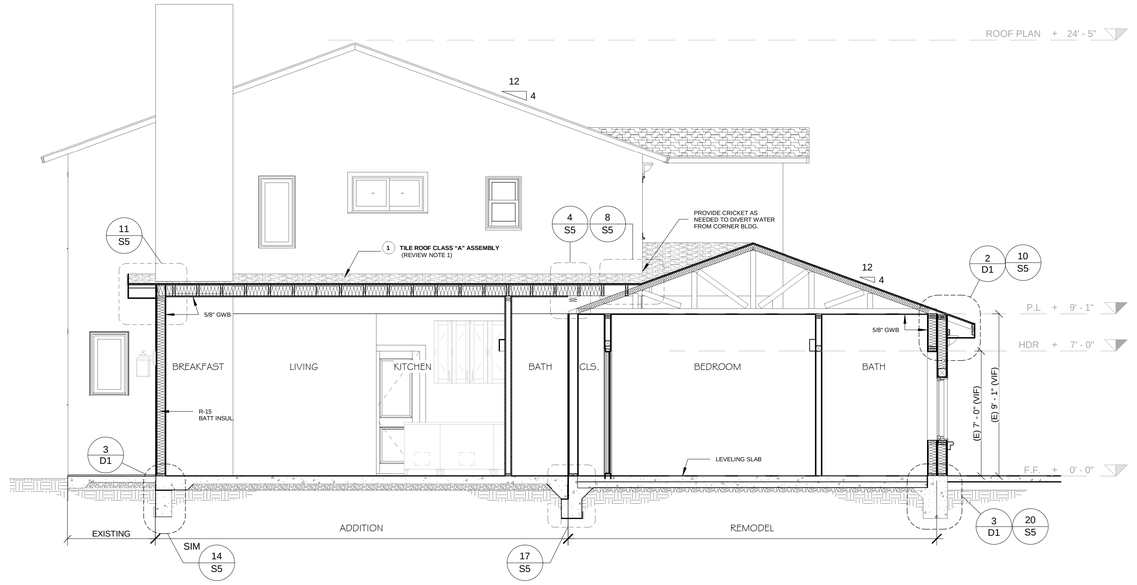
WEST ELEVATION

1

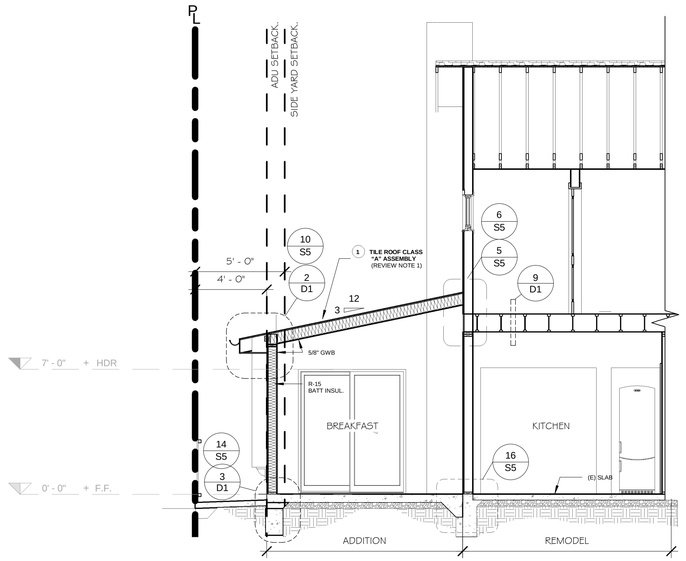
TILE ROOF CLASS "A" ASSEMBLY
M.C.A. CLAY ROOF TILE –
ONE PIECE "S" MISSION, IAPMO-ER-0356, COLOR TO MATCH (E) o/
ONE LAYER OF 72 lb. SELF-ADHESIVE GRANULATED CAP SHEET o/
ONE LAYER OF TYPE II (No.30) UNDERLAYMENT o/
ROOF DECKING = 19/32 PLYWOOD SHEATHING (PER STRUCT.) o/
ROOF RAFTERS (PER STRUCT.) w/
ICYNENE INSULATION (R-30) (ESR#1829) (NO VENTILATION REQUIRED).



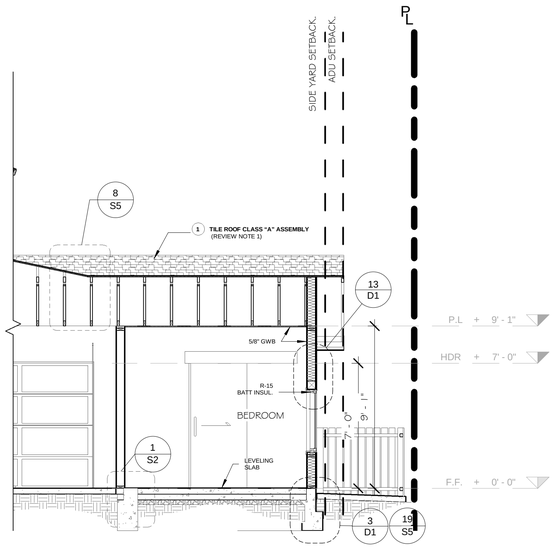
SECTION A-A



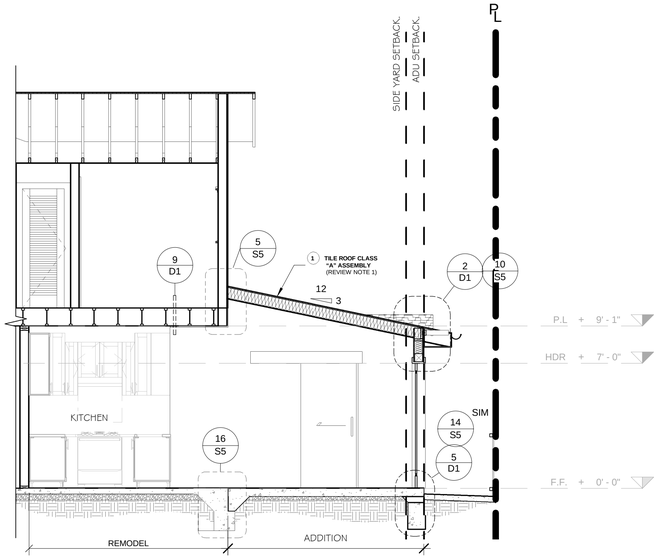
SECTION B-B



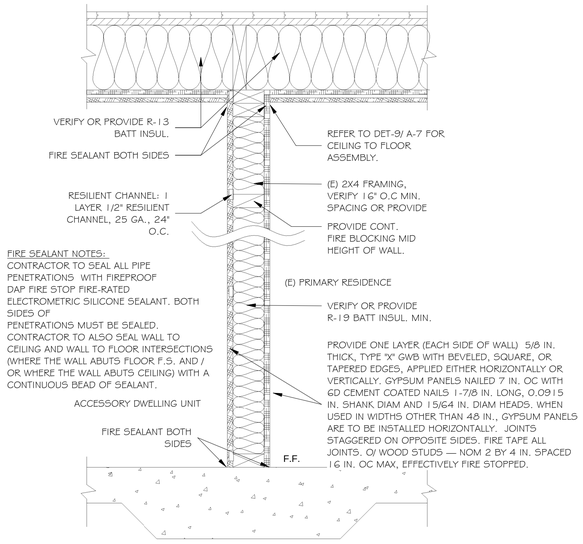
SECTION C-C



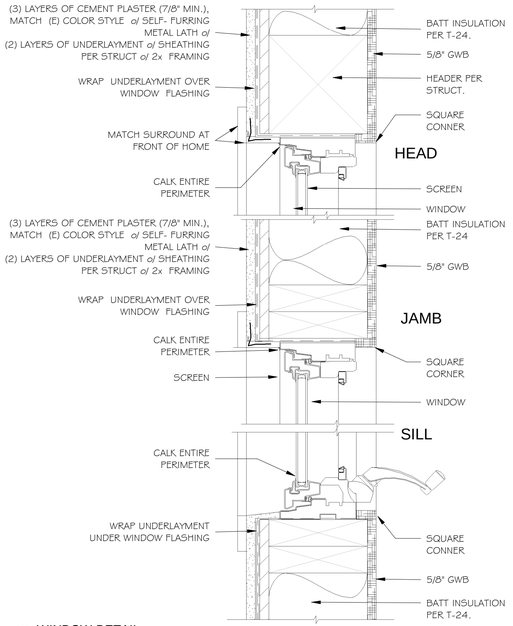
SECTION D-D



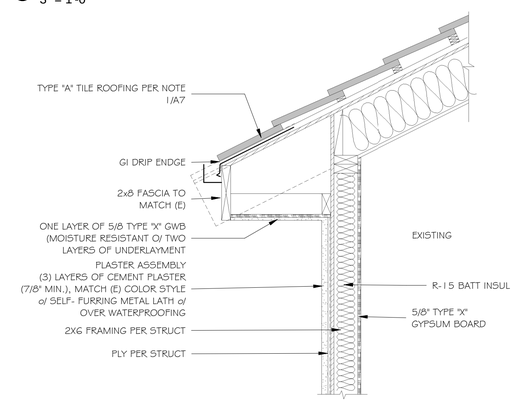
SECTION E-E



12 1 HOUR FIRE RATED PARTITION WALL UL U305-STC 45
1 1/2" = 1'-0"

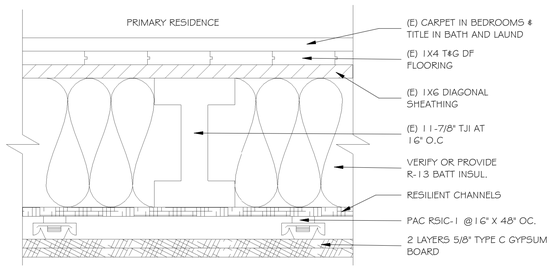


13 WINDOW DETAIL
3" = 1'-0"



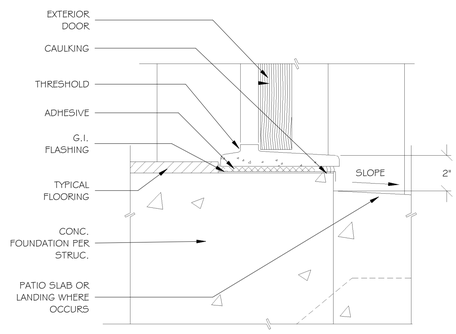
14 1 HOUR FIRE ASSEMBLY
1" = 1'-0"

PER CBC TABLE 721.1 (2) ITEM 15-1.3 AND ITEM 14-1.3.

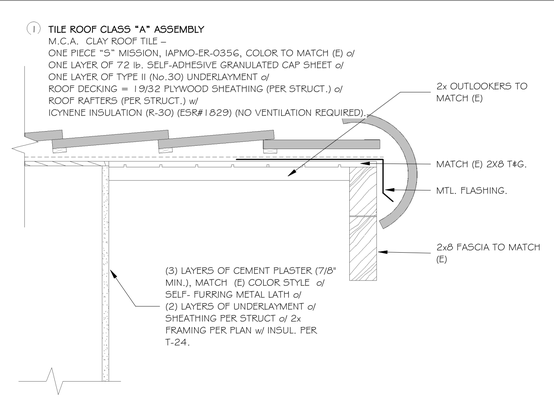


(2)LAYERS OF 5/8" TYPE C GYPSUM BOARD, WITH RESILIENT DRYWALL FURRING CHANNEL, RESILIENT CHANNELS APPLIED PERPENDICULAR TO (E) FLOOR JOISTS AT 16" O.C., W/ CLIPS- PAC RSIC-1 @ 16" X 48" O.C. WITH 1" TYPE S DRYWALL SCREWS 12" O.C. GYPSUM PANEL END JOINTS LOCATED MIDWAY BETWEEN CONTINUOUS CHANNELS AND ATTACHED TO ADDITIONAL PIECES OF CHANNELS O.C. WITH SCREWS 12" O.C. ONTRACTOR TO VERIFY OR PROVIDE R-13 BATT INSUL. MIN.

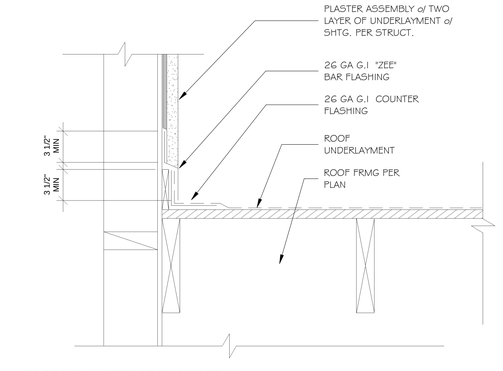
9 1 HOUR FIRE RATED, FLOOR - CEILING UL R16638 STC 60 IIC 76
3" = 1'-0"



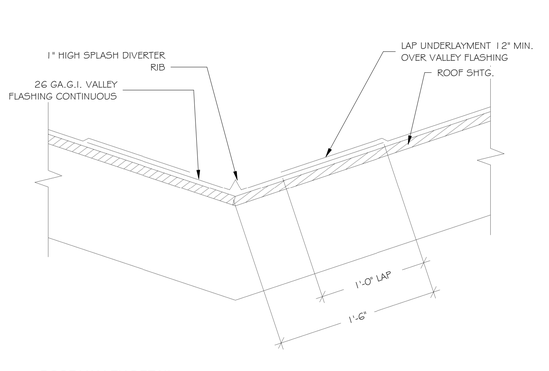
5 EXTERIOR DOOR- THRESHOLD DETAIL
3" = 1'-0"



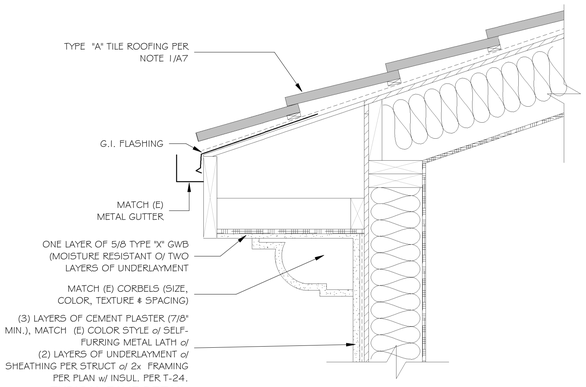
1 RAKE DETAIL
1 1/2" = 1'-0"



10 ROOF WALL INTERSECTION DETAIL
1 1/2" = 1'-0"

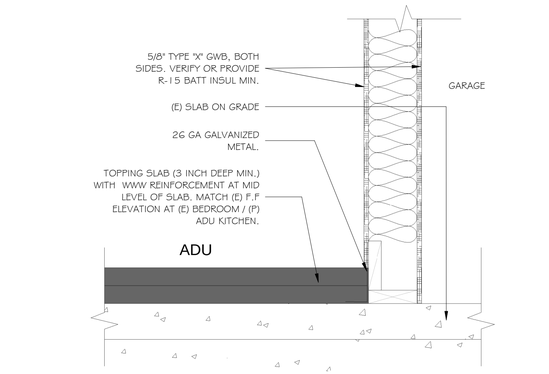


6 ROOF VALLEY DETAIL
1 1/2" = 1'-0"

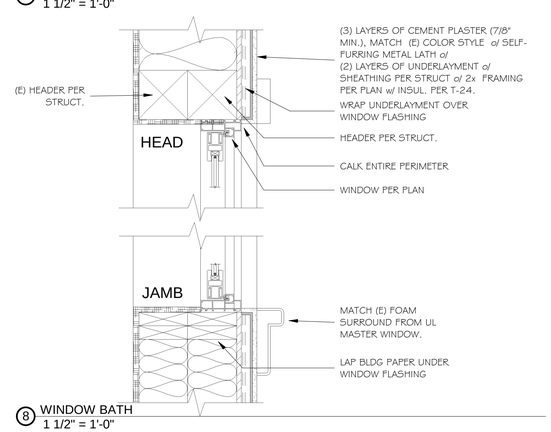


2 TYPICAL EAVE DETAIL
1 1/2" = 1'-0"

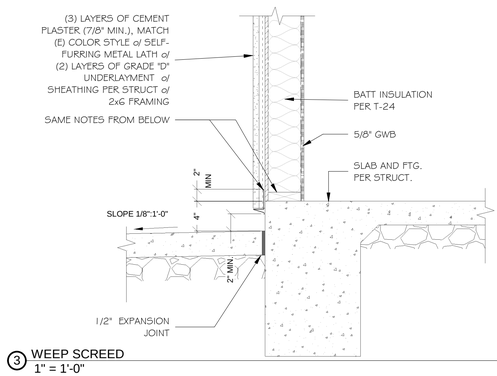
11 FIREPLACE NICHE
1" = 1'-0"



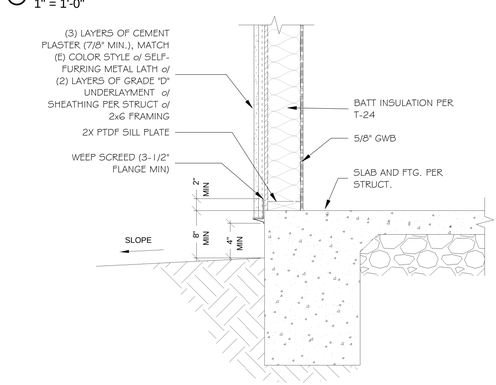
7 TOPPING SLAB
1 1/2" = 1'-0"



8 WINDOW BATH
1 1/2" = 1'-0"



3 WEEP SCREED
1" = 1'-0"



4 WEEP SCREED DETAIL
1" = 1'-0"