

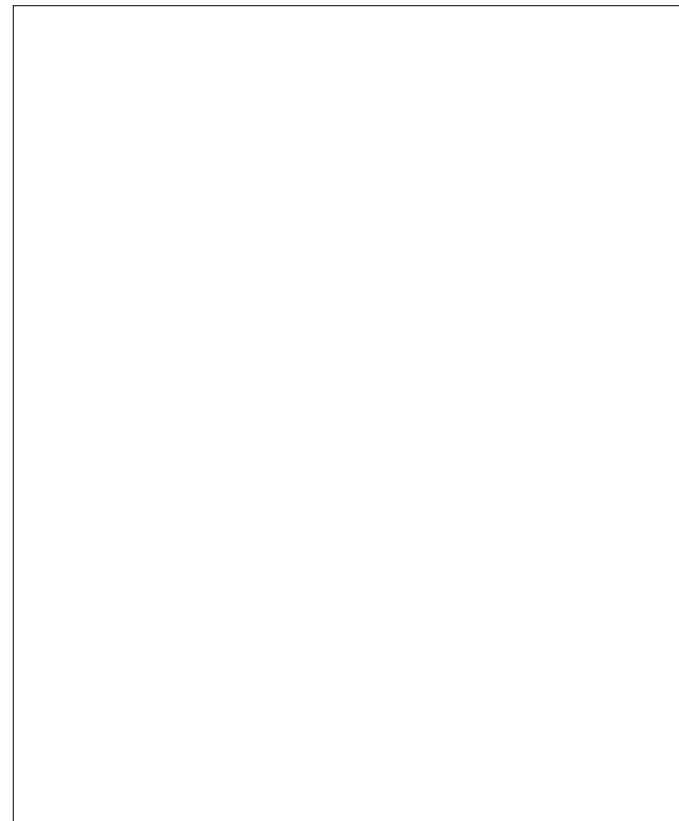
DETACHED ADU CONSTRUCTION

San Jose, California
2 Bedroom 1 Full Bathroom



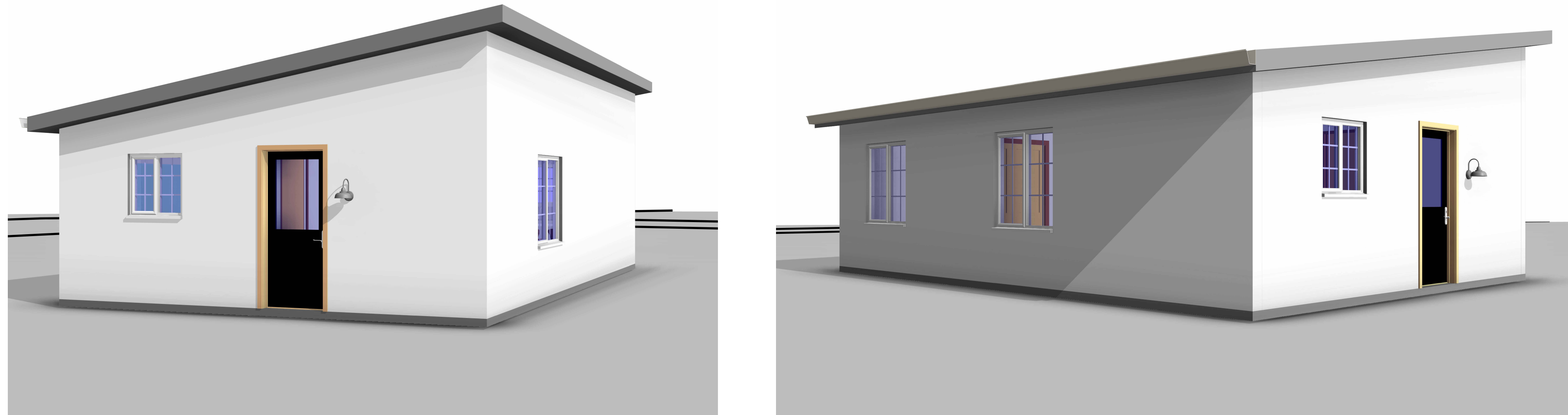
NOTES:
1. All work shall conform to all state and applicable codes & ordinances.
2. No drawing is to be scaled; use dimensions only.
3. Dimensions are taken from face of IFC, concrete or wood stud framing members unless otherwise indicated.
4. Confirm all existing conditions before proceeding with the said work.
5. Items not noted, but implied as necessary for the performance of the contract, are considered part of the work.
6. All work is to be executed by mechanics skilled in their trade.
7. All trades will cooperate with each other to facilitate the progress of the entire job.
8. Contractor(s) is to protect the public and premises during the period of construction with adequate shoring, bracing, fencing, lighting, ventilation, etc.
9. All changes or substitutions are to be approved by the owner before being incorporated into the work.
10. Conform to all manufacturers instructions & specifications for the installation or use of all materials unless otherwise noted.

SITE PHOTO



DRAWING INDEX

Sheet List	
Sheet Name	Sheet Number
COVER PAGE	A0.0
FLOOR PLAN/ELECTRICAL PLAN	A1.0
ELEVATIONS / SECTIONS	A2.0
ROOF PLAN & CROSS SECTIONS	A3.0



PROJECT INFO

Conversion of existing detached garage into ADU

BUILDING SQUARE FOOTAGE

First floor

Total: 686 sqft

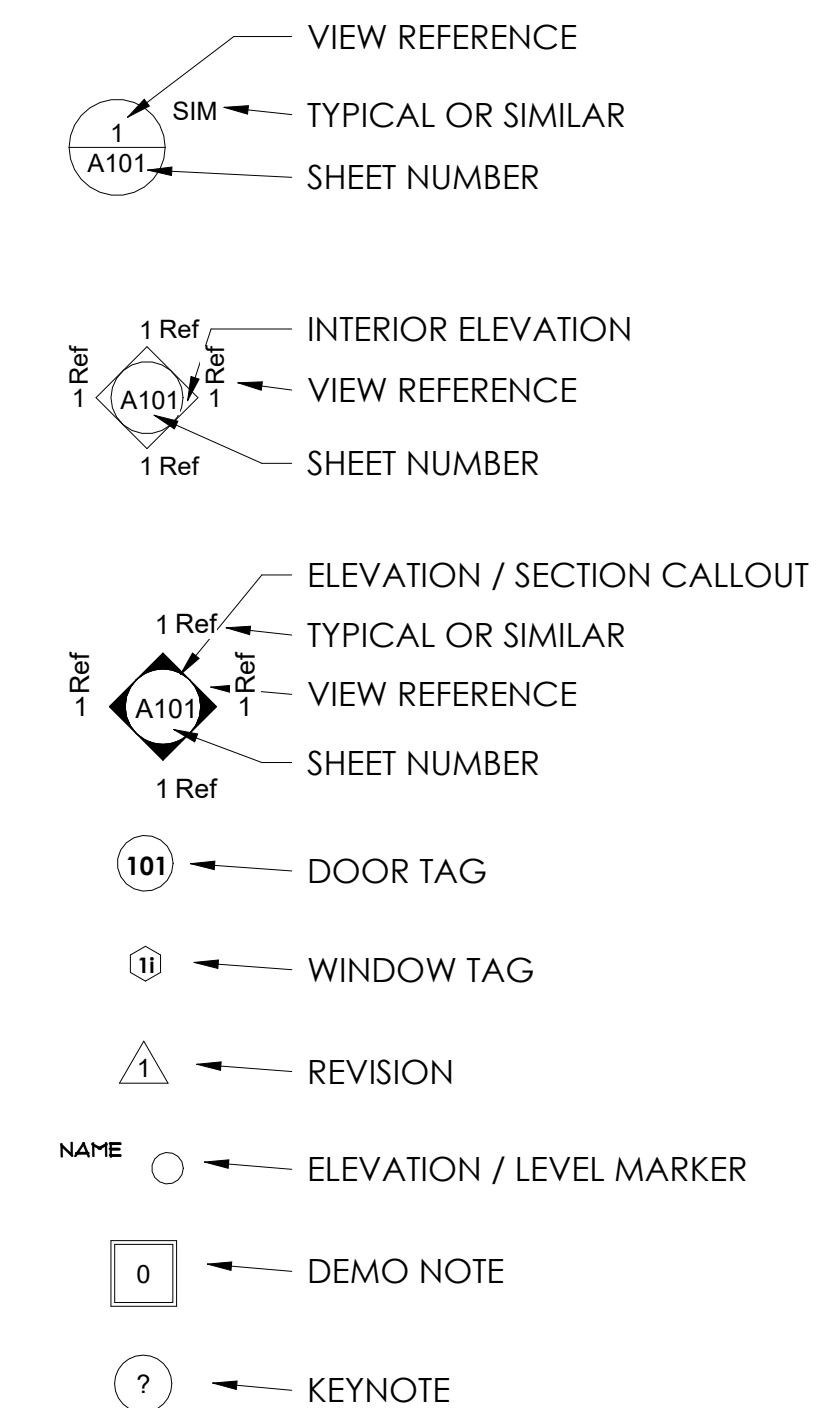
Overall Total: 686 sqft

APPLICABLE BUILDING CODES

California Building Code, 2018 Edition
California Residential Code, 2018 Edition
California Fire Code, 2018 Edition
California Plumbing Code, 2018 Edition
California Mechanical Code, 2018 Edition
California Fuel Gas Code, 2018 Edition
National Electrical Code, 2017 Edition
California Energy Conservation Code, 2015 Edition
NFPA 101 - Life Safety Code 2018 Edition with State Amendments (2020)

DIVYANSHU
ARORA

SYMBOLS LEGEND



ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR	CMU	CONCRETE MASONRY UNIT	EXT	EXTERIOR	GL	GLASS	LPT	LOW POINT	PRELIM	PRELIMINARY	TEL	TELEPHONE
AFG	ABOVE FINISHED GRADE	CONSTR	CONSTRUCTION	FOC	FACE OF CONCRETE	GB	GRAB BAR	MFR	MANUFACTURER	PREP	PREPARATION	TV	TELEVISION
ACC	ACCESSIBLE	CONTRACT	CONTRACT DOCUMENTS	FO FIN	FACE OF FINISH	GMP	GUARANTEED MAXIMUM PRICE	MO	MASONRY OPENING	PL	PROPERTY LINE	THK	THERMOSTAT
ACT	ACOUSTICAL CEILING TILE	CTRL	CONTROL	FOM	FACE OF MASONRY	GYP	GYPSPUM	MATL	MATERIAL	REC	RECESSED	THK	THICKNESS
ADJ	ADJACENT	CJ	CONTROL JOINT	FOS	FACE OF STUD	GYP BD	GYPSPUM BOARD	MAX	MAXIMUM	RCP	REFLECTED CEILING PLAN	TOB	TOP OF BEAM
ALT	ALTERNATE	CORR	CORRIDOR	FT	FEET	HC	HANDICAP	MECH	MECHANICAL	REF	REFRIGERATOR	TOC	TOP OF CONCRETE
ALUM	ALUMINUM	CNTR	COUNTER	FIN	FINISH	HNDRL	HANDRAIL	MTL	METAL	REINF	REINFORCE	TOF	TOP OF FINISH FLOOR
ADA	AMERICANS WITH DISABILITIES ACT	DEMO	DEMOLITION	FF	FINISH FLOOR	HDWR	HARDWARE	MLWK	MILLWORK	REQD	REQUIRED	TO FDN	TOP OF FOUNDATION
AB	ANCHOR BOLT	DET	DETAIL	FF EL	FINISH FLOOR ELEVATION	HVAC	HEATING, VENTILATING, AND AIR CONDITIONING	MIN	MINIMUM	RESIL	RESILIENT	TOT	TOP OF TRUSS
APPROX	APPROXIMATE	DIAG	DIAGONAL	HT	FIRE ALARM	HT	HEIGHT	MISC	MISCELLANEOUS	RF	RESILIENT FLOORING	TOW	TOP OF WALL
ARCH	ARCHITECT	DIA	DIAMETER	FACP	FIRE ALARM CONTROL PANEL	HO	HOLD OPEN	MTD	MOUNTED	REV	REVISION	XFMR	TRANSFORMER
A/E	ARCHITECT/ENGINEER	DIM	DIMENSION	FE	FIRE EXTINGUISHER	HO	HOLLOW CORE	NA	NOT APPLICABLE	RH	RIGHT HAND	TYP	TYPICAL
AHJ	AUTHORITY HAVING JURISDICTION	DW	DISHWASHER	FEC	FIRE EXTINGUISHER CABINET	HM	HOLLOW METAL	NIC	NOT IN CONTRACT	RD	ROOF DRAIN	UL	UNDERWRITERS LABORATORIES
AVG	AVERAGE	DIV	DIVISION	FHC	FIRE HOSE CABINET	HORIZ	HORIZONTAL	NTS	NOT TO SCALE	RTU	ROOF TOP UNIT	UNO	UNLESS NOTED OTHERWISE
BOF	BOTTOM OF FOOTING	DOC	DOCUMENT	FR	FIRE RATING	HB	HOSE BIBB	OFF	OFFICE	RM	ROOM	VB	VAPOR BARRIER
BLDG	BUILDING	DR OPNG	DOOR OPENING	FIXT	FIXTURE	IC	IMPACT ISOLATION CLASS	OC	ON CENTER	RO	ROUGH OPENING	VF	VERIFY IN FIELD
CAB	CABINET	DBL	DOUBLE	INCL	INCLUDED	INSUL	INSULATION	OPNG	OPENING	SCHED	SCHEDULE	VEST	VESTIBULE
CPT	CARPET	DH	DOUBLE HUNG (DOOR, WINDOW)	INT	INTERIOR	INT	INTERIOR	OPP	OPPOSITE	SIM	SIMILAR	VCT	VINYL COMPOSITION TILE
CLG	CEILING	DN	DOWN	INT	INTERIOR	INT	INTERIOR	OD	OUTSIDE DIAMETER	SD	SMOKE DETECTOR	VWC	VINYL WALL COVERING
CTR	CENTER	DS	DOWNSPOUT	ID	INTERIOR DESIGN	INT	INTERIOR	PT	PAIN	SC	SOLID CORE	WC	WALL COVERING
CL	CENTER LINE	DWG	DRAWING	JAN CLO	JANITOR CLOSET	INT	INTERIOR	PNL	PANEL	STC	SOUND TRANSMISSION CLASS	WC	WATER CLOSET
CT	CERAMIC TILE	EACH	EACH	KD	KILN DRIED	INT	INTERIOR	PERIM	PERIMETER	SPEC	SPECIFICATION	WP	WATERPROOFING
CO	CERTIFICATE OF OCCUPANCY	ELEC	ELECTRIC	LAM	LAMINATE	INT	INTERIOR	PLAM	PLASTIC LAMINATE	SPKLR	SPRINKLER	WT	WEIGHT
CLEANOUT	CLEANOUT	ELEVATION	ELEVATION	LAV	LAVATORY	INT	INTERIOR	PLYWD	PLYWOOD	STD	STANDARD	W/O	WITHOUT
CLR	CLEAR	EMER	EMERGENCY	LDR	LEADER	INT	INTERIOR	PND	POUND	STD	STANDARD	WD	WOOD
CW	COLD WATER PIPING	ENGR	ENGINEER	LH	LEFT HAND	INT	INTERIOR	PSF	POUNDS PER SQUARE FOOT	STA	STATION		
CFMF	COLD-FORMED METAL FRAMING	EQUIP	EQUIPMENT	LT WT	LIGHTWEIGHT	INT	INTERIOR	PSI	POUNDS PER SQUARE INCH	STOR	STORAGE		
COL	COLUMN	EXIST	EXISTING	LIN	LINEAR	INT	INTERIOR	PREFAB	PREFABRICATE	STRUCT	STRUCTURAL		
CONC	CONCRETE	EJ	EXPANSION JOINT	GC	GENERAL CONTRACTOR	INT	INTERIOR	PREFIN	PREFINISH	SUSP	SUSPEND		

DETACHED ADU
CONVERSION

COVER PAGE

01.001

D.A

D.A

A0.0

As indicated

GENERAL

1. WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
 - A.) THESE GENERAL NOTES, UNLESS OTHERWISE NOTED ON PLANS OR SPECIFICATION
 - B.) UNIFORM BUILDING CODE, APPLICABLE EDITION.
 - C.) ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS.

2. APPROVAL BY INSPECTOR DOES NOT MEAN APPROVAL OR FAILURE TO COMPLY WITH THE PLANS AND SPECIFICATIONS, ANY DESIGN WHICH FAILS TO BE CLEAR OR IS AMBIGUOUS, MUST BE REFERRED TO THE DESIGNER OR ENGINEER FOR INTERPRETATION OR CLARIFICATION.

3. THE DESIGN ADEQUACY AND SAFETY OR ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND HAS NOT BEEN CONSIDERED BY ENGINEER, THE CONTRACTOR IS RESPONSIBLE FOR STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS, AND FINISH MATERIALS. HE SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE APPLICATION OF THE AFOREMENTIONED MATERIALS.

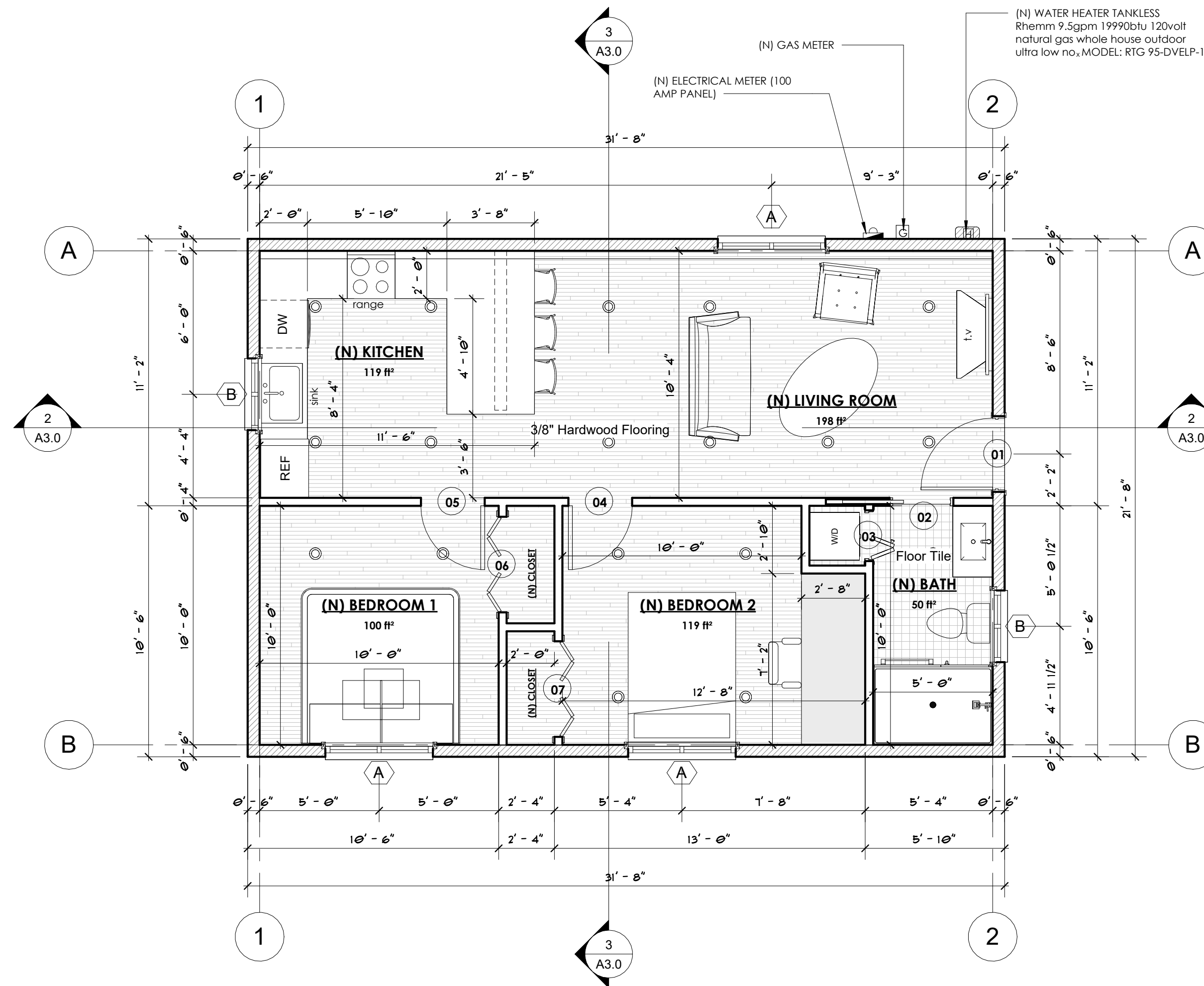
4. CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES SUCH AS CESSPOOLS, CISTERNS, FOUNDATION, ETC. IF ANY, SUCH STRUCTURES ARE FOUND THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.

5. CONSTRUCTION MATERIAL SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS AND ALL LOCAL, STATE AND FEDERAL CODES AND ORDINANCES. PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH.

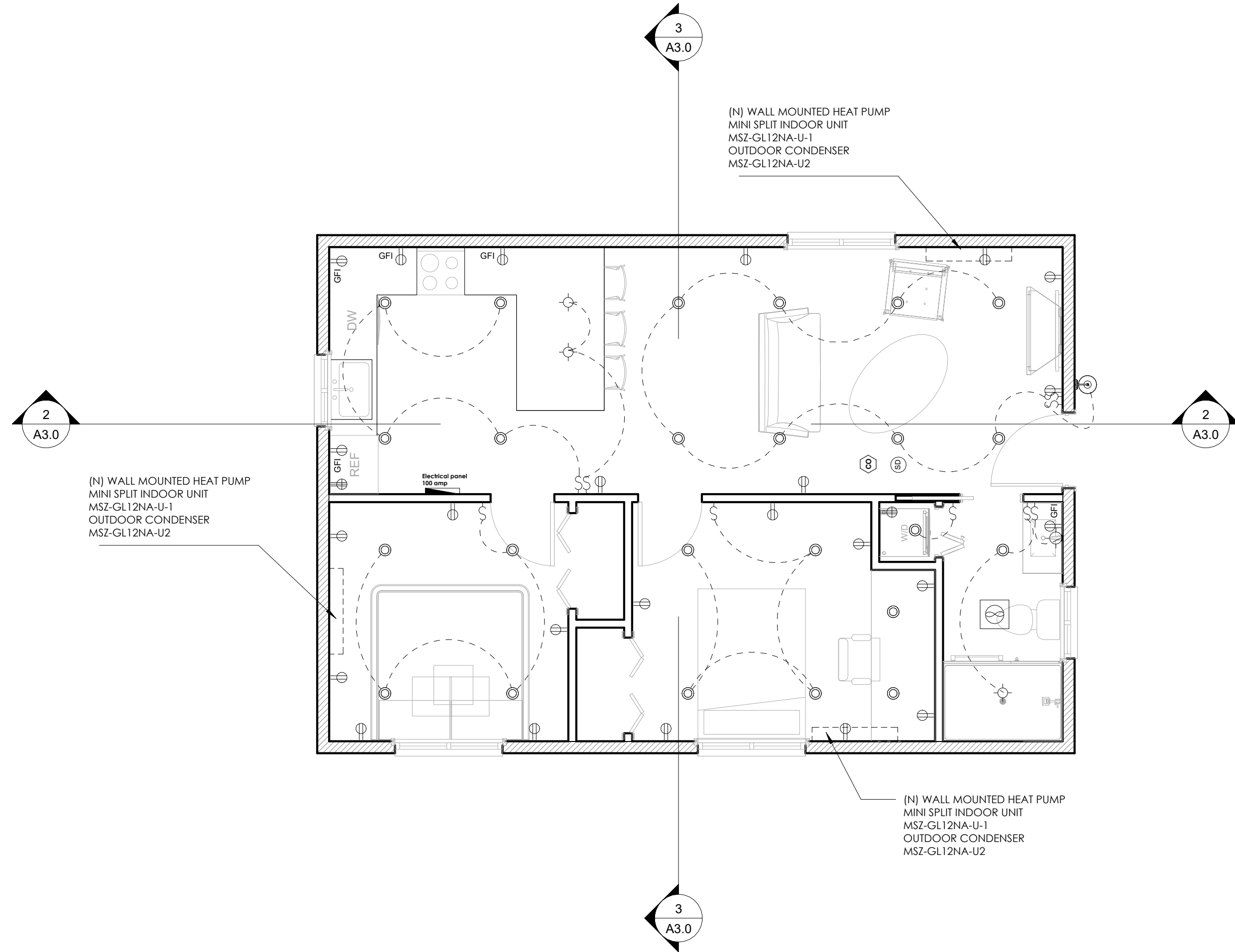
Room Schedule		
Area	Level	Name
F.F		
100 SF	F.F	(N) BEDROOM 1
119 SF	F.F	(N) BEDROOM 2
50 SF	F.F	(N) BATH
198 SF	F.F	(N) LIVING ROOM
119 SF	F.F	(N) KITCHEN
Grand total: 5		



- NOTES:
1. All work shall conform to all state and applicable codes & ordinances.
 2. No drawing is to be scaled; use dimensions only.
 3. Dimensions are taken from face of IFC, concrete or wood stud framing members unless otherwise indicated.
 4. Confirm all existing conditions before proceeding with the said work.
 5. Items not noted, but implied as necessary for the performance of the contract, are considered part of the work.
 6. All work is to be executed by mechanics skilled in their trade.
 7. All trades will cooperate with each other to facilitate the progress of the entire job.
 8. Contractor(s) is to protect the public and premises during the period of construction with adequate shoring, bracing, fencing, lighting, ventilation, etc.
 9. All changes or substitutions are to be approved by the owner before being incorporated into the work.
 10. Conform to all manufacturers instructions & specifications for the installation or use of all materials unless otherwise noted.



1 FLOOR PLAN
1/4" = 1'-0"



2 First Floor ELECTRICAL PLAN
1/4" = 1'-0"

NEW UTILITIES

F (N) WATER HEATER TANKLESS (RHEEM 9.5 GPM 199900 BTU 120 VOLT NATURAL GAS WHOLE HOUSE OUTDOOR ULTRA LOW NO_x) MODEL: RTG-95DVLP-1

G (N) ELECTRICAL METER (100 AMP PANEL)

H (N) GAS METER

ALL (R) GLAZING SHALL MEET THE FOLLOWING REQUIREMENTS:
SHGC <0.25
U-FACTOR <0.32

(R) = (SAME SIZE AND OPERATION)
(N) = (NEW SIZE AND OPERATION)

THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED

ELECTRICAL SYMBOLS LEGEND	
	110 VOLT OUTLET
	GROUND FAULT PROTECTED OUTLET
	220 VOLT RECEPTACLE
	OUTDOOR OUTLET
	FLOOR OUTLET
	CEILING HUNG FIXTURE
	OVERHANG MOUNTED FLOODLIGHTS
	WALL MOUNTED FLOODLIGHTS
	RECESSED CEILING FIXTURE (VERIFY LOCATIONS W/ OWNER)
	SMOKE ALARM shall be interconnected hard wired with battery backup and shall be installed in accordance with ntpa 72
	SWITCH
	TWO WAY SWITCH
	THREE WAY SWITCH
	DIMMER SWITCH
	TELEPHONE OUTLET (VERIFY LOCATIONS W/ OWNER)
	TELEVISION OUTLET (VERIFY LOCATIONS W/ OWNER)
	WALL MOUNTED LIGHT FIXTURE
	DOORBELL BUTTON
	THERMOSTAT (VERIFY LOCATIONS)
	CARBON MONOXIDE ALARM shall be "HARD wired" with battery back-up
	CEILING FAN/ LIGHT
	CEILING EXHAUST FAN
	CEILING EXHAUST FAN W/ LIGHT
	WALL SCONCE
	MOTION DETECTOR LIGHT

DIVYANSHU ARORA

DETACHED ADU CONVERSION

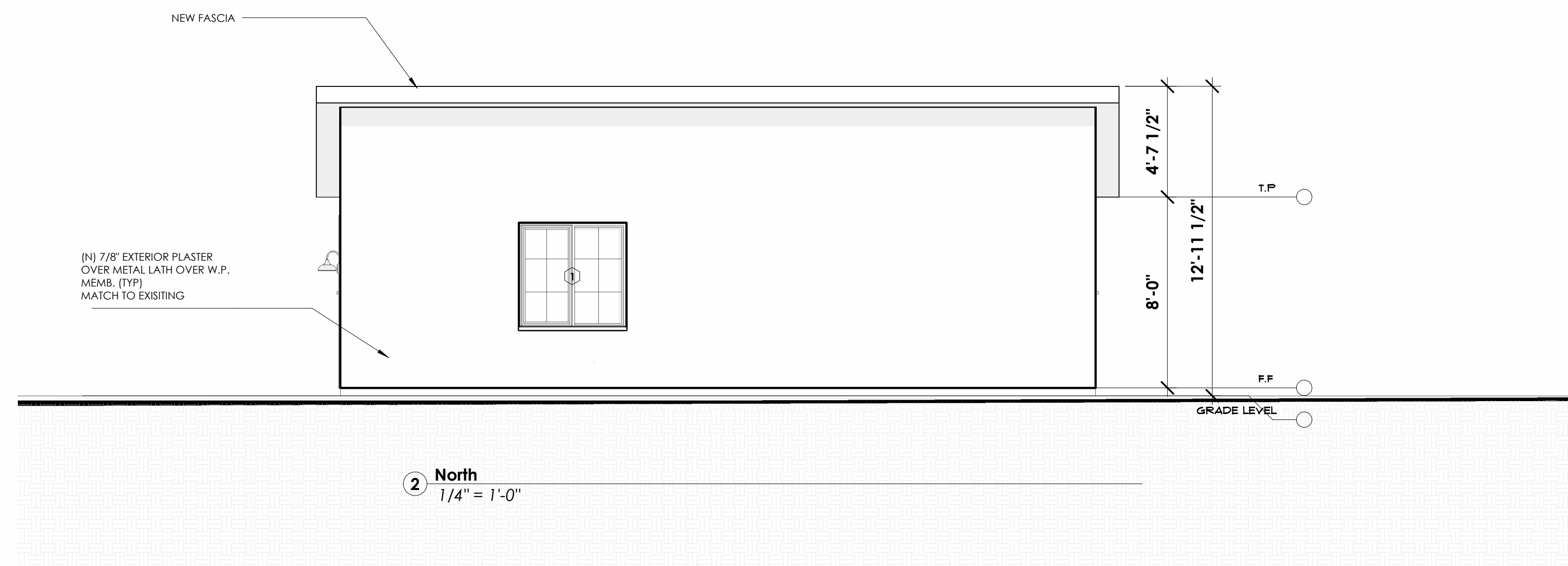
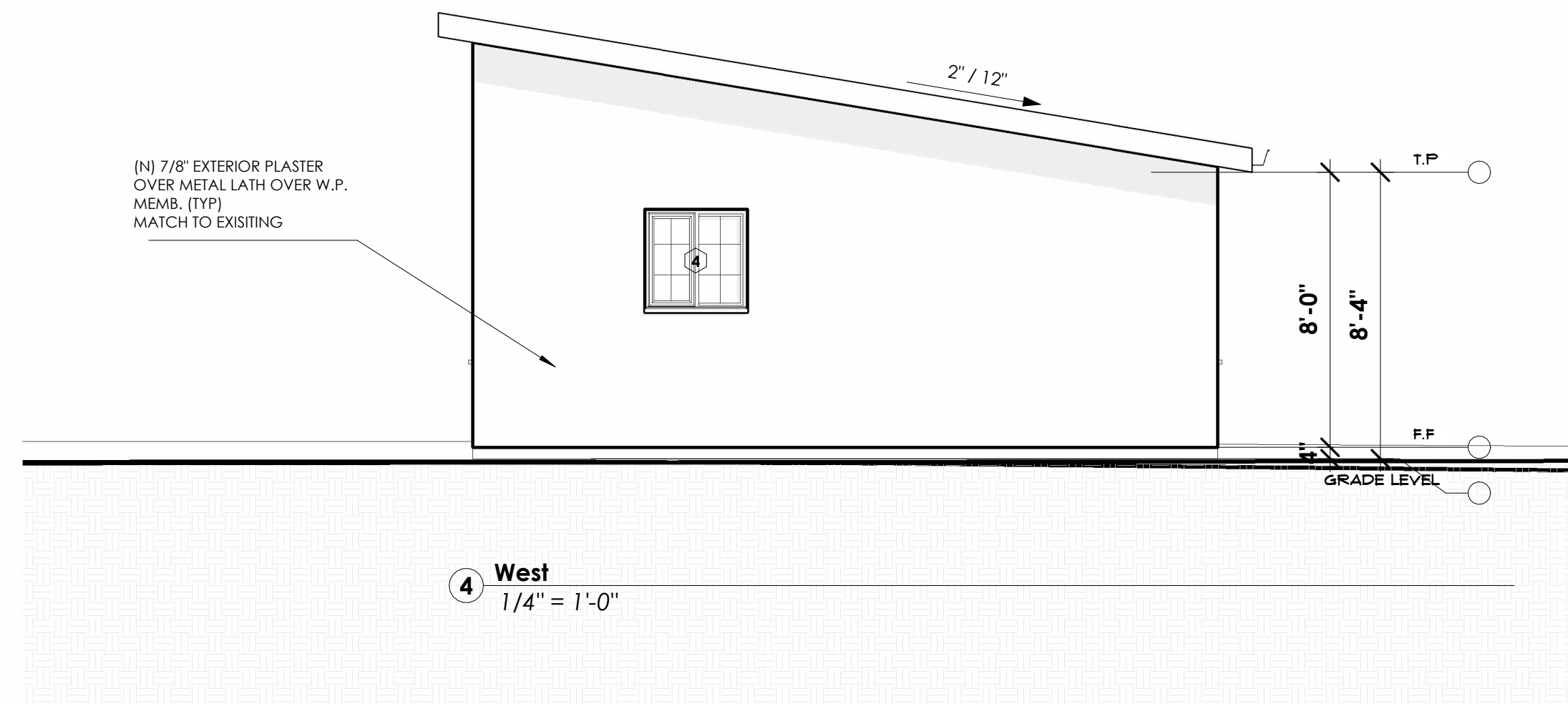
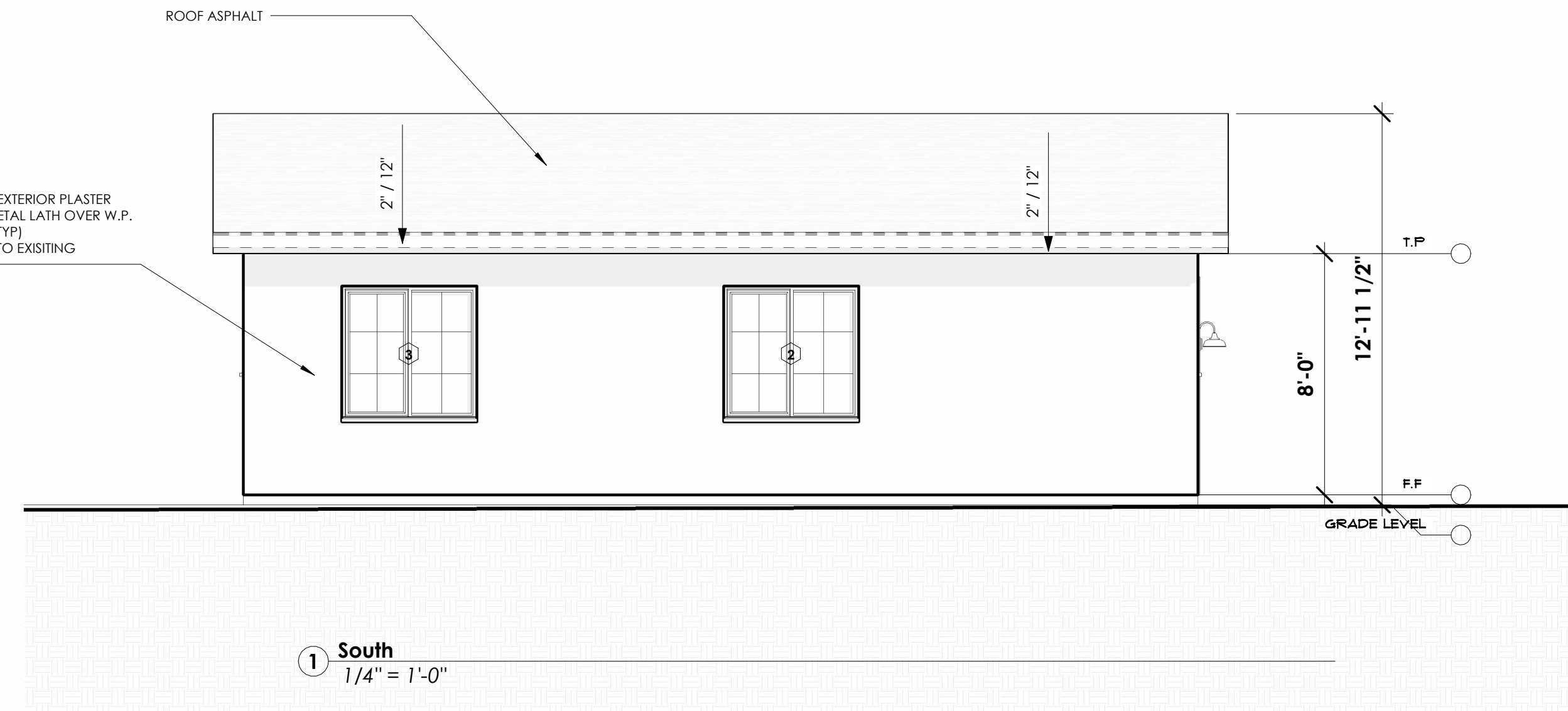
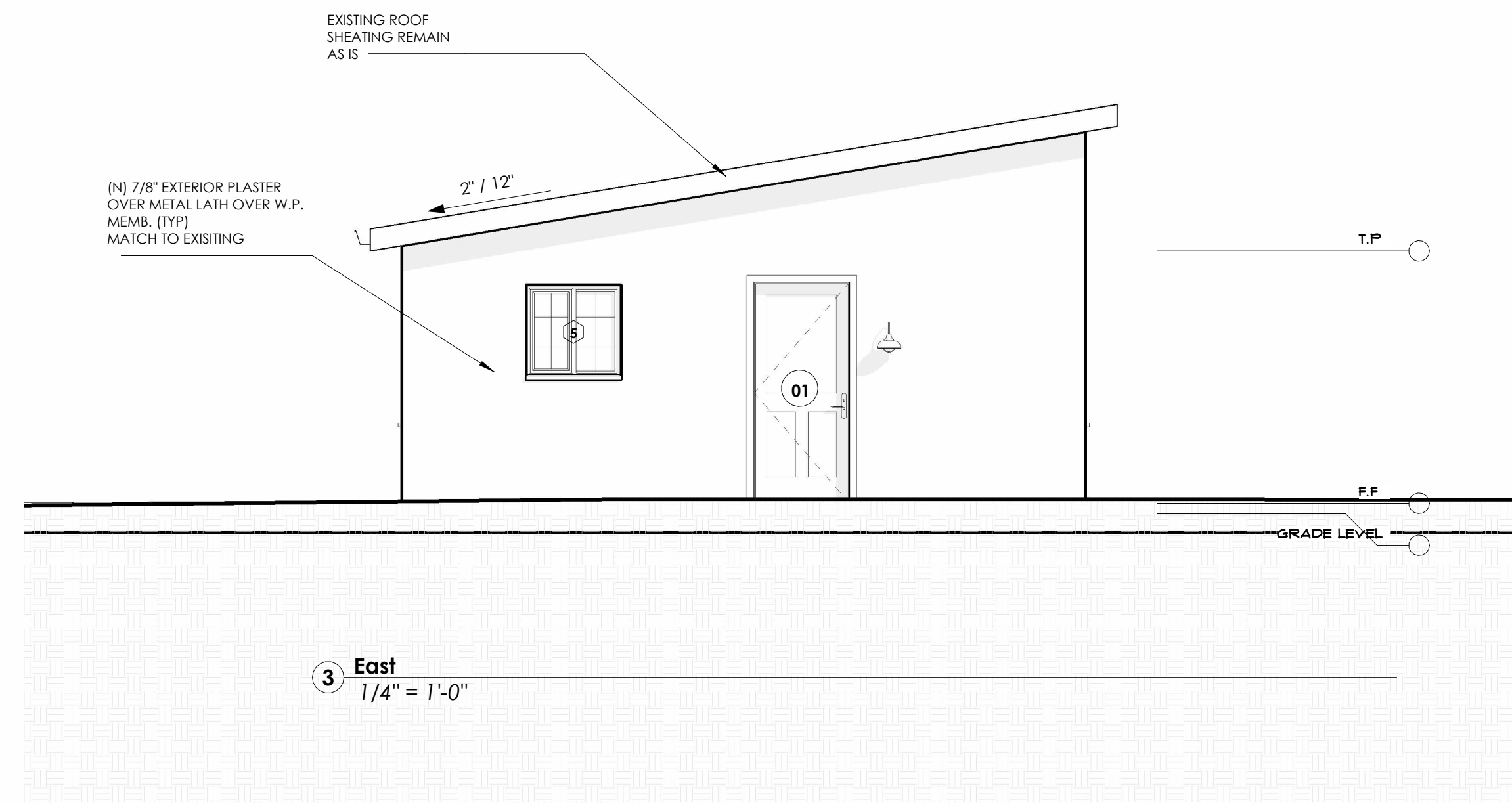
FLOOR PLAN/ELECTRICAL PLAN
01.001
D.A
D.A

A1.0

1/4" = 1'-0"

04/18/2023

- NOTES:
1. All work shall conform to all state and applicable codes & ordinances.
 2. No drawing is to be scaled; use dimensions only.
 3. Dimensions are taken from face of IFC, concrete or wood stud framing members unless otherwise indicated.
 4. Confirm all existing conditions before proceeding with the said work.
 5. Items not noted, but implied as necessary for the performance of the contract, are considered part of the work.
 6. All work is to be executed by mechanics skilled in their trade.
 7. All trades will cooperate with each other to facilitate the progress if the entire job.
 8. Contractor(s) is to protect the public and premises during the period of construction with adequate shoring, bracing, fencing, lighting, ventilation, etc.
 9. All changes or substitutions are to be approved by the owner before being incorporated into the work.
 10. Conform to all manufacturers instructions & specifications for the installation or use of all materials unless otherwise noted.



Window Schedule

Mark	Level	Width	Height	Count
1				
1	F.F	4' - 6"	4' - 6"	1
2				
2	F.F	4' - 6"	4' - 6"	1
3				
3	F.F	4' - 6"	4' - 6"	1
4				
4	F.F	3' - 0"	3' - 0"	1
5				
5	F.F	3' - 0"	3' - 0"	1

Grand total: 5

Door Schedule

Height	Width	Count	Family	Family and Type
2_Panel_Bifold_Door_18618				
7' - 0"	2' - 0"	1	2_Panel_Bifold_Door_18618	2_Panel_Bifold_Door_18618: 24" x 84"
Bifold - 4 Panel				
6' - 8"	4' - 0"	2	Bifold - 4 Panel	Bifold - 4 Panel: 1525 x 2134mm
Door-Exterior-Single-Entry-Half Flat Glass-Wood_Clad				
7' - 0"	3' - 0"	1	Door-Exterior-Single-Entry-Half Flat Glass-Wood_Clad	Door-Exterior-Single-Entry-Half Flat Glass-Wood_Clad: 36" x 96"
M_Single-Flush				
6' - 8"	2' - 8"	2	M_Single-Flush	M_Single-Flush: 34" x 4"
Pocket_Slider_Door_5851				
7' - 0"	2' - 8"	1	Pocket_Slider_Door_5851	Pocket_Slider_Door_5851: 2.027 x 0.945

Grand total: 7

DIVYANSHU ARORA

DETACHED ADU
CONVERSION

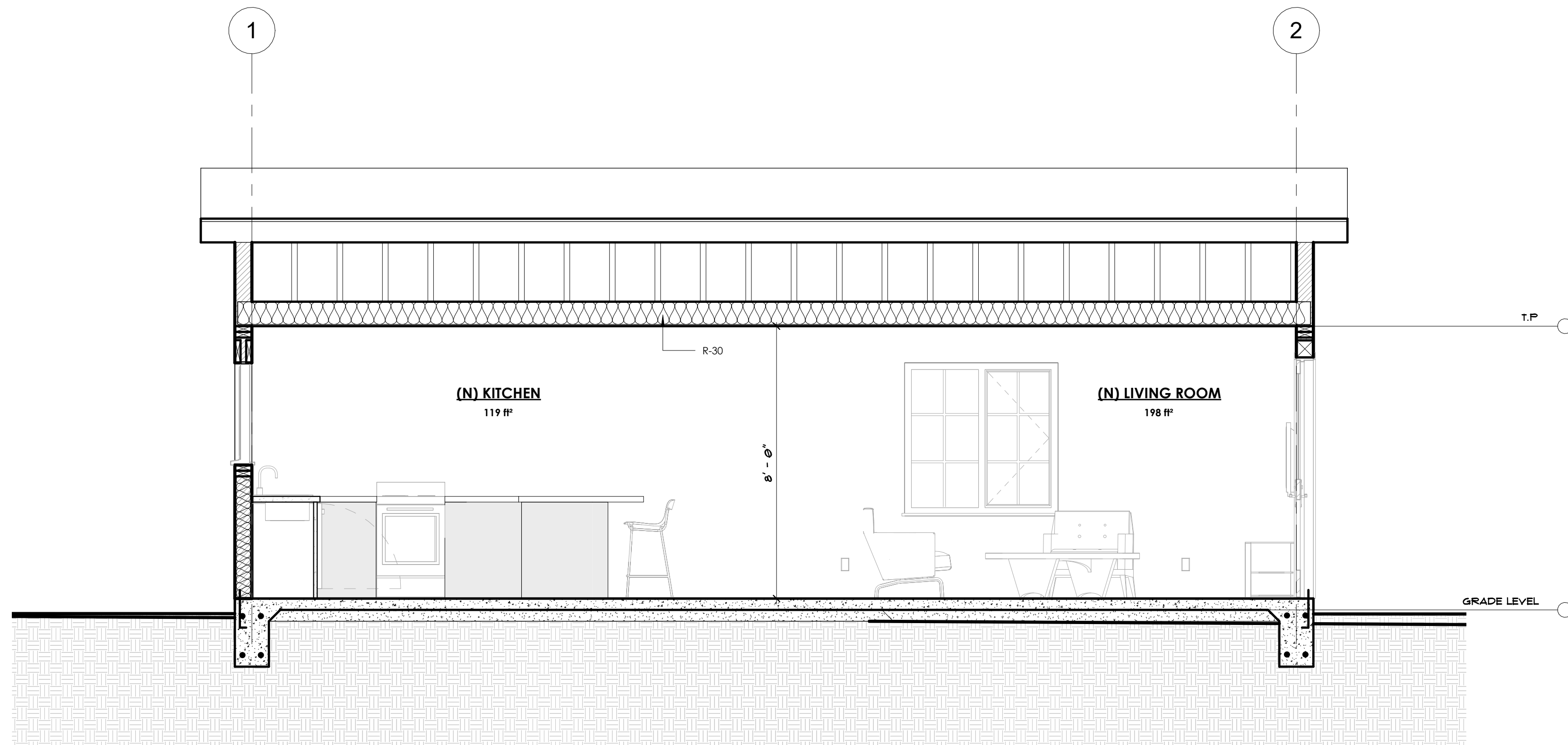
ELEVATIONS / SECTIONS

- 01.001
- D.A
- D.A

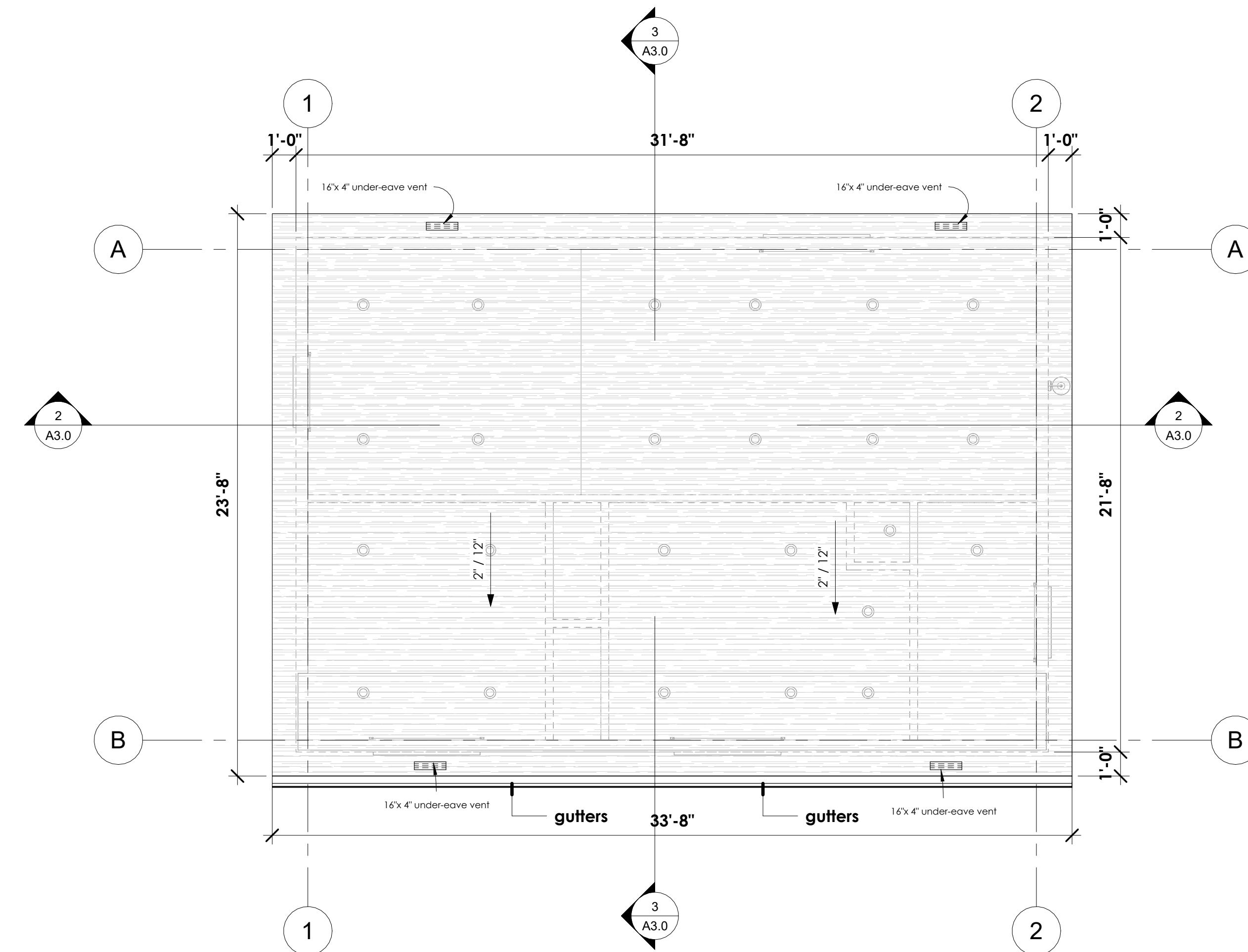
A2.0

1/4" = 1'-0"

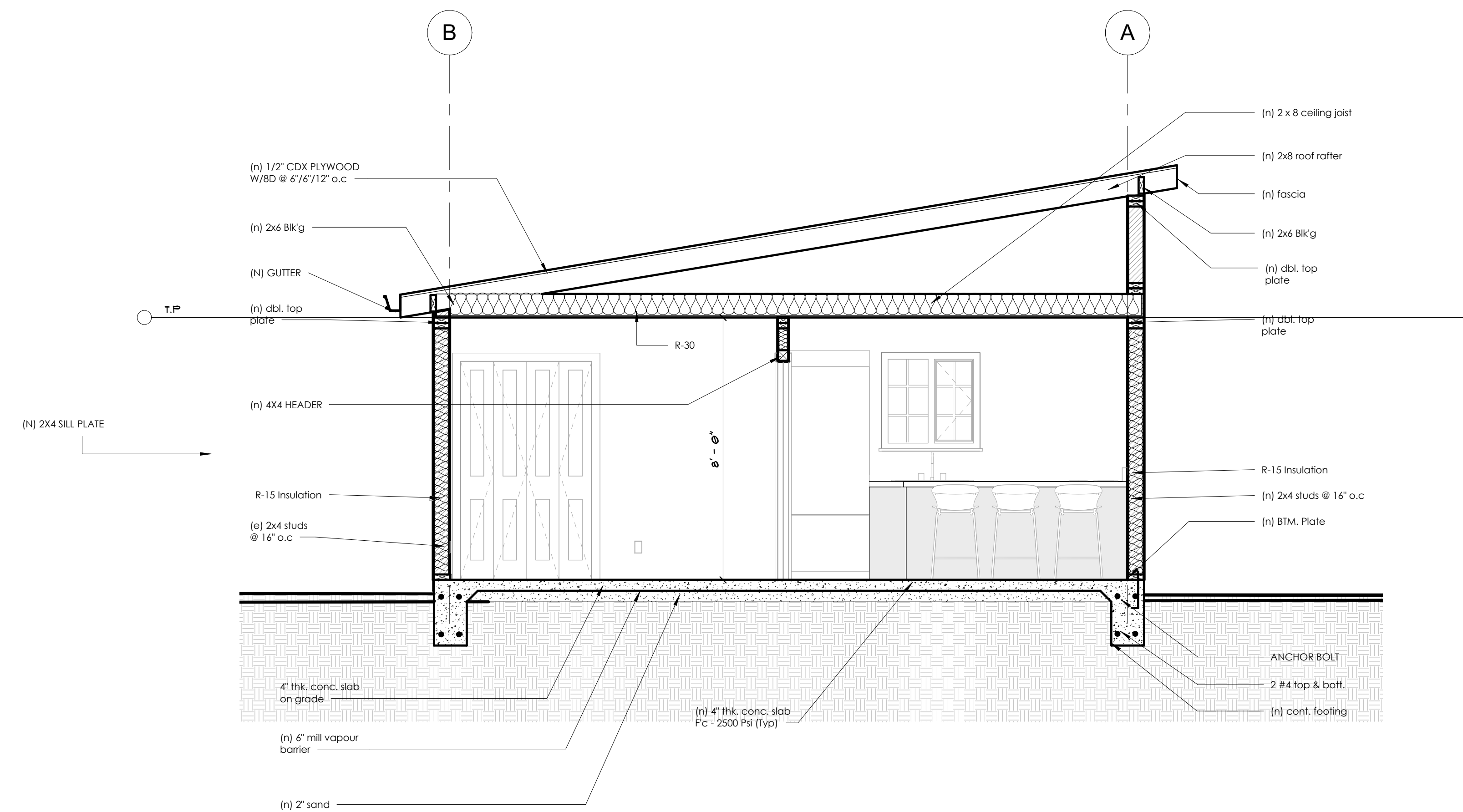
- NOTES:
1. All work shall conform to all state and applicable codes & ordinances.
 2. No drawing is to be scaled; use dimensions only.
 3. Dimensions are taken from face of IFC, concrete or wood stud framing members unless otherwise indicated.
 4. Confirm all existing conditions before proceeding with the said work.
 5. Items not noted, but implied as necessary for the performance of the contract, are considered part of the work.
 6. All work is to be executed by mechanics skilled in their trade.
 7. All trades will cooperate with each other to facilitate the progress of the entire job.
 8. Contractor(s) is to protect the public and premises during the period of construction with adequate shoring, bracing, fencing, lighting, ventilation, etc.
 9. All changes or substitutions are to be approved by the owner before being incorporated into the work.
 10. Conform to all manufacturers instructions & specifications for the installation or use of all materials unless otherwise noted.



2 Section 3
3/8" = 1'-0"



1 ROOF PLAN
1/4" = 1'-0"



3 Section 4
3/8" = 1'-0"

DIVYANSHU
ARORA

DETACHED ADU
CONVERSION

ROOF PLAN &
CROSS
SECTIONS

01.001

DAVID FORM

DAVID FORM

A3.0

As indicated