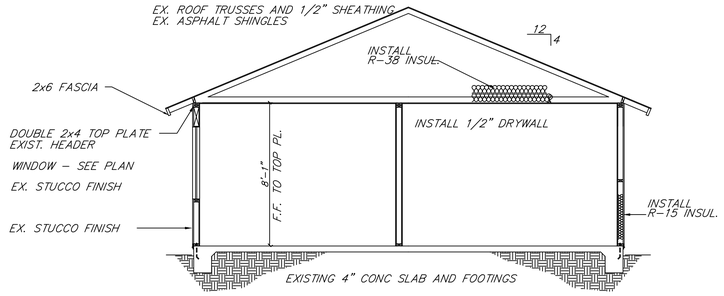
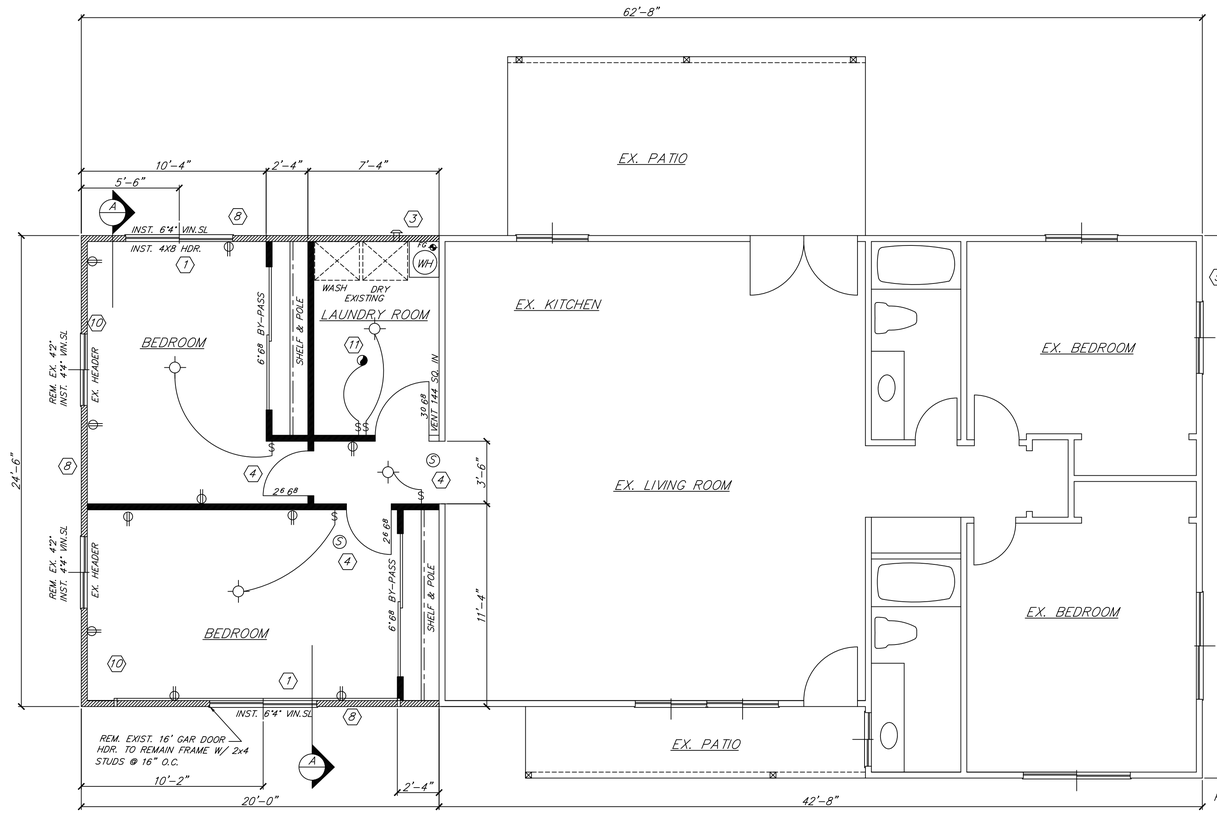


SECTION A-A

SCALE: 1/4"=1'



FLOOR PLAN PROPOSED GAR. CONVERSION

SCALE: 1/4"=1'

ADOPTED BUILDING CODES:

CITY OF HESPERIA MUNICIPAL CODE
2016 CALIFORNIA BUILDING CODE- TITLE 24
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA RESIDENTIAL CODE
2016 CALIFORNIA GREEN BUILDING CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA FIRE CODE
ASCE 7-10

* ALL PLANS AND INFORMATION HEREIN SHALL COMPLY WITH CURRENT CALIFORNIA BUILDING, PLUMBING AND MECHANICAL CODES: CURRENT CALIFORNIA ELECTRICAL CODE, CURRENT CALIFORNIA ENERGY STANDARDS AND CURRENT CALIFORNIA GREEN BUILDING STANDARDS CODE.

APPLICABLE CODES - 2016 CALIF. RESIDENTIAL CODE, WHICH ADOPTS THE 2016 IRC, 2016 UMC, 2016 UPC AND THE 2016 NEC. SECTION R106.1 CALIFORNIA ENERGY CODE, AND CALIFORNIA GREEN BUILDING CODE PROVIDE TO THE BUILDING DEPARTMENT OFFICIAL WRITTEN PRIOR TO FINAL INSPECTION THE GENERAL CONTRACTOR WILL

VERIFICATION, THAT ALL APPLICABLE PROWSIONS FROM THE GREEN BUILDING STANDARDS CODE HAVE BEEN IMPLEMENTED AS PART OF THE CONSTRUCTION.

COMPLIANCE WITH THE DOCUMENTATION REQUIREMENTS OF THE 2016 ENERGY EFFICIENCY STANDARDS IS NECESSARY FOR THIS PROJECT. REGISTERED, SIGNED AND DATED COPIES OF THE APPROPRIATE CFIR, CF2R AND CF3R SHALL BE AVAILABLE AT NECESSARY INTERVALS FOR THE BUILDING INSPECTOR REVIEW. FINAL COMPLETED FORMS WILL BE AVAILABLE FOR THE BUILDING OWNER. CGC 102.3

FLOOR PLAN NOTES:

1. 44" MAX SILL HT @ BEDROOM WINDOWS
2. EXIST. WH USE EXIST. TYPE B VENT
3. EXIST. DRYER VENT
4. SMOKE/CARBON MONOXIDE DETECTOR
5. EXISTING 100 AMP SERVICE PANEL
6. EXIST. 4 TON HVAC UNIT TO BE USED EXTEND DUCT W/ NEW R-8 DUCTING
7. CEILING INSULATION R-38 WALLS R-15
8. INSULATE EXIST WALL W R-15 INSULATION
9. NOT USED
10. INSTALL 1/2" DRYWALL ALL WALLS AND CEILING
11. 50 CFM IAQ FAN

CONSTRUCT 2x4 INTERIOR WALLS
EXIST WALL -INSULATE W/ R-15
EXIST WALL 2x4 CONST.

AREA TABULATION:

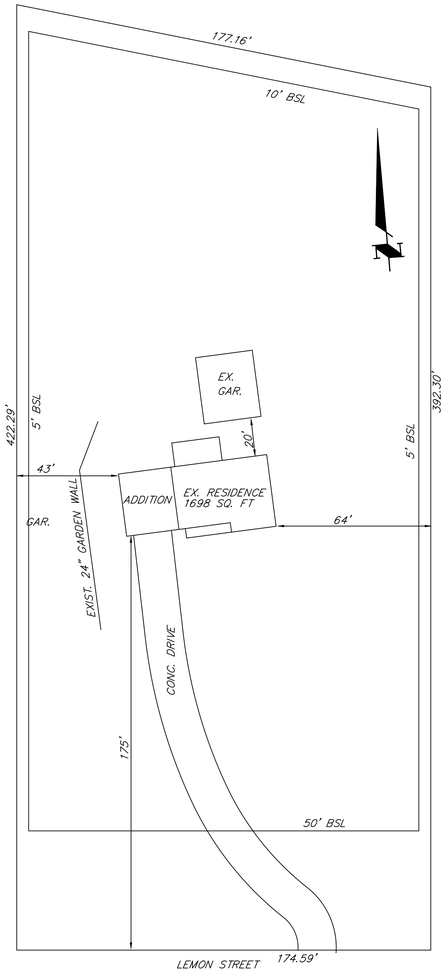
EXISTING GARAGE	490 SQ. FT.
EXISTING RESIDENCE	1220 SQ. FT.
LIVING SQ FOOTAGE	1,710 SQ. FT.

ROOF VENTILATION CALCULATIONS:
REQUIRED:
1710 SQ. FT. ATTIC. / 300 SF= 5.7 SQ.FT.
5.7 x 144 = 821 SQ. IN

PROVIDED:
(EXIST) HIGH:(3) 14" X 24" GABLE VENT @ 168=504 SQ. IN
(EXIST) LOW: (6) EAVE VENTS @ 78 SQ. IN EACH.= 468 SQ. IN
TOTAL PROVIDED: 972 SQ. IN

NOTE:
PROPOSED CONVERSION OF GARAGE WAS PERMITTED AND CONSTRUCTED AS A GARAGE. THE CONVERSION TO LIVING AREA ADDED INTERIOR WALLS ONLY AND DID NOT MODIFY THE STRUCTURAL ASSEMBLY OF THE EXTERIOR.

PERMITTED DETACHED GARAGE 672 SQ. FT. TO REMAIN



SITE PLAN

SCALE: 1'=30'

LEGAL INFO:

LOT: 286
TRACT: 5407

ADDRESS: 18738 LEMON ST
HESPERIA, CA 92345
OWNER: BRAD KAHN
760-985-6317

PARAGON ENERGY CONSULTANTS
18460 SUTTER ST- HESPERIA CA, 92345
PH. (760) 403-6232

GARAGE CONVERSION
18738 LEMON ST
HESPERIA, CA 92345
760-985-6317

JOB NO: BRAD
DATE: 8/10/2022
SCALE: 1/4"=1'
SHEET NO: 1
OF 1 SHEETS