

1

FRONT ELEVATION - MODERN - FRONT FACING GARAGE

A6-202

SCALE: 1/4" = 1'-0"



THESE PLANS ARE PROVIDED BY THE CITY OF AGOURA HILLS AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRACT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

PROTOTYPE ACCESSORY DWELLING UNIT

PLAN 6: 2 CAR GARAGE CONVERSION

CITY OF COACHELLA, CA

STREET ADDRESS (TO BE PROVIDED BY OWNER)

ABBREVIATIONS

ABV ABOVE	FE FLOOR DRAIN	PLYWD PLYWOOD
ACOUS ACUSTICAL	FE FIRE EXTINGUISHER	PR PAIR
ACT ACUSTICAL CEILING TILE	FEC FIRE EXTINGUISHER PANEL	PT PAINT
AD AREA DRAIN	FG FINISH GROUP	PTD PAINTED
ADJ ADJUSTABLE	FH FIRE HYDRANT	R RISER
AFF ABOVE FINISH FLOOR	FHC FIRE HOSE CABINET	RAD RADIUS
ALT ALTERNATE	FIN FINISH	RCP REFLECTED CEILING PLAN
ALUM ALUMINUM	FLR FLOOR	RD ROOF DRAIN
APPROX APPROXIMATE	FLUOR FLOURESCENT	RE REFER
ARCH ARCHITECT	FT FOOT OR FEET	REF REFRIGERATOR
B.O. BOTTOM OF	FUR FURRING	REIN REINFORCED
BALC BALCONY	GAL GALLON	REQD REQUIRED
BD BOARD	GALV GALVANIZED	RESIL RESILIENT
BET BETWEEN	GB GRAB BAR	RM ROOM
BLDG BUILDING	GC GENERAL CONTRACTOR	RO ROUGH OPENING
BLKS BLOCKING	GL GLASS	RTU ROOF TOP UNIT (MECH)
BLW BELOW	GLD GROUND	S SOUTH
BM BEAM	GND GROUND	SABF SOUND ATTENUATION
BOT BOTTOM	GWB GYPSUM BOARD	SC SCUPPER
BRKT BRACKET	GYP GYPSUM	SCD SCHEDULE
BULKHD BULKHEAD	H.W.H. HOT WATER HEATER	SEAL SEALANT
BUR BUILT UP ROOF	HDWD HARDWOOD	SECT SECTION
C.G. CORNER GUARD	HWDR HARDWARE	SECT SECTION
CAB CABINET	HM HOLLOW METAL	SF SQUARE FOOT
CALL CALLING	HORIZ HORIZONTAL	SHT SHEET
CEM CEMENT	HR HOUR	SIM SIMILAR
CER CERAMIC	HT HEIGHT	SPEC SPECIFICATION
CJ CONTROL JOINT	ID INNER DIAMETER	SQ SQUIRE
CLG CEILING	INCAN INCANDESCENT	SS STAINLESS STEEL
CLDS CLOSET	INSUL INSULATION	STD STANDARD
CLR CLEAR	INT INTERIOR	STL STEEL
CO CASED OPENING	JAN JANITOR	STOR STORAGE
COL COLUMN	JST JOIST	STRUC STRUCTURAL
CONC CONCRETE	JT JOINT	SUSP SUSPENDED
CONT CONTINUOUS	LAM LAMINATE	SYM SYMMETRICAL
CPT CARPET	LAV LAVATORY	T TREAD
CT CERAMIC TILE	LB(S) POUNDS	T&G TONGUE & GROOVE
CTR CENTER	LDG LANDING	TEL TELEPHONE
DBL DOUBLE	LT LIGHT	TER TERRAZZO
DET DETAIL	MAX MAXIMUM	THK THICK
DIA DIAMETER	MECH MECHANICAL	THR THRESHOLD
DIM DIMENSION	MEMB MEMBRANE	TO TOP OF
DN DOWN	MFR MANUFACTURER	TPY TYPICAL
DR DOOR	MIN MINIMUM	UC UNDERCUT
DS DOWN SPOUT	MISC MISCELLANEOUS	UNFIN UNFINISHED
DW DISHWASHER	MO MASONRY OPENING	UNO UNLESS NOTED OTHERWISE
DWG DRAWING	MTD MOUNTED	UNO UNLESS NOTED OTHERWISE
E EAST	N NORTH	UTIL UTILITY
EA EACH	N NOT IN CONTRACT	VCT VINYL COMPOSITION TILE
EFS EXTERIOR INSULATION & FINISH SYSTEM	NO NUMBER	VERT VERTICAL
ELEC ELECTRIC	NOM NOMINAL	VERT VERTICAL
ELEV ELEVATION	NTS NOT TO SCALE	VIF VERIFY IN FIELD
EMER EMERGENCY	O.P. OVERFLOW PIPE	VTR VENT TERMINATION PIPE
ENCL ENCLOSURE	OVERALL OVERALL	WC WATERCLOSET
EQ EQUAL	OC ON CENTER	WIN WINDOW
EQUIP EQUIPMENT	OD OUTSIDE DIAMETER	WP WATERPROOF
ETR EXISTING TO REMAIN	OFF OFFICE	WS WETSTACK
EW EACH WAY	OH OPPOSITE HAND	WSCT WAINSCOT
EXP JT. EXPANSION JOINT	OPG OPENING	WT WEIGHT
EXST EXISTING	OPP OPPOSITE	
F.O. FACE OF	PART PARTITION	
FA FIRE ALARM	PERM PERIMETER	
FAP FIRE ANNUNCIATOR PANEL	PG PAINT GRADE	
	PLAM PLASTIC LAMINATE	
	PLAS PLASTER	

GENERAL NOTES

1. APPLICABLE CODES AND STANDARDS:
 - 1.1. 2022 CALIFORNIA BUILDING CODE AND ITS APPENDICES AND STANDARDS.
 - 1.2. 2022 CALIFORNIA PLUMBING CODE AND ITS APPENDICES AND STANDARDS.
 - 1.3. 2022 CALIFORNIA MECHANICAL CODE AND ITS APPENDICES AND STANDARDS.
 - 1.4. 2022 CALIFORNIA FIRE CODE AND ITS APPENDICES AND STANDARDS.
 - 1.5. 2022 CALIFORNIA ELECTRICAL CODE AND ITS APPENDICES AND STANDARDS.
 - 1.6. 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS.
 - 1.7. 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE AND ITS APPENDICES AND STANDARDS.
- 1.8. 2022 CALIFORNIA RESIDENTIAL CODE AND ITS APPENDICES AND STANDARDS
- 1.9. CURRENT CITY OF COACHELLA, CA MUNICIPAL CODE.
2. ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY WITH EXISTING SITE CONDITIONS. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO, HE/SHE SHALL BE PROCEEDING AT HIS/HER OWN RISK.
4. DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION. LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
5. IN THE EVENT OF THE UNFORESEEN ENCOUNTER OF MATERIALS SUSPECTED TO BE OF AN ARCHAEOLOGICAL OR PALEONTOLOGICAL NATURE, ALL GRADING AND EXCAVATION SHALL CEASE IN THE IMMEDIATE AREA AND THE THE CONTRACTOR SHALL NOTIFY THE OWNER. THE FIND SHALL BE LEFT UNTOUCHED UNTIL AN EVALUATION BY A QUALIFIED ARCHAEOLOGIST OR PALEONTOLOGIST IS MADE.
6. CONTRACTOR IS TO BE RESPONSIBLE FOR BEING FAMILIAR WITH THESE DOCUMENTS INCLUDING ALL CONTRACT REQUIREMENTS.
7. GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES.
11. THE FOLLOWING ITEMS SHODRAWINGS ARE OWNER PROVIDED, OWNER INSTALLED. UTILITIES PROVIDED FOR THESE ITEMS WILL BE PROVIDED BY THE CONTRACTOR. CONTRACTOR TO COORDINATE INSTALLATION WITH OWNER.
- 11.1. TV/DVD SYSTEMS
- 11.2. ICE MACHINE
- 11.3. VENDING MACHINE
- 11.4. REFRIGERATOR
- 11.5. MICROWAVE
12. OSHA PERMITS REQUIRED FOR VERTICAL CUTS 5' OR OVER.
13. CONTRACTOR TO PROVIDE COMPLETE DETAILS OF ENGINEERED TEMPORARY SHORING OR SLOT CUTTING PROCEDURES ON PLANS. CALL FOR INSPECTION BEFORE EXCAVATION BEGINS.
14. CONTRACTOR TO REVIEW CALIFORNIA GREEN CODE REQUIREMENTS FOR CONTRACTOR REQUIREMENTS.
15. A SEPARATE OFFICER, ACCESS EASEMENT/AGREEMENT, AND/OR RECIPROCAL ACCESS EASEMENT/AGREEMENT MAY BE REQUIRED TO INSURE THAT THE PROPOSED PRIVATE ACCESS ROADWAY WILL REMAIN OPEN TO THROUGH TRAFFIC AND EMERGENCY VEHICLES PRIOR TO FINAL OF BUILDING PERMIT.
16. OWNER TO PROVIDE LOCATION OF THE NEAREST FIRE HYDRANT; FIRE HYDRANT LOCATION SHALL MEET THE REQUIREMENTS IN THE CPC.
17. IF THE MAIN RESIDENCE HAS TWO EXISTING WATER CLOSETS, WITH THE INCLUSION OF THE ADDITIONAL WATER CLOSET IN THE ADU, THE EXISTING SEWER LATERAL SIZE IS TO BE VARIFIED TO BE 4 INCHES PER CPC TABLE 703.2.

PROJECT DIRECTORY

CLIENT: _____
ADDRESS: _____

PHONE: _____ **FAX:** _____
CONTACT: _____
EMAIL: _____

ARCHITECT (MODIFICATION TO PROTOTYPE):
RRM DESIGN GROUP
ADDRESS: _____
3765 S HIGUERA ST, SUITE 102
SAN LUIS OBISPO, CA 93401
PHONE: (805) 543-1794 **FAX:** _____
CONTACT: _____
EMAIL: _____

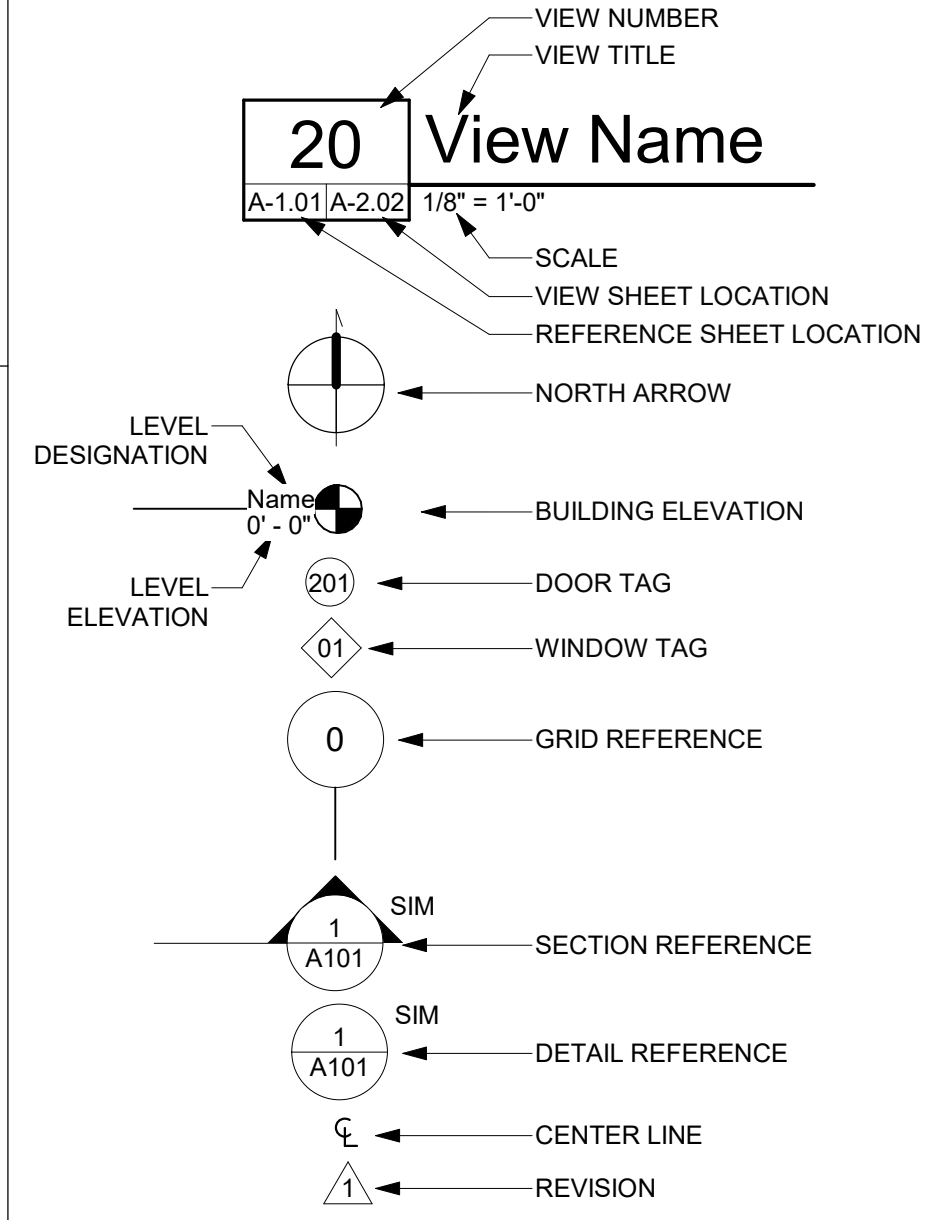
LANDSCAPE ARCHITECT (IF APPLICABLE):
ADDRESS: _____

PHONE: _____ **FAX:** _____
CONTACT: _____
EMAIL: _____

CIVIL ENGINEER (IF APPLICABLE):
ADDRESS: _____

PHONE: _____ **FAX:** _____
CONTACT: _____
EMAIL: _____

SYMBOLS



SPECIAL INSTRUCTIONS

OWNER SHALL SUPPLY INFORMATION ON THE FOUNDATION TYPE OF THE EXISTING BUILDING. IF THE FOUNDATION TYPE OF THE EXISTING BUILDING MATCHES THE PROPOSED FOUNDATION OF AN ADU, A SOILS REPORT WILL NOT BE REQUIRED. HOWEVER, IF A DIFFERENT FOUNDATION TYPE IS PROPOSED A SOILS REPORT WILL BE REQUIRED.

DEFERRED SUBMITTALS

1. ROOF TRUSS CALCULATIONS
2. FIRE SPRINKLER (YES / NO) (SEPARATE PLAN CHECK / PERMIT)
3. SOLAR PV (_____KW) (SEPARATE PLAN CHECK / PERMIT)

AGENCIES AND UTILITIES

COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF COACHELLA PLANNING
ADDRESS: _____
5390 ENTERPRISE WAY
COACHELLA, CA 92236
PHONE: 760-398-3502 **FAX:** _____

WATER SERVICE:

ADDRESS: _____
PHONE: _____ **FAX:** _____

GAS SERVICE:

ADDRESS: _____
PHONE: _____ **FAX:** _____

TELEPHONE SERVICE:

ADDRESS: _____
PHONE: _____ **FAX:** _____

PROTOTYPE PLANS PREPARED BY

ARCHITECT (PROTOTYPE):
RRM DESIGN GROUP
ADDRESS: _____
3765 S. HIGUERA STREET, SUITE 102
SAN LUIS OBISPO, CA 93401
PHONE: (805) 543-1794 **FAX:** (805) 543-4609
CONTACT: SCOTT MARTIN
EMAIL: SAMARTIN@RRMDESIGN.COM

STRUCTURAL ENGINEER:
RRM DESIGN GROUP
ADDRESS: _____
3675 S. HIGUERA STREET, SUITE 102
SAN LUIS OBISPO, CA 93401
PHONE: (805) 543-1794 **FAX:** (805) 543-4609
CONTACT: JESSICA MEADOWS
EMAIL: JMMEADOWS@RRMDESIGN.COM

SHEET INDEX

G-006	TITLE SHEET - PLAN 6
G-102	GENERAL NOTES
T24-600	CERTIFICATE OF COMPLIANCE
T24-601	CERTIFICATE OF COMPLIANCE
AS-100	ARCHITECTURAL SITE PLAN SHEET - EXAMPLE & INSTRUCTIONS
A6-101	FLOOR PLAN & RCP - PLAN 6
A6-111	MECHANICAL AND ELECTRICAL PLANS AND REFLECTED CEILING PLAN - PLAN 6
A6-201	EXT. ELEVATIONS & SECTIONS - PLAN 6 - MISSION
A6-202	EXT. ELEVATIONS & SECTIONS - PLAN 6 - MODERN
A6-203	EXT. ELEVATIONS & SECTIONS - PLAN 6 - SPANISH
AD-901	ARCHITECTURAL DETAILS - COMMON
AD-902	ARCHITECTURAL DETAILS - COMMON
AD-903	ARCHITECTURAL DETAILS - MISSION REVIVAL
AD-904	ARCHITECTURAL DETAILS - DESERT MODERN
AD-905	ARCHITECTURAL DETAILS - SPANISH COLONIAL
AD-906	ARCHITECTURAL DETAILS - SPANISH COLONIAL
Grand total:	16

PROJECT SCOPE

CONVERSION OF 2-CAR GARAGE INTO 1 BEDROOM / 1 BATH ADU.

SITE INFORMATION

OWNER TO PROVIDE THE FOLLOWING INFORMATION:
LEGAL DESCRIPTION: _____
APN #: _____

ZONING INFORMATION

CITY OF COACHELLA TO PROVIDE THE FOLLOWING INFORMATION:
ZONING: _____
OVERLAY: _____
ALLOWABLE BUILDING HEIGHT: _____
LOT SIZE: _____
EXISTING BLDG SPRINKLERED: _____
IF YES, PROPOSED ADU MUST ALSO BE SPRINKLERED.
HABITABLE SQUARE FOOTAGE
EXISTING HABITABLE SQUARE FOOTAGE: _____
PROPOSED HABITABLE SQUARE FOOTAGE: _____
FAR (FLOOR AREA LIMIT)
EXISTING FAR: _____
MAX ALLOWABLE FAR: _____
PROPOSED FAR: _____

LOT COVERAGE
INCLUDING ALL AREAS UNDER SOLID ROOF, INCLUDING EAVES.
EXISTING LOT COVERAGE: _____
ALLOWABLE LOT COVERAGE: _____
PROPOSED LOT COVERAGE: _____

LOT SLOPE: _____
SETBACKS:
FRONT: _____
REAR: _____
SIDE: _____

PARKING REQ
EXISTING COVERED SPACES: _____
EXISTING UNCOVERED SPACES: _____
REQUIRED PARKING:
COVERED: _____
UNCOVERED: _____
PROPOSED TOTAL SPACES:
COVERED: _____
UNCOVERED: _____

ADU BUILDING INFORMATION

CITY OF COACHELLA TO PROVIDE THE FOLLOWING INFORMATION:
OCCUPANCY GROUP: R-3
CONSTRUCTION TYPE: VB
CONDITINED AREA:
PLAN 6-EXISTING FOOTPRINT OF GARAGE, AS SHOWN IN VIEW 1/A8-101: 672 SF

PROJECT CHECKLIST

*FOR PLANNING STAFF ONLY
INITIAL WHEN SECTION HAS BEEN REVIEWED. STAFF INITIALS: _____

EXTERIOR WALL MATERIAL

NEW INFILL SIDING SHALL MATCH EXISTING PRINCIPAL DWELLING

WINDOW MATERIAL

COLOR AND STYLE TO MATCH EXISTING HOME

- VINYL
- FIBERGLASS
- WOOD
- ALUMINUM CLAD WOOD

ROOF MATERIAL

COLOR AND STYLE TO MATCH EXISTING HOME

- COMPOSITION SHINGLES
- STANDING SEAM METAL ROOF

WASTE WATER

- SEWER

ONSITE PARKING REQUIRED

- NONE
- EXCEPTION USED:
 - THE ADU IS LOCATED WITHIN 1/2 MILE OF PUBLIC TRANSIT.
 - THE ADU IS LOCATED WITHIN A ARCHITECTURALLY AND HISTORICALLY SIGNIFICANT STRUCTURE.
 - OFF STREET PARKING PERMITS ARE REQUIRED BUT NOT OFFERED TO THE OCCUPANT OF THE ADU.
 - WHEN THERE IS A CAR SHARE VEHICLE LOCATED WITHIN ONE BLOCK OF THE ADU.
- ONE PARKING SPACE

VERY HIGH FIRE SEVERITY ZONE

- NO
 - YES
- IF THE PROPERTY THAT WILL CONTAIN THE ADU IS IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE SEE NOTES BELOW:
1. AN ADU IN THE VERY HIGH FIRE SEVERITY ZONE SHALL COMPLY WITH CHAPTER 7A OF THE CURRENT CALIFORNIA BUILDING CODE.
 2. STRUCTURES IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE SHALL PROVIDE & MAINTAIN A FUEL MODIFICATION ZONE. FUEL MODIFICATION ZONES: THE APPLICANT SHALL PROVIDE & MAINTAIN FIRE/FUEL BREAKS TO THE SATISFACTION OF THE LOCAL FIRE DEPARTMENT. FIRE/FUEL BREAKS SHALL BE SHOWN ON THE GRADING, MAP, AND BUILDING PLANS.
 3. USE FIRE RATED ASSEMBLY ALTERNATIVE AS SHOWN IN ROOF FRAMING DETAILS AS REFERENCED ON PLANS.
 4. USE RATED WALL ASSEMBLIES (34/AD-902, 24/AD-10/902)
 5. THE INTENSITY OF FUELS MANAGEMENT MAY VARY WITHIN THE 100-FOOT PERIMETER OF THE STRUCTURE, WITH MORE INTENSE FUEL REDUCTIONS BEING USED BETWEEN 5 AND 30 FEET AROUND THE STRUCTURE, AND AN EMBER-RESISTANT ZONE BEING REQUIRED WITHIN 5 FEET OF THE STRUCTURE ACCORDING TO GOVERNMENT CODE 51182. THE EMBER RESISTANT ZONE FOR THE ADU SHALL BE SEPARATE FROM THE 5-FOOT EMBER RESISTANCE ZONE OF THE EXISTING STRUCTURE. THE DEFENSIBLE SPACE PLAN AND VEGETATION MANAGEMENT SHALL BE REVIEWED BY THE CITY OF NEWPORT BEACH FIRE DEPARTMENT.
 6. VERIFY COMPLIANCE WITH YOUR INSURANCE UNDERWRITER PRIOR TO CONSTRUCTION OF THE ADU.

FIRE SPRINKLERS

- DOES THE PRIMARY RESIDENCE HAVE NFPA 13D SPRINKLERS?
- NO
 - YES
- REQUIRED AT PROPOSED ADU:
- NO (NOT REQUIRED IF THE PRIMARY RESIDENCE IS UNSPRINKLERED)
 - YES (REQUIRED IF THE PRIMARY RESIDENCE IS SPRINKLERED)

FIRE SPRINKLERS NOTES

1. FIRE SPRINKLER SHOP DRAWINGS & CALCULATIONS SHALL BE SUBMITTED TO BUILDING DEPT. & APPROVED BY FIRE DEPT. PRIOR TO INSTALLATION.
2. IF FIRE SPRINKLERS ARE REQUIRED AT PROPOSED ADU THEN THE FOLLOWING NOTES APPLY.
3. DEFERRED SUBMITTAL. OBTAIN FIRE SPRINKLER PERMIT PRIOR TO CALLING FOR ROOF SHEATHING INSPECTION.
4. AUTOMATIC FIRE SPRINKLER SYSTEM - AN AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED AS PER NFPA 13D THE MOST CURRENT EDITION. DETAILED SPRINKLER PLANS SHALL BE SUBMITTED TO THE FIRE PREVENTION BUREAU AND APPROVED PRIOR TO INSTALLATION. PLANS AND INSTALLATION MUST BE BY A C16 LICENSED SPRINKLER CONTRACTOR.
5. LOCATION AND SIZE OF WATER SERVICE UNDERGROUND SHALL BE INSTALLED AS SHOWN ON APPROVED FIRE SPRINKLER PLANS.
6. A FIRE UNDERGROUND FLUSH CERTIFICATION SHALL BE REQUIRED AT FINAL INSPECTION.
7. A HYDRO INSPECTION OF THE FIRE SPRINKLER SYSTEM IS REQUIRED PRIOR TO FRAME INSPECTION.

LIQUIFICATION AREA

- THE PRIMARY RESIDENCE LOCATED WITHIN A DESIGNATED LIQUIFICATION ZONE?
- NO
 - YES

PROTOTYPE ADU
2 CAR GARAGE CONVERSION
COACHELLA, CA

TITLE SHEET - PLAN 6

PUBLIC SET

DATE
01/11/24
SHEET

G-006

FLOOR PLAN NOTES

- WEATHER BARRIERS.**
 - ONE-LAYER WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS CONTINUOUS FROM TOP OF WALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES WITH FLASHING. MINIMUM NO. 15 FELT COMPLYING WITH ASTM D226, TYPE 1.
 - PROVIDE (2) LAYERS OF GRADE P PAPER OR EQUAL, WHEN PLASTER IS INSTALLED OVER WOOD BOARD SHEATHING. (2022 CRC R703.7.3)
- DOMESTIC RANGE** VENTILATION DUCTS SHALL HAVE SMOOTH INTERIOR SURFACES. (2022 CMC 504.3)
- CLOTHES DRYER** MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND HAVE A BACK-DRAFT DAMPER. EXHAUST DUCT IS LIMITED TO 14'-0" W/ TWO ELBOWS. THIS SHALL BE REDUCED 2'-0" FOR EVERY ELBOW IN EXCESS OF TWO. MIN. DIA. 4". SMOOTH, METAL DUCT. (2022 CMC 504.4)
- ALL MANUFACTURED EQUIPMENT** SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATION AND DIMENSIONS VERIFIED WITH INSTALLATION REQUIREMENTS. ALL MANUFACTURER'S INSTALLATION INSTRUCTIONS SHOULD BE ON SITE AND SHALL BE SEISMICALLY ANCHORED FOR INSPECTIONS.
- SHOWERS AND TUB-SHOWER COMBINATIONS:** CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES. (2022 CPC 417.0.)
- WET-ROOM GLAZING:** WIDE TEMPERED GLAZING IN DOORS AND ENCLOSURES FOR SHOWERS, BATH TUBS, SAUNAS, STEAM ROOMS, HOT TUBS & SIMILAR USES WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60-INCHES ABOVE A STANDING SURFACE. (2022 CRC R308.4.5)
- HEATING AND AIR-CONDITIONING SYSTEM DESIGN** SHALL CONFORM TO CALGREEN SEC. 4.507, ENVIRONMENTAL COMFORT.
- WATER CLOSETS.**
 - CLEARANCES: 24" MIN. FRONT, 30" MIN. COMPARTMENT WIDTH.
 - PROVIDE A MIN 3 SF WINDOW, 1/2 OF WHICH SHALL BE OPENABLE OR AN EXHAUST FAN 50 CFM FOR INTERMITTENT OR 20 CFM FOR CONTINUOUS. DIRECT VENT TO OUTSIDE WITH BACKDRAFT DAMPER. (2022 CRC R303.3)
 - NEW WATER CLOSETS AND ASSOCIATED FLUSHMETER VALVES, IF ANY, SHALL USE NO MORE THAN 1.28 GALLONS PER FLUSH AND SHALL MEET PERFORMANCE STANDARDS ESTABLISHED BY THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS STANDARD A112.19.2. H & S CODE, SECTION 17921.3(B).
- BATH ACCESSORIES:** PROVIDE MINIMUM 1 TOILET PAPER HOLDER AND 1 TOWEL BAR PER BATHROOM. PROVIDE NECESSARY BLOCKING FOR TOILET PAPER HOLDER AND TOWEL BARS.
- ATTIC ACCESS:**
 - WHERE REQUIRED, PROVIDE 30" MIN. HEADROOM IN THE ATTIC SPACE (2022 CRC R307.1).
 - BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS OPENING TO ATTIC AREAS THAT EXCEED 30 SQUARE FEET AND HAVE A VERTICAL HEIGHT OF 30-INCHES OR GREATER. THE VERTICAL HEIGHT SHALL BE MEASURED FROM TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS.
 - THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22" X 30" AND SHALL BE LOCATED NOT OVER 20 FEET FROM THE EQUIPMENT. (2022 CRC R307.1)
 - IN ATTIC, PROVIDE LIGHT AND SWITCH, AND ALL NECESSARY ELECTRICAL. PROVIDE UNOBSTRUCTED PASSAGEWAY 24" WIDE OF SOLID CONTINUOUS FLOORING FROM ACCESS TO EQUIPMENT AND IT'S CONTROLS.. ALSO PROVIDE UNOBSTRUCTED WORK SPACE IN FRONT OF EQUIPMENT 30" DEPTH MINIMUM. PROVIDE COMBUSTION AIR AND CONDENSATE LINE TO OUTSIDE OR AN APPROVED DRAIN FOR OPTIONAL AIR CONDITIONING.
 - PROVIDE A 120V RECEPTACLE AND A LIGHT NEAR THE EQUIPMENT WITH LIGHT SWITCH LOCATED AT THE ATTIC ACCESS.
- BATH TUB AND SHOWER FLOORS AND WALLS ABOVE BATH TUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH ACTIONS OF ITEMS SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR PER 2022 CRC, SECTION R307.2.

SITE NOTES

- CALL BEFORE YOU DIG!** CONTACT UNDERGROUND SERVICE ALERT (USA) AT 1-800-227-2600 AT LEAST 2 WORKING DAYS BEFORE EXCAVATING.
- UNLESS OTHERWISE NOTED ON THE PLANS, FINISHED GROUND SURFACES SHALL BE GRADED TO DRAIN THE FINISHED SITE PROPERLY WITHIN 10- FEET OF ANY BUILDING FOUNDATION WITH A SLOPE OF 5% AWAY FROM ANY BUILDING OR STRUCTURE. ALL EXTERIOR HARDSCAPE WITHIN 10- FEET OF A BUILDING FOUNDATION SHALL BE INSTALLED WITH A 2% MINIMUM SLOPE AWAY FROM ANY BUILDING OR STRUCTURE. DRAINAGE SWALES SHALL BE A 1.5% MINIMUM SLOPE. ALL GRADED SLOPES SHALL HAVE A MAXIMUM SLOPE OF 3H TO 1V (33%), UNLESS SHOWN OTHERWISE ON THE PLANS. LOT GRADING SHALL CONFORM AT THE PROPERTY LINES AND SHALL NOT SLOPE TOWARD PROPERTY LINES IN A MANNER WHICH WOULD CAUSE STORM WATER TO FLOW ONTO NEIGHBORING PROPERTY. HISTORIC DRAINAGE PATTERNS SHALL NOT BE ALTERED IN A MANNER TO CAUSE DRAINAGE PROBLEMS TO NEIGHBORING PROPERTY.
- NEW RAINWATER DOWNSPOUTS SHALL BE DISCONNECTED AND DIRECT RUNOFF TO A LANDSCAPED AREA. DOWNSPOUTS MAY BE CONNECTED TO A POP-UP DRAINAGE EMITTER IN THE LANDSCAPED AREA OR MAY DRAIN TO SPLASH BLOCKS OR COBBLESTONES THAT DIRECT WATER AWAY FROM THE BUILDING.
- CONTRACTOR TO FIELD VERIFY EXISTING DRAINAGE. IF THE EXISTING DRAINAGE SYSTEM IS DAMAGED DURING EXCAVATION, CONTRACTOR SHALL REPAIR AND/OR REROUTE DRAINAGE SYSTEM AND CONNECT TO EXISTING DRAINAGE FACILITY AS NECESSARY.
- EXISTING PUBLIC IMPROVEMENTS THAT ARE DAMAGED BY THE PROJECT CONSTRUCTION SHALL BE REPAIRED OR REPLACED. EXISTING DAMAGED PUBLIC IMPROVEMENTS WITHIN THE PROJECT LIMITS SHALL BE REPAIRED OR REPLACED EVEN IF THE DAMAGE OCCURRED PRIOR TO THE START OF CONSTRUCTION.
- EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO OCTOBER 1 AND SHALL BE MAINTAINED DAILY UNTIL APRIL 30. THESE FACILITIES SHALL CONTROL AND CONTAIN EROSION CAUSED SILT DEPOSITS AND PROVIDE FOR THE SAFE DISCHARGE OF SILT-FREE STORM WATERS INTO EXISTING STORM DRAIN FACILITIES. EROSION AND SEDIMENT CONTROL SUPPLIES MUST BE KEPT ON-SITE DURING THE DRY SEASON AND EMPLOYED, AS NECESSARY PRIOR TO AND DURING RAIN EVENTS.
- SEASONALLY APPROPRIATE BEST MANAGEMENT PRACTICES FOR THE FOLLOWING SITE MANAGEMENT CATEGORIES MUST BE IMPLEMENTED YEAR-ROUND: 1) EROSION CONTROL; 2) RUN-ON AND RUN-OFF CONTROL; 3) SEDIMENT CONTROL; 4) GOOD SITE MANAGEMENT; AND 5) NON-STEMWATER MANAGEMENT.
- AN ENCROACHMENT PERMIT WILL BE REQUIRED FOR ANY CONSTRUCTION ACTIVITY WITHIN A PUBLIC STREET RIGHT OF WAY THAT HAS BEEN ACCEPTED BY THE CITY.

ELECTRICAL NOTES

- CONFORM WITH CURRENT NEC, NFPA, MFR'S, AND LOCAL REQUIREMENTS.
- ELECTRICAL SYSTEMS AND LIGHT SOURCES THAT ARE NOT COMPLIANT WITH THE JAB ELEVATED TEMPERATURE REQUIREMENTS, INCLUDING MARKING REQUIREMENTS, SHALL NOT BE INSTALLED IN ENCLOSED OR RECESSED LUMINAIRES.
- METER: "SQUARE D", 120 VOLT/ 240 VOLT, 1 AND 3 WIRE GROUND OR EQUAL.
- ELECTRICAL SUB PANEL: FLUSH MOUNT, 30" CLEARANCE, 100 AMP.
- CONDUCTORS: TW, THW, COPPER, MINIMUM 14 AT LIGHTING, 12 AT OTHER CIRCUITS.
- ALL LUMINAIRES SHALL COMPLY WITH 2022 CENC SECTION 150.0 (K) AND TABLE 150.0-A AS REFERENCED IN ENERGY NOTES. LUMINAIRE REQUIREMENTS SHEET G-101.
- ALL ELECTRICAL OUTLETS INSTALLED IN BATHROOMS, GARAGES, BASEMENTS, CRAWL SPACES, OUTDOORS, KITCHEN COUNTERTOPS, AND AT WET BAR SINKS SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION IN COMPLIANCE WITH NEC ART. 210-8, CONSISTING OF 125 VOLT, SINGLE-PHASE, 15- AND 20- AMPERE RECEPTACLES.
- ALL BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY A MINIMUM OF ONE 120-VOLT, 20-AMPERE BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. THIS DEDICATED CIRCUIT MAY SERVE MORE THAN ONE BATHROOM. (2022 CEC 210.11(C))
- THERMOSTAT SHALL BE A PROGRAMMABLE TYPE, HONEYWELL TH8320 OR EQUAL.
- CEILING-SUSPENDED (PADDLE) FANS SHALL BE SUPPORTED INDEPENDENTLY OF THE OUTLET BOX OR BY LISTED OUTLET BOX OR OUTLET BOX SYSTEMS IDENTIFIED FOR THE USE AND INSTALLED IN ACCORDANCE WITH 2022 CEC 314.27(C) (2022 CEC 422.18).
- ALL LUMINAIRES, LAMP HOLDERS, AND RETROFIT KITS SHALL BE LISTED (2022 CEC 410.8)
- ALL 120-VOLT, SINGLE PHASE 15- AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, LIVING ROOMS, DINING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. (2022 CEC 210-12(A))
- ALL NON-LOCKING TYPE 125-VOLT, 15 AND 20 AMPERE RECEPTACLES IN A DWELLING UNIT SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. EXCEPTIONS: (1) RECEPTACLES MORE THAN 5'6" ABOVE THE FLOOR, (2) RECEPTACLES PART OF A LUMINAIRE OR APPLIANCE, (3) A SINGLE RECEPTACLE OR A DUPLEX RECEPTACLE FOR TWO APPLIANCES THAT ARE NOT EASILY MOVED AND LOCATED WITHIN DEDICATED SPACE AND ARE CHORD-AND-PLUG CONNECTED AS PER CEC 400.10, AND (4) NON-GROUNDING RECEPTACLES USED FOR REPLACEMENTS AS PERMITTED IN CEC 408.4(D)(2)(A).
- HIGH EFFICACY LUMINAIRES OTHER THAN OUTDOOR HID LIGHTING CONTAIN ONLY ONLY HIGH EFFICACY LAMPS AS OUTLINED IN TABLE 150-C OF THE RESIDENTIAL ENERGY CODE AND NOT CONTAIN A MEDIUM SCREW BASE SOCKET.
- BALLAST FOR LAMPS 13 WATTS OR GREATER SHALL BE ELECTRONIC AND HAVE AN OUTPUT FREQUENCY NO LESS THAN 20 kHz.
- SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND PROVIDED WITH A BATTERY BACK-UP. ALL SMOKE DETECTORS SHALL BE INTERCONNECTED. ALL SMOKE DETECTORS SHALL MAINTAIN A MINIMUM 3 FOOT CLEARANCE TO HVAC SUPPLY OR RETURN AIR REGISTERS.
- CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND PROVIDED WITH A BATTERY BACK-UP. ALL CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED.
- EXHAUST FANS WILL BE CONTROLLED BY A HUMIDISTAT PER THE GREEN BUILDING STANDARDS CODE SECTION 4.506. EXHAUST FANS MUST BE SWITCHED SEPARATELY FROM LIGHTS (2022 CENC 150.0(K)(2G)).
- IN ADDITION TO THE NUMBER OF BRANCH CIRCUITS REQUIRED BY OTHER PARTS OF THE CODE, TWO OR MORE 20-AMPERE SMALL-APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM, OR SIMILAR AREA PER 2022 CEC, ARTICLE 210.11 (C)(1). THE CIRCUITS SHALL HAVE NO OTHER OUTLETS PER 2022 CEC, ARTICLE 210.52(B).
- IN ADDITION TO THE NUMBER OF BRANCH CIRCUITS REQUIRED BY OTHER PARTS OF THE CODE, AT LEAST ONE ADDITIONAL, 20-AMPERE BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY THE LAUNDRY ROOMS OR SIMILAR OUTLET(S) REQUIRED BY 2022 CEC, ARTICLE 210.52 (F). THIS CIRCUIT SHALL HAVE NO OTHER OUTLETS PER 2022 CEC, ARTICLE 201.11(C)(2).

ENERGY NOTES

- THE BUILDER MUST PROVIDE NEW HOMEOWNERS WITH A LUMINAIRE SCHEDULE THAT INCLUDES A LIST OF INSTALLED LAMPS AND LUMINAIRES.

LUMINAIRE REQUIREMENTS (2022 CENC 150.0(K)(1).

- LUMINAIRE EFFICACY.** ALL INSTALLED LUMINAIRES SHALL MEET THE REQUIREMENTS IN TABLE 150.0-A.
EXCEPT: INTEGRATED DEVICE LIGHTING, LIGHTING INTEGRAL TO EXHAUST FANS, KITCHEN RANGE HOODS, BATH VANITY MIRRORS AND GARAGE DOOR OPENERS, NAVIGATION LIGHTING, SUCH AS NIGHT LIGHTS, STEP LIGHTS, AND PATH LIGHTS LESS THAN 5 WATTS, CABINET LIGHTING, LIGHTING INTERNAL TO DRAWERS, CABINETS AND LINEN CLOSETS WITH AN EFFICACY OF 45 LUMENS PER WATT OR GREATER.
THE FOLLOWING ARE HIGH-EFFICACY LIGHT SOURCES PER TABLE 150.0-A:
THE FOLLOWING LIGHT SOURCES, OTHER THAN THOSE INSTALLED IN CEILING RECESSED DOWNLIGHT LUMINAIRES, ARE NOT REQUIRED TO COMPLY WITH REFERENCE JOINT APPENDIX JA8:
 - LED LIGHT SOURCES INSTALLED OUTDOORS.
 - INSEPARABLE SOLID STATE LIGHTING (SSL) LUMINAIRES CONTAINING COLORED LIGHT SOURCES THAT ARE INSTALLED TO PROVIDE DECORATIVE LIGHTING.
 - PIN-BASED LINEAR FLUORESCENT OR COMPACT FLUORESCENT LIGHT SOURCES USING ELECTRONIC BALLASTS.
 - HIGH INTENSITY DISCHARGE (HID) LIGHT SOURCES INCLUDING PULSE START METAL HALIDE AND HIGH PRESSURE SODIUM LIGHT SOURCES.
 - LUMINAIRES WITH HARDWIRED HIGH FREQUENCY GENERATOR AND INDUCTION LAMP.
 - CEILING FAN LIGHT KITS SUBJECT TO FEDERAL APPLIANCE REGULATIONS.THE FOLLOWING LIGHT SOURCES ARE ONLY CONSIDERED TO BE HIGH EFFICACY IF THEY ARE CERTIFIED TO THE COMMISSION AS HIGH EFFICACY LIGHT SOURCES IN ACCORDANCE WITH REFERENCE JOINT APPENDIX JA8 AND MARKED AS REQUIRED BY JA8.
 - ALL LIGHT SOURCES INSTALLED IN CEILING RECESSED DOWNLIGHT LUMINAIRES. NOTE THAT CEILING RECESSED DOWNLIGHT LUMINAIRES SHALL NOT HAVE SCREW BASES REGARDLESS OF LAMP TYPE AS DESCRIBED IN SECTION 150.0(K)(1C).
 - ANY LIGHT SOURCE NOT OTHERWISE LISTED.
- SCREW-BASED LUMINAIRES.** SCREW-BASED LUMINAIRES SHALL CONTAIN LAMPS THAT COMPLY WITH REFERENCE JOINT APPENDIX JA8.
- RECESSED DOWNLIGHT LUMINAIRES IN CEILINGS.** LUMINAIRES RECESSED INTO CEILINGS SHALL MEET ALL OF THE FOLLOWING REQUIREMENTS:
 - SHALL NOT CONTAIN SCREW BASE LAMP SOCKETS; AND
 - HAVE A LABEL THAT CERTIFIES THE LUMINAIRE IS AIRTIGHT WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALES WHEN TESTED IN ACCORDANCE WITH ASTM E283. AN EXHAUST FAN HOUSING WITH INTEGRAL LIGHT SHALL NOT BE REQUIRED TO BE CERTIFIED AIRTIGHT; AND
 - BE SEALED WITH A GASKET OR CAULK BETWEEN THE LUMINAIRE HOUSING AND CEILING, AND HAVE ALL AIR LEAK PATHS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SEALED WITH A GASKET OR CAULK, OR BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS TO MAINTAIN AIRTIGHTNESS BETWEEN THE LUMINAIRE HOUSING AND CEILING; AND
- MEET THE CLEARANCE AND INSTALLATION REQUIREMENTS OF CALIFORNIA ELECTRICAL CODE SECTION 410.116 FOR RECESSED LUMINAIRES.
EXCEPT: RECESSED LUMINAIRES MARKED FOR USE IN FIRE-RATED INSTALLATIONS EXTRUDED INTO CEILING SPACE AND RECESSED LUMINAIRES INSTALLED IN NONINSULATED CEILINGS.

ENERGY NOTES CONTINUED

- LIGHT SOURCES IN ENCLOSED OR RECESSED LUMINAIRES.** LAMPS AND OTHER SEPARATE LIGHT SOURCES THAT ARE NOT COMPLIANT WITH THE JAB ELEVATED TEMPERATURE REQUIREMENTS, INCLUDING MARKING REQUIREMENTS, SHALL NOT BE INSTALLED IN ENCLOSED OR RECESSED LUMINAIRES.
- BLANK ELECTRICAL BOXES.** THE NUMBER OF ELECTRICAL BOXES THAT ARE MORE THAN 5 FEET ABOVE THE FINISHED FLOOR AND DO NOT CONTAIN A LUMINAIRE OR OTHER DEVICE SHALL BE NO GREATER THAN THE NUMBER OF BEDROOMS. THESE ELECTRICAL BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR CONTROL, LOW VOLTAGE WIRING OR FAN SPEED CONTROL.
- INDOOR LIGHTING CONTROLS** (2022 CENC 150.0(K)(2).
 - LIGHTING SHALL HAVE READILY ACCESSIBLE WALL-MOUNTED CONTROLS THAT ALLOW THE LIGHTING TO BE MANUALLY TURNED ON AND OFF.
EXCEPT: CEILING FANS MAY PROVIDE CONTROL OF INTEGRATED LIGHTING VIA A REMOTE CONTROL.
 - NO CONTROLS SHALL BYPASS A DIMMER, OCCUPANT SENSOR OR VACANCY SENSOR FUNCTION WHERE THAT DIMMER OR SENSOR HAS BEEN INSTALLED TO COMPLY WITH SECTION 150.0(K).
 - LIGHTING CONTROLS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF SECTION 110.9.
 - AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) OR A MULTISCENE PROGRAMMABLE CONTROL MAY BE USED TO COMPLY WITH DIMMING, OCCUPANCY AND LIGHTING CONTROL REQUIREMENTS IN SECTION 150.0(K)(2) IF IT PROVIDES THE FUNCTIONALITY OF THE SPECIFIED CONTROLS IN ACCORDANCE WITH SECTION 110.9, AND THE PHYSICAL CONTROLS SPECIFIED IN SECTION 150.0(K)(2A).
 - AUTOMATIC-OFF CONTROLS.**
 - IN BATHROOMS, GARAGES, LAUNDRY ROOMS, UTILITY ROOMS AND WALK-IN CLOSETS, AT LEAST ONE INSTALLED LUMINAIRE SHALL BE CONTROLLED BY AN OCCUPANCY OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY.
 - FOR LIGHTING INTERNAL TO DRAWERS AND CABINETS WITH OPAQUE FRONT OR DOORS, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT, THAT TURN THE LIGHT OFF WHEN THE DRAWER OR DOOR IS CLOSED SHALL BE PROVIDED.
 - DIMMING CONTROLS.** LIGHTING IN HABITABLE SPACES, INCLUDING BUT NOT LIMITED TO LIVING ROOMS, DINING ROOMS, KITCHENS AND BEDROOMS, SHALL HAVE READILY ACCESSIBLE WALL-MOUNTED DIMMING CONTROLS THAT ALLOW THE LIGHTING TO BE MANUALLY ADJUSTED UP AND DOWN. FORWARD PHASE CUT DIMMERS CONTROLLING LED LIGHT SOURCES IN THESE SPACES SHALL COMPLY WITH NEMA SSL 7A.
EXCEPT: CEILING FANS MAY PROVIDE CONTROL OF INTEGRATED LIGHTING VIA A REMOTE CONTROL. LUMINAIRES CONNECTED TO A CIRCUIT WITH CONTROLLED LIGHTING POWER LESS THAN 20 WATTS OR CONTROLLED BY AN OCCUPANCY OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY, NAVIGATION LIGHTING SUCH AS NIGHT LIGHTS, STEP LIGHTS, AND PATH LIGHTS LESS THAN 5 WATTS, AND LIGHTING INTERNAL TO DRAWERS AND CABINETS WITH OPAQUE FRONTS OR DOORS OR WITH AUTOMATIC-OFF CONTROLS.
 - INDEPENDENT CONTROLS.** INTEGRATED LIGHTING OF EXHAUST FANS SHALL BE CONTROLLED INDEPENDENTLY FROM THE FANS. THE FOLLOWING SHALL BE CONTROLLED SEPARATELY FROM CEILING-INSTALLED LIGHTING SUCH THAT ONE CAN BE TURNED ON WITHOUT TURNING ON THE OTHER:
 - UNDERCABINET LIGHTING, UNDERSHELF LIGHTING, INTERIOR LIGHTING OF DISPLAY CABINETS, AND SWITCHED OUTLETS.

RESIDENTIAL OUTDOOR LIGHTING (2022 CENC 150.0(K)(3). IN ADDITION TO MEETING THE REQUIREMENTS OF SECTION 150.0(K)(1A), LUMINAIRES PROVIDING RESIDENTIAL OUTDOOR LIGHTING SHALL MEET THE FOLLOWING REQUIREMENTS, AS APPLICABLE.

- FOR SINGLE-FAMILY RESIDENTIAL BUILDINGS, OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL MEET THE REQUIREMENT IN ITEM I AND THE REQUIREMENTS IN EITHER ITEM II OR ITEM III:
 - CONTROLLED BY A MANUAL ON AND OFF CONTROL SWITCH THAT PERMITS THE AUTOMATIC ACTIONS OF ITEMS II OR III BELOW; AND
 - CONTROLLED BY A PHOTOCELL AND EITHER A MOTION SENSOR OR AN AUTOMATIC TIME SWITCH CONTROL; OR
 - CONTROLLED BY AN ASTRONOMICAL TIME CLOCK CONTROL.**NOTE:** CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY RETURNS THE AUTOMATIC CONTROL TO ITS NORMAL OPERATION WITHIN 6 HOURS. AN ENERGY MANAGEMENT CONTROL SYSTEM THAT PROVIDES THE SPECIFIED LIGHTING CONTROL FUNCTIONALITY AND COMPLIES WITH ALL REQUIREMENTS APPLICABLE TO THE SPECIFIED CONTROLS MAY BE USED TO MEET THESE REQUIREMENTS.

- ALL JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION (2022 CENC 110.7).
- ATTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS. THE ATTIC ACCESS SHALL BE GASKETED TO PREVENT AIR LEAKAGE (2022 CENC 150.0(K)(2))

PLUMBING NOTES

- CONFORM WITH CURRENT CPC AND LOCAL REQUIREMENTS.
- DOMESTIC WATER (WITHIN BUILDING); COPPER OR PEX PIPE OR APPROVED EQUAL.
- AIR CHAMBERS: 12" LONG CAPPED NIPPLE AT END OF EACH BRANCH TO EACH FIXTURE.
- DILECTRIC UNIONS "F.P.C.O." REQUIREMENT AT ALL DISSIMILAR MATERIAL CONNECTIONS.
- WHEN "OPTIONAL" SOFT-WATER LOOP INSTALLED, PROVIDE WITH 2 GATE VALVES.
- WATER SERVICE PIPE SHALL BE PER CIVIL PLANS OR AS REQUIRED BY THE JURISDICTION.
- WATER METER: PER WATER DISTRICT (REFER SIZE W/ FIRE SPRINKLER PLANS IF APPLICABLE).
- SHOWER HEADS AND FAUCETS: FLOW RATES PER 2022 CGBCS SECTION 4.303.
- WATER HEATER** (REFER TO BUILDING ENERGY ANALYSIS REPORT);
 - ALL DOMESTIC HOT WATER PIPING SHALL BE INSULATED. (2022 CPC 609.12)
 - PIPES UP TO 2 INCHES IN DIAMETER: INSULATION WALL THICKNESS NOT LESS THAN DIAMETER OF PIPE. (2022 CPC 609.12.2)
 - PIPES GREATER THAN 2 INCHES IN DIAMETER: INSULATION WALL THICKNESS NOT LESS THAN 2 INCHES. (2022 CPC 609.12.2)
 - EXCEPTIONS:**
 - PIPING THAT PENETRATES FRAMING MEMBERS SHALL NOT BE REQUIRED TO HAVE PIPE INSULATION FOR THE DISTANCE OF THE FRAMING PENETRATION. (2022 CPC 609.12.2)
 - HOT WATER PIPING BETWEEN THE FIXTURE CONTROL VALVE OR SUPPLY STOP AND THE FIXTURE OR APPLIANCE SHALL NOT BE REQUIRED TO BE INSULATED. (2022 CPC 609.12.2)
 - PROVIDE A TEMPERATURE AND PRESSURE RELIEF VALVE WITH A FULL SIZE DRAIN OF GALVANIZED STEEL OR HARD DRAWN COPPER TO THE OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE PROTRUDING 6" MINIMUM @ 2" MAX. ABOVE GRADE POINTING DOWNWARD TO THE TERMINATION - UNTHREADED.
 - COMBUSTION AIR PER MANUFACTURE REQUIREMENTS.
 - CLEARANCES PER MANUFACTURE REQUIREMENTS.
- PLUMBING INSULATION** PER 2022 CENC 150.0 (J) AND CBC 609.11
 - DOMESTIC HOT WATER PIPING SHALL BE INSULATED.
 - HOT WATER PIPE INSULATION SHALL HAVE A MINIMUM WALL THICKNESS OF NOT LESS THAN THE DIAMETER OF THE PIPE FOR A PIPE UP TO 2 INCHES (50 MM) IN DIAMETER. INSULATION WALL THICKNESS SHALL BE NOT LESS THAN 2 INCHES (51 MM) FOR A PIPE OF 2 INCHES (50 MM) OR MORE IN DIAMETER.
 - PIPING THAT PENETRATES FRAMING MEMBERS SHALL NOT BE REQUIRED TO HAVE PIPE INSULATION FOR THE DISTANCE OF THE FRAMING PENETRATION.
 - HOT WATER PIPING BETWEEN THE FIXTURE CONTROL VALVE OR SUPPLY STOP AND THE FIXTURE OR APPLIANCE SHALL NOT BE REQUIRED TO BE INSULATED.
 - SERVICE WATER HEATING SYSTEMS PIPING TO INCLUDE:
 - RECIRCULATING SYSTEMS INCLUDING THE SUPPLY AND RETURN PIPING TO THE WATER HEATER.
 - THE FIRST 8 FEET OF HOT AND COLD OUTLET PIPING, INCLUDING PIPING BETWEEN A STORAGE TANK AND A HEAT TRIP, FOR A NON-RECIRCULATING STORAGE SYSTEM.
 - PIPING THAT ARE EXTERNALLY HEATED.
- FOR SINGLE-FAMILY RESIDENTIAL BUILDINGS, OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL MEET THE REQUIREMENT IN ITEM I AND THE REQUIREMENTS IN EITHER ITEM II OR ITEM III:
 - CONTROLLED BY A MANUAL ON AND OFF CONTROL SWITCH THAT PERMITS THE AUTOMATIC ACTIONS OF ITEMS II OR III BELOW; AND
 - CONTROLLED BY A PHOTOCELL AND EITHER A MOTION SENSOR OR AN AUTOMATIC TIME SWITCH CONTROL; OR
 - CONTROLLED BY AN ASTRONOMICAL TIME CLOCK CONTROL.**NOTE:** CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY RETURNS THE AUTOMATIC CONTROL TO ITS NORMAL OPERATION WITHIN 6 HOURS. AN ENERGY MANAGEMENT CONTROL SYSTEM THAT PROVIDES THE SPECIFIED LIGHTING CONTROL FUNCTIONALITY AND COMPLIES WITH ALL REQUIREMENTS APPLICABLE TO THE SPECIFIED CONTROLS MAY BE USED TO MEET THESE REQUIREMENTS.

GENERAL NOTES

- APPLICABLE CODES AND STANDARDS:
 - 2022 CALIFORNIA BUILDING CODE AND ITS APPENDICES AND STANDARDS.
 - 2022 CALIFORNIA PLUMBING CODE AND ITS APPENDICES AND STANDARDS.
 - 2022 CALIFORNIA MECHANICAL CODE AND ITS APPENDICES AND STANDARDS.
 - 2022 CALIFORNIA FIRE CODE AND ITS APPENDICES AND STANDARDS.
 - 2022 CALIFORNIA ELECTRICAL CODE AND ITS APPENDICES AND STANDARDS.
 - 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS.
 - 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE AND ITS APPENDICES AND STANDARDS.
 - 2022 CALIFORNIA RESIDENTIAL CODE AND ITS APPENDICES AND STANDARDS
 - CURRENT CITY OF COACHELLA, CA MUNICIPAL CODE.
 - ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY WITH EXISTING SITE CONDITIONS. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO, HE/SHE SHALL BE PROCEEDING AT HIS/HER OWN RISK.
 - DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION. LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
 - IN THE EVENT OF THE UNFORESEEN ENCOUNTER OF MATERIALS SUSPECTED TO BE OF AN ARCHAEOLOGICAL OR PALEONTOLOGICAL NATURE, ALL GRADING AND EXCAVATION SHALL CEASE IN THE IMMEDIATE AREA AND THE THE CONTRACTOR SHALL NOTIFY THE OWNER. THE FIND SHALL BE LEFT UNTOUCHED UNTIL AN EVALUATION BY A QUALIFIED ARCHAEOLOGIST OR PALEONTOLOGIST IS MADE.
 - CONTRACTOR IS TO BE RESPONSIBLE FOR BEING FAMILIAR WITH THESE DOCUMENTS INCLUDING ALL CONTRACT REQUIREMENTS.
 - GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES.
 - THE FOLLOWING ITEMS SHOWDRAWINGS ARE OWNER PROVIDED, OWNER INSTALLED. UTILITIES PROVIDED FOR THESE ITEMS WILL BE PROVIDED BY THE CONTRACTOR. CONTRACTOR TO COORDINATE INSTALLATION WITH OWNER.
 - TV/DVD SYSTEMS
 - ICE MACHINE
 - VENDING MACHINE
 - REFRIGERATOR
 - MICROWAVE
 - OSHA PERMITS REQUIRED FOR VERTICAL CUTS 5' OR OVER.
 - CONTRACTOR TO PROVIDE COMPLETE DETAILS OF ENGINEERED TEMPORARY EXCAVATION OR SLOTTING PROCEDURES ON PLANS. CALL FOR INSPECTION BEFORE EXCAVATION BEGINS.
 - CONTRACTOR TO REVIEW CALIFORNIA GREEN CODE REQUIREMENTS FOR CONTRACTOR REQUIREMENTS.
 - A SEPARATE OFFICER, ACCESS EASEMENT/AGREEMENT, AND/OR RECIPROCAL ACCESS EASEMENT/AGREEMENT MAY BE REQUIRED TO INSURE THAT THE PROPOSED PRIVATE ACCESS ROADWAY WILL REMAIN OPEN TO THROUGH TRAFFIC AND EMERGENCY VEHICLES PRIOR TO FINAL OF BUILDING PERMIT.
 - OWNER TO PROVIDE LOCATION OF THE NEAREST FIRE HYDRANT. FIRE HYDRANT LOCATION SHALL MEET THE REQUIREMENTS IN THE CFC.
 - IF THE MAIN RESIDENCE HAS TWO EXISTING WATER CLOSETS, WITH THE INCLUSION OF THE ADDITIONAL WATER CLOSET IN THE ADU, THE EXISTING SEWER LATERAL SIZE IS TO BE VARIFIED TO BE 4 INCHES PER CPC TABLE 703.2.

MECHANICAL NOTES

- CONFORM WITH CURRENT ADOPTED CRC, CMC, SMAACNA, NFPA AND LOCAL REQUIREMENTS.
- DUCTWORK: SMAACNA "LOW VELOCITY DUCT CONSTRUCTION" NFPA STANDARD 90B. ALL TRANSVERSE DUCT PLENUM AND FITTING JOINTS SHALL BE SEALED WITH PRESSURE SENSITIVE NON-CLOTH TAPE MEETING THE REQUIREMENTS OF UL181, 181A, OR 181B, OR MASTIC TO PREVENT AIR LOSS. DUCTS SHALL BE INSULATED AS REQUIRED BY THE UMC. SEE FLOOR PLAN FOR F.A.U. AND FIREPLACES. DUCTS PENETRATING A WALL OR FLOOR-CEILING BETWEEN GARAGE & DWELLING TO BE MINIMUM 26 GAUGE METAL WITHOUT OPENING IN GARAGE. FIRE DAMPER REQUIRED OTHERWISE.
- GRILLES AND REGISTERS, DIFFUSERS, ETC. SUBJECT TO OWNERS APPROVAL. "CARNES" OR EQUAL FANS; DIRECTLY VENTED TO OUTSIDE. BACK DRAFT DAMPERS ARE REQUIRED (PER TABLE 2-53V, TITLE 24 C.A.C.).
- LAUNDRY DRYER VENT TO EXTERIOR TO BE 14 FEET MAXIMUM, LESS 2 FEET PER 90 DEGREE TURN PER CMC 504.3.2.2. IF VENT IS OVER 14' AN APPROVED POWER ASSISTED DEVICE IS REQUIRED. DRYER EXHAUST DUCT POWER VENTILATORS SHALL BE LISTED AND LABELED IN ACCORDANCE WITH UL 705 AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS PER 2022 CMC, SECTION 504.2.2.3. SEE NOTE BELOW.
- BATHROOM EXHAUST FANS (BATHROOM APPLIES TO ROOMS CONTAINING BATH TUB, SHOWER, OR TUB-SHOWER COMBINATION) WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING (2022 CGBCS SEC. 4 506.7):
 - FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING MIN 3' FROM OPENINGS.
 - UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.
 - HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF ≤ 50 PERCENT TO A MAXIMUM OF 80 PERCENT. A HUMIDITY CONTROL MAY UTILIZE PERCENT OF RELATIVE HUMIDITY AS ADJUSTMENT.
 - A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL(E.I. BUILT IN)
- BATHROOM EXHAUST FANS SHALL PROVIDE MINIMUM 50 CFM EXHAUST RATE (2022 CMC TABLE 403.7).
- KITCHEN EXHAUST FANS SHALL PROVIDE MINIMUM 100 CFM EXHAUST RATE (2022 CMC TABLE 403.7)

WINDOWS

- HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, SKYLIGHTS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. THE OPENABLE AREA TO THE OUTDOORS SHALL BE NOT LESS THAN 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.
- GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION:
 - THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET
 - THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR.
 - THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES (914 MM) ABOVE THE FLOOR.
 - ONE OR MORE GLAZING SURFACES ARE WITHIN 36 INCHES (914 MM), MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.



THESE PLANS ARE PROVIDED BY THE CITY OF AGOURA HILLS AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRACT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

PROTOTYPE ADU
2 CAR GARAGE CONVERSION
COACHELLA, CA

GENERAL NOTES

PUBLIC SET

DATE
01/11/24
SHEET

G-102



THESE PLANS ARE PROVIDED BY THE CITY OF AGOURA HILLS AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

PROTOTYPE ADU
2 CAR GARAGE CONVERSION
COACHELLA, CA

CERTIFICATE OF COMPLIANCE

PUBLIC SET
DATE
01/11/24
SHEET
T24-600

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Coachella ADUs (Plan 6-Conversion) Calculation Date/Time: 2023-08-28T10:22:43-07:00
Calculation Description: Title 24 Analysis Input File Name: Coachella ADUs (Plan 6-Conversion).ribd22x

CF1R-PRF-01E
(Page 1 of 9)

GENERAL INFORMATION table with columns for Project Name, Run Title, Project Location, City, Zip code, Climate Zone, Building Type, Project Scope, Addition Cond. Floor Area (ft²), Existing Cond. Floor Area (ft²), Total Cond. Floor Area (ft²), ADU Bedroom Count, Fuel Type, Standards Version, Software Version, Front Orientation (deg/ Cardinal), Number of Dwelling Units, Number of Bedrooms, Number of Stories, Fenestration Average U-factor, Glazing Percentage (%), ADU Conditioned Floor Area, Occupancy U.

ADDITION ALONE - Project Analysis Parameters table with columns for Existing Area (excl. new addition) (ft²), Addition Area (excl. existing) (ft²), Total Area (ft²), Existing Bedrooms, Addition Bedrooms, Total Bedrooms.

ADDITION ALONE - ACCESSORY DWELLING UNIT (ADU) PROJECT ANALYSIS PARAMETERS table with columns for Zone Name, Existing Area (excl. new addition) (ft²), ADU Area (excl. existing) (ft²), Total Area (ft²), Existing Bedrooms, Addition Bedrooms, Total Bedrooms, Attached vs. Detached.

Registration Number: 223-P010107538A-000-000-0000000-0000 Registration Date/Time: 2023-08-28 11:08:50 HERS Provider: CalCERTS, Inc.
CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-08-28 10:23:01
Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Coachella ADUs (Plan 6-Conversion) Calculation Date/Time: 2023-08-28T10:22:43-07:00
Calculation Description: Title 24 Analysis Input File Name: Coachella ADUs (Plan 6-Conversion).ribd22x

CF1R-PRF-01E
(Page 4 of 9)

ENERGY USE INTENSITY table with columns for Standard Design (kBtu/ft²-yr), Proposed Design (kBtu/ft²-yr), Compliance Margin (kBtu/ft²-yr), Margin Percentage. Rows for Gross EUI, Net EUI.

REQUIRED SPECIAL FEATURES
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
• Variable capacity heat pump compliance option (verification details from VCHP Staff report, Appendix B, and RA3)

HERS FEATURE SUMMARY
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry.
• Indoor air quality ventilation
• Kitchen range hood
• Verified Refrigerant Charge
• Airflow in habitable rooms (SC3.1.4.1.7)
• Verified heat pump rated heating capacity
• Wall-mounted thermostat in zones greater than 150 ft² (SC3.4.5)
• Ductless indoor units located entirely in conditioned space (SC3.1.4.1.8)

ZONE INFORMATION table with columns for Zone Name, Zone Type, HVAC System Name, Zone Floor Area (ft²), Avg. Ceiling Height, Water Heating System 1, Status.

Registration Number: 223-P010107538A-000-000-0000000-0000 Registration Date/Time: 2023-08-28 11:08:50 HERS Provider: CalCERTS, Inc.
CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-08-28 10:23:01
Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Coachella ADUs (Plan 6-Conversion) Calculation Date/Time: 2023-08-28T10:22:43-07:00
Calculation Description: Title 24 Analysis Input File Name: Coachella ADUs (Plan 6-Conversion).ribd22x

CF1R-PRF-01E
(Page 7 of 9)

WATER HEATING SYSTEMS table with columns for Name, System Type, Distribution Type, Water Heater Name, Number of Units, Solar Heating System, Compact Distribution, HERS Verification, Water Heater Name (#).

WATER HEATERS table with columns for Name, Heating Element Type, Tank Type, # of Units, Tank Vol. (gal), Heating Efficiency Type, Efficiency, Rated Input Type, Input Rating or Pilot, Tank Insulation R-value (Int/Ext), Standby Loss or Recovery Eff, 1st Hr. Rating or Flow Rate, Tank Location.

WATER HEATING - HERS VERIFICATION table with columns for Name, Pipe Insulation, Parallel Piping, Compact Distribution, Compact Distribution Type, Recirculation Control, Shower Drain Water Heat Recovery.

SPACE CONDITIONING SYSTEMS table with columns for Name, System Type, Heating Unit Name, Heating Equipment Count, Cooling Unit Name, Cooling Equipment Count, Fan Name, Distribution Name, Required Thermostat Type.

Registration Number: 223-P010107538A-000-000-0000000-0000 Registration Date/Time: 2023-08-28 11:08:50 HERS Provider: CalCERTS, Inc.
CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-08-28 10:23:01
Schema Version: rev 20220901

TABLE OF CONTENTS
1 Cover Page
2 Table of Contents
3 Form CF1R-PRF-01-E Certificate of Compliance
12 Form RMS-1 Residential Measures Summary
13 Form MF1R Mandatory Measures Summary
18 Room Load Summary

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Coachella ADUs (Plan 6-Conversion) Calculation Date/Time: 2023-08-28T10:22:43-07:00
Calculation Description: Title 24 Analysis Input File Name: Coachella ADUs (Plan 6-Conversion).ribd22x

CF1R-PRF-01E
(Page 3 of 9)

ENERGY USE SUMMARY table with columns for Energy Use, Standard Design Source Energy (EDR1) (kBtu/ft²-yr), Standard Design TDV Energy (EDR2) (kTDV/ft²-yr), Proposed Design Source Energy (EDR1) (kBtu/ft²-yr), Proposed Design TDV Energy (EDR2) (kTDV/ft²-yr), Compliance Margin (EDR1), Compliance Margin (EDR2). Rows for Space Heating, Space Cooling, IAQ Ventilation, Water Heating, Self Utilization/Flexibility Credit, Efficiency Compliance Total, Photovoltaics, Battery, Flexibility, Indoor Lighting, Appl. & Cooking, Plug Loads, Outdoor Lighting, TOTAL COMPLIANCE.

Registration Number: 223-P010107538A-000-000-0000000-0000 Registration Date/Time: 2023-08-28 11:08:50 HERS Provider: CalCERTS, Inc.
CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-08-28 10:23:01
Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Coachella ADUs (Plan 6-Conversion) Calculation Date/Time: 2023-08-28T10:22:43-07:00
Calculation Description: Title 24 Analysis Input File Name: Coachella ADUs (Plan 6-Conversion).ribd22x

CF1R-PRF-01E
(Page 6 of 9)

SLAB FLOORS table with columns for Name, Zone, Area (ft²), Perimeter (ft), Edge Insul. R-value and Depth, Edge Insul. R-value and Depth, Carpeted Fraction, Heated.

OPAQUE SURFACE CONSTRUCTIONS table with columns for Construction Name, Surface Type, Construction Type, Framing, Total Cavity R-value, Interior / Exterior Continuous R-value, U-factor, Assembly Layers.

BUILDING ENVELOPE - HERS VERIFICATION table with columns for Quality Insulation Installation (QII), High R-value Spray Foam Insulation, Building Envelope Air Leakage, CFM50.

Registration Number: 223-P010107538A-000-000-0000000-0000 Registration Date/Time: 2023-08-28 11:08:50 HERS Provider: CalCERTS, Inc.
CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-08-28 10:23:01
Schema Version: rev 20220901

BUILDING ENERGY ANALYSIS REPORT
PROJECT: Coachella ADUs (Plan 6-Conversion) Coachella, CA
Project Designer: RRM Design Group, 3765 South Figueroa St. Suite 102, San Luis Obispo, CA 93401, (805) 543-1794
Report Prepared by: Timothy Carstairs, CEA, HERS, GPR, Carstairs Energy Inc., 2238 Bayview Heights Drive, Suite E, Los Osos, CA 93402, 805-904-9048
Job Number: 23-082810
Date: 8/28/2023
The EnergyPro computer program has been used to perform the calculations summarized in this compliance report. This program has approval and is authorized by the California Energy Commission for use with both the Residential and Nonresidential 2022 Building Energy Efficiency Standards. This program developed by EnergySoft, LLC - www.energysoft.com.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Coachella ADUs (Plan 6-Conversion) Calculation Date/Time: 2023-08-28T10:22:43-07:00
Calculation Description: Title 24 Analysis Input File Name: Coachella ADUs (Plan 6-Conversion).ribd22x

CF1R-PRF-01E
(Page 2 of 9)

COMPLIANCE RESULTS table with columns for Item, Description.

Registration Number: 223-P010107538A-000-000-0000000-0000 Registration Date/Time: 2023-08-28 11:08:50 HERS Provider: CalCERTS, Inc.
CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-08-28 10:23:01
Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Coachella ADUs (Plan 6-Conversion) Calculation Date/Time: 2023-08-28T10:22:43-07:00
Calculation Description: Title 24 Analysis Input File Name: Coachella ADUs (Plan 6-Conversion).ribd22x

CF1R-PRF-01E
(Page 5 of 9)

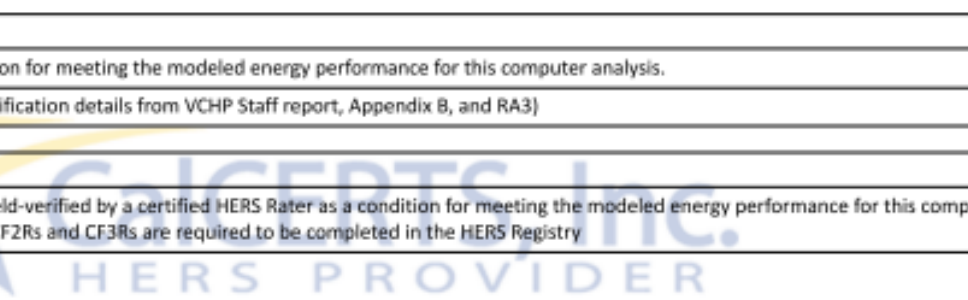
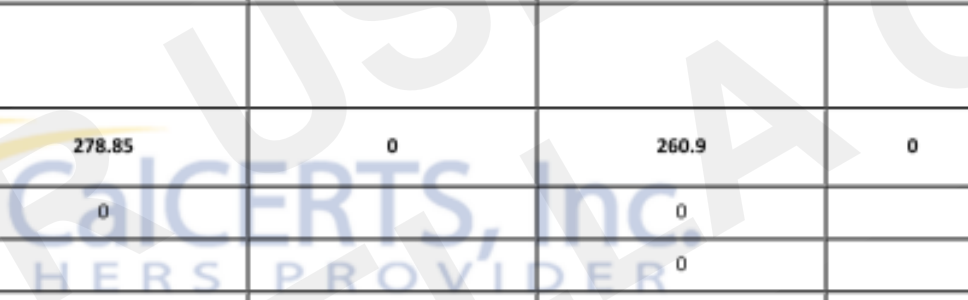
OPAQUE SURFACES table with columns for Name, Zone, Construction, Azimuth, Orientation, Gross Area (ft²), Window and Door Area (ft²), Tilt (deg), Wall Exceptions, Status.

ATTIC table with columns for Name, Construction, Type, Roof Rise (x in 12), Roof Reflectance, Roof Emittance, Radiant Barrier, Cool Roof.

FENESTRATION / GLAZING table with columns for Name, Type, Surface, Orientation, Azimuth, Width (ft), Height (ft), Mult., Area (ft²), U-factor, U-factor Source, SHGC, SHGC Source, Exterior Shading.

OPAQUE DOORS table with columns for Name, Side of Building, Area (ft²), U-factor.

Registration Number: 223-P010107538A-000-000-0000000-0000 Registration Date/Time: 2023-08-28 11:08:50 HERS Provider: CalCERTS, Inc.
CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-08-28 10:23:01
Schema Version: rev 20220901



2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code (e.g., § 190.01(C), § 190.01(H)) and Description (e.g., Screw based luminaires must contain lamps that comply with Reference Joint Appendix JAB, § 190.01(H) Light Sources in Dimmers, Cabinets, and Other Controls...)

56/22



2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code (e.g., § 190.04, § 190.05) and Description (e.g., Energy Storage System (ESS) Ready, At single-family residences must comply with the following: ESS-ready interconnection equipment must be installed...)

*Exceptions may apply.

56/22

ROOM LOAD SUMMARY

Table with columns: Room Name, Room Area, Room Volume, Room Cooling Peak, Room Heating Peak, Room Ventilation Peak, Room Lighting Peak, Room Power Peak, Room Cooling Peak, Room Heating Peak, Room Ventilation Peak, Room Lighting Peak, Room Power Peak. Includes a TOTAL row at the bottom.

* Total includes ventilation load for control plants.



2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code (e.g., § 190.01(A), § 190.01(B)) and Description (e.g., All electrically supplied buildings subject to the Energy Code must comply with applicable mandatory measures, regardless of the compliance approach used...)

56/22



2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code (e.g., § 190.6, § 190.01) and Description (e.g., Pilot Lights, continuously burning pilot lights are prohibited for natural gas, fan-type water heaters, household water heaters, and gas water heaters...)

56/22



2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code (e.g., § 190.01(13), § 190.01(14)) and Description (e.g., Space Conditioning System Airflow Rate and Fan Efficiency, Space conditioning systems that use ducts to supply cooling must have a minimum airflow rate of 0.25 CFM per square foot...)

56/22

Table with 13 columns: 01-13. Rows include HVAC - HEAT PUMPS, Name, System Type, Number of Units, Efficiency Type, etc.

Table with 9 columns: 01-09. Rows include HVAC HEAT PUMPS - HERS VERIFICATION, Name, Verified Airflow, Airflow Target, etc.

Table with 10 columns: 01-10. Rows include VARIABLE CAPACITY HEAT PUMP COMPLIANCE OPTION - HERS VERIFICATION, Name, Certified VCAP System, Airflow to Habitable Rooms, etc.

Table with 9 columns: 01-09. Rows include INDOOR AIR QUALITY (IAQ) FANS, Dwelling Unit, Airflow (CFM), Fan Efficiency (W/CFM), etc.

Registration Number: 223-P010107538A-000-000-000000-0000

Registration Date/Time: 2023-08-28 11:08:50

Registration Date/Time: 2023-08-28 11:08:50

Table with 2 columns: Documentation Author's Declaration Statement, Timothy Carstairs, Signature Date: 2023-08-28 11:01:53

Table with 2 columns: Responsible Person's Declaration Statement, Randy Russon, Signature Date: 2023-08-28 11:08:50

Table with 2 columns: Responsible Designer Name, Randy Russon, Address: 3765 S. Higuera Street, Suite 102

Table with 2 columns: Responsible Designer Name, Randy Russon, Address: 3765 S. Higuera Street, Suite 102

Registration Number: 223-P010107538A-000-000-000000-0000

Registration Date/Time: 2023-08-28 11:08:50

Registration Date/Time: 2023-08-28 11:08:50



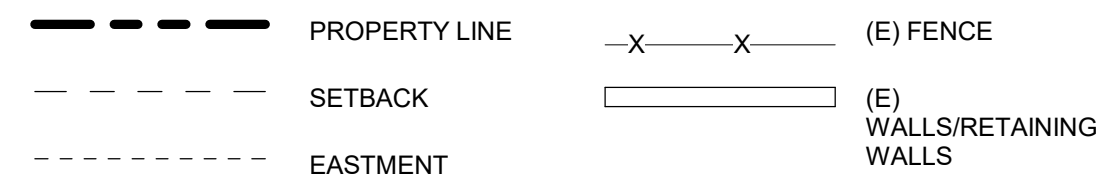
THESE PLANS ARE PROVIDED BY THE CITY OF AGOURA HILLS AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS...

SITE PLAN TO BE PROVIDED BY APPLICANT



THESE PLANS ARE PROVIDED BY THE CITY OF AGOURA HILLS AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRACT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

SITE PLAN LEGEND



SITE PLAN GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS
- REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION
- EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY PER 2022 CBC, SECTION 310.1.
- NOT LESS THAN 30" OF CLEARANCE IN WIDTH, DEPTH, & HEIGHT SHALL BE PROVIDED TO ACCESS EXTERIOR MECHANICAL EQUIPMENT. SHOW LOCATION ON SITE PLAN & LABEL (2022 CMC SECTION 304.1 & 2022 CPC 504.3).

SITE PLAN CHECKLIST

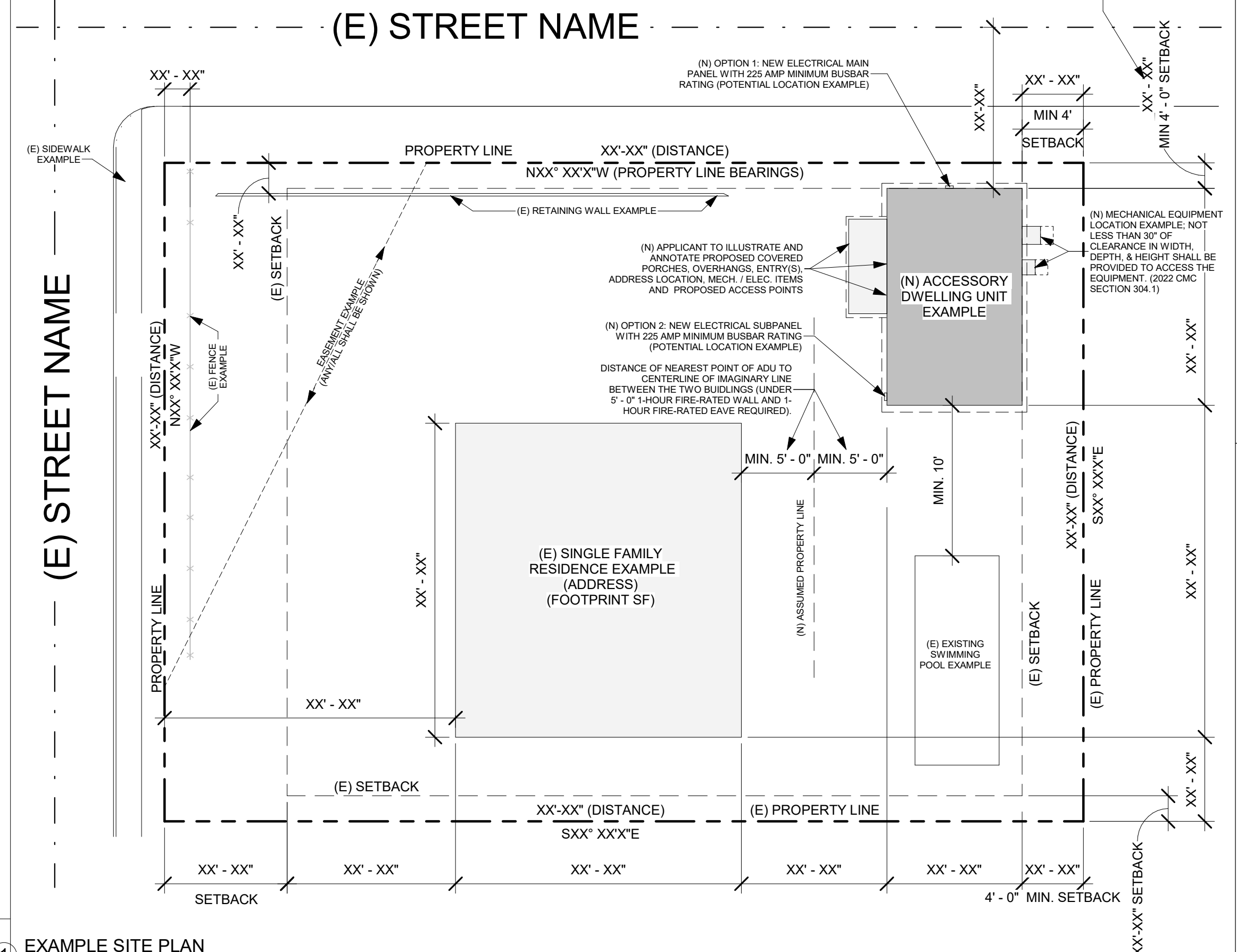
IF (N) ADU IS 5' - 0" OR LESS TO ANY PROPERTY LINE AND/OR ADU IS 10' - 0" OR LESS FROM ANY ADJACENT BUILDING OR STRUCTURE:

- NO YES; IF YES, FIRE RATED WALL & ROOF REQUIRED PER 2022 CBC, CHAPTER 2. SEE DETAILS: 52/A-901 & 32/A-903

- ELECTRICAL PANEL: OPTION 1 - NEW ELECTRICAL MAIN PANEL WITH 225 AMP MINIMUM BUSBAR RATING
 OPTION 2 - A NEW ELECTRICAL SUBPANEL CONNECTS TO THE ELECTRICAL MAIN PANEL OF THE PRIMARY HOME WITH A 225 AMP MINIMUM BUSBAR RATING. A SEPARATE ELECTRICAL PERMIT SHALL BE PULLED FOR THE ELECTRICAL MAIN PANEL OF THE PRIMARY HOME. ELECTRICAL LOAD CALCULATIONS IS REQUIRED.

- FOOTPRINT OF ALL EXISTING AND PROPOSED BUILDINGS
PLOT THE PROPOSED ADU BUILDING FOOTPRINT ALONG WITH ANY OTHER EXISTING BUILDINGS ONSITE. THIS INCLUDES ALL STRUCTURES / PORCHES / GAZEBOS. IF AN OPTIONAL COVERED PATIO IS SELECTED, PLEASE PLOT THAT AS WELL.
- AREA OF EXISTING BUILDING
INDICATE THE SQUARE FOOTAGE OF THE EXISTING HOUSE.
- FOOTPRINT OF PROPOSED ADU
REFER TO LEGEND FOR FOOTPRINT AT 10'=1" SCALE
- DRAWING SCALE
SITE PLAN SHOULD BE DRAWN TO A MEASURABLE SCALE.
- PROPERTY LINES
SHOW OUTLINE OF PROPERTY USING DASHED LINE IN LEGEND. INDICATE THE BEARING AND DISTANCE OF THE PROPERTY LINE.
- LABEL YARDS
LABEL FRONT, REAR, SIDE YARDS, AS WELL AS DRIVEWAYS, PATHWAYS AND ANY OTHER HARDSCAPE.
- SETBACKS
DIMENSION THE DISTANCE BETWEEN BUILDINGS AND PROPOERTY LINES, AS WELL AS BUILDINGS TO OTHER STRUCTURES. SETBACKS TO SIDE AND REAR PROPERTY SIDE SHALL BE A MINIMUM OF 4' - 0".
- EASEMENTS
REFER TO LEGEND. MUST INCLUDE ALL APPLICABLE EASEMENTS. PROPOSED STRUCTURE SHALL COMPLY WITH EASEMENT REQUIREMENTS.
- LOCATION OF RAIN WATER LEADERS
THE ROOF DRAINS SHOULD DRAIN AWAY FROM THE PROPERTY LINES AND INTO THE LANDSCAPE AREA.
- LABEL STREETS & SIDEWALKS
- DIMENSION BUILDING SEPARATION
DIMENSION THE DISTANCE BETWEEN THE PROPOSED ADU AND ANY EXISTING STRUCTURES
- LOT COVERAGE CALCULATION
TOTAL FOOTPRINT AREA FOR STRUCTURES ON SITE / LOT AREA
- SWIMMING POOLS
ALL EXISTING SWIMMING POOLS SHALL BE SHOWN ON THE SITE PLAN AND SHALL HAVE 10' MINIMUM SETBACK TO THE NEW ADU STRUCTURE.
- PORCHES
THERE SHALL BE NO MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW (INCLUDING FLOORS, STAIRS, RAMPS, AND LANDINGS) ANYWHERE MEASURED LESS THAN 36 INCHES HORIZONTALLY TO THE EDGE OF THE PORCH/SLAB/SURFACE OF THE RAIL. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD.
- LOCATION OF EXISTING UTILITIES
UTILITIES, POLES, SEWER, DRAINS, ELECTRICAL, GAS METERS AND LINES AND ANY PHOTOVOLTAIC.
- LOCATION OF PROPOSED UTILITIES
PROPOSED UTILITIES SHALL CONFORM TO REQUIREMENTS OF CONTRA COSTA COUNTY SANITARY DISTRICT. SANITARY SEWER FROM ADU TO EXISTING SEWER. SEWER LINE TO THE PROPOSED ADU SHALL BE CONNECTED TO THE MAIN LATERAL AT THE PROPERTY LINE OR BEHIND THE SIDEWALK. LATERAL POINT OF CONNECTION INCLUDING REQUIRED CLEANOUTS, WATER LINE TO ADU, ELECTRIC TO ADU INCLUDING ANY NEW METERS OR SUBPANELS.

NOTE: THIS IS AN EXAMPLE SITE PLAN. EXACT LAYOUT, DIMENSIONS, AND BEARINGS SHALL BE PROVIDED BY OWNER/APPLICANT. (E) EXISTING (N) NEW



**PROTOTYPE ADU
2 CAR GARAGE CONVERSION**
COACHELLA, CA
ARCHITECTURAL SITE PLAN SHEET
- EXAMPLE & INSTRUCTIONS

PUBLIC SET
DATE
01/11/24
SHEET

AS-100

SITE PLAN

SCALE:



1 EXAMPLE SITE PLAN
1" = 20'-0"

THESE PLANS ARE PROVIDED BY THE CITY OF AGOURA HILLS AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRACT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

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.

KEYNOTES

- 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 OPENING IN EXTERIOR WALL.
- 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 SINK BASE CABINET AND COUNTERTOP.*
- C14 36" A.F.F. COUNTERTOP
- F03 22" X 30" MIN. ATTIC ACCESS.

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]
6. WINDOWS TO MATCH EXISTING STYLE AND COLOR OF EXISTING HOME.

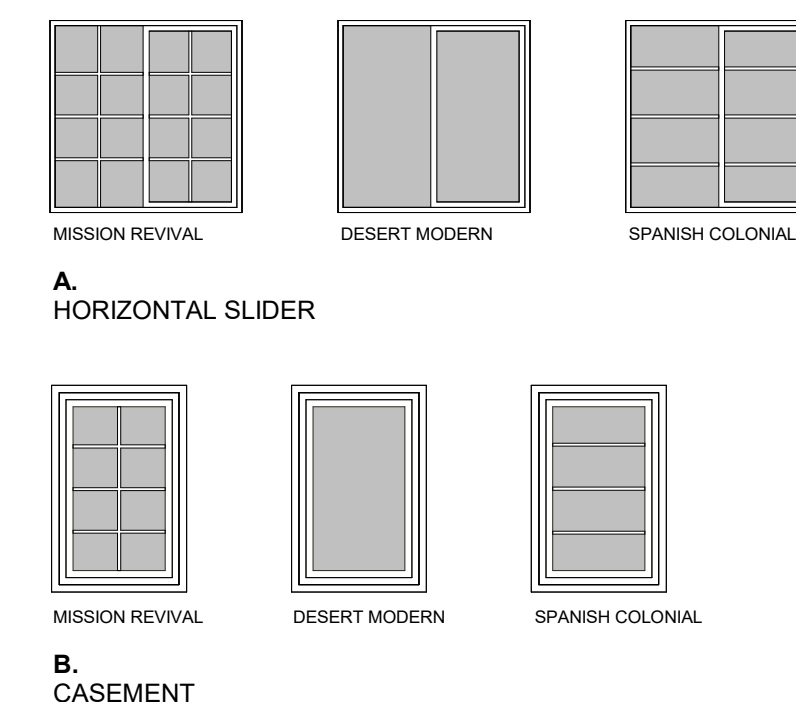
WINDOW SCHEDULE

NO.	TYPE	SIZE		HEAD HEIGHT	REMARKS
		WIDTH	HEIGHT		
22	C	3' - 0"	6' - 8"		3

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.

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.
7. DOORS TO MATCH STYLE AND COLOR OF EXISTING HOME.

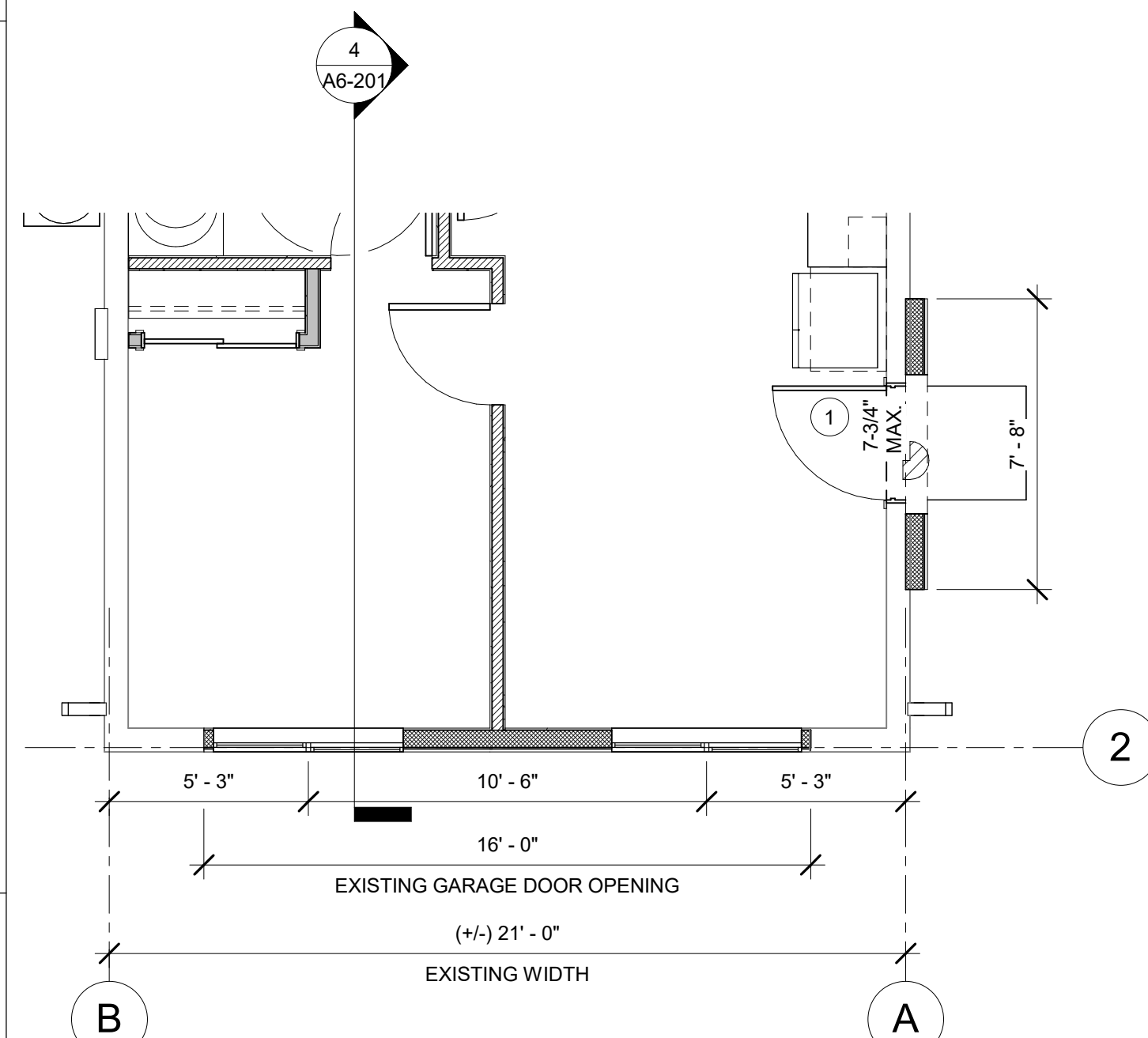
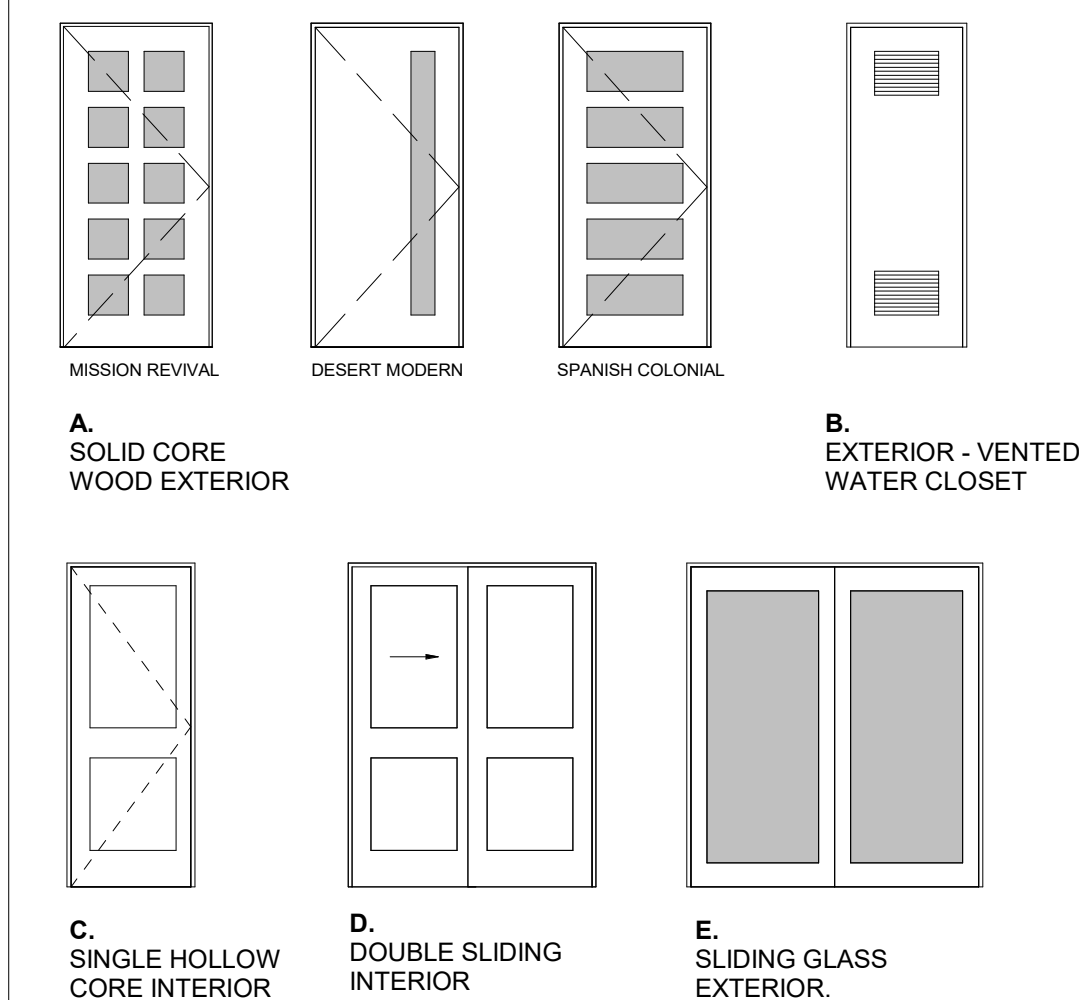
DOOR SCHEDULE

NO.	TYPE	SIZE		FIRE RATING	REMARKS
		WIDTH	HEIGHT		
2	C	2' - 8"	6' - 8"		
3	D	4' - 0"	6' - 8"		
4	C	2' - 8"	6' - 8"		
22	C	3' - 0"	6' - 8"		3

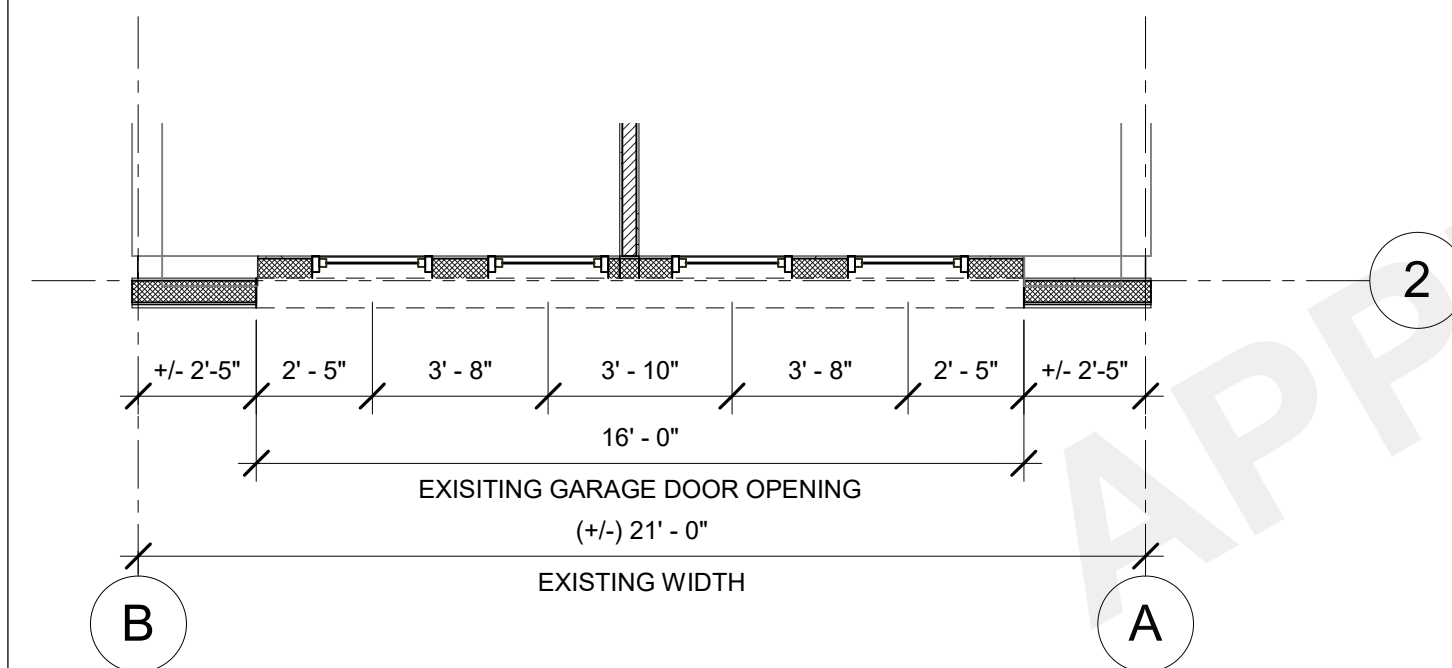
DOOR REMARKS

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

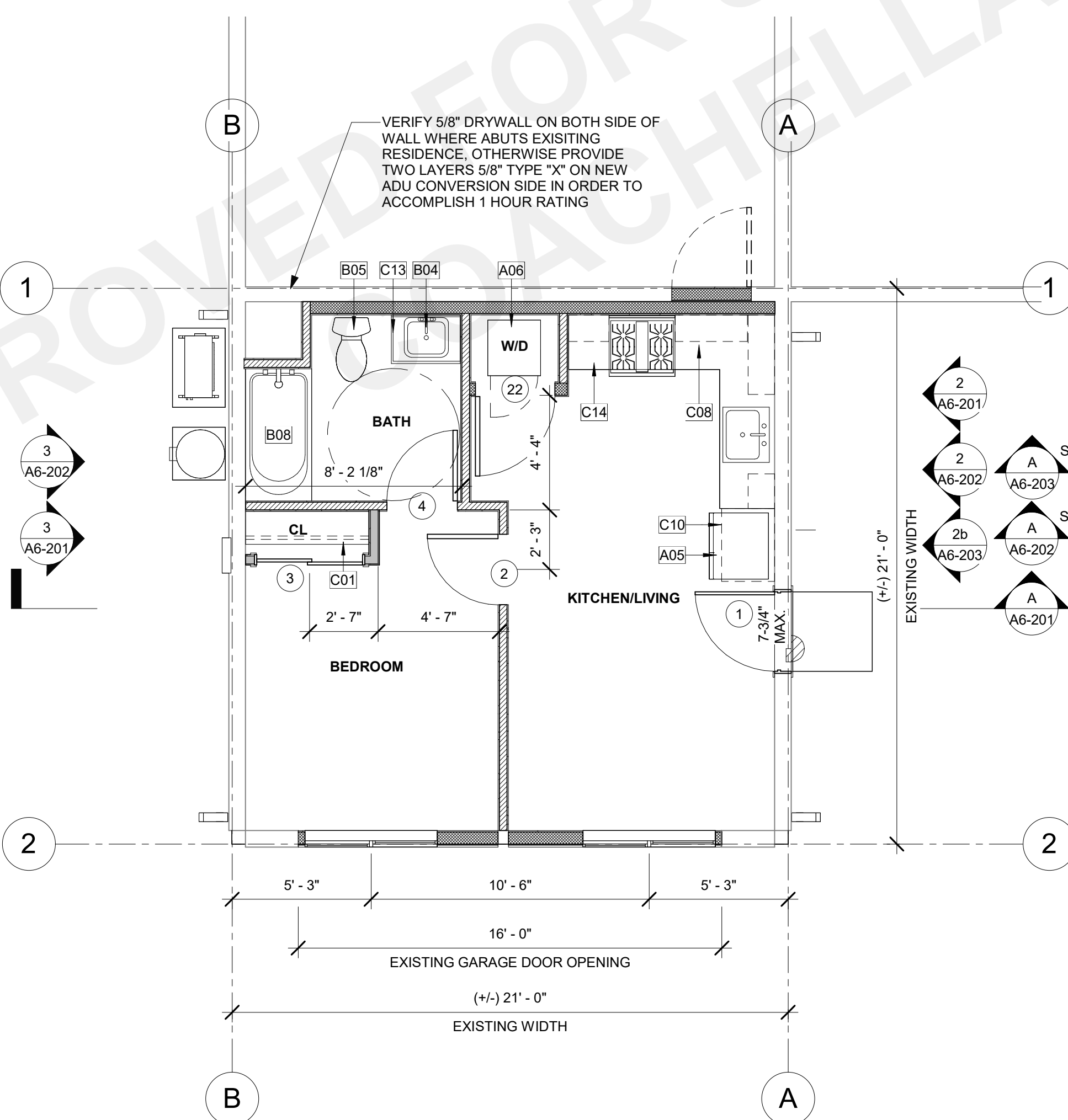


3 PARTIAL FLOOR PLAN - MISSION
A6-201 | A6-101 SCALE: 1/4" = 1'-0"



4 PARTIAL FLOOR PLAN - MODERN
A6-201 | A6-101 SCALE: 1/4" = 1'-0"

2 GROUND FLOOR RCP
A6-201 | A6-101 SCALE: 1/4" = 1'-0"



1 FLOOR PLAN - FRONT FACING GARAGE DOOR
A6-201 | A6-101 SCALE: 1/4" = 1'-0"

THESE PLANS ARE PROVIDED BY THE CITY OF AGOURA HILLS AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

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.
- GYPSON 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.
- L14 EXTERIOR LIGHT SCHEME B. DARK SKY AND TITLE 24 COMPLIANT.
- S04 2X8 WALL INSULATION. REFER TO TITLE 24 (R-21 MIN.)
- U06 CONCRETE SLAB FOUNDATION PER STRUCTURAL. 10 MIL VAPOR RETARDER CONFORMING TO ASTM E1745 CLASS A REQUIREMENTS.
- 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

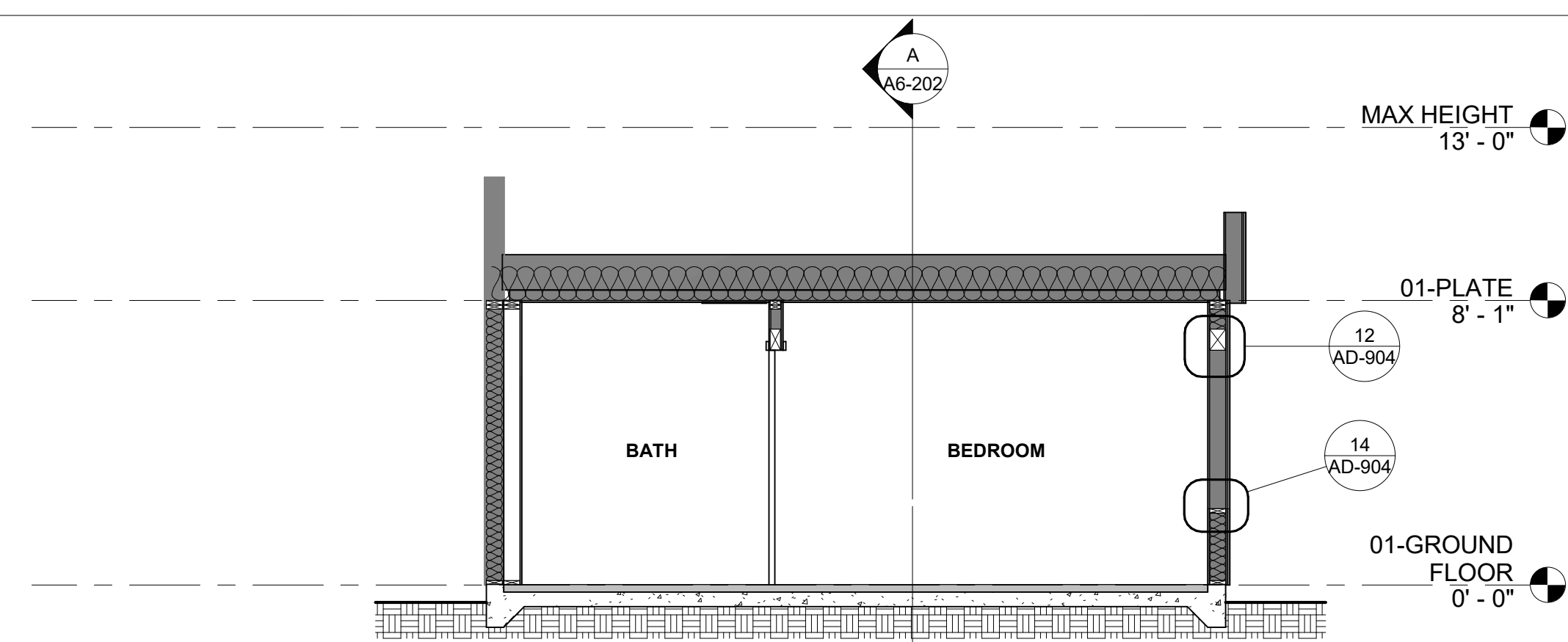
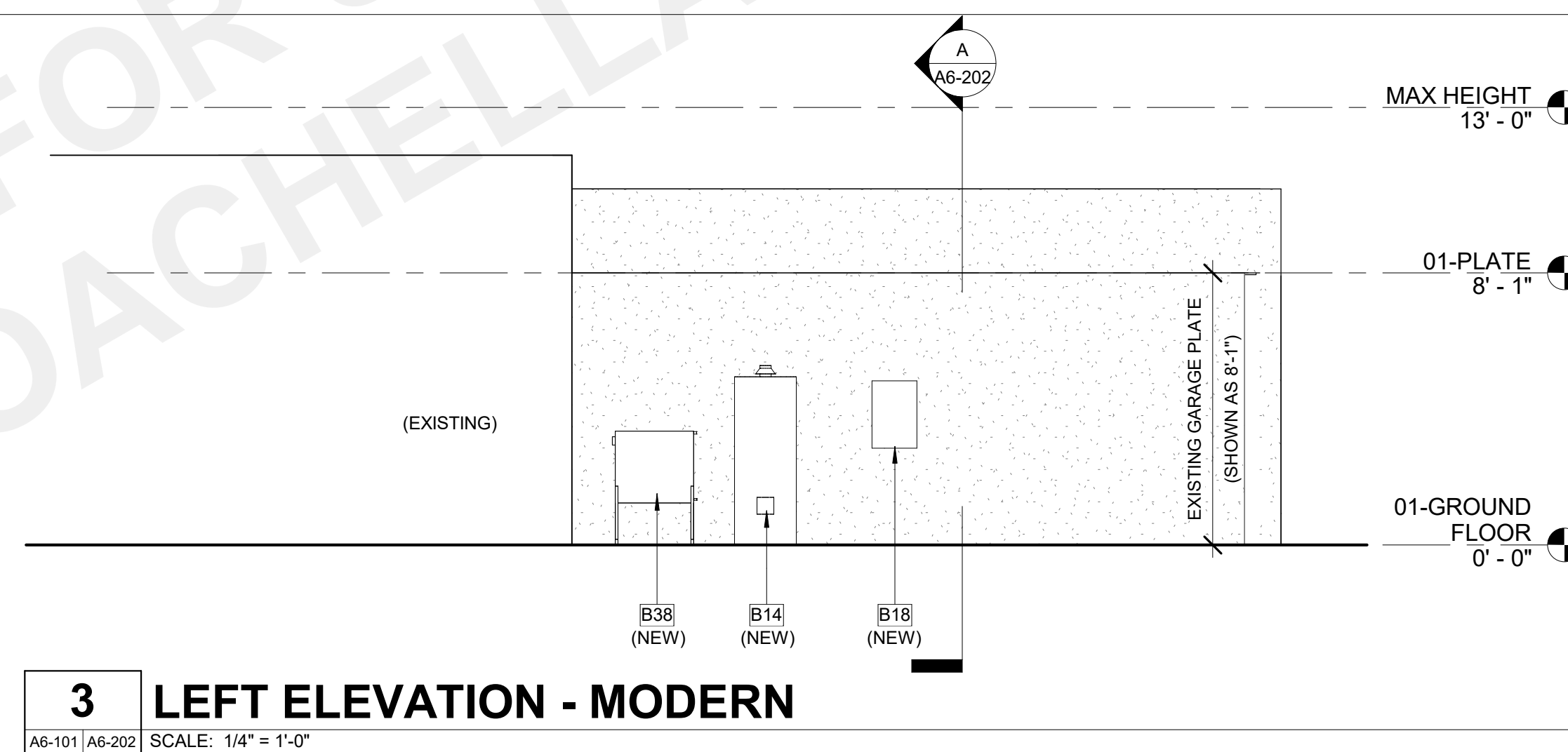
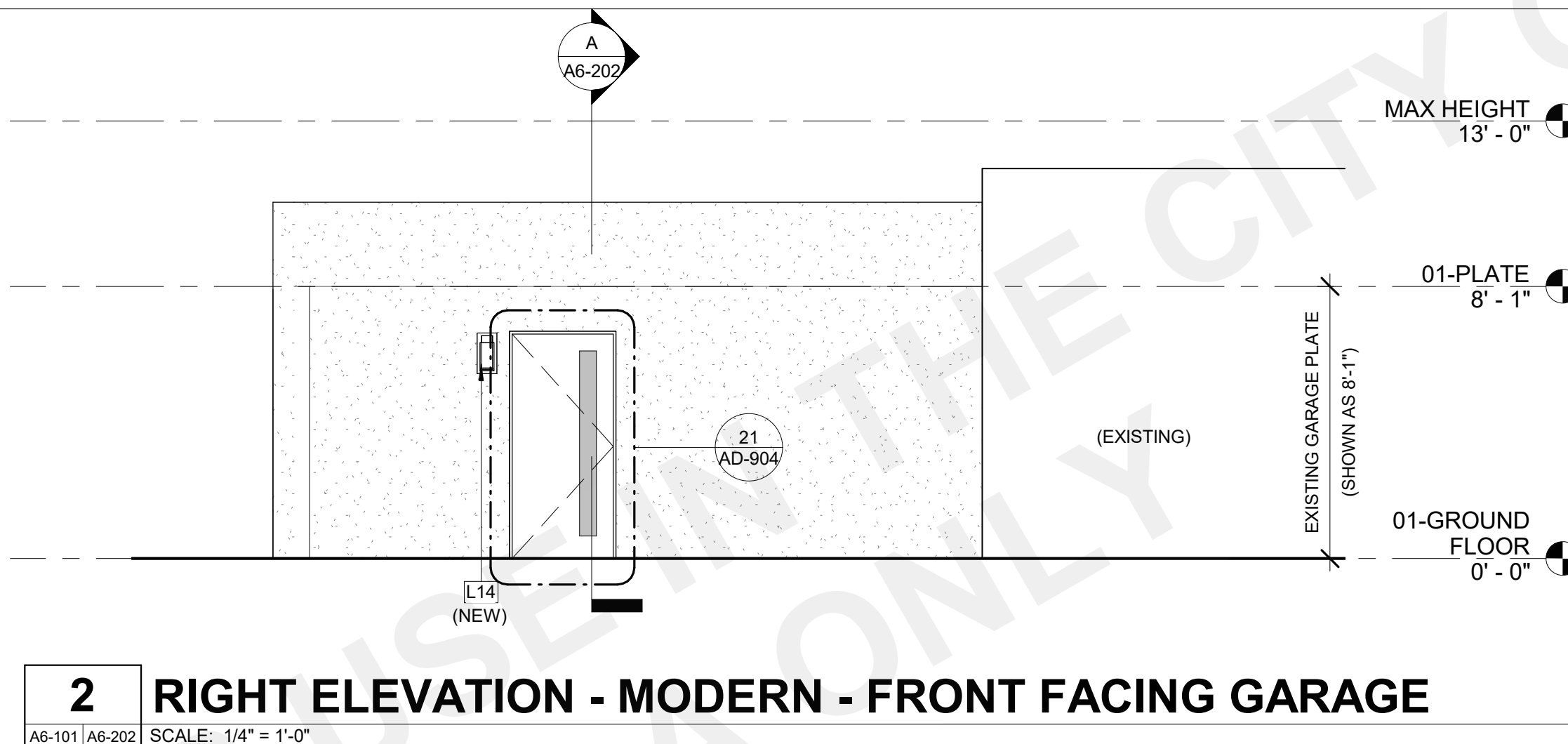
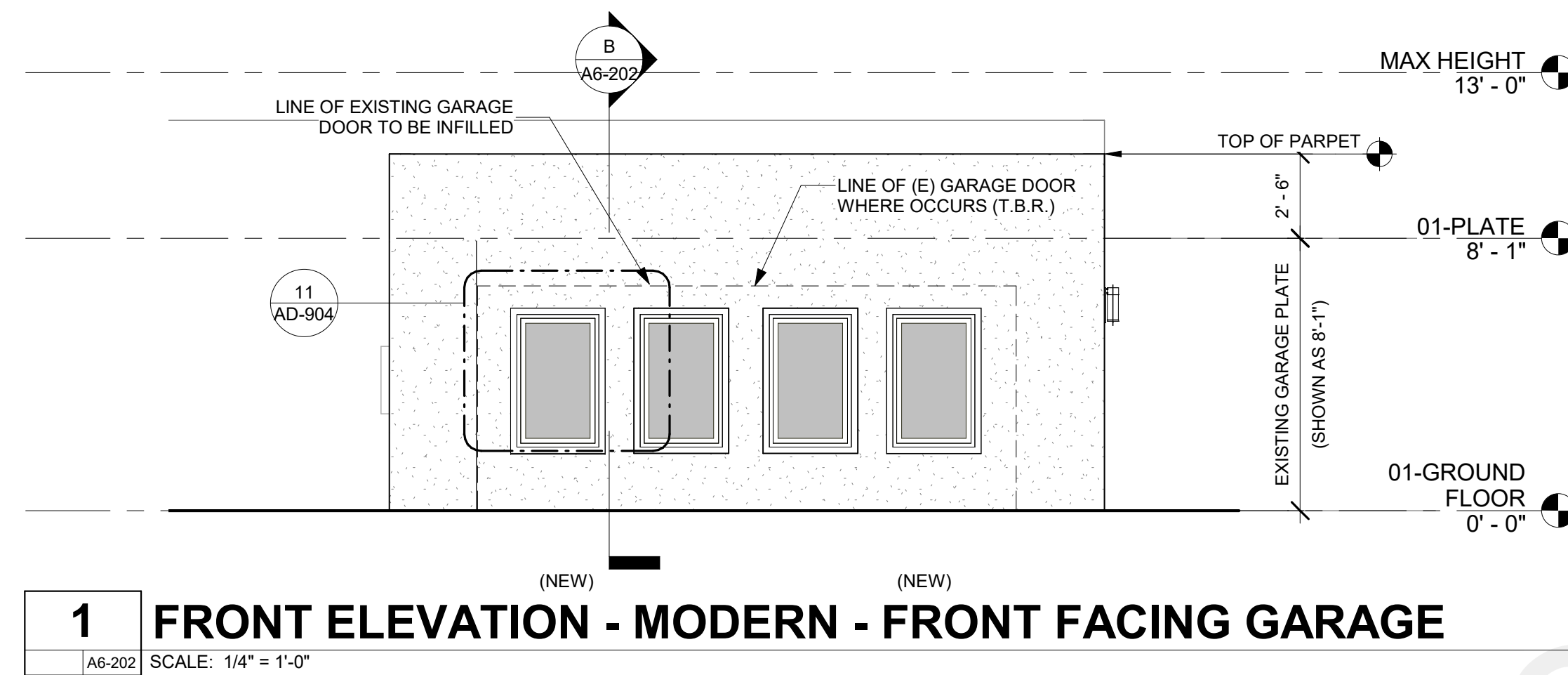
VENTING PROPOSED

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

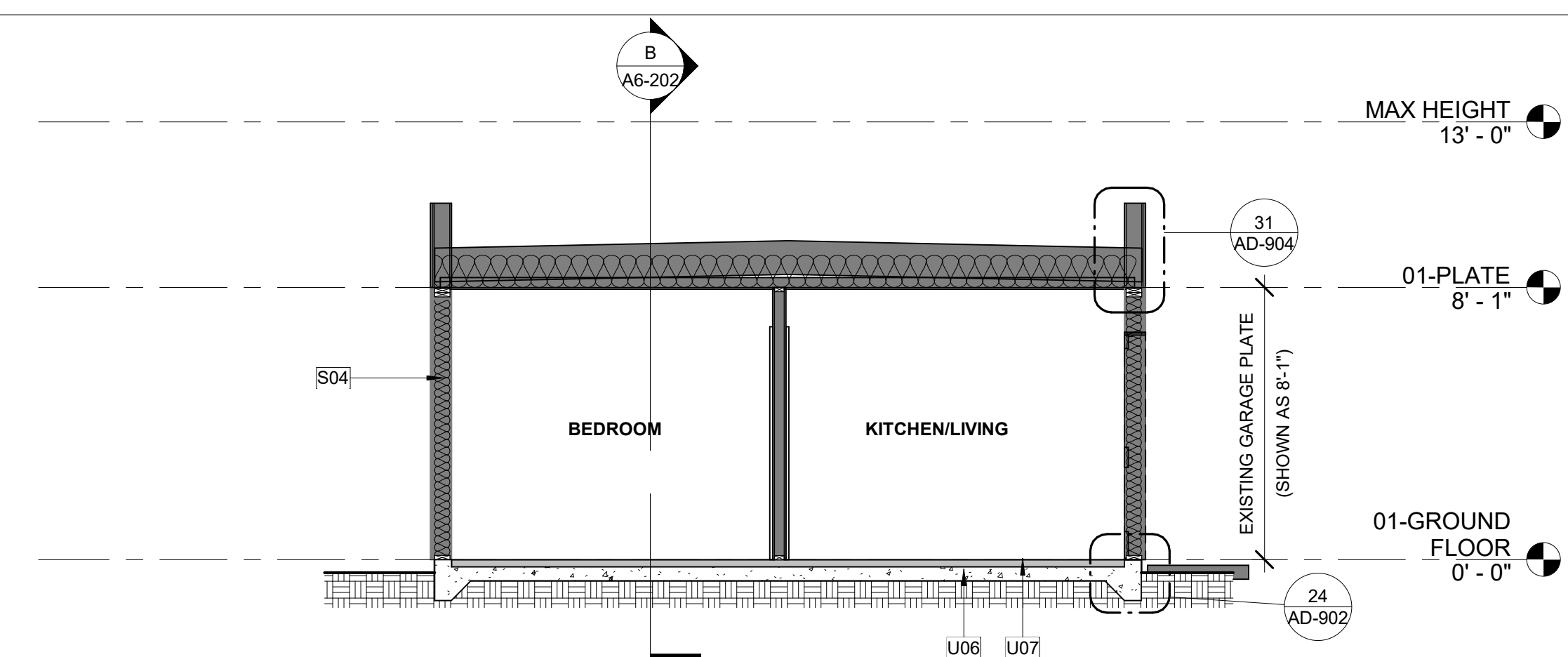
LEGEND

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



B SECTION B - MODERN
A6-202 | A6-202 SCALE: 1/4" = 1'-0"



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

PROTOTYPE ADU
2 CAR GARAGE CONVERSION
 COACHELLA, CA
EXT. ELEVATIONS & SECTIONS -
PLAN 6 - MODERN

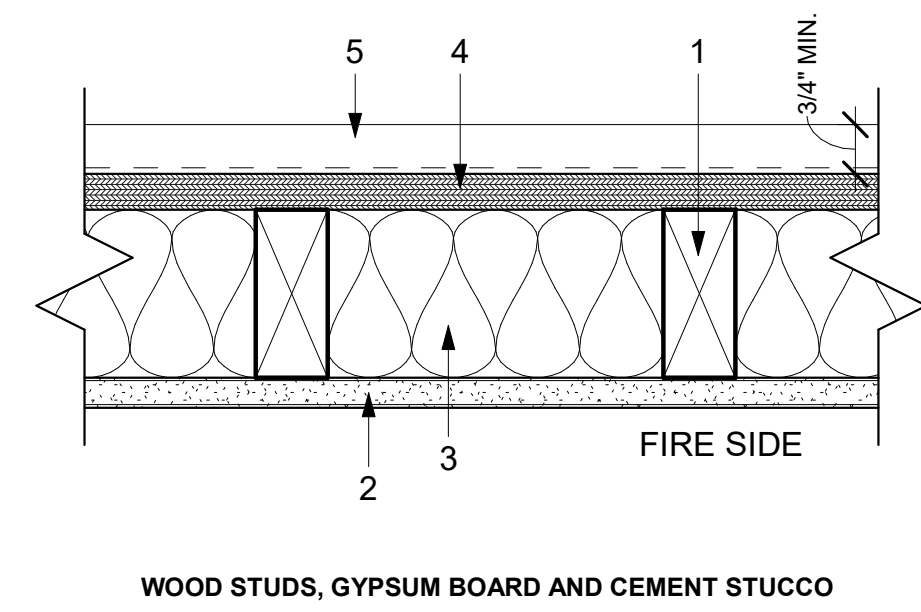
PUBLIC SET

DATE
01/11/24
SHEET

A6-202

THESE PLANS ARE PROVIDED BY THE CITY OF AGOURA HILLS AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRACT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

U 356



1. WOOD STUDS
NOMINAL 2X4 SPACED 16" O.C. WITH (2) 2X4 TOP PLATES (1) 2X4 BOTTOM PLATE. STUDS LATERALLY-BRACED BY WOOD STRUCTURAL PANEL SHEATHING (ITEM 5) AND EFFECTIVELY FIRE STOPPED AT TOP AND BOTTOM OF WALL.

2. GYPSUM BOARD
ANY CLASSIFIED 5/8" THICK, 48" WIDE, APPLIED VERTICALLY AND NAILED TO STUDS AND BEARING PLATES 7" O.C. WITH 6D CEMENT-COATED NAILS, 1 7/8" LONG WITH 1/4" DIAM. HEAD.

JOINTS AND NAILHEADS (NOT SHOWN) - WALLBOARD JOINTS COVERED WITH TAPE AND JOINT COMPOUND. NAIL HEADS COVERED WITH JOINT COMPOUND.

3. BATTS AND BLANKETS
MINERAL FIBER OR GLASS INSULATION, 3 1/2" THICK. PRESSURE FIT TO FILL WALL CAVITIES BETWEEN STUDS AND PLATES. MINERAL FIBER INSULATION TO BE UNFACED AND TO HAVE A MIN. DENSITY OF 3 PCF. GLASS FIBER INSULATION TO BE FACED WITH ALUMINUM FOIL OR FRAFT PAPER AND TO HAVE A MIN. DENSITY OF 0.9 PCF (MIN. R-13 THERMAL INSULATION RATING). FIBER SPRAYED - AS AN ALTERNATE TO BATTS AND BLANKETS (ITEM 4) - SPRAY APPLIED CELLULOSE INSULATION MATERIAL. THE FIBER IS APPLIED WITH WATER TO COMPLETELY FILL THE ENCLOSED CAVITY IN ACCORDANCE WITH THE APPLICATION INSTRUCTIONS SUPPLIED WITH THE PRODUCT. NOMINAL DRY DENSITY OF 3.0 LB/CU.FT.

4. WOOD STRUCTURAL PANEL SHEATHING
MIN 7/16" THICK, 4 FT. WIDE WOOD STRUCTURAL PANELS, MIN. GRADE "C-D" OR "SHEATHING". INSTALLED WITH LONG DIMENSION OF SHEET (STRENGTH AXIS) OR FACE GRAIN OF PLYWOOD PARALLEL WITH OR PERPENDICULAR TO STUDS. VERTICAL JOINTS CENTERED ON STUDS. HORIZONTAL JOINTS BACKED WITH NOMINAL 2X4 WOOD BLOCKING. ATTACHED TO STUDS ON EXTERIOR SIDE OF WALL WITH 6D CEMENT COATED BOX NAILS SPACED 6" O.C. AT PERIMETER OF PANELS AND 12" O.C. ALONG INTERIOR STUDS.

5. EXTERIOR FACING
INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTION. ONE OF THE FOLLOWING EXTERIOR FACINGS IS TO BE APPLIED OVER THE SHEATHING. REFER TO PLAN FOR INFORMATION:

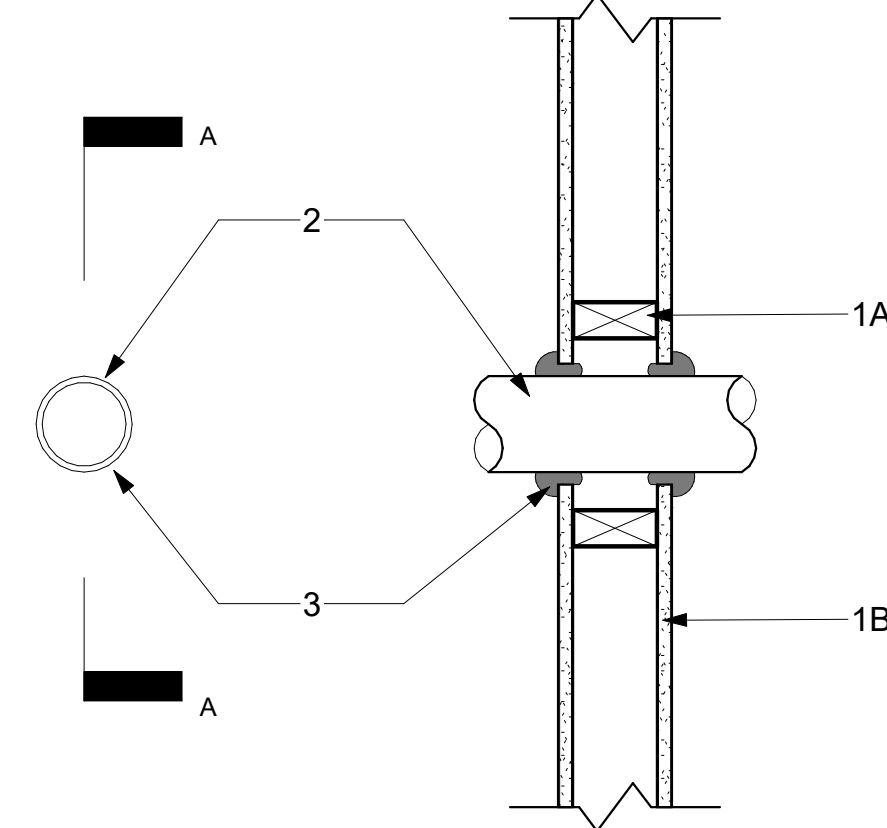
D. CEMENTITIOUS STUCCO - PORTLAND CEMENT OR SYNTHETIC STUCCO SYSTEM WITH SELF-FURRING METAL LATH OR ADHESIVE BASE COAT. THICKNESS FROM 3/8" TO 3/4", DEPENDING ON SYSTEM.

H. FIBER-CEMENT SIDING - FIBER-CEMENT EXTERIOR SIDING INCLUDING SMOOTH AND PATTERNED PANEL OR LAP SIDING.

UL DES U305

NOTE:
AT INTERIOR WALL USE:
5/8" SHEETROCK FIRE CODE CORE PANELS,
5/8" SHEETROCK ULTRAIGHT PANELS FIRE CODE X OR
5/8" FIBEROCK PANELS -
2 X 4 WOOD STUD 16" OR 24" O.C.

XHEZ.W-L-1166



1. WALL ASSEMBLY
THE 1 OR 2 HR. FIRE RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL U300 OR U400 SERIES WALL AND PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:

A. STUDS - WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS OR STEEL CHANNEL STUDS. WOOD STUDS TO CONSIST OF NOM. 2 IN. BY 4 IN. LUMBER SPACED 16 IN. O.C. STEEL STUDS TO BE MIN. 3 1/2 IN. WIDE AND SPACED MAX. 24 IN. O.C.

B. GYPSUM BOARD (BEARING THE UL CLASSIFICATION MARKING) - THICKNESS, TYPE, NUMBER OF LAYERS AND FASTENERS AS REQUIRED IN THE INDIVIDUAL WALL AND PARTITION DESIGN. MAX. DIAM. OF OPENING IS 5 IN.

THE HOURLY F RATING OF THE FIRESTOP SYSTEM IS EQUAL TO THE HOURLY FIRE RATING OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED.

2. THROUGH-PENETRANTS
ONE METALLIC PIPE, CONDUIT OR TUBING INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM. THE ANNULAR SPACE BETWEEN THE PIPE, CONDUIT OR TUBING AND PERIPHERY OF THE OPENING SHALL BE MIN. OF 0 IN. (POINT CONTACT) TO A MAX. 1/8 IN. PIPE, CONDUIT OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES, CONDUITS OR TUBING MAY BE USED:

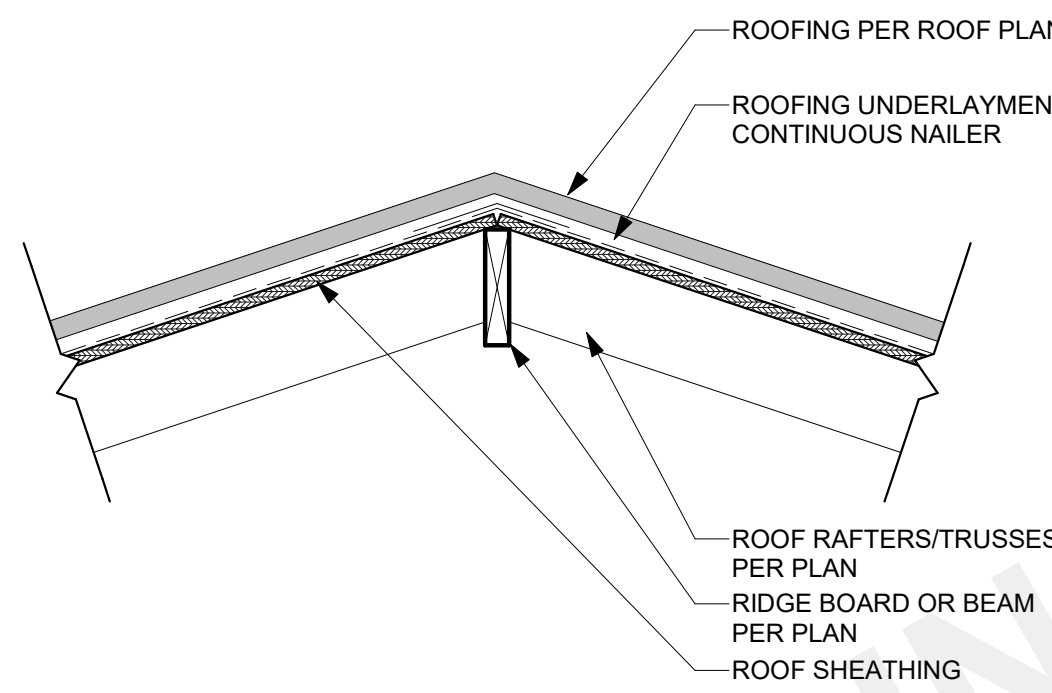
- A. COPPER TUBING - NOM. 4 IN. DIAM. (OR SMALLER) TYPE M (OR HEAVIER) COPPER TUBING.
- B. COPPER PIPE - NOM. 4 IN. DIAM. (OR SMALLER) REGULAR (OR HEAVIER) COPPER PIPE.
- C. STEEL PIPE - NOM. 4 IN. DIAM. (OR SMALLER) SCHEDULE 5 (OR HEAVIER) STEEL PIPE.
- D. CONDUIT - NOM. 4 IN. DIAM. (OR SMALLER) STEEL ELECTRICAL METALLIC OR RIGID STEEL CONDUIT
- E. IRON PIPE - NOM. 4 IN. DIAM. (OR SMALLER) CAST OR DUCTILE IRON PIPE.

3. FILL, VOID OR CAVITY MATERIALS (BEARING THE UL CLASSIFICATION MARKING) - CAULK OR PUTTY - MIN. 1/2 IN. DIAMETER BEAD CAULK OR PUTTY APPLIED CONTINUOUSLY AROUND THE PENETRANT ON THE WALL SURFACES ON BOTH SIDES OF THE WALL.

3M COMPANY - CP 25WB+ CAULK OR MPS-2+ PUTTY

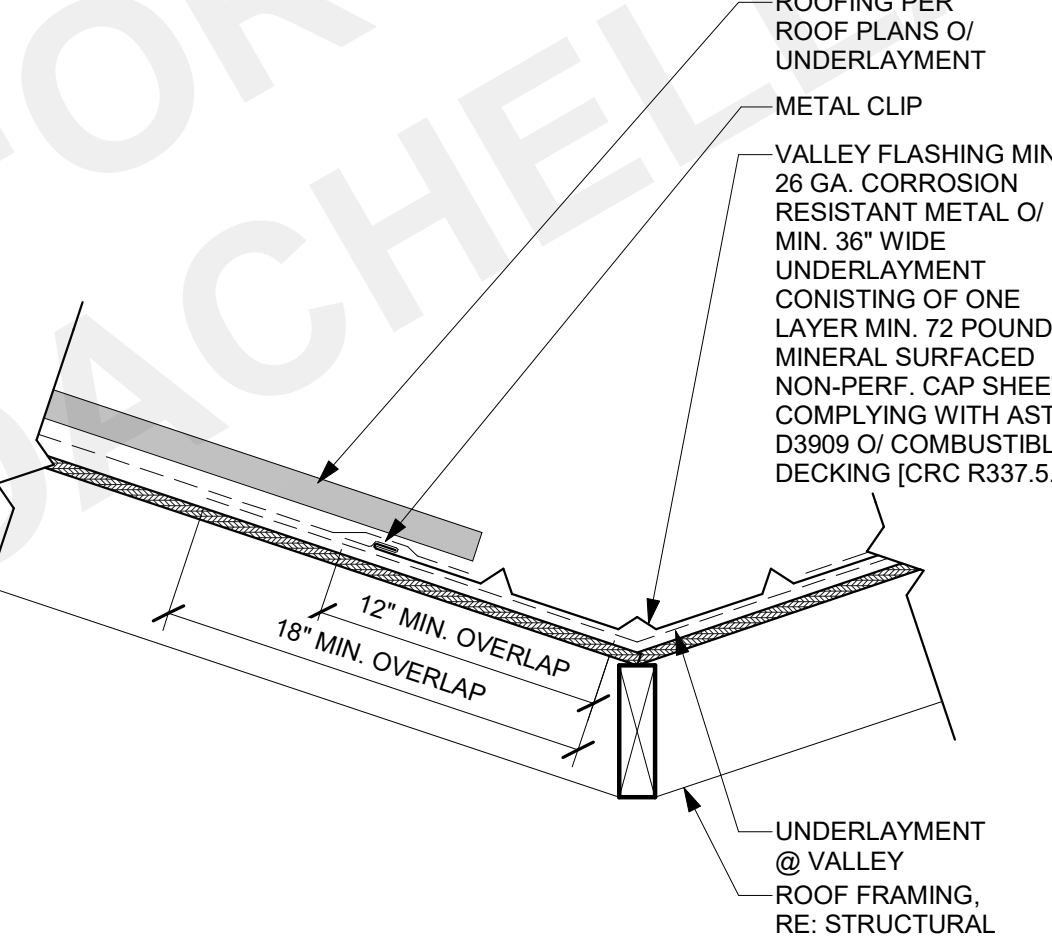
31 WALL VENT

SCALE: 3" = 1'-0"



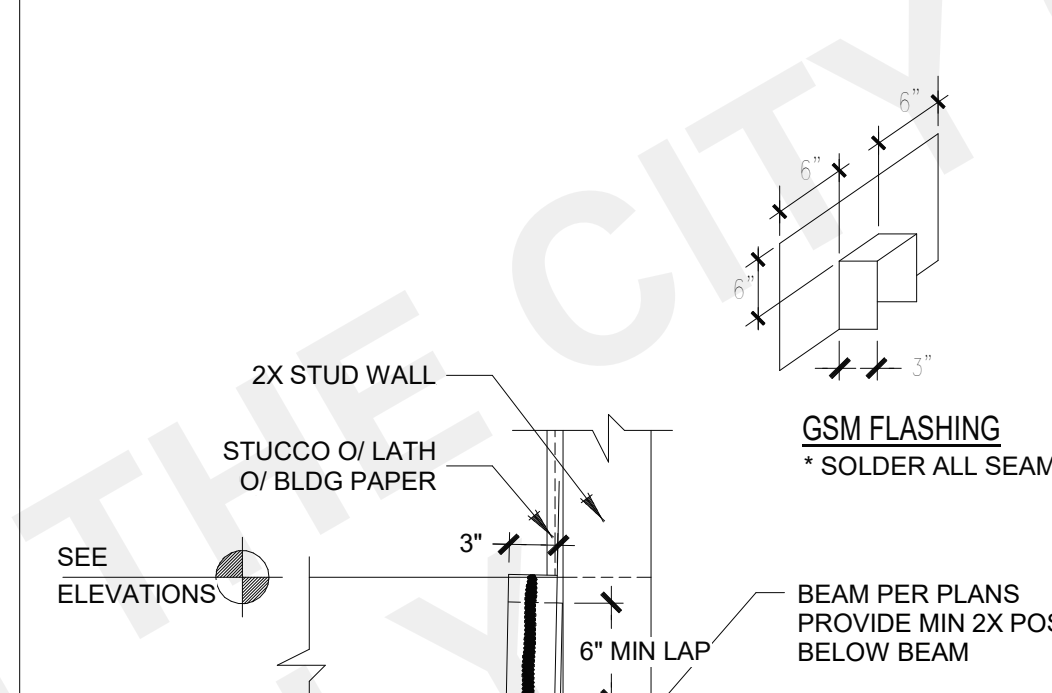
32 HIP/RIDGE

SCALE: 1" = 1'-0"



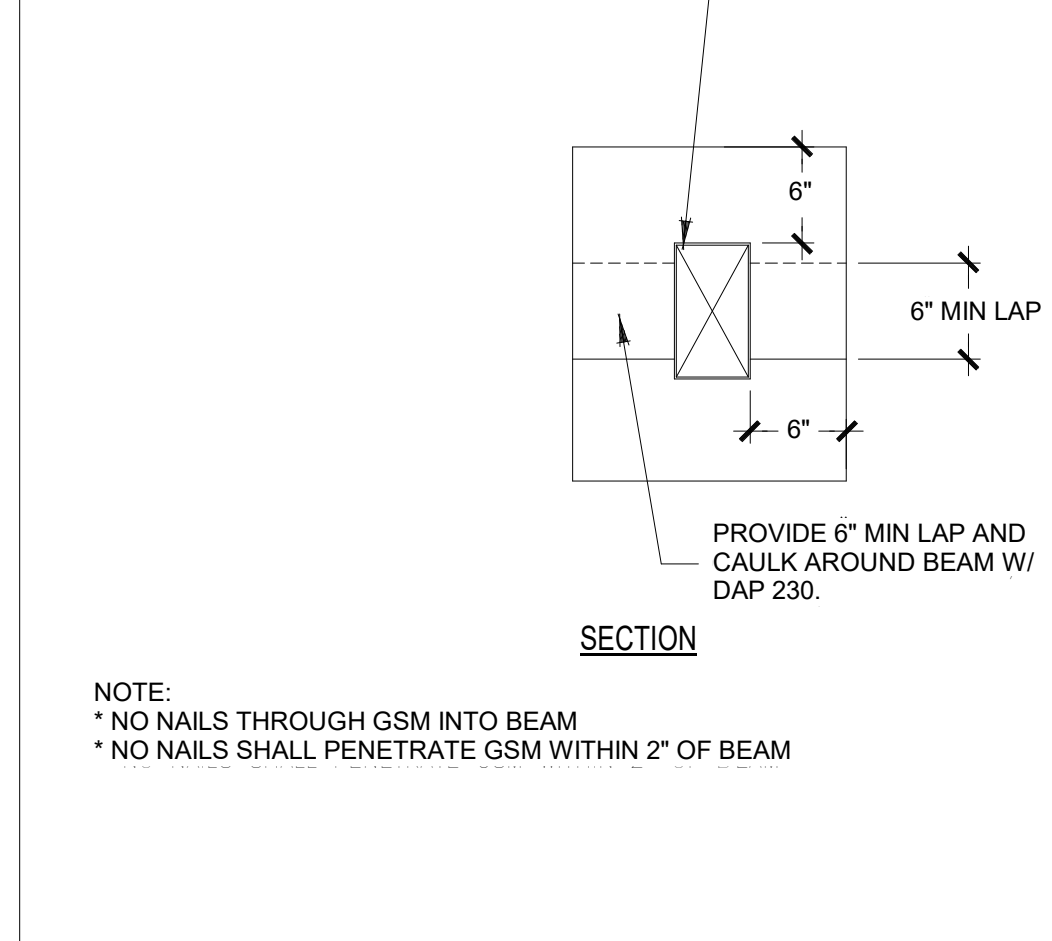
21 MOUNTING PAD

SCALE: 3" = 1'-0"



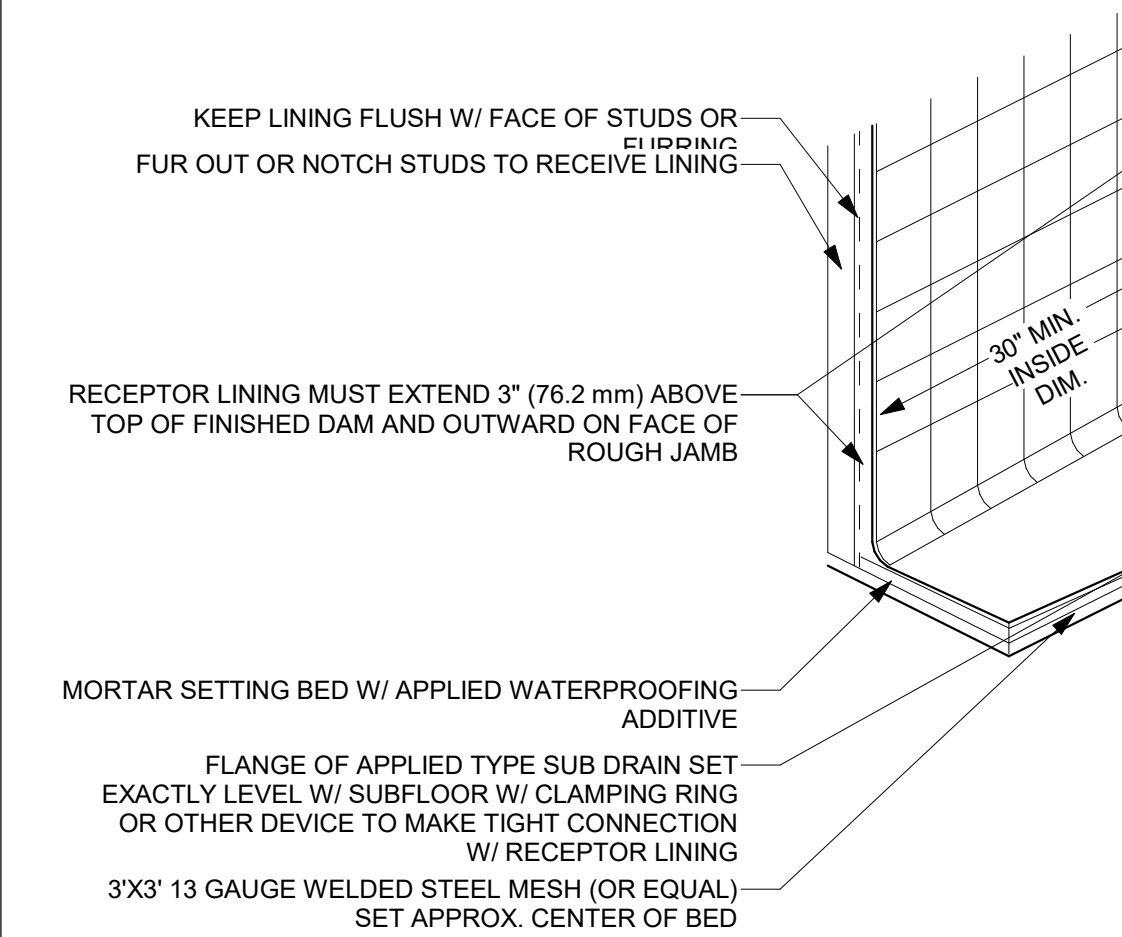
12 TYPICAL WIN FLASHING

SCALE: 12" = 1'-0"



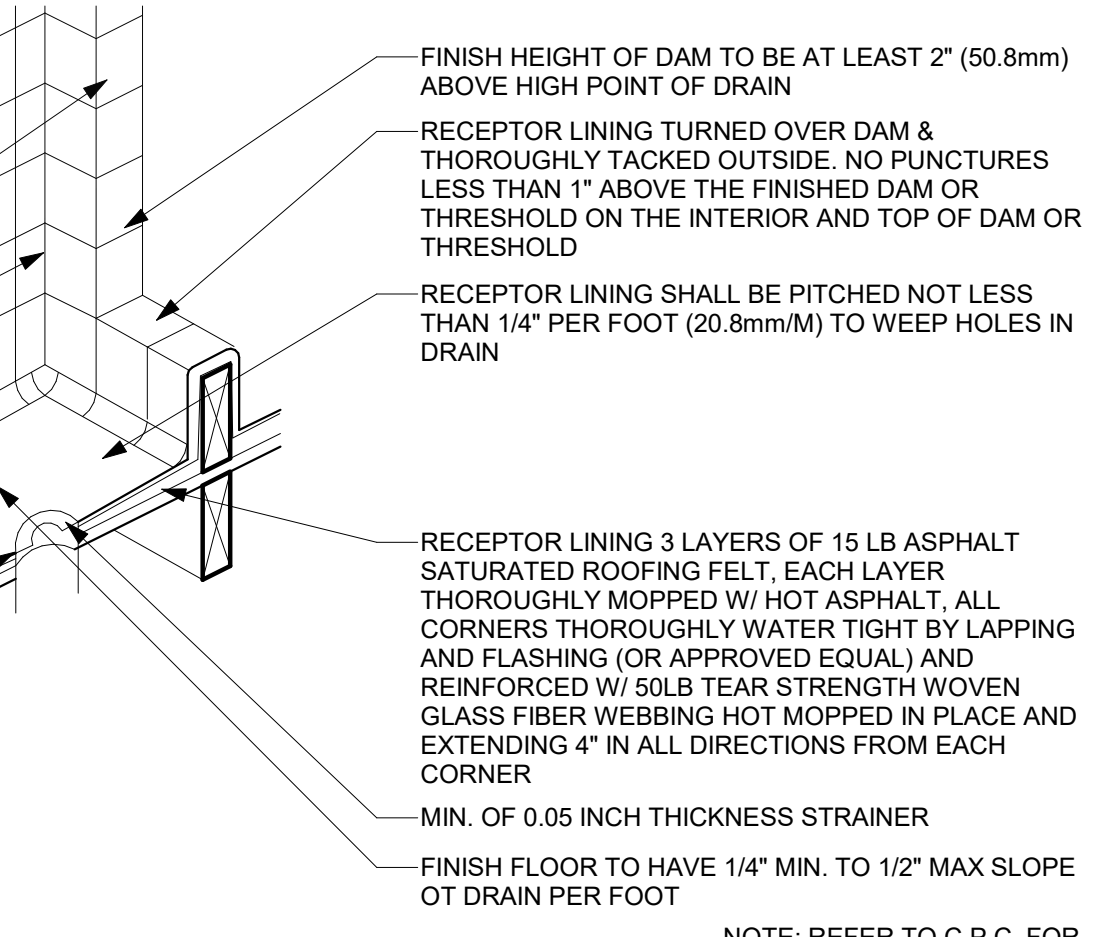
53 1-HR EXT. RATED WALL ASSEMBLY

SCALE: 3" = 1'-0"



43 THROUGH PENETRATION @ WALL 1

SCALE: 1 1/2" = 1'-0"



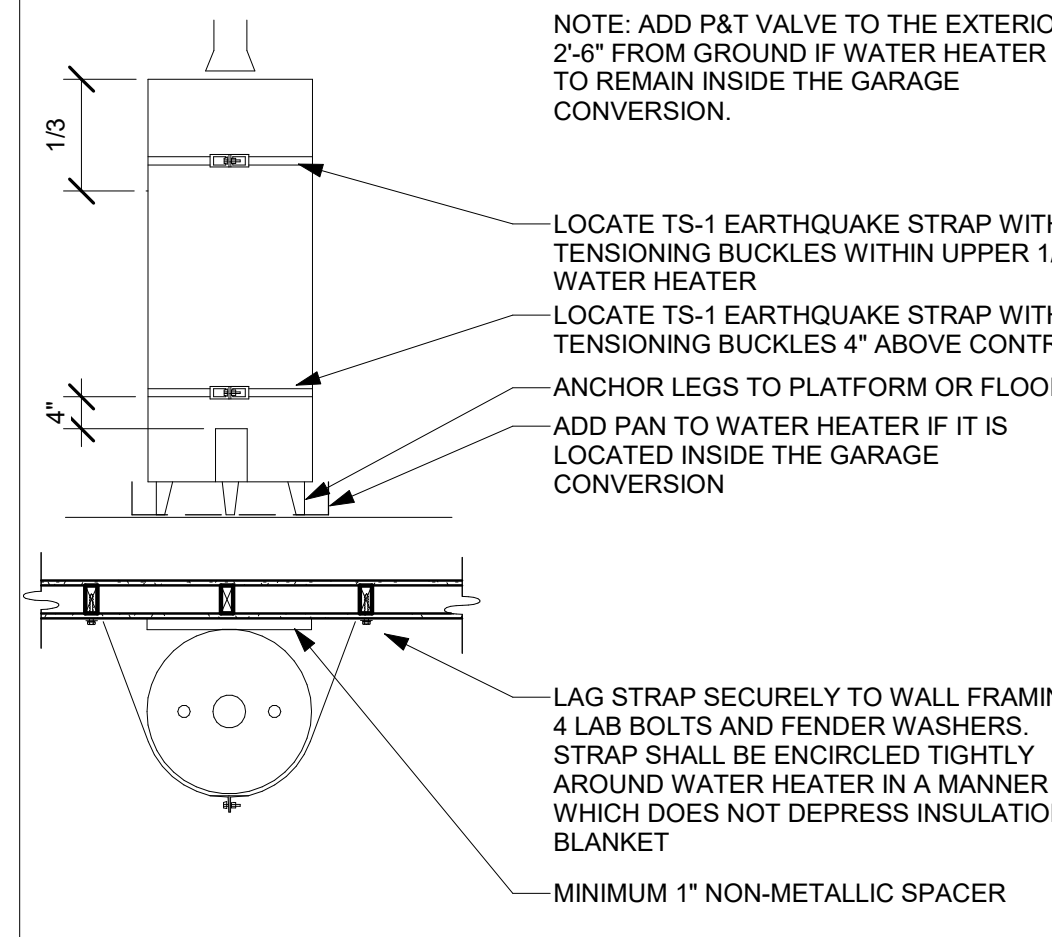
33 VALLEY FLASHING

SCALE: 1 1/2" = 1'-0"



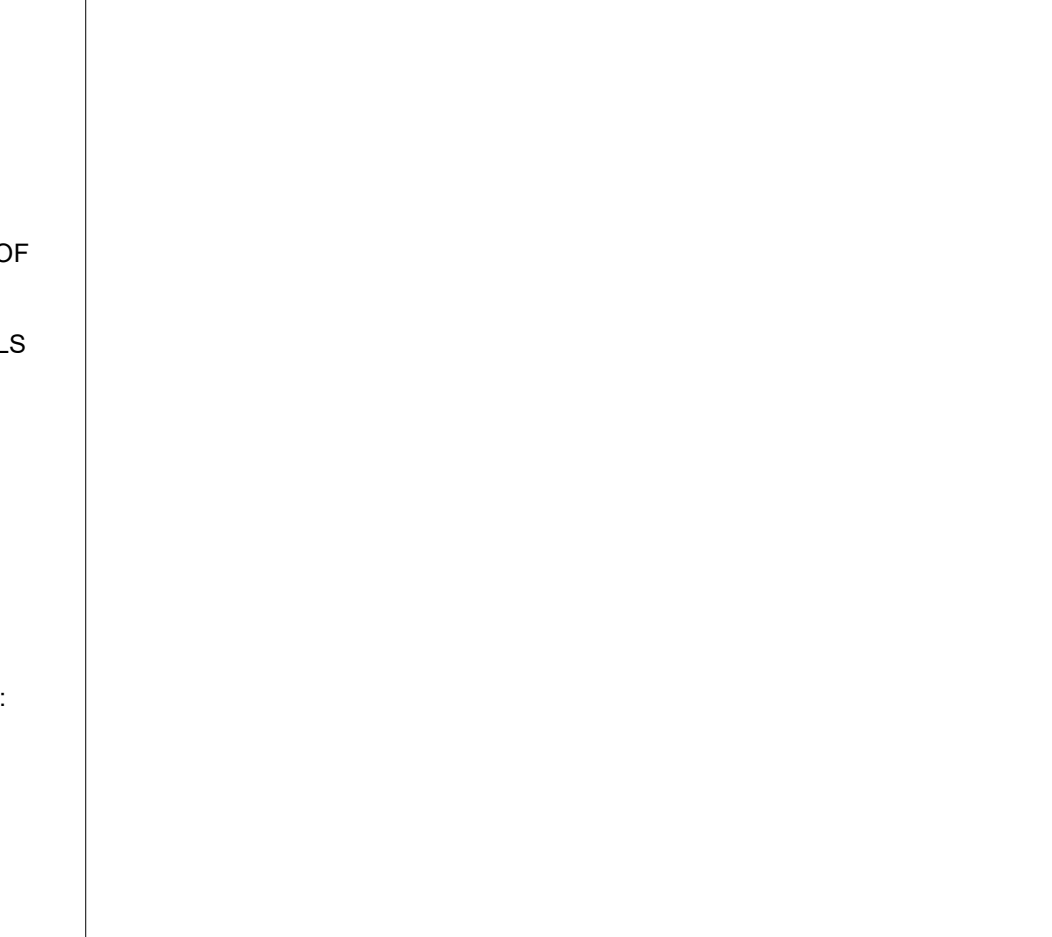
23 BEAM TO WALL FLASHING

SCALE: 12" = 1'-0"



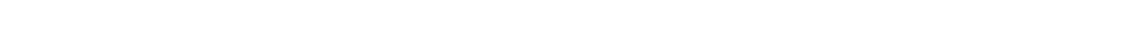
13 TYPICAL CORNER WIN FLASHING

SCALE: 12" = 1'-0"



54 SHOWER - RECEPTOR

SCALE: 12" = 1'-0"



43 THROUGH PENETRATION @ WALL 1

SCALE: 1 1/2" = 1'-0"



33 VALLEY FLASHING

SCALE: 1 1/2" = 1'-0"



24 WATER HEATER MOUNTING

SCALE: 12" = 1'-0"



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

**ARCHITECTURAL DETAILS -
COMMON**

PUBLIC SET

DATE
01/11/24
SHEET

AD-901

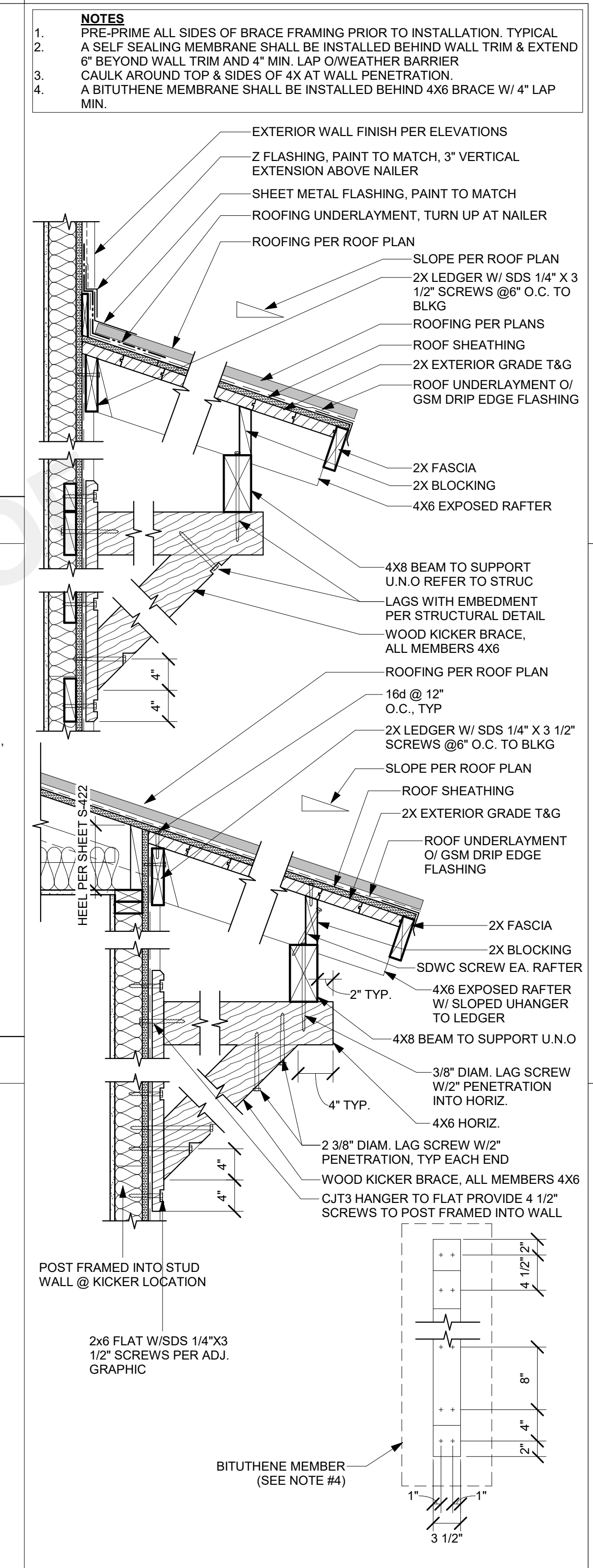
THESE PLANS ARE PROVIDED BY THE CITY OF AGOURA HILLS AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

**PROTOTYPE ADU
2 CAR GARAGE CONVERSION**
COACHELLA, CA
ARCHITECTURAL DETAILS -
COMMON

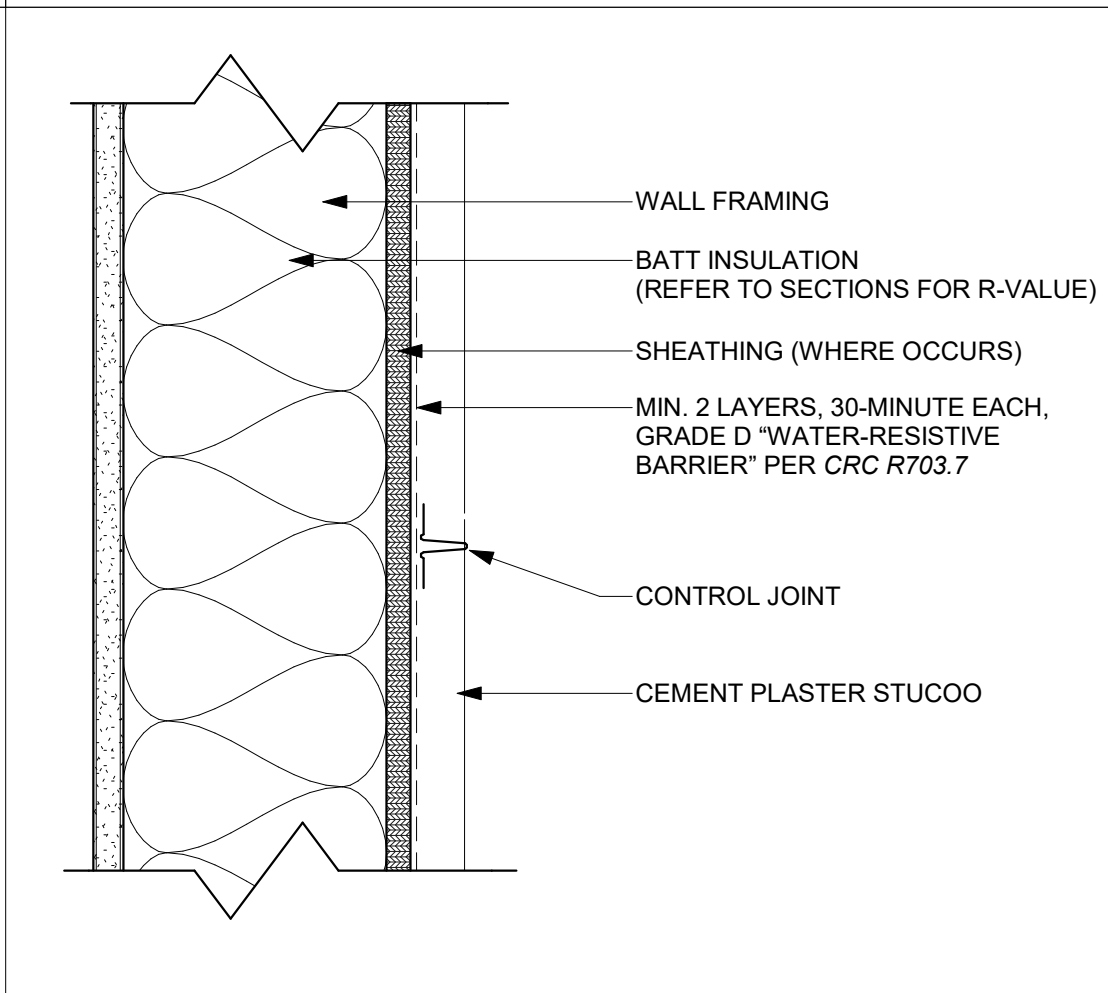
PUBLIC SET

DATE
01/11/24
SHEET

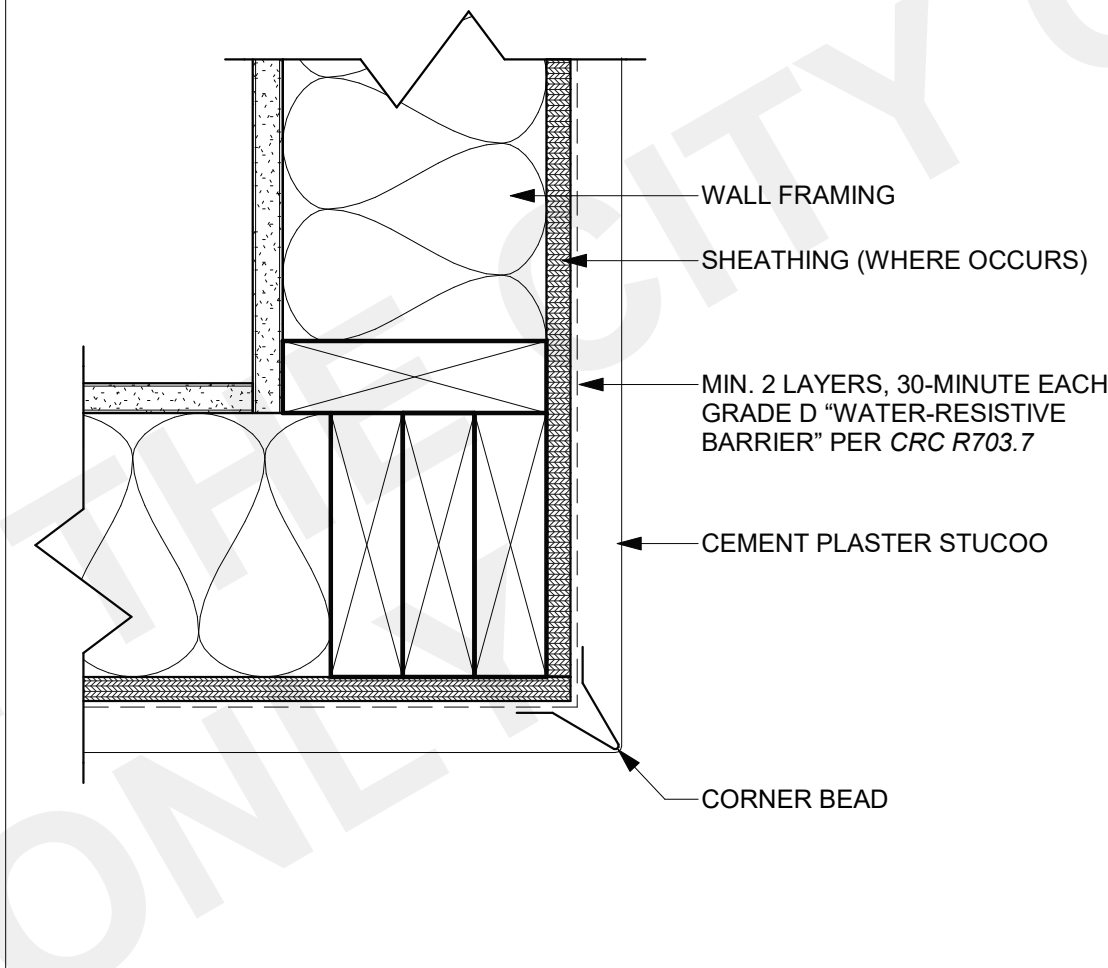
AD-902



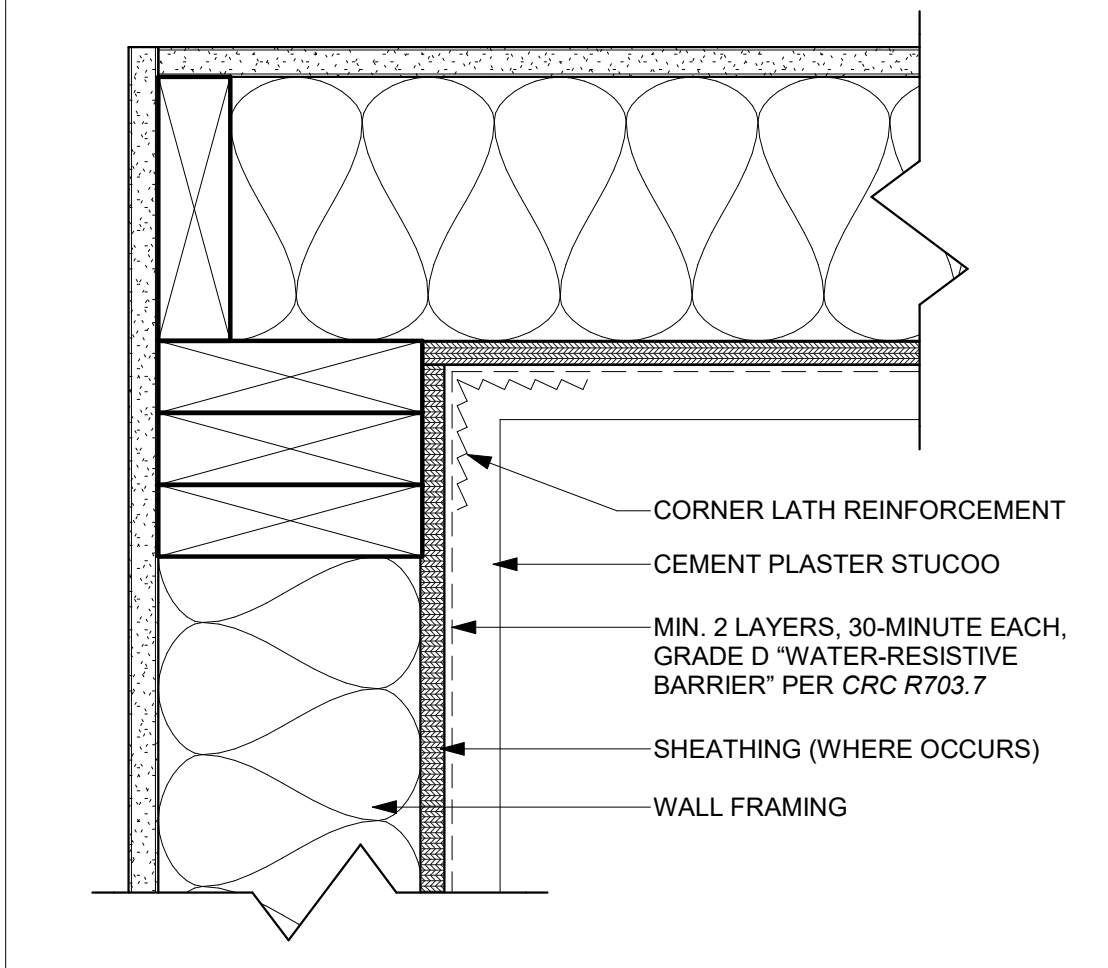
13 SHED ROOF WITH KICKER
SCALE: 1" = 1'-0"



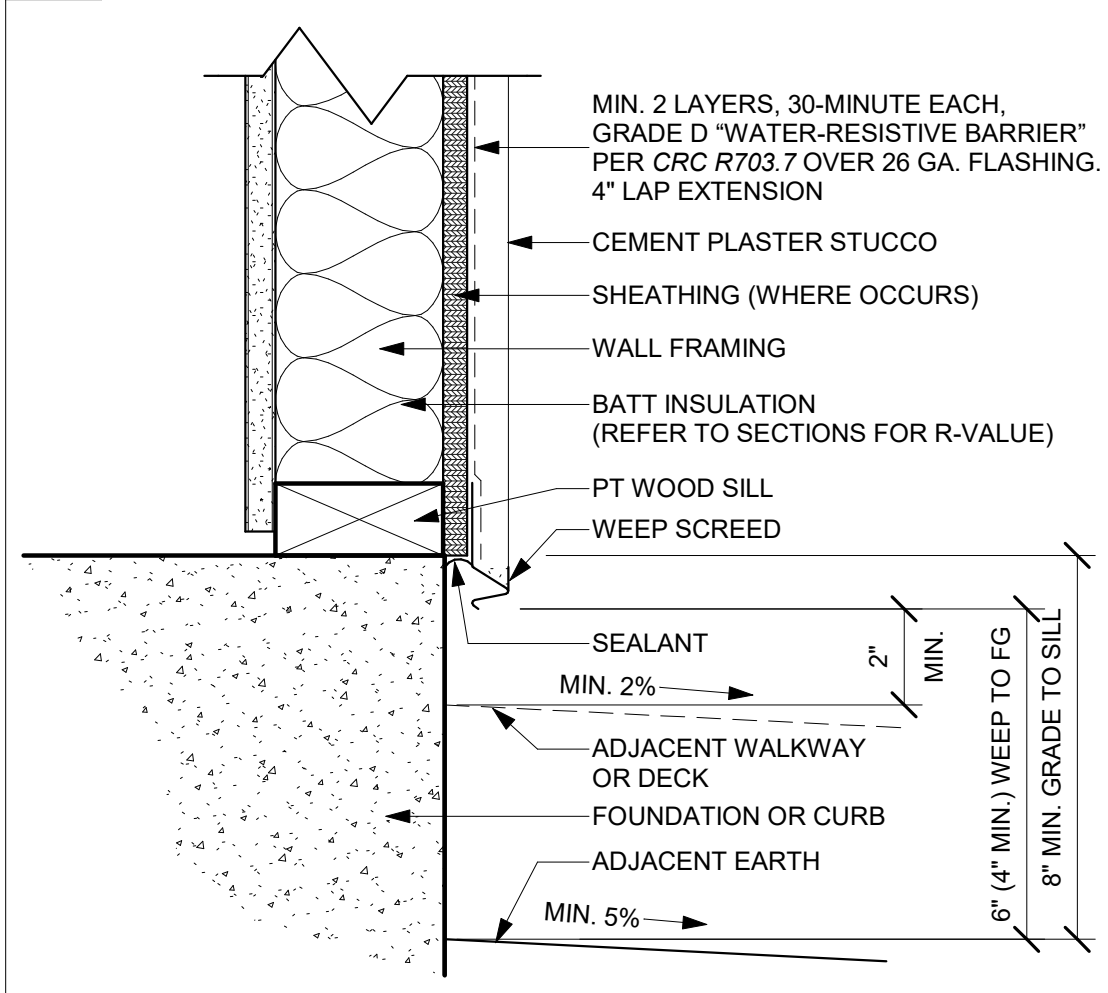
21 PLASTER - CONTROL JOINT
SCALE: 3" = 1'-0"



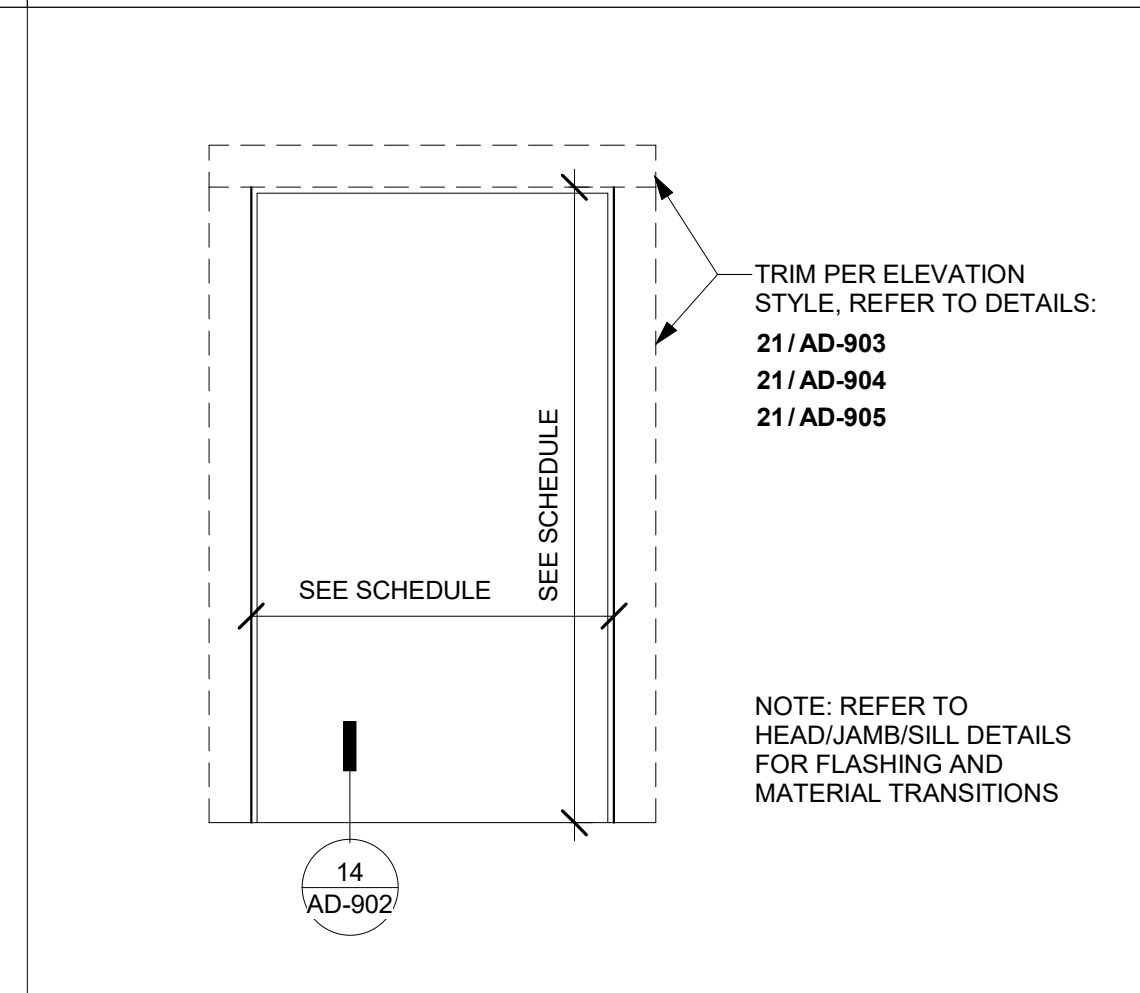
22 PLASTER - OUTSIDE CORNER
SCALE: 3" = 1'-0"



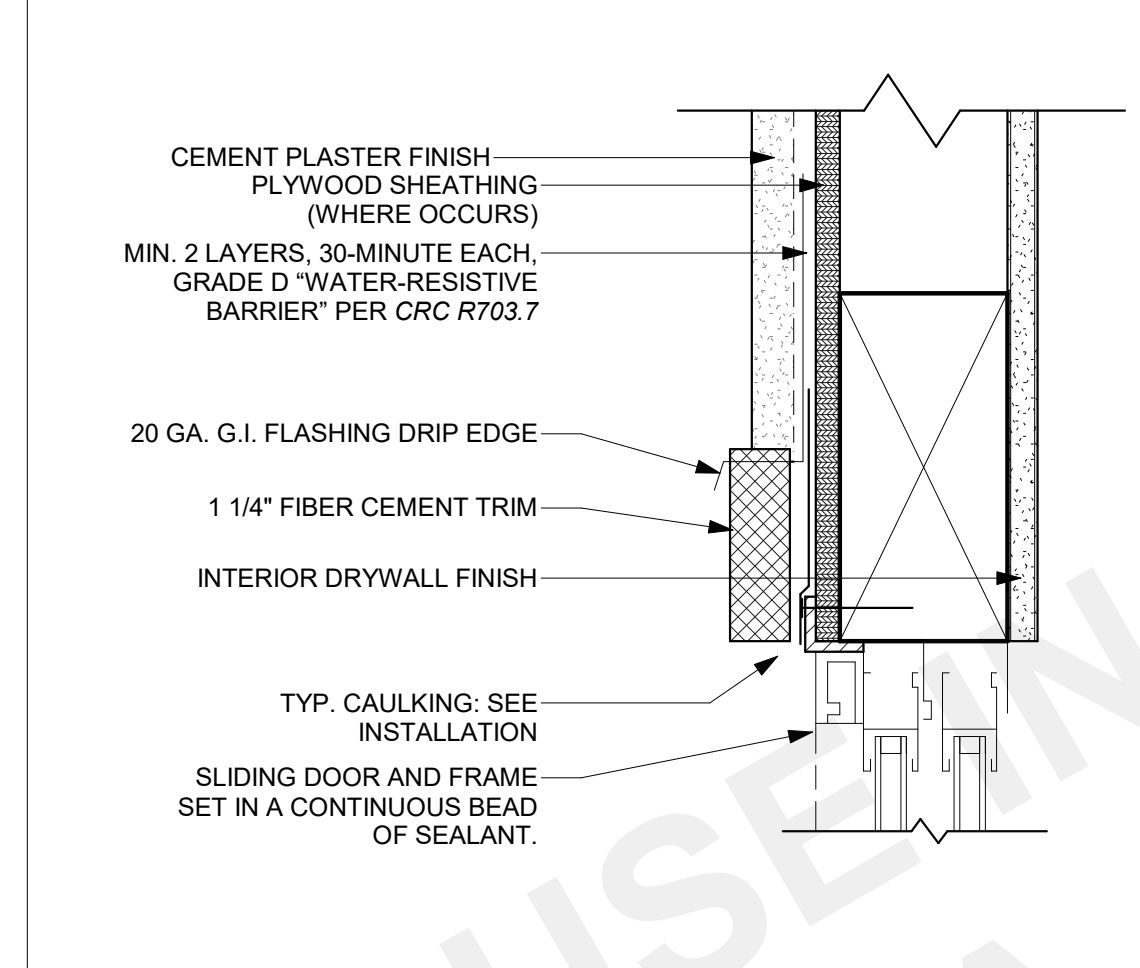
23 PLASTER - INSIDE CORNER
SCALE: 3" = 1'-0"



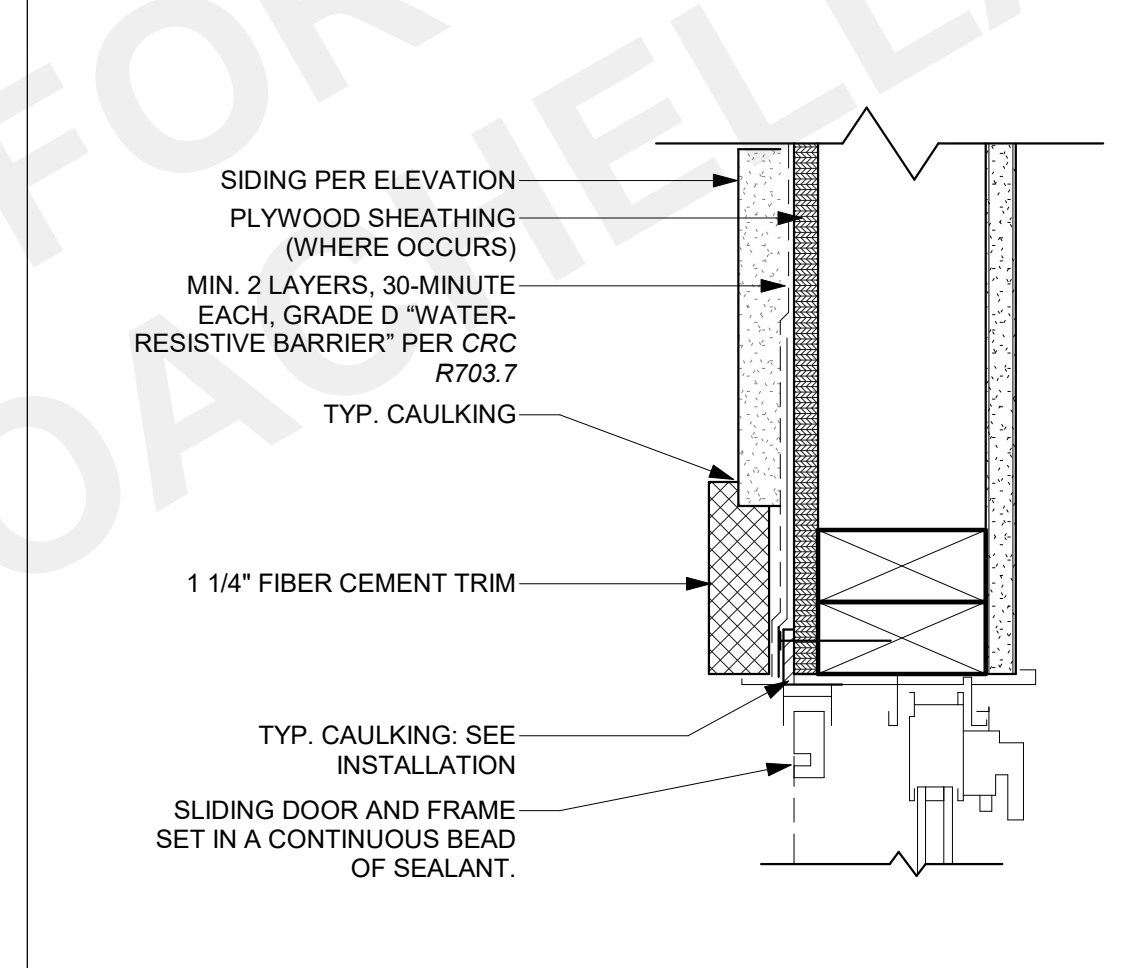
24 PLASTER - FOUNDATION
SCALE: 3" = 1'-0"



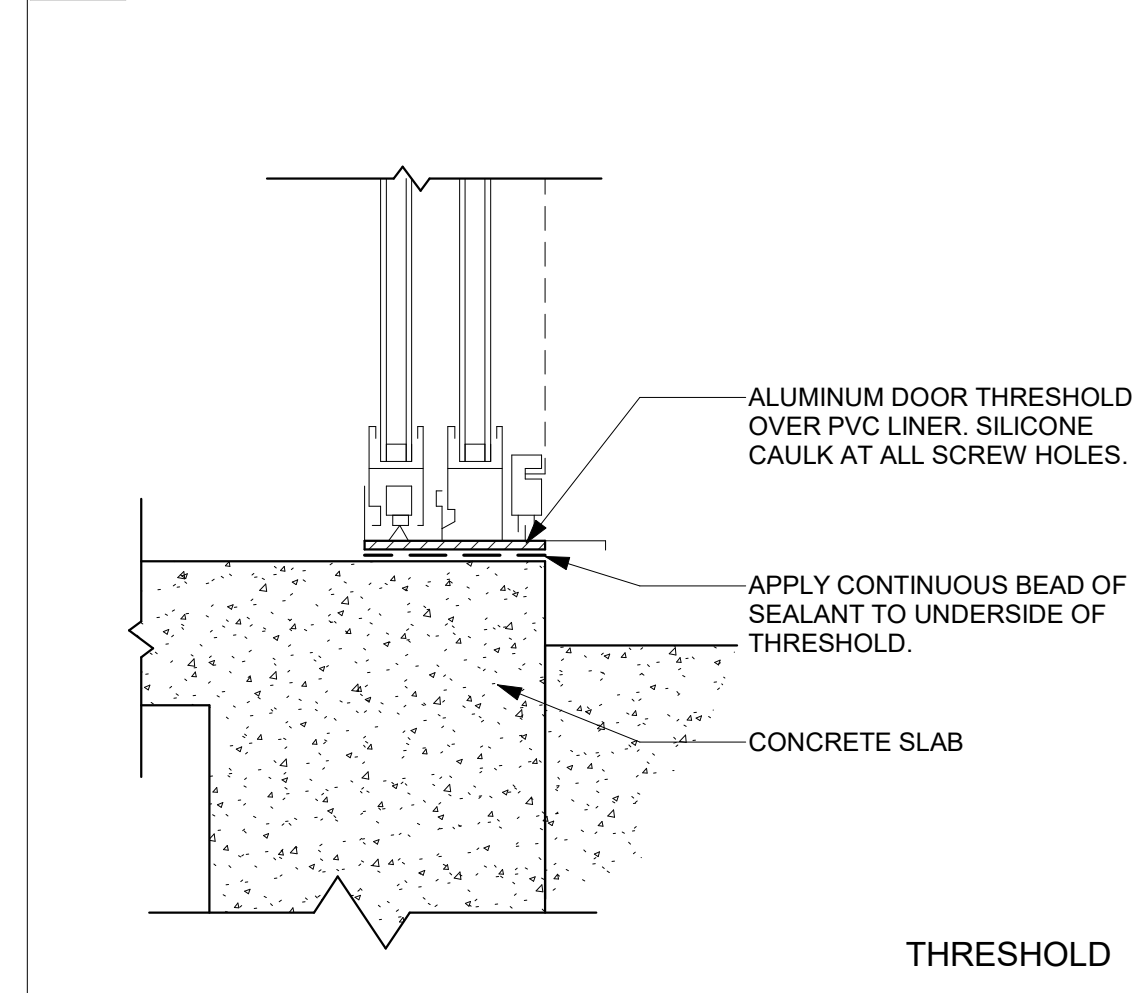
31 DOOR TRIM - SLIDING GLASS
SCALE: 3/4" = 1'-0"



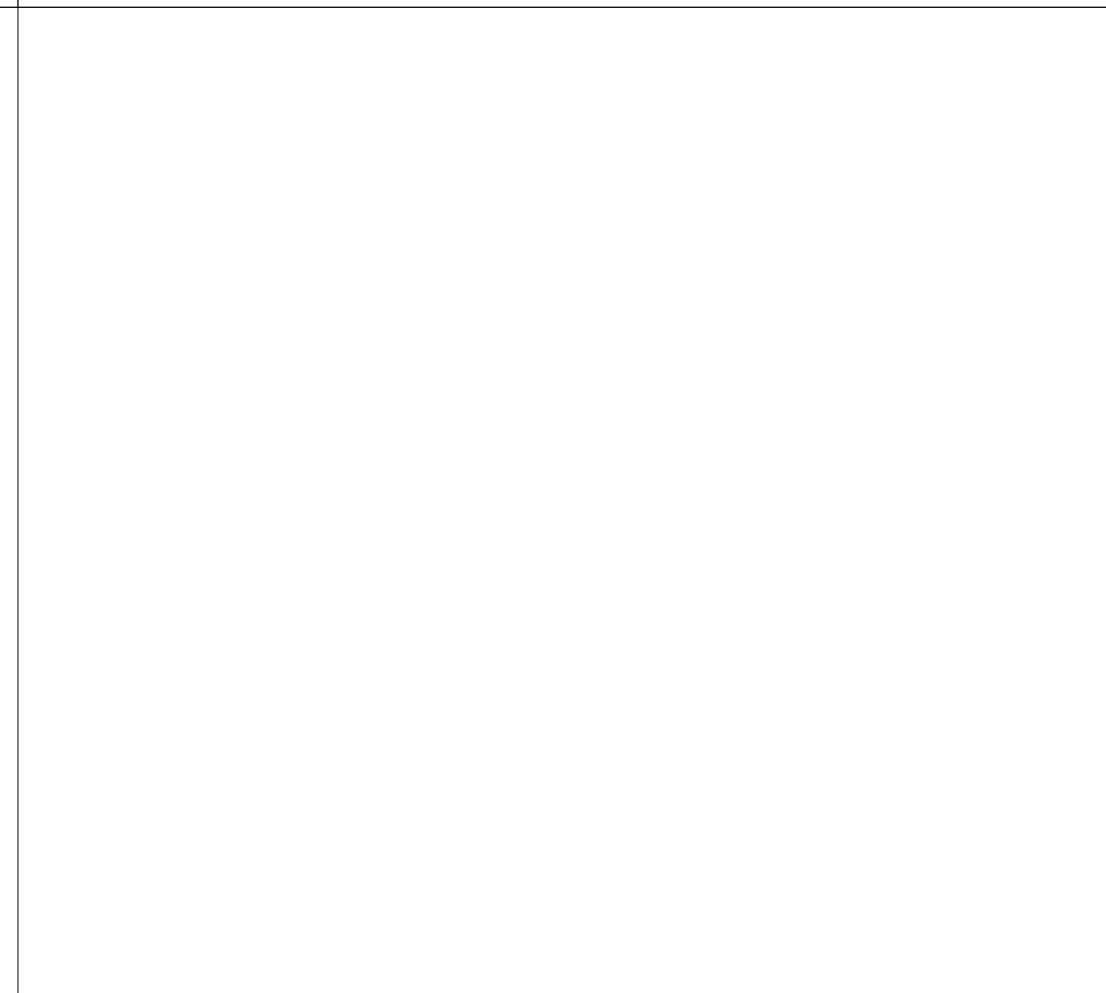
32 TYP. HEAD SLIDING GLASS DOOR
SCALE: 3" = 1'-0"



33 TYP. JAMB AT SLIDING GLASS DOOR
SCALE: 3" = 1'-0"



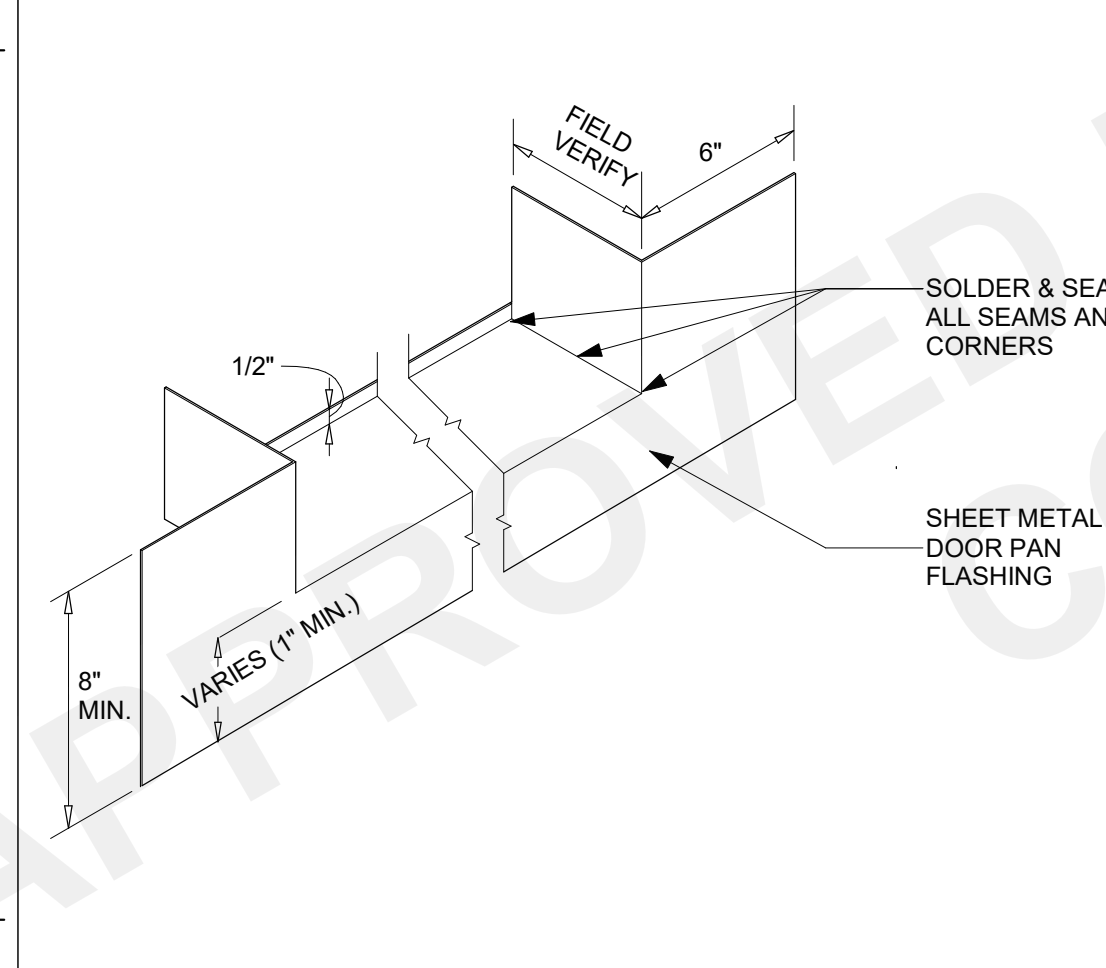
34 DOOR-SLIDING GLASS - THRESHOLD
SCALE: 3" = 1'-0"



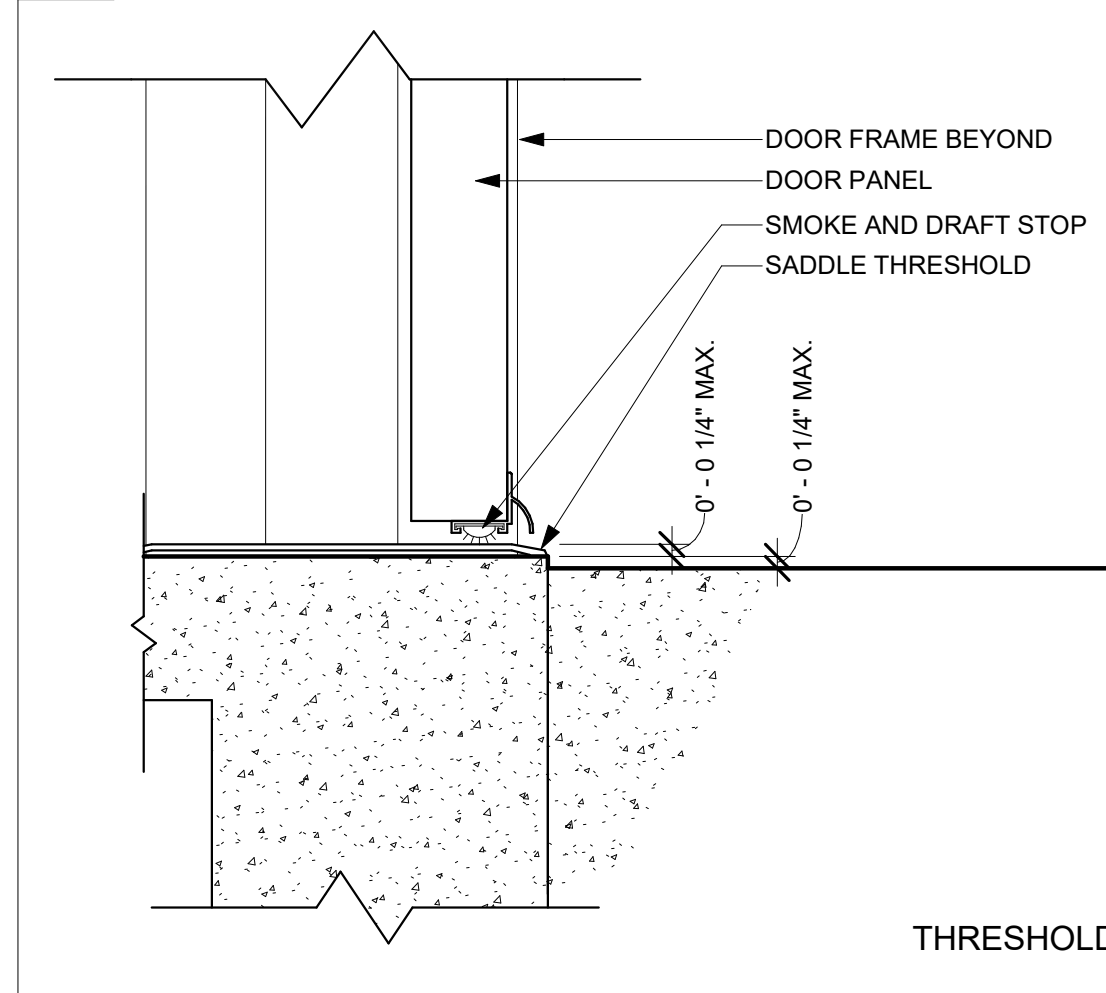
51 TYP. GUTTER TO EXT. DOWNSPOUT
SCALE: 1/2" = 1'-0"



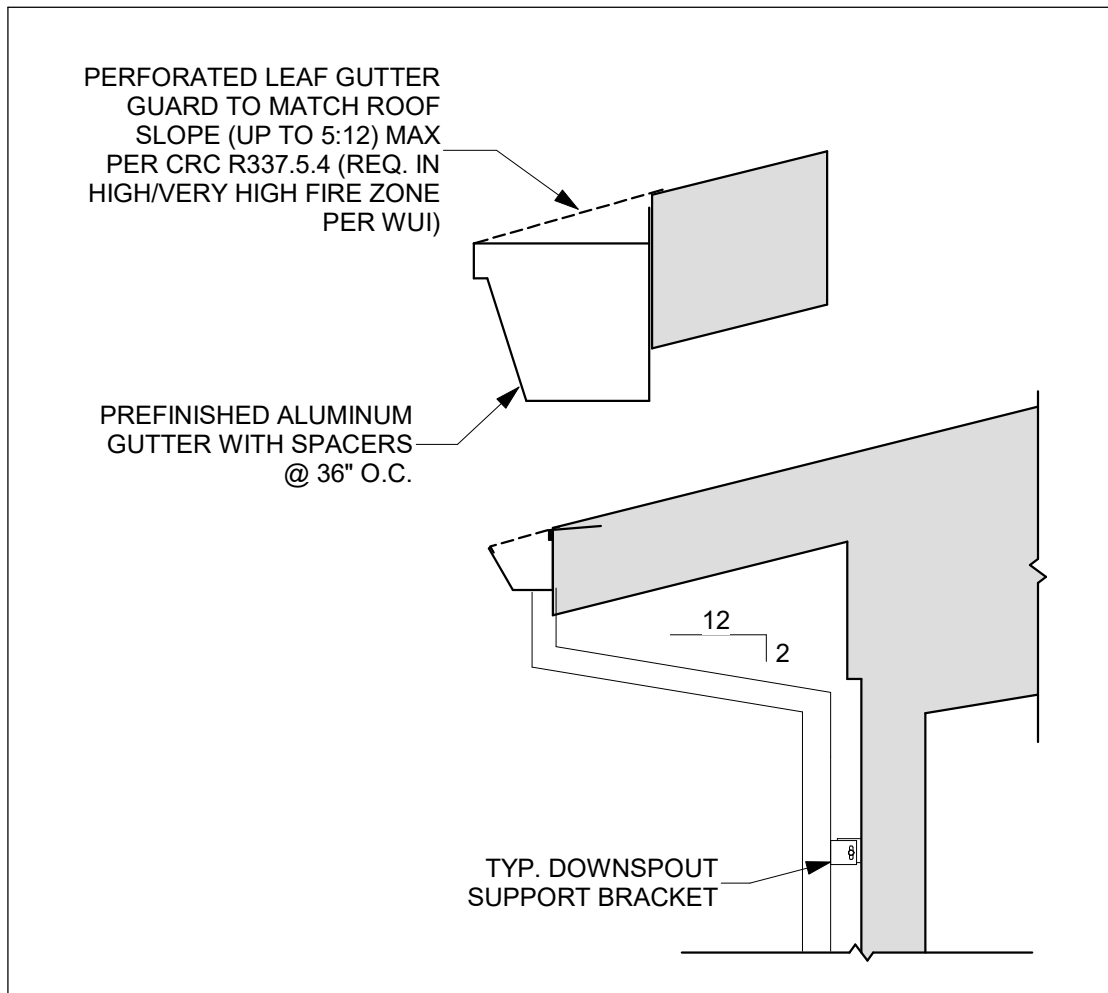
52 DOWNSPOUT ATTACHMENT
SCALE: 1 1/2" = 1'-0"



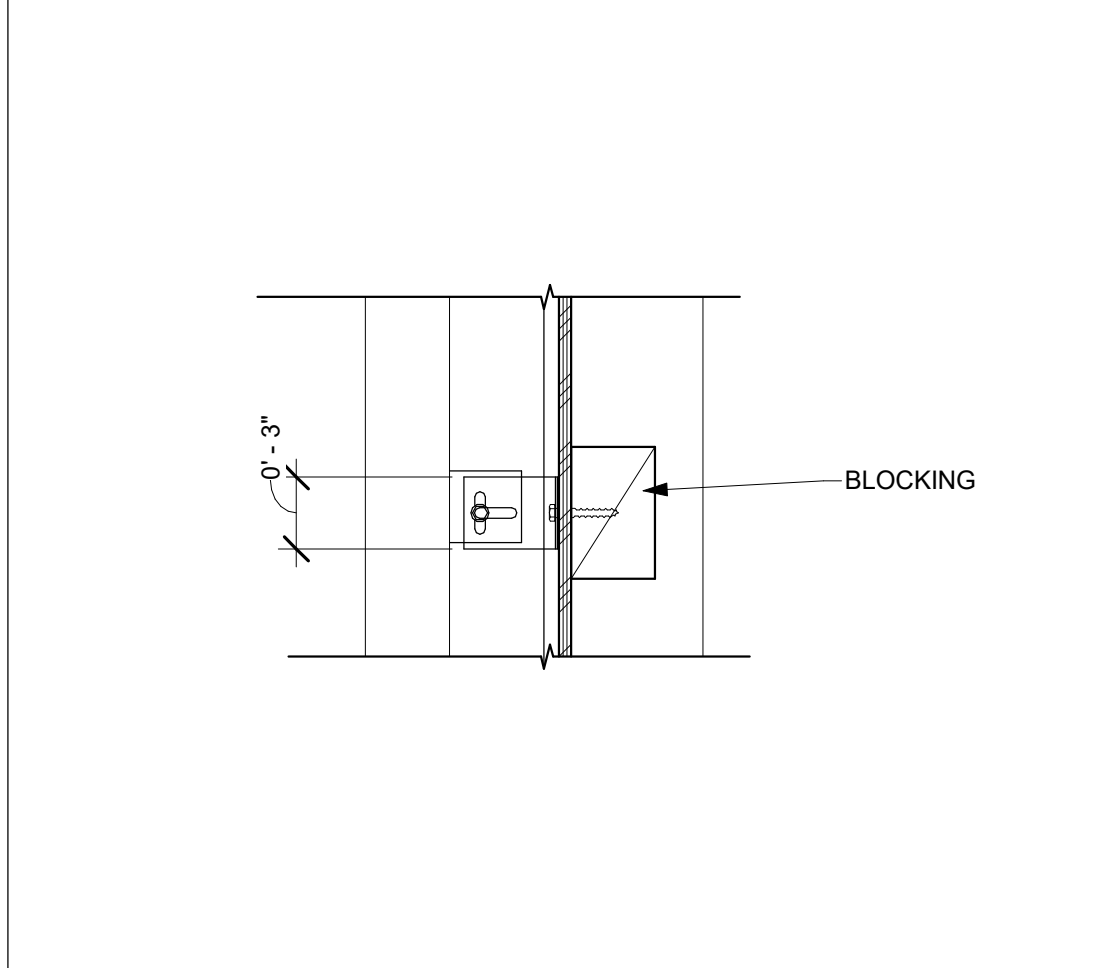
43 DOOR SILL PAN FLASHING
SCALE: 1 1/2" = 1'-0"



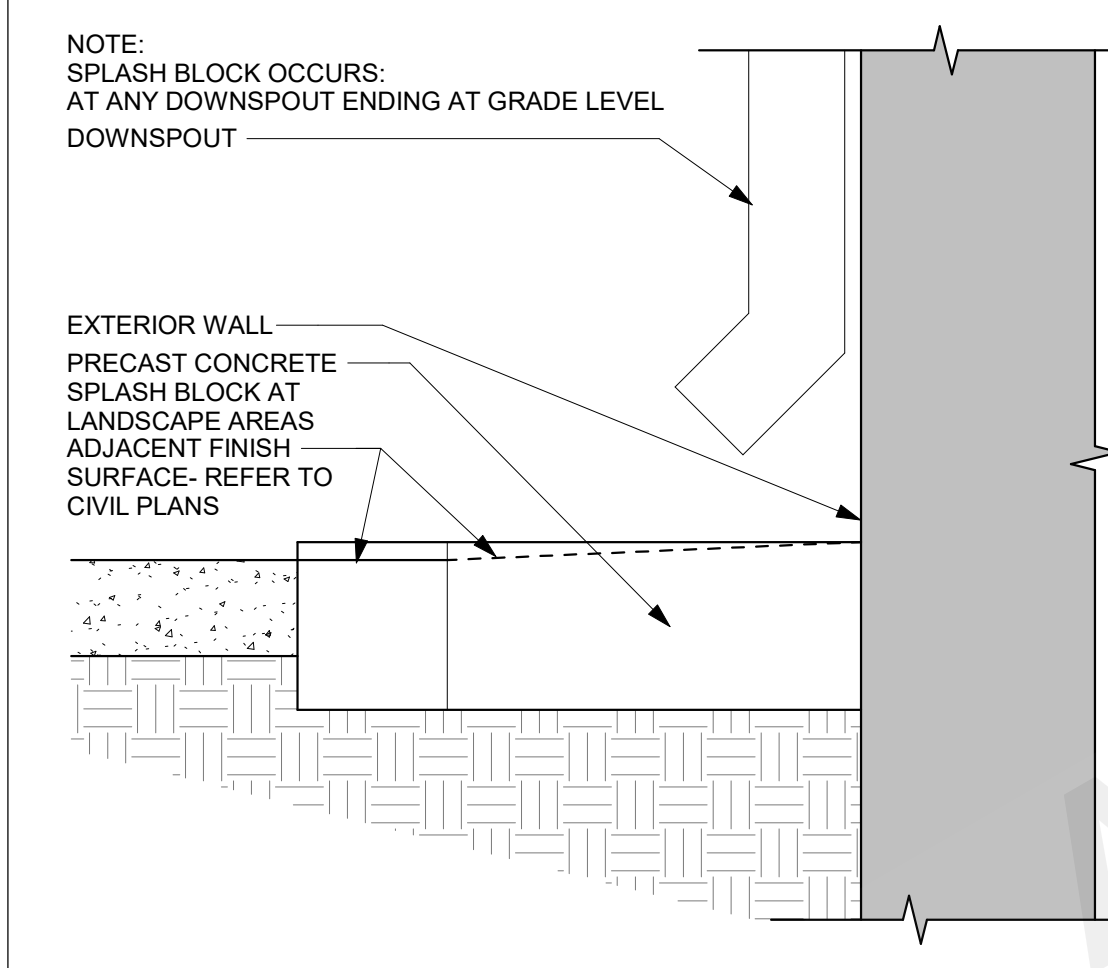
44 EXT. VINYL DOOR THRESHOLD
SCALE: 3" = 1'-0"



53 DOWNSPOUT TO SPLASH BLOCK
SCALE: 1 1/2" = 1'-0"



51 TYP. GUTTER TO EXT. DOWNSPOUT
SCALE: 1/2" = 1'-0"



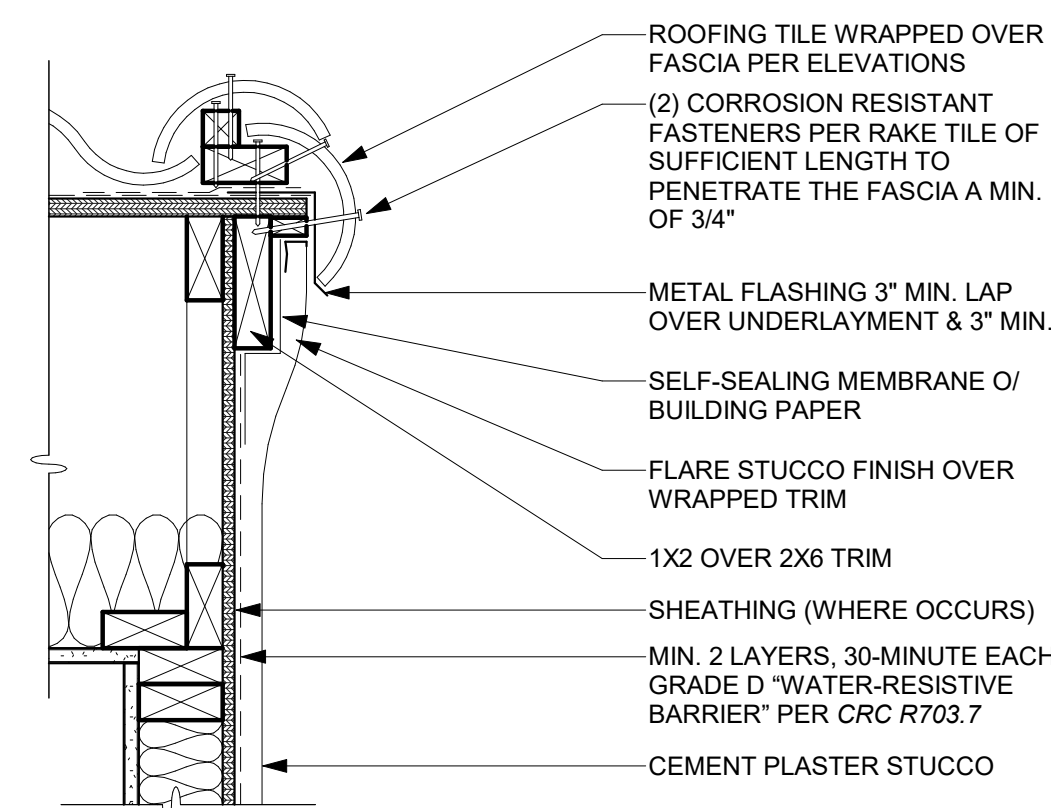
33 TYP. JAMB AT SLIDING GLASS DOOR
SCALE: 3" = 1'-0"



32 TYP. HEAD SLIDING GLASS DOOR
SCALE: 3" = 1'-0"

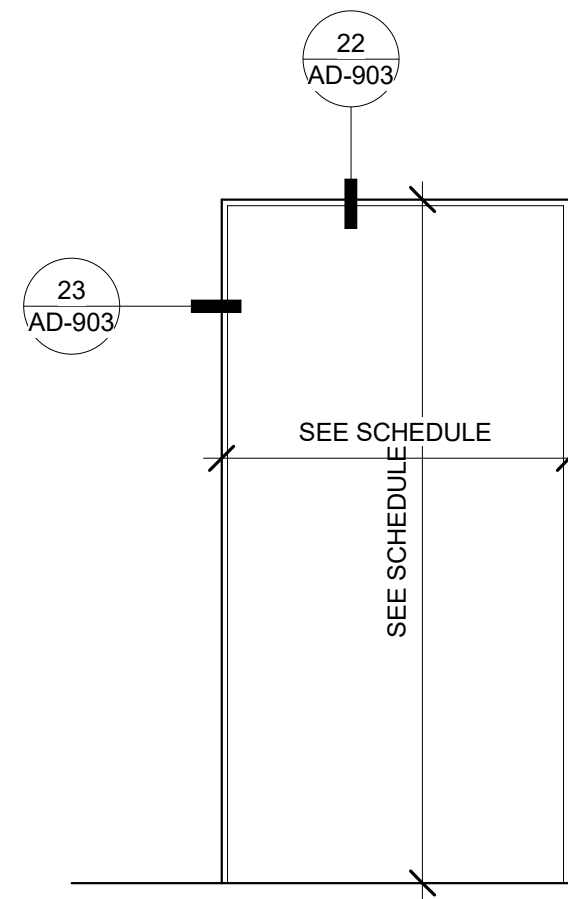


THESE PLANS ARE PROVIDED BY THE CITY OF AGOURA HILLS AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.



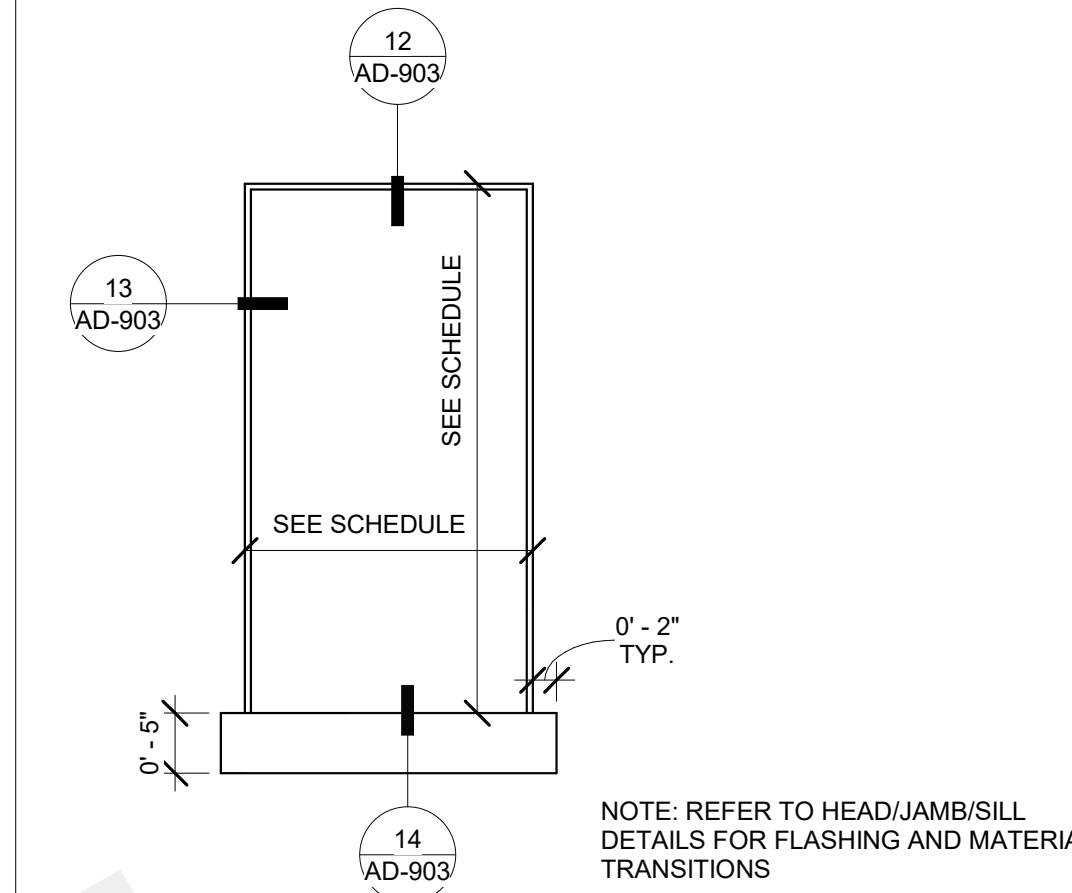
31 RAKE @ PLASTER - MISSION

SCALE: 1 1/2" = 1'-0"



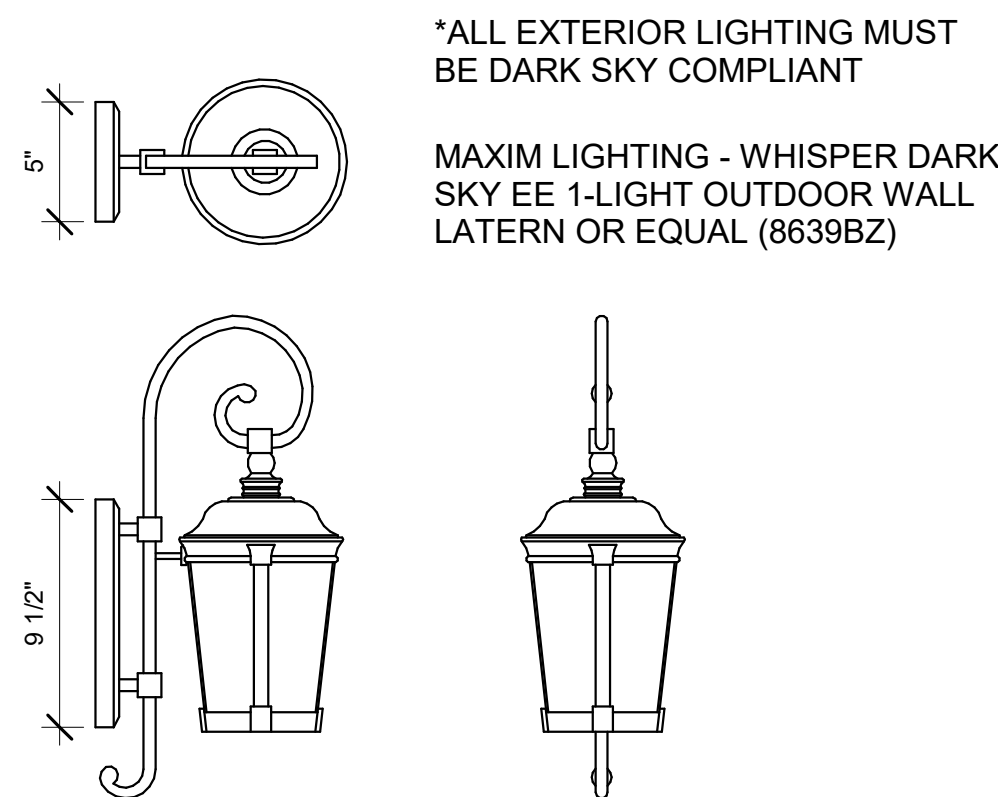
21 DOOR TRIM - MISSION REVIVAL

SCALE: 3/4" = 1'-0"



11 WINDOW TRIM - MISSION REVIVAL

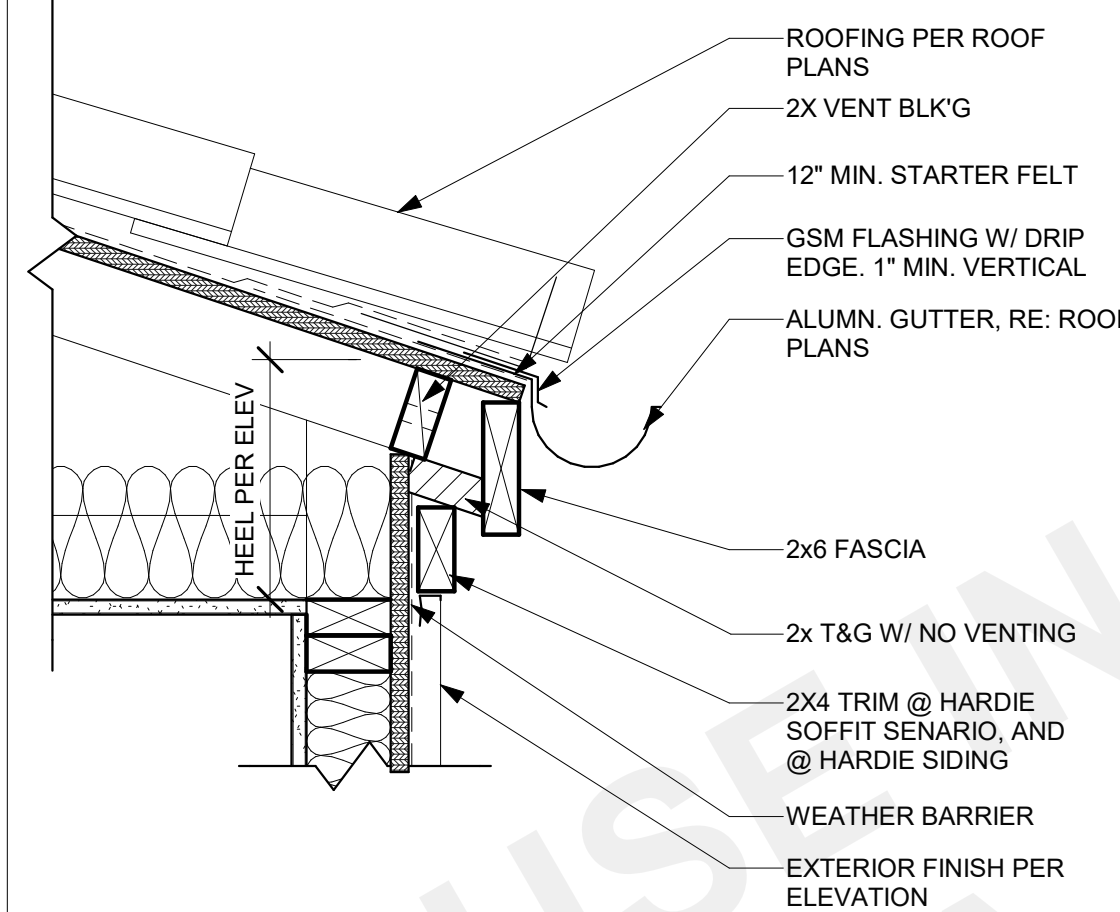
SCALE: 3/4" = 1'-0"



*ALL EXTERIOR LIGHTING MUST BE DARK SKY COMPLIANT
MAXIM LIGHTING - WHISPER DARK SKY EE 1-LIGHT OUTDOOR WALL LATERN OR EQUAL (8639BZ)

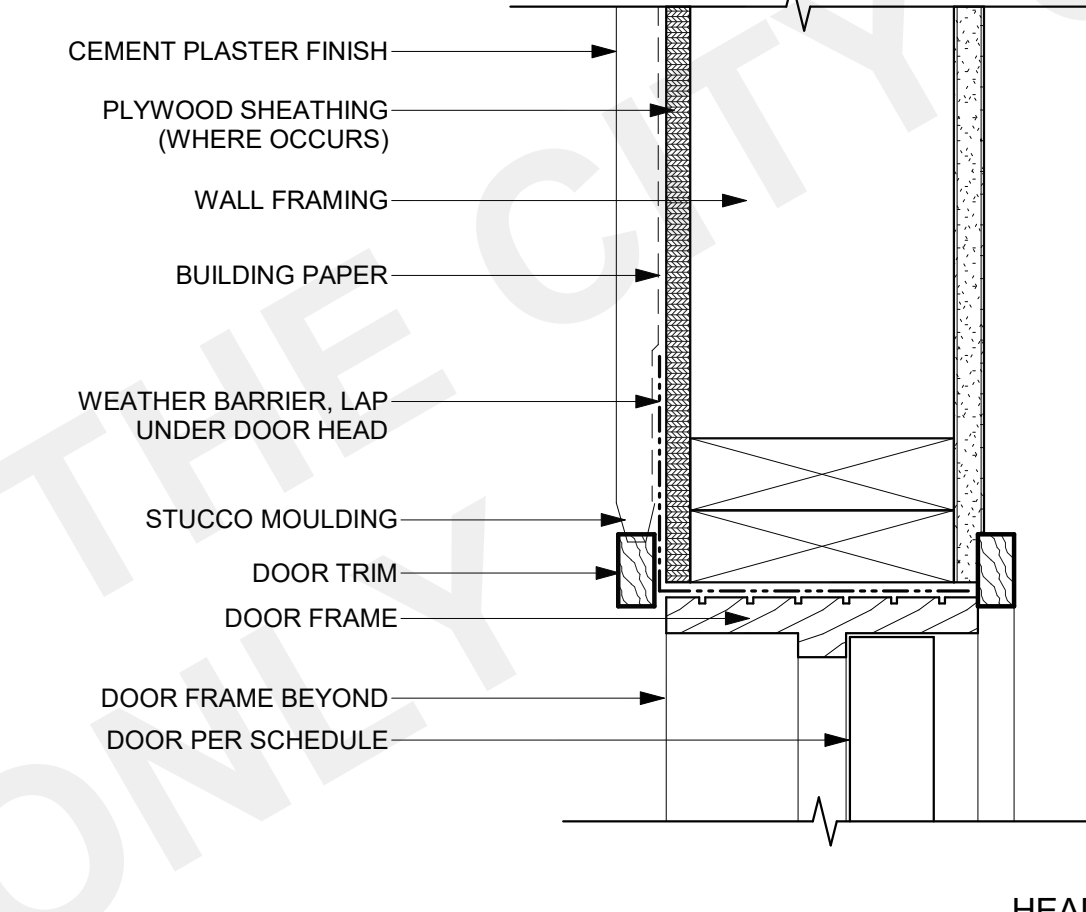
42 LIGHT FIXTURE - MISSION REVIVAL

SCALE: 1 1/2" = 1'-0"



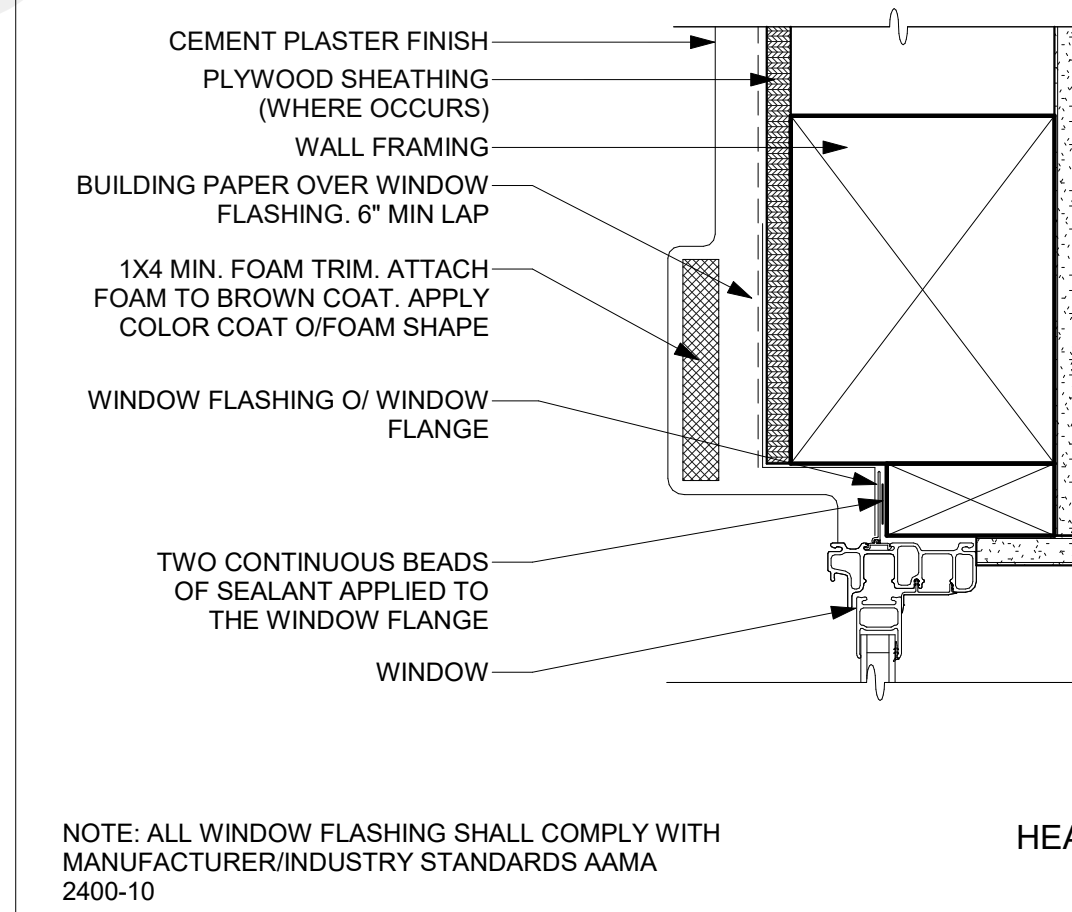
32 EAVE @ PLASTER - MISSION

SCALE: 1 1/2" = 1'-0"



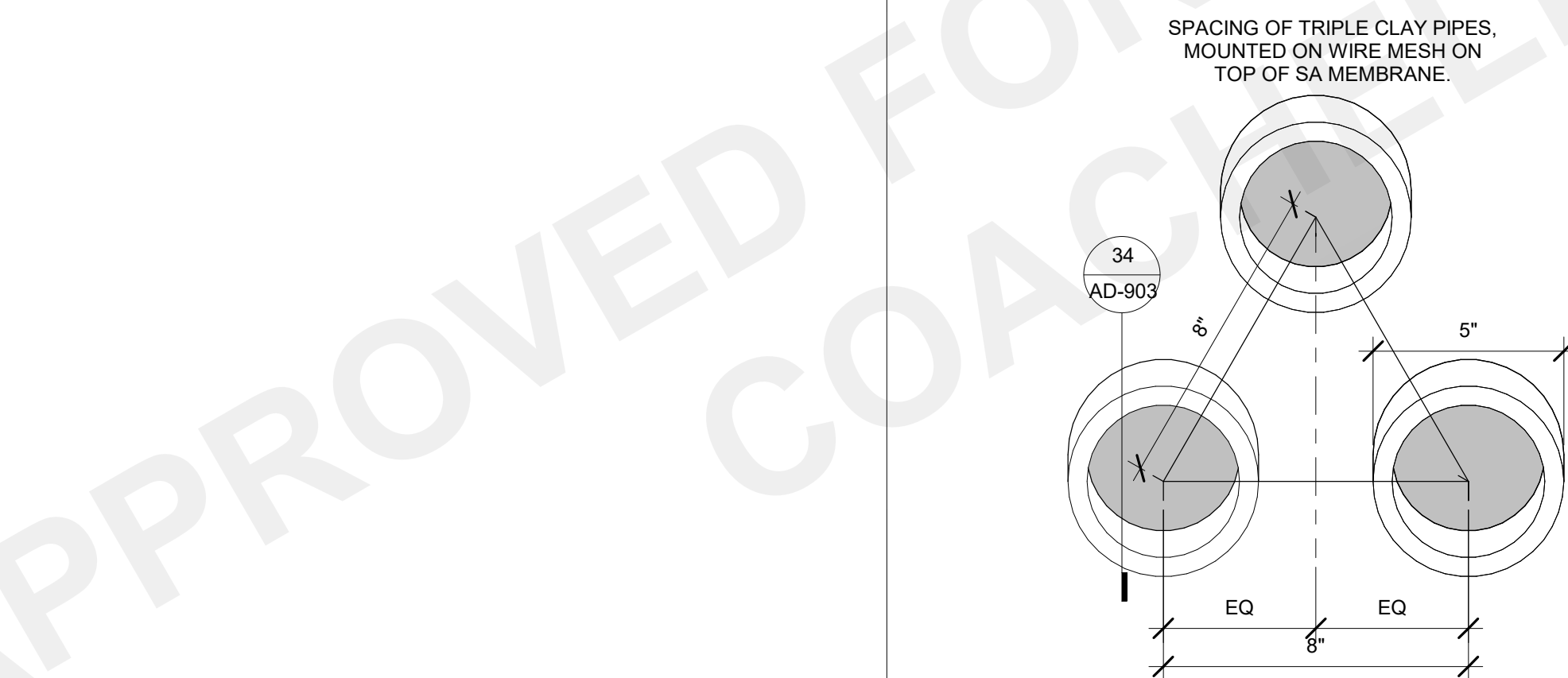
22 DOOR HEAD - MISSION

SCALE: 3" = 1'-0"



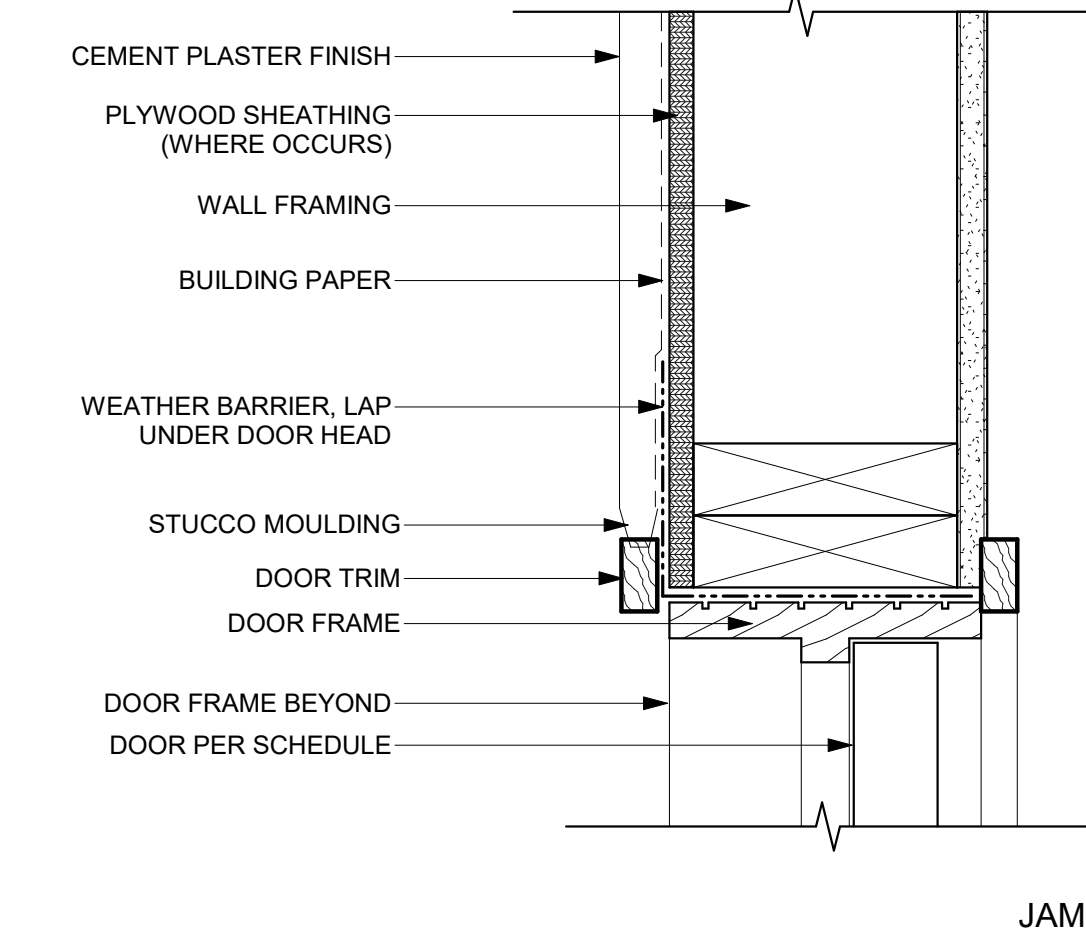
12 TYP. WINDOW HEAD

SCALE: 3" = 1'-0"



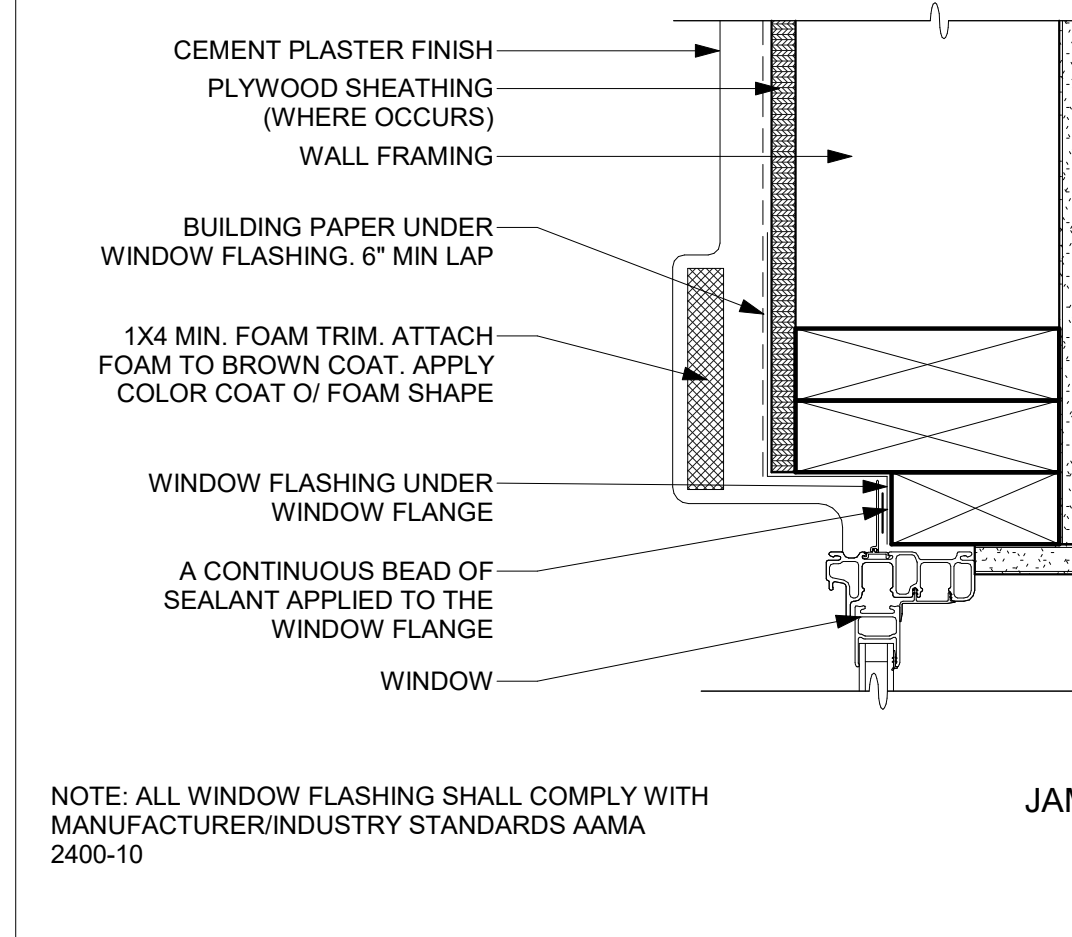
33 DECORATIVE VENT SPACING

SCALE: 3" = 1'-0"



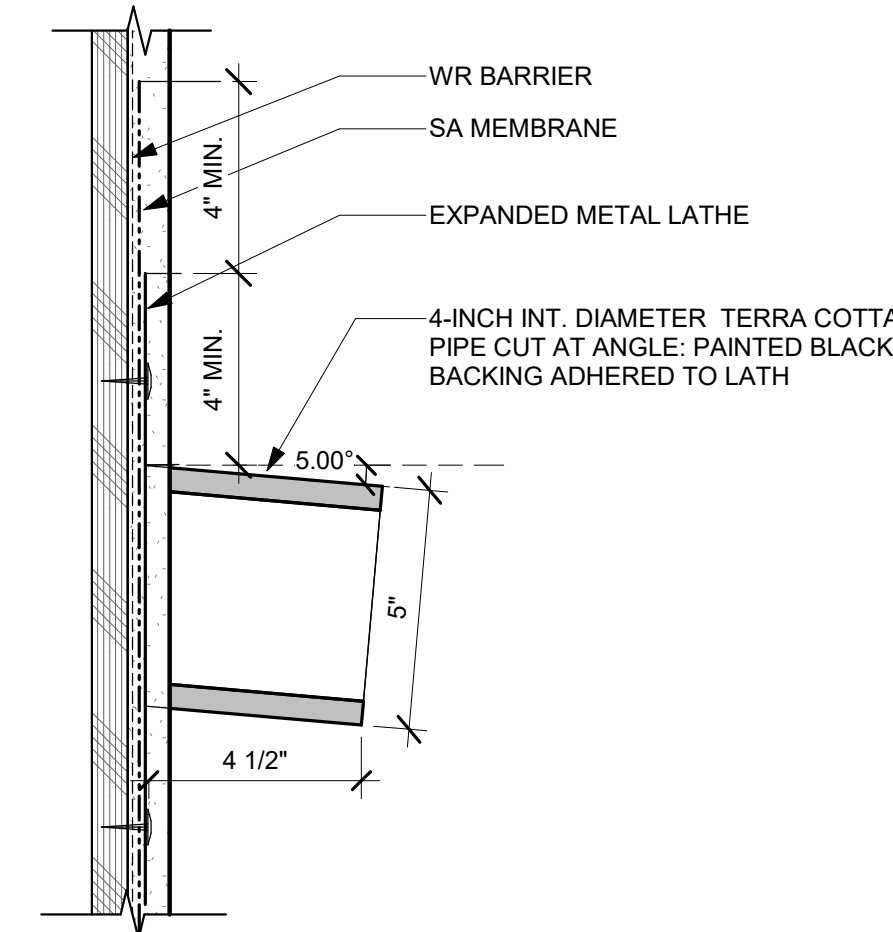
23 DOOR JAMB - MISSION

SCALE: 3" = 1'-0"



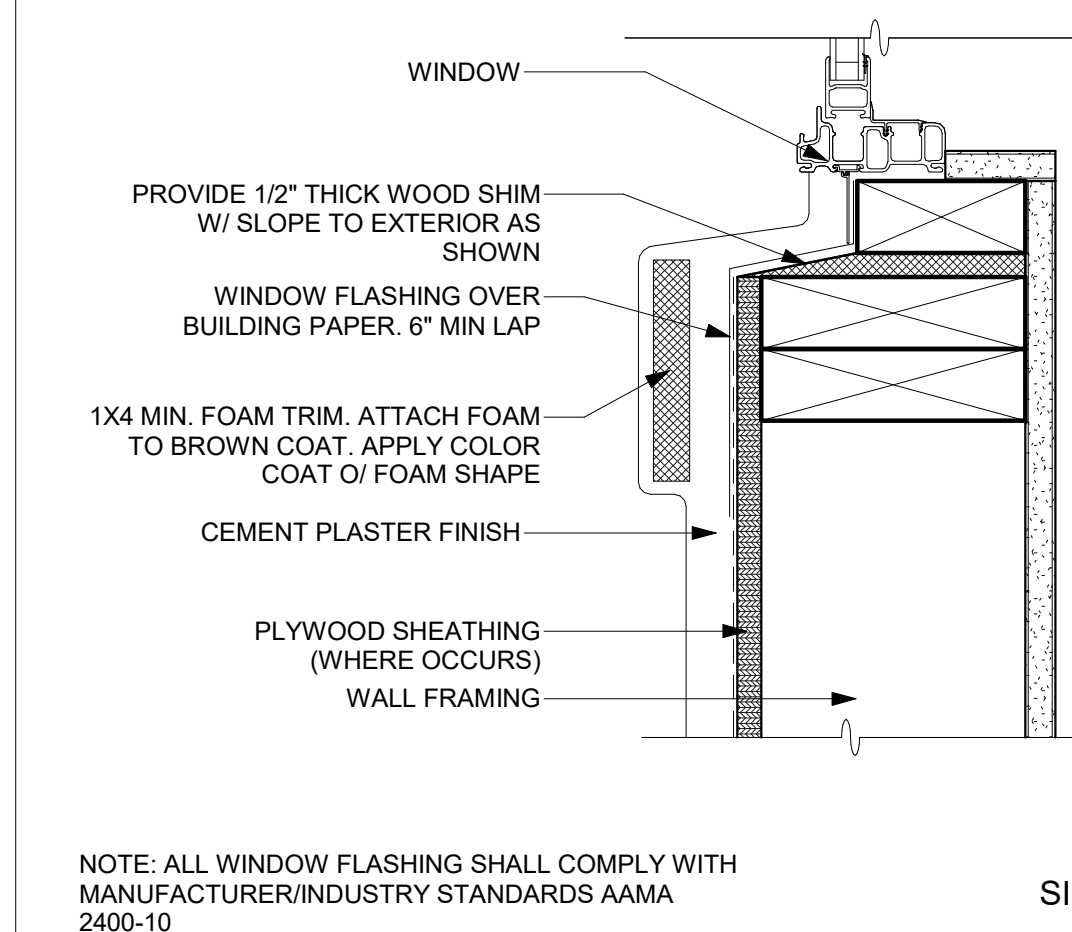
13 TYP. WINDOW JAMB

SCALE: 3" = 1'-0"



34 DECORATIVE VENT ATTACHMENT

SCALE: 3" = 1'-0"



14 TYP. WINDOW SILL

SCALE: 3" = 1'-0"

DATE
01/11/24
SHEET

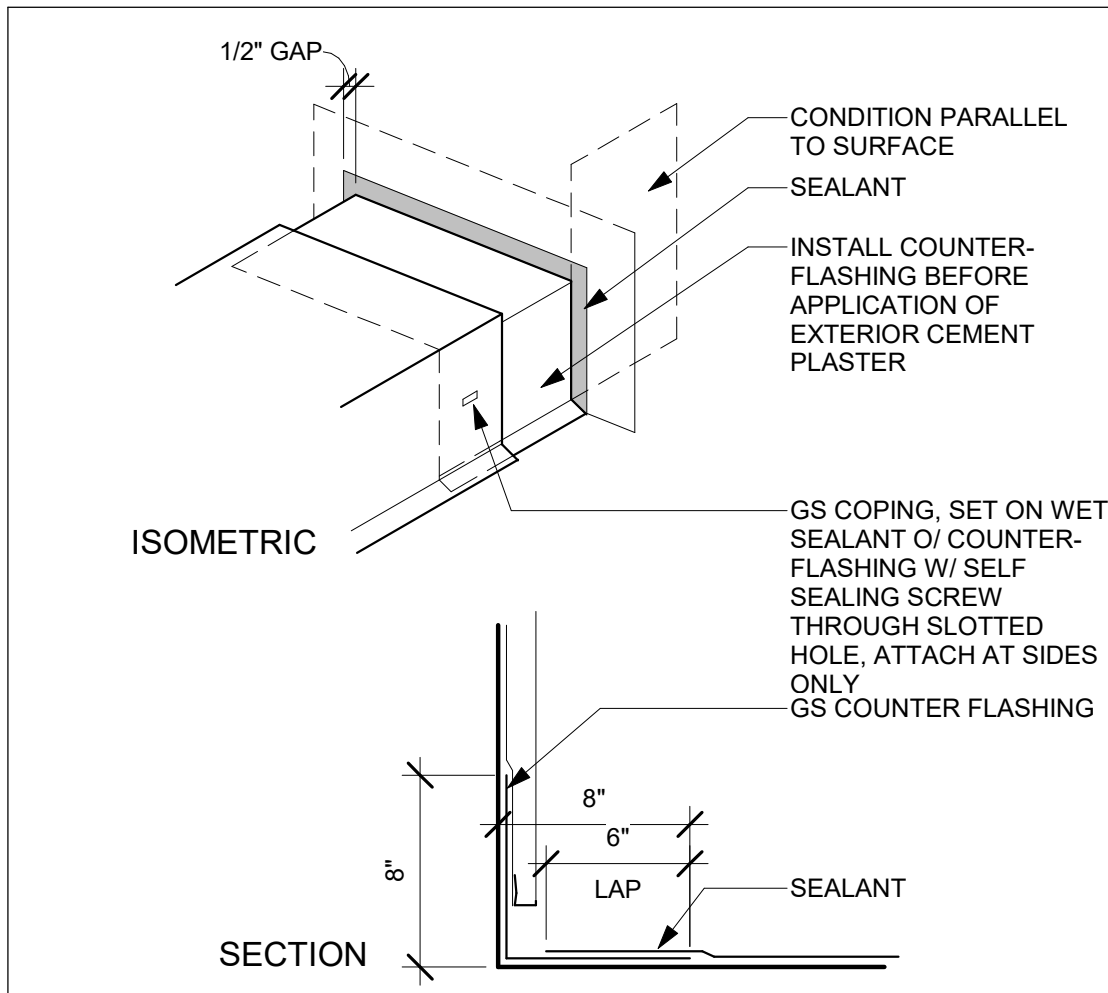
AD-903

PUBLIC SET

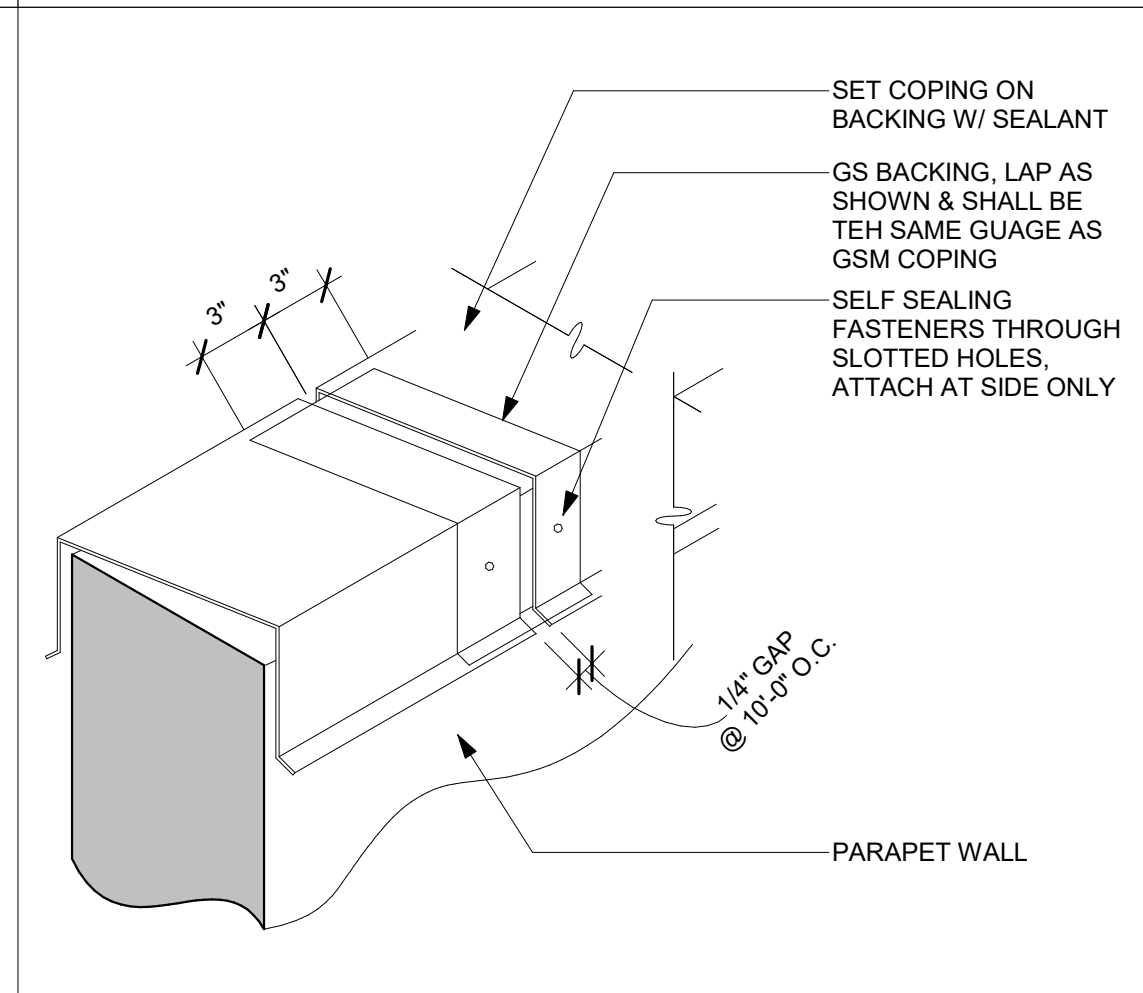
PROTOTYPE ADU
2 CAR GARAGE CONVERSION
COACHELLA, CA
ARCHITECTURAL DETAILS -
MISSION REVIVAL



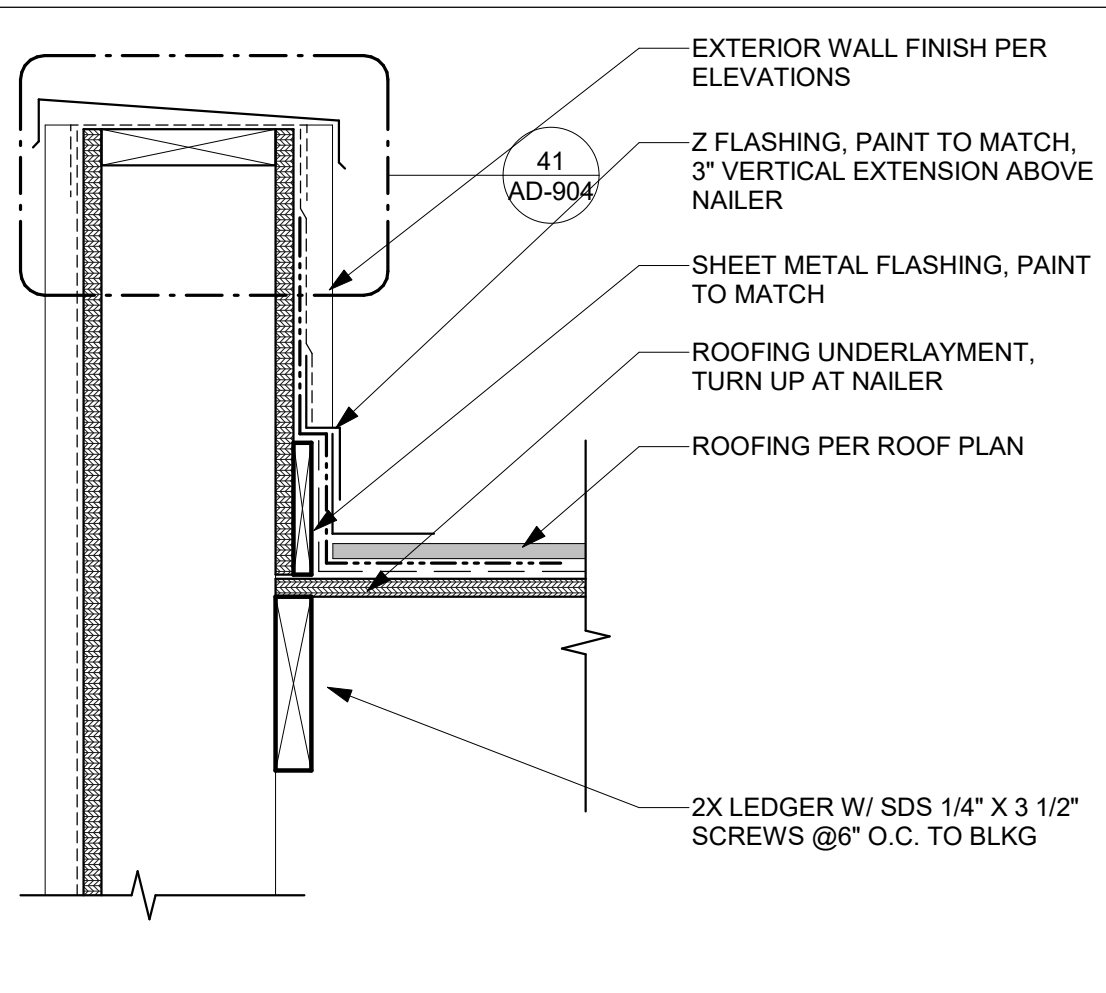
THESE PLANS ARE PROVIDED BY THE CITY OF AGOURA HILLS AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.



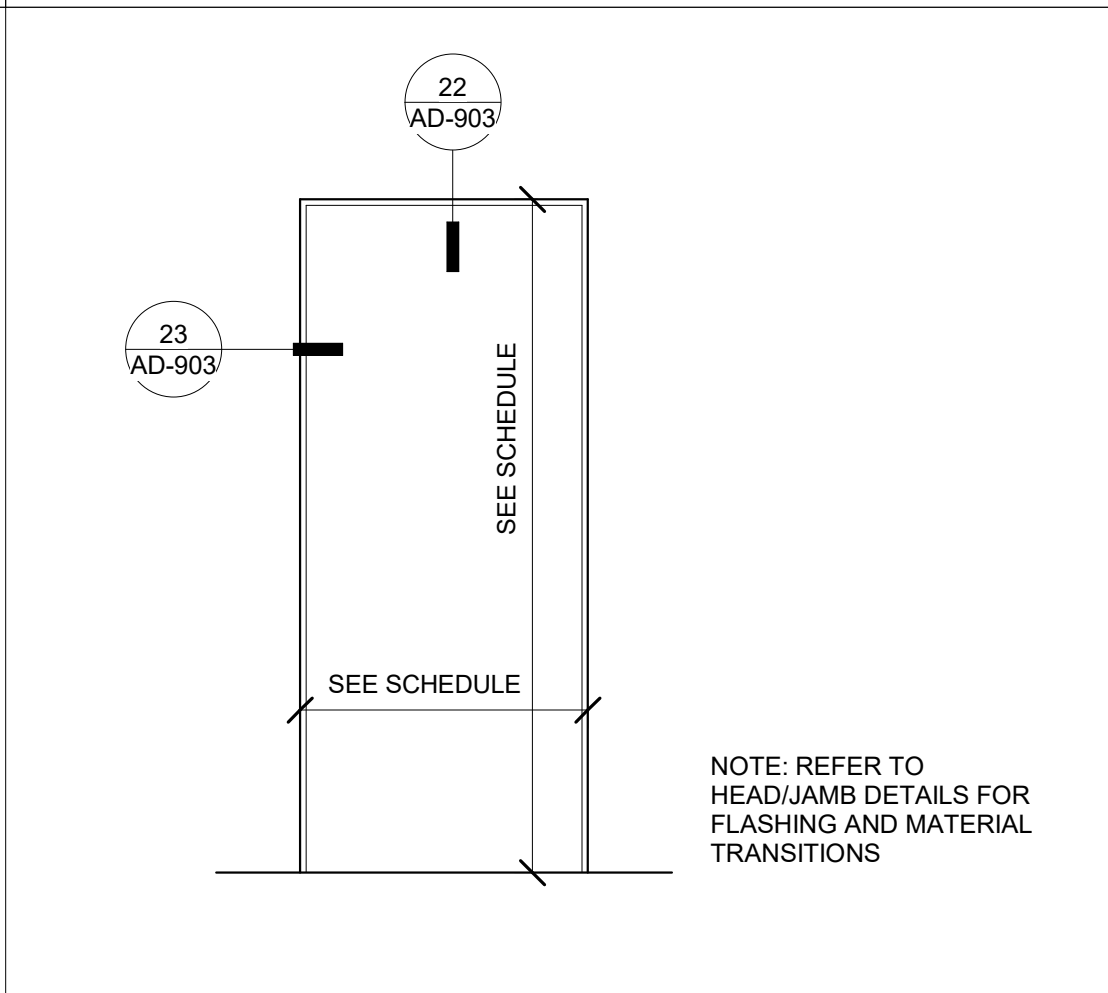
51 PARAPET COPING FLASHING
SCALE: 1 1/2" = 1'-0"



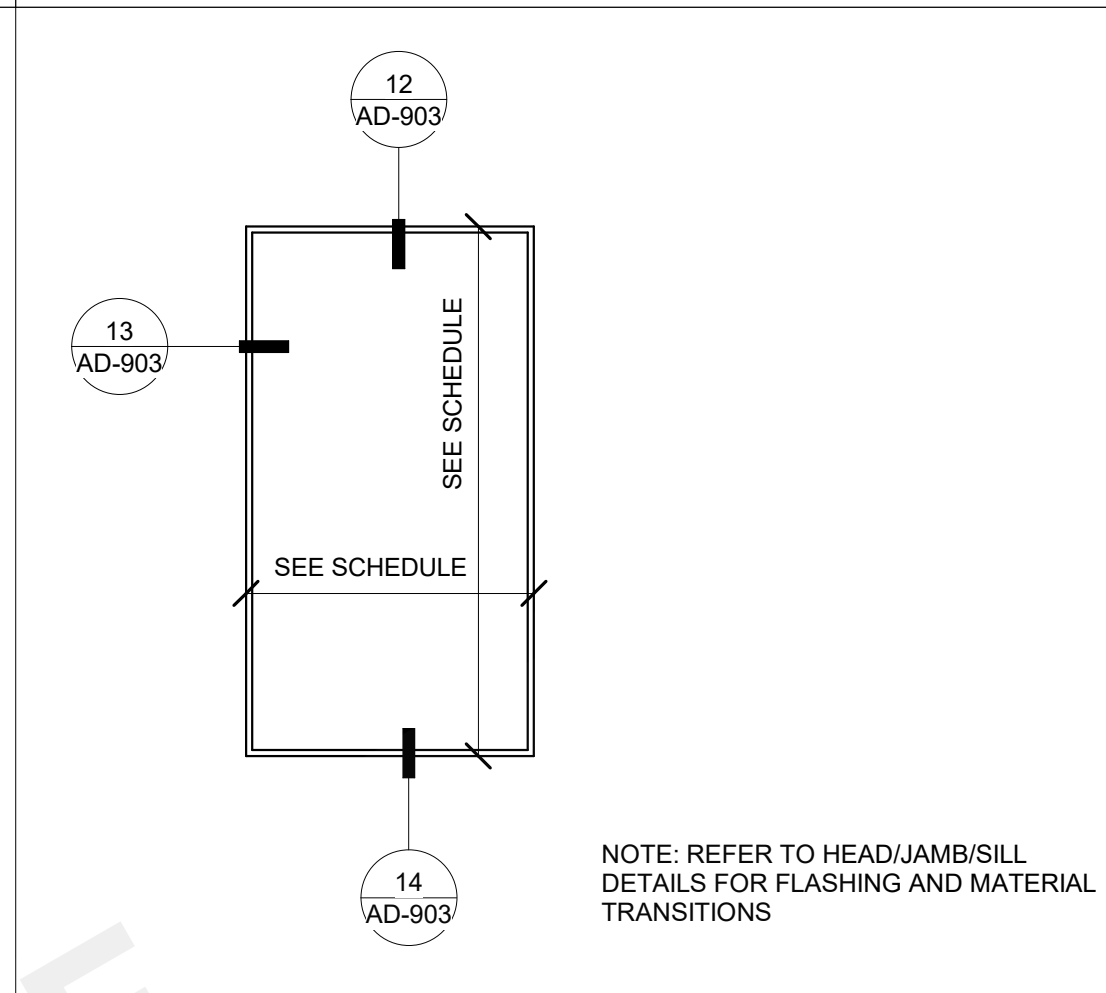
41 PARAPET FLASHING DETAIL
SCALE: 1 1/2" = 1'-0"



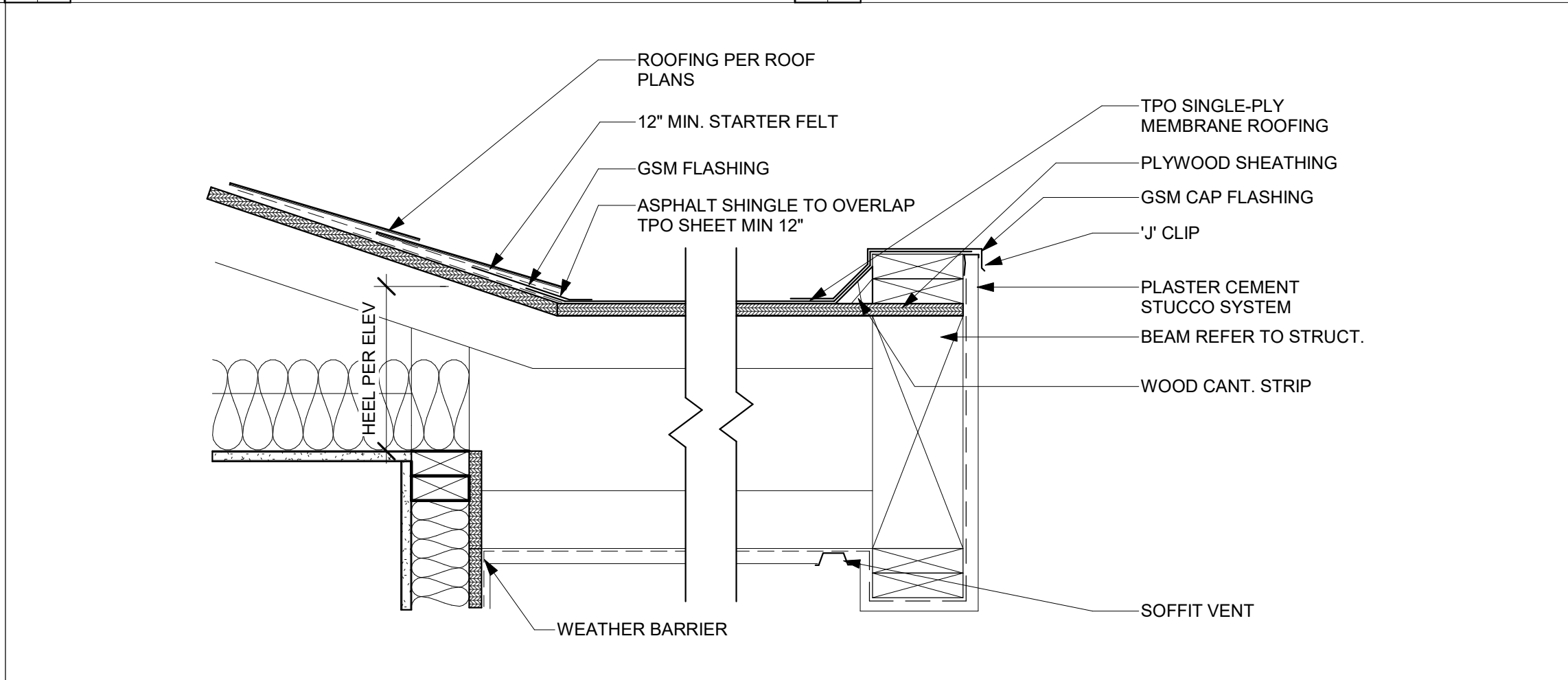
31 COUNTERFLASHING AT PARAPET
SCALE: 1 1/2" = 1'-0"



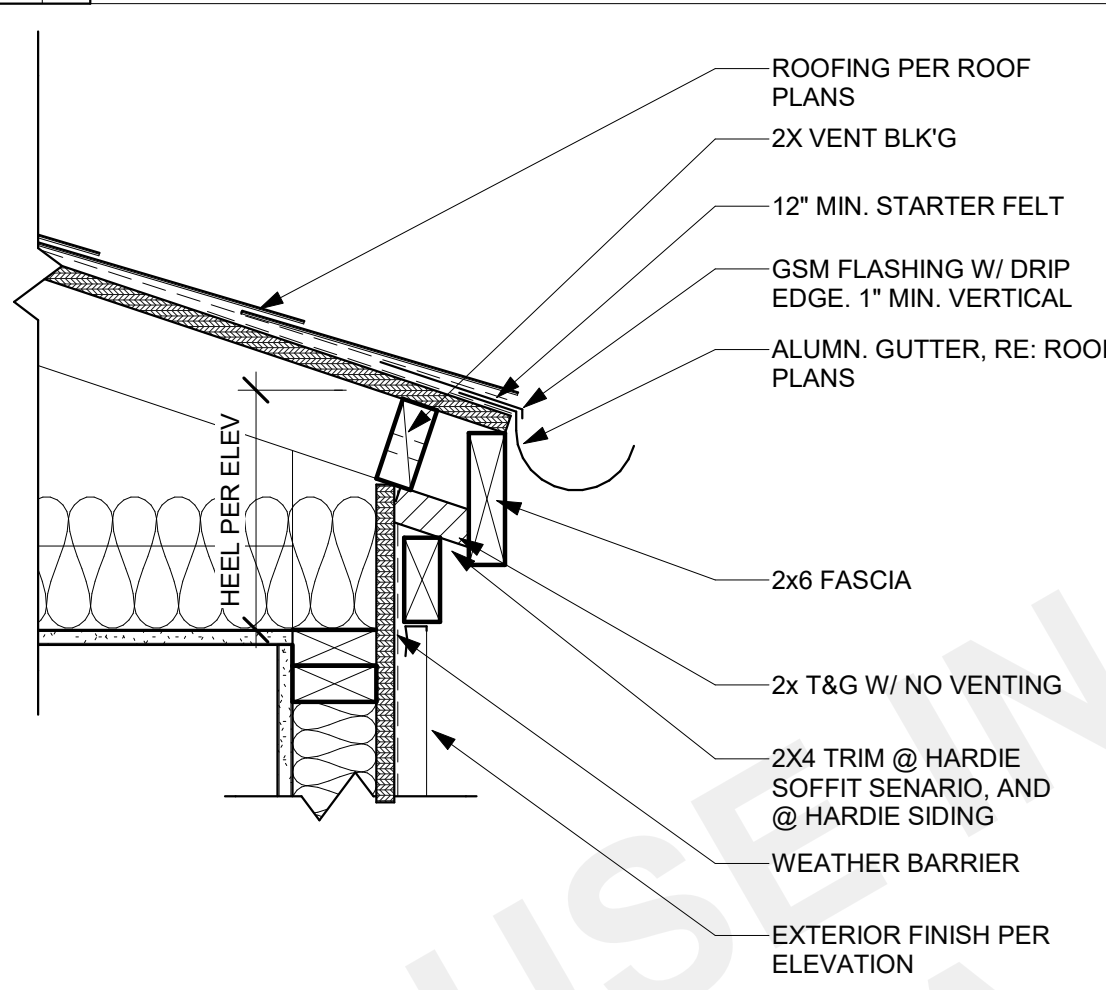
21 DOOR TRIM - DESERT MODERN
SCALE: 3/4" = 1'-0"



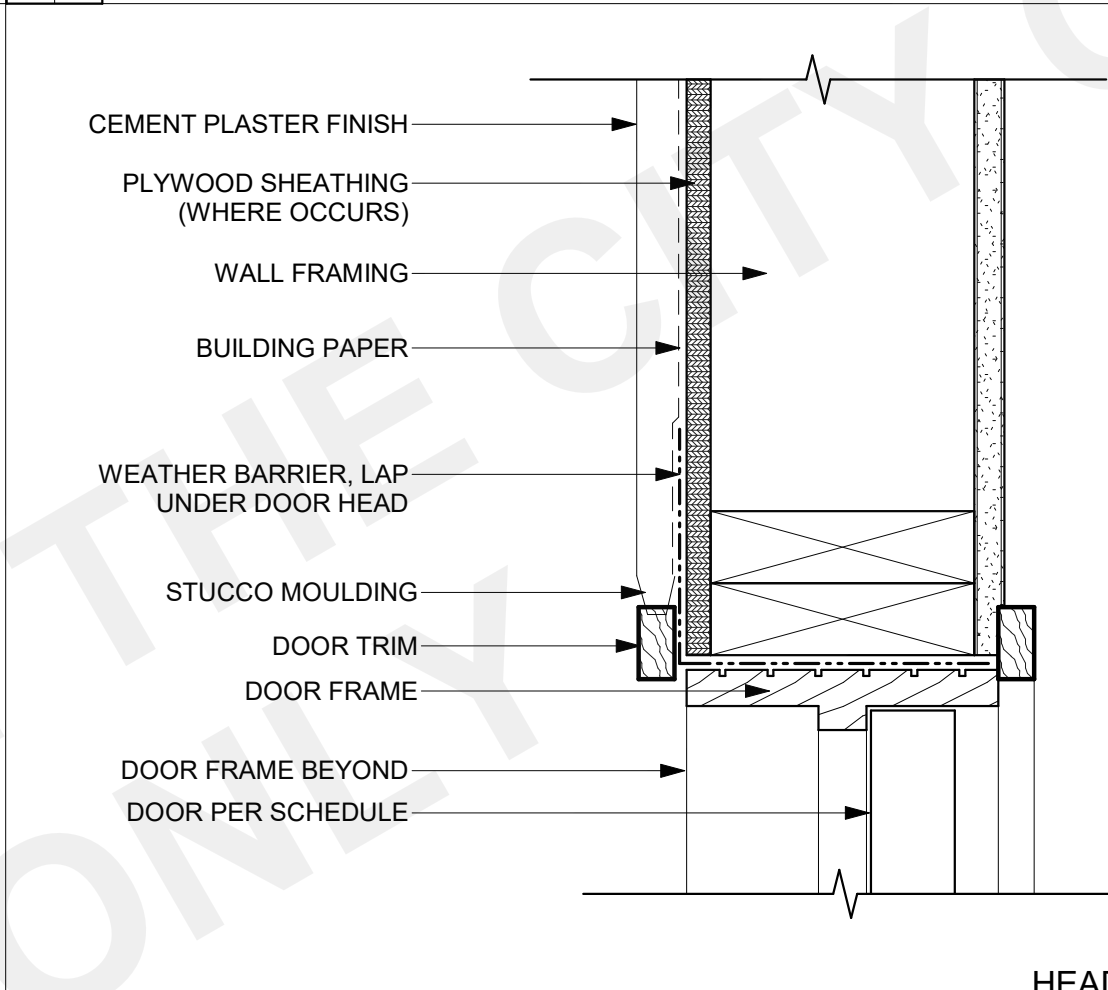
11 WINDOW TRIM - DESERT MODERN
SCALE: 3/4" = 1'-0"



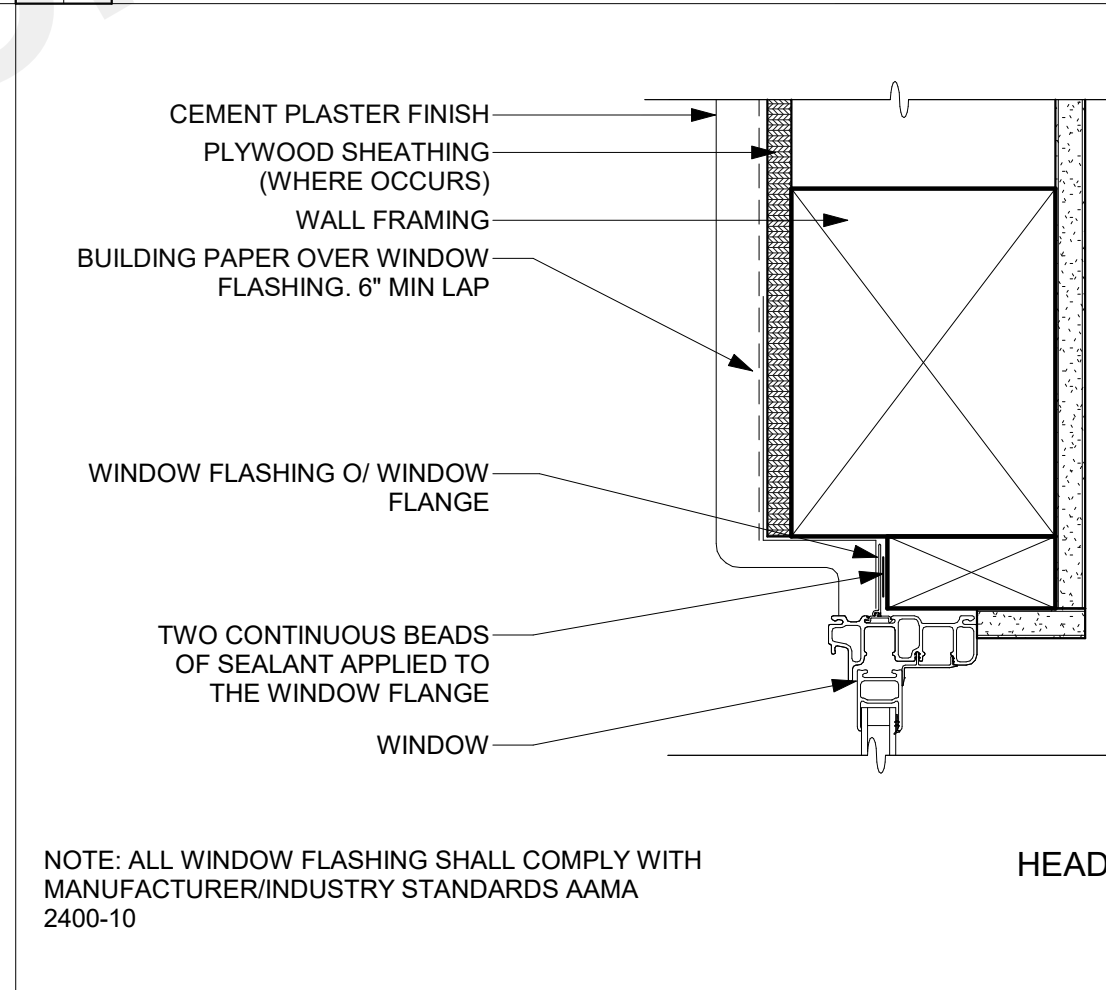
52 ROOF TO PORCH - DESERT MODERN
SCALE: 1 1/2" = 1'-0"



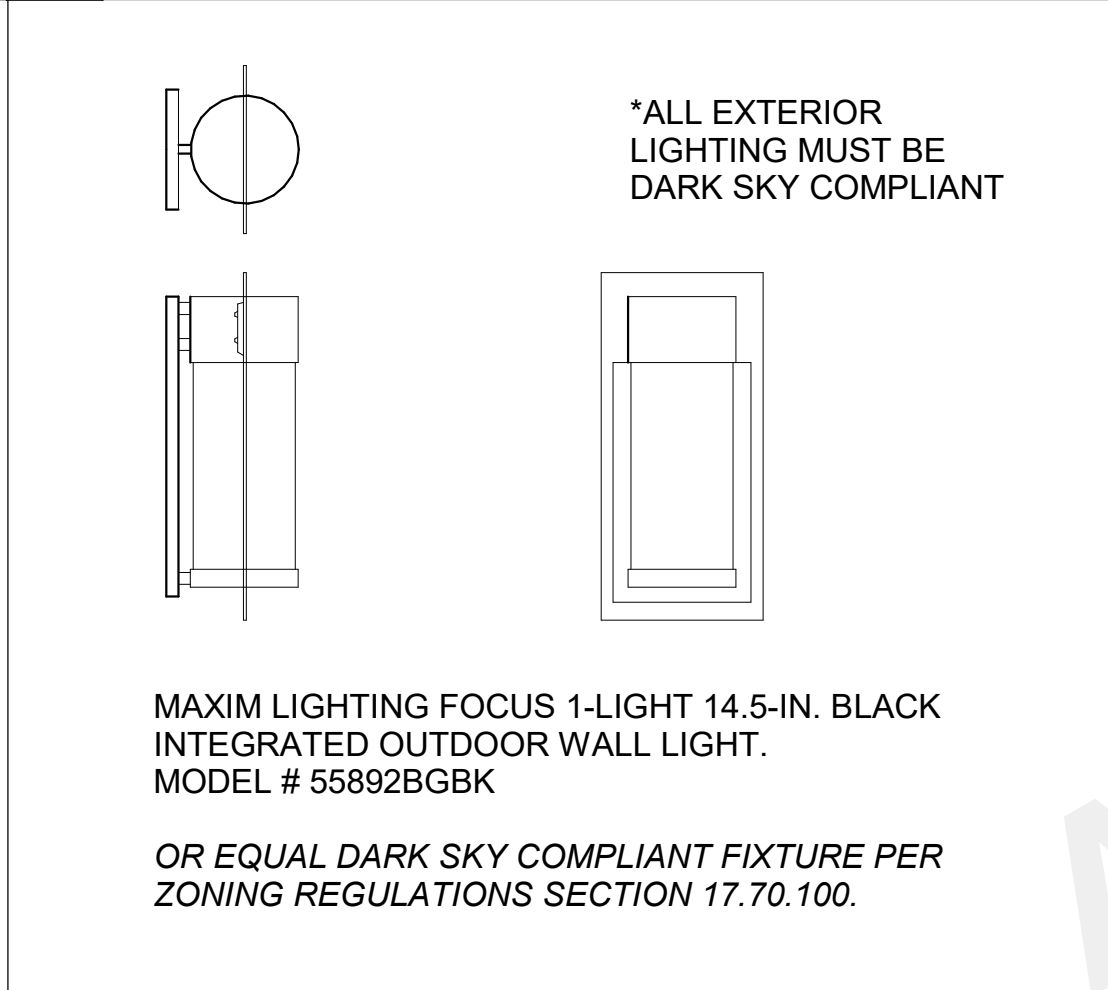
32 EAVE @ PLASTER - MODERN
SCALE: 1 1/2" = 1'-0"



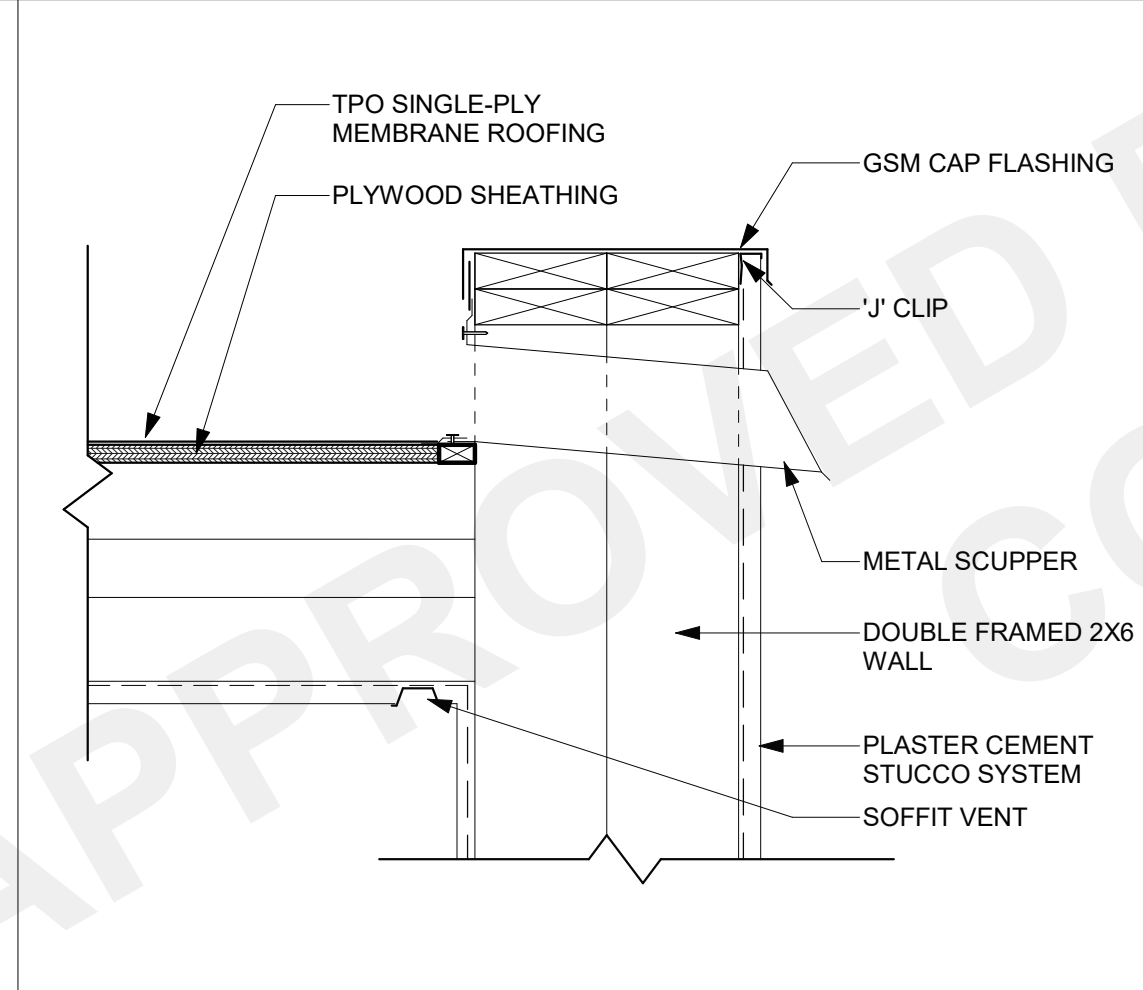
22 DOOR HEAD - MODERN
SCALE: 3" = 1'-0"



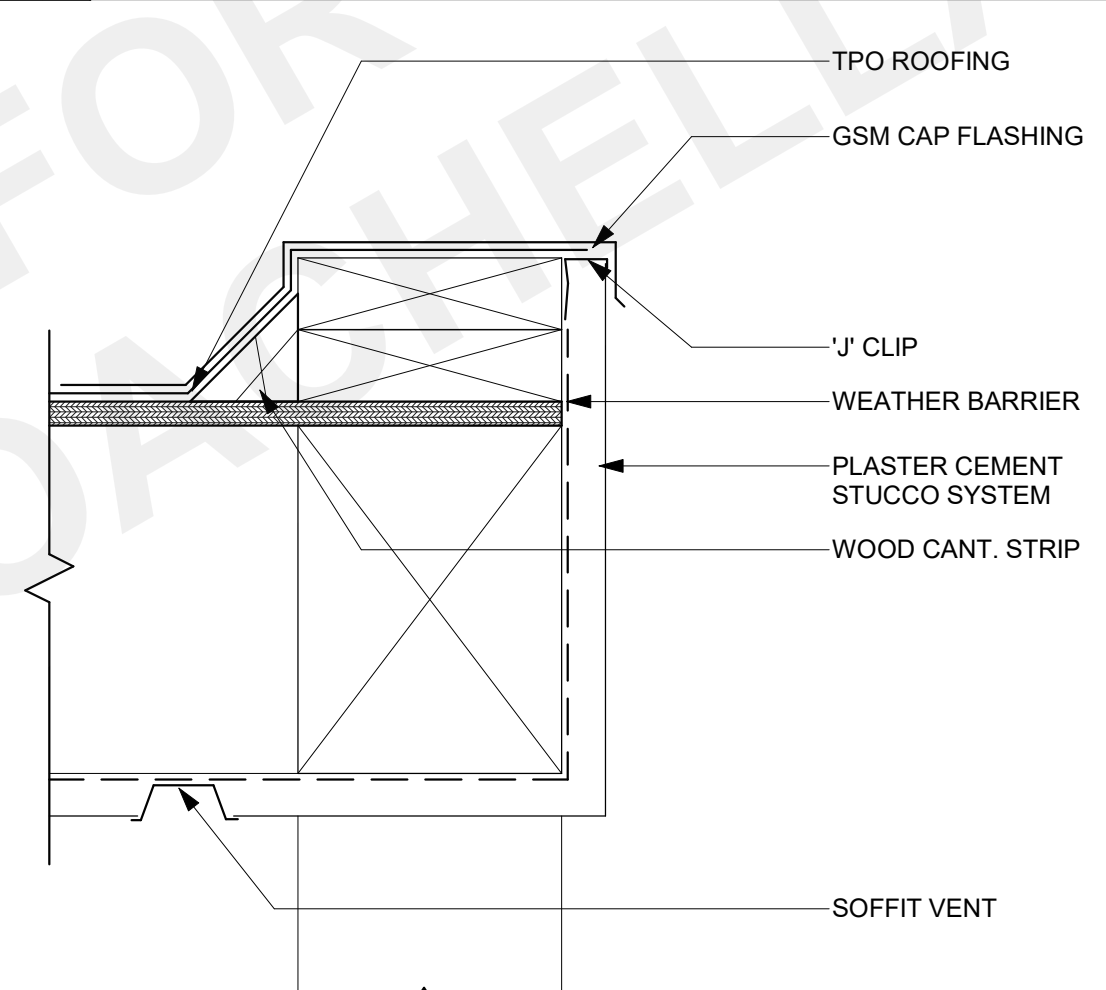
12 TYP. WINDOW HEAD
SCALE: 3" = 1'-0"



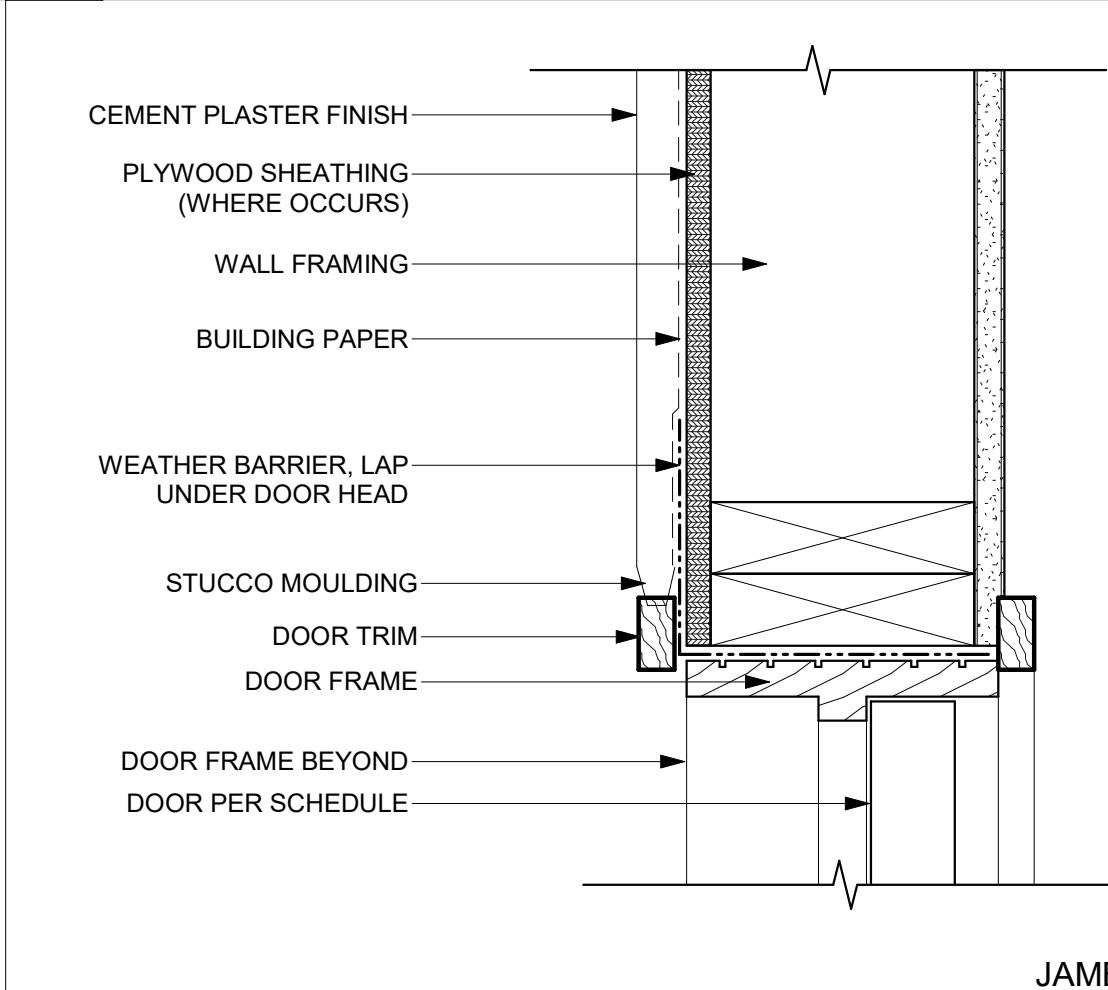
53 LIGHT FIXTURE - DESERT MODERN
SCALE: 1 1/2" = 1'-0"



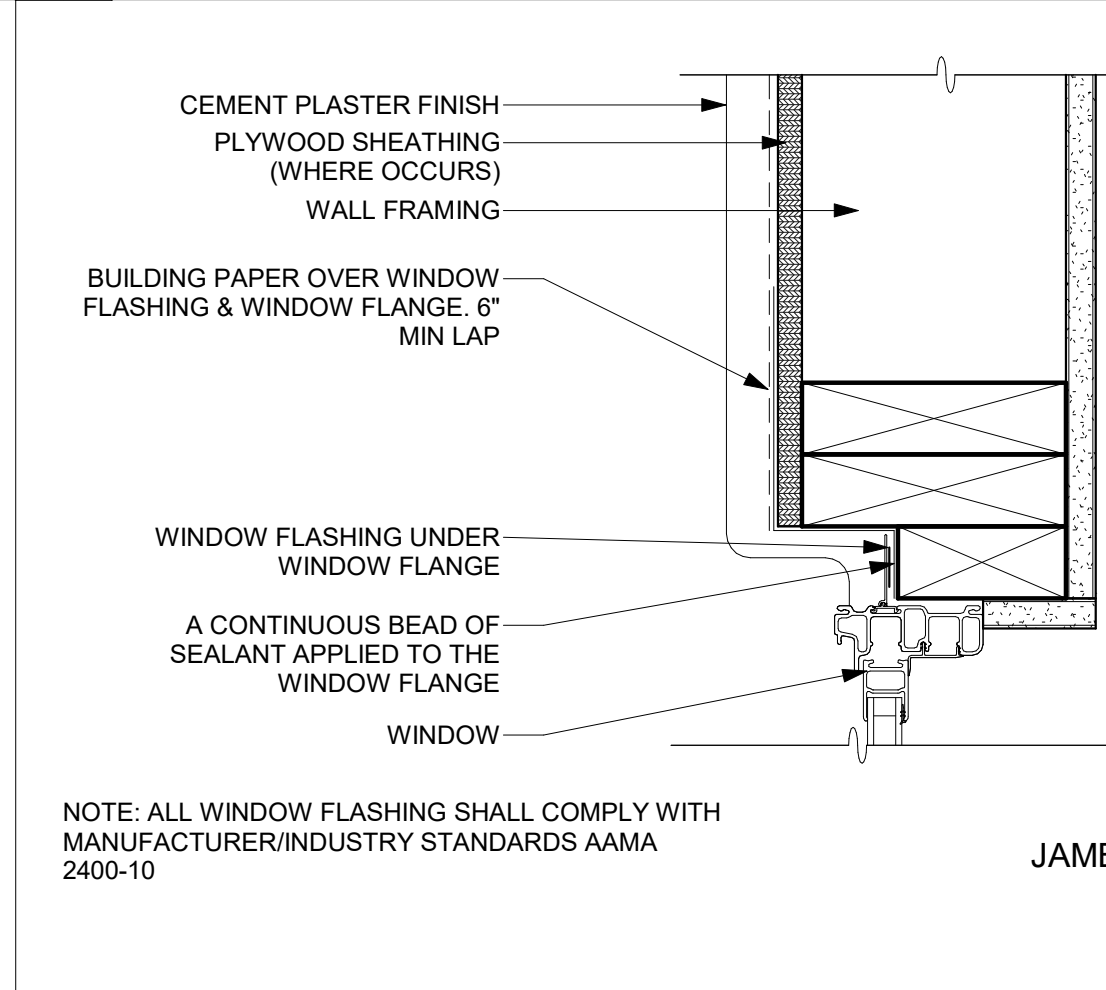
43 ROOF SCUPPER - DESERT MODERN
SCALE: 1 1/2" = 1'-0"



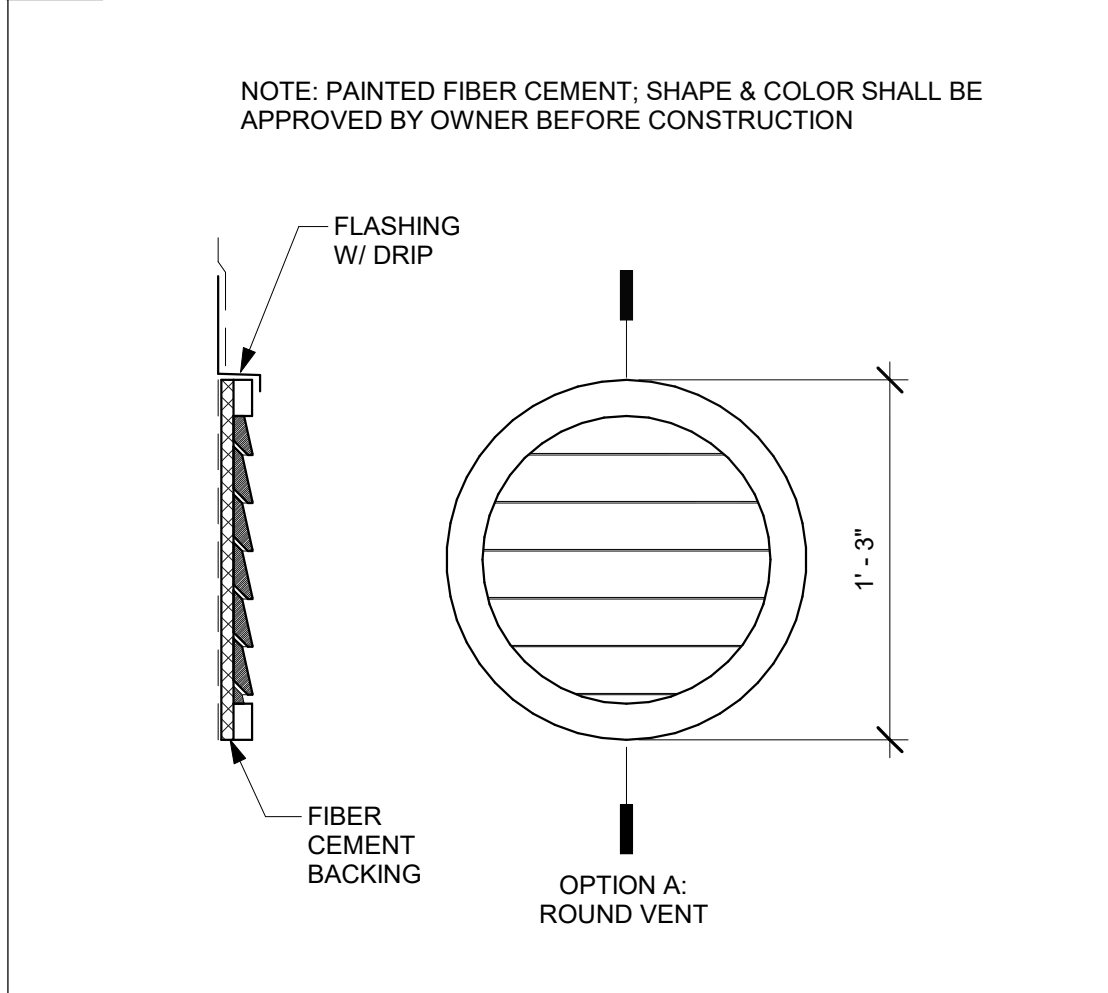
33 POST CAP AND BASE - MODERN
SCALE: 3" = 1'-0"



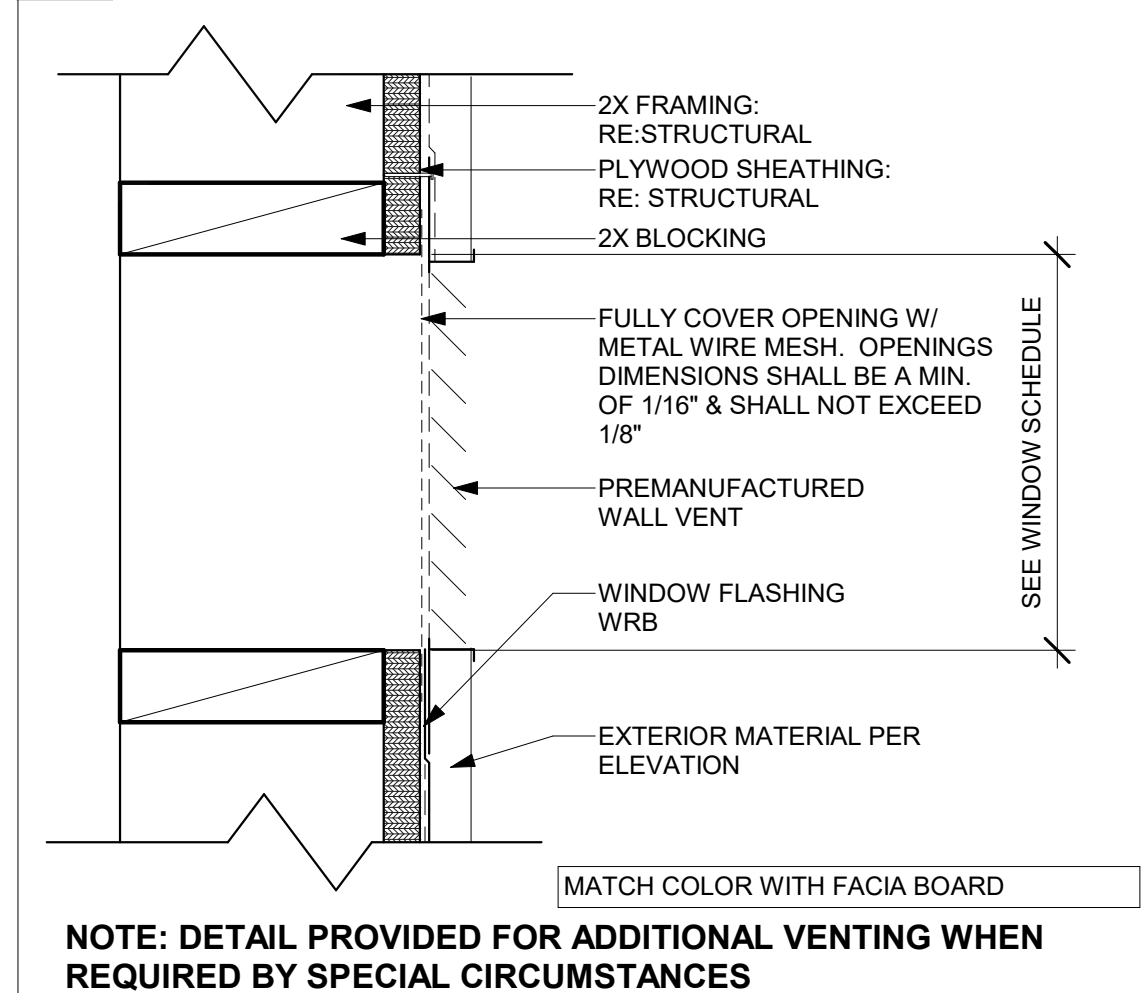
23 DOOR JAMB - MODERN
SCALE: 3" = 1'-0"



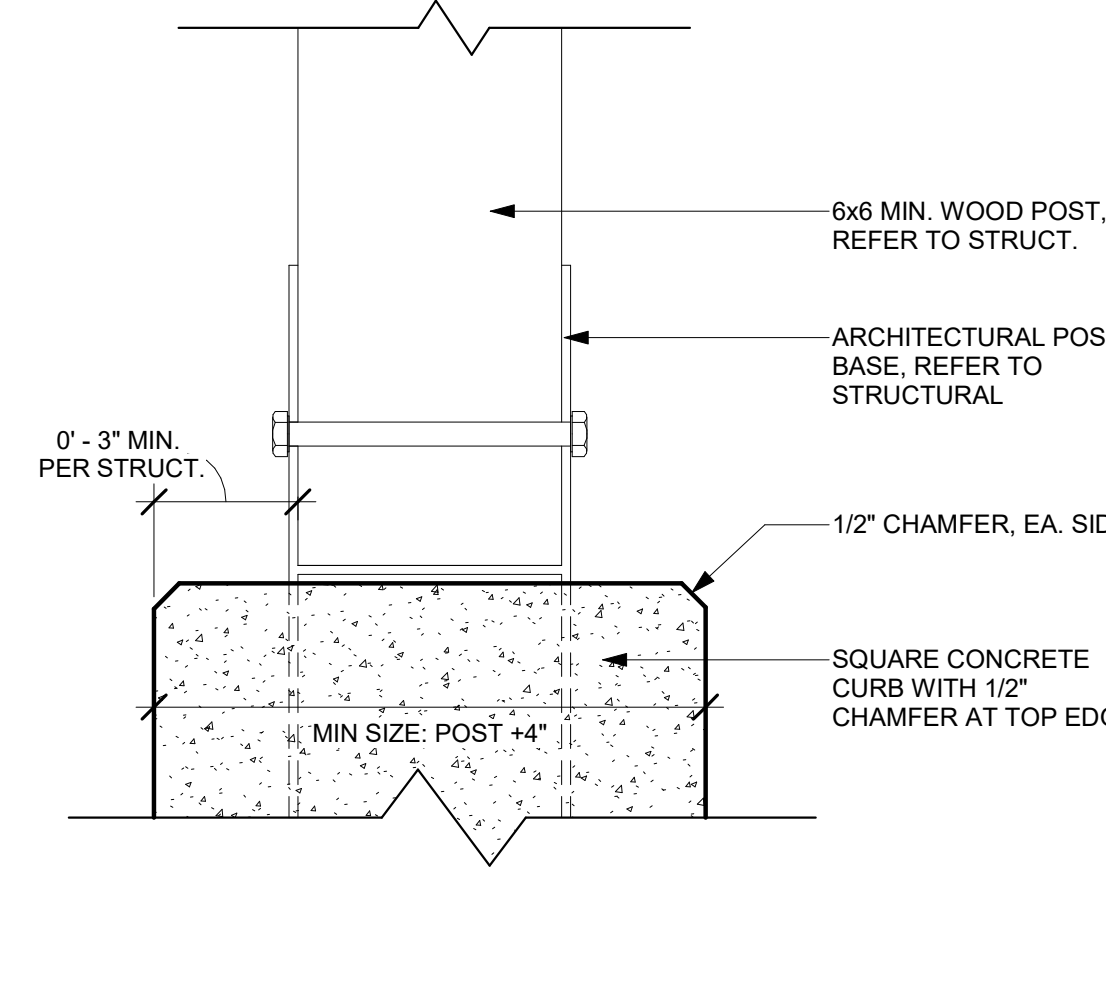
13 TYP. WINDOW JAMB
SCALE: 3" = 1'-0"



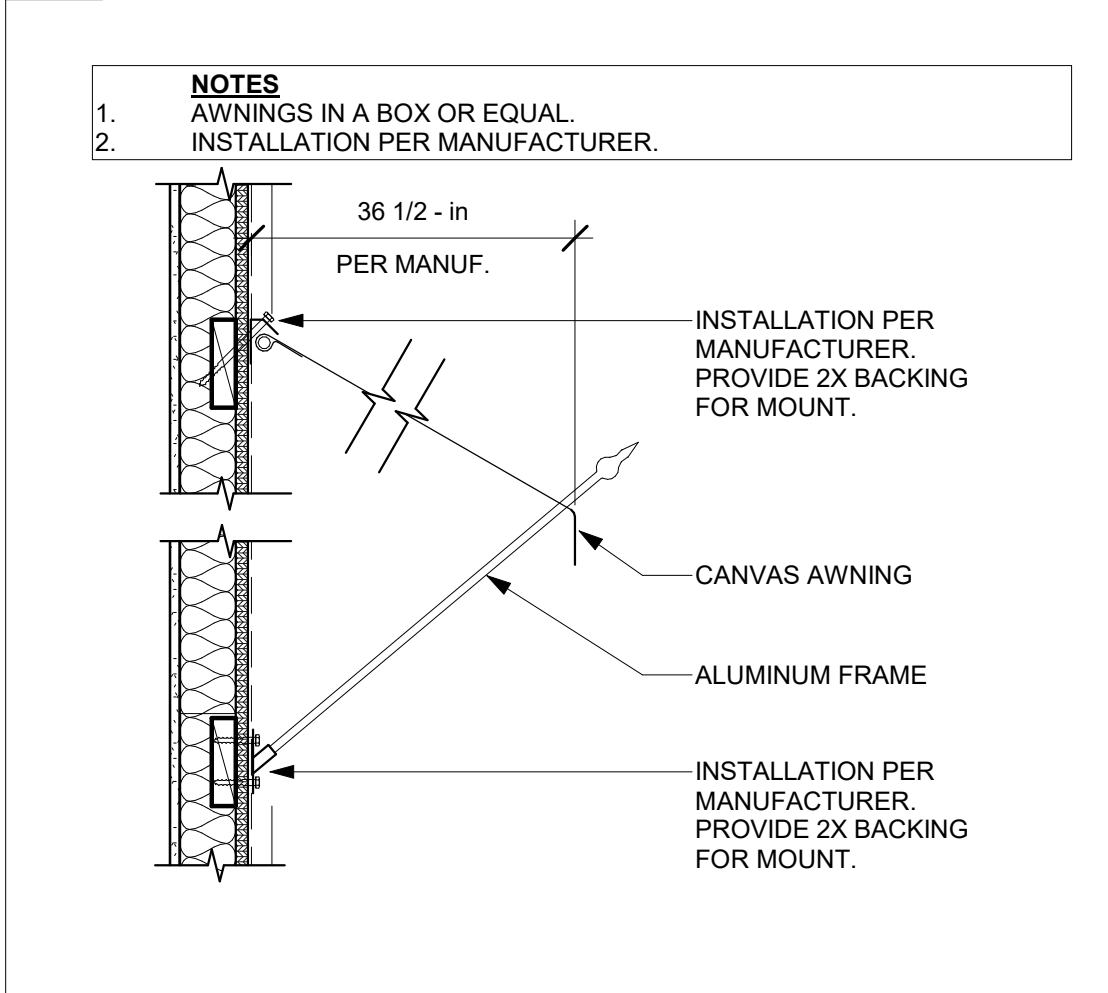
54 CIRCLE VENT
SCALE: 1 1/2" = 1'-0"



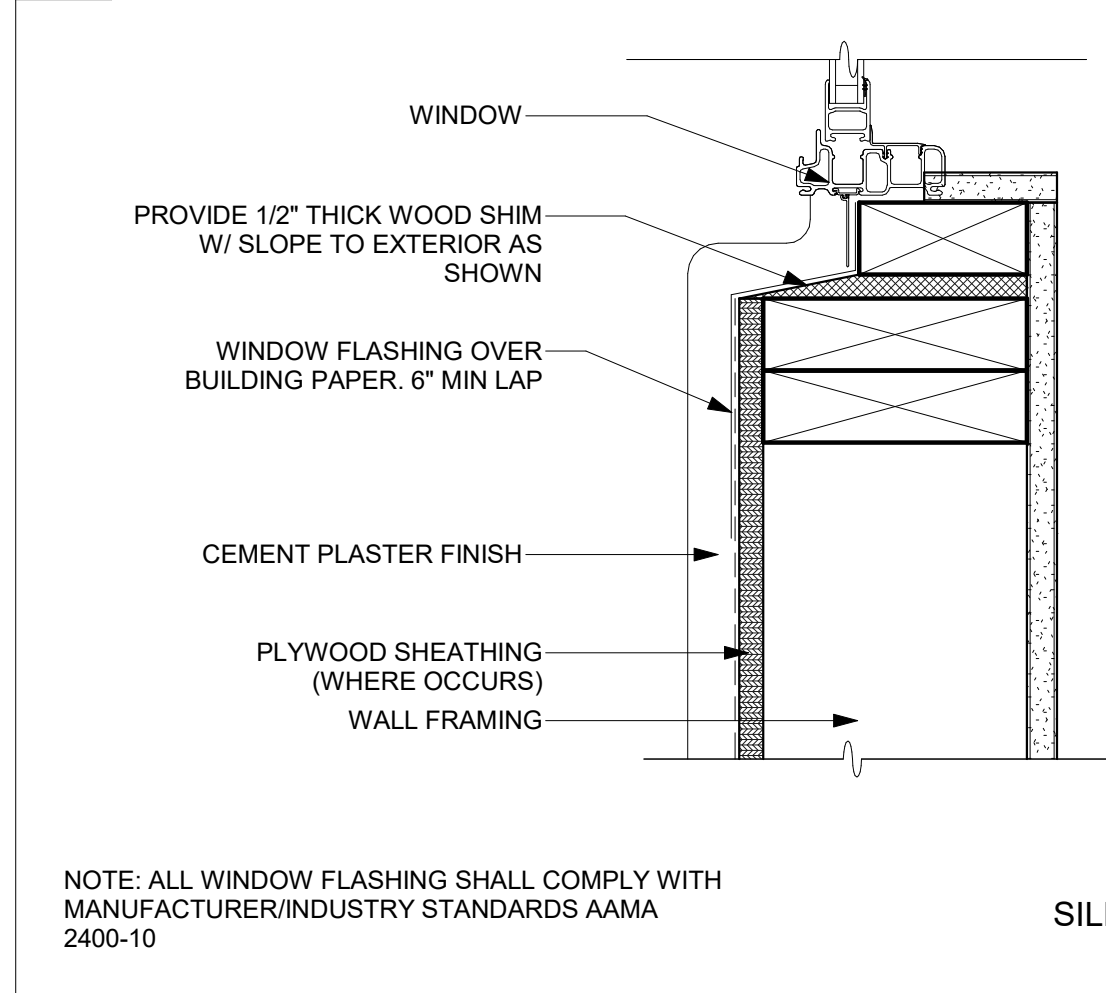
44 WALL VENT
SCALE: 3" = 1'-0"



34 POST CAP AND BASE - MODERN
SCALE: 3" = 1'-0"



24 AWNING - MODERN
SCALE: 1" = 1'-0"



14 TYP. WINDOW SILL
SCALE: 3" = 1'-0"

PROTOTYPE ADU
2 CAR GARAGE CONVERSION
 COACHELLA, CA
ARCHITECTURAL DETAILS - DESERT MODERN

PUBLIC SET

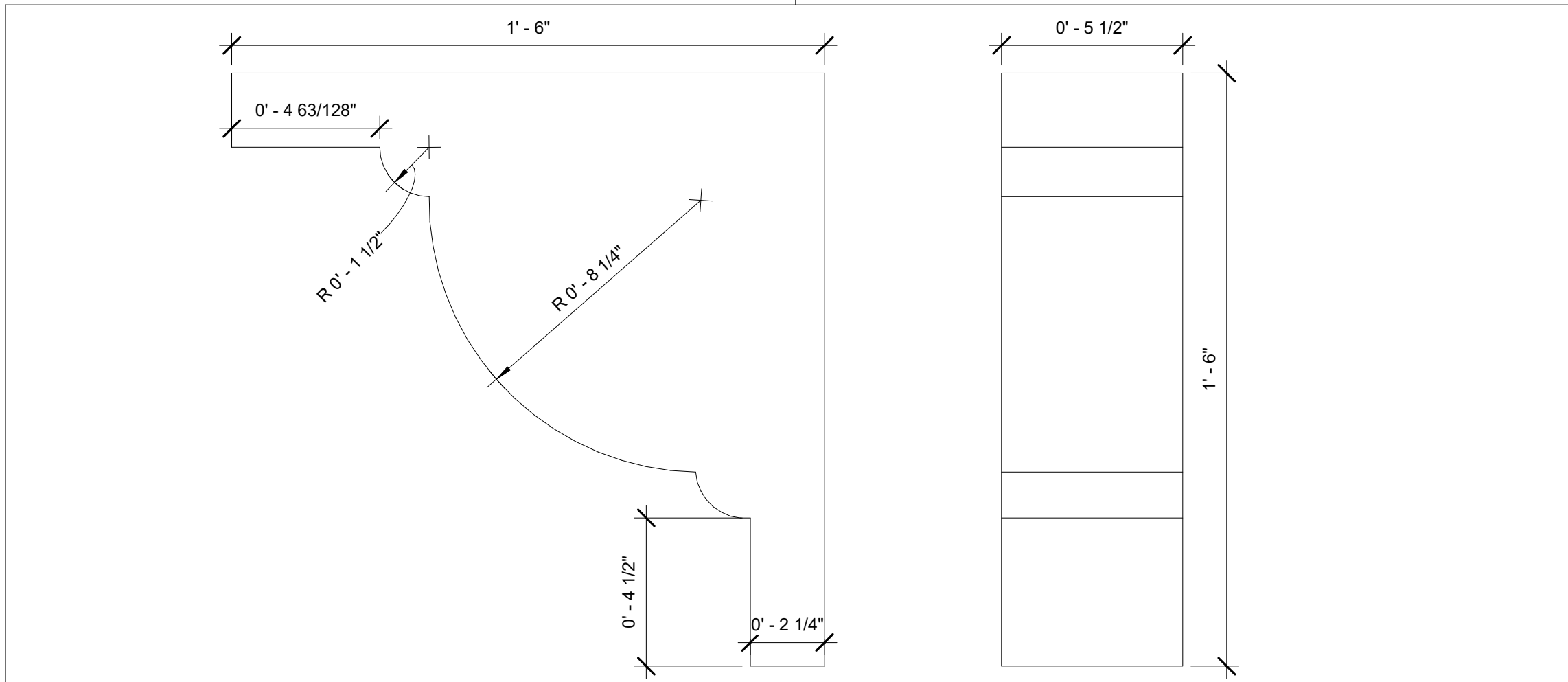
DATE
01/11/24
SHEET

AD-904

1/19/2024 8:55:06 AM Autodesk Docs:12899_Coachella ADU122939-01_Coachella ADUs_Garage Unit.rvt

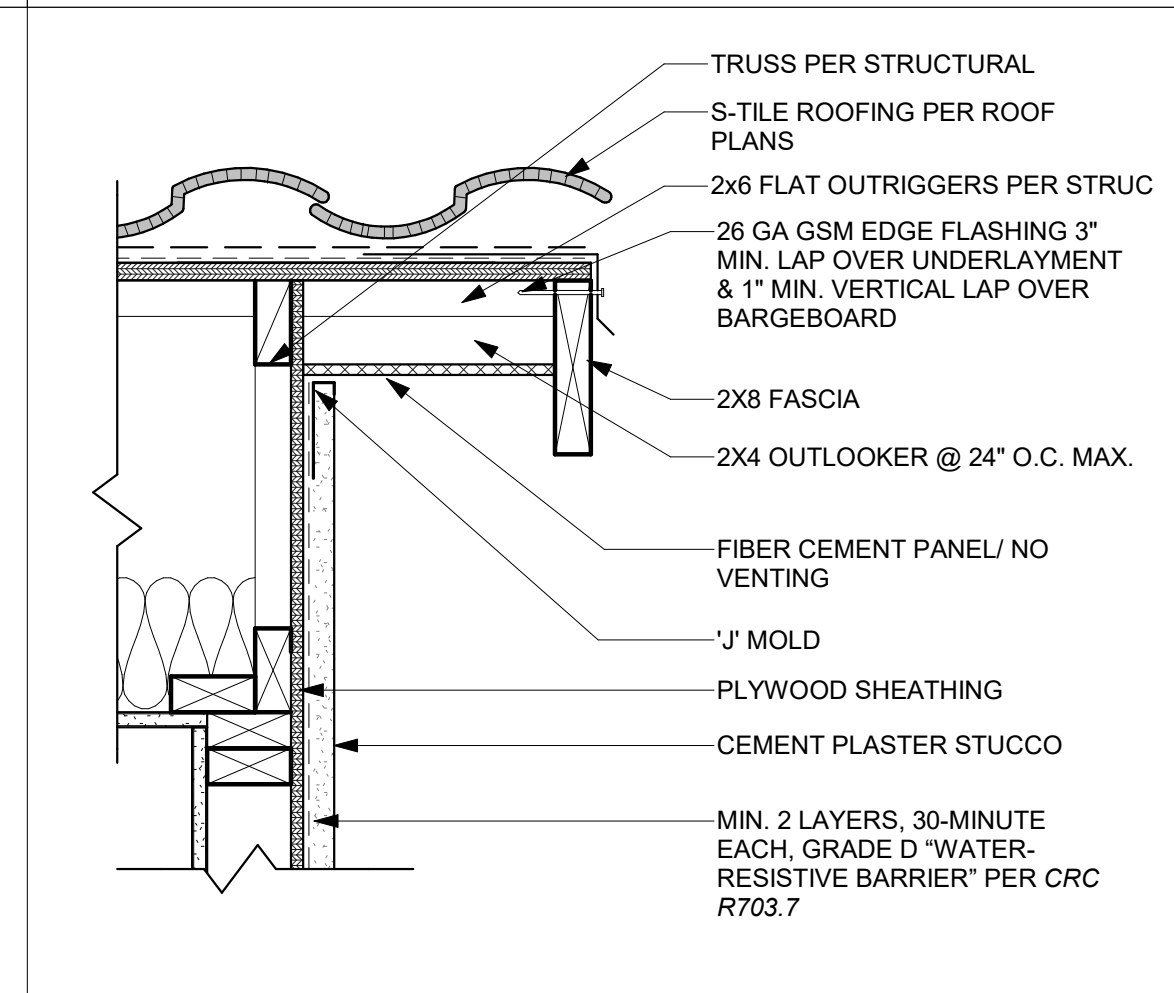


THESE PLANS ARE PROVIDED BY THE CITY OF AGOURA HILLS AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRACT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.



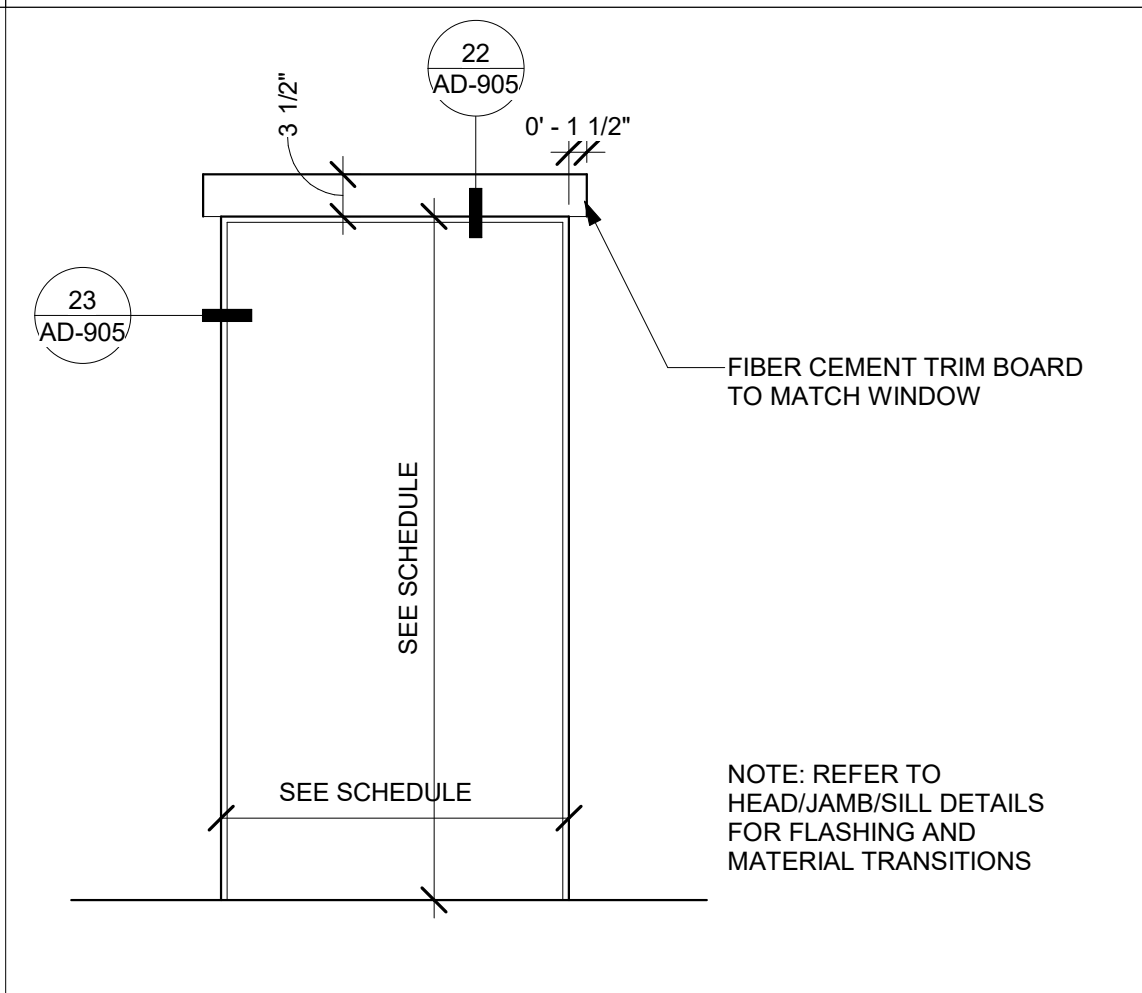
51 DECORATIVE CORBEL - SPANISH LARGE

SCALE: 3" = 1'-0"



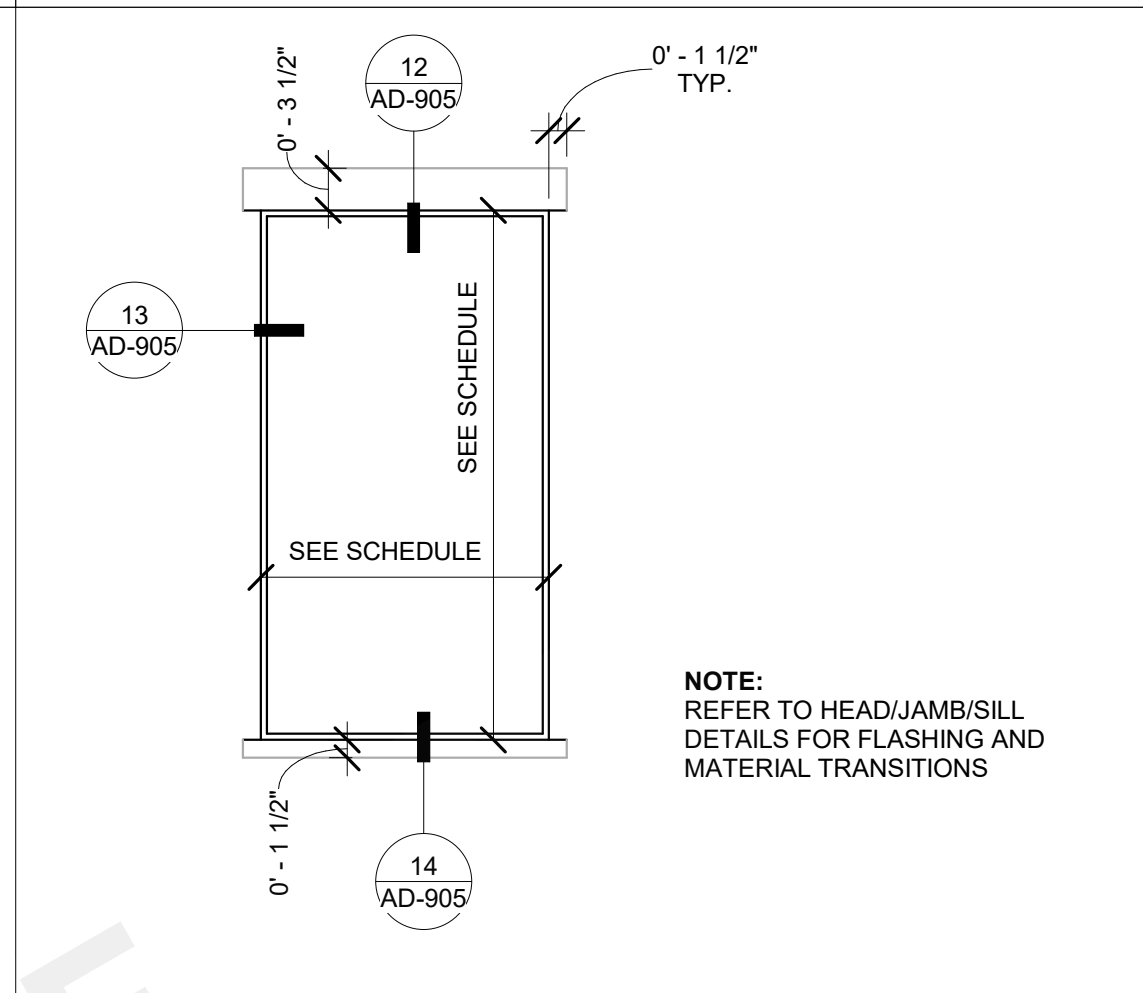
31 RAKE @ PLASTER - SPANISH COLONIAL

SCALE: 1 1/2" = 1'-0"



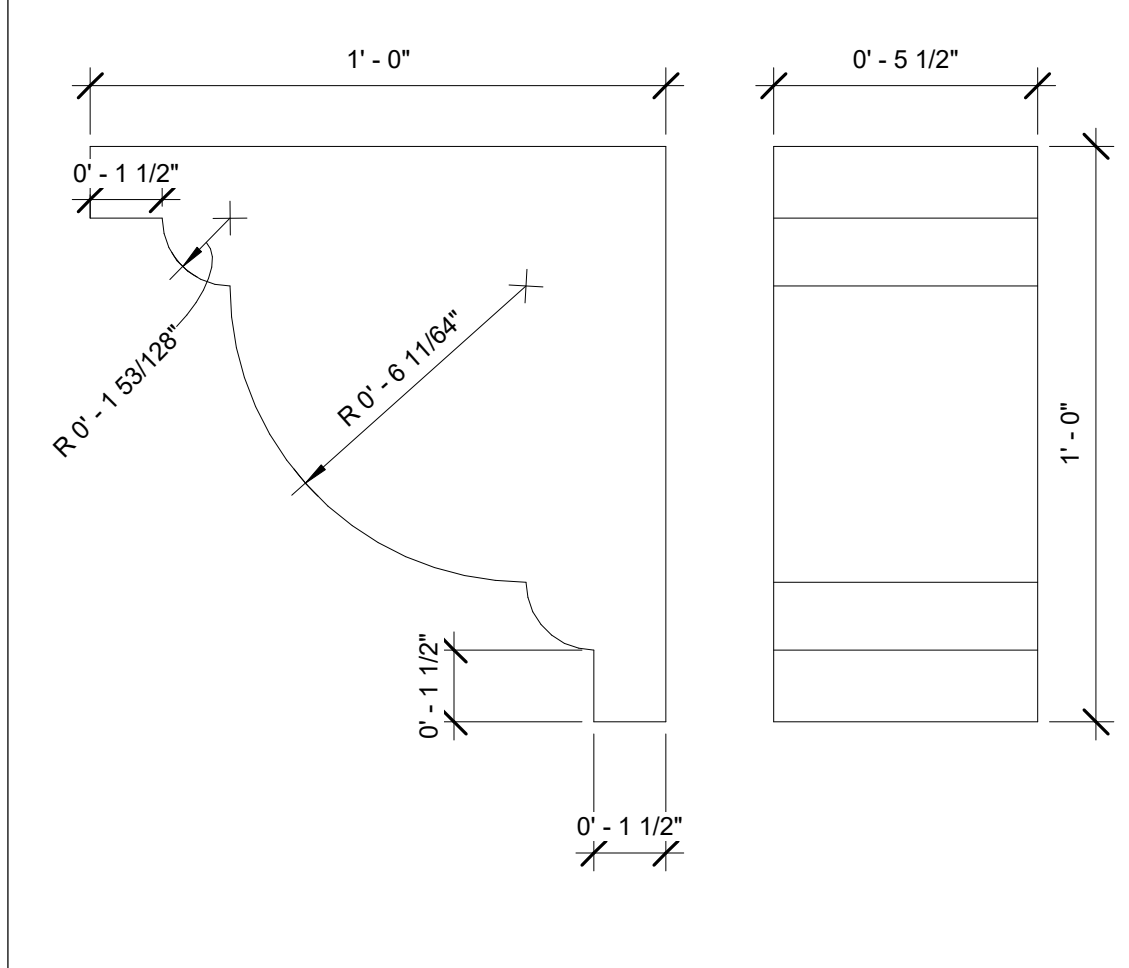
21 DOOR TRIM - SPANISH COLONIAL

SCALE: 3/4" = 1'-0"



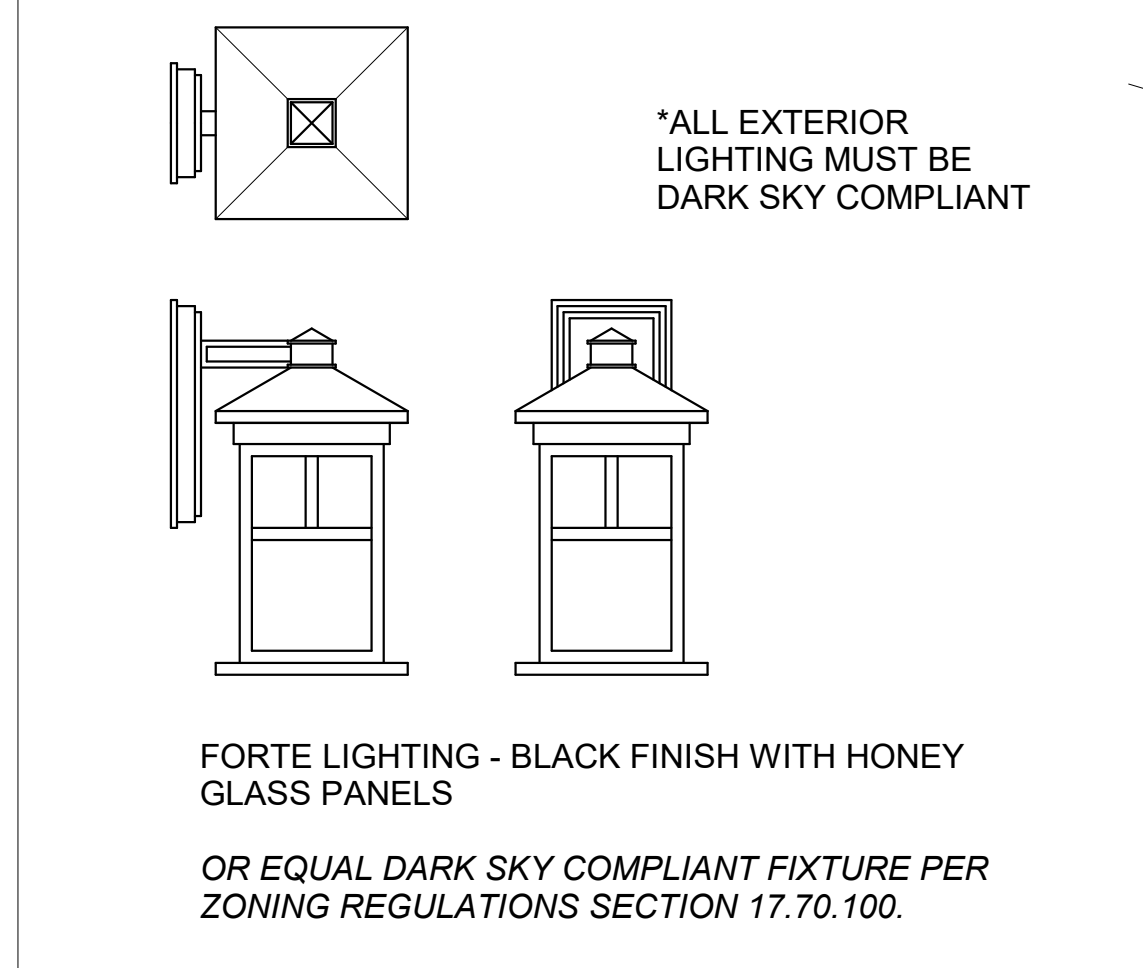
11 WINDOW TRIM - SPANISH COLONIAL

SCALE: 3/4" = 1'-0"



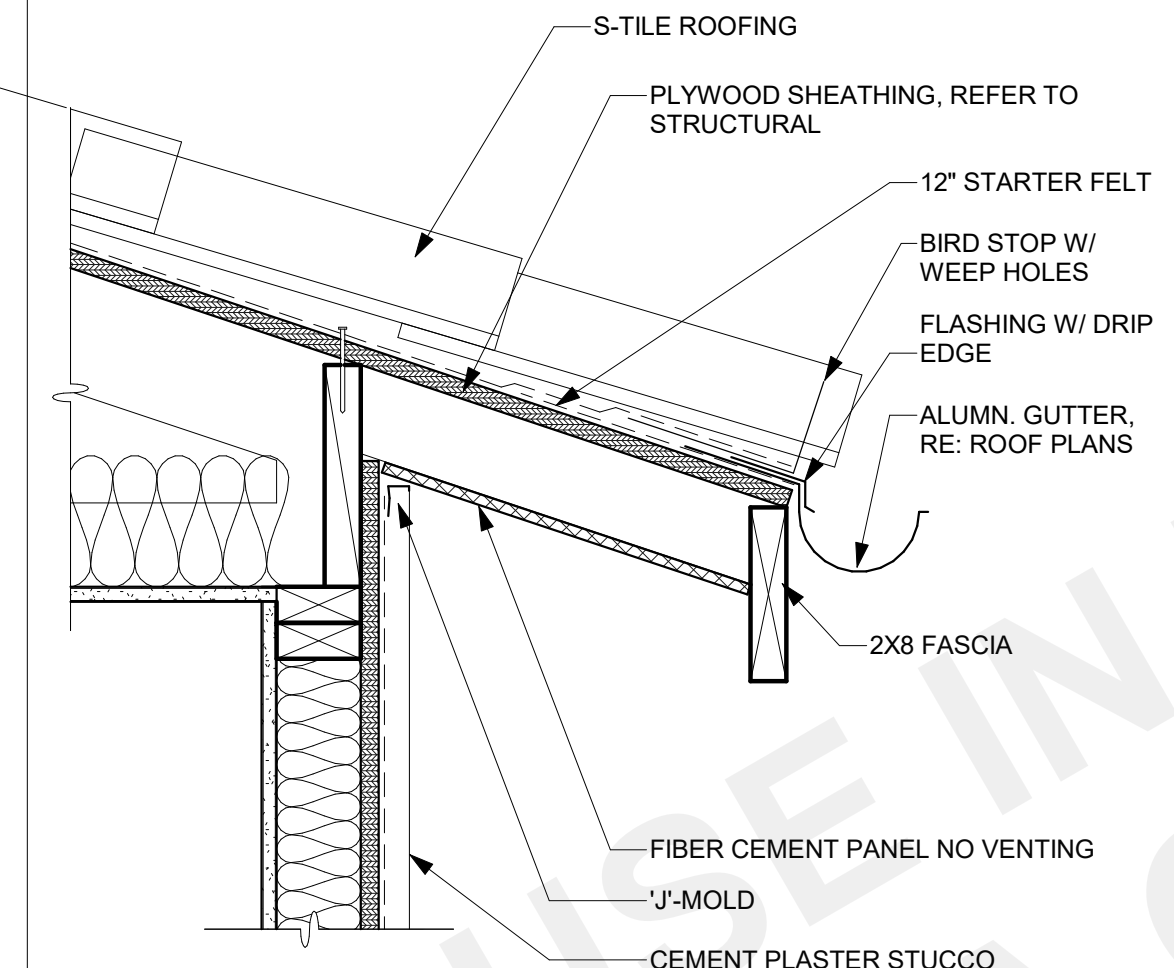
52 DECORATIVE CORBEL - SPANISH PORCH

SCALE: 3" = 1'-0"



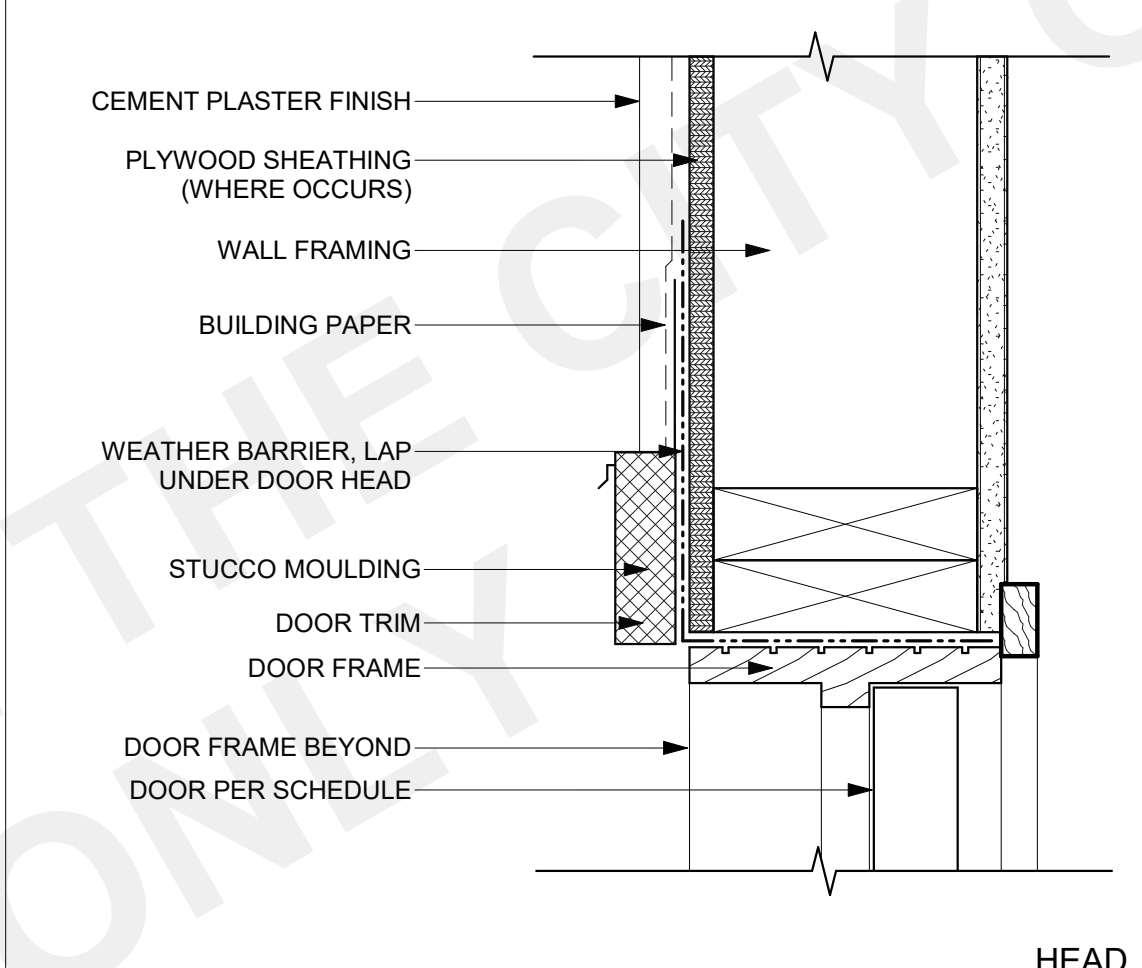
42 TYP. LIGHT FIXTURE - SPANISH

SCALE: 1 1/2" = 1'-0"



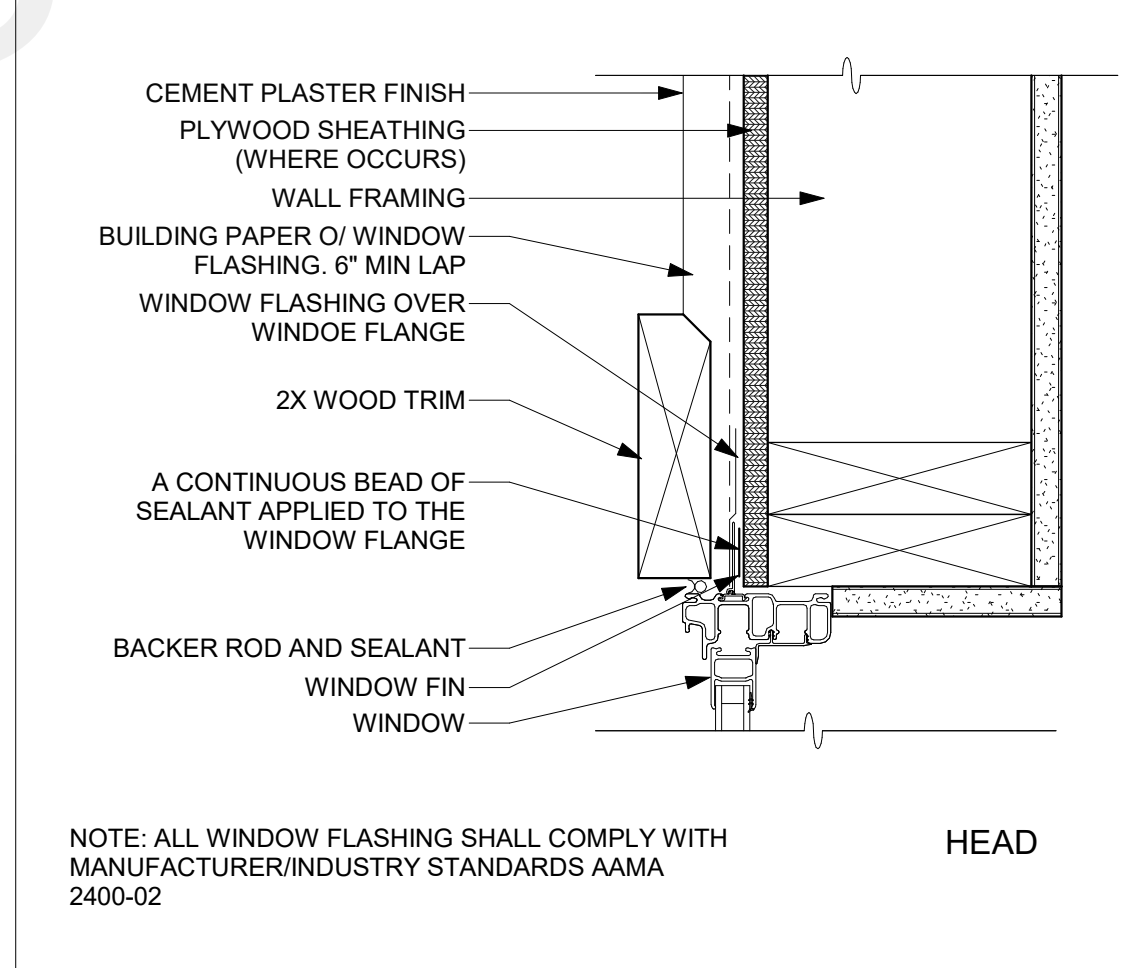
32 EAVE @ PLASTER - SPANISH COLONIAL

SCALE: 1 1/2" = 1'-0"



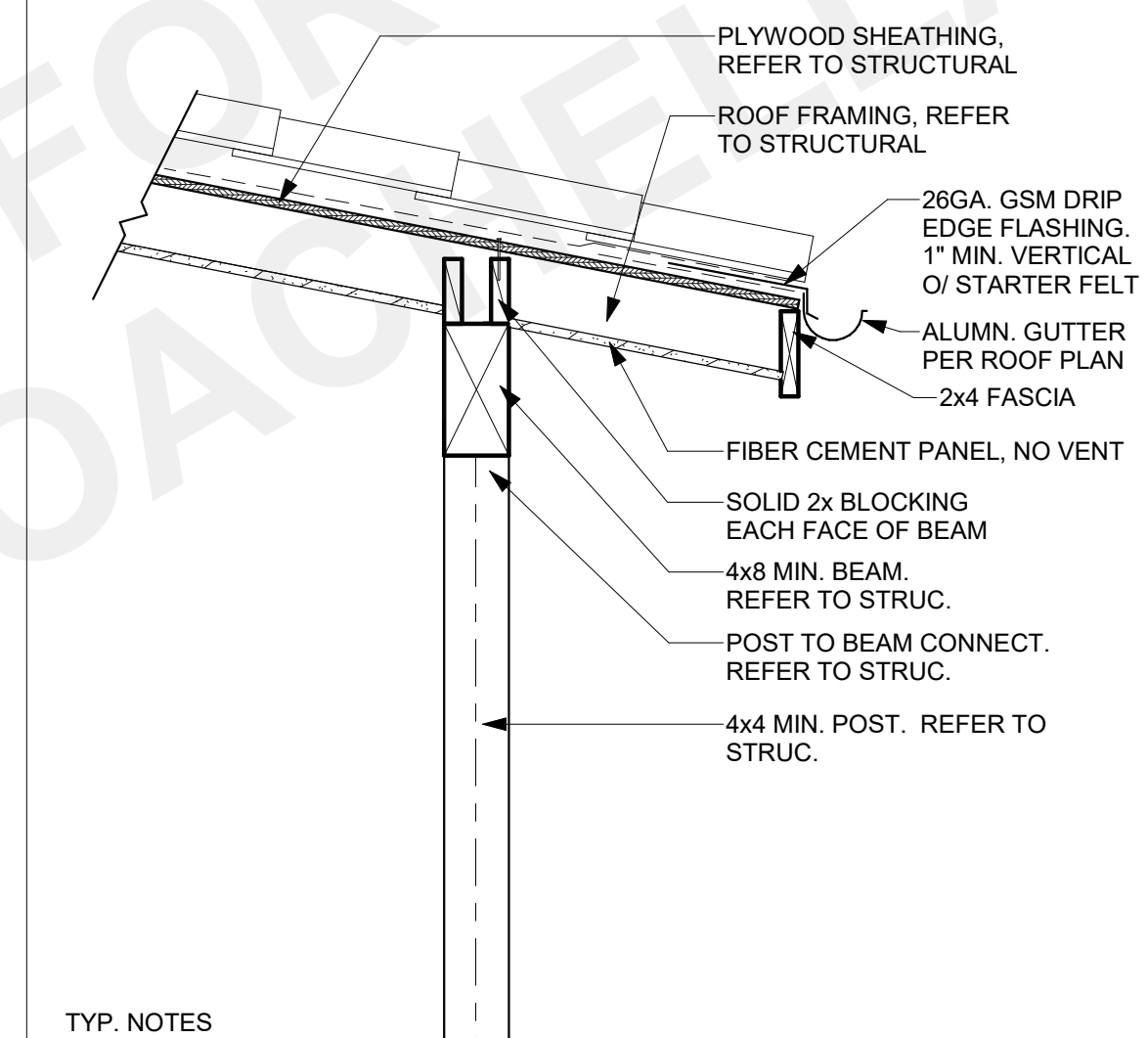
22 DOOR HEAD - SPANISH

SCALE: 3" = 1'-0"



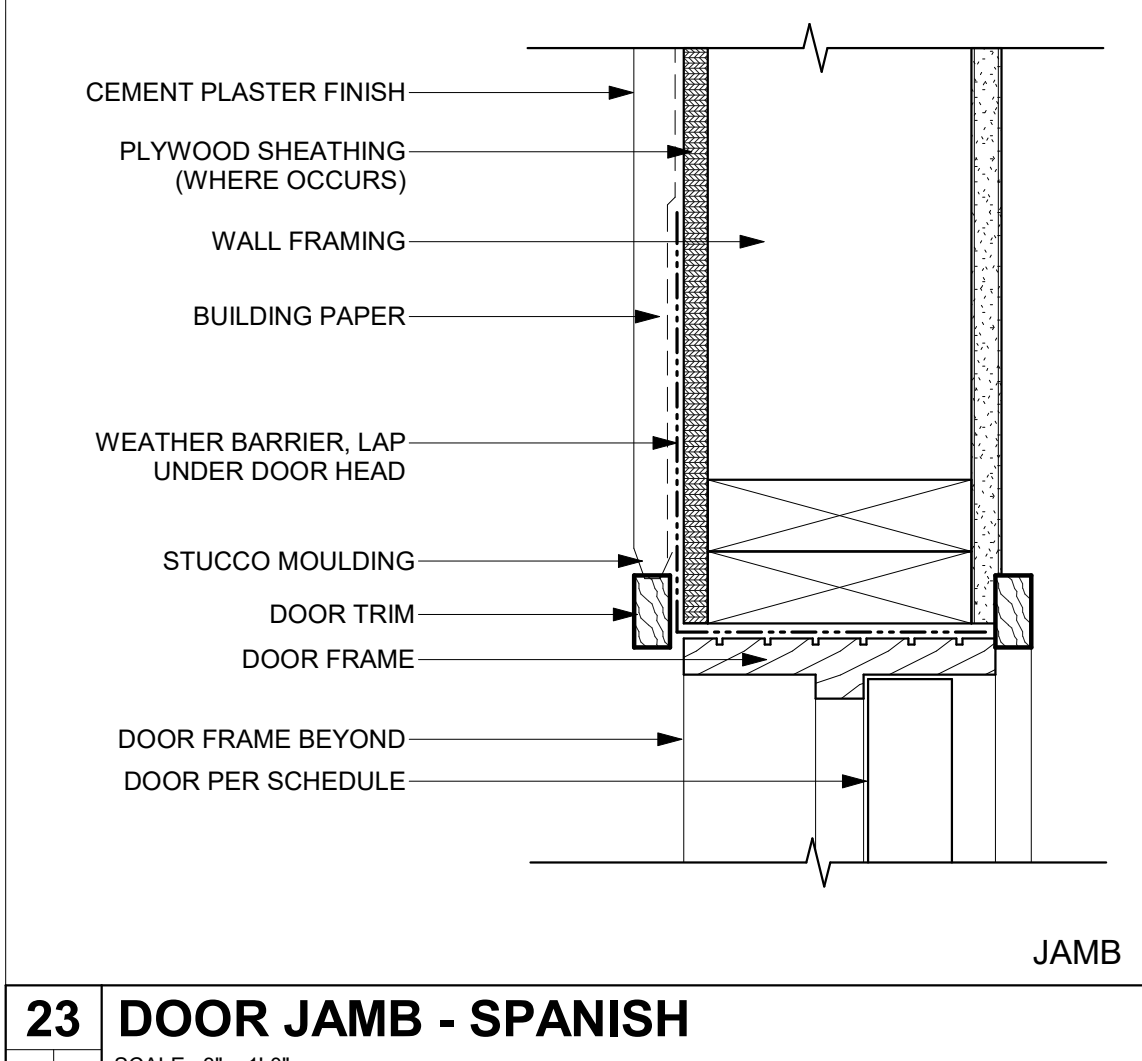
12 TYP. WINDOW HEAD

SCALE: 3" = 1'-0"



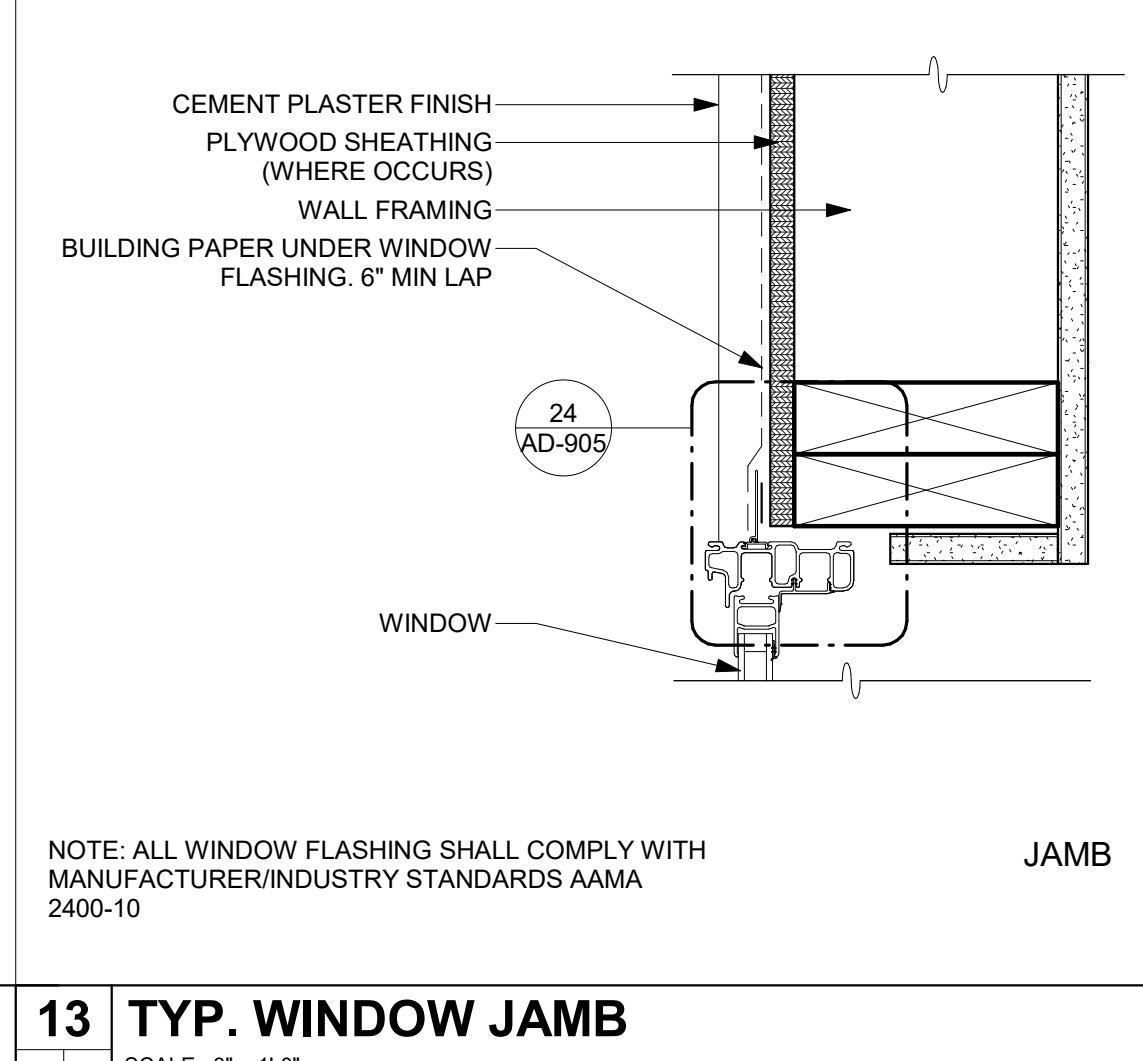
34 POST W/ ROOF - SPANISH

SCALE: 3/4" = 1'-0"



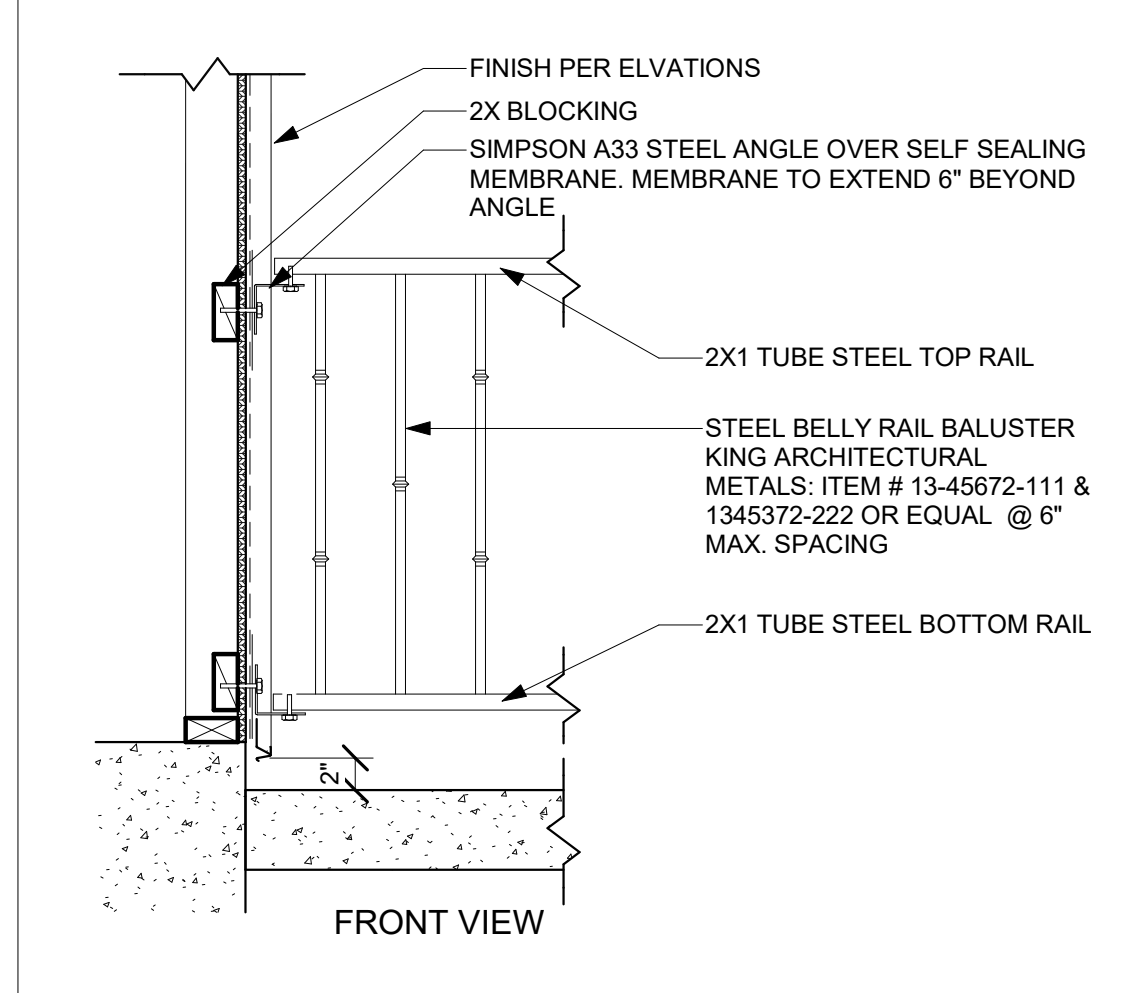
23 DOOR JAMB - SPANISH

SCALE: 3" = 1'-0"



13 TYP. WINDOW JAMB

SCALE: 3" = 1'-0"



44 RAILING - METAL

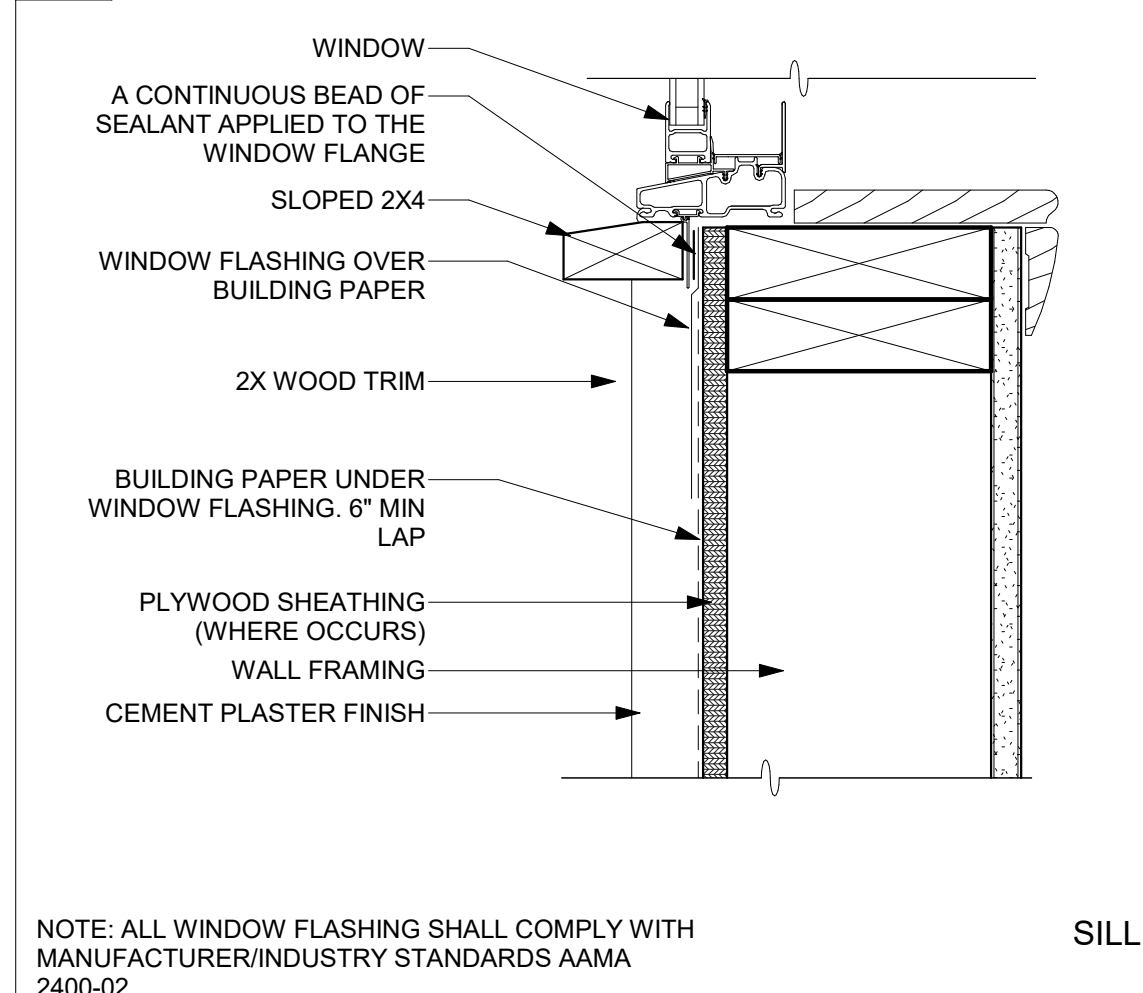
SCALE: 1" = 1'-0"

34 POST W/ ROOF - SPANISH

SCALE: 3/4" = 1'-0"

24 DETAILED JAMB FLASHING

SCALE: 12" = 1'-0"



14 TYP. WINDOW SILL

SCALE: 3" = 1'-0"

PUBLIC SET

DATE
01/11/24
SHEET

PROTOTYPE ADU
2 CAR GARAGE CONVERSION
COACHELLA, CA
ARCHITECTURAL DETAILS -
SPANISH COLONIAL

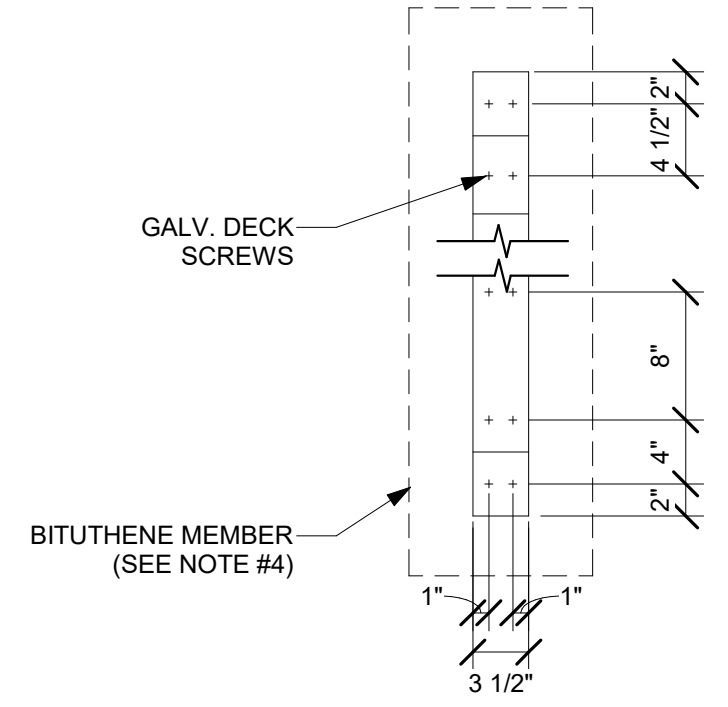
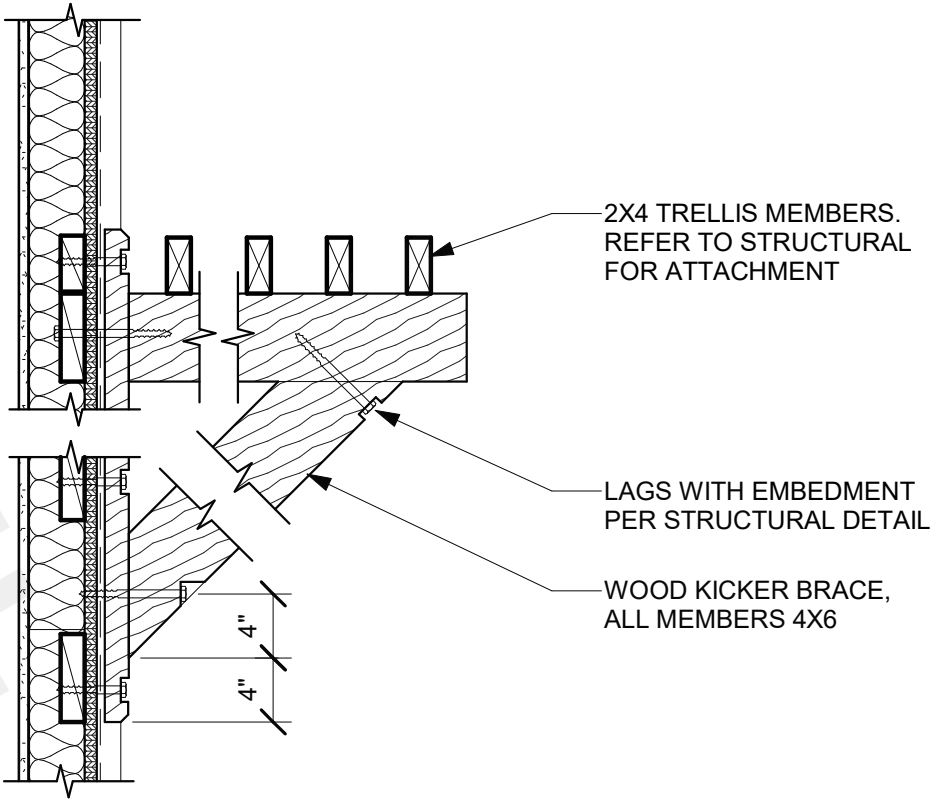
AD-905

7/19/2024 8:55:07 AM Autodesk Docs:12893_Coachella ADU1292939-01_Coachella ADUs_Garage Unit.rvt



THESE PLANS ARE PROVIDED BY THE CITY OF AGOURA HILLS AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRACT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

- NOTES**
1. PRE-PRIME ALL SIDES OF BRACE FRAMING PRIOR TO INSTALLATION. TYPICAL
 2. A SELF SEALING MEMBRANE SHALL BE INSTALLED BEHIND WALL TRIM & EXTEND 6" BEYOND WALL TRIM AND 4" MIN. LAP O/WEATHER BARRIER
 3. CAULK AROUND TOP & SIDES OF 4X AT WALL PENETRATION.
 4. A BITUTHENE MEMBRANE SHALL BE INSTALLED BEHIND 4X6 BRACE W/ 4" LAP MIN.



12 BRACE W/ KICKER - TRELLIS

SCALE: 1" = 1'-0"

APPROVED FOR USE IN THE CITY OF COACHELLA ONLY

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

ARCHITECTURAL DETAILS -
SPANISH COLONIAL

PUBLIC SET

DATE
01/11/24
SHEET

AD-906