



**1b**

**FRONT ELEVATION - SPANISH - FRONT FACING GARAGE**

A6-203

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



# PROTOTYPE ACCESSORY DWELLING UNIT

## PLAN 6: 2 CAR GARAGE CONVERSION

CITY OF COACHELLA, CA

STREET ADDRESS (TO BE PROVIDED BY OWNER)

### ABBREVIATIONS

ABV ABOVE	FD 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	SCHE 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	VWC VINYL WALL COVERING
EQ EDGE OF SLAB	OC ON CENTER	W WEST
EQ EQUAL	OD OUTSIDE DIAMETER	W WITH
EQUIP EQUIPMENT	OFF OFFICE	WO WITHOUT
ETR EXISTING TO REMAIN	OH OPPOSITE HAND	WC WATERCLOSET
EW EACH WAY	OPG OPENING	WIN WINDOW
EXP JT. EXPANSION JOINT	OPP OPPOSITE	WP WATERPROOF
EXST EXISTING	PART PARTITION	WS WETSTACK
F.O. FACE OF	PERM PERIMETER	WSCT WAINSCOT
FA FIRE ALARM	PG PAINT GRADE	WT WEIGHT
FAP FIRE ANNUNCIATOR PANEL	PLAM PLASTIC LAMINATE	
	PLAS PLASTER	

### 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.
- 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 SHODRAWINGS 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 SHORING OR SLOT CUTTING 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 CPC.
  - 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:** \_\_\_\_\_

### AGENCIES AND UTILITIES

**COMMUNITY DEVELOPMENT DEPARTMENT**  
CITY OF COACHELLA PLANNING  
**ADDRESS:** 53990 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:** \_\_\_\_\_

### GARBAGE SERVICE:

**ADDRESS:** \_\_\_\_\_  
**PHONE:** \_\_\_\_\_ **FAX:** \_\_\_\_\_

### PROTOTYPE PLANS PREPARED BY

<b>ARCHITECT (PROTOTYPE):</b> RRM DESIGN GROUP <b>ADDRESS:</b> 3765 S. HIGUERA STREET, SUITE 102 SAN LUIS OBISPO, CA 93401 <b>PHONE:</b> (805) 543-1794 <b>FAX:</b> (805) 543-4609 <b>CONTACT:</b> SCOTT MARTIN <b>EMAIL:</b> SAMARTIN@RRMDESIGN.COM	<b>STRUCTURAL ENGINEER:</b> RRM DESIGN GROUP <b>ADDRESS:</b> 3675 S. HIGUERA STREET, SUITE 102 SAN LUIS OBISPO, CA 93401 <b>PHONE:</b> (805) 543-1794 <b>FAX:</b> (805) 543-4609 <b>CONTACT:</b> JESSICA MEADOWS <b>EMAIL:</b> JMMEADOWS@RRMDESIGN.COM
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T24-601	CERTIFICATE OF COMPLIANCE
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A6-111	MECHANICAL AND ELECTRICAL PLANS AND REFLECTED CEILING PLAN - PLAN 6
A6-201	EXT. ELEVATIONS & SECTIONS - PLAN 6 - MISSION
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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 SLOPE:

**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
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### 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:
- AN ADU IN THE VERY HIGH FIRE SEVERITY ZONE SHALL COMPLY WITH CHAPTER 7A OF THE CURRENT CALIFORNIA BUILDING CODE.
  - 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.
  - USE FIRE RATED ASSEMBLY ALTERNATIVE AS SHOWN IN ROOF FRAMING DETAILS AS REFERENCED ON PLANS.
  - USE RATED WALL ASSEMBLIES (34/AD-902, 24/AD-10902)
  - 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.
  - 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)

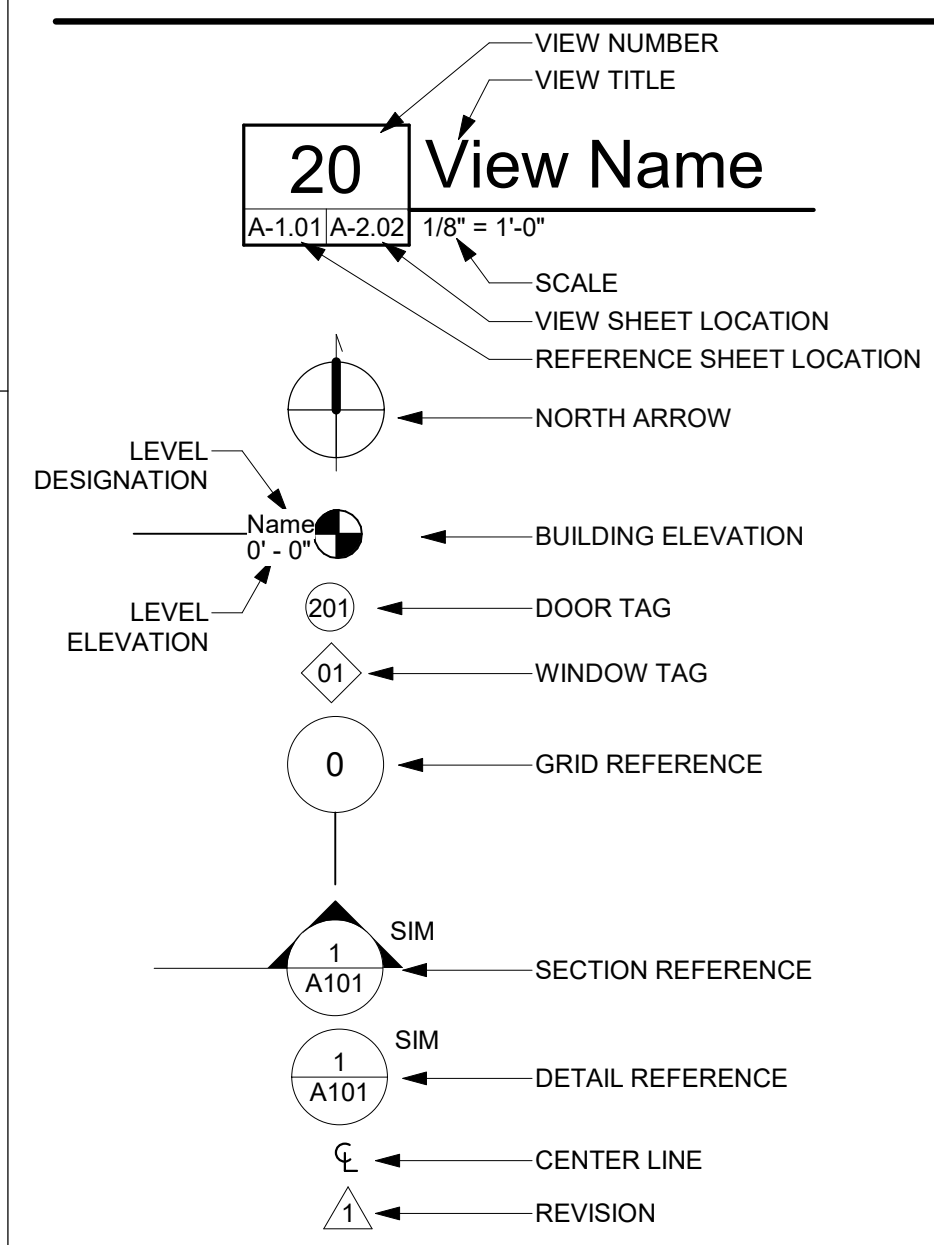
### FIRE SPRINKLERS NOTES

- FIRE SPRINKLER SHOP DRAWINGS & CALCULATIONS SHALL BE SUBMITTED TO BUILDING DEPT. & APPROVED BY FIRE DEPT. PRIOR TO INSTALLATION.
- IF FIRE SPRINKLERS ARE REQUIRED AT PROPOSED ADU THEN THE FOLLOWING NOTES APPLY.
- DEFERRED SUBMITTAL. OBTAIN FIRE SPRINKLER PERMIT PRIOR TO CALLING FOR ROOF SHEATHING INSPECTION.
- 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.
- LOCATION AND SIZE OF WATER SERVICE UNDERGROUND SHALL BE INSTALLED AS SHOWN ON APPROVED FIRE SPRINKLER PLANS.
- A FIRE UNDERGROUND FLUSH CERTIFICATION SHALL BE REQUIRED AT FINAL INSPECTION.
- 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

### SYMBOLS



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

TITLE SHEET - PLAN 6

PUBLIC SET

DATE  
01/11/24  
SHEET

G-006









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PROTOTYPE ADU  
2 CAR GARAGE CONVERSION  
COACHELLA, CA

CERTIFICATE OF COMPLIANCE

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  
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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  
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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.

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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

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD  
Project Name: Coachella ADUs (Plan 6-Conversion) Calculation Date/Time: 2023-08-28T10:22:43-07:00  
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CF1R-PRF-01E  
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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  
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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.

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

COMPLIANCE RESULTS table with columns for Item, Description.

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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.  
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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 Downers, Cabinets, and Base Closets. Light sources within downers, cabinets or base closets are not required to comply with Table 190.01(A) or § 190.01(H) if they are not used for general lighting.

56/22



2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code (e.g., § 190.01(A), § 190.01(B)) and Description (e.g., Energy Storage System (ESS) Ready. At single-family residences must comply with § 190.01(A) through § 190.01(F) of the California Mechanical Code (CMC). § 190.01(A) Equipment. All electrical equipment must be installed in accordance with the California Electrical Code (CEC).

\*Exceptions may apply.

56/22

ROOM LOAD SUMMARY

Table with columns: Room Name, Room Area, Room Volume, Room Cooling Peak (Sensible, Latent, Total), Room Heating Peak (Sensible, Latent, Total). Includes a 'PAGE 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., § 190.01(A) Light Sources in Downers, Cabinets, and Base Closets. Light sources within downers, cabinets or base closets are not required to comply with Table 190.01(A) or § 190.01(H) if they are not used for general lighting.

56/22



2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code (e.g., § 190.01(A), § 190.01(B)) and Description (e.g., § 190.01(A) Light Sources in Downers, Cabinets, and Base Closets. Light sources within downers, cabinets or base closets are not required to comply with Table 190.01(A) or § 190.01(H) if they are not used for general lighting.

56/22



2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code (e.g., § 190.01(A), § 190.01(B)) and Description (e.g., § 190.01(A) Light Sources in Downers, Cabinets, and Base Closets. Light sources within downers, cabinets or base closets are not required to comply with Table 190.01(A) or § 190.01(H) if they are not used for general lighting.

Table with 13 columns: 01-13. Rows include HVAC - HEAT PUMPS, Name, System Type, Number of Units, Efficiency Type, HSPF / HSPF2 / COP, Cap 47, Cap 17, Efficiency Type, SEER / SEER2, EER / EER2, Zonally Controlled, Compressor Type, HERS Verification.

Table with 9 columns: 01-09. Rows include HVAC HEAT PUMPS - HERS VERIFICATION, Name, Verified Airflow, Airflow Target, Verified EER/EER2, Verified SEER/SEER2, Verified HSPF2 / HSPF2, Verified Heating Cap 47, Verified Heating Cap 17.

Table with 10 columns: 01-10. Rows include VARIABLE CAPACITY HEAT PUMP COMPLIANCE OPTION - HERS VERIFICATION, Name, Certified VCAP System, Airflow to Habitable Rooms, Ductless Units in Conditioned Space, Wall Mount Thermostat, Air Filter Sizing, Low Leakage Ducts in Conditioned Space, Minimum Airflow per RA3.3 and SC3.3.3.4.1, Certified non-continuous fan, Indoor Fan not Running Continuously.

Table with 9 columns: 01-09. Rows include INDOOR AIR QUALITY (IAQ) FANS, Dwelling Unit, Airflow (CFM), Fan Efficiency (W/CFM), IAQ Fan Type, Includes Heat/Energy Recovery?, IAQ Recovery Effectiveness - SRE, Includes Fault Indicator Display?, HERS Verification, Status.

Registration Number: 223-P010107538A-000-000-000000-0000 CA Building Energy Efficiency Standards - 2022 Residential Compliance

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Documentation Author's Declaration Statement, Responsible Person's Declaration Statement, Responsible Designer Name: Randy Russon, RRM Design Group, Address: 3765 S. Higuera Street, Suite 102, San Luis Obispo, CA 94301.

Digitally signed by CaCERTS. This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.



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RESIDENTIAL MEASURES SUMMARY table with columns: Project Name, Building Type, CA Climate Zone, Cavity, Special Features, Status, Fenestration, HVAC Systems, HVAC Distribution, Water Heating.



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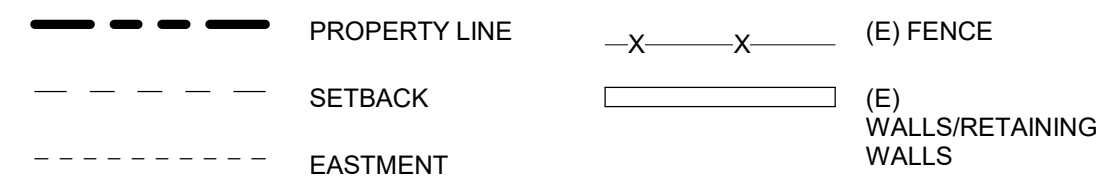


# SITE PLAN TO BE PROVIDED BY APPLICANT



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## 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

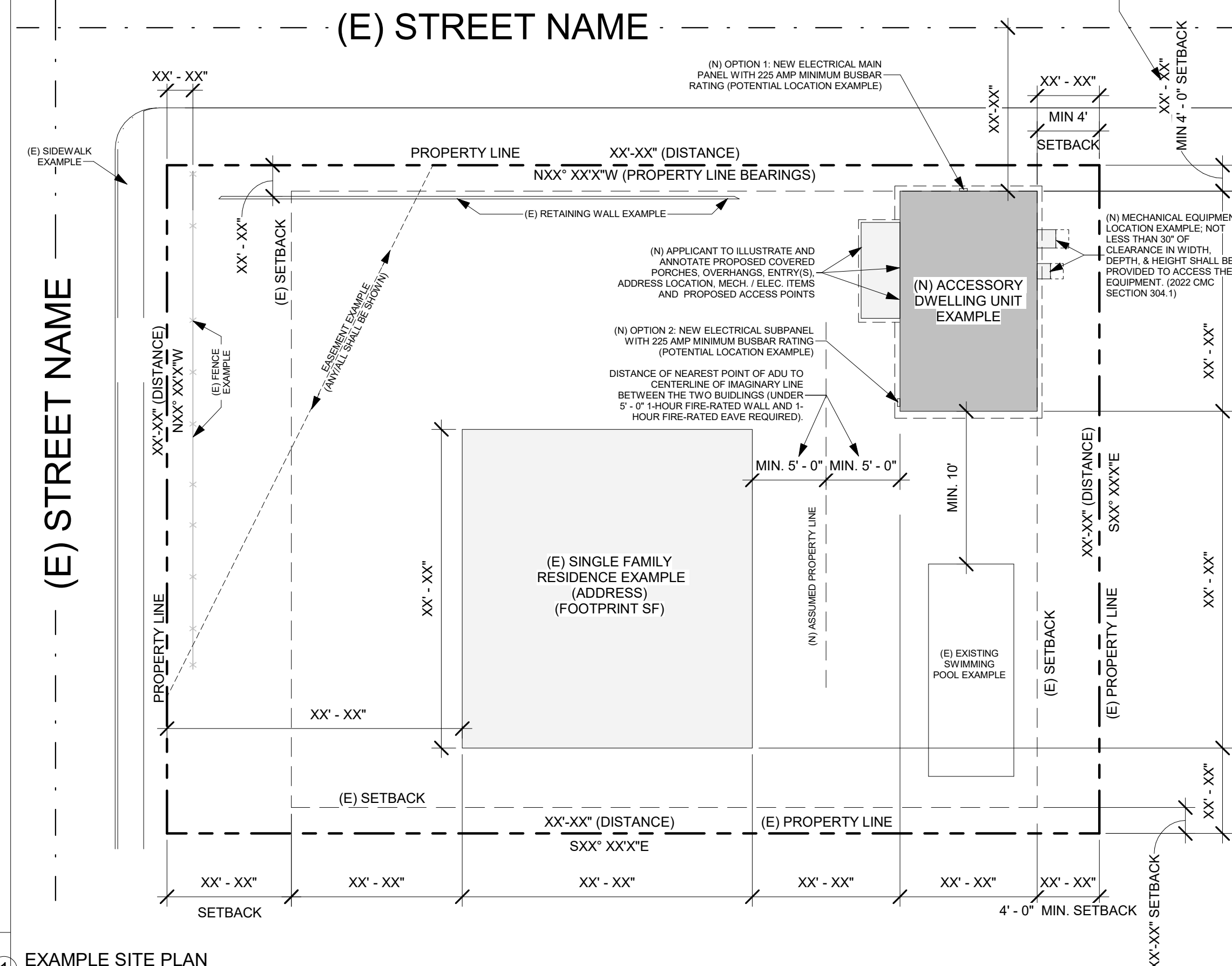
IF (N) ADU IS 5' - 0" OR LESS TO ANY PROPERTY LINE AND/OR ADU IS 10' - 0" OR LESS FROM ANY ADJACENT BUILDING OR STRUCTURE:

- 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"

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## 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

- REFER TO FLOOR PLANS FOR WINDOW LOCATIONS.
- CONTRACTOR TO VERIFY EXACT ROUGH OPENING SIZES PRIOR TO FABRICATION OF ROUGH OPENINGS.
- REFER TO ENERGY COMPLIANCE REPORTS FOR U-FACTOR, SHGC AND ADDITIONAL WINDOW REQUIREMENTS.
- ALL GLAZING IS DOUBLE PANE UNLESS OTHERWISE NOTED.
- 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]
- WINDOWS TO MATCH EXISTING STYLE AND COLOR OF EXISTING HOME.

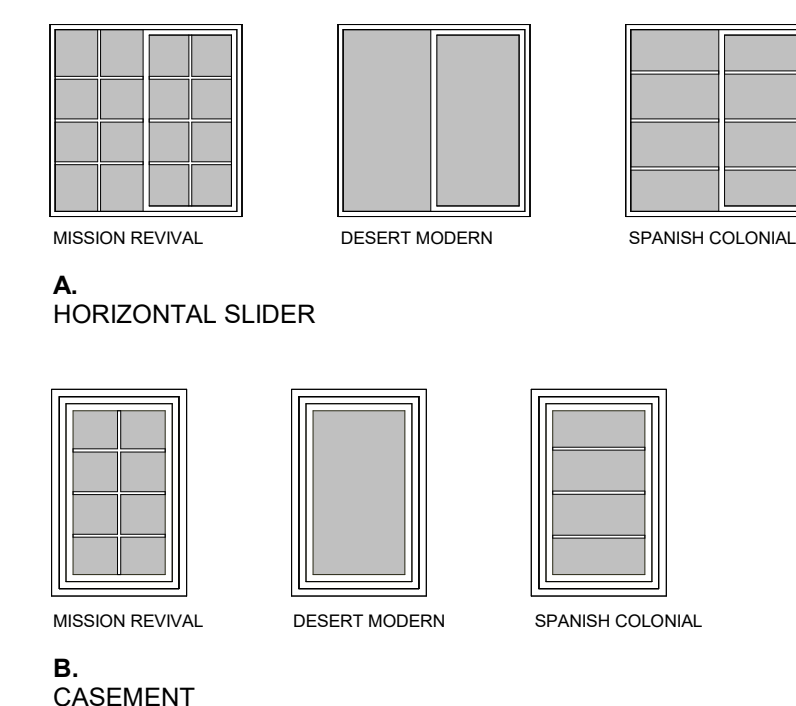
## WINDOW SCHEDULE

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

## WINDOW REMARKS

- 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
- SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR. PER CBC 2022 SEC. 1031.3.3
- TEMPERED / SAFETY GLAZING.

## WINDOW LEGEND



## FLOOR PLAN NOTES

- DIMENSIONS ARE TO FACE OF FRAMING U.N.O
- REFER TO STRUCTURAL PLANS FOR FURTHER FRAMING INFORMATION.
- REFER TO ELECTRICAL & MECHANICAL PLANS FOR FURTHER INFORMATION.
- ALL FURNITURE AND EQUIPMENT IS BY OWNER AND IS SHOWN FOR COORDINATION PURPOSES ONLY.
- FLOOR FINISHES TO BE DETERMINED BY THE PROPERTY OWNER.
- 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.
- PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES INCLUDING BUT NOT LIMITED TO HANDRAILS, SHELVING AND BATHROOM FIXTURES.
- 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

- REFER TO GENERAL NOTES SHEET G-102 FOR ADDITIONAL REQUIREMENTS
- REFER TO PLANS FOR LOCATION OF DOORS.
- VERIFY ROUGH OPENING SIZE WITH DOOR MANUFACTURER SPECIFICATIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY ACTUAL DOOR SIZE TO FIT FINISH OPENING PRIOR TO FABRICATION OF DOOR AND FINISH OPENING.
- 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.
- GLAZING IN DOORS SHALL BE TEMPERED PER SECTION R308.4.1.
- DOORS TO MATCH STYLE AND COLOR OF EXISTING HOME.

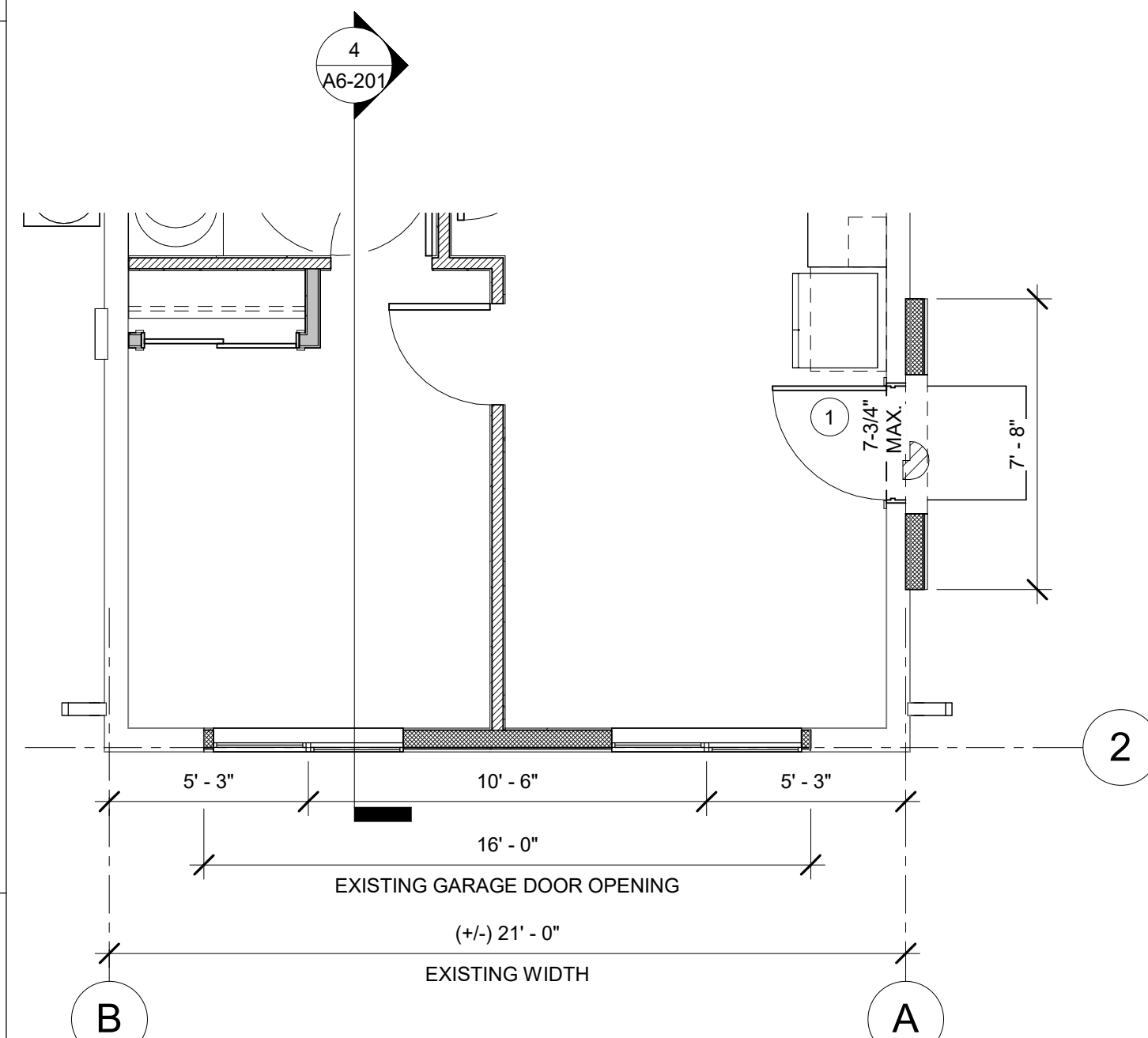
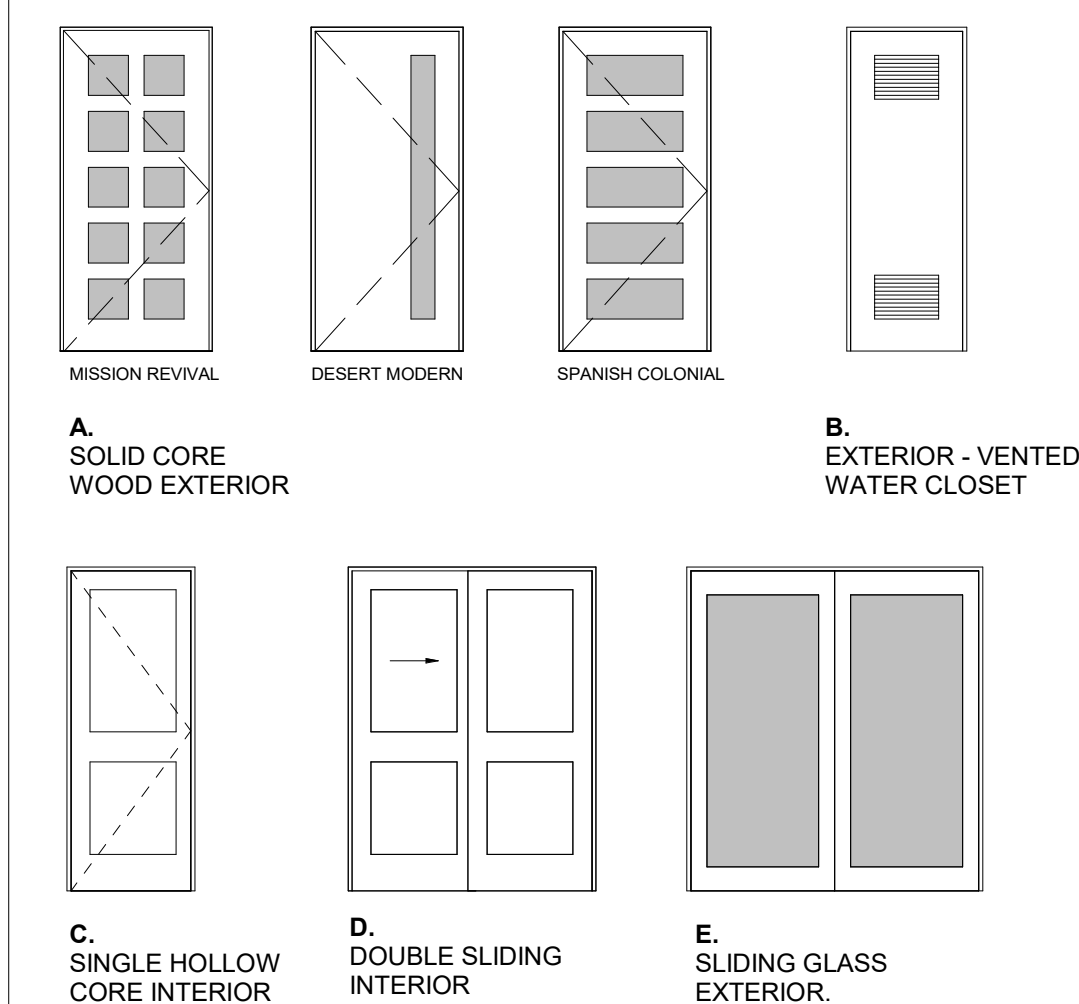
## DOOR SCHEDULE

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

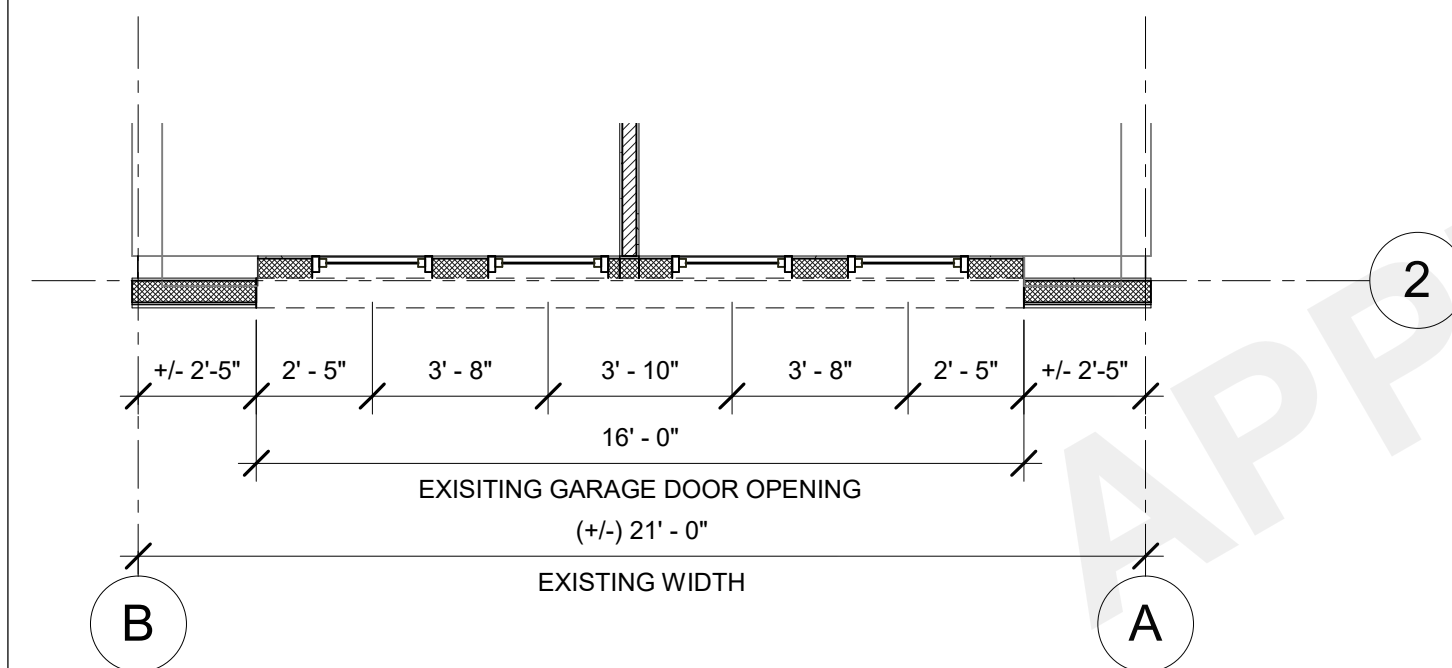
## DOOR REMARKS

- FIRE RATED DOOR. REFER TO GENERAL DOOR NOTE #5
- GLAZING IN DOOR. TEMPERED (BOTH PANES)
- PROVIDE 100 SQ INCHES OF VENTING IN DOOR OR BY OTHER APPROVED MEANS.
- OPTIONAL DOOR.

## DOOR LEGEND

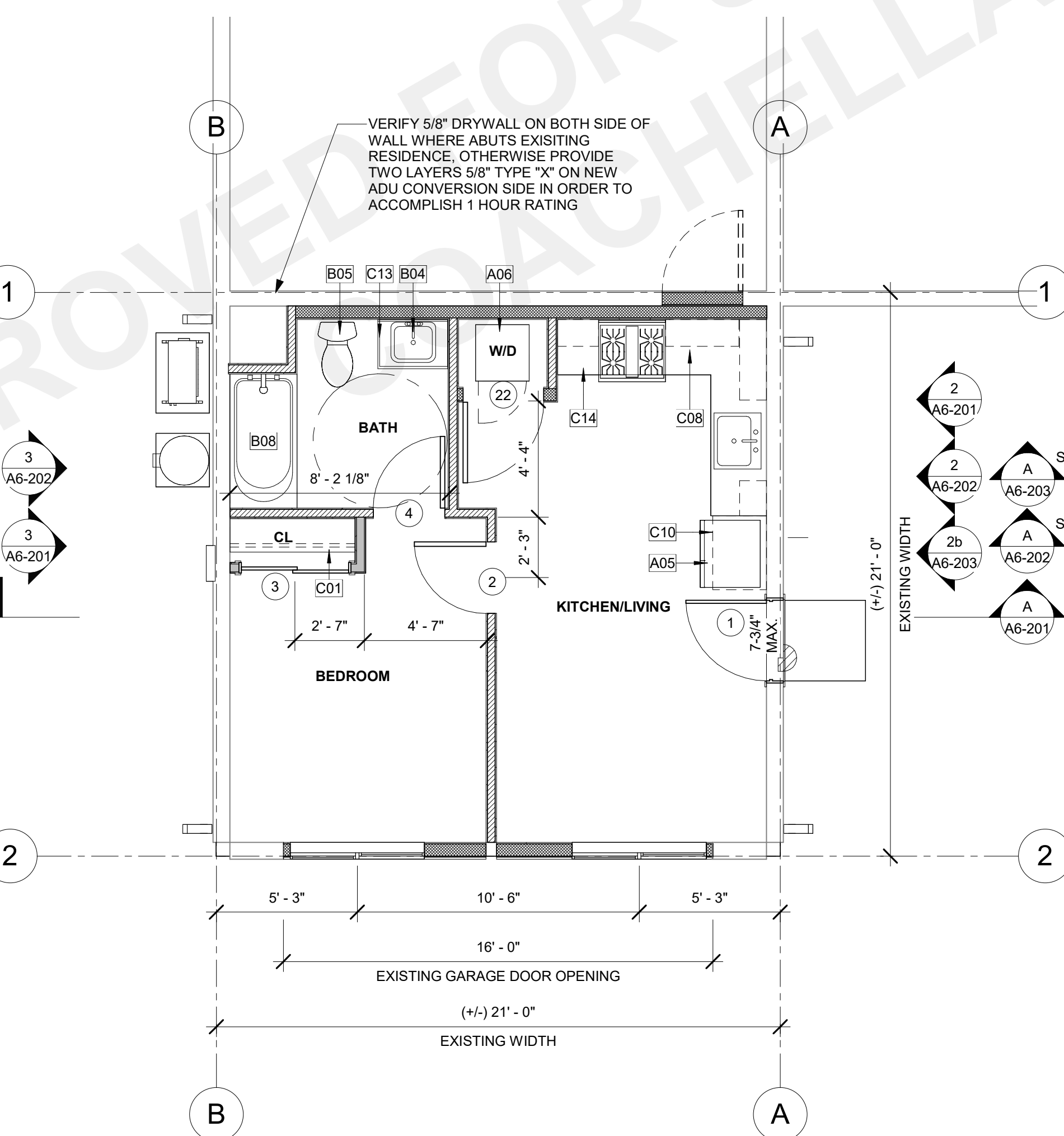


**3 PARTIAL FLOOR PLAN - MISSION**  
A6-201 | A6-101 SCALE: 1/4" = 1'-0"



**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"



# ELECTRICAL LOAD CALCULATIONS

# UTILITY GENERAL NOTES

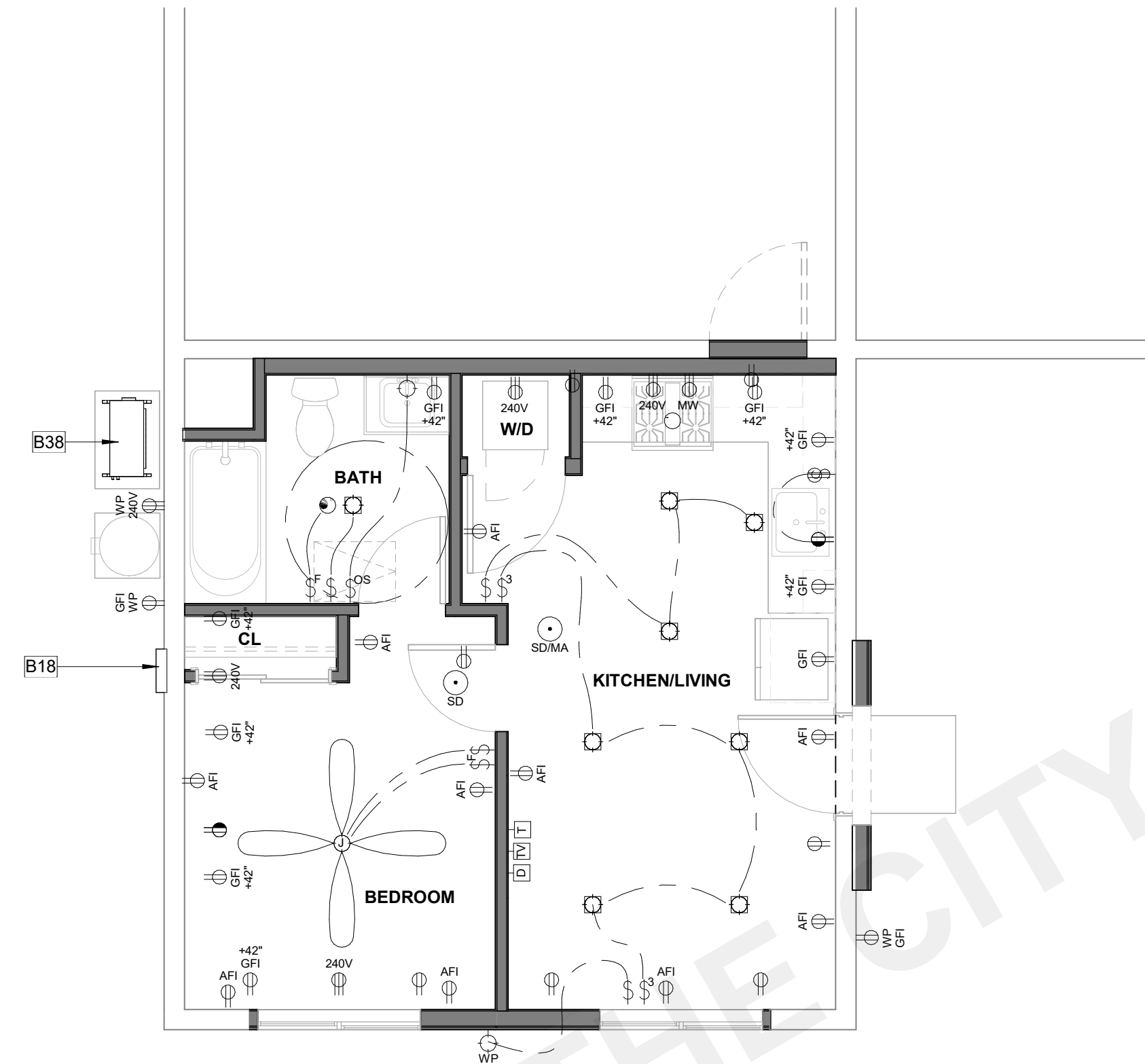
- REFER TO GENERAL NOTES SHEET G-102 FOR ADDITIONAL REQUIREMENTS.
- SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- SEE TITLE 24 REPORTS FOR ADDITIONAL INFORMATION.

# KEYNOTES

- 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.



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## 1 ELECTRICAL FLOOR PLAN

AB-201 | AB-111 SCALE: 1/4" = 1'-0"

# VENTILATION SUMMARIES

### 1) LOCAL EXHAUST VENTILATION

BATHROOM	OPTION A	OPTION B
BATHROOM FAN FLOW (cfm) .....	50 CFM	50 CFM
DUCT TYPE .....	FLEX DUCT	SMOOTH DUCT
DUCT SIZE (in) .....	4"	4"
MAX. ALLOWABLE DUCT LENGTH (ft) .....	70'	105'
THIS EXHAUST FAN IS REQUIRED TO BE RATED FOR SOUND AT A MAX. OF 3 SONES.		

KITCHEN	OPTION A	OPTION B
KITCHEN FAN FLOW (cfm) .....	100 CFM	50 CFM
DUCT TYPE .....	FLEX DUCT	SMOOTH DUCT
DUCT SIZE (in) .....	5"	5"
MAX. ALLOWABLE DUCT LENGTH (ft) .....	35'	85'
THIS EXHAUST FAN IS REQUIRED TO BE RATED FOR SOUND AT A MAX. OF 3 SONES.		

### 2) WHOLE BUILDING VENTILATION

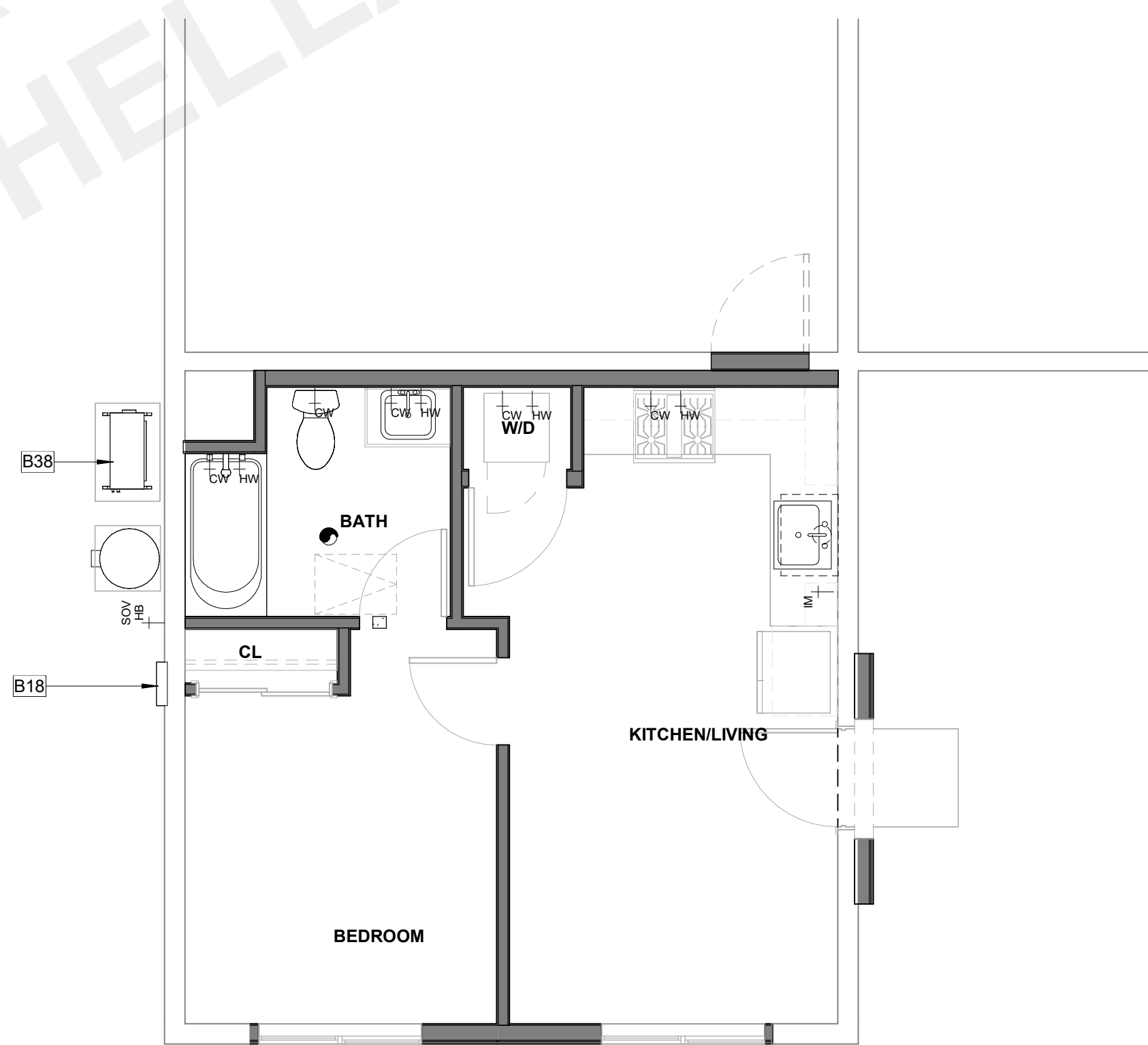
PER ASHRAE STANDARD 62.2, CEC EQUATION 150.0-B	OPTION A	OPTION B
BUILDING FAN FLOW (cfm) .....	50 CFM	50 CFM
DUCT TYPE .....	FLEX DUCT	SMOOTH DUCT
DUCT SIZE (in) .....	4"	4"
MAX. ALLOWABLE DUCT LENGTH (ft) .....	70'	105'
THIS EXHAUST FAN IS REQUIRED TO BE RATED FOR SOUND AT A MAX. OF 1 SONE.		
THIS EXHAUST FAN IS REQUIRED TO OPERATE CONTINUOUSLY TO ENSURE CONTINUOUSLY TO ENSURE INDOOR AIR QUALITY.		

**TOTAL (MINIMUM) REQUIRED VENTILATION RATE**  
 PER ASHRAE STANDARD 62.2, CEC EQUATION 150.0-B  
 $Q_{CFM} = .03(\text{FLOOR AREA}) + 7.5(\# \text{ OF BEDROOMS} + 1)$

**WHOLE DWELLING UNIT MECHANICAL VENTILATION**  
 PER SECTION 150.0(C)(i) [ASHRAE 62.2.4.1.2]  
 1 BED - MINIMUM CUBIC FEET PER MINUTE (CFM) (Equation 150.0-B)  
 $Q_{tot} = 0.03A_{floor} + 7.5(N_{br} + 1) \quad .03(\text{sf}) + 7.5(1+1) = \text{CFM} < 50 \text{ CFM}$

**EFFECTIVE ANNUAL AVERAGE INFILTRATION RATE**  
 PER SECTION 150.0(C)(ii)  
 a. (Equation 150.0-C)  $Q_{50} = V_{du}(x) 2 \text{ ACH}_{50} / 60 \text{ minutes}$   
 a. (Equation 150.0-D)  $Q_{50} = V_{du}(x) \text{ Verified ACH}_{50} / 60 \text{ minutes}$   
 b. (Equation 150.0-E)  $Q_{tot} = 0.052(x) Q_{50} \times w_{sf} \times [H/H']^2$  [ASHRAE 62.2.4.1.2.1]

**REQUIRED MECHANICAL VENTILATION RATE**  
 AND REQUIRED MECHANICAL VENTILATION RATE PER 150.0(C)(iii)  
 [ASHRAE 62.2.4.1.2]  
 (Equation 150.0-F)  $Q_{fan} = Q_{tot}(-) \phi (Q_{inf}(x) A_{ext})$



## 2 MECHANICAL FLOOR PLAN

AB-201 | AB-111 SCALE: 1/4" = 1'-0"

# PLUMBING FIXTURES

4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS  
 PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1701.1 OF THE CALIFORNIA PLUMBING CODE.

NOTE:  
 THIS TABLE COMPILES THE DATA IN SECTION 4.303.1 AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.25 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

# RCP NOTES

- HEIGHT OF CEILINGS SHALL BE MEASURED FROM TOP OF SLAB TO FINISH FACE OF GWB OR FACE OF CEILING GRID AS INDICATED ON THE REFLECTED CEILING PLAN, UON.
- ALL LIGHT FIXTURES ARE TO BE INSTALLED ACCORDING TO THE ARCHITECTURAL ELECTRICAL PLAN.
- REFER TO ARCHITECTURAL ELECTRICAL PLANS FOR FURTHER INFORMATION.
- REFER TO MECHANICAL PLANS FOR FURTHER INFORMATION.
- REFER TO FLOOR PLAN FOR ELEVATION AND SECTION REFERENCES.

# LEGEND

NOTE: ALL OUTDOOR OUTLETS SHALL HAVE GFCI PROTECTION AND WEATHERPROOF COVERS.

ELECTRICAL SWITCH	SMOKE DETECTOR/ALARM	DUPLEX OUTLET ARC-FAULT CIRCUIT INTERRUPTER
ELECTRICAL VACANCY SENSOR	COMBINATION SMOKE/CARBON MONOXIDE	DUPLEX OUTLET 240 VOLTS
ELECTRICAL SWITCH-FAN	TELEPHONE LOCATION	DUPLEX OUTLET GROUND FAULT INTERRUPTER
EXHAUST FAN W/HUMIDISTAT	CABLE TELEVISION LOCATION	DUPLEX OUTLET GROUND FAULT INTERRUPTER
WALL MOUNTED HIGH-EFFICACY LIGHT	CEILING FAN OPTIONAL (PRE WIRE FOR CEILING FAN ONLY)	DUPLEX OUTLET AFCI-HALF HOT
RECESSED HIGH-EFFICACY DOWNLIGHT	COLD WATER STUB OUT	HOT WATER STUB OUT
RECESSED HIGH-EFFICACY DOWNLIGHT VAPOR PROOF	WATER HOSE BIBB	WATER HOSE BIBB WITH SHUT OFF VALVE
ELECTRICAL WIRING	10' - 0" CEILING HEIGHT	22"X30" MIN. CEILING ACCESS PANEL

**PROTOTYPE ADU**  
**2 CAR GARAGE CONVERSION**  
 COACHELLA, CA  
**MECHANICAL AND ELECTRICAL**  
**PLANS AND REFLECTED CEILING**  
**PLAN - PLAN 6**

PUBLIC SET  
 DATE  
 01/11/24  
 SHEET

A6-111



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### GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-102 FOR ADDITIONAL REQUIREMENTS
2. SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
3. REFER TO ROOF PLAN FOR OVERHANGS, FASCIA PER DETAILS. PROVIDE ALUMINUM GUTTER. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.
4. REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.
5. REFER TO PLOT PLAN FOR PLAN TYPE, ELEVATION STYLE AND COLOR SCHEME.
6. THE NOMINAL THICKNESS AND ATTACHMENT OF EXTERIOR WALL COVERINGS SHALL BE IN ACCORDANCE WITH CRC TABLE R703.3(1).
7. ANCHORED VENEER, BRICK, CONCRETE, MASONRY OR STONE IN ACCORDANCE WITH CRC R703.8
8. ADHERED VENEER, CONCRETE, STONE OR MASONRY IN ACCORDANCE WITH CRC R703.12
9. 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.
10. GYPSUM SHEATHING SHALL BE ATTACHED TO EXTERIOR WALLS IN ACCORDANCE WITH CRC TABLE R602.3.
11. 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.
- K01 CONCRETE S-TILE. ESR REPORT TO BE PROVIDED BY OWNER
- L15 EXTERIOR LIGHT SCHEME C. DARK SKY AND TITLE 24 COMPLIANT.
- L21 FAUX SHUTTERS
- M01 GUTTER. CONNECT TO DOWNSPOUT. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER PER CRC R327.5.4
- M02 DOWNSPOUT. CONNECT TO STORM DRAIN SYSTEM
- S04 2X6 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 <sup>2</sup>

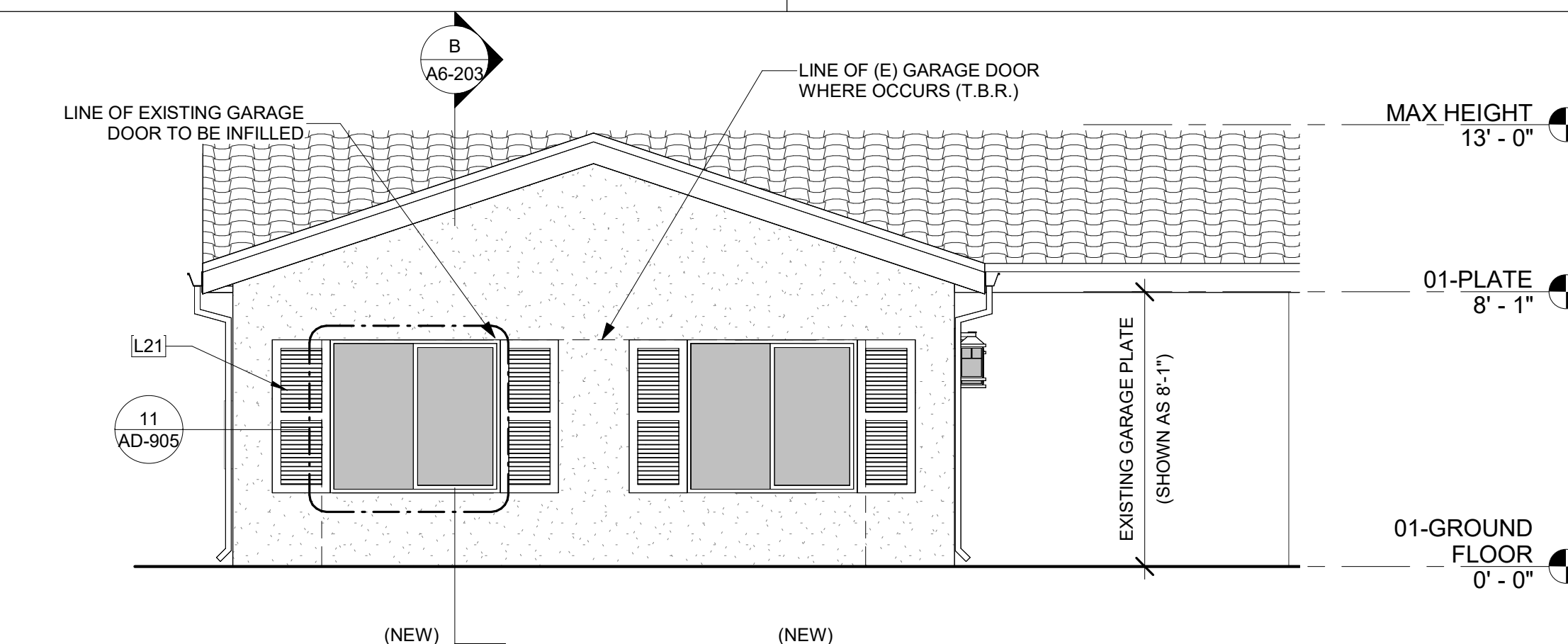
### VENTING PROPOSED

ATTIC ZONE	NUMBER	VENT TYPE	FREE AREA
2 CAR GARAGE CONVERSION	3	O'HAGIN FIRE & ICE	292.50 in <sup>2</sup>
HIGH			292.50 in <sup>2</sup>
			292.50 in <sup>2</sup>

### LEGEND

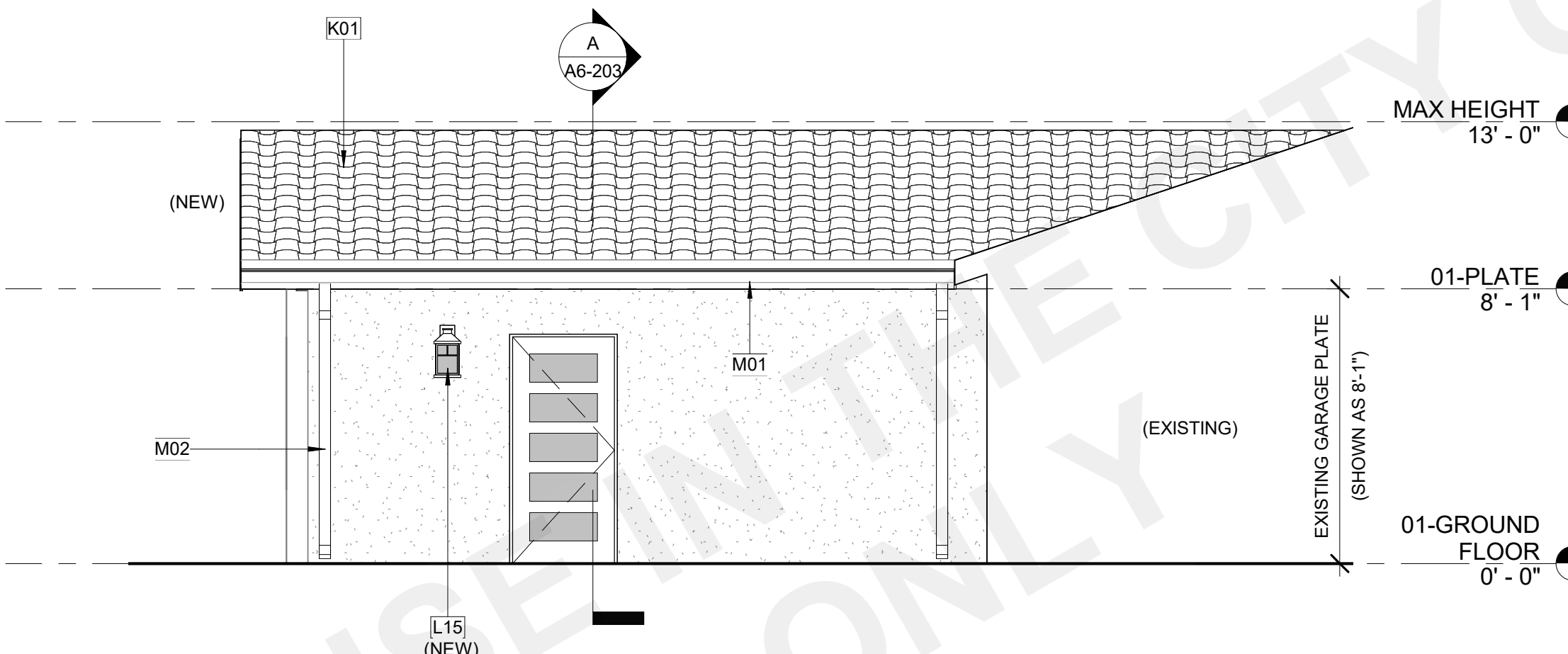
NOTE: EXTERIOR WALL COVERINGS SHALL BE EITHER A NON-COMBUSTIBLE MATERIAL, AN IGNITION RESISTANT MATERIAL, OR OTHERWISE COMPLY WITH THE REQUIREMENTS SET FORTH IN THE 2022 CRC SECTION R337.7.

- 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



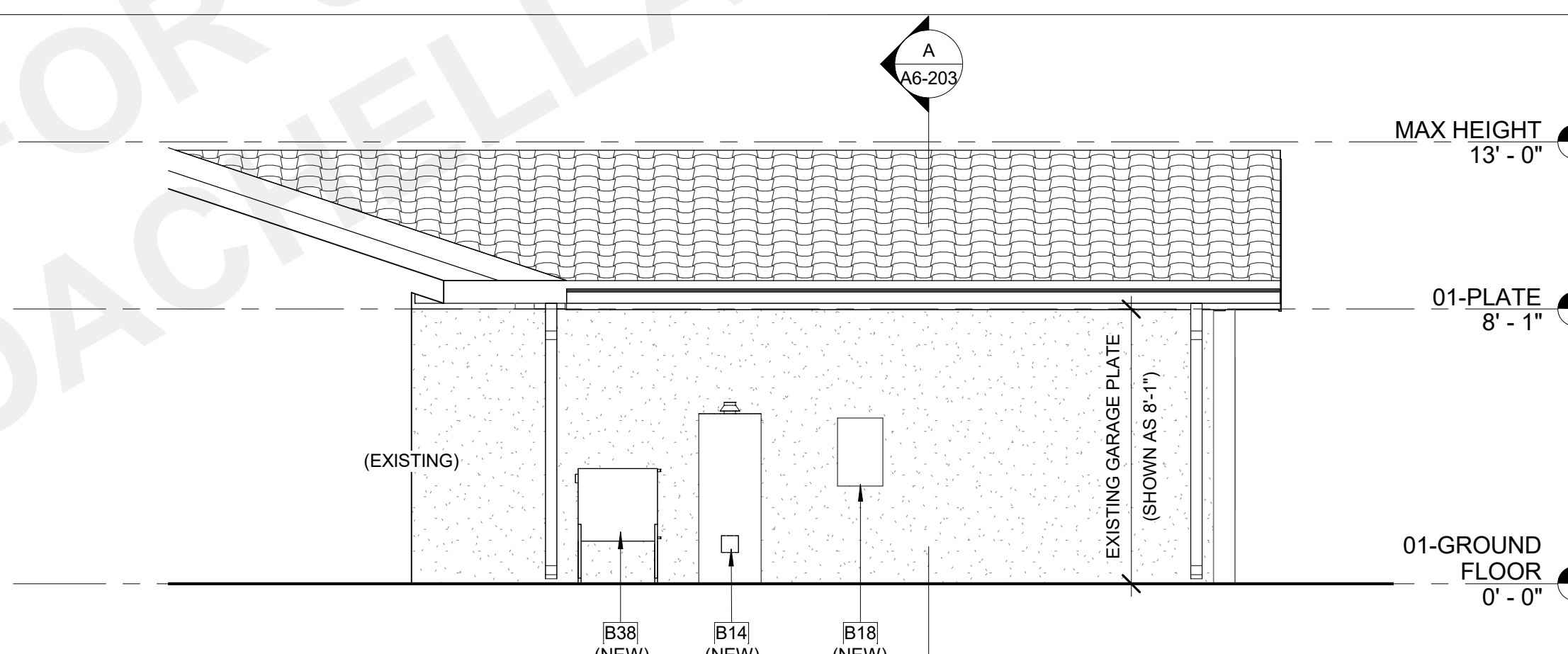
**1b FRONT ELEVATION - SPANISH - FRONT FACING GARAGE**

A6-203 SCALE: 1/4" = 1'-0"



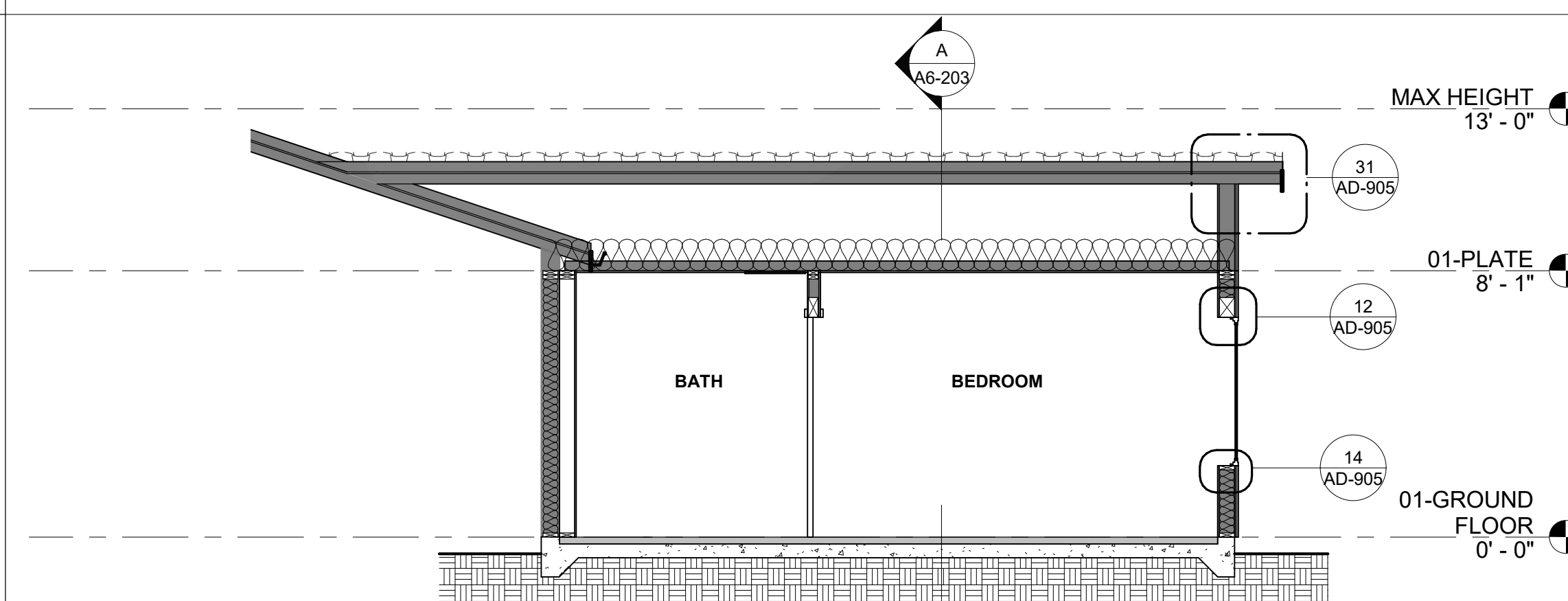
**2b RIGHT ELEVATION - SPANISH - FRONT FACING GARAGE**

A6-101 | A6-203 SCALE: 1/4" = 1'-0"



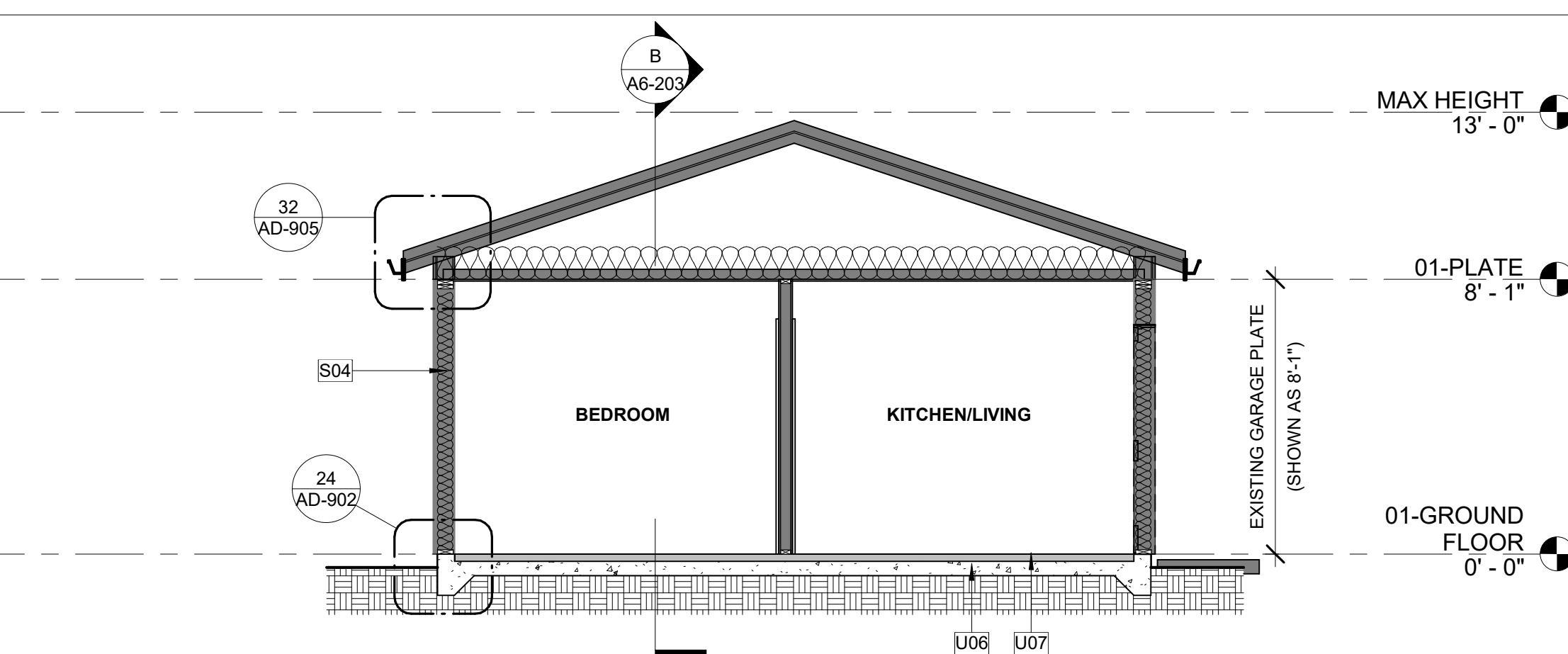
**3 LEFT ELEVATION - SPANISH**

A6-203 SCALE: 1/4" = 1'-0"



**B SECTION B - SPANISH**

A6-203 | A6-203 SCALE: 1/4" = 1'-0"



**A SECTION A - SPANISH**

A6-101 | A6-203 SCALE: 1/4" = 1'-0"

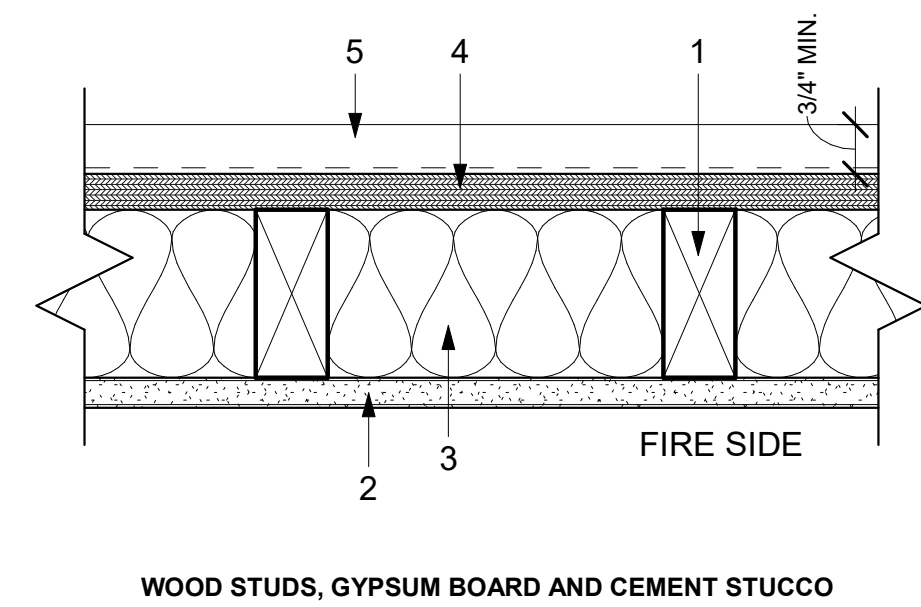
APPROVED FOR USE ONLY THE CITY OF COACHELLA

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



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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:

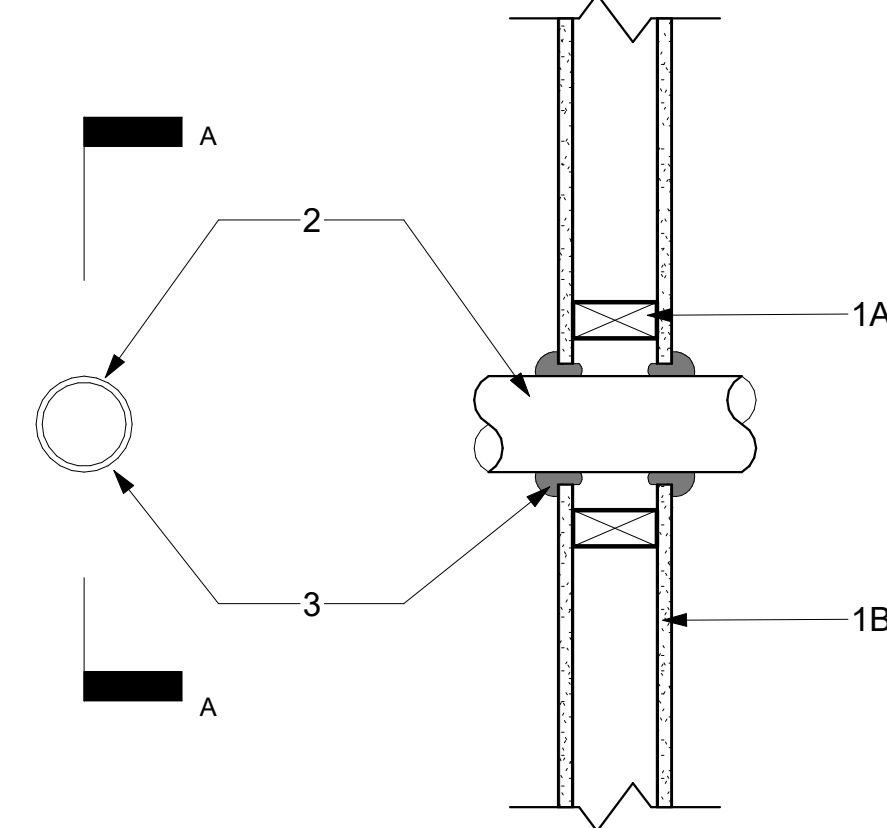
D. CEMENTITIOUS STUCCO - PORTLAND CEMENT OR SYNTHETIC STUCCO SYSTEM WITH SELF-FURRING METAL LATH OR ADHESIVE BASE COAT. THICKNESS FROM 3/8" TO 3/4", DEPENDING ON SYSTEM.

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 FIRECODE 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:

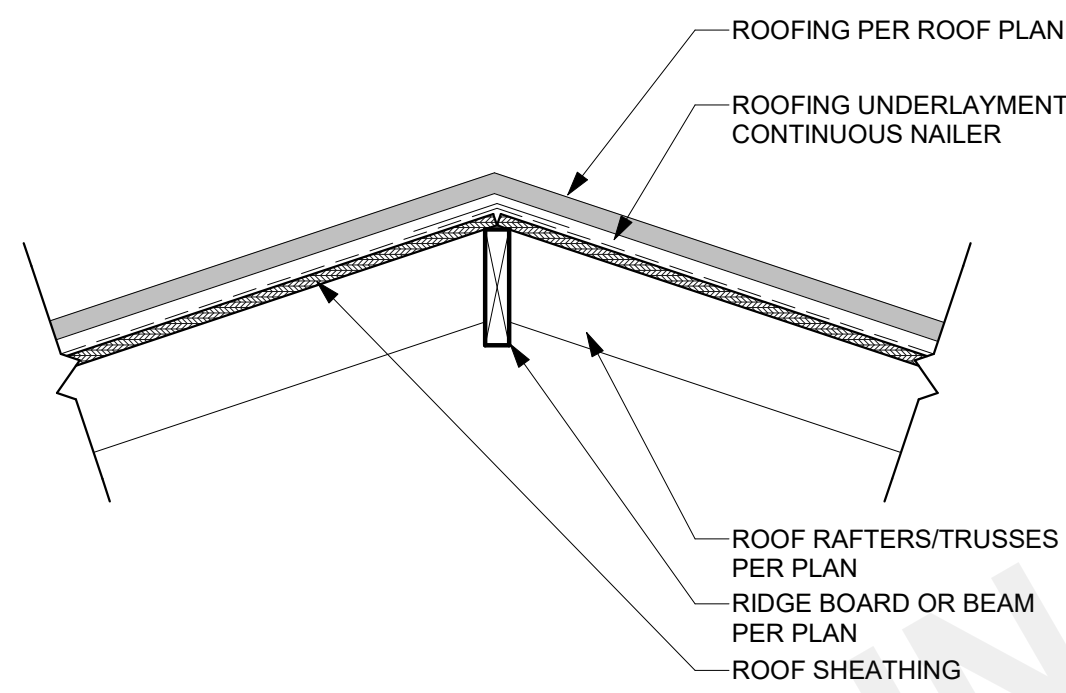
- A. COPPER TUBING - NOM. 4 IN. DIAM. (OR SMALLER) TYPE M (OR HEAVIER) COPPER TUBING.
- B. COPPER PIPE - NOM. 4 IN. DIAM. (OR SMALLER) REGULAR (OR HEAVIER) COPPER PIPE.
- C. STEEL PIPE - NOM. 4 IN. DIAM. (OR SMALLER) SCHEDULE 5 (OR HEAVIER) STEEL PIPE.
- D. CONDUIT - NOM. 4 IN. DIAM. (OR SMALLER) STEEL 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

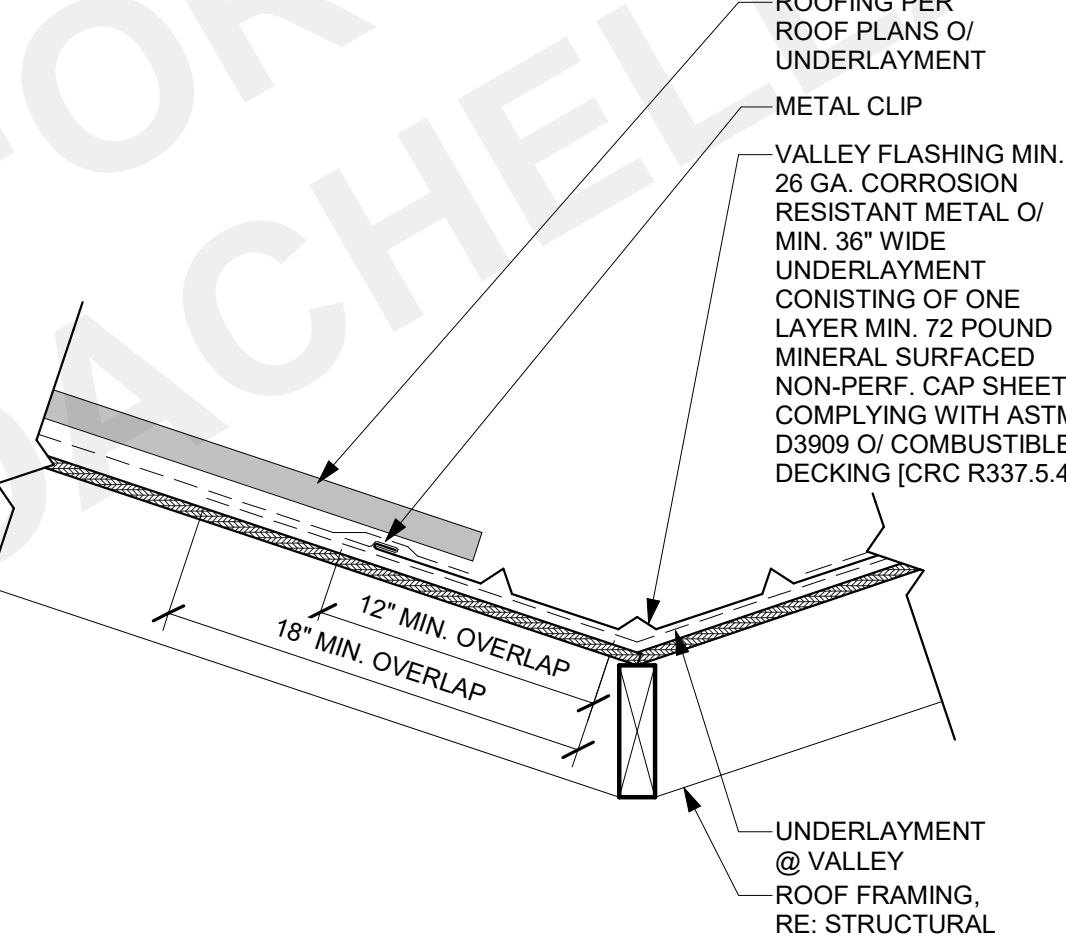
**31 WALL VENT**

SCALE: 3" = 1'-0"



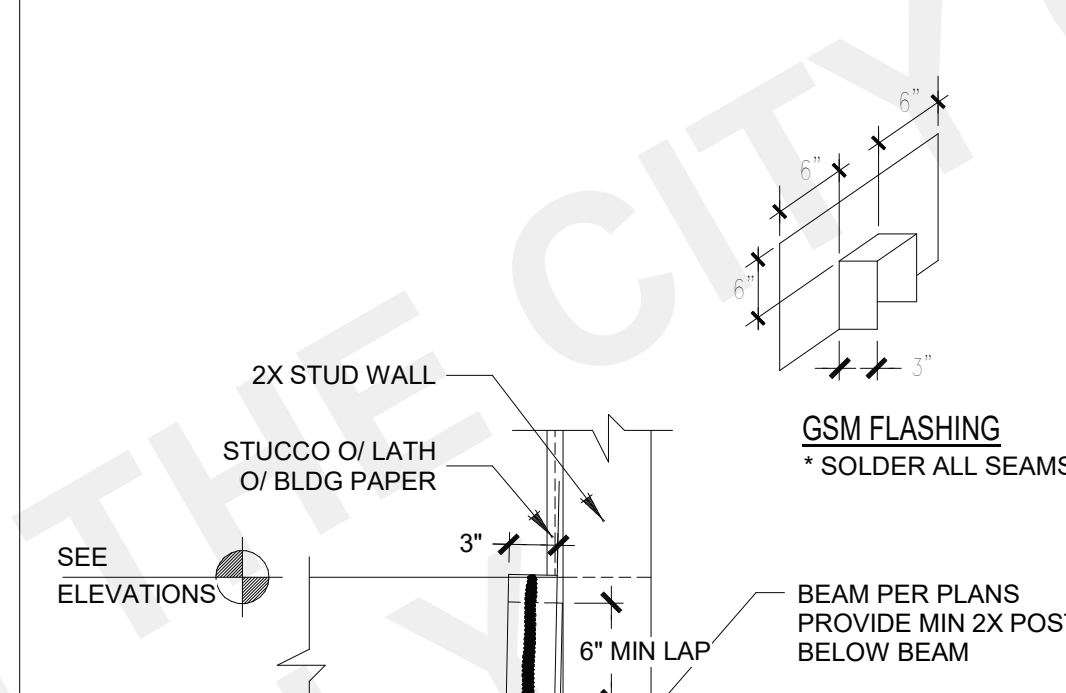
**32 HIP/RIDGE**

SCALE: 1" = 1'-0"



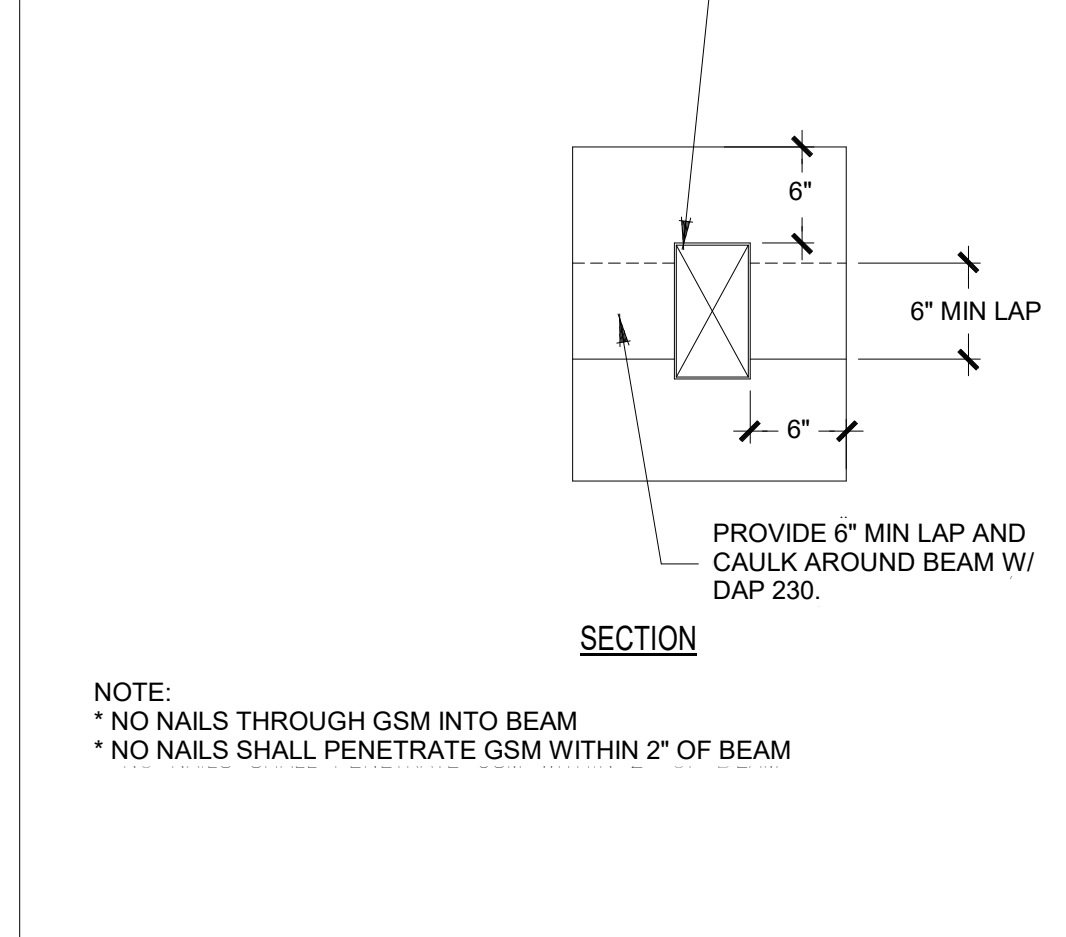
**21 MOUNTING PAD**

SCALE: 3" = 1'-0"



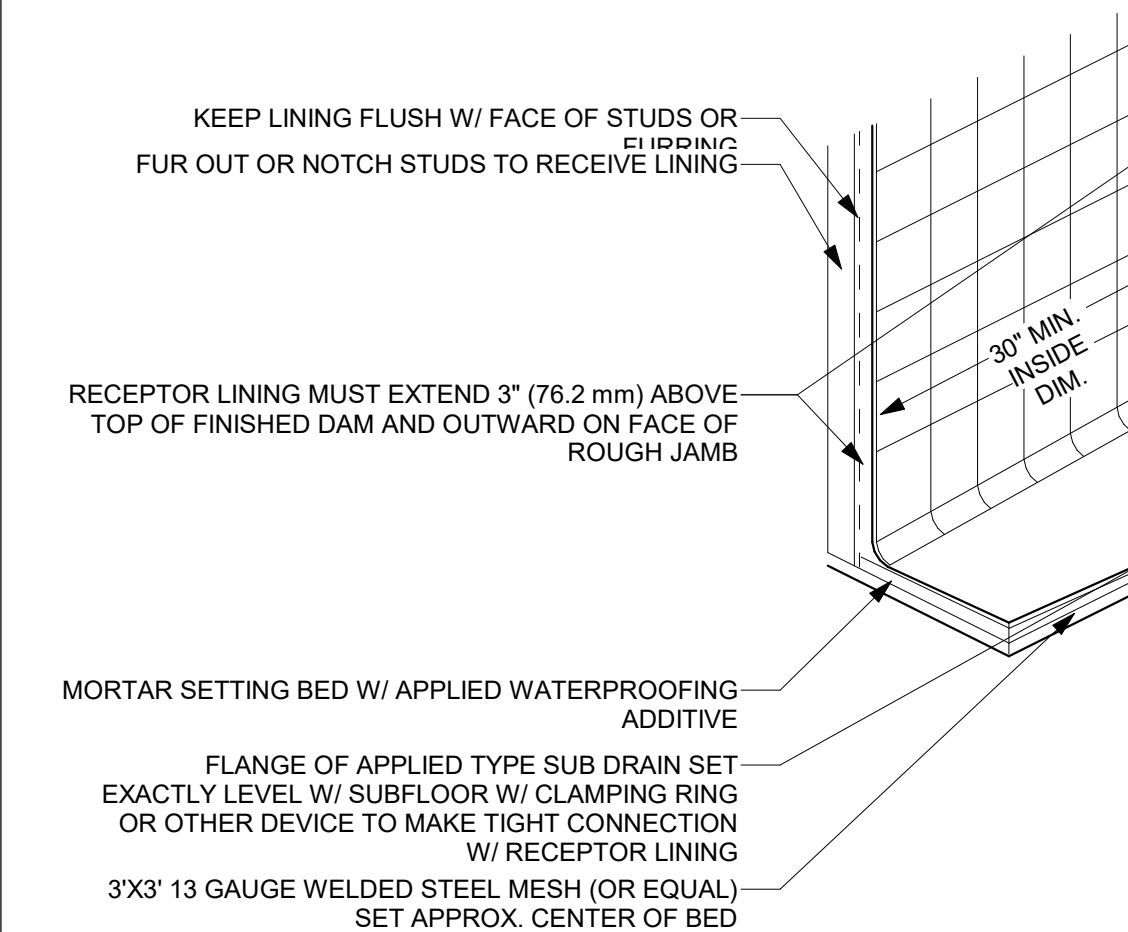
**12 TYPICAL WIN FLASHING**

SCALE: 12" = 1'-0"



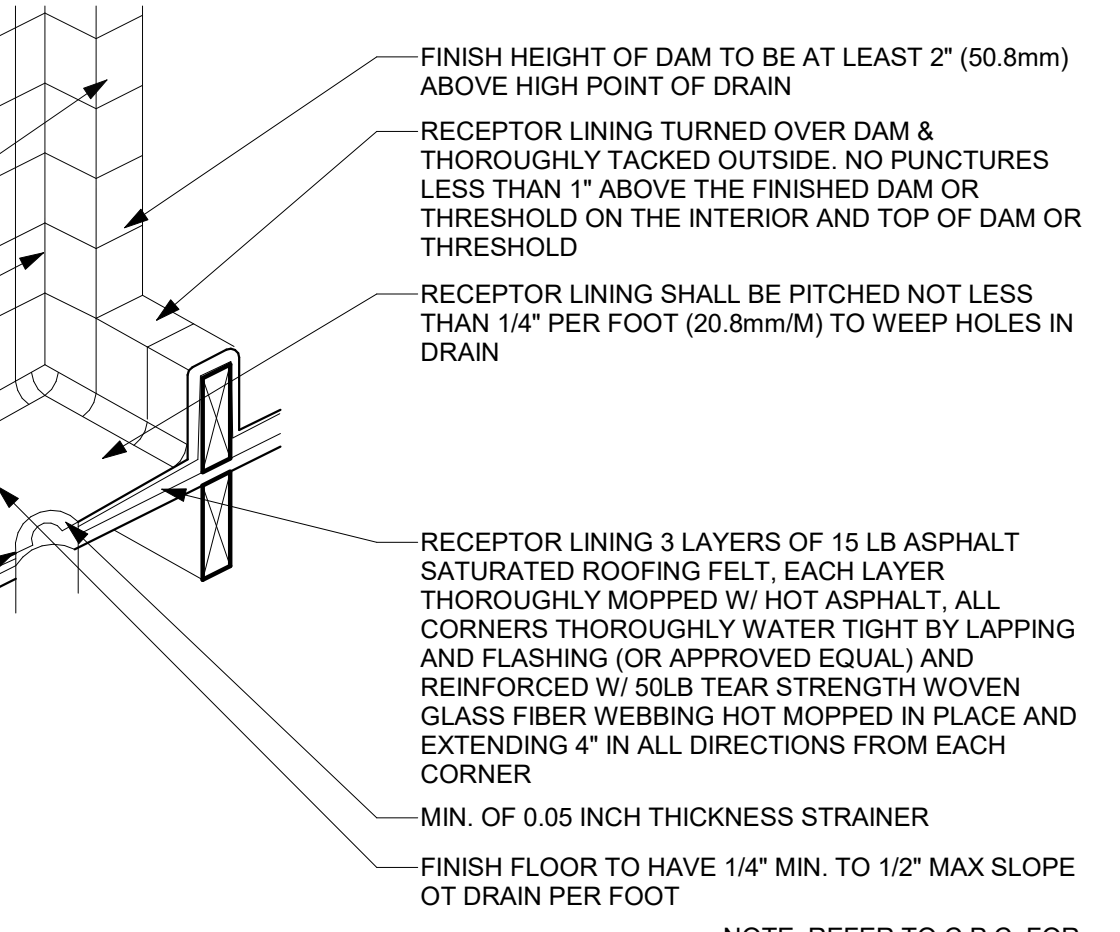
**53 1-HR EXT. RATED WALL ASSEMBLY**

SCALE: 3" = 1'-0"



**43 THROUGH PENETRATION @ WALL 1**

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



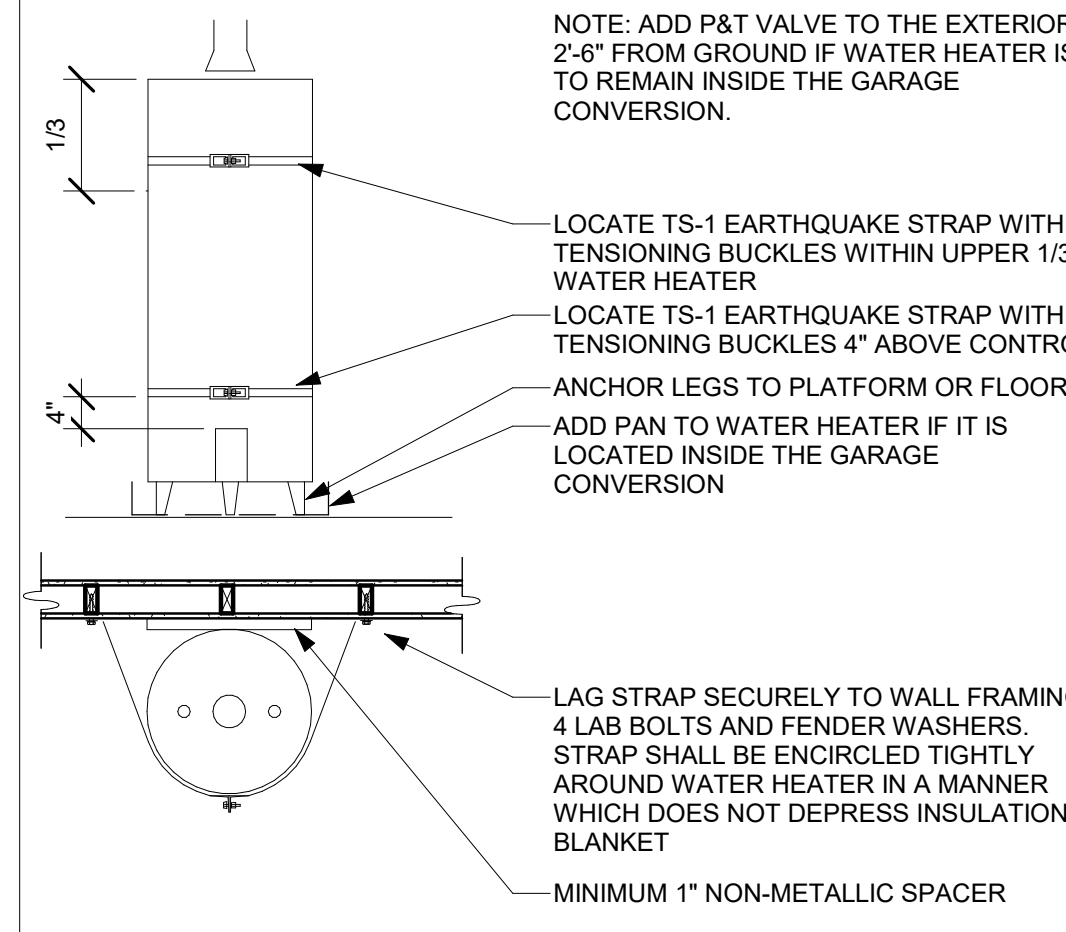
**33 VALLEY FLASHING**

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



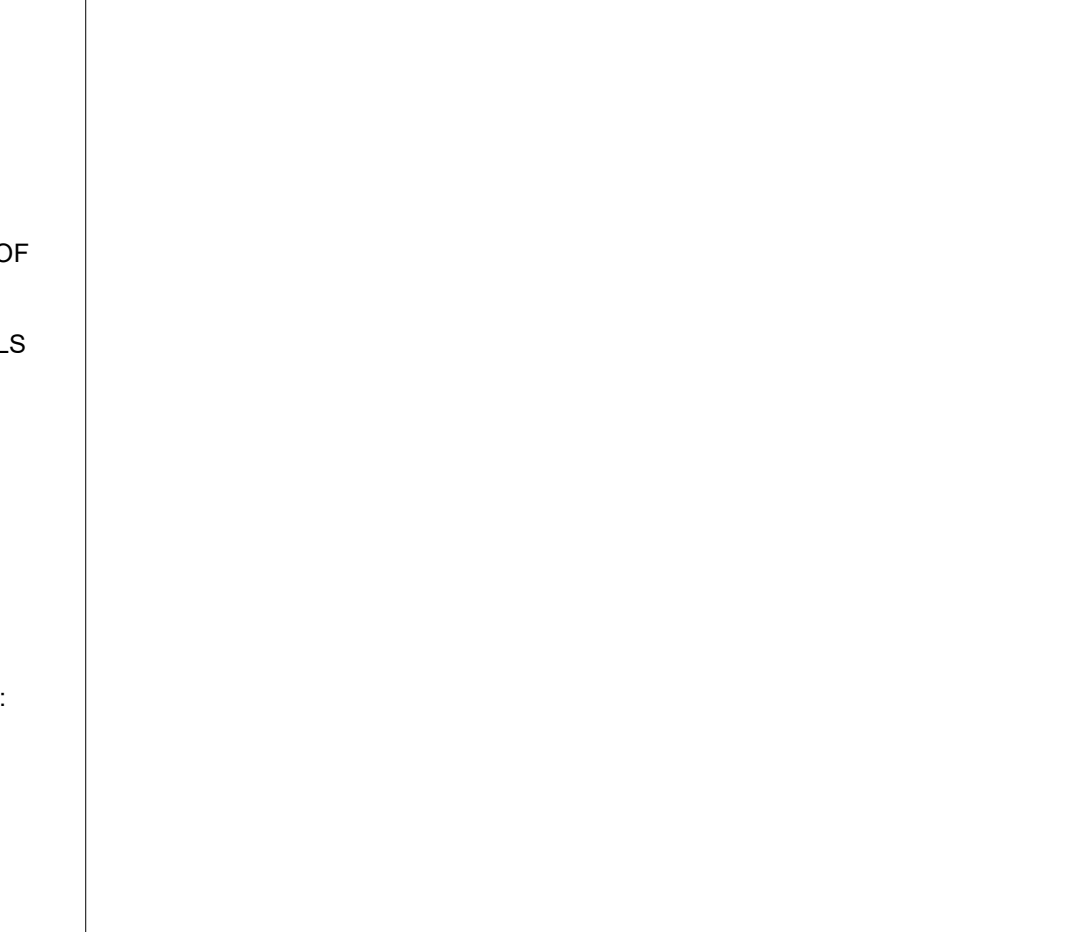
**23 BEAM TO WALL FLASHING**

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**





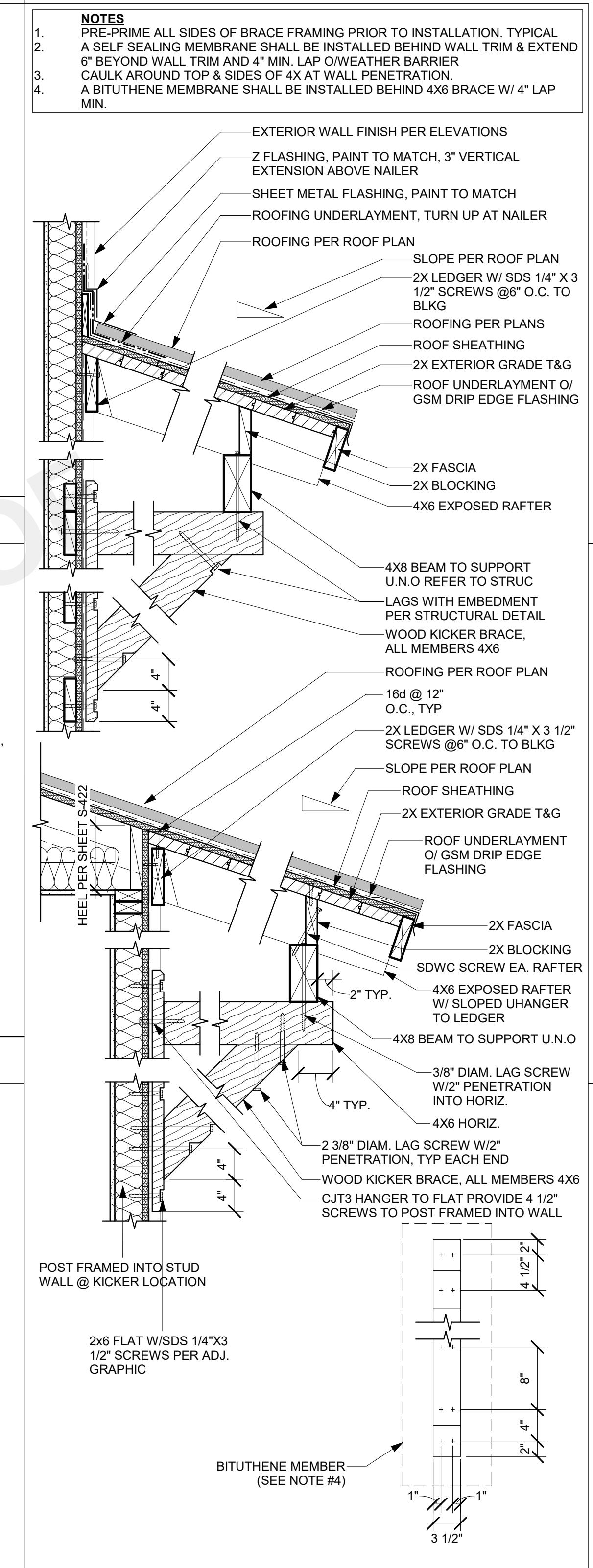
THESE PLANS ARE PROVIDED BY THE CITY OF AGOURA HILLS AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS 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

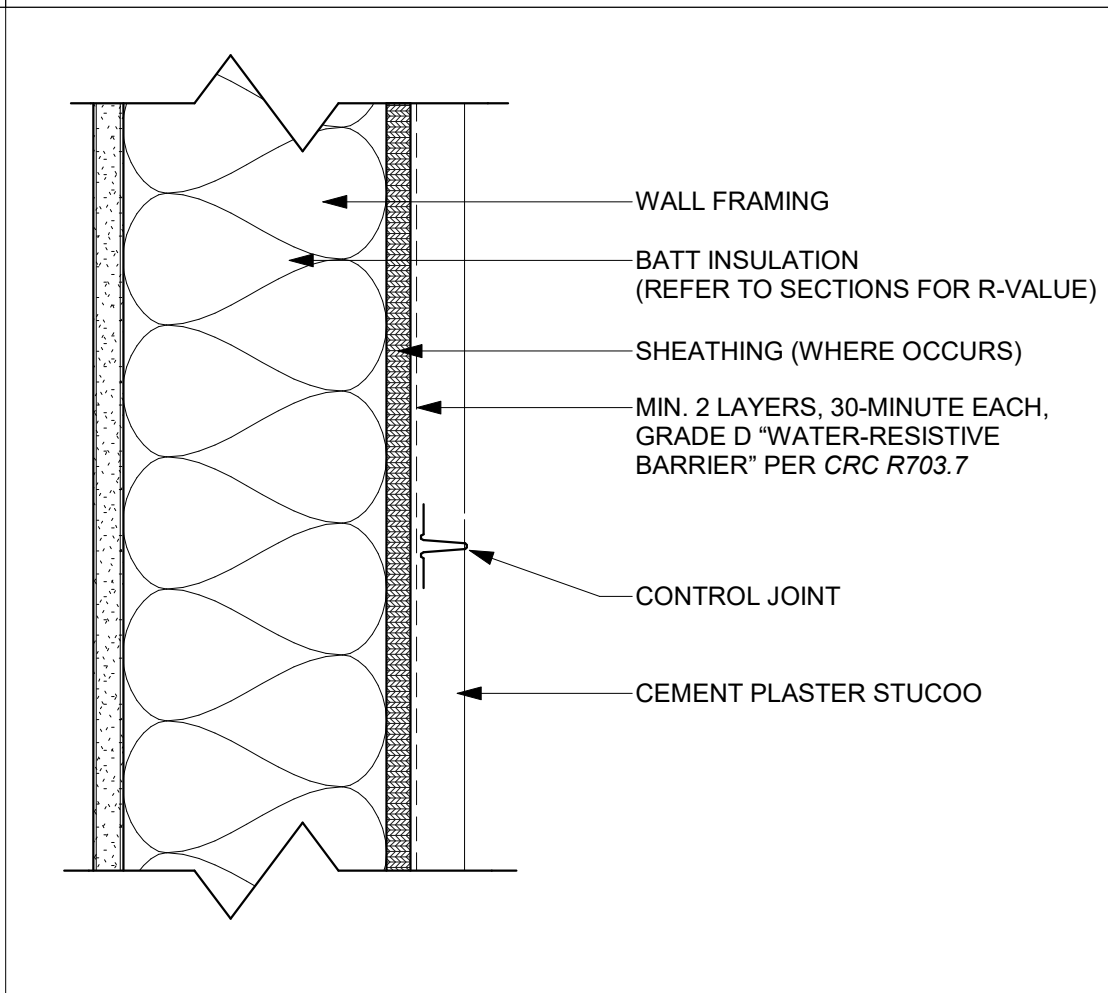
PUBLIC SET

DATE  
01/11/24  
SHEET

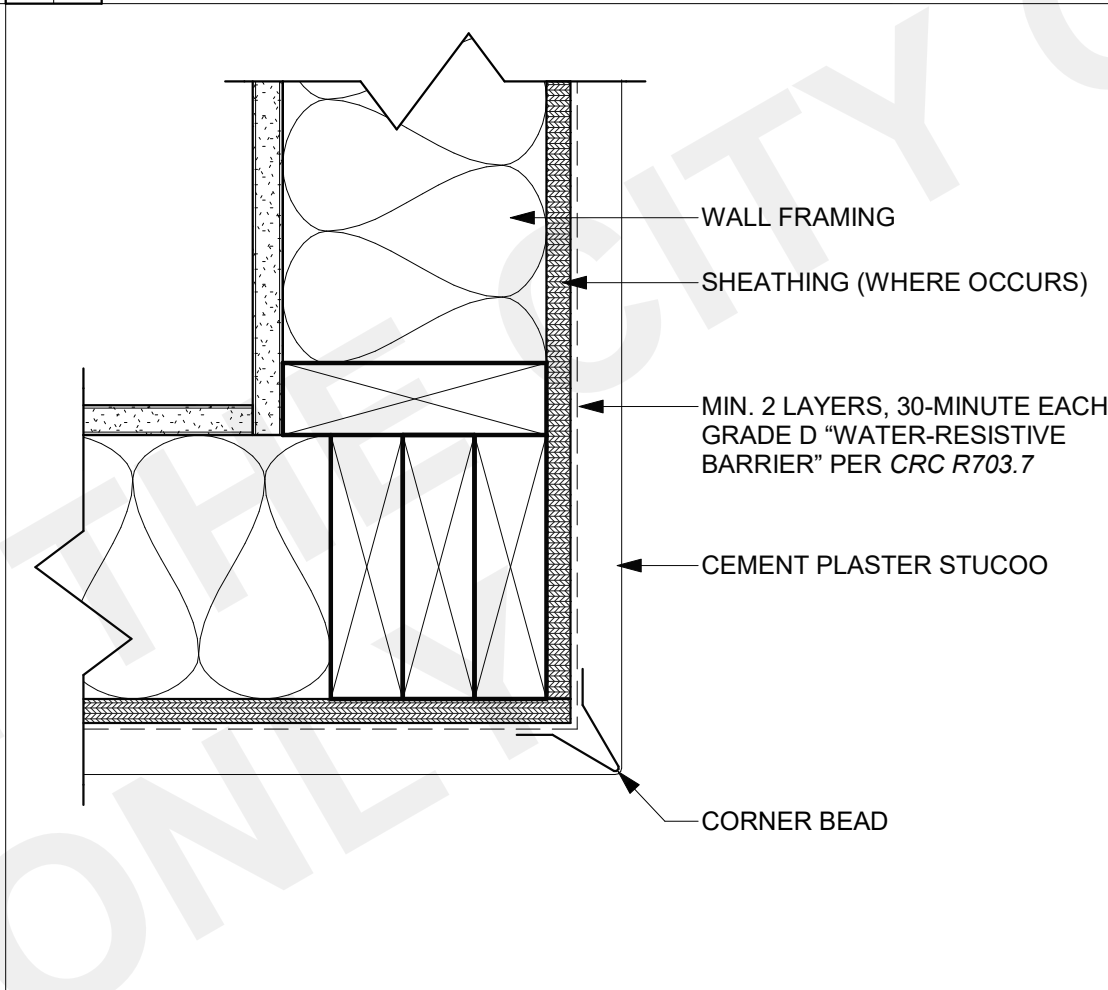
AD-902



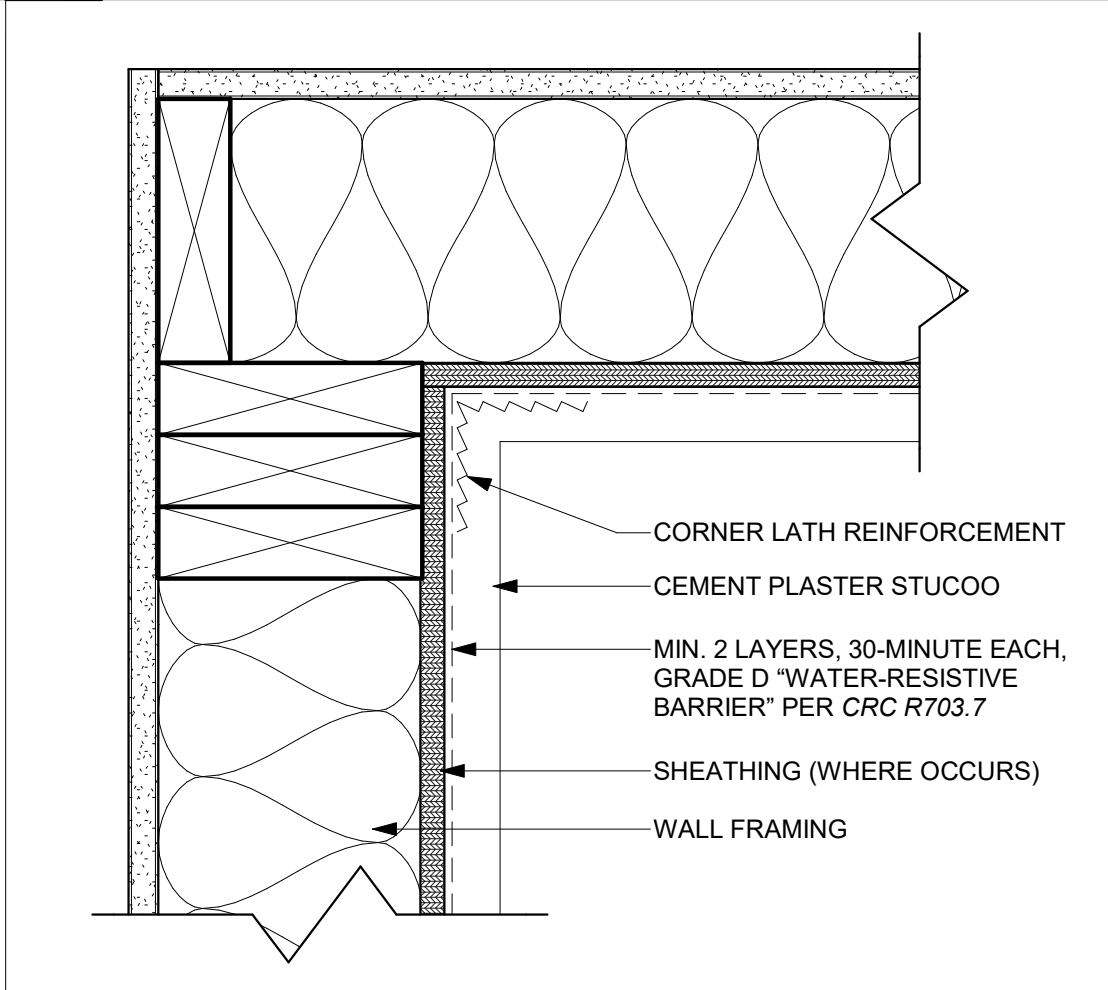
**13 SHED ROOF WITH KICKER**  
SCALE: 1" = 1'-0"



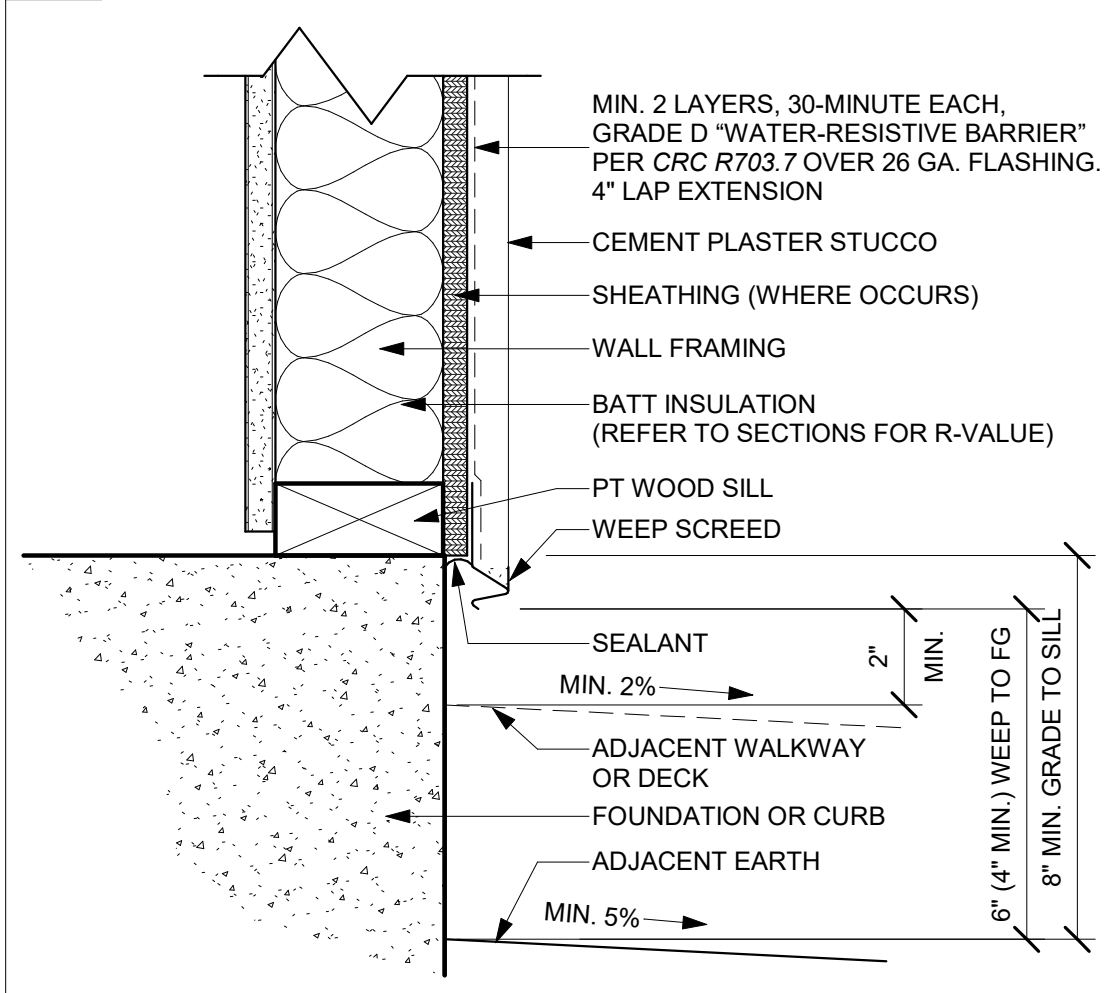
**21 PLASTER - CONTROL JOINT**  
SCALE: 3" = 1'-0"



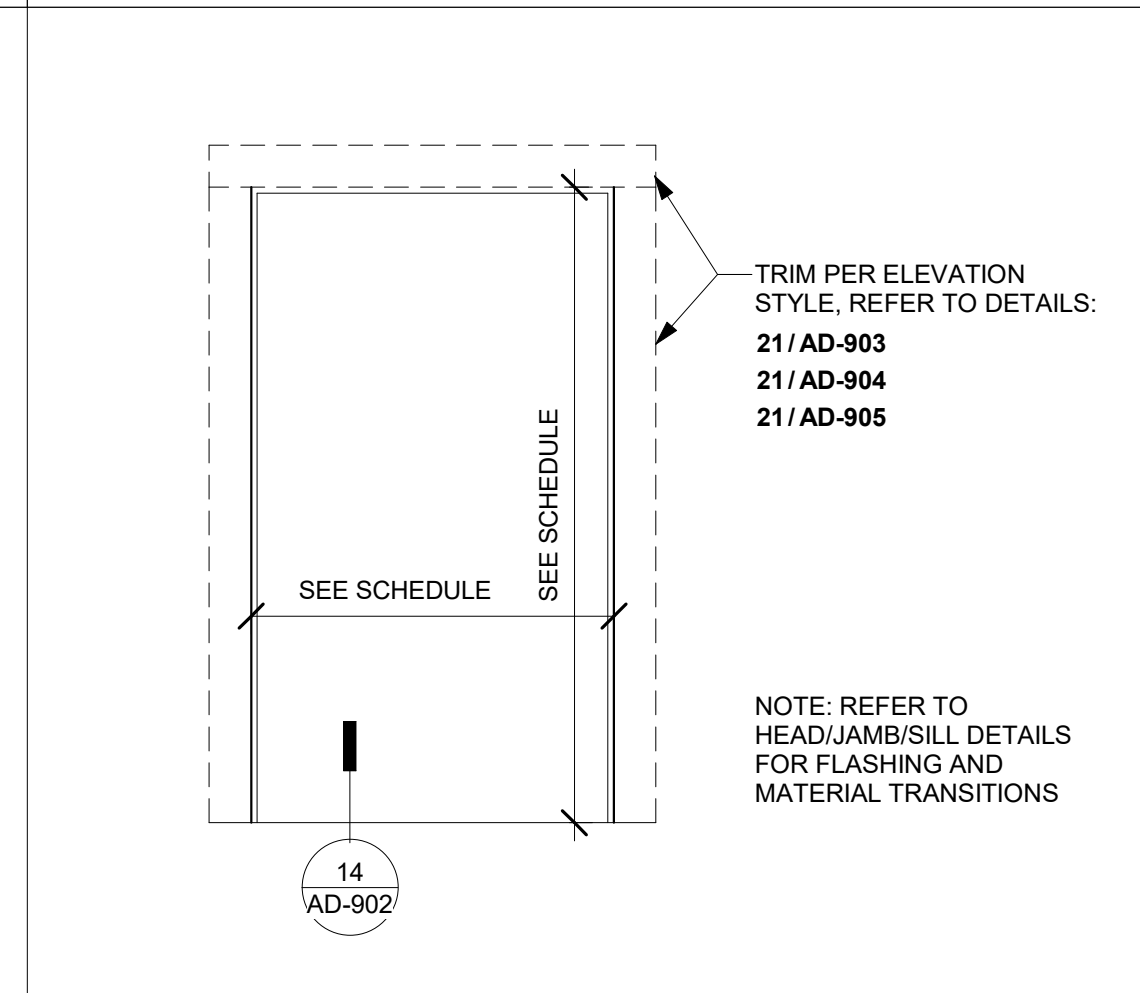
**22 PLASTER - OUTSIDE CORNER**  
SCALE: 3" = 1'-0"



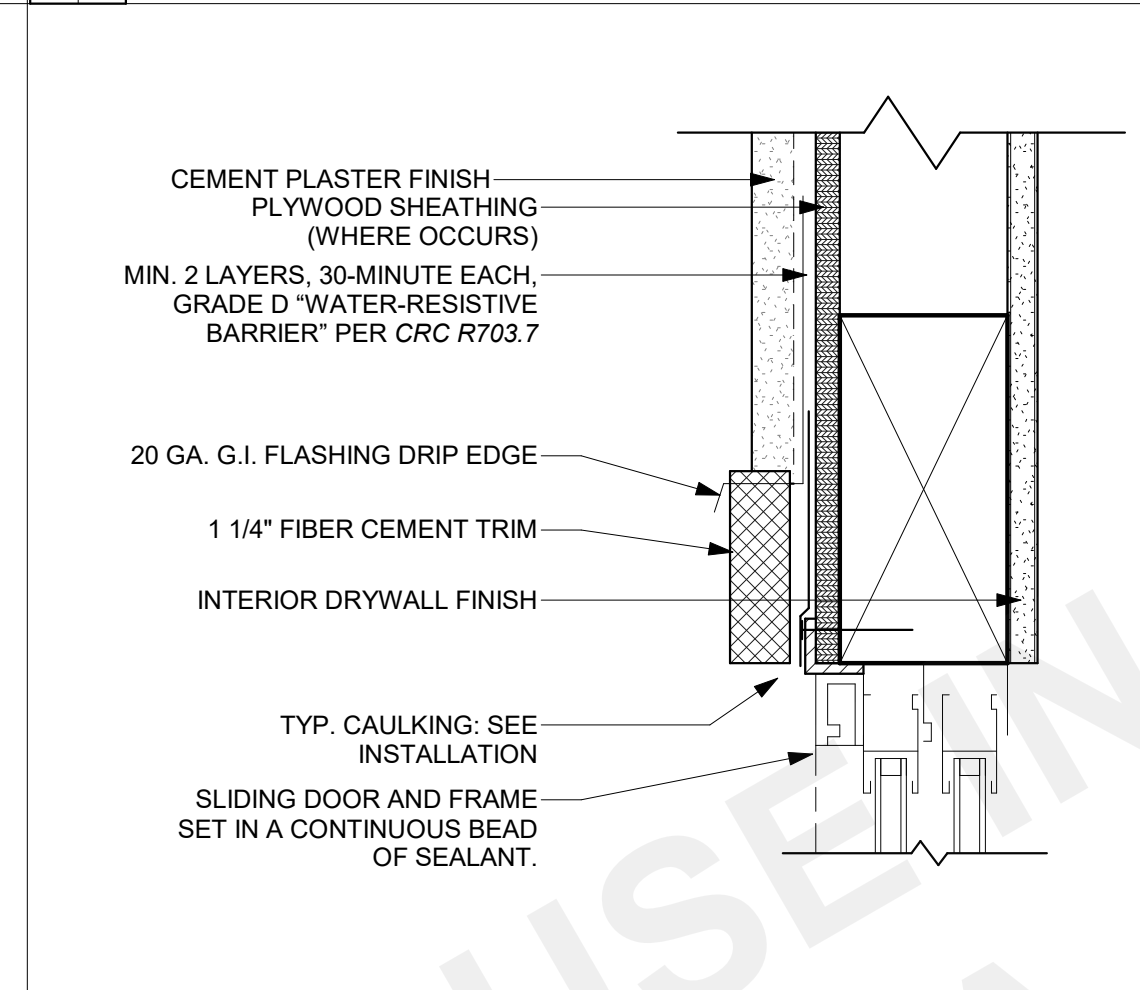
**23 PLASTER - INSIDE CORNER**  
SCALE: 3" = 1'-0"



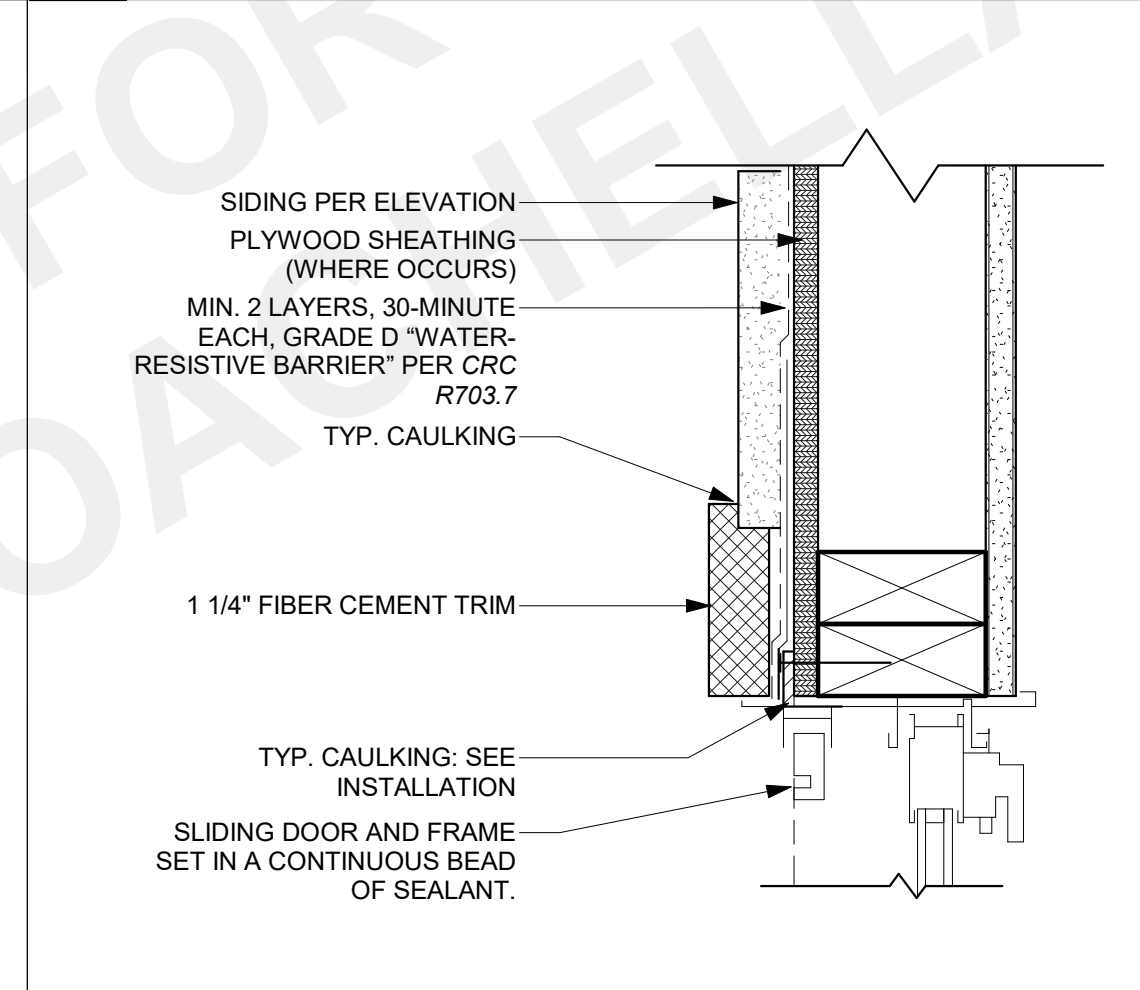
**24 PLASTER - FOUNDATION**  
SCALE: 3" = 1'-0"



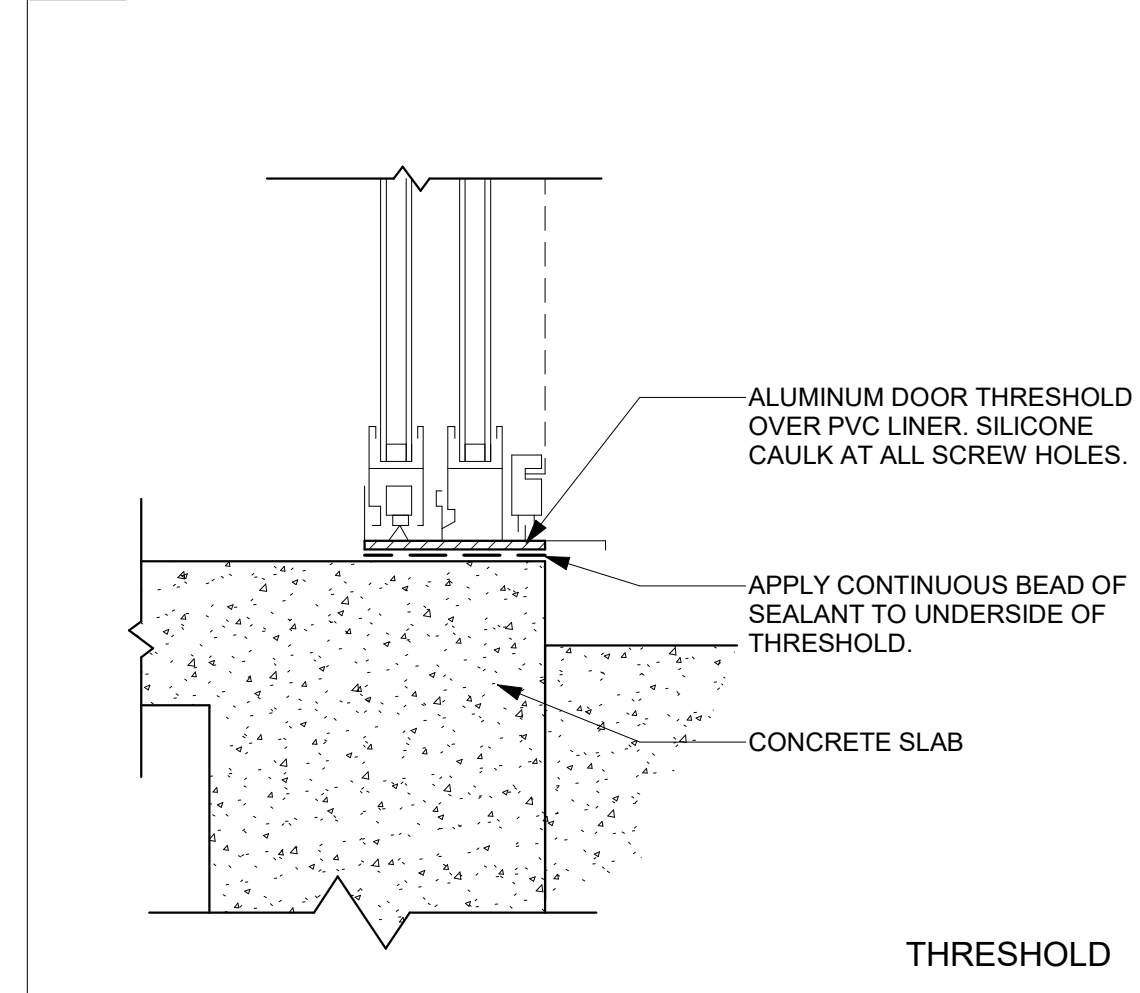
**31 DOOR TRIM - SLIDING GLASS**  
SCALE: 3/4" = 1'-0"



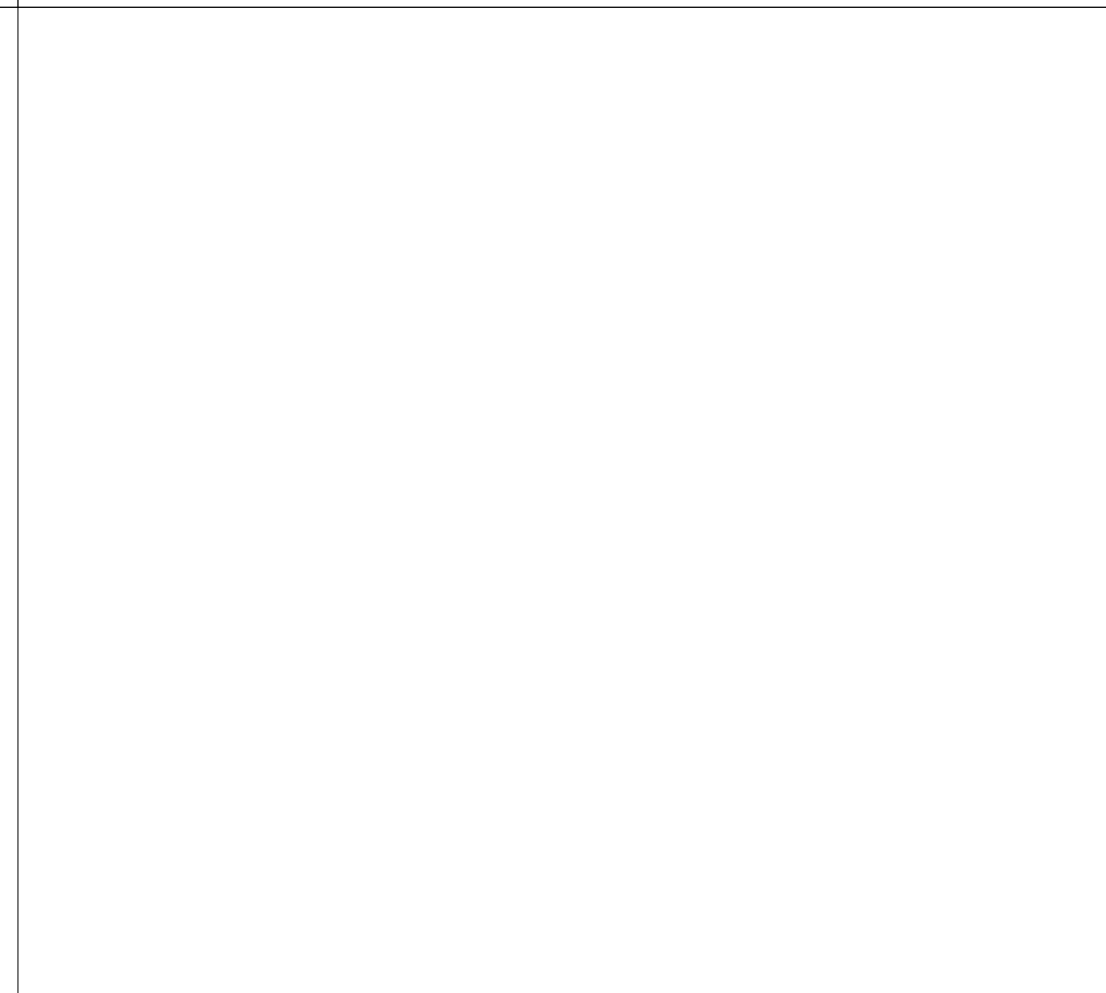
**32 TYP. HEAD SLIDING GLASS DOOR**  
SCALE: 3" = 1'-0"



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



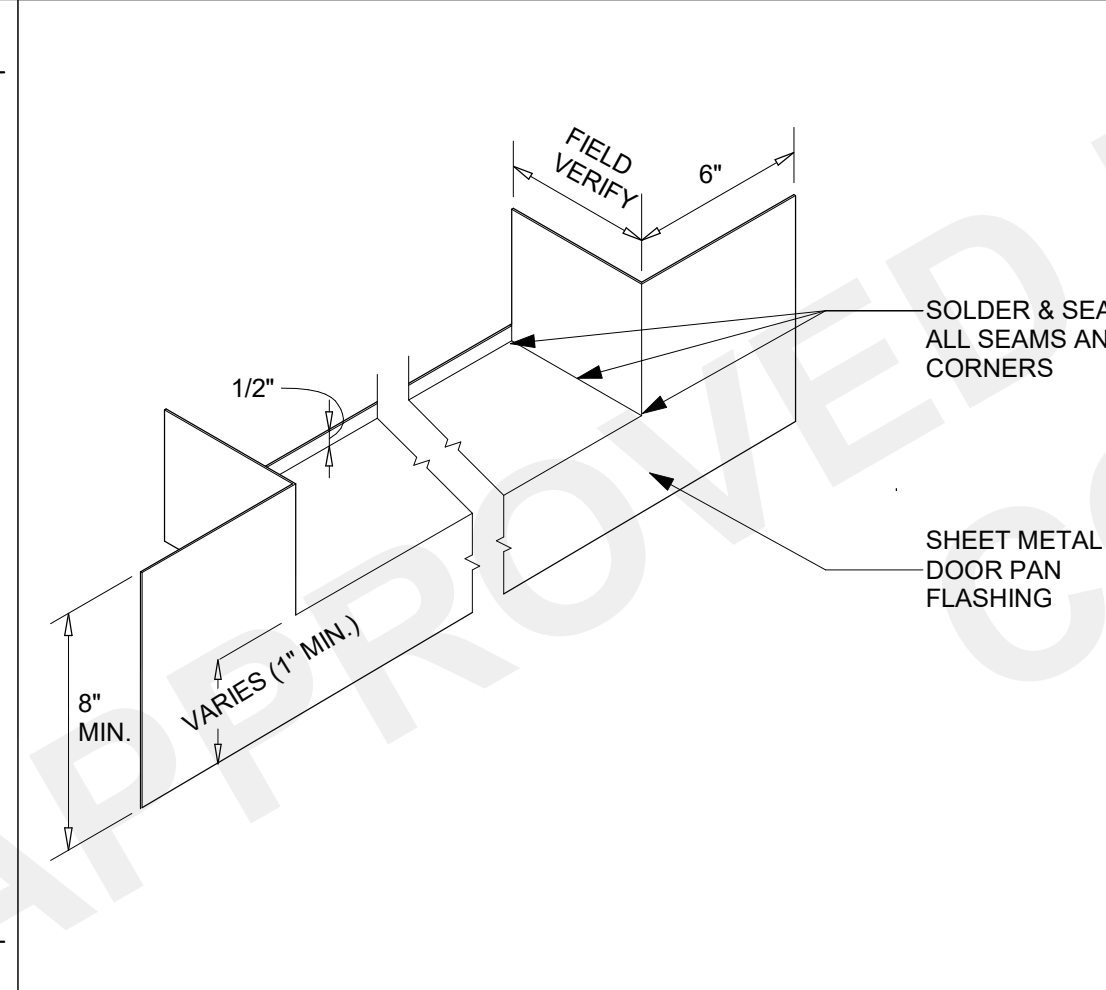
**34 DOOR-SLIDING GLASS - THRESHOLD**  
SCALE: 3" = 1'-0"



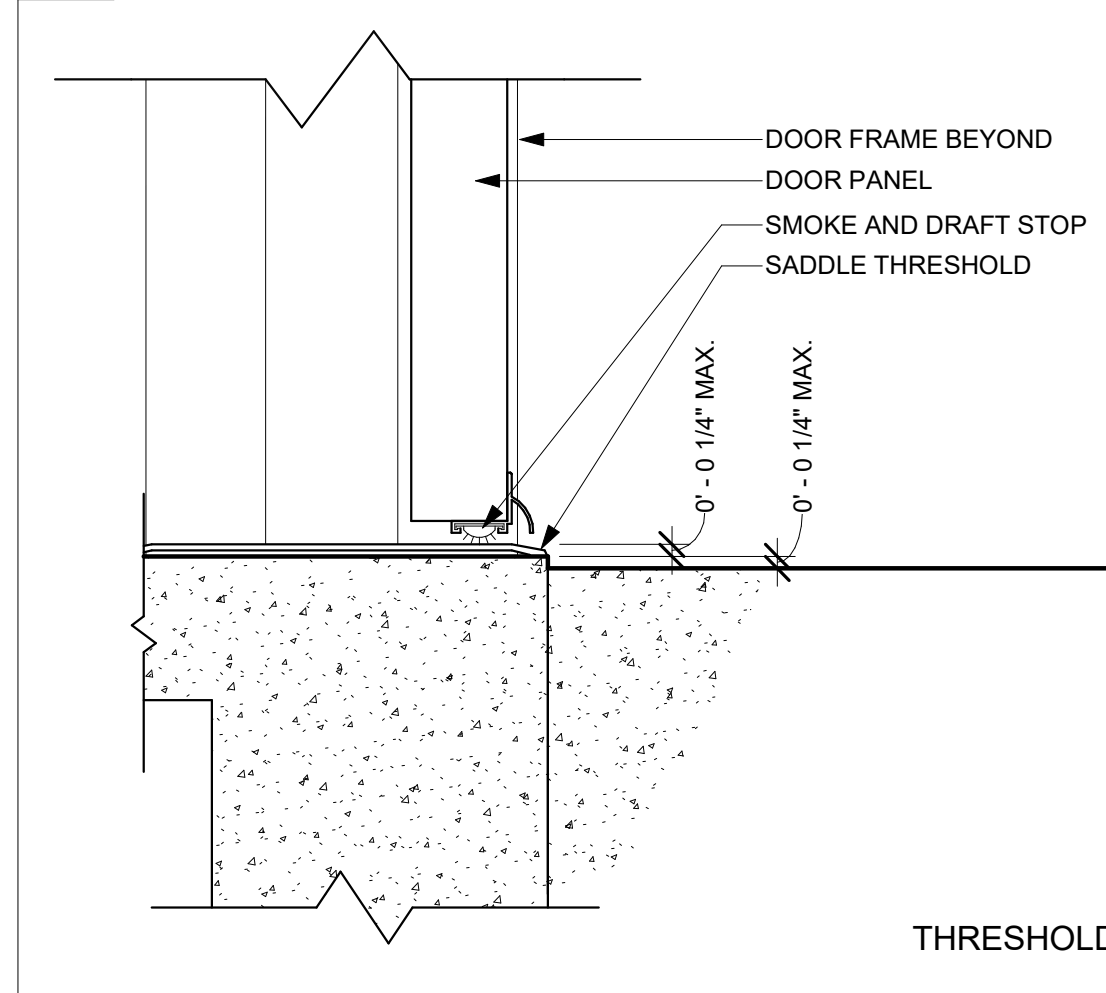
**51 TYP. GUTTER TO EXT. DOWNSPOUT**  
SCALE: 1/2" = 1'-0"



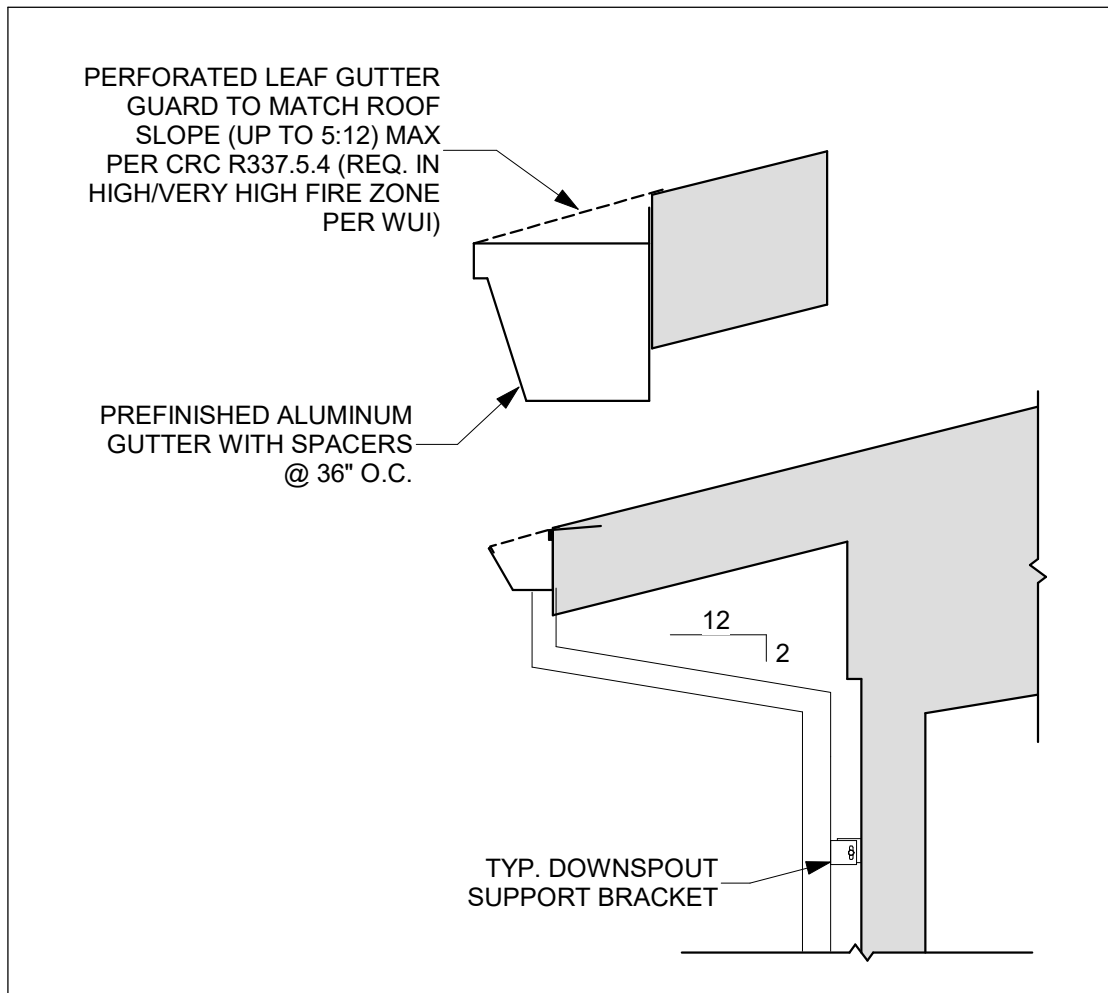
**52 DOWNSPOUT ATTACHMENT**  
SCALE: 1 1/2" = 1'-0"



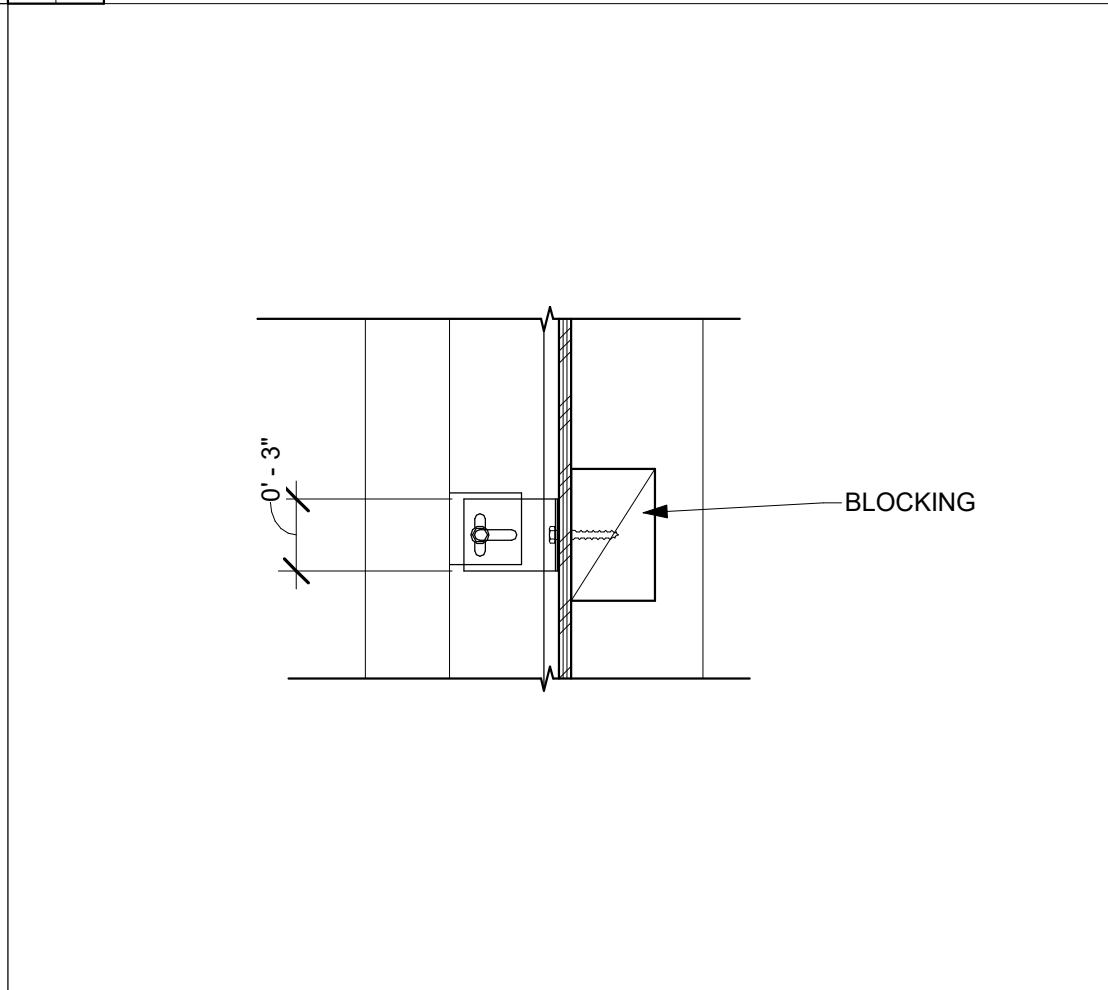
**43 DOOR SILL PAN FLASHING**  
SCALE: 1 1/2" = 1'-0"



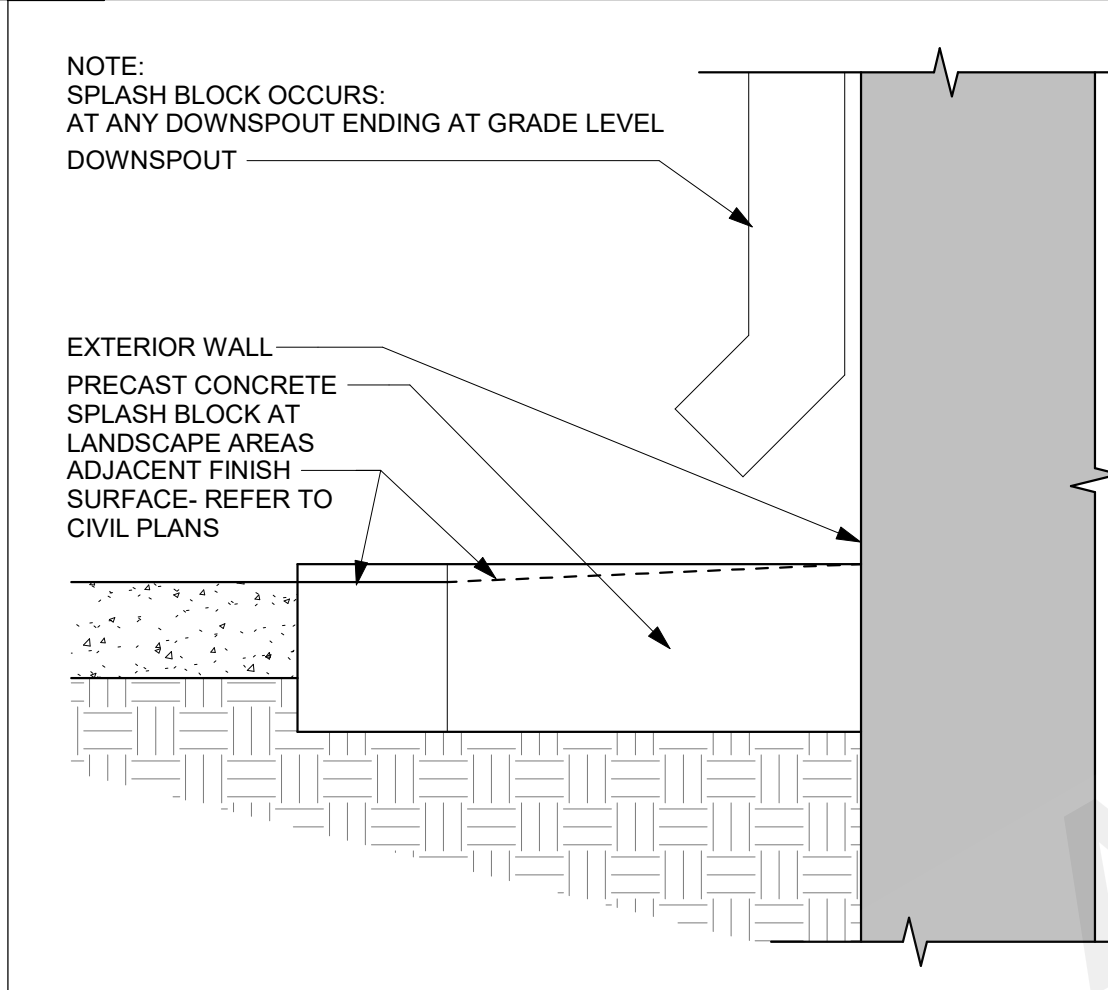
**44 EXT. VINYL DOOR THRESHOLD**  
SCALE: 3" = 1'-0"



**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"

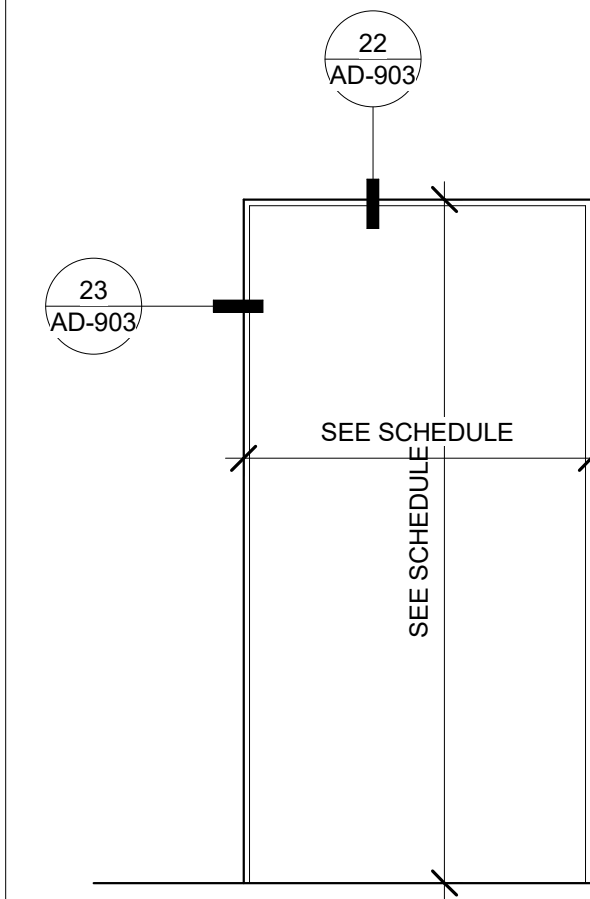
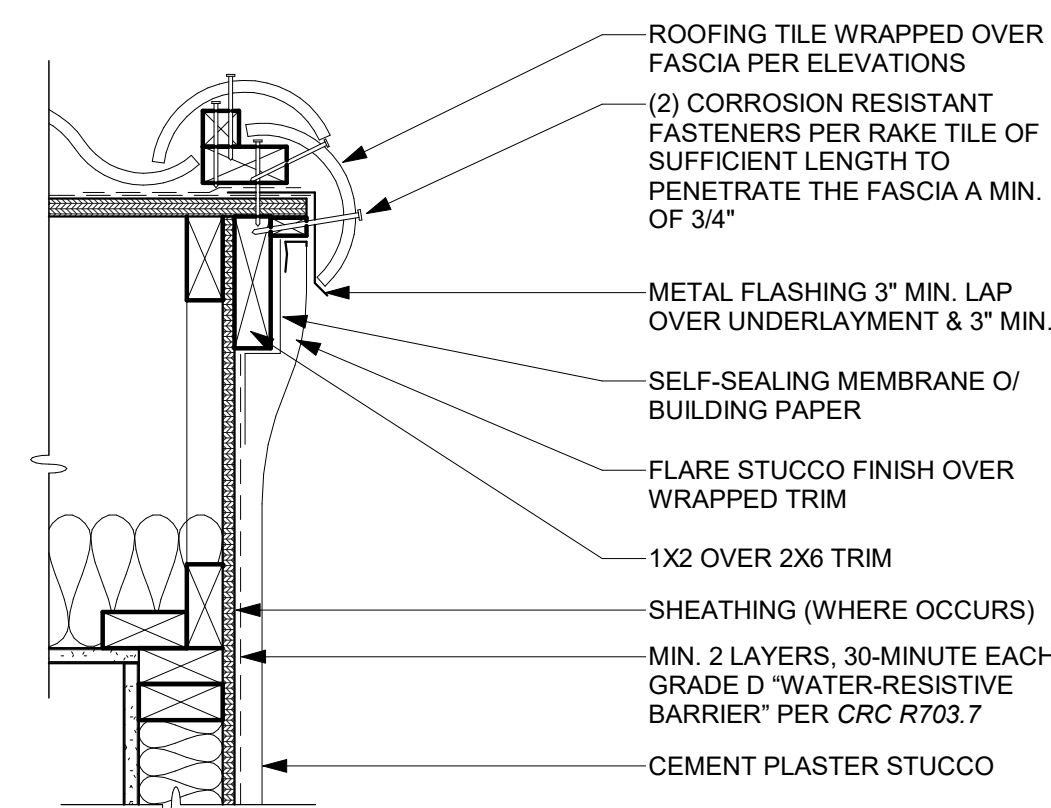


**32 TYP. HEAD SLIDING GLASS DOOR**  
SCALE: 3" = 1'-0"

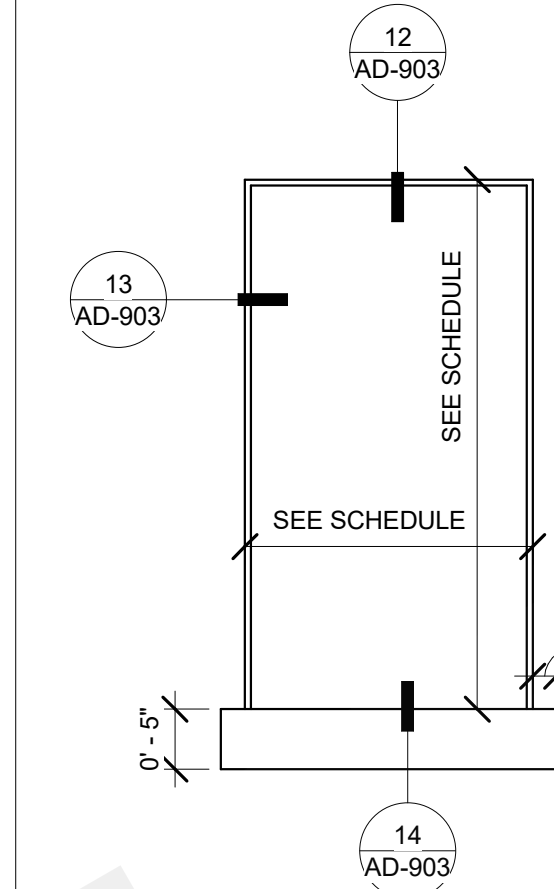
7/19/2024 8:55:05 AM Autodesk Docs/1289\_Coachella ADU/2939-01\_Coachella ADUs\_Garage Unit.rvt



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NOTE: REFER TO HEAD/JAMB/SILL DETAILS FOR FLASHING AND MATERIAL TRANSITIONS



NOTE: REFER TO HEAD/JAMB/SILL DETAILS FOR FLASHING AND MATERIAL TRANSITIONS

**31 RAKE @ PLASTER - MISSION**

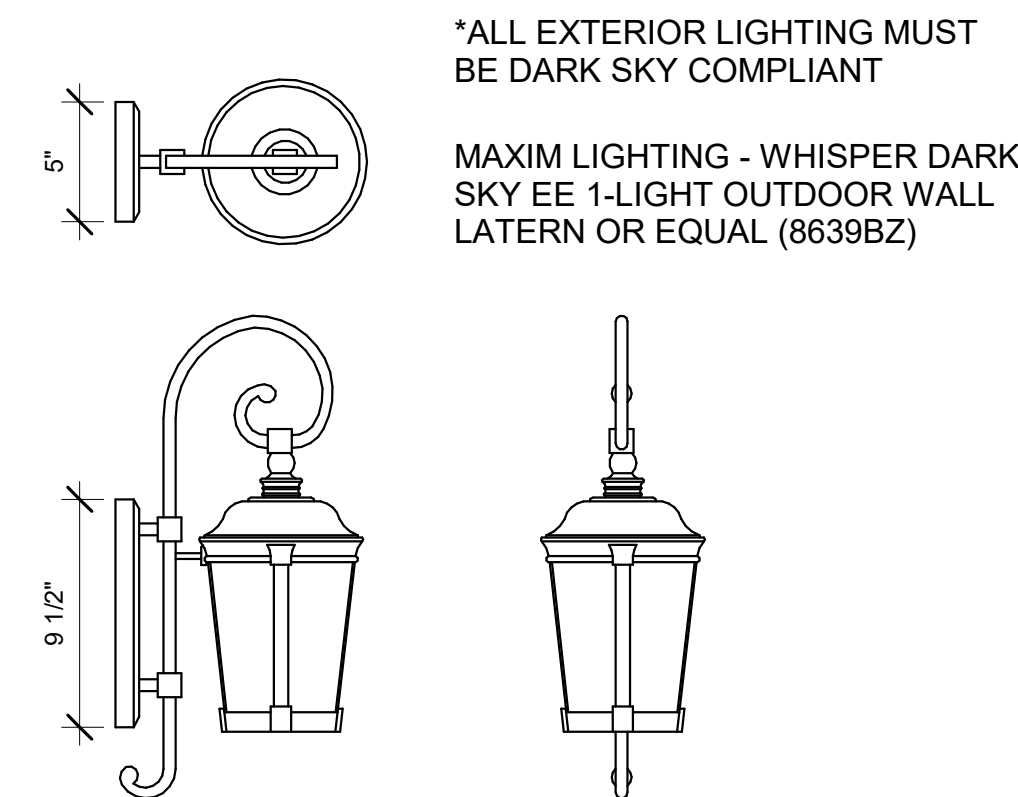
SCALE: 1 1/2" = 1'-0"

**21 DOOR TRIM - MISSION REVIVAL**

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

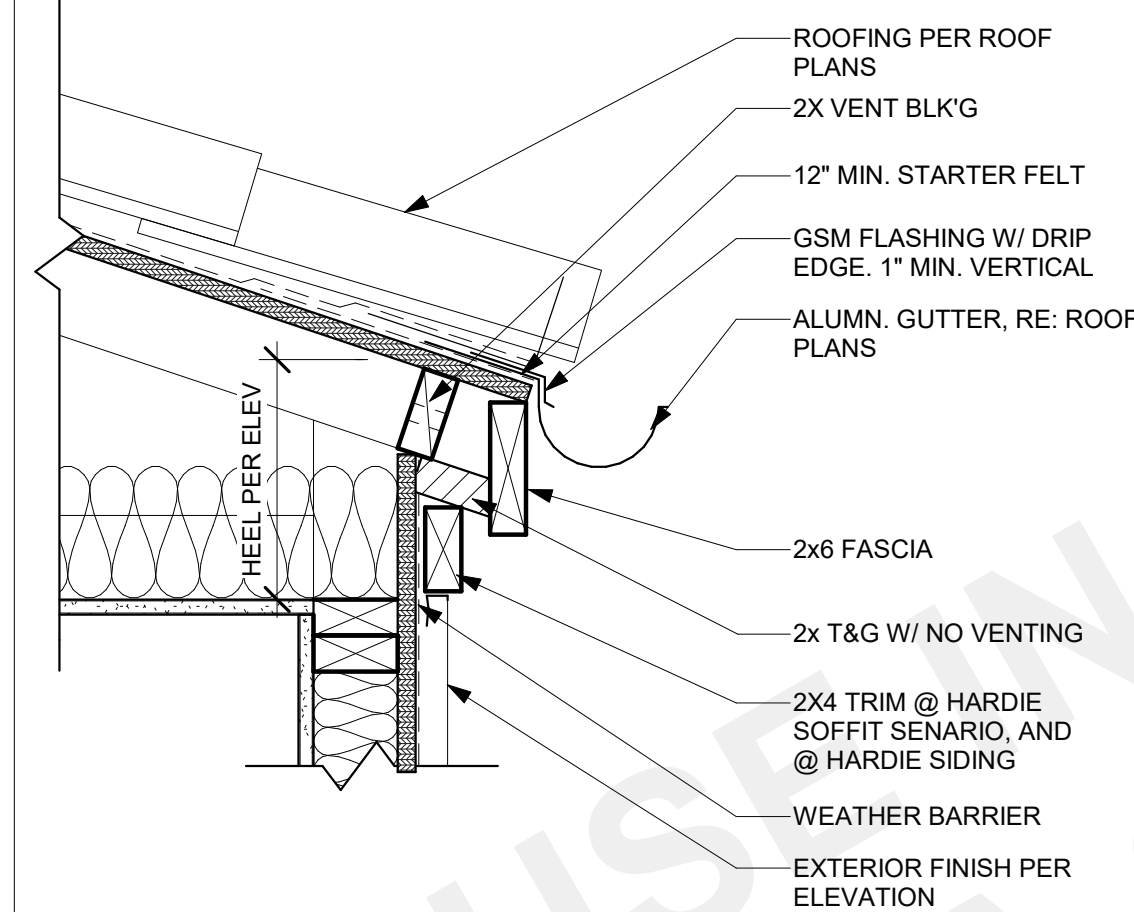
**11 WINDOW TRIM - MISSION REVIVAL**

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



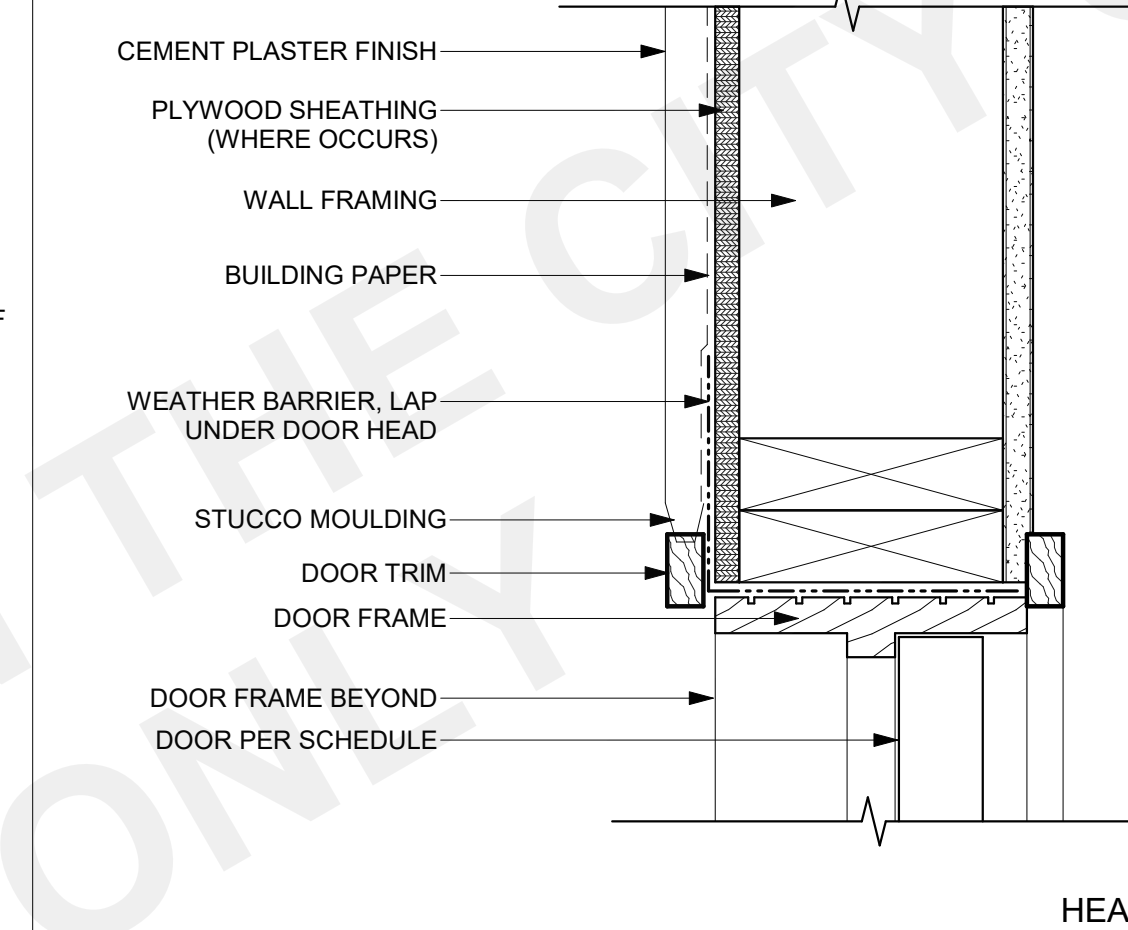
**42 LIGHT FIXTURE - MISSION REVIVAL**

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



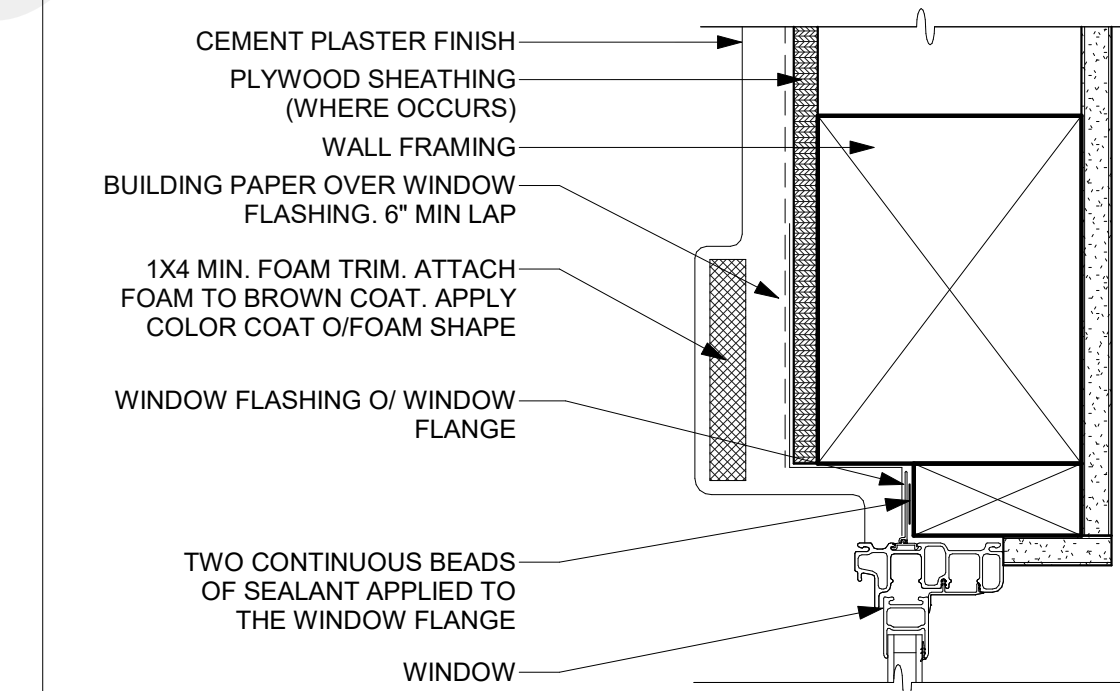
**32 EAVE @ PLASTER - MISSION**

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



**22 DOOR HEAD - MISSION**

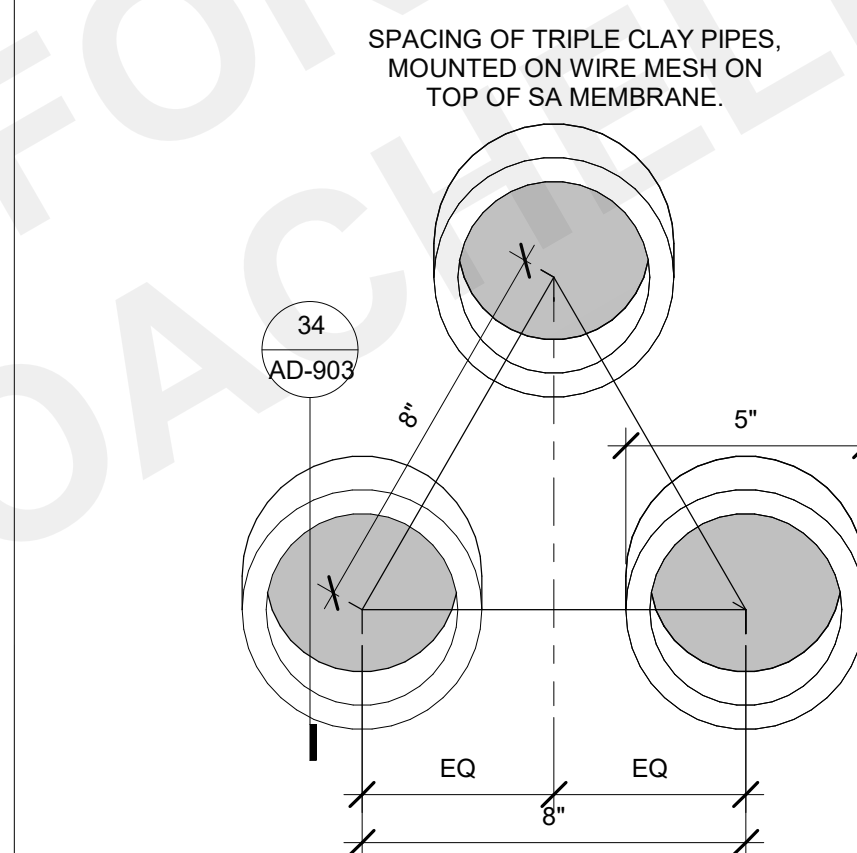
SCALE: 3" = 1'-0"



NOTE: ALL WINDOW FLASHING SHALL COMPLY WITH MANUFACTURER/INDUSTRY STANDARDS AAMA 2400-10

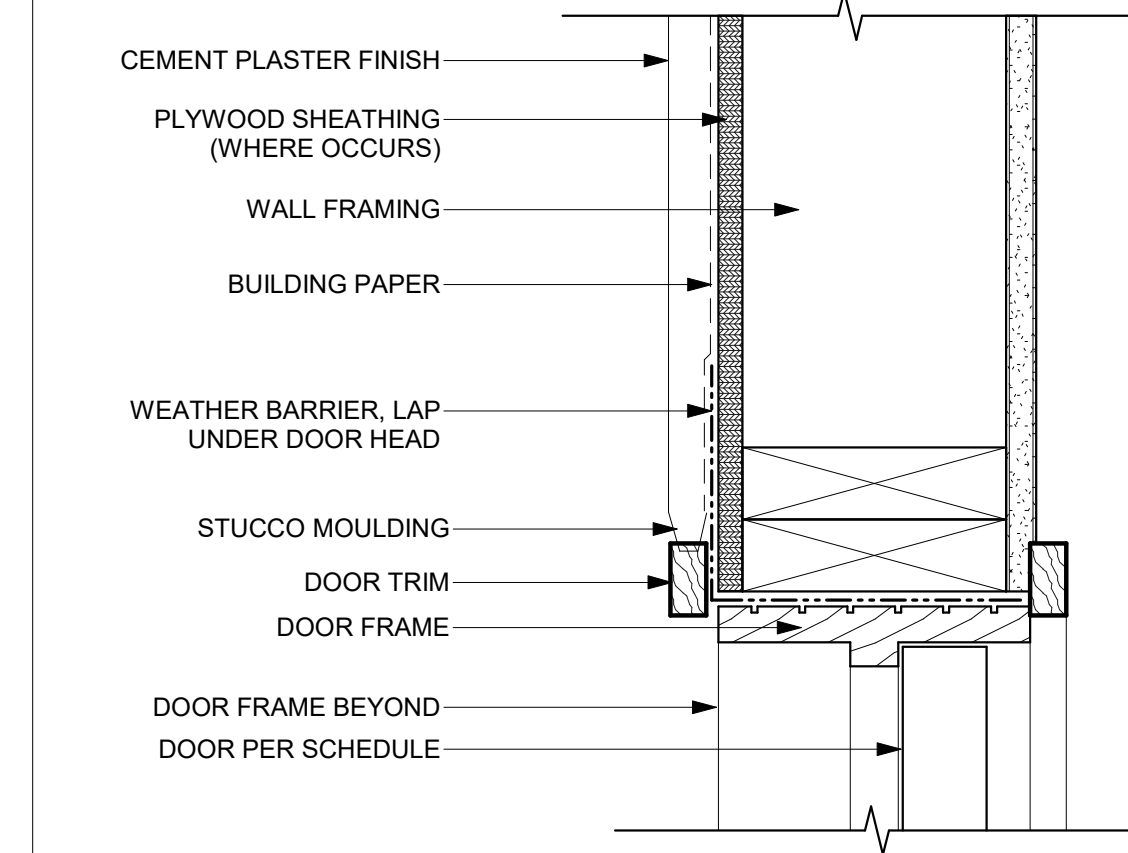
**12 TYP. WINDOW HEAD**

SCALE: 3" = 1'-0"



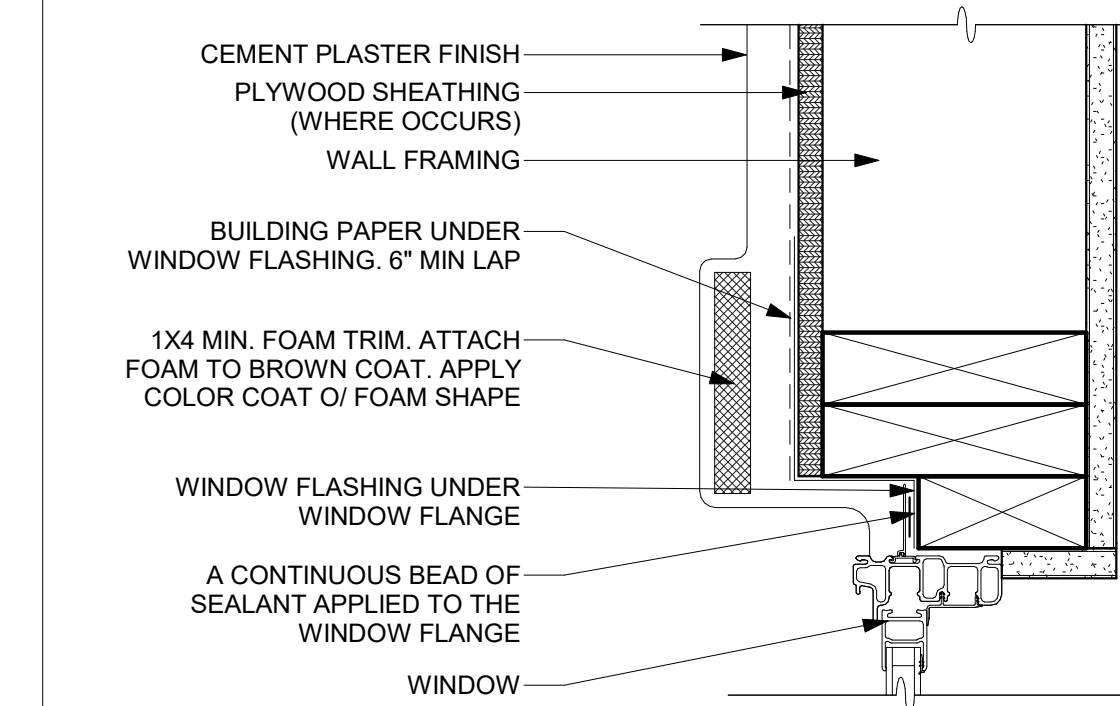
**33 DECORATIVE VENT SPACING**

SCALE: 3" = 1'-0"



**23 DOOR JAMB - MISSION**

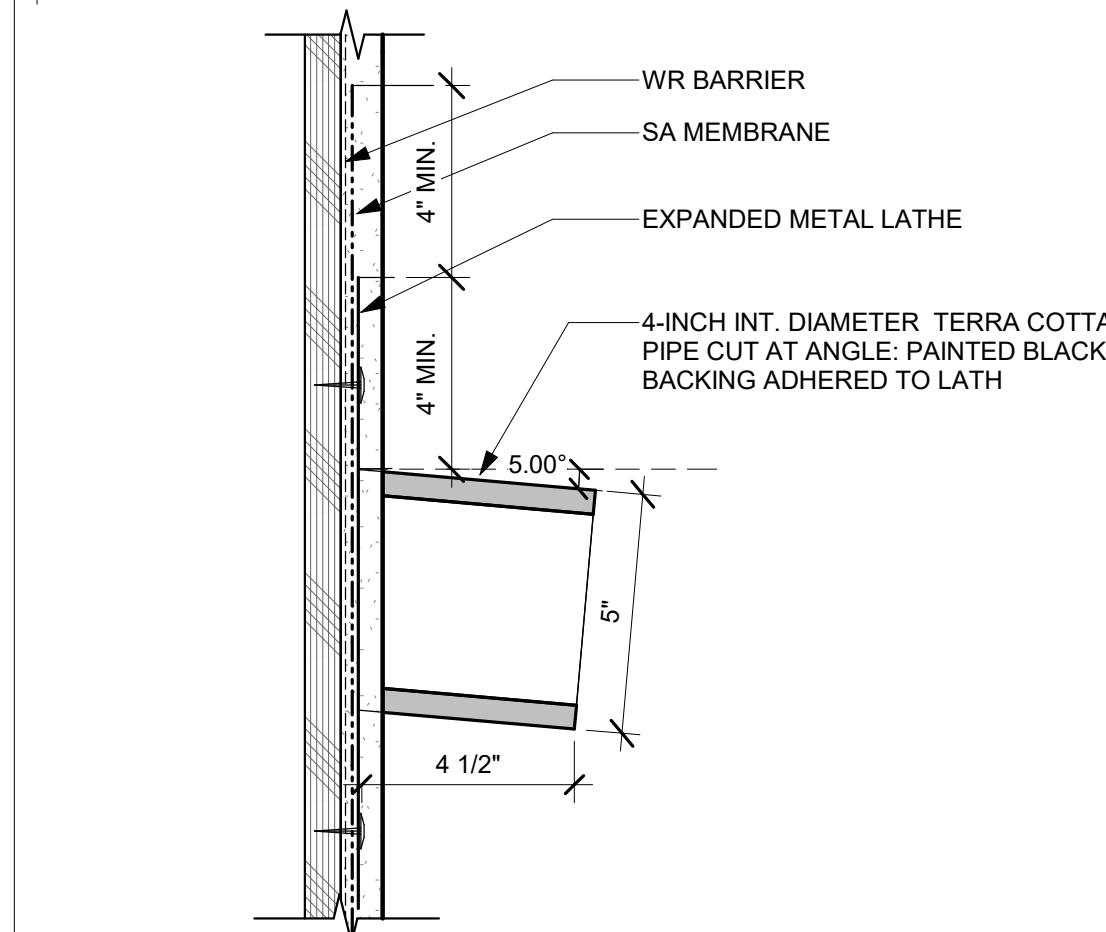
SCALE: 3" = 1'-0"



NOTE: ALL WINDOW FLASHING SHALL COMPLY WITH MANUFACTURER/INDUSTRY STANDARDS AAMA 2400-10

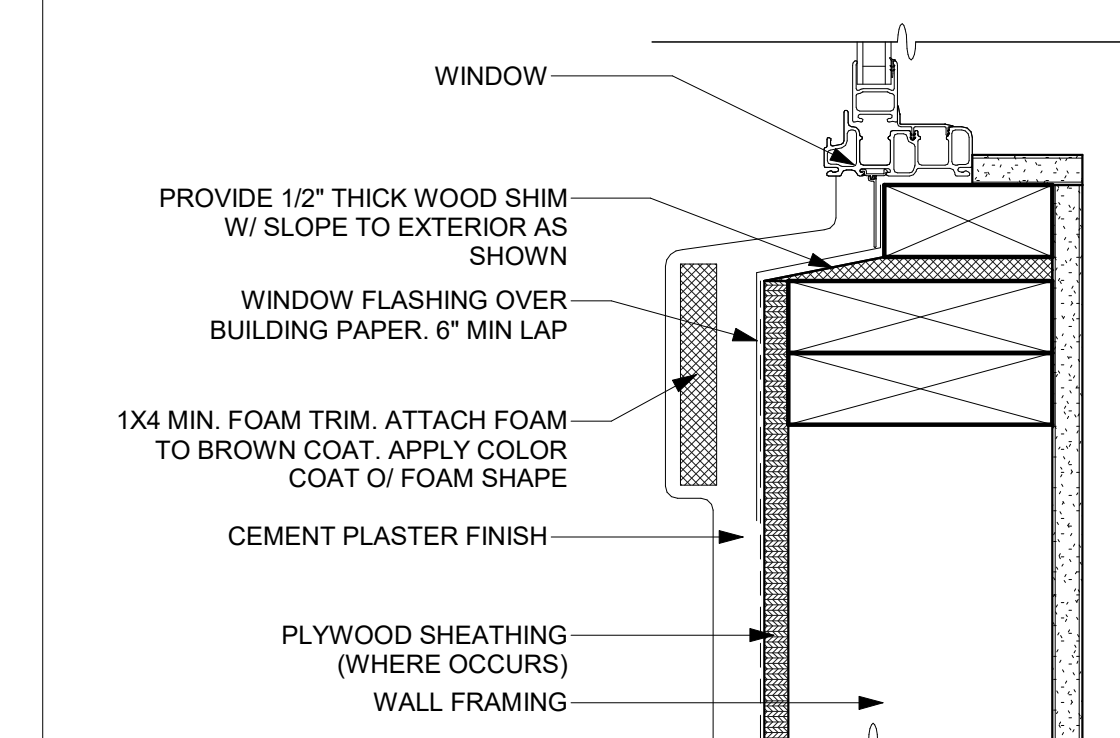
**13 TYP. WINDOW JAMB**

SCALE: 3" = 1'-0"



**34 DECORATIVE VENT ATTACHMENT**

SCALE: 3" = 1'-0"



NOTE: ALL WINDOW FLASHING SHALL COMPLY WITH MANUFACTURER/INDUSTRY STANDARDS AAMA 2400-10

**14 TYP. WINDOW SILL**

SCALE: 3" = 1'-0"

PUBLIC SET

DATE  
01/11/24  
SHEET

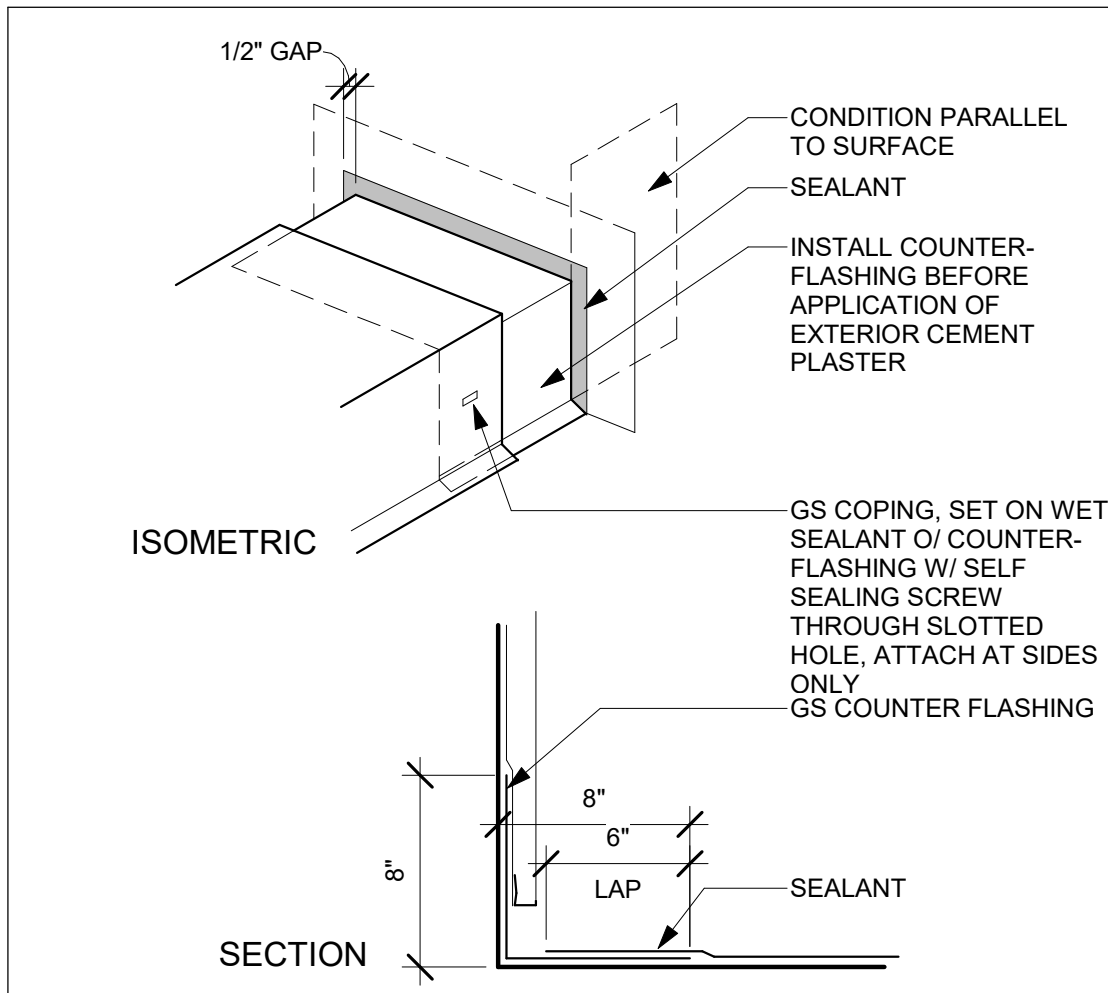
PROTOTYPE ADU  
 2 CAR GARAGE CONVERSION  
 COACHELLA, CA  
 ARCHITECTURAL DETAILS -  
 MISSION REVIVAL

AD-903

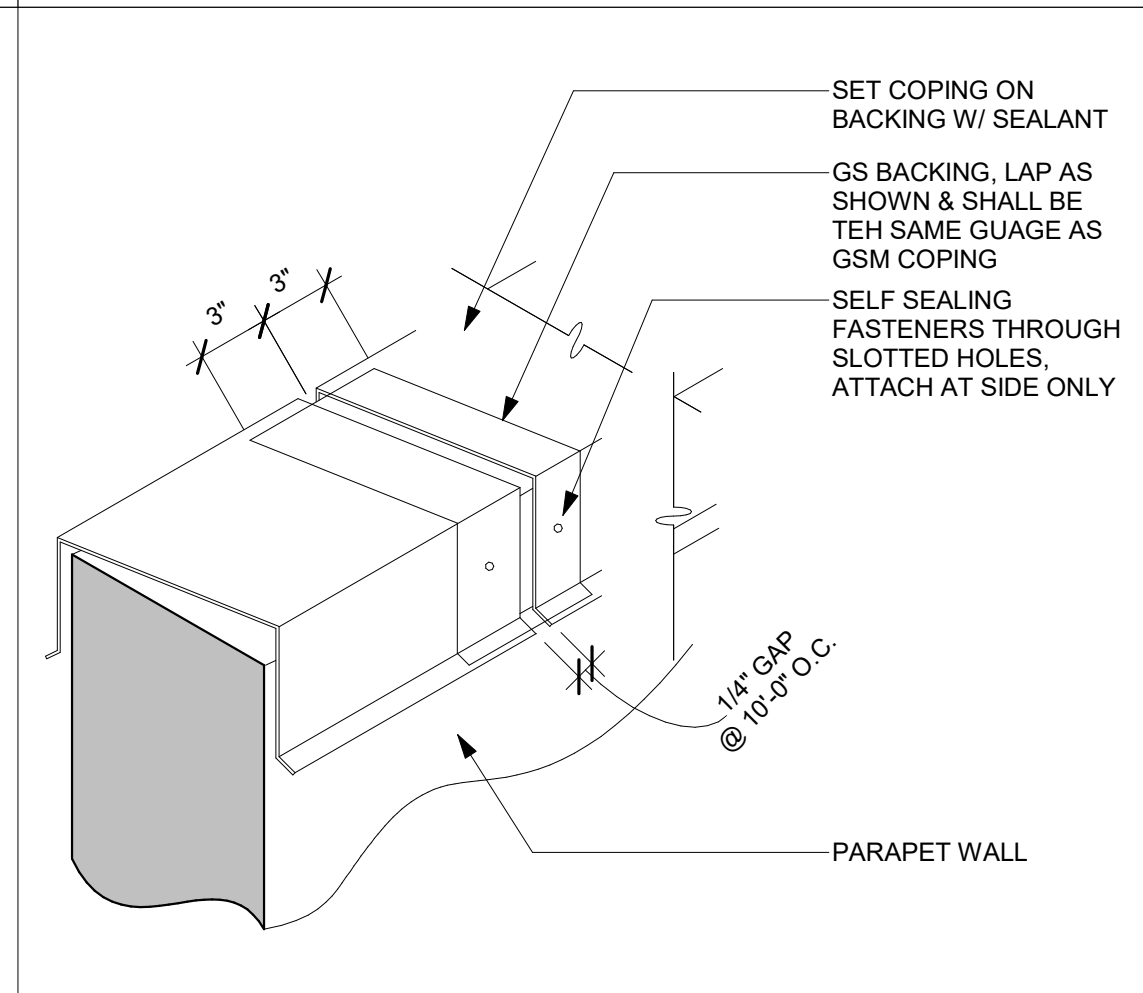




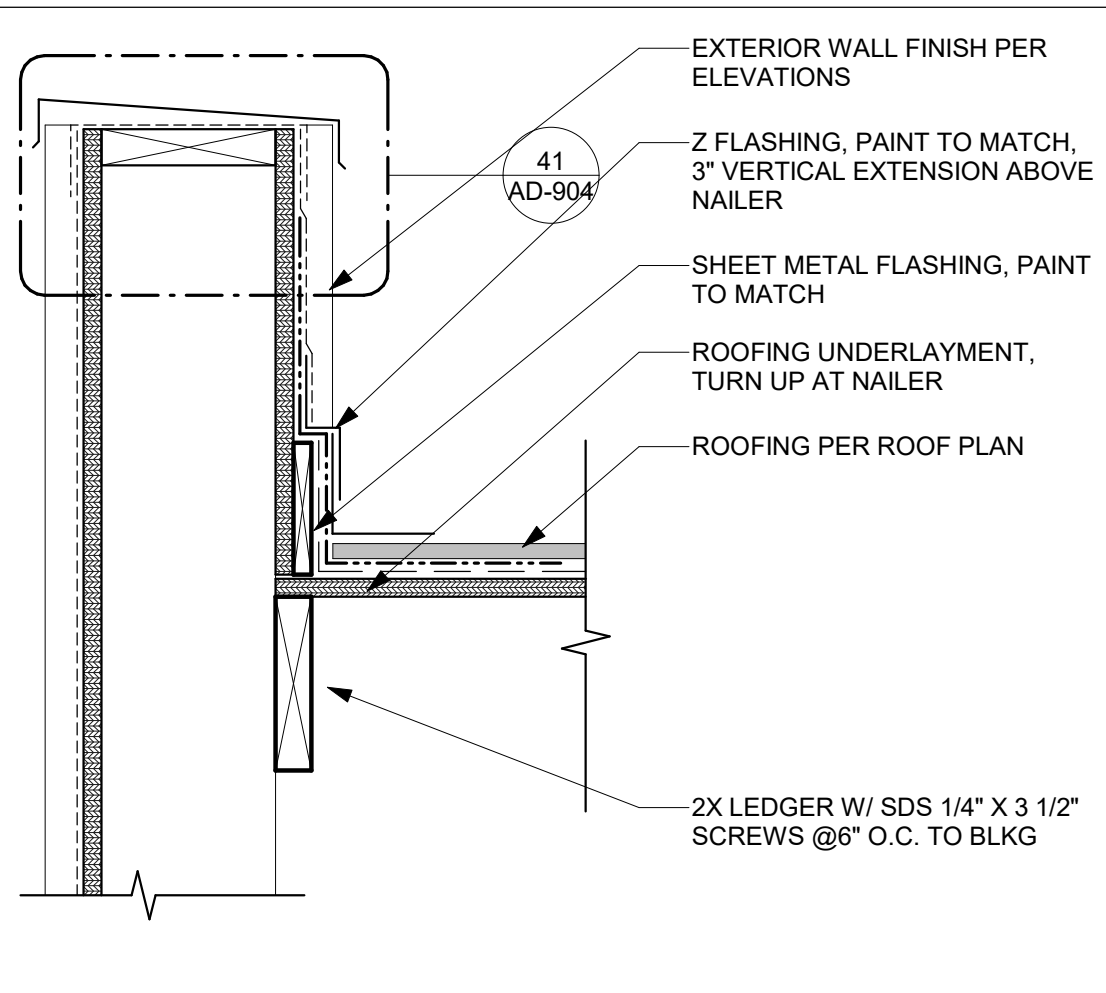
THESE PLANS ARE PROVIDED BY THE CITY OF AGOURA HILLS AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS 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.



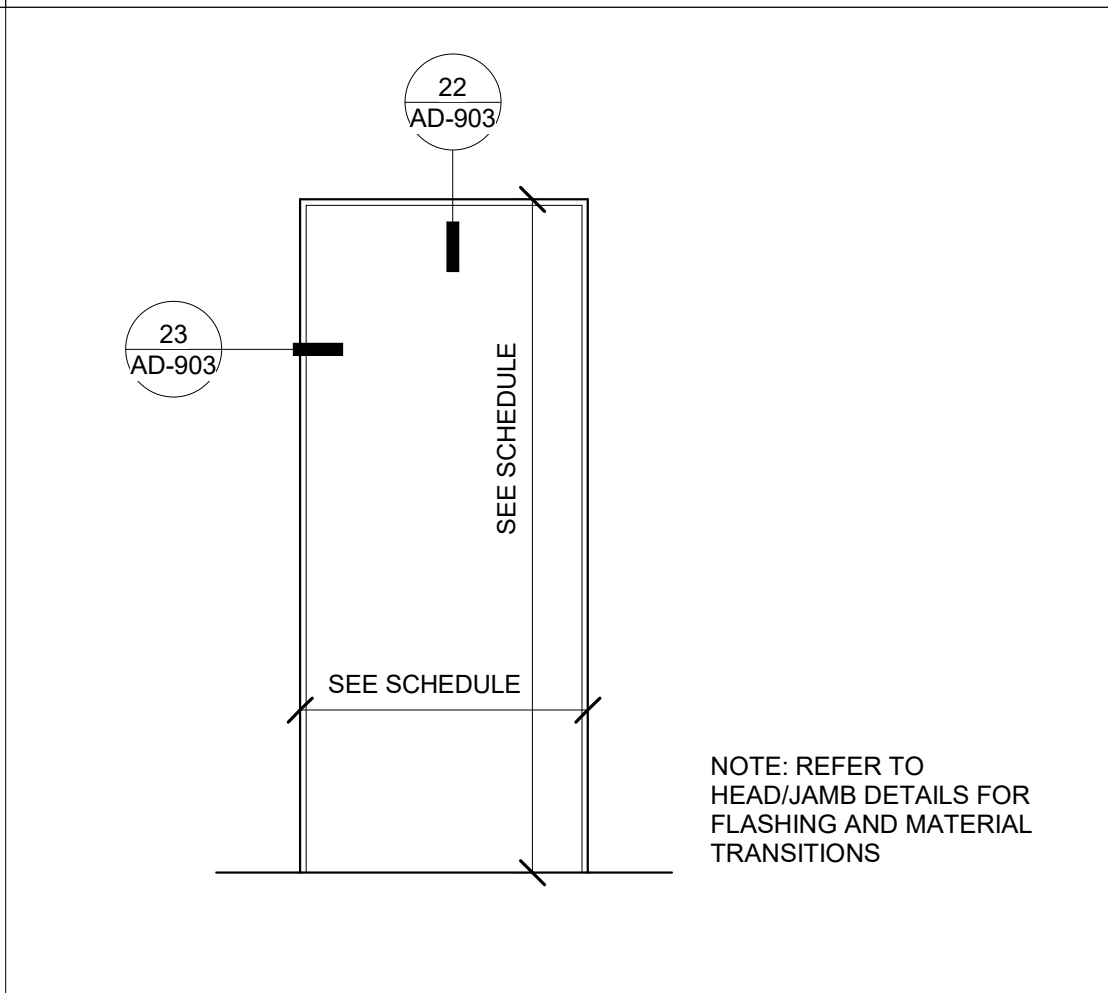
**51 PARAPET COPING FLASHING**  
SCALE: 1 1/2" = 1'-0"



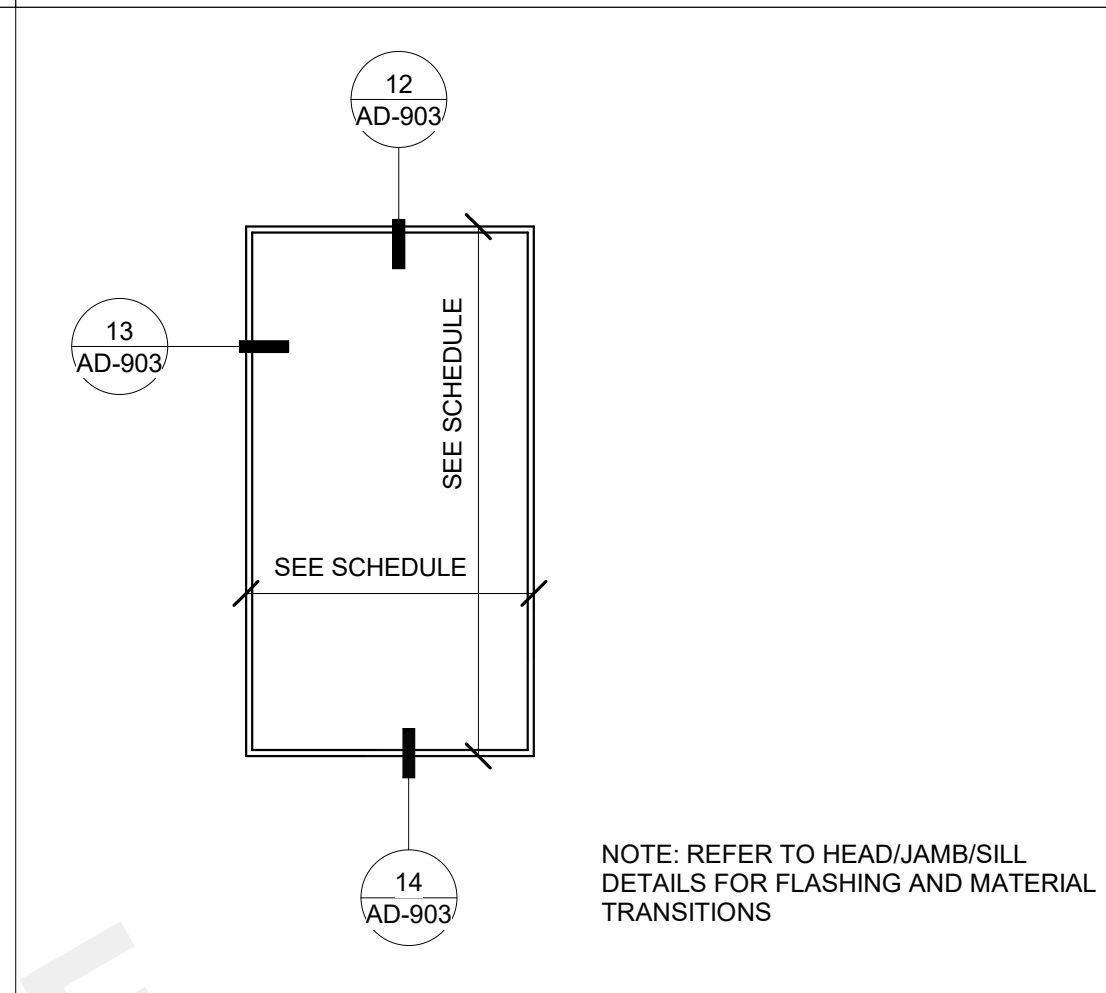
**41 PARAPET FLASHING DETAIL**  
SCALE: 1 1/2" = 1'-0"



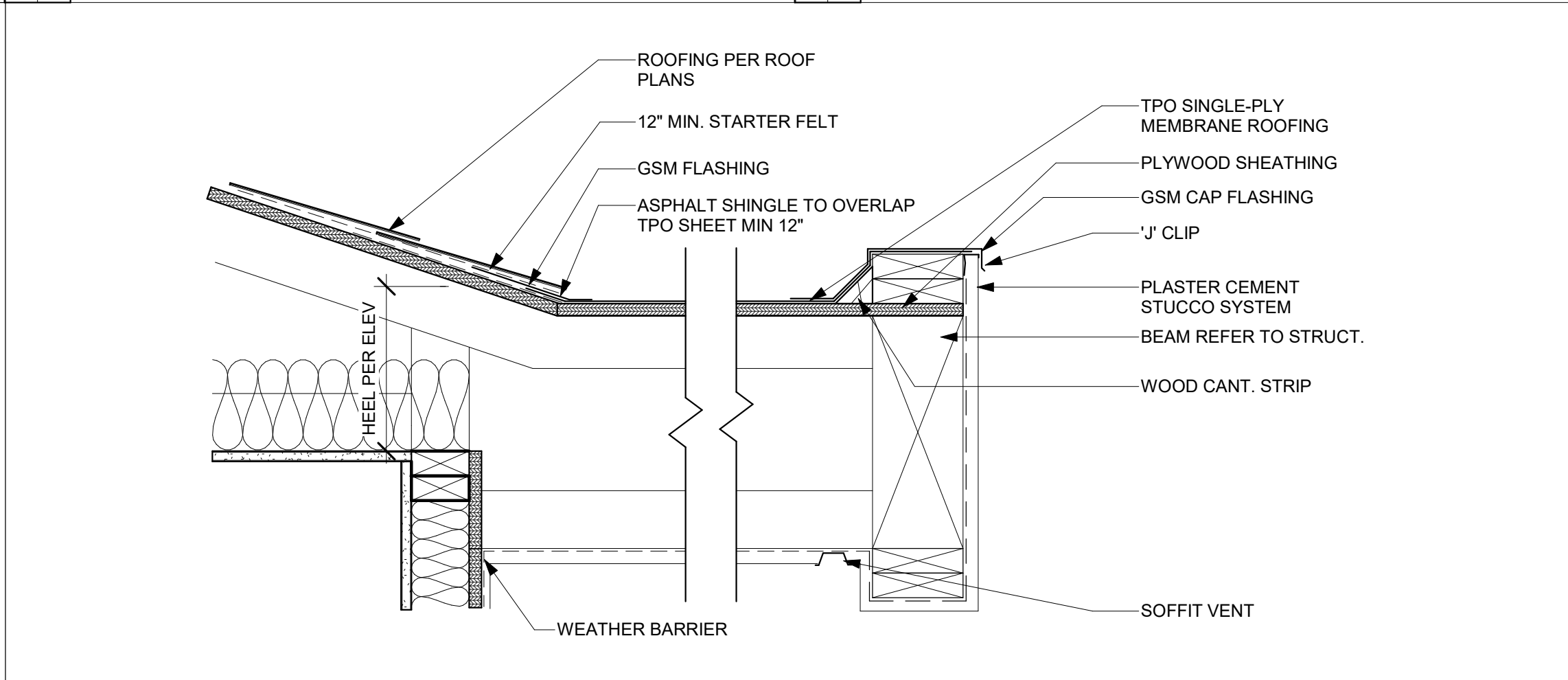
**31 COUNTERFLASHING AT PARAPET**  
SCALE: 1 1/2" = 1'-0"



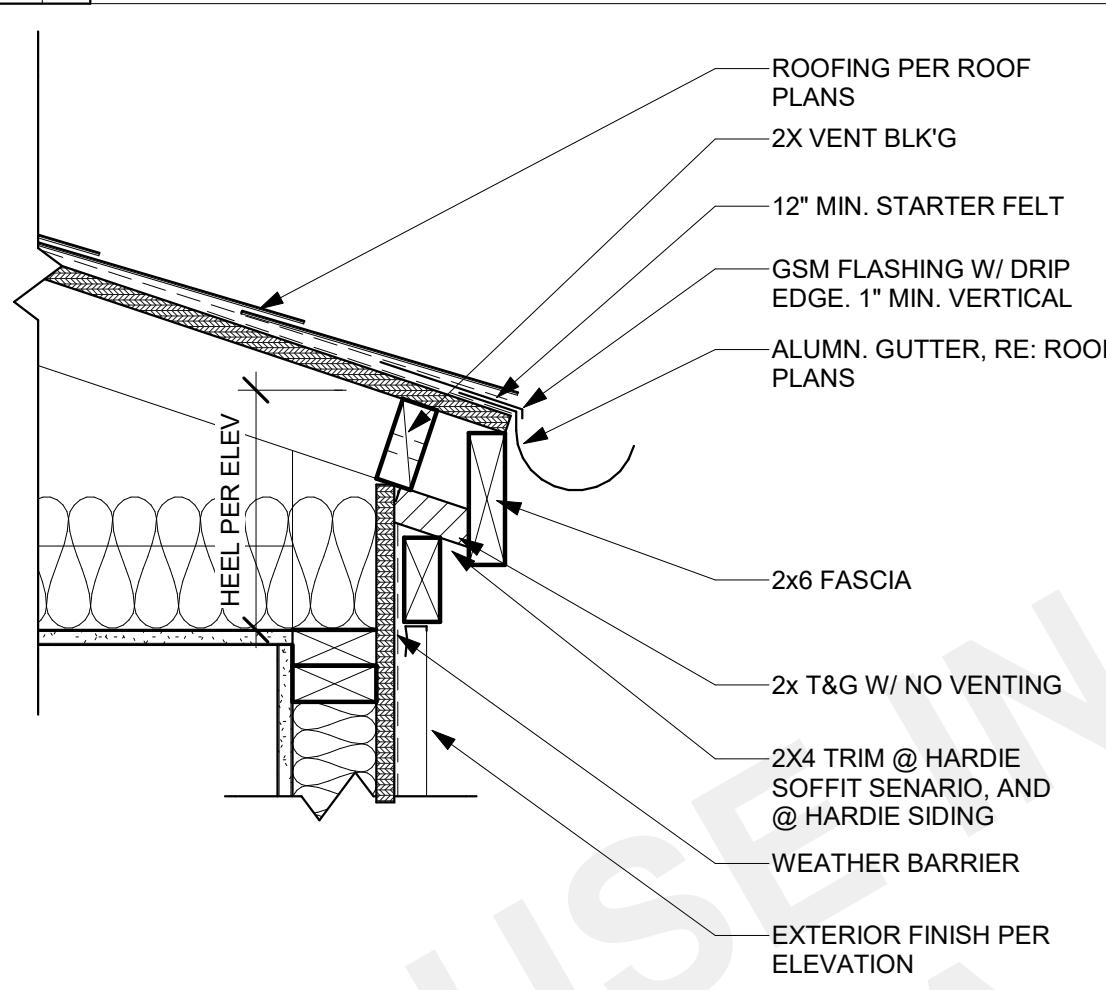
**21 DOOR TRIM - DESERT MODERN**  
SCALE: 3/4" = 1'-0"



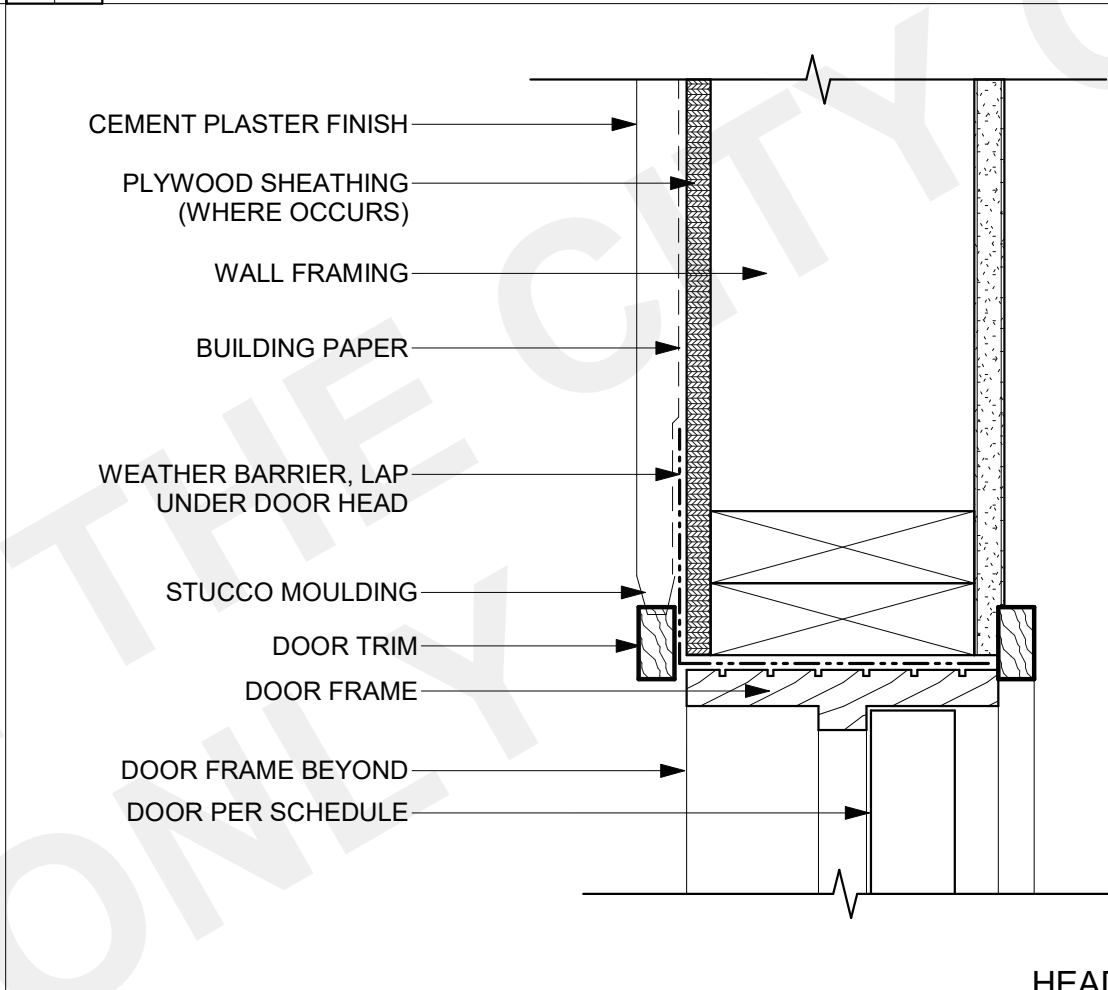
**11 WINDOW TRIM - DESERT MODERN**  
SCALE: 3/4" = 1'-0"



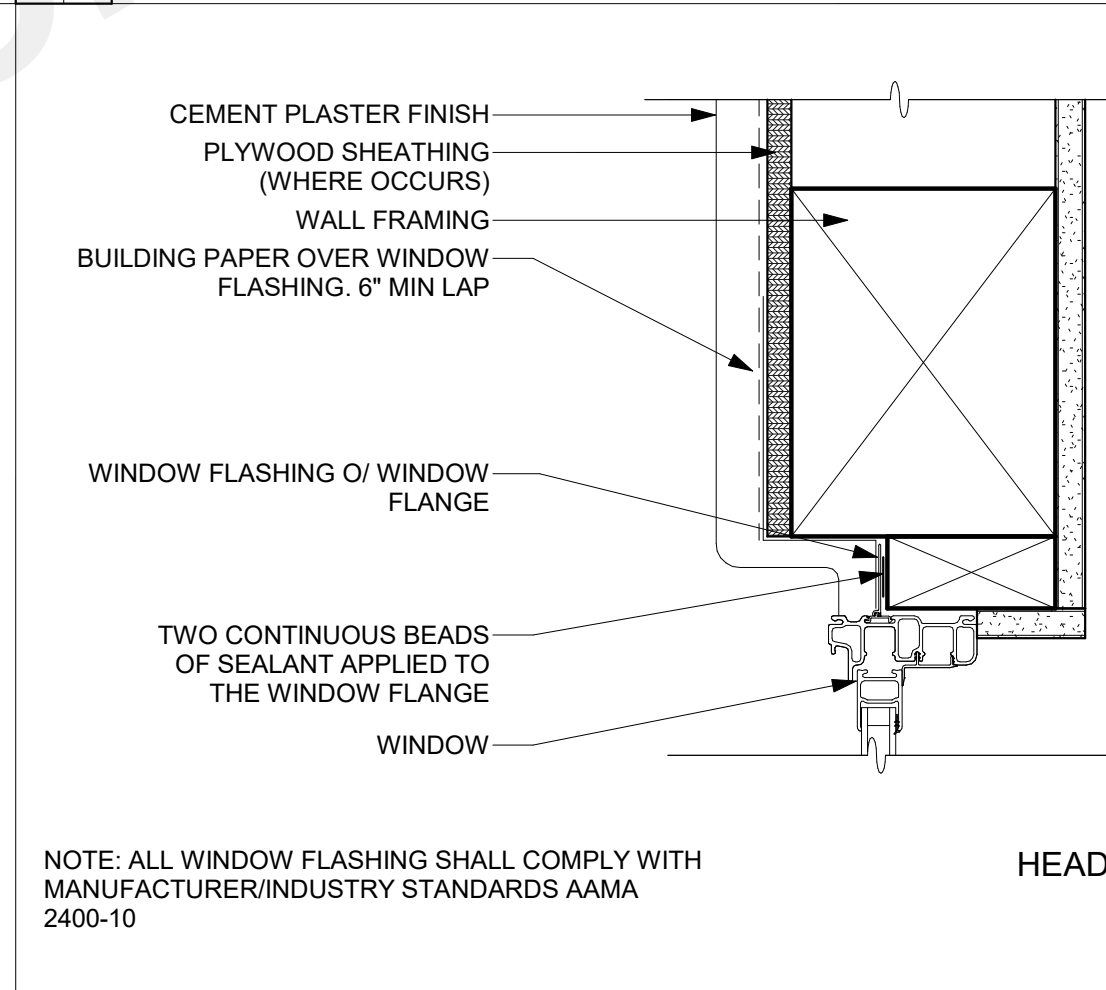
**52 ROOF TO PORCH - DESERT MODERN**  
SCALE: 1 1/2" = 1'-0"



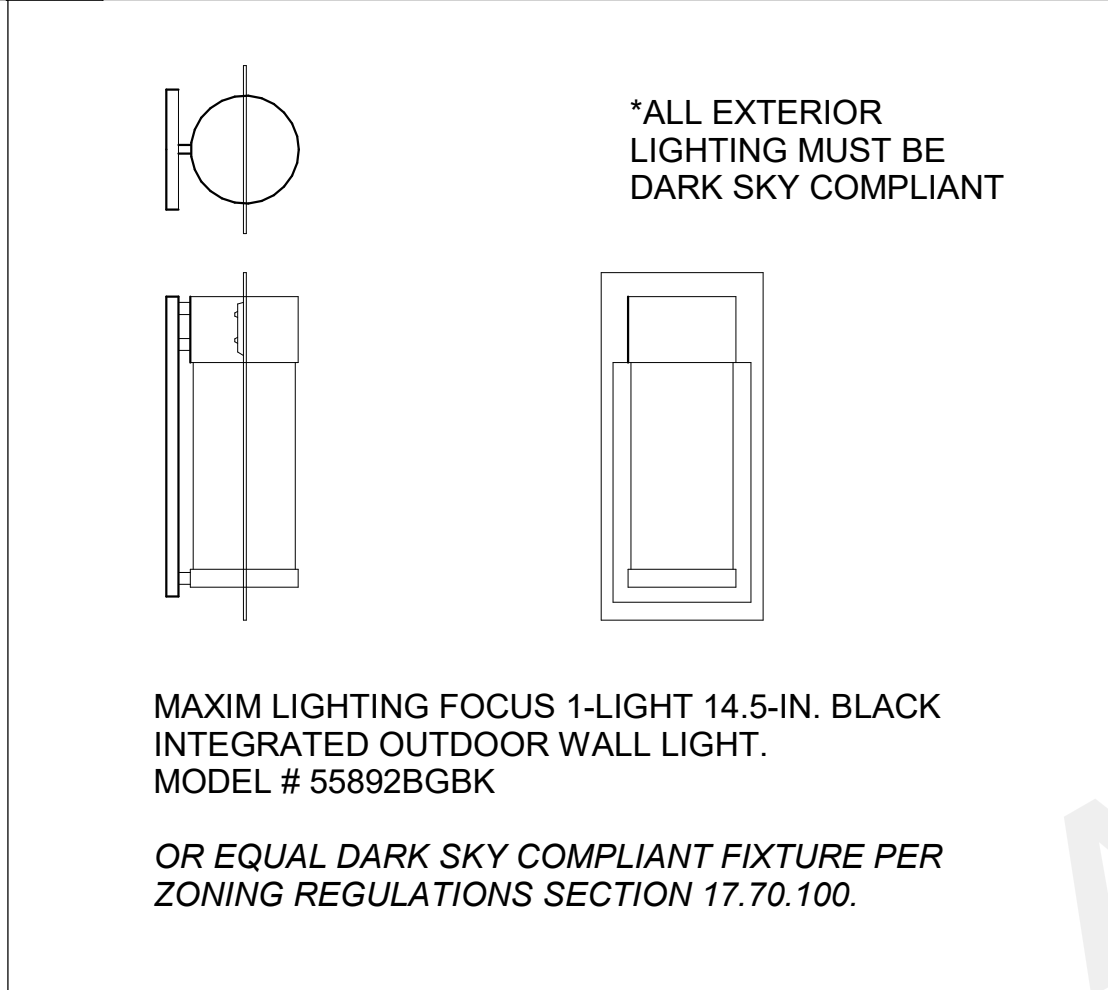
**32 EAVE @ PLASTER - MODERN**  
SCALE: 1 1/2" = 1'-0"



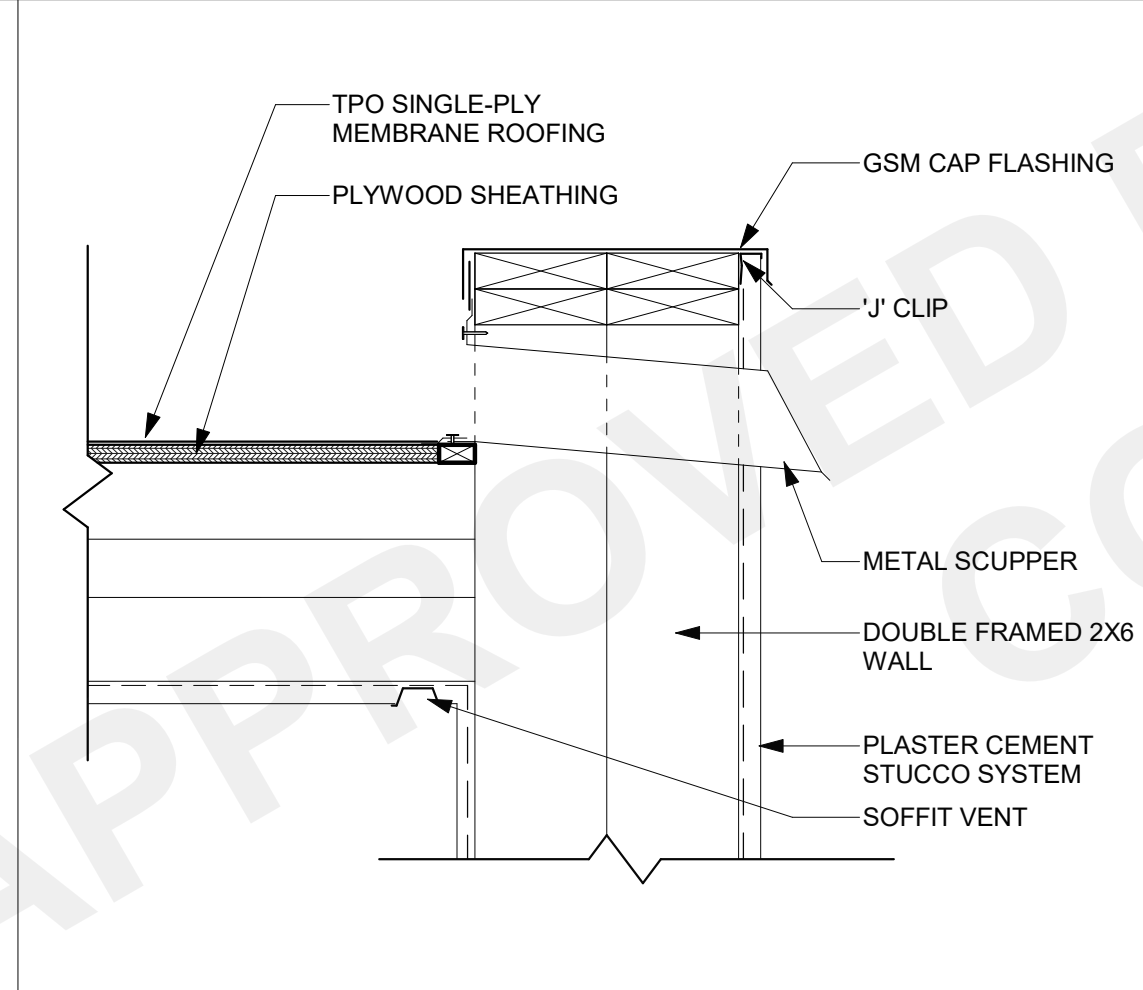
**22 DOOR HEAD - MODERN**  
SCALE: 3" = 1'-0"



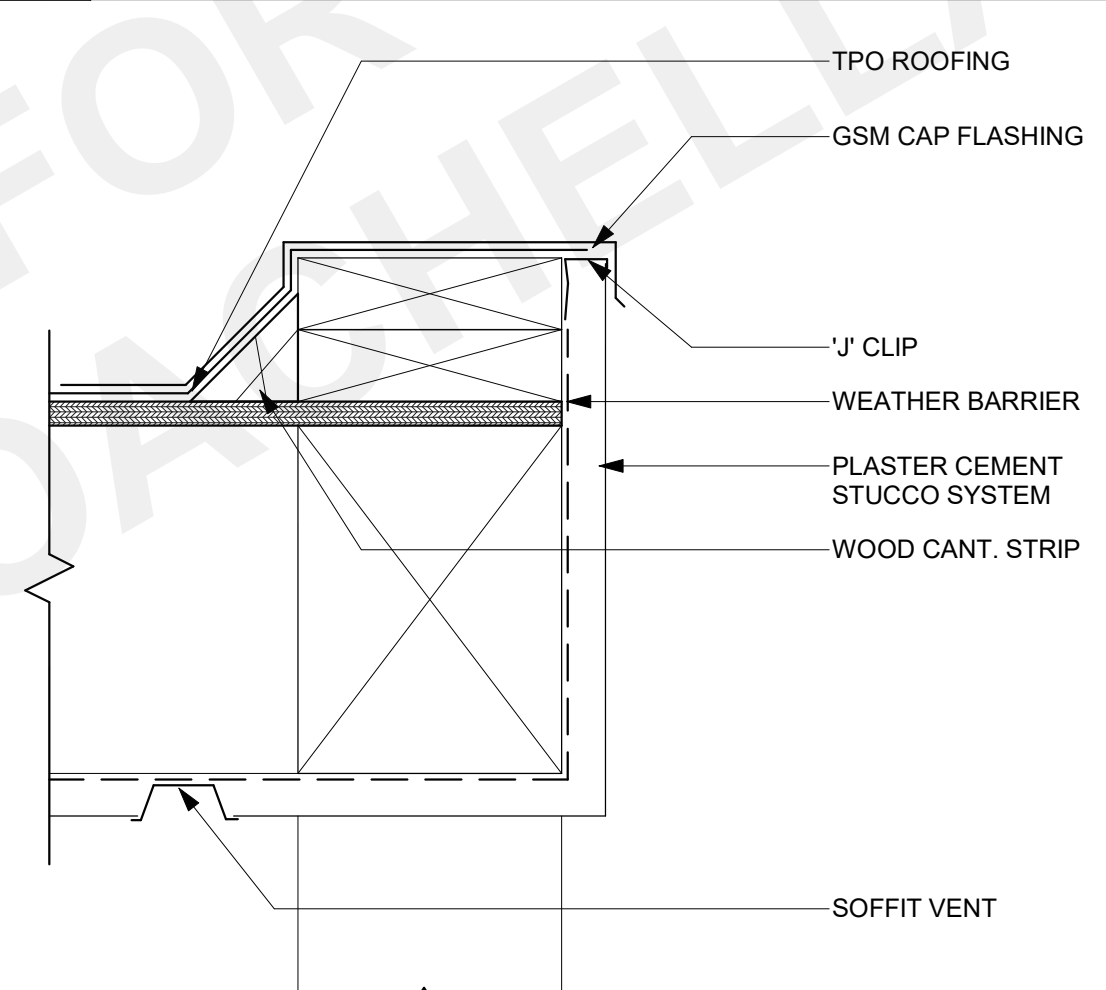
**12 TYP. WINDOW HEAD**  
SCALE: 3" = 1'-0"



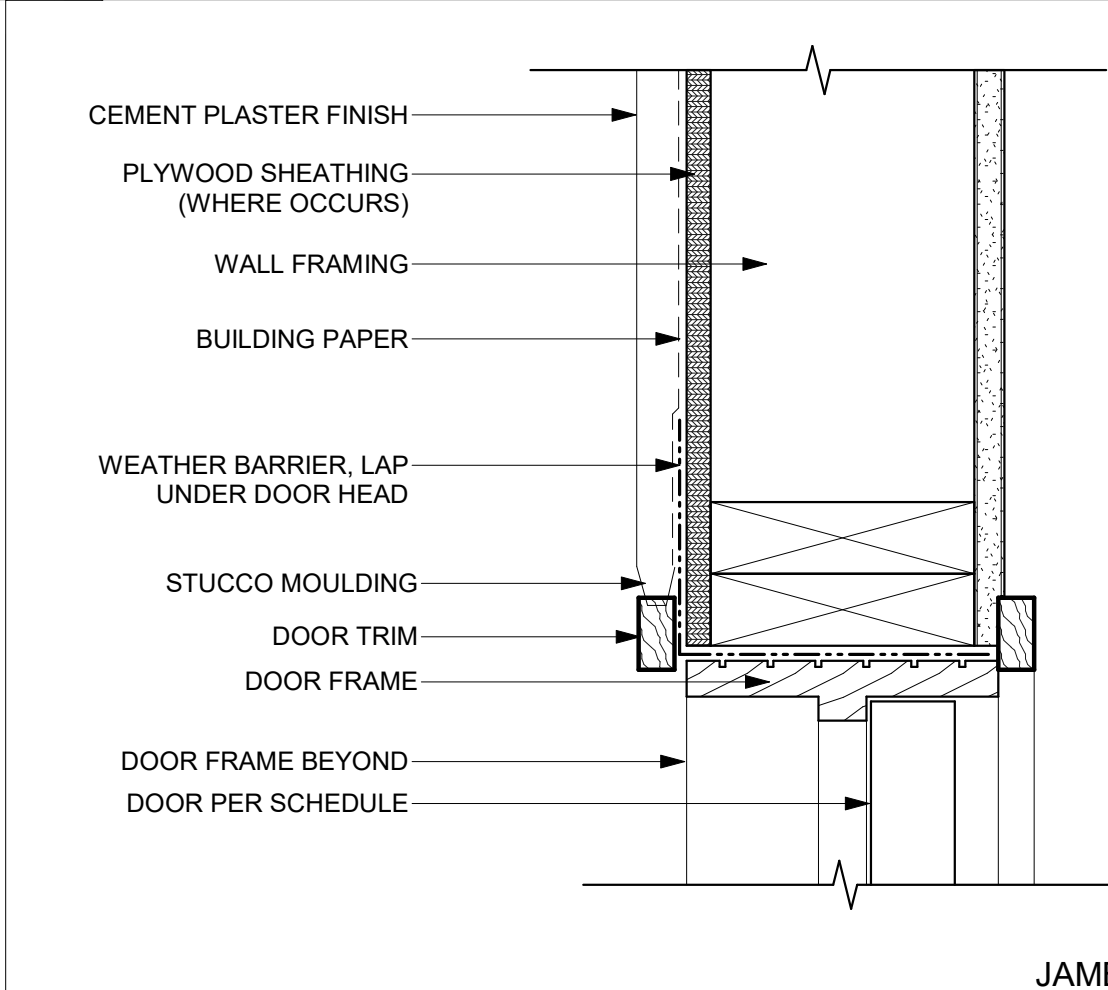
**53 LIGHT FIXTURE - DESERT MODERN**  
SCALE: 1 1/2" = 1'-0"



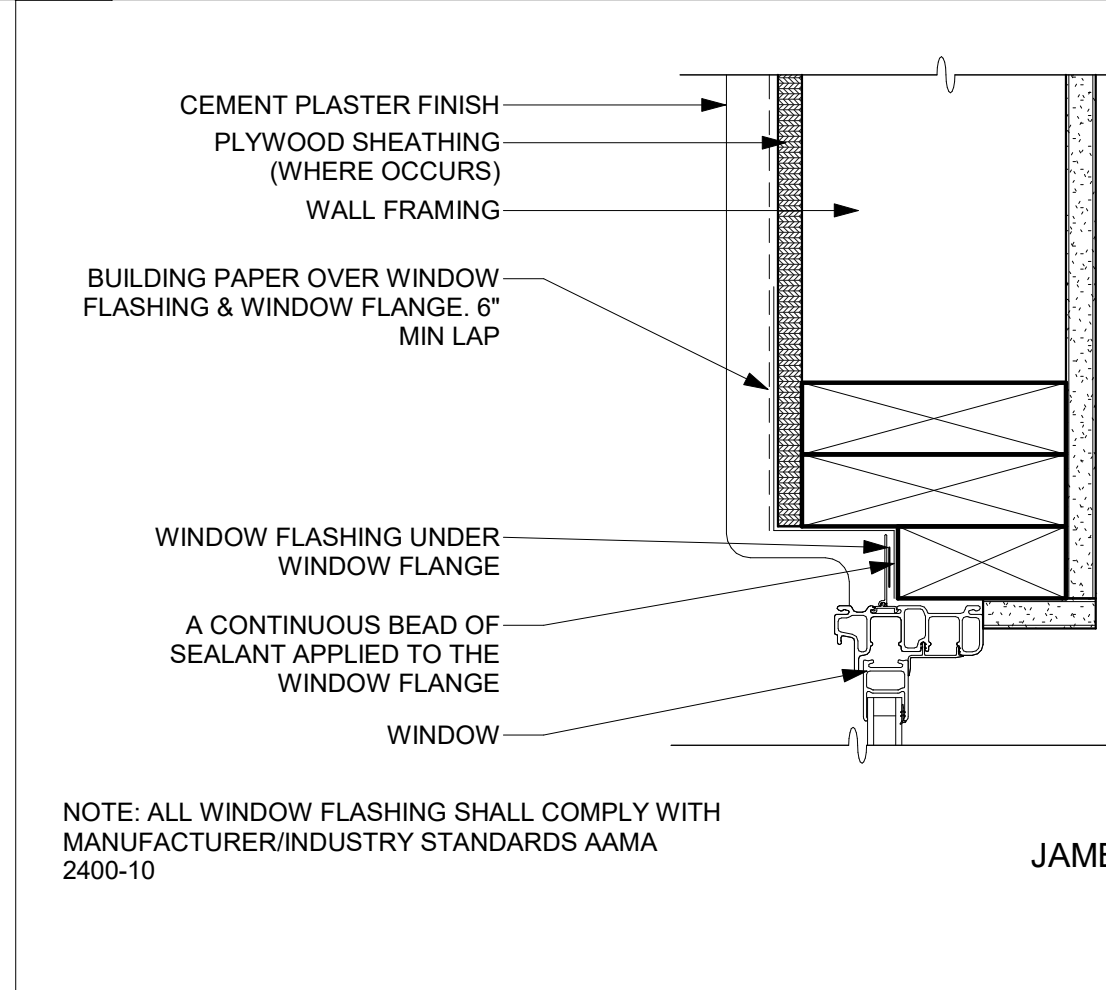
**43 ROOF SCUPPER - DESERT MODERN**  
SCALE: 1 1/2" = 1'-0"



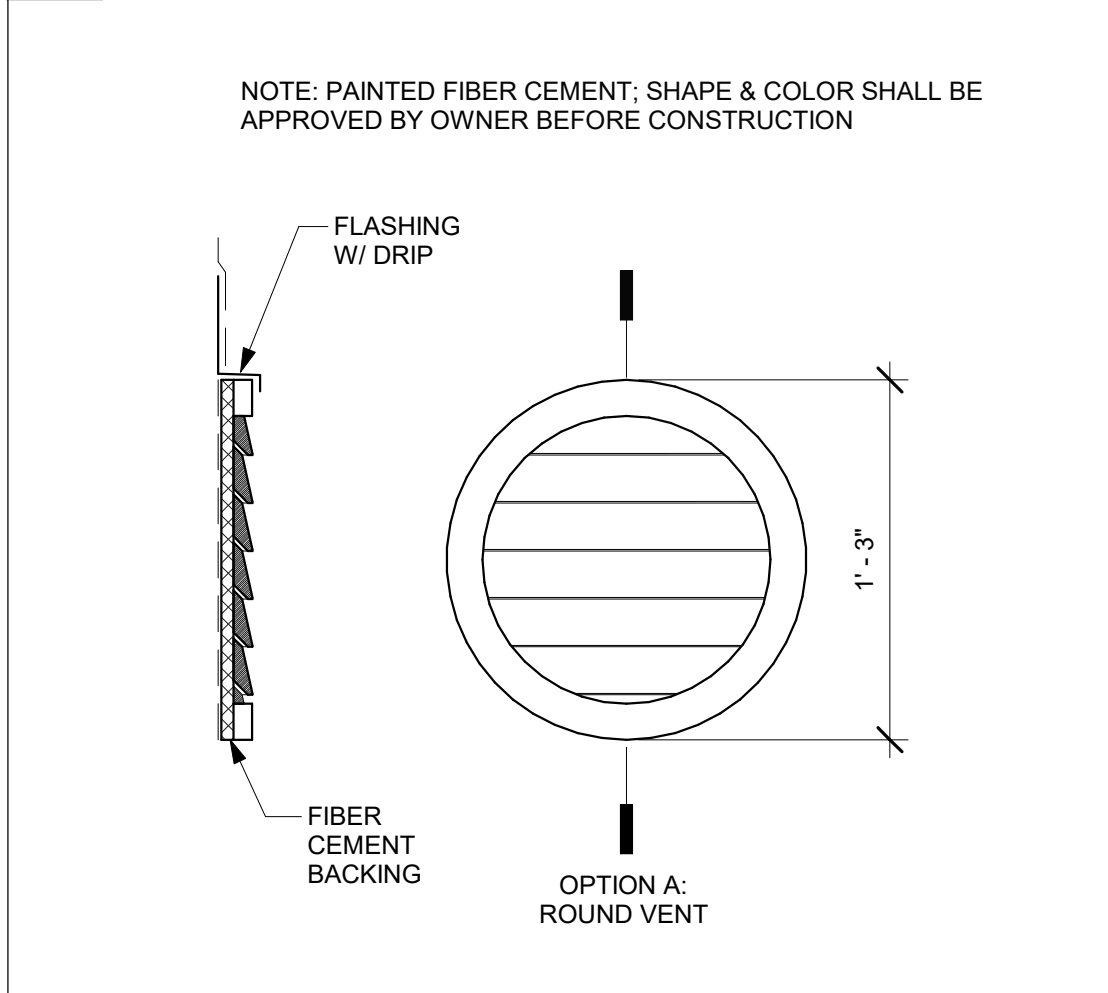
**33 POST CAP AND BASE - MODERN**  
SCALE: 3" = 1'-0"



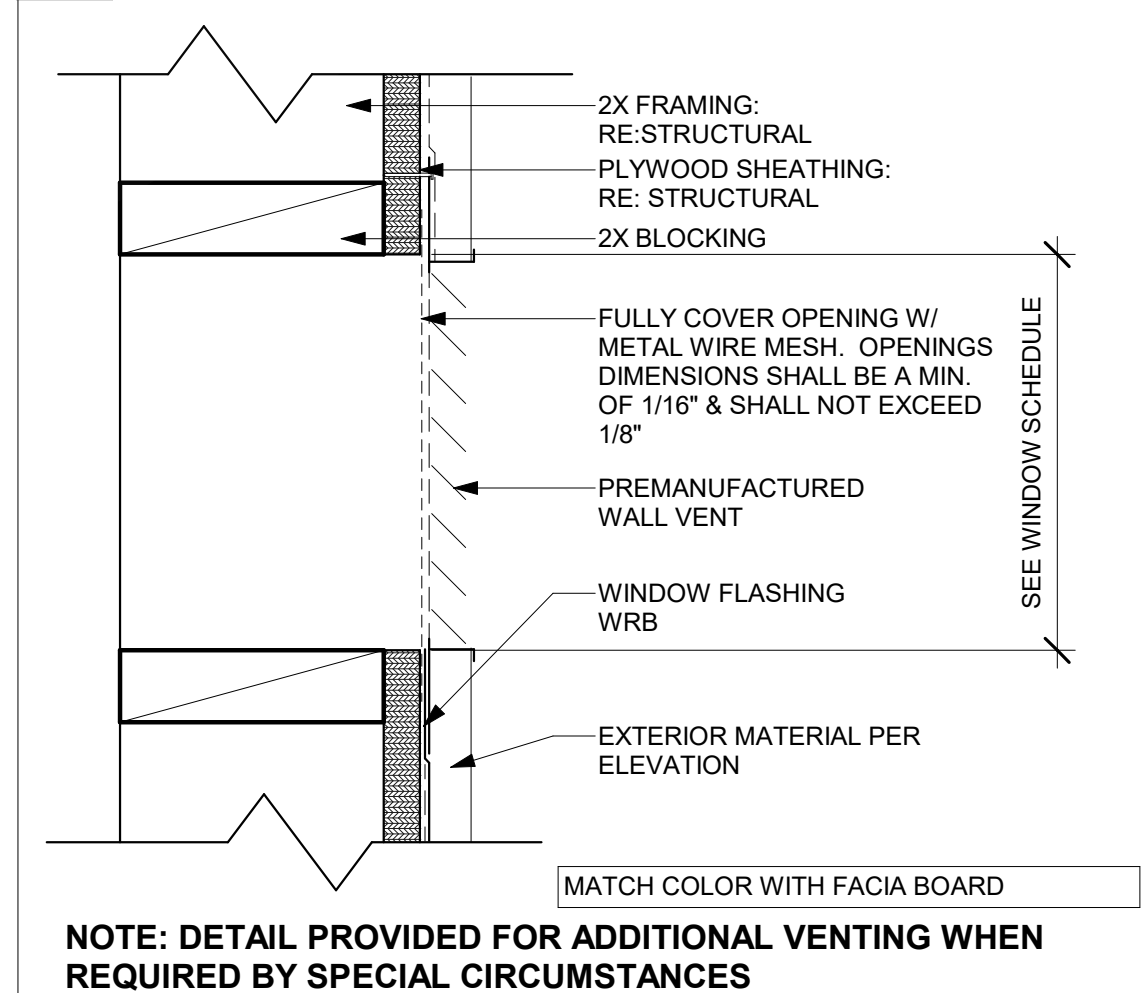
**23 DOOR JAMB - MODERN**  
SCALE: 3" = 1'-0"



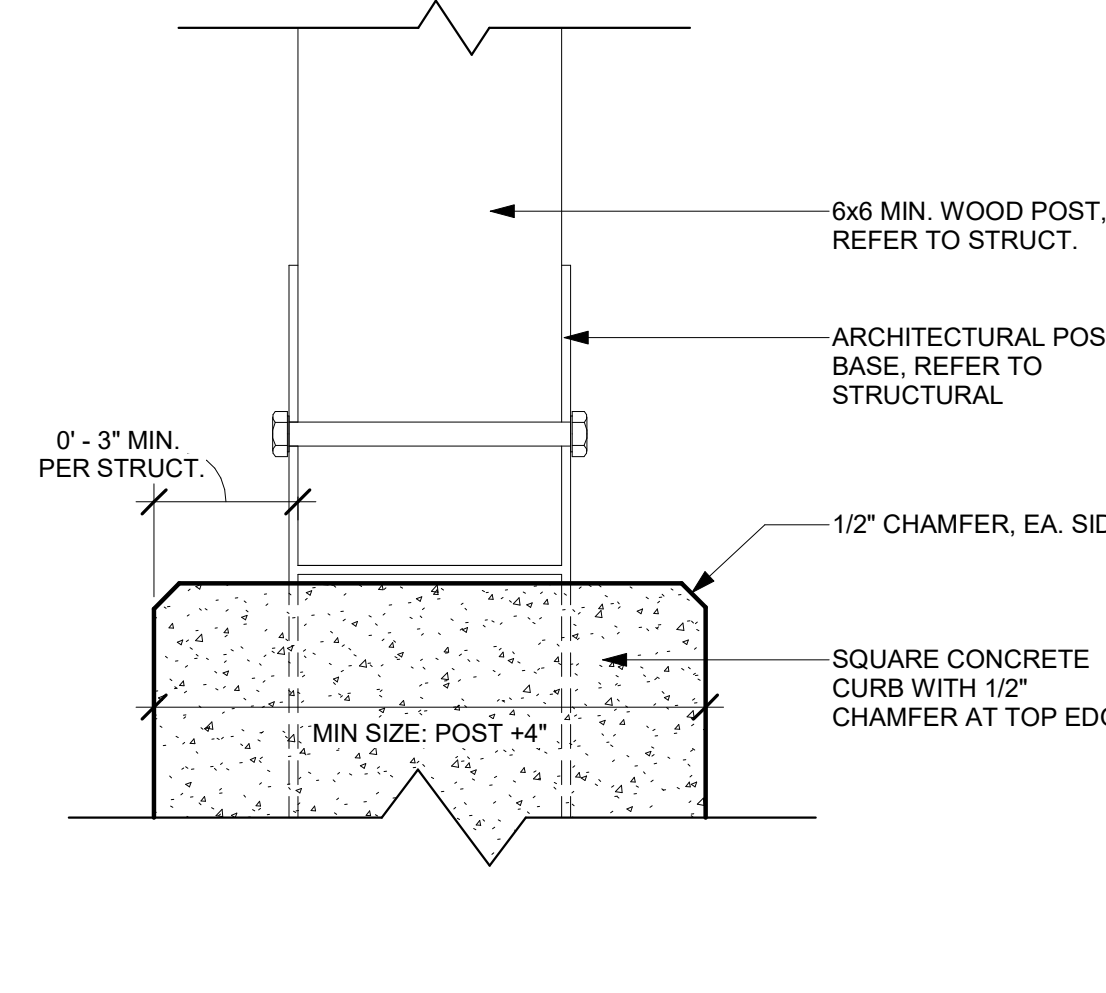
**13 TYP. WINDOW JAMB**  
SCALE: 3" = 1'-0"



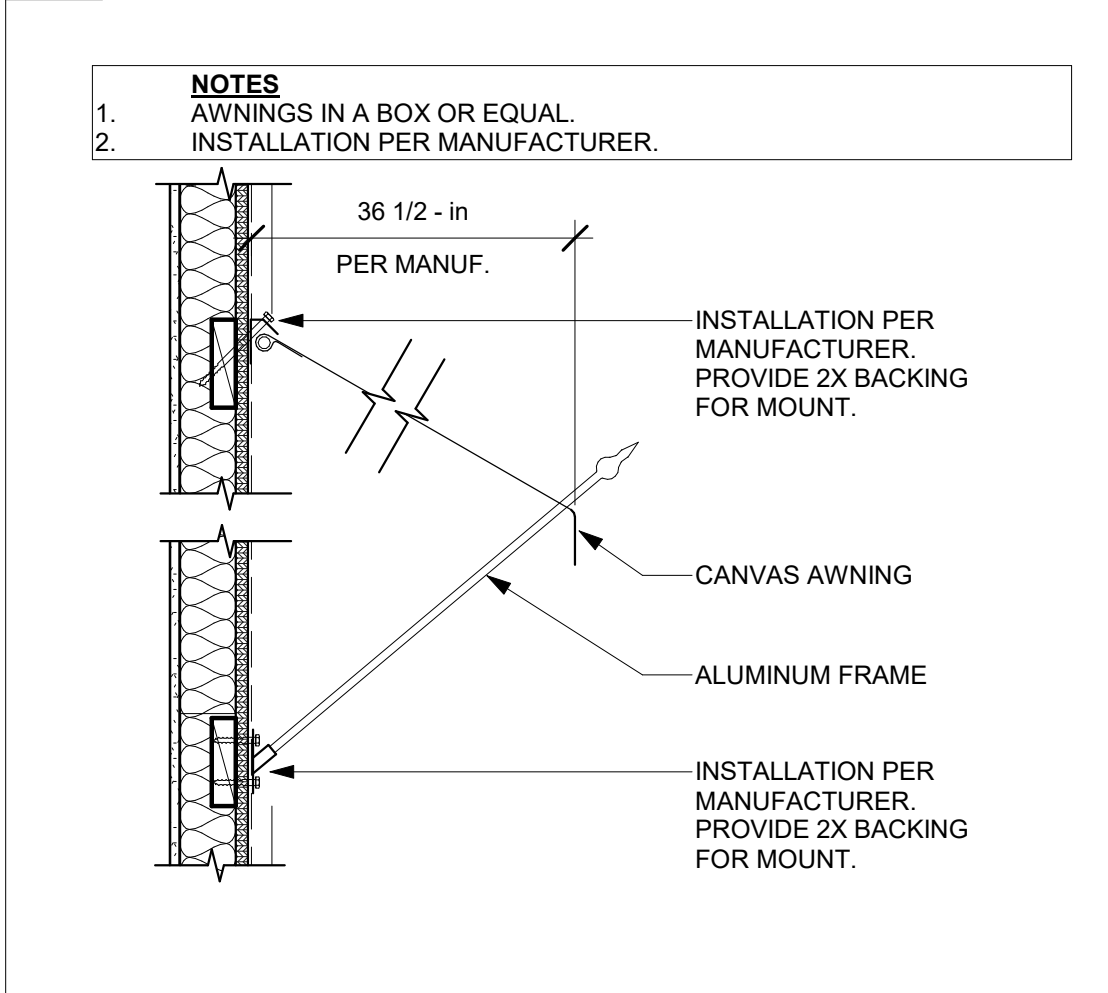
**54 CIRCLE VENT**  
SCALE: 1 1/2" = 1'-0"



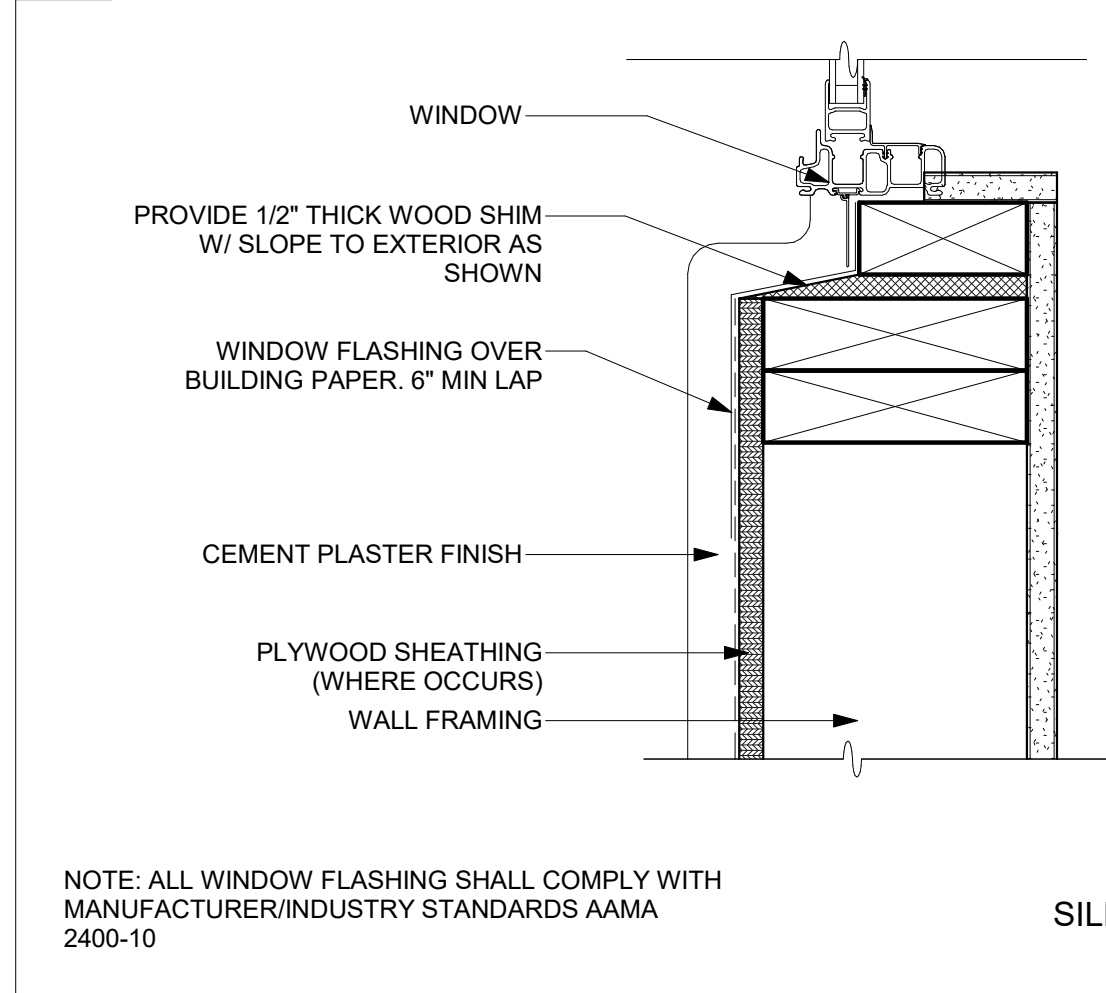
**44 WALL VENT**  
SCALE: 3" = 1'-0"



**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

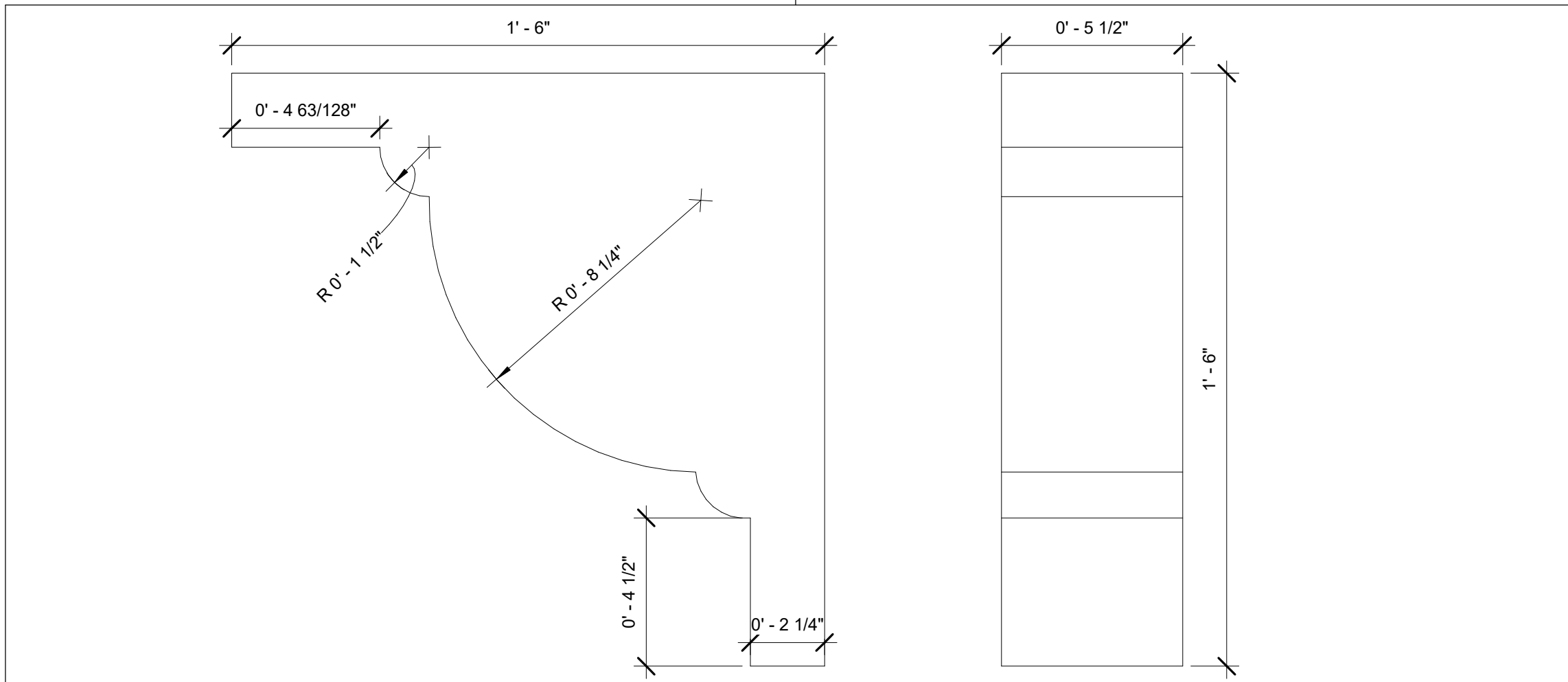
**AD-904**

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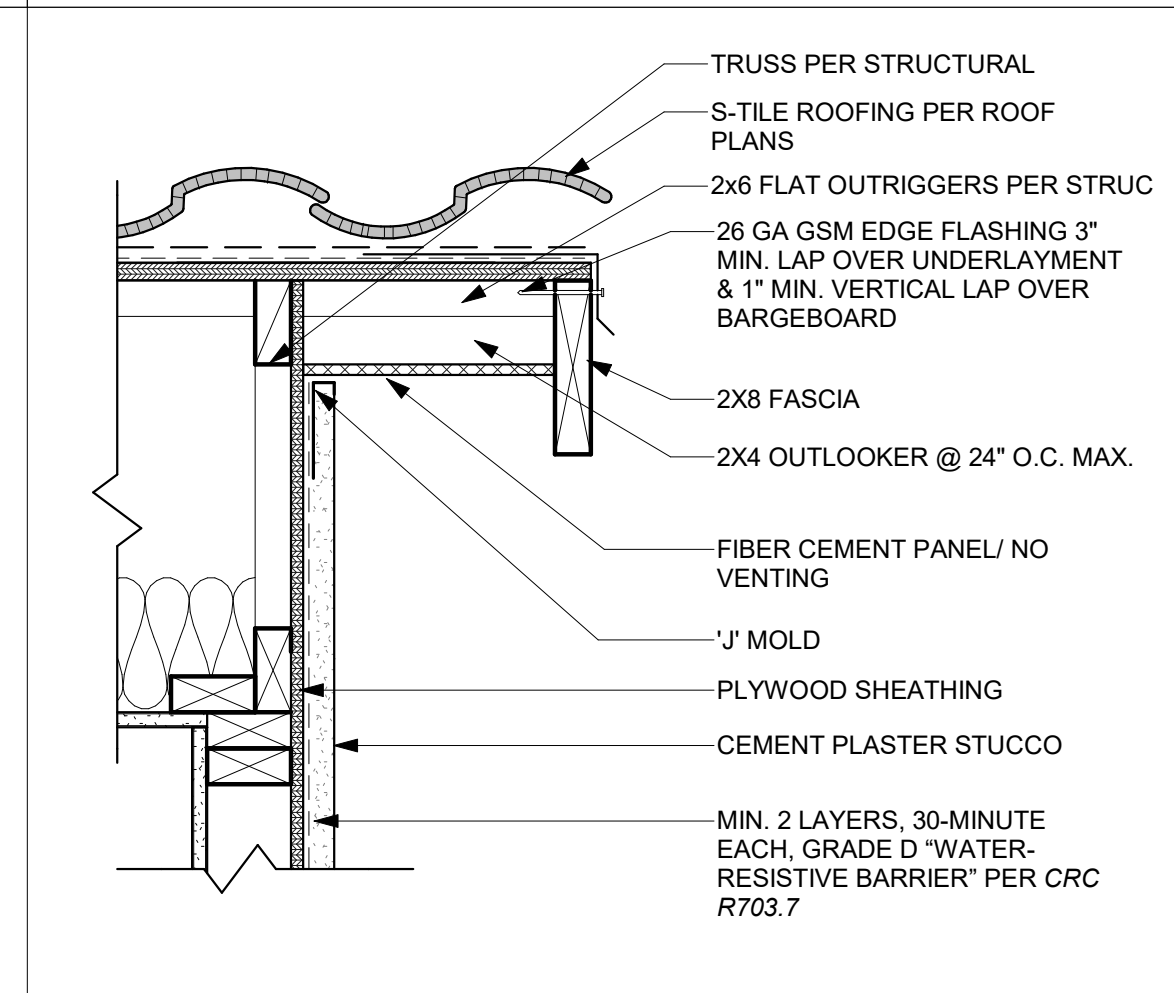


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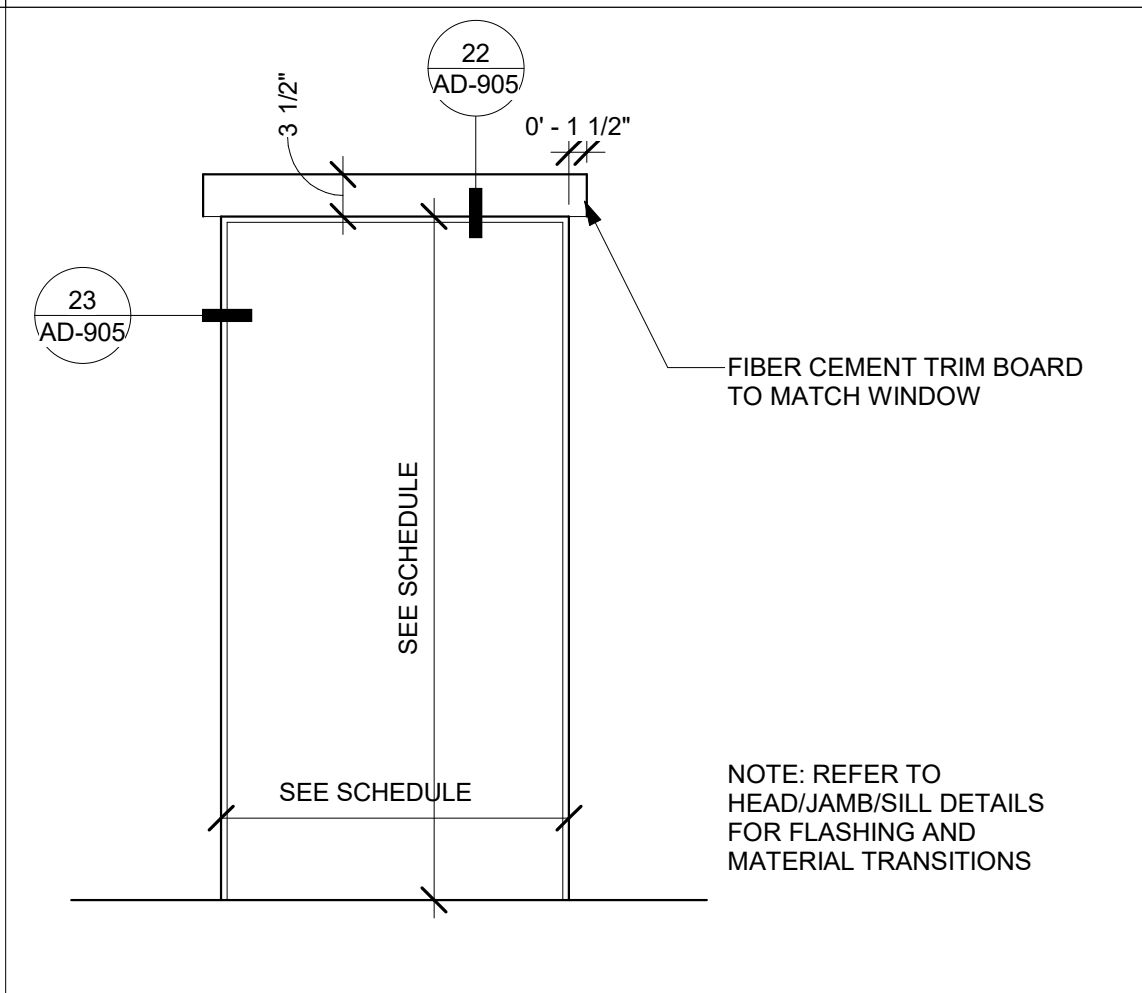
**51 DECORATIVE CORBEL - SPANISH LARGE**

SCALE: 3" = 1'-0"



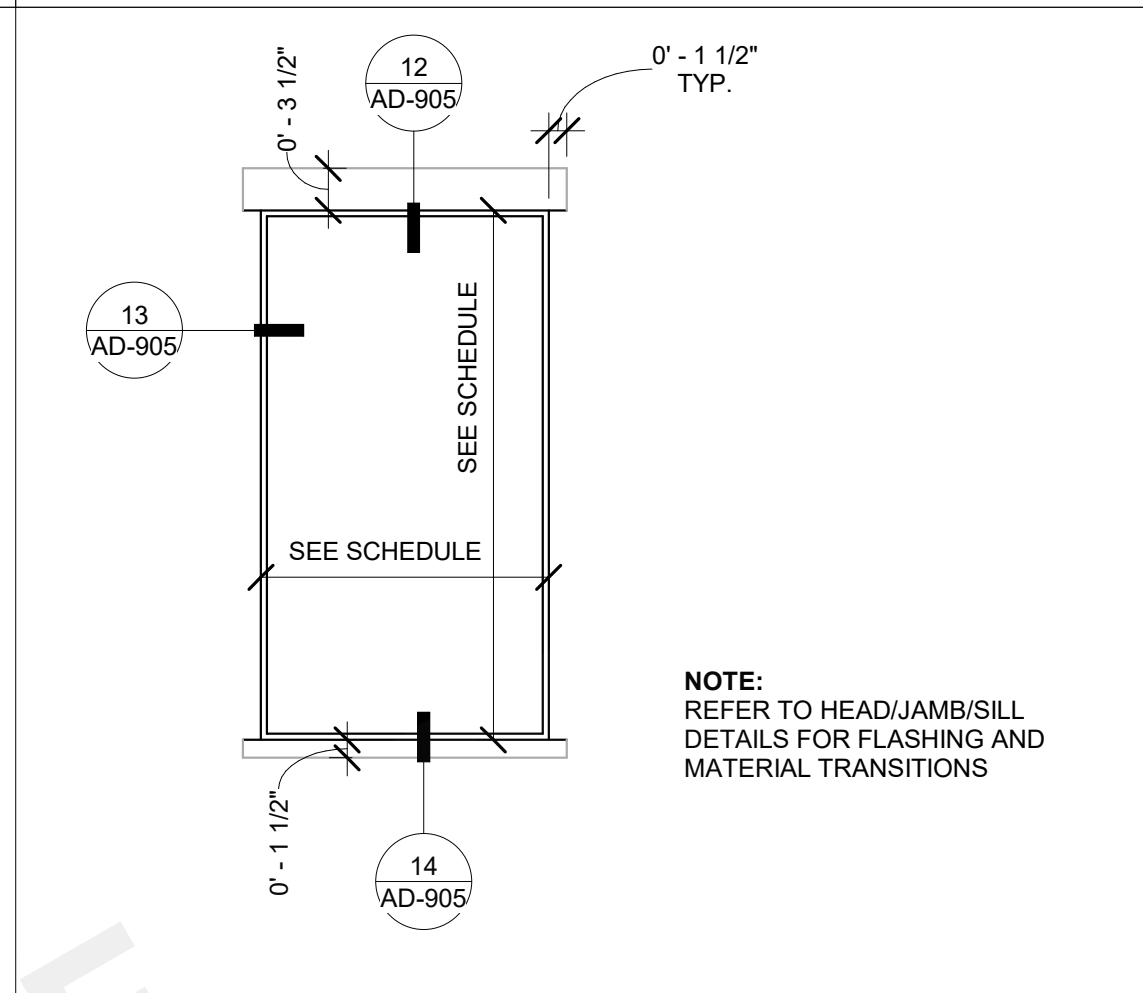
**31 RAKE @ PLASTER - SPANISH COLONIAL**

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



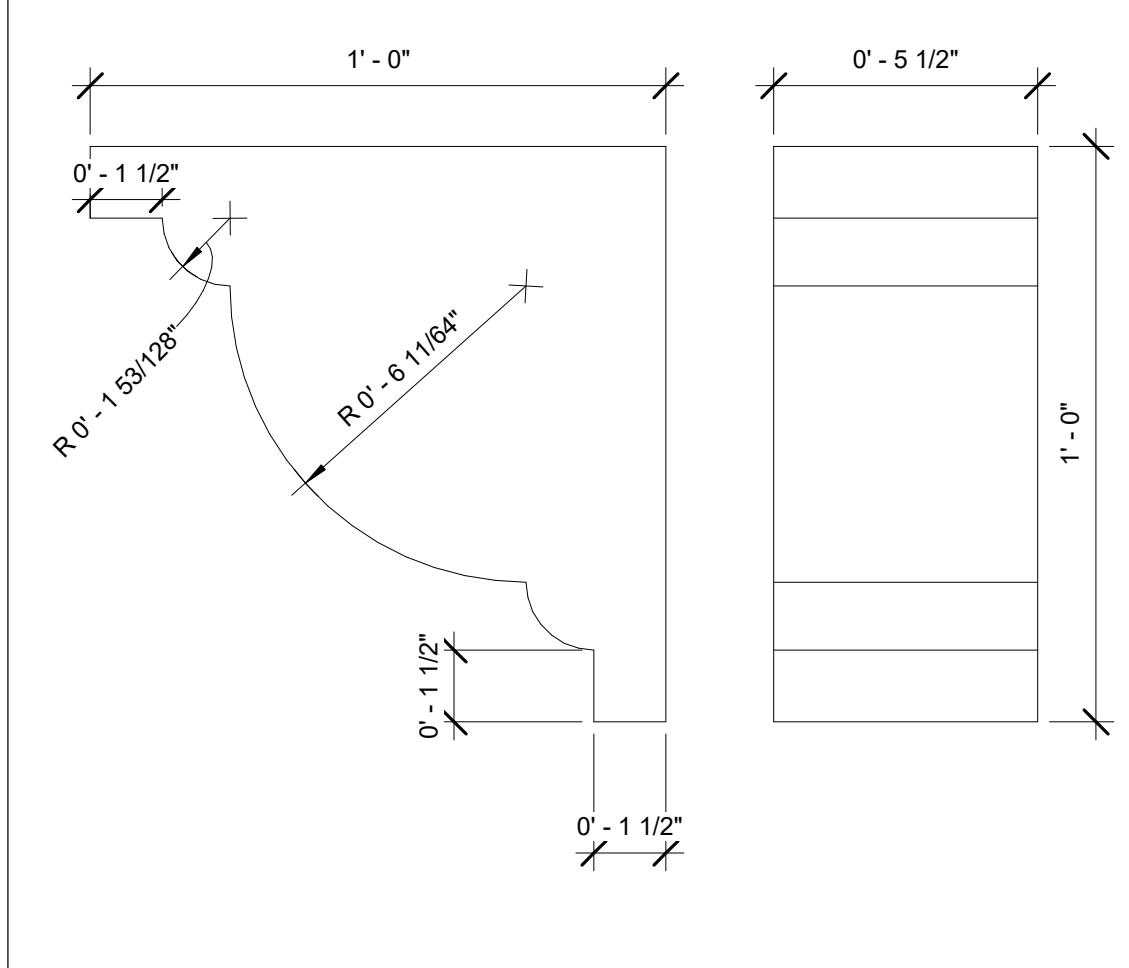
**21 DOOR TRIM - SPANISH COLONIAL**

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



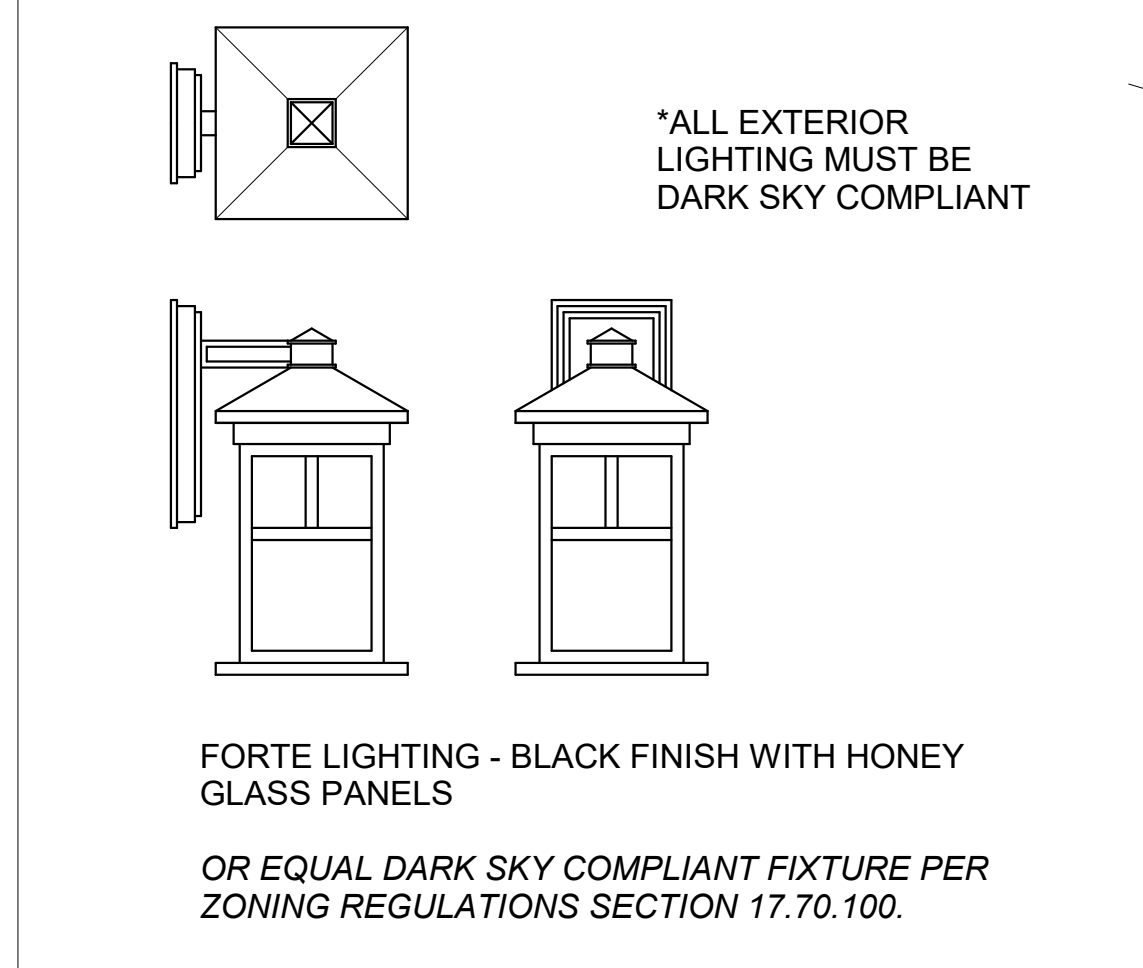
**11 WINDOW TRIM - SPANISH COLONIAL**

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



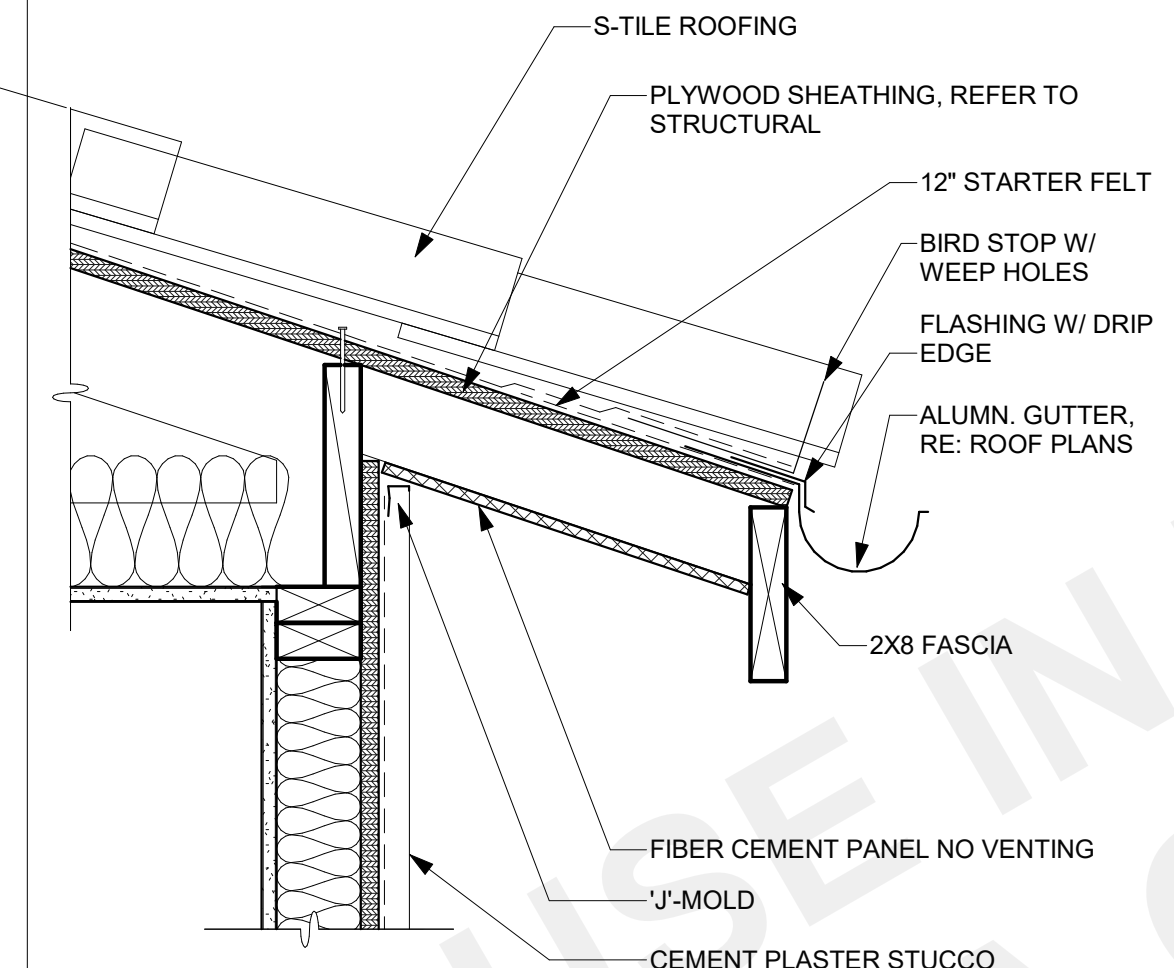
**52 DECORATIVE CORBEL - SPANISH PORCH**

SCALE: 3" = 1'-0"



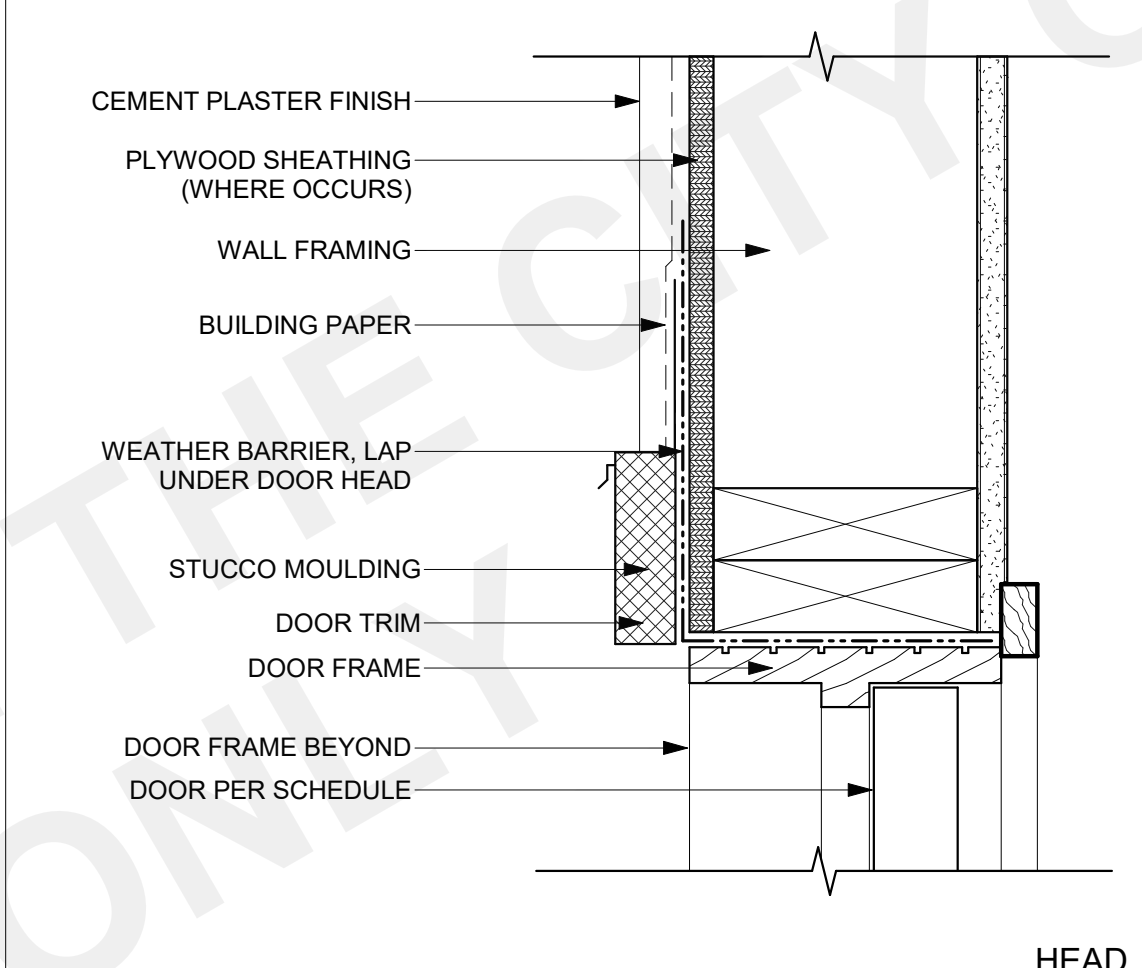
**42 TYP. LIGHT FIXTURE - SPANISH**

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



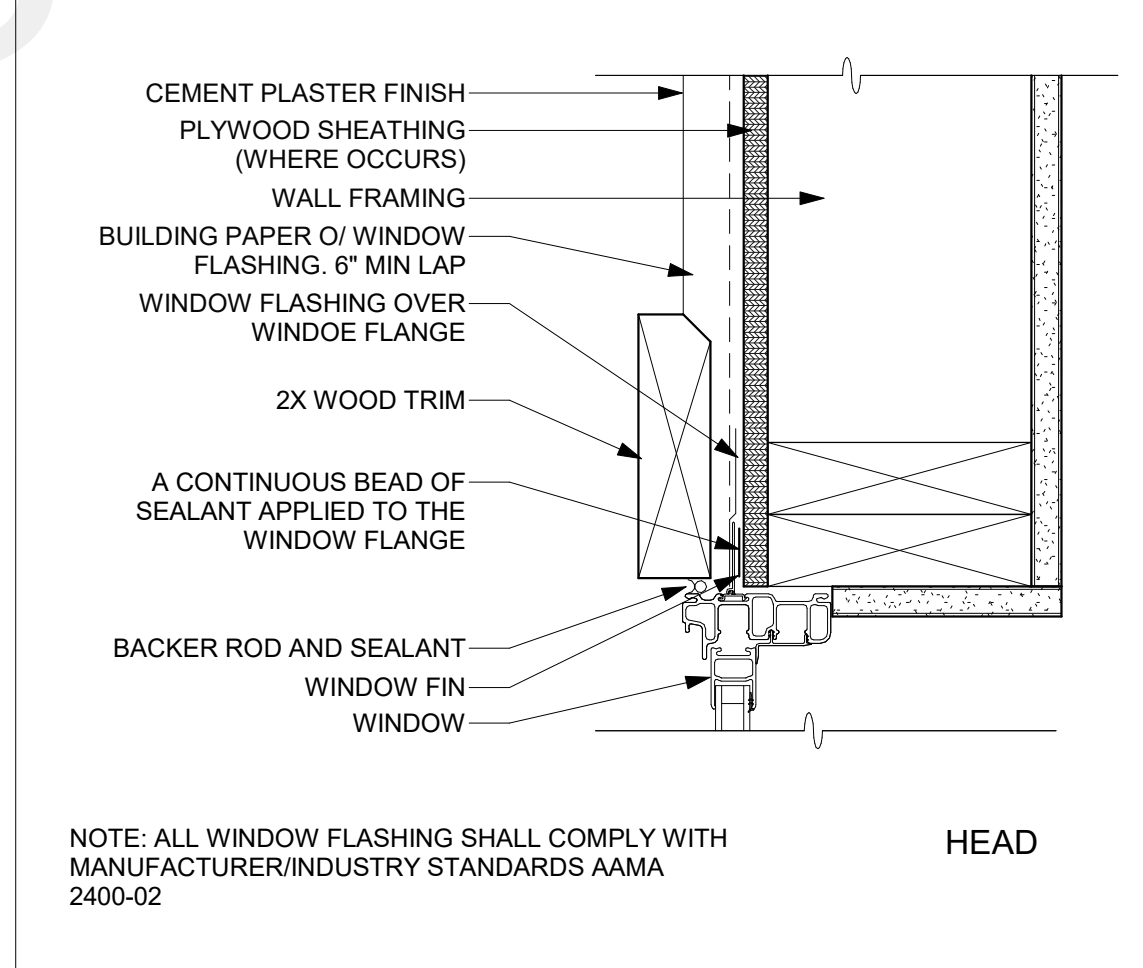
**32 EAVE @ PLASTER - SPANISH COLONIAL**

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



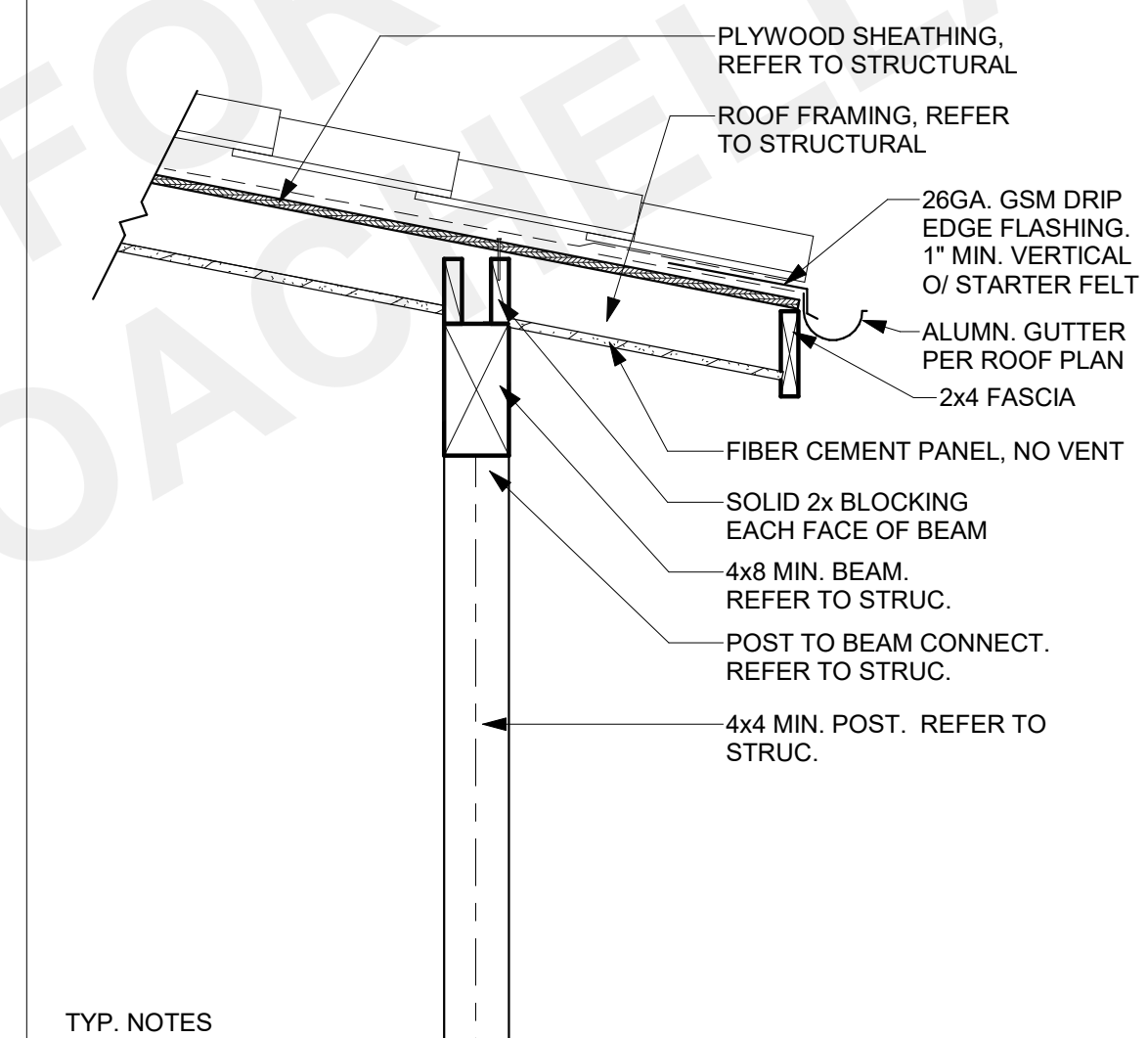
**22 DOOR HEAD - SPANISH**

SCALE: 3" = 1'-0"



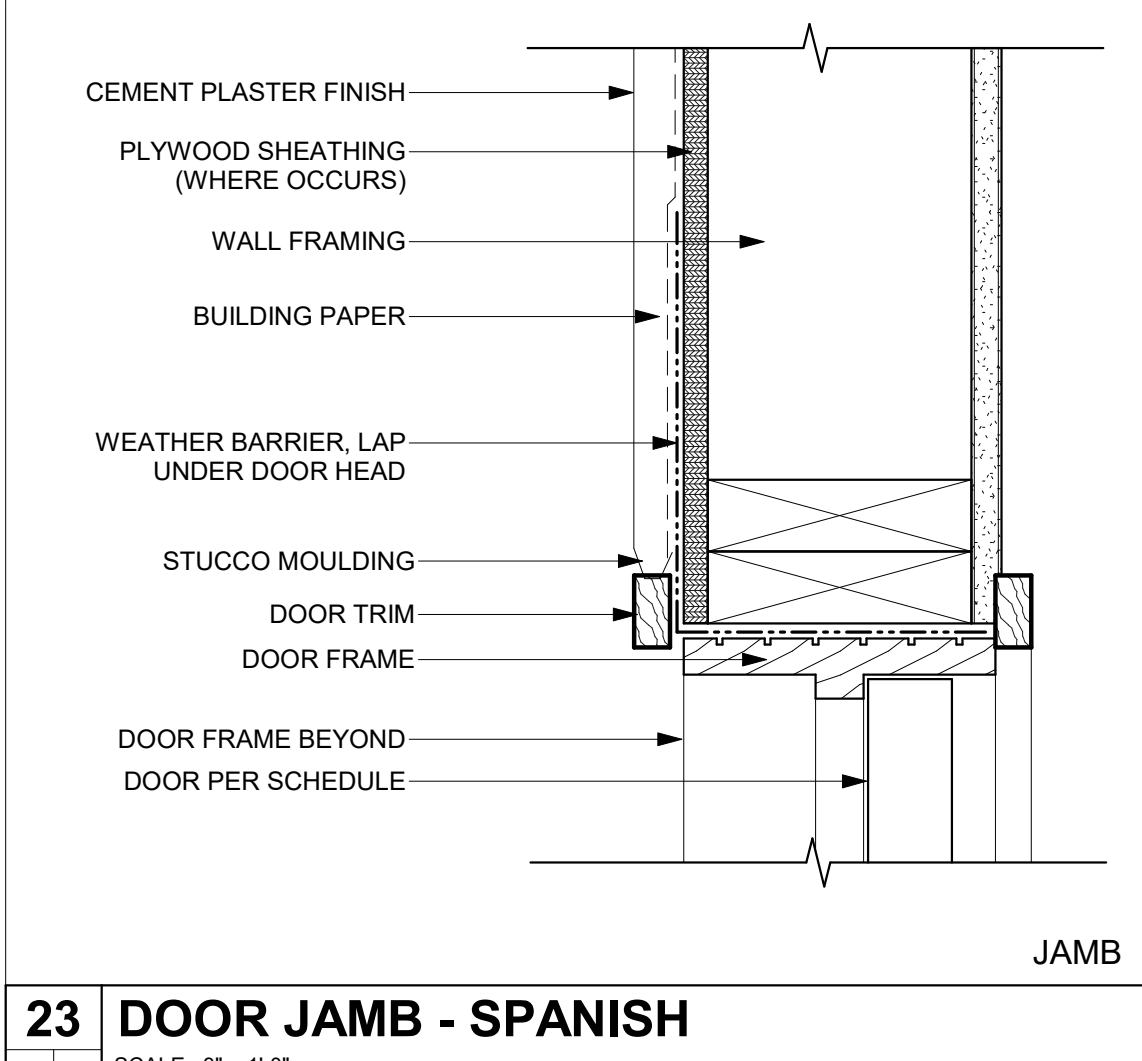
**12 TYP. WINDOW HEAD**

SCALE: 3" = 1'-0"



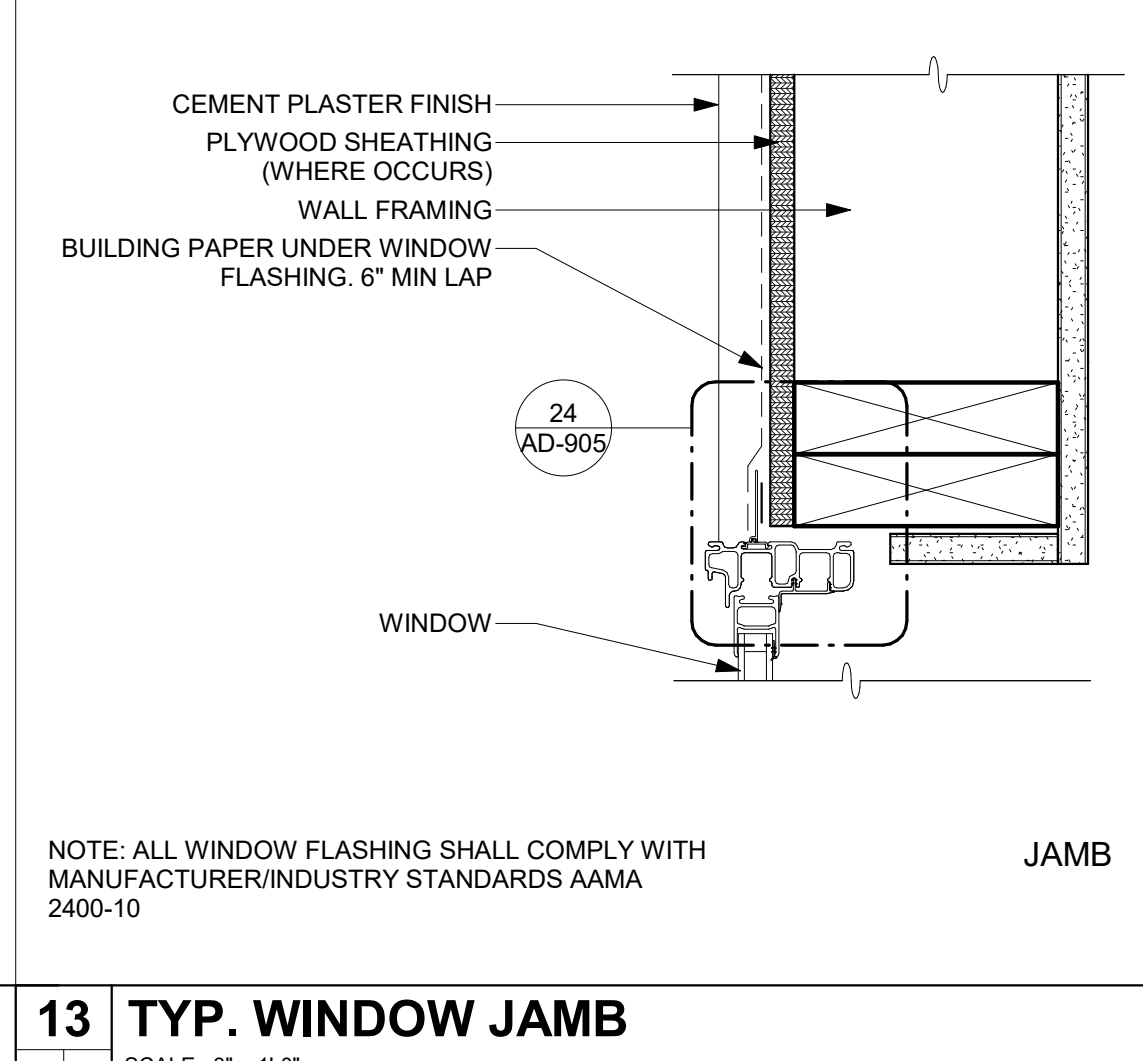
**34 POST W/ ROOF - SPANISH**

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



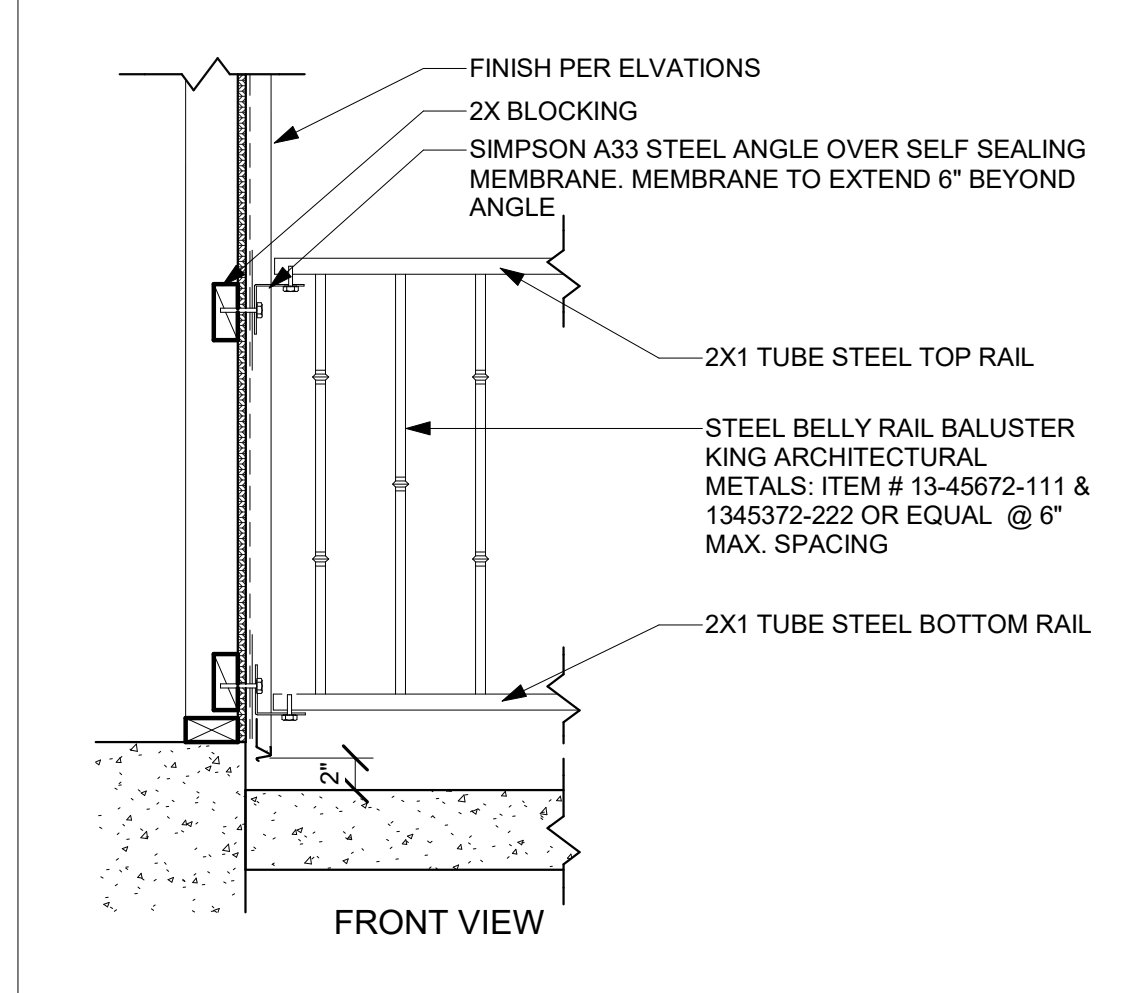
**23 DOOR JAMB - SPANISH**

SCALE: 3" = 1'-0"



**13 TYP. WINDOW JAMB**

SCALE: 3" = 1'-0"



**44 RAILING - METAL**

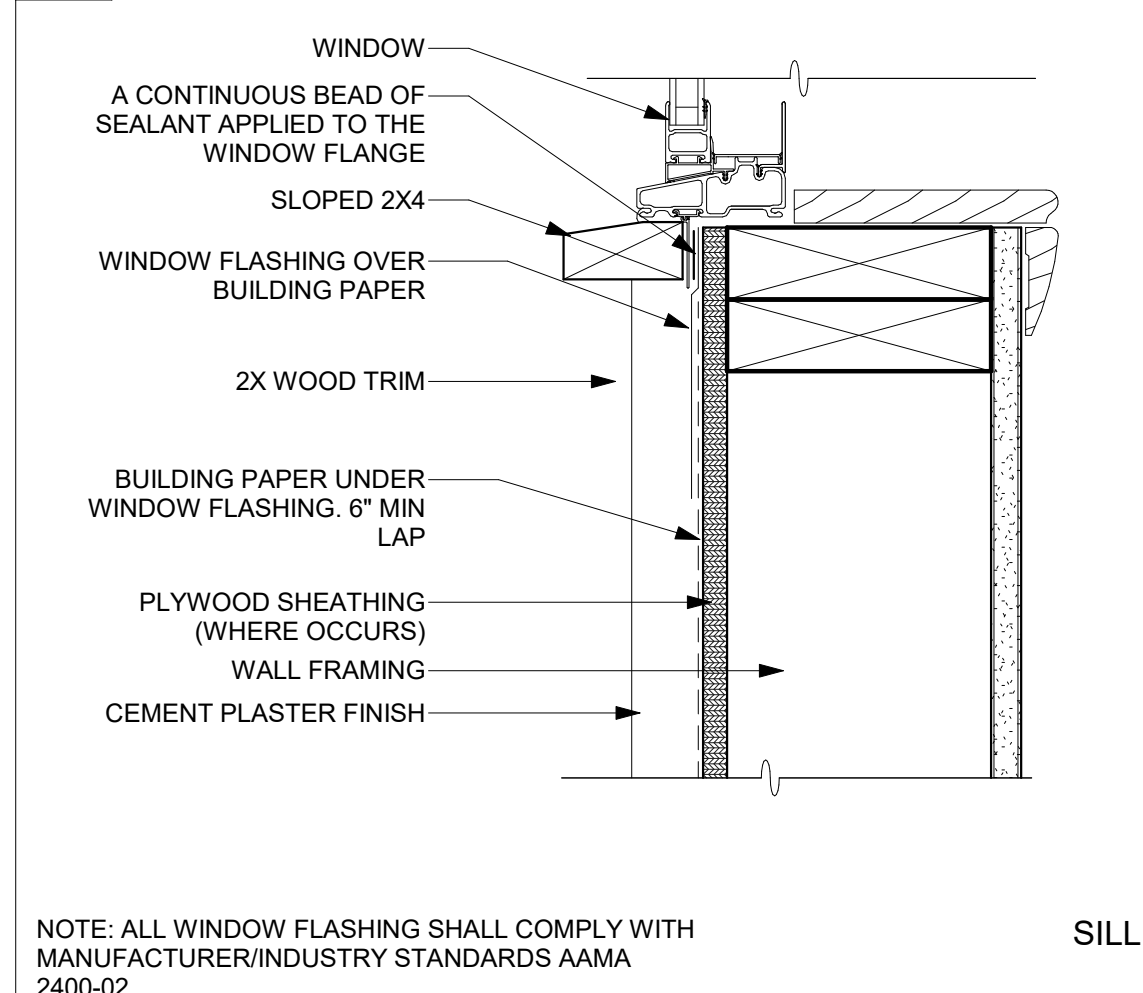
SCALE: 1" = 1'-0"

**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

AD-905

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

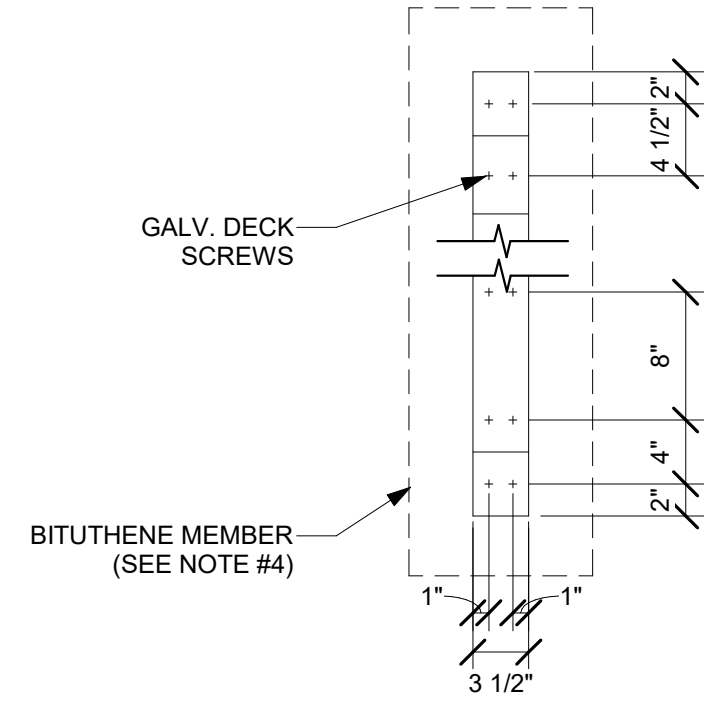
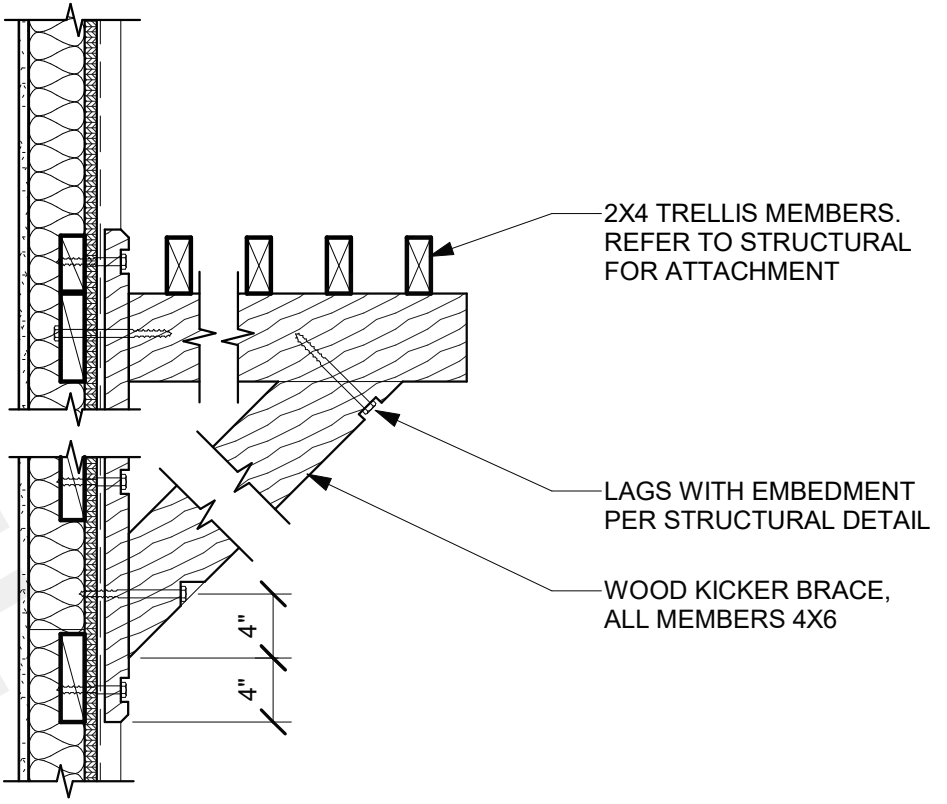
7/19/2024 8:55:07 AM Autodesk Docs:12893\_Coachella ADU1292939-01\_Coachella ADUs\_Garage Unit.rvt





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- 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 CONVERSION**  
COACHELLA, CA

ARCHITECTURAL DETAILS -  
SPANISH COLONIAL

PUBLIC SET

DATE  
01/11/24

SHEET

AD-906