

# 1b FRONT ELEVATION - SPANISH - FRONT FACING GARAGE

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

# PROTOTYPE ACCESSORY DWELLING UNIT PLAN 6: 2 CAR GARAGE CONVERSION

STREET ADDRESS (TO BE PROVIDED BY OWNER)

CITY OF COACHELLA, CA

## **ABBREVIATIONS**

PLAS PLASTER

ABV	ABOVE
	ACOUSTICAL
ACT	ACOUSTICAL CEILING
A D	
AD	
	ADJUSTABLE
	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
	APPROXIMATE
	ARCHITECT
	BOTTOM OF
BALC	BALCONY
BD	BOARD
BET	BETWEEN
	BUILDNG
	BLOCKING
BLW	BELOW
BM	BEAM
BOT	BOTTOM
BRKT	BRACKET
BULKHD	BULKHEAD
BUR	BUILT UP ROOF
C.G.	CORNER GUARD
CAB	CABINET
CALK	CAULKING
CEM	CEMENT
CER	CERAMIC
CJ	CONTROL JOINT
CLG	CEILING
CLOS	CLOSET
CLR	CLEAR
CO	CASED OPENING
COL	COLUMN
CONC	CONCRETE
	CONTINUOUS
CPT	CARPET
CT	CERAMIC TILE
CTR	CENTER
DBL	DOUBLE
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DR	DOOR
DS	DOWN SPOUT
DW	DISHWASHER
DWG	DRAWING
E	EAST
_	EACH
EA	
EIFS	EXTERIOR INSULATION & FINISH SYSTEM
ELEC	ELECTRIC
ELEV	ELEVATION
EMER	EMERGENCY
ENCL	ENCLOSURE
ENCL	EDGE OF SLAB
EQ EQUIP	EQUAL EQUIPMENT
EQUIP	EXISTING TO REMAIN
ETR	EACH WAY
	EXPANSION JOINT
EXST	EXISTING FACE OF
F.O.	
FA	
FAP	FIRE ANNUNCIATOR

FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
	FIRE EXTINGUISHER
FEC	
	PANEL
FG	FINISH GROUP
FH	FIRE HYDRANT
FHC	FIRE HOSE CABINET
FIN	FINISH
FLR	FLOOR
FLUOR	
	FLOURESCENT
FT	FOOT OR FEET
FUR	FURRING
GAL	GALLON
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL
00	CONTRACTOR
<u>.</u>	
GL	GLASS
GND	GROUND
GWB	GYPSUM BOARD
GYP	GYPSUM
H.W.H.	HOT WATER HEATER
HDWD	HARDWOOD
	HARDWARE
HDWR	
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
ID	INNER DIAMETER
INCAN	INCANDESCENT
INSUL	INSULATION
INT	INTERIOR
JAN	JANITOR
JST	JOIST
JT	JOINT
LAM	LAMINATE
LAV	LAVATORY
LB(S)	POUNDS
LDG	LANDING
LT	LIGHT
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTD	MOUNTED
MTL	METAL
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
0.P.	OVERFLOW PIPE
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFF	OFFICE
OH	OPPOSITE HAND
OPG	OPENING
OPP	OPPOSITE
PART	PARTITION
PERM	PERIMETER
PG	PAINT GRADE
PLAM	PLASTIC LAMINATE
PI AS	PLASTER

	RUMMOOR
PLYVD	PLYWOOD
PR	PAIR
PT	PAINT
PTD	PAINTED
R	RISER
RAD	RADIUS
RCP	REFLECTED CEILING
	PLAN
RD	
RD	ROOF DRAIN
RE	REFER
DEE	REFRIGERATOR
REF	
REINF	REINFORCED
REQD	REQUIRED
RESIL	RESILIENT
RM	ROOM
RO	ROUGH OPENING
RTU	
	ROOF TOP UNIT (MECH)
S	SOUTH
SAFB	SOUND ATTENUATION
SALD	
	FIBER BATT
SC	SCUPPER
SCHED	SCHEDULE
SEAL	SEALANT
SECT	SECTION
SF	SQUARE FOOT
•.	
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQURE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUPSPENDED
SYM	SYMMMETRICAL
т	TREAD
•	IREAD
T&G	TONGUE & GROOVE
TEL	TELEPHONE
TER	TERRAZZO
тнк	THICK
	THICK
THR	THRESHOLD
то	
	TOP OF
TYP	TOP OF TYPICAL
TYP	TYPICAL
TYP UC	TYPICAL UNDERCUT
TYP	TYPICAL
TYP UC UNFIN	TYPICAL UNDERCUT UNFINISHED
TYP UC	TYPICAL UNDERCUT UNFINISHED ULNESS NOTED
TYP UC UNFIN UNO	TYPICAL UNDERCUT UNFINISHED ULNESS NOTED OTHERWISE
TYP UC UNFIN UNO	TYPICAL UNDERCUT UNFINISHED ULNESS NOTED
TYP UC UNFIN	TYPICAL UNDERCUT UNFINISHED ULNESS NOTED OTHERWISE UNLESS OTHERWISE
TYP UC UNFIN UNO UON	TYPICAL UNDERCUT UNFINISHED ULNESS NOTED OTHERWISE UNLESS OTHERWISE NOTED
TYP UC UNFIN UNO	TYPICAL UNDERCUT UNFINISHED ULNESS NOTED OTHERWISE UNLESS OTHERWISE
TYP UC UNFIN UNO UON UTIL	TYPICAL UNDERCUT UNFINISHED ULNESS NOTED OTHERWISE UNLESS OTHERWISE NOTED UTILITY
TYP UC UNFIN UNO UON	TYPICAL UNDERCUT UNFINISHED ULNESS NOTED OTHERWISE UNLESS OTHERWISE NOTED UTILITY VINYL COMPOSITION
TYP UC UNFIN UNO UON UTIL	TYPICAL UNDERCUT UNFINISHED ULNESS NOTED OTHERWISE UNLESS OTHERWISE NOTED UTILITY VINYL COMPOSITION TILE
TYP UC UNFIN UNO UON UTIL	TYPICAL UNDERCUT UNFINISHED ULNESS NOTED OTHERWISE UNLESS OTHERWISE NOTED UTILITY VINYL COMPOSITION
TYP UC UNFIN UNO UON UTIL VCT VERT	TYPICAL UNDERCUT UNFINISHED ULNESS NOTED OTHERWISE UNLESS OTHERWISE NOTED UTILITY VINYL COMPOSITION TILE VERTICAL
TYP UC UNFIN UNO UON UTIL VCT VERT VIF	TYPICAL UNDERCUT UNFINISHED ULNESS NOTED OTHERWISE UNLESS OTHERWISE NOTED UTILITY VINYL COMPOSITION TILE VERTICAL VERIFY IN FIELD
TYP UC UNFIN UNO UON UTIL VCT VERT	TYPICAL UNDERCUT UNFINISHED ULNESS NOTED OTHERWISE UNLESS OTHERWISE NOTED UTILITY VINYL COMPOSITION TILE VERTICAL
TYP UC UNFIN UNO UON UTIL VCT VERT VIF	TYPICAL UNDERCUT UNFINISHED ULNESS NOTED OTHERWISE UNLESS OTHERWISE NOTED UTILITY VINYL COMPOSITION TILE VERTICAL VERIFY IN FIELD VENT TERMINATION
TYP UC UNFIN UNO UON UTIL VCT VERT VIF VTR	TYPICAL UNDERCUT UNFINISHED ULNESS NOTED OTHERWISE UNLESS OTHERWISE NOTED UTILITY VINYL COMPOSITION TILE VERTICAL VERIFY IN FIELD VENT TERMINATION PIPE
TYP UC UNFIN UNO UON UTIL VCT VERT VIF	TYPICAL UNDERCUT UNFINISHED ULNESS NOTED OTHERWISE UNLESS OTHERWISE NOTED UTILITY VINYL COMPOSITION TILE VERTICAL VERIFY IN FIELD VENT TERMINATION
TYP UC UNFIN UNO UON UTIL VCT VERT VIF VIF VTR	TYPICAL UNDERCUT UNFINISHED ULNESS NOTED OTHERWISE UNLESS OTHERWISE NOTED UTILITY VINYL COMPOSITION TILE VERTICAL VERIFY IN FIELD VERT TERMINATION PIPE VINYL WALL COVERING
TYP UC UNFIN UNO UON UTIL VCT VERT VIF VIF VTR VWC W	TYPICAL UNDERCUT UNFINISHED ULNESS NOTED OTHERWISE UNLESS OTHERWISE NOTED UTILITY VINYL COMPOSITION TILE VERTICAL VERIFY IN FIELD VERT TERMINATION PIPE VINYL WALL COVERING WEST
TYP UC UNFIN UNO UON UTIL VCT VERT VIF VIF VTR	TYPICAL UNDERCUT UNFINISHED ULNESS NOTED OTHERWISE UNLESS OTHERWISE NOTED UTILITY VINYL COMPOSITION TILE VERTICAL VERIFY IN FIELD VERT TERMINATION PIPE VINYL WALL COVERING
TYP UC UNFIN UNO UON UTIL VCT VERT VIF VTR VWC W W W/	TYPICAL UNDERCUT UNFINISHED ULNESS NOTED OTHERWISE UNLESS OTHERWISE NOTED UTILITY VINYL COMPOSITION TILE VERTICAL VERIFY IN FIELD VENT TERMINATION PIPE VINYL WALL COVERING WEST WITH
TYP UC UNFIN UNO UON UTIL VCT VIF VIF VIF VTR VWC W W/ W/O	TYPICAL UNDERCUT UNFINISHED ULNESS NOTED OTHERWISE UNLESS OTHERWISE NOTED UTILITY VINYL COMPOSITION TILE VERTICAL VERIFY IN FIELD VENT TERMINATION PIPE VINYL WALL COVERING WEST WITH WITHOUT
TYP UC UNFIN UNO UON UTIL VCT VERT VIF VTR VWC W W W/	TYPICAL UNDERCUT UNFINISHED ULNESS NOTED OTHERWISE UNLESS OTHERWISE NOTED UTILITY VINYL COMPOSITION TILE VERTICAL VERIFY IN FIELD VENT TERMINATION PIPE VINYL WALL COVERING WEST WITH
TYP UC UNFIN UNO UON UTIL VCT VIF VIF VIF VTR VWC W W/ W/ W/O WC	TYPICAL UNDERCUT UNFINISHED ULNESS NOTED OTHERWISE UNLESS OTHERWISE NOTED UTILITY VINYL COMPOSITION TILE VERTICAL VERIFY IN FIELD VENT TERMINATION PIPE VINYL WALL COVERING WEST WITH WITHOUT WATERCLOSET
TYP UC UNFIN UNO UON UTIL VCT VIF VIF VTR VWC W W/ W/O WC WIN	TYPICAL UNDERCUT UNFINISHED ULNESS NOTED OTHERWISE UNLESS OTHERWISE NOTED UTILITY VINYL COMPOSITION TILE VERTICAL VERIFY IN FIELD VENT TERMINATION PIPE VINYL WALL COVERING WEST WITH WITHOUT WATERCLOSET WINDOW
TYP UC UNFIN UNO UON UTIL VCT VIF VIF VIF VTR VWC W W/ W/ W/O WC	TYPICAL UNDERCUT UNFINISHED ULNESS NOTED OTHERWISE UNLESS OTHERWISE NOTED UTILITY VINYL COMPOSITION TILE VERTICAL VERIFY IN FIELD VENT TERMINATION PIPE VINYL WALL COVERING WEST WITH WITHOUT WATERCLOSET
TYP UC UNFIN UNO UON UTIL VCT VIF VIF VTR VWC W W/ W/O WC WIN WP	TYPICAL UNDERCUT UNFINISHED ULNESS NOTED OTHERWISE UNLESS OTHERWISE NOTED UTILITY VINYL COMPOSITION TILE VERTICAL VERIFY IN FIELD VENT TERMINATION PIPE VINYL WALL COVERING WEST WITH WITHOUT WATERCLOSET WINDOW WATERPROOF
TYP UC UNFIN UNO UON UTIL VCT VIF VTR VWC W W/ W/O WC WIN WP WS	TYPICAL UNDERCUT UNFINISHED ULNESS NOTED OTHERWISE UNLESS OTHERWISE NOTED UTILITY VINYL COMPOSITION TILE VERTICAL VERIFY IN FIELD VENT TERMINATION PIPE VINYL WALL COVERING WEST WITH WITHOUT WATERCLOSET WINDOW WATERPROOF WETSTACK
TYP UC UNFIN UNO UON UTIL VCT VIF VIF VTR VWC W W/ W/O WC WIN WP	TYPICAL UNDERCUT UNFINISHED ULNESS NOTED OTHERWISE UNLESS OTHERWISE NOTED UTILITY VINYL COMPOSITION TILE VERTICAL VERIFY IN FIELD VENT TERMINATION PIPE VINYL WALL COVERING WEST WITH WITHOUT WATERCLOSET WINDOW WATERPROOF

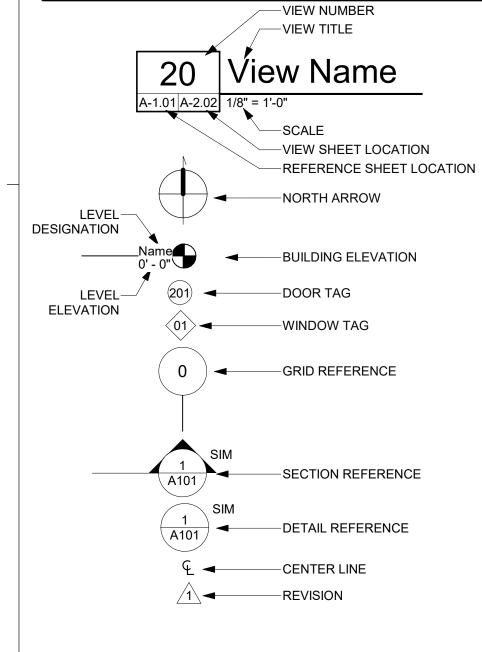
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WEIGHT

## **GENERAL NOTES**

- 1. APPLICABLE CODES AND STANDARDS:
- 1.1. 2022 CALIFORNIA BUILDING CODE AND ITS APPENDICES AND
- 1.2. 2022 CALIFORNIA PLUMBING CODE AND ITS APPENDICES ANI 1.3. 2022 CALIFORNIA MECHANICAL CODE AND ITS APPENDICES A
- 1.4. 2022 CALIFORNIA FIRE CODE AND ITS APPENDICES AND STAI
- 1.5. 2022 CALIFORNIA ELECTRICAL CODE AND ITS APPENDICES AI 1.6. 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
- 1.7 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE AND I
- AND STANDARDS 1.8 2022 CALIFORNIA RESIDENTIAL CODE AND ITS APPENDICES AND STANDARDS
- 1.9 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.
- 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 LOCAION SHALL MEET THE REQUIREMENTS IN THE CFC.
- 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.

## **SYMBOLS**



# SPECIAL INSTRUCTIONS

OWNER SHALL SUPPLY INFORMATIN 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)

## **PROJECT DIRECTORY**

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ND STANDARDS.	
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S.	
IS APPENDICES	

## CLIENT:

ADDRESS:

PHONE: CONTACT: EMAIL:

**ARCHITECT (MODIFICATION TO PROTOTYPE) RRM DESIGN GROUP** 

ADDRESS: 3765 S HIGUERA ST, SUTITE 102 SAN LUIS OBISPO, C93401

**PHONE:** (805) 543-1794 **FAX:** CONTACT:

EMAIL:

LANDSCAPE ARCHITECT (IF APPLICABLE)

ADDRESS:

PHONE: FAX: CONTACT: EMAIL:

**CIVIL ENGINEER (IF APPLICABLE):** 

FAX:

ADDRESS:

PHONE: 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:

GAS SERVICE:

ADDRESS:

FAX: PHONE:

**TELEPHONE SERVICE:** 

ADDRESS:

	·	
_FAX:	ADDRESS:	
	PHONE:	FAX:
	SEWER SERV	/ICE:

**ELECTRICAL SERVICE:** 

**GARBAGE SERVICE:** 

PHONE:

IONE:	FAX:

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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

# **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 FAL:         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: UNCOVERED:
ADU BUILDING INFORMATIO

CITY OF COACHELLA TO PROVIDE THE FOLLOWING INFORMATION: OCCUPANCY GROUP: R-3 CONSTRUCTION TYPE: VB

CONDITINED AREA: PLAN 6-EXISTING FOOTPRINT 672 SF OF GARAGE, AS SHOWN IN VIEW 1/A8-101

# **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

FAX:

ADDRESS:

# **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.
- USE FIRE RATED ASSEMBLY ALTERNATIVE AS SHOWN IN ROOF FRAMING DETAILS AS REFERENCED ON PLANS. . USE RATED WALL ASSEMBLIES (34/AD-902, 24/AD-10\902)
- 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 RESIDNENCE HAVE NFPA 13D SPRINKLERS?

- 🗆 NO
- Sector 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 LIQUIFICTION ZONE?

🗌 NO

YES



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 PERMI 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.

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## **FLOOR PLAN NOTES**

## 1. WEATHER BARRIERS.

- a. NOT FEWER THAN ONE-LAYER WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS CONTINUOUS FROM TOP OF WALS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES WITH FLASHING. MINIMUM NO. 15 FELT COMPLYING WITH ASTM D226, TYPE 1 b. PROVIDE (2) LAYERS OF GRADE D PAPER OR EQUAL WHEN PLASTER IS
- INSTALLED OVER WOOD BASED SHEATHING. (2022 CRC R703.7.3) 2. DOMESTIC RANGE VENTILATION DUCTS SHALL HAVE SMOOTH INTERIOR
- SURFACES. (2022 CMC 504.3) 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)
- 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.)
- 6. WET-ROOM GLAZING. PROVIDE TEMPERED GLAZING IN DOORS AND ENCLOSURES FOR SHOWERS, BATHTUBS, 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. 8. WATER CLOSETS. a. CLEARANCES: 24" MIN. FRONT, 30" MIN COMPARTMENT WIDTH.
- b. 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)
- c. NEW WATER CLOSETS AND ASSOCIATED FLUSHOMETER 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)
- 9. BATH ACCESSORIES: PROVIDE MINIMUM 1 TOILET PAPER HOLDER AND 1 TOWEL BAR PER BATHROOM. PROVIDE NECESSARY BLOCKNG FOR TOILET PAPER HOLDER AND TOWEL BARS.
- 10. ATTIC ACCESS: a. WHERE REQUIRED, PROVIDE 30" MIN. HEADROOM IN THE ATTIC SPACE (2022 CRC R807.1)
- b. 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.
- c. 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 R807.1
- d. 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. e. PROVIDE A 120V RECEPTACLE AND A LIGHT NEAR THE EQUIPMENT WITH
- LIGHT SWITCH LOCATED AT THE ATTIC ACCESS. **12.** BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH
- INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES 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. 2. 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.
- 6. 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-STORMWATER MANAGEMENT.
- 9. 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**

- 1. CONFORM WITH CURRENT CEC. NFPA. MFR'S, AND LOCAL REQUIREMENTS. 2. ELECTRICAL SYSTEM GROUND TO BE PROVIDED PER NEC ARTICLE 250-81.
- . ALL MATERIALS TO BE U.L. LABELED. 4. METER: "SQUARE D", 120 VOLT/ 240 VOLT, 1 AND 3 WIRE GROUND OR EQUAL.
- 5. ELECTRICAL SUB PANEL: FLUSH MOUNT, 30" CLEARANCE. 100 AMP.
- 6. CONDUCTORS: TW, THW, COPPER, MINIMUM 14 AT LIGHTING, 12 AT OTHER CIRCUITS. 7. ALL LUMINARIES SHALL COMPLY WITH 2022 CENC SECTION 150.0 (K) AND
- TABLE 150.0-A AS REFERENCED IN ENERGY NOTES, LUMINAIRE **REQUIREMENTS SHEET G-101.** 8. ALL ELECTRICAL OUTLETS INSTALLED IN BATHROOMS, GARAGES, BASEMENTS, CRAWL SPACES, OUTDOORS, KITCHEN COUNTERS, 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.
- 9. 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)) 10. THERMOSTAT SHALL BE A PROGRAMMABLE TYPE, HONEYWELL TH8320 OR
- FQUAL 11. CEILING-SUSPENDED (PADDLE) FANS SHALL BE SUPPORTED INDEPENDENTLY OF AN 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).
- 12. ALL LUMINARIES, LAMPHOLDERS, AND RETROFIT KITS SHALL BE LISTED (2022 CEC 410.6). 13. 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)). 14. 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 REPLACEMNETS AS PERMITTED IN
- CEC 406.4(D)(2)(A). 15. 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 16. BALLAST FOR LAMPS 13 WATTS OR GREATER SHALL BE ELECTRONIC AND HAVE AN OUTPUT FREQUENCY NO LESS THAT 20 kHz.
- 17. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND PROVIDED WITH A BATTERY BACK-UP. ALL SMOKE DETECTORS SHALL BE INTERCONNECTEED. ALL SMOKE DETECTORS SHALL MAINTAIN A MINIMUM 3 FOOT CLEARANCE TO HVAC SUPPLY OR RETURN AIR REGISTERS.
- 18. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND PROVIDED WITH A BATTERY BACK-UP. ALL CARBON MONOXIDE ALARAMS SHALL BE INTERCONNECTEED. 19. 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). 20. IN ADDITION TO THE NUMBER OF BRANCH CIRCUTS REQUIRED BY OTHER PARTS OF THE CODE, TWO OR MORE 20-AMPERE SMALL-APPLIANCE BRANCH CIRCUTS 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 CIRCUTS SHALL HAVE NO OTHER OUTLETS PER 2022 CEC, ARTICLE 210.52(B). 21. IN ADDITION TO THE NUMBER OF BRANCH CIRCUTS REQUIRED BY OTHER
- PARTS OF THE CODE, AT LEAST ONE ADDITIONAL 20-AMPERE BRANCH CIRCUT SHALL BE PROVIDED TO SUPPLY THE LAUNDRY RECEPTACLE OUTLET(S) REQUIRED BY 2022 CEC, ARTICLE 210.52 (F). THIS CIRCUT SHALL HAVE NO ÓTHER OUTLETS PER 2022 CEC, ARTICLE 201.11(C)(2).

# **ENERGY NOTES**

- 1. THE BUILDER MUST PROVIDE NEW HOMEWONERS WITH A LUMINAIRE SCHEDULE THAT INCLUDES A LIST OF INSTALLED LAMPS AND LUMINARIES.
- LUMINAIRE REQUIREMENTS (2022 CEnC 150.0(k)1).
- A. 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, CABINETRY 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:
- 1. LED LIGHT SOURCES INSTALLED OUTDOORS. 2. INSEPARABLE SOLID STATE LIGHTING (SSL) LUMINAIRES CONTAINING COLORED LIGHT SOURCES THAT ARE INSTALLED TO PROVIDE DECORATIVE LIGHTING.
- 3. PIN-BASED LINEAR FLUORESCENT OR COMPACT FLUORESCENT LIGHT SOURCES USING ELECTRONIC BALLASTS. PULSE START METAL HALIDE AND HIGH PRESSURE SODIUM LIGHT SOURCES.
- 4. HIGH INTENSITY DISCHARGE (HID) LIGHT SOURCES INCLUDING
- 5. LUMINAIRES WITH HARDWIRED HIGH FREQUENCY GENERATOR AND INDUCTION LAMP.
- 6. 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:
- 1. 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. 2. ANY LIGHT SOURCE NOT OTHERWISE LISTED.
- B. 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:
- 1. SHALL NOT CONTAIN SCREW BASE LAMP SOCKETS; AND 2. HAVE A LABEL THAT CERTIFIES THE LUMINAIRE IS AIRTIGHT WITH AIR LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS WHEN TESTED IN ACCORDANCE WITH ASTM E283. AN EXHAUST FAN HOUSING WITH INTEGRAL LIGHT SHALL NOT BE REQUIRED TO BE CERTIFIED AIRTIGHT;
- 3. 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
- 4. 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

- D. LIGHT SOURCES IN ENCLOSED OR RECESSED LUMINAIRES. LAMPS AND OTHER SEPARABLE LIGHT SOURCES THAT ARE NOT COMPLIANT WITH THE JA8 ELEVATED TEMPERATURE REQUIREMENTS, INCLUDING MARKING REQUIREMENTS, SHALL NOT BE INSTALLED IN ENCLOSED OR RECESSED LUMINAIRES
- E. 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.
- NDOOR LIGHTING CONTROLS (2022 CEnC 150.0(k)2). A. 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. A. 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). B. LIGHTING CONTROLS SHALL COMPLY WITH THE APPLICABLE
- REQUIREMENTS OF SECTION 110.9. C. 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.
- D. AUTOMATIC-OFF CONTROLS. 1. 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.
- 2. FOR LIGHTING INTERNAL TO DRAWERS AND CABINETRY WITH OPAQUE FRONTS OR DOORS, CONTROLS 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 CABINETRY 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: 1. 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:
- A. 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:
- 1. CONTROLLED BY A MANUAL ON AND OFF CONTROL SWITCH THAT PERMITS THE AUTOMATIC ACTIONS OF ITEMS II OR III BELOW: AND 2. 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(a)2)

# **PLUMBING NOTES**

- 1. CONFORM WITH CURRENT CPC AND LOCAL REQUIREMENTS.
- PIPING 2. DOMESTIC WATER (WITHIN BUILDING): COPPER OR PEX PIPE OR APPROVED
- EQUAL. 3. AIR CHAMBERS: 12" LONG CAPPED NIPPLE AT END OF EACH BRANCH TO
- EACH FIXTURE 4. DIELECTRIC UNIONS "F.P.C.O." REQUIREMENT AT ALL DISSIMILAR MATERIAL CONNECTIONS.
- 5. WHEN "OPTIONAL" SOFT-WATER LOOP INTALLED, PROVIDE WITH 2 GATE VALVES
- 6. WATER SERVICE PIPE SHALL BE PER CIVIL PLANS OR AS REQUIRED BY THE JURISDICTION. 7. WATER METER: PER WATER DISTRICT (REFER SIZE W/ FIRE SPRINKLER
- PLANS IF APPLICABLE) 8. SHOWER HEADS AND FAUCETS: FLOW RATES PER 2022 CGBSC SECTION
- 9. WATER HEATER (REFER TO BUILDING ENERGY ANALYSIS REPORT): A. ALL DOMESTIC HOT WATER PIPING SHALL BE INSULATED. (2022 CPC
  - 609.12.1) 1. PIPES UP TO 2 INCHES IN DIAMETER: INSULATION WALL THICKNESS
  - NOT LESS THAN DIAMETER OF PIPE. (2022 CPC 609.12.2)
  - 2. PIPES GREATER THAN 2 INCHES IN DIAMETER: INSULATION WALL THICKNESS NOT LESS THAN 2 INCHES. (2022 CPC 609.12.2) **EXCEPTIONS:**
  - 1. 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)
  - 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.**
- **C.** COMBUSTION AIR PER MANUFACTURE REQUIREMENTS. D. CLEARANCES PER MANUFACTURE REQUIREMENTS.
- 10. PLUMBING INSULATION PER 2022 CENC 150.0 (J) AND CBC 609.11
- A. DOMESTIC HOT WATER PIPING SHALL BE INSULATED. B. 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 1. PIPING THAT PENETRATES FRAMING MEMBERS SHALL NOT BE REQUIRED TO HAVE PIPE INSULATION FOR THE DISTANCE OF THE
- FRAMING PENETRATION. 2. HOT WATER PIPING BETWEEN THE FIXTURE CONTROL VALVE OR SUPPLY STOP AND THE FIXTURE OR APPLIANCE SHALL NOT BE
- REQUIRED TO BE INSULATED. C. SERVICE WATER HEATING SYSTEMS PIPING TO INCLUDE.
- 1. RECIRCULATING SYSTEM PIPING, INCLUDING THE SUPPLY AND RETURN PIPING TO THE WATER HEATER. 2. THE FIRST 8 FEET OF HOT AND COLD OUTLET PIPING, INCLUDING PIPING BETWEEN A STORAGE TANK AND A HEAT TRAP, FOR A
- NON-RECIRCULATING STORAGE SYSTEM. 3. PIPES THAT ARE EXTERNALLY HEATED.
- SHALL BE INSULATED AS FOLLOWS:
- UP TO 1" PIPE DIAMETER TO HAVE 1.0 MIN THICKNESS OR R7/7 RATING PER CENC TABLE 120.3A EXCEPTIONS
- 1. FACTORY-INSTALLED PIPING WITHIN SPACE-CONDITIONING EQUIPMENT CERTIFIED UNDER SECTION 110.1 OR 110.2.
- 2. PIPING THAT PENETRATES FRAMING MEMBERS SHALL NOT BE REQUIRED TO HAVE PIPE INSULATION FOR THE DISTANCE OF THE FRAMING PENETRATION. METAL PIPING THAT ENETRATES METAL FRAMING SHALL USE GROMMETS, PLUGS, WRAPPING OR OTHER INSULATING MATERIAL TO ASSURE THAT NO CONTACT IS MADE WITH THE METAL FRAMING.
- 3. PIPING INSTALLED IN INTERIOR OR EXTERIOR WALLS SHALL NOT BE REQUIRED TO HAVE PIPE INSULATION IF ALL OF THE REQUIREMENTS ARE MET FOR COMPLIANCE WITH QUALITY INSULATION INSTALLATION (QII) AS SPECIFIED IN THE REFERENCE RESIDENTIAL APPENDIX RA3.5.
- 4. PIPING SURROUNDED WITH A MINIMUM OF 1 INCH OF WALL INSULATION, 2 INCHES OF CRAWLSPACE INSULATION, OR 4 INCHES OF ATTIC INSULATION SHALL NOT BE REQUIRED TO HAVE PIPE INSULATION.

**11. INSULATION PROTECTION.** PIPE INSULATION SHALL BE PROTECTED FROM DAMAGE DUE TO SUNLIGHT, MOISTURE, EQUIPMENT MAINTENANCE AND WIND. PROTECTION SHALL, AT MINIMUM, INCLUDE THE FOLLOWING (2022 CEC SECTION 120.3(B)):

- A. PIPE INSULATION EXPOSED TO WEATHER SHALL BE PROTECTED BY A COVER SUITABLE FOR OUTDOOR SERVICE. THE COVER SHALL BE WATER RETARDANT AND PROVIDES SHIELDING FROM SOLAR RADIATION THAT CAN CAUSE DEGRADATION OF THE MATERIAL. ADHESIVE TAPE SHALL NOT BE USED TO PROVIDE THIS PROTECTION.
- B. PIPE INSULATION COVERING CHILLED WATER PIPING AND REFRIGERANT SUCTION PIPING LOCATED OUTSIDE THE CONDITIONED SPACE SHALL INCLUDE, OR BE PROTECTED BY, A CLASS I OR CLASS II VAPOR RETARDER. ALL PENETRATIONS AND JOINTS SHALL BE SEALED. C. PIPE INSULATION BURIED BELOW GRADE MUST BE INSTALLED IN A
- WATER PROOF AND NONCRUSHABLE CASING OR SLEEVE. **12.** PIPE INSULATION: REFER TO TITLE 24 - MANDATORY MEASURES - "SPACE
- CONDITIONING, WATER HEATING & PLUMBING SYSTEM MEASURES" 13. STRAPS AND HANGERS: PROVIDE AS NECESSARY TO INSURE A STABLE
- INSTALLATION. SEE TITLE-24 FOR WATER HEATER REQUIREMENTS. **14.** ALL HOSE BIBS SHALL HAVE APPROVED BACK FLOW PREVENTION
- DEVICES.
- **15.** PLUMBING FIXTURES (WATER CLOSETS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL MEET THE STANDARDS REFERENCED IN CALGREEN TABLE 4.303.3.
- **16.** WATER HEATER SHALL BE PROVIDED WITH A TEMPERATURE AND PRESSURE RELIEF VALVE. PER [2022 CPC 505.2] THE RELIEF VALVE SHALL BE
- PROVIDED WITH A DRAIN LINE WHICH EXTENDS FROM THE VALVES TO THE OUTSIDE OF THE BUILDING. PER [2022 608.5 CPC] **17.** PER 2022 CPC 603.5.7 OUTLETS WITH HOSE ATTATCHMENTS. POTABLE WATER OUTLETS WITH HOSE ATTACHMENTS, OTHER THAN WATER HEATER DRAINS, BOILER DRAINS, AND CLOTHES WASHER CONNECTIONS, SHALL BE PROTECTED BY A NONREMOVABLE HOSE BIBB TYPE BACKFLOW PREVENTER, A NONREMOVABLE HOSE BIBB TYPE VACUMM BREAKER, OR BY AN ATMOSPHERE VACUUM BREAKER INSTALLED NOT LESS THAN 6 INCHES ABOVE THE HIGHEST POINT OF USAGE LOCATED ON THE DISCHARGE SIDE OF THE LAST VALVE. IN CLIMATES WHERE FREEZING TEMPERATURES OCCUR, A LISTED SELF DRAINING FROST-PROOF HOSE BIBB WITH AN INTEGRAL BACKFLOW PREVENTER OR VACUUM BREAKER SHALL BE USED.

## **GENERAL NOTES**

- 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.
- 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.
- 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 LOCAION SHALL MEET THE REQUIREMENTS IN THE CFC. 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.

## **MECHANICAL NOTES**

- 1. CONFORM WITH CURRENT ADOPTED CRC, CMC, SMACCNA, NFPA AND
- LOCAL REQUIREMENTS. 2. DUCTWORK: SMACCNA "LOW VELOCITY DUCT CONSTRUCTION" NFPA STANDARD #90A. 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
- 3. 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.).
- 4. 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 BATHTUB, SHOWER, OR TUB/SHOWER COMBINATION) WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING (2022 CGBSC SEC. 4.506.1):
- a. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING MIN 3' FROM OPENINGS. b. 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 MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO EXHAUST FAN AND IS NOT REQUIRED TO
- BE INTEGRAL(I.E. 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

- a. 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.
- b. 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 (0.836 M2).
- 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 WALKING SURFACES ARE WITHIN 36 INCHES (914 MM), MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.



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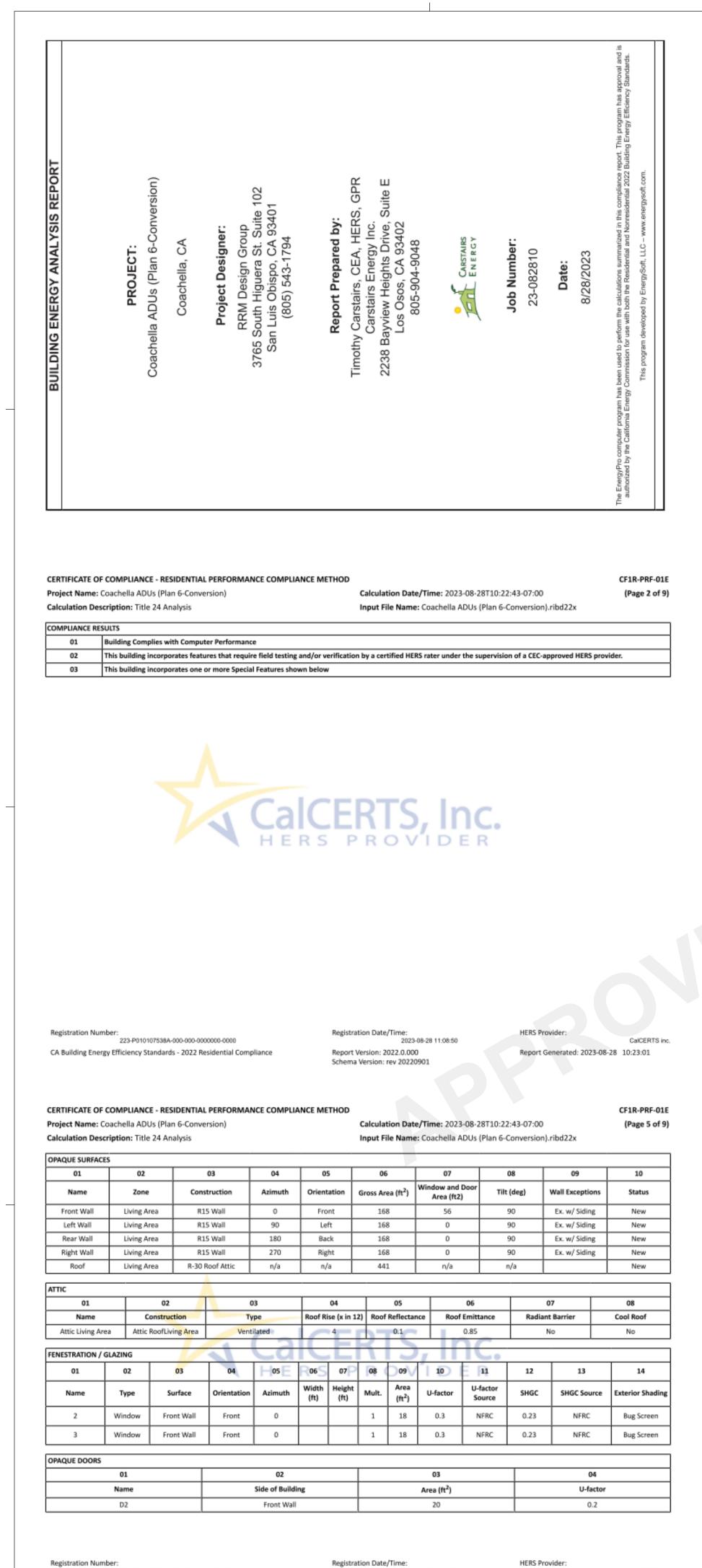
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TABLE OF CONTENTS	Cover Page Table of Contents Form CF1R-PRF-01-E Certificate of Compliance Form RMS-1 Residential Measures Summary Form MF1R Mandatory Measures Summary Room Load Summary	
	Cover Page Table of Contents Form CF1R-PRF-01-E Form MF1R Mandator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

### CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

## Project Name: Coachella ADUs (Plan 6-Conversion)

Calculation Description: Title 24 Analysis

ENERGY USE SUMMARY Proposed Design Source Proposed Design TDV Energy Compliance Standard Design Source Standard Design TDV Energy Compliance Energy Use Energy (EDR1) (kBtu/ft<sup>2</sup> -yr) (EDR2) (kTDV/ft<sup>2</sup> -yr) Energy (EDR1) (kBtu/ft<sup>2</sup> -yr) (EDR2) (kTDV/ft<sup>2</sup> -yr) Margin (EDR1) Margin (EDR2) 0.59 -0.97 Space Heating 0 0 1.56 0 Space Cooling 0 113.38 0 94.46 0 18.92 IAQ Ventilation 0 5.2 5.2 0 0 0 Water Heating 0 159.68 0 159.68 0 0 Self Utilization/Flexibility Credit Efficiency Compliance 260.9 17.95 278.85 0 0 0 Total Photovoltaics 0 0 Battery 0 Flexibility Indoor Lighting 0 7.33 0 7.33 Appl. & Cooking 91.89 0 91.68 0 82.93 82.93 Plug Loads 0 0 5.55 5.55 Outdoor Lighting 0 0 466.55 448.39 TOTAL COMPLIANCE 0 0

Calculation Date/Time: 2023-08-28T10:22:43-07:00

Input File Name: Coachella ADUs (Plan 6-Conversion).ribd22x

Registration Number: 223-P010107538A-000-000-0000000-0000 CA Building Energy Efficiency Standards - 2022 Residential Compliance

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## CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Project Name: Coachella ADUs (Plan 6-Conversion) Calculation Description: Title 24 Analysis

Calculation Date/Time: 2023-08-28T10:22:43-07:00 (Page 6 of 9) Input File Name: Coachella ADUs (Plan 6-Conversion).ribd22x

SLAB FLOORS											
01	02		03	04		05	06	06		07	08
Name	Zone		Area (ft <sup>2</sup> )	Perimeter (ft)		Insul. R-valu and Depth	e Edge Insul. R-v and Depth	Ca		d Fraction	Heated
Slab	Living A	rea	441	84		none	0		8	30%	No
OPAQUE SURFACE CONS	STRUCTIONS										
01	0	2	03	04		05	06	07	,		08
Construction Name	Surfac	e Type	Construction Type	Framing		Total Cavit R-value	y Interior / Exterior Continuous R-value	U-fac	tor	Assembly Layers	
R15 Wall	Exterio	r Walls	Wood Framed Wall	2x4 @ 16 in. 0. (		R-15	None / None	0.05	95	Inside Finish: Gypsum Board Cavity / Frame: R-15 / 2x4 Exterior Finish: 3 Coat Stucco	
Attic RoofLiving Area	; Area Attic Roofs		Wood Framed Ceiling	2x4 @ 24 in. 0. (		R-0	None / 0	0.64	- 1	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4	
R-30 Roof Attic	Ceilings att		Wood Framed Ceiling	2x4 @ 24 in. O. (	2.	R-30	None / None	0.03	32	2 Over Ceiling Joists: R-20.9 Cavity / Frame: R-9.1 / 2 Inside Finish: Gypsum Bo	
BUILDING ENVELOPE - H	ERS VERIFICA	TION									
01			02	0	3		04				05
Quality Insulation Inst	allation (QII)	High R-va	lue Spray Foam Insulati	on Building Envelo	ope Air Leakage		CFM50	CFM50			CFM50
Not Require	d		Not Required	N	/Α		n/a				n/a

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Coachella ADUs (Plan 6-Conversion) Calculation Description: Title 24 Analysis

GENER	AL INFORMATION	N											
01	Project Name Coachella ADUs (Plan 6-Conversion)												
02			Run Title	Title 24 Analysis	24 Analysis								
03		Pro	ject Location	_									
04			City	Coachella			Standards Version			on 2022			
06			Zip code			07			Software Versi	on EnergyPro 9.2	2		
08			Climate Zone	15		09	Front	Orientatio	n (deg/ Cardin	al) 0			
10				Single family		11			of Dwelling Un	_			
12			· ·	Newly Constructe	d Addition	13			ber of Bedroo				
14	Add	lition Cond. Flo	oor Area (ft <sup>2</sup> )	441		15		N	umber of Stor	ies 1			
16	Exi	sting Cond. Flo	oor Area <mark>(ft<sup>2</sup>)</mark>	1000		17	Fei	nestration	Average U-fac	tor 0.3			
18		Total Cond. Flo	oor Area (ft <sup>2</sup> ) 1441 19 Glazing Percentage (9						%) 8.16%	8.16%			
20		ADU Bee	droom Count	1		21	ADU Conditioned Floor Area			ea 441	441		
22			Fuel Type	Propane		23		In	Occupancy	U: No			
400/								_	<u> </u>				
ADDIT	ION ALONE - Proj	ect Analysis Pa	rameters	02	ERS P	R	0 1	DE	R	05		06	
Evict	ing Area (excl. ne	w addition)	Addition An	ea (excl. existing)								06	
EXISC	(ft2)	w addition)		(ft2)	Total Area (ft2) Existing Bedro		ooms Addition Bedrooms		Total Bedrooms				
	1000			441	1441		0			1		1	
ADDIT	ION ALONE - ACC	ESSORY DWEL	LING UNIT (A	DU) PROJECT ANAL	VSIS PARAMETERS								
	01	02		03	04		05	05 06 07			08		
Zone Name Existing Area (excl. new addition) (ft <sup>2</sup> )		ADU Area (excl. existing) (ft <sup>2</sup> )	Total Area (ft <sup>2</sup> )		isting Bedrooms Ad		Bedrooms	Total Bedrooms		Attached vs. Detached			
l	Living Area	1000		441	1441		0		1	1		Attached	

Registration Number: 223-P010107538A-000-000-0000000-0000 CA Building Energy Efficiency Standards - 2022 Residential Compliance

# Project Name: Coachella ADUs (Plan 6-Conversion)

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD CF1R-PRF-01E Calculation Date/Time: 2023-08-28T10:22:43-07:00 (Page 4 of 9) Input File Name: Coachella ADUs (Plan 6-Conversion).ribd22x Calculation Description: Title 24 Analysis ENERGY USE INTENSITY Standard Design Gross EUI<sup>1</sup> 60 Net EUI<sup>2</sup> 60 1. Gross EUI is Energy Use Total (not including PV) / Total Building Area. 2. Net EUI is Energy Use Total (including PV) / Total Building Area. 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 HERS PROVIDER 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 01 02 Zone Name Zone Type Conditioned Living Area

Registration Number: 223-P010107538A-000-000-0000000-0000 CA Building Energy Efficiency Standards - 2022 Residential C

## CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Project Name: Coachella ADUs (Plan 6-Conversion) Calculation Description: Title 24 Analysis

01		02	03		(	14	Γ	05	Τ	06	;		07	08		09	
Name	Sy	stem Type	Distribution T	ype	Water Heater Name		ne Number of Units		5	Solar Heating System		Compact Distribution		HERS Moritica		ation Water Hea Name (A	
DHW Sys 1		mestic Hot iter (DHW)	Standard		DHW	leater 1		1		n/s	а		None	n/a		DHW	Heater 1 (1)
WATER HEATERS	6																
01	02	03	04		05	06	07			08	09		10	11	12	2	13
Name	Heating Element Type	Tank Type	# of Units		nk Vol. (gal)	Heatin Efficien Type	cy	Efficiency		ed Input Type	Input Ra or Pilo		Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff	1st Hr. I or Flow		Tank Location
DHW Heater 1	Propane	Small Storage	1	1	50	EF	-	0.57	e	Stu/Hr	75000		0	78	n/s	a	
WATER HEATING	- HERS VER			_			-		-	<u></u>			•				
01		02		-	03		>	04	0	VI	05	_	<u>۱</u>	06	06 07		17
Name	,	Pipe Insu	lation	Pa	rallel Pipir	ve	Cor	mpact Distribut	ion	Comp	act Distril Type	bution	Recircu	ation Control	ation Control Shower Drain Wate Recovery		
DHW Sys 1	- 1/1	Not Req	uired	Not Required		d	Not Required			None		Not	Not Required		Not Required		
SPACE CONDITIO	ONING SYST	EMS															
01		02	03	04		05		Т	06		07		08			09	
Name	sy	stem Type	Heating Unit N	ame	-	quipment unt	<sup>1</sup> c.	ooling Unit Nam	ie (	Cooling Eq Cou		F	an Name	Distribution	Name		tequired mostat Type
HVAC System:	1 1	eat pump ting cooling	Heat Pump Sys 1	tem		1	н	eat Pump Syster 1	m	1			n/a	n/a			Setback

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gn (kBtu/ft <sup>2</sup> - yr )	Proposed Design (kBtu/ft <sup>2</sup> - yr )	Compliance Margin (kBtu/ft <sup>2</sup> - yr )	Margin Percentage
0.68	59.03	1.65	2.72
0.68	59.03	1.65	2.72
al Building Area			

03	04	05	06	07
HVAC System Name	Zone Floor Area (ft <sup>2</sup> )	Avg. Ceiling Height	Water Heating System 1	Status

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§ 150.0(k)1G:	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. * Linkt Seurose in Evaluated or Beancard Luminaires Lamos and other control linkt sources that not not control the
§ 150.0(k)1H:	elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)11:	Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	Interior Switches and Controls. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A
§ 150.0(k)2B:	Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems." Accessible Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned
§ 150.0(k)2A:	on and off. * Multiple Controls must not trunass a dimmer occurant sensor or vacancy sensor function if the dimmer or sensor is installed
§ 150.0(k)2B:	mutiple comply with § 150.0(k).
§ 150.0(k)2C:	Mandatory Requirements. Lighting controls must comply with the applicable requirements of § 110.9. Energy Management Control Systems. An energy management control system (EMCS) may be used to comply with dimming.
§ 150.0(k)2D:	occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0[k/24,
§ 150.0(k)2E:	Automatic Shutoff Controls. In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lightling inside drawers and cabinets with opeque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	Dimmers. Lighting in habitable spaces (e.g., living rooms, diring rooms, kitchens, and bedrooms) must have readily accessible wall- mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase out dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(k)2K:	Independent controls. Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves lighting in display cabinets, and switched outlets must be controlled senarately from onling-installed lighting.
§ 150.0(k)3A:	Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual onioff switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets all accilicative requirements may be used to meet these requirements.
§ 150.0(k)4:	Internally illuminated address signs. Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.0(k)5:	Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
olar Readiness:	
§ 110.10(a)1:	Single-family Residences. Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).
§110.10(b)1A:	Minimum Solar Zone Area. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24. Part 9 or other parts of Title 24 or in any requirements and optice by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas less than 0.000 square feet or no less than 160 square feet each for buildings with roof areas less than 0.000 square feet or no less than 160 square feet each for buildings with roof areas less than 250 square feet.
§ 110.10(b)2:	Azimuth. All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.
§ 110.10(b)3B:	Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.
§ 110.10(b)4:	Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	Interconnection Pathways. The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system. Documentation. A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be
§ 110.10(a). § 110.10(e)1:	provideo to the occupant. Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps.
\$ 110.10(e)2:	Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pole



22

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Number:

223-P010107538A-000-000-0000000-0000

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD



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

Registration Date/Time: 2023-08-28 11:08:50 Report Version: 2022.0.000 Schema Version: rev 20220901

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HERS Provider: CalCERTS inc. Report Generated: 2023-08-28 10:23:01

10.2-N. electric

rements Heaters.

					Heati	ng				Cooling					
Name	System Typ	e	Number Units	of Efficie Typ	I HSPE2 /	Cap 47	Cap 17		ciency ype	SEER / SEER2	EER / EER / CEER	Zonally Controlled	Compressor Type	н	RS Verification
Heat Pump System 1	VCHP-ductle	ss	1	HSF	PF 8.2	25000	20000	EE	RSEER	14	11	Not Zonal	Single Speed		at Pump System -hers-htpump
HVAC HEAT PUMPS	HERS VERIFICA	TION													
01	02			03	04		05			06		07	08		09
Name	Verified Airf	low	Airflo	w Target	Verified EER/E	ER2	Verified SEER/SEER2			Refrigerar harge		erified PF/HSPF2	Verified He Cap 47		Verified Heating Cap 17
Heat Pump System 1-hers-htpump	Not Requir	ed		0	Not Require	d	Not Required	T	'C	Yes		No	Yes		Yes
VARIABLE CAPACITY	HEAT PUMP CO	MPLIA	NCE OPTI	ON - HERS \	/ERIFICATION			-	2	, 11		- 0			
01		-	02	03	04	S	05	F	06	TΦ	07	08	;	09	10
Name		Low	tified -Static System	Airflow Habitab Room	le in Condit	ioned	Wall Mount Thermostat		Air Filter amp; Pro Drop Ra	Sizing essure	ow Leakag Ducts in Conditione Space	Airflov	v per non-	ertified continuo Fan	us Running Continuously
Heat Pump Sy	stem 1	Not n	equired	Require	ed Requir	red	Required	Ι	Not requ	uired N	lot require	d Not req	uired No	t required	Not required
INDOOR AIR QUALIT	V (IAO) FANS														
01	02			03	04		05			06		07	08		09
			<u> </u>				Includes	_		00					03
Dwelling Unit	Airflow (CF	M)		fficacy (CFM)	IAQ Fan Typ	e	Heat/Energy Recovery?			Recovery reness - SR		udes Fault tor Display?	HERS Verifi	cation	Status
SFam ADU IAQVentRpt	28		0	.35	Exhaust		No		n/	a / n/a		No	Yes		

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Project Name: Coachella ADUs (Plan 6-Conversion)

03

02

Calculation Description: Title 24 Analysis

HVAC - HEAT PUMPS

01

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13

Calculation Date/Time: 2023-08-28T10:22:43-07:00

Input File Name: Coachella ADUs (Plan 6-Conversion).ribd22x

04 05 06 07 08 09 10 11 12

A COLUMN A	
§ 150.0(s)	Energy Storage System (ESS) Ready. All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, <u>or</u> a dedicated raceway from the
	main service to a subpanel that supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their
	source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit
	near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of
	225 amps, sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main
	panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
0 450 040	Heat Pump Space Heater Ready. Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated
(1)n-ngt S	unobstructed 240V branch circuit wiring installed within 3" of the furnace with circuit conductors rated at least 30 amps with the blank cover
	identified as "240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker
	permanently marked as "For Future 240V use."
0.400.01.0	Electric Cooktop Ready. Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed
(n)n-net S	240V branch circuit wrining installed within 3° of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as
	"240V ready," and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently
	marked as "For Future 240V use."
0 460 01.1	Electric Clothes Dryer Ready. Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A
(v)n.uct §	dedicated unobstructed 240V branch circuit wining installed within 3" of the dryer location with circuit conductors rated at least 30 amps with
	the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole

§ 110.5;	(except appliances without an electrical supply voltage connection with pliot lights that consume less than 150 Btu per hour ); and pool and
§ 150.0(h)1:	spannauers. Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A:	Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)38:	d Line Drier. Air conditioners and heat pump syste facturer's instructions.
§ 150.0())1:	Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation. All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code.*
§ 150.0[]/2:	Insulation Protection. Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment' maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water relardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crustable casing or sleeve.
§ 150.0(n)1:	Gas or Propane Water Heating Systems. Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7'' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2'' higher than the base of the water heater
§ 150.0(n)3:	Solar Water-heating Systems. Solar water-heating systems and collectors must be cartified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.
ucts and Fans:	
§ 110.8(d)3:	Ducts. Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	CMC Compliance. All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher, ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than X <sup>*</sup> , If mastic or tape is used. Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in these spaces must not be compressed. <sup>*</sup>
\$ 150 0(m)2-	Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections and closures invite and assess of duct systems and their connonants must not be assisted with cloth back in their activation.
S inumera	competitions, and creaters, purits and seems or out, systems and train competiterus must not be seared with competitionary during an externation with mastic and draw bands.
§ 150.0(m)3:	Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	Backdraft Damper. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readity accessible, manually operated dampers in all openings to the outside, except combustion iniet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	Protection of Insulation. Insulation must be protected from damage due tosunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted carwas, or plastic cover). Cellular fram insulation must be protected as above or painted with a water relatidant and solar radiation-resistant costino.
§ 150.0(m)10:	Porous Inner Core Flex Duct. Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vepor barrier.
§ 150.0(m)11:	Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 150.0(m)12:	Air Filtration. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or griles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the

CF1R-PRF-01E

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Report Generated: 2023-08-28 10:23:01

CalCERTS inc.

HERS Provider:

ROOM LOAD SUMMARY	SUMMARY									
Project Name								Date		
Coachella ADUs (Plan 6-Conversion)	an 6-Conversion)								8/28/2023	)23
System Name								Floor Area	Area	
HVAC System									441	
ROOM LOAD SUMMARY	ARY									
			ROON	I COOLING	3 PEAK	COIL	ROOM COOLING PEAK COIL COOLING PEAK COIL HTG. PEAK	PEAK	COIL HT	G. PEAK
Zone Name	Room Name	Mult.	CFM	Sensible	Latent	CFM	CFM Sensible Latent CFM Sensible Latent	Latent	CFM	Sensible
Living Area	1st Floor	7	239	5, 180	182	239	5,180	182	188	7,538

2022 Single-Fa	
<b>(</b>	

S 0.45 watts f provide an a acy and ntly installed static dling unit fan effic, velocity systems r s per CFM Flade an a duct 0.62 an Ef low Rate a pressure p cooling cape of for all othe ng unit fan e Space C a hole for be ≥ 350 handlers cooling ca

Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1. * Central Fan Integrated (CFI) Ventilation Systems. Continuous operation of CFI air handlers is not allowed to provide the whole- dwelling unit ventilation airflow required per §150.0(o)10. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed andcontrolled per §150.0(o)1880. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for
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Project Name: Coachella ADUs (Plan 6-Conversion)	Calculation Date/Time: 2023-08-28T10:22:43-07:00 (Page 9 of 9)					
Calculation Description: Title 24 Analysis	Input File Name: Coachella ADUs (Plan 6-Conversion).ribd22x					
DOCUMENTATION AUTHOR'S DECLARATION STATEMENT						
<ol> <li>I certify that this Certificate of Compliance documentation is accurate and complete.</li> </ol>						
Documentation Author Name:	Documentation Author Signature:					
Timothy Carstairs	Timothy Carstairs					
Company:	Signature Date:					
Carstairs Energy Inc.	2023-08-28 11:01:53					
Address:	CEA/ HERS Certification Identification (If applicable):					
2238 Bayview Heights Drive, Suite E	r160610042					
City/State/Zip:	Phone:					
Los Osos, CA 93402	805-904-9048					
RESPONSIBLE PERSON'S DECLARATION STATEMENT						
	Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. e are consistent with the information provided on other applicable compliance documents, worksheets,					
Responsible Designer Name:	Responsible Designer Signature: R.R.					
RRM Design Group	Date Signed: 2023-08-28 11:08:50					
Address: 3765 S. Higuera Street, Suite 102	License: Na					
City/State/Zip: San Luis Obispo, CA 94301	Phone: 805-543-1794					

Registration Date/Time:

Report Version: 2022.0.000

Schema Version: rev 20220901

2023-08-28 11:08:50

Digitally signed by CalCERTS. 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.

Project Name Coaschella ADUs (Plan 6-Conversion) Project Address Coaschella INSULATION UNSULATION Walv Wood Framed Walv Wood Framed Walv Wood Framed Walv Wood Framed Walv Wood Framed Walv Wood Framed Walv Wood Framed Malv Wood		imati	≧ <u>×</u> <u>ĕ</u>	/ Z Addition Alone Existing+ Addition/Alteration Total Cond. Floor Area Addition 441	Date 8/28/2023 # of Units
et Address Dachella Address Astruction Type Wood Framed Wood Framed Wood Framed Mood Framed Mood Framed Attic Unheated Stab-on-Grade Unheated Stab-on-Grade (N) 36.0	SHG SHG	omia Energy Clima A Climate Zon Area 112 112 168 168 168 168			# of Units
ILLATION Istruction Type Wood Framed Wood Framed Wood Framed Wood Framed Mood Framed Athic Untheated Stab-on-Grade Untheated Stab-on-Grade Untheated Stab-on-Grade (n) 36.0	S S				-
Wood Framed Opaque Door Opaque Door Wood Framed Wood Framed Attic Unheated State-on-Grade Unheated State-on-Grade Unheated State-on-Grade (n) 35.0	Beneficial and the second			Special Features	Status
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Wood Framed Wood Framed Wood Framed Attric Unheated Stab-on-Grade Unheated Stab-on-Grade Unheated Stab-on-Grade (n) 36.0	S.	168 168 168			New
Wood Framed Wood Framed Attic Wood Framed Attic Unheated Stab-on-Grade Unheated Stab-on-Grade Unheated Stab-on-Grade	B B B B B B B B B B B B B B B B B B B	168 168 441			New
Wood Framed Wood Framed Attic Untheated Stab-on-Grade Untheated Stab-on-Grade Intertion Area(ft <sup>2</sup> ) U (N) 36.0	S.	168			New
Wood Framed Attric Untreated Stab-on-Grade VESTRATION entation Area(ft <sup>2</sup> ) L (N) 36.0	SH S	441			New
Untreated Stat-on-Grade	SH SH				New
STRATION tation Area(ft <sup>2</sup> ) L	BBC 0.2	- no insulation 441	Parlm = 84'		New
ation Area(ft <sup>2</sup> ) U-	SHO	Glazing Percentage:	8.2 %	New/Attered Average U-Factor:	0:30
36.0		Overhang	idefins	Exterior Shades	Status
		none	none M	M/H	New
C SYSTEMS					
Qty. Heating Mi	Min. Eff Co	Cooling	Min. Eff	Thermostat	Status
f Electric Heat Pump 8.2	8.20 HSPF Spl	Spiit Heat Pump	14.0 SEER	Setback	New
STRIBUTIO				Duct	
HVAC System Ductiess / with Fan		Ductiess N/a	Duct Location	R-Value	New
WATER HEATING Qty. Type	Gallons	Min. Eff	Distribution		Status

	VUIIIDIERING WITH STUVINUTY.
§ 150.0(o)1C:	Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses . Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)10:Hill.
§ 150.0(o)1G:	Local Mechanical Exhaust. Kitchens and bethrooms must have local mechanical exhaust: nonenclosed kitchens must have demand- controlled exhaust system meeting requirements of \$150.0(o)1Gii, enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting \$150.0(o)1Gii+iv. Airflow must be measured by the installer per \$150.0(o)1Gw, and rated for sound per \$150.0(o)1GM. *
§ 150.0(o)1H&I:	Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems. The airflow required per § 150.0(o)1C must be measured by using a flow hood, flow grid, or other airflow measuring device at the fair's inlet or outlet terminalsgrilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(o)1C.
§ 150.0(o)2:	Field Verification and Diagnostic Testing. Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G
Pool and Spa Sys	Pool and Spa Systems and Equipment:
§ 110.4(a):	Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDbS; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. *
§ 110.4(b)1:	Piping. Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	Directional inlets and Time Switches for Pools. Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.
Lighting:	
	Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable
§ 110.9:	requirements of § 110.9. *
§ 150.0(k)1A:	Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, beth vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and linen dosets with an efficacy of at least 45 lumens per watt.
§ 150.0(k)1B:	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.*
§ 150.0(k)1C:	Recessed Downlight Luminaires in Cellings. Luminaires recessed into cellings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.
§ 150.0(k)1D:	Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JAB elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1E:	Blank Electrical Boxes. The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage whing, or fan speed control.
§ 150.0(k)1F:	Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).
5/6/22	

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							_	
		PAGE TOTAL	AL	239	5,180	182	188	7,538
		TOTAL *		239	5,180	182	188	7,538
* Total includes ventilation load for zonal systems.	oad for zonal systems.							

COACHELLA

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.

> OMPLIANCE Ч ATE CERTIFIC,

ADU COVERSION V CA ROTOTYPE / Coachella, CAR 2

DATE 01/11/24 SHEET T24-601

SET PUBLIC

# SITE PLAN TO BE PROVIDED BY APPLICANT



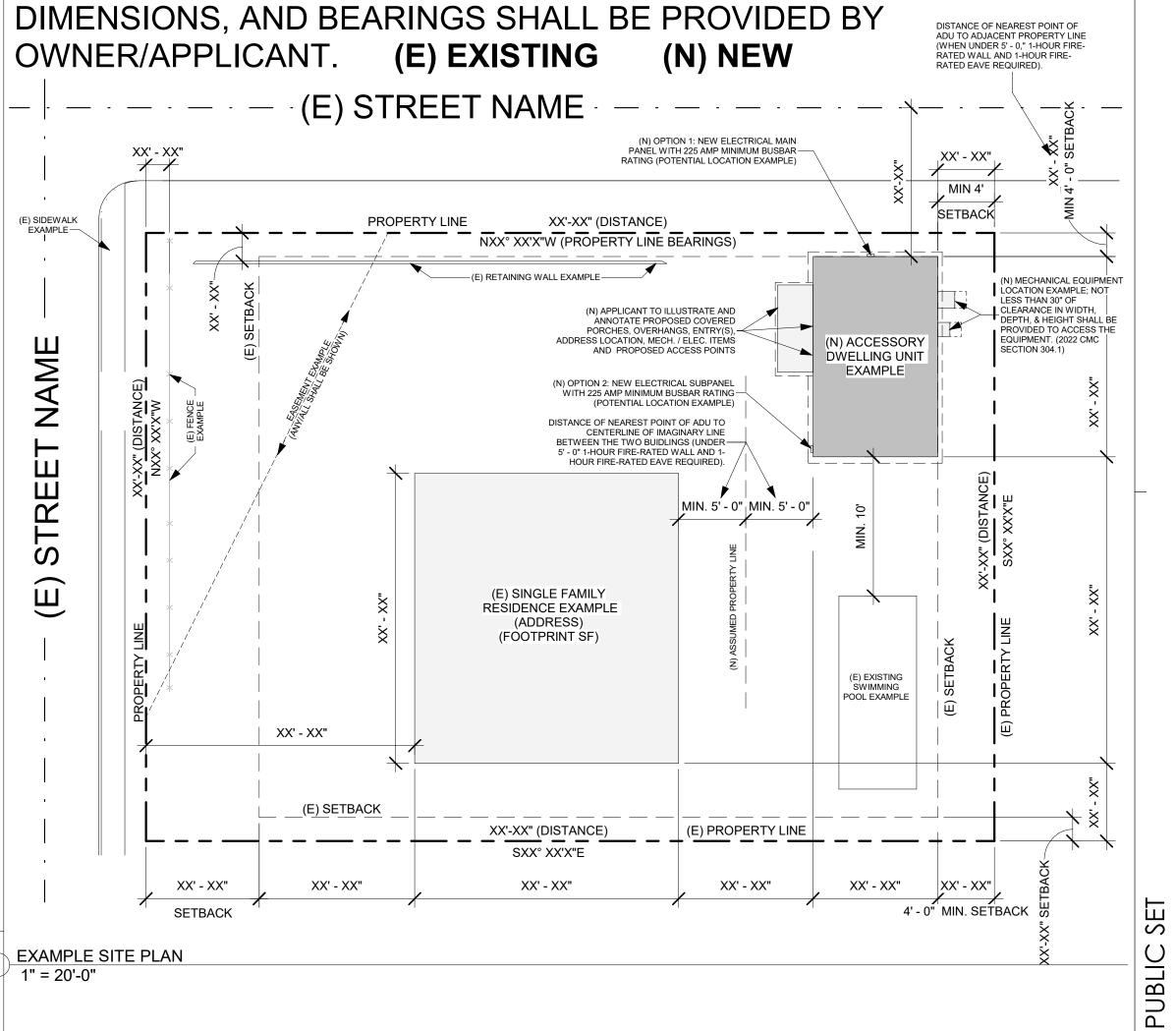


# SITE PLAN LEGEND

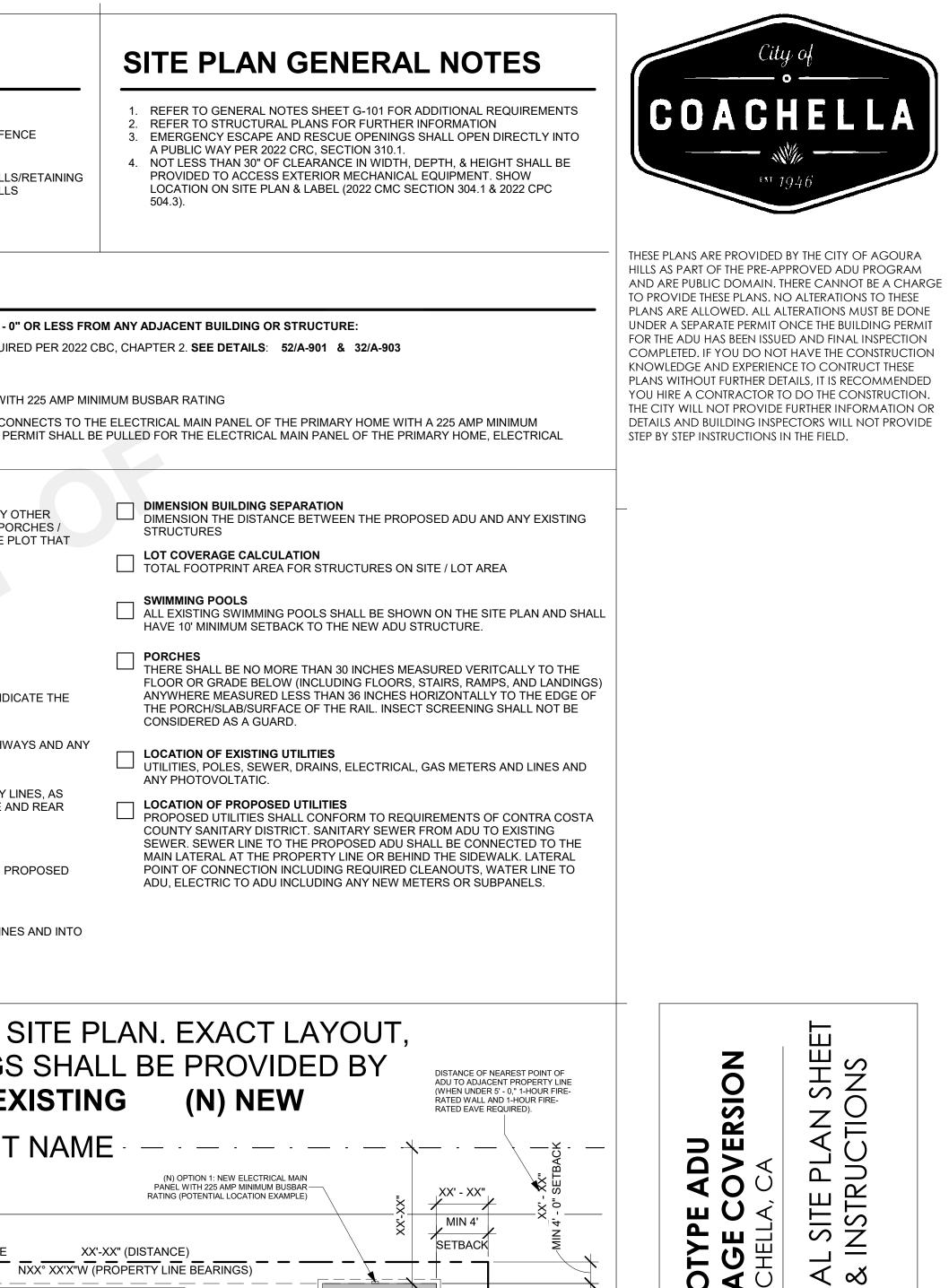
		SETE	PERTY LINE BACK "MENT	Ξ	X	X	(E) FE (E) WALL WALL
S	ITE PL	AN		EC	<b>KLI</b> S	ST	
(N)	ADU IS 5' - 0" OR		<b>FO ANY PR</b> ( <b>ES;</b> IF YES,				
LEC	TRICAL PANEL:		OPTION 1 - OPTION 2 - BUSBAR RA LOAD CALC	A NEW I ATING. A	ELECTRIC SEPARA	CAL SUBPA	ANEL CO
	FOOTPRINT OF A PLOT THE PROP EXISTING BUILDI GAZEBOS. IF AN AS WELL. AREA OF EXISTI	OSED / NGS O OPTIO	ADU BUILD NSITE. THI NAL COVEI	ING FOC S INCLUI	DTPRINT /	ALONG WI <sup>-</sup> STRUCUTF	RES / PO
	INDICATE THE SO FOOTPRINT OF I REFER TO LEGE	PROPO	SED ADU				
	DRAWING SCALI SITE PLAN SHOU PROPERTY LINE SHOW OUTLINE BEARING AND D	JLD BE S OF PRO	OPERTY US	SING DA	SHED LIN	IE IN LEGE	ND. IND
2	LABEL YARDS LABEL FRONT, R OTHER HARDSC	EAR, S					PATHV
	SETBACKS DIMENSION THE WELL AS BUILIDI PROPERTY SIDE	NGS TO	O OTHER S	TRUCTU	RES. SET		
	EASEMENTS REFER TO LEGE STRUCTURE SH						
	LOCATION OF R. THE ROOF DRAIL THE LANDSCAPE	NS SHO	OULD DRAII		FROM TH	HE PROPEI	RTY LIN

LABEL STREETS & SIDEWALKS

# **NOTE:** THIS IS AN EXAMPLE SITE PLAN. EXACT LAYOUT,







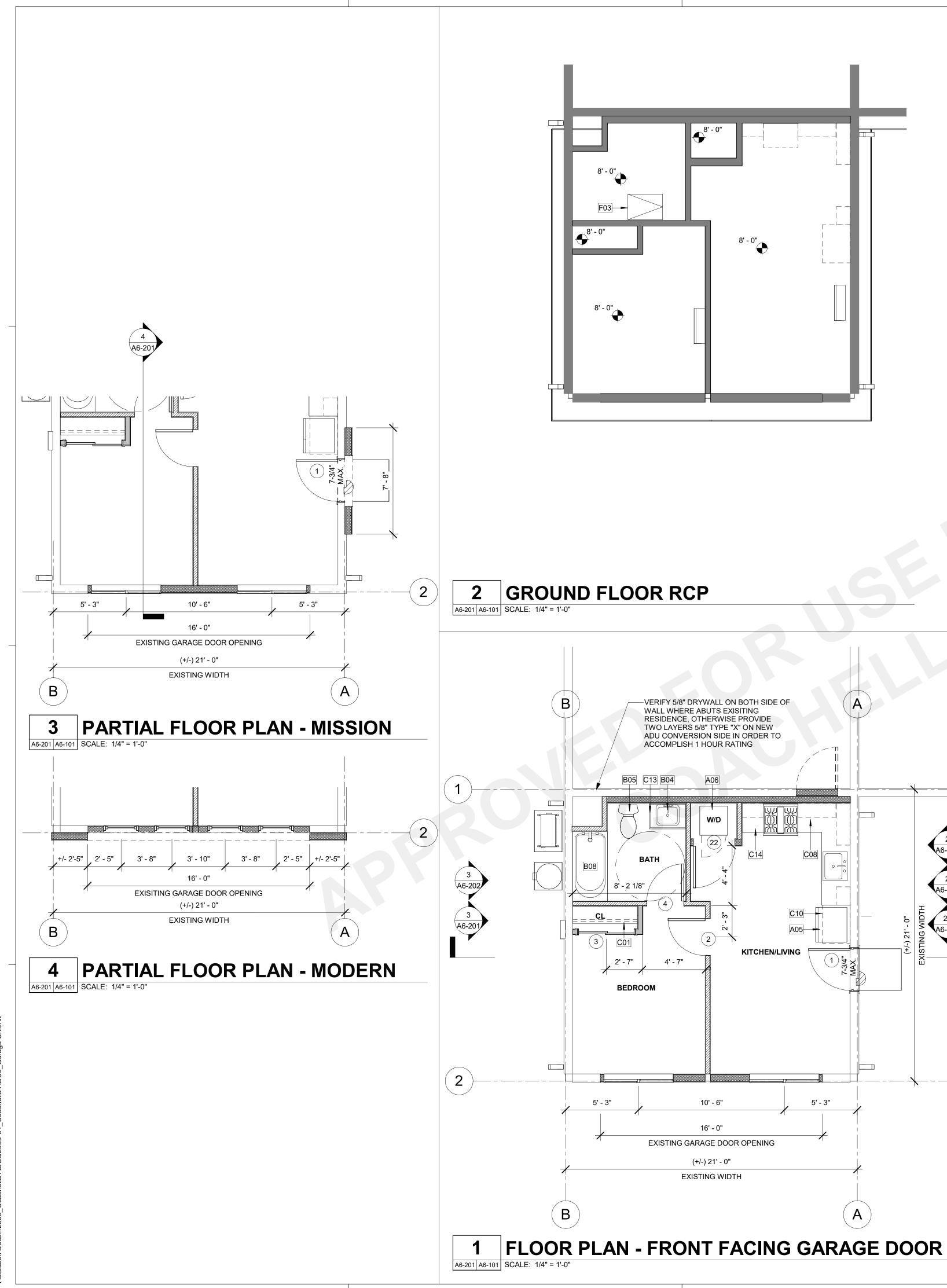
ADU CVERSION РП HELL ₹ **PROTO COACH** ARCHITECTURA - EXAMPLE 8 2 4

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# LEGEND

	<b>EXTERIOR-</b> 5 1/2" WOOD STUD W/ PLYWOOD SHEATHI STUCCO/SIDING PER ELEVATION, ONE LAYER GYPSUI BOARD INTERIOR.
	INTERIOR- 5 1/2" WOOD STUD W/ONE LAYER GYPSUM BOARD EACH SIDE.
(//////////////////////////////////////	INTERIOR- 3 1/2" WOOD STUD W/ONE LAYER GYPSUM 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.

# 2 A6-201 \A6-203/ A6-202 A6-203 A \A6-201/ 2

# WINDOW GENERAL NOTES

- REFER TO FLOOR PLANS FOR WINDOW LOCATIONS. 2. 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 MARCH EXISTING STYLE AND COLOR OF EXISTING HOME

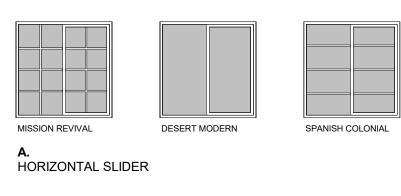
# WINDOW SCHEDULE

		SI	ZE	HEAD	
NO.	TYPE	WIDTH	HEIGHT	HEIGHT	REMARKS

# 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



DESERT MODERN



SPANISH COLONIAI

В. CASEMENT

MISSION REVIVAL

# **FLOOR PLAN NOTES**

- HING AND SUM WALL
- IM WALL
- JM WALL
- OUGH
- E WASTE VENT. VENT NT 4" MIN
- AX OF 2 FROM EMENTS
- EMENTS ON 3Y

- 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. 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 441 SF SHOWN IN VIEW 1/A7-101

# **DOOR GENERAL NOTES**

- REFER TO GENERAL NOTES SHEET G-102 FOR ADDITIONAL REQUIREMENTS 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. OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 13/8 INCHES (35 MM) IN THICKNESS, SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN
- 13/8 INCHES (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS 2022 CRC SECTION R302.5.1. DOORS SHALL BE SELFLATCHING AND EQUIPPED WITH A SELF-CLOSING OR AUTOMATICCLOSING DEVICE.
- GLAZING IN DOORS SHALL BE TEMPERED PER SECTION R308.4.1. 7. DOORS TO MATCH STYLE AND COLOR OF EXISTING HOME.

# **DOOR SCHEDULE**

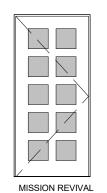
		5	SIZE		
NO.	TYPE	WIDTH	HEIGHT	FIRE RATING	REMARKS
2	С	2' - 8"	6' - 8"		
-	D	4' - 0"	6' - 8"		
3					
3 4	C	2' - 8"	6' - 8"		

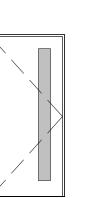
# **DOOR REMARKS**

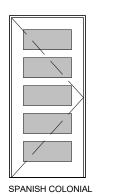
- FIRE RATED DOOR. REFER TO GENERAL DOOR NOTE #5
- GLAZING IN DOOR. TEMPERED (BOTH PANES) PROVIDE 100 SQ INCHES OF VENTING IN DOOR OR BY OTHER APPROVED MEANS.

4. OPTIONAL DOOR.

# **DOOR LEGEND**

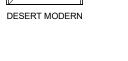




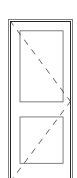


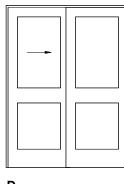
**EXTERIOR - VENTED** 

WATER CLOSET



## SOLID CORE WOOD EXTERIOR





С.	D.
SINGLE HOLLOW	DOUBLE SLIDING
CORE INTERIOR	INTERIOR

Γ		
u	-	

SLIDING GLASS EXTERIOR.



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.

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## **ELECTRICAL LOAD CALCULATIONS**

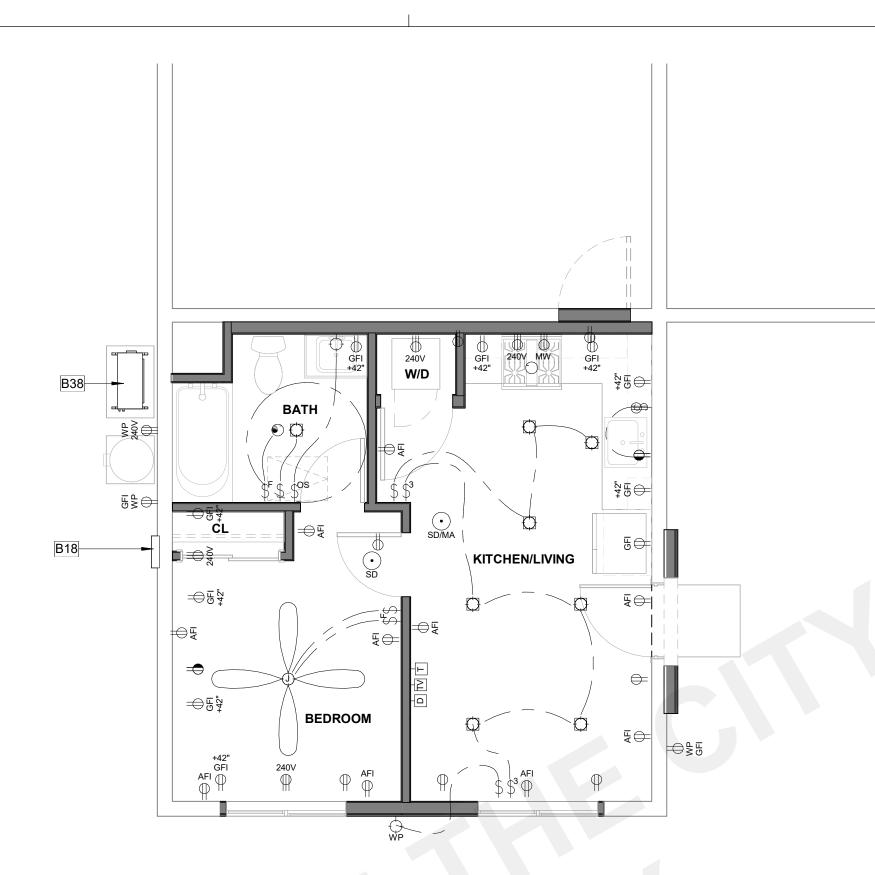
## **VENTILATION SUMMARIES**

AOPTION B50 CFMUCT50 CFM4"105'
UCT SMOOTH DUCT 4" 105' T A MAX. OF 3 SONES. NA OPTION B M 50 CFM
4" 105' r a max. of 3 sones. N A OPTION B M 50 CFM
105' r A MAX. OF 3 SONES. N A OPTION B M 50 CFM
A MAX. OF 3 SONES. A A OPTION B M 50 CFM
MA OPTION B M 50 CFM
M 50 CFM
UCT SMOOTH DUCT
5"
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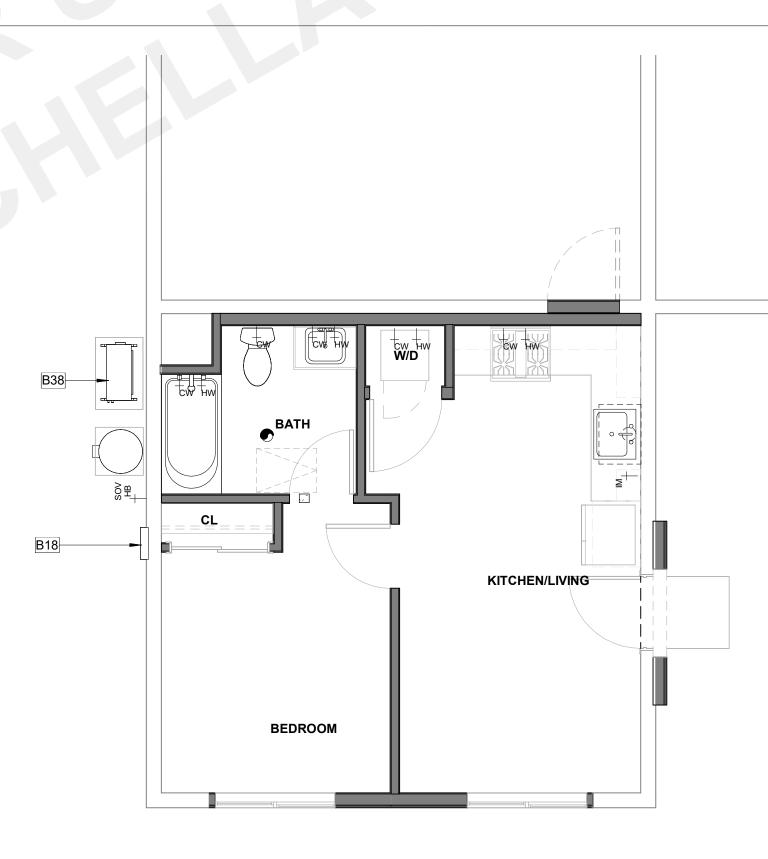
REQUIRED MECHANICAL VENTILATION RATEAND REQUIRED MECHANICAL VENTILATION RATE PER 150.0(O)(C)(iii)[ASHRAE 62.2:4.1.2](Equation 150.0-F)Qfan = Qtot (-) φ (Qinf (x) Aext)



 1
 ELECTRICAL FLOOR PLAN

 A6-201
 A6-111

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





# 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 B38 ELECTRIC PANEL TBD.

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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# 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**

- 1. 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.
- 2. ALL LIGHT FIXTURES ARE TO BE INSTALLED ACCORDING TO THE ARCHITECTURAL ELECTRICAL PLAN.
- REFER TO ARCHITECTURAL ELECTRICAL PLANS FOR FURTHER INFORMATION.
   DEFER TO MECHANICAL PLANC 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/ALA	RM	AFI ∯	DUPLEX OUTLET ARC-FAULT CIRCUIT
\$ <sup>os</sup>	ELECTRICAL SWITCH-	$\odot$	COMBINATION			INTERRUPTER
	VACANCY SENSOR	SD/MA	SMOKE/CARBOI MONOXIDE	N g	240∨ ∯	DUPLEX OUTLET 240 VOLTS
Ş <sup>F</sup>	ELECTRICAL SWITCH-FAN	Ţ	TELEPHONE LOCATION		GFI ∯	DUPLEX OUTLET GROUND FAULT INTERRUPTER
۲	EXHAUST FAN W/HUMIDISTAT	TV	CABLE TELEVISION LOCATION		GFI WP	DUPLEX OUTLET WATERPROOF
$\bigcirc$	WALL MOUNTED HIGH-EFFICACY				φ	GROUND FAULT INTERRUPTER
~*	LIGHT RECESSED				P	DUPLEX OUTLET AFCI-HALF HOT
Ø	HIGH-EFFICACY DOWNLIGHT			$\supset$	cw	COLD WATER
⊕_ <sub>vp</sub>	RECESSED				нw	HOT WATER
VP	HIGH-EFFICACY DOWNLIGHT			-	- <b>_</b>	STUB OUT
	VAPOR PROOF		$\bigcirc$	-	НВ	WATER HOSE BIBB
	ELECTRICAL WIRING	(PRE	WIRE FOR CEILIN	۸L		WATER HOSE BIBB WITH SHUT OF VALVE
-	10' - 0" CEILING	CY F CEILING FAN OPTIONAL (PRE WIRE FOR CEILING CEILING FAN OPTIONAL (PRE WIRE FOR CEILING (PRE WIRE FOR CEILING CEILING FAN OPTIONAL (PRE WIRE FOR CEILING CEILING FAN OPTIONAL (PRE WIRE FOR CEILING (PRE WIRE FOR CEILING (				

CTRICAL CEILING ADU OVERSION CA Ш Ш N 6 ND TYPE  $\triangleleft$ CHELL/ 4 PROTO ш Ζ  $\triangleleft$  $\triangleleft$ 00 Ĭ Δ 2 4 4 ZS Т U PLA 2

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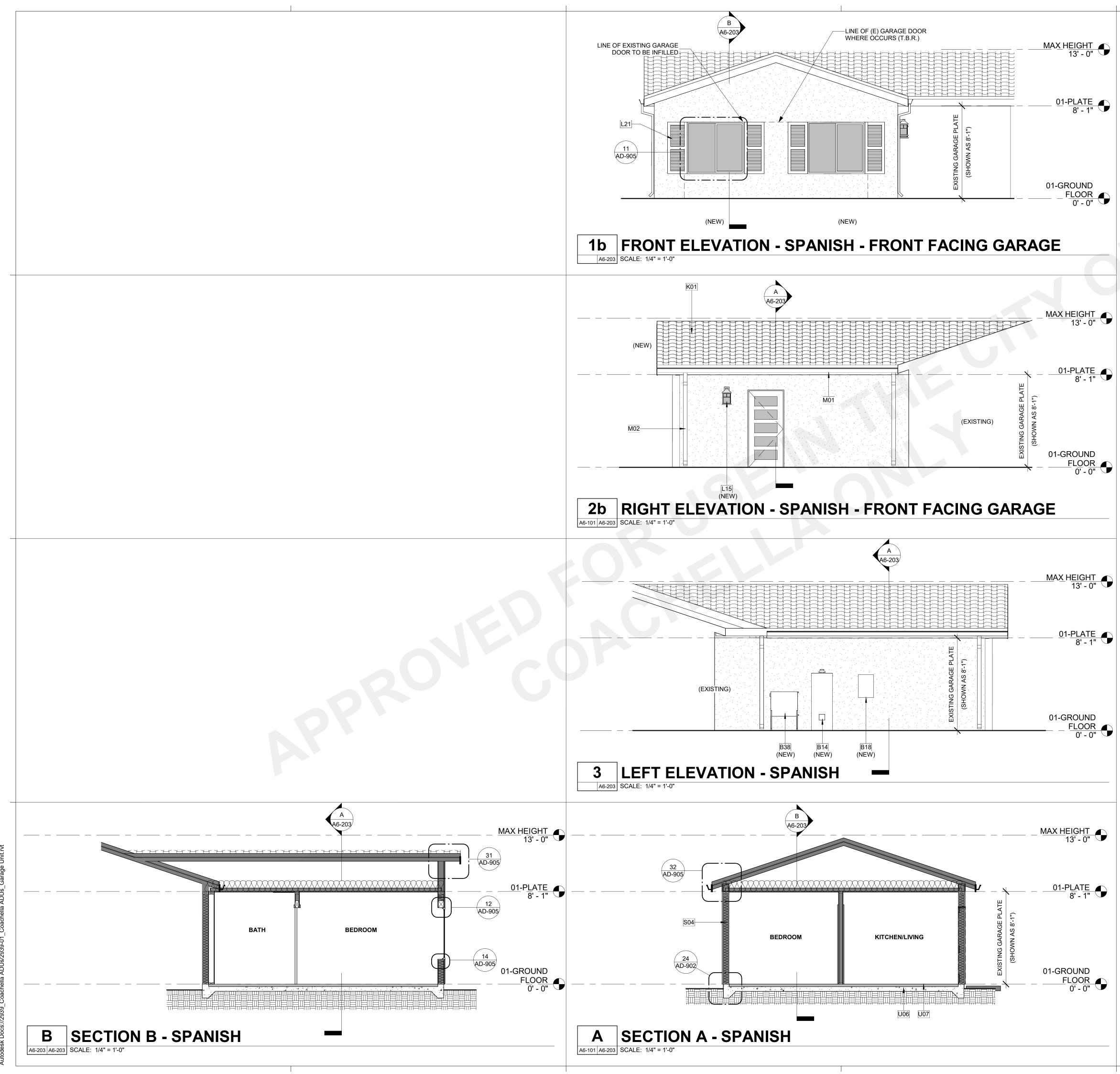
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	GENERAL NOTES		y of
TE 1"	<ol> <li>REFER TO GENERAL NOTES SHEET G-102 FOR ADDITIONAL REQUIREMENTS</li> <li>SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.</li> <li>REFER TO ROOF PLAN FOR OVERHANGS. FASCIA PER DETAILS. PROVIDE ALUMINUM GUTTER. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.</li> <li>REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.</li> <li>REFER TO PLOT PLAN FOR PLAN TYPE, ELEVATION STYLE AND COLOR SCHEME.</li> <li>THE NOMINAL THICKNESS AND ATTACHMENT OF EXTERIOR WALL COVERINGS SHALL BE IN ACCORDANCE WITH CRC TABLE R703.3(1).</li> <li>ANCHORED VENEER, BRICK, CONCRETE, MASONRY OR STONE IN ACCORDANCE WITH CRC R703.8</li> <li>ADHERED VENEER, CONCRETE, STONE OR MASONRY IN ACCORDANCE WITH CRC R703.12</li> <li>EXTERIOR PLASTER (STUCCO) INSTALLATION SHALL COMPLY WITH THE</li> </ol>	THESE PLANS ARE PROVIDED HILLS AS PART OF THE PRE-AF AND ARE PUBLIC DOMAIN. T TO PROVIDE THESE PLANS. N PLANS ARE ALLOWED. ALL A	946 BY THE CITY OF AGOU PROVED ADU PROGRA HERE CANNOT BE A CH O ALTERATIONS TO THE LTERATIONS MUST BE D
	<ol> <li>EXTERNOIST EXCLOSECT INSTALLATION OF UNIT ASTM C926 AND ASTM 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.</li> <li>GYPSUM SHEATHING SHALL BE ATTACHED TO EXTERIOR WALLS IN ACCORDANCE WITH CRC TABLE R602.3.</li> <li>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.</li> </ol>	UNDER A SEPARATE PERMIT O FOR THE ADU HAS BEEN ISSU COMPLETED. IF YOU DO NO KNOWLEDGE AND EXPERIEN PLANS WITHOUT FURTHER DE YOU HIRE A CONTRACTOR TO THE CITY WILL NOT PROVIDE DETAILS AND BUILDING INSP STEP BY STEP INSTRUCTIONS I	ED AND FINAL INSPECT I HAVE THE CONSTRUC CE TO CONTRUCT THES TAILS, IT IS RECOMMEN O DO THE CONSTRUCT FURTHER INFORMATIO ECTORS WILL NOT PRO
	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 51/AD-902.		
	<ul> <li>B18 ELECTRIC PANEL TBD.</li> <li>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.</li> <li>K01 CONCRETE S-TILE. ESR REPORT TO BE PROVIDED BY OWNER</li> <li>L15 EXTERIOR LIGHT SCHEME C. DARK SKY AND TITLE 24 COMPLIANT.</li> <li>L21 FAUX SHUTTERS</li> <li>M01 GUTTER. CONNECT TO DOWNSPOUT. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER PER CRC R327.5.4</li> <li>M02 DOWNSPOUT. CONNECT TO STORM DRAIN SYSTEM</li> </ul>		
	<ul> <li>U06 CONCRETE SLAB FOUNDATION PER STRUCTURAL. 10 MIL VAPOR RETARDER CONFORMING TO ASTM E1745 CLASS A REQUIREMENTS.</li> <li>U07 LEVEL EXISTING FLOOR SLAB</li> </ul>		
<u>Г</u>	VENTING REQUIRED	U ERSION	ONS -
	ROOF VENTILATION - REQUIRED - 2 CAR GARAGE CONVERSION         ATTIC ZONE       AREA       FACTOR       REQUIRED SI         ATTIC-2 CAR GARAGE       441 SF       0.0033       212 in <sup>2</sup>	ADU OVER:	& SECTI PANISH
"	CONVERSION	TYPE A Ge Co Hella, 0	SPAN SPAN
	VENTING PROPOSED	<b>OTO</b> ARA( COAC	ATION AN 6 -
	ATTIC ZONENUMBERVENT TYPEFREE AREA2 CAR GARAGE3O'HAGIN FIRE & ICE292.50 in²CONVERSION292.50 in²292.50 in²	AR G	ELEV/ PLA
	HIGH 292.50 in <sup>2</sup> 292.50 in <sup>2</sup>	5 C/	EXT.
	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

HEIGHT OF TOP OF ROOFING SURFACE (INCLUDING CRICKETS AND INSULATION)

NEW EXTERIOR FINISH AND COLOR TO MATCH THAT OF PRINCIPAL DWELLING

10'-0"

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

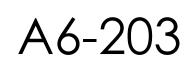
▲ 1/2" / 1'-0" ROOF SLOPE (REFER TO ROOF PLAN FOR ACTUAL SLOPE)

DATE 01/11/24

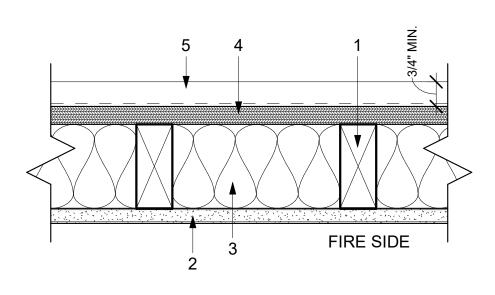
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WOOD STUDS, GYPSUM BOARD AND CEMENT STUCCO

## 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 EFFECECTIVELY 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 ALUMIUM 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 APPLLIED 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 INFOEMATION:

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" SHEETROCKFIRECODE CORE PANELS,
- 5/8" SHEETROCK ULTRALIGHT PANELS FIRE CODE X OR

5/8" FIBEROCK PANELS -2 X 4 WOOD STUD 16" OR 24" O.C.

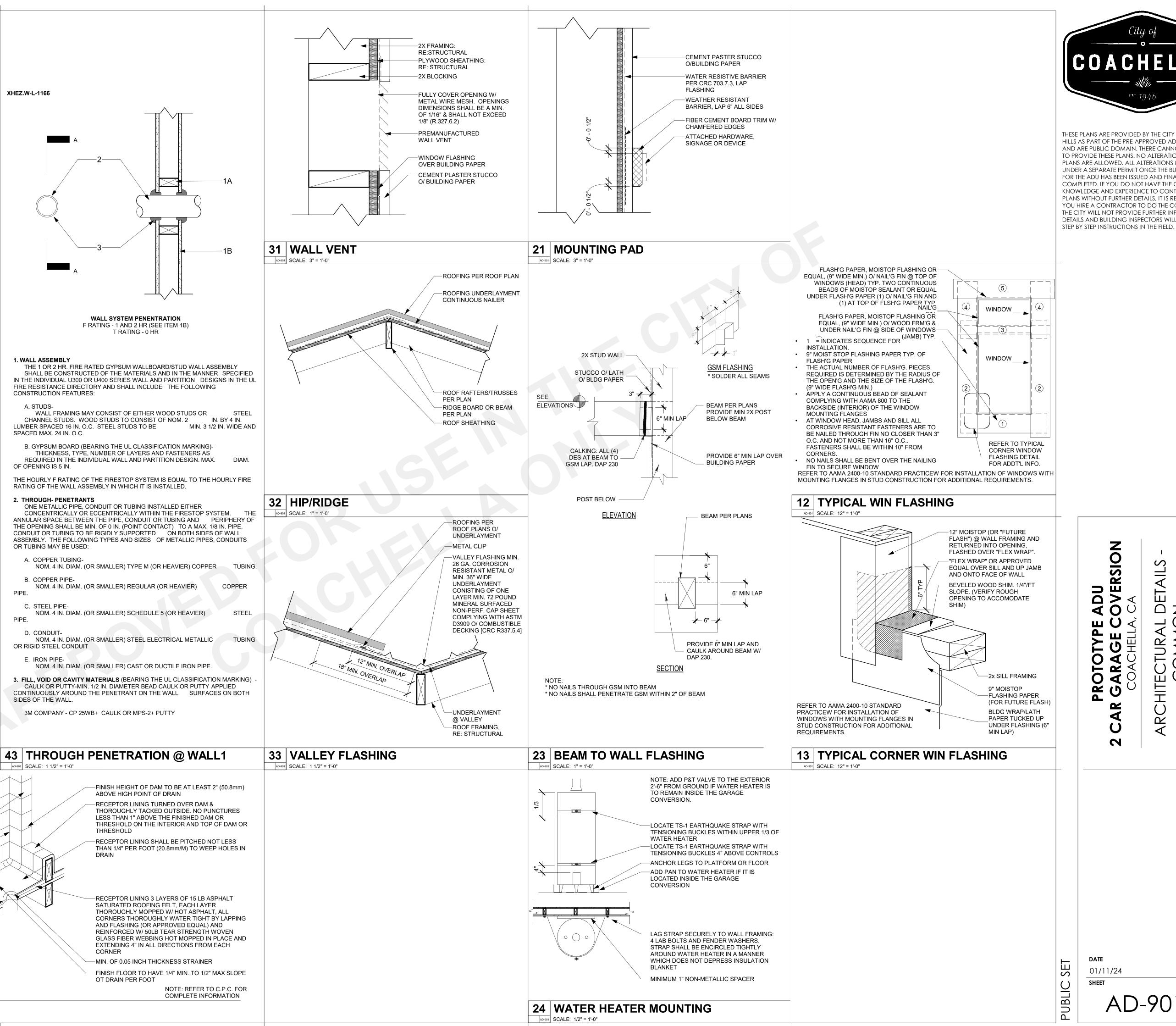
53 1-HR EXT. RATED WALL ASSEMBLY AD-901 SCALE: 3" = 1'-0"

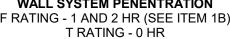
> KEEP LINING FLUSH W/ FACE OF STUDS OR-FUR OUT OR NOTCH STUDS TO RECEIVE LINING

RECEPTOR LINING MUST EXTEND 3" (76.2 mm) ABOVE-TOP OF FINISHED DAM AND OUTWARD ON FACE OF ROUGH JAMB

MORTAR SETTING BED W/ APPLIED WATERPROOFING-ADDITIVE

FLANGE OF APPLIED TYPE SUB DRAIN SET-EXACTLY LEVEL W/ SUBFLOOR W/ CLAMPING RING OR OTHER DEVICE TO MAKE TIGHT CONNECTION W/ RECEPTOR LINING 3'X3' 13 GAUGE WELDED STEEL MESH (OR EQUAL)-SET APPROX. CENTER OF BED





1. WALL ASSEMBLY

CONSTRUCTION FEATURES:

LUMBER SPACED 16 IN. O.C. STEEL STUDS TO BE SPACED MAX. 24 IN. O.C.

OF OPENING IS 5 IN.

RATING OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED.

## 2. THROUGH- PENETRANTS

OR TUBING MAY BE USED:

- PIPE.
- C. STEEL PIPE PIPE.
- D. CONDUIT-OR RIGID STEEL CONDUIT
- E. IRON PIPE-

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

## AD-901 SCALE: 1 1/2" = 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 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.

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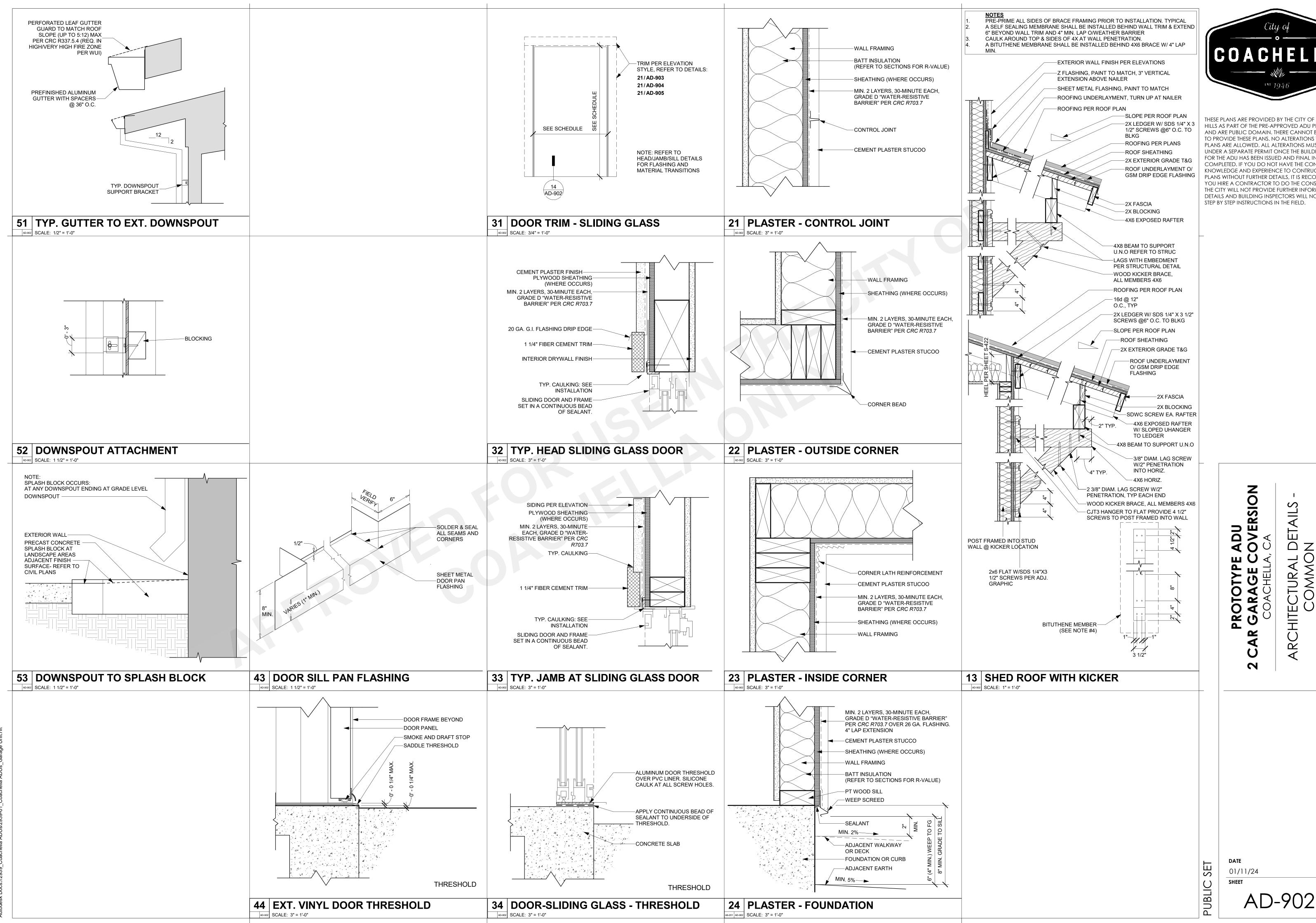
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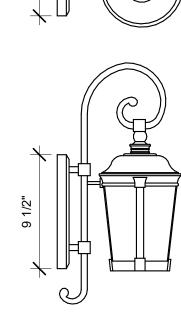
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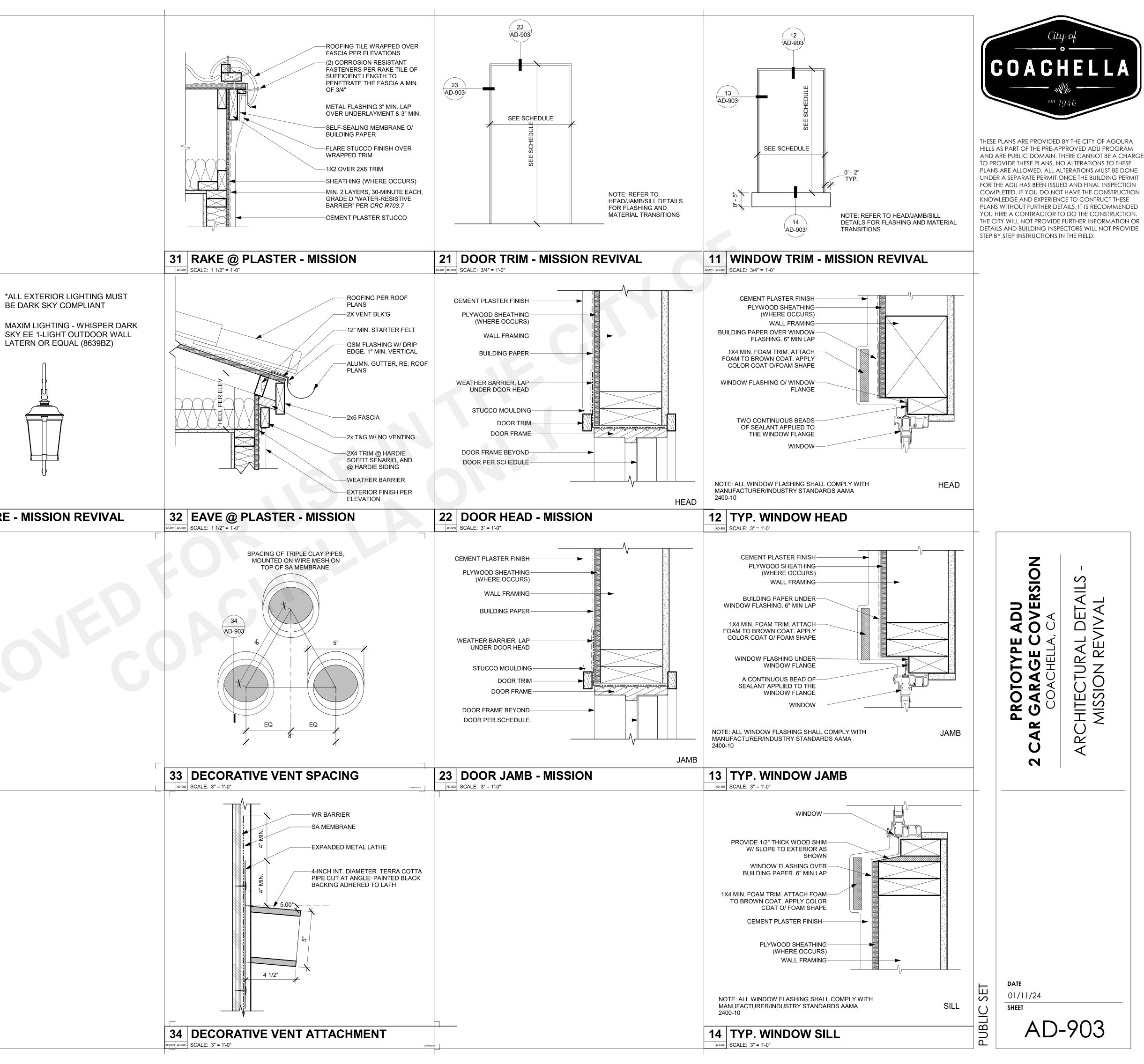
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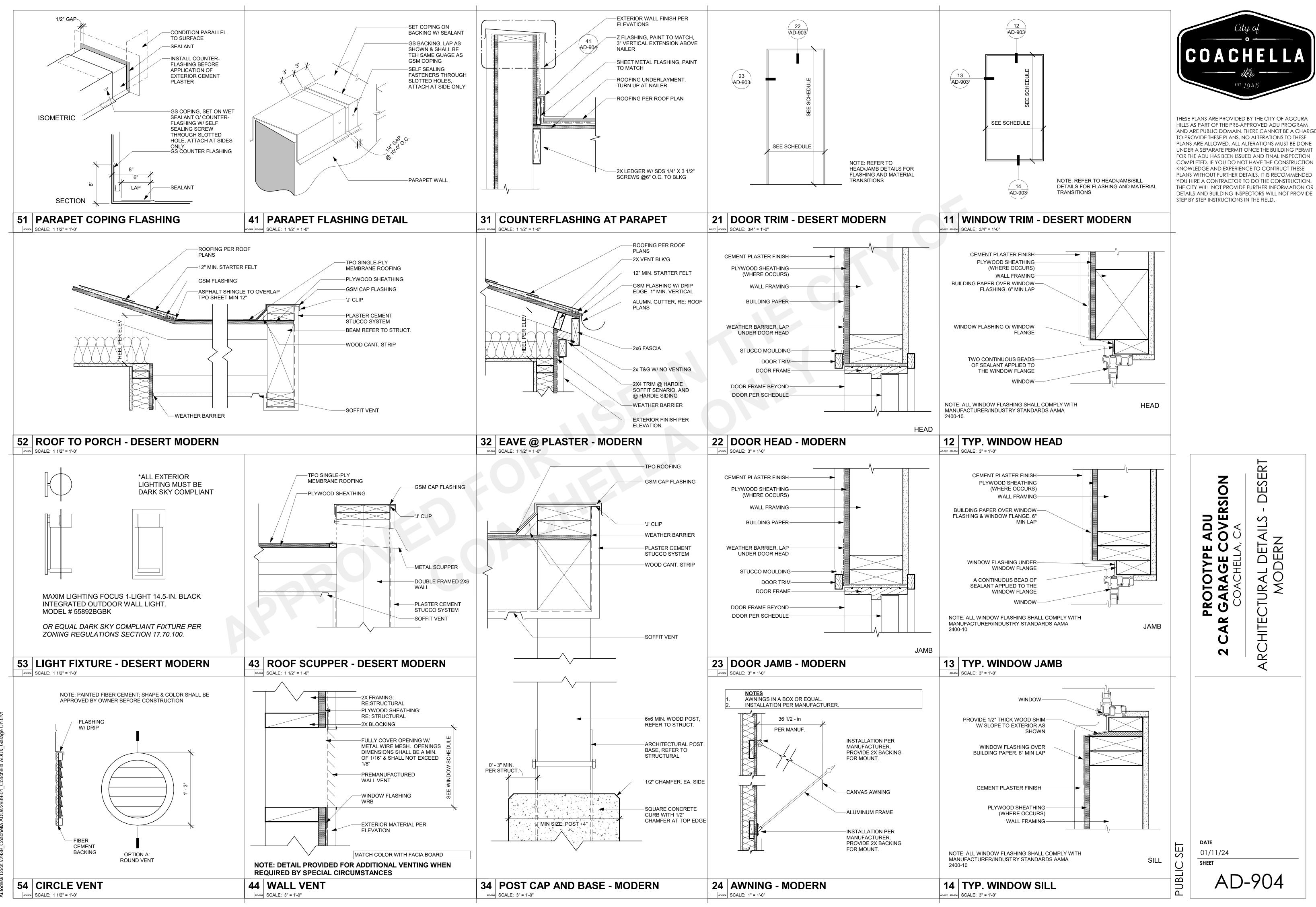




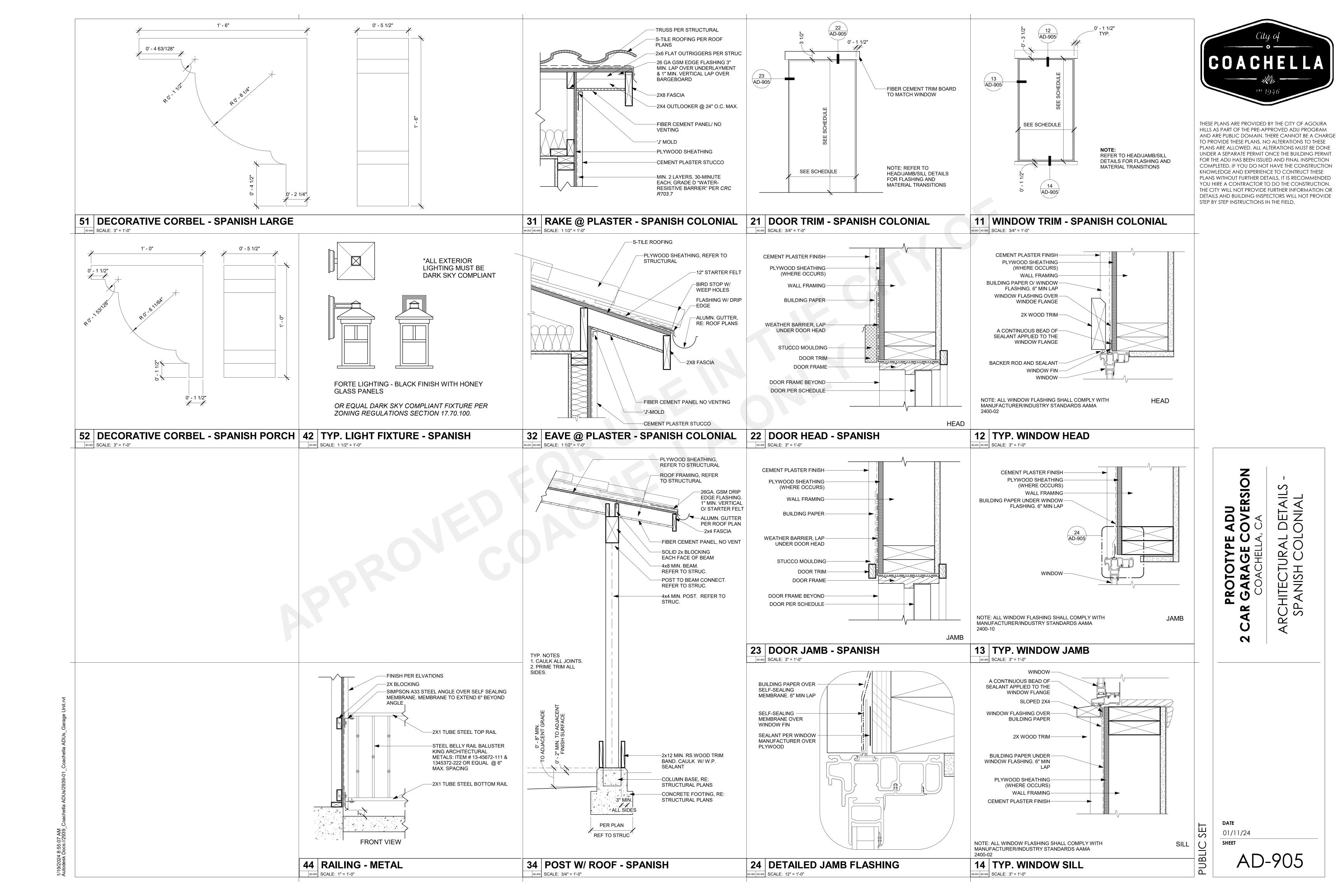


BE DARK SKY COMPLIANT MAXIM LIGHTING - WHISPER DARK

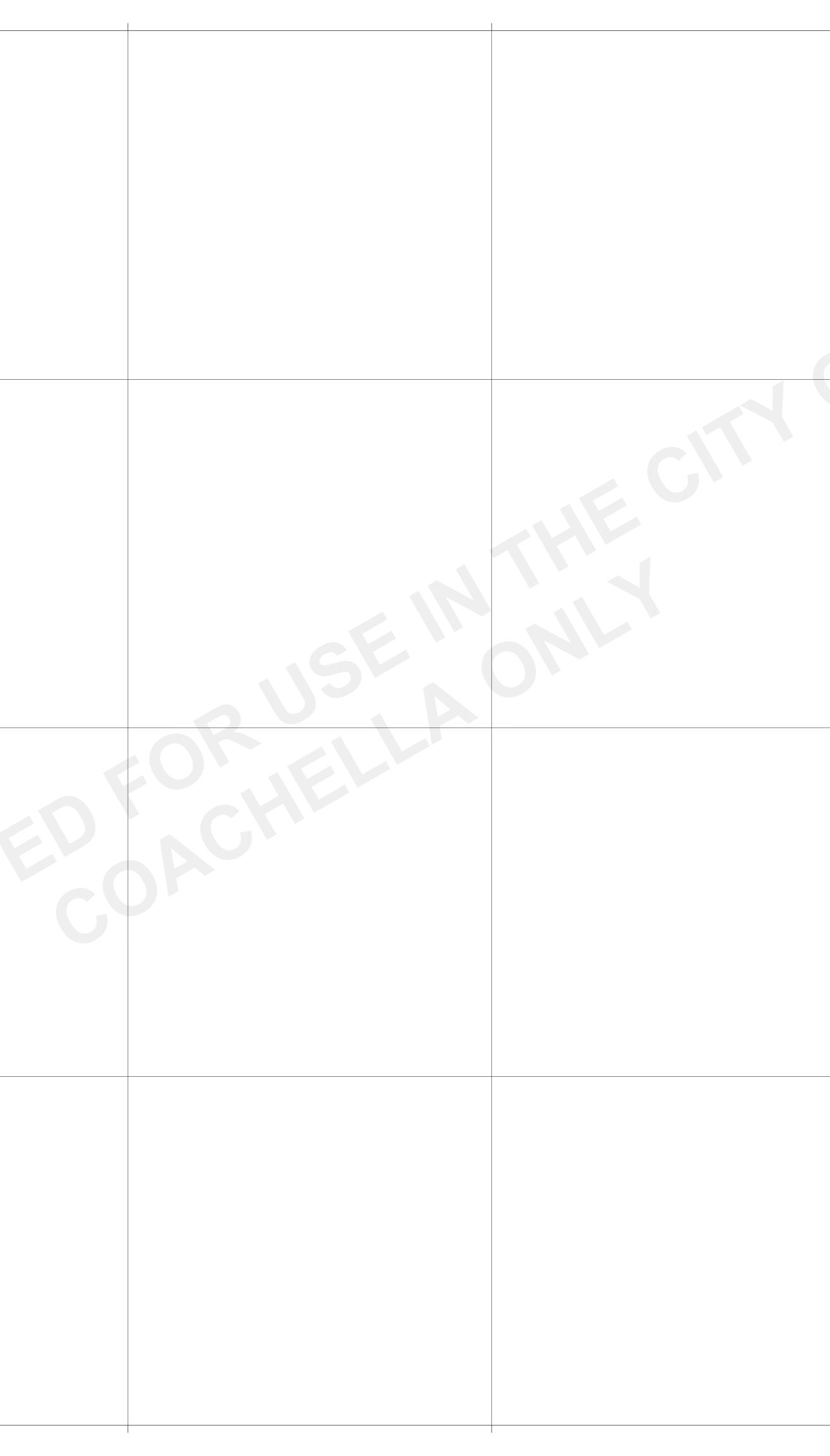


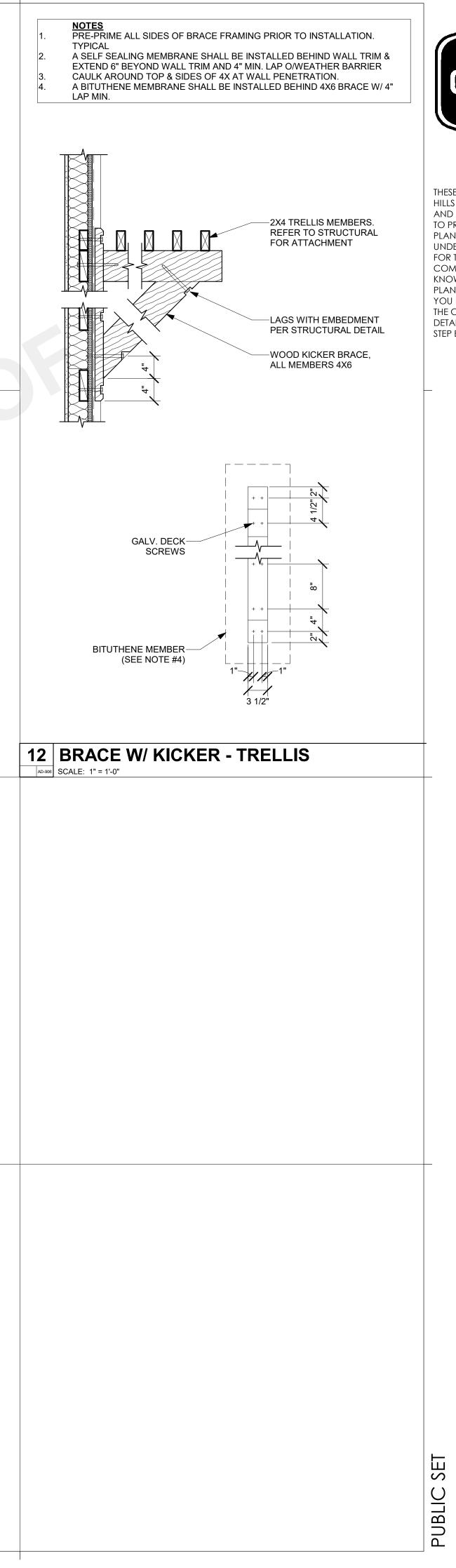


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