



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

PROTOTYPE ACCESSORY DWELLING UNIT PLAN 6: 2 CAR GARAGE CONVERSION

CITY OF COACHELLA, CA

STREET ADDRESS (TO BE PROVIDED BY OWNER)

ABBREVIATIONS

Table with 3 columns: Abbreviation, Full Name, and Description. Includes terms like ACQUIS, ACT, AD, AFF, ALT, ALUM, APPROX, ARCH, B.O., BALC, BD, BET, BLDG, BLKG, BLW, BM, BOT, BRKT, BULKHD, BUR, C.G., CAB, CALK, CEM, CER, CJ, CLG, CLDS, CLR, CO, COL, CONC, CONT, CPT, CT, CTR, DBL, DET, DIA, DIM, DN, DR, DS, DW, DWG, E, EA, EFS, ELEC, ELEV, EMER, ENCL, EOS, EQ, EQUIP, ETR, EW, EXP, EXST, F.O., FA, FAP.

GENERAL NOTES

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

PROJECT DIRECTORY

CLIENT:
ADDRESS:
PHONE:
FAX:
CONTACT:
EMAIL:
ARCHITECT (MODIFICATION TO PROTOTYPE):
LANDSCAPE ARCHITECT (IF APPLICABLE):
CIVIL ENGINEER (IF APPLICABLE):

SHEET INDEX

Table with 2 columns: Sheet Number and Description. Includes G-006 (TITLE SHEET - PLAN 6), G-102 (GENERAL NOTES), T24-600 (CERTIFICATE OF COMPLIANCE), AS-100 (ARCHITECTURAL SITE PLAN SHEET - EXAMPLE & INSTRUCTIONS), A6-101 (FLOOR PLAN & RCP - PLAN 6), A6-111 (MECHANICAL AND ELECTRICAL PLANS AND REFLECTED CEILING PLAN - PLAN 6), A6-201 (EXT. ELEVATIONS & SECTIONS - PLAN 6 - MISSION), A6-202 (EXT. ELEVATIONS & SECTIONS - PLAN 6 - MODERN), A6-203 (EXT. ELEVATIONS & SECTIONS - PLAN 6 - SPANISH), AD-901 (ARCHITECTURAL DETAILS - COMMON), AD-902 (ARCHITECTURAL DETAILS - COMMON), AD-903 (ARCHITECTURAL DETAILS - MISSION REVIVAL), AD-904 (ARCHITECTURAL DETAILS - DESERT MODERN), AD-905 (ARCHITECTURAL DETAILS - SPANISH COLONIAL), AD-906 (ARCHITECTURAL DETAILS - SPANISH COLONIAL).

PROJECT CHECKLIST

FOR PLANNING STAFF ONLY
INITIAL WHEN SECTION HAS BEEN REVIEWED. STAFF INITIALS:
EXTERIOR WALL MATERIAL
WINDOW MATERIAL
ROOF MATERIAL

PROJECT SCOPE

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

SITE INFORMATION

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

ZONING INFORMATION

CITY OF COACHELLA TO PROVIDE THE FOLLOWING INFORMATION:
ZONING:
OVERLAY:
ALLOWABLE BUILDING HEIGHT:
LOT SIZE:
EXISTING BLDG SPRINKLERED:
IF YES, PROPOSED ADU MUST ALSO BE SPRINKLERED.

AGENCIES AND UTILITIES

COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF COACHELLA PLANNING
ADDRESS:
PHONE:
FAX:

WATER SERVICE:
ADDRESS:
PHONE:
FAX:

ELECTRICAL SERVICE:
ADDRESS:
PHONE:
FAX:

GAS SERVICE:
ADDRESS:
PHONE:
FAX:

SEWER SERVICE:
ADDRESS:
PHONE:
FAX:

TELEPHONE SERVICE:
ADDRESS:
PHONE:
FAX:

GARBAGE SERVICE:
ADDRESS:
PHONE:
FAX:

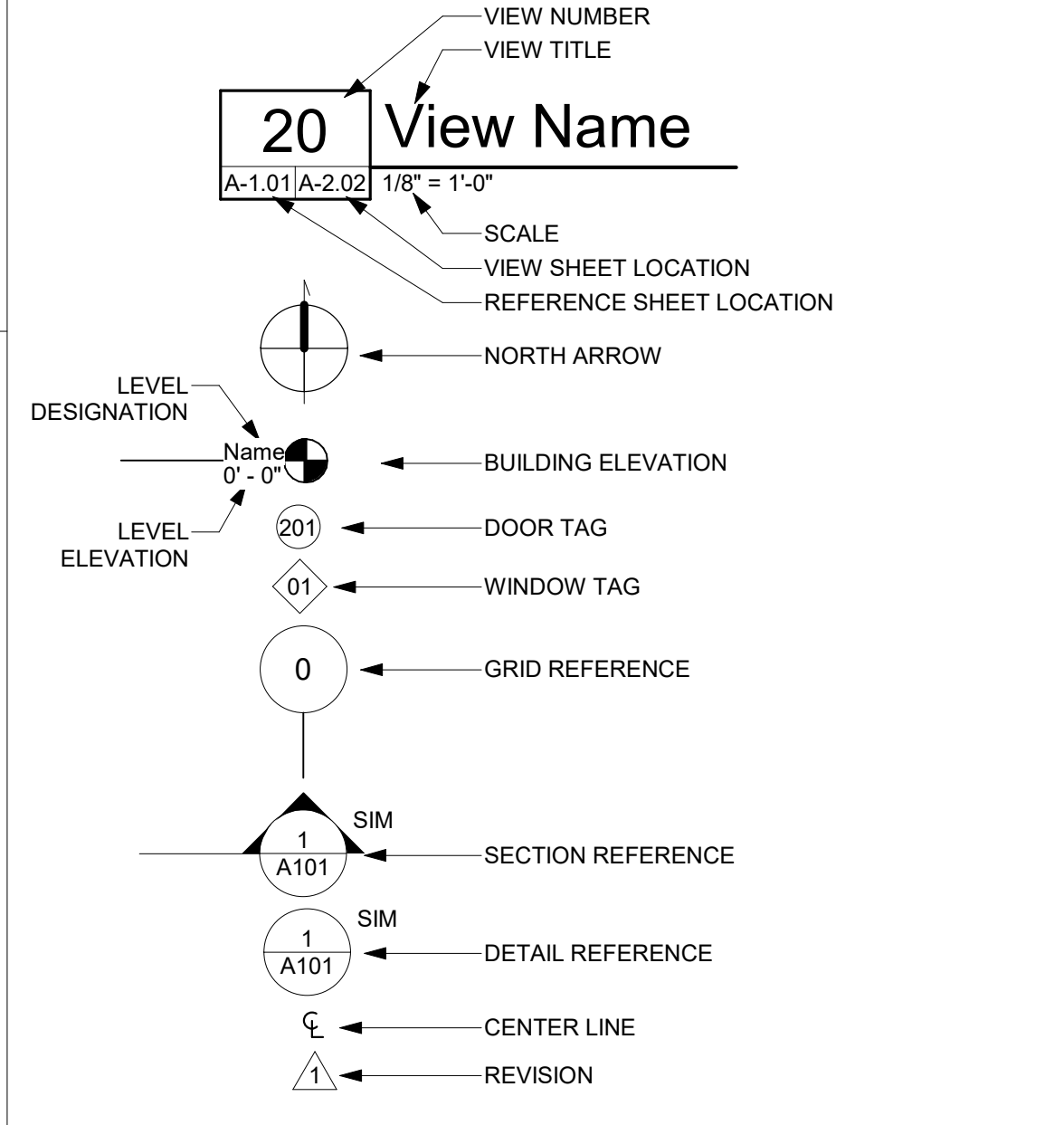
HABITABLE SQUARE FOOTAGE
EXISTING HABITABLE SQUARE FOOTAGE:
PROPOSED HABITABLE SQUARE FOOTAGE:
FAR (FLOOR AREA LIMIT)
EXISTING FAR:
MAX ALLOWABLE FAR:
PROPOSED FAR:
LOT COVERAGE
INCLUDING ALL AREAS UNDER SOLID ROOF, INCLUDING EAVES.
EXISTING LOT COVERAGE:
ALLOWABLE LOT COVERAGE:
PROPOSED LOT COVERAGE:
LOT SLOPE:
SETBACKS:
FRONT:
REAR:
SIDE:

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

ADU BUILDING INFORMATION

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

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)

PROTOTYPE PLANS PREPARED BY

Table with 2 columns: Role and Contact Information. Includes ARCHITECT (PROTOTYPE) and STRUCTURAL ENGINEER.

FIRE SPRINKLERS

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

FIRE SPRINKLERS NOTES

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

LIQUIFICATION AREA

THE PRIMARY RESIDENCE LOCATED WITHIN A DESIGNATED LIQUIFICTION ZONE?
NO
YES

PROTOTYPE ADU 2 CAR GARAGE CONVERSION COACHELLA, CA

TITLE SHEET - PLAN 6

APPROVED SET

DATE 01/11/24 SHEET

G-006

BUILDING ENERGY ANALYSIS REPORT

PROJECT: Coachella ADUs (Plan 6-Conversion) Coachella, CA

Project Designer: RRM Design Group 3765 South Figueroa St. Suite 102 San Luis Obispo, CA 93401 (805) 543-1794

Report Prepared by: Timothy Carstairs, CEA, HERS, GPR Carstairs Energy Inc. 2238 Bayview Heights Drive, Suite E Los Osos, CA 93402 805-904-9048



Job Number: 23-082810

Date: 8/28/2023

The EnergyPro computer program has been used to perform the calculations summarized in this compliance report. This program has approval and is authorized by the California Energy Commission for use with both the Residential and Nonresidential 2022 Building Energy Efficiency Standards. This program developed by EnergySoft, LLC - www.energysoft.com.

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

Table with 3 columns: Item ID, Description, and Compliance Status. Item 01: Building Complies with Computer Performance. Item 02: This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider. Item 03: This building incorporates one or more Special Features shown below.

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

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Table with 10 columns: Item ID, Zone, Construction, Azimuth, Orientation, Gross Area (ft²), Window and Door Area (ft²), Tilt (deg), Wall Exceptions, Status. Rows include Front Wall, Left Wall, Rear Wall, Right Wall, and Roof.

Table with 8 columns: Item ID, Name, Construction, Type, Roof Rise (x in 12), Roof Reflectance, Roof Emittance, Radiant Barrier, Cool Roof. Rows include Attic Living Area and Attic Roof/Living Area.

Table with 14 columns: Item ID, Name, Type, Surface, Orientation, Azimuth, Width (ft), Height (ft), Mult., Area (ft²), U-factor, U-factor Source, SHGC, SHGC Source, Exterior Shading. Rows include Window 2 and Window 3.

Table with 4 columns: Item ID, Name, Side of Building, Area (ft²), U-factor. Row includes D2 Front Wall.

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Table with 7 columns: Energy Use, Standard Design Source Energy (EDR1), Standard Design TDV Energy (EDR2), Proposed Design Source Energy (EDR1), Proposed Design TDV Energy (EDR2), Compliance Margin (EDR1), Compliance Margin (EDR2). Rows include Space Heating, Space Cooling, IAQ Ventilation, Water Heating, Self Utilization/Flexibility Credit, Efficiency Compliance Total, Photovoltaics, Battery, Flexibility, Indoor Lighting, Appl. & Cooking, Plug Loads, Outdoor Lighting, and TOTAL COMPLIANCE.

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Table with 8 columns: Item ID, Name, Zone, Area (ft²), Perimeter (ft), Edge Insul. R-value and Depth, Edge Insul. R-value and Depth, Carpeted Fraction, Heated. Rows include Slab and Living Area.

Table with 8 columns: Construction Name, Surface Type, Construction Type, Framing, Total Cavity R-value, Interior / Exterior Continuous R-value, U-factor, Assembly Layers. Rows include R15 Wall, Attic Roof/Living Area, and R-30 Roof Attic.

Table with 5 columns: Item ID, Quality Insulation Installation (QII), High R-value Spray Foam Insulation, Building Envelope Air Leakage, CFM50. Row includes Not Required.

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Table with 10 columns: Item ID, Project Name, Run Title, Project Location, City, Zip code, Climate Zone, Building Type, Project Scope, Addition Cond. Floor Area (ft²), Existing Cond. Floor Area (ft²), Total Cond. Floor Area (ft²), ADU Bedroom Count, Fuel Type, Standards Version, Software Version, Front Orientation (deg/ Cardinal), Number of Dwelling Units, Number of Bedrooms, Number of Stories, Fenestration Average U-factor, Glazing Percentage (%), ADU Conditioned Floor Area, Occupancy U.

Table with 6 columns: Item ID, Existing Area (excl. new addition) (ft²), Addition Area (excl. existing) (ft²), Total Area (ft²), Existing Bedrooms, Addition Bedrooms, Total Bedrooms. Row includes 1000, 441, 1441, 0, 1, 1.

Table with 8 columns: Item ID, Zone Name, Existing Area (excl. new addition) (ft²), ADU Area (excl. existing) (ft²), Total Area (ft²), Existing Bedrooms, Addition Bedrooms, Total Bedrooms, Attached vs. Detached. Row includes Living Area, 1000, 441, 1441, 0, 1, 1, Attached.

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Table with 5 columns: Item ID, Standard Design (kBtu/ft² - yr), Proposed Design (kBtu/ft² - yr), Compliance Margin (kBtu/ft² - yr), Margin Percentage. Rows include Gross EUH, Net EUH, and Notes.

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

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

Table with 7 columns: Item ID, Zone Name, Zone Type, HVAC System Name, Zone Floor Area (ft²), Avg. Ceiling Height, Water Heating System 1, Status. Row includes Living Area, Conditioned, HVAC System1, 441, 8, DHW Sys 1, New.

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Table with 9 columns: Item ID, Name, System Type, Distribution Type, Water Heater Name, Number of Units, Solar Heating System, Compact Distribution, HERS Verification, Water Heater Name (#). Row includes DHW Sys 1, Domestic Hot Water (DHW), Standard, DHW Heater 1, 1, n/a, None, n/a, DHW Heater 1 (1).

Table with 13 columns: Item ID, Name, Heating Element Type, Tank Type, # of Units, Tank Vol. (gal), Heating Efficiency Type, Efficiency, Rated Input Type, Input Rating or Pilot, Tank Insulation R-value (Int/Ext), Standby Loss or Recovery Eff, 1st Hr. Rating or Flow Rate, Tank Location. Row includes DHW Heater 1, Propane, Small Storage, 1, 50, EF, 0.57, Btu/Hr, 75000, 0, 78, n/a, n/a.

Table with 7 columns: Item ID, Name, Pipe Insulation, Parallel Piping, Compact Distribution Type, Compact Distribution Type, Recirculation Control, Shower Drain Water Heat Recovery. Row includes DHW Sys 1 - 1/1, Not Required, Not Required, Not Required, None, Not Required, Not Required.

Table with 9 columns: Item ID, Name, System Type, Heating Unit Name, Heating Equipment Count, Cooling Unit Name, Cooling Equipment Count, Fan Name, Distribution Name, Required Thermostat Type. Row includes HVAC System1, Heat pump heating cooling, Heat Pump System 1, 1, Heat Pump System 1, 1, n/a, n/a, Setback.

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PROTOTYPE ADU
2 CAR GARAGE CONVERSION
COACHELLA, CA
CERTIFICATE OF COMPLIANCE

APPROVED SET

DATE 01/11/24 SHEET

T24-600

3/22/2024 10:22:34 AM Autodesk Docs\2289_Coachella ADU\2289-01_Coachella ADUs_Garage Unit.rvt

2022 Single-Family Residential Mandatory Requirements Summary

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

5/6/22



2022 Single-Family Residential Mandatory Requirements Summary

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

*Exceptions may apply.

5/6/22

ROOM LOAD SUMMARY

Table with columns: Project Name, Date, System Name, Room Name, Room Area, Room Volume, Room Cooling Peak, Room Heating Peak, Room Cooling Latent, Room Heating Latent, Room Cooling Sensible, Room Heating Sensible, Room Cooling Total, Room Heating Total, PAGE TOTAL, TOTAL.

* Total includes ventilation load for control plants.



2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code (e.g., § 190.01(A), § 190.01(B)) and Description (e.g., All newly installed residential buildings subject to the Energy Code must comply with applicable mandatory measures...)

5/6/22



2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code (e.g., § 190.5, § 190.01(A)) and Description (e.g., Pilot Lights, Continuous burning pilot lights are prohibited for natural gas, fan-type water heaters...)

5/6/22



2022 Single-Family Residential Mandatory Requirements Summary

Table with 2 columns: Code (e.g., § 190.01(A), § 190.01(B)) and Description (e.g., Space Conditioning System Airflow Rate and Fan Efficiency, Space conditioning systems that use ducts to supply cooling must have minimum airflow rates...)

5/6/22

Table with 13 columns: 01-13, Name, System Type, Number of Units, Efficiency Type, Heating, Cooling, Zonally Controlled, Compressor Type, HERS Verification.

Table with 9 columns: 01-09, Name, Verified Airflow, Airflow Target, Verified EER/EER2, Verified SEER/SEER2, Verified Refrigerant Charge, Verified HSPF/HSPF2, Verified Heating Cap 17, Verified Heating Cap 17.

Table with 10 columns: 01-10, Name, Certified Low-Static VCHP System, Airflow to Habitable Rooms, Ductless Units in Conditioned Space, Wall Mount Thermostat, Air Filter Sizing, Low Leakage Ducts in Conditioned Space, Minimum Airflow per RA3.3 and SC3.3.3.4.1, Certified non-continuous fan, Indoor Fan not Running Continuously.

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

Table with 2 columns: Documentation Author's Declaration Statement, Responsible Person's Declaration Statement.

Table with 2 columns: Responsible Person's Declaration Statement, Responsible Designer Name, Responsible Designer Signature, Company, Address, City/State/Zip.

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



Easy to Verify at CaCERTS.com



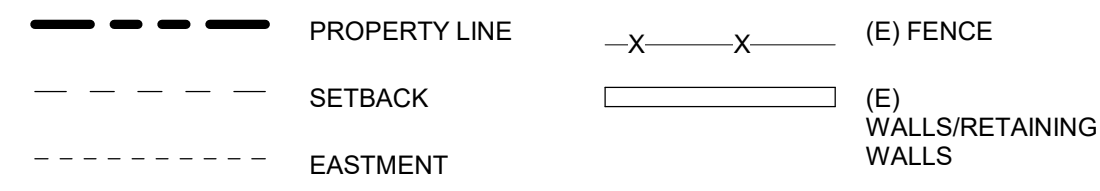
THESE PLANS ARE PROVIDED BY THE CITY OF AGOURA HILLS AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS...

SITE PLAN TO BE PROVIDED BY APPLICANT



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SITE PLAN LEGEND



SITE PLAN GENERAL NOTES

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

SITE PLAN CHECKLIST

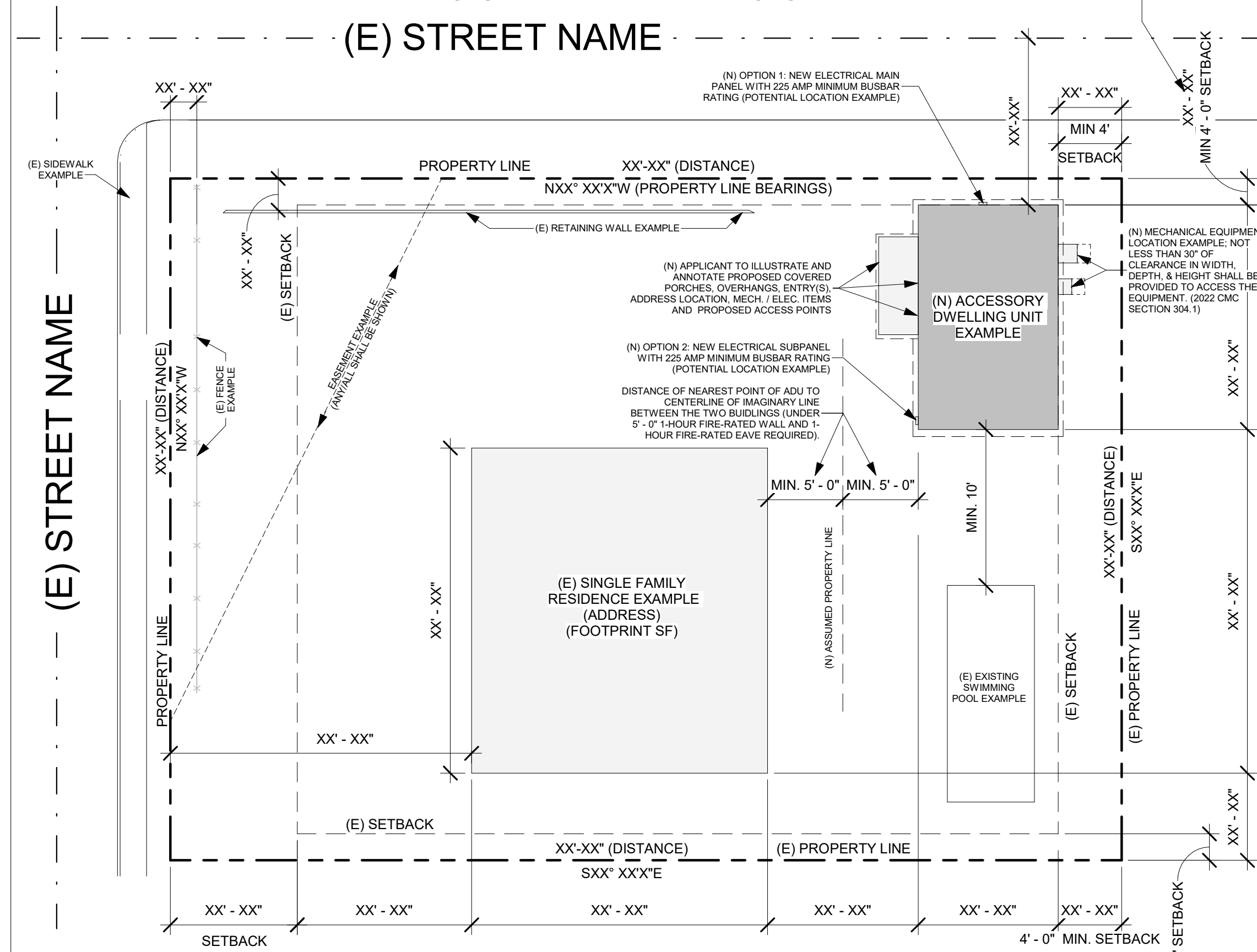
IF (N) ADU IS 5' - 0" OR LESS TO ANY PROPERTY LINE AND/OR ADU IS 10' - 0" OR LESS FROM ANY ADJACENT BUILDING OR STRUCTURE:

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

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

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

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



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

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

APPROVED SET

DATE
01/11/24
SHEET

AS-100

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SITE PLAN

SCALE:



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LEGEND

- EXTERIOR - 5 1/2" WOOD STUD W/ PLYWOOD SHEATHING AND STUCCO/SIDING PER ELEVATION, ONE LAYER GYPSUM WALL BOARD INTERIOR.
- INTERIOR - 5 1/2" WOOD STUD W/ ONE LAYER GYPSUM WALL BOARD EACH SIDE.
- INTERIOR - 3 1/2" WOOD STUD W/ ONE LAYER GYPSUM WALL BOARD EACH SIDE.

KEYNOTES

- A05 REFRIGERATOR LOCATION. PROVIDE 37" SPACE WITH ROUGH PLUMBING FOR ICE MAKER (RECESS IN WALL).
- A06 STACKED WASHER/DRYER MACHINE LOCATION. PROVIDE WASTE AND WATER IN RECESSED WALL BOX. PROVIDE DRYER VENT. VENT TO OUTSIDE AIR THROUGH EXTERIOR WALL. DRYER VENT 4" MIN DIAMETER TO EXTERIOR WITH SCREENED AND ONE DIRECTIONAL VENT GATE. MAX LENGTH TO NOT EXCEED 14' WITH A MAX OF 2 90-DEGREE BENDS. TERMINATION SHALL BE 3' MINIMUM FROM OPERABLE OPENING IN EXTERIOR WALL.
- B04 LAVATORY SINK. REFER TO WATER EFFICIENCY REQUIREMENTS ON CALGREEN CODE NOTES SHEETS.
- B05 WATER CLOSET. REFER TO WATER EFFICIENCY REQUIREMENTS ON CALGREEN CODE NOTES SHEETS.
- B08 30" x 60" x 72" TUB AND SHOWER COMBINATION. MODEL BY BUILDER. PROVIDE SHOWER ROD.
- C01 SINGLE WOOD SHELF AND POLE.
- C08 12" DEEP UPPER CABINET.
- C10 24" DEEP UPPER CABINET.
- C13 SINK BASE CABINET AND COUNTERTOP.*
- C14 36" A.F.F. COUNTERTOP
- F03 22" X 30" MIN. ATTIC ACCESS.

WINDOW GENERAL NOTES

- REFER TO FLOOR PLANS FOR WINDOW LOCATIONS.
- CONTRACTOR TO VERIFY EXACT ROUGH OPENING SIZES PRIOR TO FABRICATION OF ROUGH OPENINGS.
- REFER TO ENERGY COMPLIANCE REPORTS FOR U-FACTOR, SHGC AND ADDITIONAL WINDOW REQUIREMENTS.
- ALL GLAZING IS DOUBLE PANE UNLESS OTHERWISE NOTED.
- EGRESS WINDOWS SHALL HAVE A CLEAR OPENING WITH A MAX. SILL HEIGHT OF 44" AFF, MIN. NET CLEAR OPENING FOR EMERGENCY ESCAPE SHALL BE 5.7 S.F. EXCEPT: 5 S.F. MIN. AT GROUND FLOOR. MINIMUM NET CLEAR OPENING DIMENSIONS: HEIGHT: 24"; WIDTH: 20". [2022 CRC SEC. R310.2]
- WINDOWS TO MATCH EXISTING STYLE AND COLOR OF EXISTING HOME.

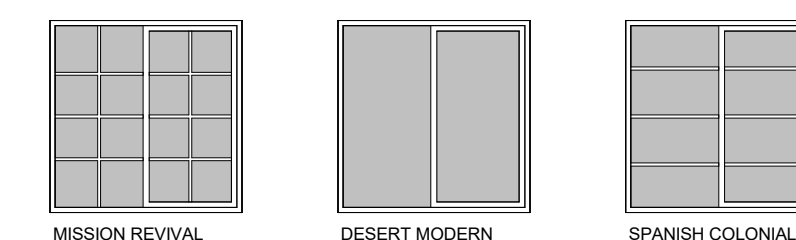
WINDOW SCHEDULE

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

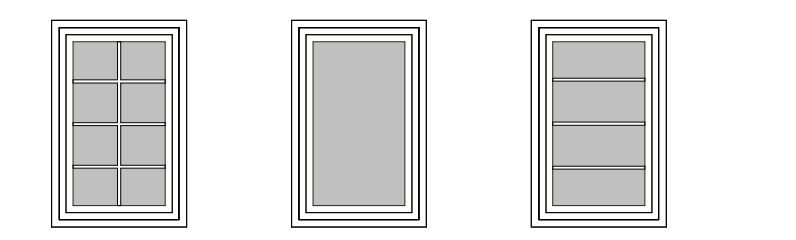
WINDOW REMARKS

- THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES. THE NET CLEAR OPENING DIMENSIONS SHALL BE THE RESULT OF NORMAL OPERATION OF THE OPENING. PER CBC 2022 SEC. 1031.3.2
- SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES MEASURED FROM THE FLOOR. PER CBC 2022 SEC. 1031.3.3
- TEMPERED / SAFETY GLAZING.

WINDOW LEGEND



A. HORIZONTAL SLIDER



B. CASEMENT

FLOOR PLAN NOTES

- DIMENSIONS ARE TO FACE OF FRAMING U.N.O
- REFER TO STRUCTURAL PLANS FOR FURTHER FRAMING INFORMATION.
- REFER TO ELECTRICAL & MECHANICAL PLANS FOR FURTHER INFORMATION.
- ALL FURNITURE AND EQUIPMENT IS BY OWNER AND IS SHOWN FOR COORDINATION PURPOSES ONLY.
- FLOOR FINISHES TO BE DETERMINED BY THE PROPERTY OWNER.
- SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72" ABOVE THE DRAIN INLET.
- PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES INCLUDING BUT NOT LIMITED TO HANDRAILS, SHELVING AND BATHROOM FIXTURES.
- PROVIDE FIRE BLOCKING FOR WALL CAVITIES THAT EXCEED CBC HEIGHT LIMITATION.

AREAS

AREAS-PLAN 5	
SPACE	CONDITIONED AREA
PLAN 5-EXISTING FOOTPRINT OF GARAGE, AS SHOWN IN VIEW 1/A7-101	441 SF

DOOR GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-102 FOR ADDITIONAL REQUIREMENTS
- REFER TO PLANS FOR LOCATION OF DOORS.
- VERIFY ROUGH OPENING SIZE WITH DOOR MANUFACTURER SPECIFICATIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY ACTUAL DOOR SIZE TO FIT FINISH OPENING PRIOR TO FABRICATION OF DOOR AND FINISH OPENING.
- OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES (35 MM) IN THICKNESS. SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS 2022 CRC SECTION R302.5.1. DOORS SHALL BE SELF-LATCHING AND EQUIPPED WITH A SELF-CLOSING OR AUTOMATIC CLOSING DEVICE.
- GLAZING IN DOORS SHALL BE TEMPERED PER SECTION R308.4.1.
- DOORS TO MATCH STYLE AND COLOR OF EXISTING HOME.

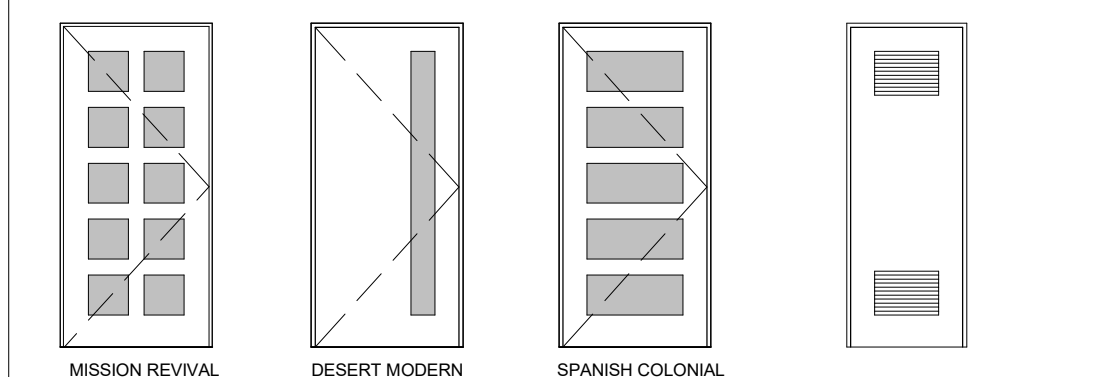
DOOR SCHEDULE

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

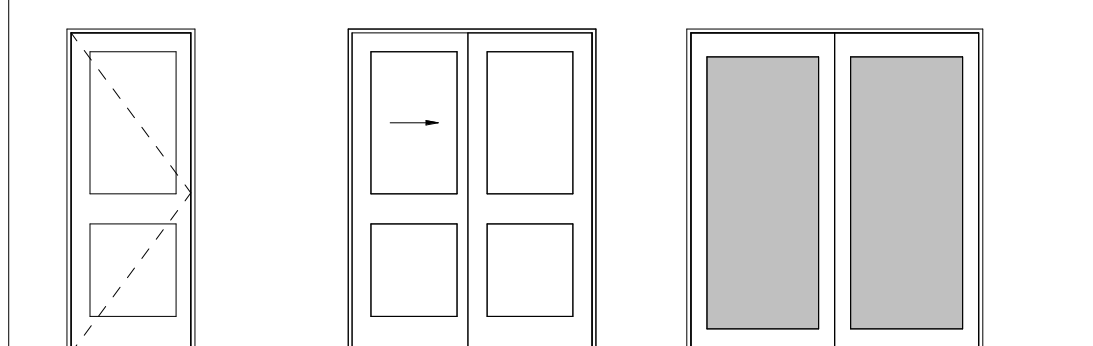
DOOR REMARKS

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

DOOR LEGEND



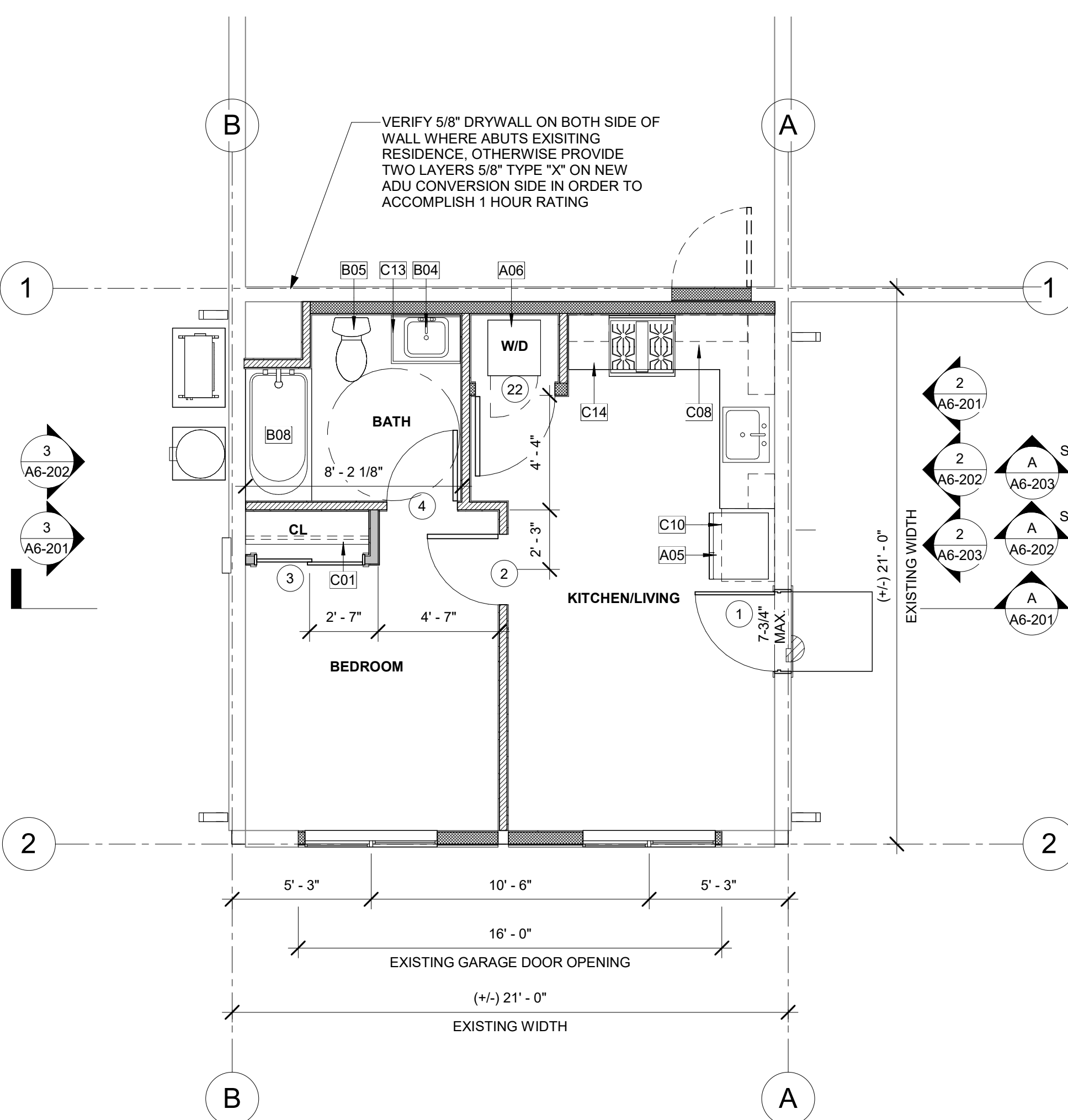
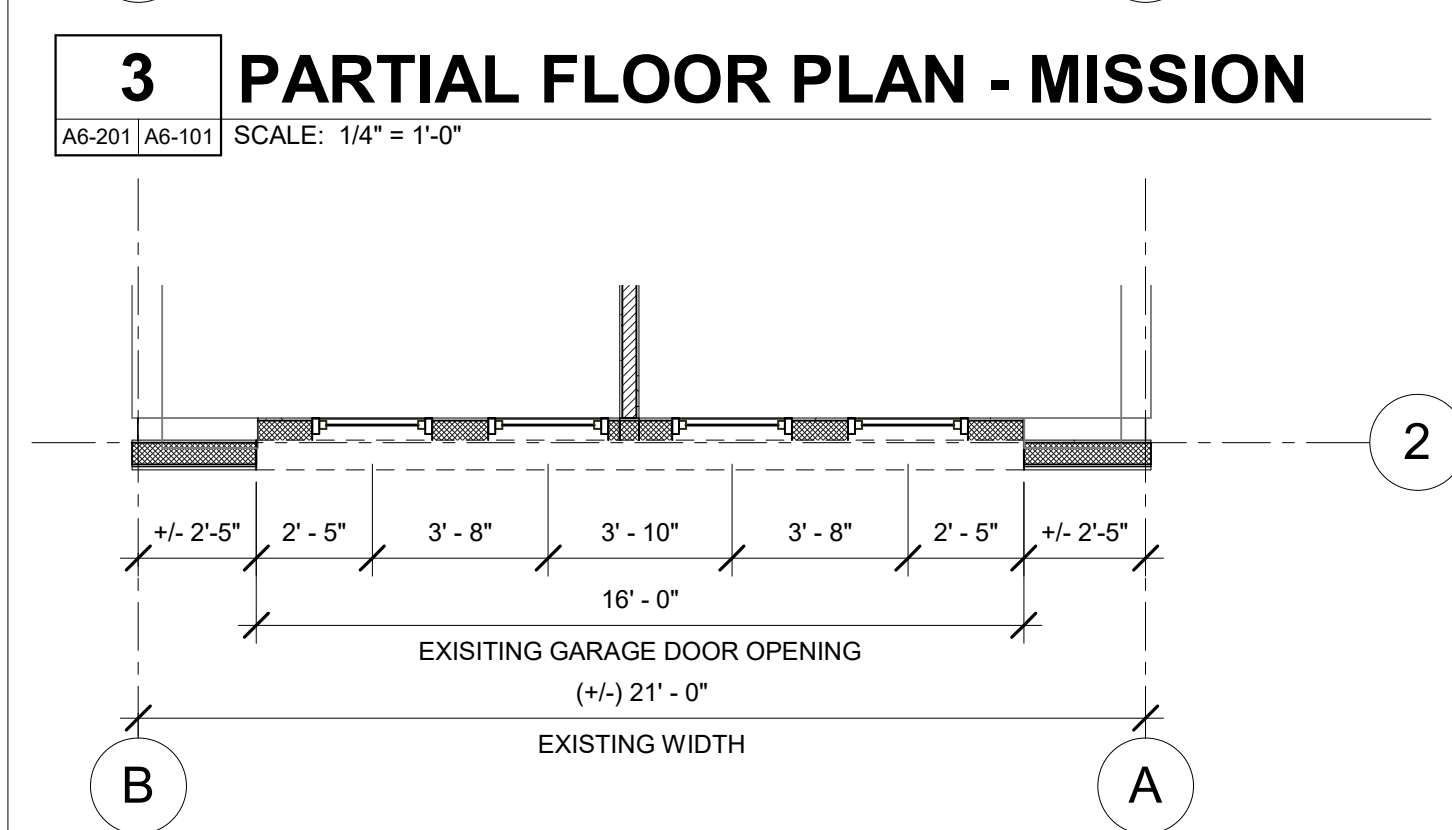
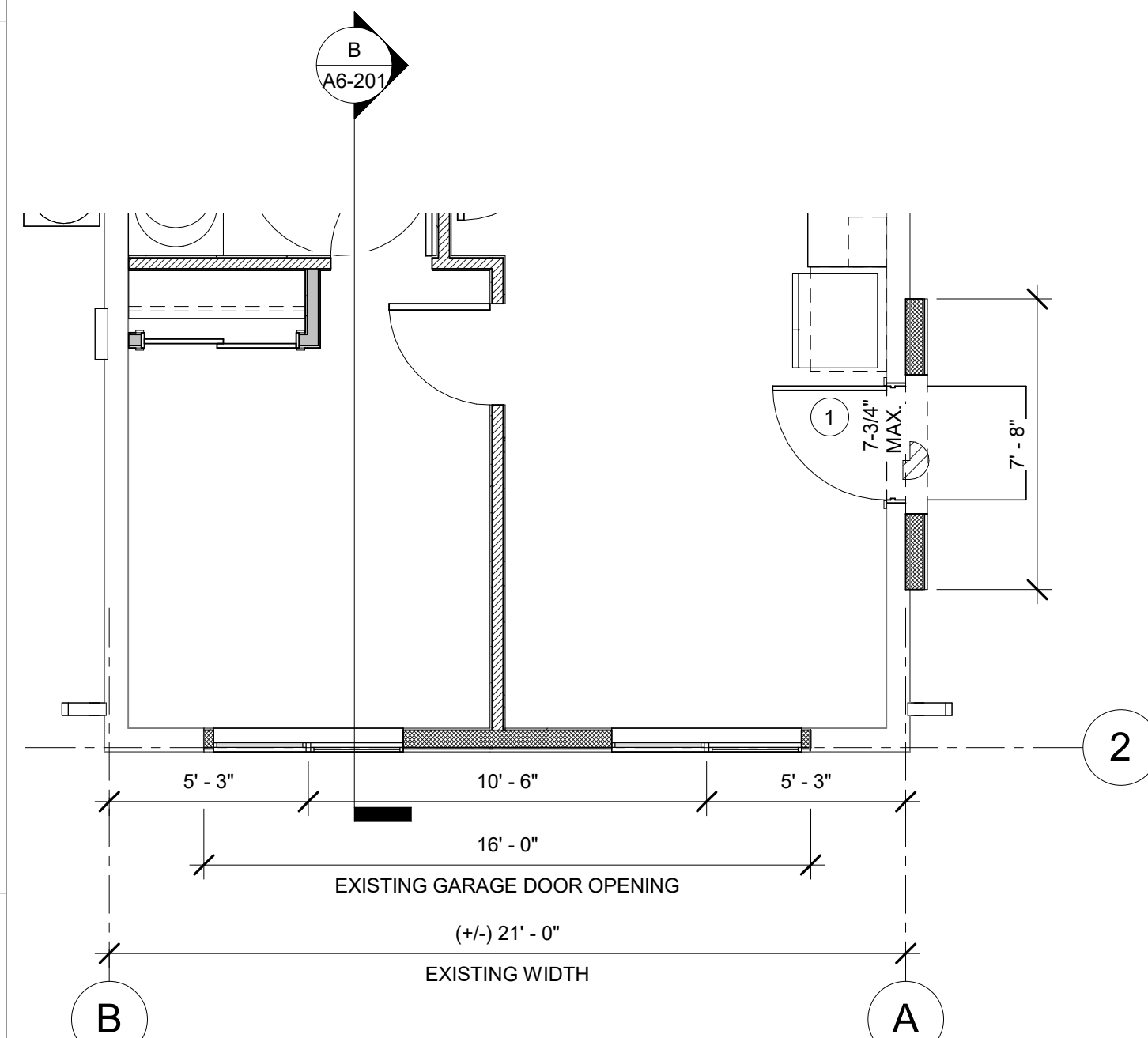
A. SOLID CORE WOOD EXTERIOR



C. SINGLE HOLLOW CORE INTERIOR

D. DOUBLE SLIDING INTERIOR

E. SLIDING GLASS EXTERIOR.



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



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UTILITY GENERAL NOTES

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

KEYNOTES

- B18** ELECTRIC PANEL TBD.
B38 MULTI-ZONE HEAT PUMP CONDENSING UNIT. REFER TO PLANS FOR LOCATION OF INDOOR FAN FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION, 3" MIN. ABOVE GRADE.
- B41** MINI-SPLIT WALL MOUNTED AIR HANDLER. SHALL MEET REQUIREMENTS AS SPECIFIED IN APPROVED ENERGY COMPLIANCE FORMS, TO BE PROVIDED BY OWNER.

PLUMBING FIXTURES

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

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

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

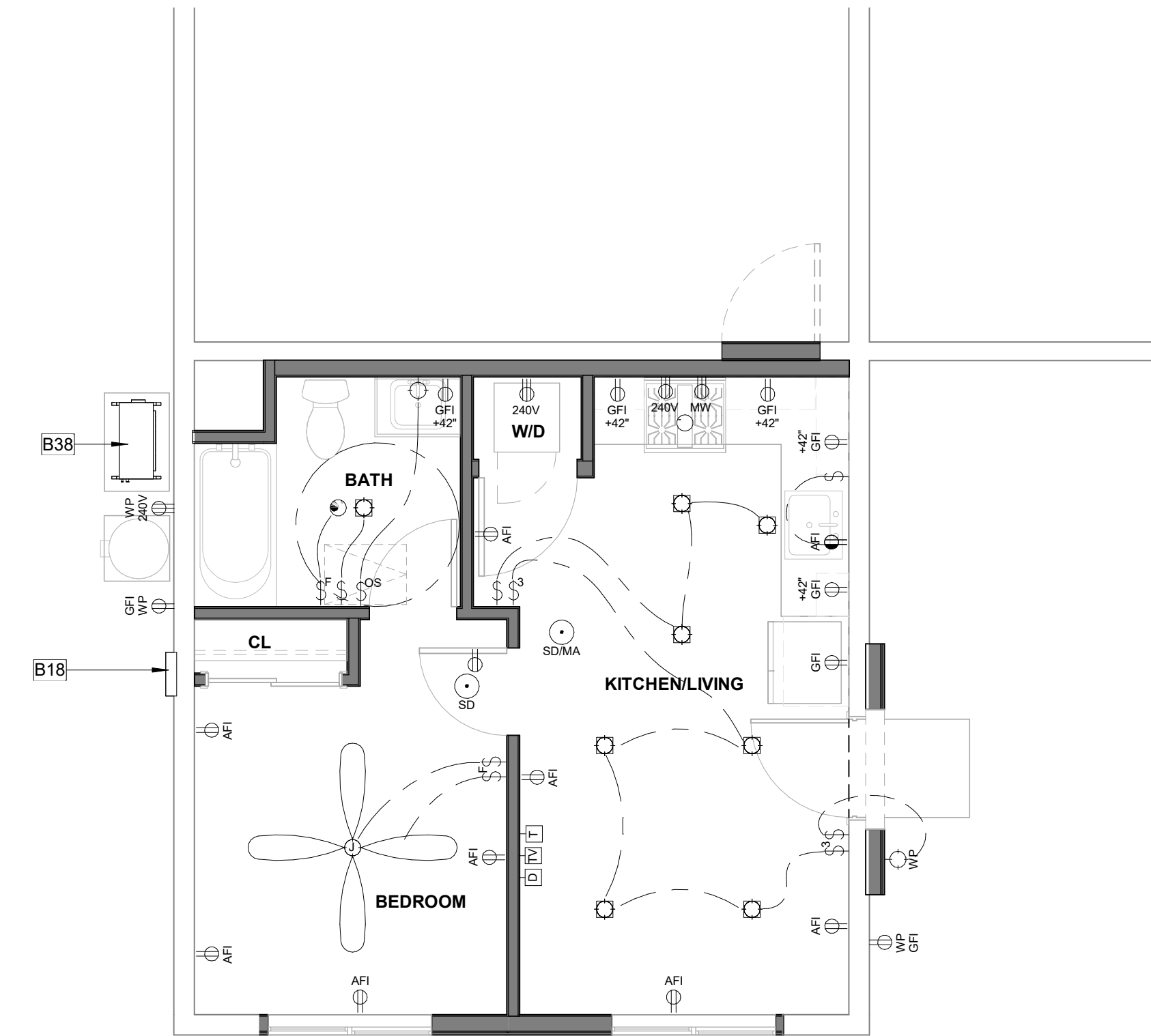
RCP NOTES

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

LEGEND

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

ELECTRICAL SWITCH	SMOKE DETECTOR/ALARM	DUPLEX OUTLET ARC-FAULT CIRCUIT INTERRUPTER
ELECTRICAL SWITCH-VACANCY SENSOR	COMBINATION SMOKE/CARBON MONOXIDE	DUPLEX OUTLET 240 VOLTS
ELECTRICAL SWITCH-FAN	TELEPHONE LOCATION	DUPLEX OUTLET GROUND FAULT INTERRUPTER
EXHAUST FAN W/HUMIDISTAT	CABLE TELEVISION LOCATION	DUPLEX OUTLET GROUND FAULT INTERRUPTER
WALL MOUNTED HIGH-EFFICACY LIGHT	CEILING FAN OPTIONAL (PRE WIRE FOR CEILING FAN ONLY)	DUPLEX OUTLET AFCI-HALF HOT
RECESSED HIGH-EFFICACY DOWNLIGHT	CEILING FAN OPTIONAL (PRE WIRE FOR CEILING FAN ONLY)	COLD WATER STUB OUT
RECESSED HIGH-EFFICACY DOWNLIGHT VAPOR PROOF	CEILING FAN OPTIONAL (PRE WIRE FOR CEILING FAN ONLY)	HOT WATER STUB OUT
ELECTRICAL WIRING	CEILING FAN OPTIONAL (PRE WIRE FOR CEILING FAN ONLY)	WATER HOSE BIBB
10' - 0" CEILING HEIGHT	CEILING FAN OPTIONAL (PRE WIRE FOR CEILING FAN ONLY)	WATER HOSE BIBB WITH SHUT OFF VALVE
		22"x30" MIN. CEILING ACCESS PANEL



1 ELECTRICAL FLOOR PLAN

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

VENTILATION SUMMARIES

1) LOCAL EXHAUST VENTILATION

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

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

2) WHOLE BUILDING VENTILATION

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

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

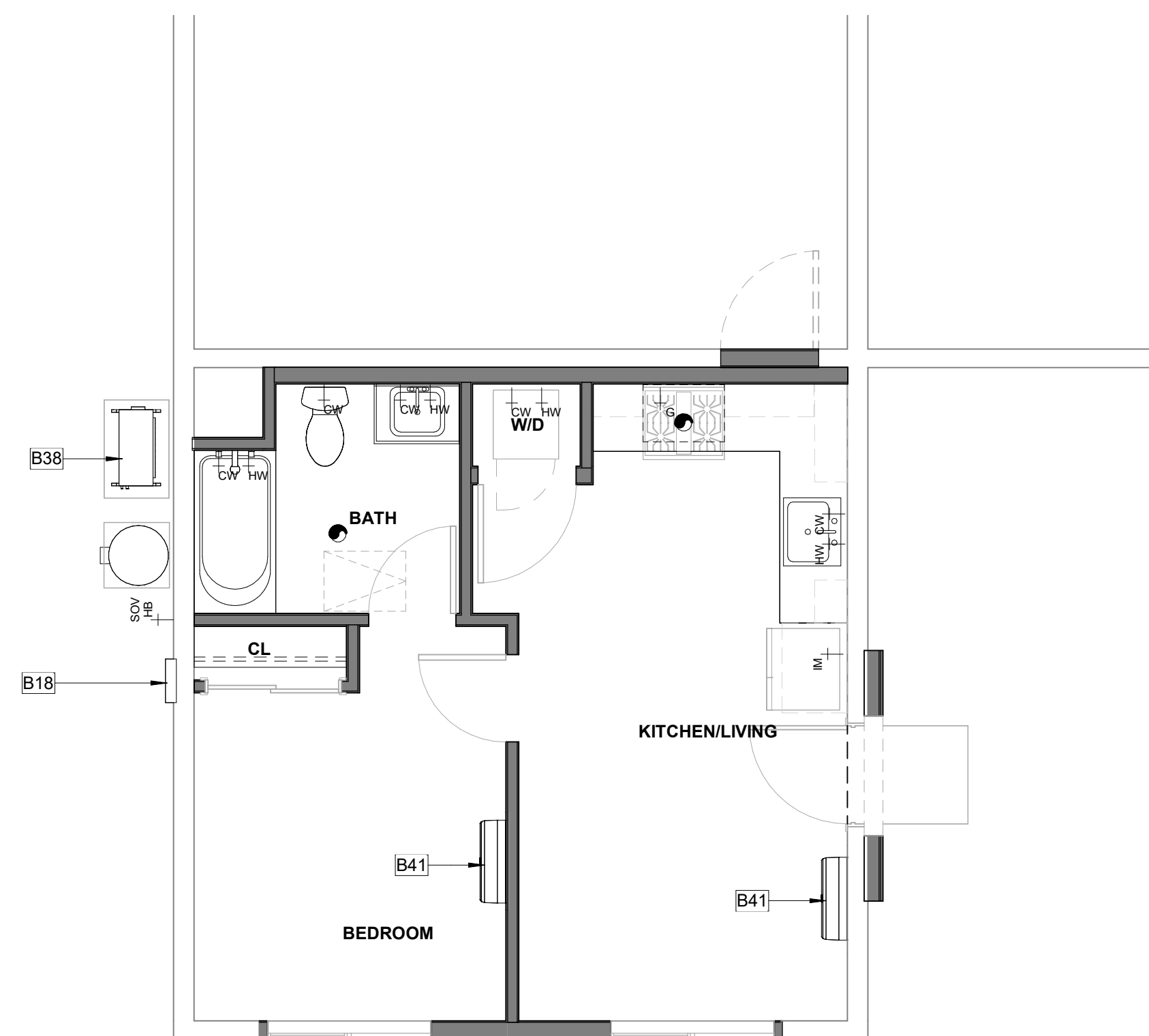
WHOLE DWELLING UNIT MECHANICAL VENTILATION

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

EFFECTIVE ANNUAL AVERAGE INFILTRATION RATE

PER SECTION 150.0(C)(ii)
 a. (Equation 150.0-C) $Q_{50} = Vdu(x) 2 \text{ ACH50} / 60\text{minutes}$
 a. (Equation 150.0-D) $Q_{50} = Vdu(x) \text{ Verified ACH50} / 60\text{minutes}$
 b. (Equation 150.0-E) $Q_{tot} = 0.052(x) Q_{50} \times wsf \times [H/H]^{.2}$ [ASHRAE 62.2.4.1.2.1]

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



2 MECHANICAL FLOOR PLAN

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

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

APPROVED SET

DATE
01/11/24
SHEET

A6-111



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GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-102 FOR ADDITIONAL REQUIREMENTS
2. SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
3. REFER TO ROOF PLAN FOR OVERHANGS, FASCIA PER DETAILS. PROVIDE ALUMINUM GUTTER. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.
4. REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.
5. REFER TO PLOT PLAN FOR PLAN TYPE, ELEVATION STYLE AND COLOR SCHEME.
6. THE NOMINAL THICKNESS AND ATTACHMENT OF EXTERIOR WALL COVERINGS SHALL BE IN ACCORDANCE WITH CRC TABLE R703.3(1).
7. ANCHORED VENEER, BRICK, CONCRETE, MASONRY OR STONE IN ACCORDANCE WITH CRC R703.8
8. ADHERED VENEER, CONCRETE, STONE OR MASONRY IN ACCORDANCE WITH CRC R703.12
9. EXTERIOR PLASTER (STUCCO) INSTALLATION SHALL COMPLY WITH THE PROVISIONS OF CRC R703.7 AND COMPLIANCE WITH ASTM C926 AND ASTM C1063. STANDARD SPECIFICATIONS FOR INSTALLATION OF LATHING AND FURRING TO RECEIVE INTERIOR AND EXTERIOR PORTLAND CEMENT-BASED PLASTER, INCLUDING INSTALLATION OF CONTROL JOINTS.
10. GYPSUM SHEATHING SHALL BE ATTACHED TO EXTERIOR WALLS IN ACCORDANCE WITH CRC TABLE R602.3.
11. CLADDING ATTACHMENT OVER FOAM SHEATHING TO WOOD FRAMING IN ACCORDANCE WITH CRC R703.15. REFER TO CRC R703.8 FOR ANCHORED MASONRY OR STONE VENEER INSTALLED OVER FOAM SHEATHING.

KEYNOTES

- B14 50 GALLON TANK TYPE ELECTRIC WATER HEATER. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION. 3" MIN. ABOVE GRADE. STRAPPING DETAIL S1/AD-902.
- B18 ELECTRIC PANEL TBD.
- B38 MULTI-ZONE HEAT PUMP CONDENSING UNIT. REFER TO PLANS FOR LOCATION OF INDOOR FAN FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION. 3" MIN. ABOVE GRADE.
- H08 ATTIC VENT. PAINT FINISH TO MATCH ROOF COLOR. REFER TO COLORS AND MATERIALS.
- K01 CONCRETE S-TILE. ESR REPORT TO BE PROVIDED BY OWNER
- L02 1x8 FIBER CEMENT FASCIA.
- L13 EXTERIOR LIGHT SCHEME A. DARK SKY AND TITLE 24 COMPLIANT.
- M02 DOWNSPOUT. CONNECT TO STORM DRAIN SYSTEM
- S04 2X6 WALL INSULATION. REFER TO TITLE 24 (R-21 MIN.)
- U06 CONCRETE SLAB FOUNDATION PER STRUCTURAL. 10 MIL VAPOR RETARDER CONFORMING TO ASTM E1745 CLASS A REQUIREMENTS.
- U07 LEVEL EXISTING FLOOR SLAB

VENTING REQUIRED

ROOF VENTILATION - REQUIRED - 2 CAR GARAGE CONVERSION			
ATTIC ZONE	AREA	FACTOR	REQUIRED SI
ATTIC-2 CAR GARAGE CONVERSION	441 SF	0.0033	212 in ²

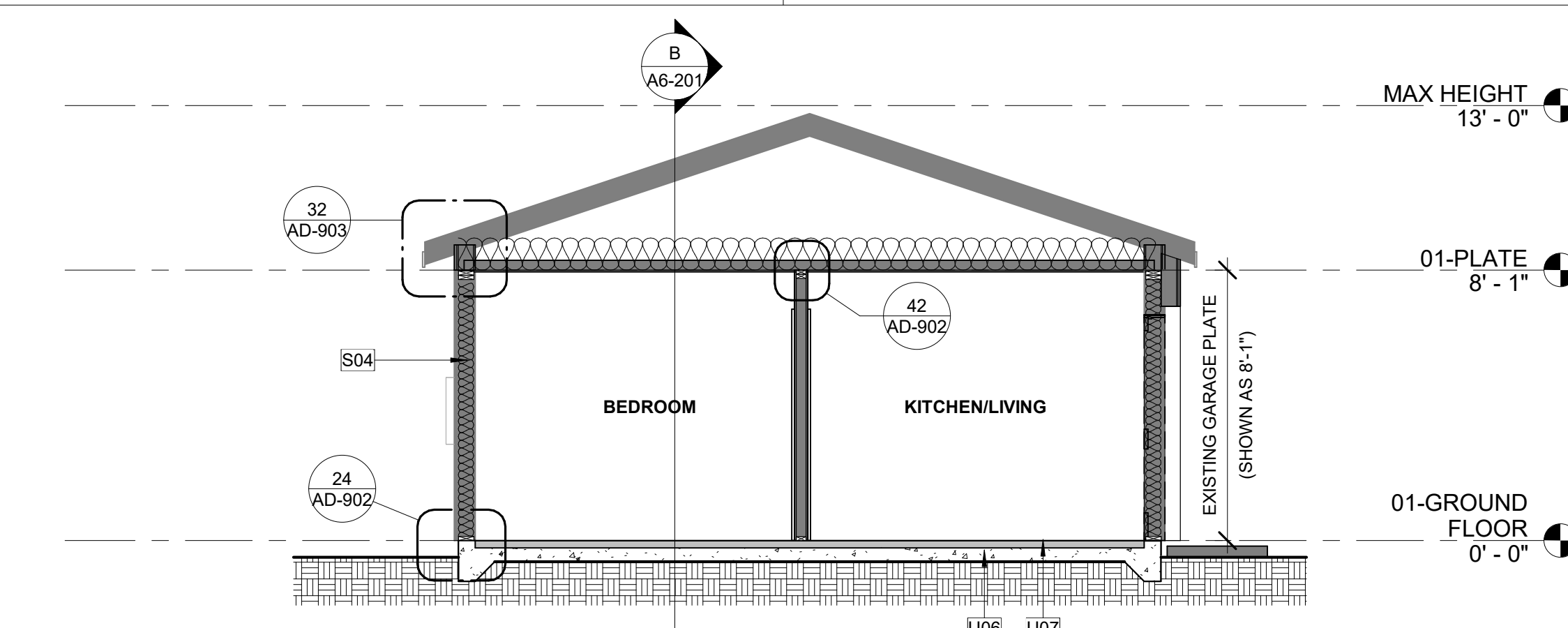
VENTING PROPOSED

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

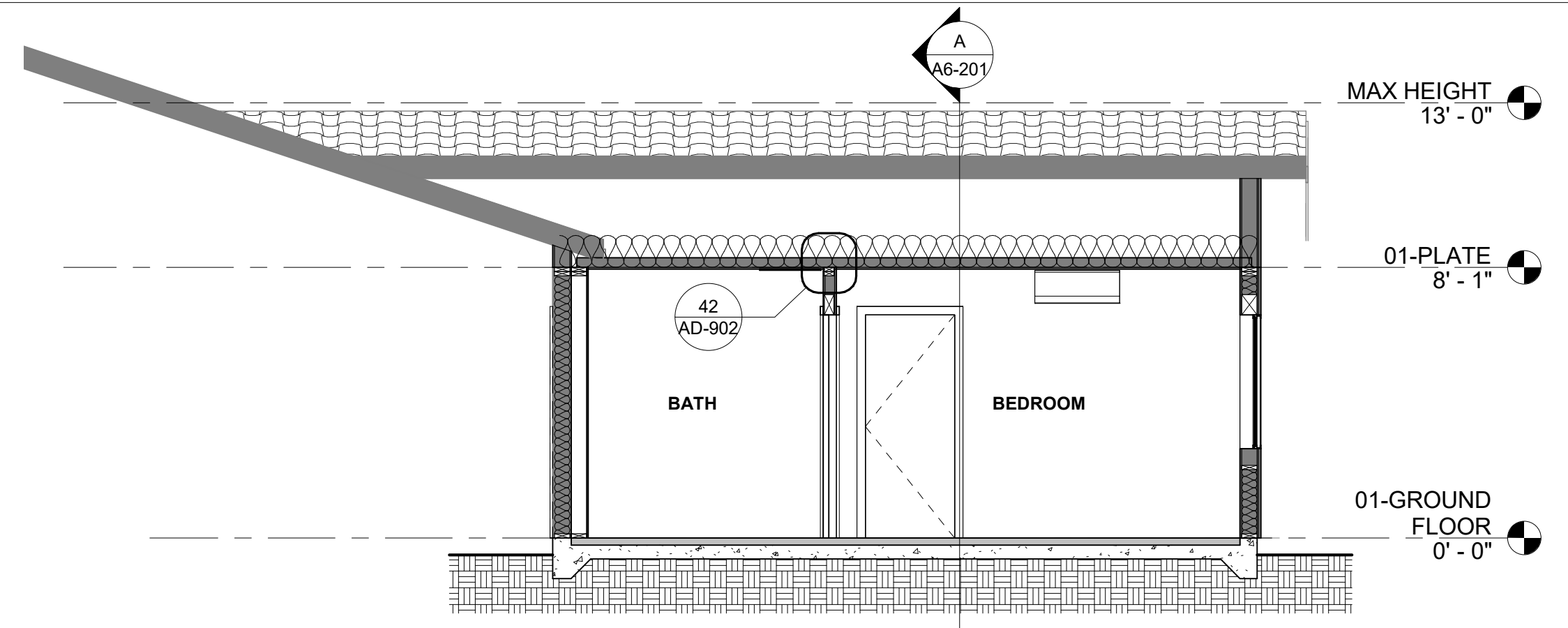
LEGEND

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

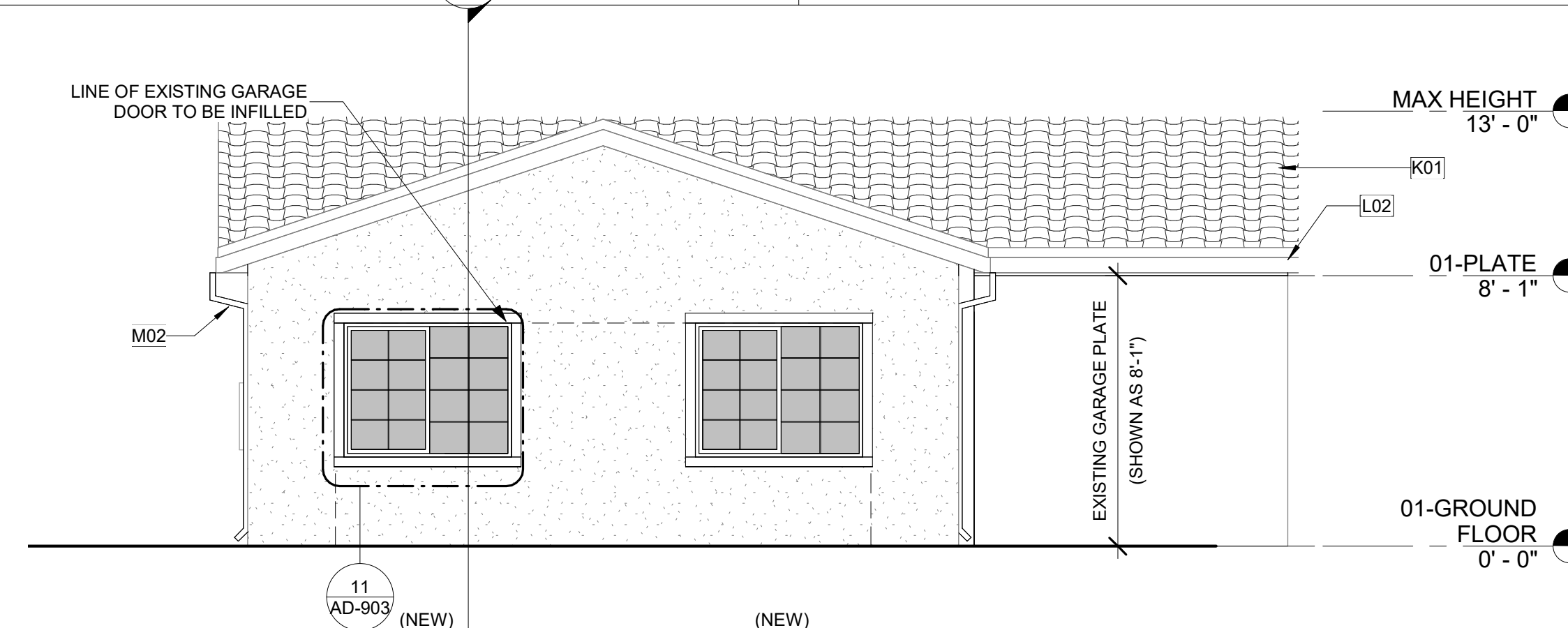
- EXISTING WALL COVERING
- NEW EXTERIOR FINISH AND COLOR TO MATCH THAT OF PRINCIPAL DWELLING
- 10'-0" HEIGHT OF TOP OF ROOFING SURFACE (INCLUDING CRICKETS AND INSULATION)
- 1/2" / 1'-0" ROOF SLOPE (REFER TO ROOF PLAN FOR ACTUAL SLOPE)
- ROOF VENT - O'HAGIN FIRE & ICE LINE - FLAME AND EMBER RESISTANT VENT (CRC R337 COMPLIANT)
- S-TILE OR COMPOSITE SHINGLE TYPE PER EXISTING ROOF TYPE
- EXISTING ROOFING MATERIAL



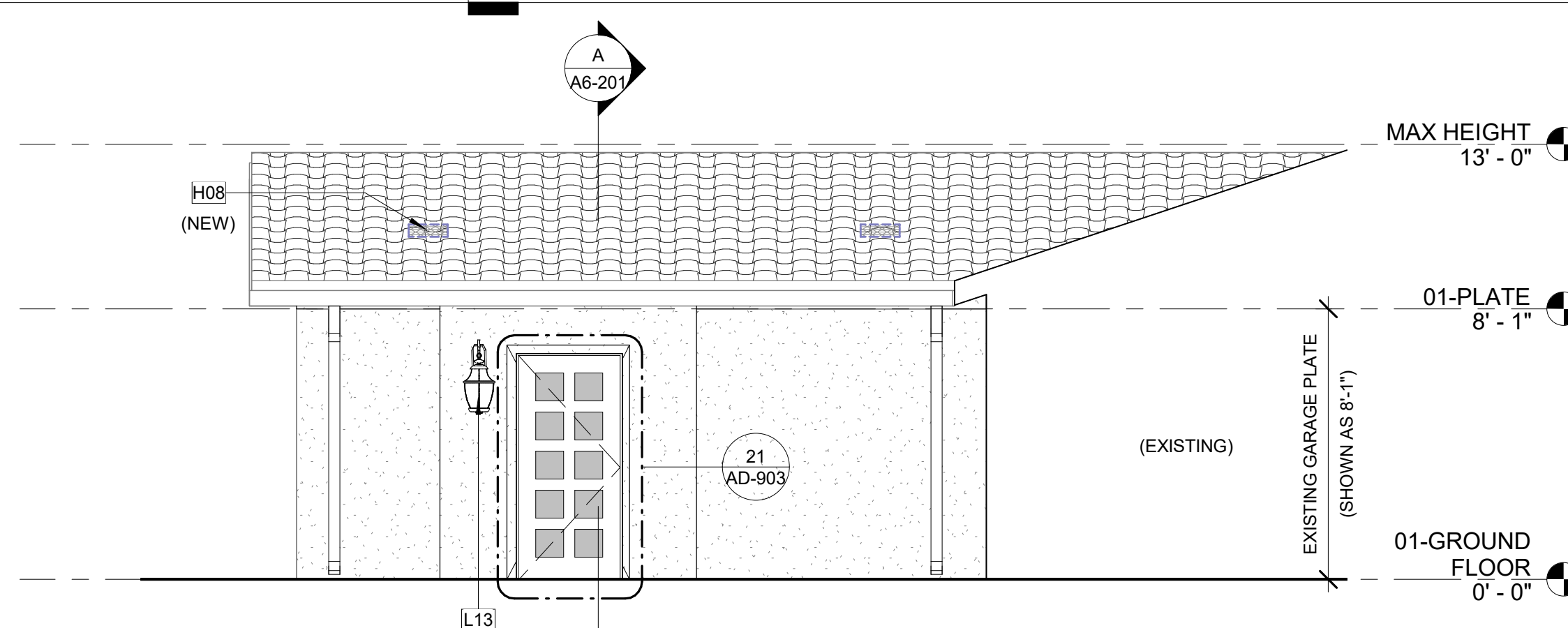
A BUILDING SECTION A - MISSION
SCALE: 1/4" = 1'-0"



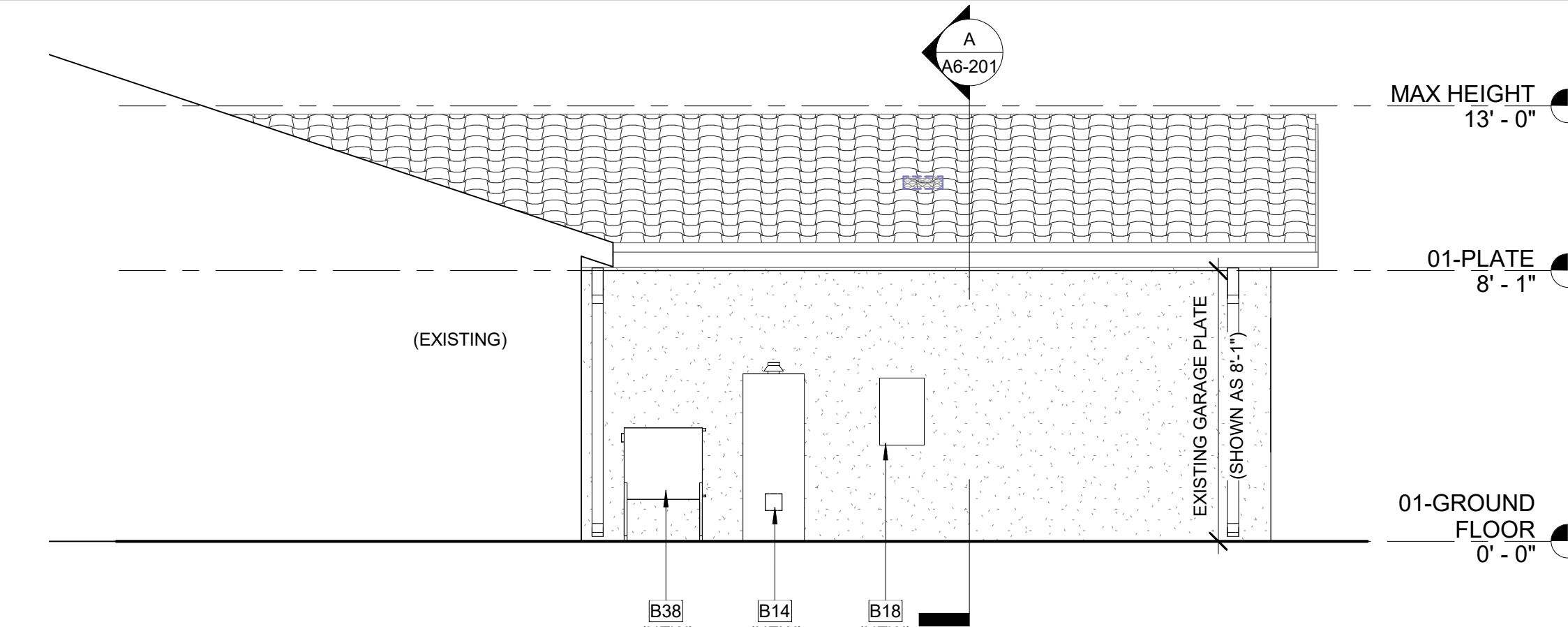
B BUILDING SECTION B - MISSION
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION - MISSION - FRONT FACING GARAGE
SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION - MISSION - FRONT GARAGE DOOR
SCALE: 1/4" = 1'-0"



3 LEFT ELEVATION - MISSION
SCALE: 1/4" = 1'-0"

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

APPROVED SET

DATE
01/11/24
SHEET

A6-201



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GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-102 FOR ADDITIONAL REQUIREMENTS
- SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- REFER TO ROOF PLAN FOR OVERHANGS, FASCIA PER DETAILS. PROVIDE ALUMINUM GUTTER. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.
- REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.
- REFER TO PLOT PLAN FOR PLAN TYPE, ELEVATION STYLE AND COLOR SCHEME.
- THE NOMINAL THICKNESS AND ATTACHMENT OF EXTERIOR WALL COVERINGS SHALL BE IN ACCORDANCE WITH CRC TABLE R703.3(1).
- ANCHORED VENEER, BRICK, CONCRETE, MASONRY OR STONE IN ACCORDANCE WITH CRC R703.8
- ADHERED VENEER, CONCRETE, STONE OR MASONRY IN ACCORDANCE WITH CRC R703.12
- EXTERIOR PLASTER (STUCCO) INSTALLATION SHALL COMPLY WITH THE PROVISIONS OF CRC R703.7 AND COMPLIANCE WITH ASTM C926 AND ASTM C1063. STANDARD SPECIFICATIONS FOR INSTALLATION OF LATHING AND FURRING TO RECEIVE INTERIOR AND EXTERIOR PORTLAND CEMENT-BASED PLASTER, INCLUDING INSTALLATION OF CONTROL JOINTS.
- GYPSON SHEATHING SHALL BE ATTACHED TO EXTERIOR WALLS IN ACCORDANCE WITH CRC TABLE R602.3.
- CLADDING ATTACHMENT OVER FOAM SHEATHING TO WOOD FRAMING IN ACCORDANCE WITH CRC R703.15. REFER TO CRC R703.8 FOR ANCHORED MASONRY OR STONE VENEER INSTALLED OVER FOAM SHEATHING.

KEYNOTES

- B14 50 GALLON TANK TYPE ELECTRIC WATER HEATER. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION. 3" MIN. ABOVE GRADE. STRAPPING DETAIL S1/AD-902.
- B18 ELECTRIC PANEL TBD.
- B38 MULTI-ZONE HEAT PUMP CONDENSING UNIT. REFER TO PLANS FOR LOCATION OF INDOOR FAN FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION. 3" MIN. ABOVE GRADE.
- L14 EXTERIOR LIGHT SCHEME B. DARK SKY AND TITLE 24 COMPLIANT.
- S04 2X8 WALL INSULATION. REFER TO TITLE 24 (R-21 MIN.)
- U06 CONCRETE SLAB FOUNDATION PER STRUCTURAL. 10 MIL VAPOR RETARDER CONFORMING TO ASTM E1745 CLASS A REQUIREMENTS.
- U07 LEVEL EXISTING FLOOR SLAB

VENTING REQUIRED

ROOF VENTILATION - REQUIRED - 2 CAR GARAGE CONVERSION			
ATTIC ZONE	AREA	FACTOR	REQUIRED SI
ATTIC-2 CAR GARAGE CONVERSION	441 SF	0.0033	212 in ²

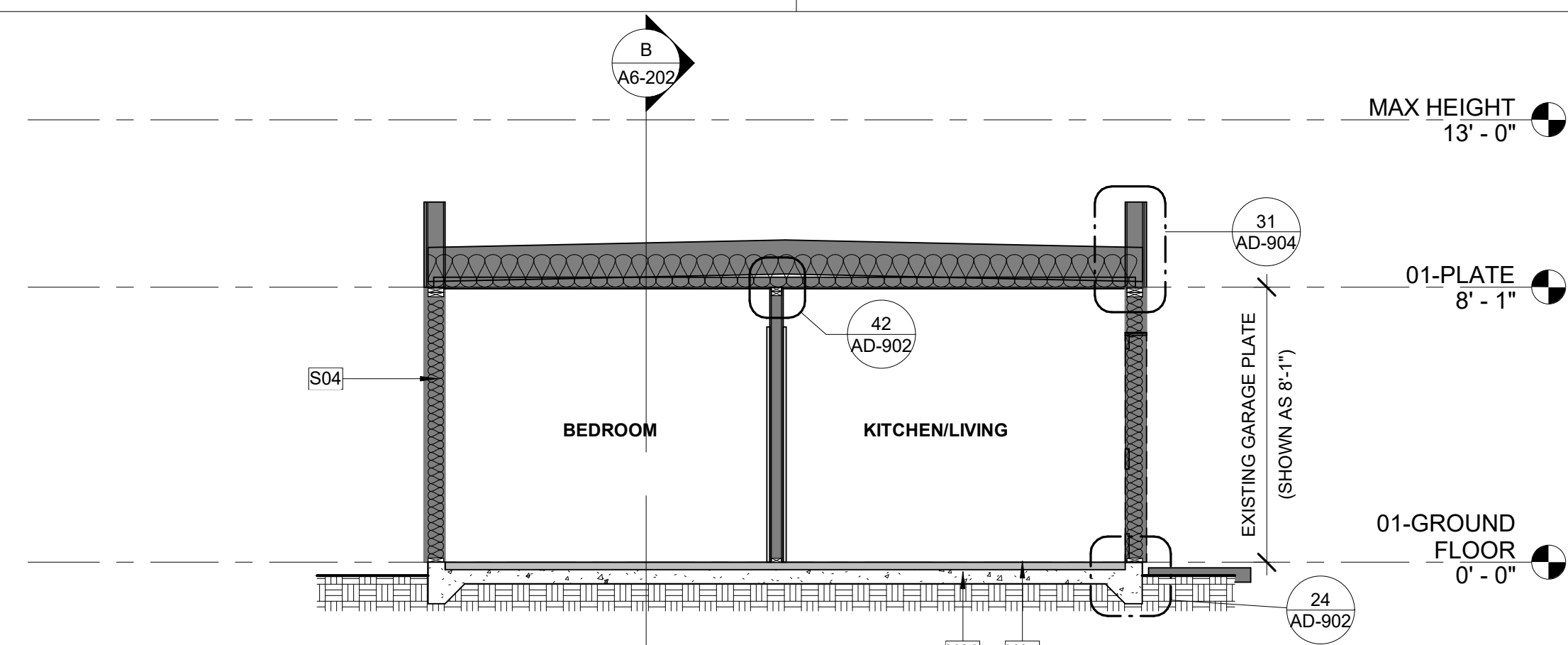
VENTING PROPOSED

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

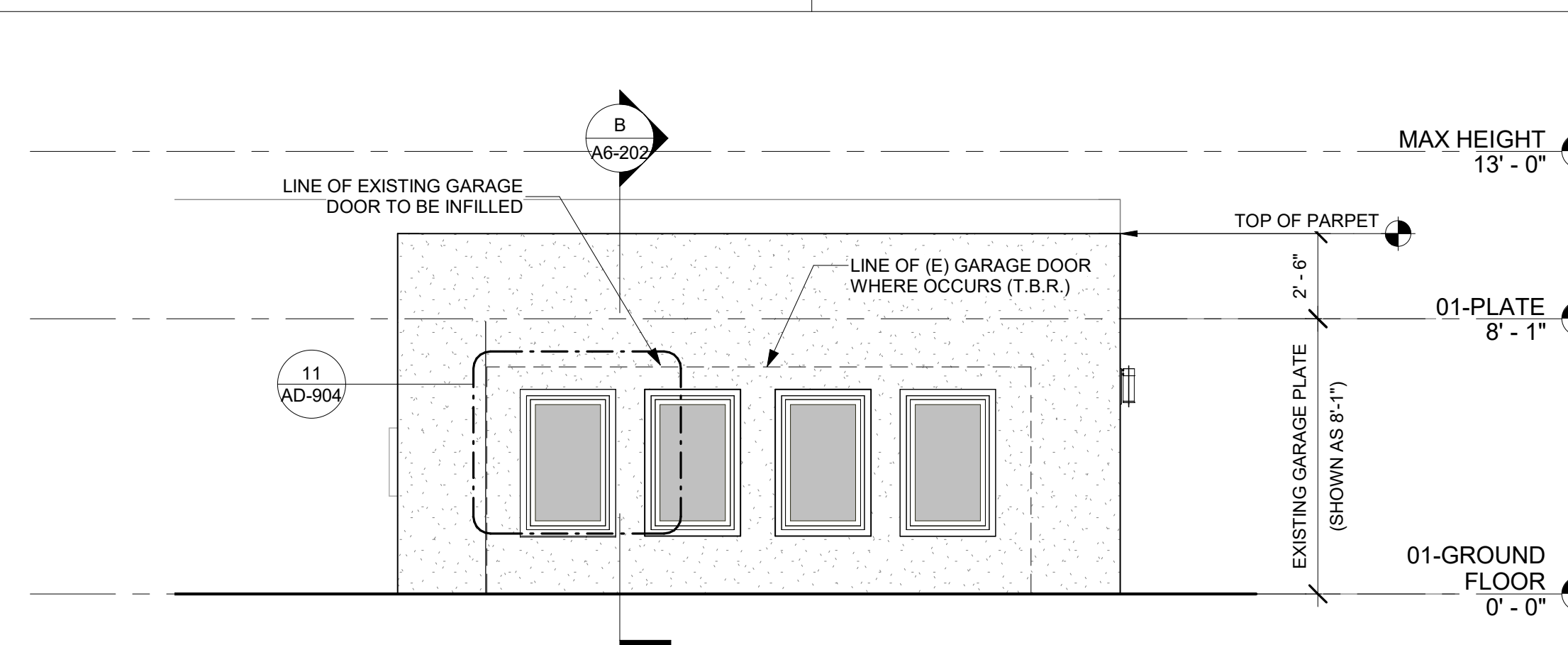
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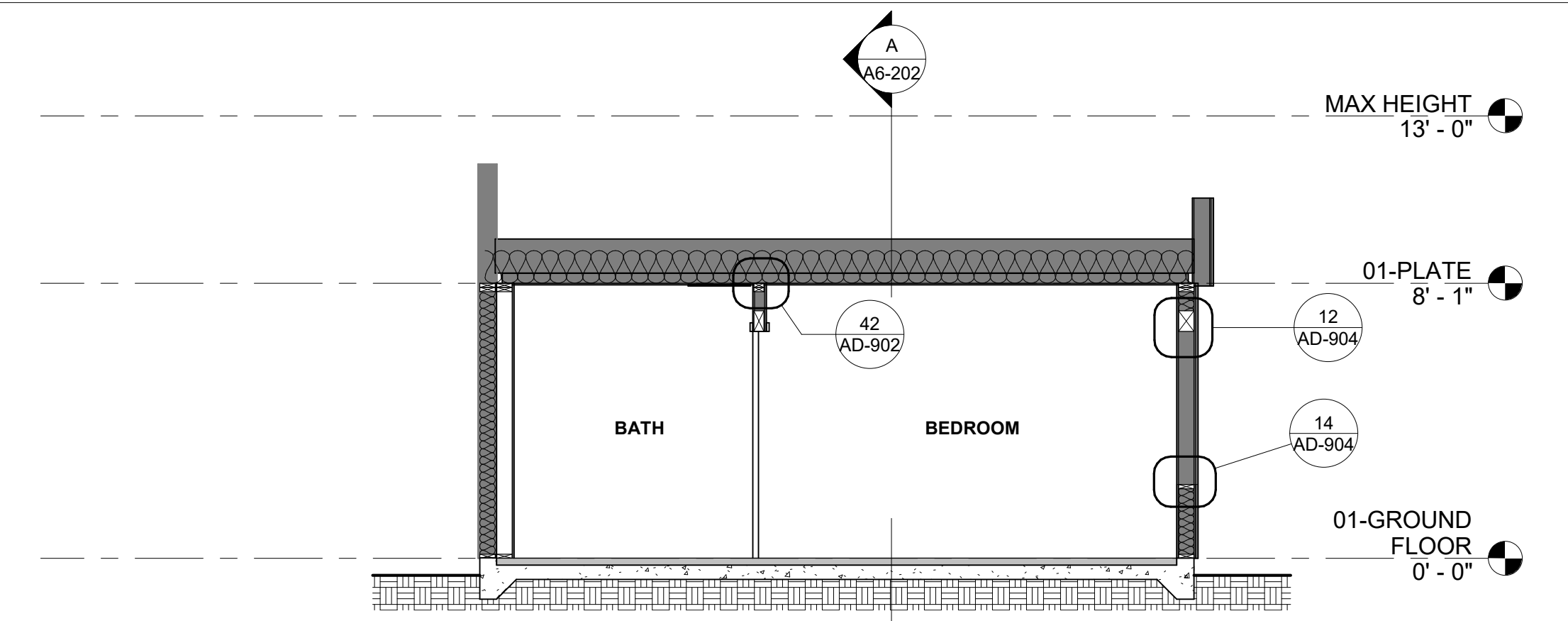
A BUILDING SECTION A - MODERN

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



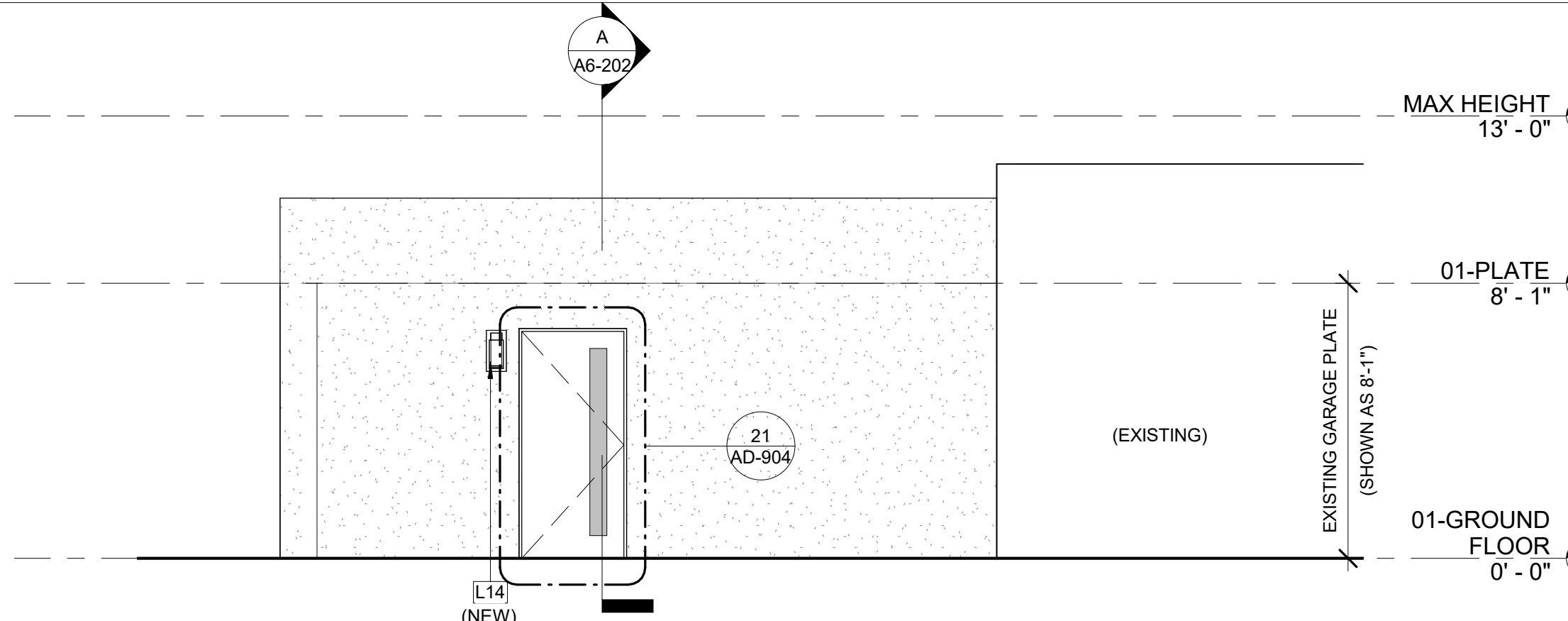
1 FRONT ELEVATION - MODERN - FRONT FACING GARAGE

A6-202 SCALE: 1/4" = 1'-0"



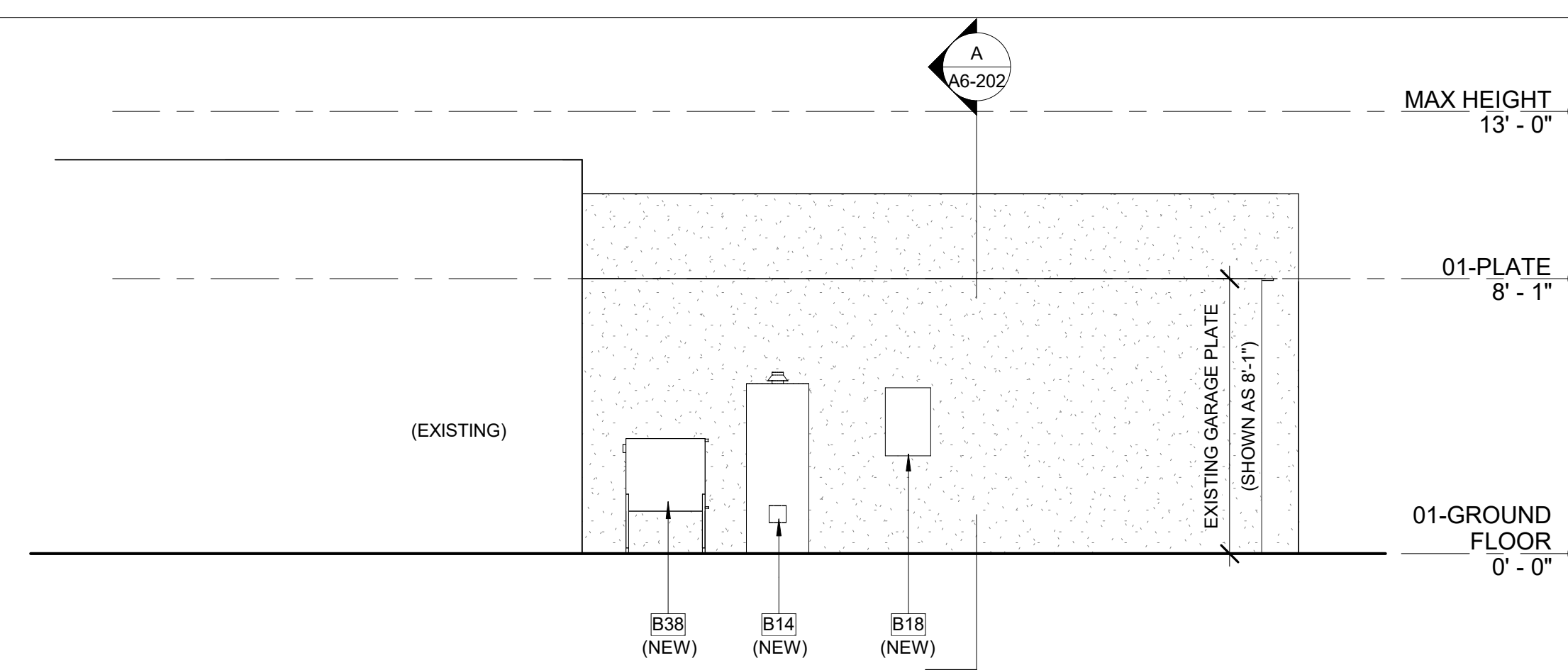
B BUILDING SECTION B - MODERN

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



2 RIGHT ELEVATION - MODERN - FRONT FACING GARAGE

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



3 LEFT ELEVATION - MODERN

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

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

APPROVED SET

DATE
01/11/24
SHEET

A6-202



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- K01 CONCRETE S-TILE. ESR REPORT TO BE PROVIDED BY OWNER
- L15 EXTERIOR LIGHT SCHEME C. DARK SKY AND TITLE 24 COMPLIANT.
- L21 FAUX SHUTTERS
- M01 GUTTER. CONNECT TO DOWNSPOUT. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER PER CRC R327.5.4
- M02 DOWNSPOUT. CONNECT TO STORM DRAIN SYSTEM
- S04 2X6 WALL INSULATION. REFER TO TITLE 24 (R-21 MIN.)
- U06 CONCRETE SLAB FOUNDATION PER STRUCTURAL. 10 MIL VAPOR RETARDER CONFORMING TO ASTM E1745 CLASS A REQUIREMENTS.
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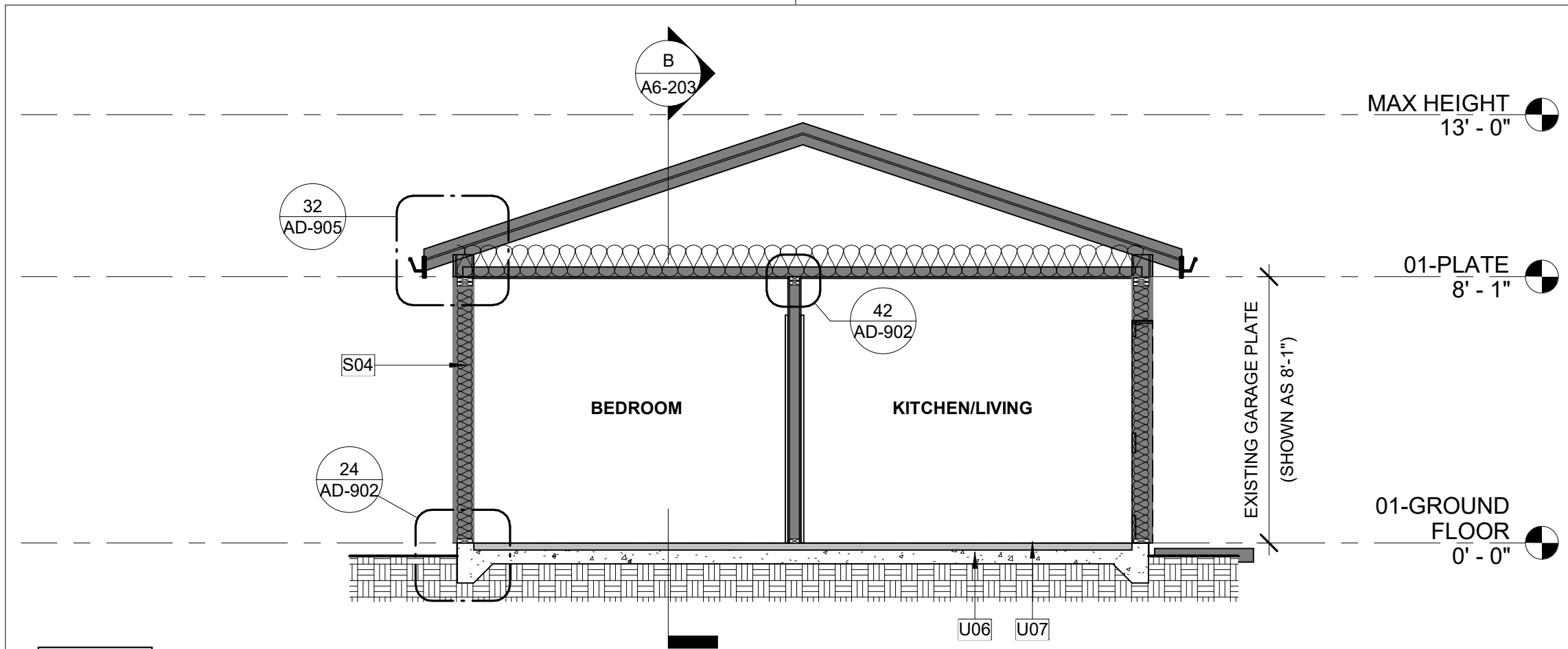
VENTING PROPOSED

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LEGEND

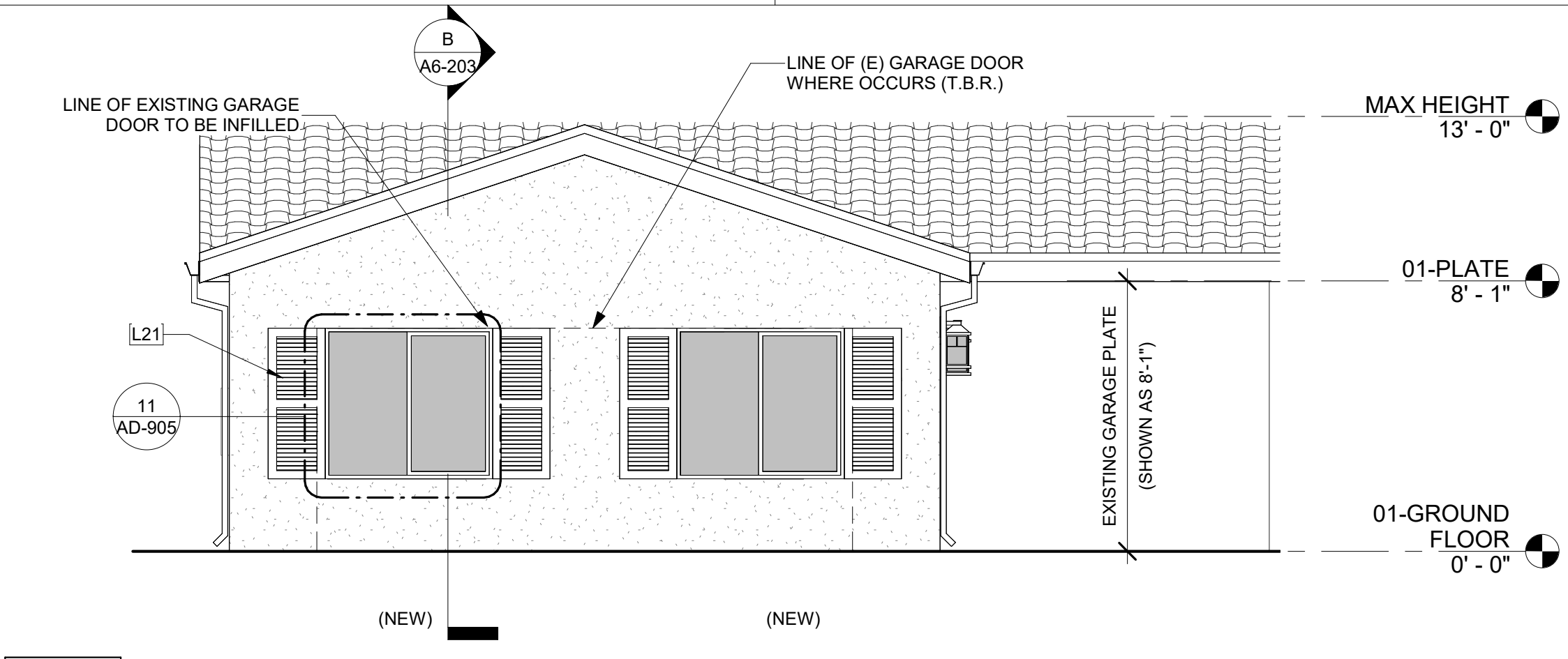
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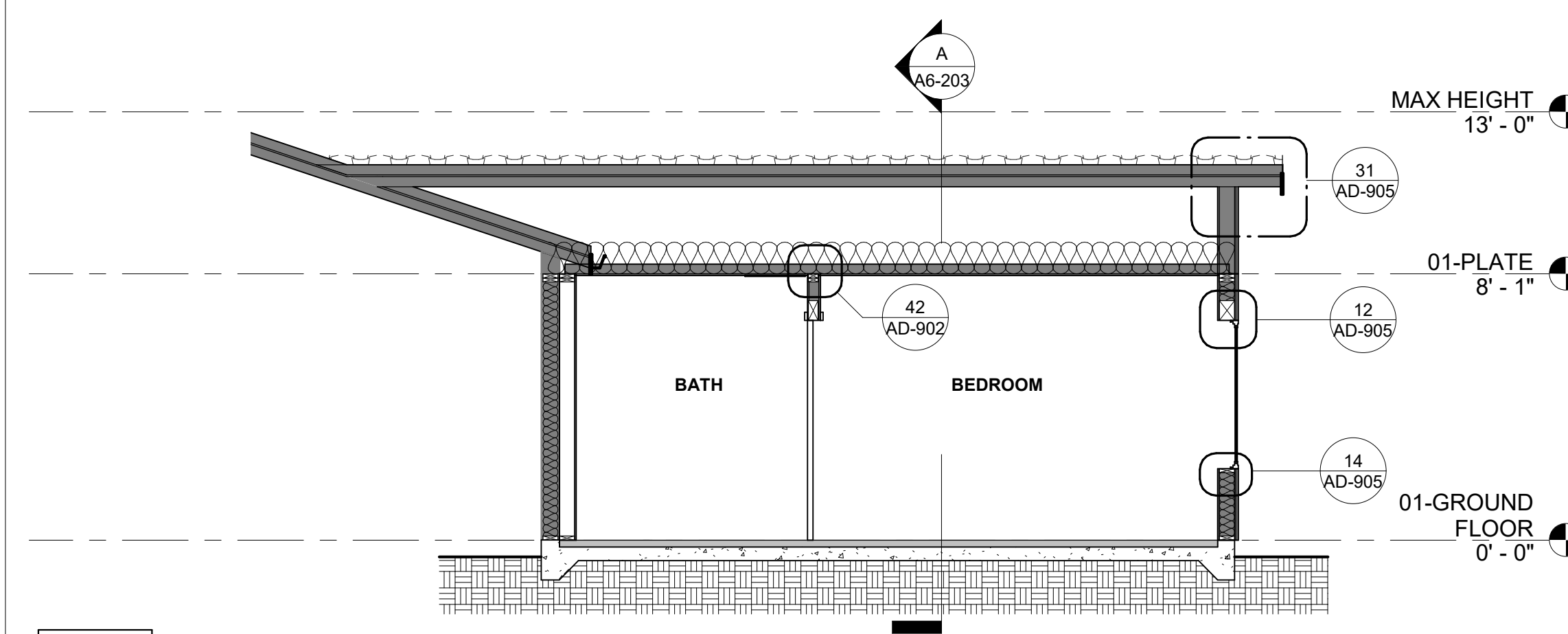
A BUILDING SECTION A - SPANISH

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



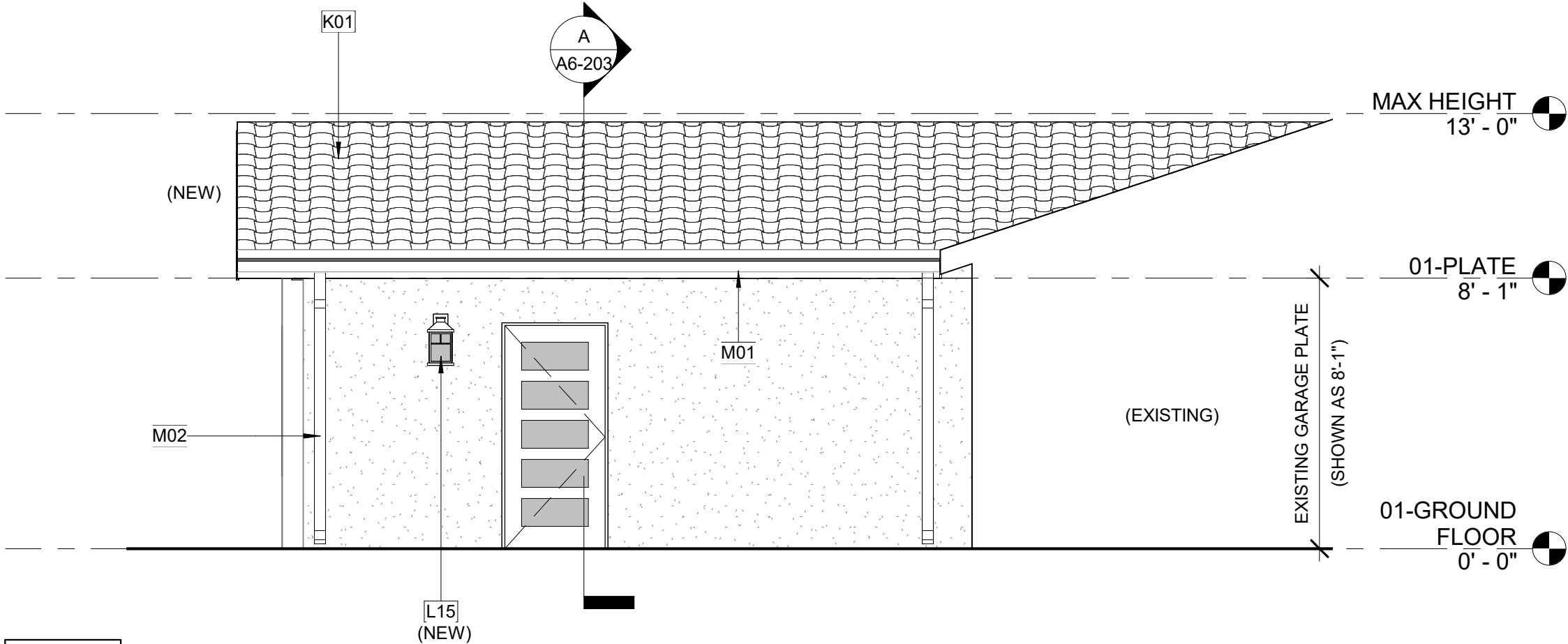
1 FRONT ELEVATION - SPANISH - FRONT FACING GARAGE

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



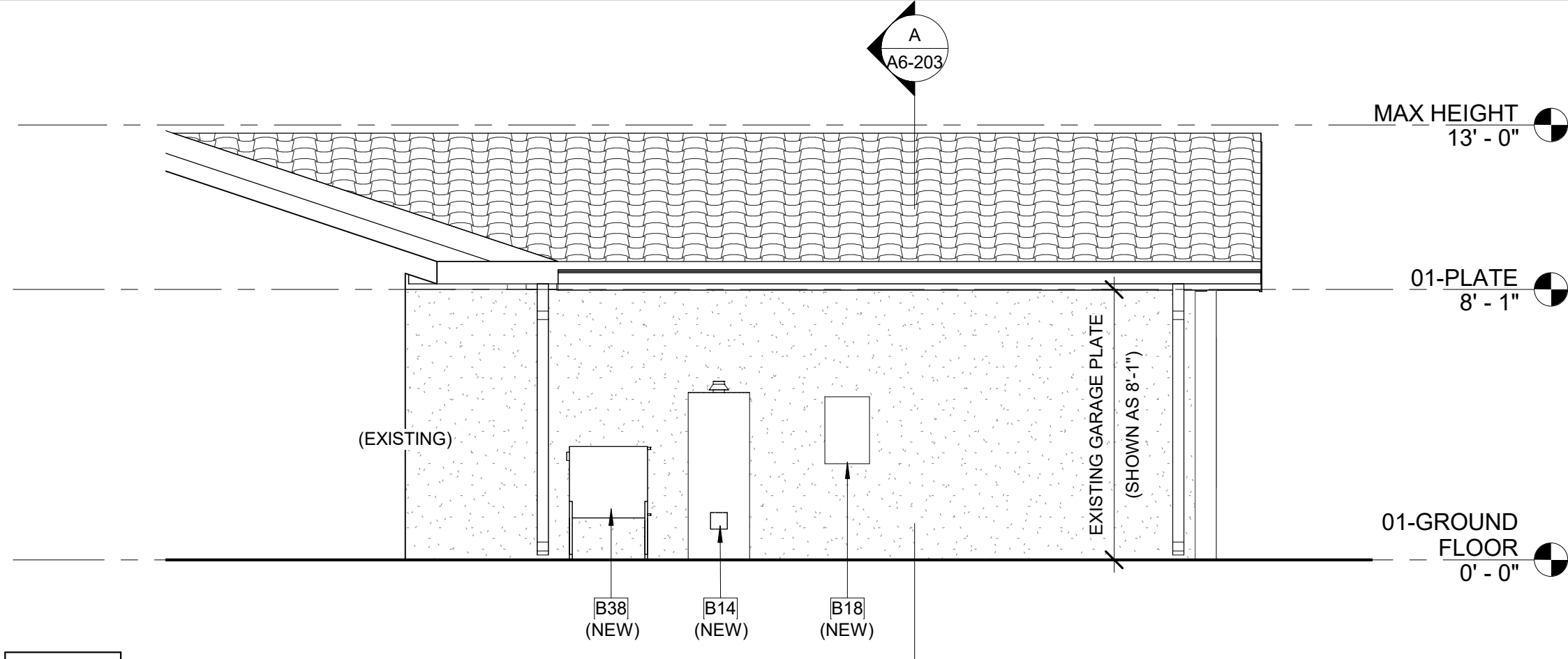
B BUILDING SECTION B - SPANISH

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



2 RIGHT ELEVATION - SPANISH - FRONT FACING GARAGE

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



3 LEFT ELEVATION - SPANISH

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

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

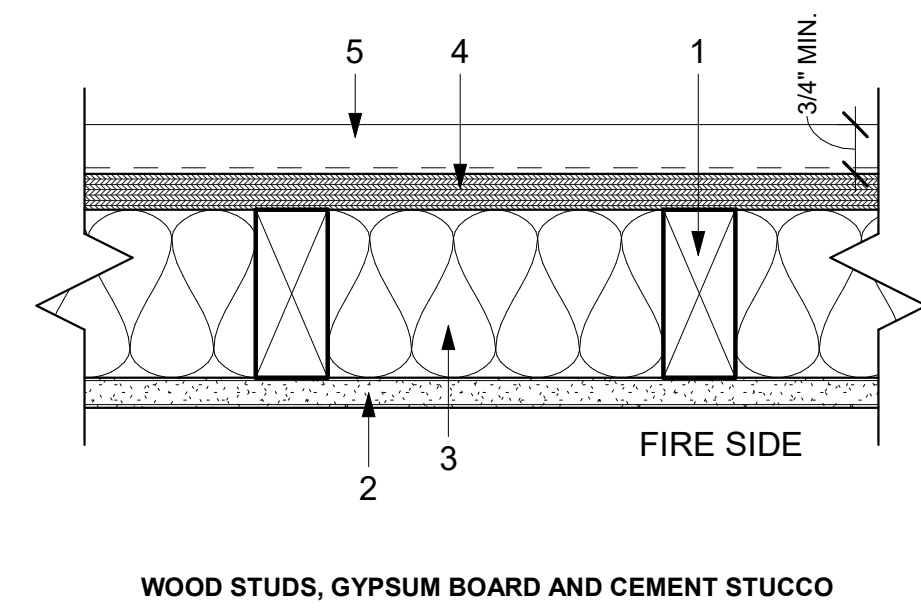
APPROVED SET

DATE
01/11/24
SHEET

A6-203

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U 356



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

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

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

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

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

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

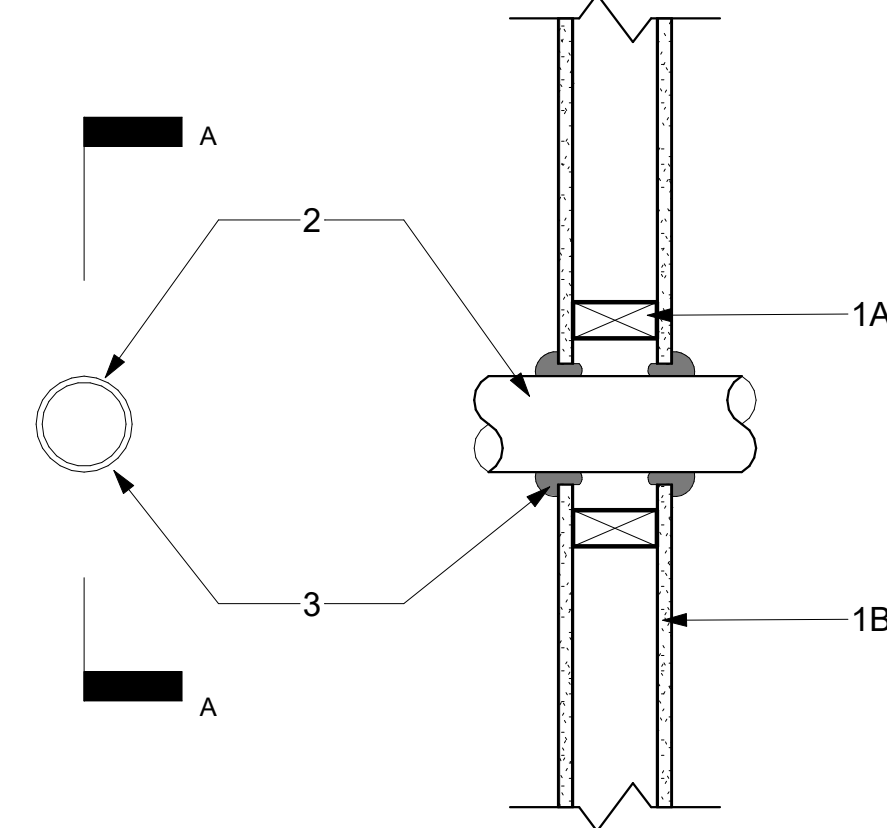
D. CEMENTITIOUS STUCCO - PORTLAND CEMENT OR SYNTHETIC STUCCO SYSTEM WITH SELF-FURRING METAL LATH OR ADHESIVE BASE COAT. THICKNESS FROM 3/8" TO 3/4", DEPENDING ON SYSTEM.

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

UL DES U305

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

XHEZ.W-L-1166



WALL SYSTEM PENETRATION
F RATING - 1 AND 2 HR (SEE ITEM 1B)
T RATING - 0 HR

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

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

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

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

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

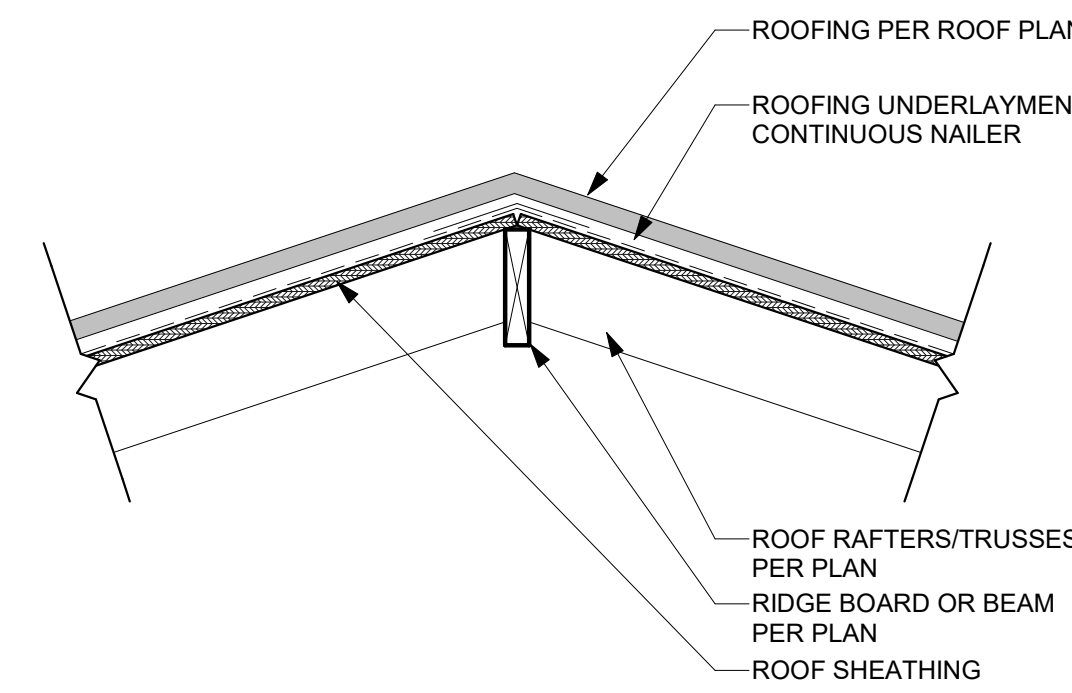
- A. COPPER TUBING - NOM. 4 IN. DIAM. (OR SMALLER) TYPE M (OR HEAVIER) COPPER TUBING.
- B. COPPER PIPE - NOM. 4 IN. DIAM. (OR SMALLER) REGULAR (OR HEAVIER) COPPER PIPE.
- C. STEEL PIPE - NOM. 4 IN. DIAM. (OR SMALLER) SCHEDULE 5 (OR HEAVIER) STEEL PIPE.
- D. CONDUIT - NOM. 4 IN. DIAM. (OR SMALLER) STEEL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

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

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

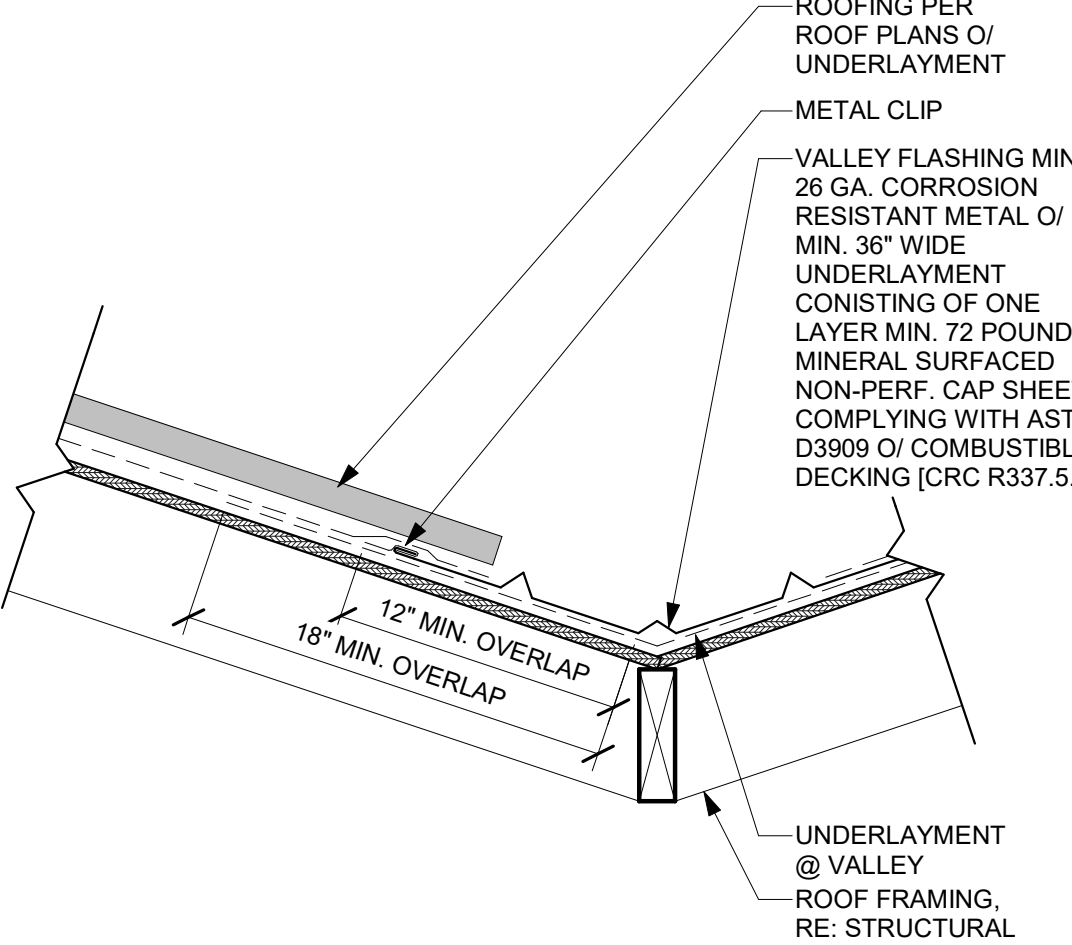
31 WALL VENT

SCALE: 3" = 1'-0"



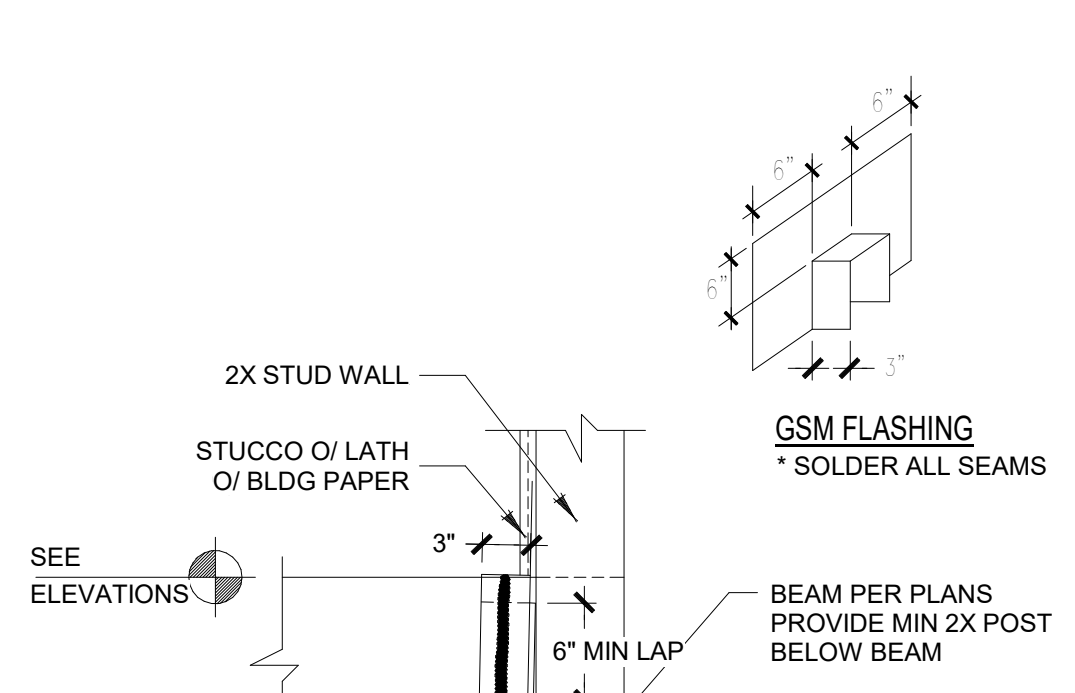
32 HIP/RIDGE

SCALE: 1" = 1'-0"



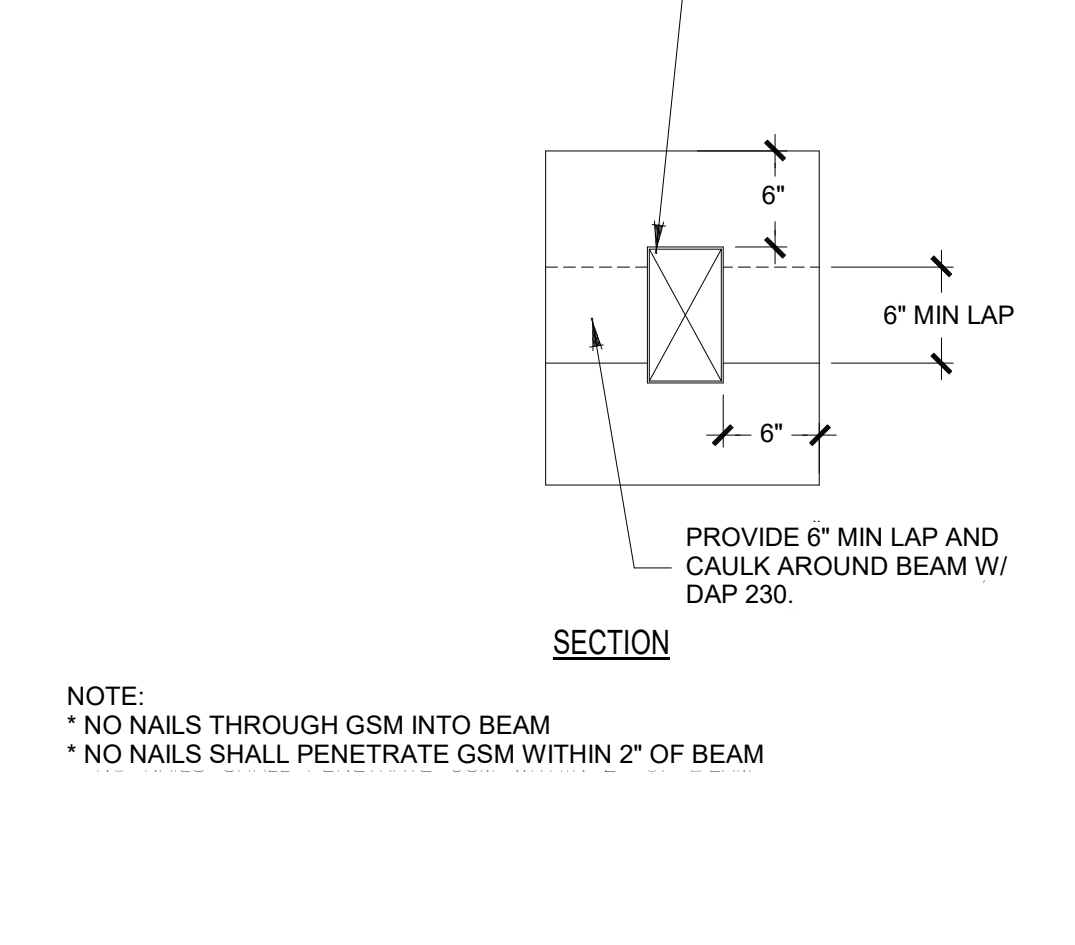
21 MOUNTING PAD

SCALE: 3" = 1'-0"



12 TYPICAL WIN FLASHING

SCALE: 12" = 1'-0"



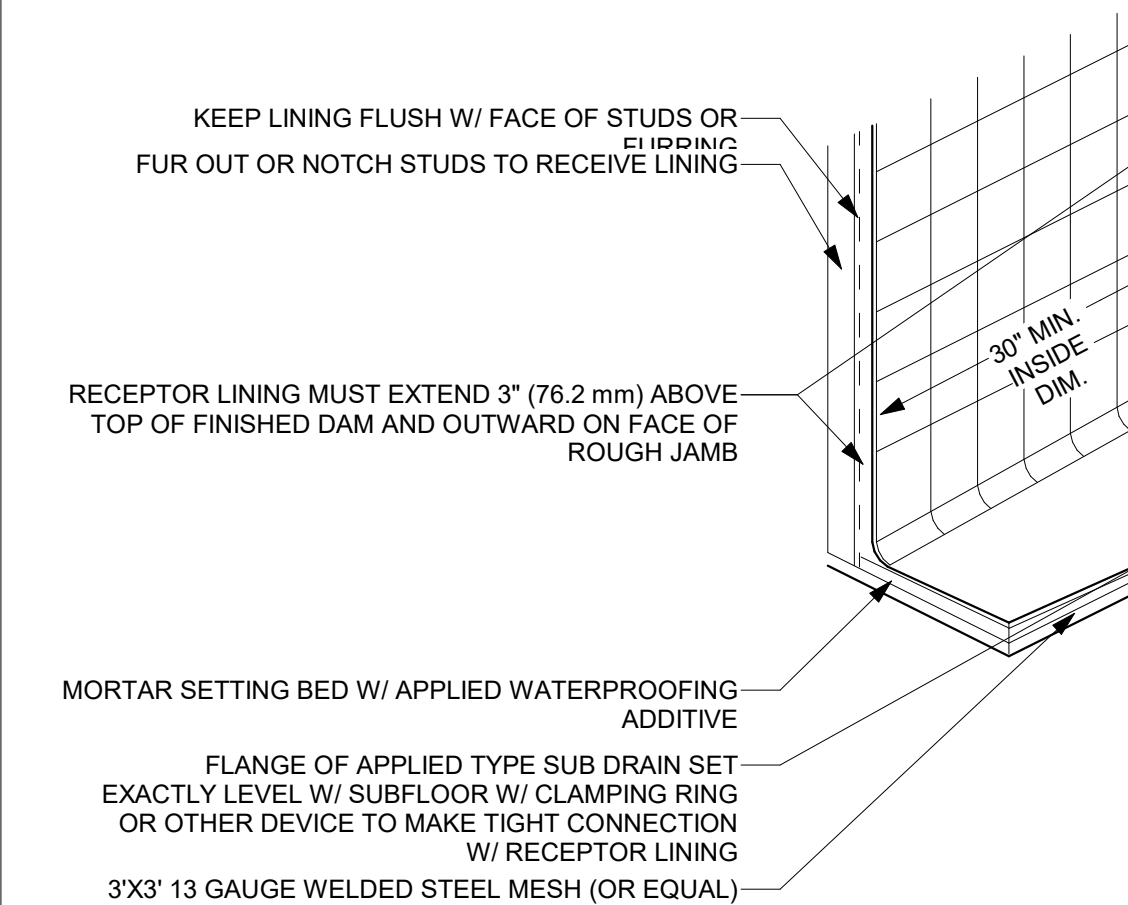
13 TYPICAL CORNER WIN FLASHING

SCALE: 12" = 1'-0"



53 1-HR EXT. RATED WALL ASSEMBLY

SCALE: 3" = 1'-0"

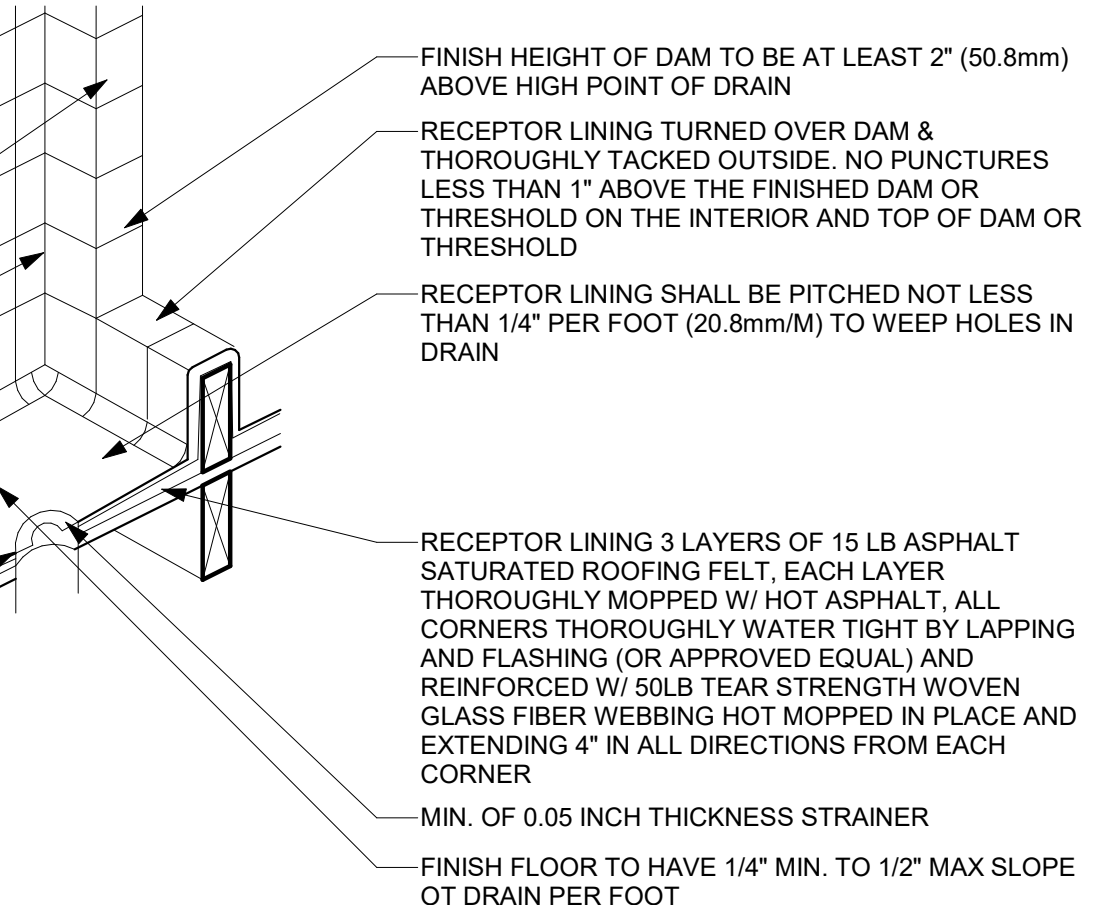


54 SHOWER - RECEPTOR

SCALE: 12" = 1'-0"

43 THROUGH PENETRATION @ WALL 1

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



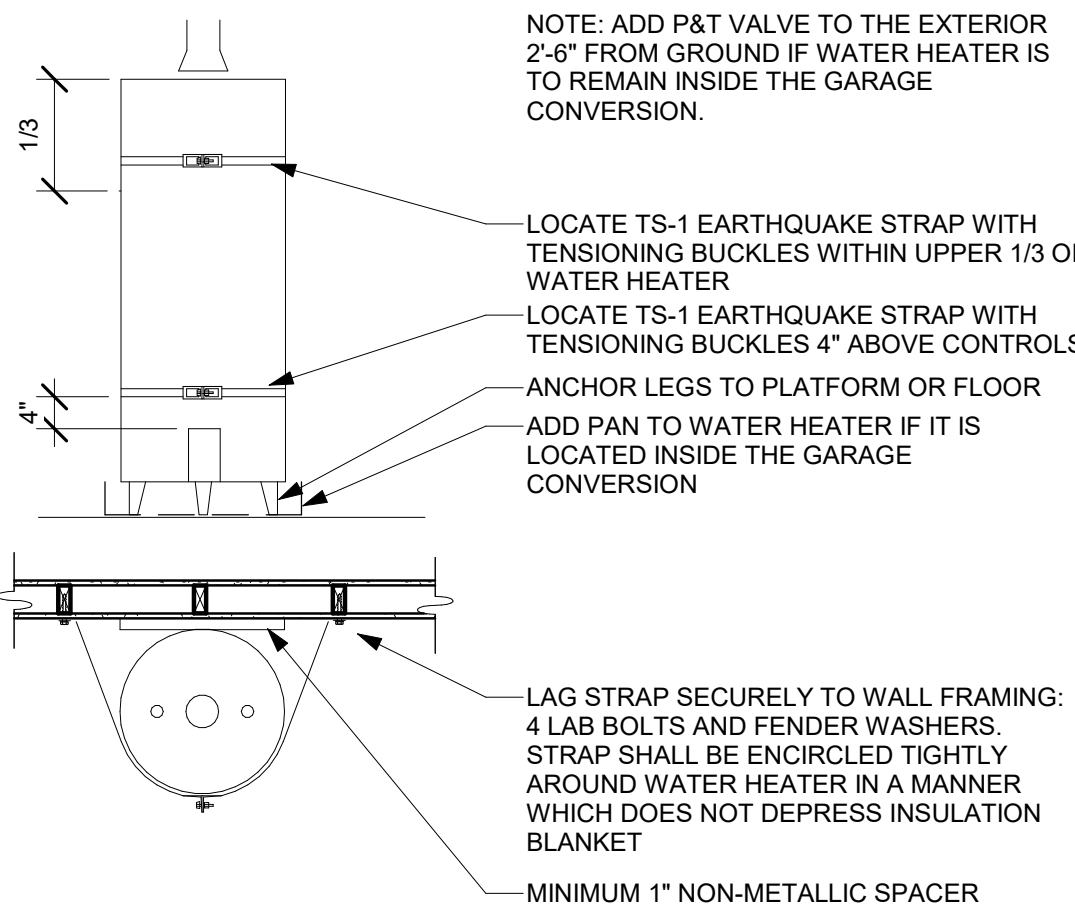
33 VALLEY FLASHING

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



23 BEAM TO WALL FLASHING

SCALE: 12" = 1'-0"



24 WATER HEATER MOUNTING

SCALE: 12" = 1'-0"

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

APPROVED SET

DATE
01/11/24
SHEET

AD-901

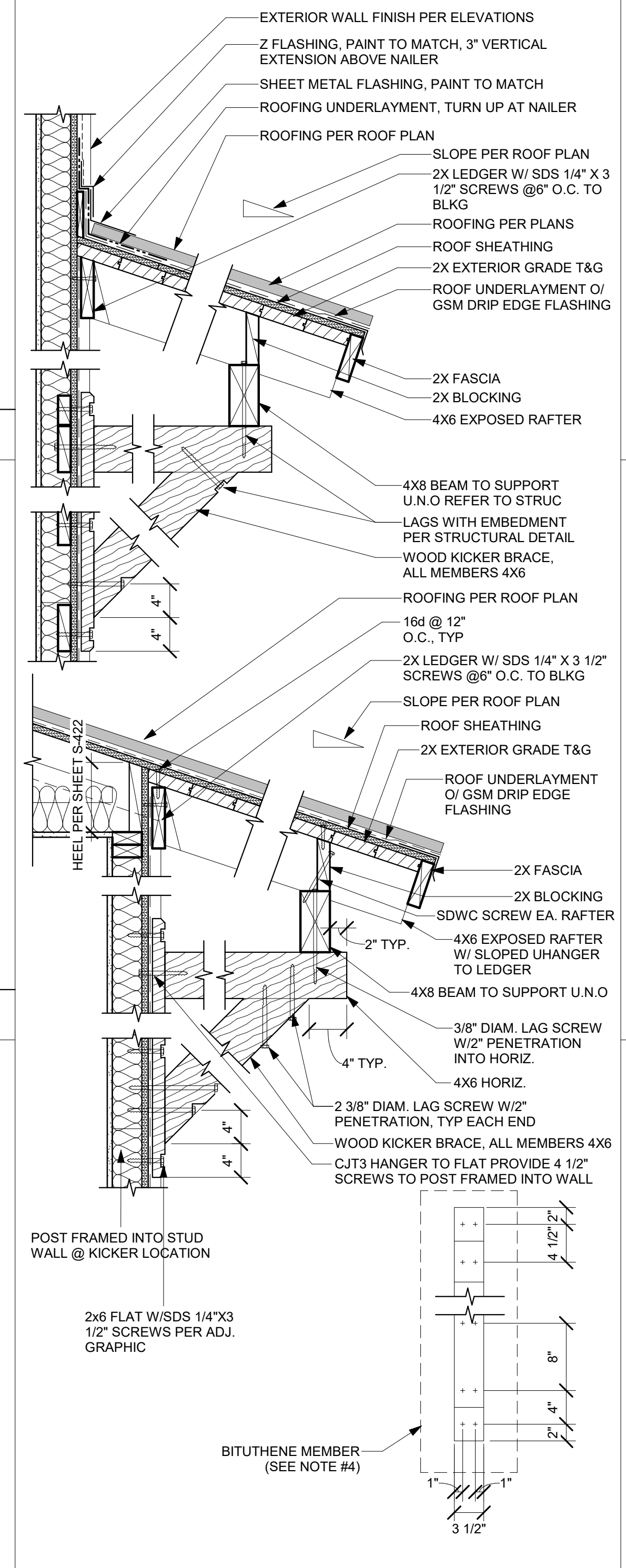
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APPROVED SET

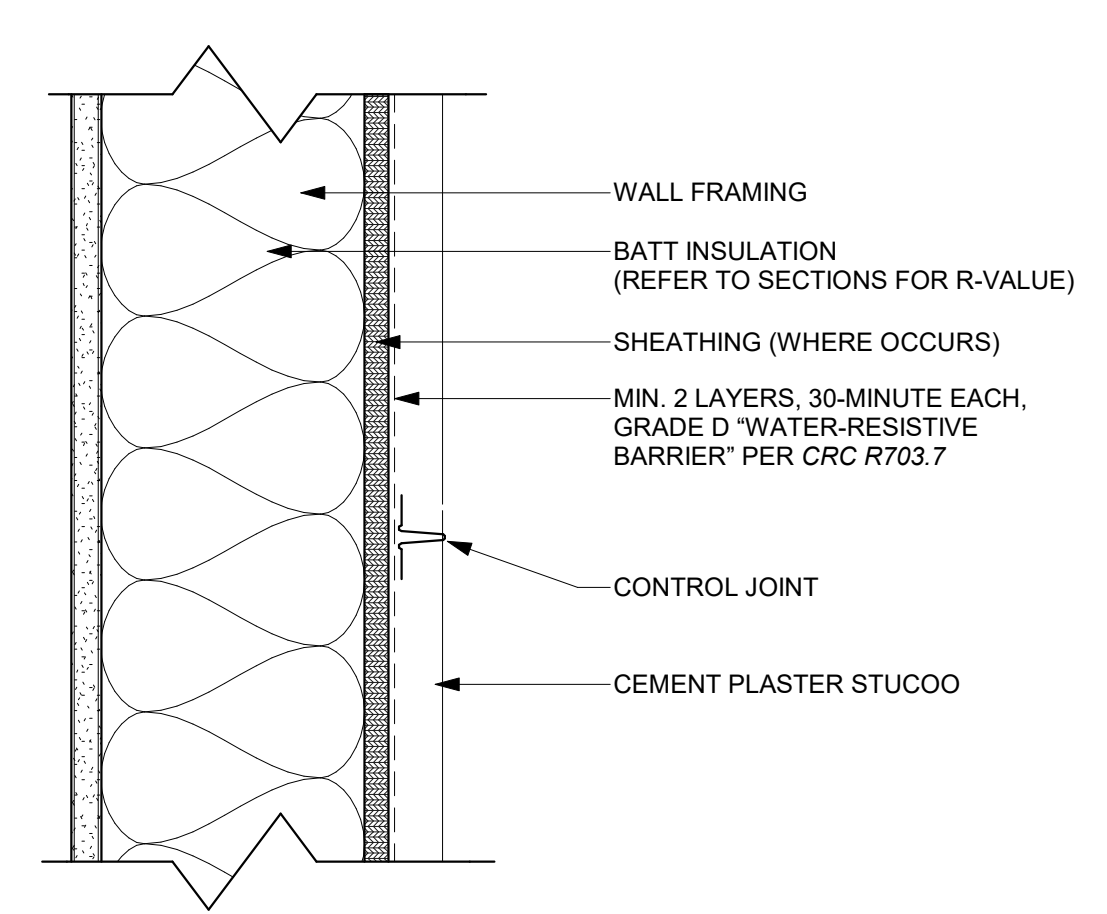
DATE
01/11/24
SHEET

AD-902

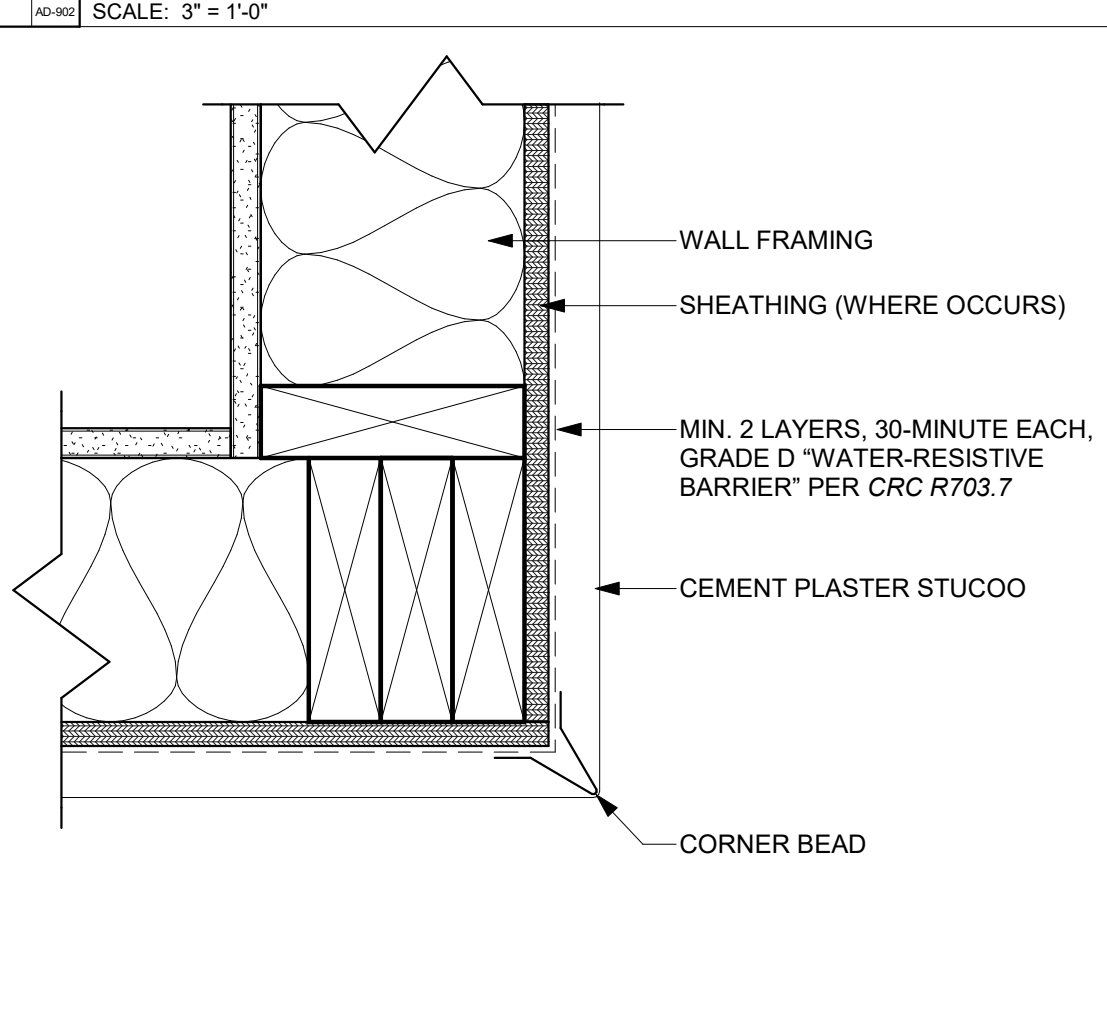
- NOTES**
- PRE-PRIME ALL SIDES OF BRACE FRAMING PRIOR TO INSTALLATION. TYPICAL
 - A SELF-SEALING MEMBRANE SHALL BE INSTALLED BEHIND WALL TRIM & EXTEND 8" BEYOND WALL TRIM AND 4" MIN. LAP OVER WEATHER BARRIER
 - CAULK AROUND TOP & SIDES OF 4X AT WALL PENETRATION.
 - A BITUTHENE MEMBRANE SHALL BE INSTALLED BEHIND 4X6 BRACE W/ 4" LAP MIN.



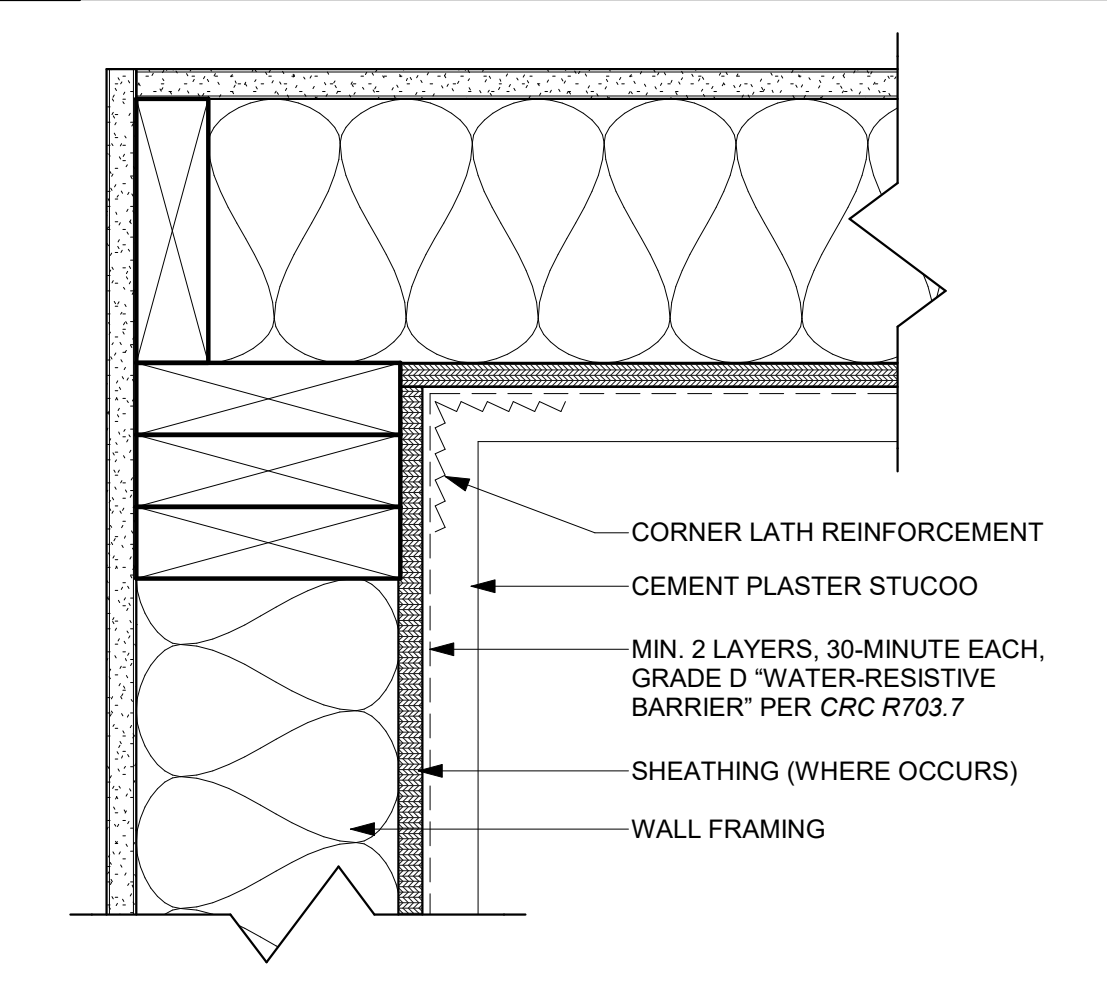
13 SHED ROOF WITH KICKER
SCALE: 1" = 1'-0"



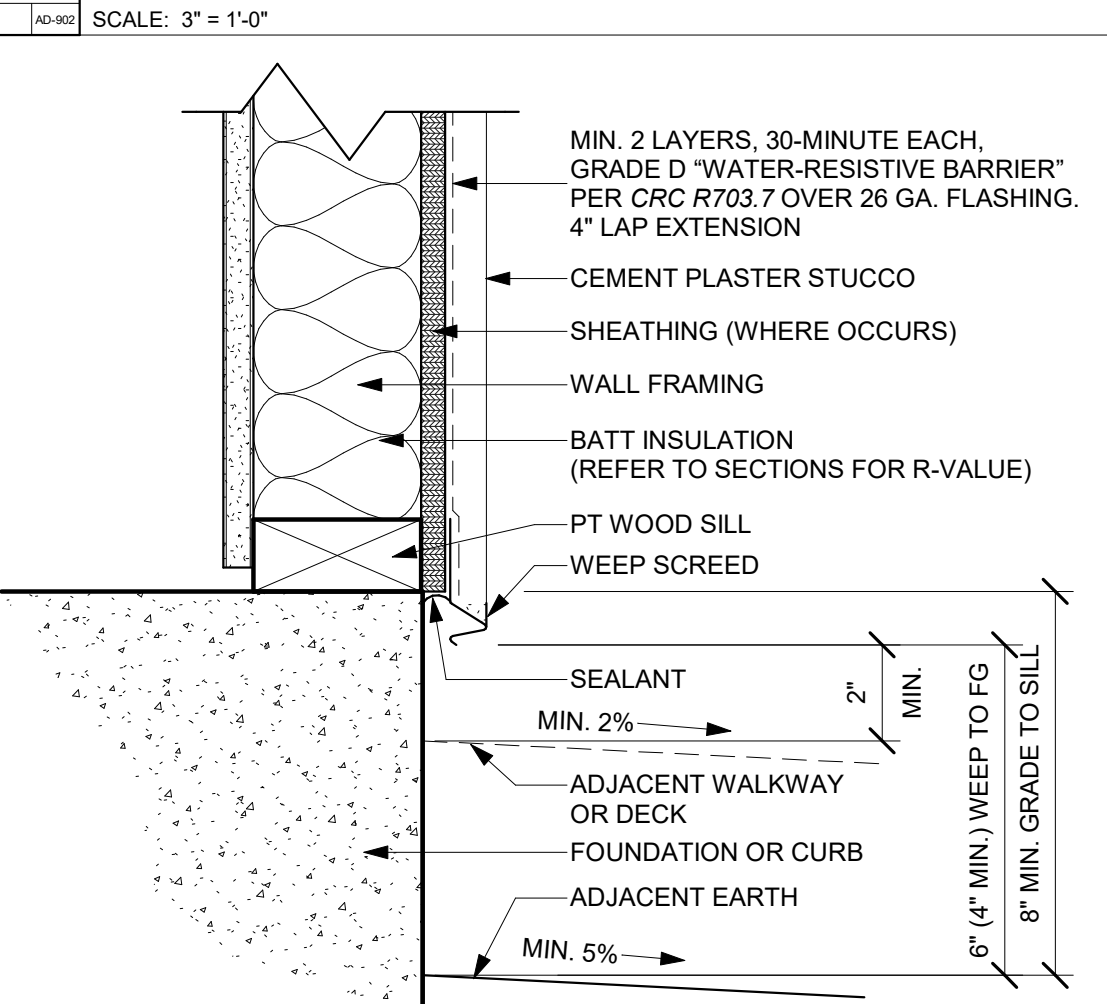
21 PLASTER - CONTROL JOINT
SCALE: 3" = 1'-0"



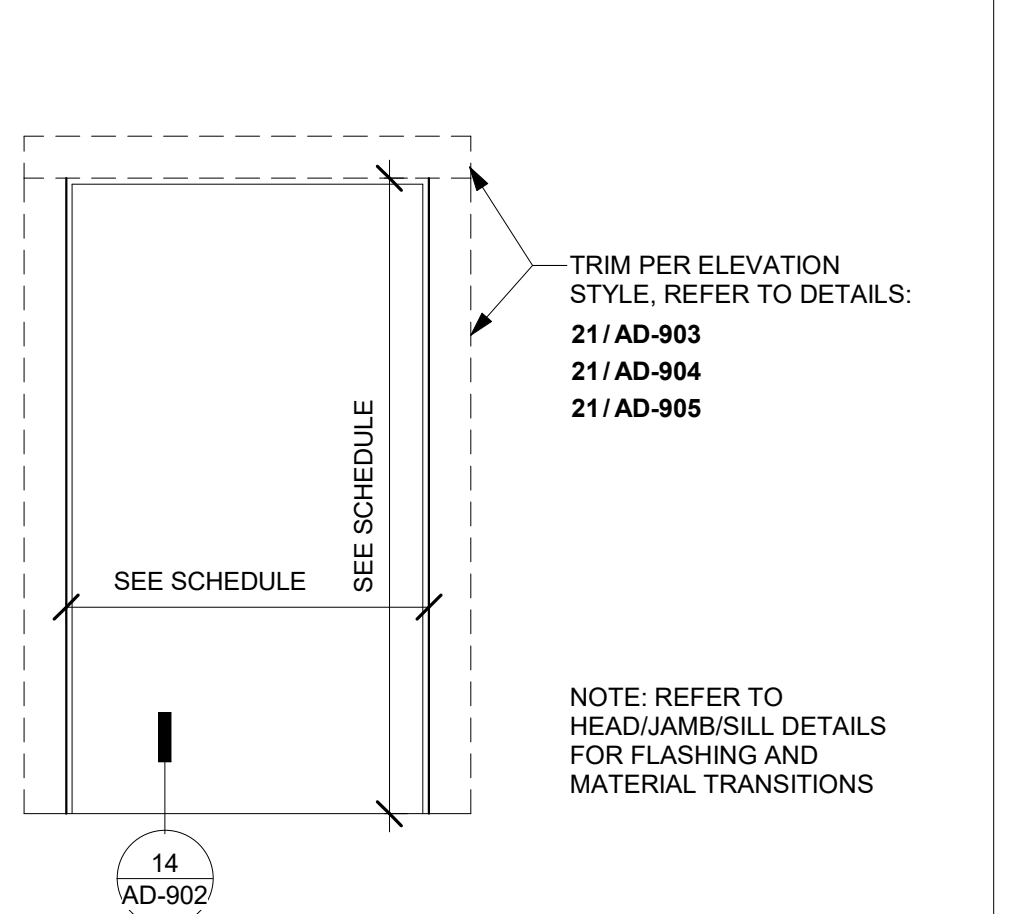
22 PLASTER - OUTSIDE CORNER
SCALE: 3" = 1'-0"



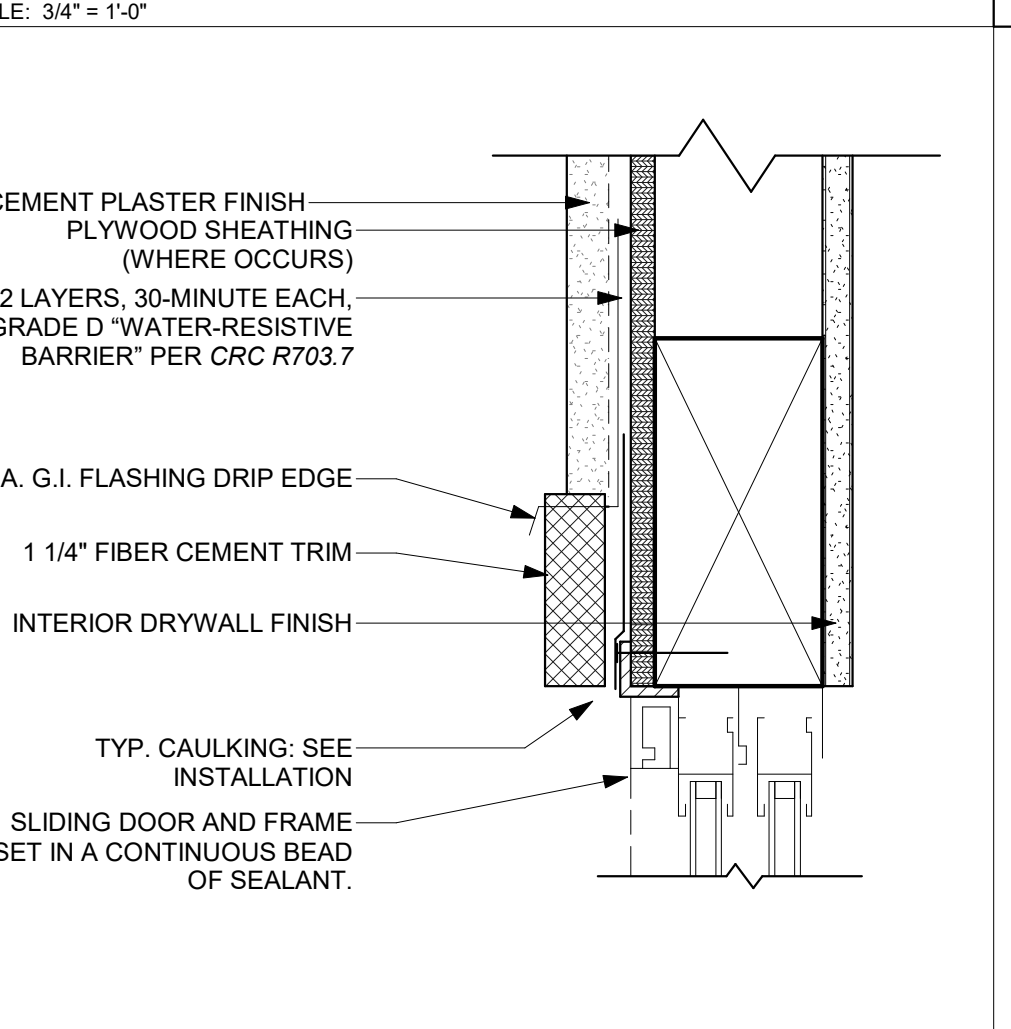
23 PLASTER - INSIDE CORNER
SCALE: 3" = 1'-0"



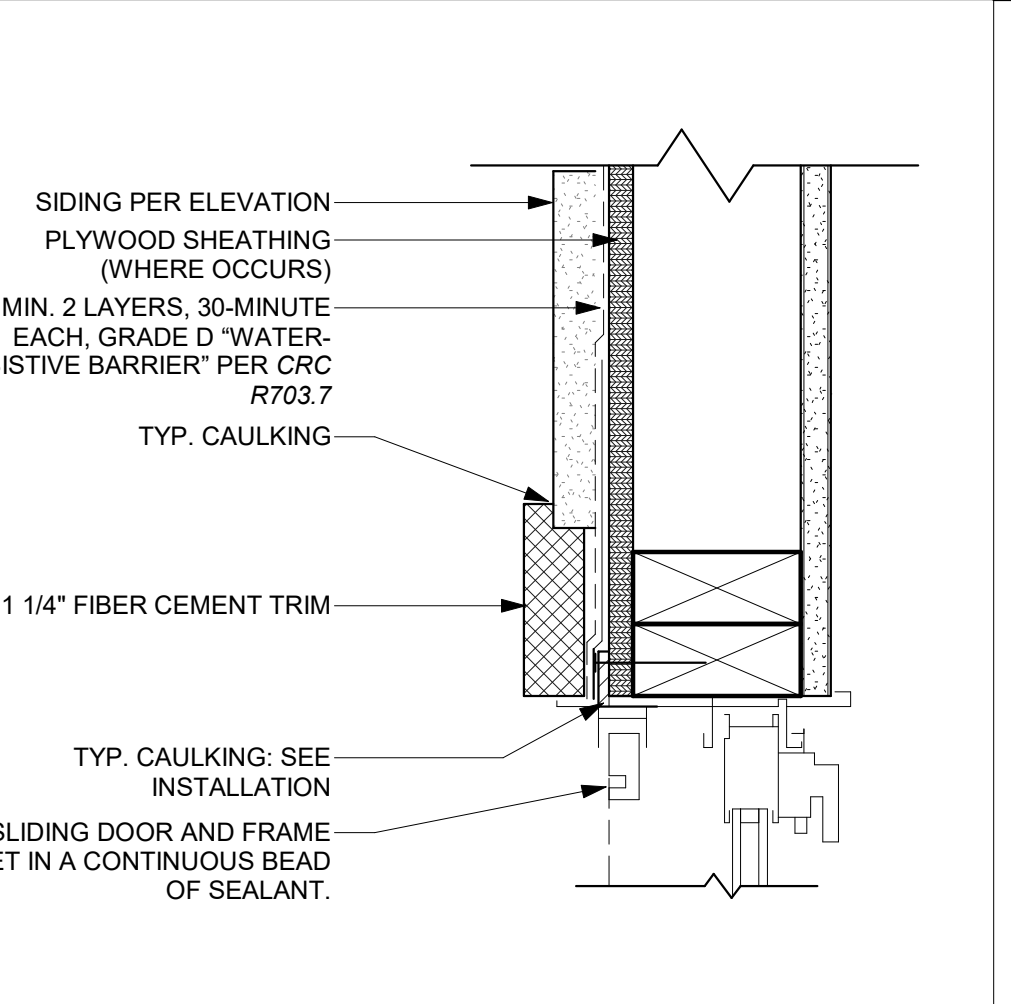
24 PLASTER - FOUNDATION
SCALE: 3" = 1'-0"



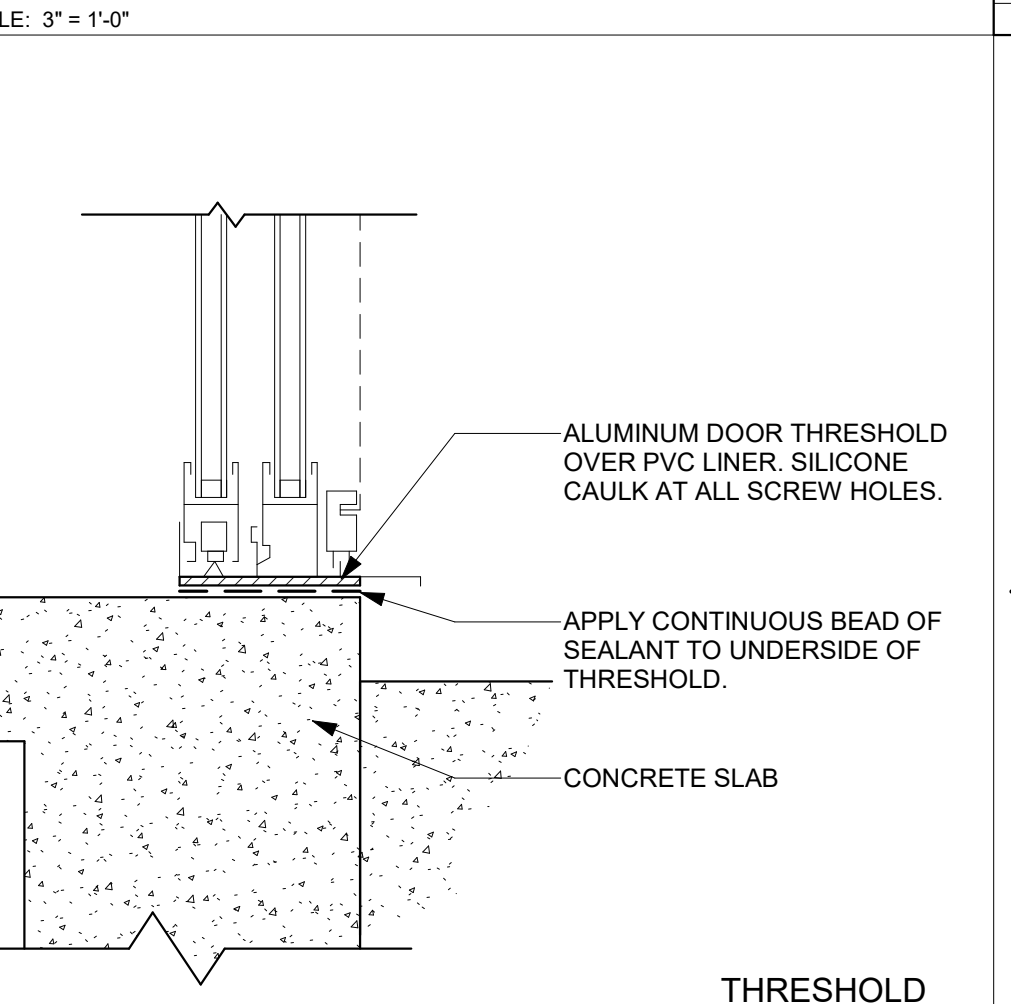
31 DOOR TRIM - SLIDING GLASS
SCALE: 3/4" = 1'-0"



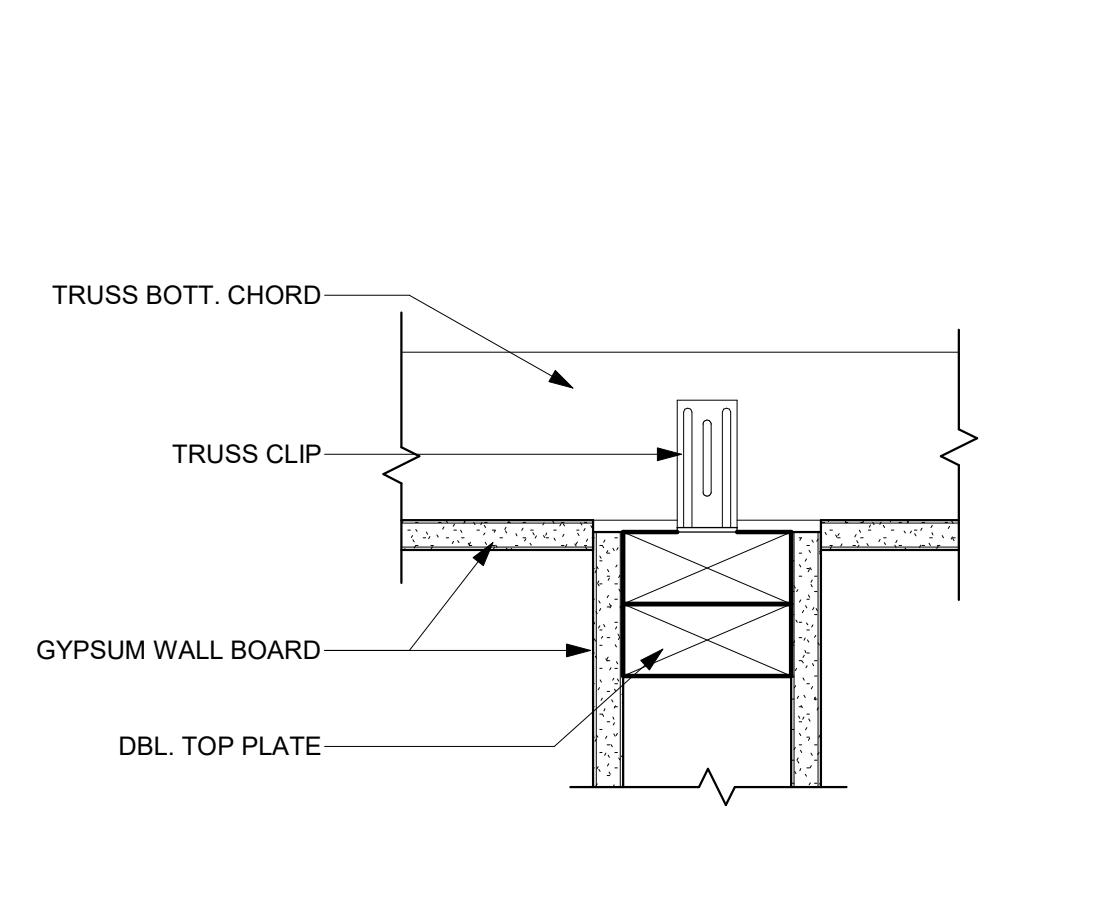
32 TYP. HEAD SLIDING GLASS DOOR
SCALE: 3" = 1'-0"



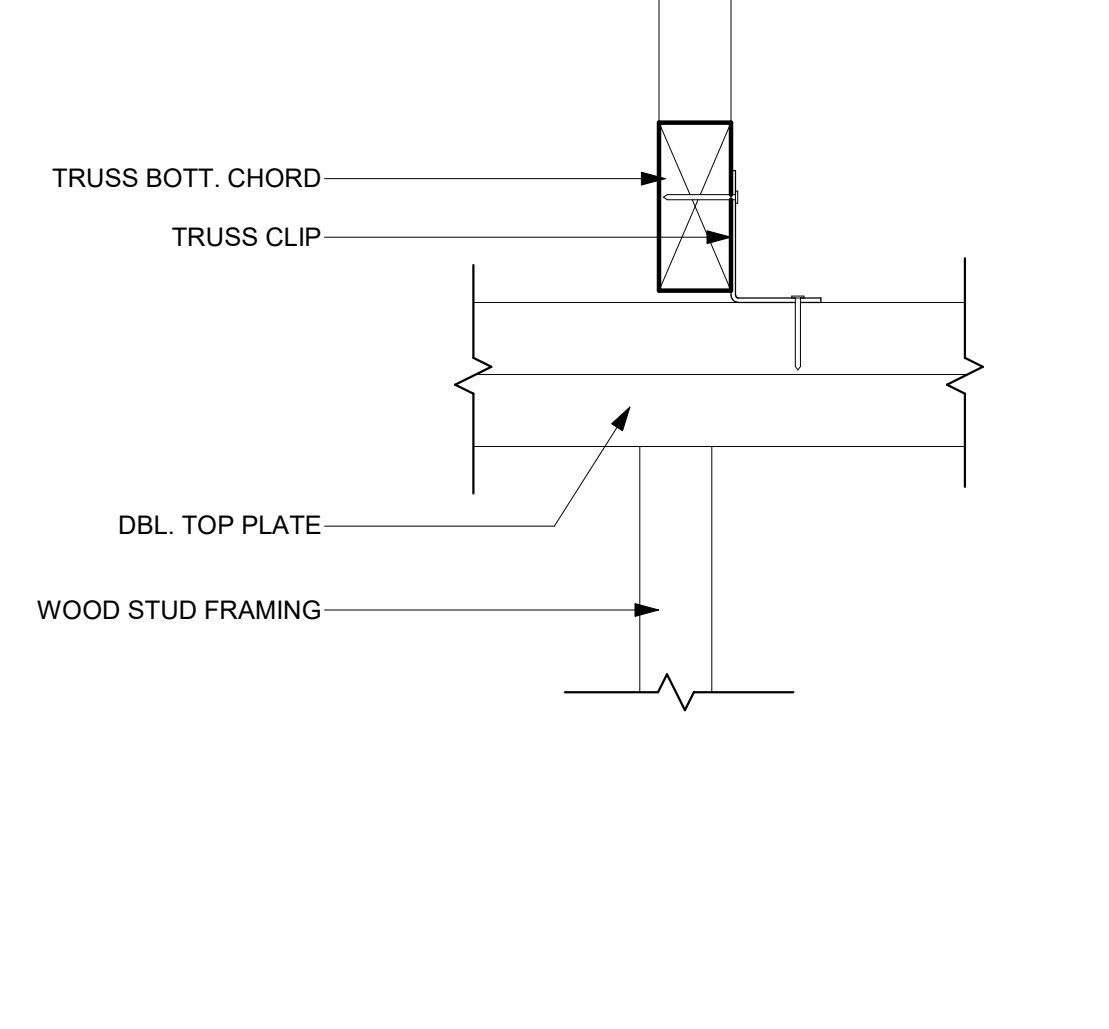
33 TYP. JAMB AT SLIDING GLASS DOOR
SCALE: 3" = 1'-0"



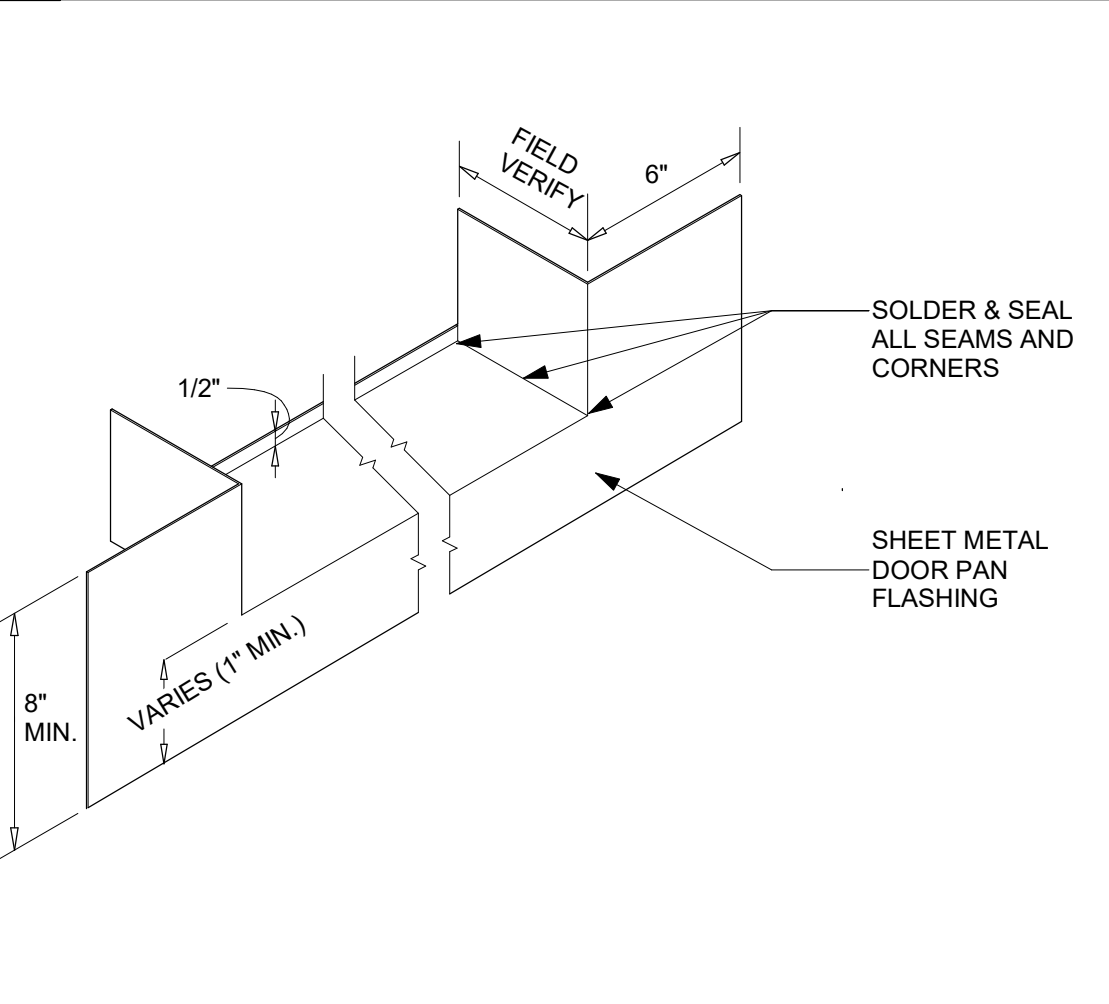
34 DOOR-SLIDING GLASS - THRESHOLD
SCALE: 3" = 1'-0"



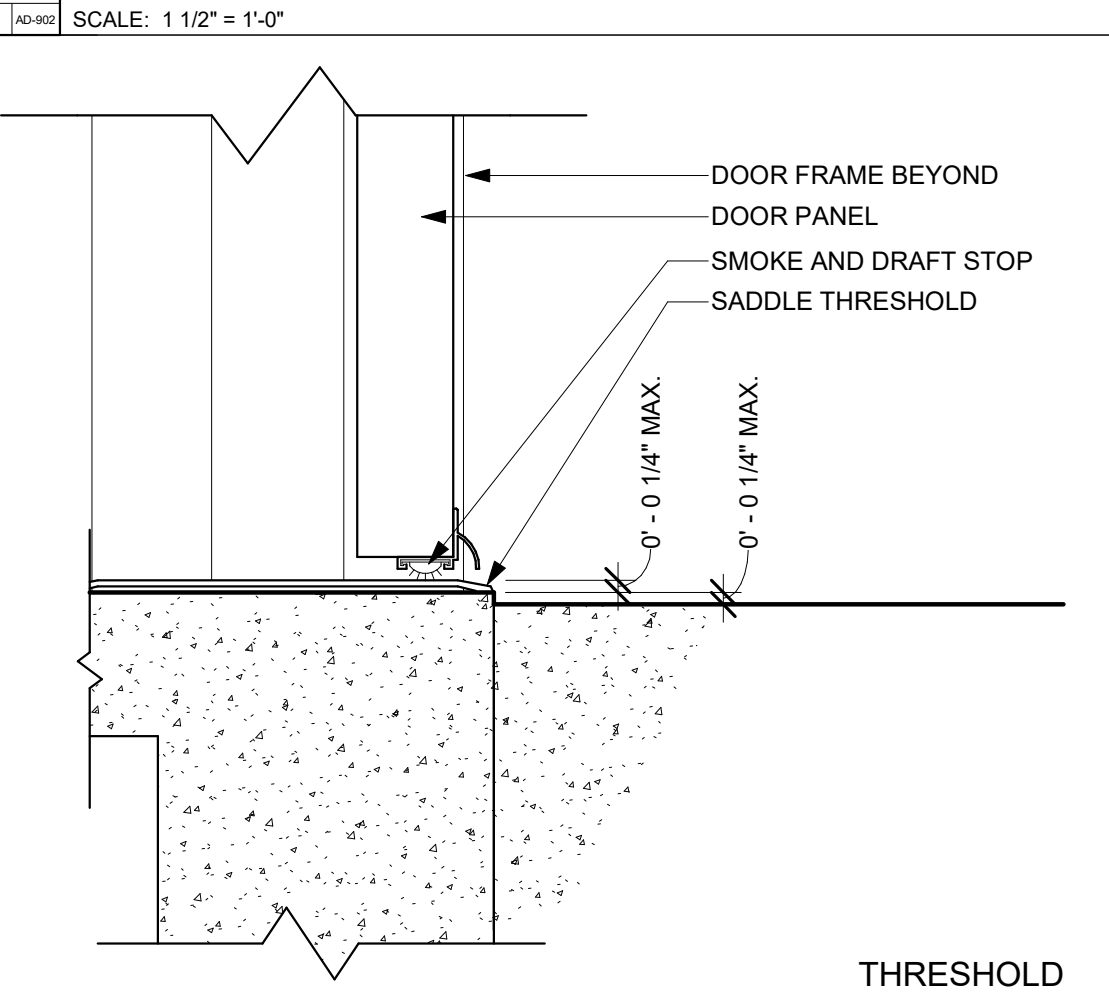
42 INT. WALL - TRUSS CLIP AT TOP PLATE
SCALE: 3" = 1'-0"



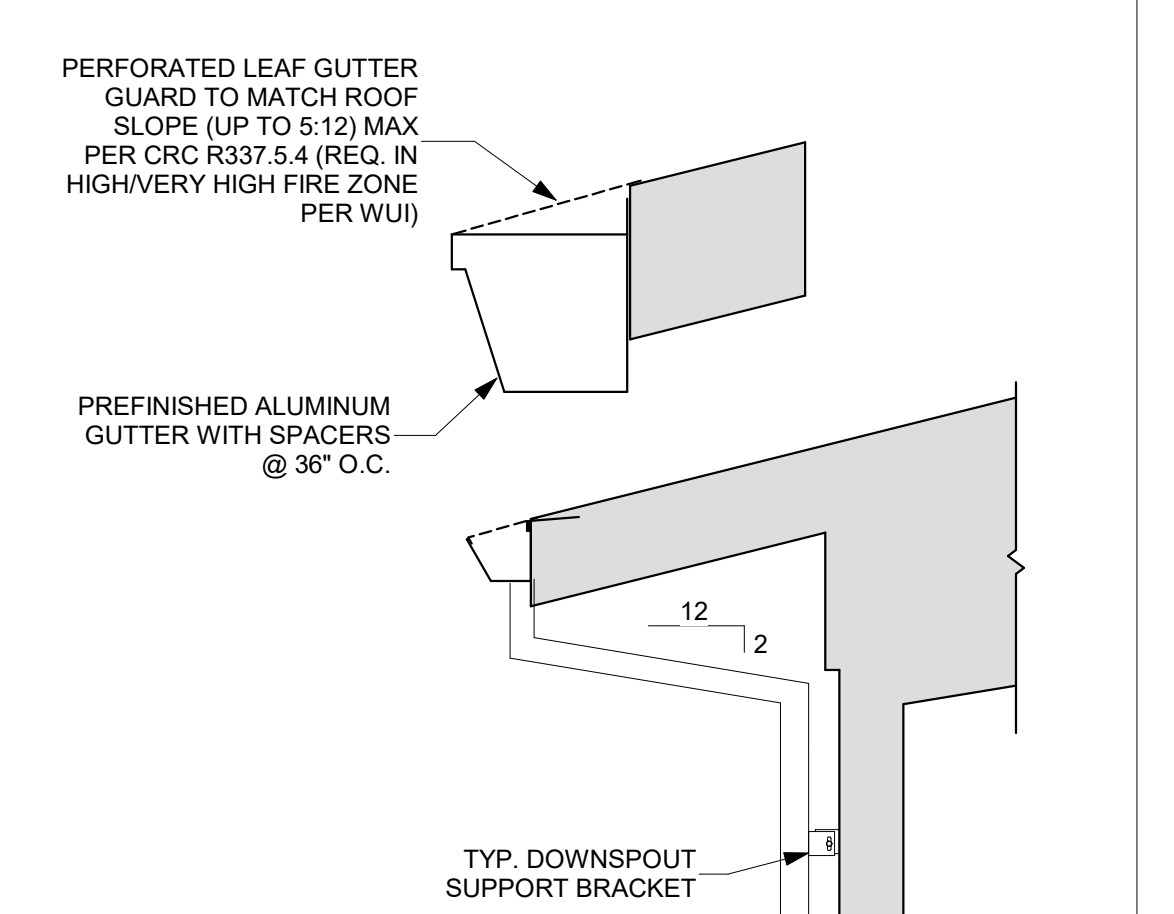
43 DOOR SILL PAN FLASHING
SCALE: 1 1/2" = 1'-0"



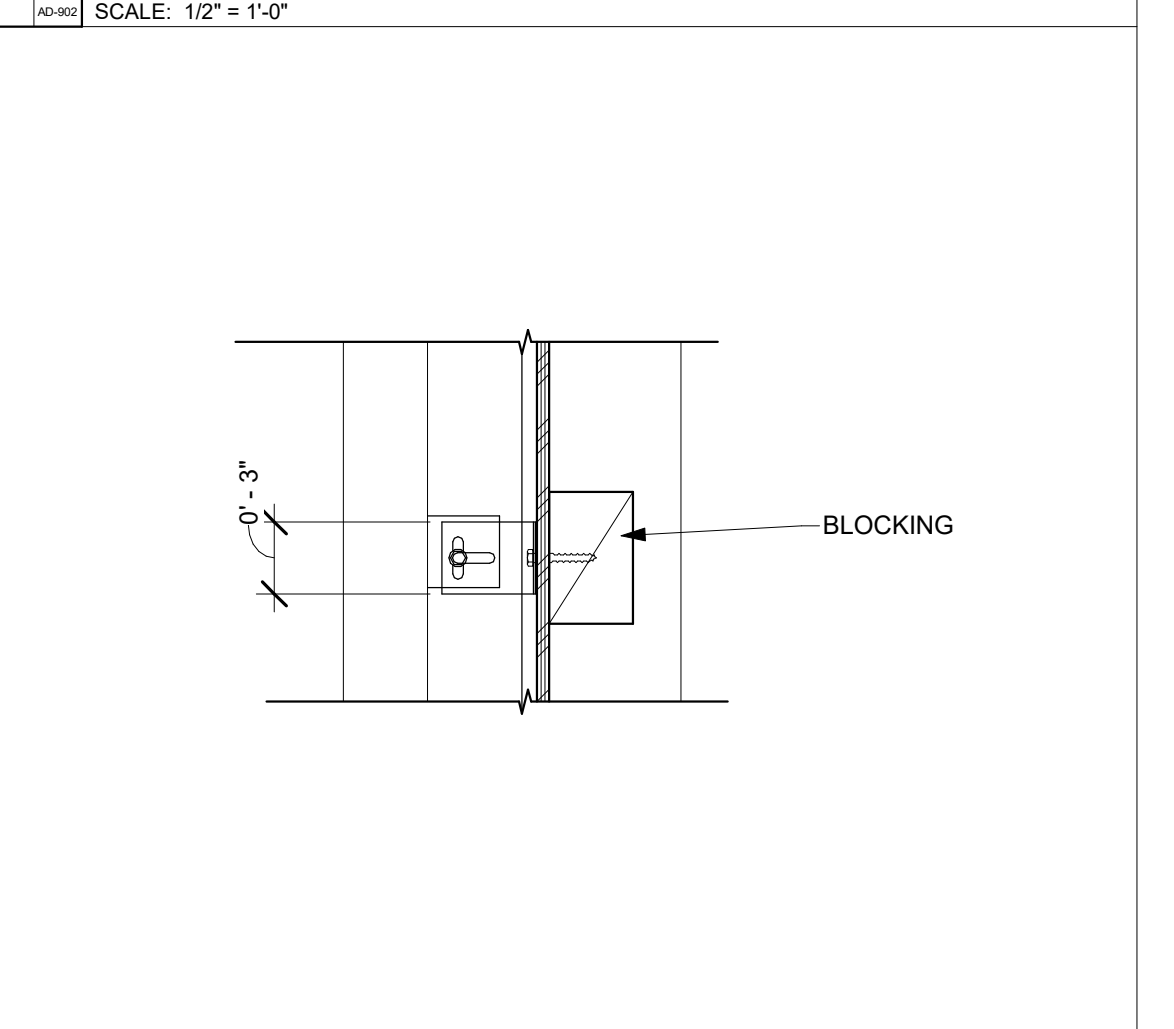
44 EXT. VINYL DOOR THRESHOLD
SCALE: 3" = 1'-0"



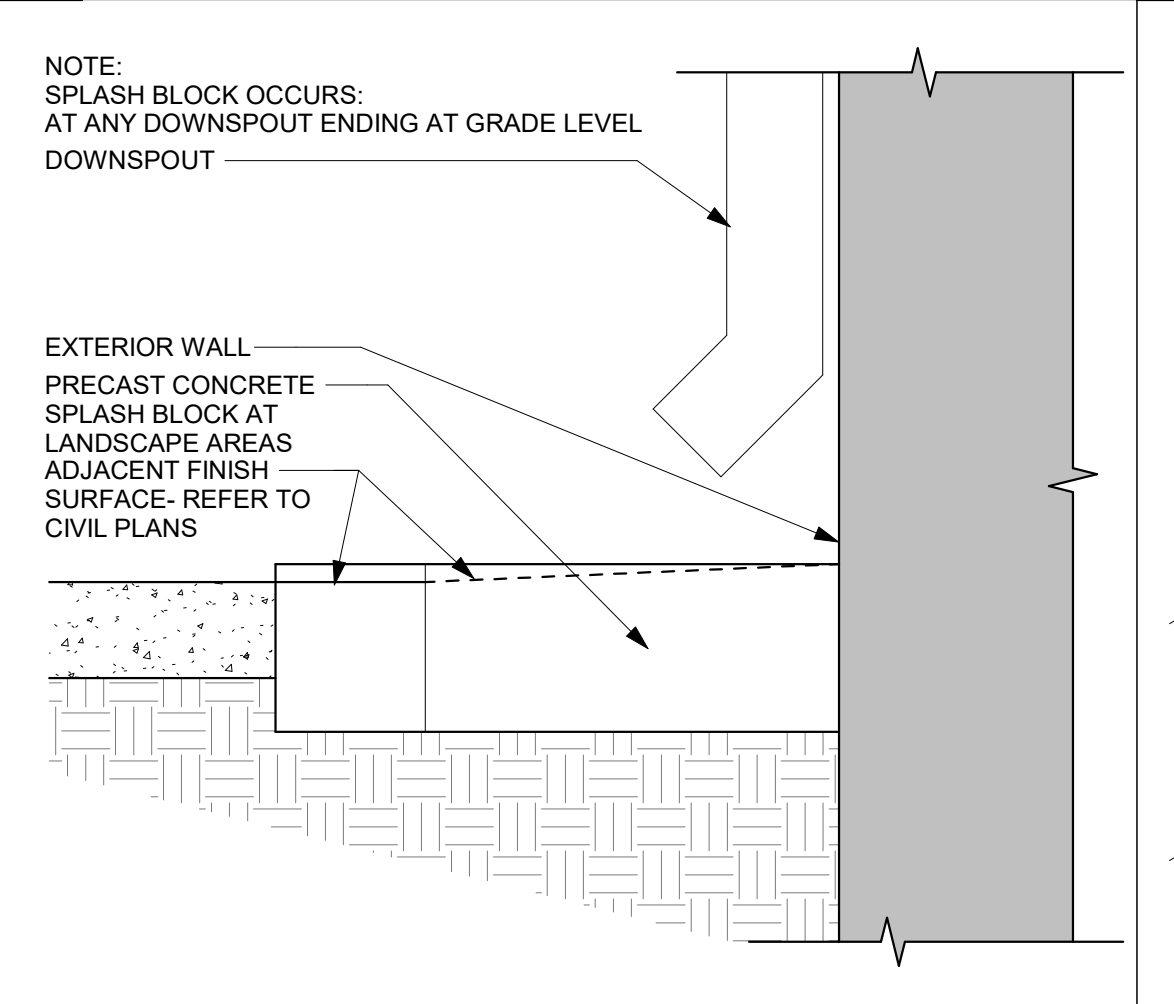
44 EXT. VINYL DOOR THRESHOLD
SCALE: 3" = 1'-0"



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



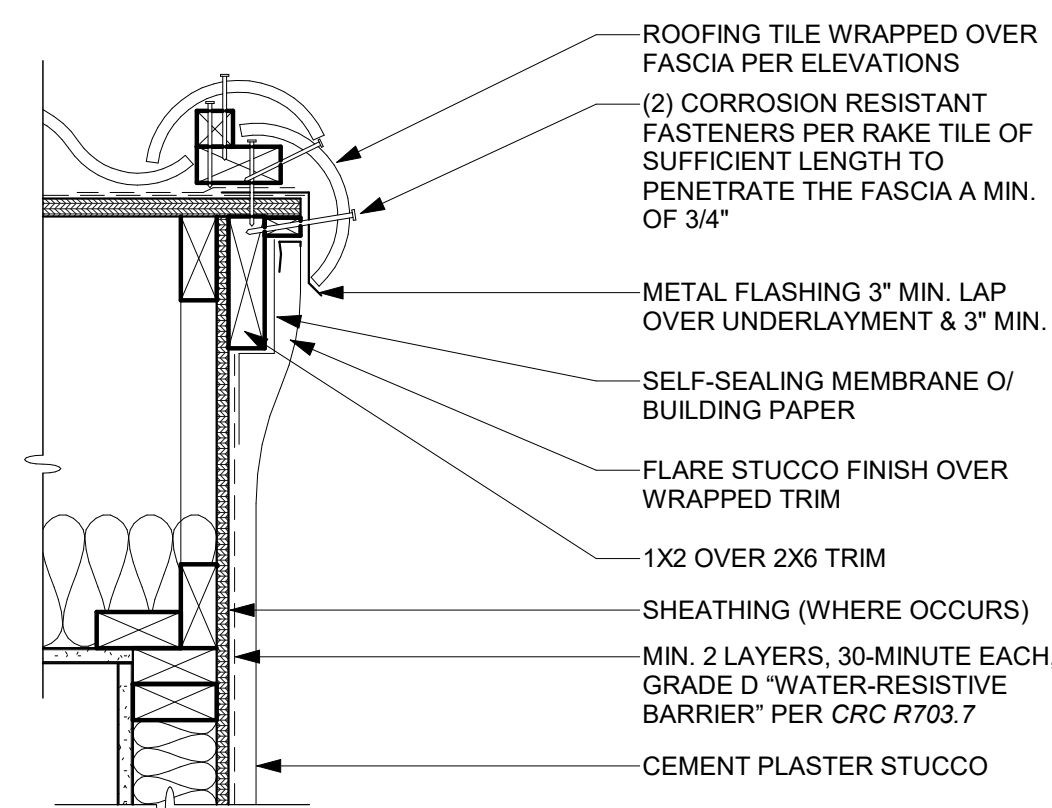
52 DOWNSPOUT ATTACHMENT
SCALE: 1 1/2" = 1'-0"



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

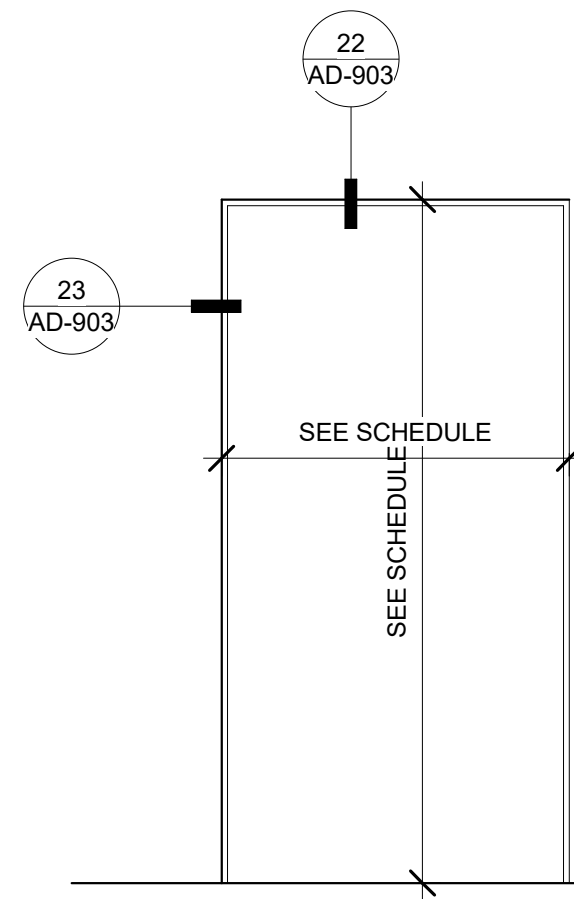


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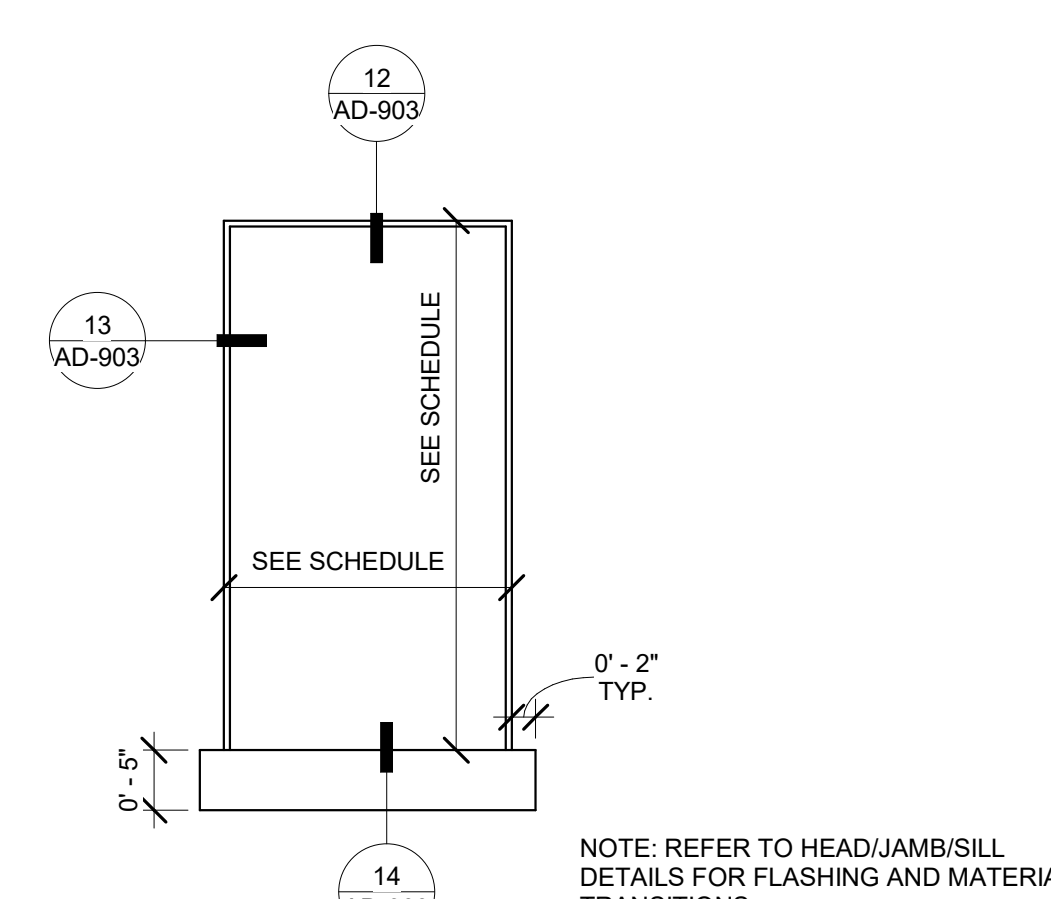
31 RAKE @ PLASTER - MISSION

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



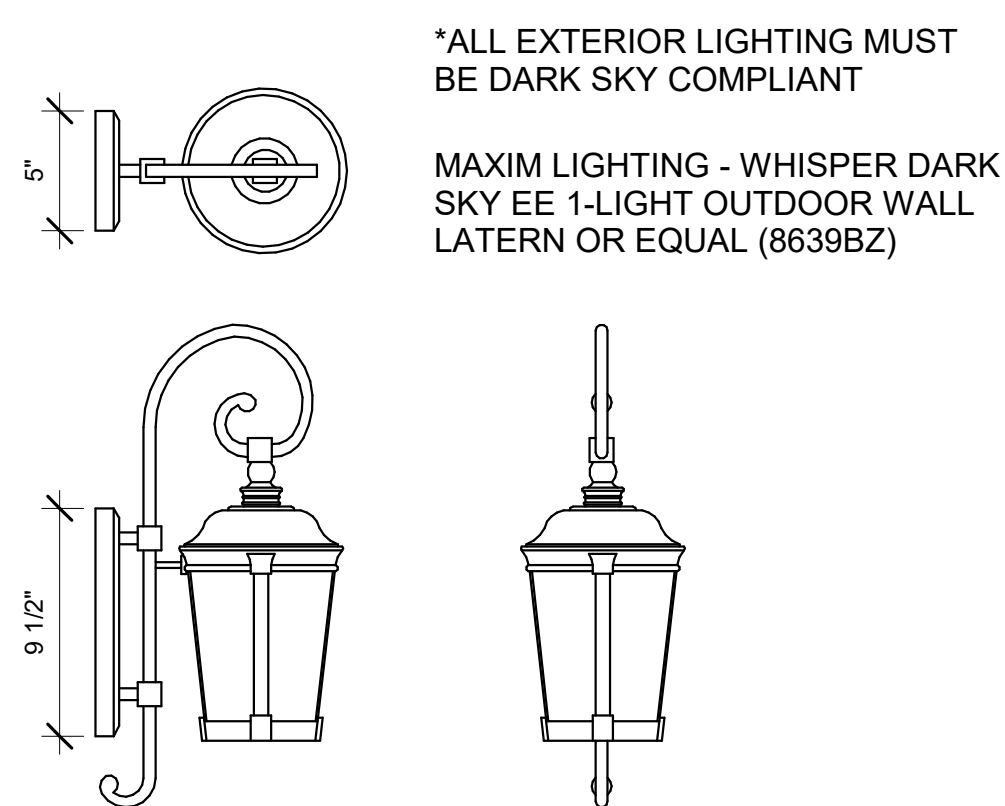
21 DOOR TRIM - MISSION REVIVAL

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



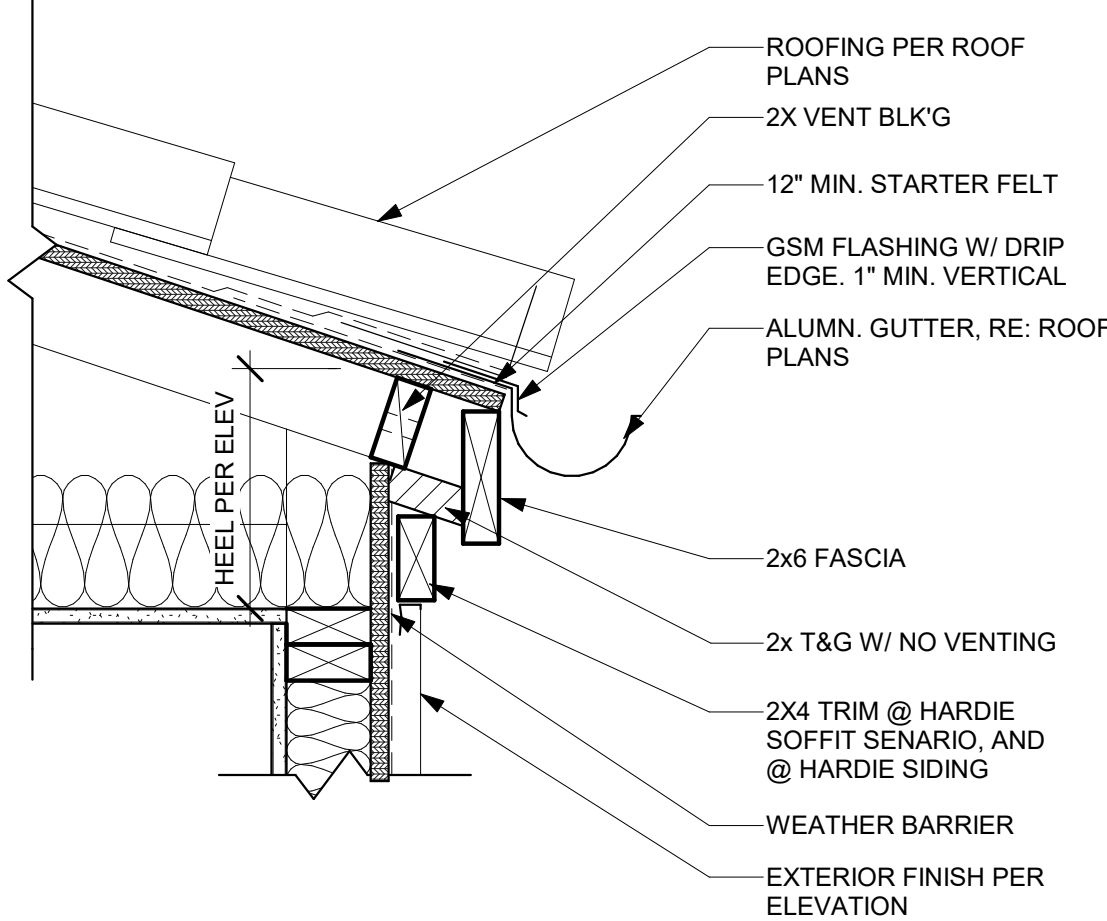
11 WINDOW TRIM - MISSION REVIVAL

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



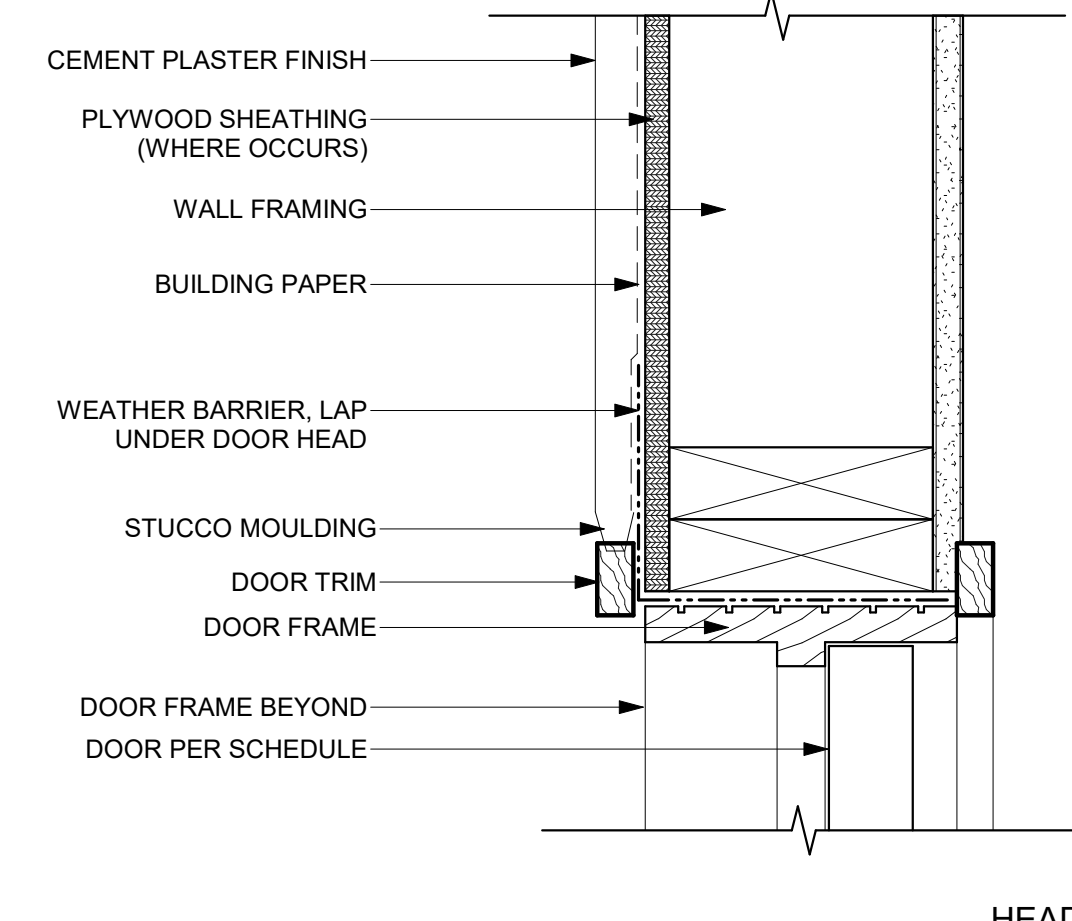
42 LIGHT FIXTURE - MISSION REVIVAL

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



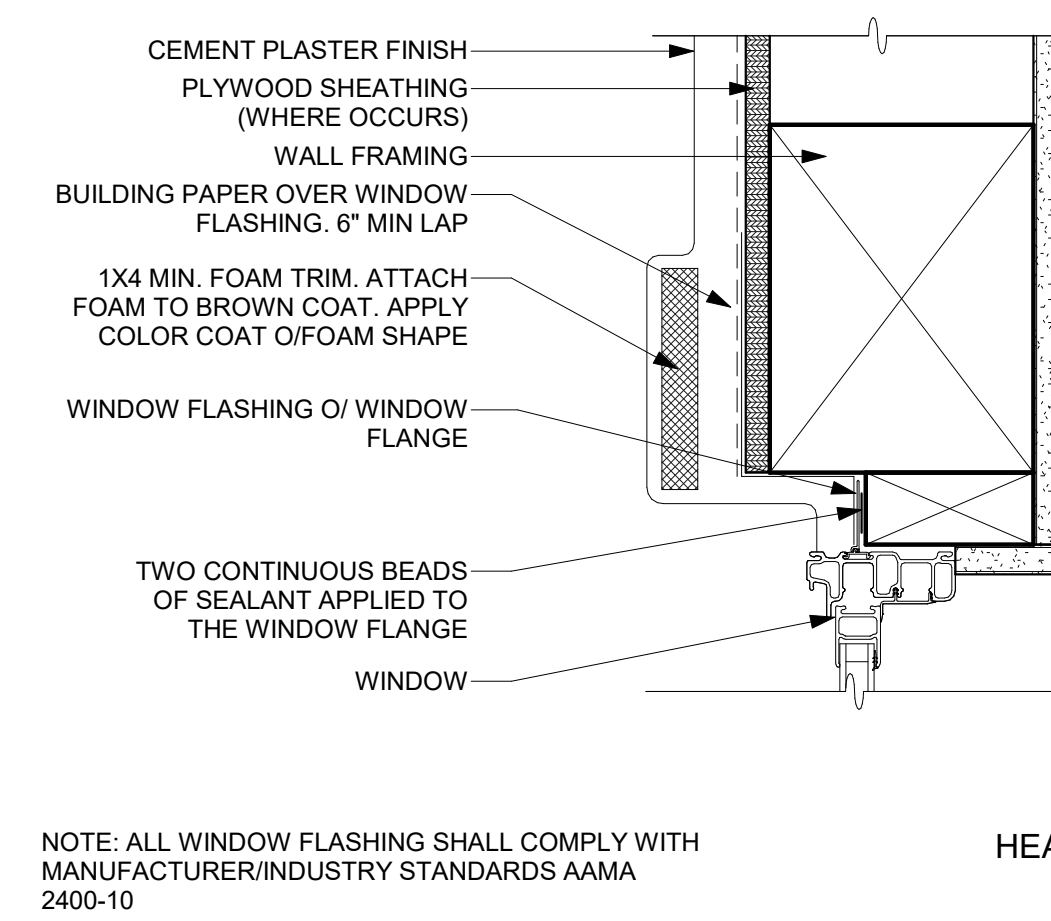
32 EAVE @ PLASTER - MISSION

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



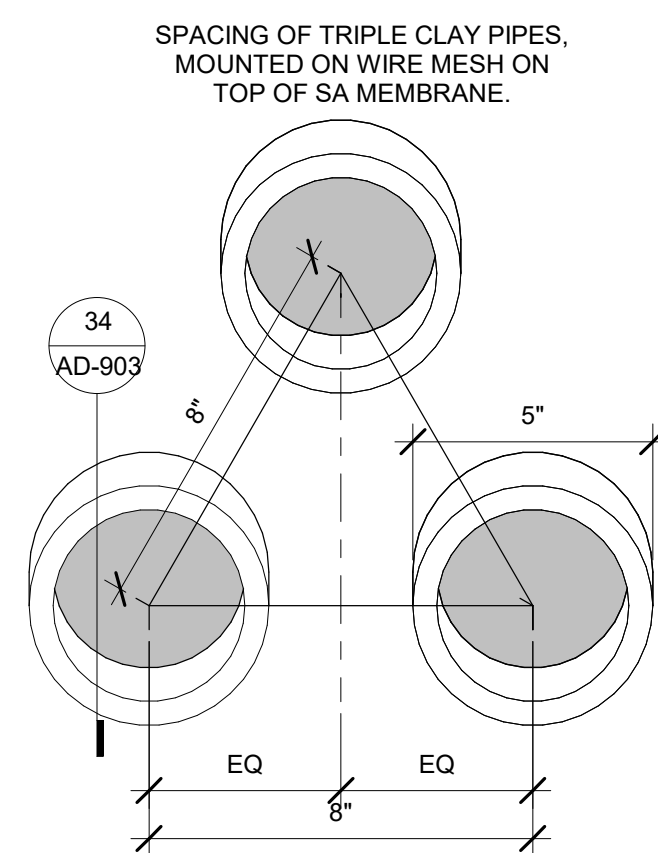
22 DOOR HEAD - MISSION

SCALE: 3" = 1'-0"



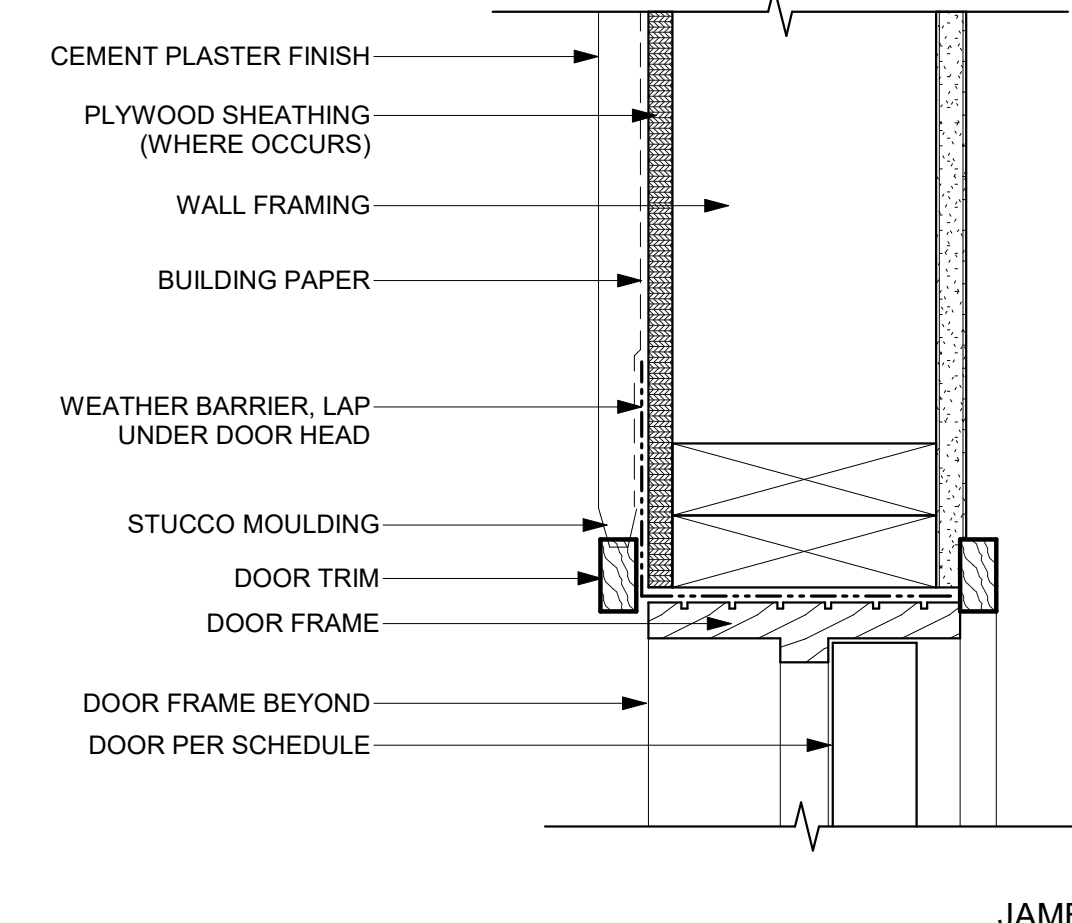
12 TYP. WINDOW HEAD

SCALE: 3" = 1'-0"



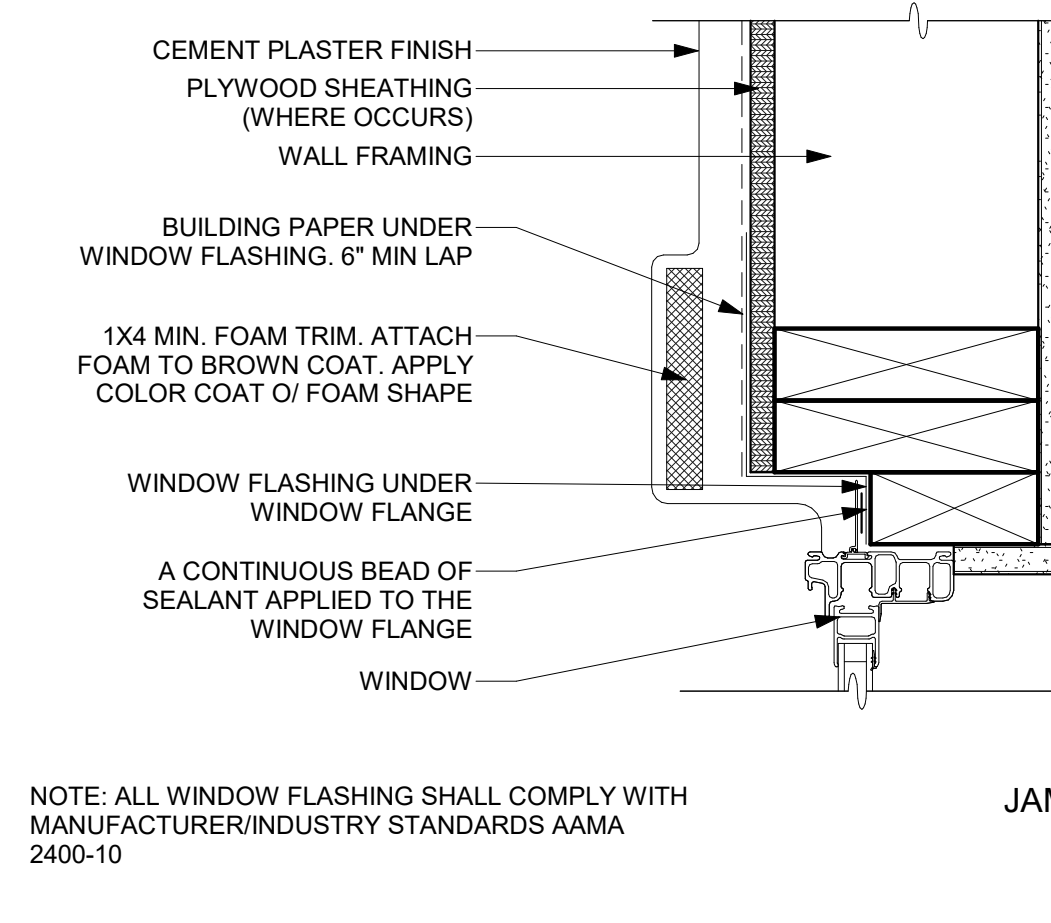
33 DECORATIVE VENT SPACING

SCALE: 3" = 1'-0"



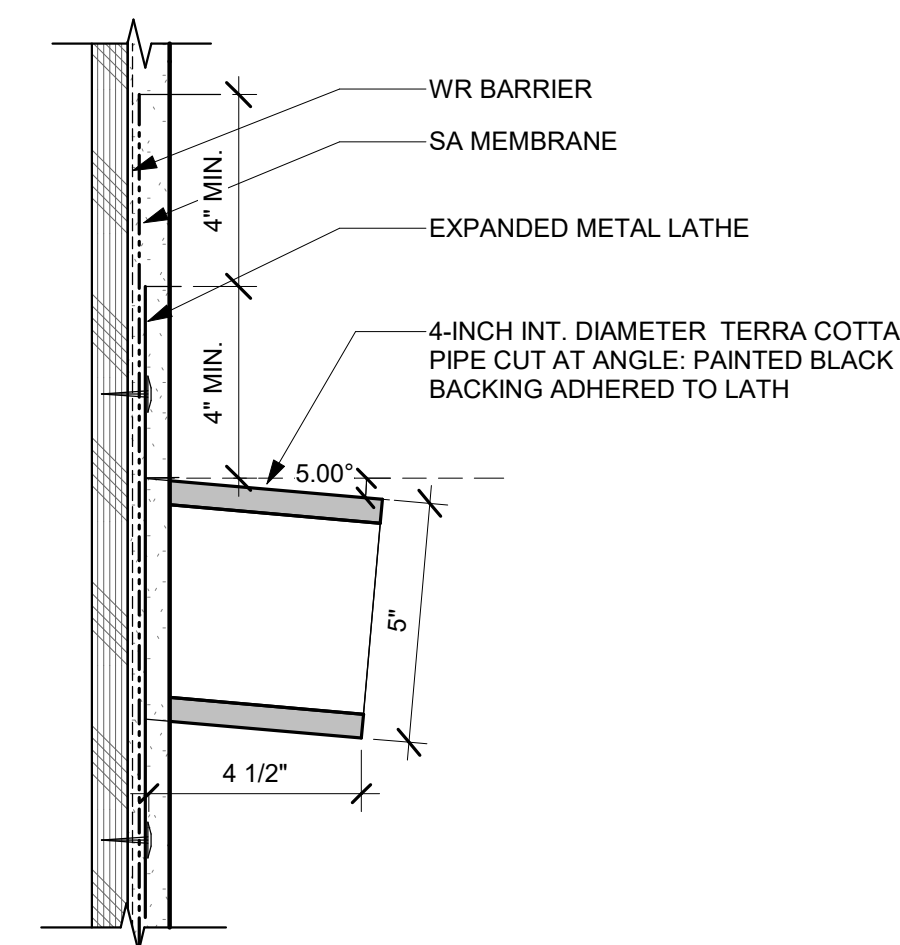
23 DOOR JAMB - MISSION

SCALE: 3" = 1'-0"



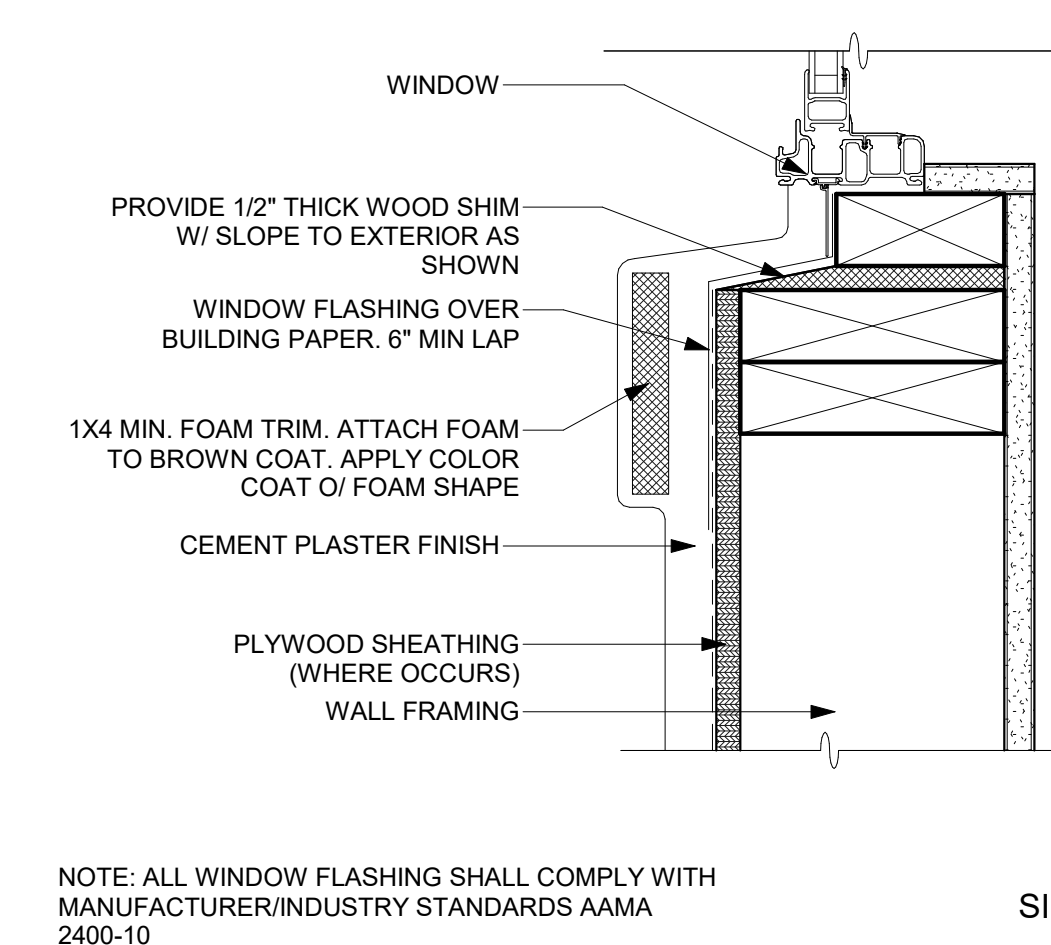
13 TYP. WINDOW JAMB

SCALE: 3" = 1'-0"



34 DECORATIVE VENT ATTACHMENT

SCALE: 3" = 1'-0"



14 TYP. WINDOW SILL

SCALE: 3" = 1'-0"

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

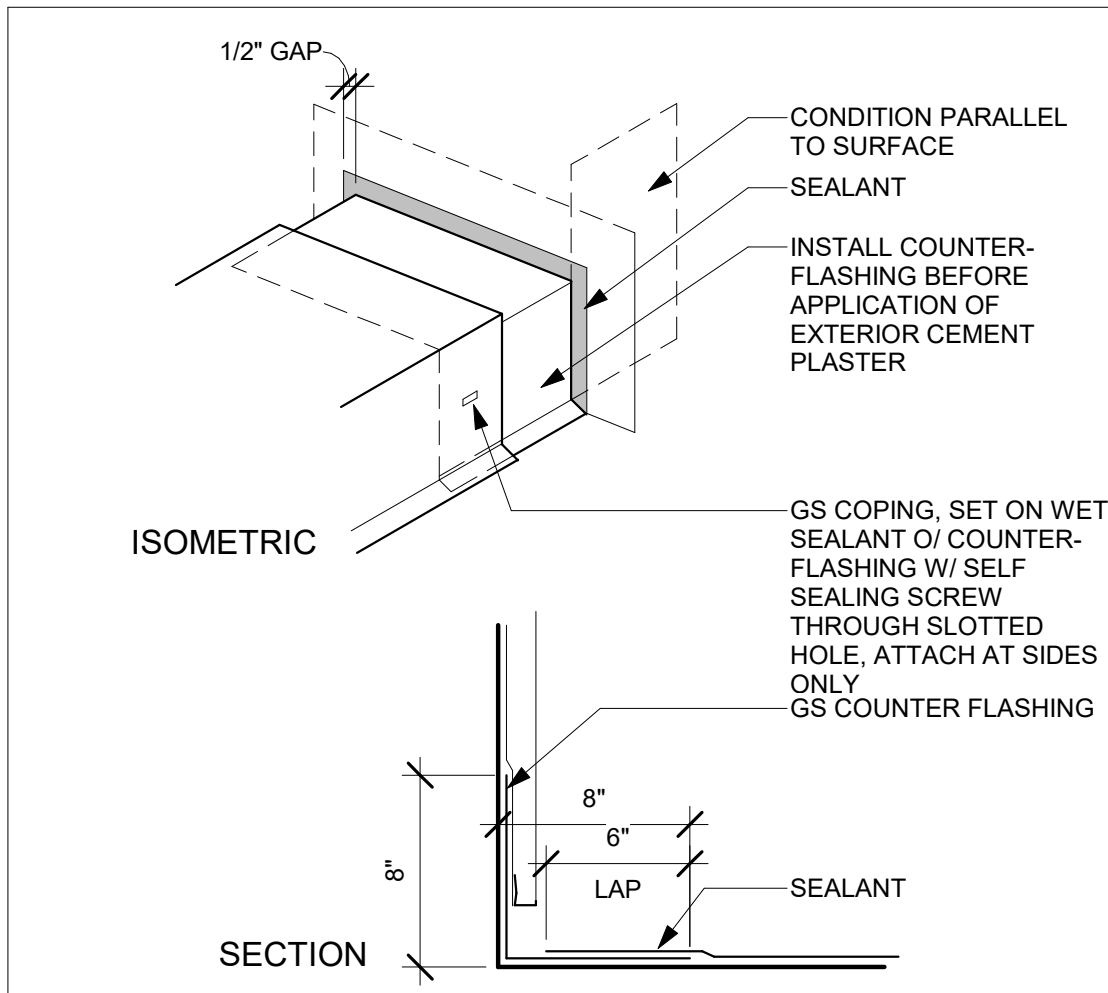
APPROVED SET

DATE
01/11/24
SHEET

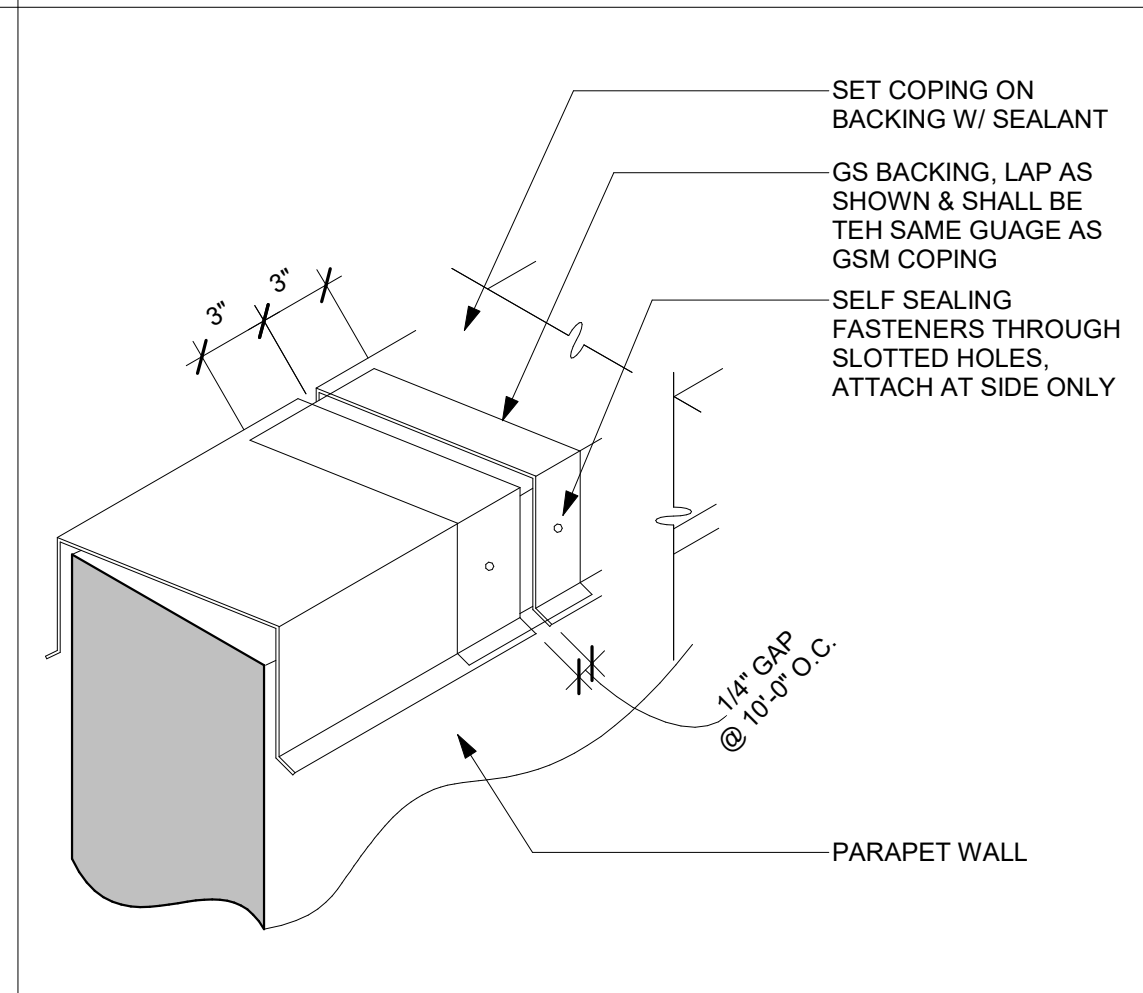
AD-903



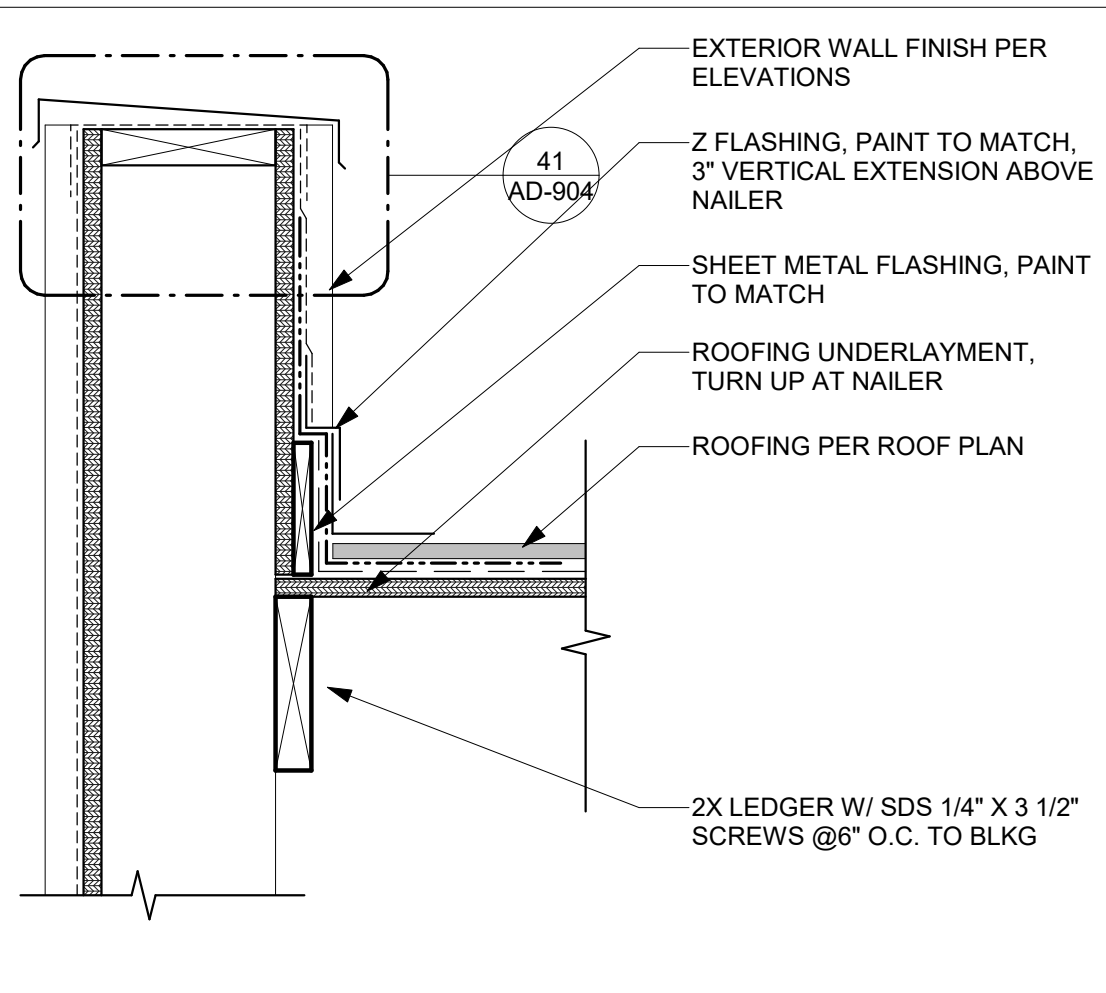
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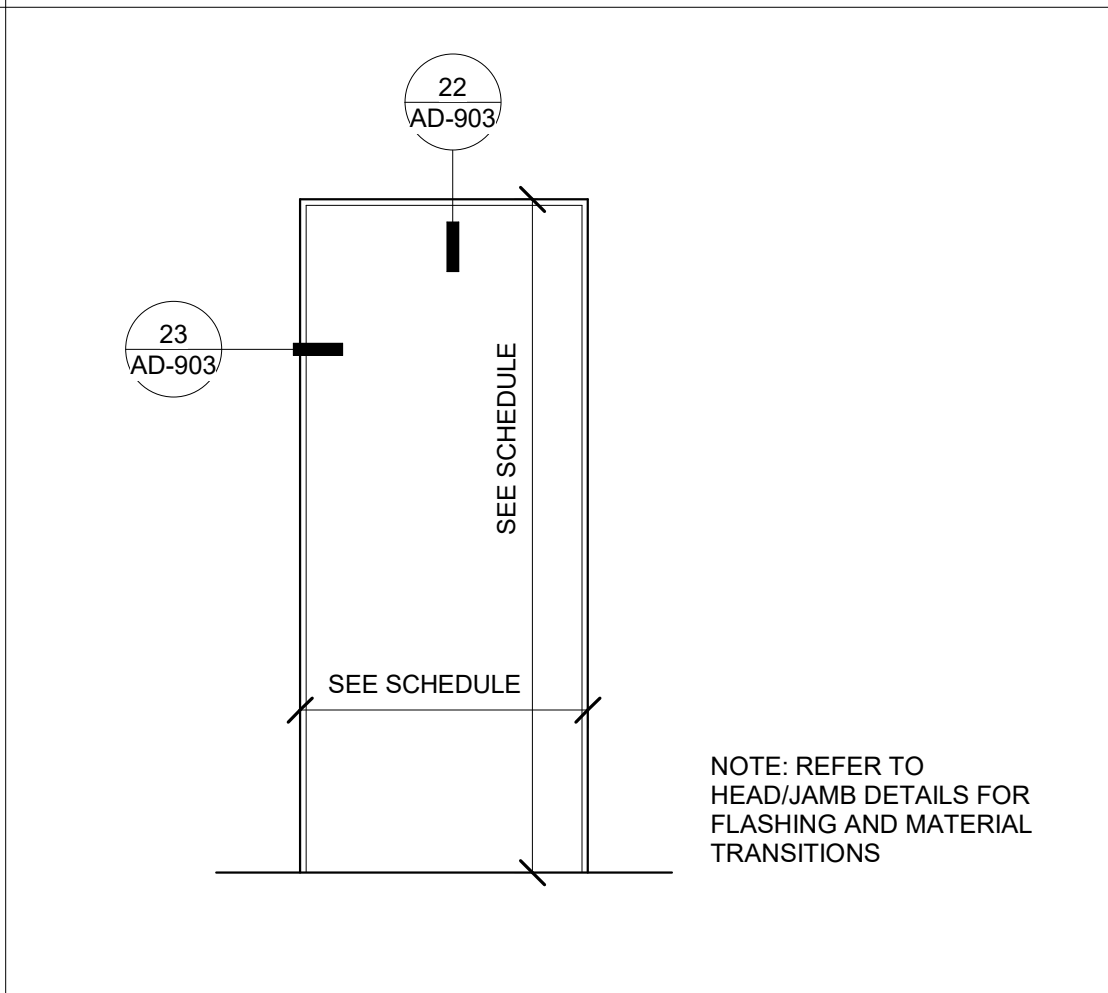
51 PARAPET COPING FLASHING
SCALE: 1 1/2" = 1'-0"



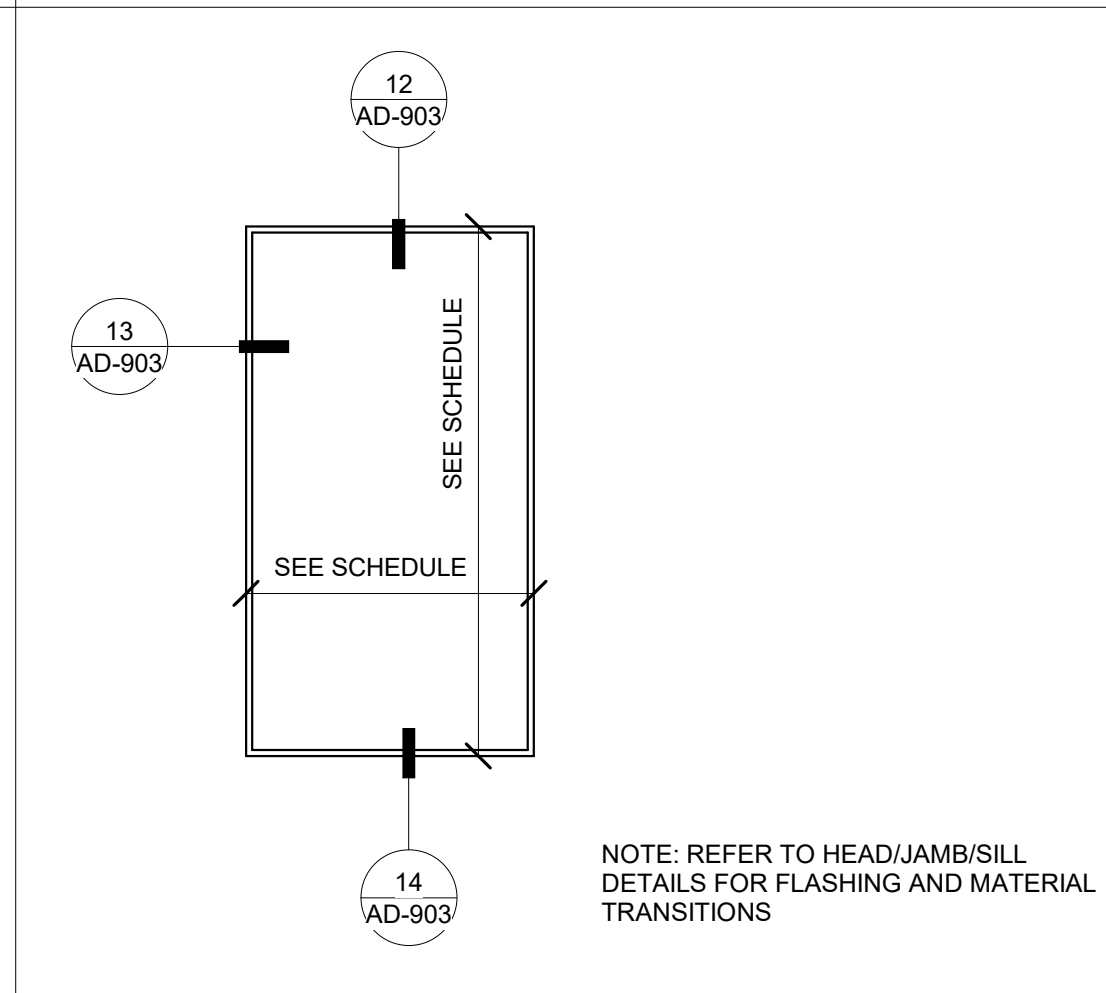
41 PARAPET FLASHING DETAIL
SCALE: 1 1/2" = 1'-0"



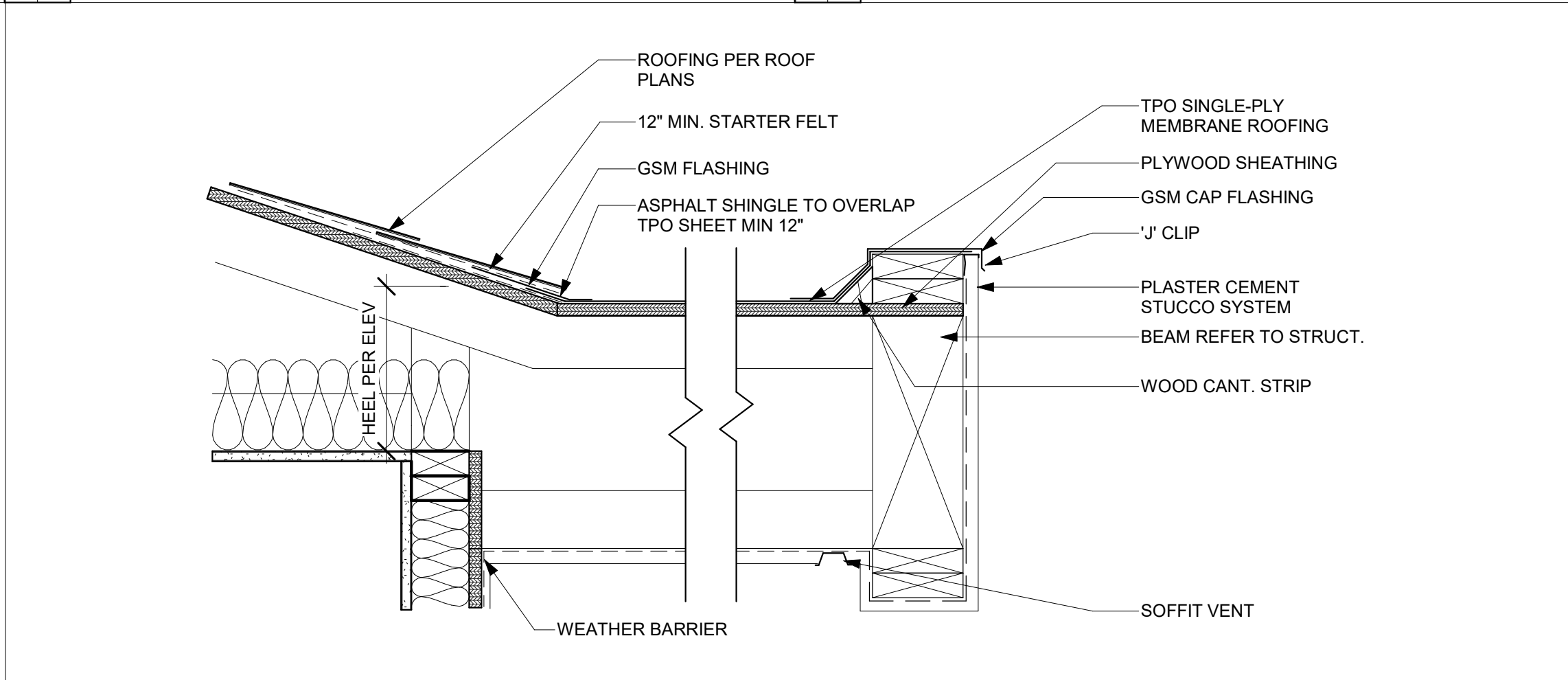
31 COUNTERFLASHING AT PARAPET
SCALE: 1 1/2" = 1'-0"



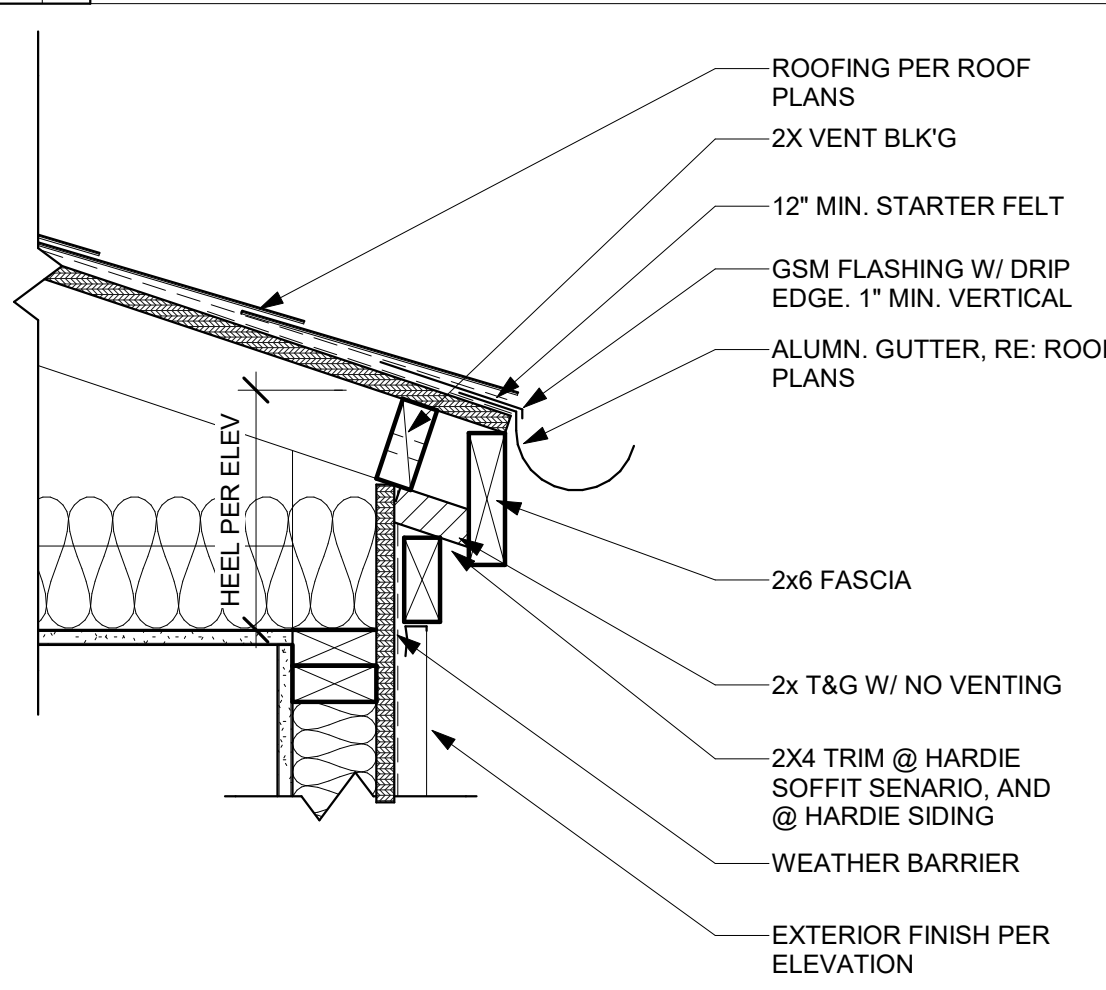
21 DOOR TRIM - DESERT MODERN
SCALE: 3/4" = 1'-0"



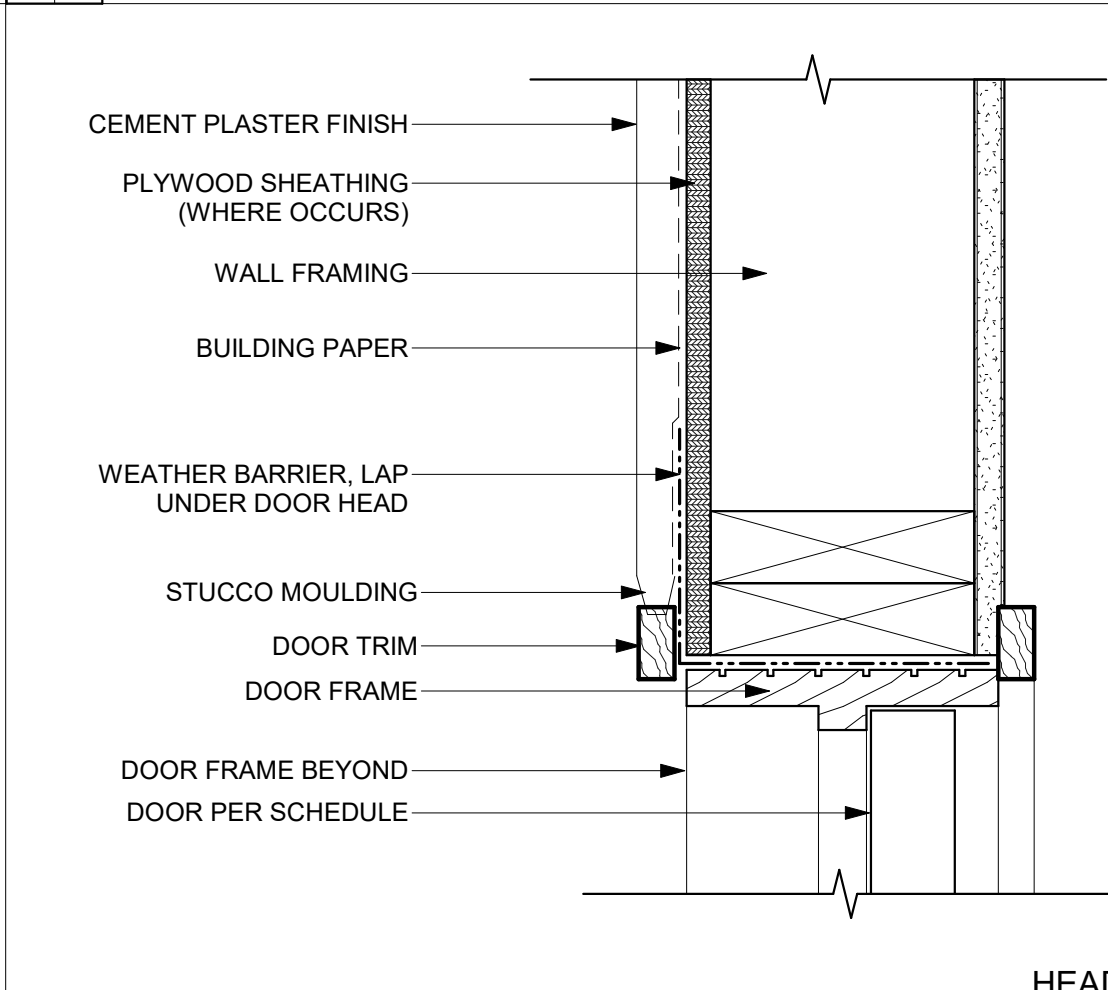
11 WINDOW TRIM - DESERT MODERN
SCALE: 3/4" = 1'-0"



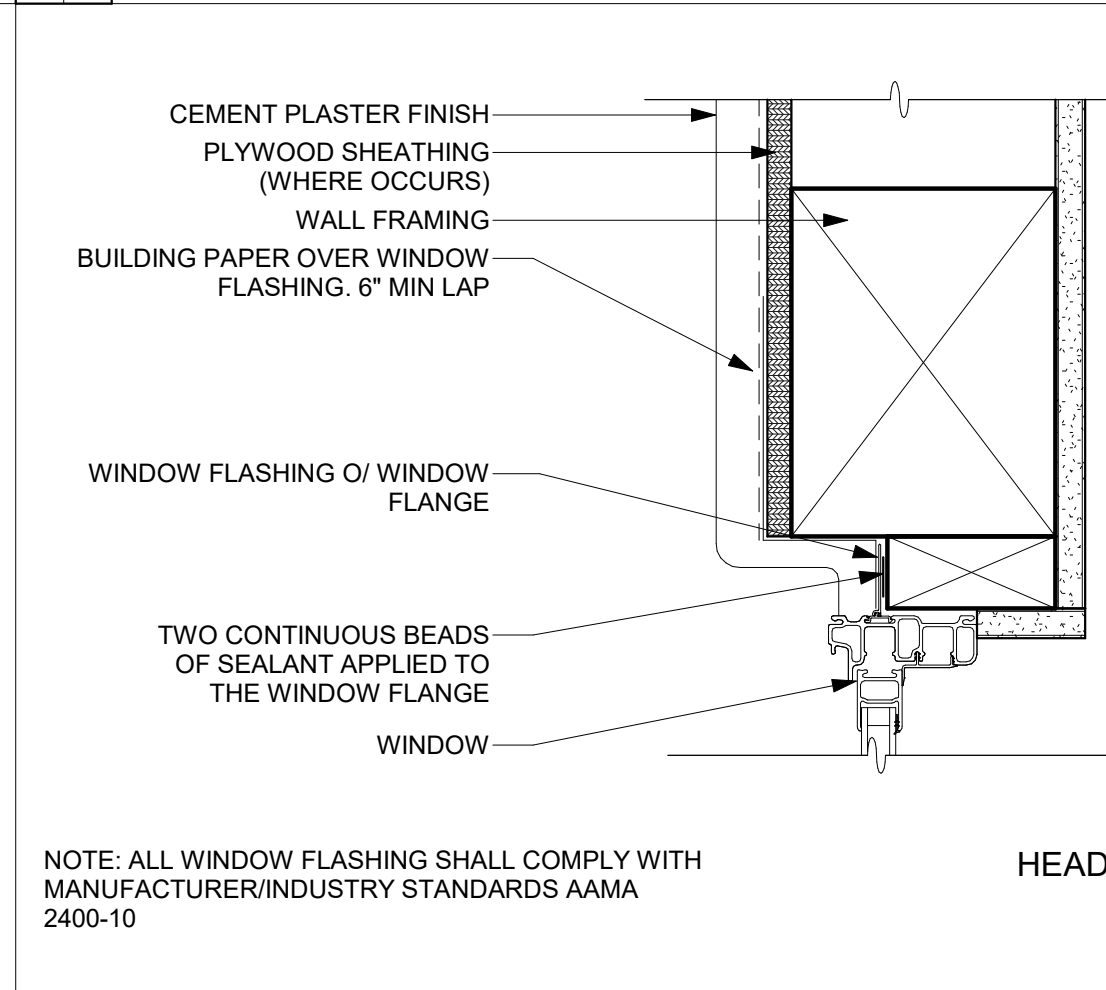
52 ROOF TO PORCH - DESERT MODERN
SCALE: 1 1/2" = 1'-0"



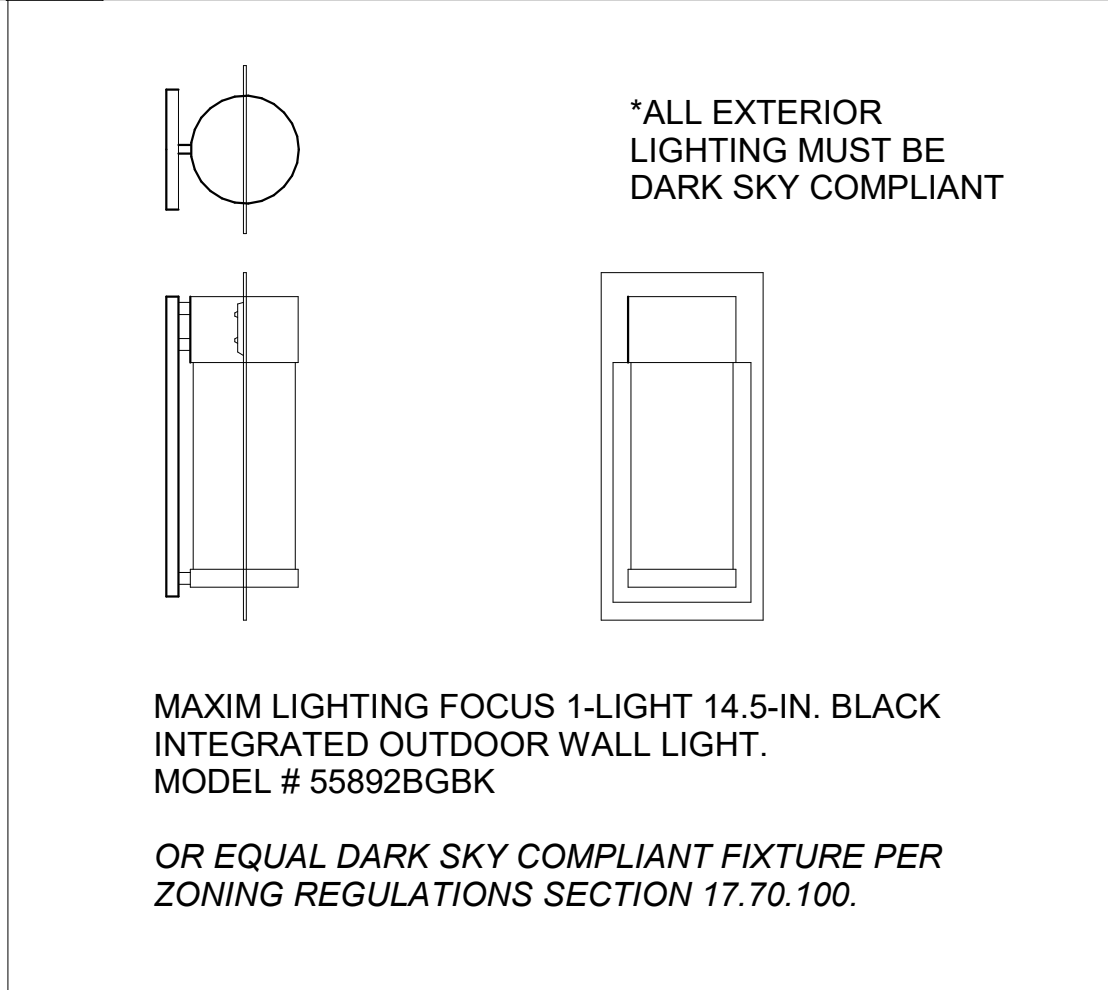
32 EAVE @ PLASTER - MODERN
SCALE: 1 1/2" = 1'-0"



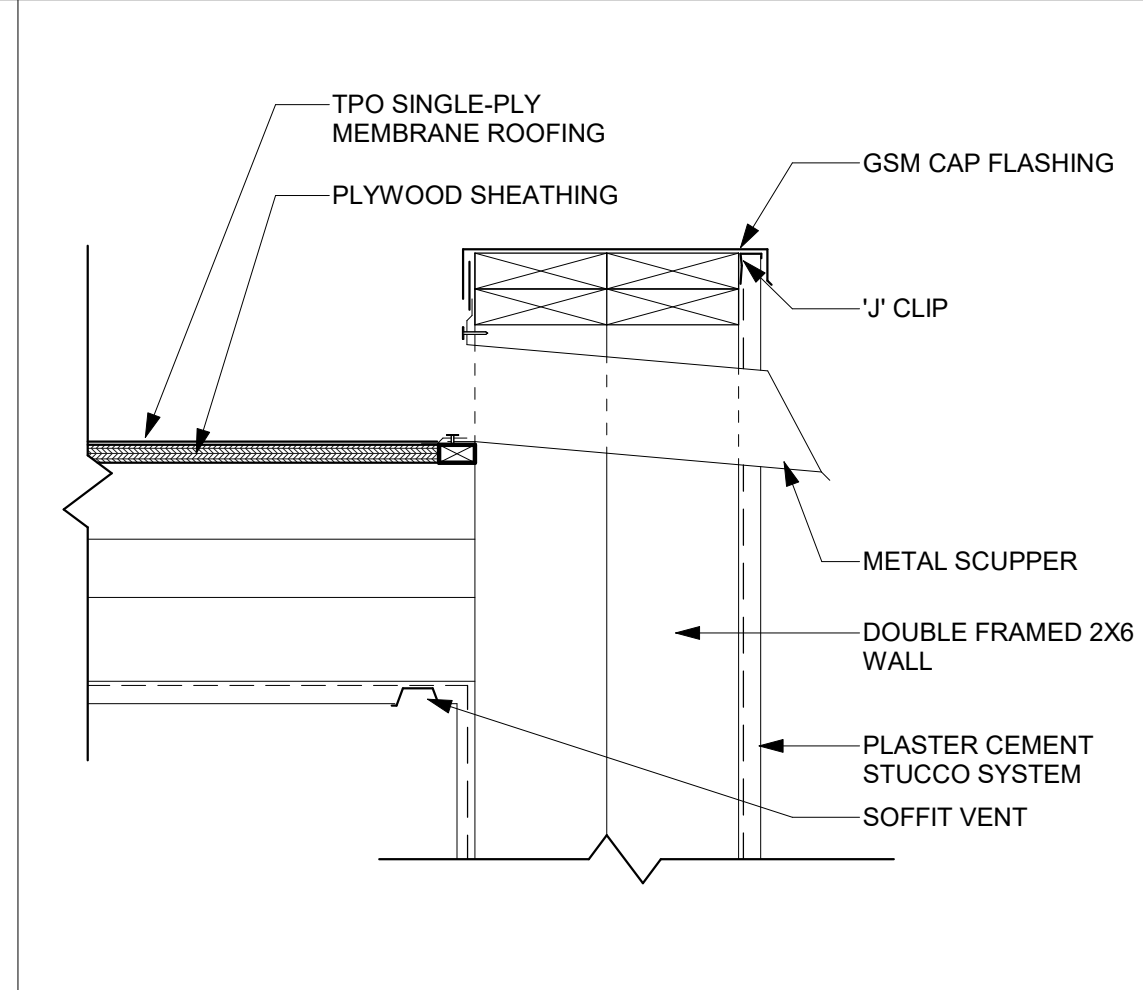
22 DOOR HEAD - MODERN
SCALE: 3" = 1'-0"



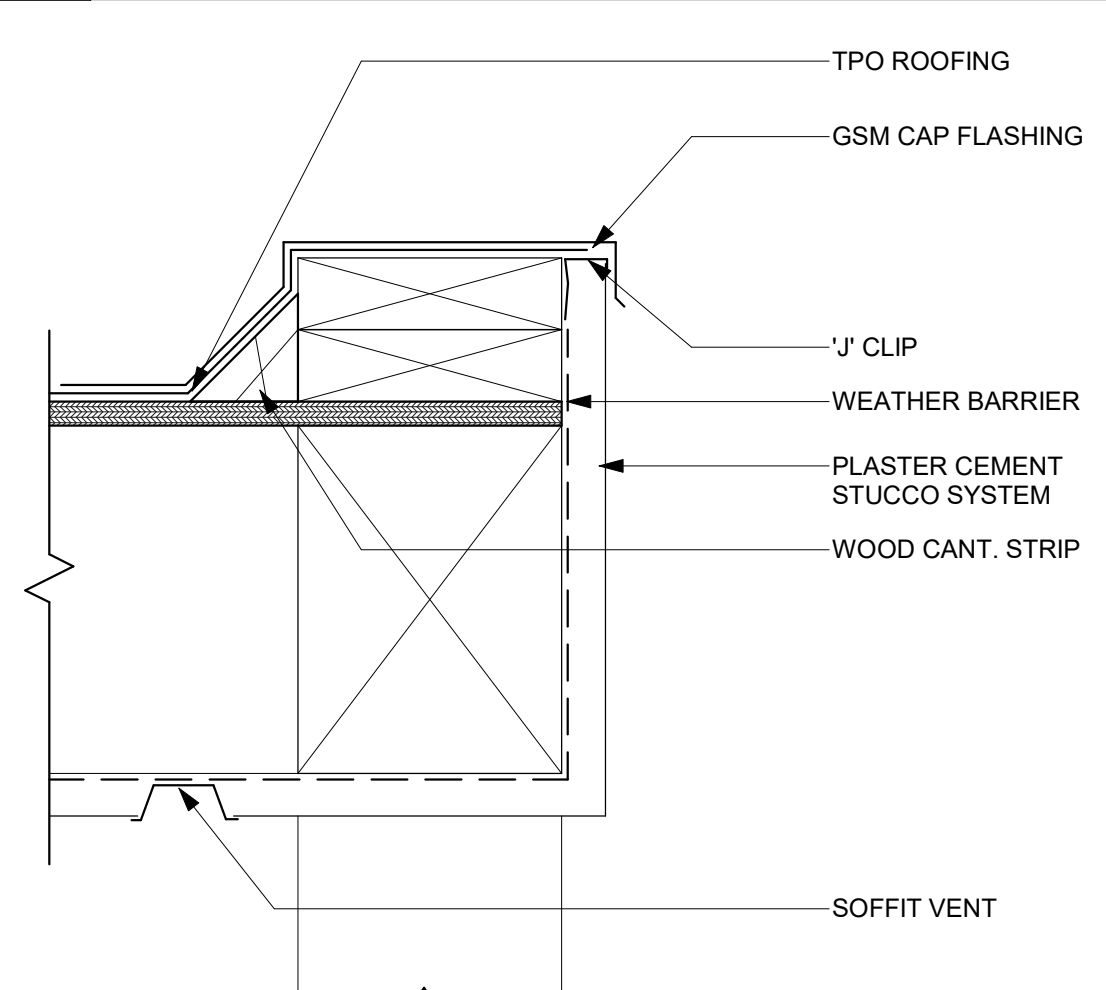
12 TYP. WINDOW HEAD
SCALE: 3" = 1'-0"



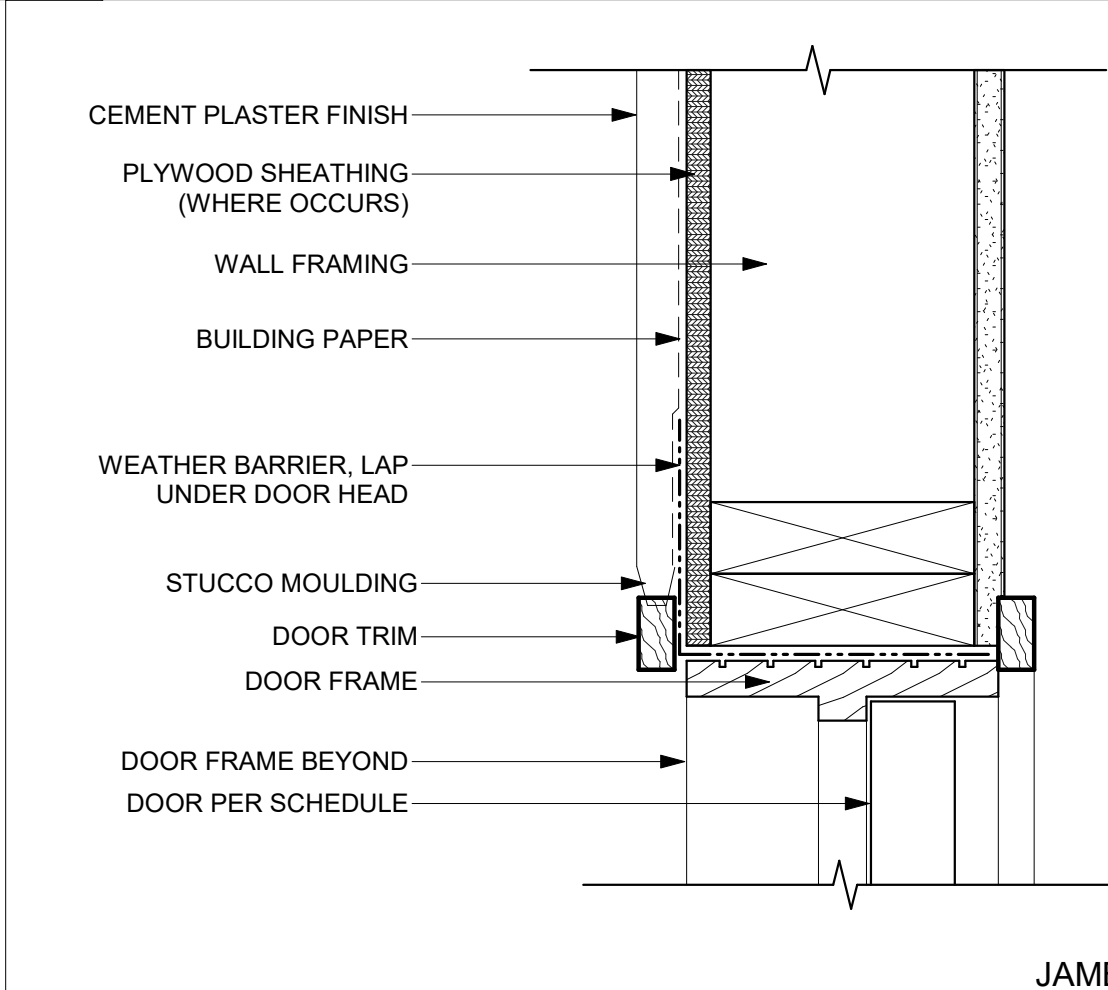
53 LIGHT FIXTURE - DESERT MODERN
SCALE: 1 1/2" = 1'-0"



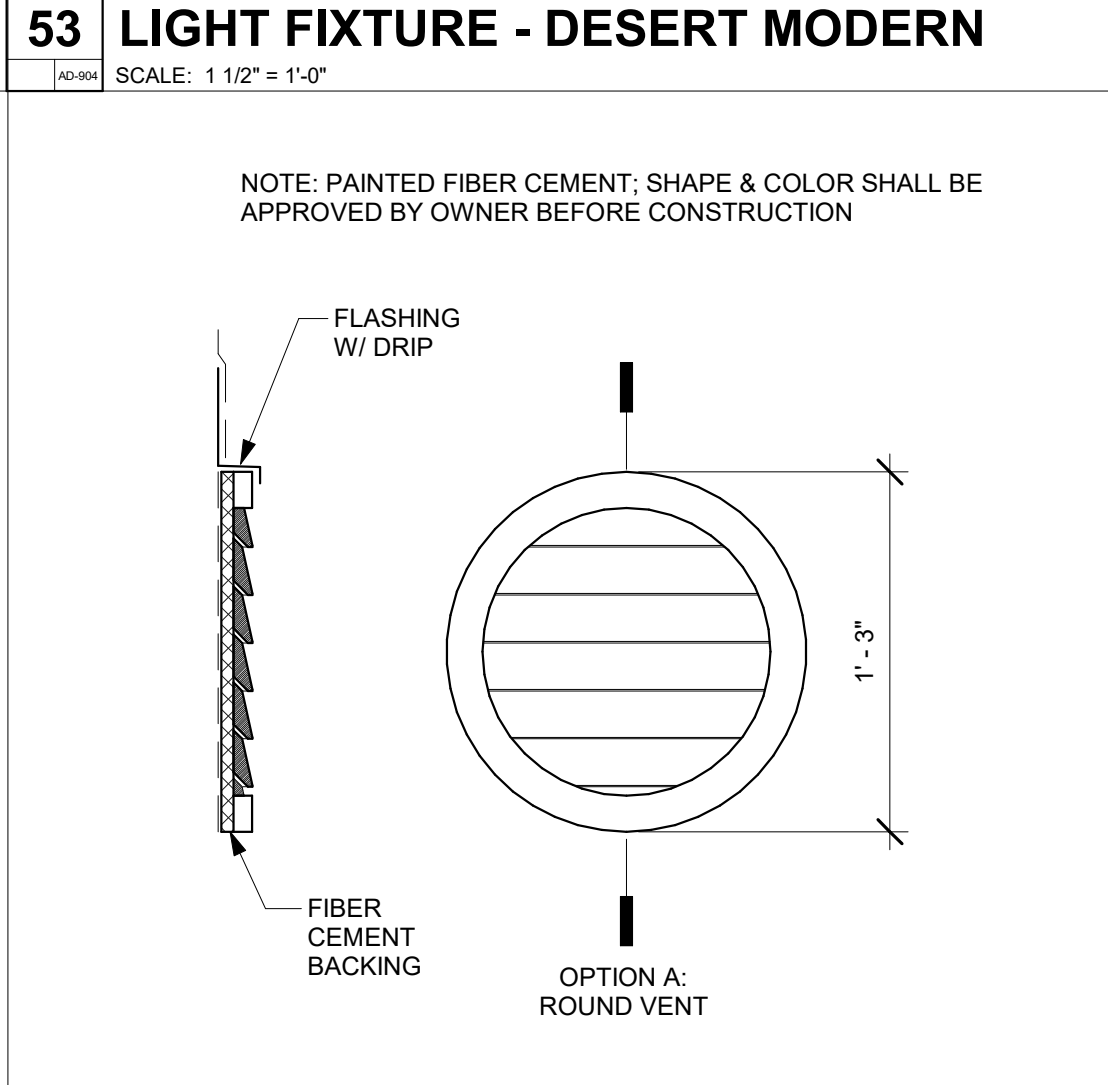
43 ROOF SCUPPER - DESERT MODERN
SCALE: 1 1/2" = 1'-0"



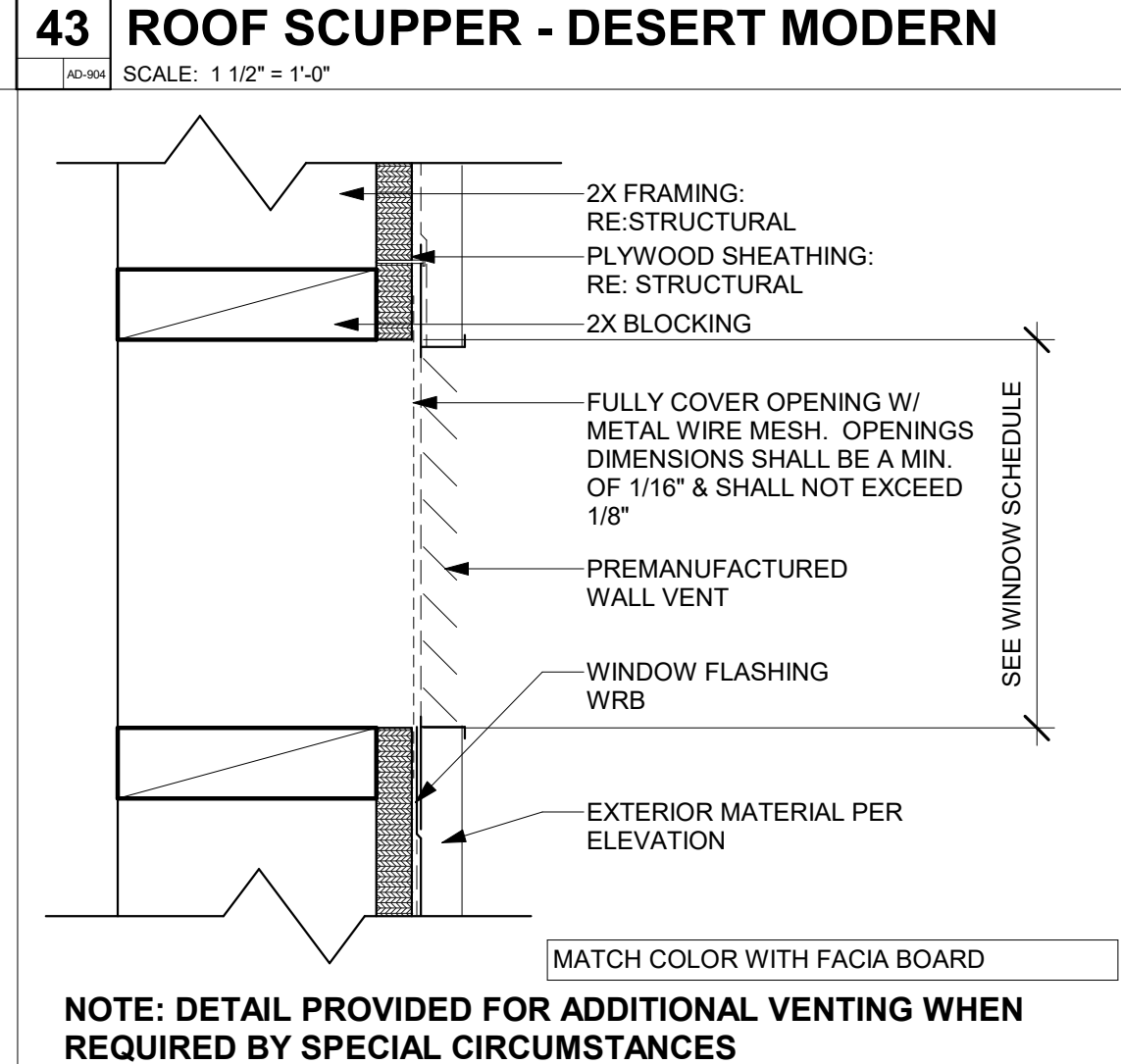
23 DOOR JAMB - MODERN
SCALE: 3" = 1'-0"



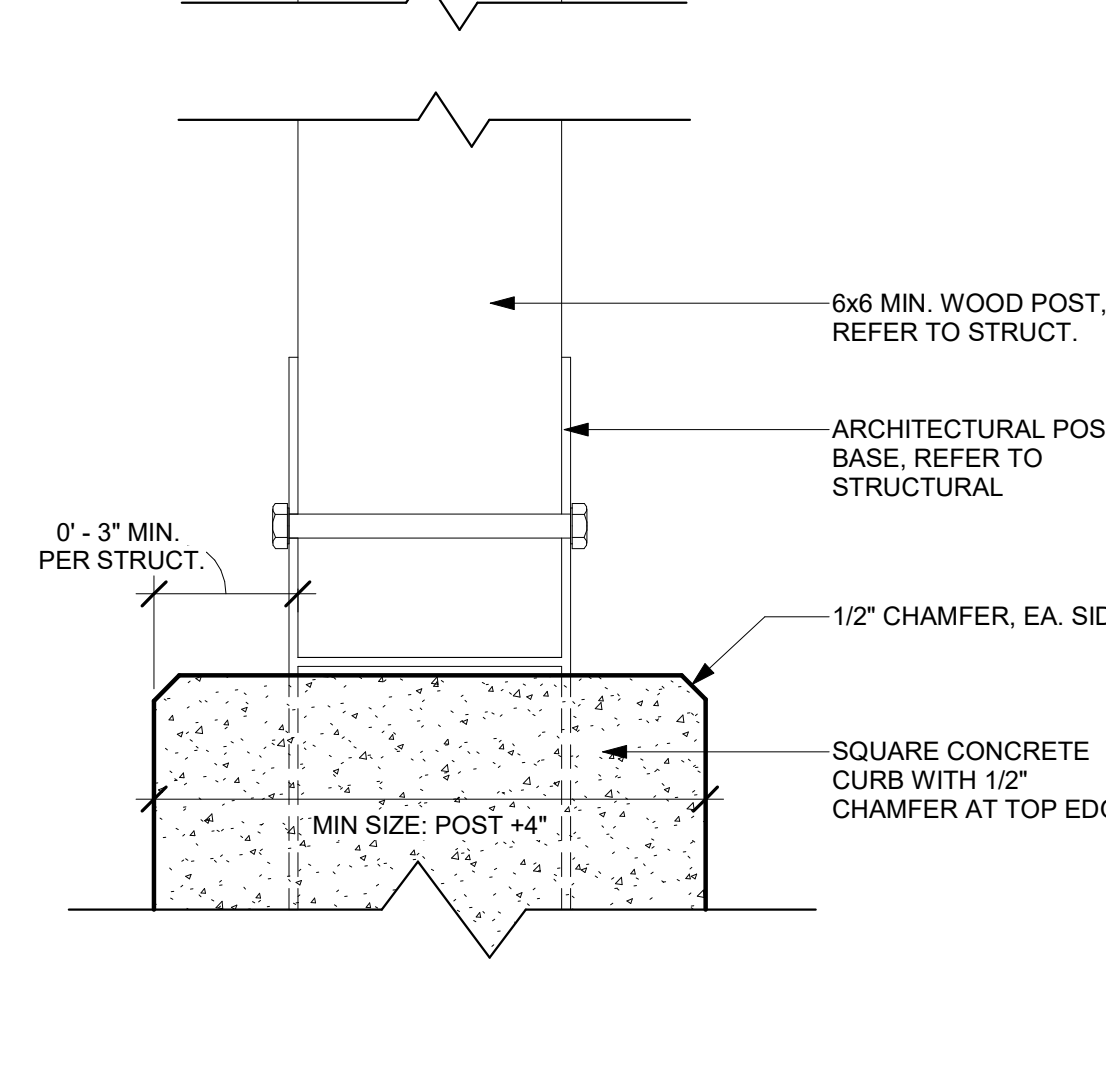
13 TYP. WINDOW JAMB
SCALE: 3" = 1'-0"



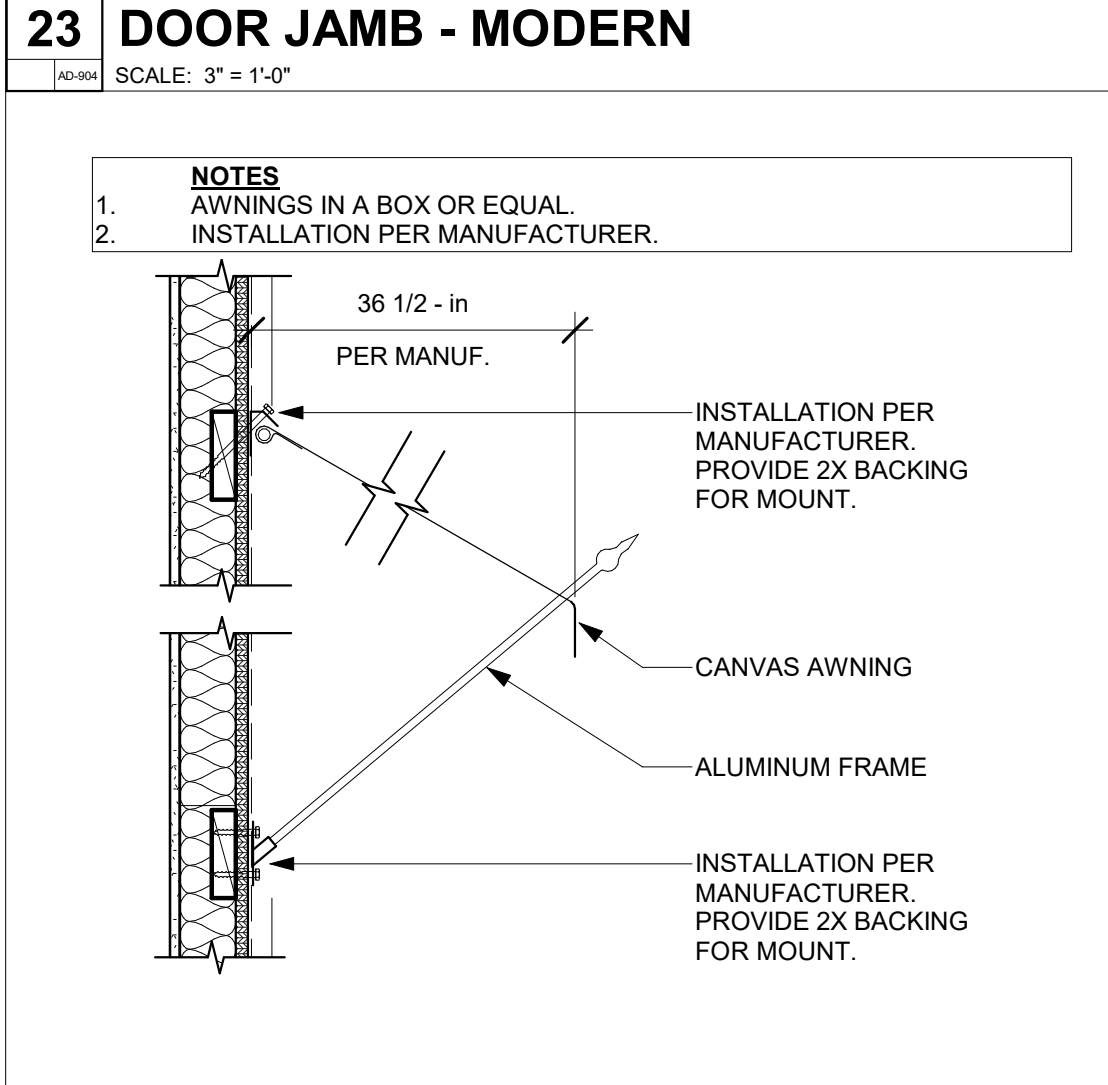
54 CIRCLE VENT
SCALE: 1 1/2" = 1'-0"



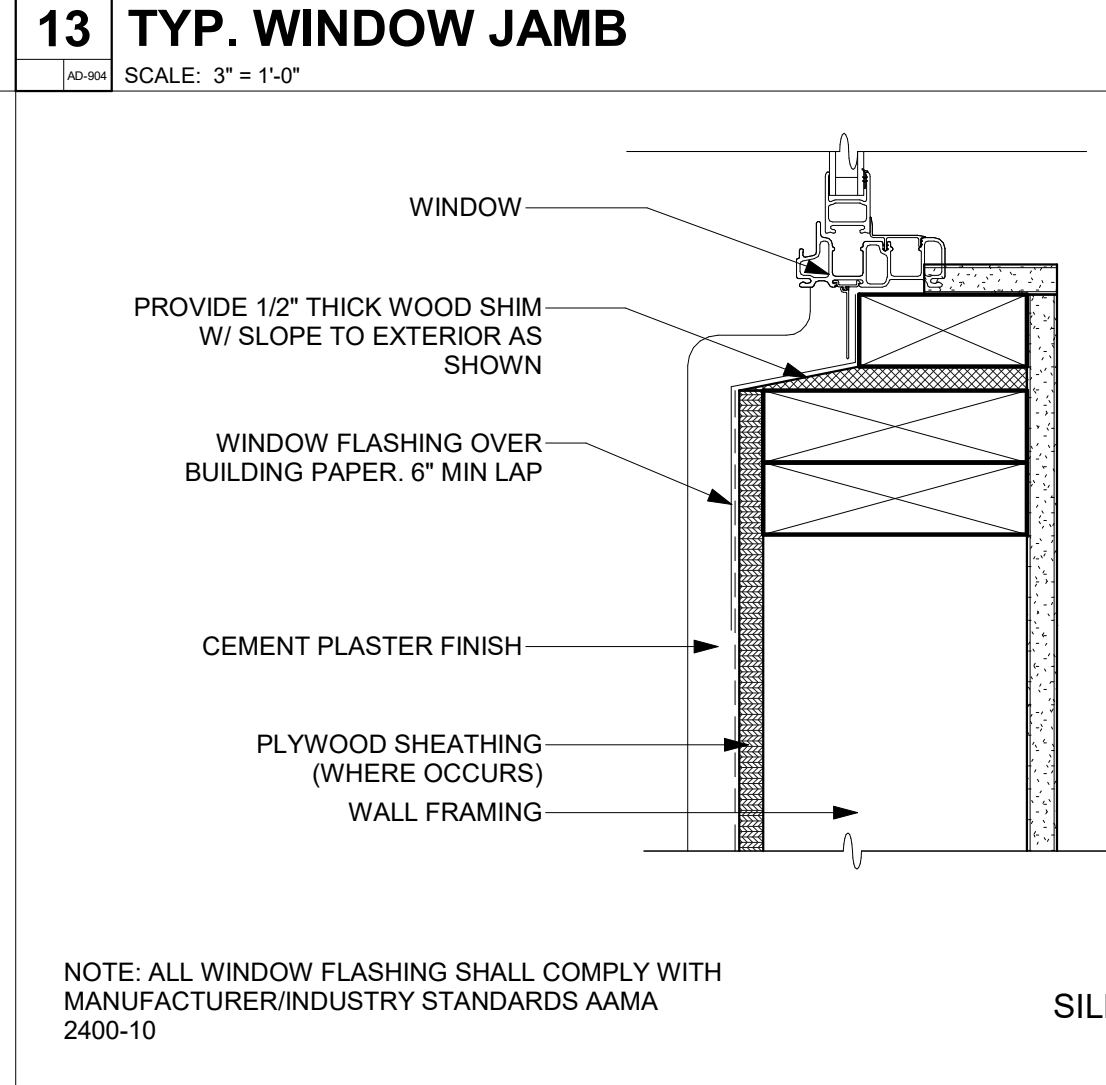
44 WALL VENT
SCALE: 3" = 1'-0"



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



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



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

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

APPROVED SET

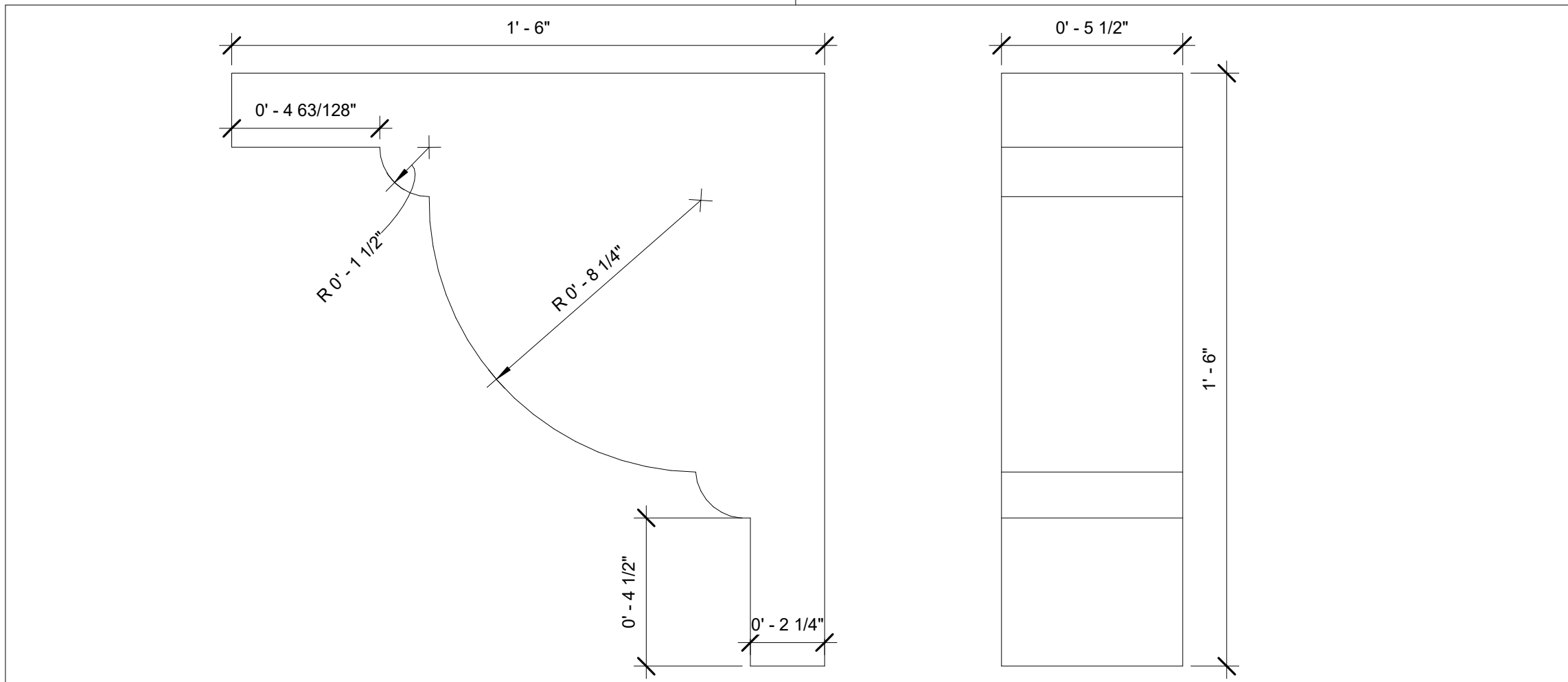
DATE
01/11/24
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AD-904

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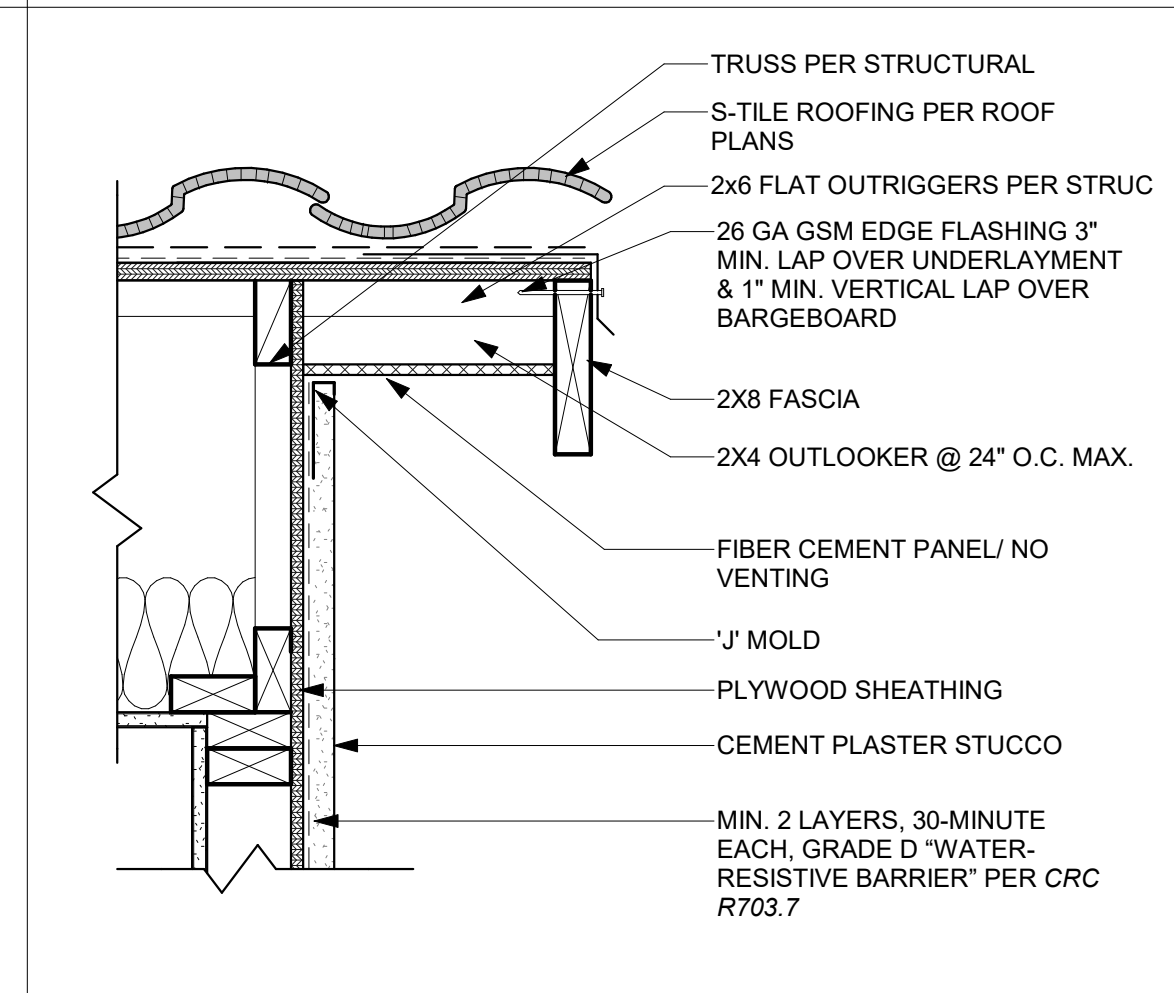


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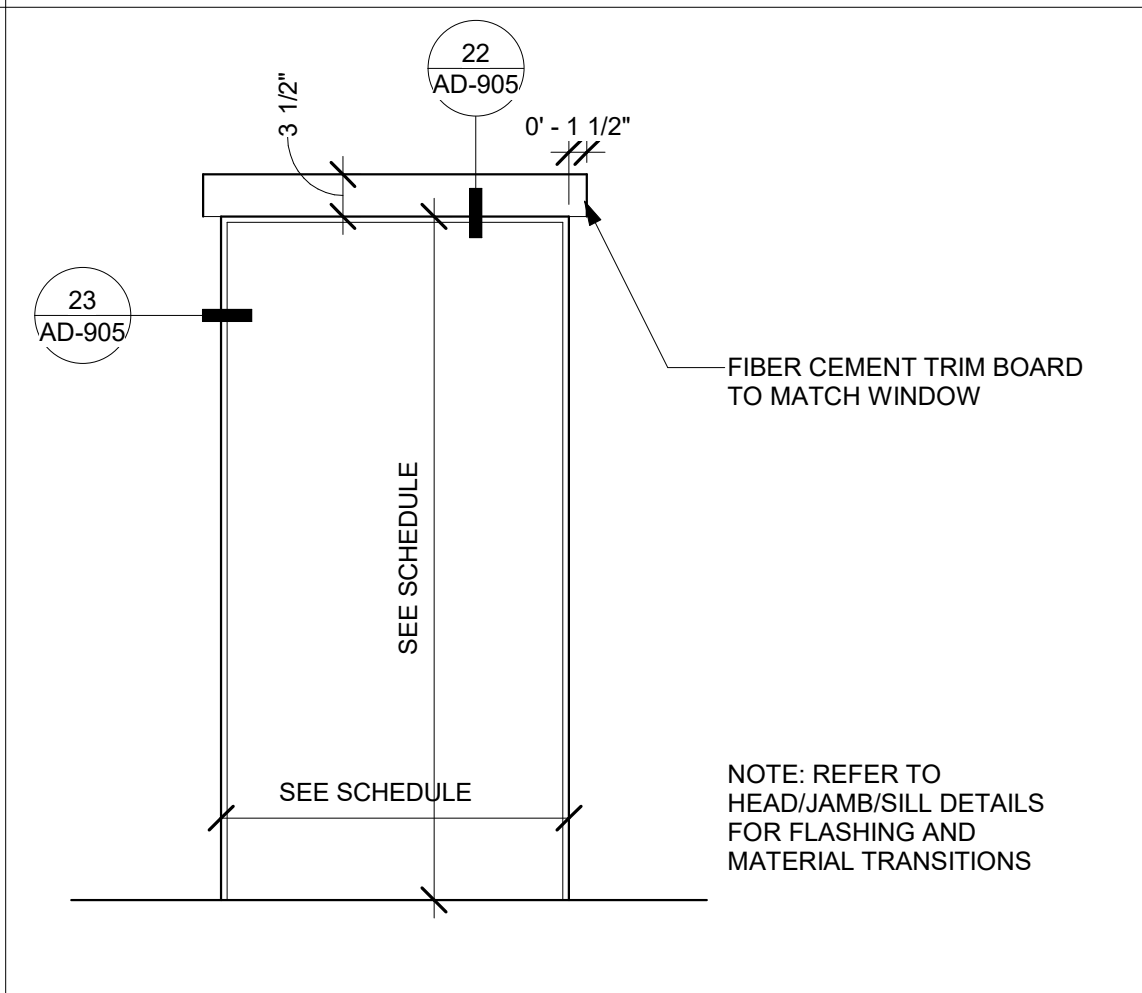
51 DECORATIVE CORBEL - SPANISH LARGE

SCALE: 3" = 1'-0"



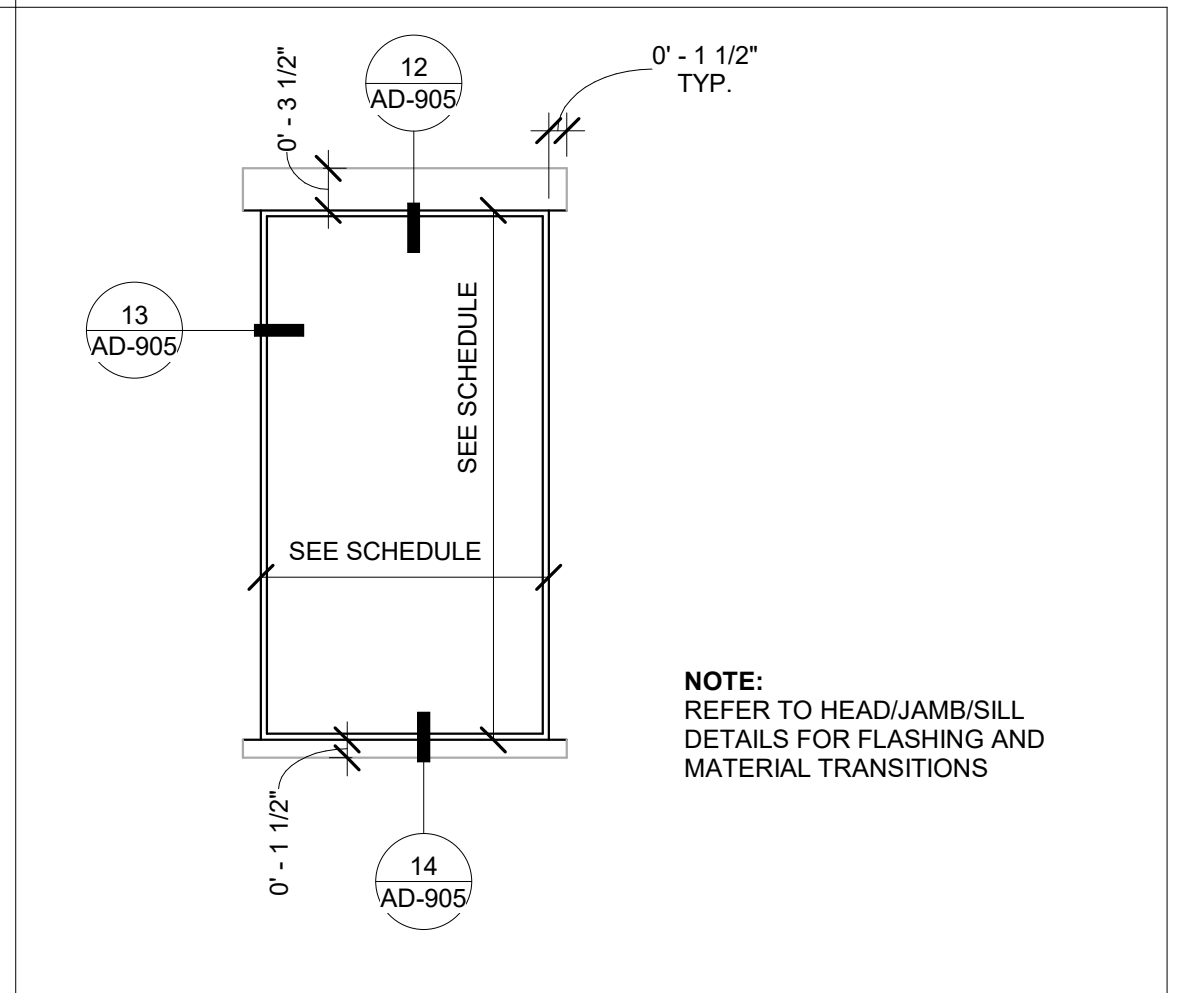
31 RAKE @ PLASTER - SPANISH COLONIAL

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



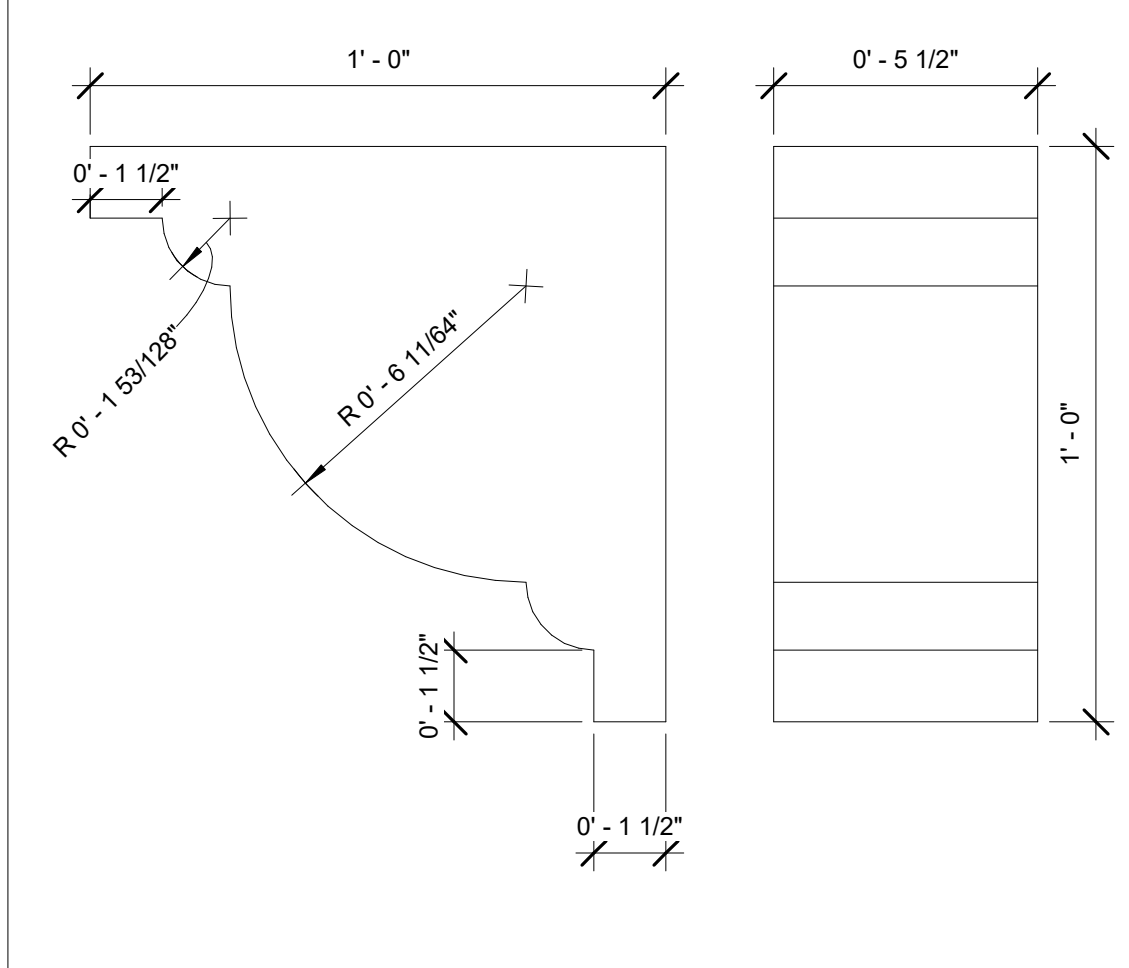
21 DOOR TRIM - SPANISH COLONIAL

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



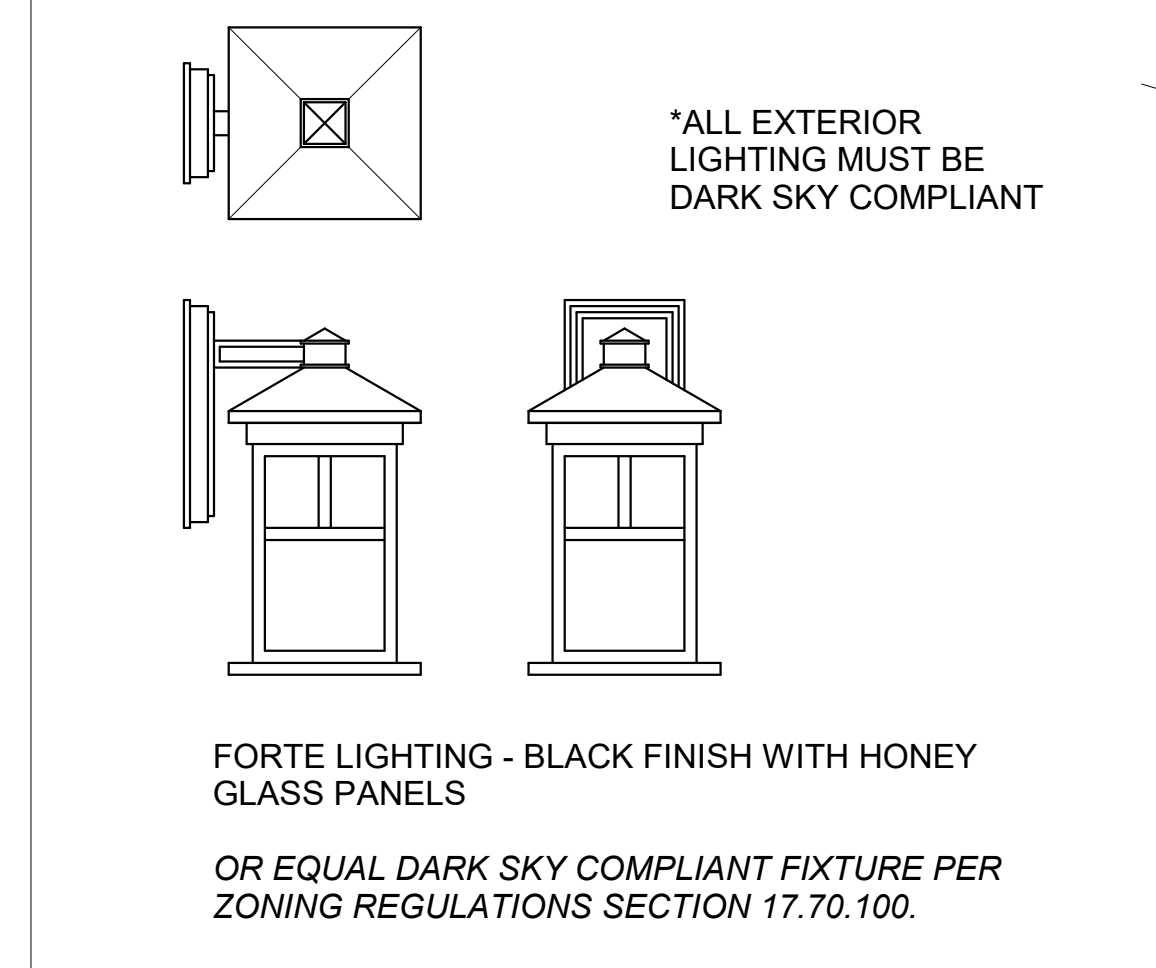
11 WINDOW TRIM - SPANISH COLONIAL

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



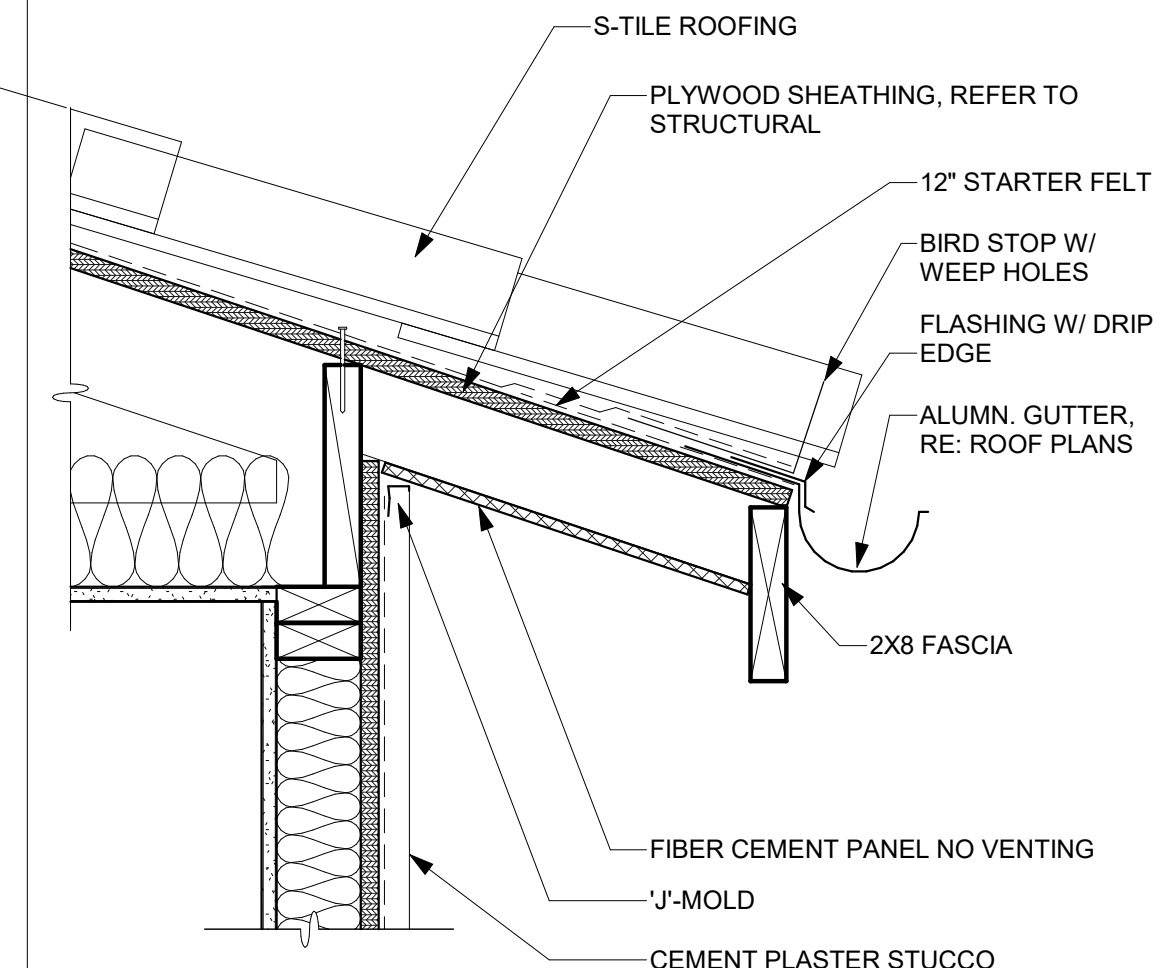
52 DECORATIVE CORBEL - SPANISH PORCH

SCALE: 3" = 1'-0"



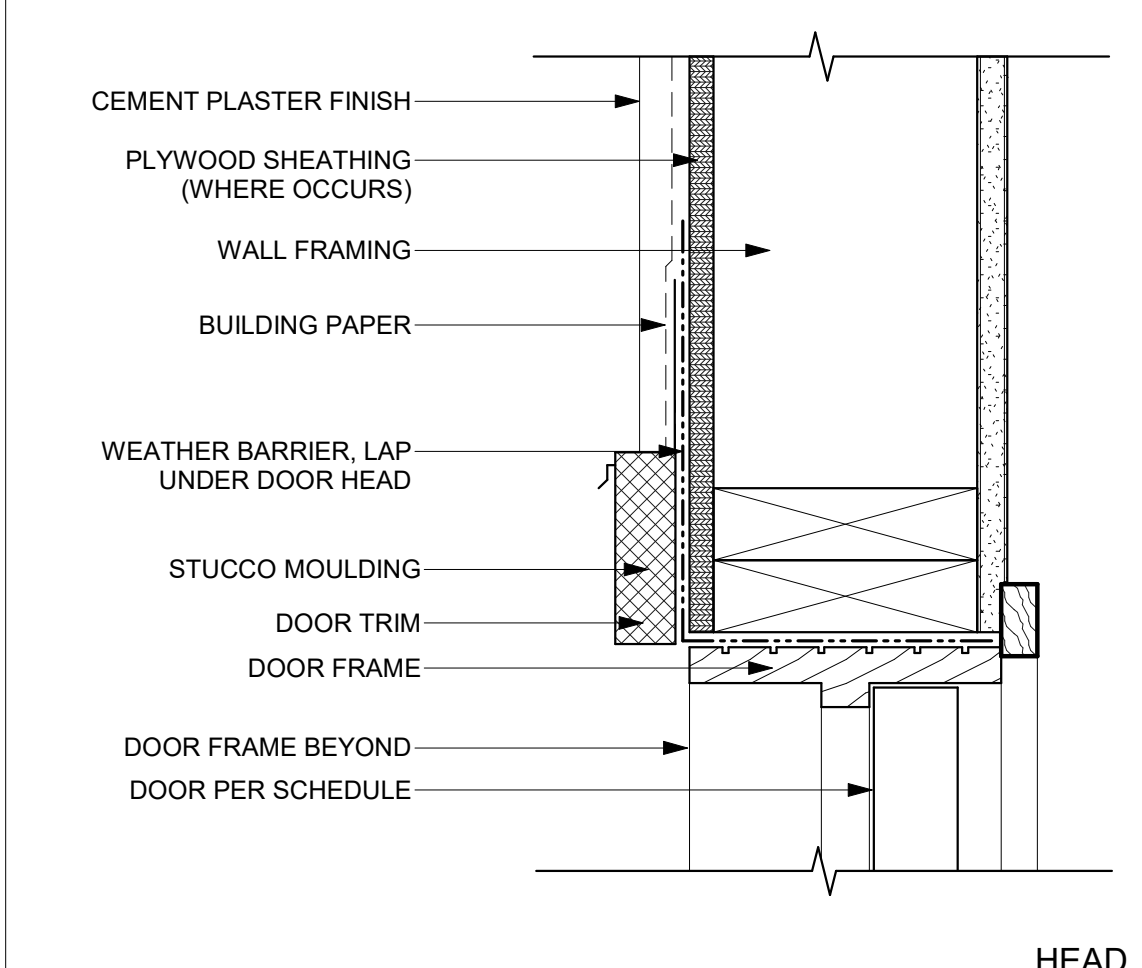
42 TYP. LIGHT FIXTURE - SPANISH

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



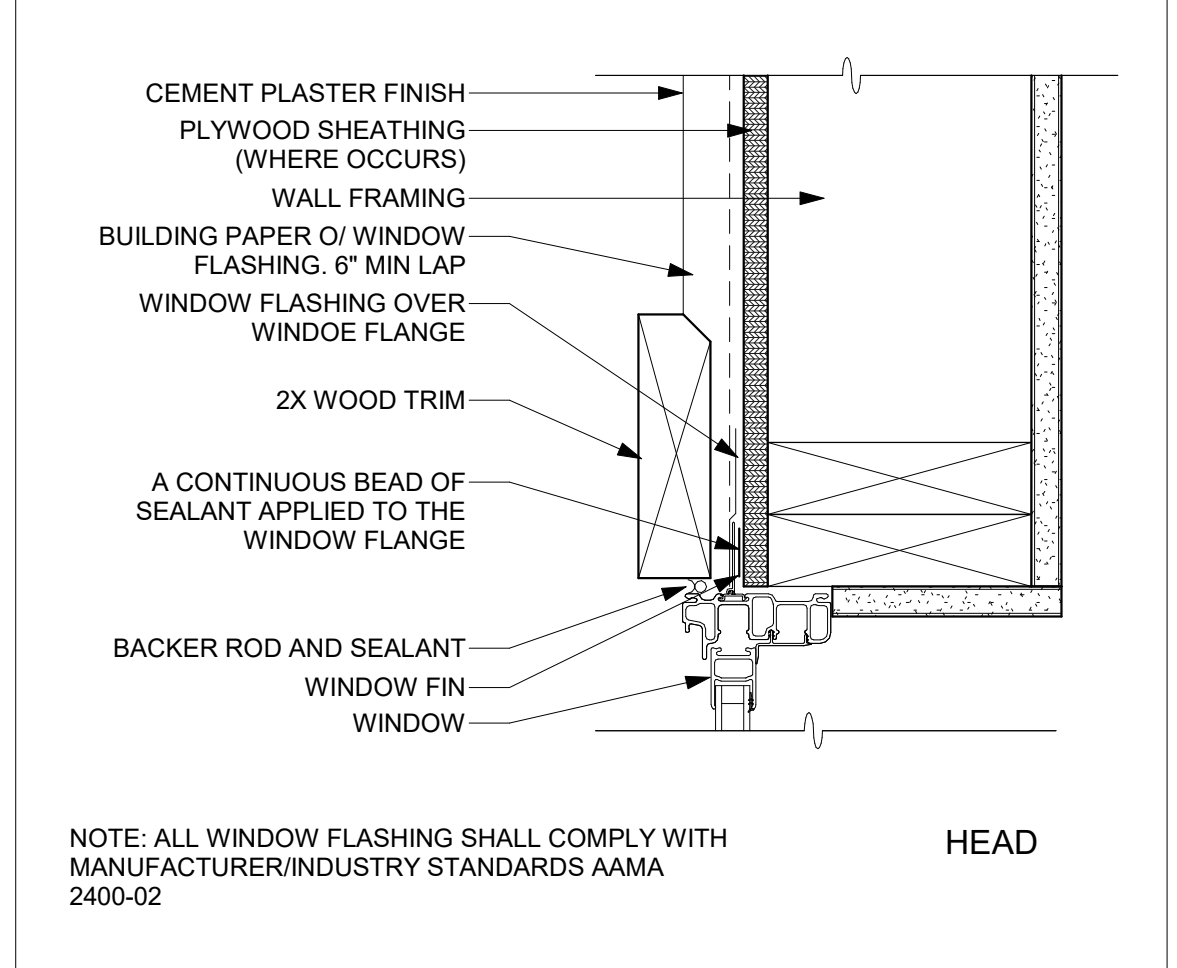
32 EAVE @ PLASTER - SPANISH COLONIAL

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



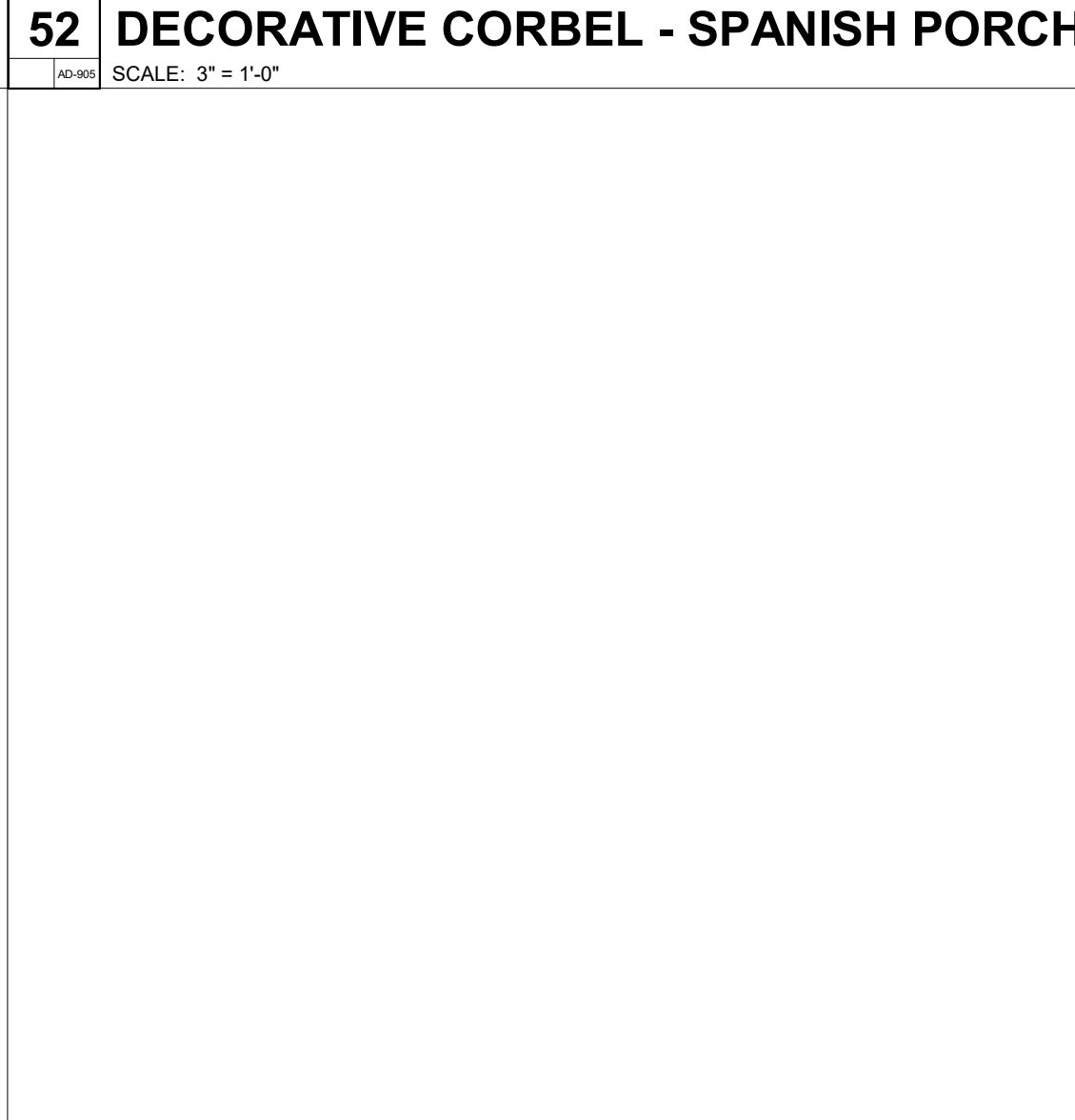
22 DOOR HEAD - SPANISH

SCALE: 3" = 1'-0"



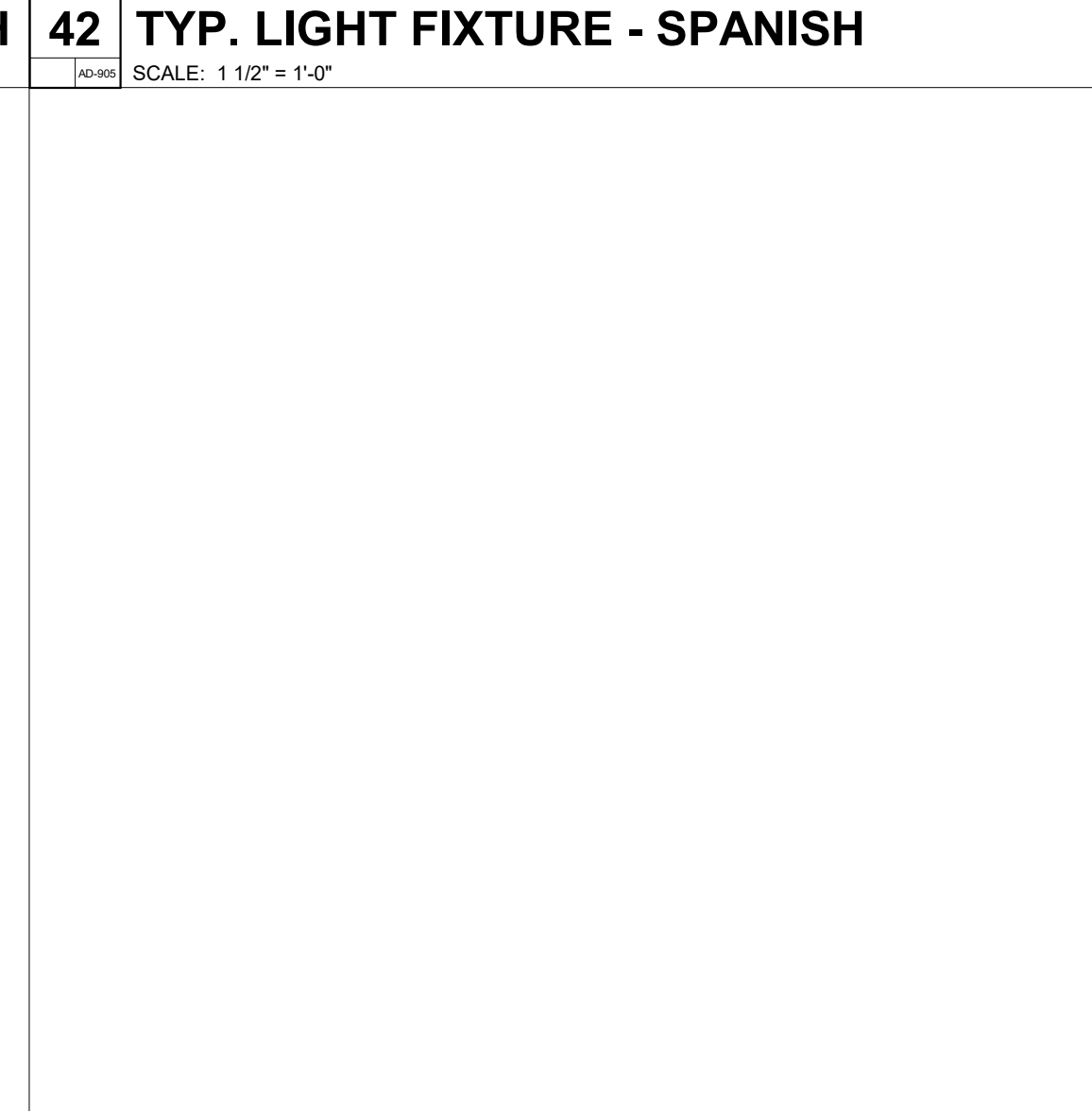
12 TYP. WINDOW HEAD

SCALE: 3" = 1'-0"



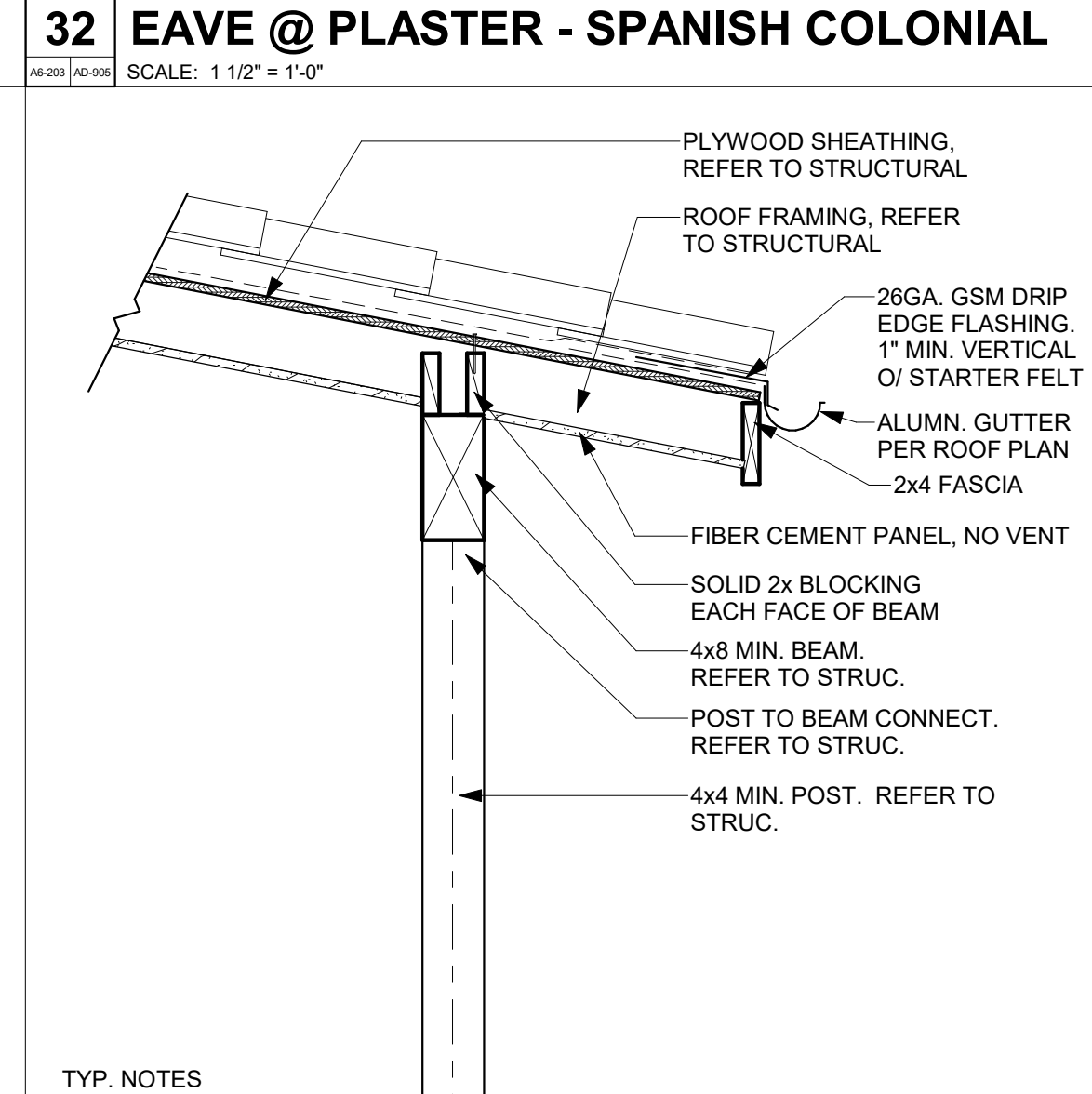
44 RAILING - METAL

SCALE: 1" = 1'-0"



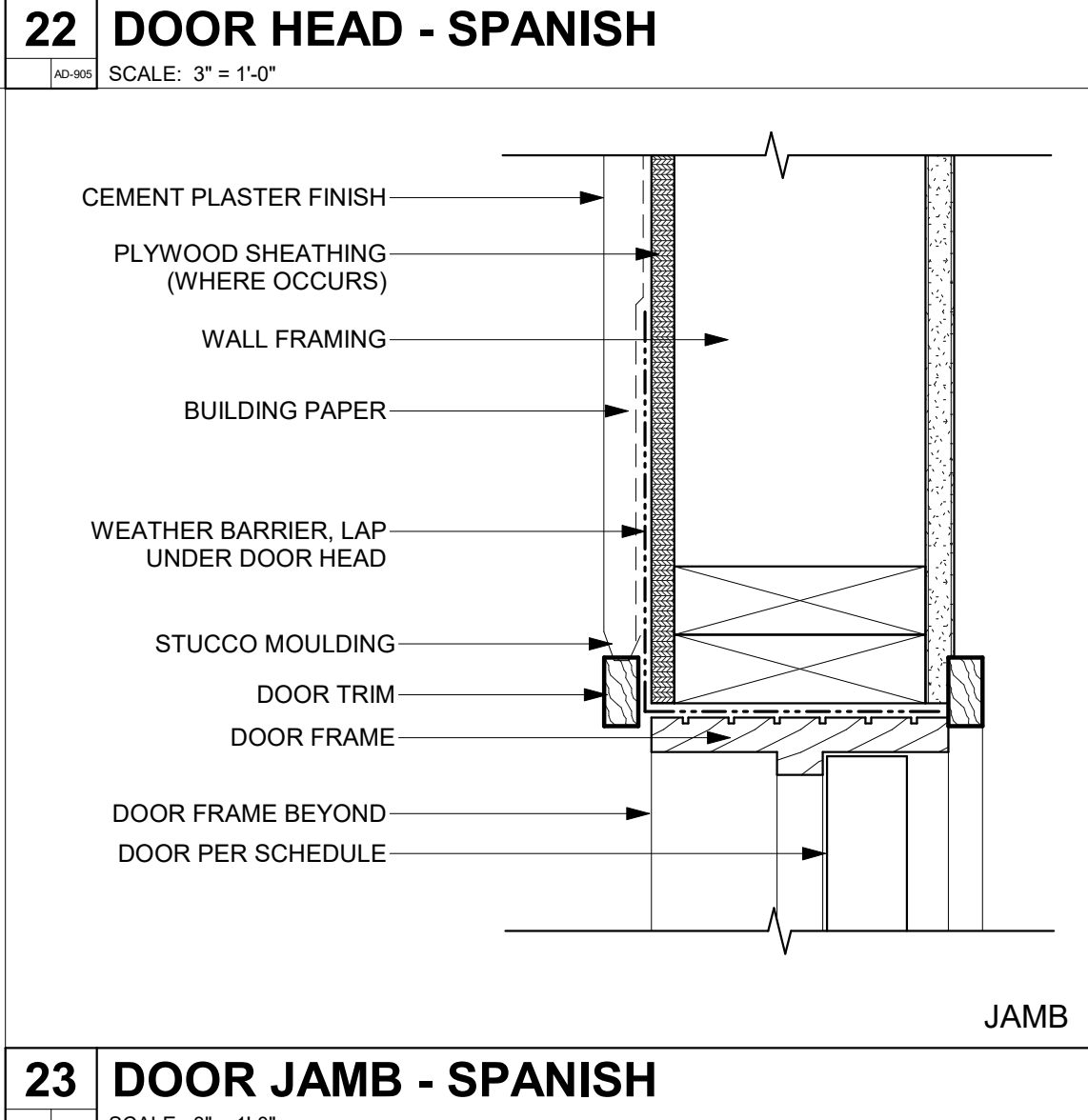
34 POST W/ ROOF - SPANISH

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



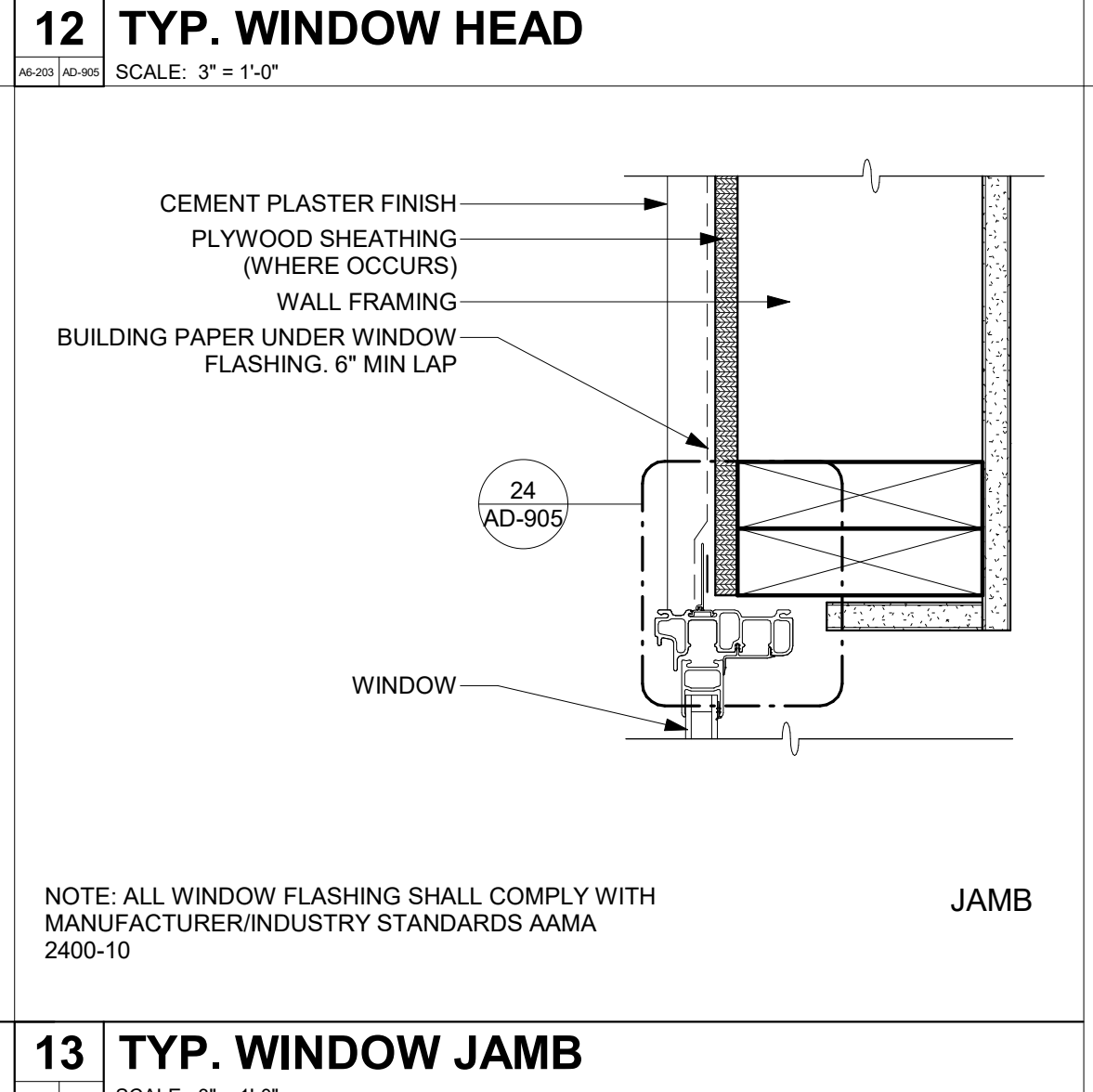
23 DOOR JAMB - SPANISH

SCALE: 3" = 1'-0"



24 DETAILED JAMB FLASHING

SCALE: 12" = 1'-0"



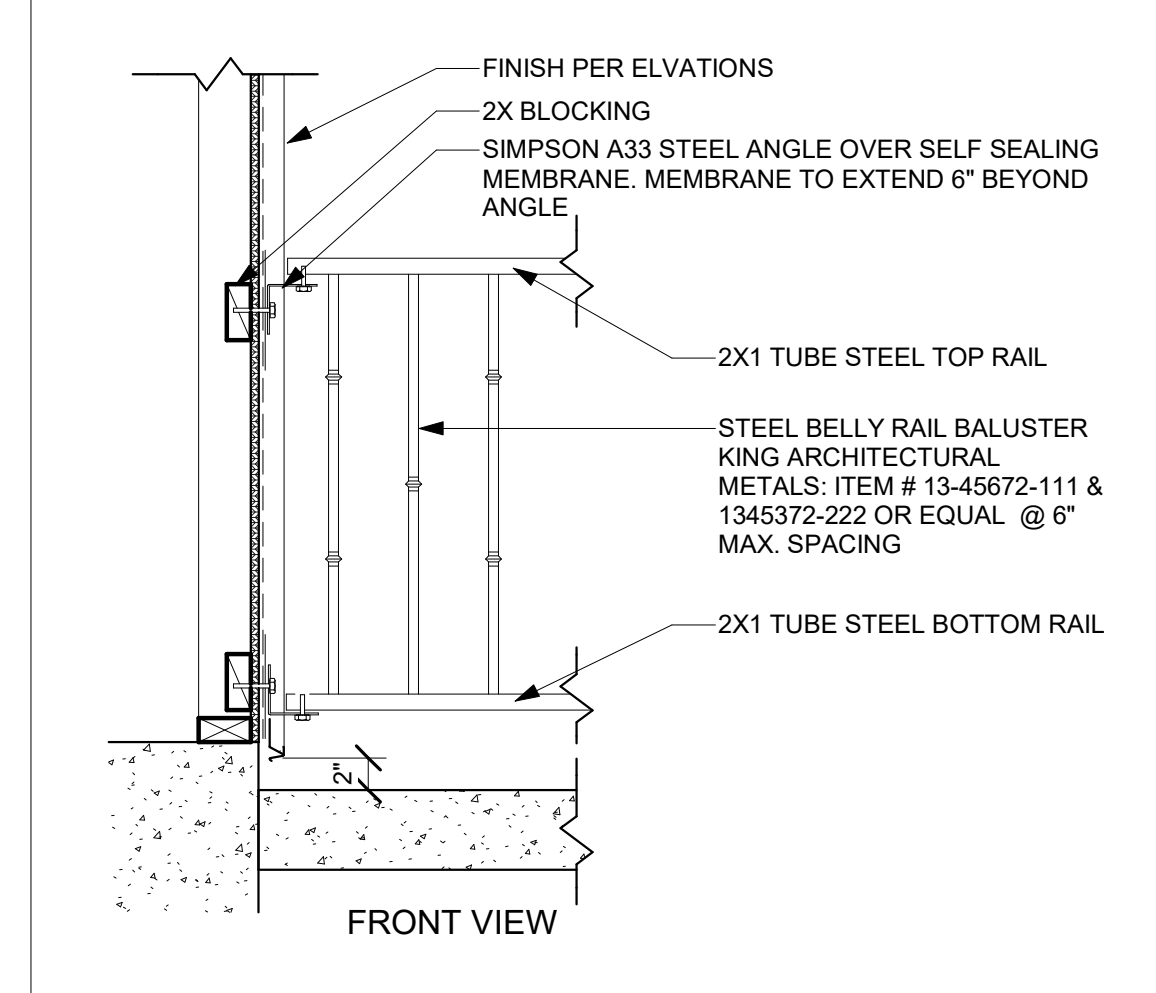
13 TYP. WINDOW JAMB

SCALE: 3" = 1'-0"



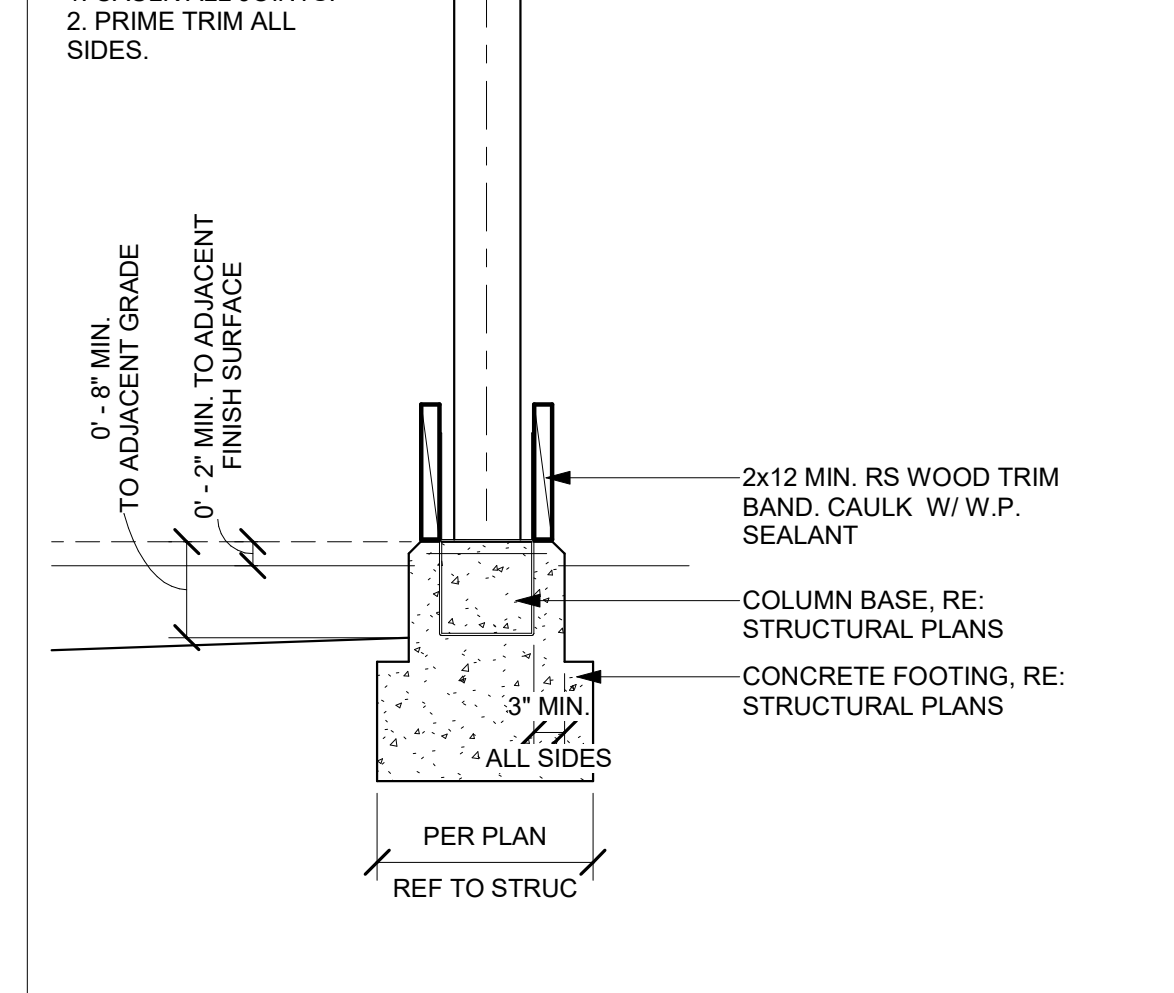
44 RAILING - METAL

SCALE: 1" = 1'-0"



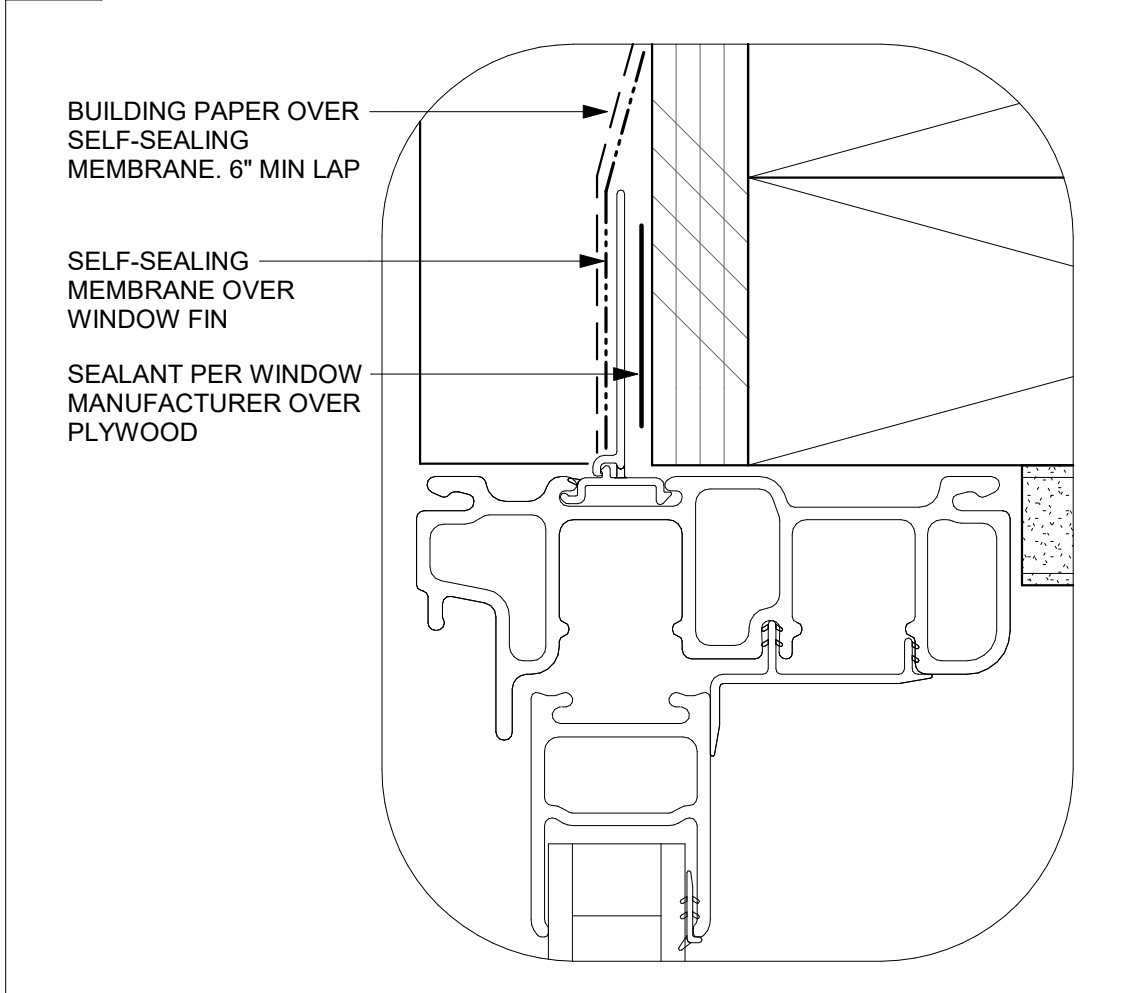
34 POST W/ ROOF - SPANISH

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



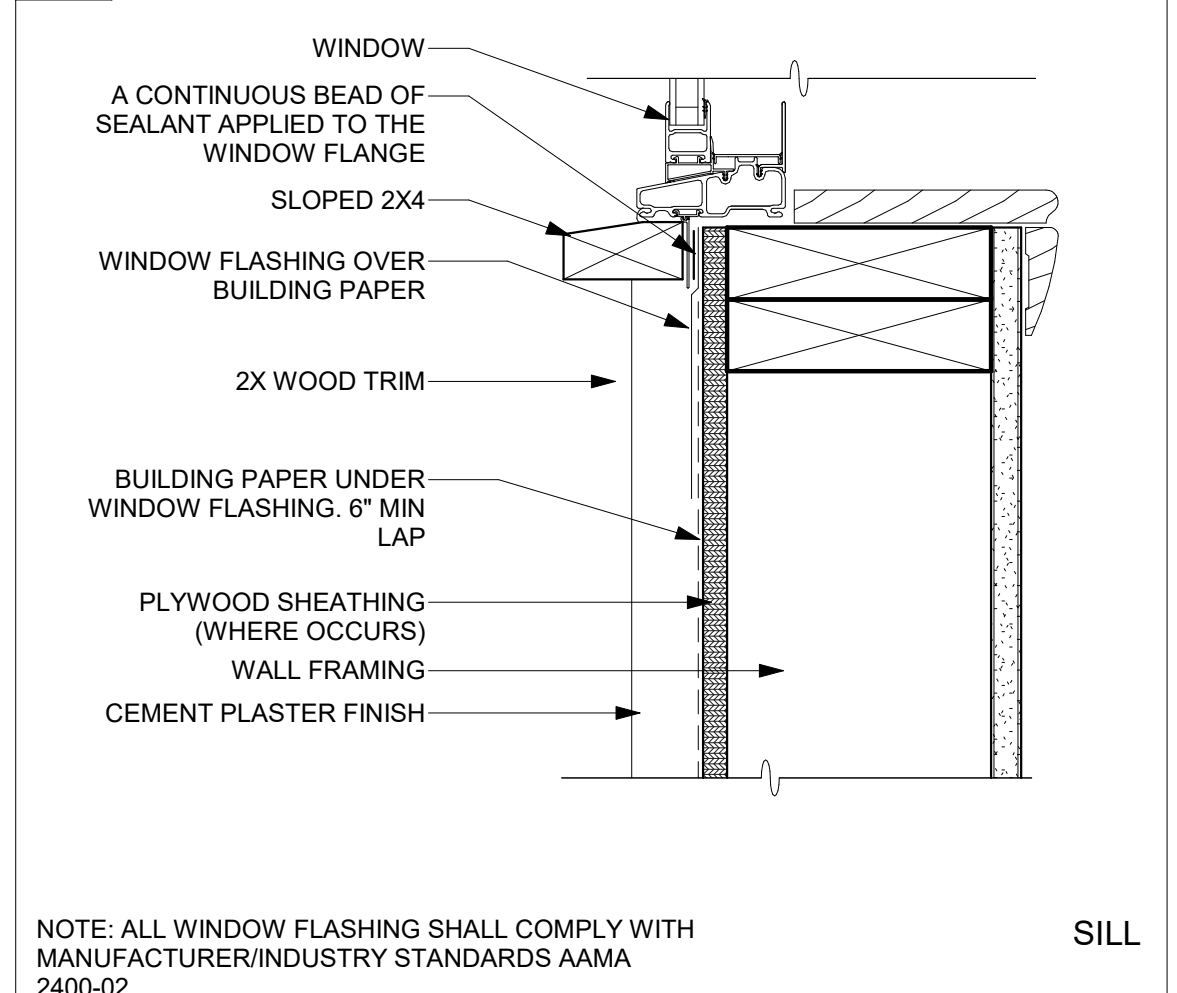
23 DOOR JAMB - SPANISH

SCALE: 3" = 1'-0"



24 DETAILED JAMB FLASHING

SCALE: 12" = 1'-0"



14 TYP. WINDOW SILL

SCALE: 3" = 1'-0"

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

APPROVED SET

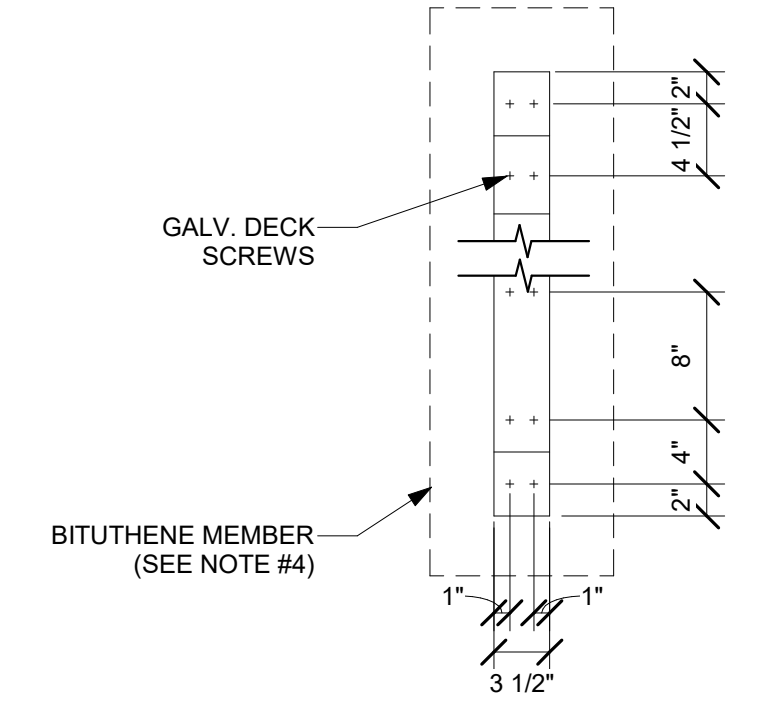
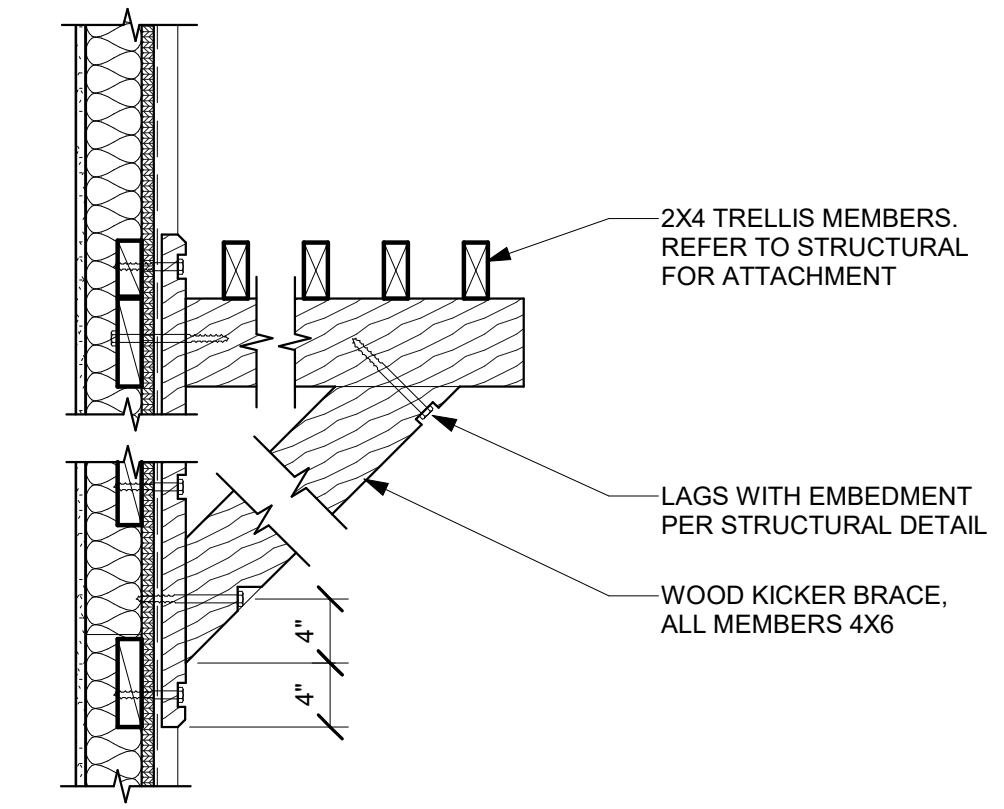
DATE
01/11/24
SHEET

AD-905



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

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



12 BRACE W/ KICKER - TRELLIS
SCALE: 1" = 1'-0"

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

ARCHITECTURAL DETAILS -
SPANISH COLONIAL

APPROVED SET

DATE
01/11/24
SHEET

AD-906