PROTOTYPE ACCESSORY DWELLING UNIT PLAN 6: 2 CAR GARAGE CONVERSION

CITY OF COACHELLA, CA STREET ADDRESS (TO BE PROVIDED BY OWNER)

ABBREVIATIONS

SYMBOLS

LEVEL-

LEVEL-

ELEVATION

DESIGNATION

ABV	ABOVE	FD	FLOOR DRAIN	PLYWD	PLYWOOD
ACOUS	ACOUSTICAL	FE	FIRE EXTINGUISHER	PR	PAIR
ACT	ACOUSTICAL CEILING	FEC	FIRE EXTINGUISHER	PT	PAINT
	TILE		PANEL	PTD	PAINTED
AD .	AREA DRAIN	FG	FINISH GROUP	R	RISER
ADJ	ADJUSTABLE	FH	FIRE HYDRANT	RAD	RADIUS
AFF	ABOVE FINISH FLOOR ALTERNATE	FHC	FIRE HOSE CABINET FINISH	RCP	REFLECTED CEILING PLAN
ALT ALUM	ALUMINUM	FIN FLR	FLOOR	RD	ROOF DRAIN
	APPROXIMATE	FLUOR	FLOURESCENT	RE	REFER
ARCH	ARCHITECT	FT	FOOT OR FEET	REF	REFRIGERATOR
3.O.	BOTTOM OF	FUR	FURRING	REINF	REINFORCED
BALC	BALCONY	GAL	GALLON	REQD	REQUIRED
3D	BOARD	GALV	GALVANIZED	RESIL	RESILIENT
BET	BETWEEN	GB	GRAB BAR	RM	ROOM
BLDG	BUILDNG	GC	GENERAL	RO	ROUGH OPENING
BLKG	BLOCKING		CONTRACTOR	RTU	ROOF TOP UNIT (MECH
3LW	BELOW	GL	GLASS	S	SOUTH
ЗМ	BEAM	GND	GROUND	SAFB	SOUND ATTENUATION
ВОТ	BOTTOM	GWB	GYPSUM BOARD		FIBER BATT
BRKT	BRACKET	GYP	GYPSUM	SC	SCUPPER
	BULKHEAD	H.W.H.	HOT WATER HEATER	SCHED	SCHEDULE
BUR	BUILT UP ROOF	HDWD	HARDWOOD	SEAL	SEALANT
C.G.	CORNER GUARD	HDWR	HARDWARE	SECT SF	SECTION
CAB	CABINET	HM HORIZ	HOLLOW METAL HORIZONTAL	SHT	SQUARE FOOT SHEET
CALK	CAULKING	HR	HOUR	SIM	SIMILAR
CEM CER	CEMENT	HT	HEIGHT	SPEC	SPECIFICATION
J	CERAMIC CONTROL JOINT	ID	INNER DIAMETER	SQ	SQURE
CLG	CEILING	INCAN	INCANDESCENT	SS	STAINLESS STEEL
CLOS	CLOSET	INSUL	INSULATION	STD	STANDARD
CLR	CLEAR	INT	INTERIOR	STL	STEEL
00	CASED OPENING	JAN	JANITOR	STOR	STORAGE
COL	COLUMN	JST	JOIST	STRUCT	STRUCTURAL
CONC	CONCRETE	JT	JOINT	SUSP	SUPSPENDED
CONT	CONTINUOUS	LAM	LAMINATE	SYM	SYMMMETRICAL
CPT	CARPET	LAV	LAVATORY	T	TREAD
CT	CERAMIC TILE	LB(S)	POUNDS	T&G	TONGUE & GROOVE
TR	CENTER	LDG	LANDING	TEL	TELEPHONE
DBL	DOUBLE	LT	LIGHT	TER	TERRAZZO
DET	DETAIL	MAX	MAXIMUM	THK	THICK
NΑ	DIAMETER	MECH	MECHANICAL	THR	THRESHOLD
MIC	DIMENSION	MEMB	MEMBRANE	TO	TOP OF
N	DOWN	MFR	MANUFACTURER	TYP	TYPICAL
R	DOOR	MIN	MINIMUM	UC UNFIN	UNDERCUT
)S	DOWN SPOUT	MISC MO	MISCELLANEOUS MASONRY OPENING	UNO	UNFINISHED ULNESS NOTED
)W	DISHWASHER	MTD	MOUNTED	UNO	OTHERWISE
DWG -	DRAWING	MTL	METAL	UON	UNLESS OTHERWISE
Ē ĒA	EAST EACH	N	NORTH		NOTED
IFS	EXTERIOR INSULATION	NIC	NOT IN CONTRACT	UTIL	UTILITY
II-3	& FINISH SYSTEM	NO	NUMBER	VCT	VINYL COMPOSITION
LEC	ELECTRIC	NOM	NOMINAL		TILE
ELEV	ELEVATION	NTS	NOT TO SCALE	VERT	VERTICAL
EMER	EMERGENCY	O.P.	OVERFLOW PIPE	VIF	VERIFY IN FIELD
NCL	ENCLOSURE	OA	OVERALL	VTR	VENT TERMINATION PIPE
OS	EDGE OF SLAB	OC	ON CENTER	VWC	VINYL WALL COVERING
Q	EQUAL	OD	OUTSIDE DIAMETER	W	WEST
QUIP	EQUIPMENT	OFF	OFFICE	W/	WITH
TR	EXISTING TO REMAIN	OH	OPPOSITE HAND	W/O	WITHOUT
W	EACH WAY	OPG	OPENING	WC	WATERCLOSET
	EXPANSION JOINT	OPP	OPPOSITE	WIN	WINDOW
XST	EXISTING	PART	PARTITION	WP	WATERPROOF
.0.	FACE OF	PERM	PERIMETER	WS	WETSTACK
A AP	FIRE ALARM FIRE ANNUNCIATOR	PG PLAM	PAINT GRADE PLASTIC LAMINATE	WSCT	WAINSCOT

-VIEW NUMBER

-VIEW SHEET LOCATION

-BUILDING ELEVATION

-NORTH ARROW

-DOOR TAG

-WINDOW TAG

—GRID REFERENCE

-SECTION REFERENCE

—DETAIL REFERENCE

—CENTER LINE

-REVISION

REFERENCE SHEET LOCATION

View Name

A-1.01 A-2.02 1/8" = 1'-0"

GENERAL NOTES

1.	APPLICABLE CODES AND STANDARDS:
1.1.	2022 CALIFORNIA BUILDING CODE AND ITS APPENDICES AND STANDARDS.
1.2.	2022 CALIFORNIA PLUMBING CODE AND ITS APPENDICES AND STANDARDS.
1.3.	2022 CALIFORNIA MECHANICAL CODE AND ITS APPENDICES AND STANDARDS.
1.4.	2022 CALIFORNIA FIRE CODE AND ITS APPENDICES AND STANDARDS.
1.5.	2022 CALIFORNIA ELECTRICAL CODE AND ITS APPENDICES AND STANDARDS.
1.6.	2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS.
1.7	2022 CALIFORNIA GREEN BUILDING STANDARDS CODE AND ITS APPENDICES AND STANDARDS.
1.8	2022 CALIFORNIA RESIDENTIAL CODE AND ITS APPENDICES AND STANDARDS
1.9	CURRENT CITY OF COACHELLA, CA MUNICIPAL CODE.
2.	ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY WITH EXISTING SITE CONDITIONS. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO, HE/SHE SHALL BE PROCEEDING AT HIS/HER OWN RISK.
4.	DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION. LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
5.	IN THE EVENT OF THE UNFORESEEN ENCOUNTER OF MATERIALS SUSPECTED TO BE OF AN ARCHAEOLOGICAL OR PALEONTOLOGICAL NATURE, ALL GRADING AND EXCAVATION SHALL CEASE IN THE IMMEDIATE AREA AND THE THE CONTRACTOR SHALL NOTIFY THE OWNER. THE FIND SHALL BE LEFT UNTOUCHED UNTIL AN EVALUATION BY A QUALIFIED ARCHAEOLOGIST OR PALEONTOLOGIST IS MADE.
6.	CONTRACTOR IS TO BE RESPONSIBLE FOR BEING FAMILIAR WITH THESE DOCUMENTS INCLUDING ALL CONTRACT REQUIREMENTS.
7.	GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL LOCAL ORDINANCES.
11.	THE FOLLOWING ITEMS SHODRAWINGS ARE OWNER PROVIDED, OWNER INSTALLED. UTILITIES PROVIDED FOR THESE ITEMS WILL BE PROVIDED BY THE CONTRACTOR. CONTRACTOR TO COORDINATE INSTALLATION WITH OWNER.
11.1.	TV/DVD SYSTEMS
11.2	ICE MACHINE
	VENDING MACHINE
	REFRIGERATOR
11.5	MICROWAVE

AGENCIES AND UTILITIES

COMMUNITY DEVELOPMENT DEPARTMENT

53990 ENTERPRISE WAY

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 **PHONE:** 760-398-3502 **FAX:** SEWER LATERAL SIZE IS TO BE VARIFIED TO BE 4 INCHES PER CPC TABLE 703.2.

SPECIAL INSTRUCTIONS

12. OSHA PERMITS REQUIRED FOR VERTICAL CUTS 5' OR OVER.

BEFORE EXCAVATION BEGINS.

CONTRACTOR REQUIREMENTS.

CONTRACTOR TO PROVIDE COMPLETE DETAILS OF ENGINEERED TEMPORARY

14. CONTRACTOR TO REVIEW CALIFORNIA GREEN CODE REQUIREMENTS FOR

16. OWNER TO PROVIDE LOCATION OF THE NEAREST FIRE HYDRANT. FIRE

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.

SHORING OR SLOT CUTTING PROCEDURES ON PLANS. CALL FOR INSPECTION

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

ADDRESS:		
PHONE:	FAX:	
EMAIL:		
ARCHITECT (MODIFICATION TO	PROTOTYPE):
RRM DESIGN	GROUP	
ADDRESS:		
	RA ST, SUTITE 102	
SAN LUIS OBI	•	
	3-1794 FAX:	
EMAIL:		
LANDSCAPE	ARCHITECT (IF AP	PLICABLE):
ADDRESS:		
PHONE:	FAX:	
EMAIL:		· · · · · · · · · · · · · · · · · · ·
CIVIL ENGIN	EER (IF APPLICABI	₋E):
ADDRESS:		·····
PHONE:	FAX:	

CITY OF COACHELLA PLANNING

COACHELLA, CA 92236

WATER SERVICE:

ADDRESS:

ADDRESS:	ELECTRICAL SERV	ICE:
PHONE:FAX:	ADDRESS:	
GAS SERVICE:	PHONE: F	AX:
ADDRESS:	SEWER SERVICE:	
PHONE:FAX:	ADDRESS:	
TELEPHONE SERVICE:	PHONE: F	AX:
ADDRESS:	GARBAGE SERVICE	: :
PHONE:FAX:	ADDRESS:	
	PHONE: F	AX:

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

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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

LEGAL DESCRIPTION:	
LLO/ LL DLOOKII TION.	

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

ADU BUILDING INFORMATION

CITY OF COACHELLA TO PROVIDE THE FOLLOWING INFORMATION:

OCCUPANCY GROUP: R-3 CONSTRUCTION TYPE: **CONDITINED AREA:**

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

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

☐ 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

☐ 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

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 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.

4. 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

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 UNDER A SEPARATE PERMIT ONCE THE BUILDING PERM 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 DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

> S **a** > 0 4 OA

20

SET

01/11/24 SHEET

b. PROVIDE (2) LAYERS OF GRADE D PAPER OR EQUAL WHEN PLASTER IS INSTALLED OVER WOOD BASED SHEATHING. (2022 CRC R703.7.3) **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 BLOCKING FOR TOILET PAPER HOLDER AND TOWEL BARS.

10. ATTIC ACCESS: a. WHERE REQUIRED, PROVIDE 30" MIN. HEADROOM IN THE ATTIC SPACE

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

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

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).

(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

12. ALL LUMINARIES, LAMPHOLDERS, AND RETROFIT KITS SHALL BE LISTED

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

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

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 OTHER 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.

INDUCTION LAMP.

3. PIN-BASED LINEAR FLUORESCENT OR COMPACT FLUORESCENT LIGHT SOURCES USING ELECTRONIC BALLASTS. 4. HIGH INTENSITY DISCHARGE (HID) LIGHT SOURCES INCLUDING

PULSE START METAL HALIDE AND HIGH PRESSURE SODIUM LIGHT SOURCES. 5. LUMINAIRES WITH HARDWIRED HIGH FREQUENCY GENERATOR AND

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

2. ANY LIGHT SOURCE NOT OTHERWISE LISTED. B. SCREW-BASED LUMINAIRES. SCREW-BASED LUMINAIRES SHALL CONTAIN LAMPS THAT COMPLY WITH REFERENCE JOINT APPENDIX JA8.

TYPE AS DESCRIBED IN SECTION 150.0(K)1C.

. 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.

1. 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.

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

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) 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.

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

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 FÉET 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

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

WINDOWS

ABOVE THE FLOOR.

(2022 CMC TABLE 403.7)

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)

• 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.

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.

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01/11/24

SHEET

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	_	

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Standard Design Source

Energy (EDR1) (kBtu/ft² -yr)

0

0

0

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

03

Area (ft²)

441

03

Project Name: Coachella ADUs (Plan 6-Conversion)

Living Area

Calculation Description: Title 24 Analysis

Standard Design TDV Energy

(EDR2) (kTDV/ft² -yr)

0.59

113.38

5.2

159.68

91.89

82.93

5.55

466.55

Project Name: Coachella ADUs (Plan 6-Conversion)

Calculation Description: Title 24 Analysis

ENERGY USE SUMMARY

Energy Use

Space Heating

Space Cooling

IAQ Ventilation

Water Heating

Utilization/Flexibility

Credit

Efficiency Compliance Total

Photovoltaics

Battery

Flexibility

Indoor Lighting

Appl. & Cooking

Plug Loads

Outdoor Lighting

TOTAL COMPLIANCE

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Location

Addition Cond. Floor Area (ft²) 441

Existing Cond. Floor Area (ft²) 1000

Total Cond. Floor Area (ft²) 1441

ADU Bedroom Count 1

Zip code Climate Zone 15

Building Type Single family

Run Title Title 24 Analysis

GENERAL INFORMATION

12

Project Name: Coachella ADUs (Plan 6-Conversion) Calculation Date/Time: 2023-08-28T10:22:43-07:00 Calculation Description: Title 24 Analysis

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

Input File Name: Coachella ADUs (Plan 6-Conversion).ribd22x Project Name | Coachella ADUs (Plan 6-Conversion) Standards Version 2022 07 Software Version EnergyPro 9.2 Front Orientation (deg/ Cardinal) Number of Dwelling Units 1 Project Scope Newly Constructed Addition Number of Bedrooms 1 Number of Stories Fenestration Average U-factor 0.3 Glazing Percentage (%) 8.16%

ADU Conditioned Floor Area | 441

22		Fuel Type Propane	all	23	Occupancy U: No	
			-WI-	$\langle 1 \cup \rangle$		
ADD	TION ALONE - Project Analysis Pa	arameters	HERS P	ROVIDE	R	
	01	02	03	04	05	06
Exi	sting Area (excl. new addition) (ft2)	Addition Area (excl. existing) (ft2)	Total Area (ft2)	Existing Bedrooms	Addition Bedrooms	Total Bedrooms
	1000	441	1441	0	1	1

21

ADDITION ALONE - ACCESSORY DWELLING UNIT (ADU) PROJECT ANALYSIS PARAMETERS							
01 02 03 04 05 06 07 08							08
Zone Name	Existing Area (excl. new addition) (ft ²)	ADU Area (excl. existing) (ft ²)	Total Area (ft ²)	Existing Bedrooms	Addition Bedrooms	Total Bedrooms	Attached vs. Detached
Living Area	1000	441	1441	0	1	1	Attached

Proposed Design (kBtu/ft² - yr)

59.03

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

HERS PROVIDER

Zone Floor Area (ft²)

Water Heater Name Number of Units

06

Efficiency

07

Efficiency

Compact Distribution

DHW Heater 1

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

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Standard Design (kBtu/ft² - yr)

60.68

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.

detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HER5 Registry

HVAC System Name

HVAC System1

Variable capacity heat pump compliance option (verification details from VCHP Staff report, Appendix B, and RA3)

Project Name: Coachella ADUs (Plan 6-Conversion)

 Gross EUI is Energy Use Total (not including PV) / Total Building Area. 2. Net EUI is Energy Use Total (including PV) / Total Building Area.

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 Type

Conditioned

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

03

Distribution Type

Standard

of Units

Calculation Description: Title 24 Analysis

Gross EUI¹

Net EUI²

REQUIRED SPECIAL FEATURES

Verified Refrigerant Charge

ZONE INFORMATION

Zone Name

Living Area

Airflow in habitable rooms (SC3.1.4.1.7)

Verified heat pump rated heating capacity

ENERGY USE INTENSITY

Registration Date/Time: Report Version: 2022.0.000 Schema Version: rev 20220901

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

Avg. Ceiling Height

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

Solar Heating

n/a

Rated Input | Input Rating

or Pilot

Compact Distribution

08

Btu/Hr

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

Distribution

None

Insulation

R-value

(Int/Ext)

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

Compliance Margin (kBtu/ft² - yr)

1.65

1.65

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

Margin Percentage

2.72

2.72

CF1R-PRF-01E

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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

COMPLI	ANCE	RES	ULTS	
		\neg		

01 Building Complies with Computer Performance 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.

This building incorporates one or more Special Features shown below



Registration Number: 223-P010107538A-000-000-00000-0000 Registration Date/Time: CA Building Energy Efficiency Standards - 2022 Residential Compliance

2023-08-28 11:08:50 Report Version: 2022.0.000 Schema Version: rev 20220901

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

CF1R-PRF-01E

CF1R-PRF-01E

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

SLAB FLOORS

Name

Slab

OPAQUE SURFACE CONSTRUCTIONS

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

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

Proposed Design Source Proposed Design TDV Energy

Energy (EDR1) (kBtu/ft² -yr)

0

0

0

0

0

0

0

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

(EDR2) (kTDV/ft² -yr)

1.56

94.46

5.2

159.68

91.68

82.93

5.55

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

Carpeted Fraction

80%

CF1R-PRF-01E

80

No

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CF1R-PRF-01E

Margin (EDR2)

-0.97

18.92

Compliance

Margin (EDR1)

(Page 3 of 9)

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

Project Name: Coachella ADUs (Plan 6-Conversion)

System Type

Water (DHW)

Tank Type

Pipe Insulation

Not Required

Calculation Description: Title 24 Analysis

Element

Propane

WATER HEATING - HERS VERIFICATION

DHW Sys 1 - 1/1

WATER HEATING SYSTEMS

DHW Sys 1

WATER HEATERS

Heater 1

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

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

HERS Verification

Standby Loss or Recovery or Flow Rate Location

n/a

hower Drain Water Heat

Recovery

Not Required

Status

New

CF1R-PRF-01E

Water Heater

Name (#)

DHW Heater 1 (1)

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Water Heating System 1

DHW Sys 1

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Coachella ADUs (Plan 6-Conversion) Calculation Date/Time: 2023-08-28T10:22:43-07:00 (Page 5 of 9) Input File Name: Coachella ADUs (Plan 6-Conversion).ribd22x Calculation Description: Title 24 Analysis

OPAQUE SURFACES	,								
01	02	03	04	05	06	07	08	09	10
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft2)	Tilt (deg)	Wall Exceptions	Status
Front Wall	Living Area	R15 Wall	0	Front	168	56	90	Ex. w/ Siding	New
Left Wall	Living Area	R15 Wall	90	Left	168	0	90	Ex. w/ Siding	New
Rear Wall	Living Area	R15 Wall	180	Back	168	0	90	Ex. w/ Siding	New
Right Wall	Living Area	R15 Wall	270	Right	168	0	90	Ex. w/ Siding	New
Roof	Living Area	R-30 Roof Attic	n/a	n/a	441	n/a	n/a		New

ATTIC							
01	02	03	04	05	06	07	08
Name	Construction	Туре	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic Living Area	Attic RoofLiving Area	Ventilated	4-	0.1	0.85	No	No
			7 E				

ENESTRATION /	GLAZING			Ca					,	1			
01	02	03	04	05	R065	07	08	○09 √	10	11	12	13	14
Name	Туре	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
2	Window	Front Wall	Front	0			1	18	0.3	NFRC	0.23	NFRC	Bug Screen
3	Window	Front Wall	Front	0			1	18	0.3	NFRC	0.23	NFRC	Bug Screen

OPAQUE DOORS			
01	02	03	04
Name	Side of Building	Area (ft ²)	U-factor
D2	Front Wall	20	0.2

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

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

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

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

223-P010107538A-000-000-0000000-0000

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

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

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> SION > < ◘ шО∢ OAU **3A**| 5 0

01/11/24

Not Required Not Required None Not Required Heating Equipment Cooling Equipment **Cooling Unit Name** Count

SPACE CONDITIONING SYSTEMS 02 03 System Type Heating Unit Name Distribution Name Thermostat Type Heat pump Heat Pump System Heat Pump System HVAC System1 n/a n/a heating cooling

06 Interior / Exterior Total Cavity Construction Type Framing Assembly Layers Continuous U-factor R-value R-value Wood Framed Wall R-15 None / None

05

Edge Insul. R-value

and Depth

none

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

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

06

Edge Insul. R-value

Construction Name Surface Type Inside Finish: Gypsum Board Exterior Walls Cavity / Frame: R-15 / 2x4 Exterior Finish: 3 Coat Stucco Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood 2x4 @ 24 in. O. C. Attic RoofLiving Area Attic Roofs None / 0 0.644 Ceiling Siding/sheathing/decking Cavity / Frame: no insul. / 2x4 Over Ceiling Joists: R-20.9 insul. Wood Framed R-30 Roof Attic 2x4 @ 24 in. O. C. R-30 None / None 0.032 Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board

Perimeter (ft)

04

BUILDING ENVELOPE - HERS VERIFICATION 05 Quality Insulation Installation (QII) High R-value Spray Foam Insulation Building Envelope Air Leakage CFM50 CFM50 n/a

CalCERTS inc.

Registration Number:

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Parallel Piping

Schema Version: rev 20220901

Recirculation Control

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

Schema Version: rev 20220901

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

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Efficiency SEER /

SEER2

06

Verified Refrigerant

Charge

Air Filter Sizing

& Pressure

Drop Rating

IAQ Recovery

Effectiveness - SRE

n/a / n/a

2023-08-28 11:08:50

Type

EERSEER

EER /

Not Zonal

07

Verified

HSPF/HSPF2

07

Includes Fault

Indicator Display?

Airflow per

RA3.3 and

SC3.3.3.4.1

Ducts in

Conditioned

Space

08

Verified Heating

Cap 47

08

HERS Verification

HERS Provider:

non-continuous

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

CF1R-PRF-01E

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HERS Verification

Heat Pump System

1-hers-htpump

Verified Heating

Cap 17

Indoor Fan not

CalCERTS inc.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

I certify that this Certificate of Compliance documentation is accurate and complete

ertify the following under penalty of perjury, under the laws of the State of California:

223-P010107538A-000-000-0000000-0000

CA Building Energy Efficiency Standards - 2022 Residential Compliance

Project Name: Coachella ADUs (Plan 6-Conversion)

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

Calculation Description: Title 24 Analysis

2238 Bayview Heights Drive, Suite E

RESPONSIBLE PERSON'S DECLARATION STATEMENT

mentation Author Name

Timothy Carstairs

Carstairs Energy Inc.

Los Osos, CA 93402

sponsible Designer Name:

RRM Design Group

3765 S. Higuera Street, Suite 102

San Luis Obispo, CA 94301

Randy Russom

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

mentation Author Signature

CEA/ HERS Certification Identification (If applicable):

2023-08-28 11:08:50

2023-08-28 11:08:50

2023-08-28 11:01:53

r160610042

805-904-9048

805-543-1794

Report Version: 2022.0.000

Schema Version: rev 20220901

I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.

The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets,

1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.

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.

The building design features or system design features identified on this Certificate or Compliance are Consistent with this building permit application.

able Designer Name:

dv Russom

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

Timothy Carstairs

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Easy to Verify at CalCERTS.com

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

HERS Provider:

	a hole for the placement of a static pressure probe, or a permanently installed static pressure probe
§ 150.0(m)13:	be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an a cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing
	neletilice nestoetilati Appelluix NA3.3.
Ventilation and Indoor Air Quality:	door Air Quality:
	Banninamanks for Vandillation and Indoor Air Onalitic All describe units must mast the reminament

Ven	utilation and Inc	Ventilation and Indoor Air Quality:
400	\$ 150.0(o)1:	Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASI Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in
609	§ 150.0(o)1B:	Central Fan Integrated (CFI) Ventilation Systems. Continuous operation of CFI air handlers is not allowed dwelfing unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ve prevents all airflow through the space conditioning duct system when the damper(s) is closed andcontrolled to ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the compliance with §150.0(o)1C.
600	§ 150.0(o)1C:	Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses . Single-family and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public, spaces must have mechanical ventilation airflow specified in § 150.0(o)10Hii.
629	§ 150.0(o)1G:	Local Mechanical Exhaust, Kitchens and bathrooms must have local mechanical exhaust, nonenclosed kitcontrolled exhaust system meeting requirements of §150.0(o)1Gii, enclosed kitchens and bathrooms can use continuous exhaust meeting §150.0(o)1Gii+iv. Airflow must be measured by the installer per §150.0(o)1Gv, a §150.0(o)1Gv, a
w	§ 150.0(o)1H8lt:	Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems. The airflow required be measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet tem Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE in minimum airflow rate required by §150.0(o)1C.
600	§ 150.0(o)2:	Field Verification and Diagnostic Testing. Whole-Dwelling Unit ventilation airflow, vented range hood airflowand HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7.7 must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to contrates and sound requirements per §150.0(o)16
Poo	ol and Spa Syst	Pool and Spa Systems and Equipment:
wn	§ 110.4(a):	Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of with the Appliance Efficiency Regulations and listing in MAEDbS; an on-off switch mounted outside of the heatine heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating in use electric resistance heating.
wn	§ 110.4(b)1:	Piping. Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe betwee dedicated suction and return lines, or built-in or built-up connections to allow for future sotar heating.
400	§ 110.4(b)2:	s. Outdoor poo
L		Discontinued Indiana and These Sudiahas for Dools must have discollared black that advantable with the

Controlled Con	Cavity Climate Son California Energy Climate Zone Total Cord. Poor Area A411 A411	Cavity C	2000	Constitution of the Consti	consequency					i	0
According	Minod Framed R 15 172 Special Features	Minor France Cavity (if*) Special Features	Project A Coac	ddress hella		California Er CA Clin	nergy Climate Zone nate Zone 15			dition	# of C
New Of Farmer	Note Feminal R 15 112 Special Features R 15 112 Special Features	Note Features Cavity (if*) Special Features	INSNI	ATION			Area				
Nivod Franed R 15 12 168 1	Wood Franced R 15 102	Note Framed R 15 12 12 12 12 12 12 12	Const	ruction Type		Cavity		Special F	eatures	S	Statu
Vibroal Famend R 15 168 Wood Famend Although Famend Stab Con-Grade R 15 168 Wood Famend Although Famend Stab Con-Grade R 15 168 Unboal Famend Although Stab Con-Grade - no treatestion 441 Period Annual Stab Unboard Famend Stab Con-Grade - no treatestion 441 Period Annual Stab Assistance (v) Total Area S GRGC Overhang Sizeffins Exterior Shades (v) 38.0 0.230 0.23 none N/A (v) 38.0 Alterior Shades Alterior Shades (v) Assist Reating Min. Eff Cooling Min. Eff Thermostat AC SYSTEMS Min. Eff Cooling Duct Location R-Value AC DISTRIBUTION B 20 HSDF Spist Heart Pump N/a Publics N/a AC DISTRIBUTION B 4 at time Ducts N/a N/a Publics System Ductores Min. Eff Distribution N/a N/a	Notice Famend Allier R 15 168	Wood Framed R 15 168	WeW	Wood Framed		R 15	112			V	View
Wood Framed R 15 168	Wood Famed R 15 168 168	Nivod Famed R 15 168	Door	Opaque Door		R-5	20			<	Vew
Wood Framed R 15 168 1	Wilder Framed R 15 168	Nivod Famed Alice R 15 168 1	WeW	Wood Framed		R 15	168			V	WeW
Wood Framed Affine	Wood Framed Affine R 30 441 Painn = 84	Wood Franced Affice R 15 168 Wood Franced Affice R 30 Glassing Percentiage. R 2 % New/Altered Average U-Factor entation Area(ft²) U-Fac SHGC Overhang Sidefins Exterior Shades NA O-Factor SHGC Overhang Sidefins Shift Health SHG	WeW	Wood Framed		R 15	168			۷.	Vew
Wood Framed Altic R 30 441 Perim = 84	Nivod Franced Affice R.30 441 Powlm = 84*	Vivoue Frances Affice R. 30 Glassing Percentage 82 % NewAldrend Average Ut-Factor Shades	WaV	Wood Framed		R 15	168			۲	Vew
New Name of Step - on-Grade New Name of Step - on-Grade	NESTRATION Total Area: 36 Glazing Percentage: 8.2 % New/Altered Average U-Factor Shades	NESTRATION AC SYSTEMS C. Heating AC SYSTEMS AC DISTRIBUTION ACT DISTRI	Roof	Wood Framed Affic		R 30	441			۷.	View
STRATION Area(ft²) U-Fac SHGC Overhang Sidefins Exterior Shades 36 Oleszing Percentiage: 8.2 % Inwa/Altered Average U-Factor Shades And Output Stration Area(ft²) U-Fac SHGC Overhang Sidefins Exterior Shades And Output Back Shades And Output And SEER Selback Shalt Heating R.20 HSPF Shalt Heart Pump And Output In Output Back Doubless / Walt Fan Doubless And Output Stration Doubless / Walt Fan Doubless And Output Stration Doubless And Output Stration Doubless And Output Stration Doubless And And Output Stration An	STRATION Area(ft²) U-Fac SHGC Overhang Sidefins Exterior Shades 36 Overhang Sidefins Exterior Shades And Cooling Min. Eff Thermostat Electric Fleat Plump B 20 HSPF Spirit Heat Plump Cooling Duct Location Cooling Duct Location B 20 HSPF Spirit Heat Plump Cooling Duct Location Cooling Duct Location Cooling Duct Location B 20 HSPF Spirit Heat Plump S	STRATION Strong Area (It.) U-Fac SHGC Overhang Sidefins Exterior Shades Strong 0.330 0.23 none none none NAA Strong Min. Eff Cooling Min. Eff Thermostat Heating Min. Eff Cooling Duct Location R-Value Strong 0.20 0.23 none none none none SYSTEMS Heating Min. Eff Cooling Duct Location R-Value SIGNATION Strong Duct Location R-Value Stem Ductiness / with Fan Duckless none none Stem Duckless / with Fan Duckless none none Stem Duckless / with Fan Duckless none none Stem Duckless / with Fan Duckless none none STR HEATING Type Gallons Min. Eff Distribution	Siab	Unheated Slab-on-Grac	목	- no insulation		n = 84'		<	Vew
SYSTEMS Heating Min. Eff Cooling Min. Eff Thermostat Bechric Heat Pump 8.20 HSPF Spirl Heat Pump 14.0 SEER Setback IDISTRIBUTION Solution Heating Cooling Duct Location R-Value Redming Cooling Duct Location R-Value Redming Cooling Duct Location R-Value Redming Cooling Duct Location R-Value R-Value R-Value Redming Cooling Duct Location R-Value R-Val	SYSTEMS Heating Min. Eff Cooling Min. Eff Thermostat Electric Heat Pump 8.20 HSPF Spit Heat Pump 14.0 SEER Setback Ion Heating Cooling Duct Location R-Value salem Ductless with Fair Ductless with Fair Ductless Min. Eff Distribution Type Gallons Min. Eff Distribution	SYSTEMS Heating Min. Eff Cooling Min. Eff Thermostat Electric Heat Pump 8.20 HSPF Spirl Heat Pump 14.0 SEER Selback Duct Ion Heating Cooling Duct Location R-Value Selem Ductless / with Fan Ductless Nia R-Value Stem Ductless / with Fan Ductless Nia R-Value	FENE		Total Area:	36 Glazin	- 四	8.2 % New	/Attered Average U-Fa	il	0.30 Status
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STRIBUTION Heating Cooling Duct Location R-Value Ductless / with Fan Ductless n/a	STRIBUTION Heating Cooling Duct Location R-Value Ductions / with Fair Duction n/a HEATING Gallons Min. Eff Distribution	STRIBUTION Heating Cooling Duct Location R-Value Ductless / with Fan Ductless n/a n/a AEATING Gallons Min. Eff Distribution	i	Electric Heaf Pump	8.20 HSPF		dun	0 SEER	Sefback		New
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Heating Cooling Duct Location R-Value Ductions / with Fan Ductions n/a HEATING Gallons Min. Eff Distribution	Heating Cooling Duct Location R-Value Ductless / with Fan Ductless n/a HEATING Ductless Nith Fan Ductless n/a ACAING Gallons Min. Eff Distribution	Heating Cooling Duct Location R-Value Ductiess / with Fan Ductiess n/a HEATING Gallons Min. Eff Distribution	HVAC	STRIBUTIO	,	;		,	Duct		
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ER HEATING Type Gallons Min. Eff Distribution	ER HEATING Type Gallons Min. Eff Distribution	ER HEATING Type Gallons Min. Eff Distribution	HVAC Sy		iess/with Fan	Ductiess	n/a		n/a		New
			WATE Otv.	R HEATING	Gall	l i		ibution		0	State
			1								

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.

APPROVED

T24-601

SITF PI AN	TO BE PROVIDED BY	Y APPI ICANT	SITE PLAN LEGEND	SITE PLAN GENERAL NOTES
			PROPERTY LINE	 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 CRC, 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	TH H A TO
			IF (N) ADU IS 5' - 0" OR LESS TO ANY PROPERTY LINE AND/OR ADU IS 10' - 0" OR LESS NO YES; IF YES, FIRE RATED WALL & ROOF REQUIRED PER 202	22 CBC, CHAPTER 2. SEE DETAILS : 52/A-901 & 32/A-903 KI PI
				MINIMUM BUSBAR RATING THE ELECTRICAL MAIN PANEL OF THE PRIMARY HOME WITH A 225 AMP MINIMUM L BE PULLED FOR THE ELECTRICAL MAIN PANEL OF THE PRIMARY HOME, ELECTRICAL S1
			FOOTPRINT OF ALL EXISTING AND PROPOSED BUILDINGS PLOT THE PROPOSED ADU BUILDING FOOTPRINT ALONG WITH ANY OTHER EXISTING BUILDINGS ONSITE. THIS INCLUDES ALL STRUCUTRES / 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.	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
			FOOTPRINT OF PROPOSED ADU REFER TO LEGEND FOR FOOTPRINT AT 10'=1" SCALE	SWIMMING POOLS ALL EXISTING SWIMMING POOLS SHALL BE SHOWN ON THE SITE PLAN AND SHALL HAVE 10' MINIMUM SETBACK TO THE NEW ADU STRUCTURE.
			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.	PORCHES THERE SHALL BE NO MORE THAN 30 INCHES MEASURED VERITCALLY 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.
			LABEL YARDS LABEL FRONT, REAR, SIDE YARDS, AS WELL AS DRIVEWAYS, PATHWAYS AND AI 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").	LOCATION OF EXISTING UTILITIES UTILITIES, POLES, SEWER, DRAINS, ELECTRICAL, GAS METERS AND LINES AND ANY PHOTOVOLTATIC. LOCATION OF PROPOSED UTILITIES PROPOSED UTILITIES SHALL CONFORM TO REQUIREMENTS OF CONTRA COSTA
			EASEMENTS REFER TO LEGEND. MUST INCLUDE ALL APPLICABLE EASEMENTS. PROPOSED STRUCTURE SHALL COMPLY WITH EASEMENT REQUIREMENTS.	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.
			LOCATION OF RAIN WATER LEADERS THE ROOF DRAINS SHOULD DRAIN AWAY FROM THE PROPERTY LINES AND INTO THE LANDSCAPE AREA. LABEL STREETS & SIDEWALKS	
			NOTE: THIS IS AN EXAMPLE SITE DIMENSIONS, AND BEARINGS SHOWNER/APPLICANT. (E) EXIST	ALL BE PROVIDED BY DISTANCE OF NEAREST POINT OF ADU TO ADJACENT PROPERTY LINE
			(E) STREET NAME (E)	(N) OPTION 1: NEW ELECTRICAL MAIN PANEL WITH 225 AMP MINIMUM BUSBAR RATING (POTENTIAL LOCATION EXAMPLE) XX' - XX" MIN 4'
			EXAMPLE	XX'-XX" (DISTANCE) W (PROPERTY LINE BEARINGS)
			AME VCE) XX'-XX XX'-XX (E) SETBAC (E) SETBAC	(N) APPLICANT TO ILLUSTRATE AND ANNOTATE PROPOSED COVERED PORCHES, OVERHANGS, ENTRY(S), ADDRESS LOCATION, MECH. / ELEC. ITEMS AND PROPOSED ACCESS POINTS (N) APPLICANT TO ILLUSTRATE AND CLEARANCE IN WIDTH, DEPTH, & HEIGHT SHALL BE PROVIDED TO ACCESS THE EQUIPMENT. (2022 CMC SECTION 304.1) (N) APPLICANT TO ILLUSTRATE AND LEAST THAN 30" OF CLEARANCE IN WIDTH, DEPTH, & HEIGHT SHALL BE PROVIDED TO ACCESS THE EQUIPMENT. (2022 CMC SECTION 304.1)
				(POTENTIAL LOCATION EXAMPLE) DISTANCE OF NEAREST POINT OF ADU TO CENTERLINE OF IMAGINARY LINE BETWEEN THE TWO BUIDLINGS (UNDER- 5' - 0" 1-HOUR FIRE-RATED WALL AND 1- HOUR FIRE-RATED EAVE REQUIRED).
			STR	MIN. 5' - 0" MIN. 5' - 0" VIN MIN. 5' -
			RESIDENC (ADD (FOOTE	E EXAMPLE RESS) RINT SF) (E) EXISTING SWIMMING POOL EXAMPLE POOL EXAM
				DISTANCE) (E) PROPERTY LINE
			SXX° XX' - XX" SETBACK	j j
SITE PLAN	SCALE:	NORTH ARROW	1) EXAMPLE SITE PLAN 1" = 20'-0"	

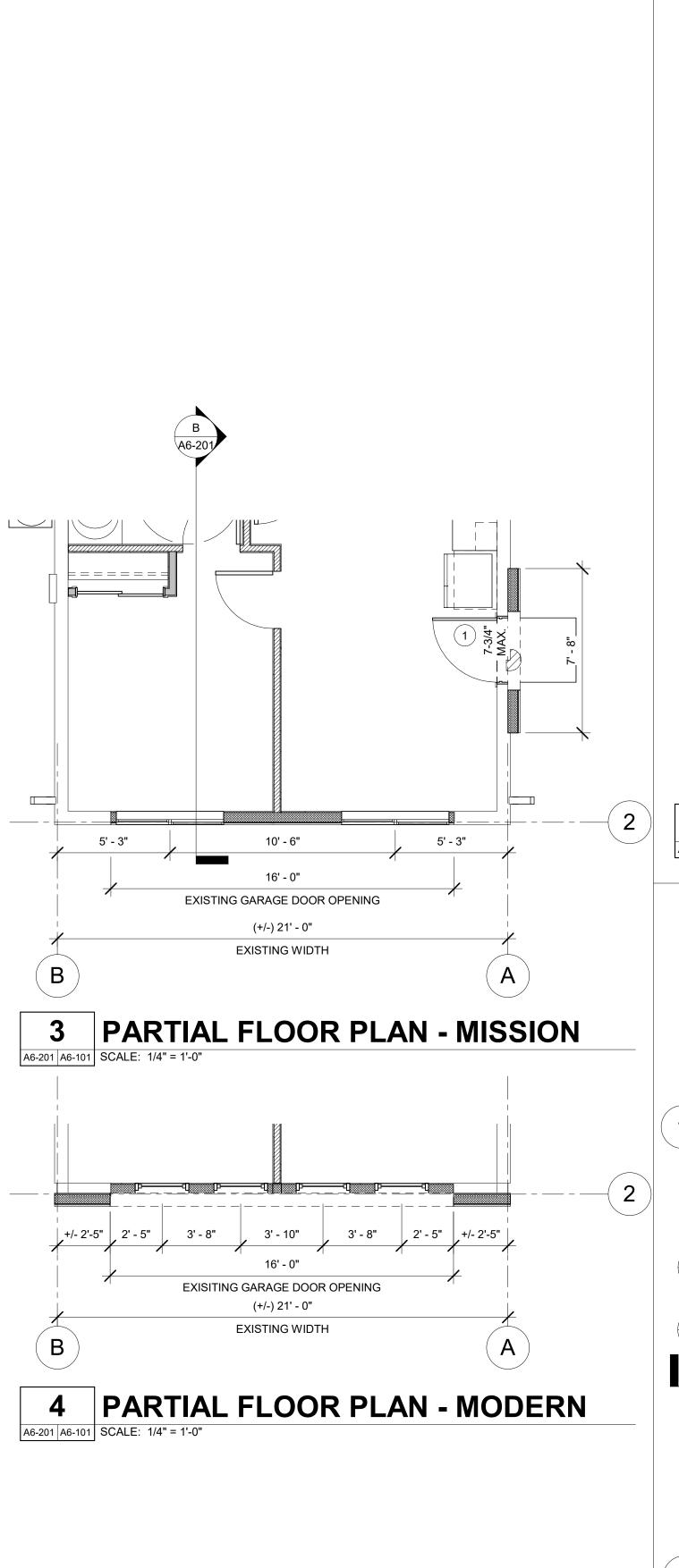
ESE PLANS ARE PROVIDED BY THE CITY OF AGOURA LS AS PART OF THE PRE-APPROVED ADU PROGRAM D ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE PROVIDE THESE PLANS. NO ALTERATIONS TO THESE ANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE DER A SEPARATE PERMIT ONCE THE BUILDING PERMIT r the adu has been issued and final inspection MPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION OWLEDGE AND EXPERIENCE TO CONTRUCT THESE ANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED U HIRE A CONTRACTOR TO DO THE CONSTRUCTION. CITY WILL NOT PROVIDE FURTHER INFORMATION OR TAILS AND BUILDING INSPECTORS WILL NOT PROVIDE EP BY STEP INSTRUCTIONS IN THE FIELD.

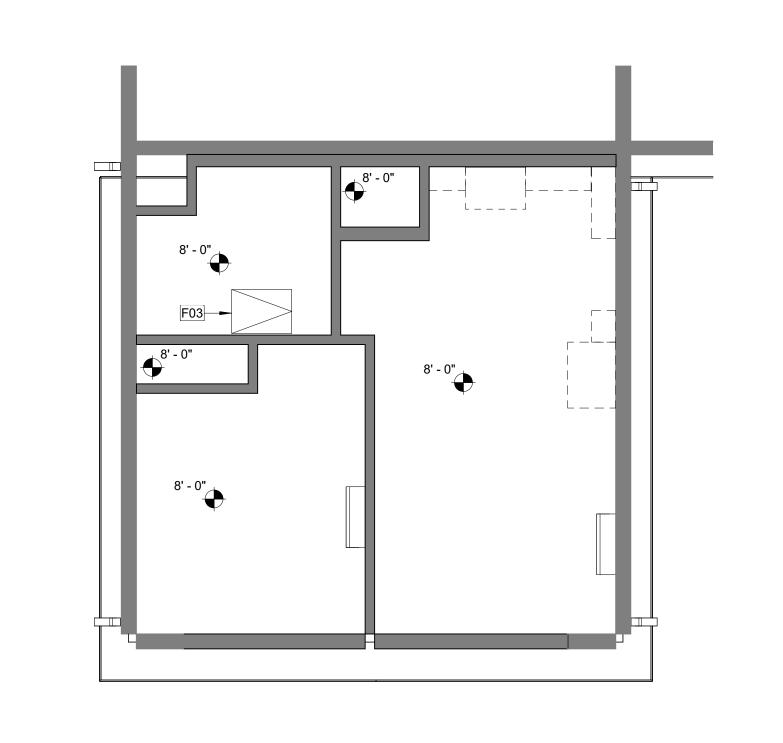
PROTOTYPE ADU
2 CAR GARAGE COVERSION
COACHELLA, CA

ARCHITECTURAL SITE PLAN SHEI - EXAMPLE & INSTRUCTIONS

01/11/24 SHEET

AS-100

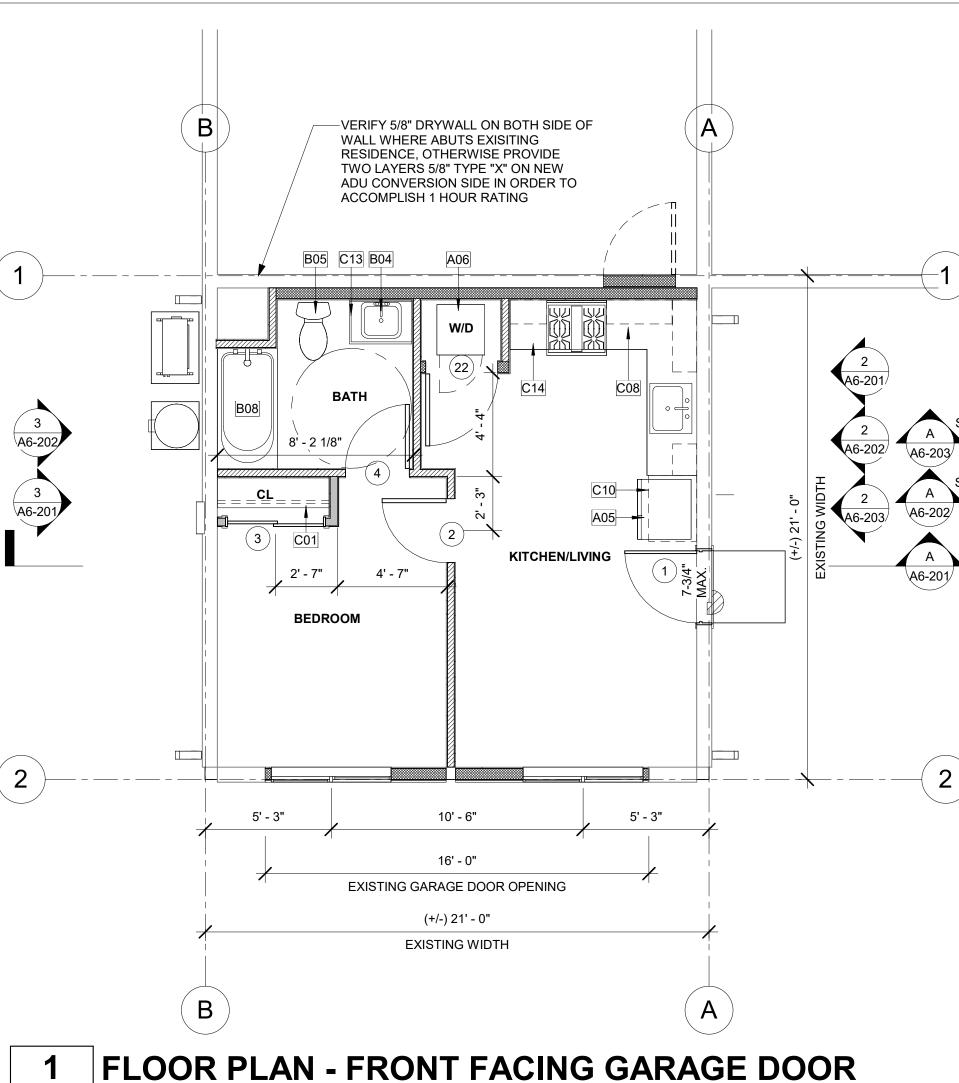




GROUND FLOOR RCP

A6-201 A6-101 SCALE: 1/4" = 1'-0"

A6-201 A6-101 SCALE: 1/4" = 1'-0"



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

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). 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.
- 30" x 60" x 72" TUB AND SHOWER COMBINATION. MODEL BY B08 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. 2. CONTRACTOR TO VERIFY EXACT ROUGH OPENING SIZES PRIOR TO
- 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

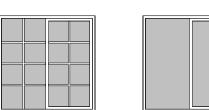
WINDOW SCHEDULE

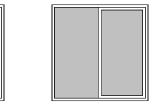
HEAD NO. TYPE WIDTH HEIGHT HEIGHT REMARKS

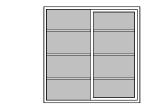
WINDOW REMARKS

- 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.

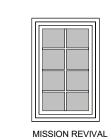
WINDOW LEGEND

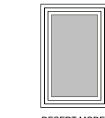






HORIZONTAL SLIDER







CASEMENT

FLOOR PLAN NOTES

- 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.



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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.
- 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.

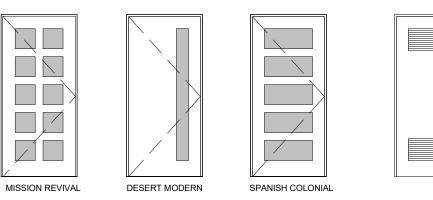
DOOR SCHEDULE

		SI	ZE		
NO.	TYPE	WIDTH	HEIGHT	FIRE RATING	REMARKS
2	С	2' - 8"	6' - 8"		
3	D	4' - 0"	6' - 8"		
4	С	2' - 8"	6' - 8"		
22	С	3' - 0"	6' - 8"		3

DOOR REMARKS

- GLAZING IN DOOR. TEMPERED (BOTH PANES) PROVIDE 100 SQ INCHES OF VENTING IN DOOR OR BY OTHER APPROVED
- 4. OPTIONAL DOOR.

DOOR LEGEND

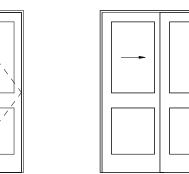


SOLID CORE WOOD EXTERIOR

SINGLE HOLLOW

CORE INTERIOR





DOUBLE SLIDING

SLIDING GLASS

EXTERIOR.

SET

01/11/24 SHEET

ELECTRICAL FLOOR PLAN A6-201 A6-111 SCALE: 1/4" = 1'-0"

VENTILATION SUMMARIES

1)	LOCAL	EXHAUST	VENTILATION
•			

ATHROOM	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	R SOUND AT A MAX.	OF 3 SONES.
ITCHEN	OPTION A	OPTION B
ITCHEN KITCHEN FAN FLOW (cfm)		OPTION B 50 CFM
	100 CFM	50 CFM
, ,	100 CFM FLEX DUCT	50 CFM
KITCHEN FAN FLOW (cfm) DUCT TYPE	100 CFM FLEX DUCT 5"	50 CFM SMOOTH DUCT

2) WHOLE BUILDING VENTILATION	OPTION A	OPTION B
PER ASHRAE STANDARD 62.2, CEC EQUATIO	N 150.0-B	
BUILDING FAN FLOW (cfm)	50 CFM	50 CFM
DUCT TYPE	. FLEX DUCT	SMOOTH DUC
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 CONT	INUOUSLY TO ENSU	RE
CONTINUOUSLY TO ENSURE INDOOR AIR QUALITY.		

TOTAL (MINIMUM) REQUIRED VENTILATION RATE

PER ASHRAE STANDARD 62.2, CEC EQUATION 150.0-B

QCFM = .03(FLOOR AREA) + 7.5 (# OF BEDROOMS + 1)

WHOLE DWELLING UNIT MECHANICAL VENTILATION PER SECTION 150.0(O)(C)(i) [ASHRAE 62.2:4.1.2]

1 BED - MINIMUM CUBIC FEET PER MINUTE (CFM) (Equation 150.0-B) Qtot = 0.03Afloor + 7.5(Nbr + 1).03(sf) + 7.5 (1+1) = CFM < 50 CFM

EFFECTIVE ANNUAL AVERAGE INFILTRATION RATE PER SECTION 150.0(O)(C)(ii)

a. (Equation 150.0-C) Q50 = Vdu (x) 2 ACH50 / 60minutes Q50 = Vdu (x) Verified ACH50 / 60minutes a. (Equation 150.0-D) Qtot = 0.052 (x) Q50 x wsf x [H/Hr] z [ASHRAE] b. (Equation 150.0-E) 62.2:4.1.2.1]

REQUIRED MECHANICAL VENTILATION RATE
AND 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)

KITCHEN/LIVING B41 **BEDROOM**

MECHANICAL FLOOR PLAN A6-201 A6-111 SCALE: 1/4" = 1'-0"

UTILITY GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-102 FOR ADDITIONAL REQUIREMENTS. 2. SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS. 3. SEE TITLE 24 REPORTS FOR ADDITIONAL INFORMATION.

KEYNOTES

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. MINI-SPLIT WALL MOUNTED AIR HANDLER. SHALL MEET REQUIREMENTS AS SPECIFIED IN APPROVED ENERGY

COMPLIANCE FORMS, TO BE PROVIDED BY OWNER.

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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

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

CONVENIENCE FOR THE USER.				
TABLE - MAXIMUM FIXTURE WATER USE				
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			

0.125 GAL/FLUSH

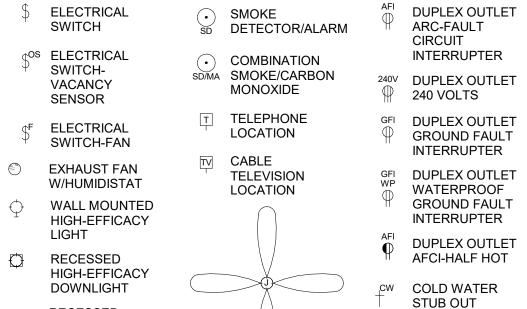
RCP NOTES

URINALS

- 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
- 2. ALL LIGHT FIXTURES ARE TO BE INSTALLED ACCORDING TO THE ARCHITECTURAL ELECTRICAL PLAN.
- 3. REFER TO ARCHITECTURAL ELECTRICAL PLANS FOR FURTHER INFORMATION.
- 4. REFER TO MECHANICAL PLANS FOR FURTHER INFORMATION. 5. REFER TO FLOOR PLAN FOR ELEVATION AND SECTION REFERENCES.

LEGEND

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



RECESSED

VP HIGH-EFFICACY RECESSED DOWNLIGHT VAPOR PROOF

ELECTRICAL WIRING

CEILING FAN OPTIONAL PRE WIRE FOR CEILING FAN ONLY)

LHB WATER HOSE BIBB WATER HOSE BIBB WITH SHUT OF VALVE

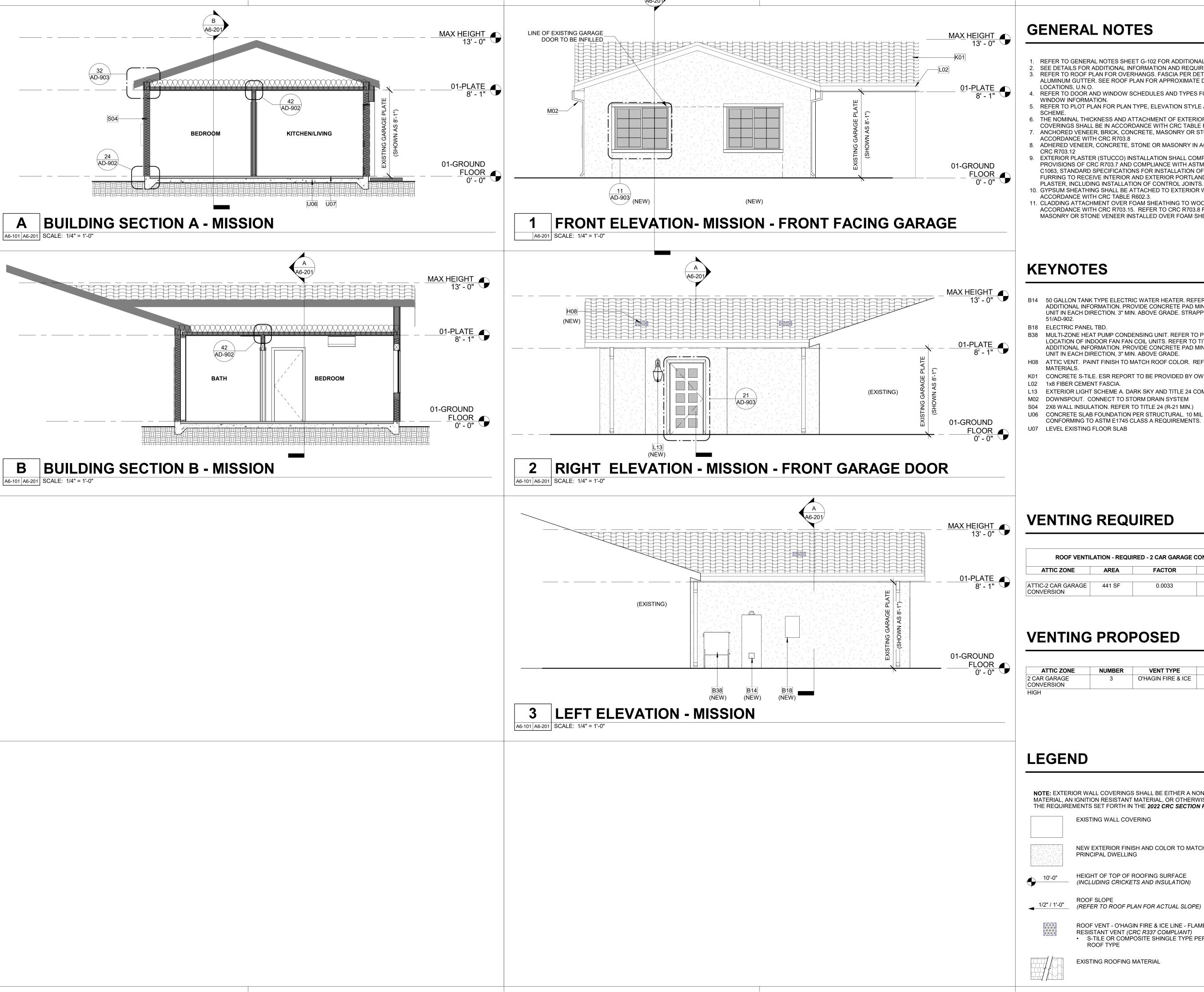
22"X30" MIN. **CEILING ACCESS** CEILING HEIGHT PANEL

_^{HW} HOT WATER

STUB OUT

S 01/11/24 SHEET

GAI CO



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 4. REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND
- REFER TO PLOT PLAN FOR PLAN TYPE, ELEVATION STYLE AND COLOR
- COVERINGS SHALL BE IN ACCORDANCE WITH CRC TABLE R703.3(1). ANCHORED VENEER, BRICK, CONCRETE, MASONRY OR STONE IN
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- 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.

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- 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
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- H08 ATTIC VENT. PAINT FINISH TO MATCH ROOF COLOR. REFER TO COLORS AND
- K01 CONCRETE S-TILE. ESR REPORT TO BE PROVIDED BY OWNER
- 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 in²

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

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

(INCLUDING CRICKETS AND INSULATION)

ROOF VENT - O'HAGIN FIRE & ICE LINE - FLAME AND EMBER RESISTANT VENT (CRC R337 COMPLIANT) S-TILE OR COMPOSITE SHINGLE TYPÉ PER EXISTING **ROOF TYPE**

EXISTING ROOFING MATERIAL

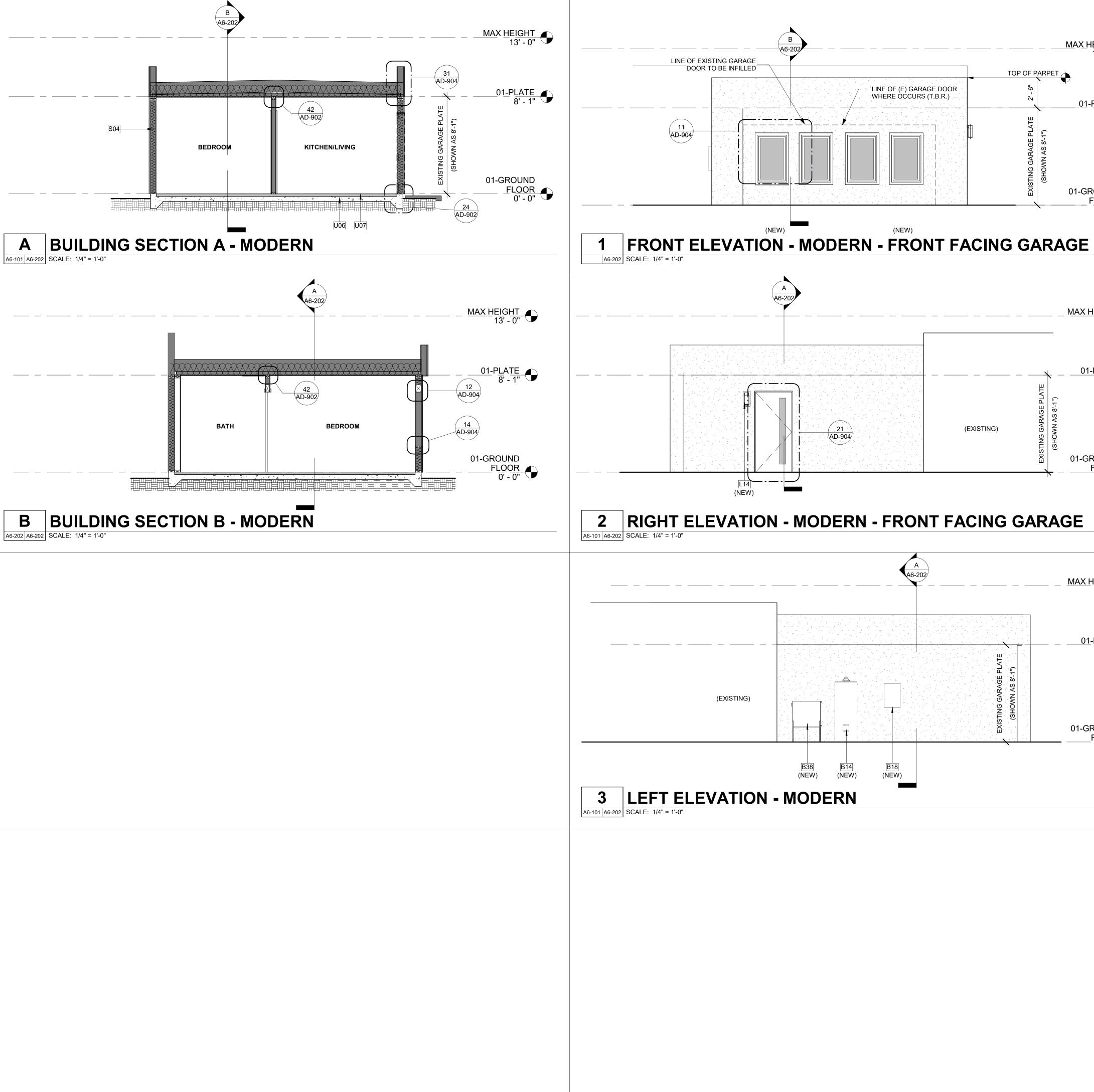
ADU OVER GARA(

4S & SECTION MISSION

ELEVATION PLAN

01/11/24

SET OVED SHEET



GENERAL NOTES

MAX HEIGHT 13' - 0"

01-PLATE 8' - 1"

01-GROUND

FLOOR 0' - 0"

MAX HEIGHT 13' - 0"

01-PLATE

01-GROUND

FLOOR 0' - 0"

MAX HEIGHT 13' - 0"

01-PLATE 8' - 1"

01-GROUND

FLOOR 0' - 0"

TOP OF PARPET

(EXISTING)

LINE OF (E) GARAGE DOOR

WHERE ÒĆCURS (T.B.R.)

(NEW)

(NEW)

- 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
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U07 LEVEL EXISTING FLOOR SLAB

VENTING REQUIRED

ROOF VENTILATION - REQUIRED - 2 CAR GARAGE CONVERSION			
ATTIC ZONE	AREA	FACTOR	REQUIRED SI
ATTIC-2 CAR GARAGE	441 SF	0.0033	212 in²
CONVERSION	4413F	0.0033	212111

VENTING PROPOSED

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LEGEND

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EXISTING WALL COVERING

NEW EXTERIOR FINISH AND COLOR TO MATCH THAT OF PRINCIPAL DWELLING HEIGHT OF TOP OF ROOFING SURFACE

(INCLUDING CRICKETS AND INSULATION)

1/2" / 1'-0" (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**

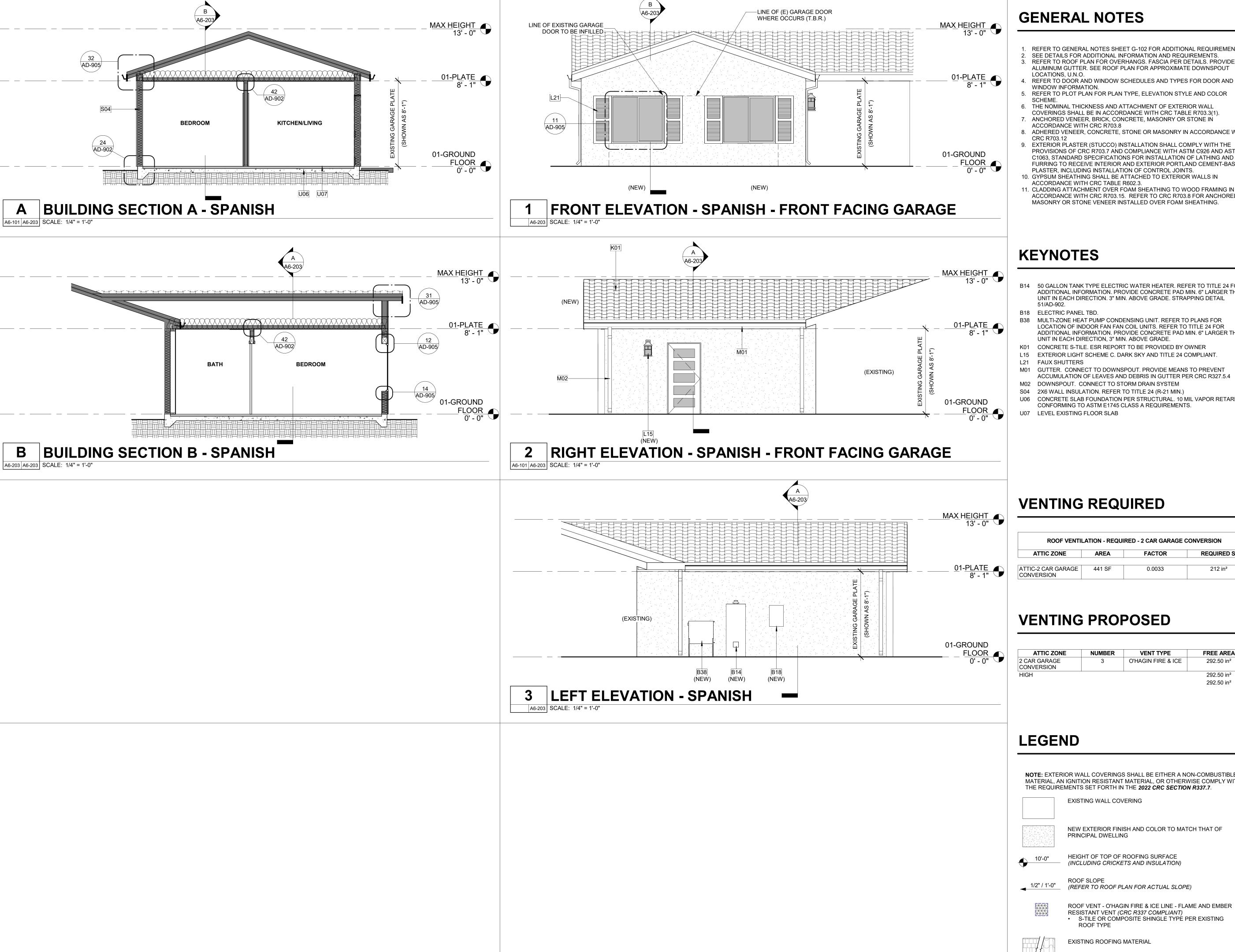


EXISTING ROOFING MATERIAL

NS & SECTION MODERN ADU OVER GARA(COACH

01/11/24

SET OVED SHEET



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- L15 EXTERIOR LIGHT SCHEME C. DARK SKY AND TITLE 24 COMPLIANT.
- 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.)
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ROOF VENT - O'HAGIN FIRE & ICE LINE - FLAME AND EMBER RESISTANT VENT (CRC R337 COMPLIANT)

EXISTING ROOFING MATERIAL

□ > GAI CO.

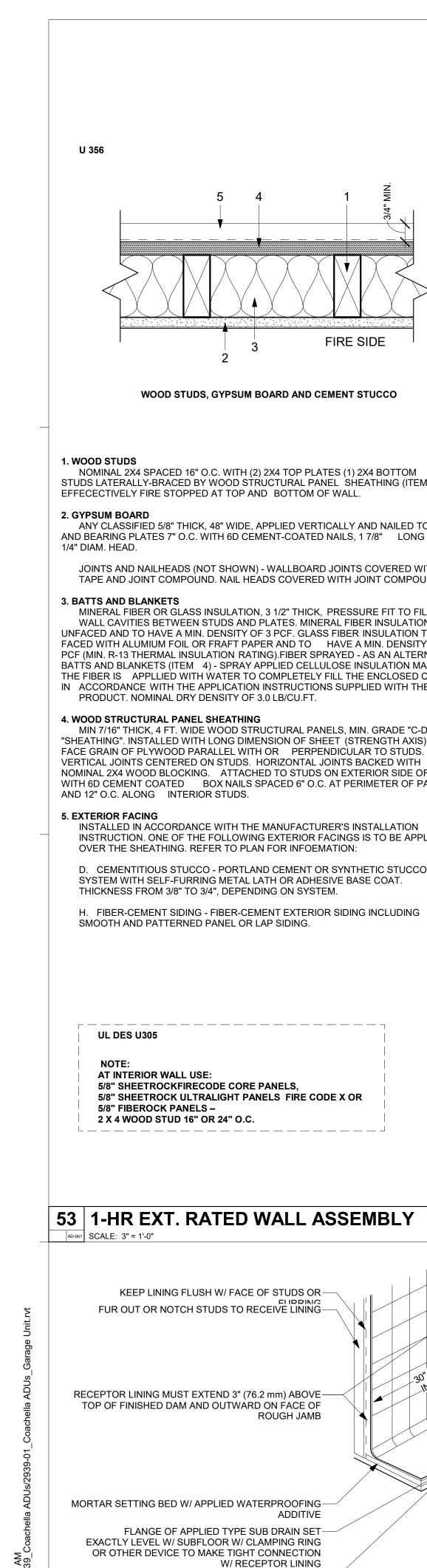
SS

ᆸ

01/11/24 SHEET

SET

OVED

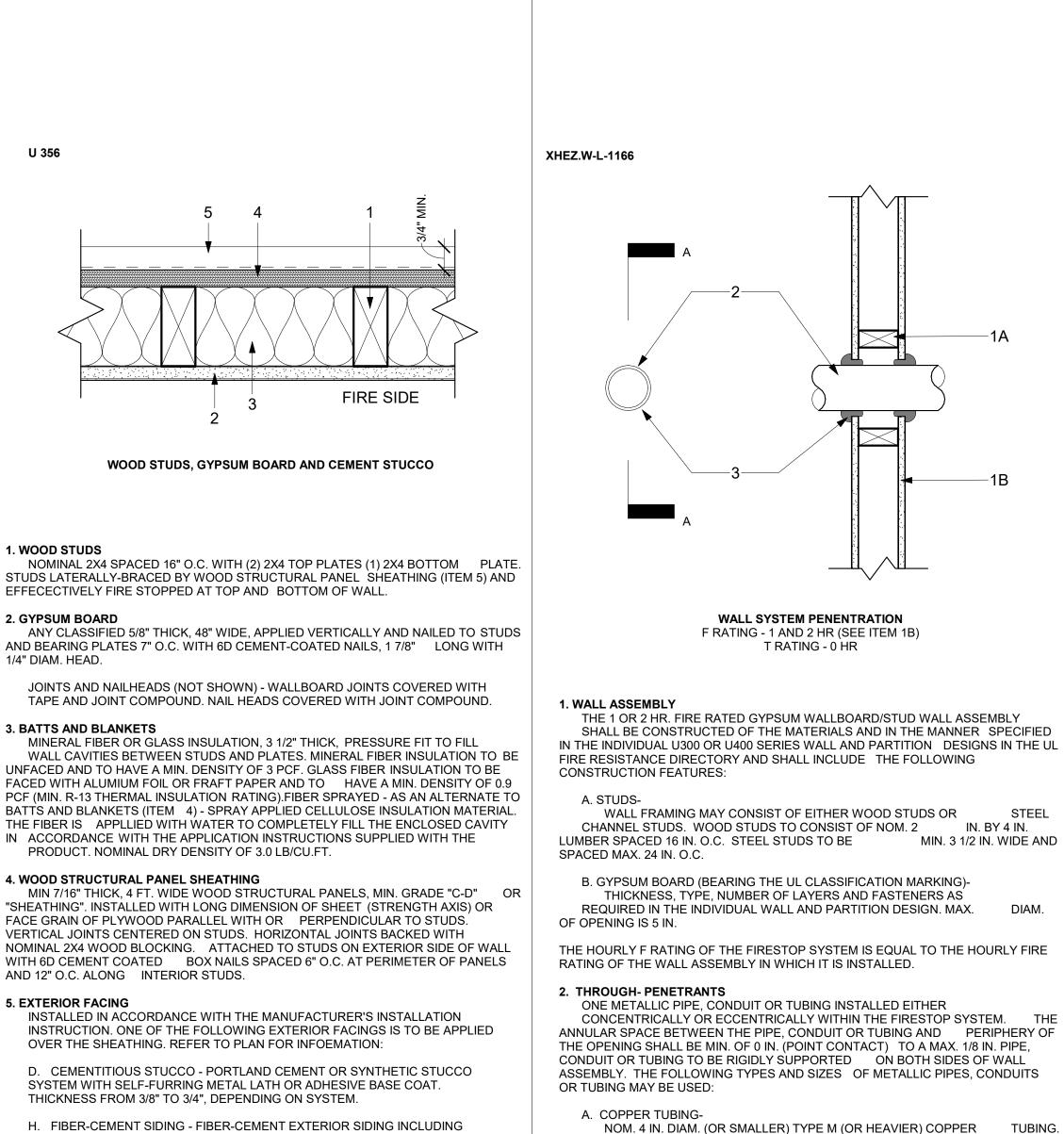


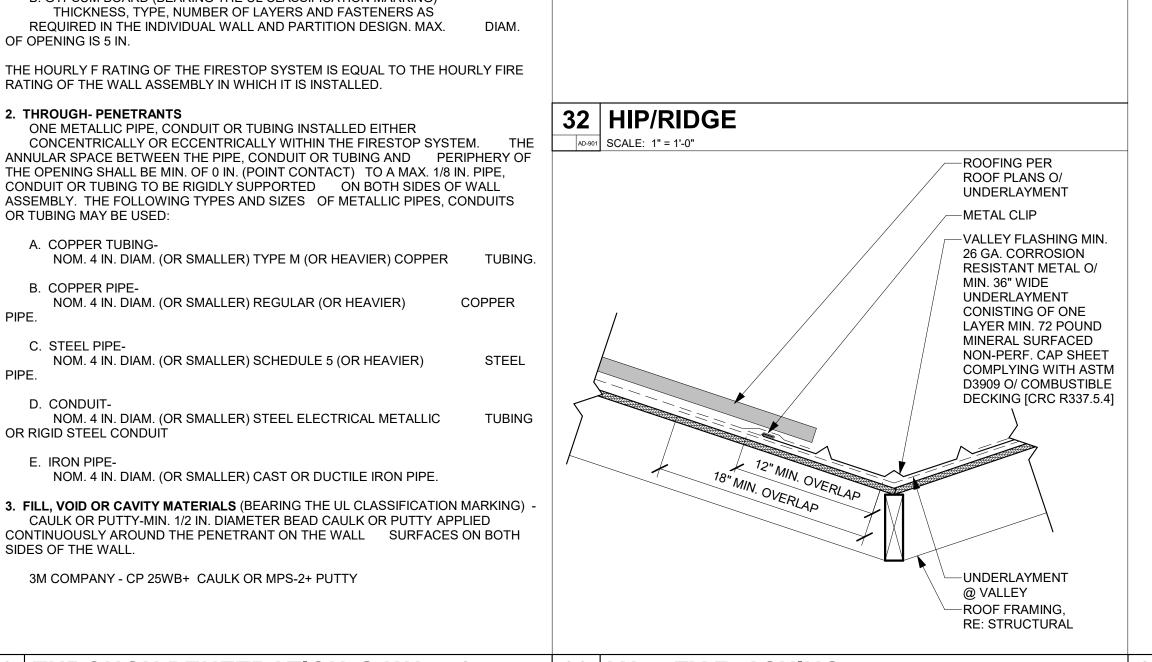
3'X3' 13 GAUGE WELDED STEEL MESH (OR EQUAL)-

54 | SHOWER - RECEPTOR

AD-901 SCALE: 12" = 1'-0"

SET APPROX. CENTER OF BED





2X FRAMING: RE:STRUCTURAL

PLYWOOD SHEATHING:

-FULLY COVER OPENING W/

METAL WIRE MESH. OPENINGS

DIMENSIONS SHALL BE A MIN. OF 1/16" & SHALL NOT EXCEED

RE: STRUCTURAL 2X BLOCKING

1/8" (R.327.6.2)

WALL VENT

PREMANUFACTURED

-WINDOW FLASHING

O/ BUILDING PAPER

OVER BUILDING PAPER

-CEMENT PLASTER STUCCO

-ROOFING PER ROOF PLAN

ROOFING UNDERLAYMENT

-ROOF RAFTERS/TRUSSES

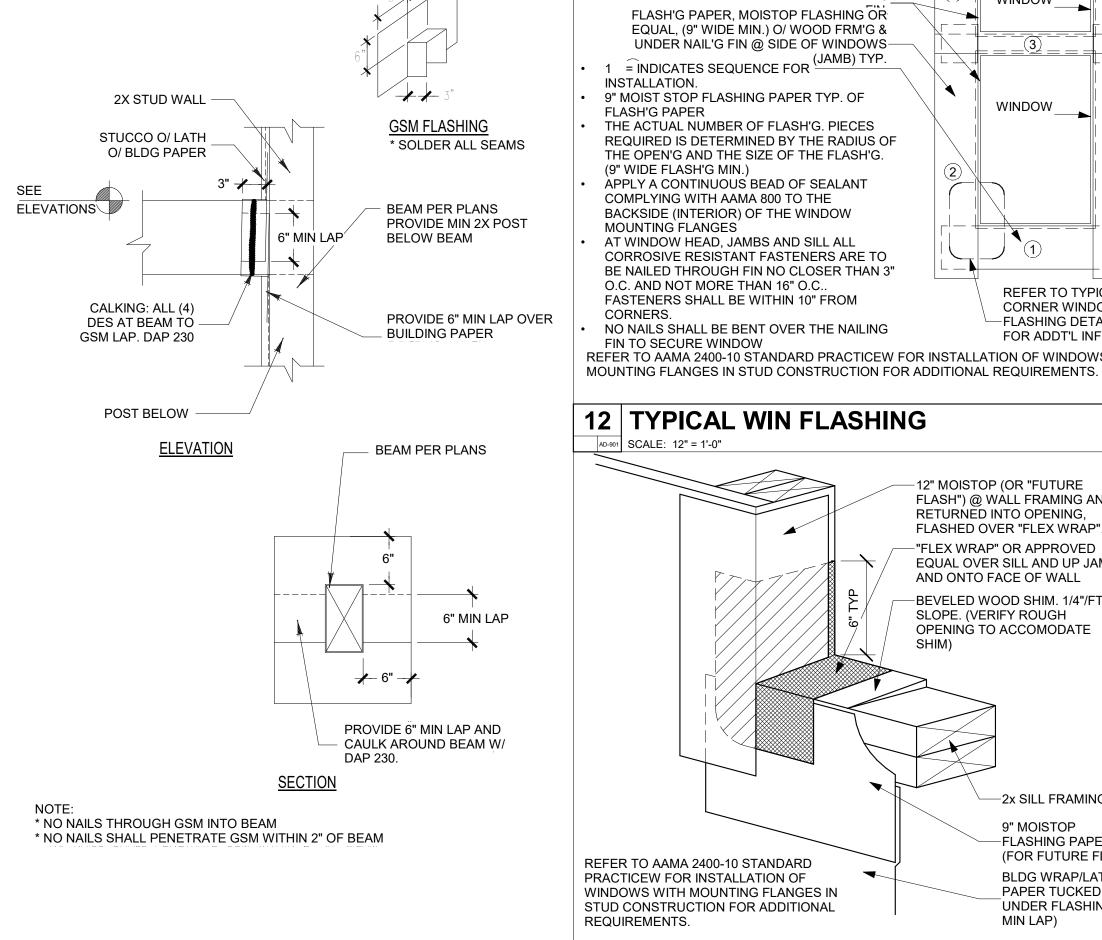
-RIDGE BOARD OR BEAM

-ROOF SHEATHING

PER PLAN

PER PLAN

CONTINUOUS NAILER



-CEMENT PASTER STUCCO

-WATER RESISTIVE BARRIER PER CRC 703.7.3, LAP

BARRIER, LAP 6" ALL SIDES

-FIBER CEMENT BOARD TRIM W/

O/BUILDING PAPER

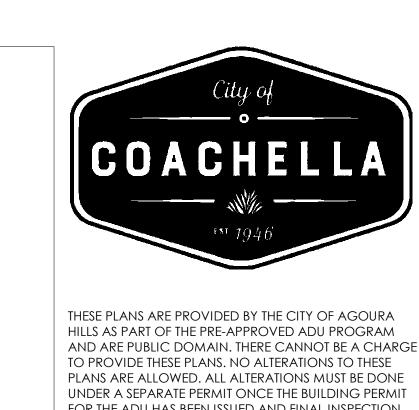
-WEATHER RESISTANT

CHAMFERED EDGES

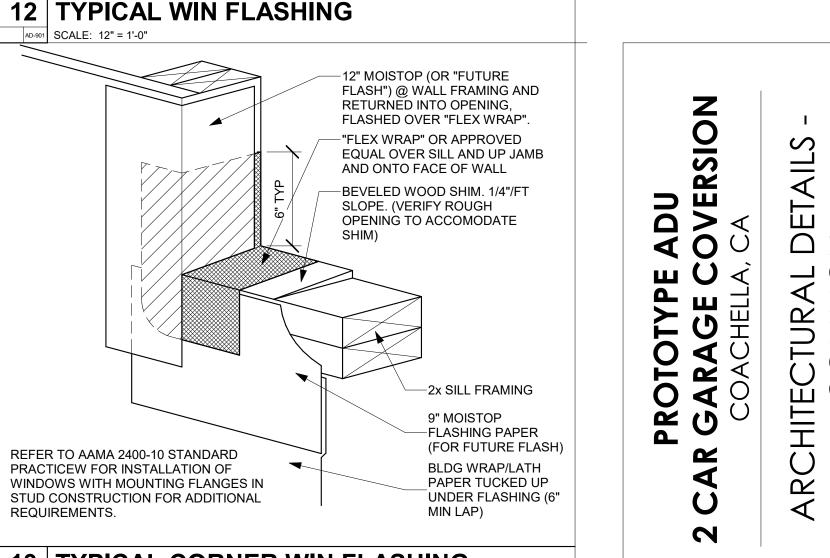
SIGNAGE OR DEVICE

-ATTACHED HARDWARE

FLASHING



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WINDOW

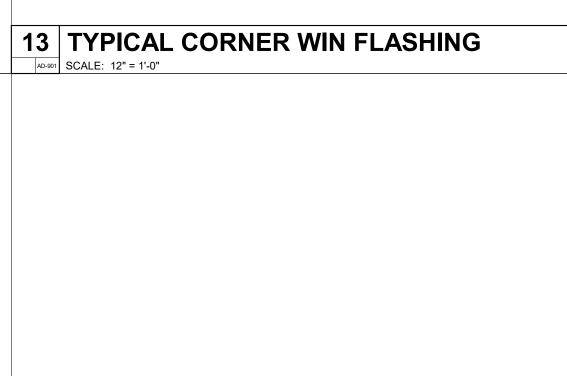
WINDOW

REFER TO TYPICAL

CORNER WINDOW

FOR ADDT'L INFO.

—FLASHING DETAIL



FLASH'G PAPER, MOISTOP FLASHING OR-

(1) AT TOP OF FLSH'G PAPER TYP NAIL'G

EQUAL, (9" WIDE MIN.) O/ NAIL'G FIN @ TOP OF WINDOWS (HEAD) TYP. TWO CONTINUOUS BEADS OF MOISTOP SEALANT OR EQUAL

UNDER FLASH'G PAPER (1) O/ NAIL'G FIN AND

FLASH'G PAPER, MOISTOP FLASHING OR

EQUAL, (9" WIDE MIN.) O/ WOOD FRM'G &

UNDER NAIL'G FIN @ SIDE OF WINDOWS-

1 = INDICATES SEQUENCE FOR (JAMB) TYP.

9" MOIST STOP FLASHING PAPER TYP. OF

THE ACTUAL NUMBER OF FLASH'G. PIECES

REQUIRED IS DETERMINED BY THE RADIUS OF

THE OPEN'G AND THE SIZE OF THE FLASH'G.

APPLY A CONTINUOUS BEAD OF SEALANT

BACKSIDE (INTERIOR) OF THE WINDOW

AT WINDOW HEAD, JAMBS AND SILL ALL

FASTENERS SHALL BE WITHIN 10" FROM

CORROSIVE RESISTANT FASTENERS ARE TO

NO NAILS SHALL BE BENT OVER THE NAILING

REFER TO AAMA 2400-10 STANDARD PRACTICEW FOR INSTALLATION OF WINDOWS WITH

BE NAILED THROUGH FIN NO CLOSER THAN 3"

COMPLYING WITH AAMA 800 TO THE

O.C. AND NOT MORE THAN 16" O.C..

INSTALLATION.

FLASH'G PAPER

(9" WIDE FLASH'G MIN.)

MOUNTING FLANGES

FIN TO SECURE WINDOW

AD-901 SCALE: 12" = 1'-0"

CORNERS

SET 01/11/24 SHEET

43 THROUGH PENETRATION @ WALL1

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

NOM. 4 IN. DIAM. (OR SMALLER) REGULAR (OR HEAVIER)

NOM. 4 IN. DIAM. (OR SMALLER) SCHEDULE 5 (OR HEAVIER)

NOM. 4 IN. DIAM. (OR SMALLER) STEEL ELECTRICAL METALLIC

NOM. 4 IN. DIAM. (OR SMALLER) CAST OR DUCTILE IRON PIPE.

CAULK OR PUTTY-MIN. 1/2 IN. DIAMETER BEAD CAULK OR PUTTY APPLIED

C. STEEL PIPE-

D. CONDUIT-

E. IRON PIPE-

SIDES OF THE WALL.

OR RIGID STEEL CONDUIT

-FINISH HEIGHT OF DAM TO BE AT LEAST 2" (50.8mm) ABOVE HIGH POINT OF DRAIN -RECEPTOR LINING TURNED OVER DAM & THOROUGHLY TACKED OUTSIDE. NO PUNCTURES LESS THAN 1" ABOVE THE FINISHED DAM OR THRESHOLD ON THE INTERIOR AND TOP OF DAM OR RECEPTOR LINING SHALL BE PITCHED NOT LESS THAN 1/4" PER FOOT (20.8mm/M) TO WEEP HOLES IN

RECEPTOR LINING 3 LAYERS OF 15 LB ASPHALT SATURATED ROOFING FELT, EACH LAYER THOROUGHLY MOPPED W/ HOT ASPHALT, ALL CORNERS THOROUGHLY WATER TIGHT BY LAPPING AND FLASHING (OR APPROVED EQUAL) AND REINFORCED W/ 50LB TEAR STRENGTH WOVEN

-MIN. OF 0.05 INCH THICKNESS STRAINER -FINISH FLOOR TO HAVE 1/4" MIN. TO 1/2" MAX SLOPE

GLASS FIBER WEBBING HOT MOPPED IN PLACE AND EXTENDING 4" IN ALL DIRECTIONS FROM EACH

OT DRAIN PER FOOT

33 VALLEY FLASHING AD-901 SCALE: 1 1/2" = 1'-0"

AD-901 SCALE: 3" = 1'-0"

2'-6" FROM GROUND IF WATER HEATER IS TO REMAIN INSIDE THE GARAGE CONVERSION. (E) LOCATE TS-1 EARTHQUAKE STRAP WITH WATER HEATER -LOCATE TS-1 EARTHQUAKE STRAP WITH -ANCHOR LEGS TO PLATFORM OR FLOOR ADD PAN TO WATER HEATER IF IT IS LOCATED INSIDE THE GARAGE CONVERSION -LAG STRAP SECURELY TO WALL FRAMING: 0 0 4 LAB BOLTS AND FENDER WASHERS. STRAP SHALL BE ENCIRCLED TIGHTLY AROUND WATER HEATER IN A MANNER WHICH DOES NOT DEPRESS INSULATION

23 BEAM TO WALL FLASHING AD-901 SCALE: 1" = 1'-0"

21 MOUNTING PAD

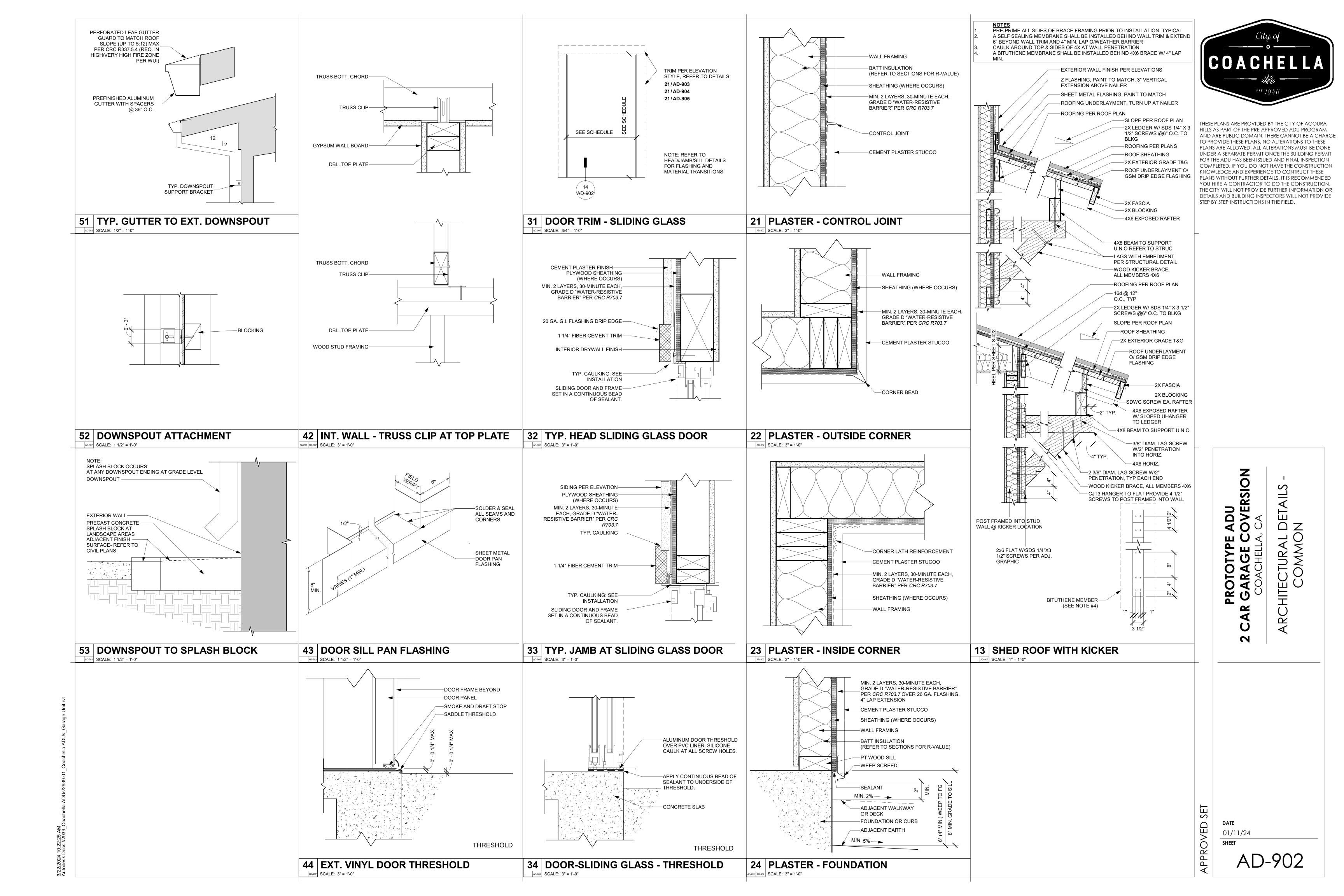
AD-901 SCALE: 3" = 1'-0"

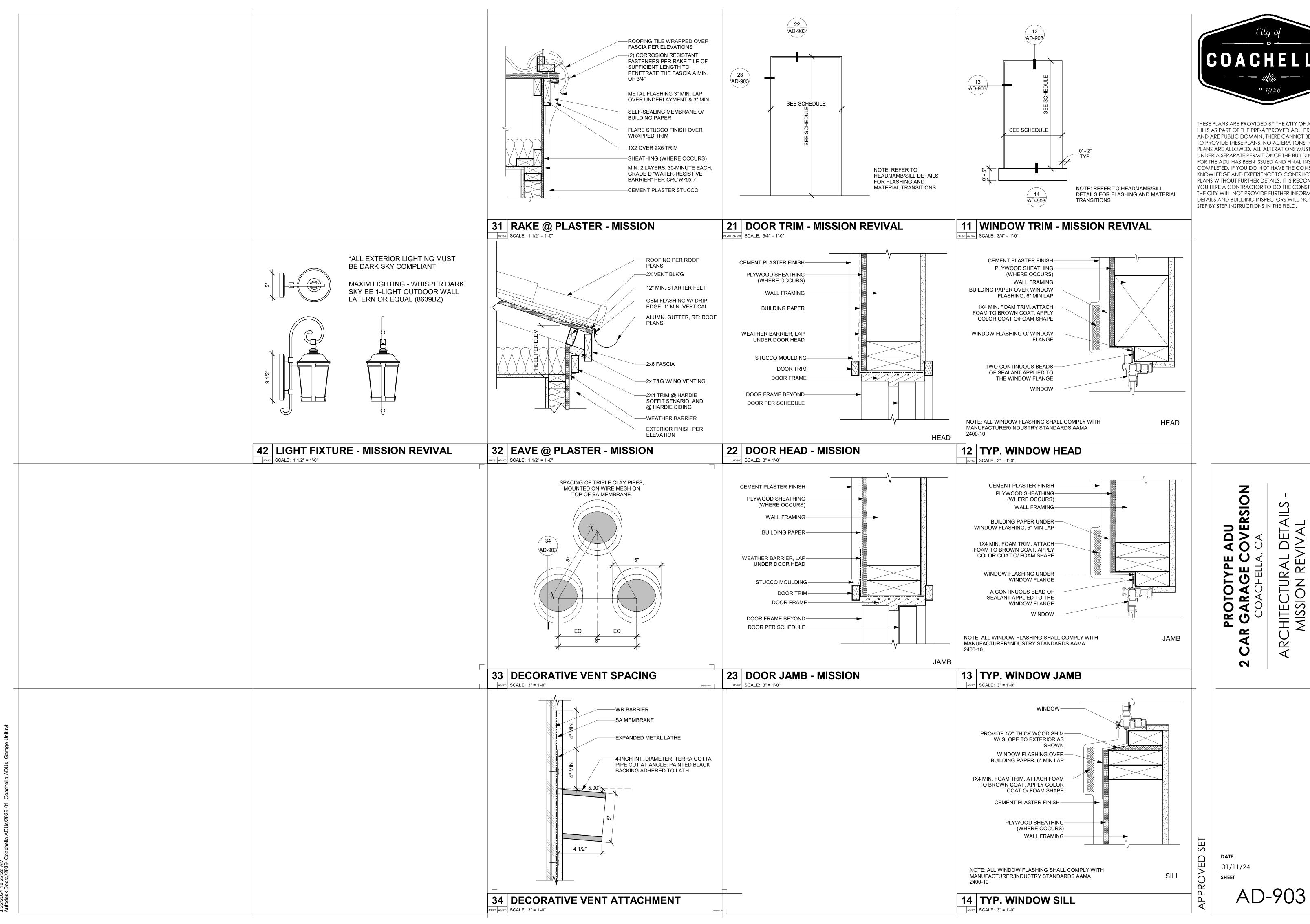
NOTE: ADD P&T VALVE TO THE EXTERIOR TENSIONING BUCKLES WITHIN UPPER 1/3 OF TENSIONING BUCKLES 4" ABOVE CONTROLS

- MINIMUM 1" NON-METALLIC SPACER

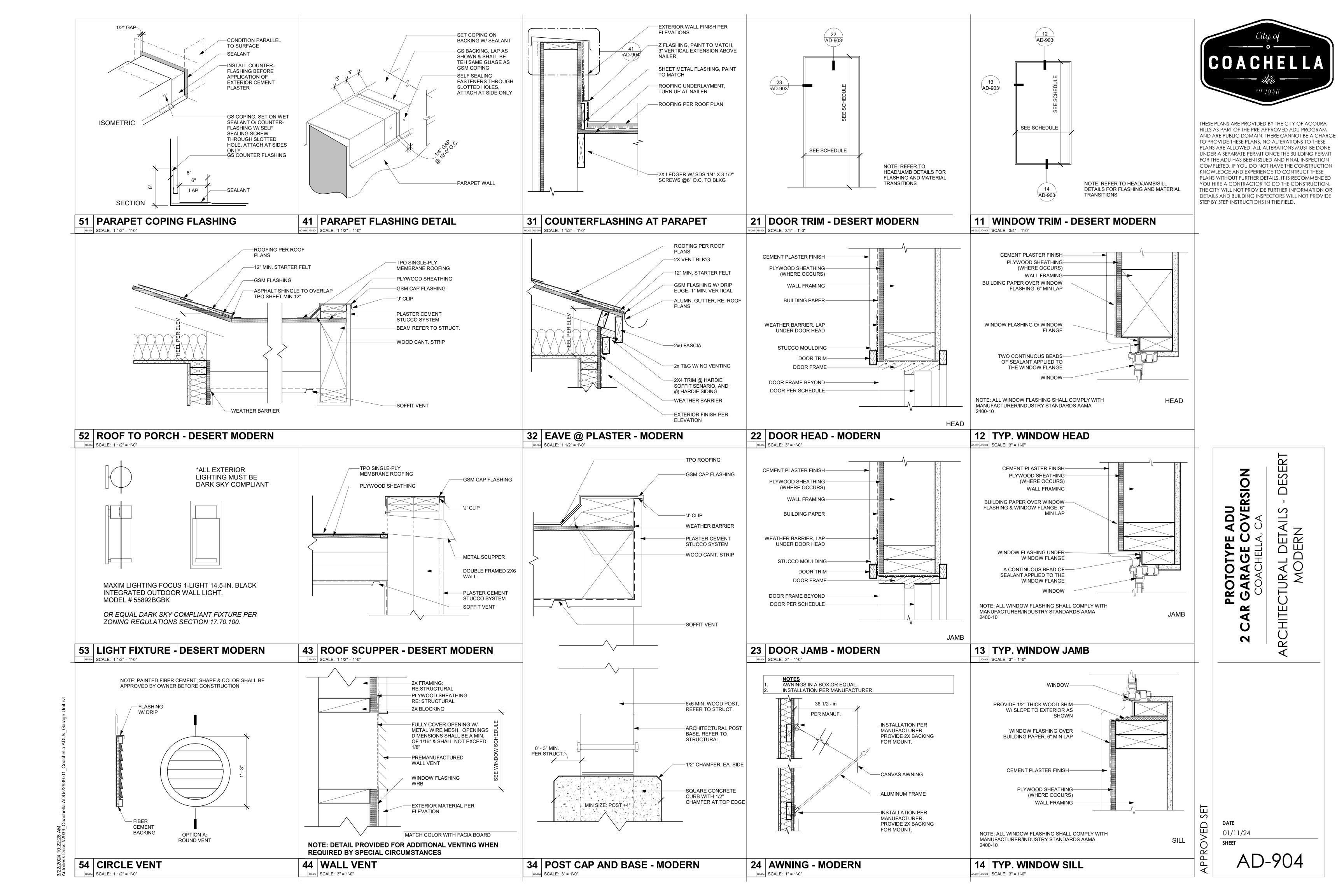
24 WATER HEATER MOUNTING AD-901 SCALE: 1/2" = 1'-0"

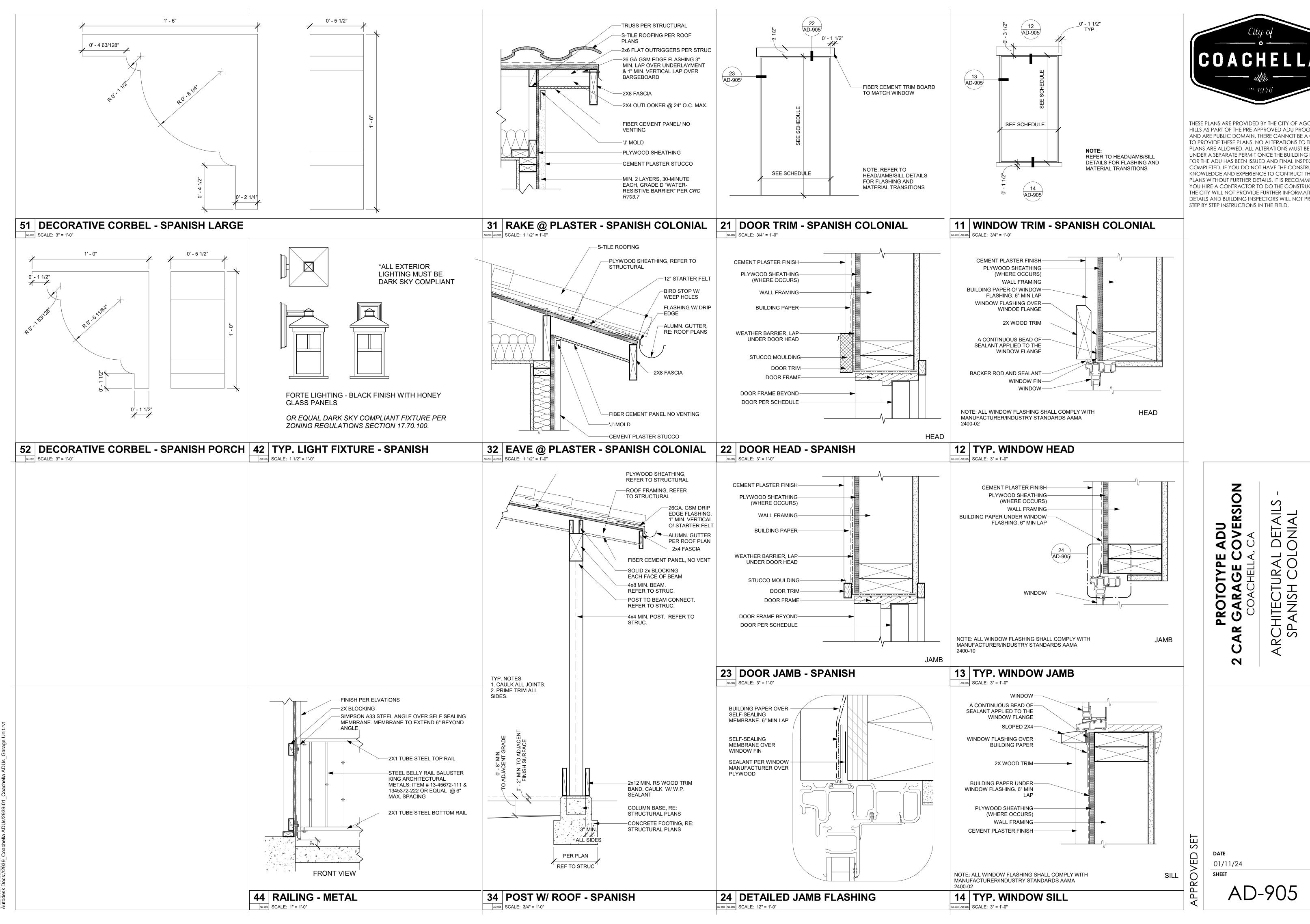
NOTE: REFER TO C.P.C. FOR COMPLETE INFORMATION





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