

GENERAL REQUIREMENTS

1. The unlatching of any door or leaf shall not require more than one operation. (1008.1.8.5)
2. Regardless of the occupant load served, egress doors shall be readily operable from the egress side without the use of a key or special knowledge or effort. Except as follows: (1008.1.8)

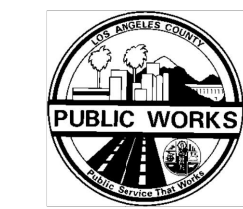
 - a. In buildings in occupancy Group A having an occupant load of 300 or less, Groups B, F, M and S, and in places of religious worship, the main exterior door or doors are permitted to be equipped with key-operated locking devices from the egress side provided the locking device is readily distinguishable as locked, and a readily visible durable sign is posted on the egress side on or adjacent to the door stating: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED". The sign shall be in letters 1-in. high on a contrasting background. The use of the key-operated locking device is revocable by the building official for due cause.
 - b. Where egress doors are used in pairs, approved automatic flush bolts shall be permitted to be used, provided that the door leaf having the automatic flush bolts has no doorknob or surface-mounted hardware.
 - c. Doors from individual dwelling or sleeping units of Group R occupancies having an occupant load of 10 or less are permitted to be equipped with a night latch, dead bolt or security chain, provided such devices are operable from the inside without the use of a key or tool.
 - d. Door handles, pulls, latches, locks and other operating devices shall be installed 34-in. to 48-in. above the finished floor. (1008.1.8.2)

3. The deadbolt lock or locks shall be key-operated from the exterior side of the door and engaged or disengaged from the interior side of the door by a device not requiring a key, tool or excessive force. Except as follows: (6709.2)
 - a. The latch may be omitted from doors in Group B Occupancies.
 - b. In other than residential occupancies, locks may be key-operated, or otherwise operated from the inside when not prohibited by Chapter 10 or other laws and regulations.
 - c. A swinging door of greater than 5-ft. width may be secured as set forth in Section 671.1.
 - d. In residential occupancies, doors not required by Sections 1026 or 1008 may be equipped with security-type hardware which requires a key to release from the interior side of the door if the sleeping rooms are protected with a fire-warning system as set forth in Section 903.2.7.
4. In Groups B, F, M and S, horizontal sliding or vertical security grilles are permitted at the main exit and shall be operable from the inside without the use of a key or special knowledge or effort during periods that the space is occupied. The grilles shall remain secured in the full-open position during the period of occupancy by the general public. Where two or more means of egress are required, not more than one-half of the exits or exit access doorways shall be equipped with horizontal sliding or vertical security grilles. (1008.1.3.5)
5. Swinging wooden doors which are operable from the inside without the use of a key shall be: (6709)
 - a. Solid-core doors not less than 1-3/8-in. in thickness. (6709.1.1)
 - b. Panel-type doors having: (6709.1.2)
 - i. Individual panels fabricated of lumber not less than 1-3/8 in. thick, provided shaped portions of the panels are not less than 1/4-in. thick, and not more than 300-sq.in. in area.
 - ii. Stiles and rails shall be of solid lumber not less than 1-3/8-in. in thickness and 3-in. in width.
 - iii. Mullions not over 18-in long may be 2-in. wide.
 - c. Hollow-core door or doors less than 1-3/8-in. in thickness, either of which are covered on the inside face with 1/6-gauge sheet metal attached with screws at 6-in. maximum centers around the perimeter. (6709.1.3)
6. Manually operated flush bolts or surface bolts are not permitted. (1008.1.8.4)
 - Exceptions:
 - a. On doors not required for egress in individual dwelling units or sleeping units.
 - b. Where a pair of doors serves a storage or equipment room, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf.
7. A single swinging door, the active leaf of a pair of doors, and the bottom leaf of Dutch door shall be equipped with a deadbolt and latch. (6709.2)
 - a. Dead bolts shall have hardened inserts and have a minimum throw of 1-in. with an embedment of not less than 5/8-in..
 - b. Latching device shall have a dead latch if mechanism has a key locking feature.
 - c. Hook shape or expanding lug deadbolt shall have a minimum throw of 3/4-in.
 - d. Dead bolts of locks which automatically activate two or more dead bolts shall embed at least 1/2-in., but need not exceed 3/4-in. into the holding devices receiving the projected bolts.
8. Inactive leaf of a pair of doors and the upper leaf of Dutch doors shall be equipped with a deadbolt or deadbolts as set forth in section 6709.2. (6709.3)
 - Exceptions:
 - a. The bolt or bolts need not be key-operated, but shall not be otherwise activated, from the exterior side of the door.
 - b. The bolt or bolts may be engaged or disengaged automatically with the deadbolt or by another device on the active leaf or lower leaf.
 - c. Manually operated hardened bolts that are at the top and bottom of the leaf and which embed a minimum of 1/2-in. into the device receiving the projected bolt may be used when not prohibited by Chapter 10 or other laws or regulations.
 9. Door stops on wooden jambs for in-swinging doors shall be of one-piece construction with the jamb or joined by a rabbet. (6709.4)
 10. Use non-removable pins for hinges which are accessible from the outside when the door is closed. (6709.5)
 11. Use cylinder guards on cylinder locks whenever the cylinder projects beyond the outside face of the door or is otherwise accessible to attack tools. (6709.6)
 12. Sliding glass doors shall be equipped with locking devices and have a forced-entry resistance label per Section 6706.5. Sliding glass doors used for emergency exiting required by Section 1026 or exit required by Section 1003 shall be operable from the inside without the use of a key, tool or excessive force. (6710)
 13. Metal or wooden overhead and sliding doors shall be secured with a deadbolt lock, padlock with a hardened steel shackle, or equivalent when not otherwise locked by electric power operation. When door width exceeds 9-ft., both jams shall be secured by locking device or restrained by a guide/retainer, cylinder guards... (6711)
 14. Metal accordion grate or grille-type doors shall be equipped with metal guides at top and bottom, and a cylinder lock or padlock and hardened steel shackle shall be provided. Cylinder guards... (6712)
 15. Windows within 40-in. of a required locking device on a door when in the closed and locked position and operable from the inside without the use of a key, shall be fully tempered glass, laminated glass of at least 1/4-in. thick, approved burglary-resistant material, or guarded by metal bars, screens or grilles in an approved manner. (6714)
 16. Lights with a least dimension greater than 6-in. but less than 48-in. in Groups B, F, M and S Occupancies shall be fully tempered glass, laminated glass of at least 1/4-in. thickness, approved burglary-resistant material, or guarded by metal bars, screens or grilles in an approved manner. (6714)
 17. Locking devices installed on windows providing the emergency egress required by Section 1026 shall be releasable from the inside without use of a key, tool or excessive force. (6715.1)
 18. Sliding glass windows shall be provided with locking devices that, when subject to the tests specified in Section 6707, remain intact and engaged. Movable panels shall not be rendered easily operable or removable from the frame during or after the tests. (6715.2)
 19. Other operable windows (including skylights) 16-ft. shall be provided with substantial locking devices which render the building as secure as the devices required by Section 6715.
 20. Locking device for openings in Groups B, F, M and S Occupancies shall be a glide bar, bolt, cross bar, and/or padlock with hardened steel shackle. (6715.3)
 21. Wooden hatchways of less than 1-3/4-in.-thick solid wood shall be covered on the inside with 1/6 gauge sheet metal attached with screws at 6-in maximum centers around the perimeter. (6717.1)
 22. Hatchway and scuttles shall be secured from the inside with a slide bar, slide bolt, and/or padlock with a hardened steel shackle. (6717.2)
 23. Outside pin-type hinges shall be provided with non-removable pins or a means by which the door cannot be opened through removal of hinge pins while the door is in the closed position. (6717.3)
 24. Other openings exceeding 96-sq.in. with a least dimension exceeding 8-in. shall be secured by metal bars, screens or grilles in an approved manner. (6717.4)
 25. Each tenant space shall be separated from other tenant spaces by a fire partition complying with Section 708. A tenant separation wall is not required between any tenant space and the mall. (402.7.2)

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ATTACHMENT A

BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES*

**Storm Water Pollution Control Requirements for Construction Activities
Minimum Water Quality Protection Requirements for All Development Construction Projects/Certification Statement**

The following is intended as minimum notes or as an attachment for building and grading plans and represent the minimum standards of good housekeeping that must be implemented on all construction sites regardless of size. (Applies to all permits)

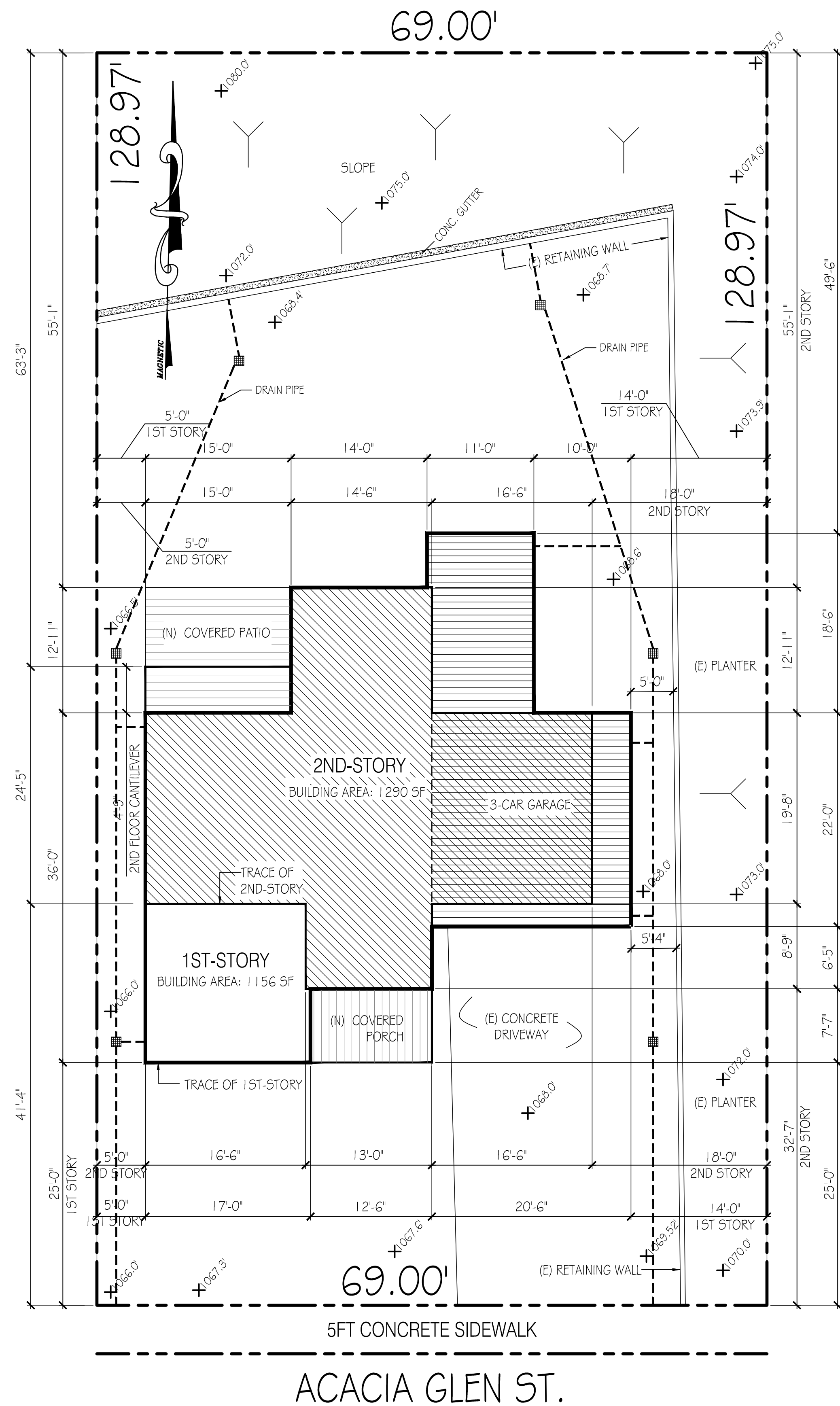
- Eroded sediments and other pollutants must be retained on site and may not be transported from the site via sheetflow, swales, area drains, natural drainage courses or water.
- Stockpiles of earth and other construction related materials must be protected from being transported from the site by the forces of wind or water.
- Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
- Non-stormwater runoff from equipment and vehicle washing and any other activity shall be contained at the project site.
- Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on site until they can be disposed of as solid waste.
- Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
- Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
- Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.
- Other: _____

As the project owner or authorized agent of the owner, I have read and understand the requirements listed above, necessary to control storm water pollution from sediments, erosion, and construction materials, and I certify that I will comply with these requirements.

Print Name _____ (Owner or authorized agent of the owner)
Signature _____ Date _____
(Owner or authorized agent of the owner)

*The above Best Management Practices are detailed in the California Storm Water Best Management Practices Handbook, January 2003. www.cabmp-handbooks.com

Attachment A BMP Notes.doc



Fences, planters, and retaining walls shall not exceed a height of (3'-6" / 6'-0") it above the natural ground level in the required (front / side & rear) yard. (12.22C20(f))

DISCLAIMER

WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DRAFTER PRIOR TO THE COMMENCEMENT OF ANY WORK.

DESIGN CRITERIA

- APPLICABLE CODES:
- 2019 California Building Code
 - 2019 California Residential Code
 - 2019 California Green Building Standards Code
 - 2019 California Plumbing Code
 - 2019 California Electrical Code
 - 2019 California Energy Code
 - 2019 LA County Fire Code
 - 2018 Property Maintenance Code
 - City of Agoura Hills Building Construction Regulation Code (Ordinance No. 19-445)
- TIMBER:
- DOUGLAS FIR LARCH (PER GRADING RULES 1G)
 - 2X4 AND 4X4 STANDAR GRADE (VERTICAL MEMBERS)
 - NO. 2 (HORIZONTAL MEMBERS)
 - 2X6 AND LARGER NO. 2 GRADE (HORIZ. AND VERT. MEMBERS)
 - 4X6 AND LARGER NO. 1 GRADE (HORIZ. AND VERT. MEMBERS)
- PLYWOOD
- P5-1-95 PER APA STANDARD. PL 321/6
- CONCRETE
- STRENGTH @ 28 DAYS PER ACI 318 SPECIFICATIONS
 - FOUNDATION : f_c=2500 psi
 - NON CONTINUOUS INSPECTION REQUIRED
- EPOXY BOLTS
- LARR#: 25744 (WITH CONDITIONS OF APPROVAL)
- SOIL:
- ALLOWABLE SOIL BEARING VALUE (FBRG) = 1500psi.
 - PER SOILS REPORT BY: CBC TABLE 1804.2
 - (EXPANSIVE SOIL CONDITION)
- ALL FRAMING CONNECTORS TO BE SIMPSON STRONG TIE OR EQUAL

LEGAL DESCRIPTION

Property Information
Assessor's ID No: 2050-013-022
Address: 28623 ACACIA GLEN ST.
AGOURA HILLS, CA 91301
Property Type: Single Family Residential
Region / Cluster: 02
02191 AGOURA HILLS
Bedrooms / Bathrooms: N/A
Building Square Footage: 0
Land Square Footage: 8,781 SF
FORMER S.F.D. AREA: 1,924 SF

PROJECT ANALYSIS

LOT AREA: 8,781.0 SF
EXISTING LIVING AREA: 0.0 SF
FIRST FLOOR LIVING AREA: 1156 SF
2ND FLOOR LIVING AREA: 1290 SF
GARAGE FLOOR AREA: 647 SF
PORCH AREA: 95 SF
COVERED PATIO AREA: 195 SF

LOT COVERAGE

LOT COVERAGE: 1156+647+95+195 = 2093 SF
= 2093/8781
= 23.83%

SITE PLAN

SCALE: 1/8" = 1'-0"

REVISIONS	BY



LUIS MAURICIO
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Arleta, CA 91331
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OWNER: ELI LUGASI
28623 ACACIA GLEN ST.
AGOURA HILLS, CA 91301

SCOPE OF WORK: NEW 2-STORY S.F.D.
28623 ACACIA GLEN ST.
AGOURA HILLS, CA 91301

DRAWN
CHECKED
DATE 02/13/2020
SCALE
JOB NO.
SHEET A-1
OF X SHEETS