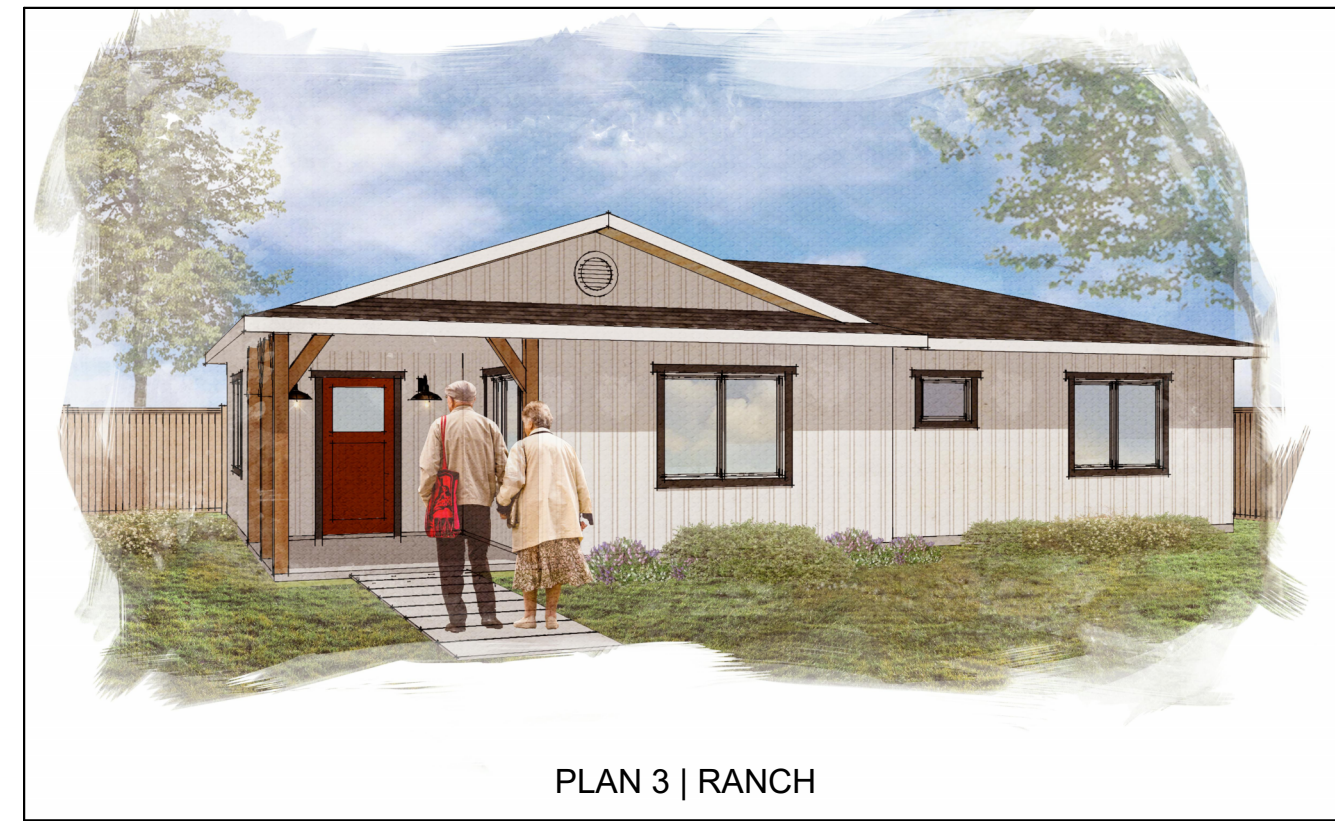
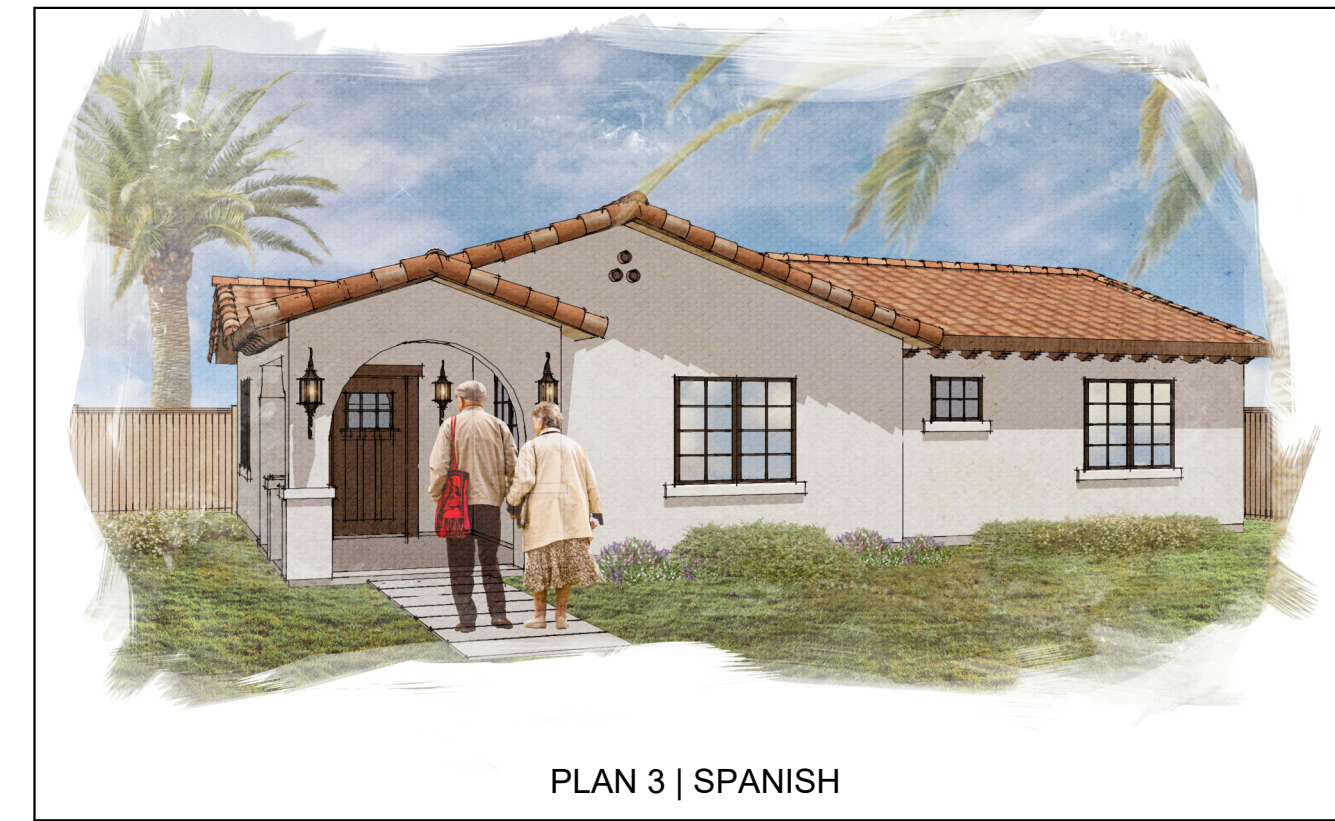


PLAN 3 | COTTAGE



PLAN 3 | RANCH



PLAN 3 | SPANISH

# CITY OF AGOURA HILLS | ACCESSORY DWELLING UNIT | PLAN 3

CITY OF AGOURA HILLS



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

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Grand total: 49	

## PROJECT DIRECTORY

\*FOR PLANNING STAFF ONLY  
INITIAL WHEN SECTION HAS BEEN REVIEWED. STAFF INITIALS: \_\_\_\_\_

**APPLICANT** (TO BE PROVIDED BY OWNER)

ADDRESS: \_\_\_\_\_

CONTACT: \_\_\_\_\_

EMAIL: \_\_\_\_\_

PHONE: \_\_\_\_\_

**ARCHITECT** RRM DESIGN GROUP

ADDRESS: 3765 S. HIGUERA ST, SUITE 102  
SAN LUIS OBISPO, CA 93401

CONTACT: RANDY RUSSOM  
RWRUSSOM@RRMDESIGN.COM

PHONE: P:(805) 543-1794

**ENERGY CONSULTANT** CARSTAIRS ENERGY INC.

ADDRESS: 2238 BAYVIEW HEIGHTS DRIVE, SUITE E  
LOS OSOS, CA 93402

CONTACT: TIMOTHY CARSTAIRS  
EMAIL: TITLE24@YAHOO.COM

PHONE: P:(805) 904-9048

**ENERGY COMPLIANCE** (TO BE PROVIDED BY OWNER)

PREPARED BY: TIMOTHY CARSTAIRS, CARSTAIRS ENERGY INC.

DATE PREPARED: 05/04/23

JOB NUMBER: 23-050313

**TRUSS CALCULATIONS**

PREPARED BY: \_\_\_\_\_

DATE PREPARED: \_\_\_\_\_

JOB NUMBER: \_\_\_\_\_

## VICINITY MAP

\*FOR PLANNING STAFF ONLY  
INITIAL WHEN SECTION HAS BEEN REVIEWED. STAFF INITIALS: \_\_\_\_\_

(TO BE PROVIDED BY OWNER)

\_\_\_\_\_

## PROJECT INFORMATION

\*FOR PLANNING STAFF ONLY  
INITIAL WHEN SECTION HAS BEEN REVIEWED. STAFF INITIALS: \_\_\_\_\_

**PROJECT SCOPE:**

- CONSTRUCTION OF A NEW DETACHED 1 STORY 1,000 SF ACCESSORY DWELLING UNIT WITH 2 BEDROOMS AND 2 BATHS.
- ALL SITE WORK WITHIN THE PROPERTY LINE.
- ALL THE WORK SHOWN IN THE DRAWINGS AND SPECIFICATIONS.

**SITE INFORMATION: (TO BE PROVIDED BY CITY OF AGOURA HILLS)**

STREET ADDRESS: \_\_\_\_\_

APN: \_\_\_\_\_

ZONING: \_\_\_\_\_

LOT SIZE: \_\_\_\_\_

LAND USE: \_\_\_\_\_

EXISTING USE: \_\_\_\_\_

PROPOSED USE: \_\_\_\_\_

**LOT COVERAGE**

BUILDING: \_\_\_\_\_

HARDSCAPE/PAVING: \_\_\_\_\_

LANDSCAPE: \_\_\_\_\_

**SETBACKS (TO BE PROVIDED BY CITY OF AGOURA HILLS)**

	REQUIRED	PROPOSED
FRONT:	4' - 0"	4' - 0"
REAR:	4' - 0"	4' - 0"
SIDES:	4' - 0"	4' - 0"
STRUCTURE SEPARATIONS:	10' - 0"	10' - 0"

**BUILDING INFORMATION:**

NUMBER OF STORIES: 1

OCCUPANCY GROUP: R-3

CONSTRUCTION TYPE: 40' VF

SPRINKLERED: FIRE SPRINKLER SECTION ON SHED

MAX. HEIGHT ALLOWED: 15'

FROM GRADE: 15'

MAX. HEIGHT: 14'

**UTILITIES**

ALL ADUS GREATER THAN 800 SQUARE FEET SHALL HAVE A SEPARATE UTILITY CONNECTION DIRECTLY BETWEEN THE ADU AND THE UTILITY COMPANY. IF THE ADU WILL USE A PRIVATE SEWER SYSTEM, THE PROPERTY OWNER SHALL OBTAIN APPROVAL BY THE LOCAL HEALTH OFFICER PRIOR TO SUBMITTING AN APPLICATION TO THE UTILITY COMPANY.

**WATER AND SEWER SERVICE** LAKE PINES MUNICIPAL WATER DISTRICT

**ELECTRICAL SERVICE** SOUTHERN CALIFORNIA EDISON

**GAS SERVICE** SOUTHERN CALIFORNIA GAS COMPANY

**TELEPHONE SERVICE** AT&T

**GARBAGE SERVICE** WM

**CABLE SERVICE** SPECTRUM

**BUILDING AREAS**

**PLAN 3 - TWO BED**

BUILDING AREA: 1,000 SF

FRONT PORCH AREA: 108 SF

**HERS TESTS REQUIRED**

- QUALITY INSULATION INSTALLATION (QII)
- KITCHEN RANGE HOOD
- REFRIGERANT CHARGE
- DUCT SEALING
- IAQ
- OTHERS AS REQUIRED BY ENERGY DOCUMENTATION

**SPECIAL FEATURES REQUIRED**

THE FOLLOWING ARE FEATURES THAT MUST BE INSTALLED AS CONDITION FOR MEETING THE MODELED ENERGY PERFORMANCE. SEE TITLE 24 REPORT FOR MORE INFO.

- VARIABLE CAPACITY HEAT PUMP COMPLIANCE OPTION
- NORTHWEST ENERGY EFFICIENCY ALLIANCE (NEEA) RATED HEAT PUMP WATER HEATER, SPECIFIC BRAND/MODEL, OR EQUIVALENT, MUST BE INSTALLED

## PROJECT CHECKLIST

\*FOR PLANNING STAFF ONLY  
INITIAL WHEN SECTION HAS BEEN REVIEWED. STAFF INITIALS: \_\_\_\_\_

**WASTE WATER**

SEWER

SEPTIC (REQUIRES APPROVAL BY LA COUNTY HEALTH DEPT.)

**FIRE SPRINKLERS**

DOES THE PRIMARY RESIDENCE HAVE NFPA 13D SPRINKLERS?

NO

YES

REQUIRED AT PROPOSED ADU:

NO (NOT REQUIRED IF THE PRIMARY RESIDENCE IS UNSPRINKLERED)

YES (REQUIRED IF THE PRIMARY RESIDENCE IS SPRINKLERED)

**STYLE SELECTION**

COLOR OF FINISH TRIM SELECTED TO MATCH EXISTING PRIMARY RESIDENCE

**COTTAGE**

FRAMING VEIN COLOR: \_\_\_\_\_

SHINGLE ROOF COLOR: \_\_\_\_\_

RANCH

FIBER CEMENT COLOR: \_\_\_\_\_

FIBER CEMENT TRIM COLOR: \_\_\_\_\_

SHINGLE ROOF COLOR: \_\_\_\_\_

SPANISH

FRAMING VEIN COLOR: \_\_\_\_\_

SHINGLE ROOF COLOR: \_\_\_\_\_

FIBER CEMENT COLOR: \_\_\_\_\_

FIBER CEMENT TRIM COLOR: \_\_\_\_\_

TILE ROOF COLOR: \_\_\_\_\_

**ONSITE PARKING REQUIRED**

NONE, EXCEPTION USED:

THE ADU IS LESS THAN 800 SF, NO PARKING REQUIRED.

THE ADU IS LOCATED WITHIN 1/2 MILE OF PUBLIC TRANSIT.

OFF STREET PARKING PERMITS ARE REQUIRED BUT NOT OFFERED TO THE OCCUPANT OF THE ADU.

THE ADU IS LOCATED WITHIN AN AREA WHERE ON-STREET PARKING PERMITS ARE REQUIRED, BUT NOT OFFERED TO AN ADU OCCUPANT.

WHEN THERE IS A CAR SHARE VEHICLE LOCATED WITHIN ONE BLOCK OF THE ADU.

ONE PARKING SPACE, NO EXEMPTION

**CA RESIDENTIAL CODE ADOPTED WITH LOCAL AMENDMENTS**

- PER CITY ORDINANCE NO-22-465 SECTION 1208.13.1, FOR ANY ALTERATION OR ADDITION THAT EXCEEDS \$10,000.00 VALUATION, SEISMIC GAS SHUT OFF VALVE INSTALLATION SHALL BE ADDED TO SCOPE OF WORK.

**ADDRESS IDENTIFICATION [R319.1]**

- BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBER SHALL BE A MINIMUM OF 4" HIGH WITH A MINIMUM STROKE OF 1/2". WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE, OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE (R319.1).

## USER LICENSE AGREEMENT

BY USING THESE PLANS, YOU AGREE TO RELEASE, HOLD HARMLESS, AND INDEMNIFY THE CITY OF AGOURA HILLS, ELECTED OFFICIALS AND BOARD OF CITY MANAGER, AND THE ARCHITECT OR ENGINEER FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THESE CONSTRUCTION DOCUMENTS.

THE PLANS ATTACHED HEREIN ARE APPROVED FOR ONLY USE IN CITY OF AGOURA HILLS. NO DEVIATIONS, ALTERATIONS, OR CHANGES BEYOND THOSE SPECIFICALLY INDICATED IN THE PLANS ARE ALLOWED WITHOUT PRIOR APPROVAL BY THE ISSUING JURISDICTION AND APPROVED BY THE CITY OF AGOURA HILLS. ANY UNAPPROVED PLAN MODIFICATION SHALL BE REVIEWED THROUGH RRM DESIGN GROUP AND THE APPROVED ARCHITECT/ENGINEER.

OWNER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

## VERY HIGH FIRE HAZARD SEVERITY ZONES (VHFHSZ) REQUIREMENTS [R337]

- THE USE OF PAINTS, COATINGS, STAINS OR OTHER SURFACE TREATMENTS ARE NOT AN APPROVED METHOD OF PROTECTION IN VHFHSZ.
- ADDITIONAL ACCEPTABLE PRODUCTS FOR EXTERIOR WILDFIRE EXPOSURE CAN BE FOUND AT THE OFFICE OF THE STATE FIRE MARSHAL. ACCESS TO THE "BUILDING MATERIALS LISTING PROGRAM" CAN BE FOUND AT THE FOLLOWING LINK: [HTTPS://OSFM.FIRE.CA.GOV/DIVISIONS/FIRE-ENGINEERING-AND-INVESTIGATIONS/BUILDINGS-MATERIALS-LISTING/BML-SEARCH-BUILDING-MATERIALS-LISTING/](https://osfm.fire.ca.gov/divisions/fire-engineering-and-investigations/buildings-materials-listing/bml-search-building-materials-listing/)

## FIRE SPRINKLERS NOTES

- IF FIRE SPRINKLERS ARE REQUIRED AT PROPOSED ADU THEN THE FOLLOWING NOTES APPLY.
- A SEPARATE FIRE SPRINKLER PERMIT FROM THE LOS ANGELES COUNTY FIRE DEPARTMENT IS REQUIRED.
- 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.
- SECTION 903.2.1 GROUP R** AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA. THIS INCLUDES SINGLE FAMILY DWELLINGS, MULTI-FAMILY DWELLINGS AND ALL RESIDENTIAL CARE FACILITIES REGARDLESS OF OCCUPANT LOAD.
- LOCATION AND SIZE OF WATER SERVICE UNDERGROUND SHALL BE INSTALLED AS SHOWN ON APPROVED FIRE SPRINKLER PLANS. A MINIMUM 1 INCH WATER SHALL BE INSTALLED.
- A FIRE UNDERGROUND FLUSH CERTIFICATION SHALL BE REQUIRED AT FINAL INSPECTION.
- A HYDRO INSPECTION OF THE FIRE SPRINKLER SYSTEM IS REQUIRED PRIOR TO FRAME INSPECTION. ONLY THE NEW PIPING SHALL BE TESTED.

## SEPARATE SUBMITTALS

- RETAINING WALL
- GRADING WORK
- BLOCK WALL
- SWIMMING POOL
- FIRE SPRINKLER SYSTEM
- SEPARATE STRUCTURE
- PHOTOVOLTAIC (SOLAR) - PV AS REQUIRED BY THE ENERGY T24 REPORT SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- DEMOLITION



AGOURA HILLS | ADU  
CITY OF AGOURA HILLS  
TITLE SHEET

APPROVED SET

DATE: 09/28/23

SHEET: G-003

FLOOR PLAN NOTES

- 1. WATER HEATER (REFER TO BUILDING ENERGY ANALYSIS REPORT):
a. ALL DOMESTIC HOT WATER PIPING SHALL BE INSULATED.
b. PIPES UP TO 2 INCHES IN DIAMETER: INSULATION WALL THICKNESS NOT LESS THAN DIAMETER OF PIPE.
c. PIPES GREATER THAN 2 INCHES IN DIAMETER: INSULATION WALL THICKNESS NOT LESS THAN 2 INCHES.
d. PIPING THAT PENETRATES FRAMING MEMBERS SHALL NOT BE REQUIRED TO HAVE PIPE INSULATION FOR THE DISTANCE OF THE FRAMING PENETRATION.
e. HOT WATER PIPING BETWEEN THE FIXTURE CONTROL VALVE OR SUPPLY STOP AND THE FIXTURE OR APPLIANCE SHALL NOT BE REQUIRED TO BE INSULATED.
f. 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.
g. COMBUSTION AIR PER MANUFACTURE REQUIREMENTS.
h. CLEARANCES PER MANUFACTURE REQUIREMENTS.
i. INSULATION FOR PIPING AND TANKS
j. WATER PIPING SOLAR WATER-HEATING SYSTEM PIPING, AND SPACE-CONDITIONING SYSTEM LINE INSULATION THICKNESS AND CONDUCTIVITY. PIPING SHALL BE INSULATED AS FOLLOWS:
a. DOMESTIC HOT WATER PIPING. SEE NOTES ABOVE.
b. PIPING FOR SPACE-CONDITIONING SYSTEMS, SOLAR WATERHEATER SYSTEM COLLECTOR LOOP.
k. EXCEPTION:
1. 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.
l. INSULATION PROTECTION. PIPE INSULATION SHALL BE PROTECTED FROM DAMAGE DUE TO SUNLIGHT, MOISTURE, EQUIPMENT MAINTENANCE AND WIND. PROTECTION SHALL, AT MINIMUM, INCLUDE THE FOLLOWING:
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.
m. WEATHER BARRIERS.
A. NOT FEWER THAN ONE-LAYER WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS CONTINUOUS FROM TOP OF WALLS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES WITH FLASHING. MINIMUM NO. 15 FELT COMPLYING WITH ASTM D226, TYPE 1.
B. PROVIDE (2) LAYERS OF GRADE D PAPER OR EQUAL WHEN PLASTER IS INSTALLED OVER WOOD BASED SHEATHING.
n. DOMESTIC RANGE VENTILATION DUCTS SHALL HAVE SMOOTH INTERIOR SURFACES.
o. 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.
p. 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 FOR INSPECTIONS.
q. SHOWERS AND TUB-SHOWER COMBINATIONS. CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES.
r. 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.
s. HEATING AND AIR-CONDITIONING SYSTEM DESIGN SHALL CONFORM TO CALGREEN SEC. 4.507, ENVIRONMENTAL COMFORT.
t. 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.
c. NEW WATER CLOSETS AND ASSOCIATED FLUSHMETER 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).
u. BATH ACCESSORIES: PROVIDE MINIMUM 1 TOILET PAPER HOLDER AND 1 TOWEL BAR PER BATHROOM. PROVIDE NECESSARY BLOCKING FOR TOILET PAPER HOLDER AND TOWEL BARS.
v. WHOLE-BUILDING MECHANICAL VENTILATION SYSTEM PER ASHRAE STANDARD 62.2. PROVIDE THE COUNTY INSPECTOR THE FOLLOWING INFORMATION AT OR BEFORE THE TIME OF INSPECTION:
a. CALCULATIONS FOR REQUIRED VENTING RATES.
b. CALCULATION ADJUSTMENTS FOR INTERMITTENT SYSTEMS IF APPLICABLE.
c. DUCT DIAMETER AND MAXIMUM DUCT LENGTH PER ASHRAE 62.2 TABLE 7.1.
d. TYPE OF SYSTEM USED AND PROVIDE COMPLETED CFM-MECH-05 FORM.
e. FANS SHALL BE A MAXIMUM OF 1 SONE.
f. FANS SHALL BE PROVIDED A COVER OF R-4.2 WHEN OFF.
w. ATTIC ACCESS:
a. PROVIDE 30" MIN. HEADROOM IN THE ATTIC SPACE.
b. IN ATTIC, PROVIDE LIGHT AND SWITCH, AND ALL NECESSARY ELECTRICAL. PROVIDE UNOBSTRUCTED PASSAGEWAY 24" WIDE OF SOLID CONTINUOUS FLOORING FROM ACCESS TO EQUIPMENT AND ITS 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.
c. 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.
d. THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22" X 30" AND SHALL BE LOCATED NOT OVER 20 FEET FROM THE EQUIPMENT.
e. PROVIDE A 120V RECEPTACLE AND A LIGHT NEAR THE EQUIPMENT WITH LIGHT SWITCH LOCATED AT THE ATTIC ACCESS.

ELECTRICAL NOTES

- 1. CONFORM WITH CURRENT NEC, NFPA, MFR'S, AND LOCAL REQUIREMENTS.
2. ELECTRICAL SYSTEM GROUND TO BE PROVIDED PER NEC ARTICLE 250-81. ALL MATERIALS TO BE UL LABELED.
3. METER: "SQUARE D", 120 VOLT/240 VOLT, 1 AND 3 WIRE GROUND OR EQUAL.
4. ELECTRICAL SUB PANEL: FLUSH MOUNT, 30" CLEARANCE, 100 AMP.
5. CONDUCTORS: TW, THW, COPPER, MINIMUM 14 AT LIGHTING, 12 AT OTHER CIRCUITS.
6. LAMPS: FOR GENERAL LIGHTING IN KITCHENS AND BATH SHALL HAVE AN EFFICIENCY OF NOT LESS THAN 40 LUMENS/WATT. ALL SOCKETS FILLED WITH SOFT-WHITE, 55 WATT FLUORESCENT: COOL WHITE, RS, SOUND RATING "A", 40 WATT (U.O.N.).
7. ALL ELECTRICAL OUTLETS INSTALLED IN BATHROOMS, GARAGES, BASEMENTS, CRAWL SPACES, OUTDOORS, KITCHEN COUNTERTOPS, 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.
8. 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.
9. WATER HEATER 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.
10. PROVIDE ELECTRIC OUTLET AND PUSH-BUTTON WIRE FOR GARAGE OPENER (INCLUDE OPENER).
11. THERMOSTAT SHALL BE A PROGRAMMABLE TYPE, HONEYWELL TH8320 OR EQUAL.
12. RECESSED LUMINAIRES INSTALLED IN AREAS TO RECEIVE INSULATION SHALL BE "IC" LUMINAIRES AND ARE CERTIFIED AND LABELED AS AIRTIGHT TO THE STANDARDS PRESCRIBED BY THE RESIDENTIAL ENERGY CODE.
13. 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).
14. ALL LUMINAIRES, LAMP HOLDERS, AND RETROFIT KITS SHALL BE LISTED (2022 CEC 410.6).
15. 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, DEN'S, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
16. 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 5'0" 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 400.7, AND (4) NON-GROUNDING RECEPTACLES USED FOR REPLACEMENTS AS PERMITTED IN CEC 406.40(C)(4).
17. HIGH EFFICACY LUMINAIRES OTHER THAN OUTDOOR HID LIGHTING CONTAIN ONLY ONLY HIGH EFFICACY LAMPS AS OUTLINED IN TABLE 150-C OF THE RESIDENTIAL ENERGY CODE AND NOT CONTAIN A MEDIUM SCREW BASE SOCKET.
18. BALLAST FOR LAMPS 13 WATTS OR GREATER SHALL BE ELECTRONIC AND HAVE AN OUTPUT FREQUENCY NO LESS THAN 20 kHz.
19. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND PROVIDED WITH A BATTERY BACK-UP. ALL SMOKE DETECTORS SHALL BE INTERCONNECTED. ALL SMOKE DETECTORS SHALL MAINTAIN A MINIMUM 3 FOOT CLEARANCE TO HVAC SUPPLY OR RETURN AIR REGISTERS.
20. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND PROVIDED WITH A BATTERY BACK-UP. ALL CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED.
21. EXHAUST CONTROLS IN KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS MUST BE CONTROLLED BY A DIMMER OR CONTROLLED BY A MANUAL-ON OCCUPANT SENSOR. SUCH SENSORS SHALL BE CAPABLE OF AUTOMATICALLY TURNING OFF THE LIGHTS NO MORE THAN 30 MINUTES AFTER THE AREA HAS BEEN VACATED.
22. EXHAUST FANS WITH IN-DOOR EXHAUST PIPING PER THE GREEN BUILDING STANDARDS CODE SECTION 4.506. EXHAUST FANS MUST BE SWITCHED SEPARATELY FROM LIGHTS.
23. OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A RESIDENTIAL BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY AND MUST MEET THE REQUIREMENTS IN ITEM I AND THE REQUIREMENTS IN EITHER ITEM II OR ITEM III.
a. i) CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT PERMITS THE AUTOMATIC ACTIONS OF ITEMS II OR III BELOW; AND
b. ii) CONTROLLED BY A PHOTOCELL AND EITHER A MOTION SENSOR OR AUTOMATIC TIME SWITCH CONTROL; OR
c. iii) CONTROLLED BY AN ASTRONOMICAL TIME CLOCK CONTROL.
NOTE: CONTROLS THAT OVERRIDE TO ON SHALL NOT BE USED UNLESS THE OVERRIDES AUTOMATICALLY RETURN TO THE OFF POSITION AND CONTROL TO ITS NORMAL OPERATION WITHIN 15 MINUTES. ALL ROOM MANAGEMENT CONTROL SYSTEM THAT PREVENTS THE LIGHTING CONTROL FUNCTIONALITY TO OCCUR SHALL MEET THE REQUIREMENTS APPLICABLE TO THESE REQUIREMENTS. SUCH SYSTEMS MAY BE USED TO MEET THESE REQUIREMENTS.

- 1. AT LEAST ONE LUMINAIRE IN THE BATHROOM, LAUNDRY ROOM, AND UTILITY ROOM SHALL BE CONTROLLED BY A MANUAL ON/AUTOMATIC-OFF VACANCY SENSOR.
2. EXCEPT FOR THE BATHROOM, GARAGE, LAUNDRY ROOM, AND UTILITY ROOMS, ALL LUMINAIRES IN THE BUILDING SHALL BE CONTROLLED BY EITHER A DIMMER OR VACANCY SENSOR OR FAN SPEED CONTROL.
3. WATER SERVICE PIPE SHALL BE PER CIVIL PLANS OR AS REQUIRED BY THE JURISDICTION.
4. WATER METER: PER WATER DISTRICT (REFER SIZE W/ FIRE SPRINKLER PLANS IF APPLICABLE)
5. SHOWER HEADS AND FAUCETS: FLOW RATES PER 2022 CGSBC SECTION 4.303.
6. PIPE INSULATION: REFER TO TITLE 24 - MANDATORY MEASURES - "SPACE CONDITIONING, WATER HEATING & PLUMBING SYSTEM MEASURES" STRAPS AND HANGERS: PROVIDE AS NECESSARY TO INSURE A STABLE INSTALLATION. SEE TITLE-24 FOR WATER HEATER REQUIREMENTS.
7. ALL HOSE BIBBS SHALL HAVE APPROVED BACK FLOW PREVENTION DEVICES. PLUMBING FIXTURES (WATER CLOSETS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL MEET THE STANDARDS REFERENCED IN CALGREEN TABLE 4.303.3.
8. 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 CPC 505.6]
9. PER 2022 CPC 603.5.7 OUTLETS WITH HOSE ATTACHMENTS, 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 VACUUM 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.

PLUMBING NOTES

- 1. CONFORM WITH CURRENT CODE AND LOCAL REQUIREMENTS.
2. PIPING:
a. DOMESTIC WATER (WITHIN BUILDING): COPPER OR PEX PIPE OR APPROVED EQUAL.
b. GAS, EXPOSED TO WEATHER: GALVANIZED.
c. AIR CHAMBERS: 12" LONG CAPPED NIPPLE AT END OF EACH BRANCH TO EACH FIXTURE.
d. DIELECTRIC UNIONS "F.P.C.O." REQUIREMENT AT ALL DISSIMILAR MATERIAL CONNECTIONS.
e. WHEN "OPTIONAL" SOFT-WATER LOOP INSTALLED, PROVIDE WITH 2 GATE VALVES.
3. WATER SERVICE PIPE SHALL BE PER CIVIL PLANS OR AS REQUIRED BY THE JURISDICTION.
4. WATER METER: PER WATER DISTRICT (REFER SIZE W/ FIRE SPRINKLER PLANS IF APPLICABLE)
5. SHOWER HEADS AND FAUCETS: FLOW RATES PER 2022 CGSBC SECTION 4.303.
6. PIPE INSULATION: REFER TO TITLE 24 - MANDATORY MEASURES - "SPACE CONDITIONING, WATER HEATING & PLUMBING SYSTEM MEASURES" STRAPS AND HANGERS: PROVIDE AS NECESSARY TO INSURE A STABLE INSTALLATION. SEE TITLE-24 FOR WATER HEATER REQUIREMENTS.
7. ALL HOSE BIBBS SHALL HAVE APPROVED BACK FLOW PREVENTION DEVICES. PLUMBING FIXTURES (WATER CLOSETS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL MEET THE STANDARDS REFERENCED IN CALGREEN TABLE 4.303.3.
8. 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 CPC 505.6]
9. PER 2022 CPC 603.5.7 OUTLETS WITH HOSE ATTACHMENTS, 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 VACUUM 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.

MECHANICAL NOTES

- 1. CONFORM WITH CURRENT ADOPTED CRC, CMC, SMACNA, NFPA AND LOCAL REQUIREMENTS.
2. DUCTWORK: SMACNA "LOW VOLTAGE 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 ALL AND FIREPLACES, DUCTS PENETRATING A WALL OR FLOOR-CEILING BETWEEN GARAGE & DWELLING TO BE MINIMUM 26 GAUGE METAL WITHOUT OPENING IN GARAGE. FIRE DAMPER REQUIRED OTHERWISE.
3. GRILLES AND REGISTERS, DIFFUSERS, ETC: SUBJECT TO OWNERS APPROVAL, "CARANER" OR EQUAL FANS: DIRECTLY VENTED TO OUTSIDE. BACK DRAFT DAMPERS ARE REQUIRED (PER TABLE 2.53V, TITLE 24 C.A.C.).
4. THE RETURN AIR PLENUM SERVING THE MECHANICAL EQUIPMENT MUST BE FULLY DUCTED FROM THE EQUIPMENT TO THE CONDITIONED SPACE. DROD CEILING, WALL CAVITIES AND EQUIPMENT PLATFORMS MAY NOT BE USED AS PLENUMS.
5. LAUNDRY DRYER VENT TO EXTERIOR TO BE 14 FEET MAXIMUM, LESS 2 FEET PER 90 DEGREE TURN PER CMC 504.3.2.2. IF VENT IS OVER 14' AN APPROVED POWER ASSISTED DRYER IS REQUIRED.
6. BATHROOM EXHAUST FANS (BATHROOM APPLIES TO ROOMS CONTAINING TUB, SHOWER, OR TUB/SHOWER COMBINATION) WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING (2022 CGSBC 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.
c. HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 40 TO 50 PERCENT TO A MAXIMUM OF 80 PERCENT. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT.
d. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL (I.E. BUILT IN)
7. BATHROOM EXHAUST FANS SHALL PROVIDE MINIMUM 50 CFM EXHAUST RATE (2022 CMC TABLE 403.7)
8. KITCHEN EXHAUST FANS SHALL PROVIDE MINIMUM 100 CFM EXHAUST RATE (2022 CMC TABLE 403.7)
9. PER 2022 CEC 150(m) PORTIONS OF SUPPLY-AIR AND RETURN-AIR DUCTS SHALL BE INSULATED TO A MINIMUM INSTALLED LEVEL R-6.0 (OR ANY LEVEL, HIGHER LEVEL REQUIRED BY 2022 CEC SECTION 605) OR BE ENCLOSED ENTIRELY IN CONDITIONED SPACE.

TITLE 24 COMPLIANCE

- 1. ALL INTERIOR RESIDENTIAL LIGHTING IS TO BE HIGH EFFICACY.
2. THE FOLLOWING LIGHTING IS HIGH EFFICACY: PIN BASED LINEAR FLUORESCENT, PIN BASED COMPACT FLUORESCENT, PULSE-START METAL HALIDE, HIGH PRESSURE SODIUM, GU-24 (OTHER THAN LED'S), INSEPARABLE SOLID STATE LUMINAIRES (SSL'S) INSTALLED OUTSIDE OF SEPARABLE SSL LUMINAIRES WITH COLORED LIGHT SOURCES FOR DECORATIVE LIGHTING PURPOSES. (2022 CEC TABLE 150.0-A)
3. THE FOLLOWING LAMPS AND LIGHT SOURCES ARE HIGH EFFICACY: THEY ARE JOINT APPENDIX JA8-CERTIFIED, JA-8 CERTIFIED LAMPS AND LIGHT SOURCES ARE MARKED AS "JA8-2016" OR "JA8-2016" THESE FIXTURES/LIGHTS IN OTHER LUMINAIRES WITH IN-DOOR EXHAUST FANS ARE CERTIFIED TO THE ENERGY COMMISSION, SCREENED, DIMMABLE, DIMMABLE LAMPS, PAR LAMPS, ETC.), PIN BASED LED LAMPS, GU-24 BASED LED LIGHT SOURCES AND OTHER LUMINAIRES (2022 CEC TABLE 150.0-A) LISTING OF CA CERTIFIED FIXTURES IS LOCATED BY THE CALIFORNIA ENERGY COMMISSION AT: [HTTP://WWW.ENERGY.CA.GOV/ENERGY-EFFICIENCY/RESEARCH/ENERGY-EFFICIENCY-FIXTURES](http://www.energy.ca.gov/energy_efficiency/research/energy_efficiency_fixtures)
4. RECESSED LUMINAIRES IN RECESSED AREAS TO RECEIVE INSULATION SHALL BE "IC" LUMINAIRES AND ARE CERTIFIED AND LABELED AS AIRTIGHT TO THE STANDARDS PRESCRIBED BY THE RESIDENTIAL ENERGY CODE.
5. 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).
6. THE NUMBER OF ELECTRICAL BOXES LOCATED MORE THAN 5 FEET ABOVE FINISHED FLOOR THAT DO NOT CONTAIN A LUMINAIRE OR OTHER DEVICE SHALL NOT EXCEED THE NUMBER OF BEDROOMS. THESE BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR OR FAN SPEED CONTROL. (2022 CEC SECTION 150.0(B))
7. 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.
8. LOT GRADING SHALL CONFORM AT THE PROPERTY LINES AND SHALL NOT SLOPE TOWARD PROPERTY LINES IN A MANNER WHICH WOULD CAUSE STORM WATER TO FLOW ONTO NEIGHBORING PROPERTY. HISTORIC DRAINAGE PATTERNS SHALL NOT BE ALTERED IN A MANNER TO CAUSE DRAINAGE PROBLEMS TO NEIGHBORING PROPERTY. NEW RAINWATER DOWNSPOUTS SHALL BE DISCONNECTED AND DIRECT RUNOFF TO A LANDSCAPED AREA. DOWNSPOUTS MAY BE CONNECTED TO A POP-UP DRAINAGE EMITTER IN THE LANDSCAPED AREA OR MAY DRAIN TO SPLASH BLOCKS OR COBBLESTONES THAT DIRECT WATER AWAY FROM THE BUILDING.
9. 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.
10. 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.
11. 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.
12. 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.
13. AN ENCROACHMENT PERMIT WILL BE REQUIRED FOR ANY CONSTRUCTION ACTIVITY WITHIN A PUBLIC STREET RIGHT OF WAY THAT HAS BEEN ACCEPTED BY THE CITY.

SOLAR READY NOTES

- SOLAR READY REQUIREMENTS PER CEC/N 110.10(b) THROUGH 110.10(e)
SOLAR ZONE:
1. MINIMUM AREA. THE SOLAR ZONE SHALL HAVE A MINIMUM TOTAL AREA AS DESCRIBED BELOW. THE SOLAR ZONE SHALL COMPLY WITH ACCESS, PATHWAY, SMOKE VENTILATION, AND SPACING REQUIREMENTS AS SPECIFIED IN TITLE 24, PART 9 OR OTHER PARTS OF TITLE 24 OR IN ANY REQUIREMENTS ADOPTED BY A LOCAL JURISDICTION.
2. THE SOLAR ZONE TOTAL AREA SHALL BE COMPRISED OF AREAS THAT HAVE NO DIMENSION LESS THAN FIVE FEET AND ARE NO LESS THAN 80 SQUARE FEET EACH FOR BUILDINGS WITH ROOF AREAS LESS THAN OR EQUAL TO 10,000 SQUARE FEET OR NO LESS THAN 160 SQUARE FEET EACH FOR BUILDINGS WITH ROOF AREAS GREATER THAN 10,000 SQUARE FEET.
a. SINGLE FAMILY RESIDENCES. THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING AND HAVE A TOTAL AREA NO LESS THAN 250 SQUARE FEET.
EXCEPTION 1 TO SECTION 110.10(B)1A: SINGLE FAMILY RESIDENCES WITH A PERMANENTLY INSTALLED DOMESTIC SOLAR WATER-HEATING SYSTEM MEETING THE INSTALLATION CRITERIA SPECIFIED IN THE REFERENCE RESIDENTIAL APPENDIX RA4 AND WITH A MINIMUM SOLAR SAVINGS FRACTION OF 0.50.
EXCEPTION 5 TO SECTION 110.10(B)1A: SINGLE FAMILY RESIDENCES HAVING A SOLAR ZONE TOTAL AREA NO LESS THAN 150 SQUARE FEET AND WHERE ALL THERMOSTATS ARE DEMAND RESPONSIVE CONTROLS AND COMPLY WITH SECTION 110.12(A), AND ARE CAPABLE OF RECEIVING AND RESPONDING TO DEMAND RESPONSE SIGNALS PRIOR TO GRANTING OF AN OCCUPANCY PERMIT BY THE ENFORCING AGENCY.
EXCEPTION 6 TO SECTION 110.10(B)1A: SINGLE-FAMILY RESIDENCES MEETING THE FOLLOWING CONDITIONS:
A. ALL THERMOSTATS ARE DEMAND RESPONSIVE CONTROLS THAT COMPLY WITH SECTION 110.12(A), AND ARE CAPABLE OF RECEIVING AND RESPONDING TO DEMAND RESPONSE SIGNALS PRIOR TO GRANTING OF AN OCCUPANCY PERMIT BY THE ENFORCING AGENCY.
B. COMPLY WITH ONE OF THE FOLLOWING MEASURES:
a. INSTALL A DISHWASHER THAT MEETS OR EXCEEDS THE ENERGY STAR® PROGRAM REQUIREMENTS WITH A REFRIGERATOR THAT MEETS OR EXCEEDS THE ENERGY STAR PROGRAM REQUIREMENTS, A WHOLE HOUSE FAN DRIVEN BY AN ELECTRICALLY COMMUTATED MOTOR, OR AN SAE J1772 LEVEL 2 ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) OR EV CHARGER WITH A MINIMUM OF 40 AMPERES, OR
b. INSTALL A HOME AUTOMATION SYSTEM CAPABLE OF, AT A MINIMUM, CONTROLLING THE APPLIANCES AND LIGHTING OF THE DWELLING UNIT AND RESPONDING TO DEMAND RESPONSE SIGNALS, OR
c. INSTALL AN ALTERNATIVE PLUMBING PIPING TO PERFORM THE DISCHARGE FROM THE CLOTHES WASHER TO A SINK, TUB, SHOWER AND BATH, WHICH IS TO BE USED FOR ALL DISCHARGES IN COMPLIANCE WITH THE CALIFORNIA BUILDING CODE, ANY APPLICABLE LOCAL ORDINANCES, AND ANY OTHER APPLICABLE LOCAL ORDINANCES, AND THAT USES RAINWATER FLOWING FROM AT LEAST 65 PERCENT OF THE AVAILABLE ROOF AREA.
BEFORE YOU DIG! CONTACT UNDERGROUND SERVICE ALERT (USA) AT 1-800-227-2600 AT LEAST 2 WORKING DAYS BEFORE EXCAVATING. UNLESS OTHERWISE NOTED ON THE PLANS, FINISHED GROUND SURFACES SHALL BE GRADED TO DRAIN THE FINISHED SITE PROPERLY WITHIN 10 FEET OF ANY BUILDING FOUNDATION WITH A SLOPE OF 5% AWAY FROM ANY BUILDING OR STRUCTURE. ALL EXTERIOR HARDSCAPE WITHIN 10- FEET OF A BUILDING FOUNDATION SHALL BE INSTALLED WITH A 2% MINIMUM SLOPE AWAY FROM ANY BUILDING OR STRUCTURE. DRAINAGE SWALES SHALL BE A 1.5% MINIMUM SLOPE. ALL GRADED SLOPES SHALL HAVE A MAXIMUM SLOPE OF 3H TO 1V (33%), UNLESS SHOWN OTHERWISE ON THE PLANS.
LOT GRADING SHALL CONFORM AT THE PROPERTY LINES AND SHALL NOT SLOPE TOWARD PROPERTY LINES IN A MANNER WHICH WOULD CAUSE STORM WATER TO FLOW ONTO NEIGHBORING PROPERTY. HISTORIC DRAINAGE PATTERNS SHALL NOT BE ALTERED IN A MANNER TO CAUSE DRAINAGE PROBLEMS TO NEIGHBORING PROPERTY. NEW RAINWATER DOWNSPOUTS SHALL BE DISCONNECTED AND DIRECT RUNOFF TO A LANDSCAPED AREA. DOWNSPOUTS MAY BE CONNECTED TO A POP-UP DRAINAGE EMITTER IN THE LANDSCAPED AREA OR MAY DRAIN TO SPLASH BLOCKS OR COBBLESTONES THAT DIRECT WATER AWAY FROM THE BUILDING.
CONTRACTOR TO FIELD VERIFY EXISTING DRAINAGE. IF THE EXISTING DRAINAGE SYSTEM IS DAMAGED DURING EXCAVATION, CONTRACTOR SHALL REPAIR AND/OR REROUTE DRAINAGE SYSTEM AND CONNECT TO EXISTING DRAINAGE FACILITY AS NECESSARY.
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.
AN ENCROACHMENT PERMIT WILL BE REQUIRED FOR ANY CONSTRUCTION ACTIVITY WITHIN A PUBLIC STREET RIGHT OF WAY THAT HAS BEEN ACCEPTED BY THE CITY.



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

CITY OF AGOURA HILLS RQMTS

- 1. ROOF COVERING SHALL COMPLY WITH 2022 CRC R337.5.2 UNDERLAYMENT SHALL BE ONE LAYER OF MINIMUM 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D3989. INSTALLED OVER THE COMBUSTIBLE DECKING. ALTERNATELY, A CLASS A FIRE RATED ROOF UNDERLAYMENT, TESTED IN ACCORDANCE WITH ASTM E108, SHALL BE PERMITTED TO BE USED.
ROOF VALLEYS SHALL COMPLY WITH 2022 CRC R337.5.3 VALLEY FLASHING SHALL BE NOT LESS THAN 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D3909, AT LEAST 36 INCHES WIDE RUNNING THE FULL LENGTH OF THE VALLEY.
ROOF GUTTERS SHALL COMPLY WITH 2022 CRC R337.6.4 ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.
VENTILATION OPENINGS SHALL COMPLY WITH 2022 CRC R337.6 - VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND UNDERFLOOR VENTILATION OPENINGS SHALL BE FULLY COVERED WITH METAL WIRE MESH, VENTS, OTHER MATERIALS, OR OTHER DEVICES. REFER TO SECTIONS R337.6.1 THROUGH R337.6.3 FOR ADDITIONAL INFORMATION.
EXTERIOR COVERING SHALL COMPLY WITH 2022 CRC R337.7 EXTERIOR WALL COVERINGS OR WALL ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS: BE OF NONCOMBUSTIBLE MATERIAL, IGNITION-RESISTANT MATERIAL, HEAVY TIMBER EXTERIOR WALL ASSEMBLY, LOG WALL CONSTRUCTION ASSEMBLY, OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1. REFER TO SECTIONS R337.7.1 THROUGH R337.7.9 FOR ADDITIONAL INFORMATION.

AGOURA HILLS | ADU
CITY OF AGOURA HILLS
GENERAL NOTES

APPROVED SET

DATE 09/28/23
SHEET

G-101

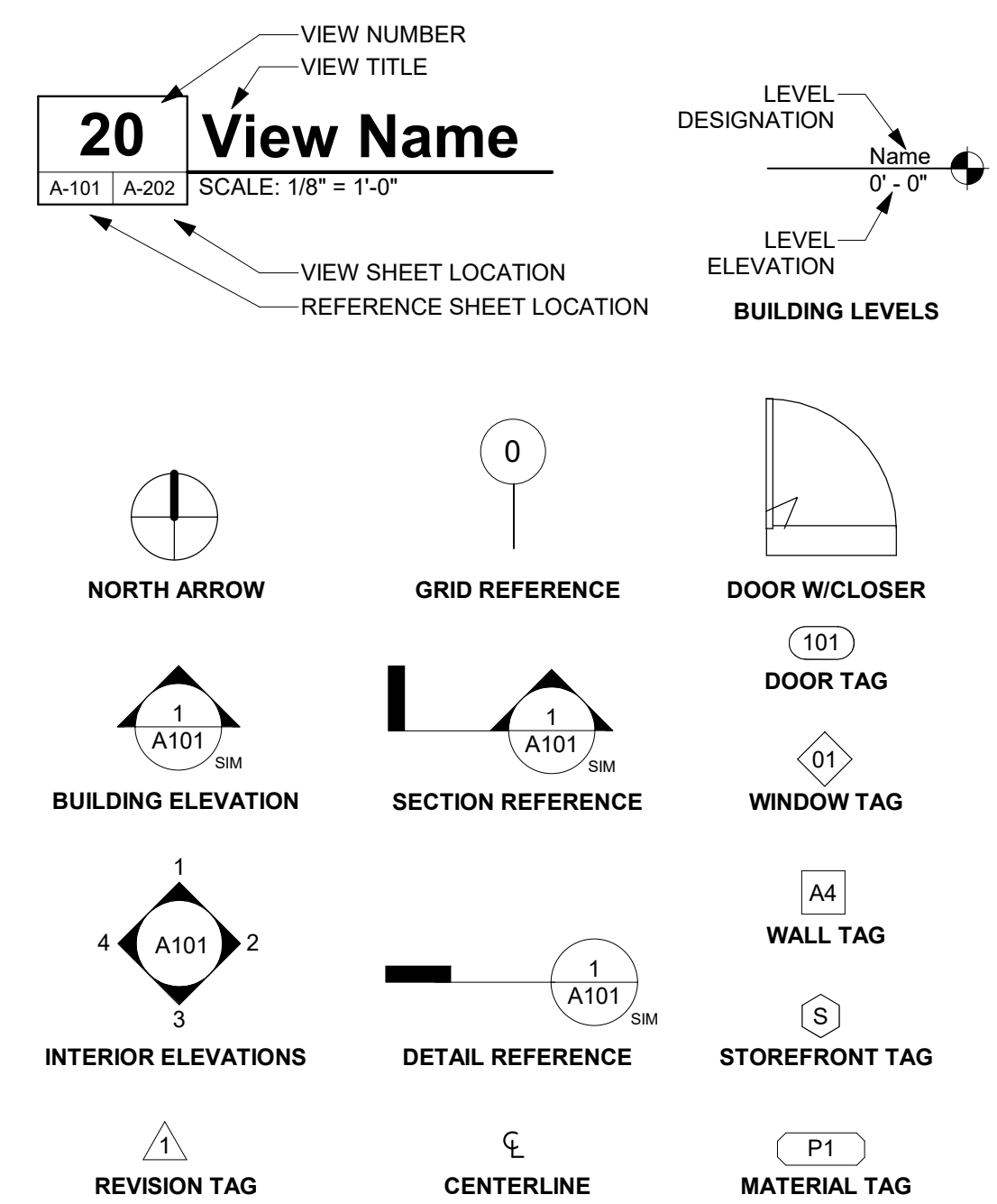
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THESE PLANS ARE PROVIDED BY THE CITY OF AGOURA HILLS AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE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

**ABBREVIATIONS**

A/C	AIR CONDITIONING	FOIC	FURNISHED BY OWNER INSTALLED BY CONTRACTOR	PV	PHOTO VOLTAIC
ABV	ABOVE	FOM	FACE OF MASONRY	PVC	POLYVINYL CHLORIDE
ACOUS	ACOUSTICAL	FOS	FACE OF STUD	PVMT	PAVEMENT
ACT	ACOUSTICAL CEILING TILE	FRP	FIBERGLASS REINFORCED PANELS	QTY	QUANTITY
ADA	AMERICANS WITH DISABILITIES ACT	FT	FOOT OR FEET	R	RADIUS, RISER
AFCI	ARC FAULT CIRCUIT INTERRUPTER	FTG	FOOTING	RB	RUBBER BASE
AFF	ABOVE FINISH FLOOR	GA	GAUGE, GAGE	RCP	REFLECTED CEILING PLAN
AL	ALUMINUM	GALV	GALVANIZED	RD	ROOF DRAIN
ALT	ALTERNATE	GB	GRAB BAR	REF	REFRIGERATOR
ARCH	ARCHITECT(URAL)	GC	GENERAL CONTRACTOR	REINF	REINFORCED
BD	BOARD	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	REQD	REQUIRED
BDRM	BEDROOM	GWB	GYPSON BOARD	RH	RIGHT HAND
BET	BETWEEN	GYP	GYPSON	RM	ROOM
BIT	BITUMINOUS	HB	HOSE BIBB	RO	ROUGH OPENING
BLDG	BUILDING	HC	HOLLOW CORE	RTU	ROOF TOP UNIT (MECH)
BLKG	BLOCKING	HDWD	HARDWOOD	S	SOUTH
BLW	BELOW	HDWR	HARDWARE	SAFB	SOUND ATTENUATION FIBER BATT
BM	BEAM	HGT	HEIGHT	SAWP	SELF ADHEREING WATERPROOFING
BOT	BOTTOM	HM	HOLLOW METAL	SC	SCUPPER/SOLID CORE
BUR	BUILT UP ROOF	HORIZ	HORIZONTAL	SCHED	SCHEDULE
CB	CATCH BASIN	HVAC	HEATING, VENTILATION, A/C	SEAL	SEALANT
CBC	CALIFORNIA BUILDING CODE	ID	INSIDE DIAMETER	SECT	SECTION
CEM	CEMENT	IIC	IMPACT INSULATION CLASS	SF	SQUARE FOOT
CFM	CUBIC FEET PER MINUTE	IN	INCH	SHT	SHEET
CIP	CAST IN PLACE	INCA	INCANDESCENT	SHTHG	SHEATHING
CJ	CONTROL JOINT	INSUL	INSULATION, INSULATED	SIM	SIMILAR
CL	CENTER LINE	INT	INTERIOR	SM	SHEET METAL
CLG	CEILING	JC	JANITORS CLOSET	SPEC	SPECIFICATION
CLO	CLOSET	JT	JOINT	SQ	SQUIRE
CLR	CLEAR	LAM	LAMINATE	SS	SOLID SURFACE
CMU	CONCRETE MASONRY UNIT	LAV	LAVATORY	SSTL	STAINLESS STEEL
CO	CLEAN OUT	LBS	POUNDS	STC	SOUND TRANSMISSION CLASS
COL	COLUMN	LEED	LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN	STD	STANDARD
CONC	CONCRETE	LF	LINEAR FEET	STL	STEEL
CONST	CONSTRUCTION	LIN	LINEN CLOSET	STOR	STORAGE
CONT	CONTINUOUS	LINO	LINOLEUM	STRUCT	STRUCTURAL
CONTR	CONTRACTOR	LT(G)	LIGHT(ING)	SUSP	SUSPENDED
CPT	CARPET	LVL	LAMINATED VENEER LAMBER	SV	SHEET VINYL
CT	CERAMIC TILE	LVT	LUXURY VINYL TILE	SYM	SYMMETRICAL
CTR	CENTER	LW	LAVATORY	T	TREAD
DBL	DOUBLE	MAX	MAXIMUM	T&G	TONGUE & GROOVE
DF	DRINKING FOUNTAIN	MDP	MEDIUM DENSITY FIBERBOARD	TEL	TELEPHONE
DIA	DIAMETER	MCH	METAL MECHANICAL	TEMP	TEMPERED
DIM	DIMENSION	MIS	MISCELLANEOUS	TER	TERRAZZO
DN	DOWN	MISC	MISCELLANEOUS	THK	THICK
DR	DRIVE	MPL	MECHANICAL, ELECTRICAL, PLUMBING	THR	THRESHOLD
DT	DRIVE TRAY	MAN	MANUFACTURER	TJI	TRUSS JOIST I-JOIST
DIS	DISBURSER	MIN	MINIMUM	TO	TOP OF
DRAW	DRAWING	MISC	MISCELLANEOUS	TOS	TOP OF SLAB
EX	EXISTING	MO	MASONRY OPENING	TOW	TOP OF WALL
EA	EAST	MTD	MOUNTED	TRANS	TRANSFORMER
EJ	EXPANSION JOINT	MTL	METAL	TV	TELEVISION
EL	ELEVATION	N	NORTH	TYP	TYPICAL
ELEV	ELEVATION	NIC	NOT IN CONTRACT	UFAS	UNIFORM FEDERAL ACCESSIBILITY STANDARDS
ENG	ENGINEER	NO	NUMBER	UG	UNDERGROUND
ENCL	ENCLOSURE	NOM	NOMINAL	UNFIN	UNFINISHED
EQ	EQUIPMENT	NTS	NOT TO SCALE	UNO	UNLESS NOTED OTHERWISE
EXH	EXHAUST	O.P.	OVERFLOW PIPE	UV	ULTRAVIOLET
EXP	EXPANSION	OC	ON CENTER	VCT	VINYL COMPOSITION TILE
EXT	EXTERIOR	OD	OVERFLOW DRAIN	VERT	VERTICAL
FACP	FIRE ALARM CONTROL PANEL	OFF	OFFICE	VIF	VERIFY IN FIELD
FAU	FORCED AIR UNIT	OH	OPPOSITE HAND	VTR	VENT TERMINATION PIPE
FAWP	FLUID APPLIED WATERPROOFING	OPG	OPENING	VWC	VINYL WALL COVERING
FD	FLOOR DRAIN	OPP	OPPOSITE	W	WEST
FDC	FIRE DEPARTMENT CONNECTION	(P)	PROPOSED	W/	WITH
FE	FIRE EXTINGUISHER	PERM	PERIMETER	W/D	WASHER DRYER
FEC	FIRE EXTINGUISHER CABINET	PERP	PERPENDICULAR	W/O	WITHOUT
FF	FINISHED FLOOR ELEVATION	PG	PAINT GRADE	WC	WATERCLOSET
FG	FINISHED GRADE	PL	PLATE, PROPERTY LINE	WD	WOOD
FH	FIRE HYDRANT	PLAM	PLASTIC LAMINATE	WDW	WINDOW
FHC	FIRE HOSE CABINET	PLBG	PLUMBING	WH	WATER HEATER
FIN	FINISH	PLYWD	PLYWOOD	WI	WROUGHT IRON
FIXT	FIXTURE	PNL	PANEL	WIN	WINDOW
FLR	FLOOR	PP	POWER POLE	WP	WATERPROOF(ING)
FLUOR	FLOURESCENT	PR	PAIR	WR	WEATHER RESISTIVE
FND	FOUNDATION	PRTN	PARTITION	WRB	WATER RESISTIVE BARRIER
FO	FACE OF	PSF	POUNDS PER SQUARE FOOT	WSCT	WAINSCOT
FOC	FACE OF CONCRETE	PSI	POUNDS PER SQUARE INCH	WT	WEIGHT
FOF	FACE OF FINISH	PSL	PARALLEL STRAND LUMBER	WWF	WELDED WIRE FABRIC
		PT	PRESSURE TREATED	YD	YARD
		PTD	PAINTED		

**SYMBOLS**



FOR USE IN THE CITY OF AGOURA HILLS

INFORMATION ONLY  
 NOT FOR CONSTRUCTION

**AGOURA HILLS | ADU**  
 CITY OF AGOURA HILLS  
**GENERAL NOTES**

APPROVED SET

DATE  
 09/28/23  
 SHEET

G-102

# 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

## RESIDENTIAL MANDATORY MEASURES (SHEET 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 CONTRIBUTE 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.

### CHAPTER 1 - ADMINISTRATION

#### SECTION 101 GENERAL

**101.1 TITLE.**  
THESE REGULATIONS SHALL BE KNOWN AS THE CALIFORNIA GREEN BUILDING STANDARDS CODE AND MAY BE CITED AS SUCH AND WILL BE REFERRED TO HEREIN AS THIS CODE. IT IS INTENDED THAT IT SHALL ALSO BE KNOWN AS THE CALGREEN CODE. THE CALIFORNIA GREEN BUILDING STANDARDS CODE IS PART 11 OF THIRTEEN PARTS OF THE OFFICIAL COMPILATION AND PUBLICATION OF THE ADOPTION, AMENDMENT AND REPEAL OF BUILDING REGULATIONS TO THE CALIFORNIA CODE OF REGULATIONS, TITLE 24, ALSO REFERRED TO AS THE CALIFORNIA BUILDING STANDARDS CODE.

**101.2 PURPOSE.**  
THE PURPOSE OF THIS CODE IS TO IMPROVE PUBLIC HEALTH, SAFETY AND GENERAL WELFARE BY ENHANCING THE DESIGN AND CONSTRUCTION OF BUILDINGS THROUGH THE USE OF BUILDING CONCEPTS HAVING A REDUCED NEGATIVE IMPACT OR POSITIVE ENVIRONMENTAL IMPACT AND ENCOURAGING SUSTAINABLE CONSTRUCTION PRACTICES IN THE FOLLOWING CATEGORIES:  
1. PLANNING AND DESIGN.  
2. ENERGY EFFICIENCY.  
3. WATER EFFICIENCY AND CONSERVATION.  
4. MATERIAL CONSERVATION AND RESOURCE EFFICIENCY.  
5. ENVIRONMENTAL QUALITY.

**101.3 SCOPE.**  
THE PROVISIONS OF THIS CODE SHALL APPLY TO THE PLANNING, DESIGN, OPERATION, CONSTRUCTION, USE AND OCCUPANCY OF EVERY NEWLY CONSTRUCTED BUILDING OR STRUCTURE, UNLESS OTHERWISE INDICATED IN THIS CODE, THROUGHOUT THE STATE OF CALIFORNIA.

IT IS NOT THE INTENT THAT THIS CODE SUBSTITUTE OR BE IDENTIFIED AS MEETING THE CERTIFICATION REQUIREMENTS OF ANY GREEN BUILDING PROGRAM.

### SECTION 102 CONSTRUCTION DOCUMENTS AND INSTALLATION

#### VERIFICATION

**102.1 SUBMITTAL DOCUMENTS.**  
CONSTRUCTION DOCUMENTS AND OTHER DATA SHALL BE SUBMITTED IN ONE OR MORE SETS WITH EACH APPLICATION FOR A PERMIT. WHERE SPECIAL CONDITIONS EXIST, THE ENFORCING AGENCY IS AUTHORIZED TO REQUIRE ADDITIONAL CONSTRUCTION DOCUMENTS TO BE PREPARED BY A LICENSED DESIGN PROFESSIONAL AND MAY BE SUBMITTED SEPARATELY.

**EXCEPTION:** THE ENFORCING AGENCY IS AUTHORIZED TO WAIVE THE SUBMISSION OF CONSTRUCTION DOCUMENTS AND OTHER DATA NOT REQUIRED TO BE PREPARED BY A LICENSED DESIGN PROFESSIONAL.

**102.2 INFORMATION ON CONSTRUCTION DOCUMENTS.**  
CONSTRUCTION DOCUMENTS SHALL BE OF SUFFICIENT CLARITY TO INDICATE THE LOCATION, NATURE AND SCOPE OF THE PROPOSED GREEN BUILDING FEATURE AND SHOW THAT IT WILL CONFORM TO THE PROVISIONS OF THIS CODE. THE CALIFORNIA BUILDING STANDARDS CODE AND OTHER RELEVANT LAWS, ORDINANCES, RULES AND REGULATIONS AS DETERMINED BY THE ENFORCING AGENCY.

**102.3 VERIFICATION.**  
DOCUMENTATION OF PERFORMANCE FOR APPLICABLE GREEN BUILDING MEASURES SHALL BE PROVIDED TO THE ENFORCING AGENCY. ALTERNATE METHODS OF DOCUMENTATION SHALL BE ACCEPTABLE WHEN THE ENFORCING AGENCY FINDS THAT THE PROPOSED ALTERNATE DOCUMENTATION IS SATISFACTORY TO DEMONSTRATE SUBSTANTIAL CONFORMANCE WITH THE INTENT OF THE PROPOSED GREEN BUILDING MEASURE.

### CHAPTER 3 - GREEN BUILDING

#### SECTION 301 GENERAL

**301.1 SCOPE.**  
BUILDINGS SHALL BE DESIGNED TO INCLUDE THE GREEN BUILDING MEASURES SPECIFIED AS MANDATORY IN THE APPLICATION CHECKLISTS CONTAINED IN THIS CODE. VOLUNTARY GREEN BUILDING MEASURES ARE ALSO INCLUDED IN THE APPLICATION CHECKLISTS AND MAY BE INCLUDED IN THE DESIGN AND CONSTRUCTION OF STRUCTURES COVERED BY THIS CODE, BUT ARE NOT REQUIRED UNLESS ADOPTED BY A CITY, COUNTY, OR CITY AND COUNTY AS SPECIFIED IN SECTION 101.7.

**301.1.1 ADDITIONS AND ALTERATIONS [HCD].** THE MANDATORY PROVISIONS OF CHAPTER 4 SHALL BE APPLIED TO ADDITIONS OR ALTERATIONS OF EXISTING RESIDENTIAL BUILDINGS WHERE THE ADDITION OR ALTERATION INCREASES THE BUILDING'S CONDITIONED AREA VOLUME, OR SIZE. THE REQUIREMENTS SHALL APPLY ONLY TO AND/OR WITHIN THE SPECIFIC AREA OF THE ADDITION OR ALTERATION.

THE MANDATORY PROVISIONS OF SECTION 4.106.4.2 MAY APPLY TO ADDITIONS OR ALTERATIONS OF EXISTING PARKING FACILITIES OR THE ADDITION OF NEW PARKING FACILITIES SERVING EXISTING MULTIFAMILY BUILDINGS. SEE SECTION 4.106.4.3 FOR APPLICATION.

**NOTE:** REPAIRS INCLUDING, BUT NOT LIMITED TO, RESURFACING, RESTRIPPING, AND REPAIRING OR MAINTAINING EXISTING LIGHTING FIXTURES ARE NOT CONSIDERED ALTERATIONS FOR THE PURPOSE OF THIS SECTION.

**301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS [HCD].**  
THE PROVISIONS OF INDIVIDUAL SECTIONS OF CALGREEN MAY APPLY TO EITHER LOW-RISE RESIDENTIAL BUILDINGS, HIGH-RISE RESIDENTIAL BUILDINGS, OR BOTH. INDIVIDUAL SECTIONS WILL BE DESIGNATED BY BANNERS TO INDICATE WHERE THE SECTION APPLIES SPECIFICALLY TO LOW-RISE ONLY (LR) OR HIGH-RISE ONLY (HR), WHEN THE SECTION APPLIES TO BOTH LOW-RISE AND HIGH-RISE BUILDINGS, NO BANNER WILL BE USED.

### SECTION 302 MIXED OCCUPANCY BUILDINGS

**302.1 MIXED OCCUPANCY BUILDINGS.**  
IN MIXED OCCUPANCY BUILDINGS, EACH PORTION OF A BUILDING SHALL COMPLY WITH THE SPECIFIC GREEN BUILDING MEASURES APPLICABLE TO EACH SPECIFIC OCCUPANCY.

### CHAPTER 4 - RESIDENTIAL MANDATORY MEASURES

#### DIVISION 4.1 PLANNING AND DESIGN

##### 4.106 SITE DEVELOPMENT

**4.106.1 GENERAL.**  
PRESERVATION AND USE OF AVAILABLE NATURAL RESOURCES SHALL BE ACCOMPLISHED THROUGH EVALUATION AND CAREFUL PLANNING TO MINIMIZE NEGATIVE EFFECTS ON THE SITE AND ADJACENT AREAS. PRESERVATION OF SLOPES, MANAGEMENT OF STORM WATER DRAINAGE AND EROSION CONTROLS SHALL COMPLY WITH THIS SECTION.

**4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION**  
PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN OF DEVELOPMENT WHICH IN TOTAL DISTURBS ONE ACRE OR MORE, SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION. IN ORDER TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION, ONE OR MORE OF THE FOLLOWING MEASURES SHALL BE IMPLEMENTED TO PREVENT FLOODING OF ADJACENT PROPERTY, PREVENT EROSION AND RETAIN SOIL RUNOFF ON THE SITE.  
1. RETENTION BASIN OF SUFFICIENT SIZE SHALL BE UTILIZED TO RETAIN STORM WATER ON THE SITE.  
2. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, COLLECTION POINT, GUTTER OR SIMILAR DISPOSAL METHOD, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER METHOD APPROVED BY THE ENFORCING AGENCY.  
3. COMPLIANCE WITH A LAWFULLY ENACTED STORM WATER MANAGEMENT ORDINANCE.

**4.106.3 GRADING AND PAVING**  
CONSTRUCTION PLANS SHALL INDICATE HOW THE SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS. EXAMPLES OF METHODS TO MANAGE SURFACE WATER INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:  
1. SWALES  
2. WATER COLLECTION AND DISPOSAL SYSTEMS  
3. FRENCH DRAINS  
4. WATER RETENTION GARDENS  
5. OTHER WATER MEASURES WHICH KEEP SURFACE WATER AWAY FROM BUILDINGS AND AID IN GROUNDWATER RECHARGE.

**EXCEPTIONS:** ADDITIONS AND ALTERATIONS NOT ALTERING THE DRAINAGE PATH.  
**4.106.4 ELECTRIC VEHICLE (EV) CHARGING FOR NEW CONSTRUCTION**  
NEW CONSTRUCTION SHALL COMPLY WITH SECTION 4.106.4.1, 4.106.4.2, OR 4.106.4.3, TO FACILITATE FUTURE INSTALLATION AND USE OF EV CHARGERS. ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE, ARTICLE 625.

**EXCEPTIONS:**  
1. ON A CASE-BY-CASE BASIS, WHERE THE LOCAL ENFORCING AGENCY HAS DETERMINED EV CHARGING STRUCTURE ARE NOT FEASIBLE BASED UPON ONE OR MORE OF THE FOLLOWING CONDITIONS:  
1.1. WHERE THERE IS NO LOCAL UTILITY POWER SUPPLY OR THE LOCAL UTILITY IS UNABLE TO SUPPLY ADEQUATE POWER.  
1.2. WHERE THERE IS EVIDENCE SUITABLE TO THE LOCAL ENFORCING AGENCY SUBSTANTIATING THAT ADDITIONAL LOCAL UTILITY INFRASTRUCTURE DESIGN REQUIREMENTS, DIRECTLY RELATED TO THE IMPLEMENTATION OF SECTION 4.106.4, MAY ADVERSELY IMPACT THE CONSTRUCTION COST OF THE PROJECT.  
2. ACCESSORY DWELLING UNITS (ADU) AND JUNIOR ACCESSORY DWELLING UNITS (JADU) WITHOUT ADDITIONAL PARKING FACILITIES.

**4.106.4.1 NEW ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES WITH ATTACHED PRIVATE GARAGES**  
FOR EACH DWELLING UNIT, INSTALL A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1 (NOMINAL 1-INCH INSIDE DIAMETER). THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET, BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER. EV SPACES ARE REQUIRED TO BE CONTIGUOUS AT ENCLOSED, INACCESSIBLE OR CONCEALED AREAS AND SPACES. THE SERVICE PANEL AND/OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM CAPACITY BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.

**4.106.4.1.1 IDENTIFICATION**  
THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS "EV CAPABLE" IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE, ARTICLE 110.  
**4.106.4.2 NEW MULTIFAMILY BUILDINGS, HOTELS AND MOTELS AND NEW RESIDENTIAL PARKING FACILITIES**  
WHEN PARKING IS PROVIDED FOR MULTIFAMILY BUILDINGS, HOTELS AND MOTELS SHALL REQUIRE THE FOLLOWING: THE MAXIMUM REQUIRED ELECTRICAL CAPACITY OF THE SERVICE PANEL OR SUBPANEL SHALL HAVE SUFFICIENT CAPACITY TO DEMONSTRATE THAT THE ELECTRICAL PANEL SERVICE CAPACITY AND ELECTRICAL SYSTEM, INCLUDING ANY ON-SITE DISTRIBUTION TRANSFORMER(S), HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL EVS AT ALL REQUIRED EV SPACES AT A MINIMUM OF 40 AMPERES.  
**4.106.4.2.1 MULTIFAMILY DEVELOPMENT PROJECTS WITH LESS THAN 20 DWELLING UNITS; AND HOTELS AND MOTELS WITH LESS THAN 20 SLEEPING UNITS OR GUEST ROOMS**  
THE NUMBER OF DWELLING UNITS, SLEEPING UNITS OR GUEST ROOMS SHALL BE BASED ON ALL BUILDINGS ON A PROJECT SITE SUBJECT TO THIS SECTION.  
1. **EV CAPABLE.** TEN (10) PERCENT OF THE TOTAL NUMBER OF PARKING SPACES ON A BUILDING SITE, PROVIDED FOR ALL TYPES OF PARKING FACILITIES, SHALL BE ELECTRIC VEHICLE CHARGING SPACES (EV SPACES) CAPABLE OF SUPPORTING FUTURE LEVEL 2 EVSE. ELECTRICAL LOAD CALCULATIONS SHALL DEMONSTRATE THAT THE ELECTRICAL PANEL SERVICE CAPACITY AND ELECTRICAL SYSTEM, INCLUDING ANY ON-SITE DISTRIBUTION TRANSFORMER(S), HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL EVS AT ALL REQUIRED EV SPACES AT A MINIMUM OF 40 AMPERES.

**4.106.4.2.2 NEW MULTIFAMILY DEVELOPMENT PROJECTS WITH 20 OR MORE DWELLING UNITS, HOTELS AND MOTELS WITH 20 OR MORE SLEEPING UNITS OR GUEST ROOMS**  
THE NUMBER OF DWELLING UNITS, SLEEPING UNITS OR GUEST ROOMS SHALL BE BASED ON ALL BUILDINGS ON A PROJECT SITE SUBJECT TO THIS SECTION.  
1. **EV CAPABLE.** TEN (10) PERCENT OF THE TOTAL NUMBER OF PARKING SPACES ON A BUILDING SITE, PROVIDED FOR ALL TYPES OF PARKING FACILITIES, SHALL BE ELECTRIC VEHICLE CHARGING SPACES (EV SPACES) CAPABLE OF SUPPORTING FUTURE LEVEL 2 EVSE. ELECTRICAL LOAD CALCULATIONS SHALL DEMONSTRATE THAT THE ELECTRICAL PANEL SERVICE CAPACITY AND ELECTRICAL SYSTEM, INCLUDING ANY ON-SITE DISTRIBUTION TRANSFORMER(S), HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL EVS AT ALL REQUIRED EV SPACES AT A MINIMUM OF 40 AMPERES.

**4.106.4.2.3 EV SPACE REQUIREMENTS**  
1. **SINGLE EV SPACE REQUIRED.** INSTALL A LISTED RACEWAY CAPABLE OF ACCOMMODATING A 208/240-VOLT DEDICATED BRANCH CIRCUIT. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1 (NOMINAL 1-INCH INSIDE DIAMETER). THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET, BOX OR ENCLOSURE IN CLOSE PROXIMITY TO THE LOCATION OR THE PROPOSED LOCATION OF THE EV SPACE. CONSTRUCTION DOCUMENTS SHALL IDENTIFY THE RACEWAY TERMINATION POINT, RECEPTACLE OR CHARGER LOCATION, AS APPLICABLE. THE SERVICE PANEL AND/OR SUBPANEL SHALL HAVE A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT, INCLUDING BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.  
**EXCEPTION:** A RACEWAY IS NOT REQUIRED IF A MINIMUM 40-AMPERE 208/240-VOLT DEDICATED EV BRANCH CIRCUIT IS INSTALLED IN CLOSE PROXIMITY TO THE LOCATION OR THE PROPOSED LOCATION OF THE EV SPACE, AT THE TIME OF ORIGINAL CONSTRUCTION IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.

**4.106.4.2.4 ACCESSIBLE EV SPACES**  
IN ADDITION TO THE REQUIREMENTS IN SECTIONS 4.106.4.2.1.1 AND 4.106.4.2.1.2, ALL EVSE, WHEN INSTALLED, SHALL COMPLY WITH THE ACCESSIBILITY PROVISIONS FOR EV CHARGERS IN THE CALIFORNIA BUILDING CODE, CHAPTER 11B, FOR ACCESSIBLE SPACES AND EVS IN MULTIFAMILY DEVELOPMENTS SHALL COMPLY WITH CALIFORNIA BUILDING CODE, CHAPTER 11A, SECTION 1109A.

**4.106.4.2.5 EV SPACE REQUIREMENTS**  
1. **SINGLE EV SPACE REQUIRED.** INSTALL A LISTED RACEWAY CAPABLE OF ACCOMMODATING A 208/240-VOLT DEDICATED BRANCH CIRCUIT. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1 (NOMINAL 1-INCH INSIDE DIAMETER). THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET, BOX OR ENCLOSURE IN CLOSE PROXIMITY TO THE LOCATION OR THE PROPOSED LOCATION OF THE EV SPACE. CONSTRUCTION DOCUMENTS SHALL IDENTIFY THE RACEWAY TERMINATION POINT, RECEPTACLE OR CHARGER LOCATION, AS APPLICABLE. THE SERVICE PANEL AND/OR SUBPANEL SHALL HAVE A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT, INCLUDING BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.  
**EXCEPTION:** A RACEWAY IS NOT REQUIRED IF A MINIMUM 40-AMPERE 208/240-VOLT DEDICATED EV BRANCH CIRCUIT IS INSTALLED IN CLOSE PROXIMITY TO THE LOCATION OR THE PROPOSED LOCATION OF THE EV SPACE, AT THE TIME OF ORIGINAL CONSTRUCTION IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.

**4.106.4.2.6 MULTIFAMILY DEVELOPMENT PROJECTS WITH 20 OR MORE DWELLING UNITS, HOTELS AND MOTELS WITH 20 OR MORE SLEEPING UNITS OR GUEST ROOMS**  
THE NUMBER OF DWELLING UNITS, SLEEPING UNITS OR GUEST ROOMS SHALL BE BASED ON ALL BUILDINGS ON A PROJECT SITE SUBJECT TO THIS SECTION.  
1. **EV CAPABLE.** TEN (10) PERCENT OF THE TOTAL NUMBER OF PARKING SPACES ON A BUILDING SITE, PROVIDED FOR ALL TYPES OF PARKING FACILITIES, SHALL BE ELECTRIC VEHICLE CHARGING SPACES (EV SPACES) CAPABLE OF SUPPORTING FUTURE LEVEL 2 EVSE. ELECTRICAL LOAD CALCULATIONS SHALL DEMONSTRATE THAT THE ELECTRICAL PANEL SERVICE CAPACITY AND ELECTRICAL SYSTEM, INCLUDING ANY ON-SITE DISTRIBUTION TRANSFORMER(S), HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL EVS AT ALL REQUIRED EV SPACES AT A MINIMUM OF 40 AMPERES.  
**4.106.4.2.7 MULTIFAMILY DEVELOPMENT PROJECTS WITH 20 OR MORE DWELLING UNITS, HOTELS AND MOTELS WITH 20 OR MORE SLEEPING UNITS OR GUEST ROOMS**  
THE NUMBER OF DWELLING UNITS, SLEEPING UNITS OR GUEST ROOMS SHALL BE BASED ON ALL BUILDINGS ON A PROJECT SITE SUBJECT TO THIS SECTION.  
1. **EV CAPABLE.** TEN (10) PERCENT OF THE TOTAL NUMBER OF PARKING SPACES ON A BUILDING SITE, PROVIDED FOR ALL TYPES OF PARKING FACILITIES, SHALL BE ELECTRIC VEHICLE CHARGING SPACES (EV SPACES) CAPABLE OF SUPPORTING FUTURE LEVEL 2 EVSE. ELECTRICAL LOAD CALCULATIONS SHALL DEMONSTRATE THAT THE ELECTRICAL PANEL SERVICE CAPACITY AND ELECTRICAL SYSTEM, INCLUDING ANY ON-SITE DISTRIBUTION TRANSFORMER(S), HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL EVS AT ALL REQUIRED EV SPACES AT A MINIMUM OF 40 AMPERES.  
**4.106.4.2.8 MULTIFAMILY DEVELOPMENT PROJECTS WITH 20 OR MORE DWELLING UNITS, HOTELS AND MOTELS WITH 20 OR MORE SLEEPING UNITS OR GUEST ROOMS**  
THE NUMBER OF DWELLING UNITS, SLEEPING UNITS OR GUEST ROOMS SHALL BE BASED ON ALL BUILDINGS ON A PROJECT SITE SUBJECT TO THIS SECTION.  
1. **EV CAPABLE.** TEN (10) PERCENT OF THE TOTAL NUMBER OF PARKING SPACES ON A BUILDING SITE, PROVIDED FOR ALL TYPES OF PARKING FACILITIES, SHALL BE ELECTRIC VEHICLE CHARGING SPACES (EV SPACES) CAPABLE OF SUPPORTING FUTURE LEVEL 2 EVSE. ELECTRICAL LOAD CALCULATIONS SHALL DEMONSTRATE THAT THE ELECTRICAL PANEL SERVICE CAPACITY AND ELECTRICAL SYSTEM, INCLUDING ANY ON-SITE DISTRIBUTION TRANSFORMER(S), HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL EVS AT ALL REQUIRED EV SPACES AT A MINIMUM OF 40 AMPERES.  
**4.106.4.2.9 MULTIFAMILY DEVELOPMENT PROJECTS WITH 20 OR MORE DWELLING UNITS, HOTELS AND MOTELS WITH 20 OR MORE SLEEPING UNITS OR GUEST ROOMS**  
THE NUMBER OF DWELLING UNITS, SLEEPING UNITS OR GUEST ROOMS SHALL BE BASED ON ALL BUILDINGS ON A PROJECT SITE SUBJECT TO THIS SECTION.  
1. **EV CAPABLE.** TEN (10) PERCENT OF THE TOTAL NUMBER OF PARKING SPACES ON A BUILDING SITE, PROVIDED FOR ALL TYPES OF PARKING FACILITIES, SHALL BE ELECTRIC VEHICLE CHARGING SPACES (EV SPACES) CAPABLE OF SUPPORTING FUTURE LEVEL 2 EVSE. ELECTRICAL LOAD CALCULATIONS SHALL DEMONSTRATE THAT THE ELECTRICAL PANEL SERVICE CAPACITY AND ELECTRICAL SYSTEM, INCLUDING ANY ON-SITE DISTRIBUTION TRANSFORMER(S), HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL EVS AT ALL REQUIRED EV SPACES AT A MINIMUM OF 40 AMPERES.  
**4.106.4.2.10 MULTIFAMILY DEVELOPMENT PROJECTS WITH 20 OR MORE DWELLING UNITS, HOTELS AND MOTELS WITH 20 OR MORE SLEEPING UNITS OR GUEST ROOMS**  
THE NUMBER OF DWELLING UNITS, SLEEPING UNITS OR GUEST ROOMS SHALL BE BASED ON ALL BUILDINGS ON A PROJECT SITE SUBJECT TO THIS SECTION.  
1. **EV CAPABLE.** TEN (10) PERCENT OF THE TOTAL NUMBER OF PARKING SPACES ON A BUILDING SITE, PROVIDED FOR ALL TYPES OF PARKING FACILITIES, SHALL BE ELECTRIC VEHICLE CHARGING SPACES (EV SPACES) CAPABLE OF SUPPORTING FUTURE LEVEL 2 EVSE. ELECTRICAL LOAD CALCULATIONS SHALL DEMONSTRATE THAT THE ELECTRICAL PANEL SERVICE CAPACITY AND ELECTRICAL SYSTEM, INCLUDING ANY ON-SITE DISTRIBUTION TRANSFORMER(S), HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL EVS AT ALL REQUIRED EV SPACES AT A MINIMUM OF 40 AMPERES.  
**4.106.4.2.11 MULTIFAMILY DEVELOPMENT PROJECTS WITH 20 OR MORE DWELLING UNITS, HOTELS AND MOTELS WITH 20 OR MORE SLEEPING UNITS OR GUEST ROOMS**  
THE NUMBER OF DWELLING UNITS, SLEEPING UNITS OR GUEST ROOMS SHALL BE BASED ON ALL BUILDINGS ON A PROJECT SITE SUBJECT TO THIS SECTION.  
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**4.106.4.2.12 MULTIFAMILY DEVELOPMENT PROJECTS WITH 20 OR MORE DWELLING UNITS, HOTELS AND MOTELS WITH 20 OR MORE SLEEPING UNITS OR GUEST ROOMS**  
THE NUMBER OF DWELLING UNITS, SLEEPING UNITS OR GUEST ROOMS SHALL BE BASED ON ALL BUILDINGS ON A PROJECT SITE SUBJECT TO THIS SECTION.  
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**4.106.4.2.13 MULTIFAMILY DEVELOPMENT PROJECTS WITH 20 OR MORE DWELLING UNITS, HOTELS AND MOTELS WITH 20 OR MORE SLEEPING UNITS OR GUEST ROOMS**  
THE NUMBER OF DWELLING UNITS, SLEEPING UNITS OR GUEST ROOMS SHALL BE BASED ON ALL BUILDINGS ON A PROJECT SITE SUBJECT TO THIS SECTION.  
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**4.106.4.2.14 MULTIFAMILY DEVELOPMENT PROJECTS WITH 20 OR MORE DWELLING UNITS, HOTELS AND MOTELS WITH 20 OR MORE SLEEPING UNITS OR GUEST ROOMS**  
THE NUMBER OF DWELLING UNITS, SLEEPING UNITS OR GUEST ROOMS SHALL BE BASED ON ALL BUILDINGS ON A PROJECT SITE SUBJECT TO THIS SECTION.  
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**4.106.4.2.15 MULTIFAMILY DEVELOPMENT PROJECTS WITH 20 OR MORE DWELLING UNITS, HOTELS AND MOTELS WITH 20 OR MORE SLEEPING UNITS OR GUEST ROOMS**  
THE NUMBER OF DWELLING UNITS, SLEEPING UNITS OR GUEST ROOMS SHALL BE BASED ON ALL BUILDINGS ON A PROJECT SITE SUBJECT TO THIS SECTION.  
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**4.106.4.2.16 MULTIFAMILY DEVELOPMENT PROJECTS WITH 20 OR MORE DWELLING UNITS, HOTELS AND MOTELS WITH 20 OR MORE SLEEPING UNITS OR GUEST ROOMS**  
THE NUMBER OF DWELLING UNITS, SLEEPING UNITS OR GUEST ROOMS SHALL BE BASED ON ALL BUILDINGS ON A PROJECT SITE SUBJECT TO THIS SECTION.  
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**4.106.4.2.17 MULTIFAMILY DEVELOPMENT PROJECTS WITH 20 OR MORE DWELLING UNITS, HOTELS AND MOTELS WITH 20 OR MORE SLEEPING UNITS OR GUEST ROOMS**  
THE NUMBER OF DWELLING UNITS, SLEEPING UNITS OR GUEST ROOMS SHALL BE BASED ON ALL BUILDINGS ON A PROJECT SITE SUBJECT TO THIS SECTION.  
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**4.106.4.2.18 MULTIFAMILY DEVELOPMENT PROJECTS WITH 20 OR MORE DWELLING UNITS, HOTELS AND MOTELS WITH 20 OR MORE SLEEPING UNITS OR GUEST ROOMS**  
THE NUMBER OF DWELLING UNITS, SLEEPING UNITS OR GUEST ROOMS SHALL BE BASED ON ALL BUILDINGS ON A PROJECT SITE SUBJECT TO THIS SECTION.  
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**4.106.4.2.19 MULTIFAMILY DEVELOPMENT PROJECTS WITH 20 OR MORE DWELLING UNITS, HOTELS AND MOTELS WITH 20 OR MORE SLEEPING UNITS OR GUEST ROOMS**  
THE NUMBER OF DWELLING UNITS, SLEEPING UNITS OR GUEST ROOMS SHALL BE BASED ON ALL BUILDINGS ON A PROJECT SITE SUBJECT TO THIS SECTION.  
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**4.106.4.2.20 MULTIFAMILY DEVELOPMENT PROJECTS WITH 20 OR MORE DWELLING UNITS, HOTELS AND MOTELS WITH 20 OR MORE SLEEPING UNITS OR GUEST ROOMS**  
THE NUMBER OF DWELLING UNITS, SLEEPING UNITS OR GUEST ROOMS SHALL BE BASED ON ALL BUILDINGS ON A PROJECT SITE SUBJECT TO THIS SECTION.  
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**4.106.4.2.21 MULTIFAMILY DEVELOPMENT PROJECTS WITH 20 OR MORE DWELLING UNITS, HOTELS AND MOTELS WITH 20 OR MORE SLEEPING UNITS OR GUEST ROOMS**  
THE NUMBER OF DWELLING UNITS, SLEEPING UNITS OR GUEST ROOMS SHALL BE BASED ON ALL BUILDINGS ON A PROJECT SITE SUBJECT TO THIS SECTION.  
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**4.106.4.2.22 MULTIFAMILY DEVELOPMENT PROJECTS WITH 20 OR MORE DWELLING UNITS, HOTELS AND MOTELS WITH 20 OR MORE SLEEPING UNITS OR GUEST ROOMS**  
THE NUMBER OF DWELLING UNITS, SLEEPING UNITS OR GUEST ROOMS SHALL BE BASED ON ALL BUILDINGS ON A PROJECT SITE SUBJECT TO THIS SECTION.  
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**4.106.4.2.23 MULTIFAMILY DEVELOPMENT PROJECTS WITH 20 OR MORE DWELLING UNITS, HOTELS AND MOTELS WITH 20 OR MORE SLEEPING UNITS OR GUEST ROOMS**  
THE NUMBER OF DWELLING UNITS, SLEEPING UNITS OR GUEST ROOMS SHALL BE BASED ON ALL BUILDINGS ON A PROJECT SITE SUBJECT TO THIS SECTION.  
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**4.106.4.2.24 MULTIFAMILY DEVELOPMENT PROJECTS WITH 20 OR MORE DWELLING UNITS, HOTELS AND MOTELS WITH 20 OR MORE SLEEPING UNITS OR GUEST ROOMS**  
THE NUMBER OF DWELLING UNITS, SLEEPING UNITS OR GUEST ROOMS SHALL BE BASED ON ALL BUILDINGS ON A PROJECT SITE SUBJECT TO THIS SECTION.  
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**4.106.4.2.25 MULTIFAMILY DEVELOPMENT PROJECTS WITH 20 OR MORE DWELLING UNITS, HOTELS AND MOTELS WITH 20 OR MORE SLEEPING UNITS OR GUEST ROOMS**  
THE NUMBER OF DWELLING UNITS, SLEEPING UNITS OR GUEST ROOMS SHALL BE BASED ON ALL BUILDINGS ON A PROJECT SITE SUBJECT TO THIS SECTION.  
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**4.106.4.2.26 MULTIFAMILY DEVELOPMENT PROJECTS WITH 20 OR MORE DWELLING UNITS, HOTELS AND MOTELS WITH 20 OR MORE SLEEPING UNITS OR GUEST ROOMS**  
THE NUMBER OF DWELLING UNITS, SLEEPING UNITS OR GUEST ROOMS SHALL BE BASED ON ALL BUILDINGS ON A PROJECT SITE SUBJECT TO THIS SECTION.  
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**4.106.4.2.27 MULTIFAMILY DEVELOPMENT PROJECTS WITH 20 OR MORE DWELLING UNITS, HOTELS AND MOTELS WITH 20 OR MORE SLEEPING UNITS OR GUEST ROOMS**  
THE NUMBER OF DWELLING UNITS, SLEEPING UNITS OR GUEST ROOMS SHALL BE BASED ON ALL BUILDINGS ON A PROJECT SITE SUBJECT TO THIS SECTION.  
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**4.106.4.2.28 MULTIFAMILY DEVELOPMENT PROJECTS WITH 20 OR MORE DWELLING UNITS, HOTELS AND MOTELS WITH 20 OR MORE SLEEPING UNITS OR GUEST ROOMS**  
THE NUMBER OF DWELLING UNITS, SLEEPING UNITS OR GUEST ROOMS SHALL BE BASED ON ALL BUILDINGS ON A PROJECT SITE SUBJECT TO THIS SECTION.  
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**4.106.4.2.29 MULTIFAMILY DEVELOPMENT PROJECTS WITH 20 OR MORE DWELLING UNITS, HOTELS AND MOTELS WITH 20 OR MORE SLEEPING UNITS OR GUEST ROOMS**  
THE NUMBER OF DWELLING UNITS, SLEEPING UNITS OR GUEST ROOMS SHALL BE BASED ON ALL BUILDINGS ON A PROJECT SITE SUBJECT TO THIS SECTION.  
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**4.106.4.2.30 MULTIFAMILY DEVELOPMENT PROJECTS WITH 20 OR MORE DWELLING UNITS, HOTELS AND MOTELS WITH 20 OR MORE SLEEPING UNITS OR GUEST ROOMS**  
THE NUMBER OF DWELLING UNITS, SLEEPING UNITS OR GUEST ROOMS SHALL BE BASED ON ALL BUILDINGS ON A PROJECT SITE SUBJECT TO THIS SECTION.  
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**4.106.4.2.31 MULTIFAMILY DEVELOPMENT PROJECTS WITH 20 OR MORE DWELLING UNITS, HOTELS AND MOTELS WITH 20 OR MORE SLEEPING UNITS OR GUEST ROOMS**  
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**4.106.4.2.32 MULTIFAMILY DEVELOPMENT PROJECTS WITH 20 OR MORE DWELLING UNITS, HOTELS AND MOTELS WITH 20 OR MORE SLEEPING UNITS OR GUEST ROOMS**  
THE NUMBER OF DWELLING UNITS, SLEEPING UNITS OR GUEST ROOMS SHALL BE BASED ON ALL BUILDINGS ON A PROJECT SITE SUBJECT TO THIS SECTION.  
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**4.106.4.2.33 MULTIFAMILY DEVELOPMENT PROJECTS WITH 20 OR MORE DWELLING UNITS, HOTELS AND MOTELS WITH 20 OR MORE SLEEPING UNITS OR GUEST ROOMS**  
THE NUMBER OF DWELLING UNITS, SLEEPING UNITS OR GUEST ROOMS SHALL BE BASED ON ALL BUILDINGS ON A PROJECT SITE SUBJECT TO THIS SECTION.  
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**4.106.4.2.34 MULTIFAMILY DEVELOPMENT PROJECTS WITH 20 OR MORE DWELLING UNITS, HOTELS AND MOTELS WITH 20 OR MORE SLEEPING UNITS OR GUEST ROOMS**  
THE NUMBER OF DWELLING UNITS, SLEEPING UNITS OR GUEST ROOMS SHALL BE BASED ON ALL BUILDINGS ON A PROJECT SITE SUBJECT TO THIS SECTION.  
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# 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

## RESIDENTIAL MANDATORY MEASURES (SHEET 2)



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 CONTRIBUTE 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.

### 4.410 BUILDING MAINTENANCE AND OPERATION

**4.410.1 OPERATION AND MAINTENANCE MANUAL**  
AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING:

- DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
- OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:
  - EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, PHOTOVOLTAIC SYSTEMS, ELECTRIC VEHICLE CHARGERS, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
  - ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.
  - SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.
  - LANDSCAPE IRRIGATION SYSTEMS.
  - WATER REUSE SYSTEMS.
- INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RECOVERY CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
- PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
- EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.
- INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER. INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATION.
- INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING.
- INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
- A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.
- INFORMATION FROM CAL FIRE ON MAINTENANCE OF DEFENSIBLE SPACE AROUND RESIDENTIAL STRUCTURES.
- INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENTS.

**4.410.2 RECYCLING BY OCCUPANTS.**  
WHERE 5 OR MORE MULTIFAMILY DWELLING UNITS ARE CONSTRUCTED ON A BUILDING SITE, PROVIDE READILY ACCESSIBLE AREA(S) THAT SERVES ALL BUILDINGS ON THE SITE AND IS IDENTIFIED FOR THE DEPOSITING, STORAGE AND COLLECTION OF NON-HAZARDOUS MATERIALS FOR RECYCLING, INCLUDING (AT A MINIMUM) PAPER, CORRUGATED CARDBOARD, GLASS, PLASTICS, ORGANIC WASTE, AND METALS OR MEET A LAWFULLY ENACTED LOCAL RECYCLING ORDINANCE, IF MORE RESTRICTIVE.

**EXCEPTION:**  
RURAL JURISDICTIONS THAT MEET AND APPLY FOR THE EXEMPTION IN PUBLIC RESOURCES CODE SECTION 42649.82 (A)(2)(A) ET SEQ. ARE NOT REQUIRED TO COMPLY WITH THE ORGANIC WASTE PORTION OF THIS SECTION.

### DIVISION 4.5 ENVIRONMENTAL QUALITY

#### 4.501 GENERAL

**4.501.1 SCOPE**  
THE PROVISIONS OF THIS CHAPTER SHALL OUTLINE MEANS OF REDUCING THE QUANTITY OF AIR CONTAMINANTS THAT ARE ODOROUS, IRRITATING AND/OR HARMFUL TO THE COMFORT AND WELL-BEING OF A BUILDING'S INSTALLERS, OCCUPANTS AND NEIGHBORS.

#### 4.503 FIREPLACES

**4.503.1 GENERAL**  
ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS AS APPLICABLE, AND SHALL HAVE A PERMANENT LABEL INDICATING THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS. WOODSTOVES, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.

#### 4.504 POLLUTANT CONTROL

**4.504.1 COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION**  
AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEETMETAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF WATER, DUST AND DEBRIS, WHICH MAY ENTER THE SYSTEM.

#### 4.504.2 FINISH MATERIAL POLLUTANT CONTROL

FINISH MATERIALS SHALL COMPLY WITH THIS SECTION.

#### 4.504.2.1 ADHESIVES, SEALANTS AND CAULKS

ADHESIVES, SEALANTS AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF THE FOLLOWING STANDARDS UNLESS MORE STRINGENT LOCAL OR REGIONAL AIR POLLUTION OR AIR QUALITY MANAGEMENT DISTRICT RULES APPLY:

- ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS, AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE OR SCAQMD RULE 1168 VOC LIMITS, AS SHOWN IN TABLE 4.504.1 OR 4.504.2, AS APPLICABLE. SUCH PRODUCTS ALSO SHALL COMPLY WITH THE RULE 1168 PROHIBITION ON THE USE OF CERTAIN TOXIC COMPOUNDS (CHLOROFORM, ETHYLENE DICHLORIDE, METHYLENE CHLORIDE, PERCHLOROETHYLENE AND TRICHLOROETHYLENE), EXCEPT FOR AEROSOL PRODUCTS, AS SPECIFIED IN SUBSECTION 2 BELOW.
- AEROSOL ADHESIVES, AND SMALLER UNIT SIZES OF ADHESIVES, AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN 1 POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94507.

#### 4.504.2.2 PAINTS AND COATINGS

ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS IN TABLE 1 OF THE ARB ARCHITECTURAL SUGGESTED CONTROL MEASURE, AS SHOWN IN TABLE 4.504.3, UNLESS MORE STRINGENT LOCAL LIMITS APPLY. THE VOC CONTENT LIMIT FOR COATINGS THAT DO NOT MEET THE DEFINITIONS FOR THE SPECIALTY COATINGS CATEGORIES LISTED IN TABLE 4.504.3 SHALL BE DETERMINED BY CLASSIFYING THE COATING AS A FLAT, NONFLAT OR NONFLAT-HIGH GLOSS COATING, BASED ON ITS GLOSS, AS DEFINED IN SUBSECTIONS 4.21, 4.36, AND 4.37 OF THE 2007 CALIFORNIA AIR RESOURCES BOARD, SUGGESTED CONTROL MEASURE, AND THE CORRESPONDING FLAT, NONFLAT OR NONFLAT-HIGH GLOSS VOC LIMIT IN TABLE 4.504.3 SHALL APPLY.

#### 4.504.2.3 AEROSOL PAINTS AND COATINGS

AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC IN SECTION 94522(A)(2) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN SECTIONS 94522(E)(1) AND (F)(1) OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94520; AND IN AREAS UNDER THE JURISDICTION OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT ADDITIONALLY COMPLY WITH THE PERCENT VOC BY WEIGHT OF PRODUCT LIMITS OF REGULATION 8, RULE 49.

#### 4.504.2.4 VERIFICATION

VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. DOCUMENTATION MAY INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:

- MANUFACTURER'S PRODUCT SPECIFICATION.
- FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS.

#### 4.504.3 CARPET SYSTEMS

##### 4.504.3.1 CARPET CUSHION

ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.2, JANUARY 2017 (EMISSION TESTING METHOD FOR CALIFORNIA SPECIFICATION 01350).

SEE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S WEBSITE FOR CERTIFICATION PROGRAMS AND TESTING LABS.

HTTPS://WWW.CDPH.CA.GOV/PROGRAMS/CCDPHP/DEODCEHLB/IAQ/PAGES/VOC/ASPX

##### 4.504.3.2 CARPET ADHESIVE

ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 4.504.1.

#### 4.504.4 RESILIENT FLOORING SYSTEMS

WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL MEET THE REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS," VERSION 1.2, JANUARY 2017 (EMISSION TESTING METHOD FOR CALIFORNIA SPECIFICATION 01350).

SEE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S WEBSITE FOR CERTIFICATION PROGRAMS AND TESTING LABS.

HTTPS://WWW.CDPH.CA.GOV/PROGRAMS/CCDPHP/DEODCEHLB/IAQ/PAGES/VOC/ASPX

#### 4.504.5 COMPOSITE WOOD PRODUCTS

HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD (17 COR 93120 ET SEQ.), AS SHOWN IN TABLE 4.504.5.

#### 4.504.5.1 DOCUMENTATION

VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AS REQUESTED BY THE ENFORCING AGENCY. DOCUMENTATION SHALL INCLUDE AT LEAST ONE OF THE FOLLOWING:

- PRODUCT CERTIFICATIONS AND SPECIFICATIONS.
- CHAIN OF CUSTODY CERTIFICATIONS.
- PRODUCT LABELED AND INVOICED AS MEETING THE COMPOSITE WOOD PRODUCTS REGULATION (SEE COR, TITLE 17, SECTION 93120, ET SEQ.).
- EXTERIOR GRADE PRODUCTS MARKED AS MEETING THE PS-1 OR PS-2 STANDARDS OF THE ENGINEERED WOOD ASSOCIATION, THE AUSTRALIAN AS/NZS 2269, EUROPEAN 636 3S, AND CANADIAN CSA 0121, CSA 0151, CSA 0153 AND CSA 0325 STANDARDS.
- OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY.

TABLE 4.504.1 - SEALANT VOC LIMIT (LESS WATER AND LESS EXEMPT COMPOUNDS IN GRAMS PER LITER)

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOORING ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT AND ASPHALT TILE ADHESIVES	50
DRYWALL AND PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT SPECIFICALLY LISTED	50

TABLE 4.504.2 - SEALANT VOC LIMIT (LESS WATER AND LESS EXEMPT COMPOUNDS IN GRAMS PER LITER)

SEALANTS	CURRENT VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS<sup>2, 3</sup> (GRAMS OF VOC PER LITER OF COATING, LESS WATER AND LESS EXEMPT COMPOUNDS)

COATING CATEGORY	CURRENT VOC LIMIT
FLAT COATINGS	50
NONFLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	CURRENT VOC LIMIT
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS <sup>1</sup>	120
MAGNESITE CEMENT COATINGS	50
MASTIC TEXTURE COATINGS	350
METALLIC PIGMENTED COATINGS	350
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, AND FINISHERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	450
ROOF VENTILATING COATINGS	50
SLIP RESISTANT COATINGS	100
SPRINKLER SYSTEMS	100
TRAFFIC MARKING COATINGS	100
UNDERLAYMENT COATINGS	420
WATER-PROOFING MEMBRANES	250
WOOD PRESERVATIVES	275
WOOD PRESERVATIVES	350
WOOD SURFACE PRIMERS	340

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.  
2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

TABLE 4.504.2 - SEALANT VOC LIMIT (LESS WATER AND LESS EXEMPT COMPOUNDS IN GRAMS PER LITER)

SEALANTS	CURRENT VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS<sup>2, 3</sup> (GRAMS OF VOC PER LITER OF COATING, LESS WATER AND LESS EXEMPT COMPOUNDS)

SEALANT PRIMERS	CURRENT VOC LIMIT
ARCHITECTURAL	250
NONPOROUS	250
POROUS	500
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS<sup>2, 3</sup> (GRAMS OF VOC PER LITER OF COATING, LESS WATER AND LESS EXEMPT COMPOUNDS)

SPECIALTY COATINGS	CURRENT VOC LIMIT
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS <sup>1</sup>	120
MAGNESITE CEMENT COATINGS	50
MASTIC TEXTURE COATINGS	350
METALLIC PIGMENTED COATINGS	350
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, AND FINISHERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	450
ROOF VENTILATING COATINGS	50
SLIP RESISTANT COATINGS	100
SPRINKLER SYSTEMS	100
TRAFFIC MARKING COATINGS	100
UNDERLAYMENT COATINGS	420
WATER-PROOFING MEMBRANES	250
WOOD PRESERVATIVES	275
WOOD PRESERVATIVES	350
WOOD SURFACE PRIMERS	340

TABLE 4.504.5 - FORMALDEHYDE LIMITS<sup>1</sup> (MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION)

PRODUCT	CURRENT VOC LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLEBOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD <sup>2</sup>	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.  
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCH (8MM).

### 4.506 INDOOR AIR QUALITY AND EXHAUST

#### 4.506.1 BATHROOM EXHAUST FANS

EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING:

- FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
- UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.
- A HUMIDITY CONTROL 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 THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL (I.E., BUILT-IN).

**NOTES:**  
1. FOR THE PURPOSES OF THIS SECTION, A BATHROOM IS A ROOM WHICH CONTAINS A BATHTUB, SHOWER, OR TUB/SHOWER COMBINATION.  
2. LIGHTING INTEGRAL TO BATHROOM EXHAUST FANS SHALL COMPLY WITH THE CALIFORNIA ENERGY CODE.

#### 4.507 ENVIRONMENTAL COMFORT

##### 4.507.1 RESERVED

##### 4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN

HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:

- THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ACCA 2 MANUAL J-2016 (RESIDENTIAL LOAD CALCULATION), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
- DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1 MANUAL D-2016 (RESIDENTIAL DUCT SYSTEMS), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
- SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S-2016 (RESIDENTIAL EQUIPMENT SELECTION) OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.

**EXCEPTION:** USE OF ALTERNATE DESIGN TEMPERATURES NECESSARY TO ENSURE THE SYSTEMS FUNCTION ARE ACCEPTABLE.

### DIVISION 4.5 ENVIRONMENTAL QUALITY CONTINUED

#### 4.505 INTERIOR MOISTURE CONTROL

**4.505.1 GENERAL**  
BUILDINGS SHALL MEET OR EXCEED THE PROVISIONS OF THE CALIFORNIA BUILDING STANDARDS CODE.

#### 4.505.2 CONCRETE SLAB FOUNDATIONS

CONCRETE SLAB FOUNDATIONS REQUIRED TO HAVE A VAPOR RETARDER BY THE CALIFORNIA BUILDING CODE CHAPTER 19 OR CONCRETE SLAB-ON-GROUND FLOORS REQUIRED TO HAVE A VAPOR RETARDER BY THE CALIFORNIA RESIDENTIAL CODE, CHAPTER 5, SHALL ALSO COMPLY WITH THIS SECTION.

#### 4.505.2.1 CAPILLARY BREAK

A CAPILLARY BREAK SHALL BE INSTALLED IN COMPLIANCE WITH AT LEAST ONE OF THE FOLLOWING:

- A 1/4-INCH-THICK (6.35 MM) BASE OF 1/2 INCH (12.7 MM) OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE AND A CONCRETE MIX DESIGN, WHICH WILL ADDRESS BLEEDING, SHRINKAGE, AND CURLING, SHALL BE USED. FOR ADDITIONAL INFORMATION, SEE AMERICAN CONCRETE INSTITUTE, ACI 302.2R-08.
- OTHER EQUIVALENT METHODS APPROVED BY THE ENFORCING AGENCY.
- A SLAB DESIGN SPECIFIED BY A LICENSED DESIGN PROFESSIONAL.

#### 4.505.3 MOISTURE CONTENT OF A BUILDING

BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19-PERCENT MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE FOLLOWING:

- MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A TYPE II MOISTURE METER, EQUIVALENT MOISTURE METER, OR OTHER METHODS MAY BE APPROVED BY THE ENFORCING AGENCY AND SHALL SATISFY REQUIREMENTS FOR ACCURACY AND PRECISION.
- MOISTURE READINGS SHALL BE TAKEN AT A POINTS (SEE 1100.10.8) 10.8 OF THIS SECTION) FROM THE WALL OR FLOOR FRAMING TO BE VERIFIED.
- AT LEAST THREE RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR FRAMING WITH DOCUMENTATION ACCEPTABLE TO THE ENFORCING AGENCY PROVIDED AT THE TIME OF APPROVAL. THIS INCLUDES THE WALL AND FLOOR FRAMING.

INSULATION PRODUCTS WHICH ARE VISIBLY WET OR HAVE A HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO INSTALLATION. INSULATION SHALL BE REPLACED WITH INSULATION ACCEPTABLE TO THE MANUFACTURERS' DRYING INSTRUCTIONS PRIOR TO ENCLOSURE.

### 4.506 INDOOR AIR QUALITY AND EXHAUST

#### 4.506.1 BATHROOM EXHAUST FANS

EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING:

- FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
- UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL.
- A HUMIDITY CONTROL 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 THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL (I.E., BUILT-IN).

**NOTES:**  
1. FOR THE PURPOSES OF THIS SECTION, A BATHROOM IS A ROOM WHICH CONTAINS A BATHTUB, SHOWER, OR TUB/SHOWER COMBINATION.  
2. LIGHTING INTEGRAL TO BATHROOM EXHAUST FANS SHALL COMPLY WITH THE CALIFORNIA ENERGY CODE.

#### 4.507 ENVIRONMENTAL COMFORT

##### 4.507.1 RESERVED

##### 4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN

HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING THE FOLLOWING METHODS:

- THE HEAT LOSS AND HEAT GAIN IS ESTABLISHED ACCORDING TO ANSI/ACCA 2 MANUAL J-2016 (RESIDENTIAL LOAD CALCULATION), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
- DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1 MANUAL D-2016 (RESIDENTIAL DUCT SYSTEMS), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
- SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S-2016 (RESIDENTIAL EQUIPMENT SELECTION) OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.

**EXCEPTION:** USE OF ALTERNATE DESIGN TEMPERATURES NECESSARY TO ENSURE THE SYSTEMS FUNCTION ARE ACCEPTABLE.

### CHAPTER 7 - INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

#### 702 QUALIFICATIONS

##### 702.1 INSTALLER TRAINING

HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS INCLUDING DUCTS AND EQUIPMENT BY A NATIONALLY OR REGIONALLY RECOGNIZED TRAINING OR CERTIFICATION PROGRAM. UNCERTIFIED PERSONS MAY PERFORM HVAC INSTALLATIONS WHEN UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF A PERSON TRAINED AND CERTIFIED TO INSTALL HVAC

**BUILDING ENERGY ANALYSIS REPORT**

**PROJECT:**  
Agoura Hills ADU (Plan 3)  
Agoura Hills, CA

**Project Designer:**  
RRM Design Group  
3765 South Higuera St Ste 102  
San Luis Obispo, CA 93401

**Report Prepared by:**  
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Los Osos, CA 93402  
805-904-9048

**Job Number:**  
23-050313

**Date:**  
5/4/2023

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

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**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**  
Project Name: Agoura Hills ADU (Plan 3)  
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2023-05-03T10:16:17-07:00  
Input File Name: Agoura Hills ADU (Plan 3).ribd22x

CF1R-PRF-01E (Page 1 of 12)

GENERAL INFORMATION			
01	Project Name	Agoura Hills ADU (Plan 3)	
02	Run Title	Title 24 Analysis	
03	Project Location		
04	City	05	Standards Version
06	Zip Code	07	Software Version
08	Climate Zone	09	Front Orientation (deg/ Cardinal)
10	Building Type	11	Number of Dwelling Units
12	Project Scope	13	Number of Bedrooms
14	Addition Cond. Floor Area (ft²)	15	Number of Stories
16	Existing Cond. Floor Area (ft²)	17	Penetration Average U-factor
18	Total Cond. Floor Area (ft²)	19	Glazing Percentage (%)
20	ADU Bedroom Count	n/a	

COMPLIANCE RESULTS	
01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below



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

Registration Number: 223-P010052529A-000-000-000000-0000  
CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time: 2023-05-09 09:49:59  
Report Version: 2022.0.000  
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Report Generated: 2023-05-03 10:17:36

**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**  
Project Name: Agoura Hills ADU (Plan 3)  
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Input File Name: Agoura Hills ADU (Plan 3).ribd22x

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ENERGY DESIGN RATINGS						
	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency <sup>1</sup> EDR (EDR2/Efficiency)	Total <sup>2</sup> EDR (EDR2total)	Source Energy (EDR1)	Efficiency <sup>1</sup> EDR (EDR2/Efficiency)	Total <sup>2</sup> EDR (EDR2total)
Standard Design	29.3	28.9	26.8			
Proposed Design						
North Facing	28.1	26.3	25.4	1.2	2.6	1.4
East Facing	28.1	26.5	25.5	1.2	2.4	1.3
South Facing	28	26.4	25.4	1.3	2.5	1.4
West Facing	28.3	27.2	25.9	1	1.7	0.9

RESULT: PASS

<sup>1</sup>Efficiency EDR includes improvements like a better building envelope and more efficient equipment.  
<sup>2</sup>Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries  
Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

- Standard Design PV Capacity: 1.99 kWdc
- Proposed PV Capacity Scaling: North (1.99 kWdc) East (1.99 kWdc) South (1.99 kWdc) West (1.99 kWdc)

**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**  
Project Name: Agoura Hills ADU (Plan 3)  
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2023-05-03T10:16:17-07:00  
Input File Name: Agoura Hills ADU (Plan 3).ribd22x

CF1R-PRF-01E (Page 3 of 12)

ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kbtu/ft²-yr)	Standard Design TDV Energy (EDR2) (kTDV/ft²-yr)	Proposed Design Source Energy (EDR1) (kbtu/ft²-yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft²-yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	0.68	4.61	1.02	7.1	-2.87	-2.87
Space Cooling	0.98	24.06	0.72	2.0	2.45	2.45
IAQ Ventilation	0.4	4.23	0.4	4.23	0	0
Water Heating	1.92	20.43	1.92	15.28	0.52	0.52
Self Utilization/Flexibility Credit				0		
North Facing Efficiency Compliance Total	3.98	53.33	3.55	49.03	0.43	4.3
Space Heating	0.68	4.61	0.98	1.1	-0.3	-2.49
Space Cooling	0.98	24.06	0.72	0.21	1.61	1.61
IAQ Ventilation	0.4	4.23	0.4	0	0	0
Water Heating	1.92	20.43	1.92	15.25	0.52	5.18
Self Utilization/Flexibility Credit				0		
West Facing Efficiency Compliance Total	3.98	53.33	3.55	49.03	0.43	4.3

**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**  
Project Name: Agoura Hills ADU (Plan 3)  
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2023-05-03T10:16:17-07:00  
Input File Name: Agoura Hills ADU (Plan 3).ribd22x

CF1R-PRF-01E (Page 4 of 12)

ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kbtu/ft²-yr)	Standard Design TDV Energy (EDR2) (kTDV/ft²-yr)	Proposed Design Source Energy (EDR1) (kbtu/ft²-yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft²-yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	0.68	4.61	0.94	6.83	-0.26	-2.22
Space Cooling	0.98	24.06	0.75	22.47	0.23	1.59
IAQ Ventilation	0.4	4.23	0.4	4.23	0	0
Water Heating	1.92	20.43	1.39	15.24	0.53	5.19
Self Utilization/Flexibility Credit				0		
South Facing Efficiency Compliance Total	3.98	53.33	3.48	48.77	0.5	4.56
Space Heating	0.68	4.61	1.02	7.45	-0.34	-2.84
Space Cooling	0.98	24.06	0.79	23.35	0.19	0.71
IAQ Ventilation	0.4	4.23	0.4	4.23	0	0
Water Heating	1.92	20.43	1.4	15.26	0.52	5.17
Self Utilization/Flexibility Credit				0		
West Facing Efficiency Compliance Total	3.98	53.33	3.61	50.29	0.37	3.04

**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**  
Project Name: Agoura Hills ADU (Plan 3)  
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2023-05-03T10:16:17-07:00  
Input File Name: Agoura Hills ADU (Plan 3).ribd22x

CF1R-PRF-01E (Page 5 of 12)

ENERGY USE INTENSITY				
	Standard Design (kbtu/ft²-yr)	Proposed Design (kbtu/ft²-yr)	Compliance Margin (kbtu/ft²-yr)	Margin Status
North Facing				
Gross EUI <sup>1</sup>	18.15	17.31	0.84	4.63
Net EUI <sup>2</sup>	6.57	5.73	0.84	12.79
East Facing				
Gross EUI <sup>1</sup>	18.15	17.37	0.78	4.3
Net EUI <sup>2</sup>	6.57	5.8	0.77	11.72
South Facing				
Gross EUI <sup>1</sup>	18.15	17.29	0.86	4.74
Net EUI <sup>2</sup>	6.57	5.71	0.86	13.09
West Facing				
Gross EUI <sup>1</sup>	18.15	17.41	0.74	4.08
Net EUI <sup>2</sup>	6.57	5.84	0.73	11.11

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

**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**  
Project Name: Agoura Hills ADU (Plan 3)  
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2023-05-03T10:16:17-07:00  
Input File Name: Agoura Hills ADU (Plan 3).ribd22x

CF1R-PRF-01E (Page 6 of 12)

REQUIRED PV SYSTEMS											
01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Acimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
1.99	NA	Standard (14-17%)	Fixed	none	true	150-270	n/a	n/a	<=7:12	96	98

**REQUIRED SPECIAL FEATURES**  
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.  
• Variable capacity heat pump compliance option (verification details from VCHP Staff report, Appendix B, and RA3)  
• Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed

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

BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Agoura Hills ADU (Plan 3)	1000	1	2	1	0	1

**CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD**  
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CF1R-PRF-01E (Page 7 of 12)

ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status
Living Area	Conditioned	HVAC System1	1000	8	DHW Sys 1	New

OPAQUE SURFACES							
01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft²)	Tilt (deg)
Front Wall	Living Area	R21 Wall	0	Front	344	65	90
Left Wall	Living Area	R21 Wall	90	Left	200	40	90
Rear Wall	Living Area	R21 Wall	180	Back	344	22.5	90
Right Wall	Living Area	R21 Wall	270	Right	200	30	90
Roof	Living Area	R-38 Roof Attic	n/a	n/a	1000	n/a	n/a

ATTIC							
01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic Living Area	Attic Roof/Living Area	Ventilated	4	0.1	0.85	Yes	No

FENESTRATION / GLAZING													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
101	Window	Front Wall	Front	0	1	20	0.3	NFRC	0.23	NFRC	0.23	NFRC	Bug Screen
102	Window	Front Wall	Front	0	1	5	0.3	NFRC	0.23	NFRC	0.23	NFRC	Bug Screen
103	Window	Front Wall	Front	0	1	20	0.3	NFRC	0.23	NFRC	0.23	NFRC	Bug Screen

AGOURA HILLS | ADU  
CITY OF AGOURA HILLS  
TITLE 24 - PLAN 3

APPROVED SET

DATE  
09/28/23  
SHEET

T24-301

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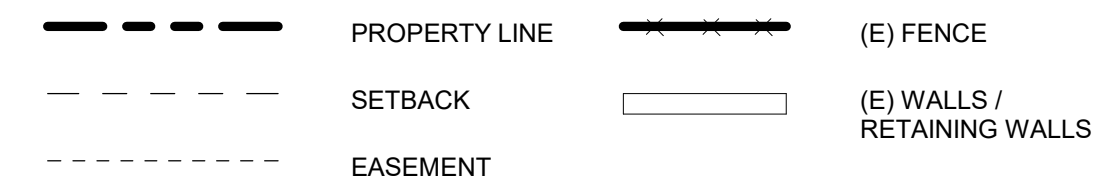


# SITE PLAN TO BE PROVIDED BY APPLICANT



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

## SITE PLAN LEGEND



## SITE PLAN GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS
- REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION
- EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY PER 2022 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).

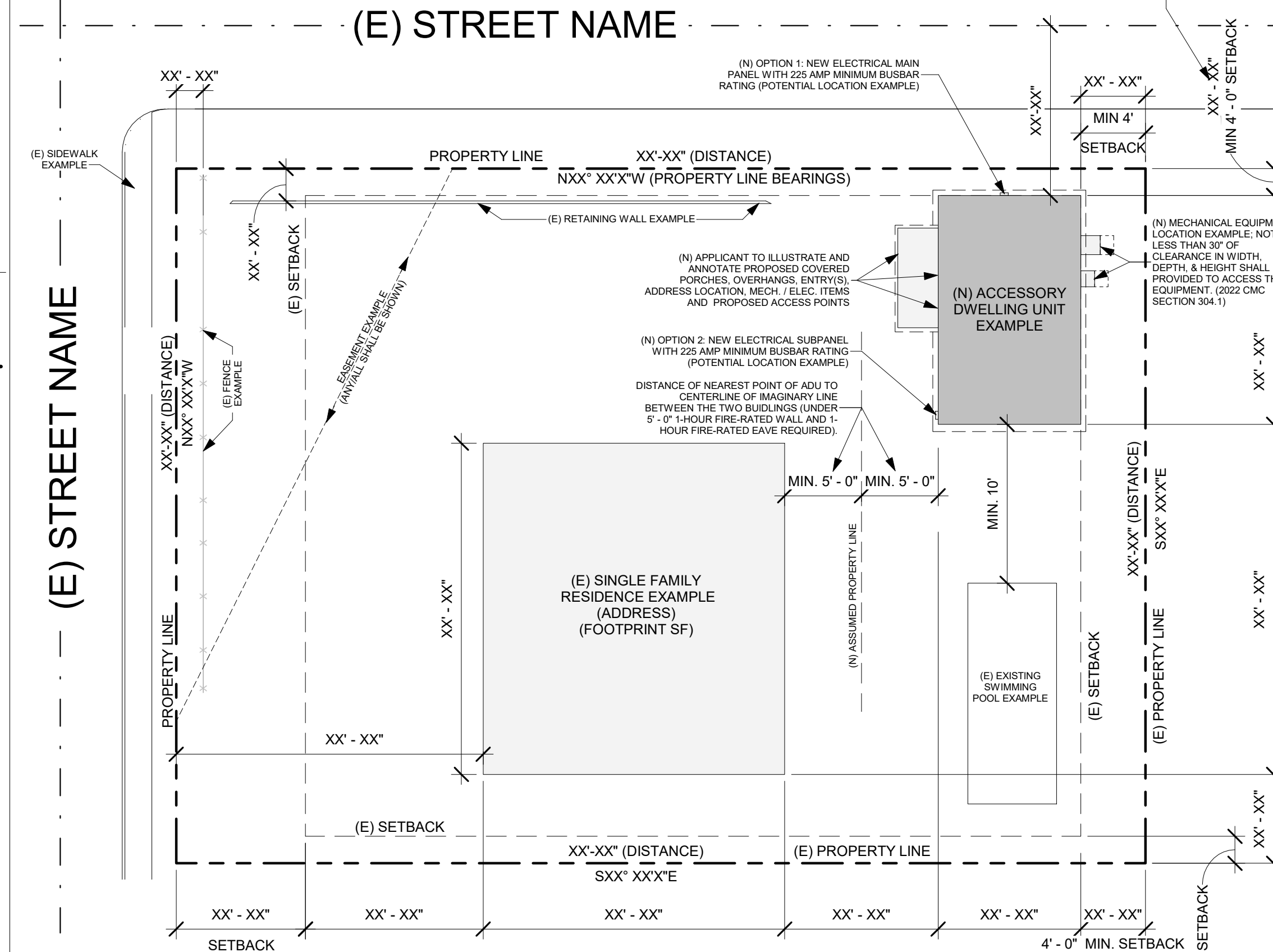
## SITE PLAN CHECKLIST

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

- NO YES; IF YES, FIRE RATED WALL & ROOF REQUIRED PER 2022 CBC, CHAPTER 2. SEE DETAILS: 13/A-902 & 53/A-904 OR 33/A-906 OR 44/A-908
- ELECTRICAL PANEL:**
- OPTION 1 -** NEW ELECTRICAL MAIN PANEL WITH 225 AMP MINIMUM BUSBAR RATING
- OPTION 2 -** A NEW ELECTRICAL SUBPANEL CONNECTS TO THE ELECTRICAL MAIN PANEL OF THE PRIMARY HOME WITH A 225 AMP MINIMUM BUSBAR RATING. A SEPARATE ELECTRICAL PERMIT SHALL BE PULLED FOR THE ELECTRICAL MAIN PANEL OF THE PRIMARY HOME. ELECTRICAL LOAD CALCULATIONS IS REQUIRED.

- FOOTPRINT OF ALL EXISTING AND PROPOSED BUILDINGS**  
PLOT THE PROPOSED ADU BUILDING FOOTPRINT ALONG WITH ANY OTHER EXISTING BUILDINGS ONSITE. THIS INCLUDES ALL STRUCTURES / PORCHES / GAZEBOS. IF AN OPTIONAL COVERED PATIO IS SELECTED, PLEASE PLOT THAT AS WELL.
- AREA OF EXISTING BUILDING**  
INDICATE THE SQUARE FOOTAGE OF THE EXISTING HOUSE.
- FOOTPRINT OF PROPOSED ADU**  
REFER TO LEGEND FOR FOOTPRINT AT 10'=1" SCALE
- DRAWING SCALE**  
SITE PLAN SHOULD BE DRAWN TO A MEASURABLE SCALE.
- PROPERTY LINES**  
SHOW OUTLINE OF PROPERTY USING DASHED LINE IN LEGEND. INDICATE THE BEARING AND DISTANCE OF THE PROPERTY LINE.
- LABEL YARDS**  
LABEL FRONT, REAR, SIDE YARDS, AS WELL AS DRIVEWAYS, PATIOS AND OTHER HARDSCAPE FEATURES.
- SETBACKS**  
DIMENSION THE DISTANCE BETWEEN BUILDINGS TO A MEASURABLE SCALE. WEEDS, TREES, OR OTHER STRUCTURES, PATIOS, SIDEWALKS, OR PROPERTY SIDING SHALL BE A MINIMUM OF 4" FROM THE PROPERTY LINE.
- EASEMENTS**  
IF EASEMENTS ARE APPLICABLE TO THE PROPOSED ADU, THE APPLICANT MUST INDICATE THE APPLICABLE EASEMENTS. PROPOSED STRUCTURE SHALL COMPLY WITH EASEMENT REQUIREMENTS. IF SCE EASEMENT ON PROPERTY, PLEASE PROVIDE WRITTEN APPROVAL FOR ANY WORK LOCATED IN OR OVER THE EASEMENT.
- LOCATION OF WATER MAIN**  
THE PROPOSED ADU SHALL MAINTAIN AWAY FROM THE PROPERTY LINES AND INTO THE REAR YARD.
- LANDSCAPE & SIDEWALKS**  
INDICATE THE LOCATION OF LANDSCAPE AND SIDEWALKS.
- MECHANICAL UNIT**  
IS THE MECHANICAL UNIT VISIBLE FROM THE STREET, IF SO IT MUST BE SCREENED.
- DIMENSION BUILDING SEPARATION**  
DIMENSION THE DISTANCE BETWEEN THE PROPOSED ADU AND ANY EXISTING STRUCTURES
- LOT COVERAGE CALCULATION**  
TOTAL FOOTPRINT AREA FOR STRUCTURES ON SITE / LOT AREA
- SWIMMING POOLS**  
ALL EXISTING SWIMMING POOLS SHALL BE SHOWN ON THE SITE PLAN AND SHALL HAVE 10' MINIMUM SETBACK TO THE NEW ADU STRUCTURE.
- PORCHES**  
THERE SHALL BE NO MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW (INCLUDING FLOORS, STAIRS, RAMPS, AND LANDINGS) ANYWHERE MEASURED LESS THAN 36 INCHES HORIZONTALLY TO THE EDGE OF THE PORCH/SLAB/SURFACE OF THE RAIL. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD.
- LOCATION OF EXISTING UTILITIES**  
UTILITIES, POLES, SEWER, DRAINS, ELECTRICAL, GAS METERS AND LINES AND ANY PHOTOVOLTAIC.
- LOCATION OF PROPOSED UTILITIES**  
PROPOSED UTILITIES SHALL CONFORM TO REQUIREMENTS OF CONTRA COSTA COUNTY SANITARY DISTRICT. SANITARY SEWER FROM ADU TO EXISTING SEWER, SEWER LINE TO THE PROPOSED ADU SHALL BE CONNECTED TO THE MAIN LATERAL AT THE PROPERTY LINE OR BEHIND THE SIDEWALK. LATERAL POINT OF CONNECTION INCLUDING REQUIRED CLEANOUTS, WATER LINE TO ADU, ELECTRIC TO ADU INCLUDING ANY NEW METERS OR SUBPANELS.
- LABEL ADU AND ADDRESS LOCATION**  
ADU WILL HAVE SAME ADDRESS AS THE PRIMARY RESIDENCE, AND THE LETTER SHALL BE VISIBLE FROM THE STREET.
- GROUND COVER MATERIAL**  
IDENTIFY GROUND COVER MATERIALS
- OTHER SITE WORK**  
IDENTIFY ALL SITE WORK INVOLVED E.G. STAIRS, LANDSCAPE, ETC.

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



## FIRE-RESISTANT CONSTRUCTION

SELECT THE APPROPRIATE BOX BELOW (ONLY 1):  
NOTE: EXTERIOR WALLS SHALL HAVE A MINIMUM FIRE SEPARATION DISTANCE OF 5'-0" FROM PROPERTY LINE.

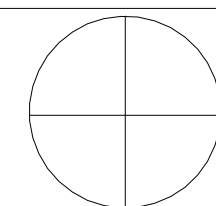
NON-SPRINKLERED	
<input type="checkbox"/> FIRE SEPARATION DISTANCE: 25'-0" (EXTERIOR WALLS, PROJECTIONS, OPENINGS, AND PENETRATIONS)	NO FIRE-RESISTANCE RATING REQUIRED
<input type="checkbox"/> FIRE SEPARATION DISTANCE: 4'-0" TO 5'-0" (EXTERIOR WALLS, OPENINGS, AND PENETRATIONS) PROJECTION SEPARATION DIST.: 23'-0"	NO FIRE-RESISTANCE RATING REQUIRED
OPENINGS, AND PENETRATIONS	NO FIRE-RESISTANCE RATING REQUIRED
EXTERIOR WALLS AND PROJECTIONS	1-HR FIRE-RESISTANCE
SPRINKLERED	
<input type="checkbox"/> FIRE SEPARATION DISTANCE: 23'-0" (EXTERIOR WALLS, OPENINGS, AND PENETRATIONS)	NO FIRE-RESISTANCE RATING REQUIRED

## FOUNDATION & SITE NOTES

- NOTE:
- A SURVEY CERTIFICATION IS REQUIRED TO CONFIRM THAT THE STRUCTURE IS PLACED ON THE SITE IN ACCORDANCE WITH THE APPROVED LOCATION AND SETBACK DISTANCES PRIOR TO FOUNDATION INSPECTION.
  - A FIELD MEMO FROM A SOILS ENGINEER VERIFYING COMPETENT BEARING MATERIAL AT THE BOTTOM OF THE FOUNDATION/FOOTING IS REQUIRED PRIOR TO FOUNDATION INSPECTION.

**SITE PLAN**

SCALE:



NORTH ARROW

**1 EXAMPLE SITE PLAN**

SCALE: 1" = 20'-0"

AGOURA HILLS | ADU  
CITY OF AGOURA HILLS  
ARCHITECTURAL SITE PLAN

APPROVED SET

DATE  
09/28/23

SHEET

AS-101



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

FOR USE IN THE CITY OF AGOURA HILLS  
**INFORMATION ONLY**  
**NOT FOR CONSTRUCTION**

**AGOURA HILLS | ADU**

CITY OF AGOURA HILLS

OWNER PROVIDED SITE PLAN

APPROVED SET

DATE  
09/28/23

SHEET

AS-102

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**FLOOR PLAN GENERAL NOTES**

- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
- REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION.
- ALL FURNITURE AND EQUIPMENT IS BY OWNER AND IS SHOWN FOR COORDINATION PURPOSES ONLY.
- DIMENSIONS ARE TO FACE OF STUD UNLESS SPECIFICALLY NOTED OTHERWISE.
- PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES INCLUDING BUT NOT LIMITED TO HANDRAILS, SHELVEING AND BATHROOM FIXTURES.
- PROVIDE FIREBLOCKING FOR WALL CAVITIES THAT EXCEED 2019 CBC HEIGHT LIMITATIONS.
- DOOR AND WINDOW DIMENSIONS ARE CENTERED AT OPENINGS.
- WHERE DOOR IS LOCATED WITHOUT DIMENSION AT THE CORNER OF A ROOM IT SHALL BE 6" FROM FACE OF FRAMING OF ADJACENT WALL TO ROUGH DOOR OPENING.
- WHERE RECESSED FIXTURES OCCUR IN WALLS OR HORIZONTAL ASSEMBLIES, THE FIRE RATING OF THOSE ASSEMBLIES SHALL BE MAINTAINED.
- AT ALL PENETRATIONS AND INTERSECTIONS OF FIRE-RATED PARTITIONS, PROVIDE FIRE SEALANT AND/OR FIRE STOPPING TO MAINTAIN CONTINUITY OF PARTITION RATING.
- A FIELD MEMO FROM A SOILS ENGINEER VERIFYING COMPETENT BEARING MATERIAL AT THE BOTTOM OF FOUNDATION/FOOTING IS REQUIRED PRIOR TO THE FOUNDATION INSPECTION.

**KEYNOTES**

- N05 UNDER FLOOR VENT.  
 N06 UNDER FLOOR ACCESS 18" X 24" MIN. PER CRC408.4.

**FOUNDATION VENTING CALCS**

**NOTE:**  
 PER **CRC 408**, THE SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING EXCEPT SPACES OCCUPIED BY BASEMENTS OR CELLARS SHALL BE PROVIDED WITH VENTILATION.

UNDER-FLOOR CALCULATION FORMULA  
 NFA OF AIR MOVEMENT PER VENT = 62 SQ. IN./144 IN./FT = 0.43 SF  
 \*VENTS PROVIDED\* = (TOTAL UNDER-FLOOR AREA/150) / 0.43 SF

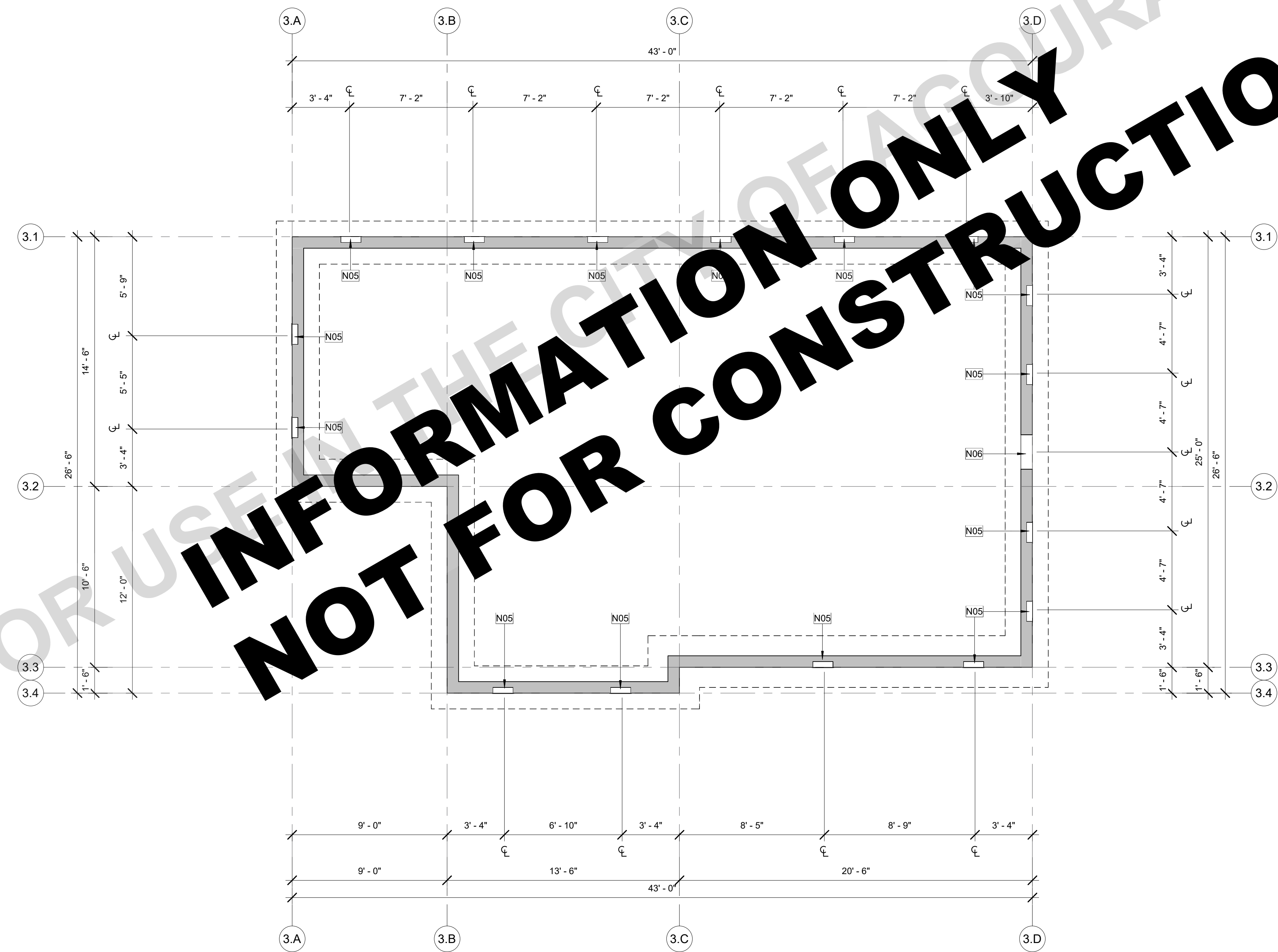
VENT PRODUCT INFO

VENT MANUFACTURER: VULCAN  
 PRODUCT: VFS814S OR VFS814FC (DEPENDING ON EXTERIOR MATERIAL) OR APPROVED EQUAL  
[WWW.VULCANVENTS.COM](http://WWW.VULCANVENTS.COM)

UNDER-FLOOR AREA (SF)	REQUIRED FOUNDATION VENTING @ 1/150	FOUNDATION VENTS REQUIRED	FOUNDATION VENTS PROPOSED
1001 SF	6.671667	16	16

**FOUNDATION & SITE NOTES**

- NOTE:**
- A SURVEY CERTIFICATION IS REQUIRED TO CONFIRM THAT THE STRUCTURE IS PALCED ON THE SITE IN ACCORDANCE WITH THE APPROVED LOCATION AND SETBACK DISTANCES PRIOR TO FOUNDATION INSPECTION.
  - A FIELD MEMO FROM A SOILS ENGINEER VERIFYING COMPETENT BEARING MATERIAL AT THE BOTTOM OF THE FOUNDATION/FOOTING IS REQUIRED PRIOR TO FOUNDATION INSPECTION.



**1 PLAN 3 | RAISED FOUNDATION OPTION**

A1-201 | A3-001 | SCALE: 1/4" = 1'-0"

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APPROVED SET

**AGOURA HILLS | ADU**  
 CITY OF AGOURA HILLS  
**PLAN 3 - RAISED FOUNDATION**  
 OPTION

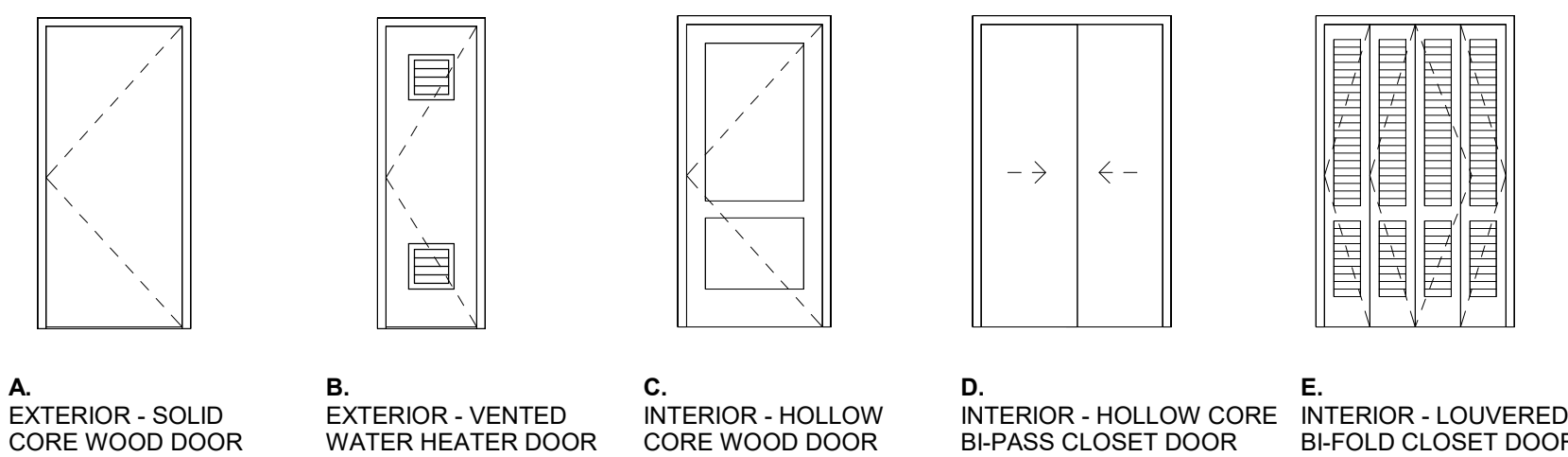
DATE  
 09/28/23

SHEET

**A3-001**

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### DOOR TYPES LEGEND



### DOOR SCHEDULE

MARK	TYPE	DOOR WIDTH	DOOR HEIGHT	FIRE RATING	Heat Transfer Coefficient (U)	REMARKS
101	A	3'-0"	6'-8"		0.2000	1
102	B	2'-0"	6'-8"			3
103	D	6'-0"	6'-8"			
104	A	3'-0"	6'-8"			
105	A	3'-0"	6'-8"			
106	A	3'-0"	6'-8"			
107	E	5'-6"	6'-8"			
108	D	5'-0"	6'-8"			
109	E	4'-0"	6'-8"			
110	A	3'-0"	6'-8"			

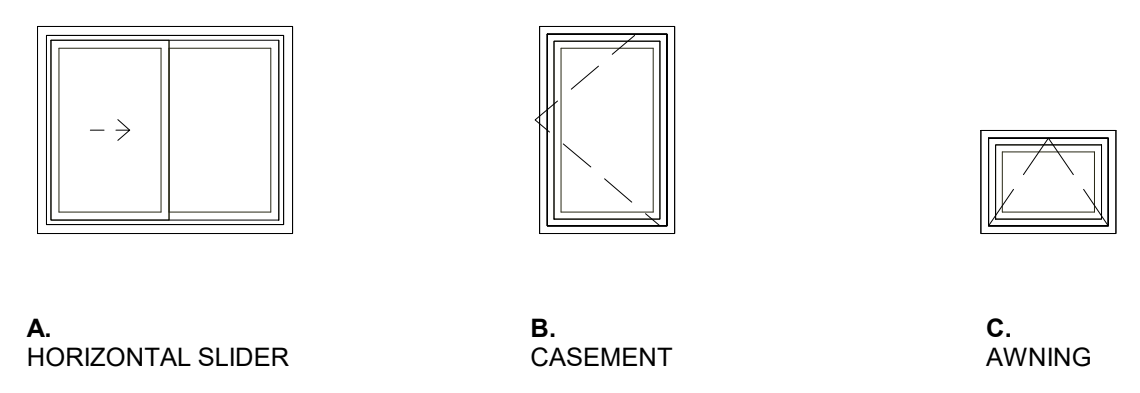
### DOOR REMARKS

- EXTERIOR DOOR.
- GLAZING PER DOOR TYPES. REFER TO GENERAL DOOR NOTE #8
- PROVIDE 100 SQ INCHES OF VENTING IN DOOR OR BY OTHER APPROVED MEANS.
- OPTIONAL DOOR.

### DOOR GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS
- REFER TO PLANS FOR LOCATION OF DOORS.
- VERIFY ROUGH OPENING SIZE WITH DOOR MANUFACTURER SPECIFICATIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY ACTUAL DOOR SIZE TO FIT FINISH OPENING PRIOR TO FABRICATION OF DOOR AND FINISH OPENING.
- INSTALL PER MANUFACTURERS WRITTEN INSTRUCTIONS.
- REFER TO DOOR TYPES LEGEND FOR GLAZING.
- REFER TO T24 REPORT FOR GLAZING ENERGY REQUIREMENTS.
- GLAZING IN DOORS SHALL BE TEMPERED PER SECTION R308.4.1.

### WINDOW TYPES LEGEND



### WINDOW SCHEDULE

NO.	TYPE	SIZE WIDTH	SIZE HEIGHT	HEAD HEIGHT	Heat Transfer Coefficient (U)	Solar Heat Gain Coefficient	REMARKS
101	A	5'-0"	4'-0"	6'-8"	0.3000	0.23	1
102	C	2'-6"	1'-10"	6'-8"	0.3000	0.23	
103	A	5'-0"	4'-0"	6'-8"	0.3000	0.23	
104	A	5'-0"	4'-0"	6'-8"	0.3000	0.23	
105	A	5'-0"	4'-0"	6'-8"	0.3000	0.23	
106	B	2'-6"	3'-0"	6'-8"	0.3000	0.23	
107	C	2'-6"	1'-10"	6'-8"	0.3000	0.23	5
108	B	2'-6"	4'-0"	6'-8"	0.3000	0.23	
109	A	5'-0"	4'-0"	6'-8"	0.3000	0.23	1
110	B	2'-6"	4'-0"	6'-8"	0.3000	0.23	

### WINDOW REMARKS

- REQUIRED EGRESS WINDOW. REFER TO WINDOW GENERAL NOTE #7 FOR ADDITIONAL INFORMATION.
- HAZARDOUS LOCATION. WINDOW INCLUDES BOTH PANES TEMPERED GLAZING.
- MULLED WINDOW ASSEMBLY.
- OPTIONAL WINDOW.
- OBSCURE.
- WINDOW GLAZING SHALL COMPLY WITH R.337.8.2.1.

### WINDOW GENERAL NOTES

- REFER TO GENERAL NOTES ON SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
- REFER TO FLOOR PLANS FOR WINDOW LOCATIONS.
- CONTRACTOR TO VERIFY EXACT ROUGH OPENING SIZES PRIOR TO FABRICATION OF ROUGH OPENINGS.
- INSTALL PER MANUFACTURERS WRITTEN INSTRUCTIONS.
- REFER TO ENERGY COMPLIANCE REPORTS FOR U-FACTOR, SHGC AND ADDITIONAL WINDOW REQUIREMENTS.
- ALL GLAZING IS DOUBLE PANE WITH A MINIMUM OF ONE TEMPERED 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. EXCEPTION: MIN 5 S.F. AT GROUND FLOOR, MINIMUM NET CLEAR OPENING DIMENSIONS: HEIGHT: 24", WIDTH: 20".

### FINISH LEGEND

- (CONC) - CONCRETE
- (T) - CERAMIC TILE TO BE OWNER SELECTED
- (OS) - FLOORING TO BE OWNER SELECTED

FINISH SCHEDULE PLAN 3				
NAME	FLOOR	WALL	CEILING	NOTES
DINING	OS	GWB	GWB	
KITCHEN	OS	GWB	GWB	WR GWB BEHIND KITCHEN COUNTER
LIVING	OS	GWB	GWB	
LAUNDRY	OS	GWB	GWB	
BED 2	OS	GWB	GWB	
BATH 2	T	WR GWB	WR GWB	AT CERAMIC TILE IN TUB/SHOWER AREAS, PROVIDE BACKER BOARD PER CRC TABLE R702.4.2. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE EXTENDING TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. (R307.2)
BED 1	OS	GWB	GWB	
BATH 1	T	WR GWB	WR GWB	AT CERAMIC TILE IN TUB/SHOWER AREAS, PROVIDE BACKER BOARD PER CRC TABLE R702.4.2. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE EXTENDING TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. (R307.2)
CL	OS	GWB	GWB	
CLOSET	OS	GWB	GWB	
WH	CONC	GWB	GWB	

### FLOOR PLAN GENERAL NOTES

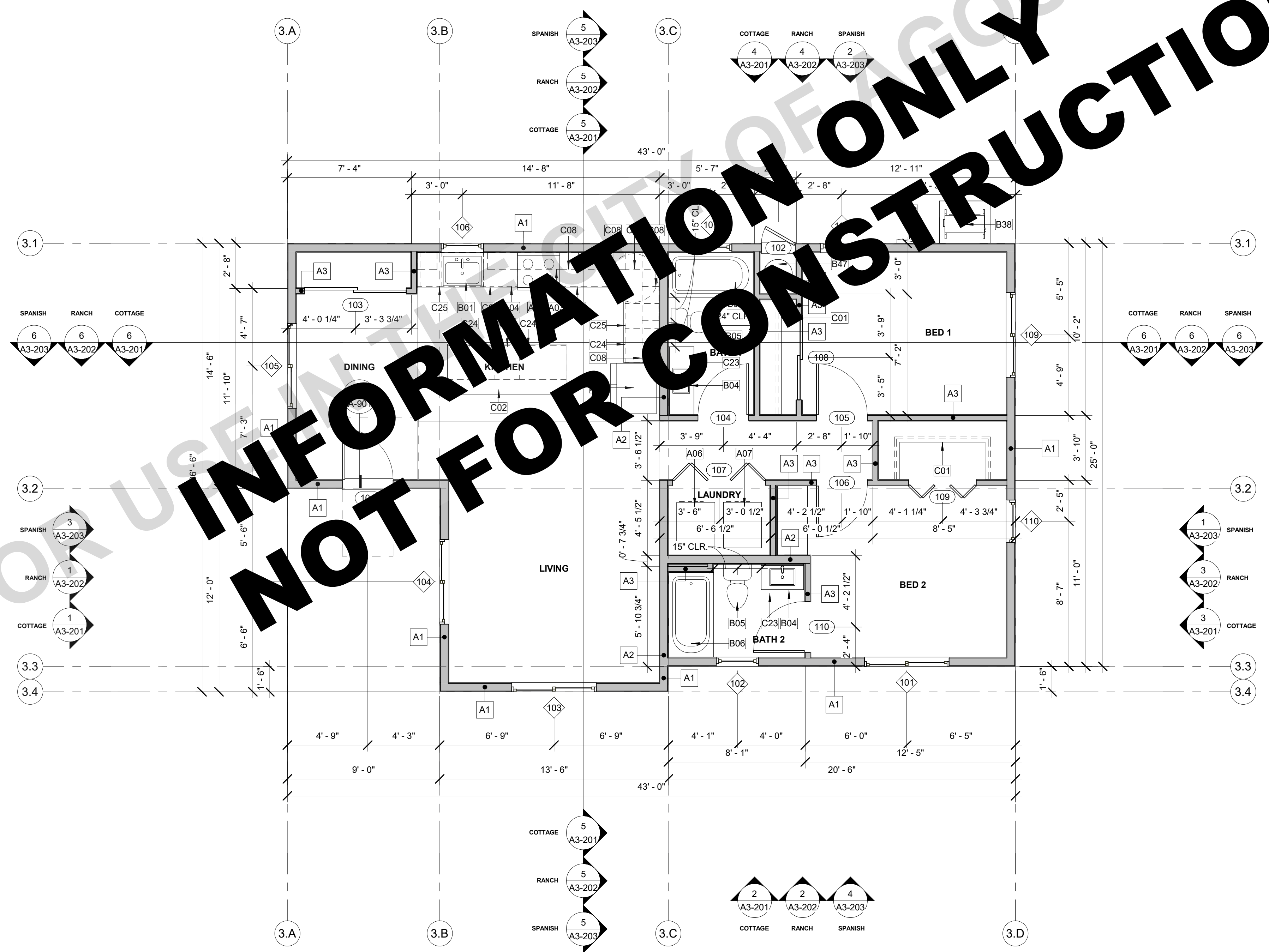
- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
- REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION.
- REFER TO SHEET A3-301 FOR ELECTRICAL AND MECHANICAL PLANS FOR FURTHER INFORMATION.
- ALL FURNITURE AND EQUIPMENT IS BY OWNER AND IS SHOWN FOR COORDINATION PURPOSES ONLY.
- DIMENSIONS ARE TO FACE OF SHEATHING UNLESS SPECIFICALLY NOTED OTHERWISE. IF WALL ASSEMBLY DOESN'T INCLUDE SHEATHING, DIMENSIONS ARE TO FACE OF FRAMING.
- PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES INCLUDING BUT NOT LIMITED TO HANDRAILS, SHELVEING AND BATHROOM FIXTURES.
- PROVIDE FIREBLOCKING FOR WALL CAVITIES THAT EXCEED 2022 CBC HEIGHT LIMITATIONS
- DOOR AND WINDOW DIMENSIONS ARE CENTERED AT OPENINGS
- WHERE DOOR IS LOCATED WITHOUT DIMENSION AT THE CORNER OF A ROOM IT SHALL BE 4" FROM FACE OF FRAMING OF ADJACENT WALL TO ROUGH DOOR OPENING
- OUTLETS, SWITCHES, AND DOORBELLS SHALL BE NO MORE THAN 48" ABOVE FINISH FLOOR PER R327.1.2
- AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH R327.1.1. REFERENCE A-901 FOR DETAILS.

### KEYNOTES

- A01 30" WIDE FREE STANDING ELECTRIC RANGE OVEN. VENT TO EXTERIOR, STAINLESS STEEL.
- A03 30" WIDE RANGE VENT, OWNER SELECTED. SEE MECHANICAL PLANS ON SHEET A3-301 FOR VENTING REQUIREMENTS.
- A04 24" WIDE FRONT CONTROL UNDERCOUNTER DISHWASHER. REFRIGERATOR LOCATION. PROVIDE 42" SPACE WITH ROUGH PLUMBING FOR ICE MAKER (RECESS IN WALL).
- A06 STACKED WASHER/DRYER MACHINE LOCATION. PROVIDE WASTE AND WATER IN RECESSED WALL BOX. PROVIDE DRYER VENT. VENT TO OUTSIDE AIR. SPECIFY CLOTHES DRYER MOISTURE EXHAUST DUCT MUST BE 4" IN DIAMETER AND LENGTH IS LIMITED TO 14' WITH TWO ELBOWS. THE DUCT LENGTH SHALL BE REDUCED BY 2' FOR EVERY ELBOW IN EXCESS OF TWO. (CMC 504.4.2)
- A07 CLOTHES DRYER LOCATION W/ RECESSED DRYER VENT BOX. PROVIDE DRYER VENT. VENT TO OUTSIDE AIR.
- B01 30" SINGLE COMPARTMENT UNDER-MOUNT KITCHEN SINK W/ GARBAGE DISPOSAL. REFER TO WATER EFFICIENCY REQUIREMENTS ON CALGREEN CODE NOTES SHEET.
- 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. REFER TO 33/A-901 FOR AGING-IN-PLACE BLOCKING.
- B06 32" x 60" x 72" TUB AND SHOWER COMBINATION. MODEL BY BUILDER. PROVIDE SHOWER ROD. REFER TO 24/A-901 FOR AGING-IN-PLACE BLOCKING.
- B18 ELECTRIC PANEL TBD.
- B38 MULTI-ZONE HEAT PUMP CONDENSER UNIT. REFER TO PLANS FOR LOCATION AND 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. IF MECH UNIT IS VISIBLE FROM STREE, SCREERING WILL BE REQUIRED.
- B47 40 GALLON HEAT PUMP WATER HEATER. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION.
- C01 SINGLE WOOD SHELF AND POLE.
- C02 KITCHEN ISLAND COUNTERTOP. 36" A.F.F.
- C03 KITCHEN COUNTER TOP. 36" A.F.F.
- C08 12" DEEP UPPER CABINET
- C23 21" DEEP FULL HEIGHT CABINET
- C24 24" DEEP FULL HEIGHT CABINET
- C25 24" DEEP FULL HEIGHT DRAWERS

### WALL LEGEND

- A1 EXTERIOR - 5 1/2" WOOD STUD W/ PLYWOOD SHEATHING. EXTERIOR FINISH PER ELEVATION. ONE LAYER GYPSUM WALL BOARD INTERIOR PER DETAIL. FOR COTTAGE, SEE 53/A-904. FOR RANCH, SEE 33/A-906. FOR SPANISH, SEE 44/A-908.
- A2 INTERIOR - 5 1/2" WOOD STUD W/ ONE LAYER GYPSUM WALL BOARD EACH SIDE.
- A3 INTERIOR - 3 1/2" WOOD STUD W/ ONE LAYER GYPSUM WALL BOARD EACH SIDE.
- A4 INTERIOR - 3 1/2" WOOD STUD W/ ONE LAYER GYPSUM WALL BOARD ONE SIDE. FURRING WALL.



**1 PLAN 3 | FLOOR PLAN**  
A1-201 A3-101 SCALE: 1/4" = 1'-0"

APPROVED SET

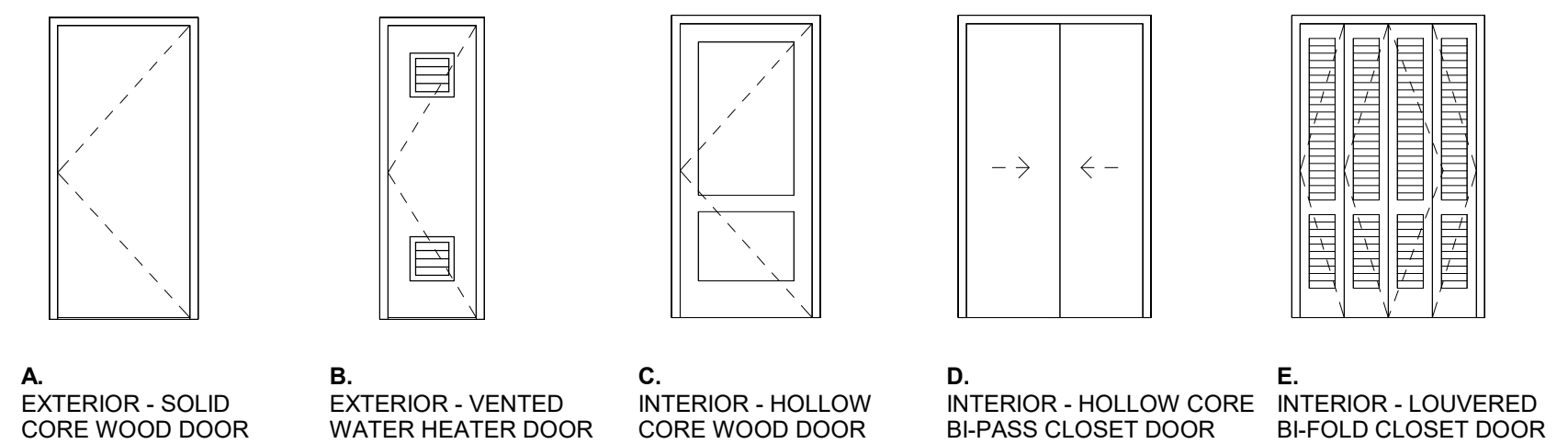
**AGOURA HILLS | ADU**  
CITY OF AGOURA HILLS  
**PLAN 3 - FLOOR PLAN AND DOOR & WINDOW SCHEDULE**

DATE  
09/28/23  
SHEET

**A3-101**

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

### DOOR TYPES LEGEND



### DOOR SCHEDULE

MARK	TYPE	WIDTH	HEIGHT	DOOR FIRE RATING	Heat Transfer Coefficient (U)	REMARKS
101	A	3'-0"	6'-8"		0.2000	1
102	B	2'-0"	6'-8"			3
103	D	6'-0"	6'-8"			
104	A	3'-0"	6'-8"			
105	A	3'-0"	6'-8"			
106	A	3'-0"	6'-8"			
107	E	5'-6"	6'-8"			
108	D	5'-0"	6'-8"			
109	E	4'-0"	6'-8"			
110	A	3'-0"	6'-8"			

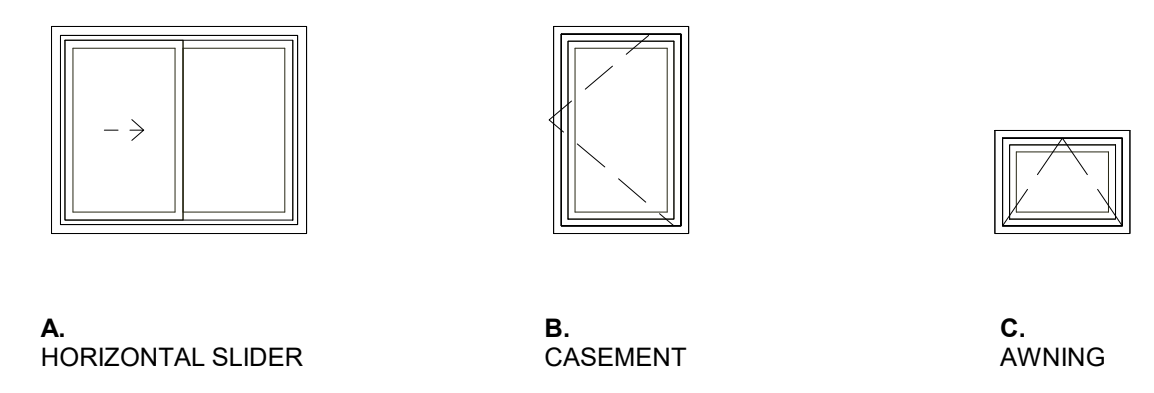
### DOOR REMARKS

- EXTERIOR DOOR.
- GLAZING PER DOOR TYPES. REFER TO GENERAL DOOR NOTE #8
- PROVIDE 100 SQ INCHES OF VENTING IN DOOR OR BY OTHER APPROVED MEANS.
- OPTIONAL DOOR.

### DOOR GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS
- REFER TO PLANS FOR LOCATION OF DOORS.
- VERIFY ROUGH OPENING SIZE WITH DOOR MANUFACTURER SPECIFICATIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY ACTUAL DOOR SIZE TO FIT FINISH OPENING PRIOR TO FABRICATION OF DOOR AND FINISH OPENING.
- INSTALL PER MANUFACTURERS WRITTEN INSTRUCTIONS.
- REFER TO DOOR TYPES LEGEND FOR GLAZING.
- REFER TO T24 REPORT FOR GLAZING ENERGY REQUIREMENTS.
- GLAZING IN DOORS SHALL BE TEMPERED PER SECTION R308.4.1.

### WINDOW TYPES LEGEND



### WINDOW SCHEDULE

NO.	TYPE	WIDTH	HEIGHT	HEAD HEIGHT	Heat Transfer Coefficient (U)	Solar Heat Gain Coefficient	REMARKS
101	A	5'-0"	4'-0"	6'-8"	0.3000	0.23	1
102	C	2'-6"	1'-10"	6'-8"	0.3000	0.23	
103	A	5'-0"	4'-0"	6'-8"	0.3000	0.23	
104	A	5'-0"	4'-0"	6'-8"	0.3000	0.23	
105	A	5'-0"	4'-0"	6'-8"	0.3000	0.23	
106	B	2'-6"	3'-0"	6'-8"	0.3000	0.23	
107	C	2'-6"	1'-10"	6'-8"	0.3000	0.23	5
108	B	2'-6"	4'-0"	6'-8"	0.3000	0.23	
109	A	5'-0"	4'-0"	6'-8"	0.3000	0.23	1
110	B	2'-6"	4'-0"	6'-8"	0.3000	0.23	

### WINDOW REMARKS

- REQUIRED EGRESS WINDOW. REFER TO WINDOW GENERAL NOTE #7 FOR ADDITIONAL INFORMATION.
- HAZARDOUS LOCATION. WINDOW INCLUDES BOTH PANES TEMPERED GLAZING.
- MULLED WINDOW ASSEMBLY.
- OPTIONAL WINDOW.
- OBSCURE.
- WINDOW GLAZING SHALL COMPLY WITH R.337.8.2.1.

### WINDOW GENERAL NOTES

- REFER TO GENERAL NOTES ON SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
- REFER TO FLOOR PLANS FOR WINDOW LOCATIONS.
- CONTRACTOR TO VERIFY EXACT ROUGH OPENING SIZES PRIOR TO FABRICATION OF ROUGH OPENINGS.
- INSTALL PER MANUFACTURERS WRITTEN INSTRUCTIONS.
- REFER TO ENERGY COMPLIANCE PORTS FOR U-FACTOR, SHGC AND ADDITIONAL WINDOW REQUIREMENTS.
- ALL GLAZING IS DOUBLE PANE WITH A MINIMUM OF ONE TEMPERED 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. EXCEPTION: MIN 5 S.F. AT GROUND FLOOR, MINIMUM NET CLEAR OPENING DIMENSIONS: HEIGHT: 24", WIDTH: 20".

### FINISH LEGEND

- (CONC) - CONCRETE
- (T) - CERAMIC TILE TO BE OWNER SELECTED
- (OS) - FLOORING TO BE OWNER SELECTED

FINISH SCHEDULE PLAN 3				
NAME	FLOOR	WALL	CEILING	NOTES
DINING	OS	GWB	GWB	WR GWB BEHIND KITCHEN COUNTER
KITCHEN	OS	GWB	GWB	
LIVING	OS	GWB	GWB	
LAUNDRY	OS	GWB	GWB	
BED 2	OS	GWB	GWB	
BATH 2	T	WR GWB	WR GWB	AT CERAMIC TILE IN TUB/SHOWER AREAS. PROVIDE BACKER BOARD PER CRC TABLE R702.4.2. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE EXTENDING TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. (R307.2)
BED 1	OS	GWB	GWB	
BATH 1	T	WR GWB	WR GWB	AT CERAMIC TILE IN TUB/SHOWER AREAS. PROVIDE BACKER BOARD PER CRC TABLE R702.4.2. BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE EXTENDING TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. (R307.2)
CL	OS	GWB	GWB	
CLOSET	OS	GWB	GWB	
WH	CONC	GWB	GWB	

### FLOOR PLAN GENERAL NOTES

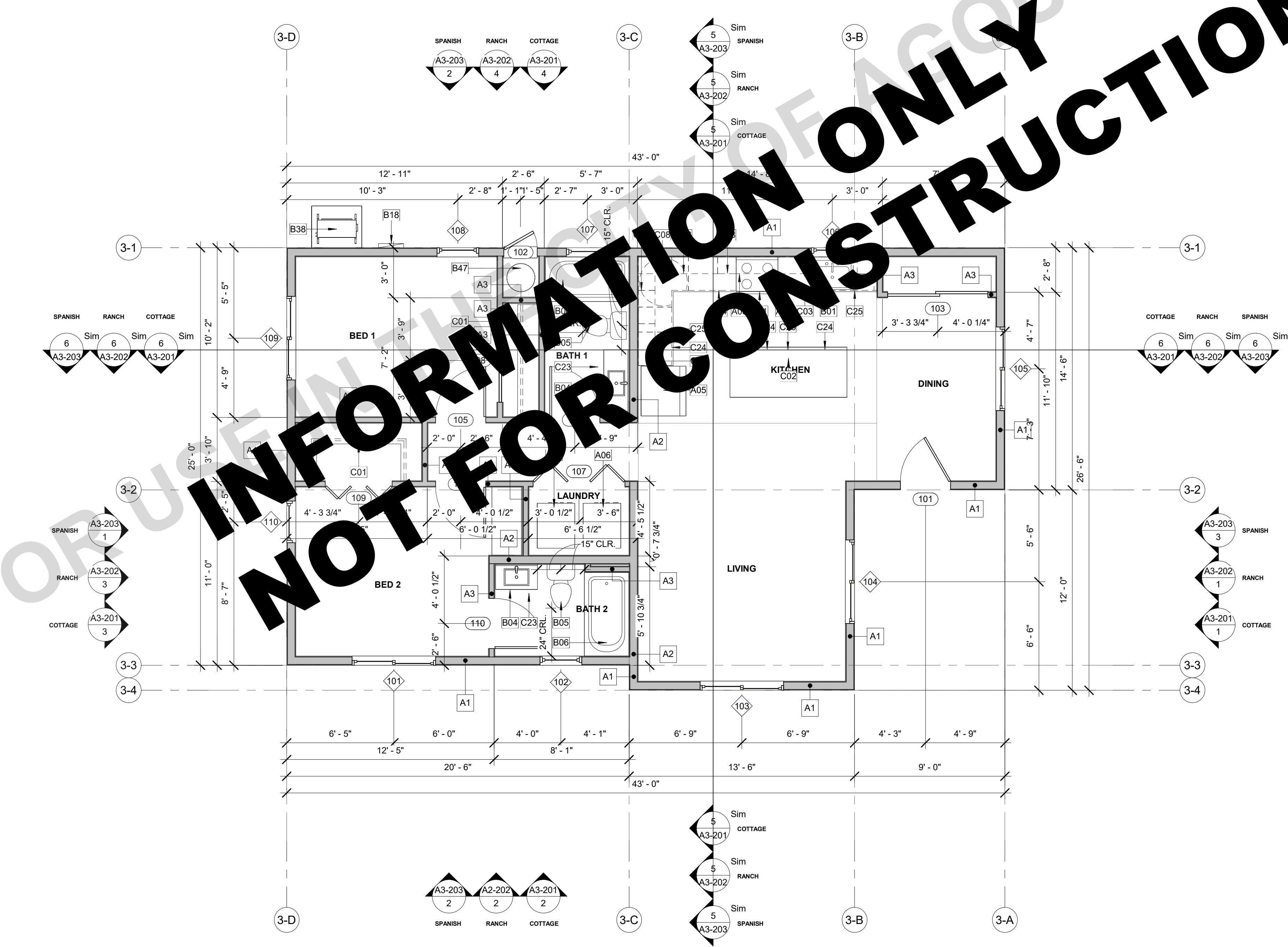
- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
- REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION.
- REFER TO SHEET A3-301 FOR ELECTRICAL AND MECHANICAL PLANS FOR FURTHER INFORMATION.
- ALL FURNITURE AND EQUIPMENT IS BY OWNER AND IS SHOWN FOR COORDINATION PURPOSES ONLY.
- DIMENSIONS ARE TO FACE OF SHEATHING UNLESS SPECIFICALLY NOTED OTHERWISE. IF WALL ASSEMBLY DOESN'T INCLUDE SHEATHING, DIMENSIONS ARE TO FACE OF FRAMING.
- PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES INCLUDING BUT NOT LIMITED TO HANDRAILS, SHELVING AND BATHROOM FIXTURES.
- PROVIDE FIREBLOCKING FOR WALL CAVITIES THAT EXCEED 2022 CBC HEIGHT LIMITATIONS.
- DOOR AND WINDOW DIMENSIONS ARE CENTERED AT OPENINGS.
- WHERE DOOR IS LOCATED WITHOUT DIMENSION AT THE CORNER OF A ROOM IT SHALL BE 4" FROM FACE OF FRAMING OF ADJACENT WALL TO ROUGH DOOR OPENING.
- OUTLETS, SWITCHES, AND DOORBELLS SHALL BE NO MORE THAN 48" ABOVE FINISH FLOOR PER R327.1.2
- AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH R327.1.1. REFERENCE A-901 FOR DETAILS.

### KEYNOTES

- A01 30" WIDE FREE STANDING ELECTRIC RANGE OVEN. VENT TO EXTERIOR, STAINLESS STEEL.
- A03 30" WIDE RANGE VENT, OWNER SELECTED. SEE MECHANICAL PLANS ON SHEET A3-301 FOR VENTING REQUIREMENTS.
- A04 24" WIDE FRONT CONTROL UNDERCOUNTER DISHWASHER. REFRIGERATOR LOCATION. PROVIDE 42" SPACE WITH ROUGH PLUMBING FOR ICE MAKER (RECESS IN WALL).
- A06 STACKED WASHER/DRYER MACHINE LOCATION. PROVIDE WASTE AND WATER IN RECESSED WALL BOX. PROVIDE DRYER VENT. VENT TO OUTSIDE AIR. SPECIFY CLOTHES DRYER MOISTURE EXHAUST DUCT MUST BE 4" IN DIAMETER AND LENGTH IS LIMITED TO 14' WITH TWO ELBOWS. THE DUCT LENGTH SHALL BE REDUCED BY 2' FOR EVERY ELBOW IN EXCESS OF TWO. (CMC 504.4.2)
- A07 CLOTHES DRYER LOCATION W/ RECESSED DRYER VENT BOX. PROVIDE DRYER VENT. VENT TO OUTSIDE AIR.
- B01 30" SINGLE COMPARTMENT UNDER-MOUNT KITCHEN SINK W/ GARBAGE DISPOSAL. REFER TO WATER EFFICIENCY REQUIREMENTS ON CALGREEN CODE NOTES SHEET.
- 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. REFER TO 331A-901 FOR AGING-IN-PLACE BLOCKING.
- B06 32" x 60" x 72" TUB AND SHOWER COMBINATION. MODEL BY BUILDER. PROVIDE SHOWER ROD. REFER TO 241A-901 FOR AGING-IN-PLACE BLOCKING.
- B18 ELECTRIC PANEL TBD.
- B38 MULTI-ZONE HEAT PUMP CONDENSER 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. IF MECH UNIT IS VISIBLE FROM STREET, SCREENING WILL BE REQUIRED.
- B47 40 GALLON HEAT PUMP WATER HEATER. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION.
- C01 SINGLE WOOD SHELF AND POLE.
- C02 KITCHEN ISLAND COUNTER TOP. 36" A.F.F.
- C03 KITCHEN COUNTER TOP. 36" A.F.F.
- C08 12" DEEP UPPER CABINET
- C23 21" DEEP FULL HEIGHT CABINET
- C24 24" DEEP FULL HEIGHT CABINET
- C25 24" DEEP FULL HEIGHT DRAWERS

### WALL LEGEND

- A1 EXTERIOR - 5 1/2" WOOD STUD W/ PLYWOOD SHEATHING, EXTERIOR FINISH PER ELEVATION, ONE LAYER GYPSUM WALL BOARD INTERIOR. PER DETAIL FOR COTTAGE. SEE 531A-904 FOR RANCH, SEE 331A-906 FOR SPANISH. SEE 441A-909.
- A2 INTERIOR - 5 1/2" WOOD STUD W/ ONE LAYER GYPSUM WALL BOARD EACH SIDE.
- A3 INTERIOR - 3 1/2" WOOD STUD W/ ONE LAYER GYPSUM WALL BOARD EACH SIDE.
- A4 INTERIOR - 3 1/2" WOOD STUD W/ ONE LAYER GYPSUM WALL BOARD ONE SIDE. FURRING WALL.



**1 PLAN 3 | FLOOR PLAN MIRROR**  
A1-201 A3-102 SCALE: 1/4" = 1'-0"

**AGOURA HILLS | ADU**  
CITY OF AGOURA HILLS  
**PLAN 3 - MIRROR - FLOOR PLAN AND DOOR & WINDOW SCHEDULE**

APPROVED SET

DATE  
09/28/23  
SHEET

**A3-102**

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

**RCP GENERAL NOTES**

1. REFER TO GENERAL NOTES SHEET G-100 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION.
3. REFER TO MECHANICAL PLANS FOR FURTHER INFORMATION.
4. REFER TO DETAILS FOR FLOOR/CEILING ASSEMBLIES.
5. HEIGHT OF CEILINGS SHALL BE MEASURED FROM TOP OF SLAB TO FINISH FACE OF GWB OR FACE OF CEILING GRID AS INDICATED ON THE REFLECTED CEILING PLAN, UNO.
6. CONTRACTOR TO VERIFY DEPTH OF SOFFITS AND HOLD TIGHT TO PLUMBING, SPRINKLERS, ELECTRICAL AND MECHANICAL DUCTS
7. ALL LIGHT FIXTURES ARE TO BE INSTALLED ACCORDING TO THE ARCHITECTURAL REFLECTED CEILING PLAN.
8. LIGHT FIXTURES SHALL BE CENTERED WITHIN SPACES AND/OR WINDOW OPENING AND EVENLY ARRAYED. IF CONFLICTS OCCUR AT MECHANICAL REGISTERS OR ACCESS HATCHES, LIGHTING LOCATIONS SHALL TAKE PRECEDENCE.
9. ATTIC ACCESS TO BE 22" X 30" MIN, UNLESS THE VERTICAL HEADROOM HEIGHT OF THE ATTIC IS LESS THAN 30". OPENING TO BE LOCATED IN A HALLWAY, OR OTHER READILY ACCESSIBLE LOCATION.
10. WHERE MECHANICAL EQUIPMENT IS INTALLED IN THE ATTIC, THE MINIMUM ACCESS DIMENSIONS ARE 22" X 30" AND AT LEAST AS LARGE AS THE LARGEST COMPONENT OF THE APPLIANCE.
11. ACCESS MUST BE PROVIDED TO EACH SEPARATED ATTIC AREA WITH 30" HEADROOM CLEARANCE ABOVE THE OPENING.

**WALL TYPE LEGEND**

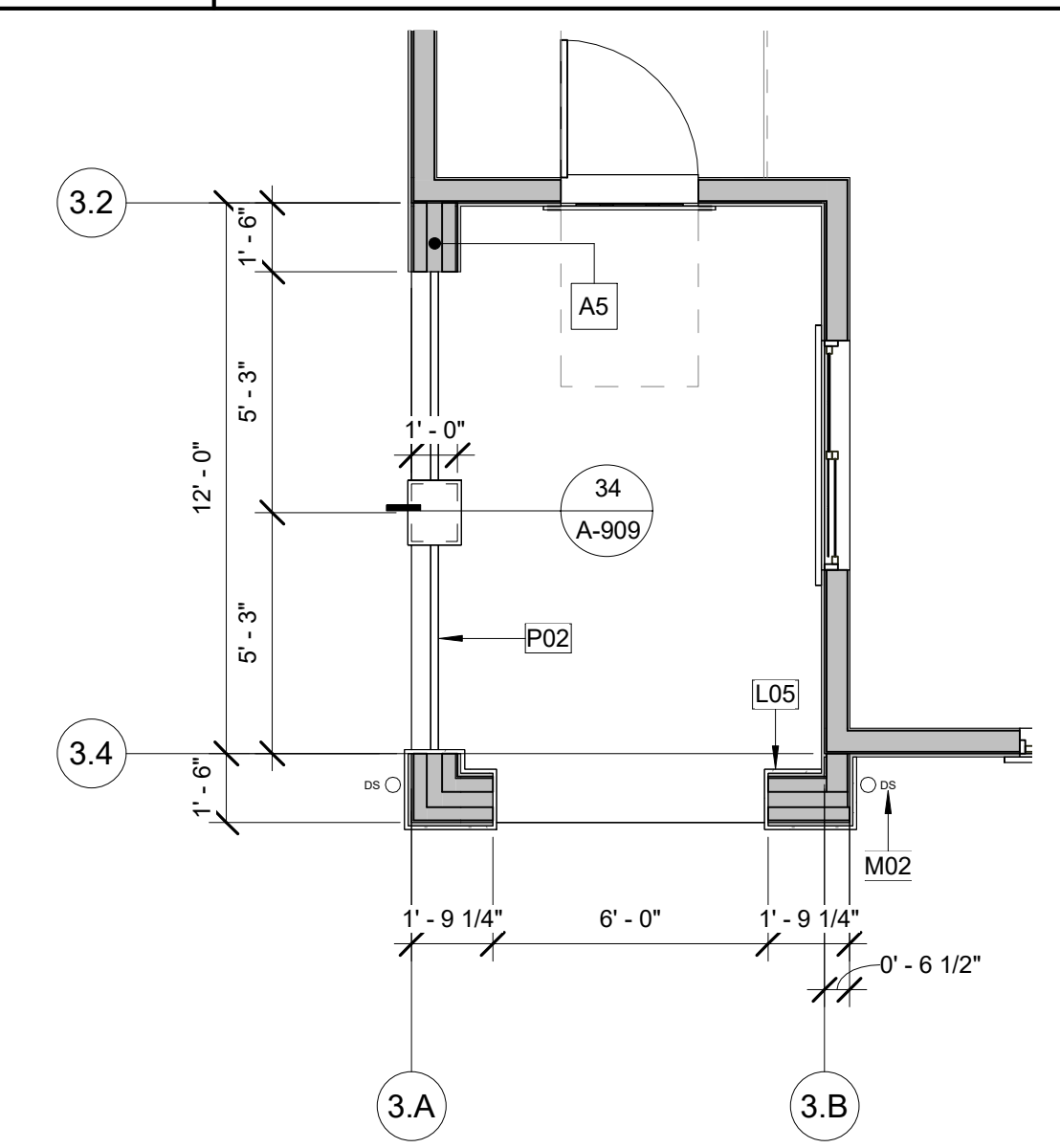
- A5 EXTERIOR - DOUBLE 3 1/2" WOOD STUD W/ PLYWOOD SHEATHING, CEMENT PLASTER BOTH SIDES, SEE 54/A-908.

**KEYNOTES**

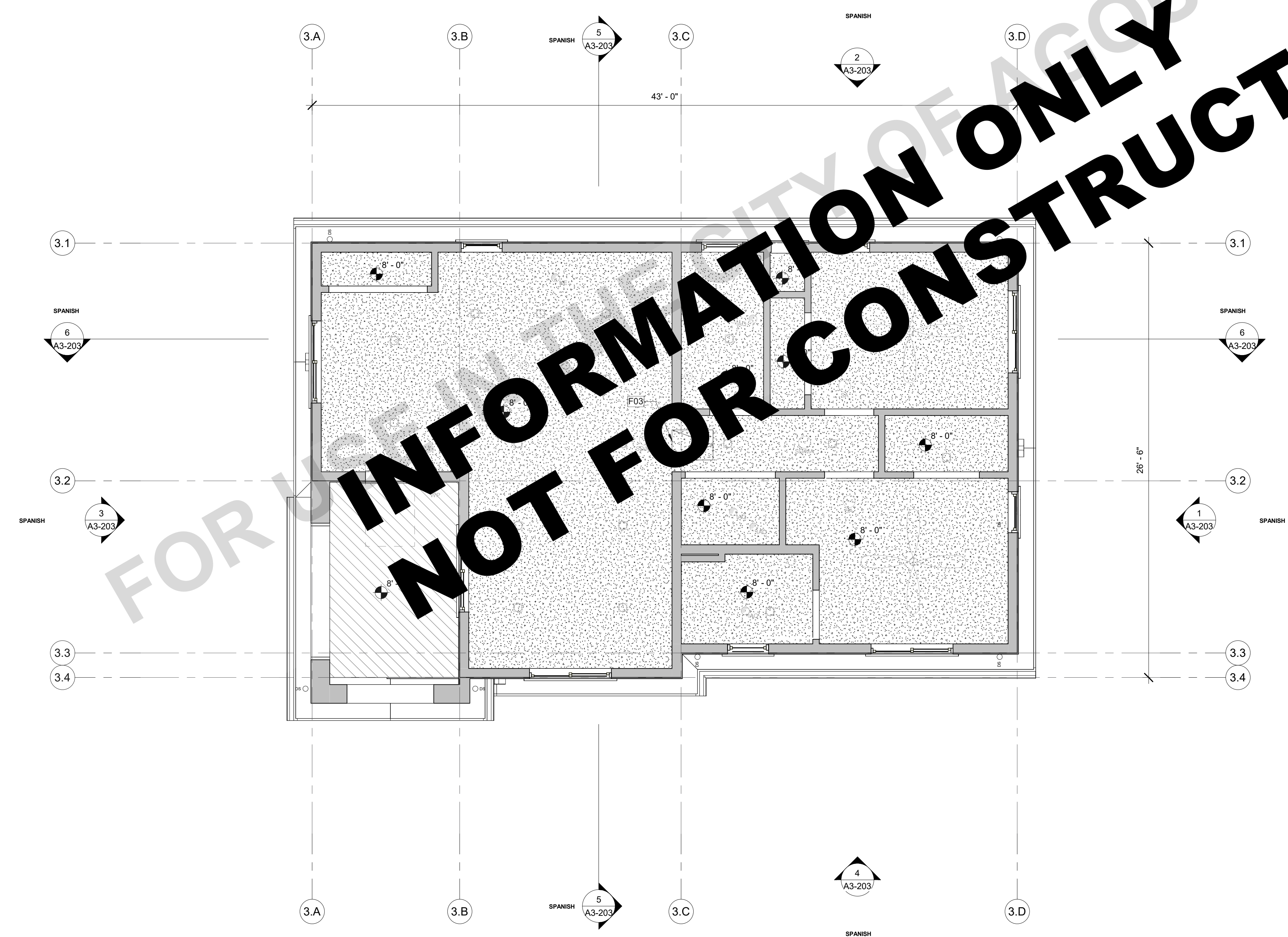
- F03 22" X 30" MINIMUM ATTIC ACCESS, PROVIDED SWITCH AND OUTLET AT ATTIC FOR FAU. PERMANENTLY ATTACH R-38 OR GREATER INSULATION TO ATTIC ACCESS DOOR USING ADHESIVE OR MECHANICAL FASTENERS CEN C 150.0 (a)1. PROVIDE GASKETED ATTIC ACCESS TO PREVENT AIR LEAKAGE CEN C 150.0 (a)1.
- L05 STUCCO WRAPPED BUMP OUT AT SPANISH STYLE COLUMNS.
- M02 DOWNSPOUT. CONNECT TO STORM DRAIN SYSTEM
- P02 METAL RAILINGS. SEE DETAIL 24/A-908

**LEGEND**

- XX'-X" CEILING HEIGHT (SEE PLAN FOR ACTUAL HEIGHTS)
- X' / X" CEILING SLOPE (REFER TO PLANS FOR ACTUAL SLOPE)
- INTERIOR - GYPSUM BOARD CEILING
- EXTERIOR - CEMENT PLASTER SOFFIT
- CEILING ACCESS PANEL. PAINT TO MATCH CEILING.



**2 PLAN 3 | PORCH FLOR PLAN - SPANISH**  
A1-201 | A3-113 SCALE: 1/4" = 1'-0"



**1 PLAN 3 | REFLECTED CEILING PLAN - SPANISH**  
A1-201 | A3-113 SCALE: 1/4" = 1'-0"

**AGOURA HILLS | ADU**  
CITY OF AGOURA HILLS  
**PLAN 3 - PORCH & REFLECTED  
CEILING PLAN - SPANISH**

APPROVED SET

DATE  
09/28/23  
SHEET

**A3-113**

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

**PHOTOVOLTAIC REQUIREMENTS**

NO PV SYSTEM IS REQUIRED WHEN THE MINIMUM PV SYSTEM SIZE SPECIFIED BY SECTION 2022 CALIFORNIA ENERGY CODE 150.1 (C) 14 IS LESS THAN 1.8 KWDC. DETERMINED BY CLIMATE ZONE AND THE EQUATION BELOW.  
 $KWPV = (CFA \times A) / 1000 + (NDU \times B)$

WHERE:  
 KWPV = KWDC SIZE OF THE PV SYSTEM  
 CFA = CONDITIONED FLOOR AREA  
 NDU = NUMBER OF DWELLING UNITS  
 A = CFA ADJUSTMENT FACTOR FROM TABLE 150.1-C  
 B = DWELLING UNIT ADJUSTMENT FACTOR FROM TABLE 150.1-C

FOR AGOURA HILLS (CLIMATE ZONE 9):  
 NDU = 1  
 A = 0.613  
 B = 1.38  
**KWPV < 1.82 WHEN CFA IS < 750SF**

**THUS, IF THE ADU IS LESS THAN 750SF IN AGOURA HILLS IT DOESNT REQUIRE A PHOTOVOLTAIC SYSTEM.**

**ROOF PLAN GENERAL NOTES**

- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS
- REFER TO STRUCTURAL PLANS FOR ROOF FRAMING INFORMATION INCLUDING MEMBER SIZES AND CONNECTION HARDWARE.
- REFER TO MECHANICAL PLANS FOR ROOF MOUNTED EQUIPMENT LOCATIONS AND TYPES.
- REFER TO ELECTRICAL PLANS FOR POWER DISTRIBUTION TO ROOF MOUNTED EQUIPMENT.
- REFER TO SITE/GRADING PLAN FOR DOWNSPOUT DISCHARGE OR CONTINUATION.
- PROVIDE A MINIMUM OF 1 INCH OF AIRSPACE BETWEEN THE INSULATION AND ROOF SHEATHING.
- WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET OVER THE COMBUSTIBLE DECKING.
- ALL ROOFING MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- OVERHANG DIMENSIONS ARE FROM FACE OF EXTERIOR WALL FRAMING TO ROOF EDGE.
- ROOF COVERINGS AND UNDERLAYMENT SHALL BE APPLIED IN ACCORDANCE WITH (2022 CBC 1507.1), AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- WHERE PROVIDED, VENTILATION OPENINGS SHALL BE IN ACCORDANCE WITH (2022 CBC SECTION 1202) EXTERIOR OPENINGS INTO THE ATTIC SPACE SHALL BE COVERED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, PERFORATED VINYL OR SIMILAR MATERIAL. THE OPENINGS SHALL BE A MINIMUM OF 1/16" AND SHALL NOT EXCEED 1/4" PER (2022 CBC 1202.2.2)
- ROOF VENTS SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATIONS
- FURNISHED DIMENSIONS FOR VENTS ARE GUIDES ONLY. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND ADJUST TO ACCOMMODATE TRUSS LOCATIONS, PLUMBING VENTS, AND SOLAR COLLECTORS.
- CLASS A FIRE-RETARDANT COOL ROOF LABELED AND CERTIFIED BY THE CRRC. (1505.1 & TABLE 1505.1, R302.1)

**KEYNOTES**

- M01 ATTIC VENT (LOW). PAINT FINISH TO MATCH ROOF COLOR, SEE VENTING CALCS.
- M02 DORMER VENT (HIGH). ATTIC VENTING OPTION 2. PAINT FINISH TO MATCH ROOF COLOR. SEE VENTING CALCS.
- M03 GUTTER. CONNECT TO DOWNSPOUT. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER PER CRC R337.5.4

**ROOF VENTING CALCULATIONS**

**UPPER & LOWER VENTS:**  
 O'HAGIN HIGH PROFILE FIRE & ICE CLAY TILE  
 FINISH TO MATCH ROOF  
 97.5 SQ.IN OF AIR MOVEMENT PER VENT = 97.5 SQ.IN. / 144 = 0.67 SF

"UPPER VENTS PROVIDED" = (TOTAL ATTIC AREA/300) \* (0.5) / (0.5 SF)  
 "LOWER VENTS PROVIDED" = (TOTAL ATTIC AREA/300) \* (0.5) / (0.5 SF)

**NOTE: ROOF VENTING SHALL COMPLY WITH CRC SECTION R806.**

**A) ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16 INCH MINIMUM AND 1/4 INCH MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802.7. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR AND SHALL BE PROTECTED TO PREVENT THE ENTRY OF BIRDS, RODENTS, SNAKES AND OTHER SIMILAR CREATURES.**

**B) THE MINIMUM NET FREE VENTILATING AREA SHALL COMPLY WITH CRC R806.2.**

**C) PER CRC R902.1.3 ROOFING REQUIREMENTS FOR STRUCTURES LOCATED IN A CITY OF AGOURA HILLS SHALL COMPLY WITH SECTION R337.5.**

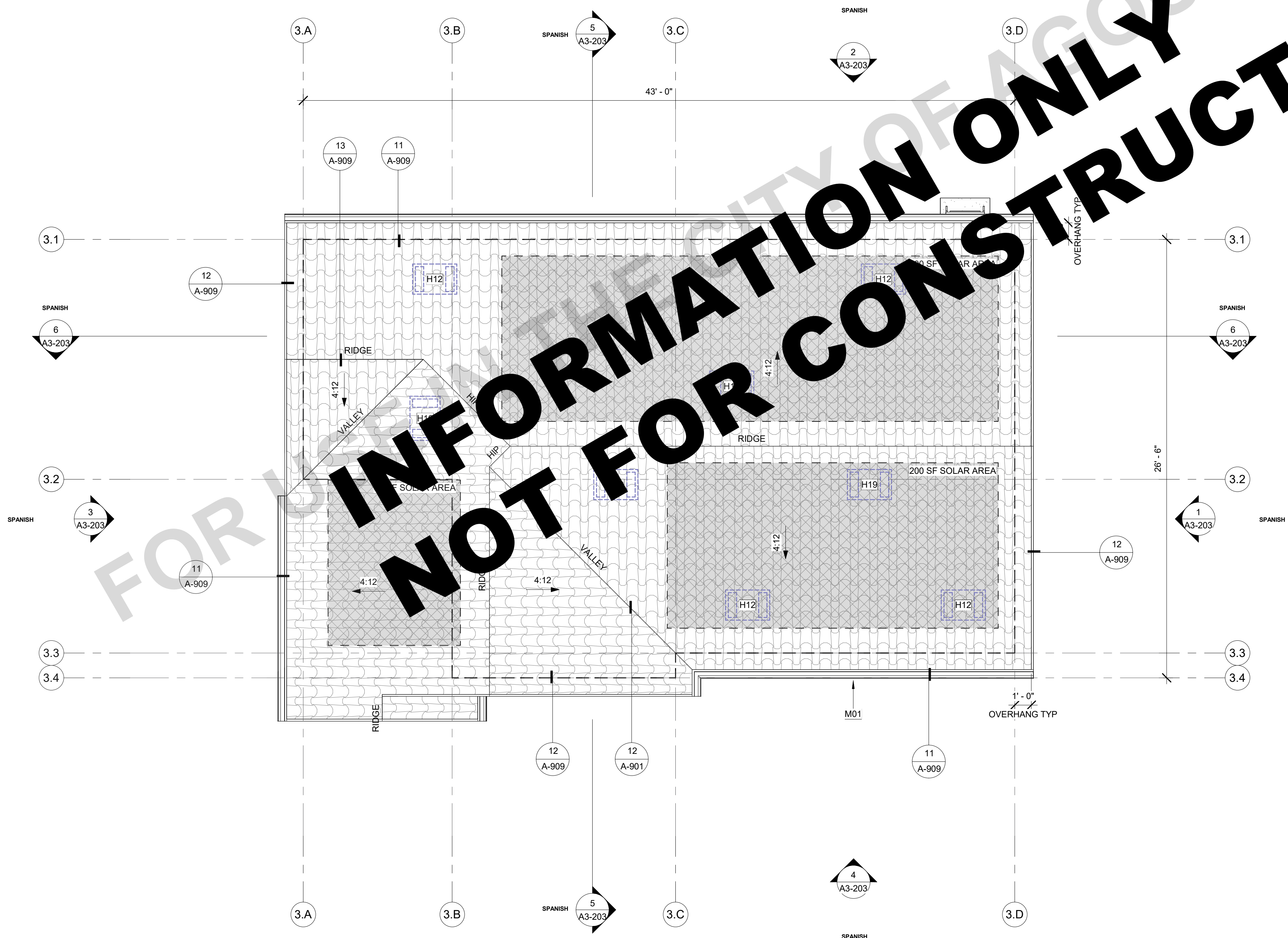
**D) THE O'HAGIN FIRE&ICE ROOF VENT IS A CERTIFIED PRODUCT OF THE CAL-FIRE STATE FIRE MARSHAL LISTED WILDLAND URBAN INTERFACE (WUI) PRODUCT HANDBOOK.**

ATTIC	AREA	REQUIRED ATTIC VENTING (NFA)	UPPER VENTING REQUIRED (NFA)	LOWER VENTING REQUIRED (NFA)
ATTIC	1113 SF	3.71 SF	1.86 SF	1.86 SF

VENT TYPE	COUNT	VENT LENGTH	NET FREE AREA PER VENT	PROVIDED NET FREE AREA
LOWER O'HAGIN SHINGLE ROOF VENT (LOWER)	4	2' - 8"	0.50 SF	2.00 SF
UPPER O'HAGIN SHINGLE ROOF VENT (UPPER)	4	2' - 8"	0.50 SF	2.00 SF

**LEGEND**

- 2" / 12" ROOF SLOPE (REFER TO PLANS FOR ACTUAL SLOPE)
- O'HAGIN ATTIC VENT, PAINT TO MATCH ROOF COLOR.
- WALL BELOW
- GUTTER, CONNECT TO DOWNSPOUT DOWNSPOUT, TO ROOF OR SPLASHBLOCK BELOW U.N.O.
- POTENTIAL SOLAR ZONE. REFER TO SOLAR READY NOTES ON SHEET G-101. SOLAR PANEL CAN BE PLACED IN THESE AREAS.  
 NOTE: PER CEC SECTION 110.10 (b) THE SOLAR ZONE TOTAL AREA SHALL BE COMPRISED OF AREAS THAT HAVE NO DIMENSION LESS THAN FIVE FEET AND ARE NO LESS THAN 80 SQUARE FEET EACH FOR BUILDINGS WITH ROOF AREAS LESS THAN OR EQUAL TO 10,000.



**1 PLAN 3 | ROOF PLAN - SPANISH**

A1-201 | A3-123 SCALE: 1/4" = 1'-0"

**AGOURA HILLS | ADU**  
 CITY OF AGOURA HILLS  
**PLAN 3 - ROOF PLAN - SPANISH**

APPROVED SET

DATE  
09/28/23

SHEET  
**A3-123**

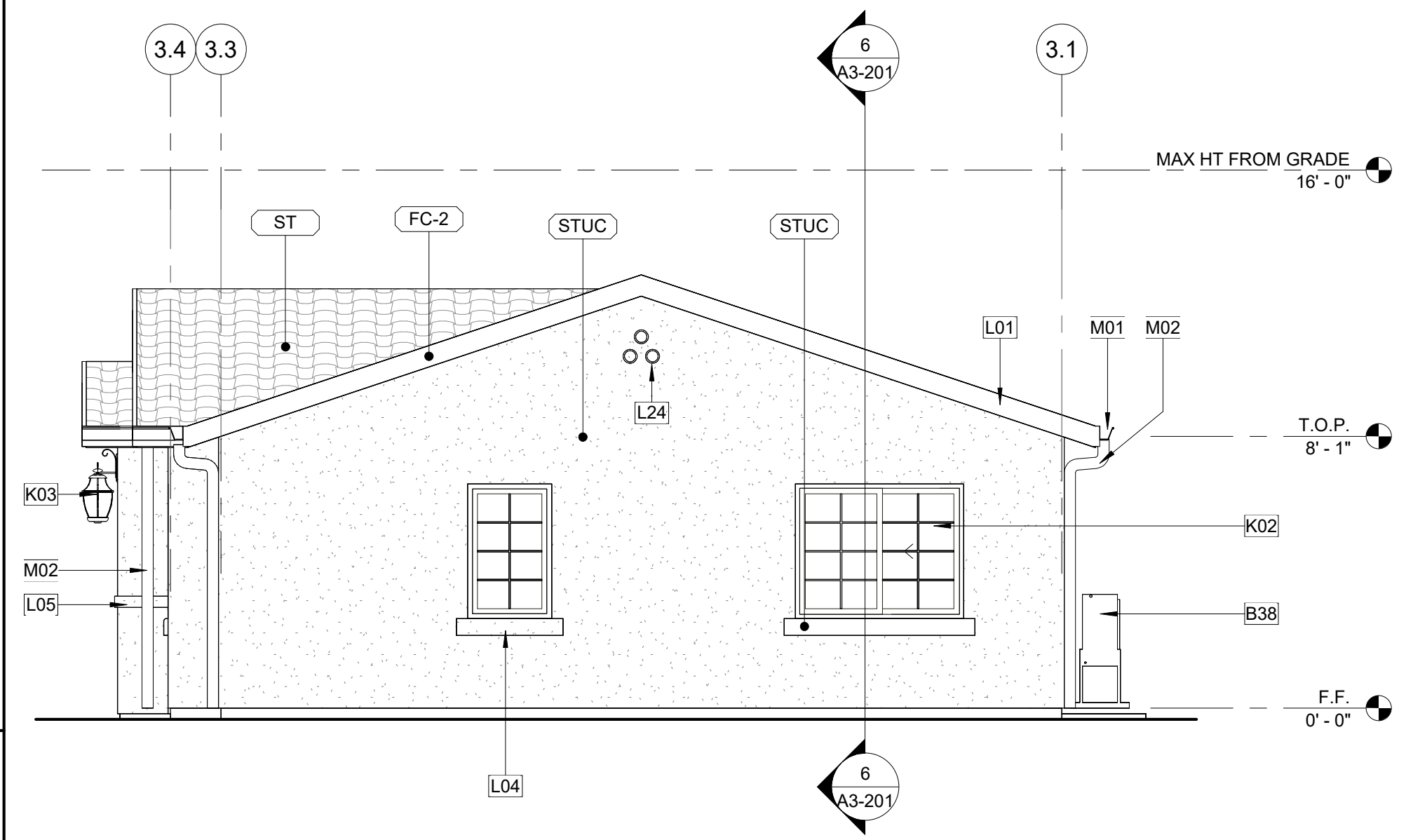
THESE PLANS ARE PROVIDED BY THE CITY OF AGOURA HILLS AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS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

**ELEVATION GENERAL NOTES**

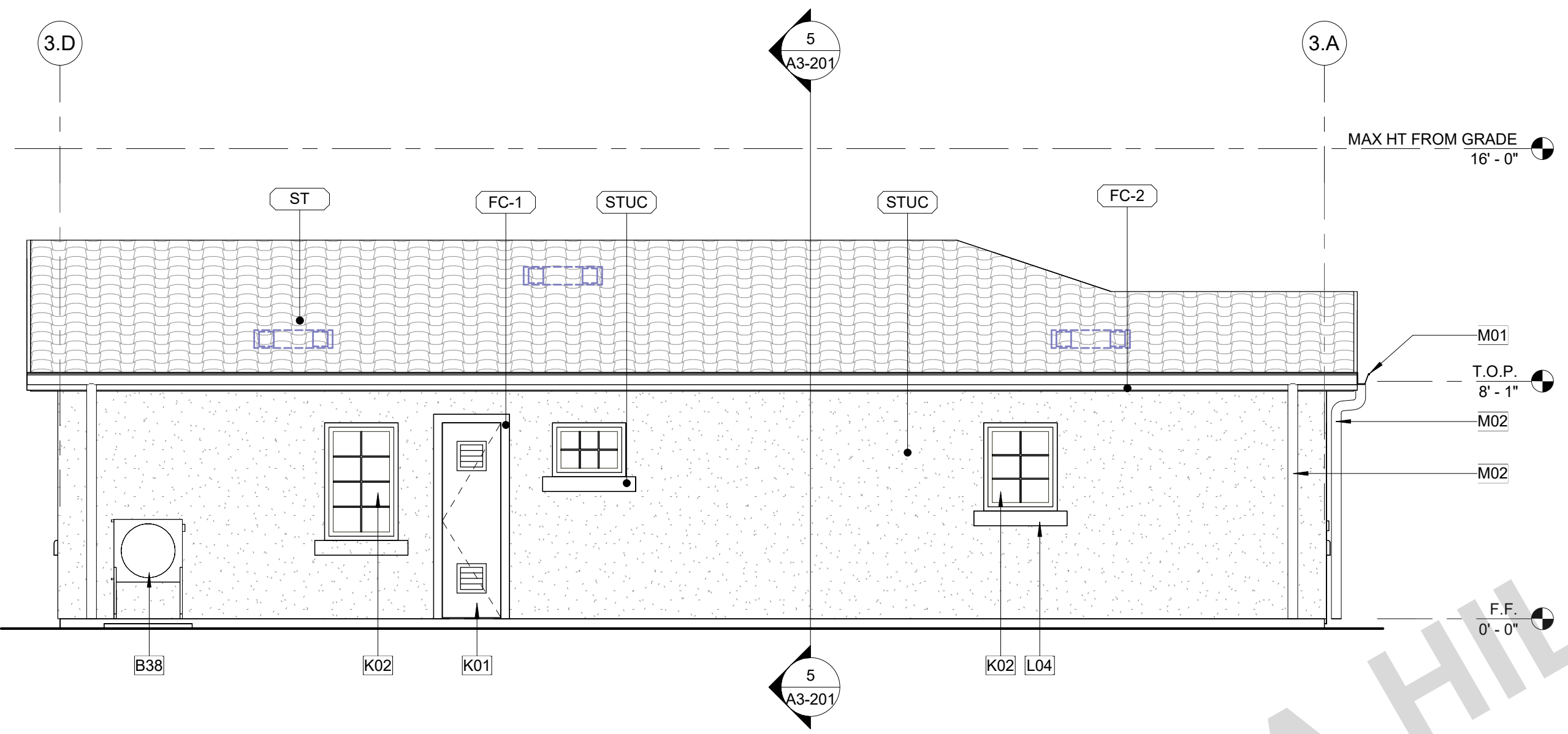
1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
2. FRAMING ELEVATIONS, INCLUDING FLOOR PLATES AND FLOOR LEVEL ELEVATIONS ARE MEASURED FROM BUILDING FINISH FLOOR, U.N.O.
3. SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
4. REFER TO ROOF PLAN FOR ROOF PITCH AND OVERHANGS, FASCIA PER DETAILS.
5. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.
6. REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.
7. SEE ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTING.
8. SEE MECHANICAL DRAWINGS FOR GRILLES AND LOUVERS. PAINT TO MATCH ADJACENT FINISH.
9. CONTRACTOR TO VERIFY COLOR SCHEME WITH OWNER BEFORE PERFORMING THE WORK.

**KEYNOTES**

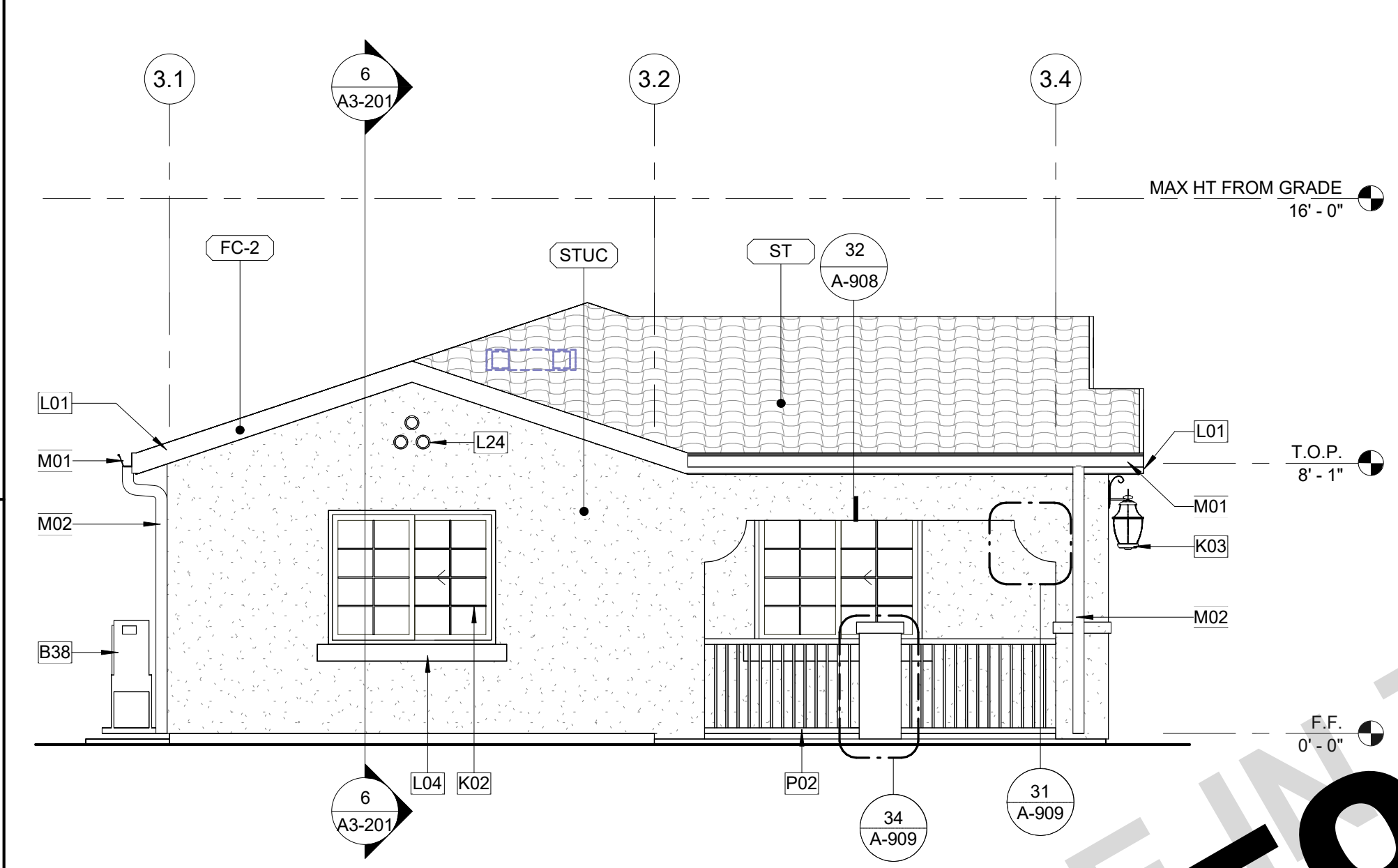
- B38 MULTI-ZONE HEAT PUMP CONDENSER UNIT. REFER TO PLANS FOR LOCATION OF INDOOR FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION, 3" MIN. ABOVE GRADE. IF MECH UNIT IS VISIBLE FROM STREET, SCREEDING WILL BE REQUIRED.
- DOOR PER PLAN
- WINDOW PER PLAN
- K03 EXTERIOR WALL SCONCE
- L01 1X8 FASCIA, PAINTED.
- L04 SPANISH - EXTERIOR STUCCO WRAPPED FOAM WINDOW SILL.
- L05 STUCCO WRAPPED BUMP OUT AT SPANISH STYLE COLUMNS.
- L24 FAUX TERRACOTA VENTS. SEE DETAIL 21.22/A-909
- M01 GUTTER. CONNECT TO DOWNSPOUT. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER PER CRC R337.5.4
- M02 DOWNSPOUT. CONNECT TO STORM DRAIN SYSTEM
- P02 METAL RAILINGS. SEE DETAIL 24/A-908
- S01 CEILING INSULATION. REFER TO TITLE 24 (R-38 MIN.)
- S04 2X6 WALL INSULATION. REFER TO TITLE 24 (R-21 MIN.)
- U02 WOOD TRUSS. REFER TO STRUCTURAL.
- U06 CONCRETE SLAB FOUNDATION PER STRUCTURAL. 10 ML VAPOR BARRIER. REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION. VAPOR BARRIER TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- U11 WOOD BEAM / HEADER. REFER TO STRUCTURAL.



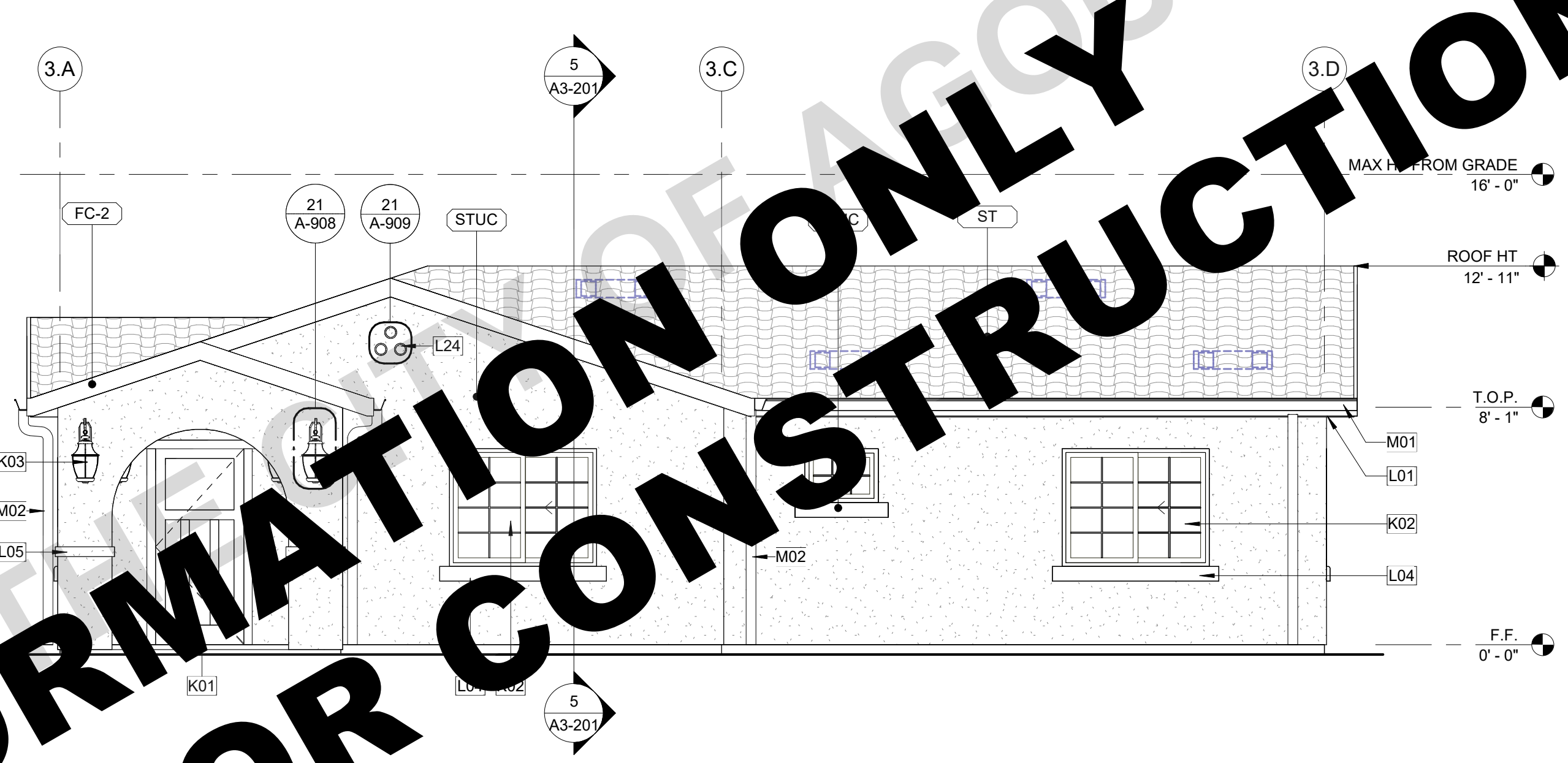
**1 PLAN 3 | RIGHT ELEVATION - SPANISH**  
A3-101 | A3-203 SCALE: 1/4" = 1'-0"



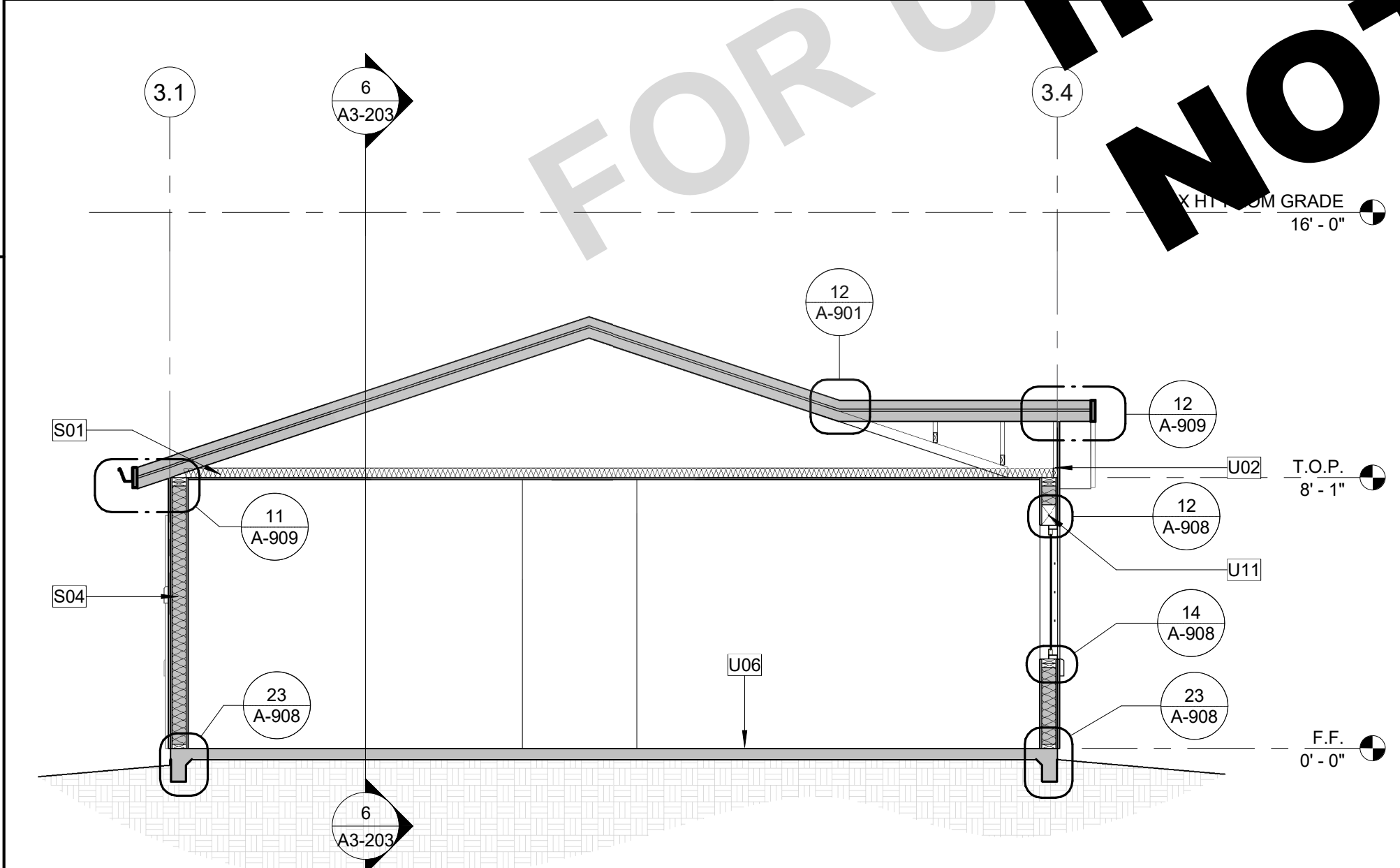
**2 PLAN 3 | REAR ELEVATION - SPANISH**  
A3-101 | A3-203 SCALE: 1/4" = 1'-0"



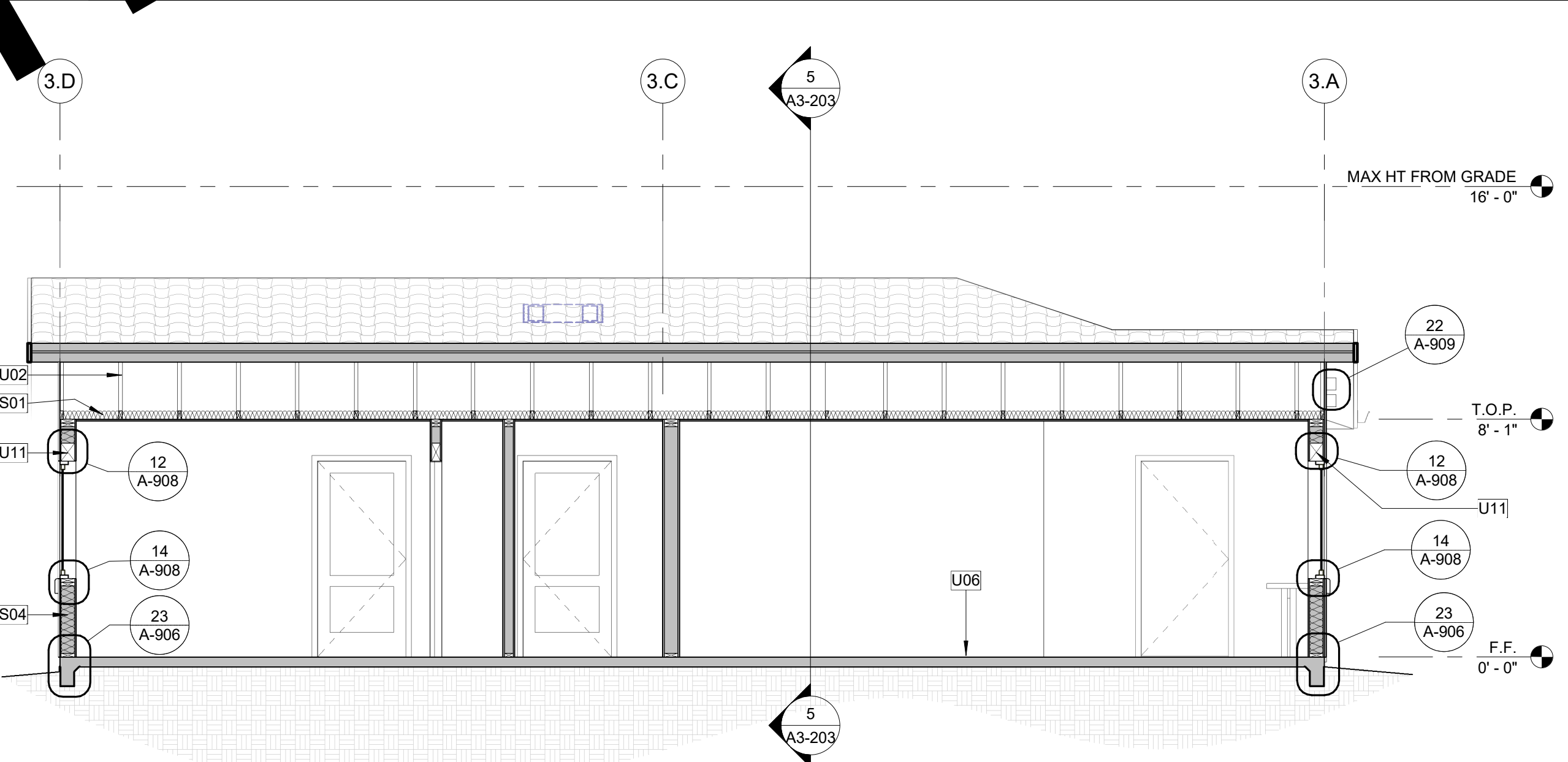
**3 PLAN 3 | LEFT ELEVATION - SPANISH**  
A3-101 | A3-203 SCALE: 1/4" = 1'-0"



**4 PLAN 3 | FRONT ELEVATION - SPANISH**  
A3-101 | A3-203 SCALE: 1/4" = 1'-0"



**5 PLAN 3 | SECTION 01 - SPANISH**  
A3-101 | A3-203 SCALE: 1/4" = 1'-0"



**6 PLAN 3 | SECTION 02 - SPANISH**  
A3-101 | A3-203 SCALE: 1/4" = 1'-0"

**LEGEND - SPANISH**

- FC-1 FIBER CEMENT - 1 1/2" DOOR & WINDOW TRIM, PAINTED FINISH, PAINT TO BE OWNER SELECTED
- FC-2 FIBER CEMENT - 2X8 FASCIA, PAINTED FINISH, PAINT TO BE OWNER SELECTED
- FC-3 FIBER CEMENT - BOARD AND BATTEN SIDING. ESR-1844 OR EQUAL. COLOR TO BE OWNER SELECTED.
- ST SPANISH TILE ROOF. ESR 1900 OR EQUAL. COLOR TO BE OWNER SELECTED. \*NOTE: WEIGHT OF TILE NOT TO EXCEED 10PSF.
- STUC STUCCO - DIRECT APPLIED SYNTHETIC STUCCO SYSTEM ON 1/2" EXTERIOR SHEATHING ON 5/2" WOOD STUDS. COLOR TO BE OWNER SELECTED.

FOR USE IN THE CITY OF AGOURA HILLS  
NOT FOR CONSTRUCTION

**AGOURA HILLS | ADU**  
CITY OF AGOURA HILLS

**PLAN 3 - EXTERIOR ELEVATIONS & BLDG SECTIONS - SPANISH**

APPROVED SET

DATE  
09/28/23  
SHEET

**A3-203**



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 CONTRIBUTE 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.

**AGOURA HILLS | ADU**  
CITY OF AGOURA HILLS  
**PLAN 3 - MECHANICAL & ELECTRICAL PLANS**

APPROVED SET

DATE  
09/28/23  
SHEET

**A3-301**

**GENERAL MEP NOTES**

- REFER TO ELECTRICAL NOTES ON SHEET G-101.
- REFER TO MECHANICAL NOTES ON SHEET G-101.
- REFER TO PLUMBING NOTES ON SHEET G-101.
- REFER TO TITLE 24 COMPLIANCE NOTES ON SHEET G-101.
- EXTERNALLY MOUNTED HEATING/COOLING UNITS SHALL BE SCREENED IF THEY ARE VISIBLE FROM A PUBLIC STREET.

**KEYNOTES**

- A04 24" WIDE FRONT CONTROL UNDERCOUNTER DISHWASHER.
- A06 STACKED WASHER/DRYER MACHINE LOCATION. PROVIDE WASTE AND WATER IN RECESSED WALL BOX. PROVIDE DRYER VENT, VENT TO OUTSIDE AIR. SPECIFY CLOTHES DRYER MOISTURE EXHAUST DUCT MUST BE 4" IN DIAMETER AND LENGTH IS LIMITED TO 14' WITH TWO ELBOWS. THE DUCT LENGTH SHALL BE REDUCED BY 2' FOR EVERY ELBOW IN EXCESS OF TWO (CMC 504.4.2)
- A07 CLOTHES DRYER LOCATION W/ RECESSED DRYER VENT BOX. PROVIDE DRYER VENT. VENT TO OUTSIDE AIR.
- B18 ELECTRIC PANEL TBD.
- B38 MULTI-ZONE HEAT PUMP CONDENSER 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. IF MECH UNIT IS VISIBLE FROM STREET, SCREENING WILL BE REQUIRED.
- B47 40 GALLON HEAT PUMP WATER HEATER. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. HERS VERIFICATION IS REQUIRED FOR KITCHEN RANGE HOOD. CF2R FORMS ARE REQUIRED TO BE SUBMITTED TO INSPECTOR AT THE TIME OF INSPECTION.
- N04

**LEGEND**

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

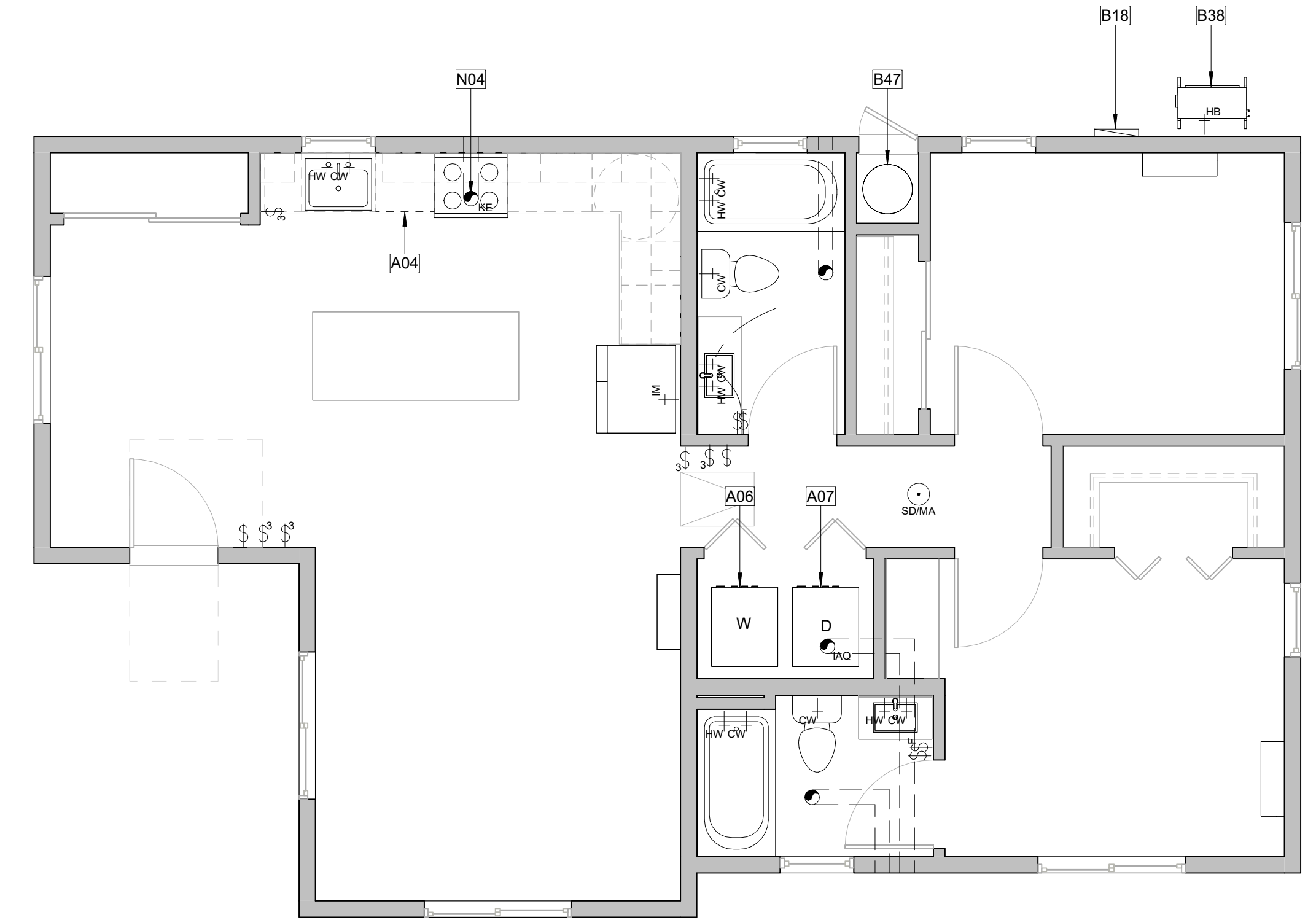
⊕	ELECTRICAL SWITCH	⊕	SMOKE DETECTOR/ALARM	⊕	DUPLEX OUTLET ARC-FAULT INTERRUPTER
⊕	ELECTRICAL SWITCH-THREE WAY	⊕	COMBINATION SMOKE/CARBON MONOXIDE ALARM	⊕	DUPLEX OUTLET 240 VOLTS
⊕	ELECTRICAL SWITCH-VACANCY SENSOR	⊕	COMPUTER DATA LOCATION	⊕	DUPLEX OUTLET GROUND FAULT INTERRUPTER
⊕	ELECTRICAL SWITCH-DIMMER	⊕	TELEPHONE LOCATION	⊕	DUPLEX OUTLET WATERPROOF GROUND FAULT INTERRUPTER
⊕	ELECTRICAL SWITCH-FAN	⊕	CABLE TELEVISION LOCATION	⊕	DUPLEX OUTLET AFCI-HALF HOT
⊕	ASTRONOMICAL TIME SWITCH	⊕	ELECTRICAL JUNCTION BOX	⊕	DUPLEX OUTLET DISHWASHER
⊕	EXHAUST FAN	⊕		⊕	DUPLEX OUTLET RANGE HOOD
⊕	KITCHEN EXHAUST FAN				
⊕	INDOOR AIR QUALITY FAN				
⊕	PENDANT LIGHT	⊕	CEILING FAN OPTIONAL (PRE WIRE FOR CEILING FAN ONLY)	⊕	COLD WATER SUB OUT
⊕	WALL MOUNTED HIGH-EFFICACY LIGHT			⊕	HOT WATER SUB OUT
⊕	EXTERIOR WALL MOUNTED HIGH-EFFICACY LIGHT			⊕	WATER HOSE BIBB
⊕	RECESSED HIGH-EFFICACY DOWNLIGHT			⊕	WATER HOSE BIBB WITH SHUT OFF VALVE
⊕	RECESSED HIGH-EFFICACY DOWNLIGHT VAPOR PROOF			⊕	ICE MACHINE SUB OUT
⊕	ELECTRICAL WIRING			⊕	UNDER CABINET HIGH-EFFICACY LIGHT
				⊕	22"x30" MIN. CEILING ACCESS PANEL
				⊕	AIR HANDLER UNIT, PROVIDE DEDICATED OUTLET

**MECHANICAL NOTES**

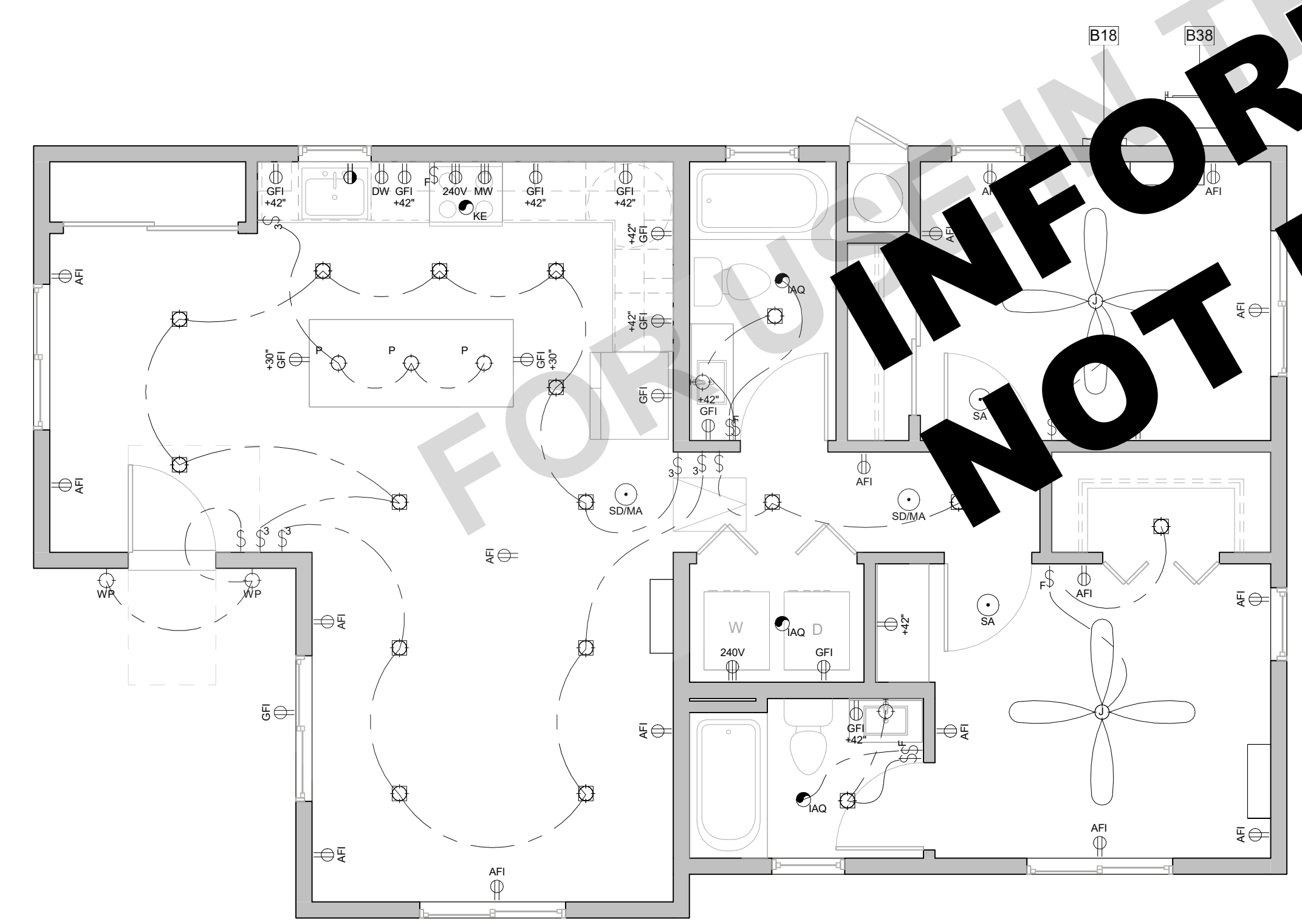
- CONFORM WITH CURRENT ADOPTED CRC, CMC, SMACNA, NFPA AND LOCAL REQUIREMENTS.
- DUCTWORK: SMACNA "LOW VELOCITY DUCT CONSTRUCTION" NFPA STANDARD #90A. ALL TRANSVERSE DUCT PLENUM AND FITTING JOINTS SHALL BE SEALED WITH PRESSURE SENSITIVE NON-CLOTH TAPE MEETING THE REQUIREMENTS OF UL181, 181A, OR 181B, OR MASTIC TO PREVENT AIR LOSS. DUCTS SHALL BE INSULATED AS REQUIRED BY THE UMC. SEE FLOOR PLAN FOR F.A.U. AND FIREPLACES. DUCTS PENETRATING A WALL OR FLOOR-CEILING BETWEEN GARAGE & DWELLING TO BE MINIMUM 26 GAUGE METAL WITHOUT OPENING IN GARAGE. FIRE DAMPER REQUIRED OTHERWISE.
- 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.)
- THE RETURN AIR PLENUM SERVING THE MECHANICAL EQUIPMENT MUST BE FULLY DUCTED FROM THE EQUIPMENT TO THE CONDITIONED SPACE. DROP CEILING, WALL CAVITIES AND EQUIPMENT PLATFORMS MAY NOT BE USED AS PLENUMS.
- LAUNDRY DRYER VENT TO EXTERIOR TO BE 4" IN DIAMETER AND LENGTH IS LIMITED TO 14 FEET MAXIMUM WITH TWO ELBOWS. THE DUCT LENGTH SHALL BE REDUCED 2 FEET FOR EVERY ELBOW IN EXCESS OF TWO PER CMC 504.4.2. POWER ASSISTED DEVICE IS REQUIRED.
- 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 403.7).
- KITCHEN LOCAL EXHAUST VENTILATION REQUIRES A MINIMUM EXHAUST PER CeC T-150.0-G. THIS INCLUDES A MAXIMUM SOUND RATING OF 3 SONE @ 100CFM ASHRAE 62.2 SECTION 7.1. EXHAUST MUST OUTLET OUTSIDE THE DWELLING (2022 CMC 405.4)(CeC 150.0(C)).
- EXHAUST SYSTEMS IDENTIFIED FOR THE USE AND INSTALLED IN ACCORDANCE WITH 2022 CEC 314.27(C) (2022 CEC 422.18).
- ALL LUMINAIRES, LAMP HOLDERS, AND RETROFIT KITS SHALL BE LISTED (2022 CEC 410.6).
- 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, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. (2022 CEC 210.12(A)).
- 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 400.7, AND (4) NON-GROUNDING RECEPTACLES USED FOR REPLACEMENTS AS PERMITTED IN CEC 406.4(D)(2) (A).
- HIGH EFFICACY LUMINAIRES OTHER THAN OUTDOOR HID LIGHTING CONTAIN ONLY HIGH EFFICACY LAMPS AS OUTLINED IN TABLE 150-C OF THE RESIDENTIAL ENERGY CODE AND NOT CONTAIN A MEDIUM SCREW BASE SOCKET.
- BALLAST FOR LAMPS 13 WATTS OR GREATER SHALL BE ELECTRONIC AND HAVE AN OUTPUT FREQUENCY NO LESS THAN 20 KHZ.
- SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND PROVIDED WITH A BATTERY BACK-UP. ALL SMOKE DETECTORS SHALL BE INTERCONNECTED. ALL SMOKE DETECTORS SHALL MAINTAIN A MINIMUM 3 FOOT CLEARANCE TO HVAC SUPPLY OR RETURN AIR REGISTERS.
- CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND PROVIDED WITH A BATTERY BACK-UP. ALL CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED.
- LIGHTS IN OTHER THAN KITCHENS, BATHROOMS, LAUNDRY ROOMS, AND UTILITY ROOMS MUST BE CONTROLLED BY A DIMMER OR CONTROLLED BY A MANUAL ON/OFF SWITCH. SUCH SENSORS SHALL BE CAPABLE OF AUTOMATIC CALL FUNCTIONALITY. LIGHTS NO MORE THAN 30 MINUTES AFTER THE LIGHTS HAVE BEEN VENTED.
- EXHAUST FANS WILL BE CONTROLLED BY HUMIDISTAT PER THE CURRENT BUILDING STANDARDS. EXHAUST FANS MUST BE CONTROLLED BY A SWITCH OR LIGHTS (CeC 150.0(A)(2)).
- OUTDOOR LIGHTS PERMANENTLY MOUNTED TO A BUILDING OR OTHER BUILDINGS ON THE SAME LOT SHALL BE CONTROLLED BY A SWITCH OR LIGHTS PER THE REQUIREMENTS IN ITEM I AND THE REQUIREMENTS IN ITEM II:
  - i) CONTROLLED BY A MANUAL ON/OFF SWITCH. THIS PERMITS THE FOLLOWING ACTIONS OF ITEMS OF BELOW:
    - CONTROLLED BY A PHOTOCELL AND AUTOMATIC MOTION SENSOR OR AN AUTOMATIC TIME SWITCH.
    - CONTROLLED BY AN AUTOMATIC TIME CLOCK CONTROL.
  - ii) CONTROLLED BY A MANUAL ON/OFF SWITCH.
  - iii) CONTROLLED BY AN AUTOMATIC TIME CLOCK CONTROL.
- NO CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE CONTROL SYSTEM AUTOMATICALLY RETURNS THE AUTOMATIC CONTROL TO NORMAL OPERATION WITHIN 6 HOURS. AN ENERGY MANAGEMENT CONTROL SYSTEM THAT PROVIDES THE SPECIFIED CONTROL FUNCTIONALITY AND COMPLIES WITH ALL REQUIREMENTS APPLICABLE TO THE SPECIFIED CONTROLS MAY BE USED TO MEET THESE REQUIREMENTS.
- AT LEAST ONE LUMINAIRE EACH BATHROOM, LAUNDRY ROOM, AND UTILITY ROOM SHALL BE CONTROLLED BY A MANUAL ON/AUTOMATIC-OFF VACANCY SENSOR.
- EXCEPT FOR CLOSETS LESS THAN 70 SQUARE FEET AND HALLWAYS, ALL LUMINAIRES THAT ARE INSTALLED WITH JAB-CERTIFIED LIGHT SOURCES ARE REQUIRED TO BE CONTROLLED BY EITHER A DIMMER, VACANCY SENSOR OR FAN SPEED CONTROL.
- OUTLETS, SWITCHES, AND DOORBELLS SHALL BE NO MORE THAN 48" ABOVE THE FINISH FLOOR.

**ELECTRICAL GENERAL NOTES**

- CONFORM WITH CURRENT CEC, NFPA, MFR'S, AND LOCAL REQUIREMENTS.
- ELECTRICAL SYSTEM GROUND TO BE PROVIDED PER NEC ARTICLE 250-81.
- ALL MATERIALS TO BE U.L. LABELED.
- METER: "SQUARE D", 120 VOLT/240 VOLT, 1 AND 3 WIRE GROUND OR EQUAL. ELECTRICAL SUB PANEL: FLUSH MOUNT, 30" CLEARANCE, 100 AMP.
- CONDUCTORS: TW, THW, COPPER, MINIMUM 14 AT LIGHTING, 12 AT OTHER CIRCUITS.
- LAMPS: FOR GENERAL LIGHTING IN KITCHENS AND BATH SHALL HAVE AN EFFICIENCY OF NOT LESS THAN 40 LUMENS/WATT. ALL SOCKETS FILLED WITH SOFT-WHITE, 55-WATT FLUORESCENT. COOL WHITE, RS, SOUND RATING "A", 40 WATT (U.O.N.).
- 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.
- 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)).
- PROVIDE ELECTRIC OUTLET AND PUSH-BUTTON WIRE FOR GARAGE OPENER (INCLUDE OPENER).
- THERMOSTAT SHALL BE A PROGRAMMABLE TYPE, HONEYWELL TH8320 OR EQUAL.
- RECESSED LUMINAIRES INSTALLED IN AREAS TO RECEIVE INSULATION SHALL BE "IC" LUMINAIRES AND ARE CERTIFIED AND LABELED AS AIRTIGHT TO THE STANDARDS PRESCRIBED BY THE RESIDENTIAL ENERGY CODE.
- CEILING-SUSPENDED (PADDLER) 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).
- ALL LUMINAIRES, LAMP HOLDERS, AND RETROFIT KITS SHALL BE LISTED (2022 CEC 410.6).
- 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, DEN, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. (2022 CEC 210.12(A)).
- 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 400.7, AND (4) NON-GROUNDING RECEPTACLES USED FOR REPLACEMENTS AS PERMITTED IN CEC 406.4(D)(2) (A).
- HIGH EFFICACY LUMINAIRES OTHER THAN OUTDOOR HID LIGHTING CONTAIN ONLY HIGH EFFICACY LAMPS AS OUTLINED IN TABLE 150-C OF THE RESIDENTIAL ENERGY CODE AND NOT CONTAIN A MEDIUM SCREW BASE SOCKET.
- BALLAST FOR LAMPS 13 WATTS OR GREATER SHALL BE ELECTRONIC AND HAVE AN OUTPUT FREQUENCY NO LESS THAN 20 KHZ.
- SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND PROVIDED WITH A BATTERY BACK-UP. ALL SMOKE DETECTORS SHALL BE INTERCONNECTED. ALL SMOKE DETECTORS SHALL MAINTAIN A MINIMUM 3 FOOT CLEARANCE TO HVAC SUPPLY OR RETURN AIR REGISTERS.
- CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND PROVIDED WITH A BATTERY BACK-UP. ALL CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED.
- LIGHTS IN OTHER THAN KITCHENS, BATHROOMS, LAUNDRY ROOMS, AND UTILITY ROOMS MUST BE CONTROLLED BY A DIMMER OR CONTROLLED BY A MANUAL ON/OFF SWITCH. SUCH SENSORS SHALL BE CAPABLE OF AUTOMATIC CALL FUNCTIONALITY. LIGHTS NO MORE THAN 30 MINUTES AFTER THE LIGHTS HAVE BEEN VENTED.
- EXHAUST FANS WILL BE CONTROLLED BY HUMIDISTAT PER THE CURRENT BUILDING STANDARDS. EXHAUST FANS MUST BE CONTROLLED BY A SWITCH OR LIGHTS (CeC 150.0(A)(2)).
- OUTDOOR LIGHTS PERMANENTLY MOUNTED TO A BUILDING OR OTHER BUILDINGS ON THE SAME LOT SHALL BE CONTROLLED BY A SWITCH OR LIGHTS PER THE REQUIREMENTS IN ITEM I AND THE REQUIREMENTS IN ITEM II:
  - i) CONTROLLED BY A MANUAL ON/OFF SWITCH. THIS PERMITS THE FOLLOWING ACTIONS OF ITEMS OF BELOW:
    - CONTROLLED BY A PHOTOCELL AND AUTOMATIC MOTION SENSOR OR AN AUTOMATIC TIME SWITCH.
    - CONTROLLED BY AN AUTOMATIC TIME CLOCK CONTROL.
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- OUTLETS, SWITCHES, AND DOORBELLS SHALL BE NO MORE THAN 48" ABOVE THE FINISH FLOOR.

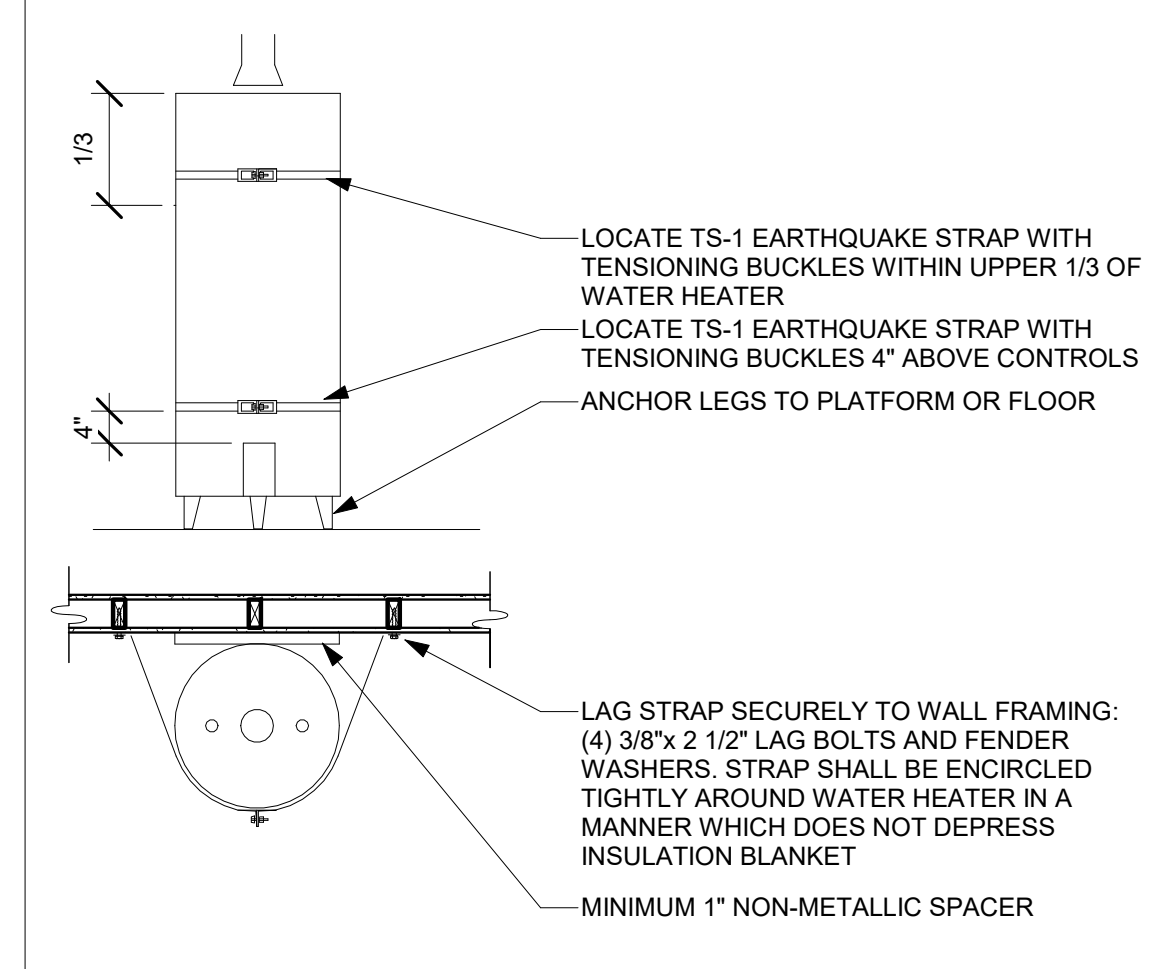


**2 PLAN 3 | MECHANICAL PLAN**  
SCALE: 1/4" = 1'-0"

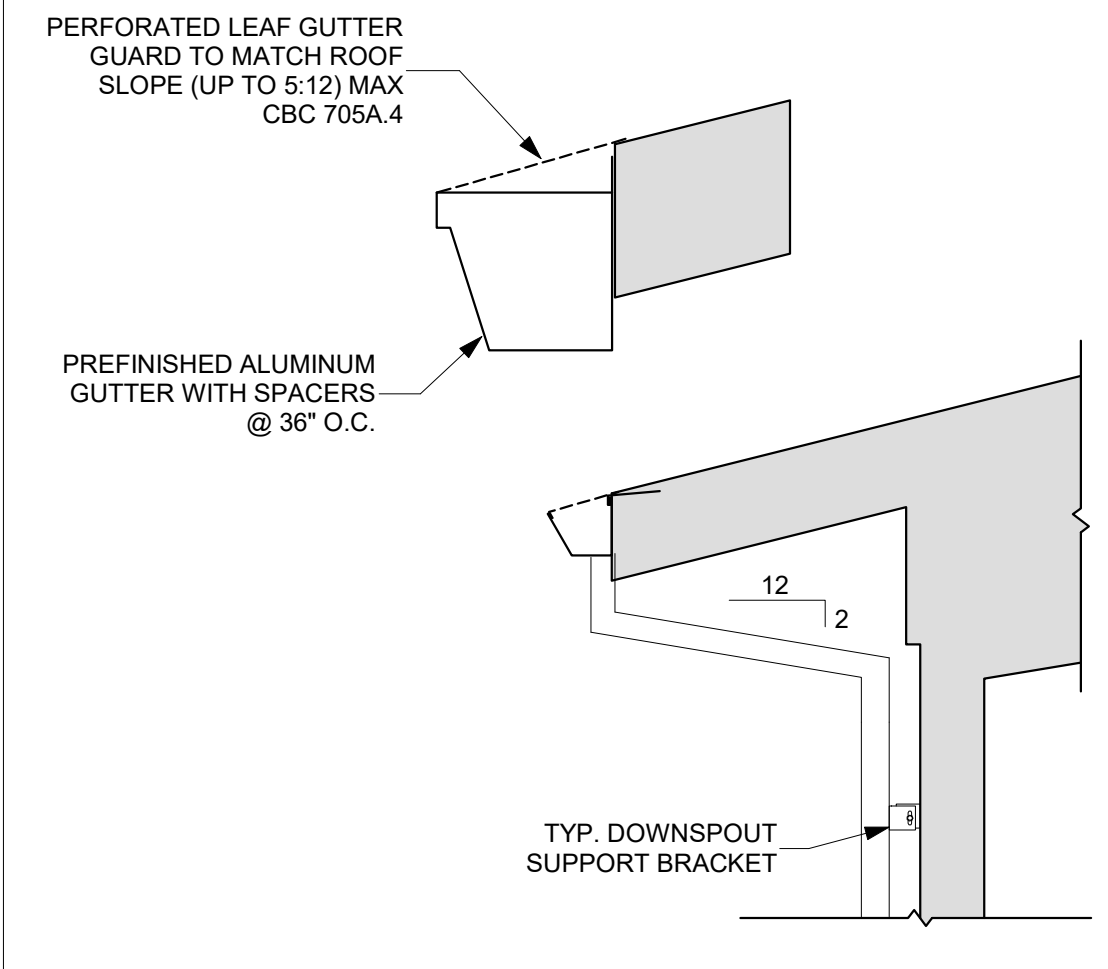


**1 PLAN 3 | ELECTRICAL PLAN**  
SCALE: 1/4" = 1'-0"

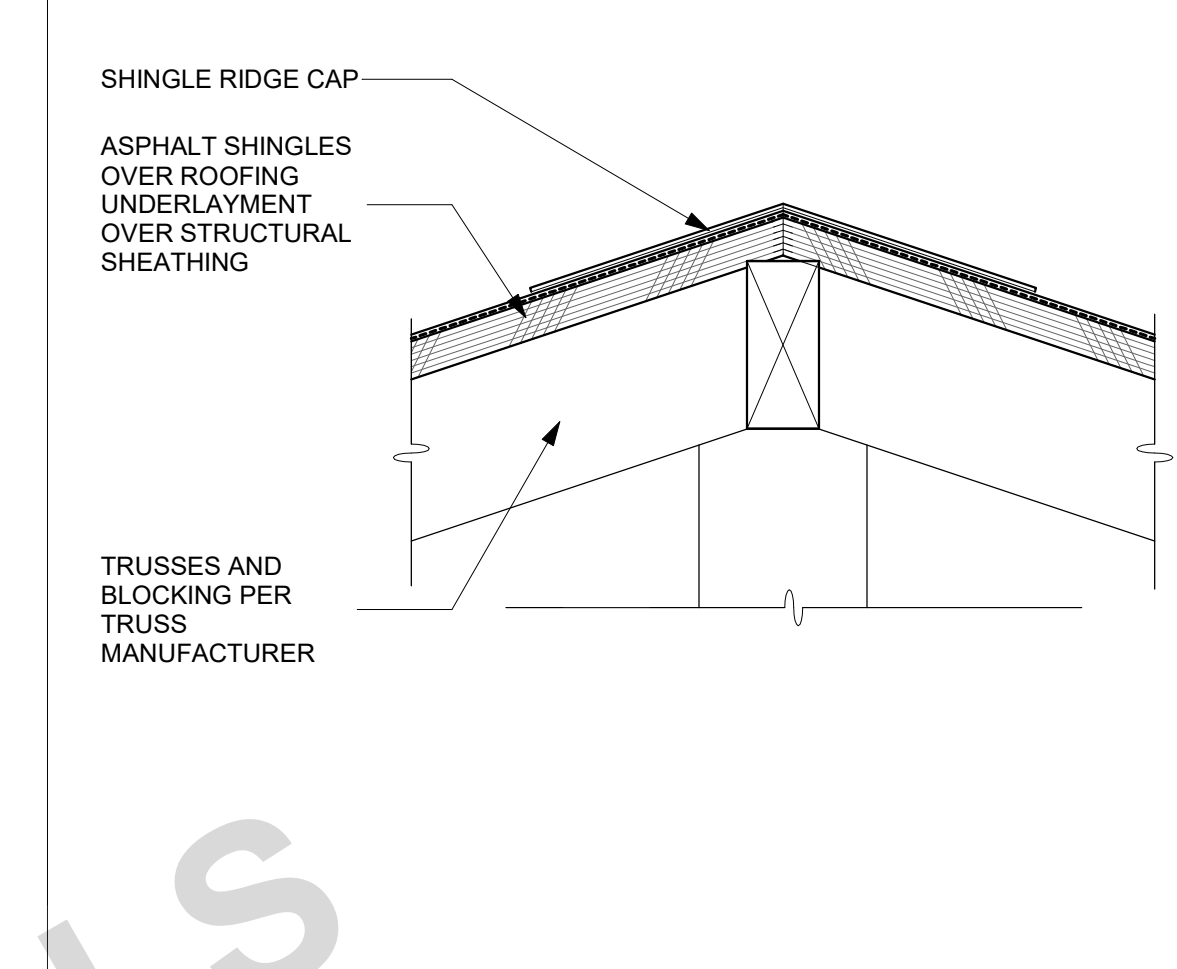
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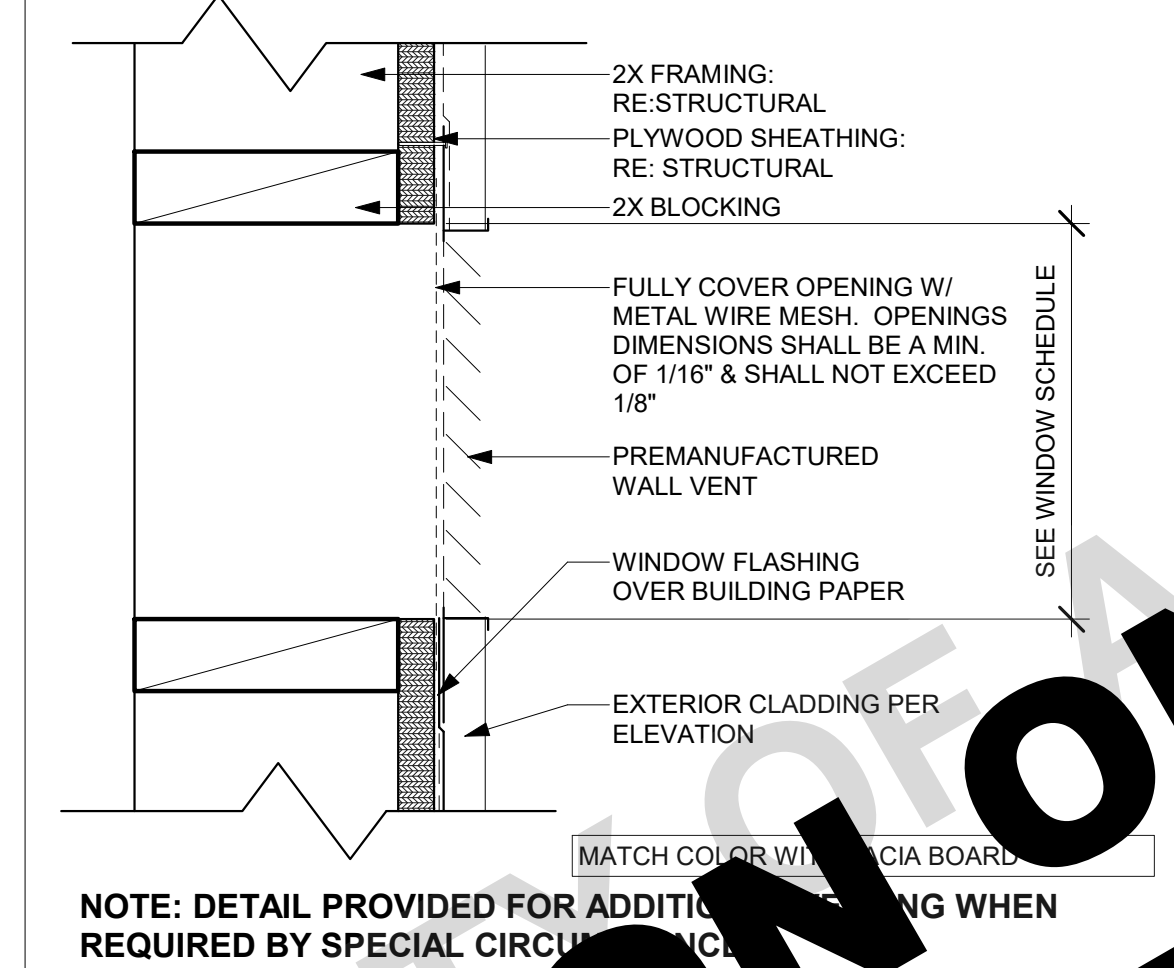
**31 WATER HEATER MOUNTING**  
SCALE: 1/2" = 1'-0"



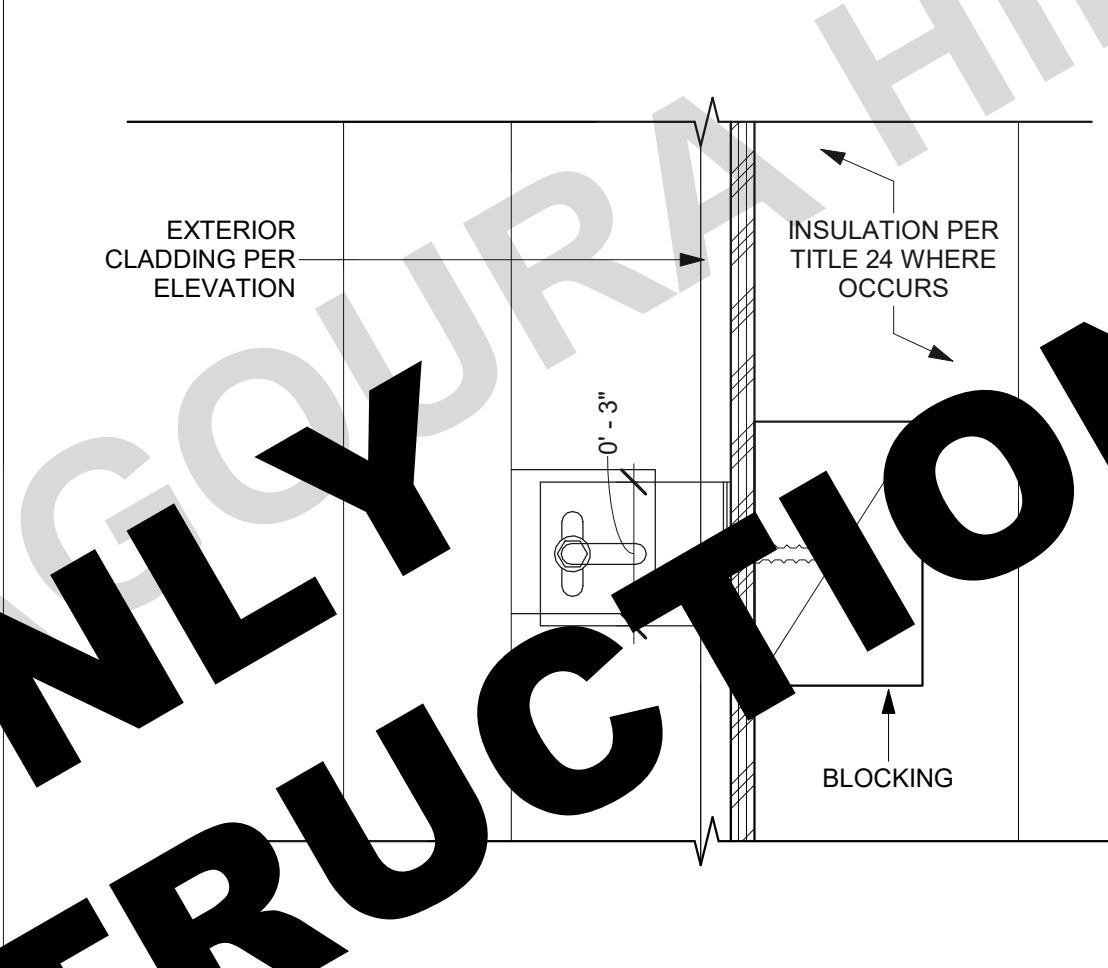
**21 TYP. GUTTER TO EXT. DOWNSPOUT**  
SCALE: 1/2" = 1'-0"



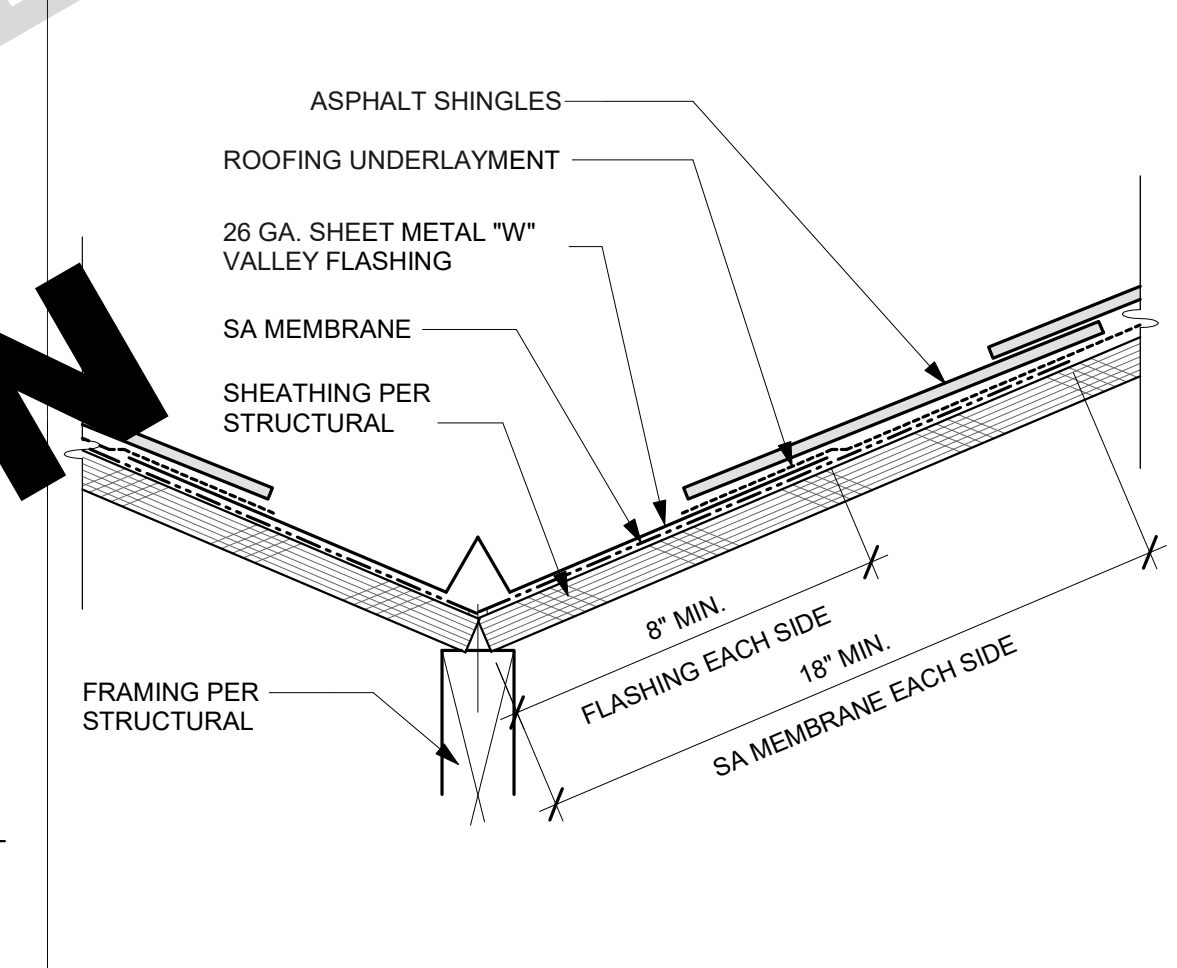
**11 TYPICAL RIDGE/HIP DETAIL**  
SCALE: 3" = 1'-0"



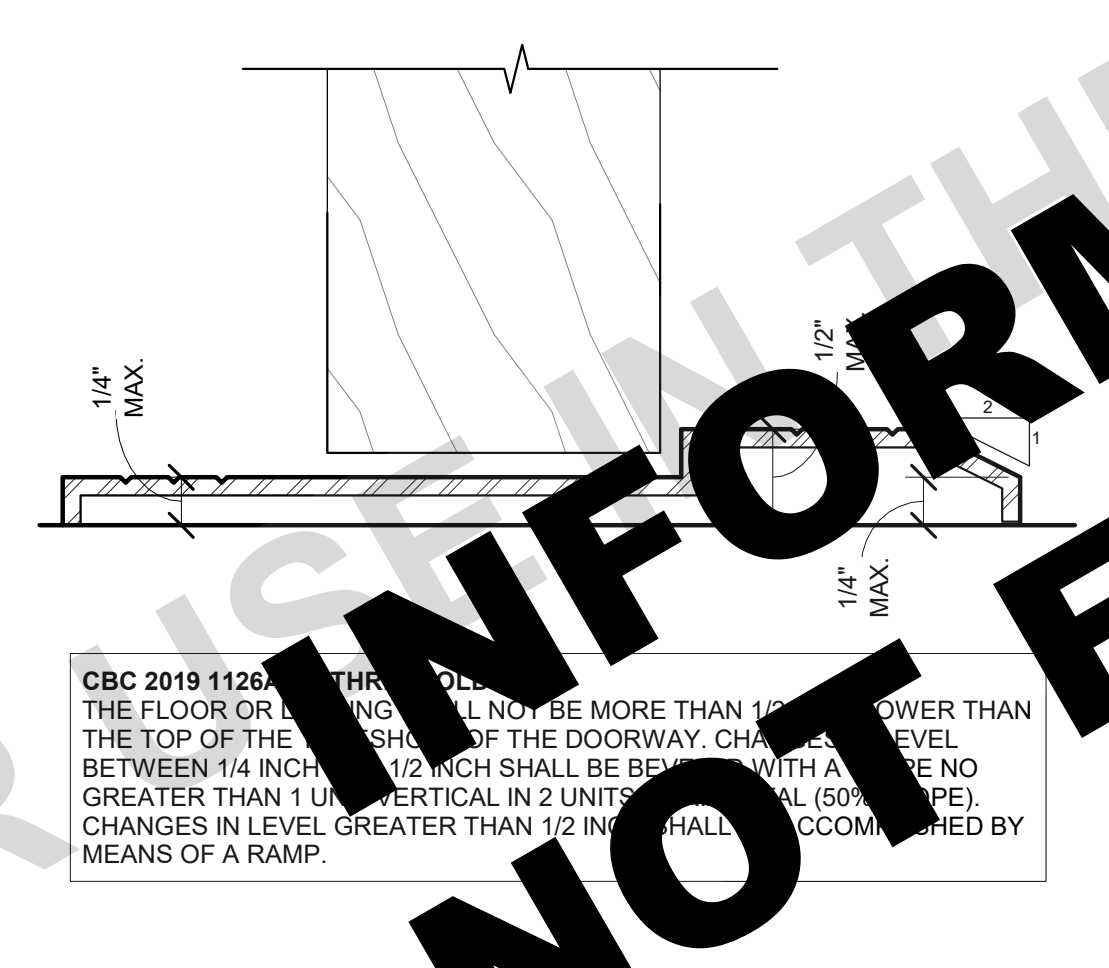
**32 WALL VENT**  
SCALE: 3" = 1'-0"



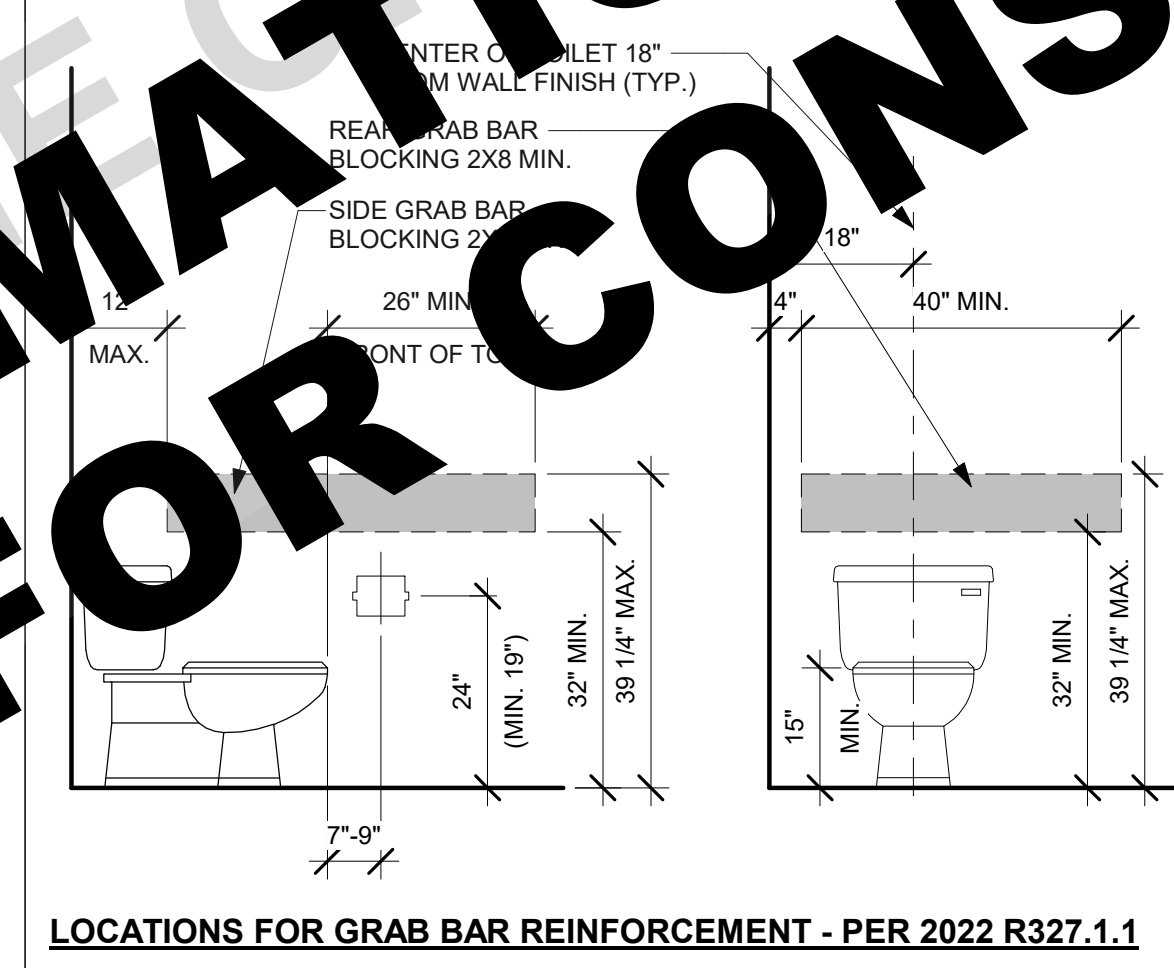
**22 DOWNSPOUT ATTACHMENT**  
SCALE: 3" = 1'-0"



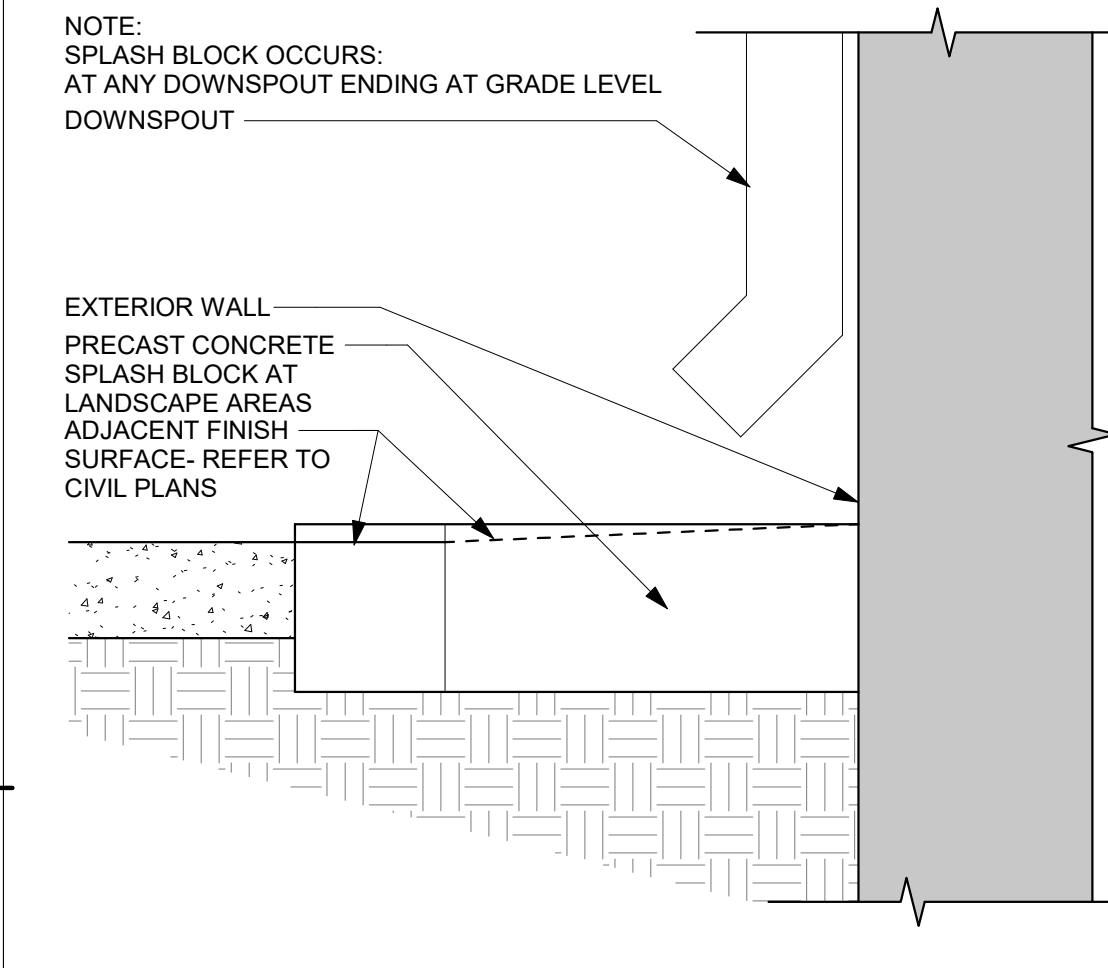
**12 TYPICAL VALLEY DETAIL**  
SCALE: 3" = 1'-0"



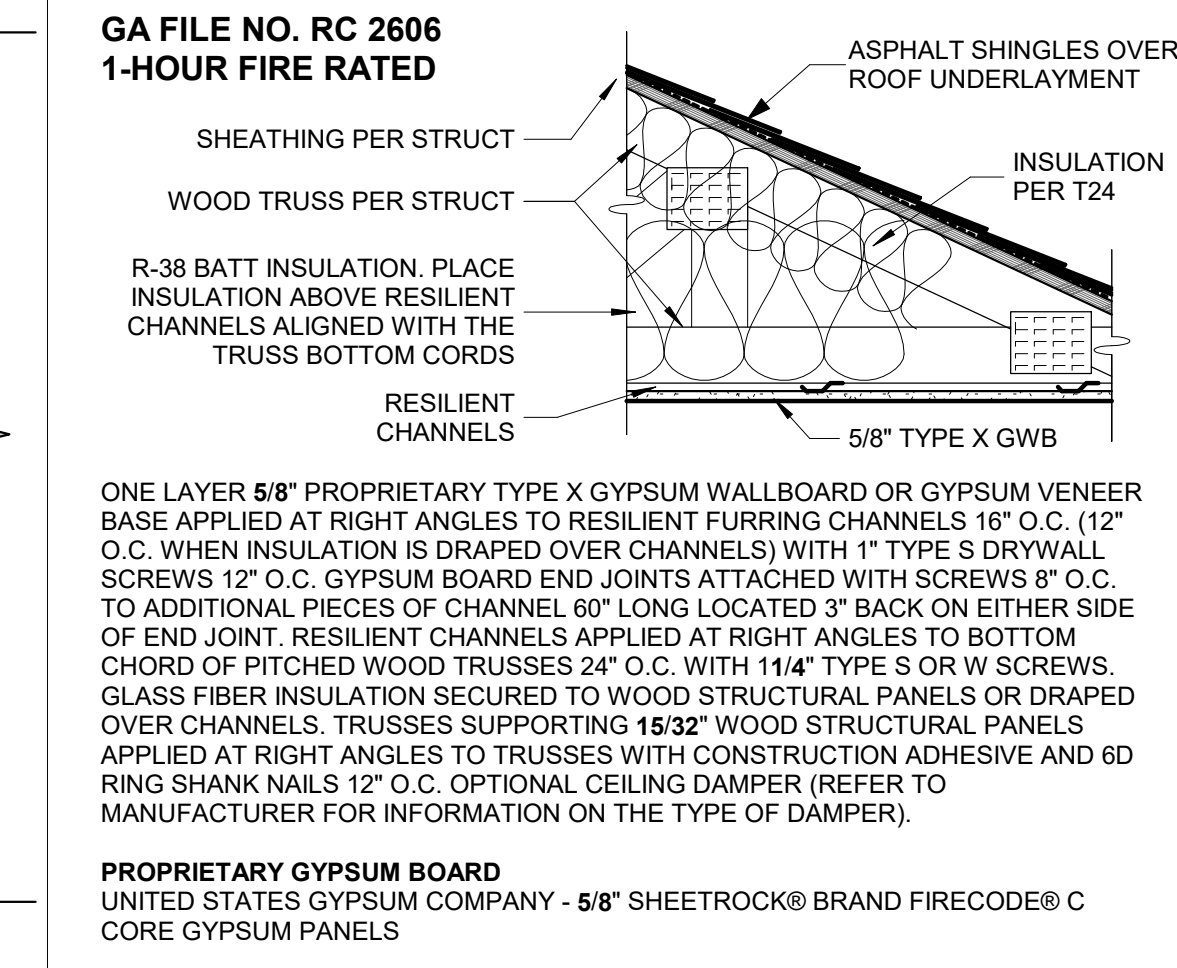
**43 DOOR THRESHOLD**  
SCALE: 1/2" = 1'-0"



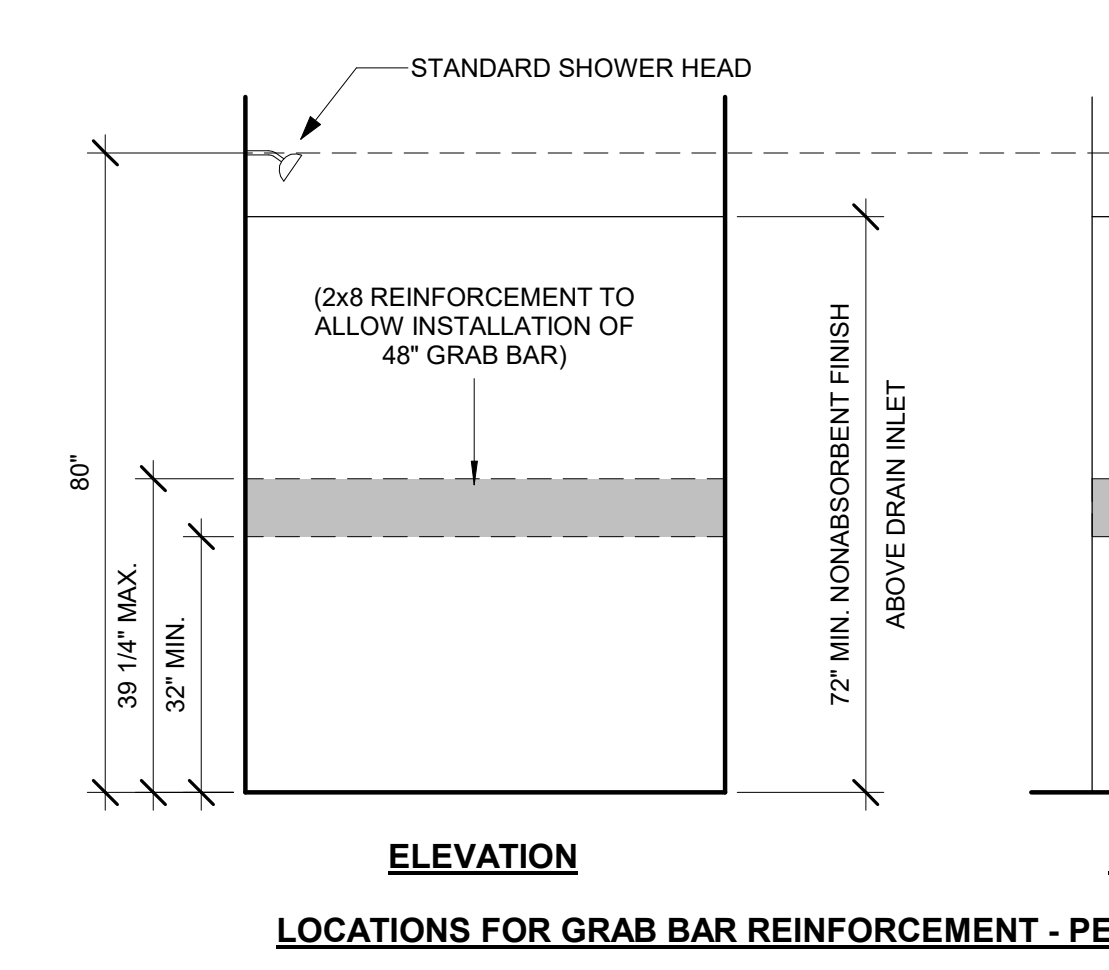
**33 AGING-IN-PLACE WATER CLOSET**  
SCALE: 1/2" = 1'-0"



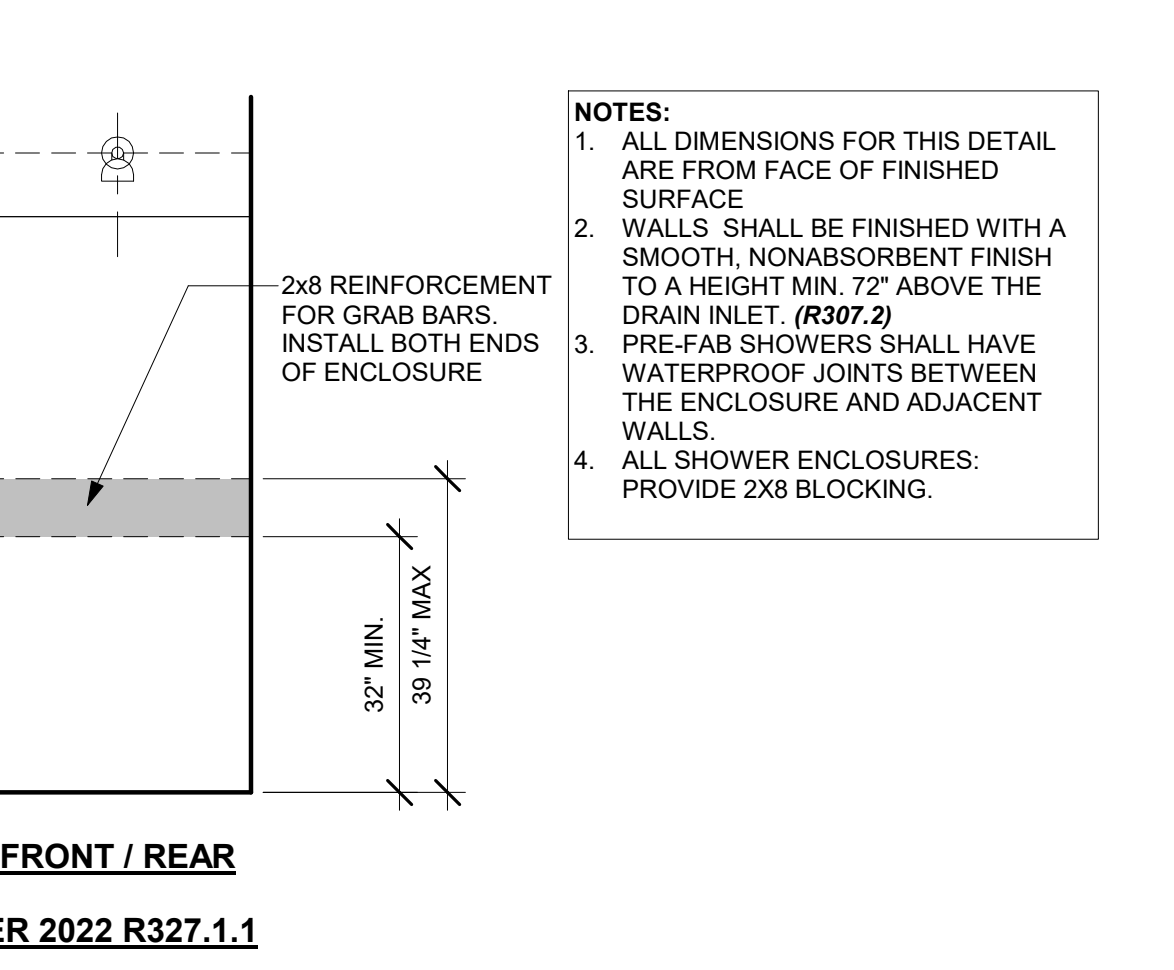
**23 DOWNSPOUT TO SPLASH BLOCK**  
SCALE: 1/2" = 1'-0"



**13 ROOF ASSEMBLY (1-HOUR)**  
SCALE: 1" = 1'-0"



**44 AGING-IN-PLACE SHOWER COMPLIANCE**  
SCALE: 1/2" = 1'-0"



**24 AGING-IN-PLACE TUB COMPLIANCE**  
SCALE: 1/2" = 1'-0"

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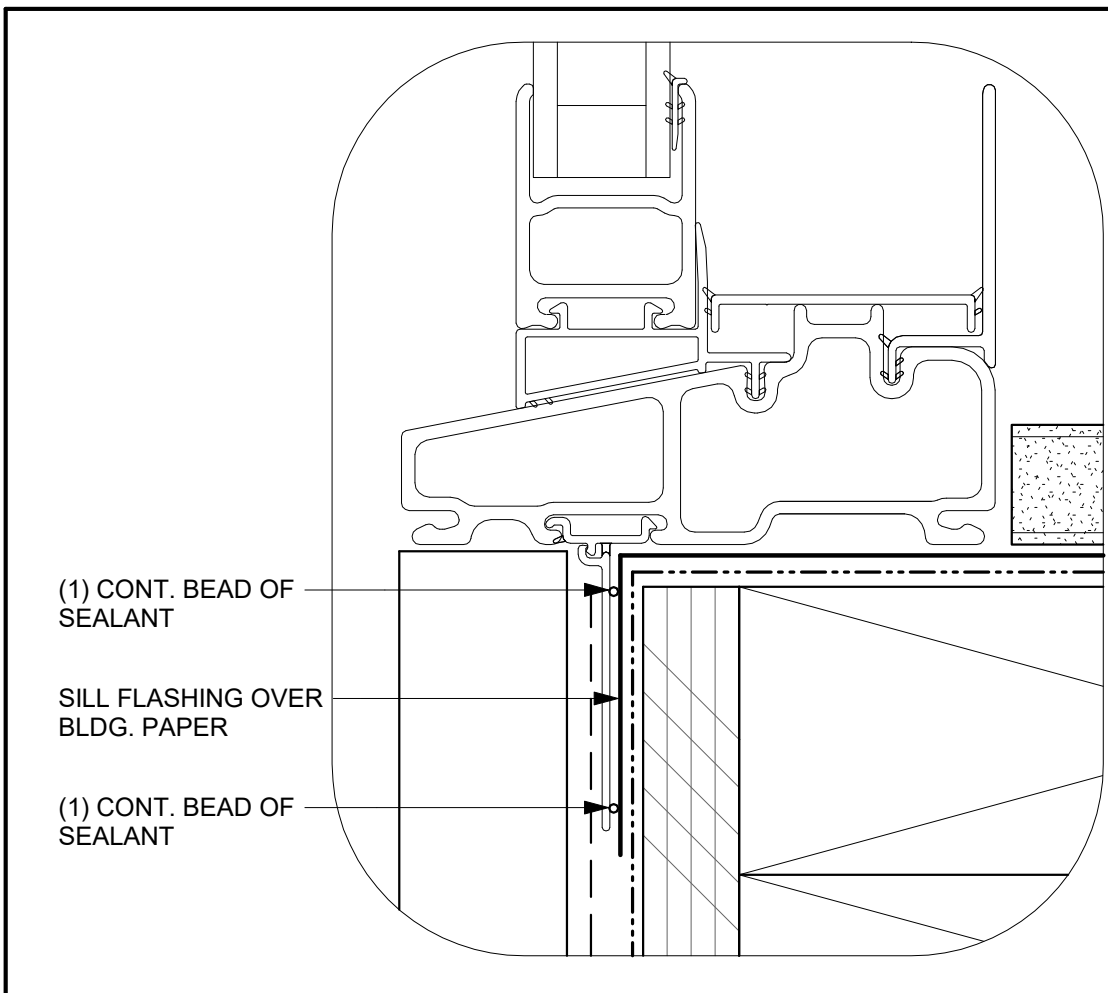
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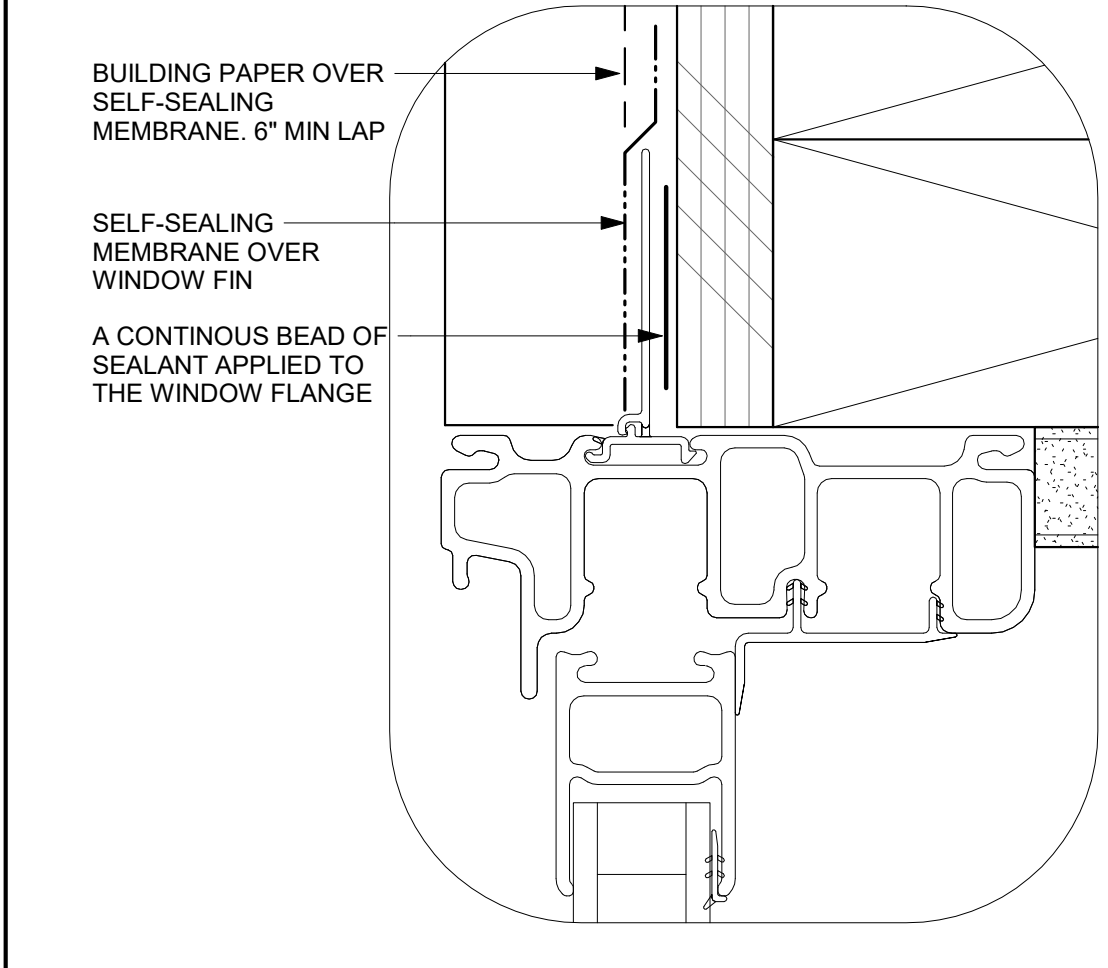
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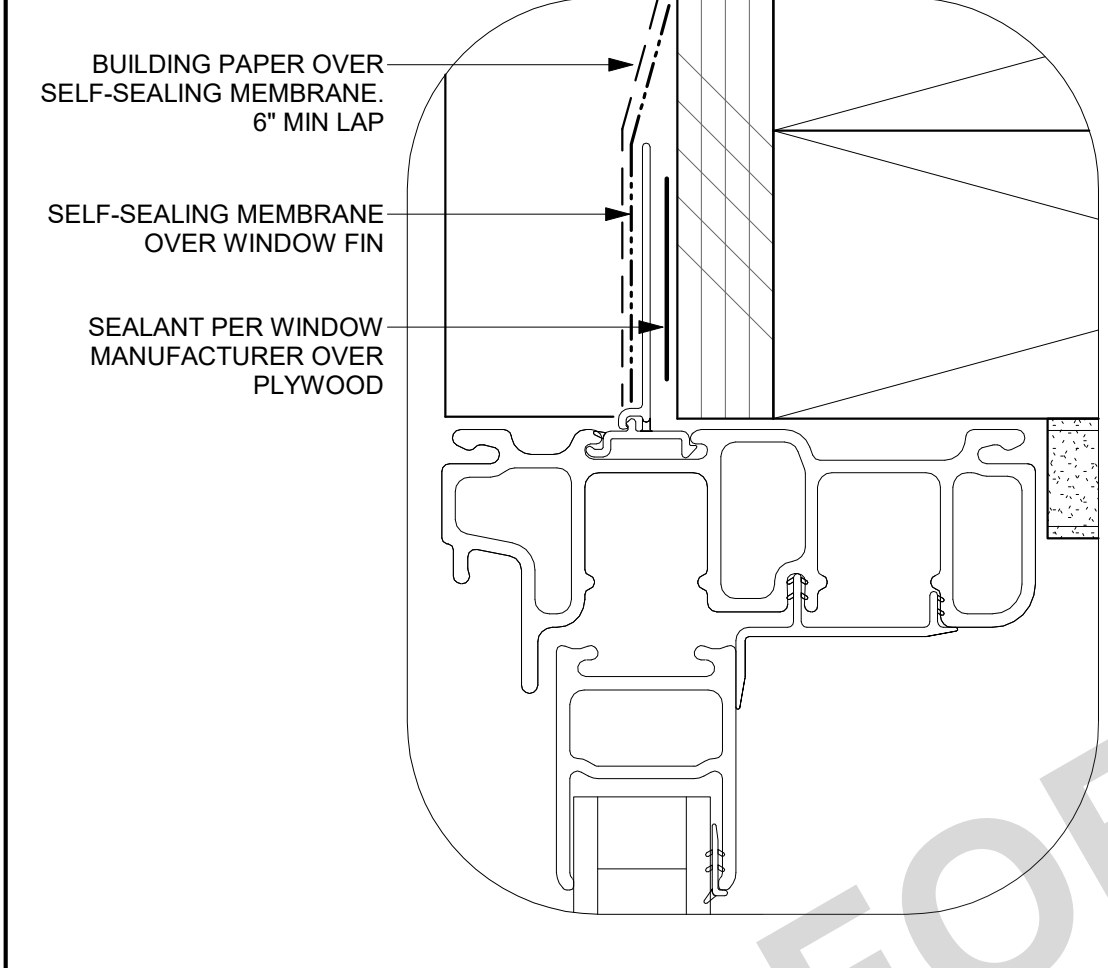
**51 DETAILED SILL FLASHING**

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



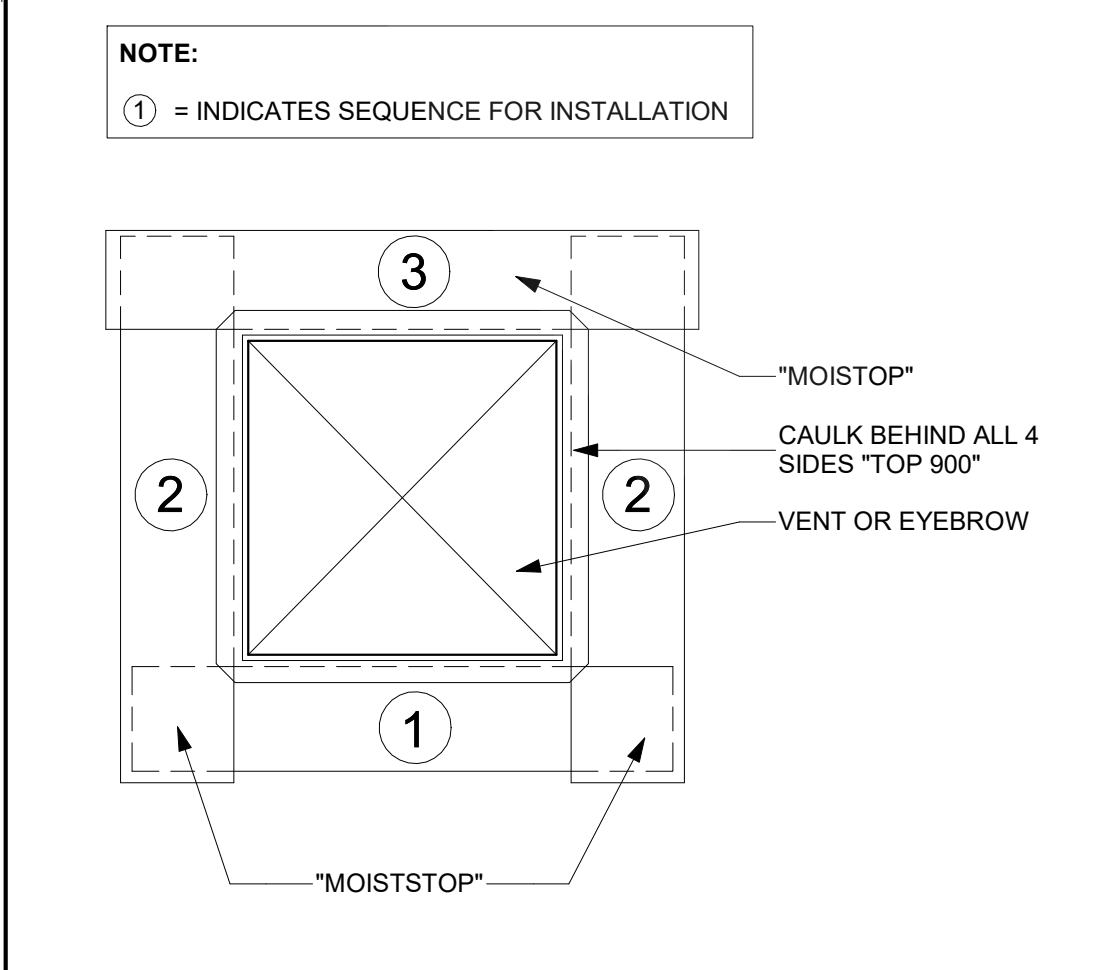
**52 DETAILED HEAD FLASHING**

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



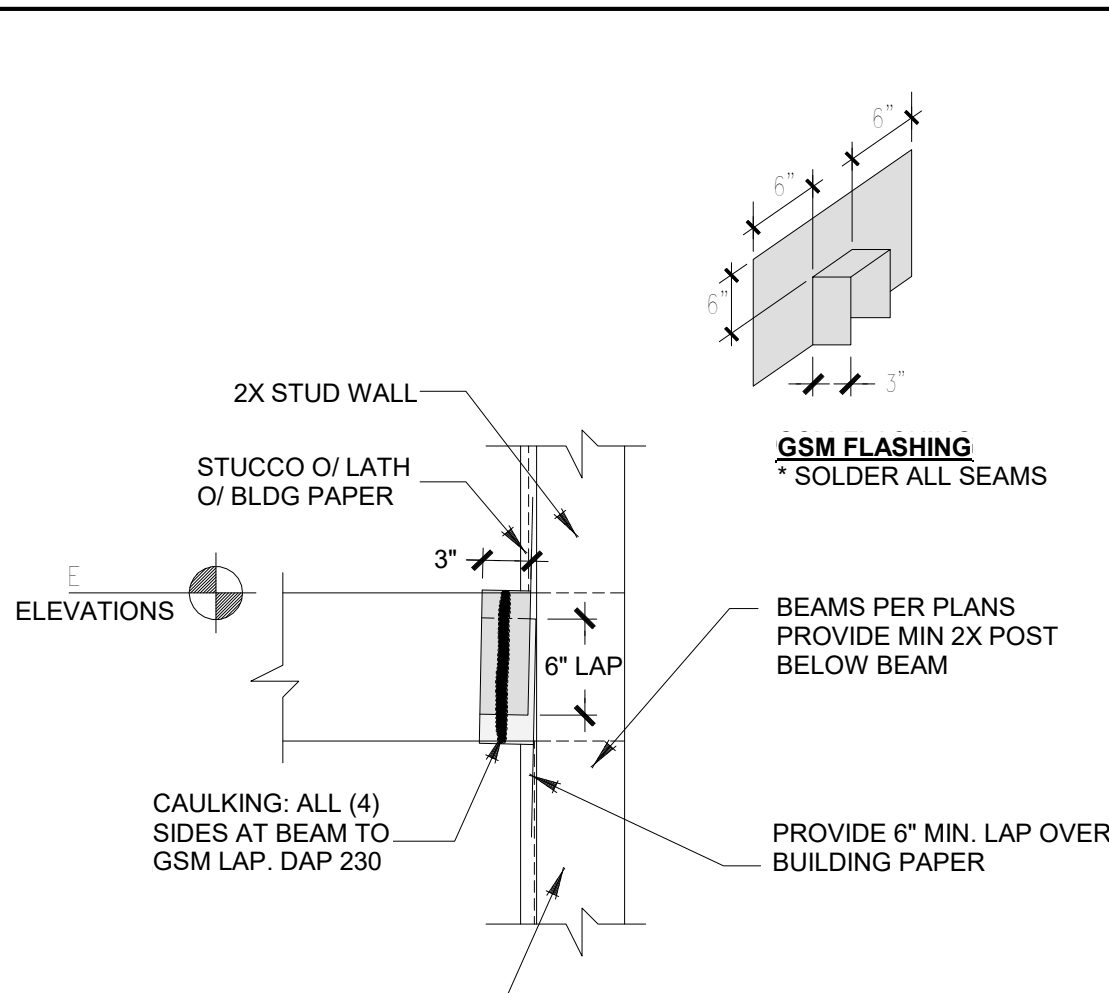
**53 DETAILED JAMB FLASHING**

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



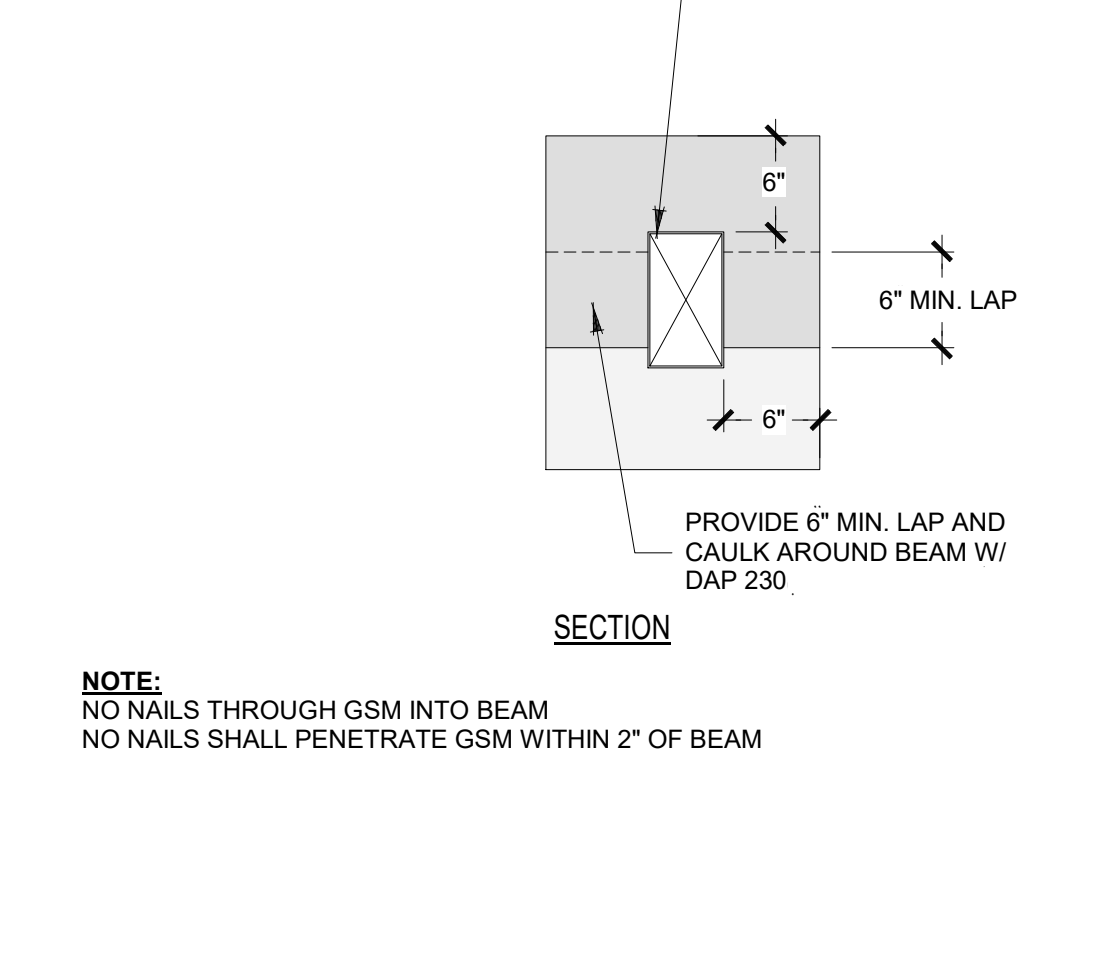
**54 FLASHING - G.I. VENT**

SCALE: 1" = 1'-0"



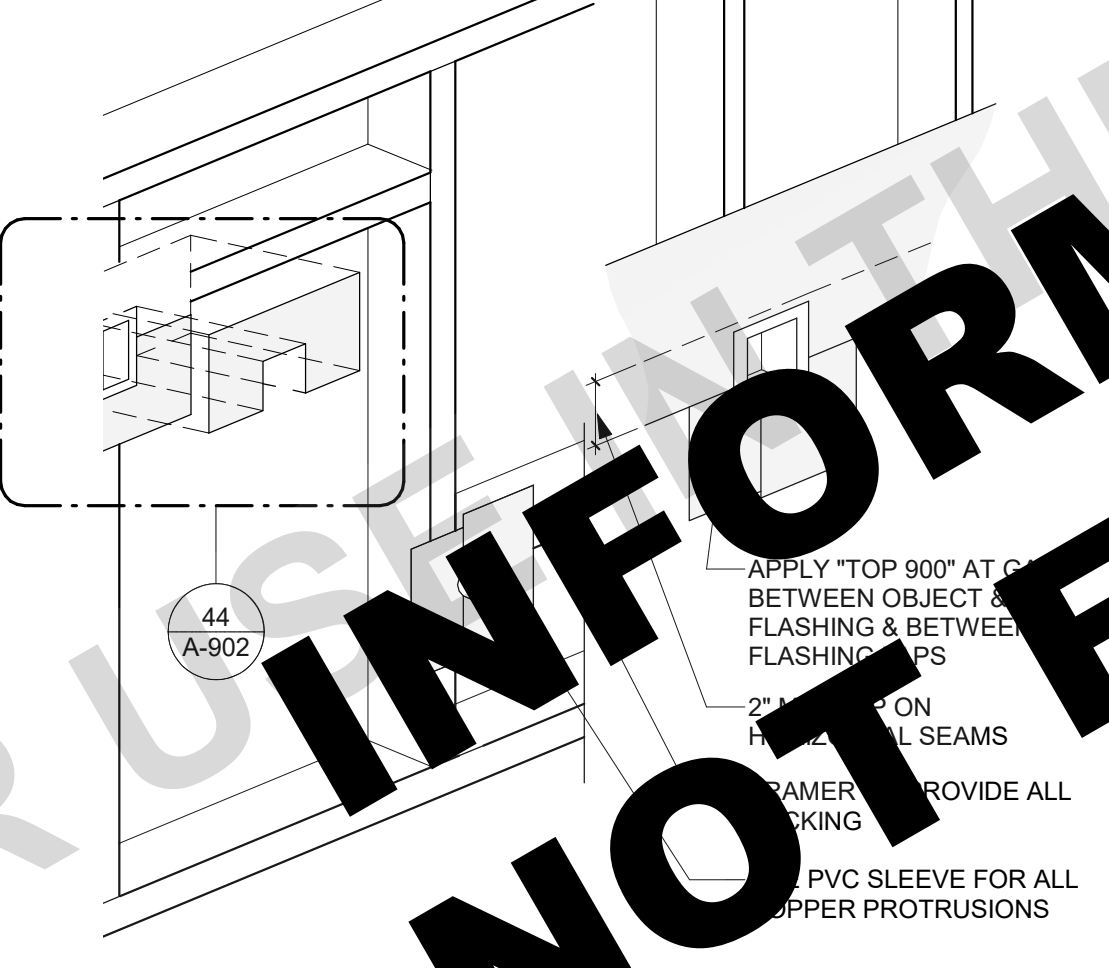
**42 BEAM TO WALL FLASHING**

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



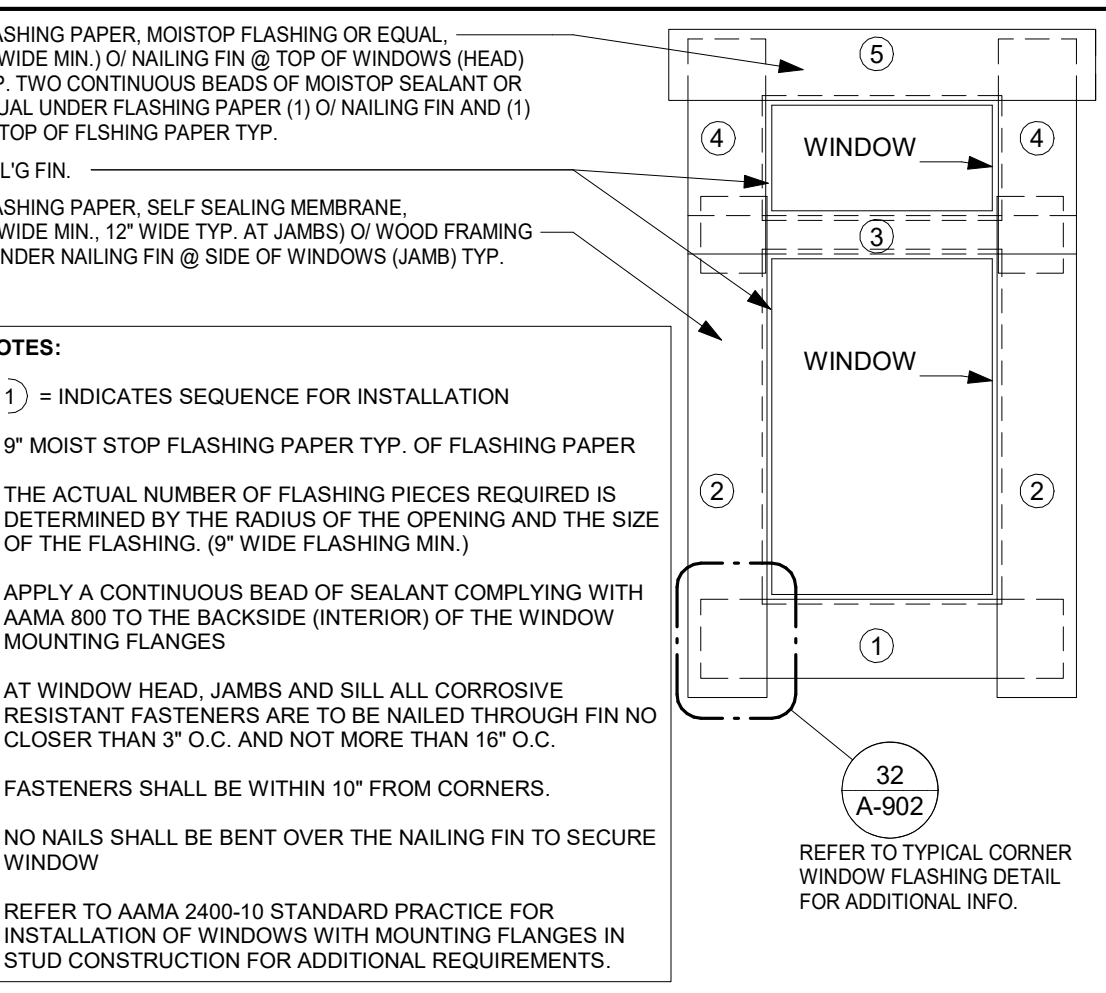
**43 FLASHING - PROTRUSIONS**

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



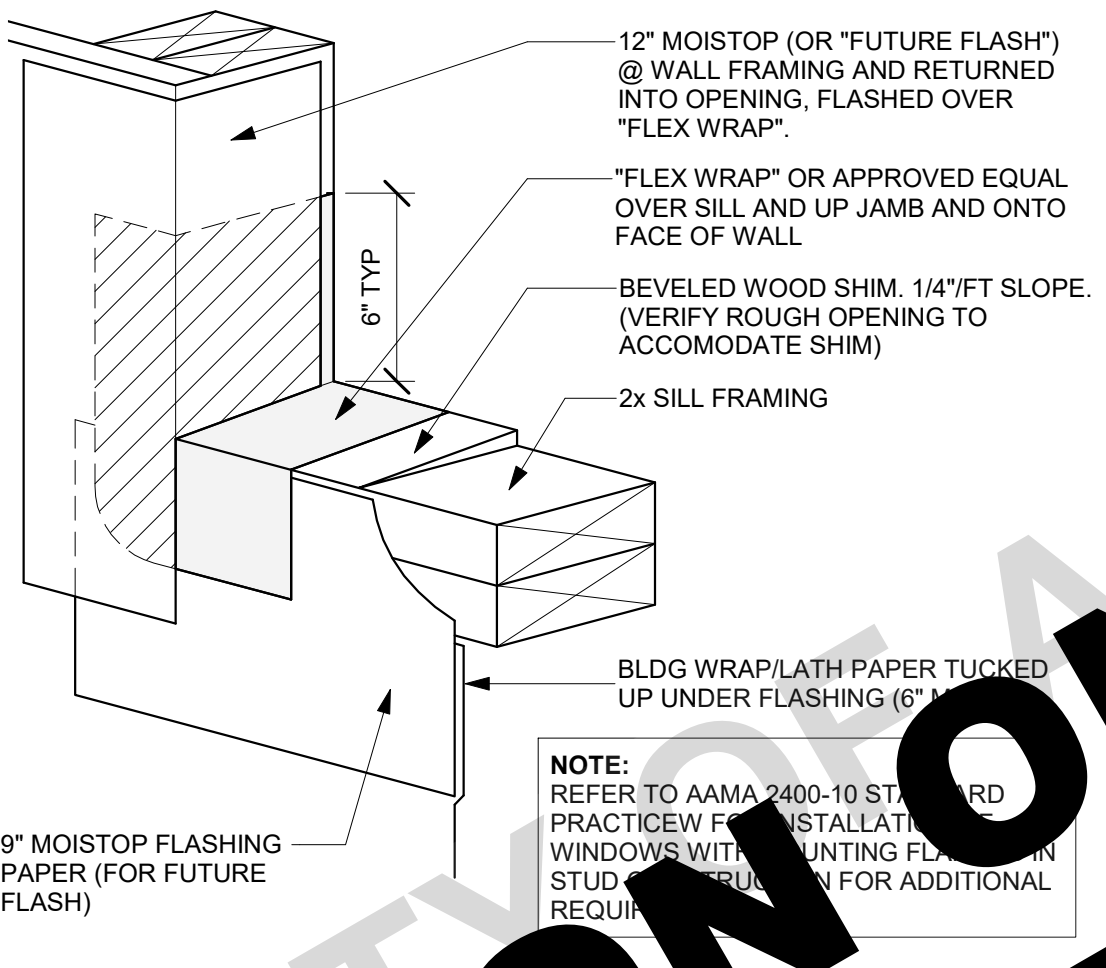
**44 FLASHING - DETAILED PROTRUSION**

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



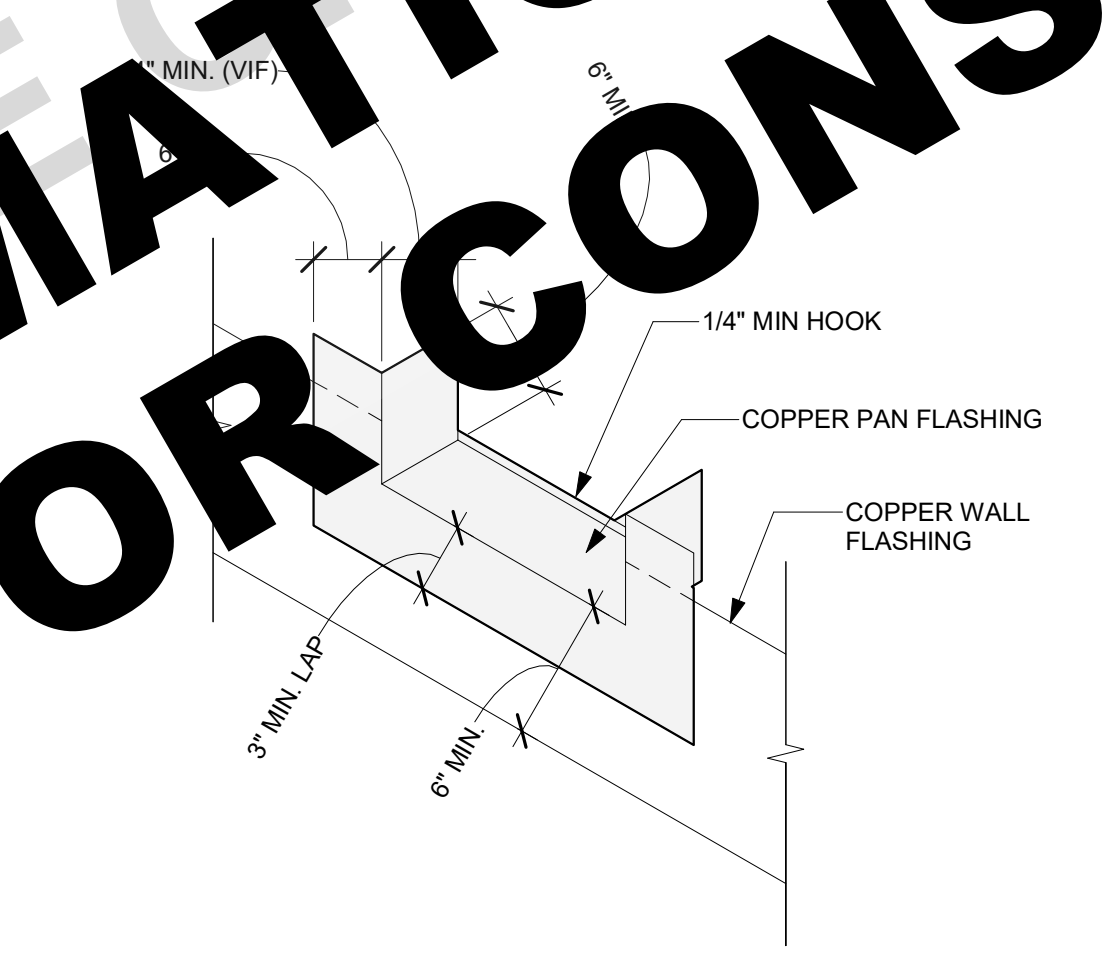
**31 FLASHING - WINDOW TYP.**

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



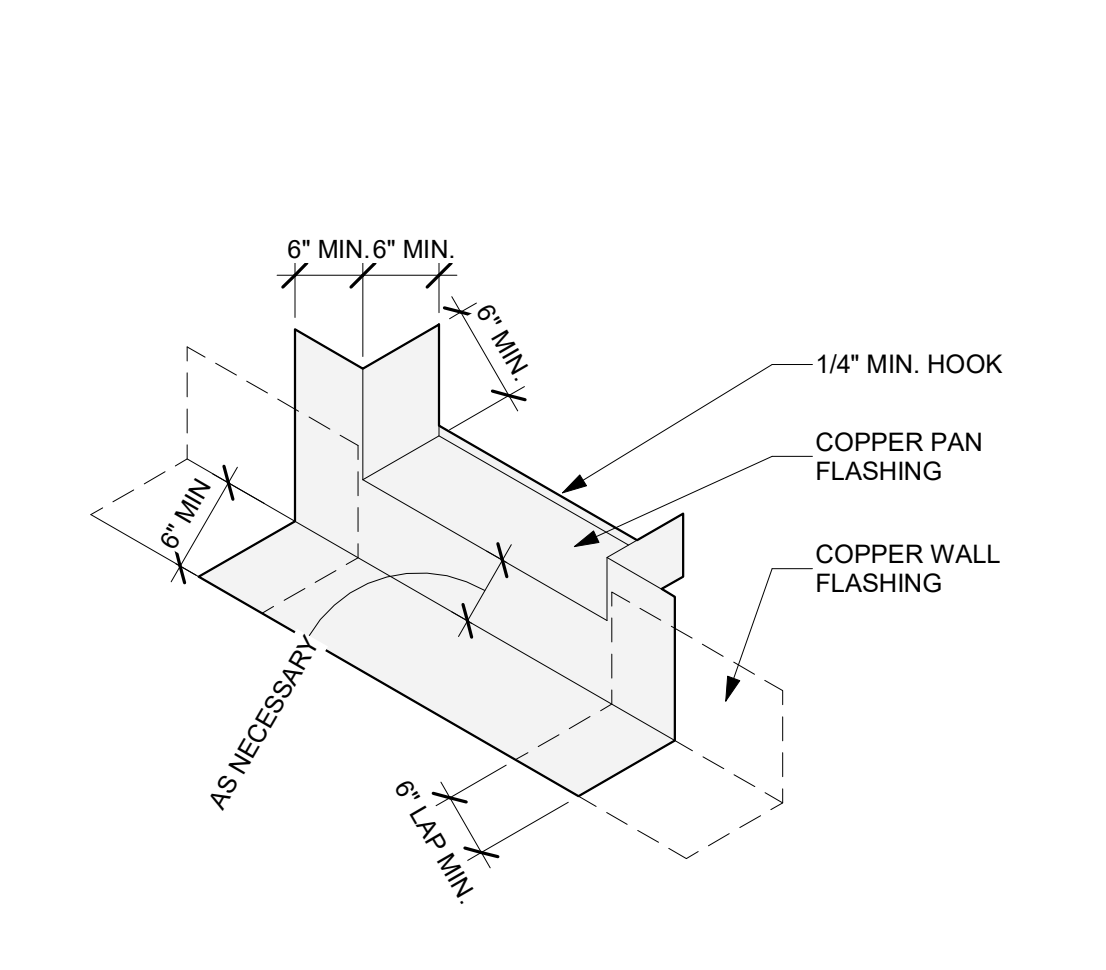
**32 FLASHING - WINDOW DRNER TYP.**

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



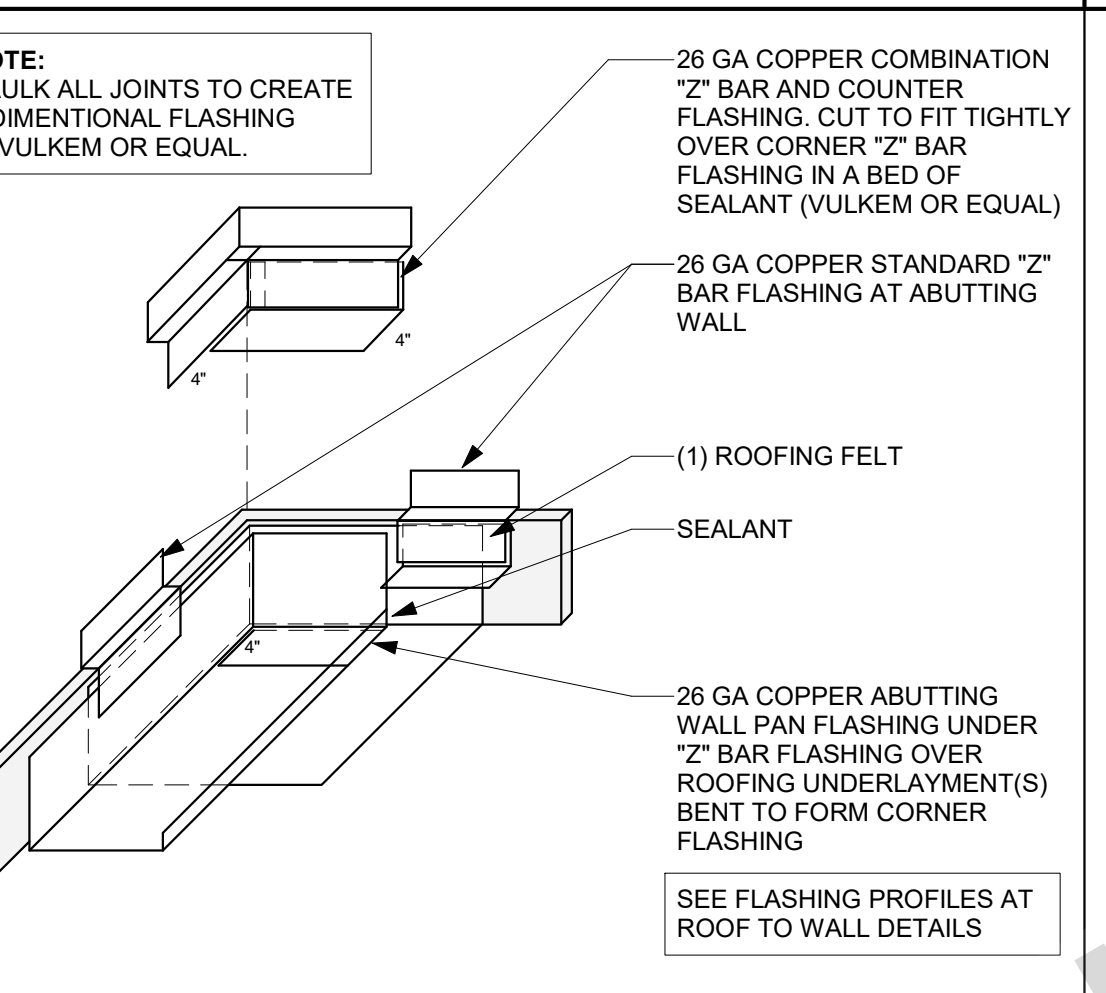
**33 FLASHING - DOOR AT GRADE2**

SCALE: NTS



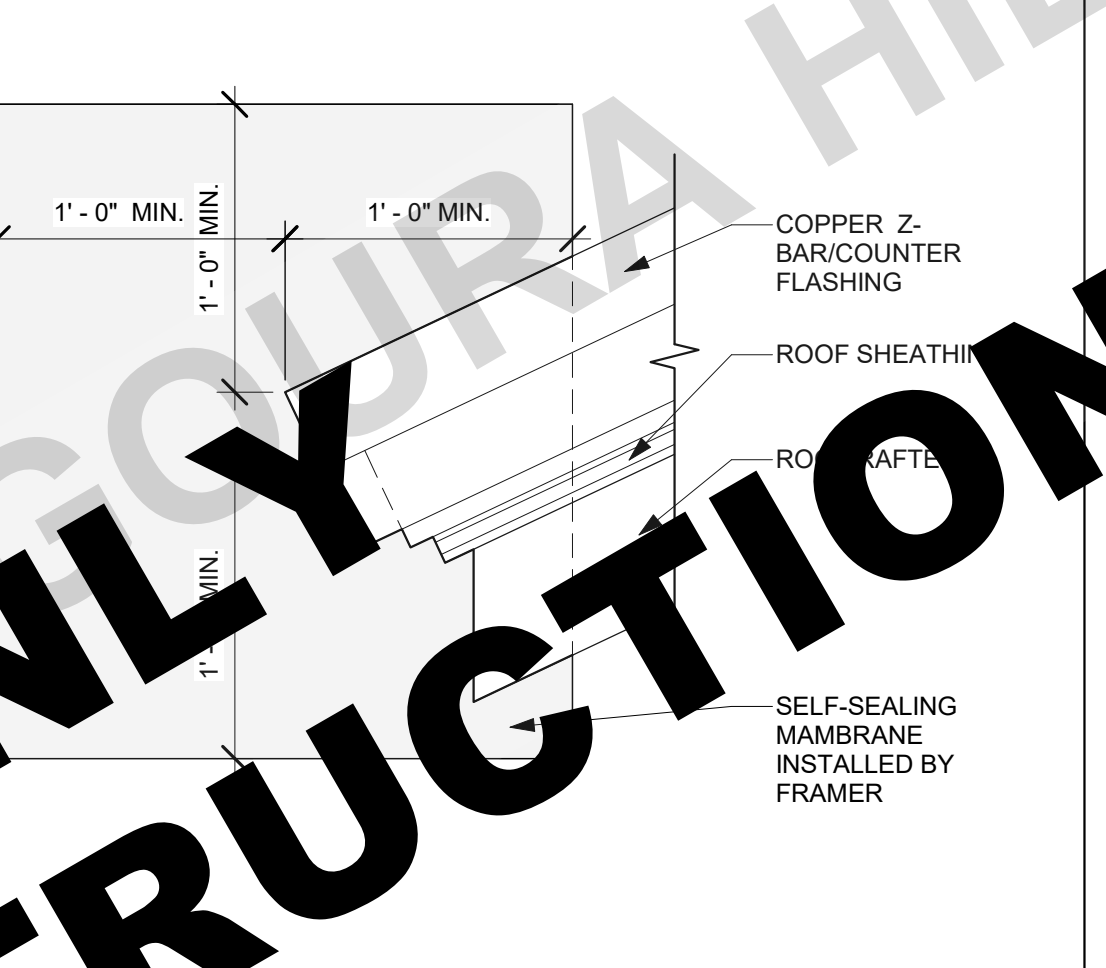
**34 FLASHING - DOOR AT W.P. DECK2**

SCALE: NTS



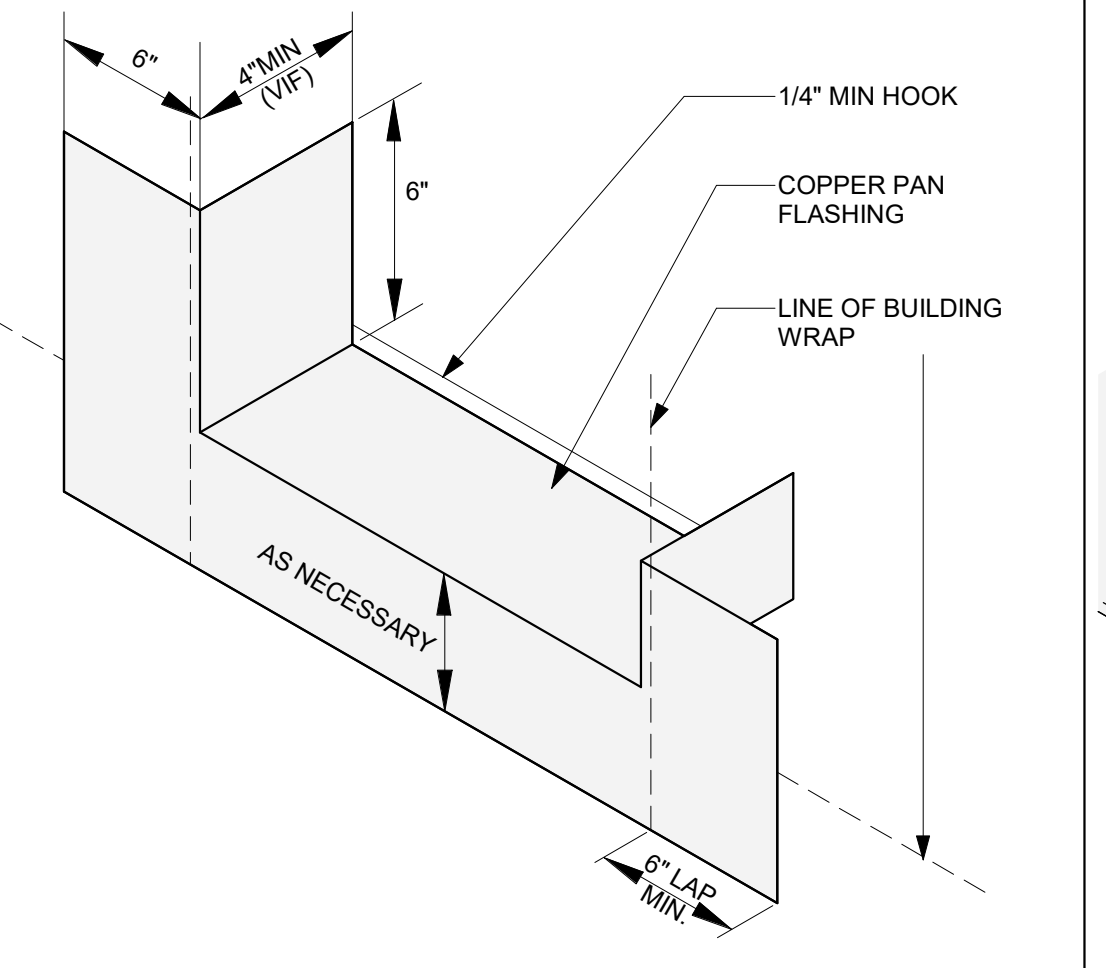
**21 ROOF TO WALL TYP. FLASHING 5**

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



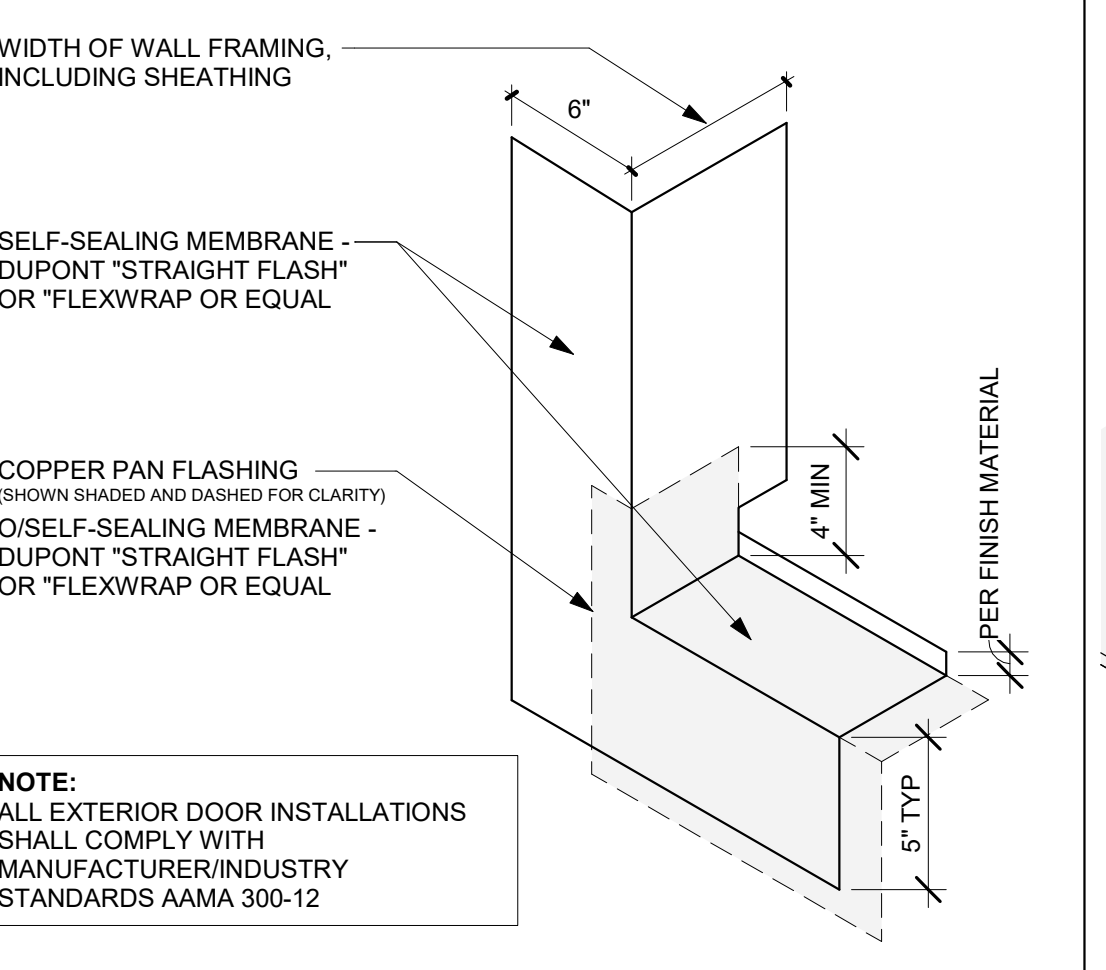
**22 FLASHING - FASCIA TO WALL TYP.**

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



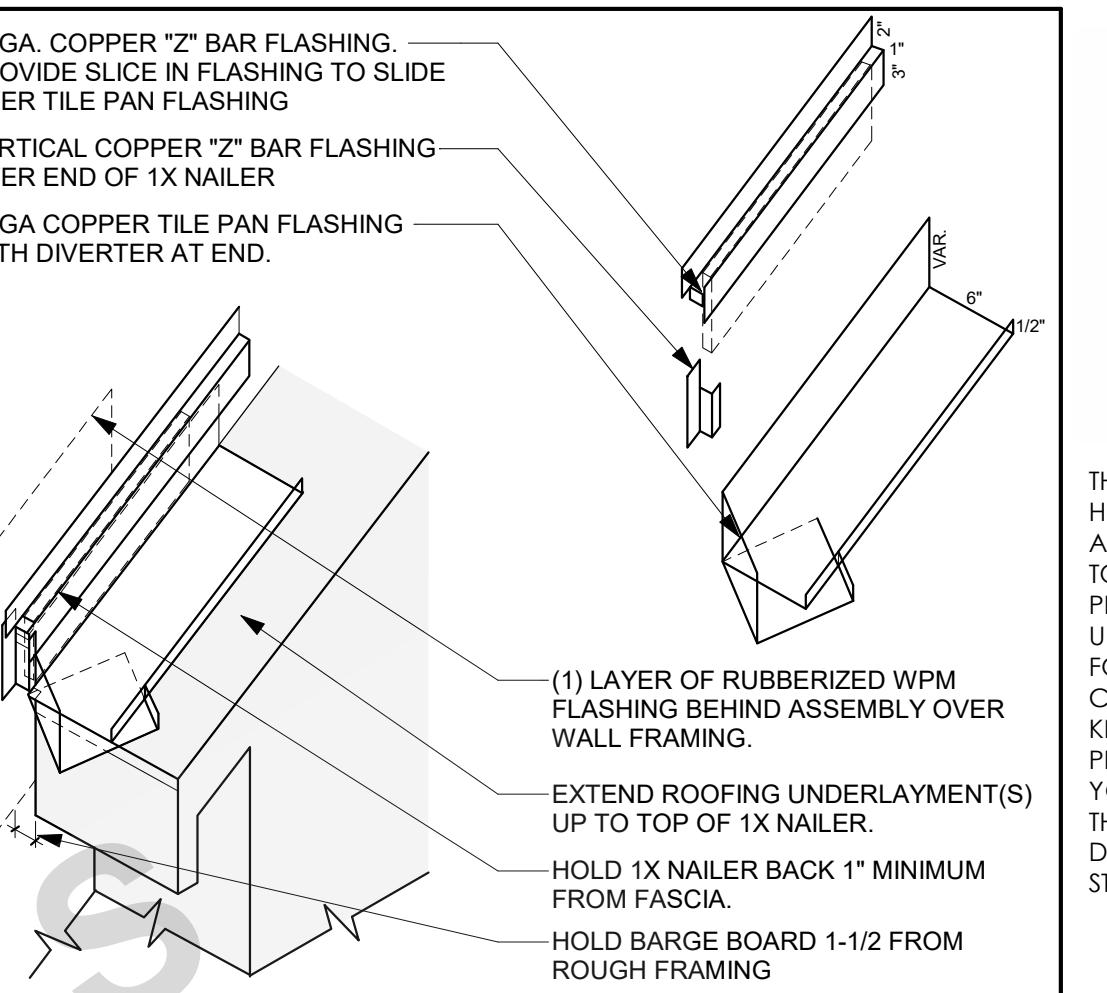
**23 FLASHING PAN @ DOOR THRESHOLD**

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



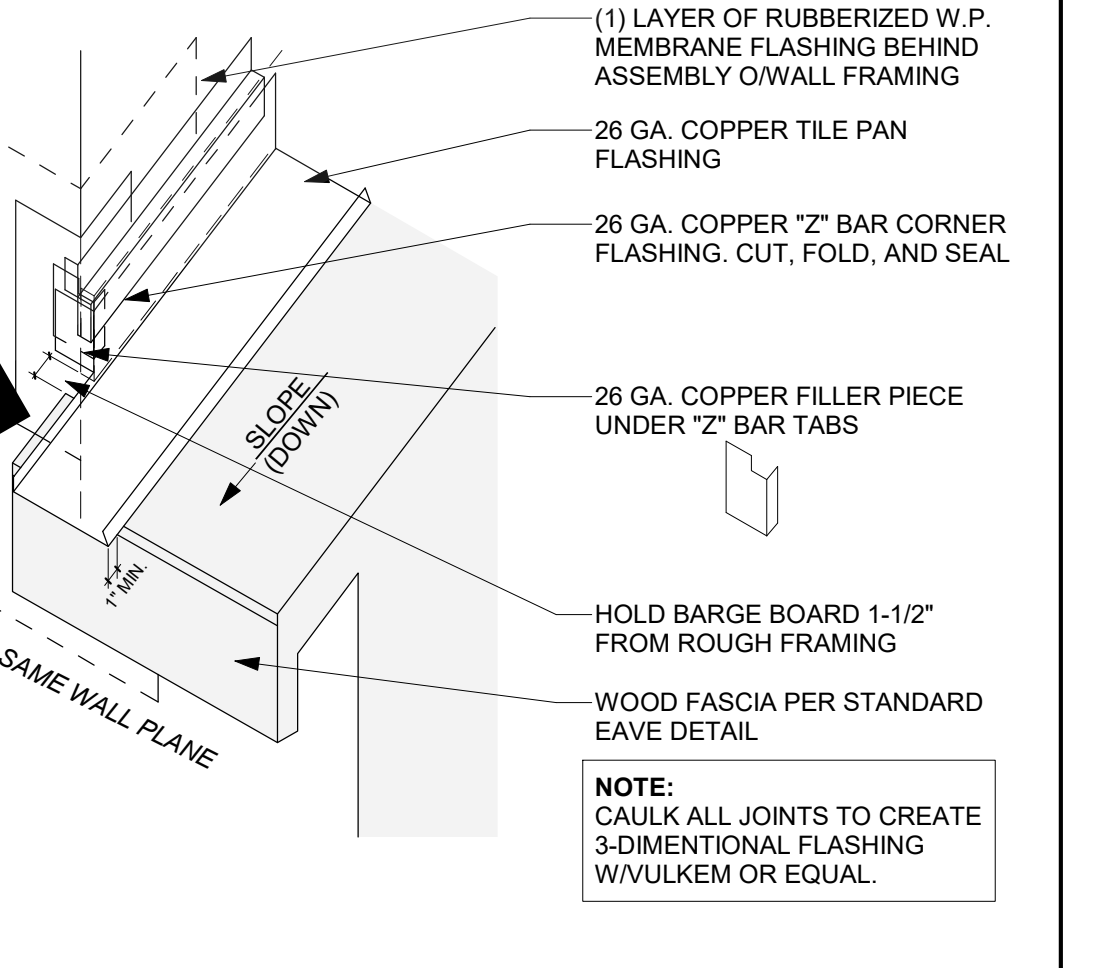
**24 FLASHING - JAMB TO SILL TYP.**

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



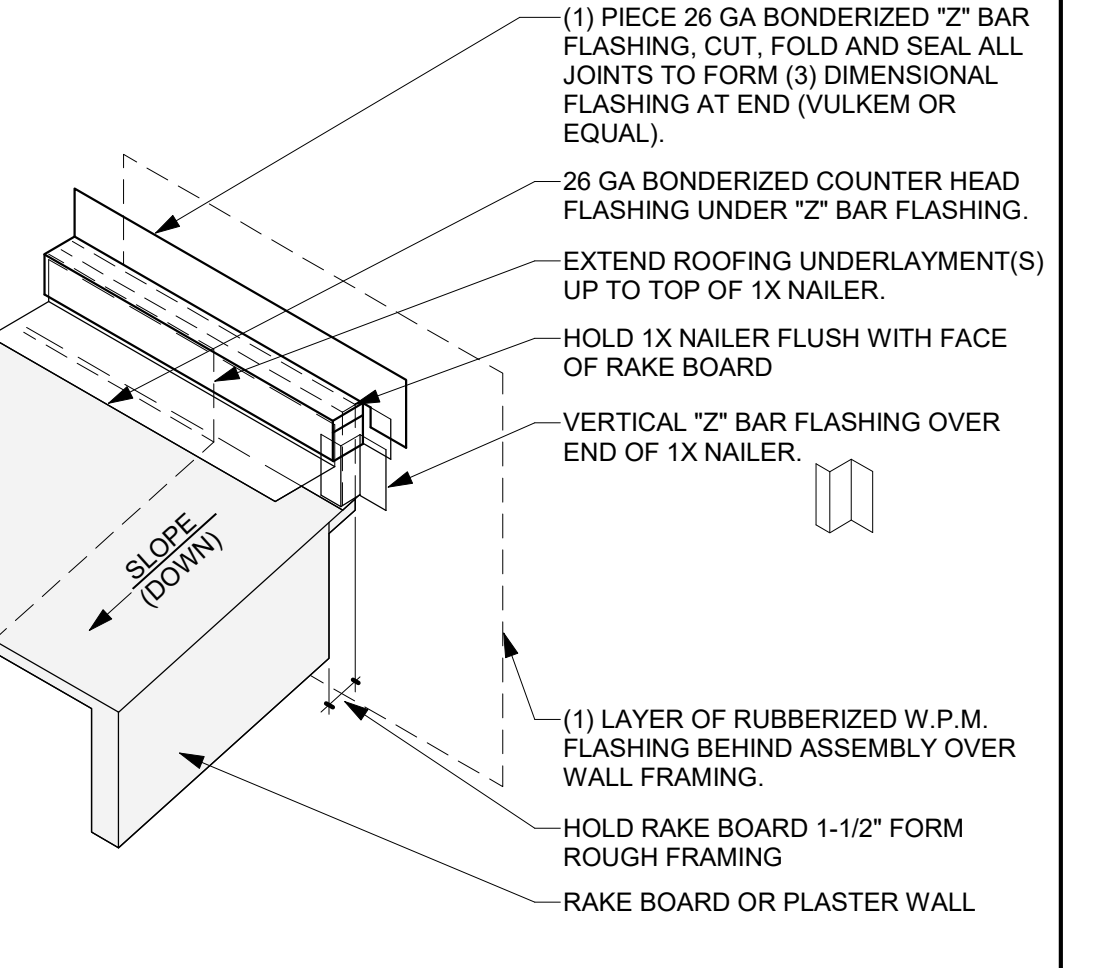
**11 ROOF TO WALL TYP. FLASHING 1**

SCALE: 6" = 1'-0"



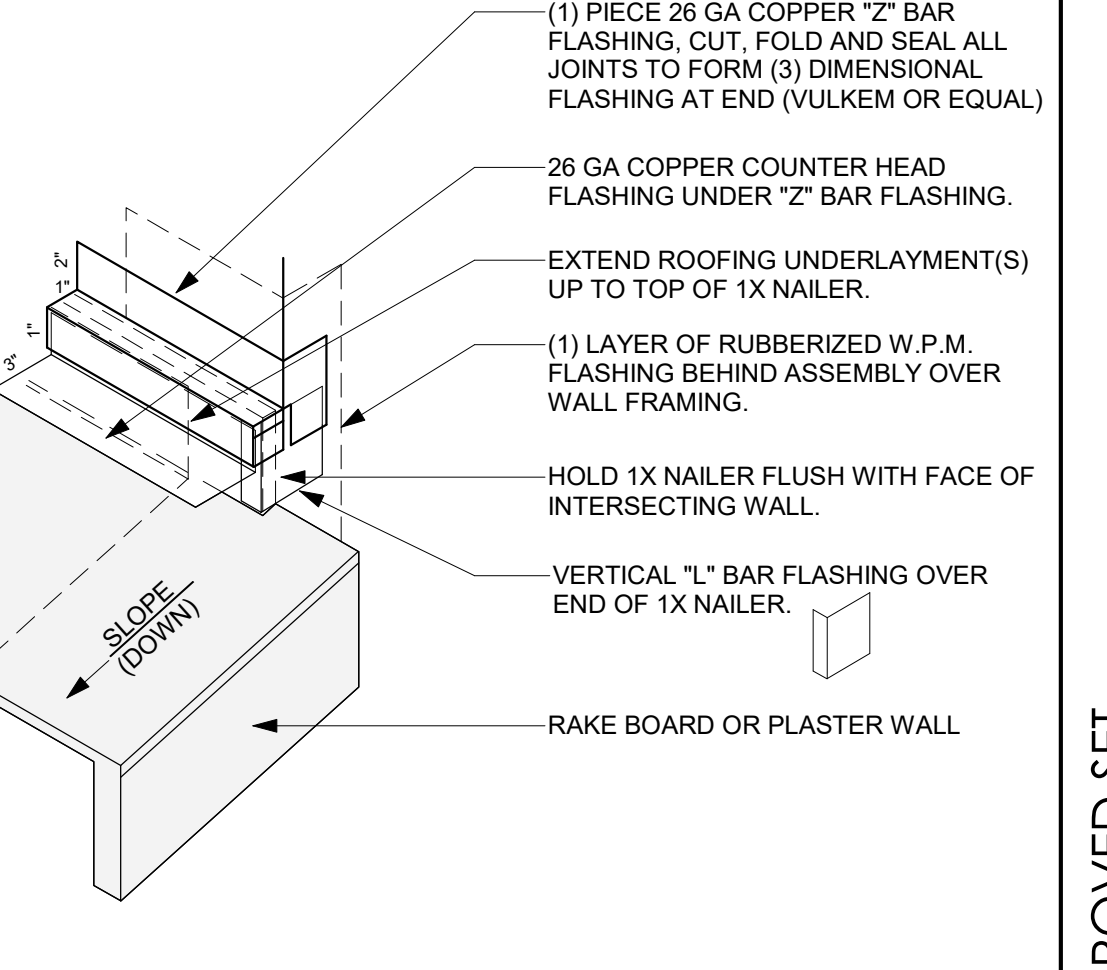
**12 ROOF TO WALL TYP. FLASHING 2**

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



**13 ROOF TO WALL TYP. FLASHING 3**

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



**14 ROOF TO WALL TYP. FLASHING**

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

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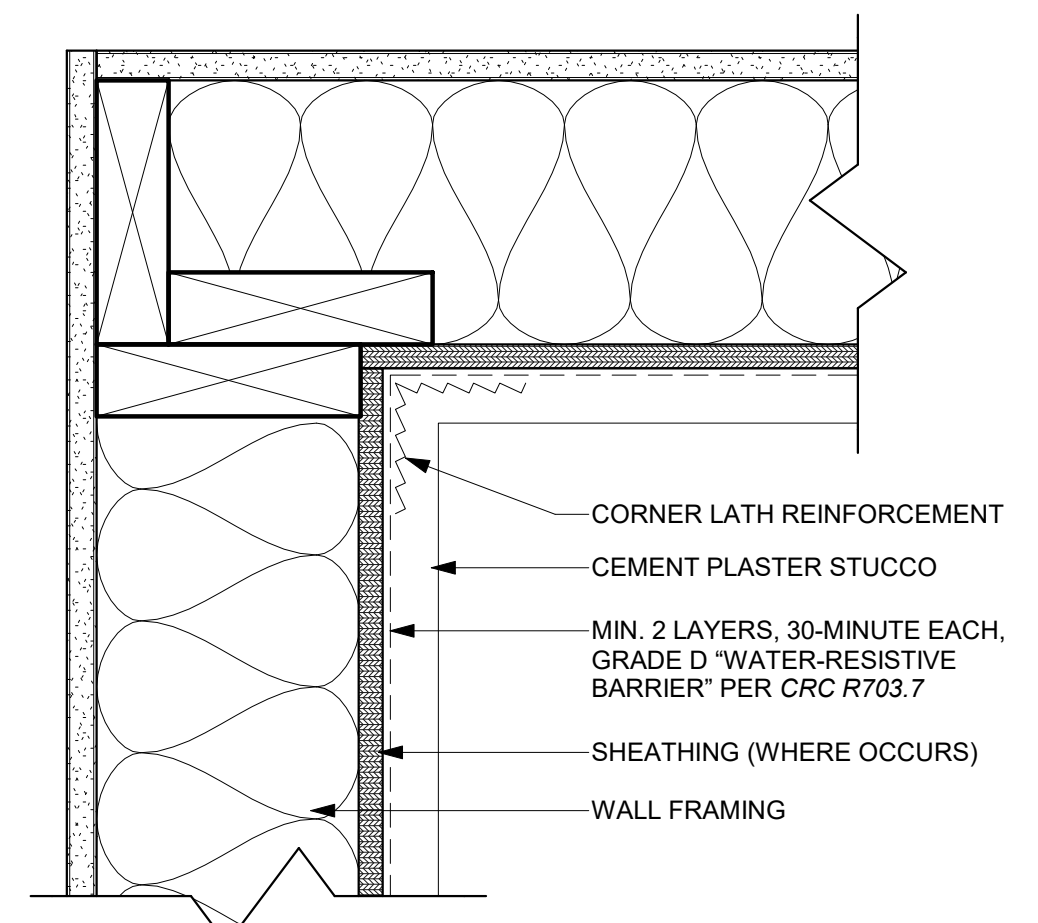
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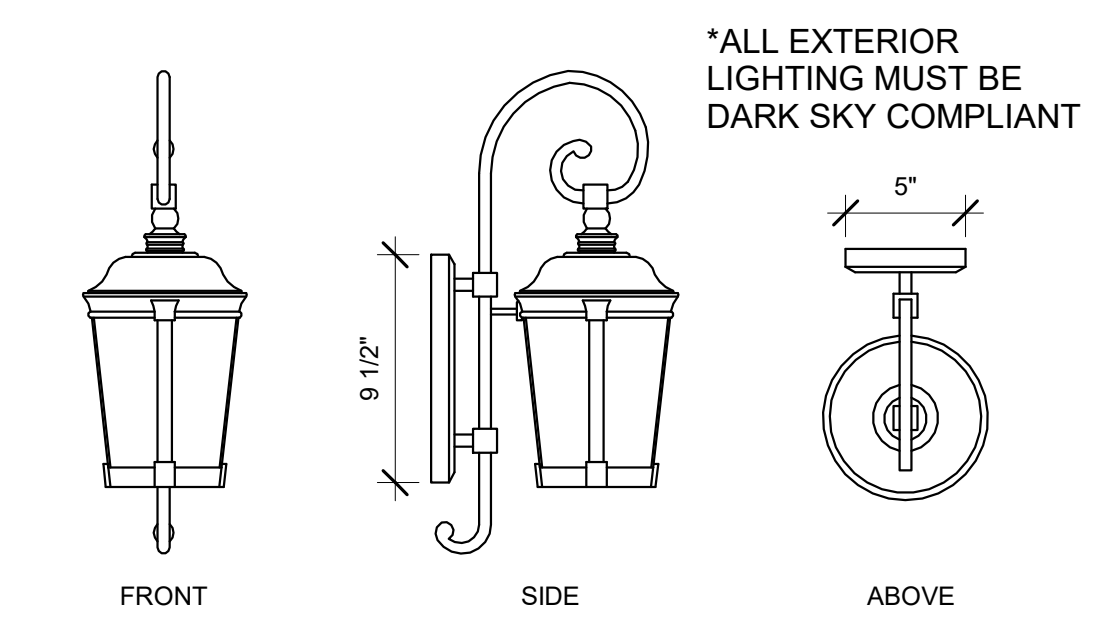
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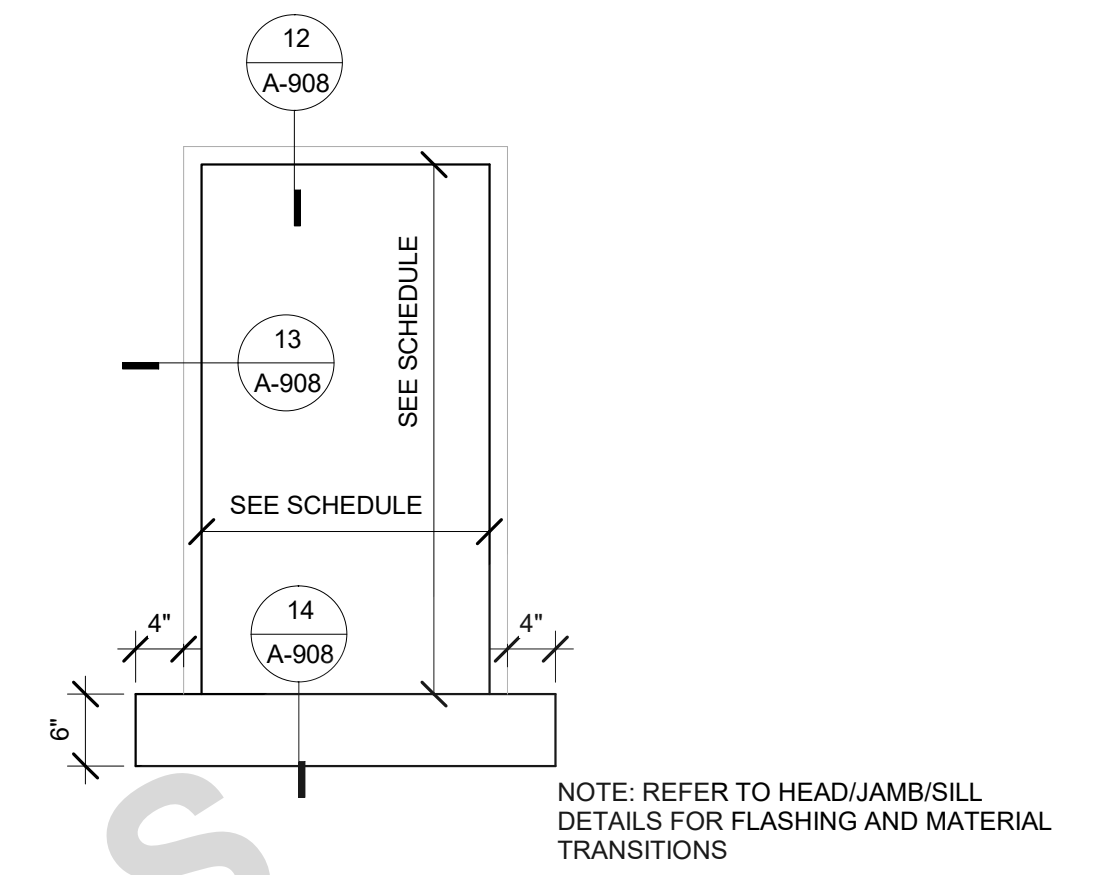


**31 TYP. INSIDE CORNER-SPANISH**  
SCALE: 3" = 1'-0"

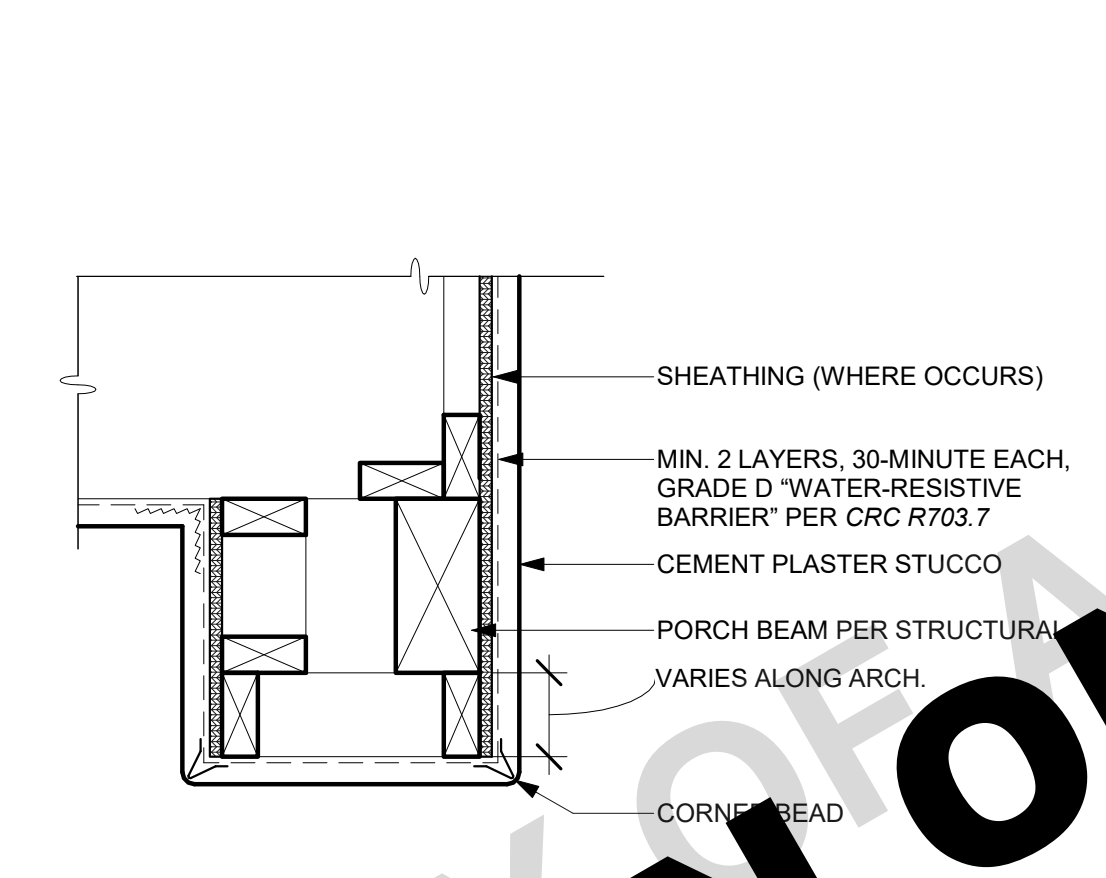


\*ALL EXTERIOR LIGHTING MUST BE DARK SKY COMPLIANT  
MAXIM LIGHTING - WHISPER DARK SKY EE 1-LIGHT OUTDOOR WALL LATERN (8639BZ)  
OR EQUAL DARK SKY COMPLIANT FIXTURE PER ZONING REGULATIONS SECTION 17.70.100.  
LIGHT FIXTURE SHALL HAVE SOLID LENSES.

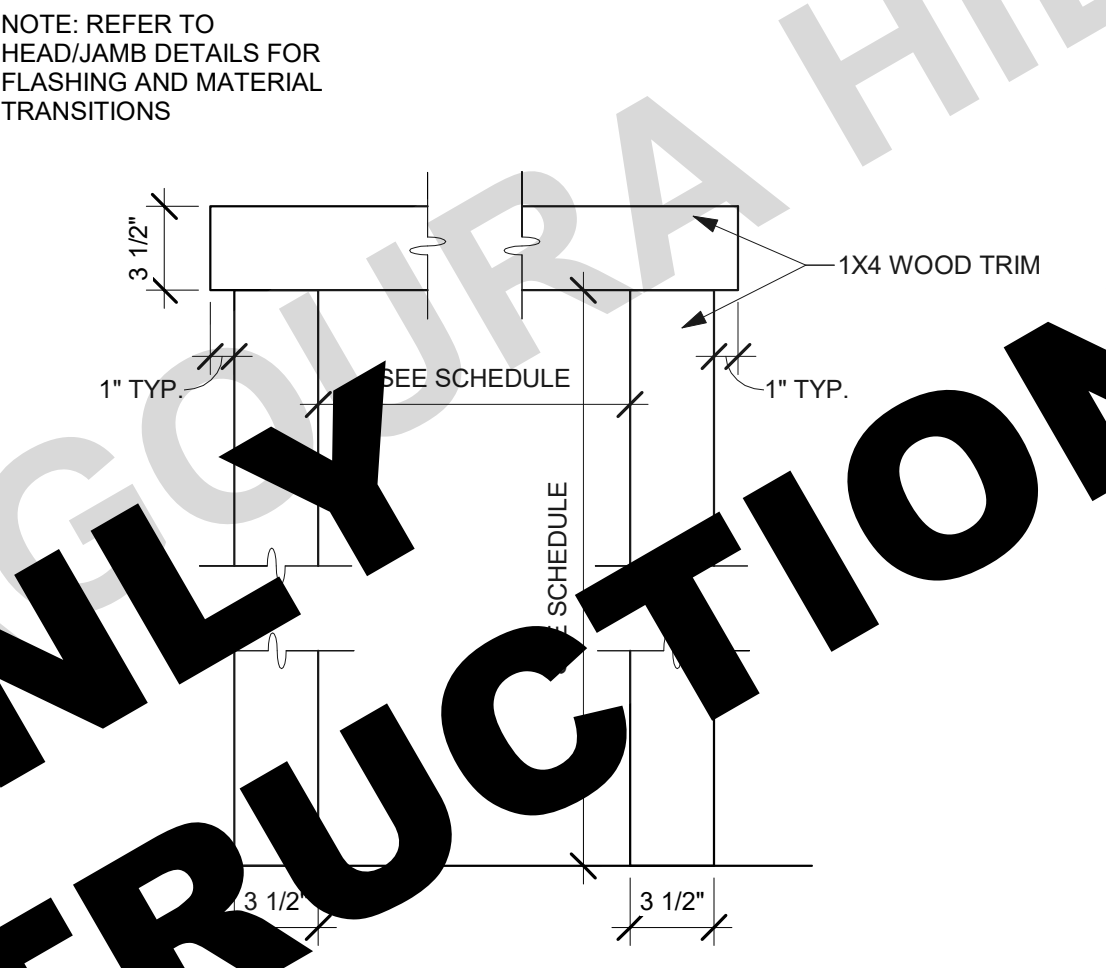
**21 LIGHT FIXTURE - SPANISH**  
SCALE: 1 1/2" = 1'-0"



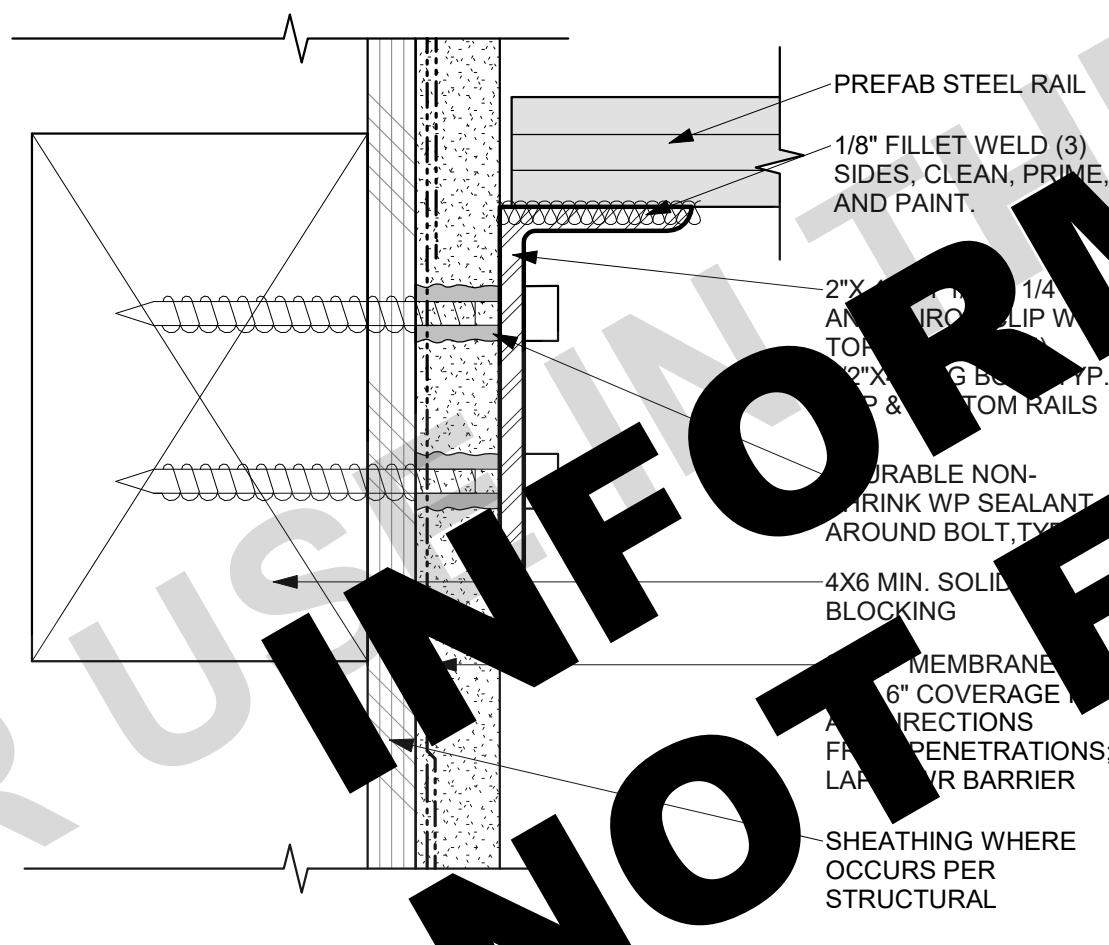
**11 WINDOW TRIM - SPANISH**  
SCALE: 3/4" = 1'-0"



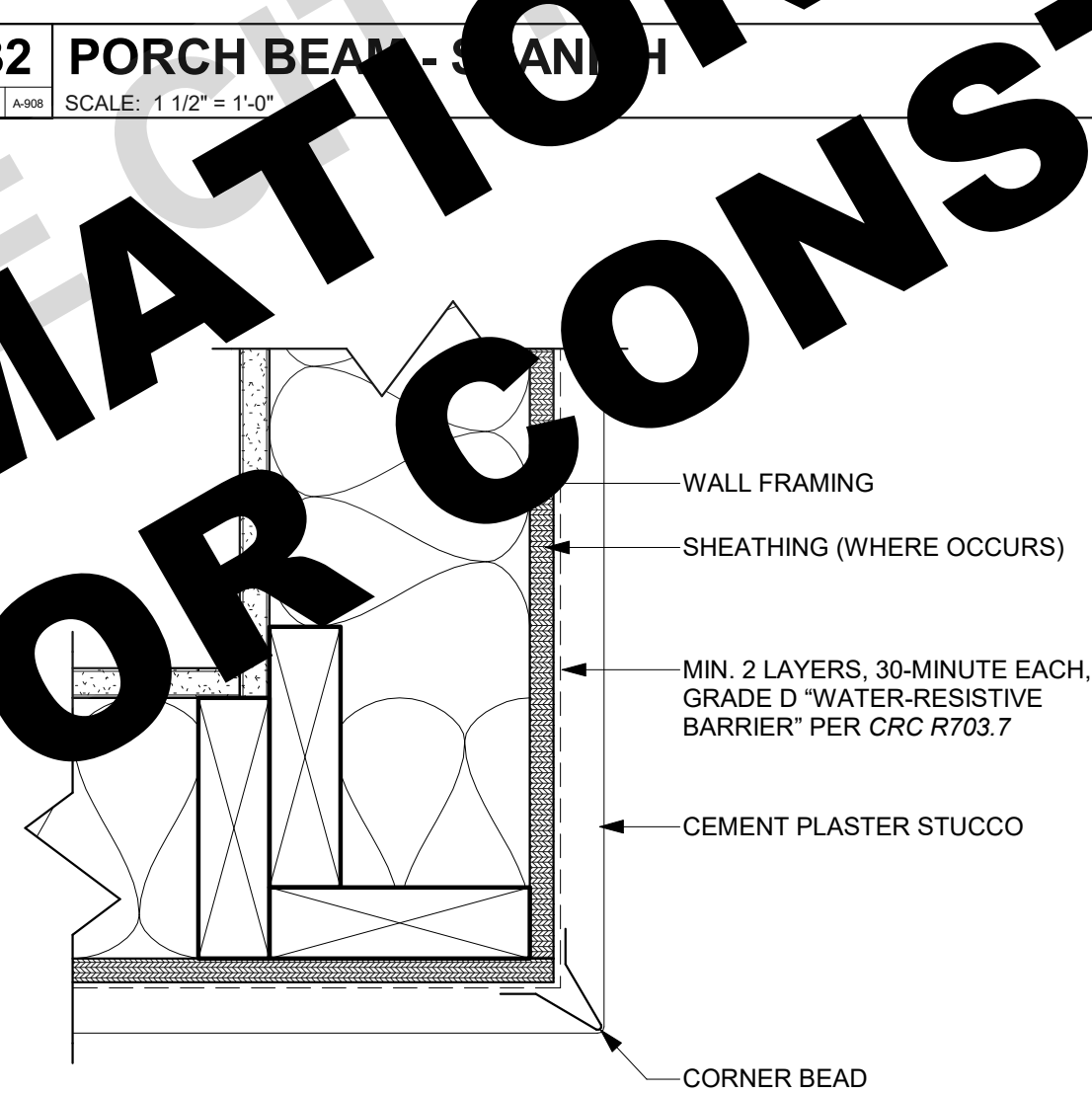
**32 PORCH BEAM - SPANISH**  
SCALE: 1 1/2" = 1'-0"



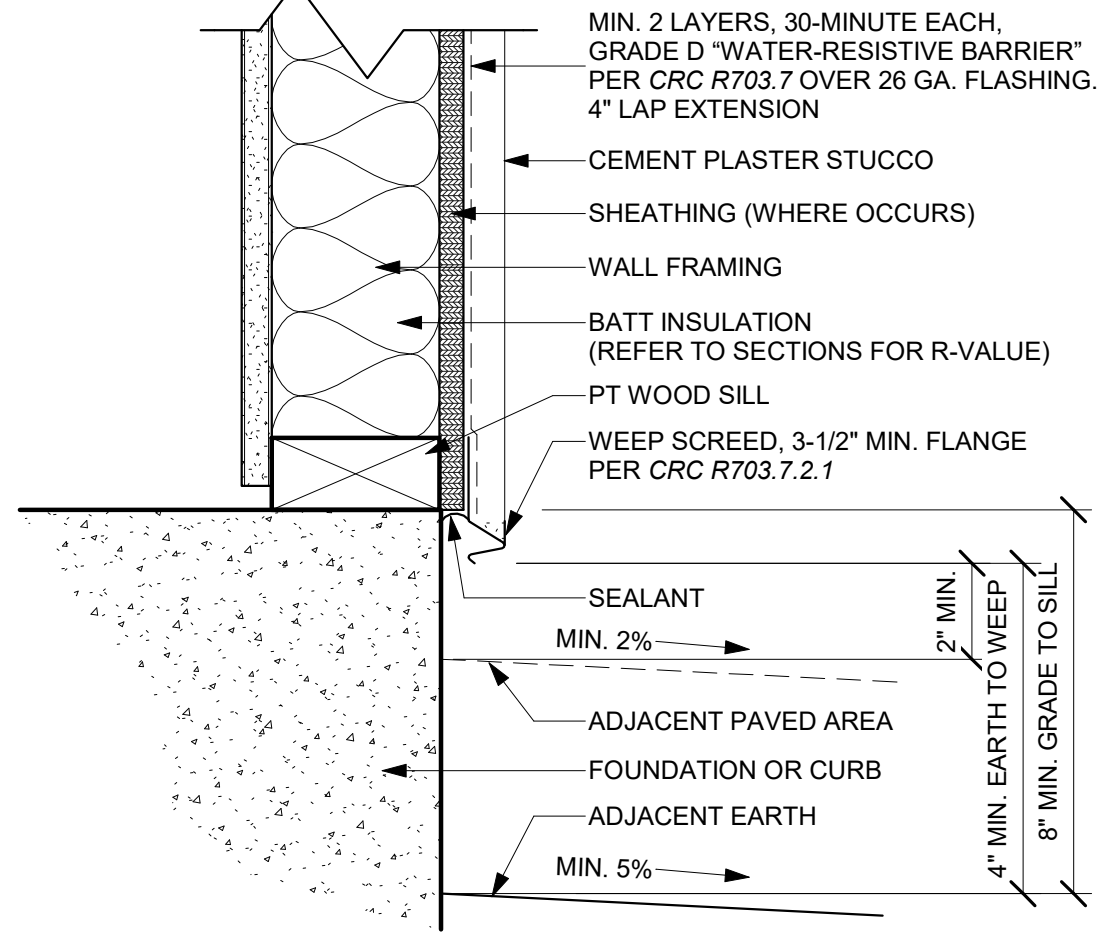
**12 TYP. WINDOW HEAD-SPANISH**  
SCALE: 3" = 1'-0"



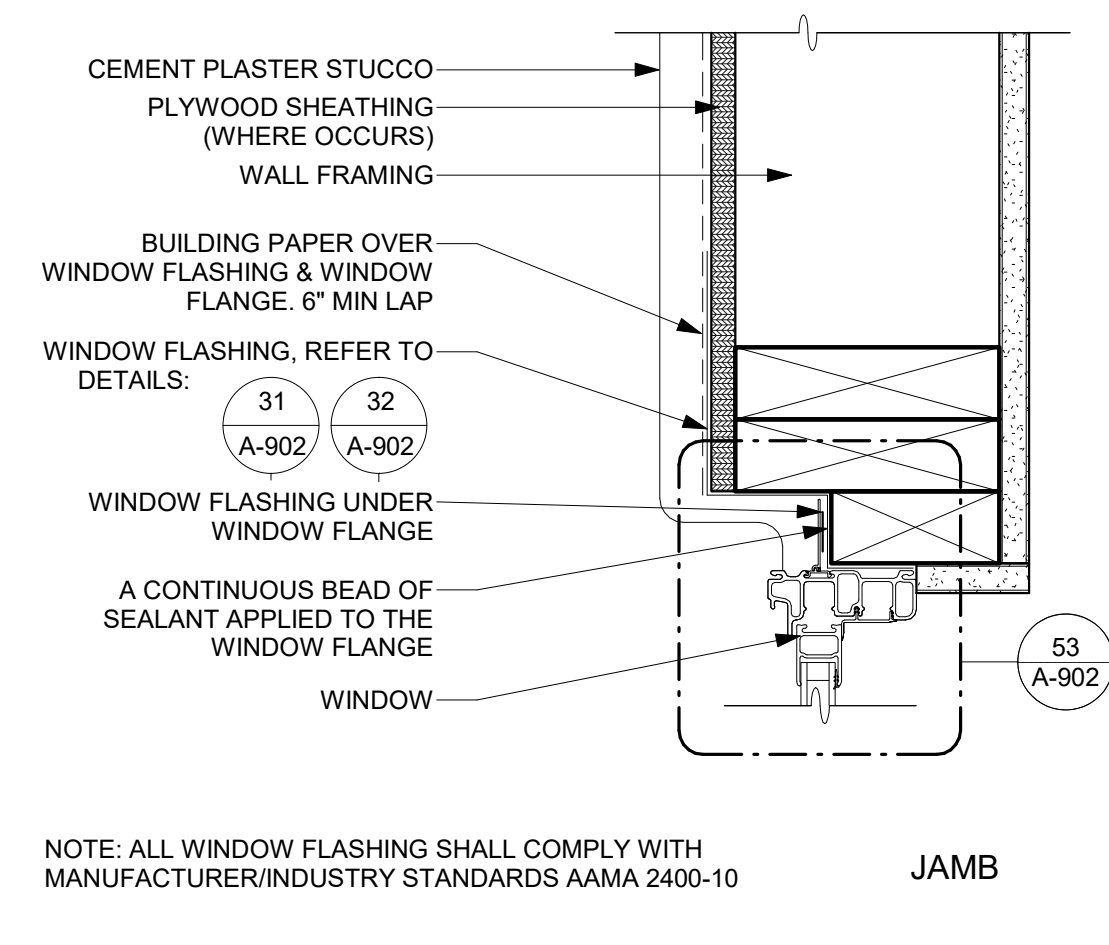
**43 RAILING CONNECTION DETAIL - STEEL**  
SCALE: 6" = 1'-0"



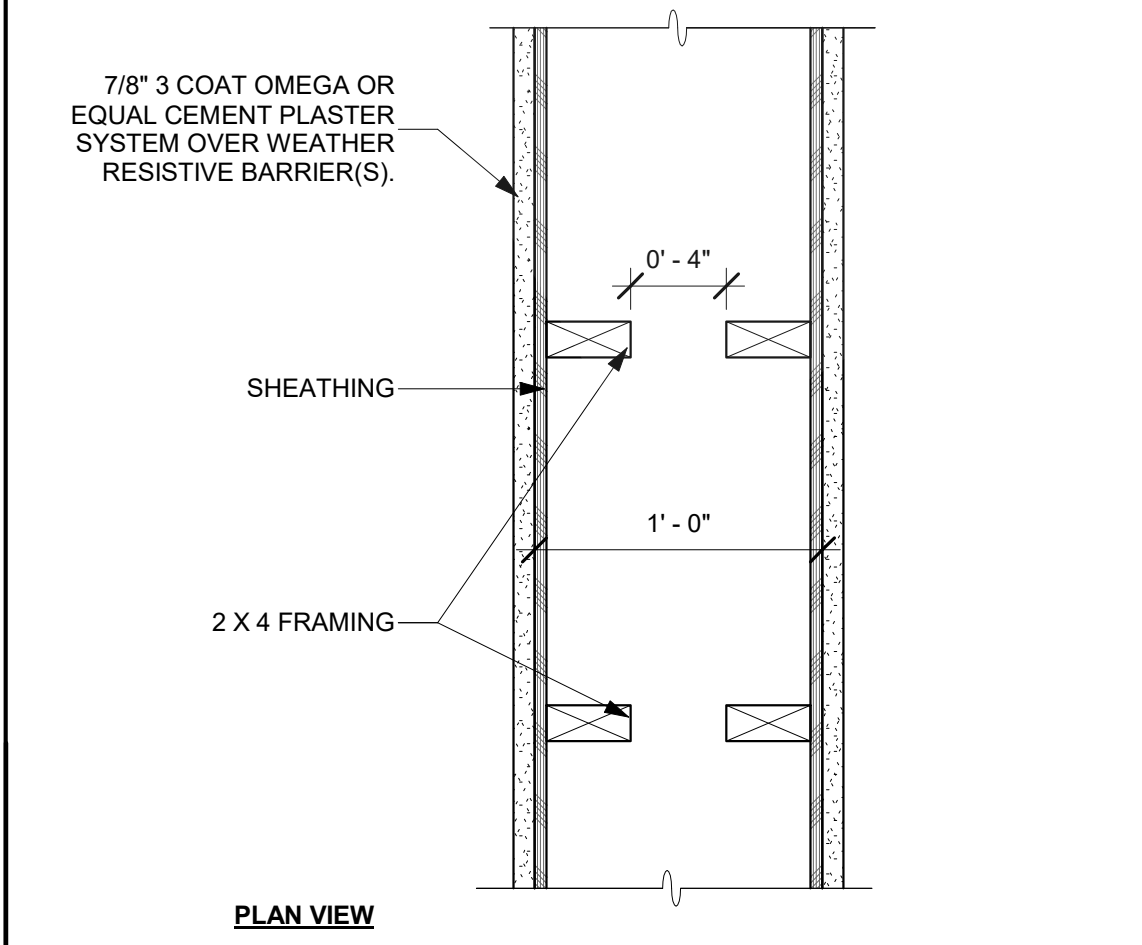
**33 TYP. OUTSIDE CORNER-SPANISH**  
SCALE: 3" = 1'-0"



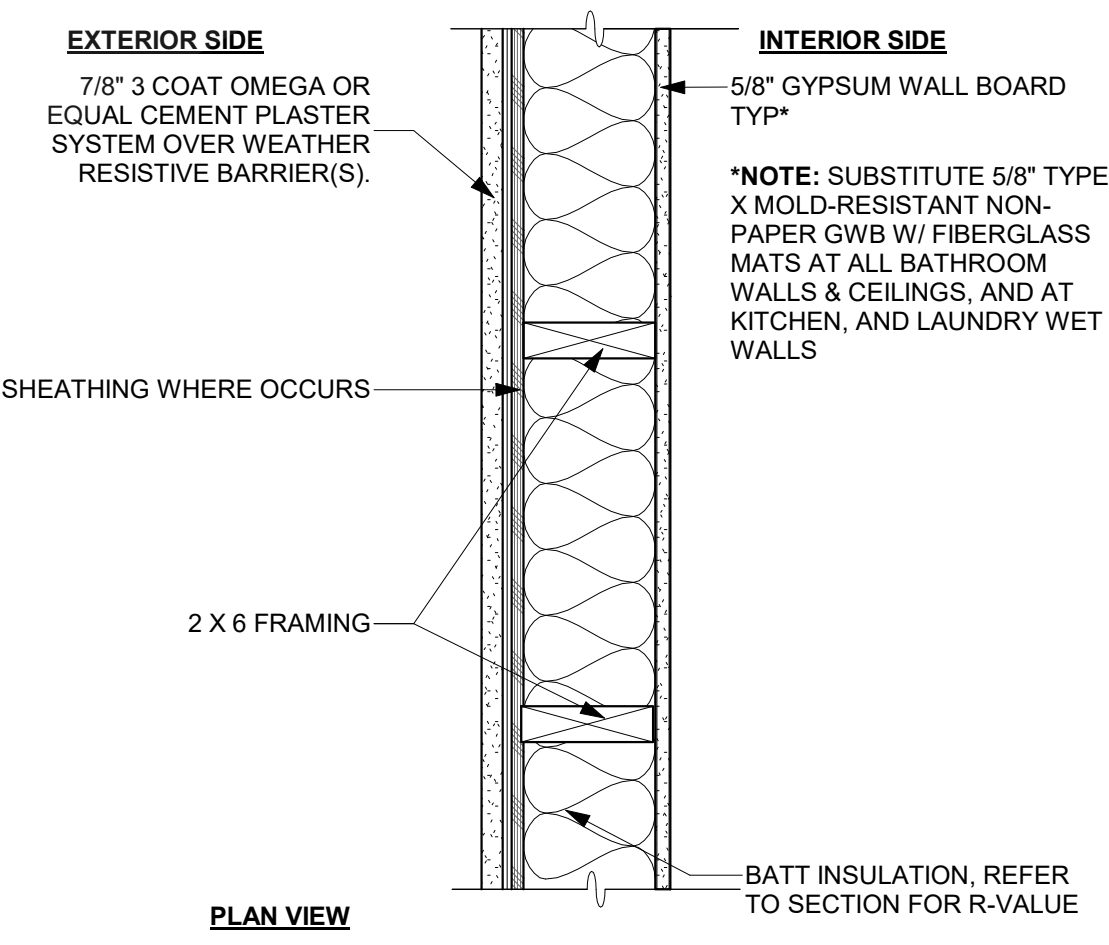
**23 TYP. FOUNDATION - SPANISH**  
SCALE: 3" = 1'-0"



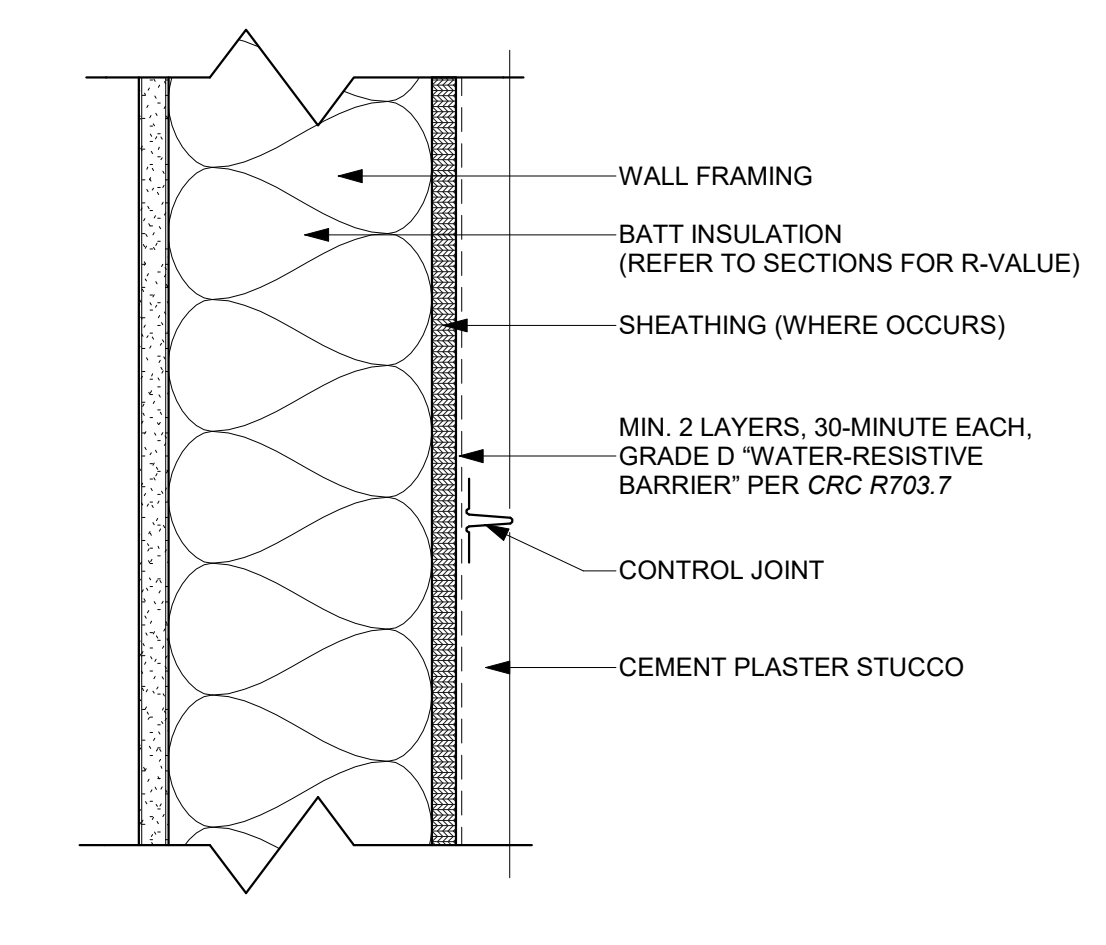
**13 TYP. WINDOW JAMB-SPANISH**  
SCALE: 3" = 1'-0"



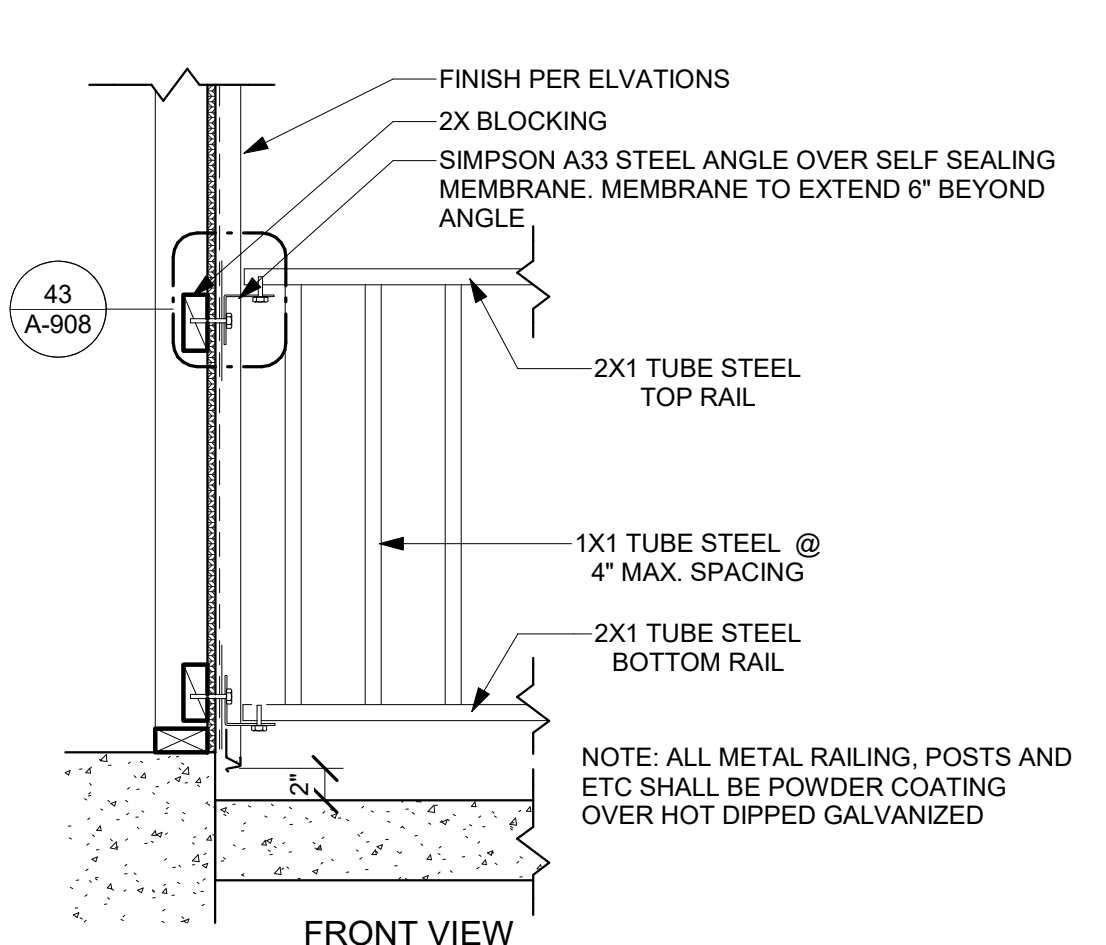
**54 SPANISH PORCH WALL STUCCO - A5**  
SCALE: 1 1/2" = 1'-0"



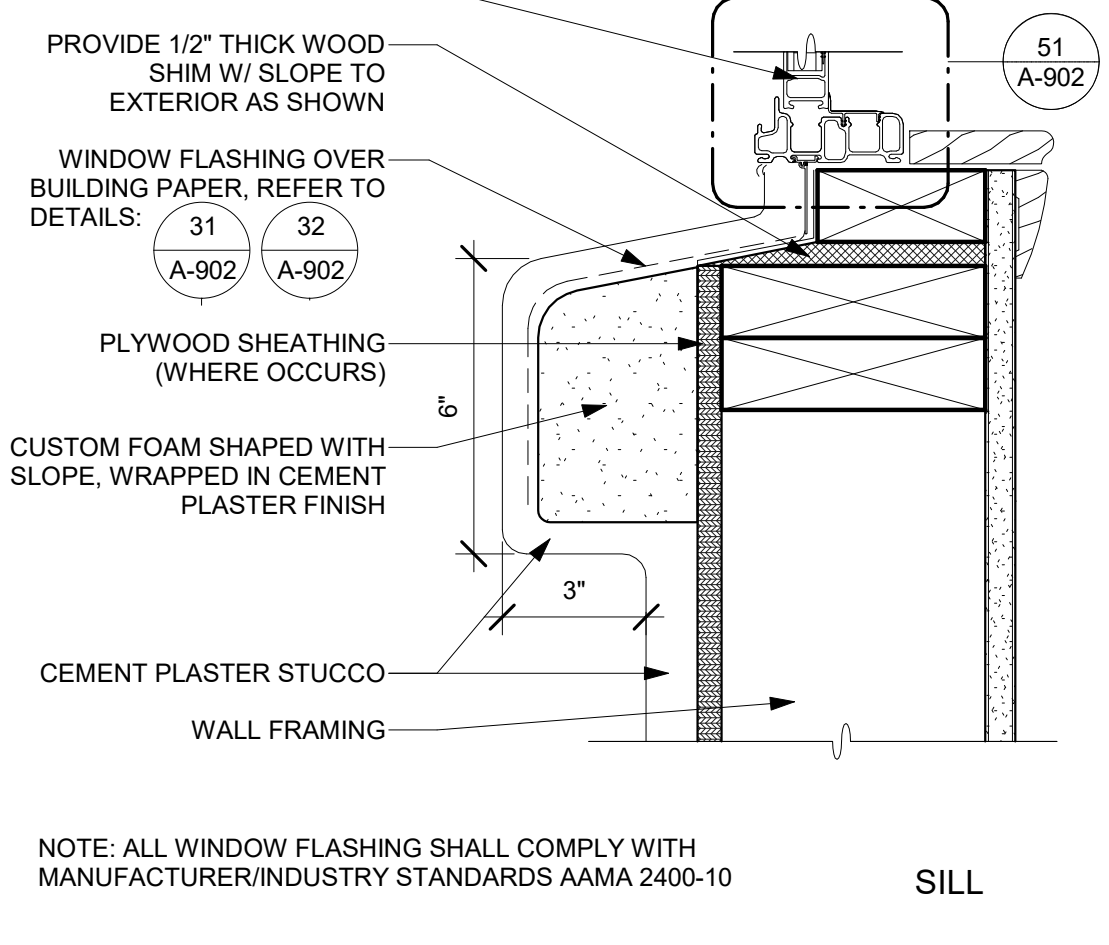
**44 EXTERIOR WALL STUCCO 1 HR**  
SCALE: 1 1/2" = 1'-0"



**34 CONTROL JOINT-SPANISH**  
SCALE: 3" = 1'-0"



**24 RAILING - METAL**  
SCALE: 1" = 1'-0"



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

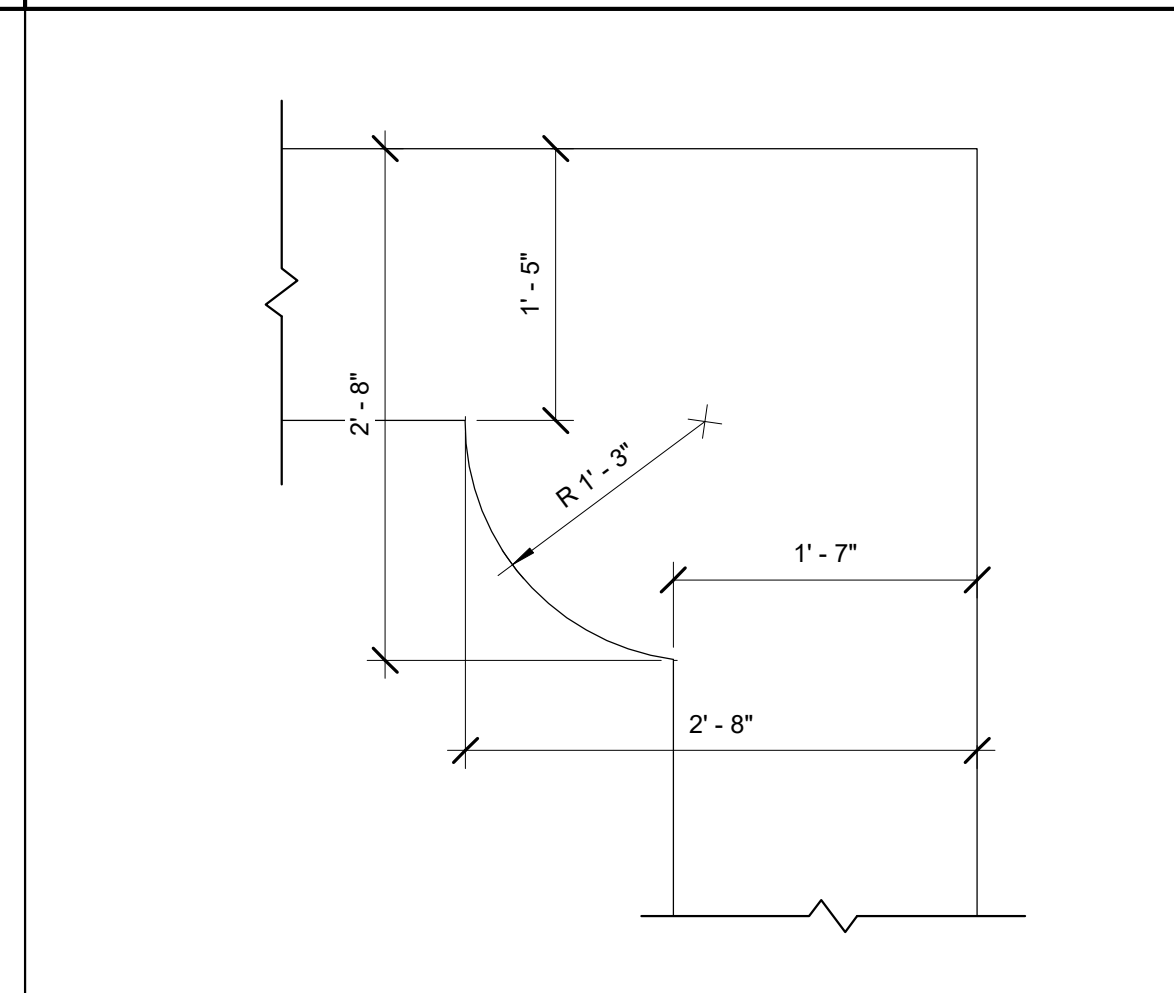
**AGOURA HILLS | ADU**  
CITY OF AGOURA HILLS  
ARCHITECTURAL DETAILS -  
SPANISH

APPROVED SET

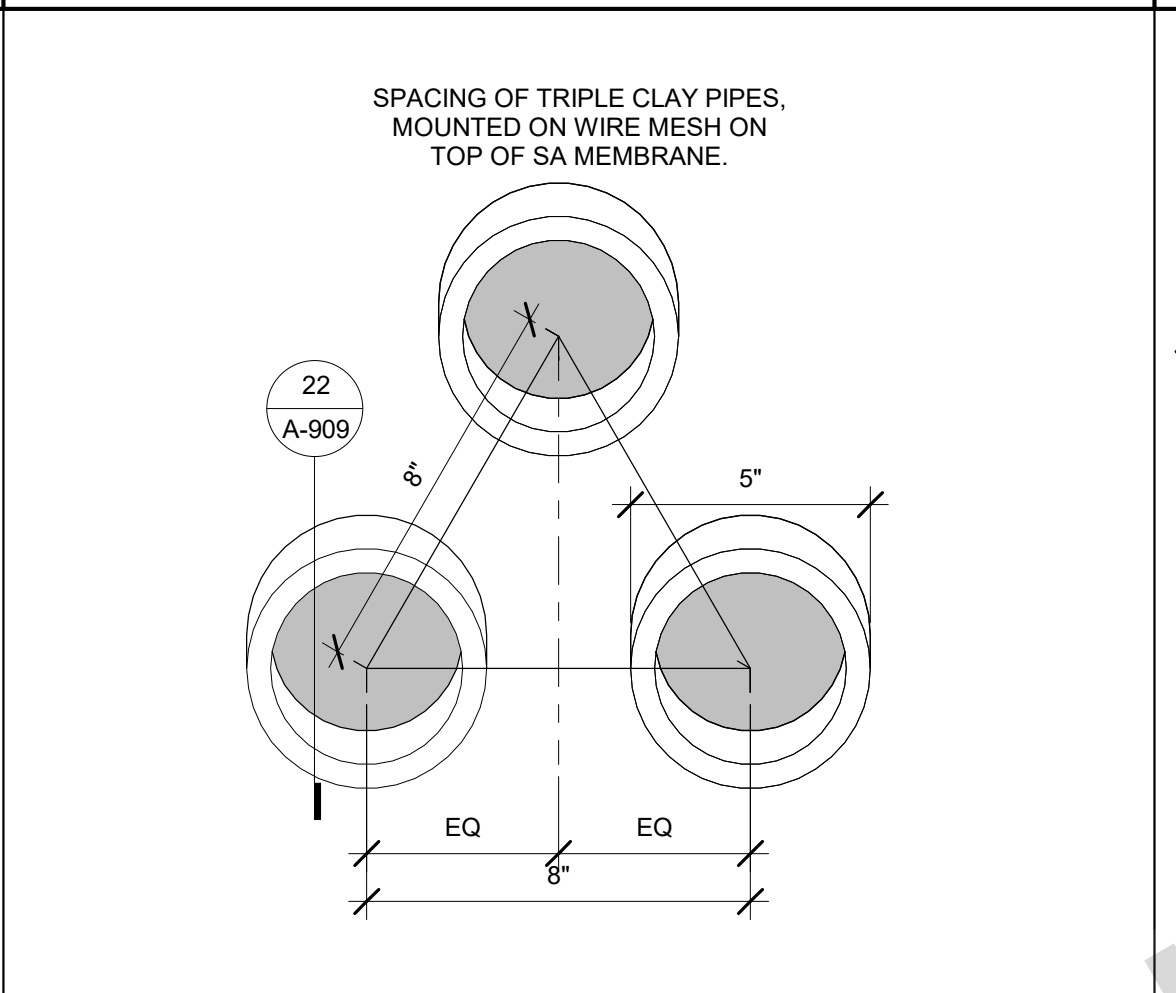
DATE  
09/28/23  
SHEET

**A-908**

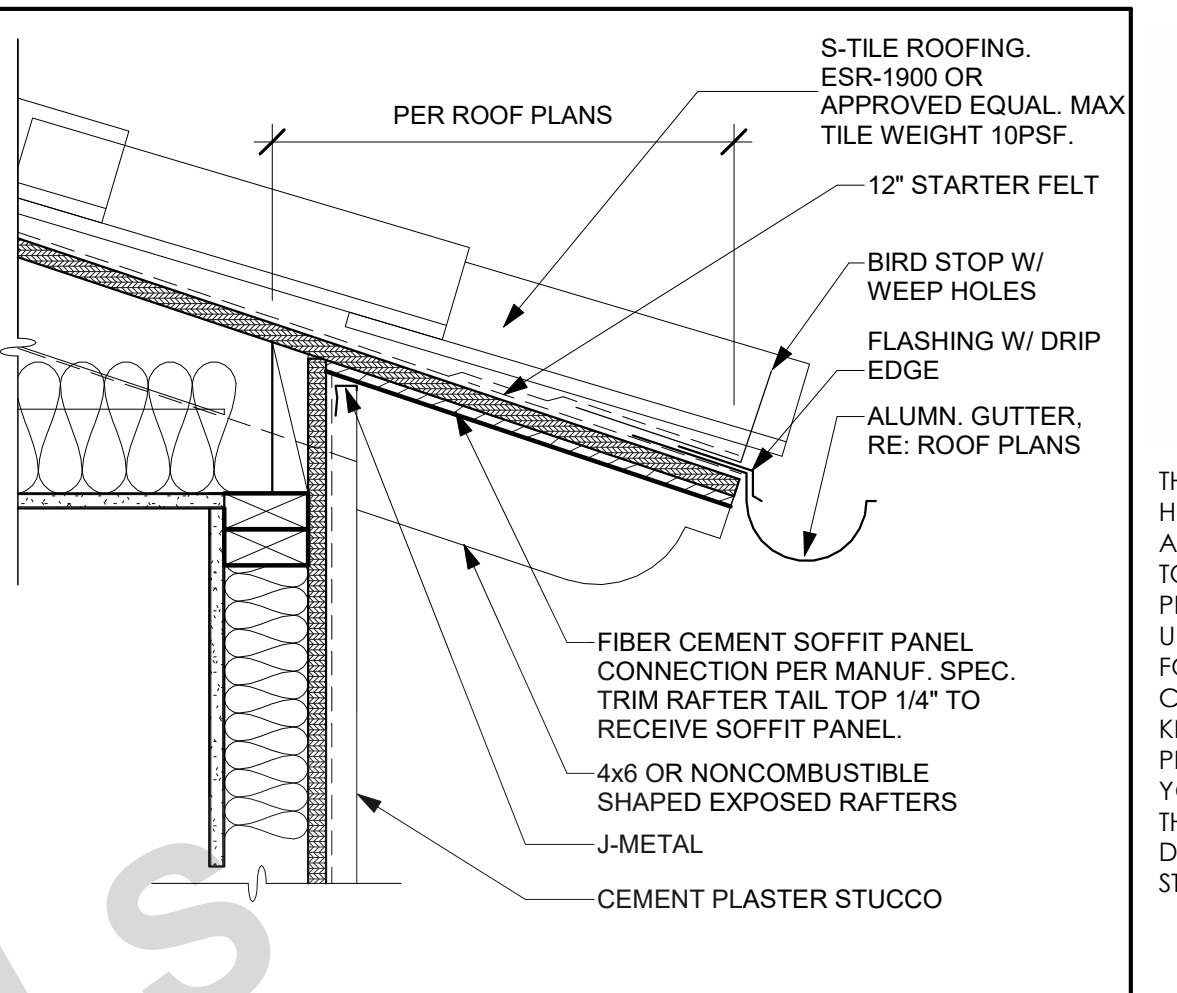
THESE PLANS ARE PROVIDED BY THE CITY OF AGOURA HILLS AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS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



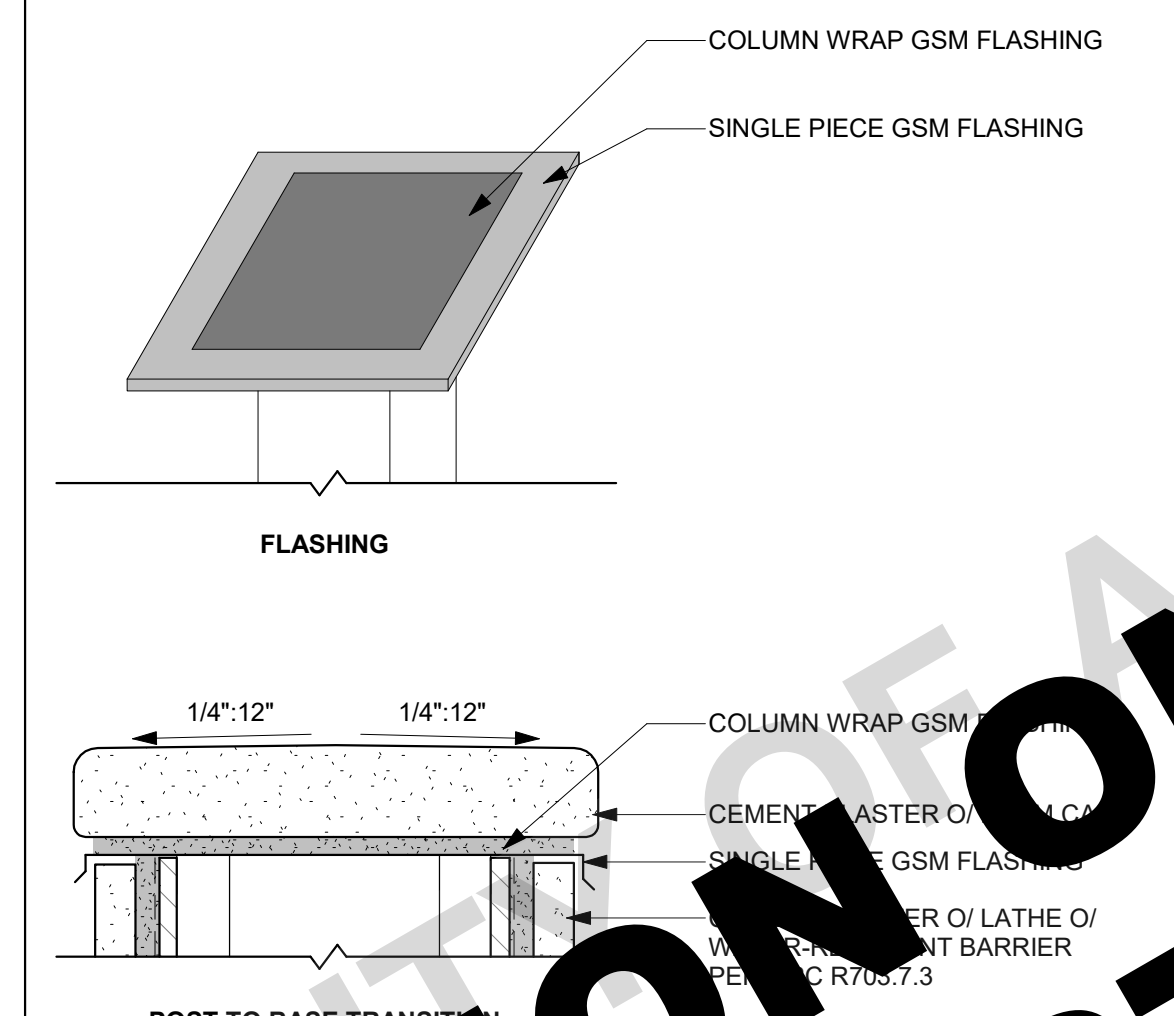
**31 SPANISH DOORWAY DETAIL**  
SCALE: 1" = 1'-0"



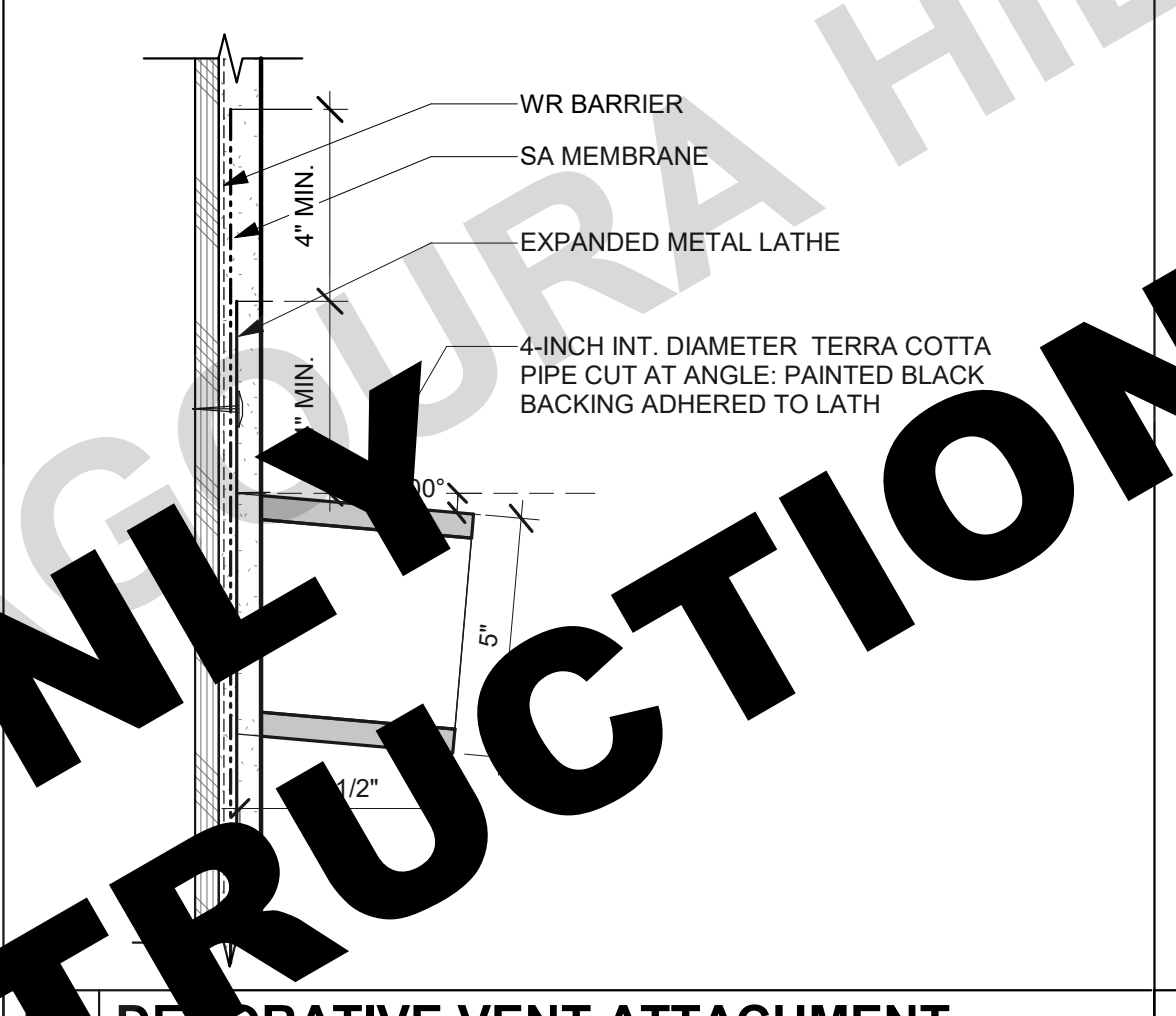
**21 DECORATIVE TILE VENT - SPANISH**  
SCALE: 3" = 1'-0"



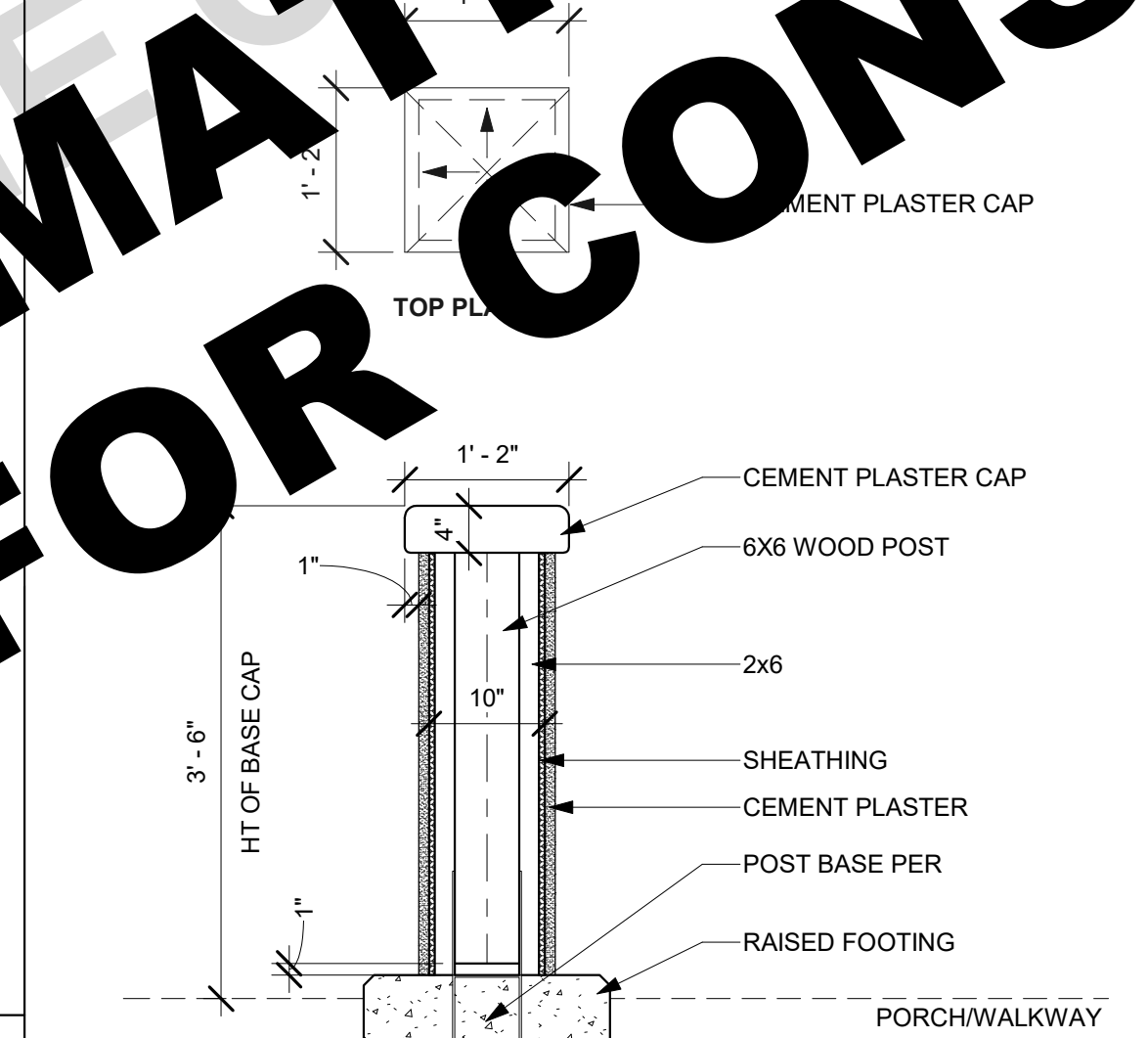
**11 EAVE - SPANISH**  
SCALE: 1 1/2" = 1'-0"



**22 DECORATIVE VENT ATTACHMENT**  
SCALE: 3" = 1'-0"

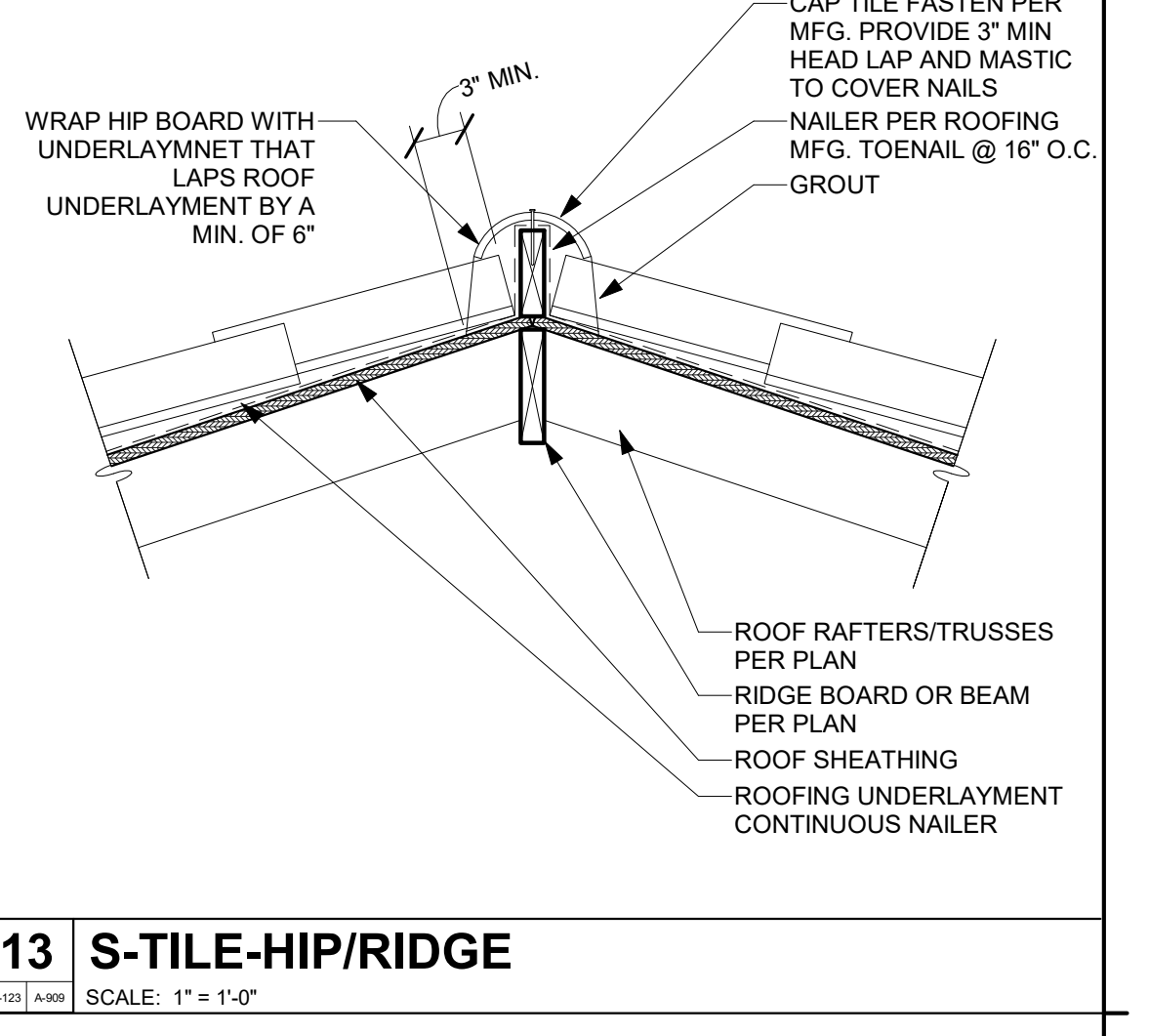


**12 RAKE - SPANISH**  
SCALE: 1 1/2" = 1'-0"

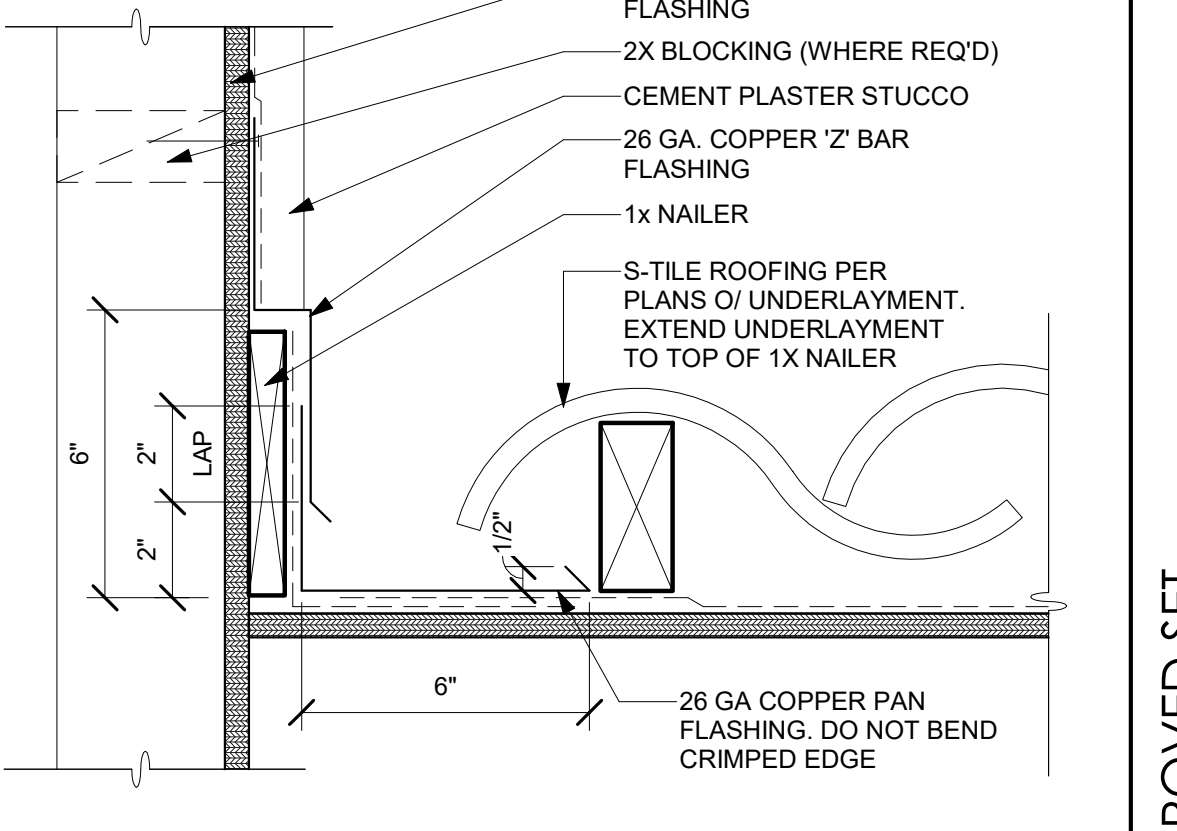


**34 POST CAP AND BASE - SPANISH**  
SCALE: 3/4" = 1'-0"

POSTS AND COLUMNS THAT ARE EITHER EXPOSED TO THE WEATHER OR LOCATED IN BASEMENTS OR CELLARS, SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS, SHALL BE PROJECTED AT LEAST 1 INCH ABOVE THE SLAB OR DECK AND 8 INCHES ABOVE EXPOSED EARTH AND SHALL BE SEPARATED BY AN IMPERVIOUS MOISTURE BARRIER (ALTERNATE, PROVIDE A PRESERVATIVE-TREATED WOOD POST OR COLUMN). CRC R317.1.2



**13 S-TILE-HIP/RIDGE**  
SCALE: 1" = 1'-0"



**14 SIDEWALL - SPANISH**  
SCALE: 3" = 1'-0"

**AGOURA HILLS | ADU**  
CITY OF AGOURA HILLS  
ARCHITECTURAL DETAILS -  
SPANISH

APPROVED SET  
DATE  
09/28/23  
SHEET  
**A-909**

FOR USE IN THE CITY OF AGOURA HILLS  
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SYMBOLS

WALL TYPES

SHEET INDEX

	DETAIL REFERENCE BUBBLE WITH LEADER		INDICATES SHEAR WALL TYPE AND LENGTH. PER SHEAR WALL SCHEDULE		INDICATES TOP PLATE SPLICE NAILING PER SCHEDULE
	DETAIL REFERENCE BUBBLE		INDICATES SPAN AND DIRECTION OF PREFABRICATED ROOF TRUSS (BY OTHERS)		INDICATES SHEAR WALL STRAP / HOLD/DOWN TYPE PER SCHEDULE
	FULL HEIGHT SECTION INDICATOR		INDICATES SPAN AND DIRECTION OF ROOF RAFTER OR FLOOR JOIST WITH WEB STIFFENER		INDICATES PAD FOOTING TYPE PER SCHEDULE
	ELEVATION OF WALL OR FRAME		INDICATES SPAN AND DIRECTION OF ROOF RAFTER OR FLOOR JOIST		INDICATES CONTINUOUS FOOTING TYPE PER SCHEDULE
	NORTH ARROW		INDICATES HEADER @ OPENING PER HEADER SCHEDULE		ANGLE BRACE
	TOP/BOTTOM OF ELEVATIONS		EARTH LAYER		DOUBLE ANGLE BRACE
	SLOPE		INDICATES SAND OR GROUT		DRAG STRUT CONNECTION
	WELDED WIRE FABRIC (WWF LAYER)		INDICATES GRAVEL		FULL HEIGHT STIFFENER CONNECTION
	STEPPED SURFACE: FLOOR DEPRESSION		STEEL IN CROSS SECTION		MOMENT CONNECTION
	SLOPED SURFACE		INDICATES BEARING WALL		MEMBER SPLICE
	STEPPED FOOTING		SHADED AREA INDICATES CALIFORNIA FRAMING		TOP OF STEEL ± ELEVATION
	BOTTOM STEPPED FOOTING		SHADED AREA INDICATES FOOTPRINT OF FLOOR ABOVE		NUMBER OF EVENLY SPACED SHEAR STUDS
			STEEL HSS TUBE COLUMN		SPECIAL STUD SPACING SEE TYPICAL STEEL DETAILS
			STEEL HSS OR PIPE COLUMN		BEAM CAMBER AT MID-SPAN
			WIDE FLANGE STEEL COLUMN		
			WOOD POST		

	INDICATES PLYWOOD SIDE FOR SHEARWALL
	INDICATES BEARING WOOD WALL BELOW
	INDICATES BEARING WOOD WALL ABOVE
	INDICATES NON-BEARING WOOD WALL BELOW
	INDICATES NON-BEARING WOOD WALL ABOVE
	INDICATES EXISTING BEARING WOOD WALL
	INDICATES EXISTING NON-BEARING WOOD WALL
	INDICATES BEARING CMU WALL BELOW
	INDICATES BEARING CMU WALL ABOVE
	INDICATES NON-BEARING CMU WALL BELOW
	INDICATES NON-BEARING CMU WALL ABOVE
	INDICATES EXISTING BEARING CMU WALL
	INDICATES EXISTING NON-BEARING CMU WALL
	INDICATES BEARING CONCRETE WALL BELOW
	INDICATES BEARING CONCRETE WALL ABOVE
	INDICATES NON-BEARING CONCRETE WALL BELOW
	INDICATES NON-BEARING CONCRETE WALL ABOVE
	INDICATES EXISTING BEARING CONCRETE WALL
	INDICATES EXISTING NON-BEARING CONCRETE WALL

S3-101	SHEET INDEX, ABBREVIATIONS, & SYMBOLS
S3-102	GENERAL NOTES
S3-103	GENERAL NOTES, SPECIAL INSPECTION & TESTS
S3-201	FOUNDATION & ROOF FRAMING PLANS - COTTAGE
S3-202	FOUNDATION & ROOF FRAMING PLANS - RANCH
S3-203	FOUNDATION & ROOF FRAMING PLANS - SPANISH
S3-204	RAISED FLOOR FRAMING PLAN & ROOF FRAMING PLANS - COTTAGE
S3-205	RAISED FLOOR FRAMING PLAN & ROOF FRAMING PLANS - RANCH
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S3-301	TYPICAL CONCRETE DETAILS
S3-311	CONCRETE DETAILS
S3-312	CONCRETE DETAILS
S3-313	CONCRETE DETAILS
S3-314	CONCRETE DETAILS
S3-401	TYPICAL WOOD DETAILS
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S3-403	TYPICAL WOOD DETAILS
S3-404	TYPICAL WOOD DETAILS
S3-421	ROOF FRAMING DETAILS

ABBREVIATIONS

A & B	ABOVE AND BELOW	DBL	DOUBLE	HANGER	POST ABOVE	T & B	TOP AND BOTTOM
AB	ANCHOR BOLT	DEPT	DEPTH	HHP	HIGH POINT	T & G	TONGUE & GROOVE
ABV	ABOVE	DET	DETACHMENT	HSH	HORIZONTALLY SLOTTED HOLES	TO	TOP OF
ACI	AMERICAN CONCRETE INSTITUTE	DI	DIAMETER	H	HEIGHT	TOC	TOP OF CURB; TOP OF CONCRETE
ADDL	ADDITIONAL	DI	DIAMETER	IF	INSIDE DIAMETER	TOF	TOP OF FOOTING
ADJ	ADJACENT	DO	DOWN OVER	I	INSIDE FACE	TEMP	TEMPERATURE; TEMPORARY
AESS	ARCHITECTURAL EXPOSED STRUCTURAL STEEL	DOW	DOWEL	I-JST	I-JOIST	THRU	THROUGH
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	DWG	DRAWING	IN	INCH	THK	THICKNESS/THICK
ALT	ALTERNATE	DWL	DOWEL	INCL	INCLUDE	THR	THREADED
ALUM	ALUMINIUM	EA	EACH	INFO	INFORMATION	TOP or 1	TOP
ANCH	ANCHOR	EF	EACH FACE	INSP	INSPECTION	TOS	TOP OF STEEL/TOP OF SLAB
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	EN	ENGINEER	INT	INTERIOR	TOW	TOP OF WALL
APA	ENGINEERED WOOD ASSOCIATION (FORMERLY THE AMERICAN PLYWOOD ASSOCIATION)	ENGR	ENGINEER	INT	INTERIOR	TS	TRIMMER STUD
APPVD	APPROVED	EQ	EQUAL OR EQUIVALENT	JST	JOIST	TYP	TYPICAL
APPROX	APPROXIMATE	EQU	EQUAL OR EQUIVALENT	JT	JOINT	UNO	UNLESS NOTED OTHERWISE
ARCH	ARCHITECTURAL; ARCHITECT	EW	EACH WAY	K	KIPS	UT	ULTRA-SONIC TEST
AWPA	AMERICAN WOOD PRESERVERS ASSOCIATION	EX	EXISTING	KS	KING STUD	VERT	VERTICAL
AWS	AMERICAN WELDING SOCIETY	EXT	EXTERIOR	KP	KING POST	VSH	VERTICAL SLOTTED HOLES
ATIC	AMERICAN INSTITUTE OF TIMBER CONSTRUCTION	FDN	FOUNDATION	KSI	KIPS PER SQUARE INCH	W/	WITH
ASTM	AMERICAN SOCIETY FOR TESTING MATERIALS	FIN	FINISH	LB(S) OR #	POUND(S)	W/O	WITHOUT
BLDG	BUILDING	FJ	FLOOR JOIST	LF	LINEAL FOOT	WO	WHERE OCCURS
BLK	BLOCK	FLG	FLANGE	LN	LINEAL; LINEAR	WD	WOOD
BLKG	BLOCKING	FLR	FLOOR	LH	LONG LEG HORIZONTAL	WP	WORK POINT; WATERPROOF
BM	BEAM	FLR	FLOOR	LLV	LONG LEG VERTICAL	WWF	WELDED WIRE FABRIC
BN	BOUNDARY NAIL	FLR	FLOOR	LP	LOW POINT		
BOT OR B	BOTTOM	FN	FIELD NAIL	LSH	LONG SLOTTED HOLES		
BRC	BRACE	FOC	FACE OF CONCRETE	LSL	LAMINATED STRAND LUMBER		
BRG	BEARING	FOM	FACE OF MASONRY	LT WT	LIGHTWEIGHT		
BTRN	BETWEEN	FOS	FACE OF STUD	LVL	LEVEL OR LAMINATED VENEER LUMBER		
CANT	CANTILEVER	FOW	FACE OF WALL	MAS	MASONRY		
CAM OR C	CAMBER	FRMG	FRAMING	MATL	MATERIAL		
CC	CENTER TO CENTER	FT	FOOT; FEET	MAX	MAXIMUM		
CG	CENTER OF GRAVITY	FT	FOOT; FEET	MB	MACHINE BOLT		
CP	CAST-IN-PLACE	FTA	FLOOR TIE ABOVE	MECH	MECHANICAL		
CJ	CONSTRUCTION JOINT; CONTROL JOINT	FTG	FOOTING	MFR	MANUFACTURER		
CL	CENTER LINE	GA	GAUGE	MIN	MINIMUM; MINUTE		
CLR	CLEARANCE; CLEAR	GALV	GALVANIZED	MISC	MISCELLANEOUS		
CMU	CONCRETE MASONRY UNIT	GB	GRADE BEAM	(N)	NEW		
COL	COLUMN	GLB	GLUED LAMINATED BEAM	N	NORTH		
COMP	COMPRESSION	GR	GRADE	NO or #	NUMBER		
CONN	CONCRETE	GRND	GROUND	NTS	NOT TO SCALE		
CONN	CONNECTION; CONNECT	H or HORIZ	HORIZONTAL	OC	ON CENTER		
CONSTR	CONSTRUCTION			OD	OUTSIDE DIAMETER		
CONT	CONTINUE; CONTINUOUS			OF	OUTSIDE FACE		
CONTR	CONTRACTOR			OH	OPPOSITE HAND		
CJP	COMPLETE JOINT PENETRATION WELD			OPNG	OPENING		
CTR	CENTER			OPP	OPPOSITE		
CTS	COUNTERSINK; COUNTERSUNK			ORIG	ORIGINAL		
CU FT	CUBIC FOOT			OSB	ORIENTED STRAND BOARD		
				PA	POST ABOVE		
				PARA OR //	PARALLEL		
				PC	PRECAST; PIECE		
				PERP	PERPENDICULAR		
				PI	PLYWOOD INDEX		
				R OR PL	PLATE		
				PL	PROPERTY LINE		
				PLF	PONDS PER LINEAL FOOT		
				PLCS	PLACES		
				PLY	PLYWOOD		
				PROP	PROPERTY		
				PT	PRESSURE TREATED		
				PW	PLATE WASHER		
				PJP	PARTIAL JOINT PENETRATION WELD		
				PREFAB	PREFABRICATED		
				PSF	POUNDS PER SQUARE FOOT		
				PSI	POUNDS PER SQUARE INCH		
				PSL	PARALLEL STRAND LUMBER		
				PVMT	PAVEMENT		
				#	POUND; NUMBER		
				REF	REFERENCE		
				REIN	REINFORCE; REINFORCING		
				REQD	REQUIRED		
				RF	ROOF		
				RR	ROOF RAFTER		
				R	ROUND; DIAMETER		
				SCHED	SCHEDULE		
				SECT	SECTION		
				SEP	SEPARATION		
				SHT	SHEET		
				SHTG	SHEATHING		
				SIM	SIMILAR		
				SOG	SLAB ON GRADE		
				SN	SHEAR NAIL		
				SPCG	SPACING		
				SPECS	SPECIFICATIONS		
				SQ	SQUARE		
				SS	STAINLESS STEEL		
				SSL	SHORT SLOTTED HOLES		
				STD	STANDARD		
				STGR	STAGGER		
				STIFF	STIFFENERS		
				STIRR	STIRRUP		
				STL	STEEL		
				STRUCT	STRUCTURAL		
				SW	SHEAR WALL		
				SYM	SYMMETRICAL		
				TB	TIE BEAM		

NOT FOR CONSTRUCTION

AGOURA HILLS | ADU  
CITY OF AGOURA HILLS  
SHEET INDEX, ABBREVIATIONS, & SYMBOLS

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AGOURA HILLS | ADU CITY OF AGOURA HILLS GENERAL NOTES

GENERAL

- 1. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE FOLLOWING CODES AND STANDARDS: A. 2022 CALIFORNIA BUILDING CODE, PART 2, VOLUME 2 OF 2, AND TITLE 24 C.C.R. 2022 EDITION AND LATEST REVISIONS (INCLUDING SUPPLEMENTS AND ERRATA) HEREIN REFERRED TO AS "THE CODE". B. ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK, INCLUDING THE STATE OF CALIFORNIA DIVISION OF OCCUPATIONAL SAFETY AND HEALTH (CAL/OSHA). C. CODES & STANDARDS REFERENCED IN THE CODE OR LISTED IN THESE NOTES AND SPECIFICATIONS. 2. ALL DRAWINGS ARE CONSIDERED TO BE A PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES THAT OCCUR SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT THEIR OWN EXPENSE AND AT NO EXPENSE TO THE OWNER OR ARCHITECT. 3. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS, WHERE NO DETAILS ARE GIVEN. CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK. 4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES. IN NO INSTANCE SHALL DIMENSIONS BE SCALED FROM THE DRAWINGS. 5. SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING: A. SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS, EXCEPT AS NOTED B. SIZE AND LOCATION OF ALL INTERIOR AND EXTERIOR NON-BEARING PARTITIONS WITHOUT BEING NOTED AND/OR DETAILED ON THE STRUCTURAL DRAWINGS C. SIZE AND LOCATION OF ALL CONCRETE CURBS, EQUIPMENT PADS, PITS, FLOOR DRAINS, SLOPES, DEPRESSED AREAS, CHANGE IN LEVEL, CHAMFERS, GROOVES, INSERTS, ETC D. SIZE AND LOCATION OF ALL FLOOR AND ROOF OPENINGS EXCEPT AS SHOWN E. FLOOR AND ROOF FINISHES F. MISCELLANEOUS DRAINAGE AND WATERPROOFING G. ALL FIREPROOFING REQUIREMENTS INCLUDING FIREPROOFING OF STRUCTURAL STEEL H. DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS SEE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR THE FOLLOWING: A. PIPE RUNS, SLEEVES, HANGERS, TRENCHES, WALL AND SLAB OPENINGS, ETC., EXCEPT AS SHOWN OR NOTED. B. ELECTRICAL CONDUIT RUNS, BOXES, OUTLETS IN WALLS AND SLABS. C. CONCRETE INSERTS FOR ELECTRICAL, MECHANICAL OR PLUMBING FIXTURES. D. SIZE AND LOCATION OF MACHINE OR EQUIPMENT BASES, ANCHOR BOLTS FOR MOTOR MOUNTS. 7. THE CONTRACT STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT ETC. THE CONTRACTOR IS RESPONSIBLE FOR PROVISION OF TEMPORARY SHORING AND OTHER CONSTRUCTION AIDS, INCLUDING ALL ENGINEERING OF SUCH SYSTEMS, FOR TEMPORARY SUPPORT OF NEW AND/OR EXISTING STRUCTURAL ELEMENTS AS REQUIRED FOR ERECTION AND OTHER CONTRACTOR'S MEANS AND METHODS OF CONSTRUCTION (UNO). OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS OR CONCERN CONSTRUCTION MEANS AND METHODS OR CONSTRUCTION SAFETY. 8. BACKFILL SHALL NOT BE PLACED BEHIND EXTERIOR AND INTERIOR RETAINING WALLS UNTIL THE CONCRETE / CMU HAS ACHIEVED FULL DESIGN STRENGTH. FOR BRACED WALLS SUPPORTED BY STRUCTURAL DIAPHRAGMS, BACKFILL SHALL NOT BE PLACED BEHIND THE WALL UNTIL THE DIAPHRAGM HAS BEEN INSTALLED, AND FOR CONCRETE DIAPHRAGMS, HAS ACHIEVED FULL DESIGN STRENGTH. 9. THE CONTRACT STRUCTURAL DRAWINGS SHOW THE BUILDING IN ITS FINAL INTENDED POSITION. CONTRACTOR SHALL MAKE PROVISIONS IN THE LAYOUT OF THE BUILDING TO TAKE INTO ACCOUNTS SHRINKAGE, CREEP, SHORTENING, ETC.. 10. OPENINGS, POCKETS, ETC., LARGER THAN 6" SHALL NOT BE PLACED IN CONCRETE SLABS, DECKS, WALLS, UNLESS SPECIALLY DETAILED ON THE STRUCTURAL DRAWINGS. NOTIFY THE STRUCTURAL ENGINEER WHEN DRAWINGS BY OTHERS SHOW OPENINGS, POCKETS, ETC., LARGER THAN 6" NOT SHOWN ON THE STRUCTURAL DRAWINGS, BUT WHICH ARE LOCATED IN STRUCTURAL MEMBERS. 11. ASTM SPECIFICATIONS ON THE DRAWINGS SHALL BE THE VERSION REFERENCED IN CHAPTER 35 OF THE CODE OR AS REFERENCED IN THE APPLICABLE DESIGN STANDARD. 12. CONTRACTOR SHALL INVESTIGATE SITE DURING CLEARING AND EARTHWORK OPERATIONS FOR FILLED EXCAVATIONS OR BURIED STRUCTURES, SUCH AS CESSPOOLS, CISTERNS, FOUNDATIONS, ETC. IF ANY SUCH STRUCTURES ARE FOUND, THE STRUCTURAL ENGINEER AND GEOTECHNICAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY. 13. CONSTRUCTION MATERIAL SHALL BE SPREAD OUT IF PLACED ON FRAMED ROOF OR FLOOR. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT. THE CONTRACTOR TO DESIGN AND PROVIDE ADEQUATE SHORING AND/OR BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH. 14. CONTRACTOR SHALL COORDINATE SHORING WITH DRAWINGS OF RECORD TO INSURE PROVISIONS FOR POCKETS, BLOCKOUTS, OFFSETS, STEPPED FOOTINGS AND ANY OTHER ITEMS AFFECTED BY THE SHORING. 15. AN UNDERGROUND SERVICE ALERT INQUIRY IDENTIFICATION NUMBER MUST BE OBTAINED AT LEAST TWO WORKING DAYS BEFORE STARTING WORK WITH THIS PERMIT. A. FOR PROJECTS IN SOUTHERN CALIFORNIA TELEPHONE NO. 1-800-422-4133. B. FOR PROJECTS IN NORTHERN CALIFORNIA TELEPHONE NO. 1-800-227-2600. 17. EDGE OF SLAB DIMENSIONS TO BE COORDINATED AND VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO FABRICATION.

DIMENSIONS

- 1. DIMENSIONS SHALL BE DEFINED TO INCLUDE BOTH HORIZONTAL DIMENSIONS AND VERTICAL DIMENSIONS (ELEVATIONS). 2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS. 3. SEE ARCHITECTURAL DRAWINGS FOR DIMENSION NOT NOTED ON STRUCTURAL DRAWINGS. 4. SEE ARCHITECTURAL AND/OR CIVIL DRAWINGS FOR FINISH FLOOR ELEVATIONS. 5. SEE ARCHITECTURAL DRAWINGS FOR ALL TOP OF SHEATHING AND/OR ROOF ELEVATIONS. 6. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES.

DESIGN INFORMATION

FLOOR LIVE LOADS table with columns: OCCUPANCY OR USE, UNIFORM (PSF), CONC. (LBS), REFERENCE. Includes Residential One- and two-family dwellings.

ROOF LIVE LOADS table with columns: OCCUPANCY OR USE, UNIFORM (PSF), CONC. (LBS), REFERENCE. Includes Ordinary flat, pitched and curved roofs.

SNOW DESIGN DATA table with columns: PARAMETER, VALUE, REFERENCE. Includes Ground snow load.

WIND DESIGN DATA table with columns: PARAMETER, VALUE, REFERENCE. Includes Ultimate design wind speed, Nominal design wind speed, Exposure category.

COMMENTS & CLADDING WIND PRESSURES table with columns: LOCATION, WIND DIRECTION, WIND SPEED (MPH), WIND PRESSURE (PSF). Includes Roof and Wall zones.

SITE AND OCCUPANCY PARAMETERS table with columns: PARAMETER, VALUE, REFERENCE. Includes Risk category, Seismic importance factor, Mapped spectral response accelerations.

BUILDING PARAMETERS table with columns: PARAMETER, VALUE, REFERENCE. Includes Seismic design category, Basic seismic force resisting system, Response modification factor.

6. GEOTECHNICAL INFORMATION [2022 CBC SECTION 1603.1.6]: REFER TO FOUNDATION GENERAL NOTES

FOUNDATION

- 1. GEOTECHNICAL INFORMATION AND FOUNDATION DESIGN IS BASED ON THE FOLLOWING: A. DESIGN LATERAL SOIL LOADS ARE IN ACCORDANCE WITH 2022 CBC TABLE 1603.1.1 B. ALLOWABLE FOUNDATION BEARING AND LATERAL PRESSURES ARE IN ACCORDANCE WITH 2022 CBC TABLE 1806.2

SPREAD OR CONTINUOUS FOOTINGS table with columns: ELEMENT, ALLOWABLE BEARING CAPACITY (PSF), ALLOWABLE LATERAL RESISTANCE (PSF/FT BELOW GRADE), COHESION (PSF). Includes Shallow foundation.

- NOTES: A. THE ALLOWABLE CAPACITY MAY BE INCREASED BY ONE-THIRD WHEN CONSIDERING LOADS OF SHORT DURATION SUCH AS WIND OR SEISMIC FORCES. B. THE ALLOWABLE LATERAL RESISTANCE CAN BE TAKEN AS THE SUM OF THE FRICTIONAL RESISTANCE AND PASSIVE RESISTANCE. C. THE UPPER 0 FOOT OF SOIL NOT PROTECTED BY PAVEMENT SHALL BE NEGLECTED WHEN CALCULATING PASSIVE RESISTANCE. D. COMPACTED FILL SHOULD BE PREPARED AS FOLLOWS: A MIN OF 12" OF COMPACTED FILL SHALL BE PROVIDED, COMPACTED TO A MIN OF 90 PERCENT MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557 (2022 CBC 1804.6) 4. WHERE NOT SHOWN ON THE DRAWINGS, CONTRACTOR TO PROVIDE FOR DESIGN AND INSTALLATION OF ALL CRIBBING, SHEATHING AND SHORING REQUIRED AND SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS, AND UTILITIES IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES. 5. CONTRACTOR TO PROVIDE FOR DE-WATERING OF EXCAVATIONS FROM SURFACE WATER, GROUND WATER AND/OR SEEPAGE. 6. EXCAVATION FOR FOOTINGS SHALL BE APPROVED BY THE INSPECTOR OR GEOTECHNICAL ENGINEER PRIOR TO PLACING CONCRETE AND REINFORCING. 7. ALL EXCAVATIONS SHALL BE PROPERLY BACKFILLED. DO NOT PLACE BACKFILL BEHIND RETAINING WALLS BEFORE CONCRETE OR GROUT HAS ATTAINED FULL DESIGN STRENGTH. CONTRACTOR SHALL PROVIDE FOR DESIGN, PERMITS AND INSTALLATION OF SUCH BRACING. 8. EXCAVATIONS SHALL BE CUT SQUARE AND SMOOTH, WITH LEVEL BOTTOMS. 9. FOOTING BACKFILL AND UTILITY TRENCH BACKFILL WITHIN BUILDING AREA SHALL BE MECHANICALLY COMPACTED IN LAYERS IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT AND APPROVED BY THE GEOTECHNICAL ENGINEER. FLOODING WILL NOT BE PERMITTED. ALL FILLS USED TO SUPPORT FOUNDATIONS SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER REPRESENTATIVE PER SECTION 1705.6 OF THE CODE. 10. ALL ABANDONED FOOTINGS, UTILITIES, ETC. SHALL BE REMOVED. NEW FOOTINGS MUST EXTEND INTO UNDISTURBED SOILS.

EXISTING CONDITIONS

- 1. ALL INFORMATION SHOWN ON THE PLANS RELATIVE TO EXISTING CONDITIONS SHALL BE TAKEN AS THE BEST PRESENT KNOWLEDGE FROM PLANS SUPPLIED BY THE OWNER, BUT WITH THE UNDERSTANDING THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY. 2. WHERE ACTUAL CONDITIONS ARE NOT IN ACCORDANCE WITH THE INFORMATION PRESENTED, THE ARCHITECT AND/OR STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY. THE REPRESENTATIONS OF THE PLANS FOR NEW CONSTRUCTION SHALL BE MADE WITH THE WRITTEN APPROVAL OF THE ARCHITECT.

EXISTING UTILITIES

- 1. THE CONTRACTOR AND ENGINEER ARE NOT RESPONSIBLE FOR THE LOCATION, DEPTH, OR CONDITION OF EXISTING UTILITIES. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN EXISTING UTILITIES. IMMEDIATELY NOTIFY THE ARCHITECT AND/OR STRUCTURAL ENGINEER SHOULD ANY SUCH UNIDENTIFIED CONDITIONS BE DISCOVERED. 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES THAT MAY RESULT FROM HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ALL EXISTING UTILITIES. 3. AN UNDERGROUND SERVICE ALERT INQUIRY IDENTIFICATION NUMBER MUST BE OBTAINED AT LEAST TWO WORKING DAYS BEFORE STARTING WORK WITH THIS PERMIT. A. FOR PROJECTS IN SOUTHERN CALIFORNIA TELEPHONE NO. 1-800-422-4133. B. FOR PROJECTS IN NORTHERN CALIFORNIA TELEPHONE NO. 1-800-227-2600.

DEMOLITION

- 1. ALL DEMOLITION SHALL BE CARRIED ON IN SUCH A WAY AS NOT TO DAMAGE EXISTING ELEMENTS, WHICH ARE TO REMAIN IN THE FINISHED STRUCTURE. 2. ALL ELEMENTS OF THE STRUCTURE, WHICH ARE TO REMAIN, AND WHICH ARE DAMAGED DURING DEMOLITION WORK SHALL BE REPLACED AT AN ADDITIONAL COST. EXISTING ELEMENTS SHALL BE PROTECTED TO THE FULLEST EXTENT POSSIBLE. IN ORDER TO MITIGATE DAMAGE. 3. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF ALL EXISTING ELEMENTS THAT ARE NECESSARY FOR THE INSTALLATION OF ALL NEW WORK. 4. WHERE EXISTING PARTITION WALLS ARE TO BE DEMOLISHED, CONTRACTOR SHALL VERIFY WALLS ARE NON-BEARING PRIOR TO DEMOLITION. IF WALLS ARE FOUND TO BE BEARING, CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY.

CONCRETE

- 1. ALL CONCRETE CONSTRUCTION SHALL CONFORM WITH CHAPTER 19 OF THE CODE AND WITH THE PROVISIONS OF ACI 318-19. 2. CONCRETE MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

CONCRETE MATERIALS table with columns: MATERIAL, ASTM STANDARD. Includes Portland cement, Concrete aggregates, Water, Coal fly ash or pozzolan, Natural or manufactured sand, Slag.

- A. FOR SOILS WITH HIGH CONCENTRATIONS OF SULFATES (EXPOSURES S2 OR S3 PER ACI 318-19 TABLE 19.3.2.1) PORTLAND CEMENT SHALL BE TYPE V. VERIFY WITH PROJECT GEOTECHNICAL REPORT. B. WATER SHOULD ONLY BE ADDED AT THE BATCH PLANT. IN NO CASE SHALL THE DESIGN WATER/CEMENT RATIO BE EXCEEDED. 3. CONCRETE MIXES SHALL BE PROPORTIONED BASED ON SECTION 26.4.3 OF ACI 318-19. WHICH REFERENCES ACI 301-10 ARTICLE 4.2.3. MIX DESIGNS SHALL INCLUDE DOCUMENTATION OF MIX AVERAGE COMPRESSIVE STRENGTH THROUGH FIELD TEST DATA OR TRAIL MIXTURES IN ACCORDANCE WITH ACI 301-10 ARTICLE 4.2.3.4. SCHEDULE OF STRUCTURAL CONCRETE STRENGTHS AND LOCATIONS (UNO):

CONCRETE STRENGTHS table with columns: LOCATION IN STRUCTURE, MINIMUM STRENGTH (PSI), DENSITY (PCF), MAX SLUMP (IN), MAX WATER/CEMENT RATIO, SLAG/FLY ASH (MAX). Includes Concrete foundations, Concrete slab on grade.

- A. AS MEASURED BY CEMENTITIOUS WEIGHT 4. DEPOSITING AND CONVEYING OF CONCRETE SHALL CONFORM TO SECTION 26.5 OF ACI 318-19 AND PROJECT SPECIFICATIONS. 5. ALL CONCRETE SURFACES AGAINST WHICH NEW CONCRETE IS TO BE PLACED SHALL BE CLEANED AND ROUGHENED TO 1/4" AMPUTITUDE. 6. ALL REINFORCING BARS, ANCHOR BOLTS AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE. 7. PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE PLACING. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT. CORING IN CONCRETE IS NOT PERMITTED WITHOUT SEOR APPROVAL. NOTIFY THE SEOR IN ADVANCE OF CONDITIONS NOT SHOWN ON THE DRAWINGS. SEE THE DRAWINGS FOR ADDITIONAL RESTRICTIONS ON THE PLACEMENT OF OPENINGS IN SLABS AND WALLS. 8. PIPES EMBEDDED IN CONCRETE: A. CONCRETE o. PIPES LARGER THAN 1-1/2" DIAMETER SHALL NOTE BE EMBEDDED IN STRUCTURAL CONCRETE EXCEPT WHERE SPECIFICALLY APPROVED BY SEOR. b. NO CONDUITS SHALL BE PLACED IN CONCRETE FILL OVER METAL DECK. c. PIPES SHALL NOT DISPLACE OR INTERRUPT REINFORCING BARS. d. DO NOT STACK CONDUITS. SPACE EMBEDDED PIPES AND CONDUITS AT A MINIMUM OF 3 DIAMETERS CLEAR FROM OTHER EMBEDDED PIPES/CONDUITS AND REBAR.

REINFORCING STEEL

- 1. REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 19 OF THE CODE AND WITH THE PROVISIONS OF ACI 318-19, ASTM A706, GRADE 60 UNO, ASTM A615 GR 60 STEEL, MAY BE SUBSTITUTED FOR ASTM A706 GRADE STEEL PER ACI 318-19 SECTION 20.2.2.5 PROVIDED THE FOLLOWING CONDITIONS ARE MET: A. THE ACTUAL YIELD STRENGTH BASED ON MILL TESTS DOES NOT EXCEED THE SPECIFIED YIELD STRENGTH BY MORE THAN 18,000 PSI. B. THE RATIO OF THE ACTUAL ULTIMATE TENSILE STRESS TO THE ACTUAL YIELD STRENGTH IS NOT LESS THAN 1.25. C. WHERE REINFORCEMENT COMPLYING WITH ASTM A615 IS TO BE WELDED, CHEMICAL TESTS SHALL BE PERFORMED TO DETERMINE WELDABILITY IN ACCORDANCE WITH SECTION 26.6.4 OF ACI 318-19. 2. BARS SHALL BE CLEAN OF RUST, GREASE, OR OTHER MATERIALS LIKELY TO IMPAIR BOND. ALL REINFORCING BAR BENDS SHALL BE MADE COLD. 3. REINFORCING BAR LAP SPICES SHALL BE MADE AS INDICATED ON THE DRAWINGS. LAP SPICES AT CORNERS AND INTERSECTIONS, STAGGER ALL SPICES UNLESS OTHERWISE SPECIFIED. A. MINIMUM LAP SPICE LENGTH FOR REINFORCING STEEL BARS (UNLESS OTHERWISE SPECIFIED) SHALL BE PER SECTION 25.5.2 AND THE REINFORCING SCHEDULE NOTED ON THE DRAWINGS. 4. REINFORCING STEEL SHALL BE ACCURATELY PLACED AND SPACED BEFORE THE CONCRETE IS PLACED AND SHALL BE SECURED AGAINST MOVEMENT DURING CONSTRUCTION WITHIN PERMITTED TOLERANCES. ADEQUATE SUPPORT SHALL BE PROVIDED TO KEEP THE REINFORCING STEEL AT THE CORRECT DISTANCE FROM THE FORMWORK AND CONCRETE SUPPORTS, SPACERS, BOLTS, REINFORCEMENT CHAIRS, ETC. REFER TO THE "MANUAL OF STANDARD PRACTICES", LATEST EDITION. 5. CONCRETE PROTECTION FOR REINFORCEMENT THE FOLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR ALL REINFORCEMENT IN CAST-IN-PLACE CONCRETE (NON-PRECAST): A. CONCRETE CAST AGAINST AND PERMANENT FORMWORK TO EXPOSE TO EAF 3 B. CONCRETE EXPOSED TO EARTH AND WEATHER NO. 6 THROUGH NO. 18 BARS 2 NO. 9 BAR, W31 OR D31 WIRE 1 1/2 C. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND: SLABS, WALLS, JOISTS: NO. 14 AND NO. 18 BARS 1 1/2 NO. 11 BAR & SMALLER BEAMS, COLUMNS: 3/4 PRIMARY REINFORCEMENT TIES, STIRRUPS, SPIRALS 1 1/2

WOOD (GENERAL)

- 1. PRESERVATIVE TREATMENT: A. WOOD MEMBERS SHALL BE PRESERVATIVE TREATED IN ACCORDANCE WITH A19-07, STANDARD FOR PRESERVATIVE TREATMENT, BASED ON THE SERVICE CONDITION PER THE USE CATEGORIES (UC#) SPECIFIED IN AWPA U1-06. o. UC1 - INTERIOR CONSTRUCTION, ABOVE GROUND, DRY - NO PRESERVATIVE TREATMENT REQUIRED b. UC2 - INTERIOR CONSTRUCTION, ABOVE GROUND, WET - PRESERVATIVE TREATMENT REQUIRED IF THE HUMIDITY OR MOISTURE CONDENSATION IS 20% OR GREATER. c. UC3 - EXTERIOR CONSTRUCTION ABOVE GROUND - PRESERVATIVE TREATMENT REQUIRED. B. FOR ALL TREATED WOOD MEMBERS, ALL CUTS, HOLES AND INJURIES SUCH AS ABRASIONS OR HOLES FROM REMOVAL OF NAILS AND SPIKES WHICH MAY PENETRATE THE TREATED ZONE SHALL BE FIELD TREATED IN ACCORDANCE WITH AWPA M406. THE FOLLOWING FIELD TREATMENTS SHALL BE USED: o. BORED HOLES: HOLES FOR CONNECTORS OR BOLTS MAY BE TREATED BY PUMPING COAL TAR ROOFING CEMENT MEETING ASTM D5643 INTO HOLES USING A GREASE GUN OR SIMILAR DEVICE b. EXTERIOR: COPPER NAPHTHENATE c. INTERIOR: INORGANIC BORON PRESERVATIVES LIMITED TO USE IN APPLICATIONS NOT IN CONTACT WITH GROUND AND CONTINUOUSLY PROTECTED FROM LIQUID WATER

SAWN LUMBER

- 1. FRAMING LUMBER SHALL MEET THE FOLLOWING MINIMUM STANDARDS EXCEPT WHERE OTHERWISE NOTED:

SAWN LUMBER PROPERTIES table with columns: USE, SIZE, SPECIES, GRADE, REFERENCE. Includes Mudsills, Horizontal framing lumber, Vertical framing lumber, All other framing lumber.

- 2. FLOOR JOISTS SHALL BE GRADE STAMPED "S-DRY" WHICH INDICATES A MOISTURE CONTENT NOT EXCEEDING 19 PERCENT. 3. ALL SOLE PLATES AND TOP PLATES SHALL BE GRADE STAMPED "KD" WHICH INDICATES KILN DRIED WITH A MOISTURE CONTENT NOT EXCEEDING 15 PERCENT. 4. STUD WALLS SHOWN ON PLANS ARE NON-BEARING PARTITIONS WALLS, BEARING WALLS OR SHEAR WALLS BELOW THE FRAMING LEVEL, UNLESS NOTED OTHERWISE. STUDS SHALL BE SIZE AND SPACING AS NOTED IN THE DRAWINGS. SEE PLANS AND ARCHITECTURAL DRAWINGS, UNLESS OTHERWISE NOTED. 5. MINIMUM FRAMING NAILING SHALL CONFORM TO CBC TABLE 2304.10.2. ALL NAILS SHALL BE COMMON WIRE NAILS. REDDRILL NAIL HOLES TO 70% OF NAIL SHANK DIAMETER WHERE NAILING TENDS TO SPLIT WOOD. 6. UNLESS OTHERWISE NOTED, ALL WOOD SILL PLATES UNDER BEARING, EXTERIOR, OR SHEAR WALLS IN CONTACT WITH CONCRETE OR MASONRY SHALL BE BOLTED TO THE CONCRETE OR MASONRY WITH 5/8" Ø X 12" BOLTS W/ 0.229" X 3" X 3" PLATE WASHER (GALV) AT 4'-0" O.C. BEGINNING AT 9" O.C. MAXIMUM FROM EACH END OF THE PLATES. THE BOLTS SHALL EXTEND A MINIMUM OF 7" INTO THE CONCRETE OR MASONRY. POWDER DRIVEN PINS AT 1/3 OF THE BOLT SPACING OR 24" O.C. MAXIMUM MAY BE SUBSTITUTED FOR THE ANCHOR BOLTS AT INTERIOR NON-SHEAR WALLS ONLY). 7. ALL LUMBER IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED LUMBER WITH AWPA TREATMENT C2 USING EITHER ALKALINE QUAT (ACO TYPE B AND D), COPPER AZOLE (CA-B, CA-A), OR SODIUM BORATES (SBR). ANCHOR BOLTS, FASTENERS, AND METAL FRAMING CONNECTORS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED TO A RATING OF F-185 PER ASTM A653. 8. PROVIDE 2 STUDS UNDER ALL 4 X 10 AND LARGER BEAMS OR HEADERS AT SPANS 6 FEET OR LONGER, UNLESS OTHERWISE NOTED. WHERE POSTS OR MULTIPLE STUDS UNDER BEAMS OR HEADERS ARE CALLED FOR ON DRAWINGS THOSE POSTS OR MULTIPLE STUDS SHALL BE CARRIED TO THE FOUNDATION/PODIUM LEVEL. 9. PROVIDE THE FOLLOWING BLOCKING AS A MINIMUM, UNLESS SHOWN OTHERWISE: 2" X FULL DEPTH SOLID BLOCKING BETWEEN JOISTS OVER SUPPORT. 2" X FULL DEPTH SOLID BLOCKING BETWEEN JOISTS OVER AND BELOW PARTITION WALLS. 10. DOUBLE JOISTS UNDER PARTITIONS RUNNING PARALLEL TO JOISTS, UNLESS SUPPORTED BY A WALL BELOW OR SHOWN OTHERWISE, NAIL DOUBLED JOISTS WITH 16D AT 12" O.C., STAGGERED. 11. BRIDGING SHALL BE 2 X SOLID BLOCKS, INSTALLED AS FOLLOWS: ROOF JOISTS MORE THAN 10' DEPTH, 8'-0" O.C. MAXIMUM, NOT MORE THAN 8'-0" FROM SUPPORT. FLOOR JOISTS MORE THAN 10' DEPTH, 8'-0" O.C. MAXIMUM, NOT MORE THAN 8'-0" FROM SUPPORT. 12. JOIST HANGERS AND OTHER METAL FRAMING ACCESSORIES ARE REFERRED TO ON PLANS BY PARTICULAR TYPE AS MANUFACTURED BY SIMPSON STRONG-TIE COMPANY, STOCKTON, CALIFORNIA. ACCESSORIES OF OTHER MANUFACTURE WITH EQUIVALENT LOAD CARRYING CHARACTERISTICS MAY BE USED. 13. FIRE STOPPING, BACKING FOR INTERIOR FINISHES, NON-BEARING WALLS, AND OTHER NON-STRUCTURAL FRAMING ARE NOT NECESSARILY SHOWN ON STRUCTURAL DRAWINGS.

HARDWARE AND CONNECTORS

- GENERAL: USE ALL SPECIFIED FASTENERS AS SPECIFIED ON PLANS. IF NOT INDICATED ON PLANS PROVIDE FASTENERS PER MFRS APPROVED ICC-ESR REPORT OR PRODUCT LITERATURE. HOLDOWNS: 1. DO NOT OVER TIGHTEN NUTS ON TIE-DOWN ANCHOR RODS OR BOLTS. TIGHTEN ANCHOR ROD NUTS ONE-THIRD TO ONE HALF TURN BEYOND FINGER TIGHT 2. INSTALL ALL HOLDOWNS TIGHT TO END STUDS/POSTS. DO NOT USE FILLER BLOCKS FOR MISALIGNED ANCHOR BOLTS. EXTEND THE ANCHOR ROD AT A 1:4 (HORIZONTAL) USING A COUPLER WITH EQUIVALENT ANCHOR ROD AND INSTALL THE HOLDOWN HIGHER ON END STUD / POST 3. FOR HOLDOWNS THAT BOLT TO END POSTS, INSTALL THE HEAD OF THE BOLT TO THE BRACKET SIDE. AND ON THE SIDE OPPOSITE THE BRACKET, INSTALL A WASHER BETWEEN THE NUT AND THE STUD / POSTS. TIE-DOWN & COLLECTOR STRAPS: 1. TIE-DOWN AND COLLECTOR STRAPS SHALL BE INSTALLED STRAIGHT AND TRUE. DO NOT FOLD, BEND, KINK OR OTHERWISE ALTER CONNECTOR STRAPS 2. INSTALL THE DOWN STRAPS DIRECT TO POST IN LIEU OF COVER SHEATHING. STRAPS MAY BE INSTALLED ON THE UNSHEATHED SIDE OF THE END STUDS / POSTS

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

**REQUIRED VERIFICATION AND INSPECTIONS**

WOOD CODE CHAPTER 17 AND REFERENCED 2018 NDS AND AWC SDPWS-2015			
SPECIAL INSPECTION OR TEST	CONTINUOUS	PERIODIC	CBC REFERENCE
3. WOOD LATERAL FORCE-RESISTING SYSTEM WITH FASTENER SPACING OF THE SHEATHING LESS THAN OR EQUAL TO 4" O.C. - WOOD SHEAR WALLS - WOOD DIAPHRAGMS - DRAG STRUTS - SHEAR PANELS - HOLD-DOWNS	---	X	1705.13.2
4. WOOD LATERAL FORCE-RESISTING SYSTEM WITH FASTENER SPACING OF THE SHEATHING GREATER THAN 4" O.C. (NOT REQUIRED) - WOOD SHEAR WALLS - WOOD DIAPHRAGMS - DRAG STRUTS - SHEAR PANELS - HOLD-DOWNS	---	---	1705.13.2

SOILS CODE TABLE 1705.6			
SPECIAL INSPECTION OR TEST	CONTINUOUS	PERIODIC	
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	---	X	
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	---	X	
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS	---	X	
4. VERIFY USE OF PROPER MATERIALS, DENSITIES, AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	---	
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	---	X	

CONCRETE CONSTRUCTION CODE TABLE 1705.3				
SPECIAL INSPECTION OR TEST	CONTINUOUS	PERIODIC	REFERENCED STANDARD	CBC REFERENCE
3. INSPECT ANCHORS CAST IN CONCRETE	---	X	ACI 318: 26.7	---
4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS <sup>(a)</sup> (a) ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS (b) MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.c.	X	---	ACI 318: 26.7.1 ACI 318: 26.7.1	---

**STATEMENT OF SPECIAL INSPECTIONS**

- THIS STATEMENT OF SPECIAL INSPECTIONS HAS BEEN PREPARED PURSUANT TO SECTION 1704.3 OF THE CODE. THIS SECTION DETAILS BOTH REQUIRED SPECIAL INSPECTIONS AND TESTS INCLUDING TESTING PER SECTION 1705 OF THE CODE. THE FOLLOWING SHALL BE OBSERVED DURING THEIR IMPLEMENTATION:
  - GENERAL:
    - STRUCTURAL VERIFICATIONS, INSPECTIONS AND TESTS SHALL BE PERFORMED IN ACCORDANCE WITH CHAPTER 17 OF THE CODE AND/OR THE APPLICABLE REFERENCE STANDARD.
  - OWNER REQUIREMENTS:
    - THE OWNER OR OWNER'S AGENT SHALL EMPLOY ONE OR MORE APPROVED AGENCIES TO PERFORM INSPECTIONS DURING CONSTRUCTION ON THE TYPES OF WORK LISTED IN SECTION 1705 OF THE CODE AND IN THIS STATEMENT OF INSPECTIONS.
  - SPECIAL INSPECTOR QUALIFICATIONS:
    - THE SPECIAL INSPECTORS SHALL PROVIDE WRITTEN DOCUMENTATION TO THE BUILDING OFFICIAL DEMONSTRATING HIS OR HER COMPETENCE AND RELEVANT EXPERIENCE OR TRAINING. THE EXPERIENCE OR TRAINING SHALL BE CONSIDERED RELEVANT WHEN THE DOCUMENTED EXPERIENCE OR TRAINING IS RELATED IN COMPLEXITY TO THE SAME TYPE OF SPECIAL INSPECTION ACTIVITIES FOR PROJECTS OF SIMILAR COMPLEXITY AND MATERIAL QUANTITIES.
  - CONTRACTOR REQUIREMENTS:
    - SPECIAL INSPECTION IS IN ADDITION TO THE CONTRACTOR'S QUALITY CONTROL INSPECTIONS AND TESTING. THE CONTRACTOR'S QUALITY CONTROL INSPECTIONS AND TESTING SHALL OCCUR PRIOR TO SPECIAL INSPECTION AND REPORTS SHALL BE AVAILABLE TO THE SPECIAL INSPECTOR.
    - THE CONTRACTOR SHALL ENSURE THAT THE WORK FOR WHICH SPECIAL INSPECTION IS REQUIRED REMAINS ACCESSIBLE AND EXPOSED FOR SPECIAL INSPECTION PURPOSES UNTIL COMPLETION OF THE REQUIRED SPECIAL INSPECTION.
    - ANY CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF THE MAIN WIND OR SEISMIC FORCE RESISTING SYSTEM SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND OWNER PRIOR TO COMMENCEMENT OF WORK ON THE SYSTEM OR COMPONENT. THE STATEMENT OF RESPONSIBILITY SHALL CONTAIN ACKNOWLEDGEMENT OF AWARENESS OF THE SPECIAL INSPECTION REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS.
  - SPECIAL INSPECTOR REPORT REQUIREMENTS:
    - THE SPECIAL INSPECTOR SHALL KEEP RECORD OF INSPECTIONS
    - THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL AND TO THE ARCHITECT AND STRUCTURAL ENGINEER OF RECORD.
    - REPORTS SHALL INDICATE THAT WORK INSPECTED WAS OR WAS NOT COMPLETED IN CONFORMANCE TO APPROVED CONSTRUCTION DOCUMENTS.
    - DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION.
    - IF NOT CORRECTED DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND THE ARCHITECT AND STRUCTURAL ENGINEER OF RECORD PRIOR TO THE COMPLETION OF THAT PHASE OF WORK.
    - A FINAL REPORT DOCUMENTING SPECIAL INSPECTIONS AND CORRECTION OF DISCREPANCIES NOTED SHALL BE SUBMITTED TO THE BUILDING OFFICIAL.

**SHOP FABRICATION**

- SHOP FABRICATION REQUIRES SPECIAL INSPECTIONS PER SECTION 1704.2.5. EXCEPTION: SHOP SPECIAL INSPECTIONS ARE NOT REQUIRED WHEN WORK IS DONE ON THE PREMISES OF FABRICATOR REGISTERED AND APPROVED TO PERFORM SUCH WORK IN ACCORDANCE WITH CODE SECTION 1704.2.5.1. THE FOLLOWING SPECIAL INSPECTIONS MEET THE REQUIREMENTS OF THIS EXCEPTION:
  - WOOD BUILDING MATERIALS (WOOD SHEATHING) SHALL BE IDENTIFIED BY THE APA TRADEMARK

**PRE-FABRICATED WOOD TRUSS NOTES**

- THE DESIGN OF METAL PLATE CONNECTED WOOD TRUSSES SHALL BE IN ACCORDANCE WITH THE FOLLOWING:
  - CODES AND STANDARDS:
    - THE GOVERNING CODE LISTED IN THE PROJECT GENERAL NOTES
    - MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES (ASCE 7-16)
    - NATIONAL DESIGN STANDARD FOR WOOD CONSTRUCTION AND SUPPLEMENT (ANSI/AWC NDS-2018)
    - SPECIAL DESIGN PROVISIONS FOR WIND & SEISMIC (AWC SDPWS-2015)
    - THE NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION (ANSI/TPI 1-2014)
  - DESIGN CRITERIA:
    - TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING MINIMUM VERTICAL LOADS AND OTHER LOADS INDICATED ON THE CONSTRUCTION DOCUMENTS (ATTIC MECHANICAL UNITS, ETC.)
- CONTRACTOR REQUIREMENTS:
  - THE CONTRACTOR SHALL MEET ALL THE REQUIREMENTS LISTED IN SECTION 2.3.4 OF ANSI/TPI 1-2014 INCLUDING THE FOLLOWING:
    - MEANS AND METHODS: THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, PROGRAMS AND SAFETY IN CONNECTION WITH RECEIPT, STORAGE, HANDLING, INSTALLATION, RESTRAINING, AND BRACING OF THE TRUSSES. REFER TO THE TRUSS DESIGNER'S TRUSS PLANS TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES (BCS1-B1)
    - TRUSS INSTALLATION SHALL COMPLY WITH INSTALLATION REQUIREMENTS SHOWN IN BCS1-B1
    - TEMPORARY INSTALLATION RESTRAINT/BRACING FOR TRUSSES SHALL BE INSTALLED IN ACCORDANCE WITH BCS1-B1
    - TRUSS DESIGNER SHALL SUPERVISE THE PREPARATION OF THE TRUSS DESIGN DRAWINGS WHICH SHALL CONTAIN THE INFORMATION LISTED IN SECTION 2.3.5.5 OF ANSI/TPI 1-2014. THIS INCLUDES ALL TRUSS TO TRUSS CONNECTIONS, AND DETAILS FOR THE "CALIFORNIA FILL" AREAS.
    - TRUSS DESIGNER SHALL COMPLY WITH THE REFERENCED CODE AND DESIGN CRITERIA ABOVE.
    - TRUSS DESIGNER SHALL SHOW ALL HANGERS, BRACING AND RESTRAINTS AS WELL AS METHOD OF RESTRAINT/BRACING ON THE TRUSS PLANS TO MEET ANY SEISMIC AND WIND REQUIREMENTS OF THE CODE.
    - SUBMIT TRUSS DESIGN DRAWINGS INCLUDING ALL RELEVANT DETAILS FOR THE FABRICATION OF THE TRUSSES AND PREPARE CALCULATIONS. ALL PLANS, DETAILS AND CALCULATIONS FOR THE TRUSSES SHALL BE STAMPED AND SIGNED BY A LICENSED PROFESSIONAL ENGINEER (CIVIL OR STRUCTURAL), LICENSED TO PRACTICE IN THE STATE OF CALIFORNIA.
  - TRUSS DESIGNER SHALL MEET ALL THE REQUIREMENTS LISTED IN SECTION 2.3.5 OF ANSI/TPI 1-2014 INCLUDING THE FOLLOWING:
    - CLAY TILE W/ GYP CEILING:  
TOP-CHORD DEAD LOAD: 20.5 PSF \* (18.8 PSF SUPERIMPOSED)  
BOT CHORD DEAD LOAD: 7.5 PSF (6.2 PSF SUPERIMPOSED)  
ROOF - LIVE LOAD: 20 PSF
    - CLAY TILE W/ STUCCO CEILING:  
TOP-CHORD DEAD LOAD: 20.5 PSF \* (18.8 PSF SUPERIMPOSED)  
BOT CHORD DEAD LOAD: 11.5 PSF (10.2 PSF SUPERIMPOSED)  
ROOF - LIVE LOAD: 20 PSF
  - DETERMINATION CRITERIA:  
DEAD + LIVE LOAD: L/240  
LIVE LOAD ONLY: L/360  
\*INCLUDES 4 PSF ALLOWANCE FOR PV PANELS
  - ( ) INDICATES HORIZONTAL SEISMIC/WIND LOAD ON COLLECTOR TRUSSES. THE TRUSS DESIGNER SHALL DESIGN FOR THE TRUSSES FOR THE INDICATED HORIZONTAL LOAD ACTING IN BOTH THE TOP AND BOTTOM TRUSS CHORDS AND FOR THE TRANSFER OF THE FORCE TO THE CHORDS THROUGH THE WEB.

**WOOD STRUCTURAL PANELS (SHEATHING)**

WOOD STRUCTURAL PANEL PROPERTIES						
USE	PLY	BOND CLASSIFICATION <sup>c</sup>	SHEATHING GRADE	PERFORMANCE RATING	SPAN RATING	REFERENCE <sup>d</sup>
ROOF	5	EXPOSURE 1	REFER TO TYPICAL DIAPHRAGM SCHEDULE		APA	2022 CBC 2303.1.5 (DOC PS 1-09 OR PS 2-10)
FLOOR	5	EXPOSURE 1	REFER TO TYPICAL DIAPHRAGM SCHEDULE		APA	
WALL <sup>2</sup>	5	EXPOSURE 1	REFER TO TYPICAL SHEAR WALL SCHEDULE		APA	

- TABLE NOTES:
- WOOD STRUCTURAL PANELS SHALL CONFORM TO THE REQUIREMENTS FOR THEIR TYPE IN ACCORDANCE WITH THE FOLLOWING VOLUNTARY STANDARDS BY THE ENGINEERED WOOD ASSOCIATION (AWA):
    - VOLUNTARY PRODUCT STANDARD, STRUCTURAL PLYWOOD, PS 1-09
    - VOLUNTARY PRODUCT STANDARD, PERFORMANCE STANDARD FOR WOOD-BASED STRUCTURAL-USE PANELS, PS 2-10
  - WOOD STRUCTURAL PANELS SHALL BE IDENTIFIED BY THE APA TRADEMARK INDICATING CONFORMANCE TO THE APPLICABLE VOLUNTARY STANDARD
  - WHERE PANELS ARE EXPOSED TO REPEATED WETTING AND REDRYING, LONG-TERM EXPOSURE TO WEATHER, OR CONDITIONS OF SIMILAR SEVERITY, "EXTERIOR" APA RATED PLYWOOD SHEATHING SHALL BE USED. C-D "EXPOSURE 1" APA RATED PLYWOOD SHEATHING (CDX) SHALL NOT BE USED FOR CONDITIONS INVOLVING LONG-TERM EXPOSURE TO WEATHER.
    - EXCEPTION: WOOD STRUCTURAL PANEL ROOF SHEATHING EXPOSED TO THE OUTDOORS ON THE UNDERSIDE IS PERMITTED TO BE "EXPOSURE 1" TYPE.
    - WOOD STRUCTURAL PANELS TO BE USED AS SIDING SHALL COMPLY WITH ANSI/APA PRP-210.
  - ORIENTED STRAND BOARD (OSB) WITH EQUIVALENT CLASSIFICATION AND RATINGS MAY BE USED IN LIEU OF PLYWOOD FOR WOOD STRUCTURAL PANEL WALL SHEATHING.

- TRANSPORTATION, STORAGE, AND HANDLING:
  - TRANSPORTATION
    - IN TRANSPORTING PANELS ON OPEN TRUCK BEDS, COVER THE BUNDLES WITH A TARP.
  - STORAGE
    - ALWAYS STORE THE PANELS UNDER COVER WHENEVER POSSIBLE
    - WHEN STORING PANELS OUTSIDE STACK THEM ON A LEVEL SURFACE ON TOP OF STRINGERS OR OTHER BLOCKING, THREE STRINGERS MINIMUM.
    - NEVER LEAVE PANELS IN CONTACT WITH THE GROUND
    - COVER THE STACK WITH A PLASTIC TARP, ENSURING THAT THE BUNDLE IS WELL VENTILATED TO PREVENT MILDEW.
    - IF MOISTURE ABSORPTION IS EXPECTED, CUT THE STEEL BAND TO PREVENT DAMAGE
    - KEEP SANDED OR OTHER APPEARANCE GRADE PANELS AWAY FROM HIGH TRAFFIC AREAS
  - HANDLING
    - ALWAYS PROTECT ENDS AND EDGES, ESPECIALLY TONGUE AND GROOVE PRODUCTS, FROM PHYSICAL DAMAGE.
    - ACCLIMATE THE PANELS FOR 24 HOURS MINIMUM BEFORE INSTALLATION BY STANDING THE PANELS ON EDGE WITH A GAP BETWEEN EACH TO ALLOW FOR AIR CIRCULATION OR PER MANUFACTURER'S RECOMMENDATIONS.
- PLYWOOD ORIENTATION
  - ROOF AND FLOOR SHEATHING SHALL BE LAID WITH THE GRAIN OF THE OUTER PILES PERPENDICULAR TO THE FRAMING MEMBERS. SHALL BE CONTINUOUS OVER 2 JOIST BAYS MINIMUM AND END JOINTS SHALL BE JOINED OVER FRAMING AND STAGGERED. LEAVE A 1/8" GAP BETWEEN PANELS TO ALLOW FOR PANEL EXPANSION UNLESS RECOMMENDED OTHERWISE BY THE PANEL MANUF. REFER TO SPECIFIC DETAILS IN THE DRAWINGS FOR FURTHER PARAMETERS.
  - PLYWOOD OR OSB WALL SHEATHING MAY BE JOINED VERTICALLY OR HORIZONTALLY. ALL END JOINTS BE JOINED OVER FRAMING AND STAGGERED.
- BLOCKING:
  - ROOF: ALL ROOF SHEATHING SHALL BE BLOCKED UNLESS SPECIFICALLY ALLOWED ON PLANS, WHERE PERMITTED TO BE UNBLOCKED. ALL UNBLOCKED EDGES SHALL BE TONGUE AND GROOVE.
  - FLOOR: ALL FLOOR SHEATHING SHALL BE BLOCKED UNLESS SPECIFICALLY ALLOWED ON PLANS, WHERE PERMITTED TO BE UNBLOCKED. ALL UNBLOCKED EDGES SHALL BE TONGUE AND GROOVE.
  - WALLS: ALL SHEAR WALLS SHALL BE FULLY BLOCKED AT PLYWOOD EDGES.
- FASTENERS
  - USE SHEATHING NAILS SAME GAUGE AS COMMON WIRE NAILS WITH LENGTHS AT LEAST EQUAL TO SHEATHING THICKNESS PLUS REQUIRED PENETRATION PER AWS SDPWS TABLE 4.2A OR 4.3A (AS REQUIRED).
  - EQUIVALENT PNEUMATIC DRIVE NAILS OR STAPLES MAY BE USED IF FASTENER MANUFACTURER HAS RECEIVED ICC OR IAPMO APPROVAL FOR THE INTENDED USE. FASTENERS TO BE SUBSTITUTED SHALL BE EQUIVALENT IN LATERAL AND WITHDRAWAL STRENGTH TO THE SIZE OF COMMON NAIL SPECIFIED.
  - USE OF MACHINE NAILING IS SUBJECT TO A SATISFACTORY JOB SITE DEMONSTRATION FOR EACH PROJECT AND THE APPROVAL BY THE PROJECT ARCHITECT OR STRUCTURAL ENGINEER. THE APPROVAL IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE. MACHINE NAILING WILL NOT BE APPROVED IN 5/16" PLYWOOD OR OSB SHEATHING. IF NAIL HEADS PENETRATE THE OUTER PLY MORE THAN WOULD BE NORMAL FOR A HAND HAMMER OR IF MINIMUM ALLOWABLE EDGE DISTANCES ARE NOT MAINTAINED, THE PERFORMANCE WILL BE DEEMED UNSATISFACTORY.
  - TYPICAL NAILING SHALL BE 10D AT 6" O.C. AT ALL SUPPORTED EDGES AND OVER SHEAR WALLS, AND 10D AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS, UNLESS OTHERWISE NOTED. SEE PLANS AND REFER TO SHEAR WALL SCHEDULE.

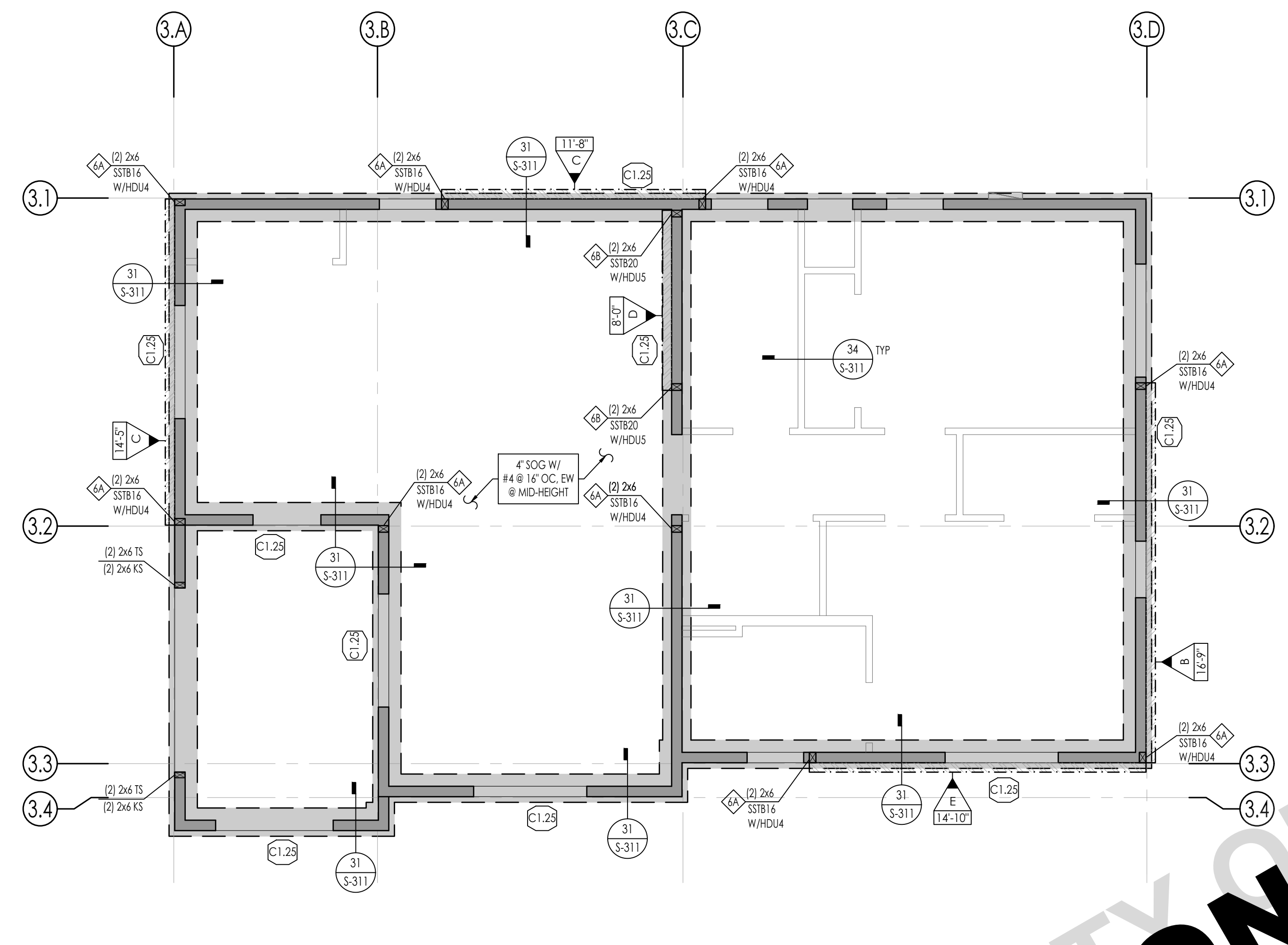
FOR USE IN THE CITY OF AGOURA HILLS  
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AGOURA HILLS | ADU  
CITY OF AGOURA HILLS  
GENERAL NOTES,  
SPECIAL INSPECTION & TESTS

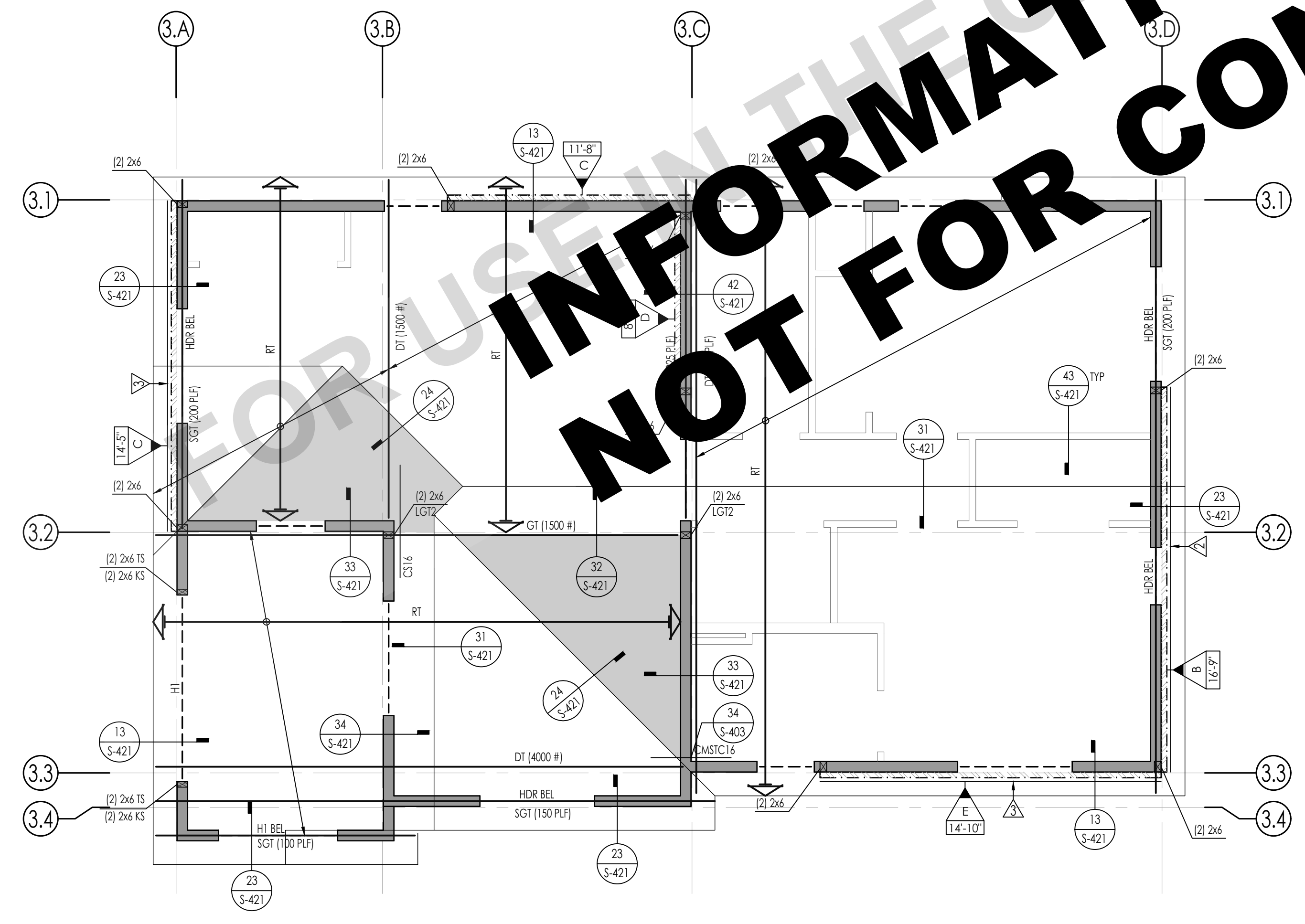
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1 FOUNDATION PLAN - SPANISH  
SCALE: 1/4" = 1'-0"



2 ROOF FRAMING PLAN - SPANISH  
SCALE: 1/4" = 1'-0"

**GENERAL PLAN NOTES**

**GENERAL**

- SEE THE FOLLOWING SHEETS FOR GENERAL NOTES AND TYPICAL DETAILS.
- SEE ARCHITECTURAL DRAWINGS FOR FINISHED FLOOR ELEVATIONS. REFERENCE FINISHED FLOOR ELEVATION = 0'-0" CORRESPONDS TO FINISHED FLOOR ELEVATION.
- SEE ARCHITECTURAL DRAWINGS FOR ALL EXTERIOR CONCRETE PAVING, SLABS, BASES, CURBS, ETC.
- FOR ANY DIMENSIONAL INFORMATION NOT SHOWN, SEE ARCHITECTURAL DRAWINGS.
- ALL DIMENSIONS SHOWN ARE FROM FACE OF MASONRY, FACE OF SHEATHING, OR CENTERLINE OF COLUMN, UNLESS NOTED OTHERWISE. ALL COLUMNS ARE CENTERED IN STUD WALLS.
- SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS IN BEARING AND NON-BEARING WALLS.
- SEE ARCHITECTURAL DRAWINGS FOR LOCATION OF INTERIOR NON-BEARING PARTITIONS.
- ALL POSTS IN 6" WALLS SHALL BE 6x6 UNLESS NOTED OTHERWISE. ALL POSTS IN 4" WALLS SHALL BE 4x4 UNLESS NOTED OTHERWISE.

**FOUNDATION**

- SEE PLANS AND ARCHITECTURAL DRAWINGS FOR DEPRESSIONS AND/OR SLOPES IN CONCRETE SLABS.
- SEE ARCHITECTURAL PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL EMBEDDED ITEMS AND SLAB PENETRATIONS.
- FOR TYPICAL SLAB-ON-GRADE REQUIREMENTS, INCLUDING SLAB JOINTS, SEE DETAIL 31/S-301.
- ALL POSTS IN 6" WALLS SHALL BE 6x6 UNLESS NOTED OTHERWISE. ALL POSTS IN 4" WALLS SHALL BE 4x4 UNLESS NOTED OTHERWISE.
- PLATE WASHERS ARE REQUIRED FOR ALL SILL PLATE ANCHOR BOLTS.
- ALL HOLDDOWN ANCHOR NUTS SHALL BE TIGHTENED TO FINGER TIGHT PLUS ONE-HALF WRENCH TURN JUST PRIOR TO COVERINGS.

**SYMBOL LEGEND**

- INDICATES TOP PLATE SPUCE NAILING PER DETAILS 31/S-403. NAILING APPLIES TO ENTIRE LENGTH OF TOP PLATE. PROVIDE TYPE (C) SPUCE, UNLESS NOTED OTHERWISE.
- INDICATES DSC CONNECTION PER 24/S-403.
- INDICATES STRAP PER 24/S-403 OR 34/S-403, UNO.

**FOUNDATION SCHEDULES**

SHEARWALL HOLDOWN SCHEDULE			
SPECIES/HOLDOWN/STRAP DETAIL	INDICATES HOLDOWN/STRAP TYPE	DETAIL	
6A	INDICATES SIMPSON HOLDOWN W/ SSB TO CONCRETE FOUNDATION:	12/S-311	

GRADE BEAM SCHEDULE						
TYPE	WIDTH	THICKNESS	MIN EMBED BELOW LOWEST PAD GRADE	LONG REINF	TRANS REINF	DETAIL
GB1	1'-0"	1'-0"	SEE NOTE 17	(2) #4 @ TOP (2) #4 @ BOT	#3 @ 24" OC	14/S-311

CONTINUOUS FOOTING SCHEDULE					
MARK	WIDTH	MIN EMBED BELOW LOWEST PAD GRADE	LONG REINF	TRANS REINF	DETAIL
C1.25	1'-3"	SEE NOTE 17	(2) #5 T&B	#3 @ 12" OC, BOT	31/S-311

PAD FOOTING SCHEDULE							
TYPE	WIDTH	LENGTH	THICKNESS	MIN EMBED BELOW LOWEST PAD GRADE	TOP REINF	BOT REINF	DETAIL
F2	2'-0"	2'-0"	1'-6"	SEE NOTE 17	(3) #5, EW	(3) #5, EW	PER PLAN

NOTE: FOOTING MUST BE DEEPENED LOCALLY PER DETAIL 32/S-301 TO ACCOMMODATE AB HOLDOWN EMBED DEPTHS

**ROOF FRAMING SCHEDULES**

ROOF BEAM SCHEDULE		
MARK	SIZE	REMARKS
B1	6x12	
B2	4x10	

FLOOR RAFTER SCHEDULE		
MARK	SIZE	REMARKS
J1	2x6 @ 16" OC	

HEADER SCHEDULE		
MARK	SIZE	REMARKS
H1	6x8	

**PREFABRICATED ROOF TRUSS**

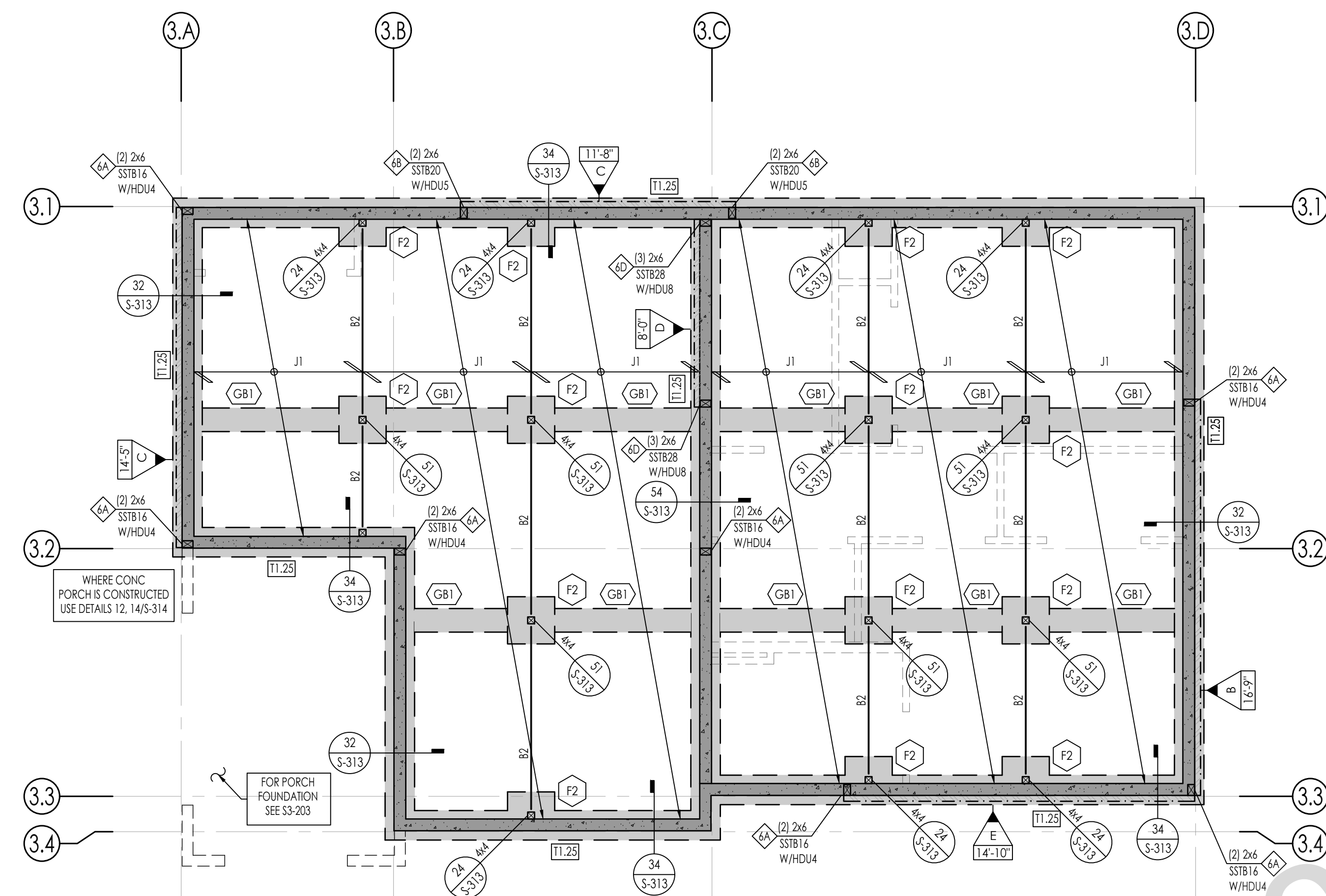
- FOR PREFABRICATED ROOF TRUSS NOTES SEE NOTES ON SHEET S-103

ROOF TRUSS SCHEDULE		
MARK	DESCRIPTION	REMARKS
RT	ROOF TRUSS (COMMON)	24" OC MAX
SGT	STRUCTURAL GABLE TRUSS	
MT	MONO PITCH TRUSS	24" OC MAX
JT	JACK TRUSS	24" OC MAX
VJT	VALLEY JACK TRUSS	24" OC MAX
CJT	CORNER JACK TRUSS	
GT	GIRDER TRUSS	
MGT	MONO PITCH GIRDER TRUSS	
DT (#1)	DRAG TRUSS	
CGT	CALIFORNIA GIRDER TRUSS	
HR	HIP RAFTER / JACK RAFTER	
CHT	CALIFORNIA HIP TRUSS	24" OC MAX
SCT	SCISSOR TRUSS	24" OC MAX, CBLING SLOPE PER ARCH

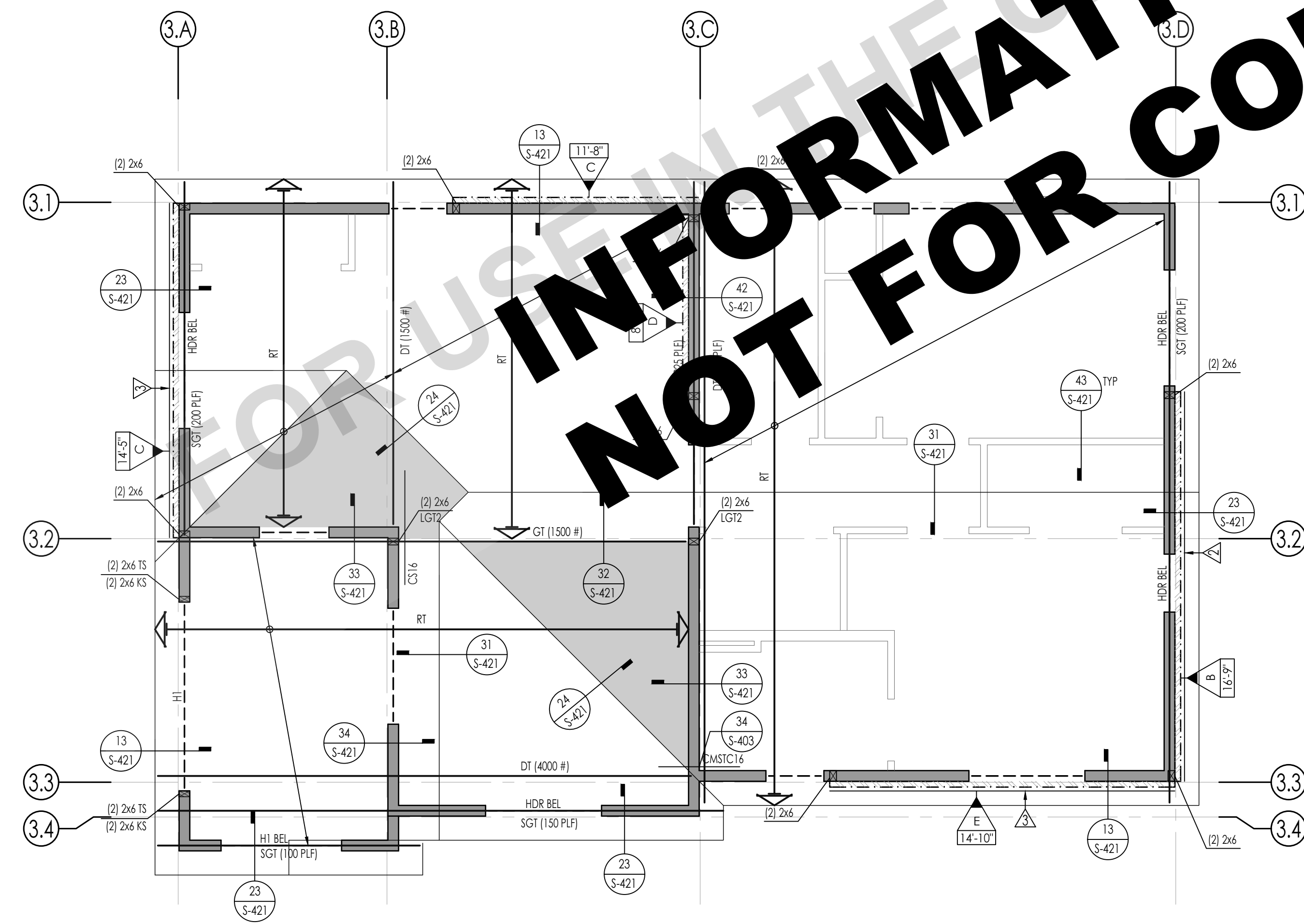
(#1) - EQUALS DRAG FORCE IN LBS. DRAG FORCE IS AT A FACTORED LEVEL (0.75) DRAG FORCES CALCULATED IN ACCORDANCE WITH ASCE 7-16 12.10.1.1. IN STRUCTURES ENTIRELY BRACED BY LIGHT FRAME SHEAR WALLS OR PORTIONS THEREOF. DRAG MEMBERS SHALL BE DESIGNED TO RESIST FORCES USING THE LOAD COMBINATIONS OF ASCE 7-16 SECTION 12.4.2.3 BY ALL OTHER STRUCTURES DRAGS SHALL INCLUDE THE EFFECT OF OVER STRENGTH PER ASCE 7-16 12.4.3.2

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**1** RAISED FLOOR FRAMING PLAN - SPANISH  
SCALE: 1/4" = 1'-0"



**2** ROOF FRAMING PLAN - SPANISH  
SCALE: 1/4" = 1'-0"

**GENERAL PLAN NOTES**

**GENERAL**

- SEE THE FOLLOWING SHEETS FOR GENERAL NOTES AND TYPICAL DETAILS.
- SEE ARCHITECTURAL DRAWINGS FOR FINISHED FLOOR ELEVATIONS. REFERENCE FINISHED FLOOR ELEVATION = 0'-0" CORRESPONDS TO FINISHED FLOOR ELEVATION.
- SEE ARCHITECTURAL DRAWINGS FOR ALL EXTERIOR CONCRETE PAVING, SLABS, BASES, CURBS, ETC.
- FOR ANY DIMENSIONAL INFORMATION NOT SHOWN, SEE ARCHITECTURAL DRAWINGS.
- ALL DIMENSIONS SHOWN ARE FROM FACE OF MASONRY, FACE OF SHEATHING, OR CENTERLINE OF COLUMN, UNLESS NOTED OTHERWISE. ALL COLUMNS ARE CENTERED IN STUD WALLS.
- SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS IN BEARING AND NON-BEARING WALLS.
- SEE ARCHITECTURAL DRAWINGS FOR LOCATION OF INTERIOR NON-BEARING PARTITIONS.
- ALL POSTS IN 6"X WALLS SHALL BE 6x6 UNLESS NOTED OTHERWISE. ALL POSTS IN 4"X WALLS SHALL BE 4x4 UNLESS NOTED OTHERWISE.

**FOUNDATION**

- SEE PLANS AND ARCHITECTURAL DRAWINGS FOR DEPRESSIONS AND/OR SLOPES IN CONCRETE SLABS.
- SEE ARCHITECTURAL PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL EMBEDDED ITEMS AND SLAB PENETRATIONS.
- FOR TYPICAL SLAB-ON-GRADE REQUIREMENTS, INCLUDING SLAB JOINTS, SEE DETAIL 31/S-301.
- ALL POSTS IN 6"X WALLS SHALL BE 6x6 UNLESS NOTED OTHERWISE. ALL POSTS IN 4"X WALLS SHALL BE 4x4 UNLESS NOTED OTHERWISE.
- PLATE WASHERS ARE REQUIRED FOR ALL SILL PLATE ANCHOR BOLTS.
- ALL HOLD-DOWN ANCHOR NUTS SHALL BE TIGHTENED TO FINGER TIGHT PLUS ONE-HALF WRENCH TURN JUST PRIOR TO COVERING.

**FRAMING**

- ALL UNES OR MEMBERS INDICATED AS 'STRUT' SHALL RECEIVE (2) ROWS OF BOUNDARY NAILING (BN), STAGGERED.
- ALL INTERIOR WALLS NOT SHOWN ON THE STRUCTURAL FRAMING PLANS BUT SHOWN ON THE ARCHITECTURAL DRAWINGS SHALL BE CONSTRUCTED PER NON-BEARING PARTITION WALL DETAIL 43/S-401, UNO.
- PLYWOOD SHEATHED DIAPHRAGM TYPES:  
ALL ROOF DIAPHRAGMS SHALL BE TYPE A, UNO  
ALL FLOOR DIAPHRAGMS AT RAISED FLOOR FOUNDATIONS SHALL BE TYPE B, UNO  
REFER TO 12/S-403
- TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, NOTCHED, DRILLED OR OTHERWISE ALTERED IN ANY WAY WITHOUT WRITTEN CONCURRENCE AND APPROVAL OF A REGISTERED DESIGN PROFESSIONAL.
- ALTERATIONS RESULTING IN THE ADDITION OF LOADS TO ANY MEMBER (E.G. HVAC EQUIPMENT, WATER HEATER) SHALL NOT BE PERMITTED WITHOUT VERIFICATION THAT THE TRUSS IS CAPABLE OF SUPPORTING SUCH ADDITIONAL LOADING.

**SYMBOL LEGEND**

- (X) INDICATES TOP PLATE SPURCE NAILING PER DETAILS 31/S-403. NAILING APPLIES TO ENTIRE LENGTH OF TOP PLATE. PROVIDE TYPE (C) SPURCE, UNLESS NOTED OTHERWISE.
- DSC # INDICATES DSC CONNECTION PER 24/S-403
- CS, CMST, INDICATES STRAP PER 24/S-403 OR 34/S-403, UNO
- INDICATES 8" THICK CONCRETE STEM WALL W/ #4 AT 12" OC HORIZ AND VERT REINF CENTERED IN THE WALL, UNO

**FOUNDATION SCHEDULES**

SHEARWALL HOLD-DOWN SCHEDULE			
SPECIES HOLD-DOWN/ STRAP DETAIL	INDICATES HOLD-DOWN/ STRAP TYPE	DETAIL	
6A	INDICATES SIMPSON HOLD-DOWN W/ SSB TO: CONCRETE STEM WALL:	22/S-313	

'STEM-WALL' TYPE CONTINUOUS FOOTING SCHEDULE					
TYPE	WIDTH	THICKNESS	LONG REINF	TRANS REINF	DETAIL
11.23	1'-3"	1'-0"	(2) #4 @ T&B	#3 @ 12" OC, BOT	PER PLAN

GRADE BEAM SCHEDULE						
TYPE	WIDTH	THICKNESS	MIN EMBED BELOW LOWEST PAD GRADE	LONG REINF	TRANS REINF	DETAIL
GB1	1'-0"	1'-0"	SEE NOTE 17	(2) #4 @ TOP (2) #4 @ BOT	#3 @ 24" OC	14/S-311

PAD FOOTING SCHEDULE							
TYPE	WIDTH	LENGTH	THICKNESS	MIN EMBED BELOW LOWEST PAD GRADE	TOP REINF	BOT REINF	DETAIL
F2	2'-0"	2'-0"	1'-6"	SEE NOTE 17	(3) #5, EW	(3) #5, EW	PER PLAN

NOTE: FOOTING MUST BE DEEPEENED LOCALLY PER DETAIL 32/S-301 TO ACCOMMODATE AB HOLD-DOWN EMBED DEPTHS

**ROOF FRAMING SCHEDULES**

ROOF BEAM SCHEDULE		
MARK	SIZE	REMARKS
B1	6x12	
B2	4x10	

FLOOR RAFTER SCHEDULE		
MARK	SIZE	REMARKS
J1	2x6 @ 16" OC	

HEADER SCHEDULE		
MARK	SIZE	REMARKS
H1	6x8	

**PREFABRICATED ROOF TRUSS**

1. FOR PREFABRICATED ROOF TRUSS NOTES SEE NOTES ON SHEET S-103

ROOF TRUSS SCHEDULE		
MARK	DESCRIPTION	REMARKS
RT	ROOF TRUSS (COMMON)	24" OC MAX
SGT	STRUCTURAL GABLE TRUSS	
MT	MONO PITCH TRUSS	24" OC MAX
JT	JACK TRUSS	24" OC MAX
VJT	VALLEY JACK TRUSS	24" OC MAX
CJT	CORNER JACK TRUSS	
GT	GIRDER TRUSS	
MGT	MONO PITCH GIRDER TRUSS	
DT (#*)	DRAG TRUSS	
CGT	CALIFORNIA GIRDER TRUSS	
HR	HIP RAFTER / JACK RAFTER	
CHT	CALIFORNIA HIP TRUSS	24" OC MAX
SCT	SCISSOR TRUSS	24" OC MAX, CEILING SLOPE PER ARCH

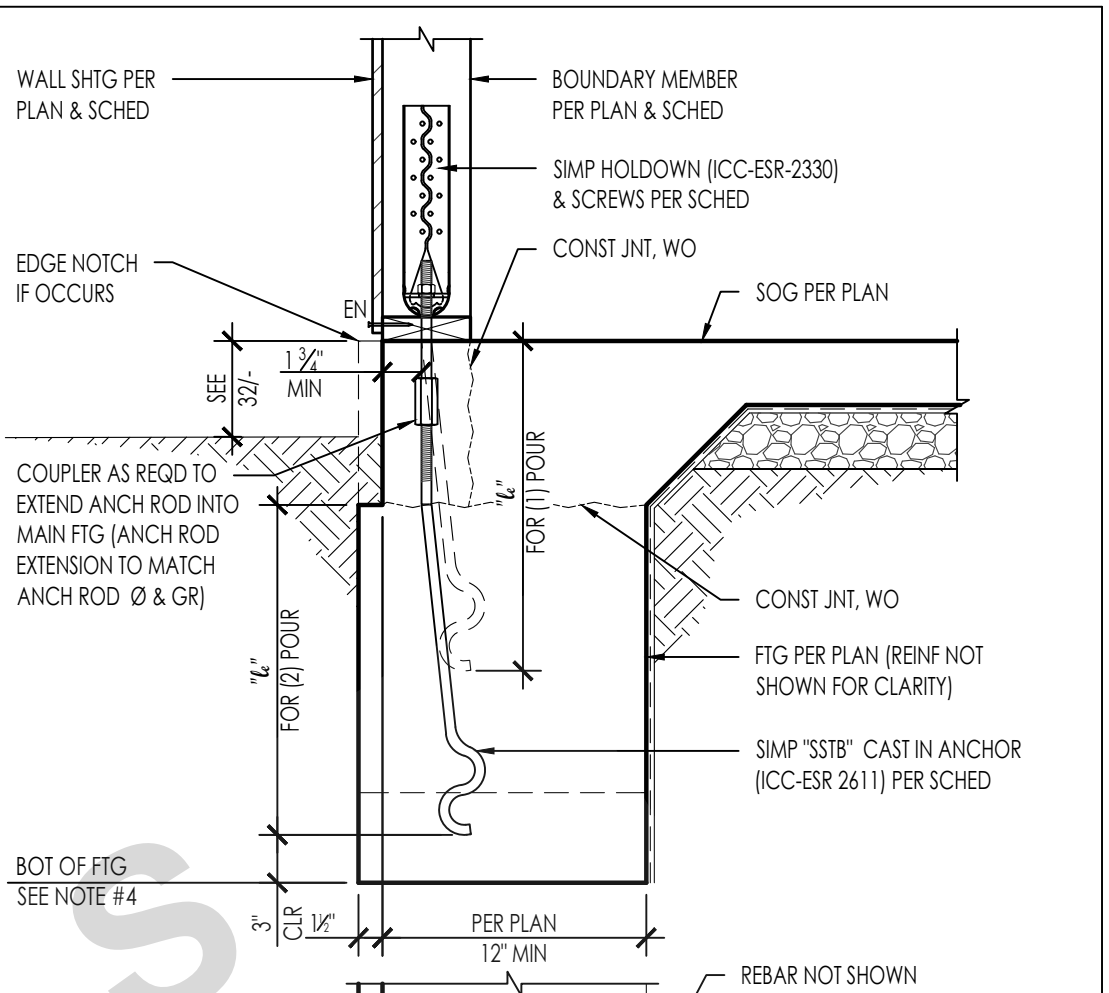
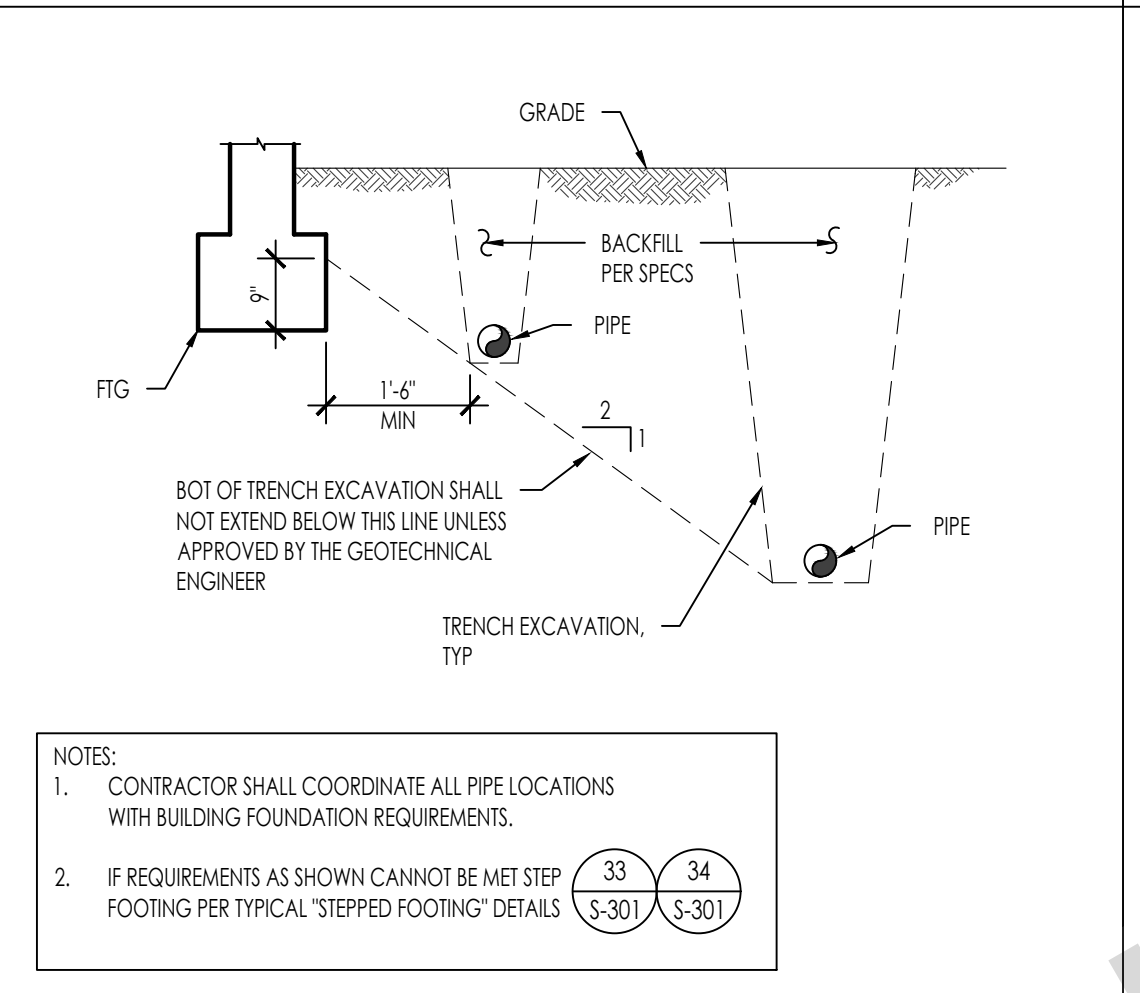
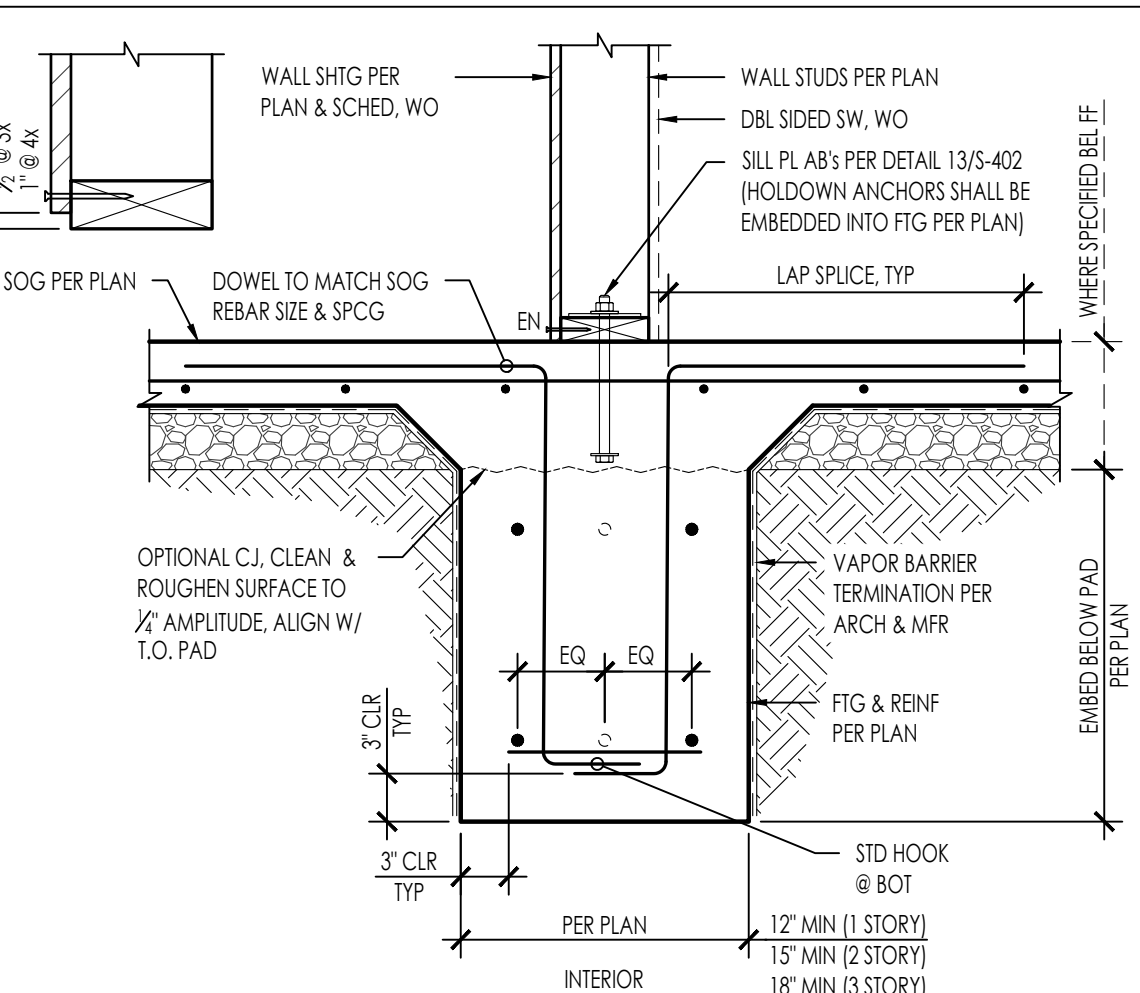
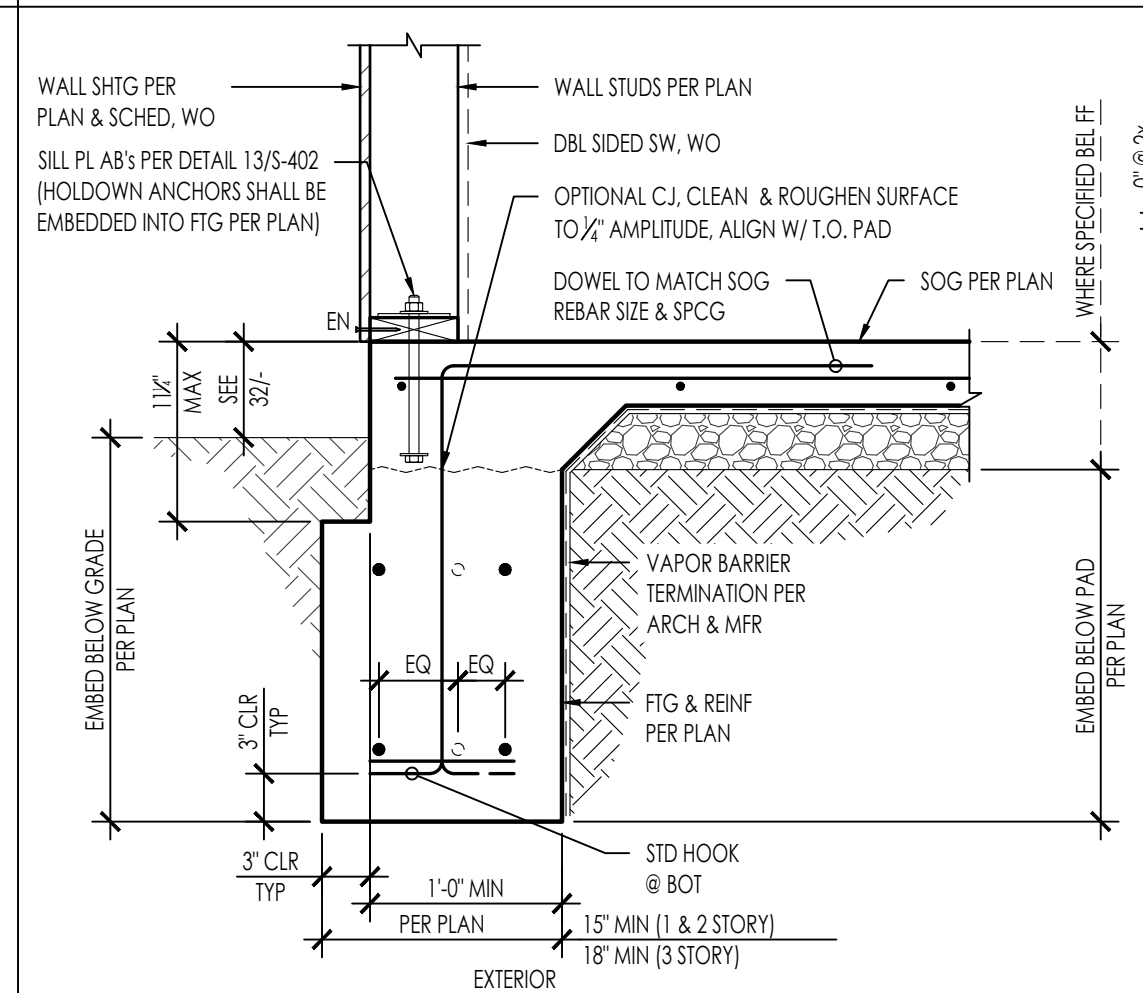
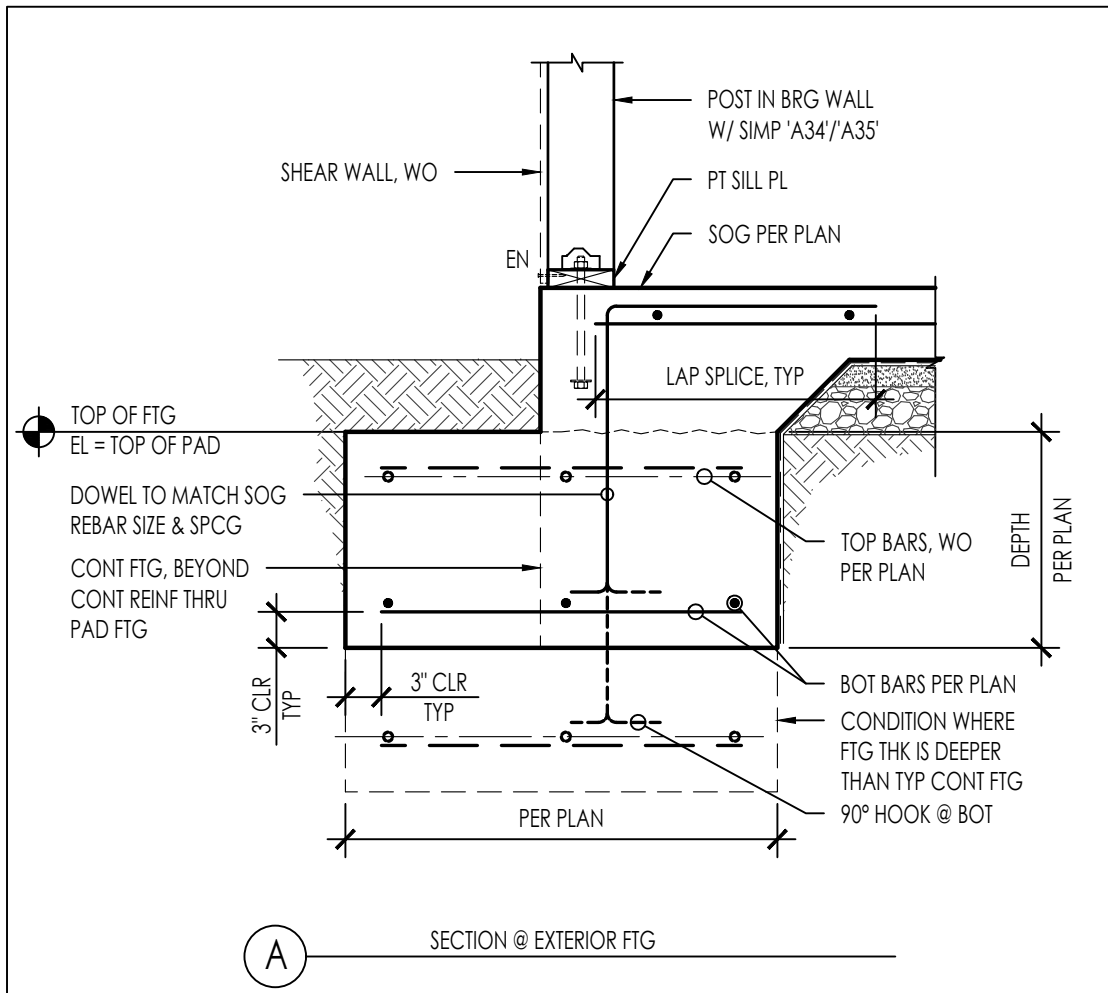
(#\*) - EQUALS DRAG FORCE IN LBS. DRAG FORCE @ A FACTORED LEVEL (0.75) DRAG FORCES CALCULATED IN ACCORDANCE WITH ASCE 7-16 12.10.1.1. IN STRUCTURES ENTIRELY BRACED BY LIGHT FRAME SHEAR WALLS OR PORTIONS THEREOF. DRAG MEMBERS SHALL BE DESIGNED TO RESIST FORCES USING THE LOAD COMBINATIONS OF ASCE 7-16 SECTION 12.4.2.3 BY ALL OTHER STRUCTURES DRAGS SHALL INCLUDE THE EFFECT OF OVER STRENGTH PER ASCE 7-16 12.4.2.3

AGOURA HILLS | ADU  
CITY OF AGOURA HILLS  
RAISED FLOOR FRAMING PLAN &  
ROOF FRAMING PLANS - SPANISH

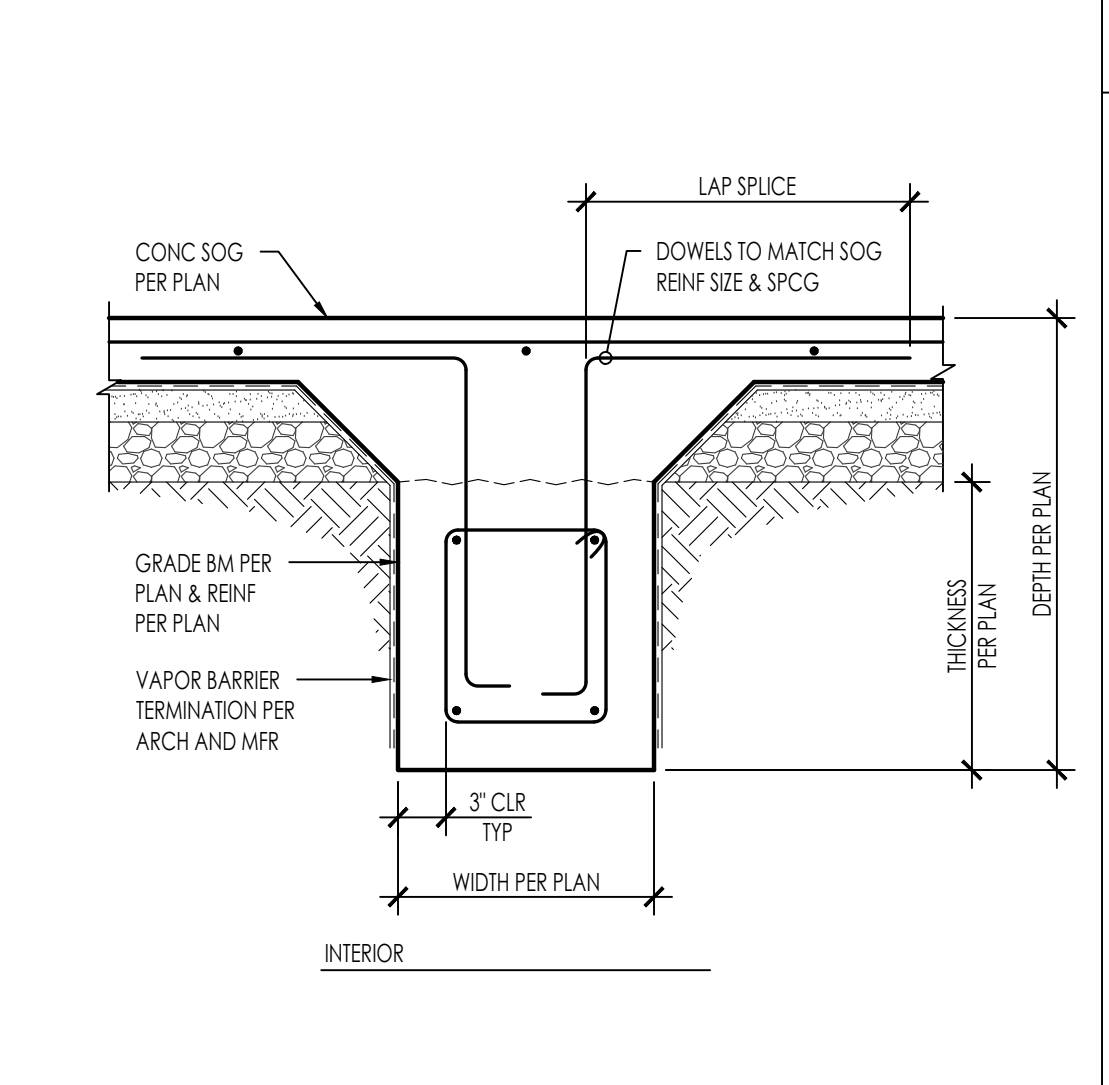
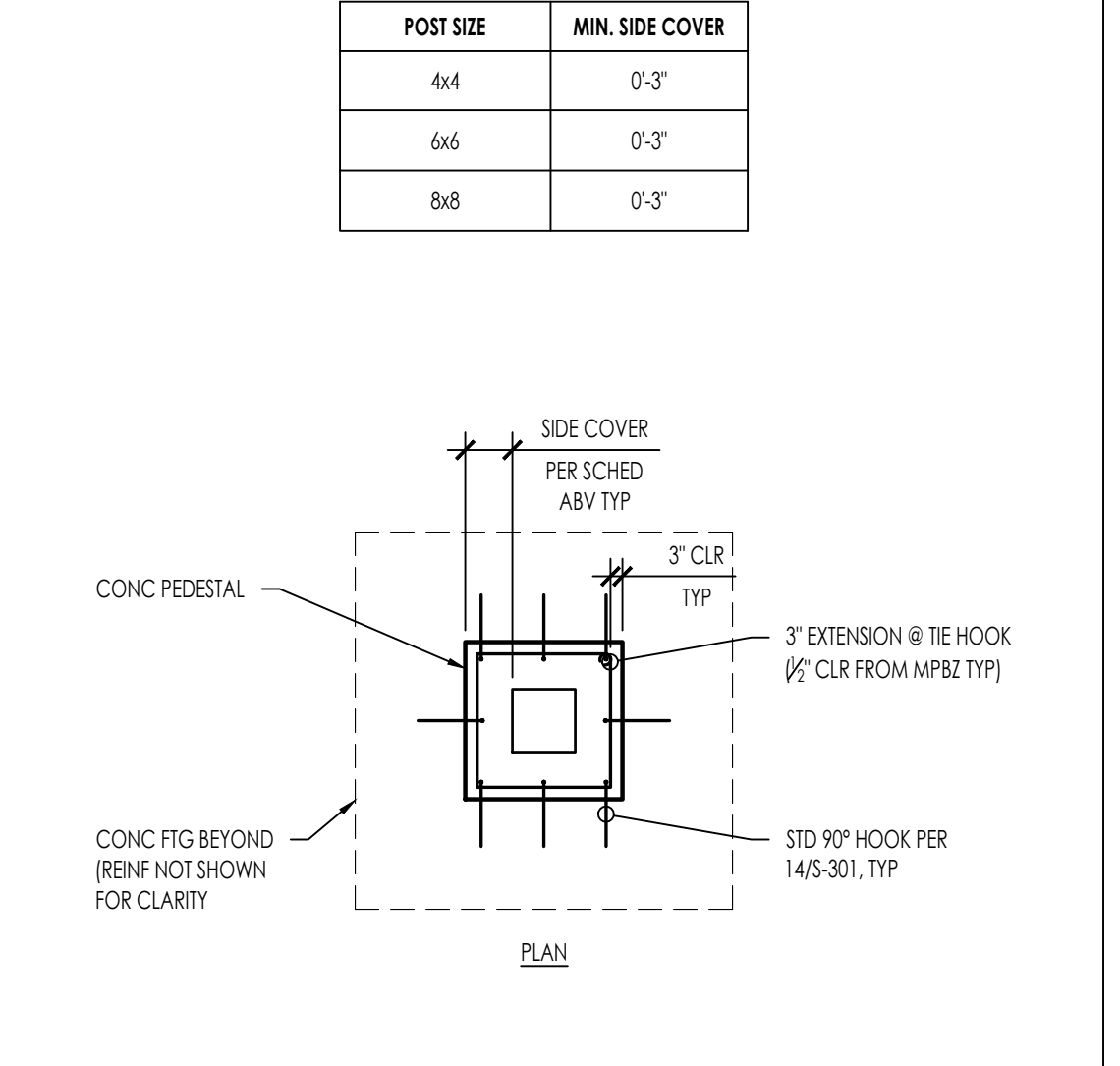
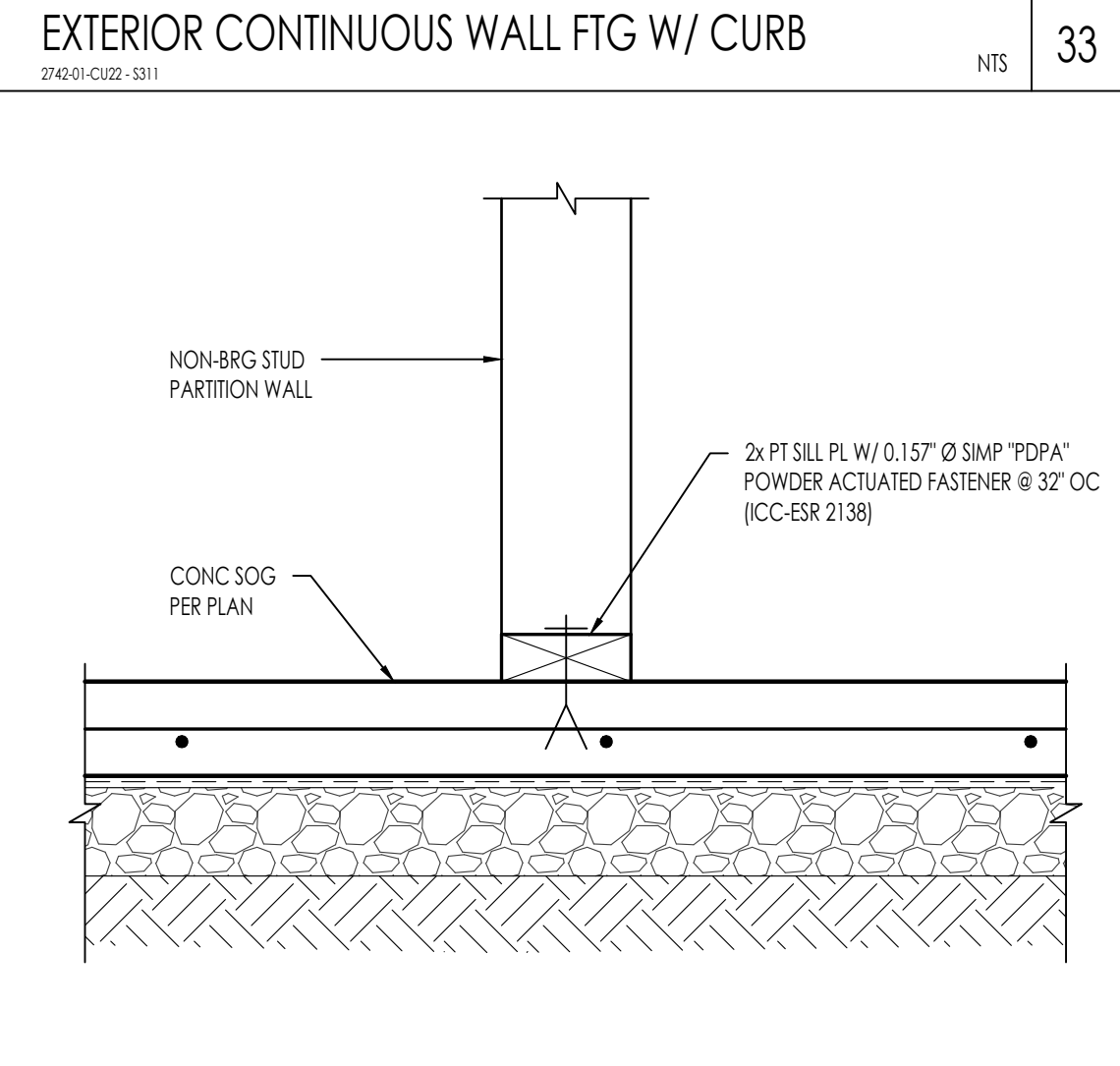
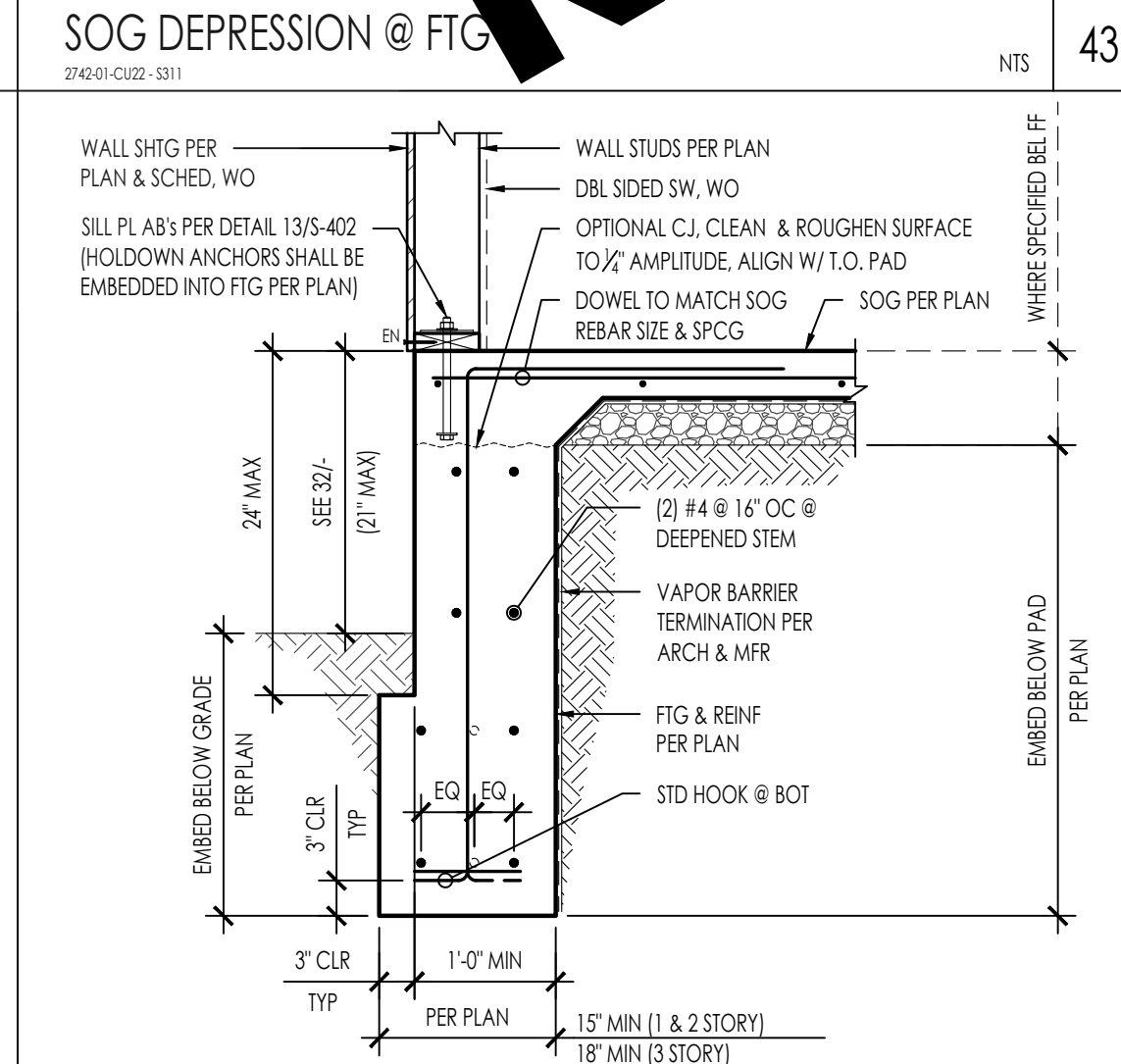
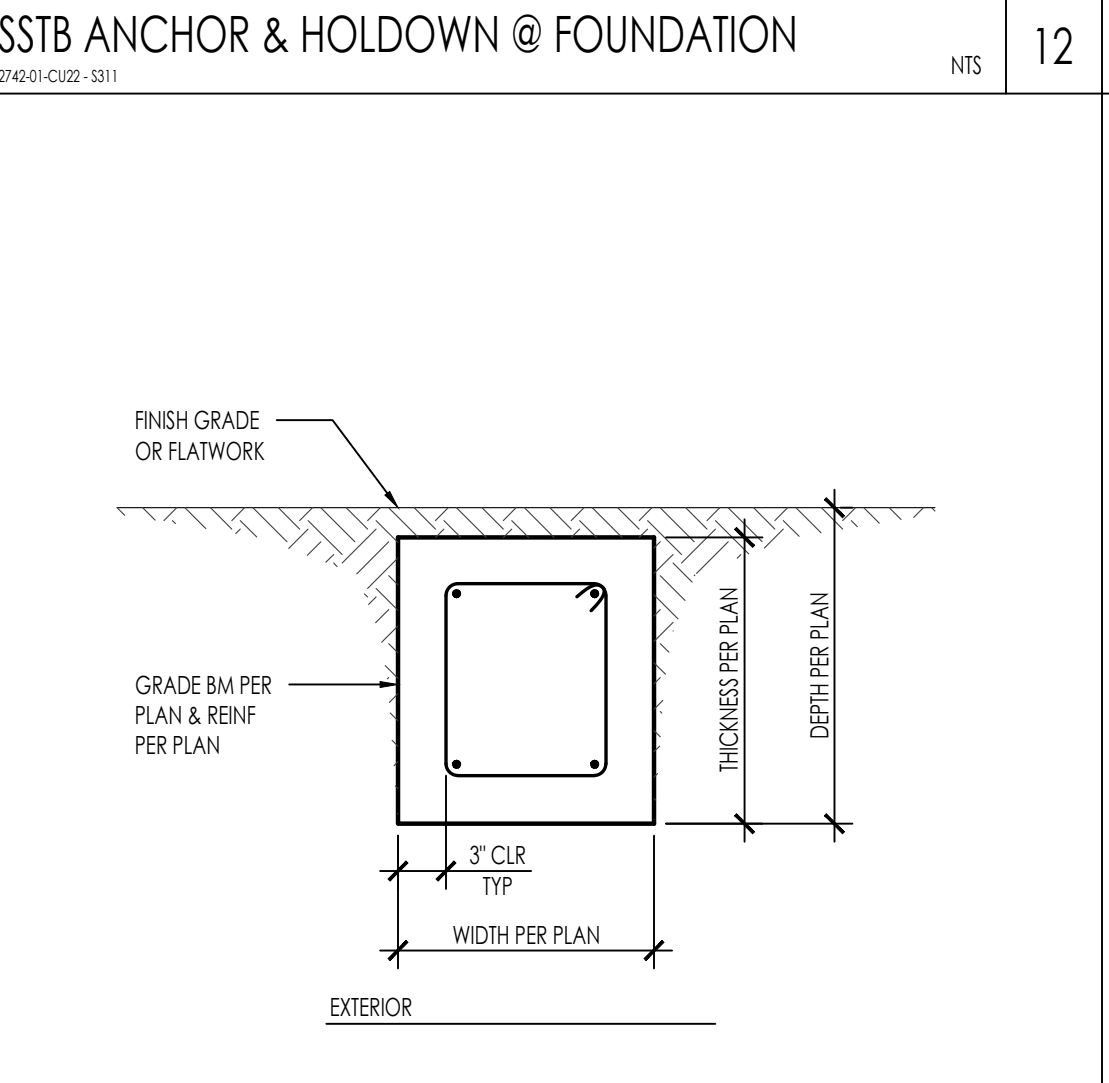
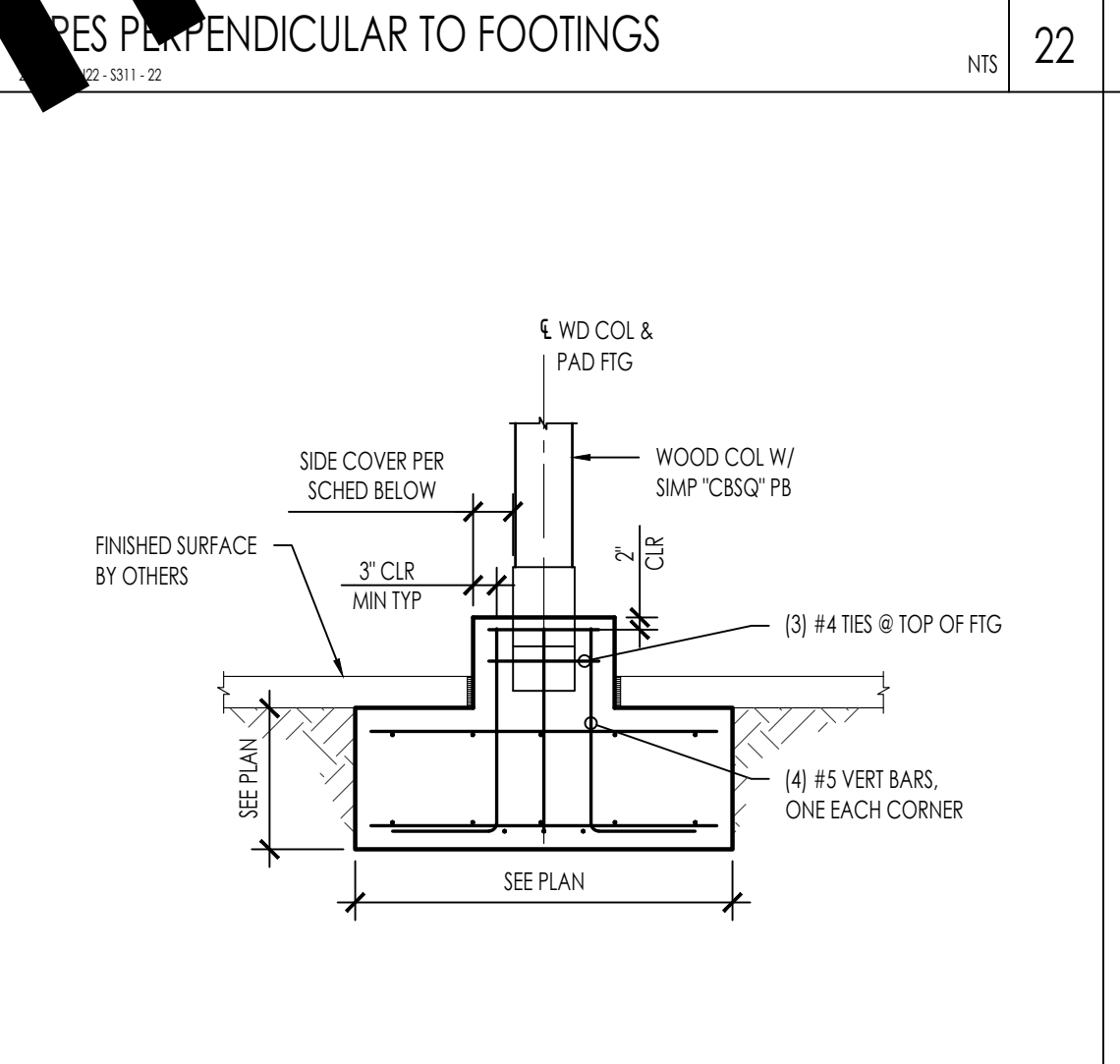
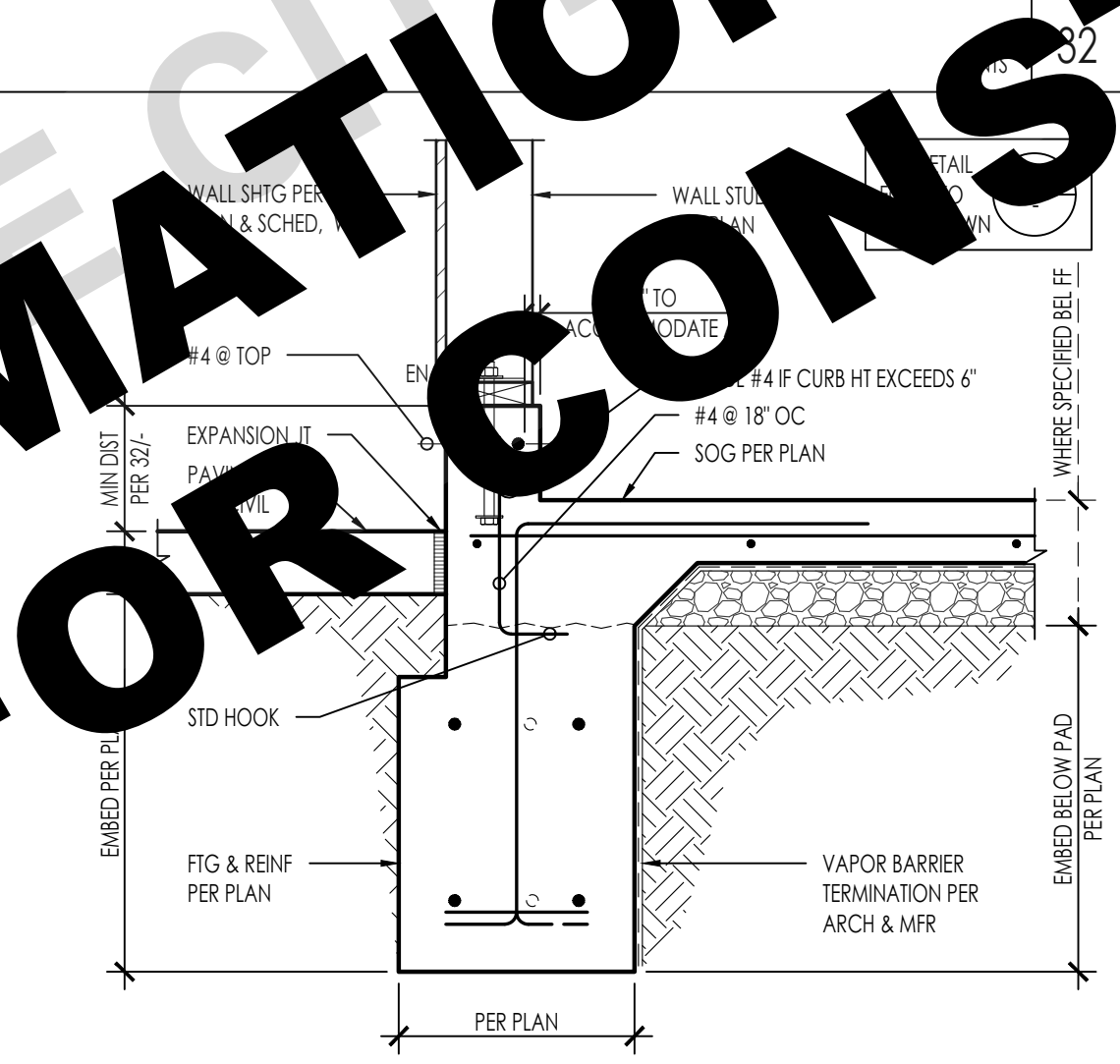
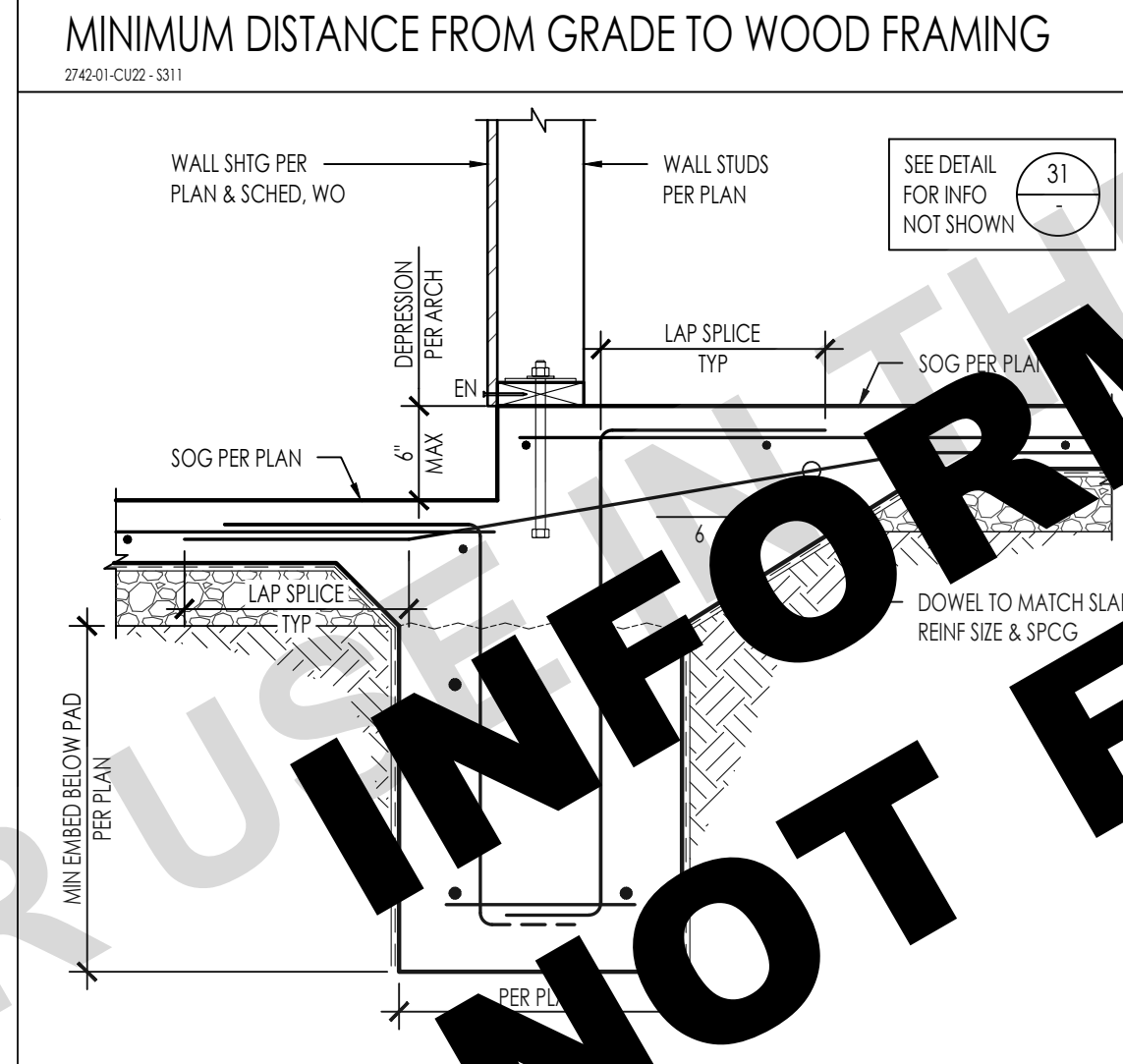
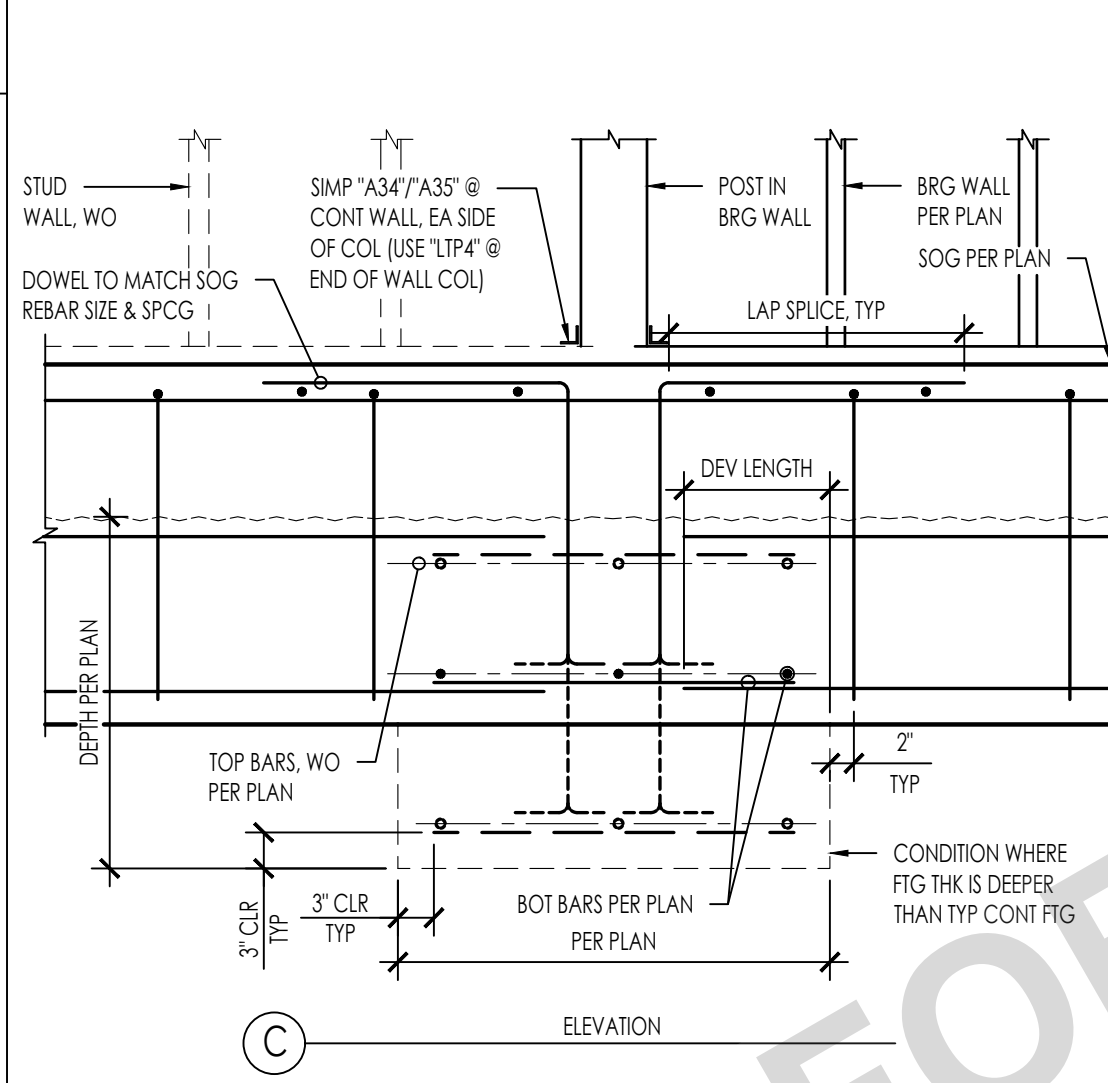
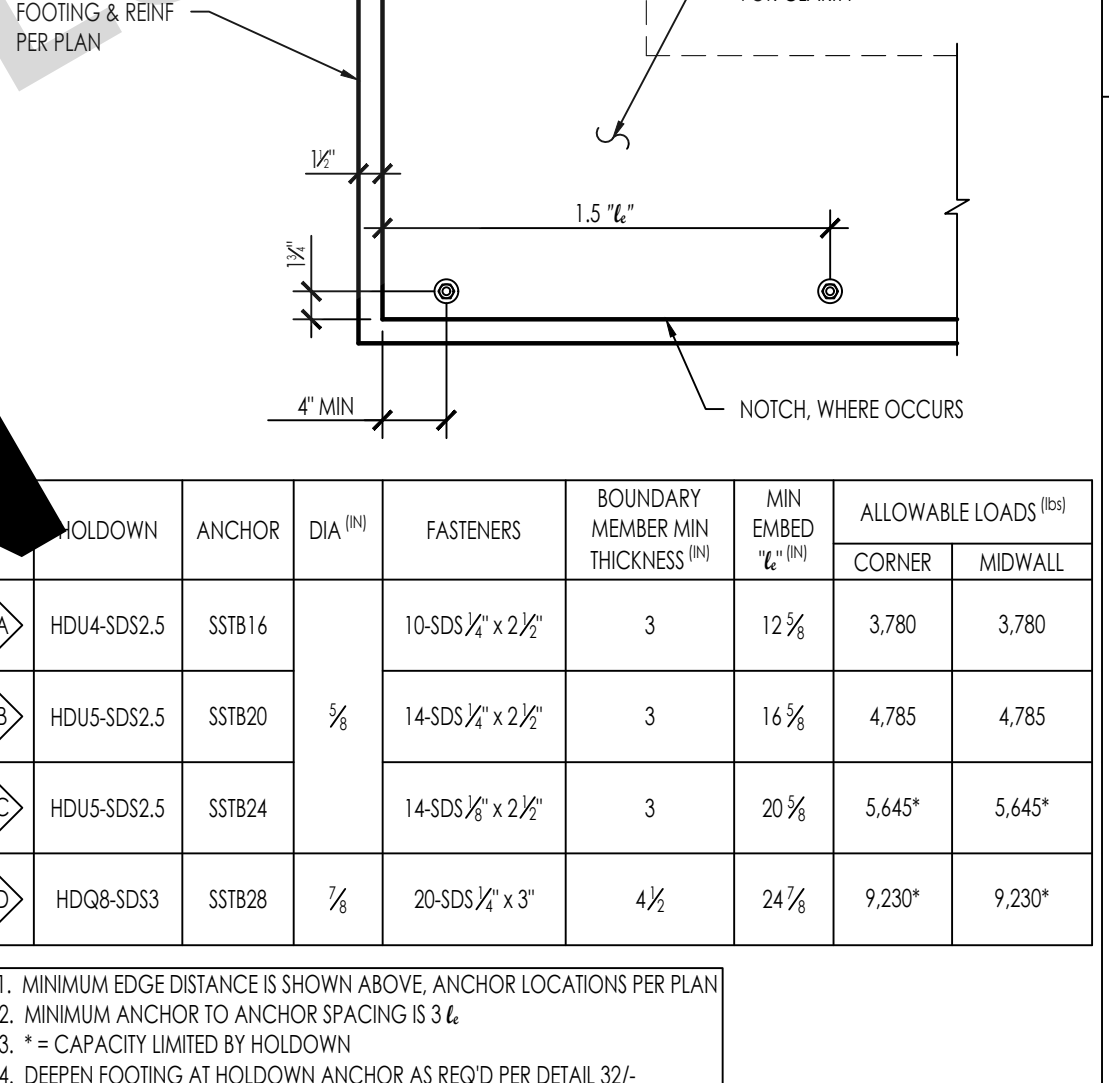
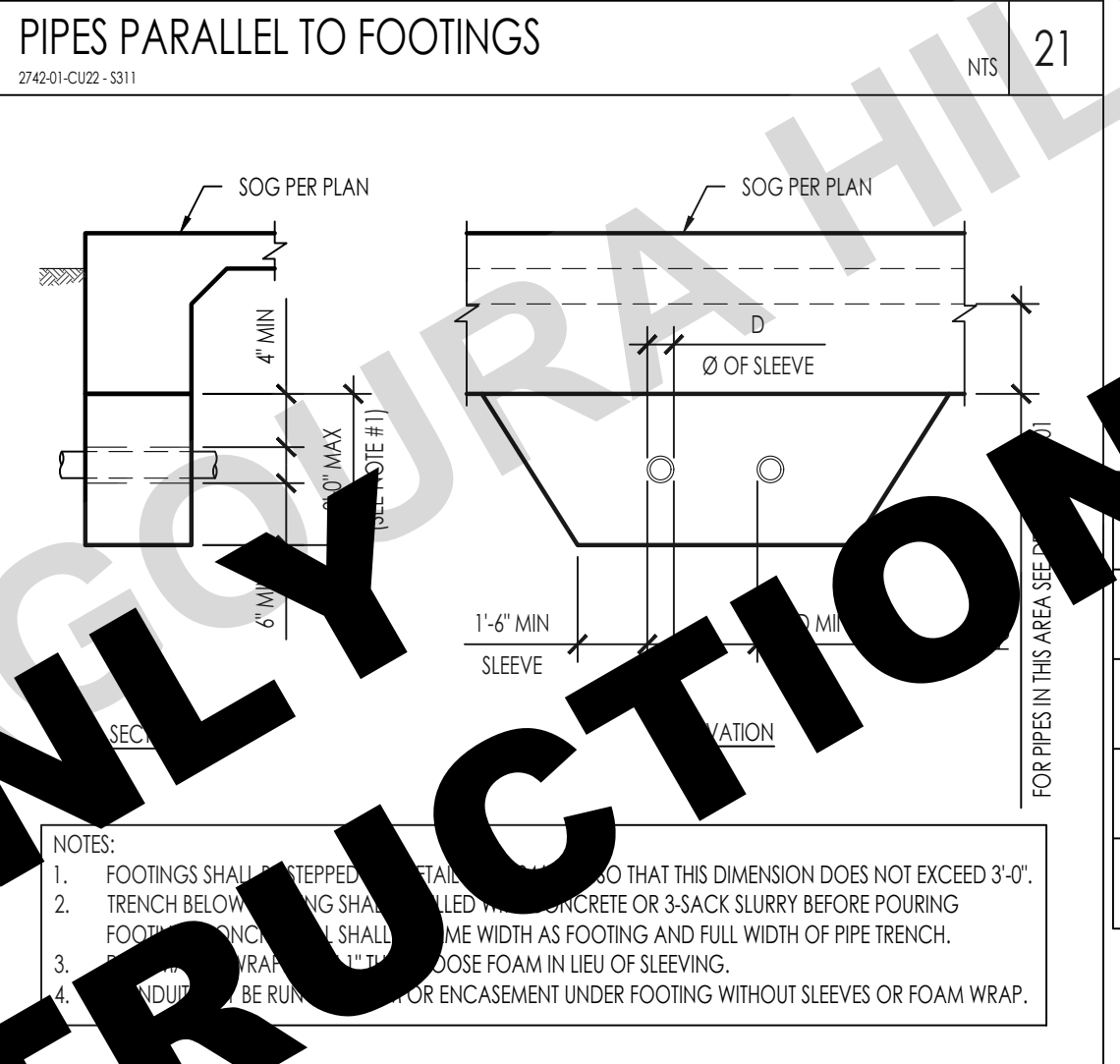
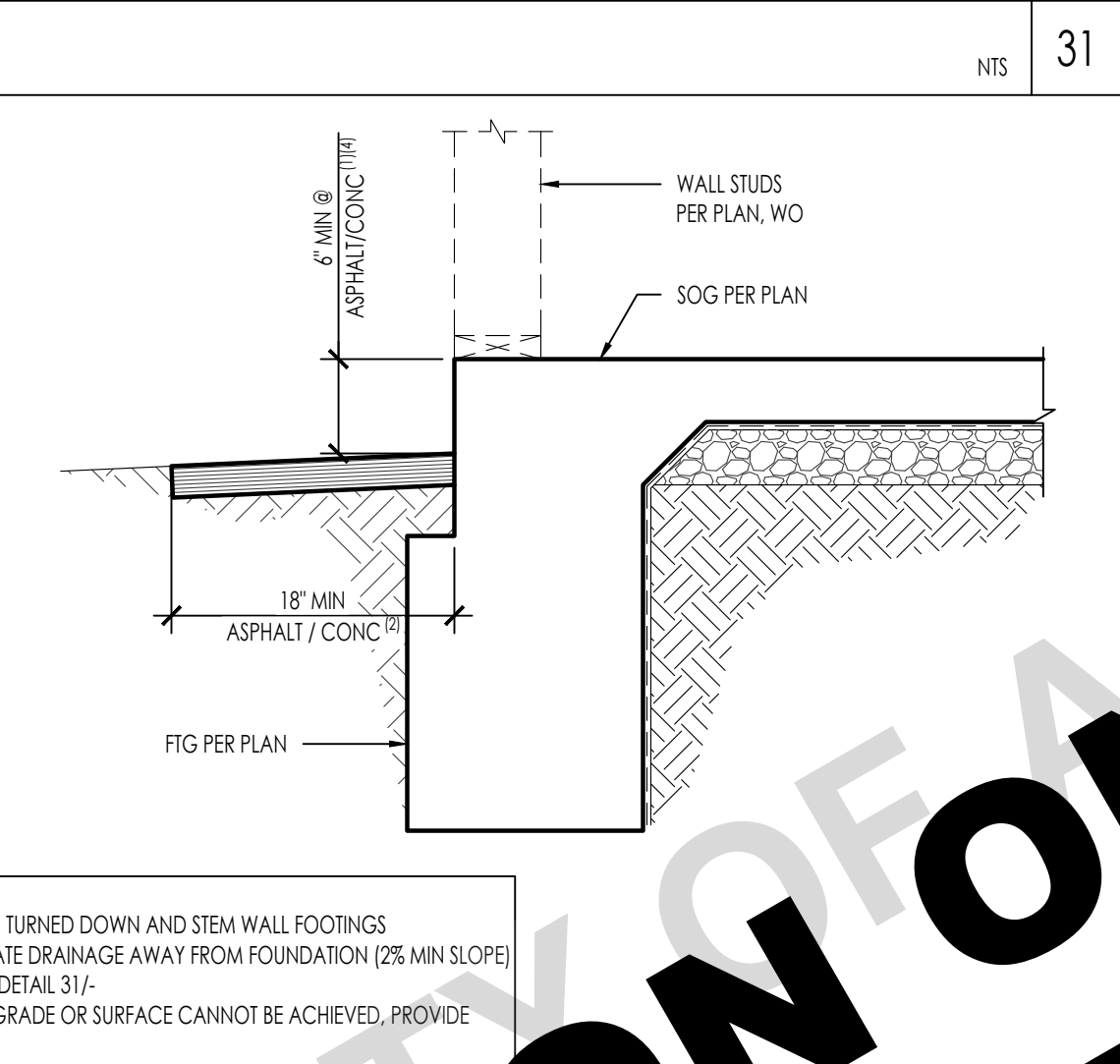
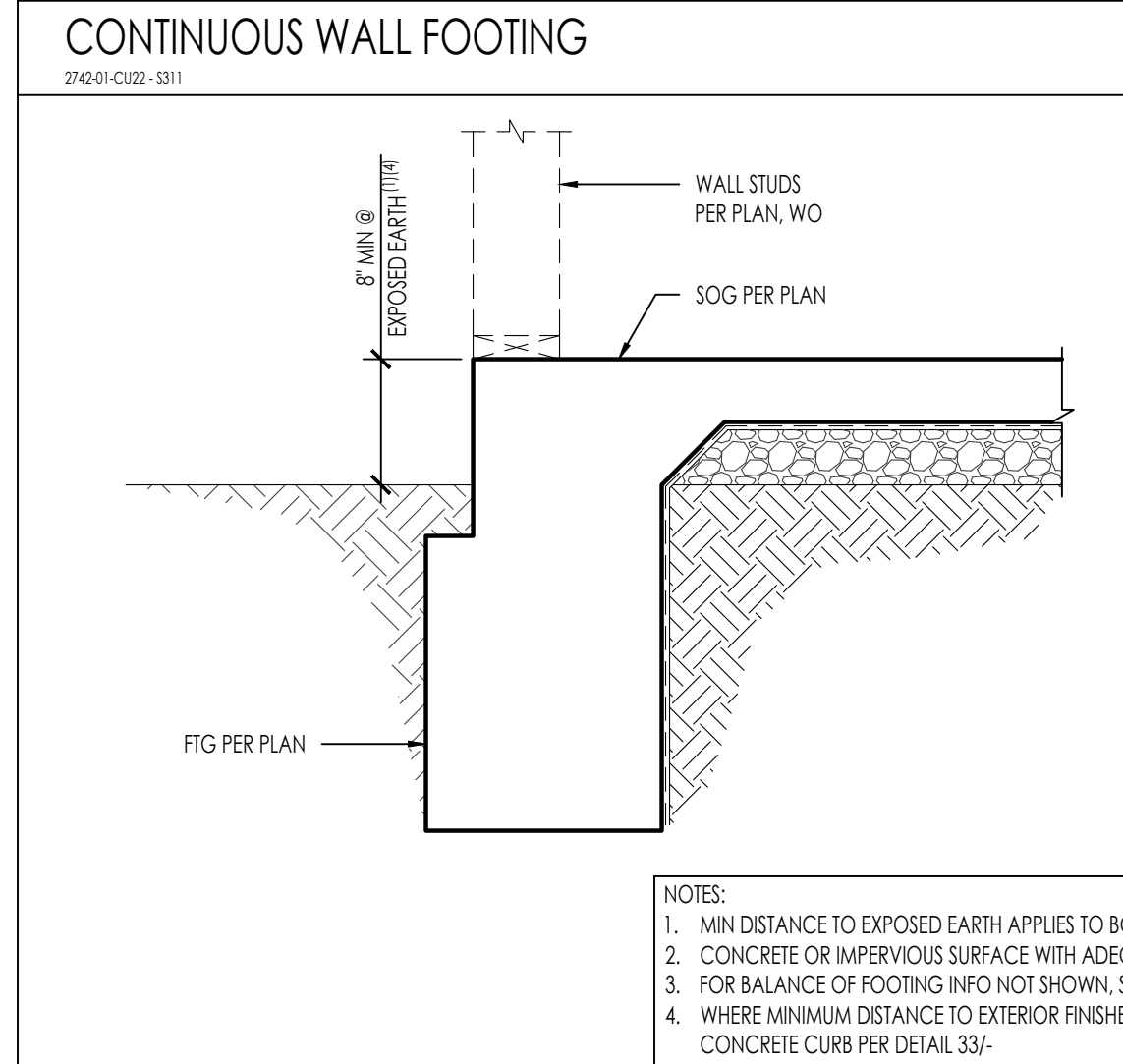
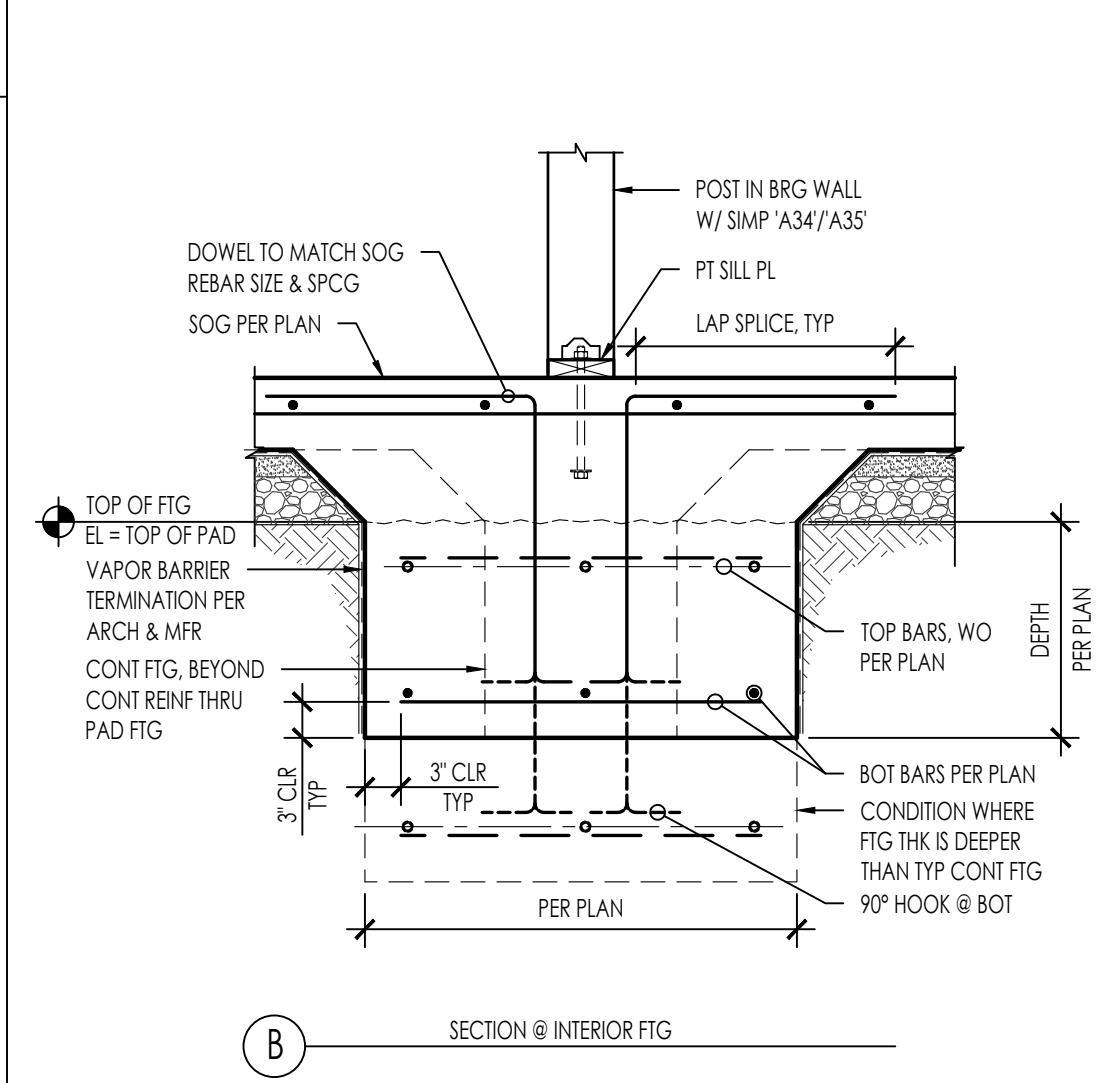
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	HOLDOWN	ANCHOR	DIA (IN)	FASTENERS	BOUNDARY MEMBER MIN THICKNESS (IN)	MIN EMBED (IN)	ALLOWABLE LOADS (KIP)	
						CORNER	MIDWALL	
33	HDU4-SDS2.5	SSTB16	1/2"	10-SDS 7/8" x 2 1/2"	3	12 3/4"	3,780	3,780
34	HDUS-SDS2.5	SSTB20	3/4"	14-SDS 7/8" x 2 1/2"	3	16 3/4"	4,785	4,785
35	HDUS-SDS2.5	SSTB24	7/8"	14-SDS 7/8" x 2 1/2"	3	20 3/4"	5,645*	5,645*
36	HDQ8-SDS3	SSTB28	1"	20-SDS 7/8" x 3"	4 1/2"	24 3/4"	9,230*	9,230*

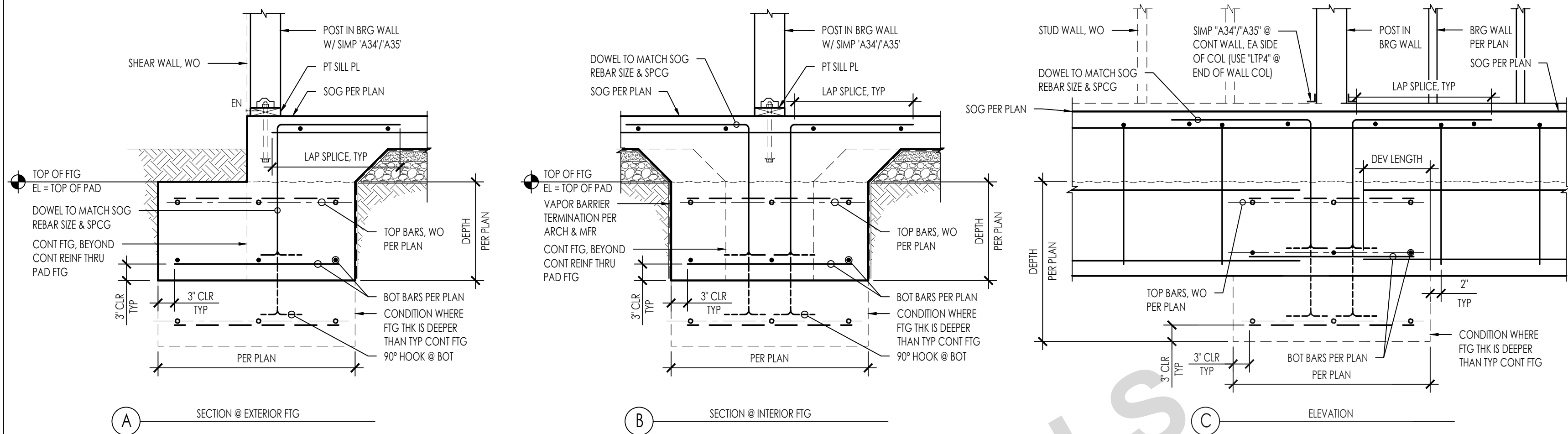


AGOURA HILLS | ADU  
CITY OF AGOURA HILLS  
CONCRETE DETAILS

NOT FOR CONSTRUCTION

N:\2020\2742-01\_C102-Agoura-Hills-Pre-Approved-ADU\Structure\Drawings\Sheet\311.dwg, PLAN 3, 3/11, Oct 18, 2023 1:54pm, jldra

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51

41

SPREAD FOOTING @ BEARING WALL POST

3/4" = 1'-0"

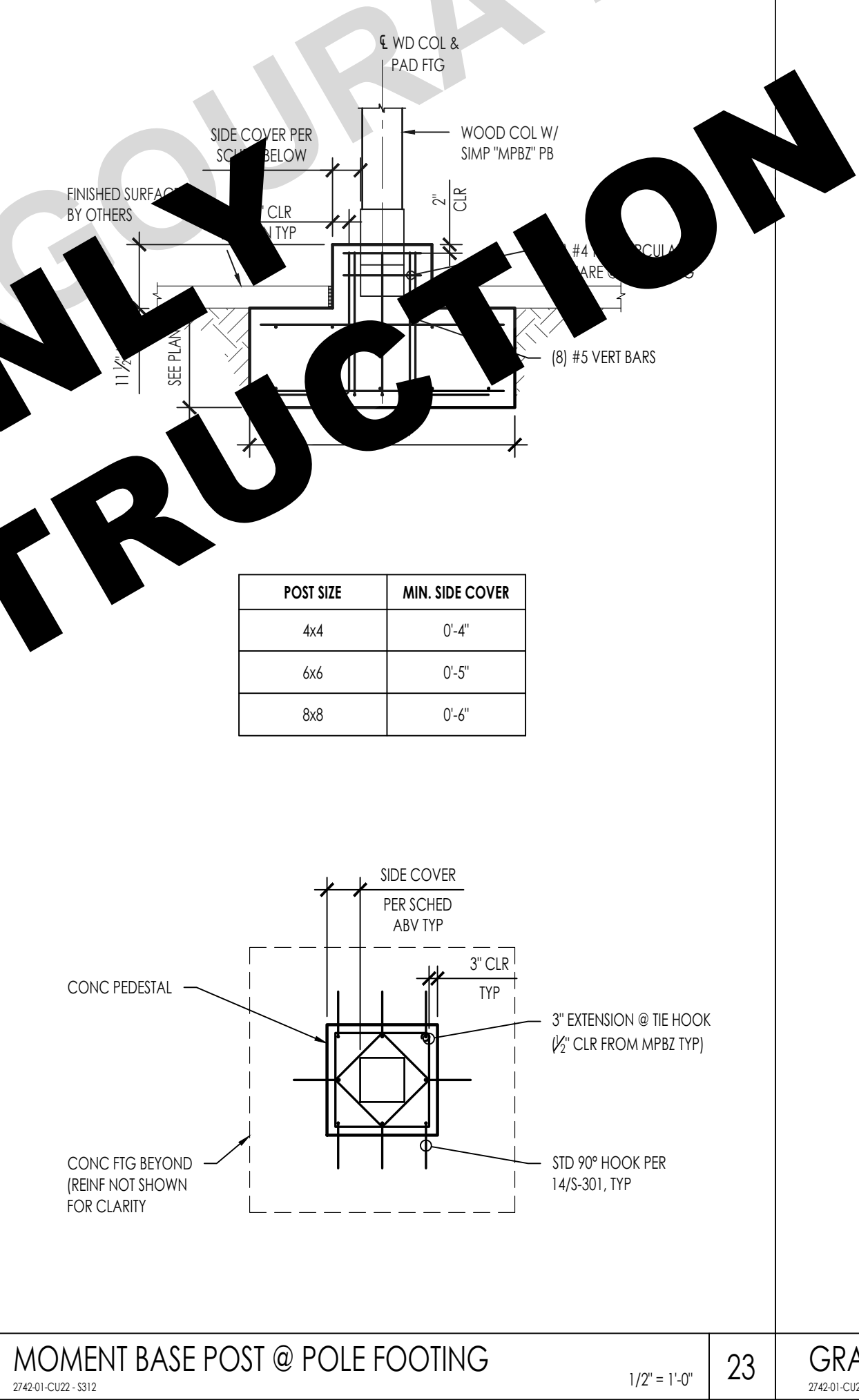
11

52

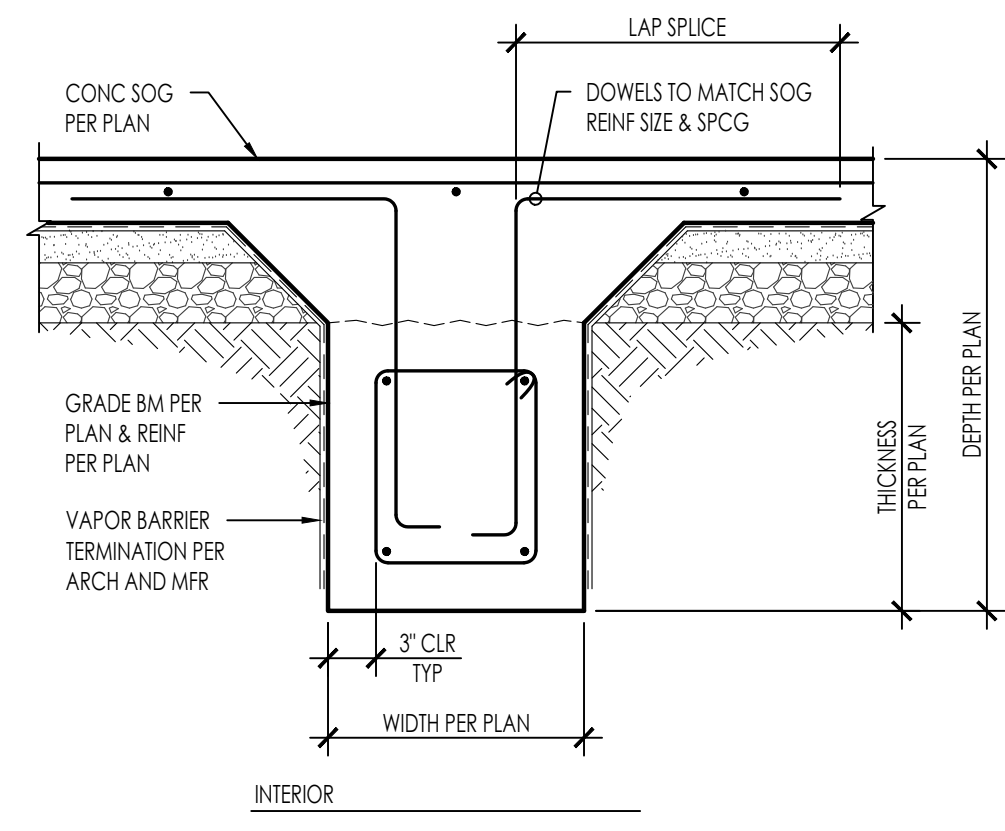
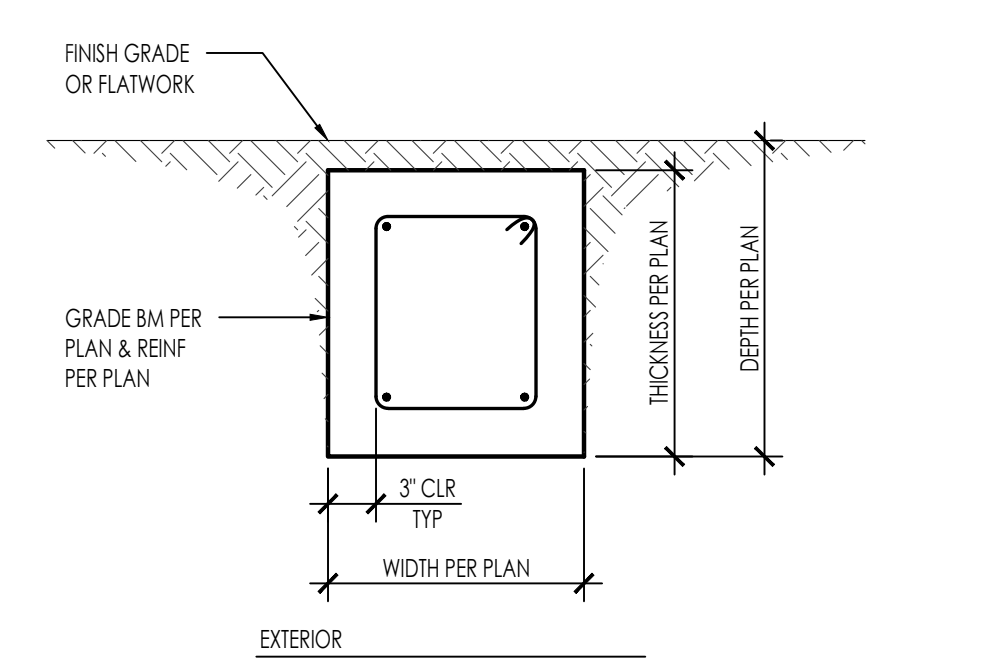
42

32

FOR USE IN THE CITY OF AGOURA HILLS  
NOT FOR CONSTRUCTION



POST SIZE	MIN. SIDE COVER
4x4	0'-4"
6x6	0'-5"
8x8	0'-6"



53

43

33

MOMENT BASE POST @ POLE FOOTING

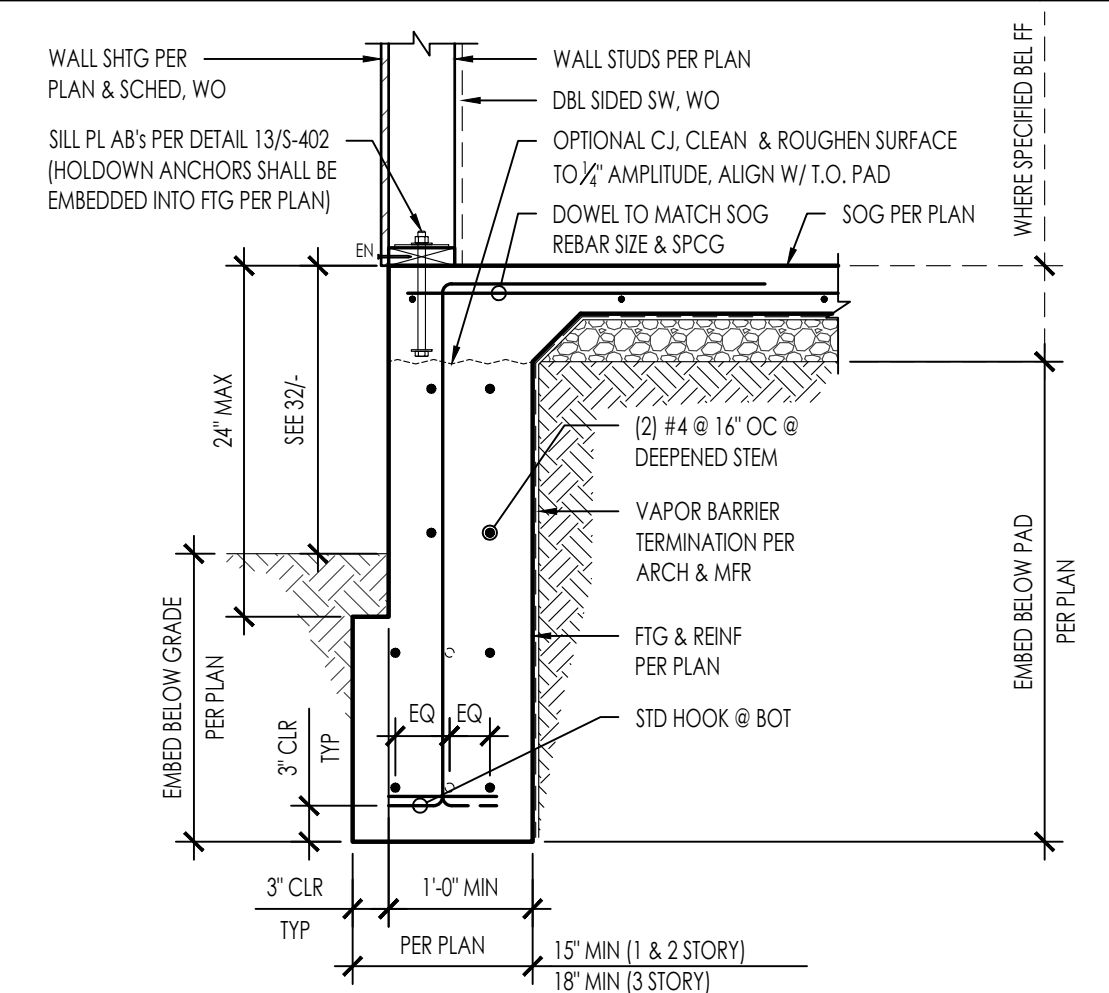
1/2" = 1'-0"

23

GRADE BEAM

NTS

13



54

44

34

DEEPEND EXTERIOR FOOTING

3/4" = 1'-0"

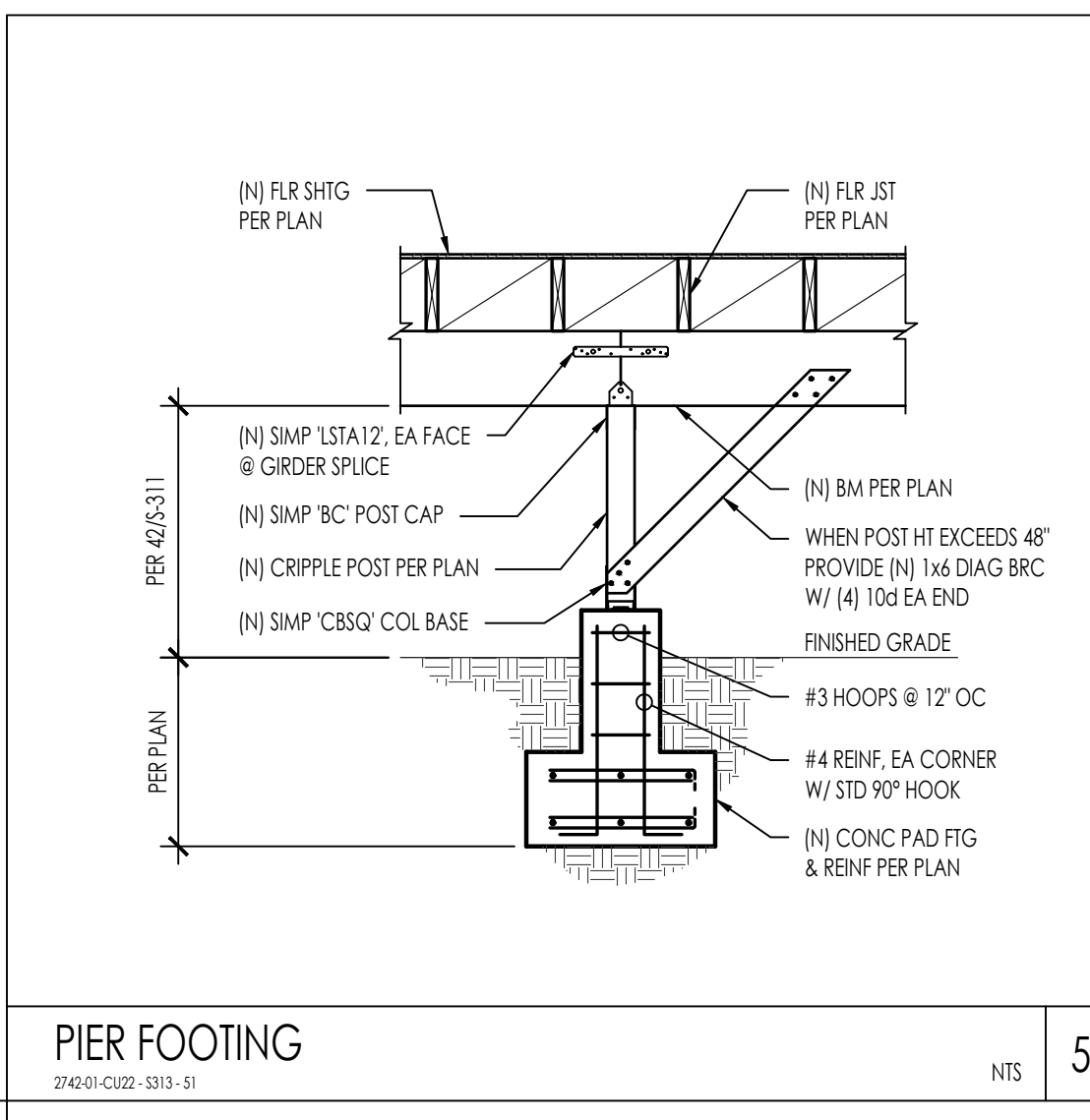
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AGOURA HILLS | ADU  
CITY OF AGOURA HILLS  
CONCRETE DETAILS

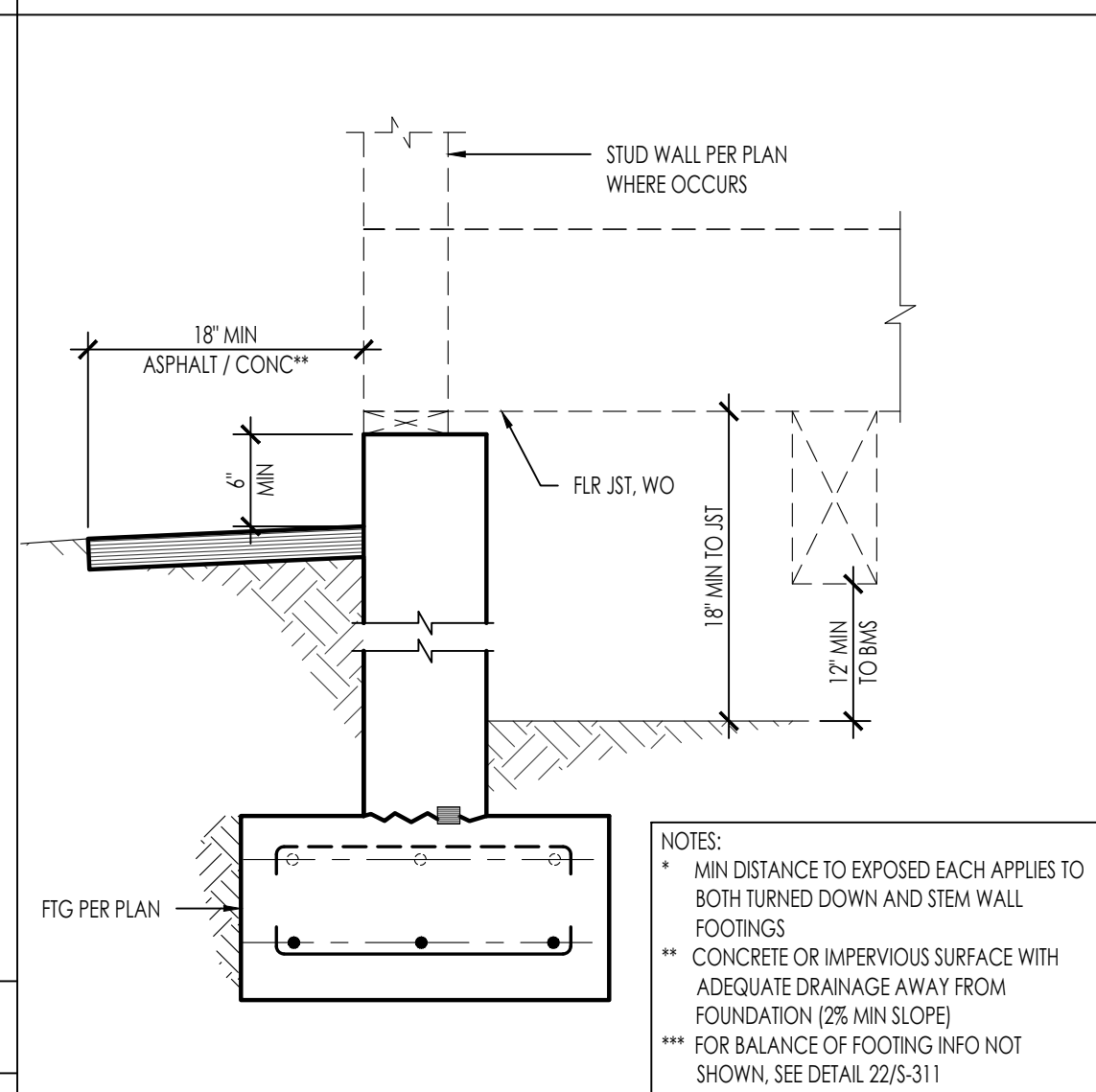
DATE  
AUGUST 1, 2023  
SHEET

S3-312

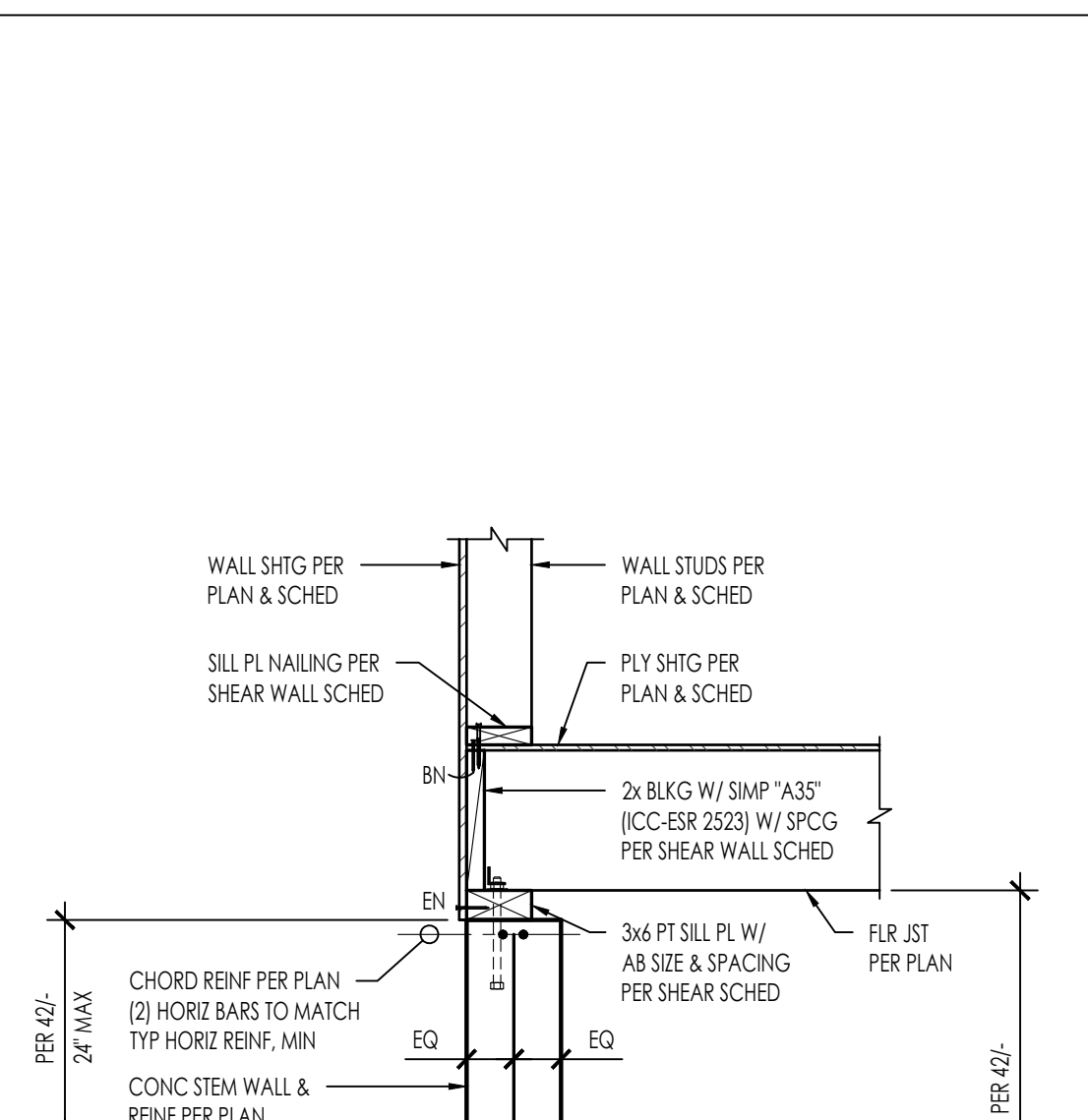
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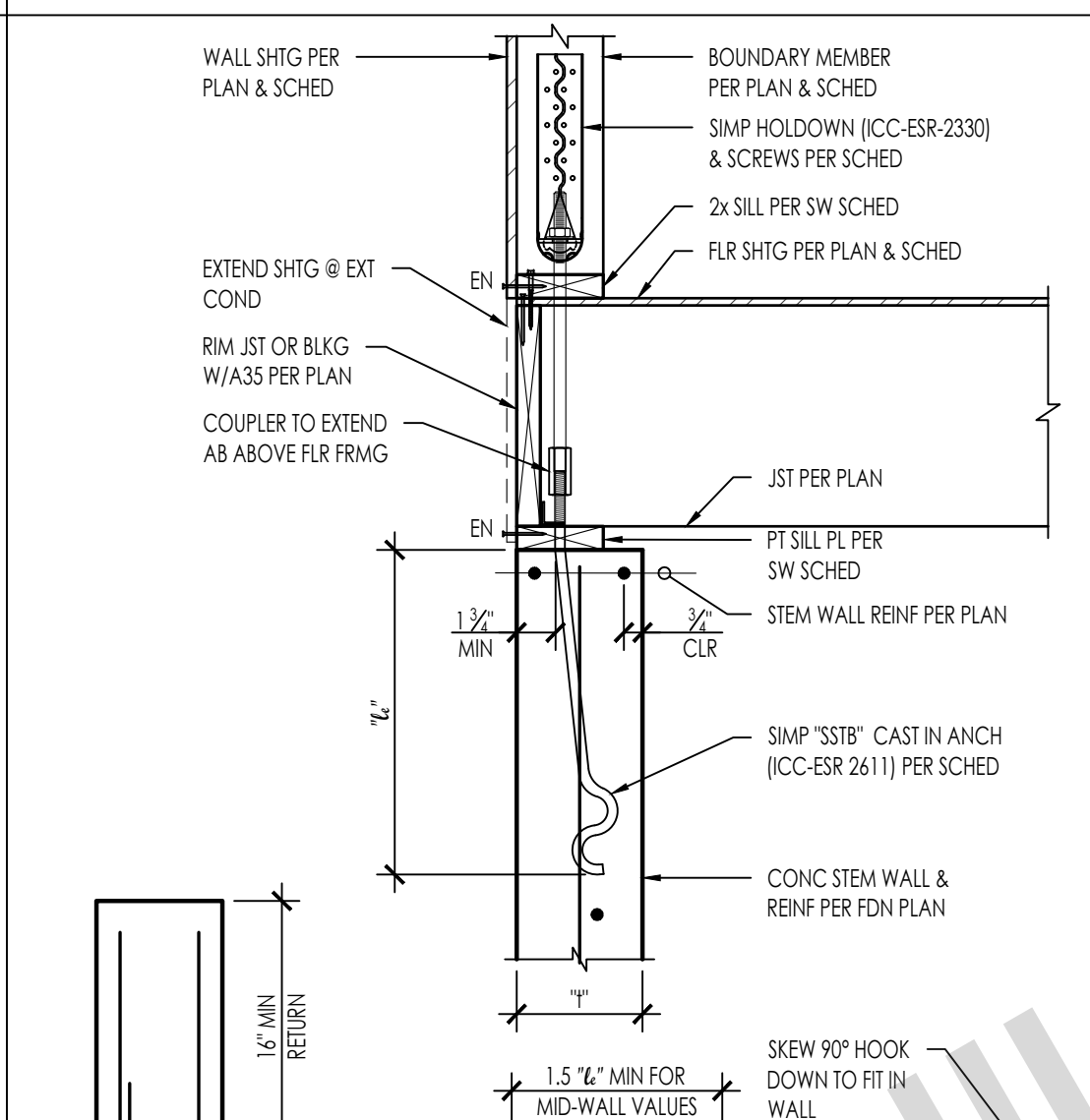
**PIER FOOTING**  
2742-01-C122-5313-1  
NTS 51



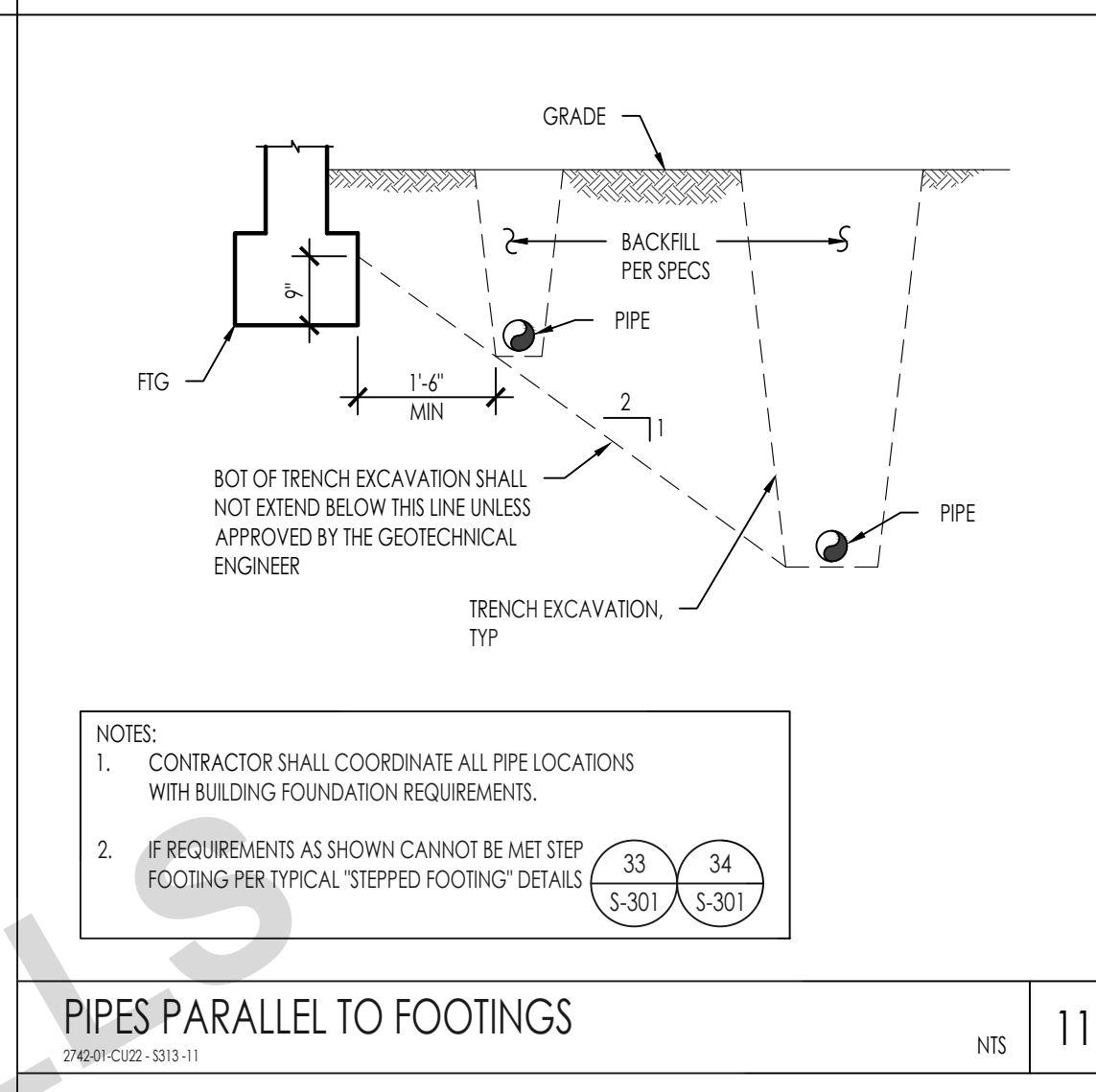
**MINIMUM DISTANCE FROM GRADE TO WOOD FRAMING**  
2742-01-C122-5313-2  
1"=1'-0" 42



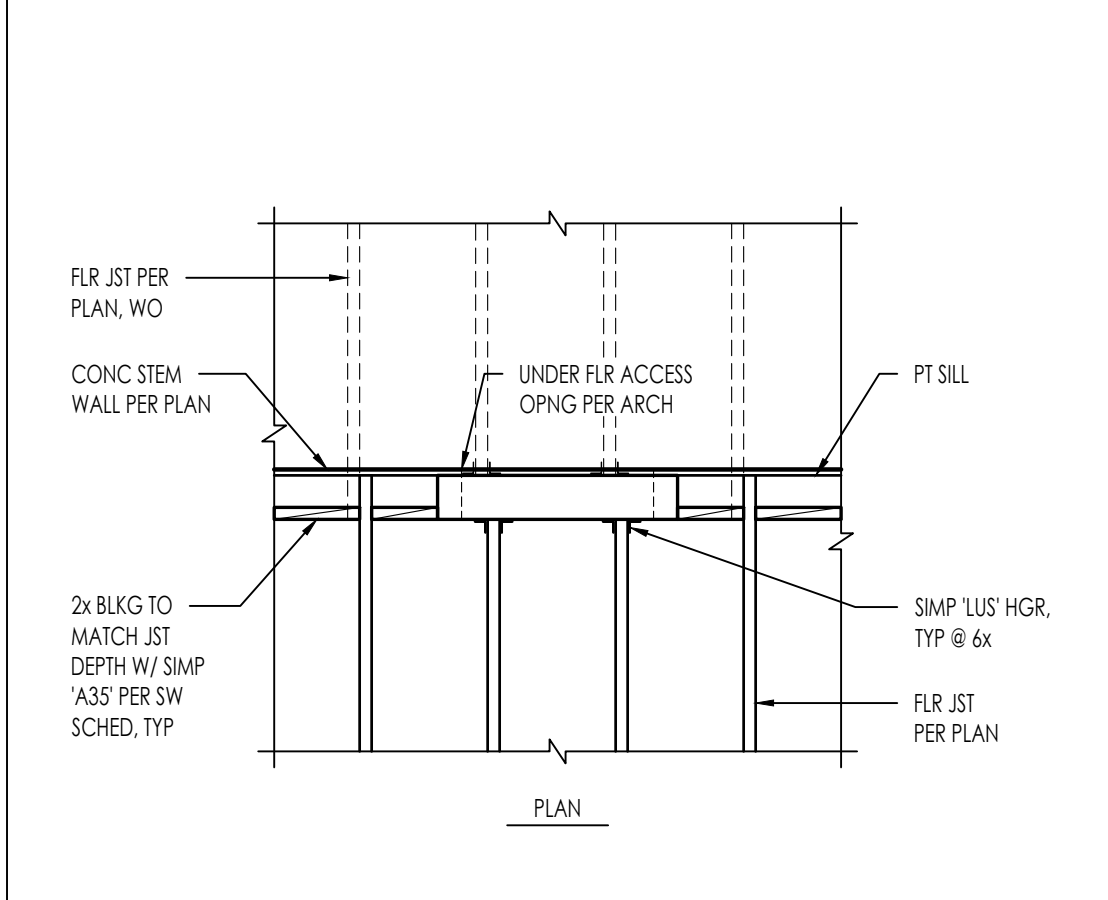
**CONC WALL FOUNDATION**  
2742-01-C122-5313-3  
3/4"=1'-0" 32



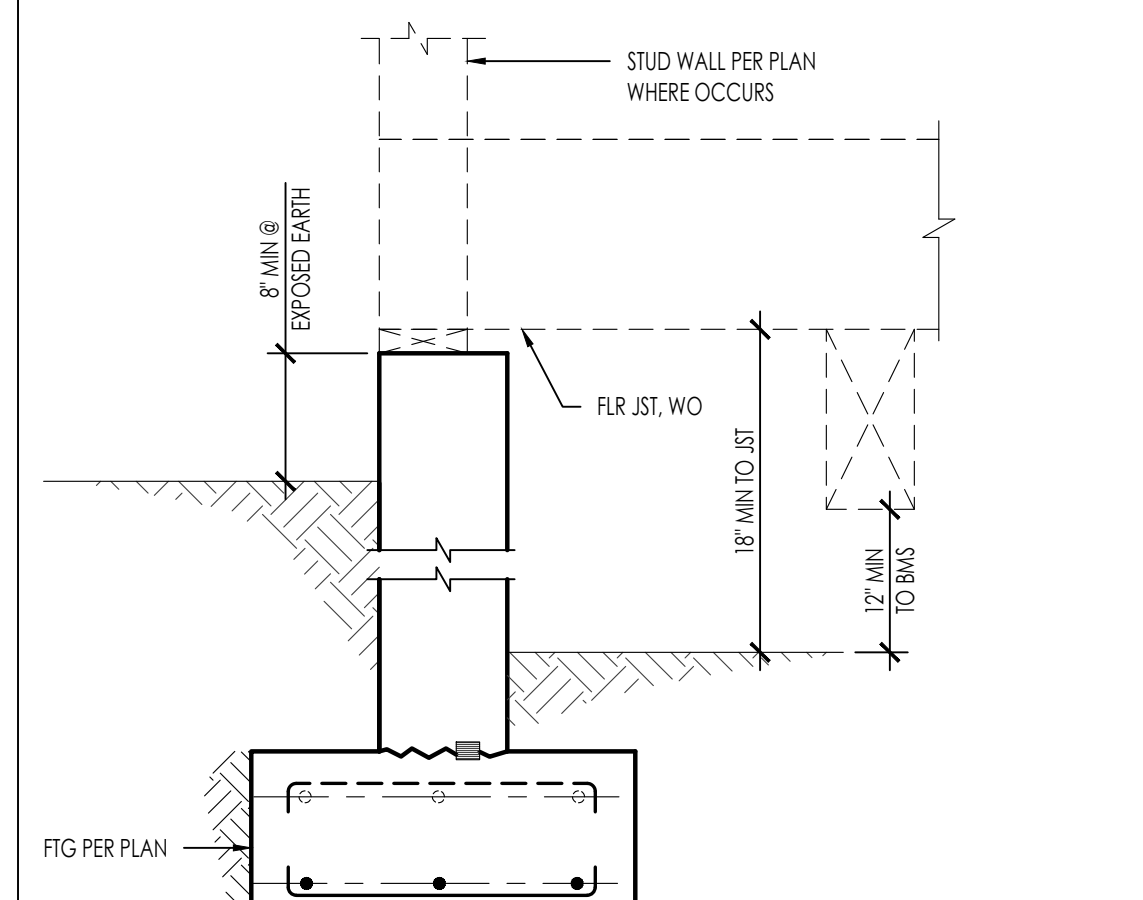
**CONC WALL FOUNDATION**  
2742-01-C122-5313-4  
NTS 34



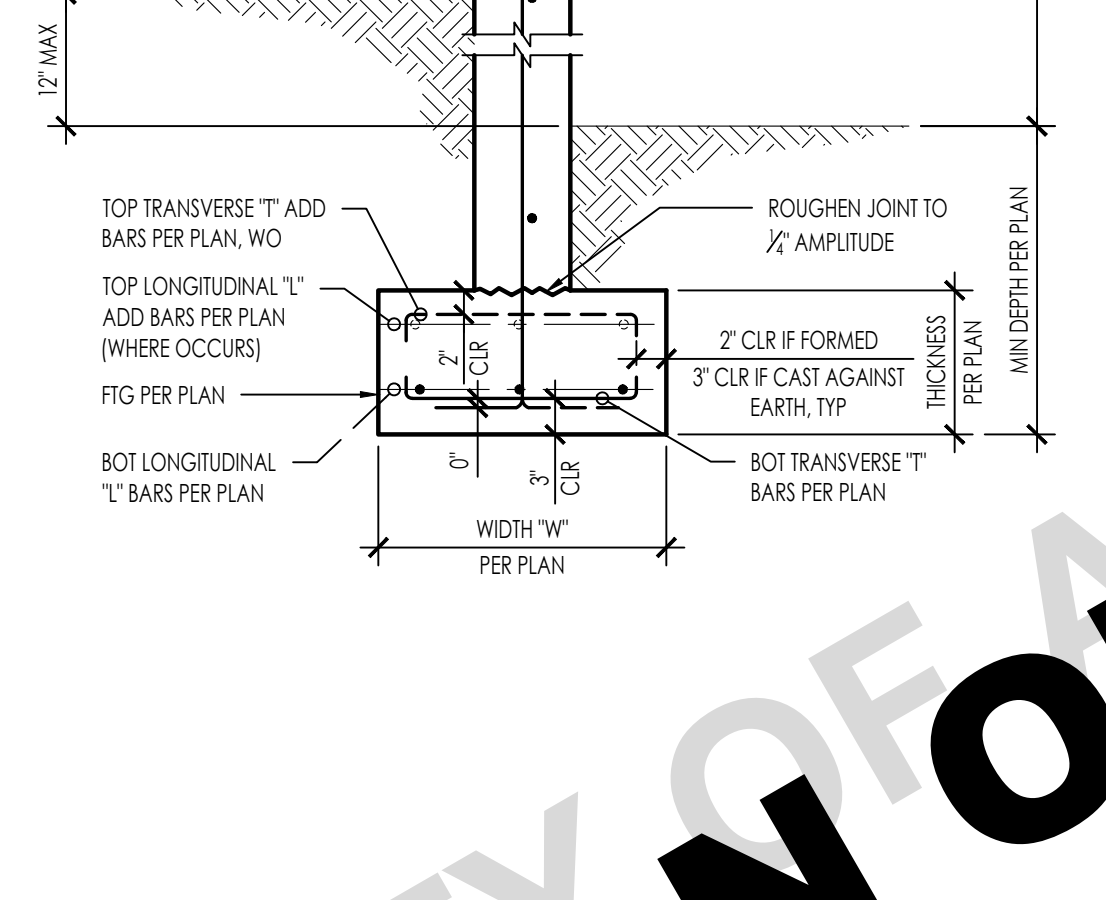
**PIPES PARALLEL TO FOOTINGS**  
2742-01-C122-5313-11  
NTS 11



**CONC WALL FOUNDATION**  
2742-01-C122-5313-5  
NTS 32



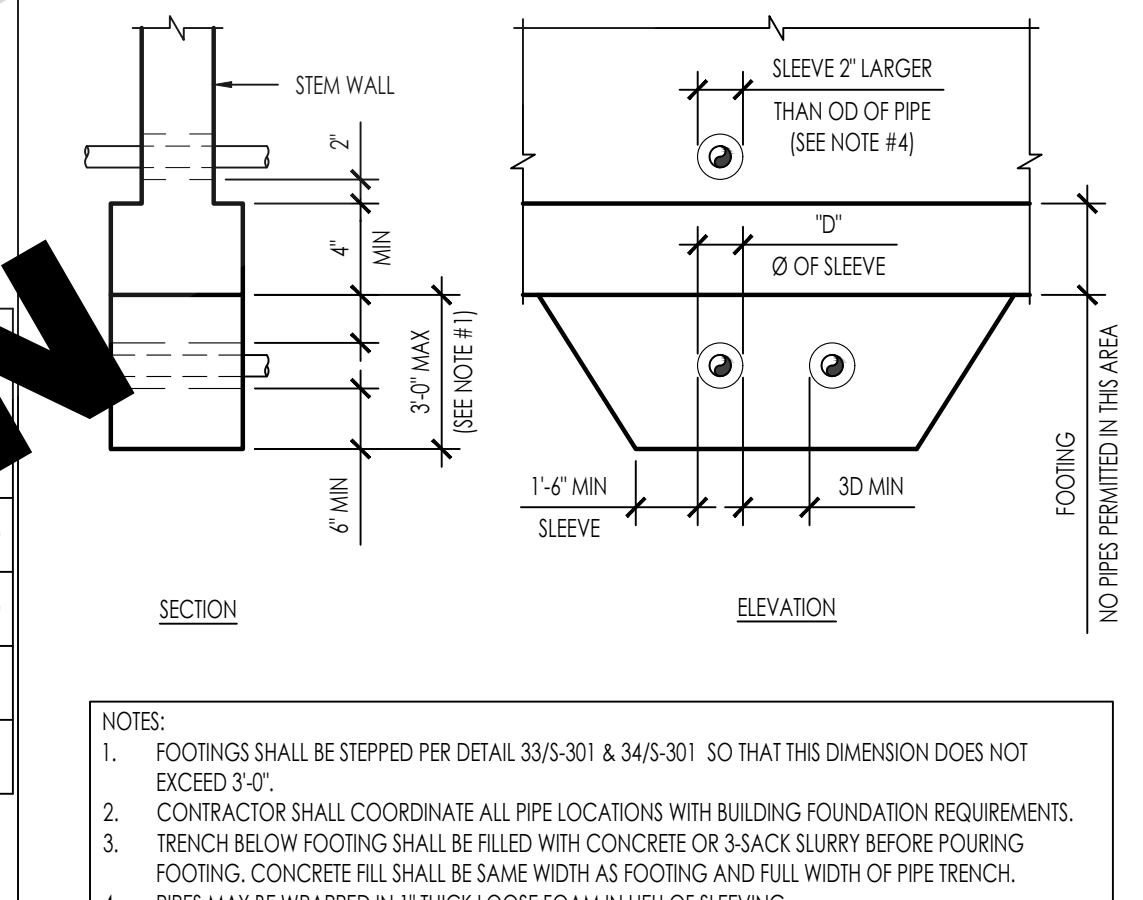
**CONC WALL FOUNDATION**  
2742-01-C122-5313-6  
NTS 33



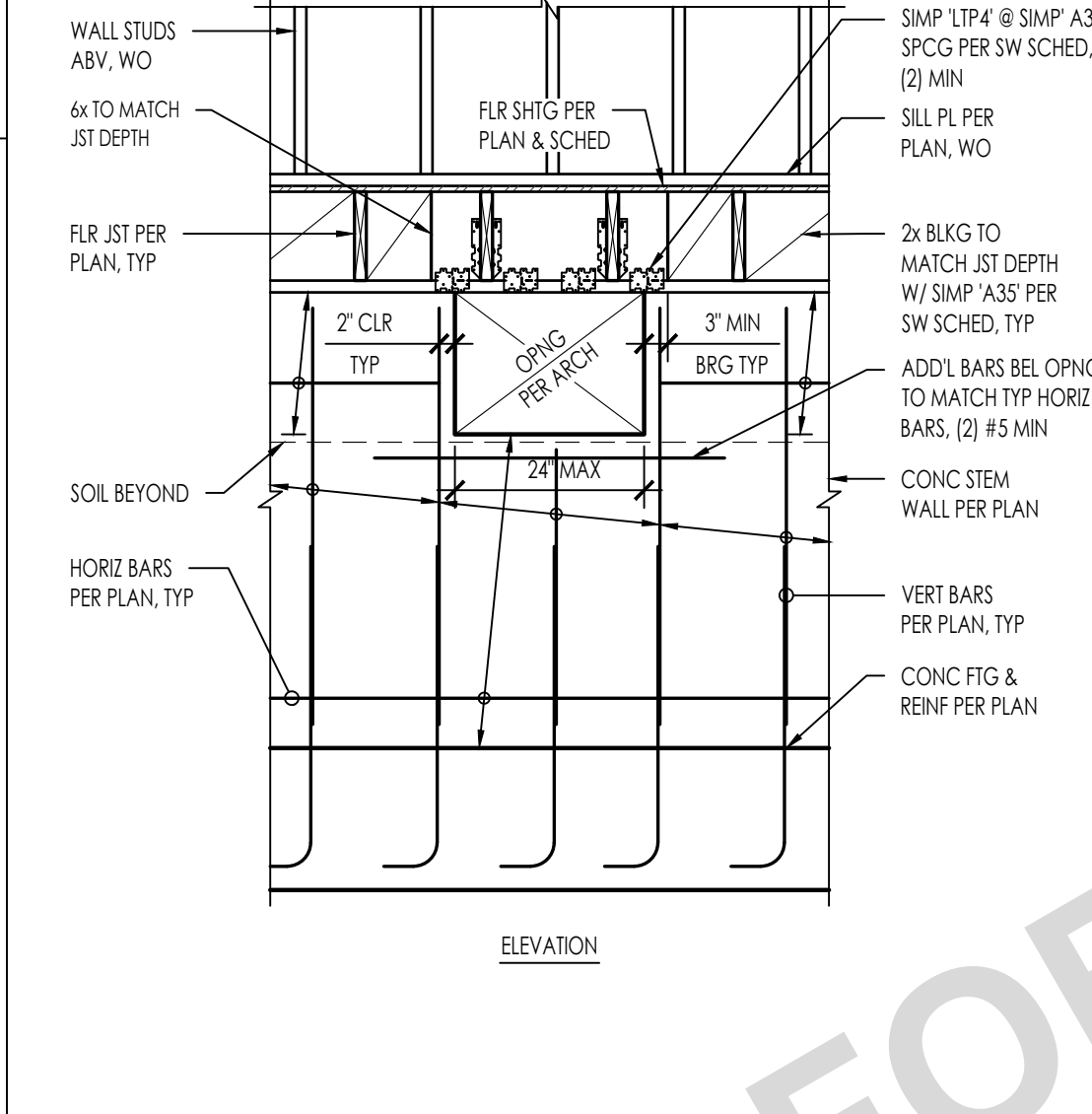
**CONC WALL FOUNDATION**  
2742-01-C122-5313-22  
NTS 22

TYPE	HOLDOWN	ANCHOR	DIA (IN)	FASTENERS	BOUNDARY MEMBER MIN THICKNESS (IN)	MIN EMBED (IN)	MIN PERM (IN)	END
6A	HDUB-SDS2.5	SSSB16	6	6-SDS 1/2" x 2 1/2"	16	2,960	3,145	2,550
6B	HDUB-SDS2.5	SSSB24	8	0-SDS 3/4" x 2 1/2"	20	3,325	3,740	3,325
6C	HDUB-SDS2.5	SSSB	8	4 1/2"	24 1/2"	7,315	7,870*	6,395

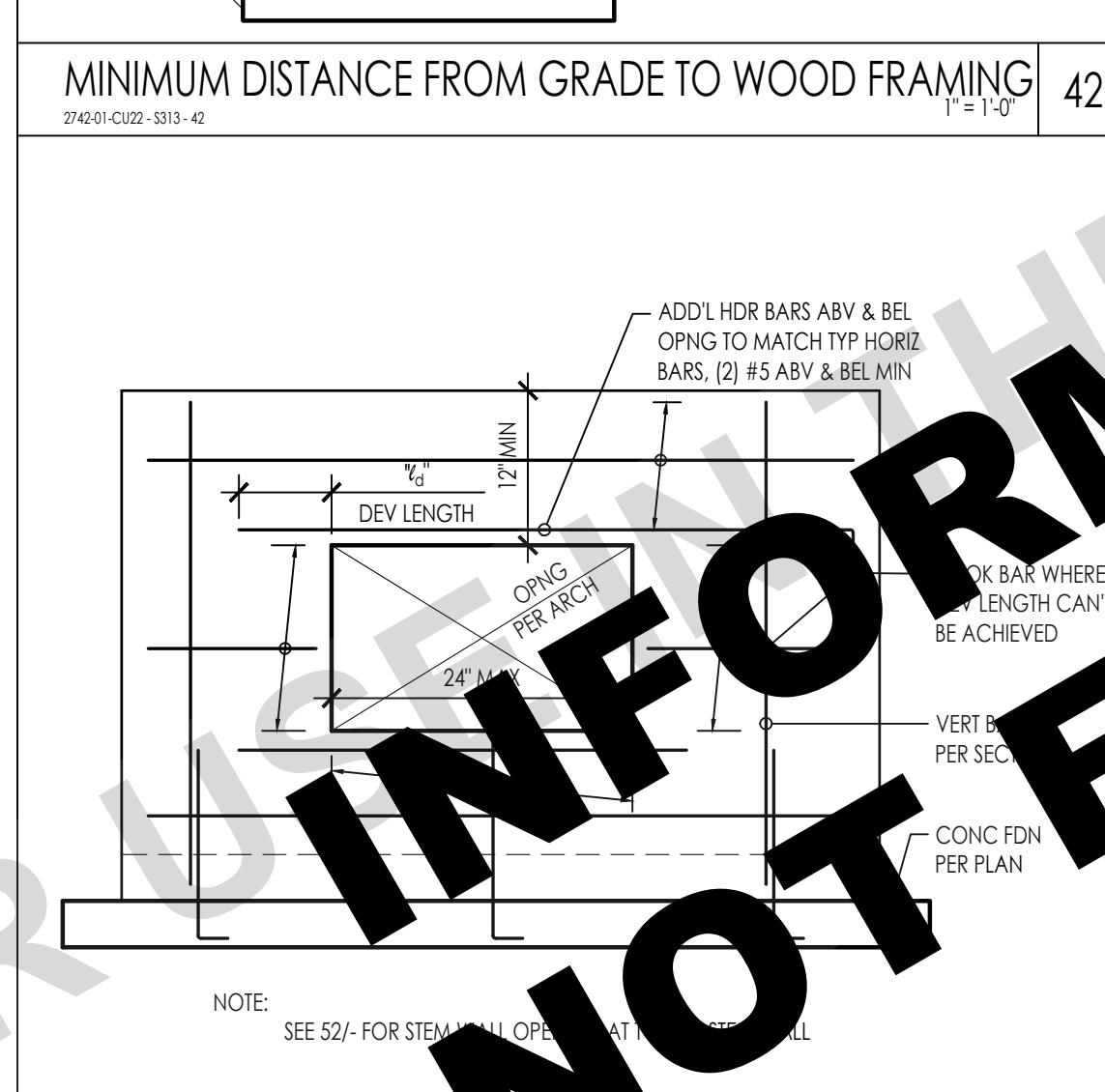
**CONC WALL FOUNDATION**  
2742-01-C122-5313-22  
NTS 22



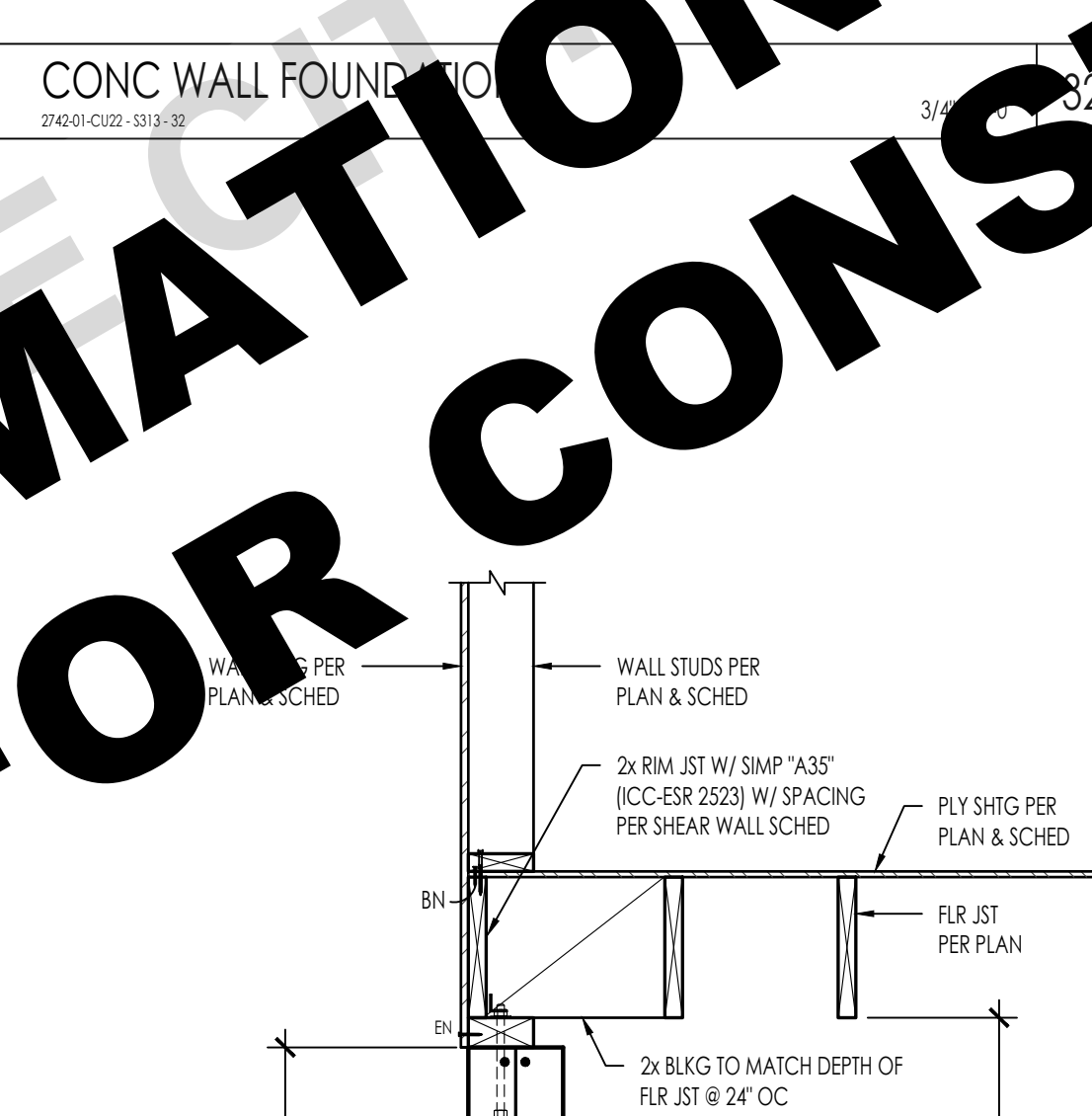
**PIPES PERPENDICULAR TO FOOTINGS W/ STEM WALL**  
2742-01-C122-5313-12  
NTS 12



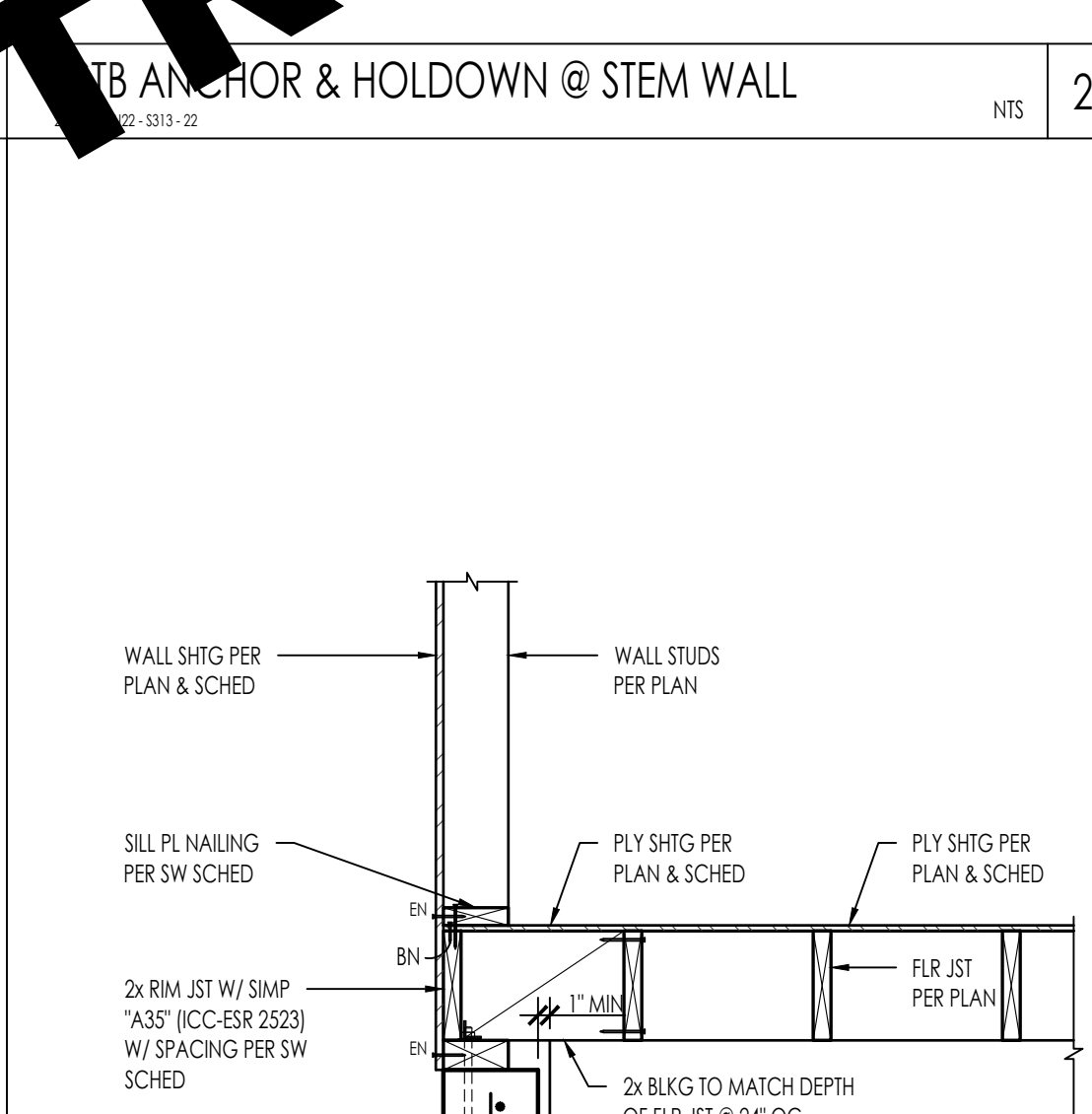
**CONC WALL FOUNDATION**  
2742-01-C122-5313-33  
NTS 33



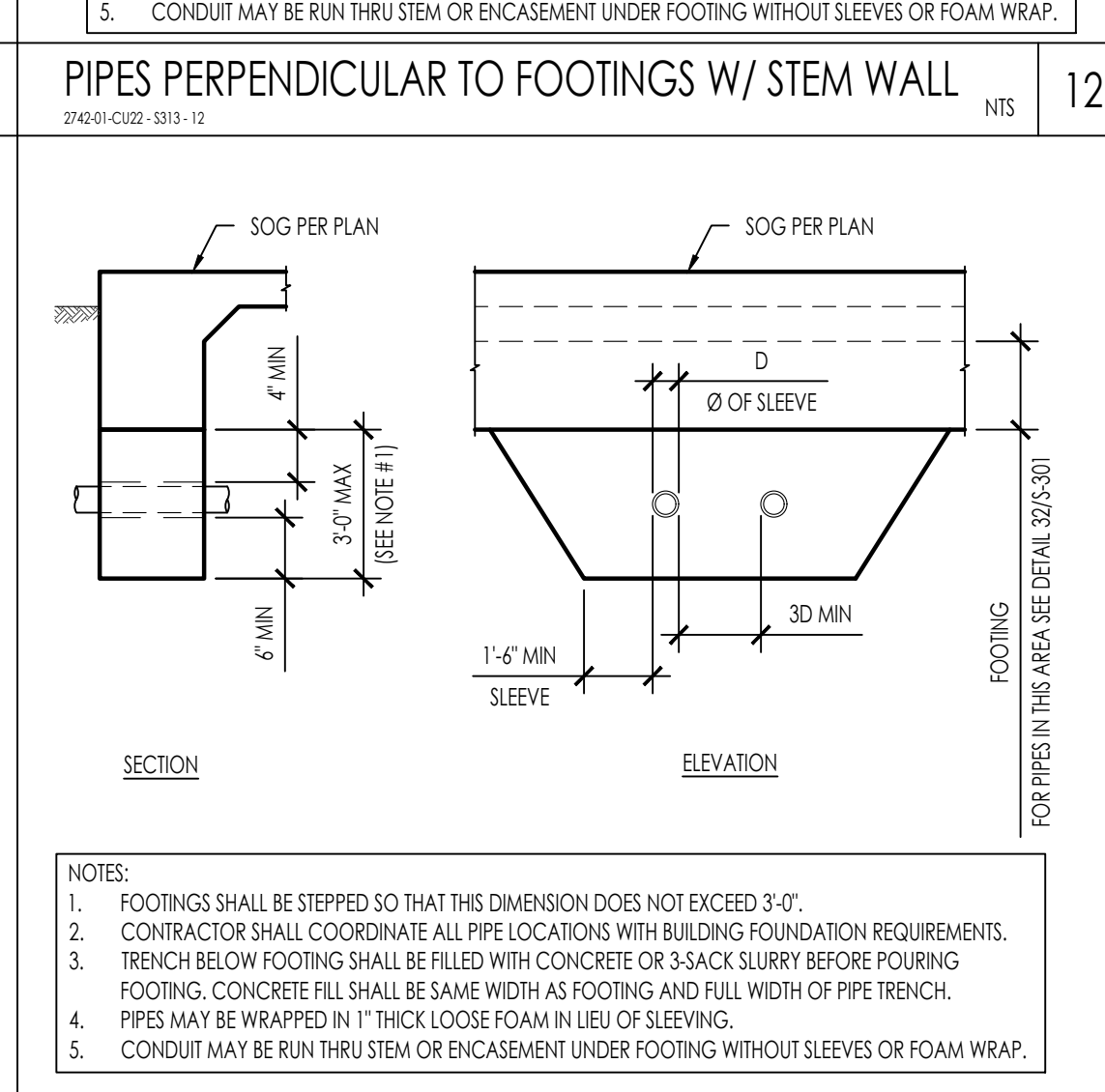
**CONC WALL FOUNDATION**  
2742-01-C122-5313-43  
1/4"=1'-0" 43



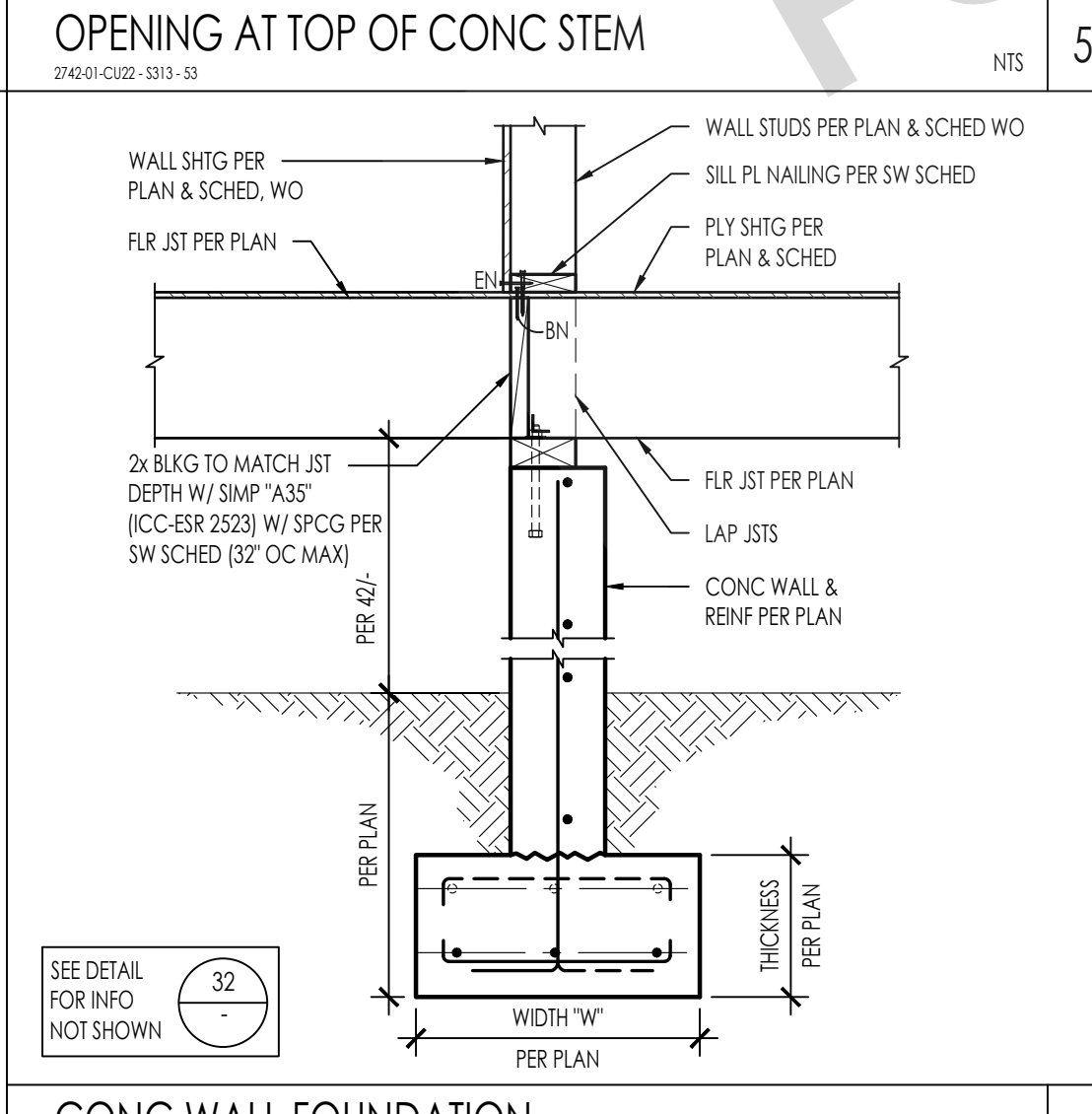
**CONC WALL FOUNDATION**  
2742-01-C122-5313-34  
3/4"=1'-0" 34



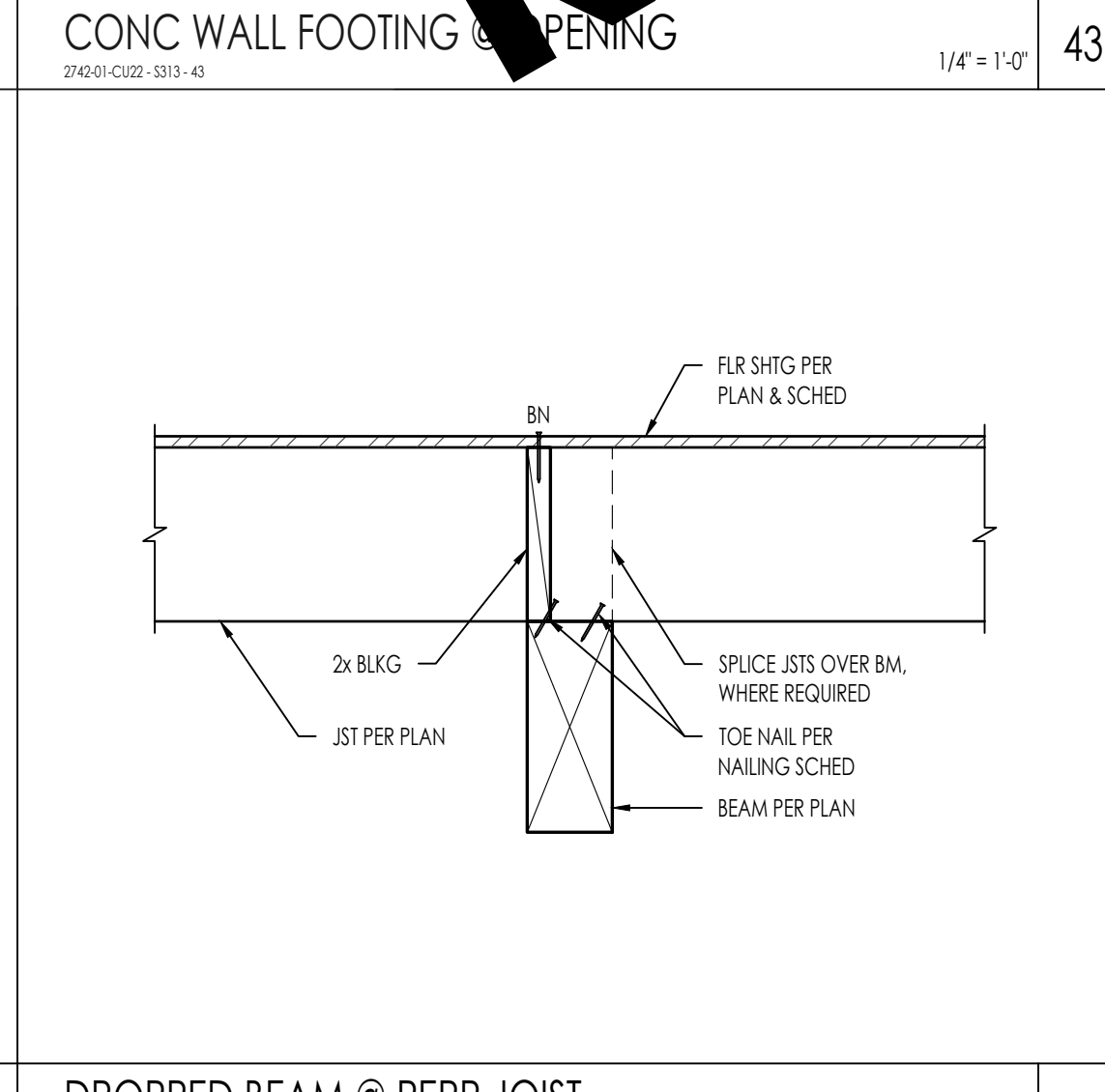
**CONC WALL FOUNDATION**  
2742-01-C122-5313-24  
NTS 24



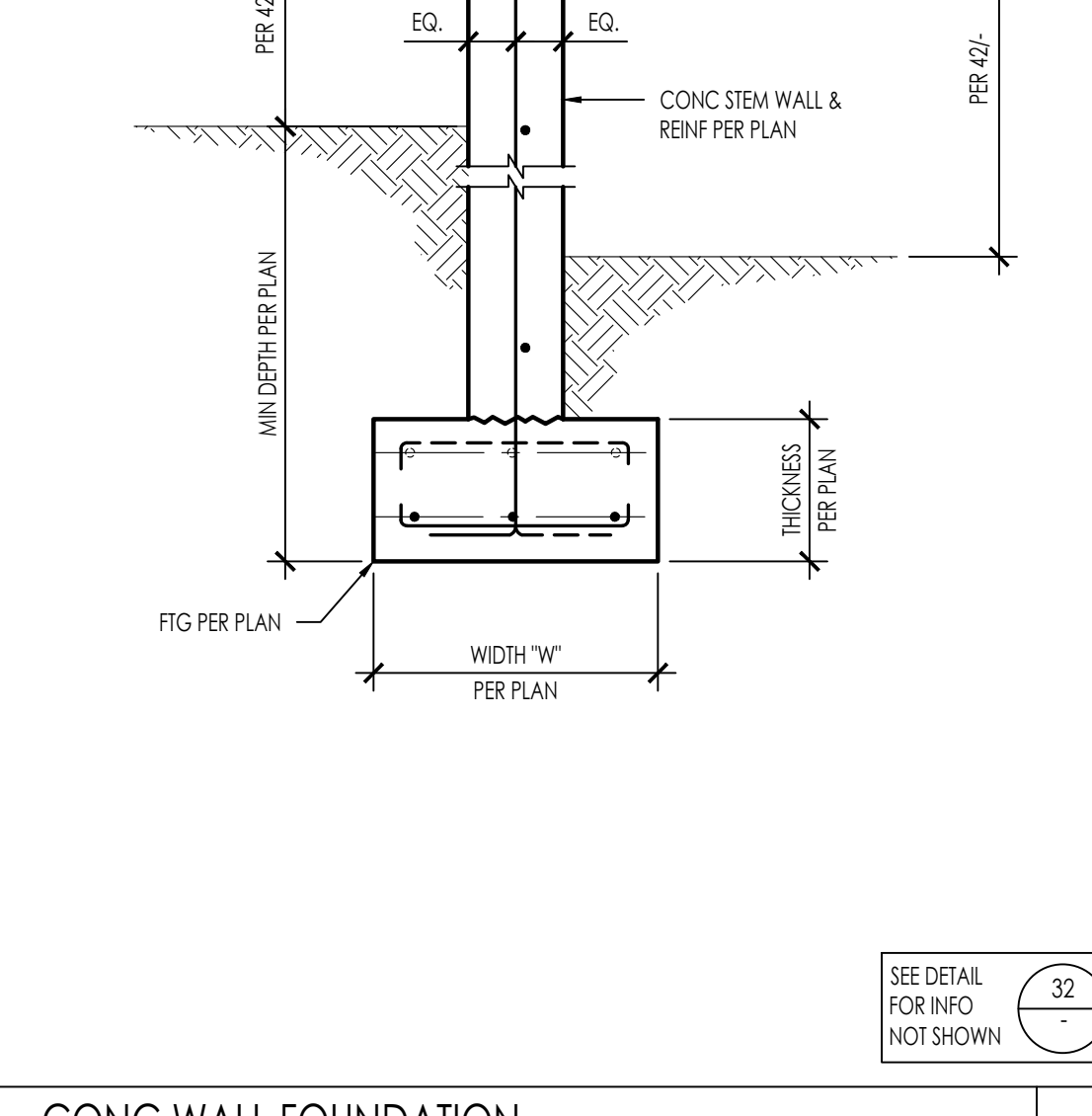
**PIPES PERPENDICULAR TO FOOTINGS**  
2742-01-C122-5313-13  
NTS 13



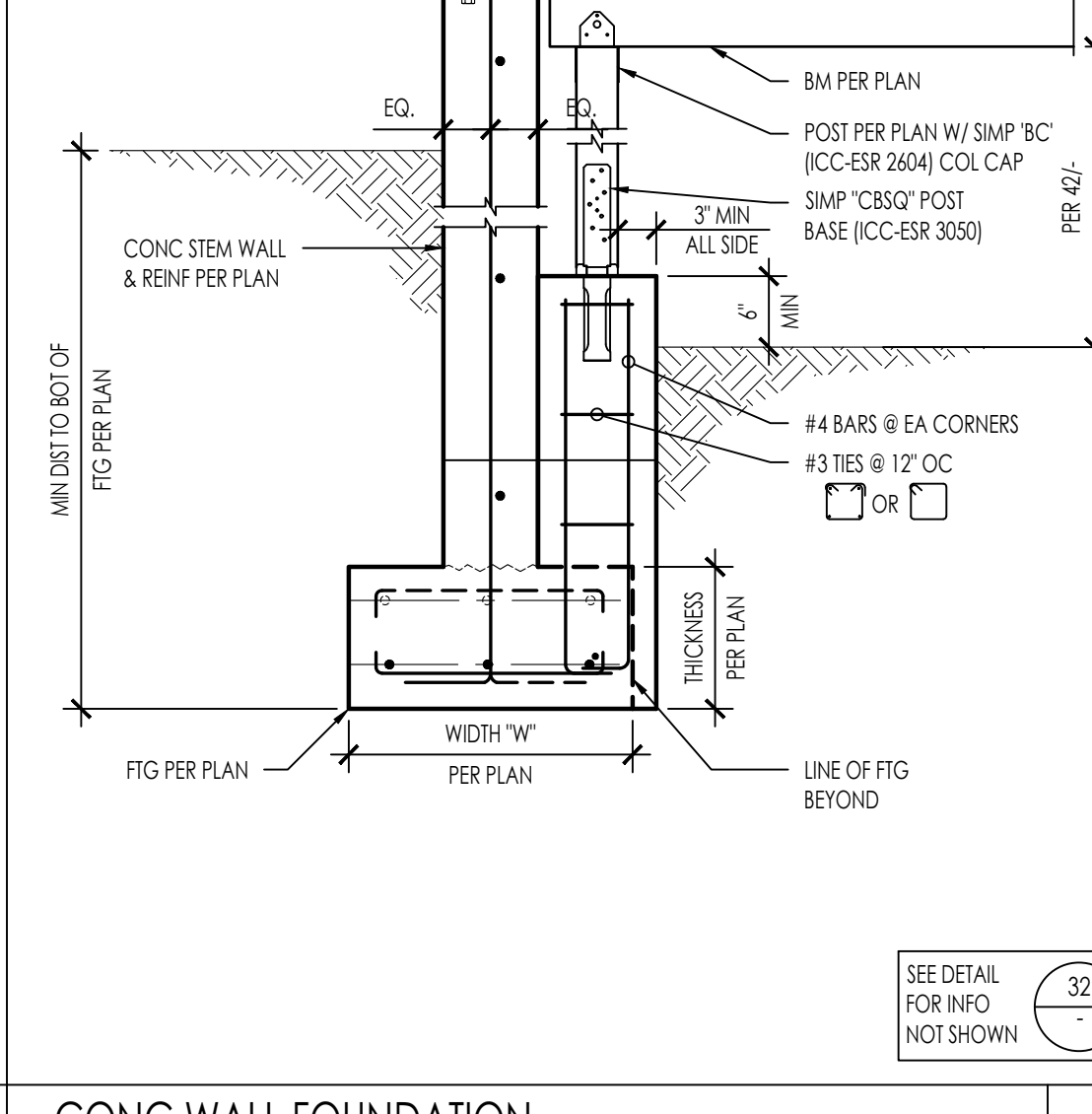
**CONC WALL FOUNDATION**  
2742-01-C122-5313-54  
3/4"=1'-0" 54



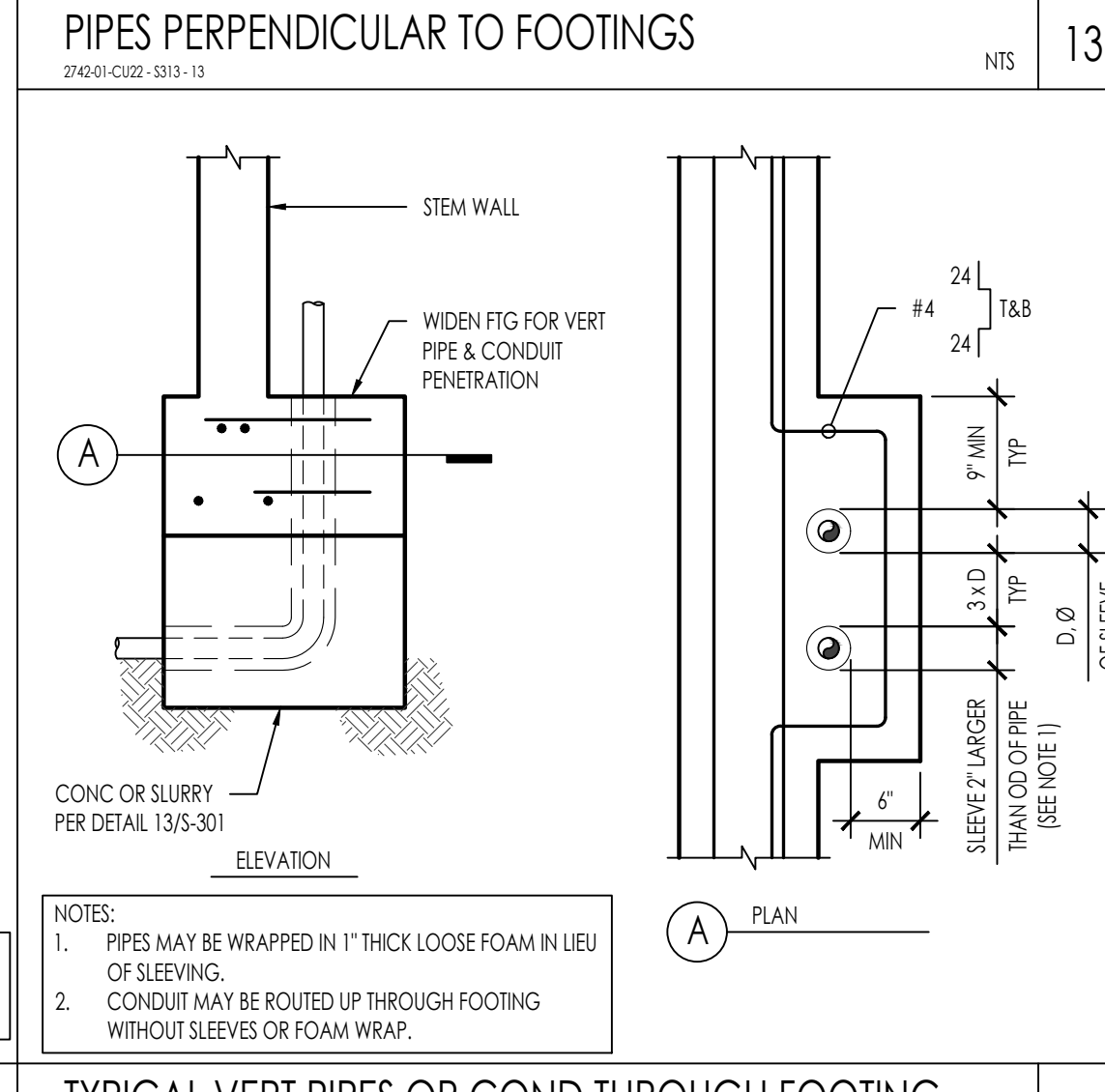
**DROPPED BEAM @ PERP JOIST**  
2742-01-C122-5313-44  
1"=1'-0" 44



**CONC WALL FOUNDATION**  
2742-01-C122-5313-24  
NTS 24



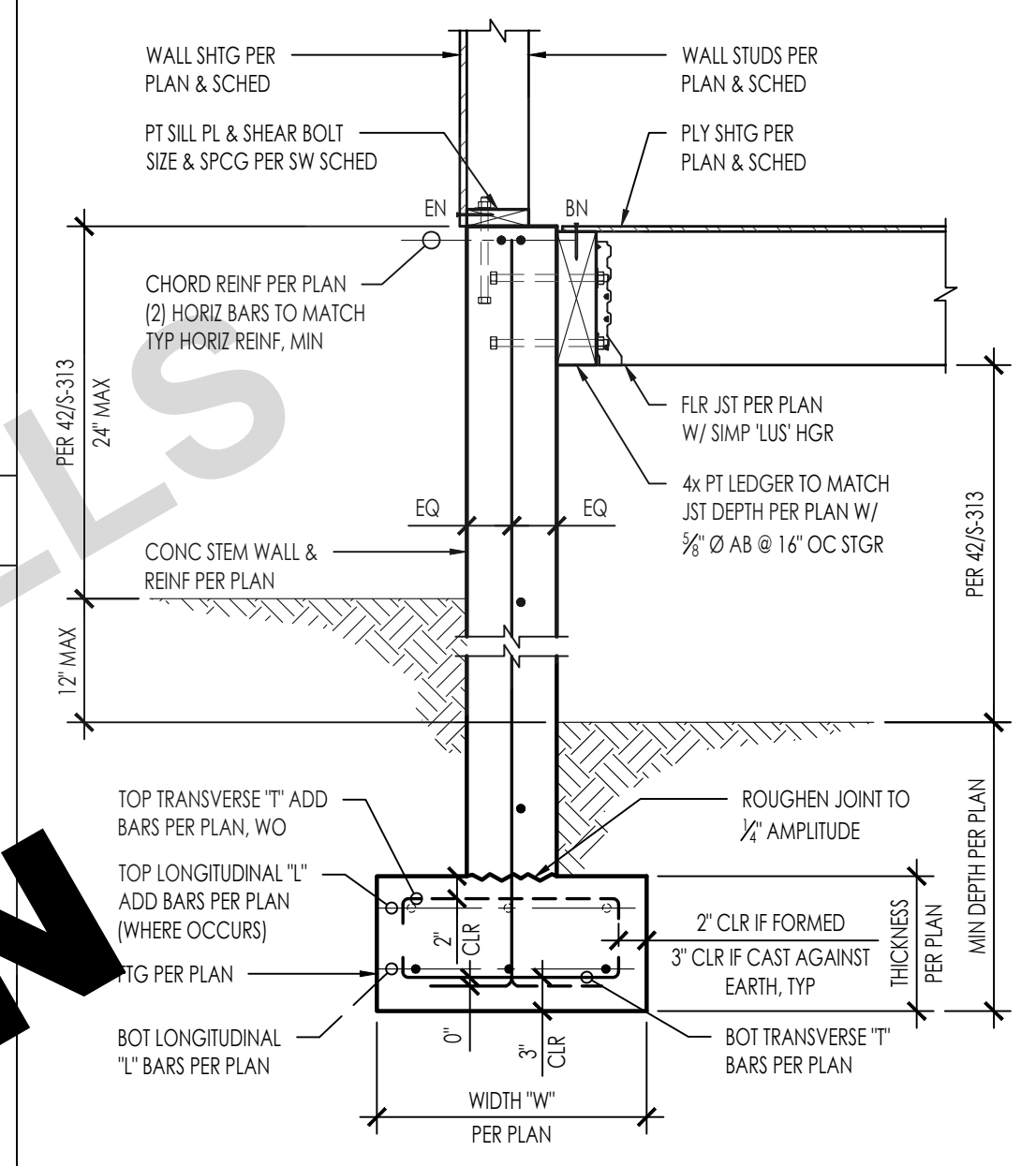
**CONC WALL FOUNDATION**  
2742-01-C122-5313-24  
NTS 24



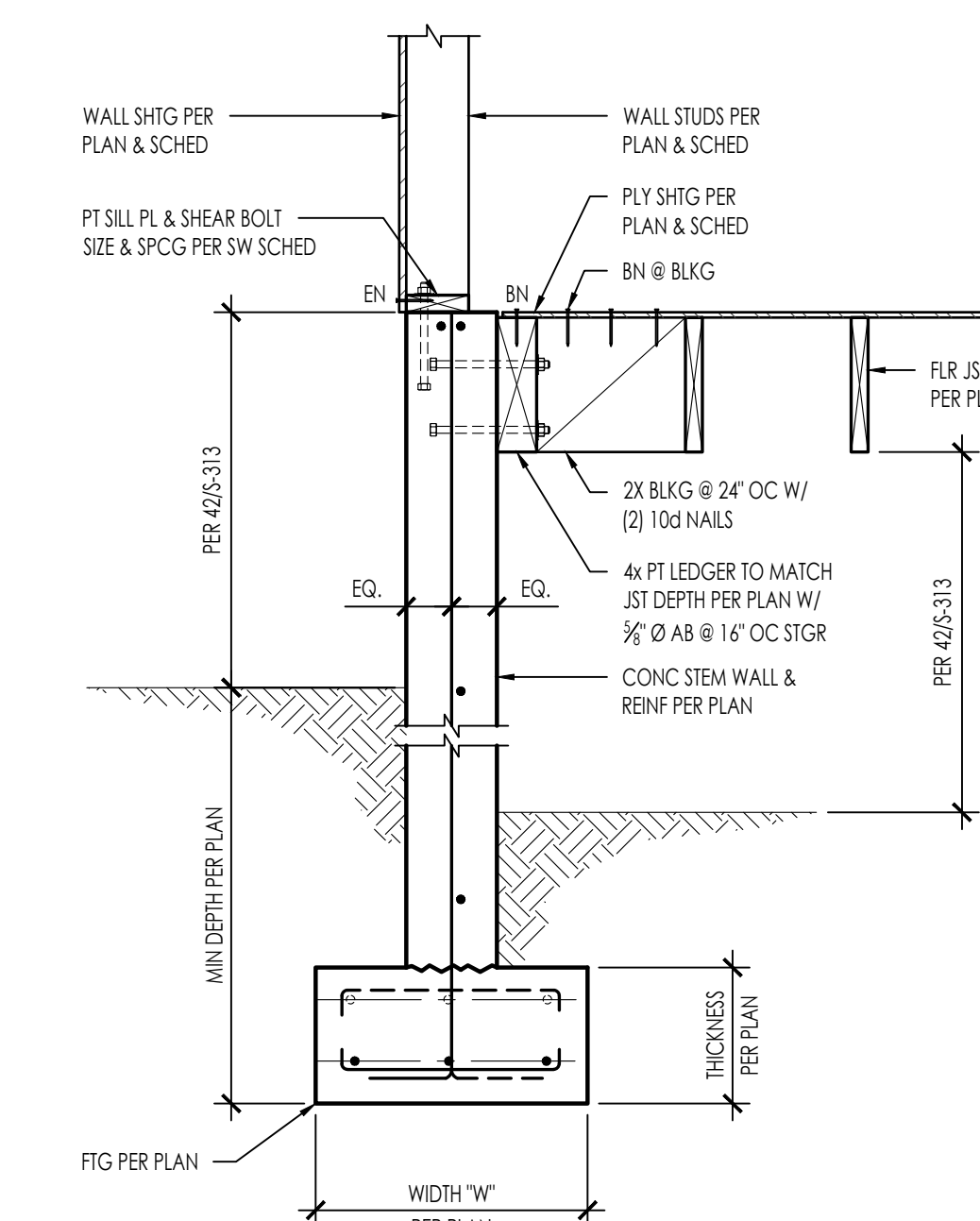
**TYPICAL VERT PIPES OR COND THROUGH FOOTING**  
2742-01-C122-5313-14  
NTS 14

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	51		41		31				21
	52		42		32				22
	53		43		33				23
	54		44		34				24



**CONC WALL FOUNDATION**  
22  
3/4" = 1'-0"



**CONC WALL FOUNDATION**  
23  
3/4" = 1'-0"

**AGOURA HILLS | ADU**  
**CITY OF AGOURA HILLS**  
**CONCRETE DETAILS**

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**DATE**  
AUGUST 1, 2023  
**SHEET**  
**S3-314**

N:\2000\2424\01\_C022-Agoura-Hills-Pre-Approved-ADU\Structural\Drawings\Sheet\2424\_01\_C022\_S314.dwg, P:\AN\3\_S314\_C01\_18\_2023\_154pm\_jlbrn

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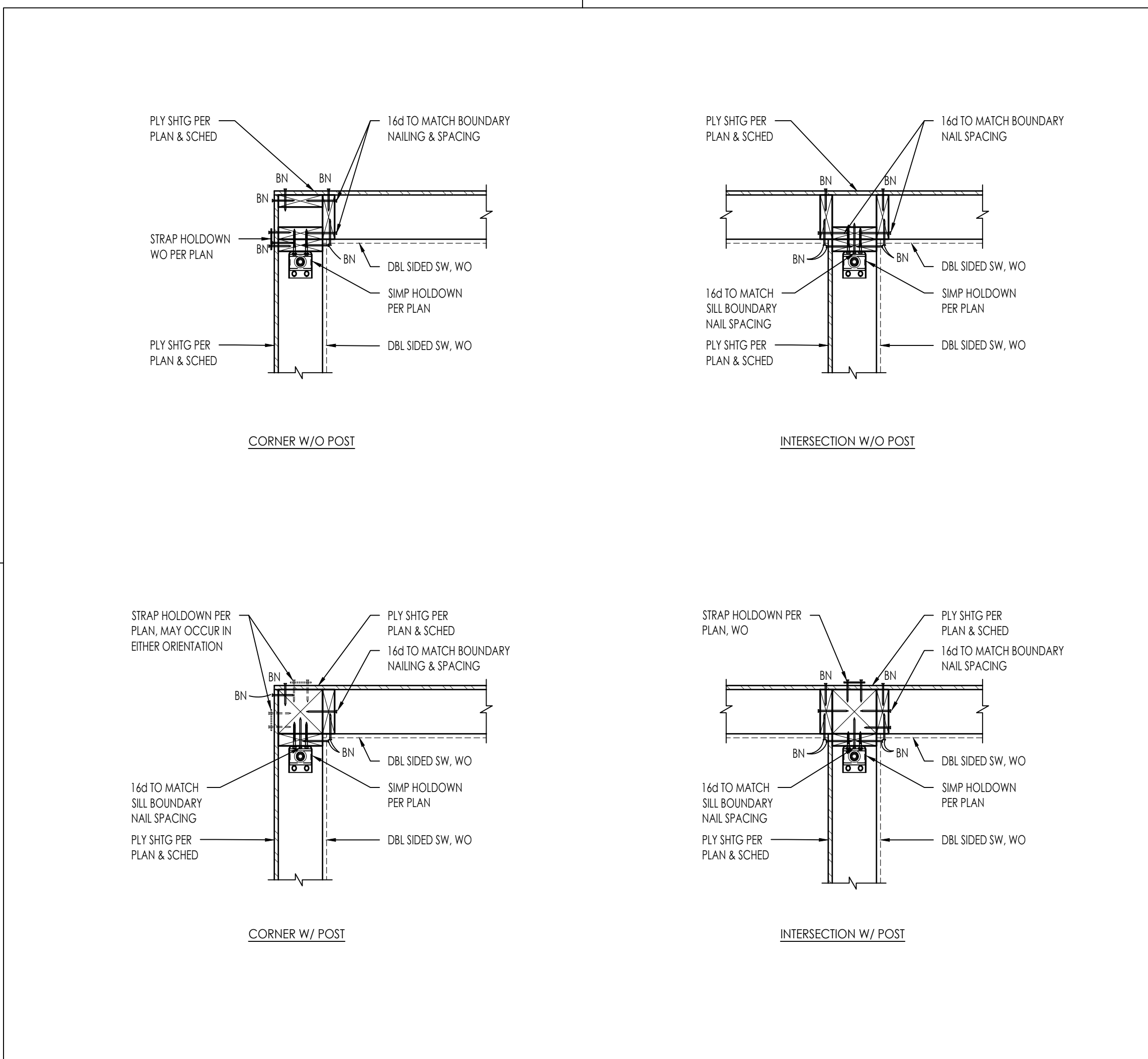
INFORMATION ONLY  
NOT FOR CONSTRUCTION

SEE DETAIL FOR INFO NOT SHOWN

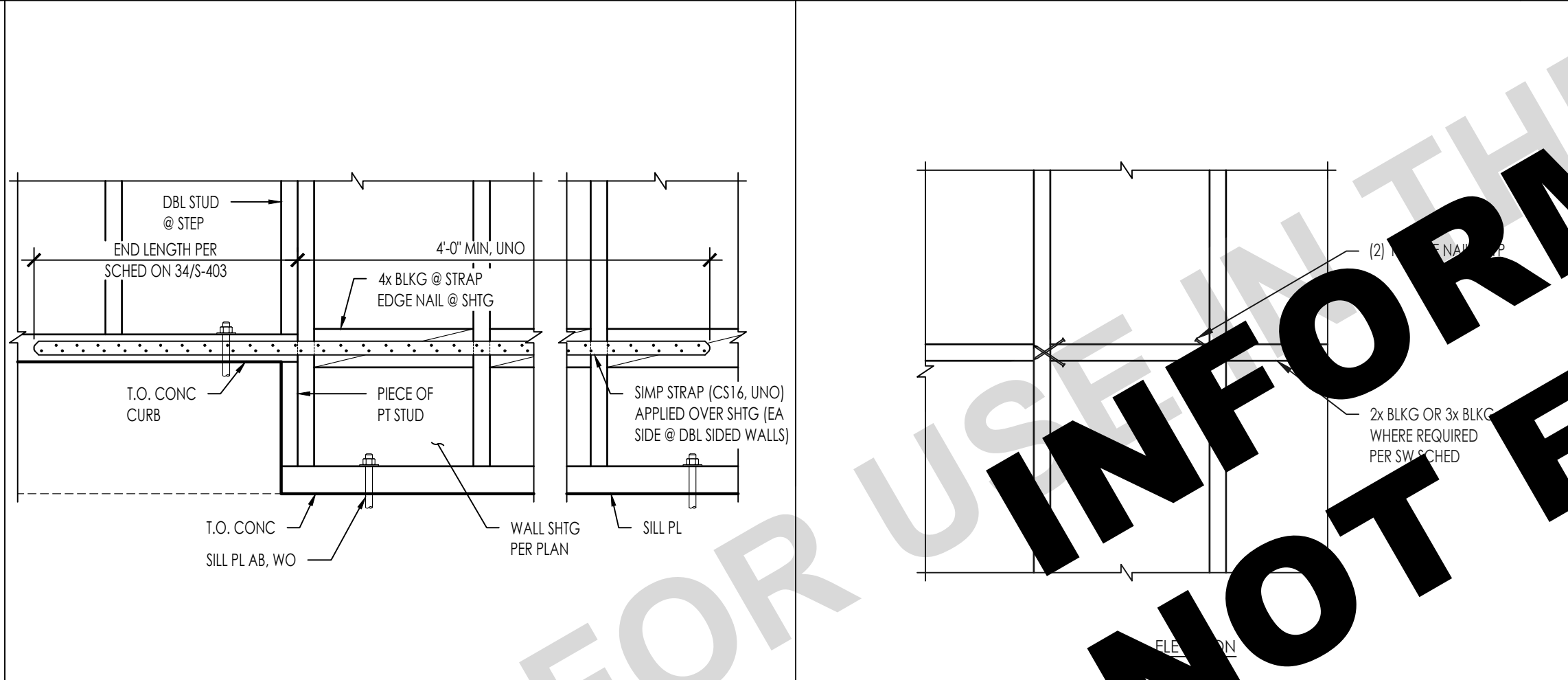




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**SHEAR WALL INTERSECTION** NTS 42  
2142-01-C122-3402-42

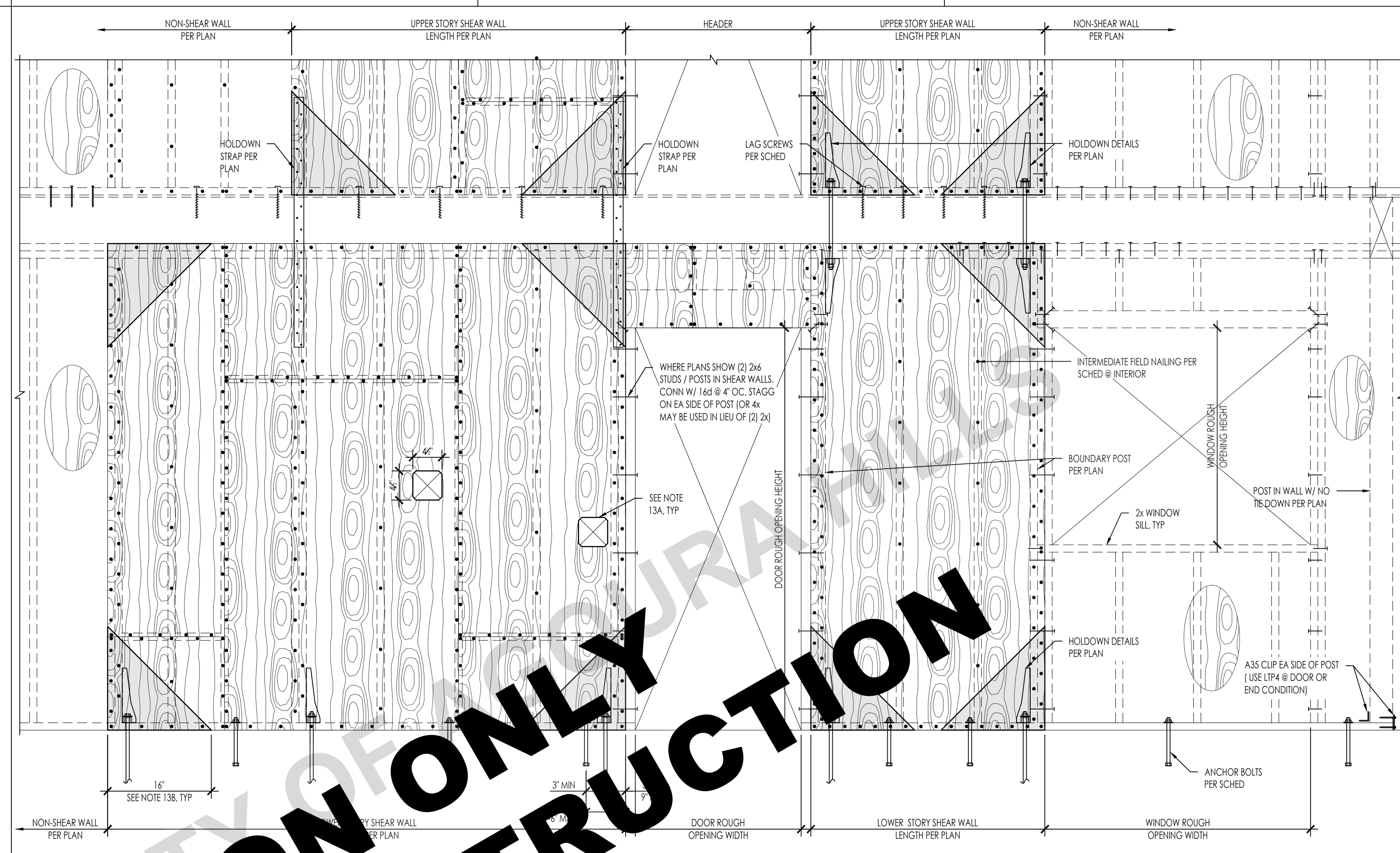


**STRAP AT STEP IN SHEAR WALL SILL PLATE** NTS 53  
2142-01-C122-3402-53

MARK	# OF BLKG	SIMPSON STRAP	NAILS EA SIDE OF OPENING	STRAP LENGTH (IN)	ALLOWABLE TENSION LOADS (LBS)
▽1	1	CS20	(12) 10d x 2 1/2"	32	1,030
▽2	1	CS16	(20) 10d x 2 1/2"	32	1,705
▽3	1	CS14	(26) 10d x 2 1/2"	32	2,490
▽4	2	CMST16	(50) 10d x 3 1/2"	39	4,690
▽5	2	CMST14	(66) 10d x 2 1/2"	39	6,475
▽6	2	CMST12	(86) 10d x 2 1/2"	39	9,215

NOTES:  
1. 2 BAYS OR 32" MIN STRAP LENGTH  
2. EDGE NAILING FROM PLYWOOD TO STUDS / FRAMING SHALL OCCUR ALL AROUND OPENINGS AT THIS CONDITION  
3. SEE TYPICAL SHEAR WALL ELEVATION FOR BALANCE OF INFO NOT SHOWN

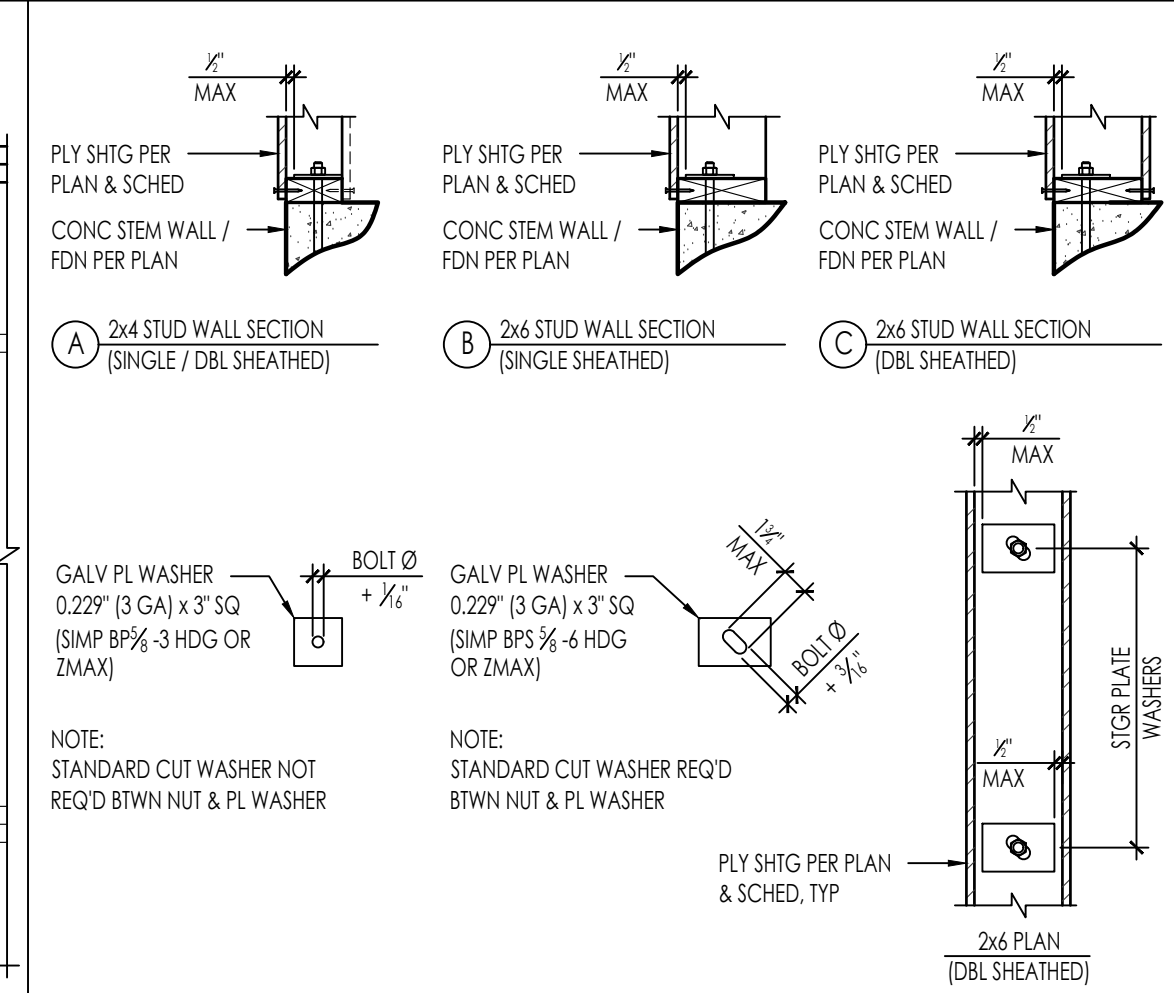
**FORCE TRANSFER AROUND OPENINGS** NTS 44  
2142-01-C122-3402-44



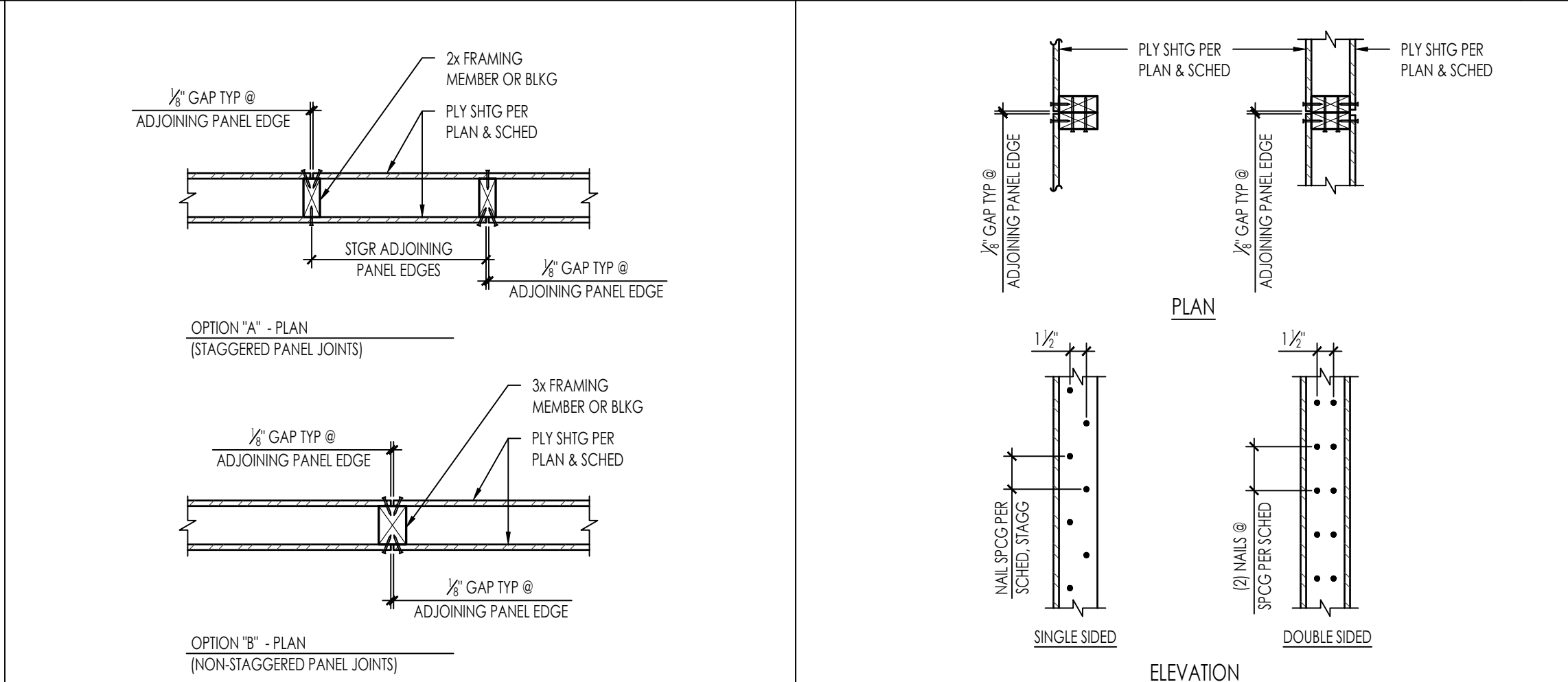
**TYPICAL SHEAR WALL ELEVATION AND SCHEDULE** NTS 13  
2142-01-C122-3402-13

WALL TYPE	FRAMING SIZE	TERMINATE SUPPORTS	SILL NAILING	ANCHOR BOLTING
15/32 STRUCT 1 PLYWOOD	2x 10d @ 5' OC	10d @ 5' OC	5/8" LAG SCREWS @ 12" OC	5/8" DIA @ 48" OC
15/32 STRUCT 1 PLYWOOD	2x 10d @ 4' OC	10d @ 4' OC	5/8" LAG SCREWS @ 12" OC	5/8" DIA @ 48" OC
15/32 STRUCT 1 PLYWOOD	2x 10d @ 3' OC	10d @ 3' OC	5/8" LAG SCREWS @ 12" OC	5/8" DIA @ 48" OC
15/32 STRUCT 1 PLYWOOD	2x 10d @ 2' OC	10d @ 2' OC	5/8" LAG SCREWS @ 12" OC	5/8" DIA @ 48" OC
15/32 STRUCT 1 PLYWOOD	2x 10d @ 1' OC	10d @ 1' OC	5/8" LAG SCREWS @ 12" OC	5/8" DIA @ 48" OC
15/32 STRUCT 1 PLYWOOD	2x 10d @ 5' OC	10d @ 5' OC	5/8" LAG SCREWS @ 12" OC	5/8" DIA @ 48" OC
15/32 STRUCT 1 PLYWOOD	2x 10d @ 4' OC	10d @ 4' OC	5/8" LAG SCREWS @ 12" OC	5/8" DIA @ 48" OC
15/32 STRUCT 1 PLYWOOD	2x 10d @ 3' OC	10d @ 3' OC	5/8" LAG SCREWS @ 12" OC	5/8" DIA @ 48" OC
15/32 STRUCT 1 PLYWOOD	2x 10d @ 2' OC	10d @ 2' OC	5/8" LAG SCREWS @ 12" OC	5/8" DIA @ 48" OC
15/32 STRUCT 1 PLYWOOD	2x 10d @ 1' OC	10d @ 1' OC	5/8" LAG SCREWS @ 12" OC	5/8" DIA @ 48" OC

**TYPICAL SHEAR WALL ELEVATION AND SCHEDULE** NTS 13  
2142-01-C122-3402-13



**PLATE WASHER DETAIL** NTS 34  
2142-01-C122-3402-34

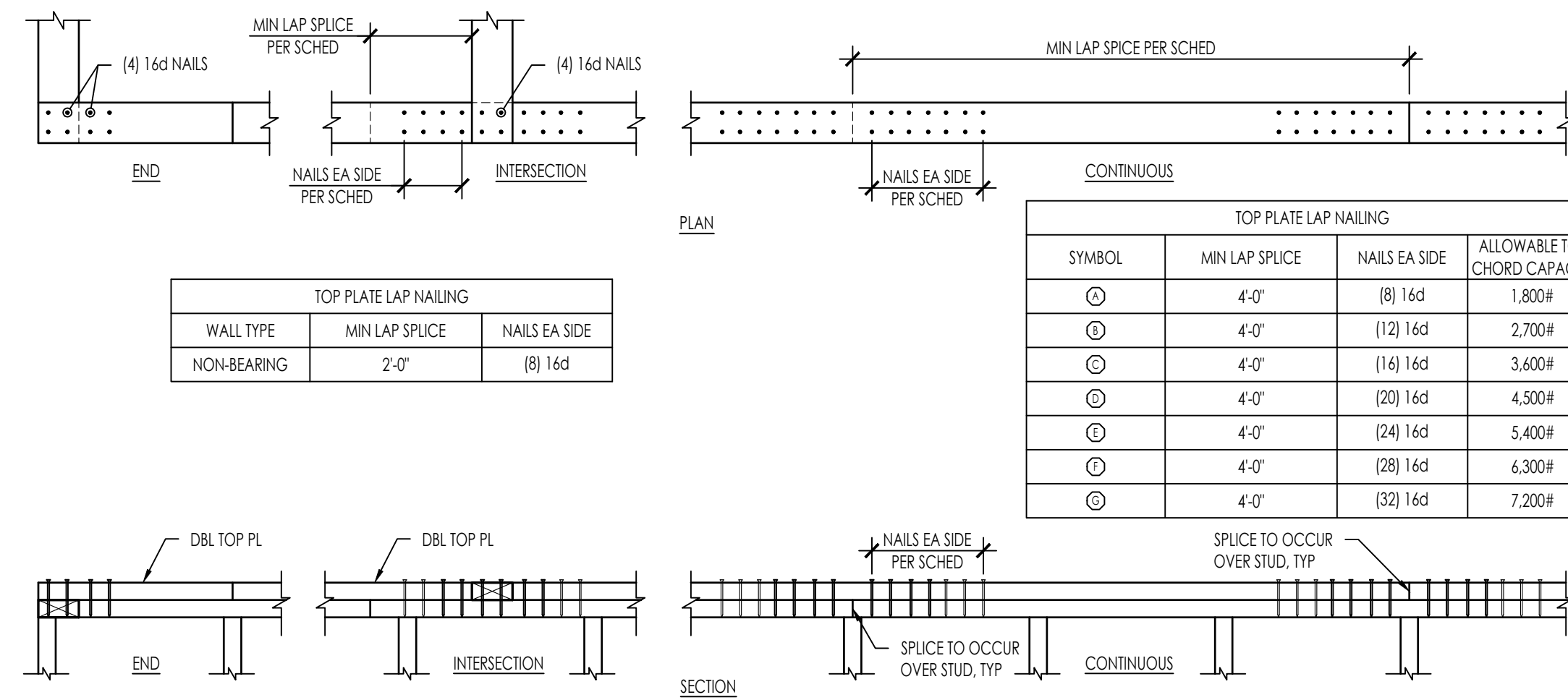


**DOUBLE SIDED SHEAR WALL** NTS 24  
2142-01-C122-3402-24

**2x STUD NAILING @ ADJOINING PANEL EDGES** NTS 14  
2142-01-C122-3402-14

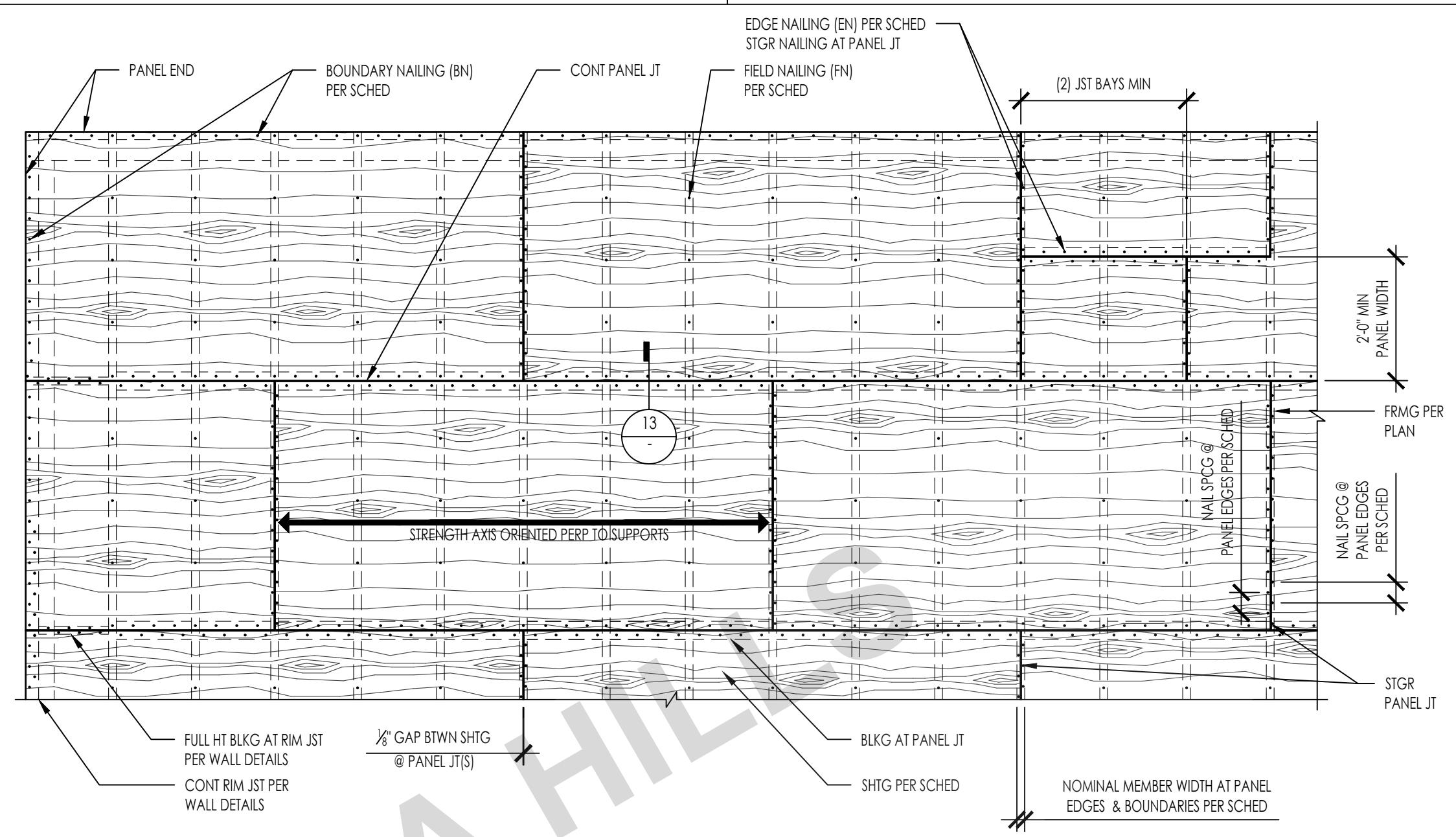
AGOURA HILLS | ADU  
CITY OF AGOURA HILLS  
TYPICAL WOOD DETAILS

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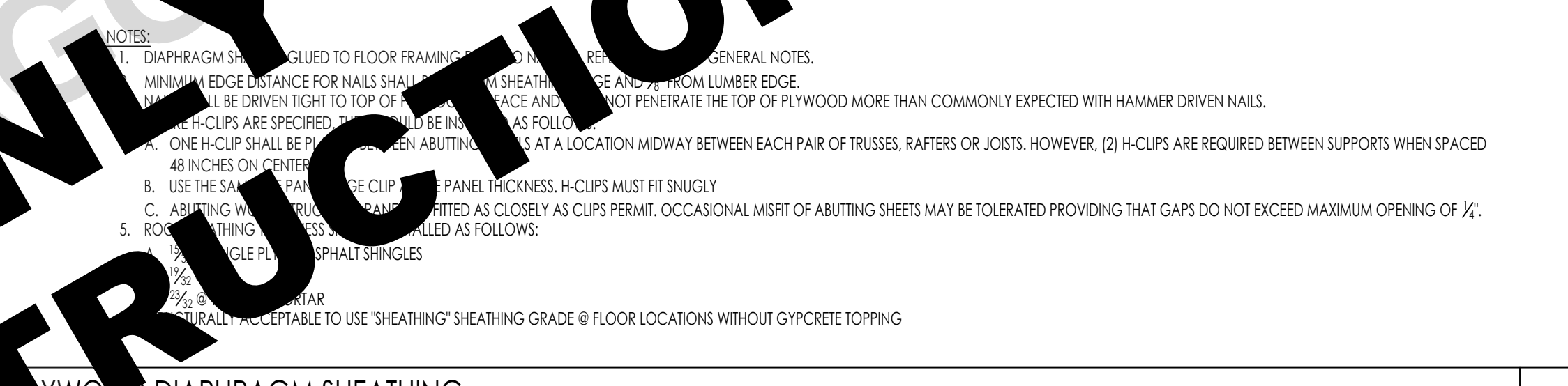
51 DBL TOP PLATE SPLICE NAILING

2142-01-C122-1403-12



DIAPHRAGM SCHEDULE

TYPE	LOCATION	SHEATHING THICKNESS	SHEATHING GRADE*	SPAN RATING	BLOCKING	NAILS	BOUNDARY NAILING (BN) PER SCHED	EDGE NAILING AT CONT. PANEL EDGES (EN)	EDGE NAILING AT OTHER PANEL EDGES (EN)	FIELD NAILING (FN)	PANEL EDGE SUPPORT OR NOMINAL MEMBER WIDTH AT PANEL EDGES	LINES OF FASTENERS
A	ROOF	SEE NOTES	SHEATHING	32 / 16	NO	-	-	6	12	-	H-CLIPS	1
B	FLOOR	2 1/2"	STURD-FLOOR	48 / 24	NO	-	-	6	12	-	T&G	1



52

42

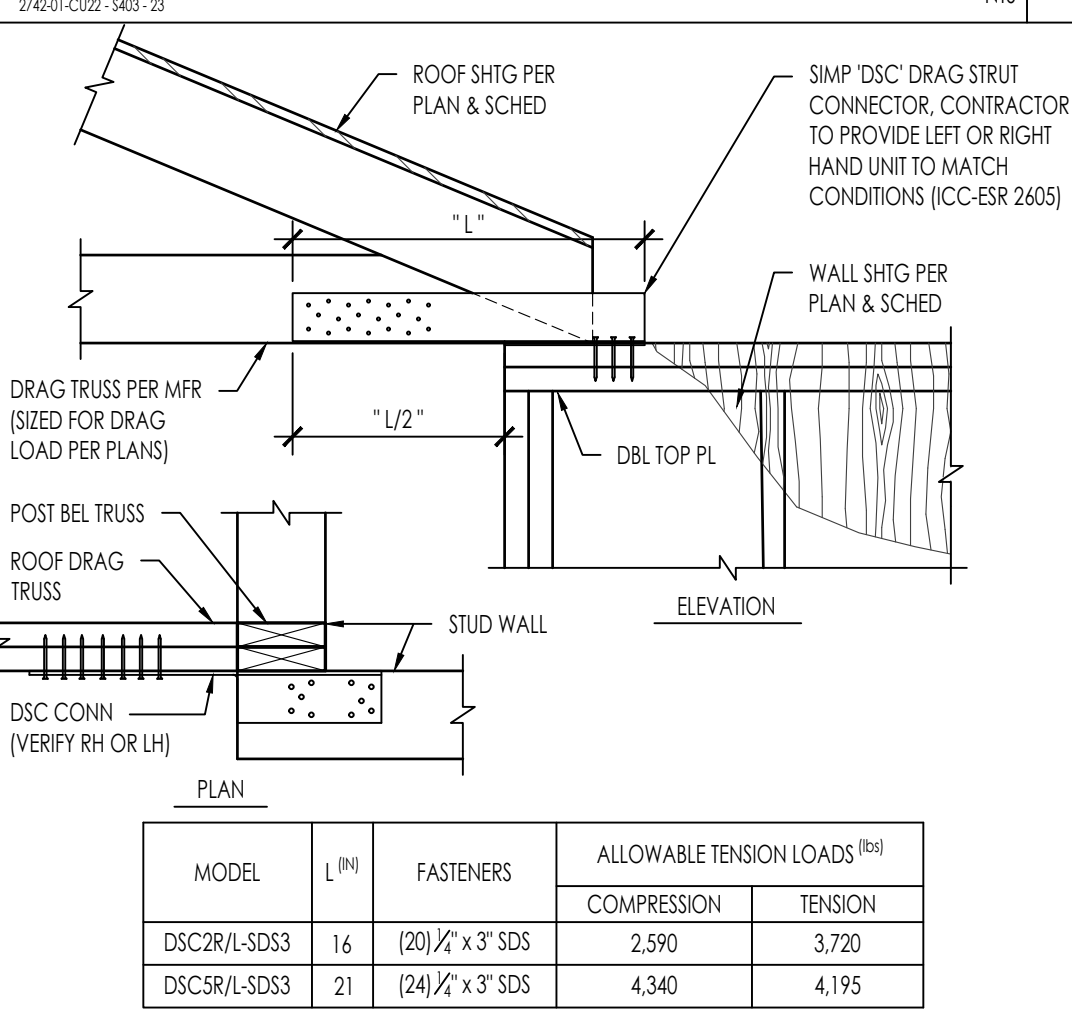
WOOD DIAPHRAGM SHEATHING

12

53

43

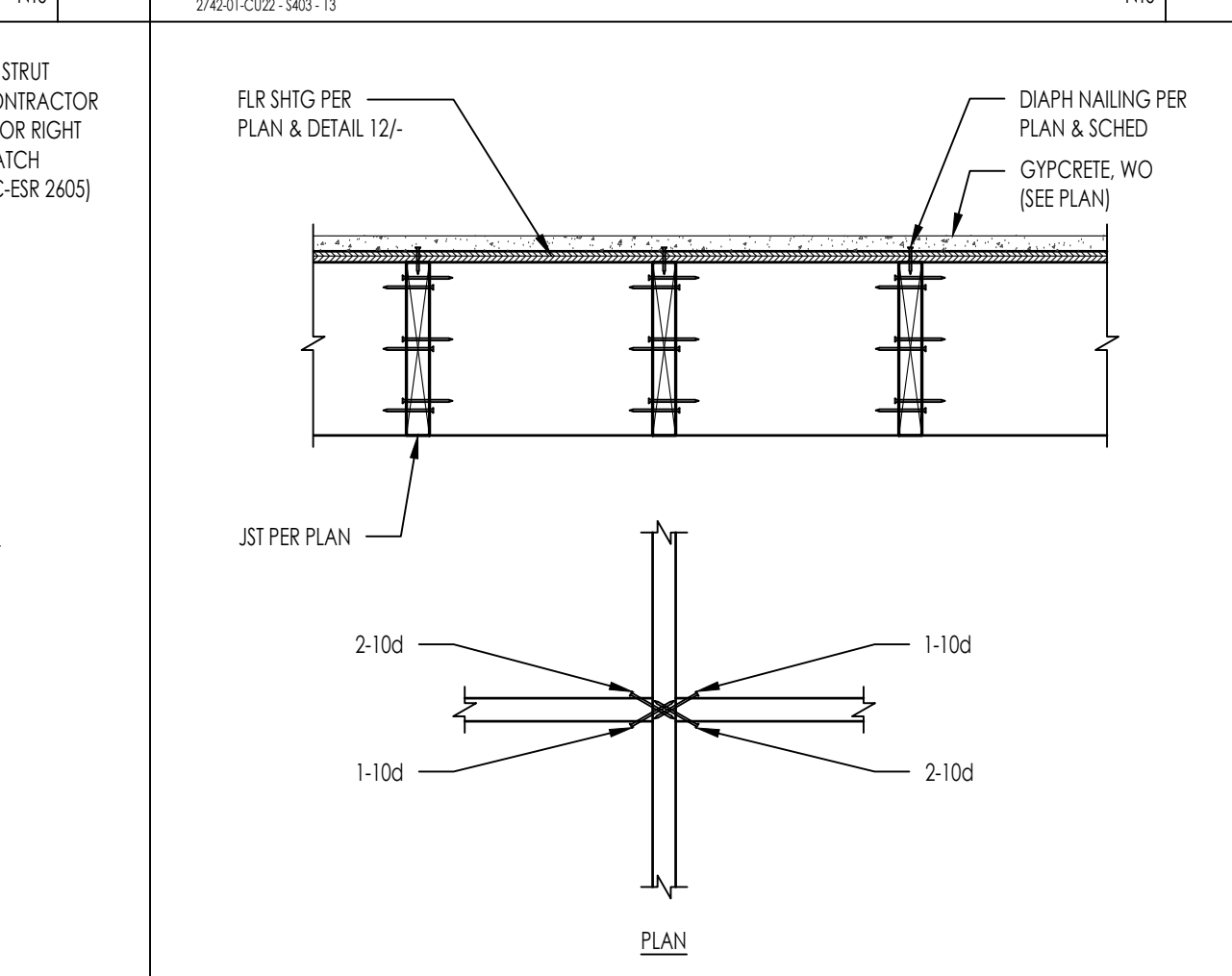
OPENING AT FRAMING



DRAG TRUSS TO WALL CONNECTION

2142-01-C122-1403-24

DIAPHRAGM PANEL JOINTS



TYP JOIST BLOCKING

2142-01-C122-1403-14

54

DRAG STRAP AT BEAM-TO-WALL

2142-01-C122-1403-34

24

DRAG TRUSS TO WALL CONNECTION

2142-01-C122-1403-24

14

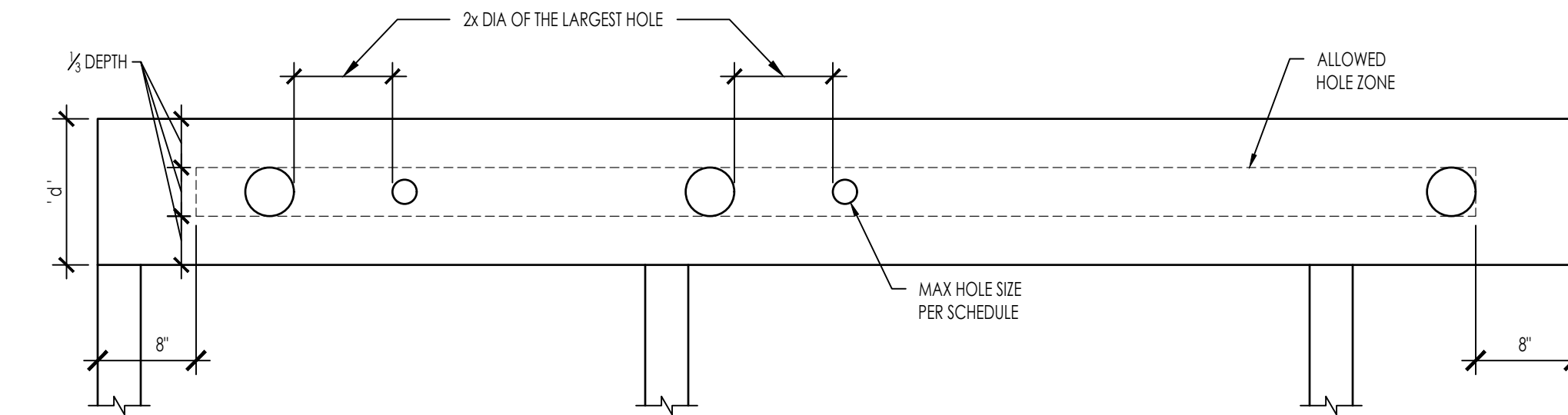
TYP JOIST BLOCKING

2142-01-C122-1403-14

AGOURA HILLS | ADU  
CITY OF AGOURA HILLS  
TYPICAL WOOD DETAILS

FOR USE IN THE CITY OF AGOURA HILLS  
NOT FOR CONSTRUCTION

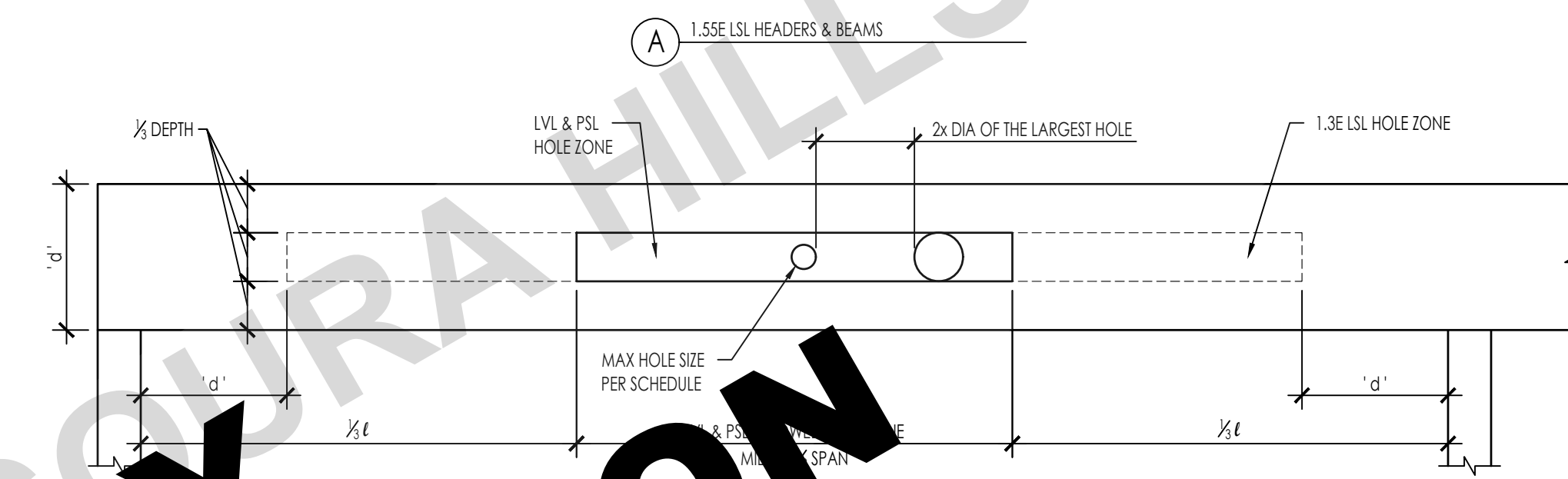
THESE PLANS ARE PROVIDED BY THE CITY OF AGOURA HILLS AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS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



1.55E LSL BEAMS & HEADERS

HEADER OR BEAM DEPTH	MAX ROUND HOLE SIZE
9 1/2"	3"
11 7/8"	3 3/4"
14'-16"	4 3/8"

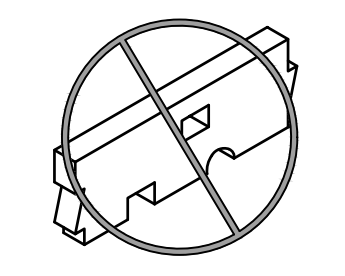
- 1.55E LSL NOTES:
- ALLOWED HOLE ZONE SUITABLE FOR HEADERS AND BEAMS WITH UNIFORM AND/OR CONCENTRATED LOADS ANYWHERE ALONG THE MEMBER.
  - ROUND HOLES ONLY.
  - NO HOLES IN HEADERS OR BEAMS IN PLANK ORIENTATION.



LVL, PSL & 1.3E LSL HEADERS & BEAMS

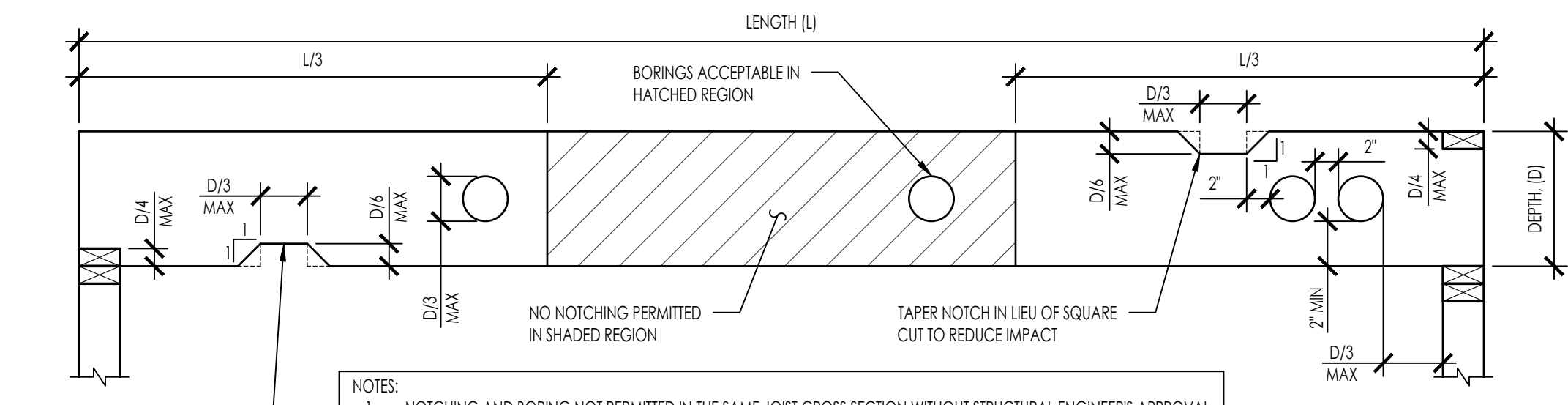
HEADER OR BEAM DEPTH	MAX ROUND HOLE SIZE
4"	1"
6"	1 3/4"
8"	2"

- LVL/PSL/1.3E LSL:
- ALLOWED HOLE ZONE SUITABLE FOR HEADERS AND BEAMS WITH UNIFORM LOADS ONLY.
  - ROUND HOLES ONLY.
  - NO HOLES IN CANTILEVERS.
  - NO HOLES IN HEADERS OR BEAMS IN PLANK ORIENTATION.



DO NOT CUT, NOTCH, OR DRILL HOLES IN HEADERS OR BEAMS EXCEPT AS INDICATED IN THE ILLUSTRATIONS AND TABLES

32 ALLOWABLE HOLES THRU ENGINEERED LUMBER HEADERS & BEAMS NTS 12

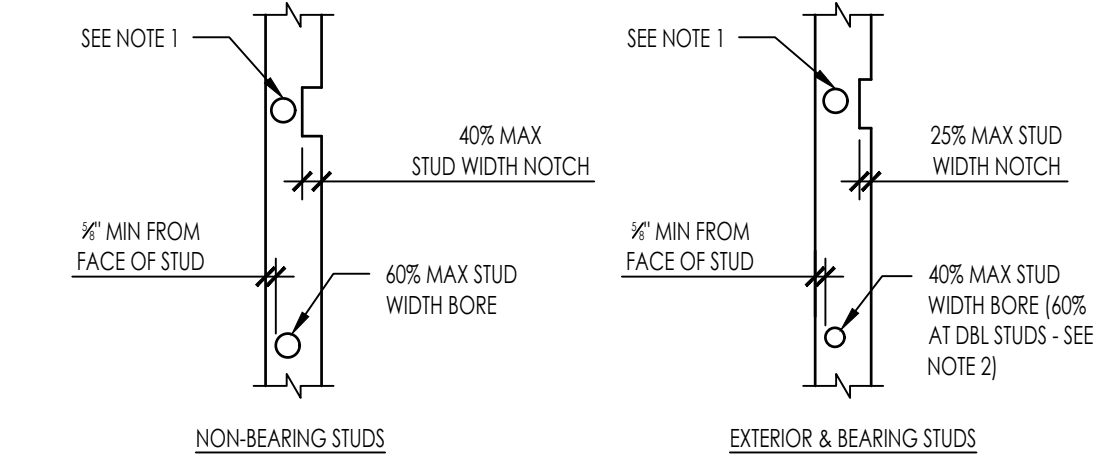


- NOTES:
- NOTCHING AND BORING NOT PERMITTED IN THE SAME JOIST CROSS SECTION WITHOUT STRUCTURAL ENGINEER'S APPROVAL.
  - NOTCH WIDTHS GREATER THAN SHOWN IN TABLE NOT PERMITTED WITHOUT STRUCTURAL ENGINEER'S APPROVAL.
  - NO NOTCHES OR HOLES PERMITTED ANYWHERE IN CANTILEVERED ELEMENTS WITHOUT STRUCTURAL ENGINEER'S APPROVAL.

NOTCH AND HOLE LIMITATIONS

JOIST SIZE	MAX HOLE	MAX NOTCH DEPTH	MAX END NOTCH	MAX NOTCH LENGTH
2x4	NONE	NONE	NONE	NONE
2x6	1 1/2"	3/4"	1 3/4"	1 1/2"
2x8	2 3/8"	1 1/2"	1 3/4"	2 3/8"
2x10	3"	1 1/2"	2 3/8"	3"
2x12	3 3/4"	1 1/2"	2 3/8"	3 3/4"

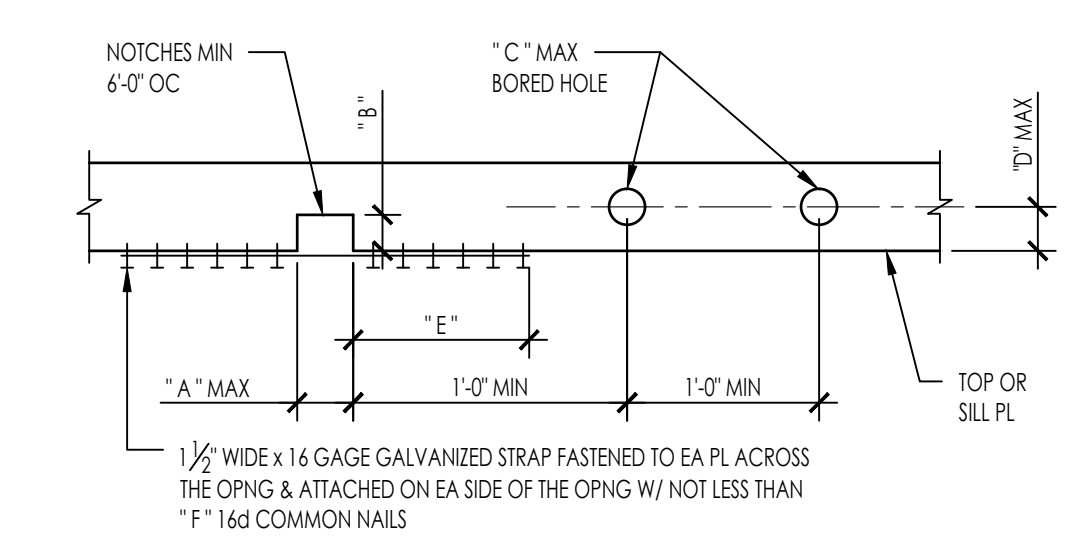
33 SAWN LUMBER AND RAFTER JOIST NOTCHING AND BORING LIMITATIONS NTS 13



MAXIMUM BORED HOLE DIAMETER/NOTCH DEPTH

STUD SIZE (IN)	APPLICATION	MAX HOLE DIAMETER (IN)	MAX NOTCH DEPTH (IN)
2x4	NON-BEARING	2 3/8"	1 3/8"
	EXTERIOR/BEARING	1 3/8"	7/8"
2x6	NON-BEARING	3 1/4"	2 3/8"
	EXTERIOR/BEARING	2 3/8"	1 3/8"

- NOTES:
- NOTCHING AND BORING NOT PERMITTED IN THE SAME STUD SECTION.
  - NO MORE THAN 2 SUCCESSIVE DBL. STUDS ARE PERMITTED TO HAVE 60% MAX BORED HOLES.



NOTCH AND HOLE LIMITATIONS

TOP PL OR SILL PL	A	B	C	D	E	F
2x4	3/4"	1/2"	1/2"	1/2"	3/4"	6
2x6	1/2"	3/4"	3/4"	3/4"	1/2"	9
2x8	3/4"	3"	3/4"	3/4"	1 1/4"	12

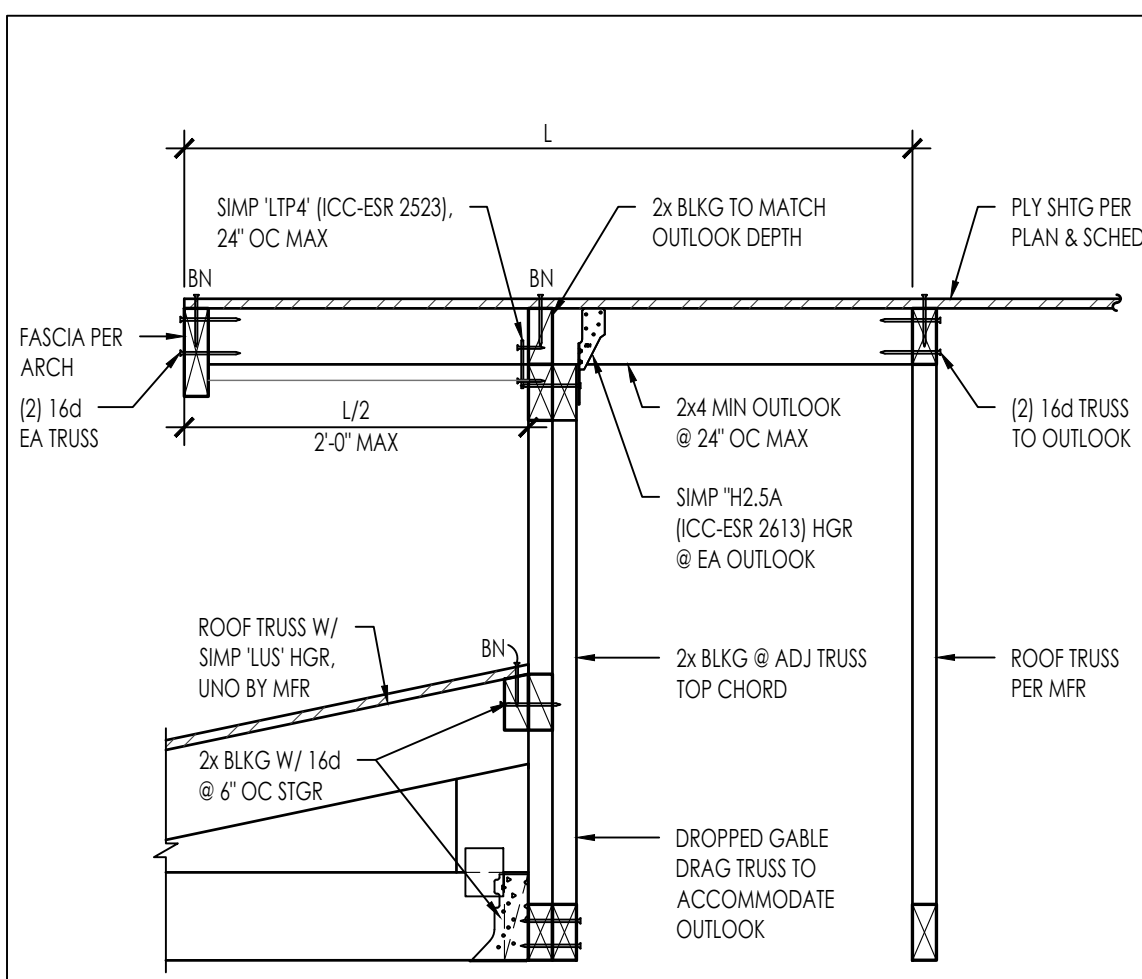
34 TYP WALL NOTCH AND BORING LIMITATIONS NTS 24

TOP PL AND SILL NOTCH AND BORING LIMITATIONS NTS 14

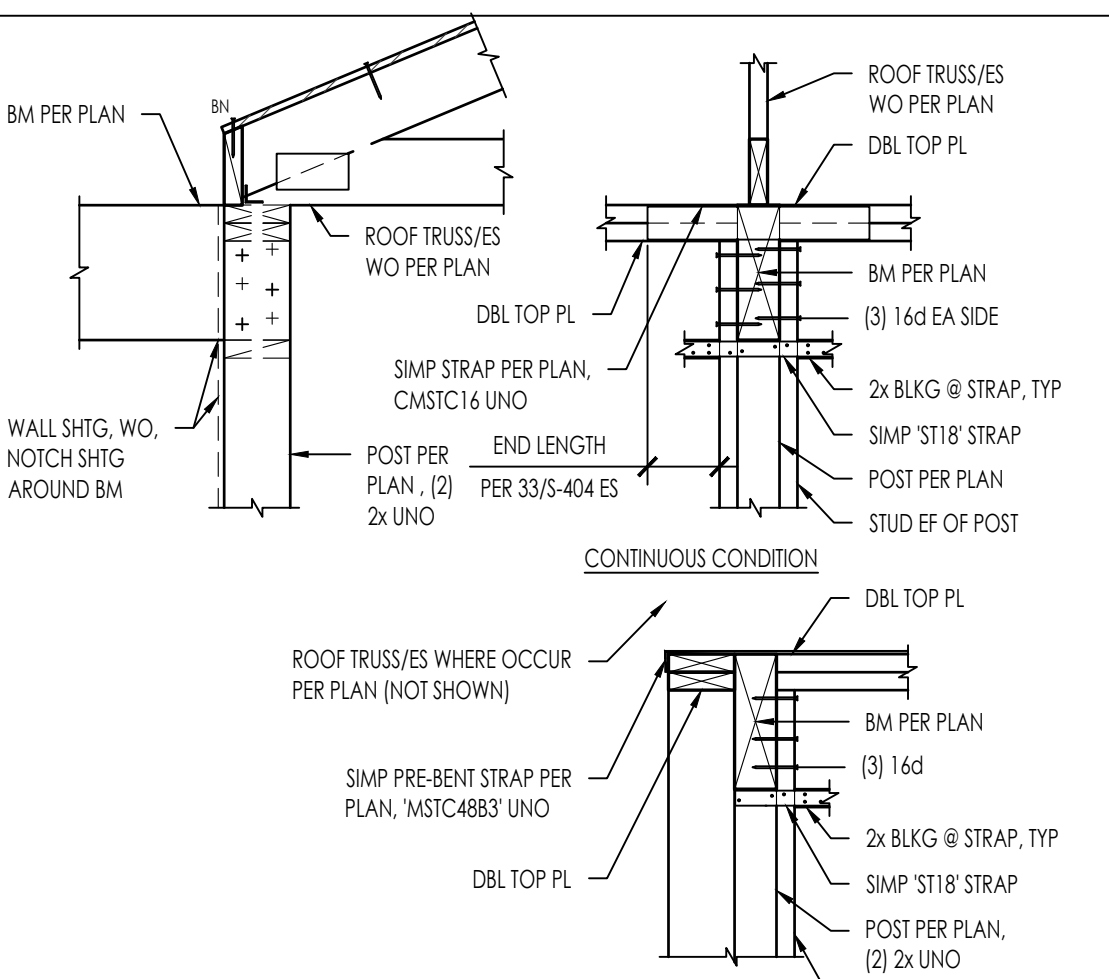
AGOURA HILLS | ADU  
CITY OF AGOURA HILLS  
TYPICAL WOOD DETAILS

N:\2020\2424\01\_C102\Agoura Hills-Pre-Approved\ADU\Structural\Sheet\Drawings\2424\_01\_C102\_3404.dwg, P:\N\3\_3404\_01\_15.dwg, J:\Bora

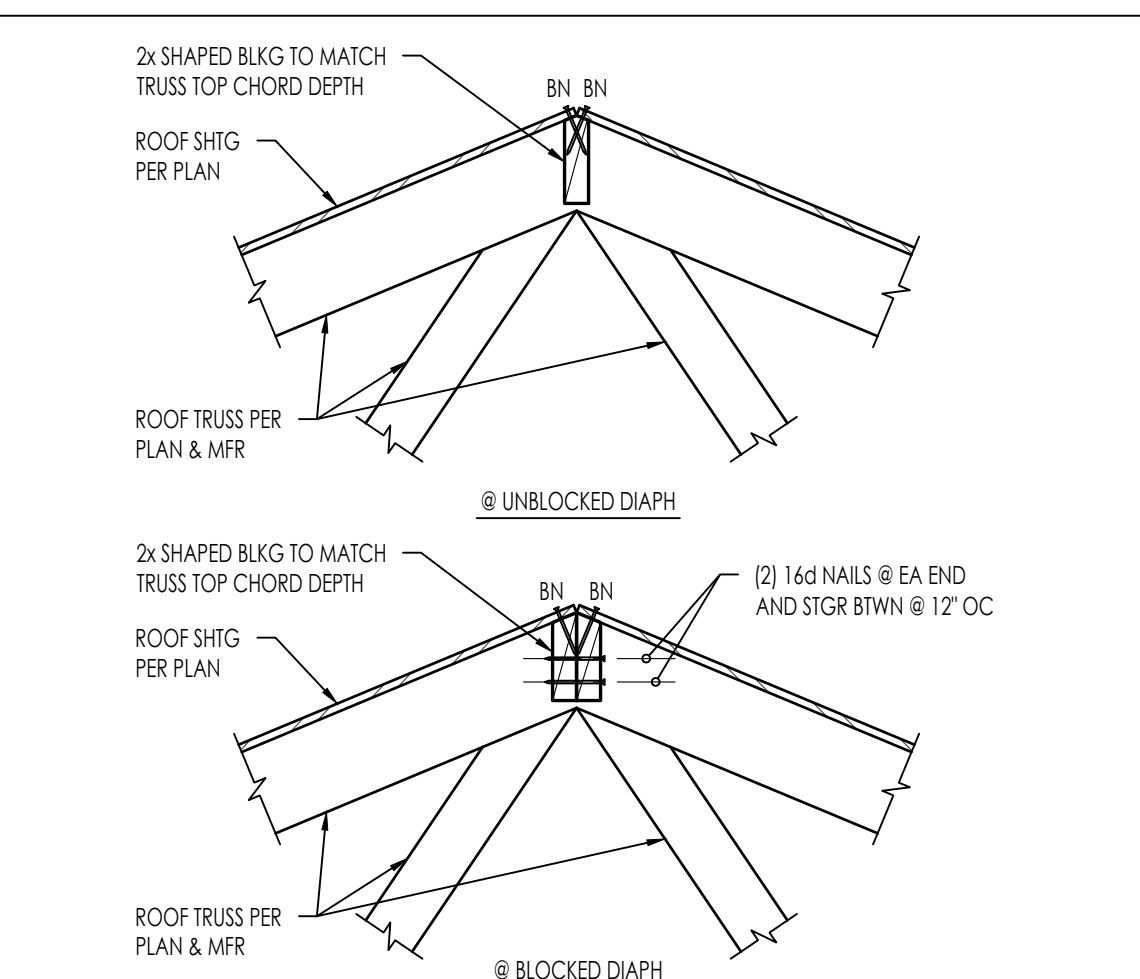
THESE PLANS ARE PROVIDED BY THE CITY OF AGOURA HILLS AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT UNDER THE BUILDING PERMIT FOR THE ADU HAS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



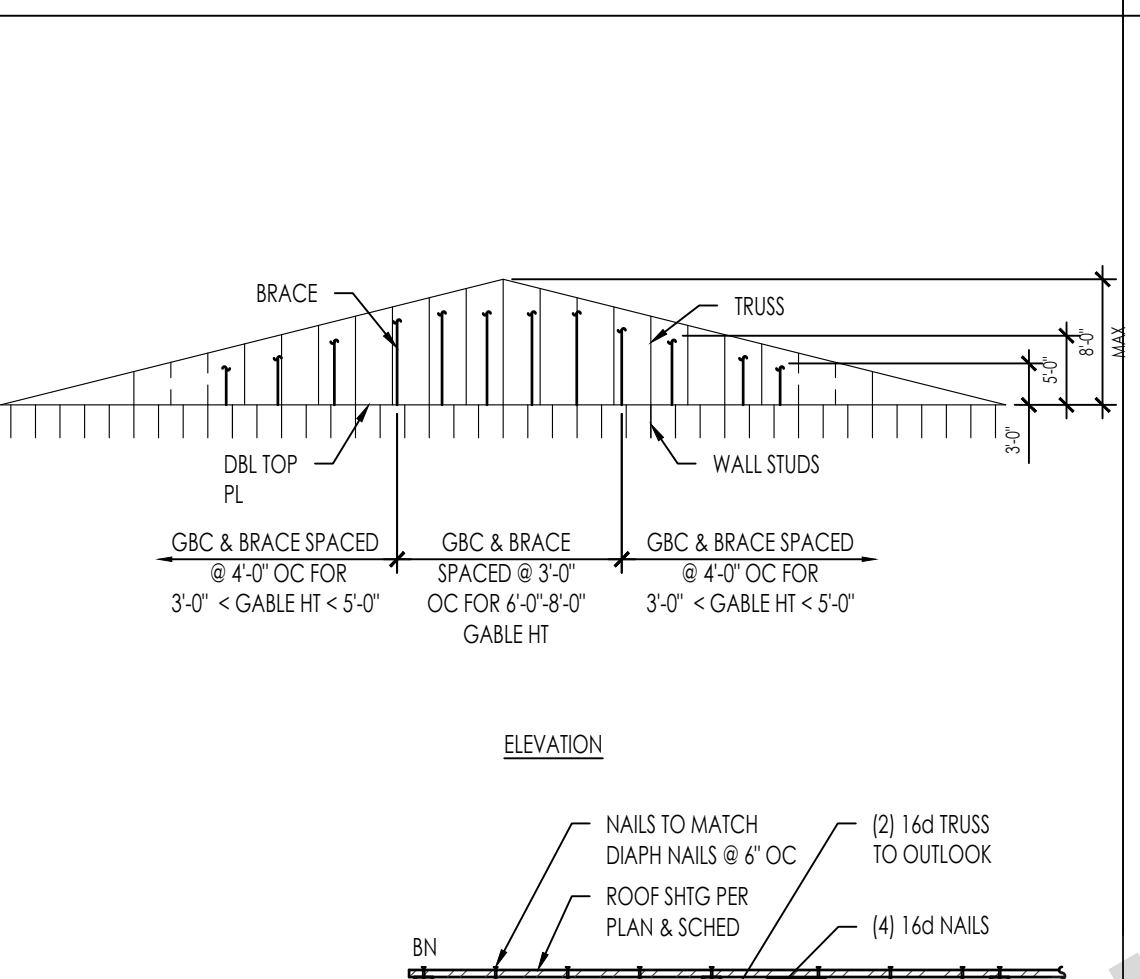
**DIAPH TRANSITION W/ OVERHANG**  
274201-C1022-1401-01 1" = 1'-0" 51



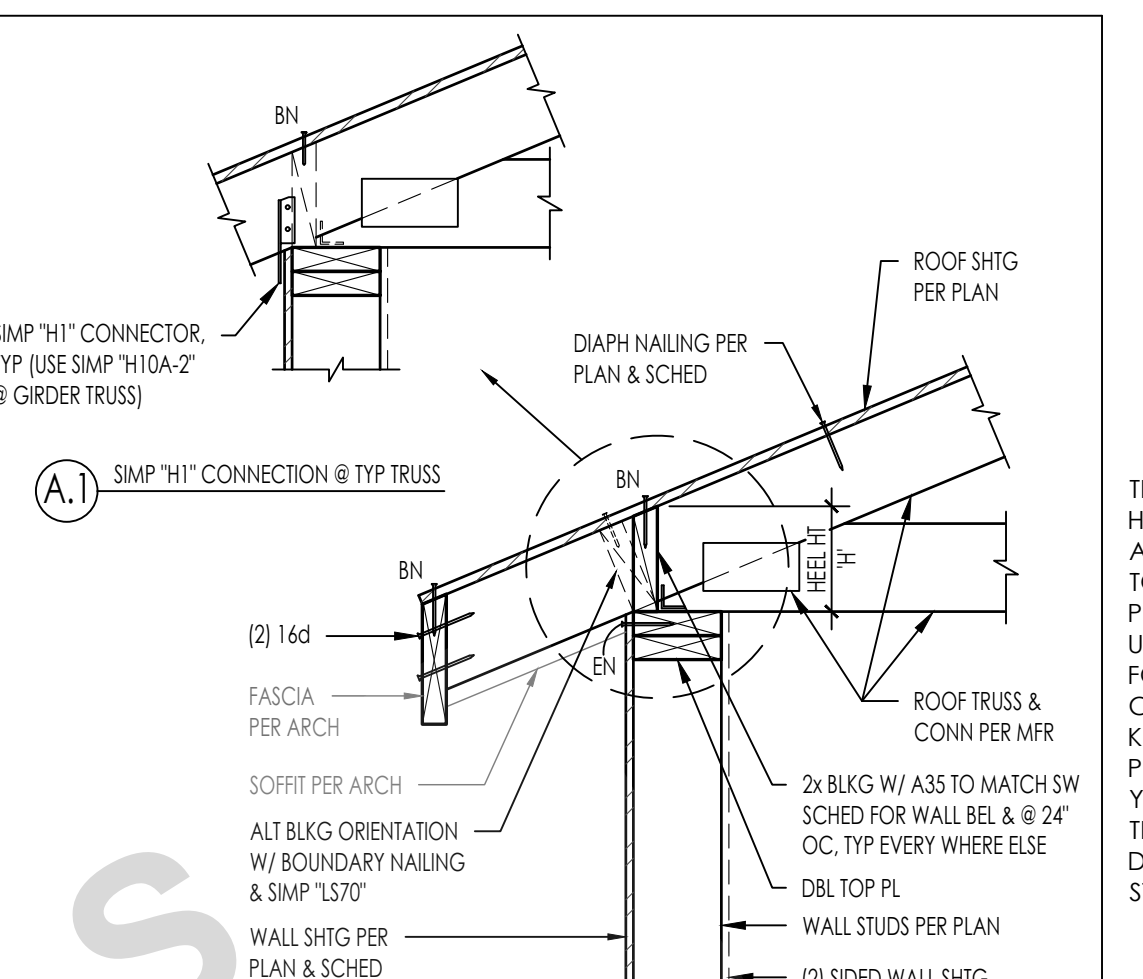
**BEAM POCKET THROUGH EXTERIOR WALL**  
274201-C1022-1401-01 3/4" = 1'-0" 41



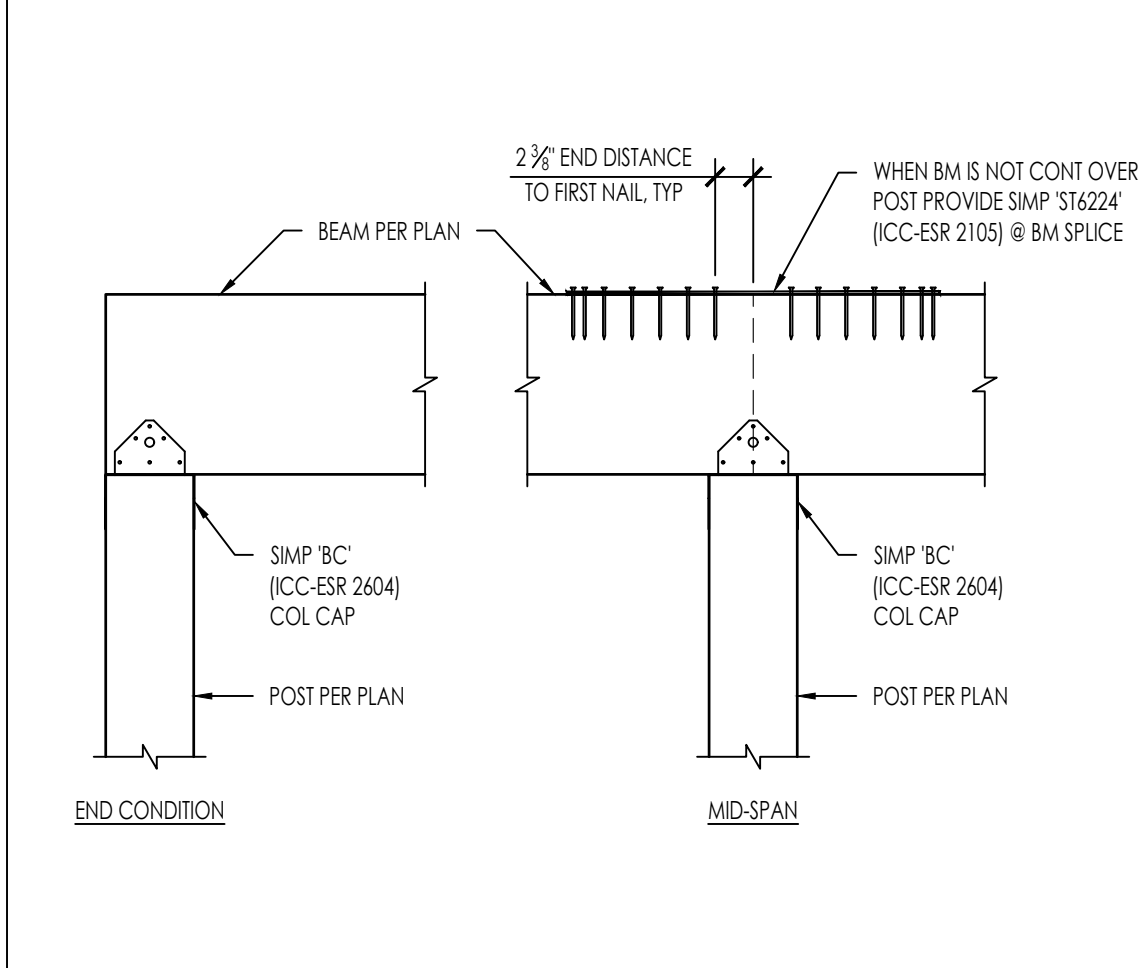
**SHEATHING OVER ROOF RIDGE**  
274201-C1022-1401-01 1" = 1'-0" 31



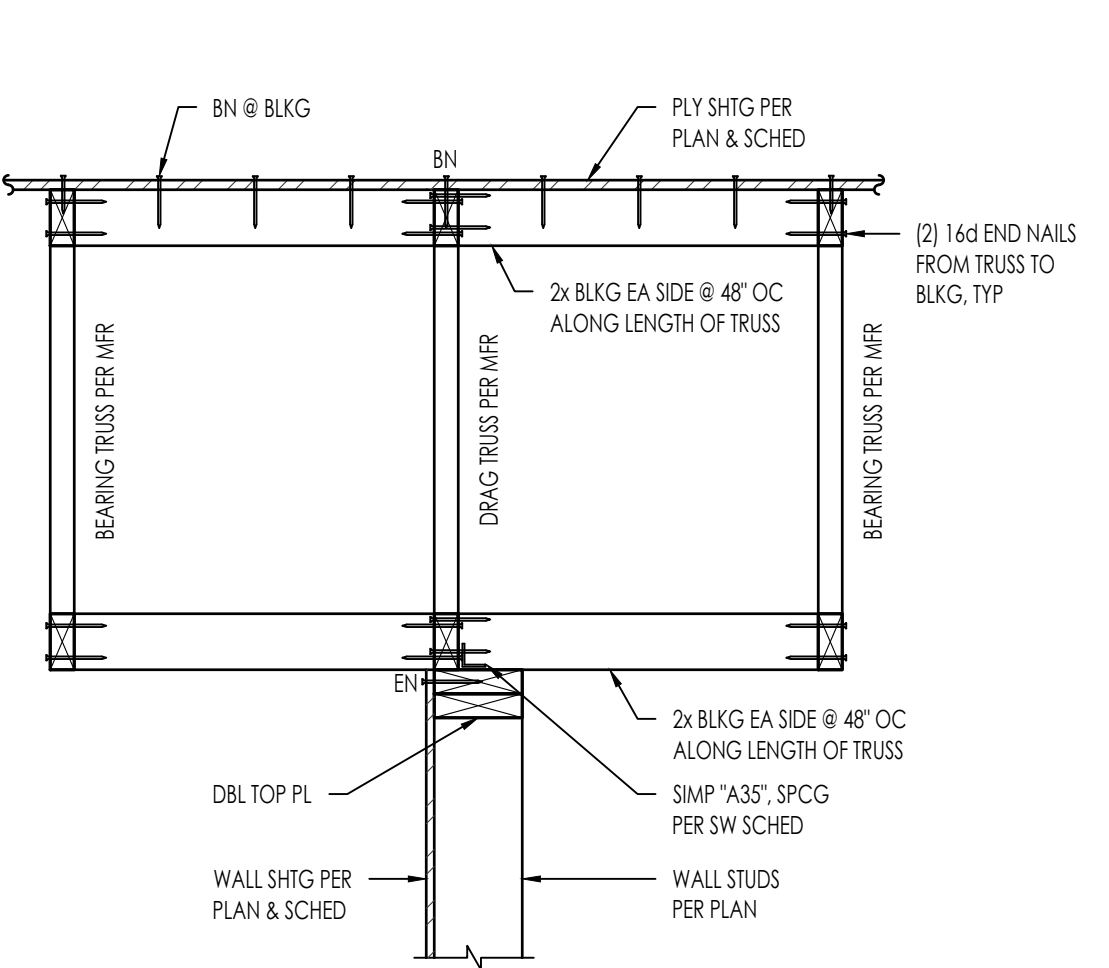
**GABLE END TRUSS**  
274201-C1022-1401-01 NTS 23



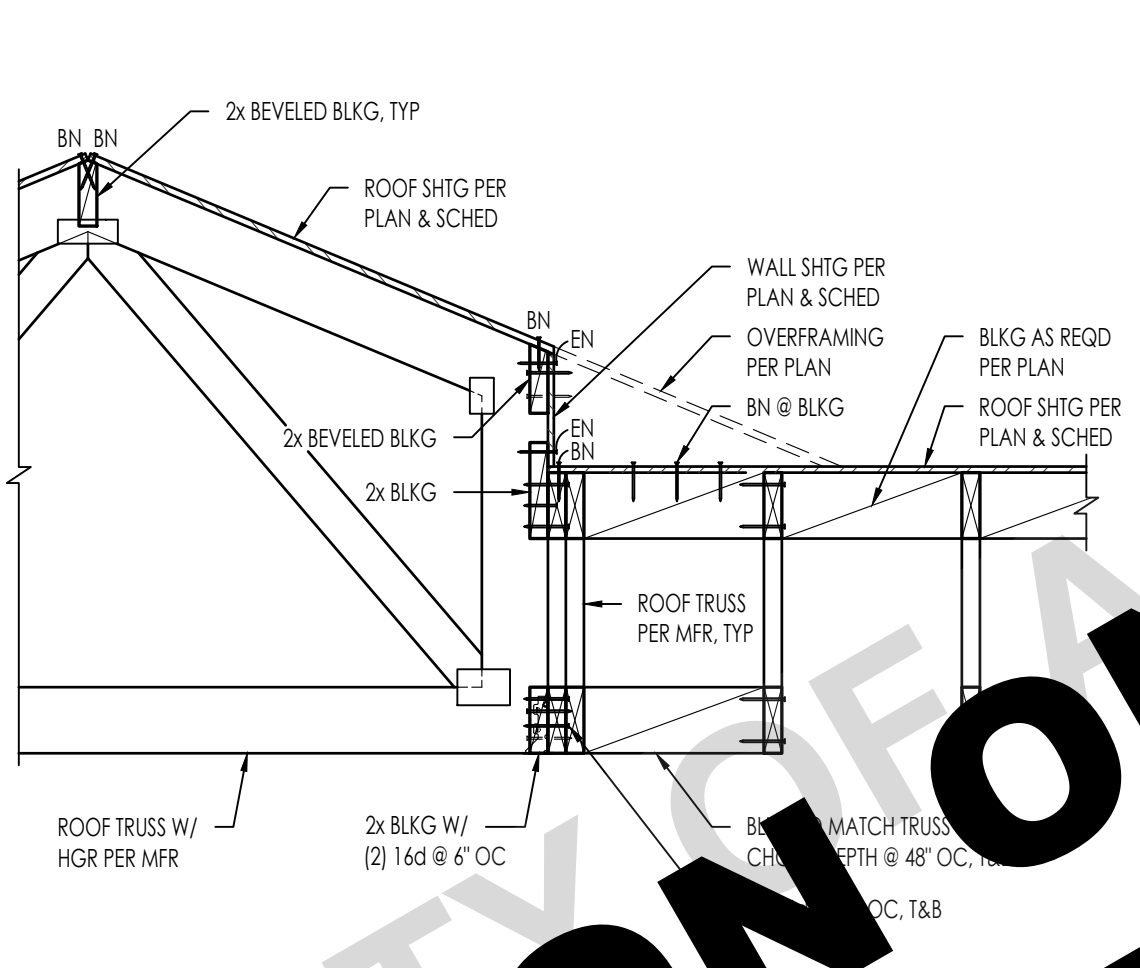
**ROOF TRUSS PERP TO EXTERIOR WALL**  
274201-C1022-1401-01 NTS 13



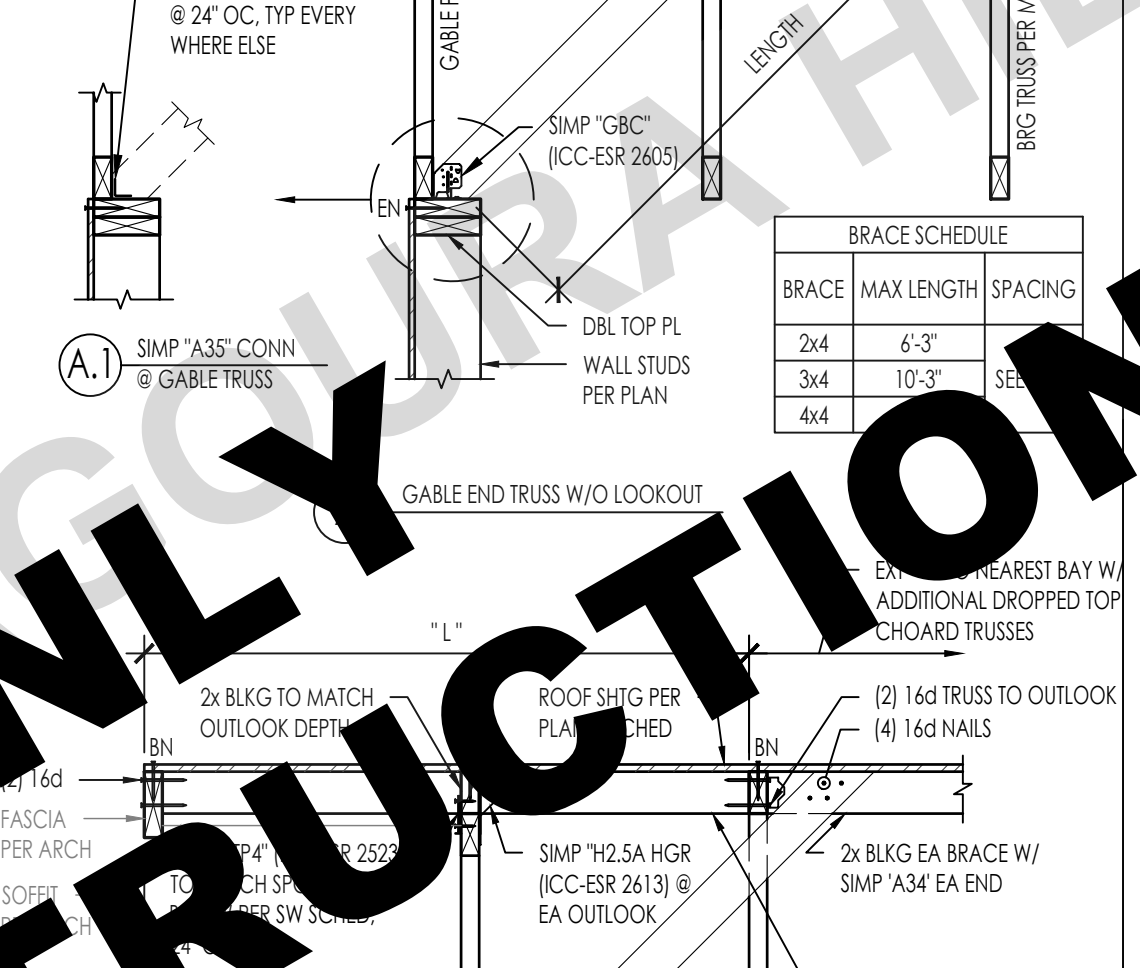
**BEAM TO POST CONNECTION**  
274201-C1022-1401-02 1" = 1'-0" 52



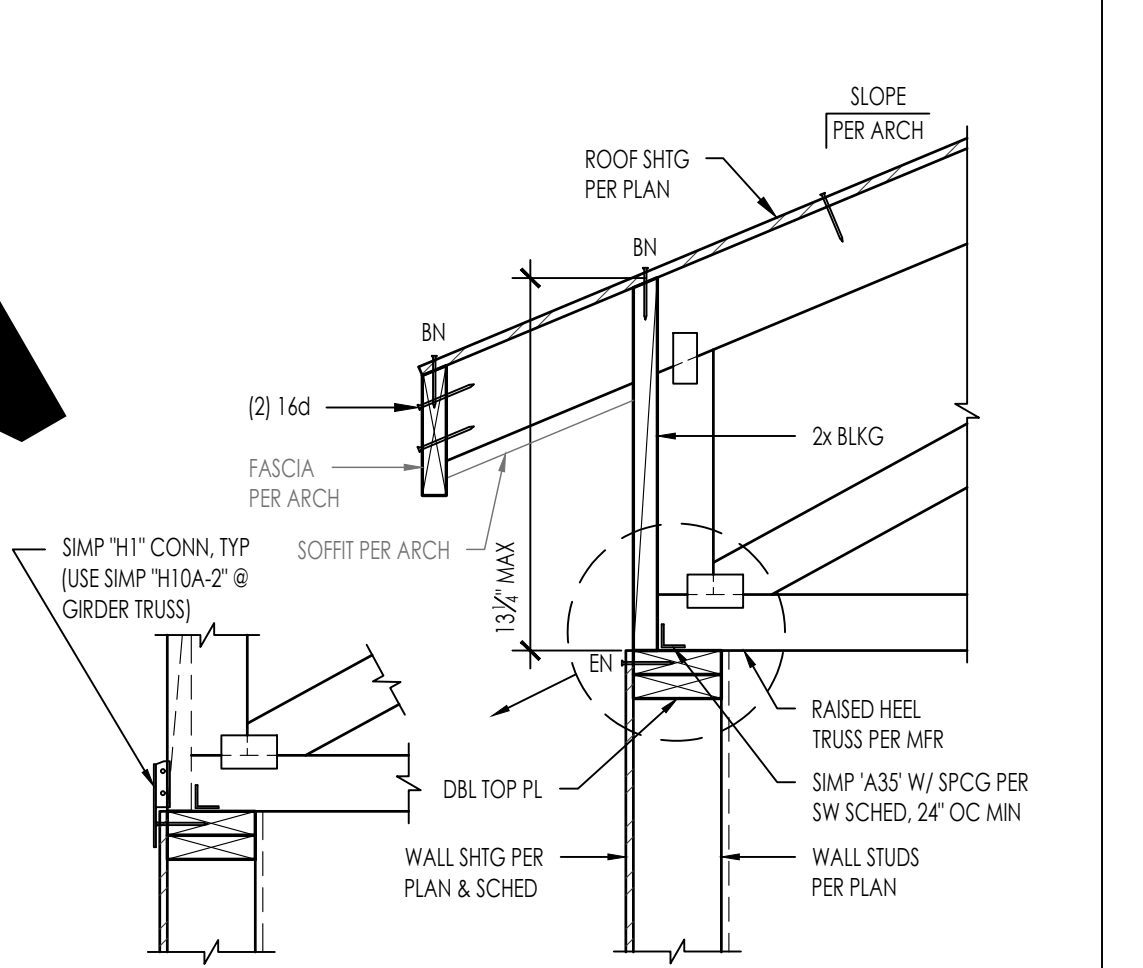
**INTERIOR SHEAR WALL (ROOF TRUSS PARALLEL)**  
274201-C1022-1401-02 1" = 1'-0" 42



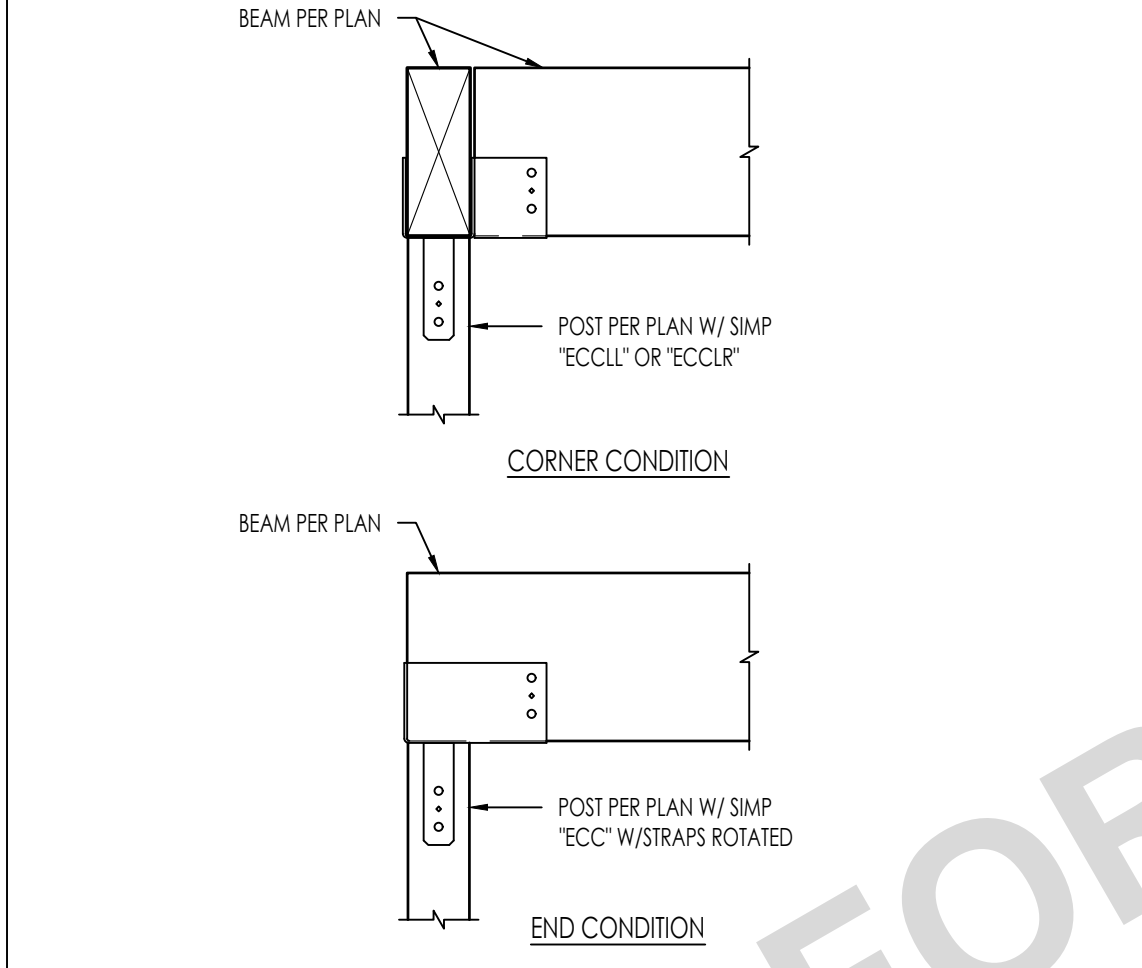
**TRUSS GIRDER MID SLOPE**  
274201-C1022-1401-02 3/4" = 1'-0" 32



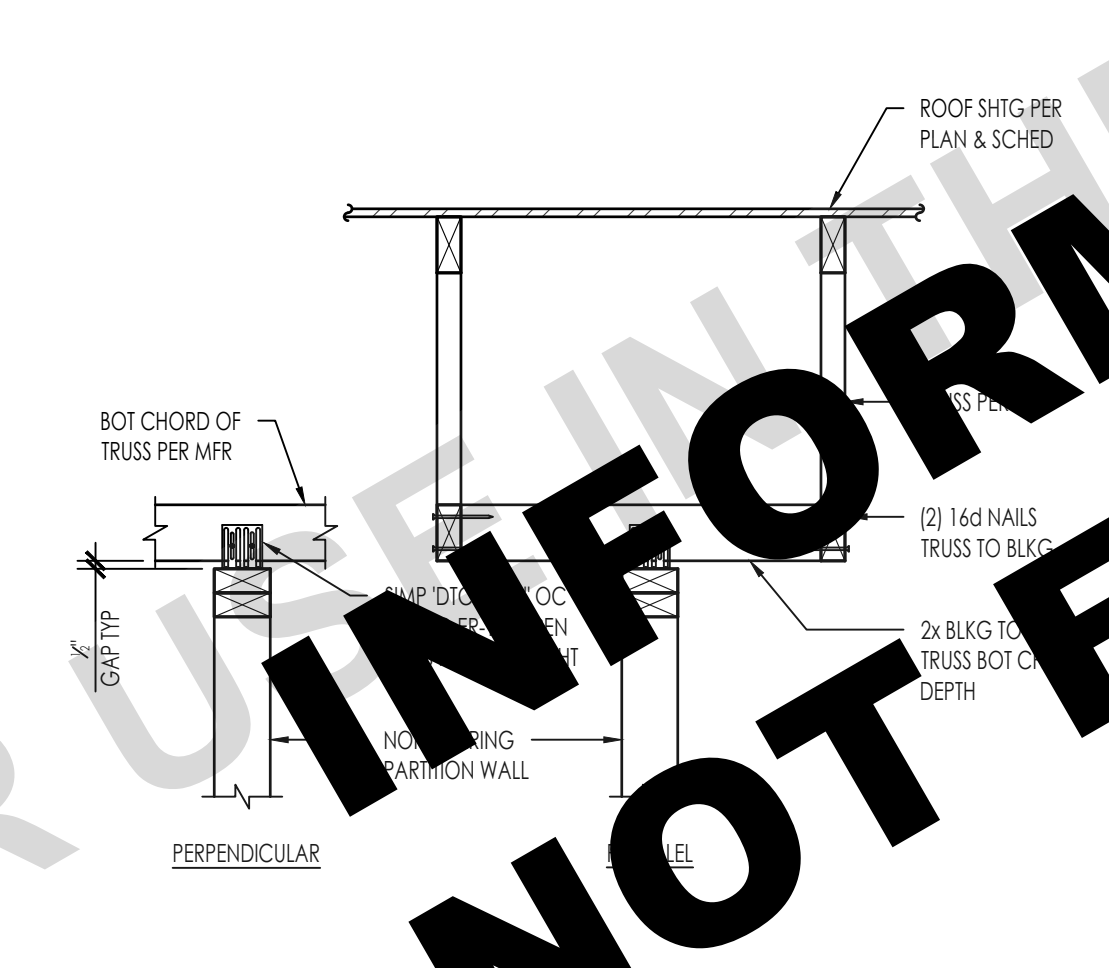
**TRUSS TO GIRDER TRUSS W/ WALL BELOW**  
274201-C1022-1401-02 1" = 1'-0" 33



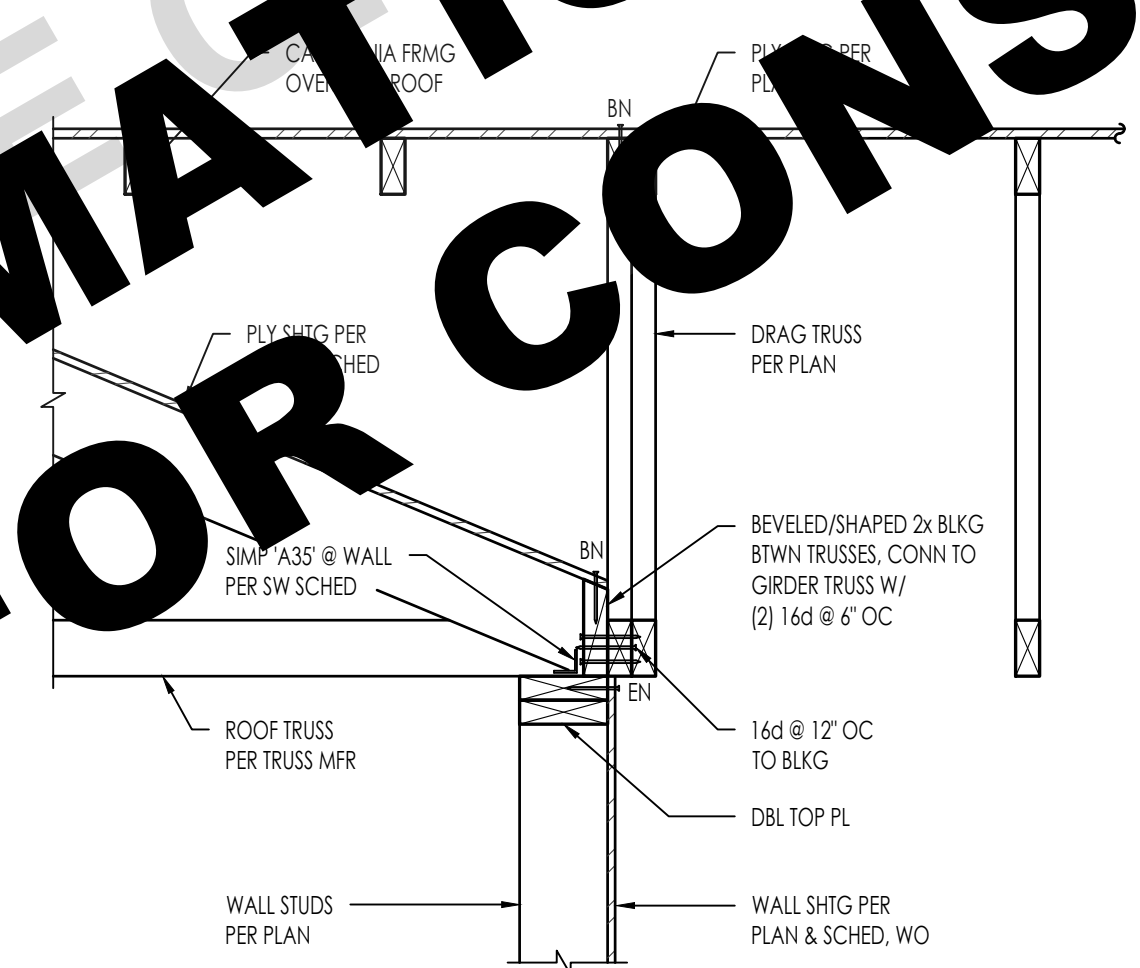
**ROOF TRUSS PERP TO BEAM**  
274201-C1022-1401-02 1" = 1'-0" 14



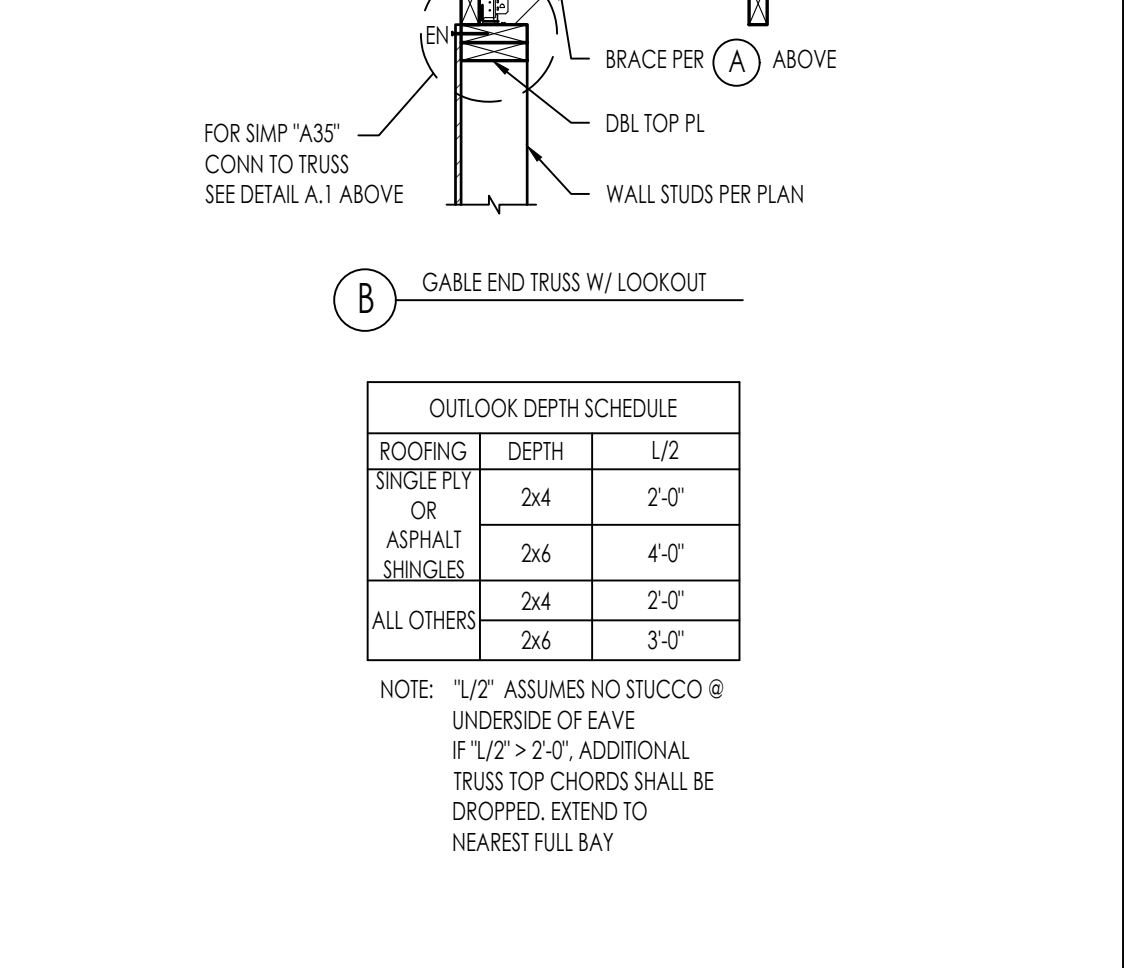
**POST TO BEAM CONNECTION W/ BOLTS**  
274201-C1022-1401-03 NTS or 3/4" = 1'-0" 53



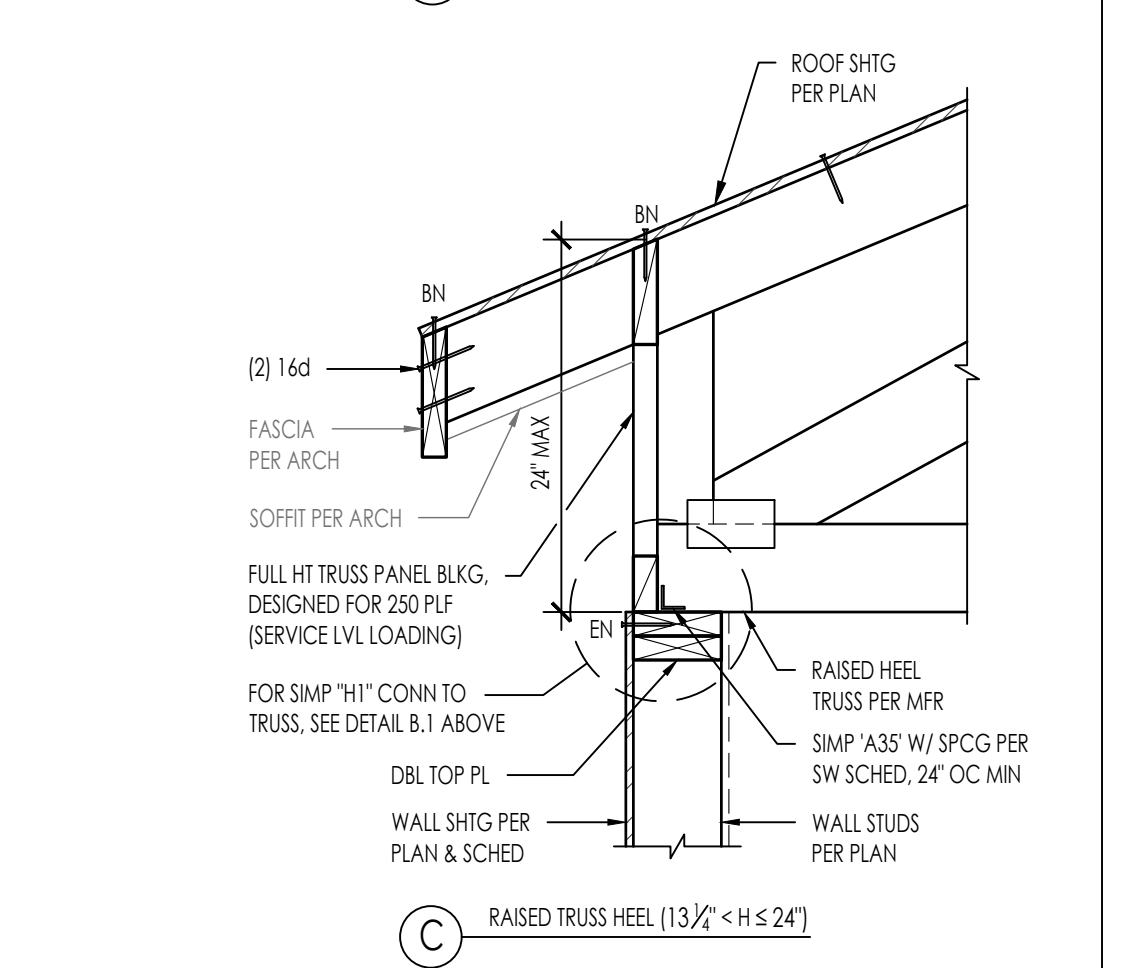
**TRUSS OVER NON-BEARING PARTITION**  
274201-C1022-1401-03 1" = 1'-0" 43



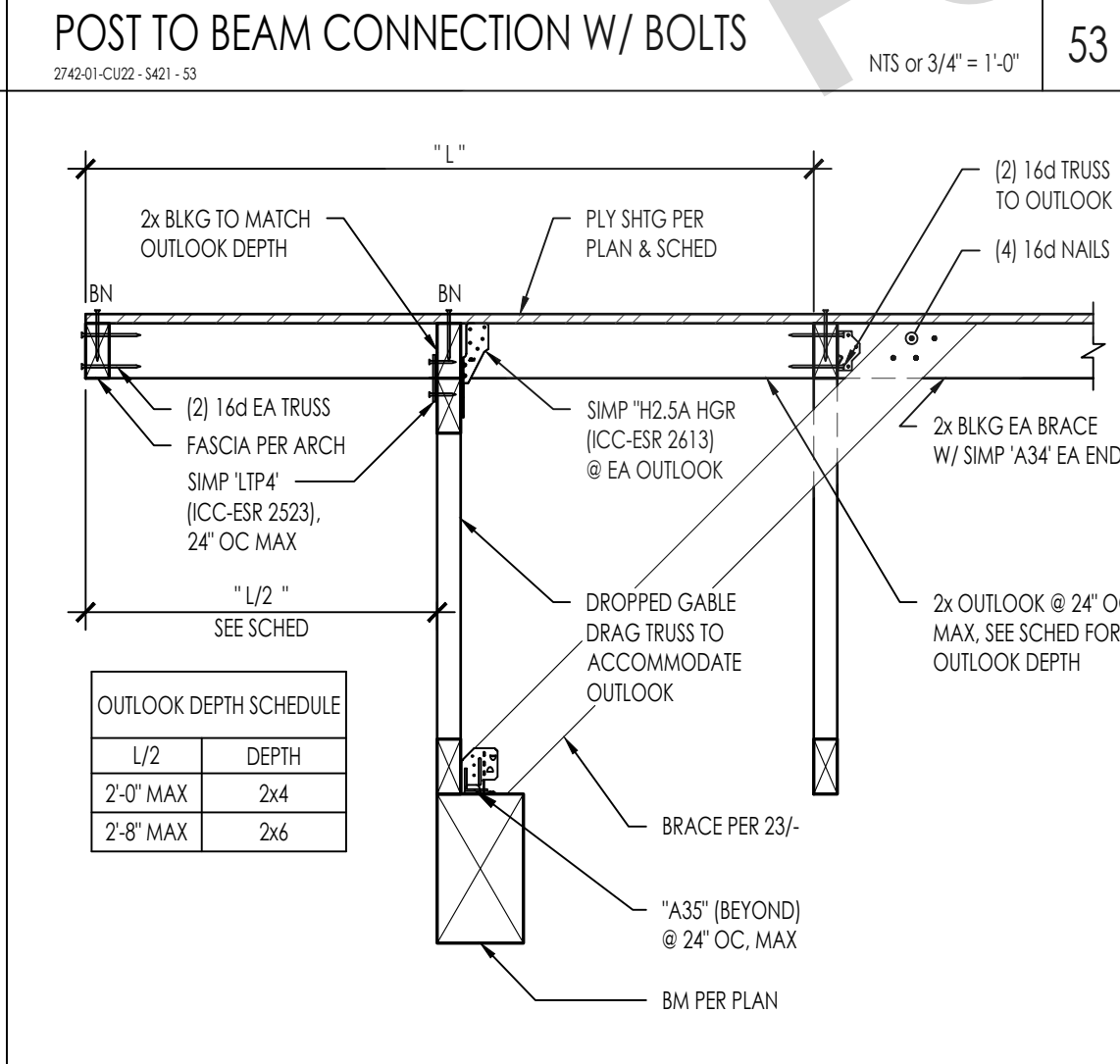
**TRUSS INTERIOR BEARING WALL**  
274201-C1022-1401-03 1" = 1'-0" 34



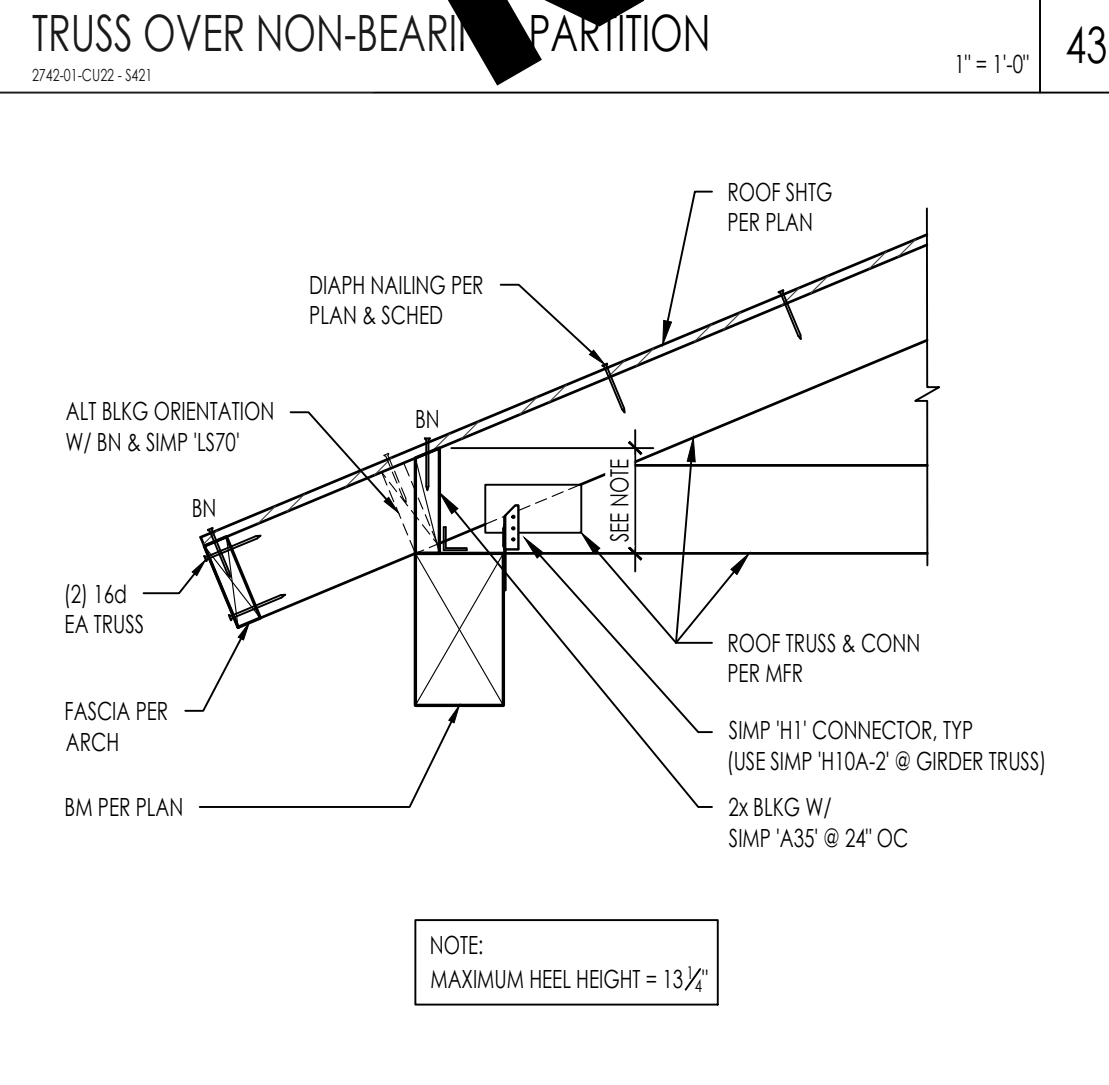
**CALIFORNIA FRAMING SLEEPER**  
274201-C1022-1401-03 NTS 24



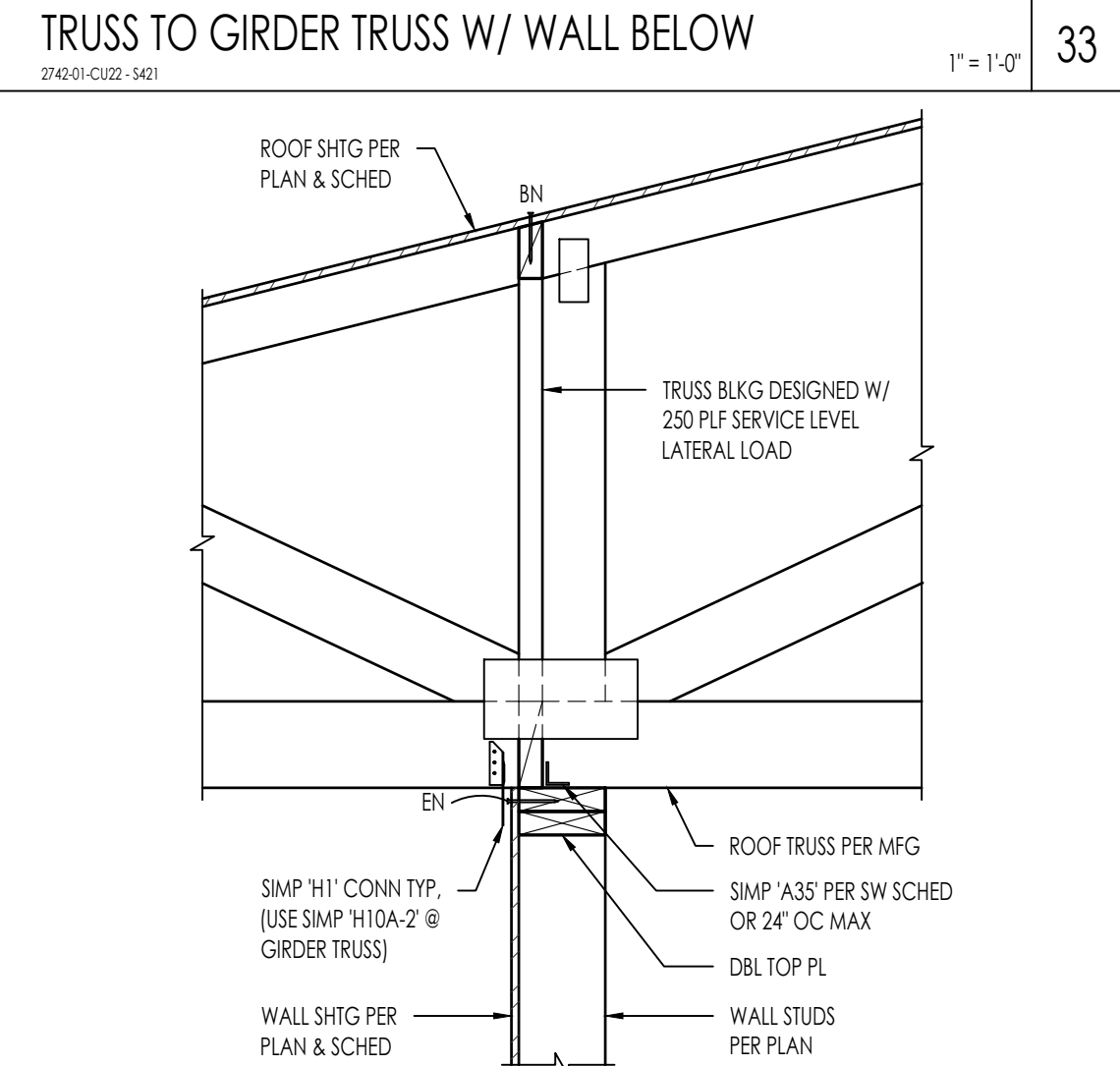
**ROOF TRUSS PERP TO EXTERIOR WALL**  
274201-C1022-1401-03 NTS 14



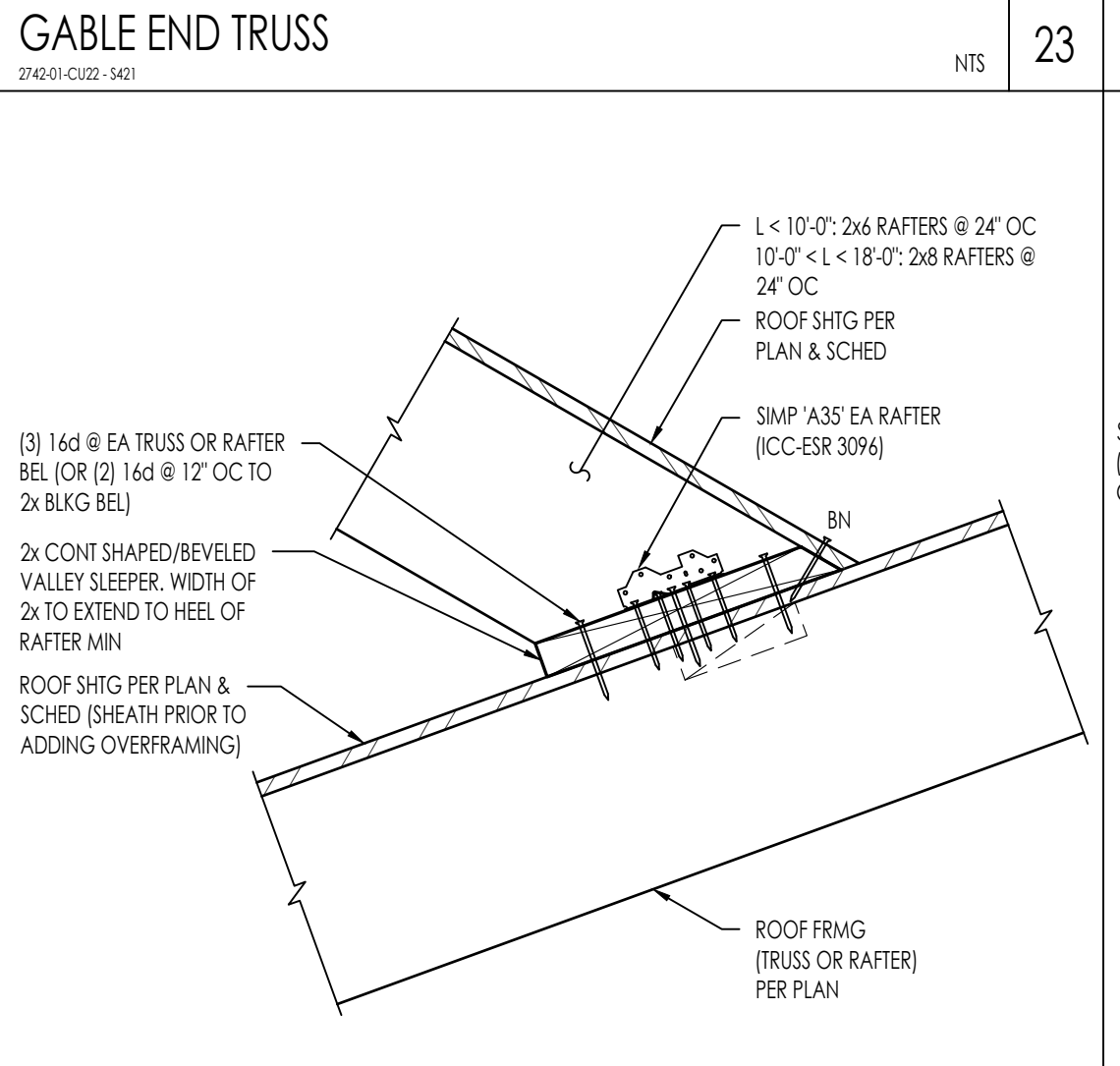
**GABLE END TRUSS W/ LOOKOUT @ BEAM**  
274201-C1022-1401-04 1" = 1'-0" 54



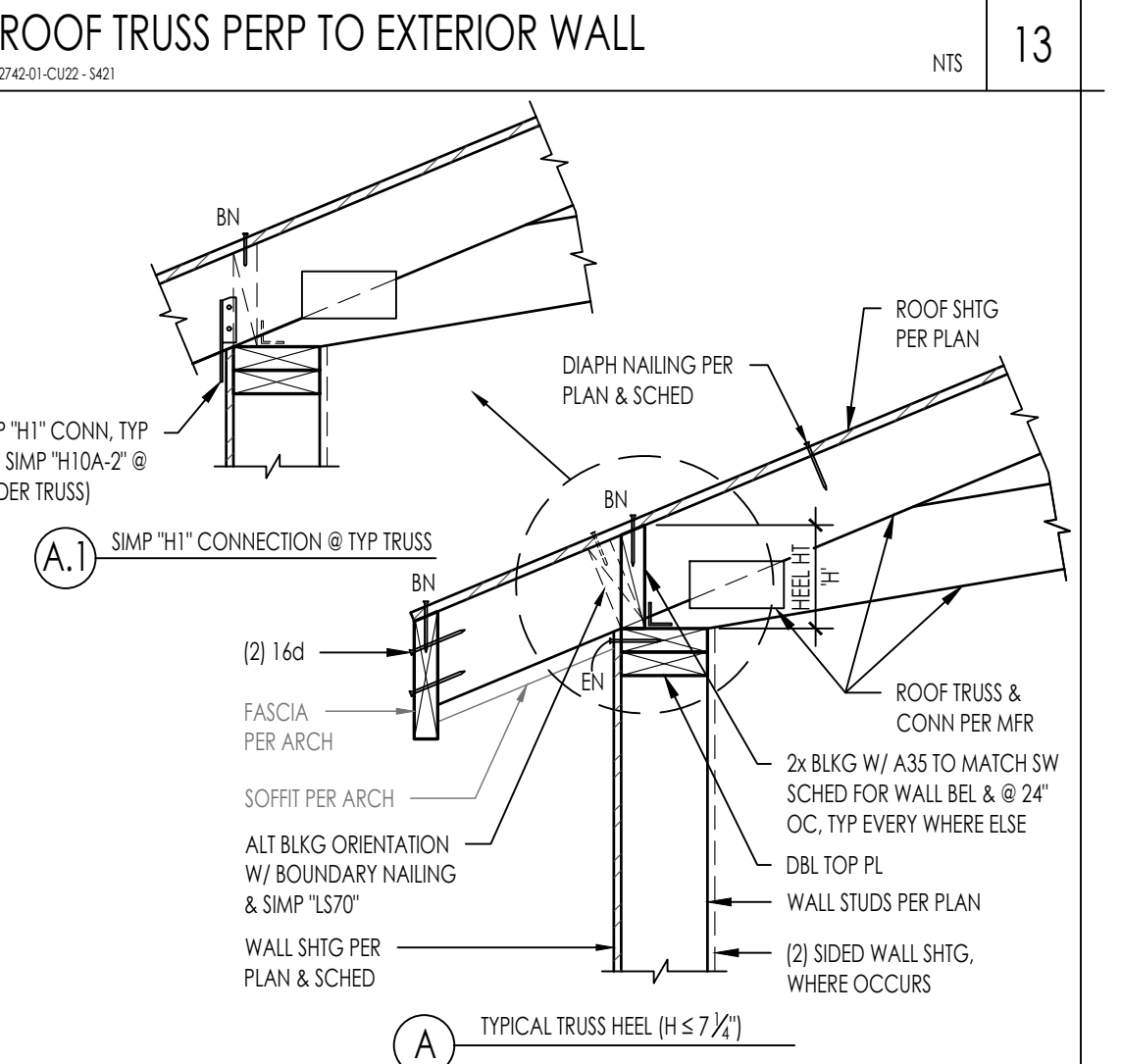
**ROOF TRUSS PERP TO BEAM**  
274201-C1022-1401-04 1" = 1'-0" 44



**TRUSS INTERIOR BEARING WALL**  
274201-C1022-1401-04 1" = 1'-0" 34



**CALIFORNIA FRAMING SLEEPER**  
274201-C1022-1401-04 NTS 24



**ROOF TRUSS PERP TO EXTERIOR WALL**  
274201-C1022-1401-04 NTS 14

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ROOF FRAMING DETAILS

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