

PLAN 2 | COTTAGE





PLAN 2 | RANCH

PLAN 2 | SPANISH

CITY OF AGOURA HILLS | ACCESSORY DWELLING UNIT | PLAN 2

CITY OF AGOURA HILLS

PROJECT DIRECTORY

*FOR PLANNING STAFF ONLY INITIAL WHEN SECTION HAS BEEN REVIEWED. STAFF INITIALS: (TO BE PROVIDED BY OWNER) **APPLICANT ARCHITECT**

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CONSULTANT

ADDRESS: 2238 BAYVIEW HEIGHTS DRIVE, SUITE E

LOS OSOS, CA 93402 CONTACT: TIMOTHY CARSTAIRS EMAIL: TITLE24@YAHOO.COM

SUPPORTING DOCUMENTS

ENERGY COMPLIANCE PREPARED BY: DATE PREPARED:

TIMOTHY CARSTARIS, CARSTAIRS ENERGY INC. JOB NUMBER: 23-050313

(TO BE PROVIDED BY OWNER)

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:

1. CONSTRUCTION OF A NEW DETACHED 1 STORY 750 SF ACCESSORY DWELLING UNIT WITH 1 BEDROOM AND 1 BATH.

2. ALL SITE WORK WITHIN THE PROPERTY LINE. 3. ALL THE WORK SHOWN IN THE DRAWINGS AND SPECIFICATIONS.

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

STREET ADDRESS: ZONING: LOT SIZE: LAND USE: **EXISTING USE:**

SETBACKS (TO BE PROVIDED BY CITY OF AGOURA HILLS)

PROPOSED USE:

FRONT REAR: SIDES: STRUCTURE SEPARATIONS: **BUILDING INFORMATION:** NUMBER OF STORIES **OCCUPANCY GROUP CONSTRUCTION TYPE** SPRINKLERED

WATER AND SEWER SERVICE **ELECTRICAL SERVICE GAS SERVICE** TELEPHONE SERVICE **GARBAGE SERVICE** CABLE SERVICE

NICIPAL WATER DISTRICT SOUTHERN CALIFORNIA EDISON THER CALIFORNIA GAS COMPANY AT&T WM

SPECTRUM

BUILDING AREAS

PLAN 2 - ONE BED

BUILDING AREA: 750 SF FRONT PORCH AREA: 142 SF

HERS TESTS REQUIRED

QUALITY INSULATION INSTALLATION (QII) KITCHEN RANGE HOOD

REFRIGERANT CHARGE **DUCT SEALING**

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

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

PROJECT CHECKLIST

*FOR PLANNING STAFF ONLY

INITIAL WHEN SECTION HAS BEEN REVIEWED.

WASTE WATER

SEPTIC (REQUIRES APPROVAL BY LA COUNTY HEALTH I

FIRE SPRINKLERS

DOES THE PRIMARY RESIDENCE HAVE NFPA 1

STUCCO (CEMENT PLASTER) COLOR STUCCO (CEMENT PLASTER) ACCENT 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

☐ WHEN THERE IS A CAR SHARE VEHICLE LOCATED WITHING 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 BUILIDING 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).

NSE AGREE

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

THE USE OF PAINTS, COATINGS, STAINS OR OTHER SURFACE TREATMENTS ARE NOT AN APPROVED METHOD OF PROTECTION IN

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-INVESTINGATIONS/BUILDINGS-MATERIALS-LSITING/BML-SEARCH-BUILDING-MATERIALS-LISTING/

FIRE SPRINKLERS NOTES

IF FIRE SPRINKLERS ARE REQUIRED AT PROPOSED ADU THEN THE FOLLOWING NOTES APPLY.

2. 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.

6. A FIRE UNDERGROUND FLUSH CERTIFICATION SHALL BE REQUIRED AT FINAL INSPECTION.

7. A HYDRO INSPECTION OF THE FIRE SPRINKLER SYSTEM IS REQUIRED PRIOR TO FRAME INSPECTION. 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

SHEET INDEX

GENERAL NOTES G-101

GENERAL NOTES CAL GREEN RESIDENTIAL REQUIREMENTS

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TITLE 24 - PLAN 2

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GENERAL NOTES

GENERAL NOTES, SPECIAL INSPECTION & TESTS

RAISED FLOOR FRAMING PLAN & ROOF FRAMING PLANS - COTTAGE RAISED FLOOR FRAMING PLAN & ROOF FRAMING PLANS - RANCH

TYPICAL CONCRETE DETAILS

CONCRETE DETAILS **CONCRETE DETAILS**

TYPICAL WOOD DETAILS TYPICAL WOOD DETAILS

ROOF FRAMING DETAILS

Grand total: 49

PROJECT GENERAL NOTES

THESE NOTES APPLY TO ALL PORTIONS, PHASES AND SUBCONTRACTORS OF APPLICABLE CODES AND STANDARDS:

 2022 CALIFORNIA RESIDENTIAL CODE AND ITS APPENDICES AND STANDARDS.

 2022 CALIFORNIA PLUMBING CODE AND ITS APPENDICES AND STANDARDS.

• 2022 CALIFORNIA MECHANICAL CODE AND ITS APPENDICES AND STANDARDS 2022 CALIFORNIA FIRE CODE AND ITS APPENDICES AND STANDARDS.

 2022 CALIFORNIA ELECTRICAL CODE AND ITS APPENDICES AND STANDARDS 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS.

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE AND ITS

APPENDICIES AND STANDARDS. CURRENT CITY OF AGOURA HILLS MUNICIPAL CODE. ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY WITH EXISTING SITE

CONDITIONS. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO, HE/SHE SHALL BE PRECEDING AT HIS/HER OWN RISK. DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION. LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER

SMALLER SCALE DRAWINGS. ALL DIMENSIONS ARE ROUGH AND TO FACE OF GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL

COMPLY WITH ALL LOCAL ORDINANCES. 4. IN THE EVENT OF THE UNFORESEEN ENCOUNTER OF MATERIALS SUSPECTED TO BE OF AN ARCHAEOLOGICAL OR PALEONTOLOGICAL NATURE, ALL GRADING AND EXCAVATION SHALL CEASE IN THE IMMEDIATE AREA AND THE CONTRACTOR SHALL NOTIFY THE OWNER. THE FIND SHALL BE LEFT UNTOUCHED UNTIL AN EVALUATION BY A QUALIFIED

ARCHAEOLOGIST OR PALEONTOLOGIST IS MADE. CONTRACTOR IS TO BE RESPONSIBLE FOR BEING FAMILIAR WITH THESE

DOCUMENTS INCLUDING ALL CONTRACT REQUIREMENTS. 6. CONTRACTOR TO REVIEW CALIFORNIA GREEN CODE REQUIREMENTS FOR CONTRACTOR REQUIREMENTS.

7. TEMPORARY FACILITIES: CONTRACTOR SHALL PAY FOR, PROVIDE AND MAINTAIN TEMPORARY FACILITIES FOR PROJECT PROTECTION AND CONSTRUCTION, AND AS REQUIRED BY LOCAL REGULATION AND THESE DOCUMENTS. SUCH FACILITIES INCLUDE, BUT ARE NOT LIMITED TO: TOILETS, LIGHTS, HEATERS, POWER, GAS, FANS, WATER, PHONES, FENCES, SIGNS, SHEDS, ETC. REMOVE FROM SITE UPON COMPLETION OF WORK. OBTAIN BUILDING OFFICIAL OR FIRE MARTIAL APPROVAL PRIOR TO USE OF ANY

TEMPORARY HEATING DEVICE. CONTRACTOR SHALL PROVIDE FOR PROTECTION AND SAFETY: RESPONSIBLE FOR ALL ITEMS (SIGNS, LIGHTS, FENCES, BRACING, ANCHOR-AGE, FIRE-EXTINGUISHERS, ETC.) NECESSARY FOR THE PROTECTION OF THE PUBLIC, WORKERS, MATERIALS, CONSTRUCTION AND PROPERTY PER LOCAL, STATE AND FEDERAL REQUIREMENTS (INCLUDING EARTHQUAKES,

FIRES, SPILLS, ACCIDENTS, EROSION, MUD, DUST, ETC.). 9. CONTRACTOR TO PROVIDE COMPLETE DETAILS OF ENGINEERED TEMPORARY SHORING OR SLOT CUTTING PROCEDURES ON PLANS. CALL

FOR INSPECTION BEFORE EXCAVATION BEGINS. 10. THE SOILS ENGINEER IS TO APPROVE THE KEY OR BOTTOM AND LEAVE A CERTIFICATE ON THE SITE FOR THE GRADING INSPECTOR. THE GRADING INSPECTOR IS TO BE NOTIFIED BEFORE ANY GRADING BEGINS, AND FOR BOTTOM INSPECTION, BEFORE FILL IS PLACED. FILL MAY NOT BE PLACED WITHOUT APPROVAL OF THE GRADING INSPECTOR

11. A SEPERATE OFFICER, ACCESS EASEMENT/AGREEMENT, AND/OR RECIPRICAL ACCESS EASEMENT/AGREEMENT MAY BE REQUIRED TO ENSURE THAT THE PROPOSED PRIVATE ACCESS ROADWAY WILL REMAIN OPEN TO THROUGH TRAFFIC AND EMERGENCY VEHICLES PRIOR TO FINAL OF BUILDING PERMIT.

12. SHOP WELDS MUST BE PERFORMED BY A LICENSED FABRICATORS SHOP. 13. OSHA PERMITS REQUIRED FOR VERTICAL CUTS 5' OR OVER. 14. FIRE SPRINKLER SHOP DRAWINGS & CALCULATIONS SHALL BE SUBMITTED.

15. PROVIDE FIRE ALARM SYSTEM, FIRE ALARM SYSTEM SHALL ACTIVATE UPON

TO FIRE DEPT. & APPROVED BY FIRE DEPT. PRIOR TO INSTALLATION.

FIRE SPRINKLER SYSTEM OPERATION.

SHEET

AGOURA HILLS

THESE PLANS ARE PROVIDED BY THE CITY OF AGOURA HILLS AS PART OF THE PRE-APPROVED ADU PROGRAM

TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DON

UNDER A SEPARATE PERMIT ONCE THE BUILDING PERM

FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION

KNOWI FDGE AND EXPERIENCE TO CONTRUCT THESE

DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE

STEP BY STEP INSTRUCTIONS IN THE FIELD.

09/28/23

FLOOR PLAN NOTES

- WATER HEATER (REFER TO BUILDING ENERGY ANALYSIS REPORT): a. ALL DOMESTIC HOT WATER PIPING SHALL BE INSULATED. (2022 CPC
- PIPÉS UP TO 2 INCHES IN DIAMETER: INSULATION WALL THICKNESS. NOT LESS THAN DIAMETER OF PIPE. (2022 CPC 609.12.2) PIPES GREATER THAN 2 INCHES IN DIAMETER: INSULATION WALL
 - THICKNESS NOT LESS THAN 2 INCHES. (2022 CPC 609.12.2) **EXCEPTIONS:** 1. PIPING THAT PENETRATES FRAMING MEMBERS SHALL NOT BE REQUIRED TO HAVE PIPE INSULATION FOR THE DISTANCE OF
 - THE FRAMING PENETRATION. (2022 CPC 609.12.2) 2. HOT WATER PIPING BETWEEN THE FIXTURE CONTROL VALVE OR SUPPLY STOP AND THE FIXTURE OR APPLIANCE SHALL NOT BE REQUIRED TO BE INSULATED. (2022 CPC 609.12.2)
- PROVIDE A TEMPERATURE AND PRESSURE RELIEF VALVE WITH A FULL SIZE DRAIN OF GALVANIZED STEEL OR HARD DRAWN COPPER TO THE OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE PROTRUDING 6" MINIMUM @ 2' MAX. ABOVE GRADE POINTING DOWNWARD TO THE TERMINATION - UNTHREADED.
- COMBUSTION AIR PER MANUFACTURE REQUIREMENTS.
- CLEARANCES PER MANUFACTURE REQUIREMENTS. **INSULATION FOR PIPING AND TANKS** (2022 CEC 105.0(j)):
- A. 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 SYSTMES, SOLAR WATERHEATER
- SYSTEM COLLECTOR LOOP, SEE 2022 CEC SECTION 120.3(c). 1. PIPING SURROUNDED WITH A MINIMUM OF 1 INCH OF WALL
- INSULATION, 2 INCHES OF CRAWL SPACE INSULATION, OR 4 INCHES OF ATTIC INSULATION SHALL NOT BE REQUIRED TO HAVE PIPE INSULATION. INSULATION PROTECTION. PIPE INSULATION SHALL BE PROTECTED
- FROM DAMAGE DUE TO SUNLIGHT, MOISTURE, EQUIPMENT MAINTENANCE AND WIND. PROTECTION SHALL, AT MINIMUM, INCLUDE THE FOLLOWING (2022 CEC SECTION 120.3(B)): a. PIPE INSULATION EXPOSED TO WEATHER SHALL BE PROTECTED BY
- A COVER SUITABLE FOR OUTDOOR SERVICE. THE COVER SHALL BE WATER RETARDANT AND PROVIDES SHIELDING FROM SOLAR RADIATION THAT CAN CAUSE DEGRADATION OF THE MATERIAL ADHESIVE TAPE SHALL NOT BE USED TO PROVIDE THIS PROTECTION.
- b. PIPE INSULATION COVERING CHILLED WATER PIPING AND REFRIGERANT SUCTION PIPING LOCATED OUTSIDE THE CONDITIONED SPACE SHALL INCLUDE, OR BE PROTECTED BY, A CLASS I OR CLASS II VAPOR RETARDER. ALL PENETRATIONS AND JOINTS SHALL BE SEALED.
- c. PIPE INSULATION BURIED BELOW GRADE MUST BE INSTALLED IN A WATER PROOF AND NONCRUSHABLE CASING OR SLEEVE. WEATHER BARRIERS.
- A. NOT FEWER THAN ONE-LAYER WATER-RESISTIVE BARRIER SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR WALLS CONTINUOUS FROM TOP OF WALS AND TERMINATED AT PENETRATIONS AND BUILDING APPENDAGES WITH FLASHING. MINIMUM NO. 15 FELT COMPLYING WITH ASTM D226, TYPE 1
- B. PROVIDE (2) LAYERS OF GRADE D PAPER OR EQUAL WHEN PLASTER IS INSTALLED OVER WOOD BASED SHEATHING. (2022 CRC R703.7.3) DOMESTIC RANGE VENTILATION DUCTS SHALL HAVE SMOOTH INTERIOR SURFACES. (2022 CMC 504.3)
- **CLOTHES DRYER** MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND HAVE A BACK-DRAFT DAMPER. EXHAUST DUCT IS LIMITED TO 14'-0" W/ TWO ELBOWS. THIS SHALL BE REDUCED 2'-0" FOR EVERY ELBOW IN EXCESS OF TWO. MIN. DIA. 4", SMOOTH, METAL DUCT.(2022
- 4. **ALL MANUFACTURED EQUIPMENT** SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATION AND DIMENSIONS VERIFIED WITH INSTALLATION REQUIREMENTS. ALL MANUFACTURER'S INSTALLATION INSTRUCTIONS SHOULD BE ON SITE FOR INSPECTIONS.
- SHOWERS AND TUB-SHOWER COMBINATIONS: CONTROL VALVES MUST BE PRESSURE BALANCED OR THERMOSTATIC MIXING VALVES. (2022 CPC 417.0.)
- WET-ROOM GLAZING. PROVIDE TEMPERED GLAZING IN DOORS AND ENCLOSURES FOR SHOWERS. BATHTURS, SAUNAS, STEAM ROOMS, HOT TUBS & SIMILAR USES WHERE THE BOTTOM EXPOSED EDGE IS LESS THAN 60-INCHES ABOVE A STANDING SURFACE. (2022 CRC R308.4.5)
- HEATING AND AIR-CONDITIONING SYSTEM DESIGN SHALL CONFORM TO CALGREEN SEC. 4.507, ENVIRONMENTAL COMFORT.
- . WATER CLOSETS. a. CLEARANCES: 24" MIN. FRONT. 30" MIN COMPARTMENT WIDTH.
- b. PROVIDE A MIN 3 SF WINDOW, 1/2 OF WHICH SHALL BE OPENABLE OR AN EXHAUST FAN 50 CFM FOR INTERMITTENT OR 20 CFM FOR CONTINUOUS. DIRECT VENT TO OUTSIDE WITH BACKDRAFT DAMPER. (2022 CRC R303.3) NEW WATER CLOSETS AND ASSOCIATED FLUSHOMETER VALVES. IF ANY
- SHALL USE NO MORE THAN 1.28 GALLONS PER FLUSH AND SHALL MEET PERFORMANCE STANDARDS ESTABLISHED BY THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS STANDARD A112.19.2. H & S CODE, SECTION 17921.3(B).
- BATH ACCESSORIES: PROVIDE MINIMUM 1 TOILET PAPER HOLDER AND 1 TOWEL BAR PER BATHROOM. PROVIDE NECESSARY BLOCKING FOR TOILET PAPER HOLDER AND TOWEL BARS.
- 10. 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
- c. DUCT DIAMETER AND MAXIMUM DUCT LENGTH PER ASHRAE 62.2 TABLE
- d. TYPE OF SYSTEM USED AND PROVIDE COMPLETED CF-6R-MECH-05
- e. FANS SHALL BE A MAXIMUM OF 1 SONE. FANS SHALL BE PROVIDED A COVER OF R-4.2 WHEN OFF.
- 11. ATTIC ACCESS: a. PROVIDE 30" MIN. HEADROOM IN THE ATTIC SPACE (2019 CRC R807.1)
- 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 IT'S CONTROLS. ALSO PROVIDE UNOBSTRUCTED WORK SPACE IN FRONT OF EQUIPMENT 30" DEPTH MINIMUM. PROVIDE COMBUSTION AIR AND CONDENSATE LINE TO OUTSIDE OR AN APPROVED DRAIN FOR OPTIONAL AIR CONDITIONING.
- 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. (2022
- 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 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. 6. CONDUCTORS: TW, THW, COPPER, MINIMUM 14 AT LIGHTING, 12 AT OTHER
- 7. 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.).
- 8. ALL ELECTRICAL OUTLETS INSTALLED IN BATHROOMS, GARAGES, BASEMENTS, CRAWL SPACES, OUTDOORS, KITCHEN COUNTERS, AND AT WET BAR SINKS SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION IN COMPLIANCE WITH NEC Art. 210-8, CONSISTING OF 125 VOLT, SINGLE-PHASE, 15- AND 20- AMPERE RECEPTACLES.
- 9. ALL BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY A MINIMUM OF ONE 120-VOLT, 20-AMPERE BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. THIS DEDICATED CIRCUIT MAY SERVE MORE
- THAN ONE BATHROOM. (2022 CEC 210.11(C)) 10. PROVIDE ELECTRIC OUTLET AND PUSH-BUTTON WIRE FOR GARAGE
- OPENER (INCLUDE OPENER). 11. THERMOSTAT SHALL BE A PROGRAMMABLE TYPE, HONEYWELL TH8320 OR
- 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. CEILING-SUSPENDED (PADDLE) FANS SHALL BE SUPPORTED INDEPENDENTLY OF AN OUTLET BOX OR BY LISTED OUTLET BOX OR OUTLET BOX SYSTEMS IDENTIFIED FOR THE USE AND INSTALLED IN ACCORDANCE
- WITH 2022 CEC 314.27(C) (2022 CEC 422.18). 14. ALL LUMINARIES, LAMPHOLDERS, 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, DENS. BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. (2022 CEC 210-12(A)).
- 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 5'6" 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 REPLACEMNETS AS PERMITTED IN
- CEC 406.4(D)(2)(A). 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
- 18. BALLAST FOR LAMPS 13 WATTS OR GREATER SHALL BE ELECTRONIC AND HAVE AN OUTPUT FREQUENCY NO LESS THAT 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 INTERCONNECTEED. ALL SMOKE DETECTORS SHALL MAINTAIN A MINIMUM 3 FOOT CLEARANCE TO HVAC SUPPLY OR RETURN AIR
- 20. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND PROVIDED WITH A BATTERY BACK-UP. ALL
- CARBON MONOXIDE ALARAMS SHALL BE INTERCONNECTEED. 21. LIGHTS IN OTHER THAN 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 WILL BE CONTROLLED BY A HUMIDISTAT PER THE GREEN BUILDING STANDARDS CODE SECTION 4.506. EXHAUST FANS MUST BE
- SWITCHED SEPARATELY FROM LIGHTS (CEngC 150.0(k)(2)). 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:
- i) CONTROLLED BY A MANUAL **ON** AND **OFF** SWITCH THAT PERMITS THE AUTOMATIC ACTIONS OF ITEMS ii OR iii BELOW; AND
- ii) CONTROLLED BY A PHOTOCELL AND EITHER A MOTION SENSOR (
- AUTOMATIC TIME SWITCH CONTROL' OR iii) CONTROLLED BY AN ASTRONOMICAL TIME CLOCK CONTE NOTE: CONTROLS THAT OVERRIDE TO ON SHALL NOT I
- UNLESS THE OVERRIDE AUTOMATICALLY RETU CONTROL TO ITS NORMAL OPERATION WITH MANAGEMENT CONTROL SYSTEM THAT LIGHTING CONTROL FUNCTIONALITY REQUIREMENTS APPLICABLE TO USED TO MEET THESE F
- AT LEAST ONE LUMINAIRE E ROOM SHALL BE CO
- SENSOR EXCEPT F LUMINAIRES OURCES ARE REQUIRED

PLUMBING 1

PLANS IF APPLICABLE)

- CONFORM WITH CURRENT REQUIREMENTS.
- a. DOMESTIC WATER (WITHIN SILDING): COPPER OR PEX PIPE OR
- APPROVED EQUAL
- b. GAS, EXPOSED TO WEATHER: GALVANIZED 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 INTALLED, 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
- 5. SHOWER HEADS AND FAUCETS: FLOW RATES PER 2022 CGBSC SECTION
- 6. PIPE INSULATION: REFER TO TITLE 24 MANDATORY MEASURES "SPACE CONDITIONING. WATER HEATING & PLUMBING SYSTEM MEASURES"
- 7. STRAPS AND HANGERS: PROVIDE AS NECESSARY TO INSURE A STABLE INSTALLATION. SEE TITLE-24 FOR WATER HEATER REQUIREMENTS. ALL HOSE BIBS SHALL HAVE APPROVED BACK FLOW PREVENTION DEVICES.
- 9. PLUMBING FIXTURES (WATER CLOSETS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL MEET THE STANDARDS REFERENCED IN CALGREEN 10. WATER HEATER SHALL BE PROVIDED WITH A TEMPERATURE AND PRESSURE RELIEF VALVE. PER [2022 CPC 505.2] THE RELIEF VALVE SHALL BE

PROVIDED WITH A DRAIN LINE WHICH EXTENDS FROM THE VALVES TO THE

OUTSIDE OF THE BUILDING. PER [2022 608.5 CPC] 11. PER 2022 CPC 603.5.7 OUTLETS WITH HOSE ATTATCHMENTS, POTABLE WATER OUTLETS WITH HOSE ATTACHMENTS, OTHER THAN WATER HEATER DRAINS, BOILER DRAINS, AND CLOTHES WASHER CONNECTIONS, SHALL BE PROTECTED BY A NONREMOVABLE HOSE BIBB TYPE BACKFLOW PREVENTER, A NONREMOVABLE HOSE BIBB TYPE VACUMM BREAKER, OR BY AN ATMOSPHERE VACUUM BREAKER INSTALLED NOT LESS THAN 6 INCHES ABOVE THE HIGHEST POINT OF USAGE LOCATED ON THE DISCHARGE SIDE OF THE LAST VALVE. IN CLIMATES WHERE FREEZING TEMPERATURES OCCUR, A LISTED SELF DRAINING FROST-PROOF HOSE BIBB WITH AN

INTEGRAL BACKFLOW PREVENTER OR VACUUM BREAKER SHALL BE USED.

MECHANICAL NOTES

- 1. CONFORM WITH CURRENT ADOPTED CRC, CMC, SMACCNA, NFPA AND LOCAL REQUIREMENTS.
- 2. DUCTWORK: SMACCNA "LOW VELOCITY DUCT CONSTRUCTION" NFPA STANDARD #90A. ALL TRANSVERSE DUCT PLENUM AND FITTING JOINTS SHALL BE SEALED WITH PRESSURE SENSITIVE NON-CLOTH TAPE MEETING THE REQUIREMENTS OF UL181, 181A, OR 181B, OR MASTIC TO PREVENT AIR LOSS. DUCTS SHALL BE INSULATED AS REQUIRED BY THE UMC. SEE FLOOR PLAN FOR F.A.U. AND FIREPLACES. DUCTS PENETRATING A WALL OR FLOOR-CEILING BETWEEN GARAGE & DWELLING TO BE MINIMUM 26 GAUGE METAL WITHOUT OPENING IN GARAGE. FIRE DAMPER REQUIRED OTHERWISE
- 3. GRILLES AND REGISTERS. DIFFUSERS, ETC: SUBJECT TO OWNERS APPROVAL. "CARNES" OR EQUAL FANS: DIRECTLY VENTED TO OUTSIDE, BACK DRAFT DAMPERS ARE REQUIRED (PER TABLE 2-53V. TITLE 24 C.A.C.).
- THE RETURN AIR PLENUM SERVING THE MECHANICAL EQUIPMENT MUST BE FULLY DUCTED FROM THE EQUIPMENT TO THE CONDITIONED SPACE. DROP CEILINGS, 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 DEVICE IS REQUIRED.
- 6. 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
- 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

VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY

- MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO EXHAUST FAN AND IS NOT REQUIRED TO
- BE INTEGRAL(I.E. BUILT IN) BATHROOM EXHAUST FANS SHALL PROVIDE MINIMUM 50 CFM EXHAUST RATE (2022 CMC TABLE 403.7).
- 8. KITCHEN EXHAUST FANS SHALL PROVIDE MINIMUM 100 CFM EXHAUST RATE (2022 CMC TABLE 403.7)
- 9. PER 2022 CEnC 150(m) PORTIONS OF SUPPLY-AIR AND RETURN-AIR DUCTS AND PLENUMS SHALL BE INSULATED TO A MINIMUM INSTALLED LEVEL OF R-6.0 (OR ANY LEVEL HIGHER LEVEL REQUIRED BY 2022 CMC SECTION 605) OR BE ENCLOSED ENTIRELY IN CONDITIONED SPACE.

TITLE 24 COMPLIANCE

DECORATIVE LIGHTING PURPOSES. (2022 CEnC TABLE 150.0-

- 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 OUT INSEPARABLE SSL LUMINAIRES WITH COLORED LIGHT SOURCE
- THE FOLLOWING LAMPS AND LIGHT SOURCES ARE HE ARE JOINT APPENDIX JA8-CERTIFIED. JA-8 CERTIFIED SOURCES ARE MARKED AS "JA8-2016" OR "JA INCLUDE: LED LUMINAIRES WITH INTEGRAL S TO THE ENERGY COMMISION, SCREW LAMPS, ETC.), PIN BASED LED L LIGHT SOURCES AND OTHER LISTING OF CA CERTIFIE ENERGY COMMISSIQ
- RECESSED
- TO THE
- RE OR OTHER DEVICE IALL NOT EXCEED THE N ROOMS. THESE BOXES MUST BE R OR FAN SPEED CONTROL. (2022
- TING MUST BE SWITCHED SEPARATE FROM ALL OTHER
- READILY ACCESSIBLE MANUAL CONTROLS BE SWITCHED SEPARATE FROM LIGHTING OR UTILIZE LIGTING CAN BE TURNED OFF WHILE THE FAN IS RUNNING. TYPES EXCEPT HALLWAYS AND CLOSETS THAT ARE 70 SF ER, VANCANY SENSORS OR DIMMERS ARE REQUIRED WHEN
- A SOURCE REGULATED BY JA8. N KITCHENS. IF THE LUMINAIRE IS AN ENCLOSED OR RECESSED LUMINAIRE, YOU MUST USE A DIMMER OR VACANY SENSOR.
- 12. AT LEAST ONE LUMINAIRE IN THE BATHROOM, GARAGE, LAUNDRY ROOM AND UTILITY ROOM MUST BE CONTROLLED BY A VACANY SENSOR. 13. THE BUILDER MUST PROVIDE NEW HOMEWONERS WITH A LUMINAIRE
- SCHEDULE THAT INCLUDES A LIST OF INSTALLED LAMPS AND LUMINARIES. 14. ALL JOINTS, PENETRATIONS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHER-STRIPPED OR OTHERWISE SEALED TO
- LIMIT INFILTRATION AND EXFILTRATION (2022 CEnC 110.7). 15. ATTIC ACCESS DOORS SHALL HAVE PERMANENTLY ATTACHED INSULATION USING ADHESIVE OR MECHANICAL FASTENERS. THE ATTIC ACCESS SHALL
- BE GASKETED TO PREVENT AIR LEAKAGE (2022 CEnC 150.0(a)2) 16. ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY IN ACCORDANCE
- WITH CEnC TABLE 150.0-A. (2022 CEnC 150(k)1A). 17. THE NUMBER OF ELECTRICAL BOXES THAT ARE MORE THAN 5 FEET ABOVE THE FINISHED FLOOR AND DO NOT CONTAIN A LUMINAIRE OR OTHER DEVICE SHALL BE NO GREATER THAN THE NUMBER OF BEDROOMS. THESE ELECTRICAL BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR CONTROL, OR FAN SPEED CONTROL. (2022 CEnC 150(k)1B).

SOLAR READY NOTES

SOLAR READY REQUIREMENTS PER CeNC 110.10(b) THROUGH 110.10(e)

SOLAR ZONE:

- 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. 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 ELECTRONICALLY 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 INTROLLING THE APPLIANCES AND LIGHTING OF RESPONDING TO DEMAND RESPONS
- ROM THE CLOTHES WASHE

- BEFORE YOU DIG! CONTACT UNDERGROUND SERVICE ALERT A) AT 1-800-227-2600 AT LEAST 2 WORKING DAYS BEFORE
- 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

THAT HAS BEEN ACCEPTED BY THE CITY.

CONSTRUCTION ACTIVITY WITHIN A PUBLIC STREET RIGHT OF WAY

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.

CITY OF AGOURA HILLS RQMTS

- 1. ROOF COVERING SHALL COMPLY WITH 2022 CRC R337.5.2.UNDERLAYMENT SHALL BE ONE LAYER OF OF MINUMIM 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D3909 INSTALLED OVER THE COMBUSTIBLE DECKING. ALTERNATELY, A CLASS A FIRE RATED ROOF UNDERLAYMENT, TESTED IN ACCORDANCE WITH ASTM E108, SHALL
- ROOF VALLEYS SHALL COMPLY WITH 2022 CRC R337.5.3. VALLEY FLASHING SHALL BE NOT LESS THAN 26 GAGE GALVANIZED SHEET CORROSIVE ESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINUMIM 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 R337.5.4. ROOF GUTTERS SHALL BE PROVIDE 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 MATEIALS, OR OTHER DEVICES. REFER TO **SECTIONS R337.6.1** THROUGH **R337.6.3** FOR ADDITIONAL INFORMATION.
- EXTERIOR COVERINGS SHALL COMPLY WITH 2022CRC 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.

THESE PLANS ARE PROVIDED BY THE CITY OF AGOURA HILLS AS PART OF THE PRE-APPROVED ADU PROGRAM

THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR

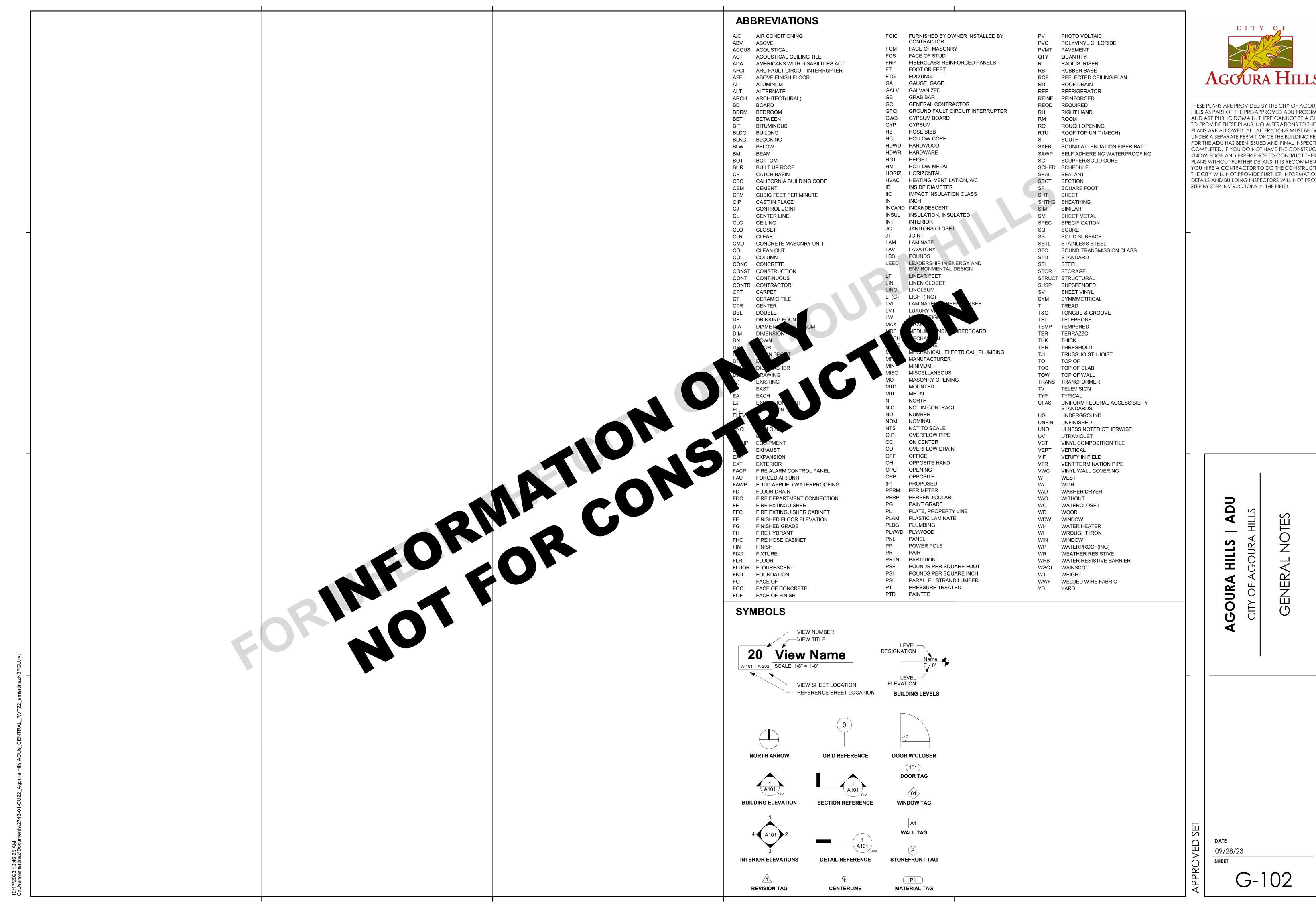
DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE

STEP BY STEP INSTRUCTIONS IN THE FIELD.

ш

DATE

09/28/23 SHEET



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 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

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES (SHEET 1)

CHAPTER 1 - ADMINISTRATION

SECTION 101 GENERAL

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

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:**

- PLANNING AND DESIGN. ENERGY EFFICIENCY.
- 3. WATER EFFICIENCY AND CONSERVATION.
- 4. MATERIAL CONSERVATION AND RESOURCE EFFICIENCY. 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

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.

SECTION 301 GENERAL

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.

DOCUMENTATION OF CONFORMANCE 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

CHAPTER 3 - GREEN BUILDING

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, RESTRIPING, AND REPAIRING OR MAINTAINING EXISTING LIGHTING FIXTURES ARE NOT CONSIDERED ALTERATIONS FOR THE PURPOSE OF

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

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. . RETENTION BASINS 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:

- WATER COLLECTION AND DISPOSAL SYSTEMS
- FRENCH DRAINS 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
- 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.

1. ON A CASE-BY-CASE BASIS, WHERE THE LOCAL ENFORCING AGENCY HAS DETERMINED EV CHARGING AND INFRASTRUCTURE 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 ACCOMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1 (NOMINAL 1-INCH INSIDE DIAMTER). THE RACEW SHALL ORIGINATE AT THE MAIN SERVICE OR SUBPANEL AND SHALL TERMINATE INTO A LISTED CABINET, BOX OR OTHER ENCLOSUR PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARG ARE REQUIRED TO BE CONTINUOUS AT ENCLOSED. INACCE CONCEALED AREAS AND SPACES. THE SERVICE PANE SHALL PROVIDE CAPACITY TO INSTALL A 40-AMP BRANCH CIRCUIT AND SPACE(S) RESERVED T BRANCH CIRCUIT OVERCURRENT PROTE

4.106.4.1.1 IDENTIFICATION THE SERVICE PANEL OR SUB THE OVERCURRENT PROTE FUTURE EV CHARGIN LOCATION SHALL

D NEW 4.106.4.2 NEW MUL RESIDENTIAL PARK

WHEN PARKING DWELLINGS, HOTE SECTIONS 4.106.4.2.7 AND 4.106.4.2.2. CA ROUNDED UP TO THE NEAREST SERVED BY ELECTRIC VEHICLE S FUTURE EV CHARGING SPACE S ONE STANDARD AUTOMOBILE PARKING SI E OF COMPLYING SPACE REQUIREMENTS WITH ANY APPLICABLE MIN ESTABLISHED BY A LOCAL J EE VEHICLE CODE SECTION 22511.2 FOR FURTHER DETA

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

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.

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.

EXCEPTIONS: 1. WHEN EV CHARGERS (LEVEL 2 EVSE) ARE INSTALLED IN A NUMBER EQUAL TO OR GREATER THAN THE REQUIRED NUMBER OF EV CAPABLE

2. WHEN EV CHARGERS (LEVEL 2 EVSE) ARE INSTALLED IN A NUMBER LESS THAN THE REQUIRED NUMBER OF EV CAPABLE SPACES, THE NUMBER OF EV CAPABLE SPACES REQUIRED MAY BE REDUCED BY A NUMBER EQUAL TO THE NUMBER OF EV CHARGERS INSTALLED.

a. CONSTRUCTION DOCUMENTS ARE INTENDED TO DEMONSTRATE THE PROJECT'S CAPABILITY AND CAPACITY FOR FACILITATING FUTURE EV

b. THERE IS NO REQUIREMENT FOR EV SPACES TO BE CONSTRUCTED OR AVAILABLE UNTIL RECEPTACLES FOR EV CHARGING OR EV CHARGERS ARE INSTALLED FOR USE.

2. EV READY. TWENTY-FIVE (25) PERCENT OF THE TOTAL NUMBER OF PARKING SPACES SHALL BE EQUIPPED WITH LOW POWER LEVEL 2 EV CHARGING RECEPTACLES. FOR MULTIFAMILY PARKING FACILITIES, NO MORE THAN ONE RECEPTACLE IS REQUIRED PER DWELLING UNIT WHEN MORE THAN ONE PARKING SPACE IS PROVIDED FOR USE BY A SINGLE DWELLING UNIT. **EXCEPTION:** AREAS OF PARKING FACILITIES SERVED BY PARKING LIFTS.

4.106.4.2.2 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.

THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS "EV CAPABLÉ" IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.

EXCEPTION: WHEN EV CHARGERS (LEVEL 2 EVSE) ARE INSTALLED IN A

NUMBER GREATER THAN FIVE (5) PERCENT OF PARKING SPACES REQUIRED BY SECTION 4.106.4.2.2, ITEM 3, THE NUMBER OF EV CAPABLE SPACES REQUIRED MAY BE REDUCED BY A NUMBER EQUAL TO THE NUMBER OF EV CHARGERS INSTALLED OVER THE FIVE (5) PERCENT REQUIRED.

CONSTRUCTION DOCUMENTS SHALL SHOW LOCATIONS OF FUTURE EV

THERE IS NO REQUIREMENT FOR EV SPACES TO BE CONSTRUCTED OR AVAILABLE UNTIL RECEPTACLES FOR EV CHARGING OR EV CHARGERS ARE

2. EV READY. TWENTY-FIVE (25) PERCENT OF THE TOTAL NUMBER OF PARKING SPACES SHALL BE EQUIPPED WITH LOW POWER LEVEL 2 EV CHARGING RECEPTACLES. FOR MULTIFAMILY PARKING FACILITIES. NO MORE THAN ONE RECEPTACLE IS REQUIRED PER DWELLING UNIT WHEN MORE THAN ONE PARKING SPACE IS PROVIDED FOR USE BY A SINGLE DWELLING UNIT.

EXCEPTION: AREAS OF PARKING FACILITIES SERVED BY PARKING LIFTS

3. EV CHARGERS. FIVE (5) PERCENT OF THE TOTAL NUMBER OF PARK SPACES SHALL BE EQUIPPED WITH LEVEL 2 EVSE. WHERE COMMO PARKING IS PROVIDED, AT LEAST ONE EV CHARGER SHALL BE L THE COMMON USE PARKING AREA AND SHALL BE AVAILABLE FOR ALL RESIDENTS OR GUESTS.

WHEN LOW POWER LEVEL 2 EV CHARGING ARE INSTALLED BEYOND THE MINIMUM REQU MANAGEMENT SYSTEM (ALMS) MAY REQUIRED ELECTRICAL CAPACIT THE ELECTRICAL SYSTEM AND .

CLE CHARGING STA

SERVING PUBLIC IOTELS SHALL NOT BE CALIFORNIA BUILDING

WITH AT LEAST ONE OF THE FOLLOWING OPTIONS: SHALL BE LOCATED ADJACENT TO AN ACCESSIBLE NG THE REQUIREMENTS OF THE CALIFORNIA , CHAPTER 11A, TO ALLOW USE OF THE EV CHARGER FROM

RGING SPACE SHALL BE LOCATED ON AN ACCESSIBLE ROUTE, AS ED IN THE CALIFORNIA BUILDING CODE, CHAPTER 2, TO THE BUILDING. **EXCEPTION:** ELECTRIC VEHICLE CHARGING STATIONS DESIGNED AND

CONSTRUCTED IN COMPLIANCE WITH THE CALIFORNIA BUILDING CODE, CHAPTER 11B, ARE NOT REQUIRED TO COMPLY WITH SECTION 4.106.4.2.2.1.1 AND SECTION 4.106.4.2.2.1.2, ITEM 3.

4.106.4.2.2.1.2 ELECTRIC VEHICLE CHARGING STATIONS (EVCS) DIMENSIONS THE CHARGING SPACES SHALL BE DESIGNED TO COMPLY WITH THE

- 1. THE MINIMUM LENGTH OF EACH EV SPACE SHALL BE 18 FEET . THE MINIMUM WIDTH OF EACH EV SPACE SHALL BE 9 FEET.
- 3. ONE IN EVERY 25 CHARGING SPACES, BUT NOT LESS THAN ONE, SHALL ALSO HAVE AN 8-FOOT WIDE MINIMUM AISLE. A 5-FOOT WIDE MINIMUM AISLE SHALL BE PERMITTED PROVIDED THE MINIMUM WIDTH OF THE EV
- a. SURFACE SLOPE FOR THIS EV SPACE AND THE AISLE SHALL NOT EXCEED 1 UNIT VERTICAL IN 48 UNITS HORIZONTAL (2.083 PERCENT SLOPE) IN ANY DIRECTION.

4.106.4.2.2.1.3 ACCESSIBLE EV SPACES

IN ADDITION TO THE REQUIREMENTS IN SECTIONS 4.106.4.2.2.1.1 AND 4.106.4.2.2.1.2, ALL EVSE, WHEN INSTALLED, SHALL COMPLY WITH THE ACCESSIBILITY PROVISIONS FOR EV CHARGERS IN THE CALIFORNIA BUILDING CODE, CHAPTER 11B. EV READY SPACES AND EVCS IN MULTIFAMILY DEVELOPMENTS SHALL COMPLY WITH CALIFORNIA BUILDING CODE, CHAPTER 11A, SECTION 1109A.

4.106.4.2.3 EV SPACE REQUIREMENTS

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, OR SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT

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.

MULTIPLE EV SPACES REQUIRED. CONSTRUCTION DOCUMENTS SHALL INDICATE THE RACEWAY TERMINATION POINT AND THE LOCATION OF INSTALLED OR FUTURE EV SPACES, RECEPTACLES OR EV CHARGERS. CONSTRUCTION DOCUMENTS SHALL ALSO PROVIDE INFORMATION ON AMPERAGE OF INSTALLED OR FUTURE RECEPTACLES OR EVSE, RACEWAY METHOD(S), WIRING SCHEMATICS AND ELECTRICAL LOAD CALCULATIONS. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT. REQUIRED RACEWAYS AND RELATED COMPONENTS THAT ARE PLANNED TO BE INSTALLED UNDERGROUND, ENCLOSED, INACCESSIBLE OR IN CONCEALED AREAS AND SPACES SHALL BE INSTALLED AT THE TIME OF ORIGINAL CONSTRUCTION.

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 IDENTIFICATION

THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING PURPOSES AS "EV CAPABLÉ" IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.

4.106.4.2.5 ELECTRIC VEHICLE READY SPACE SIGNAGE

ELECTRIC VEHICLE READY SPACES SHALL BE IDENTIFIED BY SIGNAGE OR PAVEMENT MARKINGS, IN COMPLIANCE WITH CALTRANS TRAFFIC OPERATIONS POLICY DIRECTIVE 13-01 (ZERO EMISSION VEHICLE SIGNS AND PAVEMENT MARKINGS) OR ITS SUCCESSOR(S).

4.106.4.3 ELECTRIC VEHICLE CHARGING FOR ADDITIONS AND ALTERATIONS OF PARKING FACILITIES SERVING EXISTING MULTIFAMILY BUILDINGS

WHEN NEW PARKING FACILITIES ARE ADDED. OR ELECTRICAL SYSTEMS OR LIGHTING OF EXISTING PARKING FACILITIES ARE ADDED OR ALTERED AND THE WORK REQUIRES A BUILDING PERMIT, TEN (10) PERCENT OF THE TOTAL NUMBER OF PARKING SPACES ADDED OR ALTERED SHALL BE ELECTRIC VEHICLE CHARGING SPACES (EV SPACES) CAPABLE OF SUPPORTING FUTURE LEVEL 2 EVSE.

1. CONSTRUC DOCUMENTS ARE INTENDED TO DEMO

DRY ENERGY EFFICIENCY STANDARDS IN THIS COMMISSION WILL CONTINUE TO ADOPT

N 4.3 WATER EFFICIENCY AND

4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL COMPLY WITH THE FOLLOWING:

4.303.1.1 WATER CLOSETS

THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH, TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR TANK TYPE TOILET.

NOTE: THE EFFECTIVE FLUSH VOLUME OF DUAL FLUSH TOILETS IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH.

4.303.1.2 URINALS

THE EFFECTIVE FLUSH VOLUME OF WALL-MOUNTED URINALS SHALL NOT EXCEED 0.125 GALLONS PER FLUSH. THE EFFECTIVE FLUSH VOLUME OF ALL OTHER URINALS SHALL NOT EXCEED 0.5 GALLONS PER

4.303.1.3 SHOWERHEADS 4.303.1.3.1 SINGLE SHOWERHEAD

SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS.

4.303.1.3.2 MULTIPLE SHOWERHEADS SERVING ONE SHOWER WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD,

THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME.

NOTE: A HAND HELD SHOWER SHALL BE CONSIDERED A SHOWERHEAD.

4.303.1.4 FAUCETS

4.303.1.4.1 RESIDENTIAL LAVATORY FAUCETS

THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.

4.303.1.4.2 LAVATORY FAUCETS IN COMMON AND PUBLIC USE AREAS THE MAXIMUM FLOW RATE OF LAVATORY FAUCETS INSTALLED IN COMMON AND PUBLIC USE AREAS (OUTSIDE OF DWELLINGS OR SLEEPING UNITS) IN RESIDENTIAL BUILDINGS SHALL NOT EXCEED 0.5 GALLONS PER MINUTE AT 60 PSI.

4.303.1.4.3 METERING FAUCETS METERING FAUCETS WHEN INSTALLED IN RESIDENTIAL BUILDINGS

4.303.1.4.4 KITCHEN FAUCETS THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT

SHALL NOT DELIVER MORE THAN 0.2 GALLONS PER CYCLE.

EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE

NOTE: WHERE COMPLYING FAUCETS ARE UNAVAILABLE, AERATORS OR OTHER MEANS MAY BE USED TO ACHIEVE REDUCTION.

4.303.2 SUBMETERS FOR MULTIFAMILY BUILDINGS AND DWELLING UNITS IN MIXED-USE RESIDENTIAL/COMMERCIAL BUILDINGS SUBMETERS SHALL BE INSTALLED TO MEASURE WATER USAGE OF INDIVIDUAL RENTAL DWELLING UNITS IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE.

4.303.2 SUBMETERS FOR MULTIFAMILY BUILDINGS AND DWELLING UNITS IN MIXED-USE RESIDENTIAL/COMMERCIAL BUILDINGS

SUBMETERS SHALL BE INSTALLED TO MEASURE WATER USAGE OF INDIVIDUAL RENTAL DWELLING UNITS IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE.

4.303.3 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS

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

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

TABLE - MAXIMUM FIXTURE WATER USE	
FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS RESIDENTIAL DEVELOPMENTS SHALL COMPLY WITH A LOCAL WATER

EFFICIENT LANDSCAPE ORDINANCE OR THE CURRENT CALIFORNIA DEPARTMENT OF WATER RESOURCES' MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO), WHICHEVER IS MORE STRINGENT. THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) IS

LOCATED IN THE CALIFORNIA CODE OF REGULATIONS, TITLE 23, CHAPTER 2.7, DIVISION 2. MWELO AND SUPPORTING DOCUMENTS, INCLUDING A WATER BUDGET CALCULATOR, ARE AVAILABLE AT: HTTPS://

WWW.WATER.CA.GOV/ **DIVISION 4.4 MATERIAL CONSERVATION**

AND RESOURCE EFFICIENCY 4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY LCOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR

METHOD ACCEPTABLE TO THE ENFORCING AGENCY. 4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 CONSTRUCTION WASTE MANAGEMENT

RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH EITHER SECTION 4.408.2, 4.408.3, OR 4.408.4, OR MEET A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE.

- 1. EXCAVATED SOIL AND LAND-CLEARING DEBRIS. 2. ALTERNATE WASTE REDUCTION METHODS DEVELOPED BY WORKING WITH LOCAL AGENCIES IF DIVERSION OR RECYCLE FACILITIES CAPABLE OF COMPLIANCE WITH THIS ITEM DO NOT EXIST OR ARE NOT LOCATED REASONABLY CLOSE TO THE JOBSITE
- 3. THE ENFORCING AGENCY MAY MAKE ACCEPTIONS TO THE REQUIREMENTS OF THIS SECTION WHEN ISOLATED JOBSITES ARE LOCATED IN AREAS BEYOND THE HAUL BOUNDARIES OF THE DIVERSION FACILITY.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN

SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN IN COMFORMANCE WITH ITEMS 1 THROUGH 5. THE CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE UPDATED AS NECESSARY AND SHALL BE AVAILABLE DURING CONSTRUCTION FOR EXAMINATION BY THE ENFORCING AGENCY.

1. IDENTIFY THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, REUSE ON THE PROJECT OR SALVAGE FOR FUTURE USE OR SALE. 2. SPECIFY IF CONSTRUCTION AND DEMOLITION WASTE MATERIALS

WILL BE SORTED ON-SITE (SOURCE-SEPARATED) OR BULK MIXED

3. IDENTIFY DIVERSION FACILITIES WHERE THE CONSTRUCTION AND DEMOLITION WASTE MATERIAL WILL BE TAKEN. IDENTIFY CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF CONSTRUCTION AND DEMOLITION WASTE GENERATED. 5. SPECIFY THAT THE AMOUNT OF CONSTRUCTION AND DEMOLITION

WASTE MATERIAL DIVERTED SHALL BE CALCULATED BY WEIGHT OR

VOLUME, BUT NOT BY BOTH.

4.408.3 WASTE MANAGEMENT COMPANY. UTILIZE A WASTE MANAGEMENT COMPANY, APPROVED BY THE ENFORCING AGENCY, WHICH CAN PROVIDE VERIFIABLE DOCUMENTATION THAT THE PERCENTAGE OF CONSTRUCTION AND DEMOLITION WASTE MATERIAL DIVERTED FROM THE LANDFILL COMPLIES WITH SECTION 4.408.1. **NOTE**: THE OWNER OR CONTRACTOR MAY MAKE THE DETERMINATION IF

DIVERTED BY A WASTE MANAGEMENT COMPANY. 4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR].

PROJECTS THAT GENERATE A TOTAL COMBINED WEIGHT OF CONSTRUCTION AND DEMOLITION WASTE DISPOSED OF IN LANDFILLS. WHICH DO NOT EXCEED 3.4 POUNDS PER SQUARE FOOT OF THE BUILDING AREA SHALL MEET THE MINIMUM 65 PERCENT CONSTRUCTION WASTE REDUCTION REQUIREMENT IN SECTION 4.408.1.

THE CONSTRUCTION AND DEMOLITION WASTE MATERIALS WILL BE

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE

PROJECTS THAT GENERATE A TOTAL COMBINED WEIGHT OF CONSTRUCTION AND DEMOLITION WASTE DISPOSED OF IN LANDFILLS, WHICH DO NOT EXCEED 2 POUNDS PER SQUARE FOOT OF THE BUILDING AREA, SHALL MEET THE MINIMUM 65-PERCENT CONSTRUCTION WASTE REDUCTION REQUIREMENT IN SECTION 4.408.1.

4.408.5 DOCUMENTATION

DOCUMENTATION SHALL BE PROVIDED TO THE ENFORCING AGENCY WHICH DEMONSTRATES COMPLIANCE WITH SECTION 4.408.2, ITEMS 1 THOUGH 5, SECTION 4.408.3 OR SECTION 4.408.4

1. SAMPLE FORMS FOUND IN "A GUIDE TO THE CALIFORNIA GREEN BUILDING STANDARDS CODE (RESIDENTIAL)" LOCATED AT WWW.HCD.CA.GOV/CALGREEN.HTML MAY BE USED TO ASSIST IN DOCUMENTING COMPLIANCE WITH THIS SECTION.

PROCESSORS CAN BE LOCATED AT THE CALIFORNIA DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY (CALRECYCLE).

2. MIXED CONSTRUCTION AND DEMOLITION DEBRIS (C&D)

SHEET

7 02

THESE PLANS ARE PROVIDED BY THE CITY OF AGOURA

HILLS AS PART OF THE PRE-APPROVED ADU PROGRAM

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

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.

KNOWLEDGE AND EXPERIENCE TO CONTRUCT THESE

AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE

09/28/23

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES (SHEET 2)

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

- 1. DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE
- OF THE STRUCTURE. 2. OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE

WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE

- FOLLOWING: a. 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.
- b. ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.
- c. SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.
- d. LANDSCAPE IRRIGATION SYSTEMS.
- e. WATER REUSE SYSTEMS.
- INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS. 4. PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN
- THE AREA 5. 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. 6. 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. 8. INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES.
- INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.
- 9. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
- 10. A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE. 11. INFORMATION FROM CAL FIRE ON MAINTENANCE OF DEFENSIBLE
- SPACE AROUND RESIDENTIAL STRUCTURES. 12. 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 MEEL A LAWFULLY ENACTED LOCAL RECYCLING ORDINANCE, IF MORE RESTRICTIVE.

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

DIVISION 4.5 ENVIROMENTAL 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:

1. 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. 2. 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

APPLY.

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

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.

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).

2. FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS.

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

HTTPS://WWW.CDPH.CA.GOV/PROGRAMS/CCDPHP/DEODC/EHLB/IAQ/PAG ES/VOC.ASPX

4.504.3.2 CARPET ADHESIVE

ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE

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/DEODC/EHLB/IAQ/PAG ES/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 CCR 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:

- 1. PRODUCT CERTIFICATIONS AND SPECIFICATIONS.
- CHAIN OF CUSTODY CERTIFICATIONS. PRODUCT LABELED AND INVOICED AS MEETING THE COMPOSITE WOOD PRODUCTS REGULATION (SEE CCR, TITLE 17, SECTION
- 4. 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
- 5. OTHER METHODS ACCEPTABLE TO THE ENFORCING

ARCHITECTURAL AN	REINT LIIVITT
INDOOR CARPET ADA_SIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIY	100
RUBBER FLOORING ADHESI	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT AND ASPHALT TILE ADHESIV	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
210125	
SPECIALTY APPLICATIONS	CURRENT VOC LIMIT
SPECIALTY APPLICATIONS PVC WELDING	CURRENT VOC LIMIT 510
PVC WELDING	510
PVC WELDING CPVC WELDING	510 490
PVC WELDING CPVC WELDING ABD WELDING	510 490 325
PVC WELDING CPVC WELDING ABD WELDING PLASTIC CEMENT WELDING	510 490 325 250
PVC WELDING CPVC WELDING ABD WELDING PLASTIC CEMENT WELDING ADHESIVE PRIMER FOR PLASTIC	510 490 325 250 550
PVC WELDING CPVC WELDING ABD WELDING PLASTIC CEMENT WELDING ADHESIVE PRIMER FOR PLASTIC CONTACT ADHESIVE	510 490 325 250 550 80
PVC WELDING CPVC WELDING ABD WELDING PLASTIC CEMENT WELDING ADHESIVE PRIMER FOR PLASTIC CONTACT ADHESIVE SPECIAL PURPOSE CONTACT ADHESIVE	510 490 325 250 550 80 250
PVC WELDING CPVC WELDING ABD WELDING PLASTIC CEMENT WELDING ADHESIVE PRIMER FOR PLASTIC CONTACT ADHESIVE SPECIAL PURPOSE CONTACT ADHESIVE STRUCTURAL WOOD MEMBER ADHESIVE	510 490 325 250 550 80 250 140
PVC WELDING CPVC WELDING ABD WELDING PLASTIC CEMENT WELDING ADHESIVE PRIMER FOR PLASTIC CONTACT ADHESIVE SPECIAL PURPOSE CONTACT ADHESIVE STRUCTURAL WOOD MEMBER ADHESIVE TOP AND TRIM ADHESIVES	510 490 325 250 550 80 250 140 250
PVC WELDING CPVC WELDING ABD WELDING PLASTIC CEMENT WELDING ADHESIVE PRIMER FOR PLASTIC CONTACT ADHESIVE SPECIAL PURPOSE CONTACT ADHESIVE STRUCTURAL WOOD MEMBER ADHESIVE TOP AND TRIM ADHESIVES SUBSTRATE SPECIFIC APPLICATIONS	510 490 325 250 550 80 250 140 250 CURRENT VOC LIMIT
PVC WELDING CPVC WELDING ABD WELDING PLASTIC CEMENT WELDING ADHESIVE PRIMER FOR PLASTIC CONTACT ADHESIVE SPECIAL PURPOSE CONTACT ADHESIVE STRUCTURAL WOOD MEMBER ADHESIVE TOP AND TRIM ADHESIVES SUBSTRATE SPECIFIC APPLICATIONS METAL TO METAL	510 490 325 250 550 80 250 140 250 CURRENT VOC LIMIT 30
PVC WELDING CPVC WELDING ABD WELDING PLASTIC CEMENT WELDING ADHESIVE PRIMER FOR PLASTIC CONTACT ADHESIVE SPECIAL PURPOSE CONTACT ADHESIVE STRUCTURAL WOOD MEMBER ADHESIVE TOP AND TRIM ADHESIVES SUBSTRATE SPECIFIC APPLICATIONS METAL TO METAL PLASTIC FOAMS	510 490 325 250 550 80 250 140 250 CURRENT VOC LIMIT 30 50

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

FIBERGLASS

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 CONTINUED

EALANTS	CURRENT VOC LIMIT
RCHITECTURAL	250
ARINE DECK	760
ONMEMBRANE ROOF	300
OADWAY	250
INGLE-PLY ROOF MEMBRANE	450
THER	420
EALANT PRIMERS	CURRENT VOC LIMIT
RCHITECTURAL	
ONPOROUS	250
OROUS	250
ODIFIED BITUMINOUS	500
ARINE DECK	760
THER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS^{2, 3}

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
IDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS ¹	120
MAGNESITE CEMENT COATINGS	50
MASTIC TEXTURE COATINGS	
METALLIC PIGMENTED COATINGS	
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRICERS	420
PRIMERS, SEALERS, AND ERC ERS	100
REACTIVE PENET G S RS	350
RECYCLED S	250
ROOF COATINGS	50
RL EVENTATION DATINGS	
SH	
CLI	
OP)	
PE TY PRIMERS, SEALER	100
DERCOATERS	
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING	340
TRAFFIL RKI COATINGS	100
AND	420

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER AND INCLUDING EXEMPT COMPOUNDS.

250

275

2. THE SPECIFIED LIMITS REMAIN IN EFFECT ENLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE 3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEBUARY 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES

TABLE 4.504.5 - FORMALDEHYDE LIMITS¹

(MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT 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 ²	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).

DIVISION 4.5 ENVIORNMENTAL QUALITY

4.505 INTERIOR MOISTURE CONTROL

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

4.505.2.1 CAPILLARY BREAK

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

- . A 4-INCH-THICK (101.6 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
- . OTHER EQUIVALENT METHODS APPROVED BY THE ENFORCING
- 3. 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 MALL BE VERIFIED IN COMPLIANCE WITH THE

FOLLOWING: T-TYPE MOISTURE METER. EQUIVA

WITH DOCUMENTATION PROVIDED AT THE TIME

OR CAVITIES, WET-APPLIED INSULATION

6 INDOOR AIR QUALITY AND EXHAUST

1.506.1 BATHROOM EXHAUST FANS

EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL

- 1. FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. 2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE
- VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY a. 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. b. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL (I.E.,

BUILT-IN).

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

4.507 ENVIROMENTAL 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: 1. 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
- 2. DUCT SYSTEMS ARE SIZED ACCORDING TO ANSI/ACCA 1 MANUAL D-2016 (RESIDENTIAL DUCT SYSTEMS), ASHRAE HANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.
- 3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ANSI/ACCA 3 MANUAL S—2016 (RESIDENTIAL EQUIPMENT SELECTION) OR OTHER EQUIVALENT DESIGN SOFTWARE OR

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 SYSTEMS OR CONTRACTOR LICENSED TO INSTALL HVAC SYSTEMS. EXAMPLES OF ACCEPTABLE HVAC TRAINING AND CERTIFICATION PROGRAMS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

- STATE CERTIFIED APPRENTICESHIP PROGRAMS. PUBLIC UTILITY TRAINING PROGRAMS.
- TRAINING PROGRAMS SPONSORED BY TRADE, LABOR OR STATEWIDE ENERGY CONSULTING OR VERIFICATION
- PROGRAMS SPONSORED BY MANUFACTURING ORGANIZATIONS. OTHER PROGRAMS ACCEPTABLE TO THE ENFORCING AGENCY.

WHEN REQUIRED BY THE ENFORCING AGENCY, THE OWNER OR THE RESPONSIBLE ENTITY ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTION OR OTHER DUTIES NECESSARY TO SUBSTANTIATE COMPLIANCE WITH THIS CODE SPECIAL INSPECTORS SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE ENFORCING AGENCY FOR THE PARTICULAR TYPE OF INSPECTION OR TASK TO BE PERFORMED. IN ADDITION TO OTHER CERTIFICATIONS OR QUALIFICATIONS ACCEPTABLE TO THE ENFORCING AGENCY. THE FOLLOWING CERTIFICATIONS OR EDUCATION MAY BE CONSIDERED BY THE ENFORCING AGENCY WHEN EVALUATING THE QUALIFICATIONS OF A SPECIAL INSPECTOR:

- CERTIFICATION BY A NATIONAL OR REGIONAL GREEN BUILDING
- PROGRAM OR STANDARD PUBLISHER. CERTIFICATION BY A STATEWIDE ENERGY CONSULTING OR VERIFICATION ORGANIZATION, SUCH AS HERS RATERS, BUILDING PERFORMANCE CONTRACTORS, AND HOME ENERGY AUDITORS.
- 3. SUCCESSFUL COMPLETION OF A THIRD PARTY APPRENTICE TRAINING PROGRAM IN THE APPROPRIATE TRADE. 4. OTHER PROGRAMS ACCEPTABLE TO THE ENFORCING AGENCY.

- 1. SPECIAL INSPECTORS SHALL BE INDEPENDENT ENTITIES WITH NO FINANCIAL INTEREST IN THE MATERIALS OR THE PROJECT THEY ARE INSPECTING FOR COMPLIANCE WITH THIS CODE.
- 2. HERS RATERS ARE SPECIAL INSPECTORS CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION (CEC) TO RATE HOMES IN CALIFORNIA ACCORDING TO THE HOME ENERGY RATING SYSTEM

BSC] WHEN REQUIRED BY THE ENFORCING AGENCY, THE OWNER OR THE RESPONSIBLE ENTITY ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTION OR OTHER DUTIES NECESSARY TO SUBSTANTIATE COMPLIANCE WITH THIS CODE. SPECIAL INSPECTORS SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE ENFORCING AGENCY FOR THE PARTICULAR TYPE OF INSPECTION OR TASK TO BE PERFORMED. IN ADDITION, THE SPECIAL INSPECTOR SHALL HAVE A CERTIFICATION FROM A RECOGNIZED STATE, NATIONAL OR INTERNATIONAL ASSOCIATION. AS DETERMINED BY THE LOCAL AGENCY. THE AREA OF CERTIFICATION SHALL BE CLOSELY RELATED TO THE PRIMARY JOB FUNCTION, AS DETERMINED BY THE LOCAL AGENCY.

SPECIAL INSPECTORS SHALL BE INDEPENDENT ENTITIES WITH NO FINANCIAL INTEREST IN THE MATERIALS OR THE PROJECT THEY ARE INSPECTING FOR COMPLIANCE WITH THIS CODE.

703 VERIFICATIONS

703.1 DOCUMENTATION.

DOCUMENTATION USED TO SHOW COMPLIANCE WITH THIS CODE SHALL INCLUDE BUT IS NOT LIMITED TO, CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH DEMONSTRATE SUBSTANTIAL CONFORMANCE. WHEN SPECIFIC DOCUMENTATION OR SPECIAL INSPECTION IS NECESSARY TO VERIFY COMPLIANCE. THAT METHOD OF COMPLIANCE WILL BE SPECIFIED IN THE APPROPRIATE SECTION OR IDENTIFIED APPLICABLE CHECKLIST.

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.

09/28/23 SHEET

CF1R-PRF-01E CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Calculation Date/Time: 2023-05-03T10:12:31-07:00 (Page 2 of 12) Project Name: Agoura Hills ADU (Plan 2) Calculation Description: Title 24 Analysis Input File Name: Agoura Hills ADU (Plan 2).ribd22x

NERGY DESIGN RATINGS								
	Energy Design Ratings			Compliance Margins				
	Source Energy (EDR1)	Efficiency ¹ EDR (EDR2efficiency)	Total ² EDR (EDR2total)	Source Energy (EDR1)	Efficiency ¹ EDR (EDR2efficiency)	Total ² EDR (EDR2total)		
Standard Design	29.9	28.4	27.5					
Proposed Design								
North Facing	29.1	26.2	26.3	8.0	2.2	1.2		
East Facing	29.3	26.7	26.5	0.6	1.7	1		
South Facing	28.8	25.7	26	1.1	2.7	1.5		
West Facing	29.3	27.7	27.1	0.6	0.7	0.4		
RESULT ³ : PASS								

¹Efficiency EDR includes improvements like a better building envelope and more efficient equipment otal EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries ³Building 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: 1.95 kWdc Proposed PV Capacity Scaling: North (1.95 kWdc) East (1.95 kWdc) South (1.95 kWdc) West (1.95 kWdc)

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

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

Registration Date/Time: Registration Number: 223-P010052528A-000-000-0000000-0000 2023-05-09 09:49:59 CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Schema Version: rev 20220901

Project Name: Agoura Hills AD			Calculation Date/Time: 2023-05-03T10:12:31-07:00				
Calculation Description: Title 2	24 Analysis	Input File Name					
ENERGY USE INTENSITY							
	Standard Design (kBtu/ft ² - yr)	Proposed Design (kBtu/ft ² - yr)	Compliance Margin (kBtu/ft² - yr)	Marg renta _s			
North Facing							
Gross EUI ¹	23.16	22.26	0.9	3.89			
Net EUI ²	8.06	7.16	0.9	11.17			
East Facing							
Gross EUI ¹	23.16	22.46	0.7	3.02			
Net EUI ²	8.06	7.36	0.7	8.68			
South Facing							
Gross EUI ¹	23.16	22.2	0.96	4.15			
Net EUI ²	8.06	7.1	0.96	11.91			
West Facing	H	RS PROV	TDER				
Gross EUI ¹	23.16	22.51	0.65	2.81			
Net EUI ²	8.06	7.42	0.64	7.94			
Notes	-	-					

Registration Date/Time: 223-P010052528A-000-000-0000000-0000 2023-05-09 09:49:59 Report Generated: 2023-05-03 10:13:40 CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Schema Version: rev 20220901

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Calculation Date/Time: 2023-05-03T10:12:31-07:00 Project Name: Agoura Hills ADU (Plan 2) Calculation Description: Title 24 Analysis Input File Name: Agoura Hills ADU (Plan 2).ribd22x

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft ² -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft ² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft ² -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft ² -yr)	Vanc	Co Margi
Space Heating	0.28	1.87	1.04	7.7		-5.92
Space Cooling	1.34	29.87	0.91	2		4.34
IAQ Ventilation	0.46	4.85	0.46	4.2	0	D
Water Heating	2.46	26.05	1.82	19.75	0.64	6.5
Self Utilization/Flexibility Credit	Λ			0		
North Facing Efficiency Compliance Total	4.54			57.9	0.3.	4.72
Space Heating	0.28	87	1.02	42	-0.74	-5.55
Space Cooling	1.34	RS	P R 0.99		0.35	2.97
IAQ Ventilation	0.46	4. 4			0	0
Water Heating	16	26.05	81	19.69	0.65	6.36
Self Utilization in ibility				0		0
tip tency	4.54	62.64	4.28	58.86	0.26	3.78

Registration Date/Time: 2023-05-09 09:49:59 CalCERTS inc. Report Version: 2022.0.000 Report Generated: 2023-05-03 10:13:40 Schema Version: rev 20220901

Calculation Date/Time: 2023-05-03T10:12:31-07:00

Calculation Description: Title 24 Analysis Input File Name: Agoura Hills ADU (Plan 2).ribd22x REQUIRED PV SYSTEMS DC System Size Tilt Array Angle Tilt: (x in Module Type Array Type (deg) (kWdc) (deg) 12)

Standard (14-17%) 1.95 REQUIRED SPECIAL FEATURES

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)

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

ATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

t Name: Agoura Hills ADU (Plan 2)

BUILDING - FEATURES INFORMATION 03 04 05 Number of Ventilation Number of Water Number of Bedrooms Number of Zones Project Name nditioned Floor Area (ft²) Units Cooling Systems Heating Systems Agoura Hills ADU (Plan 2)

> Registration Date/Time: HERS Provider: 223-P010052528A-000-000-0000000-0000 2023-05-09 09:49:59 Report Version: 2022.0.000 Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Calculation Date/Time: 2023-05-03T10:12:31-07:00 Project Name: Agoura Hills ADU (Plan 2) Calculation Description: Title 24 Analysis Input File Name: Agoura Hills ADU (Plan 2).ribd22x

RAL INFORMATION				
Project Name	Agoura Hills ADU (Plan 2)			
Run Title	Title 24 Analysis			
Project Location	_			
City	Agoura Hills	05	Standards Version	2022
Zip code		07	Software Version	EnergyPro 9.1
Climate Zone	9	09	Front Orientation (deg/ Cardinal)	All orientations
Building Type	Single family	11	Number of Dwelling Units	1
Project Scope	Newly Constructed	13	Number of Bedrooms	2
Addition Cond. Floor Area (ft ²)	0	15	Number of Stories	1
Existing Cond. Floor Area (ft²)	n/a	17	Fenestration Average U-factor	0.3
Total Cond. Floor Area (ft ²)	750	19	Glazing Percentage (%)	12.30%
ADU Bedroom Count	n/a		TC I	
	Run Title Project Location City Zip code Climate Zone Building Type Project Scope Addition Cond. Floor Area (ft²) Existing Cond. Floor Area (ft²)	Project Name Agoura Hills ADU (Plan 2) Run Title Title 24 Analysis Project Location	Project Name Agoura Hills ADU (Plan 2)	Project Name Agoura Hills ADU (Plan 2) Run Title Title 24 Analysis Project Location

COMPLIANCE RESULTS

Building Complies with Computer Performance This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.

Lailli, J. III.

This building incorporates one or more Special Features shown below

CA Building Energy Efficiency Standards - 2022 Residential Compliance

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HERS Provider:

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THESE PLANS ARE PROVIDED BY THE CITY OF AGOURA

HILLS AS PART OF THE PRE-APPROVED ADU PROGRAM

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.

AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE

CF1R-PRF-01E Calculation Date/Time: 2023-05-03T10:12:31-07:00 (Page 4 of 12)

Input File Name: Agoura Hills ADU (Plan 2).ribd22x

EITEITOT OSE SOITH						
Energy Us	Standard D. Fource rgy (EDR1) - xu/ft ² -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft ² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft ² -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft ² -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	0.28	1.87	0.87	6.39	-0.59	-4.52
race Cor	1.34	29.87	0.93	25.94	0.41	3.93
ation	0.46	4.85	0.46	4.85	0	0
Water Heating	2.46	26.05	1.8	19.63	0.66	6.42
Self Utilization/Flexibility Credit	A			0		0
South Facing Efficiency Compliance Total	4.54	62.64	4.06	56.81	0.48	5.83
Space Heating	0.28	1.87	0.98	7.25	-0.7	-5.38
Space Cooling	1.34	H 29.87 R S	P R 1.06 V I I	D E E ^{29.46}	0.28	0.41
IAQ Ventilation	0.46	4.85	0.46	4.85	0	0
Water Heating	2.46	26.05	1.81	19.67	0.65	6.38
Self Utilization/Flexibility Credit				0		0
West Facing Efficiency Compliance Total	4.54	62.64	4.31	61.23	0.23	1.41

Registration Date/Time: 223-P010052528A-000-000-0000000-0000 2023-05-09 09:49:59 CalCERTS inc. CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-05-03 10:13:40 Schema Version: rev 20220901

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Project Name: Agoura Hills ADU (Plan 2) Calculation Description: Title 24 Analysis

Calculation Date/Time: 2023-05-03T10:12:31-07:00 Input File Name: Agoura Hills ADU (Plan 2).ribd22x

ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft ²)	Avg. Ceiling Height	Water Heating System 1	Status
Living Area	Conditioned	HVAC System1	750	8	DHW Sys 1	New

OPAQUE SURFACES							
01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft2)	Tilt (deg)
Front Wall	Living Area	R21 Wall	0	Front	280	70	90
Left Wall	Living Area	R21 Wall	90	Left	184	10	90
Rear Wall	Living Area	R21 Wall	180	Back	280	12.5	90
Right Wall	Living Area	R21 Wall	270	Right	184	20	90
Roof	Living Area	R-38 Roof Attic	n/a	n/a	- 750	n/a	0/3

ATTIC		Va.		113,	1110.		
01	02	03	3 04 P	Cos V	D 106 K	07	08
Name	Construction	Туре	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic Living Area	Attic RoofLiving Area	Ventilated	4	0.1	0.85	Yes	No

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

Registration Date/Time:

DATE 09/28/23 SHEET

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Registration Number: CA Building Energy Efficiency Standards - 2022 Residential Compliance

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CalCERTS inc.

223-P010052528A-000-000-0000000-0000 CA Building Energy Efficiency Standards - 2022 Residential Compliance

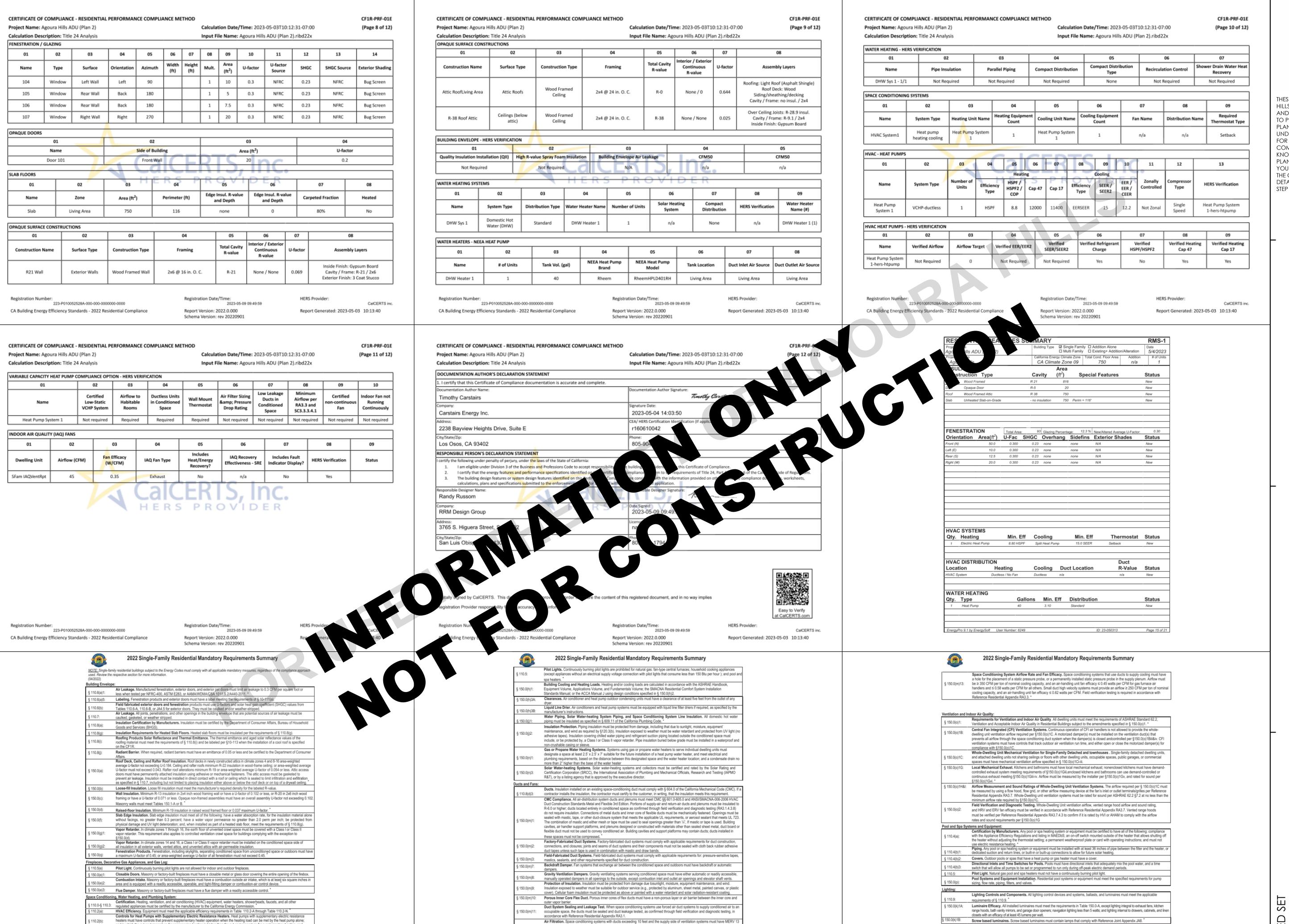
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or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A.

Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter

racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassin

5/6/22

and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and

setback thermostat.*

Insulation. Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank

the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.*

Thermostats. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a

hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

§ 110.2(c):

§ 110.3(c)3:

§ 110.3(c)6:

AGOURA HILLS

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RA HILLS | ADU F AGOURA HILLS

AGOURA HILLS CITY OF AGOUR,

DATE 09/28/23

SHEET

Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must not contain screw based sockets, must be airtight, and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.

Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8 electrical between the procedure or causing sealer is related to the containing the sealer of the containing the containing the sealer of the containing the c

elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.

Blank Electrical Boxes. The number of electrical boxes that are more than five feet above the finished floor and do not contain a

luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor control, low voltage wiring, or fan speed control.

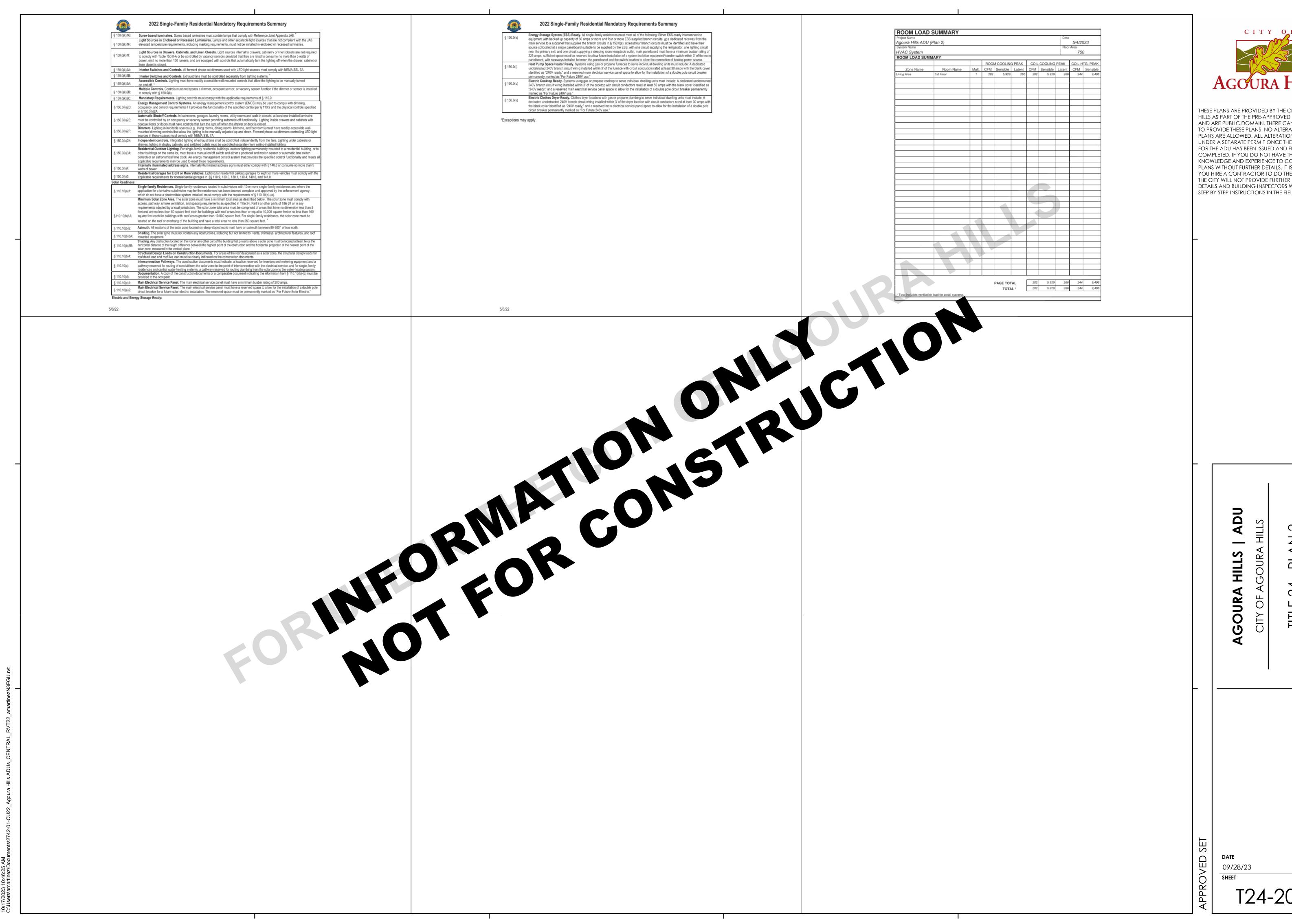
Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust

& 150.0(k)1D:

§ 150.0(k)1E:

§ 150.0(k)1F: hoods) must meet the applicable requirements of § 150.0(k).

T24-202



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T24-203

SITE PLAN TO BE PROVIDED BY APPLICANT 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 **RÉTAINING WALLS** LOCATION ON SITE PLAN & LABEL (2022 CMC SECTION 304.1 & 2022 CPC _ _ _ _ _ _ _ _ _ EASEMENT 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: 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:** NEW ELECTRICAL MAIN PANEL WITH 225 AMP MINIMUM BUSBAR RATING A NEW ELECTRICAL SUBPANEL CONNECTS TO THE ELECTRICAL MAIN PANEL OF THE PRIMARY HOME WITH A 225 AMP MINIMUM STEP BY STEP INSTRUCTIONS IN THE FIELD. 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 DIMENSION BUILDING SEPARATION PLOT THE PROPOSED ADU BUILDING FOOTPRINT ALONG WITH ANY OTHER DIMENSION THE DISTANCE BETWEEN THE PROPOSED ADU AND ANY EXISTING EXISTING BUILDINGS ONSITE. THIS INCLUDES ALL STRUCUTRES / PORCHES / STRUCTURES GAZEBOS. IF AN OPTIONAL COVERED PATIO IS SELECTED, PLEASE PLOT THAT LOT COVERAGE CALCULATION TOTAL FOOTPRINT AREA FOR STRUCTURES ON SITE / LOT AREA AREA OF EXISTING BUILDING INDICATE THE SQUARE FOOTAGE OF THE EXISTING HOUSE. ALL EXISTING SWIMMING POOLS SHALL BE SHOWN ON THE SITE PLAN AND SHALL FOOTPRINT OF PROPOSED ADU HAVE 10' MINIMUM SETBACK TO THE NEW ADU STRUCTURE. REFER TO LEGEND FOR FOOTPRINT AT 10'=1" SCALE ☐ DRAWING SCALE THERE SHALL BE NO MORE THAN 30 INCHES MEASURED VERITCALLY TO THE SITE PLAN SHOULD BE DRAWN TO A MEASURABLE SCALE FLOOR OR GRADE BELOW (INCLUDING FLOORS, STAIRS, RAMPS, AND LANDINGS) ANYWHERE MEASURED LESS THAN 36 INCHES HORIZONTALLY TO THE EDGE OF \dashv SHOW OUTLINE OF PROPERTY USING DASHED LINE IN LEGEND. INDICATE THE THE PORCH/SLAB/SURFACE OF THE RAIL. INSECT SCREENING SHALL NOT BE BEARING AND DISTANCE OF THE PROPERTY LINE. UTILITIES, POLES, SEWER, DRAINS, ELECTRICAL, GAS METERS AND LINES AND 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 EMENTS. IF SCE ADU, ELECTRIC TO ADU INCLUDING ANY NEW METERS OR SUBPANELS. EN APPROVAL FOR ANY LABEL ADU AND ADDRESS LOCATION ADU WILL HAVE SAME ADDRESS AS THE PRIMARY RESIDENCE, AND THE LETTER SHALL BE VISIBLE FROM THE STREET IN AWAY FROM THE PROPERTY LINES AND INTO ☐ GROUND COVER MATERIAL IDENTITEY GROUND COVER MATERIALS ☐ IDENTIFY ALL SITE WORK INVOLVED E.G. STAIRS, LANDSCAPE, ETC. ANICAL UNIT VISIBLE FROM THE STREET, IF SO IT MUST BE NOTE: THIS IS AN EXAMPLE SITE PLAN. EXACT LAYOUT, DIMENSIONS, AND BEARINGS SHALL BE PROVIDED BY ADU TO ADJACENT PROPERTY LINE (WHEN UNDER 5' - 0," 1-HOUR FIRE-OWNER/APPLICANT. (E) EXISTING (E) STREET NAME XX' - XX" MIN 4' SETBACK NXX° XX'X"W (PROPERTY LINE BEARINGS (E) RETAINING WALL EXAMPLE LOCATION EXAMPLE: NOT LEARANCE IN WIDTH. (N) APPLICANT TO ILLUSTRATE AND ANNOTATE PROPOSED COVERED PORCHES, OVERHANGS, ENTRY(S), → ADDRESS LOCATION, MECH. / ELEC. ITEMS PROVIDED TO ACCESS TH NAME (N) ACCESSORY AND PROPOSED ACCESS POINTS SECTION 304.1) DWELLING UNIT ARC EXAMPLE (N) OPTION 2: NEW ELECTRICAL SUBPANEL WITH 225 AMP MINIMUM BUSBAR RATING-(POTENTIAL LOCATION EXAMPLE) DISTANCE OF NEAREST POINT OF ADU TO CENTERLINE OF IMAGINARY LINE BETWEEN THE TWO BUIDLINGS (UNDER— STREET 5' - 0" 1-HOUR FIRE-RATED WALL AND 1-HOUR FIRE-RATED EAVE REQUIRED). **NON-SPRINKLERED** MIN. 5' - 0" | MIN. 5' - 0" FIRE SEPARATION DISTANCE: ≥5'-0" NO FIRE-RESISTANCE (EXTERIOR WALLS, PROJECTIONS, RATING REQUIRED **OPENINGS, AND PENETRATIONS)** FIRE SEPARATION DISTANCE: 4'-0" TO 5'-0" (EXTERIOR WALLS, OPENINGS, AND (E) SINGLE FAMILY PENETRATIONS) **RESIDENCE EXAMPLE** PROJECTION SEPARATION DIST.: ≥3'-0" (ADDRESS) (FOOTPRINT SF) OPENINGS, AND PENETRATIONS **NO FIRE-RESISTANCE** RATING REQUIRED **EXTERIOR WALLS AND PROJECTIONS** 1-HR FIRE-RESISTANCE XX' - XX" **SPRINKLERED** FIRE SEPARATION DISTANCE: ≥3'-0" NO FIRE-RESISTANCE (EXTERIOR WALLS, OPENINGS, AND RATING REQUIRED PENETRATIONS) __(E) SETBACK XX'-XX" (DISTANCE) (E) PROPERTY LINE SXX° XX'X"E **FOUNDATION & SITE NOTES** XX' - XX" XX' - XX" XX' - XX" 4' - 0" MIN. SETBACK 09/28/23 1. A SURVEY CERTIFICATION IS REQUIRED TO CONFIRM THAT THE STRUCTURE IS SHEET O PALCED ON THE SITE IN ACCORDANCE WITH THE APPROVED LOCATION AND SITE PLAN **EXAMPLE SITE PLAN** SETBACK DISTANCES PRIOR TO FOUNDATION INSPECTION. **SCALE: NORTH ARROW** AS-101 . A FIELD MEMO FROM A SOILS ENGINEER VERIFYING COMPETENT BEARING MATERIAL AT THE BOTTOM OF THE FOUNDATION/FOOTING IS REQUIRED PRIOR

SITE PLAN LEGEND

SITE PLAN GENERAL NOTES

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FOR INFORFOR CONSTRUCTION STRUCTION

AGOURA HILLS | ADU
CITY OF AGOURA HILLS

OWNER PROVIDED SI

PLAN

APPROVED SET

DATE 09/28/23

AS-102

FLOOR PLAN GENERAL NOTES

- 1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS. 2. REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION. 3. ALL FURNITURE AND EQUIPMENT IS BY OWNER AND IS SHOWN FOR
- COORDINATION PURPOSES ONLY. 4. DIMENSIONS ARE TO FACE OF STUD UNLESS SPECIFICALLY NOTED
- 5. PROVIDE ADEQUATE BLOCKING IN WALLS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES INCLUDING BUT NOT LIMITED TO HANDRAILS, SHELVING AND BATHROOM FIXTURES.
- 6. PROVIDE FIREBLOCKING FOR WALL CAVITIES THAT EXCEED 2019 CBC HEIGHT LIMITATIONS
- 7. DOOR AND WINDOW DIMENSIONS ARE CENTERED AT OPENINGS 8. 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 9. WHERE RECESSED FIXTURES OCCUR IN WALLS OR HORIZONTAL ASSEMBLIES, THE FIRE RATING OF THOSE ASSEMBLIES SHALL BE
- 10. AT ALL PENETRATIONS AND INTERSECTIONS OF FIRE-RATED PARTITIONS, PROVIDE FIRE SEALANT AND/OR FIRE STOPPING TO MAINTAIN CONTINUITY OF PARTITION RATING
- 11. A FIELD MEMO FROM A SOILS ENGINEER VERIFYING COMPETENT BEARING MATERIAL AT THE BOTTOM OF FOUNDATION/FOOTING IS REQUIRED PRIOR TO THE FOUNDATION INSPECTION.



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KEYNOTES

UNDER FLOOR VENT.

UNDER FLOOR ACCESS 18" X 24" MIN. PER CRC408.4.

FOUNDATION VENTING CALCS

35' - 0"

6' - 0"

7' - 9"

__18' - 6"

8' - 6"

16' - 6"

4' - 8"

8' - 8"

8' - 8"

8' - 10"

8' - 1"

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

UNDER-FLOOR AREA (SF)	REQUIRED FOUNDATION VENTING @ 1/1500	FOUNDATION VENTS REQUIRED	FOUNDATION VENTS PROPOSED
750 SF	4.996667	12	12

2

FOUNDATION & SITE NOTES

- 1. 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.
- 2. A FIELD MEMO FROM A SOILS ENGINEER VERIFYING COMPETENT BEARING MATERIAL AT THE BOTTOM OF THE FOUNDATION/FOOTING IS REQUIRED PRIOR TO FOUNDATION INSPECTION.

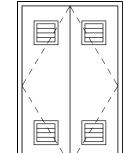
DATE 09/28/23

SHEET

PLAN 2 | RAISED FOUNDATION OPTION

A2-001

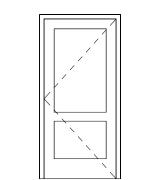
DOOR TYPES LEGEND



EXTERIOR - DOUBLE

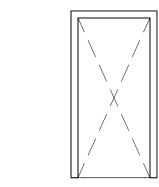
VENTED WATER

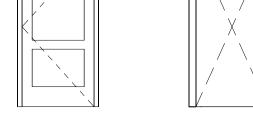
HEATER DOOR



INTERIOR - HOLLOW

CORE WOOD DOOR





INTERIOR - CASED OPENING

DOOR SCHEDULE

				Heat Transfer	FIRE	
MARK	TYPE			Coefficient (U)	RATING	REMARKS
101	Α	3' - 0"	6' - 8"	0.2000		1
102	В	4' - 0"	6' - 8"			3
103	С	2' - 4"	6' - 8"			
104	D	3' - 0"	6' - 8"			
105	Α	3' - 0"	6' - 8"			
106	Α	3' - 0"	6' - 8"			

DOOR REMARKS

- 2. GLAZING PER DOOR TYPES. REFER TO GENERAL DOOR NOTE #8 PROVIDE 100 SQ INCHES OF VENTING IN DOOR OR BY OTHER APPROVED
- 4. 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. 4. 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.

WINDOW GENERAL NOTES

REFER TO GENERAL NOTES ON SHEET G-101 FOR ADDITIONAL

CONTRACTOR TO VERIFY EXACT ROUGH OPENING SIZES PRIOR TO

REFER TO ENERGY COMPLIANCE REPORTS FOR U-FACTOR, SHGC AND

ALL GLAZING IS DOUBLE PANE WITH A MINIMUM OF ONE TEMPERED PANE

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

REFER TO FLOOR PLANS FOR WINDOW LOCATIONS.

OPENING DIMENSIONS: HEIGHT: 24", WIDTH: 20".

INSTALL PER MANUFACTURERS WRITTEN INSTRUCTIONS.

FABRICATION OF ROUGH OPENINGS.

ADDITIONAL WINDOW REQUIREMENTS.

UNLESS OTHERWISE NOTED.

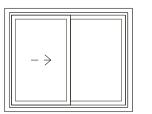
REQUIREMENTS.

REFER TO T24 REPORT FOR GLAZING ENERGY REQUIREMENTS. 8. GLAZING IN DOORS SHALL BE TEMPERED PER SECTION R308.4.1.



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

WINDOW TYPES LEGEND



FINISH LEGEND

(T) - CERAMIC TILE TO BE OWNER SELECTED

(OS) - FLOORING TO BE OWNER SELECTED

NAME FLOOR WALL CEILING

GWB

GWB

GWB

GWB GWB

(CONC) - CONCRETE

OS

LIVING

os

os

STORAGE / CONC GWB

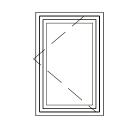
BEDROOM OS GWB

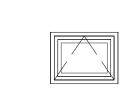
CLOSET / OS

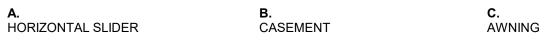
LAUNDRY

EXTERIOR - SOLID

CORE WOOD DOOR







FINISH SCHEDULE PLAN 2

WR GWB WR GWB AT CERAMIC TILE IN TUB/SHOWER

FLOOR. (R307.2)

GWB

GWB

WR GWB BEHIND KITCHEN COUNTER

AREAS, PROVIDE BACKER BOARD PER

BATHTUBS WITH A SHOWERHEAD, AND

SURFACE EXTENDING TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE

SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT

CRC TABLE R702.4.2. BATHTUB AND SHOWER FLOORS, WALLS ABOVE

WINDOW SCHEDULE

6' - 4 1/2"

PLAN 2 | FLOOR PLAN

6' - 1 1/2"

18' - 6"

3' - 10"

107 A 3' - 0" 6' - 8"

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

WINDOW REMARKS

- REQUIRED EGRESS WINDOW. REFER TO WINDOW GENERAL NOTE #7 FOR
- ADDITIONAL INFORMATION. 2. HAZARDOUS LOCATION. WINDOW INCLUDES BOTH PANES TEMPERED
- MULLED WINDOW ASSEMBLY.
- OPTIONAL WINDOW.

KITCHEN

LIVING

6' - 6"

16' - 6"

COTTAGE

13' - 8"

4' - 9"

DEN

OBSCURE. WINDOW GLAZING SHALL COMPLY WITH R.337.8.2.1.

LOOR PLAN GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
- REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION. REFER TO SHEET A2-301 FOR ELECTRICAL AND MECHANICAL PLANS FOR FURTHER INFORMATION.
- 4. 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
- 8. DOOR AND WINDOW DIMENSIONS ARE CENTERED AT OPENINGS 9. 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
- 10. OUTLETS, SWITCHES, AND DOORBELLS SHALL BE NO MORE THAN 48" ABOVE FINISH FLOOR PER R327.1.2
- 11. 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

A03

COTTAGE

- 30" WIDE FREE STANDING ELECTRIC RANGE OVEN. VENT TO EXTERIOR, STAINLESS STEEL.
- 30" WIDE RANGE VENT, OWNER SELECTED. SEE MECHANICAL PLANS ON SHEET A2-301 FOR VENTING REQUIREMENTS.
- 24" WIDE FRONT CONTROL UNDERCOUNTER DISHWASHER. REFRIGERATOR LOCATION. PROVIDE 42" SPACE WITH ROUGH PLUMBING FOR ICE MAKER (RECESS IN WALL). STACKED WASHER/DRYER MACHINE LOCATION. PROVIDE WASTE
- AND WATER IN RECESSED WALL BOX. PROVIDE DRYER VENT. VENT TO OUTSIDE AIR. 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)
- CLOTHES DRYER LOCATION W/ RECESSED DRYER VENT BOX. PROVIDE DRYER VENT. VENT TO OUTSIDE AIR. 30" SINGLE COMPARTMENT UNDER-MOUNT KITCHEN SINK W/
- REQUIREMENTS ON CALGREEN CODE NOTES SHEET. LAVATORY SINK. REFER TO WATER EFFICIENCY REQUIREMENTS ON CALGREEN CODE NOTES SHEETS.
- 32" x 60" x 72" TUB AND SHOWER COMBINATION. MODEL BY BUILDER. PROVIDE SHOWER ROD. REFER TO 24/A-901 FOR

GARBAGE DISPOSAL. REFER TO WATER EFFICIENCY

- AGING-IN-PLACE BLOCKING. ELECTRIC PANEL TBD. B18
- B32 100 AMP SERVICE, CONFIRM WITH EXISTING SERVICE.
- 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 STREE, SCREEING WILL BE REQUIRED. B47 40 GALLON HEAT PUMP WATER HEATER. REFER TO TITLE 24 FOR
- ADDITIONAL INFORMATION. SINGLE WOOD SHELF AND POLE.
- KITCHEN COUNTER TOP. 36" A.F.F.
- C08 12" DEEP UPPER CABINET 24" DEEP UNDER CORNER CABINET WITH LAZY SUSAN. C17
- C23 21" DEEP FULL HEIGHT CABINET
- 24" DEEP FULL HEIGHT CABINET C24 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.
- INTERIOR- 5 1/2" WOOD STUD W/ONE LAYER GYPSUM WALL BOARD
- INTERIOR- 3 1/2" WOOD STUD W/ONE LAYER GYPSUM WALL BOARD

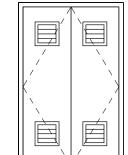
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DATE 09/28/23

SHEET

A2-101

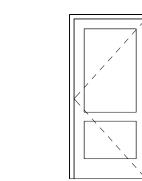
DOOR TYPES LEGEND



EXTERIOR - DOUBLE

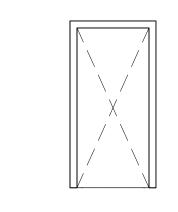
VENTED WATER

HEATER DOOR



INTERIOR - HOLLOW

CORE WOOD DOOR



OPENING

INTERIOR - CASED

107 | A | 3' - 0" | 6' - 8" |

DOOR SCHEDULE

		DOOR		Heat Transfer	FIRE	
MARK	TYPE	WIDTH	HEIGHT	Coefficient (U)	RATING	REMARKS
101	Α	3' - 0"	6' - 8"	0.2000		1
102	В	4' - 0"	6' - 8"			3
103	С	2' - 4"	6' - 8"			
104	D	3' - 0"	6' - 8"			
105	Α	3' - 0"	6' - 8"			
106	Α	3' - 0"	6' - 8"			
107	Λ	2! 0"	C! O!			

DOOR REMARKS

- GLAZING PER DOOR TYPES. REFER TO GENERAL DOOR NOTE #8 PROVIDE 100 SQ INCHES OF VENTING IN DOOR OR BY OTHER APPROVED
- 4. 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. 4. 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 T24 REPORT FOR GLAZING ENERGY REQUIREMENTS.

WINDOW GENERAL NOTES

REFER TO GENERAL NOTES ON SHEET G-101 FOR ADDITIONAL

CONTRACTOR TO VERIFY EXACT ROUGH OPENING SIZES PRIOR TO

REFER TO ENERGY COMPLIANCE REPORTS FOR U-FACTOR, SHGC AND

ALL GLAZING IS DOUBLE PANE WITH A MINIMUM OF ONE TEMPERED PANE

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

REFER TO FLOOR PLANS FOR WINDOW LOCATIONS.

OPENING DIMENSIONS: HEIGHT: 24", WIDTH: 20".

INSTALL PER MANUFACTURERS WRITTEN INSTRUCTIONS.

FABRICATION OF ROUGH OPENINGS.

ADDITIONAL WINDOW REQUIREMENTS.

UNLESS OTHERWISE NOTED.

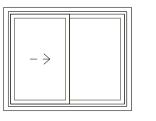
REQUIREMENTS.

REFER TO DOOR TYPES LEGEND FOR GLAZING. 8. GLAZING IN DOORS SHALL BE TEMPERED PER SECTION R308.4.1.



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WINDOW TYPES LEGEND



HORIZONTAL SLIDER

(CONC) - CONCRETE

LIVING

LAUNDRY

FINISH LEGEND

(T) - CERAMIC TILE TO BE OWNER SELECTED

(OS) - FLOORING TO BE OWNER SELECTED

ROOM | NAME | FLOOR | WALL | CEILING

GWB

GWB

CONC GWB GWB

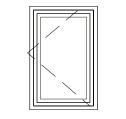
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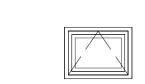
os

CLOSET OS GWB GWB

EXTERIOR - SOLID

CORE WOOD DOOR







FINISH SCHEDULE PLAN 1

NOTES

WR GWB BEHIND KITCHEN COUNTER

WALLS ABOVE BATHTUBS WITH A

SHOWERHEAD, AND SHOWER

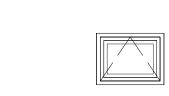
ABOVE THE FLOOR. (R307.2)

PROVIDE BACKER BOARD PER CRC TABLE

R702.4.2. BATHTUB AND SHOWER FLOORS,

COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE EXTENDING TO A HEIGHT OF NOT LESS THAN 6 FEET

WR GWB WR GWB AT CERAMIC TILE IN TUB/SHOWER AREAS,



C.	
AWNING	

WINDOW SCHEDULE

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

16' - 3"

16' - 3"

WINDOW REMARKS

- REQUIRED EGRESS WINDOW. REFER TO WINDOW GENERAL NOTE #7 FOR
- ADDITIONAL INFORMATION. 2. HAZARDOUS LOCATION. WINDOW INCLUDES BOTH PANES TEMPERED
- MULLED WINDOW ASSEMBLY.
- OPTIONAL WINDOW.

4' - 11"

BEDROOM

6' - 4 1/2"

6' - 1 1/2"

18' - 6"

2' - 2" 3' - 10"

6' - 0"

5' - 3"

13' - 8"

16' - 6"

2' - 10"

OBSCURE. WINDOW GLAZING SHALL COMPLY WITH R.337.8.2.1.

LOOR PLAN GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS. REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION.
- REFER TO SHEET A2-301 FOR ELECTRICAL AND MECHANICAL PLANS FOR FURTHER INFORMATION.
- 4. 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
- 8. DOOR AND WINDOW DIMENSIONS ARE CENTERED AT OPENINGS 9. 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 10. OUTLETS, SWITCHES, AND DOORBELLS SHALL BE NO MORE THAN 48" ABOVE
- FINISH FLOOR PER R327.1.2 11. 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

SPANISH

- 30" WIDE FREE STANDING ELECTRIC RANGE OVEN. VENT TO EXTERIOR, STAINLESS STEEL.
- 30" WIDE RANGE VENT, OWNER SELECTED. SEE MECHANICAL
- PLANS ON SHEET A2-301 FOR VENTING REQUIREMENTS. 24" WIDE FRONT CONTROL UNDERCOUNTER DISHWASHER.
- REFRIGERATOR LOCATION. PROVIDE 42" SPACE WITH ROUGH
- PLUMBING FOR ICE MAKER (RECESS IN WALL). STACKED WASHER/DRYER MACHINE LOCATION. PROVIDE WASTE AND WATER IN RECESSED WALL BOX. PROVIDE DRYER VENT. VENT TO OUTSIDE AIR. 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)
- CLOTHES DRYER LOCATION W/ RECESSED DRYER VENT BOX. PROVIDE DRYER VENT. VENT TO OUTSIDE AIR. 30" SINGLE COMPARTMENT UNDER-MOUNT KITCHEN SINK W/ B01
- GARBAGE DISPOSAL. REFER TO WATER EFFICIENCY REQUIREMENTS ON CALGREEN CODE NOTES SHEET.
- LAVATORY SINK. REFER TO WATER EFFICIENCY REQUIREMENTS ON CALGREEN CODE NOTES SHEETS.
- 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.
- ELECTRIC PANEL TBD. B32 100 AMP SERVICE, CONFIRM WITH EXISTING SERVICE.
 - 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 STREE, SCREEING WILL BE REQUIRED. 40 GALLON HEAT PUMP WATER HEATER. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION.
- SINGLE WOOD SHELF AND POLE.
- C03 KITCHEN COUNTER TOP. 36" A.F.F.
- C08 12" DEEP UPPER CABINET
- C17 24" DEEP UNDER CORNER CABINET WITH LAZY SUSAN.
- C23 21" DEEP FULL HEIGHT CABINET
- C24 24" DEEP FULL HEIGHT CABINET
- 24" DEEP FULL HEIGHT DRAWERS

- 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
- A2 INTERIOR- 5 1/2" WOOD STUD W/ONE LAYER GYPSUM WALL BOARD EACH SIDE.

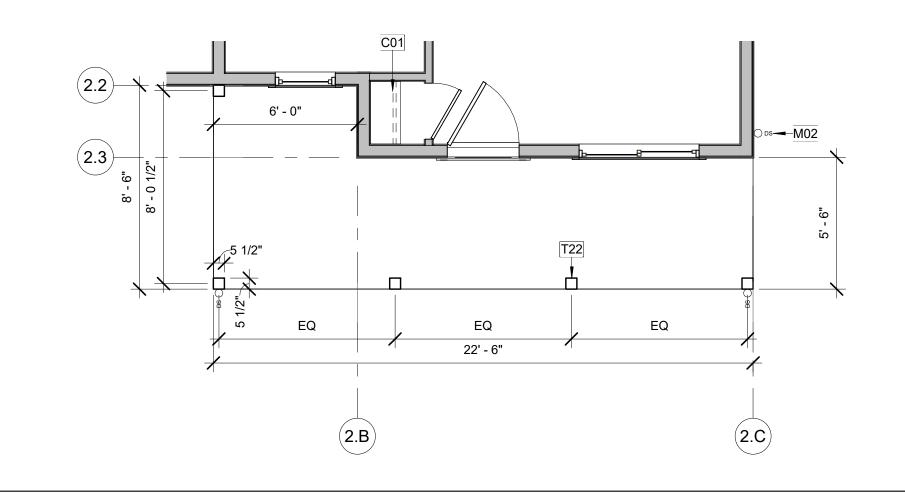
09/28/23 SHEET

WALL LEGEND

FOR SPANISH, SEE 44/A-908.

INTERIOR- 3 1/2" WOOD STUD W/ONE LAYER GYPSUM WALL BOARD

PLAN 2 | FLOOR PLAN MIRROR



RCP GENERAL NOTES

COMPONENT OF THE APPLIANCE.

1. REFER TO GENERAL NOTES SHEET G-100 FOR ADDITIONAL REQUIREMENTS. 2. REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION. REFER TO MECHANICAL PLANS FOR FURTHER INFORMATION.

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

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

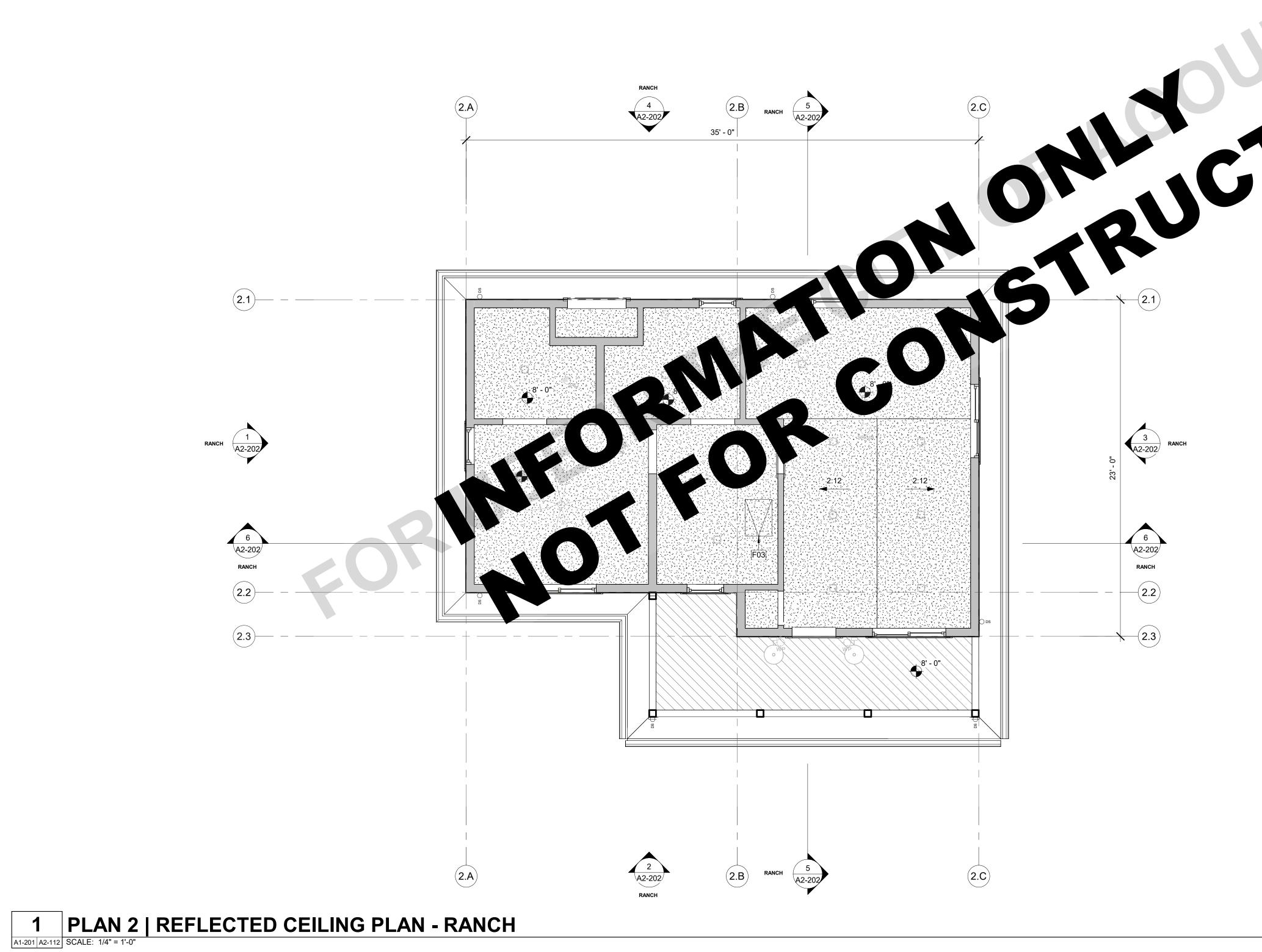
ARCHITECTURAL REFLECTED CEILING PLAN. 8. LIGHT FIXTURES SHALL BE CENTERED WITHIN SPACES AND/OR WINDOW OPENING AND EVENLY ARRAYED. IF CONFLICTS OCCUR AT MECHANICAL REGISTERS OR ACCESS HATCHES, LIGHTING LOCATIONS SHALL TAKE

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 DIMESIONS ARE 22" X 30" AND AT LEAST AS LARGE AS THE LARGEST

11. ACCESS MUST BE PROVIDED TO EACH SEPARATED ATTIC AREA WITH 30" HEADROOM CLEARANCE ABOVE THE OPENING.

AGOURA HILLS

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2 PLAN 2 | PORCH FLOOR PLAN - RANCH
A1-201 | A2-112 | SCALE: 1/4" = 1'-0"

KEYNOTES

SINGLE WOOD SHELF AND POLE. 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 CEnC 150.0 (a)1. PROVIDE GASKETED ATTIC ACCESS TO PREVENT AIR LEAKAGE CEnC 150.0 (a)1."

DOWNSPOUT. CONNECT TO STORM DRAIN SYSTEM

6X6 STAINED WOOD COLUMN.

LEGEND

XX'-X" CEILING HEIGHT (SEE PLAN FOR ACTUAL HEIGHTS)

CEILING SLOPE (REFER TO PLANS FOR ACTUAL SLOPE)

INTERIOR - GYPSUM BOARD CEILING

EXTERIOR - CEMENT PLASTER SOFFIT

CEILING ACCESS PANEL. PAINT TO MATCH CEILING.

ADU

A2-112

PHOTOVOLTAIC REQUIREMENTS ROOF PLAN GENERAL NOTES

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. $KWPV = (CFA \times A)/1000 + (NDU \times B)$

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):

A = 0.613

B = 1.36**KWPV < 1.82 WHEN CFA IS < 750SF**

> A2-202 RANCH

THUS, IF THE ADU IS LESS THAN 750SF IN AGOURA HILLS IT DOESN'T REQUIRE A PHOTOVOLTAIC SYSTEM.

- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS 2. REFER TO STRUCTURAL PLANS FOR ROOF FRAMING INFORMATION
- INCLUDING MEMBER SIZES AND CONNECTION HARDWARE. 3. REFER TO MECHANICAL PLANS FOR ROOF MOUNTED EQUIPMENT LOCATIONS AND TYPES.
- 4. REFER TO ELECTRICAL PLANS FOR POWER DISTRIBUTION TO ROOF MOUNTED EQUIPMENT.
- 5. REFER TO SITE/GRADING PLAN FOR DOWNSPOUT DISCHARGE OR CONTINUATION.
- 6. PROVIDE A MINIMUM OF 1 INCH OF AIRSPACE BETWEEN THE INSULATION AND ROOF SHEATHING.
- 7. 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.
- 8. ALL ROOFING MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- 9. OVERHANG DIMENSIONS ARE FROM FACE OF EXTERIOR WALL FRAMING TO **ROOF EDGE**
- 10. ROOF COVERINGS AND UNDERLAYMENT SHALL BE APPLIED IN ACCORDANCE WITH (2022 CBC 1507.1), AND MANUFACTURER'S INSTALLATION INSTRUCTIONS 11. 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.)
- 12. ROOF VENTS SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATIONS 13. FURNISHED DIMENSIONS FOR VENTS ARE GUIDES ONLY. INSTALL PER MANUFACTURERS SPECIFICATIONS AND ADJUST TO ACCOMMODATE TRUSS LOCATIONS, PLUMBING VENTS, AND SOLAR COLLECTORS. 14. CLASS A FIRE-RETARDANT COOL ROOF LABELED AND CERTIFIED BY THE CRRC. (1505.1 & TABLE 1505.1, R902.1)

KEYNOTES

ATTIC VENT (LOW). PAINT FINISH TO MATCH ROOF COLOR, SEE VENTING CALCS.

DORMER VENT (HIGH). ATTIC VENTING OPTION 2. PAINT FINISH TO

MATCH ROOF COLOR. SEE VENTING CALCS. GUTTER. CONNECT TO DOWNSPOUT. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER PER

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 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

REQUIRED ATTIC UPPER VENTING LOWER VENTING VENTING (NFA) REQUIRED (NFA) REQUIRED (NFA)

ATTIC 2	SF	1.4	7 SF		1.47 S	F		
\	/ENT TYPE		COUNT	VENT L	.ENGTH	NET FR AREA F VEN	PER	PROVIDED NET FREE AREA
LOWER								
O'HAGIN SH (LOWER)	IINGLE ROOF	VENT	3	2' - 8"		0.50 SF		1.50 SF
UPPER								1.50 SF
O'HAGIN SH (UPPER)	IINGLE ROOF	VENT	3	2' - 8"		0.50 SF		1.50 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.



ON SHEET G-101. SOLAR PANEL CAN BE PLACED IN THESE NOTE: PER CEC SECTION 110.10 (b) THE SOLAR ZONE TOTAL 09/28/23

POTENTIAL SOLAR ZONE. REFER TO SOLAR READY NOTES

DIMENSION LESS THAN FIVE FEET AND ARE NO LESS THAN 80 SQUARE FEET EACH FOR BUILDINGS WITH ROOF AREAS LESS

PLAN 2 | ROOF PLAN - RANCH A1-201 A2-122 SCALE: 1/4" = 1'-0"

80 SF SOLAR AREA

35' - 0"

OVERHANG TYP

AREA SHALL BE COMPRISED OF AREAS THAT HAVE NO

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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

PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED

YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION.

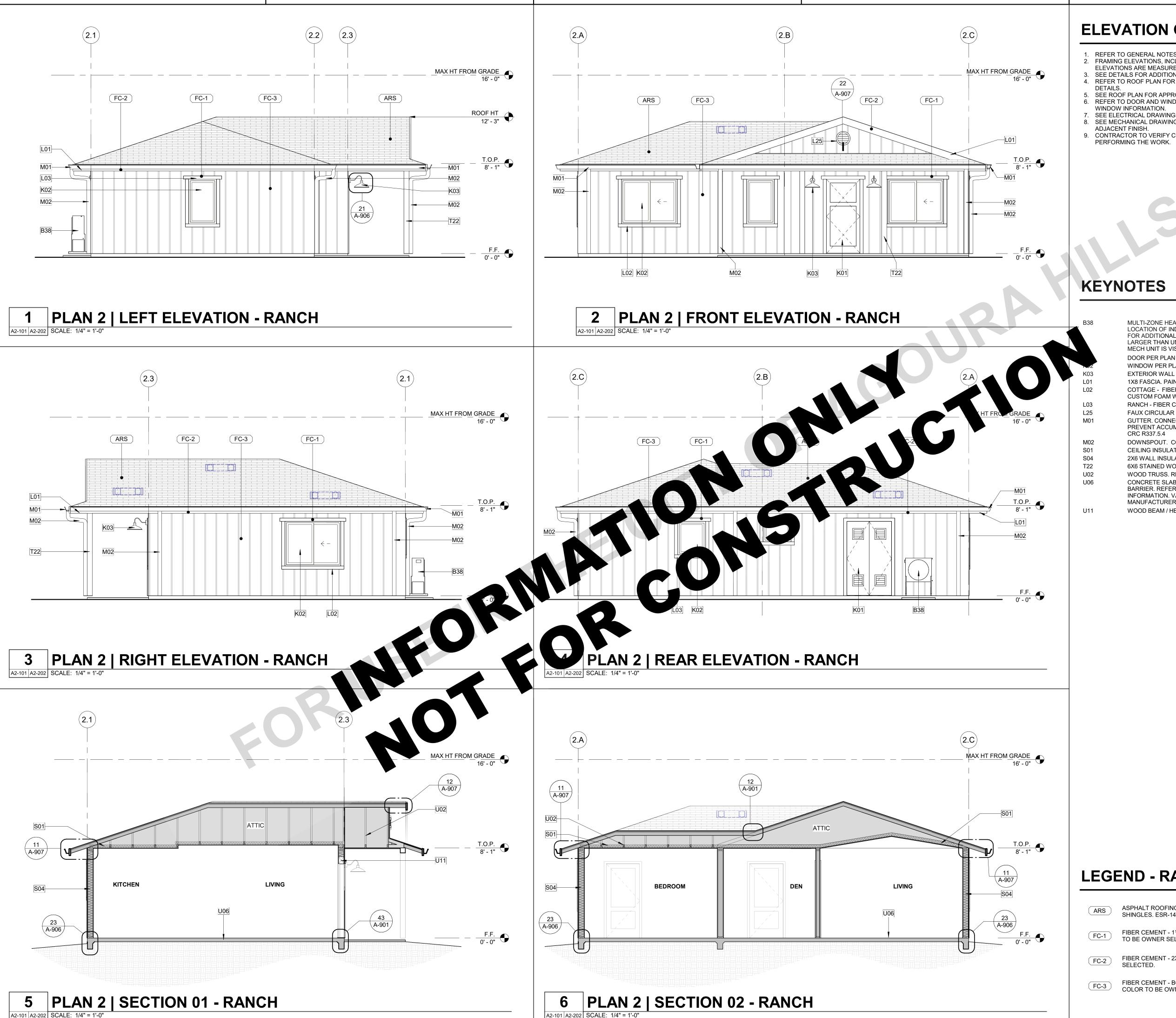
THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR

DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE

STEP BY STEP INSTRUCTIONS IN THE FIELD.

KNOWLEDGE AND EXPERIENCE TO CONTRUCT THESE

AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE



ELEVATION GENERAL NOTES

- 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. SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- 4. REFER TO ROOF PLAN FOR ROOF PITCH AND OVERHANGS. FASCIA PER
- 5. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O. REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND
- SEE ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTING 8. SEE MECHANICAL DRAWINGS FOR GRILLES AND LOUVERS. PAINT TO MATCH
- 9. CONTRACTOR TO VERIFY COLOR SCHEME WITH OWNER BEFORE

AGOURA HILLS

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KEYNOTES

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 STREE, SCREEING WILL BE REQUIRED.

WINDOW PER PLAN

EXTERIOR WALL SCONCE 1X8 FASCIA. PAINTED.

COTTAGE - FIBER CEMENT WINDOW TRIM. STUCCO WRAPPED CUSTOM FOAM WINDOW SILL WHERE OCCURS. SEE ELEVATIONS. RANCH - FIBER CEMENT WINDOW TRIM.

FAUX CIRCULAR VENT. SEE DETAIL 22/A-907

GUTTER. CONNECT TO DOWNSPOUT. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER PER

DOWNSPOUT. CONNECT TO STORM DRAIN SYSTEM CEILING INSULATION. REFER TO TITLE 24 (R-38 MIN.).

2X6 WALL INSULATION. REFER TO TITLE 24 (R-21 MIN.)

6X6 STAINED WOOD COLUMN. WOOD TRUSS. REFER TO STRUCTURAL.

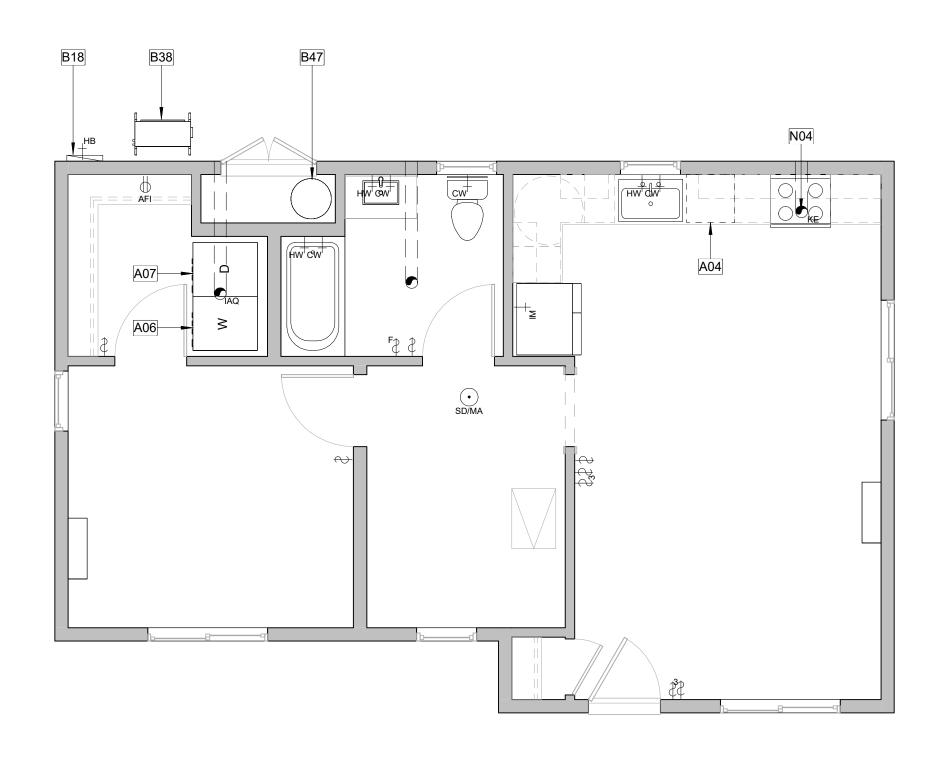
CONCRETE SLAB FOUNDATION PER STRUCTURAL. 10 MIL VAPOR BARRIER. REFER TO GEOTECHINCAL REPORT FOR ADDITIONAL INFORMATION. VAPOR BARRIER TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

WOOD BEAM / HEADER, REFER TO STRUCTURAL

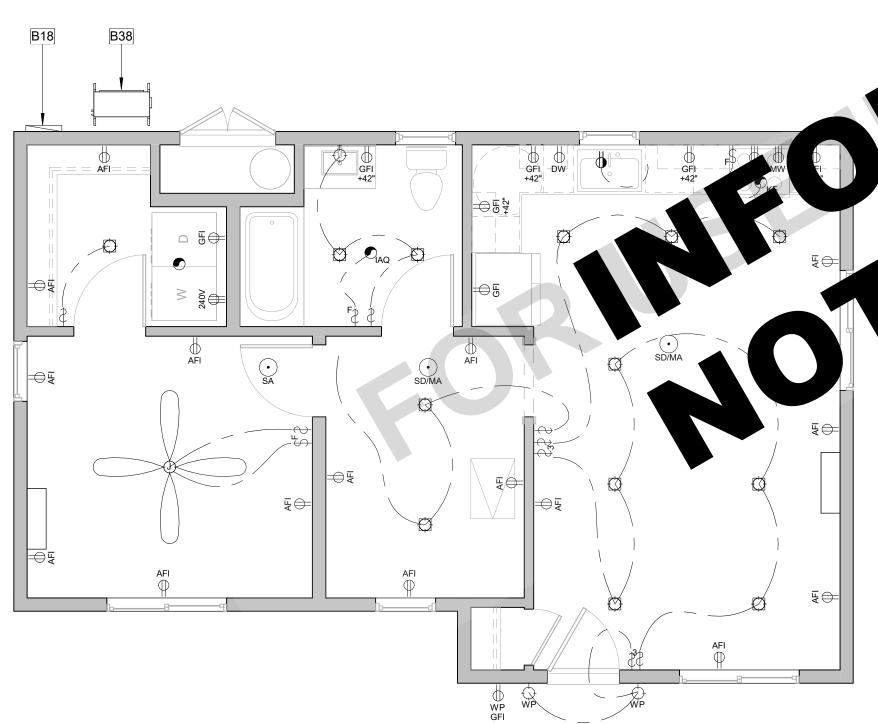
LEGEND - RANCH

- ASPHALT ROOFING SHINGLES CLASS A ASPHALT COMPOSITE ROOF SHINGLES. ESR-1475 OR EQUAL. COLOR TO BE OWNER SELECTED.
- FIBER CEMENT $1^{1}/_{4}$ " DOOR & WINDOW TRIM, PAINTED FINISH, PAINT TO BE OWNER SELECTED.
- FIBER CEMENT 2X8 FASCIA, PAINTED FINISH, PAINT TO BE OWNER SELECTED.
- FIBER CEMENT BOARD AND BATTEN SIDING. ESR-1844 OR EQUAL. COLOR TO BE OWNER SELECTED.

A2-202



2 PLAN 2 | MECHANICAL PLAN



ELECTRICAL GENERAL NOTES

- 1. CONFORM WITH CURRENT CEC, NFPA, MFR'S, AND LOCAL REQUIREMENTS. 2. ELECTRICAL SYSTEM GROUND TO BE PROVIDED PER NEC ARTICLE 250-81. 3. ALL MATERIALS TO BE U.L. LABELED.
- 4. METER: "SQUARE D", 120 VOLT/ 240 VOLT, 1 AND 3 WIRE GROUND OR EQUAL. 5. ELECTRICAL SUB PANEL: FLUSH MOUNT, 30" CLEARANCE. 100 AMP. 6. CONDUCTORS: TW, THW, COPPER, MINIMUM 14 AT LIGHTING, 12 AT OTHER
- 7. 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.).
- 8. ALL ELECTRICAL OUTLETS INSTALLED IN BATHROOMS, GARAGES, BASEMENTS, CRAWL SPACES, OUTDOORS, KITCHEN COUNTERS, AND AT WET BAR SINKS SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION IN COMPLIANCE WITH NEC Art. 210-8, CONSISTING OF 125 VOLT, SINGLE-PHASE, 15- AND 20- AMPERE RECEPTACLES.
- 9. ALL BATHROOM RECEPTACLE OUTLETS SHALL BE SUPPLIED BY A MINIMUM OF ONE 120-VOLT, 20-AMPERE BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. THIS DEDICATED CIRCUIT MAY SERVE MORE THAN ONE BATHROOM. (2022 CEC 210.11(C))
- 10. PROVIDE ELECTRIC OUTLET AND PUSH-BUTTON WIRE FOR GARAGE OPENER (INCLUDE OPENER).
- 11. THERMOSTAT SHALL BE A PROGRAMMABLE TYPE, HONEYWELL TH8320 OR
- 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. CEILING-SUSPENDED (PADDLE) FANS SHALL BE SUPPORTED INDEPENDENTLY OF AN OUTLET BOX OR BY LISTED OUTLET BOX OR OUTLET BOX SYSTEMS IDENTIFIED FOR THE USE AND INSTALLED IN ACCORDANCE WITH 2022 CEC 314.27(C) (2022 CEC 422.18).
- 14. ALL LUMINARIES, LAMPHOLDERS, 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, DENS. BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. (2022 CEC 210-12(A)).
- 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 5'6" 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 REPLACEMNETS AS PERMITTED IN CEC 406.4(D)(2)
- 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
- 18. BALLAST FOR LAMPS 13 WATTS OR GREATER SHALL BE ELECTRONIC AND HAVE AN OUTPUT FREQUENCY NO LESS THAT 20 kHz.
- 19. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM T BUILDING WIRING AND PROVIDED WITH A BATTERY BACK-UP. ALL DETECTORS SHALL BE INTERCONNECTEED. ALL SMOKE DETEC
- 20. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR THE BUILDING WIRING AND PROVIDED WITH A CARBON MONOXIDE ALARAMS SHALL BE INT 21. LIGHTS IN OTHER THAN KITCHENS, BATHE
- ROOMS, AND UTILITY ROOMS MUS BE CAPABLE OF AUTOMATA

- RRIDE AUTOMATICALLY RETURNS THE AUTOMATIC MAL OPERATION WITHIN 6 HOURS. AN ENERGY TROL FUNCTIONALITY AND COMPLIES WITH ALL TS APPLICABLE TO THE SPECIFIED CONTROLS MAY BE MEET THESE REQUIREMENTS.
- T 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 JA8-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.

MECHANICAL NOTES

- 1. CONFORM WITH CURRENT ADOPTED CRC, CMC, SMACCNA, NFPA AND LOCAL REQUIREMENTS.
- DUCTWORK: SMACCNA "LOW VELOCITY DUCT CONSTRUCTION" NFPA STANDARD #90A. ALL TRANSVERSE DUCT PLENUM AND FITTING JOINTS SHALL BE SEALED WITH PRESSURE SENSITIVE NON-CLOTH TAPE MEETING THE REQUIREMENTS OF UL181, 181A, OR 181B, OR MASTIC TO PREVENT AIR LOSS. DUCTS SHALL BE INSULATED AS REQUIRED BY THE UMC. SEE FLOOR PLAN FOR F.A.U. AND FIREPLACES. DUCTS PENETRATING A WALL OR FLOOR-CEILING BETWEEN GARAGE & DWELLING TO BE MINIMUM 26 GAUGE METAL WITHOUT OPENING IN GARAGE. FIRE DAMPER REQUIRED OTHERWISE.
- 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 CEILINGS, 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
- 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 HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF ≤ 50 PERCENT TO A MAXIMUM OF 80
- PERCENT. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO EXHAUST FAN AND IS NOT REQUIRED TO
- BE INTEGRAL(I.E. BUILT IN) BATHROOM EXHAUST FANS SHALL PROVIDE MINIMUM 50 CFM EXHAUST RATE (2022 CMC TABLE 403.7).
- KITCHEN LOCAL EXHAUST VENTILATION REQUIRES A MINIMUM EXHAUST PER CEnC 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 15.4)(CEnC 150.0(O)).
- PER 2022 CEnC 150(t AND PLENUMS SHAL RTIONS OF SUPPLY-AIR AND RETURN-A INSULATED TO A MINIMUM INSTALLED HER LEVEL REQUIRED BY 2022 CMC

- SECTION 8
- ITH HOSE ATTACHMENTS, OTHER THAN ER DRAINS, AND CLOTHES WASHER OTECTED BY A LISTED NON-REMOVABLE PREVENTER OR A LISTED ATMOSPHERIC R AS PER 2022 CPC, SECTION 603.5.7.
- A FIXTURE COMES IN CONTACT WITH THE WALL OR FLOOR, BETWEEN THE FIXTURE AND THE WALL OR FLOOR SHALL BE MADE ATERTIGHT. 2022 CPC, SECTION 402.2
- IO UNDERFLOOR CLEANOUT SHALL BE LOCATED MORE THAN 5 FEET FROM ACCESS DOOR, TRAP DOOR, OR CRAWL HOLE. 2019 CPC, SECTION
- 5. LISTED WATER HEATERS SHALL BE INSTALLED IN ACCORDANCE WITH
- THEIR LISTING AND THE MANUFACTURERS' INSTRUCTIONS. UNLISTED WATER HEATERS SHALL BE INSTALLED WITH A CLEARANCE OF 12" ON ALL SIDES AND REAR, 2019 CPC, SECTION 504,3,1 & 504,3,2,
- ANY WATER SYSTEM CONTAINING STORAGE WATER HEATING EQUIPMENT SHALL BE PROVIDED WITH AN APPROVED, LISTED, AND ADEQUATELY SIZED COMBINATION PRESSURE AND TEMPERATURE RELIEF VALVE. 2022
- RELIEF VALVES LOCATED INSIDE A BUILDING SHALL BE PROVIDED WITH A DRAIN OF GALVANIZED STEEL. HARD-DRAWN COPPER PIPING, FITTINGS. CPVC, OR LISTED VALVE DRAIN. THE DRAIN SHALL EXTEND FROM THE VALVE TO THE OUTSIDE OF THE BUILDING WITH THE END OF THE PIPE, NOT MORE THAN 2 FEET NOR LESS THAN 6 INCHES ABOVE THE GROUND AND POINTING DOWNWARD. 2019 CPC, SECTION 608.5. NOTE: NO PART OF SUCH DRAINPIPE SHALL BE TRAPPED, AND THE TERMINAL END OF THE DRAINPIPE SHALL NOT BE THREADED.
- WATER HEATERS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER ONE-THIRD AND LOWER ONE-THIRD OF ITS VERTICAL DIMENSIONS. AT THE LOWER POINT, A MINIMUM DISTANCE OF 4 INCHES SHALL BE MAINTAINED ABOVE THE CONTROLS WITH THE STRAPPING. 2019 CPC, SECTION 507.2.
- 10. MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM A BATHTUB OR A WHIRLPOOL BATHRTUB FILLER SHALL NOT EXCEED 120 DEGREES FARENHEIT (CPC 408.3.2).
- 11. SHOWERS AND TUB-SHOWER COMBINATIONS IN ALL BUILDINGS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. 2022 CPC, SECTION 408.3. 12. UNDERGROUND WATER SUPPLY LINES SHALL HAVE 14-AWG BLUE TRACER
- WIRE (METALLIC PIPE EXEMPT) (CPC 604.10.1). 13. THE ADJACENT SPACE NEXT TO SHOWERS WITHOUT THRESHODS SHALL BE CONSIDERED A "WET LOCATION" WHEN USING HTE CRC, CBC, AND CEC
- (CPC 408.5). 14. DOMESTIC HOT WATER LINES HSALL BE INSULATED. INSULATION SHALL BE THE THICKNESS OF THE PIP DIAMETER UP TO 2" IN SIZE AND MINIMUM 2" THICKNESSS FOR PIPES LARGER THAN 2" IN DIAMETER (CPC 609.12.2).

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. 5. EXTERNALLY MOUNTED HEATING/COOLING UNITS SHALL BE SCREENED IF THEY ARE VISIBLE FROM A PUBLIC STREET.

KEYNOTES

24" WIDE FRONT CONTROL UNDERCOUNTER DISHWASHER. 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

CLOTHES DRYER LOCATION W/ RECESSED DRYER VENT BOX. PROVIDE DRYER VENT. VENT TO OUTSIDE AIR. 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 STREE, SCREEING WILL BE REQUIRED. 40 GALLON HEAT PUMP WATER HEATER. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION.

EVERY ELBOW IN EXCESS OF TWO. (CMC 504.4.2)

HERS VERIFICATION IS REQUIRED FOR KITCHEN RANGE HOOD. CF2R FORMS ARE REQUIRED TO BE SUBMITTED TO INSPECTOR AT THE TIME OF INSPECTION.



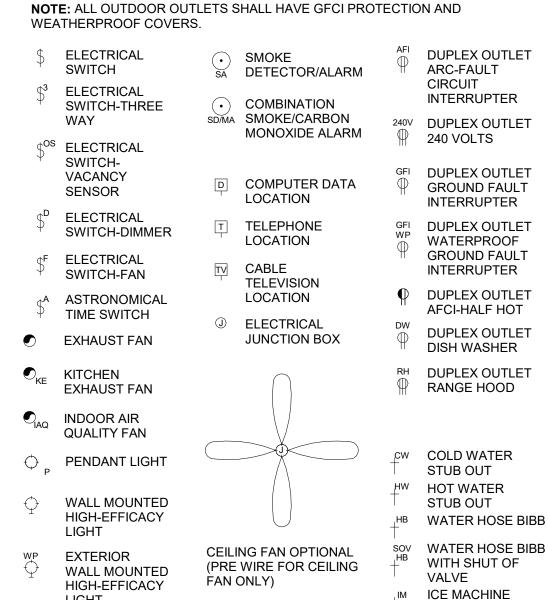
THESE PLANS ARE PROVIDED BY THE CITY OF AGOURA HILLS AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS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

 ∞

OUR,

LEGEND

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



HIGH-EFFICACY LIGHT RECESSED

DOWNLIGHT VP HIGH-EFFICACY RECESSED DOWNLIGHT VAPOR PROOF

HIGH-EFFICACY

ELECTRICAL

WIRING

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

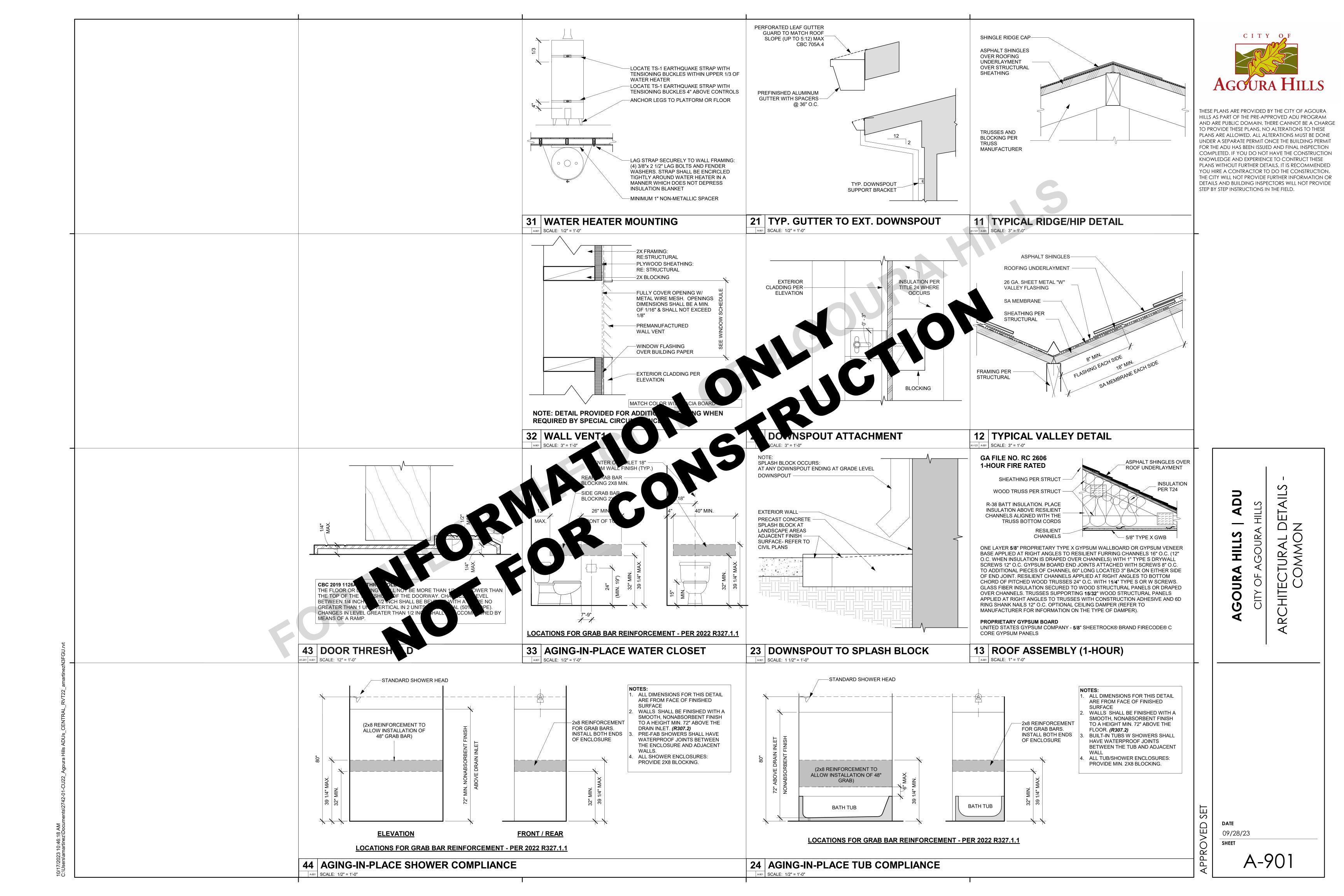
STUB OUT

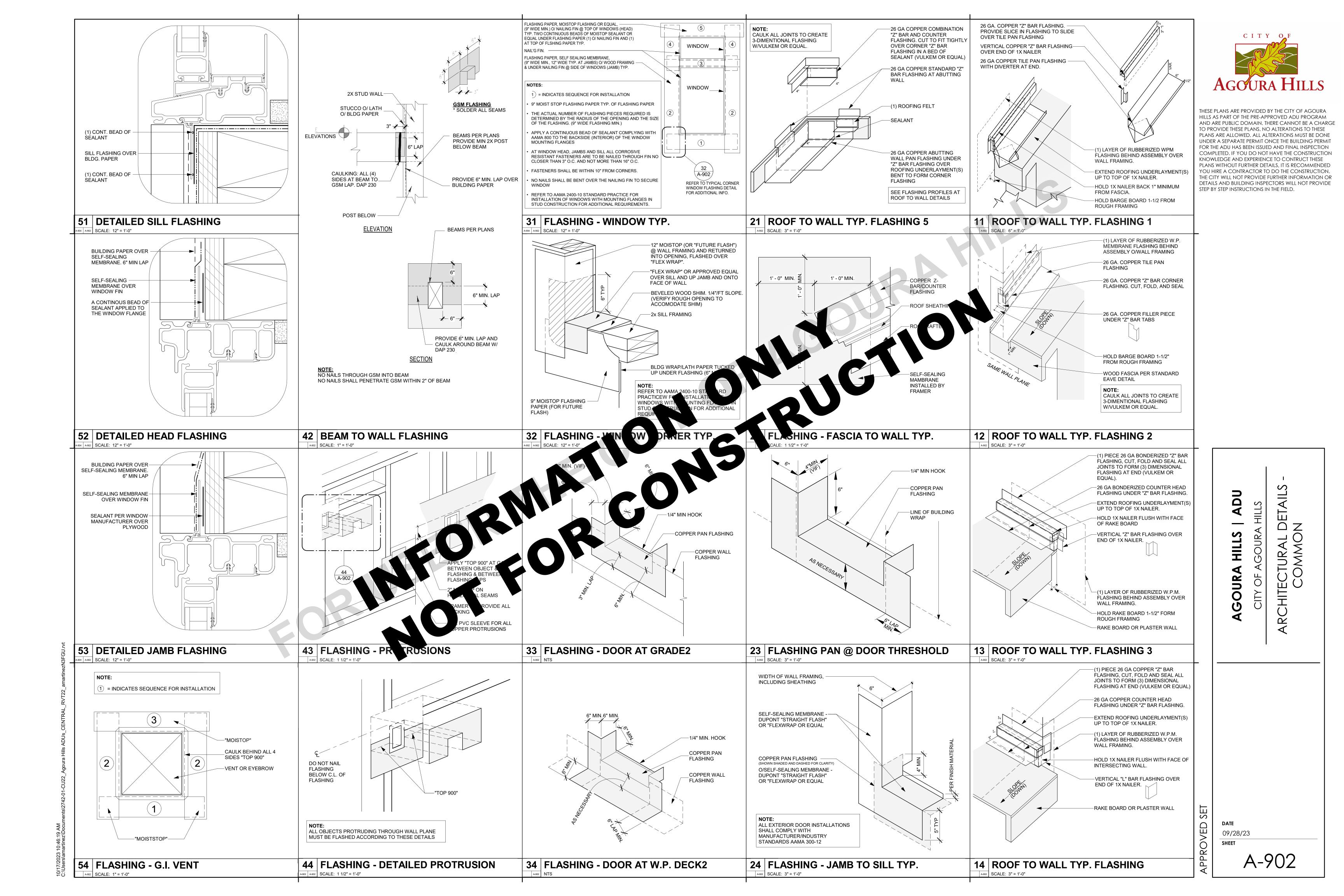
HIGH-EFFICACY

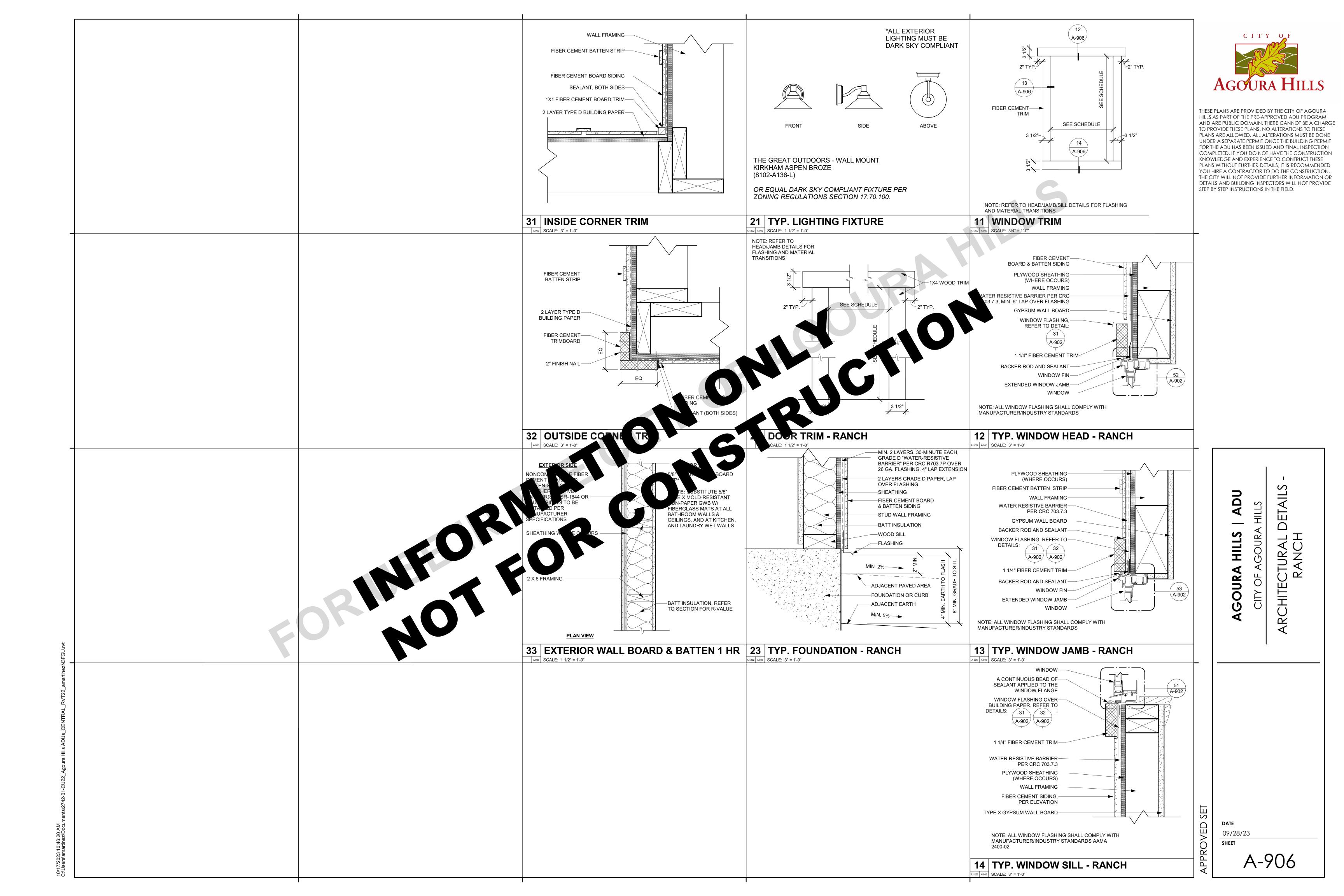
AIR HANDLER UNIT, PROVIDE DEDICATED OUTLET

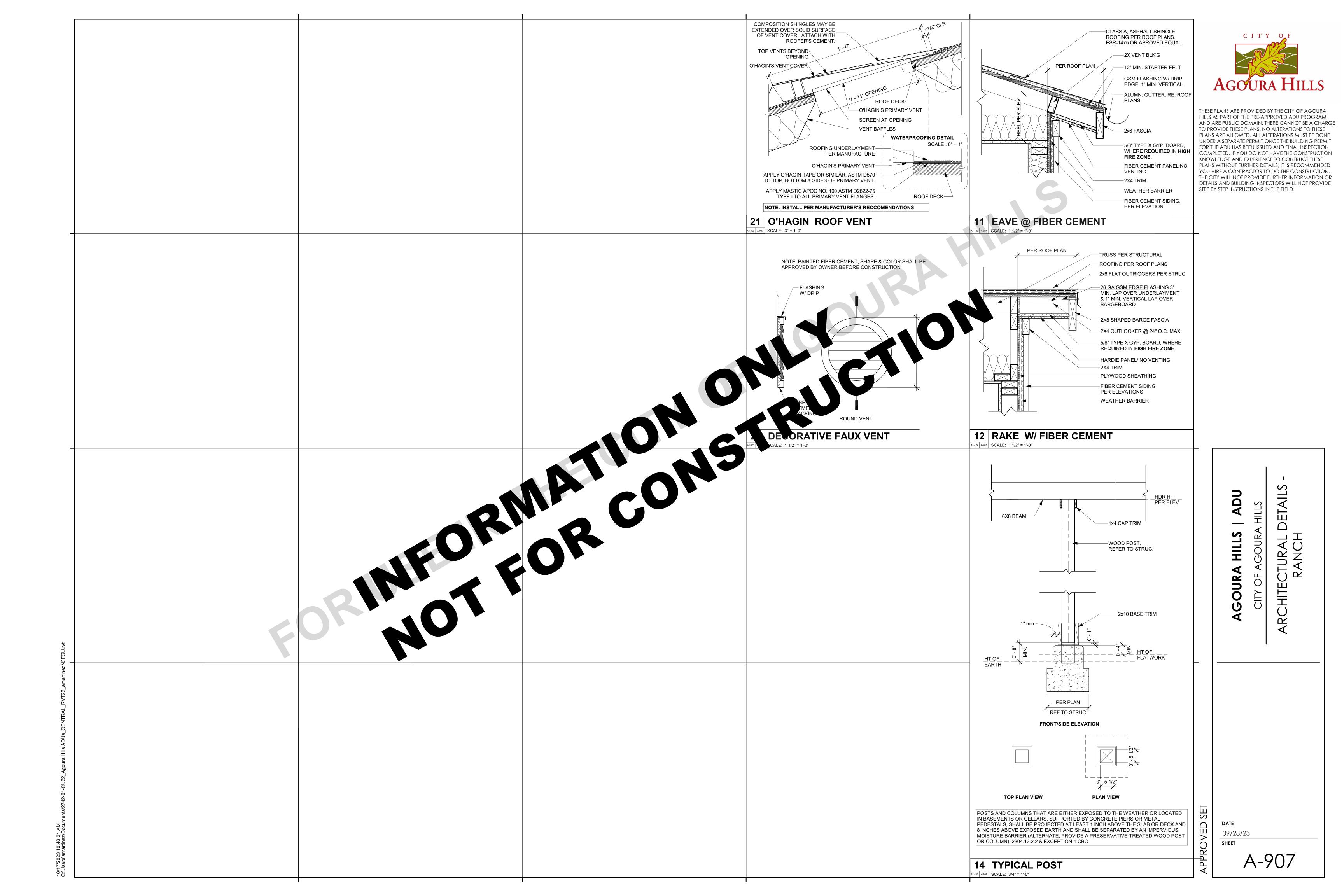
DATE 09/28/23 SHEET

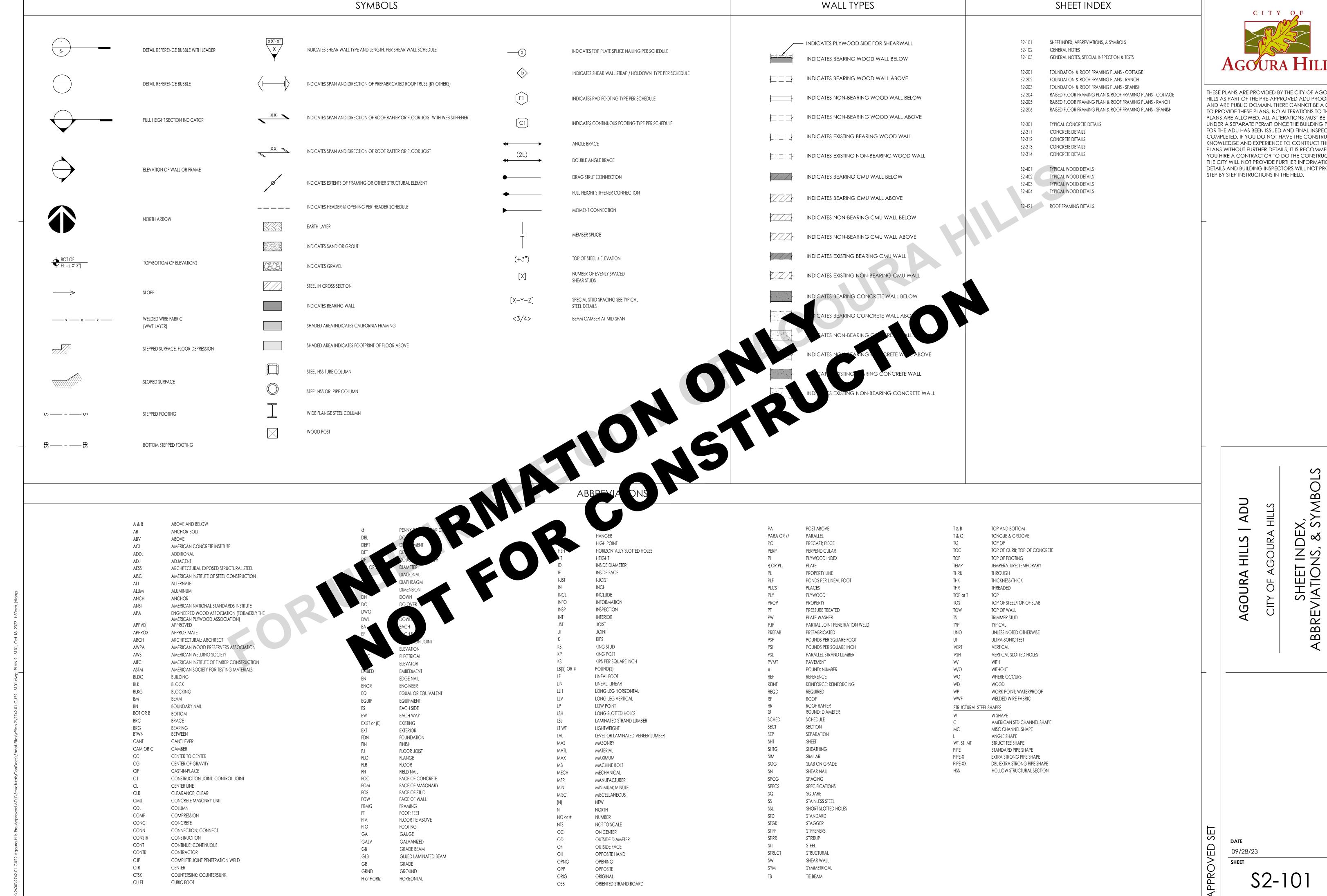
PLAN 2 | ELECTRICAL PLAN A1-201 A2-301 SCALE: 1/4" = 1'-0"











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 CHARC 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

SAWN LUMBER

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

SAWN LUMBER PROPERTIES									
USE	SIZE	SPECIES	GRADE	REFERENCE					
	2 X 4		STANDARD OR BETTER PRESSURE TREATED						
MUDSILLS	2 X 6 AND LARGER	D.F.	NO. 2 OR BETTER PRESSURE TREATED	2022 CBC 2303.1.9					
	2 X	REDWOOD	FOUNDATION GRADE						
	HORIZONTAL FRA	MING LUMBE	 R						

	<u>HORIZONTAL</u> FR	AMING LUMBI	ER .	
ROOF JOISTS AND RAFTERS	2 x	D.F.	NO. 2	
FLOOR JOISTS	2 X	D.F.	NO. 2	
HEADERS AND BEAMS	4 X	D.F.	NO. 2	WCLIB & WWPA
ANY OTHER HORIZONTAL	4 X 4 AND SMALLER	D.F.	NO. 2	
ANT OTHER HORIZONIAL	6 X 6 AND LARGER	D.F.	NO. 1	

	07.07.1.12 27.11.02.11	J	1		
	<u>VERTICAL</u> FRAM	IING LUMBER			
TOP PLATES	2 X	D.F.	NO. 2		
STUDS	2 X 4 & 3 X 4	D.F.	STUD	WCLIB &	
31003	2 X 6 & 2 X 8	D.F.	NO. 2	WCLIB & WWPA	
POSTS	4 X 4 & 4 X 6 POSTS	D.F.	NO. 2		
10313	6 X 6 & LARGER POSTS	D.F.	NO. 1		
	<u>ALL OTHER</u> FRAM	MING LUMBER			
ALL OTHER FRAMING LUMBER, UNO	ALL SIZES	D.F.	STANDARD & BETTER	WCLIB & WWPA	

- 2. FLOOR JOISTS SHALL BE GRADE STAMPED "S-DRY" WHICH INDICATES A MOISTURE CONTENT NOT EXCEEDING
- 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 NONBEARING 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.
- MINIMUM FRAMING NAILING SHALL CONFORM TO CBC TABLE 2304.10.2. ALL NAILS SHALL BE COMMON WIRE NAILS. PREDRILL NAIL HOLES TO 70% OF NAIL SHANK DIAMETER WHERE NAILING TENDS TO SPILT 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'-O" 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 (ACQ TYPE B AND D), COPPER AZOLE (CBA-A, CA-B), OR SODIUM BORATES (SBX). ANCHOR BOLTS, FASTENERS, AND METAL FRAMING CONNECTORS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT-DIPPED GALVANIZED TO A RATING OF G-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.
- 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'-O" O.C. MAXIMUM, NOT MORE THAN 8'-0' FROM SUPPORT. FLOOR JOISTS MORE THAN 10" DEPTH, 8'-O" 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, NONBEARING WALLS, AND OTHER NON-STRUCTURAL FRAMING ARE NOT NECESSARILY SHOWN ON STRUCTURAL DRAWINGS.

HARDWARE AND CONNECTORS

USE ALL SPECIFIED FASTENERS AS SPECIFIED ON PLANS, IF NOT INDICATED ON PLANS PROVIDE FASTENERS PER MFR'S APPROVED ICC-ESR REPORT OR PRODUCT LITERATURE

- 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 INSTALL ALL HOLDOWNS TIGHT TO END STUDS/POST, DO NOT USE FILLER BLOCKS. FOR MISALIGNED ANCHOR
- AND INSTALL THE HOLDOWN HIGHER ON END STUD / POST 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 AND COLLECTOR STRAPS SHALL BE INSTALLED STRAIGHT AND TRUE. DO NOT FOLD, BEND, KINK OR
- OTHERWISE ALTER CONNECTOR STRAPS INSTALL TIE DOWN STRAPS DIRECT TO POST IN LIEU OF OVER SHEATHING. STRAPS MAY BE INSTALLED ON THE UNSHEATHED SIDE OF THE END STUDS / POSTS

CONCRETE

- 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:

MATERIAL	ASTM STANDARD
PORTLAND CEMENT (TYPE II) ^A	C150
CONCRETE AGGREGATES (HARDROCK)	C33
WATER ^B	C1602
COAL FLY ASH OR POZOLLAN (CLASS F)	C618
NATURAL OR MANUFACTURED SAND	C33
SLAG	C989

- 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):

LOCATION IN STRUCTURE	MINIMUM STRENGTH (PSI)	DENSITY (PCF)	MAX SLUMP (IN±1)	MAX WATER/CEMENT RATIO	SLAG/ FLY ASH ^A (MAX)
CONCRETE FOUNDATIONS, GRADE BEAMS, TIE BEAMS	2,500	150	4	0.5	0.15
CONCRETE SLAB ON GRADE	2,500	150	4	0.45	0.15

- 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" AMPLITUDE.
- 6. ALL REINFORCING BARS, ANCHOR BOLTS AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.
- 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 a. 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

- 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 GR60 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
- B. THE RATIO OF THE ACTUAL ULTIMATE TENSILE STRESS TO THE ACTUAL YIELD STRENGTH IS NOT LESS THAN
- 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 REIN<u>EC</u> BAR BENDS SHALL BE MADE COLD.
- REINFORCING BAR LAP SPLICES SHALL BE MADE AS INDICATED ON THE DRAWINGS. I BARS AT CORNERS AND INTERSECTIONS. STAGGER ALL SPLICES UNL
- A. MINIMUM LAP SPLICE LENGTH FOR REINFORCING STEE SECTION 25.5.2 AND THE REINFORCING SCHEI
- PLACED AND SHALL BE SECURED AGAIN TOLERANCES. ADEQUATE SUPPORTS DISTANCE FROM THE FOR

REINFORCEMEN

DLDOWNS:	THE FOLLOWING MINIMUN NCRETE COVER SHALL BE PPREINFORCEMENT IN CAST-IN-PLACE CONCRETE (NON-PRISSED):	M COVER, IN.
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	A. CONCRETE CAST AGAINST AND PERMA Y EX. TO EART	3
INSTALL ALL HOLDOWNS TIGHT TO END STUDS/POST, DO NOT USE FILLER BLOCKS. FOR MISALIGNED ANCHOR BOLTS, EXTEND THE ANCHOR ROD AT A 1:6 (HORIZ/VERT) USING A COUPLER WITH EQUIVALENT ANCHOR ROD AND INSTALL THE HOLDOWN HIGHER ON END STUD / POST	B. CONCRETE EXPOSED TO EAR NO.6 THROUGH NO. 18 BAR NO.5 BAR, W31 OR D31 WIRE & LEN	2 1 ½"
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 DOWN & COLLECTOR STRAPS:	C. CONCRETE NOT EXPOSED TO WEATON OR IN CONTACT WITH GROUND: SLABS, WALLS, JOISTS: NO.14 AND NO.18 BARS	1 1/4
TIE DOWN AND COLLECTOR STRAPS SHALL BE INSTALLED STRAIGHT AND TRUE. DO NOT FOLD, BEND, KINK OR OTHERWISE ALTER CONNECTOR STRAPS	NO.14 AND NO.16 BARS NO.11 BAR & SMALLER BEAMS, COLUMNS:	3/ ₄ "
INSTALL TIE DOWN STRAPS DIRECT TO POST IN LIEU OF OVER SHEATHING. STRAPS MAY BE INSTALLED ON THE UNSHEATHED SIDE OF THE END STUDS / POSTS	PRIMARY REINFORCEMENT TIES, STIRRUPS, SPIRALS	1 ½"

WOOD (GENERAL)

1. PRESERVATIVE TREATMENT:

- A. WOOD MEMBERS SHALL BE PRESERVATIVE TREATED IN ACCORDANCE WITH AITC 109-07, STANDARD FOR PRESERVATIVE TREATMENT, BASED ON THE SERVICE CONDITION PER THE USE CATEGORIES (UC#) SPECIFIED IN
- a. 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 M4-06. THE FOLLOWING FIELD TREATMENTS SHALL BE USED:
- a. 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

FOUNDATION

- 1. GEOTECHNICAL INFORMATION AND FOUNDATION DESIGN IS BASED ON THE FOLLOWING: DESIGN LATERAL SOIL LOADS ARE IN ACCORDANCE WITH 2022 CBC TABLE 1610.1
- ALLOWABLE FOUNDATION BEARING AND LATERAL PRESSURES ARE IN ACCORDANCE WITH 2022 CBC TABLE 1806.2

2. SPREAD OR CONTINUOUS FOOTINGS:

		ALLOWABLE LATE	RAL RESISTANCE B	
ELEMENT	ELEMENT ALLOWABLE BEARING CAPACITY (PSF) A		COHESION (PSF)	
SHALLOW FOUNDATION	1,500	100	130	

- 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 IN UNDISTURBED SOILS.

EXISTING CONDITIONS

- 1. ALL INFORMATION SHOWN ON THE PLANS RELATIVE TO EXISTING KNOWLEDGE FROM PLANS SUPPLIED BY THE OWNER, BUT WITH
- AND/OR STRUCTURAL ENGINEER S

- ON NUMBER MUST BE OBTAINED AT LEAST TWO

ALL DEMOLITION SHALL BE CARRIED ON IN SUCH A WAY AS NOT TO DAMAGE EXISTING ELEMENTS, WHICH ARE TO REMAIN IN THE FINISHED STRUCTURE.

RN CALIFORNIA TELEPHONE NO. 1-800-422-4133.

ALIFORNIA TELEPHONE NO. 1-800-227-2600.

- ALL ELEMENTS OF THE STRUCTURE, WHICH ARE TO REMAIN, AND WHICH ARE DAMAGED DURING DEMOLITION WORK SHALL BE REPLACED AT NO ADDITIONAL COST. EXISTING ELEMENTS SHALL BE PROTECTED TO THE FULLEST EXTENT POSSIBLE, IN ORDER TO MITIGATE DAMAGE.
- 3. CONTRACTOR IS REPONSIBLE 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

DESIGN INFORMATION

FLOOR LIVE LOADS: (2022 CBC SECTION 1603.1.1)

FLOOR LIVE LO	ADS		
OCCUPANCY OR USE	UNIFORM (PSF)	CONC. (LBS)	REFERENCE
RESIDENTIAL ONE- AND TWO- FAMILY DWELLINGS UNINHABITABLE ATTICS WITHOUT STORAGE UNINHABITABLE ATTICS WITH STORAGE HABITABLE ATTICS AND SLEEPING AREAS ALL OTHER AREAS	10 20 30 40	_	2022 CBC TABLE 1607.1

2. ROOF LIVE LOADS (2022 CBC SECTION 1603.1.2)

ROOF LIVE LOADS			
OCCUPANCY OR USE UNIFORM CONC. (LBS) REFERENCE			
ROOF ORDINARY FLAT, PITCHED AND CURVED ROOFS (THAT ARE NOT OCCUPIABLE)	20		2022 CBC TABLE 1607.1

3. ROOF SNOW LOADS (2022 CBC SECTION 1603.1.3):

SNOW DESIGN DATA				
PARAMETER	VALUE	REFERENCE		
GROUND SNOW LOAD	Pg = 0 PSF	ASCE 7-16 7.2		

4. WIND DESIGN DATA (2022 CBC SECTION 1603.1.4):

WIND DESIGN DATA

VALUE	REFERENCE
V _{ULT} = 94 MPH	2022 CBC FIG. 1609.3
V _{ASD} = 73 MPH	2022 CBC 1609.3.1
С	2022 CBC 1609.4.3
GCpi = ± 0.18	ASCE 7 13-
	V _{ULT} = 94 MPH $V_{ASD} = 73 \text{ MPH}$ C

-16.0 -22.5 -22.5 -22.5 -32.3 -33.9 -32.3 -33.9 -32.3 -51.9 -38.8 -41.3 -41.3 -38.8 70NF 3e -61.7 -42.1 -42.1 ZONE 3r -61.7 -42.1 -42.1 ZONE 4 -20.9 -18.1 -16.0 ZONE 5 -25.8 -16.0

5. EARTHQUAKE DESIGN DATA (2022 CBC SECTION 1603.1.5):

SITE AND OCCU	PANCY PARAMET	TERS .
DADAMETED	VALUE	DEFEDENCE
PARAMETER	OPT 1	REFERENCE
RISK CATEGORY	II.	2022 CBC TABLE 1604.5
SEISMIC IMPORTANCE FACTOR	I = 1.0	ASCE 7-16 TABLE 1.5-2
	Ss = 1.625 g	
MAPPED SPECTRAL RESPONSE ACCELERATIONS:	S ₁ = 0.60 g	2022 CBC 1613.2.1
SITE CLASS	D (DF)	2022 CBC 1613.2.2
CDECTRAL DECRONICE COFFEIGIFAITS.	S DS = 1.30 g	2002 CBC 1/12 2 4
SPECTRAL RESPONSE COEFFICIENTS:	S D1 = 0.68 g	2022 CBC 1613.2.4

POSITIVE 19.3

BUILI	DING PARAMETERS	
DADAMETED	VALUE	DEFEDENCE
PARAMETER	OPT 1	REFERENCE
SEISMIC DESIGN CATEGORY	SDC = D	2022 CBC 1613.2.5
BASIC SEISMIC FORCE RESISTING SYSTEM	LIGHT FRAME (WOOD) WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE	ASCE 7-16 TABLE 12.2-1
RESPONSE MODIFICATION FACTOR	$R = 6\frac{1}{2}$	7,002,7,10,17,022,12,12
SYSTEM OVERSTRENGTH FACTOR	Ω0 = 3	
DEFLECTION AMPLIFICATION FACTOR	Cd = 4	
DESIGN BASE SHEAR	V = 8.1 k	ASCE 7-16 12.8.1
SEISMIC RESPONSE COEFFICIENTS	Cs = 0.200	ASCE 7-16 12.8.1.1
ANALYSIS PROCEDURE USED	EQUIVALENT LATERAL FORCE PROCEDURE	ASCE 7-16 12.8

6. GEOTECHNICAL INFORMATION (2022 CBC SECTION 1603.1.6): REFER TO FOUNDATION 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

INCLUDING THE STATE OF CALIFORNIA DIVISION OF OCCUPATIONAL SAFETY AND HEALTH (CAL/OSHA).

- 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,
- C. CODES & STANDARDS REFERENCED IN THE CODE OR LISTED IN THESE NOTES AND SPECIFICATIONS.
- 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
- 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:
- SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS, EXCEPT AS NOTED
- SIZE AND LOCATION OF ALL INTERIOR AND EXTERIOR NON-BEARING PARTITIONS UNLESS NOTED AND/OR DETAILED ON THE STRUCTURAL DRAWINGS
- 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
- 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
- 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. 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
- 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.
- 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

A. FOR PROJECTS IN SOUTHERN CALIFORNIA TELEPHONE NO. 1-800-422-4133.

DIMENSIONS

- 1. DIMENSIONS SHALL BE DEFINED TO INCLUDE BOTH HORIZONTAL DIMENSIONS AND VERTICAL DIMENSIONS
- 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.

HILLS AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARC 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.

THESE PLANS ARE PROVIDED BY THE CITY OF AGOURA

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SHEET

REQUIRED VERIFICATION AND INSPECTIONS

WOOD CODE CHAPTER 17 AND REFERENCED 2018 NDS AND AWO	SDPV	VS-201	15
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" OC. - WOOD SHEAR WALLS - WOOD DIPHRAGMS - DRAG STRUTS - SHEAR PANELS - HOLD-DOWNS		Х	1705.13.2
4. WOOD LATERAL FORCE-RESISTING SYSTEM WITH FASTENER SPACING OF THE SHEATHING GREATER THAN 4" OC (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		Х
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.		Х
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS		Χ
4. VERIFY USE OF PROPER MATERIALS, DENSITIES, AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	Х	_
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.		Х

CONCRETE CONSTRUCTION CODE TABLE 1705.3						
SPECIAL INSPECTION OR TEST	CONTINUOUS	PERIODIC	REFERENCED STANDARD	CBC REFERENCE		
3. INSPECT ANCHORS CAST IN CONCRETE		Χ	ACI 318: 26.7			
4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS (b) (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.a.	Х	Х	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:

a. Structural verifications, inspections and tests shall be performed in accordance WITH CHAPTER 17 OF THE CODE AND/OR THE APPLICABLE REFERENCE STANDARD.

B. OWNER REQUIREMENTS:

a. 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.

C. SPECIAL INSPECTOR QUALIFICATIONS: a. THE SPECIAL INSPECTIONS 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.

D. CONTRACTOR REQUIREMENTS:

- a. 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 INPECTION AND REPORTS SHALL BE AVAILABLE TO THE SPECIAL
- b. 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.
- c. 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 RESPONSBILITY SHALL CONTAIN ACKNOWLEDGEMENT OF AWARENESS OF THE SPECIAL INSPECTION REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS.

E. SPECIAL INSPECTOR REPORT REQUIREMENTS:

- a. THE SPECIAL INSPECTOR SHALL KEEP RECORD OF INSPECTIONS
- b. THE SPECIAL INPSECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL AND TO THE ARCHITECT AND STRUCTURAL ENGINEER OF RECORD.
- C. REPORTS SHALL INDICATE THAT WORK INSPECTED WAS OR WAS NOT COMPLETED IN
- CONFORMANCE TO APPROVED CONSTRUCTION DOCUMENTS. d. DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR
- e. 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. f. A FINAL REPORT DOCUMENTING SPECIAL INSPECTIONS AND CORRECTION (DISCREPANCIES NOTED SHALL BE SUBMITTED TO THE BUILDING OFFICIAL

SHOP FABRICATION

- 1. SHOP FABRICATION REQUIRES SPECIAL INSPEC EXCEPTION: SHOP SPECIAL INSPECTIONS A ABRICATOR REGISTERED AND

PRE-FABRICATED WOOD TRUSS NOTES

- 1. THE DESIGN OF METAL PLATE CONNECTED WOOD TRUSSES SHALL BE IN ACCORDANCE WITH THE FOLLOWING A. CODES AND STANDARDS:
 - a. THE GOVERNING CODE LISTED IN THE PROJECT GENERAL NOTES
 - b. MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES (ASCE 7-16)
 - c. NATIONAL DESIGN STANDARD FOR WOOD CONSTRUCTION AND SUPPLEMENT (ANSI/AWC NDS-2018)
 - d. SPECIAL DESIGN PROVISIONS FOR WIND & SEISMIC (AWC SDPWS-2015)
 - e. THE NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION (ANSI/TPI 1-2014)

- a. TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING MINIMUM VERTICAL LOADS AND OTHER LOADS INDICATED ON THE CONSTRUCTION DOCUMENTS (ATTIC MECHANICAL UNITS, ETC.)
 - ROOF TRUSS LOADING: 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

DEFLECTION CRITERIA: DEAD + LIVE LOAD L/240 LIVE LOAD ONLY L/360

*INCLUDES 4 PSF ALLOWANCE FOR PV PANELS

b. () 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.

2. CONTRACTOR REQUIREMENTS:

- A. THE CONTRACTOR SHALL MEET ALL THE REQUIREMENTS LISTED IN SECTION 2.3.4 OF ANSI/TPI 1-2014 INCLUDING THE FOLLOWING:
 - a. MEANS AND METHODS: THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS TECHNIQUES, SEQUENCES, PROCEDURES, PROGRAMS AND SAFETY IN CONNECTION WITH RECEIPT, STOR▲ NDLING, INSTALLATION, RESTRAINING, AND BRACING O<u>f th</u> OOD PRACTICE FOR HANDLING, INSTALLING, R

- CTOR SHALL INCORPORATE THE TIME REQUIRED FOR THE SUBMITTAL AND APPROVED BY ALL PARTIES AND SHALL HAVE THE APPROVED SITE PRIOR TO FOUNDATION INSPECTION.

NER SHALL MEET ALL THE REQUIREMENTS LISTED IN SECTION 2.3.5 OF ANSI/TPI 1-2014

- 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.
- D. TRUSS DESIGNER SHALL COMPLY WITH THE REFERENCED CODE AND DESIGN CRITERIA ABOVE. c. 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
- d. 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.

WOOD STRUCTURAL PANELS (SHEATHING)

1. WOOD STRUCTURAL PANELS SHALL MEET THE FOLLOWING MINIMUM STANDARDS EXCEPT WHERE OTHERWISE NOTED:

	WOOD STRUCTURAL PANEL PROPERTIES									
	USE	PLY	BOND CLASSIFICATION ^C	SHEATHING GRADE	PERFORMANCE RATING	SPAN RATING	RATING ^B	REFERENC		
	ROOF	5	EXPOSURE 1	refer to ty	PICAL DIAPHRAGM	SCHEDULE	APA	2022 CB 2303.1.		
	FLOOR	5	EXPOSURE 1				APA	(DOC PS OR PS 2-		
	WALL D	5	EXPOSURE 1	REFER TO TY	PICAL SHEAR WALL	SCHEDULE	APA			

TABLE NOTES:

- A. WOOD STRUCTURAL PANELS SHALL CONFORM TO THE REQUIREMENTS FOR THEIR TYPE IN ACCORDANCE WITH THE FOLLOWING VOLUNTARY STANDARDS BY THE ENGINEERED WOOD ASSOCIATION (APA):
 - a. VOLUNTARY PRODUCT STANDARD, STRUCTURAL PLYWOOD, PS 1-09
 - b. VOLUNTARY PRODUCT STANDARD, PERFORMANCE STANDARD FOR WOOD-BASED STRUCTURAL-USE PANELS, PS 2-10
- B. 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 CONDTIONS 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.
- a. EXCEPTION: WOOD STRUCTURAL PANEL ROOF SHEATHING EXPOSED TO THE OUTDOORS ON THE UNDERSIDE IS PERMITTED TO BE "EXPOSURE 1" TYPE.
- b. WOOD STRUCTURAL PANELS TO BE USED AS SIDING SHALL COMPLY WITH ANSI/APA PRP-210.
- D. 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:
- A. TRANSPORTATION

a. IN TRANSPORTING PANELS ON OPEN TRUCK BEDS, COVER THE BUNDLES WITH A TARP.

B. STORAGE

- a. ALWAYS STORE THE PANELS UNDER COVER WHENEVER POSSIBLE
- b. WHEN STORING PANELS OUTSIDE STACK THEM ON A LEVEL SURFACE ON TOP OF STRINGERS OR OTHER BLOCKING, THREE STRINGERS MINIMUM.
- c. NEVER LEAVE PANELS IN CONTACT WITH THE GROUND
- d. COVER THE STACK WITH A PLASTIC TARP, ENSURING THAT THE BUNDLE IS WELL VENTILATED TO PREVENT MILDEW.
- e. IF MOISTURE ABSORPTION IS EXPECTED, CUT THE STEEL BAND TO PREVENT DAMAGE
- f. KEEP SANDED OR OTHER APPEARANCE GRADE PANELS AWAY FROM HIGH TRAFFIC AREAS

- a. ALWAYS PROTECT ENDS AND EDGES, ESPECIALLY TONGUE AND GROOVE PRODUCTS, FROM PHYSICAL DAMAGE.
- b. ACCLIMATIZE 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

- A. 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 1/2" 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.
- B. PLYWOOD OR OSB WALL SHEATHING MAY BE APPLIED VERTICALLY OR HORIZONTALLY. ALL END JOINTS

BE JOINED OVER FRAMING AND STAGGERED. 4. BLOCKING:

- A. 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.
- B. ALL FLOOR SHEATHING SHALL BE BLOCKED UNLESS SPECIFICALLY ALLOWED ON PLANS. WHERE PERMITTED TO BE UNBLOCKED, ALL UNBLOCKED EDGES SHALL BE TONGUE AND GROOVE.
- C. WALLS: ALL SHEAR WALLS SHALL BE FULLY BLOCKED AT PLYWOOD EDGES.

FASTENERS

- A. 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
- B. EQUIVALENT PNEUMATIC DRIVE NAILS OR STAPLES MAY BE USED IF FASTENER MANUFACTURER HAS RECEIVED ICC OR IAPMO APPROVAL FOR THE INTENDED US. FASTENERS TO BE SUBSTITUTED SHALL BE EQUIVALENT IN LATERAL AND WITHDRAWAL STRENGTH TO THE SIZE OF COMMON NAIL SPECIFIED.
- C. 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 T HAN WOULD BE NORMAL FOR A HAND HAMMER OR IF MINIMUM ALLOWABLE EDGE DISTANCES ARE NOT MAINTAINED, THE PERFORMANCE WILL BE DEEMED UNSATISFACTORY.
- D. 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.



HILLS AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARC 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.

THESE PLANS ARE PROVIDED BY THE CITY OF AGOURA

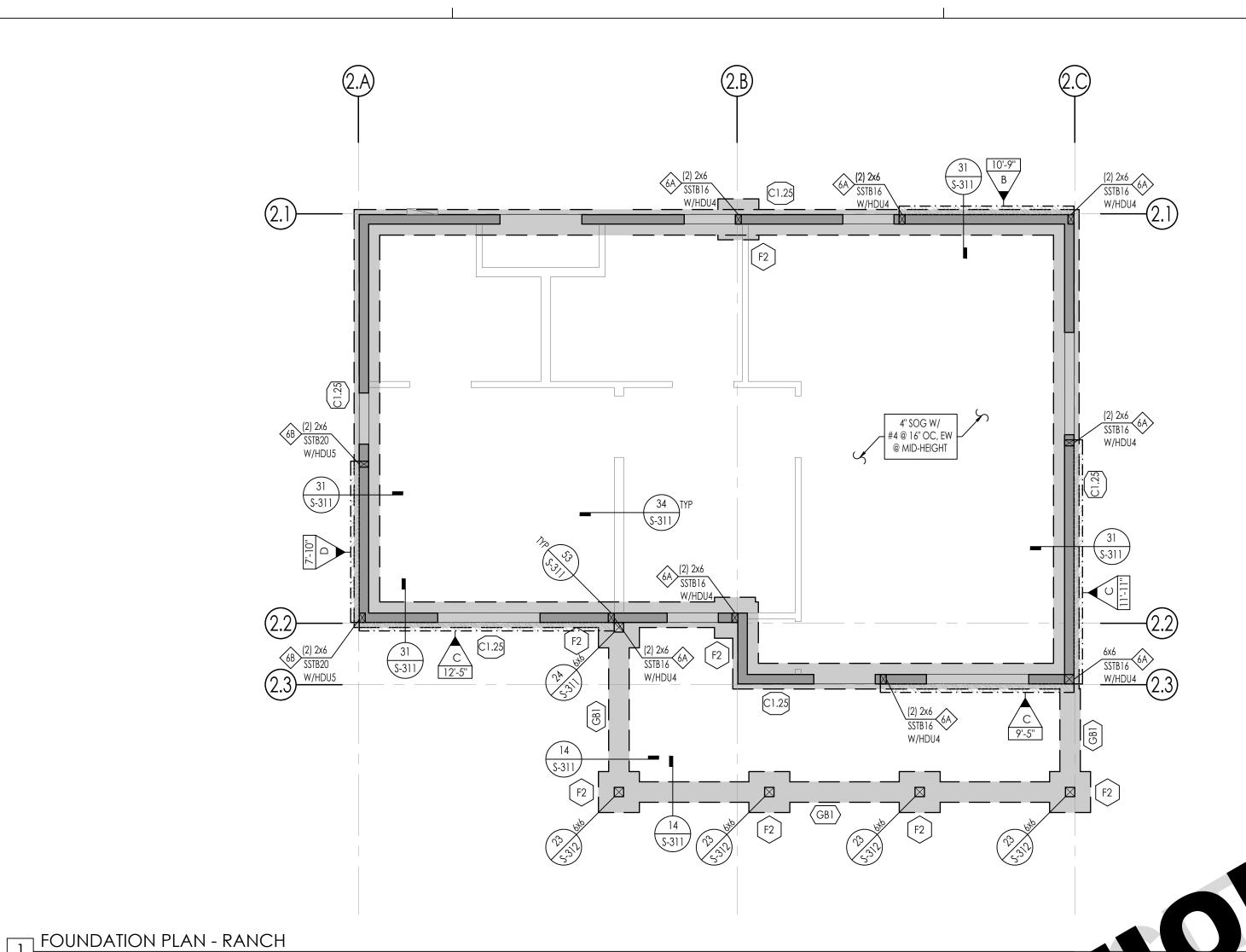
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DT (2000 #)

SGT (100 PLF)

1. SEE THE FOLLOWING SHEETS FOR GENERAL NOTES AND TYPICAL DETAILS.

DESCRIPTION	SHEET(S)
SYMBOLS AND ABBREVIATIONS	S-101
STRUCTURAL GENERAL NOTES	S-102 - S-103
TESTING AND INSPECTION	S-103
TYPICAL CONCRETE DETAILS	S-301
TYPICAL WOOD DETAILS	VUV 2 1UV 2

- 2. SEE ARCHITECTURAL DRAWINGS FOR FINISHED FLOOR ELEVATIONS. REFERENCE FINISHED FLOOR ELEVATION = 0'-0" CORRESPONDS TO FINISHED FLOOR ELEVATION.
- 3. SEE ARCHITECTURAL DRAWINGS FOR ALL EXTERIOR CONCRETE PAVING, SLABS, BASES, CURBS, ETC.
- 4. FOR ANY DIMENSIONAL INFORMATION NOT SHOWN, SEE ARCHITECTURAL DRAWINGS.
- 5. 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.
- 6. SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS IN BEARING AND NON-BEARING WALLS.
- 7. SEE ARCHITECTURAL DRAWINGS FOR LOCATION OF INTERIOR NON-BEARING PARTITIONS.
- 8. 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 9. SEE PLANS AND ARCHITECTURAL DRAWINGS FOR DEPRESSIONS AND/OR SLOPES IN CONCRETE SLABS.

- 10. SEE ARCHITECTURAL, PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL EMBEDDED ITEMS AND SLAB PENETRATIONS.
- 11. FOR TYPICAL SLAB-ON-GRADE REQUIREMENTS, INCLUDING SLAB JOINTS, SEE DETAIL 31/S-301
- 12. ALL POSTS IN 6"x WALLS SHALL BE 6x6 UNLESS NOTED OTHERWISE ALL POSTS IN 4"x WALLS SHALL BE 4x4 UNLESS NOTED OTHERWISE
- 13. PLATE WASHERS ARE REQUIRED FOR ALL SILL PLATE ANCHOR BOLTS
- 14. ALL HOLDOWN ANCHOR NUTS SHALL BE TIGHTENED TO FINGER TIGHT PLUS ONE-HALF WRENCH TURN PRIOR TO COVERING

GENERAL PLAN NOTES

15. ALL BOLT HOLES, IN WOOD MEMBERS, SHALL BE DRILLED A MAXIMUM OF 1/16" OVERSIZED. INSPECTOR TO VERIFY

- 16. THE BUILDING PAD SHALL BE PREPARED AS OUTLINED IN DETAIL 53/S-301. THE BUILDING OFFICIAL SHALL
- REQUIRE PAD CERTIFICATION BY A GEOTECHNICAL ENGINEER AT THEIR DISCRETION. 17. BOTTOM OF FOOTING SHALL BE, UNLESS DEEPER FOUNDATIONS ARE REQUIRED BY THE BUILDING OFFICIAL:
- A. 21" BELOW PAD OR ADJACENT GRADE AT PERIMETER, WHICHEVER IS DEEPER, UNO B. 21" BELOW PAD OR ADJACENT GRADE AT INTERIOR GRADE BEAMS, WHICHEVER IS DEEPER, UNO NOTE: FOOTING MUST BE DEEPENED LOCALLY PER DETAIL 32/S-301 TO ACCOMMODATE ANCHOR
- 18. FOR DEEPENED FOOTING REFER TO 44/S-311. DISTANCE TO DAYLIGHT MUST BE A MINIMUM OF 10'-0" AS MEASURED FROM THE BOTTOM OF THE FOOTING. SHOULD THE SITE REQUIRE RETAINING WALLS TO FLATTEN THE LOT, REFER TO NOTES ON COVER SHEET FOR PERMITTING REQUIREMENTS.

- 19. ALL LINES OR MEMBERS INDICATED AS "STRUT" SHALL RECEIVE (2) ROWS OF BOUNDARY NAILING (BN), STAGGERED.
- 20. 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,
- 21. PLYWOOD SHEATHED DIAPHRAGM TYPES: ALL ROOF DIAPHRAGMS SHALL BE TYPE A, UNO REFER TO 12/S-403

BOLT HOLDOWN EMBED DEPTHS

- 22. 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.
- 23. 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.

INDICATES TOP PLATE SPLICE NAILING PER DETAILS 31/S-403. NAILING APPLIES TO ENTIRE LENGTH OF TOP PLATE. PROVIDE TYPE (C) SPLICE, ULESS 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				
SPECIFIES HOLE STRAP DETAIL	DOWN/ — IX INDICATES HOLDOWN/ STRAP TYPE	DETAIL		
√ 6x >	INDICATES SIMPSON HOLDOWN W/ SSTB TO: CONCRETE FOUNDATION:	12/\$-311		

NDICATES BEARING STUD WALL PER PLAN

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

ROOF FRAMING SCHEDULES

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

	FLOOR RAFTER SCHEDULE	
ЛARK	SIZE	REMARKS
Jl	2x6 @ 16" OC	

	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 DEEPENED LOCALLY PER DETAIL 32/S-301 TO ACCOMMODATE AB HOLDOWN EMBED DEPTHS

PREFABRICATED ROOF TRUSS

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

	ROOF TRUSS SCHEDUI	LE
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 IS AT A FACTORED LEVEL (0.7E) 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 IN ALL OTHER STRUCTURES DRAGS SHALL INCLUDE THE EFFECT OF OVER STRENGTH PER ASCE 7-16 12.4.3.2

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THESE PLANS ARE PROVIDED BY THE CITY OF AGOURA

HILLS AS PART OF THE PRE-APPROVED ADU PROGRAM

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

KNOWLEDGE AND EXPERIENCE TO CONTRUCT THESE

STEP BY STEP INSTRUCTIONS IN THE FIELD.

COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION

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

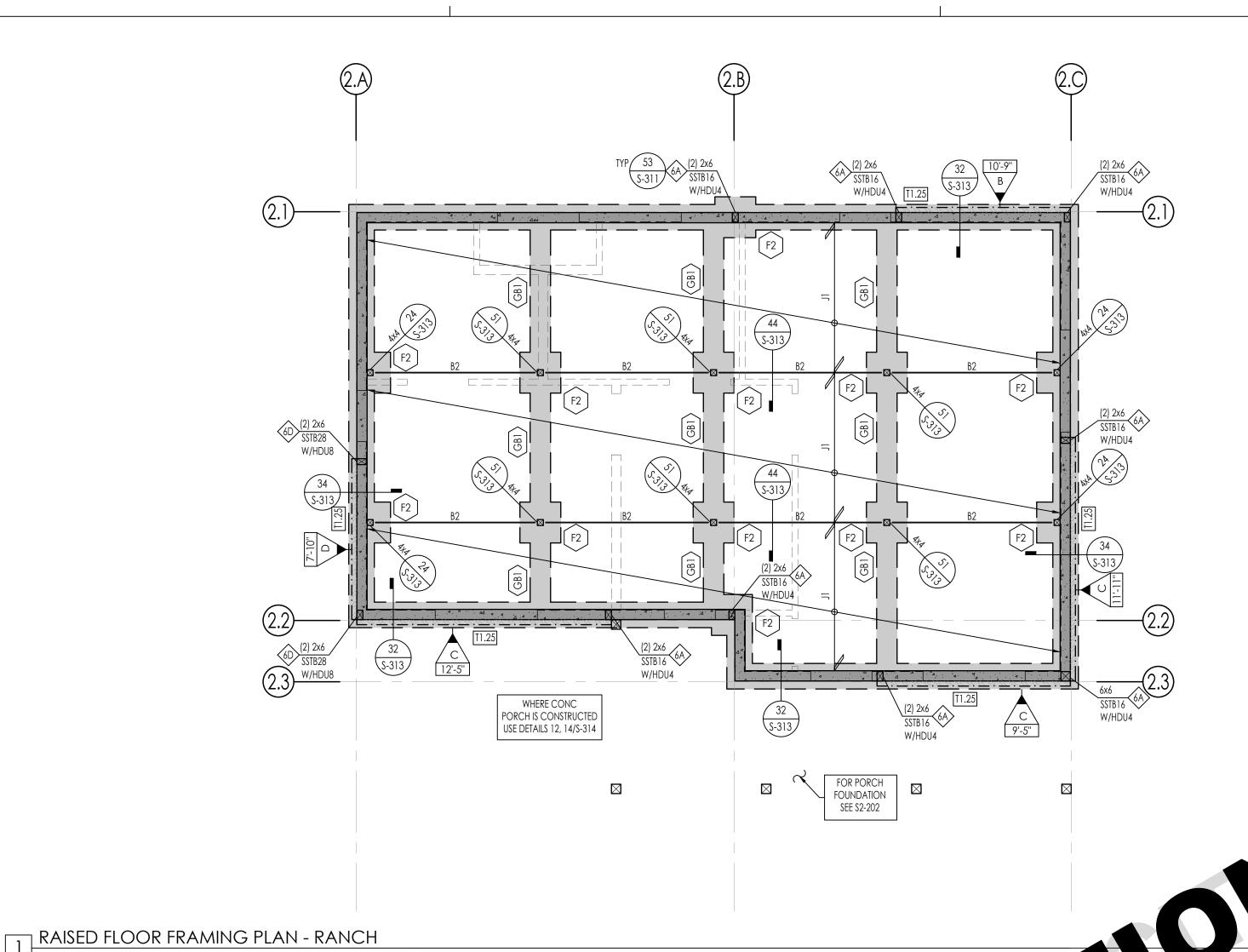
AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARC

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

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



DT (2000 #)

SGT (100 PLF)

GENERAL PLAN NOTES

1. SEE THE FOLLOWING SHEETS FOR GENERAL NOTES AND TYPICAL DETAILS.

DESCRIPTION		SHEET(S)
SYMBOLS AND ABBREVIA	TIONS	S-101
STRUCTURAL GENERAL N	OTES	S-102 - S-103
TESTING AND INSPECTI	ON	S-103
TYPICAL CONCRETE DET	AILS	S-301
TYPICAL WOOD DETA	211	NON-2 - 10N-2

- 2. SEE ARCHITECTURAL DRAWINGS FOR FINISHED FLOOR ELEVATIONS. REFERENCE FINISHED FLOOR ELEVATION = 0'-0" CORRESPONDS TO FINISHED FLOOR ELEVATION.
- 3. SEE ARCHITECTURAL DRAWINGS FOR ALL EXTERIOR CONCRETE PAVING, SLABS, BASES, CURBS, ETC.
- 4. FOR ANY DIMENSIONAL INFORMATION NOT SHOWN, SEE ARCHITECTURAL DRAWINGS.
- 5. 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.
- 6. SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS IN BEARING AND NON-BEARING WALLS.
- 7. SEE ARCHITECTURAL DRAWINGS FOR LOCATION OF INTERIOR NON-BEARING PARTITIONS.

8. 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 9. SEE PLANS AND ARCHITECTURAL DRAWINGS FOR DEPRESSIONS AND/OR SLOPES IN CONCRETE SLABS.

- 10. SEE ARCHITECTURAL, PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS FOR ADDITIONAL EMBEDDED ITEMS AND SLAB PENETRATIONS.
- 11. FOR TYPICAL SLAB-ON-GRADE REQUIREMENTS, INCLUDING SLAB JOINTS, SEE DETAIL 31/S-301
- 12. ALL POSTS IN 6"x WALLS SHALL BE 6x6 UNLESS NOTED OTHERWISE ALL POSTS IN 4"x WALLS SHALL BE 4x4 UNLESS NOTED OTHERWISE
- 13. PLATE WASHERS ARE REQUIRED FOR ALL SILL PLATE ANCHOR BOLTS
- 14. ALL HOLDOWN ANCHOR NUTS SHALL BE TIGHTENED TO FINGER TIGHT PLUS ONE-HALF WRENCH TURN JUST PRIOR TO COVERING

15. ALL BOLT HOLES, IN WOOD MEMBERS, SHALL BE DRILLED A MAXIMUM OF 1/16" OVERSIZED.

- INSPECTOR TO VERIFY
- 16. THE BUILDING PAD SHALL BE PREPARED AS OUTLINED IN DETAIL 53/S-301. THE BUILDING OFFICIAL SHALL REQUIRE PAD CERTIFICATION BY A GEOTECHNICAL ENGINEER AT THEIR DISCRETION.
- 17. BOTTOM OF FOOTING SHALL BE, UNLESS DEEPER FOUNDATIONS ARE REQUIRED BY THE BUILDING OFFICIAL: A. 21" BELOW PAD OR ADJACENT GRADE AT PERIMETER, WHICHEVER IS DEEPER, UNO
- B. 21" BELOW PAD OR ADJACENT GRADE AT INTERIOR GRADE BEAMS, WHICHEVER IS DEEPER, UNO NOTE: FOOTING MUST BE DEEPENED LOCALLY PER DETAIL 32/S-301 TO ACCOMMODATE ANCHOR BOLT HOLDOWN EMBED DEPTHS
- 18. FOR DEEPENED FOOTING W/21" MAX BETWEEN TOP OF SLAB AND FINISHED GRADE REFER TO 44/S-311. DISTANCE TO DAYLIGHT MUST BE A MINIMUM OF 10'-0" AS MEASURED FROM THE BOTTOM OF THE FOOTING. SHOULD THE SITE REQUIRE RETAINING WALLS TO FLATTEN THE LOT, REFER TO NOTES ON COVER SHEET FOR PERMITTING REQUIREMENTS.
- 19. WHERE UNDER FLOOR ACCESS IN CONC STEM WALLS IS REQUIRED, SEE DETAIL 43/S-313.

- 20. ALL LINES OR MEMBERS INDICATED AS "STRUT" SHALL RECEIVE (2) ROWS OF BOUNDARY NAILING (BN), STAGGERED.
- 21. 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,
- 22. 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
- 23. 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.
- 24. 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.

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INDICATES DSC CONNECTION PER 24/S-403

INDICATES STRAP PER 24/S-403 OR 34/S-403, UNO

INDICATES 8" THINK CONCRETE STEM WALL W/#4 AT 12"OC HORIZ AND VERT REINF CENTERED IN THE WALL, UNO

FOUNDATION SCHEDULES

	SHEARWALL HOLDOWN SCHEDULE				
SPECIFIES HOLE STRAP DETAIL	DOWN/ — IX INDICATES HOLDOWN/ STRAP TYPE	DETAIL			
√ 6x >	INDICATES SIMPSON HOLDOWN W/ SSTB TO: CONCRETE STEM WALL:	22/S-313			

ER SIZE, UNLESS NOTED OTHERWISE

IDICATES BEARING STUD WALL PER PLAN

	'S	TEM-WALL' TYPE	CONTINUOUS FOOTIN	IG SCHEDULE	
TYPE	WIDTH	THICKNESS	LONG REINF	TRANS REINF	DETAIL
11.25	1'-3"	1'-0"	(2) #4 @ T&B	#3 @ 12" OC, BOT	PER PLAN

ROOF FRAMING SCHEDULES

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

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

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

			PAI	D FOOTING SCHEE	DULE		
TYPE	WIDTH	LENGTH	THICKNESS	MIN EMBED BELOW LOWEST PAD GRADE	TOP REINF	BOT REINF	DETAIL
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DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE

STEP BY STEP INSTRUCTIONS IN THE FIELD.

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

