CITY OF OXNARD CALIFORNIA

PLANNING COMMISSION
STAFF REPORT

TO: Planning Commission

FROM: Daniel Houck, Associate Planner

DATE: February 6, 2025

SUBJECT: Planning and Zoning Permit No. 24-540-03 (Planned Development Permit), Property Located at 5305 Saviers Road (APN: 222-0-112-095).

1) **Recommendation:** That the Planning Commission ("**Commission**"):
   a. Find the project Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction); and

   b. Adopt Resolution 2025-XX approving Planning and Zoning Permit No. 24-540-03 (Planned Development Permit), subject to certain findings and conditions.

2) **Project Description and Applicant:** A request for approval of a Planned Development Permit (PD) for the construction of a new 3,326 square foot two-story duplex building consisting of two 1,663 square foot attached two-story units and a 990 square foot detached four car garage with a detached 990 square foot ADU above the garage on a 5,662 square foot (0.13 acre) vacant parcel located at 5305 Saviers Road, within the Garden Apartment - Planned Development (R-3-PD) zone. Each unit will contain four bedrooms, a kitchen, living room, and bathrooms. Two parking spaces will be allocated to each unit. Pursuant to state law no parking is required for the proposed ADU. For purposes of this Staff Report, the foregoing project description shall be referred to as the "**Project**". Filed by Emmanuel Lopez on behalf of property owner Carlos Lopez, PO Box 882, Simi Valley, CA 93062 (the "**Applicant**")

   Please see the reduced Project plans (Attachment B) for more details.

3) **Existing & Surrounding Land Uses:** The 5,662 square foot parcel is currently an undeveloped, vacant dirt lot. The project site is located on Saviers Road and just north of West Clara Street, which is the first 4 way intersection south of Pleasant Valley Road (Attachment A). The following table lists the surrounding zoning, general plan, and land uses immediately adjacent to the project site:

LOCATION	ZONING	GENERAL PLAN	EXISTING LAND USE
Project Site	R-3-PD (Garden Apartment - Planned Development)	Residential Medium (RM)	Vacant lot
North	R-3-PD (Garden Apartment - Planned Development)	Residential Medium (RM)	Multi-family Residential (Duplexes)
South	R-1-PD (Single Family Residential - Planned Development)	Residential Low (RL)	Single Family Residential Homes
East	R-3-PD (Garden Apartment - Planned Development)	Residential Medium (RM)	Multi-family Residential (Duplexes and Apartments)
West	R-3-PD (Garden Apartment - Planned Development)	Residential Medium (RM)	Multi-family Residential (Apartments)

4) **Background Information:** The project site is a vacant lot currently. Records show that it has not been developed in the past. It has had one approved permit prior to this land use entitlement, permit 23-2926, a well application involving public works and 3 onsite boreholes in 2023.

   This land use permit was first taken in as a Development Design Review (PZ 23-200-03) on March 6th, 2023. After further review the permit was changed to a Planned Development Permit (PZ 24-540-03) as the Planned Development (PD) additive zone requires all land use permits to be processed as a Special Use Permit per OCC Section 16-271(a). A Special Use Permit in the PD zone is a Planned Development Permit.

5) **Environmental Determination:** In accordance with § 15303, Class 3 (New Construction) of the State CEQA Guidelines, projects involving "the construction of new, small facilities or structures, including those up to 10,000 square feet in urban areas" may be found to be exempt from the requirements of the California Environmental Quality Act (CEQA). This proposal includes the construction of a 3,326 square foot two-story duplex building and a 990 square foot detached garage with a 990 square foot ADU above the garage in an urban area surrounded by developed residential lots. No environmental sensitive areas are on or adjacent to the property. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Therefore, staff has determined that there is no substantial evidence that the project will have a significant effect on the environment and recommends that the Planning Commission accept the Notice of Exemption.

6) **Analysis:**

   a) ***General Discussion:*** The lot is vacant and has not been developed previously. The proposal consists of two total structures on the property with the first being the

primary dwelling units, which are proposed as a new 3,326 square foot two-story duplex building with two 1,663 square foot two-story units of identical mirrored floor plans. The second building is a 1,980 square foot two story garage with the first floor being two 462 square foot garages attached to each other, one two-car garage for each primary dwelling unit in the duplex. The top floor above the garages is a 990 square foot ADU. Pursuant to section 16-540 of the Oxnard City Code the Planning Commission is the decision maker for Planned Development Permits.

b) ***General Plan Consistency:*** The 2030 General Plan identifies the land use for the subject property to be Residential Medium, which would be a suitable zone for the placement of a duplex, garage, and an accessory dwelling unit. The following table demonstrates further consistency with the general plan through specific policies:

Consistency with the 2030 General Plan is defined by the relationship between. 2030 General Plan policies and the proposed Project. The three consistency classification levels are:

I. Direct Applicability to a Proposed Project or Program (full text of the policy and an explanation).

II. Related or Indirect Applicability to the Proposed Project or Program (policy title and an explanation for each or groups of related or indirectly related policies).

III. No or Distant Applicability to the Proposed Project or Program (all policies not listed as Level I and II are assumed to be consistent).

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
CD-1.2	II	In-fill development, priority to mixed use	The Project site is within a developed area of the City and qualifies as infill.
CD-1.5 CD-9.1 CD-14.3	II	Housing Variety Neighborhood Identity Quality of Design	The Project will be compatible and complementary to the existing residential neighborhood.
CD-5.2 SH-6.4	II	Compatible Land Use	The proposed duplex is consistent with the allowable residential land uses and will be compatible with adjacent uses, and is not anticipated to generate nuisances.
CD-14.3	II	Quality of Design	The Project will be compatible and complementary to the existing residential neighborhood.
ISC-1.2	I	Review development proposals for their impacts on infrastructure (e.g., sewer, water, fire stations, libraries,	The proposed development and associated improvements would tie into existing

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
		streets) and require appropriate mitigation measures to ensure that proposed developments do not create substantial adverse impacts on existing infrastructure and that the necessary infrastructure will be in place to support the development.	infrastructure, which have the capacity to provide service to the proposed residential dwellings. The project includes standard and special development project conditions by City Department representatives.

c) ***Conformance with Zoning Development Standards:*** The proposed development is located in the Garden Apartment - Planned Development (R-3-PD) zone. The proposed development is a proposed two story residential duplex and associated two story garage with an ADU. This proposed use is compatible with this zoning designation as it allows for two primary dwelling units to be developed on a lot of this size. The zone allows development of accessory dwelling units. The garage would be required to supply parking for the primary units. Applicable development standards of the Garden Apartment zone have been compared with the proposed project, as follows:

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
Max. building height (OCC 16-23)	3 stories and 35 feet.	Duplex is 27'9" and the garage is 23'10"	Yes.
Front yard setback (OCC 16-23)	20 ft.; 15 ft. if access to all parking is from an alley	15 feet (access is from alley)	Yes
Side yard setback (OCC 16-23)	5 ft. for 1-2 story buildings, 7.5 ft. for 2.5 story buildings. One-half the required front yard (Corner Lot)	5'9" on north 6'0 on south	Yes
Rear yard setback (OCC 16-23)	25 ft, a one story accessory building can occupy a required rear yard setback.	51.5 feet for the duplex and 6 feet for the garage with ADU	Yes, as the second floor is an ADU, it can be viewed as a one story accessory building.
Interior Yard Space (OCC 16-23 and 16-24)	30% of lot area, minimum 15 ft. by 15 ft. area, completely open from ground to sky and not used for circulation**	1,886 square feet (31%)	Yes
Off-street parking (16-622): Garage spaces Visitor spaces	2 garage spaces per unit and 1 uncovered visitor space per unit	(2) two car garages, one per unit and (2) uncovered visitor spaces, one per unit	Yes

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
Parking space sizes & design: • Garage (16-636 & 16-638) • Visitor (16-638)	• Two car garage 20' x 20' • 9'W x 19'L – standard parking	• Two car garage 24' x 20.25' • 9'W x 19'L (Visitor)	Yes, no parking is required for the ADU.

d) ***Site Design:*** The two story duplex is sited at the 15' setback line at the front of the property. The two story garage building is sited in the rear of the property at a 6' distance from the alley, leaving the 6' public utility easement along the rear property line. There is an 6' public utility easement along the southern side property line as well, which is also left undeveloped by siting the building at a 6' side setback. There are condenser units sited in the rear yard between the garage and the duplex.

The interior of each duplex unit has 4 bedrooms and 3 bathrooms, while the accessory dwelling unit above the garage has 3 bedrooms and 2 bathrooms. The ADU will be accessed from a staircase leading to the second floor, which is located on the rear of the garage from the yard area between the two proposed buildings.

The exterior is proposed as a stucco finish for both buildings. Front doors of all three units will face the front of the property, however, the ADU will not be seen as the two-story duplex will limit public view of the rear garage building. The duplex units have rear doors as well, which lead to a 100 square foot concrete area in the rear yard that is conditioned to be constructed for each unit.

e) ***Circulation and Parking:*** Vehicular access to the property will be from the rear alley. A driveway will connect the garage and visitor spaces to the alley. The alley is connected to West Clara Street, which is a local roadway accessed by a major thoroughfare, Saviers Road. The garage consists of two 2-car garages that are attached to each other, each 462 square feet and allowing two parked cars. Additionally, there are two visitor spots, one on each side of the garage. All parking is accessed from the alley. There will be pedestrian access from the front of the property from the existing sidewalks along Saviers Road.

f) ***Height:*** The proposed duplexes are proposed at a height of 27'9" and the garage has a proposed height of 23'10 both of which are well under the maximum allowed by Oxnard City Code for the Garden Apartment zoning designation, which allows up to three stories and 35 feet in height max.

g) ***Landscaping and Open Space:*** The property has no official landscaping currently as there is primarily dirt and old natural brush. A preliminary landscaping plan was submitted for this project, which proposes a mix of decomposed granite and brown mulch. Mulched areas will include lavender and rosemary bushes as well

as a fruitless olive tree in the front yard and one in the side yard. Over 30% of the property will be covered in the proposed landscaping. Each duplex unit is conditioned to have a 100 square foot concrete pad in the rear yard.

The project is conditioned to disperse the landscaped areas throughout the decomposed granite rather than isolate it all in one area. The landscaping will also be conditioned to provide a max of 75% of inorganic ground cover, which with this proposal would limit the decomposed granite to 75% of the required front yard area.

h) ***Noise:*** The proposed residences are not expected to generate any excessive noise as a use on the property. Generally, the only likely source of noise for a small-scale residential project are condenser units, which are currently proposed in the rear yard between the two proposed buildings. All new condenser units proposed for the development will be further reviewed in the Building Permit submittal and will only be approved pursuant to City Code §7-185. Thus, the proposed project will not create significant noise impacts.

i) ***Accessory Dwelling Unit:*** Accessory units are allowed by state law on properties containing permitted primary residential units. As this residentially zoned property is to be developed with multi-family residential, the property would have access to the multi-family accessory dwelling unit rights that come from multiple state laws regarding accessory dwelling units. This is also codified in our code. Section 16-22 permits accessory dwelling units in all residential zones including the zone of the subject property. Standards for accessory dwelling units are in code sections 16-465 through 16-469.

If the proposed duplex was built, state law would allow the property to build two new construction accessory dwelling units on the property as well as convert non-habitable space into an additional unit.

The proposed ADU in this project complies with local and state standards. It maintains the required 4 foot setback being proposed at 6 feet. The ADU meets height requirements as detailed earlier in the compliance chart. This type of ADU can be a max of 1,200 square feet, which proposed at 990 is under the max. The ADU will need to have a pedestrian path to the public right of way and lighting for the path.

7. **Development Advisory Committee:** The Project was reviewed by necessary members of the Development Advisory Committee (DAC) which included Building and Engineering for conditions additional to the Planning Division's conditions. These conditions of approval are included in the attached resolution (Attachment D). Other departments that generally are involved in the DAC process, such as the Fire Department, will review a residential development of this scale during the Building Permit process, therefore still requiring the development to comply with local and state fire code standards.

8. **Community Workshop:** A Community Workshop was conducted on November 18, 2024. One comment from the public was received prior to the meeting by email and none were received by phone or during the live meeting. The comment received contained 6 questions, some of which were not directly relevant to the project and some that were not questions planning staff could answer as they would be up to the property owner, such as if they would be defined as condominiums and who will manage the properties. Of the questions that could be addressed by the Planning Division, there were some concerns about aesthetics, green space, and parking. The comment has been included as Attachment E. The full neighborhood was noticed for this Community Workshop meeting as well as it was posted in the newspaper and through a physical sign posting on the property.

9. **Appeal Procedure:** In accordance with Section 16-545 of the City Code, the Planning Commission's action may be appealed to the City Council within 18 days after the decision date. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the end of the appeal period. If an appeal to the City Council is not filed within 18 days of the Planning Commission's decision, the decision of the Planning Commission shall be considered final.

Attachments:

A. Maps (Vicinity, General Plan, Zoning)
B. Project Plans
C. Notice of Exemption
D. Draft Resolution 2025-XX
E. Community Workshop Public Comments 11.18.24
F. Staff Presentation

Vicinity Map



CITY OF OXNARD CALIFORNIA

Oxnard Planning

October 24, 2024

PZ 24-540-03, 24-540-04, 24-540-05
Location: 5305, 5309, 2313 Saviers Rd
APN: 2220112095, 2220112105, 2220112115
Saviers Rd

Vicinity Map

Miles
0 0.5 1 1.5 2

N

1:70,000

Aerial Map



CITY OF OXNARD CALIFORNIA

Oxnard Planning

October 24, 2024

PZ 24-540-03, 24-540-04, 24-540-05
Location: 5305, 5309, 2313 Saviers Rd
APN: 2220112095, 2220112105, 2220112115
Saviers Rd

Feet
0 12.5 25 50 75 100

Aerial Map

N

2030 General Plan Land Use Map



CITY OF OXNARD CALIFORNIA

Oxnard Planning

October 24, 2024

PZ 24-540-03, 24-540-04, 24-540-05
Location: 5305, 5309, 2313 Saviers Rd
APN: 2220112095, 2220112105, 2220112115
Saviers Rd

0 50 100 200 Feet

2030 General Plan Land Use Map

N

1:2,000

Zoning/Specific Plan Map



CITY OF OXNARD CALIFORNIA

Oxnard Planning

October 24, 2024

PZ 24-540-03, 24-540-04, 24-540-05
Location: 5305, 5309, 2313 Saviers Rd
APN: 2220112095, 2220112105, 2220112115
Saviers Rd

0 25 50 100 150 200 Feet

Zoning/Specific Plan Map

N

1:2,000

Notes

Abbreviations:

A.F.F.	ABOVE FINISHED FLOOR	HDR.	HEADER
A.B.	ANCHOR BOLT	HORIZ.	HORIZONTAL
B.F.F.	BELOW FINISHED FLOOR	INT.	INTERIOR
BLK.	BLOCK	K.P.	KING POST
BLKG.	BLOCKING	LONG.	LONGITUDINAL
B.N.	BOUNDARY NAIL	L.L.	LONG LEG
BOTT.	BOTTOM	L.S.	LAG SCREWS
B.W.	BOTH WAYS	MAX.	MAXIMUM
C.B.	CEILING BEAM	M.C.	MEDICINE CABINET
C.J.	CEILING JOIST	MIN.	MINIMUM
CLR.	CLEAR	M.O.	MASONRY OPENING
CEIL.	CEILING	(N)	NEW
COL.	COLUMN	N.T.S.	NOT TO SCALE
CONC.	CONCRETE	O.C.	ON CENTER
CONN.	CONNECTION	OPP.	OPPOSITE
CONT.	CONTINUOUS	P.	POST
D.J.	DECK JOIST	PLY.	PLYWOOD
DBL.	DOUBLE	R.	RADIUS
D.F.	DOUGLAS FIR	R.B.	RIDGE BEAM
DIA.	DIAMETER	REF.	REFERENCE, REFER TO
DWGS.	DRAWINGS	REINFGR.	REINFORCING
(E)	EXISTING	R.R.	ROOF RAFTER
EA.	EACH	R.S.	ROUGH SAWN LUMBER
E.J.	EXPANSION JOINT	SEL. ST.	SELECT STRUCTURAL
ELEV.	ELEVATION	SIM.	SIMILAR
E.N.	EDGE NAIL	S.C.	SAW CUT
E.S.	EACH SIDE	S.O.G.	SLAB-ON-GRADE
E.W.	EACH WAY	S & P	SHELF & POLE
EXT.	EXTERIOR	STD.	STANDARD
F.J.	FLOOR JOIST	STL.	STEEL
FIN.	FINISH	S.W.	SIMPSON STRONG WALL
FLR.	FLOOR	TEMP.	TEMPERED
F.N.	FIELD NAIL	T. & G.	TONGUE & GROOVE
FTG.	FOOTING	T.O.	TOP OF
SHTG.	SHEATHING	T.O.P.	TOP OF PLATE
F.O.M.	FACE OF MASONRY	THRD.	THREADED
F.O.S.	FACE OF STUDS	TYP.	TYPICAL
F.O.W.	FACE OF WALL	U.N.O.	UNLESS NOTED OTHERWISE
FTG.	FOOTING	V.B.	VALLEY BEAM
GA.	GAUGE	VERT.	VERTICAL
GALV.	GALVANIZED	W/	WITH
G.B.	GRADE BEAM	W/O	WITHOUT
GRD.	GRADE	W.O.	WINDOW OPENING
H.B.	HIP BEAM		

Applicable Codes:

1. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE CALIFORNIA BUILDING CODE 2022 EDITION AND LAWS, ORDINANCES AND REGULATIONS OF ALL GOVERNMENTAL BODIES WITH JURISDICTION OVER THIS PROJECT.
2. UNLESS INDICATED OTHERWISE, ALL PORTIONS OF THIS PROJECT SHALL BE SUBJECT TO THE REQUIREMENTS OF THE FOLLOWING:

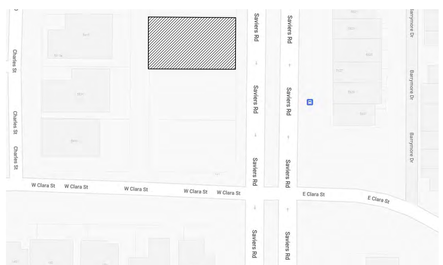
   2022 CALIFORNIA RESIDENTIAL CODE (CRC)
   2022 CALIFORNIA MECHANICAL CODE (CMC)
   2022 CALIFORNIA PLUMBING CODE (CPC)
   2022 CALIFORNIA ELECTRICAL CODE (CEC)
   2022 CALIFORNIA ENERGY CODE (CEnC)
   2022 CALIFORNIA FIRE CODE
   2022 CALIFORNIA GREEN BUILDING STANDARDS
   2022 CALIFORNIA BUILDING CODE (CBC)

   PUBLIC SAFETY - STATE FIRE MARSHALL REGULATIONS ALL LOCAL CODES AND ORDINANCES

Scope:

1. CONSTRUCT A 3,326 SQUARE FOOT 2-STORY DUPLEX (1,663 SQUARE FOOT FIRST FLOOR, 1,663 SQUARE FOOT SECOND FLOOR)
2. CONSTRUCT A 1,980 SQUARE FOOT ADU / GARAGE (990 SQUARE FOOT ADU, 990 SQUARE FOOT GARAGE)

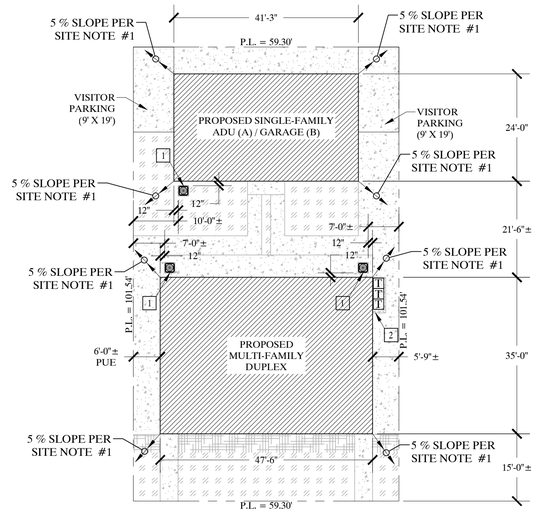
Vicinity Map



Site / Plot Plan

Scale: 1/16"=1'-0"

DEVELOPMENT WILL PROVIDE TWO GARAGE PARKING SPACES AND ONE UNCOVERED VISITOR PARKING SPACE PER UNIT



Site Plan

General Site Notes:

1. FINISH GRADE TO SLOPE AT MINIMUM 5% OF FALL FOR THE FIRST 10-FEET HORIZONTAL, THEN 1% TO AN APPROVED DRAINAGE COURSE. CONCENTRATED ROOF WATERS TO BE DIVERTED BY CONCRETE SPLASH BLOCK AWAY FROM BUILDING.
2. EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES SHOWN AS EXISTING ARE NOT GUARANTEED. CONTRACTOR SHALL INDEPENDENTLY VERIFY PRESENCE OF PIPELINES AND CONDUITS.
3. RECONSTRUCT ANY DAMAGED OR DEFACED CONCRETE CURB, GUTTER, SIDEWALK, AND/OR DRIVEWAY PER CITY STANDARDS. ENCROACHMENT PERMIT REQUIRED.
4. REFER TO GRADING "C" SHEETS FOR CONDITION / REQUIREMENTS

Additional Notes:

1. THE OWNERSHIP OF THE PROPERTY DOPES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM SAVIERS RD., SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE DOCUMENT IN BOOK 1940, PAGE 169, OF OFFICIAL RECORDS.
2. PROPERTY WILL HAVE THREE CITY REFUSE CONTAINERS TO BE STORED ON A CONCRETE PAD.

	AREA (SF)	AREA (%)
TOTAL LOT	6021 SF	100%
BUILDING FOOTPRINT	2652.5 SF	44.05%
DECOMPOSED GRANITE AREA	1463.3 SF	24.30%
CONCRETE PAVED AREA	1757.3 SF	29.19%
MULCH BEDS	147.9 SF	2.46%

	REQUIRED	PROPOSED
GARAGE PARKING	4 spaces	4 spaces
COVERED PARKING	0 spaces	0 spaces
DRIVEWAY PARKING	0 spaces	0 spaces
VISITOR PARKING	2 spaces	2 spaces
TOTAL	6 spaces	6 spaces

	AREA (SF)	AREA (%)
TOTAL LOT	6021 SF	100%
REQUIRED INTERIOR YARD SPACE	1806.3 SF	30%
INTERIOR YARD [1]	1886 SF	31.32%

NOTES
[1] The interior yard space is a contiguous area between the required front yard setback and the rear property line. The area exceeds the minimum dimension of 15' x 15'. The interior yard space is completely separate from any area required for automobile circulation.

* REFER TO LANDSCAPE SHEET L1 FOR ADDITIONAL NOTES INCLUDING BUILDING-MOUNTED LIGHTING.

T INDICATES APPPOX. LOCATION OF TRASH CONTAINERS ON CONCRETE PAD. REFER TO LANDSCAPE SHEET L1 FOR ADDITIONAL NOTES.

SITE PLAN - KEYNOTES

1. A/C CONDENSER
2. CITY PROVIDED REFUSE CONTAINER PAD

Under ground Service Alert of Southern California
Call: TOLL FREE 1-800 422-4133
CALL BEFORE YOU DIG
TWO WORKING DAYS BEFORE YOU DIG

INDICATES LOCATION OF PROPOSED STRUCTURES

INDICATES LOCATION OF UNCOVERED PARKING / CONCRETE PAVING

INDICATES DECOMPOSED GRANITE PER LANDSCAPE SHEET L1

INDICATES MULCH PER LANDSCAPE SHEET L1

INDICATES PAINTED LINES / ARROWS ON STREET

INDICATES CONCRETE SIDEWALKS, PADS, CURBS, GUTTERS & MEDIANS

Project Data

Residence Information:

PROPOSED 2-STORY DUPLEX: (1,663 SQ. FT. FIRST FLOOR, 1,663 SQ. FT. SECOND FLOOR)	3,326 SQ. FT.	
PROPOSED ADU OVER GARAGE:	990 SQ. FT.	
PROPOSED GARAGE:	990 SQ. FT.	
TOTAL LIVING:	4,316 SQ. FT.	
TOTAL STRUCTURES:	2,653 SQ. FT.	
TOTAL LOT AREA:	5,662 SQ. FT. (100%)	(0.130 ACRES)
TOTAL PROPOSED LOT COVERAGE:	2,653 SQ. FT. (46.86%)	

Property Data:

OCCUPANCY GROUP:	R-3
DESCRIPTION OF USE:	NEW CONSTRUCTION
TYPE OF CONSTRUCTION:	VB
SPRINKLERS:	NO
STORIES:	2
APN:	222-0-112-095
YEAR BUILD:	2022
LOT NO.:	60
TRACT NO.:	1534

Owner:

CARLOS LOPEZ
PO BOX 882
SIMI VALLEY, CALIFORNIA 93062

Structural Engineer:

VINCI & ASSOCIATES
175 E. WILBUR ROAD, SUITE 103
THOUSAND OAKS, CALIFORNIA 91360
(805) 496-2100

Designer:

DIAMOND DESIGN
72 W. BOULDER CREEK ROAD
SIMI VALLEY, CALIFORNIA 93065
(805) 844-2002

Sheet Index

A1	COVER SHEET & SITE PLAN
A1.1	ENGINEERED SITE PLAN
A1.2	ADDITIONAL NOTES
A2	DUPLEX: FIRST FLOOR DIMENSION PLAN
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A4	DUPLEX: FIRST FLOOR PLAN
A5	DUPLEX: SECOND FLOOR PLAN
A6	DUPLEX: ROOF PLAN
A7	DUPLEX: SECTIONS
A8	DUPLEX: ELEVATIONS
A9	ADU / GARAGE: FIRST FLOOR DIMENSION PLAN
A10	ADU / GARAGE: SECOND FLOOR DIMENSION PLAN
A11	ADU / GARAGE: FIRST FLOOR PLAN
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SD2	SHEARWALL CONSTRUCTION DETAILS
SD3	FLOOR FRAMING DETAILS
SD4	ROOF FRAMING DETAILS
SD5	HARDY FRAME STANDARD DETAILS
SD6	HARDY FRAME STANDARD DETAILS

THERE ARE A TOTAL OF (35) SHEETS IN THIS CONSTRUCTION SET

Revisions

	PLANNING COMMENTS 07-19-2024
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-

Project:
Duplex, ADU, & Garage at:
5305 S. Saviers Road
Oxnard, California 93033

Responsible Designer:
Jimmy Bermejo

Title:
Cover Sheet

Date:
12-03-2022

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

Project No.:
2234

Sheet:
A1

E:\Diamond Design\Projects\2022\2234 - Saviers Duplex & ADU\Architecture\2024\Saviers 07-19-2024\5305 Saviers.dwg files 07-19-2024\5305 Saviers Residence Plans.dwg, L- Cover, 7/24/2024 8:28:27 AM, jimmy

Engineered Site / Plot Plan

Scale: 1/16"=1'-0"

Exhibit "A" (Legal Description):

For APN/Parcel ID(s): 222-0-112-095

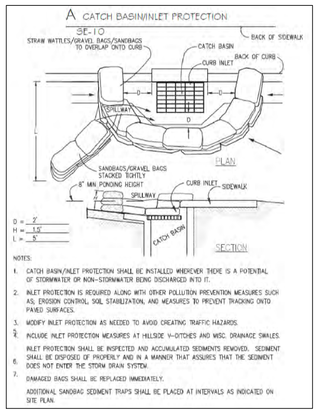
LOT 60 OF TRACT NO. 1534, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 36, PAGE 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, AND NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFROM AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE HEREINABOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED OR OTHERWISE IN SUCH MANNER AS TO ENDANGER SALINITY OR ANY IMPROVEMENTS THAT MAY BE CONSTRUCTED ON SAID LANDS, AS RESERVED BY W. MARK DURLEY AND AGNES S. DURLEY, HUSBAND AND WIFE, IN DEED RECORDED MARCH 15, 1963 AS DOCUMENT NO. 15537 IN BOOK 2292 PAGE 141 OF OFFICIAL RECORDS.

Additional Notes:

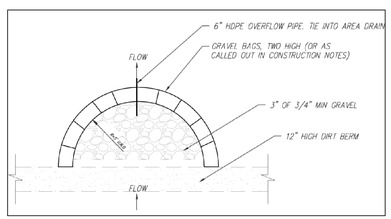
1. THE OWNERSHIP OF THE PROPERTY DOPES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM SAVIERS RD., SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE DOCUMENT IN BOOK 1940, PAGE 169, OF OFFICIAL RECORDS.
2. PROPERTY WILL HAVE THREE CITY REFUSE CONTAINERS TO BE STORED ON A CONCRETE PAD.

General Site Notes:

1. FINISH GRADE TO SLOPE AT MINIMUM 5% OF FALL FOR THE FIRST 10-FEET HORIZONTAL, THEN 1% TO AN APPROVED DRAINAGE COURSE. CONCENTRATED ROOF WATERS TO BE DIVERTED BY CONCRETE SPLASH BLOCK AWAY FROM BUILDING.
2. EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES SHOWN AS EXISTING ARE NOT GUARANTEED. CONTRACTOR SHALL INDEPENDENTLY VERIFY PRESENCE OF PIPELINES AND CONDUITS.
3. RECONSTRUCT ANY DAMAGED OR DEFACED CONCRETE CURB, GUTTER, SIDEWALK, AND/OR DRIVEWAY PER CITY STANDARDS. ENCROACHMENT PERMIT REQUIRED.

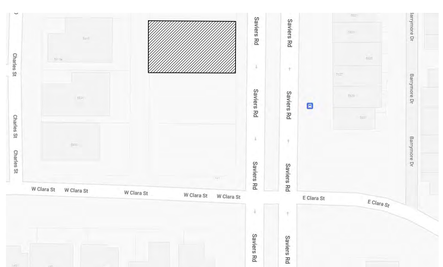


A CATCH BASIN / INLET



B GRAVEL BAG DESILTING BASIN

Vicinity Map

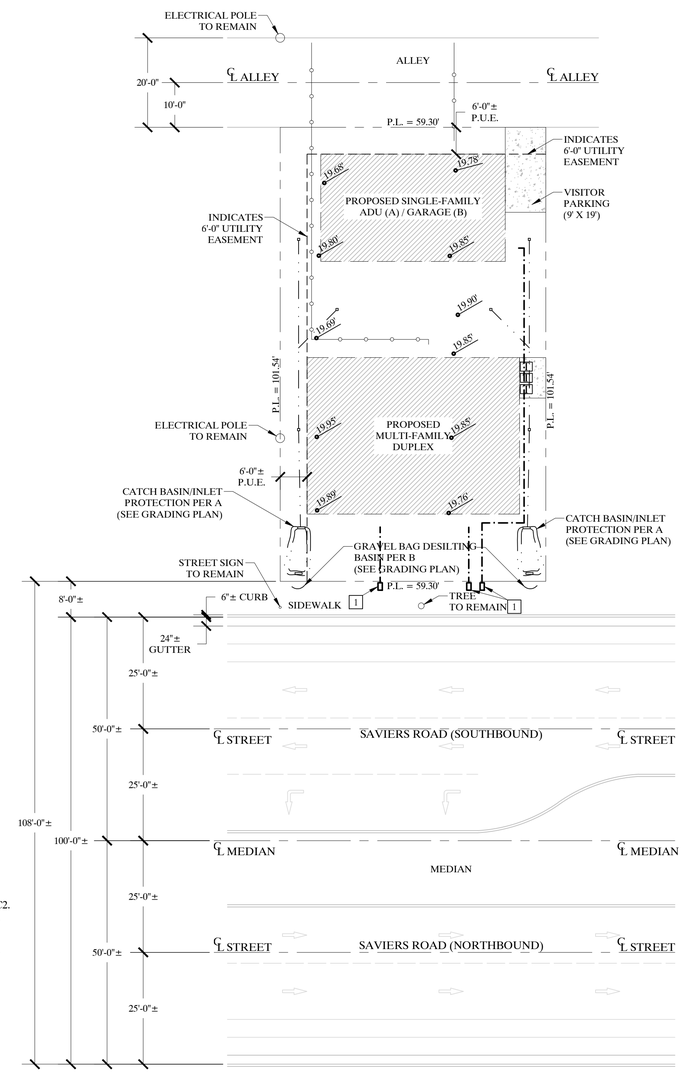


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Call: TOLL FREE 1-800 422-4133
TWO WORKING DAYS BEFORE YOU DIG

- INDICATES LOCATION OF PROPOSED ADDITION
- INDICATES LOCATION OF UNCOVERED PARKING
- INDICATES PAINTED LINES / ARROWS ON STREET
- INDICATES CONCRETE SIDEWALKS, PADS, CURBS, GUTTERS & MEDIANS
- 19.89' INDICATES SPOT SITE ELEVATIONS. REFER TO SURVEY SHEETS BY HENRY LAND SURVEYING INC.
- T INDICATES APPPOX. LOCATION OF TRASH CONTAINERS ON CONCRETE PAD. REFER TO LANDSCAPE SHEET L1 FOR ADDITIONAL NOTES.
- INDICATES 4" DIA. PVC, SDR 35 DRAIN LINE (S=5% MIN.) WITH 6" SQ. AREA DRAIN WITH ATRIUM GATE AT ENDS PER GRADING PLAN SHEET C2. REFER TO GRADING PLAN FOR ADDITIONAL INFORMATION.
- INDICATES 4" DIA. SEWER MAIN PER GRADING PLAN SHEET C2. REFER TO GRADING PLAN FOR ADDITIONAL INFORMATION.
- INDICATES WATER LINES PER GRADING PLAN SHEET C2. REFER TO GRADING PLAN FOR ADDITIONAL INFORMATION.

DEVELOPMENT WILL PROVIDE TWO GARAGE PARKING SPACES AND ONE UNCOVERED VISITOR PARKING SPACE PER UNIT

ENGINEERED SITE PLAN - KEYNOTES
1 WATER METERS PER GRADING PLAN



Engineered Site Plan

Residence Information:

PROPOSED 2-STORY DUPLEX: (1,663 SQ. FT. FIRST FLOOR, 1,663 SQ. FT. SECOND FLOOR)	3,326 SQ. FT.	
PROPOSED ADU OVER GARAGE:	990 SQ. FT.	
PROPOSED GARAGE:	990 SQ. FT.	
TOTAL LIVING:	4,316 SQ. FT.	
TOTAL STRUCTURES:	2,653 SQ. FT.	
TOTAL LOT AREA:	5,662 SQ. FT. (100%)	(0.130 ACRES)
TOTAL PROPOSED LOT COVERAGE:	2,653 SQ. FT. (46.86%)	

Property Data:

OCCUPANCY GROUP:	R-3
DESCRIPTION OF USE:	NEW CONSTRUCTION
TYPE OF CONSTRUCTION:	VB
SPRINKLERS:	NO
STORIES:	2
APN:	222-0-112-095
YEAR BUILD:	2022
LOT NO.:	60
TRACT NO.:	1534

Owner:

CARLOS LOPEZ
PO BOX 882
SIMI VALLEY, CALIFORNIA 93062

Structural Engineer:

VINCI & ASSOCIATES
175 E. WILBUR ROAD, SUITE 103
THOUSAND OAKS, CALIFORNIA 91360
(805) 496-2100

Designer:

DIAMOND DESIGN
72 W. BOULDER CREEK ROAD
SIMI VALLEY, CALIFORNIA 93065
(805) 844-2002

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SD3	FLOOR FRAMING DETAILS
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SD5	HARDY FRAME STANDARD DETAILS
SD6	HARDY FRAME STANDARD DETAILS

THERE ARE A TOTAL OF (35) SHEETS IN THIS CONSTRUCTION SET

Revisions

	PLANNING COMMENTS 07-19-2024
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-

Project:
Duplex, ADU, & Garage at:
5305 S. Saviers Road
Oxnard, California 93033

Responsible Designer:
Jimmy Bermejo

Title:
Engineering Site Plan

Date: 12-03-2022

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

Project No.: 2234

Sheet: A1.1

E:\Diamond Design\Projects\2022\2234 - Saviers Duplex & ADU\Architecture\2024\Saviers 07-19-2024\5305 Saviers dwg files 07-19-2024\5305 Saviers Residence Plans.dwg, 1.2- Eng S Plan, 7/24/2024 8:28:29 AM, jimmy

Other Building Code Requirements (cont.):

6. HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS. (2022 CRC R311.7.8.)

7. IF YOU ADD ONE OR MORE WATER CLOSETS WITH YOUR ROOM ADDITION OR ALTERATION AND THE TOTAL NUMBER OF WATER CLOSETS EXCEEDS (3), A 4" DRAIN LINE WILL BE REQUIRED

8. THE INTERIOR WALL AND CEILING FINISHES FOR OCCUPANCY GROUP R-3 AND R-3.1 SHALL HAVE A MINIMUM FIRE RATING OF CLASS C. (FLAME SPREAD INDEXS76-200; SMOKED DEVELOPED INDEX 0-450).2022 CBC SECTION 803.1.1 AND TABLE 803.11

9. PROVIDE 8" MINIMUM GRADE SEPARATION FROM FINISHED GRADE TO WOOD PLATE. (CRC R317.1)

10. RETURN AIR FROM ONE DWELLING UNIT SHALL NOT DISCHARGE INTO ANOTHER DWELLING UNIT THROUGH THE HEATING OR COOLING SYSTEM. CMC 311.4

11. ALL ESCAPE OF RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES. WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE THEY SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAT 44 INCHES ABOVE THE FLOOR (CRC R310)

12. STAIRWAYS SHALL BE AS FOLLOWS:

    a. NOT LESS THAN 36 INCHES IN CLEAR WIDTH
    b. HANDRAILS SHALL NOT PROJECT MORE THAN 4½ INCHES FROM EITHER SIDE OF THE STAIRWAY AND THE CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT
    c. THE HEADROOM SHALL BE NOT LESS THAN 6 FEET 8 INCHES MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY
    d. A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 147 INCHES (12.25 FT.) BETWEEN FLOOR LEVELS OR LANDINGS
    e. THE RISER SHALL BE NOT MORE THAN 7¾ INCHES. OPEN RISERS ARE PERMITTED PROVIDED THAT THE OPENINGS LOCATED MORE THAN 30 INCHES TO THE FLOOR OR GRADE BELOW DO NOT PERMIT THE PASSAGE OF A 4 INCH DIAMETER SPHERE
    e. THE TREAD DEPTH SHALL NOT BE LESS THAN 10 INCHES

Energy and Electrical Requirements:

1. ALL PERMANENTLY INSTALLED LIGHTING SHALL BE HIGH EFFICACY LUMINARIES SUCH AS PIN-BASED LINEAR OR COMPACT FLUORESCENT LAMPS, PULSE START METAL HALIDE LAMPS, HIGH PRESSURE SODIUM LAMPS, GU-24 SOCKET RATED LED OR COMPACT FLUORESCENT OR OTHER LIGHTING ACCEPTABLE TO THE CEC. SCREW BASED LUMINARIES ARE ONLY ALLOWED WITH JA8-CERTIFIEC LAMPS.

2. AT LEAST ONE LUMINARIES IN EACH BATHROOM, UTILITY ROOM, LAUNDRY ROOM AND GARAGE MUST BE CONTROLLED BY A VACANCY SENSOR.

3. ALL LUMINARIES IN GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINARIES SUCH AS PIN-BASED LINEAR OR COMPACT FLUORESCENT LAMPS, PULSE START METAL HALIDE LAMPS, HIGH PRESSURE SODIUM LAMPS, GU-24 SOCKET RATED LED OR COMPACT FLUORESCENT OR OTHER LIGHTING ACCEPTABLE TO THE CEC AND MUST BE CONTROLLED BY A VACANCY SENSOR. SCREW BASED LED OR FLUORESCENT LAMPS ARE NOT ACCEPTABLE.

4. PERMANENTLY INSTALLED EXTERIOR LIGHTING (EXCEPT FOR SWIMMING POOL, WATER FEATURE LIGHTING AND LANDSCAPE LIGHTING) SHALL BE HIGH EFFICACY LUMINARIES SUCH AS PIN-BASED LINEAR OR COMPACT FLUORESCENT LAMPS, PULSE START METAL HALIDE LAMPS, HIGH PRESSURE SODIUM LAMPS, GU-24 SOCKET RATED LED OR COMPACT FLUORESCENT OR OTHER LIGHTING ACCEPTABLE TO THE CEC AND SHALL BE CONTROLLED BY MOTION SENSORS WITH INTEGRAL PHOTO CONTROL, MOTION SENSOR WITH AN ASTRONOMICAL TIME CLOCK, OR MOTION SENSOR WITH AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS). SCREW BASED LED OR FLUORESCENT LAMPS ARE NOT ACCEPTABLE.

5. LIGHT SOURCES MUST BE MARKED "JA 8-2022-E" IF THEY ARE TO BE USED IN ENCLOSED OR RECESSED LUMINAIRES.

Other Building Code Requirements:

1. EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING SHALL NOT BE LESS THAN 24 INCHES AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES. GRADE FLOOR OPENINGS OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING AREA OF NOT LESS THAN 5 SQUARE FEET. (2022 CRC R 310.2.1)

2. THE LOCATIONS SPECIFIED IN SECTION R308.4.1 THROUGH R308.4.7 SHALL BE CONSIDERED TO BE SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF GLAZING. (2022 CRC R308.4)

    a. GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.
    b. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE AND IT MEETS EITHER OF THE FOLLOWING CONDITIONS: 1) WHERE THE GLAZING IS WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION, 2) WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE HINGE SIDE OF AN IN-SWINGING DOOR.
    c. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION:
        1. EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQ. FT.,
        2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR,
        3. THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR; AND
        4. ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF GLAZING. (EXCEPTIONS: DECORATIVE GLAZING, WHERE A HORIZONTAL RAIL IS INSTALLED ON THE ACCESSIBLE SIDE OF THE GLAZING, AND OUTBOARD PANES IN INSULATING GLASS UNITS AND OTHER MULTIPLE GLAZED PANELS WHERE THE BOTTOM EDGE OF THE GLASS IS 25 FEET OR MORE ABOVE GRADE, A ROOF, WALKING SURFACES OR OTHER HORIZONTAL SURFACE ADJACENT TO THE GLASS EXTERIOR.
    d. GLAZING IN GUARDS AND RAILINGS
    e. GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. (EXCEPTION ARE GLAZING LOCATED 5 FEET AWAY FROM THE EDGE OF WATER.)
    f. GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. (EXCEPTIONS: WHERE A RAIL IS INSTALLED AND GLAZING IS 36 INCHES OR MORE MEASURED HORIZONTALLY FROM THE WALKING SURFACE.)
    g. GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN A 60 INCH HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION (EXCEPTION: THE GLAZING IS PROTECTED BY A GUARD AND THE PLANE OF THE GLASS IS MORE THAN 18 INCHES FROM THE GUARD.) (2022 CRC R308)

3. EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED IN SECTION R308.4 SHALL BE PROVIDED WITH A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, DESIGNATING THE TYPE OF GLASS AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, WHICH IS VISIBLE IN THE FINAL INSTALLATION. THE DESIGNATION SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC FIRED, LASER ETCHED, EMBOSSED OR BE OF A TYPE THAT ONCE APPLIED CANNOT BE REMOVED WITHOUT BEING DESTROYED. (2022 CRC R308.1)

4. THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. LANDING SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL BOT EXCEED ¼ UNIT VERTICAL IN 12 UNITS HORIZONTAL (2%). (2022 CRC R311.3)

Green Building Code Requirements (cont.):

1. FOR BATHROOMS CONTAINING A BATHTUB, SHOWER, OR TUB/SHOWER COMBINATION, A MECHANICAL EXHAUST FAN WHICH EXHAUSTS DIRECTLY FROM THE BATHROOM MUST BE INSTALLED. FANS MUST BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL. (2022 CGBSC 4.506.1)

2. FOR ALL NEW EQUIPMENT, AN OPERATION AND MAINTENANCE MANUAL INCLUDING, AT MINIMUM, THE ITEMS LISTED IN SECTION 4.410.1 SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION. (CALGREEN 4.410.1)

3. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT. (CALGREEN 4.504.1)

4. ADHESIVES, SEALANTS AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE OR SCAQMD RULE 1168 VOC LIMITS AS SHOWN IN TABLE 4.504.1 OR 4.504.2. (CALGREEN 4.504.2.1)

5. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING: (CALGREEN 4.504.3)
    a. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM,
    b. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR TESTING OF VOCS (SPECIFICATION 01350),
    c. NSF/ANSI 140 AT THE GOLD LEVEL, OR
    d. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE TM GOLD.

6. THE SIZE AND LAYOUT OF THE HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE IN ACCORDANCE WITH ACCA MANUAL J, ACCA 29-D AND ACCA 36-S, ASHRAE HANDBOOKS. (CALGREEN 4.507.2)

7. INCORPORATE THE FOLLOWING NOTES ON THE PLANS (CRC 109.1.4.1 & CALGREEN 4.505.3)
    1) "MOISTURE CONTENT OF BUILDING MATERIALS. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19-PERCENT MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE FOLLOWING
        A. MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE OR CONTACT-TYPE MOISTURE METER. EQUIVALENT MOISTURE VERIFICATION METHODS MAY BE APPROVED BY THE ENFORCING AGENCY AND SHALL SATISFY REQUIREMENTS FOUND IN SECTION 101.8 OF THIS CODE.
        B. MOISTURE READINGS SHALL BE TAKEN AT A POINT 2 FEET (610 MM) TO 4 FEET (1219 MM) FROM THE GRADE STAMPED END OF EACH PIECE TO BE VERIFIED.
        C. AT LEAST THREE RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR WITH DOCUMENTATION ACCEPTABLE TO THE ENFORCING AGENCY PROVIDED AT THE TIME OF APPROVAL TO ENCLOSE THE WALL AND FLOOR FRAMING.
    2) RECORDED MOISTURE READINGS SHALL BE MADE AVAILABLE TO THE ENFORCING AGENCY.
    3) INSULATION PRODUCTS ARE VISIBLY WET OR HAVE HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO FRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. WET - APPLIED INSULATION PRODUCTS SHALL FOLLOW THE MANUFACTURES' DRYING RECOMMENDATIONS PRIOR TO ENCLOSURE."

8. DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC (VOLATILE ORGANIC COMPOUND) LIMIT FINISH MATERIALS HAVE BEEN USED.

General Requirements:

1. PROVIDE A SMOKE DETECTOR IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. ADDITIONALLY, EACH, STORY, INCLUDING BASEMENTS, MUST HAVE A SMOKE DETECTOR, EVEN IF THERE IS NOT A SLEEPING ROOM ON THAT STORY. DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP AND INTERCONNECTED.
SMOKE DETECTORS MAY BE SOLELY BATTERY OPERATED WHEN INSTALLED IN EXISTING CONSTRUCTION WHERE THERE IS NO ACCESSIBLE ATTIC SPACE AND EXISTING CEILING IS TO BE RETAINED AND NOT ALTERED. 2022 CRC R314.

2. SMOKE ALARMS SHALL BE TESTED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. SMOKE ALARMS THAT NO LONGER FUNCTION SHALL BE REPLACED. CRC R314.3.2

3. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT (2022 CRC R314.4)

Green Building Code Requirements:

1. OPERATION AND MAINTENANCE INSTRUCTIONS FOR ALL EQUIPMENT INSTALLED SHALL BE GIVEN TO THE TENANT OR OWNER, WITH THE INSTRUCTIONS THAT THESE MANUALS ARE TO REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.

2. ANY INSTALLED GAS FIREPLACE SHALL BE DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOOD STOVE OR PELLET STOVE SHALL COMPLY WITH US EPA PHASE II EMISSION LIMITS WHERE APPLICABLE.

3. DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC (VOLATILE ORGANIC COMPOUND) LIMIT FINISH MATERIALS HAVE BEEN USED.

4. 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC (VOLATILE ORGANIC COMPOUND) LIMITS. SEE CALIFORNIA GREEN BUILDING STANDARDS CODE, SECTION 4.504.4

5. PARTICLE BOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.

6. THE PLUMBING FIXTURES AND PLUMBING FITTING SHALL MEET THE STANDARDS NOTED BELOW;ALL EXISTING AND NEW PLUMBING FIXTURES INSTALLED SHALL COMPLY WITH THE FOLLOWING STANDARD IF DWELLING UNIT WAS BUILT BEFORE 1994:
    -WATER CLOSET = 1.28 GALLONS PER FLUSH
    -URINALS SHALL EXCEED 0.5 GALLONS PER FLUSH
    -SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 80psi
    -MULTIPLE SHOWER HEADS OR OUTLETS WITH SINGLE VALVE = 1.8 GPM MAX AT 80psi
    -LAVATORY FAUCETS = 1.2 GPM MAX @ 60psi
    -KITCHEN FAUCETS = 1.8 GPM MAX @ 60psi
    -LAVATORY FAUCETS IN COMMON AND PUBLIC USE AREAS IN RESIDENTIAL BUILDINGS (OUTSIDE SLEEPING UNITS) = 0.5 GPM MAX AT 60psi
    -WALL MOUNTED URINALS = 0.125 GALLONS PER FLUSH
    FLOOR MOUNTED URINALS = 0.5 GALLONS PER FLUSH
    (2019 CGBSC 4.303)

7. SHOWERHEADS AND TANK TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENCE SPECIFICATION
FOR TANK-TYPE TOILETS AND SHOWERHEADS.
(2022 CGBSC SECTIONS 4.303.1.1 & 4.303.1.3.1)

8. ANNULAR SPACE AROUND PIPES, ELECTRICAL CONDUITS, AND OTHER OPENINGS IN THE EXTERIOR SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY (2022 GBSC 4.406)

9. ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOOD STOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS AND SHALL HAVE A PERMANENT LABEL INDICATING THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS. (2022 CGBSC 4.503)

10. AT THE TIME OF ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS. (2022 CGBSC 4.504.1)

11. ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS IN TABLE 1 OF THE ARB ARCHITECTURAL SUGGESTED CONTROL MEASURE, AS SHOWN IN TABLE 4.504.32019 (CGBSC 4..504.2.2)

12. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC IN SECTION 94522 (A) (3) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN SECTIONS 94522 (C)(2) AND (D)(2) OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94520. (CALGREEN 4.504.2.3)

13. VERIFICATION OF COMPLIANCE TO SECTION 4.504, "POLLUTANT CONTROL," SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. THE DOCUMENT MAY EITHER BE THE MANUFACTURER'S PRODUCT SPECIFICATION OF BY-FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS.
(2022 CGBC 4.504.2.4)

14. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING: (CALGREEN 4.504.3)
    a. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM,
    b. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR TESTING OF VOCS (SPECIFICATION 01350),
    c. NSF/ANSI 140 AT THE GOLD LEVEL, OR
    d. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE TM GOLD.

15. WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOOR SHALL COMPLY WITH ONE OR MORE OF THE ITEMS STATED
2022 CGBSC 4.504.4

16. HARDWOOD PLYWOOD, PARTICLE BOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE GILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB's AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD
(17 CCR 93120 ET SEQ.), BY OR BEFORE THE DATES SPECIFIED IN THOSE SECTIONS, AS SHOWN IN TABLE 4.504.5. (CGBSC 4.504.5)

Revisions

	PLANNING COMMENTS 07-19-2024
1	-
2	-
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6	-
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8	-

Project:

Duplex, ADU, & Garage at:
5305 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title:

Additional Notes

Date:

12-03-2022

Scale:

1/4"=1'-0"

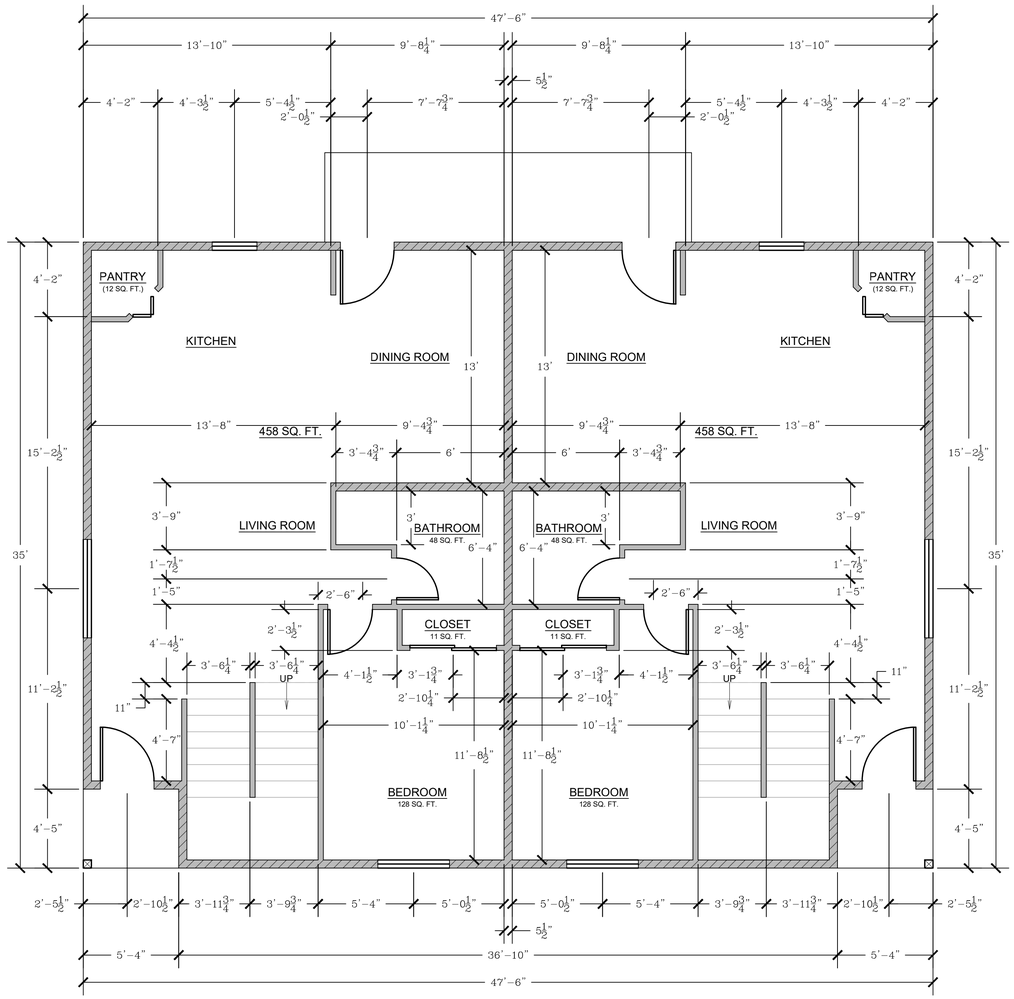
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2234

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DUPLEX: FIRST FLOOR DIMENSION PLAN

NEW 2x4 STUD WALL

NEW 2x6 STUD WALL

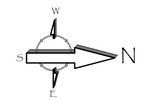
NEW PARTIAL HEIGHT WALL

(SD) SMOKE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED (SEE E1-ELECTRICAL PLAN)

(CM) CARBON MONOXIDE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED (SEE E1-ELECTRICAL PLAN)

EGRESS WINDOW REQUIREMENT:

- MINIMUM WIDTH OF OPENING: 20 INCHES
- MINIMUM HEIGHT OF OPENING: 24 INCHES
- MINIMUM NET CLEAR OPENING: 5.7 SQ. FT. (5.0 SQ. FT. FOR GROUND FLOOR)
- MAXIMUM SILL HEIGHT ABOVE FLOOR: 44 INCHES.



Revisions

	PLANNING COMMENTS 07-19-2024
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-

Project:

Duplex, ADU, & Garage at:
5305 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title: *Duplex: First Floor Dimension Plan*

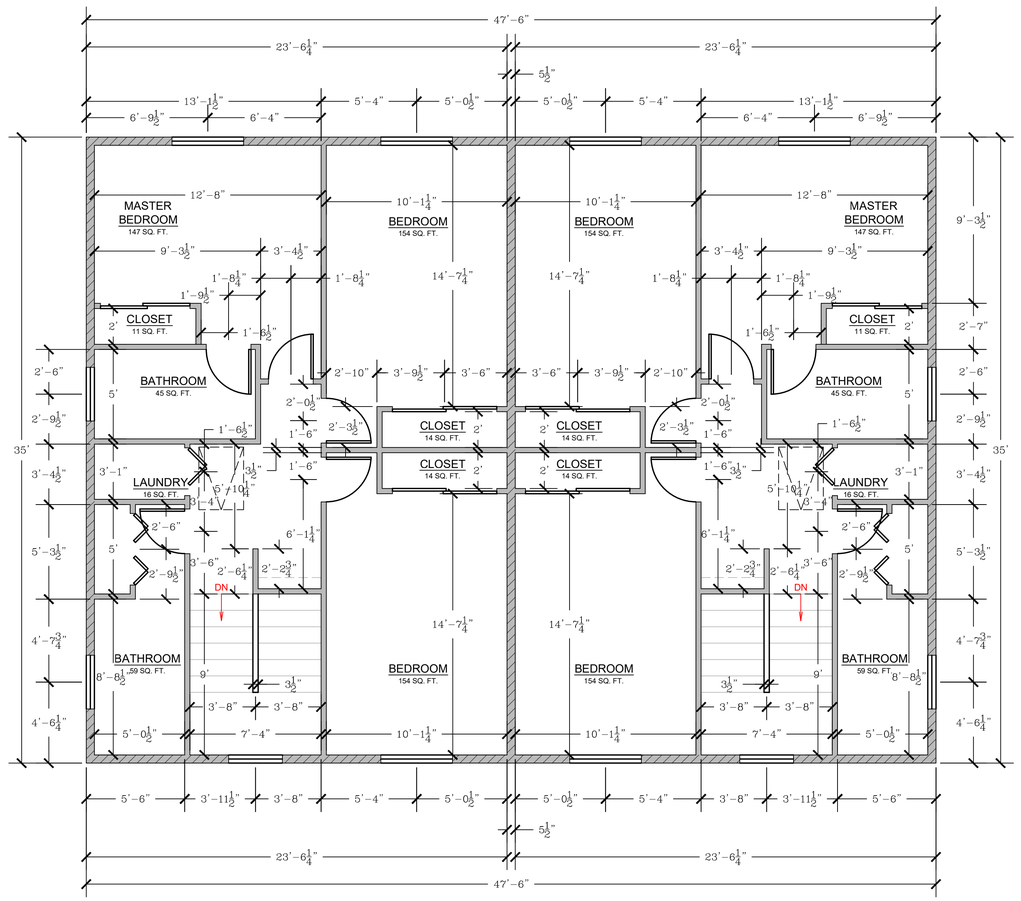
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Project No.: 2234

Sheet: *A2*

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DUPLEX: SECOND FLOOR DIMENSION PLAN

NEW 2x4 STUD WALL

NEW 2x6 STUD WALL

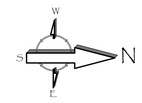
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Revisions

	PLANNING COMMENTS 07-19-2024
1	-
2	-
3	-
4	-
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6	-
7	-
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Project:

Duplex, ADU, & Garage at:
5305 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title: *Duplex: Second Floor Dimension Plan*

Date: 12-03-2022

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

Project No.: 2234

Sheet: *A3*

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PROPOSED FLOOR PLAN - KEYNOTES

1	STUD WALL, SEE WALL LEGEND
2	WINDOWS, PER OWNER
3	DOOR/SLIDER (TEMPERED GLAZING), PER OWNER
4	GARAGE DOOR, PER OWNER
5	STAIRS
6	NOT USED
7	GAS TANKLESS NORITZ OR EQUAL WITH CAT III OR IV VENT, CONDENSATE DRAIN, GAS LINE (SEE E1 SHEETS FOR MORE INFORMATION) 200,000 BTU MIN.
8	A/C UNIT
9	EXTERIOR LANDING / STEP
10	KITCHEN CABINETS / APPLIANCES / SINK
11	BATHROOM CABINETS / FIXTURES
12	STACKED WASHER / DRYER
13	FAU ABOVE
14	ATTIC ACCESS
15	POSTS / BEAMS, PER STRUCTURAL
16	APPOX. LOCATION OF 200 AMP. ELECTRICAL PANEL
17	THE SUPPLIED REFRIGERATOR WILL BE MORE THAN 5 CUBIC FEET IN CAPACITY

DOOR SCHEDULE

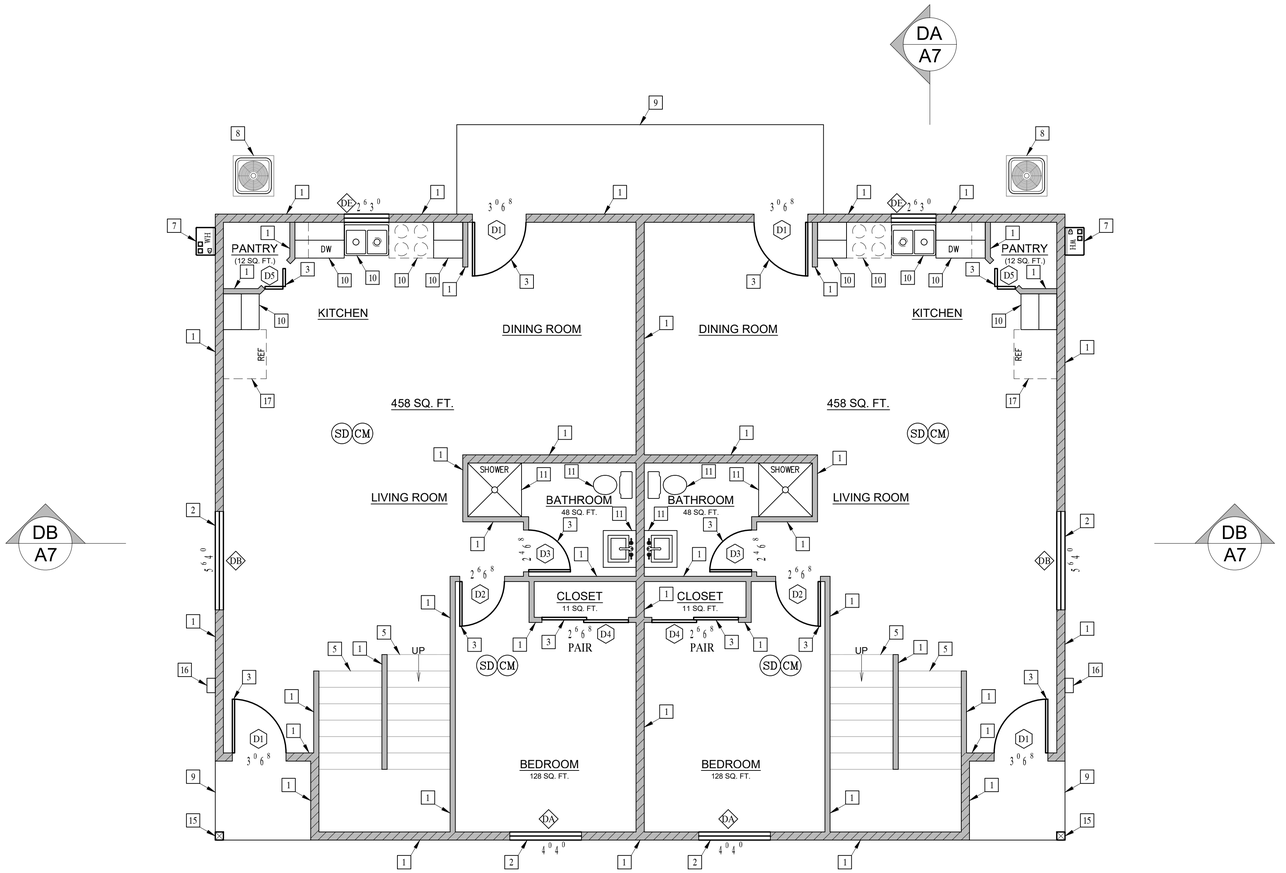
4	SIZE	MATERIAL GLAZING	U-FACTOR	SHGC	NOTES
D1	NEW $3^0\,6^8$	SOLID CORE, EXTERIOR ENTRY	-	-	
D2	NEW $2^6\,6^8$	INTERIOR HOLLOW CORE	-	-	
D3	NEW $2^4\,6^8$	INTERIOR HOLLOW CORE	-	-	
D4	NEW $2^6\,6^8$	SLIDING CLOSET DOOR PAIR	-	-	
D5	NEW $2^0\,6^8$	INTERIOR BI-FOLD, LOUVERED	-	-	
D6	NEW $3^0\,6^8$	SLIDING CLOSET DOOR PAIR	-	-	
D7	NEW $2^8\,6^8$	INTERIOR BI-FOLD, LOUVERED	-	-	
D8	NEW $5^0\,6^8$	SLIDING GLASS DOOR	0.32	0.23	

WINDOW SCHEDULE

X	SIZE	MATERIAL GLAZING	U-FACTOR	SHGC	NOTES
DA	NEW $4^0\,4^0$	VINYL DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
DB	NEW $5^6\,4^0$	VINYL DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
DC	NEW $3^0\,4^0$	VINYL DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
DD	NEW $3^0\,2^0$	VINYL DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
DE	NEW $2^6\,3^0$	VINYL DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING

ADDITIONAL NOTES

1. REQUIRED GLAZED OPENINGS SHALL OPEN DIRECTLY ONTO A STREET OR PUBLIC ALLEY, OR A YARD OR COURT LOCATED ON THE SAME LOT AS THE BUILDING. (2019 CRC R303.9)
2. WHERE THE WINTER DESIGN TEMPERATURE IS TABLE R301.2(1) IS BELOW 60 DEGREES F, EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF NOT LESS THAN 68 DEGREES F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM THE EXTERIOR WALLS IN HABITABLE ROOMS AT THE DESIGN TEMPERATURE. INSTALLATION OF PORTABLE SPACE HEATERS SHALL NOT BE USED TO ACHIEVE COMPLIANCE WITH THIS SECTION. (2019 CRC SECTION R303.10)
3. OPENINGS BETWEEN A MOTOR VEHICLE-RELATED OCCUPANCY AND A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. (2019 CBC 406.2.5)
4. THE PRIVATE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY NOT LESS THAN $\frac{1}{2}$ INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE PER 2019 CRC TABLE R302.6.
5. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN A $\frac{5}{8}$ INCH TYPE X GYPSUM BOARD OR EQUIVALENT PER 2019 CRC TABLE R302.6.
6. STRUCTURES SUPPORTING FLOOR / CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION SHALL USE NOT LESS THAN $\frac{1}{2}$ INCH GYPSUM BOARD OR EQUIVALENT PER 2019 CRC TABLE R302.6.
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DUPLEX: FIRST FLOOR PLAN

NEW 2x4 STUD WALL

NEW 2x6 STUD WALL

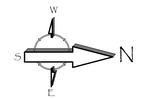
NEW PARTIAL HEIGHT WALL

(SD) SMOKE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED (SEE E1-ELECTRICAL PLAN)

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EGRESS WINDOW REQUIREMENT:

- MINIMUM WIDTH OF OPENING: 20 INCHES
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Revisions

	PLANNING COMMENTS 07-19-2024
1	-
2	-
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Project:

Duplex, ADU, & Garage at:
5305 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title: *Duplex: First Floor Plan*

Date: 12-03-2022

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

Project No.: 2234

Sheet: *A4*

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PROPOSED FLOOR PLAN - KEYNOTES

1	STUD WALL, SEE WALL LEGEND
2	WINDOWS, PER OWNER
3	DOOR/SLIDER (TEMPERED GLAZING), PER OWNER
4	GARAGE DOOR, PER OWNER
5	STAIRS
6	NOT USED
7	WATER HEATER
8	A/C UNIT
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10	KITCHEN CABINETS / APPLIANCES / SINK
11	BATHROOM CABINETS / FIXTURES
12	STACKED WASHER / DRYER
13	FAU ABOVE
14	ATTIC ACCESS
15	POSTS / BEAMS, PER STRUCTURAL

DOOR SCHEDULE

4	SIZE	MATERIAL GLAZING	U-FACTOR	SHGC	NOTES
D1	NEW 3'-0" x 6'-8"	SOLID CORE, EXTERIOR ENTRY	-	-	
D2	NEW 2'-6" x 6'-8"	INTERIOR HOLLOW CORE	-	-	
D3	NEW 2'-4" x 6'-8"	INTERIOR HOLLOW CORE	-	-	
D4	NEW 2'-6" x 6'-8"	SLIDING CLOSET DOOR PAIR	-	-	
D5	NEW 2'-0" x 6'-8"	INTERIOR BI-FOLD, LOUVERED	-	-	
D6	NEW 3'-0" x 6'-8"	SLIDING CLOSET DOOR PAIR	-	-	
D7	NEW 2'-6" x 6'-8"	INTERIOR BI-FOLD, LOUVERED	-	-	
D8	NEW 2'-6" x 6'-8"	SLIDING CLOSET DOOR	-	-	
D9	NEW 4'-0" x 6'-8"	INTERIOR BI-FOLD, LOUVERED	-	-	

WINDOW SCHEDULE

X	SIZE	MATERIAL GLAZING	U-FACTOR	SHGC	NOTES
DA	NEW 4'-0" x 4'-0"	VINYL DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
DB	NEW 5'-6" x 4'-0"	VINYL DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
DC	NEW 3'-0" x 4'-0"	VINYL DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING TEMPERED
DD	NEW 3'-0" x 2'-0"	VINYL DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING TEMPERED
DE	NEW 2'-6" x 3'-0"	VINYL DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
DF	NEW 4'-6" x 5'-0"	VINYL DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING

ADDITIONAL NOTES

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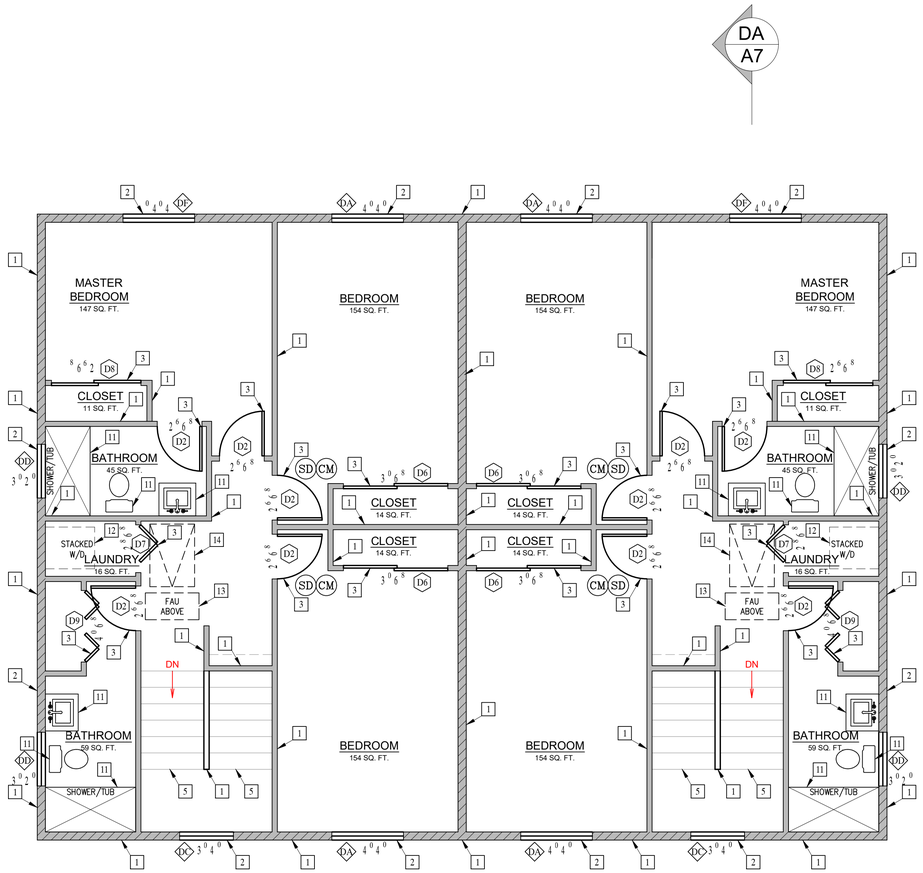
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DUPLEX: SECOND FLOOR PLAN

NEW 2x4 STUD WALL

NEW 2x6 STUD WALL

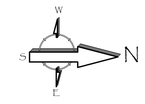
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Revisions

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Project: Duplex, ADU, & Garage at: 5305 S. Saviers Road Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title: *Duplex: Second Floor Plan*

Date: 12-03-2022

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

Project No.: 2234

Sheet: *A5*

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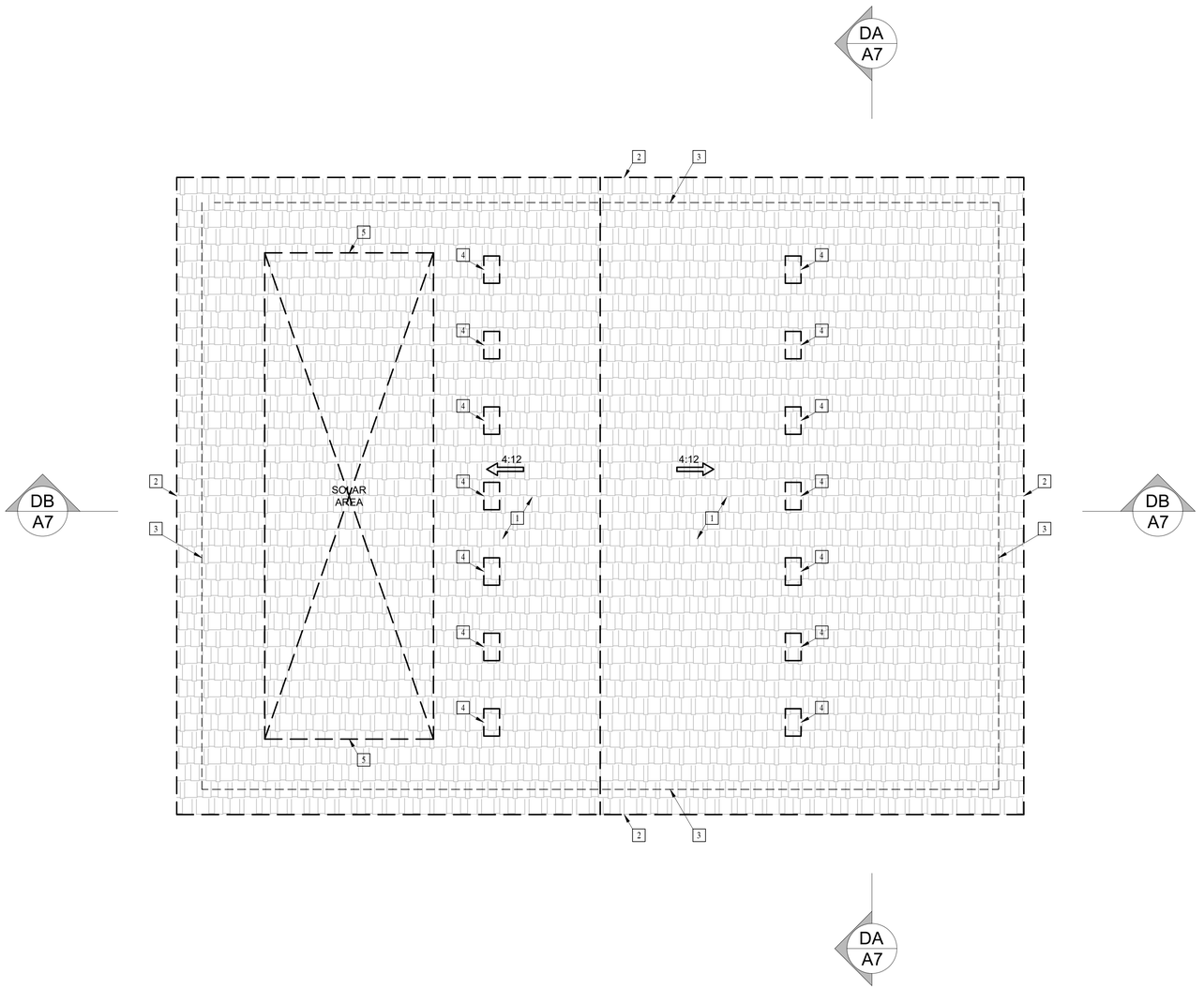
ROOF PLAN - KEYNOTES

1. CLASS A (FIRE RETARDANT) COMPOSITION SHINGLE ROOFING (ICC# ESR 1389) OVER 2 LAYERS OVER 30 POUNDS FELT OVER PLYWOOD SHEATHING PER STRUCTURAL
2. ROOF LINE
3. WALL BELOW
4. ATTIC LOUVERS/EYEBROW VENT (VULCAN ESR-2071)
5. SOLAR PANEL AREA

Roof Attic Ventilation:

Attic Area = 1380.0 sq. ft.
1/150 of 1380 = 9.2 sq. ft.
9.2 sq. ft. = 1324.8 sq. in. min.

Dormer Vent Area = 99 sq. in.
13.4 Min. Dormer Vents
Therefore: Install (14) Dormer Vent



DUPLEX: ROOF PLAN

Revisions

	PLANNING COMMENTS 07-19-2024
1	-
2	-
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Project:

Duplex, ADU, & Garage at:
5305 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

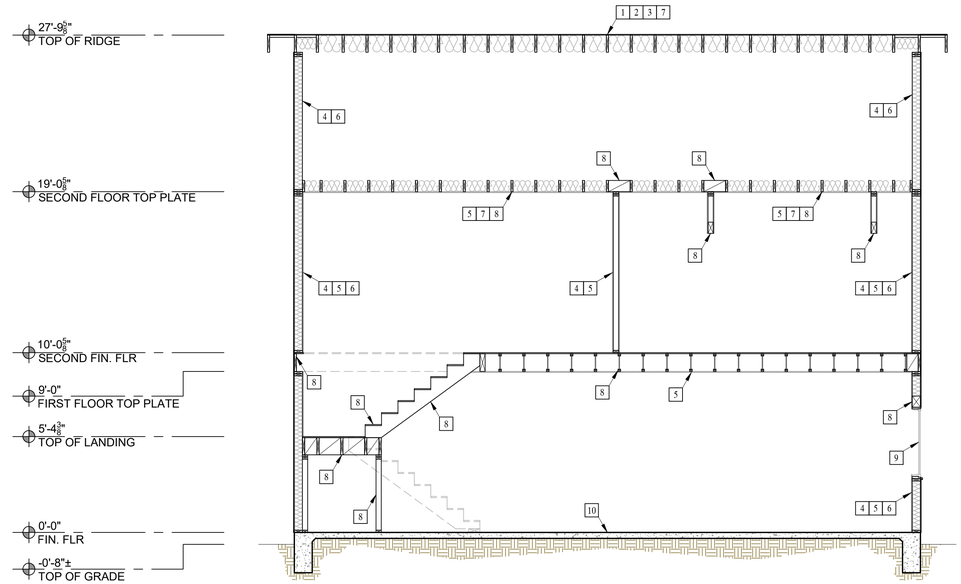
Jimmy Bermejo

Title:

Duplex:
Roof Plan

Date:
12-03-2022
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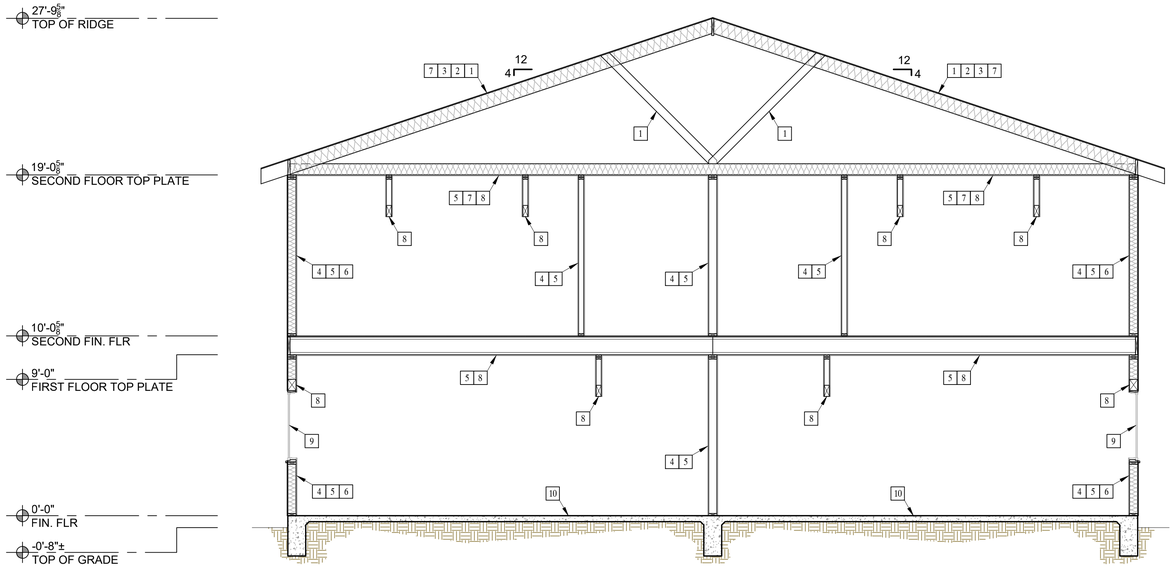
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DA SECTION A

SECTION KEYNOTES

1. ROOF FRAMING PER STRUCTURAL
2. ROOF SHEATHING PER STRUCTURAL
3. CLASS A (FIRE RETARDANT) COMPOSITION SHINGLE ROOFING (ICC# ESR 1389) OVER 2 LAYERS OVER 30 POUNDS FELT OVER PLYWOOD SHEATHING PER STRUCTURAL
4. STUD WALL
5. 5/8" GYPSUM DRYWALL
6. R-19 BATT INSULATION
7. INSULATION: R-30 BATT INSULATION AT CEILING & R-13 BATT INSULATION AT ROOF (HIGH PERFORMANCE ATTIC)
8. FRAMING / BLOCKING, PER STRUCTURAL
9. WINDOW, PER OWNER
10. SLAB-ON-GRADE PER STRUCTURAL



DB SECTION B

Revisions

	PLANNING COMMENTS 07-19-2024
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-

Project:

Duplex, ADU, & Garage at:
5305 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title:

Duplex: Sections

Date: 12-03-2022

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

Project No.: 2234

Sheet: *A7*

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EGRESS WINDOW REQUIREMENT:

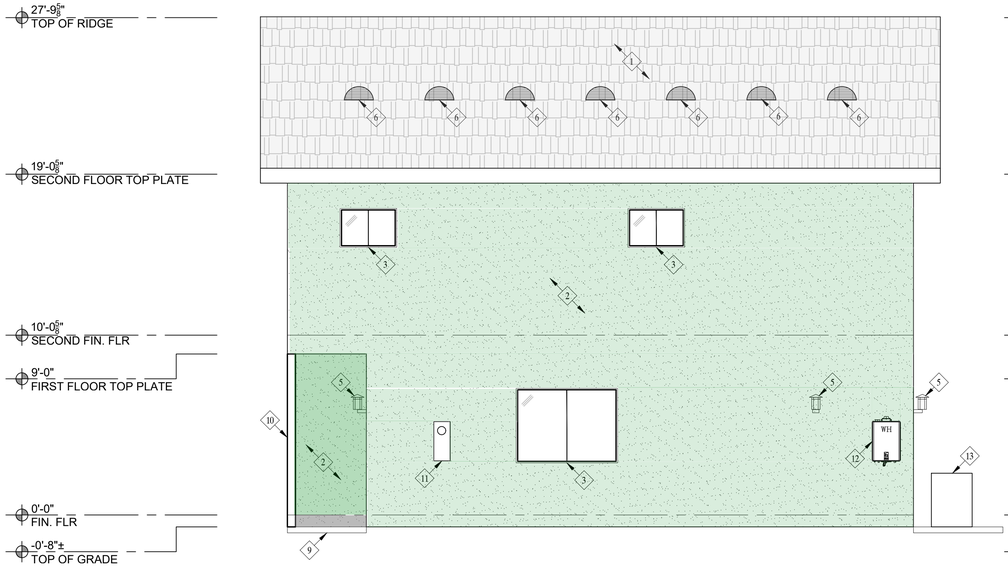
- MINIMUM WIDTH OF OPENING: 20 INCHES
- MINIMUM HEIGHT OF OPENING: 24 INCHES
- MINIMUM NET CLEAR OPENING: 5.7 SQ. FT. (5.0 SQ. FT. FOR GROUND FLOOR).
- MAXIMUM SILL HEIGHT ABOVE FLOOR 44 INCHES.

ADDITIONAL NOTES:

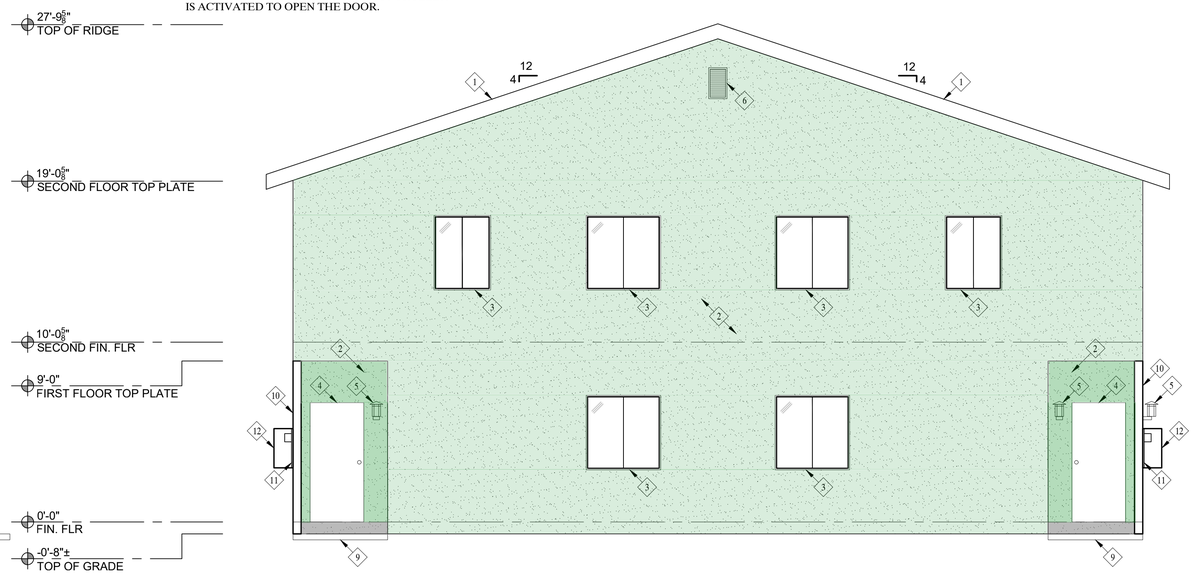
1. OUTDOOR LIGHTING SHALL COMPLY WITH TITLE 24, PART 6, OF THE CALIFORNIA CODE OF REGULATIONS: CALIFORNIA'S ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS.
2. LIGHTING FIXTURES ON THE WEST SIDE OF THE GARAGE SHALL BE MOUNTED BETWEEN 9 AND 12 FEET ABOVE GRADE AND ABOVE THE GARAGE DOORS. LUMINAIRES COMPLY WITH TITLE 24, PAT 6, OF THE CALIFORNIA CODE OF REGULATIONS: CALIFORNIA'S ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS. LUMINAIRES SHALL BE LED WITH FLAT LENSES AND PARALLEL TO THE GROUND. THE LUMINAIRES SHALL CREATE BETWEEN 1 AND 7 FOOT CANDLES ON THE GARAGE APRON.
3. ALL OUTDOOR LIGHTING INSTRUMENTS SHALL BE ON A DEDICATED CIRCUIT AND OPERATE FROM DUSK TO DAWN.
4. ROLL-UP OVERHEAD GARAGE DOORS SHALL BE INSTALLED AND BE CAPABLE OF BEING OPENED REMOTELY BY A HANDHELD CONTROLLER OR AN INTERNET BASED SYSTEM. THE GARAGE DOOR SYSTEM SHALL INCLUDE A GARAGE LIGHT WHICH IS ACTIVATED ANYTIME A REMOTE CONTROLLER IS ACTIVATED TO OPEN THE DOOR.

ELEVATION KEYNOTES

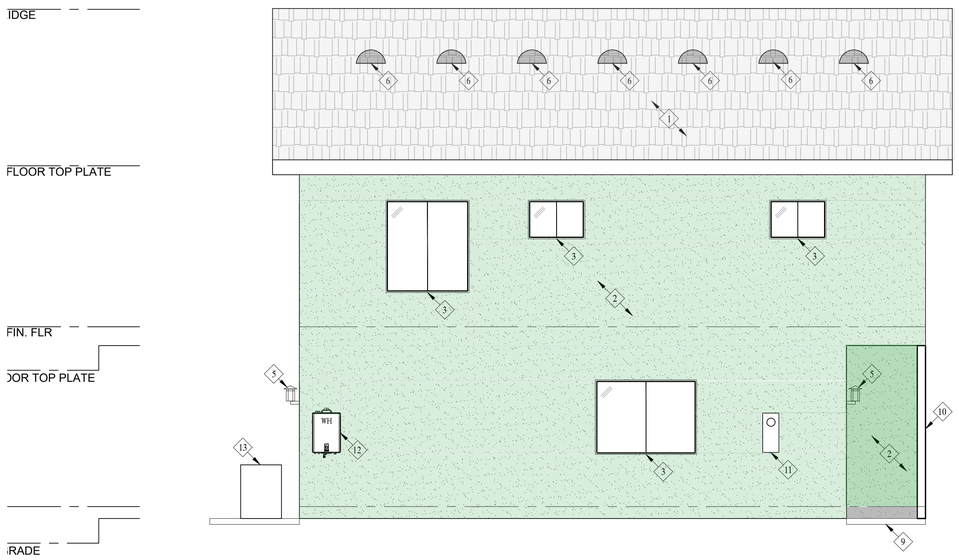
1. CLASS A (FIRE RETARDANT) COMPOSITION SHINGLE ROOFING (ICC# ESR 1389) OVER 2 LAYERS OVER 30 POUNDS FELT OVER PLYWOOD SHEATHING PER STRUCTURAL
2. STUCCO FINISH W/ 7/8" PORTLAND CEMENT PLASTER, PAPER BACKED LATH W/ 16 GAUGE STAPLES AT 6"O.C. OMEGA-237 ROCK GREEN BASE 2 SAND FINISH
3. WINDOW, PER OWNER
4. DOOR / SLIDER, PER OWNER
5. EXTERIOR WALL MOUNTED LIGHT, PER OWNER
6. ATTIC LOUVERS / DORMER VENT / EYEBROW VENT (VULCAN ESR-2071)
7. GARAGE DOOR, PER OWNER
8. NOT USED
9. EXTERIOR LANDING / EXTERIOR STAIRS
10. POSTS / BEAMS, PER STRUCTURAL
11. ELECTRICAL PANEL
12. GAS TANKLESS NORITZ OR EQUAL WITH CAT III OR IV VENT, CONDENSATE DRAIN, GAS LINE (SEE E1 SHEETS FOR MORE INFORMATION) 200,000 BTU MIN.
13. A/C CONDENSER



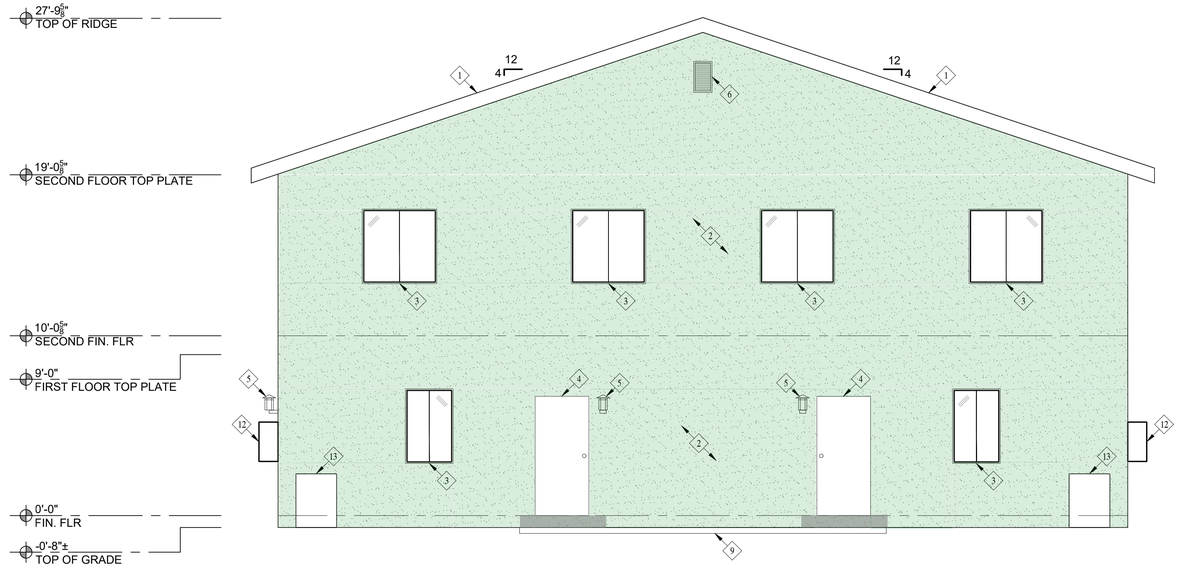
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

Revisions

	PLANNING COMMENTS 07-19-2024
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-

Project:

Duplex, ADU, & Garage at:
5305 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title:

Duplex: Elevations

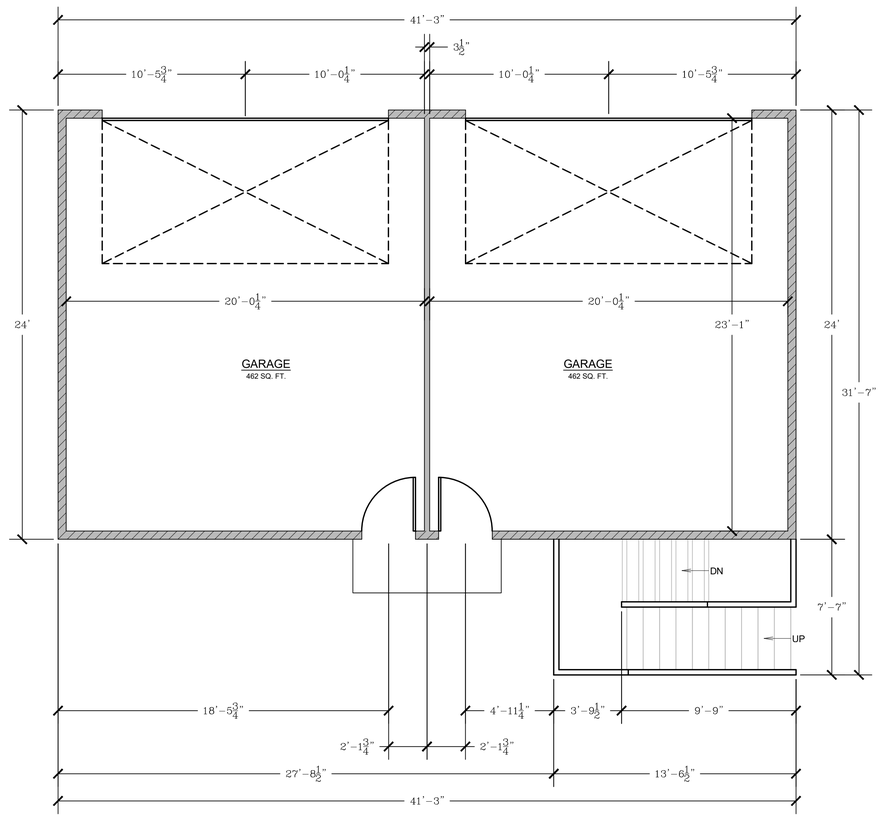
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Project No.: 2234

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ADU / GARAGE: FIRST FLOOR DIMENSION PLAN

NEW 2x4 STUD WALL

NEW 2x6 STUD WALL

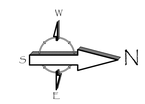
NEW PARTIAL HEIGHT WALL

(SD) SMOKE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED (SEE E1-ELECTRICAL PLAN)

(CM) CARBON MONOXIDE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED (SEE E1-ELECTRICAL PLAN)

EGRESS WINDOW REQUIREMENT:

- MINIMUM WIDTH OF OPENING: 20 INCHES
- MINIMUM HEIGHT OF OPENING: 24 INCHES
- MINIMUM NET CLEAR OPENING: 5.7 SQ. FT. (5.0 SQ. FT. FOR GROUND FLOOR)
- MAXIMUM SILL HEIGHT ABOVE FLOOR: 44 INCHES.



Revisions

	PLANNING COMMENTS 07-19-2024
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-

Project:

Duplex, ADU, & Garage at:
5305 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title:

ADU / Garage: First Floor Dimension Plan

Date:

12-03-2022

Scale:

1/4"=1'-0"

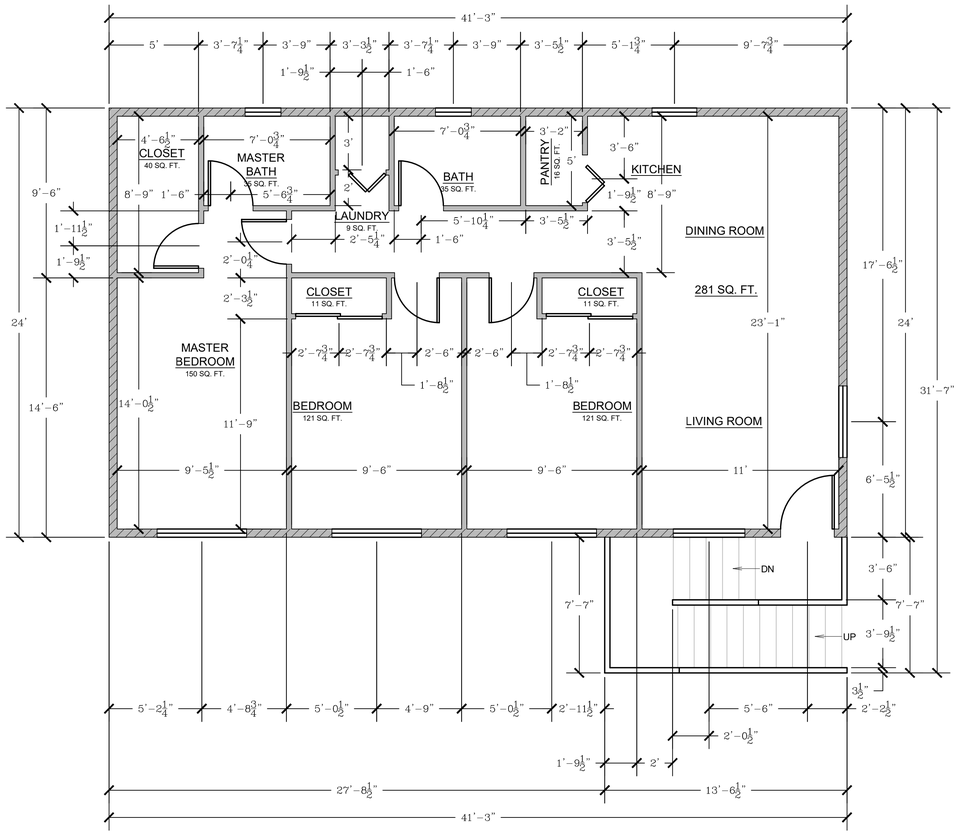
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2234

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ADU / GARAGE: SECOND FLOOR DIMENSION PLAN

NEW 2x4 STUD WALL

NEW 2x6 STUD WALL

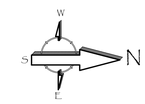
NEW PARTIAL HEIGHT WALL

(SD) SMOKE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED (SEE E1-ELECTRICAL PLAN)

(CM) CARBON MONOXIDE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED (SEE E1-ELECTRICAL PLAN)

EGRESS WINDOW REQUIREMENT:

- MINIMUM WIDTH OF OPENING: 20 INCHES
- MINIMUM HEIGHT OF OPENING: 24 INCHES
- MINIMUM NET CLEAR OPENING: 5.7 SQ. FT. (5.0 SQ. FT. FOR GROUND FLOOR)
- MAXIMUM SILL HEIGHT ABOVE FLOOR: 44 INCHES.



Revisions

	PLANNING COMMENTS 07-19-2024
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-

Project:

Duplex, ADU, & Garage at:
5305 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title:

ADU / Garage: Second Floor Dimension Plan

Date:

12-03-2022

Scale:

1/4"=1'-0"

Project No.:

2234

Sheet:

A10

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PROPOSED FLOOR PLAN - KEYNOTES

1	STUD WALL, SEE WALL LEGEND
2	WINDOWS, PER OWNER
3	DOOR/SLIDER (TEMPERED GLAZING), PER OWNER
4	GARAGE DOOR / OPENER, PER OWNER
5	STAIRS
6	GAS TANKLESS NORITZ OR EQUAL WITH CAT III OR IV VENT, CONDENSATE DRAIN, GAS LINE (SEE E1 SHEETS FOR MORE INFORMATION) 200,000 BTU MIN.
7	A/C UNIT
8	KITCHEN CABINETS / APPLIANCES / SINK
9	BATHROOM CABINETS / FIXTURES
10	STACKED WASHER / DRYER
11	APPROX. LOCATION OF 200 AMP. ELECTRICAL PANEL
12	APPROX. LOCATION OF 100 AMP. ELECTRICAL SUB-PANEL
13	EXTERIOR LANDING / STEP

DOOR SCHEDULE

4	SIZE	MATERIAL GLAZING	U-FACTOR	SHGC	NOTES
A1	NEW $3^0\,6^8$	SOLID CORE, EXTERIOR ENTRY	-	-	
A2	NEW $2^6\,6^8$	INTERIOR HOLLOW CORE	-	-	
A3	NEW $2^6\,6^8$	SLIDING CLOSET DOOR PAIR	-	-	
A4	NEW $2^8\,6^8$	INTERIOR BI-FOLD, LOUVERED	-	-	
A5	NEW $3^0\,6^8$	SOLID CORE, EXTERIOR ENTRY	-	-	STEEL, FIRE RATED
A6	NEW $16^0\,8^0$	GARAGE DOOR	-	-	

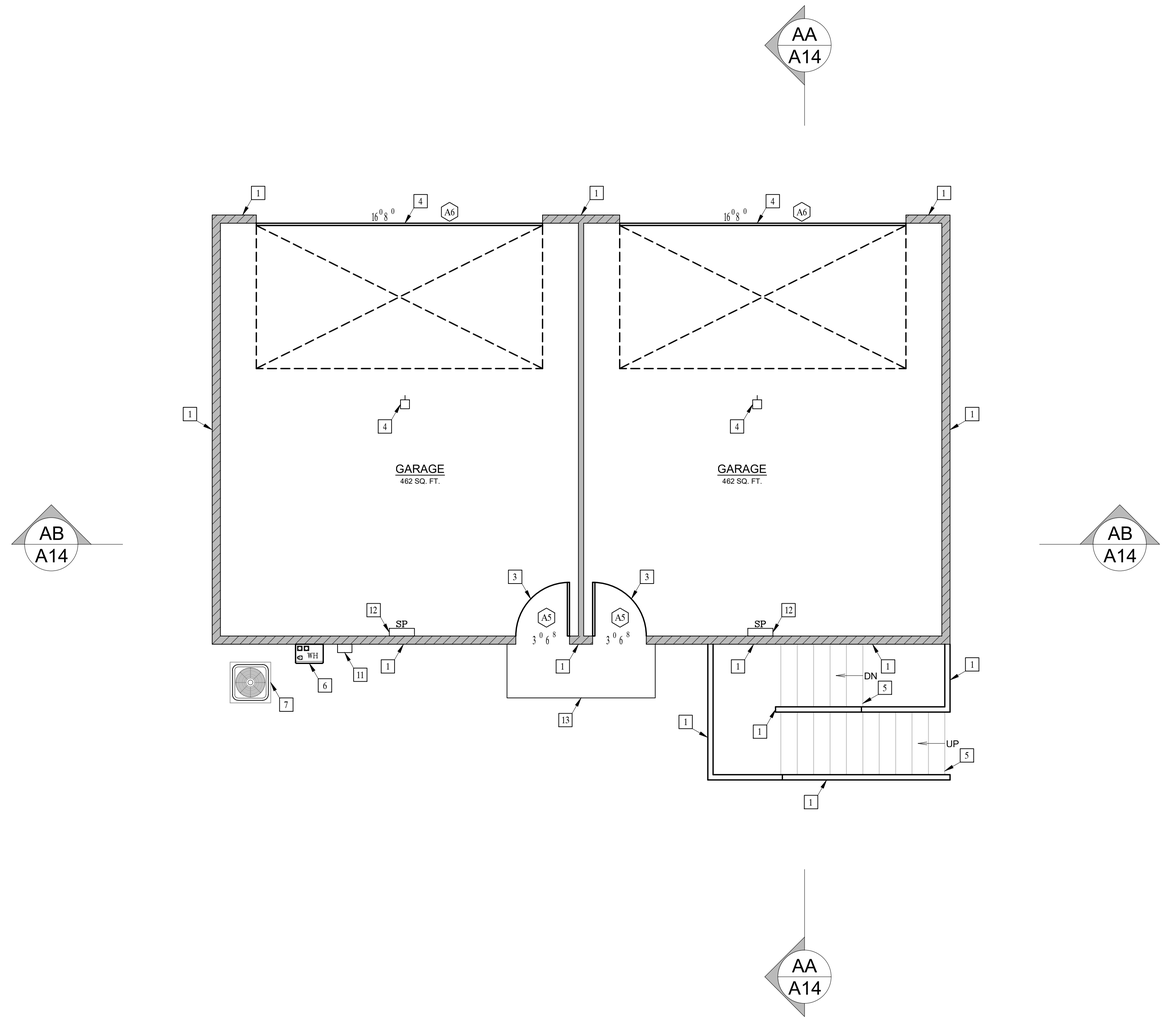
WINDOW SCHEDULE

X	SIZE	MATERIAL GLAZING	U-FACTOR	SHGC	NOTES
AA	NEW $4^0\,4^0$	VINYL DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
AB	NEW $5^0\,4^0$	VINYL DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
AC	NEW $2^0\,2^0$	VINYL DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
AD	NEW $2^6\,3^0$	VINYL DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING

ADDITIONAL NOTES

1. REQUIRED GLAZED OPENINGS SHALL OPEN DIRECTLY ONTO A STREET OR PUBLIC ALLEY, OR A YARD OR COURT LOCATED ON THE SAME LOT AS THE BUILDING. (2019 CRC R303.9)
2. WHERE THE WINTER DESIGN TEMPERATURE IS TABLE R301.2(1) IS BELOW 60 DEGREES F, EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF NOT LESS THAN 68 DEGREES F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM THE EXTERIOR WALLS IN HABITABLE ROOMS AT THE DESIGN TEMPERATURE. INSTALLATION OF PORTABLE SPACE HEATERS SHALL NOT BE USED TO ACHIEVE COMPLIANCE WITH THIS SECTION. (2019 CRC SECTION R303.10)
3. OPENINGS BETWEEN A MOTOR VEHICLE-RELATED OCCUPANCY AND A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. (2019 CBC 406.2.5)
4. THE PRIVATE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY NOT LESS THAN $\frac{1}{2}$ INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE PER 2019 CRC TABLE R302.6.
5. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN A $\frac{5}{8}$ INCH TYPE X GYPSUM BOARD OR EQUIVALENT PER 2019 CRC TABLE R302.6.
6. STRUCTURES SUPPORTING FLOOR / CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION SHALL USE NOT LESS THAN $\frac{1}{2}$ INCH GYPSUM BOARD OR EQUIVALENT PER 2019 CRC TABLE R302.6.
7. DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND THE DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN $1\frac{3}{8}$ INCHES IN THICKNESS, OR DOORS IN COMPLIANCE WITH SECTION 716.2.2.1 WITH A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING. (2019 CBC 406.3.2.1)

ADU / GARAGE: FIRST FLOOR PLAN



NEW 2x4 STUD WALL

NEW 2x6 STUD WALL

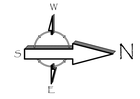
NEW PARTIAL HEIGHT WALL

(SD) SMOKE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED (SEE E1-ELECTRICAL PLAN)

(CM) CARBON MONOXIDE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED (SEE E1-ELECTRICAL PLAN)

EGRESS WINDOW REQUIREMENT:

- MINIMUM WIDTH OF OPENING: 20 INCHES
- MINIMUM HEIGHT OF OPENING: 24 INCHES
- MINIMUM NET CLEAR OPENING: 5.7 SQ. FT. (5.0 SQ. FT. FOR GROUND FLOOR)
- MAXIMUM SILL HEIGHT ABOVE FLOOR: 44 INCHES.



Revisions

	PLANNING COMMENTS 07-19-2024
1	-
2	-
3	-
4	-
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7	-
8	-

Project:

Duplex, ADU, & Garage at:
5305 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title:

ADU / Garage: First Floor Plan

Date:

12-03-2022

Scale:

1/4"=1'-0"

Project No.:

2234

Sheet:

A11

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PROPOSED FLOOR PLAN - KEYNOTES

1	STUD WALL, SEE WALL LEGEND
2	WINDOWS, PER OWNER
3	DOOR/SLIDER (TEMPERED GLAZING), PER OWNER
4	GARAGE DOOR, PER OWNER
5	STAIRS
6	WATER HEATER
7	A/C UNIT
8	KITCHEN CABINETS / APPLIANCES / SINK
9	BATHROOM CABINETS / FIXTURES
10	STACKED WASHER / DRYER

DOOR SCHEDULE

4	SIZE	MATERIAL GLAZING	U-FACTOR	SHGC	NOTES
A1	NEW 3'0 6'8	SOLID CORE, EXTERIOR ENTRY	-	-	
A2	NEW 2'6 6'8	INTERIOR HOLLOW CORE	-	-	
A3	NEW 2'6 6'8	SLIDING CLOSET DOOR PAIR	-	-	
A4	NEW 2'8 6'8	INTERIOR BI-FOLD, LOUVERED	-	-	
A5	NEW 3'0 6'8	SOLID CORE, EXTERIOR ENTRY	-	-	STEEL, FIRE RATED
A6	NEW 16'0 8'0	GARAGE DOOR	-	-	

WINDOW SCHEDULE

X	SIZE	MATERIAL GLAZING	U-FACTOR	SHGC	NOTES
AA	NEW 4'0 4'0	VINYL DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
AB	NEW 5'0 4'0	VINYL DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
AC	NEW 2'0 3'0	VINYL DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
AD	NEW 2'6 3'0	VINYL DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING

ADDITIONAL NOTES

1. REQUIRED GLAZED OPENINGS SHALL OPEN DIRECTLY ONTO A STREET OR PUBLIC ALLEY, OR A YARD OR COURT LOCATED ON THE SAME LOT AS THE BUILDING. (2019 CRC R303.9)

2. WHERE THE WINTER DESIGN TEMPERATURE IS TABLE R301.2(1) IS BELOW 60 DEGREES F, EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF NOT LESS THAN 68 DEGREES F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM THE EXTERIOR WALLS IN HABITABLE ROOMS AT THE DESIGN TEMPERATURE. INSTALLATION OF PORTABLE SPACE HEATERS SHALL NOT BE USED TO ACHIEVE COMPLIANCE WITH THIS SECTION. (2019 CRC SECTION R303.10)

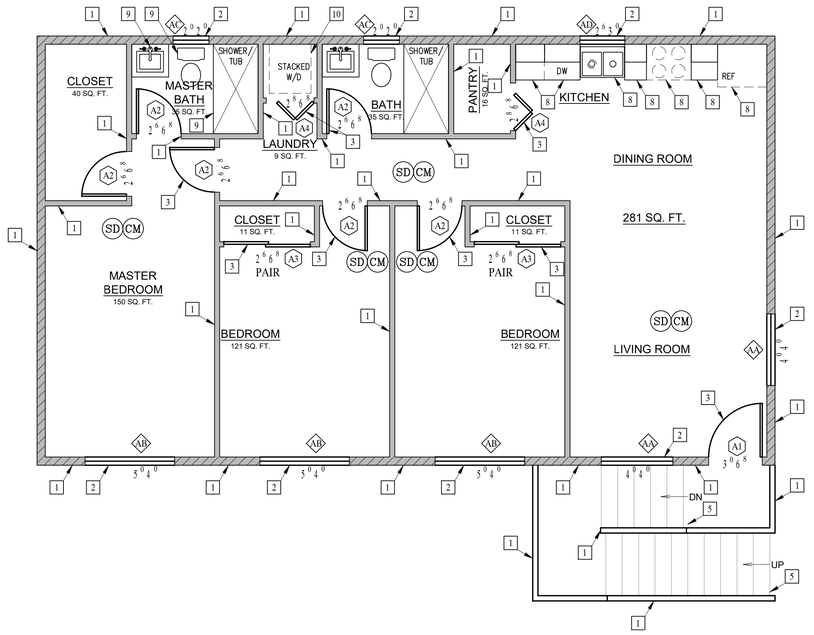
3. OPENINGS BETWEEN A MOTOR VEHICLE-RELATED OCCUPANCY AND A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. (2019 CBC 406.2.5)

4. THE PRIVATE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY NOT LESS THAN $\frac{1}{2}$ INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE PER 2019 CRC TABLE R302.6.

5. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN A $\frac{5}{8}$ INCH TYPE X GYPSUM BOARD OR EQUIVALENT PER 2019 CRC TABLE R302.6.

6. STRUCTURES SUPPORTING FLOOR / CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION SHALL USE NOT LESS THAN $\frac{1}{2}$ INCH GYPSUM BOARD OR EQUIVALENT PER 2019 CRC TABLE R302.6.

7. DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND THE DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN $1\frac{3}{8}$ INCHES IN THICKNESS, OR DOORS IN COMPLIANCE WITH SECTION 716.2.2.1 WITH A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING. (2019 CBC 406.3.2.1)



ADU / GARAGE: SECOND FLOOR PLAN

NEW 2x4 STUD WALL

NEW 2x6 STUD WALL

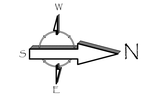
NEW PARTIAL HEIGHT WALL

(SD) SMOKE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED (SEE E1-ELECTRICAL PLAN)

(CM) CARBON MONOXIDE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED (SEE E1-ELECTRICAL PLAN)

EGRESS WINDOW REQUIREMENT:

- MINIMUM WIDTH OF OPENING: 20 INCHES
- MINIMUM HEIGHT OF OPENING: 24 INCHES
- MINIMUM NET CLEAR OPENING: 5.7 SQ. FT. (5.0 SQ. FT. FOR GROUND FLOOR)
- MAXIMUM SILL HEIGHT ABOVE FLOOR: 44 INCHES.



Revisions

	PLANNING COMMENTS 07-19-2024
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-

Project:

Duplex, ADU, & Garage at:
5305 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title:

ADU / Garage: Second Floor Plan

Date:

12-03-2022

Scale:

1/4"=1'-0"

Project No.:

2234

Sheet:

A12

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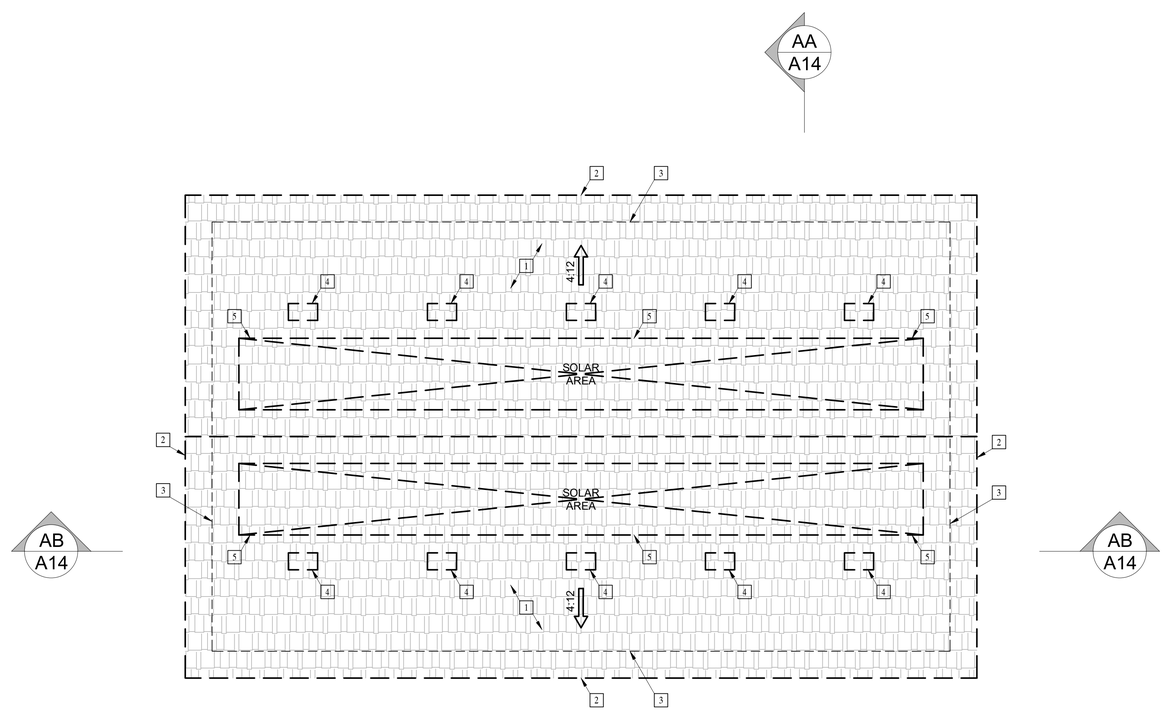
ROOF PLAN - KEYNOTES

1. CLASS A (FIRE RETARDANT) COMPOSITION SHINGLE ROOFING (ICC# ESR 1389) OVER 2 LAYERS OVER 30 POUNDS FELT OVER PLYWOOD SHEATHING PER STRUCTURAL
2. ROOF LINE
3. WALL BELOW
4. ATTIC LOUVERS/EYEBROW VENT (VULCAN ESR-2071)
5. SOLAR PANEL AREA

Roof Attic Ventilation:

Attic Area = 960.0 sq. ft.
1/150 of 960 = 6.4 sq. ft.
6.4 sq. ft. = 921.6 sq. in. min.

Dormer Vent Area = 99 sq. in.
9.3 Min. Dormer Vents
Therefore: Install (10) Dormer Vent



ADU / GARAGE: ROOF PLAN

Revisions

	PLANNING COMMENTS 07-19-2024
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-

Project:
Duplex, ADU, & Garage at:
5305 S. Saviers Road
Oxnard, California 93033

Responsible Designer:
Jimmy Bermejo

Title:
ADU / Garage: Roof Plan

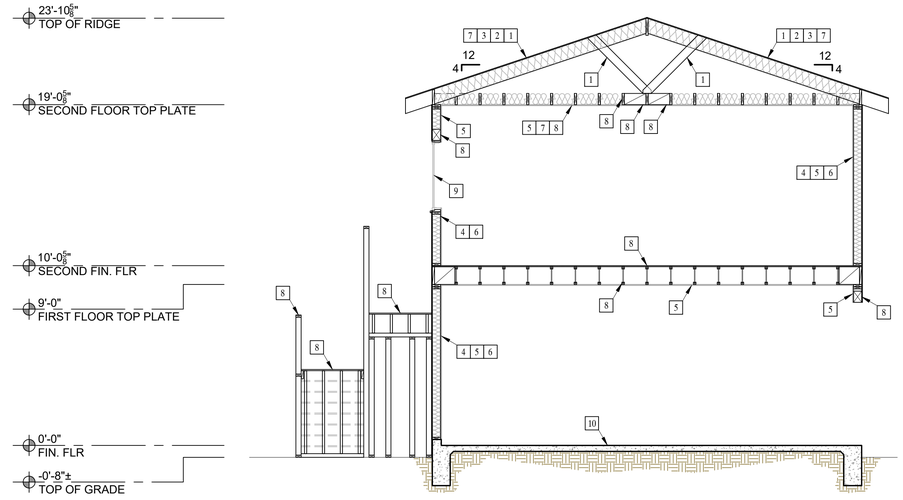
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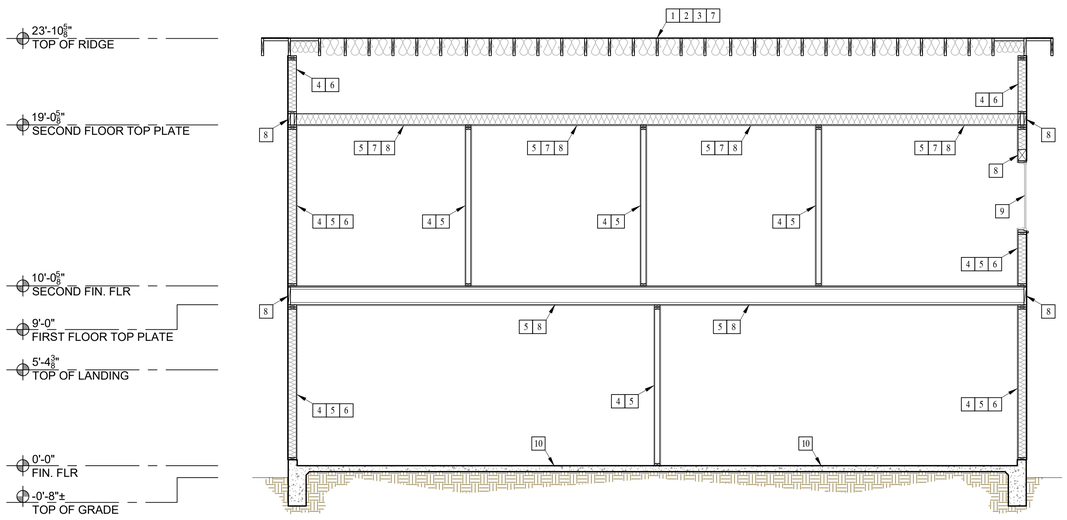
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2234

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AA SECTION A



AB SECTION B

SECTION KEYNOTES

1	ROOF FRAMING PER STRUCTURAL
2	ROOF SHEATHING PER STRUCTURAL
3	CLASS A (FIRE RETARDANT) COMPOSITION SHINGLE ROOFING (ICC# ESR 1389) OVER 2 LAYERS OVER 30 POUNDS FELT OVER PLYWOOD SHEATHING PER STRUCTURAL
4	STUD WALL
5	5/8" GYPSUM DRYWALL
6	R-19 BATT INSULATION
7	INSULATION: R-30 BATT INSULATION AT CEILING & R-13 BATT INSULATION AT ROOF (HIGH PERFORMANCE ATTIC)
8	FRAMING / BLOCKING, PER STRUCTURAL
9	WINDOW, PER OWNER
10	SLAB-ON-GRADE PER STRUCTURAL

Revisions

	PLANNING COMMENTS 07-19-2024
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-

Project:

Duplex, ADU, & Garage at:
5305 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title:

ADU / Garage: Sections

Date:

12-03-2022

Scale:

1/4"=1'-0"

Project No.:

2234

Sheet:

A14

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EGRESS WINDOW REQUIREMENT:

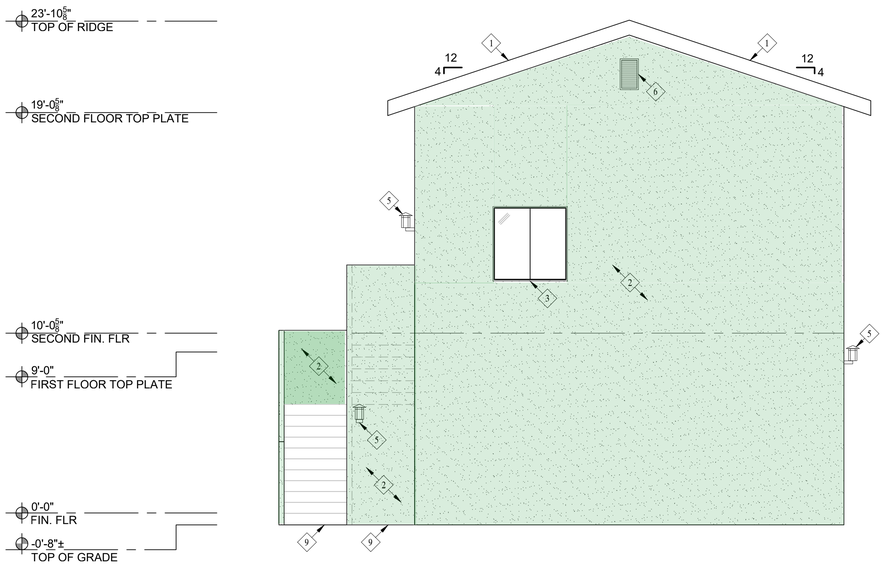
- MINIMUM WIDTH OF OPENING: 20 INCHES
- MINIMUM HEIGHT OF OPENING: 24 INCHES
- MINIMUM NET CLEAR OPENING: 5.7 SQ. FT. (5.0 SQ. FT. FOR GROUND FLOOR).
- MAXIMUM SILL HEIGHT ABOVE FLOOR 44 INCHES.

ADDITIONAL NOTES:

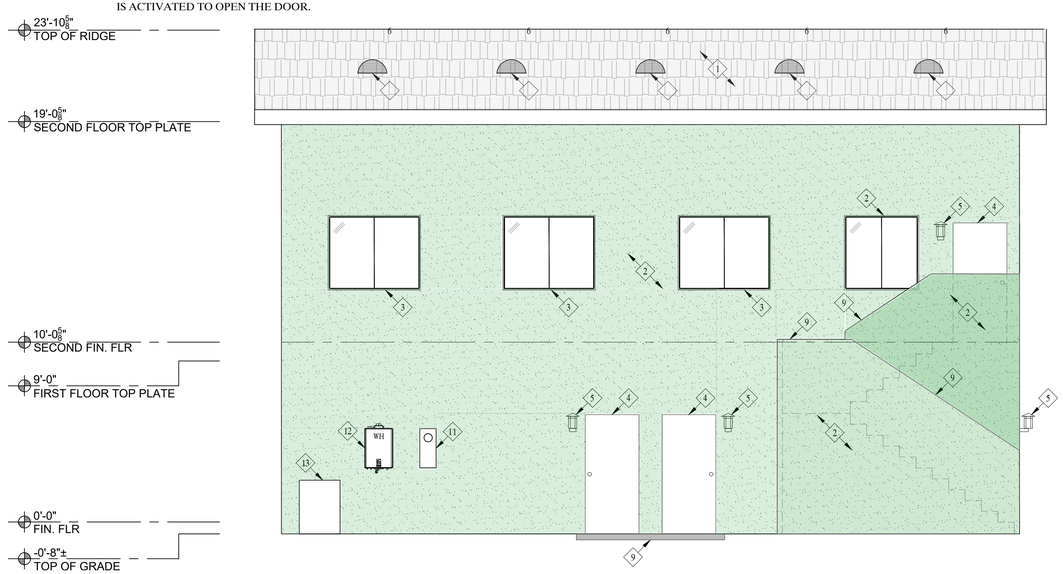
1. OUTDOOR LIGHTING SHALL COMPLY WITH TITLE 24, PART 6, OF THE CALIFORNIA CODE OF REGULATIONS: CALIFORNIA'S ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS.
2. LIGHTING FIXTURES ON THE WEST SIDE OF THE GARAGE SHALL BE MOUNTED BETWEEN 9 AND 12 FEET ABOVE GRADE AND ABOVE THE GARAGE DOORS. LUMINAIRES COMPLY WITH TITLE 24, PAT 6, OF THE CALIFORNIA CODE OF REGULATIONS: CALIFORNIA'S ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS. LUMINAIRES SHALL BE LED WITH FLAT LENSES AND PARALLEL TO THE GROUND. THE LUMINAIRES SHALL CREATE BETWEEN 1 AND 7 FOOT CANDLES ON THE GARAGE APRON.
3. ALL OUTDOOR LIGHTING INSTRUMENTS SHALL BE ON A DEDICATED CIRCUIT AND OPERATE FROM DUSK TO DAWN.
4. ROLL-UP OVERHEAD GARAGE DOORS SHALL BE INSTALLED AND BE CAPABLE OF BEING OPENED REMOTELY BY A HANDHELD CONTROLLER OR AN INTERNET BASED SYSTEM. THE GARAGE DOOR SYSTEM SHALL INCLUDE A GARAGE LIGHT WHICH IS ACTIVATED ANYTIME A REMOTE CONTROLLER IS ACTIVATED TO OPEN THE DOOR.

ELEVATION KEYNOTES

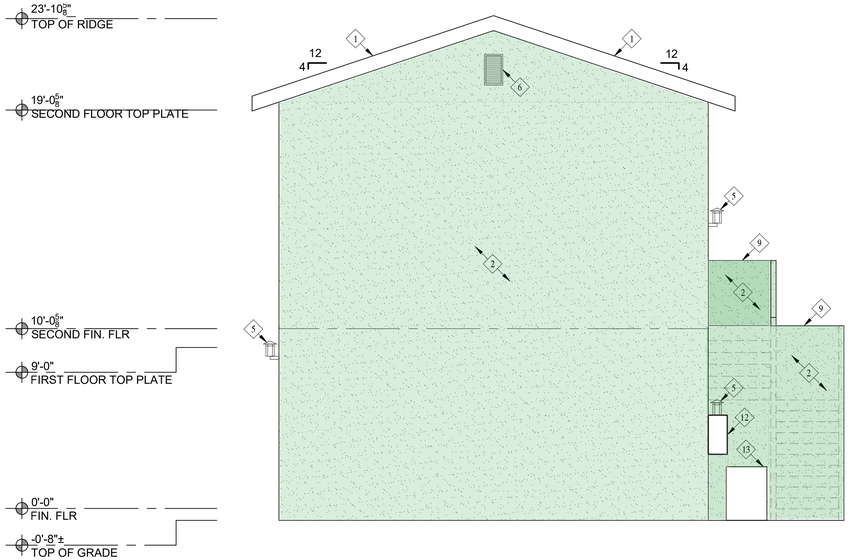
1. CLASS A (FIRE RETARDANT) COMPOSITION SHINGLE ROOFING (ICC# ESR 1389) OVER 2 LAYERS OVER 30 POUNDS FELT OVER PLYWOOD SHEATHING PER STRUCTURAL
2. STUCCO FINISH W/ 7/8" PORTLAND CEMENT PLASTER, PAPER BACKED LATH W/ 16 GAUGE STAPLES AT 6"O.C. OMEGA-237 ROCK GREEN BASE 2 SAND FINISH
3. WINDOW, PER OWNER
4. DOOR / SLIDER, PER OWNER
5. EXTERIOR WALL MOUNTED LIGHT, PER OWNER
6. ATTIC LOUVERS / DORMER VENT / EYEBROW VENT (VULCAN ESR-2071)
7. GARAGE DOOR, PER OWNER
8. NOT USED
9. EXTERIOR LANDING / EXTERIOR STAIRS
10. POSTS / BEAMS, PER STRUCTURAL
11. ELECTRICAL PANEL
12. GAS TANKLESS NORITZ OR EQUAL WITH CAT III OR IV VENT, CONDENSATE DRAIN, GAS LINE (SEE E1 SHEETS FOR MORE INFORMATION) 200,000 BTU MIN.
13. A/C CONDENSER



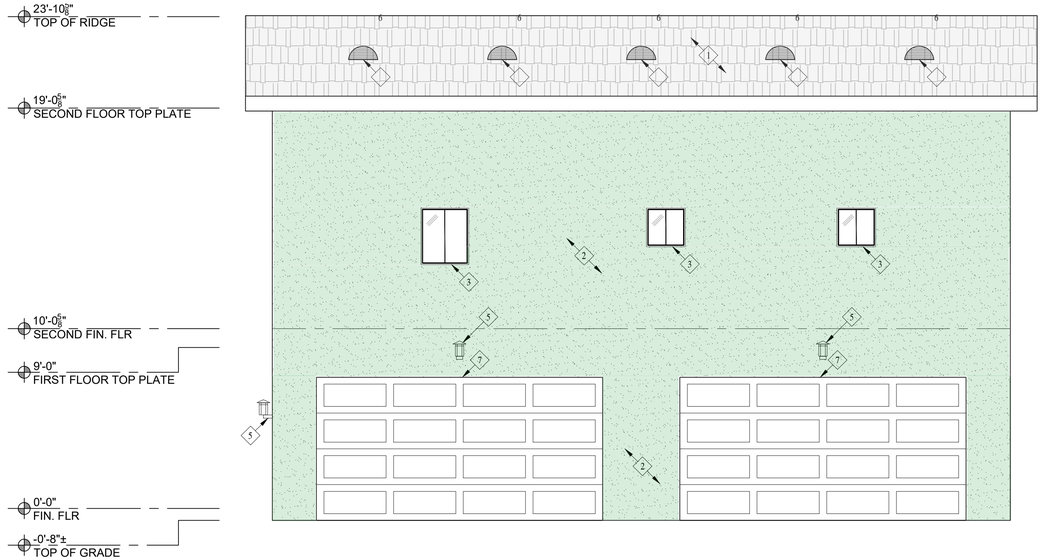
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

Revisions

	PLANNING COMMENTS 07-19-2024
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-

Project:

Duplex, ADU, & Garage at:
5305 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title:

ADU / Garage: Elevations

Date: 12-03-2022

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

Project No.: 2234

Sheet: *A15*

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PROPOSED ELECTRICAL PLAN - NOTES

ELECTRICAL NOTES:

1. EXHAUST FANS
   a. FANS AT BATHS, POWDER AND LAUNDRY TO PROVIDE A COMPLETE AIR CHANGE EVERY FIVE MINUTES (OPERABLE FROM LIGHT SWITCH). FAN SHALL BE MINIMUM 50 CFM
   b. KITCHEN EXAHAUST FANS MUST BE ABLE TO PROVIDE 5 AIR CHANGES PER HOUR AND DUCTED TO THE EXTERIOR. KITCHEN EXAUST FAN SHALL BE MINIMUM 100 CFM
   c. RESIDENTIAL EXHAUST FANS SHALL BE ENERGY STAR RATED AND SHALL BE CONTROLED BY A HUMIDSTAT CAPABLE OF AN ADJUSTMENT BETWEEN 50 AND 80% HUMIDITY. CALGREEN 4.506.1 EXCEPTION. CONTROL BY A HUMIDISTAT IS NOT REQUIRED IF THE BATHROOM EXHAUST FAN IS ALSO THE DWELLING WHOLE HOUSE VENTILATION.
   d. ALL FANS INSTALLED MUST MEET THE PRECEEDING REQUIREMENTS AND MUST EITHER HAVE A MAX "SONE" RATING OF 1 FOR CONTINUOUS USE OR 3 FOR INTERMITENT USE.
2. PROVIDE ARC-FAULT CIRCUIT INTERRUPTER OUTLETS FOR ALL ROOMS AS DESCRIBED IN. NEC 210-12
3. PROVIDE ADEQUATE CLEARANCES OF ELECTRICAL SERVICE DROP CONNECTORS (WIRES). (ART. 230-24 & ART. 680-8 NEC)
4. TAMPER RESISTANT RECEPITCALS ARE REQUIRED FOR ALL LCATION AS DESCRIBED IN 210.52. THIS ONLY APPLIES TO THE OUTLETS MODIFIED UNDER THIS PERMIT.
5. WEATHER RESISTANT TYPE RECEPTACALS ARE REQUIRED WHEN INSTALLED IN DAMP OR WET LOCATIONS (OUTSIDE)
6. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING AND BE EQUIPPED WITH BATTERY BACK-UP, PER SECTION R314
7. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE LARMS IN THE UNIT.
8. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING AND BE EQUIPPED WITH BATTERY BACK-UP, PER SECTION R315
9. WHEN MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE LARMS IN THE UNIT.
10. BATHROOM CIRCUITING SHALL BE EITHER A 20 AMPERE CIRCUIT DEDICATED TO EACH BATHROOM OR ATLEAST ONE 20 AMPERE CIRCUIT SUPPPLY ONLY BATHROOM RECEPTACLE OUTLETS PER CEC ART 210.11(C)3
11. RECEPTACLE OUTLETS LOCATIONS SHALL COMPLY WITH CEC ART. 210.52 (A)

LIGHTING REQUIREMENTS (TITTLE 24)

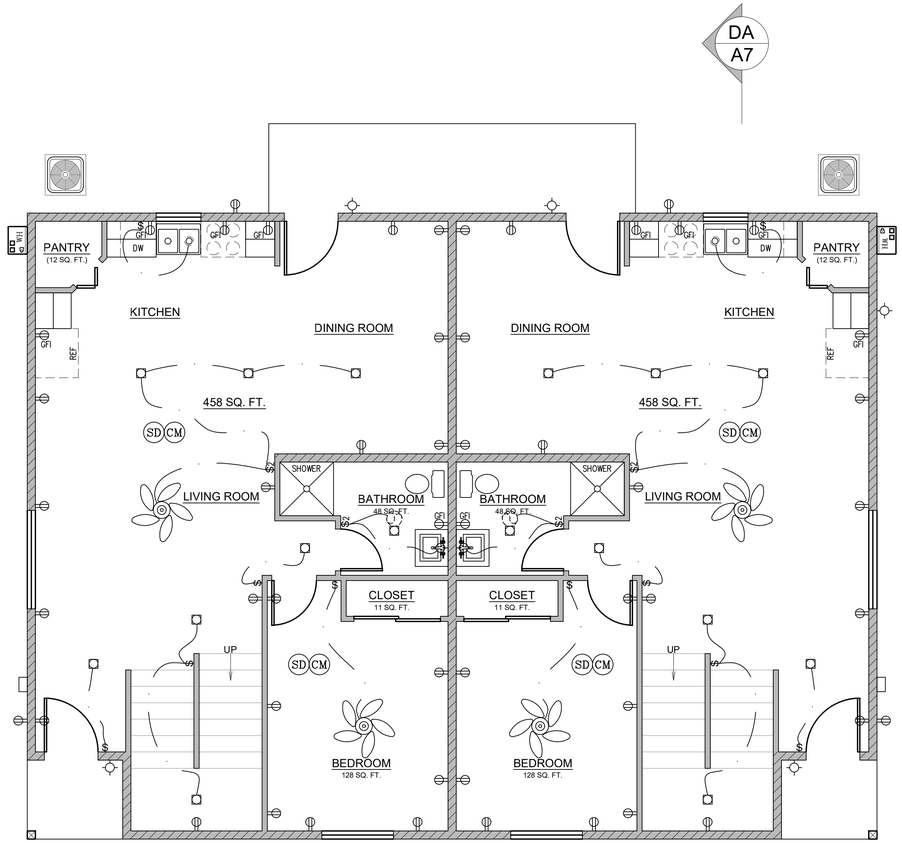
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2. OTHER NEW ROOMS- ALL LUMINAIRES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR OR DIMMER. CLOSETS THAT ARE LESS THAN 70 SQ. FT. ARE EXEMPT.
3. NEW OUTDOOR LIGHTING- ALL LUMINAIRES MOUNTED TO THE BUILDING SHALL BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A PHOTOCONTROL/ MOTION SENSOR.
4. NEW KITCHENS- AT LEAST HALF THE INSTALLED WATTAGE OF LUMINAIRES SHALL BE HIGH EFFICACY (I.E.,FLUORESCENT). THE ONES THAT ARE NOT MUST BE SWITCHED SEPARATELY.
5. ALL LIGHTS RECESSED INTO INSULATED CEILINGS MUST BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC) AND ARE CERTIFIED AIRTIGHT TO ASTM E283 AND LABELED AS AIRTIGHT (AT) TO LESS THAN 2.0 CFM @ 75 PASCALS.

ADDITIONAL NOTES CONT.

1. OUTDOOR LIGHTING SHALL COMPLY WITH TITLE 24, PART 6, OF THE CALIFORNIA CODE OF REGULATIONS: CALIFORNIA'S ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS.
2. LIGHTING FIXTURES ON THE WEST SIDE OF THE GARAGE SHALL BE MOUNTED BETWEEN 9 AND 12 FEET ABOVE GRADE AND ABOVE THE GARAGE DOORS. LUMINAIRES COMPLY WITH TITLE 24, PART 6, OF THE CALIFORNIA CODE OF REGULATIONS: CALIFORNIA'S ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS. LUMINAIRES SHALL BE LED WITH FLAT LENSES AND PARALLEL TO THE GROUND. THE LUMINAIRES SHALL CREATE BETWEEN 1 AND 7 FOOT CANDLES ON THE GARAGE APRON.
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ADDITIONAL NOTES

1. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
   -IN EACH SLEEPING ROOM
   -OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
   -ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
   -SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PERVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION.
   (2019 CRC R314.3)
2. SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034 (2019 CRC R314.1.1)
3. CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 (CRC R31'5.1.1)
4. CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTRUCTIONS IN THE FOLLOWING LOCATIONS:
   -OUTSIDE OF EACH SEPARATE SLEEPING ARE IN THE IMMEDIATE VICINITY OF THE BEDROOMS
   -ON EVERY OCCUPIABLE LEVEL OF A DWELLING UNIT, INCLUDING BASEMENTS
   -WHERE A FUEL BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.
5. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY. IF AN OCCUPANT SENSOR IS INSTALLED, IT SHALL BE UNDER SECTION 150.0 (k)2C. (2019 CEC 150.0k.2.i)
6. ARC-FAULT CIRCUIT INTERRUPTER PROTECTION SHALL BE PROVIDED AS REQUIRED IN 210.12 (A) DWELLING UNITS, (B) DORMITORY ROOMS AND (C) GUEST ROOMS AND GUEST SUITES. (2019 CEC 210.12)
7. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15- AND 20- AMPERE OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING 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. CEC 210.12(8)



DUPLEX: FIRST FLOOR ELECTRICAL PLAN

PROPOSED ELECTRICAL - SYMBOL LEGEND

- DUPLEX OUTLET
- 4-PLEX OUTLET
- GFI-PROTECTED DUPLEX OUTLET
- GFCI-PROTECTED DUPLEX OUTLET
- WATERPROOF, GFI-PROTECTED OUTLET
- 208V (240V) OUTLET
- WATERPROOF, GFI-PROTECTED 208V (240V) OUTLET
- INDICATES SUB-PANEL
- VAPOR PROOF LIGHT (SUITABLE FOR WET LOCATION)
- FLUORESCENT SURFACE MOUNT FIXTURE
- SMOKE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED
- CARBON MONOXIDE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED
- CEILING FAN
- CEILING OUTLET
- SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- DIMMER SWITCH
- PUSHBUTTON
- DOOR CHIME
- LED RECESSED LIGHTING
- VACANCY SENSOR SWITCH
- INCANDESCENT PENDANT LIGHT
- WALL MOUNTED INCANDESCENT LIGHT
- ELECTRIC GARAGE DOOR OPENER
- TELEVISION OUTLET
- IDEAL LOCATION OF RETURN AIR GRILLE (FIELD VERIFY AS BUILT)
- IDEAL LOCATION OF SUPPLY AIR GRILLE (FIELD VERIFY AS BUILT)
- INDICATES EXHAUST FAN. FAN MUST PROVIDE 50 CFM (INTERMITTENT) OR 20 CFM (CONTINUOUS). THE EXHAUST AIR SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS. FAN TO BE ENERGY COMPLIANT. CONTROLLED BY HUMIDISTAT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
- EXTERIOR LIGHTING TO OPERATE FROM DUSK TO DAWN

DA
A7

AC CONDENSER TO BE GOODMAN 2 TON 14 SEER AIR CONDITIONING CONDENSER (MODEL GSX140241) OR SIMILAR. AC CONDENSERS TO BE MORE THAN 5'-0" FROM THE PROPERTY LINE. THE dBA AT THE PROPERTY LINE WILL BE LESS THAN OR EQUAL TO 55 DECIBELS

- NEW 2x4 STUD WALL
- NEW 2x6 STUD WALL
- NEW PARTIAL HEIGHT WALL

(SD) SMOKE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED (SEE E1-ELECTRICAL PLAN)

(CM) CARBON MONOXIDE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED (SEE E1-ELECTRICAL PLAN)

W
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Revisions

	PLANNING COMMENTS 07-19-2024
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Project:
Duplex, ADU, & Garage at:
5305 S. Saviers Road
Oxnard, California 93033

Responsible Designer:
Jimmy Bermejo

Title:
Duplex: First Floor Electrical Plan

Date:
12-03-2022

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

Project No.:
2234

Sheet:
E1

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PROPOSED ELECTRICAL PLAN - NOTES

ELECTRICAL NOTES:

1. EXHAUST FANS
   a. FANS AT BATHS, POWDER AND LAUNDRY TO PROVIDE A COMPLETE AIR CHANGE EVERY FIVE MINUTES (OPERABLE FROM LIGHT SWITCH). FAN SHALL BE MINIMUM 50 CFM
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11. RECEPTACLE OUTLETS LOCATIONS SHALL COMPLY WITH CEC ART. 210.52 (A)

LIGHTING REQUIREMENTS (TITTLE 24)

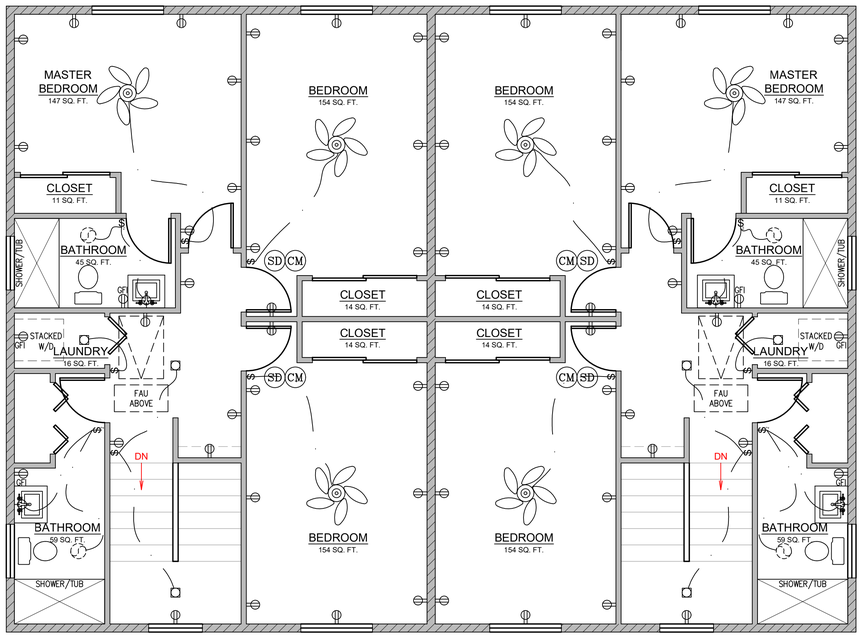
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ADDITIONAL NOTES CONT.

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1. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
   -IN EACH SLEEPING ROOM
   -OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
   -ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
   -SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PERVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION.
   (2019 CRC R314.3)
2. SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034 (2019 CRC R314.1.1)
3. CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 (CRC R31'5.1.1)
4. CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTRUCTIONS IN THE FOLLOWING LOCATIONS:
   -OUTSIDE OF EACH SEPARATE SLEEPING ARE IN THE IMMEDIATE VICINITY OF THE BEDROOMS
   -ON EVERY OCCUPIABLE LEVEL OF A DWELLING UNIT, INCLUDING BASEMENTS
   -WHERE A FUEL BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.
5. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY. IF AN OCCUPANT SENSOR IS INSTALLED, IT SHALL BE UNDER SECTION 150.0 (k)2C. (2019 CEC 150.0k.2.i)
6. ARC-FAULT CIRCUIT INTERRUPTER PROTECTION SHALL BE PROVIDED AS REQUIRED IN 210.12 (A) DWELLING UNITS, (B) DORMITORY ROOMS AND (C) GUEST ROOMS AND GUEST SUITES. (2019 CEC 210.12)
7. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15- AND 20- AMPERE OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING 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. CEC 210.12(8)



DA A7
DB A7
DB A7
DA A7

DUPLEX: SECOND FLOOR ELECTRICAL PLAN

PROPOSED ELECTRICAL - SYMBOL LEGEND

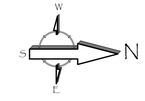
- DUPLEX OUTLET
- 4-PLEX OUTLET
- GFI-PROTECTED DUPLEX OUTLET
- GFCI-PROTECTED DUPLEX OUTLET
- WATERPROOF, GFI-PROTECTED OUTLET
- 208V (240V) OUTLET
- WATERPROOF, GFI-PROTECTED 208V (240V) OUTLET
- INDICATES SUB-PANEL
- VAPOR PROOF LIGHT (SUITABLE FOR WET LOCATION)
- FLUORESCENT SURFACE MOUNT FIXTURE
- SMOKE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED
- CARBON MONOXIDE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED
- CEILING FAN
- CEILING OUTLET
- SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- DIMMER SWITCH
- PUSHBUTTON
- DOOR CHIME
- LED RECESSED LIGHTING
- VACANCY SENSOR SWITCH
- INCANDESCENT PENDANT LIGHT
- WALL MOUNTED INCANDESCENT LIGHT
- ELECTRIC GARAGE DOOR OPENER
- TELEVISION OUTLET
- IDEAL LOCATION OF RETURN AIR GRILLE (FIELD VERIFY AS BUILT)
- IDEAL LOCATION OF SUPPLY AIR GRILLE (FIELD VERIFY AS BUILT)
- INDICATES EXHAUST FAN. FAN MUST PROVIDE 50 CFM (INTERMITTENT) OR 20 CFM (CONTINUOUS). THE EXHAUST AIR SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS. FAN TO BE ENERGY COMPLIANT. CONTROLLED BY HUMIDISTAT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
- EXTERIOR LIGHTING TO OPERATE FROM DUSK TO DAWN

AC CONDENSER TO BE GOODMAN 2 TON 14 SEER AIR CONDITIONING CONDENSER (MODEL GSX140241) OR SIMILAR. AC CONDENSERS TO BE MORE THAN 5'-0" FROM THE PROPERTY LINE. THE dBA AT THE PROPERTY LINE WILL BE LESS THAN OR EQUAL TO 55 DECIBELS

- NEW 2x4 STUD WALL
- NEW 2x6 STUD WALL
- NEW PARTIAL HEIGHT WALL

(SD) SMOKE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED (SEE E1-ELECTRICAL PLAN)

(CM) CARBON MONOXIDE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED (SEE E1-ELECTRICAL PLAN)



Revisions

	PLANNING COMMENTS 07-19-2024
1	-
2	-
3	-
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Project:

Duplex, ADU, & Garage at:
5305 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title:

Duplex: Second Floor Electrical Plan

Date:

12-03-2022

Scale:

1/4"=1'-0"

Project No.:

2234

Sheet:

E2

I:\Diamond Design\Projects\2022\2234 - Saviers Duplex & ADU\Architectural\2024\Saviers 07-19-2024\5305 Saviers.dwg files 07.19.2024\5305\Saviers Residence Plans.dwg, E2- DUPLEX Second Floor Elect. Plan, 7/24/2024 8:28:44 AM, jimmy

PROPOSED ELECTRICAL PLAN - NOTES

ELECTRICAL NOTES:

1. EXHAUST FANS
   a. FANS AT BATHS, POWDER AND LAUNDRY TO PROVIDE A COMPLETE AIR CHANGE EVERY FIVE MINUTES (OPERABLE FROM LIGHT SWITCH). FAN SHALL BE MINIMUM 50 CFM
   b. KITCHEN EXAHAUST FANS MUST BE ABLE TO PROVIDE 5 AIR CHANGES PER HOUR AND DUCTED TO THE EXTERIOR. KITCHEN EXAUST FAN SHALL BE MINIMUM 100 CFM
   c. RESIDENTIAL EXHAUST FANS SHALL BE ENERGY STAR RATED AND SHALL BE CONTROLED BY A HUMIDSTAT CAPABLE OF AN ADJUSTMENT BETWEEN 50 AND 80% HUMIDITY. CALGREEN 4.506.1 EXCEPTION. CONTROL BY A HUMIDISTAT IS NOT REQUIRED IF THE BATHROOM EXHAUST FAN IS ALSO THE DWELLING WHOLE HOUSE VENTILATION.
   d. ALL FANS INSTALLED MUST MEET THE PRECEEDING REQUIREMENTS AND MUST EITHER HAVE A MAX "SONE" RATING OF 1 FOR CONTINUOUS USE OR 3 FOR INTERMITENT USE.
2. PROVIDE ARC-FAULT CIRCUIT INTERRUPTER OUTLETS FOR ALL ROOMS AS DESCRIBED IN. NEC 210-12
3. PROVIDE ADEQUATE CLEARANCES OF ELECTRICAL SERVICE DROP CONNECTORS (WIRES). (ART. 230-24 & ART. 680-8 NEC)
4. TAMPER RESISTANT RECEPITCALS ARE REQUIRED FOR ALL LCATION AS DESCRIBED IN 210.52. THIS ONLY APPLIES TO THE OUTLETS MODIFIED UNDER THIS PERMIT.
5. WEATHER RESISTANT TYPE RECEPTACALS ARE REQUIRED WHEN INSTALLED IN DAMP OR WET LOCATIONS (OUTSIDE)
6. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING AND BE EQUIPPED WITH BATTERY BACK-UP, PER SECTION R314
7. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE LARMS IN THE UNIT.
8. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING AND BE EQUIPPED WITH BATTERY BACK-UP, PER SECTION R315
9. WHEN MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE LARMS IN THE UNIT.
10. BATHROOM CIRCUITING SHALL BE EITHER A 20 AMPERE CIRCUIT DEDICATED TO EACH BATHROOM OR ATLEAST ONE 20 AMPERE CIRCUIT SUPPPLY ONLY BATHROOM RECEPTACLE OUTLETS PER CEC ART 210.11(C)3
11. RECEPTACLE OUTLETS LOCATIONS SHALL COMPLY WITH CEC ART. 210.52 (A)

LIGHTING REQUIREMENTS (TITTLE 24)

1. NEW BATHROOMS, GARAGES, LAUNDRY ROOMS & UTILITY ROOMS- ALL LUMINAIRES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A MANUAL-ON OCCUPANT SENSOR.
2. OTHER NEW ROOMS- ALL LUMINAIRES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR OR DIMMER. CLOSETS THAT ARE LESS THAN 70 SQ. FT. ARE EXEMPT.
3. NEW OUTDOOR LIGHTING- ALL LUMINAIRES MOUNTED TO THE BUILDING SHALL BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A PHOTOCONTROL/ MOTION SENSOR.
4. NEW KITCHENS- AT LEAST HALF THE INSTALLED WATTAGE OF LUMINAIRES SHALL BE HIGH EFFICACY (I.E.,FLUORESCENT). THE ONES THAT ARE NOT MUST BE SWITCHED SEPARATELY.
5. ALL LIGHTS RECESSED INTO INSULATED CEILINGS MUST BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC) AND ARE CERTIFIED AIRTIGHT TO ASTM E283 AND LABELED AS AIRTIGHT (AT) TO LESS THAN 2.0 CFM @ 75 PASCALS.

ADDITIONAL NOTES

1. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

   -IN EACH SLEEPING ROOM
   -OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
   -ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
   -SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PERVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION. (2019 CRC R314.3)

2. SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034 (2019 CRC R314.1.1)

3. CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 (CRC R31'5.1.1)

4. CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTRUCTIONS IN THE FOLLOWING LOCATIONS:

   -OUTSIDE OF EACH SEPARATE SLEEPING ARE IN THE IMMEDIATE VICINITY OF THE BEDROOMS
   -ON EVERY OCCUPIABLE LEVEL OF A DWELLING UNIT, INCLUDING BASEMENTS
   -WHERE A FUEL BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.

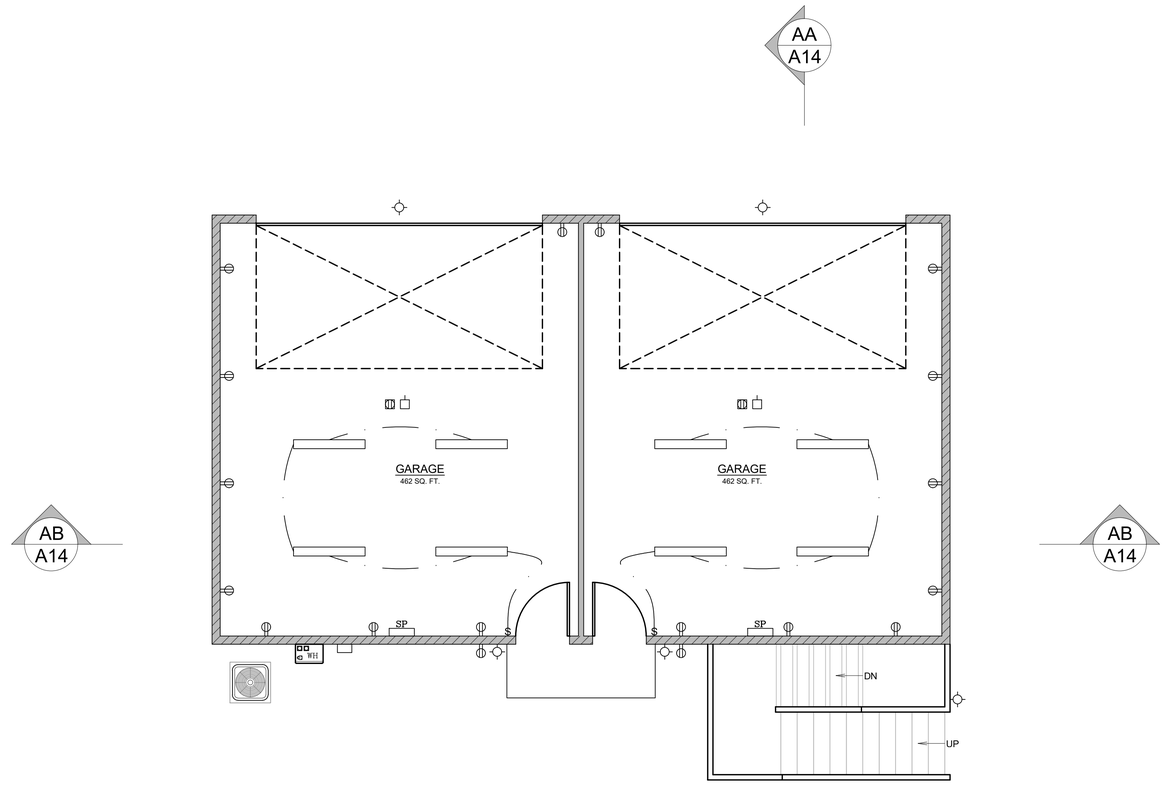
5. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY. IF AN OCCUPANT SENSOR IS INSTALLED, IT SHALL BE UNDER SECTION 150.0 (k)2C. (2019 CEC 150.0k.2.i)

6. ARC-FAULT CIRCUIT INTERRUPTER PROTECTION SHALL BE PROVIDED AS REQUIRED IN 210.12 (A) DWELLING UNITS, (B) DORMITORY ROOMS AND (C) GUEST ROOMS AND GUEST SUITES. (2019 CEC 210.12)

7. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15- AND 20- AMPERE OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING 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. CEC 210.12(8)

ADDITIONAL NOTES CONT.

1. OUTDOOR LIGHTING SHALL COMPLY WITH TITLE 24, PART 6, OF THE CALIFORNIA CODE OF REGULATIONS: CALIFORNIA'S ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS.
2. LIGHTING FIXTURES ON THE WEST SIDE OF THE GARAGE SHALL BE MOUNTED BETWEEN 9 AND 12 FEET ABOVE GRADE AND ABOVE THE GARAGE DOORS. LUMINAIRES COMPLY WITH TITLE 24, PART 6, OF THE CALIFORNIA CODE OF REGULATIONS: CALIFORNIA'S ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS. LUMINAIRES SHALL BE LED WITH FLAT LENSES AND PARALLEL TO THE GROUND. THE LUMINAIRES SHALL CREATE BETWEEN 1 AND 7 FOOT CANDLES ON THE GARAGE APRON.
3. ALL OUTDOOR LIGHTING INSTRUMENTS SHALL BE ON A DEDICATED CIRCUIT AND OPERATE FROM DUSK TO DAWN.
4. ROLL-UP OVERHEAD GARAGE DOORS SHALL BE INSTALLED AND BE CAPABLE OF BEING OPENED REMOTELY BY A HANDHELD CONTROLLER OR AN INTERNET BASED SYSTEM. THE GARAGE DOOR SYSTEM SHALL INCLUDE A GARAGE LIGHT WHICH IS ACTIVATED ANYTIME A REMOTE CONTROLLER IS ACTIVATED TO OPEN THE DOOR.



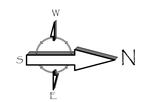
ADU / GARAGE: FIRST FLOOR ELECTRICAL PLAN

PROPOSED ELECTRICAL - SYMBOL LEGEND

- DUPLEX OUTLET
- 4-PLEX OUTLET
- GFI-PROTECTED DUPLEX OUTLET
- GFCI-PROTECTED DUPLEX OUTLET
- WATERPROOF, GFI-PROTECTED OUTLET
- 208V (240V) OUTLET
- WATERPROOF, GFI-PROTECTED 208V (240V) OUTLET
- INDICATES SUB-PANEL
- VAPOR PROOF LIGHT (SUITABLE FOR WET LOCATION)
- FLUORESCENT SURFACE MOUNT FIXTURE
- SMOKE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED
- CARBON MONOXIDE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED
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- DIMMER SWITCH
- PUSHBUTTON
- DOOR CHIME
- LED RECESSED LIGHTING
- VACANCY SENSOR SWITCH
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- WALL MOUNTED INCANDESCENT LIGHT
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- IDEAL LOCATION OF SUPPLY AIR GRILLE (FIELD VERIFY AS BUILT)
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AC CONDENSER TO BE GOODMAN 2 TON 14 SEER AIR CONDITIONING CONDENSER (MODEL GSX140241) OR SIMILAR. AC CONDENSERS TO BE MORE THAN 5'-0" FROM THE PROPERTY LINE. THE dBA AT THE PROPERTY LINE WILL BE LESS THAN OR EQUAL TO 55 DECIBELS

- NEW 2x4 STUD WALL
- NEW 2x6 STUD WALL
- NEW PARTIAL HEIGHT WALL
- SD — SMOKE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED (SEE E1-ELECTRICAL PLAN)
- CM — CARBON MONOXIDE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED (SEE E1-ELECTRICAL PLAN)



Revisions

	PLANNING COMMENTS 07-19-2024
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7	-
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Project:

Duplex, ADU, & Garage at:
5305 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title:

ADU / Garage: First Floor Electrical Plan

Date:

12-03-2022

Scale:

1/4"=1'-0"

Project No.:

2234

Sheet:

E3

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PROPOSED ELECTRICAL PLAN - NOTES

ELECTRICAL NOTES:

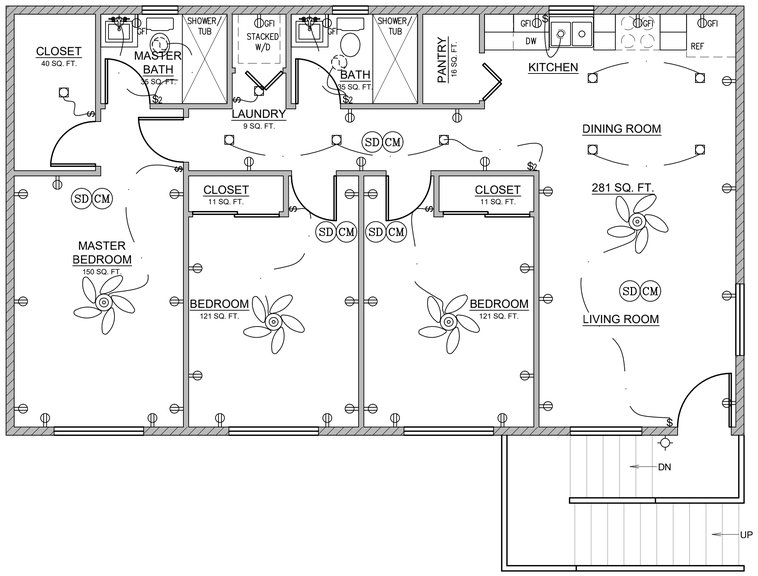
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   a. FANS AT BATHS, POWDER AND LAUNDRY TO PROVIDE A COMPLETE AIR CHANGE EVERY FIVE MINUTES (OPERABLE FROM LIGHT SWITCH). FAN SHALL BE MINIMUM 50 CFM
   b. KITCHEN EXAHAUST FANS MUST BE ABLE TO PROVIDE 5 AIR CHANGES PER HOUR AND DUCTED TO THE EXTERIOR. KITCHEN EXAUST FAN SHALL BE MINIMUM 100 CFM
   c. RESIDENTIAL EXHAUST FANS SHALL BE ENERGY STAR RATED AND SHALL BE CONTROLED BY A HUMIDSTAT CAPABLE OF AN ADJUSTMENT BETWEEN 50 AND 80% HUMIDITY. CALGREEN 4.506.1 EXCEPTION. CONTROL BY A HUMIDISTAT IS NOT REQUIRED IF THE BATHROOM EXHAUST FAN IS ALSO THE DWELLING WHOLE HOUSE VENTILATION.
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2. PROVIDE ARC-FAULT CIRCUIT INTERRUPTER OUTLETS FOR ALL ROOMS AS DESCRIBED IN. NEC 210-12
3. PROVIDE ADEQUATE CLEARANCES OF ELECTRICAL SERVICE DROP CONNECTORS (WIRES). (ART. 230-24 & ART. 680-8 NEC)
4. TAMPER RESISTANT RECEPITCALS ARE REQUIRED FOR ALL LCATION AS DESCRIBED IN 210.52. THIS ONLY APPLIES TO THE OUTLETS MODIFIED UNDER THIS PERMIT.
5. WEATHER RESISTANT TYPE RECEPTACALS ARE REQUIRED WHEN INSTALLED IN DAMP OR WET LOCATIONS (OUTSIDE)
6. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING AND BE EQUIPPED WITH BATTERY BACK-UP, PER SECTION R314
7. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE LARMS IN THE UNIT.
8. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING AND BE EQUIPPED WITH BATTERY BACK-UP, PER SECTION R315
9. WHEN MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE LARMS IN THE UNIT.
10. BATHROOM CIRCUITING SHALL BE EITHER A 20 AMPERE CIRCUIT DEDICATED TO EACH BATHROOM OR ATLEAST ONE 20 AMPERE CIRCUIT SUPPPLY ONLY BATHROOM RECEPTACLE OUTLETS PER CEC ART 210.11(C)3
11. RECEPTACLE OUTLETS LOCATIONS SHALL COMPLY WITH CEC ART. 210.52 (A)

LIGHTING REQUIREMENTS (TITTLE 24)

1. NEW BATHROOMS, GARAGES, LAUNDRY ROOMS & UTILITY ROOMS- ALL LUMINAIRES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A MANUAL-ON OCCUPANT SENSOR.
2. OTHER NEW ROOMS- ALL LUMINAIRES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR OR DIMMER. CLOSETS THAT ARE LESS THAN 70 SQ. FT. ARE EXEMPT.
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ADDITIONAL NOTES CONT.

1. OUTDOOR LIGHTING SHALL COMPLY WITH TITLE 24, PART 6, OF THE CALIFORNIA CODE OF REGULATIONS: CALIFORNIA'S ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS.
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ADU / GARAGE: SECOND FLOOR ELECTRICAL PLAN

ADDITIONAL NOTES

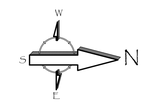
1. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
   - -IN EACH SLEEPING ROOM
   - -OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
   - -ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
   - -SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PERVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION. (2019 CRC R314.3)
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3. CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 (CRC R31'5.1.1)
4. CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTRUCTIONS IN THE FOLLOWING LOCATIONS:
   - -OUTSIDE OF EACH SEPARATE SLEEPING ARE IN THE IMMEDIATE VICINITY OF THE BEDROOMS
   - -ON EVERY OCCUPIABLE LEVEL OF A DWELLING UNIT, INCLUDING BASEMENTS
   - -WHERE A FUEL BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.
5. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY. IF AN OCCUPANT SENSOR IS INSTALLED, IT SHALL BE UNDER SECTION 150.0 (k)2C. (2019 CEC 150.0k.2.i)
6. ARC-FAULT CIRCUIT INTERRUPTER PROTECTION SHALL BE PROVIDED AS REQUIRED IN 210.12 (A) DWELLING UNITS, (B) DORMITORY ROOMS AND (C) GUEST ROOMS AND GUEST SUITES. (2019 CEC 210.12)
7. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15- AND 20- AMPERE OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING 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. CEC 210.12(8)

PROPOSED ELECTRICAL - SYMBOL LEGEND

- DUPLEX OUTLET
- 4-PLEX OUTLET
- GFI-PROTECTED DUPLEX OUTLET
- GFCI-PROTECTED DUPLEX OUTLET
- WATERPROOF, GFI-PROTECTED OUTLET
- 208V (240V) OUTLET
- WATERPROOF, GFI-PROTECTED 208V (240V) OUTLET
- INDICATES SUB-PANEL
- VAPOR PROOF LIGHT (SUITABLE FOR WET LOCATION)
- FLUORESCENT SURFACE MOUNT FIXTURE
- SMOKE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED
- CARBON MONOXIDE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED
- CEILING FAN
- CEILING OUTLET
- SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- DIMMER SWITCH
- PUSHBUTTON
- DOOR CHIME
- LED RECESSED LIGHTING
- VACANCY SENSOR SWITCH
- INCANDESCENT PENDANT LIGHT
- WALL MOUNTED INCANDESCENT LIGHT
- ELECTRIC GARAGE DOOR OPENER
- TELEVISION OUTLET
- IDEAL LOCATION OF RETURN AIR GRILLE (FIELD VERIFY AS BUILT)
- IDEAL LOCATION OF SUPPLY AIR GRILLE (FIELD VERIFY AS BUILT)
- INDICATES EXHAUST FAN. FAN MUST PROVIDE 50 CFM (INTERMITTENT) OR 20 CFM (CONTINUOUS). THE EXHAUST AIR SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS. FAN TO BE ENERGY COMPLIANT. CONTROLLED BY HUMIDISTAT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
- EXTERIOR LIGHTING TO OPERATE FROM DUSK TO DAWN

AC CONDENSER TO BE GOODMAN 2 TON 14 SEER AIR CONDITIONING CONDENSER (MODEL GSX140241) OR SIMILAR. AC CONDENSERS TO BE MORE THAN 5'-0" FROM THE PROPERTY LINE. THE dBA AT THE PROPERTY LINE WILL BE LESS THAN OR EQUAL TO 55 DECIBELS

- NEW 2x4 STUD WALL
- NEW 2x6 STUD WALL
- NEW PARTIAL HEIGHT WALL
- SD — SMOKE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED (SEE E1-ELECTRICAL PLAN)
- CM — CARBON MONOXIDE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED (SEE E1-ELECTRICAL PLAN)



Revisions

	PLANNING COMMENTS 07-19-2024
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-

Project:

Duplex, ADU, & Garage at:
5305 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title:

ADU / Garage: Second Floor Electrical Plan

Date:

12-03-2022

Scale:

1/4"=1'-0"

Project No.:

2234

Sheet:

E4

E:\Diamond Design\Projects\2022\2234 - Saviers Duplex & ADU\Architecture\ds\2024\Saviers 07-19-2024\5305 Saviers.dwg files 07.19.2024\5305\Saviers Residence Plans.dwg, E4- ADU Second Floor Elect. Plan, 7/24/2024 8:28:46 AM, jimmy

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Saviers Accessory Dwelling Unit **Calculation Date/Time:** 2022-12-03T09:50:51-08:00 **(Page 6 of 9)**

Calculation Description: Title 24 Analysis **Input File Name:** Saviers (5305) ADU.ribd19x

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Energy Factor or Efficiency	Input Rating or Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	NEEA Heat Pump Brand or Model	Tank Location or Ambient Condition
DHW Heater 1	Gas	Consumer Instantaneous	1	0	0.92-UEF	<= 200 kBtu/hr	0	n/a	n/a	n/a	n/a

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07	08
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Central DHW Distribution	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Heating Equipment Count	Cooling Equipment Count
HVAC System1	Heating and cooling system other	Heating Component 1	Cooling Component 1	HVAC Fan 1	Air Distribution System 1	Setback	New	NA	1	1

HVAC - HEATING UNIT TYPES

01	02	03	04
Name	System Type	Number of Units	Heating Efficiency
Heating Component 1	Central gas furnace	1	AFUE-92

Registration Number: 222-P01023414A-000-000-0000000-0000 Registration Date/Time: 2022-12-03 10:33:10 HERS Provider: CalCERTS Inc.

CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.2.000 Schema Version: rev 20200901 Report Generated: 2022-12-03 09:51:30

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Saviers Accessory Dwelling Unit **Calculation Date/Time:** 2022-12-03T09:50:51-08:00 **(Page 3 of 9)**

Calculation Description: Title 24 Analysis **Input File Name:** Saviers (5305) ADU.ribd19x

REQUIRED SPECIAL FEATURES

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

- NO SPECIAL FEATURES REQUIRED

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

Building-level Verifications:
- Quality insulation installation (QII)
- Indoor air quality ventilation
- Kitchen range hood

Cooling System Verifications:
- Minimum Airflow
- Verified Refrigerant Charge
- Fan Efficacy Watts/CFM

Heating System Verifications:
- -- None --

HVAC Distribution System Verifications:
- Duct leakage testing

Domestic Hot Water System Verifications:
- -- None --

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Saviers Accessory Dwelling Unit	960	1	3	1	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
Zone 1	Conditioned	HVAC System1	960	9	DHW Sys 1	N/A

Registration Number: 222-P01023414A-000-000-0000000-0000 Registration Date/Time: 2022-12-03 10:33:10 HERS Provider: CalCERTS Inc.

CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.2.000 Schema Version: rev 20200901 Report Generated: 2022-12-03 09:51:30

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Saviers Accessory Dwelling Unit **Calculation Date/Time:** 2022-12-03T09:50:51-08:00 **(Page 1 of 9)**

Calculation Description: Title 24 Analysis **Input File Name:** Saviers (5305) ADU.ribd19x

GENERAL INFORMATION

01	Project Name	Saviers Accessory Dwelling Unit		
02	Run Title	Title 24 Analysis		
03	Project Location	5305, 5309 & 5313 S. Saviers Road		
04	City	Oxnard	05	Standards Version 2019
06	Zip code	93033	07	Software Version EnergyPro 8.3
08	Climate Zone	6	09	Front Orientation (deg/ Cardinal) 90
10	Building Type	Single family	11	Number of Dwelling Units 1
12	Project Scope	NewConstruction	13	Number of Bedrooms 3
14	Addition Cond. Floor Area (ft²)	0	15	Number of Stories 1
16	Existing Cond. Floor Area (ft²)	n/a	17	Fenestration Average U-factor 0.32
18	Total Cond. Floor Area (ft²)	960	19	Glazing Percentage (%) 11.61%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area n/a
22	Is Natural Gas Available?	Yes		

COMPLIANCE RESULTS

01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	Building does not incorporate Special Features

Registration Number: 222-P01023414A-000-000-0000000-0000 Registration Date/Time: 2022-12-03 10:33:10 HERS Provider: CalCERTS Inc.

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CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Saviers Accessory Dwelling Unit **Calculation Date/Time:** 2022-12-03T09:50:51-08:00 **(Page 7 of 9)**

Calculation Description: Title 24 Analysis **Input File Name:** Saviers (5305) ADU.ribd19x

HVAC - COOLING UNIT TYPES

01	02	03	04	05	06	07	08
Name	System Type	Number of Units	Efficiency EER/CEER	Efficiency SEER	Zonally Controlled	Multi-speed Compressor	HERS Verification
Cooling Component 1	Central split AC	1	11.7	14	Not Zonal	Single Speed	Cooling Component 1-hers-cool

HVAC COOLING - HERS VERIFICATION

01	02	03	04	05	06
Name	Verified Airflow	Airflow Target	Verified EER	Verified SEER	Verified Refrigerant Charge
Cooling Component 1-hers-cool	Required	350	Not Required	Not Required	Required

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
			Duct Ins. R-value		Duct Location		Surface Area				
Name	Type	Design Type	Supply	Return	Supply	Return	Supply	Return	Bypass Duct	Duct Leakage	HERS Verification
Air Distribution System 1	Unconditioned attic	Non-Verified	R-6	R-6	Attic	Attic	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 1-hers-dist

HVAC DISTRIBUTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space
Air Distribution System 1-hers-dist	Yes	5.0	Not Required	Not Required	Not Required	Credit not taken	Not Required	No

Registration Number: 222-P01023414A-000-000-0000000-0000 Registration Date/Time: 2022-12-03 10:33:10 HERS Provider: CalCERTS Inc.

CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.2.000 Schema Version: rev 20200901 Report Generated: 2022-12-03 09:51:30

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Saviers Accessory Dwelling Unit **Calculation Date/Time:** 2022-12-03T09:50:51-08:00 **(Page 4 of 9)**

Calculation Description: Title 24 Analysis **Input File Name:** Saviers (5305) ADU.ribd19x

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)
Front Wall	Zone 1	R-20 Wall	90	Front	360	76	90
Left Wall	Zone 1	R-20 Wall	180	Left	216	0	90
Rear Wall	Zone 1	R-20 Wall	270	Back	360	19.5	90
Right Wall	Zone 1	R-20 Wall	0	Right	216	16	90
Roof	Zone 1	R-30 Roof Attic	n/a	n/a	960	n/a	n/a
Floor over Garage	Zone 1	R-19 Floor No Crawlspace	n/a	n/a	960	n/a	n/a

ATTIC

01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic Zone 1	Attic RoofZone 1	Ventilated	4	0.1	0.85	No	No

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Front Windows	Window	Front Wall	Front	90			1	76	0.32	NFRC	0.23	NFRC	Bug Screen
Rear Windows	Window	Rear Wall	Back	270			1	19.5	0.32	NFRC	0.23	NFRC	Bug Screen
Right Window	Window	Right Wall	Right	0			1	16	0.32	NFRC	0.23	NFRC	Bug Screen

Registration Number: 222-P01023414A-000-000-0000000-0000 Registration Date/Time: 2022-12-03 10:33:10 HERS Provider: CalCERTS Inc.

CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.2.000 Schema Version: rev 20200901 Report Generated: 2022-12-03 09:51:30

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Saviers Accessory Dwelling Unit **Calculation Date/Time:** 2022-12-03T09:50:51-08:00 **(Page 2 of 9)**

Calculation Description: Title 24 Analysis **Input File Name:** Saviers (5305) ADU.ribd19x

ENERGY DESIGN RATING

	Energy Design Ratings		Compliance Margins	
	Efficiency[1] (EDR)	Total[2] (EDR)	Efficiency[1] (EDR)	Total[2] (EDR)
Standard Design	59.6	27.7		
Proposed Design	59.1	27.2	0.5	0.5

RESULT: [3] COMPLIES

1: Efficiency EDR includes improvements to the building envelope and more efficient equipment
2: Total EDR includes efficiency and demand response measures such as photovoltaic (PV) systems and batteries
3: Building complies when efficiency and total compliance margins are greater than or equal to zero

- Standard Design PV Capacity: 2.41 kWdc
- PV System resized to 2.41 kWdc (a factor of 2.405) to achieve 'Standard Design PV' PV scaling

ENERGY USE SUMMARY

Energy Use (kTDV/ft²-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	4.63	4.61	0.02	0.4
Space Cooling	23.76	24.75	-0.99	-4.2
IAQ Ventilation	5.03	5.03	0	0
Water Heating	24.05	21.83	2.22	9.2
Self Utilization/Flexibility Credit	n/a	0	0	n/a
Compliance Energy Total	**57.47**	**56.22**	**1.25**	**2.2**

REQUIRED PV SYSTEMS - SIMPLIFIED

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

Registration Number: 222-P01023414A-000-000-0000000-0000 Registration Date/Time: 2022-12-03 10:33:10 HERS Provider: CalCERTS Inc.

CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.2.000 Schema Version: rev 20200901 Report Generated: 2022-12-03 09:51:30

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Saviers Accessory Dwelling Unit **Calculation Date/Time:** 2022-12-03T09:50:51-08:00 **(Page 8 of 9)**

Calculation Description: Title 24 Analysis **Input File Name:** Saviers (5305) ADU.ribd19x

HVAC - FAN SYSTEMS

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.45	HVAC Fan 1-hers-fan

HVAC FAN SYSTEMS - HERS VERIFICATION

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan 1-hers-fan	Required	0.45

IAQ (INDOOR AIR QUALITY) FANS

01	02	03	04	05	06	07
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness - SRE	IAQ Recovery Effectiveness - ASRE	HERS Verification
SFam IAQVentRpt	58	0.35	Exhaust	n/a	n/a	Yes

Registration Number: 222-P01023414A-000-000-0000000-0000 Registration Date/Time: 2022-12-03 10:33:10 HERS Provider: CalCERTS Inc.

CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.2.000 Schema Version: rev 20200901 Report Generated: 2022-12-03 09:51:30

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Saviers Accessory Dwelling Unit **Calculation Date/Time:** 2022-12-03T09:50:51-08:00 **(Page 5 of 9)**

Calculation Description: Title 24 Analysis **Input File Name:** Saviers (5305) ADU.ribd19x

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-20 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.069	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco
Attic RoofZone 1	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / None	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
R-30 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-30	None / None	0.032	Over Ceiling Joists: R-20.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board
R-19 Floor No Crawlspace	Exterior Floors	Wood Framed Floor	2x10 @ 16 in. O. C.	R-19	None / None	0.047	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x10

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50
Required	Not Required	Not Required	n/a

WATER HEATING SYSTEMS

01	02	03	04	05	06	07
Name	System Type	Distribution Type	Water Heater Name (#)	Solar Heating System	Compact Distribution	HERS Verification
DHW Sys 1	Domestic Hot Water (DHW)	Standard Distribution System	DHW Heater 1 (1)	n/a	None	n/a

Registration Number: 222-P01023414A-000-000-0000000-0000 Registration Date/Time: 2022-12-03 10:33:10 HERS Provider: CalCERTS Inc.

CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.2.000 Schema Version: rev 20200901 Report Generated: 2022-12-03 09:51:30

HOME ENERGY RATING SYSTEM (HERS) VERIFICATION INSPECTIONS

HOME ENERGY RATING SYSTEM (HERS) VERIFICATION INSPECTIONS:

BUILDING-LEVEL VERIFICATIONS:
- (QII) QUALITY INSULATION INSTALLATION
- INDOOR AIR QUALITY VENTILATION
- KITCHEN RANGE HOOD

COOLING SYSTEM VERIFICATION:
- MINIMUM AIRFLOW
- VERIFY REFRIGERANT CHARGE
- FAN EFFICACY WATT

HEATING SYSTEM VERIFICATION:
- ---NONE---

HVAC-DISTRIBUTION SYSTEM VERIFICATIONS:
- DUCT LEAKAGE TESTING

DOMESTIC HOT WATER SYSTEM VERIFICATIONS:
- ---NONE---

SEE "HERS FEATURE SUMMARY" SECTION ON PAGE 3of9 OF REPORT AND EC1 SHEET.

INSULATION AND WINDOW REQUIREMENTS:

- WALL INSULATION = R-20 (MIN.)
- ROOF ATTIC (CEILING) INSULATION = R-30
- WINDOWS: U-FACTOR = 0.32, SHGC = 0.23

ADDITIONAL NOTES:

1. ALL LIGHTING, HEATING, AND COOLING SHALL COMPLY WITH THE REQUIREMENTS OF THE LATEST RESIDENTIAL ENERGY STANDARDS.
2. LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH EFFICACY AND EQUIPPED WITH OCCUPANT SENSOR.
3. LIGHTS IN HABITABLE ROOMS MUST BE HIGH EFFICACY, CONTROLLED BY A 'MANUAL-ON' MOTION SENSOR, OR CONTROLLED BY A DIMMER.
4. ALL EXTERIOR LIGHTING MOUNTED TO THE BUILDINGS MUST BE HIGH EFFICACY AND CONTROLLED BY PHOTO CONTROL/MOTION SENSOR COMBINATION.

CalCERTS, Inc. HERS PROVIDER

Revisions

	PLANNING COMMENTS 07-19-2024
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-

Project: Duplex, ADU, & Garage at: 5305 S. Saviers Road Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title: *ADU Title 24 - Certificates of Compliance*

Date: 12-03-2022

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

Project No.: 2234

Sheet: *EC1*

I:\Diamond Design\Projects\2022\2234 - Saviers Duplex & ADU\Architectural\s\2024\Saviers 07-19-2024\5305 Saviers dwg files 07.19.2024\5305 Saviers Residence Plans.dwg, EC1, 7/24/2024 8:28:47 AM, jimmy

2019 Low-Rise Residential Mandatory Measures Summary

Requirements for Ventilation and Indoor Air Quality:	
§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality.** All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1.
§ 150.0(o)1C:	**Single Family Detached Dwelling Units.** Single family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow provided at rates determined by ASHRAE 62.2 Sections 4.1.1 and 4.1.2 and as specified in § 150.0(o)1C.
§ 150.0(o)1E:	**Multifamily Attached Dwelling Units.** Multifamily attached dwelling units must have mechanical ventilation airflow provided at rates in accordance with Equation 150.0-B and must be either a balanced system or continuous supply or continuous exhaust system. If a balanced system is not used, all units in the building must use the same system type and the dwelling-unit envelope leakage must be ≤ 0.3 CFM at 50 Pa (0.2 inch water) per square foot of dwelling unit envelope surface area and verified in accordance with Reference Residential Appendix RA3.8.
§ 150.0(o)1F:	**Multifamily Building Central Ventilation Systems.** Central ventilation systems that serve multiple dwelling units must be balanced to provide ventilation airflow for each dwelling unit served at a rate equal to or greater than the rate specified by Equation 150.0-B. All unit airflows must be within 20 percent of the unit with the lowest airflow rate as it relates to the individual unit's minimum required airflow rate needed for compliance.
§ 150.0(o)1G:	**Kitchen Range Hoods.** Kitchen range hoods must be rated for sound in accordance with Section 7.2 of ASHRAE 62.2.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Dwelling unit ventilation airflow must be verified in accordance with Reference Residential Appendix RA3.7. A kitchen range hood must be verified in accordance with Reference Residential Appendix RA3.7.4.3 to confirm it is rated by HVI to comply with the airflow rates and sound requirements as specified in Section 5 and 7.2 of ASHRAE 62.2.
Pool and Spa Systems and Equipment Measures:	
§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.*
§ 110.4(b)1:	**Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.*
Lighting Measures:	
§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.*
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A.
§ 150.0(k)1B:	**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 must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must meet all of the requirements for: insulation contact (IC) labeling; air leakage; sealing; maintenance; and socket and light source as described in § 150.0(k)1C.
§ 150.0(k)1D:	**Electronic Ballasts for Fluorescent Lamps.** Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 20 kHz.
§ 150.0(k)1E:	**Night Lights, Step Lights, and Path Lights.** Night lights, step lights and path lights are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power and emit no more than 150 lumens.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k)1.*
§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.*
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems.*
§ 150.0(k)2C:	**Interior Switches and Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.*
§ 150.0(k)2D:	**Interior Switches and Controls.** Controls and equipment must be installed in accordance with manufacturer's instructions.
§ 150.0(k)2E:	**Interior Switches and Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the control is installed to comply with § 150.0(k).
§ 150.0(k)2F:	**Interior Switches and Controls.** Lighting controls must comply with the applicable requirements of § 110.9.

2019 Low-Rise Residential Mandatory Measures Summary

*NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. *Exceptions may apply.* (01/2020)*

Building Envelope Measures:	
§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283 or AAMA/WDMA/CSA 101/I.S.2/A440-2011.*
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped.*
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Ceiling and Rafter Roof Insulation.** Minimum R-22 insulation in wood-frame ceiling; or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof alteration. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.*
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B.*
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.*
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with all-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.58; or the weighted average U-factor of all fenestration must not exceed 0.58.*
Fireplaces, Decorative Gas Appliances, and Gas Log Measures:	
§ 110.5(a)	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.*
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.*
Space Conditioning, Water Heating, and Plumbing System Measures:	
§ 110.0-§ 110.3:	**Certification.** Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.*
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-K.*
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.*
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.*
§ 110.3(c)4:	**Water Heating Recirculation Loops Serving Multiple Dwelling Units.** Water heating recirculation loops serving multiple dwelling units must meet the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of § 110.3(c)4.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.
§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters.*
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Saviers Accessory Dwelling Unit **Calculation Date/Time:** 2022-12-03T09:50:51-08:00 **(Page 9 of 9)**

Calculation Description: Title 24 Analysis **Input File Name:** Saviers (5305) ADU.ribd19x

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
I, I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name: Jimmy Bermejo	Documentation Author Signature: Jimmy Bermejo
Company: Diamond Design Title 24 Consultant	Signature Date: 2022-12-03 10:33:10
Address: 72 West Boulder Creek Road	CEA/ HERS Certification Identification (If applicable):
City/State/Zip: Simi Valley, CA 93065	Phone: 805-844-2002 0
RESPONSIBLE PERSON'S DECLARATION STATEMENT	
I certify the following under penalty of perjury, under the laws of the State of California: 1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance. 2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. 3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.	
Responsible Designer Name: Jimmy Bermejo	Responsible Designer Signature: Jimmy Bermejo
Company: Diamond Design Title 24 Consultant	Date Signed: 2022-12-03 10:33:10
Address: 72 West Boulder Creek Road	License: 6351
City/State/Zip: Simi Valley, CA 93065	Phone: 805-844-2002 0

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

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Registration Number: 222-P010233414A-000-000-0000000-0000

Registration Date/Time: 2022-12-03 10:33:10

HERS Provider: CalCERTS inc.

CA Building Energy Efficiency Standards - 2019 Residential Compliance

Report Version: 2019.2.000
Schema Version: rev 20200901

Report Generated: 2022-12-03 09:51:30

2019 Low-Rise Residential Mandatory Measures Summary

§ 150.0(k)2G:	**Interior Switches and Controls.** An energy management control system (EMCS) may be used to comply with control requirements if it: provides functionality of the specified control according to § 110.9; meets the Installation Certificate requirements of § 130.4; meets the EMCS requirements of § 130.0(e); and meets all other requirements in § 150.0(k)2.
§ 150.0(k)2H:	**Interior Switches and Controls.** A multiscene programmable controller may be used to comply with dimmer requirements in § 150.0(k) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(k)2.
§ 150.0(k)2I:	**Interior Switches and Controls.** In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by an occupant sensor or a vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, it must be initially configured to manual-on operation using the manual control required under Section 150.0(k)2C.
§ 150.0(k)2J:	**Interior Switches and Controls.** Luminaires that are or contain light sources that meet Reference Joint Appendix JA8 requirements for dimming, and that are not controlled by occupancy or vacancy sensors, must have dimming controls.*
§ 150.0(k)2K:	**Interior Switches and Controls.** Under cabinet lighting must be controlled separately from ceiling-installed lighting systems.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in item § 150.0(k)3Ai (ON and OFF switch) and the requirements in either § 150.0(k)3Aii (photocell and either a motion sensor or automatic time switch control) or § 150.0(k)3Aiii (astronomical time-clock), or an EMCS.
§ 150.0(k)3B:	**Residential Outdoor Lighting.** For low-rise residential buildings with four or more dwelling units, outdoor lighting for private patios, entrances, balconies, and porches; and residential parking lots and carports with less than eight vehicles per site must comply with either § 150.0(k)3A or with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)3C:	**Residential Outdoor Lighting.** For low-rise residential buildings with four or more dwelling units, any outdoor lighting for residential parking lots or carports with a total of eight or more vehicles per site and any outdoor lighting not regulated by § 150.0(k)3B or § 150.0(k)3D must comply with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)4:	**Internally Illuminated address signs.** Internally illuminated address signs must comply with § 140.8; or must consume no more than 5 watts of power as determined according to § 130.0(c).
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in Sections 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
§ 150.0(k)6A:	**Interior Common Areas of Low-rise Multifamily Residential Buildings.** In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building must be comply with Table 150.0-A and be controlled by an occupant sensor.
§ 150.0(k)6B:	**Interior Common Areas of Low-rise Multifamily Residential Buildings.** In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting for the interior common areas in that building must: i. Comply with the applicable requirements in Sections 110.9, 130.0, 130.1, 140.6 and 141.0; and ii. Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors must be capable of turning the light fully on and off from all designed paths of ingress and egress.
Solar Ready Buildings:	
§ 110.10(a)1:	**Single Family Residences.** Single family residences located in subdivisions with 10 or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b) through § 110.10(e).
§ 110.10(a)2:	**Low-rise Multifamily Buildings.** Low-rise multi-family buildings that do not have a photovoltaic system installed must comply with the requirements of § 110.10(b) through § 110.10(d).
§ 110.10(b)1:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must 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 must be comprised of areas that have no dimension less than 5 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. For single family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. For low-rise multi-family buildings the solar zone must be located on the roof or overhang of the building, or on the roof or overhang of another structure located within 250 feet of the building, or on covered parking installed with the building project, and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area. The solar zone requirement is applicable to the entire building, including mixed occupancy*.
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on steep-sloped roofs must be oriented between 90 degrees and 300 degrees of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.*
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.*
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b) through § 110.10(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric".

2019 Low-Rise Residential Mandatory Measures Summary

§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	**Storage Tank Insulation.** Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have a minimum of R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
§ 150.0(j)2A:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in Section 609.11 of the California Plumbing Code. In addition, the following piping conditions must have a minimum insulation wall thickness of one inch or a minimum insulation R-value of 7.7: the first five feet of cold water pipes from the storage tank; all hot water piping with a nominal diameter equal to or greater than 3/4 inch and less than one inch; all hot water piping with a nominal diameter less than 3/4 inch that is: associated with a domestic hot water recirculation system, from the heating source to storage tank or between tanks, buried below grade, and from the heating source to kitchen fixtures.*
§ 150.0(j)3:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by Section 120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: A dedicated 125 volt, 20 amp electrical receptacle connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit, within three feet of the water heater without obstruction. Both ends of the unused conductor must be labeled with the word "spare" and be electrically isolated, Have a reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words "Future 240V Use"; a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than two inches higher than the base of the water heater, and allows natural draining without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu per hour.
§ 150.0(n)2:	**Recirculating Loops.** Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)5.
§ 150.0(n)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the Executive Director.
Ducts and Fans Measures:	
§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet the requirements of the CMC §§ 601.0, 602.0, 603.0, 604.0, 605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to a minimum installed level of R-6.0 or a minimum installed level of R-4.2 when ducts are entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8). Portions of the duct system completely exposed and surrounded by directly conditioned space are not required to be insulated. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than ¼ inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area.*
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage, sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner core flex ducts must have a non-porous layer between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with § 150.0(m)11 and Reference Residential Appendix RA3.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 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. Pressure drops and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service.*
§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3.*

RESIDENTIAL MEASURES SUMMARY **RMS-1**

Project Name	Building Type	Date
Saviers Accessory Dwelling Unit	☑ Single Family ☐ Addition Alone ☐ Multi Family ☐ Existing+ Addition/Alteration	12/3/2022

Project Address	California Energy Climate Zone	Total Cond. Floor Area	Addition	# of Units
5305, 5309 & 5313 S. Saviers Road Oxn	CA Climate Zone 06	960	n/a	1

INSULATION

Construction	Type	Cavity	Area (ft^2)	Special Features	Status
Floor	Wood Framed w/o Crawl Space	R 19	960		New
Wall	Wood Framed	R 20	1,041		New
Roof	Wood Framed Attic	R 30	960		New

FENESTRATION Total Area: 112 Glazing Percentage: 11.6% New/Altered Average U-Factor: 0.32

Orientation	Area(ft^2)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status
Front (E)	76.0	0.320	0.23	none	none	N/A	New
Rear (W)	19.5	0.320	0.23	none	none	N/A	New
Right (N)	16.0	0.320	0.23	none	none	N/A	New

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
1	Central Furnace	92% AFUE	Split Air Conditioner	14.0 SEER	Setback	New

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status
HVAC System	Ducted	Ducted	Attic	6.0	New

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status
1	Small Instantaneous Gas	1	0.92	Standard	New

EnergyPro 8.3 by EnergySoft User Number: 6351 ID: 2234 Page 12 of 17

Revisions

PLANNING COMMENTS 07-19-2024

1 -
2 -
3 -
4 -
5 -
6 -
7 -
8 -

Project: Duplex, ADU, & Garage at: 5305 S. Saviers Road Oxnard, California 93033

Responsible Designer: Jimmy Bermejo

Title: *ADU Title 24 - Mandatory Measures*

Date: 12-03-2022

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

Project No.: 2234

Sheet: *EC2*

E:\Diamond Design\Projects\2022\2234 - Saviers Duplex & ADU\Architectural\2024\Saviers 07-19-2024\5305 Saviers dwg files 07-19-2024\5305 Saviers Residence Plans.dwg, EC2, 7/24/2024 8:28:55 AM, jimmy

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Saviers Residence Duplex **Calculation Date/Time:** 2022-12-03T10:54:17-08:00 **(Page 6 of 10)**

Calculation Description: Title 24 Analysis **Input File Name:** Saviers (5305) Duplex.ribd19x

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-30 Roof Attic + R-13 (R	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-30	None / None	0.032	Over Ceiling Joists: R-20.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board
R-19 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x10 @ 16 in. O. C.	R-19	None / None	0.045	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x10 Ceiling Below Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50
Required	Not Required	Not Required	n/a

WATER HEATING SYSTEMS

01	02	03	04	05	06	07
Name	System Type	Distribution Type	Water Heater Name (#)	Solar Heating System	Compact Distribution	HERS Verification
DHW Sys 1	Domestic Hot Water (DHW)	Standard Distribution System	DHW Heater 1 (2)	n/a	None	n/a

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Saviers Residence Duplex **Calculation Date/Time:** 2022-12-03T10:54:17-08:00 **(Page 3 of 10)**

Calculation Description: Title 24 Analysis **Input File Name:** Saviers (5305) Duplex.ribd19x

REQUIRED SPECIAL FEATURES

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

- Insulation below roof deck

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

Building-level Verifications:
- Quality Insulation installation (QII)
- Indoor air quality ventilation
- Kitchen range hood

Cooling System Verifications:
- Minimum Airflow
- Verified Refrigerant Charge
- Fan Efficacy Watts/CFM

Heating System Verifications:
- -- None --

HVAC Distribution System Verifications:
- Duct leakage testing

Domestic Hot Water System Verifications:
- -- None --

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Saviers Residence Duplex	2943	1	3	2	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
Zone 1	Conditioned	HVAC System1	1563	9	DHW Sys 1	N/A
Zone 2	Conditioned	HVAC System1	1380	9	DHW Sys 1	N/A

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Saviers Residence Duplex **Calculation Date/Time:** 2022-12-03T10:54:17-08:00 **(Page 1 of 10)**

Calculation Description: Title 24 Analysis **Input File Name:** Saviers (5305) Duplex.ribd19x

GENERAL INFORMATION

01	Project Name	Saviers Residence Duplex		
02	Run Title	Title 24 Analysis		
03	Project Location	5305, 5309 & 5313 S. Saviers Road		
04	City	Oxnard	05	Standards Version 2019
06	Zip code	93033	07	Software Version EnergyPro 8.3
08	Climate Zone	6	09	Front Orientation (deg/ Cardinal) 90
10	Building Type	Single family	11	Number of Dwelling Units 1
12	Project Scope	NewConstruction	13	Number of Bedrooms 3
14	Addition Cond. Floor Area (ft²)	0	15	Number of Stories 2
16	Existing Cond. Floor Area (ft²)	n/a	17	Fenestration Average U-factor 0.32
18	Total Cond. Floor Area (ft²)	2943	19	Glazing Percentage (%) 10.80%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area n/a
22	Is Natural Gas Available?	Yes		

COMPLIANCE RESULTS

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

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Saviers Residence Duplex **Calculation Date/Time:** 2022-12-03T10:54:17-08:00 **(Page 7 of 10)**

Calculation Description: Title 24 Analysis **Input File Name:** Saviers (5305) Duplex.ribd19x

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Energy Factor or Efficiency	Input Rating or Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	NEEA Heat Pump Brand or Model	Tank Location or Ambient Condition
DHW Heater 1	Gas	Consumer Instantaneous	2	0	0.92-UEF	<= 200 kBtu/hr	0	n/a	n/a	n/a	n/a

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07	08
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Central DHW Distribution	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/2	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Heating Equipment Count	Cooling Equipment Count
HVAC System1	Heating and cooling system other	Heating Component 1	Cooling Component 1	HVAC Fan 1	Air Distribution System 1	Setback	New	NA	2	2

HVAC - HEATING UNIT TYPES

01	02	03	04
Name	System Type	Number of Units	Heating Efficiency
Heating Component 1	Central gas furnace	2	AFUE-92

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

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Calculation Description: Title 24 Analysis **Input File Name:** Saviers (5305) Duplex.ribd19x

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)
Front Wall	Zone 1	R-20 Wall	90	Front	414	72	90
Left Wall	Zone 1	R-20 Wall	180	Left	315	22	90
Rear Wall	Zone 1	R-20 Wall	270	Back	414	55	90
Right Wall	Zone 1	R-20 Wall	0	Right	315	22	90
Front Wall 2	Zone 2	R-20 Wall	90	Front	414	56	90
Left Wall 2	Zone 2	R-20 Wall	180	Left	270	6	90
Rear Wall 2	Zone 2	R-20 Wall	270	Back	414	78.7	90
Right Wall 2	Zone 2	R-20 Wall	0	Right	270	6	90
Interior Surface	Zone 1	R-20 Wall1	n/a	n/a	80	0	n/a
Roof	Zone 2	R-30 Roof Attic + R-13 (R	n/a	n/a	1368	n/a	n/a
Interior Surface 2	Zone 2	R-19 Floor No Crawlspace	n/a	n/a	1458	n/a	n/a

ATTIC

01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic Zone 2	Attic RoofZone 2	Ventilated	4	0.1	0.85	No	No

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
1st Front Windows	Window	Front Wall	Front	90			1	72	0.32	NFRC	0.23	NFRC	Bug Screen
1st Left Window	Window	Left Wall	Left	180			1	22	0.32	NFRC	0.23	NFRC	Bug Screen
1st Rear Windows	Window	Rear Wall	Back	270			1	55	0.32	NFRC	0.23	NFRC	Bug Screen
1st Right Window	Window	Right Wall	Right	0			1	22	0.32	NFRC	0.23	NFRC	Bug Screen

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

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ENERGY DESIGN RATING

	Energy Design Ratings		Compliance Margins	
	Efficiency[1] (EDR)	Total[2] (EDR)	Efficiency[1] (EDR)	Total[2] (EDR)
Standard Design	46.5	22.9		
Proposed Design	45.8	22.2	0.7	0.7

RESULT: [3] COMPLIES

1: Efficiency EDR includes improvements to the building envelope and more efficient equipment
2: Total EDR includes efficiency and demand response measures such as photovoltaic (PV) systems and batteries
3: Building complies when efficiency and total compliance margins are greater than or equal to zero

- Standard Design PV Capacity: 2.72 kWdc
- PV System resized to 2.72 kWdc (a factor of 2.719) to achieve 'Standard Design PV' PV scaling

ENERGY USE SUMMARY

Energy Use (kTDV/ft²-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	8.91	8.21	0.7	7.9
Space Cooling	3.82	2.45	1.37	35.9
IAQ Ventilation	3.21	3.21	0	0
Water Heating	8.59	9.78	-1.19	-13.9
Self Utilization/Flexibility Credit	n/a	0	0	n/a
Compliance Energy Total	**24.53**	**23.65**	**0.88**	**3.6**

REQUIRED PV SYSTEMS - SIMPLIFIED

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

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

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Calculation Description: Title 24 Analysis **Input File Name:** Saviers (5305) Duplex.ribd19x

HVAC - COOLING UNIT TYPES

01	02	03	04	05	06	07	08
Name	System Type	Number of Units	Efficiency EER/CEER	Efficiency SEER	Zonally Controlled	Multi-speed Compressor	HERS Verification
Cooling Component 1	Central split AC	2	11.7	14	Not Zonal	Single Speed	Cooling Component 1-hers-cool

HVAC COOLING - HERS VERIFICATION

01	02	03	04	05	06
Name	Verified Airflow	Airflow Target	Verified EER	Verified SEER	Verified Refrigerant Charge
Cooling Component 1-hers-cool	Required	350	Not Required	Not Required	Required

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
			Duct Ins. R-value		Duct Location		Surface Area				
Name	Type	Design Type	Supply	Return	Supply	Return	Supply	Return	Bypass Duct	Duct Leakage	HERS Verification
Air Distribution System 1	Unconditioned attic	Non-Verified	R-6	R-6	Attic	Attic	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 1-hers-dist

HVAC DISTRIBUTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space
Air Distribution System 1-hers-dist	Yes	5.0	Not Required	Not Required	Not Required	Credit not taken	Not Required	No

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

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Calculation Description: Title 24 Analysis **Input File Name:** Saviers (5305) Duplex.ribd19x

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
2nd Front Windows	Window	Front Wall 2	Front	90			1	56	0.32	NFRC	0.23	NFRC	Bug Screen
2nd Left Window	Window	Left Wall 2	Left	180			1	6	0.32	NFRC	0.23	NFRC	Bug Screen
2nd Rear Windows	Window	Rear Wall 2	Back	270			1	78.7	0.32	NFRC	0.23	NFRC	Bug Screen
2nd Right Window	Window	Right Wall 2	Right	0			1	6	0.32	NFRC	0.23	NFRC	Bug Screen

SLAB FLOORS

01	02	03	04	05	06	07	08
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab	Zone 1	1458	162	none	0	80%	No

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-20 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.069	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco
R-20 Wall1	Interior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.064	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Other Side Finish: Gypsum Board
Attic RoofZone 2	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-13	None / None	0.078	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-13.0 / 2x4 Around Roof Joists: R-0.0 insul.

HOME ENERGY RATING SYSTEM (HERS) VERIFICATION INSPECTIONS

HOME ENERGY RATING SYSTEM (HERS) VERIFICATION INSPECTIONS:

BUILDING-LEVEL VERIFICATIONS:
- (QII) QUALITY INSULATION INSTALLATION
- INDOOR AIR QUALITY VENTILATION
- KITCHEN RANGE HOOD

COOLING SYSTEM VERIFICATION:
- MINIMUM AIRFLOW
- REFRIGERANT CHARGE VERIFICATION
- FAN EFFICACY WATT

HEATING SYSTEM VERIFICATION:
- ---NONE---

HVAC-DISTRIBUTION SYSTEM VERIFICATIONS:
- DUCT LEAKAGE TESTING

DOMESTIC HOT WATER SYSTEM VERIFICATIONS:
- ---NONE---

SEE "HERS FEATURE SUMMARY" SECTION ON PAGE 3of10 OF REPORT AND EC1 SHEET.

INSULATION AND WINDOW REQUIREMENTS:

- WALL INSULATION = R-20 (MIN.)
- ROOF ATTIC (CEILING) INSULATION = R-30
- ROOF ATTIC (RAFTERS-BELOW SHEATHING) INSULATION = R-13
- WINDOWS: U-FACTOR = 0.32, SHGC = 0.23

ADDITIONAL NOTES:

1. ALL LIGHTING, HEATING, AND COOLING SHALL COMPLY WITH THE REQUIREMENTS OF THE LATEST RESIDENTIAL ENERGY STANDARDS.
2. LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH EFFICACY AND EQUIPPED WITH OCCUPANT SENSOR.
3. LIGHTS IN HABITABLE ROOMS MUST BE HIGH EFFICACY, CONTROLLED BY A 'MANUAL-ON' MOTION SENSOR, OR CONTROLLED BY A DIMMER.
4. ALL EXTERIOR LIGHTING MOUNTED TO THE BUILDINGS MUST BE HIGH EFFICACY AND CONTROLLED BY PHOTO CONTROL/MOTION SENSOR COMBINATION.

CalCERTS, Inc. HERS PROVIDER

Revisions

	PLANNING COMMENTS 07-19-2024
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-

Project: Duplex, ADU, & Garage at:
5305 S. Saviers Road
Oxnard, California 93033

Responsible Designer:
Jimmy Bermejo

Title: *DUPLEX Title 24 - Certificates of Compliance*

Date: 12-03-2022

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

Project No.: 2234

Sheet: *EC3*

E:\Diamond Design\Projects\2022\2234 - Saviers Duplex & ADU\Architecture\dwg\2024\Saviers 07-19-2024\5305 Saviers dwg files 07.19.2024\5305\Saviers Residence Plans.dwg, EC3, 7/24/2024 8:29:01 AM, jimmy

2019 Low-Rise Residential Mandatory Measures Summary

§ 150.0(k)2G:	**Interior Switches and Controls.** An energy management control system (EMCS) may be used to comply with control requirements if it: provides functionality of the specified control according to § 110.9; meets the Installation Certificate requirements of § 130.4; meets the EMCS requirements of § 130.0(k); and meets all other requirements in § 150.0(k)2.
§ 150.0(k)2H:	**Interior Switches and Controls.** A multiscene programmable controller may be used to comply with dimmer requirements in § 150.0(k) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(k)2.
§ 150.0(k)2I:	**Interior Switches and Controls.** In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by an occupant sensor or a vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, it must be initially configured to manual-on operation using the manual control required under Section 150.0(k)2C.
§ 150.0(k)2J:	**Interior Switches and Controls.** Luminaires that are or contain light sources that meet Reference Joint Appendix JA8 requirements for dimming, and that are not controlled by occupancy or vacancy sensors, must have dimming controls."
§ 150.0(k)2K:	**Interior Switches and Controls.** Under cabinet lighting must be controlled separately from ceiling-installed lighting systems.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in Item § 150.0(k)3AI (ON and OFF switch) and the requirements in either § 150.0(k)3AII (photocell and either a motion sensor or automatic time switch control) or § 150.0(k)3AIii (astronomical time clock), or an EMCS.
§ 150.0(k)3B:	**Residential Outdoor Lighting.** For low-rise residential buildings with four or more dwelling units, outdoor lighting for private patios, entrances, balconies, and porches; and residential parking lots and carports with less than eight vehicles per site must comply with either § 150.0(k)3A or with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)3C:	**Residential Outdoor Lighting.** For low-rise residential buildings with four or more dwelling units, any outdoor lighting for residential parking lots or carports with a total of eight or more vehicles per site and any outdoor lighting not regulated by § 150.0(k)3B or § 150.0(k)3D must comply with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must comply with § 140.8; or must consume no more than 5 watts of power as determined according to § 130.0(c).
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in Sections 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
§ 150.0(k)6A:	**Interior Common Areas of Low-rise Multifamily Residential Buildings.** In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building must be comply with Table 150.0-A and be controlled by an occupant sensor.
§ 150.0(k)6B:	**Interior Common Areas of Low-rise Multifamily Residential Buildings.** In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the total area, permanently installed lighting for the interior common areas in that building must: i. Comply with the applicable requirements in Sections 110.9, 130.0, 130.1, 140.6 and 141.0; and ii. Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors must be capable of turning the light fully on and off from all designed paths of ingress and egress.
Solar Ready Buildings:	
§ 110.10(a)1:	**Single Family Residences.** Single family residences located in subdivisions with 10 or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b) through § 110.10(e).
§ 110.10(a)2:	**Low-rise Multifamily Buildings.** Low-rise multi-family buildings that do not have a photovoltaic system installed must comply with the requirements of § 110.10(b) through § 110.10(d).
§ 110.10(b)1:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must 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 must be comprised of areas that have no dimension less than 5 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. For single family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. For low-rise multi-family buildings the solar zone must be located on the roof or overhang of the building, or on the roof or overhang of another structure located within 250 feet of the building, or on covered parking installed with the building project, and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area. The solar zone requirement is applicable to the entire building, including mixed occupancy."
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on steep-sloped roofs must be oriented between 90 degrees and 300 degrees of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment."
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane."
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b) through § 110.10(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric".

2019 Low-Rise Residential Mandatory Measures Summary

§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	**Storage Tank Insulation.** Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have a minimum of R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
§ 150.0(j)2A:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in Section 609.11 of the California Plumbing Code. In addition, the following piping conditions must have a minimum insulation wall thickness of one inch or a minimum insulation R-value of 7.7: the first five feet of cold water pipes from the storage tank; all hot water piping with a nominal diameter equal to or greater than 3/4 inch and less than one inch; all hot water piping with a nominal diameter less than 3/4 inch that is: associated with a domestic hot water recirculation system, from the heating source to storage tank or between tanks, buried below grade, and from the heating source to kitchen fixtures."
§ 150.0(j)3:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by Section 120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: A dedicated 125 volt, 20 amp electrical receptacle connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit, within three feet of the water heater without obstruction. Both ends of the unused conductor must be labeled with the word "spare" and be electrically isolated. Have a reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words "Future 240V Use"; a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than two inches higher than the base of the water heater, and allows natural draining without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu per hour.
§ 150.0(n)2:	**Recirculating Loops.** Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)5.
§ 150.0(n)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the Executive Director.
Ducts and Fans Measures:	
§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet the requirements of the CMC §§ 601.0, 602.0, 603.0, 604.0, 605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to a minimum installed level of R-6.0 or a minimum installed level of R-4.2 when ducts are entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8). Portions of the duct system completely exposed and surrounded by directly conditioned space are not required to be insulated. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than ¼ inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area."
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage, sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner core flex ducts must have a non-porous layer between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with § 150.0(m)11 and Reference Residential Appendix RA3.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 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. Pressure drops and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service."
§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3."

RESIDENTIAL MEASURES SUMMARY — RMS-1

Project Name	Building Type	Date
Saviers Residence Duplex	☑ Single Family ☐ Addition Alone ☐ Multi Family ☐ Existing+ Addition/Alteration	*12/3/2022*

Project Address	California Energy Climate Zone	Total Cond. Floor Area	Addition	# of Units
5305, 5309 & 5313 S. Saviers Road Oxnard	*CA Climate Zone 06*	*2,943*	*n/a*	*1*

INSULATION

Construction Type	Cavity	Area (ft^2)	Special Features	Status
Wall — Wood Framed	*R 20*	*2,588*		*New*
Slab — Unheated Slab-on-Grade	*- no insulation*	*1,458*	*Perim = 162'*	*New*
Roof — Wood Framed Attic	*R 30*	*1,368*	*Add=R-13.0*	*New*
Demising — Wood Framed w/o Crawl Space	*R 19*	*1,458*		*New*

FENESTRATION

Total Area: *318* Glazing Percentage: *10.8%* New/Altered Average U-Factor: *0.32*

Orientation	Area(ft^2)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status
Front (E)	*128.0*	*0.320*	*0.23*	*none*	*none*	*N/A*	*New*
Left (S)	*28.0*	*0.320*	*0.23*	*none*	*none*	*N/A*	*New*
Rear (W)	*133.7*	*0.320*	*0.23*	*none*	*none*	*N/A*	*New*
Right (N)	*28.0*	*0.320*	*0.23*	*none*	*none*	*N/A*	*New*

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
2	*Central Furnace*	*92% AFUE*	*Split Air Conditioner*	*14.0 SEER*	*Setback*	*New*

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status
HVAC System	*Ducted*	*Ducted*	*Attic*	*6.0*	*New*

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status
2	*Small Instantaneous Gas*	*1*	*0.92*	*Standard*	*New*

2019 Low-Rise Residential Mandatory Measures Summary

Requirements for Ventilation and Indoor Air Quality:	
§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality.** All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1.
§ 150.0(o)1C:	**Single Family Detached Dwelling Units.** Single family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow provided at rates determined by ASHRAE 62.2 Sections 4.1.1 and 4.1.2 and as specified in § 150.0(o)1C.
§ 150.0(o)1E:	**Multifamily Attached Dwelling Units.** Multifamily attached dwelling units must have mechanical ventilation airflow provided at rates in accordance with Equation 150.0-B and must be either a balanced system or continuous supply or continuous exhaust system. If a balanced system is not used, all units in the building must use the same system type and the dwelling-unit envelope leakage must be ≤ 0.3 CFM at 50 Pa (0.2 inch water) per square foot of dwelling unit envelope surface area and verified in accordance with Reference Residential Appendix RA3.8.
§ 150.0(o)1F:	**Multifamily Building Central Ventilation Systems.** Central ventilation systems that serve multiple dwelling units must be balanced to provide ventilation airflow for each dwelling unit served at a rate equal to or greater than the rate specified by Equation 150.0-B. All unit airflows must be within 20 percent of the unit with the lowest airflow rate as it relates to the individual unit's minimum required airflow rate needed for compliance.
§ 150.0(o)1G:	**Kitchen Range Hoods.** Kitchen range hoods must be rated for sound in accordance with Section 7.2 of ASHRAE 62.2.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Dwelling unit ventilation airflow must be verified in accordance with Reference Residential Appendix RA3.7. A kitchen range hood must be verified in accordance with Reference Residential Appendix RA3.7.4.3 to confirm it is rated by HVI to comply with the airflow rates and sound requirements as specified in Section 5 and 7.2 of ASHRAE 62.2.
Pool and Spa Systems and Equipment Measures:	
§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating."
§ 110.4(b)1:	**Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves."
Lighting Measures:	
§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9."
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A.
§ 150.0(k)1B:	**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 must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must meet all of the requirements for: insulation contact (IC) labeling; air leakage; sealing; maintenance; and socket and light source as described in § 150.0(k)1C.
§ 150.0(k)1D:	**Electronic Ballasts for Fluorescent Lamps.** Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 20 kHz.
§ 150.0(k)1E:	**Night Lights, Step Lights, and Path Lights.** Night lights, step lights and path lights are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power and emit no more than 150 lumens.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k)."
§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8."
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems."
§ 150.0(k)2C:	**Interior Switches and Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF."
§ 150.0(k)2D:	**Interior Switches and Controls.** Controls and equipment must be installed in accordance with manufacturer's instructions.
§ 150.0(k)2E:	**Interior Switches and Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the control is installed to comply with § 150.0(k).
§ 150.0(k)2F:	**Interior Switches and Controls.** Lighting controls must comply with the applicable requirements of § 110.9.

2019 Low-Rise Residential Mandatory Measures Summary

NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. "Exceptions may apply. (01/2020)

Building Envelope Measures:	
§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283 or AAMA/WDMA/CSA 101/I.S.2/A440-2011."
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped."
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Ceiling and Rafter Roof Insulation.** Minimum R-22 insulation in wood-frame ceiling; or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof alteration. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling."
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B."
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor."
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate zones 14 and 15, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.58; or the weighted average U-factor of all fenestration must not exceed 0.58."
Fireplaces, Decorative Gas Appliances, and Gas Log Measures:	
§ 110.5(e)	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(o)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device."
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control."
Space Conditioning, Water Heating, and Plumbing System Measures:	
§ 110.0-§ 110.3:	**Certification.** Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission."
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-K."
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating."
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat."
§ 110.3(c)4:	**Water Heating Recirculation Loops Serving Multiple Dwelling Units.** Water heating recirculation loops serving multiple dwelling units must meet the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of § 110.3(c)4.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.
§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters."
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook; Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.

CERTIFICATE OF COMPLIANCE — CF1R-PRF-01E (Page 9 of 10)

Project Name: Saviers Residence Duplex
Calculation Date/Time: 2022-12-03T10:54:17-08:00
Calculation Description: Title 24 Analysis
Input File Name: Saviers (5305) Duplex.ribd19x

HVAC - FAN SYSTEMS

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.45	HVAC Fan 1-hers-fan

HVAC FAN SYSTEMS - HERS VERIFICATION

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan 1-hers-fan	Required	0.45

IAQ (INDOOR AIR QUALITY) FANS

01	02	03	04	05	06	07
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness - SRE	IAQ Recovery Effectiveness - ASRE	HERS Verification
SFam IAQVentRpt	114	0.35	Exhaust	n/a	n/a	Yes

Registration Number: 222-P0102334158-000-000-0000000-0000 Registration Date/Time: 2022-12-03 10:57:01 HERS Provider: CalCERTS Inc.
CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.2.000 Schema Version: rev 20200901 Report Generated: 2022-12-03 10:55:18

CERTIFICATE OF COMPLIANCE — CF1R-PRF-01E (Page 10 of 10)

Project Name: Saviers Residence Duplex
Calculation Date/Time: 2022-12-03T10:54:17-08:00
Calculation Description: Title 24 Analysis
Input File Name: Saviers (5305) Duplex.ribd19x

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name:	Documentation Author Signature:
Jimmy Bermejo	Jimmy Bermejo
Company: Diamond Design Title 24 Consultant	Signature Date: 2022-12-03 10:57:01
Address: 72 West Boulder Creek Road	CEA/ HERS Certification Identification (If applicable):
City/State/Zip: Simi Valley, CA 93065	Phone: 805-844-2002 0

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name:	Responsible Designer Signature:
Jimmy Bermejo	Jimmy Bermejo
Company: Diamond Design Title 24 Consultant	Date Signed: 2022-12-03 10:57:01
Address: 72 West Boulder Creek Road	License: 6351
City/State/Zip: Simi Valley, CA 93065	Phone: 805-844-2002 0

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

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Registration Number: 222-P0102334158-000-000-0000000-0000 Registration Date/Time: 2022-12-03 10:57:01 HERS Provider: CalCERTS Inc.
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CalCERTS, Inc. HERS PROVIDER

Revisions

PLANNING COMMENTS 07-19-2024

1 -
2 -
3 -
4 -
5 -
6 -
7 -
8 -

Project: Duplex, ADU, & Garage at: 5305 S. Saviers Road Oxnard, California 93033

Responsible Designer:
Jimmy Bermejo

Title: *DUPLEX Title 24 - Mandatory Measures*

Date: 12-03-2022

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

Project No.: 2234

Sheet: *EC4*

E:\Diamond Design\Projects\2022\2234 - Saviers Duplex & ADU\Architectural\s\2024\Saviers 07-19-2024\5305 Saviers.dwg, files 07-19-2024\5305 Saviers Residence Plans.dwg, EC4, 7/24/2024 8:29:08 AM, jimmy

GENERAL NOTES:

1. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE PLANS, PRIOR TO COMMENCING WORK.
2. COORDINATE STRUCTURAL DETAILS & DIMENSIONS WITH RELATED REQUIREMENTS ON OTHER DRAWINGS.
3. THE ARCHITECT WILL INTERPRET THE INTENT OF THE DOCUMENTS IN CASE OF A POSSIBLE CONFLICT OR DISCREPANCY BETWEEN STRUCTURAL AND OTHER DISCIPLINES.
4. DETAILS NOTED AS "TYPICAL" OR "TYP" SHALL APPLY IN ALL CASES WHETHER OR NOT SPECIFICALLY REFERENCED.
5. WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE (CBC).
6. FOUNDATION DESIGN IS BASED UPON MINIMUM REQUIREMENTS OF THE CBC:
   A. ALLOWABLE SOIL BEARING PRESSURE: 1500 PSF
7. MATERIAL REQUIREMENTS:

A. CONCRETE:	F'C = 2500 PSI AT 28 DAYS NO SPECIAL INSPECTION REQUIRED
B. CONCRETE BLOCK:	ASTM C90 GRADE N–1 (NORMAL WEIGHT) NO SPECIAL INSPECTION REQUIRED (f'm= 1500psi) GROUT: f'c= 2,000 psi, MORTAR: f'c=1800psi
C. REINFORCING STEEL:	ASTM A615, #4 & SMALLER – GRADE 40, #5 & LARGER – GRADE 60
D. STRUCTURAL STEEL:	ALL STRUCTURAL STEEL SHALL COMPLY WITH ASTM A36, TYP U.N.O., STRUCTURAL TUBES SHALL COMPLY WITH ASTM A500, GRADE B. STRUCTURAL PIPES SHALL COMPLY WITH ASTM A53, GRADE B.
E. MACHINE BOLTS:	ASTM A307
F. ANCHOR BOLTS:	ASTM A307
G. TIMBER FASTENERS:	SIMPSON STRONGTIE, USP STRUCTURAL CONNECTORS OR APPROVED EQUAL.
H. SAWN TIMBER:	ALL LUMBER SHALL BE GRADE MARKED, NO. 2 DOUGLAS FIR–LARCH OR BETTER, EXCEPT AS NOTED ON FRAMING NOTE 2 OR PLAN.
I. GLU–LAMINATED BEAMS:	ALL GLU–LAMINATED MEMBERS SHALL BE FAB–RICATED IN ACCORDANCE WITH BUILDING DEPT. STANDARDS. A CERTIFICATE OF INSPECTION IS TO BE SUBMITTED TO THE BUILDING DEPT. PRIOR TO ERECTION. ALL GLU–LAMINATED BEAMS SHALL BE 24F.
J. LVL OR PSL LUMBER:	Fb=2850 PSI, Fv=285 PSI, E=2,000,000 PSI (ESR–1387, ESR–1040 OR ESR 1225)
K. I–JOISTS:	TJI PRO SERIES BY TRUSS JOIST (ESR–1153) BOISE CASCADE (ESR–1336) OR PWI JOIST BY PACIFIC WOODTECH CORP (ESR–1225)
L. PLYWOOD/OSB SHTG:	U.S. PRODUCT STANDARD 2–10, APA WALL: APA STRUCTURAL 1 RATED, EXPOSURE 1 ROOF: 15/32" CDX, (PSR–24/0), EXPOSURE 1 FLOOR: ¾" T&G UNDERLAYMENT GRADE, (PSR–32/16)
M. HARDY FRAME:	ICC–ES NO. ESR–2089
N. MECH ANCHORS:	REFER TO 8/S1, TYPICAL.
O. EPOXY ANCHORS:	REFER TO 4/S1, TYPICAL **SPECIAL INSPECTION REQUIRED.** A REPORT SHALL BE GIVEN TO THE BUILDING INSPECTOR AT FRAMING INSPECTION. REFER TO NOTE 10 ON 4/S1.

8. STRUCTURAL DESIGN LOADS:

A. ROOF LOADS:	DEAD LOAD = 18 PSF LIVE LOAD = 20 PSF
FLOOR LOADS:	DEAD LOAD = 15 PSF LIVE LOAD = 40 PSF
B. WALL LOADS:	EXTERIOR WOOD FRAMING = 16 PSF INTERIOR WOOD FRAMING = 9 PSF
C. SEISMIC DESIGN:	OCCUPANCY CATEGORY = II SEISMIC IMPORTANCE FACTOR = 1.0 S_X = 1.57 S_Y = 0.575 S_{DS} = 1.26 S_{D1} = 0.65 SEISMIC DESIGN CATEGORY = E SEISMIC FORCE RESISTING SYSTEM = LIGHT FRAMED WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE OR STEEL SHEETS. DESIGN BASE SHEAR = 0.19W C_S = 0.19W R = 6.5 ANALYSIS PROCEDURE = "EQUIVALENT LATERAL FORCE PROCEDURE"
D. WIND DESIGN:	BASIC WIND SPEED = 100 M.P.H. WIND IMPORTANCE FACTOR = 1.0 WIND EXPOSURE = C INTERNAL PRESSURE COEFFICIENT = ±0.18 DESIGN WIND PRESSURE = 21.54 PSF

FOUNDATION NOTES:

1. ALL CONCRETE SHALL HAVE 2500 PSI MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS. NO SPECIAL INSPECTION REQUIRED.
2. PORTLAND CEMENT SHALL CONFORM TO ASTM C150, TYPE I OR II.
3. AGGREGATE FOR HARDROCK CONCRETE SHALL CONFORM TO ASTM C33 AND BE NON–REACTIVE.
4. CONCRETE COVERAGE OVER REINFORCEMENT, UNLESS NOTED OTHERWISE, SHALL BE AS FOLLOWS:
   CONCRETE POURED DIRECTLY AGAINST EARTH..... 3"
   ALL OTHER LOCATIONS..... 1½"
5. ALL HOLDDOWN ANCHORS SHALL BE FIRMLY HELD IN PLACE BY A TEMPLATE PRIOR TO PLACING CONCRETE. EXACT HOLDDOWN LOCATION MUST BE COORDINATED BETWEEN CONCRETE AND FRAMING CONTRACTOR.
6. SOIL COMPACTION REPORT SHALL BE PROVIDED TO THE BUILDING INSPECTOR AT THE JOB SITE PRIOR TO PLACEMENT OF CONCRETE FOR THE FOUNDATION.
7. SOIL ENGINEER SHALL INSPECT FOUNDATION EXCAVATIONS PRIOR TO PLACEMENT OF CONCRETE FOR THE FOUNDATION.
8. ALL REINFORCING STEEL SHALL COMPLY WITH MATERIAL REQUIREMENTS NOTED ABOVE. PLACING OF REINFORCING STEEL SHALL COMPLY WITH CHAPTER 19 OF THE CALIFORNIA BUILDING CODE.
9. PRIOR TO THE CONTRACTOR REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, THE SOILS ENGINEER SHALL ADVISE THE BUILDING OFFICIAL IN WRITING THAT:
   A. THE BUILDING PAD WAS PREPARED IN ACCORDANCE WITH THE SOILS REPORT.
   B. THE UTILITY TRENCHES HAVE BEEN PROPERLY BACKFILLED AND COMPACTED.
   C. THE FOUNDATION EXCAVATIONS, THE SOIL EXPANSIVE CHARACTERISTICS AND BEARING CAPACITY CONFORM TO THE SOILS REPORT.
10. ALL SHEAR WALL SILL PLATE ANCHOR BOLTS SHALL HAVE 3" X 3" X ¼" STEEL PLATE WASHERS, TYPICAL.
11. NON–SHRINK GROUT, WHERE SHOWN ON THE STRUCTURAL DRAWINGS, SHALL BE NON–METALLIC BURKE GROUT, OR EQUAL.

FRAMING NOTES:

1. ALL FRAMING AND CARPENTRY SHALL BE DONE IN ACCORDANCE WITH THOSE APPLICABLE SECTIONS OF CHAPTER 23 OF THE LATEST ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE AND DETAILS INDICATED ON THE DRAWINGS.
2. ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR GRADE IN ACCORDANCE WITH THE LATEST EDITION OF "GRADING AND DRESSING RULES #16 OF THE WEST COAST LUMBER INSPECTION BUREAU" OF THE FOLLOWING GRADES:
   A. RAFTERS AND JOISTS..... NO. 2 AND BETTER, U.N.O.
   B. BEAMS..... NO. 1 AND BETTER, U.N.O.
   C. POSTS..... NO. 1 AND BETTER, U.N.O.
   D. LVL POST (ESR–1387)..... F_b = 2,500 psi, F_v = 285 psi, E = 2,000,000 psi
   E. STUDS, PLATES, ALL OTHERS.... STUD GRADE, U.N.O.
3. WOOD BEARING DIRECTLY ON CONCRETE SHALL BE PRESSURE TREATED DOUGLAS FIR OR FOUNDATION GRADE REDWOOD. ALL CUT SURFACES OF PRESSURE TREATED DOUGLAS FIR SHALL BE COATED WITH A COPPER NAPTHANATE MATERIAL.
4. STRUCTURAL MEMBERS WILL NOT BE CUT FOR PIPE, CONDUIT, ETC.
5. 2X SOLID BLOCKING SHALL BE PLACED BETWEEN JOISTS OR RAFTERS AND AT ALL SUPPORTS.
6. ALL BOLTS SHALL HAVE FLAT WASHERS UNDER HEAD AND NUT.
7. ALL PLYWOOD EXPOSED TO WEATHER SHALL BE EXTERIOR GRADE.
8. FRAMING SURROUNDING METAL FIREPLACE VENTS SHALL BE CONTINUOUS 2x4 STUDS AT 12" O.C. SHEATHED WITH ¼" PLYWOOD SHEATHING WITH 10D NAILS AT 6" AT EDGES AND 12" AT FIELD, AND WITH DRAFT STOPS AT 10'–0" O.C. MAX.
9. HOLDDOWN CONNECTORS & SILL BOLTS MUST BE TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
10. ALL NAILS SHALL BE COMMON NAILS INSTALLED IN CONFORMANCE WITH CBC TABLE 2304.10.1
11. FIRE STOPS ARE REQUIRED PER CBC CHAPTER 7 IN THE FOLLOWING LOCATIONS:
    A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AT THE CEILING AND FLOOR LEVELS AND AT 10 FOOT INTERVALS BOTH VERT. & HORIZ.;
    B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERT. & HORIZ. SPACES SUCH AS OCCURS AT SOFFITS, DROP CEILINGS AND COVE CEILINGS;
    C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP & BOTTOM OF THE RUN & BETWEEN STUDS ALONG AND INLINE WITH THE RUN OF THE STAIRS IF THE WALL UNDER THE STAIRS ARE UNFINISHED;
    D. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES & SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTABLE MATERIALS.
    E. AT OPENINGS BETWEEN ATTIC SPACES & CHIMNEY CHASES FOR FACTORY–BUILT CHIMNEYS.
12. ALL WEATHER EXPOSED SURFACES SHALL HAVE WEATHER RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING & ALL EXTERIOR OPENINGS SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF PER CBC SECTION 1405.2.

SPECIAL INSPECTIONS

1. SPECIAL INSPECTIONS AND SUBSEQUENT REPORTS SHALL BE REINFORCED IN CONFORMANCE WITH SECTION 1704 OF THE 2019 CBC AT THE OWNERS EXPENSE.
2. ALL SPECIAL INSPECTIONS SHALL BE MADE BY AN INDEPENDENT INSPECTION AGENCY SUBJECT TO APPROVAL BY THE BUILDING DEPARTMENT, AND SHALL BE PAID BY THE OWNER.
3. THE FOLLOWING WORK SHALL BE PERFORMED UNDER CONTINUOUS DEPUTY INSPECTION IN THE PRESENCE OF THE OWNER'S SPECIAL INSPECTOR.
   A. PLACEMENT OF CONCRETE WITH f'c = 3,000 PSI & GREATER
   B. INSTALLATION OF EPOXY GROUTED DOWELS
   C. FIELD WELDING OF STRUCTURAL STEEL.
4. THE FOLLOWING WORK SHALL BE PERFORMED UNDER PERIODIC DEPUTY INSPECTION IN THE PRESENCE OF THE OWNER'S SPECIAL INSPECTOR.
   A. SHEARWALL NAILING WHERE FASTENER SPACING IS 4" O.C. OR LESS.
   B. ROOF AND FLOOR DIAPHRAGM NAILING WHERE FASTENER SPACING IS 4" O.C. OR LESS.
   C. DRAG STRUT AND HOLDDOWN CONNECTIONS.
5. SPECIAL INSPECTION & PROFESSIONAL OBSERVATION REPORTS SHALL BE SUBMITTED TO THE OWNER, ENGINEER, AND DEPARTMENT OF BUILDING & SAFETY NO LATER THAN SEVEN (7) WORKING DAYS FROM THE DATE OF INSPECTION/OBSERVATION.

STRUCTURAL OBSERVATION PROGRAM

THE OWNER SHALL EMPLOY THE ENGINEER REGISTERED/LICENSED IN THE STATE OF CALIFORNIA WHO IS RESPONSIBLE FOR THE STRUCTURAL DESIGN TO DO THE STRUCTURAL OBSERVATION.

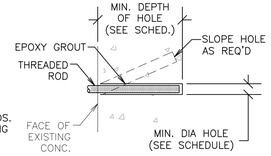
PROJECT ENGINEERS: JAMES VINCI, S.E. S–4411

THE ENGINEER RESPONSIBLE FOR THE STRUCTURAL OBSERVATION, THE CONTRACTOR, AND APPROPRIATE SUBCONTRACTORS SHALL HOLD A PRE–CONSTRUCTION MEETING TO REVIEW THE DETAILS OF THE STRUCTURAL SYSTEM TO BE STRUCTURALLY OBSERVED.

THE FOLLOWING ITEMS SHALL BE OBSERVED AT EACH PHASE OF CONSTRUCTION:

FOUNDATION:	ANCHORS, HOLDOWNS, STEEL PLACEMENT, FOOTING DIMENSIONS
ROOF & FLOOR NAILING:	FRAMING MEMBER SIZE, SHEATHING GRADE & THICKNESS, NAIL SIZE AND PLACEMENT.
EXTERIOR FRAMING PRIOR TO PREWRAP:	SHEAR WALL CONSTRUCTION (PLY E.N., HOLDDOWNS, SHEAR TRANSFER, ETC.) FRAMING MEMBERS, CONNECTIONS, ETC.
FINAL OBSERVATION:	ALL STRUCTURAL ELEMENTS

PROCEDURE
1. DRILL HOLE OF PROPER DIAMETER AND DEPTH USING A CARBIDE TIPPED DRILL OR CORING BIT. AVOID ANY EXISTING REINFORCING STEEL BY RELOCATING HOLE SLIGHTLY.
2. CLEAN HOLE THOROUGHLY BY AIR PRESSURE.
3. MAKE SURE THAT HOLE IS DRY AND CLEAN BEFORE GROUTING.
4. PLACE EPOXY GROUT IN HOLE w/ CAULKING GUN OR SIMILAR EQUIPMENT STARTING AT BOTTOM, FILL HOLE APPROX. ¾ FULL.
5. COAT DOWEL WITH SAME EPOXY GROUT AND INSERT INTO HOLE, FORCING MATERIAL AROUND THE SIDES OF THE BAR AND COMPLETELY FILLING ALL VOIDS.
6. PROVIDE SUPPORT FOR DOWEL BY TYING TO REBAR OR OTHER ELEMENT UNTIL GROUT HAS CURED.
7. EPOXY GROUT IN CMU SHALL BE SIMPSON SET EPOXY TIE (ESR 1772, LARR 25279), HILTI HIT–HY 150 MAX (ESR 1967, LARR 25881), AC100+ GOLD BY DEWALT (ESR 3200, LARR 26049)
8. EPOXY GROUT IN CONCRETE SHALL BE HIT–RE 500–SD BY HILTI CORP. (ESR 2322, LARR 25700), SIMPSON SET–XP (ESR–2508, LARR 03151) OR PURE110+ BY DEWALT (ICC ESR 3298, LARR 26035)
9. **SPECIAL INSPECTION REQUIRED**
10. SPECIAL INSPECTION IS REQUIRED FOR THE INSTALLATION OF EPOXY ADHESIVE ANCHORS. A REPORT SHALL BE GIVEN TO THE BUILDING INSPECTOR AT FRAMING INSPECTION.



BAR SIZE	ROD SIZE	BIT DIAM.	MIN. DEPTH
#3	–	1/2"	4"
#4	1/2"	5/8"	5"
#5	5/8"	3/4"	6"
#6	3/4"	7/8"	7"
–	7/8"	1"	8"
–	1"	1–1/8"	9"

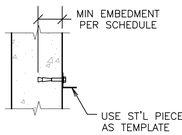
TYPICAL EPOXY GROUTED DOWELS / ANCHORS 4

DRILLED EXPANSION TYPE ANCHOR BOLTS SHALL BE USED ONLY WHERE DETAILED OR FOR ATTACHMENT OF MECH. ELEC. OR MISC. ACCESSORIES OR EQUIPMENT TO THE STRUCTURE.

ACCEPTABLE WEDGE ANCHORS:
1. HILI–KWIK–BOLT–TZ (ICC ESR–1917, LARR 25701) IN NORMAL WT CONC.
2. ITW RAMSET/REDHEAD TRUBOLT+ (ICC ESR–2427, LARR 2748) IN NORMAL WT CONC.
3. SIMPSON STRONG–BOLT 2 (ICC ESR–3037, LARR 25891) IN NORMAL WT CONC.
4. SIMPSON WEDGE–ALL (ICC ESR 1396, LARR 24682) IN MASONRY CMU.
5. DEWALT POWER–STUD+SD2 (ESR 2502, LARR 25831) IN NORMAL WT CONC.
6. DEWALT POWER–STUD+SD1 (ESR 2818, LARR 25864) IN CMU

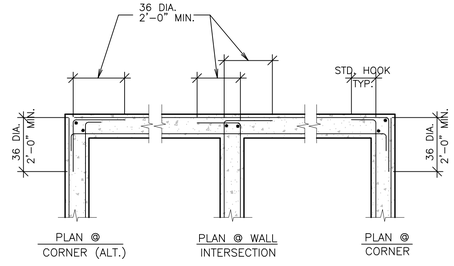
ACCEPTABLE SCREW ANCHORS:
1. SIMPSON TITEN HD SCREW ANCHOR (ICC ESR–2713, LARR 25741) IN NORMAL WT CONC.
2. SIMPSON TITEN HD SCREW ANCHOR (ICC ESR–1056, LARR 25560) IN CMU
3. DEWALT SCREW–BOLT+ (ICC ESR–3889) IN CONCRETE
4. DEWALT SCREW–BOLT+ (ICC ESR–4042) IN CMU

DRILLED BOLT SCHEDULE					
BOLT DIAMETER			3/8"	1/2"	5/8"	3/4"
MIN. EMBEDMENT			3"	4"	4"	5"
TEST	DIRCET–PULL TENSION (FT,LBS)	HARD ROCK	1100	2000	2300	3700
	TORQUE WRENCH (FT,LBS)	HARD ROCK	25	50	80	50



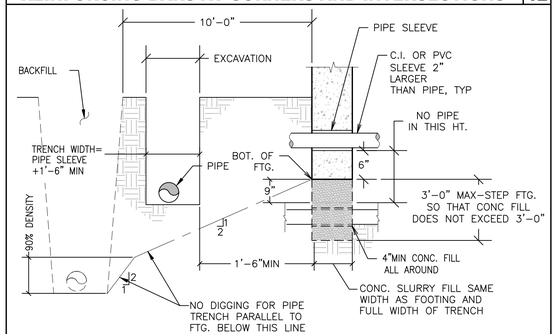
SPECIAL INSPECTION REQUIRED FOR INSTALLATION OF MECHANICAL ANCHORS ONLY WHERE UTILIZED TO RESIST SEISMIC FORCES, TYPICAL.

TYPICAL MECHANICAL ANCHOR DETAIL 8



NOTES: 1. WHERE SINGLE LAYER OF REINF. OCCURS BEND REINF. AS SHOWN FOR OUTSIDE BARS.
2. USE 48 DIA. AT MASONRY WALLS IN LIEU OF 36 DIA.

REINFORCING BARS AT CORNERS AND INTERSECTIONS 12



NOTE: 1. CONCRETE SLURRY FILL TO BE MADE BEFORE FOOTING IS POURED
2. PIPES MORE THAN 3'–0" BELOW BOTTOM OF FOOTING TRENCH MAY BE BACKFILLED WITH CONTROLLED, COMPACTED FILL.

GENERAL NOTES | **PIPE IN AND ADJACENT TO FOOTING 16**

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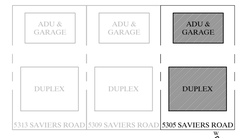


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Sheet Title

GENERAL NOTES & DETAILS

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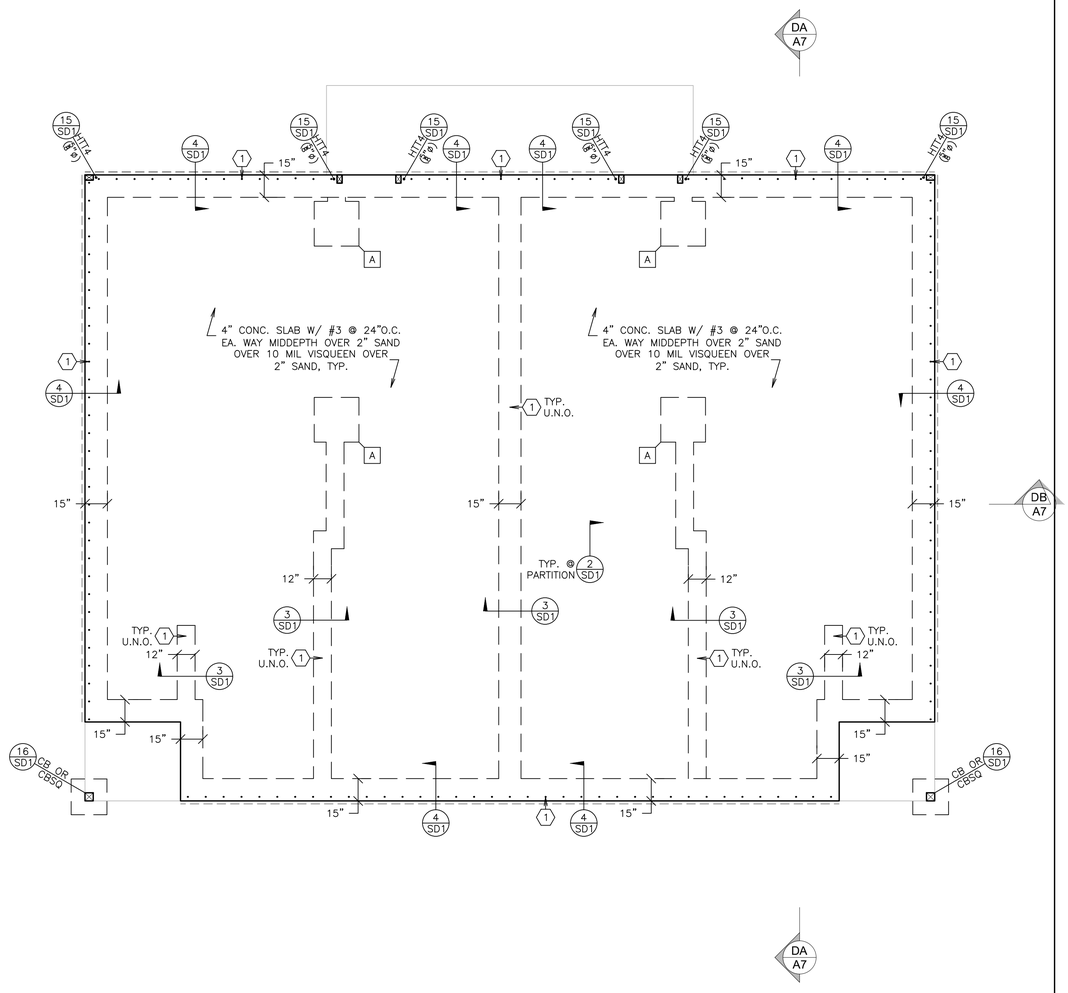
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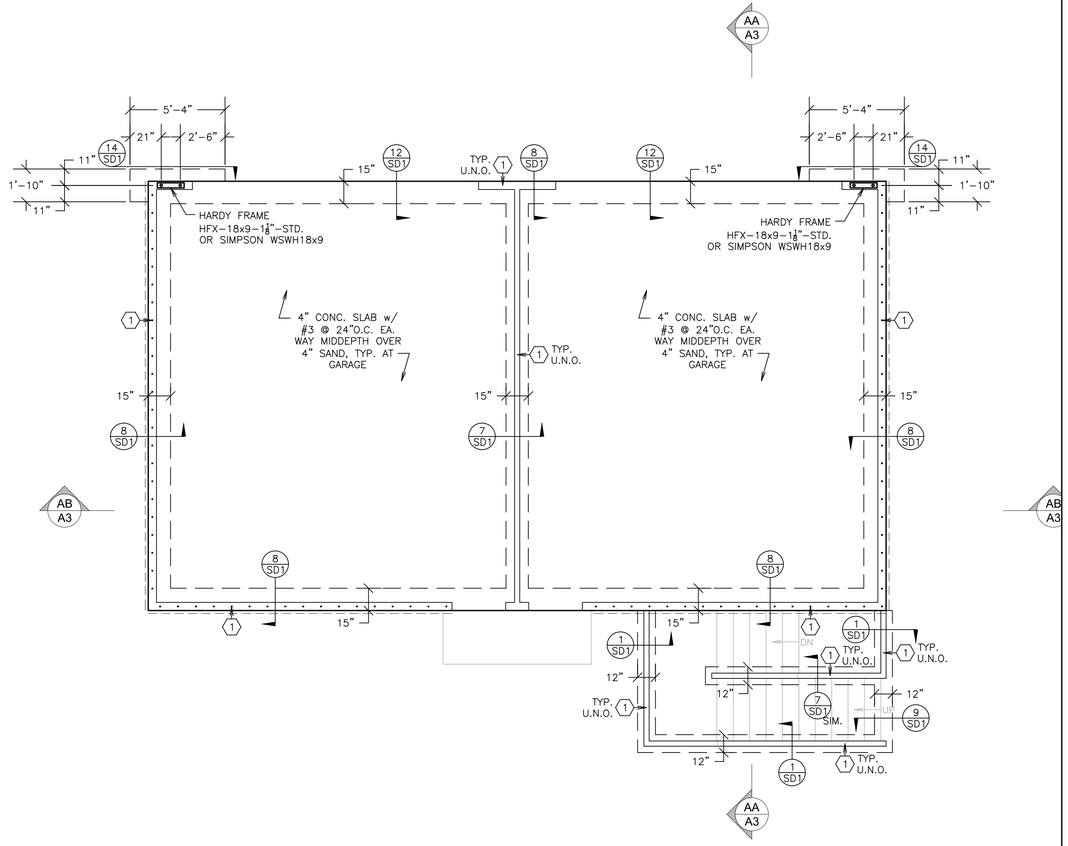
☐ Project Number:	22-6409
☐ Project Engineer:	JHB
☐ Checked By:	JRV
☐ Drawn By:	JWB
☐ Scale:	1/4"=1'-0"
☐ Date:	12.01.2022

Sheet Number

S1

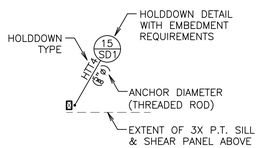
Sheet __ Of __





REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS

LEGEND



FOUNDATION PAD SCHEDULE

A	2'-6" SQ. X 12" THICK W/ (3) #5 EA. WAY
B	3'-0" SQ. X 12" THICK W/ (4) #5 EA. WAY

ANCHOR BOLT SCHEDULE

1	⅝"ø X 14" A.B. @ 32"O.C. TYP U.N.O.
2	⅝"ø X 14" A.B. @ 24"O.C.
3	⅝"ø X 14" A.B. @ 16"O.C.
4	¾"ø X 14" A.B. @ 16"O.C.

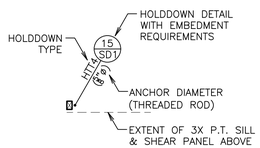
NOTES:

1. REFER TO SHT S1 FOR TYPICAL FOUNDATION NOTES
2. ALL HOLD-DOWNS & HARDY FRAME ANCHORS SHALL BE SET IN PLACE BY TEMPLATE PRIOR TO FOUNDATION INSPECTION.
3. HOLD-DOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING

DUPLEX FOUNDATION PLAN — **SCALE: 1/4" = 1'-0"**

REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS

LEGEND



FOUNDATION PAD SCHEDULE

A	2'-6" SQ. X 12" THICK W/ (3) #5 EA. WAY
B	3'-0" SQ. X 12" THICK W/ (4) #5 EA. WAY

ANCHOR BOLT SCHEDULE

1	⅝"ø X 14" A.B. @ 32"O.C. TYP U.N.O.
2	⅝"ø X 14" A.B. @ 24"O.C.
3	⅝"ø X 14" A.B. @ 16"O.C.
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ADU / GARAGE FOUNDATION PLAN — **SCALE: 1/4" = 1'-0"**

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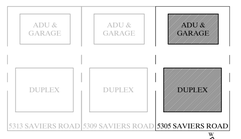


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DUPLEX & ADU / GARAGE FOUNDATION PLANS

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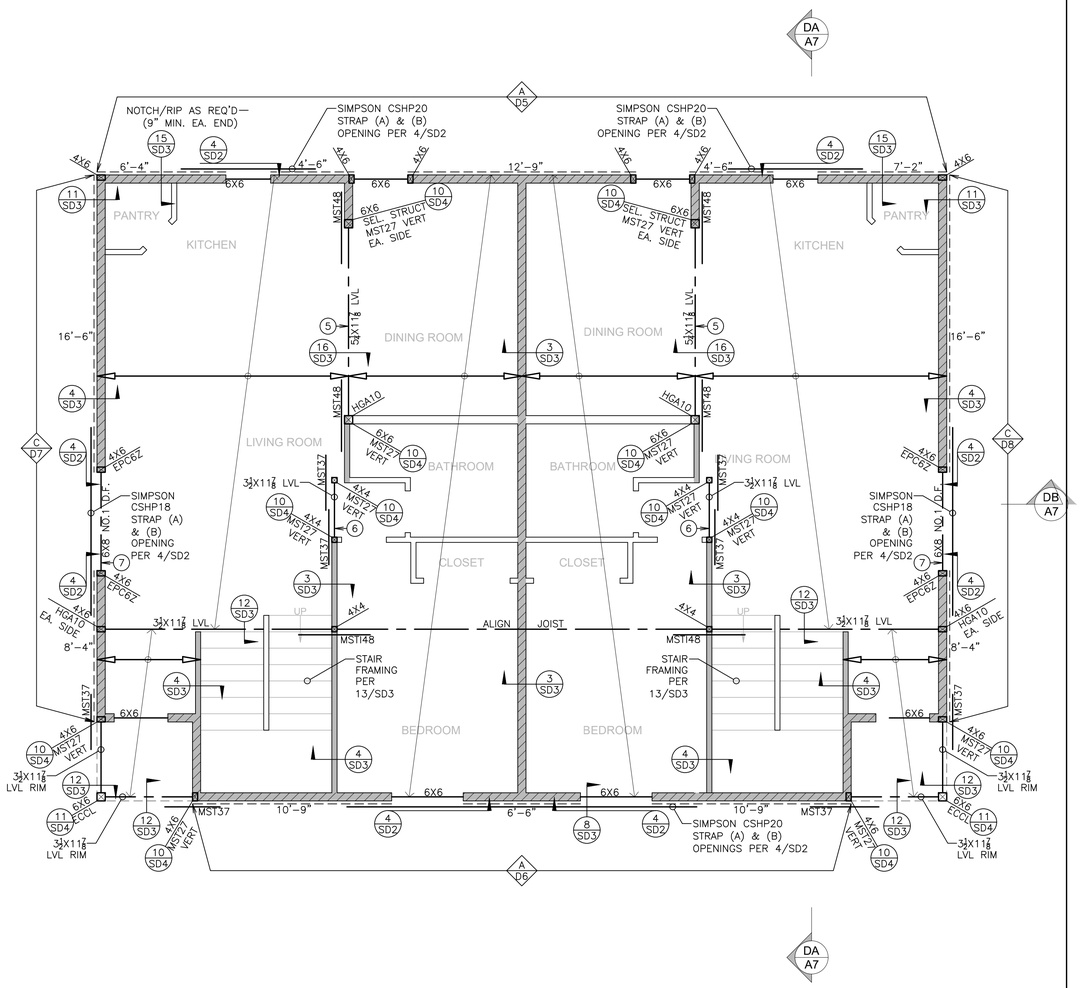
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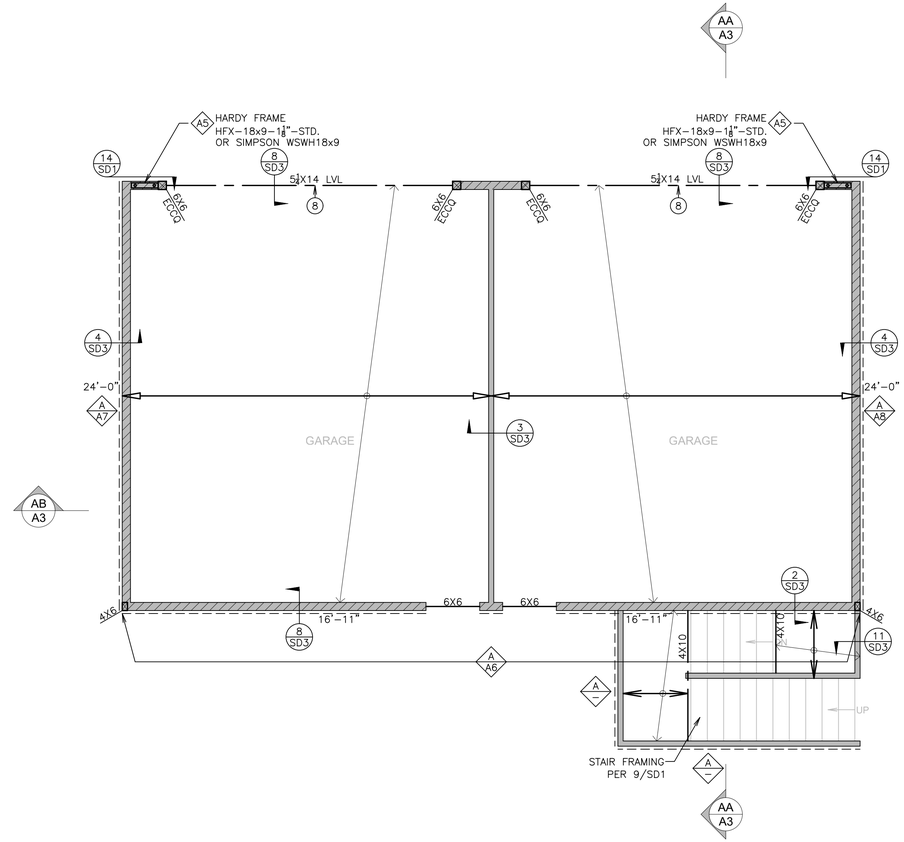
Project Number:	22-6409
Project Engineer:	JHB
Checked By:	JRV
Drawn By:	JWB
Scale:	1/4"=1'-0"
Date:	12.01.2022

Sheet Number

S2

Sheet __ Of __





LEGEND

- INDICATES BEARING WALL 2X6 STUDS @ 16"O.C. TYP. U.N.O.
- INDICATES BEARING WALL 2X4 STUDS @ 16"O.C. TYP., U.N.O.
- INDICATES NON-BEARING WALL 2X4 STUDS @ 16"O.C. TYP. U.NO.

LENGTH OF SHEAR PANEL USED IN CALCULATIONS
SHEARWALL TYPE. REFER TO SHEARWALL SCHEDULE ON 16/SD2
EXTENT OF SHEAR PANEL
"DUPLEX" SHEAR WALL MARK
(8) BEAM PER CALCULATIONS
(A) ABOVE
(B) BELOW
P.L. PARALAM. REFER TO SPECIFICATIONS

11⅞" BCI 5000-1.7 D.F. @ 16"O.C. (TYPICAL U.N.O.)
2X10 DECK JOISTS @ 16"O.C. (TYPICAL U.N.O.)
INDICATES DOUBLE ROW OF FLOOR E.N. INTO DBL JOIST, TYP.

FLOOR SHEATHING: ¾" (PSR 32/16) UNDERLAYMENT GRADE PLYWOOD OR OSB GLUED & NAILED W/ 10d X 2½" @ 6/6/10. PROVIDE T&G OR 2X FLAT BLOCKING AT ALL UNSUPPORTED EDGES, TYPICAL.

DECK SHEATHING: ¾" (PSR 32/16) CDX EXTERIOR GRADE PLYWOOD OR OSB GLUED & NAILED W/ 10d X 2½" @ 6/6/10. PROVIDE T&G OR 2X FLAT BLOCKING AT ALL UNSUPPORTED EDGES, TYPICAL.

NOTES:
1. REFER TO SHEET S1 FOR TYPICAL FRAMING NOTES.
2. REFER TO 16/SD2 FOR SHEAR WALL SCHEDULE.
3. ALIGN SINGLE JOIST BELOW ALL PARALLEL NON-BEARING WALLS OR PROVIDE I-JOIST BLOCKING @ 24"O.C.

DUPLEX FLOOR FRAMING PLAN — **SCALE: 1/4" = 1'-0"**

LEGEND

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- INDICATES BEARING WALL 2X4 STUDS @ 16"O.C. TYP., U.N.O.
- INDICATES NON-BEARING WALL 2X4 STUDS @ 16"O.C. TYP. U.NO.

LENGTH OF SHEAR PANEL USED IN CALCULATIONS
SHEARWALL TYPE. REFER TO SHEARWALL SCHEDULE ON 16/SD2
EXTENT OF SHEAR PANEL
"ADU" SHEAR WALL MARK
(8) BEAM PER CALCULATIONS
(A) ABOVE
(B) BELOW
P.L. PARALAM. REFER TO SPECIFICATIONS

11⅞" BCI 60-2.0 D.F. @ 16"O.C. (TYPICAL U.N.O.)
2X10 DECK JOISTS @ 16"O.C. (TYPICAL U.N.O.)
INDICATES DOUBLE ROW OF FLOOR E.N. INTO DBL JOIST, TYP.

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ADU / GARAGE FLOOR FRAMING PLAN — **SCALE: 1/4" = 1'-0"**

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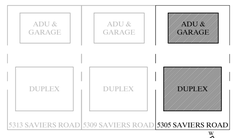
REGISTERED PROFESSIONAL ENGINEER — JAMES RICHARD VINCI — No. S4411 Exp. 12/31/25 — STRUCTURAL — STATE OF CALIFORNIA

Jul 24, 2024

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At:
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Sheet Title

DUPLEX & ADU / GARAGE FLOOR FRAMING PLANS

FOR CONSTRUCTION

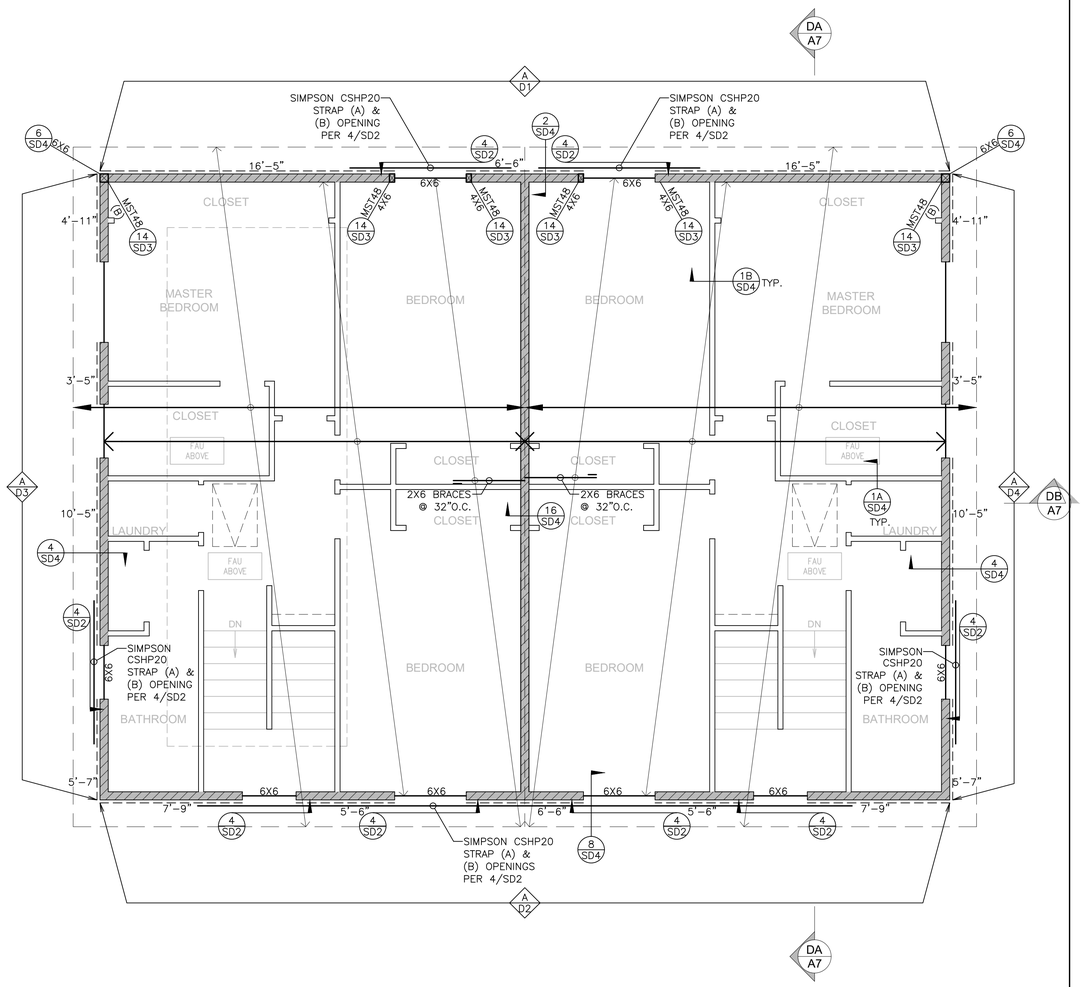
Revision	Description	Date

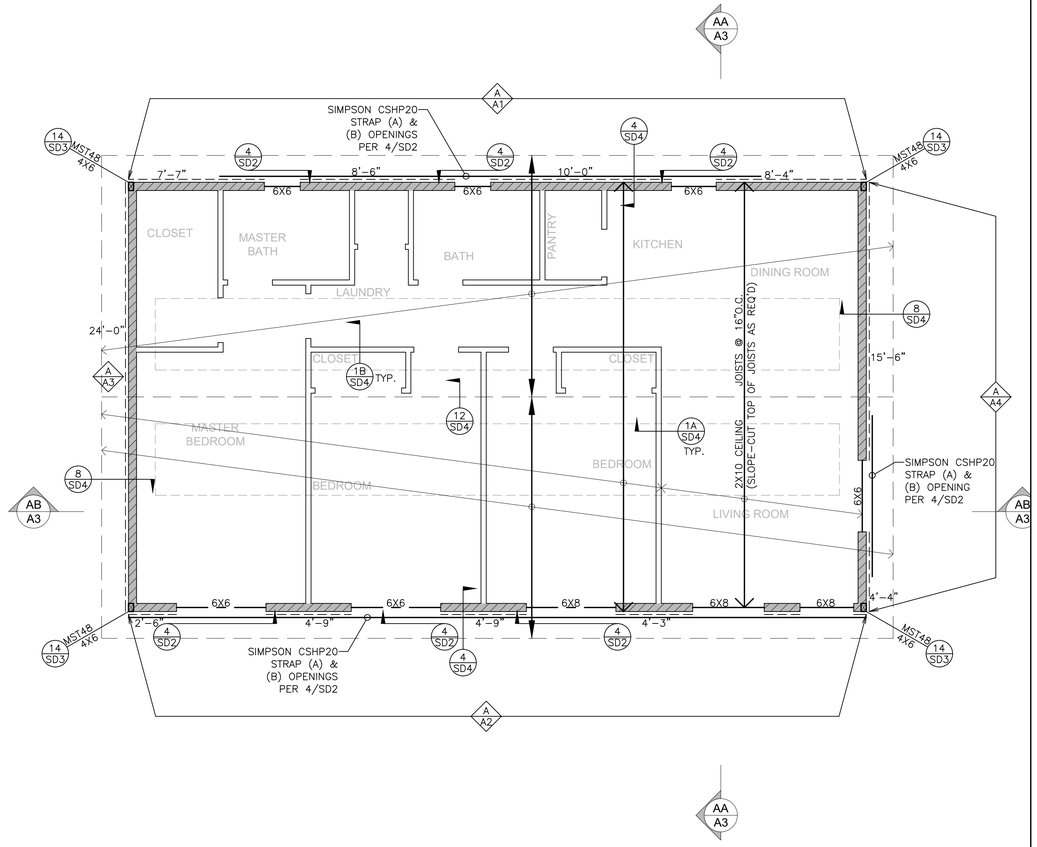
Project Number:	22-6409
Project Engineer:	JHB
Checked By:	JRV
Drawn By:	JWB
Scale:	1/4"=1'-0"
Date:	12.01.2022

Sheet Number

S3

Sheet __ Of __





LEGEND

INDICATES BEARING WALL 2X6 STUDS @ 16"O.C. TYP. U.N.O.

INDICATES BEARING WALL 2X4 STUDS @ 16"O.C. TYP. U.N.O.

INDICATES NON-BEARING WALL 2X4 STUDS @ 16"O.C. TYP. U.NO.

2X10 ROOF RAFTERS @ 16"O.C. (TYPICAL U.N.O.)

2X10 CEILING JOISTS @ 16"O.C. (TYPICAL U.N.O.)

INDICATES DOUBLE ROW OF ROOF E.N. INTO R.R., TYP.

LENGTH OF SHEAR PANEL USED IN CALCULATIONS

SHEARWALL TYPE. REFER TO SHEARWALL SCHEDULE ON 16/SD2

EXTENT OF SHEAR PANEL

"DUPLEX" SHEAR WALL MARK

BEAM PER CALCULATIONS

(A) ABOVE
(B) BELOW

ROOF SHEATHING: 15/32" CDX (PSR 24/0) EXTERIOR GRADE PLYWOOD OR OSB W/ 8d COMMON @ 6/12

NOTES:
1. REFER TO SHEET S1 FOR TYPICAL FRAMING NOTES.
2. REFER TO 16/SD2 FOR SHEAR WALL SCHEDULE.

DUPLEX ROOF FRAMING PLAN | **SCALE: 1/4" = 1'-0"**

LEGEND

INDICATES BEARING WALL 2X6 STUDS @ 16"O.C. TYP. U.N.O.

INDICATES BEARING WALL 2X4 STUDS @ 16"O.C. TYP. U.N.O.

INDICATES NON-BEARING WALL 2X4 STUDS @ 16"O.C. TYP. U.NO.

2X8 ROOF RAFTERS @ 16"O.C. (TYPICAL U.N.O.)

2X8 CEILING JOISTS @ 16"O.C. (TYPICAL U.N.O.)

INDICATES DOUBLE ROW OF ROOF E.N. INTO R.R., TYP.

LENGTH OF SHEAR PANEL USED IN CALCULATIONS

SHEARWALL TYPE. REFER TO SHEARWALL SCHEDULE ON 16/SD2

EXTENT OF SHEAR PANEL

"ADU" SHEAR WALL MARK

BEAM PER CALCULATIONS

(A) ABOVE
(B) BELOW

ROOF SHEATHING: 15/32" CDX (PSR 24/0) EXTERIOR GRADE PLYWOOD OR OSB W/ 8d COMMON @ 6/12

NOTES:
1. REFER TO SHEET S1 FOR TYPICAL FRAMING NOTES.
2. REFER TO 16/SD2 FOR SHEAR WALL SCHEDULE.

ADU / GARAGE ROOF FRAMING PLAN | **SCALE: 1/4" = 1'-0"**

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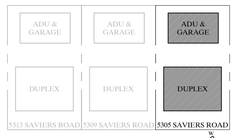
REGISTERED PROFESSIONAL ENGINEER — JAMES RICHARD VINCI — No. S4411 Exp. 12/31/25 — STRUCTURAL — STATE OF CALIFORNIA

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Sheet Title

DUPLEX & ADU / GARAGE ROOF FRAMING PLANS

FOR CONSTRUCTION

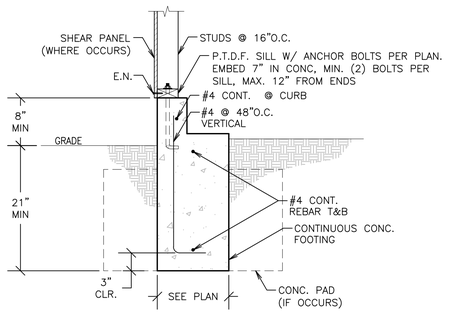
Revision	Description	Date

Project Number:	22-6409
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Scale:	1/4"=1'-0"
Date:	12.01.2022

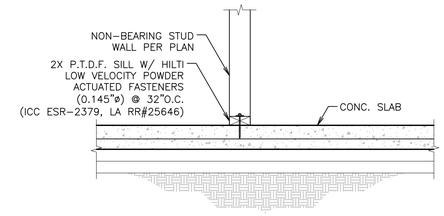
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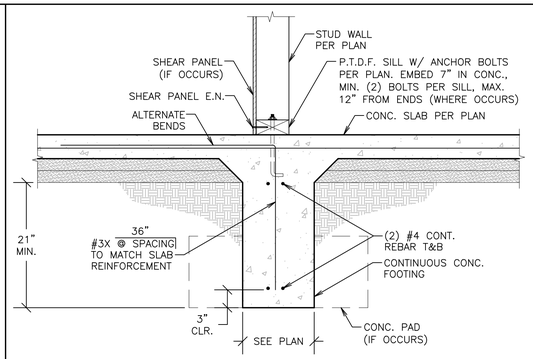
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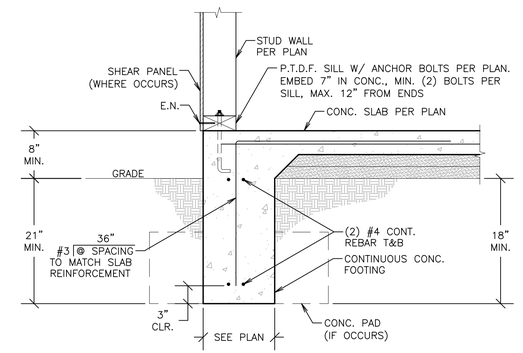
PERIMETER FOOTING DETAIL | 1



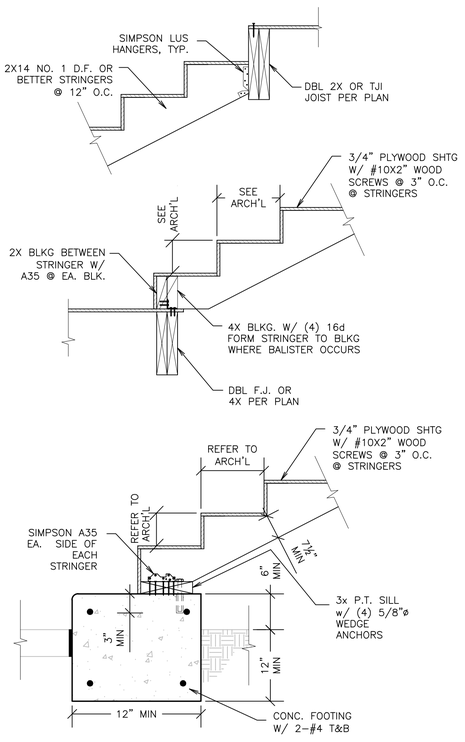
DETAIL | 2



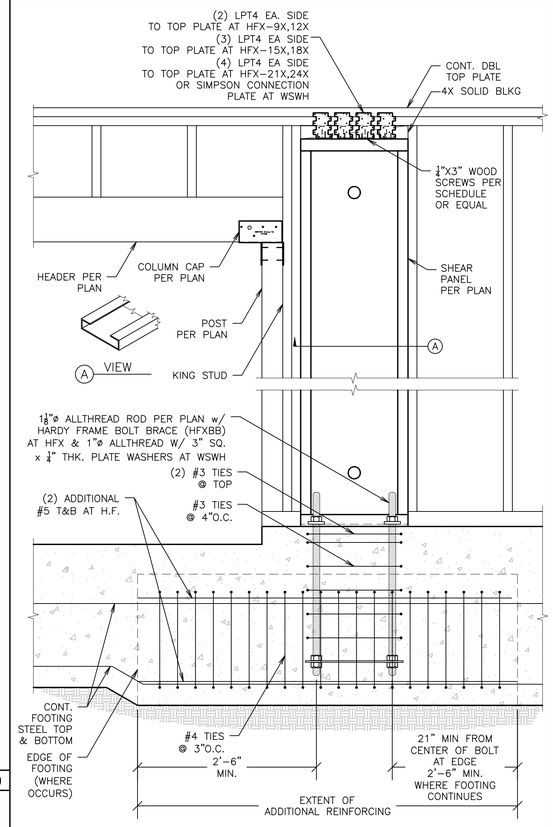
CONTINUOUS FOOTING DETAIL | 3



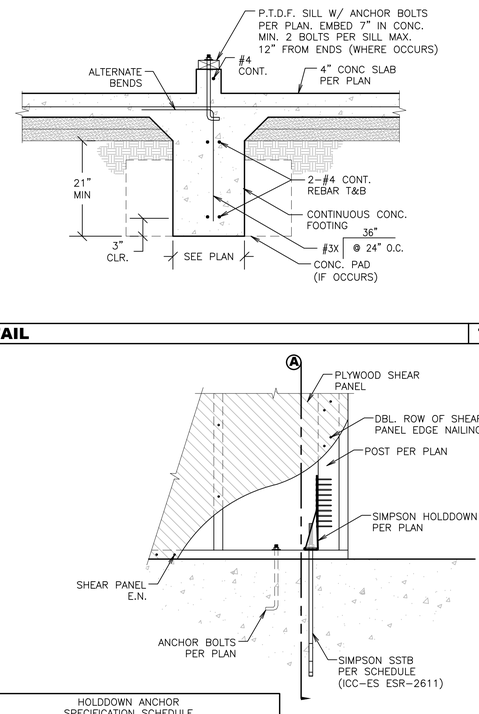
PERIMETER FOOTING DETAIL | 4



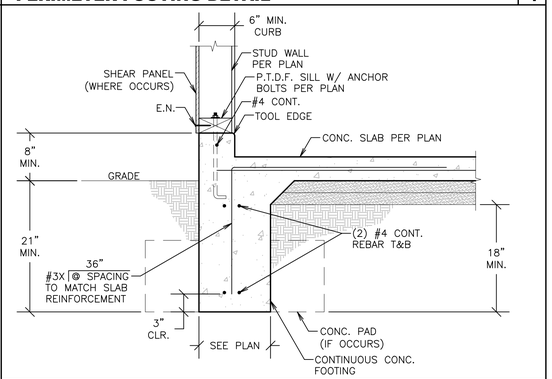
STAIR DETAIL | 9



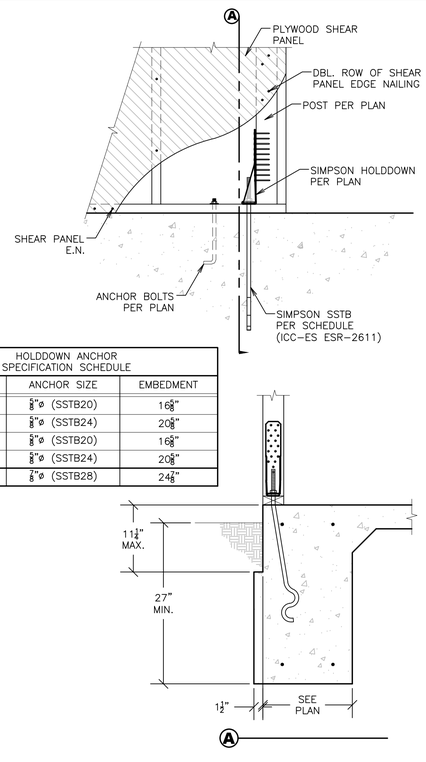
DETAIL | 7



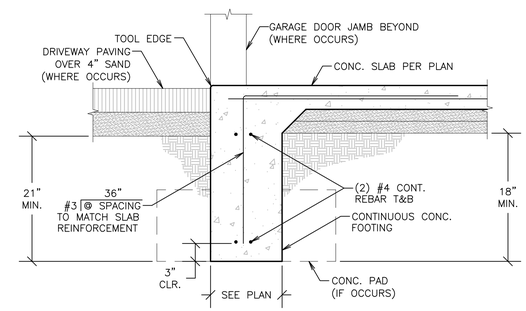
PERIMETER FOOTING WITH CURB | 8



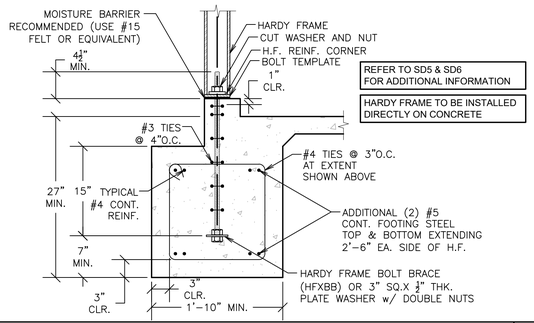
HOLDDOWN ANCHOR SPECIFICATION SCHEDULE		
HOLDDOWN	ANCHOR SIZE	EMBEDMENT
HTT4	⅝"ø (SSTB20)	16⅝"
HTT5	⅝"ø (SSTB24)	20⅛"
HDU4	⅝"ø (SSTB20)	16⅝"
HDU5	⅝"ø (SSTB24)	20⅛"
HDU8	⅞"ø (SSTB28)	24⅛"



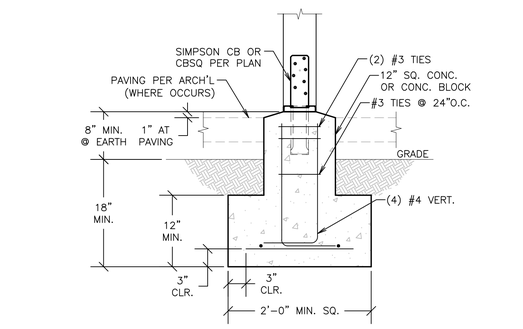
HOLDDOWN DETAIL | 15



FOOTING AT GARAGE DOOR | 12



HARDY FRAME DETAIL | 14



PAD FOOTING DETAIL | 16

. | 13

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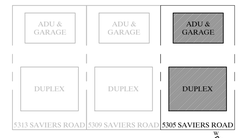
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FOUNDATION DETAILS

FOR CONSTRUCTION

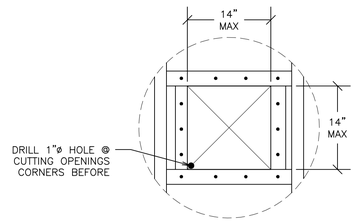
Revision	Description	Date

☐ Project Number:	22-6409
☐ Project Engineer:	JHB
☐ Checked By:	JRV
☐ Drawn By:	JWB
☐ Scale:	1/4"=1'-0"
☐ Date:	12.01.2022

Sheet Number

SD1

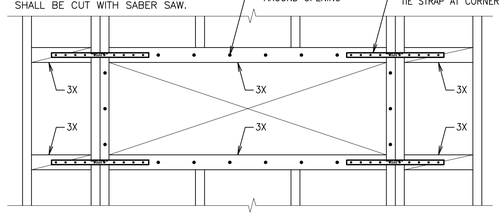
Sheet __ Of __



A MINOR OPENINGS

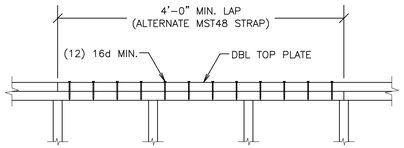
NOTES:

1. NO OPENINGS OVER ONE STUD WIDTH TO OCCUR IN PLYWOOD SHEAR PANELS UNLESS DETAILED ON STRUCTURAL ELEVATIONS. OPENINGS IN PLYWOOD SHALL BE CUT WITH SABER SAW.

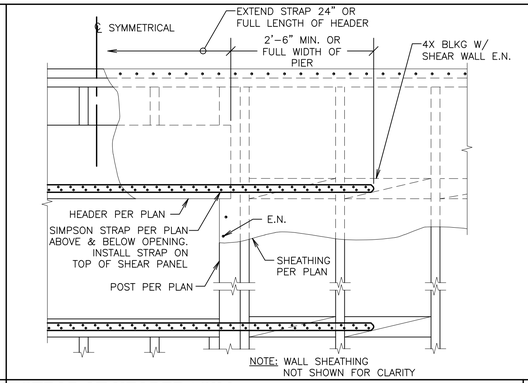


B MECHANICAL DUCT OPENINGS

HOLE IN SHEARWALL | 2

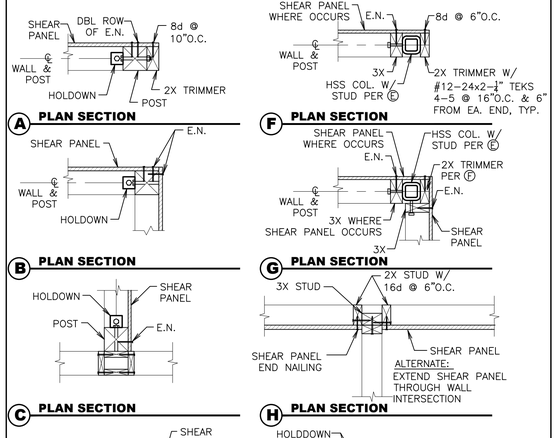


TYPICAL TOP PLATE SPLICE | 3

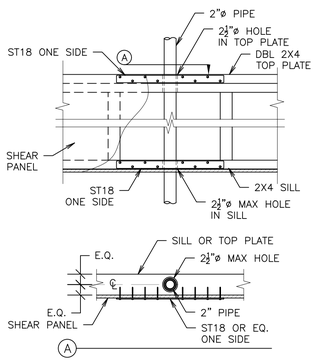


NOTE: WALL SHEATHING NOT SHOWN FOR CLARITY

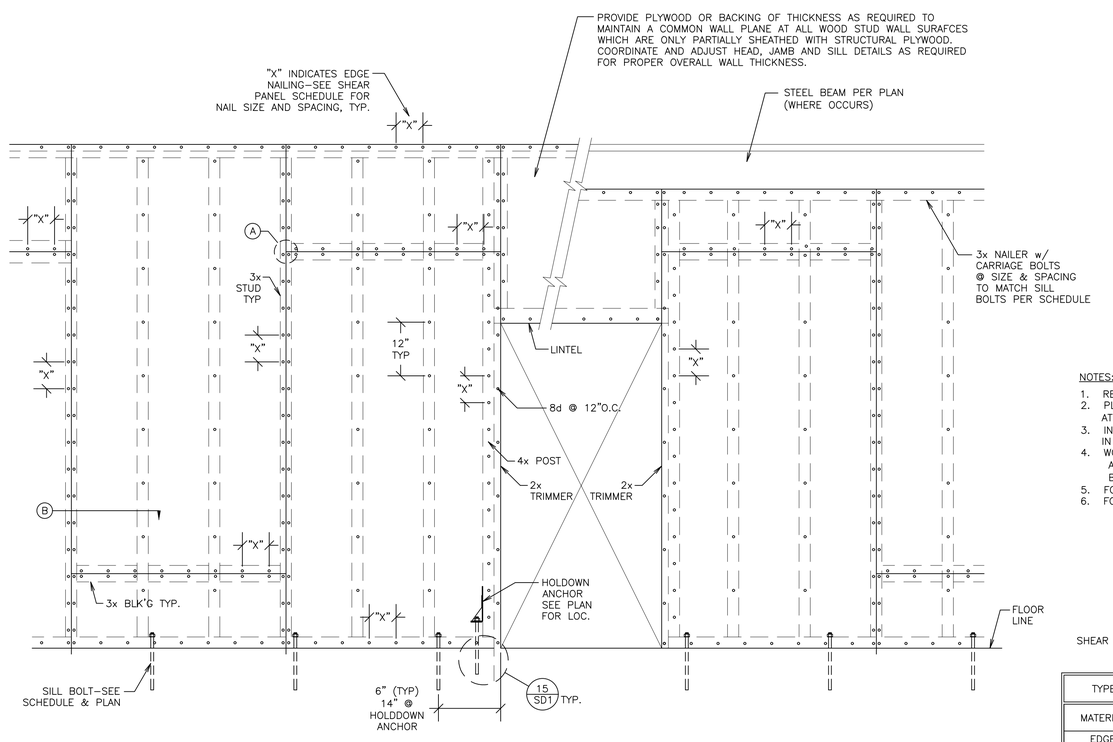
STRAP AT HEADER / SILL | 4



PLAN DETAILS AT SHEARWALL | 9



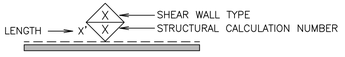
PIPE IN SHEARWALL | 13



NOTES:

1. RE-TIGHTEN SILL BOLT NUTS BEFORE CLOSING IN WALLS.
2. PLYWOOD SHEETS MAY BE APPLIED VERTICALLY OR HORIZONTALLY AT CONTRACTOR'S OPTION.
3. INDIVIDUAL PIECE OF PLYWOOD SHALL BE NOT LESS THAN 2'-0" IN LEAST DIMENSION NOR 8 SQ. FT. IN AREA.
4. WOOD STUD WALL CONSTRUCTION:
   A) ALL STUDS AND HEADERS SHALL BE GRADE MARKED.
   B) SILL PLATES SHALL BE 3X PRESSURE TREATED DF #1.
5. FOR OPENINGS IN PLYWOOD SHEATHING, REFER TO DETAIL 4/-
6. FOR NAILING AT SPLICE, REFER TO (A) & (B)

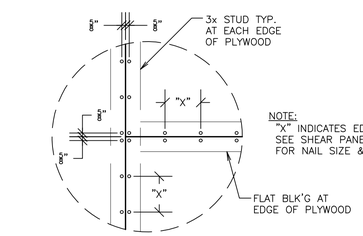
SHEAR WALL SCHEDULE



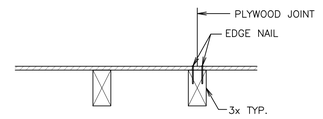
TYPE	A[1]	B[1]*	C[1]*	D[1]*
MATERIAL[2]	15/32" STRUCT 1	15/32" STRUCT 1	15/32" STRUCT 1	15/32" STRUCT 1
EDGE[3] NAILING	10d COMMON @ 6"O.C.	10d COMMON @ 4"O.C.	10d COMMON @ 3"O.C.	10d COMMON @ 2"O.C.
FIELD NAILING	10d COMMON @ 12"O.C.	10d COMMON @ 12"O.C.	10d COMMON @ 12"O.C.	10d COMMON @ 12"O.C.
ANCHOR[5] BOLTS	5/8" @ 32"O.C.	5/8" @ 24"O.C.	5/8" @ 16"O.C.	3/4" @ 16"O.C.
STUDS &[1] BLOCKING	3X	3X	3X	4X
SILL[4] NAILING	16d @ 6"O.C.	16d @ 4"O.C.	16d @ 3"O.C.	SIMPSON SDS 1/4 X 4 1/2" @ 4"O.C.
A35 / LTP4 SPACING	24" O.C.	16" O.C.	12" O.C.	9" O.C.
ALLOW DESIGN LOAD[6]	340	510*	665*	870*

1. STUDS AND BLOCKING PER SCHEDULE ARE REQUIRED AT ALL PLYWOOD EDGES ONLY. STAGGER NAILS IN TOP PLATES. USE 2X SILL PLATE AT SECOND FLOOR & 3X PRESSURE TREATED AT FOUNDATION. USE 14" LONG ANCHOR BOLTS EXTENDING 4" OUT OF CONCRETE. 2X STUD FRAMING MAY BE UTILIZED AT INTERMEDIATE FRAMING.
2. PLYWOOD OR OSB APPLIED OVER STUDS AT 16"O.C.
3. ALL NAILS SHALL BE COMMON NAILS. NAILING AT INTERMEDIATE MEMBERS SHALL BE SPACED AT 12"O.C.
4. BASED UPON 2018 NDS, TABLE 12N
5. ALL EXTERIOR FOOTINGS SHALL HAVE 5/8" DIAMETER ANCHOR BOLTS AT 48"O.C.
6. BASED UPON 2015 SDPWS, TABLE 4.3A

*** SPECIAL INSPECTION REQUIRED.**



PLYWOOD NAILING AT SPLICE (A)



PLAN: PLYWOOD ONE SIDE (B)

SHEARWALL CONSTRUCTION | 16

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Sheet Title

SHEARWALL CONSTRUCTION DETAILS

FOR CONSTRUCTION

Revision	Description	Date

☐ Project Number:	22-6409
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☐ Checked By:	JRV
☐ Drawn By:	JWB
☐ Scale:	1/4"=1'-0"
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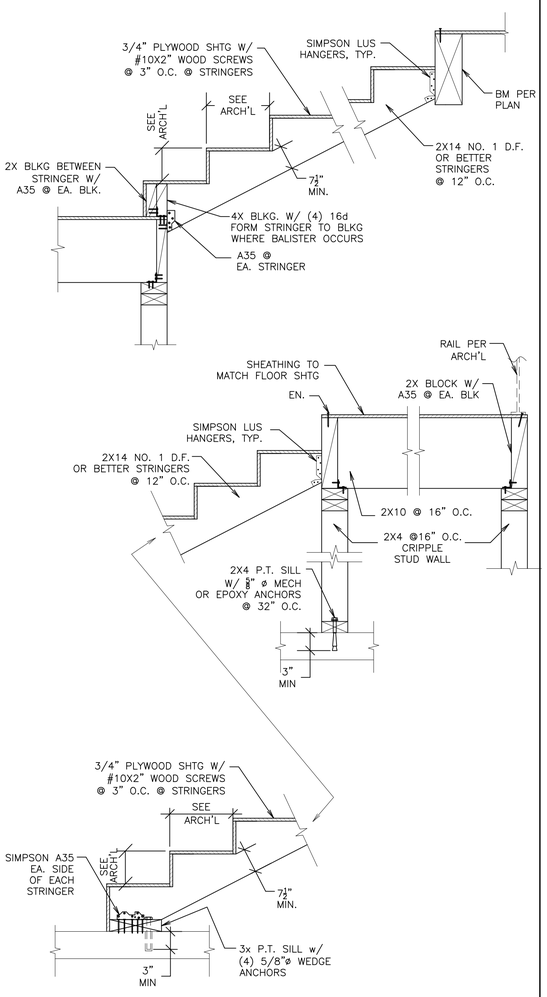
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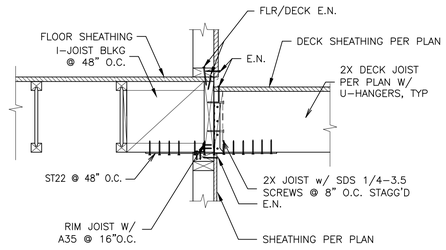
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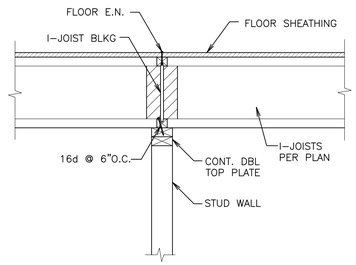


STAIR DETAIL 13

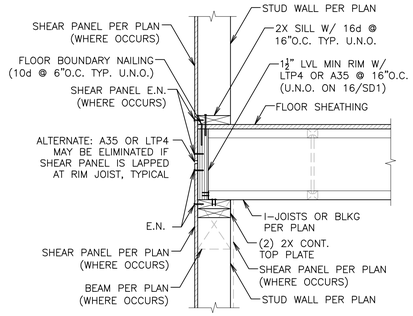
DETAIL 2



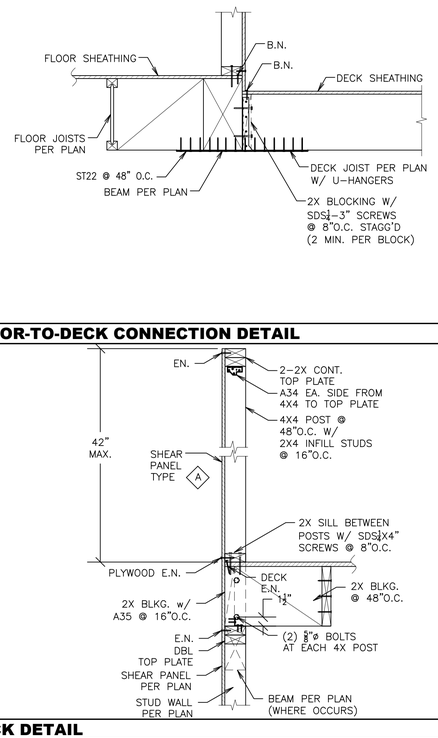
JOISTS AT INTERIOR BEARING WALL 3



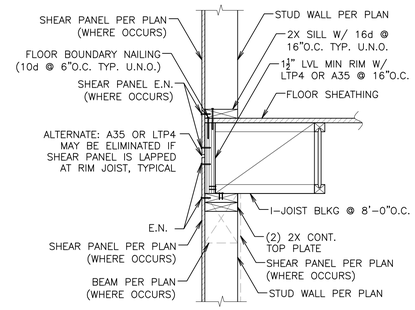
SHEAR TRANSFER DETAIL 4



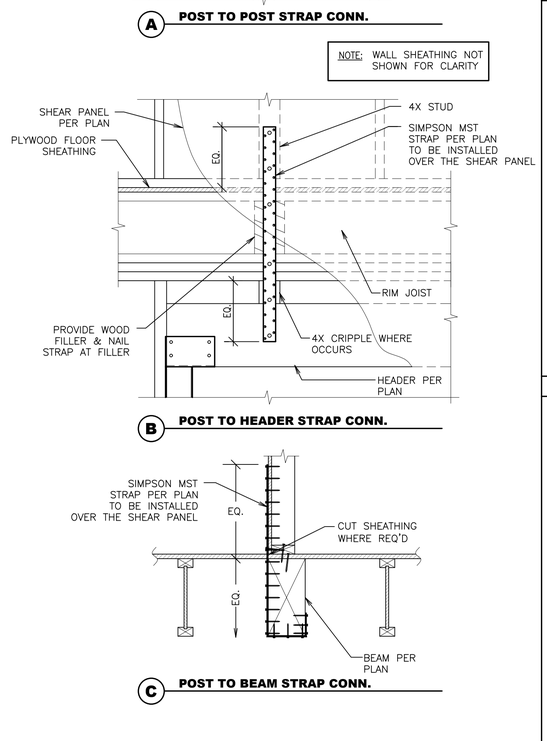
FLOOR-TO-DECK CONNECTION DETAIL 7



SHEAR TRANSFER DETAIL 8



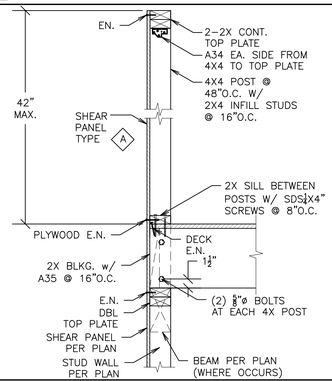
FLOOR SHEAR TRANSFER DETAIL 12



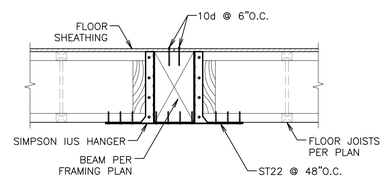
FLOOR-TO-FLOOR STRAP CONNECTION DETAIL 14

DECK DETAIL 11

DECK DETAIL 15



FLUSH BEAM TO FLOOR CONNECTION 16



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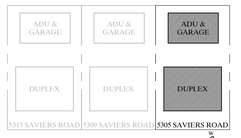


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Oxnard, Ca



Sheet Title

FLOOR FRAMING DETAILS

FOR CONSTRUCTION

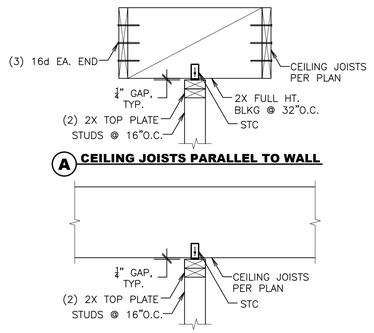
Revision	Description	Date

☐ Project Number:	22-6409
☐ Project Engineer:	JHB
☐ Checked By:	JRV
☐ Drawn By:	JWB
☐ Scale:	1/4"=1'-0"
☐ Date:	12.01.2022

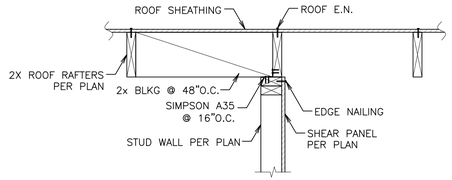
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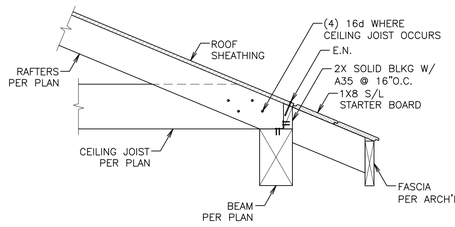
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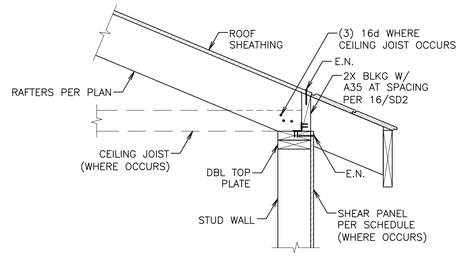
CEILING JOISTS AT NON-BEARING WALLS | 1



SECTION AT RAKE | 2



EAVE DETAIL | 3



EAVE DETAIL | 4

.

5

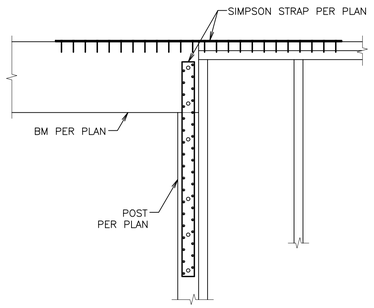
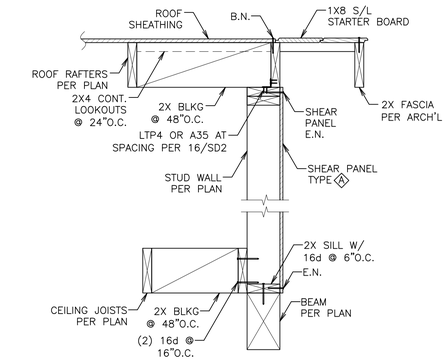
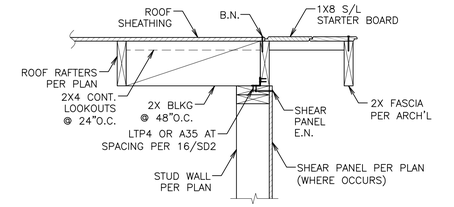


PLATE TO BEAM TIE CONNECTION | 6



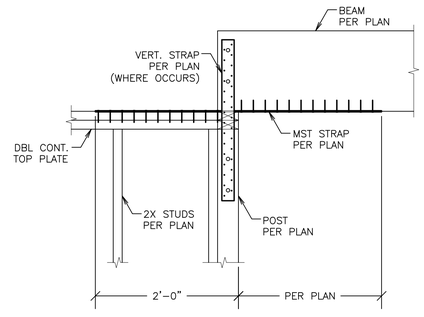
SECTION AT RAKE | 7



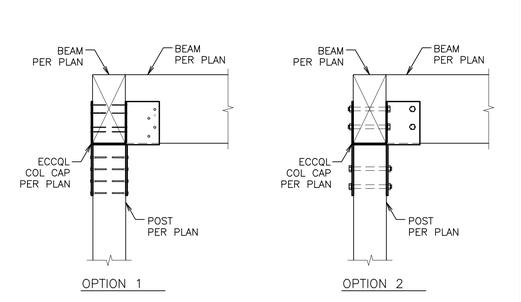
SECTION AT RAKE | 8

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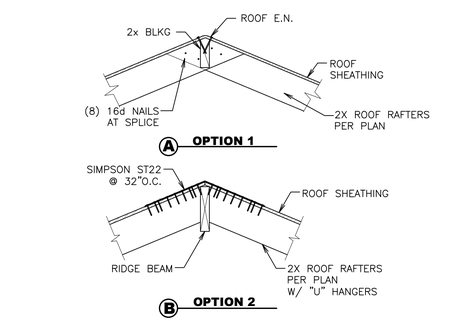
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BEAM TO PLATE CONNECTION | 10



COLUMN CAP DETAIL | 11



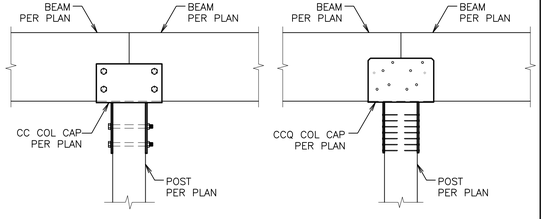
RIDGE DETAIL | 12

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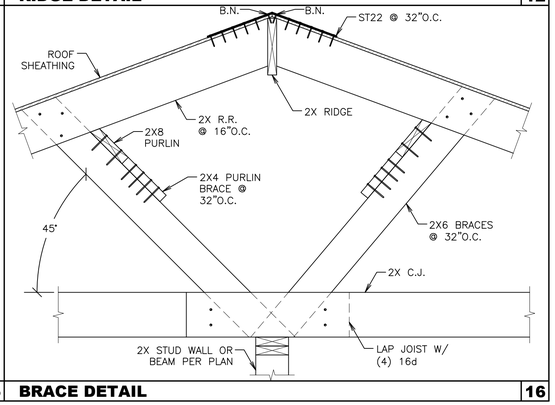
13

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14



COLUMN CAP DETAIL | 15



BRACE DETAIL | 16

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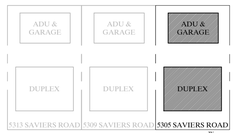


Jul 24, 2024

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Sheet Title

ROOF FRAMING DETAILS

FOR CONSTRUCTION

Revision	Description	Date

Project Number:	22-6409
Project Engineer:	JHB
Checked By:	JRV
Drawn By:	JWB
Scale:	1/4"=1'-0"
Date:	12.01.2022

Sheet Number

SD4

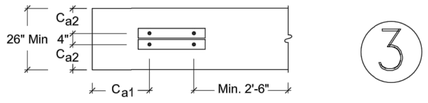
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BACK TO BACK REINFORCED ANCHORAGE (BB–RA)

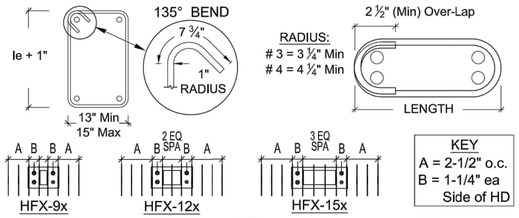
Model	Panel Width (in)	Anchorage [1]	Rod Dia (in)	Rod [2,3] Grade	BB-RA le [4] (in)	BB-RA $Ca1$ [5] (in)	BB-RA $Ca2$ [6] (in)	Stirrups [9] (in)	Shear [7] Ties
HFX-9x	9	1-1/8-STD-BB-RA	1-1/8	STD	13	19-3/4	11	8 - # 4	# 3 (min) @ 3-3/4" OC
HFX-12x	12	1-1/8-STD-BB-RA		STD	18			11 - # 4	# 3 (min) @ 4" OC
		1-1/8-HS-BB-RA		HS					
HFX-15x	15	1-1/8-STD-BB-RA		STD	20	20-5/8		12 - # 4	# 4 (min) @ 4" OC
		1-1/8-HS-BB-RA		HS					
HFX-18x	18	1-1/8-STD-BB-RA		STD	23			15 - # 4	
		1-1/8-HS-BB-RA		HS					
HFX-21x	21	1-1/8-STD-BB-RA		STD	26			16 - # 4	
		1-1/8-HS-BB-RA		HS					
HFX-24x	24	1-1/8-STD-BB-RA		STD				18 - # 4	
		1-1/8-HS-BB-RA		HS					

BACK TO BACK REINFORCED ANCHORAGE NOMENCLATURE

1-1/8 - STD - BB - RA
- REINFORCED ANCHORAGE
- "BACK TO BACK" INSTALLATION
- ROD GRADE
- ROD DIAMETER



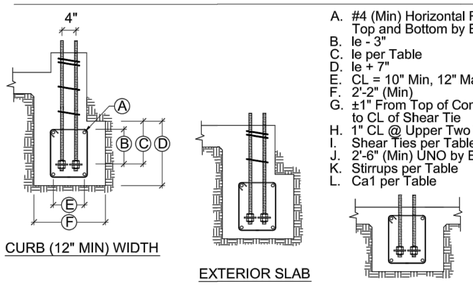
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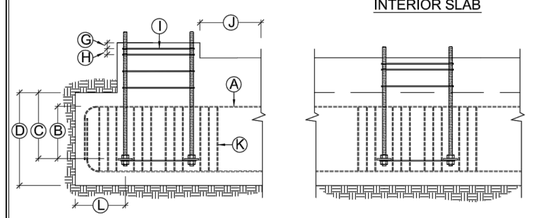
KEY
A = 2-1/2" o.c.
B = 1-1/4" ea Side of HD

BB–RA SHEAR TIES & STIRRUPS

3A



A. #4 (Min) Horizontal Rebar Top and Bottom by EOR
B. Ie - 3"
C. Ie per Table
D. Ie + 7"
E. CL = 10" Min, 12" Max
F. 2'-2" (Min)
G. ±1" From Top of Concrete to CL of Shear Tie
H. 1" CL @ Upper Two Ties
I. Shear Ties per Table
J. 2'-6" (Min) UNO by EOR
K. Stirrups per Table
L. Ca1 per Table



BB–RA SECTIONS & ELEVATIONS

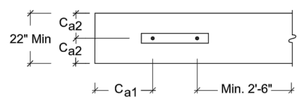
3B

REINFORCED ANCHORAGE (RA)

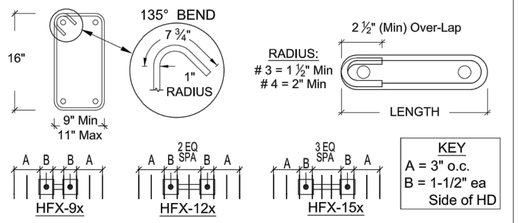
Model	Panel Width (in)	Anchorage [1]	Rod Dia (in)	Rod [2,3] Grade	RA le [4] (in)	RA $Ca1$ [5] (in)	RA $Ca2$ [6] (in)	Stirrups [9] (in)	Shear [7] Ties
HFX-9x	9	1-1/8-STD-RA	1-1/8	STD	15	19-3/4	11	8 - # 4	# 3 (min) @ 3-3/4" OC
HFX-12x	12	1-1/8-STD-RA		STD				9 - # 4	# 3 (min) @ 4" OC
		1-1/8-HS-RA		HS					
HFX-15x	15	1-1/8-STD-RA		STD		20-5/8		10 - # 4	
		1-1/8-HS-RA		HS					
HFX-18x	18	1-1/8-STD-RA		STD					
		1-1/8-HS-RA		HS					
HFX-21x	21	1-1/8-STD-RA		STD				11 - # 4	
		1-1/8-HS-RA		HS					
HFX-24x	24	1-1/8-STD-RA		STD				12 - # 4	# 4 (min) @ 4" OC
		1-1/8-HS-RA		HS					

REINFORCED ANCHORAGE NOMENCLATURE

1-1/8 - STD - RA
- REINFORCED ANCHORAGE
- ROD GRADE
- ROD DIAMETER



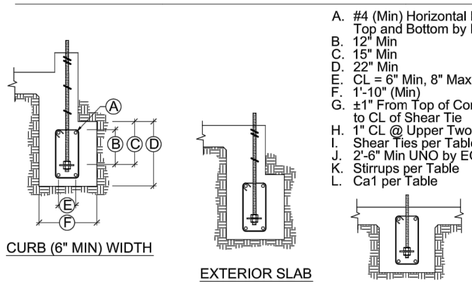
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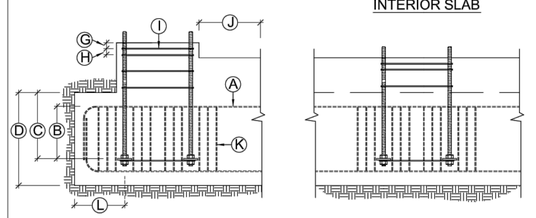
KEY
A = 3" o.c.
B = 1-1/2" ea Side of HD

RA SHEAR TIES & STIRRUPS

2A



A. #4 (Min) Horizontal Rebar Top and Bottom by EOR
B. 12" Min
C. 15" Min
D. 22" Min
E. CL = 6" Min, 8" Max
F. 1'-10" (Min)
G. ±1" From Top of Concrete to CL of Shear Tie
H. 1" CL @ Upper Two Ties
I. Shear Ties per Table
J. 2'-6" Min UNO by EOR
K. Stirrups per Table
L. Ca1 per Table



RA SECTIONS & ELEVATIONS

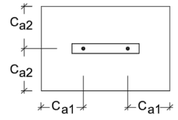
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UNREINFORCED ANCHORAGE (UA)

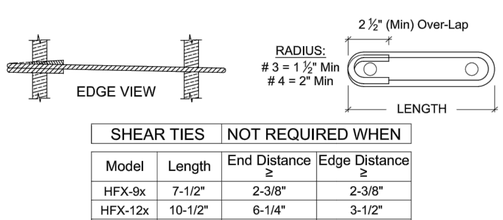
Model	Panel Height	Anchorage [1]	Rod Dia (in)	Rod [2,3] Grade	UA le [4] (in)	UA $Ca1$ [5] & $Ca2$ [6] (in)	Shear [7,8] Ties
HFX-9x	79.5" - 8'	1-1/8-STD-13-19	1-1/8	STD	13	19	1 - # 3
HFX-12x	78" - 10'	1-1/8-HS-20-30		HS	20	30	
HFX-15x, 18x	78" - 13'	1-1/8-STD-14-20		STD	14	20	
HFX-15x, 18x Balloon	14' - 20'	1-1/8-HS-20-30		HS	20	30	
HFX-21x, 24x	78" - 13'	1-1/8-STD-14-20		STD	14	20	
		1-1/8-HS-23-34			23	34	2 - # 3
HFX-21x, 24x Balloon	14' - 20'	1-1/8-HS-20-30		HS	20	30	

UNREINFORCED ANCHORAGE NOMENCLATURE

1-1/8 - STD - 14 - 20
- END & EDGE DISTANCE ($Ca1$ & $Ca2$)
- EMBEDMENT DEPTH (Ie)
- ROD GRADE
- ROD DIAMETER



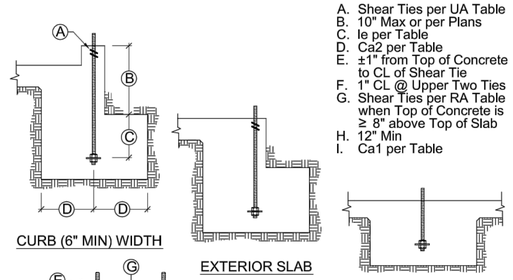
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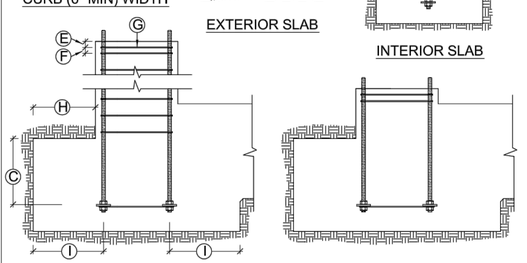
SHEAR TIES	NOT REQUIRED WHEN	
Model	Length	End Distance ≥	Edge Distance ≥
HFX-9x	7-1/2"	2-3/8"	2-3/8"
HFX-12x	10-1/2"	6-1/4"	3-1/2"
HFX-15x	12"	7-3/8"	4-1/4"
HFX-18x	15"	8-3/8"	5"
HFX-21x	18"	9-3/8"	5-1/2"
HFX-24x	21"	10-3/8"	6"

UA SHEAR TIES

1A



A. Shear Ties per UA Table
B. 10" Max or per Plans
C. Ie per Table
D. Ca2 per Table
E. ±1" from Top of Concrete to CL of Shear Tie
F. 1" CL @ Upper Two Ties
G. Shear Ties per RA Table when Top of Concrete is ≥ 8" above Top of Slab
H. 12" Min
I. Ca1 per Table

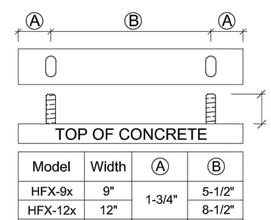


UA SECTIONS & ELEVATIONS

1B

TABLE NOTES

1. Designs are to resist loading per ACI 318-14, Section 17.2.3.4.3.
2. STD indicates Anchors complying with ASTM F1554 Grade 36 with a Hardy Frame Bolt Brace (HFXBB) installed with double nuts on the embed end.
3. HS indicates Anchors complying with ASTM A193 Grade B7 with a 1/2"x3"x3"(Min) Plate Washer installed with double nuts on the embed end (HFXBB not required).
4. Ie = length of embedment from the top of footing or grade beam to the top of the HFXBB Bolt Brace (top of the embedded Plate Washer @ HS anchors)
5. Ca1 = distance from HD Centerline to the end of the footing or grade beam.
6. Ca2 = distance from HD Centerline to both the front and the back face of the footing or grade beam.
7. Shear Ties are Grade 60 (Min) rebar and required for near edge distance conditions per ACI-318-14, f'c = 2,500 psi. Curbs and stem walls must be 6 inch (min) width for UA and RA, 12 inch (min) width for BB-RA.
8. For UA applications, additional ties may be required at stem walls. Shear Ties are not required for installation away from edge (see detail 1A), installation on wood framing, or for IRC Braced Wall Panel applications.
9. Stirrups are Grade 60 (Min) rebar. See table for size and spacing. See "Stirrup Layout" diagrams and "Key" for layout patterns.
10. Concrete Edge Distances must comply with ACI 318-14, Section 17.7.1



Model	Width	Ⓐ	Ⓑ
HFX-9x	9"	1-3/4"	5-1/2"
HFX-12x	12"		8-1/2"
HFX-15x	15"	2-5/8"	9-3/4"
HFX-18x	18"		12-3/4"
HFX-21x	21"		15-3/4"
HFX-24x	24"		18-3/4"

HFX ANCHOR CENTERLINES

A

IMPORTANT!

1. ANCHORAGE IS DESIGNED FOR TENSION AND SHEAR TRANSFER ONLY, FOUNDATION DESIGN PER EOR.
2. REINFORCEMENT SHOWN IS THE MINIMUM REQUIREMENT AND IS NOT INTENDED TO REPLACE REINFORCEMENT DESIGNED BY THE EOR.
3. FOR RA AND BB-RA INSTALLATIONS, THE HFXBB BOLT BRACE MAY BE PLACED ON TOP OF THE STIRRUPS WITH DOUBLE-NUTS INSTALLED AT EMBED END OF STANDARD GRADE ANCHOR RODS. (NOTE: ½" x 3" x 3" PLATE WASHERS ARE REQUIRED TO BE DOUBLE-NUTTED AT EMBED END OF HIGH STRENGTH ANCHOR RODS.)
4. HIGH STRENGTH ALL-THREAD RODS PROVIDED BY HARDY FRAMES ARE STAMPED ON BOTH ENDS. HF B7

IMPORTANT NOTES

B

REVISIONS	DATE

ANCHORAGE DETAILS - HFX PANELS

THIS DETAIL SHEET IS NOT PROPRIETARY AND IS NOT REQUIRED FOR PLAN SUBMITTAL WITH *HARDY FRAME* PRODUCTS

HARDY FRAME® SHEAR WALL SYSTEM
1732 PALMA DRIVE, SUITE 200, VENTURA, CA 93003
TELEPHONE: 800 754-3030 / www.hardyframe.com

HFX SERIES

DATE: 1-1-2017

HFX1

VINCI & ASSOCIATES
Structural Engineers
175 E. WILBUR ROAD, SUITE 103
THOUSAND OAKS, CA 91360
805.496.2100
VinciSE.com

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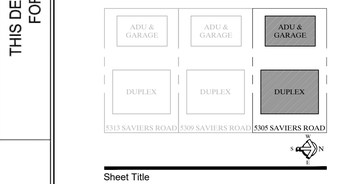
REGISTERED PROFESSIONAL ENGINEER — JAMES RICHARD VINCI — No. S4411 — Exp. 12/31/25 — STRUCTURAL — STATE OF CALIFORNIA

Jul 24, 2024

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Project Name / Address

Duplex, ADU, & Garage
At:
5305 S. Saviers Road
Oxnard, Ca



Sheet Title

HARDY FRAME STANDARD DETAILS

FOR CONSTRUCTION

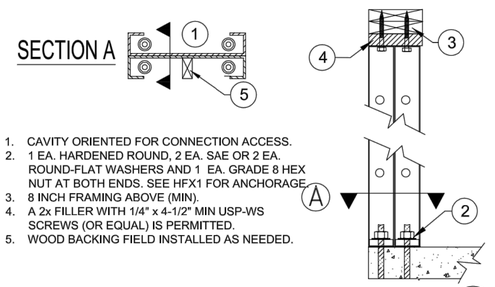
Revision	Description	Date

- ☐ Project Number: 22-6409
- ☐ Project Engineer: JHB
- ☐ Checked By: JRV
- ☐ Drawn By: JWB
- ☐ Scale: 1/4"=1'-0"
- ☐ Date: 12.01.2022

Sheet Number

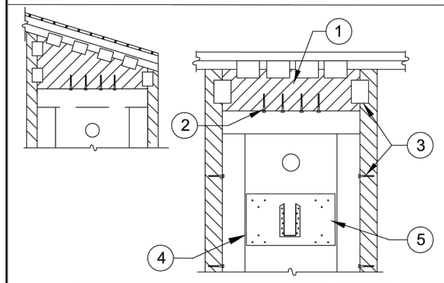
SD5

Sheet __ Of __



1. CAVITY ORIENTED FOR CONNECTION ACCESS.
2. 1 EA. HARDENED ROUND, 2 EA. SAE OR 2 EA. ROUND-FLAT WASHERS AND 1 EA. GRADE 8 HEX NUT AT BOTH ENDS. SEE HFX1 FOR ANCHORAGE.
3. 8 INCH FRAMING ABOVE (MIN).
4. A 2x FILLER WITH 1/4" x 4-1/2" MIN USP-WS SCREWS (OR EQUAL) IS PERMITTED.
5. WOOD BACKING FIELD INSTALLED AS NEEDED.

BACK TO BACK INSTALLATION 11

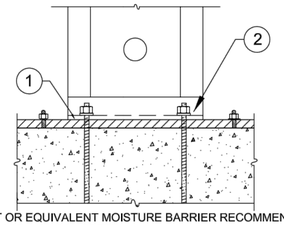


1. 4x WOOD FILLER WITH USP MP4-F CONNECTORS (OR EQUAL) BY BUILDING DESIGN PROFESSIONAL.
2. 1/4" x 3" (MIN) USP "WS-SERIES" SCREWS (OR EQUAL). QUANTITY PER TABLES
3. ADJACENT FRAMING WITH 1/4" DIAMETER SCREWS IS INSTALLED AT THE EDGES WHEN INSTALLING A 4x FILLER ABOVE OR WHEN SPECIFIED BY DESIGN PROFESSIONAL.
4. OPTIONAL LEDGER PRE-DRILL 3/16" DIA. HOLES, EVENLY SPACED IN FACE OF PANEL AND INSTALL 1/4" DIA. WOOD SCREWS INTO 2x (MIN.) WOOD LEDGER LOCATED IN PANEL CAVITY.
5. CONNECTOR AND ATTACHMENT BY BUILDING DESIGN PROFESSIONAL.

TOP CONNECTION W/ 4x FILLER 10

1. 15# FELT OR EQUIVALENT MOISTURE BARRIER RECOMMENDED BETWEEN PANEL BASE AND CONCRETE.
2. 1 EA. HARDENED ROUND, 2 EA. SAE OR 2 EA. ROUND-FLAT WASHERS AND 1 EA. GRADE 8 HEX NUT AT BOTH ENDS. SEE HFX1 FOR ANCHORAGE.
3. ADACCENT FRAMING WITH 1/4" DIAMETER SCREWS IS INSTALLED AT THE EDGES WHEN INSTALLING A 4x FILLER ABOVE OR WHEN SPECIFIED BY DESIGN PROFESSIONAL.

RAISED FLOOR HEAD-OUT 9



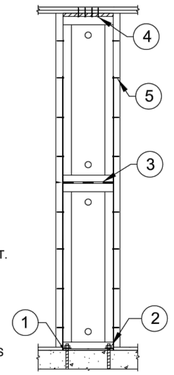
1. 15# FELT OR EQUIVALENT MOISTURE BARRIER RECOMMENDED BETWEEN PANEL BASE AND CONCRETE.
2. 1 EA. HARDENED ROUND, 2 EA. SAE OR 2 EA. ROUND-FLAT WASHERS AND 1 EA. GRADE 8 HEX NUT. SEE HFX1 FOR ANCHORAGE.

INSTALLATION ON 2x PLATE 8

NOTES:

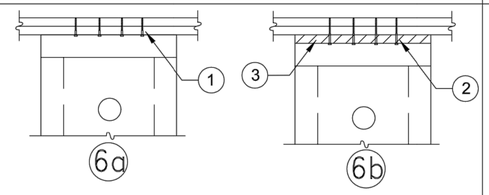
A) OUT OF PLANE FORCES TO BE RESISTED BY OTHER FRAMING MEMBERS PER THE BUILDING DESIGN PROFESSIONAL.

B) BALLOON WALL APPLICATIONS REQUIRE HIGH STRENGTH ANCHORAGE. SEE FOUNDATION PLAN AND ANCHORAGE TABLES ON SHEET HFX-1



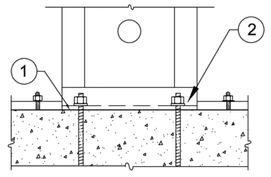
1. 15# FELT OR EQUIVALENT MOISTURE BARRIER RECOMMENDED BETWEEN PANEL BASE AND CONCRETE.
2. 1 EA. HARDENED ROUND, 2 EA. SAE OR 2 EA. ROUND-FLAT WASHERS AND 1 EA. GRADE 8 HEX NUT. SEE HFX1 FOR ANCHORAGE.
3. WELDED CONNECTION BY HARDY FRAMES, INC. (NO FIELD CONNECTION REQUIRED).
4. A 2x FILLER WITH 1/4" x 4-1/2" MIN USP-WS SCREWS (OR EQUAL) IS PERMITTED.
5. WHEN REQUIRED BY THE BUILDING DESIGN PROFESSIONAL ATTACH ADJACENT WOOD MEMBERS TO PANEL WITH 1/4" USP-WS SCREWS (OR EQUAL) THROUGH THE PANEL EDGE INTO THE WOOD MEMBER.

BALLOON WALL INSTALLATION 7



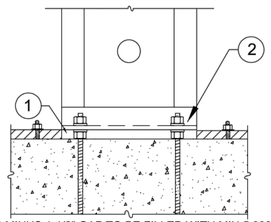
1. 1/4" x 3" (MIN) USP "WS-SERIES" SCREWS (OR EQUAL). QUANTITY PER TABLES
2. 1/4" x 4-1/2" (MIN) USP "WS-SERIES" SCREWS (OR EQUAL). QUANTITY PER TABLES
3. 2x WOOD FILLER.

TOP PLATE CONNECTIONS 6



1. 15# FELT OR EQUIVALENT MOISTURE BARRIER RECOMMENDED BETWEEN PANEL BASE AND CONCRETE.
2. 1 EA. HARDENED ROUND, 2 EA. SAE OR 2 EA. ROUND-FLAT WASHERS AND 1 EA. GRADE 8 HEX NUT AT BOTH ENDS. SEE HFX1 FOR ANCHORAGE.

INSTALLATION ON FOUNDATION 5

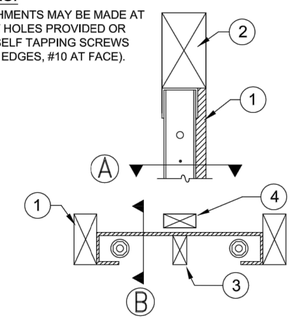


1. PLUS OR MINUS 1-1/2" GAP TO BE FILLED WITH MIN 5,000 PSI STRENGTH NON-SHRINK GROUT.
2. 1 EA. HARDENED ROUND, 2 EA. SAE OR 2 EA. ROUND-FLAT WASHERS AND 1 EA. GRADE 8 HEX NUT. SEE HFX1 FOR ANCHORAGE.

INSTALLATION ON NUTS&WASHERS 4

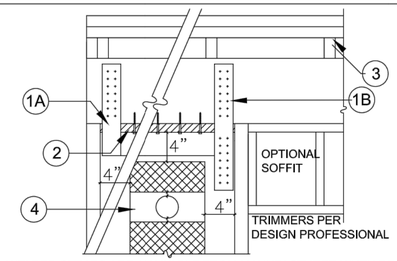
NOTES:

ATTACHMENTS MAY BE MADE AT SCREW HOLES PROVIDED OR WITH SELF TAPPING SCREWS (#12 AT EDGES, #10 AT FACE).



1. TRIMMERS PROVIDE FULL BEARING FOR HEADER ABOVE, DESIGN AND CONNECTIONS BY OTHERS.
2. 6x HEADER.
3. WOOD MEMBERS MAY BE INSERTED VERTICALLY OR HORIZONALLY IN CAVITY FOR BACKING AS NEEDED.

6x HEADER ABOVE-SECTION 3



1A. WELDED STRAPS ARE AVAILABLE FROM MANUFACTURER WHEN REQUIRED BY THE DESIGN PROFESSIONAL.

1B. WHEN STRAPS ARE FIELD INSTALLED THE DESIGN AND CONNECTION IS BY THE DESIGN PROFESSIONAL. CONNECTION TO PANEL WITH SELF TAPPING SCREWS IS PERMITTED.

2. A 2x WOOD FILLER WITH 1/4"x4-1/2" (MIN.) USP "WS" SERIES SCREWS OR EQUAL IS PERMITTED.

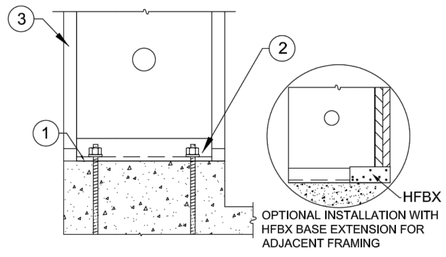
3. WHEN CRIPPLE STUDS OCCUR, SHEAR TRANSFER DESIGN TO BE PER THE DESIGN PROFESSIONAL.

4A. THERE IS NO "INSIDE" OR "OUTSIDE" FACE OF PANEL. TO PREVENT THE NEED FOR ADDITIONAL HOLES ORIENT THE PANEL CAVITY TOWARD THE FIXTURE BEING INSTALLED.

4B. A 1" DIA. HOLE MAY BE ADDED IN THE PANEL FACE WHEN IT IS LOCATED IN THE UPPER HALF OF THE PANEL HEIGHT AND IS 4" MIN. FROM ANY EDGE. FOR PANELS MORE THAN 12" WIDE, ADDITIONAL HOLES MUST ALSO BE 1" MINIMUM ABOVE AND BELOW THE 3" DIA. HOLE PROVIDED.

4C. FOR HOLES LARGER THAN 1" DIA. OR TO ADD MORE THAN ONE HOLE CONTACT HARDY FRAMES, INC.

TOP CONNECTION TO HEADER 2



1. 15# FELT OR EQUIVALENT MOISTURE BARRIER RECOMMENDED BETWEEN PANEL BASE AND CONCRETE.
2. 1 EA. HARDENED ROUND, 2 EA. SAE OR 2 EA. ROUND-FLAT WASHERS AND 1 EA. GRADE 8 HEX NUT. SEE HFX1 FOR ANCHORAGE.
3. ADJACENT FRAMING OPTIONAL U.N.O. BY BUILDING DESIGN PROFESSIONAL.

INSTALLATION ON CURB 1

HFX-SERIES 78 IN. THRU 13 FOOT

Model Number	Net Height (in)	Depth (in)	Hold Down Diameter[1] (in)	Top Screw Qty[2] (ea)	Screw Qty Available at Edges (ea)[3]
HFX-12,15,18,21 & 24x78	78	3-1/2	1-1/8	9" Width = 5 12" Width = 6 15" Width = 8	4
HFX-9x79.5	79-1/2				
HFX-12,15,18,21 & 24x8	92-1/4				
HFX-9x8	93-3/4				
HFX-12,15,18,21 & 24x9	104-1/4				
HFX-12,15,18,21 & 24x10	116-1/4			18" Width = 10	5
HFX-15,18,21 & 24x11	128-1/4			21" Width = 12	
HFX-15,18,21 & 24x12	140-1/4			24" Width = 14	6
HFX-15,18,21 & 24x13	152-1/4				

BALLOON PANELS 14 FEET THRU 20 FEET

Model Number	Net Height (in)	Depth (in)	Hold Down Diameter[1] (in)	Top Screw Qty[2] (ea)	Screw Qty Available at Edges (ea)[3]
HFX-15,18,21 & 24x14	164-1/4	3-1/2	1-1/8	15" Width = 8	6
HFX-15,18,21 & 24x15	176-1/4			18" Width = 10	
HFX-15,18,21 & 24x16	188-1/4				
HFX-15,18,21 & 24x17	200-1/4			21" Width = 12	7
HFX-15,18,21 & 24x18	212-1/4				
HFX-15,18,21 & 24x19	224-1/4			24" Width = 14	8
HFX-15,18,21 & 24x20	236-1/4				

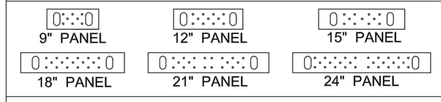
1) Hold down bolts connect to the Panel base with (1 ea) Hardened Round, (2 ea) Round-Flat or (2 ea) SAE Washers below (1 ea) Grade 8 Hex Nut on each rod or as specified by the Building Design Professional.
2) 1/4" diameter USP-WS Series screws (or equal). Length is 3" (minimum) when attached directly to the collector and 4-1/2" (minimum) when installing a 2x filler above the Panel.
3) Adjacent framing with 1/4" diameter screws is required at the edges when installing a 4X filler above or when specified by the Design Professional.

A

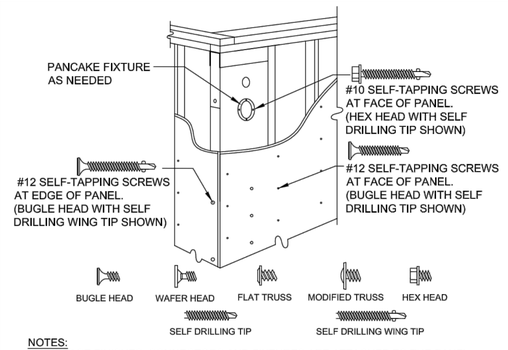
INSTALLATION INSTRUCTIONS

A) When installing directly on concrete, place Panel over bolts and connect with (1 ea) Hardened Round, (2 ea) Round-Flat or (2 ea) SAE Washers below (1 ea) Grade 8 or 2H Heavy Hex Nut. Secure with a deep socket (recommended) until "Snug Tight".
B) If bottom connection is not detailed on plans, confirm with Design Professional before installing on Nuts & Washers or on a Mudsill.
C) Use 1/4"x4-1/2" USP-WS Series screws (or equal) at top connections with a 2x filler. If the top of Panel is in direct contact with the collector above (top plates, header, beam, etc.) use1/4 x 3" (minimum)
D) For installations with a 4x filler above 1/4" diameter screws are required at the Panel edges to brace for the out-of-plane hinge or when they are specified by the Design Professional.

B



C



NOTES:
1) SURFACE FINISHES, CONNECTORS AND FIXTURES ARE ATTACHED TO THE PANEL FACE WITH # 10 SELF-TAPPING SCREWS SPACED NO LESS THAN 2-1/4" OC.
2) ATTACHMENTS TO THE PANEL EDGES ARE MADE WITH # 12 SELF-TAPPING SCREWS.
3) STRUCTURAL CONNECTIONS ARE TO BE DESIGNED BY THE DESIGN PROFESSIONAL.
4) STRUCTURAL HARDWARE USED TO TRANSFER LOADS SHOULD NOT EXCEED 12 GAGE.

D

REVISIONS	DATE

FRAMING DETAILS - HFX PANELS

THIS DETAIL SHEET IS NOT PROPRIETARY AND IS NOT REQUIRED FOR PLAN SUBMITTAL WITH *HARDY FRAME* PRODUCTS

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1732 PALMA DRIVE, SUITE 200, VENTURA, CA 93003
TELEPHONE: 800 754-3030 / www.hardyframe.com

HFX SERIES

DATE: 1-1-2017

HFX2

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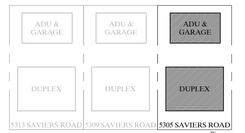
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Project Name / Address

Duplex, ADU, & Garage
At:
5305 S. Saviers Road
Oxnard, Ca



Sheet Title

HARDY FRAME STANDARD DETAILS

FOR CONSTRUCTION

Revision	Description	Date

Project Number:	22-6409
Project Engineer:	JHB
Checked By:	JRV
Drawn By:	JWB
Scale:	1/4"=1'-0"
Date:	12.01.2022

Sheet Number

SD6

Sheet __ Of __

ELECTRICAL NOTES

1. All work shall be in accordance and comply with the latest applicable city ordinance and the 2022 CEC.

2. It is the intent of these drawings that this be a complete electrical installation. Any apparent errors shall be brought to the attention of the designer and/or tenant prior to proceeding.

3. Contractor shall verify all existing conditions versus new installations to assure proper new installations can be completed properly prior to proceeding.

4. These plans shall be used only after approvals and permits have been secured by the proper jurisdiction of the department of building and safety.

5. All conduit runs shown are diagrammatic. Runs shall be the responsibility and liability of the contractor to locate and install per field conditions. Provide and install all items in a workmanlike manner.

6. All ceiling mounted fixtures, lights, etc. shall be provided and installed with backup seismic wiring, using a minimum of (2) #12 guide wires from fixture to roof and or floor above to prevent falling in the event of an earthquake.

7. Penetrations of fire-resistive walls, floor-ceilings and roof ceilings shall be protected as required in CBC 712.3 & 4.

8. The means of egress illumination and exit signs shall be connected to an emergency electrical system that will provide an illumination of not less than 90 minutes in case of primary power loss. The installation shall comply with Section 2702. [§1006.3 & 1011.5.3 CBC]

9. Exit signs shall be internally or externally illuminated by two electric lamps, or shall be of an approved self-luminous type. [§1011.2 CBC] When the face of an exit sign is illuminated from an external source, it shall have an intensity of not less than 5 foot candles(54 lux).

10. Internally illuminated signs shall be listed and labeled and shall be installed in accordance with the manufacturer's instructions and Section 2702.

11. The means of egress, including the exit discharge, shall be illuminated at all times the building space is occupied. [§ 1006.1 CBC] Light intensity shall not be less than 1 foot-candle.

12. All lighting controls shall be from 36" to 48" AFF max and within sight of the lighting fixtures.

13. All convenience receptacles shall be 15" AFF min.

14. Contractor shall verify all conductor sizes in accordance with manufacturer's recommendations and local code requirements prior to any installations.

15. All conductors shall be standard annealed copper wire conductor. #8 AWG and smaller shall be type THHN, and or THWN insulated. #6 and larger shall be type XHHW insulated. All conductors shall be installed in accordance with CEC 110-14 and Table 310-16. All conductors shall be installed in EMT conduit or equal.

16. All fixtures shall be UL listed and labeled and shall be listed for Thermal Barrier where in contact with insulation.

17. All fixtures shall be installed and connected in accordance with the manufacturer's instructions.

18. There shall be no back-to-back outlets installed. Provide a minimum horizontal separation of 24".

19. All the circuit breakers in the main switchboard and subpanels shall be series rated with upstream device. (SCCR = 65,000 MIN)

20. Provide nameplates on panelboards, distribution equipment, safety switches, motor starters, junction boxes, and control devices. Unless otherwise indicated on the drawings, lettering shall include the name or designation of equipment, horsepower, voltage rating and service designation. Nameplates shall be laminated phenolic with a black surface and white core. Identification with a Dymo type instrument is not permissible. The inside cover of all receptacle outlet plates shall be permanently marked to indicate the panel. and circuit number of the outlet. The inside cover of all blank plates for junction boxes installed shall be permanently marked to indicate the system. Identification of branch circuits shall be typewritten on directory cards furnished with all panels and placed in the card holder on the door. Provide new typewritten directory cards with updated schedules for all existing panels with new or modified circuits.

21. A ground continuity test shall be made on the entire grounding system from the service to every outlet.

22. Contractor to determine if any structural elements such as rebar or post tensioned cable exist in floors, walls, or roofs by inspection coordinated with the landlord's tenant coordinator or structural engineer and by the use of x-ray when required prior to any cutting or core drilling. If such elements exist, report this immediately to the design engineer and landlord's tenant coordinator for resolution prior to cutting or drilling.

23. All boxes shall be rigidly supported from the building structure independent of the conduit system. All boxes shall be 4" square boxes minimum with raised covers suitable for the wall material.

24. All motor starters shall be combination type. Starters shall include fusible safety switch, a starter with three overload devices, and a control circuit transformer. The enclosure shall be Nema Type 1, unless otherwise indicated on the drawings. Each combination starter shall include a control circuit transformer with a 120 Volt secondary connection unless otherwise indicated on the drawings. One side of the secondary winding shall be fused and the other side grounded. Starters shall have a green running pilot light, a hand-off-automatic selector switch and a minimum of two normally open and two normally closed auxiliary contacts, ready for control wiring connections.

25. Disconnect switches and motor starters shall be manufactured by Square D, General Electric, Seimens/Ite, Cutler/Westinghouse, or Allen Bradley.

26. All hardware supports, hangers, brackets, angle iron, channels, rods and clamps necessary to install electrical equipment shall be provided to suit the field conditions and the applications intended as shown on the drawings. The use of perforated straps is not permitted.

27. All equipment mounted on equipment room walls shall be attached to 3/4" plywood boards, painted with fire resistant paint.

28. Disconnect switches mounted on or adjacent to mechanical and building equipment shall be located to allow the proper working clearance as defined in Article 110 of the California Electrical Code.

29. Ground all electrical system conduits, motors, panels and other exposed non-current carrying metal parts of electrical equipment in accordance with all provisions of the California Electrical Code and local or regional codes.

30. Grounding of the electrical system shall be by means of an insulated grounding conductor installed with feeder and branch circuit conductors in all conduits. Grounding conductors shall be sized in accordance with Article 250.

31. System neut. conductors shall be grounded at the source. Neutral conductors shall not be used for equip grounding.

31. System neut. conductors shall be grounded at the source. Neutral conductors shall not be used for equip grounding.

32. The grounding conductor for branch circuits feeding isolated ground receptacles shall be connected only at the isolated ground receptacle ground terminals, and at the ground bus of the serving panel.

33. Each panelboard served directly by a transformer secondary shall have a main circuit breaker or other main overcurrent protection, sized in accordance with Article 240 of the California Electrical Code.

34. Panels shall be mounted so that top of the cabinet is at 6' above floor. A glazed directory frame shall be provided inside each panel door and shall be of sufficient size to give a complete description of each circuit. Typed directory cards shall be provided listing each circuit served.

35. The branch circuit numbers used on the drawings shall be applied for the construction. However, at the completion of the work, circuit number adjustments shall be made as required to provide balanced phase loading on each panelboard.

36. Furnish, install and wire a remote wall mounted reset/test switch with pilot light for each detector to indicate actuation of each detector.

37. Prior to rough-in, locate and wire a reset/test switch at each respective A.C. unit room thermostat. The E.C. is to coordinate the detector and reset/test switch location(s) with the A.H.J.

38. The E.C. is to wire the detector(s) into each A.C. unit control circuit in conformance with NFPA to shut down all the A.C. units when smoke is detected by any one detector.

39. Provide a G.F.C.I. protected receptacle in restrooms, commercial kitchens and outdoor public spaces. CEC, Art. 210-8(b)(1)-(4). Provide WP/GFCI within 25' of all rooftop equipment.

40. Provide a dedicated 20 amp receptacle for each 12 linear feet of show window. CEC, Art. 210-62.

41. Provide a dedicated 20 Amp sign circuit to front of unit terminated in an identified junction box. CEC 600-5(a).

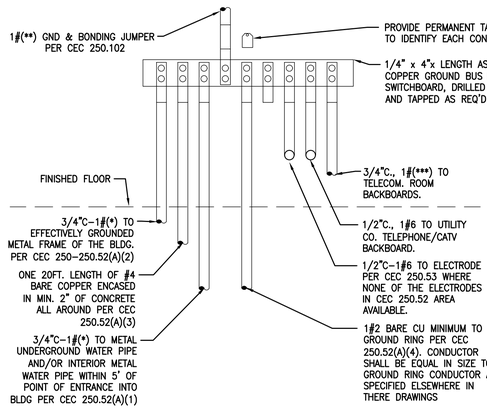
42. Provide disconnecting means for each motor and controller in sight from motor or controller location. CEC, Art. 102(A)&(B), 440.11(D). For cord connected equipment see Art. 440.13.

43. Track lighting shall be installed per CEC, Art. 410.101.

44. All equipment, fixtures and electrical components to bear the mark from a nationally recognized testing laboratory. Used equipment is to be inspected and certified prior to installation. CEC Art. 110-3 (a) & (b)

45. Each disconnecting means shall be legibly marked to indicate its purpose unless located and arranged so the purpose is evident. The marking shall be of sufficient durability to withstand the the environment involved per CEC, Art. 110.22

46. Provide a WP/GFCI protected maintenance receptacle within 25' of all rooftop equipment locations. CEC, Art. 210-63.



SYSTEM GROUNDING DETAIL

SCALE: NONE

(1)

2019 C.E.C. GROUNDING NOTES

(***) COMMUNICATIONS GROUND CONDUCTOR SHALL BE SIZED BASED ON DISTANCE BETWEEN TELECOMMUNICATIONS ROOM AND SYSTEM GROUNDED BUS BAR AS FOLLOWS:

0-200 FT.	#1/0
OVER 200 FT.	#3/0

(**) MAIN BONDING JUMPER SHALL BE SIZED AS FOLLOWS:

SERVICE SIZE	M.B.J. SIZE
0-1,000A	#3/0
1,200A	250KCMIL
1,600A	300KCMIL
2,000A	400KCMIL
2,500A	500KCMIL
3,000A	600KCMIL
4,000A	750KCMIL

(*) GROUNDING ELECTRODE CONDUCTOR SHALL BE SIZED AS FOLLOWS:

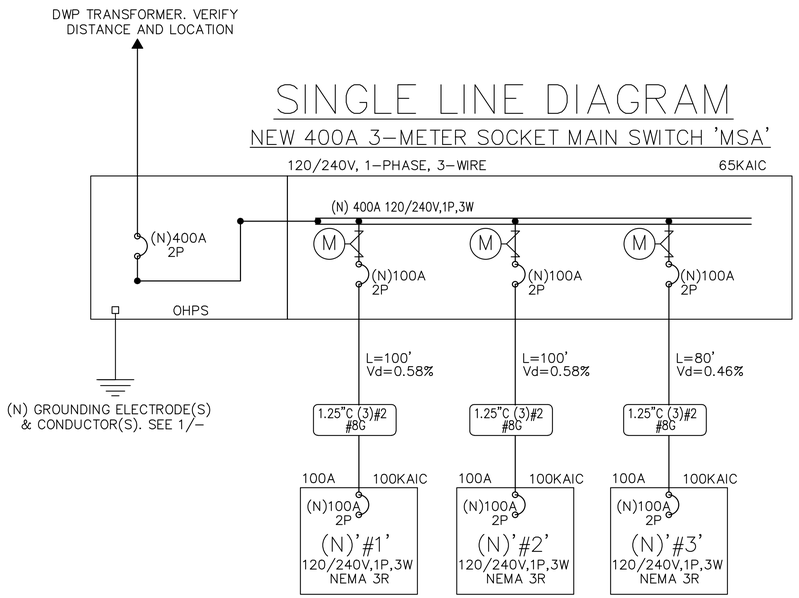
SERVICE SIZE	G.E.C. SIZE
0-200A	#4
201-400A	#1/0
OVER 400A	#3/0

"MSA" RESIDENTIAL LOAD:

GENERAL LIGHTING = 3,903 X 3 VA/SF = 11,709 VA
KITCHEN SMALL APPLIANCES = 6 X 3000 VA =18,000 VA
LAUNDRY CIRCUIT = 3 X 1500 VA =4,500 VA
MW OVENS = 3 X 1500 VA =4,500 VA
DISHWASHERS = 3 X 1200 VA =3,600 VA
GARBAGE DISPOSALS = 3 X 1170 VA =3,510 VA
FAN COILS = 3 X 960 VA =2,880 VA
WATER HEATERS = 3 X 5000 VA = 15,000 VA
RANGE = 3 X 5000 VA = 15,000 VA
DRYERS = 3 X 6000 VA = 18,000 VA

SUB-TOTAL =93,699 VA
FIRST 10,000 VA @ 100% = 10,000 VA
REMAINDER @ 40% = 33,480 VA
HEAT-PUMP COMPRESSOR = 3 X 6000 VA = 18,000 VA

TOTAL LOAD = 61,480 VA
TOTAL DEMAND IN AMP = 256A @ 240V



GENERAL NOTES:

1. THE ELECTRICAL CONTRACTOR SHALL REVIEW THE SUBMITTAL FOR CONFORMANCE TO THE CONTRACT DOCUMENTS, INCLUDING VOLTAGE, AMPACITY, BUS BRACING, DIMENSIONS, ETC.. ONCE THE CONTRACTOR IS SATISFIED WITH THE SUBMITTAL THEY SHALL STAMP AND SIGN EACH COPY OF THE SUBMITTAL, INDICATING THAT THEY HAVE REVIEWED AND ACCEPTED THE PRODUCTS, AS WELL AS THE LEAD TIME AND THE SCHEDULED DELIVERY OF THE PRODUCTS. AT THAT TIME, THE SUBMITTALS SHALL BE FORWARDED TO THE ARCHITECT / ENGINEER THROUGH NORMAL CHANNELS. IF THE SUBMITTAL HAS NOT BEEN REVIEWED BY THE ELECTRICAL CONTRACTOR, IT WILL BE RETURNED REJECTED. CONTRACTOR REVIEW AND APPROVAL IS REQUIRED.
2. COMPLETE SYSTEM SHALL BE SERIES RATED FOR THE AVAILABLE FAULT CURRENT.
3. ALL TERMINATIONS AND ENCLOSURES SHALL BE RATED FOR USE WITH 75 DEGREE C CONDUCTORS.
4. MAIN SWITCHBOARD OVERCURRENT DEVICE AND BUSSING SHALL BE RATED FOR 100 PERCENT CONTINUOUS OPERATION.
5. MAINTAIN ALL CLEARANCES AS INDICATED ON ACTUAL SHOP DRAWINGS.
6. CONTRACTOR SHALL SUBMIT SWITCHBOARD SHOP DRAWINGS TO THE SERVING UTILITY FOR APPROVAL PRIOR TO FABRICATION. CONTRACTOR SHALL SECURE CONFIRMATION THAT PROPOSED SWITCHBOARD COMPLIES WITH THE POWER COMPANY REGULATIONS.
7. ALL FEEDERS SHOWN SHALL BE INSTALLED IN METAL RACEWAYS, UNLESS OTHERWISE NOTED.
8. ALL CONDUCTORS SHOWN ARE COPPER, TYPE THHN/THWN.

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REVISIONS

AVP 3/19/24

JOB NAME

PROPOSED WORK FOR:
5305 S. SAVIERS ROAD
OXNARD, CA 93033

DRAWINGS VALID ONLY WITH ENGINEER'S WET SIGNATURE OVER SEAL ON EACH SHEET IN INK

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SHAUN@ALLTRADEENGINEERING.COM
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SHEET TITLE

LOAD CALCULATIONS

REGISTERED PROFESSIONAL ENGINEER
SHANE DENNIS ALL-TRADE
No. C-39991
Exp. 06-30-25
CIVIL
STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
SHANE DENNIS ALL-TRADE
No. M-1852
Exp. 12-31-25
MECHANICAL
STATE OF CALIFORNIA

ROAD

E-0

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MANDATORY MEASURES

Maximum length of flexible duct and connectors shall not be more than 5 feet. Flexible ducts shall not be used in lieu of rigid elbows.

Sec 603.4.1

Each space-conditioning system shall be installed with controls that comply with the following:

1) Capable of automatically shutting off the system during periods of non-use and shall have:
   (1) An automatic time switch control device complying with Sec. 110.9, with an accessible manual override that allows operation of the system for up to 4 hours; or
   (2) An occupancy sensor; or
   (3) A four-hour timer that can be manually operated.
   EXCEPTION: Mechanical systems serving retail stores and associated malls, restaurants, grocery stores, churches, and theaters equipped with 7-day programmable timers.
2) Automatically restart and temporarily operate the system as required to maintain:
   (1) A setback heating thermostat set point, if the system provides mechanical heating;
   EXCEPTION: Area with the design winter outdoor temperature of greater than 32° F.
   (2) A setup cooling thermostat set point, if the system provides mechanical cooling.
   EXCEPTION: Area with the design summer outdoor temperature of less than 100°F.
3) Multipurpose room less than 1000 ft² , classrooms greater than 750 ft² and conference, convention, auditorium and meeting center rooms greater than 750 ft² that do not have processes or operations that generate dusts, fumes, vapors or gasses shall be equipped with occupant sensor(s) to accomplish the following during unoccupied periods:
   (1) Automatically setup the operating cooling temperature set point by 2°F or more and setback the operating heating temperature set point by 2°F or more; and
   (2) Automatically reset the minimum required ventilation rate with an occupant sensor ventilation control device according to Section 120.1(c)5.

Exception to Sections 120.2(e)3: If Demand Control Ventilation is implemented as required by Section 120.1(c)3 and 120.1(4).

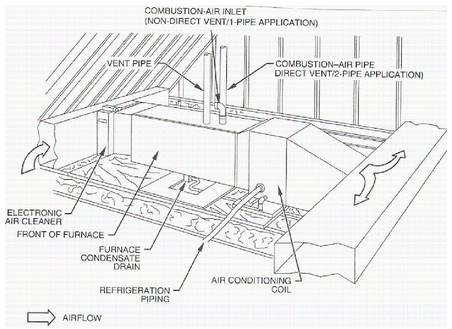
Sec. 120.2 (e)

GREEN BUILDING NOTES

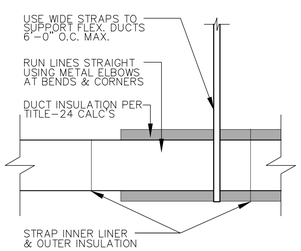
1. DURING CONSTRUCTION AND UNTIL FINAL STARTUP, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION OPENINGS SHALL BE COVERED TO REDUCE THE AMOUNT OF DUST THAT MAY COLLECT IN THE SYSTEM.
2. CHLOROFLUOROCARBONS SHALL NOT BEEN USED IN HVAC EQUIPMENT. HALONS SHALL NOT BE INSTALLED IN HVAC, REFRIGERATION, OR FIRE SUPPRESSION SYSTEMS.
3. TESTING AND ADJUSTING OF SYSTEMS
   A. HVAC SYSTEM AND WATER HEATING SYSTEM SHALL BE TESTED AND ADJUSTED AS NECESSARY.
   B. HVAC UNITS SHALL HAVE AN AIR BALANCE TEST PERFORMED. VOLUME DAMPERS AND ECONOMIZERS SHALL BE ADJUSTED AS NECESSARY IN ORDER TO ACCOMPLISH THE DESIRED AIR FLOWS INTO EACH ROOM. WATER HEATING SYSTEM SHALL BE TESTED AND TIMED. THERMOMETERS SHALL BE USED TO VERIFY DESIRED HOT WATER TEMPERATURES ARE PROVIDED AT FIXTURE OUTLETS. TEMPERATURE SHALL BE ADJUSTED ACCORDINGLY USING THE TEMPERATURE REGULATOR ATTACHED TO THE WATER HEATER.
   C. AFTER COMPLETION OF TESTING, ADJUSTING AND BALANCING, A FINAL REPORT OF TESTING SIGNED BY THE TESTING AGENCY MUST BE COMPLETED.
   D. AN OPERATION AND MAINTENANCE MANUAL WITH OPERATING AND MAINTENANCE INSTRUCTIONS AND COPIES OF WARRANTIES FOR EACH SYSTEM IN THE BUILDING MUST BE PROVIDED TO THE BUILDING OWNER.
   E. ALL INSPECTION REPORTS AND CERTIFICATION THAT THE OPERATION AND MAINTENANCE MANUAL HAS BEEN PROVIDED FOR THE BUILDING OWNER MUST BE SUBMITTED TO THE PRIOR TO CERTIFICATE OF OCCUPANCY.

EQUIPMENT SCHEDULE

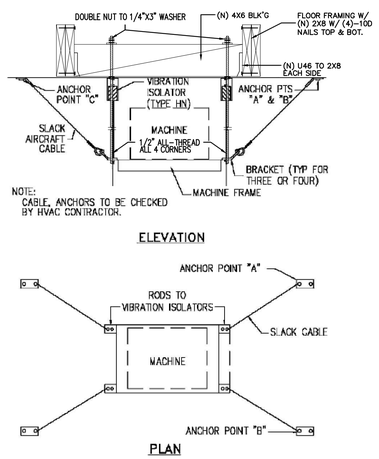
UNIT	TONS	MODEL	COOLING (BTUH)	SEER/ EER	HEATING (BTUH)	CFM	MCA	MOCP	VOLTAGE	WEIGHT (LB.)	LIQUID LINE	VAPOR LINE	REMARKS
FC-1		CARRIER #FV4CNB002				945	5.4	15	240V 1PH 60Hz	135			HORIZONTAL
FC-2		CARRIER #FV4CNB002				945	5.4	15	240V 1PH 60Hz	135			HORIZONTAL
FC-3		CARRIER #FV4CNB002				630	3.6	15	240V 1PH 60Hz	135			HORIZONTAL
HP-1	3	CARRIER #25VNA836A0031	36,000	18	36,000		24.4	40	230V 1P 60Hz	225	⅜"O.D.	⅞"O.D.	OEM HARD START KIT
HP-2	3	CARRIER #25VNA836A0031	36,000	18	36,000		24.4	40	230V 1P 60Hz	176	⅜"O.D.	⅞"O.D.	OEM HARD START KIT
HP-3	2	CARRIER #25VNA824B0031	24,000	18	24,000		13.5	20	230V 1P 60Hz	176	⅜"O.D.	⅞"O.D.	OEM HARD START KIT
EH-1		THERMADOR VTR600Q OR EQUAL				600	8.2	20	120V 1P 60Hz	100			30" PHE HOOD, 20W LIGHTING. ADD BACKDRAFT DAMPER
EF-1		PANASONIC FV-10VS1				100	0.2	20	120V	20			INTEGRAL BACKDRAFT DAMPER. INTERLOCK W/ HUMIDISTAT SWITCH



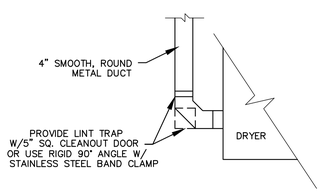
1. Provide an attic access a minimum of 22"x30" not over 20' from the equipment.
2. Provide an unobstructed passageway 30" wide x 30" high with solid continuous flooring from the access to the equipment/control panel. The passageway shall be at least as large as the largest component of the appliance. Provide a level, unobstructed work platform not less than 30"X30" square in front of the equipment with 30" headroom. [305 CMC]
3. Provide a 120V receptacle and a light near the equipment. The light switch shall be located at the attic access.
4. Provide a 3/4" primary condensate drain. Provide a 3/4" secondary condensate drain line which terminates over a window.
5. All combustion air openings, including attic vents, shall be covered with a corrosion resistant screen with a 1/4" mesh.
6. Solid and liquid lines shall be located a minimum of 6" above the flood level rim of the condensing units.
7. See detail 2/- for equipment support.



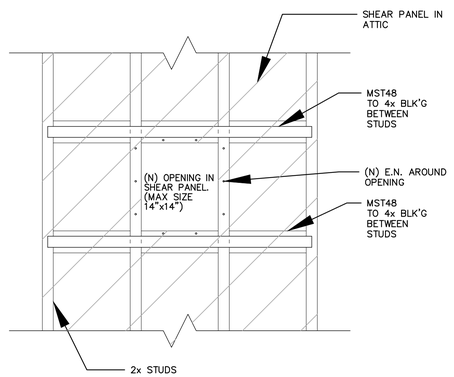
1 FLEX DUCT SUPPORT
SCALE: N.T.S.



2 EQUIPMENT SUPPORT
SCALE: N.T.S.



3 VERTICAL DRYER VENT CLEANOUT
SCALE: N.T.S.



4 DUCT PENETRATIONS
SCALE: N.T.S.

MECHANICAL NOTES

1. All work shall be in accordance and comply with the latest applicable city ordinance and the 2022 CMC.
2. It is the intent of these drawings that this be a complete mechanical installation. Any apparent errors shall be brought to the attention of the designer and/or tenant prior to proceeding.
3. Contractor shall verify all existing conditions versus new installations to assure proper new installations can be completed properly prior to proceeding.
4. These plans shall be used only after approvals and permits have been secured by the proper jurisdiction of the department of building and safety.
5. All drawings and details are provided as a diagrammatic version of the proposed work. The contractor shall be held liable and responsible for all field verifications of equipment, materials, and installations.
6. Contractor shall verify all equipment is installed in accordance with manufacturer's recommendations and local code requirements prior to any installations.
7. All duct work shall be provided, installed, sealed, and insulated per chapter 6 of the 2019 CMC and SMACNA HVAC Duct Construction Standards.
8. Means for interrupting the electrical supply to the air conditioning equipment and to its associated cooling tower shall be provided within sight of and not over 50 ft. from the air-conditioner and cooling tower. [§903.7 CMC]
9. All controls shall be from 36" to 48" AFF max and within sight of the fixtures.
10. Penetrations of fire-resistive walls, floor-ceilings and roof ceilings shall be protected as required in CBC Sections 712.3 & 712.4.
11. Contractor doing the mechanical work is responsible for verifying in the field that the HVAC system is capable of providing the necessary minimum outside air volume.
12. Air balancing may be required and shall be performed by the mechanical contractor doing the work.
13. All OSA intakes and makeup air intakes shall be provided and installed a minimum of 10' away from plumbing, toilet, water closets, and all appliance venting. Intakes may be located 3' below said appliance venting.
14. The contractor shall be solely responsible for construction mean, methods, sequences, of construction and the safety of workmen. Comply with all OSHA regulations.
15. No piping, ductwork, controls, etc., shall be installed or routed above electrical panels and equipment or through elevator rooms or shafts.
16. The mechanical and electrical contractors shall coordinate the electrical characteristics of all mechanical equipment prior to ordering of equipment. No additional payment will be made for lack of contractor coordination of electrical characteristics.
17. All mechanical and electrical system components shall be routed tight to underside of structure and through joists or trusses where possible. Coordinate installation to preserve headroom, equipment access, and architectural clearances for finishes, including ceiling heights. Coordinate with all other trades and do not conflict with the architectural requirements for the finished construction. Provide offsets where required to coordinate with other trades.
18. Refer to architectural reflected ceiling plans for locations of all grilled and diffusers.
19. All equipment and materials shall be new, free of defects and U.L. listed/labeled.
20. All cutting and chasing of the building construction required for this work shall be by this contractor unless shown on architectural drawings and confirmed as to size and location prior to new construction. Cutting shall be in a neat and workmanlike manner.
21. Exact location of rooftop mechanical units shall be approved by the structural engineer of record. Mechanical contractor shall furnish and install all supplemental support steel for units and roof duct penetrations after approval of structural engineer of record.
22. Fabricate and erect all ductwork to ASHRAE and SMACNA standards from #1 galvanized steel.
23. All ductwork in areas without ceilings that is to be painted shall be provided with paint grip finish. Comply with SMACNA standards and NFPA bulletin 90A requirements.
24. Ductwork shall be SMACNA low pressure construction 2" static pressure rating with Seal Class B seams and joints.
25. Flexible ducts shall be independently supported from the structure and connected with plastic drawbands tightened with manufacturer's tool. Flexible ducts are not permitted in rooms without ceilings. Flexible ducts shall be ATCO rubber type 070, 1 ½" insulation and rated at 10" W.C. for sizes through 12", UL listed, and meet 25/50 flame and smoke test. No interior color other than black is permitted for flexible ducts. Equivalent by Valuflex, Flexaire, Flexible Technologies, Thermaflex, or Genflex.
26. Include all turning veins, manual dampers, flexible connectors, grills and diffusers, acoustic lining, and other sheet metal accessories for the project. Volume dampers to be of opposed blade construction with locking quadrants. Provide volume dampers at supply air runouts to all ceiling diffusers.
27. All branch connection fittings in rectangular ductwork shall be 45 degree transition type, conical fittings, or spin-in fittings with integral air scoops. Butt fittings are not acceptable.
28. Acoustic line all rectangular ducts indicated on drawings with minimum 1" thick non-flaking, coated medium density liner. Apply to manufacturer's recommendations. Duct dimensions are outside dimensions, and include acoustic lining.
29. Provide curbs for all roof openings for ducts, flues, piping, and equipment. Curbs shall be furnished as accessories to the equipment or 8" high plate or equal equipment supports spanning structure and flashed into roofing. Roof curbs shall be compatible with roofing system and shall match roof flashing, and patching of roof shall be by a certified roofing contractor approved by the owner/tenant and paid for by the mechanical contractor.
30. All rigid round ductwork to be internally insulated.
31. From each air conditioning unit, install 4" deep trapped condensate drain with cleanout and terminate as shown on plans.
32. HVAC contractor to furnish all HVAC equipment indicated and/or scheduled on the drawings complete with bases, insulators, supports, and other required accessories.
33. Completely install equipment and place in proper operation per manufacturer's recommendations, lubricate and adjust as required. Furnish and install clean set of filters prior to balancing.
34. Equipment to be make and model as scheduled unless owner approved, equivalent quality and performance equipment is submitted as substitution. All substitutions subject to acceptance without qualification by owner/tenant and design engineer.
35. Furnish and install all controls for HVAC systems. Provide all relays and devices required for complete operation. Mount all controls furnished as accessories to equipment and provide all control wiring or power wiring required for control system where not specifically shown on electrical plans. All exposed wiring shall be in EMT conduit per CEC. Concealed wiring in ceiling plenums may be UL listed plenum rated cable neatly supported in wirings.
36. No thermostat shall be installed above any heat producing equipment.
37. Supports and hangers are to be provided to properly support, secure and align ductwork and to meet conditions. Provide seismic bracing for hangers and supports supporting ductwork. Comply with the latest edition of the Sheet Metal and Air Conditioning Contractors National Association Inc. (SMACNA) Seismic Restraint Manual as approved by ANSI.
38. At ducts to equipment, provide waterproof vent fabric flexible connections with a minimum of 6" full length, and approved by the AHJ. Where exposed to the outside, provide sun shield over the flexible connection.
39. Each rooftop AC unit and outdoor unit shall be mounted on freestanding spring type isolators with seismic restraints for lateral and vertical motion. Mounting shall be hot dipped galvanized.
40. Refrigerant piping to be Type "L" copper with brazed fittings using silver solder installed per the manufacturer's instructions for R-410A service. Piping shall be insulated with 1" thick insulation with all joints sealed with adhesive. Factory precharged piping may be used where length of run does not exceed 75'. Where insulation is exposed to weather it shall be covered with a jacket or protective/weather resistive paint which is a minimum of .016" thick.
41. Provide hangers and supports as required, straps and/or wire is unacceptable.
42. Coordinate work of this section with work of other sections to avoid conflicts. If required, provide shop drawings and submit to design engineer for approval.
43. Ensure that work of other sections is suitable to accommodate work of this section.
44. HVAC systems rated at 2000 cfm or greater shall be equipped with a duct smoke detector to automatically shut off the HVAC system if smoke is detected. The detectors shall be installed in the main supply duct downstream of any filters.
45. Condensate from cooling coils and overflow of evaporative coolers shall be collected and discharged to an approved plumbing fixture or disposal area. CMC Sec. 310.1.
46. Duct systems used with blower type equipment which are portions of a heating, cooling, absorption, evaporative cooling or outdoor air ventilation system shall be sized in accordance with Chapter 17 of the 2019 CMC.

REVISIONS
8/23/24: UPDATES

AVP 3/19/24

DRAWINGS VALID ONLY WITH ENGINEER'S WET SIGNATURE OVER SEAL ON EACH SHEET IN INK

JOB NAME
PROPOSED WORK FOR:
5305 S. SAVIERS ROAD
OXNARD, CA 93033

SHEET TITLE
HVAC SCHEDULE & NOTES

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REGISTERED PROFESSIONAL ENGINEER SHANE BENNETT No. M 34545 Exp. 12-31-25 MECHANICAL STATE OF CALIFORNIA

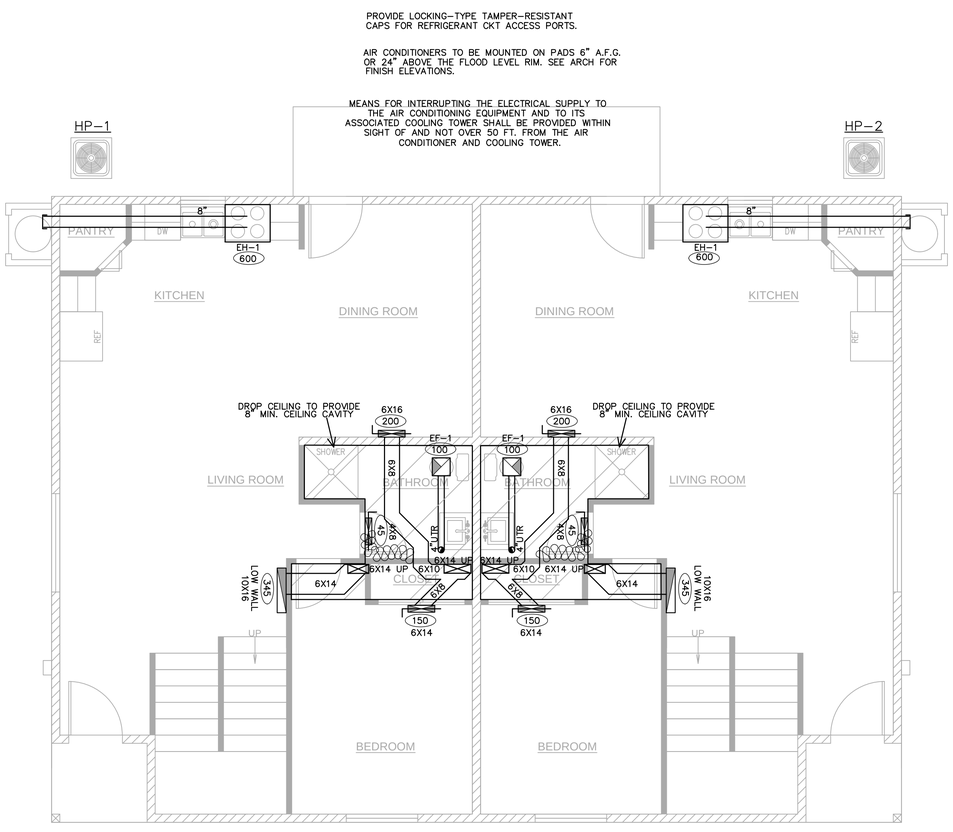
ROAD

M-0

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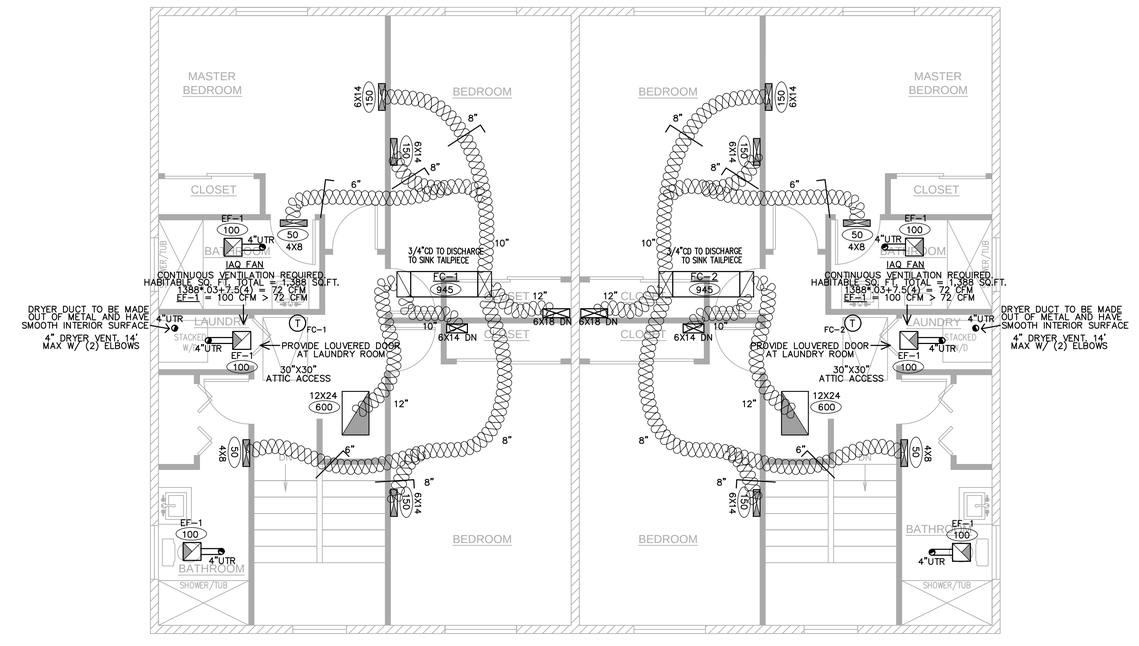
HVAC LEGEND

- EXHAUST FAN – SEE SCHEDULE
- ##"X##" SUPPLY AIR REGISTER
- ##"X##" RETURN AIR REGISTER
- DESIGN CFM
- SD — DUCT SMOKE DETECTOR
- VOLUME DAMPER
- POINT OF CONNECTION (VIF)
- WALL DUCT W/R-4.2 INSULATION
- ## 26 GA FLEXIBLE DUCT/DIAMETER PROVIDE R-8 INSULATION
- ## 26 GA EXPOSED RIGID DUCT/DIAMETER PROVIDE R-8 INSULATION
- T — THERMOSTAT – FAU/FC#
- # — DUCT ROUTING INSTRUCTION (XXXXX)
- SHUT OFF VALVE



1ST FLOOR HVAC PLAN

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



2ND FLOOR HVAC PLAN

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

REVISIONS

8/23/24:	UPDATES
AVP	
3/19/24	

JOB NAME

PROPOSED WORK FOR:
5305 S. SAVIERS ROAD
OXNARD, CA 93033

DRAWINGS VALID ONLY WITH ENGINEER'S WET SIGNATURE OVER SEAL ON EACH SHEET IN INK

ALL-TRADE
Engineering & Design
SHANE DALL (TRADEENGINEERING.COM)
(805) 390-4361
17 EAST HIGH STREET
MOORPARK, CA
(805) 529-4000

SHEET TITLE

DUPLEX
HVAC PLAN

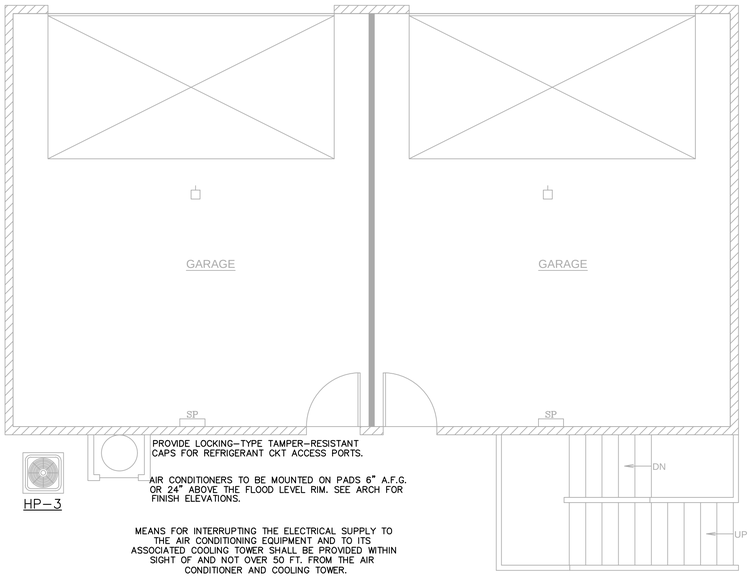
REGISTERED PROFESSIONAL ENGINEER
SHANE DENNIS DALL
No. C-39991
Exp. 08-30-25
CIVIL
STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
SHANE DENNIS DALL
No. M-1496
Exp. 12-31-25
MECHANICAL
STATE OF CALIFORNIA

ROAD

M-1.0

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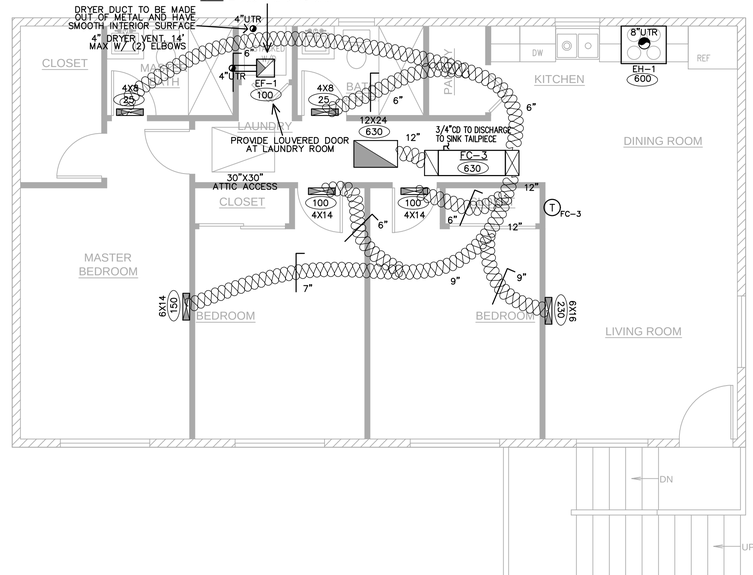


ADU 1ST FLOOR HVAC PLAN

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

HVAC LEGEND

- EXHAUST FAN – SEE SCHEDULE
- ##"X##" SUPPLY AIR REGISTER
- ##"X##" RETURN AIR REGISTER
- DESIGN CFM
- SD — DUCT SMOKE DETECTOR
- VOLUME DAMPER
- POINT OF CONNECTION (VIF)
- WALL DUCT W/R-4.2 INSULATION
- ## — 26 GA FLEXIBLE DUCT/DIAMETER PROVIDE R-8 INSULATION
- ## — 26 GA EXPOSED RIGID DUCT/DIAMETER PROVIDE R-8 INSULATION
- T — THERMOSTAT – FAU/FC#
- ## / XXXXX — DUCT ROUTING INSTRUCTION
- SHUT OFF VALVE



ADU 2ND FLOOR HVAC PLAN

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

DRAWINGS VALID ONLY WITH ENGINEER'S WET SIGNATURE OVER SEAL ON EACH SHEET IN INK

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REVISIONS

	8/23/24: UPDATES

AVP 3/19/24

PROPOSED WORK FOR:
5305 S. SAVIERS ROAD
OXNARD, CA 93033

SHEET TITLE
GARAGE / ADU HVAC PLAN

REGISTERED PROFESSIONAL ENGINEER SHANE DENNIS HALL No. 17888 Exp. 06-30-25 CIVIL STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER SHANE DENNIS HALL No. M34842 Exp. 12-31-25 MECHANICAL STATE OF CALIFORNIA

ROAD

M-1.1

PLUMBING NOTES

1. All work shall be in accordance and comply with the latest applicable city ordinance and the 2022 CPC.

2. It is the intent of these drawings that this be a complete plumbing installation. Any apparent errors shall be brought to the attention of the designer and/or tenant prior to proceeding.

3. Contractor shall verify all existing conditions versus new installations to assure proper new installations can be completed properly prior to proceeding.

4. These plans shall be used only after approvals and permits have been secured by the proper jurisdiction of the department of building and safety.

5. All drawings and details are provided as a diagrammatic version of the proposed work. The contractor shall be held liable and responsible for all field verifications of equipment, materials, and installations.

6. Contractor shall verify all equipment is installed in accordance with manufacturer's recommendations and local code requirements prior to any installations.

7. Provide a reduced pressure backflow preventer for all soda lines.

8. Provide a backflow protection device for any equipment directly connected the water supply such as ice makers and coffee machines.

9. Penetrations of fire-resistive walls, floor-ceilings and roof ceilings shall be protected as required in CBC Section 713.

10. Exhaust outlets and plumbing vents shall terminate not less than 10' from or at least 3' above any openable window, door opening, air intake, vent shaft, adjacent building, and property line.

11. Overflow drains having the same size as roof drains and on independent drain lines are required. In lieu of this, overflow scuppers, 4" minimum high with a width equal to the circumference of the roof drain may be provided. Overflow system shall have inlets located two inches above the roof low points. [§ 1101.11 CPC].

12. All floor drains and floor sinks shall be installed with trap primers as required by code and jurisdictional requirements whether indicated on drawings or not.

13. All fixtures shall be provided as water saving devices per the following minimum requirements:
Water Closet: 1.28 gpf Urinal: 0.125 gpf Lavatory Faucet: 1.2 gpm Sink Faucet: 1.8 gpm

14. Waste and vent piping shall slope a minimum of 2%. Domestic piping shall slope towards its origin min 2%.

15. Pipes shall not come in direct contact with hangers. Furnish and install isolators at each pipe hanger and pipe support for cold water piping.

16. Insulation around hot water piping shall enter through hangers. Install approved insulation protection shield at each such penetration.

17. Valves shall be bronze body two piece ball valves rated to 600 psi working pressure full port with adjustable packing gland. Extend lever handle for hot water piping. Solder or thread ends as required.

18. Install above ground cleanouts at each change in direction of piping greater than 45 degrees, at minimum of 50' for piping 4" and smaller and 100' for larger piping. Cleanouts shall be full size of pipe unless otherwise indicated on the drawings. extended to surface of wall or floor with 45 degree fitting and closed with bronze flush, countersunk plugs. Install floor and wall cleanout covers for concealed piping.

19. Install flashing sleeves on stacks passing through the roof. Secure over stack flashing in accordance with manufacturer's instructions. Vent stacks and service lines through roof and decks shall be flashed with 4 lb. or heavier sheet lead, in one piece 10" skirt, 5" boot, with suitable counter-flashing assembly.

20. Connections between dissimilar metals shall be installed by means of an approved di-electric fitting.

21. Completely cover the pipe openings for all piping passing through walls, floor and ceiling with chrome plated, stamped steel, hinged, split ring escutcheons with set screw. Piping penetrating rated wall of floor construction shall be set in UL fire rated sleeve/coupling penetrators.

22. Materials: Sanitary drainage, vent, and storm water piping above grade shall be standard weight cast iron soil pipe and fittings with stainless steel couplings with neoprene gaskets. Sanitary drainage below grade to 5' outside of building shall be schedule 40 ABS or standard weight cast iron soil pipe fittings with extra heavy cast iron couplings with neoprene gaskets. Yard piping beyond 5' outside of building shall be either vitrified clay, cast iron, schedule 40 ABS or PVC as required by local authorities. Storm drainage piping below grade shall be standard weight cast iron soil pipe and fittings with extra heavy cast iron couplings with neoprene gaskets. Rectangular piping shall be Alhambra Foundry cast iron pipe and adapters. A470 series pipe with A480 series adapters.

Water system above ground piping shall be Type 'L' copper tubing with wrought copper fittings with 95-5 soldered joints. Water system piping below grade shall be Type 'K' copper with sweated connections. Piping shall be laid in a bed of sand and shall be coated or wrapped in an approved manner.

Condensate piping shall be Type 'L' copper with wrought copper fittings with 95-5 (Tin Antimony) soldered joints.

Gas piping shall be schedule 40 black steel with extra heavy malleable iron screwed fittings. Gas piping which is exposed to weather shall be schedule 40 galvanized steel with extra heavy galvanized malleable iron fittings. Buried piping shall be factory wrapped or coated in an approved manner.

Hangers and supports:	Max. Horiz. Spacing	Max Vert. Spacing	Min. Rod Size
Cast Iron Pipe	5 ft.	15 ft.	3/8"
Cu. Tubing 1.5" and smaller	6 ft.	10 ft.	3/8"
Cu. Tubing 2" and larger	10 ft.	10 ft.	3/8"

23. Supports and hangers are to be provided to properly support, secure and align piping and to meet conditions. Provide seismic bracing for hangers and supports supporting piping. Comply with the latest edition of the Sheet Metal and Air Conditioning Contractors National Association Inc. Seismic Restraint Manual as approved by ANSI.

24. Provide and install a 1" high manufactured plastic valve tag at each valve, cock, and control device in the plumbing system. Each tag shall be individually numbered, and shall identify the system being served, I.E. CW = Cold Water, HW = Hot Water, G = Gas. Fasten each tag with a standard solid brass chain.

25. Provide and install a water hammer arrestor on each branch serving plumbing equipment with quick closing, self-closing or solenoid valves. Arrestors shall be sized and located in accordance with the manufacturer's recommendations and shall be fabricated of Type 'K' copper. A piston shall provide permanent mechanical barrier between fluid and pre-load air charge. The arrestor shall be FDA approved for use in potable water systems and shall be fully guaranteed for the life of the system.

26. Where metallic pipelines penetrate concrete structures such as building floors or walls, use plastic sleeves, rubber seals, or approved dielectric material to prevent pipe contact with the concrete and reinforcing steel. On all pipe, coat bare steel appurtenances such as bolts, joint hardnesses, or flexible couplings with coal tar or elastomeric based mastic, coal tar epoxy, maldable sealant, wax tape or approved equivalent.

27. Piping shall not come in direct contact with structure. Isolate piping by means of resilient sleeves, mounts, or minimum ¼" approved resilient material.

28. Earthquake actuated automatic gas shutoff valve shall be installed and conform with the appropriate California and ANSI standards as well as all authorities having jurisdiction.

29. Provide an approved type pressure regulator set at 80 psi when local water pressure is in excess of 80 psi. CPC, Sec. 608.2

30. Water closet bowls used for public use shall be elongated in design and equipped with an open front seat. CPC, Sec. 408.1.

31. Controls for an accessible water closet shall be operable with one hand and shall not require tight grasping, pinching or twisting. Controls shall be mounted on the wide side of the toilet compartment space no more than 44 inches above the floor. CBC, Sec. 1115B.4.5

32. In seismic design categories C, D, E & F water heaters shall be strapped within the upper 1/3 and lower 1/3 of its vertical dimension. The lower strap shall be a minimum of 4 inches above the controls. CPC, Sec. 508.2.

33. WATER SUPPLY TESTING PARAMETERS – Upon completion of a section or of the entire hot and cold water supply system, it shall be tested and proved tight under a water pressure not less than 100 psi. The water used for tests shall be obtained from a potable source of supply. The piping shall withstand the test without leaking for a period of not less than 15 minutes.

34. WASTE LINE TESTING PARAMETERS – The piping of the plumbing, drainage, and venting systems shall be tested with water. The water test shall be applied to the drainage and vent systems either in its entirety or in sections. All openings in the piping shall be tightly closed, except the highest opening, and the system filled with water to point of overflow. No section shall be tested with less than 10 ft. head of water. The water shall be kept in the system, or in the portion under test, for at least fifteen minutes before inspection starts.

35. GAS LINE TESTING PARAMETERS – The piping of the gas system shall be tested to 1.5 times the maximum working pressure per CMC 1316.3 or CPC 1214.3. Required pressure tests of ten psi or less shall be performed with gauges of one-tenth of a pound incrementation or less. CPC 319.1.

36. Approved metallic water line connectors shall be used from shutoffs to plumbing fixtures. Rubber and plastics shall not be used.

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TABLE 610.4
FIXTURE UNIT TABLE FOR DETERMINING WATER PIPE AND METER SIZES

METER AND STREET SERVICE (Inches)	BUILDING SUPPLY AND BRANCHES (Inches)	MAXIMUM ALLOWABLE LENGTH (feet)															
		40	60	80	100	150	200	250	300	400	500	600	700	800	900	1000
PRESSURE RANGE – 46 to 60 psi[1]																
¾	½[2]	7	7	6	5	4	3	2	2	1	1	1	0	0	0	0
¾	¾	20	20	19	17	14	11	9	8	6	5	4	4	3	3	3
¾	1	39	39	36	33	28	23	21	19	17	14	12	10	9	8	8
1	1	39	39	39	36	30	25	23	20	18	15	12	10	9	8	8
¾	1¼	39	39	39	39	39	39	34	32	27	25	22	19	19	17	16
1	1¼	78	78	76	67	52	44	39	36	30	27	24	20	19	17	16
1½	1¼	78	78	78	78	66	52	44	39	33	29	24	20	19	17	16
1	1½	85	85	85	85	85	85	80	67	55	49	41	37	34	32	30
1½	1½	151	151	151	151	128	105	90	78	62	52	42	38	35	32	30
2	1½	151	151	151	151	150	117	98	84	67	55	42	38	35	32	30
1	2	85	85	85	85	85	85	85	85	85	85	85	85	85	83	80
1½	2	370	370	340	318	272	240	220	198	170	150	135	123	110	102	94
2	2	370	370	370	370	368	318	280	250	205	165	142	123	110	102	94
2	2½	654	640	610	580	535	500	470	440	400	365	335	315	285	267	250

PIPE SIZING per FIXTURE UNIT LOAD

	CW FT	HW FT
1/2"	5	2
3/4"	17	8
1"	33	16
1-1/4"	39	28
1-1/2"	--	--
2"	--	--

HW 5 FPS MAX
CW 8 FPS MAX

Water Fixture Unit Calculation

(PRIVATE FIXTURE SYSTEM)
(INDIVIDUAL UNIT)

QTY	DESCRIPTION	FU/ FIXTURE	TOTAL
3	Water Closet (1.28 gpf Tank)	2.5	7.5
3	Lavatory	1.0	3.0
0	Bath	4.0	0.0
3	Shower	2.0	6.0
1	Kitchen Sink	1.5	1.5
1	Dishwasher	1.5	1.5
1	Clotheswasher	4.0	4.0
2	Hose Bibb (Primary / Additional)	2.5/1.0	3.5
--	--	--	--
--	--	--	--
--	--	--	--
	Total Fixture Unit:		24
	Total G.P.M. Demand:		17
	CW Service to Building:		1"

WATER PIPING SIZED IN ACCORDANCE WITH APPENDIX 'A' OF THE 2022 C.P.C. (CALIFORNIA)

Waste Fixture Unit Calculation

(PRIVATE FIXTURE SYSTEM)
(INDIVIDUAL UNIT)

QTY	DESCRIPTION	FU/ FIXTURE	TOTAL
3	Water Closet (1.28 gpf Tank)	3.0	9.0
3	Lavatory	1.0	3.0
0	Bath	2.0	0.0
3	Shower	2.0	6.0
1	Kitchen Sink	2.0	2.0
1	Dishwasher	2.0	2.0
1	Clotheswasher	3.0	3.0
--	--	--	--
--	--	--	--
--	--	--	--
--	--	--	--
	Total Fixture Unit:		25.0
	Waste Service from Building:		4"

WASTE PIPING SIZED IN ACCORDANCE WITH TABLE 702.1 OF THE 2022 C.P.C. (CALIFORNIA)

Plumbing Equipment Specification

WH-1 WATER HEATER 40 GAL TANK
BRAND: RHEEM MOD. #: XE40T10H45U0
ELEC INPUT: 4.5 KW PERFORMANCE: 27 GPH @ 90°F RISE

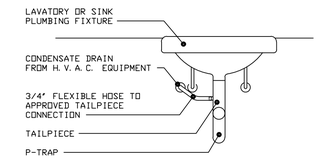
REMARK: FLOOR MOUNTED ON DRIP PAN AS SHOWN ON PLAN.
PROVIDE WITH TEMPERATURE REMOTE CONTROLLER. CONSULT OWNER'S REPRESENTATIVE FOR EXACT LOCATION OF REMOTE CONTROLLER(S).
ALL EXHAUST AND INTAKE PIPES SHALL BE PER INSTALLATION INSTRUCTIONS
SET DIP SWITCH ON CONTROL BOARD TO A MAX. 120° F.
PROVIDE CPVC CONDENSATE DRAIN W/ NEUTRALIZER TO LAV TAIL.
PROVIDE WH-1 WITH A RECIRCULATING WATER SYSTEM; METLUND'S "D-MAND SYSTEM" MOD. #STS-02-T. INSTALL RECIRC SYSTEM TO METLUND'S DIRECTION FOR PROPER OPERATION; VELOCITY TO BE LIMITED BETWEEN 5 AND 8 FPM.

DWV NOTES

1. THE MAIN WASTE BRANCH SIZE IS AN ESTIMATE. PLUMBING CONTRACTOR TO VERIFY LOCATION IN FIELD. IF WASTE LINE IS NOT FOUND, ROUTE (N) 4" MAIN IN EXACT LOCATION SHOWN.
2. EACH FIXTURE TRAP SHALL HAVE A PROTECTING VENT SO LOCATED THAT THE DEVELOPED LENGTH OF THE TRAP ARM FROM THE TRAP WEIR TO THE INNER EDGE OF THE VENT SHALL BE WITHIN THE DISTANCE GIVEN IN TABLE 10.1 CPC, BUT IN NO CASE LESS THAN TWO TIMES THE DIAMETER OF THE TRAP ARM.
3. EACH PLUMBING FIXTURE THAT CONNECTS TO THE SANITARY SEWER SYSTEM SHALL BE PROPERLY TRAPPED AND VENTED IN ACCORDANCE WITH THE 2022 CALIFORNIA PLUMBING CODE.
4. FLOOR DRAINS OR SIMILAR TRAPS DIRECTLY CONNECTED TO THE DRAINAGE SYSTEM AND SUBJECT TO INFREQUENT USE SHALL BE PROVIDED WITH AN APPROVED AUTOMATIC MEANS OF MAINTAINING THEIR WATER SEALS.
5. BUILDING DRAIN AND VENT PIPING MATERIALS SHALL COMPLY WITH SECTIONS 701.0 AND 903.0 OF THE CALIFORNIA PLUMBING CODE.
6. EACH VENT SHALL RISE VERTICALLY TO A POINT NOT LESS THAN SI INCHES ABOVE THE FLOOD LEVEL RIM OF THE FIXTURE SERVED BEFORE OFFSETTING HORIZONTALLY OR BEFORE BEING CONNECTED TO ANY OTHER VENT.
7. EACH PLUMBING FIXTURE SHALL BE SEPARATELY TRAPPED BY AN APPROVED TYPE WATER SEAL TRAP.
8. MAX TEMPERATURE AT OUTLETS OF PLUMBING FIXTURES SHALL BE 110°F.

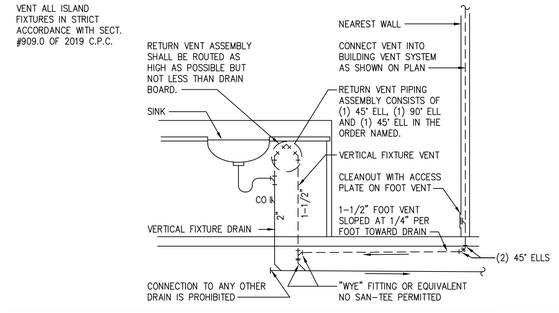
WATER SUPPLY NOTES

1. A WATER HEATER PRESSURE AND TEMPERATURE RELIEF DRAIN THAT TERMINATES OUTSIDE THE BUILDING SHALL COMPLY WITH SECTION 608.5 CPC
2. PROVIDE EXPANSION TANK OR OTHER APPROVED METHOD OF RELIEVING PRESSURE PER SECTION 608.3 CPC.
3. ROUTING AND TERMINATION OF FLUE AND COMBUSTION AIR INTAKE FOR WATER HEATER SHALL COMPLY WITH CH. 5, CPC 2019 AND WITH MANUFACTURER'S SPECIFICATIONS.
4. CROSS CONNECTION PROTECTION SHALL BE PROVIDED AT ALL POTABLE WATER SUPPLIED APPLIANCES AND EQUIPMENT (OTHER THAN THOSE LISTED IN INFORMATION BULLETIN 103)
5. INSTALLATION OF PLUMBING FIXTURES SHALL COMPLY WITH CHAPTER 4 CPC.
6. LAVATORY FAUCETS IN RESTROOMS SHALL BE THE SELF CLOSING TYPE AND SHALL NOT EXCEED A WATER FLOW OF 0.20 GAL/USE.
7. SHOWERHEADS SHALL NOT EXCEED A WATER FLOW OF 1.8 GPM.
8. URINALS TO BE 0.125 GPF MAX.
9. TOILETS SHALL BE ULTRA LOW FLUSH TYPE 1.28 GPF MAX.
10. EACH KITCHEN FAUCET SHALL NOT EXCEED A WATER FLOW OF 1.8 GPM.
11. PLUMBING FIXTURES AND FITTINGS SHALL COMPLY WITH ALL THE REQUIREMENTS IN SECTION 5.303 IN THE 2022 CALIFORNIA GREEN BUILDING CODE.
12. ALL MATERIALS USED IN THE NEW WATER SUPPLY SYSTEM, EXCEPT VALUES AND SIMILAR DEVICES SHALL BE OF A LIKE MATERIAL USED IN THE EXISTING BUILDING PIPING.
13. FLASHING IS REQUIRED AROUND PIPES, DUCTS, AND WALL AND ROOF OPENINGS.



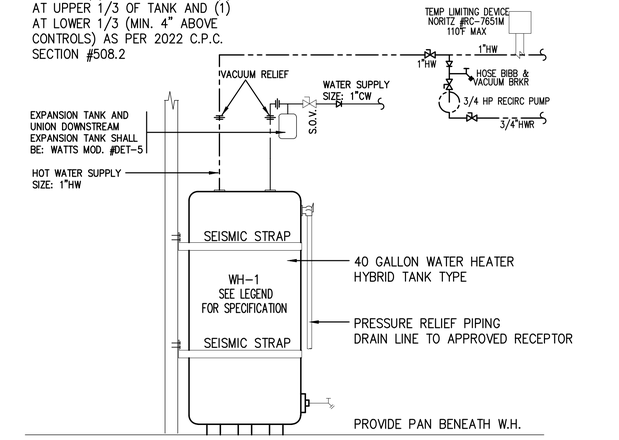
** NOTE **
SHALL BE IN ACCORDANCE WITH 2019 C. P. C. SECTION 807. 2

NO SCALE — CONDENSATE DRAIN TO APPROVED TAILPIECE

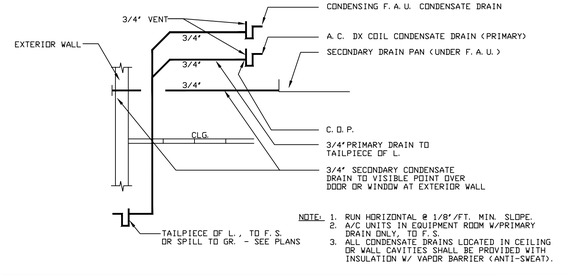


NO SCALE — ISLAND SINK WASTE / VENT PIPING — 3 / P-0

PROVIDE (2) SEISMIC STRAPS, (1) AT UPPER 1/3 OF TANK AND (1) AT LOWER 1/3 (MIN. 4" ABOVE CONTROLS) AS PER 2022 C.P.C. SECTION #508.2



WATER HEATER - SEISMIC BRACING



NO SCALE — CONDENSATE DRAIN — 1 / P-0

REVISIONS
8/23/24: UPDATES
AVP 3/19/24

DRAWINGS VALID ONLY WITH ENGINEER'S WET SIGNATURE OVER SEAL ON EACH SHEET IN INK

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SHEET TITLE
WATER SUPPLY NOTES & DETAILS

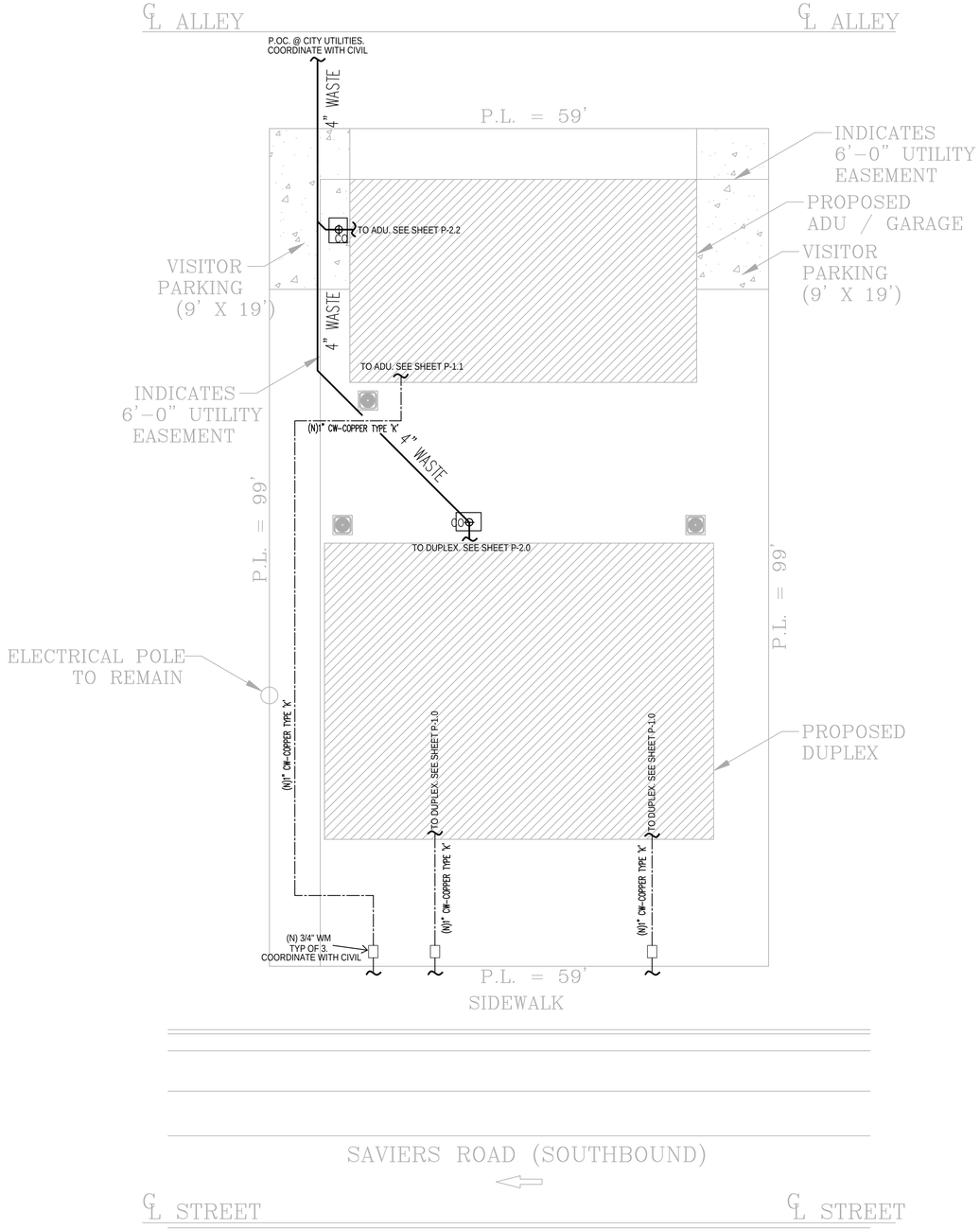
REGISTERED PROFESSIONAL ENGINEER — SHANE DENNYS — No. 23891 — Exp. 06-30-25 — CIVIL — STATE OF CALIFORNIA
REGISTERED PROFESSIONAL ENGINEER — SHANE DENNYS — No. M34612 — Exp. 12-31-25 — MECHANICAL — STATE OF CALIFORNIA

ROAD

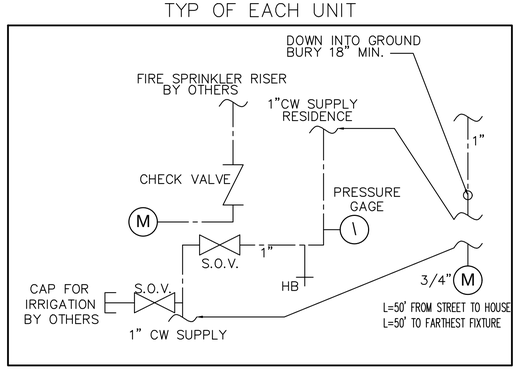
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P-0

P-0.0

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TYP OF EACH UNIT



PLUMBING SITE PLAN

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

VERIFY ALL UTILITIES & LOCATIONS WITH CIVIL PLANS, SURVEY, AND ARCHITECT

REVISIONS
8/23/24: UPDATES
AVP 3/19/24

JOB NAME
PROPOSED WORK FOR:
5305 S. SAVIERS ROAD
OXNARD, CA 93033

SHEET TITLE
PLUMBING SITE PLAN

DRAWINGS VALID ONLY WITH ENGINEER'S WET SIGNATURE OVER SEAL ON EACH SHEET IN INK

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REGISTERED PROFESSIONAL ENGINEER SHANE DEWITT No. M34632 Exp. 12-31-25 MECHANICAL STATE OF CALIFORNIA

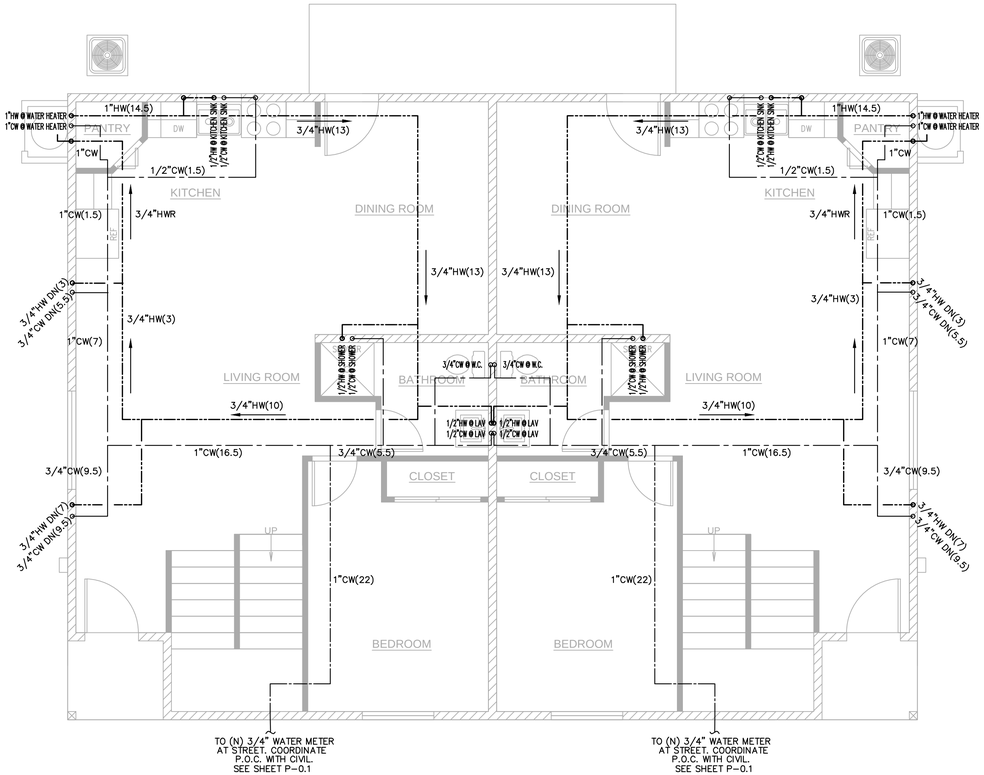
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*** NOTE ***
CONTRACTOR TO VERIFY EXACT SIZE, SLOPE AND LOCATION OF ALL EXISTING UTILITIES ON-SITE PRIOR TO CONSTRUCTION

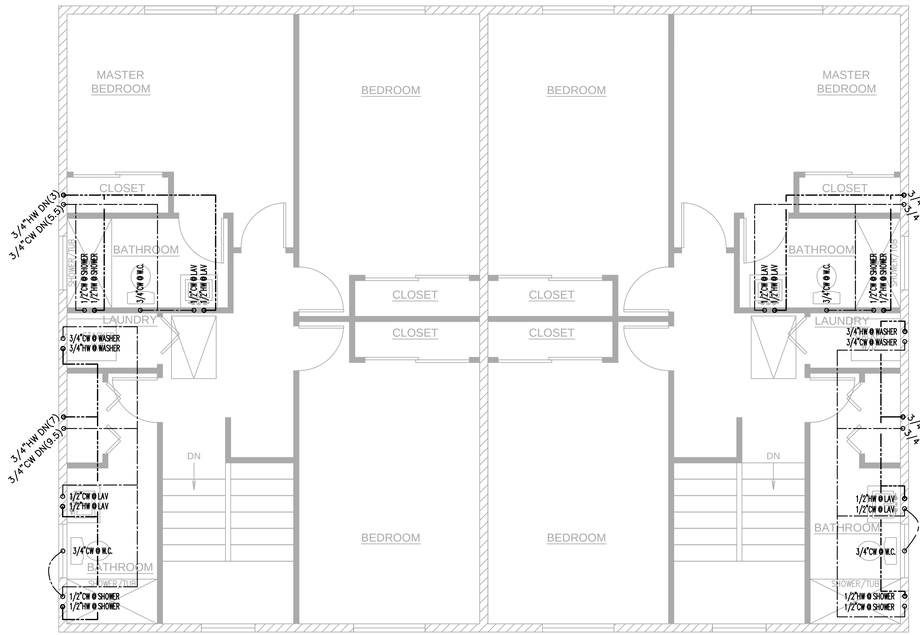
PLUMBING LEGEND

#	VENT LINE & SIZE
#	WASTE LINE & SIZE (BUILDING SEWER SHALL BE LAID IN A FIRM BED OF SAND)
GW # GW	GREASE WASTE LINE & SIZE (BUILDING SEWER SHALL BE LAID IN A FIRM BED OF SAND)
#(#)	HOT WATER SUPPLY LINE SIZE(WSFU)
#(#)	COLD WATER SUPPLY LINE SIZE (WSFU)
FCW #(#) FCW	FILTERED COLD WATER SUPPLY LINE SIZE (WSFU)
G #(#) G	GAS PIPING SIZE (MBH)
	VENT LINE BELOW SLAB
	HOT WATER SUPPLY LINE BELOW SLAB
	COLD WATER SUPPLY LINE BELOW SLAB
	CLEANOUT
	DWV, HW, CW RISER
	SHUT-OFF VALVE
	POINT OF CONNECTION (VIF)
(VIF)	VERIFY IN FIELD



1ST FLOOR WATER/GAS PLAN

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



2ND FLOOR WATER/GAS PLAN

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

These drawings are the property of ALL-TRADE ENGINEERING and are not to be copied or used in any way without the written permission of ALL-TRADE ENGINEERING. All rights reserved. Unauthorized use of these drawings will be prosecuted to the fullest extent of the law. ALL-TRADE ENGINEERING has prepared these drawings for use on the specified project only and not for others or future projects. Any use of these drawings on any other project without the written permission of ALL-TRADE ENGINEERING is prohibited. By the use of these drawings the user agrees to indemnify ALL-TRADE ENGINEERING against all claims, damages, losses and expenses including attorney's fees arising out of or resulting therefrom. Any changes made on these drawings without the written permission of ALL-TRADE ENGINEERING will void ALL-TRADE ENGINEERING's responsibility for the design and ALL-TRADE ENGINEERING shall be released from any liability resulting from such changes. Visual contact with these drawings shall constitute prima facie evidence of acceptance of these restrictions. Based on information provided by the client, ALL-TRADE ENGINEERING has made every reasonable effort to design and detail information for the construction of the building and other information contained on these drawings. ALL-TRADE ENGINEERING is not responsible for any errors or omissions contained in these documents. In the event errors or omissions are discovered, the owner must notify ALL-TRADE ENGINEERING in writing so that modifications can be considered. No verbal communication or telephone conversation with any officer, agent or employee of ALL-TRADE ENGINEERING regarding these drawings shall be binding upon ALL-TRADE ENGINEERING unless such communication is confirmed in writing. In no event will ALL-TRADE ENGINEERING be liable for consequential damages, incidental damages, lost profits or attorney's fees. Any construction based on these drawings shall imply full acceptance of these restrictions.

REVISIONS
8/23/24: UPDATES

AVP
3/19/24

JOB NAME
PROPOSED WORK FOR:
5305 S. SAVIERS ROAD
OXNARD, CA 93033

DRAWINGS VALID ONLY WITH ENGINEER'S WET SIGNATURE OVER SEAL ON EACH SHEET IN INK

ALL-TRADE
Engineering & Design
(805)-592-7000
(805)-304-4501
SHANE@ALLTRADEENGINEERING.COM
WWW.ALLTRADEENGINEERING.COM
17 EAST THIN STREET
MOORPARK, CA

SHEET TITLE
DUPLEX
WATER/GAS PLAN

REGISTERED PROFESSIONAL ENGINEER
SHANE BENNETT
No. C39991
Exp: 06-30-25
CIVIL
STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
SHANE BENNETT
No. M34622
Exp: 12-31-25
MECHANICAL
STATE OF CALIFORNIA

ROAD

P-1.0

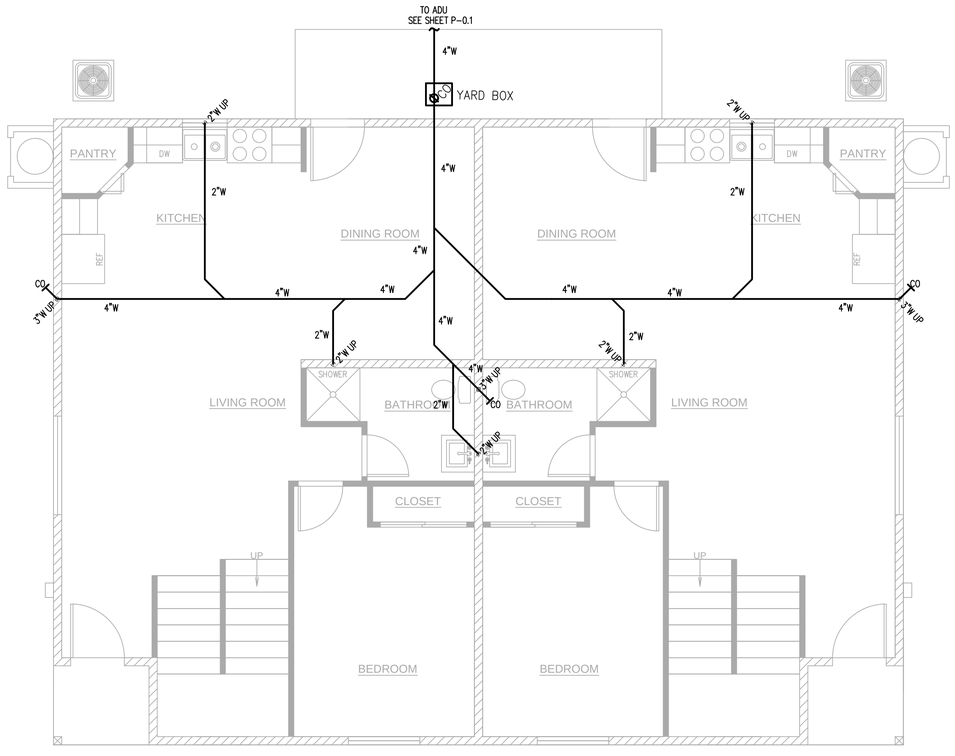
These drawings are, as an instrument of service, and shall remain the property of ALL-TRADE ENGINEERING. All ideas and designs are the property of ALL-TRADE ENGINEERING and are not to be used in whole or part for any other project without the written permission of ALL-TRADE ENGINEERING. Visual contact with these drawings shall constitute prima facie evidence of the acceptance of these restrictions. Any reproduction, unauthorized use or alteration of these drawings without the written permission of ALL-TRADE ENGINEERING will be prosecuted to the full extent of the law. ALL-TRADE ENGINEERING reserves its common law copyright and other property rights in these plans. Ideas and designs incorporated on these drawings are not to be used in any form on any other project without the written agreement between ALL-TRADE ENGINEERING and client. These drawings are not to be changed or copied in any form or manner whatsoever nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of ALL-TRADE ENGINEERING. In the event of unauthorized reuse of these documents by any third party, the client agrees to hold ALL-TRADE ENGINEERING harmless and to indemnify ALL-TRADE ENGINEERING against any damages, liabilities or costs arising out of the unauthorized reuse. Any person who uses these drawings without the written permission of ALL-TRADE ENGINEERING shall indemnify and hold harmless ALL-TRADE ENGINEERING against all claims, damages, losses and expenses including attorney's fees arising out of or resulting therefrom. Any modifications made to these drawings without the written permission of ALL-TRADE ENGINEERING will void all warranties and release ALL-TRADE ENGINEERING of responsibility for the performance of the altered drawings

These drawings are, & the architectural ideas, designs, arrangements & plans indicated or represented by them are & shall remain the property of ALL-TRADE ENGINEERING. All drawings and other information contained on these drawings are for use on the specified project and are not to be used otherwise without the written permission of ALL-TRADE ENGINEERING & no other person may make copies thereof without such written permission & unless similar property rights are conveyed to them by agreement with ALL-TRADE ENGINEERING. Visual contact with these drawings shall constitute prima facie evidence of the acceptance of these restrictions. Submission or distribution of these drawings to meet official regulations is not to be construed as publication in derogation of ALL-TRADE ENGINEERING's reserved common law copyright or other property rights. Do not scale drawings. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions. Any discrepancies shall be reported to ALL-TRADE ENGINEERING before commencement of work. ALL-TRADE ENGINEERING shall not be responsible for any work performed based on field information by the contractor or the subtrades and other information contained on these drawings may be subject to change during construction. Contractor shall notify ALL-TRADE ENGINEERING of any changes made in the field. ALL-TRADE ENGINEERING shall not be responsible for any changes made in the field by other parties. Contractor shall coordinate all work between trades. ALL-TRADE ENGINEERING is not responsible for the means or methods of construction, techniques, sequences or procedures, safety precautions or programs in connection with the project. ALL-TRADE ENGINEERING is not responsible for the acts or omissions of the contractor, subcontractor or any of their agents or employees or any other persons performing any of the work. ALL-TRADE ENGINEERING is not responsible for the failure of the contractor, subcontractor or any of their agents or employees to carry out the work in accordance with the contract documents. ALL-TRADE ENGINEERING is not responsible for the acts or omissions of any other persons or entities performing any portion of the project.

*** NOTE ***
CONTRACTOR TO VERIFY EXACT SIZE, SLOPE AND LOCATION OF ALL EXISTING UTILITIES ON-SITE PRIOR TO CONSTRUCTION

PLUMBING LEGEND

—— # ——	VENT LINE & SIZE
—— # ——	WASTE LINE & SIZE (BUILDING SEWER SHALL BE LAID IN A FIRM BED OF SAND)
—GW— # —GW—	GREASE WASTE LINE & SIZE (BUILDING SEWER SHALL BE LAID IN A FIRM BED OF SAND)
—— #(#) ——	HOT WATER SUPPLY LINE SIZE(WSFU)
—— #(#) ——	COLD WATER SUPPLY LINE SIZE (WSFU)
—FCW— #(#) —FCW—	FILTERED COLD WATER SUPPLY LINE SIZE (WSFU)
—G— #(#) —G—	GAS PIPING SIZE (MBH)
—— \ ——	VENT LINE BELOW SLAB
—— // ——	HOT WATER SUPPLY LINE BELOW SLAB
—— \\ ——	COLD WATER SUPPLY LINE BELOW SLAB
	CLEANOUT
	DWV, HW, CW RISER
	SHUT-OFF VALVE
	POINT OF CONNECTION (VIF)
(VIF)	VERIFY IN FIELD



UNDERFLOOR DWV PLAN

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

REVISIONS

	8/23/24: UPDATES

AVP
3/19/24

JOB NAME
PROPOSED WORK FOR:
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MOORPARK, CA

SHEET TITLE
DUPLEX UNDERFLOOR
DWV PLAN

REGISTERED PROFESSIONAL ENGINEER
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Exp. 06-30-25
CIVIL
STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
SHAWN DENNIS ALLEN
No. M34852
Exp. 12-31-25
MECHANICAL
STATE OF CALIFORNIA

ROAD

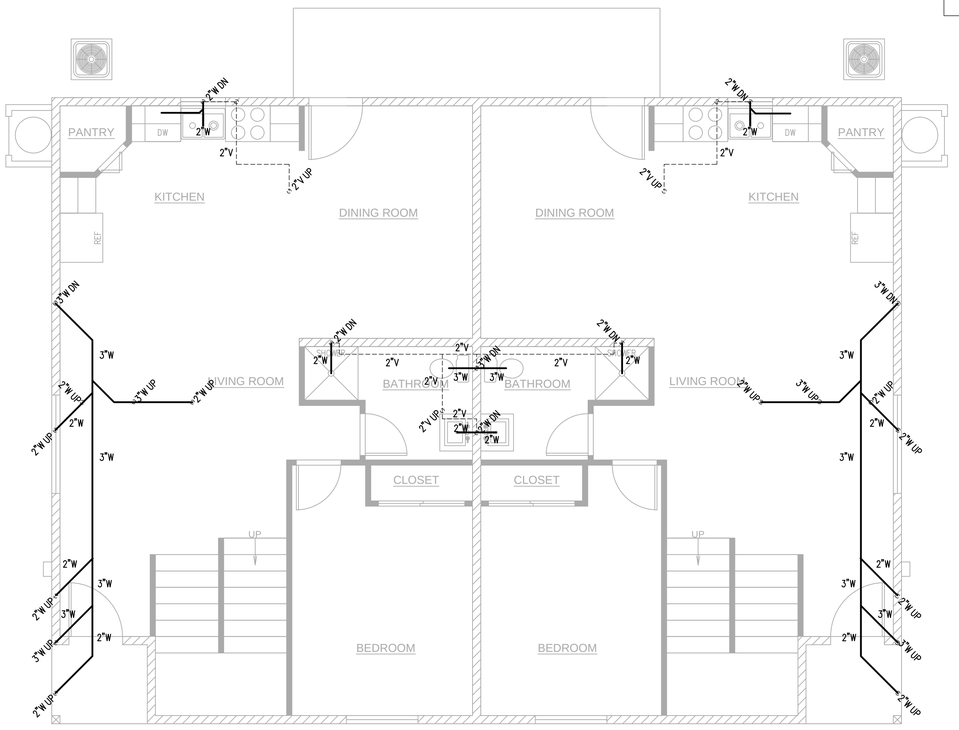
P-2.0

These drawings are the property of ALL-TRADE ENGINEERING and were prepared for use on the project described herein. They are not to be used in whole or in part for any other project without the written authorization of ALL-TRADE ENGINEERING. Visual contact with these drawings shall constitute prima facie evidence of the acceptance of these restrictions. ALL-TRADE ENGINEERING shall not be responsible for any unauthorized changes to or uses of these drawings. All information contained on these drawings shall be verified by the builder, subcontractor or owner before commencing any work. ALL-TRADE ENGINEERING shall be notified of any variation between conditions shown on these drawings and actual conditions encountered during construction. Failure to do so shall make the user responsible for all costs incurred. ALL-TRADE ENGINEERING assumes no responsibility for any work performed based on said information, for changes and other information contained on these drawings may be subject to revision.

*** NOTE ***
CONTRACTOR TO VERIFY EXACT SIZE, SLOPE AND LOCATION OF ALL EXISTING UTILITIES ON-SITE PRIOR TO CONSTRUCTION

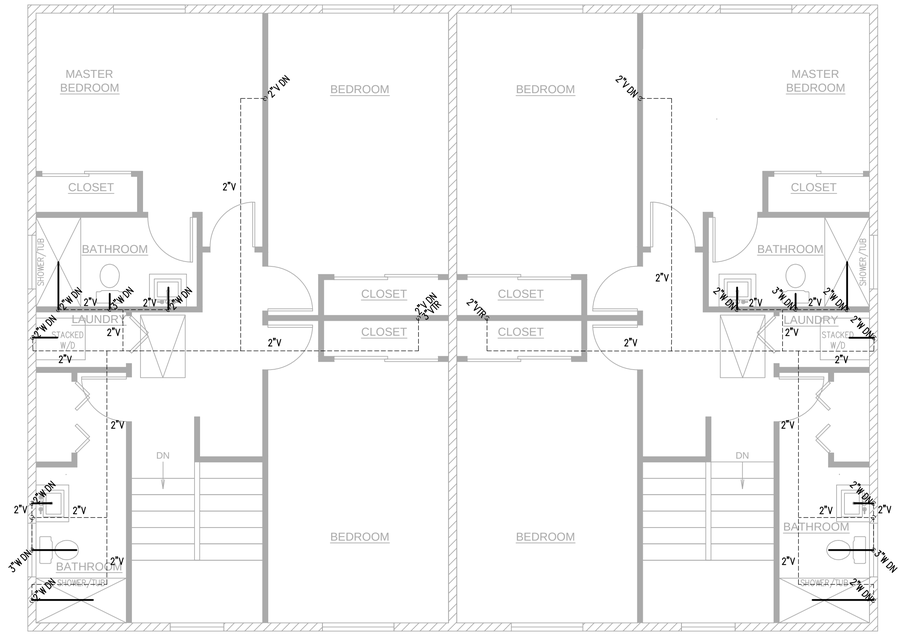
PLUMBING LEGEND

#	VENT LINE & SIZE
#	WASTE LINE & SIZE (BUILDING SEWER SHALL BE LAID IN A FIRM BED OF SAND)
GW # GW	GREASE WASTE LINE & SIZE (BUILDING SEWER SHALL BE LAID IN A FIRM BED OF SAND)
#(#)	HOT WATER SUPPLY LINE SIZE(WSFU)
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	HOT WATER SUPPLY LINE BELOW SLAB
	COLD WATER SUPPLY LINE BELOW SLAB
	CLEANOUT
	DWV, HW, CW RISER
	SHUT-OFF VALVE
	POINT OF CONNECTION (VIF)
(VIF)	VERIFY IN FIELD



1ST FLOOR DWV PLAN

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



2ND FLOOR DWV PLAN

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

REVISIONS
8/23/24: UPDATES

AVP 3/19/24

JOB NAME
PROPOSED WORK FOR:
5305 S. SAVIERS ROAD
OXNARD, CA 93033

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17 EAST THIRD STREET
MOORPARK, CA

SHEET TITLE
DUPLEX
DWV PLAN

REGISTERED PROFESSIONAL ENGINEER
SHANE DENNIS
No. C39991
Exp. 06-30-25
CIVIL
STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
SHANE DENNIS
No. M34632
Exp. 12-31-25
MECHANICAL
STATE OF CALIFORNIA

ROAD

P-2.1

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CITY OF OXNARD CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT
SITE IMPROVEMENT / GRADING PLAN COVER SHEET

GENERAL NOTES

1. All Grading shall conform to the City of Oxnard Grading Ordinance and the latest editions of the City of Oxnard Department of Public Works Standards, Standard Specifications for Public Works Construction (SSPWC), and the City of Oxnard Standard Land Development Specifications.
2. Contractor shall notify the City Inspection Division and all other interested parties and arrange for a preconstruction conference 48 hours prior to the beginning of construction.
3. At least two (2) working days prior to commencing construction, the contractor shall contact the Regional Notification Center (Underground Service Alert of Southern California U.S.A. at 1-800-422-4133) to obtain an inquiry identification number and to request the utility owners to mark or otherwise indicate the location of their subsurface facilities. The contractor shall determine the location and depth of all utilities, including all service connections, which have been marked by the respective owners and which may affect or be affected by its operations. The contractor shall take all necessary measures to protect all utilities and all structures found at the site. At least two (2) working days before commencing excavation, the contractor shall pothole and expose the existing utilities at all crossings and at the point of tie-in; then contact the Engineer to verify the elevation of the existing facilities.
4. All permits necessary prior to beginning construction shall be obtained by the contractor.
5. Throughout all phases of construction, including suspension of work, until final acceptance of the project, the contractor shall keep the work site clean and free from rubbish and debris. The contractor shall also abate dust nuisance by cleaning, sweeping and sprinkling with water and using dust fences or other methods as directed by the City throughout the construction operation.
6. The contractor shall keep a strict record of all changes and submit this record to the City of Oxnard Development Services Department. Certified "As-Built" plans shall be provided to the City of Oxnard by the developer's engineer before the release for occupancy will be issued.
7. All damage caused to public streets, including haul routes, alleys, sidewalks, curbs or street furnishings, or to private property shall be repaired at the sole expense of the contractor to the engineer's satisfaction.
8. The contractor shall remove and replace any existing broken or damaged sidewalk, curb, gutter or asphalt paving (patch, repair or overlay) and upgrade the alley adjacent to the property to current City standards as directed by the Engineer.
9. Sawcut existing pavement to a clean straight edge as directed by the City Inspector.
10. Pavement removal and replacement shall be in conformance with the City of Oxnard Standards and Specifications. Compaction efforts shall not disturb adjacent street structural section. Contractor shall be responsible for any such damage.
11. All underground sewer, storm drain, and water pipelines, electric power, telephone or cable TV conduits and cable and gas pipelines shall be installed prior to construction of curbs, gutters, sidewalks and pavement.
12. Where joining the existing pavement, sawcut to sound pavement and overlay as required to provide proper grade and cross-slope. Any unsound pavement shall be replaced as required by the engineer.
13. The developer shall obtain final approval of reimbursement amounts prior to beginning construction on reimbursable items.
14. All water wells located within the site shall be reported to the City of Oxnard Water Superintendent prior to their modification or destruction (City of Oxnard Ordinance No. 2219).
15. The contractor is required to protect all existing survey monumentation during grading and all subsequent construction. Contractor shall give the engineer adequate notice, before disturbing said monuments, so the engineer can replace or relocate any existing survey monumentation.
16. All unsuitable material shall be removed as required by the Soils Engineer (and Engineering Geologist, where employed) from all areas to receive compacted fill or drainage structures.
17. All deleterious material (e.g. – lumber, logs, brush, rubbish, etc.) shall be removed from all areas to receive compacted fill and hauled to a dump-site approved by the Engineer.
18. All areas to receive compacted fill shall be inspected and approved by the Soils Engineer (and Engineering Geologist, where employed) after removal of unsuitable material and excavation of keyways and benches, and prior to placement of subsurface drainage systems or any fills.
19. All soil or rock materials deemed unsuitable for placement in compacted fill shall be removed from the site. Any imported material shall be approved by the Soils Engineer prior to use in compacted fill. Blocky material shall be broken into suitable particle sizes before being used as fill in conformance with the City standards.
20. All tree roots, abandoned irrigation lines, utility services, septic tanks and similar materials shall be removed from the site and voids created thereby shall be properly filled and compacted as directed by the Soils Engineer.
21. All excavated back slopes and keys for buttress fills must be examined by the Engineering Geologist and Soils Engineer to insure all potential planes of failure have been exposed in the excavation and will be adequately supported by the proposed buttress fills.
22. The Soils Engineer shall submit recommendations for corrective work to insure slope stability where unstable material is exposed at the top of cuts.
23. During the rainy season (approximately October through April), the developer shall be responsible for providing storm damage prevention measures or erosion control devices and/or to perform certain grading to prevent soil or excess runoff from flowing into public streets or adjacent properties. In the event of such an occurrence, cleanup shall commence immediately. Should City forces or the City contractor perform any cleanup resulting from this development, the developer shall pay the cost incurred within ten (10) working days upon receipt of billing.
24. The developer or his agent shall be responsible for removal and cleanup of any spill on public streets during the grading operation, as well as repair of damage to haul routes and existing facilities.
25. Maximum slopes for both cut and fill shall be 2:1.
26. No oversize or overweight loads are permitted without a separate moving permit.
37. Haul routes must be on official truck routes as shown on the City truck route map. A separate encroachment permit is required when it is necessary to flag traffic or install any traffic control devices on City right-of-way.
28. All work contemplated under the permit shall be completed within the time limit specified in the permit or any time extensions granted thereon and shall be done in accordance with the approved plans and in compliance with the terms and conditions of the Grading Permit to the satisfaction of the Development Services Director and all other provisions of the code, applicable laws, and ordinances.
29. In the event the developer fails to comply with the provisions of the permit and applicable laws, the surety will promptly complete the work to the satisfaction of the Development Services Director. In the event said surety fails to promptly do so, the surety shall pay the City all costs and expenses incurred by said City in making the premises safe to the satisfaction of the Development Services Director.
30. Fine grading to be no less than the following:

	Longitudinal-Slope	Cross-Slope
Pervious surfaces	1.00%	2.0%
Asphalt surfaces	0.50%	1.0%
Concrete surfaces	.25%	0.5%

31. If the property grades have an elevation differential of 12 inches, a retaining wall shall be required (any permits required shall be obtained from Building Division before approval of grading plan). Grade differential greater than three feet shall require a double wall with a 3 foot planting strip between walls. Maximum wall height shall not exceed 8 feet between lots.
32. Prior to a final inspection and acceptance of the grading operation, all certification hereon shall be fully executed by the appropriate registered professionals.
33. All sewers and storm drain lines shall be videotaped by the contractor in VHS format and the tapes(s) shall be delivered to the city inspector at the time of taping.

CAUTION: UNDERGROUND STRUCTURES

All underground utilities or structures reported by the owner or those shown on records examined are indicated with their approximate location and extent. The developer, by accepting these plans or proceeding with improvements pursuant thereto, understands that they agree to assume liability, and agree to hold the undersigned harmless for any liability for damage resulting from the existence of underground utilities or structures not reported to the undersigned, not indicated on the public records examined, located at variance with that reported or shown on records examined. The contractor is required to take due precautionary measures to protect the utilities or structures found at the site. It shall be the contractors responsibility to notify the owners of the utilities or structures concerned before starting to work.

ENGINEERED GRADING CERTIFICATE

JOB ADDRESS OR TRACT No.: _____

OWNER: _____

ROUGH GRADING CERTIFICATION

(A) BY SOILS ENGINEER

I CERTIFY THAT THE ROUGH GRADING WORK INCORPORATES ALL RECOMMENDATIONS CONTAINED IN THE REPORT OR REPORTS FOR WHICH I AM RESPONSIBLE, AND ALL RECOMMENDATIONS THAT I HAVE MADE BASED ON FIELD INSPECTION OF THE WORK AND TESTING DURING GRADING. I FURTHER CERTIFY THAT WHERE REPORTS OF AN ENGINEERING GEOLOGIST, RELATIVE TO THIS SITE, HAVE RECOMMENDED THE INSTALLATION OF BUTTRESS FILLS OR OTHER SIMILAR STABILIZATION MEASURES, SUCH EARTHWORK CONSTRUCTION HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED DESIGN.

LOT NOS. _____

SEE REPORTS DATED _____ FOR TEST DATA, RECOMMENDED ALLOWABLE SOIL BEARING VALUES, AND OTHER SPECIAL RECOMMENDATIONS.

REMARKS: _____

ENGINEER: _____ REG No.: _____ DATE: _____
(SIGNATURE)

(B) BY ENGINEERING GEOLOGIST

I CERTIFY THAT THE ROUGH GRADING WORK INCORPORATES ALL RECOMMENDATIONS CONTAINED IN THE REPORT OR REPORTS FOR WHICH I AM RESPONSIBLE, AND ALL RECOMMENDATIONS THAT I HAVE MADE BASED ON FIELD INSPECTION OF THE WORK DURING GRADING.

LOT NOS. _____

REMARKS: _____

ENGINEERING GEOLOGIST: _____ CERT. No.: _____
(SIGNATURE) DATE: _____

(C) BY CIVIL ENGINEER

I CERTIFY TO THE SATISFACTORY COMPLETION OF ROUGH GRADING INCLUDING: GRADING TO THE APPROXIMATE FINAL ELEVATIONS, PROPERTY LINES LOCATED AND STAKED, CUT AND FILL SLOPES GRADED AND LOCATED IN ACCORDANCE WITH THE APPROVED DESIGN, SWALES AND TERRACES GRADED READY FOR PAVING, BERMS INSTALLED, AND REQUIRED DRAINAGE SLOPES PROVIDED ON THE BUILDING PADS. I FURTHER CERTIFY THAT WHERE A REPORT OR REPORTS OF AN ENGINEERING GEOLOGIST AND/OR SOILS ENGINEER HAVE BEEN PREPARED RELATIVE TO THIS SITE, THE RECOMMENDATIONS CONTAINED IN SUCH REPORTS HAVE BEEN INCORPORATED IN THE DESIGN.

LOT NOS. _____

REMARKS: _____

ENGINEER: _____ REG No.: _____ DATE: _____
(SIGNATURE)

FINAL GRADING CERTIFICATION

(D) BY CIVIL ENGINEER

I CERTIFY TO THE SATISFACTORY COMPLETION OF GRADING IN ACCORDANCE WITH THE APPROVED PLANS. ALL DRAINAGE DEVICES REQUIRED BY THE GRADING PERMIT, GRADING PLANS AND GRADING ORDINANCE HAVE BEEN INSTALLED. EROSION TREATMENT OF SLOPES AND IRRIGATION SYSTEMS (WHERE REQUIRED) HAVE BEEN INSTALLED. ADEQUATE PROVISIONS HAVE BEEN MADE FOR DRAINAGE OF SURFACE WATER FROM EACH BUILDING SITE.

LOT NOS. _____

REMARKS: _____

ENGINEER: _____ REG No.: _____ DATE: _____
(SIGNATURE)

DETENTION BASIN CERTIFICATION

(E) BY CIVIL ENGINEER

I CERTIFY THAT ALL DETENTION BASIN ELEVATIONS AND STORM DRAIN OUTLET CONTROL DEVICES HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THESE PLANS.

ENGINEER: _____ REG No.: _____ DATE: _____
(SIGNATURE)

FEDERAL EMERGENCY MANAGEMENT AGENCY CERTIFICATION

(F) BY CIVIL ENGINEER

BASED ON POST-CONSTRUCTION FIELD SURVEY, I CERTIFY THAT THE LOWEST FLOOR OR HORIZONTAL STRUCTURAL MEMBER HAS BEEN CONSTRUCTED ABOVE THE F.E.M.A. BASE FLOOD ELEVATION. (ANY CHANGES ARE NOTED)

ENGINEER: _____ REG No.: _____ DATE: _____
(SIGNATURE)

(CIVIL ENGINEER IS REQUIRED TO FILE AN "ELEVATION CERTIFICATE" FOR ALL "A" OR "V" ZONES)

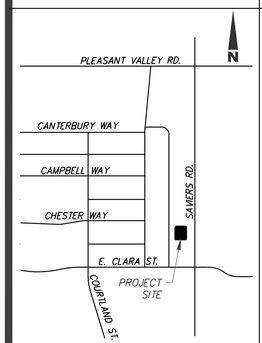
SHEET NO.	SHEET TITLE
C1	GRADING PLAN COVER SHEET
C2	GRADING AND DRAINAGE PLAN
C3	DETAILS

SHEET NO.	SHEET TITLE
EC1	EROSION AND SEDIMENT CONTROL PLAN
EC2	EROSION CONTROL DETAIL SHEET

APN: 222-0-112-095

LAND DEVELOPMENT PERMIT NO. PZ XX-XXX-XX

LOCATION MAP



APPROVAL BY CONSULTANTS

THIS PLAN IS ACCEPTABLE IN REGARD TO SOILS (AND GEOLOGIC,... IF APPLICABLE) CONDITIONS AND CONFORMS TO THE RECOMMENDATIONS OF SUPPORTIVE REPORTS.

SOILS ENGINEERING REPORT(S) No. W1788-06-01A DATED 8/28/23

_____ DATED _____

_____ DATED _____

ENGINEERING GEOLOGIC REPORT No. W1788-06-01A DATED 8/28/23

BY: PETRINA ZEN GE 3217
SOILS ENGINEER R.C.E.

COMPANY: GEOCON WEST, INC. , 8/28 20 23

BY: GERALD A. KASMAN CEG 2251
ENGINEERING GEOLOGIST CERT. No.

COMPANY: GEOCON WEST, INC. , 8/28 20 23

BENCH MARK

BENCHMARK STATEMENT
CITY OF OXNARD "COURT" 2000
ELEVATION = 15.226 FEET NAVD 88
CITY OF OXNARD FIELD BOOK

F.E.M.A.

FLOOD ZONE FROM F.I.R.M. _____

BASE FLOOD ELEVATION _____
(REQUIRED FOR ALL "A" OR "V" ZONES)

EARTHWORK QUANTITIES:

CUT= 0 CU. YDS.

FILL= 220 CU. YDS.

EXPORT= 0 CU. YDS.

IMPORT= 220 CU. YDS.

DESIGNATED SITE FOR IMPORT/EXPORT:
TBD

OWNER'S AGENT

AGENT _____

24 HRS. PHONE No. ( ) _____

NOTICE OF INTENT

THE LAND OWNERS MUST FILE A NOTICE OF INTENT (N.O.I.) WITH THE STATE WATER RESOURCES CONTROL BOARD WHEN THE GRADING CONSTRUCTION ACTIVITY RESULTS IN LAND DISTURBANCE OF ONE ACRE OR MORE WDID# _____

WO 10619.0

PREPARED BY:

ROBERT WILLIAM COMPANY
ENGINEERING AND LAND PLANNING DIVISION
GENERAL ENGINEERING & BUILDING CONTRACTORS
216 N. 8TH ST., SANTA PAULA, CA 93060 P: (805)671-9811
917 RAILROAD AVENUE – P.O. BOX 1025 SANTA PAULA, CA 93061

_____ _____
R.C.E. No. DATE

PLACE THE ENGINEER'S SEAL IN THIS SPACE

AS-BUILT CERTIFICATE

I HEREBY CERTIFY THAT THE WORK SHOWN ON DRAWING No. _____ SHEET No. ____ THROUGH ____, MARKED AS "RECORD DRAWING", HAS BEEN CONSTRUCTED IN CONFORMANCE WITH LINES AND GRADES AS SHOWN ON SAID PLANS, DRAWINGS, REFERENCED SPECIFICATIONS, AND APPROVED CHANGE ORDERS, AS INDICATED IN THE REVISION BLOCK.

_____ _____ _____
DATE SIGNATURE R.C.E. No.

DIGALERT

DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS BEFORE YOU DIG

UNDERGROUND SERVICE ALERT(USA) OF SOUTHERN CALIFORNIA

RECOMMENDED FOR APPROVAL

DEPARTMENT	SIGNATURE	TITLE	DATE
PUBLIC WORKS			
TRAFFIC			
FIRE			
PLANNING			
PARKS			

REVISIONS

MARK	DATE	DESCRIPTION	BY

REVIEWED BY: _____ DATE

_____ DATE

CITY OF OXNARD CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT

FINE GRADING PLAN
5305 S. SAVIERS RD. OXNARD, CA

APPROVED: _____
CITY ENGINEER R.C.E. EXP. DATE

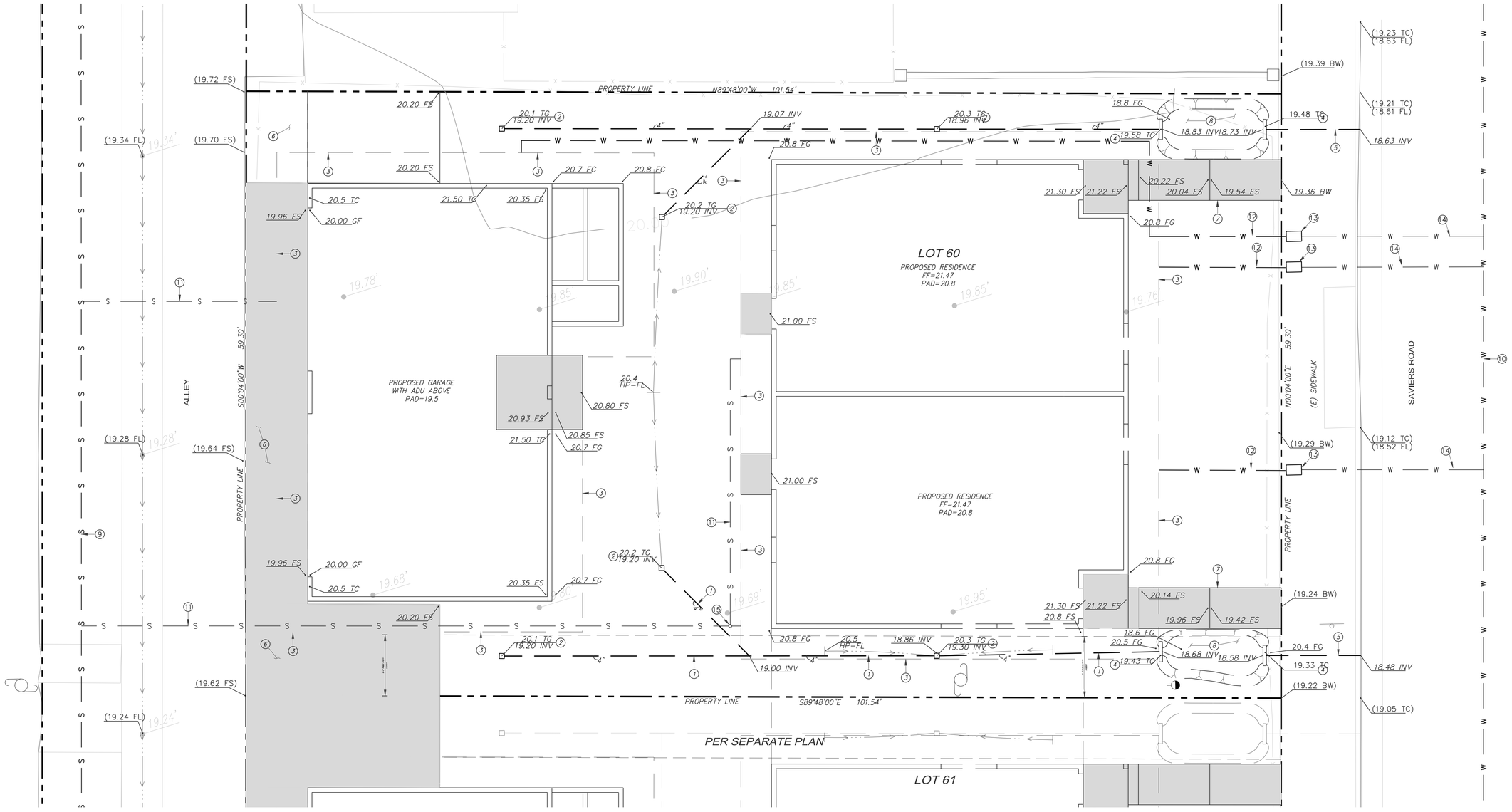
SCALE: HORIZ. NONE
VERT. NONE

DESIGN BY: R.W.T.

CHECKED BY: R.W.T.

SHEET No. C1 C3 OF

DRAWING NUMBER XX-XXA



CONSTRUCTION NOTES:

1. INSTALL 4" DIA PVC, SDR 35 DRAIN LINE (S=0.5% MIN).
2. INSTALL 6" SQ. AREA DRAIN WITH ATRIUM GATE.
3. REMOVE AND RECOMPACT 2' BENEATH THE BOTTOM OF FOUNDATION AND 3' MINIMUM OUTSIDE OF THE BUILDING FOOTPRINT PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
4. PROVIDE CONCRETE HEADWALL PER DETAIL 1 SEE SHEET C3.
5. INSTALL SIDEWALK DRAIN PIPE PER CITY OF OXNARD PLATE 122.
6. CONSTRUCT 6" PCC DRIVE/PARKING AREA OVER 4" PMB.
7. CONSTRUCT 4" PCC SIDEWALK OVER 4" SAND.
8. CONSTRUCT GRASSY DETENTION BED PER DETAIL 2 SEE SHEET C3.
9. EXISTING SEWER MAIN, VERIFY LOCATION IN FIELD AND PROTECT IN PLACE.
10. EXISTING WATER MAIN, VERIFY LOCATION IN FIELD AND PROTECT IN PLACE.
11. INSTALL 4" SEWER LATERAL (SDR 35) PER CITY OF OXNARD STD PLATE 405.
12. INSTALL 1" COPPER WATER SERVICE PER CITY OF OXNARD STD PLATE 305.
13. INSTALL 1" WATER METER PER CITY OF OXNARD STD PLATE 305.
14. INSTALL 1" POLYETHYLENE WATER LATERAL PER CITY OF OXNARD STD PLATE 305.
15. INSTALL SEWER CLEANOUT PER CITY OF OXNARD STD PLATE 407.

Know what's below. Call before you dig.

LOT 60 GRADING PLAN

SCALE: 1" = 8'

NORTH

4' 2' 0' 4' 8'

SCALE: 1" = 4'

NOTE*

THE FOUNDATIONS FOR THE STRUCTURES LOCATED INSIDE OR IMMEDIATELY ADJACENT TO PUBLIC UTILITY EASEMENTS (EG. FENCES AND BUILDINGS) SHALL BE DESIGNED TO ALLOW UTILITY EXCAVATION IN THE AREA.

APN: 222-0-112-095

PREPARED BY:

RWC-LLC

ENGINEERING & LAND PLANNING DIVISION
216 N. 8th STREET, SANTA PAULA, CA 93061
P: (805) 671-9811 E: RANDY@RWC-LLC.COM

RANDY W. TOEDTER R.C.E. 37316 DATE

W.O. 10619.000

REGISTERED PROFESSIONAL ENGINEER RANDY W. TOEDTER No. 37316 Exp. 6-30-24 CIVIL STATE OF CALIFORNIA

Randy Toedter

REVISIONS

MARK	DATE	DESCRIPTION

REVIEWED BY:

DATE

DATE

CITY OF OXNARD CALIFORNIA — DEVELOPMENT SERVICES DEPARTMENT

FINE GRADING PLAN
5305 S. SAVIERS RD. OXNARD, CA

APPROVED:
CITY ENGINEER R.C.E. EXP. DATE DATE

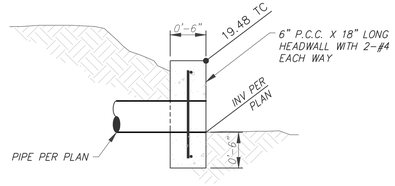
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DESIGN BY: R.W.T.

CHECKED BY: R.W.T.

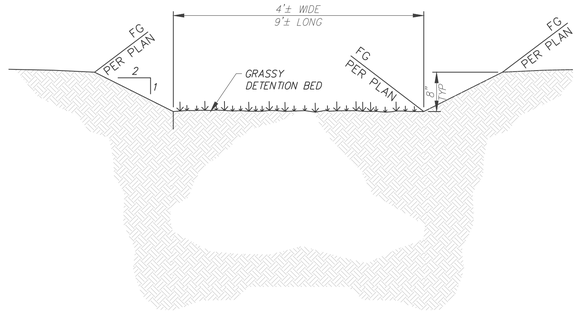
SHEET No. C2 C3 OF

DRAWING NUMBER XX-XXA



DETAIL 1

NOT TO SCALE



DETAIL 2

NOT TO SCALE

Know what's below.
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APN: 222-0-112-095

PREPARED BY:

W.O. 10619.000

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RANDY W. TOEDTER R.C.E. 37316 DATE

REGISTERED PROFESSIONAL ENGINEER
RANDY W. TOEDTER
No. 37316
Exp. 6-30-24
CIVIL
STATE OF CALIFORNIA

REVISIONS

MARK	DATE	DESCRIPTION

REVIEWED BY:

DATE

DATE

CITY OF OXNARD CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT

DETAILS
5305 S. SAVIERS RD. OXNARD, CA

APPROVED:
CITY ENGINEER R.C.E. EXP. DATE DATE

SCALE: HORIZ.: NONE
VERT.: NONE

DESIGN BY: R.W.T.

CHECKED BY: R.W.T.

SHEET No. C3 C3 OF

DRAWING NUMBER XX-XXA

GENERAL NOTES:

1. BEST MANAGEMENT PRACTICES (BMP'S) CONTAINED HEREIN REFLECT MINIMUM REQUIREMENTS. FOR ADDITIONAL BMP'S REFER TO CALIFORNIA STORMWATER BMP HANDBOOKS.
2. ALL CONSTRUCTION ACTIVITY SHALL BE PERFORMED IN ACCORDANCE WITH A STORMWATER POLLUTION PREVENTION PLAN (SWPCP) DEVELOPED AND IPLEMENTED IN COMPLIANCE WITH REQUIREMENTS OF THE CURRENT VENTURA COUNTYWIDE STORMWATER QUALITY MANAGEMENT PROGRAM, NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. BEFORE A GRADING PERMIT IS ISSUED, THE CITY OF VENTURA WILL REQUIRE PROOF OF RECEIPT OF A NOTICE OF INTENT FOR THE CURRENT STATE NPDES GENERAL CONTRUCTION PERMIT FOR ALL CONSTRUCTION PROJECTS THAT DISTURB ONE ACRE OR MORE OR THAT ARE LESS THAN ONE ACRE BUT THE SITE IS PART OF A LARGER COMMON AREA OF DEVELOPMENT OR SALE.
3. THE SWPPP SHALL:
   - A. IDENTIFY POTENTIAL POLLUTANT SOURCES AND INCLUDE THE DESIGN AND PLACEMENT OF BMP'S TO EFFECTIVELY PROHIBIT THE ENTRY OF POLLUTANTS FROM THE CONSTRUCTION SITE INTO AND ONTO THE STREET AND STORM DRAIN SYSTEM DURING CONSTRUCTION.
   - B. BE KEPT ON SITE AND AMENDED TO REFLECT CHANGING CONDITIONS THROUGHOUT THE COARSE OF CONSTRUCTION.
   - C. BE KEPT UP TO DATE. ANY ADDITIONAL UPDATES REQUESTED BY AGENCY REPRESENTATIVE ARE TO BE MADE IMMEDIATELY.
4. NON-STORMWATER DISCHARGES ARE PROHIBITED FROM ENTERING ANY STORM DRAIN SYSTEM AND/OR STREET.
5. DISCHARGES OF PUMPED GROUND WATER REQUIRE A DISCHARGE PERMIT FROM THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (RWOCB).
6. POLLUTANTS SHALL BE REMOVED FROM STORMWATER DISCHARGES TO THE MAXIMUM EXTENT PRACTICABLE (MEP) THROUGH DESIGN & IMPLEMENTATION OF THE SWPCP.
7. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIME DURING THE RAINY SEASON (OCT. 1 TO APR. 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO ENSURE THE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT. XXXXX XXXXXXX_____ SHALL BE NOTIFIED AT (XXX) XXX-XXXX_____ IN CASE OF AN EMERGENCY.
8. PORTABLE SANITARY FACILITIES SHALL BE LOCATED ON RELATIVELY LEVEL GROUND AWAY FROM TRAFFIC AREAS, DRAINAGE COURSES, AND STORM DRAIN INLETS.
9. EMPLOYEES, SUBCONTRACTORS AND SUPPLIERS SHALL BE EDUCATED ON ALL BMP'S INCLUDING CONCRETE WASTE STORAGE AND DISPOSAL PROCEDURES.
10. SEDIMENT CONTROL PRACTICES SHALL EFFECTIVELY PREVENT A NET INCREASE OF SEDIMENT LOAD IN STORMWATER DISCHARGE.
11. ANY SLOPE WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
12. EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED OR MODIFIED AS APPROVED BY THE INSPECTOR IF THEY INTERFERE WITH GRADING OPERATIONS, OR IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
13. EXCEPT AS OTHERWISE APPROVED BY THE INSPECTOR, ALL DEVICES SHOWN ON THE PLAN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY OR ON WEEKENDS WHEN THE 5 DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
14. GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
15. ALL LOOSE SOIL AND DEBRIS, WHICH MAY CREATE A POTENTIAL HAZARD TO OFFSITE PROPERTY, SHALL BE REMOVED FROM THE SITE AS DIRECTED BY THE INSPECTOR.
16. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM OR WHENEVER DIRECTED BY THE INSPECTOR.
17. A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 72 HOURS AFTER EACH RAINSTORM. BEFORE REMOVAL OF THE RAINWATER INTO THE STORM DRAIN SYSTEM, THE
18. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER.
19. DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN OCTOBER 1 AND APRIL 15 WITHOUT PRIOR APPROVAL OF THE INSPECTOR.
20. THE UNDERSIGNED OWNER WILL SUPERVISE EROSION CONTROL WORK IN ACCORDANCE WITH THE APPROVED PLANS.

SIGNATURE _____ DATE _____

REFERENCE:

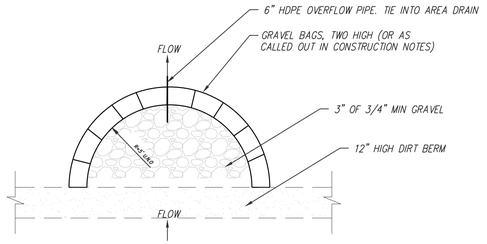
1. VENTURA COUNTY WIDE STORM WATER QUALITY MANAGEMENT PROGRAM (SWPCP) FOR SITES LESS THAN ONE ACRE DISTURBED, NPDES PERMIT NO. CAS004002 (ORDER 09-0057)
2. CALIFORNIA NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITIES – WATER QUALITY ORDER NO. 97-03-DWQ
3. VENTURA COUNTY MUNICIPAL STORMWATER NPDES PERMIT NO. 2010-0108-DWQ

AIR QUALITY:

87. THE DEVELOPER SHALL CONTROL DUST AND POTENTIAL AIR QUALITY IMPACTS BY THE FOLLOWING MEASURES:
   - a. IMPLEMENT A REGULAR WATERING PROGRAM TO REGULATE FUGITIVE DUST.
   - b. DURING SITE GRADING, A REGULAR WATERING PROGRAM SHALL BE IMPLEMENTED TO CONTROL WIND EROSION.
   - c. SEED-EXPOSED SURFACES WITH FAST-GROWING, SOIL BINDING PLANT MATERIALS.
   - d. GRADING SUBJECT TO COMPLIANCE WITH THE VENTURA COUNTY APCD DUST CONTROL MEASURES.
   - e. ALL CONSTRUCTION EQUIPMENT USED FOR DUST CONTROL SHALL BE KEPT ON SITE UNTIL THOSE PHASES OF DEVELOPMENT ARE COMPLETE.
   - f. SITE ACCESS ROADS COVERED WITH GRAVEL OR CONTINUOUSLY WATERED.
   - g. THE GRADING OPERATIONS SHALL BE CEASED IN PERIODS OF HIGH WINDS (WINDS IN EXCESS OF TWENTY [20] MILES PER HOUR) AND SMOG ALERT DAYS.
   - h. ALL MATERIAL BEING MOVED SHALL BE WATERED AND COVERED.
   - i. PERIODIC APPLICATION OF WATER ON MATERIAL STOCKPILES.
   - j. APPLY WATER TWICE DAILY OR CHEMICAL STABILIZERS ACCORDING TO MANUFACTURER'S SPECIFICATIONS TO ALL UNPAVED PARKING/STAGING AREAS OR UNPAVED ROADS.
   - k. ON-SITE VEHICULAR TRAFFIC LIMITED TO NO MORE THAN FIFTEEN (15) MILES PER HOUR.
   - l. PERIODICALLY WASH OR SWEEP PUBLIC STREETS IN THE VICINITY OF THE SITE.

ADDITIONAL REFERENCES:

1. CALIFORNIA NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY – WATER QUALITY ORDER 2009-0009-DWQ
2. CALIFORNIA NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITIES – WATER QUALITY ORDER NO. 97-03-DWQ
3. VENTURA COUNTY MUNICIPAL STORMWATER NPDES PERMIT NO. CAS004002
4. VENTURA COUNTY STORMWATER MANAGEMENT PLAN



GRAVEL BAG DESILTING BASIN (1) — NTS

LEGEND:

- INSTALL FIBER ROLL BARRIER PER CALIFORNIA STORMWATER BMP HANDBOOK DETAIL SE-5 AND DETAIL "c" ON SHEET 4
- SILT FENCE LOCATION – INSTALL PER CALIFORNIA STORMWATER BMP HANDBOOK DETAIL SE-1 AND DETAIL "B" ON SHEET 4.
- STABILIZED CONSTRUCTION ENTRANCE – CONSTRUCT PER CALIFORNIA STORMWATER BMP HANDBOOK TC-1 AND DETAIL "C" ON SHEET 4.
- GRAVEL BAG DE-SILTING BASIN – CONSTRUCT PER CALIFORNIA STORMWATER BMP HANDBOOK AND DETAIL 1 HEREON.

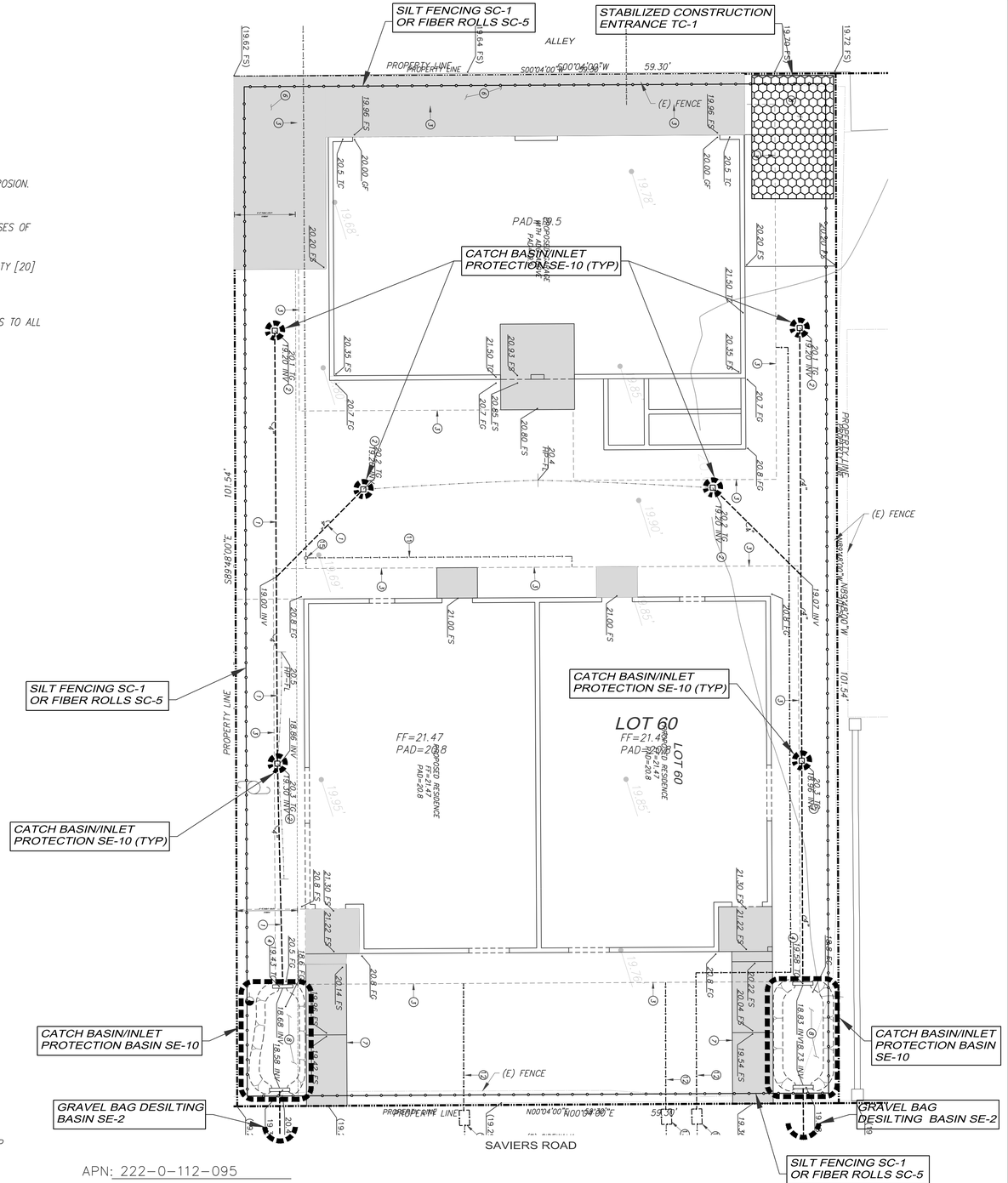
NOTE:

1. CONTRACTOR SHALL NOT REDUCE INFILTRATION CAPACITY OF SOIL IN PERCOLATION BASIN THROUGH COMPACTION OR BY USING IT AS SEDIMENT TRAP. CARE MUST BE TAKEN TO KEEP SOILS OUT OF BASIN, CDS, OTHER POST-CONSTRUCTION TREATMENT DEVICES DURING CONSTRUCTION TO PREVENT CLOGGING.
2. THE ENTIRE SITE IS CONSIDERED A SINGLE DRAINAGE AREA.

NORTH

6' 3' 0' 6' 12'

GRAPHIC SCALE: 1"=6'



APN: 222-0-112-095

811 Know what's below. Call before you dig.

PREPARED BY:

W.O. 10619.000

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RANDY W. TOEDTER R.C.E. 37316 DATE

REGISTERED PROFESSIONAL ENGINEER — RANDY W. TOEDTER — No. 37316 — exp. 6-30-24 — CIVIL — STATE OF CALIFORNIA

REVISIONS

MARK	DATE	DESCRIPTION	BY

REVIEWED BY: _____ DATE _____ _____ DATE _____

CITY OF OXNARD CALIFORNIA — DEVELOPMENT SERVICES DEPARTMENT

EROSION & SEDIMENT CONTROL PLAN
5305 S. SAVIERS RD. OXNARD, CA

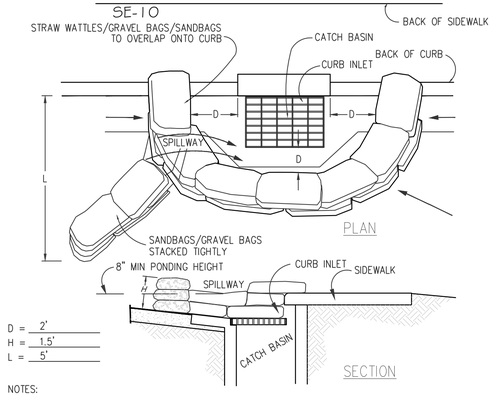
APPROVED: _____
CITY ENGINEER R.C.E. EXP. DATE DATE

SCALE: HORIZ.: NONE VERT: NONE
DESIGN BY: R.W.T.
CHECKED BY: R.W.T.

SHEET No. EC1 EC2 OF
DRAWING NUMBER XX-XXA

A CATCH BASIN/INLET PROTECTION

SE-10



D = 2'
H = 1.5'
L = 5'

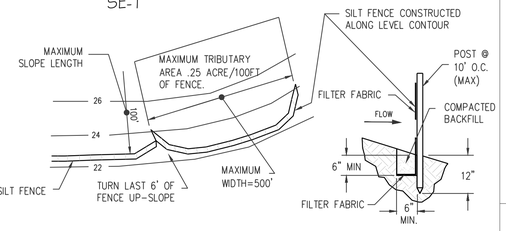
NOTES:

1. CATCH BASIN/INLET PROTECTION SHALL BE INSTALLED WHEREVER THERE IS A POTENTIAL OF STORMWATER OR NON-STORMWATER BEING DISCHARGED INTO IT.
2. INLET PROTECTION IS REQUIRED ALONG WITH OTHER POLLUTION PREVENTION MEASURES SUCH AS; EROSION CONTROL, SOIL STABILIZATION, AND MEASURES TO PREVENT TRACKING ONTO PAVED SURFACES.
3. MODIFY INLET PROTECTION AS NEEDED TO AVOID CREATING TRAFFIC HAZARDS.
4. 5. INCLUDE INLET PROTECTION MEASURES AT HILLSIDE V-DITCHES AND MISC. DRAINAGE SWALES.
6. INLET PROTECTION SHALL BE INSPECTED AND ACCUMULATED SEDIMENTS REMOVED. SEDIMENT SHALL BE DISPOSED OF PROPERLY AND IN A MANNER THAT ASSURES THAT THE SEDIMENT DOES NOT ENTER THE STORM DRAIN SYSTEM.
7. DAMAGED BAGS SHALL BE REPLACED IMMEDIATELY.

ADDITIONAL SANDBAG SEDIMENT TRAPS SHALL BE PLACED AT INTERVALS AS INDICATED ON SITE PLAN.

B SILT FENCE

SE-1

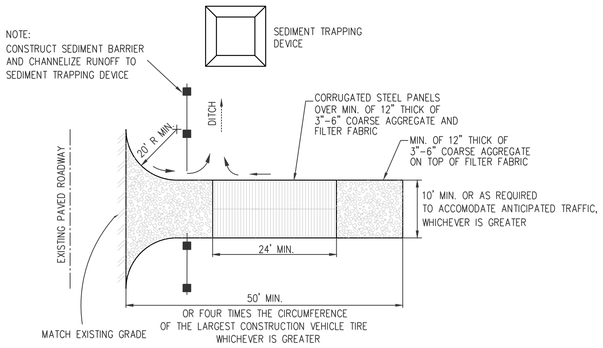


NOTES:

1. CONSTRUCT THE SILT FENCE ALONG A LEVEL CONTOUR.
2. SILT FENCES SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
3. PROVIDE SUFFICIENT ROOM FOR RUNOFF TO POND BEHIND THE FENCE AND ALLOW SEDIMENT REMOVAL EQUIPMENT TO PASS BETWEEN THE SILT FENCE AND TOE OF SLOPE OR OTHER OBSTRUCTIONS. ABOUT 1200 SQ. FT. OF PONDING AREA SHALL BE PROVIDED FOR EVERY ACRE DRAINING TO THE FENCE.
4. TURN THE ENDS OF THE FILTER FENCE UPHILL TO PREVENT STORMWATER FROM FLOWING AROUND THE FENCE.
5. LEAVE AN UNDISTURBED OR STABILIZED AREA IMMEDIATELY DOWNSLOPE FROM THE FENCE.
6. DO NOT PLACE IN LIVE STREAM OR INTERMITTENTLY FLOWING CHANNELS.
7. WHEN STANDARD FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS.
8. REFER ALSO TO BMP SE-1 FROM 2015 CALIFORNIA STORMWATER B.M.P. HANDBOOK FOR CONSTRUCTION.

C STABILIZED CONSTRUCTION ENTRANCE

TC-1



NOTES:

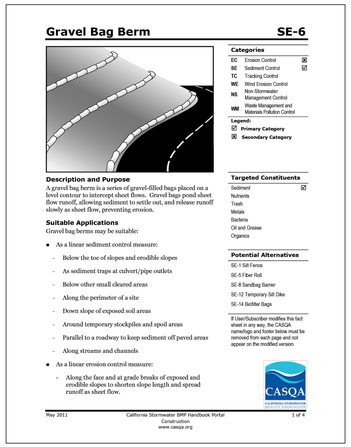
1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC ROADS. DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
   A. LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT OF WAY, STREET, ALLEY, AND SIDEWALK OR PARKING AREA.
   B. A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS", AND/OR MIN 3"-6" COARSE AGGREGATE WITH LENGTH, WIDTH & THICKNESS AS NEEDED TO ADEQUATLY PREVENT ANY TRACKING ONTO PAVED SURFACES.
3. ADDING A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.

STREET MAINTENANCE

NOTES:

1. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
2. SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
3. PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

I GRAVEL BAG BERM



Gravel Bag Berm SE-6

Description and Purpose
A gravel bag berm is a series of gravel-filled bags placed on a level contour to intercept sheet flows. Gravel bags pond sheet flow runoff, allowing sediment to settle out, and release runoff slowly as sheet flow, preventing erosion.

Suitable Applications
Gravel bag berms may be suitable:

- As a linear sediment control measure:
  - Below the toe of slopes and erodible slopes
  - As sediment traps at culvert/pipe outlets
  - Below other small cleared areas
  - Along the perimeter of a site
  - Down slope of exposed soil areas
  - Around temporary stockpiles and spoil areas
  - Parallel to a roadway to keep sediment off paved areas
  - Along streams and channels
- As a linear erosion control measure:
  - Along the face and at grade breaks of exposed and erodible slopes to shorten slope length and spread runoff as sheet flow.

Categories

EC	Erosion Control	☒
SE	Sediment Control	☑
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives
SE-1 Silt Fence
SE-5 Fiber Roll
SE-8 Sandbag Barrier
SE-12 Temporary Silt Dike
SE-14 Biofilter Bags

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May 2011 — California Stormwater BMP Handbook Portal Construction www.casqa.org — 1 of 4

D MATERIAL STORAGE AND DELIVERY

WM-3

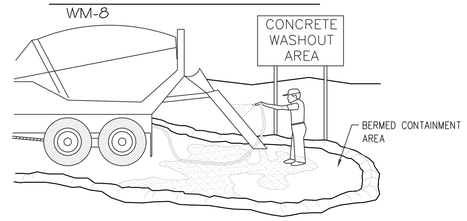
APPLY BMP WM-1 FROM THE 2015 CALIFORNIA STORMWATER BMP HANDBOOK FOR CONSTRUCTION AVAILABLE AT www.cabmphandbooks.com.

MINIMUM REQUIREMENTS FROM WM-1:

1. MATERIAL DELIVERY AND STORAGE AREAS SHOULD BE LOCATED NEAR THE CONSTRUCTION ENTRANCES, AWAY FROM WATERWAYS OR DRAINAGE PATHS. PREFERRED METHOD OF MATERIAL STORAGE IS INDOORS WITHIN EXISTING STRUCTURES OR SHEDS WHEN AVAILABLE. AT A MINIMUM, MATERIAL STORAGE AREA SHALL BE SURROUNDED WITH PROTECTIVE BERMS.
2. MATERIALS SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS AND THE ORIGINAL PRODUCT LABELS SHOULD BE MAINTAINED IN PLACE IN A LEGIBLE CONDITION.
3. MATERIALS SHOULD BE STORED ON PALLETS AND SHOULD NOT BE ALLOWED TO ACCUMULATE ON THE GROUND. SECONDARY CONTAINMENT SHALL BE PROVIDED, WHEN POSSIBLE, TO PROVIDE PROTECTION FROM WIND AND RAIN, MATERIALS SHOULD BE COVERED DURING NON-WORKING DAYS AND PRIOR TO AND DURING RAIN OR WIND EVENTS.
4. EMPLOYEES AND SUBCONTRACTORS SHALL BE TRAINED ON PROPER MATERIAL DELIVERY AND STORAGE PRACTICES AND IN EMERGENCY SPILL CLEANUP PROCEDURES.

E CONCRETE WASTE MANAGEMENT

WM-8

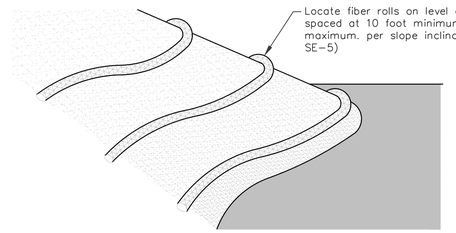


NOTES:

1. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
2. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED ON SITE.
3. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.
4. CONCRETE WASHOUT AREA SHALL BE LINED WITH A MINIMUM 10 MIL. POLYETHYLENE SHEETING. REFER TO BMP #WM-8 FROM THE 2015 CALIFORNIA CONSTRUCTION BMP HANDBOOK

G FIBER ROLL BARRIER

SE-5

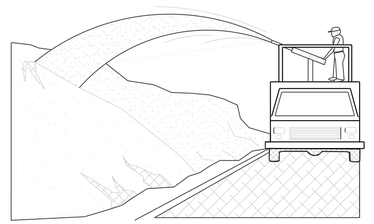


Fiber rolls may be suitable:

1. Along the toe, top, and at grade breaks of exposed erodible slopes to shorten slope length and spread runoff as sheet flow.
2. At the end of a downward slope where it transitions to a steeper slope.
3. Along the perimater of a project.
4. As check dams in unlined ditches with minimal grade.
5. Down-slope of exposed areas.
6. At operational storm drains as a form of inlet protection.

F EROSION CONTROL

EC-4

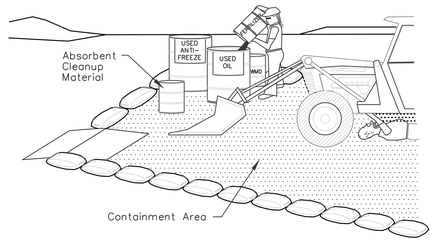


NOTES:

1. SOIL/SLOPE STABILIZATION PRACTICES SHALL BE DESIGNED TO PRESERVE EXISTING VEGETATION WHERE FEASIBLE AND TO REVEGETATE OPEN AREAS AS SOON AS FEASIBLE AFTER GRADING. THESE CONTROL PRACTICES SHALL INCLUDE TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, SOD STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, OR OTHER SOIL STABILIZATION PRACTICES.
2. SOIL STABILIZATION SHALL BE IMPLEMENTED ON ALL INACTIVE DISTURBED AREAS FROM OCTOBER 1 THRU APRIL 15 AND ON ALL DISTURBED AREAS DURING A RAIN EVENT OR POTENTIAL RAIN.
3. STABILIZATION PRACTICES SHALL CONTROL/PREVENT EROSION FROM THE FORCES OF WIND AND WATER.
4. STABILIZATION PRACTICES SHALL BE IMPLEMENTED IN CONJUNCTION WITH SEDIMENT TRAPPING/ FILTERING PRACTICES AND PRACTICES TO REDUCE THE TRACKING OF SEDIMENT ONTO PAVED ROADS.
5. WHEN USING STRAW MULCHING, THE MINIMUM APPLICATION SHALL BE 2 TONS/ACRE. MULCH MUST BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR WATER.
6. WHEN USING HYDROSEEDING/MULCHING, THE MINIMUM APPLICATION OF WOOD FIBER SHALL BE 1,500 LBS/ACRE, THAT DOES NOT CONTAIN MORE THAN 50 PERCENT NEWSPRINT.
7. FOR SEEDING RECOMMENDATIONS, CONTACT: USDA, NATURAL RESOURCES CONSERVATION SERVICE OR VENTURA COUNTY RCD.
8. FOR DETAILED BMPs, SEE BMP EC-1 THROUGH EC-13 FROM 2015 CALIFORNIA STORMWATER BMP HANDBOOK FOR CONSTRUCTION..

H EQUIPMENT REPAIR/MAINTENANCE

NS-10



Notes:

1. Leaking vehicles and equipment shall not be allowed on-site. Equipment and vehicles shall be inspected frequently for leaks and shall be repaired immediately. Clean up spills and leaks promptly with absorbent materials; do not flush with water.
2. Vehicles and equipment shall be maintained, and repaired on-site only in designated areas. Prevent run-on and run-off from designated areas. Containment devices shall be provided and areas shall be covered if necessary.
3. Designate on-site vehicle and equipment maintenance areas, away from storm drain inlets and watercourses.
4. Always use secondary containment, such as a drain pan or drop cloth, to catch spills and leaks when removing or changing fluids.
5. Legally dispose of used oils, fluids, and lubricants.
6. Provide spill containment dikes or secondary containment around stored oil, fuel, and chemical drums.
7. Maintain an adequate supply of absorbent spill cleanup materials in designated area.

APN: 222-0-112-095

PREPARED BY: W.O. 10619.000

RWC-LLC
ENGINEERING & LAND PLANNING DIVISION
216 N. 8th STREET, SANTA PAULA, CA 93061
P: (805) 671-9811 E: RANDY@RWC-LLC.COM

RANDY W. TOEDTER R.C.E. 37316 DATE

REGISTERED PROFESSIONAL ENGINEER — RANDY W. TOEDTER — No. 37316 — Exp. 6-30-24 — CIVIL — STATE OF CALIFORNIA

REVISIONS

MARK	DATE	DESCRIPTION	BY

REVIEWED BY: DATE

DATE

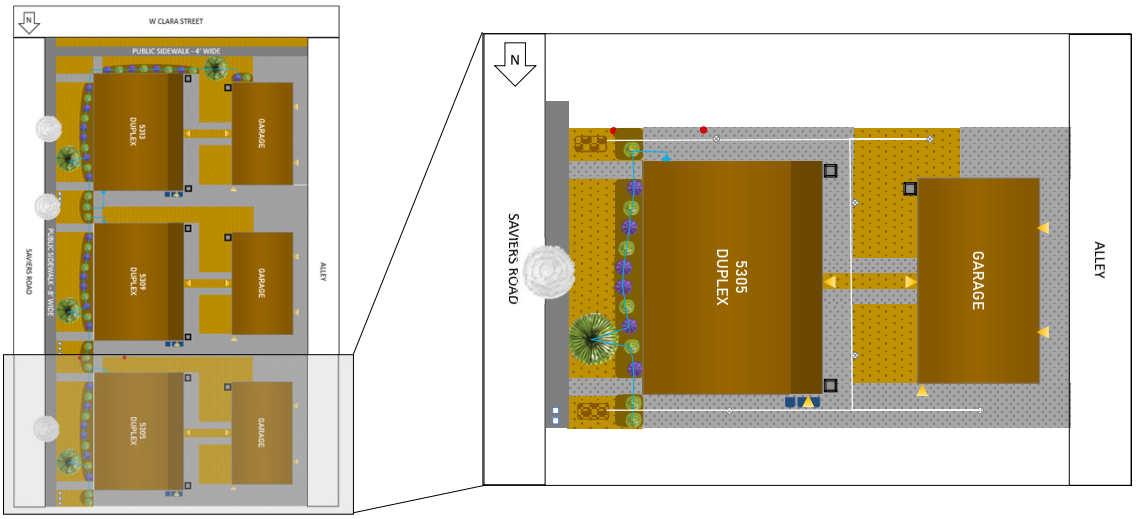
CITY OF OXNARD CALIFORNIA — DEVELOPMENT SERVICES DEPARTMENT

EROSION CONTROL DETAILS
5305 S. SAVIERS RD. OXNARD, CA

APPROVED:
CITY ENGINEER R.C.E. EXP. DATE DATE

SCALE: HORIZ.: NONE VERT.: NONE
DESIGN BY: R.W.T.
CHECKED BY: R.W.T.

SHEET No. EC2 EC2 OF
DRAWING NUMBER XX-XXA



SYMBOL KEY

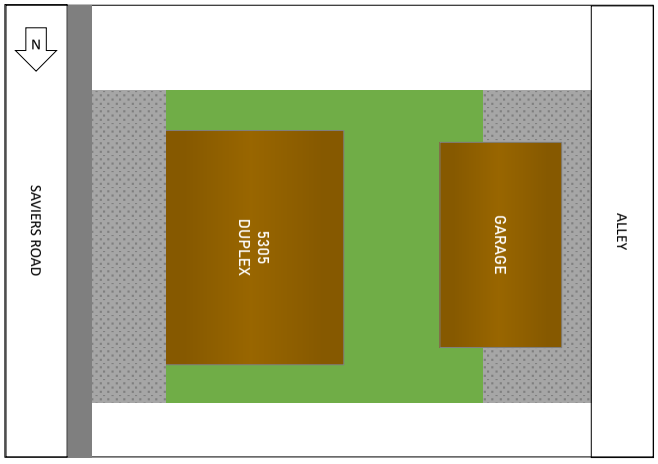
- Decomposed Granite
- Mulch (wood, brown)
- Retention Bed with drain [1]
- Concrete Pavement [2]
- Lavender (Lavandula Angustifolia) – 5 gallon
- Rosemary (Rosmarinus Officinalis) – 5 gallon
- Fruitless Olive Tree (Olea Europaea) – 36" Box
- Existing tree in parkway, maintained by city
- New water meter
- Irrigation control equipment [3]
- Irrigation line [4]
- Stormwater drain line[5]
- Stormwater Drain with grate [6]
- Existing utility pole on ground
- Exterior light fixture [7]
- Trash receptacle storage [8]
- AC Condenser [9]

NOTES

[1] Drainage to be completed in accordance with Drainage Report and Fine Grading Plan designed by RWC-LLC.
[2] Concrete pavement will be 2500 PSI.
[3] Orbit 4-station Indoor/outdoor Irrigation Controller (Model 57894)
[4] ½" drip irrigation tubing with adjustable emitter dripper (0 – 14 gallons per hour) at each plant
[5] 4" diameter PVC SDR 35 Drain Line (S = 0.5% Min), in accordance with Drainage Report and Fine Grading Plan designed by RWC-LLC.
[6] 6square inch drain with flat or atrium grate, in accordance with Drainage Report and Fine Grading Plan designed by RWC-LLC.
[7] Westinghouse 1-Light LED Wall Fixture White Finish with Frosted Opal Glass (Item 6106800) or similar. Luminaires shall be LED with flat lenses and parallel to the ground. Outdoor lighting instruments shall be on a dedicated circuit and operate from dusk to dawn.
[8] Trash, recycle and green waste service to be provided by the city of Oxnard. Each will be a 90-gallon tote. The trash receptacle storage space will be screened by 5-gallon plants.
[9] Goodman 2 Ton 14 SEER Air Conditioning Condenser (Model GSX140241) or similar. AC condensers are over five feet from property line. The dba at property line will be less than or equal to 55 decibels.
[10] There is no existing landscaping on the property. No plants or trees will be removed as part of construction. The landscaping will comply with the applicable Parks Landscape Standards and Water Conserving Landscape Ordinance.
[11] The foundations for the structures located inside or immediately adjacent to Public Utility Easements (eg. Fences and Buildings) shall be designed to allow utility excavation in the area.

	AREA (SF)	AREA (%)
TOTAL LOT	6021 SF	100%
BUILDING FOOTPRINT	2652.5 SF	44.05%
DECOMPOSED GRANITE AREA	1463.3 SF	24.30%
CONCRETE PAVED AREA	1757.3 SF	29.19%
MULCH BEDS	147.9 SF	2.46%

	REQUIRED	PROPOSED
GARAGE PARKING	4 spaces	4 spaces
COVERED PARKING	0 spaces	0 spaces
DRIVEWAY PARKING	0 spaces	0 spaces
VISITOR PARKING	2 spaces	2 spaces
TOTAL	6 spaces	6 spaces



	AREA (SF)	AREA (%)
TOTAL LOT	6021 SF	100%
REQUIRED INTERIOR YARD SPACE	1806.3 SF	30%
INTERIOR YARD [1]	1886 SF	31.32%

NOTES

[1] The interior yard space is a contiguous area between the required front yard setback and the rear property line. The area exceeds the minimum dimension of 15' x 15'. The interior yard space is completely separate from any area required for automobile circulation.

L1	CONCEPTUAL LANDSCAPE PLAN	DATE: 07/04/2024	Responsible Party: Carlos Lopez	Duplex, ADU & Garage at 5305 S. Saviers Rd. Oxnard, CA 93033

NOTICE OF EXEMPTION (NOE)

☐ **To:** Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: City of Oxnard
Community Development Department
214 South C Street
Oxnard, CA 93030

☐ **To:** Ventura County Clerk-Recorder &
Registrar of Voters
Hall of Administration, Main Plaza
800 South Victoria Avenue,
Ventura, CA 93009-1260

Project Title: 5305 Saviers Road Duplex

Project Applicant: Emmanuel Lopez

Project Location - Specific: 5305 Saviers Road, Oxnard, CA, 93033, Ventura County, APN 222-0-112-095.

Description of Nature, Purpose and Beneficiaries of Project: Planning and Zoning Permit No. 24-540-03 (Planned Development Permit): A request for approval of a Planned Development Permit (PD) for the construction of a new 3,326 square foot two-story duplex building consisting of two 1,663 square foot attached two-story units and a 990 square foot detached four car garage with a detached 990 square foot ADU above the garage on a 5,662 square foot (0.13 acre) vacant parcel located at 5305 Saviers Road, within the Garden Apartment - Planned Development (R-3-PD) zone. Filed by Emmanuel Lopez on behalf of property owner Carlos Lopez, PO Box 882, Simi Valley, CA 93062.

Name of Public Agency Approving Project (Lead Agency): City of Oxnard

Name of Person or Agency Carrying Out Project (Applicant): Emmanuel Lopez, Designated Agent

Exempt Status: (check one):

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☑ Categorical Exemption: Section 15303
- ☐ Statutory Exemptions. State code number:

Reason(s) why project is exempt: In accordance with § 15303, Class 3 of the State CEQA Guidelines, projects involving "the construction of new, small facilities or structures, including those up to 10,000

square feet in urban areas" may be found to be exempt from the requirements of the California Environmental Quality Act (CEQA). This proposal includes construction of a 3,326 square foot two-story duplex building and a 1,980 square foot detached building containing a four car garage on the bottom floor and an ADU on the top floor. The parcel is in an urban area surrounded by developed residential lots. No environmentally sensitive areas are on or adjacent to the vacant property. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption.

Lead Agency Contact Person: Daniel Houck, Associate Planner, 805-385-7556

_____ _____

Joe Pearson II, AICP
Planning and Environmental Services Manager
City of Oxnard

Date

Note: Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

RESOLUTION NO. 2025–XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 24-540-03 (PLANNED DEVELOPMENT PERMIT) TO CONSTRUCT A NEW 3,326 SQUARE FOOT TWO-STORY DUPLEX BUILDING CONSISTING OF A 990 SQUARE FOOT DETACHED GARAGE AND A 990 SQUARE FOOT ADU ABOVE THE GARAGE AT 5305 SAVIERS ROAD (APN: 222-0-112-095), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY EMMANUEL LOPEZ ON BEHALF OF PROPERTY OWNER CARLOS LOPEZ PO BOX 882, SIMI VALLEY, CA, 93062.

WHEREAS, on March 6, 2023, Emmanuel Lopez on behalf of property owner Carlos Lopez (the **"Applicant"** and/or **"Permittee"**), submitted a request to construct a new 3,326 square foot two-story duplex building consisting of two 1,663 square foot two-story units and a 990 square foot detached garage with a 990 square foot ADU above the garage on a 5,662 square foot (0.13 acre) vacant parcel located at 5305 Saviers Road; and

WHEREAS, on February 6, 2025, the Planning Commission of the City of Oxnard (**"Planning Commission"**) conducted a duly noticed public hearing to consider Applicant's request to approve Planning and Zoning Permit No. 24-540-03 (Planned Development Permit) to construct a new 3,326 square foot two-story duplex building consisting of two 1,663 square foot two-story units and a 990 square foot detached garage with a 990 square foot ADU above the garage (the **"Project"**) in accordance with Section 16-271 and Section 16-530 through 16-553 of Oxnard City Code; and

WHEREAS, Section 16-540 of the Oxnard City Code authorizes the Planning Commission to approve a Planned Development Permit; and

WHEREAS, the Project has been reviewed by members of the Development Advisory Committee (DAC) and those members have prepared conditions of approval that are incorporated within the recommended permit; and

WHEREAS, the Planning Commission finds that the Project conforms to the City of Oxnard 2030 General Plan elements thereof and the Oxnard City Code for the reasons set forth in the Planning Commission Staff Report; and

WHEREAS, the Planning and Environmental Services Division has completed a preliminary environmental assessment of the Project in accordance with the California Environmental Quality Act (CEQA) and determined that the Project is subject to a Class 3 Categorical Exemption (Section 15303). Further, the project does not trigger any of the Exceptions to the Exemptions (Section 15300.2) to defeat the Exemption:

(a) **Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -- a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply to all instances,**

except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

The project site has a General Plan land use designation of Residential Low Medium and a zoning designation of Garden Apartment - Planned Development. The project is completely surrounded by urban residential development and is proposing to construct development of a similar character. The project site and adjacent sites do not contain any known environmental resource of hazardous or critical concern. Therefore, the project will have no impact on an environmental resource of hazardous or critical concern.

(b) **Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.**

The proposed residential development of a two-story duplex and two-story garage containing an accessory dwelling unit on the top floor is consistent with adjacent development and development that is permissible through the zoning code on this property. The project is consistent with the General Plan standards and Oxnard City Code. The development is compatible with the physical scale and character of allowable development in the project area. Any projects requiring discretionary approval would be analyzed with the General Plan and the Oxnard City Code for consistency and CEQA for any potential impacts. Therefore, the project will have no significant cumulative impact.

(c) **Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.**

The proposed residences will not result in an unusual circumstance that would cause the project to have a significant effect on the environment. The project will not alter the urban character of the surrounding development and the property does not contain any unusual environmental characteristics as the property is generally surrounded on all sides by residential development. The proposed project would maintain the character of adjacent development. Therefore, the project will not have a significant effect on the environment due to unusual circumstances.

(d) **Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements, which are required as mitigation by an adopted negative declaration or certified EIR.**

The project is along Saviers Road, which is not a local scenic road, along that stretch and is not located in or adjacent to a State designated scenic highway. The project is not taller or vastly different in physical character than adjacent residential uses in the vicinity. Therefore, it won't have a significant impact on scenic resources.

(e) **Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site, which is included on any list compiled pursuant to Section 65962.5 of the Government Code.**

The proposed project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code.

(f) **Historical Resources. A categorical exemption shall not be used for a project, which may cause a substantial adverse change in the significance of a historical resource.**

The project does not contain an existing or potential landmark, point of interest, or historic resource, and it is not loathed within an existing proposed or potential Historic District. The existing vacant parcel does not have any significant architecture or known historical significance. No physical improvements are proposed to an existing building at this time. Therefore, the proposed project will not cause a substantial adverse change in the significance of a historical resource.

WHEREAS, the Planning Commission finds after due study and deliberation that the applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this Resolution as being a reasonable manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work, visit or live in this development in particular; and

WHEREAS, the Planning Commission finds that the Applicant agrees as a condition of this Resolution that at its own expense, to indemnify defend (with counsel selected by the City in its discretion) and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of this Resolution or any actions or proceedings, acts or determinations taken, done or made before the approval of this resolution that were part of the approval process.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF OXNARD:

SECTION 1. Based on the entire record before the Planning Commission and all written and oral evidence presented, including the Planning Commission Staff Report and all attachments thereto, the Planning Commission finds:

(1) The proposed use is in conformance with the City of Oxnard 2030 General Plan and the elements thereof and other adopted standards.

The proposed use is located on a property with a General Plan designation of Residential Low Medium, which would be a compatible zone for this use. It also is consistent with the goals of expanding housing options and prioritizing infill development. Thus, the proposed use is in conformance with the City of Oxnard 2030 General Plan and the elements thereof and other adopted standards. Additionally, this residential development is consistent with Chapter 16 of the zoning code, allowing multi-family residential such as duplexes as well as development of accessory dwelling units within the R-3 Garden Apartment zone. The zoning designation also carries the Planned Development additive zone. Under this additive zone, a Special Use Permit is necessitated and processed as a Planned Development Permit despite the project being processed as a Development Design Review only under the base zoning designation. The project is consistent with the standards of the Garden Apartment and the Planned Development zone and can be as proposed.

(2) The proposed use will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.

The proposed residential at the site will likely increase the traffic potential, however, the land will become more similar in character with the adjacent uses on Saviers Road, which are also duplexes and multi-family residential. The project proposes multiple garage spaces and visitor spaces on the site, which will help decrease potential parking issues. The location, height and bulk of the proposed use and buildings will not materially affect the nearby uses, buildings or structures, or the public health, safety or general welfare.

(3) The site for the proposed use is adequate in size and shape to accommodate the setbacks, parking, landscaping, and other City standards except as may be specifically excepted by the special findings and conditions of this Resolution.

The project site is vacant, but the proposed buildings can be built without impeding into the required setbacks. Parking at the required rate by Oxnard City Code is supplied on the subject property for both the proposed number of garage spaces and the amount of visitor spaces. The site is adequate in size for the proposed development to be built and meet all requirements of the Oxnard City Code.

(4) The site for the proposed use will be served by streets and highways adequate in width and structure to carry the kind and quantity of traffic such use will generate.

The development is located along a major thoroughfare in the City (Saviers Road) and as described in Section 6 of the Planning Commission Staff Report, the Project will construct its access from the alley. There will be minimal traffic impact as anticipated traffic is consistent with a small scale residential development. The site has sufficient access to streets and highways that are adequate in size and will not cause issues on Saviers Road with traffic entering and exiting from the alley and West Clara Street.

(5) The site for the proposed use will be provided with adequate sewerage, water, fire protection and storm drainage facilities.

The Project is considered infill development that has been found to be consistent with anticipated development for this site. Furthermore, the Project will be served by existing water and sewer connections. Engineering has conditioned the project to be consistent with public services and drainage requirements. The Fire Department will ensure compliance with fire code during the building permit process due to the small scale of the development, which is consistent with other small residential entitlements and building permits that do not require a planning entitlement.

SECTION 2. The Planning Commission, in accordance with the California Environmental Quality Act (CEQA), determines that the Project (construction of a two-story duplex and a two-story garage) will not have a significant impact on the environment and is categorically exempt from CEQA pursuant to Article 19, § 15303 (Class 3 - New Construction) of the State CEQA Guidelines. These sections pertain to projects characterized as new, small facilities. The Planning Commission has determined that there is no substantial evidence that the project will have a significant effect on the environment and no Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. The Planning and Environmental Services Division is hereby authorized and directed to file a Notice of Exemption with the Ventura County Clerk pursuant to § 15602 of the State CEQA Guidelines within five (5) working days of passage, approval and adoption of this Resolution.

SECTION 3. Based on the findings set forth herein, the Planning Commission hereby approves Planning and Zoning Permit 24-540-03 (Planned Development Permit), subject to the attached conditions of approval.

SECTION 4. The decision of the Planning Commission shall be final unless an appeal of the action is filed in accordance with the provisions of Section 16-545 of the Oxnard City Code.

SECTION 5. The Secretary shall certify the adoption of this Resolution.

CONDITIONS OF APPROVAL

Note: The abbreviations below identify the City department or division responsible for determining compliance with these standard conditions. The first department or division listed has responsibility for compliance at plan check, the second during inspection and the third at final inspection, prior to issuance of a certificate of occupancy, or at a later date, as specified in the condition. If more than one department or division is listed, the first will check the plans or inspect the project before the second confirms compliance with the condition. The italicized code at the end of each condition provides internal information on the source of each condition: Some are standard permit conditions (e.g. *G-1*) while some are taken from environmental documents (e.g. *MND-S2*).

DEPARTMENTS AND DIVISIONS			
CA	City Attorney	PL	Planning Division
DS	Dev Services/Eng Dev/Inspectors	TR	Traffic Division
PD	Police Department	B	Building Plan Checker
SC	Source Control	FD	Fire Department
PK	Landscape Design	CE	Code Compliance

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, *G-1*).

2. This permit is granted for the plans dated February 6, 2025, ("the plans") on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Planning and Environmental Services Manager ("Planning Manager") or a major modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A major modification shall be required for substantial changes or increases in such items. (PL, *G-2*)

3. This permit shall automatically become null and void 36 months from the date of its issuance, unless Developer has diligently developed the proposed project, as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements. A one time extension to this permit may be granted for a maximum of 12 additional months. The request for the extension shall be applied for prior to the expiration of the permit (PL, *G-3*)

4. All required off-site and on-site improvements for the Project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Development Services

Manager allows Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, *G-4*)

5. By commencing any activity related to the Project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, *G-5*)

6. Developer agrees, as a condition of adoption of this Resolution, at Developer's own expense, to indemnify, defend (with counsel selected by the City in its discretion) and hold harmless the City and its agents, officers, and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the Resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such Resolution that were part of the approval process. (CA, G-6).

7. Any covenants, conditions, and restrictions (CC&Rs) applicable to the Project property shall be consistent with the terms of this permit and the City Code. If there is a conflict between the CC&Rs and the City Code or this permit, the City Code or this permit shall prevail. (CA, *G-7*)

8. Developer shall complete the "Notice of Land Use Restrictions and Conditions" form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, Developer shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL, *G-8*)

9. Developer shall provide off-street parking for the Project, including the number of spaces, stall size, paving, striping, location, and access, as required by the City Code. (PL/B, *G-9*)

10. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, *G-11*)

11. Developer shall not permit any combustible refuse or other flammable materials to be burned on the Project property, unless allowed in writing by the Fire Chief. (FD, *G-12*)

12. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the Project property, except as provided in a permit issued by the Fire Chief. (FD, *G-13*)

13. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, *G-14*)

14. Prior to issuance of building permits, Developer shall correct all violations of the City Code existing on the Project property for which the Code Compliance Division has open cases,

unless the permit to be issued is for the correction of any remaining open code cases (PL, *G-15*).

LANDSCAPE STANDARD CONDITIONS

15. Prior to issuance of building permits or the proposed use is initiated, whichever comes first, Developer shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Development Services Division and obtain approval of such plans. (PK/DS, *PK-2*)

16. Prior to issuance of a certificate of occupancy, Developer shall install landscape and automatic irrigation systems that have been approved by the Parks and Facilities Superintendent. (PK, *PK-3*)

17. Developer shall properly maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of Developer to do so may result in the revocation of this permit and initiation of legal proceedings against Developer to ensure compliance (PK, *PK-4*)

18. Prior to the issuance of City issues a certificate of occupancy, Developer shall provide a watering schedule to the building owner or manager and to the Planning Division or designee. The irrigation system shall include automatic rain shut-off devices, or instructions on how to override the irrigation system during rainy periods. (PK, *PK-5*)

19. All trees planted or placed on the property by Developer shall be at least 24-inch-box size. All shrubs and vines shall be at least five-gallon size, except as otherwise specified by this permit. (PK, *PK-6*)

20. At the time of landscape plan check submittal, the landscape planting and irrigation plans shall comply with the current title 23 Model Water Efficient Landscape Ordinance (MWELO). (PK, PK-7.1)

21. Developer's landscape plans for houses shall show, where appropriate, a typical landscape and irrigation treatment for north, south, east or west site orientation, for corner lots as well as internal lots. (PK, *PK-9*)

22. Developer shall provide an automatic irrigation controller and a written seasonal watering schedule for all front yard and street side yard landscaping. The watering schedule shall include variations for seasonal changes, sun and shade exposure of plants, type of plants, duration and frequency of irrigation, and suggestions as to how to conserve water. As part of the landscape plan check submittal process, the Parks and Facilities Superintendent shall review the sufficiency of instructions for the operation of the irrigation controller and the watering schedule cycles. (PK, *PK-11*)

23. At the time of occupancy of each dwelling unit, Developer shall review with and provide instructions to each occupant concerning the irrigation controller operation and the watering schedule. (PK, *PK-12*)

24. Developer shall install sod or a drought tolerant species approved and identified in the City's low water use handout in the lawn areas of all front yards and street side yards. (PK, *PK-13*)

25. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK, *PK-22*)

26. At time of submittal to the Building and Engineering Division for plan check, Developer's Landscape Architect or Architect shall provide the City with written confirmation that they have reviewed the civil engineering construction drawings and that the NPDES requirements are not in conflict with meeting the City's landscape requirements. (PK, PK-23)

27. Prior to issuance of the third certificate of occupancy, Developer shall submit the final "as planted" Landscape Plan to the Planning Manager that includes: 1) WOCALS values for all trees and shrubs selected for the Project, 2) total landscape square footage, and 3) water compliance calculations and a statement that "all landscaping and irrigation comply with Ordinance No. 2822, which adopted the City of Oxnard Landscape Water Conservation Standards, and applicable water conservation requirements of the State of California". (PK)

28. The applicant shall include at least one 24" box size (minimum) tree within the front yard and street side yard. The tree shall be selected from "Table 10. Recommended Species Palette" of the "Tree Program Review" dated December 2021 and prepared by Dudek on behalf of the City of Oxnard. Trees shall be installed in conformance with minimum spacing and planter space standards. A priority shall be given to plans with Low and Very Low WUCOLs rating and are utility friendly.

29. Consistent with the City Council Resolution 15,569 which declared a continuance of the Stage 2 water shortage condition within the City of Oxnard, the project is required to implement and maintain the mandatory water conservation requirements for as long as City Council Resolution 15,569 is in effect or is amended/replaced by the City of Oxnard.

30. The required front yard along Saviers Road shall be landscaped with a combination of trees, shrubs, organic and inorganic ground cover, or lawn. Trees and shrubs must occupy a minimum of 25% of these required yard areas and be equally dispersed amongst other landscaping types. Inorganic ground cover such as decomposed granite, crushed rock, gravel, river rock, and/or boulders, shall not exceed 75% of the required landscaped area. Lawn also shall not exceed 75% of the required landscaped area, and a drought tolerant variety of grass must be specified. Landscape plans are subject to the approval of the Planning Manager.

PLANNING DIVISION STANDARD CONDITIONS

31. Plans submitted by Developer with building permit applications shall show on the building elevation sheets all exterior building materials and colors, including product and finish manufacturer name, color name and number, and surface finish type (such as: stucco with sand finish, plaster with smooth finish) to be used in construction. (PL/B, PL-1)

32. Any application for a Minor Modification to the project shall be accompanied by four copies of plans reflecting the requested modification, together with applicable processing fees. (PL, *PL-2*)

33. Before the City issues building permits, Developer shall include a reproduction of all conditions of this permit as adopted by resolution of the Planning Manager in all sets of construction documents and specifications for the project. (PL, *PL-3*)

34. Before the City issues building permits, Developer shall provide to the Planning Division Manager color photographic reductions (8 1/2" by 11") of full-size colored elevations and any other colored exhibit approved by the Director. Developer may retain the full-size colored elevations after the reductions are so provided. (PL, *PL-4*)

35. Developer may not modify any use approved by this permit unless the Planning Division Manager determines that Developer has provided the parking required by the City Code for the modified use. (PL, PL-7)

36. During construction, Developer shall control dust by the following activities:
    a. All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code section 23114, with special attention to sub sections 23114(b)(2)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.
    b. All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible. (B/DS, *PL-12*)

37. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)

38. During construction, Developer shall water the area to be graded or excavated prior to commencement of grading or excavation operations. Such application of water shall be at least twice per day and shall penetrate sufficiently to minimize fugitive dust during grading activities. (B/DS*, PL-11*)

39. Developer agrees to participate in a water conservation program that includes refitting water fixtures existing on the project property with water conserving devices within residences or businesses in the City's water service area, if such a program is in effect when building permits are issued for this project. Among the requirements of such a program might be refitting existing toilets, faucets, shower heads, landscaping irrigation or other fixtures and items that consume water within the structure. (PL, *PL-14*)

40. Due to water limitations placed upon the City by its water providers, approval of this permit does not guarantee that the City will issue building permits. Issuance of building permits may be delayed as a result of implementation of a water conservation or allocation plan. (PL, PL-15)

41. Prior to issuance of building permits, Developer shall pay a document imaging fee for the planning files in an amount calculated by planning staff at the time of building permit review based on fees then in effect. (PL/B, PL-16).

42. Developer shall provide automatic garage door openers for all garages. (PL/B, *PL-20*)

43. Garages closer than 23 feet to the front property line shall have sectional roll-up garage doors. (PL/B, *PL-21*)

44. Prior to issuance of fine grading plans, Developer shall provide at least two types of driveway finishes or decorative designs. The details of the driveways shall be to the satisfaction of the Planning Division Manager. (PL, *PL-22*)

45. Prior to issuance of a certificate of occupancy, Developer shall remove all construction materials and vehicles from the subject property. (PL/B, *PL-47*)

46. For any exterior utility meter panels, Developer shall paint such panels to match the structure upon which it is located. Such panels shall be located to take advantage of screening (e.g. landscaping or other building elements) from public right-of-ways, to the maximum extent feasible. (PL, *PL-43*)

PLANNING DIVISION SPECIAL CONDITIONS

47. Developer shall remove any and all graffiti from the project premises within 24 hours of its appearance. The surface of such affected areas shall be matched to blend in with the underlying colors and/or design, and shall not look like a paint patch.

48. Fencing along the front yard shall meet the height restrictions set forth in Section 16-308 of the Oxnard City Code. Specifically, the fence along the front yard shall not exceed 42 inches in height and is to be 50 percent or more open.

49. Developer shall install all roof and building rain gutters and downspouts to integrate as closely as possible with building design elements, including matching adjacent building

colors as closely as possible. Developer shall submit a plan and scheme for approval by the Planning Division Manager prior to issuance of building permits. (PL, *PL-18)*

50. Developer shall provide a rear patio concrete slab of at least 100 square feet for each dwelling unit. (PL/B, *PL-26*)

51. Developer shall participate in the City's Public Art Program by paying the Public Art fee prior to issuance of building permits, in accordance with City Council Resolution No. 14,124. (PL, *PL-50*)

52. All construction activities shall occur only between the hours of 7:00am to 6:00 pm Monday through Saturday in accordance with Section 7-188(D) of the Oxnard City Code.

53. Developer shall not obstruct pedestrian or vehicular traffic on Saviers Road, West Clara Road, the public alley, or the associated sidewalk during construction and maintenance activities. (PL)

54. Developer shall maintain the construction site free of litter and the accumulation of construction debris. (PL)

55. During all phases of construction beginning with grading, Applicant shall post a noise complaint sign with a contact name and phone number to be prominently placed on the construction site of a minimum size of 3 feet by 3 feet. The contact person shall be the general contractor, Project architect, or the Applicant. The sign shall note the days and times during which construction is allowed by Oxnard City Code (OCC) Chapter 7, Article XI "Sound Regulation" and specifically OCC Section 7-188(D), and the sign shall include language that directs a person who is not satisfied by whatever action is taken by the Project to contact the Code Compliance Division at (805) 385-7940. (PL)

56. Prior to issuance of demolition permits for any structure on the site, Developer shall provide evidence of notifying the Air Pollution Control District of such demolition. Demolition and/or renovation activities shall be conducted in compliance with APCD regularities regarding Asbestos (Rule 62.7). (MND, C-8)

57. Any elevations facing a street frontage shall incorporate minor architectural features to break up the flat face of the elevation that is proposed as solid stucco. Architectural features should be balanced and symmetrical along the elevation. Features may include but shall not be limited to facade bump outs, architecturally interesting trim, window articulations such as shutters, gabled awnings for the door ways, . The final determination on the included feature shall be subject to the approval of the Planning Manager.

58. The final base color of the proposed development must be varied from the immediately adjacent development along Saviers Road. Primary exterior colors shall be earth tones or light, subdued colors.

DEVELOPMENT SERVICES STANDARD CONDITIONS

59. Developer shall pay plan check and processing fees in effect at the time of construction plan submittal and shall pay development fees, encroachment permit fees, and other applicable fees in effect at permit issuance. (DS-1)

60. Developer shall install all new on-site electric, cable, telephone and similar utility service laterals underground. Services shall be installed underground to the nearest suitable riser pole as determined by the appropriate utility service provider. (DS-12)

61. The conditions of this resolution shall prevail over all omissions, conflicting notations, specifications, dimensions, typical sections, and the like, that may or may not be shown on the improvement plans. (DS-21)

62. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)

63. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)

64. Developer shall dispose of sewage and solid waste from the project by City's wastewater and solid waste systems in a manner approved by the City Engineer. (DS-38)

65. Developer shall be responsible for and bear the cost of replacement of all existing survey monumentation (e.g., property corners) disturbed or destroyed during construction, and shall file appropriate records with the Ventura County Surveyor's Office. (DS-64)

66. Developer shall provide three City refuse containers for each lot or unit, unless approved otherwise by the Environmental Resources Division. (DS-67)

67. Developer shall construct a 9-foot by 3-foot level concrete pad for storage of three refuse containers in the side yard area or other location approved by the City Engineer that is out of view from the street. The storage location shall not be within the garage. Developer shall construct a paved path from the storage location to the street (or other assigned pickup area) that does not require entering the garage. All gates or doors along the path shall be constructed with a minimum of 36 inches of clear space to allow passage of the containers. Storage location and path shall be shown on the fine grading plans. (DS-68)

68. Prior to issuance of a grading, building or demolition permit and prior to commencement of any clearing, grading or excavation, Developer shall prepare a Local Stormwater Pollution Prevention Plan ("Local SWPPP".) The Local SWPPP shall be developed and implemented in accordance with requirements of the Ventura Countywide MS4 Permit. The Local SWPPP shall be approved by the City Engineer prior to issuance of a site improvement/grading permit. Developer shall keep the Local SWPPP updated to reflect current site conditions and a copy of the Local SWPPP shall be kept onsite and available for City or designated representative to review upon request. (DS-87)

DEVELOPMENT SERVICES SPECIAL CONDITIONS

69. The Developer shall provide a Technical Drainage Memorandum prepared by a licensed civil engineer outlining this project's compliance/exemption with the Ventura County Technical Guidance Manual (TGM) and Municipal Separate Storm Sewer System (MS4) Permit. (DS)

70. The Developer shall provide a grading and drainage design prepared by a licensed civil engineer that demonstrates the building pads are protected from stormwater inundation during a 1% change (100-year) storm event. Alternatively, all finished floors and other flood damageable building materials shall be elevated to a minimum of 25-inches above the lowest adjacent street flowline. (DS)

71. A separate water meter shall be provided for each structure as outlined in the Oxnard Codified Ordinance Section 22-22. Each water meter shall be adequately sized to serve each unit in accordance with City standard in effect at the time of building permit issuance. (DS)

72. The development shall not take vehicular access from Saviers Road. Vehicle access shall be from the rear alley. (DS)

73. The Developer shall repair asphalt trenching in the right-of-way per City plate 602 or as otherwise approved by the City inspector. (DS)

74. The development shall not convey site stormwater under the sidewalk runoff using a curb drain. The project shall direct concentrated storm water discharges from gutters and spouts away from the building and to vegetated areas or infiltration trenches to promote infiltration to the maximum extent feasible prior to discharge onto City streets or alleys. (DS)

75. The Developer shall repair any broken, uplifted, or vandalized sidewalk immediately adjacent to the project. (DS)

76. The Developer shall obtain approval of a revised address map for any addressing prior to grading or building permit issuance. (DS)

77. The Developer shall plot all easements and encumbrances on the project's site plans. (DS)

78. Buildings or structures shall not project over any City or utility easements. (DS)

(SIGNATURES ON NEXT PAGE)

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 6th day of February, 2025.

Ronald Arruejo, Chair

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Oxnard at a meeting held on the 6th day of February, 2025, and carried by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

RECUSED: Commissioner(s):

Joe Pearson II, AICP, Secretary

CITY OF OXNARD CALIFORNIA

Houck, Daniel <daniel.houck@oxnard.org>

Fwd: [Ask Planning Action] Community workshop 11/18/2024 -- Project: Saviors Road Duplexes

Pearson II, Joe <joe.pearson@oxnard.org> Thu, Nov 14, 2024 at 8:10 AM
To: Daniel Houck <daniel.houck@oxnard.org>

Joe Pearson II, AICP | Planning and Environmental Services Manager
Community Development Department
214 S C Street | Oxnard, CA 93030
O: 805-385-8272
Joe.Pearson@Oxnard.org
www.oxnard.org

---------- Forwarded message ---------
From: **Guzman, Christen** <christen.guzman@oxnard.org>
Date: Thu, Nov 14, 2024 at 8:09 AM
Subject: Fwd: [Ask Planning Action] Community workshop 11/18/2024 -- Project: Saviors Road Duplexes
To: Jay Dobrowalski <jay.dobrowalski@oxnard.org>, Joe Pearson II <joe.pearson@oxnard.org>

Good morning,

Please see the email below.

Christen Guzman

---------- Forwarded message ---------
From: **CHRISTINE MICHELLE TUCKER** <christinemichelle2009@live.com>
Date: Wed, Nov 13, 2024 at 6:47 PM
Subject: [Ask Planning Action] Community workshop 11/18/2024 -- Project: Saviors Road Duplexes
To: planning@oxnard.org <planning@oxnard.org>

Community Development Board, thank you for introducing my comments...

For Board consideration in general:

1) Please consider enhancing an equitable distribution (north/south/east/west/central Oxnard) with regard to the ongoing development of multi-unit dwellings in South Oxnard.
I urge you to take into consideration the existence of Las Villas de Paseo Nuevo on Cypress Rd., Cypress Trailer Park Apartments on Cypress Rd., the 5690 Cypress Rd. Apartments, Cypress Place at Garden City on Cypress Rd. under construction, and the proposed Habit for Humanity on Cypress Rd. Lest not forget the existing Ormand Beach Villas apartment community and the duplex row adjacent to the proposed project site. In addition, I remind you of the newly constructed/construction on Pleasant Valley Rd., and Etting Rd.
I implore the Board, when initiating/approving housing development proposals please Do Not Undermine the ownership of existing single family dwelling homes and their growth values in this same area, homes that we've worked our entire lives for.

For Board consideration pertaining to the project proposal Saviors Road Duplexes:

1) what will be the owner occupancy requirement be for these units?

2) will these units be defined as condominium by the California Dept of Real Estate?

2) who will be the management company for the community as an HOA or for rental opportunities?

3) what are the accommodations/size of garage space and for what units? how will parking be addressed for the other units and all potential vehicles and guests?

4) what green space is being proposed and/or required for construction and community improvement?

5) what are the aesthetic appearance design requirements for community improvement?

Thank you for addressing my concerns and questions.
Respectfully,
Christine Tucker

5305 Saviers Road Duplex

Planning and Zoning Permit No. 24-540-03 (Planned Development Permit)

Applicant: Emmanuel Lopez (Designated Agent)

Daniel Houck, Associate Planner

Planning Commission
February 6, 2025

CITY OF OXNARD CALIFORNIA

Project Description

A request for a Planned Development Permit for a 3,326 square foot duplex containing two attached 1,663 square foot units as well as a detached 990 square foot garage with a 990 square foot accessory building on the second floor.

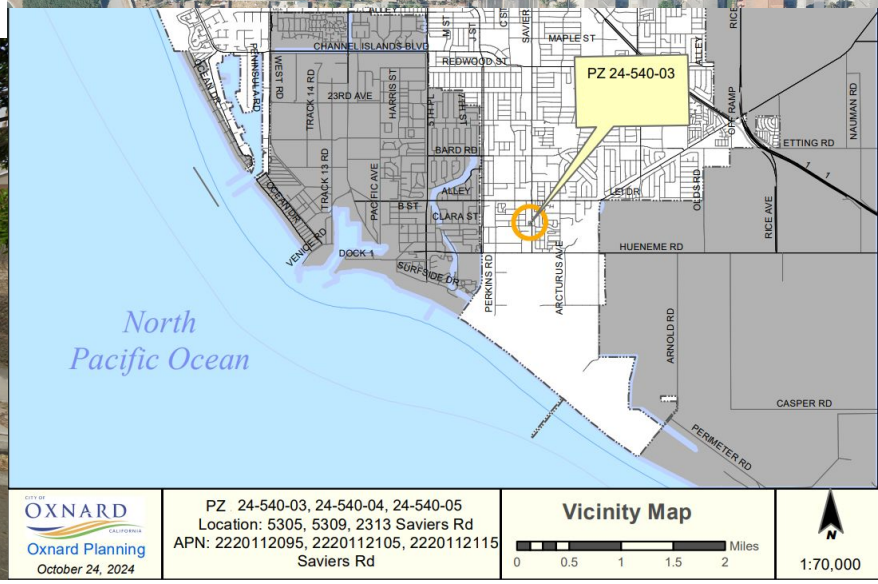
Project Location

Subject Sites:
5305 Saviers Road
(Vacant Parcel)



Looking west from Saviers Road just north of West Clara Street





OXNARD
Oxnard Planning
October 24, 2024

PZ 24-540-03, 24-540-04, 24-540-05
Location: 5305, 5309, 2313 Saviers Rd
APN: 2220112095, 2220112105, 2220112115
Saviers Rd

Vicinity Map
0 0.5 1 1.5 2 Miles

N
1:70,000

Existing Site

Subject Site: 5305 Saviers Road

Surrounding Uses:

LOCATION	ZONING	GENERAL PLAN	EXISTING LAND USE
Project Site	R-3-PD (Garden Apartment - Planned Development)	Residential Medium (RM)	Vacant lot
North	R-3-PD (Garden Apartment - Planned Development)	Residential Medium (RM)	Multi-family Residential (Duplexes)
South	R-1-PD (Single Family Residential - Planned Development)	Residential Low (RL)	Single Family Residential Homes
East	R-3-PD (Garden Apartment - Planned Development)	Residential Medium (RM)	Multi-family Residential (Duplexes and Apartments)
West	R-3-PD (Garden Apartment - Planned Development)	Residential Medium (RM)	Multi-family Residential (Apartments)

Adjacent Uses to the Project Property



Residential across the street on Saviers Road (looking east from West Clara Street)



Residential on the south side of West Clara Street.



Residential on Saviers Road, directly north of the project site

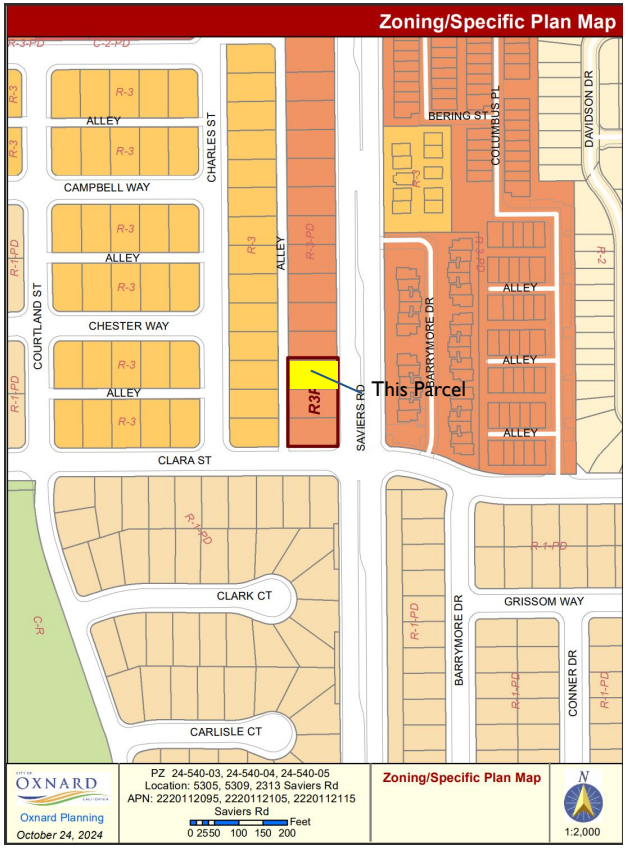
General Plan & Zoning Maps

General Plan Land Use Designation



Residential Medium (RM)

Zoning Designation

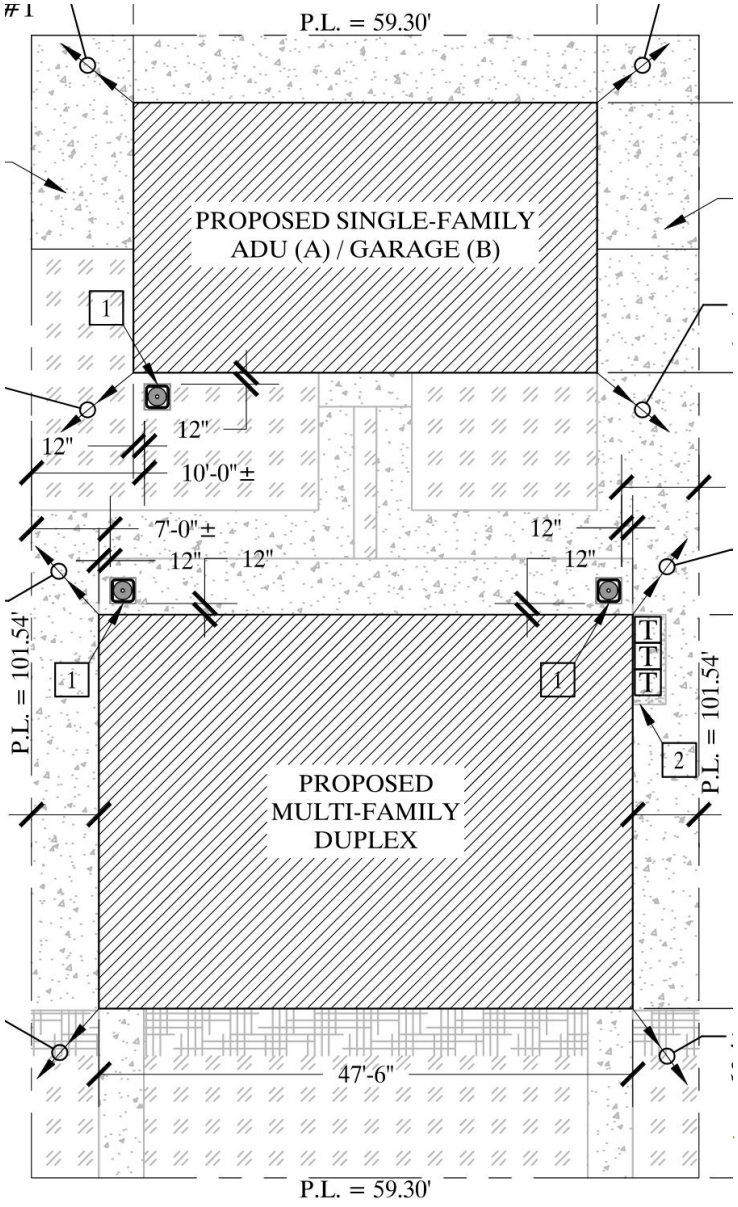


Garden Apartment - Planned Development (R-3-PD)

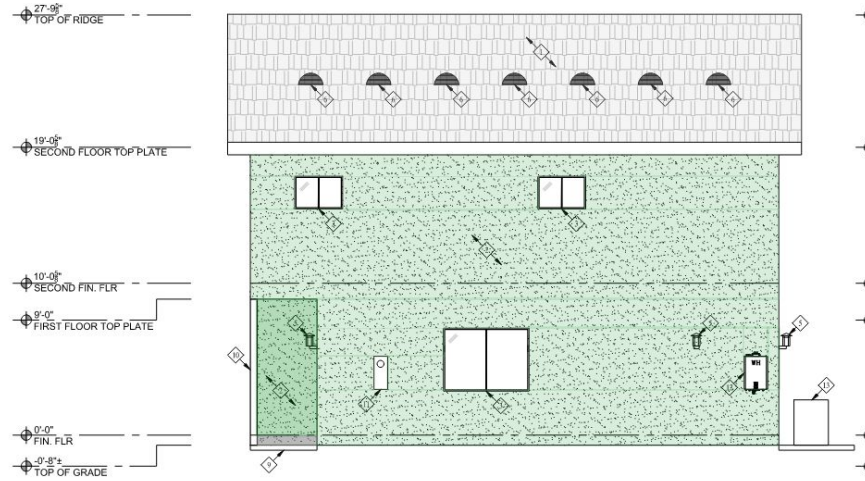
Background

- The vacant property has been one Building Permit/well application (23-2926) related to public works and 3 bore holes approved in the past.
- This project was initially submitted on March 6, 2023.

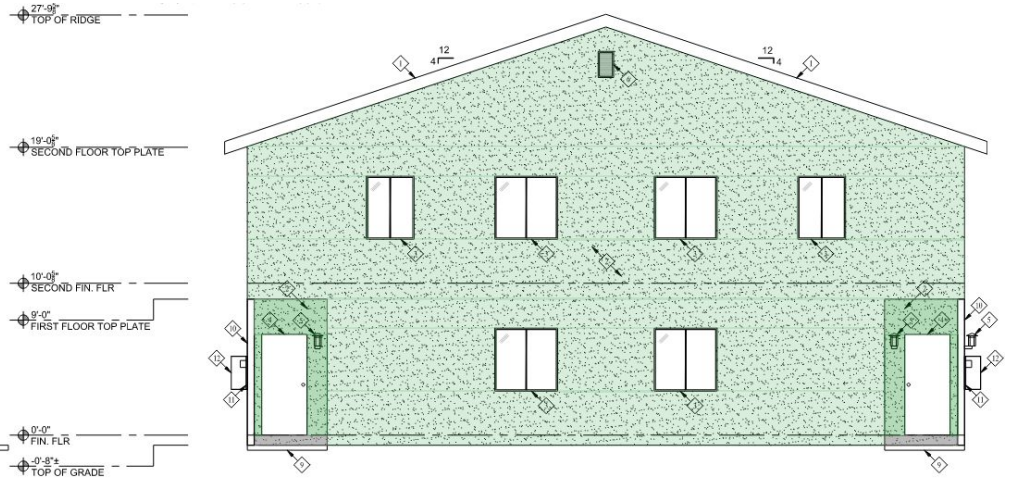
Proposed Project Site Plan



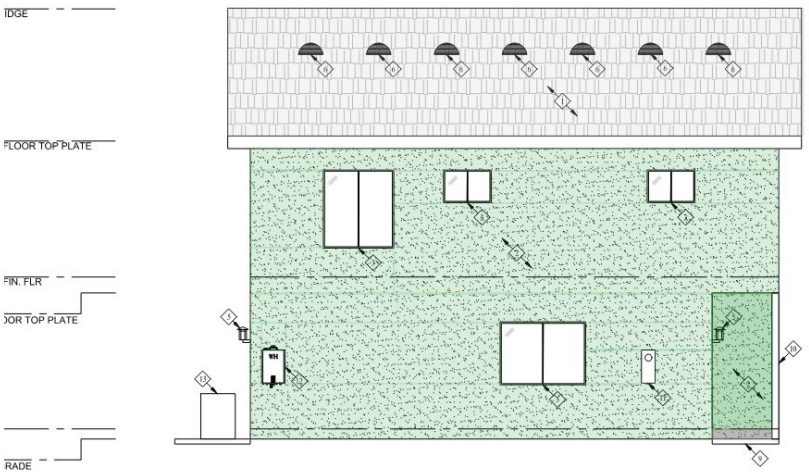
Proposed Project (Elevations of Duplex)



NORTH ELEVATION



EAST ELEVATION

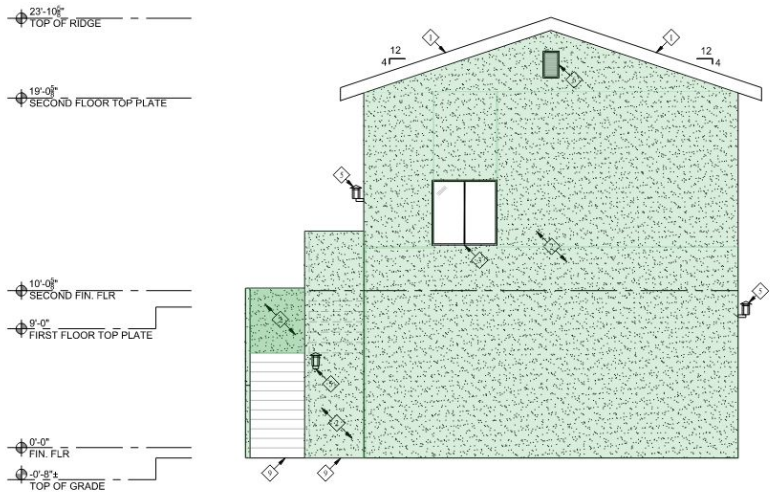


SOUTH ELEVATION

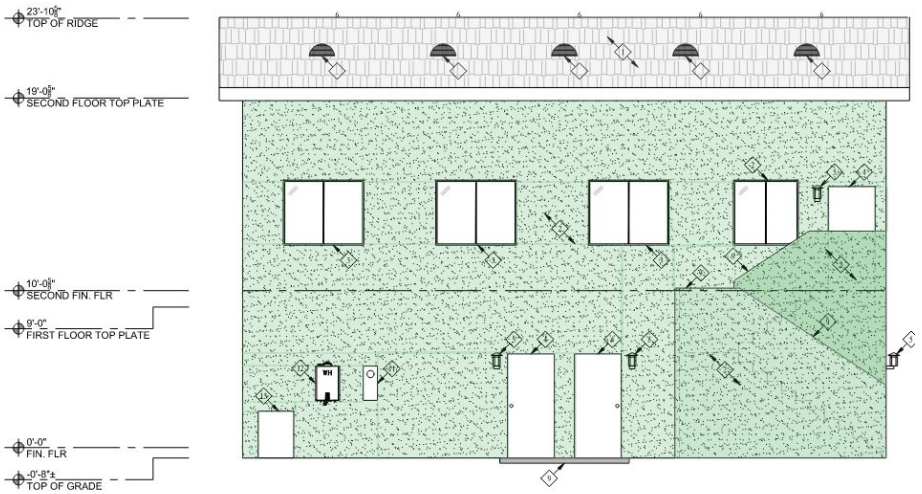


WEST ELEVATION

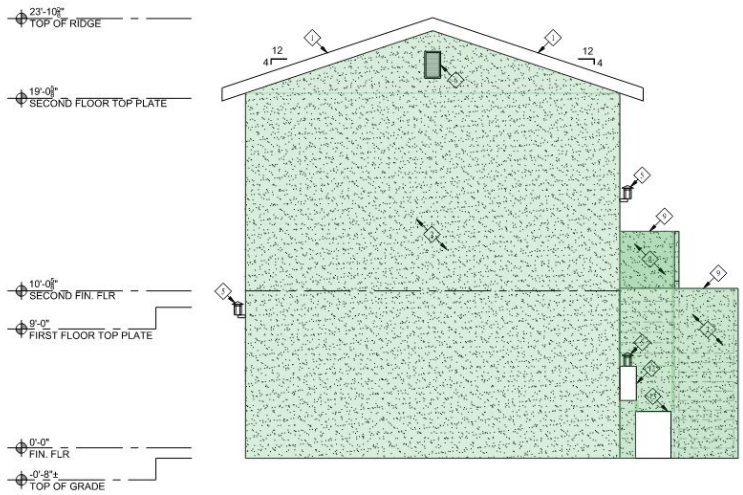
Proposed Project (Elevations of Garage/ADU)



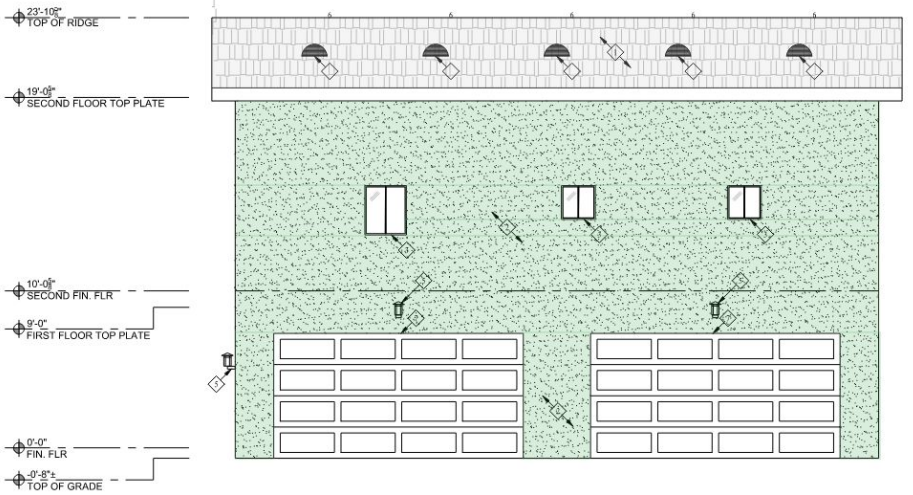
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

General Plan Consistency

The development of the proposed Project furthers many of the policies identified in the 2030 General Plan, as identified in the staff report. Some of the key policies are:

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
CD-1.2	II	In-fill development, priority to mixed use	The Project site is within a developed area of the City and qualifies as infill.
CD-1.5 CD-9.1 CD-14.3	II	Housing Variety Neighborhood Identity Quality of Design	The Project will be compatible and complementary to the existing residential neighborhood.
CD-5.2 SH-6.4	II	Compatible Land Use	The proposed duplex is consistent with the allowable residential land uses and will be compatible with adjacent uses, and is not anticipated to generate nuisances.
CD-14.3	II	Quality of Design	The Project will be compatible and complementary to the existing residential neighborhood.

Zoning Code Compliance

- Setbacks
    - Front 15 ft - Proposed 15 ft
    - Rear 25 ft - 51 ft (Duplex)
        - » garage 6 ft, allowed as an accessory building
    - side 5 feet - 5 ft and 6 ft
- Height 35 ft - Duplex is under 28', Garage/ADU is under 24'
- Parking - (2) 2 car garages and 2 visitor spaces
- Landscaping - conditioned for the required front yard.

Environmental Determination

Environmental Determination

In accordance with § 15303, Class 3 of the State CEQA Guidelines, projects involving "the construction of new, small facilities or structures in urbanized areas under 10,000 square feet in floor area" may be found to be exempt from the requirements of the California Environmental Quality Act (CEQA). The project is a 3,326 square foot duplex and a 1,980 square foot building with a garage on the bottom floor and an ADU on the top floor. The parcel is in an urbanized area developed with residential. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Therefore, staff has determined that there is no substantial evidence that the project will have a significant effect on the environment and recommends that the Planning Commission accept the Notice of Exemption.

Any subsequent improvement to the property will be separately examined in accordance with CEQA, if required.

Public Notice

- Notice of PC hearing was provided:
  - Newspaper,
  - On-site posting; and
  - Mailed to property owners within 300 feet.

- To date, no public comment has been submitted in support or in opposition of the project.

Select Recommended Conditions of Approval:

- There are approximately 78 conditions total, coming from the city departments within the Development Advisory Committee
- Some key conditions specific to this project are:
  - Landscaping is conditioned to be in the required front yard.
  - Architectural features to break up the flat face of the front elevation.
  - Stucco color must be earth tones or a subdued color and shall not directly match the adjacent development.

Staff Recommendation

That the Planning Commission:

a) Find the project Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction); and

b) Adopt Resolution 2025-XX approving PZ 24-540-03 (Planned Development Permit), subject to certain findings and conditions.

CITY OF
OXNARD
CALIFORNIA

CITY OF OXNARD CALIFORNIA

PLANNING COMMISSION
STAFF REPORT

TO: Planning Commission

FROM: Daniel Houck, Associate Planner

DATE: February 6, 2025

SUBJECT: Planning and Zoning Permit No. 24-540-04 (Planned Development Permit), Property Located at 5309 Saviers Road (APN: 222-0-112-105).

1) **Recommendation:** That the Planning Commission ("**Commission**"):
   a. Find the project Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction); and

   b. Adopt Resolution 2025-XX approving Planning and Zoning Permit No. 24-540-04 (Planned Development Permit), subject to certain findings and conditions.

2) **Project Description and Applicant:** A request for approval of a Planned Development Permit (PD) for the construction of a new 3,326 square foot two-story duplex building consisting of two 1,663 square foot attached two-story units and a 990 square foot detached four car garage with a detached 990 square foot ADU above the garage on a 5,662 square foot (0.13 acre) vacant parcel located at 5309 Saviers Road, within the Garden Apartment - Planned Development (R-3-PD) zone. Each unit will contain four bedrooms, a kitchen, living room, and bathrooms. Two parking spaces will be allocated to each unit. Pursuant to state law no parking is required for the proposed ADU. For purposes of this Staff Report, the foregoing project description shall be referred to as the "**Project**". Filed by Emmanuel Lopez on behalf of property owner Carlos Lopez, PO Box 882, Simi Valley, CA 93062 (the "**Applicant**")

   Please see the reduced Project plans (Attachment B) for more details.

3) **Existing & Surrounding Land Uses:** The 5,662 square foot parcel is currently an undeveloped, vacant dirt lot. The project site is located on Saviers Road and just north of West Clara Street, which is the first 4 way intersection south of Pleasant Valley Road (Attachment A). The following table lists the surrounding zoning, general plan, and land uses immediately adjacent to the project site:

LOCATION	ZONING	GENERAL PLAN	EXISTING LAND USE
Project Site	R-3-PD (Garden Apartment - Planned Development)	Residential Medium (RM)	Vacant lot
North	R-3-PD (Garden Apartment - Planned Development)	Residential Medium (RM)	Multi-family Residential (Duplexes)
South	R-1-PD (Single Family Residential - Planned Development)	Residential Low (RL)	Single Family Residential Homes
East	R-3-PD (Garden Apartment - Planned Development)	Residential Medium (RM)	Multi-family Residential (Duplexes and Apartments)
West	R-3-PD (Garden Apartment - Planned Development)	Residential Medium (RM)	Multi-family Residential (Apartments)

4) **Background Information:** The project site is a vacant lot currently. Records show that it has not been developed in the past. It has had no approved permits prior to this land use entitlement.

   This land use permit was first taken in as a Development Design Review (PZ 23-200-04) on March 6th, 2023. After further review the permit was changed to a Planned Development Permit (PZ 24-540-04) as the Planned Development (PD) additive zone requires all land use permits to be processed as a Special Use Permit per OCC Section 16-271(a). A Special Use Permit in the PD zone is a Planned Development Permit.

5) **Environmental Determination:** In accordance with § 15303, Class 3 (New Construction) of the State CEQA Guidelines, projects involving "the construction of new, small facilities or structures, including those up to 10,000 square feet in urban areas" may be found to be exempt from the requirements of the California Environmental Quality Act (CEQA). This proposal includes the construction of a 3,326 square foot two-story duplex building and a 990 square foot detached garage with a 990 square foot ADU above the garage in an urban area surrounded by developed residential lots. No environmental sensitive areas are on or adjacent to the property. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Therefore, staff has determined that there is no substantial evidence that the project will have a significant effect on the environment and recommends that the Planning Commission accept the Notice of Exemption.

6) **Analysis:**

   a) ***General Discussion:*** The lot is vacant and has not been developed previously. The proposal consists of two total structures on the property with the first being the primary dwelling units, which are proposed as a new 3,326 square foot two-story

duplex building with two 1,663 square foot two-story units of identical mirrored floor plans. The second building is a 1,980 square foot two story garage with the first floor being two 462 square foot garages attached to each other, one two-car garage for each primary dwelling unit in the duplex. The top floor above the garages is a 990 square foot ADU. Pursuant to section 16-540 of the Oxnard City Code the Planning Commission is the decision maker for Planned Development Permits.

b) ***General Plan Consistency:*** The 2030 General Plan identifies the land use for the subject property to be Residential Medium, which would be a suitable zone for the placement of a duplex, garage, and an accessory dwelling unit. The following table demonstrates further consistency with the general plan through specific policies:

Consistency with the 2030 General Plan is defined by the relationship between. 2030 General Plan policies and the proposed Project. The three consistency classification levels are:

I. Direct Applicability to a Proposed Project or Program (full text of the policy and an explanation).

II. Related or Indirect Applicability to the Proposed Project or Program (policy title and an explanation for each or groups of related or indirectly related policies).

III. No or Distant Applicability to the Proposed Project or Program (all policies not listed as Level I and II are assumed to be consistent).

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
CD-1.2	II	In-fill development, priority to mixed use	The Project site is within a developed area of the City and qualifies as infill.
CD-1.5 CD-9.1 CD-14.3	II	Housing Variety Neighborhood Identity Quality of Design	The Project will be compatible and complementary to the existing residential neighborhood.
CD-5.2 SH-6.4	II	Compatible Land Use	The proposed duplex is consistent with the allowable residential land uses and will be compatible with adjacent uses, and is not anticipated to generate nuisances.
CD-14.3	II	Quality of Design	The Project will be compatible and complementary to the existing residential neighborhood.
ISC-1.2	I	Review development proposals for their impacts on infrastructure (e.g., sewer, water, fire stations, libraries, streets) and require appropriate	The proposed development and associated improvements would tie into existing infrastructure, which have the capacity to

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
		mitigation measures to ensure that proposed developments do not create substantial adverse impacts on existing infrastructure and that the necessary infrastructure will be in place to support the development.	provide service to the proposed residential dwellings. The project includes standard and special development project conditions by City Department representatives.

c) ***Conformance with Zoning Development Standards:*** The proposed development is located in the Garden Apartment - Planned Development (R-3-PD) zone. The proposed development is a proposed two story residential duplex and associated two story garage with an ADU. This proposed use is compatible with this zoning designation as it allows for two primary dwelling units to be developed on a lot of this size. The zone allows development of accessory dwelling units. The garage would be required to supply parking for the primary units. Applicable development standards of the Garden Apartment zone have been compared with the proposed project, as follows:

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
Max. building height (OCC 16-23)	3 stories and 35 feet.	Duplex is 27'9" and the garage is 23'10"	Yes.
Front yard setback (OCC 16-23)	20 ft.; 15 ft. if access to all parking is from an alley	15 feet (access is from alley)	Yes
Side yard setback (OCC 16-23)	5 ft. for 1-2 story buildings, 7.5 ft. for 2.5 story buildings. One-half the required front yard (Corner Lot)	5'9" on south 6'0 on north	Yes
Rear yard setback (OCC 16-23)	25 ft, a one story accessory building can occupy a required rear yard setback.	51.5 feet for the duplex and 6 feet for the garage with ADU	Yes, as the second floor is an ADU, it can be viewed as a one story accessory building.
Interior Yard Space (OCC 16-23 and 16-24)	30% of lot area, minimum 15 ft. by 15 ft. area, completely open from ground to sky and not used for circulation**	1,886 square feet (31%)	Yes
Off-street parking (16-622): Garage spaces Visitor spaces	2 garage spaces per unit and 1 uncovered visitor space per unit	(2) two car garages, one per unit and (2) uncovered visitor spaces, one per unit	Yes
Parking space sizes &	• Two car garage 20' x	• Two car garage 24' x	Yes, no parking is

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
design: ● Garage (16-636 & 16-638) ● Visitor (16-638)	20’ ● 9’W x 19’L – standard parking	20.25’ ● 9’W x 19’L (Visitor)	required for the ADU.

d) ***Site Design:*** The two story duplex is sited at the 15’ setback line at the front of the property. The two story garage building is sited in the rear of the property at a 6’ distance from the alley, leaving the 6’ public utility easement along the rear property line. There is an 6’ public utility easement along the northern side property line as well, which is also left undeveloped by siting the building at a 6’ side setback. There are condenser units sited in the rear yard between the garage and the duplex.

The interior of each duplex unit has 4 bedrooms and 3 bathrooms, while the accessory dwelling unit above the garage has 3 bedrooms and 2 bathrooms. The ADU will be accessed from a staircase leading to the second floor, which is located on the rear of the garage from the yard area between the two proposed buildings.

The exterior is proposed as a stucco finish for both buildings. Front doors of all three units will face the front of the property, however, the ADU will not be seen as the two-story duplex will limit public view of the rear garage building. The duplex units have rear doors as well, which lead to a 100 square foot concrete area in the rear yard that is conditioned to be constructed for each unit.

e) ***Circulation and Parking:*** Vehicular access to the property will be from the rear alley. A driveway will connect the garage and visitor spaces to the alley. The alley is connected to West Clara Street, which is a local roadway accessed by a major thoroughfare, Saviers Road. The garage consists of two 2-car garages that are attached to each other, each 462 square feet and allowing two parked cars. Additionally, there are two visitor spots, one on each side of the garage. All parking is accessed from the alley. There will be pedestrian access from the front of the property from the existing sidewalks along Saviers Road.

f) ***Height:*** The proposed duplexes are proposed at a height of 27’9” and the garage has a proposed height of 23’10 both of which are well under the maximum allowed by Oxnard City Code for the Garden Apartment zoning designation, which allows up to three stories and 35 feet in height max.

g) ***Landscaping and Open Space:*** The property has no official landscaping currently as there is primarily dirt and old natural brush. A preliminary landscaping plan was submitted for this project, which proposes a mix of decomposed granite and brown mulch. Mulched areas will include lavender and rosemary bushes as well as a fruitless olive tree in the front yard and one in the side yard. Over 30% of the

property will be covered in the proposed landscaping. Each duplex unit is conditioned to have a 100 square foot concrete pad in the rear yard.

The project is conditioned to disperse the landscaped areas throughout the decomposed granite rather than isolate it all in one area. The landscaping will also be conditioned to provide a max of 75% of inorganic ground cover, which with this proposal would limit the decomposed granite to 75% of the required front yard area.

h) ***Noise:*** The proposed residences are not expected to generate any excessive noise as a use on the property. Generally, the only likely source of noise for a small-scale residential project are condenser units, which are currently proposed in the rear yard between the two proposed buildings. All new condenser units proposed for the development will be further reviewed in the Building Permit submittal and will only be approved pursuant to City Code §7-185. Thus, the proposed project will not create significant noise impacts.

i) ***Accessory Dwelling Unit:*** Accessory units are allowed by state law on properties containing permitted primary residential units. As this residentially zoned property is to be developed with multi-family residential, the property would have access to the multi-family accessory dwelling unit rights that come from multiple state laws regarding accessory dwelling units. This is also codified in our code. Section 16-22 permits accessory dwelling units in all residential zones including the zone of the subject property. Standards for accessory dwelling units are in code sections 16-465 through 16-469.

If the proposed duplex was built, state law would allow the property to build two new construction accessory dwelling units on the property as well as convert non-habitable space into an additional unit.

The proposed ADU in this project complies with local and state standards. It maintains the required 4 foot setback being proposed at 6 feet. The ADU meets height requirements as detailed earlier in the compliance chart. This type of ADU can be a max of 1,200 square feet, which proposed at 990 is under the max. The ADU will need to have a pedestrian path to the public right of way and lighting for the path.

7. **Development Advisory Committee:** The Project was reviewed by necessary members of the Development Advisory Committee (DAC) which included Building and Engineering for conditions additional to the Planning Division's conditions. These conditions of approval are included in the attached resolution (Attachment D). Other departments that generally are involved in the DAC process, such as the Fire Department, will review a residential development of this scale during the Building Permit process, therefore still requiring the development to comply with local and state fire code standards.

8. **Community Workshop:** A Community Workshop was conducted on November 18, 2024. One comment from the public was received prior to the meeting by email and none were received by phone or during the live meeting. The comment received contained 6 questions, some of which were not directly relevant to the project and some that were not questions planning staff could answer as they would be up to the property owner, such as if they would be defined as condominiums and who will manage the properties. Of the questions that could be addressed by the Planning Division, there were some concerns about aesthetics, green space, and parking. The comment has been included as Attachment E. The full neighborhood was noticed for this Community Workshop meeting as well as it was posted in the newspaper and through a physical sign posting on the property.

9. **Appeal Procedure:** In accordance with Section 16-545 of the City Code, the Planning Commission's action may be appealed to the City Council within 18 days after the decision date. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the end of the appeal period. If an appeal to the City Council is not filed within 18 days of the Planning Commission's decision, the decision of the Planning Commission shall be considered final.

Attachments:

A. Maps (Vicinity, General Plan, Zoning)
B. Project Plans
C. Notice of Exemption
D. Draft Resolution 2025-XX
E. Community Workshop Public Comments 11.18.24
F. Staff Presentation

Vicinity Map



CITY OF OXNARD CALIFORNIA

Oxnard Planning

October 24, 2024

PZ 24-540-03, 24-540-04, 24-540-05
Location: 5305, 5309, 2313 Saviers Rd
APN: 2220112095, 2220112105, 2220112115
Saviers Rd

Vicinity Map

Miles
0 0.5 1 1.5 2

N

1:70,000

Aerial Map



CITY OF OXNARD CALIFORNIA

Oxnard Planning

October 24, 2024

PZ 24-540-03, 24-540-04, 24-540-05
Location: 5305, 5309, 2313 Saviers Rd
APN: 2220112095, 2220112105, 2220112115
Saviers Rd

Feet
0 12.5 25 50 75 100

Aerial Map

N

2030 General Plan Land Use Map



CITY OF OXNARD CALIFORNIA

Oxnard Planning

October 24, 2024

PZ 24-540-03, 24-540-04, 24-540-05
Location: 5305, 5309, 2313 Saviers Rd
APN: 2220112095, 2220112105, 2220112115
Saviers Rd

0 50 100 200 Feet

2030 General Plan Land Use Map

N

1:2,000

Zoning/Specific Plan Map



CITY OF OXNARD CALIFORNIA

Oxnard Planning

October 24, 2024

PZ 24-540-03, 24-540-04, 24-540-05
Location: 5305, 5309, 2313 Saviers Rd
APN: 2220112095, 2220112105, 2220112115
Saviers Rd

0 25 50 100 150 200 Feet

Zoning/Specific Plan Map

N

1:2,000

Notes

Abbreviations:

A.F.F.	ABOVE FINISHED FLOOR	HDR.	HEADER
A.B.	ANCHOR BOLT	HORIZ.	HORIZONTAL
B.F.F.	BELOW FINISHED FLOOR	INT.	INTERIOR
BLK.	BLOCK	K.P.	KING POST
BLKG.	BLOCKING	LONG.	LONGITUDINAL
B.N.	BOUNDARY NAIL	L.L.	LONG LEG
BOTT.	BOTTOM	L.S.	LAG SCREWS
B.W.	BOTH WAYS	MAX.	MAXIMUM
C.B.	CEILING BEAM	M.C.	MEDICINE CABINET
C.J.	CEILING JOIST	MIN.	MINIMUM
CLR.	CLEAR	M.O.	MASONRY OPENING
CEIL.	CEILING	(N)	NEW
COL.	COLUMN	N.T.S.	NOT TO SCALE
CONC.	CONCRETE	O.C.	ON CENTER
CONN.	CONNECTION	OPP.	OPPOSITE
CONT.	CONTINUOUS	P.	POST
D.J.	DECK JOIST	PLY.	PLYWOOD
DBL.	DOUBLE	R.	RADIUS
D.F.	DOUGLAS FIR	R.B.	RIDGE BEAM
DIA.	DIAMETER	REF.	REFERENCE, REFER TO
DWGS.	DRAWINGS	REINFGR.	REINFORCING
(E)	EXISTING	R.R.	ROOF RAFTER
EA.	EACH	R.S.	ROUGH SAWN LUMBER
E.J.	EXPANSION JOINT	SEL. ST.	SELECT STRUCTURAL
ELEV.	ELEVATION	SIM.	SIMILAR
E.N.	EDGE NAIL	S.C.	SAW CUT
E.S.	EACH SIDE	S.O.G.	SLAB-ON-GRADE
E.W.	EACH WAY	S & P	SHELF & POLE
EXT.	EXTERIOR	STD.	STANDARD
F.J.	FLOOR JOIST	STL.	STEEL
FIN.	FINISH	S.W.	SIMPSON STRONG WALL
FLR.	FLOOR	TEMP.	TEMPERED
F.N.	FIELD NAIL	T. & G.	TONGUE & GROOVE
FTG.	FOOTING	T.O.	TOP OF
SHTG.	SHEATHING	T.O.P.	TOP OF PLATE
F.O.M.	FACE OF MASONRY	THRD.	THREADED
F.O.S.	FACE OF STUDS	TYP.	TYPICAL
F.O.W.	FACE OF WALL	U.N.O.	UNLESS NOTED OTHERWISE
FTG.	FOOTING	V.B.	VALLEY BEAM
GA.	GAUGE	VERT.	VERTICAL
GALV.	GALVANIZED	W/	WITH
G.B.	GRADE BEAM	W/O	WITHOUT
GRD.	GRADE	W.O.	WINDOW OPENING
H.B.	HIP BEAM		

Applicable Codes:

1. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE CALIFORNIA BUILDING CODE 2022 EDITION AND LAWS, ORDINANCES AND REGULATIONS OF ALL GOVERNMENTAL BODIES WITH JURISDICTION OVER THIS PROJECT.
2. UNLESS INDICATED OTHERWISE, ALL PORTIONS OF THIS PROJECT SHALL BE SUBJECT TO THE REQUIREMENTS OF THE FOLLOWING:

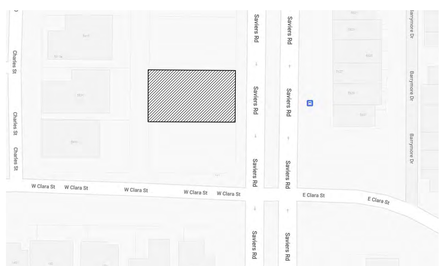
   2022 CALIFORNIA RESIDENTIAL CODE (CRC)
   2022 CALIFORNIA MECHANICAL CODE (CMC)
   2022 CALIFORNIA PLUMBING CODE (CPC)
   2022 CALIFORNIA ELECTRICAL CODE (CEC)
   2022 CALIFORNIA ENERGY CODE (CEnC)
   2022 CALIFORNIA FIRE CODE
   2022 CALIFORNIA GREEN BUILDING STANDARDS
   2022 CALIFORNIA BUILDING CODE (CBC)

   PUBLIC SAFETY - STATE FIRE MARSHALL REGULATIONS ALL LOCAL CODES AND ORDINANCES

Scope:

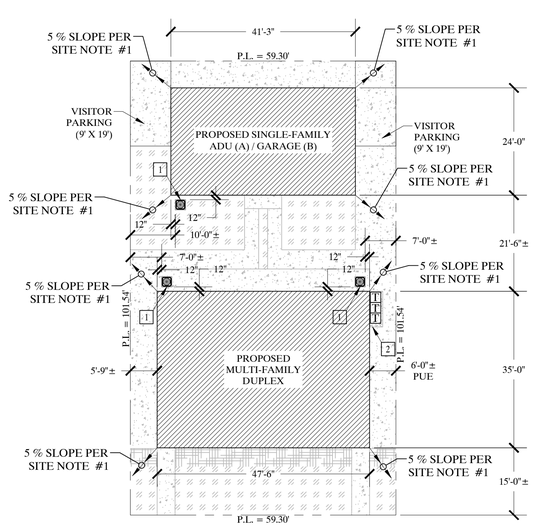
1. CONSTRUCT A 3,326 SQUARE FOOT 2-STORY DUPLEX (1,663 SQUARE FOOT FIRST FLOOR, 1,663 SQUARE FOOT SECOND FLOOR)
2. CONSTRUCT A 1,980 SQUARE FOOT ADU / GARAGE (990 SQUARE FOOT ADU, 990 SQUARE FOOT GARAGE)

Vicinity Map



Site / Plot Plan

Scale: 1/16"=1'-0"



Site Plan

	AREA (SF)	AREA (%)
TOTAL LOT	6021 SF	100%
BUILDING FOOTPRINT	2652.5 SF	44.05%
DECOMPOSED GRANITE AREA	1463.3 SF	24.30%
CONCRETE PAVED AREA	1757.3 SF	29.19%
MULCH BEDS	147.9 SF	2.46%

	REQUIRED	PROPOSED
GARAGE PARKING	4 spaces	4 spaces
COVERED PARKING	0 spaces	0 spaces
DRIVEWAY PARKING	0 spaces	0 spaces
VISITOR PARKING	2 spaces	2 spaces
TOTAL	6 spaces	6 spaces

	AREA (SF)	AREA (%)
TOTAL LOT	6021 SF	100%
REQUIRED INTERIOR YARD SPACE	1806.3 SF	30%
INTERIOR YARD [1]	1886 SF	31.32%

NOTES
[1] The interior yard space is a contiguous area between the required front yard setback and the rear property line. The area exceeds the minimum dimension of 15' x 15'. The interior yard space is completely separate from any area required for automobile circulation.

* REFER TO LANDSCAPE SHEET L1 FOR ADDITIONAL NOTES INCLUDING BUILDING-MOUNTED LIGHTING.

T INDICATES APPPOX. LOCATION OF TRASH CONTAINERS ON CONCRETE PAD. REFER TO LANDSCAPE SHEET L1 FOR ADDITIONAL NOTES.

SITE PLAN - KEYNOTES

1. A/C CONDENSER
2. CITY PROVIDED REFUSE CONTAINER PAD

General Site Notes:

1. FINISH GRADE TO SLOPE AT MINIMUM 5% OF FALL FOR THE FIRST 10-FEET HORIZONTAL, THEN 1% TO AN APPROVED DRAINAGE COURSE. CONCENTRATED ROOF WATERS TO BE DIVERTED BY CONCRETE SPLASH BLOCK AWAY FROM BUILDING.
2. EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES SHOWN AS EXISTING ARE NOT GUARANTEED. CONTRACTOR SHALL INDEPENDENTLY VERIFY PRESENCE OF PIPELINES AND CONDUITS.
3. RECONSTRUCT ANY DAMAGED OR DEFACED CONCRETE CURB, GUTTER, SIDEWALK, AND/OR DRIVEWAY PER CITY STANDARDS. ENCROACHMENT PERMIT REQUIRED.
4. REFER TO GRADING "C" SHEETS FOR CONDITION / REQUIREMENTS

Additional Notes:

1. THE OWNERSHIP OF THE PROPERTY DOPES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM SAVIERS RD., SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE DOCUMENT IN BOOK 1940, PAGE 169, OF OFFICIAL RECORDS.
2. PROPERTY WILL HAVE THREE CITY REFUSE CONTAINERS TO BE STORED ON A CONCRETE PAD.

Underground Service Alert of Southern California
Call: TOLL FREE 1-800 422-4133
CALL BEFORE YOU DIG
TWO WORKING DAYS BEFORE YOU DIG

INDICATES LOCATION OF PROPOSED STRUCTURES

INDICATES LOCATION OF UNCOVERED PARKING / CONCRETE PAVING

INDICATES DECOMPOSED GRANITE PER LANDSCAPE SHEET L1

INDICATES MULCH PER LANDSCAPE SHEET L1

INDICATES PAINTED LINES / ARROWS ON STREET

INDICATES CONCRETE SIDEWALKS, PADS, CURBS, GUTTERS & MEDIANS

Project Data

Residence Information:

PROPOSED 2-STORY DUPLEX: (1,663 SQ. FT. FIRST FLOOR, 1,663 SQ. FT. SECOND FLOOR)	3,326 SQ. FT.	
PROPOSED ADU OVER GARAGE:	990 SQ. FT.	
PROPOSED GARAGE:	990 SQ. FT.	
TOTAL LIVING:	4,316 SQ. FT.	
TOTAL STRUCTURES:	2,653 SQ. FT.	
TOTAL LOT AREA:	5,662 SQ. FT. (100%)	(0.130 ACRES)
TOTAL PROPOSED LOT COVERAGE:	2,653 SQ. FT. (46.86%)	

Property Data:

OCCUPANCY GROUP:	R-3
DESCRIPTION OF USE:	NEW CONSTRUCTION
TYPE OF CONSTRUCTION:	VB
SPRINKLERS:	NO
STORIES:	2
APN:	222-0-112-105
YEAR BUILD:	2022
LOT NO.:	61
TRACT NO.:	1534

Owner:

CARLOS LOPEZ
PO BOX 882
SIMI VALLEY, CALIFORNIA 93062

Structural Engineer:

VINCI & ASSOCIATES
175 E. WILBUR ROAD, SUITE 103
THOUSAND OAKS, CALIFORNIA 91360
(805) 496-2100

Designer:

DIAMOND DESIGN
72 W. BOULDER CREEK ROAD
SIMI VALLEY, CALIFORNIA 93065
(805) 844-2002

Sheet Index

A1	COVER SHEET & SITE PLAN
A1.1	ENGINEERED SITE PLAN
A1.2	ADDITIONAL NOTES
A2	DUPLEX: FIRST FLOOR DIMENSION PLAN
A3	DUPLEX: SECOND FLOOR DIMENSION PLAN
A4	DUPLEX: FIRST FLOOR PLAN
A5	DUPLEX: SECOND FLOOR PLAN
A6	DUPLEX: ROOF PLAN
A7	DUPLEX: SECTIONS
A8	DUPLEX: ELEVATIONS
A9	ADU / GARAGE: FIRST FLOOR DIMENSION PLAN
A10	ADU / GARAGE: SECOND FLOOR DIMENSION PLAN
A11	ADU / GARAGE: FIRST FLOOR PLAN
A12	ADU / GARAGE: SECOND FLOOR PLAN
A13	ADU / GARAGE: ROOF PLAN
A14	ADU / GARAGE: SECTIONS
A15	ADU / GARAGE: ELEVATIONS
E1	DUPLEX: FIRST FLOOR ELECTRICAL PLAN
E2	DUPLEX: SECOND FLOOR ELECTRICAL PLAN
E3	ADU / GARAGE: FIRST FLOOR ELECTRICAL PLAN
E4	ADU / GARAGE: SECOND FLOOR ELECTRICAL PLAN
EC1	ADU TITLE 24 CERTIFICATES OF COMPLIANCE
EC2	ADU TITLE 24 MANDATORY MEASURES
EC3	DUPLEX TITLE 24 CERTIFICATES OF COMPLIANCE
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S1	GENERAL NOTES & DETAILS
S2	DUPLEX & ADU/GARAGE FOUNDATION PLANS
S3	DUPLEX & ADU/GARAGE FLOOR FRAMING PLANS
S4	DUPLEX & ADU/GARAGE ROOF FRAMING PLANS
SD1	FOUNDATION DETAILS
SD2	SHEARWALL CONSTRUCTION DETAILS
SD3	FLOOR FRAMING DETAILS
SD4	ROOF FRAMING DETAILS
SD5	HARDY FRAME STANDARD DETAILS
SD6	HARDY FRAME STANDARD DETAILS

THERE ARE A TOTAL OF (35) SHEETS IN THIS CONSTRUCTION SET

Revisions

	PLANNING COMMENTS 07-19-2024
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-

Project:
Duplex, ADU, & Garage at:
5309 S. Saviers Road
Oxnard, California 93033

Responsible Designer:
Jimmy Bermejo

Title:
Cover Sheet

Date:
12-03-2022

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

Project No.:
2234

Sheet:
A1

E:\Diamond Design\Projects\2022\2234 - Saviers Duplex & ADU\Architecture\Sheets\2024\Saviers 07-19-2024\5309 Saviers.dwg files 07-19-2024\5309 Saviers Residence Plans.dwg, L- Cover, 7/24/2024 8:24:50 AM, jimmy

Engineered Site / Plot Plan

Scale: 1/16"=1'-0"

Exhibit "A" (Legal Description):

For APN/Parcel ID(s): 222-0-112-105

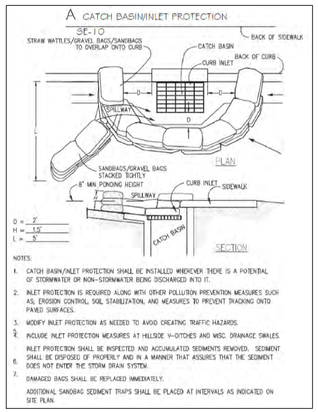
LOT 61 OF TRACT NO. 1534, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 36, PAGE 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, AND NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFROM AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE HEREINABOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED OR OTHERWISE IN SUCH MANNER AS TO ENDANGER SALINITY OR ANY IMPROVEMENTS THAT MAY BE CONSTRUCTED ON SAID LANDS, AS RESERVED BY W. MARK DURLEY AND AGNES S. DURLEY, HUSBAND AND WIFE, IN DEED RECORDED MARCH 15, 1963 AS DOCUMENT NO. 15537 IN BOOK 2292 PAGE 141 OF OFFICIAL RECORDS.

Additional Notes:

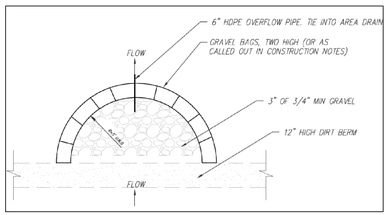
1. THE OWNERSHIP OF THE PROPERTY DOPES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM SAVIERS RD., SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE DOCUMENT IN BOOK 1940, PAGE 169, OF OFFICIAL RECORDS.
2. PROPERTY WILL HAVE THREE CITY REFUSE CONTAINERS TO BE STORED ON A CONCRETE PAD.

General Site Notes:

1. FINISH GRADE TO SLOPE AT MINIMUM 5% OF FALL FOR THE FIRST 10-FEET HORIZONTAL, THEN 1% TO AN APPROVED DRAINAGE COURSE. CONCENTRATED ROOF WATERS TO BE DIVERTED BY CONCRETE SPLASH BLOCK AWAY FROM BUILDING.
2. EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES SHOWN AS EXISTING ARE NOT GUARANTEED. CONTRACTOR SHALL INDEPENDENTLY VERIFY PRESENCE OF PIPELINES AND CONDUITS.
3. RECONSTRUCT ANY DAMAGED OR DEFACED CONCRETE CURB, GUTTER, SIDEWALK, AND/OR DRIVEWAY PER CITY STANDARDS. ENCROACHMENT PERMIT REQUIRED.

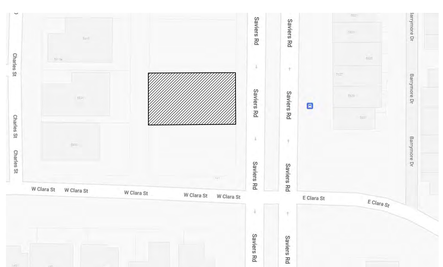


A CATCH BASIN / INLET



B GRAVEL BAG DESILTING BASIN

Vicinity Map



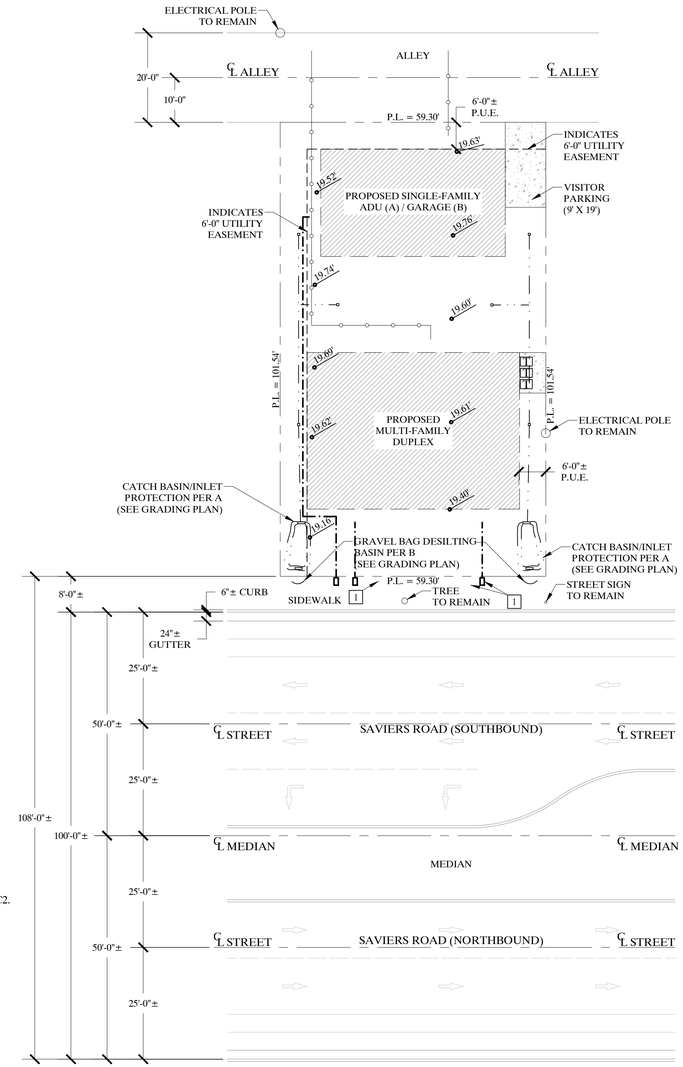
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- INDICATES LOCATION OF PROPOSED ADDITION
- INDICATES LOCATION OF UNCOVERED PARKING
- INDICATES PAINTED LINES / ARROWS ON STREET
- INDICATES CONCRETE SIDEWALKS, PADS, CURBS, GUTTERS & MEDIANS
- 19.99' INDICATES SPOT SITE ELEVATIONS. REFER TO SURVEY SHEETS BY HENRY LAND SURVEYING INC.
- [1] INDICATES APPPOX. LOCATION OF TRASH CONTAINERS ON CONCRETE PAD. REFER TO LANDSCAPE SHEET L1 FOR ADDITIONAL NOTES.
- INDICATES 4" DIA. PVC, SDR 35 DRAIN LINE (S=5% MIN.) WITH 6" SQ. AREA DRAIN WITH ATRIUM GATE AT ENDS PER GRADING PLAN SHEET C2. REFER TO GRADING PLAN FOR ADDITIONAL INFORMATION.
- INDICATES 4" DIA. SEWER MAIN PER GRADING PLAN SHEET C2. REFER TO GRADING PLAN FOR ADDITIONAL INFORMATION.
- INDICATES WATER LINES PER GRADING PLAN SHEET C2. REFER TO GRADING PLAN FOR ADDITIONAL INFORMATION.

DEVELOPMENT WILL PROVIDE TWO GARAGE PARKING SPACES AND ONE UNCOVERED VISITOR PARKING SPACE PER UNIT

ENGINEERED SITE PLAN - KEYNOTES

[1] WATER METERS PER GRADING PLAN



Engineered Site Plan

Project Data

Residence Information:

PROPOSED 2-STORY DUPLEX: (1,663 SQ. FT. FIRST FLOOR, 1,663 SQ. FT. SECOND FLOOR)	3,326 SQ. FT.	
PROPOSED ADU OVER GARAGE:	990 SQ. FT.	
PROPOSED GARAGE:	990 SQ. FT.	
TOTAL LIVING:	4,316 SQ. FT.	
TOTAL STRUCTURES:	2,653 SQ. FT.	
TOTAL LOT AREA:	5,662 SQ. FT. (100%)	(0.130 ACRES)
TOTAL PROPOSED LOT COVERAGE:	2,653 SQ. FT. (46.86%)	

Property Data:

OCCUPANCY GROUP:	R-3
DESCRIPTION OF USE:	NEW CONSTRUCTION
TYPE OF CONSTRUCTION:	VB
SPRINKLERS:	NO
STORIES:	2
APN:	222-0-112-105
YEAR BUILD:	2022
LOT NO.:	61
TRACT NO.:	1534

Owner:

CARLOS LOPEZ
PO BOX 882
SIMI VALLEY, CALIFORNIA 93062

Structural Engineer:

VINCI & ASSOCIATES
175 E. WILBUR ROAD, SUITE 103
THOUSAND OAKS, CALIFORNIA 91360
(805) 496-2100

Designer:

DIAMOND DESIGN
72 W. BOULDER CREEK ROAD
SIMI VALLEY, CALIFORNIA 93065
(805) 844-2002

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SD5	HARDY FRAME STANDARD DETAILS
SD6	HARDY FRAME STANDARD DETAILS

THERE ARE A TOTAL OF (35) SHEETS IN THIS CONSTRUCTION SET

Revisions

	PLANNING COMMENTS 07-19-2024
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-

Project:
Duplex, ADU, & Garage at:
5309 S. Saviers Road
Oxnard, California 93033

Responsible Designer:
Jimmy Bermejo

Title:
Engineering Site Plan

Date: 12-03-2022

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

Project No.: 2234

Sheet: A1.1

E:\Diamond Design\Projects\2022\2234 - Saviers Duplex & ADU\Architecturals\2024\Saviers 07-19-2024\5309 Saviers dwg files 07-19-2024\5309 Saviers dwg files 07-19-2024\5309 Saviers Residence Plans.dwg, 1-2- Eng S Plan, 7/24/2024 8:24:52 AM, jimmy

Other Building Code Requirements (cont.):

6. HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS. (2022 CRC R311.7.8.)

7. IF YOU ADD ONE OR MORE WATER CLOSETS WITH YOUR ROOM ADDITION OR ALTERATION AND THE TOTAL NUMBER OF WATER CLOSETS EXCEEDS (3), A 4" DRAIN LINE WILL BE REQUIRED

8. THE INTERIOR WALL AND CEILING FINISHES FOR OCCUPANCY GROUP R-3 AND R-3.1 SHALL HAVE A MINIMUM FIRE RATING OF CLASS C. (FLAME SPREAD INDEXS76-200; SMOKED DEVELOPED INDEX 0-450).2022 CBC SECTION 803.1.1 AND TABLE 803.11

9. PROVIDE 8" MINIMUM GRADE SEPARATION FROM FINISHED GRADE TO WOOD PLATE. (CRC R317.1)

10. RETURN AIR FROM ONE DWELLING UNIT SHALL NOT DISCHARGE INTO ANOTHER DWELLING UNIT THROUGH THE HEATING OR COOLING SYSTEM. CMC 311.4

11. ALL ESCAPE OF RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES. WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE THEY SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAT 44 INCHES ABOVE THE FLOOR (CRC R310)

12. STAIRWAYS SHALL BE AS FOLLOWS:

    a. NOT LESS THAN 36 INCHES IN CLEAR WIDTH
    b. HANDRAILS SHALL NOT PROJECT MORE THAN 4½ INCHES FROM EITHER SIDE OF THE STAIRWAY AND THE CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT
    c. THE HEADROOM SHALL BE NOT LESS THAN 6 FEET 8 INCHES MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY
    d. A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 147 INCHES (12.25 FT.) BETWEEN FLOOR LEVELS OR LANDINGS
    e. THE RISER SHALL BE NOT MORE THAN 7¾ INCHES. OPEN RISERS ARE PERMITTED PROVIDED THAT THE OPENINGS LOCATED MORE THAN 30 INCHES TO THE FLOOR OR GRADE BELOW DO NOT PERMIT THE PASSAGE OF A 4 INCH DIAMETER SPHERE
    e. THE TREAD DEPTH SHALL NOT BE LESS THAN 10 INCHES

Energy and Electrical Requirements:

1. ALL PERMANENTLY INSTALLED LIGHTING SHALL BE HIGH EFFICACY LUMINARIES SUCH AS PIN-BASED LINEAR OR COMPACT FLUORESCENT LAMPS, PULSE START METAL HALIDE LAMPS, HIGH PRESSURE SODIUM LAMPS, GU-24 SOCKET RATED LED OR COMPACT FLUORESCENT OR OTHER LIGHTING ACCEPTABLE TO THE CEC. SCREW BASED LUMINARIES ARE ONLY ALLOWED WITH JA8-CERTIFIEC LAMPS.

2. AT LEAST ONE LUMINARIES IN EACH BATHROOM, UTILITY ROOM, LAUNDRY ROOM AND GARAGE MUST BE CONTROLLED BY A VACANCY SENSOR.

3. ALL LUMINARIES IN GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINARIES SUCH AS PIN-BASED LINEAR OR COMPACT FLUORESCENT LAMPS, PULSE START METAL HALIDE LAMPS, HIGH PRESSURE SODIUM LAMPS, GU-24 SOCKET RATED LED OR COMPACT FLUORESCENT OR OTHER LIGHTING ACCEPTABLE TO THE CEC AND MUST BE CONTROLLED BY A VACANCY SENSOR. SCREW BASED LED OR FLUORESCENT LAMPS ARE NOT ACCEPTABLE.

4. PERMANENTLY INSTALLED EXTERIOR LIGHTING (EXCEPT FOR SWIMMING POOL, WATER FEATURE LIGHTING AND LANDSCAPE LIGHTING) SHALL BE HIGH EFFICACY LUMINARIES SUCH AS PIN-BASED LINEAR OR COMPACT FLUORESCENT LAMPS, PULSE START METAL HALIDE LAMPS, HIGH PRESSURE SODIUM LAMPS, GU-24 SOCKET RATED LED OR COMPACT FLUORESCENT OR OTHER LIGHTING ACCEPTABLE TO THE CEC AND SHALL BE CONTROLLED BY MOTION SENSORS WITH INTEGRAL PHOTO CONTROL, MOTION SENSOR WITH AN ASTRONOMICAL TIME CLOCK, OR MOTION SENSOR WITH AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS). SCREW BASED LED OR FLUORESCENT LAMPS ARE NOT ACCEPTABLE.

5. LIGHT SOURCES MUST BE MARKED "JA 8-2022-E" IF THEY ARE TO BE USED IN ENCLOSED OR RECESSED LUMINAIRES.

Other Building Code Requirements:

1. EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING SHALL NOT BE LESS THAN 24 INCHES AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES. GRADE FLOOR OPENINGS OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING AREA OF NOT LESS THAN 5 SQUARE FEET. (2022 CRC R 310.2.1)

2. THE LOCATIONS SPECIFIED IN SECTION R308.4.1 THROUGH R308.4.7 SHALL BE CONSIDERED TO BE SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF GLAZING. (2022 CRC R308.4)

    a. GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.
    b. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE AND IT MEETS EITHER OF THE FOLLOWING CONDITIONS: 1) WHERE THE GLAZING IS WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION, 2) WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE HINGE SIDE OF AN IN-SWINGING DOOR.
    c. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION:
        1. EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQ. FT.,
        2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR,
        3. THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR; AND
        4. ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF GLAZING. (EXCEPTIONS: DECORATIVE GLAZING, WHERE A HORIZONTAL RAIL IS INSTALLED ON THE ACCESSIBLE SIDE OF THE GLAZING, AND OUTBOARD PANES IN INSULATING GLASS UNITS AND OTHER MULTIPLE GLAZED PANELS WHERE THE BOTTOM EDGE OF THE GLASS IS 25 FEET OR MORE ABOVE GRADE, A ROOF, WALKING SURFACES OR OTHER HORIZONTAL SURFACE ADJACENT TO THE GLASS EXTERIOR.
    d. GLAZING IN GUARDS AND RAILINGS
    e. GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. (EXCEPTION ARE GLAZING LOCATED 5 FEET AWAY FROM THE EDGE OF WATER.)
    f. GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. (EXCEPTIONS: WHERE A RAIL IS INSTALLED AND GLAZING IS 36 INCHES OR MORE MEASURED HORIZONTALLY FROM THE WALKING SURFACE.)
    g. GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN A 60 INCH HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION (EXCEPTION: THE GLAZING IS PROTECTED BY A GUARD AND THE PLANE OF THE GLASS IS MORE THAN 18 INCHES FROM THE GUARD.) (2022 CRC R308)

3. EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED IN SECTION R308.4 SHALL BE PROVIDED WITH A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, DESIGNATING THE TYPE OF GLASS AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, WHICH IS VISIBLE IN THE FINAL INSTALLATION. THE DESIGNATION SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC FIRED, LASER ETCHED, EMBOSSED OR BE OF A TYPE THAT ONCE APPLIED CANNOT BE REMOVED WITHOUT BEING DESTROYED. (2022 CRC R308.1)

4. THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. LANDING SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL BOT EXCEED ¼ UNIT VERTICAL IN 12 UNITS HORIZONTAL (2%). (2022 CRC R311.3)

Green Building Code Requirements (cont.):

1. FOR BATHROOMS CONTAINING A BATHTUB, SHOWER, OR TUB/SHOWER COMBINATION, A MECHANICAL EXHAUST FAN WHICH EXHAUSTS DIRECTLY FROM THE BATHROOM MUST BE INSTALLED. FANS MUST BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL. (2022 CGBSC 4.506.1)

2. FOR ALL NEW EQUIPMENT, AN OPERATION AND MAINTENANCE MANUAL INCLUDING, AT MINIMUM, THE ITEMS LISTED IN SECTION 4.410.1 SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION. (CALGREEN 4.410.1)

3. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT. (CALGREEN 4.504.1)

4. ADHESIVES, SEALANTS AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE OR SCAQMD RULE 1168 VOC LIMITS AS SHOWN IN TABLE 4.504.1 OR 4.504.2. (CALGREEN 4.504.2.1)

5. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING: (CALGREEN 4.504.3)
    a. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM,
    b. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR TESTING OF VOCS (SPECIFICATION 01350),
    c. NSF/ANSI 140 AT THE GOLD LEVEL, OR
    d. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE TM GOLD.

6. THE SIZE AND LAYOUT OF THE HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE IN ACCORDANCE WITH ACCA MANUAL J, ACCA 29-D AND ACCA 36-S, ASHRAE HANDBOOKS. (CALGREEN 4.507.2)

7. INCORPORATE THE FOLLOWING NOTES ON THE PLANS (CRC 109.1.4.1 & CALGREEN 4.505.3)
    1) "MOISTURE CONTENT OF BUILDING MATERIALS. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19-PERCENT MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE FOLLOWING
        A. MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE OR CONTACT-TYPE MOISTURE METER. EQUIVALENT MOISTURE VERIFICATION METHODS MAY BE APPROVED BY THE ENFORCING AGENCY AND SHALL SATISFY REQUIREMENTS FOUND IN SECTION 101.8 OF THIS CODE.
        B. MOISTURE READINGS SHALL BE TAKEN AT A POINT 2 FEET (610 MM) TO 4 FEET (1219 MM) FROM THE GRADE STAMPED END OF EACH PIECE TO BE VERIFIED.
        C. AT LEAST THREE RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR WITH DOCUMENTATION ACCEPTABLE TO THE ENFORCING AGENCY PROVIDED AT THE TIME OF APPROVAL TO ENCLOSE THE WALL AND FLOOR FRAMING.
    2) RECORDED MOISTURE READINGS SHALL BE MADE AVAILABLE TO THE ENFORCING AGENCY.
    3) INSULATION PRODUCTS ARE VISIBLY WET OR HAVE HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO FRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. WET - APPLIED INSULATION PRODUCTS SHALL FOLLOW THE MANUFACTURES' DRYING RECOMMENDATIONS PRIOR TO ENCLOSURE."

8. DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC (VOLATILE ORGANIC COMPOUND) LIMIT FINISH MATERIALS HAVE BEEN USED.

General Requirements:

1. PROVIDE A SMOKE DETECTOR IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. ADDITIONALLY, EACH, STORY, INCLUDING BASEMENTS, MUST HAVE A SMOKE DETECTOR, EVEN IF THERE IS NOT A SLEEPING ROOM ON THAT STORY. DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP AND INTERCONNECTED.
SMOKE DETECTORS MAY BE SOLELY BATTERY OPERATED WHEN INSTALLED IN EXISTING CONSTRUCTION WHERE THERE IS NO ACCESSIBLE ATTIC SPACE AND EXISTING CEILING IS TO BE RETAINED AND NOT ALTERED. 2022 CRC R314.

2. SMOKE ALARMS SHALL BE TESTED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. SMOKE ALARMS THAT NO LONGER FUNCTION SHALL BE REPLACED. CRC R314.3.2

3. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT (2022 CRC R314.4)

Green Building Code Requirements:

1. OPERATION AND MAINTENANCE INSTRUCTIONS FOR ALL EQUIPMENT INSTALLED SHALL BE GIVEN TO THE TENANT OR OWNER, WITH THE INSTRUCTIONS THAT THESE MANUALS ARE TO REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.

2. ANY INSTALLED GAS FIREPLACE SHALL BE DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOOD STOVE OR PELLET STOVE SHALL COMPLY WITH US EPA PHASE II EMISSION LIMITS WHERE APPLICABLE.

3. DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC (VOLATILE ORGANIC COMPOUND) LIMIT FINISH MATERIALS HAVE BEEN USED.

4. 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC (VOLATILE ORGANIC COMPOUND) LIMITS. SEE CALIFORNIA GREEN BUILDING STANDARDS CODE, SECTION 4.504.4

5. PARTICLE BOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.

6. THE PLUMBING FIXTURES AND PLUMBING FITTING SHALL MEET THE STANDARDS NOTED BELOW;ALL EXISTING AND NEW PLUMBING FIXTURES INSTALLED SHALL COMPLY WITH THE FOLLOWING STANDARD IF DWELLING UNIT WAS BUILT BEFORE 1994:
    -WATER CLOSET = 1.28 GALLONS PER FLUSH
    -URINALS SHALL EXCEED 0.5 GALLONS PER FLUSH
    -SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 80psi
    -MULTIPLE SHOWER HEADS OR OUTLETS WITH SINGLE VALVE = 1.8 GPM MAX AT 80psi
    -LAVATORY FAUCETS = 1.2 GPM MAX @ 60psi
    -KITCHEN FAUCETS = 1.8 GPM MAX @ 60psi
    -LAVATORY FAUCETS IN COMMON AND PUBLIC USE AREAS IN RESIDENTIAL BUILDINGS (OUTSIDE SLEEPING UNITS) = 0.5 GPM MAX AT 60psi
    -WALL MOUNTED URINALS = 0.125 GALLONS PER FLUSH
    FLOOR MOUNTED URINALS = 0.5 GALLONS PER FLUSH
    (2019 CGBSC 4.303)

7. SHOWERHEADS AND TANK TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENCE SPECIFICATION
FOR TANK-TYPE TOILETS AND SHOWERHEADS.
(2022 CGBSC SECTIONS 4.303.1.1 & 4.303.1.3.1)

8. ANNULAR SPACE AROUND PIPES, ELECTRICAL CONDUITS, AND OTHER OPENINGS IN THE EXTERIOR SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY (2022 GBSC 4.406)

9. ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOOD STOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS AND SHALL HAVE A PERMANENT LABEL INDICATING THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS. (2022 CGBSC 4.503)

10. AT THE TIME OF ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS. (2022 CGBSC 4.504.1)

11. ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS IN TABLE 1 OF THE ARB ARCHITECTURAL SUGGESTED CONTROL MEASURE, AS SHOWN IN TABLE 4.504.32019 (CGBSC 4..504.2.2)

12. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC IN SECTION 94522 (A) (3) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN SECTIONS 94522 (C)(2) AND (D)(2) OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94520. (CALGREEN 4.504.2.3)

13. VERIFICATION OF COMPLIANCE TO SECTION 4.504, "POLLUTANT CONTROL," SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. THE DOCUMENT MAY EITHER BE THE MANUFACTURER'S PRODUCT SPECIFICATION OF BY-FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS.
(2022 CGBC 4.504.2.4)

14. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING: (CALGREEN 4.504.3)
    a. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM,
    b. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR TESTING OF VOCS (SPECIFICATION 01350),
    c. NSF/ANSI 140 AT THE GOLD LEVEL, OR
    d. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE TM GOLD.

15. WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOOR SHALL COMPLY WITH ONE OR MORE OF THE ITEMS STATED
2022 CGBSC 4.504.4

16. HARDWOOD PLYWOOD, PARTICLE BOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE GILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB's AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD
(17 CCR 93120 ET SEQ.), BY OR BEFORE THE DATES SPECIFIED IN THOSE SECTIONS, AS SHOWN IN TABLE 4.504.5. (CGBSC 4.504.5)

Revisions

	PLANNING COMMENTS 07-19-2024
1	-
2	-
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Project:

Duplex, ADU, & Garage at:
5309 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title:

Additional Notes

Date:

12-03-2022

Scale:

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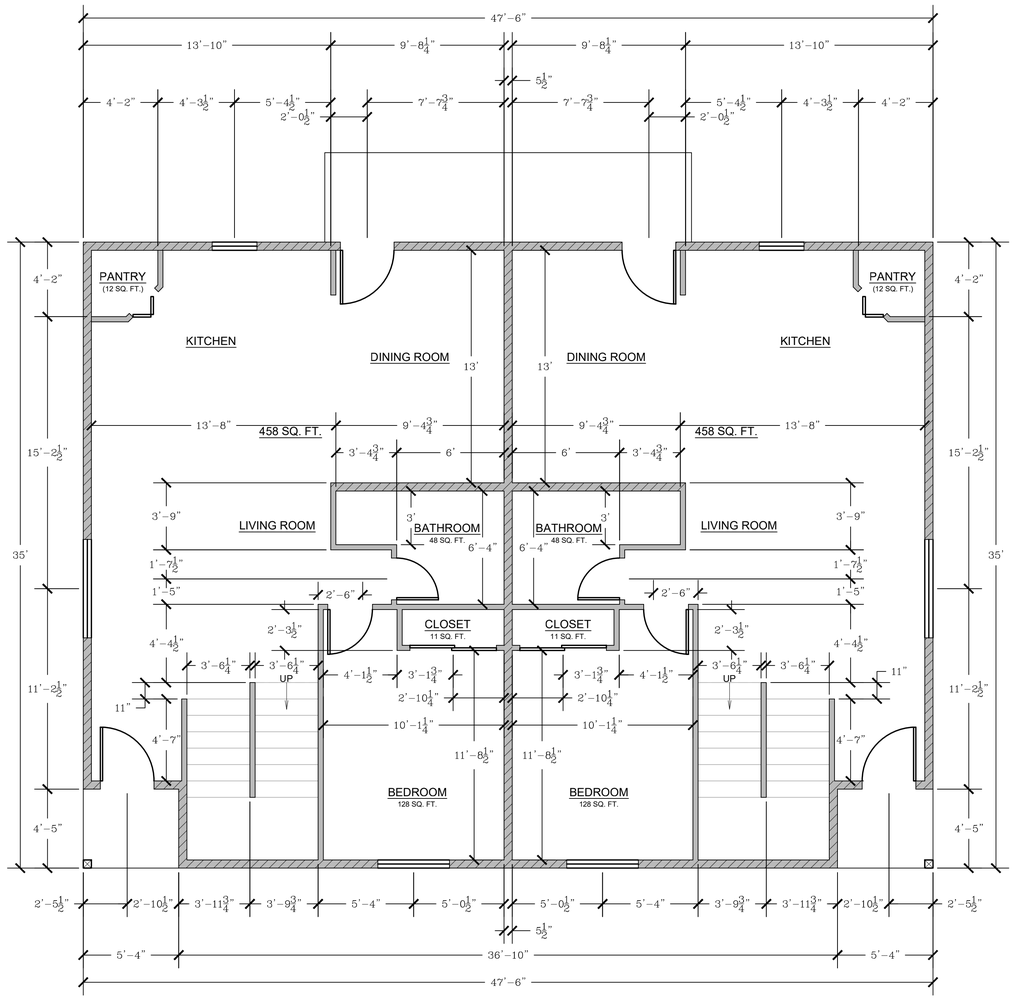
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DUPLEX: FIRST FLOOR DIMENSION PLAN

NEW 2x4 STUD WALL

NEW 2x6 STUD WALL

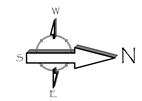
NEW PARTIAL HEIGHT WALL

(SD) SMOKE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED (SEE E1-ELECTRICAL PLAN)

(CM) CARBON MONOXIDE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED (SEE E1-ELECTRICAL PLAN)

EGRESS WINDOW REQUIREMENT:

- MINIMUM WIDTH OF OPENING: 20 INCHES
- MINIMUM HEIGHT OF OPENING: 24 INCHES
- MINIMUM NET CLEAR OPENING: 5.7 SQ. FT. (5.0 SQ. FT. FOR GROUND FLOOR)
- MAXIMUM SILL HEIGHT ABOVE FLOOR: 44 INCHES.



Revisions

	PLANNING COMMENTS 07-19-2024
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-

Project:

Duplex, ADU, & Garage at:
5309 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title: *Duplex: First Floor Dimension Plan*

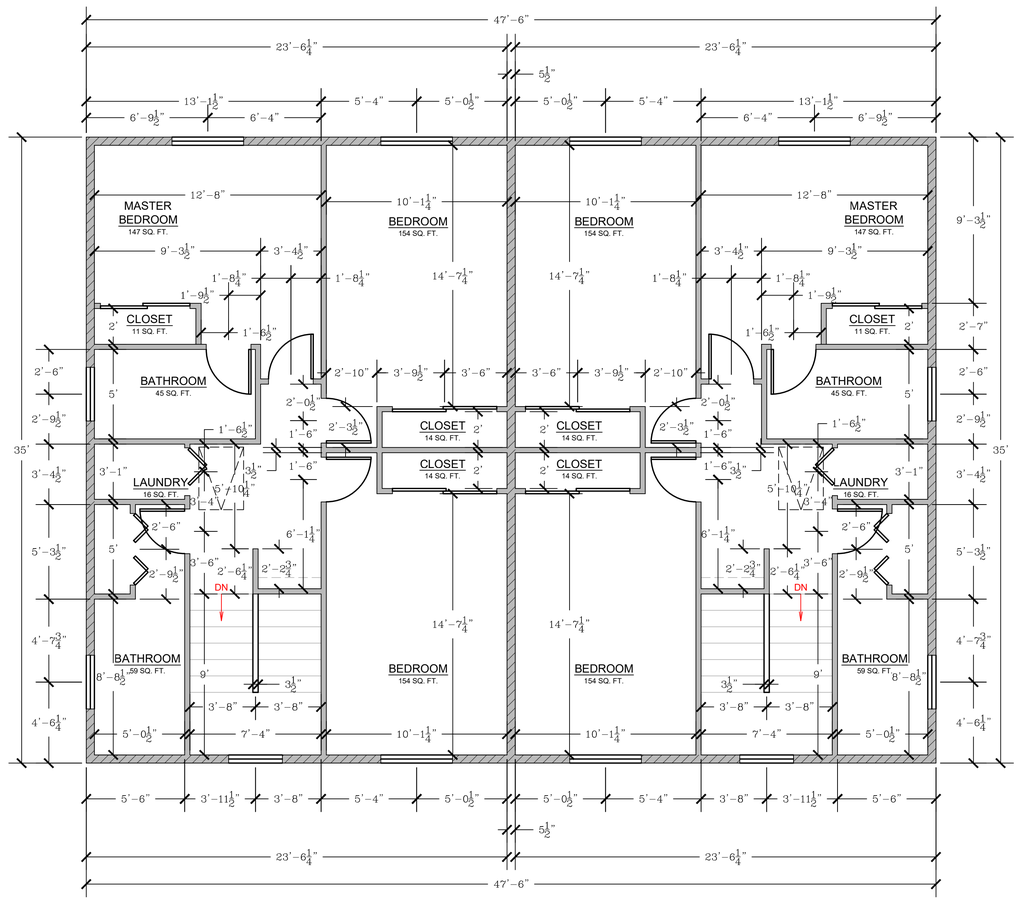
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Project No.: 2234

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DUPLEX: SECOND FLOOR DIMENSION PLAN

NEW 2x4 STUD WALL

NEW 2x6 STUD WALL

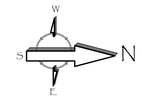
NEW PARTIAL HEIGHT WALL

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- MAXIMUM SILL HEIGHT ABOVE FLOOR: 44 INCHES.



Revisions

	PLANNING COMMENTS 07-19-2024
1	-
2	-
3	-
4	-
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6	-
7	-
8	-

Project:

Duplex, ADU, & Garage at:
5309 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title: *Duplex: Second Floor Dimension Plan*

Date: 12-03-2022

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

Project No.: 2234

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PROPOSED FLOOR PLAN - KEYNOTES

1	STUD WALL, SEE WALL LEGEND
2	WINDOWS, PER OWNER
3	DOOR/SLIDER (TEMPERED GLAZING), PER OWNER
4	GARAGE DOOR, PER OWNER
5	STAIRS
6	NOT USED
7	GAS TANKLESS NORITZ OR EQUAL WITH CAT III OR IV VENT, CONDENSATE DRAIN, GAS LINE (SEE E1 SHEETS FOR MORE INFORMATION) 200,000 BTU MIN.
8	A/C UNIT
9	EXTERIOR LANDING / STEP
10	KITCHEN CABINETS / APPLIANCES / SINK
11	BATHROOM CABINETS / FIXTURES
12	STACKED WASHER / DRYER
13	FAU ABOVE
14	ATTIC ACCESS
15	POSTS / BEAMS, PER STRUCTURAL
16	APPOX. LOCATION OF 200 AMP. ELECTRICAL PANEL
17	THE SUPPLIED REFRIGERATOR WILL BE MORE THAN 5 CUBIC FEET IN CAPACITY

DOOR SCHEDULE

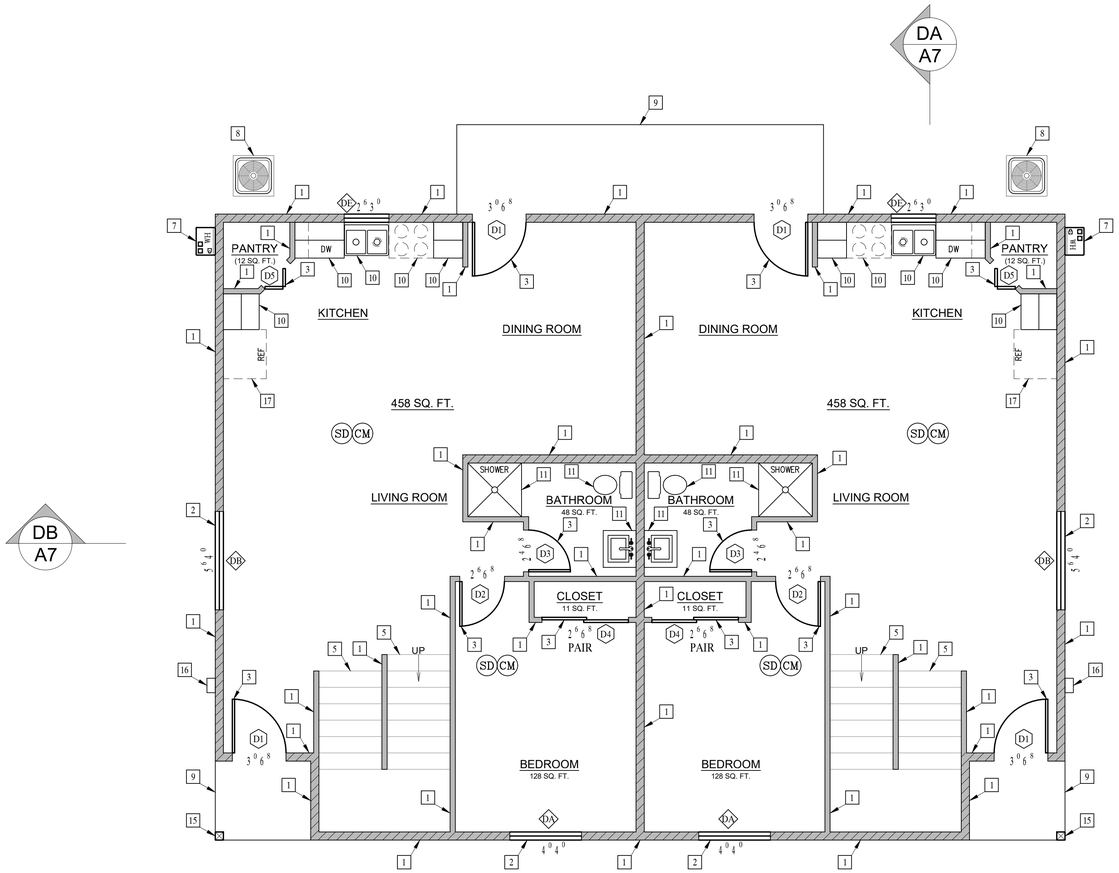
4	SIZE	MATERIAL GLAZING	U-FACTOR	SHGC	NOTES
D1	NEW $3^0\ 6^8$	SOLID CORE, EXTERIOR ENTRY	-	-	
D2	NEW $2^6\ 6^8$	INTERIOR HOLLOW CORE	-	-	
D3	NEW $2^4\ 6^8$	INTERIOR HOLLOW CORE	-	-	
D4	NEW $2^6\ 6^8$	SLIDING CLOSET DOOR PAIR	-	-	
D5	NEW $2^0\ 6^8$	INTERIOR BI-FOLD, LOUVERED	-	-	
D6	NEW $3^0\ 6^8$	SLIDING CLOSET DOOR PAIR	-	-	
D7	NEW $2^8\ 6^8$	INTERIOR BI-FOLD, LOUVERED	-	-	
D8	NEW $5^0\ 6^8$	SLIDING GLASS DOOR	0.32	0.23	

WINDOW SCHEDULE

X	SIZE	MATERIAL GLAZING	U-FACTOR	SHGC	NOTES
DA	NEW $4^0\ 4^0$	VINYL DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
DB	NEW $5^6\ 4^0$	VINYL DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
DC	NEW $3^0\ 4^0$	VINYL DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
DD	NEW $3^0\ 2^0$	VINYL DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
DE	NEW $2^6\ 3^0$	VINYL DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING

ADDITIONAL NOTES

1. REQUIRED GLAZED OPENINGS SHALL OPEN DIRECTLY ONTO A STREET OR PUBLIC ALLEY, OR A YARD OR COURT LOCATED ON THE SAME LOT AS THE BUILDING. (2019 CRC R303.9)
2. WHERE THE WINTER DESIGN TEMPERATURE IS TABLE R301.2(1) IS BELOW 60 DEGREES F, EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF NOT LESS THAN 68 DEGREES F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM THE EXTERIOR WALLS IN HABITABLE ROOMS AT THE DESIGN TEMPERATURE. INSTALLATION OF PORTABLE SPACE HEATERS SHALL NOT BE USED TO ACHIEVE COMPLIANCE WITH THIS SECTION. (2019 CRC SECTION R303.10)
3. OPENINGS BETWEEN A MOTOR VEHICLE-RELATED OCCUPANCY AND A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. (2019 CBC 406.2.5)
4. THE PRIVATE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY NOT LESS THAN $\frac{1}{2}$ INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE PER 2019 CRC TABLE R302.6.
5. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN A $\frac{5}{8}$ INCH TYPE X GYPSUM BOARD OR EQUIVALENT PER 2019 CRC TABLE R302.6.
6. STRUCTURES SUPPORTING FLOOR / CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION SHALL USE NOT LESS THAN $\frac{1}{2}$ INCH GYPSUM BOARD OR EQUIVALENT PER 2019 CRC TABLE R302.6.
7. DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND THE DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN $1\frac{3}{8}$ INCHES IN THICKNESS, OR DOORS IN COMPLIANCE WITH SECTION 716.2.2.1 WITH A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING. (2019 CBC 406.3.2.1)



DUPLEX: FIRST FLOOR PLAN

NEW 2x4 STUD WALL

NEW 2x6 STUD WALL

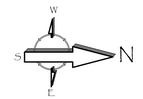
NEW PARTIAL HEIGHT WALL

(SD) SMOKE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED (SEE E1-ELECTRICAL PLAN)

(CM) CARBON MONOXIDE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED (SEE E1-ELECTRICAL PLAN)

EGRESS WINDOW REQUIREMENT:

- MINIMUM WIDTH OF OPENING: 20 INCHES
- MINIMUM HEIGHT OF OPENING: 24 INCHES
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Revisions

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1	-
2	-
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4	-
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Project:

Duplex, ADU, & Garage at:
5309 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title: *Duplex: First Floor Plan*

Date: 12-03-2022

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

Project No.: 2234

Sheet: *A4*

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PROPOSED FLOOR PLAN - KEYNOTES

1	STUD WALL, SEE WALL LEGEND
2	WINDOWS, PER OWNER
3	DOOR/SLIDER (TEMPERED GLAZING), PER OWNER
4	GARAGE DOOR, PER OWNER
5	STAIRS
6	NOT USED
7	WATER HEATER
8	A/C UNIT
9	EXTERIOR LANDING / STEP
10	KITCHEN CABINETS / APPLIANCES / SINK
11	BATHROOM CABINETS / FIXTURES
12	STACKED WASHER / DRYER
13	FAU ABOVE
14	ATTIC ACCESS
15	POSTS / BEAMS, PER STRUCTURAL

DOOR SCHEDULE

4	SIZE	MATERIAL GLAZING	U-FACTOR	SHGC	NOTES
D1	NEW 3'-0" x 6'-8"	SOLID CORE, EXTERIOR ENTRY	-	-	
D2	NEW 2'-6" x 6'-8"	INTERIOR HOLLOW CORE	-	-	
D3	NEW 2'-4" x 6'-8"	INTERIOR HOLLOW CORE	-	-	
D4	NEW 2'-6" x 6'-8"	SLIDING CLOSET DOOR PAIR	-	-	
D5	NEW 2'-0" x 6'-8"	INTERIOR BI-FOLD, LOUVERED	-	-	
D6	NEW 3'-0" x 6'-8"	SLIDING CLOSET DOOR PAIR	-	-	
D7	NEW 2'-6" x 6'-8"	INTERIOR BI-FOLD, LOUVERED	-	-	
D8	NEW 2'-6" x 6'-8"	SLIDING CLOSET DOOR	-	-	
D9	NEW 4'-0" x 6'-8"	INTERIOR BI-FOLD, LOUVERED	-	-	

WINDOW SCHEDULE

X	SIZE	MATERIAL GLAZING	U-FACTOR	SHGC	NOTES
DA	NEW 4'-0" x 4'-0"	VINYL DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
DB	NEW 5'-6" x 4'-0"	VINYL DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
DC	NEW 3'-0" x 4'-0"	VINYL DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING TEMPERED
DD	NEW 3'-0" x 2'-0"	VINYL DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING TEMPERED
DE	NEW 2'-6" x 3'-0"	VINYL DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
DF	NEW 4'-6" x 5'-0"	VINYL DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING

ADDITIONAL NOTES

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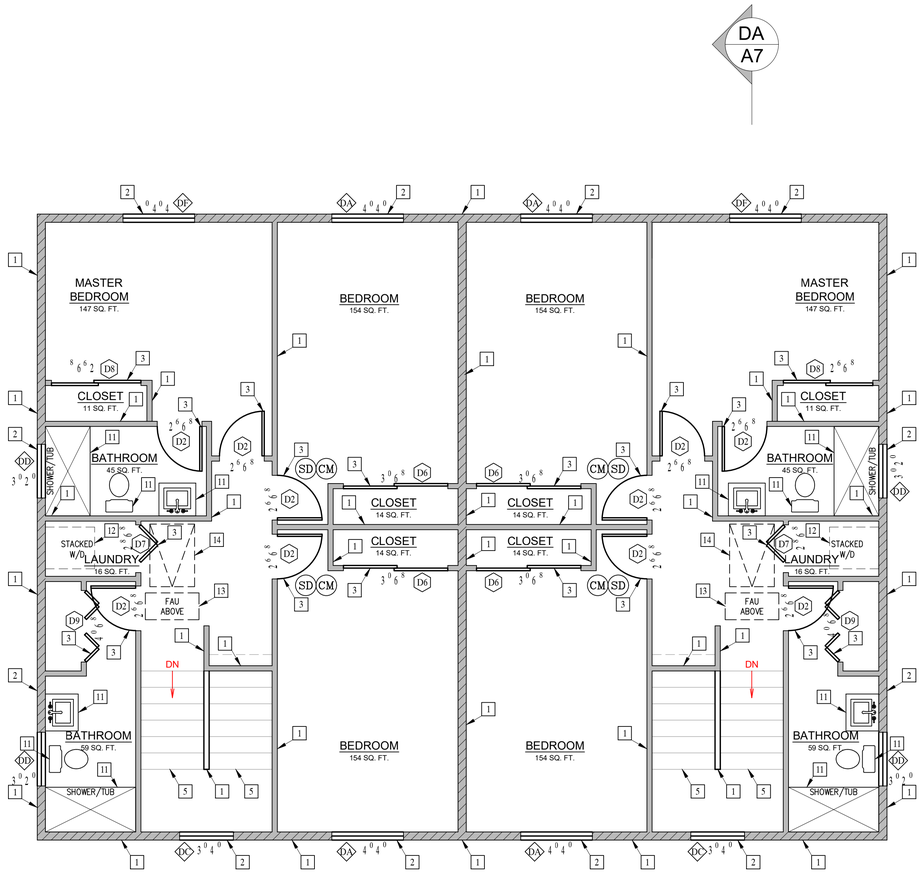
3. OPENINGS BETWEEN A MOTOR VEHICLE-RELATED OCCUPANCY AND A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. (2019 CBC 406.2.5)

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6. STRUCTURES SUPPORTING FLOOR / CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION SHALL USE NOT LESS THAN $\frac{1}{2}$ INCH GYPSUM BOARD OR EQUIVALENT PER 2019 CRC TABLE R302.6.

7. DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND THE DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN $1\frac{3}{8}$ INCHES IN THICKNESS, OR DOORS IN COMPLIANCE WITH SECTION 716.2.2.1 WITH A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING. (2019 CBC 406.3.2.1)



DUPLEX: SECOND FLOOR PLAN

NEW 2x4 STUD WALL

NEW 2x6 STUD WALL

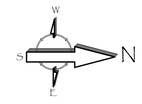
NEW PARTIAL HEIGHT WALL

(SD) SMOKE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED (SEE E1-ELECTRICAL PLAN)

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Revisions

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Project: Duplex, ADU, & Garage at: 5309 S. Saviers Road Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title: *Duplex: Second Floor Plan*

Date: 12-03-2022

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

Project No.: 2234

Sheet: *A5*

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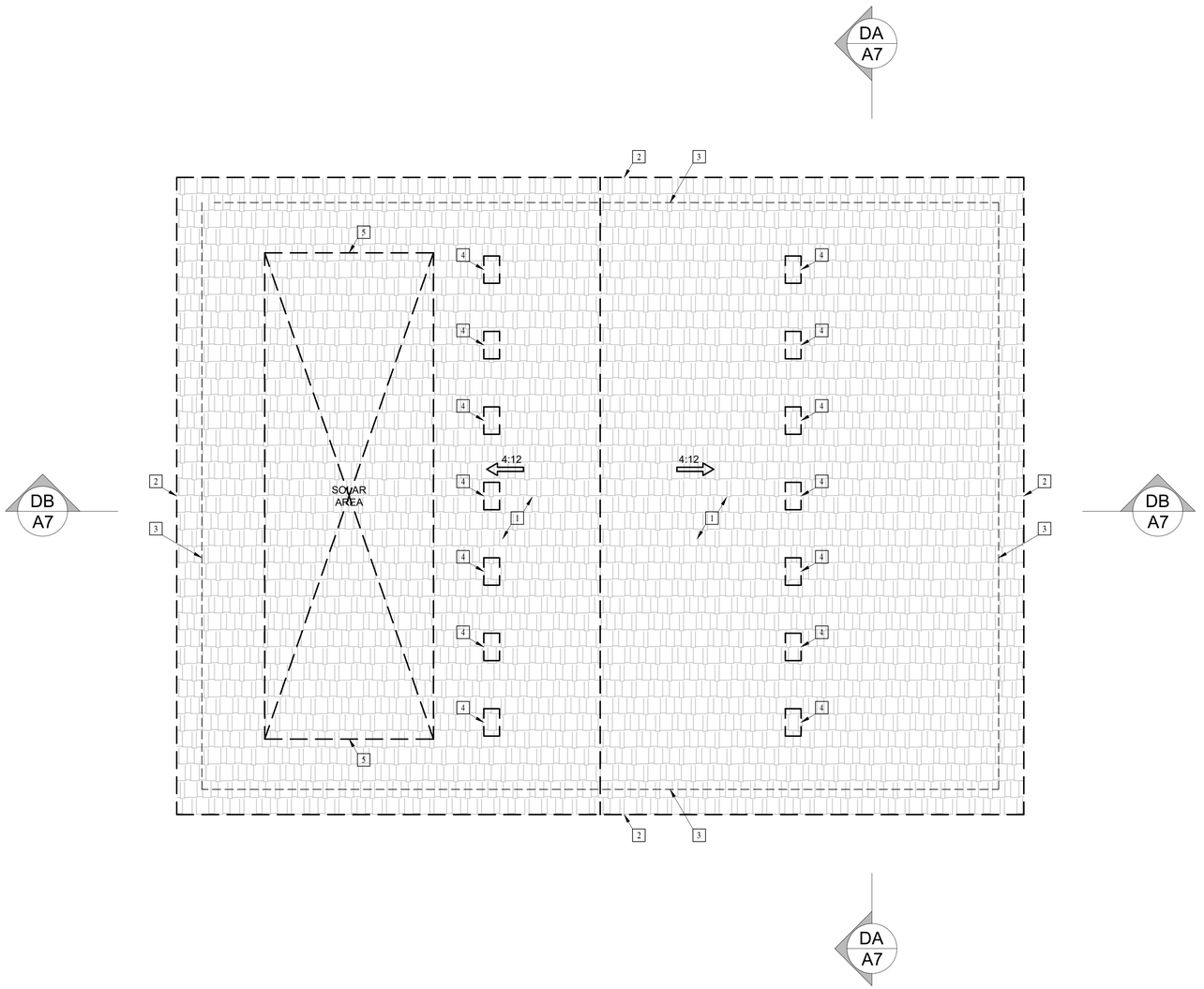
ROOF PLAN - KEYNOTES

1. CLASS A (FIRE RETARDANT) COMPOSITION SHINGLE ROOFING (ICC# ESR 1389) OVER 2 LAYERS OVER 30 POUNDS FELT OVER PLYWOOD SHEATHING PER STRUCTURAL
2. ROOF LINE
3. WALL BELOW
4. ATTIC LOUVERS/EYEBROW VENT (VULCAN ESR-2071)
5. SOLAR PANEL AREA

Roof Attic Ventilation:

Attic Area = 1380.0 sq. ft.
1/150 of 1380 = 9.2 sq. ft.
9.2 sq. ft. = 1324.8 sq. in. min.

Dormer Vent Area = 99 sq. in.
13.4 Min. Dormer Vents
Therefore: Install (14) Dormer Vent



DUPLEX: ROOF PLAN

Revisions

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1	-
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4	-
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8	-

Project:

Duplex, ADU, & Garage at:
5309 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title:

Duplex:
Roof Plan

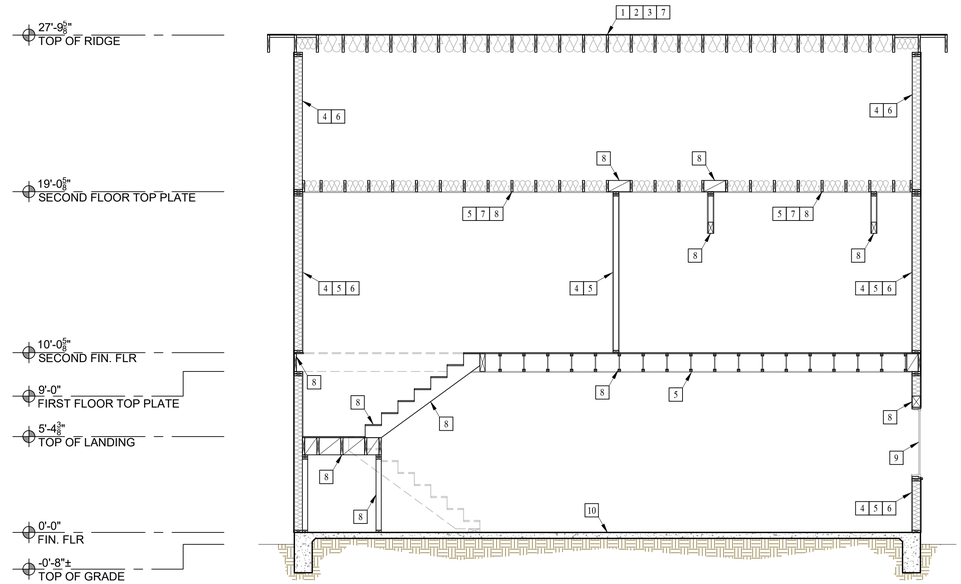
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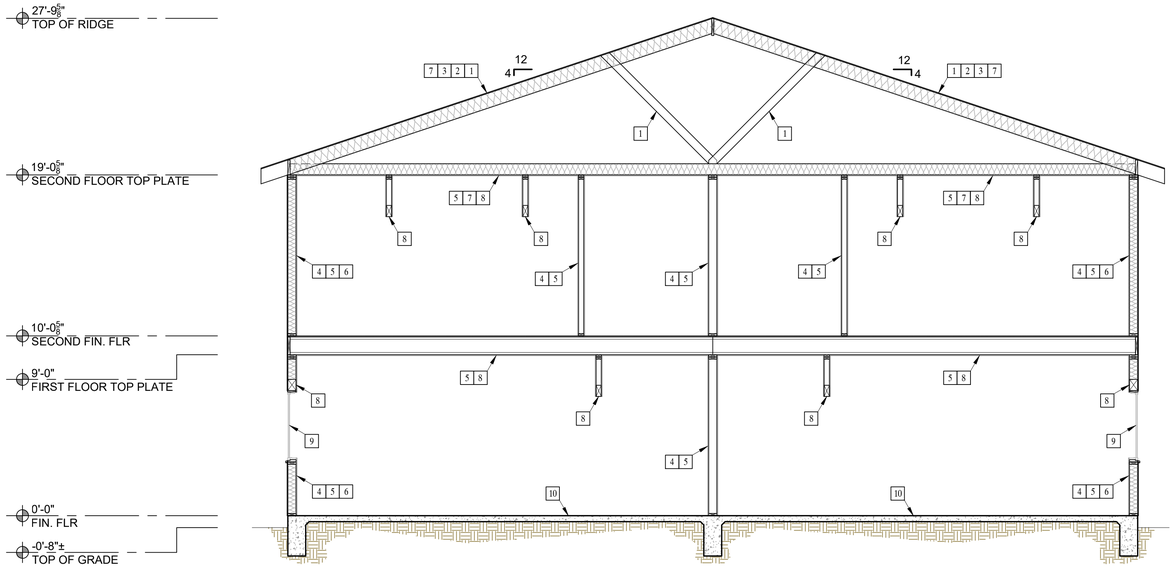
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DA SECTION A

SECTION KEYNOTES

1. ROOF FRAMING PER STRUCTURAL
2. ROOF SHEATHING PER STRUCTURAL
3. CLASS A (FIRE RETARDANT) COMPOSITION SHINGLE ROOFING (ICC# ESR 1389) OVER 2 LAYERS OVER 30 POUNDS FELT OVER PLYWOOD SHEATHING PER STRUCTURAL
4. STUD WALL
5. 5/8" GYPSUM DRYWALL
6. R-19 BATT INSULATION
7. INSULATION: R-30 BATT INSULATION AT CEILING & R-13 BATT INSULATION AT ROOF (HIGH PERFORMANCE ATTIC)
8. FRAMING / BLOCKING, PER STRUCTURAL
9. WINDOW, PER OWNER
10. SLAB-ON-GRADE PER STRUCTURAL



DB SECTION B

Revisions

	PLANNING COMMENTS 07-19-2024
1	-
2	-
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5	-
6	-
7	-
8	-

Project:

Duplex, ADU, & Garage at:
5309 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title:

Duplex: Sections

Date: 12-03-2022

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

Project No.: 2234

Sheet: *A7*

E:\Diamond Design\Projects\2022\2234 - Saviers Duplex & ADU\Architectural\2024\Saviers 07-19-2024\5309 Saviers.dwg files 07.19.2024\5309\Saviers Residence Plans.dwg, 7 - DUPLEX Sections, 7/24/2024 8:24:57 AM, jimmy

EGRESS WINDOW REQUIREMENT:

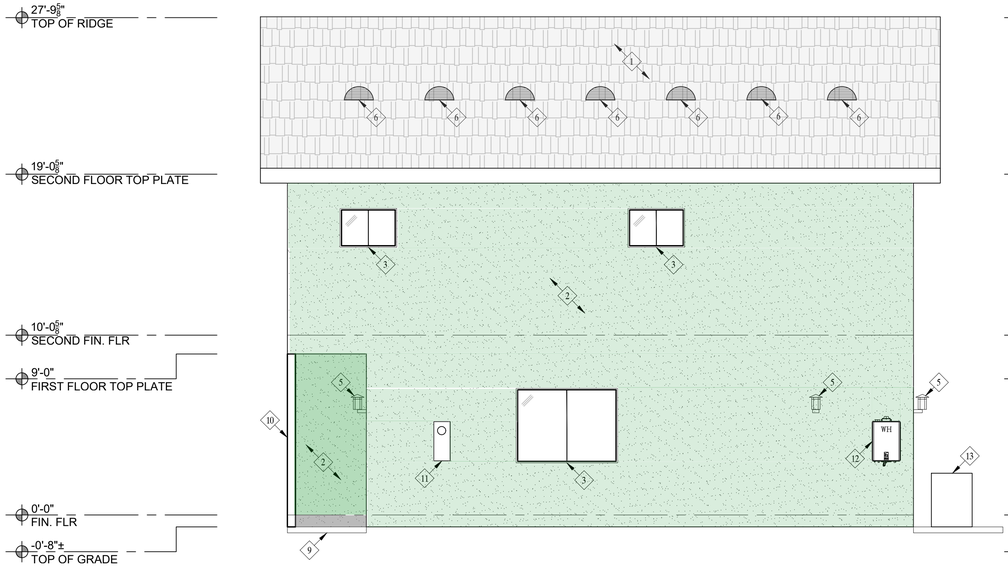
- MINIMUM WIDTH OF OPENING: 20 INCHES
- MINIMUM HEIGHT OF OPENING: 24 INCHES
- MINIMUM NET CLEAR OPENING: 5.7 SQ. FT. (5.0 SQ. FT. FOR GROUND FLOOR).
- MAXIMUM SILL HEIGHT ABOVE FLOOR 44 INCHES.

ADDITIONAL NOTES:

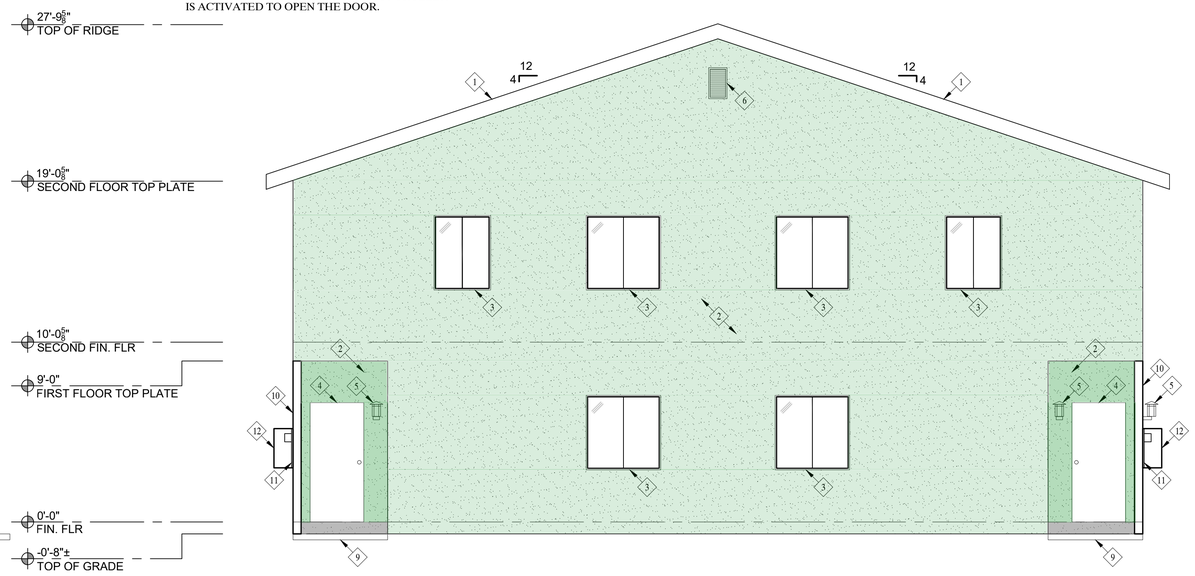
1. OUTDOOR LIGHTING SHALL COMPLY WITH TITLE 24, PART 6, OF THE CALIFORNIA CODE OF REGULATIONS: CALIFORNIA'S ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS.
2. LIGHTING FIXTURES ON THE WEST SIDE OF THE GARAGE SHALL BE MOUNTED BETWEEN 9 AND 12 FEET ABOVE GRADE AND ABOVE THE GARAGE DOORS. LUMINAIRES COMPLY WITH TITLE 24, PAT 6, OF THE CALIFORNIA CODE OF REGULATIONS: CALIFORNIA'S ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS. LUMINAIRES SHALL BE LED WITH FLAT LENSES AND PARALLEL TO THE GROUND. THE LUMINAIRES SHALL CREATE BETWEEN 1 AND 7 FOOT CANDLES ON THE GARAGE APRON.
3. ALL OUTDOOR LIGHTING INSTRUMENTS SHALL BE ON A DEDICATED CIRCUIT AND OPERATE FROM DUSK TO DAWN.
4. ROLL-UP OVERHEAD GARAGE DOORS SHALL BE INSTALLED AND BE CAPABLE OF BEING OPENED REMOTELY BY A HANDHELD CONTROLLER OR AN INTERNET BASED SYSTEM. THE GARAGE DOOR SYSTEM SHALL INCLUDE A GARAGE LIGHT WHICH IS ACTIVATED ANYTIME A REMOTE CONTROLLER IS ACTIVATED TO OPEN THE DOOR.

ELEVATION KEYNOTES

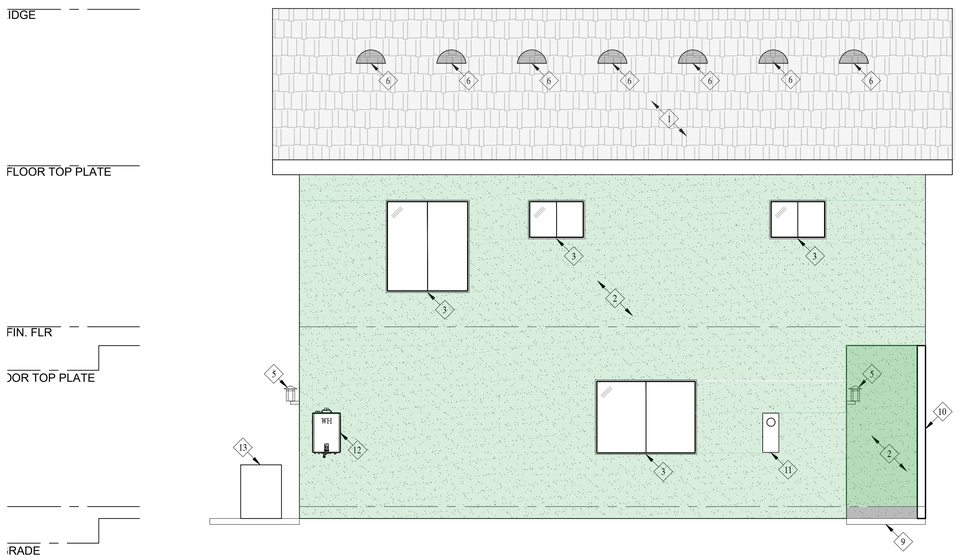
1. CLASS A (FIRE RETARDANT) COMPOSITION SHINGLE ROOFING (ICC# ESR 1389) OVER 2 LAYERS OVER 30 POUNDS FELT OVER PLYWOOD SHEATHING PER STRUCTURAL
2. STUCCO FINISH W/ 7/8" PORTLAND CEMENT PLASTER, PAPER BACKED LATH W/ 16 GAUGE STAPLES AT 6"O.C. OMEGA-237 ROCK GREEN BASE 2 SAND FINISH
3. WINDOW, PER OWNER
4. DOOR / SLIDER, PER OWNER
5. EXTERIOR WALL MOUNTED LIGHT, PER OWNER
6. ATTIC LOUVERS / DORMER VENT / EYEBROW VENT (VULCAN ESR-2071)
7. GARAGE DOOR, PER OWNER
8. NOT USED
9. EXTERIOR LANDING / EXTERIOR STAIRS
10. POSTS / BEAMS, PER STRUCTURAL
11. ELECTRICAL PANEL
12. GAS TANKLESS NORITZ OR EQUAL WITH CAT III OR IV VENT, CONDENSATE DRAIN, GAS LINE (SEE E1 SHEETS FOR MORE INFORMATION) 200,000 BTU MIN.
13. A/C CONDENSER



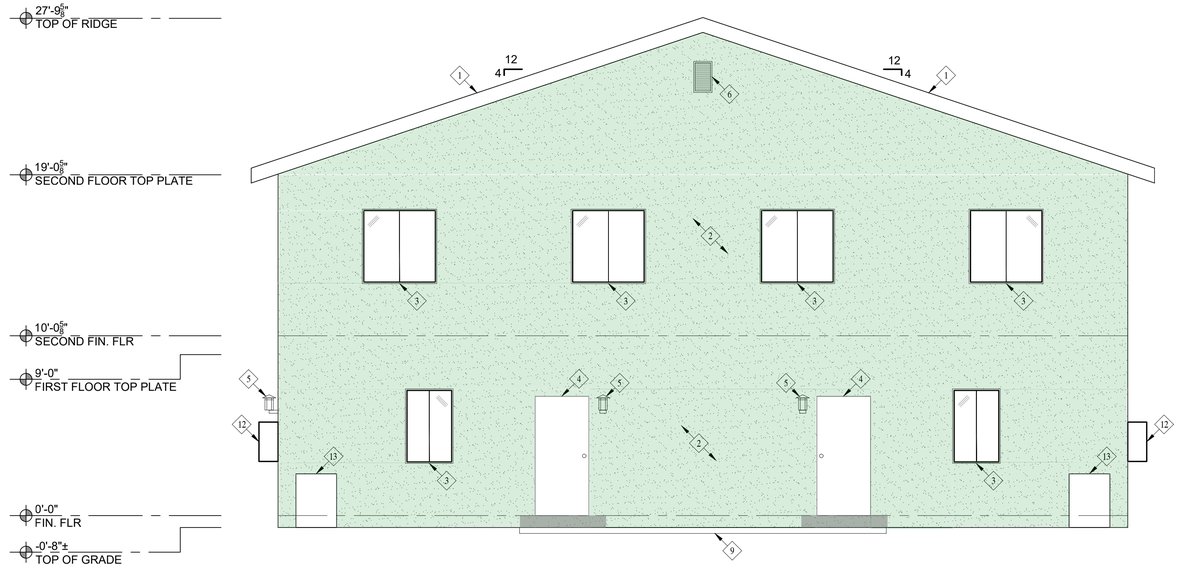
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

Revisions

	PLANNING COMMENTS 07-19-2024
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-

Project:

Duplex, ADU, & Garage at:
5309 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

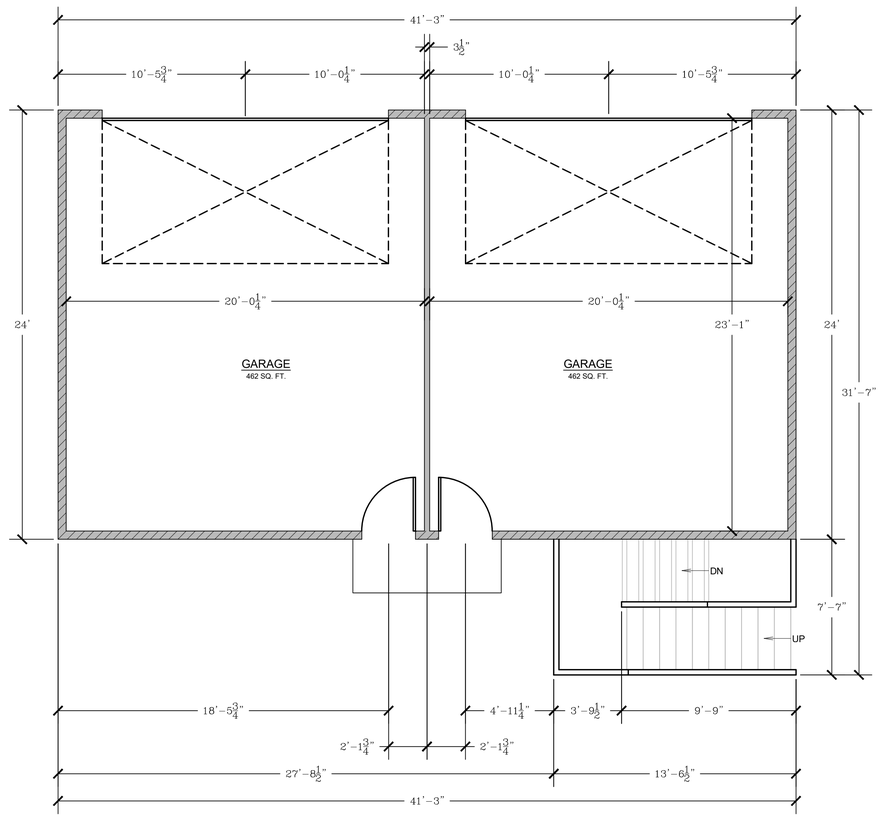
Jimmy Bermejo

Title:

Duplex: Elevations

Date:	12-03-2022
Scale:	1/4"=1'-0"
Project No.:	2234
Sheet:	*A8*

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ADU / GARAGE: FIRST FLOOR DIMENSION PLAN

NEW 2x4 STUD WALL

NEW 2x6 STUD WALL

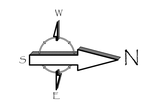
NEW PARTIAL HEIGHT WALL

(SD) SMOKE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED (SEE E1-ELECTRICAL PLAN)

(CM) CARBON MONOXIDE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED (SEE E1-ELECTRICAL PLAN)

EGRESS WINDOW REQUIREMENT:

- MINIMUM WIDTH OF OPENING: 20 INCHES
- MINIMUM HEIGHT OF OPENING: 24 INCHES
- MINIMUM NET CLEAR OPENING: 5.7 SQ. FT. (5.0 SQ. FT. FOR GROUND FLOOR)
- MAXIMUM SILL HEIGHT ABOVE FLOOR: 44 INCHES.



Revisions

	PLANNING COMMENTS 07-19-2024
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-

Project:

Duplex, ADU, & Garage at:
5309 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title:

ADU / Garage: First Floor Dimension Plan

Date:

12-03-2022

Scale:

1/4"=1'-0"

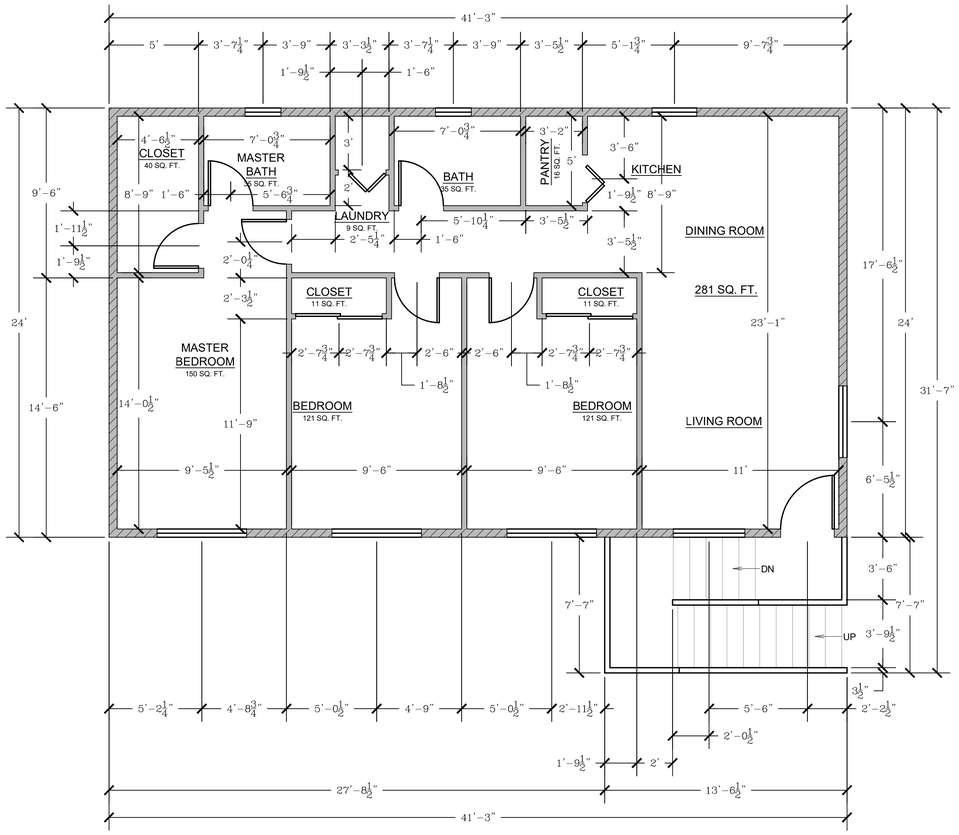
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2234

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ADU / GARAGE: SECOND FLOOR DIMENSION PLAN

NEW 2x4 STUD WALL

NEW 2x6 STUD WALL

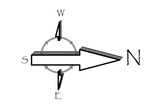
NEW PARTIAL HEIGHT WALL

(SD) SMOKE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED (SEE E1-ELECTRICAL PLAN)

(CM) CARBON MONOXIDE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED (SEE E1-ELECTRICAL PLAN)

EGRESS WINDOW REQUIREMENT:

- MINIMUM WIDTH OF OPENING: 20 INCHES
- MINIMUM HEIGHT OF OPENING: 24 INCHES
- MINIMUM NET CLEAR OPENING: 5.7 SQ. FT. (5.0 SQ. FT. FOR GROUND FLOOR)
- MAXIMUM SILL HEIGHT ABOVE FLOOR: 44 INCHES.



Revisions

	PLANNING COMMENTS 07-19-2024
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-

Project:

Duplex, ADU, & Garage at:
5309 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title:

ADU / Garage: Second Floor Dimension Plan

Date:

12-03-2022

Scale:

1/4"=1'-0"

Project No.:

2234

Sheet:

A10

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PROPOSED FLOOR PLAN - KEYNOTES

1	STUD WALL, SEE WALL LEGEND
2	WINDOWS, PER OWNER
3	DOOR/SLIDER (TEMPERED GLAZING), PER OWNER
4	GARAGE DOOR / OPENER, PER OWNER
5	STAIRS
6	GAS TANKLESS NORITZ OR EQUAL WITH CAT III OR IV VENT, CONDENSATE DRAIN, GAS LINE (SEE E1 SHEETS FOR MORE INFORMATION) 200,000 BTU MIN.
7	A/C UNIT
8	KITCHEN CABINETS / APPLIANCES / SINK
9	BATHROOM CABINETS / FIXTURES
10	STACKED WASHER / DRYER
11	APPROX. LOCATION OF 200 AMP. ELECTRICAL PANEL
12	APPROX. LOCATION OF 100 AMP. ELECTRICAL SUB-PANEL
13	EXTERIOR LANDING / STEP

DOOR SCHEDULE

4	SIZE	MATERIAL GLAZING	U-FACTOR	SHGC	NOTES
A1	NEW 3'0 6'8	SOLID CORE, EXTERIOR ENTRY	-	-	
A2	NEW 2'6 6'8	INTERIOR HOLLOW CORE	-	-	
A3	NEW 2'6 6'8	SLIDING CLOSET DOOR PAIR	-	-	
A4	NEW 2'8 6'8	INTERIOR BI-FOLD, LOUVERED	-	-	
A5	NEW 3'0 6'8	SOLID CORE, EXTERIOR ENTRY	-	-	STEEL, FIRE RATED
A6	NEW 16'0 8'0	GARAGE DOOR	-	-	

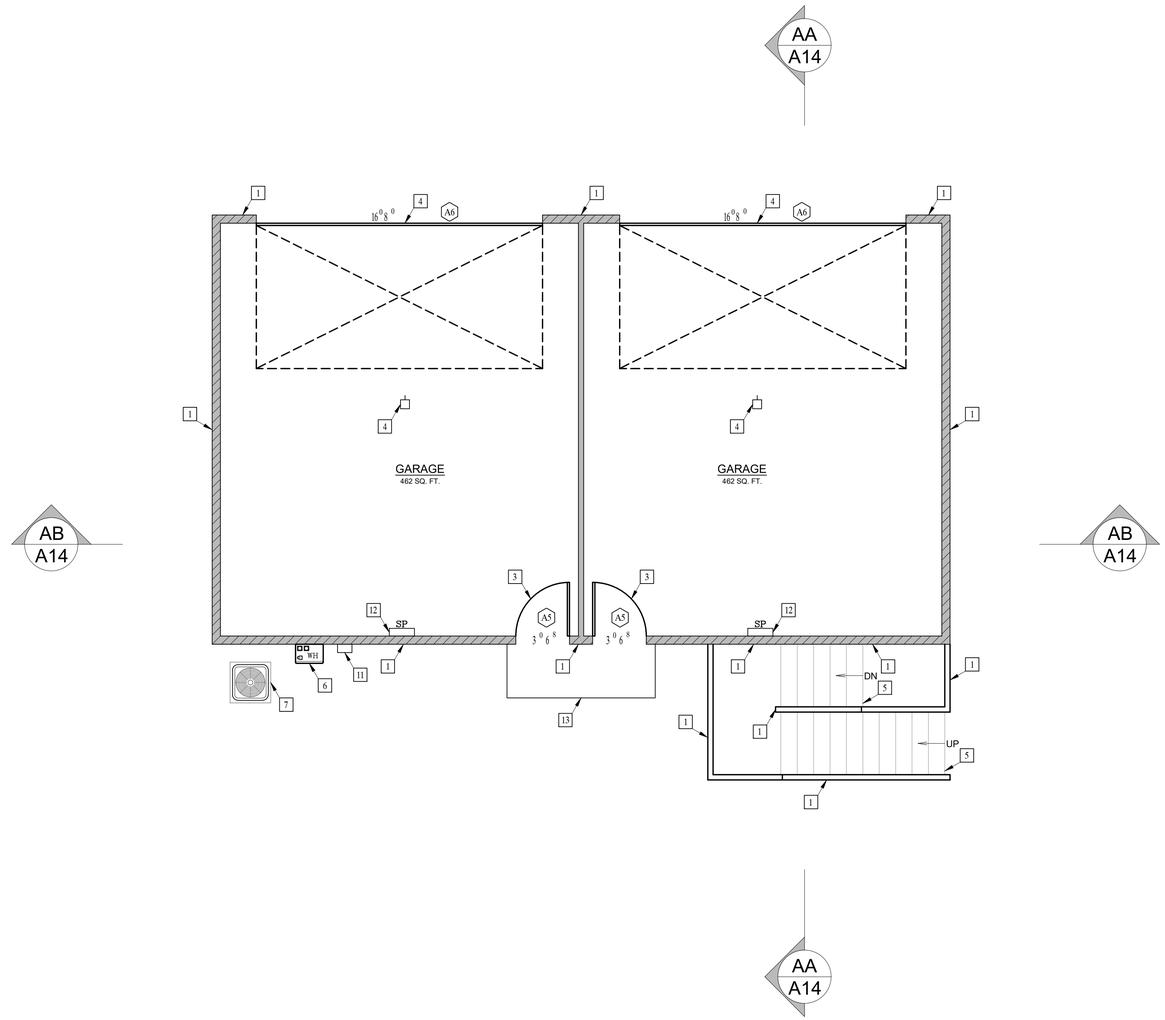
WINDOW SCHEDULE

X	SIZE	MATERIAL GLAZING	U-FACTOR	SHGC	NOTES
AA	NEW 4'0 4'0	VINYL DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
AB	NEW 5'0 4'0	VINYL DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
AC	NEW 2'0 2'0	VINYL DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
AD	NEW 2'6 3'0	VINYL DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING

ADDITIONAL NOTES

1. REQUIRED GLAZED OPENINGS SHALL OPEN DIRECTLY ONTO A STREET OR PUBLIC ALLEY, OR A YARD OR COURT LOCATED ON THE SAME LOT AS THE BUILDING. (2019 CRC R303.9)
2. WHERE THE WINTER DESIGN TEMPERATURE IS TABLE R301.2(1) IS BELOW 60 DEGREES F, EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF NOT LESS THAN 68 DEGREES F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM THE EXTERIOR WALLS IN HABITABLE ROOMS AT THE DESIGN TEMPERATURE. INSTALLATION OF PORTABLE SPACE HEATERS SHALL NOT BE USED TO ACHIEVE COMPLIANCE WITH THIS SECTION. (2019 CRC SECTION R303.10)
3. OPENINGS BETWEEN A MOTOR VEHICLE-RELATED OCCUPANCY AND A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. (2019 CBC 406.2.5)
4. THE PRIVATE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY NOT LESS THAN $\frac{1}{2}$ INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE PER 2019 CRC TABLE R302.6.
5. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN A $\frac{5}{8}$ INCH TYPE X GYPSUM BOARD OR EQUIVALENT PER 2019 CRC TABLE R302.6.
6. STRUCTURES SUPPORTING FLOOR / CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION SHALL USE NOT LESS THAN $\frac{1}{2}$ INCH GYPSUM BOARD OR EQUIVALENT PER 2019 CRC TABLE R302.6.
7. DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND THE DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN $1\frac{3}{8}$ INCHES IN THICKNESS, OR DOORS IN COMPLIANCE WITH SECTION 716.2.2.1 WITH A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING. (2019 CBC 406.3.2.1)

ADU / GARAGE: FIRST FLOOR PLAN



NEW 2x4 STUD WALL

NEW 2x6 STUD WALL

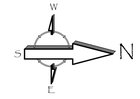
NEW PARTIAL HEIGHT WALL

(SD) SMOKE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED (SEE E1-ELECTRICAL PLAN)

(CM) CARBON MONOXIDE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED (SEE E1-ELECTRICAL PLAN)

EGRESS WINDOW REQUIREMENT:

- MINIMUM WIDTH OF OPENING: 20 INCHES
- MINIMUM HEIGHT OF OPENING: 24 INCHES
- MINIMUM NET CLEAR OPENING: 5.7 SQ. FT. (5.0 SQ. FT. FOR GROUND FLOOR)
- MAXIMUM SILL HEIGHT ABOVE FLOOR: 44 INCHES.



Revisions

	PLANNING COMMENTS 07-19-2024
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7	-
8	-

Project:

Duplex, ADU, & Garage at:
5309 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title:

ADU / Garage: First Floor Plan

Date:

12-03-2022

Scale:

1/4"=1'-0"

Project No.:

2234

Sheet:

A11

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PROPOSED FLOOR PLAN - KEYNOTES

1	STUD WALL, SEE WALL LEGEND
2	WINDOWS, PER OWNER
3	DOOR/SLIDER (TEMPERED GLAZING), PER OWNER
4	GARAGE DOOR, PER OWNER
5	STAIRS
6	WATER HEATER
7	A/C UNIT
8	KITCHEN CABINETS / APPLIANCES / SINK
9	BATHROOM CABINETS / FIXTURES
10	STACKED WASHER / DRYER

DOOR SCHEDULE

4	SIZE	MATERIAL GLAZING	U-FACTOR	SHGC	NOTES
A1	NEW 3'0 6'8	SOLID CORE, EXTERIOR ENTRY	-	-	
A2	NEW 2'6 6'8	INTERIOR HOLLOW CORE	-	-	
A3	NEW 2'6 6'8	SLIDING CLOSET DOOR PAIR	-	-	
A4	NEW 2'8 6'8	INTERIOR BI-FOLD, LOUVERED	-	-	
A5	NEW 3'0 6'8	SOLID CORE, EXTERIOR ENTRY	-	-	STEEL, FIRE RATED
A6	NEW 16'0 8'0	GARAGE DOOR	-	-	

WINDOW SCHEDULE

X	SIZE	MATERIAL GLAZING	U-FACTOR	SHGC	NOTES
AA	NEW 4'0 4'0	VINYL DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
AB	NEW 5'0 4'0	VINYL DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
AC	NEW 2'0 3'0	VINYL DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
AD	NEW 2'6 3'0	VINYL DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING

ADDITIONAL NOTES

1. REQUIRED GLAZED OPENINGS SHALL OPEN DIRECTLY ONTO A STREET OR PUBLIC ALLEY, OR A YARD OR COURT LOCATED ON THE SAME LOT AS THE BUILDING. (2019 CRC R303.9)

2. WHERE THE WINTER DESIGN TEMPERATURE IS TABLE R301.2(1) IS BELOW 60 DEGREES F, EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF NOT LESS THAN 68 DEGREES F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM THE EXTERIOR WALLS IN HABITABLE ROOMS AT THE DESIGN TEMPERATURE. INSTALLATION OF PORTABLE SPACE HEATERS SHALL NOT BE USED TO ACHIEVE COMPLIANCE WITH THIS SECTION. (2019 CRC SECTION R303.10)

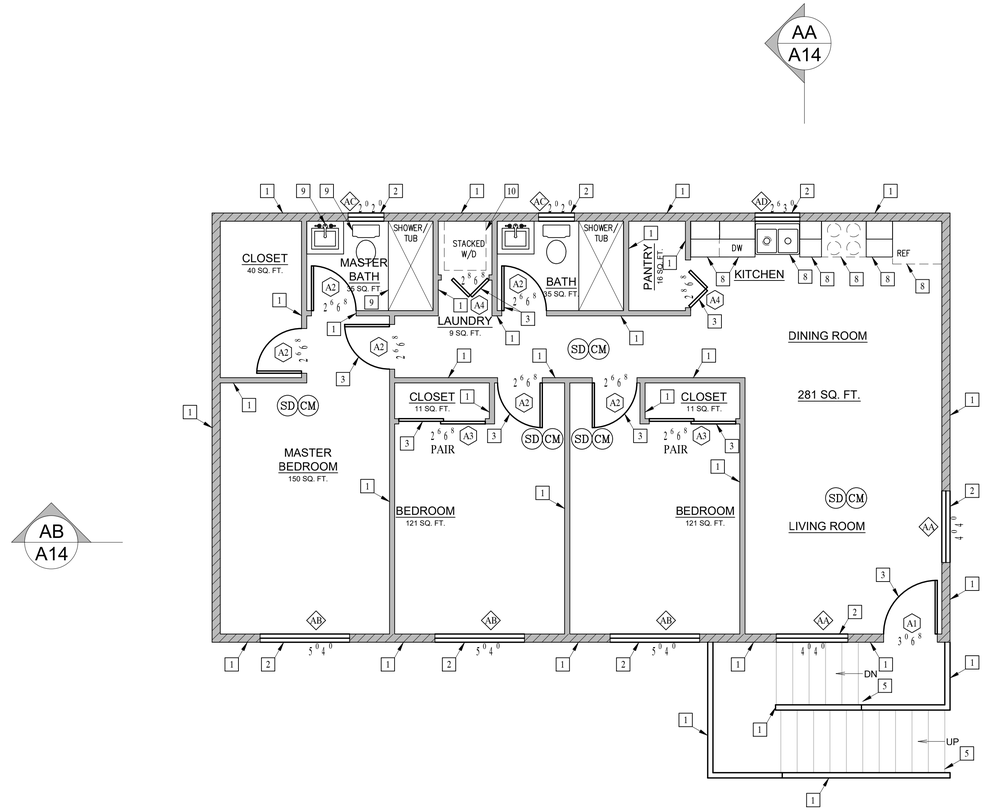
3. OPENINGS BETWEEN A MOTOR VEHICLE-RELATED OCCUPANCY AND A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. (2019 CBC 406.2.5)

4. THE PRIVATE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY NOT LESS THAN $\frac{1}{2}$ INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE PER 2019 CRC TABLE R302.6.

5. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN A $\frac{5}{8}$ INCH TYPE X GYPSUM BOARD OR EQUIVALENT PER 2019 CRC TABLE R302.6.

6. STRUCTURES SUPPORTING FLOOR / CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION SHALL USE NOT LESS THAN $\frac{1}{2}$ INCH GYPSUM BOARD OR EQUIVALENT PER 2019 CRC TABLE R302.6.

7. DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND THE DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN $1\frac{3}{8}$ INCHES IN THICKNESS, OR DOORS IN COMPLIANCE WITH SECTION 716.2.2.1 WITH A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING. (2019 CBC 406.3.2.1)



ADU / GARAGE: SECOND FLOOR PLAN

NEW 2x4 STUD WALL

NEW 2x6 STUD WALL

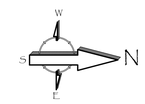
NEW PARTIAL HEIGHT WALL

(SD) SMOKE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED (SEE E1-ELECTRICAL PLAN)

(CM) CARBON MONOXIDE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED (SEE E1-ELECTRICAL PLAN)

EGRESS WINDOW REQUIREMENT:

- MINIMUM WIDTH OF OPENING: 20 INCHES
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- MINIMUM NET CLEAR OPENING: 5.7 SQ. FT. (5.0 SQ. FT. FOR GROUND FLOOR)
- MAXIMUM SILL HEIGHT ABOVE FLOOR: 44 INCHES.



Revisions

	PLANNING COMMENTS 07-19-2024
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2	-
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5	-
6	-
7	-
8	-

Project:

Duplex, ADU, & Garage at:
5309 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title:

ADU / Garage: Second Floor Plan

Date:

12-03-2022

Scale:

1/4"=1'-0"

Project No.:

2234

Sheet:

A12

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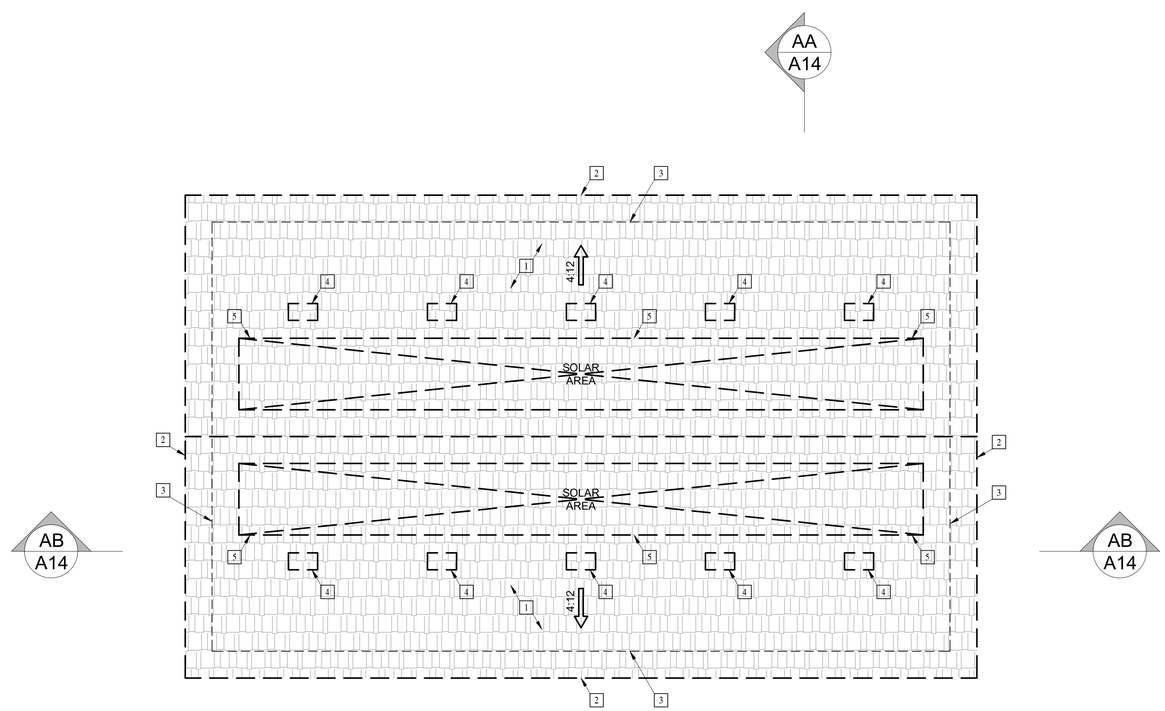
ROOF PLAN - KEYNOTES

1. CLASS A (FIRE RETARDANT) COMPOSITION SHINGLE ROOFING (ICC# ESR 1389) OVER 2 LAYERS OVER 30 POUNDS FELT OVER PLYWOOD SHEATHING PER STRUCTURAL
2. ROOF LINE
3. WALL BELOW
4. ATTIC LOUVERS/EYEBROW VENT (VULCAN ESR-2071)
5. SOLAR PANEL AREA

Roof Attic Ventilation:

Attic Area = 960.0 sq. ft.
1/150 of 960 = 6.4 sq. ft.
6.4 sq. ft. = 921.6 sq. in. min.

Dormer Vent Area = 99 sq. in.
9.3 Min. Dormer Vents
Therefore: Install (10) Dormer Vent



ADU / GARAGE: ROOF PLAN

Revisions

	PLANNING COMMENTS 07-19-2024
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-

Project:
Duplex, ADU, & Garage at:
5309 S. Saviers Road
Oxnard, California 93033

Responsible Designer:
Jimmy Bermejo

Title:
ADU / Garage: Roof Plan

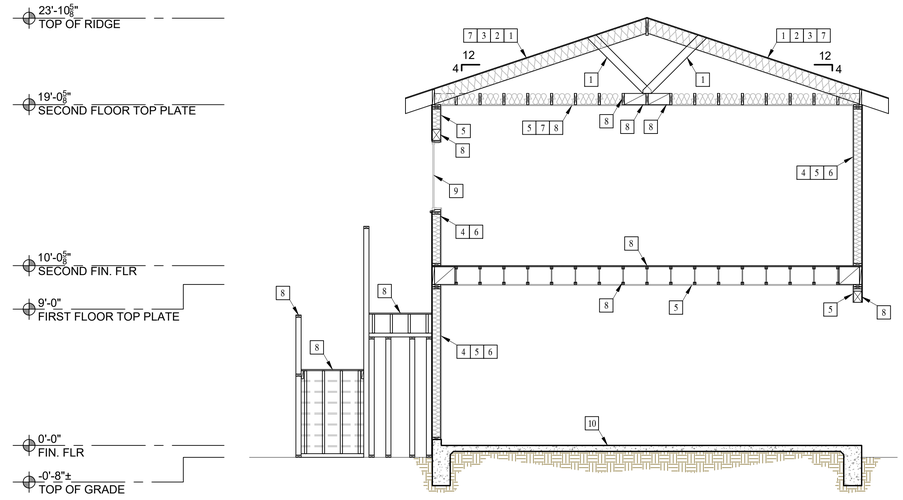
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12-03-2022

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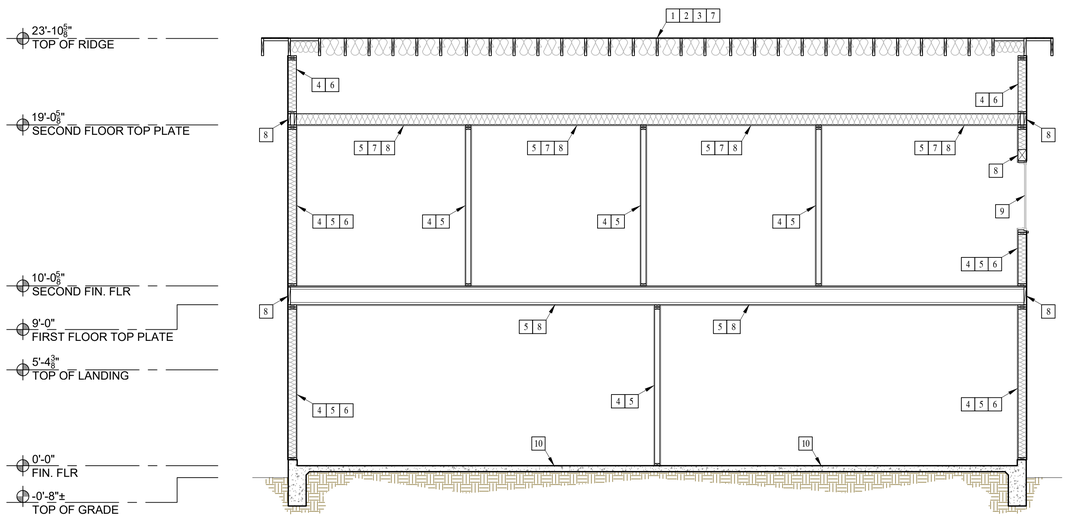
Project No.:
2234

Sheet:
A13

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AA SECTION A



AB SECTION B

SECTION KEYNOTES

1	ROOF FRAMING PER STRUCTURAL
2	ROOF SHEATHING PER STRUCTURAL
3	CLASS A (FIRE RETARDANT) COMPOSITION SHINGLE ROOFING (ICC# ESR 1389) OVER 2 LAYERS OVER 30 POUNDS FELT OVER PLYWOOD SHEATHING PER STRUCTURAL
4	STUD WALL
5	5/8" GYPSUM DRYWALL
6	R-19 BATT INSULATION
7	INSULATION: R-30 BATT INSULATION AT CEILING & R-13 BATT INSULATION AT ROOF (HIGH PERFORMANCE ATTIC)
8	FRAMING / BLOCKING, PER STRUCTURAL
9	WINDOW, PER OWNER
10	SLAB-ON-GRADE PER STRUCTURAL

Revisions

	PLANNING COMMENTS 07-19-2024
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-

Project:

Duplex, ADU, & Garage at:
5309 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title:

ADU / Garage: Sections

Date:

12-03-2022

Scale:

1/4"=1'-0"

Project No.:

2234

Sheet:

A14

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EGRESS WINDOW REQUIREMENT:

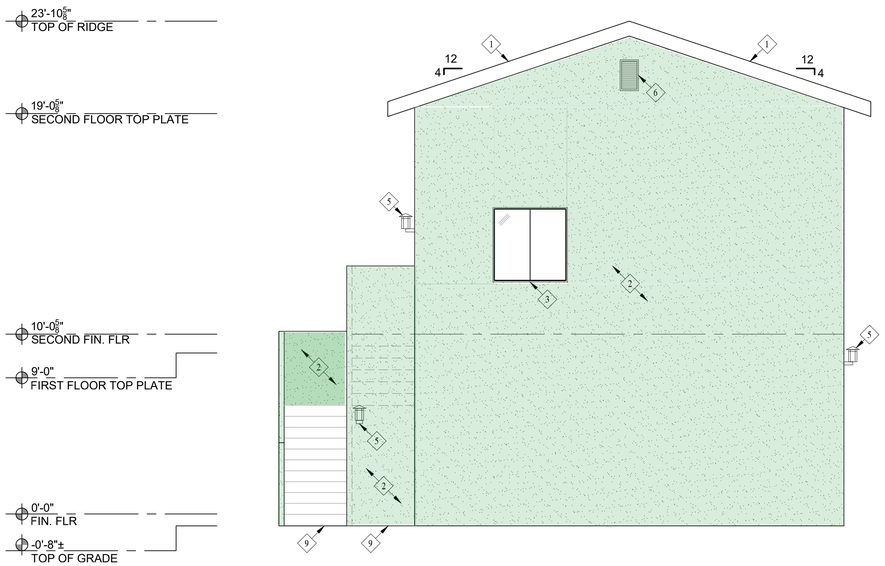
- MINIMUM WIDTH OF OPENING: 20 INCHES
- MINIMUM HEIGHT OF OPENING: 24 INCHES
- MINIMUM NET CLEAR OPENING: 5.7 SQ. FT. (5.0 SQ. FT. FOR GROUND FLOOR).
- MAXIMUM SILL HEIGHT ABOVE FLOOR 44 INCHES.

ADDITIONAL NOTES:

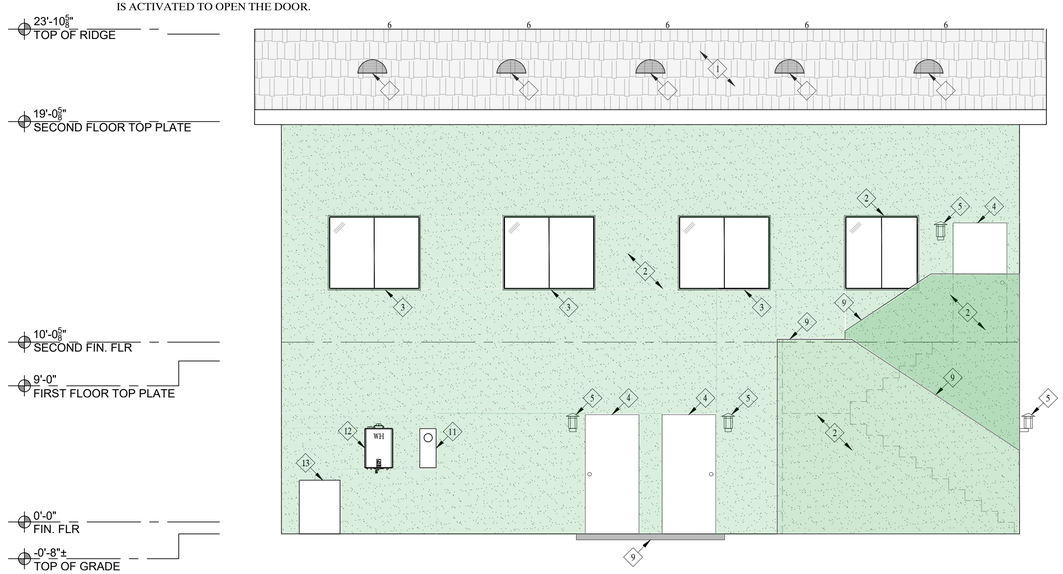
1. OUTDOOR LIGHTING SHALL COMPLY WITH TITLE 24, PART 6, OF THE CALIFORNIA CODE OF REGULATIONS: CALIFORNIA'S ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS.
2. LIGHTING FIXTURES ON THE WEST SIDE OF THE GARAGE SHALL BE MOUNTED BETWEEN 9 AND 12 FEET ABOVE GRADE AND ABOVE THE GARAGE DOORS. LUMINAIRES COMPLY WITH TITLE 24, PAT 6, OF THE CALIFORNIA CODE OF REGULATIONS: CALIFORNIA'S ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS. LUMINAIRES SHALL BE LED WITH FLAT LENSES AND PARALLEL TO THE GROUND. THE LUMINAIRES SHALL CREATE BETWEEN 1 AND 7 FOOT CANDLES ON THE GARAGE APRON.
3. ALL OUTDOOR LIGHTING INSTRUMENTS SHALL BE ON A DEDICATED CIRCUIT AND OPERATE FROM DUSK TO DAWN.
4. ROLL-UP OVERHEAD GARAGE DOORS SHALL BE INSTALLED AND BE CAPABLE OF BEING OPENED REMOTELY BY A HANDHELD CONTROLLER OR AN INTERNET BASED SYSTEM. THE GARAGE DOOR SYSTEM SHALL INCLUDE A GARAGE LIGHT WHICH IS ACTIVATED ANYTIME A REMOTE CONTROLLER IS ACTIVATED TO OPEN THE DOOR.

ELEVATION KEYNOTES

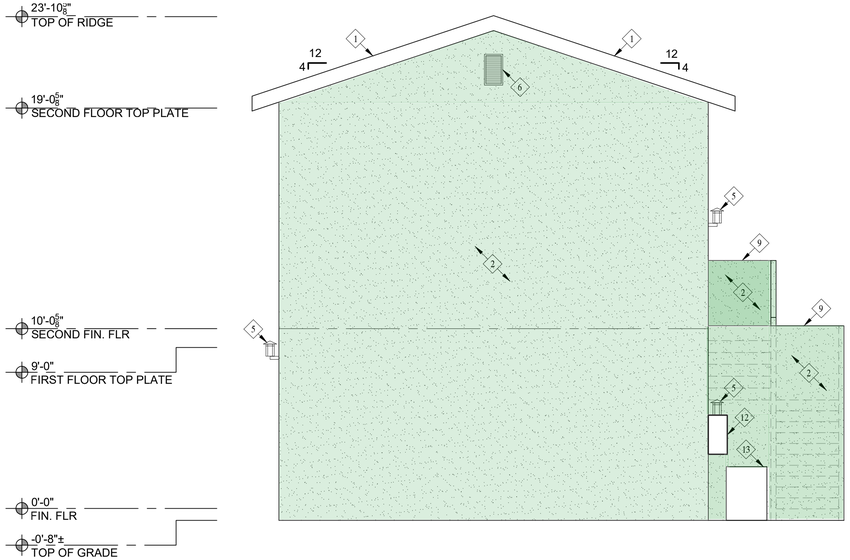
1. CLASS A (FIRE RETARDANT) COMPOSITION SHINGLE ROOFING (ICC# ESR 1389) OVER 2 LAYERS OVER 30 POUNDS FELT OVER PLYWOOD SHEATHING PER STRUCTURAL
2. STUCCO FINISH W/ 7/8" PORTLAND CEMENT PLASTER, PAPER BACKED LATH W/ 16 GAUGE STAPLES AT 6"O.C. OMEGA-237 ROCK GREEN BASE 2 SAND FINISH
3. WINDOW, PER OWNER
4. DOOR / SLIDER, PER OWNER
5. EXTERIOR WALL MOUNTED LIGHT, PER OWNER
6. ATTIC LOUVERS / DORMER VENT / EYEBROW VENT (VULCAN ESR-2071)
7. GARAGE DOOR, PER OWNER
8. NOT USED
9. EXTERIOR LANDING / EXTERIOR STAIRS
10. POSTS / BEAMS, PER STRUCTURAL
11. ELECTRICAL PANEL
12. GAS TANKLESS NORITZ OR EQUAL WITH CAT III OR IV VENT, CONDENSATE DRAIN, GAS LINE (SEE E1 SHEETS FOR MORE INFORMATION) 200,000 BTU MIN.
13. A/C CONDENSER



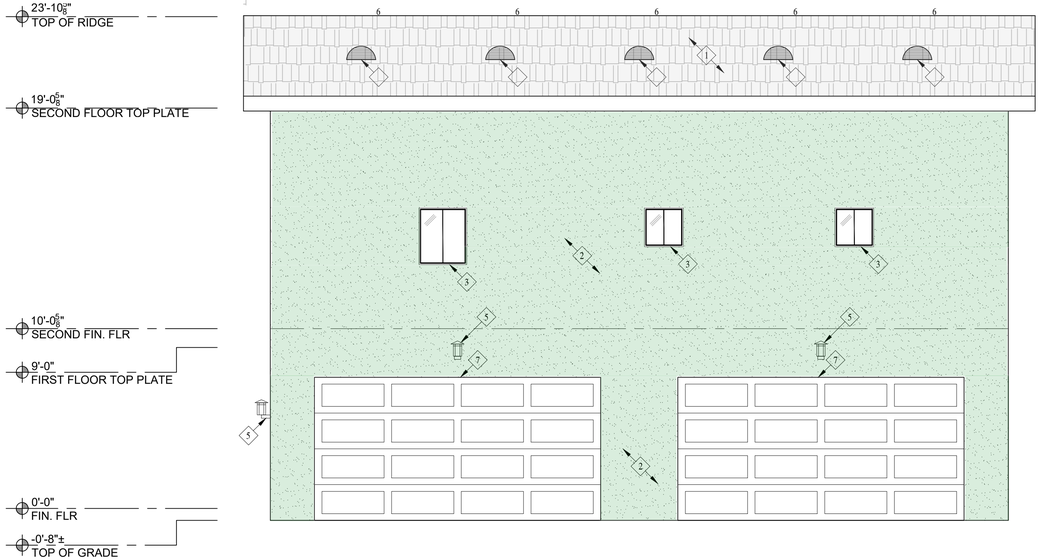
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

Revisions

	PLANNING COMMENTS 07-19-2024
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-

Project:

Duplex, ADU, & Garage at:
5309 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title:

ADU / Garage: Elevations

Date: 12-03-2022

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

Project No.: 2234

Sheet: *A15*

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PROPOSED ELECTRICAL PLAN - NOTES

ELECTRICAL NOTES:

1. EXHAUST FANS
   a. FANS AT BATHS, POWDER AND LAUNDRY TO PROVIDE A COMPLETE AIR CHANGE EVERY FIVE MINUTES (OPERABLE FROM LIGHT SWITCH). FAN SHALL BE MINIMUM 50 CFM
   b. KITCHEN EXAHAUST FANS MUST BE ABLE TO PROVIDE 5 AIR CHANGES PER HOUR AND DUCTED TO THE EXTERIOR. KITCHEN EXAUST FAN SHALL BE MINIMUM 100 CFM
   c. RESIDENTIAL EXHAUST FANS SHALL BE ENERGY STAR RATED AND SHALL BE CONTROLED BY A HUMIDSTAT CAPABLE OF AN ADJUSTMENT BETWEEN 50 AND 80% HUMIDITY. CALGREEN 4.506.1 EXCEPTION. CONTROL BY A HUMIDISTAT IS NOT REQUIRED IF THE BATHROOM EXHAUST FAN IS ALSO THE DWELLING WHOLE HOUSE VENTILATION.
   d. ALL FANS INSTALLED MUST MEET THE PRECEEDING REQUIREMENTS AND MUST EITHER HAVE A MAX "SONE" RATING OF 1 FOR CONTINUOUS USE OR 3 FOR INTERMITENT USE.
2. PROVIDE ARC-FAULT CIRCUIT INTERRUPTER OUTLETS FOR ALL ROOMS AS DESCRIBED IN. NEC 210-12
3. PROVIDE ADEQUATE CLEARANCES OF ELECTRICAL SERVICE DROP CONNECTORS (WIRES). (ART. 230-24 & ART. 680-8 NEC)
4. TAMPER RESISTANT RECEPITCALS ARE REQUIRED FOR ALL LCATION AS DESCRIBED IN 210.52. THIS ONLY APPLIES TO THE OUTLETS MODIFIED UNDER THIS PERMIT.
5. WEATHER RESISTANT TYPE RECEPTACALS ARE REQUIRED WHEN INSTALLED IN DAMP OR WET LOCATIONS (OUTSIDE)
6. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING AND BE EQUIPPED WITH BATTERY BACK-UP, PER SECTION R314
7. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE LARMS IN THE UNIT.
8. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING AND BE EQUIPPED WITH BATTERY BACK-UP, PER SECTION R315
9. WHEN MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE LARMS IN THE UNIT.
10. BATHROOM CIRCUITING SHALL BE EITHER A 20 AMPERE CIRCUIT DEDICATED TO EACH BATHROOM OR ATLEAST ONE 20 AMPERE CIRCUIT SUPPPLY ONLY BATHROOM RECEPTACLE OUTLETS PER CEC ART 210.11(C)3
11. RECEPTACLE OUTLETS LOCATIONS SHALL COMPLY WITH CEC ART. 210.52 (A)

LIGHTING REQUIREMENTS (TITTLE 24)

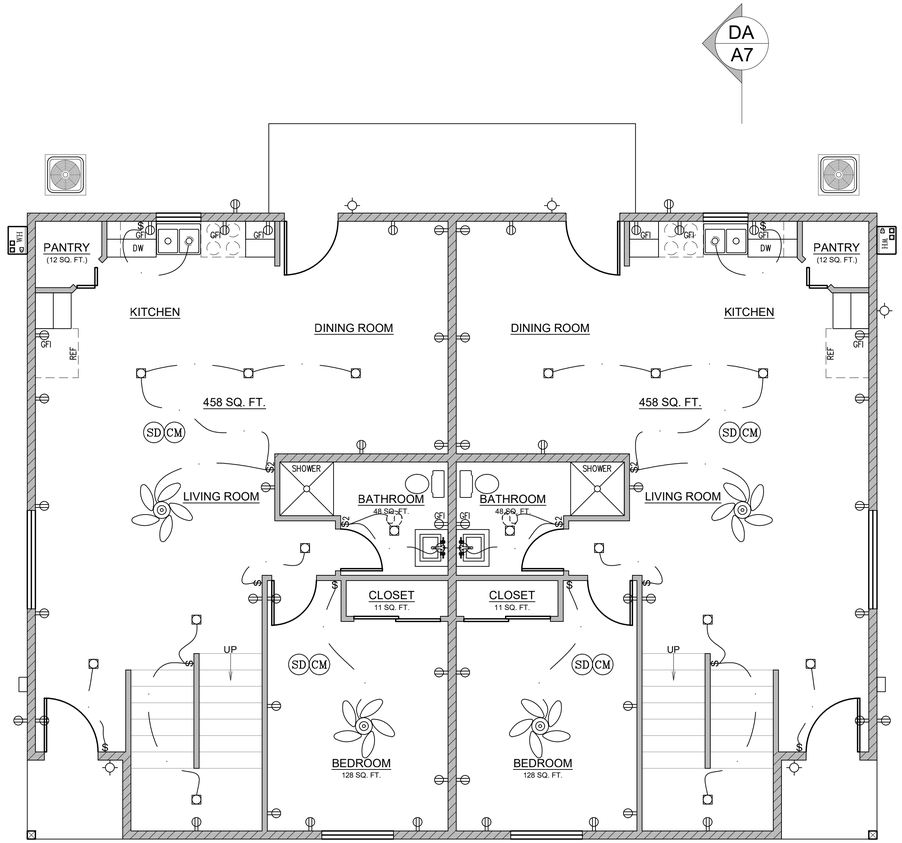
1. NEW BATHROOMS, GARAGES, LAUNDRY ROOMS & UTILITY ROOMS- ALL LUMINAIRES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A MANUAL-ON OCCUPANT SENSOR.
2. OTHER NEW ROOMS- ALL LUMINAIRES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR OR DIMMER. CLOSETS THAT ARE LESS THAN 70 SQ. FT. ARE EXEMPT.
3. NEW OUTDOOR LIGHTING- ALL LUMINAIRES MOUNTED TO THE BUILDING SHALL BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A PHOTOCONTROL/ MOTION SENSOR.
4. NEW KITCHENS- AT LEAST HALF THE INSTALLED WATTAGE OF LUMINAIRES SHALL BE HIGH EFFICACY (I.E.,FLUORESCENT). THE ONES THAT ARE NOT MUST BE SWITCHED SEPARATELY.
5. ALL LIGHTS RECESSED INTO INSULATED CEILINGS MUST BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC) AND ARE CERTIFIED AIRTIGHT TO ASTM E283 AND LABELED AS AIRTIGHT (AT) TO LESS THAN 2.0 CFM @ 75 PASCALS.

ADDITIONAL NOTES CONT.

1. OUTDOOR LIGHTING SHALL COMPLY WITH TITLE 24, PART 6, OF THE CALIFORNIA CODE OF REGULATIONS: CALIFORNIA'S ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS.
2. LIGHTING FIXTURES ON THE WEST SIDE OF THE GARAGE SHALL BE MOUNTED BETWEEN 9 AND 12 FEET ABOVE GRADE AND ABOVE THE GARAGE DOORS. LUMINAIRES COMPLY WITH TITLE 24, PART 6, OF THE CALIFORNIA CODE OF REGULATIONS: CALIFORNIA'S ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS. LUMINAIRES SHALL BE LED WITH FLAT LENSES AND PARALLEL TO THE GROUND. THE LUMINAIRES SHALL CREATE BETWEEN 1 AND 7 FOOT CANDLES ON THE GARAGE APRON.
3. ALL OUTDOOR LIGHTING INSTRUMENTS SHALL BE ON A DEDICATED CIRCUIT AND OPERATE FROM DUSK TO DAWN.
4. ROLL-UP OVERHEAD GARAGE DOORS SHALL BE INSTALLED AND BE CAPABLE OF BEING OPENED REMOTELY BY A HANDHELD CONTROLLER OR AN INTERNET BASED SYSTEM. THE GARAGE DOOR SYSTEM SHALL INCLUDE A GARAGE LIGHT WHICH IS ACTIVATED ANYTIME A REMOTE CONTROLLER IS ACTIVATED TO OPEN THE DOOR.

ADDITIONAL NOTES

1. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
   -IN EACH SLEEPING ROOM
   -OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
   -ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
   -SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PERVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION.
   (2019 CRC R314.3)
2. SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034 (2019 CRC R314.1.1)
3. CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 (CRC R31'5.1.1)
4. CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTRUCTIONS IN THE FOLLOWING LOCATIONS:
   -OUTSIDE OF EACH SEPARATE SLEEPING ARE IN THE IMMEDIATE VICINITY OF THE BEDROOMS
   -ON EVERY OCCUPIABLE LEVEL OF A DWELLING UNIT, INCLUDING BASEMENTS
   -WHERE A FUEL BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.
5. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY. IF AN OCCUPANT SENSOR IS INSTALLED, IT SHALL BE UNDER SECTION 150.0 (k)2C. (2019 CEC 150.0k.2.i)
6. ARC-FAULT CIRCUIT INTERRUPTER PROTECTION SHALL BE PROVIDED AS REQUIRED IN 210.12 (A) DWELLING UNITS, (B) DORMITORY ROOMS AND (C) GUEST ROOMS AND GUEST SUITES. (2019 CEC 210.12)
7. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15- AND 20- AMPERE OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING 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. CEC 210.12(8)



DUPLEX: FIRST FLOOR ELECTRICAL PLAN

PROPOSED ELECTRICAL - SYMBOL LEGEND

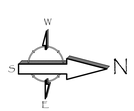
- DUPLEX OUTLET
- 4-PLEX OUTLET
- GFI-PROTECTED DUPLEX OUTLET
- GFCI-PROTECTED DUPLEX OUTLET
- WATERPROOF, GFI-PROTECTED OUTLET
- 208V (240V) OUTLET
- WATERPROOF, GFI-PROTECTED 208V (240V) OUTLET
- INDICATES SUB-PANEL
- VAPOR PROOF LIGHT (SUITABLE FOR WET LOCATION)
- FLUORESCENT SURFACE MOUNT FIXTURE
- SMOKE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED
- CARBON MONOXIDE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED
- CEILING FAN
- CEILING OUTLET
- SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- DIMMER SWITCH
- PUSHBUTTON
- DOOR CHIME
- LED RECESSED LIGHTING
- VACANCY SENSOR SWITCH
- INCANDESCENT PENDANT LIGHT
- WALL MOUNTED INCANDESCENT LIGHT
- ELECTRIC GARAGE DOOR OPENER
- TELEVISION OUTLET
- IDEAL LOCATION OF RETURN AIR GRILLE (FIELD VERIFY AS BUILT)
- IDEAL LOCATION OF SUPPLY AIR GRILLE (FIELD VERIFY AS BUILT)
- INDICATES EXHAUST FAN. FAN MUST PROVIDE 50 CFM (INTERMITTENT) OR 20 CFM (CONTINUOUS). THE EXHAUST AIR SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS. FAN TO BE ENERGY COMPLIANT. CONTROLLED BY HUMIDISTAT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
- EXTERIOR LIGHTING TO OPERATE FROM DUSK TO DAWN

AC CONDENSER TO BE GOODMAN 2 TON 14 SEER AIR CONDITIONING CONDENSER (MODEL GSX140241) OR SIMILAR. AC CONDENSERS TO BE MORE THAN 5'-0" FROM THE PROPERTY LINE. THE dBA AT THE PROPERTY LINE WILL BE LESS THAN OR EQUAL TO 55 DECIBELS

- NEW 2x4 STUD WALL
- NEW 2x6 STUD WALL
- NEW PARTIAL HEIGHT WALL

(SD) SMOKE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED (SEE E1-ELECTRICAL PLAN)

(CM) CARBON MONOXIDE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED (SEE E1-ELECTRICAL PLAN)



Revisions

	PLANNING COMMENTS 07-19-2024
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-

Project:
Duplex, ADU, & Garage at:
5309 S. Saviers Road
Oxnard, California 93033

Responsible Designer:
Jimmy Bermejo

Title:
Duplex: First Floor Electrical Plan

Date:
12-03-2022

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

Project No.:
2234

Sheet:
E1

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PROPOSED ELECTRICAL PLAN - NOTES

ELECTRICAL NOTES:

1. EXHAUST FANS
   a. FANS AT BATHS, POWDER AND LAUNDRY TO PROVIDE A COMPLETE AIR CHANGE EVERY FIVE MINUTES (OPERABLE FROM LIGHT SWITCH). FAN SHALL BE MINIMUM 50 CFM
   b. KITCHEN EXAHAUST FANS MUST BE ABLE TO PROVIDE 5 AIR CHANGES PER HOUR AND DUCTED TO THE EXTERIOR. KITCHEN EXAUST FAN SHALL BE MINIMUM 100 CFM
   c. RESIDENTIAL EXHAUST FANS SHALL BE ENERGY STAR RATED AND SHALL BE CONTROLED BY A HUMIDSTAT CAPABLE OF AN ADJUSTMENT BETWEEN 50 AND 80% HUMIDITY. CALGREEN 4.506.1 EXCEPTION. CONTROL BY A HUMIDISTAT IS NOT REQUIRED IF THE BATHROOM EXHAUST FAN IS ALSO THE DWELLING WHOLE HOUSE VENTILATION.
   d. ALL FANS INSTALLED MUST MEET THE PRECEEDING REQUIREMENTS AND MUST EITHER HAVE A MAX "SONE" RATING OF 1 FOR CONTINUOUS USE OR 3 FOR INTERMITENT USE.
2. PROVIDE ARC-FAULT CIRCUIT INTERRUPTER OUTLETS FOR ALL ROOMS AS DESCRIBED IN. NEC 210-12
3. PROVIDE ADEQUATE CLEARANCES OF ELECTRICAL SERVICE DROP CONNECTORS (WIRES). (ART. 230-24 & ART. 680-8 NEC)
4. TAMPER RESISTANT RECEPITCALS ARE REQUIRED FOR ALL LCATION AS DESCRIBED IN 210.52. THIS ONLY APPLIES TO THE OUTLETS MODIFIED UNDER THIS PERMIT.
5. WEATHER RESISTANT TYPE RECEPTACALS ARE REQUIRED WHEN INSTALLED IN DAMP OR WET LOCATIONS (OUTSIDE)
6. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING AND BE EQUIPPED WITH BATTERY BACK-UP, PER SECTION R314
7. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE LARMS IN THE UNIT.
8. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING AND BE EQUIPPED WITH BATTERY BACK-UP, PER SECTION R315
9. WHEN MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE LARMS IN THE UNIT.
10. BATHROOM CIRCUITING SHALL BE EITHER A 20 AMPERE CIRCUIT DEDICATED TO EACH BATHROOM OR ATLEAST ONE 20 AMPERE CIRCUIT SUPPPLY ONLY BATHROOM RECEPTACLE OUTLETS PER CEC ART 210.11(C)3
11. RECEPTACLE OUTLETS LOCATIONS SHALL COMPLY WITH CEC ART. 210.52 (A)

LIGHTING REQUIREMENTS (TITTLE 24)

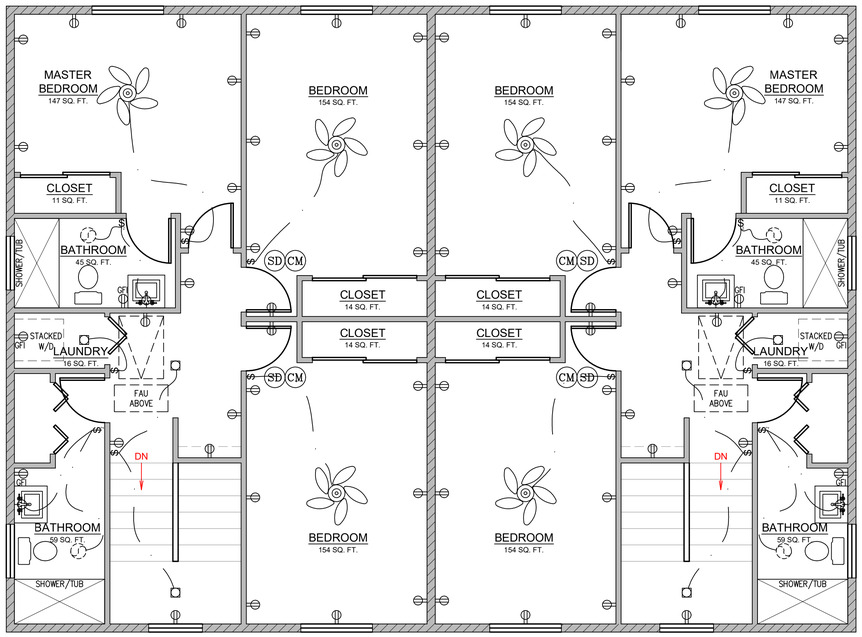
1. NEW BATHROOMS, GARAGES, LAUNDRY ROOMS & UTILITY ROOMS- ALL LUMINAIRES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A MANUAL-ON OCCUPANT SENSOR.
2. OTHER NEW ROOMS- ALL LUMINAIRES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR OR DIMMER. CLOSETS THAT ARE LESS THAN 70 SQ. FT. ARE EXEMPT.
3. NEW OUTDOOR LIGHTING- ALL LUMINAIRES MOUNTED TO THE BUILDING SHALL BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A PHOTOCONTROL/ MOTION SENSOR.
4. NEW KITCHENS- AT LEAST HALF THE INSTALLED WATTAGE OF LUMINAIRES SHALL BE HIGH EFFICACY (I.E.,FLUORESCENT). THE ONES THAT ARE NOT MUST BE SWITCHED SEPARATELY.
5. ALL LIGHTS RECESSED INTO INSULATED CEILINGS MUST BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC) AND ARE CERTIFIED AIRTIGHT TO ASTM E283 AND LABELED AS AIRTIGHT (AT) TO LESS THAN 2.0 CFM @ 75 PASCALS.

ADDITIONAL NOTES CONT.

1. OUTDOOR LIGHTING SHALL COMPLY WITH TITLE 24, PART 6, OF THE CALIFORNIA CODE OF REGULATIONS: CALIFORNIA'S ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS.
2. LIGHTING FIXTURES ON THE WEST SIDE OF THE GARAGE SHALL BE MOUNTED BETWEEN 9 AND 12 FEET ABOVE GRADE AND ABOVE THE GARAGE DOORS. LUMINAIRES COMPLY WITH TITLE 24, PART 6, OF THE CALIFORNIA CODE OF REGULATIONS: CALIFORNIA'S ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS. LUMINAIRES SHALL BE LED WITH FLAT LENSES AND PARALLEL TO THE GROUND. THE LUMINAIRES SHALL CREATE BETWEEN 1 AND 7 FOOT CANDLES ON THE GARAGE APRON.
3. ALL OUTDOOR LIGHTING INSTRUMENTS SHALL BE ON A DEDICATED CIRCUIT AND OPERATE FROM DUSK TO DAWN.
4. ROLL-UP OVERHEAD GARAGE DOORS SHALL BE INSTALLED AND BE CAPABLE OF BEING OPENED REMOTELY BY A HANDHELD CONTROLLER OR AN INTERNET BASED SYSTEM. THE GARAGE DOOR SYSTEM SHALL INCLUDE A GARAGE LIGHT WHICH IS ACTIVATED ANYTIME A REMOTE CONTROLLER IS ACTIVATED TO OPEN THE DOOR.

ADDITIONAL NOTES

1. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
   -IN EACH SLEEPING ROOM
   -OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
   -ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
   -SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PERVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION. (2019 CRC R314.3)
2. SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034 (2019 CRC R314.1.1)
3. CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 (CRC R31'5.1.1)
4. CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTRUCTIONS IN THE FOLLOWING LOCATIONS:
   -OUTSIDE OF EACH SEPARATE SLEEPING ARE IN THE IMMEDIATE VICINITY OF THE BEDROOMS
   -ON EVERY OCCUPIABLE LEVEL OF A DWELLING UNIT, INCLUDING BASEMENTS
   -WHERE A FUEL BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.
5. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY. IF AN OCCUPANT SENSOR IS INSTALLED, IT SHALL BE UNDER SECTION 150.0 (k)2C. (2019 CEC 150.0k.2.i)
6. ARC-FAULT CIRCUIT INTERRUPTER PROTECTION SHALL BE PROVIDED AS REQUIRED IN 210.12 (A) DWELLING UNITS, (B) DORMITORY ROOMS AND (C) GUEST ROOMS AND GUEST SUITES. (2019 CEC 210.12)
7. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15- AND 20- AMPERE OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING 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. CEC 210.12(8)



DUPLEX: SECOND FLOOR ELECTRICAL PLAN

PROPOSED ELECTRICAL - SYMBOL LEGEND

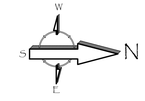
- DUPLEX OUTLET
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- INDICATES SUB-PANEL
- VAPOR PROOF LIGHT (SUITABLE FOR WET LOCATION)
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- CARBON MONOXIDE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED
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- DOOR CHIME
- LED RECESSED LIGHTING
- VACANCY SENSOR SWITCH
- INCANDESCENT PENDANT LIGHT
- WALL MOUNTED INCANDESCENT LIGHT
- ELECTRIC GARAGE DOOR OPENER
- TELEVISION OUTLET
- IDEAL LOCATION OF RETURN AIR GRILLE (FIELD VERIFY AS BUILT)
- IDEAL LOCATION OF SUPPLY AIR GRILLE (FIELD VERIFY AS BUILT)
- INDICATES EXHAUST FAN. FAN MUST PROVIDE 50 CFM (INTERMITTENT) OR 20 CFM (CONTINUOUS). THE EXHAUST AIR SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS. FAN TO BE ENERGY COMPLIANT. CONTROLLED BY HUMIDISTAT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
- EXTERIOR LIGHTING TO OPERATE FROM DUSK TO DAWN

AC CONDENSER TO BE GOODMAN 2 TON 14 SEER AIR CONDITIONING CONDENSER (MODEL GSX140241) OR SIMILAR. AC CONDENSERS TO BE MORE THAN 5'-0" FROM THE PROPERTY LINE. THE dBA AT THE PROPERTY LINE WILL BE LESS THAN OR EQUAL TO 55 DECIBELS

- NEW 2x4 STUD WALL
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- NEW PARTIAL HEIGHT WALL

(SD) SMOKE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED (SEE E1-ELECTRICAL PLAN)

(CM) CARBON MONOXIDE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED (SEE E1-ELECTRICAL PLAN)



Revisions

	PLANNING COMMENTS 07-19-2024
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-

Project:

Duplex, ADU, & Garage at:
5309 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title:

Duplex: Second Floor Electrical Plan

Date: 12-03-2022

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

Project No.: 2234

Sheet: *E2*

J:\Diamond Design\Projects\2022\2234 - Saviers Duplex & ADU\Architectural\2024\Saviers 07-19-2024\5309 Saviers.dwg files 07.19.2024\5309\Saviers Residence Plans.dwg, E2- DUPLEX Second Floor Elect. Plan, 7/24/2024 8:26:07 AM, jimmy

PROPOSED ELECTRICAL PLAN - NOTES

ELECTRICAL NOTES:

1. EXHAUST FANS
   a. FANS AT BATHS, POWDER AND LAUNDRY TO PROVIDE A COMPLETE AIR CHANGE EVERY FIVE MINUTES (OPERABLE FROM LIGHT SWITCH). FAN SHALL BE MINIMUM 50 CFM
   b. KITCHEN EXAHAUST FANS MUST BE ABLE TO PROVIDE 5 AIR CHANGES PER HOUR AND DUCTED TO THE EXTERIOR. KITCHEN EXAUST FAN SHALL BE MINIMUM 100 CFM
   c. RESIDENTIAL EXHAUST FANS SHALL BE ENERGY STAR RATED AND SHALL BE CONTROLED BY A HUMIDSTAT CAPABLE OF AN ADJUSTMENT BETWEEN 50 AND 80% HUMIDITY. CALGREEN 4.506.1 EXCEPTION. CONTROL BY A HUMIDISTAT IS NOT REQUIRED IF THE BATHROOM EXHAUST FAN IS ALSO THE DWELLING WHOLE HOUSE VENTILATION.
   d. ALL FANS INSTALLED MUST MEET THE PRECEEDING REQUIREMENTS AND MUST EITHER HAVE A MAX "SONE" RATING OF 1 FOR CONTINUOUS USE OR 3 FOR INTERMITENT USE.
2. PROVIDE ARC-FAULT CIRCUIT INTERRUPTER OUTLETS FOR ALL ROOMS AS DESCRIBED IN. NEC 210-12
3. PROVIDE ADEQUATE CLEARANCES OF ELECTRICAL SERVICE DROP CONNECTORS (WIRES). (ART. 230-24 & ART. 680-8 NEC)
4. TAMPER RESISTANT RECEPITCALS ARE REQUIRED FOR ALL LCATION AS DESCRIBED IN 210.52. THIS ONLY APPLIES TO THE OUTLETS MODIFIED UNDER THIS PERMIT.
5. WEATHER RESISTANT TYPE RECEPTACALS ARE REQUIRED WHEN INSTALLED IN DAMP OR WET LOCATIONS (OUTSIDE)
6. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING AND BE EQUIPPED WITH BATTERY BACK-UP, PER SECTION R314
7. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE LARMS IN THE UNIT.
8. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING AND BE EQUIPPED WITH BATTERY BACK-UP, PER SECTION R315
9. WHEN MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE LARMS IN THE UNIT.
10. BATHROOM CIRCUITING SHALL BE EITHER A 20 AMPERE CIRCUIT DEDICATED TO EACH BATHROOM OR ATLEAST ONE 20 AMPERE CIRCUIT SUPPPLY ONLY BATHROOM RECEPTACLE OUTLETS PER CEC ART 210.11(C)3
11. RECEPTACLE OUTLETS LOCATIONS SHALL COMPLY WITH CEC ART. 210.52 (A)

LIGHTING REQUIREMENTS (TITTLE 24)

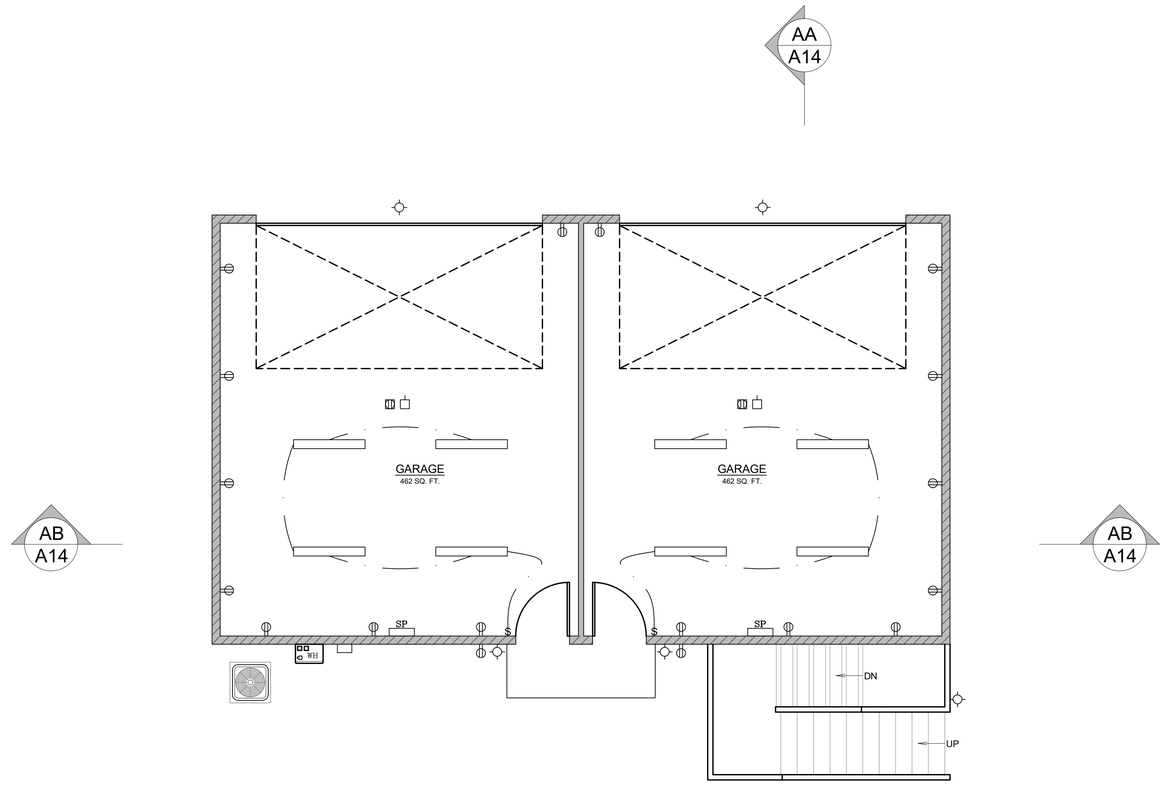
1. NEW BATHROOMS, GARAGES, LAUNDRY ROOMS & UTILITY ROOMS- ALL LUMINAIRES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A MANUAL-ON OCCUPANT SENSOR.
2. OTHER NEW ROOMS- ALL LUMINAIRES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR OR DIMMER. CLOSETS THAT ARE LESS THAN 70 SQ. FT. ARE EXEMPT.
3. NEW OUTDOOR LIGHTING- ALL LUMINAIRES MOUNTED TO THE BUILDING SHALL BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A PHOTOCONTROL/ MOTION SENSOR.
4. NEW KITCHENS- AT LEAST HALF THE INSTALLED WATTAGE OF LUMINAIRES SHALL BE HIGH EFFICACY (I.E.,FLUORESCENT). THE ONES THAT ARE NOT MUST BE SWITCHED SEPARATELY.
5. ALL LIGHTS RECESSED INTO INSULATED CEILINGS MUST BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC) AND ARE CERTIFIED AIRTIGHT TO ASTM E283 AND LABELED AS AIRTIGHT (AT) TO LESS THAN 2.0 CFM @ 75 PASCALS.

ADDITIONAL NOTES

1. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
   - -IN EACH SLEEPING ROOM
   - -OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
   - -ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
   - -SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PERVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION. (2019 CRC R314.3)
2. SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034 (2019 CRC R314.1.1)
3. CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 (CRC R31'5.1.1)
4. CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTRUCTIONS IN THE FOLLOWING LOCATIONS:
   - -OUTSIDE OF EACH SEPARATE SLEEPING ARE IN THE IMMEDIATE VICINITY OF THE BEDROOMS
   - -ON EVERY OCCUPIABLE LEVEL OF A DWELLING UNIT, INCLUDING BASEMENTS
   - -WHERE A FUEL BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.
5. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY. IF AN OCCUPANT SENSOR IS INSTALLED, IT SHALL BE UNDER SECTION 150.0 (k)2C. (2019 CEC 150.0k.2.i)
6. ARC-FAULT CIRCUIT INTERRUPTER PROTECTION SHALL BE PROVIDED AS REQUIRED IN 210.12 (A) DWELLING UNITS, (B) DORMITORY ROOMS AND (C) GUEST ROOMS AND GUEST SUITES. (2019 CEC 210.12)
7. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15- AND 20- AMPERE OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING 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. CEC 210.12(8)

ADDITIONAL NOTES CONT.

1. OUTDOOR LIGHTING SHALL COMPLY WITH TITLE 24, PART 6, OF THE CALIFORNIA CODE OF REGULATIONS: CALIFORNIA'S ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS.
2. LIGHTING FIXTURES ON THE WEST SIDE OF THE GARAGE SHALL BE MOUNTED BETWEEN 9 AND 12 FEET ABOVE GRADE AND ABOVE THE GARAGE DOORS. LUMINAIRES COMPLY WITH TITLE 24, PART 6, OF THE CALIFORNIA CODE OF REGULATIONS: CALIFORNIA'S ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS. LUMINAIRES SHALL BE LED WITH FLAT LENSES AND PARALLEL TO THE GROUND. THE LUMINAIRES SHALL CREATE BETWEEN 1 AND 7 FOOT CANDLES ON THE GARAGE APRON.
3. ALL OUTDOOR LIGHTING INSTRUMENTS SHALL BE ON A DEDICATED CIRCUIT AND OPERATE FROM DUSK TO DAWN.
4. ROLL-UP OVERHEAD GARAGE DOORS SHALL BE INSTALLED AND BE CAPABLE OF BEING OPENED REMOTELY BY A HANDHELD CONTROLLER OR AN INTERNET BASED SYSTEM. THE GARAGE DOOR SYSTEM SHALL INCLUDE A GARAGE LIGHT WHICH IS ACTIVATED ANYTIME A REMOTE CONTROLLER IS ACTIVATED TO OPEN THE DOOR.



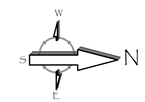
ADU / GARAGE: FIRST FLOOR ELECTRICAL PLAN

PROPOSED ELECTRICAL - SYMBOL LEGEND

- DUPLEX OUTLET
- 4-PLEX OUTLET
- GFI-PROTECTED DUPLEX OUTLET
- GFCI-PROTECTED DUPLEX OUTLET
- WATERPROOF, GFI-PROTECTED OUTLET
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Revisions

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Project:

Duplex, ADU, & Garage at:
5309 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title:

ADU / Garage: First Floor Electrical Plan

Date:

12-03-2022

Scale:

1/4"=1'-0"

Project No.:

2234

Sheet:

E3

E:\Diamond Design\Projects\2022\2234 - Saviers Duplex & ADU\Architecture\drawings\2024\Saviers 07-19-2024\5309 Saviers.dwg files 07.19.2024\5309\Saviers Residence Plans.dwg, E3- ADU First Floor Elect. Plan, 7/24/2024 8:25:08 AM, jimmy

PROPOSED ELECTRICAL PLAN - NOTES

ELECTRICAL NOTES:

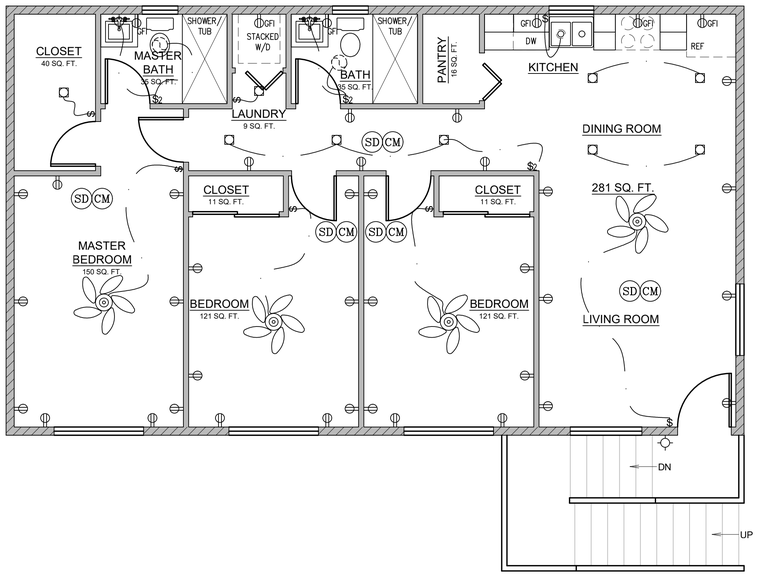
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7. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE LARMS IN THE UNIT.
8. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING AND BE EQUIPPED WITH BATTERY BACK-UP, PER SECTION R315
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11. RECEPTACLE OUTLETS LOCATIONS SHALL COMPLY WITH CEC ART. 210.52 (A)

LIGHTING REQUIREMENTS (TITTLE 24)

1. NEW BATHROOMS, GARAGES, LAUNDRY ROOMS & UTILITY ROOMS- ALL LUMINAIRES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A MANUAL-ON OCCUPANT SENSOR.
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ADDITIONAL NOTES CONT.

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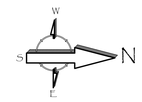
ADU / GARAGE: SECOND FLOOR ELECTRICAL PLAN

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- DUPLEX OUTLET
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ADDITIONAL NOTES

1. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
   -IN EACH SLEEPING ROOM
   -OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
   -ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
   -SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PERVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION. (2019 CRC R314.3)
2. SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034 (2019 CRC R314.1.1)
3. CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 (CRC R31'5.1.1)
4. CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTRUCTIONS IN THE FOLLOWING LOCATIONS:
   -OUTSIDE OF EACH SEPARATE SLEEPING ARE IN THE IMMEDIATE VICINITY OF THE BEDROOMS
   -ON EVERY OCCUPIABLE LEVEL OF A DWELLING UNIT, INCLUDING BASEMENTS
   -WHERE A FUEL BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.
5. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY. IF AN OCCUPANT SENSOR IS INSTALLED, IT SHALL BE UNDER SECTION 150.0 (k)2C. (2019 CEC 150.0k.2.i)
6. ARC-FAULT CIRCUIT INTERRUPTER PROTECTION SHALL BE PROVIDED AS REQUIRED IN 210.12 (A) DWELLING UNITS, (B) DORMITORY ROOMS AND (C) GUEST ROOMS AND GUEST SUITES. (2019 CEC 210.12)
7. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15- AND 20- AMPERE OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING 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. CEC 210.12(8)

Revisions

	PLANNING COMMENTS 07-19-2024
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-

Project:

Duplex, ADU, & Garage at:
5309 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title:

ADU / Garage: Second Floor Electrical Plan

Date:

12-03-2022

Scale:

1/4"=1'-0"

Project No.:

2234

Sheet:

E4

E:\Diamond Design\Projects\2022\2234 - Saviers Duplex & ADU\Architecture\drawings\2024\Saviers 07-19-2024\5309 Saviers.dwg files 07.19.2024\5309\Saviers Residence Plans.dwg, E4- ADU Second Floor Elect. Plan, 7/24/2024 8:25:09 AM, jimmy

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Saviers Accessory Dwelling Unit **Calculation Date/Time:** 2022-12-03T09:50:51-08:00 **(Page 6 of 9)**

Calculation Description: Title 24 Analysis **Input File Name:** Saviers (5305) ADU.ribd19x

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Energy Factor or Efficiency	Input Rating or Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	NEEA Heat Pump Brand or Model	Tank Location or Ambient Condition
DHW Heater 1	Gas	Consumer Instantaneous	1	0	0.92-UEF	<= 200 kBtu/hr	0	n/a	n/a	n/a	n/a

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07	08
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Central DHW Distribution	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Heating Equipment Count	Cooling Equipment Count
HVAC System1	Heating and cooling system other	Heating Component 1	Cooling Component 1	HVAC Fan 1	Air Distribution System 1	Setback	New	NA	1	1

HVAC - HEATING UNIT TYPES

01	02	03	04
Name	System Type	Number of Units	Heating Efficiency
Heating Component 1	Central gas furnace	1	AFUE-92

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Saviers Accessory Dwelling Unit **Calculation Date/Time:** 2022-12-03T09:50:51-08:00 **(Page 3 of 9)**

Calculation Description: Title 24 Analysis **Input File Name:** Saviers (5305) ADU.ribd19x

REQUIRED SPECIAL FEATURES

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

- NO SPECIAL FEATURES REQUIRED

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

Building-level Verifications:
- Quality insulation installation (QII)
- Indoor air quality ventilation
- Kitchen range hood

Cooling System Verifications:
- Minimum Airflow
- Verified Refrigerant Charge
- Fan Efficacy Watts/CFM

Heating System Verifications:
- -- None --

HVAC Distribution System Verifications:
- Duct leakage testing

Domestic Hot Water System Verifications:
- -- None --

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Saviers Accessory Dwelling Unit	960	1	3	1	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
Zone 1	Conditioned	HVAC System1	960	9	DHW Sys 1	N/A

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Saviers Accessory Dwelling Unit **Calculation Date/Time:** 2022-12-03T09:50:51-08:00 **(Page 1 of 9)**

Calculation Description: Title 24 Analysis **Input File Name:** Saviers (5305) ADU.ribd19x

GENERAL INFORMATION

01	Project Name	Saviers Accessory Dwelling Unit		
02	Run Title	Title 24 Analysis		
03	Project Location	5305, 5309 & 5313 S. Saviers Road		
04	City	Oxnard	05	Standards Version 2019
06	Zip code	93033	07	Software Version EnergyPro 8.3
08	Climate Zone	6	09	Front Orientation (deg/ Cardinal) 90
10	Building Type	Single family	11	Number of Dwelling Units 1
12	Project Scope	NewConstruction	13	Number of Bedrooms 3
14	Addition Cond. Floor Area (ft²)	0	15	Number of Stories 1
16	Existing Cond. Floor Area (ft²)	n/a	17	Fenestration Average U-factor 0.32
18	Total Cond. Floor Area (ft²)	960	19	Glazing Percentage (%) 11.61%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area n/a
22	Is Natural Gas Available?	Yes		

COMPLIANCE RESULTS

01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	Building does not incorporate Special Features

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Saviers Accessory Dwelling Unit **Calculation Date/Time:** 2022-12-03T09:50:51-08:00 **(Page 7 of 9)**

Calculation Description: Title 24 Analysis **Input File Name:** Saviers (5305) ADU.ribd19x

HVAC - COOLING UNIT TYPES

01	02	03	04	05	06	07	08
Name	System Type	Number of Units	Efficiency EER/CEER	Efficiency SEER	Zonally Controlled	Multi-speed Compressor	HERS Verification
Cooling Component 1	Central split AC	1	11.7	14	Not Zonal	Single Speed	Cooling Component 1-hers-cool

HVAC COOLING - HERS VERIFICATION

01	02	03	04	05	06
Name	Verified Airflow	Airflow Target	Verified EER	Verified SEER	Verified Refrigerant Charge
Cooling Component 1-hers-cool	Required	350	Not Required	Not Required	Required

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
			Duct Ins. R-value		Duct Location		Surface Area				
Name	Type	Design Type	Supply	Return	Supply	Return	Supply	Return	Bypass Duct	Duct Leakage	HERS Verification
Air Distribution System 1	Unconditioned attic	Non-Verified	R-6	R-6	Attic	Attic	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 1-hers-dist

HVAC DISTRIBUTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space
Air Distribution System 1-hers-dist	Yes	5.0	Not Required	Not Required	Not Required	Credit not taken	Not Required	No

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Saviers Accessory Dwelling Unit **Calculation Date/Time:** 2022-12-03T09:50:51-08:00 **(Page 4 of 9)**

Calculation Description: Title 24 Analysis **Input File Name:** Saviers (5305) ADU.ribd19x

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)
Front Wall	Zone 1	R-20 Wall	90	Front	360	76	90
Left Wall	Zone 1	R-20 Wall	180	Left	216	0	90
Rear Wall	Zone 1	R-20 Wall	270	Back	360	19.5	90
Right Wall	Zone 1	R-20 Wall	0	Right	216	16	90
Roof	Zone 1	R-30 Roof Attic	n/a	n/a	960	n/a	n/a
Floor over Garage	Zone 1	R-19 Floor No Crawlspace	n/a	n/a	960	n/a	n/a

ATTIC

01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic Zone 1	Attic RoofZone 1	Ventilated	4	0.1	0.85	No	No

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Front Windows	Window	Front Wall	Front	90			1	76	0.32	NFRC	0.23	NFRC	Bug Screen
Rear Windows	Window	Rear Wall	Back	270			1	19.5	0.32	NFRC	0.23	NFRC	Bug Screen
Right Window	Window	Right Wall	Right	0			1	16	0.32	NFRC	0.23	NFRC	Bug Screen

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Saviers Accessory Dwelling Unit **Calculation Date/Time:** 2022-12-03T09:50:51-08:00 **(Page 2 of 9)**

Calculation Description: Title 24 Analysis **Input File Name:** Saviers (5305) ADU.ribd19x

ENERGY DESIGN RATING

	Energy Design Ratings		Compliance Margins	
	Efficiency[1] (EDR)	Total[2] (EDR)	Efficiency[1] (EDR)	Total[2] (EDR)
Standard Design	59.6	27.7		
Proposed Design	59.1	27.2	0.5	0.5

RESULT: [3] COMPLIES

1: Efficiency EDR includes improvements to the building envelope and more efficient equipment
2: Total EDR includes efficiency and demand response measures such as photovoltaic (PV) systems and batteries
3: Building complies when efficiency and total compliance margins are greater than or equal to zero

- Standard Design PV Capacity: 2.41 kWdc
- PV System resized to 2.41 kWdc (a factor of 2.405) to achieve 'Standard Design PV' PV scaling

ENERGY USE SUMMARY

Energy Use (kTDV/ft²-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	4.63	4.61	0.02	0.4
Space Cooling	23.76	24.75	-0.99	-4.2
IAQ Ventilation	5.03	5.03	0	0
Water Heating	24.05	21.83	2.22	9.2
Self Utilization/Flexibility Credit	n/a	0	0	n/a
Compliance Energy Total	**57.47**	**56.22**	**1.25**	**2.2**

REQUIRED PV SYSTEMS - SIMPLIFIED

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

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Saviers Accessory Dwelling Unit **Calculation Date/Time:** 2022-12-03T09:50:51-08:00 **(Page 8 of 9)**

Calculation Description: Title 24 Analysis **Input File Name:** Saviers (5305) ADU.ribd19x

HVAC - FAN SYSTEMS

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.45	HVAC Fan 1-hers-fan

HVAC FAN SYSTEMS - HERS VERIFICATION

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan 1-hers-fan	Required	0.45

IAQ (INDOOR AIR QUALITY) FANS

01	02	03	04	05	06	07
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness - SRE	IAQ Recovery Effectiveness - ASRE	HERS Verification
SFam IAQVentRpt	58	0.35	Exhaust	n/a	n/a	Yes

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Saviers Accessory Dwelling Unit **Calculation Date/Time:** 2022-12-03T09:50:51-08:00 **(Page 5 of 9)**

Calculation Description: Title 24 Analysis **Input File Name:** Saviers (5305) ADU.ribd19x

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-20 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.069	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco
Attic RoofZone 1	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / None	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
R-30 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-30	None / None	0.032	Over Ceiling Joists: R-20.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board
R-19 Floor No Crawlspace	Exterior Floors	Wood Framed Floor	2x10 @ 16 in. O. C.	R-19	None / None	0.047	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x10

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50
Required	Not Required	Not Required	n/a

WATER HEATING SYSTEMS

01	02	03	04	05	06	07
Name	System Type	Distribution Type	Water Heater Name (#)	Solar Heating System	Compact Distribution	HERS Verification
DHW Sys 1	Domestic Hot Water (DHW)	Standard Distribution System	DHW Heater 1 (1)	n/a	None	n/a

HOME ENERGY RATING SYSTEM (HERS) VERIFICATION INSPECTIONS

HOME ENERGY RATING SYSTEM (HERS) VERIFICATION INSPECTIONS:

BUILDING-LEVEL VERIFICATIONS:
- (QII) QUALITY INSULATION INSTALLATION
- INDOOR AIR QUALITY VENTILATION
- KITCHEN RANGE HOOD

COOLING SYSTEM VERIFICATION:
- MINIMUM AIRFLOW
- VERIFY REFRIGERANT CHARGE
- FAN EFFICACY WATT

HEATING SYSTEM VERIFICATION:
- ---NONE---

HVAC-DISTRIBUTION SYSTEM VERIFICATIONS:
- DUCT LEAKAGE TESTING

DOMESTIC HOT WATER SYSTEM VERIFICATIONS:
- ---NONE---

SEE "HERS FEATURE SUMMARY" SECTION ON PAGE 3of9 OF REPORT AND EC1 SHEET.

INSULATION AND WINDOW REQUIREMENTS:

- WALL INSULATION = R-20 (MIN.)
- ROOF ATTIC (CEILING) INSULATION = R-30
- WINDOWS: U-FACTOR = 0.32, SHGC = 0.23

ADDITIONAL NOTES:

1. ALL LIGHTING, HEATING, AND COOLING SHALL COMPLY WITH THE REQUIREMENTS OF THE LATEST RESIDENTIAL ENERGY STANDARDS.
2. LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH EFFICACY AND EQUIPPED WITH OCCUPANT SENSOR.
3. LIGHTS IN HABITABLE ROOMS MUST BE HIGH EFFICACY, CONTROLLED BY A 'MANUAL-ON' MOTION SENSOR, OR CONTROLLED BY A DIMMER.
4. ALL EXTERIOR LIGHTING MOUNTED TO THE BUILDINGS MUST BE HIGH EFFICACY AND CONTROLLED BY PHOTO CONTROL/MOTION SENSOR COMBINATION.

Revisions

PLANNING COMMENTS 07-19-2024

1 -
2 -
3 -
4 -
5 -
6 -
7 -
8 -

Project: Duplex, ADU, & Garage at: 5309 S. Saviers Road Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title: *ADU Title 24 - Certificates of Compliance*

Date: 12-03-2022

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

Project No.: 2234

Sheet: *EC1*

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2019 Low-Rise Residential Mandatory Measures Summary

Requirements for Ventilation and Indoor Air Quality:	
§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality.** All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1.
§ 150.0(o)1C:	**Single Family Detached Dwelling Units.** Single family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow provided at rates determined by ASHRAE 62.2 Sections 4.1.1 and 4.1.2 and as specified in § 150.0(o)1C.
§ 150.0(o)1E:	**Multifamily Attached Dwelling Units.** Multifamily attached dwelling units must have mechanical ventilation airflow provided at rates in accordance with Equation 150.0-B and must be either a balanced system or continuous supply or continuous exhaust system. If a balanced system is not used, all units in the building must use the same system type and the dwelling-unit envelope leakage must be ≤ 0.3 CFM at 50 Pa (0.2 inch water) per square foot of dwelling unit envelope surface area and verified in accordance with Reference Residential Appendix RA3.8.
§ 150.0(o)1F:	**Multifamily Building Central Ventilation Systems.** Central ventilation systems that serve multiple dwelling units must be balanced to provide ventilation airflow for each dwelling unit served at a rate equal to or greater than the rate specified by Equation 150.0-B. All unit airflows must be within 20 percent of the unit with the lowest airflow rate as it relates to the individual unit's minimum required airflow rate needed for compliance.
§ 150.0(o)1G:	**Kitchen Range Hoods.** Kitchen range hoods must be rated for sound in accordance with Section 7.2 of ASHRAE 62.2.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Dwelling unit ventilation airflow must be verified in accordance with Reference Residential Appendix RA3.7. A kitchen range hood must be verified in accordance with Reference Residential Appendix RA3.7.4.3 to confirm it is rated by HVI to comply with the airflow rates and sound requirements as specified in Section 5 and 7.2 of ASHRAE 62.2.
Pool and Spa Systems and Equipment Measures:	
§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.`
§ 110.4(b)1:	**Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.`
Lighting Measures:	
§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.`
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A.
§ 150.0(k)1B:	**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 must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must meet all of the requirements for: insulation contact (IC) labeling; air leakage; sealing; maintenance; and socket and light source as described in § 150.0(k)1C.
§ 150.0(k)1D:	**Electronic Ballasts for Fluorescent Lamps.** Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 20 kHz.
§ 150.0(k)1E:	**Night Lights, Step Lights, and Path Lights.** Night lights, step lights and path lights are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power and emit no more than 150 lumens.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).`
§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.`
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems.`
§ 150.0(k)2C:	**Interior Switches and Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.*
§ 150.0(k)2D:	**Interior Switches and Controls.** Controls and equipment must be installed in accordance with manufacturer's instructions.
§ 150.0(k)2E:	**Interior Switches and Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the control is installed to comply with § 150.0(k).
§ 150.0(k)2F:	**Interior Switches and Controls.** Lighting controls must comply with the applicable requirements of § 110.9.

2019 Low-Rise Residential Mandatory Measures Summary

NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. "Exceptions may apply.
(01/2020)

Building Envelope Measures:	
§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283 or AAMA/WDMA/CSA 101/I.S.2/A440-2011.`
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped.`
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Ceiling and Rafter Roof Insulation.** Minimum R-22 insulation in wood-frame ceiling; or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof alteration. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.`
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B.`
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.`
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.58; or the weighted average U-factor of all fenestration must not exceed 0.58.`
Fireplaces, Decorative Gas Appliances, and Gas Log Measures:	
§ 110.5(a)	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.`
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.`
Space Conditioning, Water Heating, and Plumbing System Measures:	
§ 110.0-§ 110.3:	**Certification.** Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.`
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-K.*
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.`
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.`
§ 110.3(c)4:	**Water Heating Recirculation Loops Serving Multiple Dwelling Units.** Water heating recirculation loops serving multiple dwelling units must meet the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of § 110.3(c)4.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.
§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour`); and pool and spa heaters.`
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.

2019 Low-Rise Residential Mandatory Measures Summary

§ 150.0(h)2G:	**Interior Switches and Controls.** An energy management control system (EMCS) may be used to comply with control requirements if it: provides functionality of the specified control according to § 110.9; meets the Installation Certificate requirements of § 130.4; meets the EMCS requirements of § 130.0(e); and meets all other requirements in § 150.0(k)2.
§ 150.0(k)2H:	**Interior Switches and Controls.** A multiscene programmable controller may be used to comply with dimmer requirements in § 150.0(k) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(k)2.
§ 150.0(k)2I:	**Interior Switches and Controls.** In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by an occupant sensor or a vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, it must be initially configured to manual-on operation using the manual control required under Section 150.0(k)2C.
§ 150.0(k)2J:	**Interior Switches and Controls.** Luminaires that are or contain light sources that meet Reference Joint Appendix JA8 requirements for dimming, and that are not controlled by occupancy or vacancy sensors, must have dimming controls.`
§ 150.0(k)2K:	**Interior Switches and Controls.** Under cabinet lighting must be controlled separately from ceiling-installed lighting systems.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in item § 150.0(k)3Ai (ON and OFF switch) and the requirements in either § 150.0(k)3Aii (photocell and either a motion sensor or automatic time switch control) or § 150.0(k)3Aiii (astronomical time clock), or an EMCS.
§ 150.0(k)3B:	**Residential Outdoor Lighting.** For low-rise residential buildings with four or more dwelling units, outdoor lighting for private patios, entrances, balconies, and porches; and residential parking lots and carports with less than eight vehicles per site must comply with either § 150.0(k)3A or with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)3C:	**Residential Outdoor Lighting.** For low-rise residential buildings with four or more dwelling units, any outdoor lighting for residential parking lots or carports with a total of eight or more vehicles per site and any outdoor lighting not regulated by § 150.0(k)3B or § 150.0(k)3D must comply with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must comply with § 140.8; or must consume no more than 5 watts of power as determined according to § 130.0(c).
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in Sections 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
§ 150.0(k)6A:	**Interior Common Areas of Low-rise Multifamily Residential Buildings.** In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building must be comply with Table 150.0-A and be controlled by an occupant sensor.
§ 150.0(k)6B:	**Interior Common Areas of Low-rise Multifamily Residential Buildings.** In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting for the interior common areas in that building must: i. Comply with the applicable requirements in Sections 110.9, 130.0, 130.1, 140.6 and 141.0; and ii. Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors must be capable of turning the light fully on and off from all designed paths of ingress and egress.
Solar Ready Buildings:	
§ 110.10(a)1:	**Single Family Residences.** Single family residences located in subdivisions with 10 or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b) through § 110.10(e).
§ 110.10(a)2:	**Low-rise Multifamily Buildings.** Low-rise multi-family buildings that do not have a photovoltaic system installed must comply with the requirements of § 110.10(b) through § 110.10(d).
§ 110.10(b)1:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must 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 must be comprised of areas that have no dimension less than 5 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. For single family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. For low-rise multi-family buildings the solar zone must be located on the roof or overhang of the building, or on the roof or overhang of another structure located within 250 feet of the building, or on covered parking installed with the building project, and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area. The solar zone requirement is applicable to the entire building, including mixed occupancy.`
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on steep-sloped roofs must be oriented between 90 degrees and 300 degrees of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.`
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.`
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b) through § 110.10(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric".

2019 Low-Rise Residential Mandatory Measures Summary

§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	**Storage Tank Insulation.** Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have a minimum of R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
§ 150.0(j)2A:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in Section 609.11 of the California Plumbing Code. In addition, the following piping conditions must have a minimum insulation wall thickness of one inch or a minimum insulation R-value of 7.7: the first five feet of cold water pipes from the storage tank; all hot water piping with a nominal diameter equal to or greater than 3/4 inch and less than one inch; all hot water piping with a nominal diameter less than 3/4 inch that is: associated with a domestic hot water recirculation system, from the heating source to storage tank or between tanks, buried below grade, and from the heating source to kitchen fixtures.*
§ 150.0(j)3:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by Section 120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: A dedicated 125 volt, 20 amp electrical receptacle connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit, within three feet of the water heater without obstruction. Both ends of the unused conductor must be labeled with the word "spare" and be electrically isolated. Have a reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words "Future 240V Use"; a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than two inches higher than the base of the water heater, and allows natural draining without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu per hour.
§ 150.0(n)2:	**Recirculating Loops.** Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)5.
§ 150.0(n)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the Executive Director.
Ducts and Fans Measures:	
§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet the requirements of the CMC §§ 601.0, 602.0, 603.0, 604.0, 605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to a minimum installed level of R-6.0 or a minimum installed level of R-4.2 when ducts are entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8). Portions of the duct system completely exposed and surrounded by directly conditioned space are not required to be insulated. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than ¼ inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area.`
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage, sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner core flex ducts must have a non-porous layer between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with § 150.0(m)11 and Reference Residential Appendix RA3.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 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. Pressure drops and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service.*
§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3.*

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Saviers Accessory Dwelling Unit **Calculation Date/Time:** 2022-12-03T09:50:51-08:00 **(Page 9 of 9)**

Calculation Description: Title 24 Analysis **Input File Name:** Saviers (5305) ADU.ribd19x

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
1. I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name: Jimmy Bermejo	Documentation Author Signature: Jimmy Bermejo
Company: Diamond Design Title 24 Consultant	Signature Date: 2022-12-03 10:33:10
Address: 72 West Boulder Creek Road	CEA/ HERS Certification Identification (If applicable):
City/State/Zip: Simi Valley, CA 93065	Phone: 805-844-2002 0
RESPONSIBLE PERSON'S DECLARATION STATEMENT	
I certify the following under penalty of perjury, under the laws of the State of California: 1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance. 2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. 3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.	
Responsible Designer Name: Jimmy Bermejo	Responsible Designer Signature: Jimmy Bermejo
Company: Diamond Design Title 24 Consultant	Date Signed: 2022-12-03 10:33:10
Address: 72 West Boulder Creek Road	License: 6351
City/State/Zip: Simi Valley, CA 93065	Phone: 805-844-2002 0

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

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Registration Number: 222-P010233414A-000-000-0000000-0000 Registration Date/Time: 2022-12-03 10:33:10 HERS Provider: CalCERTS inc.

CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.2.000 Schema Version: rev 20200901 Report Generated: 2022-12-03 09:51:30

RESIDENTIAL MEASURES SUMMARY **RMS-1**

Project Name	Building Type		Date
Saviers Accessory Dwelling Unit	☑ Single Family ☐ Multi Family	☐ Addition Alone ☐ Existing+ Addition/Alteration	12/3/2022

Project Address	California Energy Climate Zone	Total Cond. Floor Area	Addition	# of Units
5305, 5309 & 5313 S. Saviers Road Oxn	CA Climate Zone 06	960	n/a	1

INSULATION

Construction	Type	Cavity	Area (ft^2)	Special Features	Status
Floor	Wood Framed w/o Crawl Space	R 19	960		New
Wall	Wood Framed	R 20	1,041		New
Roof	Wood Framed Attic	R 30	960		New

FENESTRATION Total Area: 112 Glazing Percentage: 11.6% New/Altered Average U-Factor: 0.32

Orientation	Area(ft^2)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status
Front (E)	76.0	0.320	0.23	none	none	N/A	New
Rear (W)	19.5	0.320	0.23	none	none	N/A	New
Right (N)	16.0	0.320	0.23	none	none	N/A	New

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
1	Central Furnace	92% AFUE	Split Air Conditioner	14.0 SEER	Setback	New

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status
HVAC System	Ducted	Ducted	Attic	6.0	New

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status
1	Small Instantaneous Gas	1	0.92	Standard	New

EnergyPro 8.3 by EnergySoft User Number: 6351 ID: 2234 Page 12 of 17

CalCERTS HERS PROVIDER

Revisions

	PLANNING COMMENTS 07-19-2024
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-

Project: Duplex, ADU, & Garage at:
5309 S. Saviers Road
Oxnard, California 93033

Responsible Designer:
Jimmy Bermejo

Title: *ADU Title 24 - Mandatory Measures*

Date: 12-03-2022

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

Project No.: 2234

Sheet: *EC2*

E:\Diamond Design\Projects\2022\2234 - Saviers Duplex & ADU\Architecturals\2024\Saviers 07-19-2024\5309 Saviers dwg files 07-19-2024\5309 Saviers Residence Plans.dwg, EC2, 7/24/2024 8:25:15 AM, jimmy

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Saviers Residence Duplex **Calculation Date/Time:** 2022-12-03T10:54:17-08:00 **(Page 6 of 10)**

Calculation Description: Title 24 Analysis **Input File Name:** Saviers (5305) Duplex.ribd19x

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	**Surface Type**	**Construction Type**	**Framing**	**Total Cavity R-value**	**Interior / Exterior Continuous R-value**	**U-factor**	**Assembly Layers**
R-30 Roof Attic + R-13 (R	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-30	None / None	0.032	Over Ceiling Joists: R-20.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board
R-19 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x10 @ 16 in. O. C.	R-19	None / None	0.045	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x10 Ceiling Below Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04
Quality Insulation Installation (QII)	**High R-value Spray Foam Insulation**	**Building Envelope Air Leakage**	**CFM50**
Required	Not Required	Not Required	n/a

WATER HEATING SYSTEMS

01	02	03	04	05	06	07
Name	**System Type**	**Distribution Type**	**Water Heater Name (#)**	**Solar Heating System**	**Compact Distribution**	**HERS Verification**
DHW Sys 1	Domestic Hot Water (DHW)	Standard Distribution System	DHW Heater 1 (2)	n/a	None	n/a

Registration Number: 222-P0102334158-000-000-0000000-0000 Registration Date/Time: 2022-12-03 10:57:01 HERS Provider: CalCERTS Inc.

CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.2.000 Schema Version: rev 20200901 Report Generated: 2022-12-03 10:55:18

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Saviers Residence Duplex **Calculation Date/Time:** 2022-12-03T10:54:17-08:00 **(Page 3 of 10)**

Calculation Description: Title 24 Analysis **Input File Name:** Saviers (5305) Duplex.ribd19x

REQUIRED SPECIAL FEATURES

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

- Insulation below roof deck

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

Building-level Verifications:
- Quality Insulation installation (QII)
- Indoor air quality ventilation
- Kitchen range hood

Cooling System Verifications:
- Minimum Airflow
- Verified Refrigerant Charge
- Fan Efficacy Watts/CFM

Heating System Verifications:
- -- None --

HVAC Distribution System Verifications:
- Duct leakage testing

Domestic Hot Water System Verifications:
- -- None --

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	**Conditioned Floor Area (ft²)**	**Number of Dwelling Units**	**Number of Bedrooms**	**Number of Zones**	**Number of Ventilation Cooling Systems**	**Number of Water Heating Systems**
Saviers Residence Duplex	2943	1	3	2	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	**Zone Type**	**HVAC System Name**	**Zone Floor Area (ft²)**	**Avg. Ceiling Height**	**Water Heating System 1**	**Water Heating System 2**
Zone 1	Conditioned	HVAC System1	1563	9	DHW Sys 1	N/A
Zone 2	Conditioned	HVAC System1	1380	9	DHW Sys 1	N/A

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CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Saviers Residence Duplex **Calculation Date/Time:** 2022-12-03T10:54:17-08:00 **(Page 1 of 10)**

Calculation Description: Title 24 Analysis **Input File Name:** Saviers (5305) Duplex.ribd19x

GENERAL INFORMATION

01	**Project Name**	Saviers Residence Duplex		
02	**Run Title**	Title 24 Analysis		
03	**Project Location**	5305, 5309 & 5313 S. Saviers Road		
04	**City**	Oxnard	05	**Standards Version** 2019
06	**Zip code**	93033	07	**Software Version** EnergyPro 8.3
08	**Climate Zone**	6	09	**Front Orientation (deg/ Cardinal)** 90
10	**Building Type**	Single family	11	**Number of Dwelling Units** 1
12	**Project Scope**	NewConstruction	13	**Number of Bedrooms** 3
14	**Addition Cond. Floor Area (ft²)**	0	15	**Number of Stories** 2
16	**Existing Cond. Floor Area (ft²)**	n/a	17	**Fenestration Average U-factor** 0.32
18	**Total Cond. Floor Area (ft²)**	2943	19	**Glazing Percentage (%)** 10.80%
20	**ADU Bedroom Count**	n/a	21	**ADU Conditioned Floor Area** n/a
22	**Is Natural Gas Available?**	Yes		

COMPLIANCE RESULTS

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

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WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12
Name	**Heating Element Type**	**Tank Type**	**# of Units**	**Tank Vol. (gal)**	**Energy Factor or Efficiency**	**Input Rating or Pilot**	**Tank Insulation R-value (Int/Ext)**	**Standby Loss or Recovery Eff**	**1st Hr. Rating or Flow Rate**	**NEEA Heat Pump Brand or Model**	**Tank Location or Ambient Condition**
DHW Heater 1	Gas	Consumer Instantaneous	2	0	0.92-UEF	<= 200 kBtu/hr	0	n/a	n/a	n/a	n/a

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07	08
Name	**Pipe Insulation**	**Parallel Piping**	**Compact Distribution**	**Compact Distribution Type**	**Recirculation Control**	**Central DHW Distribution**	**Shower Drain Water Heat Recovery**
DHW Sys 1 - 1/2	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11
Name	**System Type**	**Heating Unit Name**	**Cooling Unit Name**	**Fan Name**	**Distribution Name**	**Required Thermostat Type**	**Status**	**Verified Existing Condition**	**Heating Equipment Count**	**Cooling Equipment Count**
HVAC System1	Heating and cooling system other	Heating Component 1	Cooling Component 1	HVAC Fan 1	Air Distribution System 1	Setback	New	NA	2	2

HVAC - HEATING UNIT TYPES

01	02	03	04
Name	**System Type**	**Number of Units**	**Heating Efficiency**
Heating Component 1	Central gas furnace	2	AFUE-92

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OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	**Zone**	**Construction**	**Azimuth**	**Orientation**	**Gross Area (ft²)**	**Window and Door Area (ft2)**	**Tilt (deg)**
Front Wall	Zone 1	R-20 Wall	90	Front	414	72	90
Left Wall	Zone 1	R-20 Wall	180	Left	315	22	90
Rear Wall	Zone 1	R-20 Wall	270	Back	414	55	90
Right Wall	Zone 1	R-20 Wall	0	Right	315	22	90
Front Wall 2	Zone 2	R-20 Wall	90	Front	414	56	90
Left Wall 2	Zone 2	R-20 Wall	180	Left	270	6	90
Rear Wall 2	Zone 2	R-20 Wall	270	Back	414	78.7	90
Right Wall 2	Zone 2	R-20 Wall	0	Right	270	6	90
Interior Surface	Zone 1	R-20 Wall1	n/a	n/a	80	0	n/a
Roof	Zone 2	R-30 Roof Attic + R-13 (R	n/a	n/a	1368	n/a	n/a
Interior Surface 2	Zone 2	R-19 Floor No Crawlspace	n/a	n/a	1458	n/a	n/a

ATTIC

01	02	03	04	05	06	07	08
Name	**Construction**	**Type**	**Roof Rise (x in 12)**	**Roof Reflectance**	**Roof Emittance**	**Radiant Barrier**	**Cool Roof**
Attic Zone 2	Attic RoofZone 2	Ventilated	4	0.1	0.85	No	No

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	**Type**	**Surface**	**Orientation**	**Azimuth**	**Width (ft)**	**Height (ft)**	**Mult.**	**Area (ft²)**	**U-factor**	**U-factor Source**	**SHGC**	**SHGC Source**	**Exterior Shading**
1st Front Windows	Window	Front Wall	Front	90			1	72	0.32	NFRC	0.23	NFRC	Bug Screen
1st Left Window	Window	Left Wall	Left	180			1	22	0.32	NFRC	0.23	NFRC	Bug Screen
1st Rear Windows	Window	Rear Wall	Back	270			1	55	0.32	NFRC	0.23	NFRC	Bug Screen
1st Right Window	Window	Right Wall	Right	0			1	22	0.32	NFRC	0.23	NFRC	Bug Screen

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ENERGY DESIGN RATING

	Energy Design Ratings		Compliance Margins	
	Efficiency[1] (EDR)	**Total[2] (EDR)**	**Efficiency[1] (EDR)**	**Total[2] (EDR)**
Standard Design	46.5	22.9		
Proposed Design	45.8	22.2	0.7	0.7

RESULT: [3] COMPLIES

1: Efficiency EDR includes improvements to the building envelope and more efficient equipment
2: Total EDR includes efficiency and demand response measures such as photovoltaic (PV) systems and batteries
3: Building complies when efficiency and total compliance margins are greater than or equal to zero

- Standard Design PV Capacity: 2.72 kWdc
- PV System resized to 2.72 kWdc (a factor of 2.719) to achieve 'Standard Design PV' PV scaling

ENERGY USE SUMMARY

Energy Use (kTDV/ft²-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	8.91	8.21	0.7	7.9
Space Cooling	3.82	2.45	1.37	35.9
IAQ Ventilation	3.21	3.21	0	0
Water Heating	8.59	9.78	-1.19	-13.9
Self Utilization/Flexibility Credit	n/a	0	0	n/a
Compliance Energy Total	**24.53**	**23.65**	**0.88**	**3.6**

REQUIRED PV SYSTEMS - SIMPLIFIED

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

Registration Number: 222-P0102334158-000-000-0000000-0000 Registration Date/Time: 2022-12-03 10:57:01 HERS Provider: CalCERTS Inc.

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HVAC - COOLING UNIT TYPES

01	02	03	04	05	06	07	08
Name	**System Type**	**Number of Units**	**Efficiency EER/CEER**	**Efficiency SEER**	**Zonally Controlled**	**Multi-speed Compressor**	**HERS Verification**
Cooling Component 1	Central split AC	2	11.7	14	Not Zonal	Single Speed	Cooling Component 1-hers-cool

HVAC COOLING - HERS VERIFICATION

01	02	03	04	05	06
Name	**Verified Airflow**	**Airflow Target**	**Verified EER**	**Verified SEER**	**Verified Refrigerant Charge**
Cooling Component 1-hers-cool	Required	350	Not Required	Not Required	Required

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
			Duct Ins. R-value		Duct Location		Surface Area				
Name	**Type**	**Design Type**	**Supply**	**Return**	**Supply**	**Return**	**Supply**	**Return**	**Bypass Duct**	**Duct Leakage**	**HERS Verification**
Air Distribution System 1	Unconditioned attic	Non-Verified	R-6	R-6	Attic	Attic	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 1-hers-dist

HVAC DISTRIBUTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	**Duct Leakage Verification**	**Duct Leakage Target (%)**	**Verified Duct Location**	**Verified Duct Design**	**Buried Ducts**	**Deeply Buried Ducts**	**Low-leakage Air Handler**	**Low Leakage Ducts Entirely in Conditioned Space**
Air Distribution System 1-hers-dist	Yes	5.0	Not Required	Not Required	Not Required	Credit not taken	Not Required	No

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FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	**Type**	**Surface**	**Orientation**	**Azimuth**	**Width (ft)**	**Height (ft)**	**Mult.**	**Area (ft²)**	**U-factor**	**U-factor Source**	**SHGC**	**SHGC Source**	**Exterior Shading**
2nd Front Windows	Window	Front Wall 2	Front	90			1	56	0.32	NFRC	0.23	NFRC	Bug Screen
2nd Left Window	Window	Left Wall 2	Left	180			1	6	0.32	NFRC	0.23	NFRC	Bug Screen
2nd Rear Windows	Window	Rear Wall 2	Back	270			1	78.7	0.32	NFRC	0.23	NFRC	Bug Screen
2nd Right Window	Window	Right Wall 2	Right	0			1	6	0.32	NFRC	0.23	NFRC	Bug Screen

SLAB FLOORS

01	02	03	04	05	06	07	08
Name	**Zone**	**Area (ft²)**	**Perimeter (ft)**	**Edge Insul. R-value and Depth**	**Edge Insul. R-value and Depth**	**Carpeted Fraction**	**Heated**
Slab	Zone 1	1458	162	none	0	80%	No

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	**Surface Type**	**Construction Type**	**Framing**	**Total Cavity R-value**	**Interior / Exterior Continuous R-value**	**U-factor**	**Assembly Layers**
R-20 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.069	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco
R-20 Wall1	Interior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.064	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Other Side Finish: Gypsum Board
Attic RoofZone 2	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-13	None / None	0.078	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-13.0 / 2x4 Around Roof Joists: R-0.0 insul.

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HOME ENERGY RATING SYSTEM (HERS) VERIFICATION INSPECTIONS

HOME ENERGY RATING SYSTEM (HERS) VERIFICATION INSPECTIONS:

BUILDING-LEVEL VERIFICATIONS:
- (QII) QUALITY INSULATION INSTALLATION
- INDOOR AIR QUALITY VENTILATION
- KITCHEN RANGE HOOD

COOLING SYSTEM VERIFICATION:
- MINIMUM AIRFLOW
- REFRIGERANT CHARGE VERIFICATION
- FAN EFFICACY WATT

HEATING SYSTEM VERIFICATION:
- ---NONE---

HVAC-DISTRIBUTION SYSTEM VERIFICATIONS:
- DUCT LEAKAGE TESTING

DOMESTIC HOT WATER SYSTEM VERIFICATIONS:
- ---NONE---

SEE "HERS FEATURE SUMMARY" SECTION ON PAGE 3of10 OF REPORT AND EC1 SHEET.

INSULATION AND WINDOW REQUIREMENTS:

- WALL INSULATION = R-20 (MIN.)
- ROOF ATTIC (CEILING) INSULATION = R-30
- ROOF ATTIC (RAFTERS-BELOW SHEATHING) INSULATION = R-13
- WINDOWS: U-FACTOR = 0.32, SHGC = 0.23

ADDITIONAL NOTES:

1. ALL LIGHTING, HEATING, AND COOLING SHALL COMPLY WITH THE REQUIREMENTS OF THE LATEST RESIDENTIAL ENERGY STANDARDS.
2. LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH EFFICACY AND EQUIPPED WITH OCCUPANT SENSOR.
3. LIGHTS IN HABITABLE ROOMS MUST BE HIGH EFFICACY, CONTROLLED BY A 'MANUAL-ON' MOTION SENSOR, OR CONTROLLED BY A DIMMER.
4. ALL EXTERIOR LIGHTING MOUNTED TO THE BUILDINGS MUST BE HIGH EFFICACY AND CONTROLLED BY PHOTO CONTROL/MOTION SENSOR COMBINATION.

CalCERTS, Inc. HERS PROVIDER

Revisions

	PLANNING COMMENTS 07-19-2024
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-

Project: Duplex, ADU, & Garage at: 5309 S. Saviers Road Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title: *DUPLEX Title 24 - Certificates of Compliance*

Date: 12-03-2022

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

Project No.: 2234

Sheet: *EC3*

E:\Diamond Design\Projects\2022\2234 - Saviers Duplex & ADU\Architecture\dwg\2024\Saviers 07-19-2024\5309\Saviers Residence Plans.dwg, EC3, 7/24/2024 8:25:20 AM, jimmy

2019 Low-Rise Residential Mandatory Measures Summary

§ 150.0(k)2G:	**Interior Switches and Controls.** An energy management control system (EMCS) may be used to comply with control requirements if it: provides functionality of the specified control according to § 110.9; meets the Installation Certificate requirements of § 130.4; meets the EMCS requirements of § 130.0(k); and meets all other requirements in § 150.0(k)2.
§ 150.0(k)2H:	**Interior Switches and Controls.** A multiscene programmable controller may be used to comply with dimmer requirements in § 150.0(k) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(k)2.
§ 150.0(k)2I:	**Interior Switches and Controls.** In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by an occupant sensor or a vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, it must be initially configured to manual-on operation using the manual control required under Section 150.0(k)2C.
§ 150.0(k)2J:	**Interior Switches and Controls.** Luminaires that are or contain light sources that meet Reference Joint Appendix JA8 requirements for dimming, and that are not controlled by occupancy or vacancy sensors, must have dimming controls."
§ 150.0(k)2K:	**Interior Switches and Controls.** Under cabinet lighting must be controlled separately from ceiling-installed lighting systems.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in Item § 150.0(k)3Ai (ON and OFF switch) and the requirements in either § 150.0(k)3Aii (photocell and either a motion sensor or automatic time switch control) or § 150.0(k)3Aiii (astronomical time clock), or an EMCS.
§ 150.0(k)3B:	**Residential Outdoor Lighting.** For low-rise residential buildings with four or more dwelling units, outdoor lighting for private patios, entrances, balconies, and porches; and residential parking lots and carports with less than eight vehicles per site must comply with either § 150.0(k)3A or with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)3C:	**Residential Outdoor Lighting.** For low-rise residential buildings with four or more dwelling units, any outdoor lighting for residential parking lots or carports with a total of eight or more vehicles per site and any outdoor lighting not regulated by § 150.0(k)3B or § 150.0(k)3D must comply with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must comply with § 140.8; or must consume no more than 5 watts of power as determined according to § 130.0(c).
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in Sections 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
§ 150.0(k)6A:	**Interior Common Areas of Low-rise Multifamily Residential Buildings.** In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building must be comply with Table 150.0-A and be controlled by an occupant sensor.
§ 150.0(k)6B:	**Interior Common Areas of Low-rise Multifamily Residential Buildings.** In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the total area, permanently installed lighting for the interior common areas in that building must: i. Comply with the applicable requirements in Sections 110.9, 130.0, 130.1, 140.6 and 141.0; and ii. Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors must be capable of turning the light fully on and off from all designed paths of ingress and egress.
Solar Ready Buildings:	
§ 110.10(a)1:	**Single Family Residences.** Single family residences located in subdivisions with 10 or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b) through § 110.10(e).
§ 110.10(a)2:	**Low-rise Multifamily Buildings.** Low-rise multi-family buildings that do not have a photovoltaic system installed must comply with the requirements of § 110.10(b) through § 110.10(d).
§ 110.10(b)1:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must 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 must be comprised of areas that have no dimension less than 5 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. For single family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. For low-rise multi-family buildings the solar zone must be located on the roof or overhang of the building, or on the roof or overhang of another structure located within 250 feet of the building, or on covered parking installed with the building project, and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area. The solar zone requirement is applicable to the entire building, including mixed occupancy."
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on steep-sloped roofs must be oriented between 90 degrees and 300 degrees of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment."
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane."
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b) through § 110.10(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric".

2019 Low-Rise Residential Mandatory Measures Summary

§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	**Storage Tank Insulation.** Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have a minimum of R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
§ 150.0(j)2A:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in Section 609.11 of the California Plumbing Code. In addition, the following piping conditions must have a minimum insulation wall thickness of one inch or a minimum insulation R-value of 7.7: the first five feet of cold water pipes from the storage tank; all hot water piping with a nominal diameter equal to or greater than 3/4 inch and less than one inch; all hot water piping with a nominal diameter less than 3/4 inch that is: associated with a domestic hot water recirculation system, from the heating source to storage tank or between tanks, buried below grade, and from the heating source to kitchen fixtures."
§ 150.0(j)3:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by Section 120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: A dedicated 125 volt, 20 amp electrical receptacle connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit, within three feet of the water heater without obstruction. Both ends of the unused conductor must be labeled with the word "spare" and be electrically isolated. Have a reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words "Future 240V Use"; a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than two inches higher than the base of the water heater, and allows natural draining without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu per hour.
§ 150.0(n)2:	**Recirculating Loops.** Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)5.
§ 150.0(n)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the Executive Director.
Ducts and Fans Measures:	
§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet the requirements of the CMC §§ 601.0, 602.0, 603.0, 604.0, 605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to a minimum installed level of R-6.0 or a minimum installed level of R-4.2 when ducts are entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8). Portions of the duct system completely exposed and surrounded by directly conditioned space are not required to be insulated. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than ¼ inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area."
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage, sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner core flex ducts must have a non-porous layer between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with § 150.0(m)11 and Reference Residential Appendix RA3.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 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. Pressure drops and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service."
§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3."

RESIDENTIAL MEASURES SUMMARY — RMS-1

Project Name	Building Type	Date
Saviers Residence Duplex	☑ Single Family ☐ Addition Alone ☐ Multi Family ☐ Existing+ Addition/Alteration	*12/3/2022*

Project Address	California Energy Climate Zone	Total Cond. Floor Area	Addition	# of Units
5305, 5309 & 5313 S. Saviers Road Oxnard	*CA Climate Zone 06*	*2,943*	*n/a*	*1*

INSULATION

Construction Type	Cavity	Area (ft^2)	Special Features	Status
Wall — Wood Framed	*R 20*	*2,588*		*New*
Slab — Unheated Slab-on-Grade	*- no insulation*	*1,458*	*Perim = 162'*	*New*
Roof — Wood Framed Attic	*R 30*	*1,368*	*Add=R-13.0*	*New*
Demising — Wood Framed w/o Crawl Space	*R 19*	*1,458*		*New*

FENESTRATION

Total Area: *318* Glazing Percentage: *10.8%* New/Altered Average U-Factor: *0.32*

Orientation	Area(ft^2)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status
Front (E)	*128.0*	*0.320*	*0.23*	*none*	*none*	*N/A*	*New*
Left (S)	*28.0*	*0.320*	*0.23*	*none*	*none*	*N/A*	*New*
Rear (W)	*133.7*	*0.320*	*0.23*	*none*	*none*	*N/A*	*New*
Right (N)	*28.0*	*0.320*	*0.23*	*none*	*none*	*N/A*	*New*

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
2	*Central Furnace*	*92% AFUE*	*Split Air Conditioner*	*14.0 SEER*	*Setback*	*New*

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status
HVAC System	*Ducted*	*Ducted*	*Attic*	*6.0*	*New*

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status
2	*Small Instantaneous Gas*	*1*	*0.92*	*Standard*	*New*

2019 Low-Rise Residential Mandatory Measures Summary

Requirements for Ventilation and Indoor Air Quality:	
§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality.** All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1.
§ 150.0(o)1C:	**Single Family Detached Dwelling Units.** Single family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow provided at rates determined by ASHRAE 62.2 Sections 4.1.1 and 4.1.2 and as specified in § 150.0(o)1C.
§ 150.0(o)1E:	**Multifamily Attached Dwelling Units.** Multifamily attached dwelling units must have mechanical ventilation airflow provided at rates in accordance with Equation 150.0-B and must be either a balanced system or continuous supply or continuous exhaust system. If a balanced system is not used, all units in the building must use the same system type and the dwelling-unit envelope leakage must be ≤ 0.3 CFM at 50 Pa (0.2 inch water) per square foot of dwelling unit envelope surface area and verified in accordance with Reference Residential Appendix RA3.8.
§ 150.0(o)1F:	**Multifamily Building Central Ventilation Systems.** Central ventilation systems that serve multiple dwelling units must be balanced to provide ventilation airflow for each dwelling unit served at a rate equal to or greater than the rate specified by Equation 150.0-B. All unit airflows must be within 20 percent of the unit with the lowest airflow rate as it relates to the individual unit's minimum required airflow rate needed for compliance.
§ 150.0(o)1G:	**Kitchen Range Hoods.** Kitchen range hoods must be rated for sound in accordance with Section 7.2 of ASHRAE 62.2.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Dwelling unit ventilation airflow must be verified in accordance with Reference Residential Appendix RA3.7. A kitchen range hood must be verified in accordance with Reference Residential Appendix RA3.7.4.3 to confirm it is rated by HVI to comply with the airflow rates and sound requirements as specified in Section 5 and 7.2 of ASHRAE 62.2.
Pool and Spa Systems and Equipment Measures:	
§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating."
§ 110.4(b)1:	**Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves."
Lighting Measures:	
§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9."
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A.
§ 150.0(k)1B:	**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 must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must meet all of the requirements for: insulation contact (IC) labeling; air leakage; sealing; maintenance; and socket and light source as described in § 150.0(k)1C.
§ 150.0(k)1D:	**Electronic Ballasts for Fluorescent Lamps.** Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 20 kHz.
§ 150.0(k)1E:	**Night Lights, Step Lights, and Path Lights.** Night lights, step lights and path lights are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power and emit no more than 150 lumens.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k)."
§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8."
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems."
§ 150.0(k)2C:	**Interior Switches and Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF."
§ 150.0(k)2D:	**Interior Switches and Controls.** Controls and equipment must be installed in accordance with manufacturer's instructions.
§ 150.0(k)2E:	**Interior Switches and Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the control is installed to comply with § 150.0(k).
§ 150.0(k)2F:	**Interior Switches and Controls.** Lighting controls must comply with the applicable requirements of § 110.9.

2019 Low-Rise Residential Mandatory Measures Summary

NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. "Exceptions may apply. (01/2020)

Building Envelope Measures:	
§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283 or AAMA/WDMA/CSA 101/I.S.2/A440-2011."
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped."
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Ceiling and Rafter Roof Insulation.** Minimum R-22 insulation in wood-frame ceiling; or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof alteration. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling."
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B."
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor."
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate zones 14 and 15, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.58; or the weighted average U-factor of all fenestration must not exceed 0.58."
Fireplaces, Decorative Gas Appliances, and Gas Log Measures:	
§ 110.5(e)	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device."
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control."
Space Conditioning, Water Heating, and Plumbing System Measures:	
§ 110.0-§ 110.3:	**Certification.** Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission."
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-K."
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating."
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat."
§ 110.3(c)4:	**Water Heating Recirculation Loops Serving Multiple Dwelling Units.** Water heating recirculation loops serving multiple dwelling units must meet the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of § 110.3(c)4.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.
§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters."
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Saviers Residence Duplex **Calculation Date/Time:** 2022-12-03T10:54:17-08:00 **(Page 9 of 10)**

Calculation Description: Title 24 Analysis **Input File Name:** Saviers (5305) Duplex.ribd19x

HVAC - FAN SYSTEMS

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.45	HVAC Fan 1-hers-fan

HVAC FAN SYSTEMS - HERS VERIFICATION

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan 1-hers-fan	Required	0.45

IAQ (INDOOR AIR QUALITY) FANS

01	02	03	04	05	06	07
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness - SRE	IAQ Recovery Effectiveness - ASRE	HERS Verification
SFam IAQVentRpt	114	0.35	Exhaust	n/a	n/a	Yes

Registration Number: 222-P0102334158-000-000-0000000-0000 Registration Date/Time: 2022-12-03 10:57:01 HERS Provider: CalCERTS Inc.

CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.2.000 Schema Version: rev 20200901 Report Generated: 2022-12-03 10:55:18

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Saviers Residence Duplex **Calculation Date/Time:** 2022-12-03T10:54:17-08:00 **(Page 10 of 10)**

Calculation Description: Title 24 Analysis **Input File Name:** Saviers (5305) Duplex.ribd19x

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name:	Documentation Author Signature:
Jimmy Bermejo	Jimmy Bermejo
Company: Diamond Design Title 24 Consultant	Signature Date: 2022-12-03 10:57:01
Address: 72 West Boulder Creek Road	CEA/ HERS Certification Identification (If applicable):
City/State/Zip: Simi Valley, CA 93065	Phone: 805-844-2002 0

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name:	Responsible Designer Signature:
Jimmy Bermejo	Jimmy Bermejo
Company: Diamond Design Title 24 Consultant	Date Signed: 2022-12-03 10:57:01
Address: 72 West Boulder Creek Road	License: 6351
City/State/Zip: Simi Valley, CA 93065	Phone: 805-844-2002 0

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

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Registration Number: 222-P0102334158-000-000-0000000-0000 Registration Date/Time: 2022-12-03 10:57:01 HERS Provider: CalCERTS Inc.

CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.2.000 Schema Version: rev 20200901 Report Generated: 2022-12-03 10:55:18

Revisions

PLANNING COMMENTS 07-19-2024

1 -
2 -
3 -
4 -
5 -
6 -
7 -
8 -

Project: Duplex, ADU, & Garage at: 5309 S. Saviers Road Oxnard, California 93033

Responsible Designer: Jimmy Bermejo

Title: *DUPLEX Title 24 - Mandatory Measures*

Date: 12-03-2022

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

Project No.: 2234

Sheet: *EC4*

E:\Diamond Design\Projects\2022\2234 - Saviers Duplex & ADU\Architectural\s\2024\Saviers 07-19-2024\5309\Saviers design files 07-19-2024\5309\Saviers Residence Plans.dwg, EC4, 7/24/2024 8:25:27 AM, jimmy

GENERAL NOTES:

1. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE PLANS, PRIOR TO COMMENCING WORK.
2. COORDINATE STRUCTURAL DETAILS & DIMENSIONS WITH RELATED REQUIREMENTS ON OTHER DRAWINGS.
3. THE ARCHITECT WILL INTERPRET THE INTENT OF THE DOCUMENTS IN CASE OF A POSSIBLE CONFLICT OR DISCREPANCY BETWEEN STRUCTURAL AND OTHER DISCIPLINES.
4. DETAILS NOTED AS "TYPICAL" OR "TYP" SHALL APPLY IN ALL CASES WHETHER OR NOT SPECIFICALLY REFERENCED.
5. WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE (CBC).
6. FOUNDATION DESIGN IS BASED UPON MINIMUM REQUIREMENTS OF THE CBC:
   A. ALLOWABLE SOIL BEARING PRESSURE: 1500 PSF
7. MATERIAL REQUIREMENTS:

A. CONCRETE:	F'C = 2500 PSI AT 28 DAYS NO SPECIAL INSPECTION REQUIRED
B. CONCRETE BLOCK:	ASTM C90 GRADE N–1 (NORMAL WEIGHT) NO SPECIAL INSPECTION REQUIRED (f'm= 1500psi) GROUT: f'c= 2,000 psi, MORTAR: f'c=1800psi
C. REINFORCING STEEL:	ASTM A615, #4 & SMALLER – GRADE 40, #5 & LARGER – GRADE 60
D. STRUCTURAL STEEL:	ALL STRUCTURAL STEEL SHALL COMPLY WITH ASTM A36, TYP U.N.O., STRUCTURAL TUBES SHALL COMPLY WITH ASTM A500, GRADE B. STRUCTURAL PIPES SHALL COMPLY WITH ASTM A53, GRADE B.
E. MACHINE BOLTS:	ASTM A307
F. ANCHOR BOLTS:	ASTM A307
G. TIMBER FASTENERS:	SIMPSON STRONGTIE, USP STRUCTURAL CONNECTORS OR APPROVED EQUAL.
H. SAWN TIMBER:	ALL LUMBER SHALL BE GRADE MARKED, NO. 2 DOUGLAS FIR–LARCH OR BETTER, EXCEPT AS NOTED ON FRAMING NOTE 2 OR PLAN.
I. GLU–LAMINATED BEAMS:	ALL GLU–LAMINATED MEMBERS SHALL BE FAB–RICATED IN ACCORDANCE WITH BUILDING DEPT. STANDARDS. A CERTIFICATE OF INSPECTION IS TO BE SUBMITTED TO THE BUILDING DEPT. PRIOR TO ERECTION. ALL GLU–LAMINATED BEAMS SHALL BE 24F.
J. LVL OR PSL LUMBER:	Fb=2850 PSI, Fv=285 PSI, E=2,000,000 PSI (ESR–1387, ESR–1040 OR ESR 1225)
K. I–JOISTS:	TJI PRO SERIES BY TRUSS JOIST (ESR–1153) BOISE CASCADE (ESR–1336) OR PWI JOIST BY PACIFIC WOODTECH CORP (ESR–1225)
L. PLYWOOD/OSB SHTG:	U.S. PRODUCT STANDARD 2–10, APA WALL: APA STRUCTURAL 1 RATED, EXPOSURE 1 ROOF: 15/32" CDX, (PSR–24/0), EXPOSURE 1 FLOOR: ¾" T&G UNDERLAYMENT GRADE, (PSR–32/16)
M. HARDY FRAME:	ICC–ES NO. ESR–2089
N. MECH ANCHORS:	REFER TO 8/S1, TYPICAL.
O. EPOXY ANCHORS:	REFER TO 4/S1, TYPICAL **SPECIAL INSPECTION REQUIRED.** A REPORT SHALL BE GIVEN TO THE BUILDING INSPECTOR AT FRAMING INSPECTION. REFER TO NOTE 10 ON 4/S1.

8. STRUCTURAL DESIGN LOADS:

A. ROOF LOADS:	DEAD LOAD = 18 PSF LIVE LOAD = 20 PSF
FLOOR LOADS:	DEAD LOAD = 15 PSF LIVE LOAD = 40 PSF
B. WALL LOADS:	EXTERIOR WOOD FRAMING = 16 PSF INTERIOR WOOD FRAMING = 9 PSF
C. SEISMIC DESIGN:	OCCUPANCY CATEGORY = II SEISMIC IMPORTANCE FACTOR = 1.0 S_X = 1.57 S_Y = 0.575 S_{DS} = 1.26 S_{D1} = 0.65 SEISMIC DESIGN CATEGORY = E SEISMIC FORCE RESISTING SYSTEM = LIGHT FRAMED WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE OR STEEL SHEETS. DESIGN BASE SHEAR = 0.19W C_S = 0.19W R = 6.5 ANALYSIS PROCEDURE = "EQUIVALENT LATERAL FORCE PROCEDURE"
D. WIND DESIGN:	BASIC WIND SPEED = 100 M.P.H. WIND IMPORTANCE FACTOR = 1.0 WIND EXPOSURE = C INTERNAL PRESSURE COEFFICIENT = ±0.18 DESIGN WIND PRESSURE = 21.54 PSF

FOUNDATION NOTES:

1. ALL CONCRETE SHALL HAVE 2500 PSI MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS. NO SPECIAL INSPECTION REQUIRED.
2. PORTLAND CEMENT SHALL CONFORM TO ASTM C150, TYPE I OR II.
3. AGGREGATE FOR HARDROCK CONCRETE SHALL CONFORM TO ASTM C33 AND BE NON–REACTIVE.
4. CONCRETE COVERAGE OVER REINFORCEMENT, UNLESS NOTED OTHERWISE, SHALL BE AS FOLLOWS:
   CONCRETE POURED DIRECTLY AGAINST EARTH..... 3"
   ALL OTHER LOCATIONS..... 1½"
5. ALL HOLDDOWN ANCHORS SHALL BE FIRMLY HELD IN PLACE BY A TEMPLATE PRIOR TO PLACING CONCRETE. EXACT HOLDDOWN LOCATION MUST BE COORDINATED BETWEEN CONCRETE AND FRAMING CONTRACTOR.
6. SOIL COMPACTION REPORT SHALL BE PROVIDED TO THE BUILDING INSPECTOR AT THE JOB SITE PRIOR TO PLACEMENT OF CONCRETE FOR THE FOUNDATION.
7. SOIL ENGINEER SHALL INSPECT FOUNDATION EXCAVATIONS PRIOR TO PLACEMENT OF CONCRETE FOR THE FOUNDATION.
8. ALL REINFORCING STEEL SHALL COMPLY WITH MATERIAL REQUIREMENTS NOTED ABOVE. PLACING OF REINFORCING STEEL SHALL COMPLY WITH CHAPTER 19 OF THE CALIFORNIA BUILDING CODE.
9. PRIOR TO THE CONTRACTOR REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, THE SOILS ENGINEER SHALL ADVISE THE BUILDING OFFICIAL IN WRITING THAT:
   A. THE BUILDING PAD WAS PREPARED IN ACCORDANCE WITH THE SOILS REPORT.
   B. THE UTILITY TRENCHES HAVE BEEN PROPERLY BACKFILLED AND COMPACTED.
   C. THE FOUNDATION EXCAVATIONS, THE SOIL EXPANSIVE CHARACTERISTICS AND BEARING CAPACITY CONFORM TO THE SOILS REPORT.
10. ALL SHEAR WALL SILL PLATE ANCHOR BOLTS SHALL HAVE 3" X 3" X ¼" STEEL PLATE WASHERS, TYPICAL.
11. NON–SHRINK GROUT, WHERE SHOWN ON THE STRUCTURAL DRAWINGS, SHALL BE NON–METALLIC BURKE GROUT, OR EQUAL.

FRAMING NOTES:

1. ALL FRAMING AND CARPENTRY SHALL BE DONE IN ACCORDANCE WITH THOSE APPLICABLE SECTIONS OF CHAPTER 23 OF THE LATEST ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE AND DETAILS INDICATED ON THE DRAWINGS.
2. ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR GRADE IN ACCORDANCE WITH THE LATEST EDITION OF "GRADING AND DRESSING RULES #16 OF THE WEST COAST LUMBER INSPECTION BUREAU" OF THE FOLLOWING GRADES:
   A. RAFTERS AND JOISTS..... NO. 2 AND BETTER, U.N.O.
   B. BEAMS..... NO. 1 AND BETTER, U.N.O.
   C. POSTS..... NO. 1 AND BETTER, U.N.O.
   D. LVL POST (ESR–1387)..... F_b = 2,500 psi, F_v = 285 psi, E = 2,000,000 psi
   E. STUDS, PLATES, ALL OTHERS.... STUD GRADE, U.N.O.
3. WOOD BEARING DIRECTLY ON CONCRETE SHALL BE PRESSURE TREATED DOUGLAS FIR OR FOUNDATION GRADE REDWOOD. ALL CUT SURFACES OF PRESSURE TREATED DOUGLAS FIR SHALL BE COATED WITH A COPPER NAPTHANATE MATERIAL.
4. STRUCTURAL MEMBERS WILL NOT BE CUT FOR PIPE, CONDUIT, ETC.
5. 2X SOLID BLOCKING SHALL BE PLACED BETWEEN JOISTS OR RAFTERS AND AT ALL SUPPORTS.
6. ALL BOLTS SHALL HAVE FLAT WASHERS UNDER HEAD AND NUT.
7. ALL PLYWOOD EXPOSED TO WEATHER SHALL BE EXTERIOR GRADE.
8. FRAMING SURROUNDING METAL FIREPLACE VENTS SHALL BE CONTINUOUS 2x4 STUDS AT 12" O.C. SHEATHED WITH ¼" PLYWOOD SHEATHING WITH 10D NAILS AT 6" AT EDGES AND 12" AT FIELD, AND WITH DRAFT STOPS AT 10'–0" O.C. MAX.
9. HOLDDOWN CONNECTORS & SILL BOLTS MUST BE TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
10. ALL NAILS SHALL BE COMMON NAILS INSTALLED IN CONFORMANCE WITH CBC TABLE 2304.10.1
11. FIRE STOPS ARE REQUIRED PER CBC CHAPTER 7 IN THE FOLLOWING LOCATIONS:
    A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AT THE CEILING AND FLOOR LEVELS AND AT 10 FOOT INTERVALS BOTH VERT. & HORIZ.;
    B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERT. & HORIZ. SPACES SUCH AS OCCURS AT SOFFITS, DROP CEILINGS AND COVE CEILINGS;
    C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP & BOTTOM OF THE RUN & BETWEEN STUDS ALONG AND INLINE WITH THE RUN OF THE STAIRS IF THE WALL UNDER THE STAIRS ARE UNFINISHED;
    D. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES & SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTABLE MATERIALS.
    E. AT OPENINGS BETWEEN ATTIC SPACES & CHIMNEY CHASES FOR FACTORY–BUILT CHIMNEYS.
12. ALL WEATHER EXPOSED SURFACES SHALL HAVE WEATHER RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING & ALL EXTERIOR OPENINGS SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF PER CBC SECTION 1405.2.

SPECIAL INSPECTIONS

1. SPECIAL INSPECTIONS AND SUBSEQUENT REPORTS SHALL BE REINFORCED IN CONFORMANCE WITH SECTION 1704 OF THE 2019 CBC AT THE OWNERS EXPENSE.
2. ALL SPECIAL INSPECTIONS SHALL BE MADE BY AN INDEPENDENT INSPECTION AGENCY SUBJECT TO APPROVAL BY THE BUILDING DEPARTMENT, AND SHALL BE PAID BY THE OWNER.
3. THE FOLLOWING WORK SHALL BE PERFORMED UNDER CONTINUOUS DEPUTY INSPECTION IN THE PRESENCE OF THE OWNER'S SPECIAL INSPECTOR.
   A. PLACEMENT OF CONCRETE WITH f'c = 3,000 PSI & GREATER
   B. INSTALLATION OF EPOXY GROUTED DOWELS
   C. FIELD WELDING OF STRUCTURAL STEEL.
4. THE FOLLOWING WORK SHALL BE PERFORMED UNDER PERIODIC DEPUTY INSPECTION IN THE PRESENCE OF THE OWNER'S SPECIAL INSPECTOR.
   A. SHEARWALL NAILING WHERE FASTENER SPACING IS 4" O.C. OR LESS.
   B. ROOF AND FLOOR DIAPHRAGM NAILING WHERE FASTENER SPACING IS 4" O.C. OR LESS.
   C. DRAG STRUT AND HOLDDOWN CONNECTIONS.
5. SPECIAL INSPECTION & PROFESSIONAL OBSERVATION REPORTS SHALL BE SUBMITTED TO THE OWNER, ENGINEER, AND DEPARTMENT OF BUILDING & SAFETY NO LATER THAN SEVEN (7) WORKING DAYS FROM THE DATE OF INSPECTION/OBSERVATION.

STRUCTURAL OBSERVATION PROGRAM

THE OWNER SHALL EMPLOY THE ENGINEER REGISTERED/LICENSED IN THE STATE OF CALIFORNIA WHO IS RESPONSIBLE FOR THE STRUCTURAL DESIGN TO DO THE STRUCTURAL OBSERVATION.

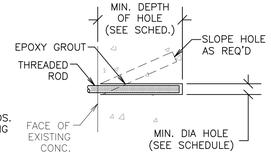
PROJECT ENGINEERS: JAMES VINCI, S.E. S–4411

THE ENGINEER RESPONSIBLE FOR THE STRUCTURAL OBSERVATION, THE CONTRACTOR, AND APPROPRIATE SUBCONTRACTORS SHALL HOLD A PRE–CONSTRUCTION MEETING TO REVIEW THE DETAILS OF THE STRUCTURAL SYSTEM TO BE STRUCTURALLY OBSERVED.

THE FOLLOWING ITEMS SHALL BE OBSERVED AT EACH PHASE OF CONSTRUCTION:

FOUNDATION:	ANCHORS, HOLDOWNS, STEEL PLACEMENT, FOOTING DIMENSIONS
ROOF & FLOOR NAILING:	FRAMING MEMBER SIZE, SHEATHING GRADE & THICKNESS, NAIL SIZE AND PLACEMENT.
EXTERIOR FRAMING PRIOR TO PREWRAP:	SHEAR WALL CONSTRUCTION (PLY E.N., HOLDDOWNS, SHEAR TRANSFER, ETC.) FRAMING MEMBERS, CONNECTIONS, ETC.
FINAL OBSERVATION:	ALL STRUCTURAL ELEMENTS

PROCEDURE
1. DRILL HOLE OF PROPER DIAMETER AND DEPTH USING A CARBIDE TIPPED DRILL OR CORING BIT. AVOID ANY EXISTING REINFORCING STEEL BY RELOCATING HOLE SLIGHTLY.
2. CLEAN HOLE THOROUGHLY BY AIR PRESSURE.
3. MAKE SURE THAT HOLE IS DRY AND CLEAN BEFORE GROUTING.
4. PLACE EPOXY GROUT IN HOLE w/ CAULKING GUN OR SIMILAR EQUIPMENT STARTING AT BOTTOM, FILL HOLE APPROX. ¾ FULL.
5. COAT DOWEL WITH SAME EPOXY GROUT AND INSERT INTO HOLE, FORCING MATERIAL AROUND THE SIDES OF THE BAR AND COMPLETELY FILLING ALL VOIDS.
6. PROVIDE SUPPORT FOR DOWEL BY TYING TO REBAR OR OTHER ELEMENT UNTIL GROUT HAS CURED.
7. EPOXY GROUT IN CMU SHALL BE SIMPSON SET EPOXY TIE (ESR 1772, LARR 25279), HILTI HIT–HY 150 MAX (ESR 1967, LARR 25881), AC100+ GOLD BY DEWALT (ESR 3200, LARR 26049)
8. EPOXY GROUT IN CONCRETE SHALL BE HIT–RE 500–SD BY HILTI CORP. (ESR 2322, LARR 25700), SIMPSON SET–XP (ESR–2508, LARR 03151) OR PURE110+ BY DEWALT (ICC ESR 3298, LARR 26035)
9. **SPECIAL INSPECTION REQUIRED**
10. SPECIAL INSPECTION IS REQUIRED FOR THE INSTALLATION OF EPOXY ADHESIVE ANCHORS. A REPORT SHALL BE GIVEN TO THE BUILDING INSPECTOR AT FRAMING INSPECTION.



BAR SIZE	ROD SIZE	BIT DIAM.	MIN. DEPTH
#3	–	1/2"	4"
#4	1/2"	5/8"	5"
#5	5/8"	3/4"	6"
#6	3/4"	7/8"	7"
–	7/8"	1"	8"
–	1"	1–1/8"	9"

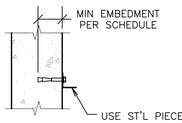
TYPICAL EPOXY GROUTED DOWELS / ANCHORS 4

DRILLED EXPANSION TYPE ANCHOR BOLTS SHALL BE USED ONLY WHERE DETAILED OR FOR ATTACHMENT OF MECH. ELEC. OR MISC. ACCESSORIES OR EQUIPMENT TO THE STRUCTURE.

ACCEPTABLE WEDGE ANCHORS:
1. HILI–KWIK–BOLT–TZ (ICC ESR–1917, LARR 25701) IN NORMAL WT CONC.
2. ITW RAMSET/REDHEAD TRUBOLT+ (ICC ESR–2427, LARR 2748) IN NORMAL WT CONC.
3. SIMPSON STRONG–BOLT 2 (ICC ESR–3037, LARR 25891) IN NORMAL WT CONC.
4. SIMPSON WEDGE–ALL (ICC ESR 1396, LARR 24682) IN MASONRY ONLY.
5. DEWALT POWER–STUD+SD2 (ESR 2502, LARR 25831) IN NORMAL WT CONC.
6. DEWALT POWER–STUD+SD1 (ESR 2818, LARR 25864) IN CMU

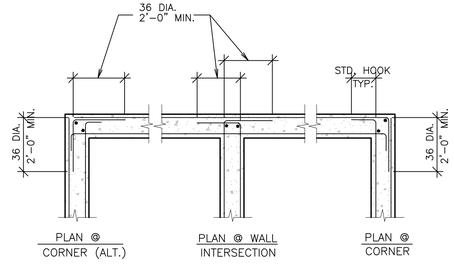
ACCEPTABLE SCREW ANCHORS:
1. SIMPSON TITEN HD SCREW ANCHOR (ICC ESR–2713, LARR 25741) IN NORMAL WT CONC.
2. SIMPSON TITEN HD SCREW ANCHOR (ICC ESR–1056, LARR 25560) IN CMU
3. DEWALT SCREW–BOLT+ (ICC ESR–3889) IN CONCRETE
4. DEWALT SCREW–BOLT+ (ICC ESR–4042) IN CMU

DRILLED BOLT SCHEDULE					
BOLT DIAMETER			3/8"	1/2"	5/8"	3/4"
MIN. EMBEDMENT			3"	4"	4"	5"
TEST	DIRCET–PULL TENSION (FT.LBS)	HARD ROCK	1100	2000	2300	3700
	TORQUE WRENCH (FT.LBS)	HARD ROCK	25	50	80	50



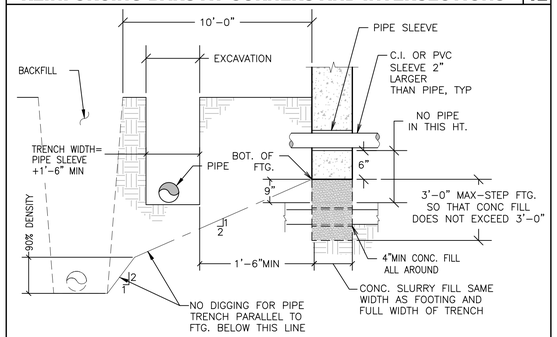
SPECIAL INSPECTION REQUIRED FOR INSTALLATION OF MECHANICAL ANCHORS ONLY WHERE UTILIZED TO RESIST SEISMIC FORCES, TYPICAL.

TYPICAL MECHANICAL ANCHOR DETAIL 8



NOTES: 1. WHERE SINGLE LAYER OF REINF. OCCURS BEND REINF. AS SHOWN FOR OUTSIDE BARS.
2. USE 48 DIA. AT MASONRY WALLS IN LIEU OF 36 DIA.

REINFORCING BARS AT CORNERS AND INTERSECTIONS 12



NOTE: 1. CONCRETE SLURRY FILL TO BE MADE BEFORE FOOTING IS POURED
2. PIPES MORE THAN 3'–0" BELOW BOTTOM OF FOOTING TRENCH MAY BE BACKFILLED WITH CONTROLLED, COMPACTED FILL.

PIPE IN AND ADJACENT TO FOOTING 16

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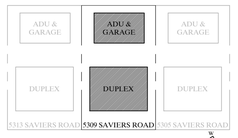


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Sheet Title

GENERAL NOTES & DETAILS

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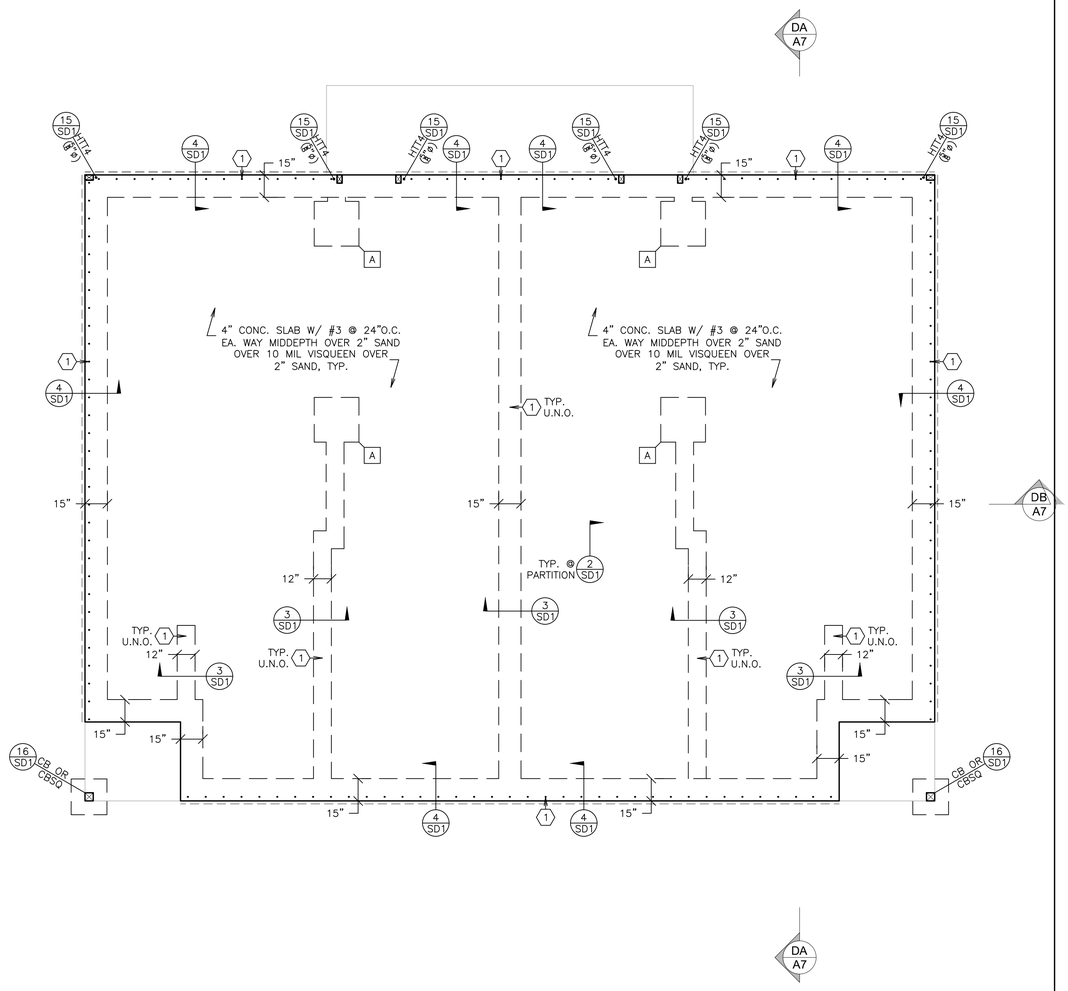
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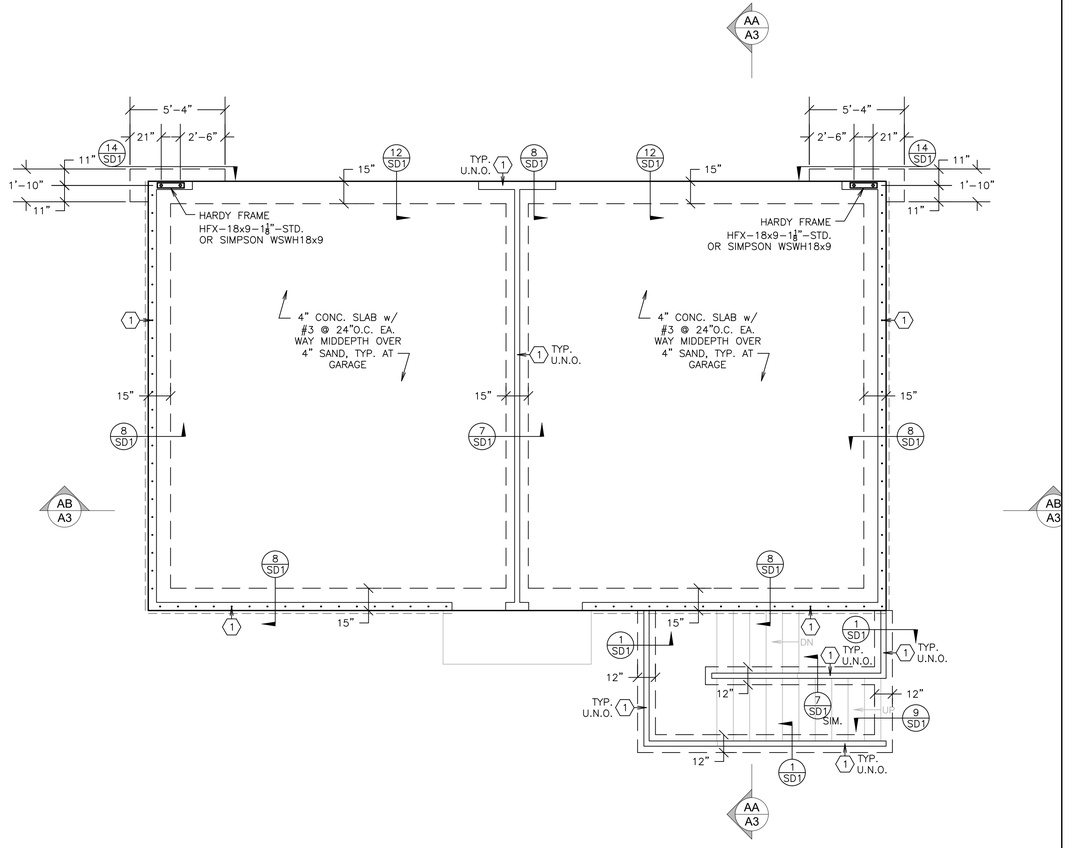
☐ Project Number:	22-6409
☐ Project Engineer:	JHB
☐ Checked By:	JRV
☐ Drawn By:	JWB
☐ Scale:	1/4"=1'-0"
☐ Date:	12.01.2022

Sheet Number

S1

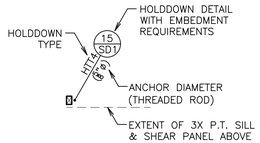
Sheet __ Of __





REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS

LEGEND



FOUNDATION PAD SCHEDULE

A	2'-6" SQ. X 12" THICK W/ (3) #5 EA. WAY
B	3'-0" SQ. X 12" THICK W/ (4) #5 EA. WAY

ANCHOR BOLT SCHEDULE

1	⅝"ø X 14" A.B. @ 32"O.C. TYP U.N.O.
2	⅝"ø X 14" A.B. @ 24"O.C.
3	⅝"ø X 14" A.B. @ 16"O.C.
4	¾"ø X 14" A.B. @ 16"O.C.

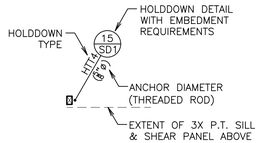
NOTES:

1. REFER TO SHT S1 FOR TYPICAL FOUNDATION NOTES
2. ALL HOLD-DOWNS & HARDY FRAME ANCHORS SHALL BE SET IN PLACE BY TEMPLATE PRIOR TO FOUNDATION INSPECTION.
3. HOLD-DOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING

DUPLEX FOUNDATION PLAN — **SCALE: 1/4" = 1'-0"**

REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS

LEGEND



FOUNDATION PAD SCHEDULE

A	2'-6" SQ. X 12" THICK W/ (3) #5 EA. WAY
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ANCHOR BOLT SCHEDULE

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2	⅝"ø X 14" A.B. @ 24"O.C.
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ADU / GARAGE FOUNDATION PLAN — **SCALE: 1/4" = 1'-0"**

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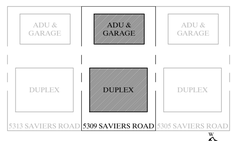


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DUPLEX & ADU / GARAGE FOUNDATION PLANS

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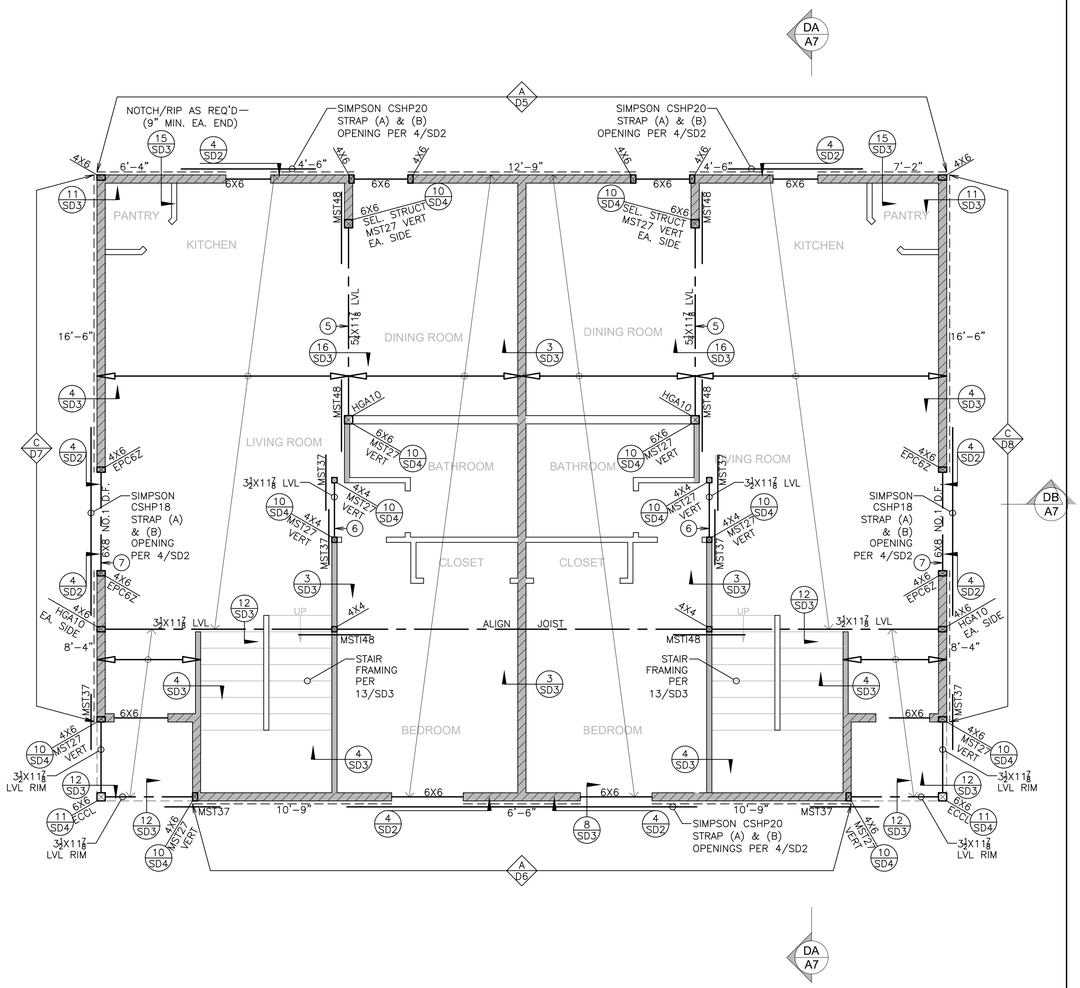
Revision	Description	Date

Project Number:	22-6409
Project Engineer:	JHB
Checked By:	JRV
Drawn By:	JWB
Scale:	1/4"=1'-0"
Date:	12.01.2022

Sheet Number

S2

Sheet __ Of __



LEGEND

- INDICATES BEARING WALL 2X6 STUDS @ 16"O.C. TYP. U.N.O.
- INDICATES BEARING WALL 2X4 STUDS @ 16"O.C. TYP., U.N.O.
- INDICATES NON–BEARING WALL 2X4 STUDS @ 16"O.C. TYP. U.NO.

LENGTH OF SHEAR PANEL USED IN CALCULATIONS
SHEARWALL TYPE. REFER TO SHEARWALL SCHEDULE ON 16/SD2
EXTENT OF SHEAR PANEL
"DUPLEX" SHEAR WALL MARK
(8) BEAM PER CALCULATIONS
(A) ABOVE
(B) BELOW
P.L. PARALAM. REFER TO SPECIFICATIONS

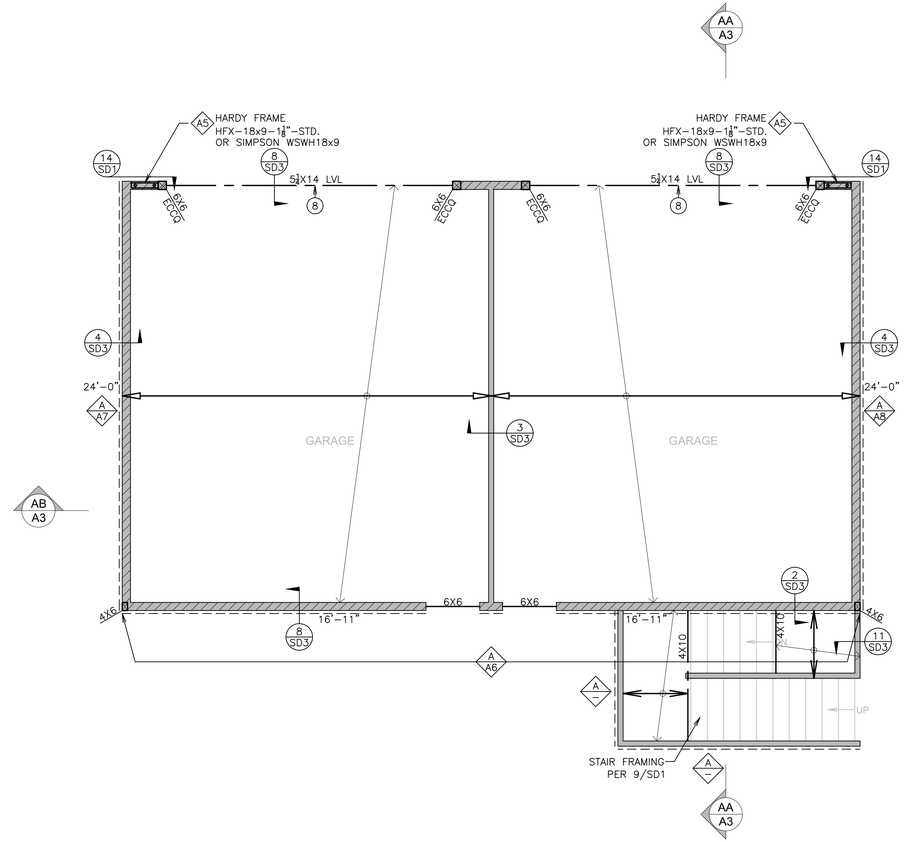
11⅞" BCI 5000–1.7 D.F. @ 16"O.C. (TYPICAL U.N.O.)
2X10 DECK JOISTS @ 16"O.C. (TYPICAL U.N.O.)
INDICATES DOUBLE ROW OF FLOOR E.N. INTO DBL JOIST, TYP.

FLOOR SHEATHING: ¾" (PSR 32/16) UNDERLAYMENT GRADE PLYWOOD OR OSB GLUED & NAILED W/ 10d X 2½" @ 6/6/10. PROVIDE T&G OR 2X FLAT BLOCKING AT ALL UNSUPPORTED EDGES, TYPICAL.

DECK SHEATHING: ¾" (PSR 32/16) CDX EXTERIOR GRADE PLYWOOD OR OSB GLUED & NAILED W/ 10d X 2½" @ 6/6/10. PROVIDE T&G OR 2X FLAT BLOCKING AT ALL UNSUPPORTED EDGES, TYPICAL.

NOTES:
1. REFER TO SHEET S1 FOR TYPICAL FRAMING NOTES.
2. REFER TO 16/SD2 FOR SHEAR WALL SCHEDULE.
3. ALIGN SINGLE JOIST BELOW ALL PARALLEL NON–BEARING WALLS OR PROVIDE I–JOIST BLOCKING @ 24"O.C.

DUPLEX FLOOR FRAMING PLAN — **SCALE: 1/4" = 1'-0"**



LEGEND

- INDICATES BEARING WALL 2X6 STUDS @ 16"O.C. TYP. U.N.O.
- INDICATES BEARING WALL 2X4 STUDS @ 16"O.C. TYP., U.N.O.
- INDICATES NON–BEARING WALL 2X4 STUDS @ 16"O.C. TYP. U.NO.

LENGTH OF SHEAR PANEL USED IN CALCULATIONS
SHEARWALL TYPE. REFER TO SHEARWALL SCHEDULE ON 16/SD2
EXTENT OF SHEAR PANEL
"ADU" SHEAR WALL MARK
(8) BEAM PER CALCULATIONS
(A) ABOVE
(B) BELOW
P.L. PARALAM. REFER TO SPECIFICATIONS

11⅞" BCI 60–2.0 D.F. @ 16"O.C. (TYPICAL U.N.O.)
2X10 DECK JOISTS @ 16"O.C. (TYPICAL U.N.O.)
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ADU / GARAGE FLOOR FRAMING PLAN — **SCALE: 1/4" = 1'-0"**

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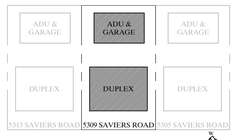
REGISTERED PROFESSIONAL ENGINEER — JAMES RICHARD VINCI — No. S4411 Exp. 12/31/25 — STRUCTURAL — STATE OF CALIFORNIA

Jul 24, 2024

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Sheet Title

DUPLEX & ADU / GARAGE FLOOR FRAMING PLANS

FOR CONSTRUCTION

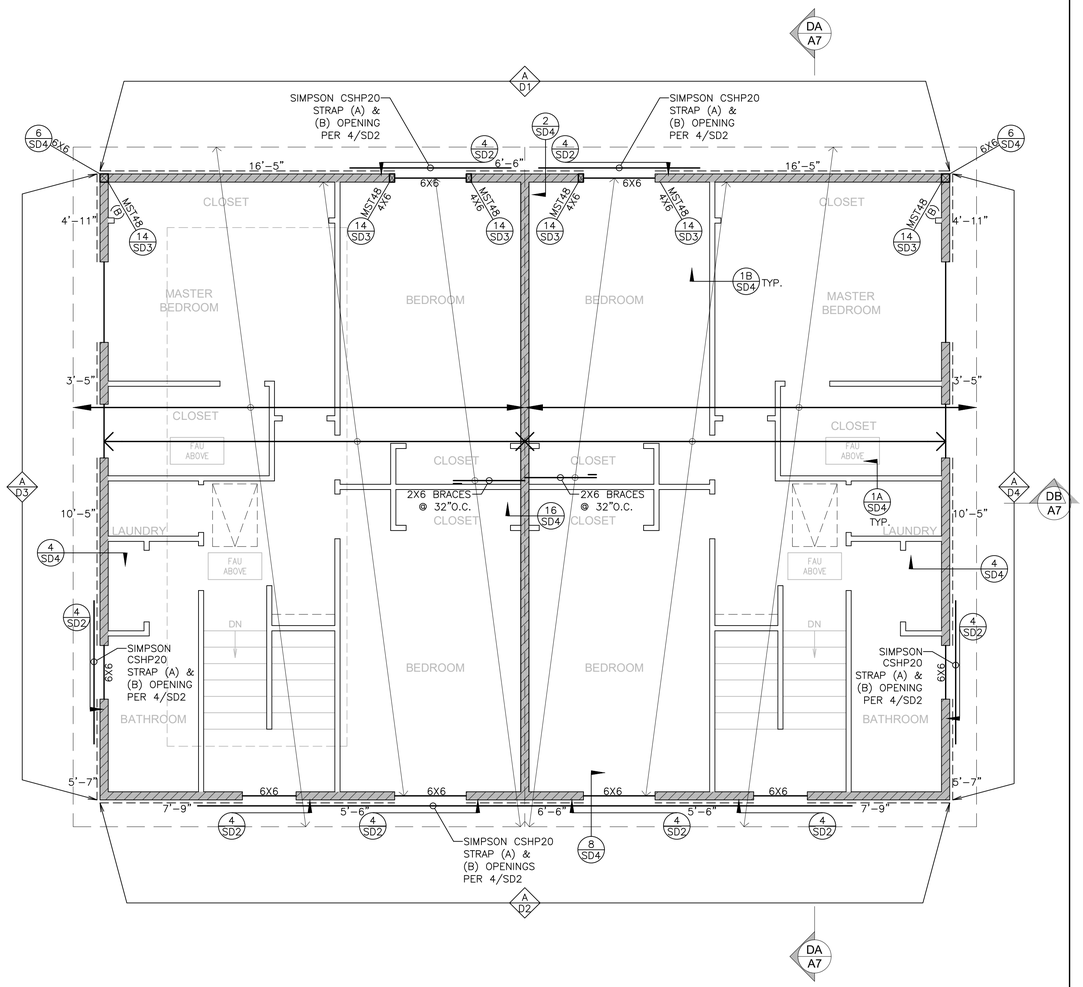
Revision	Description	Date

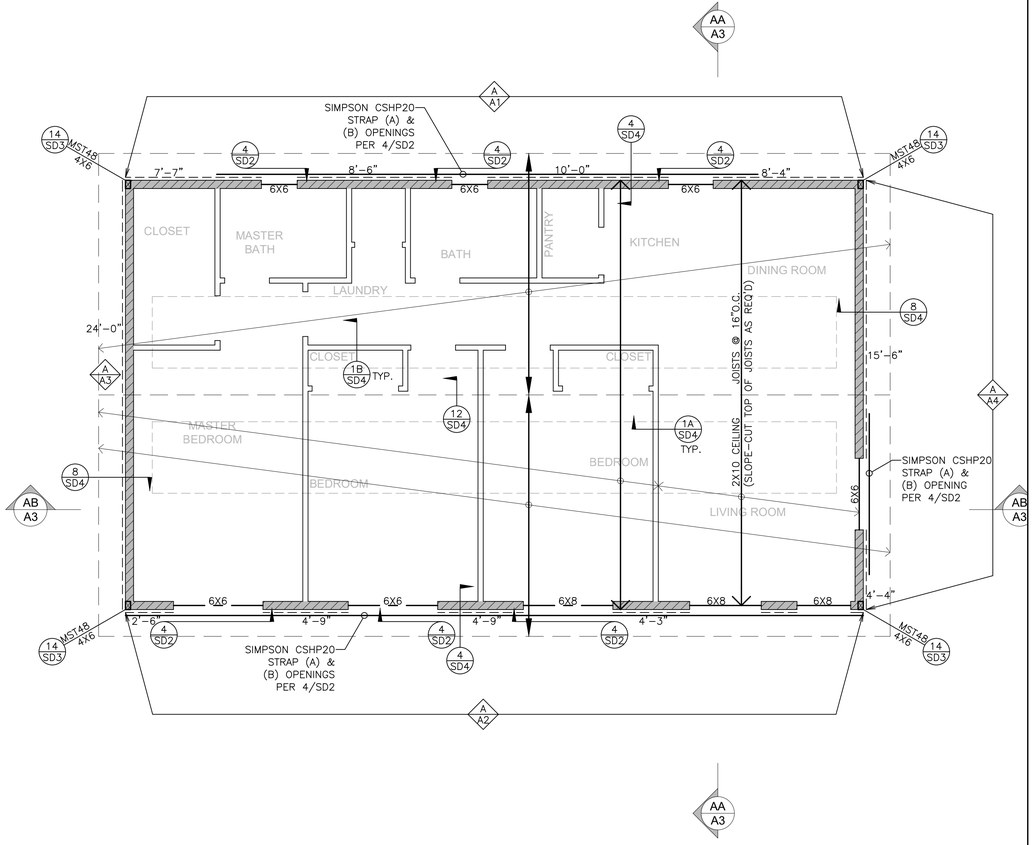
Project Number:	22-6409
Project Engineer:	JHB
Checked By:	JRV
Drawn By:	JWB
Scale:	1/4"=1'-0"
Date:	12.01.2022

Sheet Number

S3

Sheet __ Of __





LEGEND

INDICATES BEARING WALL 2X6 STUDS @ 16"O.C. TYP. U.N.O.

INDICATES BEARING WALL 2X4 STUDS @ 16"O.C. TYP. U.N.O.

INDICATES NON-BEARING WALL 2X4 STUDS @ 16"O.C. TYP. U.NO.

2X10 ROOF RAFTERS @ 16"O.C. (TYPICAL U.N.O.)

2X10 CEILING JOISTS @ 16"O.C. (TYPICAL U.N.O.)

INDICATES DOUBLE ROW OF ROOF E.N. INTO R.R., TYP.

LENGTH OF SHEAR PANEL USED IN CALCULATIONS

SHEARWALL TYPE. REFER TO SHEARWALL SCHEDULE ON 16/SD2

EXTENT OF SHEAR PANEL

"DUPLEX" SHEAR WALL MARK

8 BEAM PER CALCULATIONS

(A) ABOVE
(B) BELOW

ROOF SHEATHING: 15/32" CDX (PSR 24/0) EXTERIOR GRADE PLYWOOD OR OSB W/ 8d COMMON @ 6/12

NOTES:
1. REFER TO SHEET S1 FOR TYPICAL FRAMING NOTES.
2. REFER TO 16/SD2 FOR SHEAR WALL SCHEDULE.

DUPLEX ROOF FRAMING PLAN | **SCALE: 1/4" = 1'-0"**

LEGEND

INDICATES BEARING WALL 2X6 STUDS @ 16"O.C. TYP. U.N.O.

INDICATES BEARING WALL 2X4 STUDS @ 16"O.C. TYP. U.N.O.

INDICATES NON-BEARING WALL 2X4 STUDS @ 16"O.C. TYP. U.NO.

2X8 ROOF RAFTERS @ 16"O.C. (TYPICAL U.N.O.)

2X8 CEILING JOISTS @ 16"O.C. (TYPICAL U.N.O.)

INDICATES DOUBLE ROW OF ROOF E.N. INTO R.R., TYP.

LENGTH OF SHEAR PANEL USED IN CALCULATIONS

SHEARWALL TYPE. REFER TO SHEARWALL SCHEDULE ON 16/SD2

EXTENT OF SHEAR PANEL

"ADU" SHEAR WALL MARK

8 BEAM PER CALCULATIONS

(A) ABOVE
(B) BELOW

ROOF SHEATHING: 15/32" CDX (PSR 24/0) EXTERIOR GRADE PLYWOOD OR OSB W/ 8d COMMON @ 6/12

NOTES:
1. REFER TO SHEET S1 FOR TYPICAL FRAMING NOTES.
2. REFER TO 16/SD2 FOR SHEAR WALL SCHEDULE.

ADU / GARAGE ROOF FRAMING PLAN | **SCALE: 1/4" = 1'-0"**

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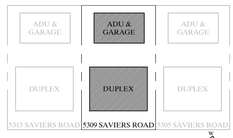
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DUPLEX & ADU / GARAGE ROOF FRAMING PLANS

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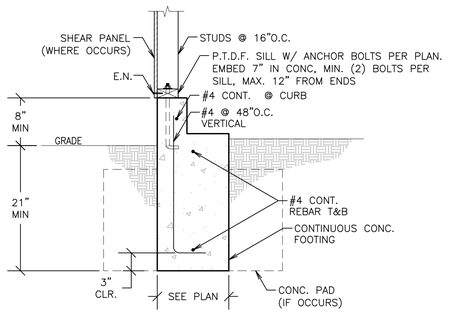
Revision	Description	Date

Project Number:	22-6409
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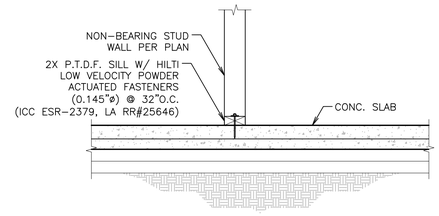
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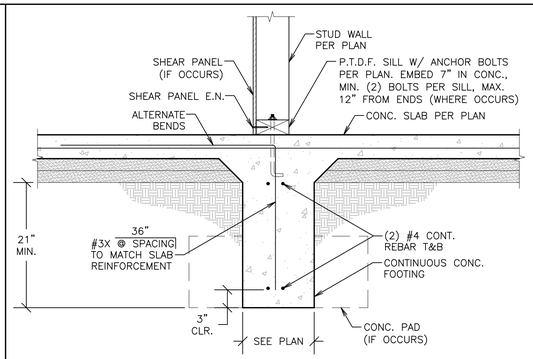
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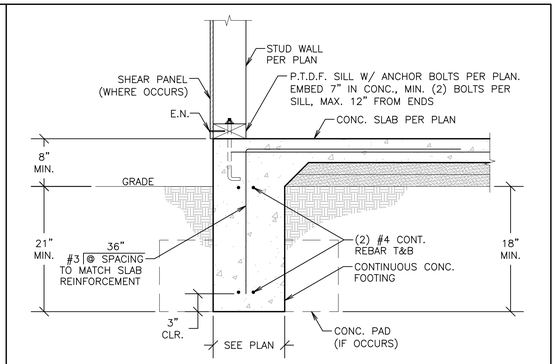
PERIMETER FOOTING DETAIL 1



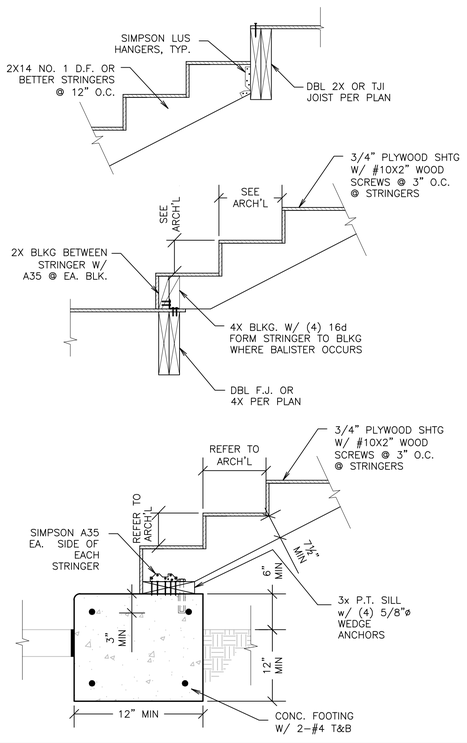
DETAIL 2



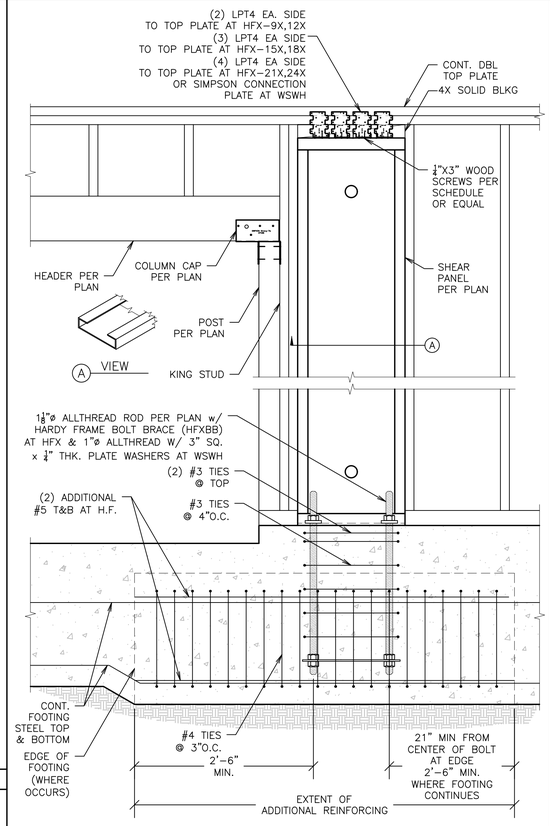
CONTINUOUS FOOTING DETAIL 3



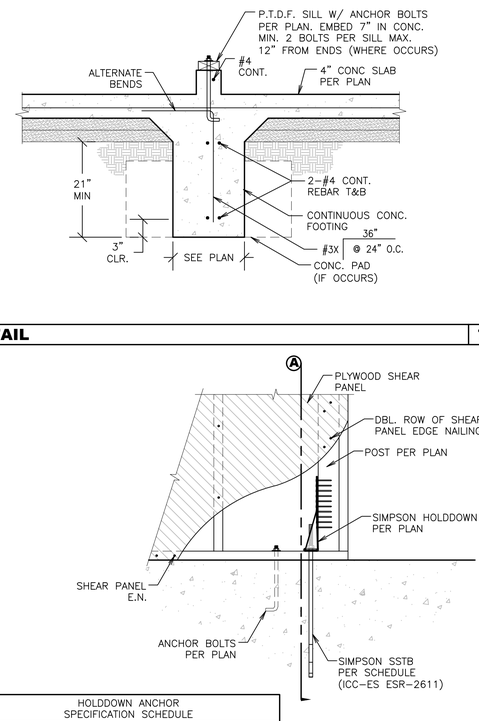
PERIMETER FOOTING DETAIL 4



STAIR DETAIL 9

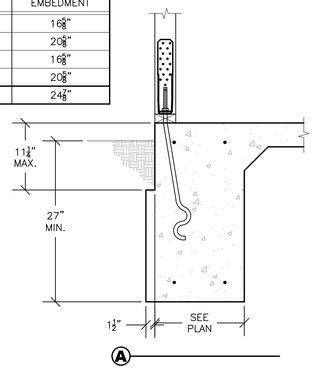


HARDY FRAME DETAIL 14

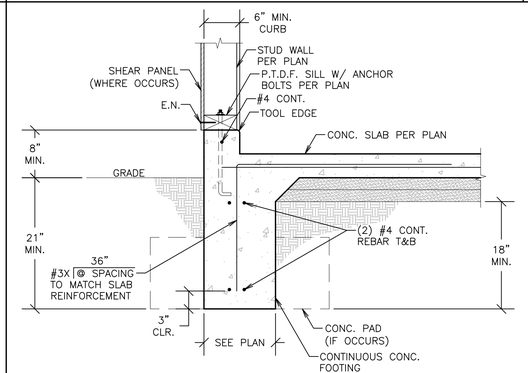


DETAIL 7

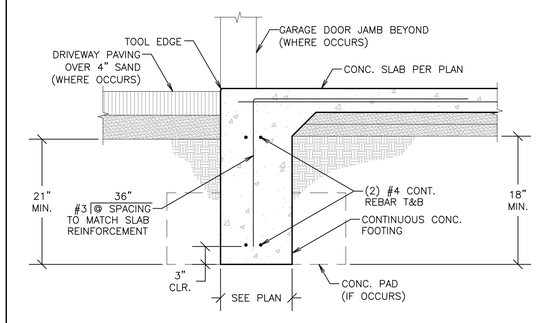
HOLDDOWN ANCHOR SPECIFICATION SCHEDULE		
HOLDDOWN	ANCHOR SIZE	EMBEDMENT
HTT4	⅝"ø (SSTB20)	16⅝"
HTT5	⅝"ø (SSTB24)	20⅛"
HDU4	⅝"ø (SSTB20)	16⅝"
HDU5	⅝"ø (SSTB24)	20⅛"
HDU8	⅞"ø (SSTB28)	24⅛"



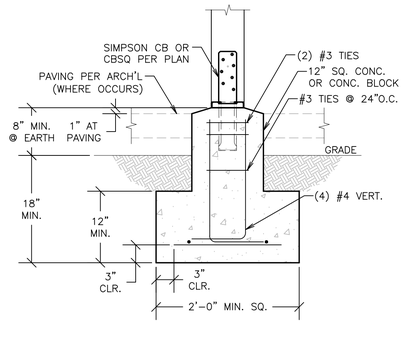
HOLDDOWN DETAIL 15



PERIMETER FOOTING WITH CURB 8



FOOTING AT GARAGE DOOR 12



PAD FOOTING DETAIL 16

. 13

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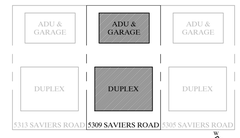
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FOUNDATION DETAILS

FOR CONSTRUCTION

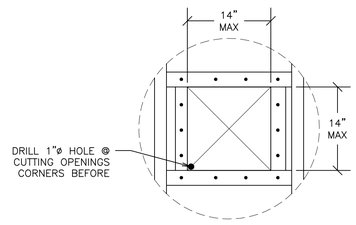
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☐ Date:	12.01.2022

Sheet Number

SD1

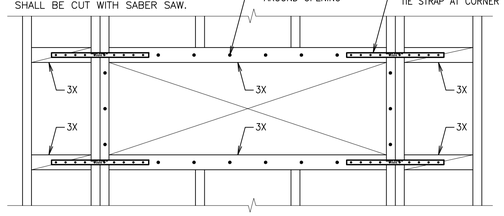
Sheet __ Of __



A MINOR OPENINGS

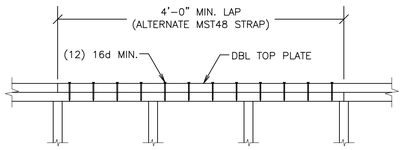
NOTES:

1. NO OPENINGS OVER ONE STUD WIDTH TO OCCUR IN PLYWOOD SHEAR PANELS UNLESS DETAILED ON STRUCTURAL ELEVATIONS. OPENINGS IN PLYWOOD SHALL BE CUT WITH SABER SAW.

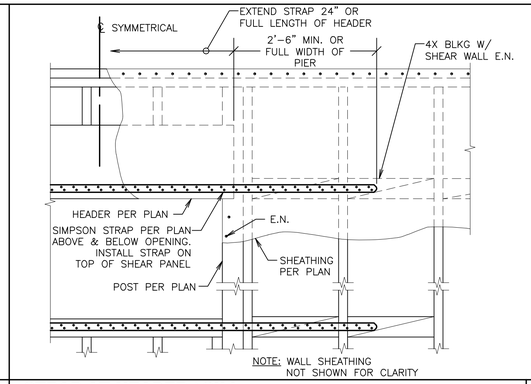


B MECHANICAL DUCT OPENINGS

HOLE IN SHEARWALL | 2

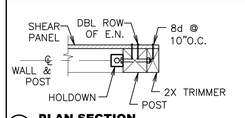


TYPICAL TOP PLATE SPLICE | 3

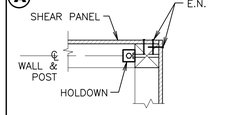


NOTE: WALL SHEATHING NOT SHOWN FOR CLARITY

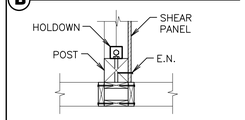
STRAP AT HEADER / SILL | 4



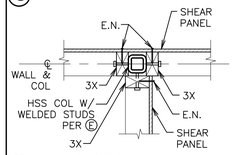
A PLAN SECTION



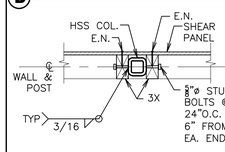
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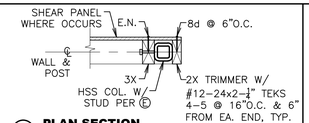
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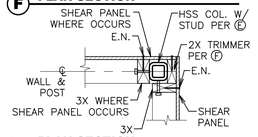
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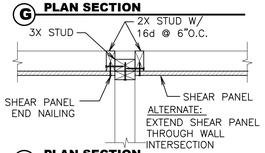
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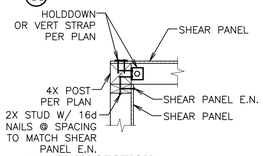
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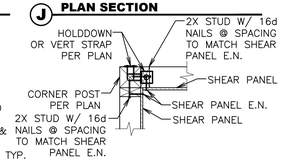
G PLAN SECTION



H PLAN SECTION

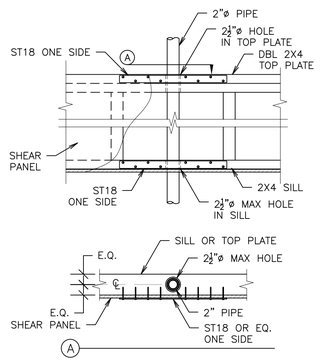


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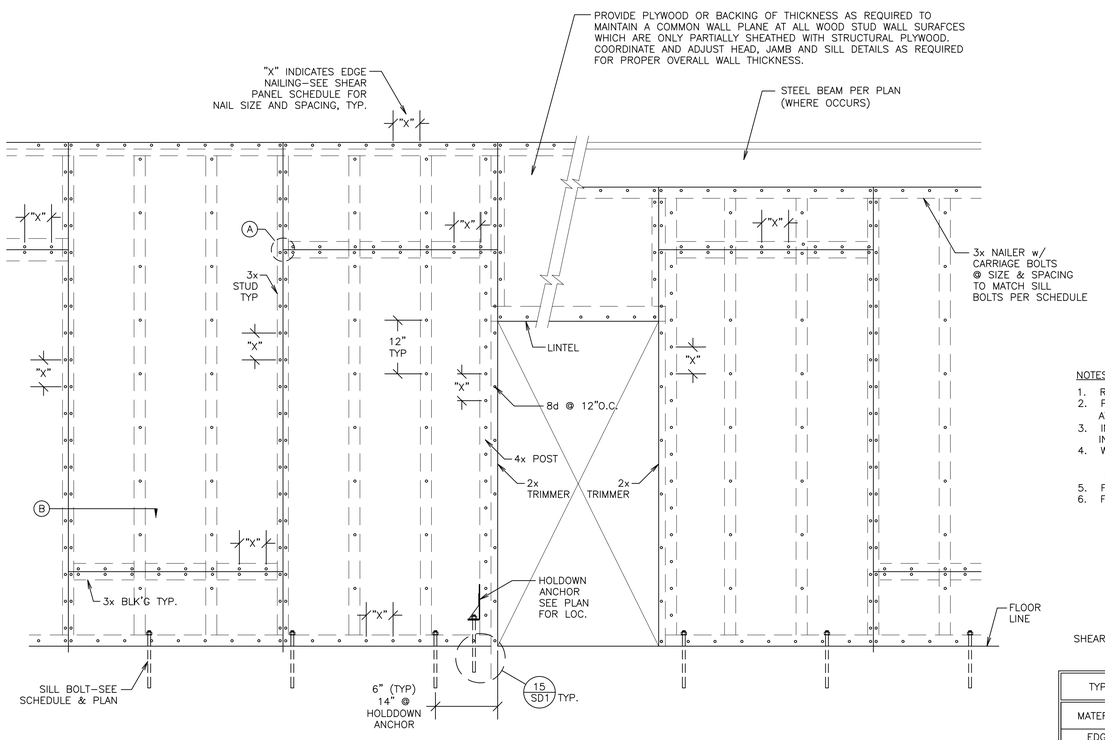


K PLAN SECTION

PLAN DETAILS AT SHEARWALL | 9



PIPE IN SHEARWALL | 13



NOTES:

1. RE-TIGHTEN SILL BOLT NUTS BEFORE CLOSING IN WALLS.
2. PLYWOOD SHEETS MAY BE APPLIED VERTICALLY OR HORIZONTALLY AT CONTRACTOR'S OPTION.
3. INDIVIDUAL PIECE OF PLYWOOD SHALL BE NOT LESS THAN 2'-0" IN LEAST DIMENSION NOR 8 SQ. FT. IN AREA.
4. WOOD STUD WALL CONSTRUCTION:
   A) ALL STUDS AND HEADERS SHALL BE GRADE MARKED.
   B) SILL PLATES SHALL BE 3X PRESSURE TREATED DF #1.
5. FOR OPENINGS IN PLYWOOD SHEATHING, REFER TO DETAIL 4/-
6. FOR NAILING AT SPLICE, REFER TO (A) & (B)

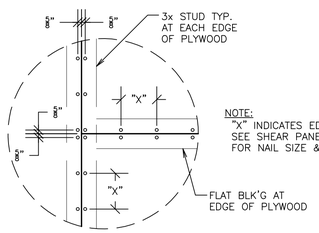
SHEAR WALL SCHEDULE

SHEAR WALL LENGTH — X — X — SHEAR WALL TYPE; STRUCTURAL CALCULATION NUMBER

TYPE	A[1]	B[1]*	C[1]*	D[1]*
MATERIAL[2]	15/32" STRUCT 1	15/32" STRUCT 1	15/32" STRUCT 1	15/32" STRUCT 1
EDGE[3] NAILING	10d COMMON @ 6"O.C.	10d COMMON @ 4"O.C.	10d COMMON @ 3"O.C.	10d COMMON @ 2"O.C.
FIELD NAILING	10d COMMON @ 12"O.C.	10d COMMON @ 12"O.C.	10d COMMON @ 12"O.C.	10d COMMON @ 12"O.C.
ANCHOR[5] BOLTS	5/8" @ 32"O.C.	5/8" @ 24"O.C.	5/8" @ 16"O.C.	3/4" @ 16"O.C.
STUDS &[1] BLOCKING	3X	3X	3X	4X
SILL[4] NAILING	16d @ 6"O.C.	16d @ 4"O.C.	16d @ 3"O.C.	SIMPSON SDS 1/4 X 4 1/2" @ 4"O.C.
A35 / LTP4 SPACING	24" O.C.	16" O.C.	12" O.C.	9" O.C.
ALLOW DESIGN LOAD[6]	340	510*	665*	870*

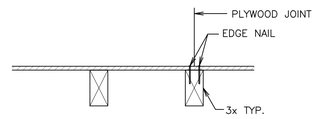
1. STUDS AND BLOCKING PER SCHEDULE ARE REQUIRED AT ALL PLYWOOD EDGES ONLY. STAGGER NAILS IN TOP PLATES. USE 2X SILL PLATE AT SECOND FLOOR & 3X PRESSURE TREATED AT FOUNDATION. USE 14" LONG ANCHOR BOLTS EXTENDING 4" OUT OF CONCRETE. 2X STUD FRAMING MAY BE UTILIZED AT INTERMEDIATE FRAMING.
2. PLYWOOD OR OSB APPLIED OVER STUDS AT 16"O.C.
3. ALL NAILS SHALL BE COMMON NAILS. NAILING AT INTERMEDIATE MEMBERS SHALL BE SPACED AT 12"O.C.
4. BASED UPON 2018 NDS, TABLE 12N
5. ALL EXTERIOR FOOTINGS SHALL HAVE 5/8" DIAMETER ANCHOR BOLTS AT 48"O.C.
6. BASED UPON 2015 SDPWS, TABLE 4.3A

*** SPECIAL INSPECTION REQUIRED.**



NOTE: "X" INDICATES EDGE NAILING SEE SHEAR PANEL SCHEDULE FOR NAIL SIZE & SPACING.

PLYWOOD NAILING AT SPLICE (A)



PLAN: PLYWOOD ONE SIDE (B)

SHEARWALL CONSTRUCTION | 16

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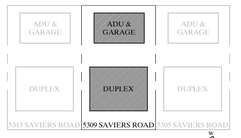
REGISTERED PROFESSIONAL ENGINEER — JAMES RICHARD VINCI — No. S4411 Exp. 12/31/25 — STRUCTURAL — STATE OF CALIFORNIA

Jul 24, 2024

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Project Name / Address

Duplex, ADU, & Garage
At:
5309 S. Saviers Road
Oxnard, Ca



Sheet Title

SHEARWALL CONSTRUCTION DETAILS

FOR CONSTRUCTION

Revision	Description	Date

- ☐ Project Number: 22-6409
- ☐ Project Engineer: JHB
- ☐ Checked By: JRV
- ☐ Drawn By: JWB
- ☐ Scale: 1/4"=1'-0"
- ☐ Date: 12.01.2022

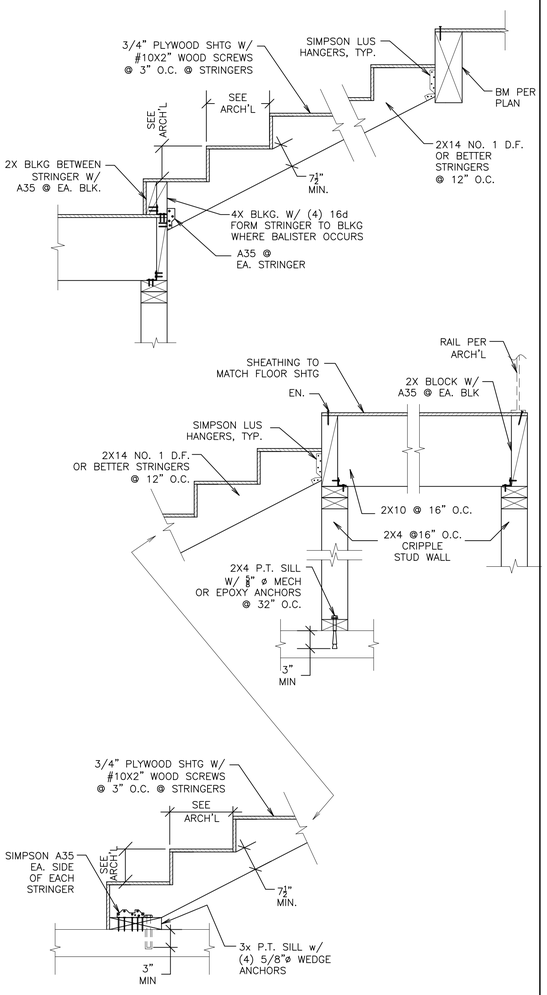
Sheet Number

SD2

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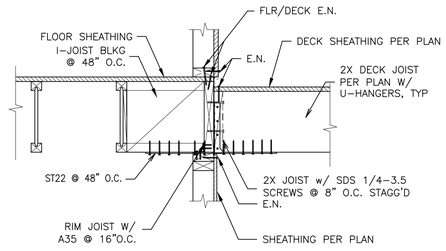
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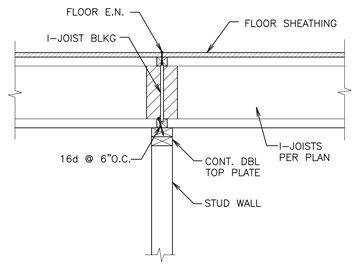


STAIR DETAIL 13

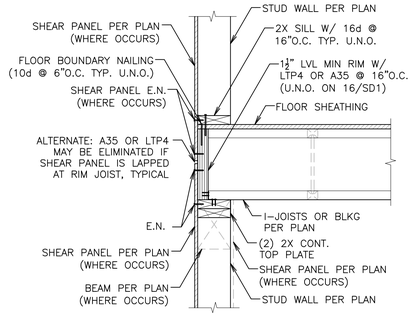
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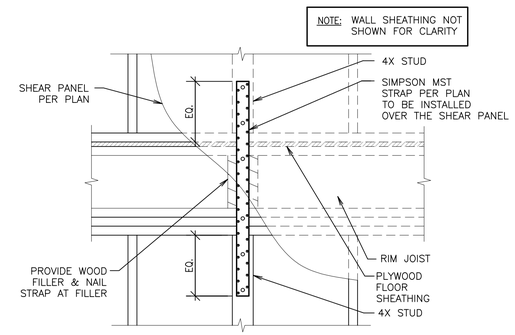
JOISTS AT INTERIOR BEARING WALL 3



SHEAR TRANSFER DETAIL 4

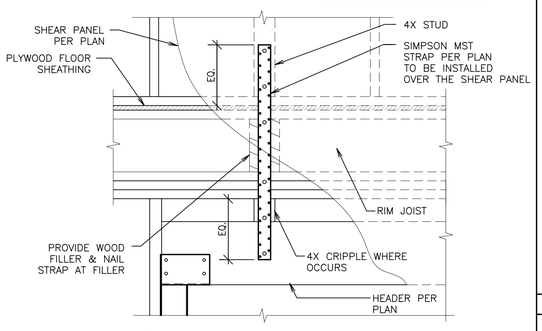


NOTE: WALL SHEATHING NOT SHOWN FOR CLARITY

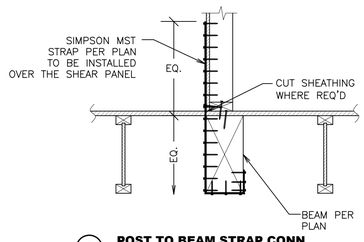


A **POST TO POST STRAP CONN.**

NOTE: WALL SHEATHING NOT SHOWN FOR CLARITY



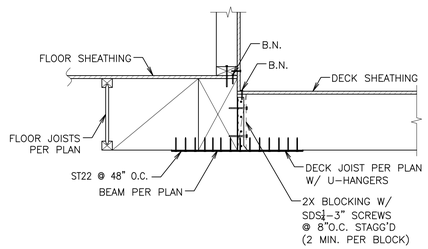
B **POST TO HEADER STRAP CONN.**



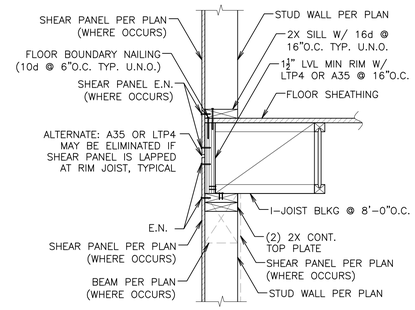
C **POST TO BEAM STRAP CONN.**

FLOOR SHEAR TRANSFER DETAIL 14

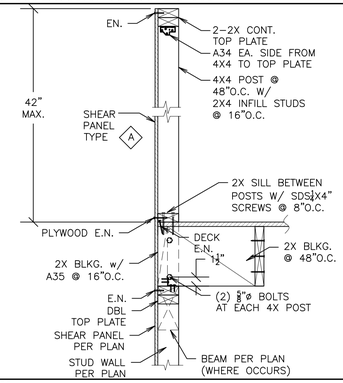
FLOOR-TO-DECK CONNECTION DETAIL 7



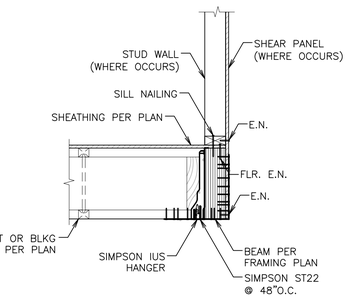
SHEAR TRANSFER DETAIL 8



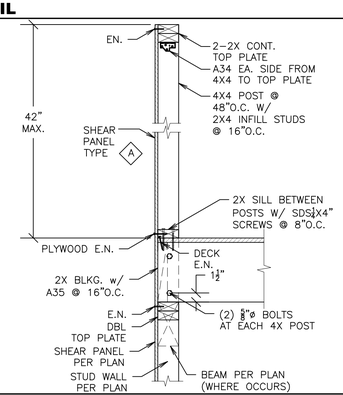
FLOOR-TO-DECK CONNECTION DETAIL 11



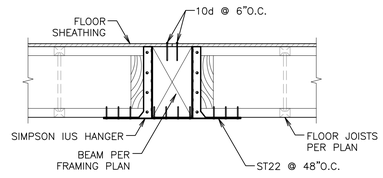
DECK DETAIL 12



DECK DETAIL 15



FLUSH BEAM TO FLOOR CONNECTION 16



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175 E. WILBUR ROAD, SUITE 103
THOUSAND OAKS, CA 91360
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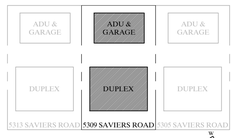


Jul 24, 2024

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Project Name / Address

Duplex, ADU, & Garage
At:
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Oxnard, Ca



Sheet Title

FLOOR FRAMING DETAILS

FOR CONSTRUCTION

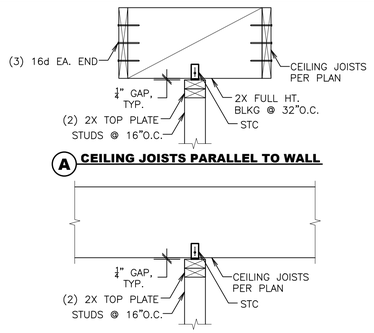
Revision	Description	Date

☐ Project Number:	22-6409
☐ Project Engineer:	JHB
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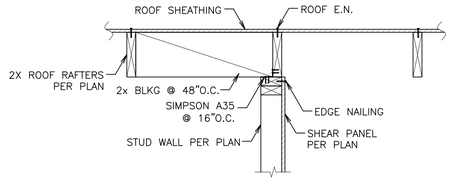
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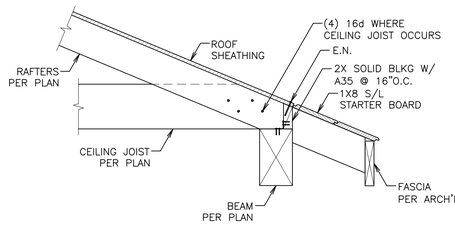
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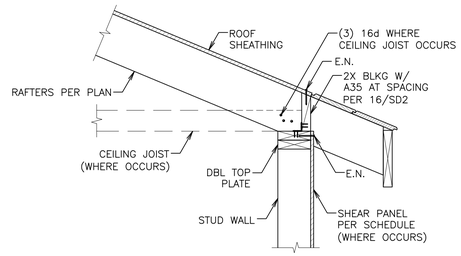
CEILING JOISTS AT NON-BEARING WALLS 1



SECTION AT RAKE 2



EAVE DETAIL 3



EAVE DETAIL 4

. 5

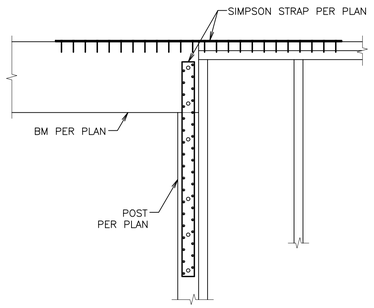
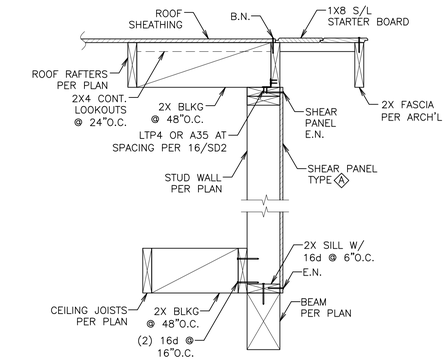
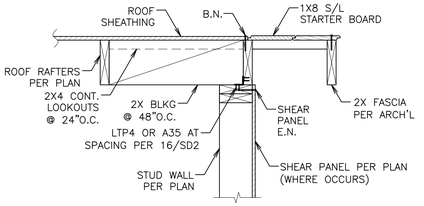


PLATE TO BEAM TIE CONNECTION 6



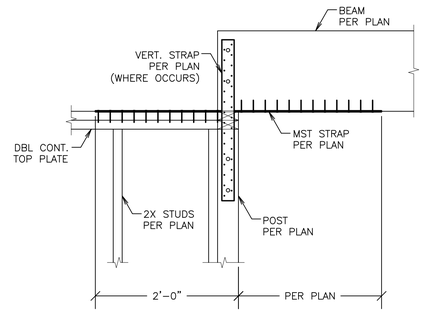
SECTION AT RAKE 7



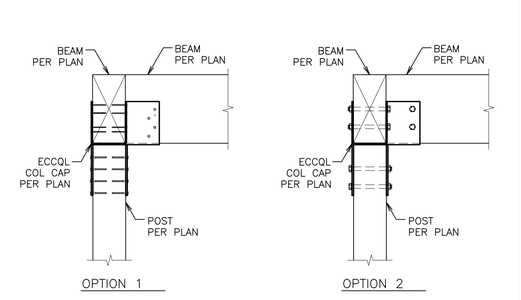
SECTION AT RAKE 8

. 9

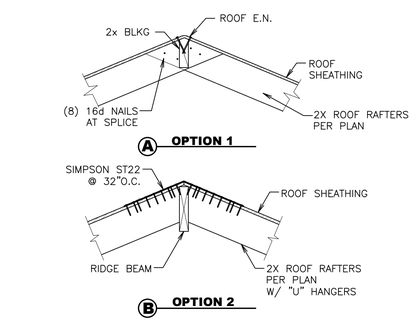
. 10



BEAM TO PLATE CONNECTION 10



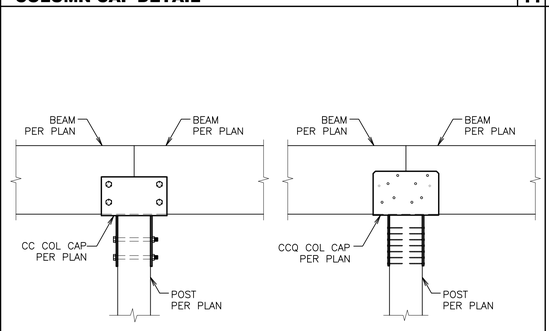
COLUMN CAP DETAIL 11



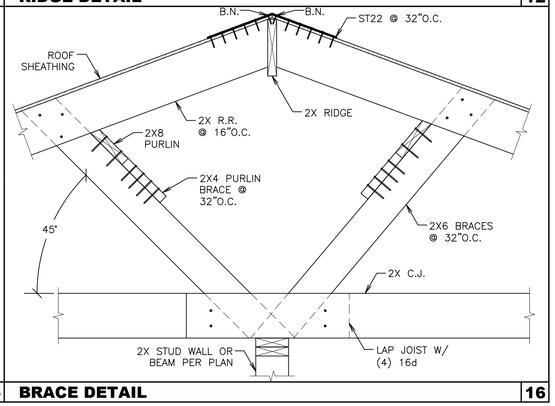
RIDGE DETAIL 12

. 13

. 14



COLUMN CAP DETAIL 15



BRACE DETAIL 16

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THOUSAND OAKS, CA 91360
805.496.2100
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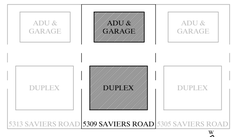
REGISTERED PROFESSIONAL ENGINEER
JAMES RICHARD VINCI
No. S4411
Exp. 12/31/25
STRUCTURAL
STATE OF CALIFORNIA

Jul 24, 2024

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At:
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Oxnard, Ca



Sheet Title

ROOF FRAMING DETAILS

FOR CONSTRUCTION

Revision	Description	Date

- Project Number: 22-6409
- Project Engineer: JHB
- Checked By: JRV
- Drawn By: JWB
- Scale: 1/4"=1'-0"
- Date: 12.01.2022

Sheet Number

SD4

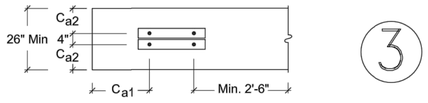
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BACK TO BACK REINFORCED ANCHORAGE (BB–RA)

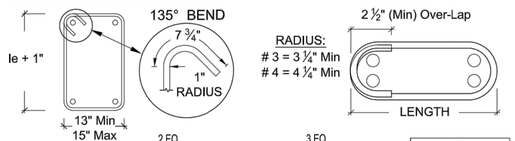
Model	Panel Width (in)	Anchorage [1]	Rod Dia (in)	BB-RA Rod [2,3] Grade	BB-RA l_e [4] (in)	BB-RA C_{a1} [5] (in)	BB-RA C_{a2} [6] (in)	BB-RA Stirrups [9] (in)	BB-RA Shear [7] Ties
HFX-9x	9	1-1/8-STD-BB-RA	1-1/8	STD	13	19-3/4	11	8 - # 4	# 3 (min) @ 3-3/4" OC
HFX-12x	12	1-1/8-STD-BB-RA		STD	18			11 - # 4	# 3 (min) @ 4" OC
		1-1/8-HS-BB-RA		HS					
HFX-15x	15	1-1/8-STD-BB-RA		STD	20	20-5/8		12 - # 4	# 4 (min) @ 4" OC
		1-1/8-HS-BB-RA		HS					
HFX-18x	18	1-1/8-STD-BB-RA		STD	23			15 - # 4	
		1-1/8-HS-BB-RA		HS					
HFX-21x	21	1-1/8-STD-BB-RA		STD	26			16 - # 4	
		1-1/8-HS-BB-RA		HS					
HFX-24x	24	1-1/8-STD-BB-RA		STD				18 - # 4	
		1-1/8-HS-BB-RA		HS					

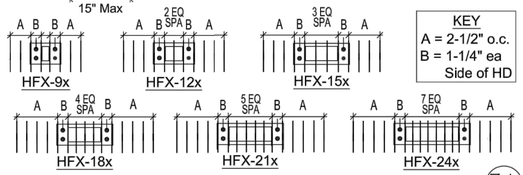
BACK TO BACK REINFORCED ANCHORAGE NOMENCLATURE

1-1/8 - STD - BB - RA
- REINFORCED ANCHORAGE
- "BACK TO BACK" INSTALLATION
- ROD GRADE
- ROD DIAMETER



3

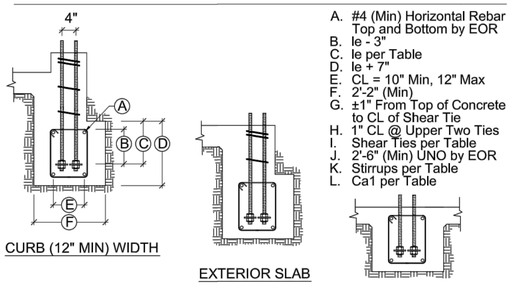




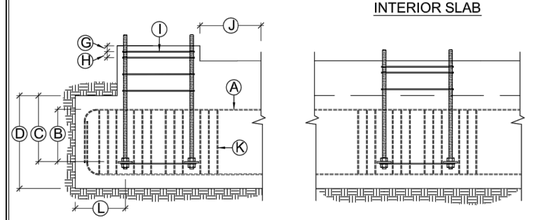
KEY
A = 2-1/2" o.c.
B = 1-1/4" ea Side of HD

BB–RA SHEAR TIES & STIRRUPS

3A



A. #4 (Min) Horizontal Rebar Top and Bottom by EOR
B. le - 3"
C. le per Table
D. le + 7"
E. CL = 10" Min, 12" Max
F. 2'-2" (Min)
G. ±1" From Top of Concrete to CL of Shear Tie
H. 1" CL @ Upper Two Ties
I. Shear Ties per Table
J. 2'-6" (Min) UNO by EOR
K. Stirrups per Table
L. Ca1 per Table



BB–RA SECTIONS & ELEVATIONS

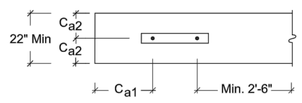
3B

REINFORCED ANCHORAGE (RA)

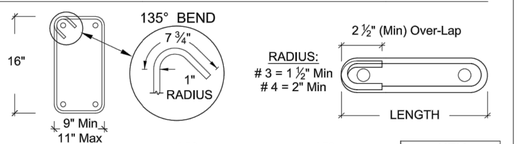
Model	Panel Width (in)	Anchorage [1]	Rod Dia (in)	RA Rod [2,3] Grade	RA l_e [4] (in)	RA C_{a1} [5] (in)	RA C_{a2} [6] (in)	RA Stirrups [9] (in)	RA Shear [7] Ties
HFX-9x	9	1-1/8-STD-RA	1-1/8	STD	15	19-3/4	11	8 - # 4	# 3 (min) @ 3-3/4" OC
HFX-12x	12	1-1/8-STD-RA		STD				9 - # 4	# 3 (min) @ 4" OC
		1-1/8-HS-RA		HS					
HFX-15x	15	1-1/8-STD-RA		STD		20-5/8		10 - # 4	
		1-1/8-HS-RA		HS					
HFX-18x	18	1-1/8-STD-RA		STD					
		1-1/8-HS-RA		HS					
HFX-21x	21	1-1/8-STD-RA		STD				11 - # 4	
		1-1/8-HS-RA		HS					
HFX-24x	24	1-1/8-STD-RA		STD				12 - # 4	# 4 (min) @ 4" OC
		1-1/8-HS-RA		HS					

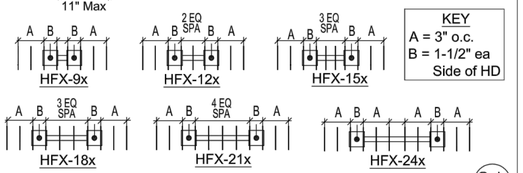
REINFORCED ANCHORAGE NOMENCLATURE

1-1/8 - STD - RA
- REINFORCED ANCHORAGE
- ROD GRADE
- ROD DIAMETER



2

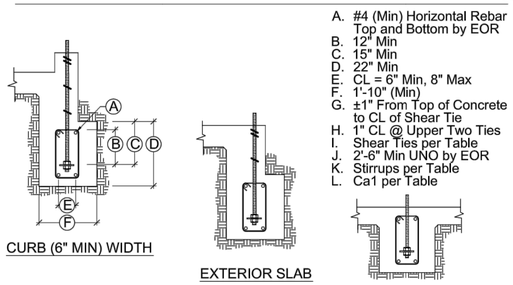




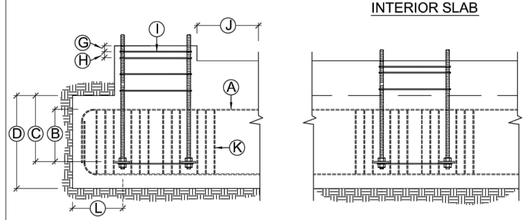
KEY
A = 3" o.c.
B = 1-1/2" ea Side of HD

RA SHEAR TIES & STIRRUPS

2A



A. #4 (Min) Horizontal Rebar Top and Bottom by EOR
B. 12" Min
C. 15" Min
D. 22" Min
E. CL = 6" Min, 8" Max
F. 1'-10" (Min)
G. ±1" From Top of Concrete to CL of Shear Tie
H. 1" CL @ Upper Two Ties
I. Shear Ties per Table
J. 2'-6" Min UNO by EOR
K. Stirrups per Table
L. Ca1 per Table



RA SECTIONS & ELEVATIONS

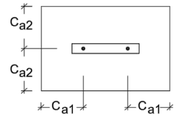
2B

UNREINFORCED ANCHORAGE (UA)

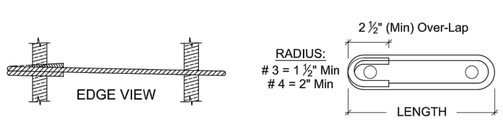
Model	Panel Height	Anchorage [1]	Rod Dia (in)	UA Rod [2,3] Grade	UA l_e [4] (in)	UA C_{a1} [5] & C_{a2} [6] (in)	UA Shear [7,8] Ties
HFX-9x	79.5" - 8'	1-1/8-STD-13-19	1-1/8	STD	13	19	1 - # 3
HFX-12x	78" - 10'	1-1/8-HS-20-30		HS	20	30	
HFX-15x, 18x	78" - 13'	1-1/8-STD-14-20		STD	14	20	
HFX-15x, 18x Balloon	14' - 20'	1-1/8-HS-20-30		HS	20	30	
HFX-21x, 24x	78" - 13'	1-1/8-STD-14-20		STD	14	20	
		1-1/8-HS-23-34			23	34	2 - # 3
HFX-21x, 24x Balloon	14' - 20'	1-1/8-HS-20-30		HS	20	30	

UNREINFORCED ANCHORAGE NOMENCLATURE

1-1/8 - STD - 14 - 20
- END & EDGE DISTANCE (C_{a1} & C_{a2})
- EMBEDMENT DEPTH (l_e)
- ROD GRADE
- ROD DIAMETER



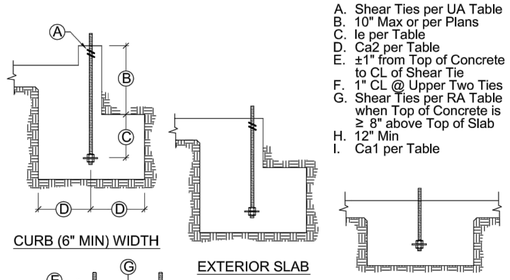
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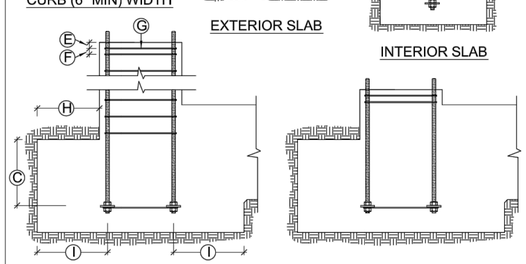
SHEAR TIES		NOT REQUIRED WHEN	
Model	Length	End Distance ≥	Edge Distance ≥
HFX-9x	7-1/2"	2-3/8"	2-3/8"
HFX-12x	10-1/2"	6-1/4"	3-1/2"
HFX-15x	12"	7-3/8"	4-1/4"
HFX-18x	15"	8-3/8"	5"
HFX-21x	18"	9-3/8"	5-1/2"
HFX-24x	21"	10-3/8"	6"

UA SHEAR TIES

1A



A. Shear Ties per UA Table
B. 10" Max or per Plans
C. le per Table
D. Ca2 per Table
E. ±1" from Top of Concrete to CL of Shear Tie
F. 1" CL @ Upper Two Ties
G. Shear Ties per RA Table when Top of Concrete is ≥ 8" above Top of Slab
H. 12" Min
I. Ca1 per Table

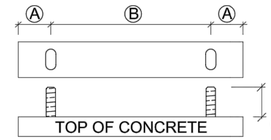


UA SECTIONS & ELEVATIONS

1B

TABLE NOTES

1. Designs are to resist loading per ACI 318-14, Section 17.2.3.4.3.
2. STD indicates Anchors complying with ASTM F1554 Grade 36 with a Hardy Frame Bolt Brace (HFXBB) installed with double nuts on the embed end.
3. HS indicates Anchors complying with ASTM A193 Grade B7 with a 1/2"x3"x3"(Min) Plate Washer installed with double nuts on the embed end (HFXBB not required).
4. le = length of embedment from the top of footing or grade beam to the top of the HFXBB Bolt Brace (top of the embedded Plate Washer @ HS anchors)
5. Ca1 = distance from HD Centerline to the end of the footing or grade beam.
6. Ca2 = distance from HD Centerline to both the front and the back face of the footing or grade beam.
7. Shear Ties are Grade 60 (Min) rebar and required for near edge distance conditions per ACI-318-14, f'c = 2,500 psi. Curbs and stem walls must be 6 inch (min) width for UA and RA, 12 inch (min) width for BB-RA.
8. For UA applications, additional ties may be required at stem walls. Shear Ties are not required for installation away from edge (see detail 1A), installation on wood framing, or for IRC Braced Wall Panel applications.
9. Stirrups are Grade 60 (Min) rebar. See table for size and spacing. See "Stirrup Layout" diagrams and "Key" for layout patterns.
10. Concrete Edge Distances must comply with ACI 318-14, Section 17.7.1



Model	Width	Ⓐ	Ⓑ
HFX-9x	9"	1-3/4"	5-1/2"
HFX-12x	12"		8-1/2"
HFX-15x	15"	2-5/8"	9-3/4"
HFX-18x	18"		12-3/4"
HFX-21x	21"		15-3/4"
HFX-24x	24"		18-3/4"

HFX ANCHOR CENTERLINES

A

IMPORTANT!

1. ANCHORAGE IS DESIGNED FOR TENSION AND SHEAR TRANSFER ONLY, FOUNDATION DESIGN PER EOR.
2. REINFORCEMENT SHOWN IS THE MINIMUM REQUIREMENT AND IS NOT INTENDED TO REPLACE REINFORCEMENT DESIGNED BY THE EOR.
3. FOR RA AND BB-RA INSTALLATIONS, THE HFXBB BOLT BRACE MAY BE PLACED ON TOP OF THE STIRRUPS WITH DOUBLE-NUTS INSTALLED AT EMBED END OF STANDARD GRADE ANCHOR RODS. (NOTE: ½" x 3" x 3" PLATE WASHERS ARE REQUIRED TO BE DOUBLE-NUTTED AT EMBED END OF HIGH STRENGTH ANCHOR RODS.)
4. HIGH STRENGTH ALL-THREAD RODS PROVIDED BY HARDY FRAMES ARE STAMPED ON BOTH ENDS. HF B7

IMPORTANT NOTES

B

REVISIONS	DATE

ANCHORAGE DETAILS - HFX PANELS

THIS DETAIL SHEET IS NOT PROPRIETARY AND IS NOT REQUIRED FOR PLAN SUBMITTAL WITH *HARDY FRAME* PRODUCTS

HARDY FRAME® SHEAR WALL SYSTEM
1732 PALMA DRIVE, SUITE 200, VENTURA, CA 93003
TELEPHONE: 800 754-3030 / www.hardyframe.com

HFX SERIES

DATE: 1-1-2017

HFX1

VINCI & ASSOCIATES
Structural Engineers
175 E. WILBUR ROAD, SUITE 103
THOUSAND OAKS, CA 91360
805.496.2100
VinciSE.com

Stamp

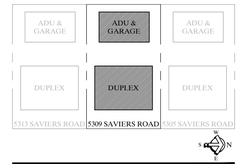
REGISTERED PROFESSIONAL ENGINEER — JAMES RICHARD VINCI — No. S4411 — Exp. 12/31/25 — STRUCTURAL — STATE OF CALIFORNIA

Jul 24, 2024

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Project Name / Address

Duplex, ADU, & Garage
At:
5309 S. Saviers Road
Oxnard, Ca



Sheet Title

HARDY FRAME STANDARD DETAILS

FOR CONSTRUCTION

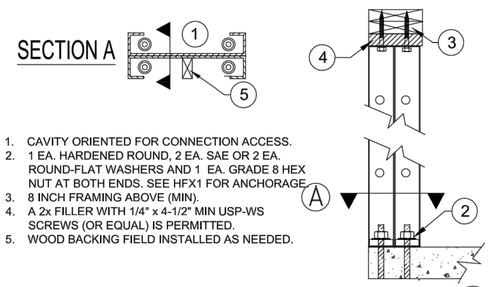
Revision	Description	Date

☐ Project Number:	22-6409
☐ Project Engineer:	JHB
☐ Checked By:	JRV
☐ Drawn By:	JWB
☐ Scale:	1/4"=1'-0"
☐ Date:	12.01.2022

Sheet Number

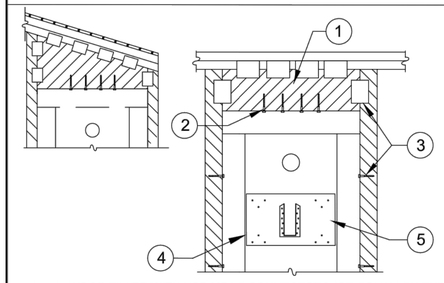
SD5

Sheet __ Of __



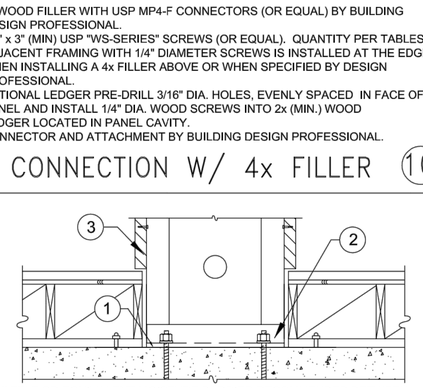
1. CAVITY ORIENTED FOR CONNECTION ACCESS.
2. 1 EA. HARDENED ROUND, 2 EA. SAE OR 2 EA. ROUND-FLAT WASHERS AND 1 EA. GRADE 8 HEX NUT AT BOTH ENDS. SEE HFX1 FOR ANCHORAGE.
3. 8 INCH FRAMING ABOVE (MIN).
4. A 2x FILLER WITH 1/4" x 4-1/2" MIN USP-WS SCREWS (OR EQUAL) IS PERMITTED.
5. WOOD BACKING FIELD INSTALLED AS NEEDED.

BACK TO BACK INSTALLATION 11



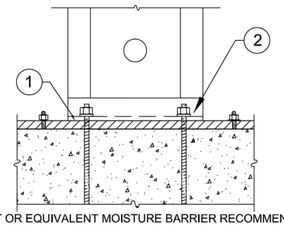
1. 4x WOOD FILLER WITH USP MP4-F CONNECTORS (OR EQUAL) BY BUILDING DESIGN PROFESSIONAL.
2. 1/4" x 3" (MIN) USP "WS-SERIES" SCREWS (OR EQUAL). QUANTITY PER TABLES
3. ADJACENT FRAMING WITH 1/4" DIAMETER SCREWS IS INSTALLED AT THE EDGES WHEN INSTALLING A 4x FILLER ABOVE OR WHEN SPECIFIED BY DESIGN PROFESSIONAL.
4. OPTIONAL LEDGER PRE-DRILL 3/16" DIA. HOLES, EVENLY SPACED IN FACE OF PANEL AND INSTALL 1/4" DIA. WOOD SCREWS INTO 2x (MIN.) WOOD LEDGER LOCATED IN PANEL CAVITY.
5. CONNECTOR AND ATTACHMENT BY BUILDING DESIGN PROFESSIONAL.

TOP CONNECTION W/ 4x FILLER 10



1. 15# FELT OR EQUIVALENT MOISTURE BARRIER RECOMMENDED BETWEEN PANEL BASE AND CONCRETE.
2. 1 EA. HARDENED ROUND, 2 EA. SAE OR 2 EA. ROUND-FLAT WASHERS AND 1 EA. GRADE 8 HEX NUT AT BOTH ENDS. SEE HFX1 FOR ANCHORAGE.
3. ADACCENT FRAMING WITH 1/4" DIAMETER SCREWS IS INSTALLED AT THE EDGES WHEN INSTALLING A 4x FILLER ABOVE OR WHEN SPECIFIED BY DESIGN PROFESSIONAL.

RAISED FLOOR HEAD-OUT 9



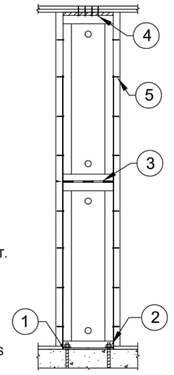
1. 15# FELT OR EQUIVALENT MOISTURE BARRIER RECOMMENDED BETWEEN PANEL BASE AND CONCRETE.
2. 1 EA. HARDENED ROUND, 2 EA. SAE OR 2 EA. ROUND-FLAT WASHERS AND 1 EA. GRADE 8 HEX NUT. SEE HFX1 FOR ANCHORAGE.

INSTALLATION ON 2x PLATE 8

NOTES:

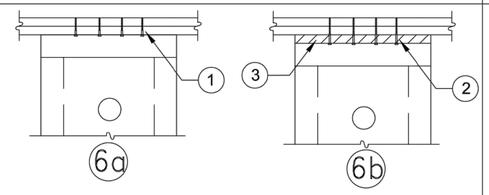
A) OUT OF PLANE FORCES TO BE RESISTED BY OTHER FRAMING MEMBERS PER THE BUILDING DESIGN PROFESSIONAL.

B) BALLOON WALL APPLICATIONS REQUIRE HIGH STRENGTH ANCHORAGE. SEE FOUNDATION PLAN AND ANCHORAGE TABLES ON SHEET HFX-1



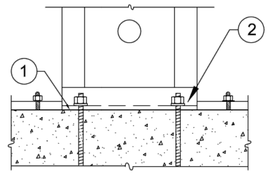
1. 15# FELT OR EQUIVALENT MOISTURE BARRIER RECOMMENDED BETWEEN PANEL BASE AND CONCRETE.
2. 1 EA. HARDENED ROUND, 2 EA. SAE OR 2 EA. ROUND-FLAT WASHERS AND 1 EA. GRADE 8 HEX NUT. SEE HFX1 FOR ANCHORAGE.
3. WELDED CONNECTION BY HARDY FRAMES, INC. (NO FIELD CONNECTION REQUIRED).
4. A 2x FILLER WITH 1/4" x 4-1/2" MIN USP-WS SCREWS (OR EQUAL) IS PERMITTED.
5. WHEN REQUIRED BY THE BUILDING DESIGN PROFESSIONAL ATTACH ADJACENT WOOD MEMBERS TO PANEL WITH 1/4" USP-WS SCREWS (OR EQUAL) THROUGH THE PANEL EDGE INTO THE WOOD MEMBER.

BALLOON WALL INSTALLATION 7



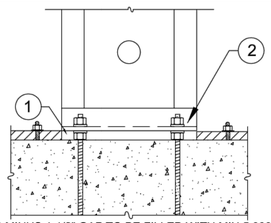
1. 1/4" x 3" (MIN) USP "WS-SERIES" SCREWS (OR EQUAL). QUANTITY PER TABLES
2. 1/4" x 4-1/2" (MIN) USP "WS-SERIES" SCREWS (OR EQUAL). QUANTITY PER TABLES
3. 2x WOOD FILLER.

TOP PLATE CONNECTIONS 6



1. 15# FELT OR EQUIVALENT MOISTURE BARRIER RECOMMENDED BETWEEN PANEL BASE AND CONCRETE.
2. 1 EA. HARDENED ROUND, 2 EA. SAE OR 2 EA. ROUND-FLAT WASHERS AND 1 EA. GRADE 8 HEX NUT AT BOTH ENDS. SEE HFX1 FOR ANCHORAGE.

INSTALLATION ON FOUNDATION 5

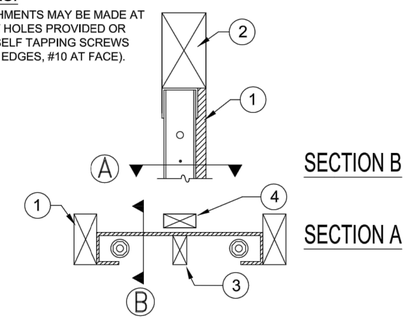


1. PLUS OR MINUS 1-1/2" GAP TO BE FILLED WITH MIN 5,000 PSI STRENGTH NON-SHRINK GROUT.
2. 1 EA. HARDENED ROUND, 2 EA. SAE OR 2 EA. ROUND-FLAT WASHERS AND 1 EA. GRADE 8 HEX NUT. SEE HFX1 FOR ANCHORAGE.

INSTALLATION ON NUTS&WASHERS 4

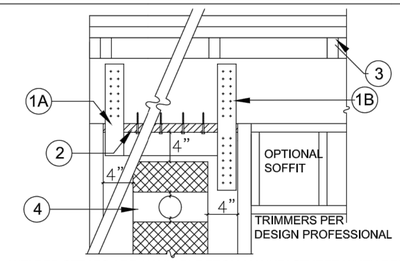
NOTES:

ATTACHMENTS MAY BE MADE AT SCREW HOLES PROVIDED OR WITH SELF TAPPING SCREWS (#12 AT EDGES, #10 AT FACE).



1. TRIMMERS PROVIDE FULL BEARING FOR HEADER ABOVE, DESIGN AND CONNECTIONS BY OTHERS.
2. 6x HEADER.
3. WOOD MEMBERS MAY BE INSERTED VERTICALLY OR HORIZONALLY IN CAVITY FOR BACKING AS NEEDED.

6x HEADER ABOVE-SECTION 3



1A. WELDED STRAPS ARE AVAILABLE FROM MANUFACTURER WHEN REQUIRED BY THE DESIGN PROFESSIONAL.

1B. WHEN STRAPS ARE FIELD INSTALLED THE DESIGN AND CONNECTION IS BY THE DESIGN PROFESSIONAL. CONNECTION TO PANEL WITH SELF TAPPING SCREWS IS PERMITTED.

2. A 2x WOOD FILLER WITH 1/4"x4-1/2" (MIN.) USP "WS" SERIES SCREWS OR EQUAL IS PERMITTED.

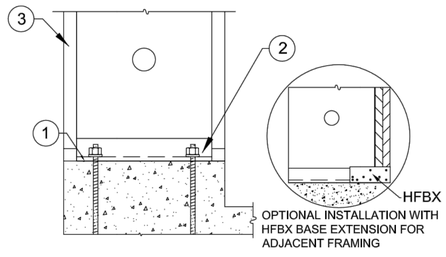
3. WHEN CRIPPLE STUDS OCCUR, SHEAR TRANSFER DESIGN TO BE PER THE DESIGN PROFESSIONAL.

4A. THERE IS NO "INSIDE" OR "OUTSIDE" FACE OF PANEL. TO PREVENT THE NEED FOR ADDITIONAL HOLES ORIENT THE PANEL CAVITY TOWARD THE FIXTURE BEING INSTALLED.

4B. A 1" DIA. HOLE MAY BE ADDED IN THE PANEL FACE WHEN IT IS LOCATED IN THE UPPER HALF OF THE PANEL HEIGHT AND IS 4" MIN. FROM ANY EDGE. FOR PANELS MORE THAN 12" WIDE, ADDITIONAL HOLES MUST ALSO BE 1" MINIMUM ABOVE AND BELOW THE 3" DIA. HOLE PROVIDED.

4C. FOR HOLES LARGER THAN 1" DIA. OR TO ADD MORE THAN ONE HOLE CONTACT HARDY FRAMES, INC.

TOP CONNECTION TO HEADER 2



1. 15# FELT OR EQUIVALENT MOISTURE BARRIER RECOMMENDED BETWEEN PANEL BASE AND CONCRETE.
2. 1 EA. HARDENED ROUND, 2 EA. SAE OR 2 EA. ROUND-FLAT WASHERS AND 1 EA. GRADE 8 HEX NUT. SEE HFX1 FOR ANCHORAGE.
3. ADJACENT FRAMING OPTIONAL U.N.O. BY BUILDING DESIGN PROFESSIONAL.

INSTALLATION ON CURB 1

HFX-SERIES 78 IN. THRU 13 FOOT

Model Number	Net Height (in)	Depth (in)	Hold Down Diameter[1] (in)	Top Screw Qty[2] (ea)	Screw Qty Available at Edges (ea)[3]
HFX-12,15,18,21 & 24x78	78	3-1/2	1-1/8	9" Width = 5 12" Width = 6 15" Width = 8	4
HFX-9x79.5	79-1/2				
HFX-12,15,18,21 & 24x8	92-1/4				
HFX-9x8	93-3/4				
HFX-12,15,18,21 & 24x9	104-1/4				
HFX-12,15,18,21 & 24x10	116-1/4			18" Width = 10	5
HFX-15,18,21 & 24x11	128-1/4			21" Width = 12	
HFX-15,18,21 & 24x12	140-1/4			24" Width = 14	6
HFX-15,18,21 & 24x13	152-1/4				

BALLOON PANELS 14 FEET THRU 20 FEET

Model Number	Net Height (in)	Depth (in)	Hold Down Diameter[1] (in)	Top Screw Qty[2] (ea)	Screw Qty Available at Edges (ea)[3]
HFX-15,18,21 & 24x14	164-1/4	3-1/2	1-1/8	15" Width = 8	6
HFX-15,18,21 & 24x15	176-1/4				
HFX-15,18,21 & 24x16	188-1/4			18" Width = 10	
HFX-15,18,21 & 24x17	200-1/4				7
HFX-15,18,21 & 24x18	212-1/4			21" Width = 12	
HFX-15,18,21 & 24x19	224-1/4				
HFX-15,18,21 & 24x20	236-1/4			24" Width = 14	8

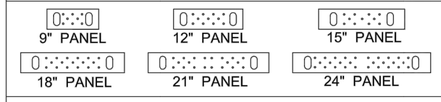
1) Hold down bolts connect to the Panel base with (1 ea) Hardened Round, (2 ea) Round-Flat or (2 ea) SAE Washers below (1 ea) Grade 8 Hex Nut on each rod or as specified by the Building Design Professional.
2) 1/4" diameter USP-WS Series screws (or equal). Length is 3" (minimum) when attached directly to the collector and 4-1/2" (minimum) when installing a 2x filler above the Panel.
3) Adjacent framing with 1/4" diameter screws is required at the edges when installing a 4X filler above or when specified by the Design Professional.

A

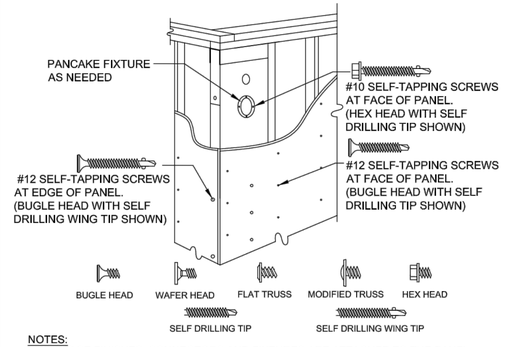
INSTALLATION INSTRUCTIONS

A) When installing directly on concrete, place Panel over bolts and connect with (1 ea) Hardened Round, (2 ea) Round-Flat or (2 ea) SAE Washers below (1 ea) Grade 8 or 2H Heavy Hex Nut. Secure with a deep socket (recommended) until "Snug Tight".
B) If bottom connection is not detailed on plans, confirm with Design Professional before installing on Nuts & Washers or on a Mudsill.
C) Use 1/4"x4-1/2" USP-WS Series screws (or equal) at top connections with a 2x filler. If the top of Panel is in direct contact with the collector above (top plates, header, beam, etc.) use1/4 x 3" (minimum)
D) For installations with a 4x filler above 1/4" diameter screws are required at the Panel edges to brace for the out-of-plane hinge or when they are specified by the Design Professional.

B



C



NOTES:
1) SURFACE FINISHES, CONNECTORS AND FIXTURES ARE ATTACHED TO THE PANEL FACE WITH # 10 SELF-TAPPING SCREWS SPACED NO LESS THAN 2-1/4" OC.
2) ATTACHMENTS TO THE PANEL EDGES ARE MADE WITH # 12 SELF-TAPPING SCREWS.
3) STRUCTURAL CONNECTIONS ARE TO BE DESIGNED BY THE DESIGN PROFESSIONAL.
4) STRUCTURAL HARDWARE USED TO TRANSFER LOADS SHOULD NOT EXCEED 12 GAGE.

D

REVISIONS	DATE

FRAMING DETAILS - HFX PANELS

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HARDY FRAME®
SHEAR WALL SYSTEM
1732 PALMA DRIVE, SUITE 200, VENTURA, CA 93003
TELEPHONE: 800 754-3030 / www.hardyframe.com

HFX SERIES

DATE:
1-1-2017

HFX2

VINCI & ASSOCIATES
Structural Engineers
175 E. WILBUR ROAD, SUITE 103
THOUSAND OAKS, CA 91360
805.496.2100
VinciSE.com

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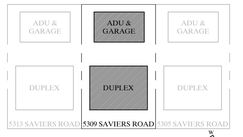
REGISTERED PROFESSIONAL ENGINEER
JAMES RICHARD VINCI
No. S4411
Exp. 12/31/25
STRUCTURAL
STATE OF CALIFORNIA

Jul 24, 2024

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Project Name / Address

Duplex, ADU, & Garage
At:
5309 S. Saviers Road
Oxnard, Ca



Sheet Title

HARDY FRAME STANDARD DETAILS

FOR CONSTRUCTION

Revision	Description	Date

☐ Project Number:	22-6409
☐ Project Engineer:	JHB
☐ Checked By:	JRV
☐ Drawn By:	JWB
☐ Scale:	1/4"=1'-0"
☐ Date:	12.01.2022

Sheet Number

SD6

Sheet __ Of __

ELECTRICAL NOTES

1. All work shall be in accordance and comply with the latest applicable city ordinance and the 2022 CEC.

2. It is the intent of these drawings that this be a complete electrical installation. Any apparent errors shall be brought to the attention of the designer and/or tenant prior to proceeding.

3. Contractor shall verify all existing conditions versus new installations to assure proper new installations can be completed properly prior to proceeding.

4. These plans shall be used only after approvals and permits have been secured by the proper jurisdiction of the department of building and safety.

5. All conduit runs shown are diagrammatic. Runs shall be the responsibility and liability of the contractor to locate and install per field conditions. Provide and install all items in a workmanlike manner.

6. All ceiling mounted fixtures, lights, etc. shall be provided and installed with backup seismic wiring, using a minimum of (2) #12 guide wires from fixture to roof and or floor above to prevent falling in the event of an earthquake.

7. Penetrations of fire-resistive walls, floor-ceilings and roof ceilings shall be protected as required in CBC 712.3 & 4.

8. The means of egress illumination and exit signs shall be connected to an emergency electrical system that will provide an illumination of not less than 90 minutes in case of primary power loss. The installation shall comply with Section 2702. [§1006.3 & 1011.5.3 CBC]

9. Exit signs shall be internally or externally illuminated by two electric lamps, or shall be of an approved self-luminous type. [§1011.2 CBC] When the face of an exit sign is illuminated from an external source, it shall have an intensity of not less than 5 foot candles(54 lux).

10. Internally illuminated signs shall be listed and labeled and shall be installed in accordance with the manufacturer's instructions and Section 2702.

11. The means of egress, including the exit discharge, shall be illuminated at all times the building space is occupied. [§ 1006.1 CBC] Light intensity shall not be less than 1 foot-candle.

12. All lighting controls shall be from 36" to 48" AFF max and within sight of the lighting fixtures.

13. All convenience receptacles shall be 15" AFF min.

14. Contractor shall verify all conductor sizes in accordance with manufacturer's recommendations and local code requirements prior to any installations.

15. All conductors shall be standard annealed copper wire conductor. #8 AWG and smaller shall be type THHN, and or THWN insulated. #6 and larger shall be type XHHW insulated. All conductors shall be installed in accordance with CEC 110-14 and Table 310-16. All conductors shall be installed in EMT conduit or equal.

16. All fixtures shall be UL listed and labeled and shall be listed for Thermal Barrier where in contact with insulation.

17. All fixtures shall be installed and connected in accordance with the manufacturer's instructions.

18. There shall be no back-to-back outlets installed. Provide a minimum horizontal separation of 24".

19. All the circuit breakers in the main switchboard and subpanels shall be series rated with upstream device. (SCCR = 65,000 MIN)

20. Provide nameplates on panelboards, distribution equipment, safety switches, motor starters, junction boxes, and control devices. Unless otherwise indicated on the drawings, lettering shall include the name or designation of equipment, horsepower, voltage rating and service designation. Nameplates shall be laminated phenolic with a black surface and white core. Identification with a Dymo type instrument is not permissible. The inside cover of all receptacle outlet plates shall be permanently marked to indicate the panel. and circuit number of the outlet. The inside cover of all blank plates for junction boxes installed shall be permanently marked to indicate the system. Identification of branch circuits shall be typewritten on directory cards furnished with all panels and placed in the card holder on the door. Provide new typewritten directory cards with updated schedules for all existing panels with new or modified circuits.

21. A ground continuity test shall be made on the entire grounding system from the service to every outlet.

22. Contractor to determine if any structural elements such as rebar or post tensioned cable exist in floors, walls, or roofs by inspection coordinated with the landlord's tenant coordinator or structural engineer and by the use of x-ray when required prior to any cutting or core drilling. If such elements exist, report this immediately to the design engineer and landlord's tenant coordinator for resolution prior to cutting or drilling.

23. All boxes shall be rigidly supported from the building structure independent of the conduit system. All boxes shall be 4" square boxes minimum with raised covers suitable for the wall material.

24. All motor starters shall be combination type. Starters shall include fusible safety switch, a starter with three overload devices, and a control circuit transformer. The enclosure shall be Nema Type 1, unless otherwise indicated on the drawings. Each combination starter shall include a control circuit transformer with a 120 Volt secondary connection unless otherwise indicated on the drawings. One side of the secondary winding shall be fused and the other side grounded. Starters shall have a green running pilot light, a hand-off-automatic selector switch and a minimum of two normally open and two normally closed auxiliary contacts, ready for control wiring connections.

25. Disconnect switches and motor starters shall be manufactured by Square D, General Electric, Seimens/Ite, Cutler/Westinghouse, or Allen Bradley.

26. All hardware supports, hangers, brackets, angle iron, channels, rods and clamps necessary to install electrical equipment shall be provided to suit the field conditions and the applications intended as shown on the drawings. The use of perforated straps is not permitted.

27. All equipment mounted on equipment room walls shall be attached to 3/4" plywood boards, painted with fire resistant paint.

28. Disconnect switches mounted on or adjacent to mechanical and building equipment shall be located to allow the proper working clearance as defined in Article 110 of the California Electrical Code.

29. Ground all electrical system conduits, motors, panels and other exposed non-current carrying metal parts of electrical equipment in accordance with all provisions of the California Electrical Code and local or regional codes.

30. Grounding of the electrical system shall be by means of an insulated grounding conductor installed with feeder and branch circuit conductors in all conduits. Grounding conductors shall be sized in accordance with Article 250.

31. System neut. conductors shall be grounded at the source. Neutral conductors shall not be used for equip grounding.

These drawings are the property of ALL-TRADE ENGINEERING. All designs and other information contained on these drawings are for use on the specified project and are not to be used for any other project without the written consent of ALL-TRADE ENGINEERING. These drawings are not to be changed or copied in any form or manner whatsoever nor are they to be assigned to any third party without first obtaining the expressed written permission and consent of ALL-TRADE ENGINEERING. Any unauthorized use of these drawings will be at the sole risk of the unauthorized user and the unauthorized user agrees to hold ALL-TRADE ENGINEERING harmless from any claims or lawsuits resulting from such unauthorized use. Visual contact with these drawings shall constitute prima facie evidence of the acceptance of these restrictions.

31. System neut. conductors shall be grounded at the source. Neutral conductors shall not be used for equip grounding.

32. The grounding conductor for branch circuits feeding isolated ground receptacles shall be connected only at the isolated ground receptacle ground terminals, and at the ground bus of the serving panel.

33. Each panelboard served directly by a transformer secondary shall have a main circuit breaker or other main overcurrent protection, sized in accordance with Article 240 of the California Electrical Code.

34. Panels shall be mounted so that top of the cabinet is at 6' above floor. A glazed directory frame shall be provided inside each panel door and shall be of sufficient size to give a complete description of each circuit. Typed directory cards shall be provided listing each circuit served.

35. The branch circuit numbers used on the drawings shall be applied for the construction. However, at the completion of the work, circuit number adjustments shall be made as required to provide balanced phase loading on each panelboard.

36. Furnish, install and wire a remote wall mounted reset/test switch with pilot light for each detector to indicate actuation of each detector.

37. Prior to rough-in, locate and wire a reset/test switch at each respective A.C. unit room thermostat. The E.C. is to coordinate the detector and reset/test switch location(s) with the A.H.J.

38. The E.C. is to wire the detector(s) into each A.C. unit control circuit in conformance with NFPA to shut down all the A.C. units when smoke is detected by any one detector.

39. Provide a G.F.C.I. protected receptacle in restrooms, commercial kitchens and outdoor public spaces. CEC, Art. 210-8(b)(1)-(4). Provide WP/GFCI within 25' of all rooftop equipment.

40. Provide a dedicated 20 amp receptacle for each 12 linear feet of show window. CEC, Art. 210-62.

41. Provide a dedicated 20 Amp sign circuit to front of unit terminated in an identified junction box. CEC 600-5(a).

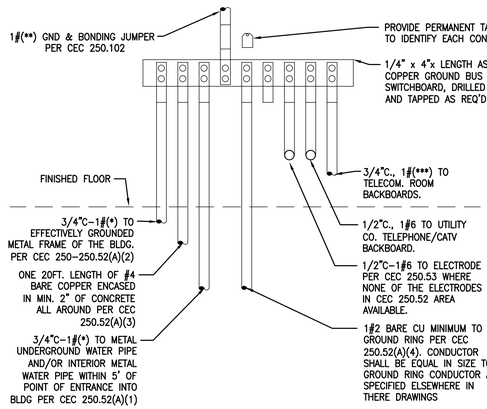
42. Provide disconnecting means for each motor and controller in sight from motor or controller location. CEC, Art. 102(A)&(B), 440.11(D). For cord connected equipment see Art. 440.13.

43. Track lighting shall be installed per CEC, Art. 410.101.

44. All equipment, fixtures and electrical components to bear the mark from a nationally recognized testing laboratory. Used equipment is to be inspected and certified prior to installation. CEC Art. 110-3 (a) & (b)

45. Each disconnecting means shall be legibly marked to indicate its purpose unless located and arranged so the purpose is evident. The marking shall be of sufficient durability to withstand the the environment involved per CEC, Art. 110.22

46. Provide a WP/GFCI protected maintenance receptacle within 25' of all rooftop equipment locations. CEC, Art. 210-63.



SYSTEM GROUNDING DETAIL

SCALE: NONE

(1)

2019 C.E.C. GROUNDING NOTES

(***) COMMUNICATIONS GROUND CONDUCTOR SHALL BE SIZED BASED ON DISTANCE BETWEEN TELECOMMUNICATIONS ROOM AND SYSTEM GROUNDED BUS BAR AS FOLLOWS:

0-200 FT.	#1/0
OVER 200 FT.	#3/0

(**) MAIN BONDING JUMPER SHALL BE SIZED AS FOLLOWS:

SERVICE SIZE	M.B.J. SIZE
0-1,000A	#3/0
1,200A	250KCMIL
1,600A	300KCMIL
2,000A	400KCMIL
2,500A	500KCMIL
3,000A	600KCMIL
4,000A	750KCMIL

(*) GROUNDING ELECTRODE CONDUCTOR SHALL BE SIZED AS FOLLOWS:

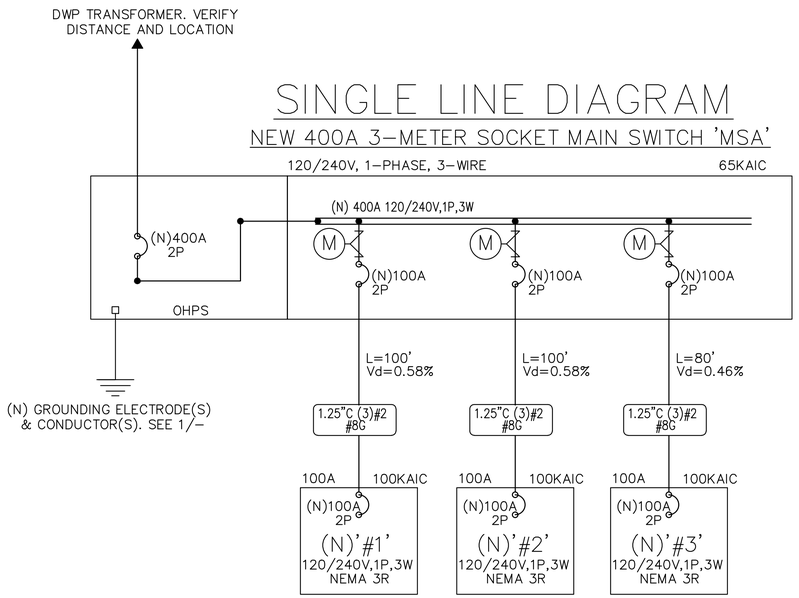
SERVICE SIZE	G.E.C. SIZE
0-200A	#4
201-400A	#1/0
OVER 400A	#3/0

"MSA" RESIDENTIAL LOAD:

GENERAL LIGHTING = 3,903 X 3 VA/SF = 11,709 VA
KITCHEN SMALL APPLIANCES = 6 X 3000 VA =18,000 VA
LAUNDRY CIRCUIT = 3 X 1500 VA =4,500 VA
MW OVENS = 3 X 1500 VA =4,500 VA
DISHWASHERS = 3 X 1200 VA =3,600 VA
GARBAGE DISPOSALS = 3 X 1170 VA =3,510 VA
FAN COILS = 3 X 960 VA =2,880 VA
WATER HEATERS = 3 X 5000 VA = 15,000 VA
RANGE = 3 X 5000 VA = 15,000 VA
DRYERS = 3 X 6000 VA = 18,000 VA

SUB-TOTAL =93,699 VA
FIRST 10,000 VA @ 100% = 10,000 VA
REMAINDER @ 40% = 33,480 VA
HEAT-PUMP COMPRESSOR = 3 X 6000 VA = 18,000 VA

TOTAL LOAD = 61,480 VA
TOTAL DEMAND IN AMP = 256A @ 240V



GENERAL NOTES:

1. THE ELECTRICAL CONTRACTOR SHALL REVIEW THE SUBMITTAL FOR CONFORMANCE TO THE CONTRACT DOCUMENTS, INCLUDING VOLTAGE, AMPACITY, BUS BRACING, DIMENSIONS, ETC.. ONCE THE CONTRACTOR IS SATISFIED WITH THE SUBMITTAL THEY SHALL STAMP AND SIGN EACH COPY OF THE SUBMITTAL, INDICATING THAT THEY HAVE REVIEWED AND ACCEPTED THE PRODUCTS, AS WELL AS THE LEAD TIME AND THE SCHEDULED DELIVERY OF THE PRODUCTS. AT THAT TIME, THE SUBMITTALS SHALL BE FORWARDED TO THE ARCHITECT / ENGINEER THROUGH NORMAL CHANNELS. IF THE SUBMITTAL HAS NOT BEEN REVIEWED BY THE ELECTRICAL CONTRACTOR, IT WILL BE RETURNED REJECTED. CONTRACTOR REVIEW AND APPROVAL IS REQUIRED.
2. COMPLETE SYSTEM SHALL BE SERIES RATED FOR THE AVAILABLE FAULT CURRENT.
3. ALL TERMINATIONS AND ENCLOSURES SHALL BE RATED FOR USE WITH 75 DEGREE C CONDUCTORS.
4. MAIN SWITCHBOARD OVERCURRENT DEVICE AND BUSSING SHALL BE RATED FOR 100 PERCENT CONTINUOUS OPERATION.
5. MAINTAIN ALL CLEARANCES AS INDICATED ON ACTUAL SHOP DRAWINGS.
6. CONTRACTOR SHALL SUBMIT SWITCHBOARD SHOP DRAWINGS TO THE SERVING UTILITY FOR APPROVAL PRIOR TO FABRICATION. CONTRACTOR SHALL SECURE CONFIRMATION THAT PROPOSED SWITCHBOARD COMPLIES WITH THE POWER COMPANY REGULATIONS.
7. ALL FEEDERS SHOWN SHALL BE INSTALLED IN METAL RACEWAYS, UNLESS OTHERWISE NOTED.
8. ALL CONDUCTORS SHOWN ARE COPPER, TYPE THHN/THWN.

REVISIONS

AVP 3/19/24

JOB NAME

PROPOSED WORK FOR:
5309 S. SAVIERS ROAD
OXNARD, CA 93033

DRAWINGS VALID ONLY WITH ENGINEER'S WET SIGNATURE OVER SEAL ON EACH SHEET IN INK

SHEET TITLE

LOAD CALCULATIONS

REGISTERED PROFESSIONAL ENGINEER — JAMES DENNIS TAYLOR — No. C39991 — Exp. 06-30-25 — CIVIL — STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER — SHANE DENNIS TAYLOR — No. M34852 — Exp. 12-31-25 — MECHANICAL — STATE OF CALIFORNIA

ROAD

E-0

ALL-TRADE Engineering & Design
17 EAST HIGH STREET MOORPARK, CA
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SHANE@ALLTRADEENGINEERING.COM
www.alltradeengineering.com

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MANDATORY MEASURES

Maximum length of flexible duct and connectors shall not be more than 5 feet. Flexible ducts shall not be used in lieu of rigid elbows.

Sec 603.4.1

Each space-conditioning system shall be installed with controls that comply with the following:

1) Capable of automatically shutting off the system during periods of non-use and shall have:
   (1) An automatic time switch control device complying with Sec. 110.9, with an accessible manual override that allows operation of the system for up to 4 hours; or
   (2) An occupancy sensor; or
   (3) A four-hour timer that can be manually operated.
   EXCEPTION: Mechanical systems serving retail stores and associated malls, restaurants, grocery stores, churches, and theaters equipped with 7-day programmable timers.
2) Automatically restart and temporarily operate the system as required to maintain:
   (1) A setback heating thermostat set point, if the system provides mechanical heating;
   EXCEPTION: Area with the design winter outdoor temperature of greater than 32° F.
   (2) A setup cooling thermostat set point, if the system provides mechanical cooling.
   EXCEPTION: Area with the design summer outdoor temperature of less than 100°F.
3) Multipurpose room less than 1000 ft² , classrooms greater than 750 ft² and conference, convention, auditorium and meeting center rooms greater than 750 ft² that do not have processes or operations that generate dusts, fumes, vapors or gasses shall be equipped with occupant sensor(s) to accomplish the following during unoccupied periods:
   (1) Automatically setup the operating cooling temperature set point by 2°F or more and setback the operating heating temperature set point by 2°F or more; and
   (2) Automatically reset the minimum required ventilation rate with an occupant sensor ventilation control device according to Section 120.1(c)5.

Exception to Sections 120.2(e)3: If Demand Control Ventilation is implemented as required by Section 120.1(c)3 and 120.1(4).

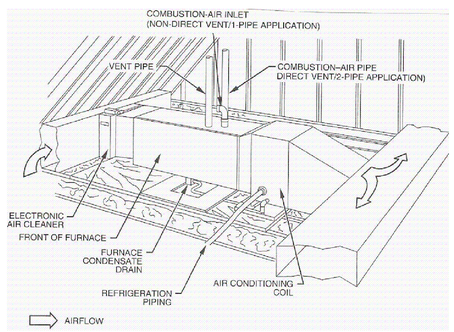
Sec. 120.2 (e)

GREEN BUILDING NOTES

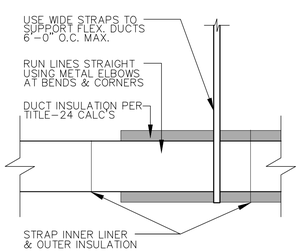
1. DURING CONSTRUCTION AND UNTIL FINAL STARTUP, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION OPENINGS SHALL BE COVERED TO REDUCE THE AMOUNT OF DUST THAT MAY COLLECT IN THE SYSTEM.
2. CHLOROFLUOROCARBONS SHALL NOT BEEN USED IN HVAC EQUIPMENT. HALONS SHALL NOT BE INSTALLED IN HVAC, REFRIGERATION, OR FIRE SUPPRESSION SYSTEMS.
3. TESTING AND ADJUSTING OF SYSTEMS
   A. HVAC SYSTEM AND WATER HEATING SYSTEM SHALL BE TESTED AND ADJUSTED AS NECESSARY.
   B. HVAC UNITS SHALL HAVE AN AIR BALANCE TEST PERFORMED. VOLUME DAMPERS AND ECONOMIZERS SHALL BE ADJUSTED AS NECESSARY IN ORDER TO ACCOMPLISH THE DESIRED AIR FLOWS INTO EACH ROOM. WATER HEATING SYSTEM SHALL BE TESTED AND TIMED. THERMOMETERS SHALL BE USED TO VERIFY DESIRED HOT WATER TEMPERATURES ARE PROVIDED AT FIXTURE OUTLETS. TEMPERATURE SHALL BE ADJUSTED ACCORDINGLY USING THE TEMPERATURE REGULATOR ATTACHED TO THE WATER HEATER.
   C. AFTER COMPLETION OF TESTING, ADJUSTING AND BALANCING, A FINAL REPORT OF TESTING SIGNED BY THE TESTING AGENCY MUST BE COMPLETED.
   D. AN OPERATION AND MAINTENANCE MANUAL WITH OPERATING AND MAINTENANCE INSTRUCTIONS AND COPIES OF WARRANTIES FOR EACH SYSTEM IN THE BUILDING MUST BE PROVIDED TO THE BUILDING OWNER.
   E. ALL INSPECTION REPORTS AND CERTIFICATION THAT THE OPERATION AND MAINTENANCE MANUAL HAS BEEN PROVIDED FOR THE BUILDING OWNER MUST BE SUBMITTED TO THE PRIOR TO CERTIFICATE OF OCCUPANCY.

EQUIPMENT SCHEDULE

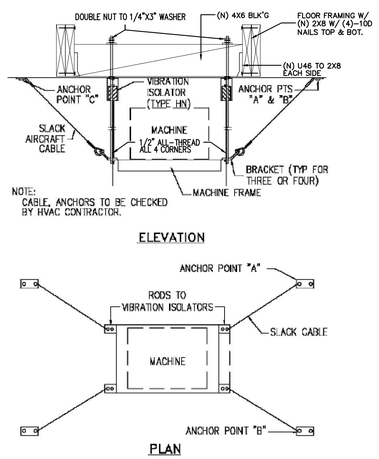
UNIT	TONS	MODEL	COOLING (BTUH)	SEER/ EER	HEATING (BTUH)	CFM	MCA	MOCP	VOLTAGE	WEIGHT (LB.)	LIQUID LINE	VAPOR LINE	REMARKS
FC-1		CARRIER #FV4CNB002				945	5.4	15	240V 1PH 60Hz	135			HORIZONTAL
FC-2		CARRIER #FV4CNB002				945	5.4	15	240V 1PH 60Hz	135			HORIZONTAL
FC-3		CARRIER #FV4CNB002				630	3.6	15	240V 1PH 60Hz	135			HORIZONTAL
HP-1	3	CARRIER #25VNA836A0031	36,000	18	36,000		24.4	40	230V 1P 60Hz	225	⅜"O.D.	⅞"O.D.	OEM HARD START KIT
HP-2	3	CARRIER #25VNA836A0031	36,000	18	36,000		24.4	40	230V 1P 60Hz	176	⅜"O.D.	⅞"O.D.	OEM HARD START KIT
HP-3	2	CARRIER #25VNA824B0031	24,000	18	24,000		13.5	20	230V 1P 60Hz	176	⅜"O.D.	⅞"O.D.	OEM HARD START KIT
EH-1		THERMADOR VTR600Q OR EQUAL				600	8.2	20	120V 1P 60Hz	100			30" PHE HOOD, 20W LIGHTING. ADD BACKDRAFT DAMPER
EF-1		PANASONIC FV-10VS1				100	0.2	20	120V	20			INTEGRAL BACKDRAFT DAMPER. INTERLOCK W/ HUMIDISTAT SWITCH



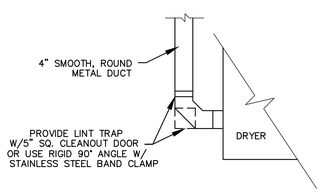
1. Provide an attic access a minimum of 22"x30" not over 20' from the equipment.
2. Provide an unobstructed passageway 30" wide x 30" high with solid continuous flooring from the access to the equipment/control panel. The passageway shall be at least as large as the largest component of the appliance. Provide a level, unobstructed work platform not less than 30"X30" square in front of the equipment with 30" headroom. [305 CMC]
3. Provide a 120V receptacle and a light near the equipment. The light switch shall be located at the attic access.
4. Provide a 3/4" primary condensate drain. Provide a 3/4" secondary condensate drain line which terminates over a window.
5. All combustion air openings, including attic vents, shall be covered with a corrosion resistant screen with a 1/4" mesh.
6. Solid and liquid lines shall be located a minimum of 6" above the flood level rim of the condensing units.
7. See detail 2/- for equipment support.



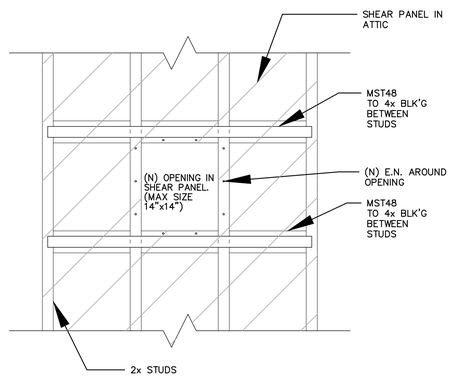
1 FLEX DUCT SUPPORT
SCALE: N.T.S.



2 EQUIPMENT SUPPORT
SCALE: N.T.S.



3 VERTICAL DRYER VENT CLEANOUT
SCALE: N.T.S.



4 DUCT PENETRATIONS
SCALE: N.T.S.

MECHANICAL NOTES

1. All work shall be in accordance and comply with the latest applicable city ordinance and the 2022 CMC.
2. It is the intent of these drawings that this be a complete mechanical installation. Any apparent errors shall be brought to the attention of the designer and/or tenant prior to proceeding.
3. Contractor shall verify all existing conditions versus new installations to assure proper new installations can be completed properly prior to proceeding.
4. These plans shall be used only after approvals and permits have been secured by the proper jurisdiction of the department of building and safety.
5. All drawings and details are provided as a diagrammatic version of the proposed work. The contractor shall be held liable and responsible for all field verifications of equipment, materials, and installations.
6. Contractor shall verify all equipment is installed in accordance with manufacturer's recommendations and local code requirements prior to any installations.
7. All duct work shall be provided, installed, sealed, and insulated per chapter 6 of the 2019 CMC and SMACNA HVAC Duct Construction Standards.
8. Means for interrupting the electrical supply to the air conditioning equipment and to its associated cooling tower shall be provided within sight of and not over 50 ft. from the air-conditioner and cooling tower. [§903.7 CMC]
9. All controls shall be from 36" to 48" AFF max and within sight of the fixtures.
10. Penetrations of fire-resistive walls, floor-ceilings and roof ceilings shall be protected as required in CBC Sections 712.3 & 712.4.
11. Contractor doing the mechanical work is responsible for verifying in the field that the HVAC system is capable of providing the necessary minimum outside air volume.
12. Air balancing may be required and shall be performed by the mechanical contractor doing the work.
13. All OSA intakes and makeup air intakes shall be provided and installed a minimum of 10' away from plumbing, toilet, water closets, and all appliance venting. Intakes may be located 3' below said appliance venting.
14. The contractor shall be solely responsible for construction mean, methods, sequences, of construction and the safety of workmen. Comply with all OSHA regulations.
15. No piping, ductwork, controls, etc., shall be installed or routed above electrical panels and equipment or through elevator rooms or shafts.
16. The mechanical and electrical contractors shall coordinate the electrical characteristics of all mechanical equipment prior to ordering of equipment. No additional payment will be made for lack of contractor coordination of electrical characteristics.
17. All mechanical and electrical system components shall be routed tight to underside of structure and through joists or trusses where possible. Coordinate installation to preserve headroom, equipment access, and architectural clearances for finishes, including ceiling heights. Coordinate with all other trades and do not conflict with the architectural requirements for the finished construction. Provide offsets where required to coordinate with other trades.
18. Refer to architectural reflected ceiling plans for locations of all grilled and diffusers.
19. All equipment and materials shall be new, free of defects and U.L. listed/labeled.
20. All cutting and chasing of the building construction required for this work shall be by this contractor unless shown on architectural drawings and confirmed as to size and location prior to new construction. Cutting shall be in a neat and workmanlike manner.
21. Exact location of rooftop mechanical units shall be approved by the structural engineer of record. Mechanical contractor shall furnish and install all supplemental support steel for units and roof duct penetrations after approval of structural engineer of record.
22. Fabricate and erect all ductwork to ASHRAE and SMACNA standards from #1 galvanized steel.
23. All ductwork in areas without ceilings that is to be painted shall be provided with paint grip finish. Comply with SMACNA standards and NFPA bulletin 90A requirements.
24. Ductwork shall be SMACNA low pressure construction 2" static pressure rating with Seal Class B seams and joints.
25. Flexible ducts shall be independently supported from the structure and connected with plastic drawbands tightened with manufacturer's tool. Flexible ducts are not permitted in rooms without ceilings. Flexible ducts shall be ATCO rubber type 070, 1 ½" insulation and rated at 10" W.C. for sizes through 12", UL listed, and meet 25/50 flame and smoke test. No interior color other than black is permitted for flexible ducts. Equivalent by Valuflex, Flexaire, Flexible Technologies, Thermaflex, or Genflex.
26. Include all turning veins, manual dampers, flexible connectors, grills and diffusers, acoustic lining, and other sheet metal accessories for the project. Volume dampers to be of opposed blade construction with locking quadrants. Provide volume dampers at supply air runouts to all ceiling diffusers.
27. All branch connection fittings in rectangular ductwork shall be 45 degree transition type, conical fittings, or spin-in fittings with integral air scoops. Butt fittings are not acceptable.
28. Acoustic line all rectangular ducts indicated on drawings with minimum 1" thick non-flaking, coated medium density liner. Apply to manufacturer's recommendations. Duct dimensions are outside dimensions, and include acoustic lining.
29. Provide curbs for all roof openings for ducts, flues, piping, and equipment. Curbs shall be furnished as accessories to the equipment or 8" high plate or equal equipment supports spanning structure and flashed into roofing. Roof curbs shall be compatible with roofing system and shall match roof flashing, and patching of roof shall be by a certified roofing contractor approved by the owner/tenant and paid for by the mechanical contractor.
30. All rigid round ductwork to be internally insulated.
31. From each air conditioning unit, install 4" deep trapped condensate drain with cleanout and terminate as shown on plans.
32. HVAC contractor to furnish all HVAC equipment indicated and/or scheduled on the drawings complete with bases, insulators, supports, and other required accessories.
33. Completely install equipment and place in proper operation per manufacturer's recommendations, lubricate and adjust as required. Furnish and install clean set of filters prior to balancing.
34. Equipment to be make and model as scheduled unless owner approved, equivalent quality and performance equipment is submitted as substitution. All substitutions subject to acceptance without qualification by owner/tenant and design engineer.
35. Furnish and install all controls for HVAC systems. Provide all relays and devices required for complete operation. Mount all controls furnished as accessories to equipment and provide all control wiring or power wiring required for control system where not specifically shown on electrical plans. All exposed wiring shall be in EMT conduit per CEC. Concealed wiring in ceiling plenums may be UL listed plenum rated cable neatly supported in wirings.
36. No thermostat shall be installed above any heat producing equipment.
37. Supports and hangers are to be provided to properly support, secure and align ductwork and to meet conditions. Provide seismic bracing for hangers and supports supporting ductwork. Comply with the latest edition of the Sheet Metal and Air Conditioning Contractors National Association Inc. (SMACNA) Seismic Restraint Manual as approved by ANSI.
38. At ducts to equipment, provide waterproof vent fabric flexible connections with a minimum of 6" full length, and approved by the AHJ. Where exposed to the outside, provide sun shield over the flexible connection.
39. Each rooftop AC unit and outdoor unit shall be mounted on freestanding spring type isolators with seismic restraints for lateral and vertical motion. Mounting shall be hot dipped galvanized.
40. Refrigerant piping to be Type "L" copper with brazed fittings using silver solder installed per the manufacturer's instructions for R-410A service. Piping shall be insulated with 1" thick insulation with all joints sealed with adhesive. Factory precharged piping may be used where length of run does not exceed 75'. Where insulation is exposed to weather it shall be covered with a jacket or protective/weather resistive paint which is a minimum of .016" thick.
41. Provide hangers and supports as required, straps and/or wire is unacceptable.
42. Coordinate work of this section with work of other sections to avoid conflicts. If required, provide shop drawings and submit to design engineer for approval.
43. Ensure that work of other sections is suitable to accommodate work of this section.
44. HVAC systems rated at 2000 cfm or greater shall be equipped with a duct smoke detector to automatically shut off the HVAC system if smoke is detected. The detectors shall be installed in the main supply duct downstream of any filters.
45. Condensate from cooling coils and overflow of evaporative coolers shall be collected and discharged to an approved plumbing fixture or disposal area. CMC Sec. 310.1.
46. Duct systems used with blower type equipment which are portions of a heating, cooling, absorption, evaporative cooling or outdoor air ventilation system shall be sized in accordance with Chapter 17 of the 2019 CMC.

REVISIONS
8/23/24: UPDATES

AVP 3/19/24

DRAWINGS VALID ONLY WITH ENGINEER'S WET SIGNATURE OVER SEAL ON EACH SHEET IN INK

JOB NAME
PROPOSED WORK FOR:
5309 S. SAVIERS ROAD
OXNARD, CA 93033

ALL-TRADE Engineering & Design
(805)-525-4100 SHAUN@ALLTRADEENGINEERING.COM
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17 EAST HIGH STREET MOORPARK, CA

SHEET TITLE
HVAC SCHEDULE & NOTES

REGISTERED PROFESSIONAL ENGINEER SHAUN BENNIS ALL-TRADE No. C 28581 Exp. 12-30-25 CIVIL STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER SHAUN BENNIS ALL-TRADE No. M 34545 Exp. 12-31-25 MECHANICAL STATE OF CALIFORNIA

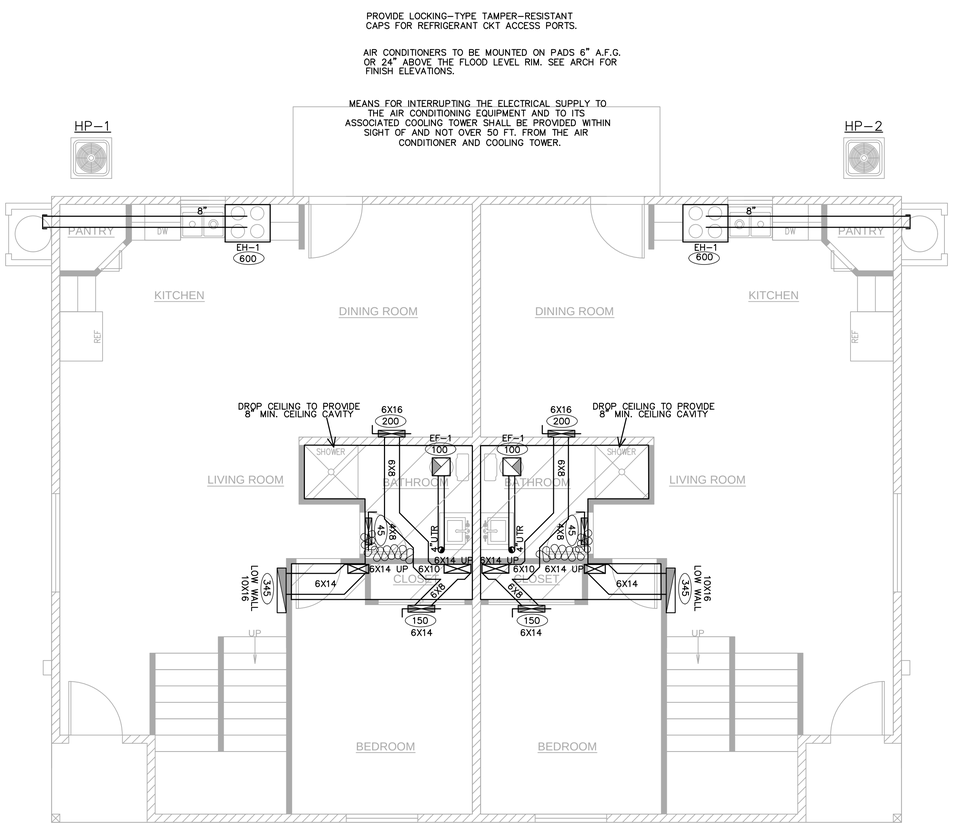
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M-0

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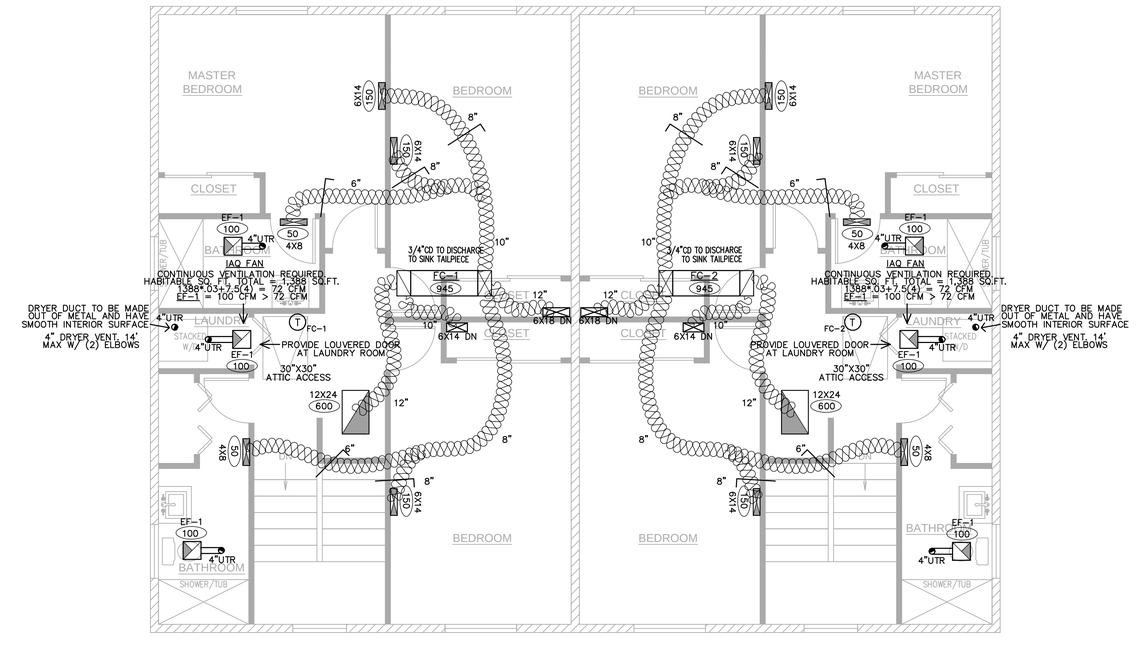
HVAC LEGEND

- EXHAUST FAN – SEE SCHEDULE
- ##"X##" SUPPLY AIR REGISTER
- ##"X##" RETURN AIR REGISTER
- (###) DESIGN CFM
- SD DUCT SMOKE DETECTOR
- VOLUME DAMPER
- POINT OF CONNECTION (VIF)
- WALL DUCT W/R-4.2 INSULATION
- ## 26 GA FLEXIBLE DUCT/DIAMETER PROVIDE R-8 INSULATION
- ## 26 GA EXPOSED RIGID DUCT/DIAMETER PROVIDE R-8 INSULATION
- (T) THERMOSTAT – FAU/FC#
- (##) DUCT ROUTING INSTRUCTION
- XXXXX
- SHUT OFF VALVE



1ST FLOOR HVAC PLAN

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



2ND FLOOR HVAC PLAN

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

REVISIONS

8/23/24:	UPDATES

AVP 3/19/24

JOB NAME

PROPOSED WORK FOR:
5309 S. SAVIERS ROAD
OXNARD, CA 93033

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17 EAST HIGH STREET
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SHEET TITLE

DUPLEX
HVAC PLAN

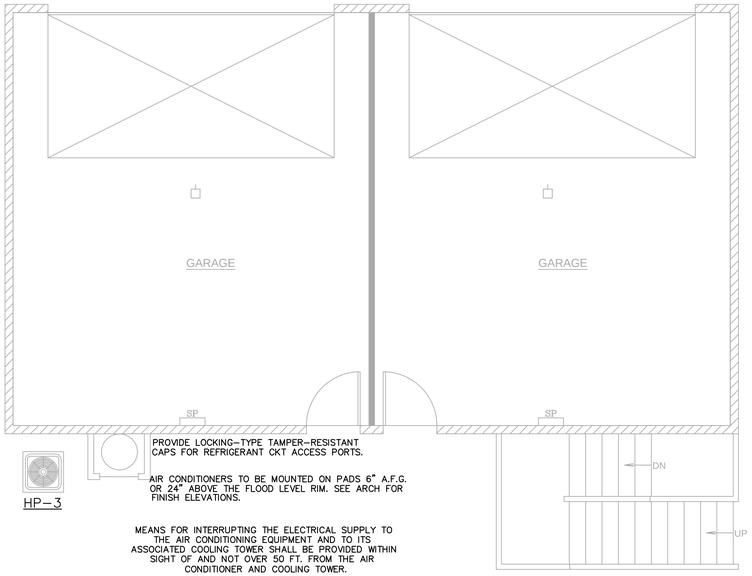
REGISTERED PROFESSIONAL ENGINEER
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MECHANICAL
STATE OF CALIFORNIA

ROAD

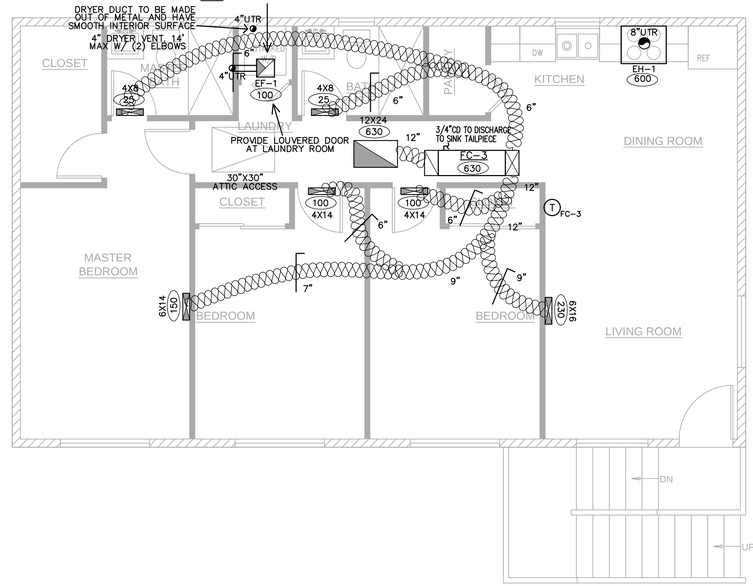
M-1.0

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HVAC LEGEND

- EXHAUST FAN – SEE SCHEDULE
- ##"X##" SUPPLY AIR REGISTER
- ##"X##" RETURN AIR REGISTER
- DESIGN CFM
- SD — DUCT SMOKE DETECTOR
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- THERMOSTAT – FAU/FC#
- DUCT ROUTING INSTRUCTION (XXXXX)
- SHUT OFF VALVE



ADU 1ST FLOOR HVAC PLAN

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

ADU 2ND FLOOR HVAC PLAN

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

REVISIONS
8/23/24: UPDATES

AVP 3/19/24

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DRAWINGS VALID ONLY WITH ENGINEER'S WET SIGNATURE OVER SEAL ON EACH SHEET IN INK

17 LEAH HIGH STREET MOORPARK, CA

SHEET TITLE
GARAGE / ADU HVAC PLAN

REGISTERED PROFESSIONAL ENGINEER SHANE DENNIS HALL No. 27880 Exp. 06-30-25 CIVIL STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER SHANE DENNIS HALL No. M34842 Exp. 12-31-25 MECHANICAL STATE OF CALIFORNIA

ROAD

M-1.1

PLUMBING NOTES

1. All work shall be in accordance and comply with the latest applicable city ordinance and the 2022 CPC.

2. It is the intent of these drawings that this be a complete plumbing installation. Any apparent errors shall be brought to the attention of the designer and/or tenant prior to proceeding.

3. Contractor shall verify all existing conditions versus new installations to assure proper new installations can be completed properly prior to proceeding.

4. These plans shall be used only after approvals and permits have been secured by the proper jurisdiction of the department of building and safety.

5. All drawings and details are provided as a diagrammatic version of the proposed work. The contractor shall be held liable and responsible for all field verifications of equipment, materials, and installations.

6. Contractor shall verify all equipment is installed in accordance with manufacturer's recommendations and local code requirements prior to any installations.

7. Provide a reduced pressure backflow preventer for all soda lines.

8. Provide a backflow protection device for any equipment directly connected the water supply such as ice makers and coffee machines.

9. Penetrations of fire-resistive walls, floor-ceilings and roof ceilings shall be protected as required in CBC Section 713.

10. Exhaust outlets and plumbing vents shall terminate not less than 10' from or at least 3' above any openable window, door opening, air intake, vent shaft, adjacent building, and property line.

11. Overflow drains having the same size as roof drains and on independent drain lines are required. In lieu of this, overflow scuppers, 4" minimum high with a width equal to the circumference of the roof drain may be provided. Overflow system shall have inlets located two inches above the roof low points. [§ 1101.11 CPC].

12. All floor drains and floor sinks shall be installed with trap primers as required by code and jurisdictional requirements whether indicated on drawings or not.

13. All fixtures shall be provided as water saving devices per the following minimum requirements:
Water Closet: 1.28 gpf Urinal: 0.125 gpf Lavatory Faucet: 1.2 gpm Sink Faucet: 1.8 gpm

14. Waste and vent piping shall slope a minimum of 2%. Domestic piping shall slope towards its origin min 2%.

15. Pipes shall not come in direct contact with hangers. Furnish and install isolators at each pipe hanger and pipe support for cold water piping.

16. Insulation around hot water piping shall enter through hangers. Install approved insulation protection shield at each such penetration.

17. Valves shall be bronze body two piece ball valves rated to 600 psi working pressure full port with adjustable packing gland. Extend lever handle for hot water piping. Solder or thread ends as required.

18. Install above ground cleanouts at each change in direction of piping greater than 45 degrees, at minimum of 50' for piping 4" and smaller and 100' for larger piping. Cleanouts shall be full size of pipe unless otherwise indicated on the drawings. extended to surface of wall or floor with 45 degree fitting and closed with bronze flush, countersunk plugs. Install floor and wall cleanout covers for concealed piping.

19. Install flashing sleeves on stacks passing through the roof. Secure over stack flashing in accordance with manufacturer's instructions. Vent stacks and service lines through roof and decks shall be flashed with 4 lb. or heavier sheet lead, in one piece 10" skirt, 5" boot, with suitable counter-flashing assembly.

20. Connections between dissimilar metals shall be installed by means of an approved di-electric fitting.

21. Completely cover the pipe openings for all piping passing through walls, floor and ceiling with chrome plated, stamped steel, hinged, split ring escutcheons with set screw. Piping penetrating rated wall of floor construction shall be set in UL fire rated sleeve/coupling penetrators.

22. Materials: Sanitary drainage, vent, and storm water piping above grade shall be standard weight cast iron soil pipe and fittings with stainless steel couplings with neoprene gaskets. Sanitary drainage below grade to 5' outside of building shall be schedule 40 ABS or standard weight cast iron soil pipe fittings with extra heavy cast iron couplings with neoprene gaskets. Yard piping beyond 5' outside of building shall be either vitrified clay, cast iron, schedule 40 ABS or PVC as required by local authorities. Storm drainage piping below grade shall be standard weight cast iron soil pipe and fittings with extra heavy cast iron couplings with neoprene gaskets. Rectangular piping shall be Alhambra Foundry cast iron pipe and adapters. A470 series pipe with A480 series adapters.

Water system above ground piping shall be Type 'L' copper tubing with wrought copper fittings with 95-5 soldered joints. Water system piping below grade shall be Type 'K' copper with sweated connections. Piping shall be laid in a bed of sand and shall be coated or wrapped in an approved manner.

Condensate piping shall be Type 'L' copper with wrought copper fittings with 95-5 (Tin Antimony) soldered joints.

Gas piping shall be schedule 40 black steel with extra heavy malleable iron screwed fittings. Gas piping which is exposed to weather shall be schedule 40 galvanized steel with extra heavy galvanized malleable iron fittings. Buried piping shall be factory wrapped or coated in an approved manner.

Hangers and supports:	Max. Horiz. Spacing	Max Vert. Spacing	Min. Rod Size
Cast Iron Pipe	5 ft.	15 ft.	3/8"
Cu. Tubing 1.5" and smaller	6 ft.	10 ft.	3/8"
Cu. Tubing 2" and larger	10 ft.	10 ft.	3/8"

23. Supports and hangers are to be provided to properly support, secure and align piping and to meet conditions. Provide seismic bracing for hangers and supports supporting piping. Comply with the latest edition of the Sheet Metal and Air Conditioning Contractors National Association Inc. Seismic Restraint Manual as approved by ANSI.

24. Provide and install a 1" high manufactured plastic valve tag at each valve, cock, and control device in the plumbing system. Each tag shall be individually numbered, and shall identify the system being served, I.E. CW = Cold Water, HW = Hot Water, G = Gas. Fasten each tag with a standard solid brass chain.

25. Provide and install a water hammer arrestor on each branch serving plumbing equipment with quick closing, self-closing or solenoid valves. Arrestors shall be sized and located in accordance with the manufacturer's recommendations and shall be fabricated of Type 'K' copper. A piston shall provide permanent mechanical barrier between fluid and pre-load air charge. The arrestor shall be FDA approved for use in potable water systems and shall be fully guaranteed for the life of the system.

26. Where metallic pipelines penetrate concrete structures such as building floors or walls, use plastic sleeves, rubber seals, or approved dielectric material to prevent pipe contact with the concrete and reinforcing steel. On all pipe, coat bare steel appurtenances such as bolts, joint hardnesses, or flexible couplings with coal tar or elastomeric based mastic, coal tar epoxy, maldable sealant, wax tape or approved equivalent.

27. Piping shall not come in direct contact with structure. Isolate piping by means of resilient sleeves, mounts, or minimum ¼" approved resilient material.

28. Earthquake actuated automatic gas shutoff valve shall be installed and conform with the appropriate California and ANSI standards as well as all authorities having jurisdiction.

29. Provide an approved type pressure regulator set at 80 psi when local water pressure is in excess of 80 psi. CPC, Sec. 608.2

30. Water closet bowls used for public use shall be elongated in design and equipped with an open front seat. CPC, Sec. 408.1.

31. Controls for an accessible water closet shall be operable with one hand and shall not require tight grasping, pinching or twisting. Controls shall be mounted on the wide side of the toilet compartment space no more than 44 inches above the floor. CBC, Sec. 1115B.4.5

32. In seismic design categories C, D, E & F water heaters shall be strapped within the upper 1/3 and lower 1/3 of its vertical dimension. The lower strap shall be a minimum of 4 inches above the controls. CPC, Sec. 508.2.

33. WATER SUPPLY TESTING PARAMETERS – Upon completion of a section or of the entire hot and cold water supply system, it shall be tested and proved tight under a water pressure not less than 100 psi. The water used for tests shall be obtained from a potable source of supply. The piping shall withstand the test without leaking for a period of not less than 15 minutes.

34. WASTE LINE TESTING PARAMETERS – The piping of the plumbing, drainage, and venting systems shall be tested with water. The water test shall be applied to the drainage and vent systems either in its entirety or in sections. All openings in the piping shall be tightly closed, except the highest opening, and the system filled with water to point of overflow. No section shall be tested with less than 10 ft. head of water. The water shall be kept in the system, or in the portion under test, for at least fifteen minutes before inspection starts.

35. GAS LINE TESTING PARAMETERS – The piping of the gas system shall be tested to 1.5 times the maximum working pressure per CMC 1316.3 or CPC 1214.3. Required pressure tests of ten psi or less shall be performed with gauges of one-tenth of a pound incrementation or less. CPC 319.1.

36. Approved metallic water line connectors shall be used from shutoffs to plumbing fixtures. Rubber and plastics shall not be used.

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TABLE 610.4
FIXTURE UNIT TABLE FOR DETERMINING WATER PIPE AND METER SIZES

METER AND STREET SERVICE (Inches)	BUILDING SUPPLY AND BRANCHES (Inches)	MAXIMUM ALLOWABLE LENGTH (feet)															
		40	60	80	100	150	200	250	300	400	500	600	700	800	900	1000
PRESSURE RANGE – 46 to 60 psi[1]																
¾	½[2]	7	7	6	5	4	3	2	2	1	1	1	0	0	0	0
¾	¾	20	20	19	17	14	11	9	8	6	5	4	4	3	3	3
¾	1	39	39	36	33	28	23	21	19	17	14	12	10	9	8	8
1	1	39	39	39	36	30	25	23	20	18	15	12	10	9	8	8
¾	1¼	39	39	39	39	39	39	34	32	27	25	22	19	19	17	16
1	1¼	78	78	76	67	52	44	39	36	30	27	24	20	19	17	16
1½	1¼	78	78	78	78	66	52	44	39	33	29	24	20	19	17	16
1	1½	85	85	85	85	85	85	80	67	55	49	41	37	34	32	30
1½	1½	151	151	151	151	128	105	90	78	62	52	42	38	35	32	30
2	1½	151	151	151	151	150	117	98	84	67	55	42	38	35	32	30
1	2	85	85	85	85	85	85	85	85	85	85	85	85	85	83	80
1½	2	370	370	340	318	272	240	220	198	170	150	135	123	110	102	94
2	2	370	370	370	370	368	318	280	250	205	165	142	123	110	102	94
2	2½	654	640	610	580	535	500	470	440	400	365	335	315	285	267	250

PIPE SIZING per FIXTURE UNIT LOAD

	CW FT	HW FT
1/2"	5	2
3/4"	17	8
1"	33	16
1-1/4"	39	28
1-1/2"	--	--
2"	--	--

HW 5 FPS MAX
CW 8 FPS MAX

Water Fixture Unit Calculation

(PRIVATE FIXTURE SYSTEM)
(INDIVIDUAL UNIT)

QTY	DESCRIPTION	FU/ FIXTURE	TOTAL
3	Water Closet (1.28 gpf Tank)	2.5	7.5
3	Lavatory	1.0	3.0
0	Bath	4.0	0.0
3	Shower	2.0	6.0
1	Kitchen Sink	1.5	1.5
1	Dishwasher	1.5	1.5
1	Clotheswasher	4.0	4.0
2	Hose Bibb (Primary / Additional)	2.5/1.0	3.5
--	--	--	--
--	--	--	--
--	--	--	--
	Total Fixture Unit:		24
	Total G.P.M. Demand:		17
	CW Service to Building:		1"

WATER PIPING SIZED IN ACCORDANCE WITH APPENDIX 'A' OF THE 2022 C.P.C. (CALIFORNIA)

Waste Fixture Unit Calculation

(PRIVATE FIXTURE SYSTEM)
(INDIVIDUAL UNIT)

QTY	DESCRIPTION	FU/ FIXTURE	TOTAL
3	Water Closet (1.28 gpf Tank)	3.0	9.0
3	Lavatory	1.0	3.0
0	Bath	2.0	0.0
3	Shower	2.0	6.0
1	Kitchen Sink	2.0	2.0
1	Dishwasher	2.0	2.0
1	Clotheswasher	3.0	3.0
--	--	--	--
--	--	--	--
--	--	--	--
--	--	--	--
	Total Fixture Unit:		25.0
	Waste Service from Building:		4"

WASTE PIPING SIZED IN ACCORDANCE WITH TABLE 702.1 OF THE 2022 C.P.C. (CALIFORNIA)

Plumbing Equipment Specification

WH-1 WATER HEATER 40 GAL TANK
BRAND: RHEEM MOD. #: XE40T10H45U0
ELEC INPUT: 4.5 KW PERFORMANCE: 27 GPH @ 90°F RISE

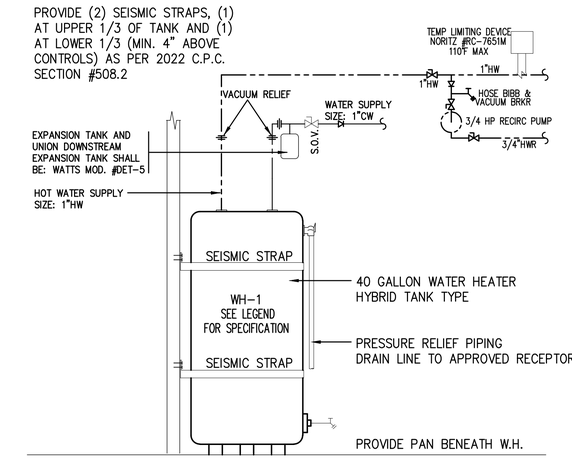
REMARK: FLOOR MOUNTED ON DRIP PAN AS SHOWN ON PLAN.
PROVIDE WITH TEMPERATURE REMOTE CONTROLLER. CONSULT OWNER'S REPRESENTATIVE FOR EXACT LOCATION OF REMOTE CONTROLLER(S).
ALL EXHAUST AND INTAKE PIPES SHALL BE PER INSTALLATION INSTRUCTIONS
SET DIP SWITCH ON CONTROL BOARD TO A MAX. 120° F.
PROVIDE CPVC CONDENSATE DRAIN W/ NEUTRALIZER TO LAV TAIL.
PROVIDE WH-1 WITH A RECIRCULATING WATER SYSTEM; METLUND'S "D-MAND SYSTEM" MOD. #STS-02-T. INSTALL RECIRC SYSTEM TO METLUND's DIRECTION FOR PROPER OPERATION; VELOCITY TO BE LIMITED BETWEEN 5 AND 8 FPM.

DWV NOTES

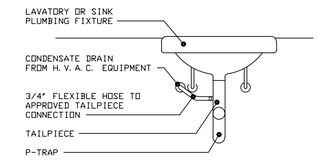
1. THE MAIN WASTE BRANCH SIZE IS AN ESTIMATE. PLUMBING CONTRACTOR TO VERIFY LOCATION IN FIELD. IF WASTE LINE IS NOT FOUND, ROUTE (N) 4" MAIN IN EXACT LOCATION SHOWN.
2. EACH FIXTURE TRAP SHALL HAVE A PROTECTING VENT SO LOCATED THAT THE DEVELOPED LENGTH OF THE TRAP ARM FROM THE TRAP WEIR TO THE INNER EDGE OF THE VENT SHALL BE WITHIN THE DISTANCE GIVEN IN TABLE 10.1 CPC, BUT IN NO CASE LESS THAN TWO TIMES THE DIAMETER OF THE TRAP ARM.
3. EACH PLUMBING FIXTURE THAT CONNECTS TO THE SANITARY SEWER SYSTEM SHALL BE PROPERLY TRAPPED AND VENTED IN ACCORDANCE WITH THE 2022 CALIFORNIA PLUMBING CODE.
4. FLOOR DRAINS OR SIMILAR TRAPS DIRECTLY CONNECTED TO THE DRAINAGE SYSTEM AND SUBJECT TO INFREQUENT USE SHALL BE PROVIDED WITH AN APPROVED AUTOMATIC MEANS OF MAINTAINING THEIR WATER SEALS.
5. BUILDING DRAIN AND VENT PIPING MATERIALS SHALL COMPLY WITH SECTIONS 701.0 AND 903.0 OF THE CALIFORNIA PLUMBING CODE.
6. EACH VENT SHALL RISE VERTICALLY TO A POINT NOT LESS THAN SI INCHES ABOVE THE FLOOD LEVEL RIM OF THE FIXTURE SERVED BEFORE OFFSETTING HORIZONTALLY OR BEFORE BEING CONNECTED TO ANY OTHER VENT.
7. EACH PLUMBING FIXTURE SHALL BE SEPARATELY TRAPPED BY AN APPROVED TYPE WATER SEAL TRAP.
8. MAX TEMPERATURE AT OUTLETS OF PLUMBING FIXTURES SHALL BE 110°F.

WATER SUPPLY NOTES

1. A WATER HEATER PRESSURE AND TEMPERATURE RELIEF DRAIN THAT TERMINATES OUTSIDE THE BUILDING SHALL COMPLY WITH SECTION 608.5 CPC
2. PROVIDE EXPANSION TANK OR OTHER APPROVED METHOD OF RELIEVING PRESSURE PER SECTION 608.3 CPC.
3. ROUTING AND TERMINATION OF FLUE AND COMBUSTION AIR INTAKE FOR WATER HEATER SHALL COMPLY WITH CH. 5, CPC 2019 AND WITH MANUFACTURER'S SPECIFICATIONS.
4. CROSS CONNECTION PROTECTION SHALL BE PROVIDED AT ALL POTABLE WATER SUPPLIED APPLIANCES AND EQUIPMENT (OTHER THAN THOSE LISTED IN INFORMATION BULLETIN 103)
5. INSTALLATION OF PLUMBING FIXTURES SHALL COMPLY WITH CHAPTER 4 CPC.
6. LAVATORY FAUCETS IN RESTROOMS SHALL BE THE SELF CLOSING TYPE AND SHALL NOT EXCEED A WATER FLOW OF 0.20 GAL/USE.
7. SHOWERHEADS SHALL NOT EXCEED A WATER FLOW OF 1.8 GPM.
8. URINALS TO BE 0.125 GPF MAX.
9. TOILETS SHALL BE ULTRA LOW FLUSH TYPE 1.28 GPF MAX.
10. EACH KITCHEN FAUCET SHALL NOT EXCEED A WATER FLOW OF 1.8 GPM.
11. PLUMBING FIXTURES AND FITTINGS SHALL COMPLY WITH ALL THE REQUIREMENTS IN SECTION 5.303 IN THE 2022 CALIFORNIA GREEN BUILDING CODE.
12. ALL MATERIALS USED IN THE NEW WATER SUPPLY SYSTEM, EXCEPT VALUES AND SIMILAR DEVICES SHALL BE OF A LIKE MATERIAL USED IN THE EXISTING BUILDING PIPING.
13. FLASHING IS REQUIRED AROUND PIPES, DUCTS, AND WALL AND ROOF OPENINGS.

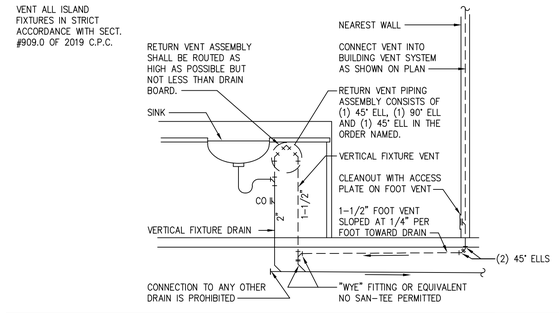


WATER HEATER - SEISMIC BRACING

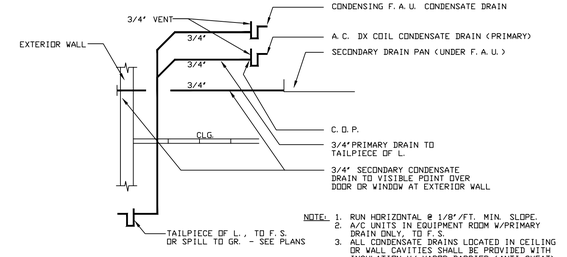


** NOTE **
SHALL BE IN ACCORDANCE WITH 2019 C. P. C. SECTION 807. 2

NO SCALE — CONDENSATE DRAIN TO APPROVED TAILPIECE



NO SCALE — ISLAND SINK WASTE / VENT PIPING — 3 / P-0



NO SCALE — CONDENSATE DRAIN — 1 / P-0

REVISIONS
8/23/24: UPDATES

AVP 3/19/24

DRAWINGS VALID ONLY WITH ENGINEER'S WET SIGNATURE OVER SEAL ON EACH SHEET IN INK

JOB NAME
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OXNARD, CA 93033

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VENTURA, CA 805-382-4101
SHAWN@ALLTRADEENGINEERING.COM
www.alltradeengineering.com

SHEET TITLE
WATER SUPPLY NOTES & DETAILS

REGISTERED PROFESSIONAL ENGINEER SHANE DENNYS HOLT No. 23881 Exp. 06-30-25 CIVIL STATE OF CALIFORNIA

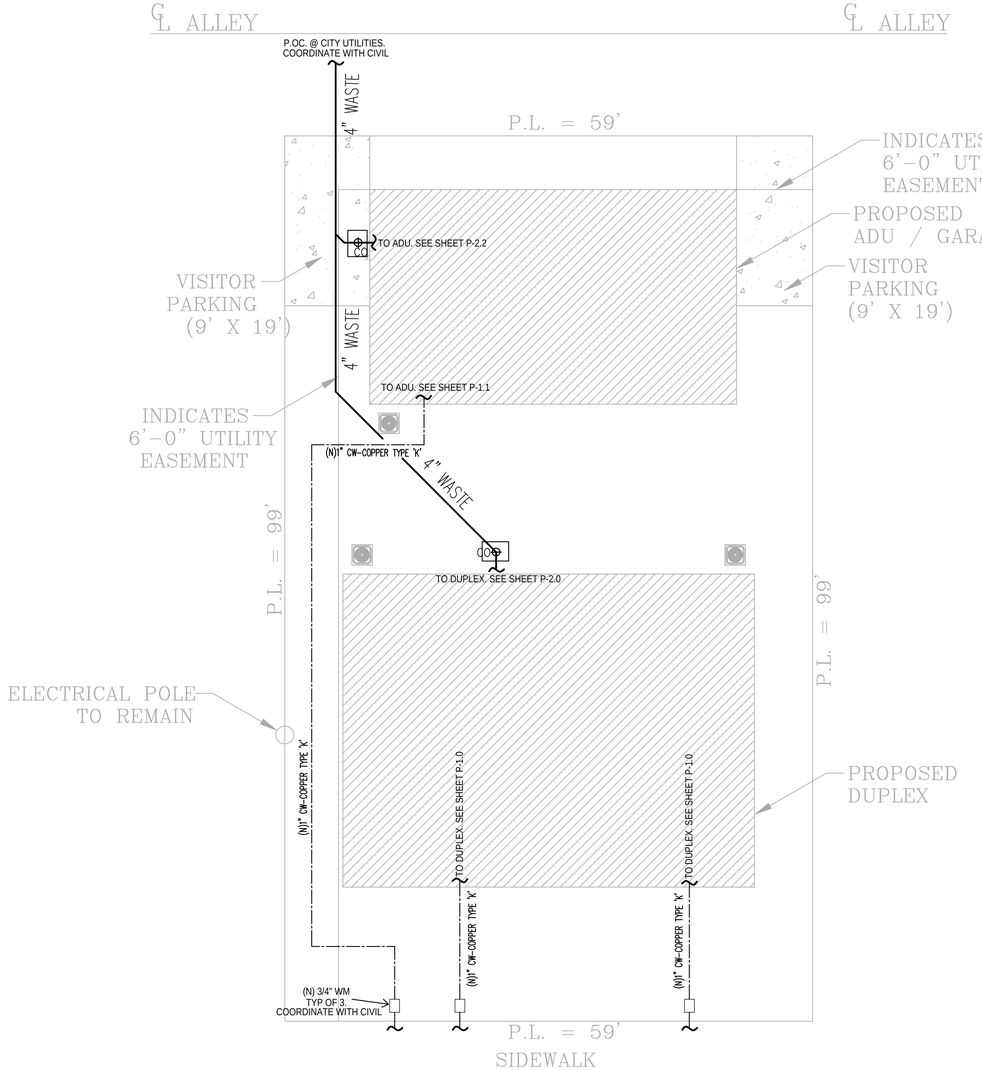
REGISTERED PROFESSIONAL ENGINEER SHANE DENNYS HOLT No. M34612 Exp. 12-31-25 MECHANICAL STATE OF CALIFORNIA

ROAD

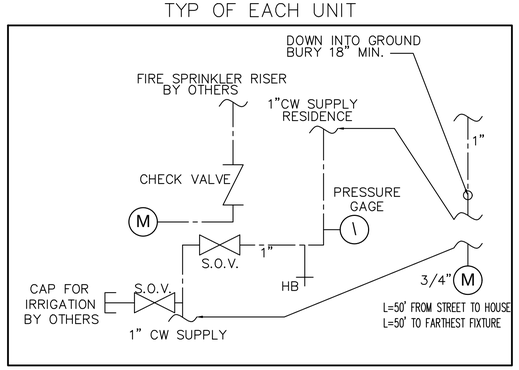
P-0.0

4
P-0

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TYP OF EACH UNIT



PLUMBING SITE PLAN

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

VERIFY ALL UTILITIES & LOCATIONS WITH CIVIL PLANS, SURVEY, AND ARCHITECT

REVISIONS

8/23/24: UPDATES	
AVP 3/19/24	

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JOB NAME

PROPOSED WORK FOR:
5309 S. SAVIERS ROAD
OXNARD, CA 93033

SHEET TITLE

PLUMBING SITE PLAN

REGISTERED PROFESSIONAL ENGINEER SHANE BENNETT No. C-39991 Exp. 06-30-25 CIVIL STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER SHANE DEWITT No. M34632 Exp. 12-31-25 MECHANICAL STATE OF CALIFORNIA

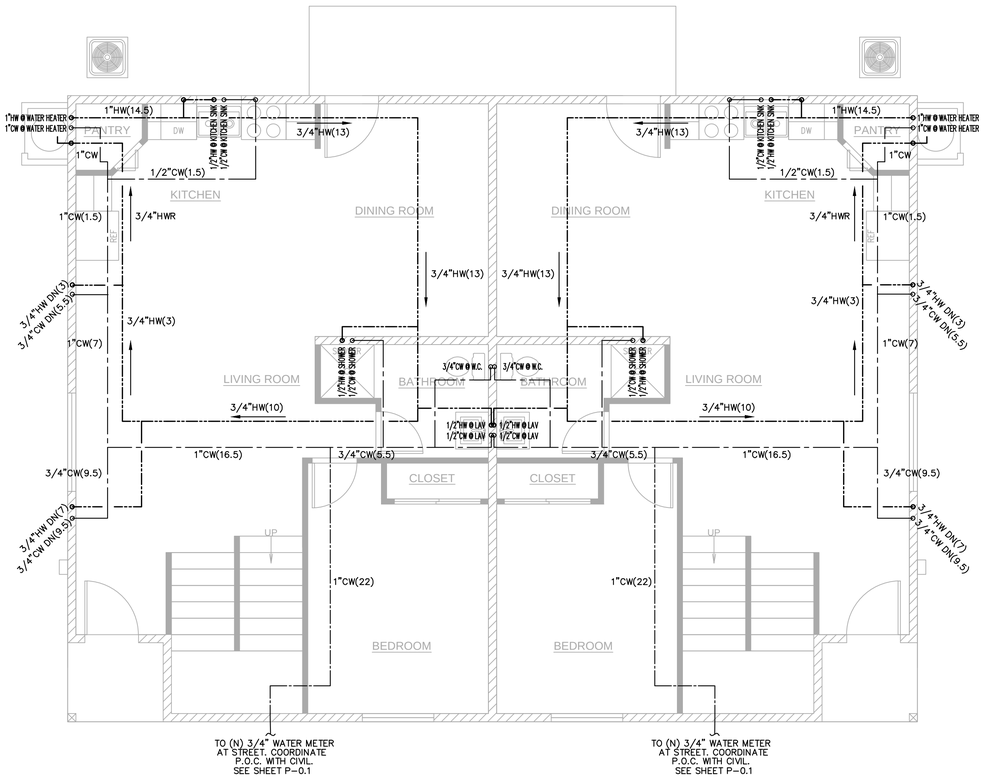
ROAD

P-0.1

*** NOTE ***
CONTRACTOR TO VERIFY EXACT SIZE, SLOPE AND LOCATION OF ALL EXISTING UTILITIES ON-SITE PRIOR TO CONSTRUCTION

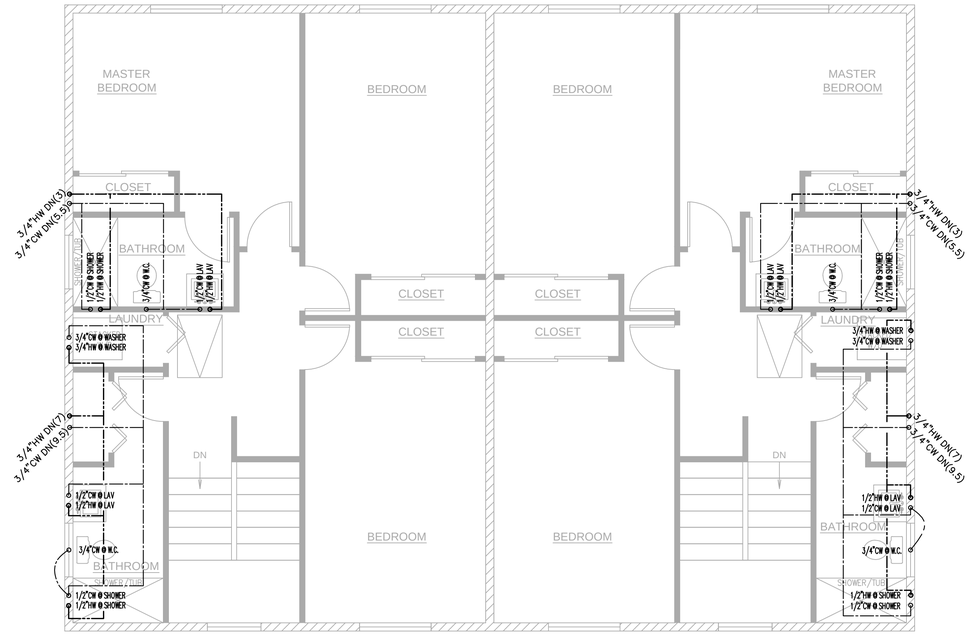
PLUMBING LEGEND

#	VENT LINE & SIZE
#	WASTE LINE & SIZE (BUILDING SEWER SHALL BE LAID IN A FIRM BED OF SAND)
GW # GW	GREASE WASTE LINE & SIZE (BUILDING SEWER SHALL BE LAID IN A FIRM BED OF SAND)
#(#)	HOT WATER SUPPLY LINE SIZE(WSFU)
#(#)	COLD WATER SUPPLY LINE SIZE (WSFU)
FCW #(#) FCW	FILTERED COLD WATER SUPPLY LINE SIZE (WSFU)
G #(#) G	GAS PIPING SIZE (MBH)
	VENT LINE BELOW SLAB
	HOT WATER SUPPLY LINE BELOW SLAB
	COLD WATER SUPPLY LINE BELOW SLAB
	CLEANOUT
	DWV, HW, CW RISER
	SHUT-OFF VALVE
	POINT OF CONNECTION (VIF)
(VIF)	VERIFY IN FIELD



1ST FLOOR WATER/GAS PLAN

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



2ND FLOOR WATER/GAS PLAN

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

These drawings are the property of ALL-TRADE ENGINEERING and are not to be copied or altered without written permission. Visual contact with these plans shall constitute prima facie evidence of the acceptance of these restrictions. Based on information provided by the client, ALL-TRADE ENGINEERING has relied solely on said client information for the preparation of the designs and other information contained on these drawings and is not responsible for any errors, omissions or inaccuracies contained in said information. No changes or additions to these drawings may be made without the written consent of ALL-TRADE ENGINEERING, and the author shall be released from all liability for any unauthorized changes, additions or deletions.

REVISIONS
8/23/24: UPDATES

AVP
3/19/24

JOB NAME
PROPOSED WORK FOR:
5309 S. SAVIERS ROAD
OXNARD, CA 93033

DRAWINGS VALID ONLY WITH ENGINEER'S WET SIGNATURE OVER SEAL ON EACH SHEET IN INK

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SHEET TITLE
DUPLEX
WATER/GAS PLAN

REGISTERED PROFESSIONAL ENGINEER
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No. C39991
Exp. 06-30-25
CIVIL
STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
SHANE DERNIS
No. M34622
Exp. 12-31-25
MECHANICAL
STATE OF CALIFORNIA

ROAD

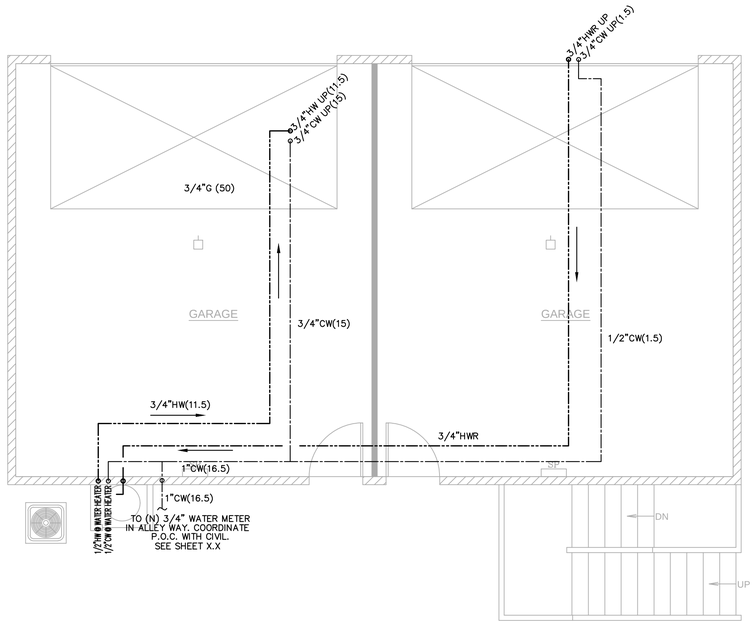
P-1.0

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*** NOTE ***
CONTRACTOR TO VERIFY EXACT SIZE, SLOPE AND LOCATION OF ALL EXISTING UTILITIES ON-SITE PRIOR TO CONSTRUCTION

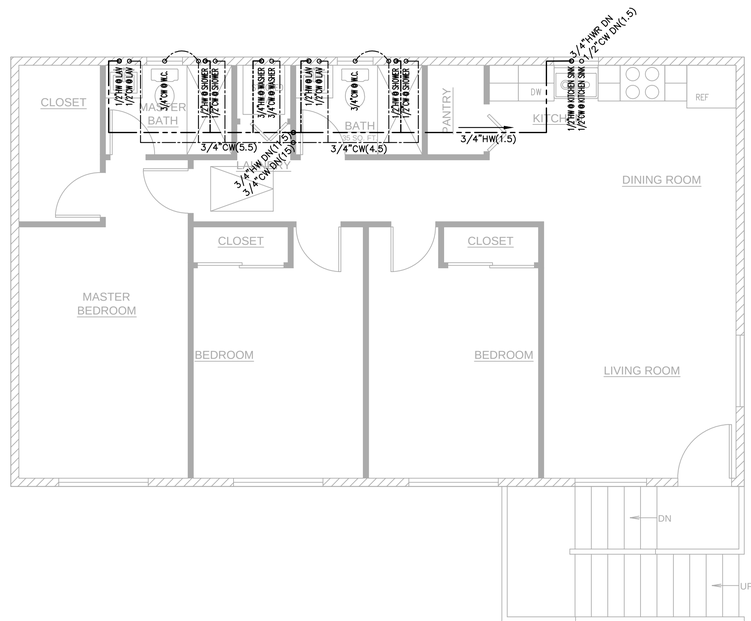
PLUMBING LEGEND

#	VENT LINE & SIZE
#	WASTE LINE & SIZE (BUILDING SEWER SHALL BE LAID IN A FIRM BED OF SAND)
CW # CW	GREASE WASTE LINE & SIZE (BUILDING SEWER SHALL BE LAID IN A FIRM BED OF SAND)
#(#)	HOT WATER SUPPLY LINE SIZE(WSFU)
#(#)	COLD WATER SUPPLY LINE SIZE (WSFU)
FCW #(#) FCW	FILTERED COLD WATER SUPPLY LINE SIZE (WSFU)
G #(#) G	GAS PIPING SIZE (MBH)
	VENT LINE BELOW SLAB
	HOT WATER SUPPLY LINE BELOW SLAB
	COLD WATER SUPPLY LINE BELOW SLAB
	CLEANOUT
	DWV, HW, CW RISER
	SHUT-OFF VALVE
	POINT OF CONNECTION (VIF)
(VIF)	VERIFY IN FIELD



ADU 1ST FLOOR WATER/GAS PLAN

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



ADU 2ND FLOOR WATER/GAS PLAN

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

REVISIONS

8/23/24: UPDATES	
AVP 3/19/24	

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(805) 905-4581 WWW.ALLTRADEENGINEERING.COM

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SHEET TITLE
ADU WATER/GAS PLAN

REGISTERED PROFESSIONAL ENGINEER
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Exp. 06-30-25
CIVIL
STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
SHANE DEWITT
No. M34634
Exp. 12-31-25
MECHANICAL
STATE OF CALIFORNIA

ROAD

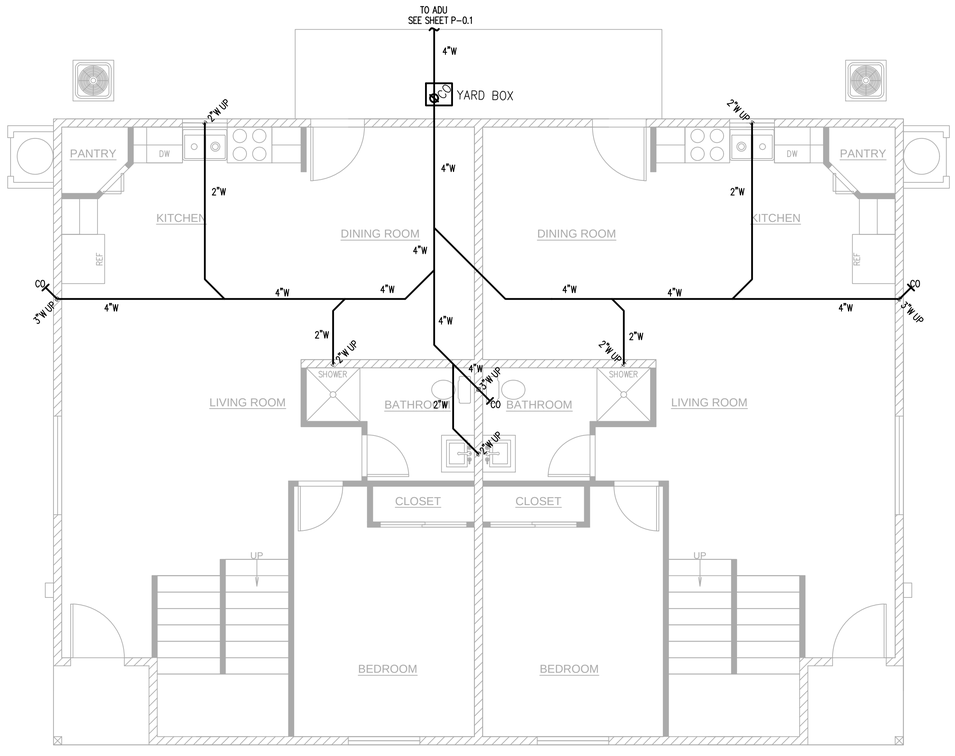
P-1.1

These drawings are, & the building designs & arrangements shown thereon are & shall remain the property of ALL-TRADE ENGINEERING. All drawings are instruments of service & are the property of ALL-TRADE ENGINEERING whether the building for which they are made is executed or not & are not to be used in any way for any other work & are not to be assigned to any third party without first obtaining the expressed written permission & consent of ALL-TRADE ENGINEERING. In the event of unauthorized reuse of these documents, the user agrees to hold ALL-TRADE ENGINEERING harmless & to indemnify ALL-TRADE ENGINEERING against any damages resulting therefrom. Submission or distribution of these documents to meet official regulatory requirements or for purposes in connection with the project is not to be construed as publication in derogation of ALL-TRADE ENGINEERING reserved rights. Visual contact with these drawings shall constitute prima facie evidence of the acceptance of these restrictions. Any unauthorized use of these drawings may be subject to criminal & civil penalties. Drawings are not to be scaled for quantities. Contractor is responsible for all dimensions & conditions on the job & must report any discrepancies to ALL-TRADE ENGINEERING before commencing work. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor shall verify & be responsible for all dimensions & conditions on the job. Any discrepancies must be reported to ALL-TRADE ENGINEERING before commencing work. Contractor shall coordinate all work & trades & shall be responsible for all construction means, methods, techniques, sequences & procedures & for all safety precautions & programs in connection with the work. ALL-TRADE ENGINEERING is not responsible for any errors or omissions in the information furnished by his client or his consultants & is not responsible for the consequences of using incomplete or inaccurate information. Contractor shall notify ALL-TRADE ENGINEERING of any errors, omissions or inconsistencies which he may discover in the information furnished by his client or his consultants before proceeding with the affected work. Based on information provided by his client, ALL-TRADE ENGINEERING has neither verified or is responsible for the accuracy of the following: existing dimensions, existing conditions, subsurface conditions, locations of property lines, easements, encroachments, zoning or building restrictions, or any other information furnished by his client or his consultants. Any information contained on these drawings may be subject to copyright laws.

*** NOTE ***
CONTRACTOR TO VERIFY EXACT SIZE, SLOPE AND LOCATION OF ALL EXISTING UTILITIES ON-SITE PRIOR TO CONSTRUCTION

PLUMBING LEGEND

—— # ——	VENT LINE & SIZE
—— # ——	WASTE LINE & SIZE (BUILDING SEWER SHALL BE LAID IN A FIRM BED OF SAND)
—GW— # —GW—	GREASE WASTE LINE & SIZE (BUILDING SEWER SHALL BE LAID IN A FIRM BED OF SAND)
—— #(#) ——	HOT WATER SUPPLY LINE SIZE(WSFU)
—— #(#) ——	COLD WATER SUPPLY LINE SIZE (WSFU)
—FCW— #(#) —FCW—	FILTERED COLD WATER SUPPLY LINE SIZE (WSFU)
—G— #(#) —G—	GAS PIPING SIZE (MBH)
—— \ ——	VENT LINE BELOW SLAB
—— // ——	HOT WATER SUPPLY LINE BELOW SLAB
—— \\ ——	COLD WATER SUPPLY LINE BELOW SLAB
	CLEANOUT
	DWV, HW, CW RISER
	SHUT-OFF VALVE
	POINT OF CONNECTION (VIF)
(VIF)	VERIFY IN FIELD



UNDERFLOOR DWV PLAN

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

REVISIONS

	8/23/24: UPDATES
AVP 3/19/24	

DRAWINGS VALID ONLY WITH ENGINEER'S WET SIGNATURE OVER SEAL ON EACH SHEET IN INK

JOB NAME
PROPOSED WORK FOR:
5309 S. SAVIERS ROAD
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SHEET TITLE
DUPLEX UNDERFLOOR
DWV PLAN

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SHAWN D. BENNETT
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MECHANICAL
STATE OF CALIFORNIA

ROAD

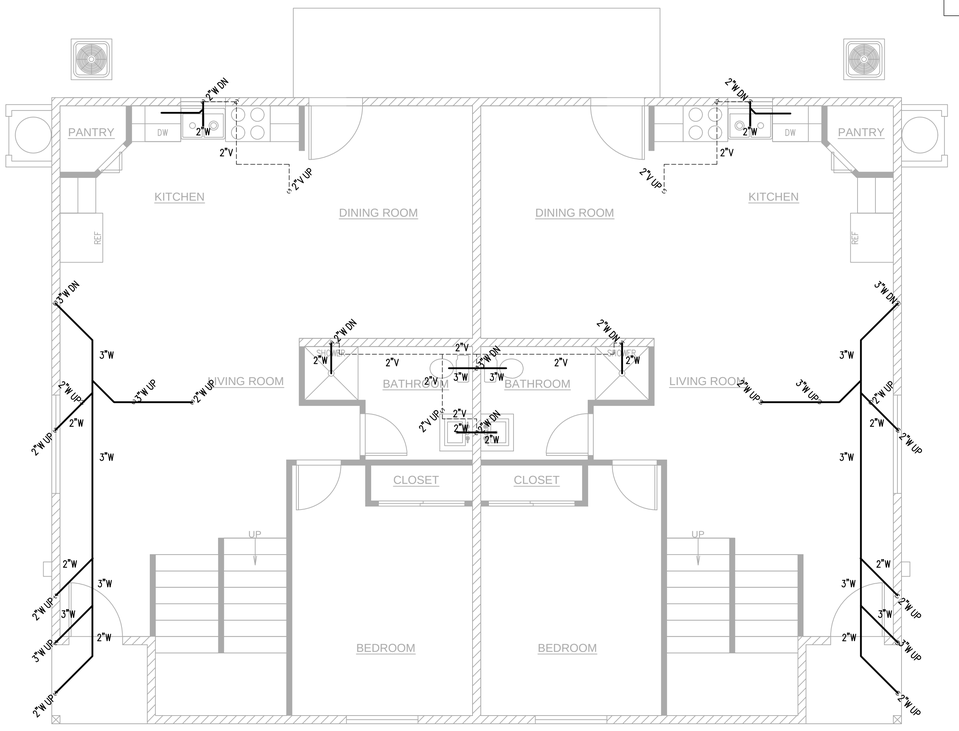
P-2.0

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*** NOTE ***
CONTRACTOR TO VERIFY EXACT SIZE, SLOPE AND LOCATION OF ALL EXISTING UTILITIES ON-SITE PRIOR TO CONSTRUCTION

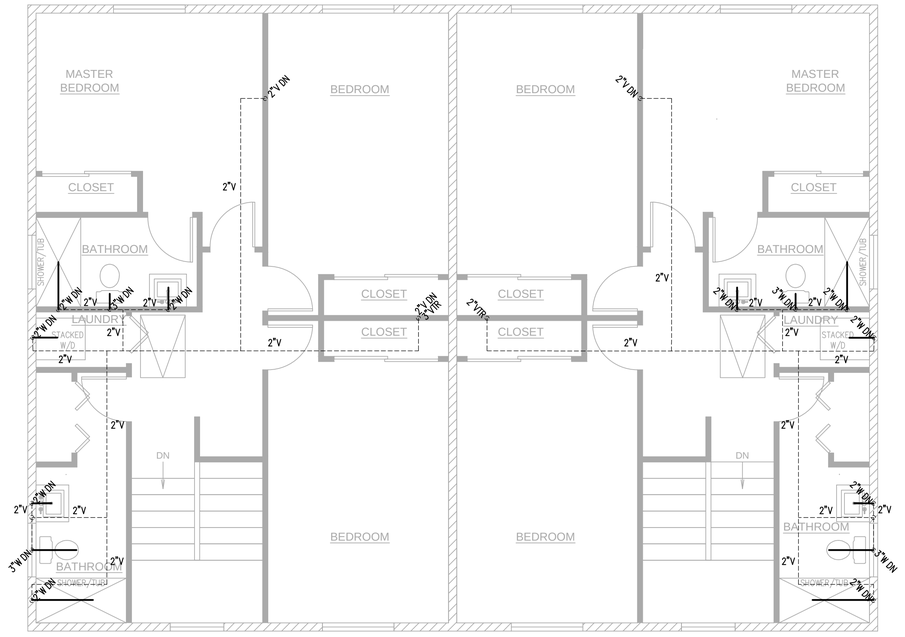
PLUMBING LEGEND

— — — # — — —	VENT LINE & SIZE
——— # ———	WASTE LINE & SIZE (BUILDING SEWER SHALL BE LAID IN A FIRM BED OF SAND)
—GW— # —GW—	GREASE WASTE LINE & SIZE (BUILDING SEWER SHALL BE LAID IN A FIRM BED OF SAND)
——— #(#) ———	HOT WATER SUPPLY LINE SIZE(WSFU)
— — #(#) — —	COLD WATER SUPPLY LINE SIZE (WSFU)
—FCW— #(#) —FCW—	FILTERED COLD WATER SUPPLY LINE SIZE (WSFU)
—G— #(#) —G—	GAS PIPING SIZE (MBH)
— — — — — —	VENT LINE BELOW SLAB
——— ———	HOT WATER SUPPLY LINE BELOW SLAB
——— ———	COLD WATER SUPPLY LINE BELOW SLAB
	CLEANOUT
	DWV, HW, CW RISER
	SHUT-OFF VALVE
	POINT OF CONNECTION (VIF)
(VIF)	VERIFY IN FIELD



1ST FLOOR DWV PLAN

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



2ND FLOOR DWV PLAN

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

REVISIONS
8/23/24: UPDATES

AVP 3/19/24

JOB NAME
PROPOSED WORK FOR:
5309 S. SAVIERS ROAD
OXNARD, CA 93033

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SHEET TITLE
DUPLEX
DWV PLAN

REGISTERED PROFESSIONAL ENGINEER SHANE DENNIS HAN No. C39991 Exp. 06-30-25 CIVIL STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER SHANE DENNIS HAN No. M34632 Exp. 12-31-25 MECHANICAL STATE OF CALIFORNIA

ROAD

P-2.1

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CITY OF OXNARD CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT
SITE IMPROVEMENT / GRADING PLAN COVER SHEET

GENERAL NOTES

1. All Grading shall conform to the City of Oxnard Grading Ordinance and the latest editions of the City of Oxnard Department of Public Works Standards, Standard Specifications for Public Works Construction (SSPWC), and the City of Oxnard Standard Land Development Specifications.
2. Contractor shall notify the City Inspection Division and all other interested parties and arrange for a preconstruction conference 48 hours prior to the beginning of construction.
3. At least two (2) working days prior to commencing construction, the contractor shall contact the Regional Notification Center (Underground Service Alert of Southern California U.S.A. at 1-800-422-4133) to obtain an inquiry identification number and to request the utility owners to mark or otherwise indicate the location of their subsurface facilities. The contractor shall determine the location and depth of all utilities, including all service connections, which have been marked by the respective owners and which may affect or be affected by its operations. The contractor shall take all necessary measures to protect all utilities and all structures found at the site. At least two (2) working days before commencing excavation, the contractor shall pothole and expose the existing utilities at all crossings and at the point of tie-in; then contact the Engineer to verify the elevation of the existing facilities.
4. All permits necessary prior to beginning construction shall be obtained by the contractor.
5. Throughout all phases of construction, including suspension of work, until final acceptance of the project, the contractor shall keep the work site clean and free from rubbish and debris. The contractor shall also abate dust nuisance by cleaning, sweeping and sprinkling with water and using dust fences or other methods as directed by the City throughout the construction operation.
6. The contractor shall keep a strict record of all changes and submit this record to the City of Oxnard Development Services Department. Certified "As-Built" plans shall be provided to the City of Oxnard by the developer's engineer before the release for occupancy will be issued.
7. All damage caused to public streets, including haul routes, alleys, sidewalks, curbs or street furnishings, or to private property shall be repaired at the sole expense of the contractor to the engineer's satisfaction.
8. The contractor shall remove and replace any existing broken or damaged sidewalk, curb, gutter or asphalt paving (patch, repair or overlay) and upgrade the alley adjacent to the property to current City standards as directed by the Engineer.
9. Sawcut existing pavement to a clean straight edge as directed by the City Inspector.
10. Pavement removal and replacement shall be in conformance with the City of Oxnard Standards and Specifications. Compaction efforts shall not disturb adjacent street structural section. Contractor shall be responsible for any such damage.
11. All underground sewer, storm drain, and water pipelines, electric power, telephone or cable TV conduits and cable and gas pipelines shall be installed prior to construction of curbs, gutters, sidewalks and pavement.
12. Where joining the existing pavement, sawcut to sound pavement and overlay as required to provide proper grade and cross-slope. Any unsound pavement shall be replaced as required by the engineer.
13. The developer shall obtain final approval of reimbursement amounts prior to beginning construction on reimbursable items.
14. All water wells located within the site shall be reported to the City of Oxnard Water Superintendent prior to their modification or destruction (City of Oxnard Ordinance No. 2219).
15. The contractor is required to protect all existing survey monumentation during grading and all subsequent construction. Contractor shall give the engineer adequate notice, before disturbing said monuments, so the engineer can replace or relocate any existing survey monumentation.
16. All unsuitable material shall be removed as required by the Soils Engineer (and Engineering Geologist, where employed) from all areas to receive compacted fill or drainage structures.
17. All deleterious material (e.g. – lumber, logs, brush, rubbish, etc.) shall be removed from all areas to receive compacted fill and hauled to a dump-site approved by the Engineer.
18. All areas to receive compacted fill shall be inspected and approved by the Soils Engineer (and Engineering Geologist, where employed) after removal of unsuitable material and excavation of keyways and benches, and prior to placement of subsurface drainage systems or any fills.
19. All soil or rock materials deemed unsuitable for placement in compacted fill shall be removed from the site. Any imported material shall be approved by the Soils Engineer prior to use in compacted fill. Blocky material shall be broken into suitable particle sizes before being used as fill in conformance with the City standards.
20. All tree roots, abandoned irrigation lines, utility services, septic tanks and similar materials shall be removed from the site and voids created thereby shall be properly filled and compacted as directed by the Soils Engineer.
21. All excavated back slopes and keys for buttress fills must be examined by the Engineering Geologist and Soils Engineer to insure all potential planes of failure have been exposed in the excavation and will be adequately supported by the proposed buttress fills.
22. The Soils Engineer shall submit recommendations for corrective work to insure slope stability where unstable material is exposed at the top of cuts.
23. During the rainy season (approximately October through April), the developer shall be responsible for providing storm damage prevention measures or erosion control devices and/or to perform certain grading to prevent soil or excess runoff from flowing into public streets or adjacent properties. In the event of such an occurrence, cleanup shall commence immediately. Should City forces or the City contractor perform any cleanup resulting from this development, the developer shall pay the cost incurred within ten (10) working days upon receipt of billing.
24. The developer or his agent shall be responsible for removal and cleanup of any spill on public streets during the grading operation, as well as repair of damage to haul routes and existing facilities.
25. Maximum slopes for both cut and fill shall be 2:1.
26. No oversize or overweight loads are permitted without a separate moving permit.
37. Haul routes must be on official truck routes as shown on the City truck route map. A separate encroachment permit is required when it is necessary to flag traffic or install any traffic control devices on City right-of-way.
28. All work contemplated under the permit shall be completed within the time limit specified in the permit or any time extensions granted thereon and shall be done in accordance with the approved plans and in compliance with the terms and conditions of the Grading Permit to the satisfaction of the Development Services Director and all other provisions of the code, applicable laws, and ordinances.
29. In the event the developer fails to comply with the provisions of the permit and applicable laws, the surety will promptly complete the work to the satisfaction of the Development Services Director. In the event said surety fails to promptly do so, the surety shall pay the City all costs and expenses incurred by said City in making the premises safe to the satisfaction of the Development Services Director.
30. Fine grading to be no less than the following:

	Longitudinal-Slope	Cross-Slope
Pervious surfaces	1.00%	2.0%
Asphalt surfaces	0.50%	1.0%
Concrete surfaces	.25%	0.5%

31. If the property grades have an elevation differential of 12 inches, a retaining wall shall be required (any permits required shall be obtained from Building Division before approval of grading plan). Grade differential greater than three feet shall require a double wall with a 3 foot planting strip between walls. Maximum wall height shall not exceed 8 feet between lots.
32. Prior to a final inspection and acceptance of the grading operation, all certification hereon shall be fully executed by the appropriate registered professionals.
33. All sewers and storm drain lines shall be videotaped by the contractor in VHS format and the tapes(s) shall be delivered to the city inspector at the time of taping.

CAUTION: UNDERGROUND STRUCTURES

All underground utilities or structures reported by the owner or those shown on records examined are indicated with their approximate location and extent. The developer, by accepting these plans or proceeding with improvements pursuant thereto, understands that they agree to assume liability, and agree to hold the undersigned harmless for any liability for damage resulting from the existence of underground utilities or structures not reported to the undersigned, not indicated on the public records examined, located at variance with that reported or shown on records examined. The contractor is required to take due precautionary measures to protect the utilities or structures found at the site. It shall be the contractors responsibility to notify the owners of the utilities or structures concerned before starting to work.

ENGINEERED GRADING CERTIFICATE

JOB ADDRESS OR TRACT No.: _____

OWNER: _____

ROUGH GRADING CERTIFICATION

(A) BY SOILS ENGINEER

I CERTIFY THAT THE ROUGH GRADING WORK INCORPORATES ALL RECOMMENDATIONS CONTAINED IN THE REPORT OR REPORTS FOR WHICH I AM RESPONSIBLE, AND ALL RECOMMENDATIONS THAT I HAVE MADE BASED ON FIELD INSPECTION OF THE WORK AND TESTING DURING GRADING. I FURTHER CERTIFY THAT WHERE REPORTS OF AN ENGINEERING GEOLOGIST, RELATIVE TO THIS SITE, HAVE RECOMMENDED THE INSTALLATION OF BUTTRESS FILLS OR OTHER SIMILAR STABILIZATION MEASURES, SUCH EARTHWORK CONSTRUCTION HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED DESIGN.

LOT NOS. _____

SEE REPORTS DATED_____FOR TEST DATA, RECOMMENDED ALLOWABLE SOIL BEARING VALUES, AND OTHER SPECIAL RECOMMENDATIONS.

REMARKS: _____

ENGINEER: _____ REG No.: _____ DATE: _____
(SIGNATURE)

(B) BY ENGINEERING GEOLOGIST

I CERTIFY THAT THE ROUGH GRADING WORK INCORPORATES ALL RECOMMENDATIONS CONTAINED IN THE REPORT OR REPORTS FOR WHICH I AM RESPONSIBLE, AND ALL RECOMMENDATIONS THAT I HAVE MADE BASED ON FIELD INSPECTION OF THE WORK DURING GRADING.

LOT NOS. _____

REMARKS: _____

ENGINEERING GEOLOGIST: _____ CERT. No.: _____
(SIGNATURE) DATE: _____

(C) BY CIVIL ENGINEER

I CERTIFY TO THE SATISFACTORY COMPLETION OF ROUGH GRADING INCLUDING: GRADING TO THE APPROXIMATE FINAL ELEVATIONS, PROPERTY LINES LOCATED AND STAKED, CUT AND FILL SLOPES GRADED AND LOCATED IN ACCORDANCE WITH THE APPROVED DESIGN, SWALES AND TERRACES GRADED READY FOR PAVING, BERMS INSTALLED, AND REQUIRED DRAINAGE SLOPES PROVIDED ON THE BUILDING PADS. I FURTHER CERTIFY THAT WHERE A REPORT OR REPORTS OF AN ENGINEERING GEOLOGIST AND/OR SOILS ENGINEER HAVE BEEN PREPARED RELATIVE TO THIS SITE, THE RECOMMENDATIONS CONTAINED IN SUCH REPORTS HAVE BEEN INCORPORATED IN THE DESIGN.

LOT NOS. _____

REMARKS: _____

ENGINEER: _____ REG No.: _____ DATE: _____
(SIGNATURE)

FINAL GRADING CERTIFICATION

(D) BY CIVIL ENGINEER

I CERTIFY TO THE SATISFACTORY COMPLETION OF GRADING IN ACCORDANCE WITH THE APPROVED PLANS. ALL DRAINAGE DEVICES REQUIRED BY THE GRADING PERMIT, GRADING PLANS AND GRADING ORDINANCE HAVE BEEN INSTALLED. EROSION TREATMENT OF SLOPES AND IRRIGATION SYSTEMS (WHERE REQUIRED) HAVE BEEN INSTALLED. ADEQUATE PROVISIONS HAVE BEEN MADE FOR DRAINAGE OF SURFACE WATER FROM EACH BUILDING SITE.

LOT NOS. _____

REMARKS: _____

ENGINEER: _____ REG No.: _____ DATE: _____
(SIGNATURE)

DETENTION BASIN CERTIFICATION

(E) BY CIVIL ENGINEER

I CERTIFY THAT ALL DETENTION BASIN ELEVATIONS AND STORM DRAIN OUTLET CONTROL DEVICES HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THESE PLANS.

ENGINEER: _____ REG No.: _____ DATE: _____
(SIGNATURE)

FEDERAL EMERGENCY MANAGEMENT AGENCY CERTIFICATION

(F) BY CIVIL ENGINEER

BASED ON POST-CONSTRUCTION FIELD SURVEY, I CERTIFY THAT THE LOWEST FLOOR OR HORIZONTAL STRUCTURAL MEMBER HAS BEEN CONSTRUCTED ABOVE THE F.E.M.A. BASE FLOOD ELEVATION. (ANY CHANGES ARE NOTED)

ENGINEER: _____ REG No.: _____ DATE: _____
(SIGNATURE)

(CIVIL ENGINEER IS REQUIRED TO FILE AN "ELEVATION CERTIFICATE" FOR ALL "A" OR "V" ZONES)

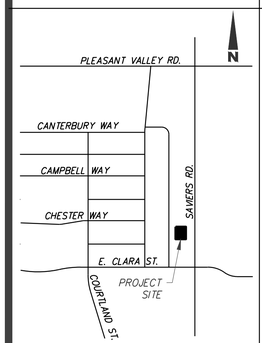
SHEET NO.	SHEET TITLE
C1	GRADING PLAN COVER SHEET
C2	GRADING AND DRAINAGE PLAN
C3	DETAILS

SHEET NO.	SHEET TITLE
EC1	EROSION AND SEDIMENT CONTROL PLAN
EC2	EROSION CONTROL DETAIL SHEET

APN: 222-0-112-105

LAND DEVELOPMENT PERMIT NO. PZ XX-XXX-XX

LOCATION MAP



APPROVAL BY CONSULTANTS

THIS PLAN IS ACCEPTABLE IN REGARD TO SOILS (AND GEOLOGIC,... IF APPLICABLE) CONDITIONS AND CONFORMS TO THE RECOMMENDATIONS OF SUPPORTIVE REPORTS.

SOILS ENGINEERING REPORT(S) No. W1788-06-01B 8/28/23 DATED

_____ DATED

_____ DATED

ENGINEERING GEOLOGIC REPORT No. W1788-06-01B 8/28/23 DATED

BY: PETRINA ZEN GE 3217
SOILS ENGINEER R.C.E.

COMPANY: GEOCON WEST, INC. , 8/28 20 23

BY: GERALD A. KASMAN CEG 2251
ENGINEERING GEOLOGIST CERT. No.

COMPANY: GEOCON WEST, INC. , 8/28 20 23

BENCH MARK

BENCHMARK STATEMENT
CITY OF OXNARD "COURT" 2000
ELEVATION = 15.226 FEET NAVD 88
CITY OF OXNARD FIELD BOOK

F.E.M.A.

FLOOD ZONE FROM F.I.R.M. _____

BASE FLOOD ELEVATION _____
(REQUIRED FOR ALL "A" OR "V" ZONES)

EARTHWORK QUANTITIES:

CUT= 0 CU. YDS.

FILL= 220 CU. YDS.

EXPORT= 0 CU. YDS.

IMPORT= 220 CU. YDS.

DESIGNATED SITE FOR IMPORT/EXPORT:
TBD

OWNER'S AGENT

AGENT _____

24 HRS. PHONE No. ( ) _____

NOTICE OF INTENT

THE LAND OWNERS MUST FILE A NOTICE OF INTENT (N.O.I.) WITH THE STATE WATER RESOURCES CONTROL BOARD WHEN THE GRADING CONSTRUCTION ACTIVITY RESULTS IN LAND DISTURBANCE OF ONE ACRE OR MORE WDID# _____

WO 10619.0

PREPARED BY:

ROBERT WILLIAM COMPANY
ENGINEERING AND LAND PLANNING DIVISION
GENERAL ENGINEERING & BUILDING CONTRACTORS
216 N. 8TH ST., SANTA PAULA, CA 93060 P: (805)671-9811
917 RAILROAD AVENUE – P.O. BOX 1025 SANTA PAULA, CA 93061

_____ _____
R.C.E. No. DATE

PLACE THE ENGINEER'S SEAL IN THIS SPACE

AS-BUILT CERTIFICATE

I HEREBY CERTIFY THAT THE WORK SHOWN ON DRAWING No. _____ SHEET No. ____ THROUGH ____, MARKED AS "RECORD DRAWING", HAS BEEN CONSTRUCTED IN CONFORMANCE WITH LINES AND GRADES AS SHOWN ON SAID PLANS, DRAWINGS, REFERENCED SPECIFICATIONS, AND APPROVED CHANGE ORDERS, AS INDICATED IN THE REVISION BLOCK.

_____ _____ _____
DATE SIGNATURE R.C.E. No.

DIGALERT

DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS BEFORE YOU DIG

UNDERGROUND SERVICE ALERT(USA) OF SOUTHERN CALIFORNIA

RECOMMENDED FOR APPROVAL

DEPARTMENT	SIGNATURE	TITLE	DATE
PUBLIC WORKS			
TRAFFIC			
FIRE			
PLANNING			
PARKS			

REVISIONS

MARK	DATE	DESCRIPTION	BY

REVIEWED BY: _____ DATE

_____ DATE

CITY OF OXNARD DEVELOPMENT SERVICES DEPARTMENT

FINE GRADING PLAN
5309 S. SAVIERS RD. OXNARD, CA

APPROVED: _____
CITY ENGINEER R.C.E. EXP. DATE

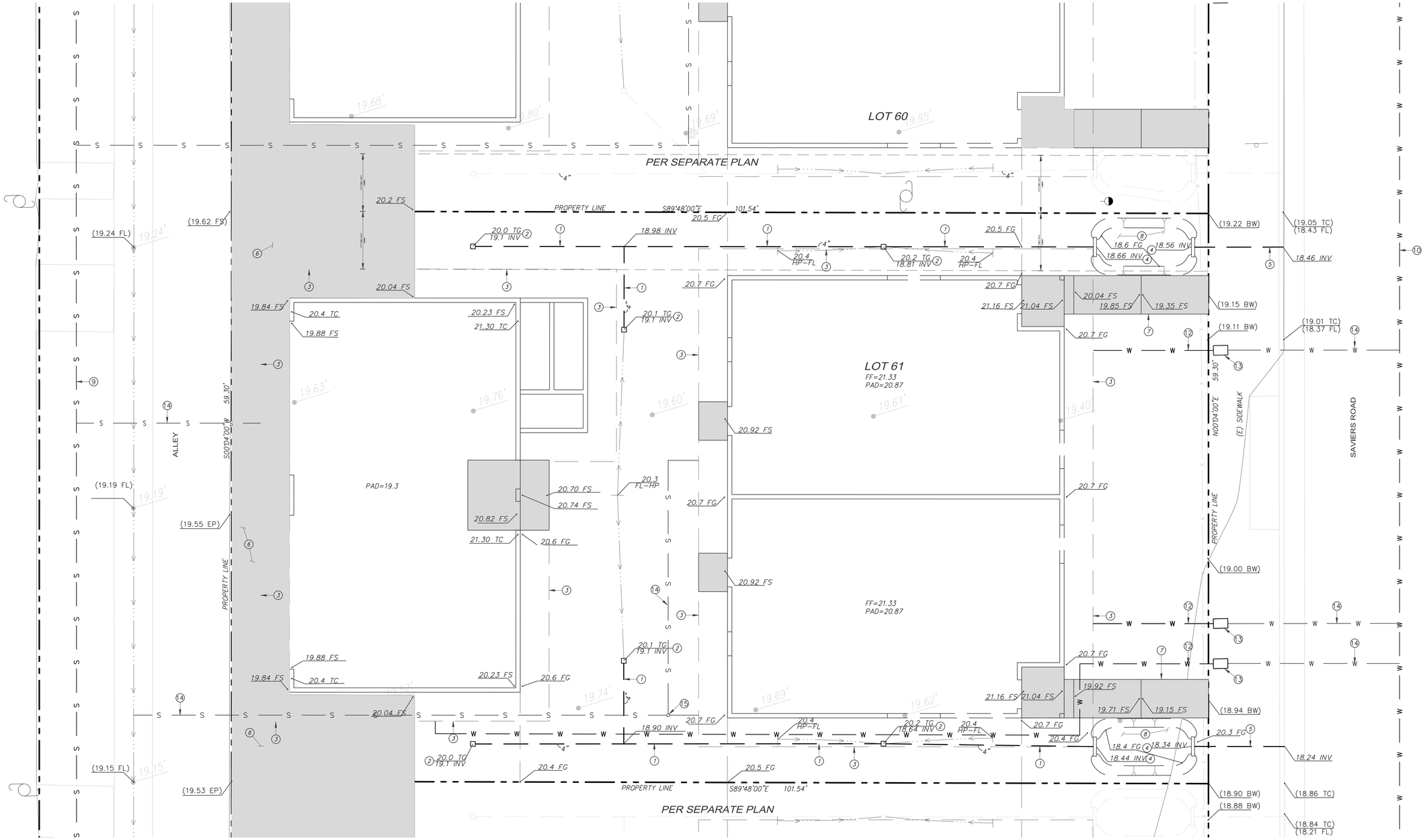
SCALE: HORZ.: NONE
VERT.: NONE

DESIGN BY: DRAFTSMAN

CHECKED BY: ENGINEER

SHEET No. C1 C3 OF

DRAWING NUMBER XX-XXA



CONSTRUCTION NOTES:

1. INSTALL 4" DIA PVC, SDR 35 DRAIN LINE (S=0.5% MIN).
2. INSTALL 6" SQ. AREA DRAIN WITH ATRIUM GATE.
3. REMOVE AND RECOMPACT 2' BENEATH THE BOTTOM OF FOUNDATION AND 3' MINIMUM OUTSIDE OF THE BUILDING FOOTPRINT PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
4. PROVIDE CONCRETE HEADWALL PER DETAIL 1 SEE SHEET C3.
5. INSTALL SIDEWALK DRAIN PIPE PER CITY OF OXNARD PLATE 122.
6. CONSTRUCT 6" PCC DRIVE/PARKING AREA OVER 4" PMB.
7. CONSTRUCT 4" PCC SIDEWALK OVER 4" SAND.
8. CONSTRUCT GRASSY DETENTION BED PER DETAIL 2 SEE SHEET C3.
9. EXISTING SEWER MAIN, VERIFY LOCATION IN FIELD AND PROTECT IN PLACE.
10. EXISTING WATER MAIN, VERIFY LOCATION IN FIELD AND PROTECT IN PLACE.
11. INSTALL 4" SEWER LATERAL (SDR 35) PER CITY OF OXNARD STD PLATE 405.
12. INSTALL 1" COPPER WATER SERVICE PER CITY OF OXNARD STD PLATE 305.
13. INSTALL ¾" WATER METER PER CITY OF OXNARD STD PLATE 305.
14. INSTALL 1" POLYETHYLENE WATER LATERAL PER CITY OF OXNARD STD PLATE 305.
15. INSTALL SEWER CLEANOUT PER CITY OF OXNARD STD PLATE 407.

Know what's below. Call before you dig.

LOT 61 GRADING PLAN

SCALE: 1" = 5'

NORTH

0' 2.5' 5' 10' 15'

SCALE: 1" = 5'

NOTE*

THE FOUNDATIONS FOR THE STRUCTURES LOCATED INSIDE OR IMMEDIATELY ADJACENT TO PUBLIC UTILITY EASEMENTS (EG. FENCES AND BUILDINGS) SHALL BE DESIGNED TO ALLOW UTILITY EXCAVATION IN THE AREA.

APN: 222-0-112-105

PREPARED BY:

RWC-LLC

ENGINEERING & LAND PLANNING DIVISION
216 N. 8th STREET, SANTA PAULA, CA 93061
P: (805) 671-9811 E: RANDY@RWC-LLC.COM

RANDY W. TOEDTER R.C.E. 37316 DATE

W.O. 10620.000

REGISTERED PROFESSIONAL ENGINEER RANDY W. TOEDTER No. 37316 Exp. 6-30-24 CIVIL STATE OF CALIFORNIA

REVISIONS

MARK	DATE	DESCRIPTION	BY

REVIEWED BY: DATE DATE

CITY OF OXNARD CALIFORNIA — DEVELOPMENT SERVICES DEPARTMENT

FINE GRADING PLAN
5309 S. SAVIERS RD. OXNARD, CA

APPROVED: CITY ENGINEER R.C.E. EXP. DATE DATE

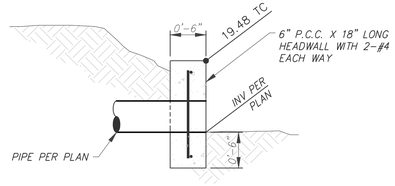
SCALE: HORIZ.: NONE VERT.: NONE

DESIGN BY: R.W.T.

CHECKED BY: R.W.T.

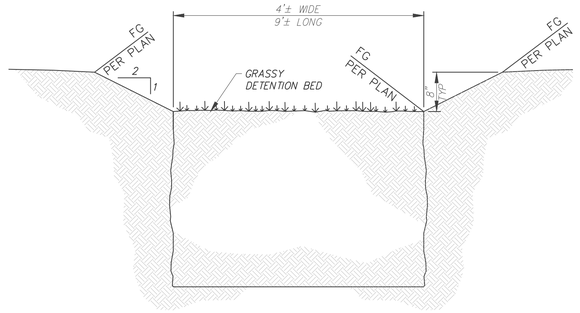
SHEET No. C2 C3 OF

DRAWING NUMBER



DETAIL 1

NOT TO SCALE



DETAIL 2

NOT TO SCALE

Know what's below.
Call before you dig.

APN: 222-0-112-105

PREPARED BY:

RWC-LLC
ENGINEERING & LAND PLANNING DIVISION
216 N. 8th STREET, SANTA PAULA, CA 93061
P: (805) 671-9811 E: RANDY@RWC-LLC.COM

W.O. 10620.000

RANDY W. TOEDTER R.C.E. 37316 DATE

REGISTERED PROFESSIONAL ENGINEER
RANDY W. TOEDTER
No. 37316
Exp. 6-30-24
CIVIL
STATE OF CALIFORNIA

REVISIONS

MARK	DATE	DESCRIPTION

REVIEWED BY:

DATE

DATE

CITY OF OXNARD CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT

DETAILS
5305 S. SAVIERS RD. OXNARD, CA

APPROVED:
CITY ENGINEER R.C.E. EXP. DATE DATE

SCALE: HORIZ.: NONE
VERT.: NONE

DESIGN BY: R.W.T.

CHECKED BY: R.W.T.

SHEET No. C3 C3 OF

DRAWING NUMBER XX-XXA

GENERAL NOTES:

1. BEST MANAGEMENT PRACTICES (BMP'S) CONTAINED HEREIN REFLECT MINIMUM REQUIREMENTS. FOR ADDITIONAL BMP'S REFER TO CALIFORNIA STORMWATER BMP HANDBOOKS.
2. ALL CONSTRUCTION ACTIVITY SHALL BE PERFORMED IN ACCORDANCE WITH A STORMWATER POLLUTION PREVENTION PLAN (SWPCP) DEVELOPED AND IPLEMENTED IN COMPLIANCE WITH REQUIREMENTS OF THE CURRENT VENTURA COUNTYWIDE STORMWATER QUALITY MANAGEMENT PROGRAM, NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. BEFORE A GRADING PERMIT IS ISSUED, THE CITY OF VENTURA WILL REQUIRE PROOF OF RECEIPT OF A NOTICE OF INTENT FOR THE CURRENT STATE NPDES GENERAL CONTRUCTION PERMIT FOR ALL CONSTRUCTION PROJECTS THAT DISTURB ONE ACRE OR MORE OR THAT ARE LESS THAN ONE ACRE BUT THE SITE IS PART OF A LARGER COMMON AREA OF DEVELOPMENT OR SALE.
3. THE SWPPP SHALL:
   - A. IDENTIFY POTENTIAL POLLUTANT SOURCES AND INCLUDE THE DESIGN AND PLACEMENT OF BMP'S TO EFFECTIVELY PROHIBIT THE ENTRY OF POLLUTANTS FROM THE CONSTRUCTION SITE INTO AND ONTO THE STREET AND STORM DRAIN SYSTEM DURING CONSTRUCTION.
   - B. BE KEPT ON SITE AND AMENDED TO REFLECT CHANGING CONDITIONS THROUGHOUT THE COARSE OF CONSTRUCTION.
   - C. BE KEPT UP TO DATE. ANY ADDITIONAL UPDATES REQUESTED BY AGENCY REPRESENTATIVE ARE TO BE MADE IMMEDIATELY.
4. NON-STORMWATER DISCHARGES ARE PROHIBITED FROM ENTERING ANY STORM DRAIN SYSTEM AND/OR STREET.
5. DISCHARGES OF PUMPED GROUND WATER REQUIRE A DISCHARGE PERMIT FROM THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (RWOCB).
6. POLLUTANTS SHALL BE REMOVED FROM STORMWATER DISCHARGES TO THE MAXIMUM EXTENT PRACTICABLE (MEP) THROUGH DESIGN & IMPLEMENTATION OF THE SWPCP.
7. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIME DURING THE RAINY SEASON (OCT. 1 TO APR. 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO ENSURE THE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT. XXXXX XXXXXXXXXX _____ SHALL BE NOTIFIED AT (XXX) XXX-XXXX _____ IN CASE OF AN EMERGENCY.
8. PORTABLE SANITARY FACILITIES SHALL BE LOCATED ON RELATIVELY LEVEL GROUND AWAY FROM TRAFFIC AREAS, DRAINAGE COURSES, AND STORM DRAIN INLETS.
9. EMPLOYEES, SUBCONTRACTORS AND SUPPLIERS SHALL BE EDUCATED ON ALL BMP'S INCLUDING CONCRETE WASTE STORAGE AND DISPOSAL PROCEDURES.
10. SEDIMENT CONTROL PRACTICES SHALL EFFECTIVELY PREVENT A NET INCREASE OF SEDIMENT LOAD IN STORMWATER DISCHARGE.
11. ANY SLOPE WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
12. EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED OR MODIFIED AS APPROVED BY THE INSPECTOR IF THEY INTERFERE WITH GRADING OPERATIONS, OR IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
13. EXCEPT AS OTHERWISE APPROVED BY THE INSPECTOR, ALL DEVICES SHOWN ON THE PLAN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY OR ON WEEKENDS WHEN THE 5 DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
14. GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
15. ALL LOOSE SOIL AND DEBRIS, WHICH MAY CREATE A POTENTIAL HAZARD TO OFFSITE PROPERTY, SHALL BE REMOVED FROM THE SITE AS DIRECTED BY THE INSPECTOR.
16. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM OR WHENEVER DIRECTED BY THE INSPECTOR.
17. A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 72 HOURS AFTER EACH RAINSTORM. BEFORE REMOVAL OF THE RAINWATER INTO THE STORM DRAIN SYSTEM, THE
18. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER.
19. DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN OCTOBER 1 AND APRIL 15 WITHOUT PRIOR APPROVAL OF THE INSPECTOR.
20. THE UNDERSIGNED OWNER WILL SUPERVISE EROSION CONTROL WORK IN ACCORDANCE WITH THE APPROVED PLANS.

SIGNATURE _____ DATE _____

REFERENCE:

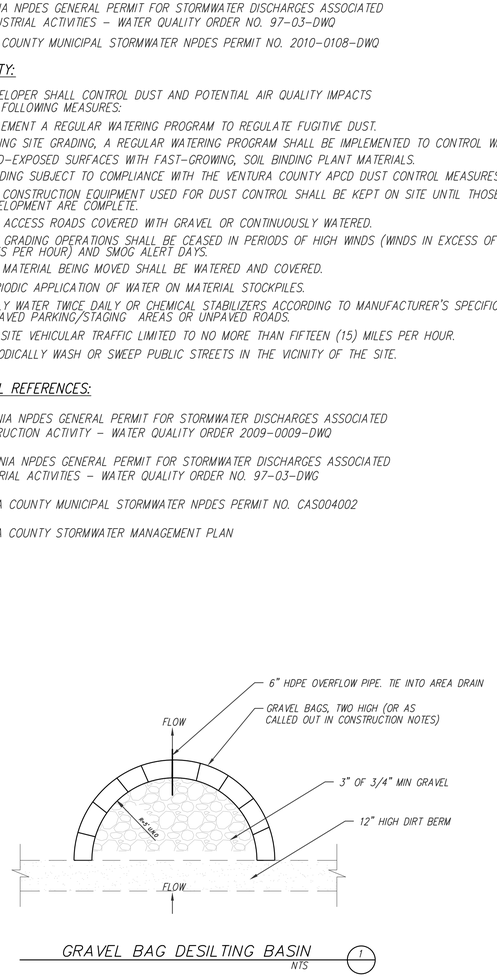
1. VENTURA COUNTY WIDE STORM WATER QUALITY MANAGEMENT PROGRAM (SWPCP) FOR SITES LESS THAN ONE ACRE DISTURBED, NPDES PERMIT NO. CAS004002 (ORDER 09-0057)
2. CALIFORNIA NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITIES - WATER QUALITY ORDER NO. 97-03-DWQ
3. VENTURA COUNTY MUNICIPAL STORMWATER NPDES PERMIT NO. 2010-0108-DWQ

AIR QUALITY:

87. THE DEVELOPER SHALL CONTROL DUST AND POTENTIAL AIR QUALITY IMPACTS BY THE FOLLOWING MEASURES:
   - a. IMPLEMENT A REGULAR WATERING PROGRAM TO REGULATE FUGITIVE DUST.
   - b. DURING SITE GRADING, A REGULAR WATERING PROGRAM SHALL BE IMPLEMENTED TO CONTROL WIND EROSION.
   - c. SEED-EXPOSED SURFACES WITH FAST-GROWING, SOIL BINDING PLANT MATERIALS.
   - d. GRADING SUBJECT TO COMPLIANCE WITH THE VENTURA COUNTY APCD DUST CONTROL MEASURES.
   - e. ALL CONSTRUCTION EQUIPMENT USED FOR DUST CONTROL SHALL BE KEPT ON SITE UNTIL THOSE PHASES OF DEVELOPMENT ARE COMPLETE.
   - f. SITE ACCESS ROADS COVERED WITH GRAVEL OR CONTINUOUSLY WATERED.
   - g. THE GRADING OPERATIONS SHALL BE CEASED IN PERIODS OF HIGH WINDS (WINDS IN EXCESS OF TWENTY [20] MILES PER HOUR) AND SMOG ALERT DAYS.
   - h. ALL MATERIAL BEING MOVED SHALL BE WATERED AND COVERED.
   - i. PERIODIC APPLICATION OF WATER ON MATERIAL STOCKPILES.
   - j. APPLY WATER TWICE DAILY OR CHEMICAL STABILIZERS ACCORDING TO MANUFACTURER'S SPECIFICATIONS TO ALL UNPAVED PARKING/STAGING AREAS OR UNPAVED ROADS.
   - k. ON-SITE VEHICULAR TRAFFIC LIMITED TO NO MORE THAN FIFTEEN (15) MILES PER HOUR.
   - l. PERIODICALLY WASH OR SWEEP PUBLIC STREETS IN THE VICINITY OF THE SITE.

ADDITIONAL REFERENCES:

1. CALIFORNIA NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY - WATER QUALITY ORDER 2009-0009-DWQ
2. CALIFORNIA NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITIES - WATER QUALITY ORDER NO. 97-03-DWQ
3. VENTURA COUNTY MUNICIPAL STORMWATER NPDES PERMIT NO. CAS004002
4. VENTURA COUNTY STORMWATER MANAGEMENT PLAN



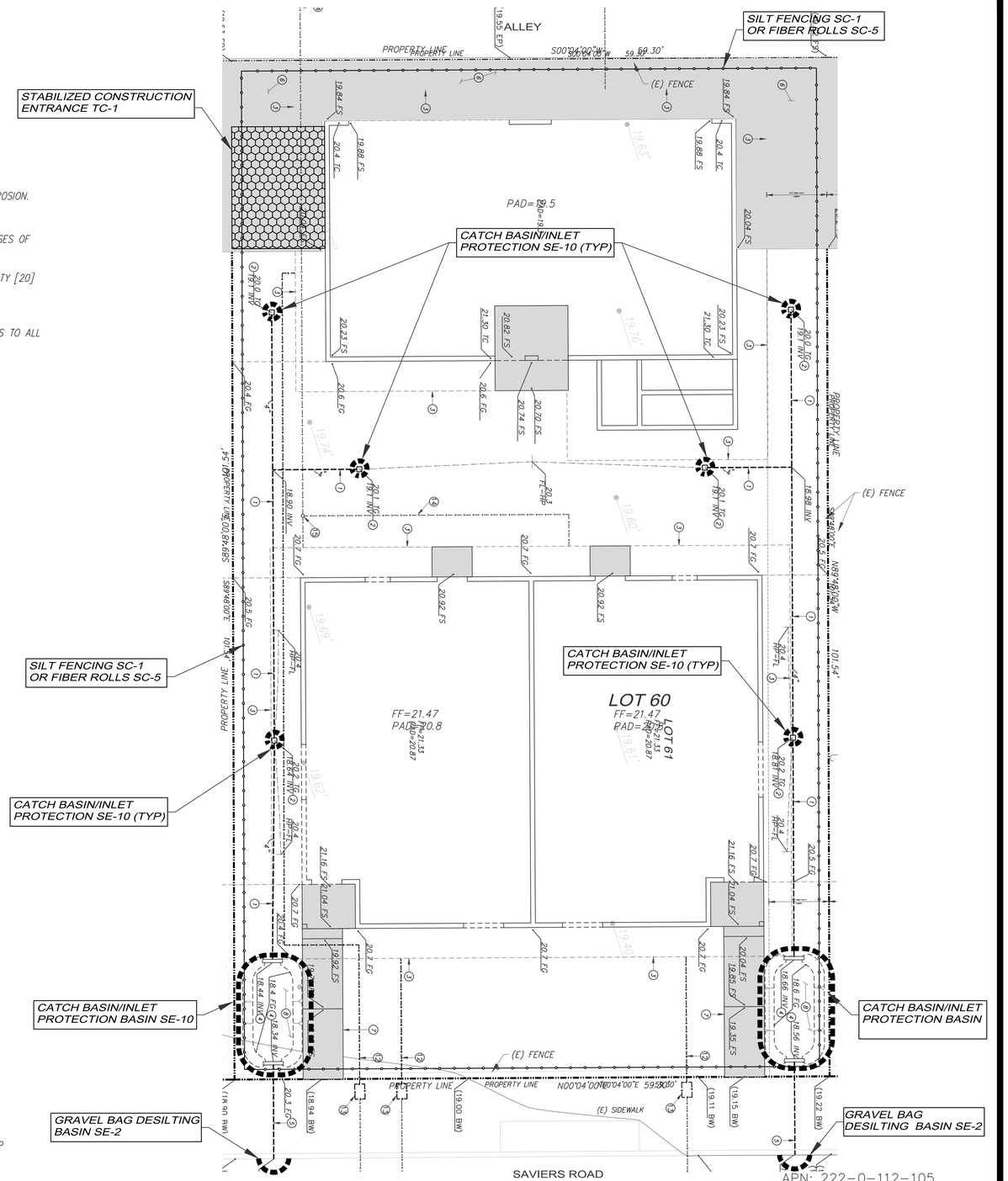
GRAVEL BAG DESILTING BASIN 1
NTS

LEGEND:

- INSTALL FIBER ROLL BARRIER PER CALIFORNIA STORMWATER BMP HANDBOOK DETAIL SE-5 AND DETAIL "G" ON SHEET 4
- SILT FENCE LOCATION - INSTALL PER CALIFORNIA STORMWATER BMP HANDBOOK DETAIL SE-1 AND DETAIL "B" ON SHEET 4.
- STABILIZED CONSTRUCTION ENTRANCE - CONSTRUCT PER CALIFORNIA STORMWATER BMP HANDBOOK TC-1 AND DETAIL "C" ON SHEET 4.
- GRAVEL BAG DE-SILTING BASIN - CONSTRUCT PER CALIFORNIA STORMWATER BMP HANDBOOK AND DETAIL 1 HEREON.

NOTE:

1. CONTRACTOR SHALL NOT REDUCE INFILTRATION CAPACITY OF SOIL IN PERCOLATION BASIN THROUGH COMPACTION OR BY USING IT AS SEDIMENT TRAP. CARE MUST BE TAKEN TO KEEP SOILS OUT OF BASIN, CDS, OTHER POST-CONSTRUCTION TREATMENT DEVICES DURING CONSTRUCTION TO PREVENT CLOGGING.
2. THE ENTIRE SITE IS CONSIDERED A SINGLE DRAINAGE AREA.



811 Know what's below. Call before you dig.

NORTH
6' 3' 0' 6' 12'
GRAPHIC SCALE: 1"=6'

PREPARED BY:
W.O. 10620.000

RWC-LLC
ENGINEERING & LAND PLANNING DIVISION
216 N. 8th STREET, SANTA PAULA, CA 93061
P: (805) 671-9811 E: RANDY@RWC-LLC.COM

RANDY W. TOEDTER R.C.E. 37316 DATE

REGISTERED PROFESSIONAL ENGINEER RANDY W. TOEDTER No. 37316 Exp. 6-30-24 CIVIL STATE OF CALIFORNIA

REVISIONS

MARK	DATE	DESCRIPTION	BY

REVIEWED BY: _____ DATE
_____ DATE

CITY OF OXNARD CALIFORNIA — DEVELOPMENT SERVICES DEPARTMENT

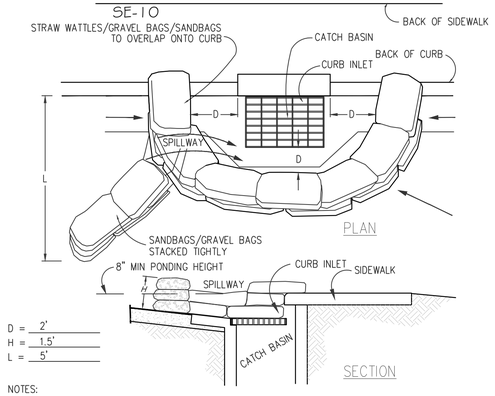
EROSION & SEDIMENT CONTROL PLAN
5309 S. SAVIERS RD. OXNARD, CA

APPROVED: CITY ENGINEER R.C.E. EXP. DATE DATE

SCALE: HORIZ.: NONE VERT.: NONE
DESIGN BY: R.W.T.
CHECKED BY: R.W.T.
SHEET No. EC1 EC2 OF
DRAWING NUMBER

A CATCH BASIN/INLET PROTECTION

SE-10



D = 2'
H = 1.5'
L = 5'

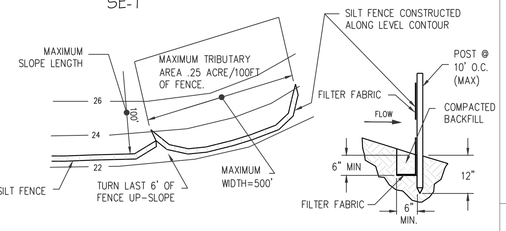
NOTES:

1. CATCH BASIN/INLET PROTECTION SHALL BE INSTALLED WHEREVER THERE IS A POTENTIAL OF STORMWATER OR NON-STORMWATER BEING DISCHARGED INTO IT.
2. INLET PROTECTION IS REQUIRED ALONG WITH OTHER POLLUTION PREVENTION MEASURES SUCH AS; EROSION CONTROL, SOIL STABILIZATION, AND MEASURES TO PREVENT TRACKING ONTO PAVED SURFACES.
3. MODIFY INLET PROTECTION AS NEEDED TO AVOID CREATING TRAFFIC HAZARDS.
5. 4. INCLUDE INLET PROTECTION MEASURES AT HILLSIDE V-DITCHES AND MISC. DRAINAGE SWALES.
6. INLET PROTECTION SHALL BE INSPECTED AND ACCUMULATED SEDIMENTS REMOVED. SEDIMENT SHALL BE DISPOSED OF PROPERLY AND IN A MANNER THAT ASSURES THAT THE SEDIMENT DOES NOT ENTER THE STORM DRAIN SYSTEM.
7. DAMAGED BAGS SHALL BE REPLACED IMMEDIATELY.

ADDITIONAL SANDBAG SEDIMENT TRAPS SHALL BE PLACED AT INTERVALS AS INDICATED ON SITE PLAN.

B SILT FENCE

SE-1

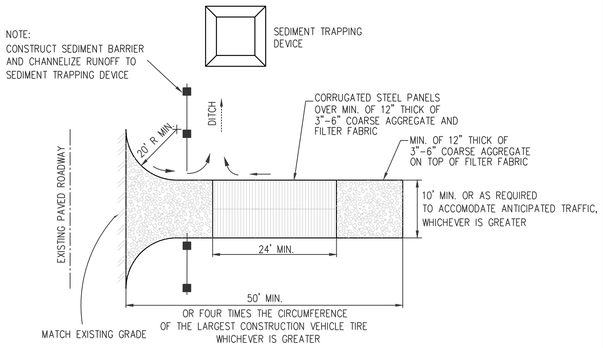


NOTES:

1. CONSTRUCT THE SILT FENCE ALONG A LEVEL CONTOUR.
2. SILT FENCES SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
3. PROVIDE SUFFICIENT ROOM FOR RUNOFF TO POND BEHIND THE FENCE AND ALLOW SEDIMENT REMOVAL EQUIPMENT TO PASS BETWEEN THE SILT FENCE AND TOE OF SLOPE OR OTHER OBSTRUCTIONS. ABOUT 1200 SQ. FT. OF PONDING AREA SHALL BE PROVIDED FOR EVERY ACRE DRAINING TO THE FENCE.
4. TURN THE ENDS OF THE FILTER FENCE UPHILL TO PREVENT STORMWATER FROM FLOWING AROUND THE FENCE.
5. LEAVE AN UNDISTURBED OR STABILIZED AREA IMMEDIATELY DOWNSLOPE FROM THE FENCE.
6. DO NOT PLACE IN LIVE STREAM OR INTERMITTENTLY FLOWING CHANNELS.
7. WHEN STANDARD FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS.
8. REFER ALSO TO BMP SE-1 FROM 2015 CALIFORNIA STORMWATER B.M.P. HANDBOOK FOR CONSTRUCTION.

C STABILIZED CONSTRUCTION ENTRANCE

TC-1



NOTES:

1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC ROADS. DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
   A. LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT OF WAY, STREET, ALLEY, AND SIDEWALK OR PARKING AREA.
   B. A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS", AND/OR MIN 3"-6" COARSE AGGREGATE WITH LENGTH, WIDTH & THICKNESS AS NEEDED TO ADEQUATLY PREVENT ANY TRACKING ONTO PAVED SURFACES.
3. ADDING A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.

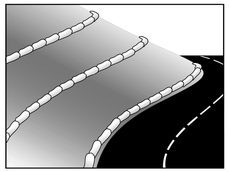
STREET MAINTENANCE

NOTES:

1. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
2. SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
3. PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

I GRAVEL BAG BERM

Gravel Bag Berm **SE-6**



Description and Purpose
A gravel bag berm is a series of gravel-filled bags placed on a level contour to intercept sheet flows. Gravel bags pond sheet flow runoff, allowing sediment to settle out, and release runoff slowly as sheet flow, preventing erosion.

Suitable Applications
Gravel bag berms may be suitable:

- As a linear sediment control measure:
  - Below the toe of slopes and erodible slopes
  - As sediment traps at culvert/pipe outlets
  - Below other small cleared areas
  - Along the perimeter of a site
  - Down slope of exposed soil areas
  - Around temporary stockpiles and spoil areas
  - Parallel to a roadway to keep sediment off paved areas
  - Along streams and channels
- As a linear erosion control measure:
  - Along the face and at grade breaks of exposed and erodible slopes to shorten slope length and spread runoff as sheet flow.

Categories

EC	Erosion Control	☒
SE	Sediment Control	☑
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

SE-1 Silt Fence
SE-5 Fiber Roll
SE-8 Sandbag Barrier
SE-12 Temporary Silt Dike
SE-14 Biofilter Bags

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CASQA
CALIFORNIA STORMWATER QUALITY ASSOCIATION

D MATERIAL STORAGE AND DELIVERY

WM-3

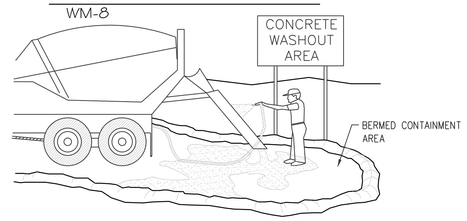
APPLY BMP WM-1 FROM THE 2015 CALIFORNIA STORMWATER BMP HANDBOOK FOR CONSTRUCTION AVAILABLE AT www.cabmphandbooks.com.

MINIMUM REQUIREMENTS FROM WM-1:

1. MATERIAL DELIVERY AND STORAGE AREAS SHOULD BE LOCATED NEAR THE CONSTRUCTION ENTRANCES, AWAY FROM WATERWAYS OR DRAINAGE PATHS. PREFERRED METHOD OF MATERIAL STORAGE IS INDOORS WITHIN EXISTING STRUCTURES OR SHEDS WHEN AVAILABLE. AT A MINIMUM, MATERIAL STORAGE AREA SHALL BE SURROUNDED WITH PROTECTIVE BERMS.
2. MATERIALS SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS AND THE ORIGINAL PRODUCT LABELS SHOULD BE MAINTAINED IN PLACE IN A LEGIBLE CONDITION.
3. MATERIALS SHOULD BE STORED ON PALLETS AND SHOULD NOT BE ALLOWED TO ACCUMULATE ON THE GROUND. SECONDARY CONTAINMENT SHALL BE PROVIDED, WHEN POSSIBLE, TO PROVIDE PROTECTION FROM WIND AND RAIN, MATERIALS SHOULD BE COVERED DURING NON-WORKING DAYS AND PRIOR TO AND DURING RAIN OR WIND EVENTS.
4. EMPLOYEES AND SUBCONTRACTORS SHALL BE TRAINED ON PROPER MATERIAL DELIVERY AND STORAGE PRACTICES AND IN EMERGENCY SPILL CLEANUP PROCEDURES.

E CONCRETE WASTE MANAGEMENT

WM-8

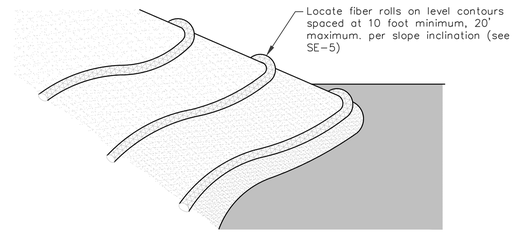


NOTES:

1. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
2. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED ON SITE.
3. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.
4. CONCRETE WASHOUT AREA SHALL BE LINED WITH A MINIMUM 10 MIL. POLYETHYLENE SHEETING. REFER TO BMP #WM-8 FROM THE 2015 CALIFORNIA CONSTRUCTION BMP HANDBOOK

G FIBER ROLL BARRIER

SE-5

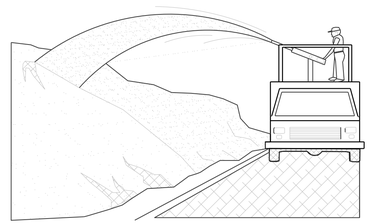


Fiber rolls may be suitable:

1. Along the toe, top, and at grade breaks of exposed erodible slopes to shorten slope length and spread runoff as sheet flow.
2. At the end of a downward slope where it transitions to a steeper slope.
3. Along the perimater of a project.
4. As check dams in unlined ditches with minimal grade.
5. Down-slope of exposed areas.
6. At operational storm drains as a form of inlet protection.

F EROSION CONTROL

EC-4

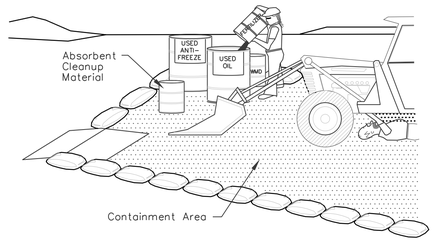


NOTES:

1. SOIL/SLOPE STABILIZATION PRACTICES SHALL BE DESIGNED TO PRESERVE EXISTING VEGETATION WHERE FEASIBLE AND TO REVEGETATE OPEN AREAS AS SOON AS FEASIBLE AFTER GRADING. THESE CONTROL PRACTICES SHALL INCLUDE TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, SOD STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, OR OTHER SOIL STABILIZATION PRACTICES.
2. SOIL STABILIZATION SHALL BE IMPLEMENTED ON ALL INACTIVE DISTURBED AREAS FROM OCTOBER 1 THRU APRIL 15 AND ON ALL DISTURBED AREAS DURING A RAIN EVENT OR POTENTIAL RAIN.
3. STABILIZATION PRACTICES SHALL CONTROL/PREVENT EROSION FROM THE FORCES OF WIND AND WATER.
4. STABILIZATION PRACTICES SHALL BE IMPLEMENTED IN CONJUNCTION WITH SEDIMENT TRAPPING/ FILTERING PRACTICES AND PRACTICES TO REDUCE THE TRACKING OF SEDIMENT ONTO PAVED ROADS.
5. WHEN USING STRAW MULCHING, THE MINIMUM APPLICATION SHALL BE 2 TONS/ACRE. MULCH MUST BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR WATER.
6. WHEN USING HYDROSEEDING/MULCHING, THE MINIMUM APPLICATION OF WOOD FIBER SHALL BE 1,500 LBS/ACRE, THAT DOES NOT CONTAIN MORE THAN 50 PERCENT NEWSPRINT.
7. FOR SEEDING RECOMMENDATIONS, CONTACT: USDA, NATURAL RESOURCES CONSERVATION SERVICE OR VENTURA COUNTY RCD.
8. FOR DETAILED BMPs, SEE BMP EC-1 THROUGH EC-13 FROM 2015 CALIFORNIA STORMWATER BMP HANDBOOK FOR CONSTRUCTION..

H EQUIPMENT REPAIR/MAINTENANCE

NS-10



Notes:

1. Leaking vehicles and equipment shall not be allowed on-site. Equipment and vehicles shall be inspected frequently for leaks and shall be repaired immediately. Clean up spills and leaks promptly with absorbent materials; do not flush with water.
2. Vehicles and equipment shall be maintained, and repaired on-site only in designated areas. Prevent run-on and run-off from designated areas. Containment devices shall be provided and areas shall be covered if necessary.
3. Designate on-site vehicle and equipment maintenance areas, away from storm drain inlets and watercourses.
4. Always use secondary containment, such as a drain pan or drop cloth, to catch spills and leaks when removing or changing fluids.
5. Legally dispose of used oils, fluids, and lubricants.
6. Provide spill containment dikes or secondary containment around stored oil, fuel, and chemical drums.
7. Maintain an adequate supply of absorbent spill cleanup materials in designated area.

APN: 222-0-112-105

PREPARED BY: W.O. 10620.000

RWC-LLC
ENGINEERING & LAND PLANNING DIVISION
216 N. 8th STREET, SANTA PAULA, CA 93061
P: (805) 671-9811 E: RANDY@RWC-LLC.COM

RANDY W. TOEDTER R.C.E. 37316 DATE

REGISTERED PROFESSIONAL ENGINEER RANDY W. TOEDTER No. 37316 Exp. 6-30-24 CIVIL STATE OF CALIFORNIA

REVISIONS

MARK	DATE	DESCRIPTION	BY

REVIEWED BY: DATE
DATE

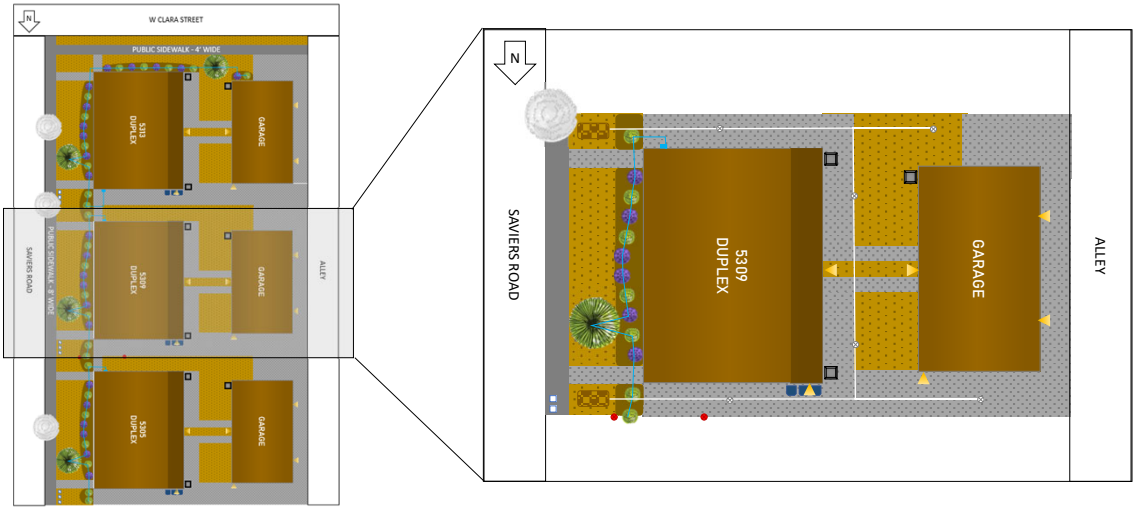
CITY OF OXNARD DEVELOPMENT SERVICES DEPARTMENT

EROSION CONTROL DETAILS
5309 S. SAVIERS RD. OXNARD, CA

APPROVED:
CITY ENGINEER R.C.E. EXP. DATE DATE

SCALE: HORIZ.: NONE VERT.: NONE
DESIGN BY: R.W.T.
CHECKED BY: R.W.T.

SHEET No. EC2 EC2 OF
DRAWING NUMBER



SYMBOL KEY

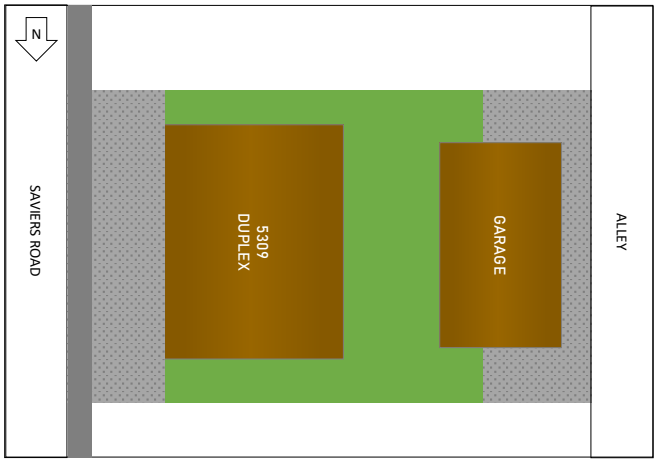
- Decomposed Granite
- Mulch (wood, brown)
- Retention Bed with drain [1]
- Concrete Pavement [2]
- Lavender (Lavandula Angustifolia) – 5 gallon
- Rosemary (Rosmarinus Officinalis) – 5 gallon
- Fruitless Olive Tree (Olea Europaea) – 36" Box
- Existing tree in parkway, maintained by city
- New water meter
- Irrigation control equipment [3]
- Irrigation line [4]
- Stormwater drain line[5]
- Stormwater Drain with grate [6]
- Existing utility pole on ground
- Exterior light fixture [7]
- Trash receptacle storage [8]
- AC Condenser [9]

NOTES

[1] Drainage to be completed in accordance with Drainage Report and Fine Grading Plan designed by RWC-LLC.
[2] Concrete pavement will be 2500 PSI.
[3] Orbit 4-station Indoor/outdoor Irrigation Controller (Model 57894)
[4] ½" drip irrigation tubing with adjustable emitter dripper (0 – 14 gallons per hour) at each plant
[5] 4" diameter PVC SDR 35 Drain Line (S = 0.5% Min), in accordance with Drainage Report and Fine Grading Plan designed by RWC-LLC.
[6] 6square inch drain with flat or atrium grate, in accordance with Drainage Report and Fine Grading Plan designed by RWC-LLC.
[7] Westinghouse 1-Light LED Wall Fixture White Finish with Frosted Opal Glass (Item 6106800) or similar. Luminaires shall be LED with flat lenses and parallel to the ground. Outdoor lighting instruments shall be on a dedicated circuit and operate from dusk to dawn.
[8] Trash, recycle and green waste service to be provided by the city of Oxnard. Each will be a 90-gallon tote. The trash receptacle storage space will be screened by 5-gallon plants.
[9] Goodman 2 Ton 14 SEER Air Conditioning Condenser (Model GSX140241) or similar. AC condensers are over five feet from property line. The dba at property line will be less than or equal to 55 decibels.
[10] There is no existing landscaping on the property. No plants or trees will be removed as part of construction. The landscaping will comply with the applicable Parks Landscape Standards and Water Conserving Landscape Ordinance.
[11] The foundations for the structures located inside or immediately adjacent to Public Utility Easements (eg. Fences and Buildings) shall be designed to allow utility excavation in the area.

	AREA (SF)	AREA (%)
TOTAL LOT	6021 SF	100%
BUILDING FOOTPRINT	2652.5 SF	44.05%
DECOMPOSED GRANITE AREA	1463.3 SF	24.30%
CONCRETE PAVED AREA	1757.3 SF	29.19%
MULCH BEDS	147.9 SF	2.46%

	REQUIRED	PROPOSED
GARAGE PARKING	4 spaces	4 spaces
COVERED PARKING	0 spaces	0 spaces
DRIVEWAY PARKING	0 spaces	0 spaces
VISITOR PARKING	2 spaces	2 spaces
TOTAL	6 spaces	6 spaces



	AREA (SF)	AREA (%)
TOTAL LOT	6021 SF	100%
REQUIRED INTERIOR YARD SPACE	1806.3 SF	30%
INTERIOR YARD [1]	1886 SF	31.32%

NOTES

[1] The interior yard space is a contiguous area between the required front yard setback and the rear property line. The area exceeds the minimum dimension of 15' x 15'. The interior yard space is completely separate from any area required for automobile circulation.

L1	CONCEPTUAL LANDSCAPE PLAN	DATE: 07/04/2024	Responsible Party: Carlos Lopez	Duplex, ADU & Garage at 5309 S. Saviers Rd. Oxnard, CA 93033

NOTICE OF EXEMPTION (NOE)

☐ **To:** Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: City of Oxnard
Community Development Department
214 South C Street
Oxnard, CA 93030

☐ **To:** Ventura County Clerk-Recorder &
Registrar of Voters
Hall of Administration, Main Plaza
800 South Victoria Avenue,
Ventura, CA 93009-1260

Project Title: 5309 Saviers Road Duplex

Project Applicant: Emmanuel Lopez

Project Location - Specific: 5309 Saviers Road, Oxnard, CA, 93033, Ventura County, APN 222-0-112-105.

Description of Nature, Purpose and Beneficiaries of Project: Planning and Zoning Permit No. 24-540-04 (Planned Development Permit): A request for approval of a Planned Development Permit (PD) for the construction of a new 3,326 square foot two-story duplex building consisting of two 1,663 square foot attached two-story units and a 990 square foot detached four car garage with a detached 990 square foot ADU above the garage on a 5,662 square foot (0.13 acre) vacant parcel located at 5309 Saviers Road, within the Garden Apartment - Planned Development (R-3-PD) zone. Filed by Emmanuel Lopez on behalf of property owner Carlos Lopez, PO Box 882, Simi Valley, CA 93062.

Name of Public Agency Approving Project (Lead Agency): City of Oxnard

Name of Person or Agency Carrying Out Project (Applicant): Emmanuel Lopez, Designated Agent

Exempt Status: (check one):

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☑ Categorical Exemption: Section 15303
- ☐ Statutory Exemptions. State code number:

Reason(s) why project is exempt: In accordance with § 15303, Class 3 of the State CEQA Guidelines, projects involving "the construction of new, small facilities or structures, including those up to 10,000

square feet in urban areas" may be found to be exempt from the requirements of the California Environmental Quality Act (CEQA). This proposal includes construction of a 3,326 square foot two-story duplex building and a 1,980 square foot detached building containing a four car garage on the bottom floor and an ADU on the top floor. The parcel is in an urban area surrounded by developed residential lots. No environmentally sensitive areas are on or adjacent to the vacant property. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption.

Lead Agency Contact Person: Daniel Houck, Associate Planner, 805-385-7556

_____ _____

Joe Pearson II, AICP
Planning and Environmental Services Manager
City of Oxnard

Date

Note: Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

RESOLUTION NO. 2025–XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 24-540-04 (PLANNED DEVELOPMENT PERMIT) TO CONSTRUCT A NEW 3,326 SQUARE FOOT TWO-STORY DUPLEX BUILDING CONSISTING OF A 990 SQUARE FOOT DETACHED GARAGE AND A 990 SQUARE FOOT ADU ABOVE THE GARAGE AT 5309 SAVIERS ROAD (APN: 222-0-112-105), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY EMMANUEL LOPEZ ON BEHALF OF PROPERTY OWNER CARLOS LOPEZ P.O. BOX 882, SIMI VALLEY, CA, 93062.

WHEREAS, on March 6, 2023, Emmanuel Lopez on behalf of property owner Carlos Lopez (the **"Applicant"** and/or **"Permittee"**), submitted a request to construct a new 3,326 square foot two-story duplex building consisting of two 1,663 square foot two-story units and a 990 square foot detached garage with a 990 square foot ADU above the garage on a 5,662 square foot (0.13 acre) vacant parcel located at 5309 Saviers Road; and

WHEREAS, on February 6, 2025, the Planning Commission of the City of Oxnard (**"Planning Commission"**) conducted a duly noticed public hearing to consider Applicant's request to approve Planning and Zoning Permit No. 24-540-04 (Planned Development Permit) to construct a new 3,326 square foot two-story duplex building consisting of two 1,663 square foot two-story units and a 990 square foot detached garage with a 990 square foot ADU above the garage (the **"Project"**) in accordance with Section 16-271 and Section 16-530 through 16-553 of Oxnard City Code; and

WHEREAS, Section 16-540 of the Oxnard City Code authorizes the Planning Commission to approve a Planned Development Permit; and

WHEREAS, the Project has been reviewed by members of the Development Advisory Committee (DAC) and those members have prepared conditions of approval that are incorporated within the recommended permit; and

WHEREAS, the Planning Commission finds that the Project conforms to the City of Oxnard 2030 General Plan elements thereof and the Oxnard City Code for the reasons set forth in the Planning Commission Staff Report; and

WHEREAS, the Planning and Environmental Services Division has completed a preliminary environmental assessment of the Project in accordance with the California Environmental Quality Act (CEQA) and determined that the Project is subject to a Class 3 Categorical Exemption (Section 15303). Further, the project does not trigger any of the Exceptions to the Exemptions (Section 15300.2) to defeat the Exemption:

(a) **Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -- a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply to all instances,**

except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

The project site has a General Plan land use designation of Residential Low Medium and a zoning designation of Garden Apartment - Planned Development. The project is completely surrounded by urban residential development and is proposing to construct development of a similar character. The project site and adjacent sites do not contain any known environmental resource of hazardous or critical concern. Therefore, the project will have no impact on an environmental resource of hazardous or critical concern.

(b) **Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.**

The proposed residential development of a two-story duplex and two-story garage containing an accessory dwelling unit on the top floor is consistent with adjacent development and development that is permissible through the zoning code on this property. The project is consistent with the General Plan standards and Oxnard City Code. The development is compatible with the physical scale and character of allowable development in the project area. Any projects requiring discretionary approval would be analyzed with the General Plan and the Oxnard City Code for consistency and CEQA for any potential impacts. Therefore, the project will have no significant cumulative impact.

(c) **Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.**

The proposed residences will not result in an unusual circumstance that would cause the project to have a significant effect on the environment. The project will not alter the urban character of the surrounding development and the property does not contain any unusual environmental characteristics as the property is generally surrounded on all sides by residential development. The proposed project would maintain the character of adjacent development. Therefore, the project will not have a significant effect on the environment due to unusual circumstances.

(d) **Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements, which are required as mitigation by an adopted negative declaration or certified EIR.**

The project is along Saviers Road, which is not a local scenic road, along that stretch and is not located in or adjacent to a State designated scenic highway. The project is not taller or vastly different in physical character than adjacent residential uses in the vicinity. Therefore, it won't have a significant impact on scenic resources.

(e) **Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site, which is included on any list compiled pursuant to Section 65962.5 of the Government Code.**

The proposed project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code.

(f) **Historical Resources. A categorical exemption shall not be used for a project, which may cause a substantial adverse change in the significance of a historical resource.**

The project does not contain an existing or potential landmark, point of interest, or historic resource, and it is not loathed within an existing proposed or potential Historic District. The existing vacant parcel does not have any significant architecture or known historical significance. No physical improvements are proposed to an existing building at this time. Therefore, the proposed project will not cause a substantial adverse change in the significance of a historical resource.

WHEREAS, the Planning Commission finds after due study and deliberation that the applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this Resolution as being a reasonable manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work, visit or live in this development in particular; and

WHEREAS, the Planning Commission finds that the Applicant agrees as a condition of this Resolution that at its own expense, to indemnify defend (with counsel selected by the City in its discretion) and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of this Resolution or any actions or proceedings, acts or determinations taken, done or made before the approval of this resolution that were part of the approval process.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF OXNARD:

SECTION 1. Based on the entire record before the Planning Commission and all written and oral evidence presented, including the Planning Commission Staff Report and all attachments thereto, the Planning Commission finds:

(1) The proposed use is in conformance with the City of Oxnard 2030 General Plan and the elements thereof and other adopted standards.

The proposed use is located on a property with a General Plan designation of Residential Low Medium, which would be a compatible zone for this use. It also is consistent with the goals of expanding housing options and prioritizing infill development. Thus, the proposed use is in conformance with the City of Oxnard 2030 General Plan and the elements thereof and other adopted standards. Additionally, this residential development is consistent with Chapter 16 of the zoning code, allowing multi-family residential such as duplexes as well as development of accessory dwelling units within the R-3 Garden Apartment zone. The zoning designation also carries the Planned Development additive zone. Under this additive zone, a Special Use Permit is necessitated and processed as a Planned Development Permit despite the project being processed as a Development Design Review only under the base zoning designation. The project is consistent with the standards of the Garden Apartment and the Planned Development zone and can be as proposed.

(2) The proposed use will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.

The proposed residential at the site will likely increase the traffic potential, however, the land will become more similar in character with the adjacent uses on Saviers Road, which are also duplexes and multi-family residential. The project proposes multiple garage spaces and visitor spaces on the site, which will help decrease potential parking issues. The location, height and bulk of the proposed use and buildings will not materially affect the nearby uses, buildings or structures, or the public health, safety or general welfare.

(3) The site for the proposed use is adequate in size and shape to accommodate the setbacks, parking, landscaping, and other City standards except as may be specifically excepted by the special findings and conditions of this Resolution.

The project site is vacant, but the proposed buildings can be built without impeding into the required setbacks. Parking at the required rate by Oxnard City Code is supplied on the subject property for both the proposed number of garage spaces and the amount of visitor spaces. The site is adequate in size for the proposed development to be built and meet all requirements of the Oxnard City Code.

(4) The site for the proposed use will be served by streets and highways adequate in width and structure to carry the kind and quantity of traffic such use will generate.

The development is located along a major thoroughfare in the City (Saviers Road) and as described in Section 6 of the Planning Commission Staff Report, the Project will construct its access from the alley. There will be minimal traffic impact as anticipated traffic is consistent with a small scale residential development. The site has sufficient access to streets and highways that are adequate in size and will not cause issues on Saviers Road with traffic entering and exiting from the alley and West Clara Street.

(5) The site for the proposed use will be provided with adequate sewerage, water, fire protection and storm drainage facilities.

The Project is considered infill development that has been found to be consistent with anticipated development for this site. Furthermore, the Project will be served by existing water and sewer connections. Engineering has conditioned the project to be consistent with public services and drainage requirements. The Fire Department will ensure compliance with fire code during the building permit process due to the small scale of the development, which is consistent with other small residential entitlements and building permits that do not require a planning entitlement.

SECTION 2. The Planning Commission, in accordance with the California Environmental Quality Act (CEQA), determines that the Project (construction of a two-story duplex and a two-story garage) will not have a significant impact on the environment and is categorically exempt from CEQA pursuant to Article 19, § 15303 (Class 3 - New Construction) of the State CEQA Guidelines. These sections pertain to projects characterized as new, small facilities. The Planning Commission has determined that there is no substantial evidence that the project will have a significant effect on the environment and no Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. The Planning and Environmental Services Division is hereby authorized and directed to file a Notice of Exemption with the Ventura County Clerk pursuant to § 15602 of the State CEQA Guidelines within five (5) working days of passage, approval and adoption of this Resolution.

SECTION 3. Based on the findings set forth herein, the Planning Commission hereby approves Planning and Zoning Permit 24-540-04 (Planned Development Permit), subject to the attached conditions of approval.

SECTION 4. The decision of the Planning Commission shall be final unless an appeal of the action is filed in accordance with the provisions of Section 16-545 of the Oxnard City Code.

SECTION 5. The Secretary shall certify the adoption of this Resolution.

CONDITIONS OF APPROVAL

Note: The abbreviations below identify the City department or division responsible for determining compliance with these standard conditions. The first department or division listed has responsibility for compliance at plan check, the second during inspection and the third at final inspection, prior to issuance of a certificate of occupancy, or at a later date, as specified in the condition. If more than one department or division is listed, the first will check the plans or inspect the project before the second confirms compliance with the condition. The italicized code at the end of each condition provides internal information on the source of each condition: Some are standard permit conditions (e.g. *G-1*) while some are taken from environmental documents (e.g. *MND-S2*).

DEPARTMENTS AND DIVISIONS			
CA	City Attorney	PL	Planning Division
DS	Dev Services/Eng Dev/Inspectors	TR	Traffic Division
PD	Police Department	B	Building Plan Checker
SC	Source Control	FD	Fire Department
PK	Landscape Design	CE	Code Compliance

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, *G-1*).

2. This permit is granted for the plans dated February 6, 2025, ("the plans") on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Planning and Environmental Services Manager ("Planning Manager") or a major modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A major modification shall be required for substantial changes or increases in such items. (PL, *G-2*)

3. This permit shall automatically become null and void 36 months from the date of its issuance, unless Developer has diligently developed the proposed project, as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements. A one time extension to this permit may be granted for a maximum of 12 additional months. The request for the extension shall be applied for prior to the expiration of the permit (PL, *G-3*)

4. All required off-site and on-site improvements for the Project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Development Services

Manager allows Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, *G-4*)

5. By commencing any activity related to the Project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, *G-5*)

6. Developer agrees, as a condition of adoption of this Resolution, at Developer's own expense, to indemnify, defend (with counsel selected by the City in its discretion) and hold harmless the City and its agents, officers, and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the Resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such Resolution that were part of the approval process. (CA, G-6).

7. Any covenants, conditions, and restrictions (CC&Rs) applicable to the Project property shall be consistent with the terms of this permit and the City Code. If there is a conflict between the CC&Rs and the City Code or this permit, the City Code or this permit shall prevail. (CA, *G-7*)

8. Developer shall complete the "Notice of Land Use Restrictions and Conditions" form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, Developer shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL, *G-8*)

9. Developer shall provide off-street parking for the Project, including the number of spaces, stall size, paving, striping, location, and access, as required by the City Code. (PL/B, *G-9*)

10. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, *G-11*)

11. Developer shall not permit any combustible refuse or other flammable materials to be burned on the Project property, unless allowed in writing by the Fire Chief. (FD, *G-12*)

12. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the Project property, except as provided in a permit issued by the Fire Chief. (FD, *G-13*)

13. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, *G-14*)

14. Prior to issuance of building permits, Developer shall correct all violations of the City Code existing on the Project property for which the Code Compliance Division has open cases,

unless the permit to be issued is for the correction of any remaining open code cases (PL, *G-15*).

LANDSCAPE STANDARD CONDITIONS

15. Prior to issuance of building permits or the proposed use is initiated, whichever comes first, Developer shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Development Services Division and obtain approval of such plans. (PK/DS, *PK-2*)

16. Prior to issuance of a certificate of occupancy, Developer shall install landscape and automatic irrigation systems that have been approved by the Parks and Facilities Superintendent. (PK, *PK-3*)

17. Developer shall properly maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of Developer to do so may result in the revocation of this permit and initiation of legal proceedings against Developer to ensure compliance (PK, *PK-4*)

18. Prior to the issuance of City issues a certificate of occupancy, Developer shall provide a watering schedule to the building owner or manager and to the Planning Division or designee. The irrigation system shall include automatic rain shut-off devices, or instructions on how to override the irrigation system during rainy periods. (PK, *PK-5*)

19. All trees planted or placed on the property by Developer shall be at least 24-inch-box size. All shrubs and vines shall be at least five-gallon size, except as otherwise specified by this permit. (PK, *PK-6*)

20. At the time of landscape plan check submittal, the landscape planting and irrigation plans shall comply with the current title 23 Model Water Efficient Landscape Ordinance (MWELO). (PK, PK-7.1)

21. Developer's landscape plans for houses shall show, where appropriate, a typical landscape and irrigation treatment for north, south, east or west site orientation, for corner lots as well as internal lots. (PK, *PK-9*)

22. Developer shall provide an automatic irrigation controller and a written seasonal watering schedule for all front yard and street side yard landscaping. The watering schedule shall include variations for seasonal changes, sun and shade exposure of plants, type of plants, duration and frequency of irrigation, and suggestions as to how to conserve water. As part of the landscape plan check submittal process, the Parks and Facilities Superintendent shall review the sufficiency of instructions for the operation of the irrigation controller and the watering schedule cycles. (PK, *PK-11*)

23. At the time of occupancy of each dwelling unit, Developer shall review with and provide instructions to each occupant concerning the irrigation controller operation and the watering schedule. (PK, *PK-12*)

24. Developer shall install sod or a drought tolerant species approved and identified in the City's low water use handout in the lawn areas of all front yards and street side yards. (PK, *PK-13*)

25. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK, *PK-22*)

26. At time of submittal to the Building and Engineering Division for plan check, Developer's Landscape Architect or Architect shall provide the City with written confirmation that they have reviewed the civil engineering construction drawings and that the NPDES requirements are not in conflict with meeting the City's landscape requirements. (PK, PK-23)

27. Prior to issuance of the third certificate of occupancy, Developer shall submit the final "as planted" Landscape Plan to the Planning Manager that includes: 1) WOCALS values for all trees and shrubs selected for the Project, 2) total landscape square footage, and 3) water compliance calculations and a statement that "all landscaping and irrigation comply with Ordinance No. 2822, which adopted the City of Oxnard Landscape Water Conservation Standards, and applicable water conservation requirements of the State of California". (PK)

28. The applicant shall include at least one 24" box size (minimum) tree within the front yard and street side yard. The tree shall be selected from "Table 10. Recommended Species Palette" of the "Tree Program Review" dated December 2021 and prepared by Dudek on behalf of the City of Oxnard. Trees shall be installed in conformance with minimum spacing and planter space standards. A priority shall be given to plans with Low and Very Low WUCOLs rating and are utility friendly.

29. Consistent with the City Council Resolution 15,569 which declared a continuance of the Stage 2 water shortage condition within the City of Oxnard, the project is required to implement and maintain the mandatory water conservation requirements for as long as City Council Resolution 15,569 is in effect or is amended/replaced by the City of Oxnard.

30. The required front yard along Saviers Road shall be landscaped with a combination of trees, shrubs, organic and inorganic ground cover, or lawn. Trees and shrubs must occupy a minimum of 25% of these required yard areas and be equally dispersed amongst other landscaping types. Inorganic ground cover such as decomposed granite, crushed rock, gravel, river rock, and/or boulders, shall not exceed 75% of the required landscaped area. Lawn also shall not exceed 75% of the required landscaped area, and a drought tolerant variety of grass must be specified. Landscape plans are subject to the approval of the Planning Manager.

PLANNING DIVISION STANDARD CONDITIONS

31. Plans submitted by Developer with building permit applications shall show on the building elevation sheets all exterior building materials and colors, including product and finish manufacturer name, color name and number, and surface finish type (such as: stucco with sand finish, plaster with smooth finish) to be used in construction. (PL/B, PL-1)

32. Any application for a Minor Modification to the project shall be accompanied by four copies of plans reflecting the requested modification, together with applicable processing fees. (PL, *PL-2*)

33. Before the City issues building permits, Developer shall include a reproduction of all conditions of this permit as adopted by resolution of the Planning Manager in all sets of construction documents and specifications for the project. (PL, *PL-3*)

34. Before the City issues building permits, Developer shall provide to the Planning Division Manager color photographic reductions (8 1/2" by 11") of full-size colored elevations and any other colored exhibit approved by the Director. Developer may retain the full-size colored elevations after the reductions are so provided. (PL, *PL-4*)

35. Developer may not modify any use approved by this permit unless the Planning Division Manager determines that Developer has provided the parking required by the City Code for the modified use. (PL, PL-7)

36. During construction, Developer shall control dust by the following activities:
    a. All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code section 23114, with special attention to sub sections 23114(b)(2)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.
    b. All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible. (B/DS, *PL-12*)

37. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)

38. During construction, Developer shall water the area to be graded or excavated prior to commencement of grading or excavation operations. Such application of water shall be at least twice per day and shall penetrate sufficiently to minimize fugitive dust during grading activities. (B/DS*, PL-11*)

39. Developer agrees to participate in a water conservation program that includes refitting water fixtures existing on the project property with water conserving devices within residences or businesses in the City's water service area, if such a program is in effect when building permits are issued for this project. Among the requirements of such a program might be refitting existing toilets, faucets, shower heads, landscaping irrigation or other fixtures and items that consume water within the structure. (PL, *PL-14*)

40. Due to water limitations placed upon the City by its water providers, approval of this permit does not guarantee that the City will issue building permits. Issuance of building permits may be delayed as a result of implementation of a water conservation or allocation plan. (PL, PL-15)

41. Prior to issuance of building permits, Developer shall pay a document imaging fee for the planning files in an amount calculated by planning staff at the time of building permit review based on fees then in effect. (PL/B, PL-16).

42. Developer shall provide automatic garage door openers for all garages. (PL/B, *PL-20*)

43. Garages closer than 23 feet to the front property line shall have sectional roll-up garage doors. (PL/B, *PL-21*)

44. Prior to issuance of fine grading plans, Developer shall provide at least two types of driveway finishes or decorative designs. The details of the driveways shall be to the satisfaction of the Planning Division Manager. (PL, *PL-22*)

45. Prior to issuance of a certificate of occupancy, Developer shall remove all construction materials and vehicles from the subject property. (PL/B, *PL-47*)

46. For any exterior utility meter panels, Developer shall paint such panels to match the structure upon which it is located. Such panels shall be located to take advantage of screening (e.g. landscaping or other building elements) from public right-of-ways, to the maximum extent feasible. (PL, *PL-43*)

PLANNING DIVISION SPECIAL CONDITIONS

47. Developer shall remove any and all graffiti from the project premises within 24 hours of its appearance. The surface of such affected areas shall be matched to blend in with the underlying colors and/or design, and shall not look like a paint patch.

48. Fencing along the front yard shall meet the height restrictions set forth in Section 16-308 of the Oxnard City Code. Specifically, the fence along the front yard shall not exceed 42 inches in height and is to be 50 percent or more open.

49. Developer shall install all roof and building rain gutters and downspouts to integrate as closely as possible with building design elements, including matching adjacent building

colors as closely as possible. Developer shall submit a plan and scheme for approval by the Planning Division Manager prior to issuance of building permits. (PL, *PL-18)*

50. Developer shall provide a rear patio concrete slab of at least 100 square feet for each dwelling unit. (PL/B, *PL-26*)

51. Developer shall participate in the City's Public Art Program by paying the Public Art fee prior to issuance of building permits, in accordance with City Council Resolution No. 14,124. (PL, *PL-50*)

52. All construction activities shall occur only between the hours of 7:00am to 6:00 pm Monday through Saturday in accordance with Section 7-188(D) of the Oxnard City Code.

53. Developer shall not obstruct pedestrian or vehicular traffic on Saviers Road, West Clara Road, the public alley, or the associated sidewalk during construction and maintenance activities. (PL)

54. Developer shall maintain the construction site free of litter and the accumulation of construction debris. (PL)

55. During all phases of construction beginning with grading, Applicant shall post a noise complaint sign with a contact name and phone number to be prominently placed on the construction site of a minimum size of 3 feet by 3 feet. The contact person shall be the general contractor, Project architect, or the Applicant. The sign shall note the days and times during which construction is allowed by Oxnard City Code (OCC) Chapter 7, Article XI "Sound Regulation" and specifically OCC Section 7-188(D), and the sign shall include language that directs a person who is not satisfied by whatever action is taken by the Project to contact the Code Compliance Division at (805) 385-7940. (PL)

56. Prior to issuance of demolition permits for any structure on the site, Developer shall provide evidence of notifying the Air Pollution Control District of such demolition. Demolition and/or renovation activities shall be conducted in compliance with APCD regularities regarding Asbestos (Rule 62.7). (MND, C-8)

57. Any elevations facing a street frontage shall incorporate minor architectural features to break up the flat face of the elevation that is proposed as solid stucco. Architectural features should be balanced and symmetrical along the elevation. Features may include but shall not be limited to facade bump outs, architecturally interesting trim, window articulations such as shutters, gabled awnings for the door ways, . The final determination on the included feature shall be subject to the approval of the Planning Manager.

58. The final base color of the proposed development must be varied from the immediately adjacent development along Saviers Road. Primary exterior colors shall be earth tones or light, subdued colors.

DEVELOPMENT SERVICES STANDARD CONDITIONS

59. Developer shall pay plan check and processing fees in effect at the time of construction plan submittal and shall pay development fees, encroachment permit fees, and other applicable fees in effect at permit issuance. (DS-1)

60. Developer shall install all new on-site electric, cable, telephone and similar utility service laterals underground. Services shall be installed underground to the nearest suitable riser pole as determined by the appropriate utility service provider. (DS-12)

61. The conditions of this resolution shall prevail over all omissions, conflicting notations, specifications, dimensions, typical sections, and the like, that may or may not be shown on the improvement plans. (DS-21)

62. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)

63. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)

64. Developer shall dispose of sewage and solid waste from the project by City's wastewater and solid waste systems in a manner approved by the City Engineer. (DS-38)

65. Developer shall be responsible for and bear the cost of replacement of all existing survey monumentation (e.g., property corners) disturbed or destroyed during construction, and shall file appropriate records with the Ventura County Surveyor's Office. (DS-64)

66. Developer shall provide three City refuse containers for each lot or unit, unless approved otherwise by the Environmental Resources Division. (DS-67)

67. Developer shall construct a 9-foot by 3-foot level concrete pad for storage of three refuse containers in the side yard area or other location approved by the City Engineer that is out of view from the street. The storage location shall not be within the garage. Developer shall construct a paved path from the storage location to the street (or other assigned pickup area) that does not require entering the garage. All gates or doors along the path shall be constructed with a minimum of 36 inches of clear space to allow passage of the containers. Storage location and path shall be shown on the fine grading plans. (DS-68)

68. Prior to issuance of a grading, building or demolition permit and prior to commencement of any clearing, grading or excavation, Developer shall prepare a Local Stormwater Pollution Prevention Plan ("Local SWPPP".) The Local SWPPP shall be developed and implemented in accordance with requirements of the Ventura Countywide MS4 Permit. The Local SWPPP shall be approved by the City Engineer prior to issuance of a site improvement/grading permit. Developer shall keep the Local SWPPP updated to reflect current site conditions and a copy of the Local SWPPP shall be kept onsite and available for City or designated representative to review upon request. (DS-87)

DEVELOPMENT SERVICES SPECIAL CONDITIONS

69. The Developer shall provide a Technical Drainage Memorandum prepared by a licensed civil engineer outlining this project's compliance/exemption with the Ventura County Technical Guidance Manual (TGM) and Municipal Separate Storm Sewer System (MS4) Permit. (DS)

70. The Developer shall provide a grading and drainage design prepared by a licensed civil engineer that demonstrates the building pads are protected from stormwater inundation during a 1% change (100-year) storm event. Alternatively, all finished floors and other flood damageable building materials shall be elevated to a minimum of 25-inches above the lowest adjacent street flowline. (DS)

71. A separate water meter shall be provided for each structure as outlined in the Oxnard Codified Ordinance Section 22-22. Each water meter shall be adequately sized to serve each unit in accordance with City standard in effect at the time of building permit issuance. (DS)

72. The development shall not take vehicular access from Saviers Road. Vehicle access shall be from the rear alley. (DS)

73. The Developer shall repair asphalt trenching in the right-of-way per City plate 602 or as otherwise approved by the City inspector. (DS)

74. The development shall not convey site stormwater under the sidewalk runoff using a curb drain. The project shall direct concentrated storm water discharges from gutters and spouts away from the building and to vegetated areas or infiltration trenches to promote infiltration to the maximum extent feasible prior to discharge onto City streets or alleys. (DS)

75. The Developer shall repair any broken, uplifted, or vandalized sidewalk immediately adjacent to the project. (DS)

76. The Developer shall obtain approval of a revised address map for any addressing prior to grading or building permit issuance. (DS)

77. The Developer shall plot all easements and encumbrances on the project's site plans. (DS)

78. Buildings or structures shall not project over any City or utility easements. (DS)

(SIGNATURES ON NEXT PAGE)

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 6th day of February, 2025.

Ronald Arruejo, Chair

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Oxnard at a meeting held on the 6th day of February, 2025, and carried by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

RECUSED: Commissioner(s):

Joe Pearson II, AICP, Secretary

CITY OF OXNARD CALIFORNIA

Houck, Daniel <daniel.houck@oxnard.org>

Fwd: [Ask Planning Action] Community workshop 11/18/2024 -- Project: Saviors Road Duplexes

Pearson II, Joe <joe.pearson@oxnard.org> Thu, Nov 14, 2024 at 8:10 AM
To: Daniel Houck <daniel.houck@oxnard.org>

Joe Pearson II, AICP | Planning and Environmental Services Manager
Community Development Department
214 S C Street | Oxnard, CA 93030
O: 805-385-8272
Joe.Pearson@Oxnard.org
www.oxnard.org

---------- Forwarded message ---------
From: **Guzman, Christen** <christen.guzman@oxnard.org>
Date: Thu, Nov 14, 2024 at 8:09 AM
Subject: Fwd: [Ask Planning Action] Community workshop 11/18/2024 -- Project: Saviors Road Duplexes
To: Jay Dobrowalski <jay.dobrowalski@oxnard.org>, Joe Pearson II <joe.pearson@oxnard.org>

Good morning,

Please see the email below.

Christen Guzman

---------- Forwarded message ---------
From: **CHRISTINE MICHELLE TUCKER** <christinemichelle2009@live.com>
Date: Wed, Nov 13, 2024 at 6:47 PM
Subject: [Ask Planning Action] Community workshop 11/18/2024 -- Project: Saviors Road Duplexes
To: planning@oxnard.org <planning@oxnard.org>

Community Development Board, thank you for introducing my comments...

For Board consideration in general:

1) Please consider enhancing an equitable distribution (north/south/east/west/central Oxnard) with regard to the ongoing development of multi-unit dwellings in South Oxnard.
I urge you to take into consideration the existence of Las Villas de Paseo Nuevo on Cypress Rd., Cypress Trailer Park Apartments on Cypress Rd., the 5690 Cypress Rd. Apartments, Cypress Place at Garden City on Cypress Rd. under construction, and the proposed Habit for Humanity on Cypress Rd. Lest not forget the existing Ormand Beach Villas apartment community and the duplex row adjacent to the proposed project site. In addition, I remind you of the newly constructed/construction on Pleasant Valley Rd., and Etting Rd.
I implore the Board, when initiating/approving housing development proposals please Do Not Undermine the ownership of existing single family dwelling homes and their growth values in this same area, homes that we've worked our entire lives for.

For Board consideration pertaining to the project proposal Saviors Road Duplexes:

1) what will be the owner occupancy requirement be for these units?

2) will these units be defined as condominium by the California Dept of Real Estate?

2) who will be the management company for the community as an HOA or for rental opportunities?

3) what are the accommodations/size of garage space and for what units? how will parking be addressed for the other units and all potential vehicles and guests?

4) what green space is being proposed and/or required for construction and community improvement?

5) what are the aesthetic appearance design requirements for community improvement?

Thank you for addressing my concerns and questions.
Respectfully,
Christine Tucker

5309 Saviers Road Duplex

Planning and Zoning Permit No. 24-540-04 (Planned Development Permit)

Applicant: Emmanuel Lopez (Designated Agent)

Daniel Houck, Associate Planner

Planning Commission
February 6, 2025

CITY OF OXNARD CALIFORNIA

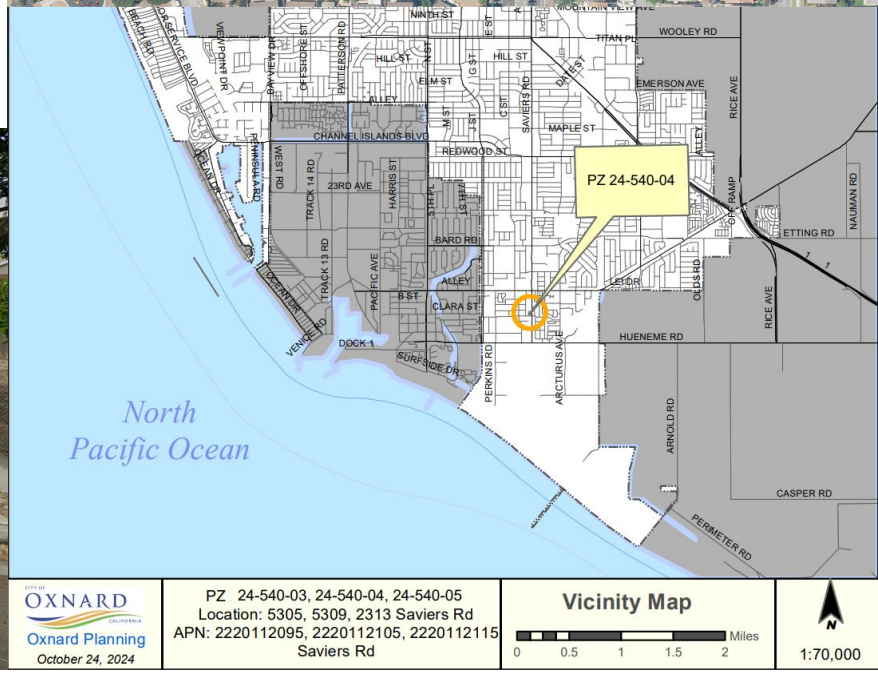
Project Description

A request for a Planned Development Permit for a 3,326 square foot duplex containing two attached 1,663 square foot units as well as a detached 990 square foot garage with a 990 square foot accessory building on the second floor.

Project Location

Subject Sites:
5309 Saviers Road
(Vacant Parcel)







CITY OF OXNARD CALIFORNIA
Oxnard Planning
October 24, 2024

PZ 24-540-03, 24-540-04, 24-540-05
Location: 5305, 5309, 2313 Saviers Rd
APN: 2220112095, 2220112105, 2220112115
Saviers Rd

Vicinity Map
0 0.5 1 1.5 2 Miles

N
1:70,000

Looking west from Saviers Road just north of West Clara Street

Existing Site

Subject Site: 5309 Saviers Road

Surrounding Uses:

LOCATION	ZONING	GENERAL PLAN	EXISTING LAND USE
Project Site	R-3-PD (Garden Apartment - Planned Development)	Residential Medium (RM)	Vacant lot
North	R-3-PD (Garden Apartment - Planned Development)	Residential Medium (RM)	Multi-family Residential (Duplexes)
South	R-1-PD (Single Family Residential - Planned Development)	Residential Low (RL)	Single Family Residential Homes
East	R-3-PD (Garden Apartment - Planned Development)	Residential Medium (RM)	Multi-family Residential (Duplexes and Apartments)
West	R-3-PD (Garden Apartment - Planned Development)	Residential Medium (RM)	Multi-family Residential (Apartments)

Adjacent Uses to the Project Property



Residential across the street on Saviers Road (looking east from West Clara Street)



Residential on the south side of West Clara Street.



Residential on Saviers Road, directly north of the project site

General Plan & Zoning Maps

General Plan Land Use Designation



Residential Medium (RM)

Zoning Designation

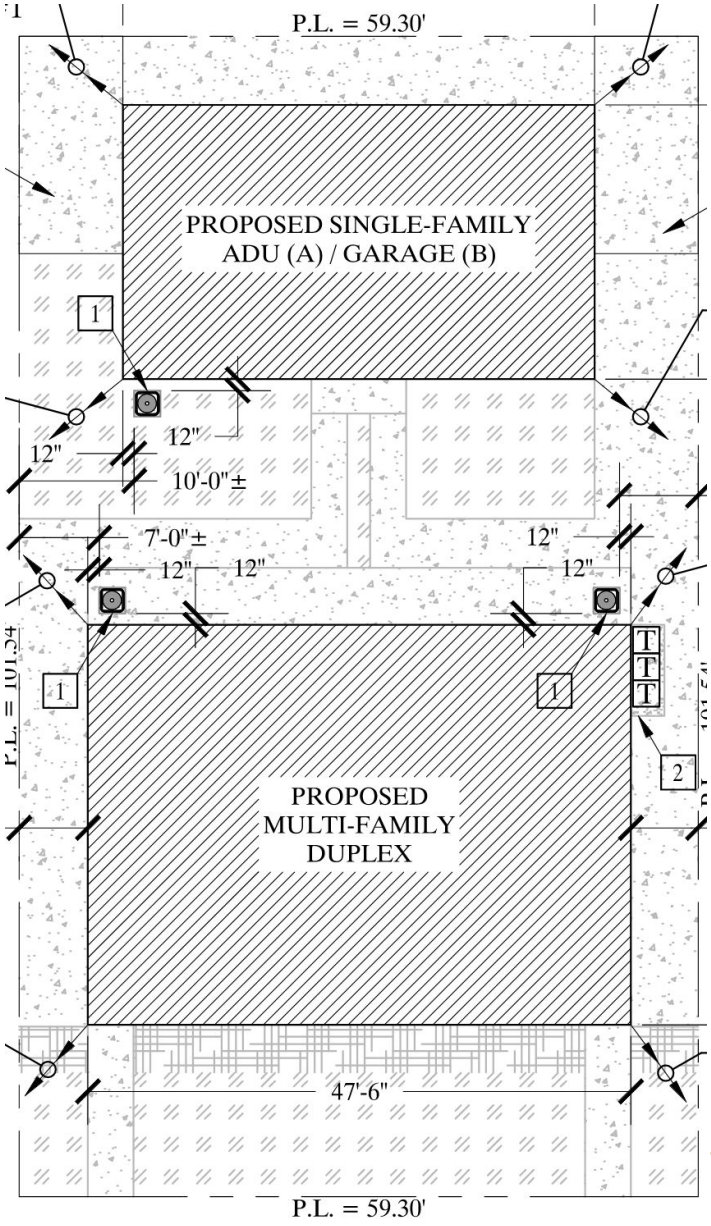


Garden Apartment - Planned Development (R-3-PD)

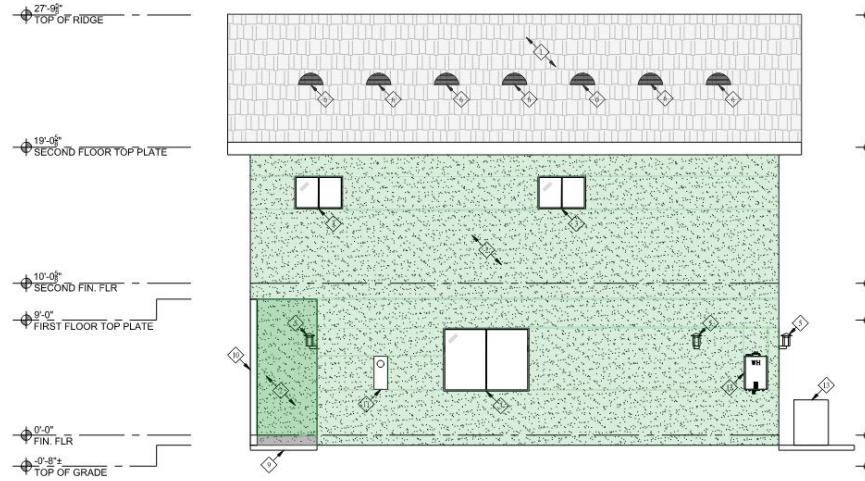
Background

- The vacant property has not been previously developed and has not any approved permits in the past.
- This project was initially submitted on March 6, 2023.

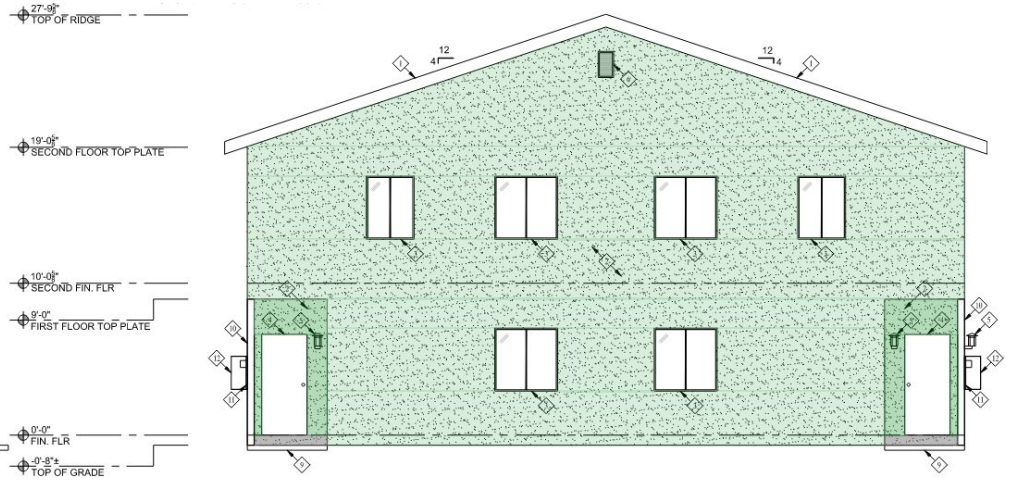
Proposed Project Site Plan



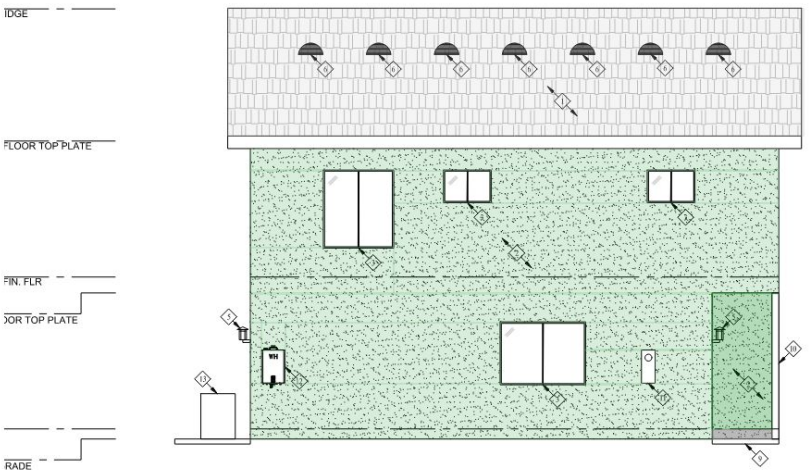
Proposed Project (Elevations of Duplex)



NORTH ELEVATION



EAST ELEVATION

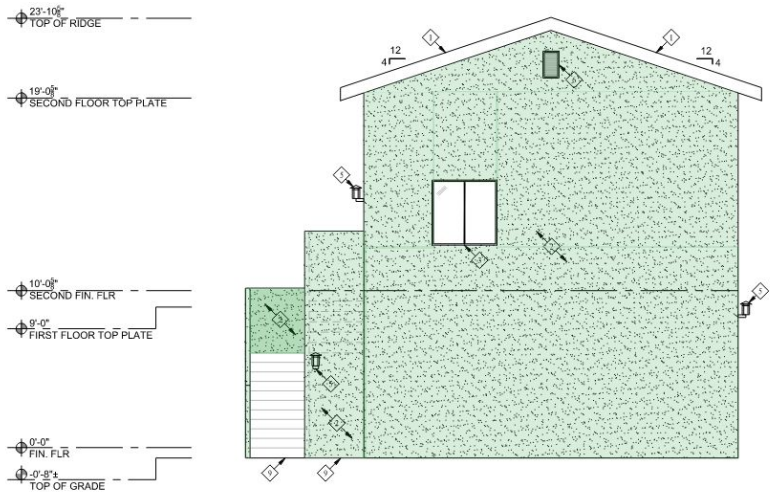


SOUTH ELEVATION

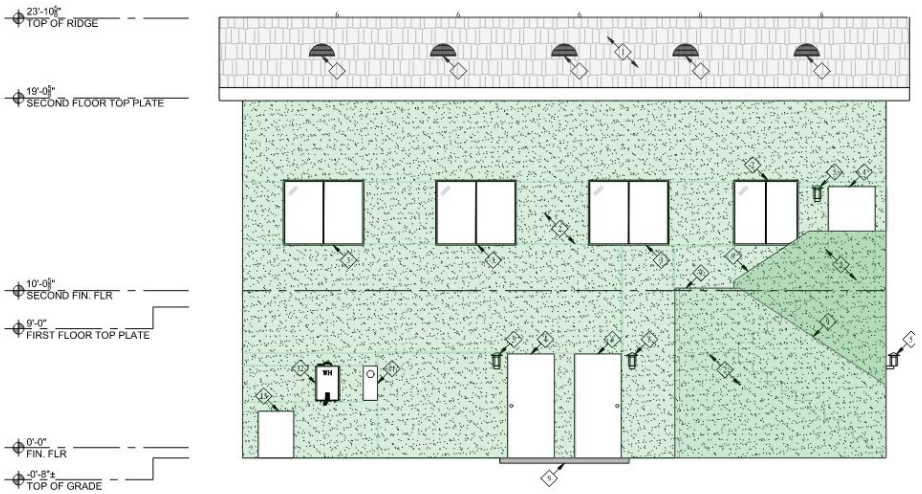


WEST ELEVATION

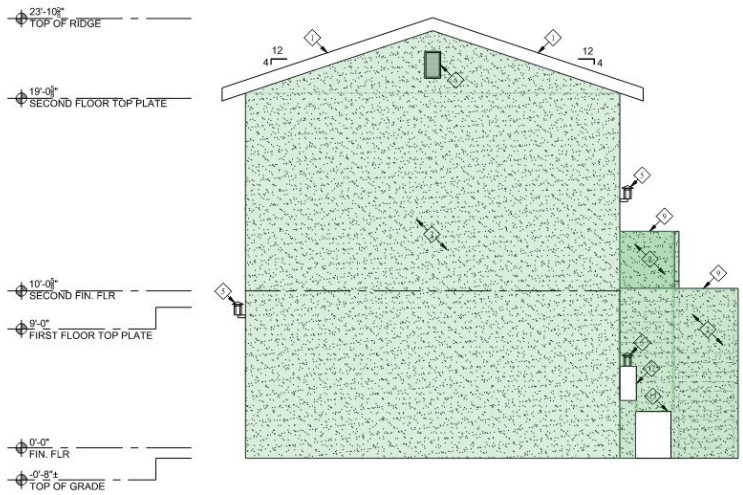
Proposed Project (Elevations of Garage/ADU)



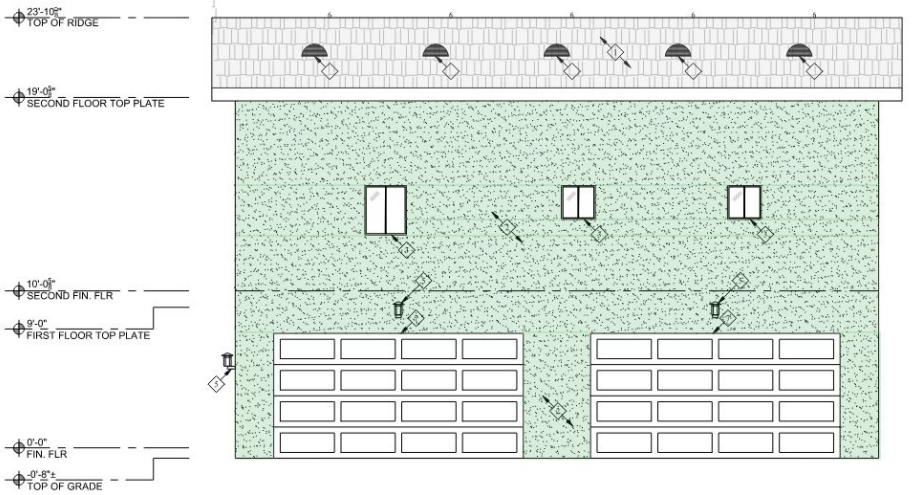
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

General Plan Consistency

The development of the proposed Project furthers many of the policies identified in the 2030 General Plan, as identified in the staff report. Some of the key policies are:

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
CD-1.2	II	In-fill development, priority to mixed use	The Project site is within a developed area of the City and qualifies as infill.
CD-1.5 CD-9.1 CD-14.3	II	Housing Variety Neighborhood Identity Quality of Design	The Project will be compatible and complementary to the existing residential neighborhood.
CD-5.2 SH-6.4	II	Compatible Land Use	The proposed duplex is consistent with the allowable residential land uses and will be compatible with adjacent uses, and is not anticipated to generate nuisances.
CD-14.3	II	Quality of Design	The Project will be compatible and complementary to the existing residential neighborhood.

Zoning Code Compliance

- Setbacks
    - Front 15 ft - Proposed 15 ft
    - Rear 25 ft - 51 ft (Duplex)
        - » garage 6 ft, allowed as an accessory building
    - side 5 feet - 5 ft
- Height 35 ft - Duplex is under 28', Garage/ADU is under 24'
- Parking - (2) 2 car garages and 2 visitor spaces
- Landscaping - conditioned for the required front yard.

Environmental Determination

Environmental Determination

In accordance with § 15303, Class 3 of the State CEQA Guidelines, projects involving "the construction of new, small facilities or structures in urbanized areas under 10,000 square feet in floor area" may be found to be exempt from the requirements of the California Environmental Quality Act (CEQA). The project is a 3,326 square foot duplex and a 1,980 square foot building with a garage on the bottom floor and an ADU on the top floor. The parcel is in an urbanized area developed with residential. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Therefore, staff has determined that there is no substantial evidence that the project will have a significant effect on the environment and recommends that the Planning Commission accept the Notice of Exemption.

Any subsequent improvement to the property will be separately examined in accordance with CEQA, if required.

Public Notice

- Notice of PC hearing was provided:
  - Newspaper,
  - On-site posting; and
  - Mailed to property owners within 300 feet.

- To date, no public comment has been submitted in support or in opposition of the project.

Select Recommended Conditions of Approval:

- There are approximately 78 conditions total, coming from the city departments within the Development Advisory Committee
- Some key conditions specific to this project are:
  - Landscaping is conditioned to be in the required front yard.
  - Architectural features to break up the flat face of the front elevation.
  - Stucco color must be earth tones or a subdued color and shall not directly match the adjacent development.

Staff Recommendation

That the Planning Commission:

a) Find the project Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction); and

b) Adopt Resolution 2025-XX approving PZ 24-540-04 (Planned Development Permit), subject to certain findings and conditions.

CITY OF
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PLANNING COMMISSION
STAFF REPORT

TO: Planning Commission

FROM: Daniel Houck, Associate Planner

DATE: February 6, 2025

SUBJECT: Planning and Zoning Permit No. 24-540-05 (Planned Development Permit), Property Located at 5313 Saviers Road (APN: 222-0-112-115).

1) **Recommendation:** That the Planning Commission ("**Commission**"):
   a. Find the project Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction); and

   b. Adopt Resolution 2025-XX approving Planning and Zoning Permit No. 24-540-05 (Planned Development Permit), subject to certain findings and conditions.

2) **Project Description and Applicant:** A request for approval of a Planned Development Permit (PD) for the construction of a new 3,326 square foot two-story duplex building consisting of two 1,663 square foot attached two-story units and a 990 square foot detached four car garage with a detached 990 square foot ADU above the garage on a 5,662 square foot (0.13 acre) vacant parcel located at 5313 Saviers Road, within the Garden Apartment - Planned Development (R-3-PD) zone. Each unit will contain four bedrooms, a kitchen, living room, and bathrooms. Two parking spaces will be allocated to each unit. Pursuant to state law no parking is required for the proposed ADU. For purposes of this Staff Report, the foregoing project description shall be referred to as the "**Project**". Filed by Emmanuel Lopez on behalf of property owner Carlos Lopez, PO Box 882, Simi Valley, CA 93062 (the "**Applicant**")

   Please see the reduced Project plans (Attachment B) for more details.

3) **Existing & Surrounding Land Uses:** The 5,662 square foot parcel is currently an undeveloped, vacant dirt lot. The project site is located on the corner of West Clara Street and Saviers Road, which is the first 4 way intersection south of Pleasant Valley Road (Attachment A). The following table lists the surrounding zoning, general plan, and land uses immediately adjacent to the project site:

LOCATION	ZONING	GENERAL PLAN	EXISTING LAND USE
Project Site	R-3-PD (Garden Apartment - Planned Development)	Residential Medium (RM)	Vacant lot
North	R-3-PD (Garden Apartment - Planned Development)	Residential Medium (RM)	Multi-family Residential (Duplexes)
South	R-1-PD (Single Family Residential - Planned Development)	Residential Low (RL)	Single Family Residential Homes
East	R-3-PD (Garden Apartment - Planned Development)	Residential Medium (RM)	Multi-family Residential (Duplexes and Apartments)
West	R-3-PD (Garden Apartment - Planned Development)	Residential Medium (RM)	Multi-family Residential (Apartments)

4) **Background Information:** The project site is a vacant lot currently. Records show that it has not been developed in the past. It has had two approved permits prior to this land use entitlement. One is a small public works permit in 1991 and the second approved permit on the property was a Temporary Use Permit for signage in 2006.

   This land use permit was first taken in as a Development Design Review (PZ 23-200-05) on March 6th, 2023. After further review the permit was changed to a Planned Development Permit (PZ 24-540-05) as the Planned Development (PD) additive zone requires all land use permits to be processed as a Special Use Permit per OCC Section 16-271(a). A Special Use Permit in the PD zone is a Planned Development Permit.

5) **Environmental Determination:** In accordance with § 15303, Class 3 (New Construction) of the State CEQA Guidelines, projects involving "the construction of new, small facilities or structures, including those up to 10,000 square feet in urban areas" may be found to be exempt from the requirements of the California Environmental Quality Act (CEQA). This proposal includes the construction of a 3,326 square foot two-story duplex building and a 990 square foot detached garage with a 990 square foot ADU above the garage in an urban area surrounded by developed residential lots. No environmental sensitive areas are on or adjacent to the property. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Therefore, staff has determined that there is no substantial evidence that the project will have a significant effect on the environment and recommends that the Planning Commission accept the Notice of Exemption.

6) **Analysis:**

a) ***General Discussion:*** The lot is vacant and has not been developed previously. The proposal consists of two total structures on the property with the first being the primary dwelling units, which are proposed as a new 3,326 square foot two-story duplex building with two 1,663 square foot two-story units of identical mirrored floor plans. The second building is a 1,980 square foot two story garage with the first floor being two 462 square foot garages attached to each other, one two-car garage for each primary dwelling unit in the duplex. The top floor above the garages is a 990 square foot ADU. Pursuant to section 16-540 of the Oxnard City Code the Planning Commission is the decision maker for Planned Development Permits.

b) ***General Plan Consistency:*** The 2030 General Plan identifies the land use for the subject property to be Residential Medium, which would be a suitable zone for the placement of a duplex, garage, and an accessory dwelling unit. The following table demonstrates further consistency with the general plan through specific policies:

Consistency with the 2030 General Plan is defined by the relationship between. 2030 General Plan policies and the proposed Project. The three consistency classification levels are:

I. Direct Applicability to a Proposed Project or Program (full text of the policy and an explanation).

II. Related or Indirect Applicability to the Proposed Project or Program (policy title and an explanation for each or groups of related or indirectly related policies).

III. No or Distant Applicability to the Proposed Project or Program (all policies not listed as Level I and II are assumed to be consistent).

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
CD-1.2	II	In-fill development, priority to mixed use	The Project site is within a developed area of the City and qualifies as infill.
CD-1.5 CD-9.1 CD-14.3	II	Housing Variety Neighborhood Identity Quality of Design	The Project will be compatible and complementary to the existing residential neighborhood.
CD-5.2 SH-6.4	II	Compatible Land Use	The proposed duplex is consistent with the allowable residential land uses and will be compatible with adjacent uses, and is not anticipated to generate nuisances.
CD-14.3	II	Quality of Design	The Project will be compatible and complementary to the existing residential neighborhood.

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
ISC-1.2	I	Review development proposals for their impacts on infrastructure (e.g., sewer, water, fire stations, libraries, streets) and require appropriate mitigation measures to ensure that proposed developments do not create substantial adverse impacts on existing infrastructure and that the necessary infrastructure will be in place to support the development.	The proposed development and associated improvements would tie into existing infrastructure, which have the capacity to provide service to the proposed residential dwellings. The project includes standard and special development project conditions by City Department representatives.

c) ***Conformance with Zoning Development Standards:*** The proposed development is located in the Garden Apartment - Planned Development (R-3-PD) zone. The proposed development is a proposed two story residential duplex and associated two story garage with an ADU. This proposed use is compatible with this zoning designation as it allows for two primary dwelling units to be developed on a lot of this size. The zone allows development of accessory dwelling units. The garage would be required to supply parking for the primary units. Applicable development standards of the Garden Apartment zone have been compared with the proposed project, as follows:

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
Max. building height (OCC 16-23)	3 stories and 35 feet.	Duplex is 27'9" and the garage is 23'10"	Yes.
Front yard setback (OCC 16-23)	20 ft.; 15 ft. if access to all parking is from an alley	15 feet (access is from alley)	Yes
Side yard setback (OCC 16-23)	5 ft. for 1-2 story buildings, 7.5 ft. for 2.5 story buildings. One-half the required front yard (Corner Lot)	5 feet along the north and 7.5 feet along West Clara Street (half the required front setback)	Yes
Rear yard setback (OCC 16-23)	25 ft, a one story accessory building can occupy a required rear yard setback.	51.5 feet for the duplex and 6 feet for the garage with ADU	Yes, as the second floor is an ADU, it can be viewed as a one story accessory building.
Interior Yard Space (OCC 16-23 and 16-24)	30% of lot area, minimum 15 ft. by 15 ft. area, completely open from ground to sky and not used for circulation**	1,933.75 square feet (31%)	Yes
Off-street parking (16-622):	2 garage spaces per unit and 1 uncovered visitor	(2) two car garages, one per unit and (2) uncovered	Yes

DEVELOPMENT STANDARD	REQUIREMENT	PROPOSED	COMPLIES?
Garage spaces Visitor spaces	space per unit	visitor spaces, one per unit	
Parking space sizes & design: ● Garage (16-636 & 16-638) ● Visitor (16-638)	● Two car garage 20' x 20' ● 9'W x 19'L – standard parking	● Two car garage 24' x 20.25' ● 9'W x 19'L (Visitor)	Yes, no parking is required for the ADU.

d) ***Site Design:*** The two story duplex is sited at the 15' setback line at the front of the property. The two story garage building is sited in the rear of the property at a 6' distance from the alley, leaving the 6' public utility easement along the rear property line undeveloped. There are condenser units sited in the rear yard between the garage and the duplex.

The interior of each duplex unit has 4 bedrooms and 3 bathrooms, while the accessory dwelling unit above the garage has 3 bedrooms and 2 bathrooms. The ADU will be accessed from a staircase leading to the second floor, which is located on the rear of the garage from the yard area between the two proposed buildings.

The exterior is proposed as a stucco finish for both buildings. Front doors of all three units will face the front of the property, however, the ADU will not be seen as the two-story duplex will limit public view of the rear garage building. The duplex units have rear doors as well, which lead to a 100 square foot concrete area in the rear yard that is conditioned to be constructed for each unit.

e) ***Circulation and Parking:*** Vehicular access to the property will be from the rear alley. A driveway will connect the garage and visitor spaces to the alley. The alley is connected to West Clara Street, which is a local roadway accessed by a major thoroughfare, Saviers Road. The garage consists of two 2-car garages that are attached to each other, each 462 square feet and allowing two parked cars. Additionally, there are two visitor spots, one on each side of the garage. All parking is accessed from the alley. There will be pedestrian access from the front of the property from the existing sidewalks along Saviers Road.

f) ***Height:*** The proposed duplexes are proposed at a height of 27'9" and the garage has a proposed height of 23'10 both of which are well under the maximum allowed by Oxnard City Code for the Garden Apartment zoning designation, which allows up to three stories and 35 feet in height max.

g) ***Landscaping and Open Space:*** The property has no official landscaping currently as there is primarily dirt and old natural brush. A preliminary landscaping plan was submitted for this project, which proposes a mix of decomposed granite

and brown mulch. Mulched areas will include lavender and rosemary bushes as well as a fruitless olive tree in the front yard and one in the side yard. Over 30% of the property will be covered in the proposed landscaping. Each duplex unit is conditioned to have a 100 square foot concrete pad in the rear yard.

The project is conditioned to disperse the landscaped areas throughout the decomposed granite rather than isolate it all in one area. The landscaping will also be conditioned to provide a max of 75% of inorganic ground cover, which with this proposal would limit the decomposed granite to 75% of the required front yard area and the required side yard area along West Clara Street. The parkway along West Clara Street will also be conditioned to be landscaped to be compatible with the adjacent and surrounding parkways in the vicinity.

h) ***Noise:*** The proposed residences are not expected to generate any excessive noise as a use on the property. Generally, the only likely source of noise for a small-scale residential project are condenser units, which are currently proposed in the rear yard between the two proposed buildings. All new condenser units proposed for the development will be further reviewed in the Building Permit submittal and will only be approved pursuant to City Code §7-185. Thus, the proposed project will not create significant noise impacts.

i) ***Accessory Dwelling Unit:*** Accessory units are allowed by state law on properties containing permitted primary residential units. As this residentially zoned property is to be developed with multi-family residential, the property would have access to the multi-family accessory dwelling unit rights that come from multiple state laws regarding accessory dwelling units. This is also codified in our code. Section 16-22 permits accessory dwelling units in all residential zones including the zone of the subject property. Standards for accessory dwelling units are in code sections 16-465 through 16-469.

If the proposed duplex was built, state law would allow the property to build two new construction accessory dwelling units on the property as well as convert non-habitable space into an additional unit.

The proposed ADU in this project complies with local and state standards. It maintains the required 4 foot setback being proposed at 6 feet. The ADU meets height requirements as detailed earlier in the compliance chart. This type of ADU can be a max of 1,200 square feet, which proposed at 990 is under the max. The ADU will need to have a pedestrian path to the public right of way and lighting for the path.

7. **Development Advisory Committee:** The Project was reviewed by necessary members of the Development Advisory Committee (DAC) which included Building and Engineering for conditions additional to the Planning Division's conditions. These conditions of approval are included in the attached resolution (Attachment D). Other

departments that generally are involved in the DAC process, such as the Fire Department, will review a residential development of this scale during the Building Permit process, therefore still requiring the development to comply with local and state fire code standards.

8. **Community Workshop:** A Community Workshop was conducted on November 18, 2024. One comment from the public was received prior to the meeting by email and none were received by phone or during the live meeting. The comment received contained 6 questions, some of which were not directly relevant to the project and some that were not questions planning staff could answer as they would be up to the property owner, such as if they would be defined as condominiums and who will manage the properties. Of the questions that could be addressed by the Planning Division, there were some concerns about aesthetics, green space, and parking. The comment has been included as Attachment E. The full neighborhood was noticed for this Community Workshop meeting as well as it was posted in the newspaper and through a physical sign posting on the property.

9. **Appeal Procedure:** In accordance with Section 16-545 of the City Code, the Planning Commission's action may be appealed to the City Council within 18 days after the decision date. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the end of the appeal period. If an appeal to the City Council is not filed within 18 days of the Planning Commission's decision, the decision of the Planning Commission shall be considered final.

Attachments:

A. Maps (Vicinity, General Plan, Zoning)
B. Project Plans
C. Notice of Exemption
D. Draft Resolution 2025-XX
E. Community Workshop Public Comments 11.18.24
F. Staff Presentation

Vicinity Map



CITY OF OXNARD CALIFORNIA

Oxnard Planning

October 24, 2024

PZ 24-540-03, 24-540-04, 24-540-05
Location: 5305, 5309, 2313 Saviers Rd
APN: 2220112095, 2220112105, 2220112115
Saviers Rd

Vicinity Map

Miles
0 0.5 1 1.5 2

N

1:70,000

Aerial Map



CITY OF OXNARD CALIFORNIA

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Saviers Rd

Feet
0 12.5 25 50 75 100

Aerial Map

N

2030 General Plan Land Use Map



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0 50 100 200 Feet

2030 General Plan Land Use Map

N

1:2,000

Zoning/Specific Plan Map



CITY OF OXNARD CALIFORNIA

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0 25 50 100 150 200 Feet

Zoning/Specific Plan Map

N

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Vicinity Map



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Miles
0 0.5 1 1.5 2

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Feet
0 12.5 25 50 75 100

Aerial Map

N

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0 50 100 200 Feet

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1:2,000

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Saviers Rd

0 25 50 100 150 200 Feet

Zoning/Specific Plan Map

N

1:2,000

Notes

Abbreviations:

A.F.F.	ABOVE FINISHED FLOOR	HDR.	HEADER
A.B.	ANCHOR BOLT	HORIZ.	HORIZONTAL
B.F.F.	BELOW FINISHED FLOOR	INT.	INTERIOR
BLK.	BLOCK	K.P.	KING POST
BLKG.	BLOCKING	LONG.	LONGITUDINAL
B.N.	BOUNDARY NAIL	L.L.	LONG LEG
BOTT.	BOTTOM	L.S.	LAG SCREWS
B.W.	BOTH WAYS	MAX.	MAXIMUM
C.B.	CEILING BEAM	M.C.	MEDICINE CABINET
C.J.	CEILING JOIST	MIN.	MINIMUM
CLR.	CLEAR	M.O.	MASONRY OPENING
CEIL.	CEILING	(N)	NEW
COL.	COLUMN	N.T.S.	NOT TO SCALE
CONC.	CONCRETE	O.C.	ON CENTER
CONN.	CONNECTION	OPP.	OPPOSITE
CONT.	CONTINUOUS	P.	POST
D.J.	DECK JOIST	PLY.	PLYWOOD
DBL.	DOUBLE	R.	RADIUS
D.F.	DOUGLAS FIR	R.B.	RIDGE BEAM
DIA.	DIAMETER	REF.	REFERENCE, REFER TO
DWGS.	DRAWINGS	REINFGR.	REINFORCING
(E)	EXISTING	R.R.	ROOF RAFTER
EA.	EACH	R.S.	ROUGH SAWN LUMBER
E.J.	EXPANSION JOINT	SEL. ST.	SELECT STRUCTURAL
ELEV.	ELEVATION	SIM.	SIMILAR
E.N.	EDGE NAIL	S.C.	SAW CUT
E.S.	EACH SIDE	S.O.G.	SLAB-ON-GRADE
E.W.	EACH WAY	S & P	SHELF & POLE
EXT.	EXTERIOR	STD.	STANDARD
F.J.	FLOOR JOIST	STL.	STEEL
FIN.	FINISH	S.W.	SIMPSON STRONG WALL
FLR.	FLOOR	TEMP.	TEMPERED
F.N.	FIELD NAIL	T. & G.	TONGUE & GROOVE
FTG.	FOOTING	T.O.	TOP OF
SHTG.	SHEATHING	T.O.P.	TOP OF PLATE
F.O.M.	FACE OF MASONRY	THRD.	THREADED
F.O.S.	FACE OF STUDS	TYP.	TYPICAL
F.O.W.	FACE OF WALL	U.N.O.	UNLESS NOTED OTHERWISE
FTG.	FOOTING	V.B.	VALLEY BEAM
GA.	GAUGE	VERT.	VERTICAL
GALV.	GALVANIZED	W/	WITH
G.B.	GRADE BEAM	W/O	WITHOUT
GRD.	GRADE	W.O.	WINDOW OPENING
H.B.	HIP BEAM		

Applicable Codes:

1. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE CALIFORNIA BUILDING CODE 2022 EDITION AND LAWS, ORDINANCES AND REGULATIONS OF ALL GOVERNMENTAL BODIES WITH JURISDICTION OVER THIS PROJECT.
2. UNLESS INDICATED OTHERWISE, ALL PORTIONS OF THIS PROJECT SHALL BE SUBJECT TO THE REQUIREMENTS OF THE FOLLOWING:

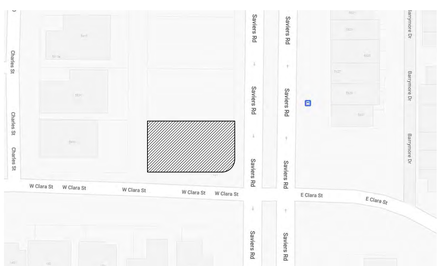
   2022 CALIFORNIA RESIDENTIAL CODE (CRC)
   2022 CALIFORNIA MECHANICAL CODE (CMC)
   2022 CALIFORNIA PLUMBING CODE (CPC)
   2022 CALIFORNIA ELECTRICAL CODE (CEC)
   2022 CALIFORNIA ENERGY CODE (CEnC)
   2022 CALIFORNIA FIRE CODE
   2022 CALIFORNIA GREEN BUILDING STANDARDS
   2022 CALIFORNIA BUILDING CODE (CBC)

   PUBLIC SAFETY - STATE FIRE MARSHALL REGULATIONS ALL LOCAL CODES AND ORDINANCES

Scope:

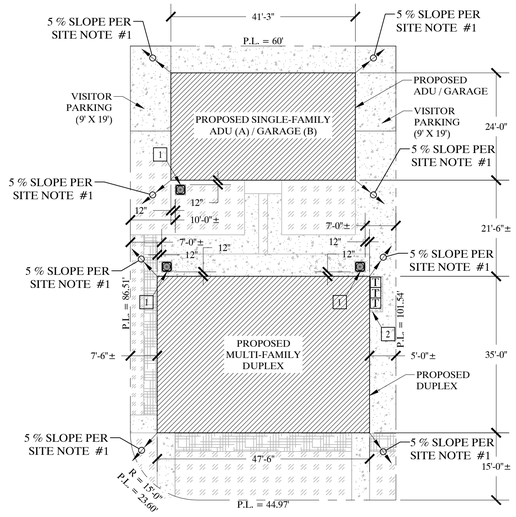
1. CONSTRUCT A 3,326 SQUARE FOOT 2-STORY DUPLEX
   (1,663 SQUARE FOOT FIRST FLOOR,
   1,663 SQUARE FOOT SECOND FLOOR)
2. CONSTRUCT A 1,980 SQUARE FOOT ADU / GARAGE
   (990 SQUARE FOOT ADU,
   990 SQUARE FOOT GARAGE)

Vicinity Map



Site / Plot Plan

Scale: 1/16"=1'-0"



Site Plan

	AREA (SF)	AREA (%)
TOTAL LOT	6044 SF	100%
BUILDING FOOTPRINT	2652.5 SF	43.89%
DECOMPOSED GRANITE AREA	1610 SF	26.64%
CONCRETE PAVED AREA	1501 SF	24.83%
MULCH BEDS	280.5 SF	4.64%

	REQUIRED	PROPOSED
GARAGE PARKING	4 spaces	4 spaces
COVERED PARKING	0 spaces	0 spaces
DRIVEWAY PARKING	0 spaces	0 spaces
VISITOR PARKING	2 spaces	2 spaces
TOTAL	6 spaces	6 spaces

	AREA (SF)	AREA (%)
TOTAL LOT	6044 SF	100%
REQUIRED INTERIOR YARD SPACE	1813.2 SF	30%
INTERIOR YARD [1]	1933.75 SF	31.99%

NOTES
[1] The interior yard space is a contiguous area between the required front yard setback and the rear property line. The area exceeds the minimum dimension of 15' x 15'. The interior yard space is completely separate from any area required for automobile circulation.

* REFER TO LANDSCAPE SHEET L1 FOR ADDITIONAL NOTES INCLUDING BUILDING-MOUNTED LIGHTING.

T INDICATES APPPOX. LOCATION OF TRASH CONTAINERS ON CONCRETE PAD. REFER TO LANDSCAPE SHEET L1 FOR ADDITIONAL NOTES.

SITE PLAN - KEYNOTES

1. A/C CONDENSER
2. CITY PROVIDED REFUSE CONTAINER PAD

General Site Notes:

1. FINISH GRADE TO SLOPE AT MINIMUM 5% OF FALL FOR THE FIRST 10-FEET HORIZONTAL, THEN 1% TO AN APPROVED DRAINAGE COURSE. CONCENTRATED ROOF WATERS TO BE DIVERTED BY CONCRETE SPLASH BLOCK AWAY FROM BUILDING.
2. EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES SHOWN AS EXISTING ARE NOT GUARANTEED. CONTRACTOR SHALL INDEPENDENTLY VERIFY PRESENCE OF PIPELINES AND CONDUITS.
3. RECONSTRUCT ANY DAMAGED OR DEFACED CONCRETE CURB, GUTTER, SIDEWALK, AND/OR DRIVEWAY PER CITY STANDARDS. ENCROACHMENT PERMIT REQUIRED.
4. REFER TO GRADING "C" SHEETS FOR CONDITION / REQUIREMENTS

Additional Notes:

1. THE OWNERSHIP OF THE PROPERTY DOPES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM SAVIERS RD., SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE DOCUMENT IN BOOK 1940, PAGE 169, OF OFFICIAL RECORDS.
2. PROPERTY WILL HAVE THREE CITY REFUSE CONTAINERS TO BE STORED ON A CONCRETE PAD.



INDICATES LOCATION OF PROPOSED STRUCTURES

INDICATES LOCATION OF UNCOVERED PARKING / CONCRETE PAVING

INDICATES DECOMPOSED GRANITE PER LANDSCAPE SHEET L1

INDICATES MULCH PER LANDSCAPE SHEET L1

INDICATES PAINTED LINES / ARROWS ON STREET

INDICATES CONCRETE SIDEWALKS, PADS, CURBS, GUTTERS & MEDIANS

Project Data

Residence Information:

PROPOSED 2-STORY DUPLEX: (1,663 SQ. FT. FIRST FLOOR, 1,663 SQ. FT. SECOND FLOOR)	3,326 SQ. FT.
PROPOSED ADU OVER GARAGE:	990 SQ. FT.
PROPOSED GARAGE:	990 SQ. FT.
TOTAL LIVING:	4,316 SQ. FT.
TOTAL STRUCTURES:	2,653 SQ. FT.
TOTAL LOT AREA:	5,662 SQ. FT. (100%) (0.130 ACRES)
TOTAL PROPOSED LOT COVERAGE:	2,653 SQ. FT. (46.86%)

Property Data:

OCCUPANCY GROUP:	R-3
DESCRIPTION OF USE:	NEW CONSTRUCTION
TYPE OF CONSTRUCTION:	VB
SPRINKLERS:	NO
STORIES:	2
APN:	222-0-112-115
YEAR BUILD:	2022
LOT NO.:	62
TRACT NO.:	1534

Owner:

CARLOS LOPEZ
PO BOX 882
SIMI VALLEY, CALIFORNIA 93062

Structural Engineer:

VINCI & ASSOCIATES
175 E. WILBUR ROAD, SUITE 103
THOUSAND OAKS, CALIFORNIA 91360
(805) 496-2100

Designer:

DIAMOND DESIGN
72 W. BOULDER CREEK ROAD
SIMI VALLEY, CALIFORNIA 93065
(805) 844-2002

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THERE ARE A TOTAL OF (35) SHEETS IN THIS CONSTRUCTION SET

Revisions

	PLANNING COMMENTS 07-19-2024
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-

Project:
Duplex, ADU, & Garage at:
5313 S. Saviers Road
Oxnard, California 93033

Responsible Designer:
Jimmy Bermejo

Title:
Cover Sheet

Date:
12-03-2022

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

Project No.:
2234

Sheet:
A1

E:\Diamond Design\Projects\2022\2234 - Saviers Duplex & ADU\Architecture\2024\Saviers 07-19-2024\5313 Saviers.dwg files 07-19-2024\5313 Saviers Residence Plans.dwg, L- Cover, 7/24/2024 8:20:42 AM, jimmy

Engineered Site / Plot Plan

Scale: 1/16"=1'-0"

Exhibit "A" (Legal Description):

For APN/Parcel ID(s): 222-0-112-115

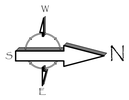
LOT 62 OF TRACT NO. 1534, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 36, PAGE 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, AND NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFROM AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE HEREINABOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED OR OTHERWISE IN SUCH MANNER AS TO ENDANGER SALINITY OR ANY IMPROVEMENTS THAT MAY BE CONSTRUCTED ON SAID LANDS, AS RESERVED BY W. MARK DURLEY AND AGNES S. DURLEY, HUSBAND AND WIFE, IN DEED RECORDED MARCH 15, 1963 AS DOCUMENT NO. 15537 IN BOOK 2292 PAGE 141 OF OFFICIAL RECORDS.

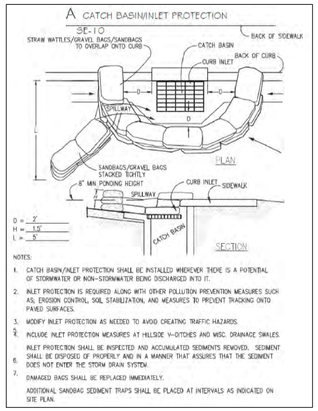
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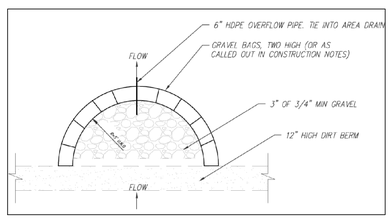
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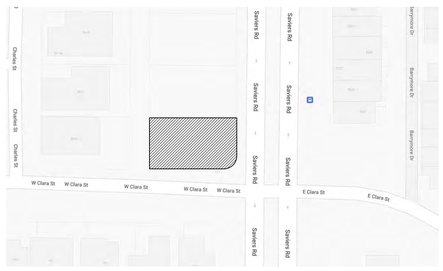


A CATCH BASIN / INLET



B GRAVEL BAG DESILTING BASIN

Vicinity Map



CALL BEFORE YOU DIG
Underground Service Alert of Southern California
Call: TOLL FREE 1-800 422-4133
TWO WORKING DAYS BEFORE YOU DIG

INDICATES LOCATION OF PROPOSED ADDITION

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INDICATES CONCRETE SIDEWALKS, PADS, CURBS, GUTTERS & MEDIANS

19.89 INDICATES SPOT SITE ELEVATIONS. REFER TO SURVEY SHEETS BY HENRY LAND SURVEYING INC.

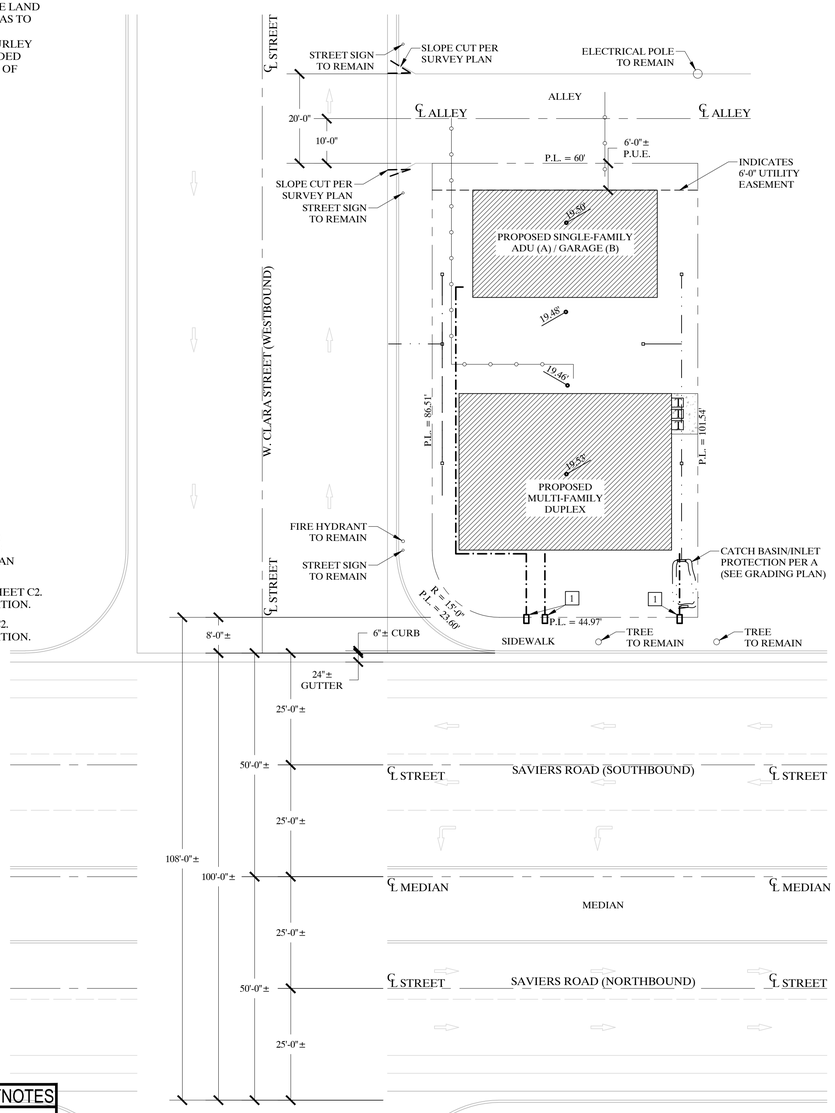
T INDICATES APPPOX. LOCATION OF TRASH CONTAINERS ON CONCRETE PAD. REFER TO LANDSCAPE SHEET L1 FOR ADDITIONAL NOTES.

INDICATES 4" DIA. PVC, SDR 35 DRAIN LINE (S=5% MIN.) WITH 6" SQ. AREA DRAIN WITH ATRIUM GATE AT ENDS PER GRADING PLAN SHEET C2. REFER TO GRADING PLAN FOR ADDITIONAL INFORMATION.

INDICATES 4" DIA. SEWER MAIN PER GRADING PLAN SHEET C2. REFER TO GRADING PLAN FOR ADDITIONAL INFORMATION.

INDICATES WATER LINES PER GRADING PLAN SHEET C2. REFER TO GRADING PLAN FOR ADDITIONAL INFORMATION.

DEVELOPMENT WILL PROVIDE TWO GARAGE PARKING SPACES AND ONE UNCOVERED VISITOR PARKING SPACE PER UNIT



ENGINEERED SITE PLAN - KEYNOTES
1 WATER METERS PER GRADING PLAN

Engineered Site Plan

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STORIES:	2
APN:	222-0-112-115
YEAR BUILD:	2022
LOT NO.:	62
TRACT NO.:	1534

Owner:

CARLOS LOPEZ
PO BOX 882
SIMI VALLEY, CALIFORNIA 93062

Structural Engineer:

VINCI & ASSOCIATES
175 E. WILBUR ROAD, SUITE 103
THOUSAND OAKS, CALIFORNIA 91360
(805) 496-2100

Designer:

DIAMOND DESIGN
72 W. BOULDER CREEK ROAD
SIMI VALLEY, CALIFORNIA 93065
(805) 844-2002

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Revisions

	PLANNING COMMENTS 07-19-2024
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2	-
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4	-
5	-
6	-
7	-
8	-

Project: Duplex, ADU, & Garage at:
5313 S. Saviers Road
Oxnard, California 93033

Responsible Designer:
Jimmy Bermejo

Title: *Engineering Site Plan*

Date: 12-03-2022

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

Project No.: 2234

Sheet: A1.1

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Other Building Code Requirements (cont.):

6. HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS. (2022 CRC R311.7.8.)

7. IF YOU ADD ONE OR MORE WATER CLOSETS WITH YOUR ROOM ADDITION OR ALTERATION AND THE TOTAL NUMBER OF WATER CLOSETS EXCEEDS (3), A 4" DRAIN LINE WILL BE REQUIRED

8. THE INTERIOR WALL AND CEILING FINISHES FOR OCCUPANCY GROUP R-3 AND R-3.1 SHALL HAVE A MINIMUM FIRE RATING OF CLASS C. (FLAME SPREAD INDEXS76-200; SMOKED DEVELOPED INDEX 0-450).2022 CBC SECTION 803.1.1 AND TABLE 803.11

9. PROVIDE 8" MINIMUM GRADE SEPARATION FROM FINISHED GRADE TO WOOD PLATE. (CRC R317.1)

10. RETURN AIR FROM ONE DWELLING UNIT SHALL NOT DISCHARGE INTO ANOTHER DWELLING UNIT THROUGH THE HEATING OR COOLING SYSTEM. CMC 311.4

11. ALL ESCAPE OF RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES. WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE THEY SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAT 44 INCHES ABOVE THE FLOOR (CRC R310)

12. STAIRWAYS SHALL BE AS FOLLOWS:

    a. NOT LESS THAN 36 INCHES IN CLEAR WIDTH
    b. HANDRAILS SHALL NOT PROJECT MORE THAN 4½ INCHES FROM EITHER SIDE OF THE STAIRWAY AND THE CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT
    c. THE HEADROOM SHALL BE NOT LESS THAN 6 FEET 8 INCHES MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY
    d. A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 147 INCHES (12.25 FT.) BETWEEN FLOOR LEVELS OR LANDINGS
    e. THE RISER SHALL BE NOT MORE THAN 7¾ INCHES. OPEN RISERS ARE PERMITTED PROVIDED THAT THE OPENINGS LOCATED MORE THAN 30 INCHES TO THE FLOOR OR GRADE BELOW DO NOT PERMIT THE PASSAGE OF A 4 INCH DIAMETER SPHERE
    e. THE TREAD DEPTH SHALL NOT BE LESS THAN 10 INCHES

Energy and Electrical Requirements:

1. ALL PERMANENTLY INSTALLED LIGHTING SHALL BE HIGH EFFICACY LUMINARIES SUCH AS PIN-BASED LINEAR OR COMPACT FLUORESCENT LAMPS, PULSE START METAL HALIDE LAMPS, HIGH PRESSURE SODIUM LAMPS, GU-24 SOCKET RATED LED OR COMPACT FLUORESCENT OR OTHER LIGHTING ACCEPTABLE TO THE CEC. SCREW BASED LUMINARIES ARE ONLY ALLOWED WITH JA8-CERTIFIEC LAMPS.

2. AT LEAST ONE LUMINARIES IN EACH BATHROOM, UTILITY ROOM, LAUNDRY ROOM AND GARAGE MUST BE CONTROLLED BY A VACANCY SENSOR.

3. ALL LUMINARIES IN GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINARIES SUCH AS PIN-BASED LINEAR OR COMPACT FLUORESCENT LAMPS, PULSE START METAL HALIDE LAMPS, HIGH PRESSURE SODIUM LAMPS, GU-24 SOCKET RATED LED OR COMPACT FLUORESCENT OR OTHER LIGHTING ACCEPTABLE TO THE CEC AND MUST BE CONTROLLED BY A VACANCY SENSOR. SCREW BASED LED OR FLUORESCENT LAMPS ARE NOT ACCEPTABLE.

4. PERMANENTLY INSTALLED EXTERIOR LIGHTING (EXCEPT FOR SWIMMING POOL, WATER FEATURE LIGHTING AND LANDSCAPE LIGHTING) SHALL BE HIGH EFFICACY LUMINARIES SUCH AS PIN-BASED LINEAR OR COMPACT FLUORESCENT LAMPS, PULSE START METAL HALIDE LAMPS, HIGH PRESSURE SODIUM LAMPS, GU-24 SOCKET RATED LED OR COMPACT FLUORESCENT OR OTHER LIGHTING ACCEPTABLE TO THE CEC AND SHALL BE CONTROLLED BY MOTION SENSORS WITH INTEGRAL PHOTO CONTROL, MOTION SENSOR WITH AN ASTRONOMICAL TIME CLOCK, OR MOTION SENSOR WITH AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS). SCREW BASED LED OR FLUORESCENT LAMPS ARE NOT ACCEPTABLE.

5. LIGHT SOURCES MUST BE MARKED "JA 8-2022-E" IF THEY ARE TO BE USED IN ENCLOSED OR RECESSED LUMINAIRES.

Other Building Code Requirements:

1. EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING SHALL NOT BE LESS THAN 24 INCHES AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES. GRADE FLOOR OPENINGS OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING AREA OF NOT LESS THAN 5 SQUARE FEET. (2022 CRC R 310.2.1)

2. THE LOCATIONS SPECIFIED IN SECTION R308.4.1 THROUGH R308.4.7 SHALL BE CONSIDERED TO BE SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF GLAZING. (2022 CRC R308.4)

    a. GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.
    b. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE AND IT MEETS EITHER OF THE FOLLOWING CONDITIONS: 1) WHERE THE GLAZING IS WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION, 2) WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE HINGE SIDE OF AN IN-SWINGING DOOR.
    c. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION:
        1. EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQ. FT.,
        2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR,
        3. THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR; AND
        4. ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF GLAZING. (EXCEPTIONS: DECORATIVE GLAZING, WHERE A HORIZONTAL RAIL IS INSTALLED ON THE ACCESSIBLE SIDE OF THE GLAZING, AND OUTBOARD PANES IN INSULATING GLASS UNITS AND OTHER MULTIPLE GLAZED PANELS WHERE THE BOTTOM EDGE OF THE GLASS IS 25 FEET OR MORE ABOVE GRADE, A ROOF, WALKING SURFACES OR OTHER HORIZONTAL SURFACE ADJACENT TO THE GLASS EXTERIOR.
    d. GLAZING IN GUARDS AND RAILINGS
    e. GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. (EXCEPTION ARE GLAZING LOCATED 5 FEET AWAY FROM THE EDGE OF WATER.)
    f. GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. (EXCEPTIONS: WHERE A RAIL IS INSTALLED AND GLAZING IS 36 INCHES OR MORE MEASURED HORIZONTALLY FROM THE WALKING SURFACE.)
    g. GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN A 60 INCH HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION (EXCEPTION: THE GLAZING IS PROTECTED BY A GUARD AND THE PLANE OF THE GLASS IS MORE THAN 18 INCHES FROM THE GUARD.) (2022 CRC R308)

3. EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED IN SECTION R308.4 SHALL BE PROVIDED WITH A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, DESIGNATING THE TYPE OF GLASS AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, WHICH IS VISIBLE IN THE FINAL INSTALLATION. THE DESIGNATION SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC FIRED, LASER ETCHED, EMBOSSED OR BE OF A TYPE THAT ONCE APPLIED CANNOT BE REMOVED WITHOUT BEING DESTROYED. (2022 CRC R308.1)

4. THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. LANDING SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL BOT EXCEED ¼ UNIT VERTICAL IN 12 UNITS HORIZONTAL (2%). (2022 CRC R311.3)

Green Building Code Requirements (cont.):

1. FOR BATHROOMS CONTAINING A BATHTUB, SHOWER, OR TUB/SHOWER COMBINATION, A MECHANICAL EXHAUST FAN WHICH EXHAUSTS DIRECTLY FROM THE BATHROOM MUST BE INSTALLED. FANS MUST BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL. (2022 CGBSC 4.506.1)

2. FOR ALL NEW EQUIPMENT, AN OPERATION AND MAINTENANCE MANUAL INCLUDING, AT MINIMUM, THE ITEMS LISTED IN SECTION 4.410.1 SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION. (CALGREEN 4.410.1)

3. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT. (CALGREEN 4.504.1)

4. ADHESIVES, SEALANTS AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE OR SCAQMD RULE 1168 VOC LIMITS AS SHOWN IN TABLE 4.504.1 OR 4.504.2. (CALGREEN 4.504.2.1)

5. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING: (CALGREEN 4.504.3)
    a. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM,
    b. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR TESTING OF VOCS (SPECIFICATION 01350),
    c. NSF/ANSI 140 AT THE GOLD LEVEL, OR
    d. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE TM GOLD.

6. THE SIZE AND LAYOUT OF THE HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE IN ACCORDANCE WITH ACCA MANUAL J, ACCA 29-D AND ACCA 36-S, ASHRAE HANDBOOKS. (CALGREEN 4.507.2)

7. INCORPORATE THE FOLLOWING NOTES ON THE PLANS (CRC 109.1.4.1 & CALGREEN 4.505.3)
    1) "MOISTURE CONTENT OF BUILDING MATERIALS. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19-PERCENT MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE FOLLOWING
        A. MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE OR CONTACT-TYPE MOISTURE METER. EQUIVALENT MOISTURE VERIFICATION METHODS MAY BE APPROVED BY THE ENFORCING AGENCY AND SHALL SATISFY REQUIREMENTS FOUND IN SECTION 101.8 OF THIS CODE.
        B. MOISTURE READINGS SHALL BE TAKEN AT A POINT 2 FEET (610 MM) TO 4 FEET (1219 MM) FROM THE GRADE STAMPED END OF EACH PIECE TO BE VERIFIED.
        C. AT LEAST THREE RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR WITH DOCUMENTATION ACCEPTABLE TO THE ENFORCING AGENCY PROVIDED AT THE TIME OF APPROVAL TO ENCLOSE THE WALL AND FLOOR FRAMING.
    2) RECORDED MOISTURE READINGS SHALL BE MADE AVAILABLE TO THE ENFORCING AGENCY.
    3) INSULATION PRODUCTS ARE VISIBLY WET OR HAVE HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO FRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. WET - APPLIED INSULATION PRODUCTS SHALL FOLLOW THE MANUFACTURES' DRYING RECOMMENDATIONS PRIOR TO ENCLOSURE."

8. DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC (VOLATILE ORGANIC COMPOUND) LIMIT FINISH MATERIALS HAVE BEEN USED.

General Requirements:

1. PROVIDE A SMOKE DETECTOR IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. ADDITIONALLY, EACH, STORY, INCLUDING BASEMENTS, MUST HAVE A SMOKE DETECTOR, EVEN IF THERE IS NOT A SLEEPING ROOM ON THAT STORY. DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP AND INTERCONNECTED.
SMOKE DETECTORS MAY BE SOLELY BATTERY OPERATED WHEN INSTALLED IN EXISTING CONSTRUCTION WHERE THERE IS NO ACCESSIBLE ATTIC SPACE AND EXISTING CEILING IS TO BE RETAINED AND NOT ALTERED. 2022 CRC R314.

2. SMOKE ALARMS SHALL BE TESTED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. SMOKE ALARMS THAT NO LONGER FUNCTION SHALL BE REPLACED. CRC R314.3.2

3. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT (2022 CRC R314.4)

Green Building Code Requirements:

1. OPERATION AND MAINTENANCE INSTRUCTIONS FOR ALL EQUIPMENT INSTALLED SHALL BE GIVEN TO THE TENANT OR OWNER, WITH THE INSTRUCTIONS THAT THESE MANUALS ARE TO REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.

2. ANY INSTALLED GAS FIREPLACE SHALL BE DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOOD STOVE OR PELLET STOVE SHALL COMPLY WITH US EPA PHASE II EMISSION LIMITS WHERE APPLICABLE.

3. DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC (VOLATILE ORGANIC COMPOUND) LIMIT FINISH MATERIALS HAVE BEEN USED.

4. 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC (VOLATILE ORGANIC COMPOUND) LIMITS. SEE CALIFORNIA GREEN BUILDING STANDARDS CODE, SECTION 4.504.4

5. PARTICLE BOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.

6. THE PLUMBING FIXTURES AND PLUMBING FITTING SHALL MEET THE STANDARDS NOTED BELOW;ALL EXISTING AND NEW PLUMBING FIXTURES INSTALLED SHALL COMPLY WITH THE FOLLOWING STANDARD IF DWELLING UNIT WAS BUILT BEFORE 1994:
    -WATER CLOSET = 1.28 GALLONS PER FLUSH
    -URINALS SHALL EXCEED 0.5 GALLONS PER FLUSH
    -SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 80psi
    -MULTIPLE SHOWER HEADS OR OUTLETS WITH SINGLE VALVE = 1.8 GPM MAX AT 80psi
    -LAVATORY FAUCETS = 1.2 GPM MAX @ 60psi
    -KITCHEN FAUCETS = 1.8 GPM MAX @ 60psi
    -LAVATORY FAUCETS IN COMMON AND PUBLIC USE AREAS IN RESIDENTIAL BUILDINGS (OUTSIDE SLEEPING UNITS) = 0.5 GPM MAX AT 60psi
    -WALL MOUNTED URINALS = 0.125 GALLONS PER FLUSH
    FLOOR MOUNTED URINALS = 0.5 GALLONS PER FLUSH
    (2019 CGBSC 4.303)

7. SHOWERHEADS AND TANK TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENCE SPECIFICATION
FOR TANK-TYPE TOILETS AND SHOWERHEADS.
(2022 CGBSC SECTIONS 4.303.1.1 & 4.303.1.3.1)

8. ANNULAR SPACE AROUND PIPES, ELECTRICAL CONDUITS, AND OTHER OPENINGS IN THE EXTERIOR SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY (2022 GBSC 4.406)

9. ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOOD STOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS AND SHALL HAVE A PERMANENT LABEL INDICATING THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS. (2022 CGBSC 4.503)

10. AT THE TIME OF ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS. (2022 CGBSC 4.504.1)

11. ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS IN TABLE 1 OF THE ARB ARCHITECTURAL SUGGESTED CONTROL MEASURE, AS SHOWN IN TABLE 4.504.32019 (CGBSC 4..504.2.2)

12. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC IN SECTION 94522 (A) (3) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN SECTIONS 94522 (C)(2) AND (D)(2) OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94520. (CALGREEN 4.504.2.3)

13. VERIFICATION OF COMPLIANCE TO SECTION 4.504, "POLLUTANT CONTROL," SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. THE DOCUMENT MAY EITHER BE THE MANUFACTURER'S PRODUCT SPECIFICATION OF BY-FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS.
(2022 CGBC 4.504.2.4)

14. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING: (CALGREEN 4.504.3)
    a. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM,
    b. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR TESTING OF VOCS (SPECIFICATION 01350),
    c. NSF/ANSI 140 AT THE GOLD LEVEL, OR
    d. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE TM GOLD.

15. WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOOR SHALL COMPLY WITH ONE OR MORE OF THE ITEMS STATED
2022 CGBSC 4.504.4

16. HARDWOOD PLYWOOD, PARTICLE BOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE GILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB's AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD
(17 CCR 93120 ET SEQ.), BY OR BEFORE THE DATES SPECIFIED IN THOSE SECTIONS, AS SHOWN IN TABLE 4.504.5. (CGBSC 4.504.5)

Revisions

	PLANNING COMMENTS 07-19-2024
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Project:

Duplex, ADU, & Garage at:
5313 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title:

Additional Notes

Date:

12-03-2022

Scale:

1/4"=1'-0"

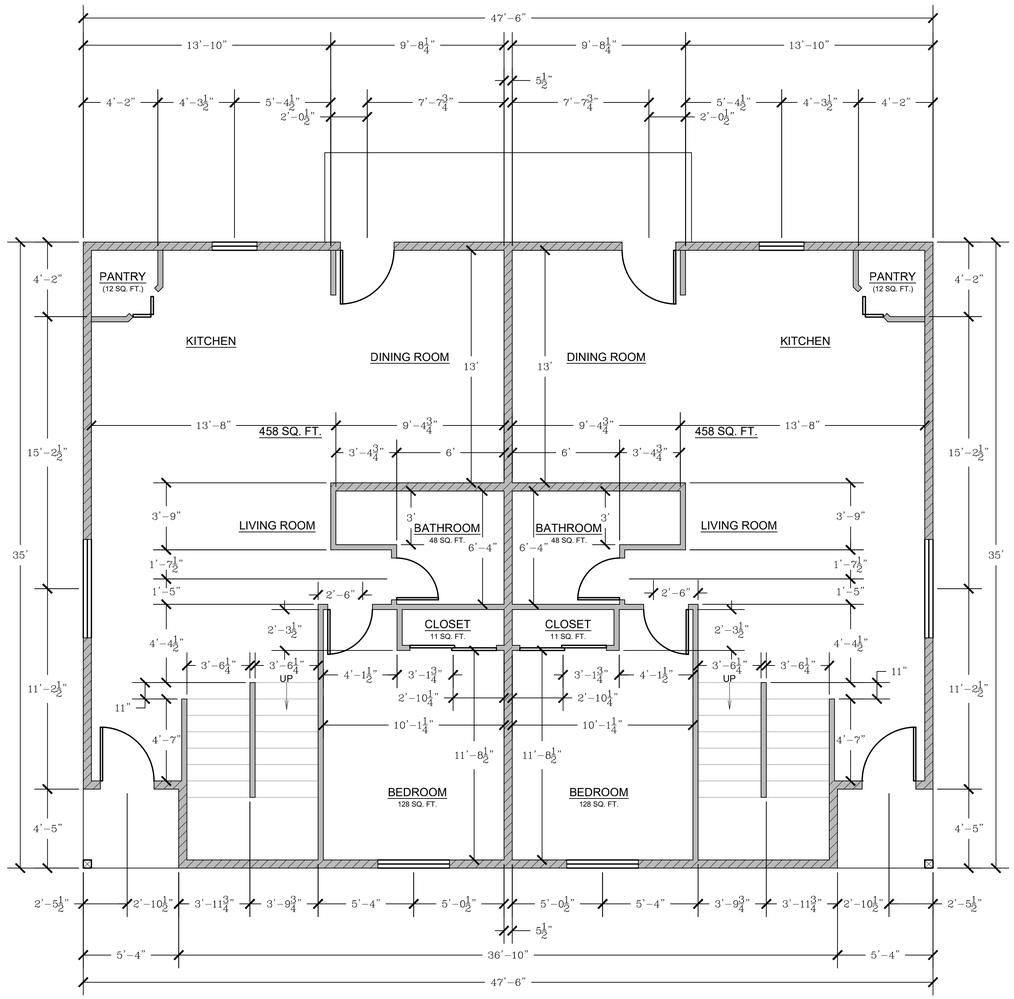
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DUPLEX: FIRST FLOOR DIMENSION PLAN

NEW 2x4 STUD WALL

NEW 2x6 STUD WALL

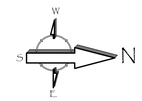
NEW PARTIAL HEIGHT WALL

(SD) SMOKE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED (SEE E1-ELECTRICAL PLAN)

(CM) CARBON MONOXIDE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED (SEE E1-ELECTRICAL PLAN)

EGRESS WINDOW REQUIREMENT:

- MINIMUM WIDTH OF OPENING: 20 INCHES
- MINIMUM HEIGHT OF OPENING: 24 INCHES
- MINIMUM NET CLEAR OPENING: 5.7 SQ. FT. (5.0 SQ. FT. FOR GROUND FLOOR)
- MAXIMUM SILL HEIGHT ABOVE FLOOR: 44 INCHES.



Revisions

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1	-
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Project:

Duplex, ADU, & Garage at:
5313 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title: *Duplex: First Floor Dimension Plan*

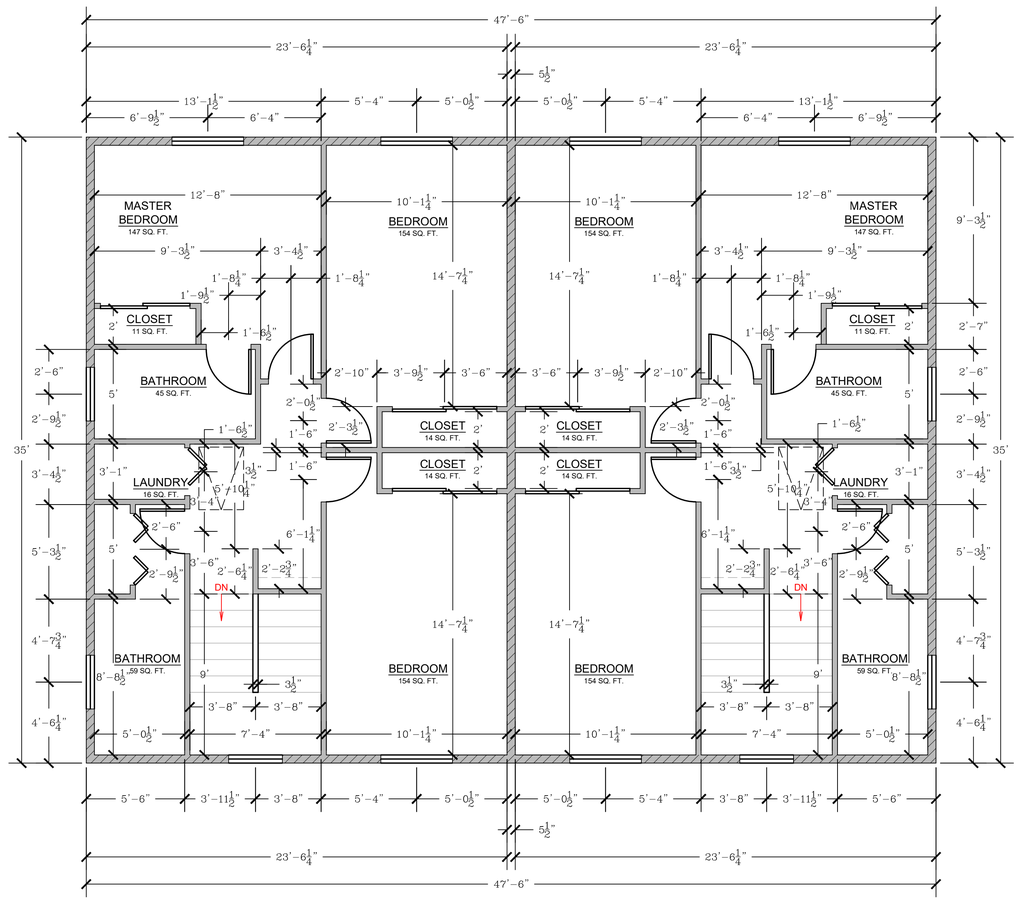
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DUPLEX: SECOND FLOOR DIMENSION PLAN

NEW 2x4 STUD WALL

NEW 2x6 STUD WALL

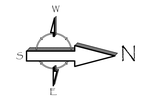
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Project:

Duplex, ADU, & Garage at:
5313 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title: *Duplex: Second Floor Dimension Plan*

Date: 12-03-2022

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Project No.: 2234

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PROPOSED FLOOR PLAN - KEYNOTES

1	STUD WALL, SEE WALL LEGEND
2	WINDOWS, PER OWNER
3	DOOR/SLIDER (TEMPERED GLAZING), PER OWNER
4	GARAGE DOOR, PER OWNER
5	STAIRS
6	NOT USED
7	GAS TANKLESS NORITZ OR EQUAL WITH CAT III OR IV VENT, CONDENSATE DRAIN, GAS LINE (SEE E1 SHEETS FOR MORE INFORMATION) 200,000 BTU MIN.
8	A/C UNIT
9	EXTERIOR LANDING / STEP
10	KITCHEN CABINETS / APPLIANCES / SINK
11	BATHROOM CABINETS / FIXTURES
12	STACKED WASHER / DRYER
13	FAU ABOVE
14	ATTIC ACCESS
15	POSTS / BEAMS, PER STRUCTURAL
16	APPOX. LOCATION OF 200 AMP. ELECTRICAL PANEL
17	THE SUPPLIED REFRIGERATOR WILL BE MORE THAN 5 CUBIC FEET IN CAPACITY

DOOR SCHEDULE

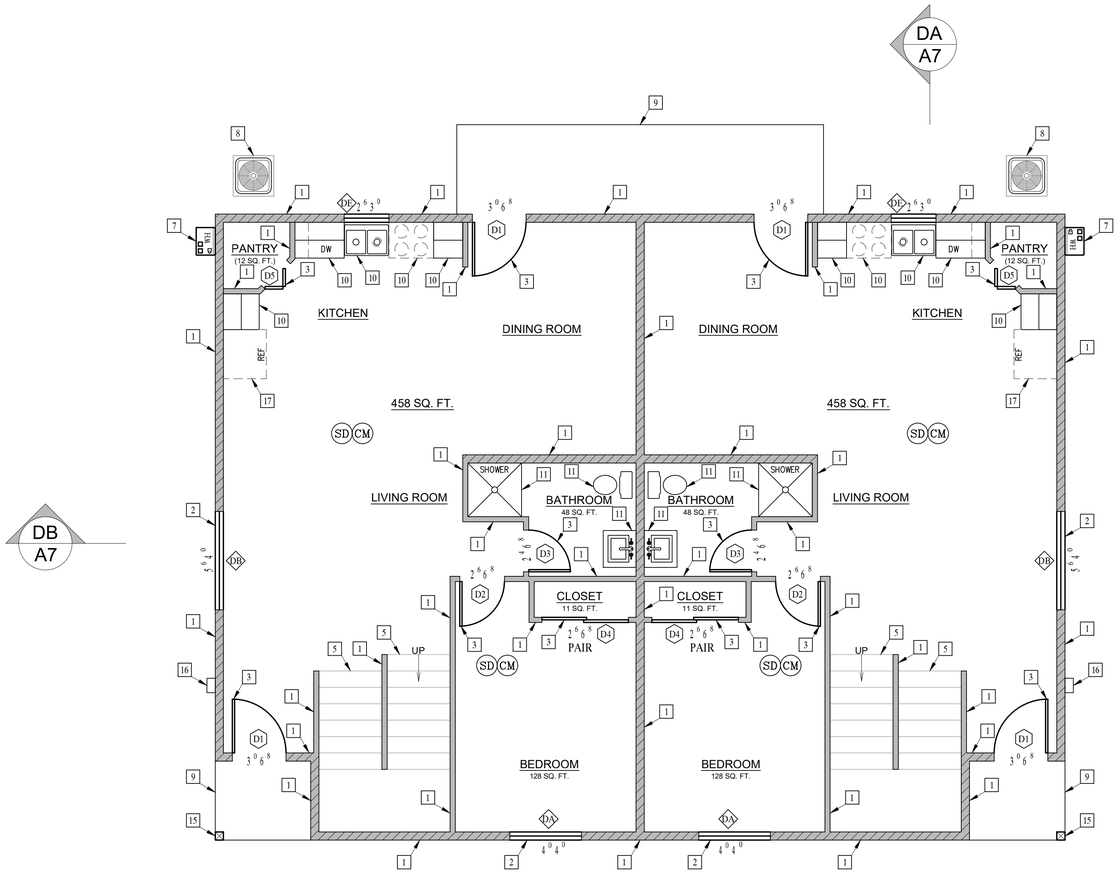
4	SIZE	MATERIAL GLAZING	U-FACTOR	SHGC	NOTES
D1	NEW 3'0" 6'8"	SOLID CORE, EXTERIOR ENTRY	-	-	
D2	NEW 2'6" 6'8"	INTERIOR HOLLOW CORE	-	-	
D3	NEW 2'4" 6'8"	INTERIOR HOLLOW CORE	-	-	
D4	NEW 2'6" 6'8"	SLIDING CLOSET DOOR PAIR	-	-	
D5	NEW 2'0" 6'8"	INTERIOR BI-FOLD, LOUVERED	-	-	
D6	NEW 3'0" 6'8"	SLIDING CLOSET DOOR PAIR	-	-	
D7	NEW 2'8" 6'8"	INTERIOR BI-FOLD, LOUVERED	-	-	
D8	NEW 5'0" 6'8"	SLIDING GLASS DOOR	0.32	0.23	

WINDOW SCHEDULE

X	SIZE	MATERIAL GLAZING	U-FACTOR	SHGC	NOTES
DA	NEW 4'0" 4'0"	VINYL DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
DB	NEW 5'6" 4'0"	VINYL DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
DC	NEW 3'0" 4'0"	VINYL DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
DD	NEW 3'0" 2'0"	VINYL DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
DE	NEW 2'6" 3'0"	VINYL DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING

ADDITIONAL NOTES

1. REQUIRED GLAZED OPENINGS SHALL OPEN DIRECTLY ONTO A STREET OR PUBLIC ALLEY, OR A YARD OR COURT LOCATED ON THE SAME LOT AS THE BUILDING. (2019 CRC R303.9)
2. WHERE THE WINTER DESIGN TEMPERATURE IS TABLE R301.2(1) IS BELOW 60 DEGREES F, EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF NOT LESS THAN 68 DEGREES F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM THE EXTERIOR WALLS IN HABITABLE ROOMS AT THE DESIGN TEMPERATURE. INSTALLATION OF PORTABLE SPACE HEATERS SHALL NOT BE USED TO ACHIEVE COMPLIANCE WITH THIS SECTION. (2019 CRC SECTION R303.10)
3. OPENINGS BETWEEN A MOTOR VEHICLE-RELATED OCCUPANCY AND A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. (2019 CBC 406.2.5)
4. THE PRIVATE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY NOT LESS THAN $\frac{1}{2}$ INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE PER 2019 CRC TABLE R302.6.
5. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN A $\frac{5}{8}$ INCH TYPE X GYPSUM BOARD OR EQUIVALENT PER 2019 CRC TABLE R302.6.
6. STRUCTURES SUPPORTING FLOOR / CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION SHALL USE NOT LESS THAN $\frac{1}{2}$ INCH GYPSUM BOARD OR EQUIVALENT PER 2019 CRC TABLE R302.6.
7. DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND THE DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN $1\frac{3}{8}$ INCHES IN THICKNESS, OR DOORS IN COMPLIANCE WITH SECTION 716.2.2.1 WITH A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING. (2019 CBC 406.3.2.1)



DUPLEX: FIRST FLOOR PLAN

NEW 2x4 STUD WALL

NEW 2x6 STUD WALL

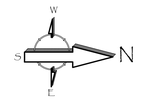
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Revisions

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Project:

Duplex, ADU, & Garage at:
5313 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title: *Duplex: First Floor Plan*

Date: 12-03-2022

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

Project No.: 2234

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PROPOSED FLOOR PLAN - KEYNOTES

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3	DOOR/SLIDER (TEMPERED GLAZING), PER OWNER
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10	KITCHEN CABINETS / APPLIANCES / SINK
11	BATHROOM CABINETS / FIXTURES
12	STACKED WASHER / DRYER
13	FAU ABOVE
14	ATTIC ACCESS
15	POSTS / BEAMS, PER STRUCTURAL

DOOR SCHEDULE

4	SIZE	MATERIAL GLAZING	U-FACTOR	SHGC	NOTES
D1	NEW 3'-0" x 6'-8"	SOLID CORE, EXTERIOR ENTRY	-	-	
D2	NEW 2'-6" x 6'-8"	INTERIOR HOLLOW CORE	-	-	
D3	NEW 2'-4" x 6'-8"	INTERIOR HOLLOW CORE	-	-	
D4	NEW 2'-6" x 6'-8"	SLIDING CLOSET DOOR PAIR	-	-	
D5	NEW 2'-0" x 6'-8"	INTERIOR BI-FOLD, LOUVERED	-	-	
D6	NEW 3'-0" x 6'-8"	SLIDING CLOSET DOOR PAIR	-	-	
D7	NEW 2'-6" x 6'-8"	INTERIOR BI-FOLD, LOUVERED	-	-	
D8	NEW 2'-6" x 6'-8"	SLIDING CLOSET DOOR	-	-	
D9	NEW 4'-0" x 6'-8"	INTERIOR BI-FOLD, LOUVERED	-	-	

WINDOW SCHEDULE

X	SIZE	MATERIAL GLAZING	U-FACTOR	SHGC	NOTES
DA	NEW 4'-0" x 4'-0"	VINYL DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
DB	NEW 5'-6" x 4'-0"	VINYL DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
DC	NEW 3'-0" x 4'-0"	VINYL DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING TEMPERED
DD	NEW 3'-0" x 2'-0"	VINYL DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING TEMPERED
DE	NEW 2'-6" x 3'-0"	VINYL DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
DF	NEW 4'-6" x 5'-0"	VINYL DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING

ADDITIONAL NOTES

1. REQUIRED GLAZED OPENINGS SHALL OPEN DIRECTLY ONTO A STREET OR PUBLIC ALLEY, OR A YARD OR COURT LOCATED ON THE SAME LOT AS THE BUILDING. (2019 CRC R303.9)

2. WHERE THE WINTER DESIGN TEMPERATURE IS TABLE R301.2(1) IS BELOW 60 DEGREES F, EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF NOT LESS THAN 68 DEGREES F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM THE EXTERIOR WALLS IN HABITABLE ROOMS AT THE DESIGN TEMPERATURE. INSTALLATION OF PORTABLE SPACE HEATERS SHALL NOT BE USED TO ACHIEVE COMPLIANCE WITH THIS SECTION. (2019 CRC SECTION R303.10)

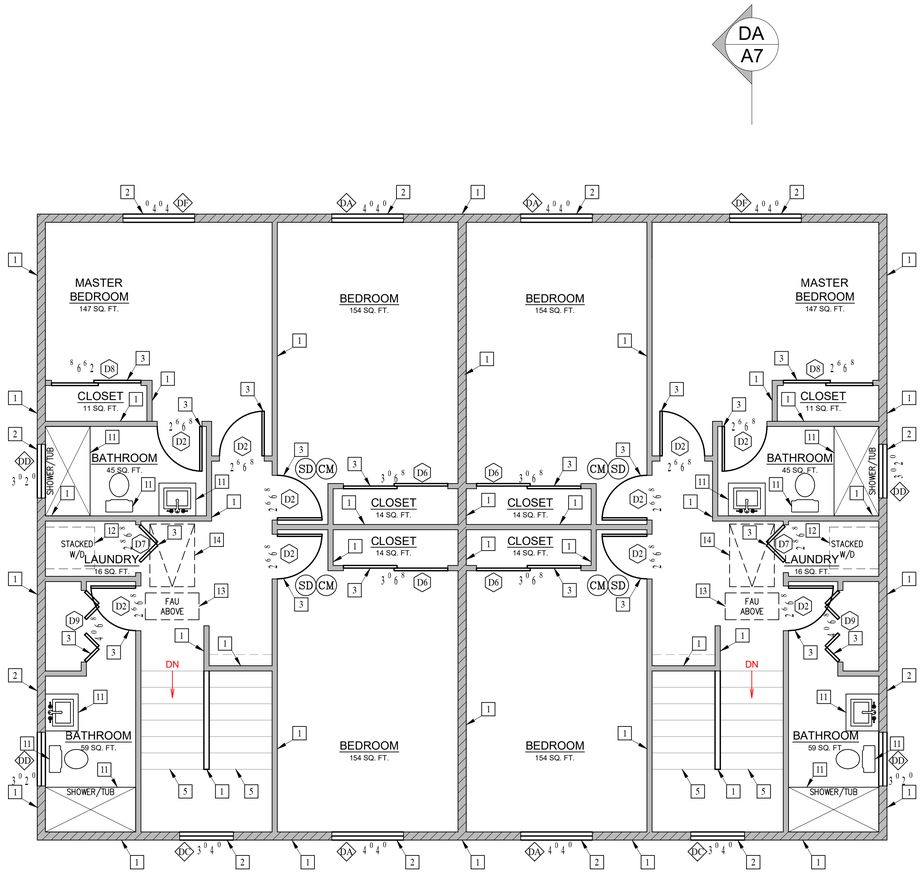
3. OPENINGS BETWEEN A MOTOR VEHICLE-RELATED OCCUPANCY AND A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. (2019 CBC 406.2.5)

4. THE PRIVATE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY NOT LESS THAN $\frac{1}{2}$ INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE PER 2019 CRC TABLE R302.6.

5. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN A $\frac{5}{8}$ INCH TYPE X GYPSUM BOARD OR EQUIVALENT PER 2019 CRC TABLE R302.6.

6. STRUCTURES SUPPORTING FLOOR / CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION SHALL USE NOT LESS THAN $\frac{1}{2}$ INCH GYPSUM BOARD OR EQUIVALENT PER 2019 CRC TABLE R302.6.

7. DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND THE DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN $1\frac{3}{8}$ INCHES IN THICKNESS, OR DOORS IN COMPLIANCE WITH SECTION 716.2.2.1 WITH A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING. (2019 CBC 406.3.2.1)



DUPLEX: SECOND FLOOR PLAN

NEW 2x4 STUD WALL

NEW 2x6 STUD WALL

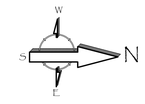
NEW PARTIAL HEIGHT WALL

(SD) SMOKE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED (SEE E1-ELECTRICAL PLAN)

(CM) CARBON MONOXIDE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED (SEE E1-ELECTRICAL PLAN)

EGRESS WINDOW REQUIREMENT:

- MINIMUM WIDTH OF OPENING: 20 INCHES
- MINIMUM HEIGHT OF OPENING: 24 INCHES
- MINIMUM NET CLEAR OPENING: 5.7 SQ. FT. (5.0 SQ. FT. FOR GROUND FLOOR)
- MAXIMUM SILL HEIGHT ABOVE FLOOR: 44 INCHES.



Revisions

	PLANNING COMMENTS 07-19-2024
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-

Project: Duplex, ADU, & Garage at: 5313 S. Saviers Road Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title: *Duplex: Second Floor Plan*

Date: 12-03-2022

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

Project No.: 2234

Sheet: *A5*

E:\Diamond Design\Projects\2022\2234 - Saviers Duplex & ADU\Architectural\2024\Saviers 07-19-2024\5313 Saviers dwg files 07-19-2024\5313 Saviers Residence Plans.dwg, 5- DUPLEX Second Floor Plan, 7/24/2024 8:20:51 AM, jimmy

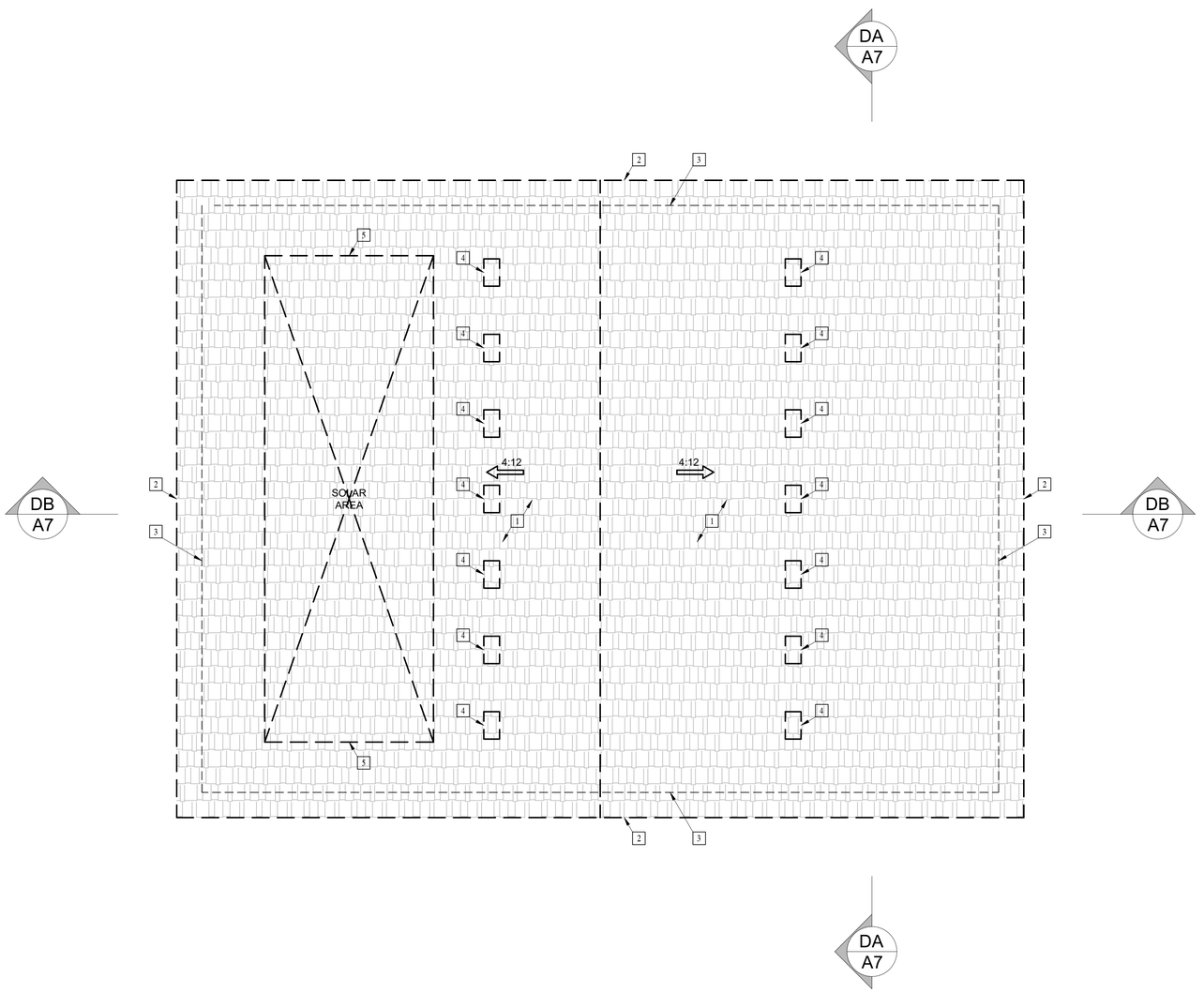
ROOF PLAN - KEYNOTES

1. CLASS A (FIRE RETARDANT) COMPOSITION SHINGLE ROOFING (ICC# ESR 1389) OVER 2 LAYERS OVER 30 POUNDS FELT OVER PLYWOOD SHEATHING PER STRUCTURAL
2. ROOF LINE
3. WALL BELOW
4. ATTIC LOUVERS/EYEBROW VENT (VULCAN ESR-2071)
5. SOLAR PANEL AREA

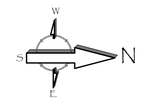
Roof Attic Ventilation:

Attic Area = 1380.0 sq. ft.
1/150 of 1380 = 9.2 sq. ft.
9.2 sq. ft. = 1324.8 sq. in. min.

Dormer Vent Area = 99 sq. in.
13.4 Min. Dormer Vents
Therefore: Install (14) Dormer Vent



DUPLEX: ROOF PLAN



Revisions

	PLANNING COMMENTS 07-19-2024
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-

Project:

Duplex, ADU, & Garage at:
5313 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

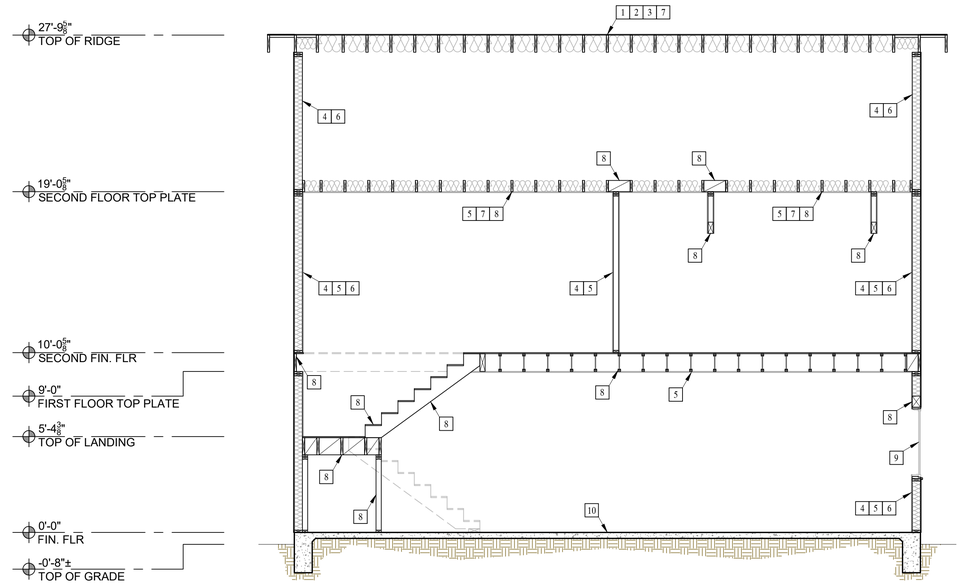
Jimmy Bermejo

Title:

Duplex:
Roof Plan

Date:
12-03-2022
Scale:
1/4"=1'-0"
Project No.:
2234
Sheet: *A6*

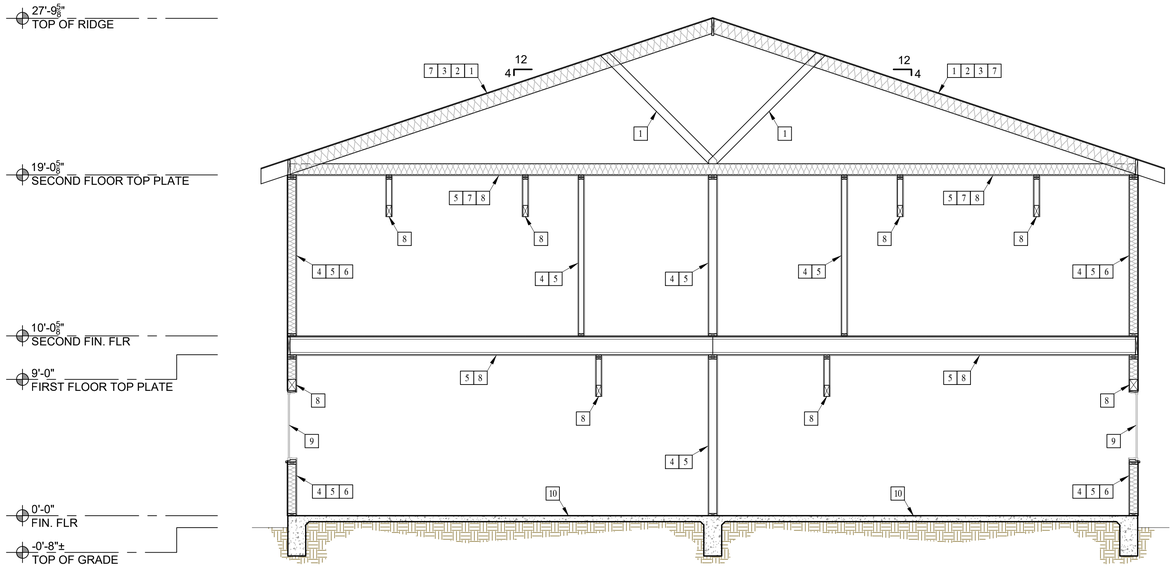
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DA SECTION A

SECTION KEYNOTES

1. ROOF FRAMING PER STRUCTURAL
2. ROOF SHEATHING PER STRUCTURAL
3. CLASS A (FIRE RETARDANT) COMPOSITION SHINGLE ROOFING (ICC# ESR 1389) OVER 2 LAYERS OVER 30 POUNDS FELT OVER PLYWOOD SHEATHING PER STRUCTURAL
4. STUD WALL
5. 5/8" GYPSUM DRYWALL
6. R-19 BATT INSULATION
7. INSULATION: R-30 BATT INSULATION AT CEILING & R-13 BATT INSULATION AT ROOF (HIGH PERFORMANCE ATTIC)
8. FRAMING / BLOCKING, PER STRUCTURAL
9. WINDOW, PER OWNER
10. SLAB-ON-GRADE PER STRUCTURAL



DB SECTION B

Revisions

	PLANNING COMMENTS 07-19-2024
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-

Project:

Duplex, ADU, & Garage at: 5313 S. Saviers Road Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title:

Duplex: Sections

Date: 12-03-2022

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

Project No.: 2234

Sheet: *A7*

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EGRESS WINDOW REQUIREMENT:

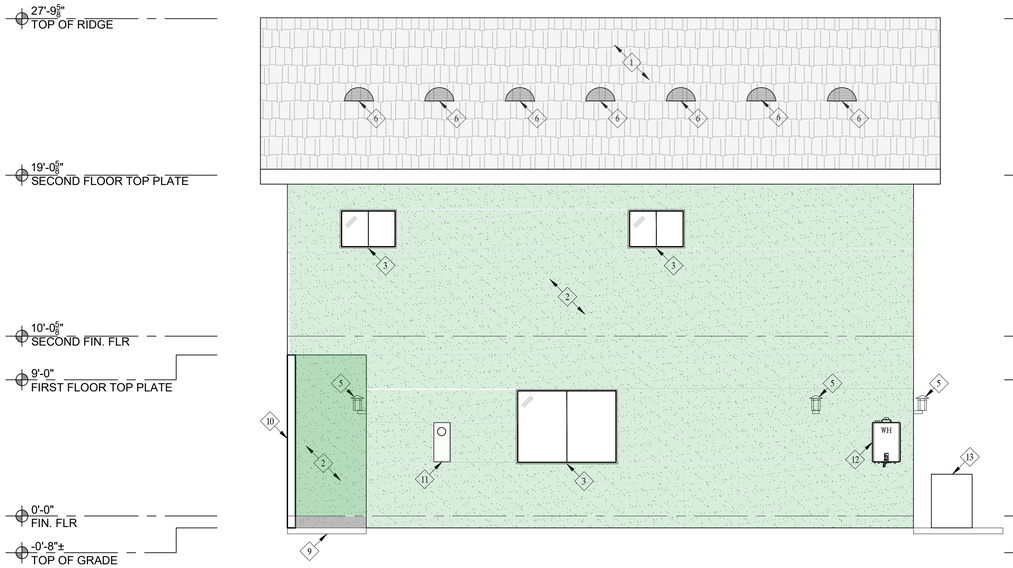
- MINIMUM WIDTH OF OPENING: 20 INCHES
- MINIMUM HEIGHT OF OPENING: 24 INCHES
- MINIMUM NET CLEAR OPENING: 5.7 SQ. FT. (5.0 SQ. FT. FOR GROUND FLOOR).
- MAXIMUM SILL HEIGHT ABOVE FLOOR 44 INCHES.

ADDITIONAL NOTES:

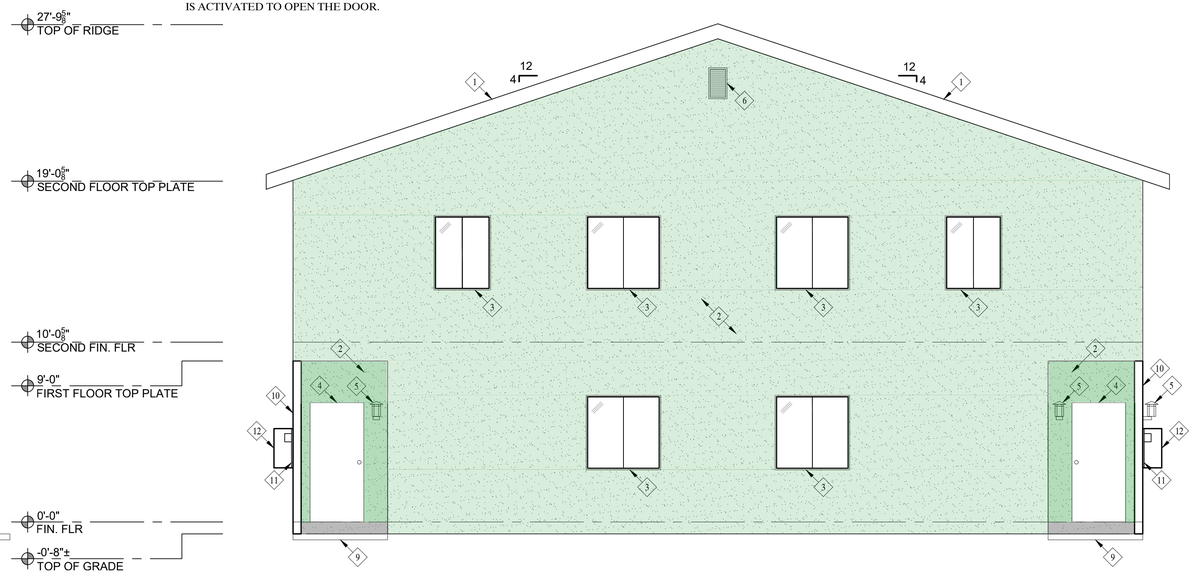
1. OUTDOOR LIGHTING SHALL COMPLY WITH TITLE 24, PART 6, OF THE CALIFORNIA CODE OF REGULATIONS: CALIFORNIA'S ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS.
2. LIGHTING FIXTURES ON THE WEST SIDE OF THE GARAGE SHALL BE MOUNTED BETWEEN 9 AND 12 FEET ABOVE GRADE AND ABOVE THE GARAGE DOORS. LUMINAIRES COMPLY WITH TITLE 24, PAT 6, OF THE CALIFORNIA CODE OF REGULATIONS: CALIFORNIA'S ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS. LUMINAIRES SHALL BE LED WITH FLAT LENSES AND PARALLEL TO THE GROUND. THE LUMINAIRES SHALL CREATE BETWEEN 1 AND 7 FOOT CANDLES ON THE GARAGE APRON.
3. ALL OUTDOOR LIGHTING INSTRUMENTS SHALL BE ON A DEDICATED CIRCUIT AND OPERATE FROM DUSK TO DAWN.
4. ROLL-UP OVERHEAD GARAGE DOORS SHALL BE INSTALLED AND BE CAPABLE OF BEING OPENED REMOTELY BY A HANDHELD CONTROLLER OR AN INTERNET BASED SYSTEM. THE GARAGE DOOR SYSTEM SHALL INCLUDE A GARAGE LIGHT WHICH IS ACTIVATED ANYTIME A REMOTE CONTROLLER IS ACTIVATED TO OPEN THE DOOR.

ELEVATION KEYNOTES

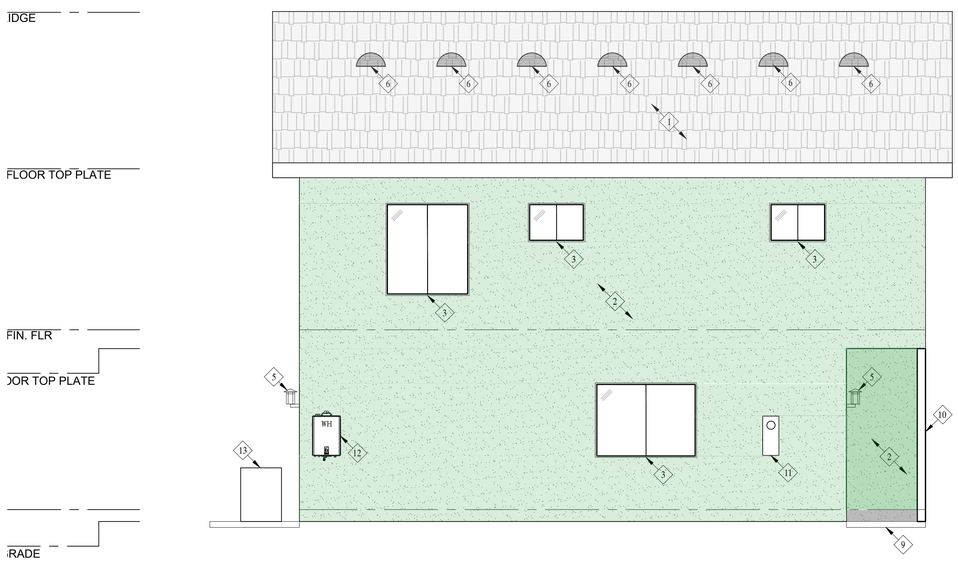
1. CLASS A (FIRE RETARDANT) COMPOSITION SHINGLE ROOFING (ICC# ESR 1389) OVER 2 LAYERS OVER 30 POUNDS FELT OVER PLYWOOD SHEATHING PER STRUCTURAL
2. STUCCO FINISH W/ 7/8" PORTLAND CEMENT PLASTER, PAPER BACKED LATH W/ 16 GAUGE STAPLES AT 6"O.C. OMEGA-237 ROCK GREEN BASE 2 SAND FINISH
3. WINDOW, PER OWNER
4. DOOR / SLIDER, PER OWNER
5. EXTERIOR WALL MOUNTED LIGHT, PER OWNER
6. ATTIC LOUVERS / DORMER VENT / EYEBROW VENT (VULCAN ESR-2071)
7. GARAGE DOOR, PER OWNER
8. NOT USED
9. EXTERIOR LANDING / EXTERIOR STAIRS
10. POSTS / BEAMS, PER STRUCTURAL
11. ELECTRICAL PANEL
12. GAS TANKLESS NORITZ OR EQUAL WITH CAT III OR IV VENT, CONDENSATE DRAIN, GAS LINE (SEE E1 SHEETS FOR MORE INFORMATION) 200,000 BTU MIN.
13. A/C CONDENSER



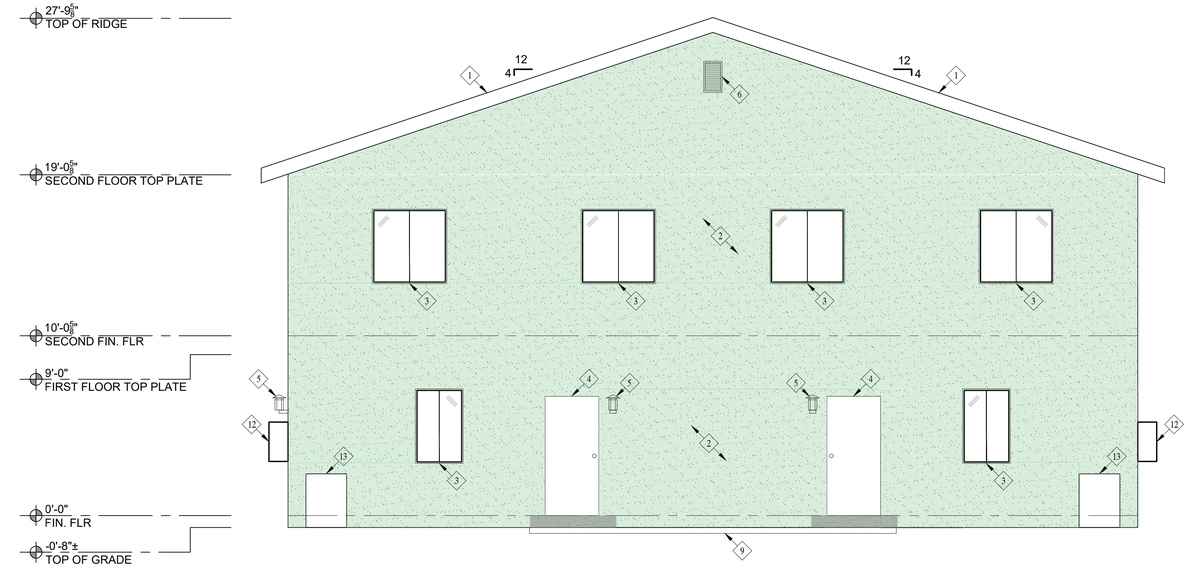
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

Revisions

	PLANNING COMMENTS 07-19-2024
1	-
2	-
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4	-
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7	-
8	-

Project:

Duplex, ADU, & Garage at: 5313 S. Saviers Road Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title:

Duplex: Elevations

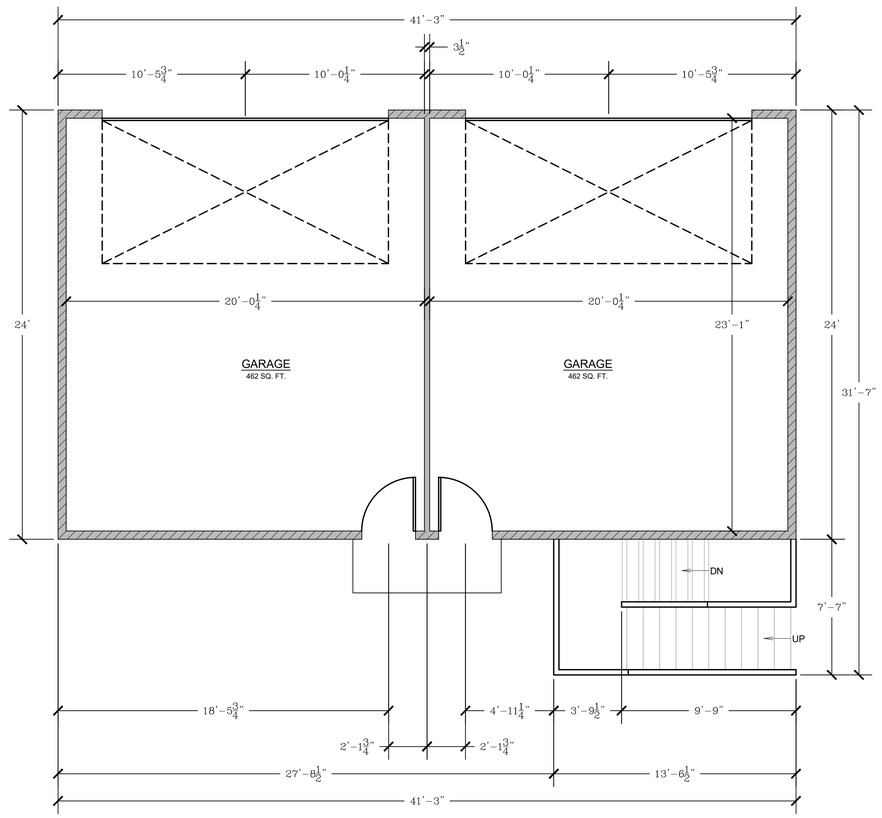
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Project No.: 2234

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ADU / GARAGE: FIRST FLOOR DIMENSION PLAN

NEW 2x4 STUD WALL

NEW 2x6 STUD WALL

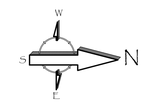
NEW PARTIAL HEIGHT WALL

(SD) SMOKE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED (SEE E1-ELECTRICAL PLAN)

(CM) CARBON MONOXIDE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED (SEE E1-ELECTRICAL PLAN)

EGRESS WINDOW REQUIREMENT:

- MINIMUM WIDTH OF OPENING: 20 INCHES
- MINIMUM HEIGHT OF OPENING: 24 INCHES
- MINIMUM NET CLEAR OPENING: 5.7 SQ. FT. (5.0 SQ. FT. FOR GROUND FLOOR)
- MAXIMUM SILL HEIGHT ABOVE FLOOR: 44 INCHES.



Revisions

	PLANNING COMMENTS 07-19-2024
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-

Project:

Duplex, ADU, & Garage at:
5313 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title:

ADU / Garage: First Floor Dimension Plan

Date:

12-03-2022

Scale:

1/4"=1'-0"

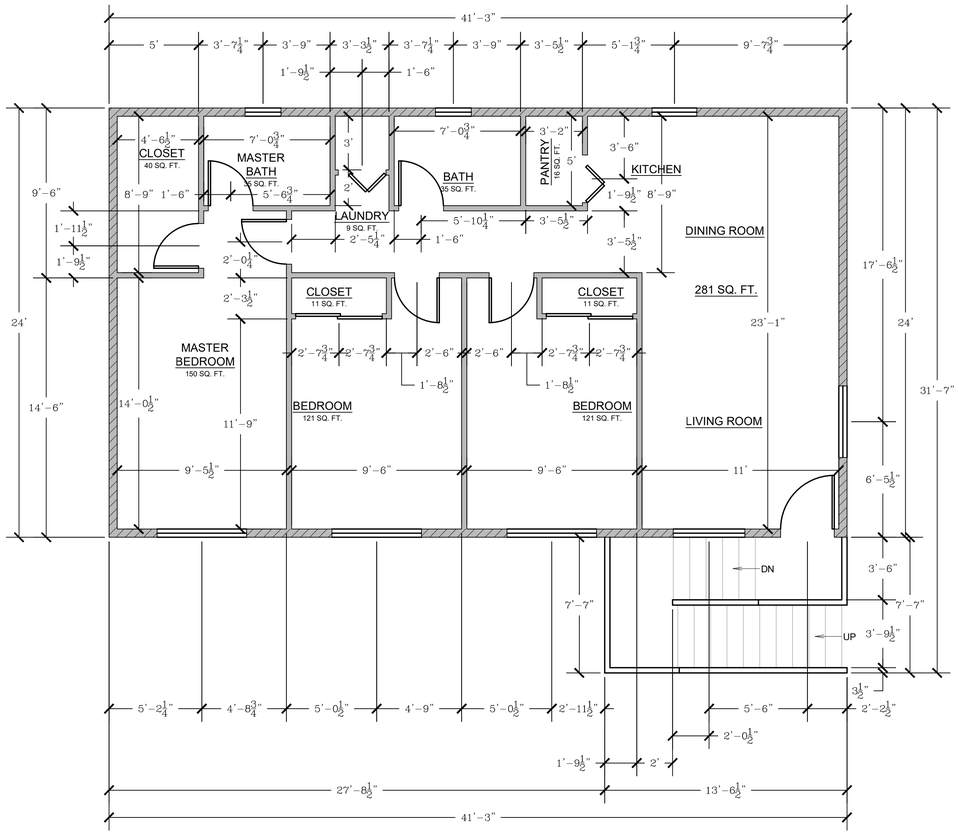
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2234

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ADU / GARAGE: SECOND FLOOR DIMENSION PLAN

NEW 2x4 STUD WALL

NEW 2x6 STUD WALL

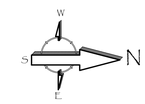
NEW PARTIAL HEIGHT WALL

(SD) SMOKE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED (SEE E1-ELECTRICAL PLAN)

(CM) CARBON MONOXIDE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED (SEE E1-ELECTRICAL PLAN)

EGRESS WINDOW REQUIREMENT:

- MINIMUM WIDTH OF OPENING: 20 INCHES
- MINIMUM HEIGHT OF OPENING: 24 INCHES
- MINIMUM NET CLEAR OPENING: 5.7 SQ. FT. (5.0 SQ. FT. FOR GROUND FLOOR)
- MAXIMUM SILL HEIGHT ABOVE FLOOR: 44 INCHES.



Revisions

	PLANNING COMMENTS 07-19-2024
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-

Project:

Duplex, ADU, & Garage at:
5313 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title:

ADU / Garage: Second Floor Dimension Plan

Date:

12-03-2022

Scale:

1/4"=1'-0"

Project No.:

2234

Sheet:

A10

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PROPOSED FLOOR PLAN - KEYNOTES

1	STUD WALL, SEE WALL LEGEND
2	WINDOWS, PER OWNER
3	DOOR/SLIDER (TEMPERED GLAZING), PER OWNER
4	GARAGE DOOR / OPENER, PER OWNER
5	STAIRS
6	GAS TANKLESS NORITZ OR EQUAL WITH CAT III OR IV VENT, CONDENSATE DRAIN, GAS LINE (SEE E1 SHEETS FOR MORE INFORMATION) 200,000 BTU MIN.
7	A/C UNIT
8	KITCHEN CABINETS / APPLIANCES / SINK
9	BATHROOM CABINETS / FIXTURES
10	STACKED WASHER / DRYER
11	APPROX. LOCATION OF 200 AMP. ELECTRICAL PANEL
12	APPROX. LOCATION OF 100 AMP. ELECTRICAL SUB-PANEL
13	EXTERIOR LANDING / STEP

DOOR SCHEDULE

4	SIZE	MATERIAL GLAZING	U-FACTOR	SHGC	NOTES
A1	NEW 3'-0" 6'-8"	SOLID CORE, EXTERIOR ENTRY	-	-	
A2	NEW 2'-6" 6'-8"	INTERIOR HOLLOW CORE	-	-	
A3	NEW 2'-6" 6'-8"	SLIDING CLOSET DOOR PAIR	-	-	
A4	NEW 2'-8" 6'-8"	INTERIOR BI-FOLD, LOUVERED	-	-	
A5	NEW 3'-0" 6'-8"	SOLID CORE, EXTERIOR ENTRY	-	-	STEEL, FIRE RATED
A6	NEW 16'-0" 8'-0"	GARAGE DOOR	-	-	

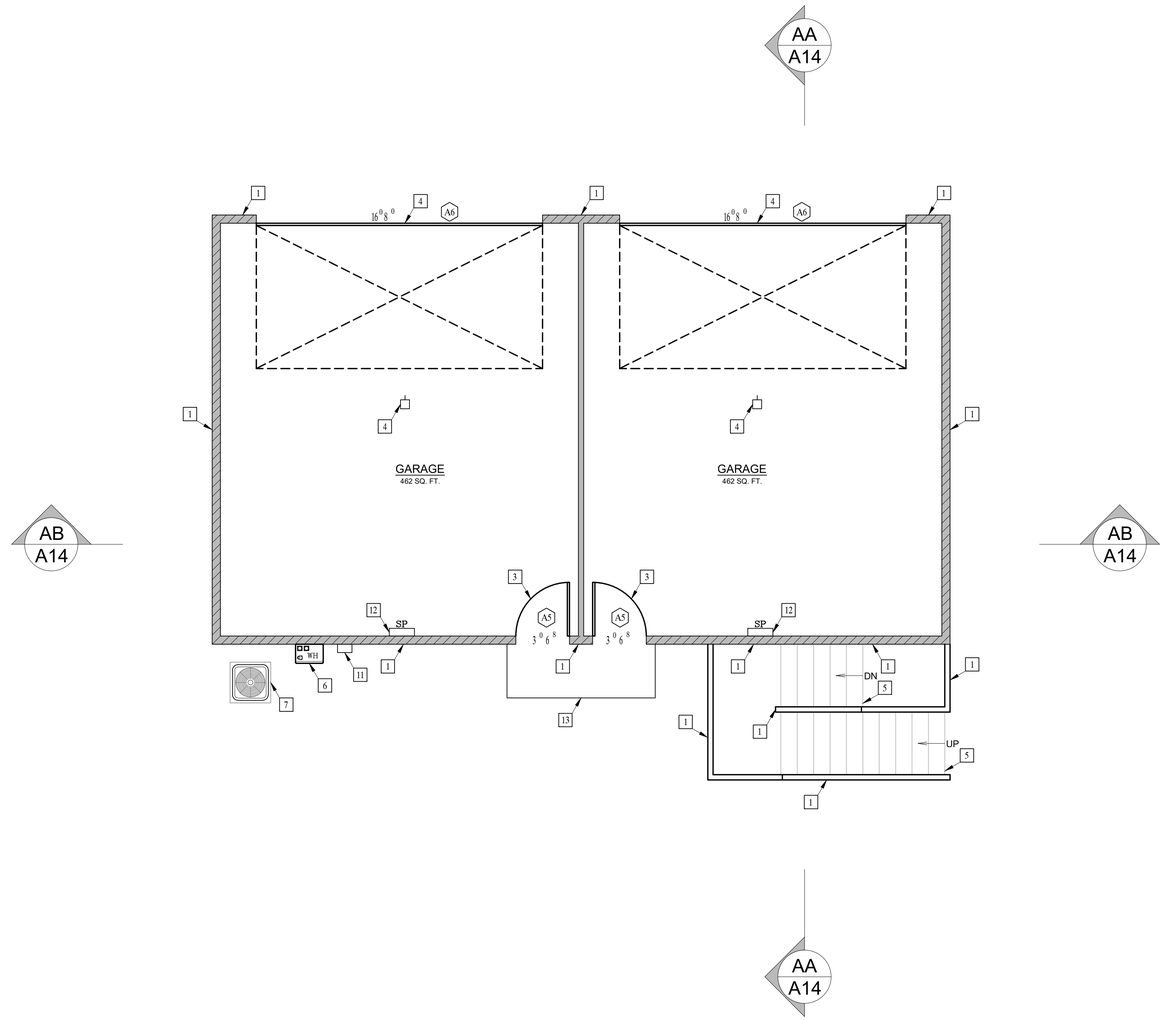
WINDOW SCHEDULE

X	SIZE	MATERIAL GLAZING	U-FACTOR	SHGC	NOTES
AA	NEW 4'-0" 4'-0"	VINYL DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
AB	NEW 5'-0" 4'-0"	VINYL DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
AC	NEW 2'-0" 2'-0"	VINYL DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
AD	NEW 2'-6" 3'-0"	VINYL DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING

ADDITIONAL NOTES

1. REQUIRED GLAZED OPENINGS SHALL OPEN DIRECTLY ONTO A STREET OR PUBLIC ALLEY, OR A YARD OR COURT LOCATED ON THE SAME LOT AS THE BUILDING. (2019 CRC R303.9)
2. WHERE THE WINTER DESIGN TEMPERATURE IS TABLE R301.2(1) IS BELOW 60 DEGREES F, EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF NOT LESS THAN 68 DEGREES F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM THE EXTERIOR WALLS IN HABITABLE ROOMS AT THE DESIGN TEMPERATURE. INSTALLATION OF PORTABLE SPACE HEATERS SHALL NOT BE USED TO ACHIEVE COMPLIANCE WITH THIS SECTION. (2019 CRC SECTION R303.10)
3. OPENINGS BETWEEN A MOTOR VEHICLE-RELATED OCCUPANCY AND A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. (2019 CBC 406.2.5)
4. THE PRIVATE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY NOT LESS THAN $\frac{1}{2}$ INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE PER 2019 CRC TABLE R302.6.
5. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN A $\frac{5}{8}$ INCH TYPE X GYPSUM BOARD OR EQUIVALENT PER 2019 CRC TABLE R302.6.
6. STRUCTURES SUPPORTING FLOOR / CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION SHALL USE NOT LESS THAN $\frac{1}{2}$ INCH GYPSUM BOARD OR EQUIVALENT PER 2019 CRC TABLE R302.6.
7. DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND THE DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN $1\frac{3}{8}$ INCHES IN THICKNESS, OR DOORS IN COMPLIANCE WITH SECTION 716.2.2.1 WITH A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING. (2019 CBC 406.3.2.1)

ADU / GARAGE: FIRST FLOOR PLAN



NEW 2x4 STUD WALL

NEW 2x6 STUD WALL

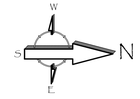
NEW PARTIAL HEIGHT WALL

(SD) SMOKE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED (SEE E1-ELECTRICAL PLAN)

(CM) CARBON MONOXIDE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED (SEE E1-ELECTRICAL PLAN)

EGRESS WINDOW REQUIREMENT:

- MINIMUM WIDTH OF OPENING: 20 INCHES
- MINIMUM HEIGHT OF OPENING: 24 INCHES
- MINIMUM NET CLEAR OPENING: 5.7 SQ. FT. (5.0 SQ. FT. FOR GROUND FLOOR)
- MAXIMUM SILL HEIGHT ABOVE FLOOR: 44 INCHES.



Revisions

	PLANNING COMMENTS 07-19-2024
1	-
2	-
3	-
4	-
5	-
6	-
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8	-

Project:

Duplex, ADU, & Garage at:
5313 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title:

ADU / Garage: First Floor Plan

Date:

12-03-2022

Scale:

1/4"=1'-0"

Project No.:

2234

Sheet:

A11

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PROPOSED FLOOR PLAN - KEYNOTES

1	STUD WALL, SEE WALL LEGEND
2	WINDOWS, PER OWNER
3	DOOR/SLIDER (TEMPERED GLAZING), PER OWNER
4	GARAGE DOOR, PER OWNER
5	STAIRS
6	WATER HEATER
7	A/C UNIT
8	KITCHEN CABINETS / APPLIANCES / SINK
9	BATHROOM CABINETS / FIXTURES
10	STACKED WASHER / DRYER

DOOR SCHEDULE

4	SIZE	MATERIAL GLAZING	U-FACTOR	SHGC	NOTES
A1	NEW 3'0 6'8	SOLID CORE, EXTERIOR ENTRY	-	-	
A2	NEW 2'6 6'8	INTERIOR HOLLOW CORE	-	-	
A3	NEW 2'6 6'8	SLIDING CLOSET DOOR PAIR	-	-	
A4	NEW 2'8 6'8	INTERIOR BI-FOLD, LOUVERED	-	-	
A5	NEW 3'0 6'8	SOLID CORE, EXTERIOR ENTRY	-	-	STEEL, FIRE RATED
A6	NEW 16'0 8'0	GARAGE DOOR	-	-	

WINDOW SCHEDULE

X	SIZE	MATERIAL GLAZING	U-FACTOR	SHGC	NOTES
AA	NEW 4'0 4'0	VINYL DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
AB	NEW 5'0 4'0	VINYL DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
AC	NEW 2'0 3'0	VINYL DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
AD	NEW 2'6 3'0	VINYL DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING

ADDITIONAL NOTES

1. REQUIRED GLAZED OPENINGS SHALL OPEN DIRECTLY ONTO A STREET OR PUBLIC ALLEY, OR A YARD OR COURT LOCATED ON THE SAME LOT AS THE BUILDING. (2019 CRC R303.9)

2. WHERE THE WINTER DESIGN TEMPERATURE IS TABLE R301.2(1) IS BELOW 60 DEGREES F, EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF NOT LESS THAN 68 DEGREES F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM THE EXTERIOR WALLS IN HABITABLE ROOMS AT THE DESIGN TEMPERATURE. INSTALLATION OF PORTABLE SPACE HEATERS SHALL NOT BE USED TO ACHIEVE COMPLIANCE WITH THIS SECTION. (2019 CRC SECTION R303.10)

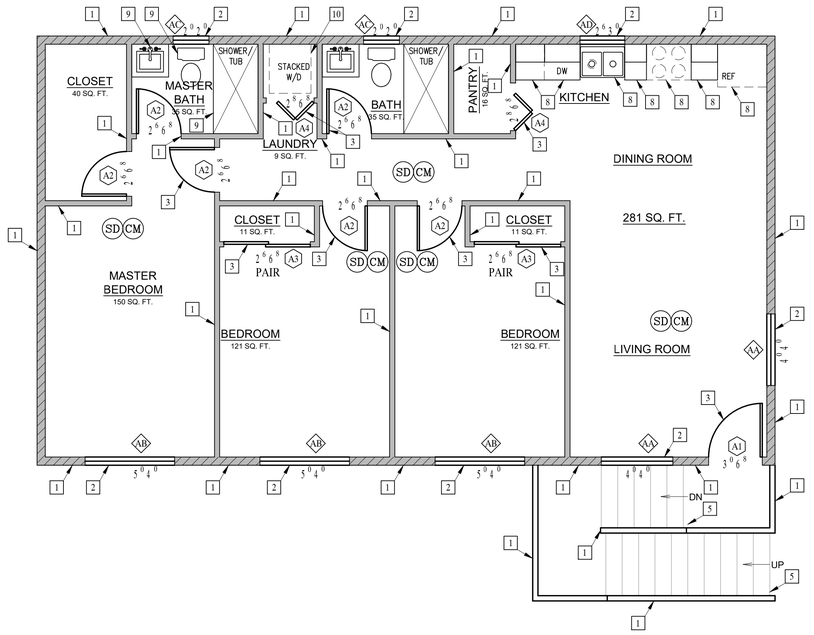
3. OPENINGS BETWEEN A MOTOR VEHICLE-RELATED OCCUPANCY AND A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. (2019 CBC 406.2.5)

4. THE PRIVATE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY NOT LESS THAN $\frac{1}{2}$ INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE PER 2019 CRC TABLE R302.6.

5. GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN A $\frac{5}{8}$ INCH TYPE X GYPSUM BOARD OR EQUIVALENT PER 2019 CRC TABLE R302.6.

6. STRUCTURES SUPPORTING FLOOR / CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION SHALL USE NOT LESS THAN $\frac{1}{2}$ INCH GYPSUM BOARD OR EQUIVALENT PER 2019 CRC TABLE R302.6.

7. DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND THE DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN $1\frac{3}{8}$ INCHES IN THICKNESS, OR DOORS IN COMPLIANCE WITH SECTION 716.2.2.1 WITH A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING. (2019 CBC 406.3.2.1)



ADU / GARAGE: SECOND FLOOR PLAN

NEW 2x4 STUD WALL

NEW 2x6 STUD WALL

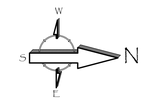
NEW PARTIAL HEIGHT WALL

(SD) SMOKE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED (SEE E1-ELECTRICAL PLAN)

(CM) CARBON MONOXIDE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED (SEE E1-ELECTRICAL PLAN)

EGRESS WINDOW REQUIREMENT:

- MINIMUM WIDTH OF OPENING: 20 INCHES
- MINIMUM HEIGHT OF OPENING: 24 INCHES
- MINIMUM NET CLEAR OPENING: 5.7 SQ. FT. (5.0 SQ. FT. FOR GROUND FLOOR)
- MAXIMUM SILL HEIGHT ABOVE FLOOR: 44 INCHES.



Revisions

	PLANNING COMMENTS 07-19-2024
1	-
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Project:

Duplex, ADU, & Garage at:
5313 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title:

ADU / Garage: Second Floor Plan

Date:

12-03-2022

Scale:

1/4"=1'-0"

Project No.:

2234

Sheet:

A12

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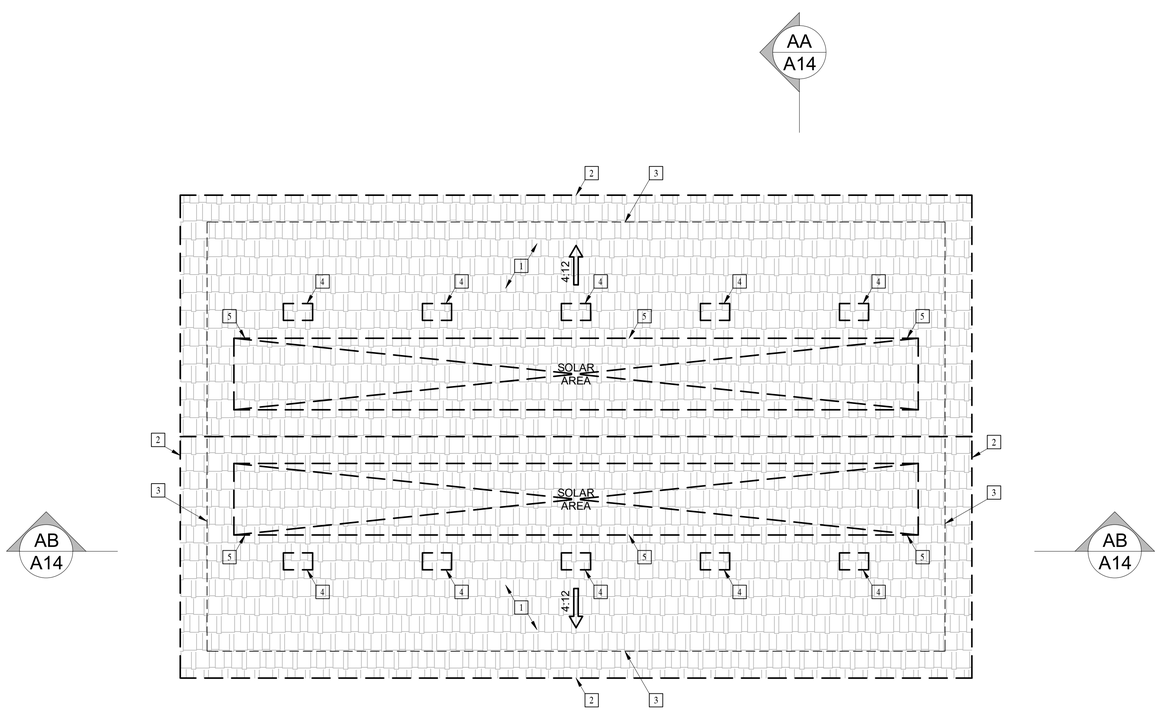
ROOF PLAN - KEYNOTES

1. CLASS A (FIRE RETARDANT) COMPOSITION SHINGLE ROOFING (ICC# ESR 1389) OVER 2 LAYERS OVER 30 POUNDS FELT OVER PLYWOOD SHEATHING PER STRUCTURAL
2. ROOF LINE
3. WALL BELOW
4. ATTIC LOUVERS/EYEBROW VENT (VULCAN ESR-2071)
5. SOLAR PANEL AREA

Roof Attic Ventilation:

Attic Area = 960.0 sq. ft.
1/150 of 960 = 6.4 sq. ft.
6.4 sq. ft. = 921.6 sq. in. min.

Dormer Vent Area = 99 sq. in.
9.3 Min. Dormer Vents
Therefore: Install (10) Dormer Vent



ADU / GARAGE: ROOF PLAN

Revisions

	PLANNING COMMENTS 07-19-2024
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-

Project:
Duplex, ADU, & Garage at:
5313 S. Saviers Road
Oxnard, California 93033

Responsible Designer:
Jimmy Bermejo

Title:
ADU / Garage:
Roof Plan

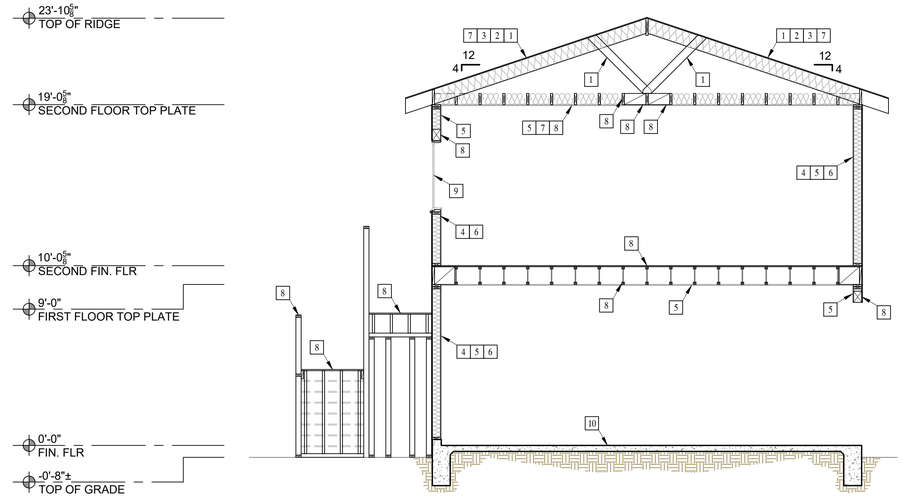
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12-03-2022

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Project No.:
2234

Sheet:
A13

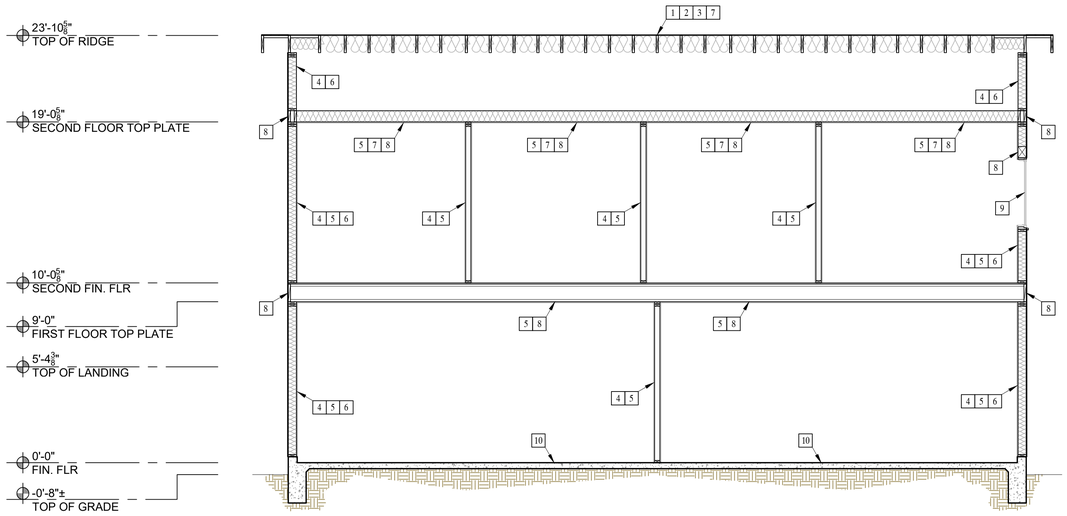
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AA SECTION A

SECTION KEYNOTES

1	ROOF FRAMING PER STRUCTURAL
2	ROOF SHEATHING PER STRUCTURAL
3	CLASS A (FIRE RETARDANT) COMPOSITION SHINGLE ROOFING (ICC# ESR 1389) OVER 2 LAYERS OVER 30 POUNDS FELT OVER PLYWOOD SHEATHING PER STRUCTURAL
4	STUD WALL
5	5/8" GYPSUM DRYWALL
6	R-19 BATT INSULATION
7	INSULATION: R-30 BATT INSULATION AT CEILING & R-13 BATT INSULATION AT ROOF (HIGH PERFORMANCE ATTIC)
8	FRAMING / BLOCKING, PER STRUCTURAL
9	WINDOW, PER OWNER
10	SLAB-ON-GRADE PER STRUCTURAL



AB SECTION B

Revisions

	PLANNING COMMENTS 07-19-2024
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-

Project:

Duplex, ADU, & Garage at:
5313 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title:

ADU / Garage: Sections

Date: 12-03-2022

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

Project No.: 2234

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EGRESS WINDOW REQUIREMENT:

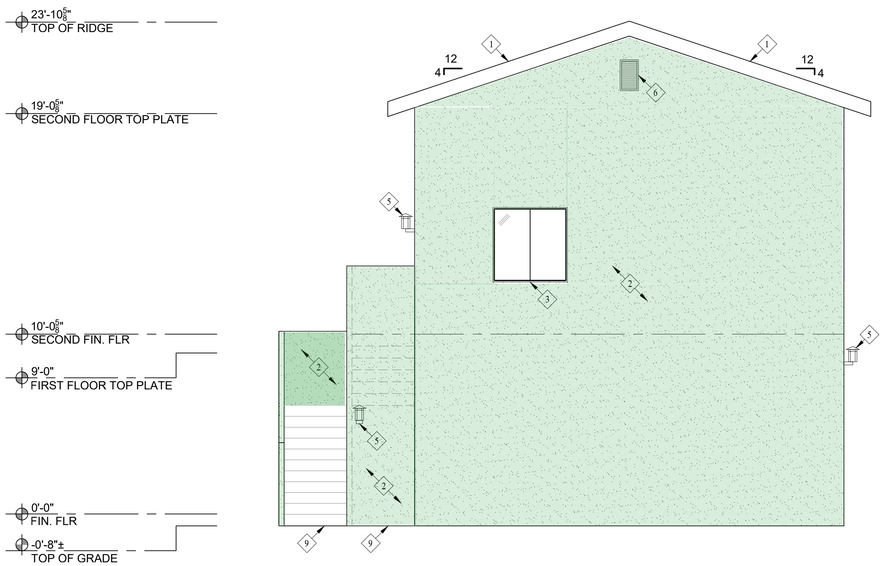
- MINIMUM WIDTH OF OPENING: 20 INCHES
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- MINIMUM NET CLEAR OPENING: 5.7 SQ. FT. (5.0 SQ. FT. FOR GROUND FLOOR).
- MAXIMUM SILL HEIGHT ABOVE FLOOR 44 INCHES.

ADDITIONAL NOTES:

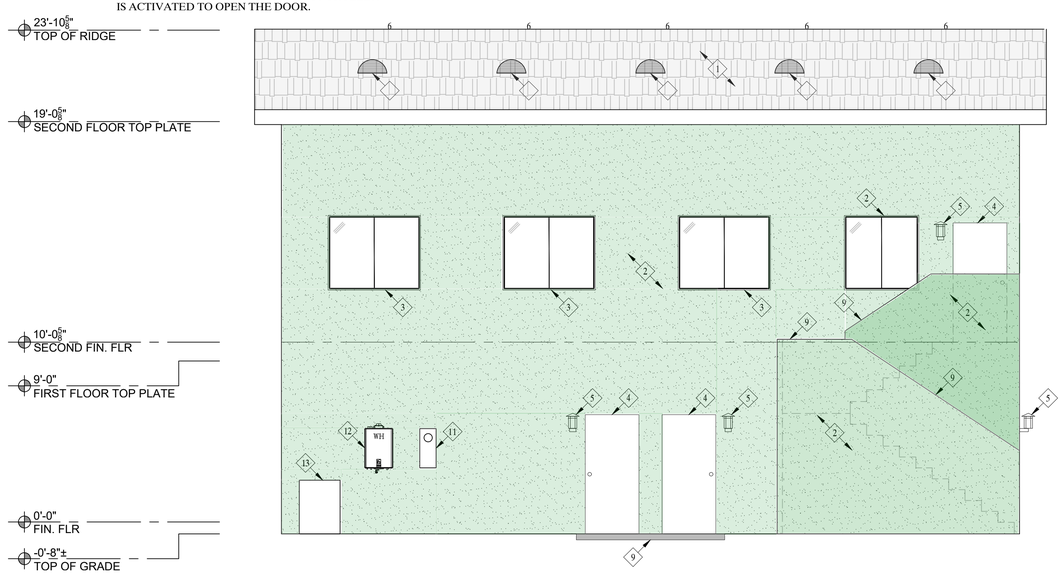
1. OUTDOOR LIGHTING SHALL COMPLY WITH TITLE 24, PART 6, OF THE CALIFORNIA CODE OF REGULATIONS: CALIFORNIA'S ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS.
2. LIGHTING FIXTURES ON THE WEST SIDE OF THE GARAGE SHALL BE MOUNTED BETWEEN 9 AND 12 FEET ABOVE GRADE AND ABOVE THE GARAGE DOORS. LUMINAIRES COMPLY WITH TITLE 24, PAT 6, OF THE CALIFORNIA CODE OF REGULATIONS: CALIFORNIA'S ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS. LUMINAIRES SHALL BE LED WITH FLAT LENSES AND PARALLEL TO THE GROUND. THE LUMINAIRES SHALL CREATE BETWEEN 1 AND 7 FOOT CANDLES ON THE GARAGE APRON.
3. ALL OUTDOOR LIGHTING INSTRUMENTS SHALL BE ON A DEDICATED CIRCUIT AND OPERATE FROM DUSK TO DAWN.
4. ROLL-UP OVERHEAD GARAGE DOORS SHALL BE INSTALLED AND BE CAPABLE OF BEING OPENED REMOTELY BY A HANDHELD CONTROLLER OR AN INTERNET BASED SYSTEM. THE GARAGE DOOR SYSTEM SHALL INCLUDE A GARAGE LIGHT WHICH IS ACTIVATED ANYTIME A REMOTE CONTROLLER IS ACTIVATED TO OPEN THE DOOR.

ELEVATION KEYNOTES

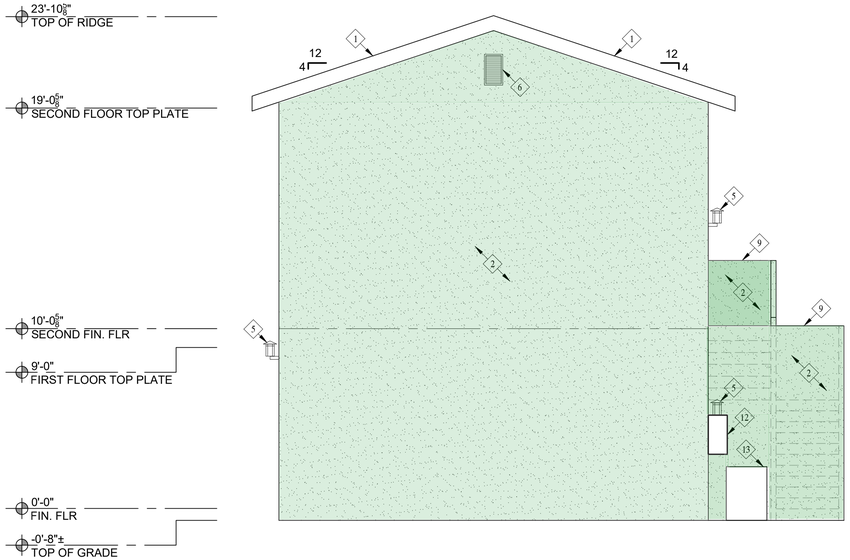
1. CLASS A (FIRE RETARDANT) COMPOSITION SHINGLE ROOFING (ICC# ESR 1389) OVER 2 LAYERS OVER 30 POUNDS FELT OVER PLYWOOD SHEATHING PER STRUCTURAL
2. STUCCO FINISH W/ 7/8" PORTLAND CEMENT PLASTER, PAPER BACKED LATH W/ 16 GAUGE STAPLES AT 6"O.C. OMEGA-237 ROCK GREEN BASE 2 SAND FINISH
3. WINDOW, PER OWNER
4. DOOR / SLIDER, PER OWNER
5. EXTERIOR WALL MOUNTED LIGHT, PER OWNER
6. ATTIC LOUVERS / DORMER VENT / EYEBROW VENT (VULCAN ESR-2071)
7. GARAGE DOOR, PER OWNER
8. NOT USED
9. EXTERIOR LANDING / EXTERIOR STAIRS
10. POSTS / BEAMS, PER STRUCTURAL
11. ELECTRICAL PANEL
12. GAS TANKLESS NORITZ OR EQUAL WITH CAT III OR IV VENT, CONDENSATE DRAIN, GAS LINE (SEE E1 SHEETS FOR MORE INFORMATION) 200,000 BTU MIN.
13. A/C CONDENSER



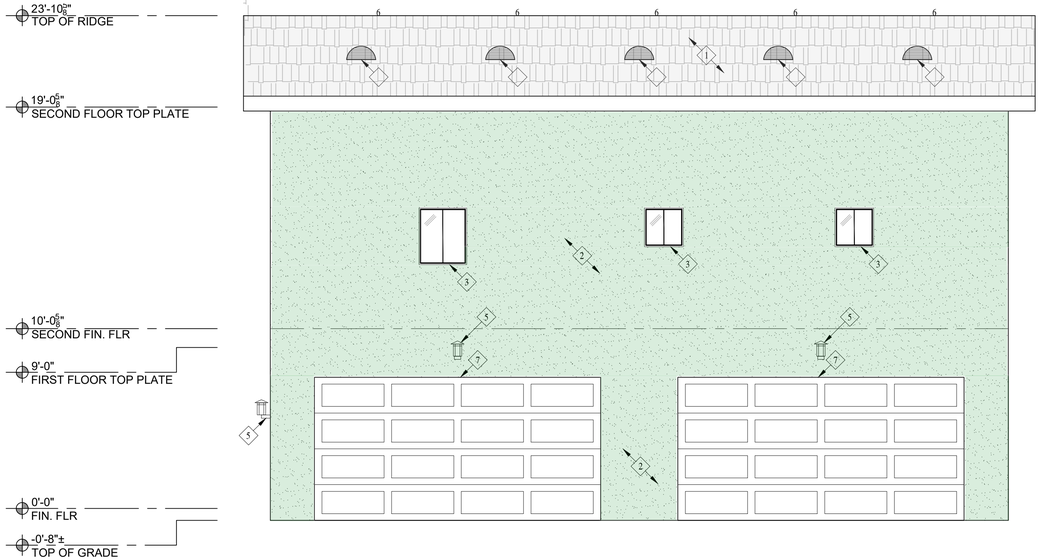
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

Revisions

	PLANNING COMMENTS 07-19-2024
1	-
2	-
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Project:

Duplex, ADU, & Garage at:
5313 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title:

ADU / Garage: Elevations

Date:
12-03-2022
Scale:
1/4"=1'-0"
Project No.:
2234
Sheet: *A15*

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PROPOSED ELECTRICAL PLAN - NOTES

ELECTRICAL NOTES:

1. EXHAUST FANS
   a. FANS AT BATHS, POWDER AND LAUNDRY TO PROVIDE A COMPLETE AIR CHANGE EVERY FIVE MINUTES (OPERABLE FROM LIGHT SWITCH). FAN SHALL BE MINIMUM 50 CFM
   b. KITCHEN EXAHAUST FANS MUST BE ABLE TO PROVIDE 5 AIR CHANGES PER HOUR AND DUCTED TO THE EXTERIOR. KITCHEN EXAUST FAN SHALL BE MINIMUM 100 CFM
   c. RESIDENTIAL EXHAUST FANS SHALL BE ENERGY STAR RATED AND SHALL BE CONTROLED BY A HUMIDSTAT CAPABLE OF AN ADJUSTMENT BETWEEN 50 AND 80% HUMIDITY. CALGREEN 4.506.1 EXCEPTION. CONTROL BY A HUMIDISTAT IS NOT REQUIRED IF THE BATHROOM EXHAUST FAN IS ALSO THE DWELLING WHOLE HOUSE VENTILATION.
   d. ALL FANS INSTALLED MUST MEET THE PRECEEDING REQUIREMENTS AND MUST EITHER HAVE A MAX "SONE" RATING OF 1 FOR CONTINUOUS USE OR 3 FOR INTERMITENT USE.
2. PROVIDE ARC-FAULT CIRCUIT INTERRUPTER OUTLETS FOR ALL ROOMS AS DESCRIBED IN. NEC 210-12
3. PROVIDE ADEQUATE CLEARANCES OF ELECTRICAL SERVICE DROP CONNECTORS (WIRES). (ART. 230-24 & ART. 680-8 NEC)
4. TAMPER RESISTANT RECEPITCALS ARE REQUIRED FOR ALL LCATION AS DESCRIBED IN 210.52. THIS ONLY APPLIES TO THE OUTLETS MODIFIED UNDER THIS PERMIT.
5. WEATHER RESISTANT TYPE RECEPTACALS ARE REQUIRED WHEN INSTALLED IN DAMP OR WET LOCATIONS (OUTSIDE)
6. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING AND BE EQUIPPED WITH BATTERY BACK-UP, PER SECTION R314
7. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE LARMS IN THE UNIT.
8. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING AND BE EQUIPPED WITH BATTERY BACK-UP, PER SECTION R315
9. WHEN MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE LARMS IN THE UNIT.
10. BATHROOM CIRCUITING SHALL BE EITHER A 20 AMPERE CIRCUIT DEDICATED TO EACH BATHROOM OR ATLEAST ONE 20 AMPERE CIRCUIT SUPPPLY ONLY BATHROOM RECEPTACLE OUTLETS PER CEC ART 210.11(C)3
11. RECEPTACLE OUTLETS LOCATIONS SHALL COMPLY WITH CEC ART. 210.52 (A)

LIGHTING REQUIREMENTS (TITTLE 24)

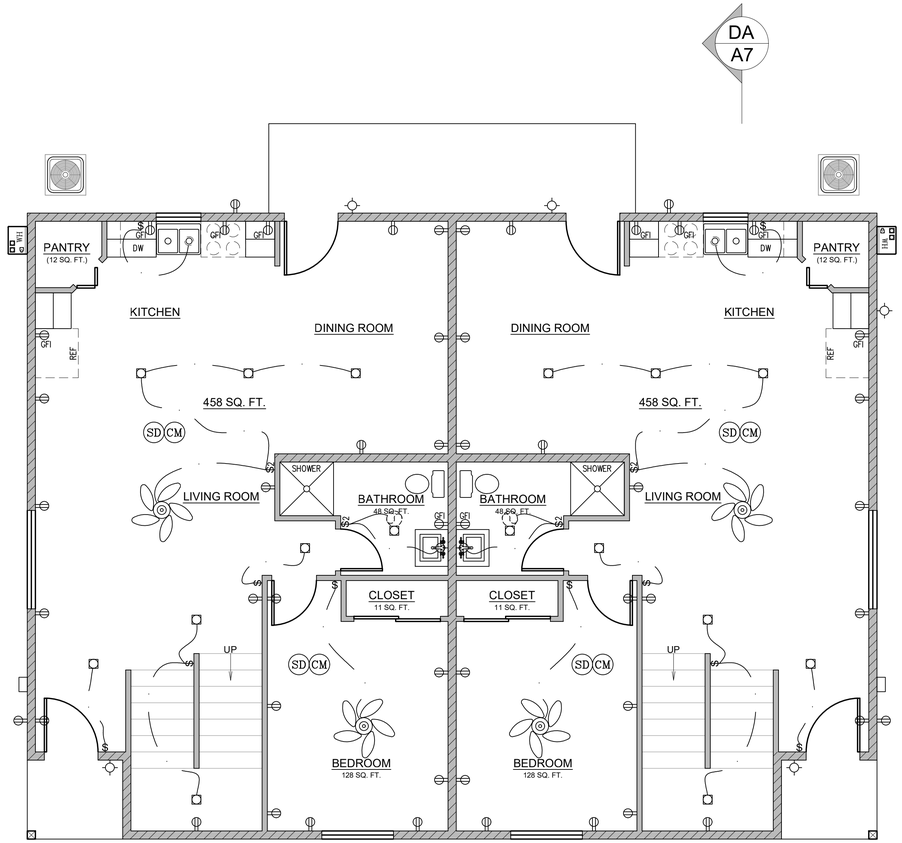
1. NEW BATHROOMS, GARAGES, LAUNDRY ROOMS & UTILITY ROOMS- ALL LUMINAIRES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A MANUAL-ON OCCUPANT SENSOR.
2. OTHER NEW ROOMS- ALL LUMINAIRES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR OR DIMMER. CLOSETS THAT ARE LESS THAN 70 SQ. FT. ARE EXEMPT.
3. NEW OUTDOOR LIGHTING- ALL LUMINAIRES MOUNTED TO THE BUILDING SHALL BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A PHOTOCONTROL/ MOTION SENSOR.
4. NEW KITCHENS- AT LEAST HALF THE INSTALLED WATTAGE OF LUMINAIRES SHALL BE HIGH EFFICACY (I.E.,FLUORESCENT). THE ONES THAT ARE NOT MUST BE SWITCHED SEPARATELY.
5. ALL LIGHTS RECESSED INTO INSULATED CEILINGS MUST BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC) AND ARE CERTIFIED AIRTIGHT TO ASTM E283 AND LABELED AS AIRTIGHT (AT) TO LESS THAN 2.0 CFM @ 75 PASCALS.

ADDITIONAL NOTES CONT.

1. OUTDOOR LIGHTING SHALL COMPLY WITH TITLE 24, PART 6, OF THE CALIFORNIA CODE OF REGULATIONS: CALIFORNIA'S ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS.
2. LIGHTING FIXTURES ON THE WEST SIDE OF THE GARAGE SHALL BE MOUNTED BETWEEN 9 AND 12 FEET ABOVE GRADE AND ABOVE THE GARAGE DOORS. LUMINAIRES COMPLY WITH TITLE 24, PART 6, OF THE CALIFORNIA CODE OF REGULATIONS: CALIFORNIA'S ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS. LUMINAIRES SHALL BE LED WITH FLAT LENSES AND PARALLEL TO THE GROUND. THE LUMINAIRES SHALL CREATE BETWEEN 1 AND 7 FOOT CANDLES ON THE GARAGE APRON.
3. ALL OUTDOOR LIGHTING INSTRUMENTS SHALL BE ON A DEDICATED CIRCUIT AND OPERATE FROM DUSK TO DAWN.
4. ROLL-UP OVERHEAD GARAGE DOORS SHALL BE INSTALLED AND BE CAPABLE OF BEING OPENED REMOTELY BY A HANDHELD CONTROLLER OR AN INTERNET BASED SYSTEM. THE GARAGE DOOR SYSTEM SHALL INCLUDE A GARAGE LIGHT WHICH IS ACTIVATED ANYTIME A REMOTE CONTROLLER IS ACTIVATED TO OPEN THE DOOR.

ADDITIONAL NOTES

1. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
   -IN EACH SLEEPING ROOM
   -OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
   -ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
   -SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PERVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION.
   (2019 CRC R314.3)
2. SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034 (2019 CRC R314.1.1)
3. CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 (CRC R31'5.1.1)
4. CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTRUCTIONS IN THE FOLLOWING LOCATIONS:
   -OUTSIDE OF EACH SEPARATE SLEEPING ARE IN THE IMMEDIATE VICINITY OF THE BEDROOMS
   -ON EVERY OCCUPIABLE LEVEL OF A DWELLING UNIT, INCLUDING BASEMENTS
   -WHERE A FUEL BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.
5. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY. IF AN OCCUPANT SENSOR IS INSTALLED, IT SHALL BE UNDER SECTION 150.0 (k)2C. (2019 CEC 150.0k.2.i)
6. ARC-FAULT CIRCUIT INTERRUPTER PROTECTION SHALL BE PROVIDED AS REQUIRED IN 210.12 (A) DWELLING UNITS, (B) DORMITORY ROOMS AND (C) GUEST ROOMS AND GUEST SUITES. (2019 CEC 210.12)
7. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15- AND 20- AMPERE OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING 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. CEC 210.12(8)



DUPLEX: FIRST FLOOR ELECTRICAL PLAN

PROPOSED ELECTRICAL - SYMBOL LEGEND

- DUPLEX OUTLET
- 4-PLEX OUTLET
- GFI-PROTECTED DUPLEX OUTLET
- GFCI-PROTECTED DUPLEX OUTLET
- WATERPROOF, GFI-PROTECTED OUTLET
- 208V (240V) OUTLET
- WATERPROOF, GFI-PROTECTED 208V (240V) OUTLET
- INDICATES SUB-PANEL
- VAPOR PROOF LIGHT (SUITABLE FOR WET LOCATION)
- FLUORESCENT SURFACE MOUNT FIXTURE
- SMOKE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED
- CARBON MONOXIDE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED
- CEILING FAN
- CEILING OUTLET
- SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- DIMMER SWITCH
- PUSHBUTTON
- DOOR CHIME
- LED RECESSED LIGHTING
- VACANCY SENSOR SWITCH
- INCANDESCENT PENDANT LIGHT
- WALL MOUNTED INCANDESCENT LIGHT
- ELECTRIC GARAGE DOOR OPENER
- TELEVISION OUTLET
- IDEAL LOCATION OF RETURN AIR GRILLE (FIELD VERIFY AS BUILT)
- IDEAL LOCATION OF SUPPLY AIR GRILLE (FIELD VERIFY AS BUILT)
- INDICATES EXHAUST FAN. FAN MUST PROVIDE 50 CFM (INTERMITTENT) OR 20 CFM (CONTINUOUS). THE EXHAUST AIR SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS. FAN TO BE ENERGY COMPLIANT. CONTROLLED BY HUMIDISTAT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
- EXTERIOR LIGHTING TO OPERATE FROM DUSK TO DAWN

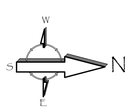
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AC CONDENSER TO BE GOODMAN 2 TON 14 SEER AIR CONDITIONING CONDENSER (MODEL GSX140241) OR SIMILAR. AC CONDENSERS TO BE MORE THAN 5'-0" FROM THE PROPERTY LINE. THE dBA AT THE PROPERTY LINE WILL BE LESS THAN OR EQUAL TO 55 DECIBELS

- NEW 2x4 STUD WALL
- NEW 2x6 STUD WALL
- NEW PARTIAL HEIGHT WALL

(SD) SMOKE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED (SEE E1-ELECTRICAL PLAN)

(CM) CARBON MONOXIDE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED (SEE E1-ELECTRICAL PLAN)



Revisions

	PLANNING COMMENTS 07-19-2024
1	-
2	-
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4	-
5	-
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Project:
Duplex, ADU, & Garage at:
5313 S. Saviers Road
Oxnard, California 93033

Responsible Designer:
Jimmy Bermejo

Title:
Duplex: First Floor Electrical Plan

Date:
12-03-2022

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

Project No.:
2234

Sheet:
E1

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PROPOSED ELECTRICAL PLAN - NOTES

ELECTRICAL NOTES:

1. EXHAUST FANS
   a. FANS AT BATHS, POWDER AND LAUNDRY TO PROVIDE A COMPLETE AIR CHANGE EVERY FIVE MINUTES (OPERABLE FROM LIGHT SWITCH). FAN SHALL BE MINIMUM 50 CFM
   b. KITCHEN EXAHAUST FANS MUST BE ABLE TO PROVIDE 5 AIR CHANGES PER HOUR AND DUCTED TO THE EXTERIOR. KITCHEN EXAUST FAN SHALL BE MINIMUM 100 CFM
   c. RESIDENTIAL EXHAUST FANS SHALL BE ENERGY STAR RATED AND SHALL BE CONTROLED BY A HUMIDSTAT CAPABLE OF AN ADJUSTMENT BETWEEN 50 AND 80% HUMIDITY. CALGREEN 4.506.1 EXCEPTION. CONTROL BY A HUMIDISTAT IS NOT REQUIRED IF THE BATHROOM EXHAUST FAN IS ALSO THE DWELLING WHOLE HOUSE VENTILATION.
   d. ALL FANS INSTALLED MUST MEET THE PRECEEDING REQUIREMENTS AND MUST EITHER HAVE A MAX "SONE" RATING OF 1 FOR CONTINUOUS USE OR 3 FOR INTERMITENT USE.
2. PROVIDE ARC-FAULT CIRCUIT INTERRUPTER OUTLETS FOR ALL ROOMS AS DESCRIBED IN. NEC 210-12
3. PROVIDE ADEQUATE CLEARANCES OF ELECTRICAL SERVICE DROP CONNECTORS (WIRES). (ART. 230-24 & ART. 680-8 NEC)
4. TAMPER RESISTANT RECEPITCALS ARE REQUIRED FOR ALL LCATION AS DESCRIBED IN 210.52. THIS ONLY APPLIES TO THE OUTLETS MODIFIED UNDER THIS PERMIT.
5. WEATHER RESISTANT TYPE RECEPTACALS ARE REQUIRED WHEN INSTALLED IN DAMP OR WET LOCATIONS (OUTSIDE)
6. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING AND BE EQUIPPED WITH BATTERY BACK-UP, PER SECTION R314
7. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE LARMS IN THE UNIT.
8. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING AND BE EQUIPPED WITH BATTERY BACK-UP, PER SECTION R315
9. WHEN MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE LARMS IN THE UNIT.
10. BATHROOM CIRCUITING SHALL BE EITHER A 20 AMPERE CIRCUIT DEDICATED TO EACH BATHROOM OR ATLEAST ONE 20 AMPERE CIRCUIT SUPPPLY ONLY BATHROOM RECEPTACLE OUTLETS PER CEC ART 210.11(C)3
11. RECEPTACLE OUTLETS LOCATIONS SHALL COMPLY WITH CEC ART. 210.52 (A)

LIGHTING REQUIREMENTS (TITTLE 24)

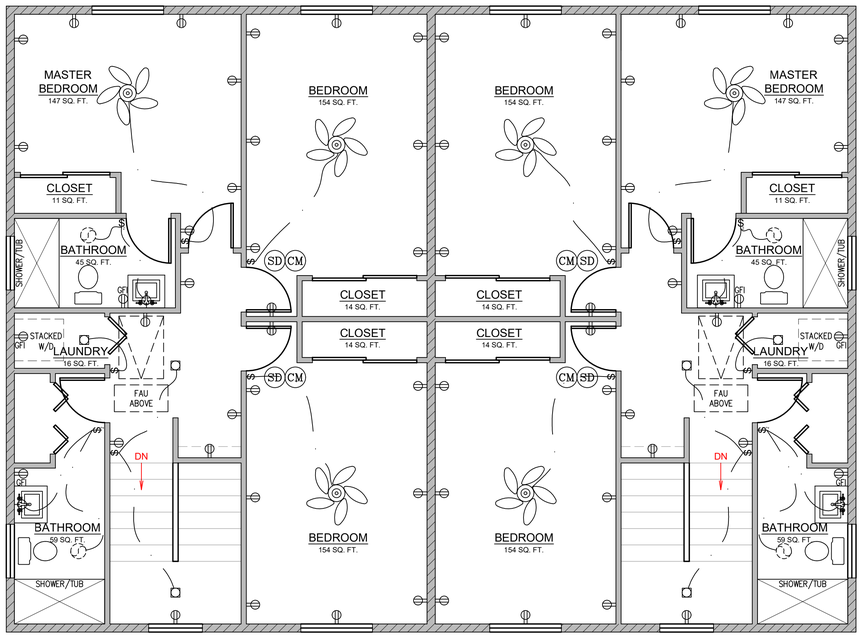
1. NEW BATHROOMS, GARAGES, LAUNDRY ROOMS & UTILITY ROOMS- ALL LUMINAIRES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A MANUAL-ON OCCUPANT SENSOR.
2. OTHER NEW ROOMS- ALL LUMINAIRES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR OR DIMMER. CLOSETS THAT ARE LESS THAN 70 SQ. FT. ARE EXEMPT.
3. NEW OUTDOOR LIGHTING- ALL LUMINAIRES MOUNTED TO THE BUILDING SHALL BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A PHOTOCONTROL/ MOTION SENSOR.
4. NEW KITCHENS- AT LEAST HALF THE INSTALLED WATTAGE OF LUMINAIRES SHALL BE HIGH EFFICACY (I.E.,FLUORESCENT). THE ONES THAT ARE NOT MUST BE SWITCHED SEPARATELY.
5. ALL LIGHTS RECESSED INTO INSULATED CEILINGS MUST BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC) AND ARE CERTIFIED AIRTIGHT TO ASTM E283 AND LABELED AS AIRTIGHT (AT) TO LESS THAN 2.0 CFM @ 75 PASCALS.

ADDITIONAL NOTES CONT.

1. OUTDOOR LIGHTING SHALL COMPLY WITH TITLE 24, PART 6, OF THE CALIFORNIA CODE OF REGULATIONS: CALIFORNIA'S ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS.
2. LIGHTING FIXTURES ON THE WEST SIDE OF THE GARAGE SHALL BE MOUNTED BETWEEN 9 AND 12 FEET ABOVE GRADE AND ABOVE THE GARAGE DOORS. LUMINAIRES COMPLY WITH TITLE 24, PART 6, OF THE CALIFORNIA CODE OF REGULATIONS: CALIFORNIA'S ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS. LUMINAIRES SHALL BE LED WITH FLAT LENSES AND PARALLEL TO THE GROUND. THE LUMINAIRES SHALL CREATE BETWEEN 1 AND 7 FOOT CANDLES ON THE GARAGE APRON.
3. ALL OUTDOOR LIGHTING INSTRUMENTS SHALL BE ON A DEDICATED CIRCUIT AND OPERATE FROM DUSK TO DAWN.
4. ROLL-UP OVERHEAD GARAGE DOORS SHALL BE INSTALLED AND BE CAPABLE OF BEING OPENED REMOTELY BY A HANDHELD CONTROLLER OR AN INTERNET BASED SYSTEM. THE GARAGE DOOR SYSTEM SHALL INCLUDE A GARAGE LIGHT WHICH IS ACTIVATED ANYTIME A REMOTE CONTROLLER IS ACTIVATED TO OPEN THE DOOR.

ADDITIONAL NOTES

1. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
   -IN EACH SLEEPING ROOM
   -OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
   -ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
   -SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PERVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION.
   (2019 CRC R314.3)
2. SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034 (2019 CRC R314.1.1)
3. CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 (CRC R31'5.1.1)
4. CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTRUCTIONS IN THE FOLLOWING LOCATIONS:
   -OUTSIDE OF EACH SEPARATE SLEEPING ARE IN THE IMMEDIATE VICINITY OF THE BEDROOMS
   -ON EVERY OCCUPIABLE LEVEL OF A DWELLING UNIT, INCLUDING BASEMENTS
   -WHERE A FUEL BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.
5. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY. IF AN OCCUPANT SENSOR IS INSTALLED, IT SHALL BE UNDER SECTION 150.0 (k)2C. (2019 CEC 150.0k.2.i)
6. ARC-FAULT CIRCUIT INTERRUPTER PROTECTION SHALL BE PROVIDED AS REQUIRED IN 210.12 (A) DWELLING UNITS, (B) DORMITORY ROOMS AND (C) GUEST ROOMS AND GUEST SUITES. (2019 CEC 210.12)
7. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15- AND 20- AMPERE OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING 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. CEC 210.12(8)



DUPLEX: SECOND FLOOR ELECTRICAL PLAN

PROPOSED ELECTRICAL - SYMBOL LEGEND

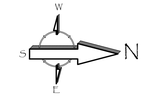
- DUPLEX OUTLET
- 4-PLEX OUTLET
- GFI-PROTECTED DUPLEX OUTLET
- GFCI-PROTECTED DUPLEX OUTLET
- WATERPROOF, GFI-PROTECTED OUTLET
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- WATERPROOF, GFI-PROTECTED 208V (240V) OUTLET
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- VAPOR PROOF LIGHT (SUITABLE FOR WET LOCATION)
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- VACANCY SENSOR SWITCH
- INCANDESCENT PENDANT LIGHT
- WALL MOUNTED INCANDESCENT LIGHT
- ELECTRIC GARAGE DOOR OPENER
- TELEVISION OUTLET
- IDEAL LOCATION OF RETURN AIR GRILLE (FIELD VERIFY AS BUILT)
- IDEAL LOCATION OF SUPPLY AIR GRILLE (FIELD VERIFY AS BUILT)
- INDICATES EXHAUST FAN. FAN MUST PROVIDE 50 CFM (INTERMITTENT) OR 20 CFM (CONTINUOUS). THE EXHAUST AIR SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS. FAN TO BE ENERGY COMPLIANT. CONTROLLED BY HUMIDISTAT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
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- NEW 2x4 STUD WALL
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- NEW PARTIAL HEIGHT WALL

(SD) SMOKE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED (SEE E1-ELECTRICAL PLAN)

(CM) CARBON MONOXIDE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED (SEE E1-ELECTRICAL PLAN)



Revisions

	PLANNING COMMENTS 07-19-2024
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Project:

Duplex, ADU, & Garage at:
5313 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title:

Duplex:
Second Floor
Electrical Plan

Date:

12-03-2022

Scale:

1/4"=1'-0"

Project No.:

2234

Sheet:

E2

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PROPOSED ELECTRICAL PLAN - NOTES

ELECTRICAL NOTES:

1. EXHAUST FANS
   a. FANS AT BATHS, POWDER AND LAUNDRY TO PROVIDE A COMPLETE AIR CHANGE EVERY FIVE MINUTES (OPERABLE FROM LIGHT SWITCH). FAN SHALL BE MINIMUM 50 CFM
   b. KITCHEN EXAHAUST FANS MUST BE ABLE TO PROVIDE 5 AIR CHANGES PER HOUR AND DUCTED TO THE EXTERIOR. KITCHEN EXAUST FAN SHALL BE MINIMUM 100 CFM
   c. RESIDENTIAL EXHAUST FANS SHALL BE ENERGY STAR RATED AND SHALL BE CONTROLED BY A HUMIDSTAT CAPABLE OF AN ADJUSTMENT BETWEEN 50 AND 80% HUMIDITY. CALGREEN 4.506.1 EXCEPTION. CONTROL BY A HUMIDISTAT IS NOT REQUIRED IF THE BATHROOM EXHAUST FAN IS ALSO THE DWELLING WHOLE HOUSE VENTILATION.
   d. ALL FANS INSTALLED MUST MEET THE PRECEEDING REQUIREMENTS AND MUST EITHER HAVE A MAX "SONE" RATING OF 1 FOR CONTINUOUS USE OR 3 FOR INTERMITENT USE.
2. PROVIDE ARC-FAULT CIRCUIT INTERRUPTER OUTLETS FOR ALL ROOMS AS DESCRIBED IN. NEC 210-12
3. PROVIDE ADEQUATE CLEARANCES OF ELECTRICAL SERVICE DROP CONNECTORS (WIRES). (ART. 230-24 & ART. 680-8 NEC)
4. TAMPER RESISTANT RECEPITCALS ARE REQUIRED FOR ALL LCATION AS DESCRIBED IN 210.52. THIS ONLY APPLIES TO THE OUTLETS MODIFIED UNDER THIS PERMIT.
5. WEATHER RESISTANT TYPE RECEPTACALS ARE REQUIRED WHEN INSTALLED IN DAMP OR WET LOCATIONS (OUTSIDE)
6. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING AND BE EQUIPPED WITH BATTERY BACK-UP, PER SECTION R314
7. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE LARMS IN THE UNIT.
8. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING AND BE EQUIPPED WITH BATTERY BACK-UP, PER SECTION R315
9. WHEN MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE LARMS IN THE UNIT.
10. BATHROOM CIRCUITING SHALL BE EITHER A 20 AMPERE CIRCUIT DEDICATED TO EACH BATHROOM OR ATLEAST ONE 20 AMPERE CIRCUIT SUPPPLY ONLY BATHROOM RECEPTACLE OUTLETS PER CEC ART 210.11(C)3
11. RECEPTACLE OUTLETS LOCATIONS SHALL COMPLY WITH CEC ART. 210.52 (A)

LIGHTING REQUIREMENTS (TITTLE 24)

1. NEW BATHROOMS, GARAGES, LAUNDRY ROOMS & UTILITY ROOMS- ALL LUMINAIRES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A MANUAL-ON OCCUPANT SENSOR.
2. OTHER NEW ROOMS- ALL LUMINAIRES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR OR DIMMER. CLOSETS THAT ARE LESS THAN 70 SQ. FT. ARE EXEMPT.
3. NEW OUTDOOR LIGHTING- ALL LUMINAIRES MOUNTED TO THE BUILDING SHALL BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A PHOTOCONTROL/ MOTION SENSOR.
4. NEW KITCHENS- AT LEAST HALF THE INSTALLED WATTAGE OF LUMINAIRES SHALL BE HIGH EFFICACY (I.E.,FLUORESCENT). THE ONES THAT ARE NOT MUST BE SWITCHED SEPARATELY.
5. ALL LIGHTS RECESSED INTO INSULATED CEILINGS MUST BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC) AND ARE CERTIFIED AIRTIGHT TO ASTM E283 AND LABELED AS AIRTIGHT (AT) TO LESS THAN 2.0 CFM @ 75 PASCALS.

ADDITIONAL NOTES

1. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

   -IN EACH SLEEPING ROOM
   -OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
   -ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
   -SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PERVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION.
   (2019 CRC R314.3)

2. SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034 (2019 CRC R314.1.1)

3. CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 (CRC R31'5.1.1)

4. CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTRUCTIONS IN THE FOLLOWING LOCATIONS:

   -OUTSIDE OF EACH SEPARATE SLEEPING ARE IN THE IMMEDIATE VICINITY OF THE BEDROOMS
   -ON EVERY OCCUPIABLE LEVEL OF A DWELLING UNIT, INCLUDING BASEMENTS
   -WHERE A FUEL BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.

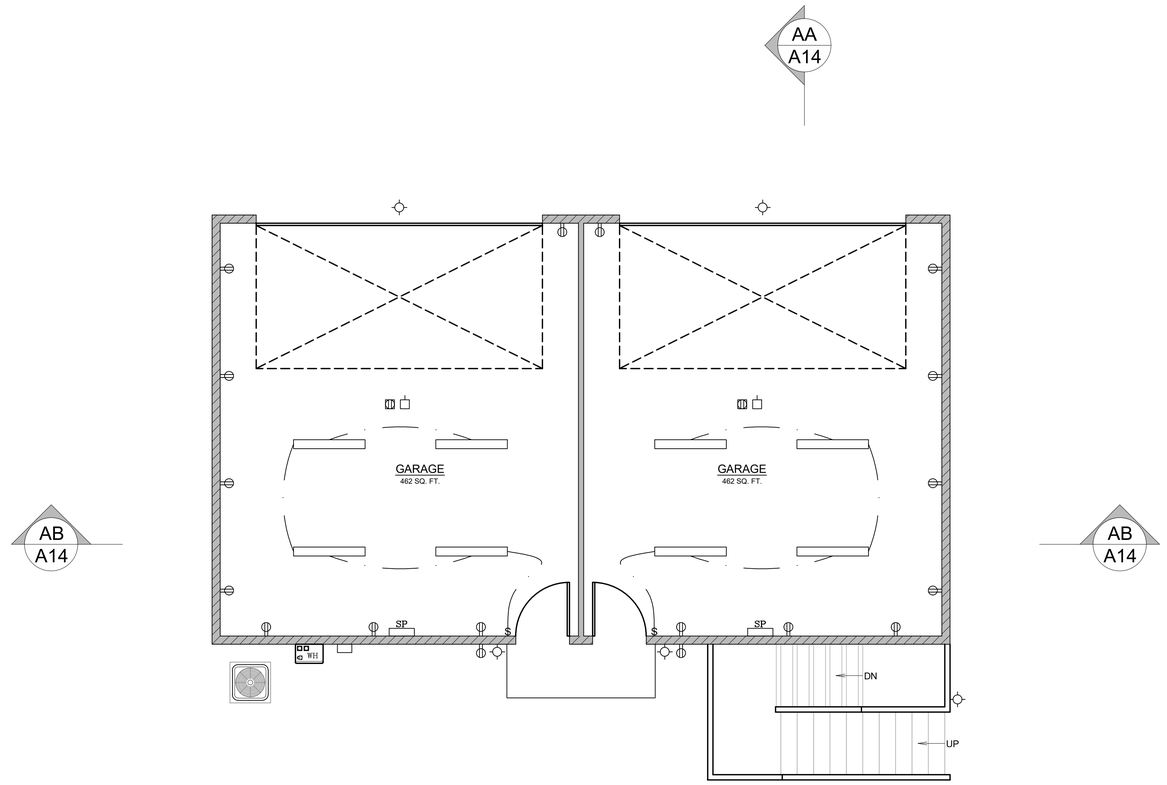
5. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY. IF AN OCCUPANT SENSOR IS INSTALLED, IT SHALL BE UNDER SECTION 150.0 (k)2C. (2019 CEC 150.0k.2.i)

6. ARC-FAULT CIRCUIT INTERRUPTER PROTECTION SHALL BE PROVIDED AS REQUIRED IN 210.12 (A) DWELLING UNITS, (B) DORMITORY ROOMS AND (C) GUEST ROOMS AND GUEST SUITES. (2019 CEC 210.12)

7. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15- AND 20- AMPERE OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING 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. CEC 210.12(8)

ADDITIONAL NOTES CONT.

1. OUTDOOR LIGHTING SHALL COMPLY WITH TITLE 24, PART 6, OF THE CALIFORNIA CODE OF REGULATIONS: CALIFORNIA'S ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS.
2. LIGHTING FIXTURES ON THE WEST SIDE OF THE GARAGE SHALL BE MOUNTED BETWEEN 9 AND 12 FEET ABOVE GRADE AND ABOVE THE GARAGE DOORS. LUMINAIRES COMPLY WITH TITLE 24, PART 6, OF THE CALIFORNIA CODE OF REGULATIONS: CALIFORNIA'S ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS. LUMINAIRES SHALL BE LED WITH FLAT LENSES AND PARALLEL TO THE GROUND. THE LUMINAIRES SHALL CREATE BETWEEN 1 AND 7 FOOT CANDLES ON THE GARAGE APRON.
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4. ROLL-UP OVERHEAD GARAGE DOORS SHALL BE INSTALLED AND BE CAPABLE OF BEING OPENED REMOTELY BY A HANDHELD CONTROLLER OR AN INTERNET BASED SYSTEM. THE GARAGE DOOR SYSTEM SHALL INCLUDE A GARAGE LIGHT WHICH IS ACTIVATED ANYTIME A REMOTE CONTROLLER IS ACTIVATED TO OPEN THE DOOR.



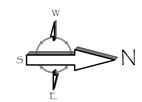
ADU / GARAGE: FIRST FLOOR ELECTRICAL PLAN

PROPOSED ELECTRICAL - SYMBOL LEGEND

- DUPLEX OUTLET
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- GFI-PROTECTED DUPLEX OUTLET
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- TELEVISION OUTLET
- IDEAL LOCATION OF RETURN AIR GRILLE (FIELD VERIFY AS BUILT)
- IDEAL LOCATION OF SUPPLY AIR GRILLE (FIELD VERIFY AS BUILT)
- INDICATES EXHAUST FAN. FAN MUST PROVIDE 50 CFM (INTERMITTENT) OR 20 CFM (CONTINUOUS). THE EXHAUST AIR SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS. FAN TO BE ENERGY COMPLIANT. CONTROLLED BY HUMIDISTAT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.
- EXTERIOR LIGHTING TO OPERATE FROM DUSK TO DAWN

AC CONDENSER TO BE GOODMAN 2 TON 14 SEER AIR CONDITIONING CONDENSER (MODEL GSX140241) OR SIMILAR. AC CONDENSERS TO BE MORE THAN 5'-0" FROM THE PROPERTY LINE. THE dBA AT THE PROPERTY LINE WILL BE LESS THAN OR EQUAL TO 55 DECIBELS

- NEW 2x4 STUD WALL
- NEW 2x6 STUD WALL
- NEW PARTIAL HEIGHT WALL
- (SD) SMOKE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED (SEE E1-ELECTRICAL PLAN)
- (CM) CARBON MONOXIDE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED (SEE E1-ELECTRICAL PLAN)



Revisions

	PLANNING COMMENTS 07-19-2024
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-

Project:

Duplex, ADU, & Garage at:
5313 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title:

ADU / Garage: First Floor Electrical Plan

Date:

12-03-2022

Scale:

1/4"=1'-0"

Project No.:

2234

Sheet:

E3

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PROPOSED ELECTRICAL PLAN - NOTES

ELECTRICAL NOTES:

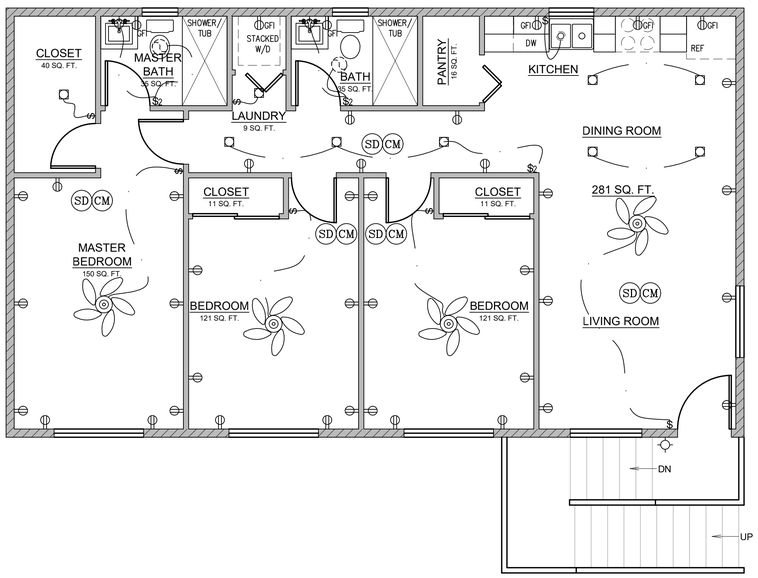
1. EXHAUST FANS
   a. FANS AT BATHS, POWDER AND LAUNDRY TO PROVIDE A COMPLETE AIR CHANGE EVERY FIVE MINUTES (OPERABLE FROM LIGHT SWITCH). FAN SHALL BE MINIMUM 50 CFM
   b. KITCHEN EXAHAUST FANS MUST BE ABLE TO PROVIDE 5 AIR CHANGES PER HOUR AND DUCTED TO THE EXTERIOR. KITCHEN EXAUST FAN SHALL BE MINIMUM 100 CFM
   c. RESIDENTIAL EXHAUST FANS SHALL BE ENERGY STAR RATED AND SHALL BE CONTROLED BY A HUMIDSTAT CAPABLE OF AN ADJUSTMENT BETWEEN 50 AND 80% HUMIDITY. CALGREEN 4.506.1 EXCEPTION. CONTROL BY A HUMIDISTAT IS NOT REQUIRED IF THE BATHROOM EXHAUST FAN IS ALSO THE DWELLING WHOLE HOUSE VENTILATION.
   d. ALL FANS INSTALLED MUST MEET THE PRECEEDING REQUIREMENTS AND MUST EITHER HAVE A MAX "SONE" RATING OF 1 FOR CONTINUOUS USE OR 3 FOR INTERMITENT USE.
2. PROVIDE ARC-FAULT CIRCUIT INTERRUPTER OUTLETS FOR ALL ROOMS AS DESCRIBED IN. NEC 210-12
3. PROVIDE ADEQUATE CLEARANCES OF ELECTRICAL SERVICE DROP CONNECTORS (WIRES). (ART. 230-24 & ART. 680-8 NEC)
4. TAMPER RESISTANT RECEPITCALS ARE REQUIRED FOR ALL LCATION AS DESCRIBED IN 210.52. THIS ONLY APPLIES TO THE OUTLETS MODIFIED UNDER THIS PERMIT.
5. WEATHER RESISTANT TYPE RECEPTACALS ARE REQUIRED WHEN INSTALLED IN DAMP OR WET LOCATIONS (OUTSIDE)
6. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING AND BE EQUIPPED WITH BATTERY BACK-UP, PER SECTION R314
7. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE LARMS IN THE UNIT.
8. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING AND BE EQUIPPED WITH BATTERY BACK-UP, PER SECTION R315
9. WHEN MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE LARMS IN THE UNIT.
10. BATHROOM CIRCUITING SHALL BE EITHER A 20 AMPERE CIRCUIT DEDICATED TO EACH BATHROOM OR ATLEAST ONE 20 AMPERE CIRCUIT SUPPPLY ONLY BATHROOM RECEPTACLE OUTLETS PER CEC ART 210.11(C)3
11. RECEPTACLE OUTLETS LOCATIONS SHALL COMPLY WITH CEC ART. 210.52 (A)

LIGHTING REQUIREMENTS (TITTLE 24)

1. NEW BATHROOMS, GARAGES, LAUNDRY ROOMS & UTILITY ROOMS- ALL LUMINAIRES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A MANUAL-ON OCCUPANT SENSOR.
2. OTHER NEW ROOMS- ALL LUMINAIRES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR OR DIMMER. CLOSETS THAT ARE LESS THAN 70 SQ. FT. ARE EXEMPT.
3. NEW OUTDOOR LIGHTING- ALL LUMINAIRES MOUNTED TO THE BUILDING SHALL BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A PHOTOCONTROL/ MOTION SENSOR.
4. NEW KITCHENS- AT LEAST HALF THE INSTALLED WATTAGE OF LUMINAIRES SHALL BE HIGH EFFICACY (I.E.,FLUORESCENT). THE ONES THAT ARE NOT MUST BE SWITCHED SEPARATELY.
5. ALL LIGHTS RECESSED INTO INSULATED CEILINGS MUST BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC) AND ARE CERTIFIED AIRTIGHT TO ASTM E283 AND LABELED AS AIRTIGHT (AT) TO LESS THAN 2.0 CFM @ 75 PASCALS.

ADDITIONAL NOTES CONT.

1. OUTDOOR LIGHTING SHALL COMPLY WITH TITLE 24, PART 6, OF THE CALIFORNIA CODE OF REGULATIONS: CALIFORNIA'S ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS.
2. LIGHTING FIXTURES ON THE WEST SIDE OF THE GARAGE SHALL BE MOUNTED BETWEEN 9 AND 12 FEET ABOVE GRADE AND ABOVE THE GARAGE DOORS. LUMINAIRES COMPLY WITH TITLE 24, PART 6, OF THE CALIFORNIA CODE OF REGULATIONS: CALIFORNIA'S ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS. LUMINAIRES SHALL BE LED WITH FLAT LENSES AND PARALLEL TO THE GROUND. THE LUMINAIRES SHALL CREATE BETWEEN 1 AND 7 FOOT CANDLES ON THE GARAGE APRON.
3. ALL OUTDOOR LIGHTING INSTRUMENTS SHALL BE ON A DEDICATED CIRCUIT AND OPERATE FROM DUSK TO DAWN.
4. ROLL-UP OVERHEAD GARAGE DOORS SHALL BE INSTALLED AND BE CAPABLE OF BEING OPENED REMOTELY BY A HANDHELD CONTROLLER OR AN INTERNET BASED SYSTEM. THE GARAGE DOOR SYSTEM SHALL INCLUDE A GARAGE LIGHT WHICH IS ACTIVATED ANYTIME A REMOTE CONTROLLER IS ACTIVATED TO OPEN THE DOOR.



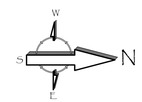
ADU / GARAGE: SECOND FLOOR ELECTRICAL PLAN

PROPOSED ELECTRICAL - SYMBOL LEGEND

- DUPLEX OUTLET
- 4-PLEX OUTLET
- GFI-PROTECTED DUPLEX OUTLET
- GFCI-PROTECTED DUPLEX OUTLET
- WATERPROOF, GFI-PROTECTED OUTLET
- 208V (240V) OUTLET
- WATERPROOF, GFI-PROTECTED 208V (240V) OUTLET
- INDICATES SUB-PANEL
- VAPOR PROOF LIGHT (SUITABLE FOR WET LOCATION)
- FLUORESCENT SURFACE MOUNT FIXTURE
- SMOKE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED
- CARBON MONOXIDE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED
- CEILING FAN
- CEILING OUTLET
- SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- DIMMER SWITCH
- PUSHBUTTON
- DOOR CHIME
- LED RECESSED LIGHTING
- VACANCY SENSOR SWITCH
- INCANDESCENT PENDANT LIGHT
- WALL MOUNTED INCANDESCENT LIGHT
- ELECTRIC GARAGE DOOR OPENER
- TELEVISION OUTLET
- IDEAL LOCATION OF RETURN AIR GRILLE (FIELD VERIFY AS BUILT)
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AC CONDENSER TO BE GOODMAN 2 TON 14 SEER AIR CONDITIONING CONDENSER (MODEL GSX140241) OR SIMILAR. AC CONDENSERS TO BE MORE THAN 5'-0" FROM THE PROPERTY LINE. THE dBA AT THE PROPERTY LINE WILL BE LESS THAN OR EQUAL TO 55 DECIBELS

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- (SD) SMOKE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED (SEE E1-ELECTRICAL PLAN)
- (CM) CARBON MONOXIDE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED (SEE E1-ELECTRICAL PLAN)



ADDITIONAL NOTES

1. SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
   -IN EACH SLEEPING ROOM
   -OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
   -ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
   -SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PERVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION. (2019 CRC R314.3)
2. SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034 (2019 CRC R314.1.1)
3. CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 (CRC R31'5.1.1)
4. CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTRUCTIONS IN THE FOLLOWING LOCATIONS:
   -OUTSIDE OF EACH SEPARATE SLEEPING ARE IN THE IMMEDIATE VICINITY OF THE BEDROOMS
   -ON EVERY OCCUPIABLE LEVEL OF A DWELLING UNIT, INCLUDING BASEMENTS
   -WHERE A FUEL BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.
5. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY. IF AN OCCUPANT SENSOR IS INSTALLED, IT SHALL BE UNDER SECTION 150.0 (k)2C. (2019 CEC 150.0k.2.i)
6. ARC-FAULT CIRCUIT INTERRUPTER PROTECTION SHALL BE PROVIDED AS REQUIRED IN 210.12 (A) DWELLING UNITS, (B) DORMITORY ROOMS AND (C) GUEST ROOMS AND GUEST SUITES. (2019 CEC 210.12)
7. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15- AND 20- AMPERE OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING 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. CEC 210.12(8)

Revisions

	PLANNING COMMENTS 07-19-2024
1	-
2	-
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4	-
5	-
6	-
7	-
8	-

Project:

Duplex, ADU, & Garage at:
5313 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title:

ADU / Garage: Second Floor Electrical Plan

Date:

12-03-2022

Scale:

1/4"=1'-0"

Project No.:

2234

Sheet:

E4

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CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Saviers Accessory Dwelling Unit **Calculation Date/Time:** 2022-12-03T09:50:51-08:00 **(Page 6 of 9)**

Calculation Description: Title 24 Analysis **Input File Name:** Saviers (5305) ADU.ribd19x

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Energy Factor or Efficiency	Input Rating or Pilot	Tank Insulation R-value (Int/Ext)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	NEEA Heat Pump Brand or Model	Tank Location or Ambient Condition
DHW Heater 1	Gas	Consumer Instantaneous	1	0	0.92-UEF	<= 200 kBtu/hr	0	n/a	n/a	n/a	n/a

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07	08
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Central DHW Distribution	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Heating Equipment Count	Cooling Equipment Count
HVAC System1	Heating and cooling system other	Heating Component 1	Cooling Component 1	HVAC Fan 1	Air Distribution System 1	Setback	New	NA	1	1

HVAC - HEATING UNIT TYPES

01	02	03	04
Name	System Type	Number of Units	Heating Efficiency
Heating Component 1	Central gas furnace	1	AFUE-92

Registration Number: 222-P01023414A-000-000-0000000-0000 Registration Date/Time: 2022-12-03 10:33:10 HERS Provider: CalCERTS Inc.

CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.2.000 Schema Version: rev 20200901 Report Generated: 2022-12-03 09:51:30

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Saviers Accessory Dwelling Unit **Calculation Date/Time:** 2022-12-03T09:50:51-08:00 **(Page 3 of 9)**

Calculation Description: Title 24 Analysis **Input File Name:** Saviers (5305) ADU.ribd19x

REQUIRED SPECIAL FEATURES

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

- NO SPECIAL FEATURES REQUIRED

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

Building-level Verifications:
- Quality insulation installation (QII)
- Indoor air quality ventilation
- Kitchen range hood

Cooling System Verifications:
- Minimum Airflow
- Verified Refrigerant Charge
- Fan Efficacy Watts/CFM

Heating System Verifications:
- -- None --

HVAC Distribution System Verifications:
- Duct leakage testing

Domestic Hot Water System Verifications:
- -- None --

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Saviers Accessory Dwelling Unit	960	1	3	1	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
Zone 1	Conditioned	HVAC System1	960	9	DHW Sys 1	N/A

Registration Number: 222-P01023414A-000-000-0000000-0000 Registration Date/Time: 2022-12-03 10:33:10 HERS Provider: CalCERTS Inc.

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CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Saviers Accessory Dwelling Unit **Calculation Date/Time:** 2022-12-03T09:50:51-08:00 **(Page 1 of 9)**

Calculation Description: Title 24 Analysis **Input File Name:** Saviers (5305) ADU.ribd19x

GENERAL INFORMATION

01	Project Name	Saviers Accessory Dwelling Unit		
02	Run Title	Title 24 Analysis		
03	Project Location	5305, 5309 & 5313 S. Saviers Road		
04	City	Oxnard	05	Standards Version 2019
06	Zip code	93033	07	Software Version EnergyPro 8.3
08	Climate Zone	6	09	Front Orientation (deg/ Cardinal) 90
10	Building Type	Single family	11	Number of Dwelling Units 1
12	Project Scope	NewConstruction	13	Number of Bedrooms 3
14	Addition Cond. Floor Area (ft²)	0	15	Number of Stories 1
16	Existing Cond. Floor Area (ft²)	n/a	17	Fenestration Average U-factor 0.32
18	Total Cond. Floor Area (ft²)	960	19	Glazing Percentage (%) 11.61%
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area n/a
22	Is Natural Gas Available?	Yes		

COMPLIANCE RESULTS

01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	Building does not incorporate Special Features

Registration Number: 222-P01023414A-000-000-0000000-0000 Registration Date/Time: 2022-12-03 10:33:10 HERS Provider: CalCERTS Inc.

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Project Name: Saviers Accessory Dwelling Unit **Calculation Date/Time:** 2022-12-03T09:50:51-08:00 **(Page 7 of 9)**

Calculation Description: Title 24 Analysis **Input File Name:** Saviers (5305) ADU.ribd19x

HVAC - COOLING UNIT TYPES

01	02	03	04	05	06	07	08
Name	System Type	Number of Units	Efficiency EER/CEER	Efficiency SEER	Zonally Controlled	Multi-speed Compressor	HERS Verification
Cooling Component 1	Central split AC	1	11.7	14	Not Zonal	Single Speed	Cooling Component 1-hers-cool

HVAC COOLING - HERS VERIFICATION

01	02	03	04	05	06
Name	Verified Airflow	Airflow Target	Verified EER	Verified SEER	Verified Refrigerant Charge
Cooling Component 1-hers-cool	Required	350	Not Required	Not Required	Required

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
			Duct Ins. R-value		Duct Location		Surface Area				
Name	Type	Design Type	Supply	Return	Supply	Return	Supply	Return	Bypass Duct	Duct Leakage	HERS Verification
Air Distribution System 1	Unconditioned attic	Non-Verified	R-6	R-6	Attic	Attic	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 1-hers-dist

HVAC DISTRIBUTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space
Air Distribution System 1-hers-dist	Yes	5.0	Not Required	Not Required	Not Required	Credit not taken	Not Required	No

Registration Number: 222-P01023414A-000-000-0000000-0000 Registration Date/Time: 2022-12-03 10:33:10 HERS Provider: CalCERTS Inc.

CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.2.000 Schema Version: rev 20200901 Report Generated: 2022-12-03 09:51:30

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Saviers Accessory Dwelling Unit **Calculation Date/Time:** 2022-12-03T09:50:51-08:00 **(Page 4 of 9)**

Calculation Description: Title 24 Analysis **Input File Name:** Saviers (5305) ADU.ribd19x

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)
Front Wall	Zone 1	R-20 Wall	90	Front	360	76	90
Left Wall	Zone 1	R-20 Wall	180	Left	216	0	90
Rear Wall	Zone 1	R-20 Wall	270	Back	360	19.5	90
Right Wall	Zone 1	R-20 Wall	0	Right	216	16	90
Roof	Zone 1	R-30 Roof Attic	n/a	n/a	960	n/a	n/a
Floor over Garage	Zone 1	R-19 Floor No Crawlspace	n/a	n/a	960	n/a	n/a

ATTIC

01	02	03	04	05	06	07	08
Name	Construction	Type	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Radiant Barrier	Cool Roof
Attic Zone 1	Attic RoofZone 1	Ventilated	4	0.1	0.85	No	No

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Front Windows	Window	Front Wall	Front	90			1	76	0.32	NFRC	0.23	NFRC	Bug Screen
Rear Windows	Window	Rear Wall	Back	270			1	19.5	0.32	NFRC	0.23	NFRC	Bug Screen
Right Window	Window	Right Wall	Right	0			1	16	0.32	NFRC	0.23	NFRC	Bug Screen

Registration Number: 222-P01023414A-000-000-0000000-0000 Registration Date/Time: 2022-12-03 10:33:10 HERS Provider: CalCERTS Inc.

CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.2.000 Schema Version: rev 20200901 Report Generated: 2022-12-03 09:51:30

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Project Name: Saviers Accessory Dwelling Unit **Calculation Date/Time:** 2022-12-03T09:50:51-08:00 **(Page 2 of 9)**

Calculation Description: Title 24 Analysis **Input File Name:** Saviers (5305) ADU.ribd19x

ENERGY DESIGN RATING

	Energy Design Ratings		Compliance Margins	
	Efficiency[1] (EDR)	Total[2] (EDR)	Efficiency[1] (EDR)	Total[2] (EDR)
Standard Design	59.6	27.7		
Proposed Design	59.1	27.2	0.5	0.5

RESULT: [3]: COMPLIES

1: Efficiency EDR includes improvements to the building envelope and more efficient equipment
2: Total EDR includes efficiency and demand response measures such as photovoltaic (PV) systems and batteries
3: Building complies when efficiency and total compliance margins are greater than or equal to zero

- Standard Design PV Capacity: 2.41 kWdc
- PV System resized to 2.41 kWdc (a factor of 2.405) to achieve 'Standard Design PV' PV scaling

ENERGY USE SUMMARY

Energy Use (kTDV/ft²-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	4.63	4.61	0.02	0.4
Space Cooling	23.76	24.75	-0.99	-4.2
IAQ Ventilation	5.03	5.03	0	0
Water Heating	24.05	21.83	2.22	9.2
Self Utilization/Flexibility Credit	n/a	0	0	n/a
Compliance Energy Total	**57.47**	**56.22**	**1.25**	**2.2**

REQUIRED PV SYSTEMS - SIMPLIFIED

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

Registration Number: 222-P01023414A-000-000-0000000-0000 Registration Date/Time: 2022-12-03 10:33:10 HERS Provider: CalCERTS Inc.

CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.2.000 Schema Version: rev 20200901 Report Generated: 2022-12-03 09:51:30

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Saviers Accessory Dwelling Unit **Calculation Date/Time:** 2022-12-03T09:50:51-08:00 **(Page 8 of 9)**

Calculation Description: Title 24 Analysis **Input File Name:** Saviers (5305) ADU.ribd19x

HVAC - FAN SYSTEMS

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.45	HVAC Fan 1-hers-fan

HVAC FAN SYSTEMS - HERS VERIFICATION

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan 1-hers-fan	Required	0.45

IAQ (INDOOR AIR QUALITY) FANS

01	02	03	04	05	06	07
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness - SRE	IAQ Recovery Effectiveness - ASRE	HERS Verification
SFam IAQVentRpt	58	0.35	Exhaust	n/a	n/a	Yes

Registration Number: 222-P01023414A-000-000-0000000-0000 Registration Date/Time: 2022-12-03 10:33:10 HERS Provider: CalCERTS Inc.

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CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Saviers Accessory Dwelling Unit **Calculation Date/Time:** 2022-12-03T09:50:51-08:00 **(Page 5 of 9)**

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OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-20 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.069	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco
Attic RoofZone 1	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / None	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no insul. / 2x4
R-30 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-30	None / None	0.032	Over Ceiling Joists: R-20.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board
R-19 Floor No Crawlspace	Exterior Floors	Wood Framed Floor	2x10 @ 16 in. O. C.	R-19	None / None	0.047	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x10

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50
Required	Not Required	Not Required	n/a

WATER HEATING SYSTEMS

01	02	03	04	05	06	07
Name	System Type	Distribution Type	Water Heater Name (#)	Solar Heating System	Compact Distribution	HERS Verification
DHW Sys 1	Domestic Hot Water (DHW)	Standard Distribution System	DHW Heater 1 (1)	n/a	None	n/a

Registration Number: 222-P01023414A-000-000-0000000-0000 Registration Date/Time: 2022-12-03 10:33:10 HERS Provider: CalCERTS Inc.

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HOME ENERGY RATING SYSTEM (HERS) VERIFICATION INSPECTIONS

HOME ENERGY RATING SYSTEM (HERS) VERIFICATION INSPECTIONS:

BUILDING-LEVEL VERIFICATIONS:
- (QII) QUALITY INSULATION INSTALLATION
- INDOOR AIR QUALITY VENTILATION
- KITCHEN RANGE HOOD

COOLING SYSTEM VERIFICATION:
- MINIMUM AIRFLOW
- VERIFY REFRIGERANT CHARGE
- FAN EFFICACY WATT

HEATING SYSTEM VERIFICATION:
- ---NONE---

HVAC-DISTRIBUTION SYSTEM VERIFICATIONS:
- DUCT LEAKAGE TESTING

DOMESTIC HOT WATER SYSTEM VERIFICATIONS:
- ---NONE---

SEE "HERS FEATURE SUMMARY" SECTION ON PAGE 3of9 OF REPORT AND EC1 SHEET.

INSULATION AND WINDOW REQUIREMENTS:

- WALL INSULATION = R-20 (MIN.)
- ROOF ATTIC (CEILING) INSULATION = R-30
- WINDOWS: U-FACTOR = 0.32, SHGC = 0.23

ADDITIONAL NOTES:

1. ALL LIGHTING, HEATING, AND COOLING SHALL COMPLY WITH THE REQUIREMENTS OF THE LATEST RESIDENTIAL ENERGY STANDARDS.
2. LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH EFFICACY AND EQUIPPED WITH OCCUPANT SENSOR.
3. LIGHTS IN HABITABLE ROOMS MUST BE HIGH EFFICACY, CONTROLLED BY A 'MANUAL-ON' MOTION SENSOR, OR CONTROLLED BY A DIMMER.
4. ALL EXTERIOR LIGHTING MOUNTED TO THE BUILDINGS MUST BE HIGH EFFICACY AND CONTROLLED BY PHOTO CONTROL/MOTION SENSOR COMBINATION.

CalCERTS, Inc. HERS PROVIDER

Revisions

	PLANNING COMMENTS 07-19-2024
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-

Project: Duplex, ADU, & Garage at: 5305, 5309 & 5313 S. Saviers Road Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title: *ADU Title 24 - Certificates of Compliance*

Date: 12-03-2022

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

Project No.: 2234

Sheet: *EC1*

C:\Diamond Design\Projects\2022\2234 - Saviers Duplex & ADU\Architectural\s\2024\Saviers 07-19-2024\5313 Saviers dwg files 07.19.2024\5313Saviers Residence Plans.dwg, EC1_ 7/24/2024 8:21:06 AM, jimmy

2019 Low-Rise Residential Mandatory Measures Summary

Requirements for Ventilation and Indoor Air Quality:	
§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality.** All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1.
§ 150.0(o)1C:	**Single Family Detached Dwelling Units.** Single family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow provided at rates determined by ASHRAE 62.2 Sections 4.1.1 and 4.1.2 and as specified in § 150.0(o)1C.
§ 150.0(o)1E:	**Multifamily Attached Dwelling Units.** Multifamily attached dwelling units must have mechanical ventilation airflow provided at rates in accordance with Equation 150.0-B and must be either a balanced system or continuous supply or continuous exhaust system. If a balanced system is not used, all units in the building must use the same system type and the dwelling-unit envelope leakage must be ≤ 0.3 CFM at 50 Pa (0.2 inch water) per square foot of dwelling unit envelope surface area and verified in accordance with Reference Residential Appendix RA3.8.
§ 150.0(o)1F:	**Multifamily Building Central Ventilation Systems.** Central ventilation systems that serve multiple dwelling units must be balanced to provide ventilation airflow for each dwelling unit served at a rate equal to or greater than the rate specified by Equation 150.0-B. All unit airflows must be within 20 percent of the unit with the lowest airflow rate as it relates to the individual unit's minimum required airflow rate needed for compliance.
§ 150.0(o)1G:	**Kitchen Range Hoods.** Kitchen range hoods must be rated for sound in accordance with Section 7.2 of ASHRAE 62.2.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Dwelling unit ventilation airflow must be verified in accordance with Reference Residential Appendix RA3.7. A kitchen range hood must be verified in accordance with Reference Residential Appendix RA3.7.4.3 to confirm it is rated by HVI to comply with the airflow rates and sound requirements as specified in Section 5 and 7.2 of ASHRAE 62.2.
Pool and Spa Systems and Equipment Measures:	
§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.'
§ 110.4(b)1:	**Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.'
Lighting Measures:	
§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.'
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A.
§ 150.0(k)1B:	**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 must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must meet all of the requirements for: insulation contact (IC) labeling; air leakage; sealing; maintenance; and socket and light source as described in § 150.0(k)1C.
§ 150.0(k)1D:	**Electronic Ballasts for Fluorescent Lamps.** Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 20 kHz.
§ 150.0(k)1E:	**Night Lights, Step Lights, and Path Lights.** Night lights, step lights and path lights are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power and emit no more than 150 lumens.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k)1.'
§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8.'
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems.'
§ 150.0(k)2C:	**Interior Switches and Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.*
§ 150.0(k)2D:	**Interior Switches and Controls.** Controls and equipment must be installed in accordance with manufacturer's instructions.
§ 150.0(k)2E:	**Interior Switches and Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the control is installed to comply with § 150.0(k).
§ 150.0(k)2F:	**Interior Switches and Controls.** Lighting controls must comply with the applicable requirements of § 110.9.

2019 Low-Rise Residential Mandatory Measures Summary

NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. "Exceptions may apply.
(01/2020)

Building Envelope Measures:	
§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283 or AAMA/WDMA/CSA 101/I.S.2/A440-2011.'
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped.'
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Ceiling and Rafter Roof Insulation.** Minimum R-22 insulation in wood-frame ceiling; or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof alteration. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.'
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B.'
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.'
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with all-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.58; or the weighted average U-factor of all fenestration must not exceed 0.58.'
Fireplaces, Decorative Gas Appliances, and Gas Log Measures:	
§ 110.5(a)	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.'
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.'
Space Conditioning, Water Heating, and Plumbing System Measures:	
§ 110.0-§ 110.3:	**Certification.** Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.'
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-K.*
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.'
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.'
§ 110.3(c)4:	**Water Heating Recirculation Loops Serving Multiple Dwelling Units.** Water heating recirculation loops serving multiple dwelling units must meet the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of § 110.3(c)4.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.
§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour '); and pool and spa heaters.'
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Saviers Accessory Dwelling Unit **Calculation Date/Time:** 2022-12-03T09:50:51-08:00 **(Page 9 of 9)**

Calculation Description: Title 24 Analysis **Input File Name:** Saviers (5305) ADU.ribd19x

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
I, I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name: Jimmy Bermejo	Documentation Author Signature: Jimmy Bermejo
Company: Diamond Design Title 24 Consultant	Signature Date: 2022-12-03 10:33:10
Address: 72 West Boulder Creek Road	CEA/ HERS Certification Identification (If applicable):
City/State/Zip: Simi Valley, CA 93065	Phone: 805-844-2002 0
RESPONSIBLE PERSON'S DECLARATION STATEMENT	
I certify the following under penalty of perjury, under the laws of the State of California: 1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance. 2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. 3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.	
Responsible Designer Name: Jimmy Bermejo	Responsible Designer Signature: Jimmy Bermejo
Company: Diamond Design Title 24 Consultant	Date Signed: 2022-12-03 10:33:10
Address: 72 West Boulder Creek Road	License: 6351
City/State/Zip: Simi Valley, CA 93065	Phone: 805-844-2002 0

CalCERTS HERS PROVIDER

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Registration Number: 222-P010233414A-000-000-0000000-0000
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2019 Low-Rise Residential Mandatory Measures Summary

§ 150.0(k)2G:	**Interior Switches and Controls.** An energy management control system (EMCS) may be used to comply with control requirements if it: provides functionality of the specified control according to § 110.9; meets the Installation Certificate requirements of § 130.4; meets the EMCS requirements of § 130.0(e); and meets all other requirements in § 150.0(k)2.
§ 150.0(k)2H:	**Interior Switches and Controls.** A multiscene programmable controller may be used to comply with dimmer requirements in § 150.0(k) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(k)2.
§ 150.0(k)2I:	**Interior Switches and Controls.** In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by an occupant sensor or a vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, it must be initially configured to manual-on operation using the manual control required under Section 150.0(k)2C.
§ 150.0(k)2J:	**Interior Switches and Controls.** Luminaires that are or contain light sources that meet Reference Joint Appendix JA8 requirements for dimming, and that are not controlled by occupancy or vacancy sensors, must have dimming controls.'
§ 150.0(k)2K:	**Interior Switches and Controls.** Under cabinet lighting must be controlled separately from ceiling-installed lighting systems.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in item § 150.0(k)3Ai (ON and OFF switch) and the requirements in either § 150.0(k)3Aii (photocell and either a motion sensor or automatic time switch control) or § 150.0(k)3Aiii (astronomical time-clock), or an EMCS.
§ 150.0(k)3B:	**Residential Outdoor Lighting.** For low-rise residential buildings with four or more dwelling units, outdoor lighting for private patios, entrances, balconies, and porches; and residential parking lots and carports with less than eight vehicles per site must comply with either § 150.0(k)3A or with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)3C:	**Residential Outdoor Lighting.** For low-rise residential buildings with four or more dwelling units, any outdoor lighting for residential parking lots or carports with a total of eight or more vehicles per site and any outdoor lighting not regulated by § 150.0(k)3B or § 150.0(k)3D must comply with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)4:	**Internally Illuminated address signs.** Internally illuminated address signs must comply with § 140.8; or must consume no more than 5 watts of power as determined according to § 130.0(c).
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in Sections 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
§ 150.0(k)6A:	**Interior Common Areas of Low-rise Multifamily Residential Buildings.** In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building must be comply with Table 150.0-A and be controlled by an occupant sensor.
§ 150.0(k)6B:	**Interior Common Areas of Low-rise Multifamily Residential Buildings.** In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting for the interior common areas in that building must: i. Comply with the applicable requirements in Sections 110.9, 130.0, 130.1, 140.6 and 141.0; and ii. Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors must be capable of turning the light fully on and off from all designed paths of ingress and egress.
Solar Ready Buildings:	
§ 110.10(a)1:	**Single Family Residences.** Single family residences located in subdivisions with 10 or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b) through § 110.10(e).
§ 110.10(a)2:	**Low-rise Multifamily Buildings.** Low-rise multi-family buildings that do not have a photovoltaic system installed must comply with the requirements of § 110.10(b) through § 110.10(d).
§ 110.10(b)1:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must 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 must be comprised of areas that have no dimension less than 5 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. For single family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. For low-rise multi-family buildings the solar zone must be located on the roof or overhang of the building, or on the roof or overhang of another structure located within 250 feet of the building, or on covered parking installed with the building project, and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area. The solar zone requirement is applicable to the entire building, including mixed occupancy'.
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on steep-sloped roofs must be oriented between 90 degrees and 300 degrees of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.'
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.'
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b) through § 110.10(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric".

2019 Low-Rise Residential Mandatory Measures Summary

§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	**Storage Tank Insulation.** Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have a minimum of R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
§ 150.0(j)2A:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in Section 609.11 of the California Plumbing Code. In addition, the following piping conditions must have a minimum insulation wall thickness of one inch or a minimum insulation R-value of 7.7: the first five feet of cold water pipes from the storage tank; all hot water piping with a nominal diameter equal to or greater than 3/4 inch and less than one inch; all hot water piping with a nominal diameter less than 3/4 inch that is: associated with a domestic hot water recirculation system, from the heating source to storage tank or between tanks, buried below grade, and from the heating source to kitchen fixtures.*
§ 150.0(j)3:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by Section 120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: A dedicated 125 volt, 20 amp electrical receptacle connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit, within three feet of the water heater without obstruction. Both ends of the unused conductor must be labeled with the word "spare" and be electrically isolated, Have a reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words "Future 240V Use"; a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than two inches higher than the base of the water heater, and allows natural draining without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu per hour.
§ 150.0(n)2:	**Recirculating Loops.** Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)5.
§ 150.0(n)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the Executive Director.
Ducts and Fans Measures:	
§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet the requirements of the CMC §§ 601.0, 602.0, 603.0, 604.0, 605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to a minimum installed level of R-6.0 or a minimum installed level of R-4.2 when ducts are entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8). Portions of the duct system completely exposed and surrounded by directly conditioned space are not required to be insulated. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than ¼ inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area.'
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage, sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner core flex ducts must have a non-porous layer between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with § 150.0(m)11 and Reference Residential Appendix RA3.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 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. Pressure drops and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service.*
§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3.*

RESIDENTIAL MEASURES SUMMARY **RMS-1**

Project Name	Building Type		Date
Saviers Accessory Dwelling Unit	☑ Single Family ☐ Multi Family ☐ Addition Alone ☐ Existing+ Addition/Alteration		12/3/2022
Project Address	**California Energy Climate Zone**	**Total Cond. Floor Area**	**Addition**	**# of Units**
5305, 5309 & 5313 S. Saviers Road Oxn	CA Climate Zone 06	960	n/a	1

INSULATION

Construction	Type	Cavity	Area (ft^2)	Special Features	Status
Floor	Wood Framed w/o Crawl Space	R 19	960		New
Wall	Wood Framed	R 20	1,041		New
Roof	Wood Framed Attic	R 30	960		New

FENESTRATION Total Area: 112 Glazing Percentage: 11.6% New/Altered Average U-Factor: 0.32

Orientation	Area(ft^2)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status
Front (E)	76.0	0.320	0.23	none	none	N/A	New
Rear (W)	19.5	0.320	0.23	none	none	N/A	New
Right (N)	16.0	0.320	0.23	none	none	N/A	New

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
1	Central Furnace	92% AFUE	Split Air Conditioner	14.0 SEER	Setback	New

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status
HVAC System	Ducted	Ducted	Attic	6.0	New

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status
1	Small Instantaneous Gas	1	0.92	Standard	New

EnergyPro 8.3 by EnergySoft User Number: 6351 ID: 2234 Page 12 of 17

Revisions

	PLANNING COMMENTS 07-19-2024
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-

Project: Duplex, ADU, & Garage at:
5313 S. Saviers Road
Oxnard, California 93033

Responsible Designer:
Jimmy Bermejo

Title: *ADU Title 24 - Mandatory Measures*

Date: 12-03-2022

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

Project No.: 2234

Sheet: *EC2*

E:\Diamond Design\Projects\2022\2234 - Saviers Duplex & ADU\Architectural\2024\Saviers 07-19-2024\5313 Saviers dwg files 07-19-2024\5313 Saviers Residence Plans.dwg, EC2, 7/24/2024 8:21:13 AM, jimmy

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Saviers Residence Duplex **Calculation Date/Time:** 2022-12-03T10:54:17-08:00 **(Page 6 of 10)**

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OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	**Surface Type**	**Construction Type**	**Framing**	**Total Cavity R-value**	**Interior / Exterior Continuous R-value**	**U-factor**	**Assembly Layers**
R-30 Roof Attic + R-13 (R	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-30	None / None	0.032	Over Ceiling Joists: R-20.9 insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board
R-19 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x10 @ 16 in. O. C.	R-19	None / None	0.045	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x10 Ceiling Below Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION

01	02	03	04
Quality Insulation Installation (QII)	**High R-value Spray Foam Insulation**	**Building Envelope Air Leakage**	**CFM50**
Required	Not Required	Not Required	n/a

WATER HEATING SYSTEMS

01	02	03	04	05	06	07
Name	**System Type**	**Distribution Type**	**Water Heater Name (#)**	**Solar Heating System**	**Compact Distribution**	**HERS Verification**
DHW Sys 1	Domestic Hot Water (DHW)	Standard Distribution System	DHW Heater 1 (2)	n/a	None	n/a

Registration Number: 222-P0102334158-000-000-0000000-0000 Registration Date/Time: 2022-12-03 10:57:01 HERS Provider: CalCERTS Inc.

CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.2.000 Schema Version: rev 20200901 Report Generated: 2022-12-03 10:55:18

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

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REQUIRED SPECIAL FEATURES

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

- Insulation below roof deck

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

Building-level Verifications:
- Quality Insulation installation (QII)
- Indoor air quality ventilation
- Kitchen range hood

Cooling System Verifications:
- Minimum Airflow
- Verified Refrigerant Charge
- Fan Efficacy Watts/CFM

Heating System Verifications:
- -- None --

HVAC Distribution System Verifications:
- Duct leakage testing

Domestic Hot Water System Verifications:
- -- None --

BUILDING - FEATURES INFORMATION

01	02	03	04	05	06	07
Project Name	**Conditioned Floor Area (ft²)**	**Number of Dwelling Units**	**Number of Bedrooms**	**Number of Zones**	**Number of Ventilation Cooling Systems**	**Number of Water Heating Systems**
Saviers Residence Duplex	2943	1	3	2	0	1

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	**Zone Type**	**HVAC System Name**	**Zone Floor Area (ft²)**	**Avg. Ceiling Height**	**Water Heating System 1**	**Water Heating System 2**
Zone 1	Conditioned	HVAC System1	1563	9	DHW Sys 1	N/A
Zone 2	Conditioned	HVAC System1	1380	9	DHW Sys 1	N/A

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GENERAL INFORMATION

01	**Project Name**	Saviers Residence Duplex		
02	**Run Title**	Title 24 Analysis		
03	**Project Location**	5305, 5309 & 5313 S. Saviers Road		
04	**City**	Oxnard	05	**Standards Version** 2019
06	**Zip code**	93033	07	**Software Version** EnergyPro 8.3
08	**Climate Zone**	6	09	**Front Orientation (deg/ Cardinal)** 90
10	**Building Type**	Single family	11	**Number of Dwelling Units** 1
12	**Project Scope**	NewConstruction	13	**Number of Bedrooms** 3
14	**Addition Cond. Floor Area (ft²)**	0	15	**Number of Stories** 2
16	**Existing Cond. Floor Area (ft²)**	n/a	17	**Fenestration Average U-factor** 0.32
18	**Total Cond. Floor Area (ft²)**	2943	19	**Glazing Percentage (%)** 10.80%
20	**ADU Bedroom Count**	n/a	21	**ADU Conditioned Floor Area** n/a
22	**Is Natural Gas Available?**	Yes		

COMPLIANCE RESULTS

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

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WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12
Name	**Heating Element Type**	**Tank Type**	**# of Units**	**Tank Vol. (gal)**	**Energy Factor or Efficiency**	**Input Rating or Pilot**	**Tank Insulation R-value (Int/Ext)**	**Standby Loss or Recovery Eff**	**1st Hr. Rating or Flow Rate**	**NEEA Heat Pump Brand or Model**	**Tank Location or Ambient Condition**
DHW Heater 1	Gas	Consumer Instantaneous	2	0	0.92-UEF	<= 200 kBtu/hr	0	n/a	n/a	n/a	n/a

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07	08
Name	**Pipe Insulation**	**Parallel Piping**	**Compact Distribution**	**Compact Distribution Type**	**Recirculation Control**	**Central DHW Distribution**	**Shower Drain Water Heat Recovery**
DHW Sys 1 - 1/2	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11
Name	**System Type**	**Heating Unit Name**	**Cooling Unit Name**	**Fan Name**	**Distribution Name**	**Required Thermostat Type**	**Status**	**Verified Existing Condition**	**Heating Equipment Count**	**Cooling Equipment Count**
HVAC System1	Heating and cooling system other	Heating Component 1	Cooling Component 1	HVAC Fan 1	Air Distribution System 1	Setback	New	NA	2	2

HVAC - HEATING UNIT TYPES

01	02	03	04
Name	**System Type**	**Number of Units**	**Heating Efficiency**
Heating Component 1	Central gas furnace	2	AFUE-92

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Calculation Description: Title 24 Analysis **Input File Name:** Saviers (5305) Duplex.ribd19x

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	**Zone**	**Construction**	**Azimuth**	**Orientation**	**Gross Area (ft²)**	**Window and Door Area (ft2)**	**Tilt (deg)**
Front Wall	Zone 1	R-20 Wall	90	Front	414	72	90
Left Wall	Zone 1	R-20 Wall	180	Left	315	22	90
Rear Wall	Zone 1	R-20 Wall	270	Back	414	55	90
Right Wall	Zone 1	R-20 Wall	0	Right	315	22	90
Front Wall 2	Zone 2	R-20 Wall	90	Front	414	56	90
Left Wall 2	Zone 2	R-20 Wall	180	Left	270	6	90
Rear Wall 2	Zone 2	R-20 Wall	270	Back	414	78.7	90
Right Wall 2	Zone 2	R-20 Wall	0	Right	270	6	90
Interior Surface	Zone 1	R-20 Wall1	n/a	n/a	80	0	n/a
Roof	Zone 2	R-30 Roof Attic + R-13 (R	n/a	n/a	1368	n/a	n/a
Interior Surface 2	Zone 2	R-19 Floor No Crawlspace	n/a	n/a	1458	n/a	n/a

ATTIC

01	02	03	04	05	06	07	08
Name	**Construction**	**Type**	**Roof Rise (x in 12)**	**Roof Reflectance**	**Roof Emittance**	**Radiant Barrier**	**Cool Roof**
Attic Zone 2	Attic RoofZone 2	Ventilated	4	0.1	0.85	No	No

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	**Type**	**Surface**	**Orientation**	**Azimuth**	**Width (ft)**	**Height (ft)**	**Mult.**	**Area (ft²)**	**U-factor**	**U-factor Source**	**SHGC**	**SHGC Source**	**Exterior Shading**
1st Front Windows	Window	Front Wall	Front	90			1	72	0.32	NFRC	0.23	NFRC	Bug Screen
1st Left Window	Window	Left Wall	Left	180			1	22	0.32	NFRC	0.23	NFRC	Bug Screen
1st Rear Windows	Window	Rear Wall	Back	270			1	55	0.32	NFRC	0.23	NFRC	Bug Screen
1st Right Window	Window	Right Wall	Right	0			1	22	0.32	NFRC	0.23	NFRC	Bug Screen

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ENERGY DESIGN RATING

	Energy Design Ratings		Compliance Margins	
	Efficiency[1] (EDR)	**Total[2] (EDR)**	**Efficiency[1] (EDR)**	**Total[2] (EDR)**
Standard Design	46.5	22.9		
Proposed Design	45.8	22.2	0.7	0.7

RESULT: [3] COMPLIES

1: Efficiency EDR includes improvements to the building envelope and more efficient equipment
2: Total EDR includes efficiency and demand response measures such as photovoltaic (PV) systems and batteries
3: Building complies when efficiency and total compliance margins are greater than or equal to zero

- Standard Design PV Capacity: 2.72 kWdc
- PV System resized to 2.72 kWdc (a factor of 2.719) to achieve 'Standard Design PV' PV scaling

ENERGY USE SUMMARY

Energy Use (kTDV/ft²-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	8.91	8.21	0.7	7.9
Space Cooling	3.82	2.45	1.37	35.9
IAQ Ventilation	3.21	3.21	0	0
Water Heating	8.59	9.78	-1.19	-13.9
Self Utilization/Flexibility Credit	n/a	0	0	n/a
Compliance Energy Total	**24.53**	**23.65**	**0.88**	**3.6**

REQUIRED PV SYSTEMS - SIMPLIFIED

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

Registration Number: 222-P0102334158-000-000-0000000-0000 Registration Date/Time: 2022-12-03 10:57:01 HERS Provider: CalCERTS Inc.

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HVAC - COOLING UNIT TYPES

01	02	03	04	05	06	07	08
Name	**System Type**	**Number of Units**	**Efficiency EER/CEER**	**Efficiency SEER**	**Zonally Controlled**	**Multi-speed Compressor**	**HERS Verification**
Cooling Component 1	Central split AC	2	11.7	14	Not Zonal	Single Speed	Cooling Component 1-hers-cool

HVAC COOLING - HERS VERIFICATION

01	02	03	04	05	06
Name	**Verified Airflow**	**Airflow Target**	**Verified EER**	**Verified SEER**	**Verified Refrigerant Charge**
Cooling Component 1-hers-cool	Required	350	Not Required	Not Required	Required

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07	08	09	10	11	12
			Duct Ins. R-value		Duct Location		Surface Area				
Name	**Type**	**Design Type**	**Supply**	**Return**	**Supply**	**Return**	**Supply**	**Return**	**Bypass Duct**	**Duct Leakage**	**HERS Verification**
Air Distribution System 1	Unconditioned attic	Non-Verified	R-6	R-6	Attic	Attic	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 1-hers-dist

HVAC DISTRIBUTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09
Name	**Duct Leakage Verification**	**Duct Leakage Target (%)**	**Verified Duct Location**	**Verified Duct Design**	**Buried Ducts**	**Deeply Buried Ducts**	**Low-leakage Air Handler**	**Low Leakage Ducts Entirely in Conditioned Space**
Air Distribution System 1-hers-dist	Yes	5.0	Not Required	Not Required	Not Required	Credit not taken	Not Required	No

Registration Number: 222-P0102334158-000-000-0000000-0000 Registration Date/Time: 2022-12-03 10:57:01 HERS Provider: CalCERTS Inc.

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FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	**Type**	**Surface**	**Orientation**	**Azimuth**	**Width (ft)**	**Height (ft)**	**Mult.**	**Area (ft²)**	**U-factor**	**U-factor Source**	**SHGC**	**SHGC Source**	**Exterior Shading**
2nd Front Windows	Window	Front Wall 2	Front	90			1	56	0.32	NFRC	0.23	NFRC	Bug Screen
2nd Left Window	Window	Left Wall 2	Left	180			1	6	0.32	NFRC	0.23	NFRC	Bug Screen
2nd Rear Windows	Window	Rear Wall 2	Back	270			1	78.7	0.32	NFRC	0.23	NFRC	Bug Screen
2nd Right Window	Window	Right Wall 2	Right	0			1	6	0.32	NFRC	0.23	NFRC	Bug Screen

SLAB FLOORS

01	02	03	04	05	06	07	08
Name	**Zone**	**Area (ft²)**	**Perimeter (ft)**	**Edge Insul. R-value and Depth**	**Edge Insul. R-value and Depth**	**Carpeted Fraction**	**Heated**
Slab	Zone 1	1458	162	none	0	80%	No

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07	08
Construction Name	**Surface Type**	**Construction Type**	**Framing**	**Total Cavity R-value**	**Interior / Exterior Continuous R-value**	**U-factor**	**Assembly Layers**
R-20 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.069	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco
R-20 Wall1	Interior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.064	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Other Side Finish: Gypsum Board
Attic RoofZone 2	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-13	None / None	0.078	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: R-13.0 / 2x4 Around Roof Joists: R-0.0 insul.

Registration Number: 222-P0102334158-000-000-0000000-0000 Registration Date/Time: 2022-12-03 10:57:01 HERS Provider: CalCERTS Inc.

CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.2.000 Schema Version: rev 20200901 Report Generated: 2022-12-03 10:55:18

HOME ENERGY RATING SYSTEM (HERS) VERIFICATION INSPECTIONS

HOME ENERGY RATING SYSTEM (HERS) VERIFICATION INSPECTIONS:

BUILDING-LEVEL VERIFICATIONS:
- (QII) QUALITY INSULATION INSTALLATION
- INDOOR AIR QUALITY VENTILATION
- KITCHEN RANGE HOOD

COOLING SYSTEM VERIFICATION:
- MINIMUM AIRFLOW
- REFRIGERANT CHARGE VERIFICATION
- FAN EFFICACY WATT

HEATING SYSTEM VERIFICATION:
- ---NONE---

HVAC-DISTRIBUTION SYSTEM VERIFICATIONS:
- DUCT LEAKAGE TESTING

DOMESTIC HOT WATER SYSTEM VERIFICATIONS:
- ---NONE---

SEE "HERS FEATURE SUMMARY" SECTION ON PAGE 3of10 OF REPORT AND EC1 SHEET.

INSULATION AND WINDOW REQUIREMENTS:

- WALL INSULATION = R-20 (MIN.)
- ROOF ATTIC (CEILING) INSULATION = R-30
- ROOF ATTIC (RAFTERS-BELOW SHEATHING) INSULATION = R-13
- WINDOWS: U-FACTOR = 0.32, SHGC = 0.23

ADDITIONAL NOTES:

1. ALL LIGHTING, HEATING, AND COOLING SHALL COMPLY WITH THE REQUIREMENTS OF THE LATEST RESIDENTIAL ENERGY STANDARDS.
2. LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH EFFICACY AND EQUIPPED WITH OCCUPANT SENSOR.
3. LIGHTS IN HABITABLE ROOMS MUST BE HIGH EFFICACY, CONTROLLED BY A 'MANUAL-ON' MOTION SENSOR, OR CONTROLLED BY A DIMMER.
4. ALL EXTERIOR LIGHTING MOUNTED TO THE BUILDINGS MUST BE HIGH EFFICACY AND CONTROLLED BY PHOTO CONTROL/MOTION SENSOR COMBINATION.

CalCERTS, Inc. HERS PROVIDER

Revisions

	PLANNING COMMENTS 07-19-2024
1	-
2	-
3	-
4	-
5	-
6	-
7	-
8	-

Project: Duplex, ADU, & Garage at: 5313 S. Saviers Road Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title: *DUPLEX Title 24 - Certificates of Compliance*

Date: 12-03-2022

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

Project No.: 2234

Sheet: *EC3*

E:\Diamond Design\Projects\2022\2234 - Saviers Duplex & ADU\Architecture\dwg\2024\Saviers 07-19-2024\5313 Saviers.dwg files 07.19.2024\5313Saviers Residence Plans.dwg, EC3, 7/24/2024 8:21:18 AM, jimmy

2019 Low-Rise Residential Mandatory Measures Summary

§ 150.0(k)2G:	**Interior Switches and Controls.** An energy management control system (EMCS) may be used to comply with control requirements if it: provides functionality of the specified control according to § 110.9; meets the Installation Certificate requirements of § 130.4; meets the EMCS requirements of § 130.0(k); and meets all other requirements in § 150.0(k)2.
§ 150.0(k)2H:	**Interior Switches and Controls.** A multiscene programmable controller may be used to comply with dimmer requirements in § 150.0(k) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(k)2.
§ 150.0(k)2I:	**Interior Switches and Controls.** In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by an occupant sensor or a vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, it must be initially configured to manual-on operation using the manual control required under Section 150.0(k)2C.
§ 150.0(k)2J:	**Interior Switches and Controls.** Luminaires that are or contain light sources that meet Reference Joint Appendix JA8 requirements for dimming, and that are not controlled by occupancy or vacancy sensors, must have dimming controls."
§ 150.0(k)2K:	**Interior Switches and Controls.** Under cabinet lighting must be controlled separately from ceiling-installed lighting systems.
§ 150.0(k)3A:	**Residential Outdoor Lighting.** For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in Item § 150.0(k)3Ai (ON and OFF switch) and the requirements in either § 150.0(k)3Aii (photocell and either a motion sensor or automatic time switch control) or § 150.0(k)3Aiii (astronomical time clock), or an EMCS.
§ 150.0(k)3B:	**Residential Outdoor Lighting.** For low-rise residential buildings with four or more dwelling units, outdoor lighting for private patios, entrances, balconies, and porches; and residential parking lots and carports with less than eight vehicles per site must comply with either § 150.0(k)3A or with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)3C:	**Residential Outdoor Lighting.** For low-rise residential buildings with four or more dwelling units, any outdoor lighting for residential parking lots or carports with a total of eight or more vehicles per site and any outdoor lighting not regulated by § 150.0(k)3B or § 150.0(k)3D must comply with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)4:	**Internally illuminated address signs.** Internally illuminated address signs must comply with § 140.8; or must consume no more than 5 watts of power as determined according to § 130.0(c).
§ 150.0(k)5:	**Residential Garages for Eight or More Vehicles.** Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in Sections 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
§ 150.0(k)6A:	**Interior Common Areas of Low-rise Multifamily Residential Buildings.** In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building must be comply with Table 150.0-A and be controlled by an occupant sensor.
§ 150.0(k)6B:	**Interior Common Areas of Low-rise Multifamily Residential Buildings.** In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the total area, permanently installed lighting for the interior common areas in that building must: i. Comply with the applicable requirements in Sections 110.9, 130.0, 130.1, 140.6 and 141.0; and ii. Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors must be capable of turning the light fully on and off from all designed paths of ingress and egress.
Solar Ready Buildings:	
§ 110.10(a)1:	**Single Family Residences.** Single family residences located in subdivisions with 10 or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b) through § 110.10(e).
§ 110.10(a)2:	**Low-rise Multifamily Buildings.** Low-rise multi-family buildings that do not have a photovoltaic system installed must comply with the requirements of § 110.10(b) through § 110.10(d).
§ 110.10(b)1:	**Minimum Solar Zone Area.** The solar zone must have a minimum total area as described below. The solar zone must 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 must be comprised of areas that have no dimension less than 5 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. For single family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. For low-rise multi-family buildings the solar zone must be located on the roof or overhang of the building, or on the roof or overhang of another structure located within 250 feet of the building, or on covered parking installed with the building project, and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area. The solar zone requirement is applicable to the entire building, including mixed occupancy."
§ 110.10(b)2:	**Azimuth.** All sections of the solar zone located on steep-sloped roofs must be oriented between 90 degrees and 300 degrees of true north.
§ 110.10(b)3A:	**Shading.** The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment."
§ 110.10(b)3B:	**Shading.** Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane."
§ 110.10(b)4:	**Structural Design Loads on Construction Documents.** For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	**Interconnection Pathways.** The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	**Documentation.** A copy of the construction documents or a comparable document indicating the information from § 110.10(b) through § 110.10(c) must be provided to the occupant.
§ 110.10(e)1:	**Main Electrical Service Panel.** The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	**Main Electrical Service Panel.** The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric".

2019 Low-Rise Residential Mandatory Measures Summary

§ 150.0(h)3A:	**Clearances.** Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer
§ 150.0(h)3B:	**Liquid Line Drier.** Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	**Storage Tank Insulation.** Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have a minimum of R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
§ 150.0(j)2A:	**Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation.** All domestic hot water piping must be insulated as specified in Section 609.11 of the California Plumbing Code. In addition, the following piping conditions must have a minimum insulation wall thickness of one inch or a minimum insulation R-value of 7.7: the first five feet of cold water pipes from the storage tank; all hot water piping with a nominal diameter equal to or greater than 3/4 inch and less than one inch; all hot water piping with a nominal diameter less than 3/4 inch that is: associated with a domestic hot water recirculation system, from the heating source to storage tank or between tanks, buried below grade, and from the heating source to kitchen fixtures."
§ 150.0(j)3:	**Insulation Protection.** Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by Section 120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	**Gas or Propane Water Heating Systems.** Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: A dedicated 125 volt, 20 amp electrical receptacle connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit, within three feet of the water heater without obstruction. Both ends of the unused conductor must be labeled with the word "spare" and be electrically isolated. Have a reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words "Future 240V Use"; a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than two inches higher than the base of the water heater, and allows natural draining without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu per hour.
§ 150.0(n)2:	**Recirculating Loops.** Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)5.
§ 150.0(n)3:	**Solar Water-heating Systems.** Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the Executive Director.
Ducts and Fans Measures:	
§ 110.8(d)3:	**Ducts.** Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	**CMC Compliance.** All air-distribution system ducts and plenums must meet the requirements of the CMC §§ 601.0, 602.0, 603.0, 604.0, 605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to a minimum installed level of R-6.0 or a minimum installed level of R-4.2 when ducts are entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8). Portions of the duct system completely exposed and surrounded by directly conditioned space are not required to be insulated. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than ¼ inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area."
§ 150.0(m)2:	**Factory-Fabricated Duct Systems.** Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	**Field-Fabricated Duct Systems.** Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	**Backdraft Damper.** Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	**Gravity Ventilation Dampers.** Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	**Protection of Insulation.** Insulation must be protected from damage, sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation.
§ 150.0(m)10:	**Porous Inner Core Flex Duct.** Porous inner core flex ducts must have a non-porous layer between the inner core and outer vapor barrier.
§ 150.0(m)11:	**Duct System Sealing and Leakage Test.** When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with § 150.0(m)11 and Reference Residential Appendix RA3.
§ 150.0(m)12:	**Air Filtration.** Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 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. Pressure drops and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service."
§ 150.0(m)13:	**Space Conditioning System Airflow Rate and Fan Efficacy.** Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3."

RESIDENTIAL MEASURES SUMMARY — RMS-1

Project Name	Building Type	Date
Saviers Residence Duplex	☑ Single Family ☐ Addition Alone ☐ Multi Family ☐ Addition/Alteration	*12/3/2022*

Project Address	California Energy Climate Zone	Total Cond. Floor Area	Addition	# of Units
5305, 5309 & 5313 S. Saviers Road Oxnard	*CA Climate Zone 06*	*2,943*	*n/a*	*1*

INSULATION

Construction Type	Cavity	Area (ft^2)	Special Features	Status
Wall Wood Framed	*R 20*	*2,588*		*New*
Slab Unheated Slab-on-Grade	*- no insulation*	*1,458*	*Perim = 162'*	*New*
Roof Wood Framed Attic	*R 30*	*1,368*	*Add=R-13.0*	*New*
Demising Wood Framed w/o Crawl Space	*R 19*	*1,458*		*New*

FENESTRATION

Total Area: *318* Glazing Percentage: *10.8%* New/Altered Average U-Factor: *0.32*

Orientation	Area(ft^2)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status
Front (E)	*128.0*	*0.320*	*0.23*	*none*	*none*	*N/A*	*New*
Left (S)	*28.0*	*0.320*	*0.23*	*none*	*none*	*N/A*	*New*
Rear (W)	*133.7*	*0.320*	*0.23*	*none*	*none*	*N/A*	*New*
Right (N)	*28.0*	*0.320*	*0.23*	*none*	*none*	*N/A*	*New*

HVAC SYSTEMS

Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status
2	*Central Furnace*	*92% AFUE*	*Split Air Conditioner*	*14.0 SEER*	*Setback*	*New*

HVAC DISTRIBUTION

Location	Heating	Cooling	Duct Location	Duct R-Value	Status
HVAC System	*Ducted*	*Ducted*	*Attic*	*6.0*	*New*

WATER HEATING

Qty.	Type	Gallons	Min. Eff	Distribution	Status
2	*Small Instantaneous Gas*	*1*	*0.92*	*Standard*	*New*

EnergyPro 8.3 by EnergySoft *User Number: 6351* *ID: 2234* *Page 13 of 18*

2019 Low-Rise Residential Mandatory Measures Summary

Requirements for Ventilation and Indoor Air Quality:	
§ 150.0(o)1:	**Requirements for Ventilation and Indoor Air Quality.** All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1.
§ 150.0(o)1C:	**Single Family Detached Dwelling Units.** Single family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow provided at rates determined by ASHRAE 62.2 Sections 4.1.1 and 4.1.2 and as specified in § 150.0(o)1C.
§ 150.0(o)1E:	**Multifamily Attached Dwelling Units.** Multifamily attached dwelling units must have mechanical ventilation airflow provided at rates in accordance with Equation 150.0-B and must be either a balanced system or continuous supply or continuous exhaust system. If a balanced system is not used, all units in the building must use the same system type and the dwelling-unit envelope leakage must be ≤ 0.3 CFM at 50 Pa (0.2 inch water) per square foot of dwelling unit envelope surface area and verified in accordance with Reference Residential Appendix RA3.8.
§ 150.0(o)1F:	**Multifamily Building Central Ventilation Systems.** Central ventilation systems that serve multiple dwelling units must be balanced to provide ventilation airflow for each dwelling unit served at a rate equal to or greater than the rate specified by Equation 150.0-B. All unit airflows must be within 20 percent of the unit with the lowest airflow rate as it relates to the individual unit's minimum required airflow rate needed for compliance.
§ 150.0(o)1G:	**Kitchen Range Hoods.** Kitchen range hoods must be rated for sound in accordance with Section 7.2 of ASHRAE 62.2.
§ 150.0(o)2:	**Field Verification and Diagnostic Testing.** Dwelling unit ventilation airflow must be verified in accordance with Reference Residential Appendix RA3.7. A kitchen range hood must be verified in accordance with Reference Residential Appendix RA3.7.4.3 to confirm it is rated by HVI to comply with the airflow rates and sound requirements as specified in Section 5 and 7.2 of ASHRAE 62.2.
Pool and Spa Systems and Equipment Measures:	
§ 110.4(a):	**Certification by Manufacturers.** Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating."
§ 110.4(b)1:	**Piping.** Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	**Covers.** Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	**Directional Inlets and Time Switches for Pools.** Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	**Pilot Light.** Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	**Pool Systems and Equipment Installation.** Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves."
Lighting Measures:	
§ 110.9:	**Lighting Controls and Components.** All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9."
§ 150.0(k)1A:	**Luminaire Efficacy.** All installed luminaires must meet the requirements in Table 150.0-A.
§ 150.0(k)1B:	**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 must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.
§ 150.0(k)1C:	**Recessed Downlight Luminaires in Ceilings.** Luminaires recessed into ceilings must meet all of the requirements for: insulation contact (IC) labeling; air leakage; sealing; maintenance; and socket and light source as described in § 150.0(k)1C.
§ 150.0(k)1D:	**Electronic Ballasts for Fluorescent Lamps.** Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 20 kHz.
§ 150.0(k)1E:	**Night Lights, Step Lights, and Path Lights.** Night lights, step lights and path lights are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power and emit no more than 150 lumens.
§ 150.0(k)1F:	**Lighting Integral to Exhaust Fans.** Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k)."
§ 150.0(k)1G:	**Screw based luminaires.** Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8."
§ 150.0(k)1H:	**Light Sources in Enclosed or Recessed Luminaires.** Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)1I:	**Light Sources in Drawers, Cabinets, and Linen Closets.** Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	**Interior Switches and Controls.** All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	**Interior Switches and Controls.** Exhaust fans must be controlled separately from lighting systems."
§ 150.0(k)2C:	**Interior Switches and Controls.** Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF."
§ 150.0(k)2D:	**Interior Switches and Controls.** Controls and equipment must be installed in accordance with manufacturer's instructions.
§ 150.0(k)2E:	**Interior Switches and Controls.** Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the control is installed to comply with § 150.0(k).
§ 150.0(k)2F:	**Interior Switches and Controls.** Lighting controls must comply with the applicable requirements of § 110.9.

2019 Low-Rise Residential Mandatory Measures Summary

NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. "Exceptions may apply. (01/2020)

Building Envelope Measures:	
§ 110.6(a)1:	**Air Leakage.** Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283 or AAMA/WDMA/CSA 101/I.S.2/A440-2011."
§ 110.6(a)5:	**Labeling.** Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	**Field fabricated exterior doors and fenestration** products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped."
§ 110.7:	**Air Leakage.** All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	**Insulation Certification by Manufacturers.** Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	**Insulation Requirements for Heated Slab Floors.** Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	**Roofing Products Solar Reflectance and Thermal Emittance.** The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	**Radiant Barrier.** When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	**Ceiling and Rafter Roof Insulation.** Minimum R-22 insulation in wood-frame ceiling; or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof alteration. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling."
§ 150.0(b):	**Loose-fill Insulation.** Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	**Wall Insulation.** Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A or B."
§ 150.0(d):	**Raised-floor Insulation.** Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor."
§ 150.0(f):	**Slab Edge Insulation.** Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	**Vapor Retarder.** In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(d).
§ 150.0(g)2:	**Vapor Retarder.** In climate zones 14 and 15, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	**Fenestration Products.** Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.58; or the weighted average U-factor of all fenestration must not exceed 0.58."
Fireplaces, Decorative Gas Appliances, and Gas Log Measures:	
§ 110.5(a)	**Pilot Light.** Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	**Closable Doors.** Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	**Combustion Intake.** Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device."
§ 150.0(e)3:	**Flue Damper.** Masonry or factory-built fireplaces must have a flue damper with a readily accessible control."
Space Conditioning, Water Heating, and Plumbing System Measures:	
§ 110.0-§ 110.3:	**Certification.** Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission."
§ 110.2(a):	**HVAC Efficiency.** Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-K."
§ 110.2(b):	**Controls for Heat Pumps with Supplementary Electric Resistance Heaters.** Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating."
§ 110.2(c):	**Thermostats.** All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat."
§ 110.3(c)4:	**Water Heating Recirculation Loops Serving Multiple Dwelling Units.** Water heating recirculation loops serving multiple dwelling units must meet the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of § 110.3(c)4.
§ 110.3(c)6:	**Isolation Valves.** Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.
§ 110.5:	**Pilot Lights.** Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and spa heaters."
§ 150.0(h)1:	**Building Cooling and Heating Loads.** Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Saviers Residence Duplex **Calculation Date/Time:** 2022-12-03T10:54:17-08:00 **(Page 9 of 10)**

Calculation Description: Title 24 Analysis **Input File Name:** Saviers (5305) Duplex.ribd19x

HVAC - FAN SYSTEMS

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	Name
HVAC Fan 1	HVAC Fan	0.45	HVAC Fan 1-hers-fan

HVAC FAN SYSTEMS - HERS VERIFICATION

01	02	03
Name	Verified Fan Watt Draw	Required Fan Efficacy (Watts/CFM)
HVAC Fan 1-hers-fan	Required	0.45

IAQ (INDOOR AIR QUALITY) FANS

01	02	03	04	05	06	07
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness - SRE	IAQ Recovery Effectiveness - ASRE	HERS Verification
SFam IAQVentRpt	114	0.35	Exhaust	n/a	n/a	Yes

Registration Number: 222-P0102334158-000-000-0000000-0000 Registration Date/Time: 2022-12-03 10:57:01 HERS Provider: CalCERTS inc.

CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.2.000 Schema Version: rev 20200901 Report Generated: 2022-12-03 10:55:18

CERTIFICATE OF COMPLIANCE **CF1R-PRF-01E**

Project Name: Saviers Residence Duplex **Calculation Date/Time:** 2022-12-03T10:54:17-08:00 **(Page 10 of 10)**

Calculation Description: Title 24 Analysis **Input File Name:** Saviers (5305) Duplex.ribd19x

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name:	Documentation Author Signature:
Jimmy Bermejo	Jimmy Bermejo
Company: Diamond Design Title 24 Consultant	Signature Date: 2022-12-03 10:57:01
Address: 72 West Boulder Creek Road	CEA/ HERS Certification Identification (If applicable):
City/State/Zip: Simi Valley, CA 93065	Phone: 805-844-2002 0

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance.
2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.

Responsible Designer Name:	Responsible Designer Signature:
Jimmy Bermejo	Jimmy Bermejo
Company: Diamond Design Title 24 Consultant	Date Signed: 2022-12-03 10:57:01
Address: 72 West Boulder Creek Road	License: 6351
City/State/Zip: Simi Valley, CA 93065	Phone: 805-844-2002 0

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

Easy to Verify at CalCERTS.com

Registration Number: 222-P0102334158-000-000-0000000-0000 Registration Date/Time: 2022-12-03 10:57:01 HERS Provider: CalCERTS inc.

CA Building Energy Efficiency Standards - 2019 Residential Compliance Report Version: 2019.2.000 Schema Version: rev 20200901 Report Generated: 2022-12-03 10:55:18

Revisions

PLANNING COMMENTS 07-19-2024

1 -
2 -
3 -
4 -
5 -
6 -
7 -
8 -

Project:

Duplex, ADU, & Garage at:
5313 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title: *DUPLEX Title 24 - Mandatory Measures*

Date: 12-03-2022

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

Project No.: 2234

Sheet: *EC4*

E:\Diamond Design\Projects\2022\2234 - Saviers Duplex & ADU\Architectural\2024\Saviers 07-19-2024\5313 Saviers dwg files 07-19-2024\5313 Saviers Residence Plans.dwg, EC4, 7/24/2024 8:21:26 AM, jimmy

GENERAL NOTES:

1. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE PLANS, PRIOR TO COMMENCING WORK.
2. COORDINATE STRUCTURAL DETAILS & DIMENSIONS WITH RELATED REQUIREMENTS ON OTHER DRAWINGS.
3. THE ARCHITECT WILL INTERPRET THE INTENT OF THE DOCUMENTS IN CASE OF A POSSIBLE CONFLICT OR DISCREPANCY BETWEEN STRUCTURAL AND OTHER DISCIPLINES.
4. DETAILS NOTED AS "TYPICAL" OR "TYP" SHALL APPLY IN ALL CASES WHETHER OR NOT SPECIFICALLY REFERENCED.
5. WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE (CBC).
6. FOUNDATION DESIGN IS BASED UPON MINIMUM REQUIREMENTS OF THE CBC:
   A. ALLOWABLE SOIL BEARING PRESSURE: 1500 PSF
7. MATERIAL REQUIREMENTS:

A. CONCRETE:	F'C = 2500 PSI AT 28 DAYS NO SPECIAL INSPECTION REQUIRED
B. CONCRETE BLOCK:	ASTM C90 GRADE N–1 (NORMAL WEIGHT) NO SPECIAL INSPECTION REQUIRED (f'm= 1500psi) GROUT: f'c= 2,000 psi, MORTAR: f'c=1800psi
C. REINFORCING STEEL:	ASTM A615, #4 & SMALLER – GRADE 40, #5 & LARGER – GRADE 60
D. STRUCTURAL STEEL:	ALL STRUCTURAL STEEL SHALL COMPLY WITH ASTM A36, TYP U.N.O., STRUCTURAL TUBES SHALL COMPLY WITH ASTM A500, GRADE B. STRUCTURAL PIPES SHALL COMPLY WITH ASTM A53, GRADE B.
E. MACHINE BOLTS:	ASTM A307
F. ANCHOR BOLTS:	ASTM A307
G. TIMBER FASTENERS:	SIMPSON STRONGTIE, USP STRUCTURAL CONNECTORS OR APPROVED EQUAL.
H. SAWN TIMBER:	ALL LUMBER SHALL BE GRADE MARKED, NO. 2 DOUGLAS FIR–LARCH OR BETTER, EXCEPT AS NOTED ON FRAMING NOTE 2 OR PLAN.
I. GLU–LAMINATED BEAMS:	ALL GLU–LAMINATED MEMBERS SHALL BE FAB–RICATED IN ACCORDANCE WITH BUILDING DEPT. STANDARDS. A CERTIFICATE OF INSPECTION IS TO BE SUBMITTED TO THE BUILDING DEPT. PRIOR TO ERECTION. ALL GLU–LAMINATED BEAMS SHALL BE 24F.
J. LVL OR PSL LUMBER:	Fb=2850 PSI, Fv=285 PSI, E=2,000,000 PSI (ESR–1387, ESR–1040 OR ESR 1225)
K. I–JOISTS:	TJI PRO SERIES BY TRUSS JOIST (ESR–1153) BOISE CASCADE (ESR–1336) OR PWI JOIST BY PACIFIC WOODTECH CORP (ESR–1225)
L. PLYWOOD/OSB SHTG:	U.S. PRODUCT STANDARD 2–10, APA WALL: APA STRUCTURAL 1 RATED, EXPOSURE 1 ROOF: 15/32" CDX, (PSR–24/0), EXPOSURE 1 FLOOR: 3/4" T&G UNDERLAYMENT GRADE, (PSR–32/16)
M. HARDY FRAME:	ICC–ES NO. ESR–2089
N. MECH ANCHORS:	REFER TO 8/S1, TYPICAL.
O. EPOXY ANCHORS:	REFER TO 4/S1, TYPICAL **SPECIAL INSPECTION REQUIRED.** A REPORT SHALL BE GIVEN TO THE BUILDING INSPECTOR AT FRAMING INSPECTION. REFER TO NOTE 10 ON 4/S1.

8. STRUCTURAL DESIGN LOADS:

A. ROOF LOADS:	DEAD LOAD = 18 PSF LIVE LOAD = 20 PSF
FLOOR LOADS:	DEAD LOAD = 15 PSF LIVE LOAD = 40 PSF
B. WALL LOADS:	EXTERIOR WOOD FRAMING = 16 PSF INTERIOR WOOD FRAMING = 9 PSF
C. SEISMIC DESIGN:	OCCUPANCY CATEGORY = II SEISMIC IMPORTANCE FACTOR = 1.0 S_{ds} = 1.57 S_1 = 0.575 S_{DS} = 1.26 S_{D1} = 0.65 SEISMIC DESIGN CATEGORY = E SEISMIC FORCE RESISTING SYSTEM = LIGHT FRAMED WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE OR STEEL SHEETS. DESIGN BASE SHEAR = 0.19W C_S = 0.19W R = 6.5 ANALYSIS PROCEDURE = "EQUIVALENT LATERAL FORCE PROCEDURE"
D. WIND DESIGN:	BASIC WIND SPEED = 100 M.P.H. WIND IMPORTANCE FACTOR = 1.0 WIND EXPOSURE = C INTERNAL PRESSURE COEFFICIENT = ±0.18 DESIGN WIND PRESSURE = 21.54 PSF

FOUNDATION NOTES:

1. ALL CONCRETE SHALL HAVE 2500 PSI MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS. NO SPECIAL INSPECTION REQUIRED.
2. PORTLAND CEMENT SHALL CONFORM TO ASTM C150, TYPE I OR II.
3. AGGREGATE FOR HARDROCK CONCRETE SHALL CONFORM TO ASTM C33 AND BE NON–REACTIVE.
4. CONCRETE COVERAGE OVER REINFORCEMENT, UNLESS NOTED OTHERWISE, SHALL BE AS FOLLOWS:
   CONCRETE POURED DIRECTLY AGAINST EARTH..... 3"
   ALL OTHER LOCATIONS..... 1½"
5. ALL HOLDDOWN ANCHORS SHALL BE FIRMLY HELD IN PLACE BY A TEMPLATE PRIOR TO PLACING CONCRETE. EXACT HOLDDOWN LOCATION MUST BE COORDINATED BETWEEN CONCRETE AND FRAMING CONTRACTOR.
6. SOIL COMPACTION REPORT SHALL BE PROVIDED TO THE BUILDING INSPECTOR AT THE JOB SITE PRIOR TO PLACEMENT OF CONCRETE FOR THE FOUNDATION.
7. SOIL ENGINEER SHALL INSPECT FOUNDATION EXCAVATIONS PRIOR TO PLACEMENT OF CONCRETE FOR THE FOUNDATION.
8. ALL REINFORCING STEEL SHALL COMPLY WITH MATERIAL REQUIREMENTS NOTED ABOVE. PLACING OF REINFORCING STEEL SHALL COMPLY WITH CHAPTER 19 OF THE CALIFORNIA BUILDING CODE.
9. PRIOR TO THE CONTRACTOR REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, THE SOILS ENGINEER SHALL ADVISE THE BUILDING OFFICIAL IN WRITING THAT:
   A. THE BUILDING PAD WAS PREPARED IN ACCORDANCE WITH THE SOILS REPORT.
   B. THE UTILITY TRENCHES HAVE BEEN PROPERLY BACKFILLED AND COMPACTED.
   C. THE FOUNDATION EXCAVATIONS, THE SOIL EXPANSIVE CHARACTERISTICS AND BEARING CAPACITY CONFORM TO THE SOILS REPORT.
10. ALL SHEAR WALL SILL PLATE ANCHOR BOLTS SHALL HAVE 3" X 3" X ¼" STEEL PLATE WASHERS, TYPICAL.
11. NON–SHRINK GROUT, WHERE SHOWN ON THE STRUCTURAL DRAWINGS, SHALL BE NON–METALLIC BURKE GROUT, OR EQUAL.

FRAMING NOTES:

1. ALL FRAMING AND CARPENTRY SHALL BE DONE IN ACCORDANCE WITH THOSE APPLICABLE SECTIONS OF CHAPTER 23 OF THE LATEST ADOPTED EDITION OF THE CALIFORNIA BUILDING CODE AND DETAILS INDICATED ON THE DRAWINGS.
2. ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR GRADE IN ACCORDANCE WITH THE LATEST EDITION OF "GRADING AND DRESSING RULES #16 OF THE WEST COAST LUMBER INSPECTION BUREAU" OF THE FOLLOWING GRADES:
   A. RAFTERS AND JOISTS..... NO. 2 AND BETTER, U.N.O.
   B. BEAMS..... NO. 1 AND BETTER, U.N.O.
   C. POSTS..... NO. 1 AND BETTER, U.N.O.
   D. LVL POST (ESR–1387)..... F_b = 2,500 psi, F_v = 285 psi, E = 2,000,000 psi
   E. STUDS, PLATES, ALL OTHERS.... STUD GRADE, U.N.O.
3. WOOD BEARING DIRECTLY ON CONCRETE SHALL BE PRESSURE TREATED DOUGLAS FIR OR FOUNDATION GRADE REDWOOD. ALL CUT SURFACES OF PRESSURE TREATED DOUGLAS FIR SHALL BE COATED WITH A COPPER NAPTHANATE MATERIAL.
4. STRUCTURAL MEMBERS WILL NOT BE CUT FOR PIPE, CONDUIT, ETC.
5. 2X SOLID BLOCKING SHALL BE PLACED BETWEEN JOISTS OR RAFTERS AND AT ALL SUPPORTS.
6. ALL BOLTS SHALL HAVE FLAT WASHERS UNDER HEAD AND NUT.
7. ALL PLYWOOD EXPOSED TO WEATHER SHALL BE EXTERIOR GRADE.
8. FRAMING SURROUNDING METAL FIREPLACE VENTS SHALL BE CONTINUOUS 2x4 STUDS AT 12" O.C. SHEATHED WITH ¼" PLYWOOD SHEATHING WITH 10D NAILS AT 6" AT EDGES AND 12" AT FIELD, AND WITH DRAFT STOPS AT 10'–0" O.C. MAX.
9. HOLDDOWN CONNECTORS & SILL BOLTS MUST BE TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
10. ALL NAILS SHALL BE COMMON NAILS INSTALLED IN CONFORMANCE WITH CBC TABLE 2304.10.1
11. FIRE STOPS ARE REQUIRED PER CBC CHAPTER 7 IN THE FOLLOWING LOCATIONS:
    A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AT THE CEILING AND FLOOR LEVELS AND AT 10 FOOT INTERVALS BOTH VERT. & HORIZ.;
    B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERT. & HORIZ. SPACES SUCH AS OCCURS AT SOFFITS, DROP CEILINGS AND COVE CEILINGS;
    C. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP & BOTTOM OF THE RUN & BETWEEN STUDS ALONG AND INLINE WITH THE RUN OF THE STAIRS IF THE WALL UNDER THE STAIRS ARE UNFINISHED;
    D. IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES & SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTABLE MATERIALS.
    E. AT OPENINGS BETWEEN ATTIC SPACES & CHIMNEY CHASES FOR FACTORY–BUILT CHIMNEYS.
12. ALL WEATHER EXPOSED SURFACES SHALL HAVE WEATHER RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING & ALL EXTERIOR OPENINGS SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF PER CBC SECTION 1405.2.

SPECIAL INSPECTIONS

1. SPECIAL INSPECTIONS AND SUBSEQUENT REPORTS SHALL BE REINFORCED IN CONFORMANCE WITH SECTION 1704 OF THE 2019 CBC AT THE OWNERS EXPENSE.
2. ALL SPECIAL INSPECTIONS SHALL BE MADE BY AN INDEPENDENT INSPECTION AGENCY SUBJECT TO APPROVAL BY THE BUILDING DEPARTMENT, AND SHALL BE PAID BY THE OWNER.
3. THE FOLLOWING WORK SHALL BE PERFORMED UNDER CONTINUOUS DEPUTY INSPECTION IN THE PRESENCE OF THE OWNER'S SPECIAL INSPECTOR.
   A. PLACEMENT OF CONCRETE WITH f'c = 3,000 PSI & GREATER
   B. INSTALLATION OF EPOXY GROUTED DOWELS
   C. FIELD WELDING OF STRUCTURAL STEEL.
4. THE FOLLOWING WORK SHALL BE PERFORMED UNDER PERIODIC DEPUTY INSPECTION IN THE PRESENCE OF THE OWNER'S SPECIAL INSPECTOR.
   A. SHEARWALL NAILING WHERE FASTENER SPACING IS 4" O.C. OR LESS.
   B. ROOF AND FLOOR DIAPHRAGM NAILING WHERE FASTENER SPACING IS 4" O.C. OR LESS.
   C. DRAG STRUT AND HOLDDOWN CONNECTIONS.
5. SPECIAL INSPECTION & PROFESSIONAL OBSERVATION REPORTS SHALL BE SUBMITTED TO THE OWNER, ENGINEER, AND DEPARTMENT OF BUILDING & SAFETY NO LATER THAN SEVEN (7) WORKING DAYS FROM THE DATE OF INSPECTION/OBSERVATION.

STRUCTURAL OBSERVATION PROGRAM

THE OWNER SHALL EMPLOY THE ENGINEER REGISTERED/LICENSED IN THE STATE OF CALIFORNIA WHO IS RESPONSIBLE FOR THE STRUCTURAL DESIGN TO DO THE STRUCTURAL OBSERVATION.

PROJECT ENGINEERS: JAMES VINCI, S.E. S–4411

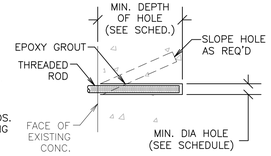
THE ENGINEER RESPONSIBLE FOR THE STRUCTURAL OBSERVATION, THE CONTRACTOR, AND APPROPRIATE SUBCONTRACTORS SHALL HOLD A PRE–CONSTRUCTION MEETING TO REVIEW THE DETAILS OF THE STRUCTURAL SYSTEM TO BE STRUCTURALLY OBSERVED.

THE FOLLOWING ITEMS SHALL BE OBSERVED AT EACH PHASE OF CONSTRUCTION:

FOUNDATION:	ANCHORS, HOLDOWNS, STEEL PLACEMENT, FOOTING DIMENSIONS
ROOF & FLOOR NAILING:	FRAMING MEMBER SIZE, SHEATHING GRADE & THICKNESS, NAIL SIZE AND PLACEMENT.
EXTERIOR FRAMING PRIOR TO PREWRAP:	SHEAR WALL CONSTRUCTION (PLY E.N., HOLDDOWNS, SHEAR TRANSFER, ETC.) FRAMING MEMBERS, CONNECTIONS, ETC.
FINAL OBSERVATION:	ALL STRUCTURAL ELEMENTS

PROCEDURE

1. DRILL HOLE OF PROPER DIAMETER AND DEPTH USING A CARBIDE TIPPED DRILL OR CORING BIT. AVOID ANY EXISTING REINFORCING STEEL BY RELOCATING HOLE SLIGHTLY.
2. CLEAN HOLE THOROUGHLY BY AIR PRESSURE.
3. MAKE SURE THAT HOLE IS DRY AND CLEAN BEFORE GROUTING.
4. PLACE EPOXY GROUT IN HOLE w/ CAULKING GUN OR SIMILAR EQUIPMENT STARTING AT BOTTOM, FILL HOLE APPROX. ¾ FULL.
5. COAT DOWEL WITH SAME EPOXY GROUT AND INSERT INTO HOLE, FORCING MATERIAL AROUND THE SIDES OF THE BAR AND COMPLETELY FILLING ALL VOIDS.
6. PROVIDE SUPPORT FOR DOWEL BY TYING TO REBAR OR OTHER ELEMENT UNTIL GROUT HAS CURED.
7. EPOXY GROUT IN CMU SHALL BE SIMPSON SET EPOXY TIE (ESR 1772, LARR 25279), HILTI HIT–HY 150 MAX (ESR 1967, LARR 25881), AC100+ GOLD BY DEWALT (ESR 3200, LARR 26049)
8. EPOXY GROUT IN CONCRETE SHALL BE HIT–RE 500–SD BY HILTI CORP. (ESR 2322, LARR 25700), SIMPSON SET–XP (ESR–2508, LARR 03151) OR PURE110+ BY DEWALT (ICC ESR 3298, LARR 26035)
9. **SPECIAL INSPECTION REQUIRED**
10. SPECIAL INSPECTION IS REQUIRED FOR THE INSTALLATION OF EPOXY ADHESIVE ANCHORS. A REPORT SHALL BE GIVEN TO THE BUILDING INSPECTOR AT FRAMING INSPECTION.



BAR SIZE	ROD SIZE	BIT DIAM.	MIN. DEPTH
#3	–	1/2"	4"
#4	1/2"	5/8"	5"
#5	5/8"	3/4"	6"
#6	3/4"	7/8"	7"
–	7/8"	1"	8"
–	1"	1–1/8"	9"

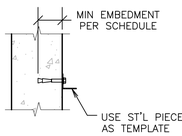
TYPICAL EPOXY GROUTED DOWELS / ANCHORS | 4

DRILLED EXPANSION TYPE ANCHOR BOLTS SHALL BE USED ONLY WHERE DETAILED OR FOR ATTACHMENT OF MECH. ELEC. OR MISC. ACCESSORIES OR EQUIPMENT TO THE STRUCTURE.

ACCEPTABLE WEDGE ANCHORS:
1. HILI–KWIK–BOLT–TZ (ICC ESR–1917, LARR 25701) IN NORMAL WT CONC.
2. ITW RAMSET/REDHEAD TRUBOLT+ (ICC ESR–2427, LARR 2748) IN NORMAL WT CONC.
3. SIMPSON STRONG–BOLT 2 (ICC ESR–3037, LARR 25891) IN NORMAL WT CONC.
4. SIMPSON WEDGE–ALL (ICC ESR 1396, LARR 24682) IN MASONRY ONLY.
5. DEWALT POWER–STUD+SD2 (ESR 2502, LARR 25831) IN NORMAL WT CONC.
6. DEWALT POWER–STUD+SD1 (ESR 2818, LARR 25864) IN CMU

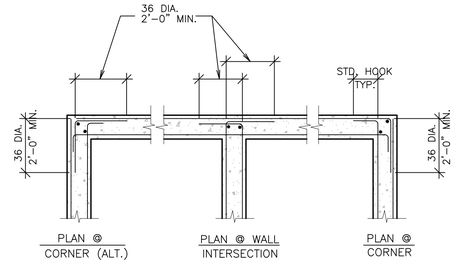
ACCEPTABLE SCREW ANCHORS:
1. SIMPSON TITEN HD SCREW ANCHOR (ICC ESR–2713, LARR 25741) IN NORMAL WT CONC.
2. SIMPSON TITEN HD SCREW ANCHOR (ICC ESR–1056, LARR 25560) IN CMU
3. DEWALT SCREW–BOLT+ (ICC ESR–3889) IN CONCRETE
4. DEWALT SCREW–BOLT+ (ICC ESR–4042) IN CMU

DRILLED BOLT SCHEDULE					
BOLT DIAMETER			3/8"	1/2"	5/8"	3/4"
MIN. EMBEDMENT			3"	4"	4"	5"
TEST	DIRCET–PULL TENSION (FT.LBS)	HARD ROCK	1100	2000	2300	3700
	TORQUE WRENCH (FT.LBS)	HARD ROCK	25	50	80	50



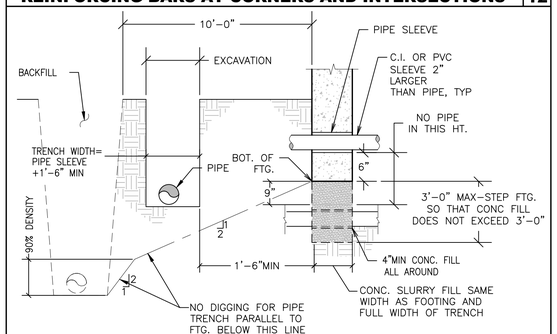
SPECIAL INSPECTION REQUIRED FOR INSTALLATION OF MECHANICAL ANCHORS ONLY WHERE UTILIZED TO RESIST SEISMIC FORCES, TYPICAL.

TYPICAL MECHANICAL ANCHOR DETAIL | 8



NOTES: 1. WHERE SINGLE LAYER OF REINF. OCCURS BEND REINF. AS SHOWN FOR OUTSIDE BARS.
2. USE 48 DIA. AT MASONRY WALLS IN LIEU OF 36 DIA.

REINFORCING BARS AT CORNERS AND INTERSECTIONS | 12



NOTE: 1. CONCRETE SLURRY FILL TO BE MADE BEFORE FOOTING IS POURED
2. PIPES MORE THAN 3'–0" BELOW BOTTOM OF FOOTING TRENCH MAY BE BACKFILLED WITH CONTROLLED, COMPACTED FILL.

PIPE IN AND ADJACENT TO FOOTING | 16

GENERAL NOTES

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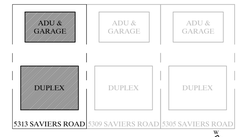


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GENERAL NOTES & DETAILS

FOR CONSTRUCTION

Revision	Description	Date

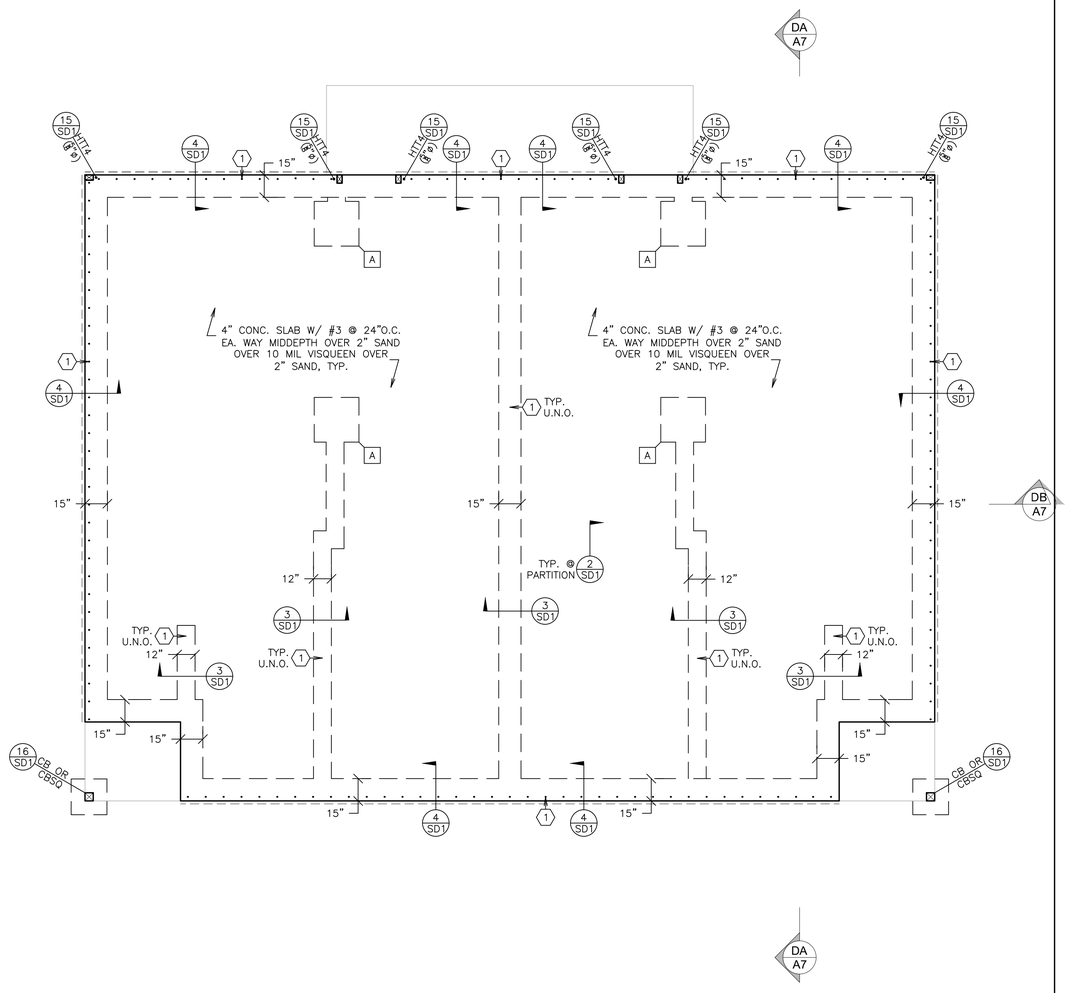
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☐ Project Engineer:	JHB
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☐ Scale:	1/4"=1'-0"
☐ Date:	10.25.2022

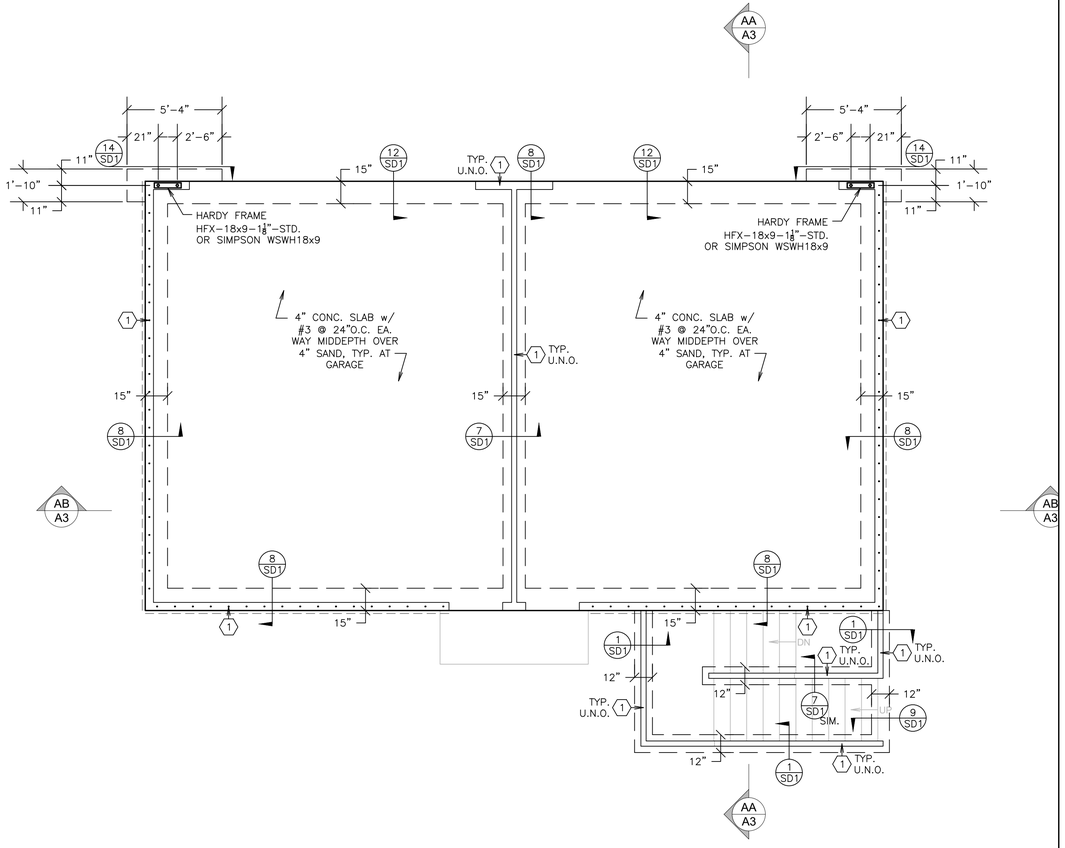
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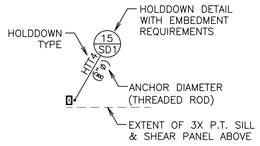
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REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS

LEGEND



FOUNDATION PAD SCHEDULE

A	2'-6" SQ. X 12" THICK W/ (3) #5 EA. WAY
B	3'-0" SQ. X 12" THICK W/ (4) #5 EA. WAY

ANCHOR BOLT SCHEDULE

1	⅝"ø X 14" A.B. @ 32"O.C. TYP U.N.O.
2	⅝"ø X 14" A.B. @ 24"O.C.
3	⅝"ø X 14" A.B. @ 16"O.C.
4	¾"ø X 14" A.B. @ 16"O.C.

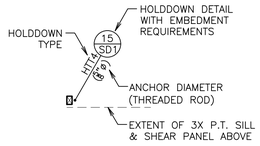
NOTES:

1. REFER TO SHT S1 FOR TYPICAL FOUNDATION NOTES
2. ALL HOLD-DOWNS & HARDY FRAME ANCHORS SHALL BE SET IN PLACE BY TEMPLATE PRIOR TO FOUNDATION INSPECTION.
3. HOLD-DOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING

DUPLEX FOUNDATION PLAN — **SCALE: 1/4" = 1'-0"**

REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS

LEGEND



FOUNDATION PAD SCHEDULE

A	2'-6" SQ. X 12" THICK W/ (3) #5 EA. WAY
B	3'-0" SQ. X 12" THICK W/ (4) #5 EA. WAY

ANCHOR BOLT SCHEDULE

1	⅝"ø X 14" A.B. @ 32"O.C. TYP U.N.O.
2	⅝"ø X 14" A.B. @ 24"O.C.
3	⅝"ø X 14" A.B. @ 16"O.C.
4	¾"ø X 14" A.B. @ 16"O.C.

NOTES:

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ADU / GARAGE FOUNDATION PLAN — **SCALE: 1/4" = 1'-0"**

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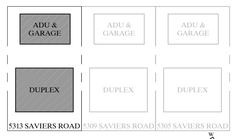


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Sheet Title

DUPLEX & ADU / GARAGE FOUNDATION PLANS

FOR CONSTRUCTION

Revision	Description	Date

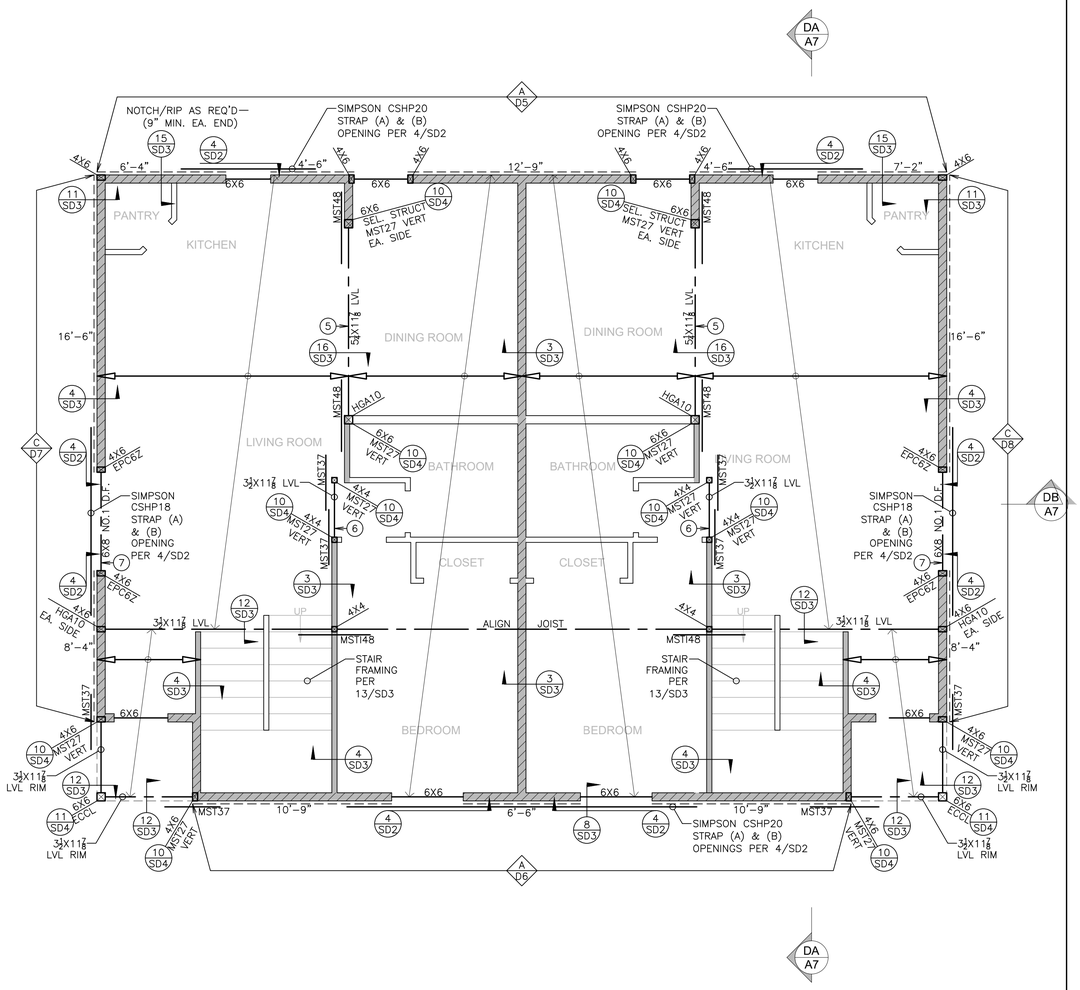
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Project Engineer:	JHB
Checked By:	JRV
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Date:	10.25.2022

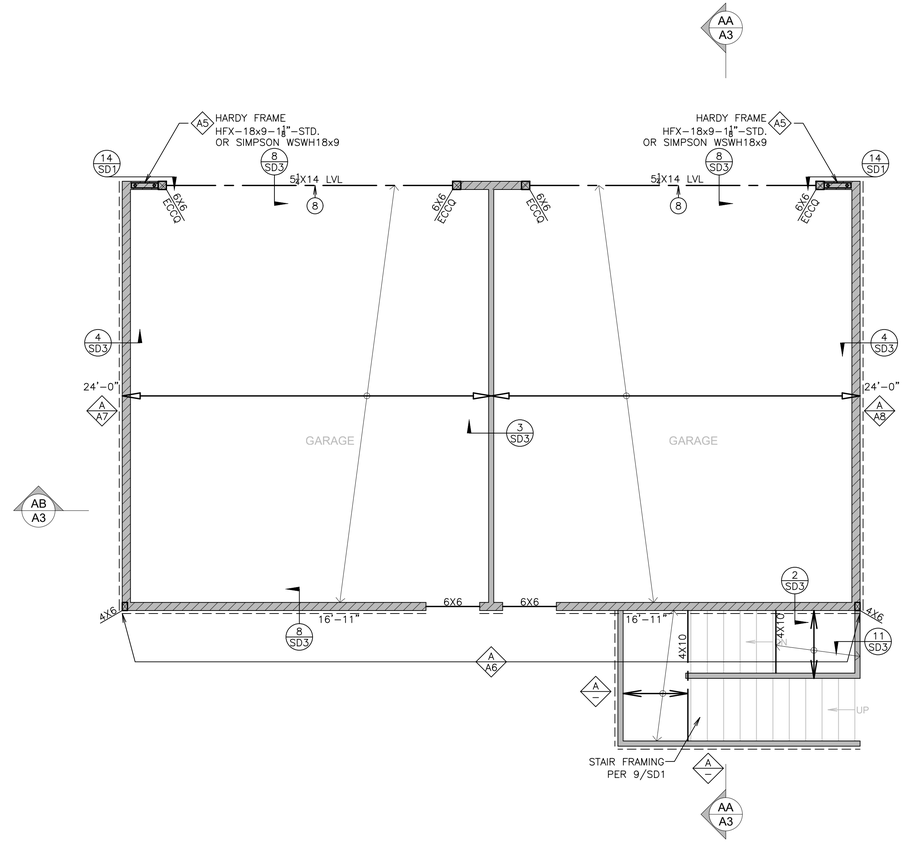
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LEGEND

- INDICATES BEARING WALL 2X6 STUDS @ 16"O.C. TYP. U.N.O.
- INDICATES BEARING WALL 2X4 STUDS @ 16"O.C. TYP., U.N.O.
- INDICATES NON-BEARING WALL 2X4 STUDS @ 16"O.C. TYP. U.NO.

11⅞" BCI 5000-1.7 D.F. @ 16"O.C. (TYPICAL U.N.O.)

2X10 DECK JOISTS @ 16"O.C. (TYPICAL U.N.O.)

INDICATES DOUBLE ROW OF FLOOR E.N. INTO DBL JOIST, TYP.

LENGTH OF SHEAR PANEL USED IN CALCULATIONS
SHEARWALL TYPE. REFER TO SHEARWALL SCHEDULE ON 16/SD2
EXTENT OF SHEAR PANEL
"DUPLEX" SHEAR WALL MARK

(8) BEAM PER CALCULATIONS
(A) ABOVE
(B) BELOW
P.L. PARALAM. REFER TO SPECIFICATIONS

FLOOR SHEATHING: ¾" (PSR 32/16) UNDERLAYMENT GRADE PLYWOOD OR OSB GLUED & NAILED W/ 10d X 2½" @ 6/6/10. PROVIDE T&G OR 2X FLAT BLOCKING AT ALL UNSUPPORTED EDGES, TYPICAL.

DECK SHEATHING: ¾" (PSR 32/16) CDX EXTERIOR GRADE PLYWOOD OR OSB GLUED & NAILED W/ 10d X 2½" @ 6/6/10. PROVIDE T&G OR 2X FLAT BLOCKING AT ALL UNSUPPORTED EDGES, TYPICAL.

NOTES:
1. REFER TO SHEET S1 FOR TYPICAL FRAMING NOTES.
2. REFER TO 16/SD2 FOR SHEAR WALL SCHEDULE.
3. ALIGN SINGLE JOIST BELOW ALL PARALLEL NON-BEARING WALLS OR PROVIDE I-JOIST BLOCKING @ 24"O.C.

DUPLEX FLOOR FRAMING PLAN — **SCALE: 1/4" = 1'-0"**

LEGEND

- INDICATES BEARING WALL 2X6 STUDS @ 16"O.C. TYP. U.N.O.
- INDICATES BEARING WALL 2X4 STUDS @ 16"O.C. TYP., U.N.O.
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2X10 DECK JOISTS @ 16"O.C. (TYPICAL U.N.O.)

INDICATES DOUBLE ROW OF FLOOR E.N. INTO DBL JOIST, TYP.

LENGTH OF SHEAR PANEL USED IN CALCULATIONS
SHEARWALL TYPE. REFER TO SHEARWALL SCHEDULE ON 16/SD2
EXTENT OF SHEAR PANEL
"ADU" SHEAR WALL MARK

(8) BEAM PER CALCULATIONS
(A) ABOVE
(B) BELOW
P.L. PARALAM. REFER TO SPECIFICATIONS

FLOOR SHEATHING: ¾" (PSR 32/16) UNDERLAYMENT GRADE PLYWOOD OR OSB GLUED & NAILED W/ 10d X 2½" @ 6/6/10. PROVIDE T&G OR 2X FLAT BLOCKING AT ALL UNSUPPORTED EDGES, TYPICAL.

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NOTES:
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3. ALIGN SINGLE JOIST BELOW ALL PARALLEL NON-BEARING WALLS OR PROVIDE I-JOIST BLOCKING @ 24"O.C.

ADU / GARAGE FLOOR FRAMING PLAN — **SCALE: 1/4" = 1'-0"**

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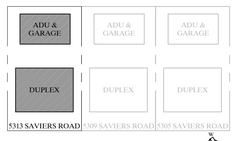
REGISTERED PROFESSIONAL ENGINEER — JAMES RICHARD VINCI — No. S4411 Exp. 12/31/25 — STRUCTURAL — STATE OF CALIFORNIA

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Sheet Title

DUPLEX & ADU / GARAGE FLOOR FRAMING PLANS

FOR CONSTRUCTION

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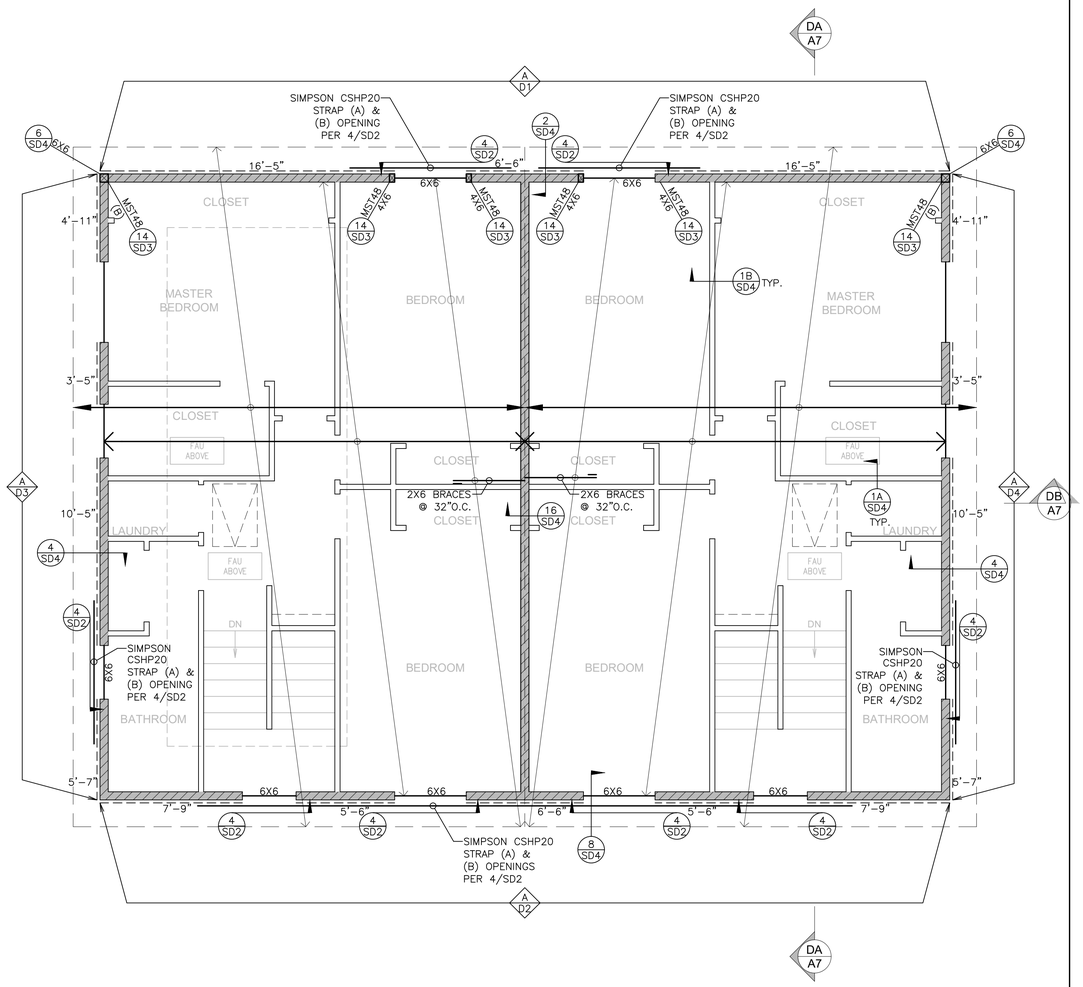
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- Project Engineer: JHB
- Checked By: JRV
- Drawn By: JWB
- Scale: 1/4"=1'-0"
- Date: 10.25.2022

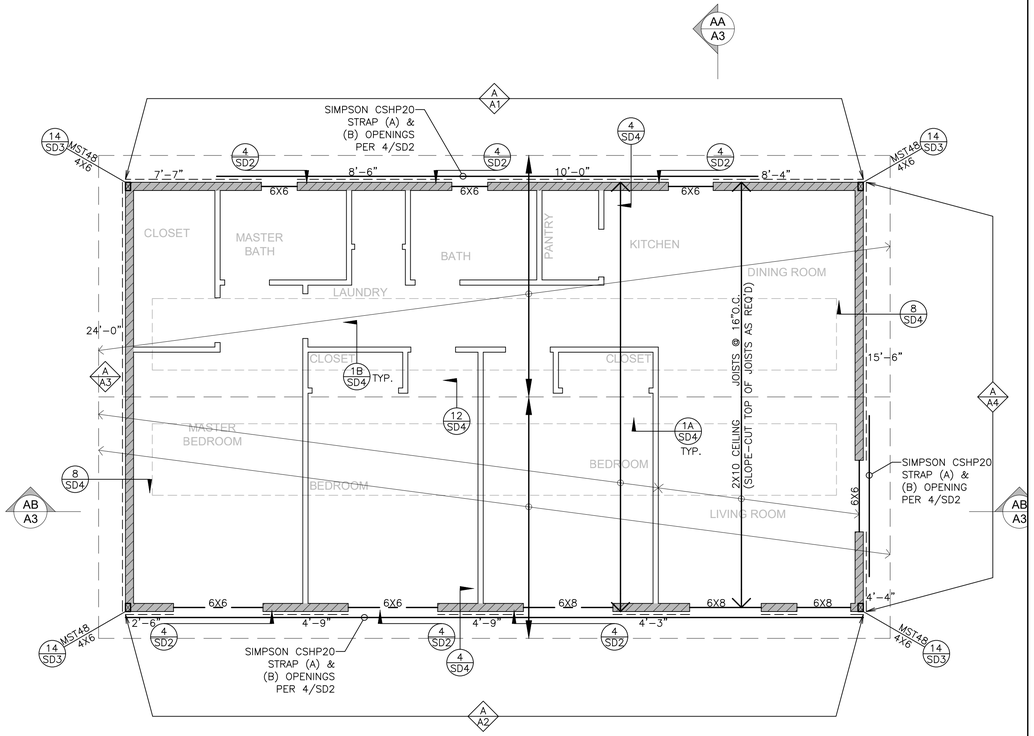
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LEGEND

INDICATES BEARING WALL 2X6 STUDS @ 16"O.C. TYP. U.N.O.

INDICATES BEARING WALL 2X4 STUDS @ 16"O.C. TYP. U.N.O.

INDICATES NON-BEARING WALL 2X4 STUDS @ 16"O.C. TYP. U.NO.

2X10 ROOF RAFTERS @ 16"O.C. (TYPICAL U.N.O.)

2X10 CEILING JOISTS @ 16"O.C. (TYPICAL U.N.O.)

INDICATES DOUBLE ROW OF ROOF E.N. INTO R.R., TYP.

ROOF SHEATHING: 15/32" CDX (PSR 24/0) EXTERIOR GRADE PLYWOOD OR OSB W/ 8d COMMON @ 6/12

NOTES:
1. REFER TO SHEET S1 FOR TYPICAL FRAMING NOTES.
2. REFER TO 16/SD2 FOR SHEAR WALL SCHEDULE.

LENGTH OF SHEAR PANEL USED IN CALCULATIONS

SHEARWALL TYPE. REFER TO SHEARWALL SCHEDULE ON 16/SD2

EXTENT OF SHEAR PANEL

"DUPLEX" SHEAR WALL MARK

8 BEAM PER CALCULATIONS

(A) ABOVE
(B) BELOW

DUPLEX ROOF FRAMING PLAN — **SCALE: 1/4" = 1'-0"**

LEGEND

INDICATES BEARING WALL 2X6 STUDS @ 16"O.C. TYP. U.N.O.

INDICATES BEARING WALL 2X4 STUDS @ 16"O.C. TYP. U.N.O.

INDICATES NON-BEARING WALL 2X4 STUDS @ 16"O.C. TYP. U.NO.

2X8 ROOF RAFTERS @ 16"O.C. (TYPICAL U.N.O.)

2X8 CEILING JOISTS @ 16"O.C. (TYPICAL U.N.O.)

INDICATES DOUBLE ROW OF ROOF E.N. INTO R.R., TYP.

ROOF SHEATHING: 15/32" CDX (PSR 24/0) EXTERIOR GRADE PLYWOOD OR OSB W/ 8d COMMON @ 6/12

NOTES:
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2. REFER TO 16/SD2 FOR SHEAR WALL SCHEDULE.

LENGTH OF SHEAR PANEL USED IN CALCULATIONS

SHEARWALL TYPE. REFER TO SHEARWALL SCHEDULE ON 16/SD2

EXTENT OF SHEAR PANEL

"ADU" SHEAR WALL MARK

8 BEAM PER CALCULATIONS

(A) ABOVE
(B) BELOW

ADU / GARAGE ROOF FRAMING PLAN — **SCALE: 1/4" = 1'-0"**

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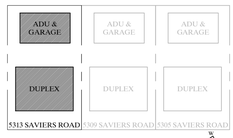
REGISTERED PROFESSIONAL ENGINEER — JAMES RICHARD VINCI — No. S4411 Exp. 12/31/25 — STRUCTURAL — STATE OF CALIFORNIA

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Sheet Title

DUPLEX & ADU / GARAGE ROOF FRAMING PLANS

FOR CONSTRUCTION

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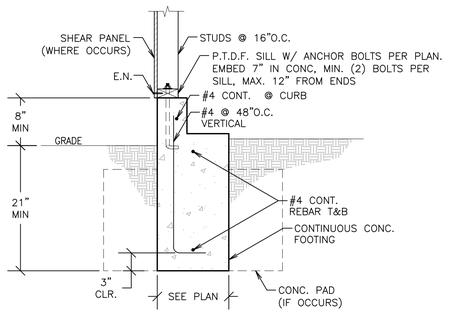
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Drawn By:	JWB
Scale:	1/4"=1'-0"
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Sheet Number

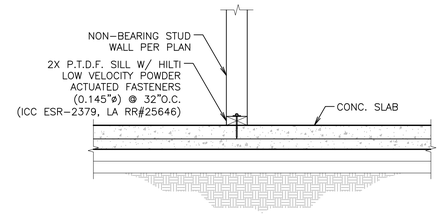
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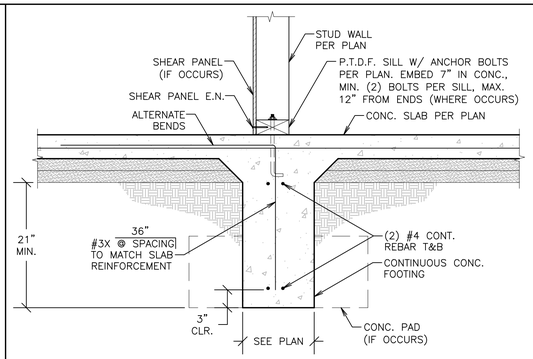
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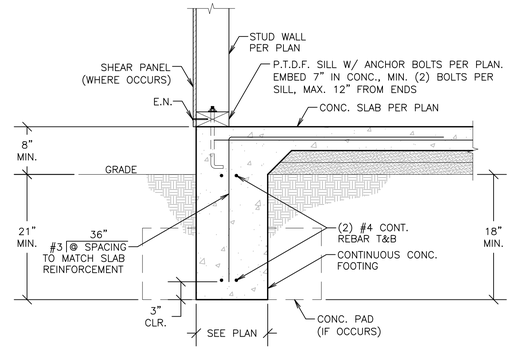
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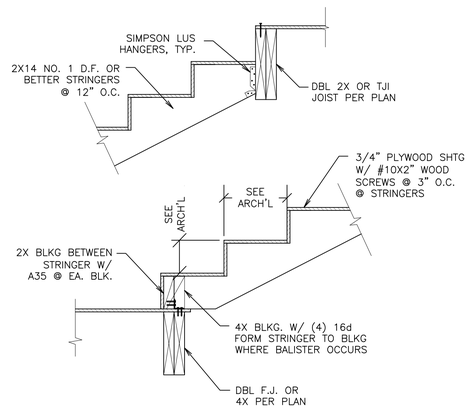
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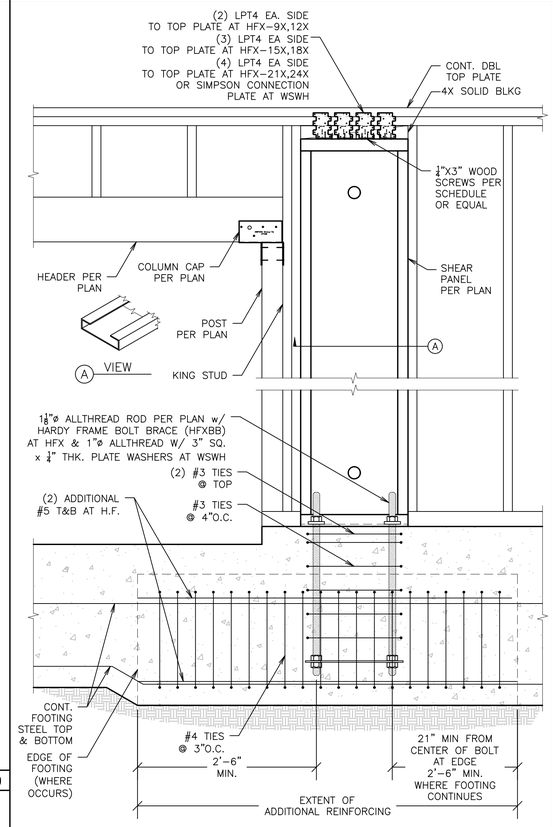
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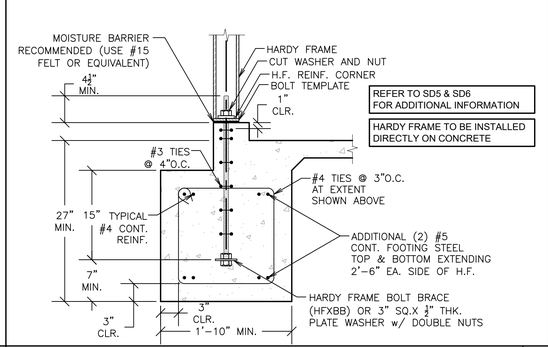
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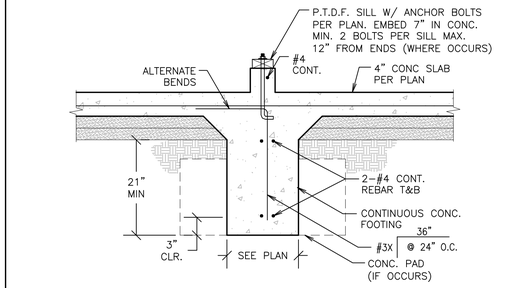
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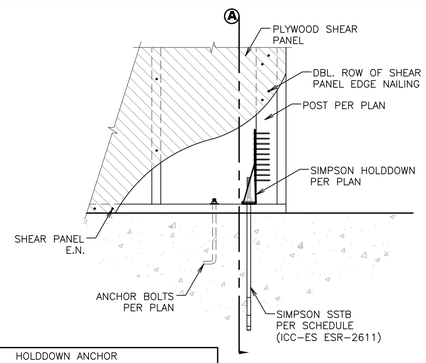
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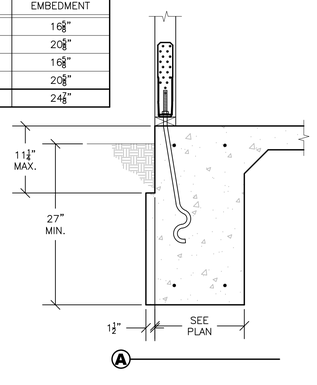
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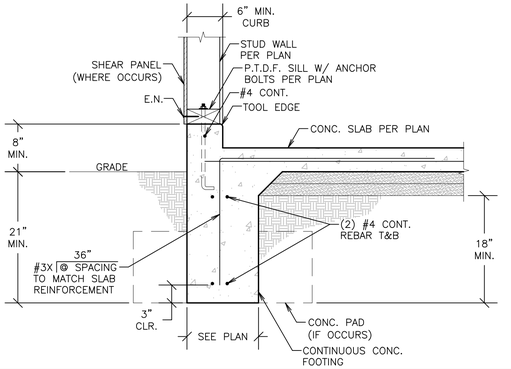
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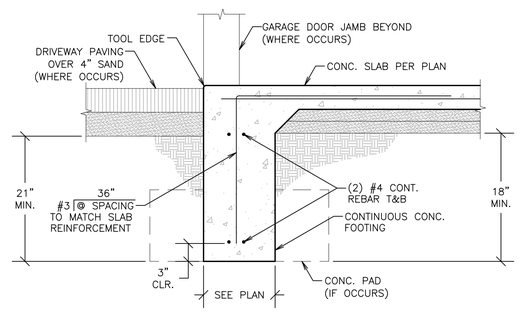
HOLDDOWN ANCHOR SPECIFICATION SCHEDULE		
HOLDDOWN	ANCHOR SIZE	EMBEDMENT
HTT4	⅝"ø (SSTB20)	16⅝"
HTT5	⅝"ø (SSTB24)	20⅛"
HDU4	⅝"ø (SSTB20)	16⅝"
HDU5	⅝"ø (SSTB24)	20⅛"
HDU8	⅞"ø (SSTB28)	24⅛"



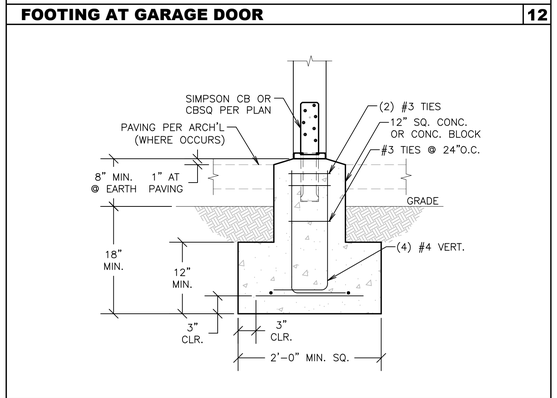
HOLDDOWN DETAIL | 15



PERIMETER FOOTING WITH CURB | 8



FOOTING AT GARAGE DOOR | 12



PAD FOOTING DETAIL | 16

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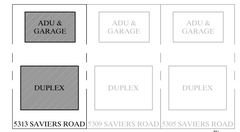
REGISTERED PROFESSIONAL ENGINEER — JAMES RICHARD VINCI — No. S4411 Exp. 12/31/25 — STRUCTURAL — STATE OF CALIFORNIA

Jul 24, 2024

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Sheet Title

FOUNDATION DETAILS

FOR CONSTRUCTION

Revision	Description	Date

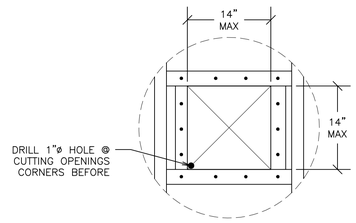
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Project Engineer:	JHB
Checked By:	JRV
Drawn By:	JWB
Scale:	1/4"=1'-0"
Date:	10.25.2022

Sheet Number

SD1

Sheet __ Of __

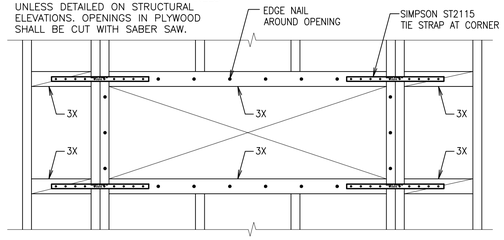
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A MINOR OPENINGS

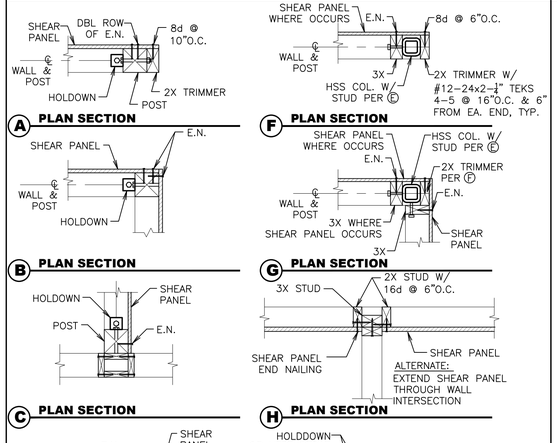
NOTES:

1. NO OPENINGS OVER ONE STUD WIDTH TO OCCUR IN PLYWOOD SHEAR PANELS UNLESS DETAILED ON STRUCTURAL ELEVATIONS. OPENINGS IN PLYWOOD SHALL BE CUT WITH SABER SAW.

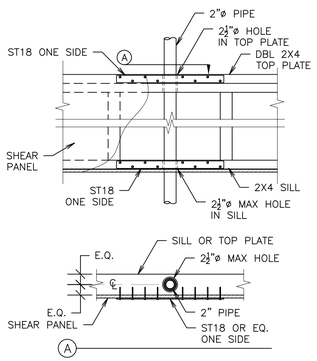


B MECHANICAL DUCT OPENINGS

HOLE IN SHEARWALL | 2

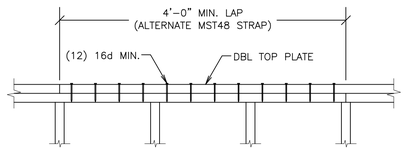


PLAN DETAILS AT SHEARWALL | 9

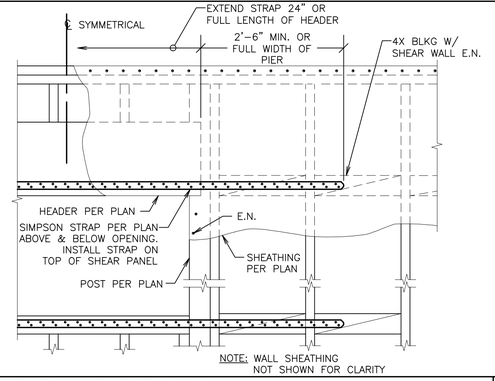


PIPE IN SHEARWALL | 13

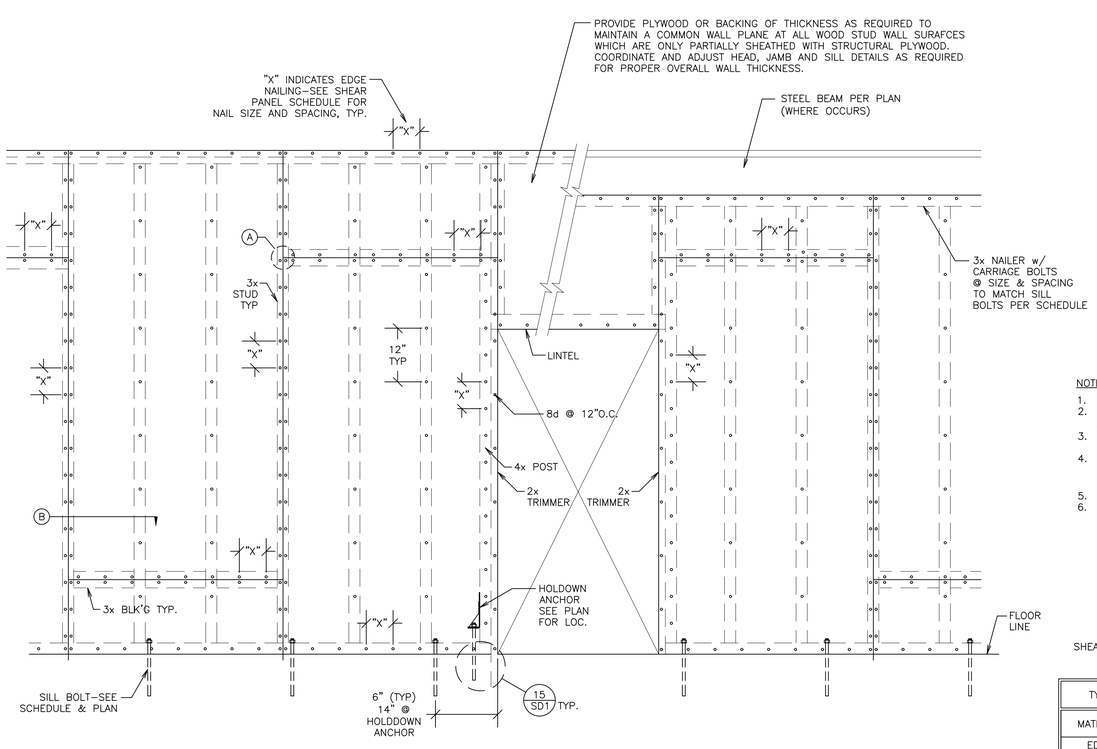
TYPICAL TOP PLATE SPLICE | 3



STRAP AT HEADER / SILL | 4



NOTE: WALL SHEATHING NOT SHOWN FOR CLARITY



NOTES:

1. RE-TIGHTEN SILL BOLT NUTS BEFORE CLOSING IN WALLS.
2. PLYWOOD SHEETS MAY BE APPLIED VERTICALLY OR HORIZONTALLY AT CONTRACTOR'S OPTION.
3. INDIVIDUAL PIECE OF PLYWOOD SHALL BE NOT LESS THAN 2'-0" IN LEAST DIMENSION NOR 8 SQ. FT. IN AREA.
4. WOOD STUD WALL CONSTRUCTION:
   A) ALL STUDS AND HEADERS SHALL BE GRADE MARKED.
   B) SILL PLATES SHALL BE 3X PRESSURE TREATED DF #1.
5. FOR OPENINGS IN PLYWOOD SHEATHING, REFER TO DETAIL 4/-
6. FOR NAILING AT SPLICE, REFER TO (A) & (B)

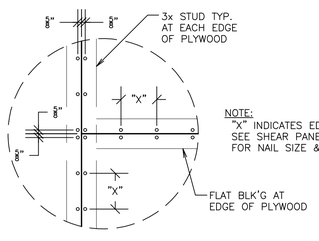
SHEAR WALL SCHEDULE

SHEAR WALL LENGTH — X — X — SHEAR WALL TYPE / STRUCTURAL CALCULATION NUMBER

TYPE	A[1]	B[1]*	C[1]*	D[1]*
MATERIAL[2]	15/32" STRUCT 1	15/32" STRUCT 1	15/32" STRUCT 1	15/32" STRUCT 1
EDGE[3] NAILING	10d COMMON @ 6"O.C.	10d COMMON @ 4"O.C.	10d COMMON @ 3"O.C.	10d COMMON @ 2"O.C.
FIELD NAILING	10d COMMON @ 12"O.C.	10d COMMON @ 12"O.C.	10d COMMON @ 12"O.C.	10d COMMON @ 12"O.C.
ANCHOR[5] BOLTS	5/8" @ 32"O.C.	5/8" @ 24"O.C.	5/8" @ 16"O.C.	3/4" @ 16"O.C.
STUDS &[1] BLOCKING	3X	3X	3X	4X
SILL[4] NAILING	16d @ 6"O.C.	16d @ 4"O.C.	16d @ 3"O.C.	SIMPSON SDS 1/4 X 4 1/2" @ 4"O.C.
A35 / LTP4 SPACING	24" O.C.	16" O.C.	12" O.C.	9" O.C.
ALLOW DESIGN LOAD[6]	340	510*	665*	870*

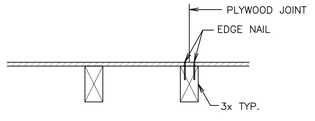
1. STUDS AND BLOCKING PER SCHEDULE ARE REQUIRED AT ALL PLYWOOD EDGES ONLY. STAGGER NAILS IN TOP PLATES. USE 2X SILL PLATE AT SECOND FLOOR & 3X PRESSURE TREATED AT FOUNDATION. USE 14" LONG ANCHOR BOLTS EXTENDING 4" OUT OF CONCRETE. 2X STUD FRAMING MAY BE UTILIZED AT INTERMEDIATE FRAMING.
2. PLYWOOD OR OSB APPLIED OVER STUDS AT 16"O.C.
3. ALL NAILS SHALL BE COMMON NAILS. NAILING AT INTERMEDIATE MEMBERS SHALL BE SPACED AT 12"O.C.
4. BASED UPON 2018 NDS, TABLE 12N
5. ALL EXTERIOR FOOTINGS SHALL HAVE 5/8" DIAMETER ANCHOR BOLTS AT 48"O.C.
6. BASED UPON 2015 SDPWS, TABLE 4.3A

*** SPECIAL INSPECTION REQUIRED.**



NOTE: "X" INDICATES EDGE NAILING SEE SHEAR PANEL SCHEDULE FOR NAIL SIZE & SPACING.

PLYWOOD NAILING AT SPLICE (A)



PLAN: PLYWOOD ONE SIDE (B)

SHEARWALL CONSTRUCTION | 16

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SHEARWALL CONSTRUCTION DETAILS

FOR CONSTRUCTION

Revision	Description	Date

☐ Project Number:	22-6409
☐ Project Engineer:	JHB
☐ Checked By:	JRV
☐ Drawn By:	JWB
☐ Scale:	1/4"=1'-0"
☐ Date:	10.25.2022

Sheet Number

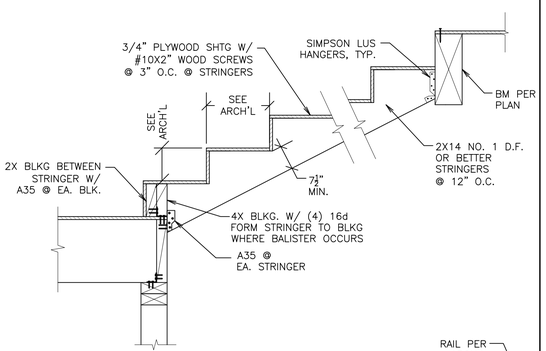
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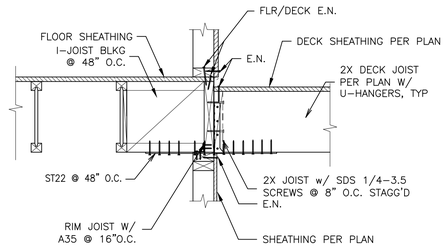
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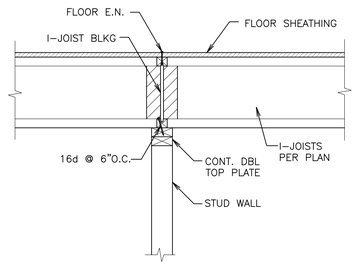


STAIR DETAIL 13

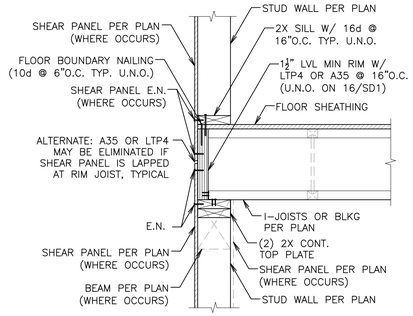
DETAIL 2



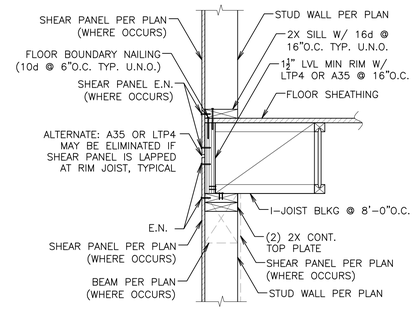
JOISTS AT INTERIOR BEARING WALL 3



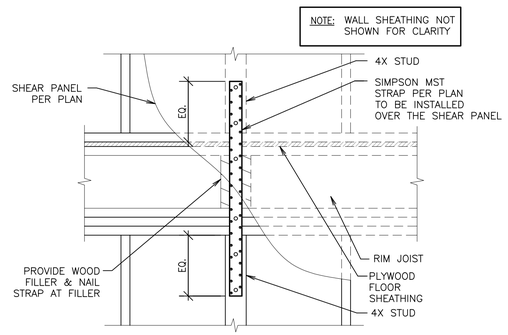
SHEAR TRANSFER DETAIL 4



SHEAR TRANSFER DETAIL 8

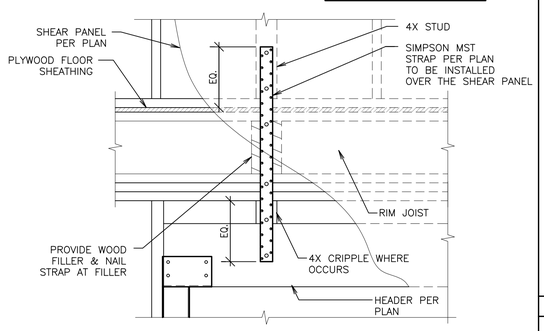


NOTE: WALL SHEATHING NOT SHOWN FOR CLARITY

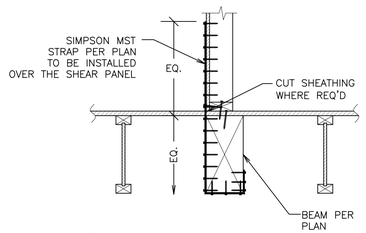


A **POST TO POST STRAP CONN.**

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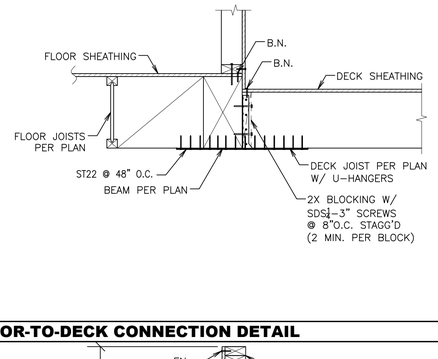


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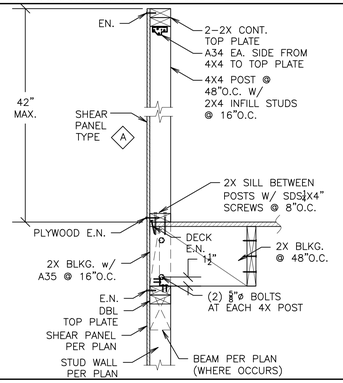


C **POST TO BEAM STRAP CONN.**

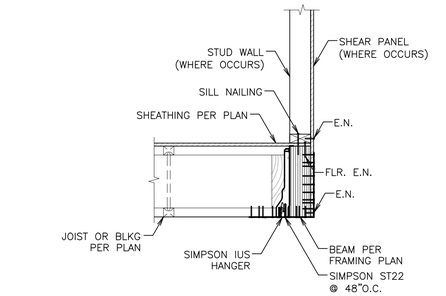
FLOOR-TO-FLOOR STRAP CONNECTION DETAIL 14



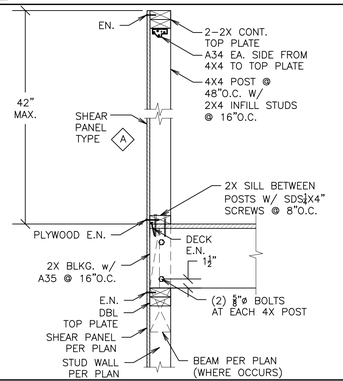
FLOOR-TO-DECK CONNECTION DETAIL 7



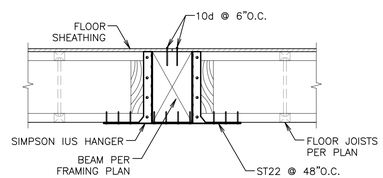
DECK DETAIL 11



FLOOR SHEAR TRANSFER DETAIL 12



DECK DETAIL 15



FLUSH BEAM TO FLOOR CONNECTION 16

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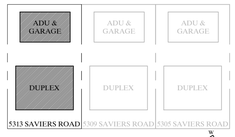


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Sheet Title

FLOOR FRAMING DETAILS

FOR CONSTRUCTION

Revision	Description	Date

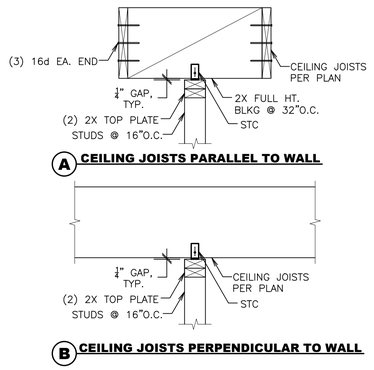
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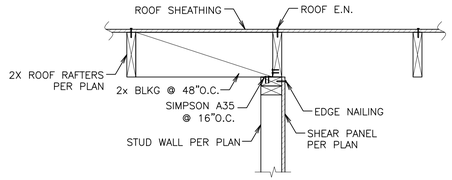
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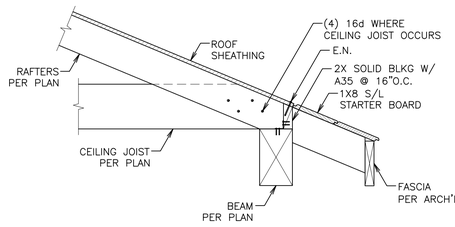
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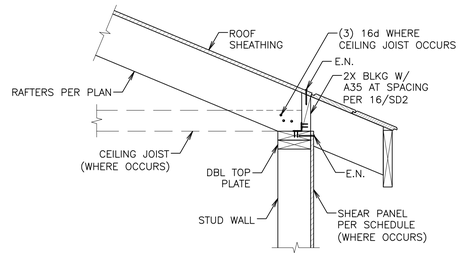
CEILING JOISTS AT NON-BEARING WALLS | 1



SECTION AT RAKE | 2



EAVE DETAIL | 3



EAVE DETAIL | 4

.	5

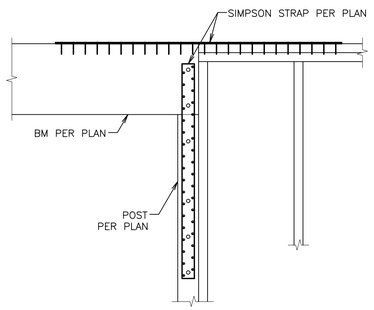
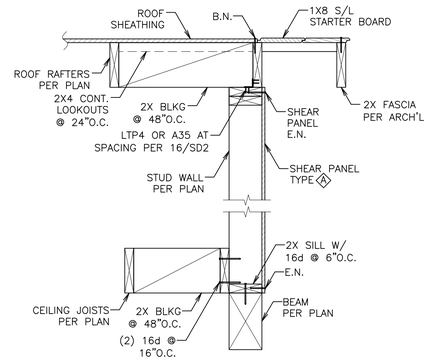
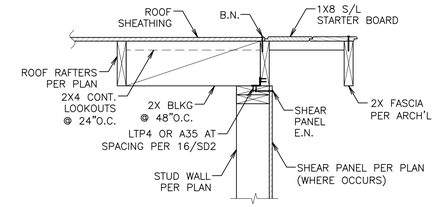


PLATE TO BEAM TIE CONNECTION | 6

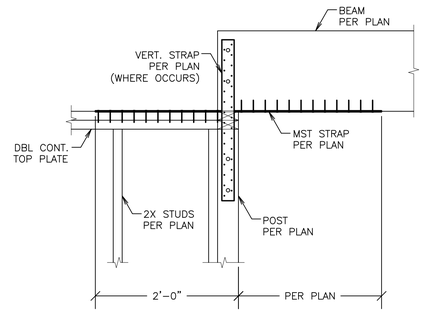


SECTION AT RAKE | 7

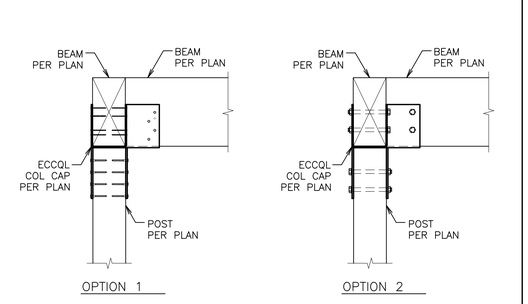


SECTION AT RAKE | 8

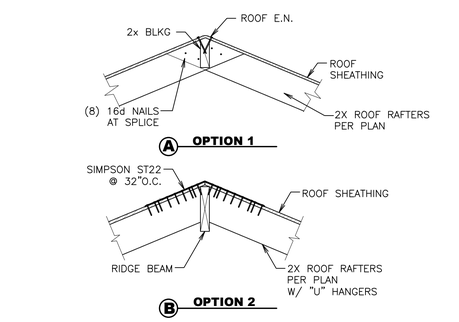
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BEAM TO PLATE CONNECTION | 10



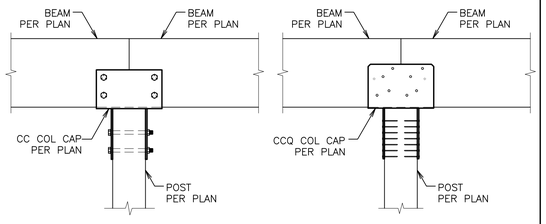
COLUMN CAP DETAIL | 11



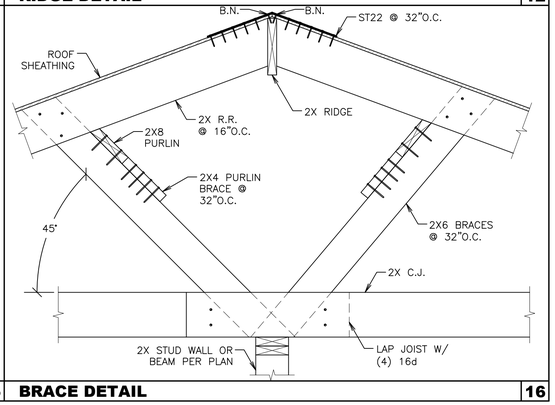
RIDGE DETAIL | 12

.	13

.	14



COLUMN CAP DETAIL | 15



BRACE DETAIL | 16

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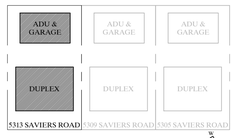
REGISTERED PROFESSIONAL ENGINEER
JAMES RICHARD VINCI
No. S4411
Exp. 12/31/25
STRUCTURAL
STATE OF CALIFORNIA

Jul 24, 2024

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Project Name / Address

Duplex, ADU, & Garage
At:
5313 S. Saviers Road
Oxnard, Ca



Sheet Title

ROOF FRAMING DETAILS

FOR CONSTRUCTION

Revision	Description	Date

☐ Project Number:	22-6409
☐ Project Engineer:	JHB
☐ Checked By:	JRV
☐ Drawn By:	JWB
☐ Scale:	1/4"=1'-0"
☐ Date:	10.25.2022

Sheet Number

SD4

Sheet __ Of __

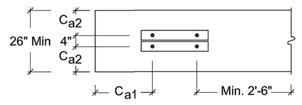
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BACK TO BACK REINFORCED ANCHORAGE (BB-RA)

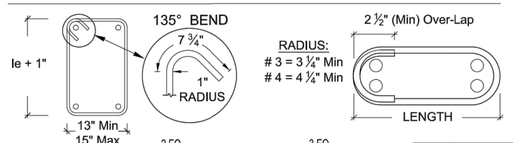
Model	Panel Width (in)	Anchorage [1]	Rod Dia (in)	BB-RA Rod [2,3] Grade	BB-RA l_e [4] (in)	BB-RA C_{a1} [5] (in)	BB-RA C_{a2} [6] (in)	Stirrups [9] (in)	Shear [7] Ties
HFX-9x	9	1-1/8-STD-BB-RA	1-1/8	STD	13	19-3/4	11	8 - # 4	# 3 (min) @ 3-3/4" OC
HFX-12x	12	1-1/8-STD-BB-RA		STD	18			11 - # 4	# 3 (min) @ 4" OC
		1-1/8-HS-BB-RA		HS					
HFX-15x	15	1-1/8-STD-BB-RA		STD	20	20-5/8		12 - # 4	# 4 (min) @ 4" OC
		1-1/8-HS-BB-RA		HS					
HFX-18x	18	1-1/8-STD-BB-RA		STD	23			15 - # 4	
		1-1/8-HS-BB-RA		HS					
HFX-21x	21	1-1/8-STD-BB-RA		STD	26			16 - # 4	
		1-1/8-HS-BB-RA		HS					
HFX-24x	24	1-1/8-STD-BB-RA		STD				18 - # 4	
		1-1/8-HS-BB-RA		HS					

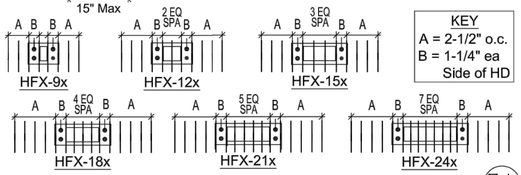
BACK TO BACK REINFORCED ANCHORAGE NOMENCLATURE

1-1/8 - STD - BB - RA
- REINFORCED ANCHORAGE
- "BACK TO BACK" INSTALLATION
- ROD GRADE
- ROD DIAMETER



3

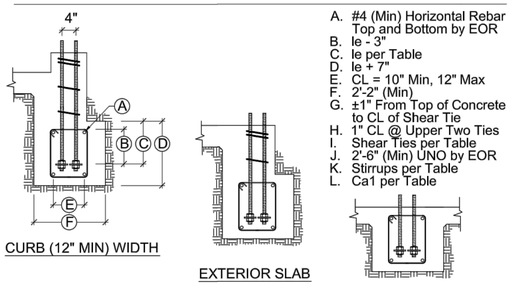




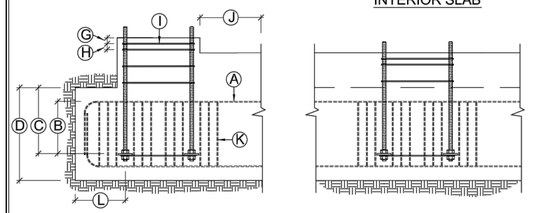
KEY
A = 2-1/2" o.c.
B = 1-1/4" ea Side of HD

BB-RA SHEAR TIES & STIRRUPS

3A



- A. #4 (Min) Horizontal Rebar Top and Bottom by EOR
- B. le - 3"
- C. le per Table
- D. le + 7"
- E. CL = 10" Min, 12" Max
- F. 2'-2" (Min)
- G. ±1" From Top of Concrete to CL of Shear Tie
- H. 1" CL @ Upper Two Ties
- I. Shear Ties per Table
- J. 2'-6" (Min) UNO by EOR
- K. Stirrups per Table
- L. Ca1 per Table



BB-RA SECTIONS & ELEVATIONS

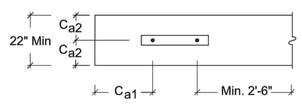
3B

REINFORCED ANCHORAGE (RA)

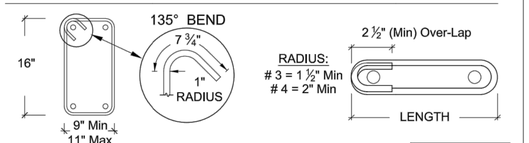
Model	Panel Width (in)	Anchorage [1]	Rod Dia (in)	RA Rod [2,3] Grade	RA l_e [4] (in)	RA C_{a1} [5] (in)	RA C_{a2} [6] (in)	Stirrups [9] (in)	Shear [7] Ties
HFX-9x	9	1-1/8-STD-RA	1-1/8	STD	15	19-3/4	11	8 - # 4	# 3 (min) @ 3-3/4" OC
HFX-12x	12	1-1/8-STD-RA		STD				9 - # 4	# 3 (min) @ 4" OC
		1-1/8-HS-RA		HS					
HFX-15x	15	1-1/8-STD-RA		STD		20-5/8		10 - # 4	
		1-1/8-HS-RA		HS					
HFX-18x	18	1-1/8-STD-RA		STD					
		1-1/8-HS-RA		HS					
HFX-21x	21	1-1/8-STD-RA		STD				11 - # 4	
		1-1/8-HS-RA		HS					
HFX-24x	24	1-1/8-STD-RA		STD				12 - # 4	# 4 (min) @ 4" OC
		1-1/8-HS-RA		HS					

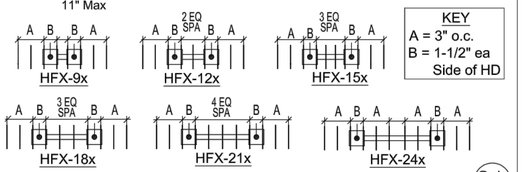
REINFORCED ANCHORAGE NOMENCLATURE

1-1/8 - STD - RA
- REINFORCED ANCHORAGE
- ROD GRADE
- ROD DIAMETER



2

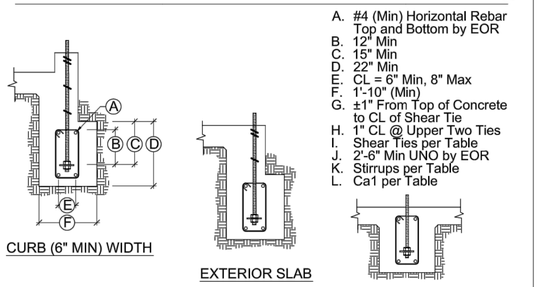




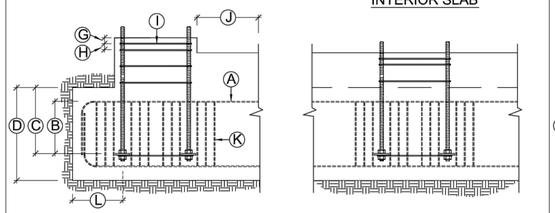
KEY
A = 3" o.c.
B = 1-1/2" ea Side of HD

RA SHEAR TIES & STIRRUPS

2A



- A. #4 (Min) Horizontal Rebar Top and Bottom by EOR
- B. 12" Min
- C. 15" Min
- D. 22" Min
- E. CL = 6" Min, 8" Max
- F. 1'-10" (Min)
- G. ±1" From Top of Concrete to CL of Shear Tie
- H. 1" CL @ Upper Two Ties
- I. Shear Ties per Table
- J. 2'-6" Min UNO by EOR
- K. Stirrups per Table
- L. Ca1 per Table



RA SECTIONS & ELEVATIONS

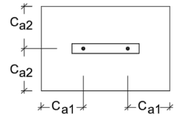
2B

UNREINFORCED ANCHORAGE (UA)

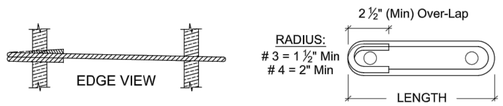
Model	Panel Height	Anchorage [1]	Rod Dia (in)	UA Rod [2,3] Grade	UA l_e [4] (in)	UA C_{a1} [5] & C_{a2} [6] (in)	Shear [7,8] Ties
HFX-9x	79.5" - 8'	1-1/8-STD-13-19	1-1/8	STD	13	19	1 - # 3
HFX-12x	78" - 10'	1-1/8-HS-20-30		HS	20	30	
HFX-15x, 18x	78" - 13'	1-1/8-STD-14-20		STD	14	20	
HFX-15x, 18x Balloon	14' - 20'	1-1/8-HS-20-30		HS	20	30	
HFX-21x, 24x	78" - 13'	1-1/8-STD-14-20		STD	14	20	
		1-1/8-HS-23-34			23	34	2 - # 3
HFX-21x, 24x Balloon	14' - 20'	1-1/8-HS-20-30		HS	20	30	

UNREINFORCED ANCHORAGE NOMENCLATURE

1-1/8 - STD - 14 - 20
- END & EDGE DISTANCE (C_{a1} & C_{a2})
- EMBEDMENT DEPTH (l_e)
- ROD GRADE
- ROD DIAMETER



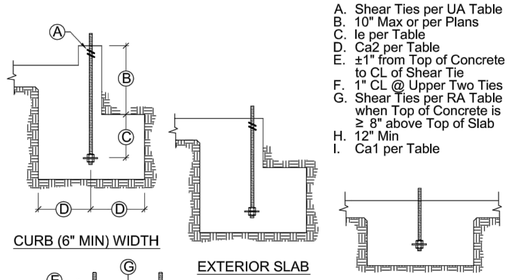
1



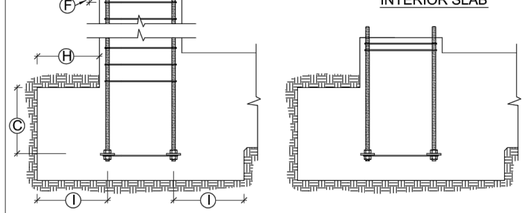
SHEAR TIES		NOT REQUIRED WHEN	
Model	Length	End Distance ≥	Edge Distance ≥
HFX-9x	7-1/2"	2-3/8"	2-3/8"
HFX-12x	10-1/2"	6-1/4"	3-1/2"
HFX-15x	12"	7-3/8"	4-1/4"
HFX-18x	15"	8-3/8"	5"
HFX-21x	18"	9-3/8"	5-1/2"
HFX-24x	21"	10-3/8"	6"

UA SHEAR TIES

1A



- A. Shear Ties per UA Table
- B. 10" Max or per Plans
- C. le per Table
- D. Ca2 per Table
- E. ±1" from Top of Concrete to CL of Shear Tie
- F. 1" CL @ Upper Two Ties
- G. Shear Ties per RA Table when Top of Concrete is ≥ 8" above Top of Slab
- H. 12" Min
- I. Ca1 per Table

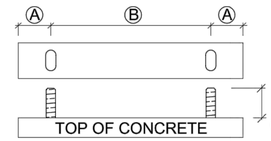


UA SECTIONS & ELEVATIONS

1B

TABLE NOTES

1. Designs are to resist loading per ACI 318-14, Section 17.2.3.4.3.
2. STD indicates Anchors complying with ASTM F1554 Grade 36 with a Hardy Frame Bolt Brace (HFXBB) installed with double nuts on the embed end.
3. HS indicates Anchors complying with ASTM A193 Grade B7 with a 1/2"x3"x3"(Min) Plate Washer installed with double nuts on the embed end (HFXBB not required).
4. le = length of embedment from the top of footing or grade beam to the top of the HFXBB Bolt Brace (top of the embedded Plate Washer @ HS anchors)
5. Ca1 = distance from HD Centerline to the end of the footing or grade beam.
6. Ca2 = distance from HD Centerline to both the front and the back face of the footing or grade beam.
7. Shear Ties are Grade 60 (Min) rebar and required for near edge distance conditions per ACI-318-14, f'c = 2,500 psi. Curbs and stem walls must be 6 inch (min) width for UA and RA, 12 inch (min) width for BB-RA.
8. For UA applications, additional ties may be required at stem walls. Shear Ties are not required for installation away from edge (see detail 1A), installation on wood framing, or for IRC Braced Wall Panel applications.
9. Stirrups are Grade 60 (Min) rebar. See table for size and spacing. See "Stirrup Layout" diagrams and "Key" for layout patterns.
10. Concrete Edge Distances must comply with ACI 318-14, Section 17.7.1



Model	Width	Ⓐ	Ⓑ
HFX-9x	9"	1-3/4"	5-1/2"
HFX-12x	12"		8-1/2"
HFX-15x	15"	2-5/8"	9-3/4"
HFX-18x	18"		12-3/4"
HFX-21x	21"		15-3/4"
HFX-24x	24"		18-3/4"

HFX ANCHOR CENTERLINES

A

IMPORTANT!

1. ANCHORAGE IS DESIGNED FOR TENSION AND SHEAR TRANSFER ONLY, FOUNDATION DESIGN PER EOR.
2. REINFORCEMENT SHOWN IS THE MINIMUM REQUIREMENT AND IS NOT INTENDED TO REPLACE REINFORCEMENT DESIGNED BY THE EOR.
3. FOR RA AND BB-RA INSTALLATIONS, THE HFXBB BOLT BRACE MAY BE PLACED ON TOP OF THE STIRRUPS WITH DOUBLE-NUTS INSTALLED AT EMBED END OF STANDARD GRADE ANCHOR RODS. (NOTE: ½" x 3" x 3" PLATE WASHERS ARE REQUIRED TO BE DOUBLE-NUTTED AT EMBED END OF HIGH STRENGTH ANCHOR RODS.)
4. HIGH STRENGTH ALL-THREAD RODS PROVIDED BY HARDY FRAMES ARE STAMPED ON BOTH ENDS. HF B7

IMPORTANT NOTES

B

REVISIONS	DATE

ANCHORAGE DETAILS - HFX PANELS

THIS DETAIL SHEET IS NOT PROPRIETARY AND IS NOT REQUIRED FOR PLAN SUBMITTAL WITH *HARDY FRAME* PRODUCTS

HARDY FRAME® SHEAR WALL SYSTEM
1732 PALMA DRIVE, SUITE 200, VENTURA, CA 93003
TELEPHONE: 800 754-3030 / www.hardyframe.com

HFX SERIES

DATE: 1-1-2017

HFX1

VINCI & ASSOCIATES
Structural Engineers
175 E. WILBUR ROAD, SUITE 103
THOUSAND OAKS, CA 91360
805.496.2100
VinciSE.com

Stamp

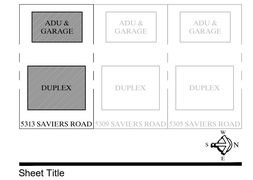
REGISTERED PROFESSIONAL ENGINEER — JAMES RICHARD VINCI — No. S4411 — Exp. 12/31/25 — STRUCTURAL — STATE OF CALIFORNIA

Jul 24, 2024

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Project Name / Address

Duplex, ADU, & Garage
At:
5313 S. Saviers Road
Oxnard, Ca



Sheet Title

HARDY FRAME STANDARD DETAILS

FOR CONSTRUCTION

Revision	Description	Date

- ☐ Project Number: 22-6409
- ☐ Project Engineer: JHB
- ☐ Checked By: JRV
- ☐ Drawn By: JWB
- ☐ Scale: 1/4"=1'-0"
- ☐ Date: 10.25.2022

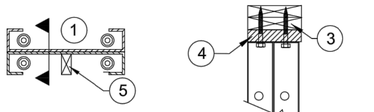
Sheet Number

SD5

Sheet __ Of __

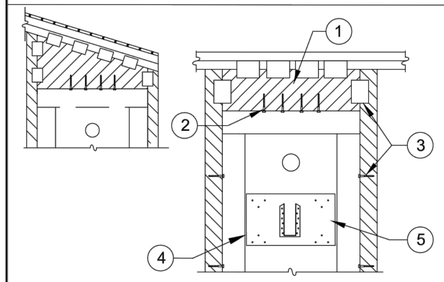
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SECTION A



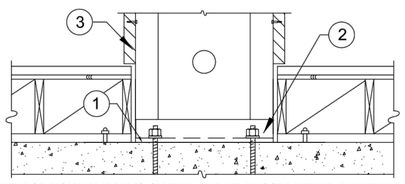
1. CAVITY ORIENTED FOR CONNECTION ACCESS.
2. 1 EA. HARDENED ROUND, 2 EA. SAE OR 2 EA. ROUND-FLAT WASHERS AND 1 EA. GRADE 8 HEX NUT AT BOTH ENDS. SEE HFX1 FOR ANCHORAGE.
3. 8 INCH FRAMING ABOVE (MIN).
4. A 2x FILLER WITH 1/4" x 4-1/2" MIN USP-WS SCREWS (OR EQUAL) IS PERMITTED.
5. WOOD BACKING FIELD INSTALLED AS NEEDED.

BACK TO BACK INSTALLATION 11



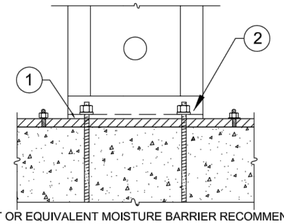
1. 4x WOOD FILLER WITH USP MP4-F CONNECTORS (OR EQUAL) BY BUILDING DESIGN PROFESSIONAL.
2. 1/4" x 3" (MIN) USP "WS-SERIES" SCREWS (OR EQUAL). QUANTITY PER TABLES
3. ADJACENT FRAMING WITH 1/4" DIAMETER SCREWS IS INSTALLED AT THE EDGES WHEN INSTALLING A 4x FILLER ABOVE OR WHEN SPECIFIED BY DESIGN PROFESSIONAL.
4. OPTIONAL LEDGER PRE-DRILL 3/16" DIA. HOLES, EVENLY SPACED IN FACE OF PANEL AND INSTALL 1/4" DIA. WOOD SCREWS INTO 2x (MIN.) WOOD LEDGER LOCATED IN PANEL CAVITY.
5. CONNECTOR AND ATTACHMENT BY BUILDING DESIGN PROFESSIONAL.

TOP CONNECTION W/ 4x FILLER 10



1. 15# FELT OR EQUIVALENT MOISTURE BARRIER RECOMMENDED BETWEEN PANEL BASE AND CONCRETE.
2. 1 EA. HARDENED ROUND, 2 EA. SAE OR 2 EA. ROUND-FLAT WASHERS AND 1 EA. GRADE 8 HEX NUT AT BOTH ENDS. SEE HFX1 FOR ANCHORAGE.
3. ADACCENT FRAMING WITH 1/4" DIAMETER SCREWS IS INSTALLED AT THE EDGES WHEN INSTALLING A 4x FILLER ABOVE OR WHEN SPECIFIED BY DESIGN PROFESSIONAL.

RAISED FLOOR HEAD-OUT 9



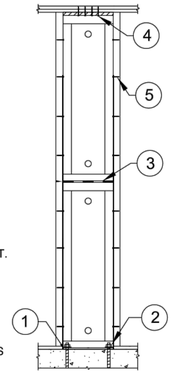
1. 15# FELT OR EQUIVALENT MOISTURE BARRIER RECOMMENDED BETWEEN PANEL BASE AND CONCRETE.
2. 1 EA. HARDENED ROUND, 2 EA. SAE OR 2 EA. ROUND-FLAT WASHERS AND 1 EA. GRADE 8 HEX NUT. SEE HFX1 FOR ANCHORAGE.

INSTALLATION ON 2x PLATE 8

NOTES:

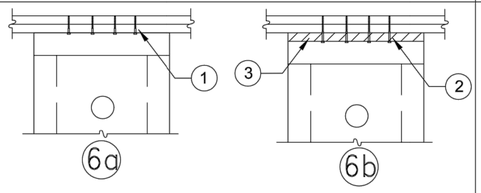
A) OUT OF PLANE FORCES TO BE RESISTED BY OTHER FRAMING MEMBERS PER THE BUILDING DESIGN PROFESSIONAL.

B) BALLOON WALL APPLICATIONS REQUIRE HIGH STRENGTH ANCHORAGE. SEE FOUNDATION PLAN AND ANCHORAGE TABLES ON SHEET HFX-1



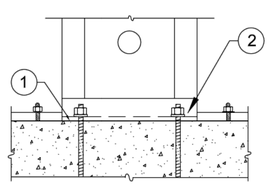
1. 15# FELT OR EQUIVALENT MOISTURE BARRIER RECOMMENDED BETWEEN PANEL BASE AND CONCRETE.
2. 1 EA. HARDENED ROUND, 2 EA. SAE OR 2 EA. ROUND-FLAT WASHERS AND 1 EA. GRADE 8 HEX NUT. SEE HFX1 FOR ANCHORAGE.
3. WELDED CONNECTION BY HARDY FRAMES, INC. (NO FIELD CONNECTION REQUIRED).
4. A 2x FILLER WITH 1/4" x 4-1/2" MIN USP-WS SCREWS (OR EQUAL) IS PERMITTED.
5. WHEN REQUIRED BY THE BUILDING DESIGN PROFESSIONAL ATTACH ADJACENT WOOD MEMBERS TO PANEL WITH 1/4" USP-WS SCREWS (OR EQUAL) THROUGH THE PANEL EDGE INTO THE WOOD MEMBER.

BALLOON WALL INSTALLATION 7



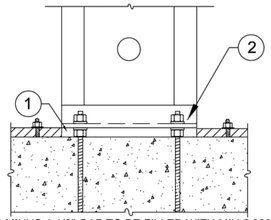
1. 1/4" x 3" (MIN) USP "WS-SERIES" SCREWS (OR EQUAL). QUANTITY PER TABLES
2. 1/4" x 4-1/2" (MIN) USP "WS-SERIES" SCREWS (OR EQUAL). QUANTITY PER TABLES
3. 2x WOOD FILLER.

TOP PLATE CONNECTIONS 6



1. 15# FELT OR EQUIVALENT MOISTURE BARRIER RECOMMENDED BETWEEN PANEL BASE AND CONCRETE.
2. 1 EA. HARDENED ROUND, 2 EA. SAE OR 2 EA. ROUND-FLAT WASHERS AND 1 EA. GRADE 8 HEX NUT AT BOTH ENDS. SEE HFX1 FOR ANCHORAGE.

INSTALLATION ON FOUNDATION 5

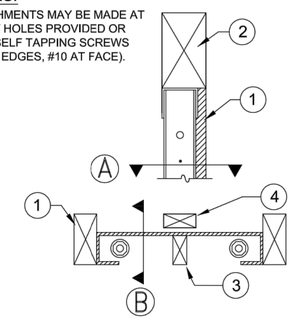


1. PLUS OR MINUS 1-1/2" GAP TO BE FILLED WITH MIN 5,000 PSI STRENGTH NON-SHRINK GROUT.
2. 1 EA. HARDENED ROUND, 2 EA. SAE OR 2 EA. ROUND-FLAT WASHERS AND 1 EA. GRADE 8 HEX NUT. SEE HFX1 FOR ANCHORAGE.

INSTALLATION ON NUTS&WASHERS 4

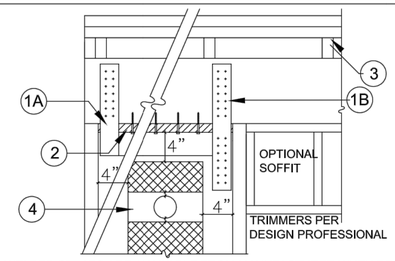
NOTES:

ATTACHMENTS MAY BE MADE AT SCREW HOLES PROVIDED OR WITH SELF TAPPING SCREWS (#12 AT EDGES, #10 AT FACE).



1. TRIMMERS PROVIDE FULL BEARING FOR HEADER ABOVE, DESIGN AND CONNECTIONS BY OTHERS.
2. 6x HEADER.
3. WOOD MEMBERS MAY BE INSERTED VERTICALLY OR HORIZONALLY IN CAVITY FOR BACKING AS NEEDED.

6x HEADER ABOVE-SECTION 3



1A. WELDED STRAPS ARE AVAILABLE FROM MANUFACTURER WHEN REQUIRED BY THE DESIGN PROFESSIONAL.

1B. WHEN STRAPS ARE FIELD INSTALLED THE DESIGN AND CONNECTION IS BY THE DESIGN PROFESSIONAL. CONNECTION TO PANEL WITH SELF TAPPING SCREWS IS PERMITTED.

2. A 2x WOOD FILLER WITH 1/4"x4-1/2" (MIN.) USP "WS" SERIES SCREWS OR EQUAL IS PERMITTED.

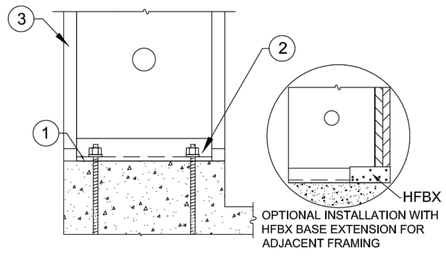
3. WHEN CRIPPLE STUDS OCCUR, SHEAR TRANSFER DESIGN TO BE PER THE DESIGN PROFESSIONAL.

4A. THERE IS NO "INSIDE" OR "OUTSIDE" FACE OF PANEL. TO PREVENT THE NEED FOR ADDITIONAL HOLES ORIENT THE PANEL CAVITY TOWARD THE FIXTURE BEING INSTALLED.

4B. A 1" DIA. HOLE MAY BE ADDED IN THE PANEL FACE WHEN IT IS LOCATED IN THE UPPER HALF OF THE PANEL HEIGHT AND IS 4" MIN. FROM ANY EDGE. FOR PANELS MORE THAN 12" WIDE, ADDITIONAL HOLES MUST ALSO BE 1" MINIMUM ABOVE AND BELOW THE 3" DIA. HOLE PROVIDED.

4C. FOR HOLES LARGER THAN 1" DIA. OR TO ADD MORE THAN ONE HOLE CONTACT HARDY FRAMES, INC.

TOP CONNECTION TO HEADER 2



1. 15# FELT OR EQUIVALENT MOISTURE BARRIER RECOMMENDED BETWEEN PANEL BASE AND CONCRETE.
2. 1 EA. HARDENED ROUND, 2 EA. SAE OR 2 EA. ROUND-FLAT WASHERS AND 1 EA. GRADE 8 HEX NUT. SEE HFX1 FOR ANCHORAGE.
3. ADJACENT FRAMING OPTIONAL U.N.O. BY BUILDING DESIGN PROFESSIONAL.

INSTALLATION ON CURB 1

HFX-SERIES 78 IN. THRU 13 FOOT

Model Number	Net Height (in)	Depth (in)	Hold Down Diameter[1] (in)	Top Screw Qty[2] (ea)	Screw Qty Available at Edges (ea)[3]
HFX-12,15,18,21 & 24x78	78	3-1/2	1-1/8	9" Width = 5 12" Width = 6 15" Width = 8	4
HFX-9x79.5	79-1/2				
HFX-12,15,18,21 & 24x8	92-1/4				
HFX-9x8	93-3/4				
HFX-12,15,18,21 & 24x9	104-1/4				
HFX-12,15,18,21 & 24x10	116-1/4			18" Width = 10	5
HFX-15,18,21 & 24x11	128-1/4			21" Width = 12	
HFX-15,18,21 & 24x12	140-1/4			24" Width = 14	6
HFX-15,18,21 & 24x13	152-1/4				

BALLOON PANELS 14 FEET THRU 20 FEET

Model Number	Net Height (in)	Depth (in)	Hold Down Diameter[1] (in)	Top Screw Qty[2] (ea)	Screw Qty Available at Edges (ea)[3]
HFX-15,18,21 & 24x14	164-1/4	3-1/2	1-1/8	15" Width = 8 18" Width = 10	6
HFX-15,18,21 & 24x15	176-1/4				
HFX-15,18,21 & 24x16	188-1/4				
HFX-15,18,21 & 24x17	200-1/4			21" Width = 12	7
HFX-15,18,21 & 24x18	212-1/4				
HFX-15,18,21 & 24x19	224-1/4			24" Width = 14	8
HFX-15,18,21 & 24x20	236-1/4				

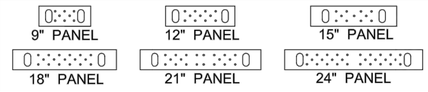
1) Hold down bolts connect to the Panel base with (1 ea) Hardened Round, (2 ea) Round-Flat or (2 ea) SAE Washers below (1 ea) Grade 8 Hex Nut on each rod or as specified by the Building Design Professional.
2) 1/4" diameter USP-WS Series screws (or equal). Length is 3" (minimum) when attached directly to the collector and 4-1/2" (minimum) when installing a 2x filler above the Panel.
3) Adjacent framing with 1/4" diameter screws is required at the edges when installing a 4X filler above or when specified by the Design Professional.

A

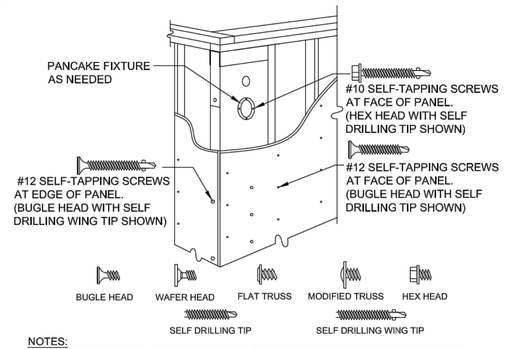
INSTALLATION INSTRUCTIONS

A) When installing directly on concrete, place Panel over bolts and connect with (1 ea) Hardened Round, (2 ea) Round-Flat or (2 ea) SAE Washers below (1 ea) Grade 8 or 2H Heavy Hex Nut. Secure with a deep socket (recommended) until "Snug Tight".
B) If bottom connection is not detailed on plans, confirm with Design Professional before installing on Nuts & Washers or on a Mudsill.
C) Use 1/4"x4-1/2" USP-WS Series screws (or equal) at top connections with a 2x filler. If the top of Panel is in direct contact with the collector above (top plates, header, beam, etc.) use1/4 x 3" (minimum)
D) For installations with a 4x filler above 1/4" diameter screws are required at the Panel edges to brace for the out-of-plane hinge or when they are specified by the Design Professional.

B



C



NOTES:
1) SURFACE FINISHES, CONNECTORS AND FIXTURES ARE ATTACHED TO THE PANEL FACE WITH # 10 SELF-TAPPING SCREWS SPACED NO LESS THAN 2-1/4" OC.
2) ATTACHMENTS TO THE PANEL EDGES ARE MADE WITH # 12 SELF-TAPPING SCREWS.
3) STRUCTURAL CONNECTIONS ARE TO BE DESIGNED BY THE DESIGN PROFESSIONAL.
4) STRUCTURAL HARDWARE USED TO TRANSFER LOADS SHOULD NOT EXCEED 12 GAGE.

D

REVISIONS	DATE

FRAMING DETAILS - HFX PANELS

THIS DETAIL SHEET IS NOT PROPRIETARY AND IS NOT REQUIRED FOR PLAN SUBMITTAL WITH *HARDY FRAME* PRODUCTS

HARDY FRAME® SHEAR WALL SYSTEM
1732 PALMA DRIVE, SUITE 200, VENTURA, CA 93003
TELEPHONE: 800 754-3030 / www.hardyframe.com

HFX SERIES

DATE:
1-1-2017

HFX2

VINCI & ASSOCIATES
Structural Engineers
175 E. WILBUR ROAD, SUITE 103
THOUSAND OAKS, CA 91360
805.496.2100
VinciSE.com

Stamp

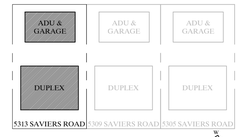
REGISTERED PROFESSIONAL ENGINEER
JAMES RICHARD VINCI
No. S4411
Exp. 12/31/25
STRUCTURAL
STATE OF CALIFORNIA

Jul 24, 2024

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Project Name / Address

Duplex, ADU, & Garage
At:
5313 S. Saviers Road
Oxnard, Ca



Sheet Title

HARDY FRAME STANDARD DETAILS

FOR CONSTRUCTION

Revision	Description	Date

☐ Project Number:	22-6409
☐ Project Engineer:	JHB
☐ Checked By:	JRV
☐ Drawn By:	JWB
☐ Scale:	1/4"=1'-0"
☐ Date:	10.25.2022

Sheet Number

SD6

Sheet __ Of __

F:\Autocad Dwgs\5-Jobs\22-6400\22-6409 - Saviers Rd Multi-Family Development\Sheets\[31312-6409-Detail Sheets (5313).dwg, SD6, 7/24/2024 8:01:10 AM, jimmy

ELECTRICAL NOTES

1. All work shall be in accordance and comply with the latest applicable city ordinance and the 2022 CEC.

2. It is the intent of these drawings that this be a complete electrical installation. Any apparent errors shall be brought to the attention of the designer and/or tenant prior to proceeding.

3. Contractor shall verify all existing conditions versus new installations to assure proper new installations can be completed properly prior to proceeding.

4. These plans shall be used only after approvals and permits have been secured by the proper jurisdiction of the department of building and safety.

5. All conduit runs shown are diagrammatic. Runs shall be the responsibility and liability of the contractor to locate and install per field conditions. Provide and install all items in a workmanlike manner.

6. All ceiling mounted fixtures, lights, etc. shall be provided and installed with backup seismic wiring, using a minimum of (2) #12 guide wires from fixture to roof and or floor above to prevent falling in the event of an earthquake.

7. Penetrations of fire-resistive walls, floor-ceilings and roof ceilings shall be protected as required in CBC 712.3 & 4.

8. The means of egress illumination and exit signs shall be connected to an emergency electrical system that will provide an illumination of not less than 90 minutes in case of primary power loss. The installation shall comply with Section 2702. [§1006.3 & 1011.5.3 CBC]

9. Exit signs shall be internally or externally illuminated by two electric lamps, or shall be of an approved self-luminous type. [§1011.2 CBC] When the face of an exit sign is illuminated from an external source, it shall have an intensity of not less than 5 foot candles(54 lux).

10. Internally illuminated signs shall be listed and labeled and shall be installed in accordance with the manufacturer's instructions and Section 2702.

11. The means of egress, including the exit discharge, shall be illuminated at all times the building space is occupied. [§ 1006.1 CBC] Light intensity shall not be less than 1 foot-candle.

12. All lighting controls shall be from 36" to 48" AFF max and within sight of the lighting fixtures.

13. All convenience receptacles shall be 15" AFF min.

14. Contractor shall verify all conductor sizes in accordance with manufacturer's recommendations and local code requirements prior to any installations.

15. All conductors shall be standard annealed copper wire conductor. #8 AWG and smaller shall be type THHN, and or THWN insulated. #6 and larger shall be type XHHW insulated. All conductors shall be installed in accordance with CEC 110-14 and Table 310-16. All conductors shall be installed in EMT conduit or equal.

16. All fixtures shall be UL listed and labeled and shall be listed for Thermal Barrier where in contact with insulation.

17. All fixtures shall be installed and connected in accordance with the manufacturer's instructions.

18. There shall be no back-to-back outlets installed. Provide a minimum horizontal separation of 24".

19. All the circuit breakers in the main switchboard and subpanels shall be series rated with upstream device. (SCCR = 65,000 MIN)

20. Provide nameplates on panelboards, distribution equipment, safety switches, motor starters, junction boxes, and control devices. Unless otherwise indicated on the drawings, lettering shall include the name or designation of equipment, horsepower, voltage rating and service designation. Nameplates shall be laminated phenolic with a black surface and white core. Identification with a Dymo type instrument is not permissible. The inside cover of all receptacle outlet plates shall be permanently marked to indicate the panel. and circuit number of the outlet. The inside cover of all blank plates for junction boxes installed shall be permanently marked to indicate the system. Identification of branch circuits shall be typewritten on directory cards furnished with all panels and placed in the card holder on the door. Provide new typewritten directory cards with updated schedules for all existing panels with new or modified circuits.

21. A ground continuity test shall be made on the entire grounding system from the service to every outlet.

22. Contractor to determine if any structural elements such as rebar or post tensioned cable exist in floors, walls, or roofs by inspection coordinated with the landlord's tenant coordinator or structural engineer and by the use of x-ray when required prior to any cutting or core drilling. If such elements exist, report this immediately to the design engineer and landlord's tenant coordinator for resolution prior to cutting or drilling.

23. All boxes shall be rigidly supported from the building structure independent of the conduit system. All boxes shall be 4" square boxes minimum with raised covers suitable for the wall material.

24. All motor starters shall be combination type. Starters shall include fusible safety switch, a starter with three overload devices, and a control circuit transformer. The enclosure shall be Nema Type 1, unless otherwise indicated on the drawings. Each combination starter shall include a control circuit transformer with a 120 Volt secondary connection unless otherwise indicated on the drawings. One side of the secondary winding shall be fused and the other side grounded. Starters shall have a green running pilot light, a hand-off-automatic selector switch and a minimum of two normally open and two normally closed auxiliary contacts, ready for control wiring connections.

25. Disconnect switches and motor starters shall be manufactured by Square D, General Electric, Seimens/Ite, Cutler/Westinghouse, or Allen Bradley.

26. All hardware supports, hangers, brackets, angle iron, channels, rods and clamps necessary to install electrical equipment shall be provided to suit the field conditions and the applications intended as shown on the drawings. The use of perforated straps is not permitted.

27. All equipment mounted on equipment room walls shall be attached to 3/4" plywood boards, painted with fire resistant paint.

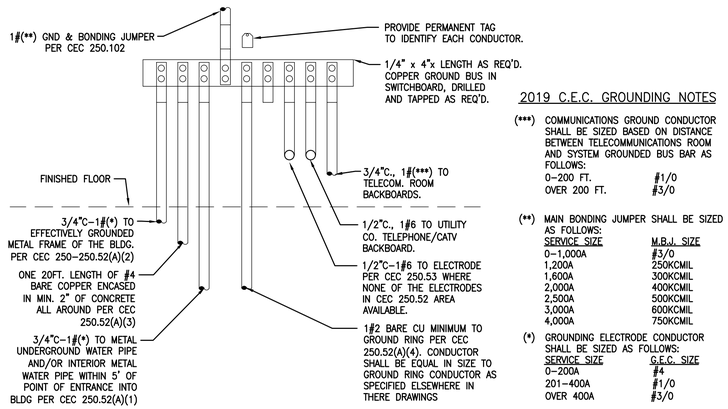
28. Disconnect switches mounted on or adjacent to mechanical and building equipment shall be located to allow the proper working clearance as defined in Article 110 of the California Electrical Code.

29. Ground all electrical system conduits, motors, panels and other exposed non-current carrying metal parts of electrical equipment in accordance with all provisions of the California Electrical Code and local or regional codes.

30. Grounding of the electrical system shall be by means of an insulated grounding conductor installed with feeder and branch circuit conductors in all conduits. Grounding conductors shall be sized in accordance with Article 250.

31. System neut. conductors shall be grounded at the source. Neutral conductors shall not be used for equip grounding.

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SYSTEM GROUNDING DETAIL

SCALE: NONE

1

2019 C.E.C. GROUNDING NOTES

(***) COMMUNICATIONS GROUND CONDUCTOR SHALL BE SIZED BASED ON DISTANCE BETWEEN TELECOMMUNICATIONS ROOM AND SYSTEM GROUNDED BUS BAR AS FOLLOWS:

0-200 FT.	#1/0
OVER 200 FT.	#3/0

(**) MAIN BONDING JUMPER SHALL BE SIZED AS FOLLOWS:

SERVICE SIZE	M.B.J. SIZE
0-1,000A	#3/0
1,200A	250KCMIL
1,600A	300KCMIL
2,000A	400KCMIL
2,500A	500KCMIL
3,000A	600KCMIL
4,000A	750KCMIL

(*) GROUNDING ELECTRODE CONDUCTOR SHALL BE SIZED AS FOLLOWS:

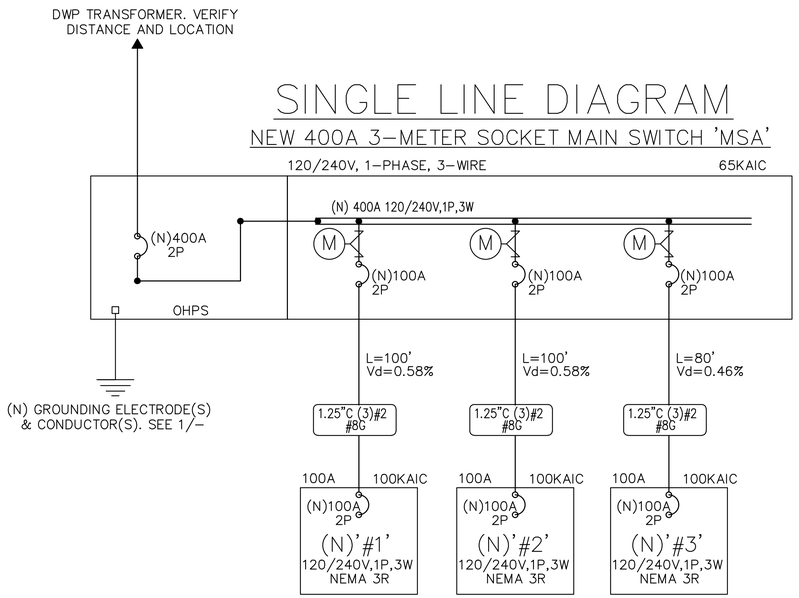
SERVICE SIZE	G.E.C. SIZE
0-200A	#4
201-400A	#1/0
OVER 400A	#3/0

"MSA" RESIDENTIAL LOAD:

GENERAL LIGHTING = 3,903 X 3 VA/SF = 11,709 VA
KITCHEN SMALL APPLIANCES = 6 X 3000 VA =18,000 VA
LAUNDRY CIRCUIT = 3 X 1500 VA =4,500 VA
MW OVENS = 3 X 1500 VA =4,500 VA
DISHWASHERS = 3 X 1200 VA =3,600 VA
GARBAGE DISPOSALS = 3 X 1170 VA =3,510 VA
FAN COILS = 3 X 960 VA =2,880 VA
WATER HEATERS = 3 X 5000 VA = 15,000 VA
RANGE = 3 X 5000 VA = 15,000 VA
DRYERS = 3 X 6000 VA = 18,000 VA

SUB-TOTAL =93,699 VA
FIRST 10,000 VA @ 100% = 10,000 VA
REMAINDER @ 40% = 33,480 VA
HEAT-PUMP COMPRESSOR = 3 X 6000 VA = 18,000 VA

TOTAL LOAD = 61,480 VA
TOTAL DEMAND IN AMP = 256A @ 240V



GENERAL NOTES:

1. THE ELECTRICAL CONTRACTOR SHALL REVIEW THE SUBMITTAL FOR CONFORMANCE TO THE CONTRACT DOCUMENTS, INCLUDING VOLTAGE, AMPACITY, BUS BRACING, DIMENSIONS, ETC.. ONCE THE CONTRACTOR IS SATISFIED WITH THE SUBMITTAL THEY SHALL STAMP AND SIGN EACH COPY OF THE SUBMITTAL, INDICATING THAT THEY HAVE REVIEWED AND ACCEPTED THE PRODUCTS, AS WELL AS THE LEAD TIME AND THE SCHEDULED DELIVERY OF THE PRODUCTS. AT THAT TIME, THE SUBMITTALS SHALL BE FORWARDED TO THE ARCHITECT / ENGINEER THROUGH NORMAL CHANNELS. IF THE SUBMITTAL HAS NOT BEEN REVIEWED BY THE ELECTRICAL CONTRACTOR, IT WILL BE RETURNED REJECTED. CONTRACTOR REVIEW AND APPROVAL IS REQUIRED.
2. COMPLETE SYSTEM SHALL BE SERIES RATED FOR THE AVAILABLE FAULT CURRENT.
3. ALL TERMINATIONS AND ENCLOSURES SHALL BE RATED FOR USE WITH 75 DEGREE C CONDUCTORS.
4. MAIN SWITCHBOARD OVERCURRENT DEVICE AND BUSSING SHALL BE RATED FOR 100 PERCENT CONTINUOUS OPERATION.
5. MAINTAIN ALL CLEARANCES AS INDICATED ON ACTUAL SHOP DRAWINGS.
6. CONTRACTOR SHALL SUBMIT SWITCHBOARD SHOP DRAWINGS TO THE SERVING UTILITY FOR APPROVAL PRIOR TO FABRICATION. CONTRACTOR SHALL SECURE CONFIRMATION THAT PROPOSED SWITCHBOARD COMPLIES WITH THE POWER COMPANY REGULATIONS.
7. ALL FEEDERS SHOWN SHALL BE INSTALLED IN METAL RACEWAYS, UNLESS OTHERWISE NOTED.
8. ALL CONDUCTORS SHOWN ARE COPPER, TYPE THHN/THWN.

REVISIONS

AVP 3/19/24

JOB NAME

PROPOSED WORK FOR:
5313 S. SAVIERS ROAD
OXNARD, CA 93033

DRAWINGS VALID ONLY WITH ENGINEER'S WET SIGNATURE OVER SEAL ON EACH SHEET IN INK

ALL-TRADE Engineering & Design
17 EAST HIGH STREET
MOORPARK, CA
(805)-529-4100
(805)-306-1675
SHAUN@ALLTRADEENGINEERING.COM
WWW.ALLTRADEENGINEERING.COM

SHEET TITLE

LOAD CALCULATIONS

REGISTERED PROFESSIONAL ENGINEER SHANE BENNETT No. C39991 Exp. 06-30-25 CIVIL STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER SHANE BENNETT No. M1852 Exp. 12-31-25 MECHANICAL STATE OF CALIFORNIA

ROAD

E-0

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MANDATORY MEASURES

Maximum length of flexible duct and connectors shall not be more than 5 feet. Flexible ducts shall not be used in lieu of rigid elbows.

Sec 603.4.1

Each space-conditioning system shall be installed with controls that comply with the following:

1) Capable of automatically shutting off the system during periods of non-use and shall have:
   (1) An automatic time switch control device complying with Sec. 110.9, with an accessible manual override that allows operation of the system for up to 4 hours; or
   (2) An occupancy sensor; or
   (3) A four-hour timer that can be manually operated.
   EXCEPTION: Mechanical systems serving retail stores and associated malls, restaurants, grocery stores, churches, and theaters equipped with 7-day programmable timers.
2) Automatically restart and temporarily operate the system as required to maintain:
   (1) A setback heating thermostat set point, if the system provides mechanical heating;
   EXCEPTION: Area with the design winter outdoor temperature of greater than 32° F.
   (2) A setup cooling thermostat set point, if the system provides mechanical cooling.
   EXCEPTION: Area with the design summer outdoor temperature of less than 100°F.
3) Multipurpose room less than 1000 ft², classrooms greater than 750 ft² and conference, convention, auditorium and meeting center rooms greater than 750 ft² that do not have processes or operations that generate dusts, fumes, vapors or gasses shall be equipped with occupant sensor(s) to accomplish the following during unoccupied periods:
   (1) Automatically setup the operating cooling temperature set point by 2°F or more and setback the operating heating temperature set point by 2°F or more; and
   (2) Automatically reset the minimum required ventilation rate with an occupant sensor ventilation control device according to Section 120.1(c)5.

Exception to Sections 120.2(e)3: If Demand Control Ventilation is implemented as required by Section 120.1(c)3 and 120.1(4).

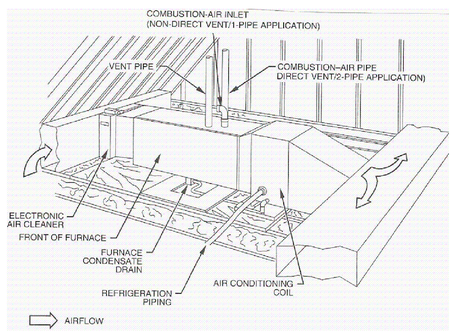
Sec. 120.2 (e)

GREEN BUILDING NOTES

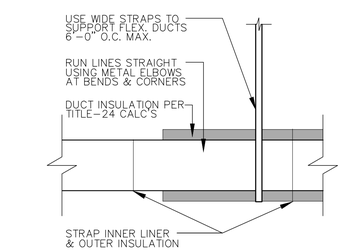
1. DURING CONSTRUCTION AND UNTIL FINAL STARTUP, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION OPENINGS SHALL BE COVERED TO REDUCE THE AMOUNT OF DUST THAT MAY COLLECT IN THE SYSTEM.
2. CHLOROFLUOROCARBONS SHALL NOT BEEN USED IN HVAC EQUIPMENT. HALONS SHALL NOT BE INSTALLED IN HVAC, REFRIGERATION, OR FIRE SUPPRESSION SYSTEMS.
3. TESTING AND ADJUSTING OF SYSTEMS
   A. HVAC SYSTEM AND WATER HEATING SYSTEM SHALL BE TESTED AND ADJUSTED AS NECESSARY.
   B. HVAC UNITS SHALL HAVE AN AIR BALANCE TEST PERFORMED. VOLUME DAMPERS AND ECONOMIZERS SHALL BE ADJUSTED AS NECESSARY IN ORDER TO ACCOMPLISH THE DESIRED AIR FLOWS INTO EACH ROOM. WATER HEATING SYSTEM SHALL BE TESTED AND TIMED. THERMOMETERS SHALL BE USED TO VERIFY DESIRED HOT WATER TEMPERATURES ARE PROVIDED AT FIXTURE OUTLETS. TEMPERATURE SHALL BE ADJUSTED ACCORDINGLY USING THE TEMPERATURE REGULATOR ATTACHED TO THE WATER HEATER.
   C. AFTER COMPLETION OF TESTING, ADJUSTING AND BALANCING, A FINAL REPORT OF TESTING SIGNED BY THE TESTING AGENCY MUST BE COMPLETED.
   D. AN OPERATION AND MAINTENANCE MANUAL WITH OPERATING AND MAINTENANCE INSTRUCTIONS AND COPIES OF WARRANTIES FOR EACH SYSTEM IN THE BUILDING MUST BE PROVIDED TO THE BUILDING OWNER.
   E. ALL INSPECTION REPORTS AND CERTIFICATION THAT THE OPERATION AND MAINTENANCE MANUAL HAS BEEN PROVIDED FOR THE BUILDING OWNER MUST BE SUBMITTED TO THE PRIOR TO CERTIFICATE OF OCCUPANCY.

EQUIPMENT SCHEDULE

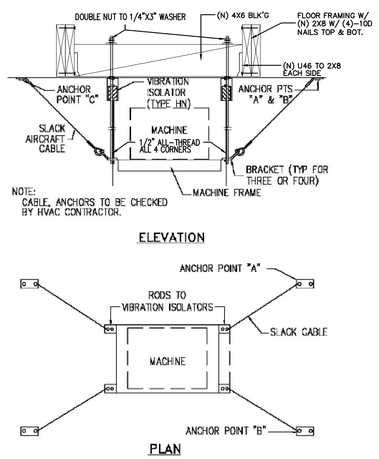
UNIT	TONS	MODEL	COOLING (BTUH)	SEER/ EER	HEATING (BTUH)	CFM	MCA	MOCP	VOLTAGE	WEIGHT (LB.)	LIQUID LINE	VAPOR LINE	REMARKS
FC-1		CARRIER #FV4CNB002				945	5.4	15	240V 1PH 60Hz	135			HORIZONTAL
FC-2		CARRIER #FV4CNB002				945	5.4	15	240V 1PH 60Hz	135			HORIZONTAL
FC-3		CARRIER #FV4CNB002				630	3.6	15	240V 1PH 60Hz	135			HORIZONTAL
HP-1	3	CARRIER #25VNA836A0031	36,000	18	36,000		24.4	40	230V 1P 60Hz	225	⅜"O.D.	⅞"O.D.	OEM HARD START KIT
HP-2	3	CARRIER #25VNA836A0031	36,000	18	36,000		24.4	40	230V 1P 60Hz	176	⅜"O.D.	⅞"O.D.	OEM HARD START KIT
HP-3	2	CARRIER #25VNA824B0031	24,000	18	24,000		13.5	20	230V 1P 60Hz	176	⅜"O.D.	⅞"O.D.	OEM HARD START KIT
EH-1		THERMADOR VTR600Q OR EQUAL				600	8.2	20	120V 1P 60Hz	100			30" PHE HOOD, 20W LIGHTING. ADD BACKDRAFT DAMPER
EF-1		PANASONIC FV-10VS1				100	0.2	20	120V	20			INTEGRAL BACKDRAFT DAMPER. INTERLOCK W/ HUMIDISTAT SWITCH



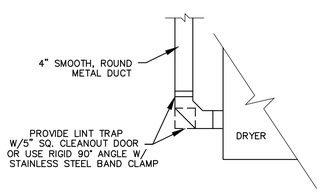
1. Provide an attic access a minimum of 22"x30" not over 20' from the equipment.
2. Provide an unobstructed passageway 30" wide x 30" high with solid continuous flooring from the access to the equipment/control panel. The passageway shall be at least as large as the largest component of the appliance. Provide a level, unobstructed work platform not less than 30"X30" square in front of the equipment with 30" headroom. [305 CMC]
3. Provide a 120V receptacle and a light near the equipment. The light switch shall be located at the attic access.
4. Provide a 3/4" primary condensate drain. Provide a 3/4" secondary condensate drain line which terminates over a window.
5. All combustion air openings, including attic vents, shall be covered with a corrosion resistant screen with a 1/4" mesh.
6. Solid and liquid lines shall be located a minimum of 6" above the flood level rim of the condensing units.
7. See detail 2/- for equipment support.



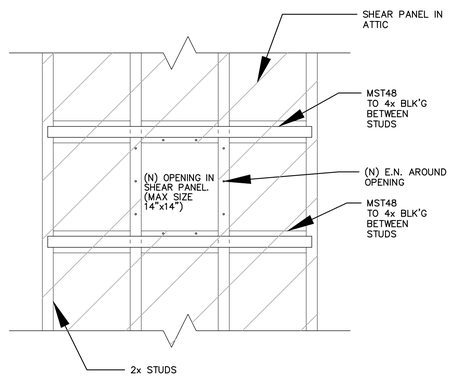
1 FLEX DUCT SUPPORT
SCALE: N.T.S.



2 EQUIPMENT SUPPORT
SCALE: N.T.S.



3 VERTICAL DRYER VENT CLEANOUT
SCALE: N.T.S.



4 DUCT PENETRATIONS
SCALE: N.T.S.

MECHANICAL NOTES

1. All work shall be in accordance and comply with the latest applicable city ordinance and the 2022 CMC.
2. It is the intent of these drawings that this be a complete mechanical installation. Any apparent errors shall be brought to the attention of the designer and/or tenant prior to proceeding.
3. Contractor shall verify all existing conditions versus new installations to assure proper new installations can be completed properly prior to proceeding.
4. These plans shall be used only after approvals and permits have been secured by the proper jurisdiction of the department of building and safety.
5. All drawings and details are provided as a diagrammatic version of the proposed work. The contractor shall be held liable and responsible for all field verifications of equipment, materials, and installations.
6. Contractor shall verify all equipment is installed in accordance with manufacturer's recommendations and local code requirements prior to any installations.
7. All duct work shall be provided, installed, sealed, and insulated per chapter 6 of the 2019 CMC and SMACNA HVAC Duct Construction Standards.
8. Means for interrupting the electrical supply to the air conditioning equipment and to its associated cooling tower shall be provided within sight of and not over 50 ft. from the air-conditioner and cooling tower. [§903.7 CMC]
9. All controls shall be from 36" to 48" AFF max and within sight of the fixtures.
10. Penetrations of fire-resistive walls, floor-ceilings and roof ceilings shall be protected as required in CBC Sections 712.3 & 712.4.
11. Contractor doing the mechanical work is responsible for verifying in the field that the HVAC system is capable of providing the necessary minimum outside air volume.
12. Air balancing may be required and shall be performed by the mechanical contractor doing the work.
13. All OSA intakes and makeup air intakes shall be provided and installed a minimum of 10' away from plumbing, toilet, water closets, and all appliance venting. Intakes may be located 3' below said appliance venting.
14. The contractor shall be solely responsible for construction mean, methods, sequences, of construction and the safety of workmen. Comply with all OSHA regulations.
15. No piping, ductwork, controls, etc., shall be installed or routed above electrical panels and equipment or through elevator rooms or shafts.
16. The mechanical and electrical contractors shall coordinate the electrical characteristics of all mechanical equipment prior to ordering of equipment. No additional payment will be made for lack of contractor coordination of electrical characteristics.
17. All mechanical and electrical system components shall be routed tight to underside of structure and through joists or trusses where possible. Coordinate installation to preserve headroom, equipment access, and architectural clearances for finishes, including ceiling heights. Coordinate with all other trades and do not conflict with the architectural requirements for the finished construction. Provide offsets where required to coordinate with other trades.
18. Refer to architectural reflected ceiling plans for locations of all grilled and diffusers.
19. All equipment and materials shall be new, free of defects and U.L. listed/labeled.
20. All cutting and chasing of the building construction required for this work shall be by this contractor unless shown on architectural drawings and confirmed as to size and location prior to new construction. Cutting shall be in a neat and workmanlike manner.
21. Exact location of rooftop mechanical units shall be approved by the structural engineer of record. Mechanical contractor shall furnish and install all supplemental support steel for units and roof duct penetrations after approval of structural engineer of record.
22. Fabricate and erect all ductwork to ASHRAE and SMACNA standards from #1 galvanized steel.
23. All ductwork in areas without ceilings that is to be painted shall be provided with paint grip finish. Comply with SMACNA standards and NFPA bulletin 90A requirements.
24. Ductwork shall be SMACNA low pressure construction 2" static pressure rating with Seal Class B seams and joints.
25. Flexible ducts shall be independently supported from the structure and connected with plastic drawbands tightened with manufacturer's tool. Flexible ducts are not permitted in rooms without ceilings. Flexible ducts shall be ATCO rubber type 070, 1 ½" insulation and rated at 10" W.C. for sizes through 12", UL listed, and meet 25/50 flame and smoke test. No interior color other than black is permitted for flexible ducts. Equivalent by Valuflex, Flexaire, Flexible Technologies, Thermaflex, or Genflex.
26. Include all turning veins, manual dampers, flexible connectors, grills and diffusers, acoustic lining, and other sheet metal accessories for the project. Volume dampers to be of opposed blade construction with locking quadrants. Provide volume dampers at supply air runouts to all ceiling diffusers.
27. All branch connection fittings in rectangular ductwork shall be 45 degree transition type, conical fittings, or spin-in fittings with integral air scoops. Butt fittings are not acceptable.
28. Acoustic line all rectangular ducts indicated on drawings with minimum 1" thick non-flaking, coated medium density liner. Apply to manufacturer's recommendations. Duct dimensions are outside dimensions, and include acoustic lining.
29. Provide curbs for all roof openings for ducts, flues, piping, and equipment. Curbs shall be furnished as accessories to the equipment or 8" high plate or equal equipment supports spanning structure and flashed into roofing. Roof curbs shall be compatible with roofing system and shall match roof flashing, and patching of roof shall be by a certified roofing contractor approved by the owner/tenant and paid for by the mechanical contractor.
30. All rigid round ductwork to be internally insulated.
31. From each air conditioning unit, install 4" deep trapped condensate drain with cleanout and terminate as shown on plans.
32. HVAC contractor to furnish all HVAC equipment indicated and/or scheduled on the drawings complete with bases, insulators, supports, and other required accessories.
33. Completely install equipment and place in proper operation per manufacturer's recommendations, lubricate and adjust as required. Furnish and install clean set of filters prior to balancing.
34. Equipment to be make and model as scheduled unless owner approved, equivalent quality and performance equipment is submitted as substitution. All substitutions subject to acceptance without qualification by owner/tenant and design engineer.
35. Furnish and install all controls for HVAC systems. Provide all relays and devices required for complete operation. Mount all controls furnished as accessories to equipment and provide all control wiring or power wiring required for control system where not specifically shown on electrical plans. All exposed wiring shall be in EMT conduit per CEC. Concealed wiring in ceiling plenums may be UL listed plenum rated cable neatly supported in wirings.
36. No thermostat shall be installed above any heat producing equipment.
37. Supports and hangers are to be provided to properly support, secure and align ductwork and to meet conditions. Provide seismic bracing for hangers and supports supporting ductwork. Comply with the latest edition of the Sheet Metal and Air Conditioning Contractors National Association Inc. (SMACNA) Seismic Restraint Manual as approved by ANSI.
38. At ducts to equipment, provide waterproof vent fabric flexible connections with a minimum of 6" full length, and approved by the AHJ. Where exposed to the outside, provide sun shield over the flexible connection.
39. Each rooftop AC unit and outdoor unit shall be mounted on freestanding spring type isolators with seismic restraints for lateral and vertical motion. Mounting shall be hot dipped galvanized.
40. Refrigerant piping to be Type "L" copper with brazed fittings using silver solder installed per the manufacturer's instructions for R-410A service. Piping shall be insulated with 1" thick insulation with all joints sealed with adhesive. Factory precharged piping may be used where length of run does not exceed 75'. Where insulation is exposed to weather it shall be covered with a jacket or protective/weather resistive paint which is a minimum of .016" thick.
41. Provide hangers and supports as required, straps and/or wire is unacceptable.
42. Coordinate work of this section with work of other sections to avoid conflicts. If required, provide shop drawings and submit to design engineer for approval.
43. Ensure that work of other sections is suitable to accommodate work of this section.
44. HVAC systems rated at 2000 cfm or greater shall be equipped with a duct smoke detector to automatically shut off the HVAC system if smoke is detected. The detectors shall be installed in the main supply duct downstream of any filters.
45. Condensate from cooling coils and overflow of evaporative coolers shall be collected and discharged to an approved plumbing fixture or disposal area. CMC Sec. 310.1.
46. Duct systems used with blower type equipment which are portions of a heating, cooling, absorption, evaporative cooling or outdoor air ventilation system shall be sized in accordance with Chapter 17 of the 2019 CMC.

REVISIONS
8/23/24: UPDATES

AVP 3/19/24

DRAWINGS VALID ONLY WITH ENGINEER'S WET SIGNATURE OVER SEAL ON EACH SHEET IN INK

JOB NAME
PROPOSED WORK FOR:
5313 S. SAVIERS ROAD
OXNARD, CA 93033

ALL-TRADE Engineering & Design
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17 EAST HIGH STREET OJAI, CA 93023

SHEET TITLE
HVAC SCHEDULE & NOTES

REGISTERED PROFESSIONAL ENGINEER SHANE BENNETT No. C 28581 Exp. 12-30-25 CIVIL STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER SHANE BENNETT No. M 34545 Exp. 12-31-25 MECHANICAL STATE OF CALIFORNIA

ROAD

M-0

These drawings are, as an instrument of service, the property of ALL-TRADE ENGINEERING. All designs and other information contained on these drawings are for use on the specified project and are not to be used otherwise without the express written permission of ALL-TRADE ENGINEERING. Visual contact with these drawings shall constitute prima facie evidence of the acceptance of these restrictions. ALL-TRADE ENGINEERING assumes no responsibility for any unauthorized changes to, or uses of, these drawings and all such unauthorized changes will be the sole responsibility of the party making such changes. The contractor shall verify and be responsible for all dimensions and conditions on the job. These drawings must not be scaled. Any discrepancies found between these drawings and existing conditions on the job or between these drawings and the requirements of construction must be reported immediately to ALL-TRADE ENGINEERING for review and resolution. Any construction performed prior to such review and resolution is the responsibility of the contractor.

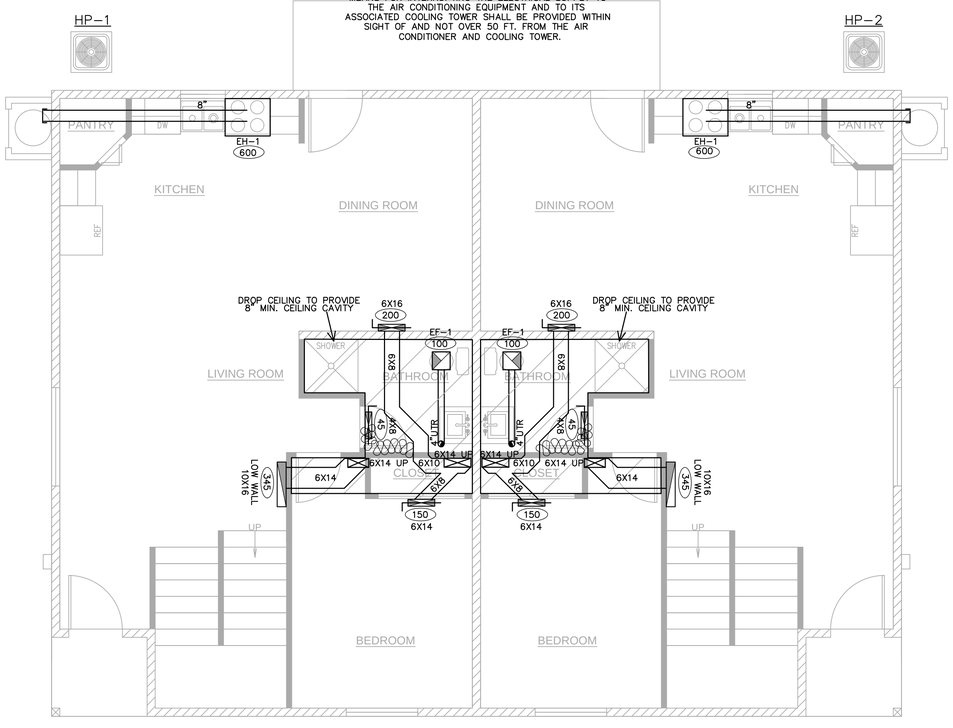
HVAC LEGEND

- EXHAUST FAN – SEE SCHEDULE
- ##"X##" SUPPLY AIR REGISTER
- ##"X##" RETURN AIR REGISTER
- DESIGN CFM
- SD — DUCT SMOKE DETECTOR
- VOLUME DAMPER
- POINT OF CONNECTION (VIF)
- WALL DUCT W/R-4.2 INSULATION
- 26 GA FLEXIBLE DUCT/DIAMETER PROVIDE R-8 INSULATION
- 26 GA EXPOSED RIGID DUCT/DIAMETER PROVIDE R-8 INSULATION
- T — THERMOSTAT – FAU/FC#
- DUCT ROUTING INSTRUCTION
- XXXXX
- SHUT OFF VALVE

PROVIDE LOCKING-TYPE TAMPER-RESISTANT CAPS FOR REFRIGERANT CKT ACCESS PORTS.

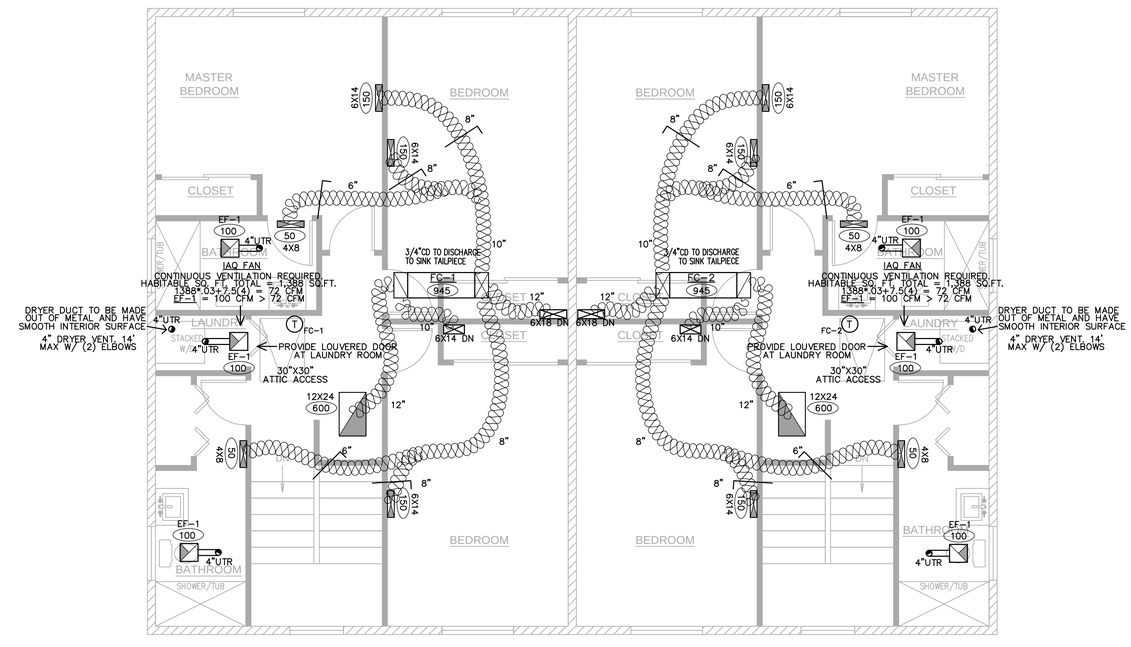
AIR CONDITIONERS TO BE MOUNTED ON PADS 6" A.F.G. OR 24" ABOVE THE FLOOD LEVEL RIM. SEE ARCH FOR FINISH ELEVATIONS.

MEANS FOR INTERRUPTING THE ELECTRICAL SUPPLY TO THE AIR CONDITIONING EQUIPMENT AND TO ITS ASSOCIATED COOLING TOWER SHALL BE PROVIDED WITHIN SIGHT OF AND NOT OVER 50 FT. FROM THE AIR CONDITIONER AND COOLING TOWER.



1ST FLOOR HVAC PLAN

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



2ND FLOOR HVAC PLAN

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

DRAWINGS VALID ONLY WITH ENGINEER'S WET SIGNATURE OVER SEAL ON EACH SHEET IN INK

ALL-TRADE
Engineering & Design
SHANE DENNIS (TRADEENGINEERING.COM)
(805) 390-4361
17 EAST HIGH STREET
MOORPARK, CA

REVISIONS

8/23/24:	UPDATES

AVP
3/19/24

JOB NAME

PROPOSED WORK FOR:
5313 S. SAVIERS ROAD
OXNARD, CA 93033

SHEET TITLE

DUPLEX
HVAC PLAN

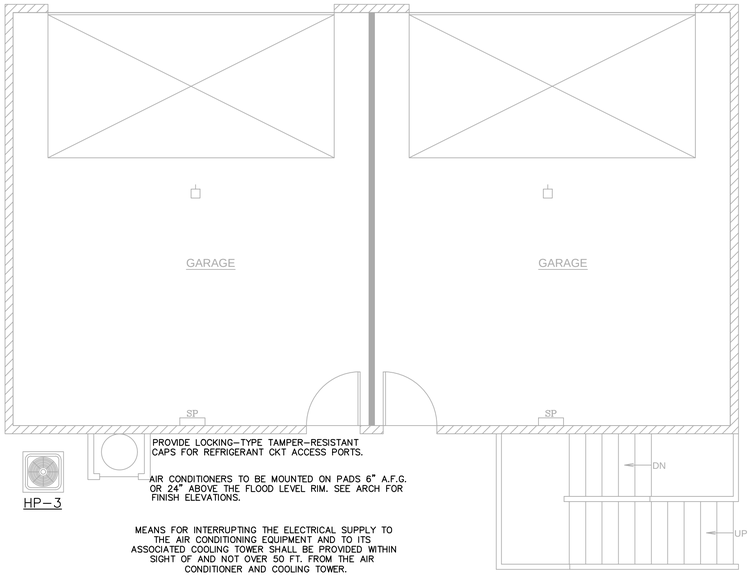
REGISTERED PROFESSIONAL ENGINEER
SHANE DENNIS
No. C39991
Exp. 08-30-25
CIVIL
STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
SHANE DENNIS
No. M1492
Exp. 12-31-25
MECHANICAL
STATE OF CALIFORNIA

ROAD

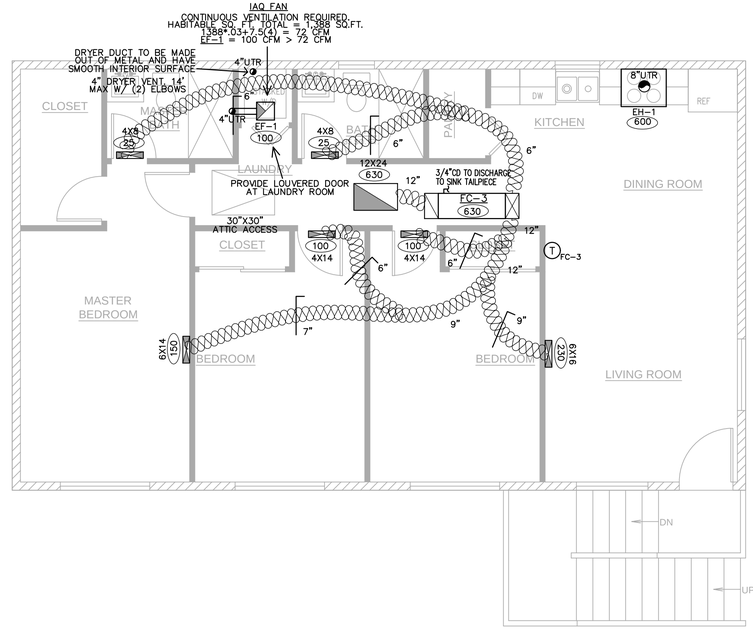
M-1.0

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HVAC LEGEND

- EXHAUST FAN – SEE SCHEDULE
- ##"X##" SUPPLY AIR REGISTER
- ##"X##" RETURN AIR REGISTER
- DESIGN CFM
- SD — DUCT SMOKE DETECTOR
- VOLUME DAMPER
- POINT OF CONNECTION (VIF)
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- T — THERMOSTAT – FAU/FC#
- ## / XXXXX — DUCT ROUTING INSTRUCTION
- SHUT OFF VALVE



ADU 1ST FLOOR HVAC PLAN

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

ADU 2ND FLOOR HVAC PLAN

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

REVISIONS
8/23/24: UPDATES

AVP
3/19/24

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MURPHYS, CA 95247 | (209) 795-4301 | www.alltradeengineering.com

JOB NAME
PROPOSED WORK FOR:
5313 S. SAVIERS ROAD
OXNARD, CA 93033

SHEET TITLE
GARAGE / ADU HVAC PLAN

17 LEGAL HIGH SHEET
MURPHYS, CA

REGISTERED PROFESSIONAL ENGINEER
SHANE DENNIS TYNG
No. 17880
Exp. 06-30-25
CIVIL
STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
SHANE DENNIS TYNG
No. M34852
Exp. 12-31-25
MECHANICAL
STATE OF CALIFORNIA

ROAD

M-1.1

PLUMBING NOTES

1. All work shall be in accordance and comply with the latest applicable city ordinance and the 2022 CPC.

2. It is the intent of these drawings that this be a complete plumbing installation. Any apparent errors shall be brought to the attention of the designer and/or tenant prior to proceeding.

3. Contractor shall verify all existing conditions versus new installations to assure proper new installations can be completed properly prior to proceeding.

4. These plans shall be used only after approvals and permits have been secured by the proper jurisdiction of the department of building and safety.

5. All drawings and details are provided as a diagrammatic version of the proposed work. The contractor shall be held liable and responsible for all field verifications of equipment, materials, and installations.

6. Contractor shall verify all equipment is installed in accordance with manufacturer's recommendations and local code requirements prior to any installations.

7. Provide a reduced pressure backflow preventer for all soda lines.

8. Provide a backflow protection device for any equipment directly connected the water supply such as ice makers and coffee machines.

9. Penetrations of fire-resistive walls, floor-ceilings and roof ceilings shall be protected as required in CBC Section 713.

10. Exhaust outlets and plumbing vents shall terminate not less than 10' from or at least 3' above any openable window, door opening, air intake, vent shaft, adjacent building, and property line.

11. Overflow drains having the same size as roof drains and on independent drain lines are required. In lieu of this, overflow scuppers, 4" minimum high with a width equal to the circumference of the roof drain may be provided. Overflow system shall have inlets located two inches above the roof low points. [§ 1101.11 CPC].

12. All floor drains and floor sinks shall be installed with trap primers as required by code and jurisdictional requirements whether indicated on drawings or not.

13. All fixtures shall be provided as water saving devices per the following minimum requirements:
Water Closet: 1.28 gpf Urinal: 0.125 gpf Lavatory Faucet: 1.2 gpm Sink Faucet: 1.8 gpm

14. Waste and vent piping shall slope a minimum of 2%. Domestic piping shall slope towards its origin min 2%.

15. Pipes shall not come in direct contact with hangers. Furnish and install isolators at each pipe hanger and pipe support for cold water piping.

16. Insulation around hot water piping shall enter through hangers. Install approved insulation protection shield at each such penetration.

17. Valves shall be bronze body two piece ball valves rated to 600 psi working pressure full port with adjustable packing gland. Extend lever handle for hot water piping. Solder or thread ends as required.

18. Install above ground cleanouts at each change in direction of piping greater than 45 degrees, at minimum of 50' for piping 4" and smaller and 100' for larger piping. Cleanouts shall be full size of pipe unless otherwise indicated on the drawings. extended to surface of wall or floor with 45 degree fitting and closed with bronze flush, countersunk plugs. Install floor and wall cleanout covers for concealed piping.

19. Install flashing sleeves on stacks passing through the roof. Secure over stack flashing in accordance with manufacturer's instructions. Vent stacks and service lines through roof and decks shall be flashed with 4 lb. or heavier sheet lead, in one piece 10" skirt, 5" boot, with suitable counter-flashing assembly.

20. Connections between dissimilar metals shall be installed by means of an approved di-electric fitting.

21. Completely cover the pipe openings for all piping passing through walls, floor and ceiling with chrome plated, stamped steel, hinged, split ring escutcheons with set screw. Piping penetrating rated wall of floor construction shall be set in UL fire rated sleeve/coupling penetrators.

22. Materials: Sanitary drainage, vent, and storm water piping above grade shall be standard weight cast iron soil pipe and fittings with stainless steel couplings with neoprene gaskets. Sanitary drainage below grade to 5' outside of building shall be schedule 40 ABS or standard weight cast iron soil pipe fittings with extra heavy cast iron couplings with neoprene gaskets. Yard piping beyond 5' outside of building shall be either vitrified clay, cast iron, schedule 40 ABS or PVC as required by local authorities. Storm drainage piping below grade shall be standard weight cast iron soil pipe and fittings with extra heavy cast iron couplings with neoprene gaskets. Rectangular piping shall be Alhambra Foundry cast iron pipe and adapters. A470 series pipe with A480 series adapters.

Water system above ground piping shall be Type 'L' copper tubing with wrought copper fittings with 95-5 soldered joints. Water system piping below grade shall be Type 'K' copper with sweated connections. Piping shall be laid in a bed of sand and shall be coated or wrapped in an approved manner.

Condensate piping shall be Type 'L' copper with wrought copper fittings with 95-5 (Tin Antimony) soldered joints.

Gas piping shall be schedule 40 black steel with extra heavy malleable iron screwed fittings. Gas piping which is exposed to weather shall be schedule 40 galvanized steel with extra heavy galvanized malleable iron fittings. Buried piping shall be factory wrapped or coated in an approved manner.

Hangers and supports:	Max. Horiz. Spacing	Max Vert. Spacing	Min. Rod Size
Cast Iron Pipe	5 ft.	15 ft.	3/8"
Cu. Tubing 1.5" and smaller	6 ft.	10 ft.	3/8"
Cu. Tubing 2" and larger	10 ft.	10 ft.	3/8"

23. Supports and hangers are to be provided to properly support, secure and align piping and to meet conditions. Provide seismic bracing for hangers and supports supporting piping. Comply with the latest edition of the Sheet Metal and Air Conditioning Contractors National Association Inc. Seismic Restraint Manual as approved by ANSI.

24. Provide and install a 1" high manufactured plastic valve tag at each valve, cock, and control device in the plumbing system. Each tag shall be individually numbered, and shall identify the system being served, I.E. CW = Cold Water, HW = Hot Water, G = Gas. Fasten each tag with a standard solid brass chain.

25. Provide and install a water hammer arrestor on each branch serving plumbing equipment with quick closing, self-closing or solenoid valves. Arrestors shall be sized and located in accordance with the manufacturer's recommendations and shall be fabricated of Type 'K' copper. A piston shall provide permanent mechanical barrier between fluid and pre-load air charge. The arrestor shall be FDA approved for use in potable water systems and shall be fully guaranteed for the life of the system.

26. Where metallic pipelines penetrate concrete structures such as building floors or walls, use plastic sleeves, rubber seals, or approved dielectric material to prevent pipe contact with the concrete and reinforcing steel. On all pipe, coat bare steel appurtenances such as bolts, joint hardnesses, or flexible couplings with coal tar or elastomeric based mastic, coal tar epoxy, maldable sealant, wax tape or approved equivalent.

27. Piping shall not come in direct contact with structure. Isolate piping by means of resilient sleeves, mounts, or minimum ¼" approved resilient material.

28. Earthquake actuated automatic gas shutoff valve shall be installed and conform with the appropriate California and ANSI standards as well as all authorities having jurisdiction.

29. Provide an approved type pressure regulator set at 80 psi when local water pressure is in excess of 80 psi. CPC, Sec. 608.2

30. Water closet bowls used for public use shall be elongated in design and equipped with an open front seat. CPC, Sec. 408.1.

31. Controls for an accessible water closet shall be operable with one hand and shall not require tight grasping, pinching or twisting. Controls shall be mounted on the wide side of the toilet compartment space no more than 44 inches above the floor. CBC, Sec. 1115B.4.5

32. In seismic design categories C, D, E & F water heaters shall be strapped within the upper 1/3 and lower 1/3 of its vertical dimension. The lower strap shall be a minimum of 4 inches above the controls. CPC, Sec. 508.2.

33. WATER SUPPLY TESTING PARAMETERS – Upon completion of a section or of the entire hot and cold water supply system, it shall be tested and proved tight under a water pressure not less than 100 psi. The water used for tests shall be obtained from a potable source of supply. The piping shall withstand the test without leaking for a period of not less than 15 minutes.

34. WASTE LINE TESTING PARAMETERS – The piping of the plumbing, drainage, and venting systems shall be tested with water. The water test shall be applied to the drainage and vent systems either in its entirety or in sections. All openings in the piping shall be tightly closed, except the highest opening, and the system filled with water to point of overflow. No section shall be tested with less than 10 ft. head of water. The water shall be kept in the system, or in the portion under test, for at least fifteen minutes before inspection starts.

35. GAS LINE TESTING PARAMETERS – The piping of the gas system shall be tested to 1.5 times the maximum working pressure per CMC 1316.3 or CPC 1214.3. Required pressure tests of ten psi or less shall be performed with gauges of one-tenth of a pound incrementation or less. CPC 319.1.

36. Approved metallic water line connectors shall be used from shutoffs to plumbing fixtures. Rubber and plastics shall not be used.

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TABLE 610.4
FIXTURE UNIT TABLE FOR DETERMINING WATER PIPE AND METER SIZES

METER AND STREET SERVICE (Inches)	BUILDING SUPPLY AND BRANCHES (Inches)	MAXIMUM ALLOWABLE LENGTH (feet)															
		40	60	80	100	150	200	250	300	400	500	600	700	800	900	1000
PRESSURE RANGE – 46 to 60 psi[1]																
¾	½[2]	7	7	6	5	4	3	2	2	1	1	1	0	0	0	0
¾	¾	20	20	19	17	14	11	9	8	6	5	4	4	3	3	3
¾	1	39	39	36	33	28	23	21	19	17	14	12	10	9	8	8
1	1	39	39	39	36	30	25	23	20	18	15	12	10	9	8	8
¾	1¼	39	39	39	39	39	39	34	32	27	25	22	19	19	17	16
1	1¼	78	78	76	67	52	44	39	36	30	27	24	20	19	17	16
1½	1¼	78	78	78	78	66	52	44	39	33	29	24	20	19	17	16
1	1½	85	85	85	85	85	85	80	67	55	49	41	37	34	32	30
1½	1½	151	151	151	151	128	105	90	78	62	52	42	38	35	32	30
2	1½	151	151	151	151	150	117	98	84	67	55	42	38	35	32	30
1	2	85	85	85	85	85	85	85	85	85	85	85	85	85	83	80
1½	2	370	370	340	318	272	240	220	198	170	150	135	123	110	102	94
2	2	370	370	370	370	368	318	280	250	205	165	142	123	110	102	94
2	2½	654	640	610	580	535	500	470	440	400	365	335	315	285	267	250

PIPE SIZING per FIXTURE UNIT LOAD

	CW FT	HW FT
1/2"	5	2
3/4"	17	8
1"	33	16
1-1/4"	39	28
1-1/2"	--	--
2"	--	--

HW 5 FPS MAX
CW 8 FPS MAX

Water Fixture Unit Calculation

(PRIVATE FIXTURE SYSTEM)
(INDIVIDUAL UNIT)

QTY	DESCRIPTION	FU/ FIXTURE	TOTAL
3	Water Closet (1.28 gpf Tank)	2.5	7.5
3	Lavatory	1.0	3.0
0	Bath	4.0	0.0
3	Shower	2.0	6.0
1	Kitchen Sink	1.5	1.5
1	Dishwasher	1.5	1.5
1	Clotheswasher	4.0	4.0
2	Hose Bibb (Primary / Additional)	2.5/1.0	3.5
--	--	--	--
--	--	--	--
--	--	--	--
	Total Fixture Unit:		24
	Total G.P.M. Demand:		17
	CW Service to Building:		1"

WATER PIPING SIZED IN ACCORDANCE WITH APPENDIX 'A' OF THE 2022 C.P.C. (CALIFORNIA)

Waste Fixture Unit Calculation

(PRIVATE FIXTURE SYSTEM)
(INDIVIDUAL UNIT)

QTY	DESCRIPTION	FU/ FIXTURE	TOTAL
3	Water Closet (1.28 gpf Tank)	3.0	9.0
3	Lavatory	1.0	3.0
0	Bath	2.0	0.0
3	Shower	2.0	6.0
1	Kitchen Sink	2.0	2.0
1	Dishwasher	2.0	2.0
1	Clotheswasher	3.0	3.0
--	--	--	--
--	--	--	--
--	--	--	--
--	--	--	--
	Total Fixture Unit:		25.0
	Waste Service from Building:		4"

WASTE PIPING SIZED IN ACCORDANCE WITH TABLE 702.1 OF THE 2022 C.P.C. (CALIFORNIA)

Plumbing Equipment Specification

WH-1 WATER HEATER 40 GAL TANK
BRAND: RHEEM MOD. #: XE40T10H45U0
ELEC INPUT: 4.5 KW PERFORMANCE: 27 GPH @ 90°F RISE

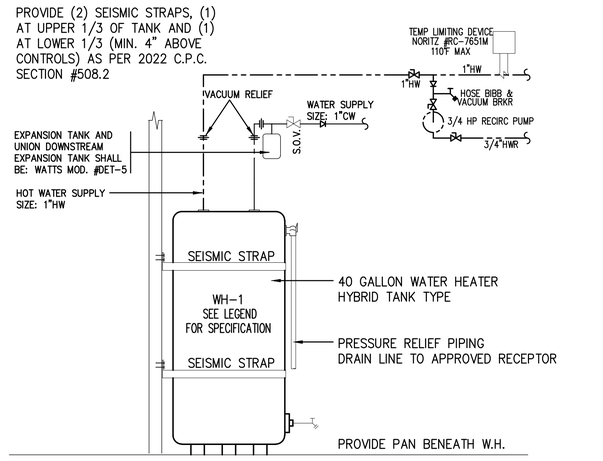
REMARK: FLOOR MOUNTED ON DRIP PAN AS SHOWN ON PLAN.
PROVIDE WITH TEMPERATURE REMOTE CONTROLLER. CONSULT OWNER'S REPRESENTATIVE FOR EXACT LOCATION OF REMOTE CONTROLLER(S).
ALL EXHAUST AND INTAKE PIPES SHALL BE PER INSTALLATION INSTRUCTIONS
SET DIP SWITCH ON CONTROL BOARD TO A MAX. 120° F.
PROVIDE CPVC CONDENSATE DRAIN W/ NEUTRALIZER TO LAV TAIL.
PROVIDE WH-1 WITH A RECIRCULATING WATER SYSTEM; METLUND'S "D-MAND SYSTEM" MOD. #STS-02-T. INSTALL RECIRC SYSTEM TO METLUND's DIRECTION FOR PROPER OPERATION; VELOCITY TO BE LIMITED BETWEEN 5 AND 8 FPM.

DWV NOTES

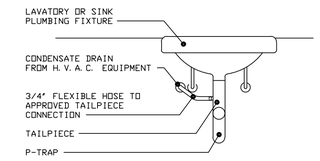
1. THE MAIN WASTE BRANCH SIZE IS AN ESTIMATE. PLUMBING CONTRACTOR TO VERIFY LOCATION IN FIELD. IF WASTE LINE IS NOT FOUND, ROUTE (N) 4" MAIN IN EXACT LOCATION SHOWN.
2. EACH FIXTURE TRAP SHALL HAVE A PROTECTING VENT SO LOCATED THAT THE DEVELOPED LENGTH OF THE TRAP ARM FROM THE TRAP WEIR TO THE INNER EDGE OF THE VENT SHALL BE WITHIN THE DISTANCE GIVEN IN TABLE 10.1 CPC, BUT IN NO CASE LESS THAN TWO TIMES THE DIAMETER OF THE TRAP ARM.
3. EACH PLUMBING FIXTURE THAT CONNECTS TO THE SANITARY SEWER SYSTEM SHALL BE PROPERLY TRAPPED AND VENTED IN ACCORDANCE WITH THE 2022 CALIFORNIA PLUMBING CODE.
4. FLOOR DRAINS OR SIMILAR TRAPS DIRECTLY CONNECTED TO THE DRAINAGE SYSTEM AND SUBJECT TO INFREQUENT USE SHALL BE PROVIDED WITH AN APPROVED AUTOMATIC MEANS OF MAINTAINING THEIR WATER SEALS.
5. BUILDING DRAIN AND VENT PIPING MATERIALS SHALL COMPLY WITH SECTIONS 701.0 AND 903.0 OF THE CALIFORNIA PLUMBING CODE.
6. EACH VENT SHALL RISE VERTICALLY TO A POINT NOT LESS THAN SI INCHES ABOVE THE FLOOD LEVEL RIM OF THE FIXTURE SERVED BEFORE OFFSETTING HORIZONTALLY OR BEFORE BEING CONNECTED TO ANY OTHER VENT.
7. EACH PLUMBING FIXTURE SHALL BE SEPARATELY TRAPPED BY AN APPROVED TYPE WATER SEAL TRAP.
8. MAX TEMPERATURE AT OUTLETS OF PLUMBING FIXTURES SHALL BE 110°F.

WATER SUPPLY NOTES

1. A WATER HEATER PRESSURE AND TEMPERATURE RELIEF DRAIN THAT TERMINATES OUTSIDE THE BUILDING SHALL COMPLY WITH SECTION 608.5 CPC
2. PROVIDE EXPANSION TANK OR OTHER APPROVED METHOD OF RELIEVING PRESSURE PER SECTION 608.3 CPC.
3. ROUTING AND TERMINATION OF FLUE AND COMBUSTION AIR INTAKE FOR WATER HEATER SHALL COMPLY WITH CH. 5, CPC 2019 AND WITH MANUFACTURER'S SPECIFICATIONS.
4. CROSS CONNECTION PROTECTION SHALL BE PROVIDED AT ALL POTABLE WATER SUPPLIED APPLIANCES AND EQUIPMENT (OTHER THAN THOSE LISTED IN INFORMATION BULLETIN 103)
5. INSTALLATION OF PLUMBING FIXTURES SHALL COMPLY WITH CHAPTER 4 CPC.
6. LAVATORY FAUCETS IN RESTROOMS SHALL BE THE SELF CLOSING TYPE AND SHALL NOT EXCEED A WATER FLOW OF 0.20 GAL/USE.
7. SHOWERHEADS SHALL NOT EXCEED A WATER FLOW OF 1.8 GPM.
8. URINALS TO BE 0.125 GPF MAX.
9. TOILETS SHALL BE ULTRA LOW FLUSH TYPE 1.28 GPF MAX.
10. EACH KITCHEN FAUCET SHALL NOT EXCEED A WATER FLOW OF 1.8 GPM.
11. PLUMBING FIXTURES AND FITTINGS SHALL COMPLY WITH ALL THE REQUIREMENTS IN SECTION 5.303 IN THE 2022 CALIFORNIA GREEN BUILDING CODE.
12. ALL MATERIALS USED IN THE NEW WATER SUPPLY SYSTEM, EXCEPT VALUES AND SIMILAR DEVICES SHALL BE OF A LIKE MATERIAL USED IN THE EXISTING BUILDING PIPING.
13. FLASHING IS REQUIRED AROUND PIPES, DUCTS, AND WALL AND ROOF OPENINGS.

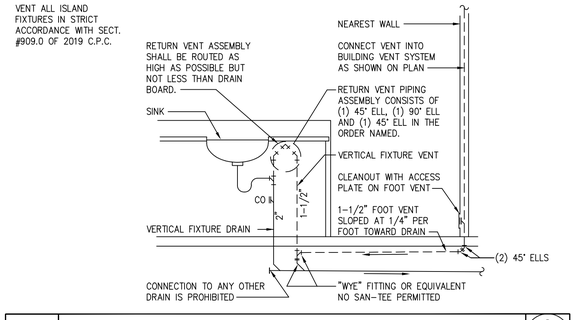


WATER HEATER - SEISMIC BRACING

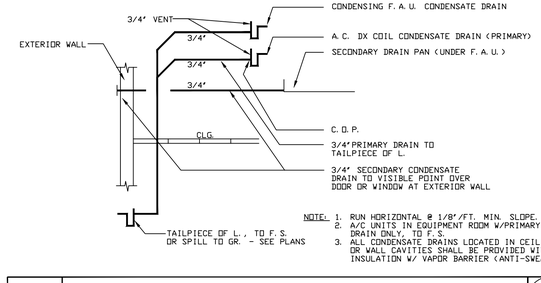


** NOTE **
SHALL BE IN ACCORDANCE WITH 2019 C. P. C. SECTION 807. 2

NO SCALE — CONDENSATE DRAIN TO APPROVED TAILPIECE



NO SCALE — ISLAND SINK WASTE / VENT PIPING — 3 / P-0



NO SCALE — CONDENSATE DRAIN — 1 / P-0

REVISIONS
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SHEET TITLE
WATER SUPPLY NOTES & DETAILS

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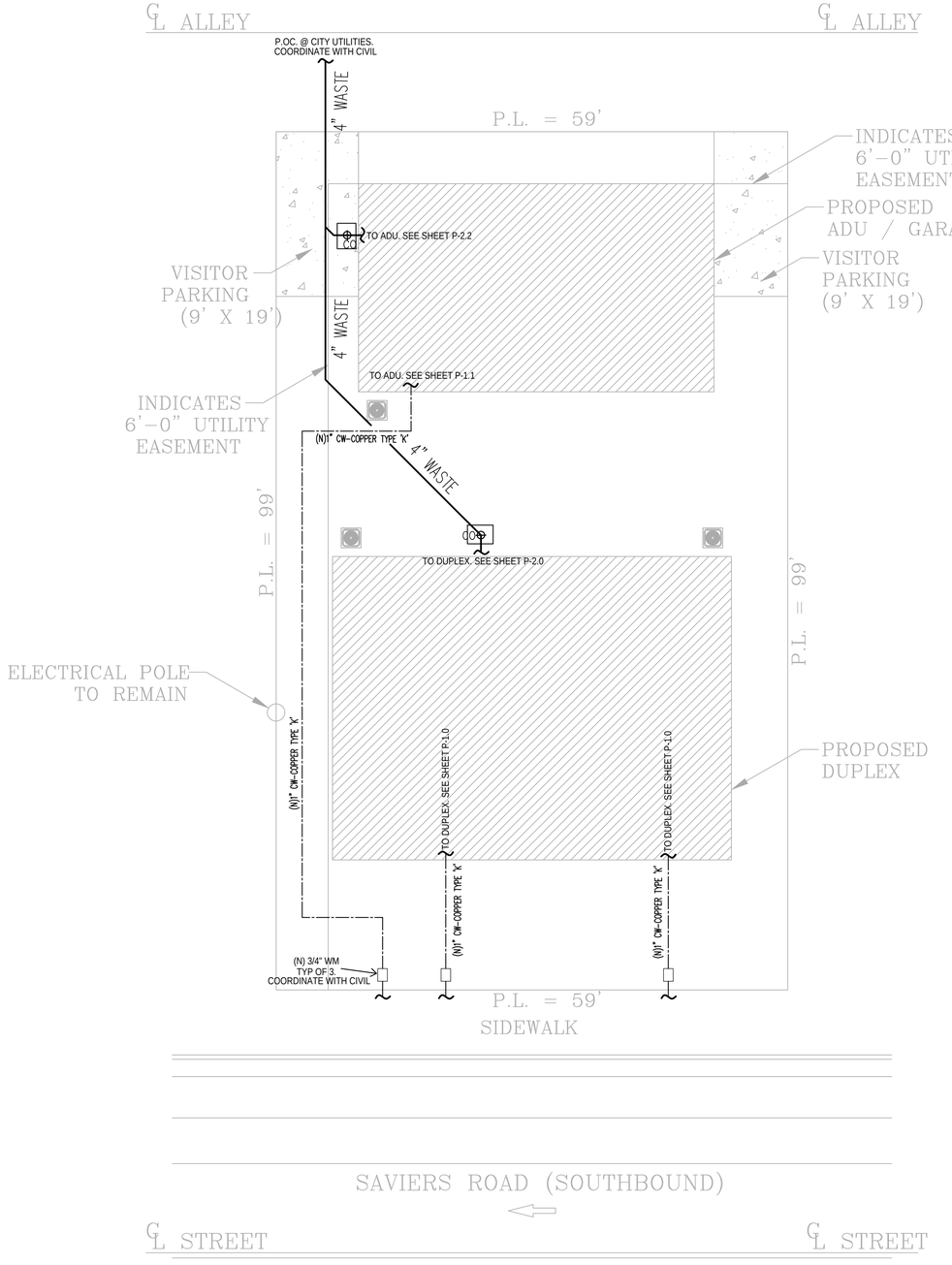
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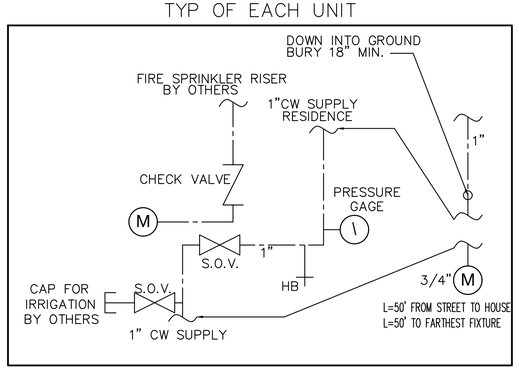
P-0.0

4
P-0

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TYP OF EACH UNIT



PLUMBING SITE PLAN

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

VERIFY ALL UTILITIES & LOCATIONS WITH CIVIL PLANS, SURVEY, AND ARCHITECT

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SHEET TITLE

PLUMBING SITE PLAN

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REGISTERED PROFESSIONAL ENGINEER DEWEY No. M34632 Exp. 12-31-25 MECHANICAL STATE OF CALIFORNIA

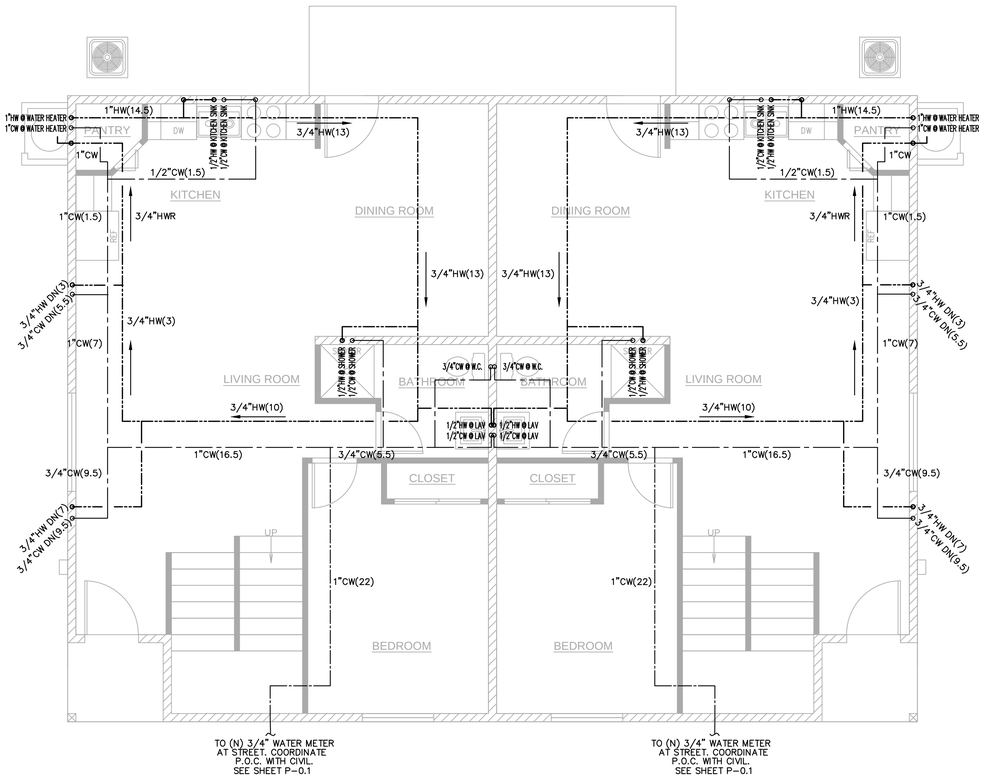
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P-0.1

*** NOTE ***
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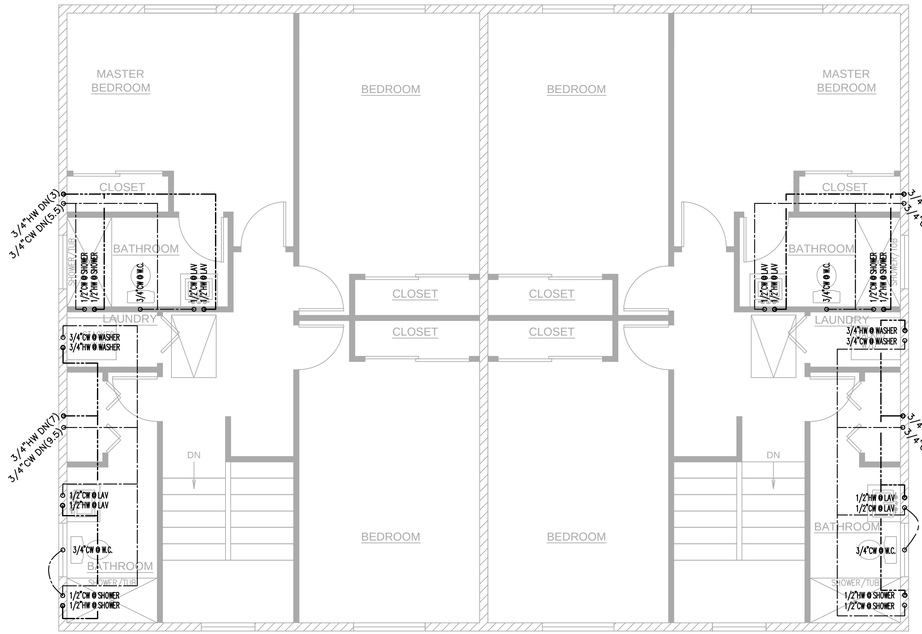
PLUMBING LEGEND

#	VENT LINE & SIZE
#	WASTE LINE & SIZE (BUILDING SEWER SHALL BE LAID IN A FIRM BED OF SAND)
GW # GW	GREASE WASTE LINE & SIZE (BUILDING SEWER SHALL BE LAID IN A FIRM BED OF SAND)
#(#)	HOT WATER SUPPLY LINE SIZE(WSFU)
#(#)	COLD WATER SUPPLY LINE SIZE (WSFU)
FCW #(#) FCW	FILTERED COLD WATER SUPPLY LINE SIZE (WSFU)
G #(#) G	GAS PIPING SIZE (MBH)
	VENT LINE BELOW SLAB
	HOT WATER SUPPLY LINE BELOW SLAB
	COLD WATER SUPPLY LINE BELOW SLAB
	CLEANOUT
	DWV, HW, CW RISER
	SHUT-OFF VALVE
	POINT OF CONNECTION (VIF)
(VIF)	VERIFY IN FIELD



1ST FLOOR WATER/GAS PLAN

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



2ND FLOOR WATER/GAS PLAN

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

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SHEET TITLE
DUPLEX
WATER/GAS PLAN

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No. M34622
Exp. 12-31-25
MECHANICAL
STATE OF CALIFORNIA

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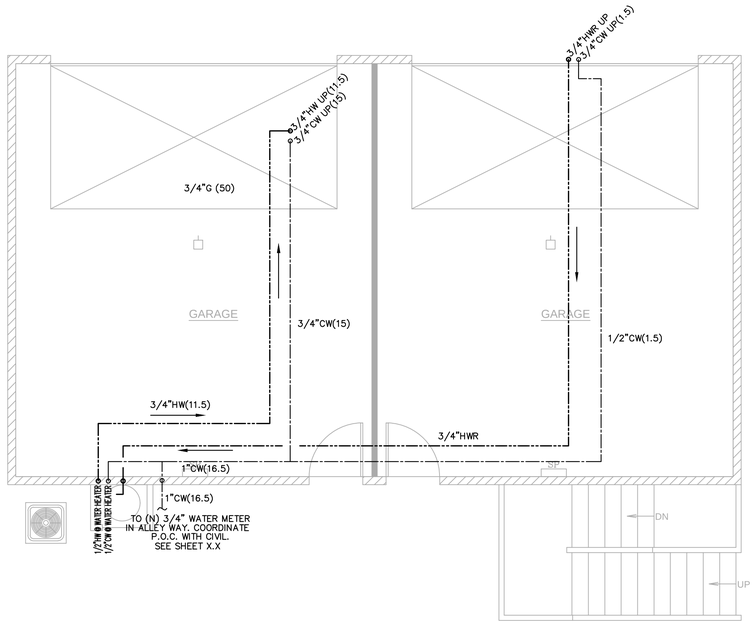
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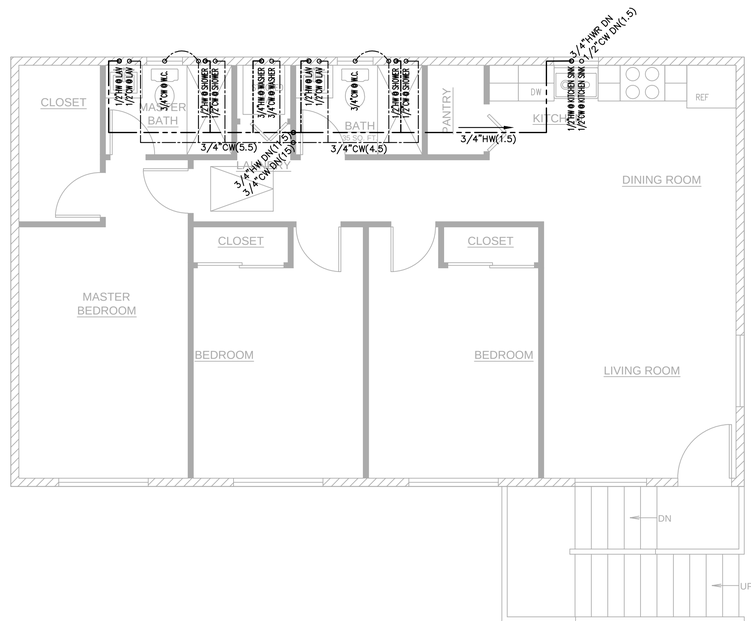
PLUMBING LEGEND

— — — #" — — —	VENT LINE & SIZE
——— # ———	WASTE LINE & SIZE (BUILDING SEWER SHALL BE LAID IN A FIRM BED OF SAND)
—GW— # —GW—	GREASE WASTE LINE & SIZE (BUILDING SEWER SHALL BE LAID IN A FIRM BED OF SAND)
——— #(#) ———	HOT WATER SUPPLY LINE SIZE(WSFU)
— — #(#) — — —	COLD WATER SUPPLY LINE SIZE (WSFU)
—FCW— #(#) —FCW—	FILTERED COLD WATER SUPPLY LINE SIZE (WSFU)
—G— #(#) —G—	GAS PIPING SIZE (MBH)
— — — — — —	VENT LINE BELOW SLAB
——— ———	HOT WATER SUPPLY LINE BELOW SLAB
——— ———	COLD WATER SUPPLY LINE BELOW SLAB
	CLEANOUT
	DWV, HW, CW RISER
	SHUT-OFF VALVE
	POINT OF CONNECTION (VIF)
(VIF)	VERIFY IN FIELD



ADU 1ST FLOOR WATER/GAS PLAN

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



ADU 2ND FLOOR WATER/GAS PLAN

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

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SHEET TITLE
ADU WATER/GAS PLAN

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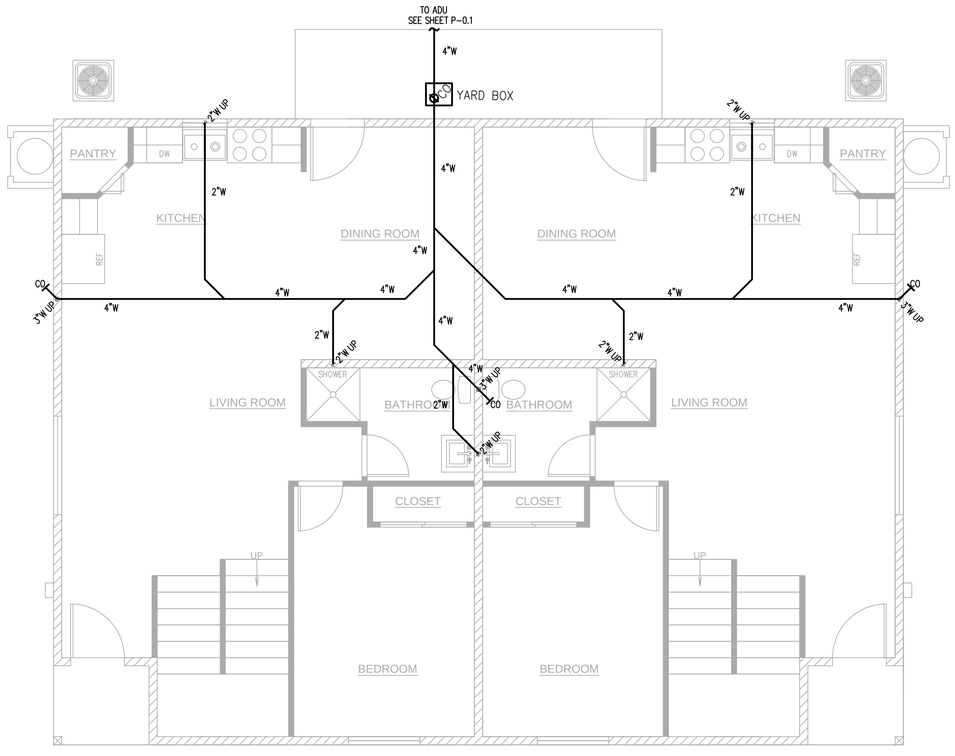
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*** NOTE ***
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PLUMBING LEGEND

— — — #" — — —	VENT LINE & SIZE
——— #" ———	WASTE LINE & SIZE (BUILDING SEWER SHALL BE LAID IN A FIRM BED OF SAND)
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— — #(#") — —	COLD WATER SUPPLY LINE SIZE (WSFU)
—FCW— #(#") —FCW—	FILTERED COLD WATER SUPPLY LINE SIZE (WSFU)
—G— #(#") —G—	GAS PIPING SIZE (MBH)
— — — — — —	VENT LINE BELOW SLAB
——— ———	HOT WATER SUPPLY LINE BELOW SLAB
——— ———	COLD WATER SUPPLY LINE BELOW SLAB
	CLEANOUT
	DWV, HW, CW RISER
	SHUT-OFF VALVE
	POINT OF CONNECTION (VIF)
(VIF)	VERIFY IN FIELD



UNDERFLOOR DWV PLAN

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

REVISIONS

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SHEET TITLE
DUPLEX UNDERFLOOR
DWV PLAN

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Exp. 12-31-25
MECHANICAL
STATE OF CALIFORNIA

ROAD

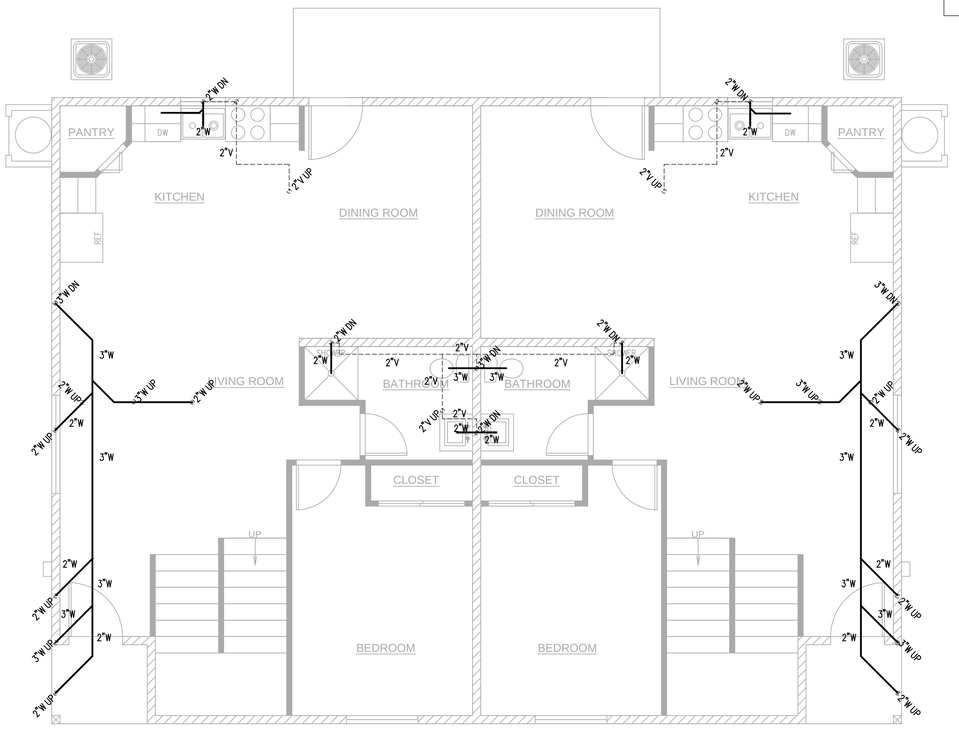
P-2.0

These drawings are, as an instrument of service, and are to remain the property of ALL-TRADE ENGINEERING. All designs and other information contained on these drawings are for use on the specified project, and shall not be used otherwise without the written permission of ALL-TRADE ENGINEERING. Visual contact with these drawings shall constitute prima facie evidence of the acceptance of these restrictions. All information contained on these drawings shall be returned or destroyed upon completion of the project it was prepared for. All information contained on these drawings may be subject to copyright or other intellectual property rights in favor of ALL-TRADE ENGINEERING. Any unauthorized use, modification, or distribution of this information is prohibited and may violate applicable laws. ALL-TRADE ENGINEERING assumes no responsibility for errors or omissions in these drawings or other documents which are modified by any party other than ALL-TRADE ENGINEERING. Any party who modifies these drawings or other documents assumes all responsibility for the consequences of any such modifications. ALL-TRADE ENGINEERING also assumes no responsibility for any decisions made or actions taken by the client or others based on preliminary drawings. Any such preliminary drawings must be clearly labeled as such. The client agrees to hold ALL-TRADE ENGINEERING harmless, and to indemnify ALL-TRADE ENGINEERING, against any claims or liability arising from any unauthorized use or modification of these drawings or the data contained on these drawings. The client also agrees to hold ALL-TRADE ENGINEERING harmless, and to indemnify ALL-TRADE ENGINEERING, against any claims or liability arising from any decisions made or actions taken by the client or others based on information provided by this client. ALL-TRADE ENGINEERING assumes no responsibility for the integrity of the designs and other information contained on these drawings may be subject to unauthorized alterations. Any such alterations may render the information inaccurate or unusable.

*** NOTE ***
CONTRACTOR TO VERIFY EXACT SIZE, SLOPE AND LOCATION OF ALL EXISTING UTILITIES ON-SITE PRIOR TO CONSTRUCTION

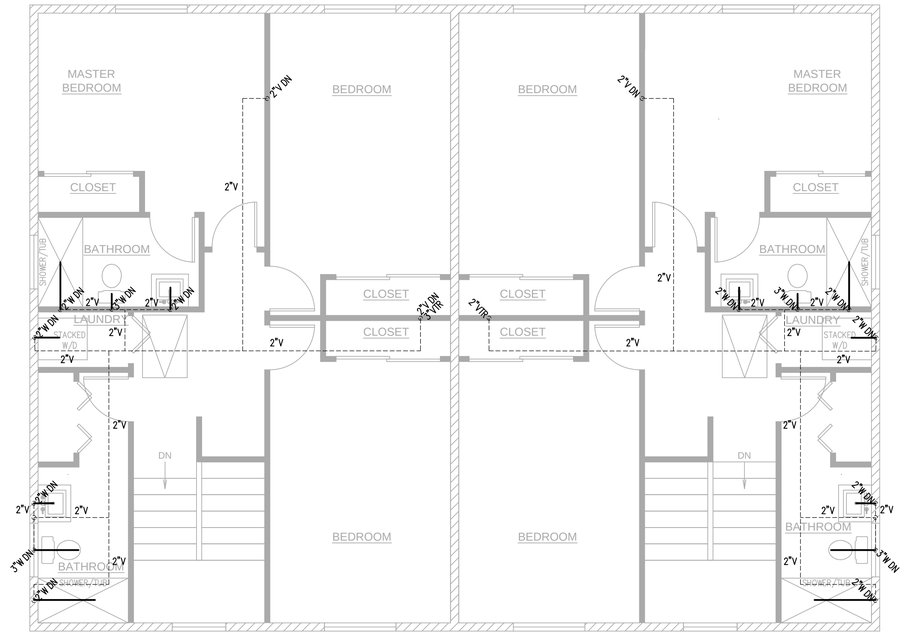
PLUMBING LEGEND

— — — # — — —	VENT LINE & SIZE
——— # ———	WASTE LINE & SIZE (BUILDING SEWER SHALL BE LAID IN A FIRM BED OF SAND)
—GW— # —GW—	GREASE WASTE LINE & SIZE (BUILDING SEWER SHALL BE LAID IN A FIRM BED OF SAND)
——— #(#) ———	HOT WATER SUPPLY LINE SIZE(WSFU)
— — #(#) — —	COLD WATER SUPPLY LINE SIZE (WSFU)
—FCW— #(#) —FCW—	FILTERED COLD WATER SUPPLY LINE SIZE (WSFU)
—G— #(#) —G—	GAS PIPING SIZE (MBH)
— — — — — —	VENT LINE BELOW SLAB
——— ———	HOT WATER SUPPLY LINE BELOW SLAB
— — — — — —	COLD WATER SUPPLY LINE BELOW SLAB
	CLEANOUT
	DWV, HW, CW RISER
	SHUT-OFF VALVE
	POINT OF CONNECTION (VIF)
(VIF)	VERIFY IN FIELD



1ST FLOOR DWV PLAN

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



2ND FLOOR DWV PLAN

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

REVISIONS
8/23/24: UPDATES

AVP
3/19/24

JOB NAME
PROPOSED WORK FOR:
5313 S. SAVIERS ROAD
OXNARD, CA 93033

DRAWINGS VALID ONLY WITH ENGINEER'S WET SIGNATURE OVER SEAL ON EACH SHEET IN INK

ALL-TRADE Engineering & Design
1805-592-4000
SHANE@ALLTRADEENGINEERING.COM
17 EAST THIRD STREET
MOORPARK, CA

SHEET TITLE
DUPLEX
DWV PLAN

REGISTERED PROFESSIONAL ENGINEER
SHANE DENNIS
No. C39991
Exp. 06-30-25
CIVIL
STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
SHANE DENNIS
No. M34632
Exp. 12-31-25
MECHANICAL
STATE OF CALIFORNIA

ROAD

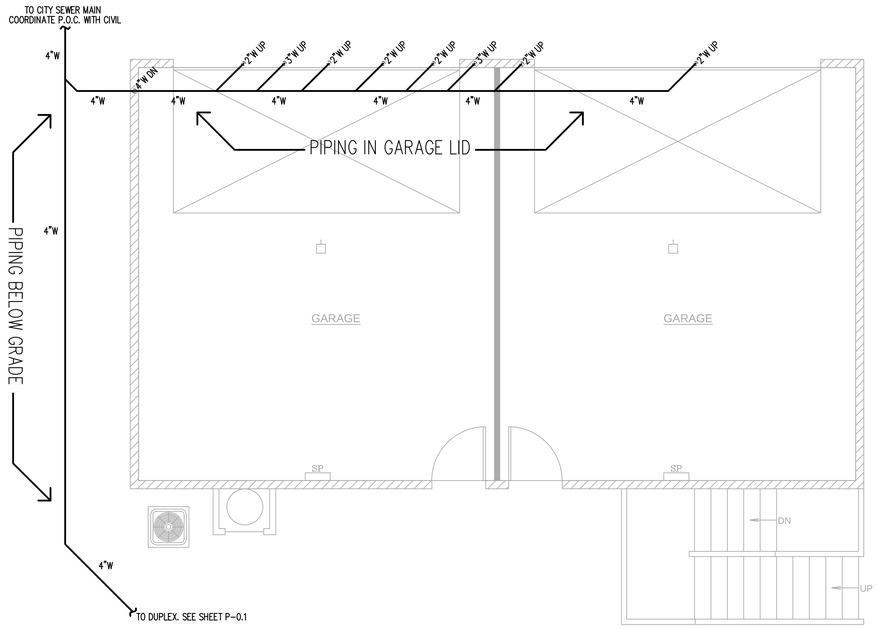
P-2.1

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In the event of unauthorized reuse of these plans and/or specifications by any third party, the third party agrees to hold harmless and indemnify ALL-TRADE ENGINEERING against all claims, costs, damages, losses and expenses including attorney's fees arising out of or resulting therefrom. Visual contact with these drawings shall constitute prima facie evidence of the acceptance of these restrictions. Any modifications made to these drawings without the written permission of ALL-TRADE ENGINEERING will void all warranties and ALL-TRADE ENGINEERING shall be released of all responsibility for the information contained on these drawings. Any use of these drawings for other projects or additions to this project, or completion of this project by others without first obtaining the expressed written permission of ALL-TRADE ENGINEERING will be at user's sole risk and without liability to ALL-TRADE ENGINEERING. 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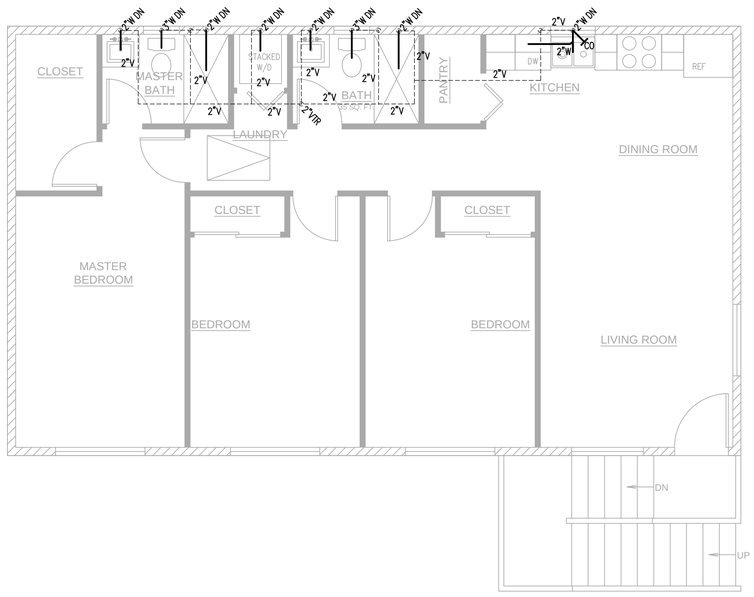
PLUMBING LEGEND

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	DWV, HW, CW RISER
	SHUT-OFF VALVE
	POINT OF CONNECTION (VIF)
(VIF)	VERIFY IN FIELD



ADU DWV PLAN

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



ADU 2ND FLOOR DWV PLAN

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

REVISIONS
8/23/24: UPDATES

AVP
3/19/24

PROPOSED WORK FOR:
5313 S. SAVIERS ROAD
OXNARD, CA 93033

JOB NAME

DRAWINGS VALID ONLY WITH ENGINEER'S WET SIGNATURE OVER SEAL ON EACH SHEET IN INK

ALL-TRADE Engineering & Design
17 EAST HIGH STREET
MOORPARK, CA
(805) 552-4000
(805) 301-4501
SHANE@ALLTRADEENGINEERING.COM
www.alltradeengineering.com

SHEET TITLE
ADU DWV PLAN

REGISTERED PROFESSIONAL ENGINEER
SHANE DENNIS PAGE
No. C 73991
Exp. 06-30-25
CIVIL
STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
SHANE DENNIS PAGE
No. M 34632
Exp. 12-31-25
MECHANICAL
STATE OF CALIFORNIA

ROAD

P-2.2

CITY OF OXNARD CALIFORNIA

DEVELOPMENT SERVICES DEPARTMENT
SITE IMPROVEMENT / GRADING PLAN COVER SHEET

GENERAL NOTES

1. All Grading shall conform to the City of Oxnard Grading Ordinance and the latest editions of the City of Oxnard Department of Public Works Standards, Standard Specifications for Public Works Construction (SSPWC), and the City of Oxnard Standard Land Development Specifications.
2. Contractor shall notify the City Inspection Division and all other interested parties and arrange for a preconstruction conference 48 hours prior to the beginning of construction.
3. At least two (2) working days prior to commencing construction, the contractor shall contact the Regional Notification Center (Underground Service Alert of Southern California U.S.A. at 1-800-422-4133) to obtain an inquiry identification number and to request the utility owners to mark or otherwise indicate the location of their subsurface facilities. The contractor shall determine the location and depth of all utilities, including all service connections, which have been marked by the respective owners and which may affect or be affected by its operations. The contractor shall take all necessary measures to protect all utilities and all structures found at the site. At least two (2) working days before commencing excavation, the contractor shall pothole and expose the existing utilities at all crossings and at the point of tie-in; then contact the Engineer to verify the elevation of the existing facilities.
4. All permits necessary prior to beginning construction shall be obtained by the contractor.
5. Throughout all phases of construction, including suspension of work, until final acceptance of the project, the contractor shall keep the work site clean and free from rubbish and debris. The contractor shall also abate dust nuisance by cleaning, sweeping and sprinkling with water and using dust fences or other methods as directed by the City throughout the construction operation.
6. The contractor shall keep a strict record of all changes and submit this record to the City of Oxnard Development Services Department. Certified "As-Built" plans shall be provided to the City of Oxnard by the developer's engineer before the release for occupancy will be issued.
7. All damage caused to public streets, including haul routes, alleys, sidewalks, curbs or street furnishings, or to private property shall be repaired at the sole expense of the contractor to the engineer's satisfaction.
8. The contractor shall remove and replace any existing broken or damaged sidewalk, curb, gutter or asphalt paving (patch, repair or overlay) and upgrade the alley adjacent to the property to current City standards as directed by the Engineer.
9. Sawcut existing pavement to a clean straight edge as directed by the City Inspector.
10. Pavement removal and replacement shall be in conformance with the City of Oxnard Standards and Specifications. Compaction efforts shall not disturb adjacent street structural section. Contractor shall be responsible for any such damage.
11. All underground sewer, storm drain, and water pipelines, electric power, telephone or cable TV conduits and cable and gas pipelines shall be installed prior to construction of curbs, gutters, sidewalks and pavement.
12. Where joining the existing pavement, sawcut to sound pavement and overlay as required to provide proper grade and cross-slope. Any unsound pavement shall be replaced as required by the engineer.
13. The developer shall obtain final approval of reimbursement amounts prior to beginning construction on reimbursable items.
14. All water wells located within the site shall be reported to the City of Oxnard Water Superintendent prior to their modification or destruction (City of Oxnard Ordinance No. 2219).
15. The contractor is required to protect all existing survey monumentation during grading and all subsequent construction. Contractor shall give the engineer adequate notice, before disturbing said monuments, so the engineer can replace or relocate any existing survey monumentation.
16. All unsuitable material shall be removed as required by the Soils Engineer (and Engineering Geologist, where employed) from all areas to receive compacted fill or drainage structures.
17. All deleterious material (e.g. – lumber, logs, brush, rubbish, etc.) shall be removed from all areas to receive compacted fill and hauled to a dump-site approved by the Engineer.
18. All areas to receive compacted fill shall be inspected and approved by the Soils Engineer (and Engineering Geologist, where employed) after removal of unsuitable material and excavation of keyways and benches, and prior to placement of subsurface drainage systems or any fills.
19. All soil or rock materials deemed unsuitable for placement in compacted fill shall be removed from the site. Any imported material shall be approved by the Soils Engineer prior to use in compacted fill. Blocky material shall be broken into suitable particle sizes before being used as fill in conformance with the City standards.
20. All tree roots, abandoned irrigation lines, utility services, septic tanks and similar materials shall be removed from the site and voids created thereby shall be properly filled and compacted as directed by the Soils Engineer.
21. All excavated back slopes and keys for buttress fills must be examined by the Engineering Geologist and Soils Engineer to insure all potential planes of failure have been exposed in the excavation and will be adequately supported by the proposed buttress fills.
22. The Soils Engineer shall submit recommendations for corrective work to insure slope stability where unstable material is exposed at the top of cuts.
23. During the rainy season (approximately October through April), the developer shall be responsible for providing storm damage prevention measures or erosion control devices and/or to perform certain grading to prevent soil or excess runoff from flowing into public streets or adjacent properties. In the event of such an occurrence, cleanup shall commence immediately. Should City forces or the City contractor perform any cleanup resulting from this development, the developer shall pay the cost incurred within ten (10) working days upon receipt of billing.
24. The developer or his agent shall be responsible for removal and cleanup of any spill on public streets during the grading operation, as well as repair of damage to haul routes and existing facilities.
25. Maximum slopes for both cut and fill shall be 2:1.
26. No oversize or overweight loads are permitted without a separate moving permit.
37. Haul routes must be on official truck routes as shown on the City truck route map. A separate encroachment permit is required when it is necessary to flag traffic or install any traffic control devices on City right-of-way.
28. All work contemplated under the permit shall be completed within the time limit specified in the permit or any time extensions granted thereon and shall be done in accordance with the approved plans and in compliance with the terms and conditions of the Grading Permit to the satisfaction of the Development Services Director and all other provisions of the code, applicable laws, and ordinances.
29. In the event the developer fails to comply with the provisions of the permit and applicable laws, the surety will promptly complete the work to the satisfaction of the Development Services Director. In the event said surety fails to promptly do so, the surety shall pay the City all costs and expenses incurred by said City in making the premises safe to the satisfaction of the Development Services Director.
30. Fine grading to be no less than the following:

	Longitudinal-Slope	Cross-Slope
Pervious surfaces	1.00%	2.0%
Asphalt surfaces	0.50%	1.0%
Concrete surfaces	.25%	0.5%

31. If the property grades have an elevation differential of 12 inches, a retaining wall shall be required (any permits required shall be obtained from Building Division before approval of grading plan). Grade differential greater than three feet shall require a double wall with a 3 foot planting strip between walls. Maximum wall height shall not exceed 8 feet between lots.
32. Prior to a final inspection and acceptance of the grading operation, all certification hereon shall be fully executed by the appropriate registered professionals.
33. All sewers and storm drain lines shall be videotaped by the contractor in VHS format and the tapes(s) shall be delivered to the city inspector at the time of taping.

CAUTION: UNDERGROUND STRUCTURES

All underground utilities or structures reported by the owner or those shown on records examined are indicated with their approximate location and extent. The developer, by accepting these plans or proceeding with improvements pursuant thereto, understands that they agree to assume liability, and agree to hold the undersigned harmless for any liability for damage resulting from the existence of underground utilities or structures not reported to the undersigned, not indicated on the public records examined, located at variance with that reported or shown on records examined. The contractor is required to take due precautionary measures to protect the utilities or structures found at the site. It shall be the contractors responsibility to notify the owners of the utilities or structures concerned before starting to work.

ENGINEERED GRADING CERTIFICATE

JOB ADDRESS OR TRACT No.: _____

OWNER: _____

ROUGH GRADING CERTIFICATION

(A) BY SOILS ENGINEER

I CERTIFY THAT THE ROUGH GRADING WORK INCORPORATES ALL RECOMMENDATIONS CONTAINED IN THE REPORT OR REPORTS FOR WHICH I AM RESPONSIBLE, AND ALL RECOMMENDATIONS THAT I HAVE MADE BASED ON FIELD INSPECTION OF THE WORK AND TESTING DURING GRADING. I FURTHER CERTIFY THAT WHERE REPORTS OF AN ENGINEERING GEOLOGIST, RELATIVE TO THIS SITE, HAVE RECOMMENDED THE INSTALLATION OF BUTTRESS FILLS OR OTHER SIMILAR STABILIZATION MEASURES, SUCH EARTHWORK CONSTRUCTION HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED DESIGN.

LOT NOS. _____

SEE REPORTS DATED _____ FOR TEST DATA, RECOMMENDED ALLOWABLE SOIL BEARING VALUES, AND OTHER SPECIAL RECOMMENDATIONS.

REMARKS: _____

ENGINEER: _____ REG No.: _____ DATE: _____
(SIGNATURE)

(B) BY ENGINEERING GEOLOGIST

I CERTIFY THAT THE ROUGH GRADING WORK INCORPORATES ALL RECOMMENDATIONS CONTAINED IN THE REPORT OR REPORTS FOR WHICH I AM RESPONSIBLE, AND ALL RECOMMENDATIONS THAT I HAVE MADE BASED ON FIELD INSPECTION OF THE WORK DURING GRADING.

LOT NOS. _____

REMARKS: _____

ENGINEERING GEOLOGIST: _____ CERT. No.: _____
(SIGNATURE)
DATE: _____

(C) BY CIVIL ENGINEER

I CERTIFY TO THE SATISFACTORY COMPLETION OF ROUGH GRADING INCLUDING: GRADING TO THE APPROXIMATE FINAL ELEVATIONS, PROPERTY LINES LOCATED AND STAKED, CUT AND FILL SLOPES GRADED AND LOCATED IN ACCORDANCE WITH THE APPROVED DESIGN, SWALES AND TERRACES GRADED READY FOR PAVING, BERMS INSTALLED, AND REQUIRED DRAINAGE SLOPES PROVIDED ON THE BUILDING PADS. I FURTHER CERTIFY THAT WHERE A REPORT OR REPORTS OF AN ENGINEERING GEOLOGIST AND/OR SOILS ENGINEER HAVE BEEN PREPARED RELATIVE TO THIS SITE, THE RECOMMENDATIONS CONTAINED IN SUCH REPORTS HAVE BEEN INCORPORATED IN THE DESIGN.

LOT NOS. _____

REMARKS: _____

ENGINEER: _____ REG No.: _____ DATE: _____
(SIGNATURE)

FINAL GRADING CERTIFICATION

(D) BY CIVIL ENGINEER

I CERTIFY TO THE SATISFACTORY COMPLETION OF GRADING IN ACCORDANCE WITH THE APPROVED PLANS. ALL DRAINAGE DEVICES REQUIRED BY THE GRADING PERMIT, GRADING PLANS AND GRADING ORDINANCE HAVE BEEN INSTALLED. EROSION TREATMENT OF SLOPES AND IRRIGATION SYSTEMS (WHERE REQUIRED) HAVE BEEN INSTALLED. ADEQUATE PROVISIONS HAVE BEEN MADE FOR DRAINAGE OF SURFACE WATER FROM EACH BUILDING SITE.

LOT NOS. _____

REMARKS: _____

ENGINEER: _____ REG No.: _____ DATE: _____
(SIGNATURE)

DETENTION BASIN CERTIFICATION

(E) BY CIVIL ENGINEER

I CERTIFY THAT ALL DETENTION BASIN ELEVATIONS AND STORM DRAIN OUTLET CONTROL DEVICES HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THESE PLANS.

ENGINEER: _____ REG No.: _____ DATE: _____
(SIGNATURE)

FEDERAL EMERGENCY MANAGEMENT AGENCY CERTIFICATION

(F) BY CIVIL ENGINEER

BASED ON POST-CONSTRUCTION FIELD SURVEY, I CERTIFY THAT THE LOWEST FLOOR OR HORIZONTAL STRUCTURAL MEMBER HAS BEEN CONSTRUCTED ABOVE THE F.E.M.A. BASE FLOOD ELEVATION. (ANY CHANGES ARE NOTED)

ENGINEER: _____ REG No.: _____ DATE: _____
(SIGNATURE)

(CIVIL ENGINEER IS REQUIRED TO FILE AN "ELEVATION CERTIFICATE" FOR ALL "A" OR "V" ZONES)

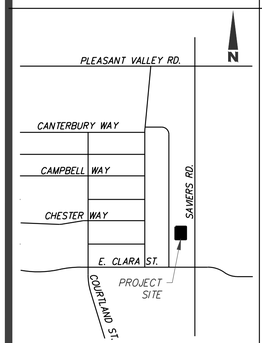
SHEET NO.	SHEET TITLE
C1	GRADING PLAN COVER SHEET
C2	GRADING AND DRAINAGE PLAN
C3	DETAILS

SHEET NO.	SHEET TITLE
EC1	EROSION AND SEDIMENT CONTROL PLAN
EC2	EROSION CONTROL DETAIL SHEET

APN: 222-0-112-115

LAND DEVELOPMENT PERMIT NO. PZ XX-XXX-XX

LOCATION MAP



APPROVAL BY CONSULTANTS

THIS PLAN IS ACCEPTABLE IN REGARD TO SOILS (AND GEOLOGIC,... IF APPLICABLE) CONDITIONS AND CONFORMS TO THE RECOMMENDATIONS OF SUPPORTIVE REPORTS.

SOILS ENGINEERING REPORT(S) No. W1788-06-01C 8/28/23 DATED

_____ DATED

_____ DATED

ENGINEERING GEOLOGIC REPORT No. W1788-06-01C 8/28/23 DATED

BY: PETRINA ZEN GE 3217
SOILS ENGINEER R.C.E.

COMPANY: GEOCON WEST, INC. , 8/28 20 23

BY: GERALD A. KASMAN CEG 2251
ENGINEERING GEOLOGIST CERT. No.

COMPANY: GEOCON WEST, INC. , 8/28 20 23

BENCH MARK

BENCHMARK STATEMENT
CITY OF OXNARD "COURT" 2000
ELEVATION = 15.226 FEET NAVD 88
CITY OF OXNARD FIELD BOOK

F.E.M.A.

FLOOD ZONE FROM F.I.R.M. _____

BASE FLOOD ELEVATION _____
(REQUIRED FOR ALL "A" OR "V" ZONES)

EARTHWORK QUANTITIES:

CUT= 0 CU. YDS.

FILL= 220 CU. YDS.

EXPORT= 0 CU. YDS.

IMPORT= 220 CU. YDS.

DESIGNATED SITE FOR IMPORT/EXPORT:
TBD

OWNER'S AGENT

AGENT _____

24 HRS. PHONE No. ( ) _____

NOTICE OF INTENT

THE LAND OWNERS MUST FILE A NOTICE OF INTENT (N.O.I.) WITH THE STATE WATER RESOURCES CONTROL BOARD WHEN THE GRADING CONSTRUCTION ACTIVITY RESULTS IN LAND DISTURBANCE OF ONE ACRE OR MORE WDID# _____

WO 10621.0

PREPARED BY:

ROBERT WILLIAM COMPANY
ENGINEERING AND LAND PLANNING DIVISION
GENERAL ENGINEERING & BUILDING CONTRACTORS
216 N. 8TH ST., SANTA PAULA, CA 93060 P: (805)671-9811
917 RAILROAD AVENUE – P.O. BOX 1025 SANTA PAULA, CA 93061

_____ _____
R.C.E. No. DATE

PLACE THE ENGINEER'S SEAL IN THIS SPACE

AS-BUILT CERTIFICATE

I HEREBY CERTIFY THAT THE WORK SHOWN ON DRAWING No. _____ SHEET No. ____ THROUGH ____, MARKED AS "RECORD DRAWING", HAS BEEN CONSTRUCTED IN CONFORMANCE WITH LINES AND GRADES AS SHOWN ON SAID PLANS, DRAWINGS, REFERENCED SPECIFICATIONS, AND APPROVED CHANGE ORDERS, AS INDICATED IN THE REVISION BLOCK.

_____ _____ _____
DATE SIGNATURE R.C.E. No.

DIGALERT

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AT LEAST TWO DAYS BEFORE YOU DIG

UNDERGROUND SERVICE ALERT(USA) OF SOUTHERN CALIFORNIA

RECOMMENDED FOR APPROVAL

DEPARTMENT	SIGNATURE	TITLE	DATE
PUBLIC WORKS			
TRAFFIC			
FIRE			
PLANNING			
PARKS			

REVISIONS

MARK	DATE	DESCRIPTION	BY

REVIEWED BY: _____ DATE

_____ DATE

CITY OF OXNARD DEVELOPMENT SERVICES DEPARTMENT

FINE GRADING PLAN
5313 S. SAVIERS RD. OXNARD, CA

APPROVED: _____
CITY ENGINEER R.C.E. EXP. DATE

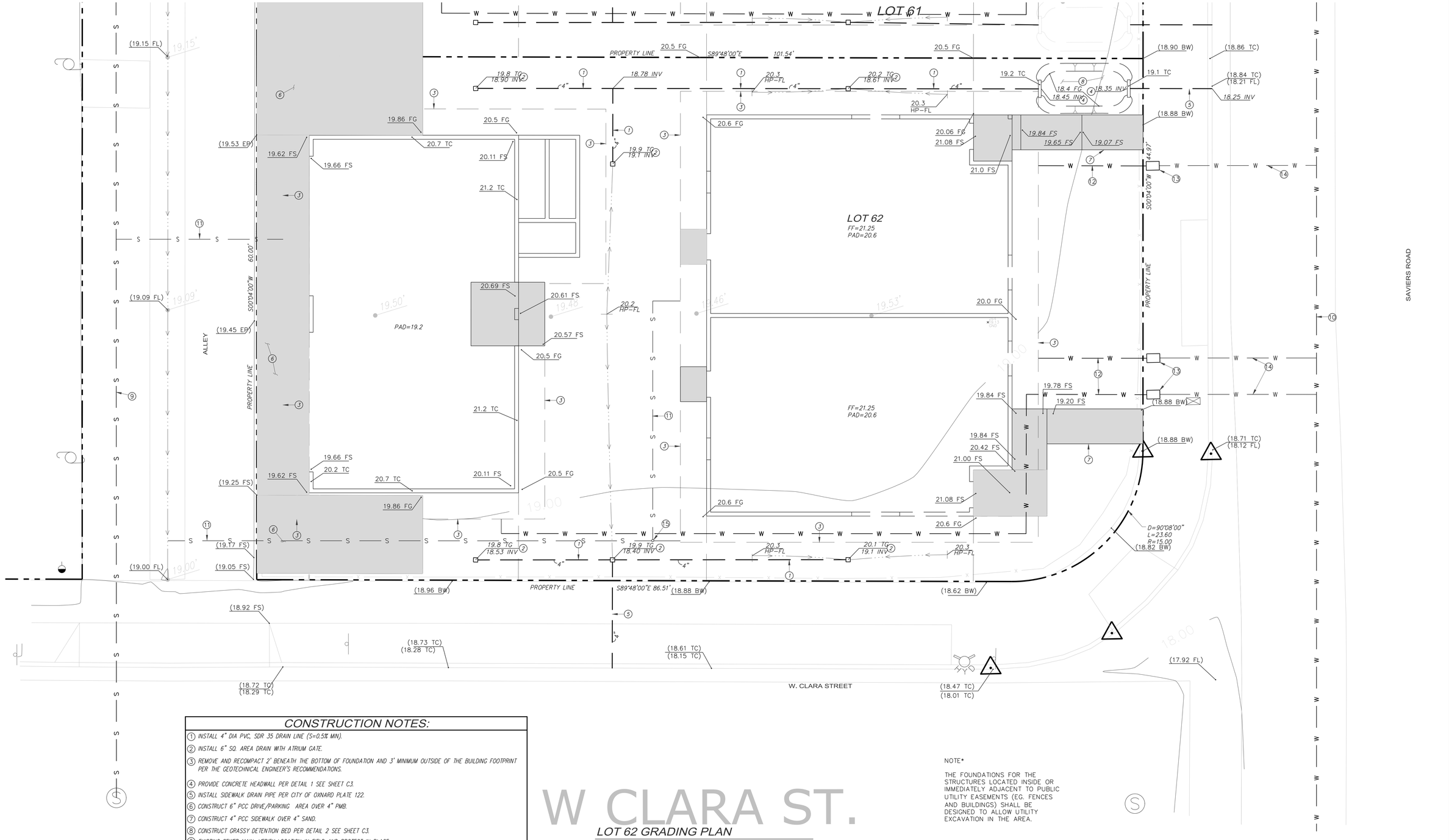
SCALE: HORZ.: NONE
VERT.: NONE

DESIGN BY: DRAFTSMAN

CHECKED BY: ENGINEER

SHEET No. C1 C3 OF

DRAWING NUMBER XX-XXA



CONSTRUCTION NOTES:

1. INSTALL 4" DIA PVC, SDR 35 DRAIN LINE (S=0.5% MIN).
2. INSTALL 6" SQ. AREA DRAIN WITH ATRIUM GATE.
3. REMOVE AND RECOMPACT 2' BENEATH THE BOTTOM OF FOUNDATION AND 3' MINIMUM OUTSIDE OF THE BUILDING FOOTPRINT PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
4. PROVIDE CONCRETE HEADWALL PER DETAIL 1 SEE SHEET C3.
5. INSTALL SIDEWALK DRAIN PIPE PER CITY OF OXNARD PLATE 122.
6. CONSTRUCT 6" PCC DRIVE/PARKING AREA OVER 4" PMB.
7. CONSTRUCT 4" PCC SIDEWALK OVER 4" SAND.
8. CONSTRUCT GRASSY DETENTION BED PER DETAIL 2 SEE SHEET C3.
9. EXISTING SEWER MAIN, VERIFY LOCATION IN FIELD AND PROTECT IN PLACE.
10. EXISTING WATER MAIN, VERIFY LOCATION IN FIELD AND PROTECT IN PLACE.
11. INSTALL 4" SEWER LATERAL (SDR 35) PER CITY OF OXNARD STD PLATE 405.
12. INSTALL 1" COPPER WATER SERVICE PER CITY OF OXNARD STD PLATE 305.
13. INSTALL 1" WATER METER PER CITY OF OXNARD STD PLATE 305.
14. INSTALL 1" POLYETHYLENE WATER LATERAL PER CITY OF OXNARD STD PLATE 305.
15. INSTALL SEWER CLEANOUT PER CITY OF OXNARD STD PLATE 407.

NOTE*

THE FOUNDATIONS FOR THE STRUCTURES LOCATED INSIDE OR IMMEDIATELY ADJACENT TO PUBLIC UTILITY EASEMENTS (EG. FENCES AND BUILDINGS) SHALL BE DESIGNED TO ALLOW UTILITY EXCAVATION IN THE AREA.

W CLARA ST.

LOT 62 GRADING PLAN

SCALE: 1" = 5'

NORTH

0' 2.5' 5' 10' 15'

SCALE: 1" = 5'

APN: 222-0-112-115

Know what's below. Call before you dig.

PREPARED BY:

W.O. 10621.000

RWC-LLC

ENGINEERING & LAND PLANNING DIVISION
216 N. 8th STREET, SANTA PAULA, CA 93061
P: (805) 671-9811 E: RANDY@RWC-LLC.COM

RANDY W. TOEDTER R.C.E. 37316 DATE

REGISTERED PROFESSIONAL ENGINEER
RANDY W. TOEDTER
No. 37316
Exp. 6-30-24
CIVIL
STATE OF CALIFORNIA

REVISIONS

MARK	DATE	DESCRIPTION	BY

REVIEWED BY: DATE

DATE

CITY OF OXNARD CALIFORNIA — DEVELOPMENT SERVICES DEPARTMENT

FINE GRADING PLAN
5313 S. SAVIERS RD. OXNARD, CA

APPROVED:
CITY ENGINEER R.C.E. EXP. DATE DATE

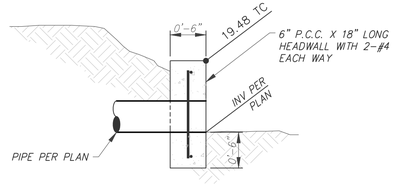
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DESIGN BY: R.W.T.

CHECKED BY: R.W.T.

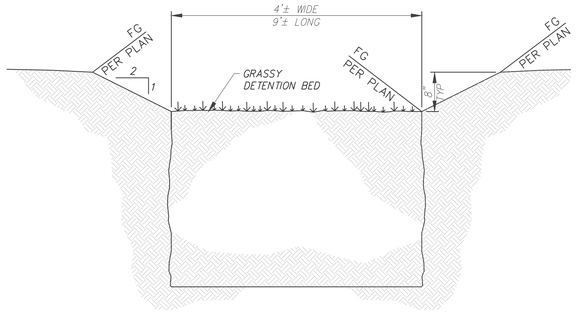
SHEET No. C2 C3 OF

DRAWING NUMBER XX-XXA



DETAIL 1

NOT TO SCALE



DETAIL 2

NOT TO SCALE

Know what's below.
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APN: 222-0-112-115

PREPARED BY:

W.O. 10621.000

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RANDY W. TOEDTER R.C.E. 37316 DATE

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RANDY W. TOEDTER
No. 37316
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CIVIL
STATE OF CALIFORNIA

REVISIONS

MARK	DATE	DESCRIPTION

REVIEWED BY:

DATE

DATE

CITY OF OXNARD CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT

DETAILS
5313 S. SAVIERS RD. OXNARD, CA

APPROVED:
CITY ENGINEER R.C.E. EXP. DATE DATE

SCALE: HORIZ.: NONE
VERT.: NONE

DESIGN BY: R.W.T.

CHECKED BY: R.W.T.

SHEET No. C3 C3 OF

DRAWING NUMBER XX-XXA

GENERAL NOTES:

1. BEST MANAGEMENT PRACTICES (BMP'S) CONTAINED HEREIN REFLECT MINIMUM REQUIREMENTS. FOR ADDITIONAL BMP'S REFER TO CALIFORNIA STORMWATER BMP HANDBOOKS.
2. ALL CONSTRUCTION ACTIVITY SHALL BE PERFORMED IN ACCORDANCE WITH A STORMWATER POLLUTION PREVENTION PLAN (SWPCP) DEVELOPED AND IPLEMENTED IN COMPLIANCE WITH REQUIREMENTS OF THE CURRENT VENTURA COUNTYWIDE STORMWATER QUALITY MANAGEMENT PROGRAM, NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. BEFORE A GRADING PERMIT IS ISSUED, THE CITY OF VENTURA WILL REQUIRE PROOF OF RECEIPT OF A NOTICE OF INTENT FOR THE CURRENT STATE NPDES GENERAL CONTRUCTION PERMIT FOR ALL CONSTRUCTION PROJECTS THAT DISTURB ONE ACRE OR MORE OR THAT ARE LESS THAN ONE ACRE BUT THE SITE IS PART OF A LARGER COMMON AREA OF DEVELOPMENT OR SALE.
3. THE SWPPP SHALL:
   - A. IDENTIFY POTENTIAL POLLUTANT SOURCES AND INCLUDE THE DESIGN AND PLACEMENT OF BMP'S TO EFFECTIVELY PROHIBIT THE ENTRY OF POLLUTANTS FROM THE CONSTRUCTION SITE INTO AND ONTO THE STREET AND STORM DRAIN SYSTEM DURING CONSTRUCTION.
   - B. BE KEPT ON SITE AND AMENDED TO REFLECT CHANGING CONDITIONS THROUGHOUT THE COARSE OF CONSTRUCTION.
   - C. BE KEPT UP TO DATE. ANY ADDITIONAL UPDATES REQUESTED BY AGENCY REPRESENTATIVE ARE TO BE MADE IMMEDIATELY.
4. NON-STORMWATER DISCHARGES ARE PROHIBITED FROM ENTERING ANY STORM DRAIN SYSTEM AND/OR STREET.
5. DISCHARGES OF PUMPED GROUND WATER REQUIRE A DISCHARGE PERMIT FROM THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (RWOCB).
6. POLLUTANTS SHALL BE REMOVED FROM STORMWATER DISCHARGES TO THE MAXIMUM EXTENT PRACTICABLE (MEP) THROUGH DESIGN & IMPLEMENTATION OF THE SWPCP.
7. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIME DURING THE RAINY SEASON (OCT. 1 TO APR. 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO ENSURE THE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT. XXXXXXX_____ SHALL BE NOTIFIED AT (XXX) XXX-XXXX_____ IN CASE OF AN EMERGENCY.
8. PORTABLE SANITARY FACILITIES SHALL BE LOCATED ON RELATIVELY LEVEL GROUND AWAY FROM TRAFFIC AREAS, DRAINAGE COURSES, AND STORM DRAIN INLETS.
9. EMPLOYEES, SUBCONTRACTORS AND SUPPLIERS SHALL BE EDUCATED ON ALL BMP'S INCLUDING CONCRETE WASTE STORAGE AND DISPOSAL PROCEDURES.
10. SEDIMENT CONTROL PRACTICES SHALL EFFECTIVELY PREVENT A NET INCREASE OF SEDIMENT LOAD IN STORMWATER DISCHARGE.
11. ANY SLOPE WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
12. EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED OR MODIFIED AS APPROVED BY THE INSPECTOR IF THEY INTERFERE WITH GRADING OPERATIONS, OR IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
13. EXCEPT AS OTHERWISE APPROVED BY THE INSPECTOR, ALL DEVICES SHOWN ON THE PLAN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY OR ON WEEKENDS WHEN THE 5 DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
14. GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
15. ALL LOOSE SOIL AND DEBRIS, WHICH MAY CREATE A POTENTIAL HAZARD TO OFFSITE PROPERTY, SHALL BE REMOVED FROM THE SITE AS DIRECTED BY THE INSPECTOR.
16. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM OR WHENEVER DIRECTED BY THE INSPECTOR.
17. A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 72 HOURS AFTER EACH RAINSTORM. BEFORE REMOVAL OF THE RAINWATER INTO THE STORM DRAIN SYSTEM, THE
18. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER.
19. DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN OCTOBER 1 AND APRIL 15 WITHOUT PRIOR APPROVAL OF THE INSPECTOR.
20. THE UNDERSIGNED OWNER WILL SUPERVISE EROSION CONTROL WORK IN ACCORDANCE WITH THE APPROVED PLANS.

SIGNATURE _____ DATE _____

REFERENCE:

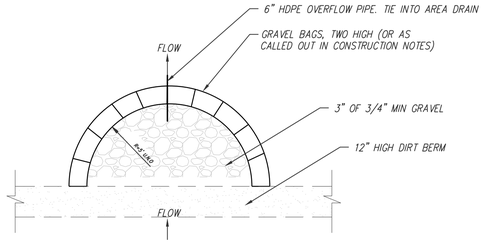
1. VENTURA COUNTY WIDE STORM WATER QUALITY MANAGEMENT PROGRAM (SWPCP) FOR SITES LESS THAN ONE ACRE DISTURBED, NPDES PERMIT NO. CAS004002 (ORDER 09-0057)
2. CALIFORNIA NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITIES - WATER QUALITY ORDER NO. 97-03-DWQ
3. VENTURA COUNTY MUNICIPAL STORMWATER NPDES PERMIT NO. 2010-0108-DWQ

AIR QUALITY:

87. THE DEVELOPER SHALL CONTROL DUST AND POTENTIAL AIR QUALITY IMPACTS BY THE FOLLOWING MEASURES:
   - a. IMPLEMENT A REGULAR WATERING PROGRAM TO REGULATE FUGITIVE DUST.
   - b. DURING SITE GRADING, A REGULAR WATERING PROGRAM SHALL BE IMPLEMENTED TO CONTROL WIND EROSION.
   - c. SEED-EXPOSED SURFACES WITH FAST-GROWING, SOIL BINDING PLANT MATERIALS.
   - d. GRADING SUBJECT TO COMPLIANCE WITH THE VENTURA COUNTY APCD DUST CONTROL MEASURES.
   - e. ALL CONSTRUCTION EQUIPMENT USED FOR DUST CONTROL SHALL BE KEPT ON SITE UNTIL THOSE PHASES OF DEVELOPMENT ARE COMPLETE.
   - f. SITE ACCESS ROADS COVERED WITH GRAVEL OR CONTINUOUSLY WATERED.
   - g. THE GRADING OPERATIONS SHALL BE CEASED IN PERIODS OF HIGH WINDS (WINDS IN EXCESS OF TWENTY [20] MILES PER HOUR) AND SMOG ALERT DAYS.
   - h. ALL MATERIAL BEING MOVED SHALL BE WATERED AND COVERED.
   - i. PERIODIC APPLICATION OF WATER ON MATERIAL STOCKPILES.
   - j. APPLY WATER TWICE DAILY OR CHEMICAL STABILIZERS ACCORDING TO MANUFACTURER'S SPECIFICATIONS TO ALL UNPAVED PARKING/STAGING AREAS OR UNPAVED ROADS.
   - k. ON-SITE VEHICULAR TRAFFIC LIMITED TO NO MORE THAN FIFTEEN (15) MILES PER HOUR.
   - l. PERIODICALLY WASH OR SWEEP PUBLIC STREETS IN THE VICINITY OF THE SITE.

ADDITIONAL REFERENCES:

1. CALIFORNIA NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY - WATER QUALITY ORDER 2009-0009-DWQ
2. CALIFORNIA NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITIES - WATER QUALITY ORDER NO. 97-03-DWQ
3. VENTURA COUNTY MUNICIPAL STORMWATER NPDES PERMIT NO. CAS004002
4. VENTURA COUNTY STORMWATER MANAGEMENT PLAN



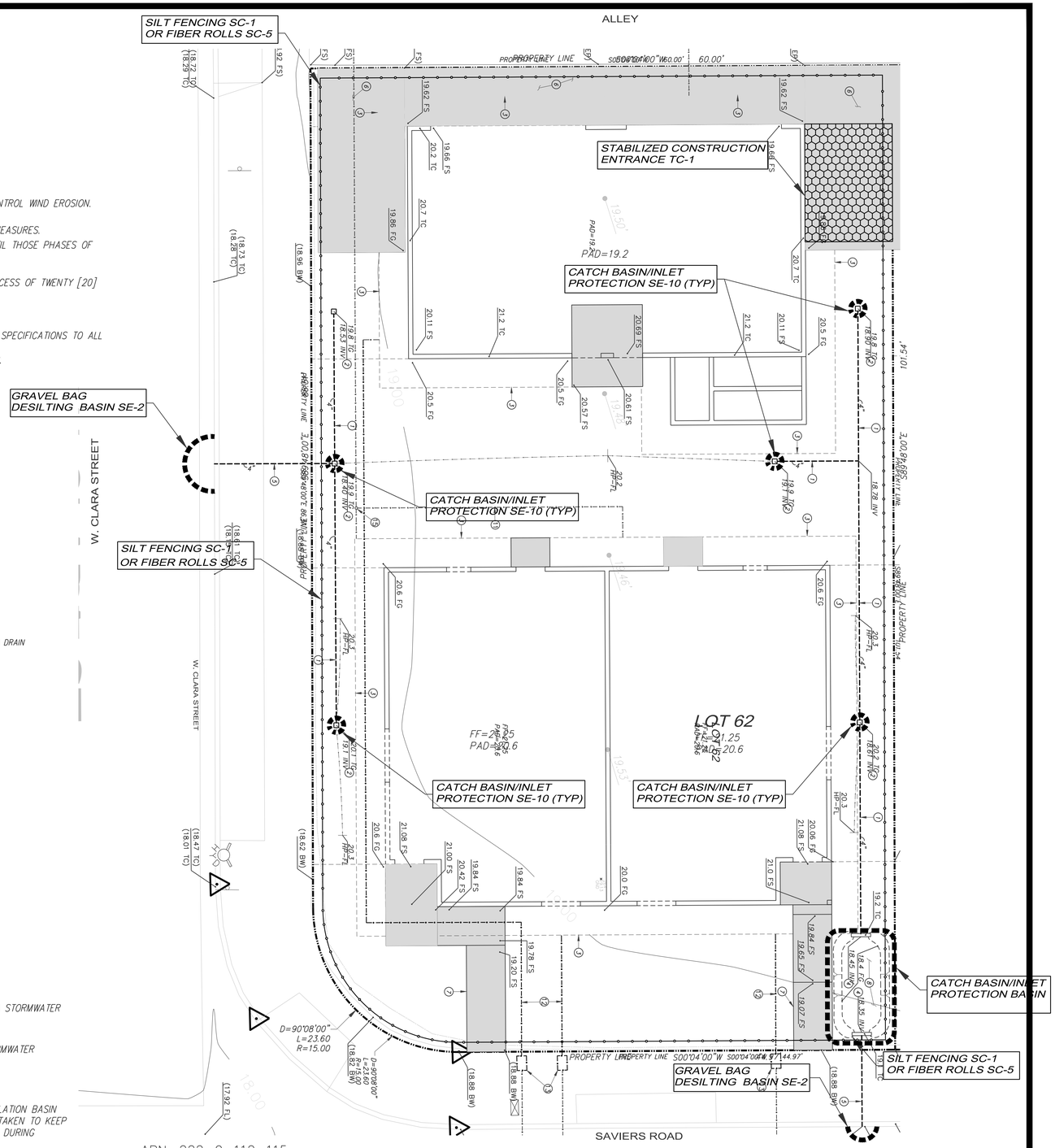
GRAVEL BAG DESILTING BASIN (1)
NTS

LEGEND:

- INSTALL FIBER ROLL BARRIER PER CALIFORNIA STORMWATER BMP HANDBOOK DETAIL SE-5 AND DETAIL "G" ON SHEET 4
- SILT FENCE LOCATION - INSTALL PER CALIFORNIA STORMWATER BMP HANDBOOK DETAIL SE-1 AND DETAIL "B" ON SHEET 4.
- STABILIZED CONSTRUCTION ENTRANCE - CONSTRUCT PER CALIFORNIA STORMWATER BMP HANDBOOK TC-1 AND DETAIL "C" ON SHEET 4.
- GRAVEL BAG DE-SILTING BASIN - CONSTRUCT PER CALIFORNIA STORMWATER BMP HANDBOOK AND DETAIL 1 HEREON.

NOTE:

1. CONTRACTOR SHALL NOT REDUCE INFILTRATION CAPACITY OF SOIL IN PERCOLATION BASIN THROUGH COMPACTION OR BY USING IT AS SEDIMENT TRAP. CARE MUST BE TAKEN TO KEEP SOILS OUT OF BASIN, CDS, OTHER POST-CONSTRUCTION TREATMENT DEVICES DURING CONSTRUCTION TO PREVENT CLOGGING.
2. THE ENTIRE SITE IS CONSIDERED A SINGLE DRAINAGE AREA.



PREPARED BY:

W.O. 10621.000

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No. 37316
Exp. 6-30-24
CIVIL
STATE OF CALIFORNIA

REVISIONS			
MARK	DATE	DESCRIPTION	BY

REVIEWED BY:
DATE
DATE

CITY OF OXNARD CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT

EROSION & SEDIMENT CONTROL PLAN
5313 S. SAVIERS RD. OXNARD, CA

APPROVED:
CITY ENGINEER R.C.E. EXP. DATE DATE

SCALE: HORIZ. NONE VERT. NONE
DESIGN BY: R.W.T.
CHECKED BY: R.W.T.

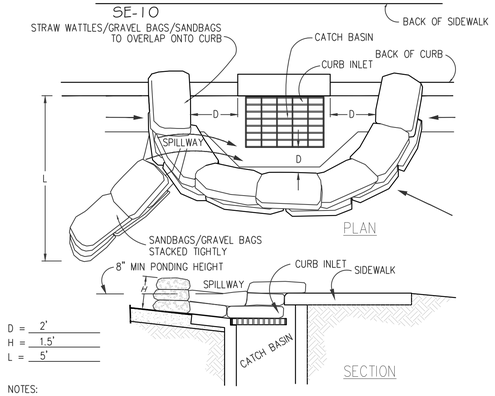
SHEET No. EC1 EC2 OF
DRAWING NUMBER XX-XXA

811 Know what's below. Call before you dig.

NORTH
0' 3' 6' 12' 18'
GRAPHIC SCALE: 1"= 6'

A CATCH BASIN/INLET PROTECTION

SE-10



D = 2'
H = 1.5'
L = 5'

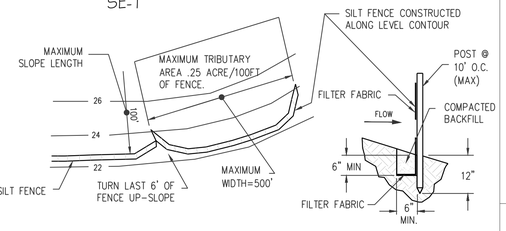
NOTES:

1. CATCH BASIN/INLET PROTECTION SHALL BE INSTALLED WHEREVER THERE IS A POTENTIAL OF STORMWATER OR NON-STORMWATER BEING DISCHARGED INTO IT.
2. INLET PROTECTION IS REQUIRED ALONG WITH OTHER POLLUTION PREVENTION MEASURES SUCH AS; EROSION CONTROL, SOIL STABILIZATION, AND MEASURES TO PREVENT TRACKING ONTO PAVED SURFACES.
3. MODIFY INLET PROTECTION AS NEEDED TO AVOID CREATING TRAFFIC HAZARDS.
5. 4. INCLUDE INLET PROTECTION MEASURES AT HILLSIDE V-DITCHES AND MISC. DRAINAGE SWALES.
6. INLET PROTECTION SHALL BE INSPECTED AND ACCUMULATED SEDIMENTS REMOVED. SEDIMENT SHALL BE DISPOSED OF PROPERLY AND IN A MANNER THAT ASSURES THAT THE SEDIMENT DOES NOT ENTER THE STORM DRAIN SYSTEM.
7. DAMAGED BAGS SHALL BE REPLACED IMMEDIATELY.

ADDITIONAL SANDBAG SEDIMENT TRAPS SHALL BE PLACED AT INTERVALS AS INDICATED ON SITE PLAN.

B SILT FENCE

SE-1

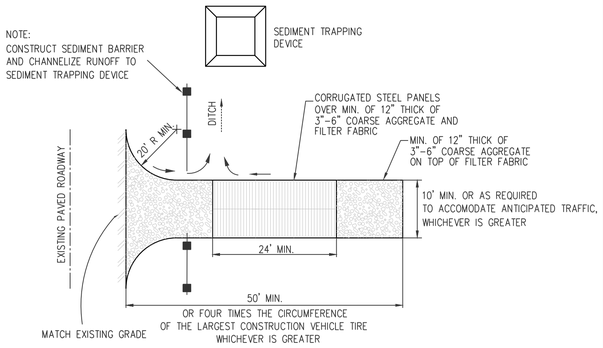


NOTES:

1. CONSTRUCT THE SILT FENCE ALONG A LEVEL CONTOUR.
2. SILT FENCES SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
3. PROVIDE SUFFICIENT ROOM FOR RUNOFF TO POND BEHIND THE FENCE AND ALLOW SEDIMENT REMOVAL EQUIPMENT TO PASS BETWEEN THE SILT FENCE AND TOE OF SLOPE OR OTHER OBSTRUCTIONS. ABOUT 1200 SQ. FT. OF PONDING AREA SHALL BE PROVIDED FOR EVERY ACRE DRAINING TO THE FENCE.
4. TURN THE ENDS OF THE FILTER FENCE UPHILL TO PREVENT STORMWATER FROM FLOWING AROUND THE FENCE.
5. LEAVE AN UNDISTURBED OR STABILIZED AREA IMMEDIATELY DOWNSLOPE FROM THE FENCE.
6. DO NOT PLACE IN LIVE STREAM OR INTERMITTENTLY FLOWING CHANNELS.
7. WHEN STANDARD FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS.
8. REFER ALSO TO BMP SE-1 FROM 2015 CALIFORNIA STORMWATER B.M.P. HANDBOOK FOR CONSTRUCTION.

C STABILIZED CONSTRUCTION ENTRANCE

TC-1



NOTES:

1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC ROADS. DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
   A. LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT OF WAY, STREET, ALLEY, AND SIDEWALK OR PARKING AREA.
   B. A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS", AND/OR MIN 3"-6" COARSE AGGREGATE WITH LENGTH, WIDTH & THICKNESS AS NEEDED TO ADEQUATLY PREVENT ANY TRACKING ONTO PAVED SURFACES.
3. ADDING A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.

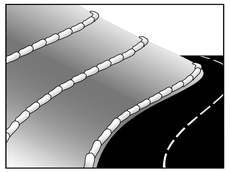
STREET MAINTENANCE

NOTES:

1. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
2. SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
3. PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

I GRAVEL BAG BERM

Gravel Bag Berm **SE-6**



Description and Purpose
A gravel bag berm is a series of gravel-filled bags placed on a level contour to intercept sheet flows. Gravel bags pond sheet flow runoff, allowing sediment to settle out, and release runoff slowly as sheet flow, preventing erosion.

Suitable Applications
Gravel bag berms may be suitable:

- As a linear sediment control measure:
  - Below the toe of slopes and erodible slopes
  - As sediment traps at culvert/pipe outlets
  - Below other small cleared areas
  - Along the perimeter of a site
  - Down slope of exposed soil areas
  - Around temporary stockpiles and spoil areas
  - Parallel to a roadway to keep sediment off paved areas
  - Along streams and channels
- As a linear erosion control measure:
  - Along the face and at grade breaks of exposed and erodible slopes to shorten slope length and spread runoff as sheet flow.

Categories

EC	Erosion Control	☒
SE	Sediment Control	☑
TC	Tracking Control	
WE	Wind Erosion Control	
NS	Non-Stormwater Management Control	
WM	Waste Management and Materials Pollution Control	

Legend:
☑ Primary Category
☒ Secondary Category

Targeted Constituents

Sediment	☑
Nutrients	
Trash	
Metals	
Bacteria	
Oil and Grease	
Organics	

Potential Alternatives

SE-1 Silt Fence
SE-5 Fiber Roll
SE-8 Sandbag Barrier
SE-12 Temporary Silt Dike
SE-14 Biofilter Bags

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CASQA
CALIFORNIA STORMWATER QUALITY ASSOCIATION

D MATERIAL STORAGE AND DELIVERY

WM-3

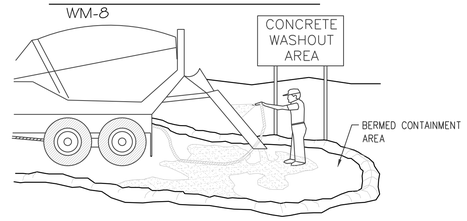
APPLY BMP WM-1 FROM THE 2015 CALIFORNIA STORMWATER BMP HANDBOOK FOR CONSTRUCTION AVAILABLE AT www.cabmphandbooks.com.

MINIMUM REQUIREMENTS FROM WM-1:

1. MATERIAL DELIVERY AND STORAGE AREAS SHOULD BE LOCATED NEAR THE CONSTRUCTION ENTRANCES, AWAY FROM WATERWAYS OR DRAINAGE PATHS. PREFERRED METHOD OF MATERIAL STORAGE IS INDOORS WITHIN EXISTING STRUCTURES OR SHEDS WHEN AVAILABLE. AT A MINIMUM, MATERIAL STORAGE AREA SHALL BE SURROUNDED WITH PROTECTIVE BERMS.
2. MATERIALS SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS AND THE ORIGINAL PRODUCT LABELS SHOULD BE MAINTAINED IN PLACE IN A LEGIBLE CONDITION.
3. MATERIALS SHOULD BE STORED ON PALLETS AND SHOULD NOT BE ALLOWED TO ACCUMULATE ON THE GROUND. SECONDARY CONTAINMENT SHALL BE PROVIDED, WHEN POSSIBLE, TO PROVIDE PROTECTION FROM WIND AND RAIN, MATERIALS SHOULD BE COVERED DURING NON-WORKING DAYS AND PRIOR TO AND DURING RAIN OR WIND EVENTS.
4. EMPLOYEES AND SUBCONTRACTORS SHALL BE TRAINED ON PROPER MATERIAL DELIVERY AND STORAGE PRACTICES AND IN EMERGENCY SPILL CLEANUP PROCEDURES.

E CONCRETE WASTE MANAGEMENT

WM-8

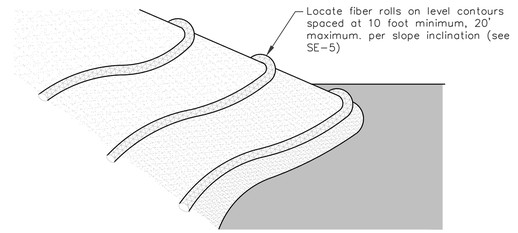


NOTES:

1. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
2. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED ON SITE.
3. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.
4. CONCRETE WASHOUT AREA SHALL BE LINED WITH A MINIMUM 10 MIL. POLYETHYLENE SHEETING. REFER TO BMP #WM-8 FROM THE 2015 CALIFORNIA CONSTRUCTION BMP HANDBOOK

G FIBER ROLL BARRIER

SE-5

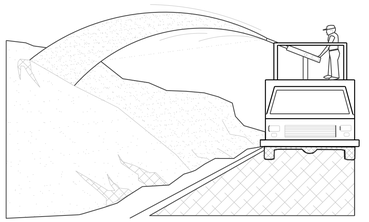


Fiber rolls may be suitable:

1. Along the toe, top, and at grade breaks of exposed erodible slopes to shorten slope length and spread runoff as sheet flow.
2. At the end of a downward slope where it transitions to a steeper slope.
3. Along the perimater of a project.
4. As check dams in unlined ditches with minimal grade.
5. Down-slope of exposed areas.
6. At operational storm drains as a form of inlet protection.

F EROSION CONTROL

EC-4

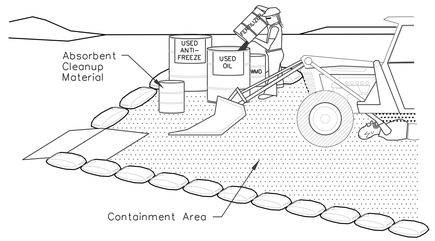


NOTES:

1. SOIL/SLOPE STABILIZATION PRACTICES SHALL BE DESIGNED TO PRESERVE EXISTING VEGETATION WHERE FEASIBLE AND TO REVEGETATE OPEN AREAS AS SOON AS FEASIBLE AFTER GRADING. THESE CONTROL PRACTICES SHALL INCLUDE TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, SOD STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, OR OTHER SOIL STABILIZATION PRACTICES.
2. SOIL STABILIZATION SHALL BE IMPLEMENTED ON ALL INACTIVE DISTURBED AREAS FROM OCTOBER 1 THRU APRIL 15 AND ON ALL DISTURBED AREAS DURING A RAIN EVENT OR POTENTIAL RAIN.
3. STABILIZATION PRACTICES SHALL CONTROL/PREVENT EROSION FROM THE FORCES OF WIND AND WATER.
4. STABILIZATION PRACTICES SHALL BE IMPLEMENTED IN CONJUNCTION WITH SEDIMENT TRAPPING/ FILTERING PRACTICES AND PRACTICES TO REDUCE THE TRACKING OF SEDIMENT ONTO PAVED ROADS.
5. WHEN USING STRAW MULCHING, THE MINIMUM APPLICATION SHALL BE 2 TONS/ACRE. MULCH MUST BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR WATER.
6. WHEN USING HYDROSEEDING/MULCHING, THE MINIMUM APPLICATION OF WOOD FIBER SHALL BE 1,500 LBS/ACRE, THAT DOES NOT CONTAIN MORE THAN 50 PERCENT NEWSPRINT.
7. FOR SEEDING RECOMMENDATIONS, CONTACT: USDA, NATURAL RESOURCES CONSERVATION SERVICE OR VENTURA COUNTY RCD.
8. FOR DETAILED BMPs, SEE BMP EC-1 THROUGH EC-13 FROM 2015 CALIFORNIA STORMWATER BMP HANDBOOK FOR CONSTRUCTION..

H EQUIPMENT REPAIR/MAINTENANCE

NS-10



Notes:

1. Leaking vehicles and equipment shall not be allowed on-site. Equipment and vehicles shall be inspected frequently for leaks and shall be repaired immediately. Clean up spills and leaks promptly with absorbent materials; do not flush with water.
2. Vehicles and equipment shall be maintained, and repaired on-site only in designated areas. Prevent run-on and run-off from designated areas. Containment devices shall be provided and areas shall be covered if necessary.
3. Designate on-site vehicle and equipment maintenance areas, away from storm drain inlets and watercourses.
4. Always use secondary containment, such as a drain pan or drop cloth, to catch spills and leaks when removing or changing fluids.
5. Legally dispose of used oils, fluids, and lubricants.
6. Provide spill containment dikes or secondary containment around stored oil, fuel, and chemical drums.
7. Maintain an adequate supply of absorbent spill cleanup materials in designated area.

APN: 222-0-112-105

PREPARED BY: W.O. 10621.000

RWC-LLC
ENGINEERING & LAND PLANNING DIVISION
216 N. 8th STREET, SANTA PAULA, CA 93061
P: (805) 671-9811 E: RANDY@RWC-LLC.COM

RANDY W. TOEDTER R.C.E. 37316 DATE

REGISTERED PROFESSIONAL ENGINEER RANDY W. TOEDTER No. 37316 Exp. 6-30-24 CIVIL STATE OF CALIFORNIA

REVISIONS

MARK	DATE	DESCRIPTION	BY

REVIEWED BY: DATE
DATE

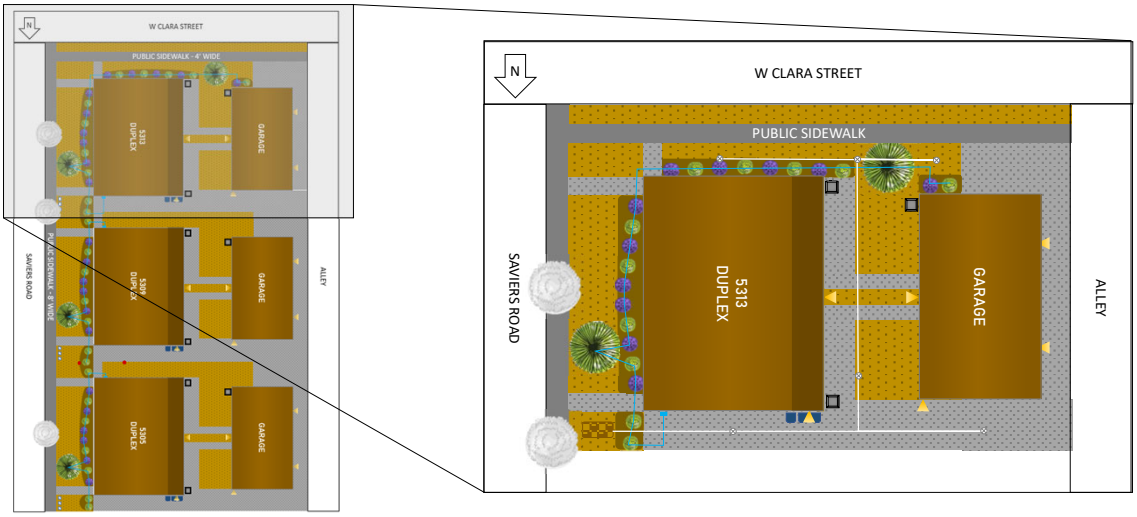
CITY OF OXNARD CALIFORNIA
DEVELOPMENT SERVICES DEPARTMENT

EROSION CONTROL DETAILS
5313 S. SAVIERS RD. OXNARD, CA

APPROVED:
CITY ENGINEER R.C.E. EXP. DATE DATE

SCALE: HORIZ.: NONE
VERT.: NONE
DESIGN BY: R.W.T.
CHECKED BY: R.W.T.

SHEET No. EC2 EC2 OF
DRAWING NUMBER



SYMBOL KEY

- Decomposed Granite
- Mulch (wood, brown)
- Retention Bed with drain [1]
- Concrete Pavement [2]
- Lavender (Lavandula Angustifolia) – 5 gallon
- Rosemary (Rosmarinus Officinalis) – 5 gallon
- Fruitless Olive Tree (Olea Europaea) – 36" Box
- Existing tree in parkway, maintained by city
- New water meter
- Irrigation control equipment [3]
- Irrigation line [4]
- Stormwater drain line[5]
- Stormwater Drain with grate [6]
- Existing utility pole on ground
- Exterior light fixture [7]
- Trash receptacle storage [8]
- AC Condenser [9]

NOTES

[1] Drainage to be completed in accordance with Drainage Report and Fine Grading Plan designed by RWC-LLC.
[2] Concrete pavement will be 2500 PSI.
[3] Orbit 4-station Indoor/outdoor Irrigation Controller (Model 57894)
[4] ½" drip irrigation tubing with adjustable emitter dripper (0 – 14 gallons per hour) at each plant
[5] 4" diameter PVC SDR 35 Drain Line (S = 0.5% Min), in accordance with Drainage Report and Fine Grading Plan designed by RWC-LLC.
[6] 6square inch drain with flat or atrium grate, in accordance with Drainage Report and Fine Grading Plan designed by RWC-LLC.
[7] Westinghouse 1-Light LED Wall Fixture White Finish with Frosted Opal Glass (Item 6106800) or similar. Luminaires shall be LED with flat lenses and parallel to the ground. Outdoor lighting instruments shall be on a dedicated circuit and operate from dusk to dawn.
[8] Trash, recycle and green waste service to be provided by the city of Oxnard. Each will be a 90-gallon tote. The trash receptacle storage space will be screened by 5-gallon plants.
[9] Goodman 2 Ton 14 SEER Air Conditioning Condenser (Model GSX140241) or similar. AC condensers are over five feet from property line. The dba at property line will be less than or equal to 55 decibels.
[10] There is no existing landscaping on the property. No plants or trees will be removed as part of construction. The landscaping will comply with the applicable Parks Landscape Standards and Water Conserving Landscape Ordinance.
[11] The foundations for the structures located inside or immediately adjacent to Public Utility Easements (eg. Fences and Buildings) shall be designed to allow utility excavation in the area.

	AREA (SF)	AREA (%)
TOTAL LOT	6044 SF	100%
BUILDING FOOTPRINT	2652.5 SF	43.89%
DECOMPOSED GRANITE AREA	1610 SF	26.64%
CONCRETE PAVED AREA	1501 SF	24.83%
MULCH BEDS	280.5 SF	4.64%

	REQUIRED	PROPOSED
GARAGE PARKING	4 spaces	4 spaces
COVERED PARKING	0 spaces	0 spaces
DRIVEWAY PARKING	0 spaces	0 spaces
VISITOR PARKING	2 spaces	2 spaces
TOTAL	6 spaces	6 spaces



	AREA (SF)	AREA (%)
TOTAL LOT	6044 SF	100%
REQUIRED INTERIOR YARD SPACE	1813.2 SF	30%
INTERIOR YARD [1]	1933.75 SF	31.99%

NOTES

[1] The interior yard space is a contiguous area between the required front yard setback and the rear property line. The area exceeds the minimum dimension of 15' x 15'. The interior yard space is completely separate from any area required for automobile circulation.

L1	CONCETUAL LANDSCAPE PLAN	DATE: 07/04/2024	Responsible Party: Carlos Lopez	Duplex, ADU & Garage at 5313 S. Saviers Rd. Oxnard, CA 93033

NOTICE OF EXEMPTION (NOE)

☐ **To:** Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: City of Oxnard
Community Development Department
214 South C Street
Oxnard, CA 93030

☐ **To:** Ventura County Clerk-Recorder &
Registrar of Voters
Hall of Administration, Main Plaza
800 South Victoria Avenue,
Ventura, CA 93009-1260

Project Title: 5313 Saviers Road Duplex

Project Applicant: Emmanuel Lopez

Project Location - Specific: 5313 Saviers Road, Oxnard, CA, 93033, Ventura County, APN 222-0-112-115.

Description of Nature, Purpose and Beneficiaries of Project: Planning and Zoning Permit No. 24-540-05 (Planned Development Permit): A request for approval of a Planned Development Permit (PD) for the construction of a new 3,326 square foot two-story duplex building consisting of two 1,663 square foot attached two-story units and a 990 square foot detached four car garage with a detached 990 square foot ADU above the garage on a 5,662 square foot (0.13 acre) vacant parcel located at 5313 Saviers Road, within the Garden Apartment - Planned Development (R-3-PD) zone. Filed by Emmanuel Lopez on behalf of property owner Carlos Lopez, PO Box 882, Simi Valley, CA 93062.

Name of Public Agency Approving Project (Lead Agency): City of Oxnard

Name of Person or Agency Carrying Out Project (Applicant): Emmanuel Lopez, Designated Agent

Exempt Status: (check one):

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☑ Categorical Exemption: Section 15303
- ☐ Statutory Exemptions. State code number:

Reason(s) why project is exempt: In accordance with § 15303, Class 3 of the State CEQA Guidelines, projects involving "the construction of new, small facilities or structures, including those up to 10,000

square feet in urban areas" may be found to be exempt from the requirements of the California Environmental Quality Act (CEQA). This proposal includes construction of a 3,326 square foot two-story duplex building and a 1,980 square foot detached building containing a four car garage on the bottom floor and an ADU on the top floor. The parcel is in an urban area surrounded by developed residential lots. No environmentally sensitive areas are on or adjacent to the vacant property. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption.

Lead Agency Contact Person: Daniel Houck, Associate Planner, 805-385-7556

_____ _____

Joe Pearson II, AICP
Planning and Environmental Services Manager
City of Oxnard

Date

Note: Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

RESOLUTION NO. 2025–XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 24-540-05 (PLANNED DEVELOPMENT PERMIT) TO CONSTRUCT A NEW 3,326 SQUARE FOOT TWO-STORY DUPLEX BUILDING CONSISTING OF A 990 SQUARE FOOT DETACHED GARAGE AND A 990 SQUARE FOOT ADU ABOVE THE GARAGE AT 5313 SAVIERS ROAD (APN: 222-0-112-115), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY EMMANUEL LOPEZ ON BEHALF OF PROPERTY OWNER CARLOS LOPEZ PO BOX 882, SIMI VALLEY, CA, 93062.

WHEREAS, on March 6, 2023, Emmanuel Lopez on behalf of property owner Carlos Lopez (the **"Applicant"** and/or **"Permittee"**), submitted a request to construct a new 3,326 square foot two-story duplex building consisting of two 1,663 square foot two-story units and a 990 square foot detached garage with a 990 square foot ADU above the garage on a 5,662 square foot (.13 acre) vacant parcel located at 5313 Saviers Road; and

WHEREAS, on February 6, 2025, the Planning Commission of the City of Oxnard (**"Planning Commission"**) conducted a duly noticed public hearing to consider Applicant's request to approve Planning and Zoning Permit No. 24-540-05 (Planned Development Permit) to construct a new 3,326 square foot two-story duplex building consisting of two 1,663 square foot two-story units and a 990 square foot detached garage with a 990 square foot ADU above the garage (the **"Project"**) in accordance with Section 16-271 and Section 16-530 through 16-553 of Oxnard City Code; and

WHEREAS, Section 16-540 of the Oxnard City Code authorizes the Planning Commission to approve a Planned Development Permit; and

WHEREAS, the Project has been reviewed by members of the Development Advisory Committee (DAC) and those members have prepared conditions of approval that are incorporated within the recommended permit; and

WHEREAS, the Planning Commission finds that the Project conforms to the City of Oxnard 2030 General Plan elements thereof and the Oxnard City Code for the reasons set forth in the Planning Commission Staff Report; and

WHEREAS, the Planning and Environmental Services Division has completed a preliminary environmental assessment of the Project in accordance with the California Environmental Quality Act (CEQA) and determined that the Project is subject to a Class 3 Categorical Exemption (Section 15303). Further, the project does not trigger any of the Exceptions to the Exemptions (Section 15300.2) to defeat the Exemption:

(a) **Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -- a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply to all instances,**

except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

The project site has a General Plan land use designation of Residential Low Medium and a zoning designation of Garden Apartment - Planned Development. The project is completely surrounded by urban residential development and is proposing to construct development of a similar character. The project site and adjacent sites do not contain any known environmental resource of hazardous or critical concern. Therefore, the project will have no impact on an environmental resource of hazardous or critical concern.

(b) **Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.**

The proposed residential development of a two-story duplex and two-story garage containing an accessory dwelling unit on the top floor is consistent with adjacent development and development that is permissible through the zoning code on this property. The project is consistent with the General Plan standards and Oxnard City Code. The development is compatible with the physical scale and character of allowable development in the project area. Any projects requiring discretionary approval would be analyzed with the General Plan and the Oxnard City Code for consistency and CEQA for any potential impacts. Therefore, the project will have no significant cumulative impact.

(c) **Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.**

The proposed residences will not result in an unusual circumstance that would cause the project to have a significant effect on the environment. The project will not alter the urban character of the surrounding development and the property does not contain any unusual environmental characteristics as the property is generally surrounded on all sides by residential development. The proposed project would maintain the character of adjacent development. Therefore, the project will not have a significant effect on the environment due to unusual circumstances.

(d) **Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements, which are required as mitigation by an adopted negative declaration or certified EIR.**

The project is along Saviers Road, which is not a local scenic road, along that stretch and is not located in or adjacent to a State designated scenic highway. The project is not taller or vastly different in physical character than adjacent residential uses in the vicinity. Therefore, it won't have a significant impact on scenic resources.

(e) **Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site, which is included on any list compiled pursuant to Section 65962.5 of the Government Code.**

The proposed project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code.

(f) **Historical Resources. A categorical exemption shall not be used for a project, which may cause a substantial adverse change in the significance of a historical resource.**

The project does not contain an existing or potential landmark, point of interest, or historic resource, and it is not loathed within an existing proposed or potential Historic District. The existing vacant parcel does not have any significant architecture or known historical significance. No physical improvements are proposed to an existing building at this time. Therefore, the proposed project will not cause a substantial adverse change in the significance of a historical resource.

WHEREAS, the Planning Commission finds after due study and deliberation that the applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this Resolution as being a reasonable manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work, visit or live in this development in particular; and

WHEREAS, the Planning Commission finds that the Applicant agrees as a condition of this Resolution that at its own expense, to indemnify defend (with counsel selected by the City in its discretion) and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of this Resolution or any actions or proceedings, acts or determinations taken, done or made before the approval of this resolution that were part of the approval process.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF OXNARD:

SECTION 1. Based on the entire record before the Planning Commission and all written and oral evidence presented, including the Planning Commission Staff Report and all attachments thereto, the Planning Commission finds:

(1) The proposed use is in conformance with the City of Oxnard 2030 General Plan and the elements thereof and other adopted standards.

The proposed use is located on a property with a General Plan designation of Residential Low Medium, which would be a compatible zone for this use. It also is consistent with the goals of expanding housing options and prioritizing infill development. Thus, the proposed use is in conformance with the City of Oxnard 2030 General Plan and the elements thereof and other adopted standards. Additionally, this residential development is consistent with Chapter 16 of the zoning code, allowing multi-family residential such as duplexes as well as development of accessory dwelling units within the R-3 Garden Apartment zone. The zoning designation also carries the Planned Development additive zone. Under this additive zone, a Special Use Permit is necessitated and processed as a Planned Development Permit despite the project being processed as a Development Design Review only under the base zoning designation. The project is consistent with the standards of the Garden Apartment and the Planned Development zone and can be as proposed.

(2) The proposed use will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.

The proposed residential at the site will likely increase the traffic potential, however, the land will become more similar in character with the adjacent uses on Saviers Road, which are also duplexes and multi-family residential. The project proposes multiple garage spaces and visitor spaces on the site, which will help decrease potential parking issues. The location, height and bulk of the proposed use and buildings will not materially affect the nearby uses, buildings or structures, or the public health, safety or general welfare.

(3) The site for the proposed use is adequate in size and shape to accommodate the setbacks, parking, landscaping, and other City standards except as may be specifically excepted by the special findings and conditions of this Resolution.

The project site is vacant, but the proposed buildings can be built without impeding into the required setbacks. Parking at the required rate by Oxnard City Code is supplied on the subject property for both the proposed number of garage spaces and the amount of visitor spaces. The site is adequate in size for the proposed development to be built and meet all requirements of the Oxnard City Code.

(4) The site for the proposed use will be served by streets and highways adequate in width and structure to carry the kind and quantity of traffic such use will generate.

The development is located along a major thoroughfare in the City (Saviers Road) and as described in Section 6 of the Planning Commission Staff Report, the Project will construct its access from the alley. There will be minimal traffic impact as anticipated traffic is consistent with a small scale residential development. The site has sufficient access to streets and highways that are adequate in size and will not cause issues on Saviers Road with traffic entering and exiting from the alley and West Clara Street.

(5) The site for the proposed use will be provided with adequate sewerage, water, fire protection and storm drainage facilities.

The Project is considered infill development that has been found to be consistent with anticipated development for this site. Furthermore, the Project will be served by existing water and sewer connections. Engineering has conditioned the project to be consistent with public services and drainage requirements. The Fire Department will ensure compliance with fire code during the building permit process due to the small scale of the development, which is consistent with other small residential entitlements and building permits that do not require a planning entitlement.

SECTION 2. The Planning Commission, in accordance with the California Environmental Quality Act (CEQA), determines that the Project (construction of a two-story duplex and a two-story garage) will not have a significant impact on the environment and is categorically exempt from CEQA pursuant to Article 19, § 15303 (Class 3 - New Construction) of the State CEQA Guidelines. These sections pertain to projects characterized as new, small facilities. The Planning Commission has determined that there is no substantial evidence that the project will have a significant effect on the environment and no Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. The Planning and Environmental Services Division is hereby authorized and directed to file a Notice of Exemption with the Ventura County Clerk pursuant to § 15602 of the State CEQA Guidelines within five (5) working days of passage, approval and adoption of this Resolution.

SECTION 3. Based on the findings set forth herein, the Planning Commission hereby approves Planning and Zoning Permit 24-540-05 (Planned Development Permit), subject to the attached conditions of approval.

SECTION 4. The decision of the Planning Commission shall be final unless an appeal of the action is filed in accordance with the provisions of Section 16-545 of the Oxnard City Code.

SECTION 5. The Secretary shall certify the adoption of this Resolution.

CONDITIONS OF APPROVAL

Note: The abbreviations below identify the City department or division responsible for determining compliance with these standard conditions. The first department or division listed has responsibility for compliance at plan check, the second during inspection and the third at final inspection, prior to issuance of a certificate of occupancy, or at a later date, as specified in the condition. If more than one department or division is listed, the first will check the plans or inspect the project before the second confirms compliance with the condition. The italicized code at the end of each condition provides internal information on the source of each condition: Some are standard permit conditions (e.g. *G-1*) while some are taken from environmental documents (e.g. *MND-S2*).

DEPARTMENTS AND DIVISIONS			
CA	City Attorney	PL	Planning Division
DS	Dev Services/Eng Dev/Inspectors	TR	Traffic Division
PD	Police Department	B	Building Plan Checker
SC	Source Control	FD	Fire Department
PK	Landscape Design	CE	Code Compliance

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, *G-1*).

2. This permit is granted for the plans dated February 6, 2025, ("the plans") on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Planning and Environmental Services Manager ("Planning Manager") or a major modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A major modification shall be required for substantial changes or increases in such items. (PL, *G-2*)

3. This permit shall automatically become null and void 36 months from the date of its issuance, unless Developer has diligently developed the proposed project, as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements. A one time extension to this permit may be granted for a maximum of 12 additional months. The request for the extension shall be applied for prior to the expiration of the permit (PL, *G-3*)

4. All required off-site and on-site improvements for the Project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Development Services Manager allows Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, *G-4*)

5. By commencing any activity related to the Project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, *G-5*)

6. Developer agrees, as a condition of adoption of this Resolution, at Developer's own expense, to indemnify, defend (with counsel selected by the City in its discretion) and hold harmless the City and its agents, officers, and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the Resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such Resolution that were part of the approval process. (CA, G-6).

7. Any covenants, conditions, and restrictions (CC&Rs) applicable to the Project property shall be consistent with the terms of this permit and the City Code. If there is a conflict between the CC&Rs and the City Code or this permit, the City Code or this permit shall prevail. (CA, *G-7*)

8. Developer shall complete the "Notice of Land Use Restrictions and Conditions" form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, Developer shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL, *G-8*)

9. Developer shall provide off-street parking for the Project, including the number of spaces, stall size, paving, striping, location, and access, as required by the City Code. (PL/B, *G-9*)

10. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, *G-11*)

11. Developer shall not permit any combustible refuse or other flammable materials to be burned on the Project property, unless allowed in writing by the Fire Chief. (FD, *G-12*)

12. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the Project property, except as provided in a permit issued by the Fire Chief. (FD, *G-13*)

13. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, *G-14*)

14. Prior to issuance of building permits, Developer shall correct all violations of the City Code existing on the Project property for which the Code Compliance Division has open cases, unless the permit to be issued is for the correction of any remaining open code cases (PL, *G-15*).

LANDSCAPE STANDARD CONDITIONS

15. Prior to issuance of building permits or the proposed use is initiated, whichever comes first, Developer shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Development Services Division and obtain approval of such plans. (PK/DS, *PK-2*)

16. Prior to issuance of a certificate of occupancy, Developer shall install landscape and automatic irrigation systems that have been approved by the Parks and Facilities Superintendent. (PK, *PK-3*)

17. Developer shall properly maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of Developer to do so may result in the revocation of this permit and initiation of legal proceedings against Developer to ensure compliance (PK, *PK-4*)

18. Prior to the issuance of City issues a certificate of occupancy, Developer shall provide a watering schedule to the building owner or manager and to the Planning Division or designee. The irrigation system shall include automatic rain shut-off devices, or instructions on how to override the irrigation system during rainy periods. (PK, *PK-5*)

19. All trees planted or placed on the property by Developer shall be at least 24-inch-box size. All shrubs and vines shall be at least five-gallon size, except as otherwise specified by this permit. (PK, *PK-6*)

20. At the time of landscape plan check submittal, the landscape planting and irrigation plans shall comply with the current title 23 Model Water Efficient Landscape Ordinance (MWELO). (PK, PK-7.1)

21. Developer's landscape plans for houses shall show, where appropriate, a typical landscape and irrigation treatment for north, south, east or west site orientation, for corner lots as well as internal lots. (PK, *PK-9*)

22. Developer shall provide an automatic irrigation controller and a written seasonal watering schedule for all front yard and street side yard landscaping. The watering schedule shall include variations for seasonal changes, sun and shade exposure of plants, type of plants, duration and frequency of irrigation, and suggestions as to how to conserve water. As part of the landscape plan check submittal process, the Parks and Facilities Superintendent shall review the sufficiency of instructions for the operation of the irrigation controller and the watering schedule cycles. (PK, *PK-11*)

23. At the time of occupancy of each dwelling unit, Developer shall review with and provide instructions to each occupant concerning the irrigation controller operation and the watering schedule. (PK, *PK-12*)

24. Developer shall install sod or a drought tolerant species approved and identified in the City's low water use handout in the lawn areas of all front yards and street side yards. (PK, *PK-13*)

25. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK, *PK-22*)

26. At time of submittal to the Building and Engineering Division for plan check, Developer's Landscape Architect or Architect shall provide the City with written confirmation that they have reviewed the civil engineering construction drawings and that the NPDES requirements are not in conflict with meeting the City's landscape requirements. (PK, PK-23)

27. Prior to issuance of the third certificate of occupancy, Developer shall submit the final "as planted" Landscape Plan to the Planning Manager that includes: 1) WOCALS values for all trees and shrubs selected for the Project, 2) total landscape square footage, and 3) water compliance calculations and a statement that "all landscaping and irrigation comply with Ordinance No. 2822, which adopted the City of Oxnard Landscape Water Conservation Standards, and applicable water conservation requirements of the State of California". (PK)

28. The applicant shall include at least one 24" box size (minimum) tree within the front yard and street side yard. The tree shall be selected from "Table 10. Recommended Species Palette" of the "Tree Program Review" dated December 2021 and prepared by Dudek on behalf of the City of Oxnard. Trees shall be installed in conformance with minimum spacing and planter space standards. A priority shall be given to plans with Low and Very Low WUCOLs rating and are utility friendly.

29. Consistent with the City Council Resolution 15,569 which declared a continuance of the Stage 2 water shortage condition within the City of Oxnard, the project is required to implement and maintain the mandatory water conservation requirements for as long as City Council Resolution 15,569 is in effect or is amended/replaced by the City of Oxnard.

30. The required front yard along Saviers Road and the required side yard along West Clara Street shall be landscaped with a combination of trees, shrubs, organic and inorganic ground cover, or lawn. Trees and shrubs must occupy a minimum of 25% of these required yard areas and be equally dispersed amongst other landscaping types. Inorganic ground cover such as decomposed granite, crushed rock, gravel, river rock, and/or boulders, shall not exceed 75% of the required landscaped area. Lawn also shall not exceed 75% of the required landscaped area, and a drought tolerant variety of grass must be specified. Landscape plans are subject to the approval of the Planning Manager.

31. The parkway along West Clara Street must be landscaped in a similar character to the adjacent and surrounding parkways along West Clara Street. The landscaping shall be sensitive to the on-street parking along the parkway and not create a safety hazard or impede mobility. Landscaping is subject to approval by the Planning Manager and Public Works. An encroachment permit must be obtained for work in the parkway.

PLANNING DIVISION STANDARD CONDITIONS

32. Plans submitted by Developer with building permit applications shall show on the building elevation sheets all exterior building materials and colors, including product and finish manufacturer name, color name and number, and surface finish type (such as: stucco with sand finish, plaster with smooth finish) to be used in construction. (PL/B, PL-1)

33. Any application for a Minor Modification to the project shall be accompanied by four copies of plans reflecting the requested modification, together with applicable processing fees. (PL, *PL-2*)

34. Before the City issues building permits, Developer shall include a reproduction of all conditions of this permit as adopted by resolution of the Planning Manager in all sets of construction documents and specifications for the project. (PL, *PL-3*)

35. Before the City issues building permits, Developer shall provide to the Planning Division Manager color photographic reductions (8 1/2" by 11") of full-size colored elevations and any other colored exhibit approved by the Director. Developer may retain the full-size colored elevations after the reductions are so provided. (PL, *PL-4*)

36. Developer may not modify any use approved by this permit unless the Planning Division Manager determines that Developer has provided the parking required by the City Code for the modified use. (PL, PL-7)

37. During construction, Developer shall control dust by the following activities:
    a. All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code section 23114, with special attention to sub sections 23114(b)(2)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.
    b. All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible. (B/DS, *PL-12*)

38. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)

39. During construction, Developer shall water the area to be graded or excavated prior to commencement of grading or excavation operations. Such application of water shall be at least twice per day and shall penetrate sufficiently to minimize fugitive dust during grading activities. (B/DS*, PL-11*)

40. Developer agrees to participate in a water conservation program that includes refitting water fixtures existing on the project property with water conserving devices within residences or businesses in the City's water service area, if such a program is in effect when building permits are issued for this project. Among the requirements of such a program might be refitting existing toilets, faucets, shower heads, landscaping irrigation or other fixtures and items that consume water within the structure. (PL, *PL-14*)

41. Due to water limitations placed upon the City by its water providers, approval of this permit does not guarantee that the City will issue building permits. Issuance of building permits may be delayed as a result of implementation of a water conservation or allocation plan. (PL, PL-15)

42. Prior to issuance of building permits, Developer shall pay a document imaging fee for the planning files in an amount calculated by planning staff at the time of building permit review based on fees then in effect. (PL/B, PL-16).

43. Developer shall provide automatic garage door openers for all garages. (PL/B, *PL-20*)

44. Garages closer than 23 feet to the front property line shall have sectional roll-up garage doors. (PL/B, *PL-21*)

45. Prior to issuance of fine grading plans, Developer shall provide at least two types of driveway finishes or decorative designs. The details of the driveways shall be to the satisfaction of the Planning Division Manager. (PL, *PL-22*)

46. Prior to issuance of a certificate of occupancy, Developer shall remove all construction materials and vehicles from the subject property. (PL/B, *PL-47*)

47. For any exterior utility meter panels, Developer shall paint such panels to match the structure upon which it is located. Such panels shall be located to take advantage of screening (e.g. landscaping or other building elements) from public right-of-ways, to the maximum extent feasible. (PL, *PL-43*)

PLANNING DIVISION SPECIAL CONDITIONS

48. Developer shall remove any and all graffiti from the project premises within 24 hours of its appearance. The surface of such affected areas shall be matched to blend in with the underlying colors and/or design, and shall not look like a paint patch.

49. Fencing along the front yard shall meet the height restrictions set forth in Section 16-308 of the Oxnard City Code. Specifically, the fence along the front yard shall not exceed 42 inches in height and is to be 50 percent or more open.

50. Developer shall install all roof and building rain gutters and downspouts to integrate as closely as possible with building design elements, including matching adjacent building

colors as closely as possible. Developer shall submit a plan and scheme for approval by the Planning Division Manager prior to issuance of building permits. (PL, *PL-18)*

51. Developer shall provide a rear patio concrete slab of at least 100 square feet for each dwelling unit. (PL/B, *PL-26*)

52. Developer shall participate in the City's Public Art Program by paying the Public Art fee prior to issuance of building permits, in accordance with City Council Resolution No. 14,124. (PL, *PL-50*)

53. All construction activities shall occur only between the hours of 7:00am to 6:00 pm Monday through Saturday in accordance with Section 7-188(D) of the Oxnard City Code.

54. Developer shall not obstruct pedestrian or vehicular traffic on Saviers Road, West Clara Road, the public alley, or the associated sidewalk during construction and maintenance activities. (PL)

55. Developer shall maintain the construction site free of litter and the accumulation of construction debris. (PL)

56. During all phases of construction beginning with grading, Applicant shall post a noise complaint sign with a contact name and phone number to be prominently placed on the construction site of a minimum size of 3 feet by 3 feet. The contact person shall be the general contractor, Project architect, or the Applicant. The sign shall note the days and times during which construction is allowed by Oxnard City Code (OCC) Chapter 7, Article XI "Sound Regulation" and specifically OCC Section 7-188(D), and the sign shall include language that directs a person who is not satisfied by whatever action is taken by the Project to contact the Code Compliance Division at (805) 385-7940. (PL)

57. Prior to issuance of demolition permits for any structure on the site, Developer shall provide evidence of notifying the Air Pollution Control District of such demolition. Demolition and/or renovation activities shall be conducted in compliance with APCD regularities regarding Asbestos (Rule 62.7). (MND, C-8)

58. Any elevations facing a street frontage shall incorporate minor architectural features to break up the flat face of the elevation that is proposed as solid stucco. Architectural features should be balanced and symmetrical along the elevation. Features may include but shall not be limited to facade bump outs, architecturally interesting trim, and window articulations such as shutters, gabled awnings for the door ways. The final determination on the included feature shall be subject to the approval of the Planning Manager.

59. The final base color of the proposed development must be varied from the immediately adjacent development along Saviers Road. Primary exterior colors shall be earth tones or light, subdued colors.

DEVELOPMENT SERVICES STANDARD CONDITIONS

60. Developer shall pay plan check and processing fees in effect at the time of construction plan submittal and shall pay development fees, encroachment permit fees, and other applicable fees in effect at permit issuance. (DS-1)

61. Developer shall install all new on-site electric, cable, telephone and similar utility service laterals underground. Services shall be installed underground to the nearest suitable riser pole as determined by the appropriate utility service provider. (DS-12)

62. The conditions of this resolution shall prevail over all omissions, conflicting notations, specifications, dimensions, typical sections, and the like, that may or may not be shown on the improvement plans. (DS-21)

63. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)

64. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)

65. Developer shall dispose of sewage and solid waste from the project by City's wastewater and solid waste systems in a manner approved by the City Engineer. (DS-38)

66. Developer shall be responsible for and bear the cost of replacement of all existing survey monumentation (e.g., property corners) disturbed or destroyed during construction, and shall file appropriate records with the Ventura County Surveyor's Office. (DS-64)

67. Developer shall provide three City refuse containers for each lot or unit, unless approved otherwise by the Environmental Resources Division. (DS-67)

68. Developer shall construct a 9-foot by 3-foot level concrete pad for storage of three refuse containers in the side yard area or other location approved by the City Engineer that is out of view from the street. The storage location shall not be within the garage. Developer shall construct a paved path from the storage location to the street (or other assigned pickup area) that does not require entering the garage. All gates or doors along the path shall be constructed with a minimum of 36 inches of clear space to allow passage of the containers. Storage location and path shall be shown on the fine grading plans. (DS-68)

69. Prior to issuance of a grading, building or demolition permit and prior to commencement of any clearing, grading or excavation, Developer shall prepare a Local Stormwater Pollution Prevention Plan ("Local SWPPP".) The Local SWPPP shall be developed and implemented in accordance with requirements of the Ventura Countywide MS4 Permit. The Local SWPPP shall be approved by the City Engineer prior to issuance of a site improvement/grading permit. Developer shall keep the Local SWPPP updated to reflect current site conditions and a copy of the Local SWPPP shall be kept onsite and available for City or designated representative to review upon request. (DS-87)

DEVELOPMENT SERVICES SPECIAL CONDITIONS

70. The Developer shall provide a Technical Drainage Memorandum prepared by a licensed civil engineer outlining this project's compliance/exemption with the Ventura County Technical Guidance Manual (TGM) and Municipal Separate Storm Sewer System (MS4) Permit. (DS)

71. The Developer shall provide a grading and drainage design prepared by a licensed civil engineer that demonstrates the building pads are protected from stormwater inundation during a 1% change (100-year) storm event. Alternatively, all finished floors and other flood damageable building materials shall be elevated to a minimum of 25-inches above the lowest adjacent street flowline. (DS)

72. A separate water meter shall be provided for each structure as outlined in the Oxnard Codified Ordinance Section 22-22. Each water meter shall be adequately sized to serve each unit in accordance with City standard in effect at the time of building permit issuance. (DS)

73. The development shall not take vehicular access from Saviers Road. Vehicle access shall be from the rear alley. (DS)

74. The Developer shall repair asphalt trenching in the right-of-way per City plate 602 or as otherwise approved by the City inspector. (DS)

75. The development shall not convey site stormwater under the sidewalk runoff using a curb drain. The project shall direct concentrated storm water discharges from gutters and spouts away from the building and to vegetated areas or infiltration trenches to promote infiltration to the maximum extent feasible prior to discharge onto City streets or alleys. (DS)

76. The Developer shall repair any broken, uplifted, or vandalized sidewalk immediately adjacent to the project. (DS)

77. The Developer shall obtain approval of a revised address map for any addressing prior to grading or building permit issuance. (DS)

78. The Developer shall plot all easements and encumbrances on the project's site plans. (DS)

79. Buildings or structures shall not project over any City or utility easements. (DS)

(SIGNATURES ON NEXT PAGE)

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 6th day of February, 2025.

Ronald Arruejo, Chair

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Oxnard at a meeting held on the 6th day of February, 2025, and carried by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

RECUSED: Commissioner(s):

Joe Pearson II, AICP, Secretary

CITY OF OXNARD CALIFORNIA

Houck, Daniel <daniel.houck@oxnard.org>

Fwd: [Ask Planning Action] Community workshop 11/18/2024 -- Project: Saviors Road Duplexes

Pearson II, Joe <joe.pearson@oxnard.org> Thu, Nov 14, 2024 at 8:10 AM
To: Daniel Houck <daniel.houck@oxnard.org>

Joe Pearson II, AICP | Planning and Environmental Services Manager
Community Development Department
214 S C Street | Oxnard, CA 93030
O: 805-385-8272
Joe.Pearson@Oxnard.org
www.oxnard.org

---------- Forwarded message ---------
From: **Guzman, Christen** <christen.guzman@oxnard.org>
Date: Thu, Nov 14, 2024 at 8:09 AM
Subject: Fwd: [Ask Planning Action] Community workshop 11/18/2024 -- Project: Saviors Road Duplexes
To: Jay Dobrowalski <jay.dobrowalski@oxnard.org>, Joe Pearson II <joe.pearson@oxnard.org>

Good morning,

Please see the email below.

Christen Guzman

---------- Forwarded message ---------
From: **CHRISTINE MICHELLE TUCKER** <christinemichelle2009@live.com>
Date: Wed, Nov 13, 2024 at 6:47 PM
Subject: [Ask Planning Action] Community workshop 11/18/2024 -- Project: Saviors Road Duplexes
To: planning@oxnard.org <planning@oxnard.org>

Community Development Board, thank you for introducing my comments...

For Board consideration in general:

1) Please consider enhancing an equitable distribution (north/south/east/west/central Oxnard) with regard to the ongoing development of multi-unit dwellings in South Oxnard.
I urge you to take into consideration the existence of Las Villas de Paseo Nuevo on Cypress Rd., Cypress Trailer Park Apartments on Cypress Rd., the 5690 Cypress Rd. Apartments, Cypress Place at Garden City on Cypress Rd. under construction, and the proposed Habit for Humanity on Cypress Rd. Lest not forget the existing Ormand Beach Villas apartment community and the duplex row adjacent to the proposed project site. In addition, I remind you of the newly constructed/construction on Pleasant Valley Rd., and Etting Rd.
I implore the Board, when initiating/approving housing development proposals please Do Not Undermine the ownership of existing single family dwelling homes and their growth values in this same area, homes that we've worked our entire lives for.

For Board consideration pertaining to the project proposal Saviors Road Duplexes:

1) what will be the owner occupancy requirement be for these units?

2) will these units be defined as condominium by the California Dept of Real Estate?

2) who will be the management company for the community as an HOA or for rental opportunities?

3) what are the accommodations/size of garage space and for what units? how will parking be addressed for the other units and all potential vehicles and guests?

4) what green space is being proposed and/or required for construction and community improvement?

5) what are the aesthetic appearance design requirements for community improvement?

Thank you for addressing my concerns and questions.
Respectfully,
Christine Tucker

5313 Saviers Road Duplex

Planning and Zoning Permit No. 24-540-05 (Planned Development Permit)

Applicant: Emmanuel Lopez (Designated Agent)

Daniel Houck, Associate Planner

Planning Commission
February 6, 2025

CITY OF OXNARD CALIFORNIA

Project Description

A request for a Planned Development Permit for a 3,326 square foot duplex containing two attached 1,663 square foot units as well as a detached 990 square foot garage with a 990 square foot accessory building on the second floor.

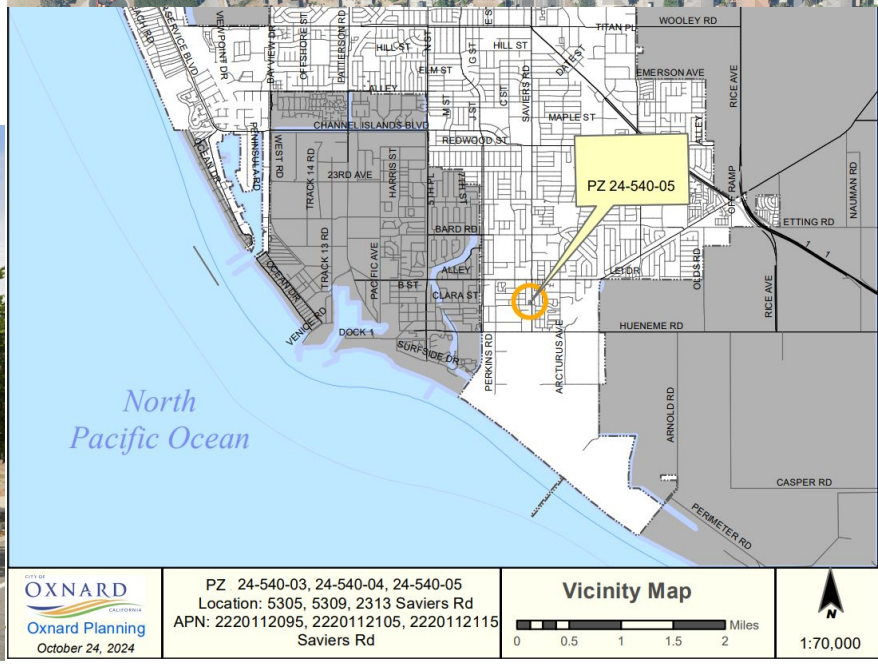
Project Location

Subject Sites:
5313 Saviers Road
(Vacant Parcel)



Looking northwest from the intersection of West Clara Street and Saviers Road





Existing Site

Subject Site: 5313 Saviers Road

Surrounding Uses:

LOCATION	ZONING	GENERAL PLAN	EXISTING LAND USE
Project Site	R-3-PD (Garden Apartment - Planned Development)	Residential Medium (RM)	Vacant lot
North	R-3-PD (Garden Apartment - Planned Development)	Residential Medium (RM)	Multi-family Residential (Duplexes)
South	R-1-PD (Single Family Residential - Planned Development)	Residential Low (RL)	Single Family Residential Homes
East	R-3-PD (Garden Apartment - Planned Development)	Residential Medium (RM)	Multi-family Residential (Duplexes and Apartments)
West	R-3-PD (Garden Apartment - Planned Development)	Residential Medium (RM)	Multi-family Residential (Apartments)

Adjacent Uses to the Project Property



Residential across the street on Saviers Road (looking east from West Clara Street)



Residential on the south side of West Clara Street.



Residential on Saviers Road, directly north of the project site

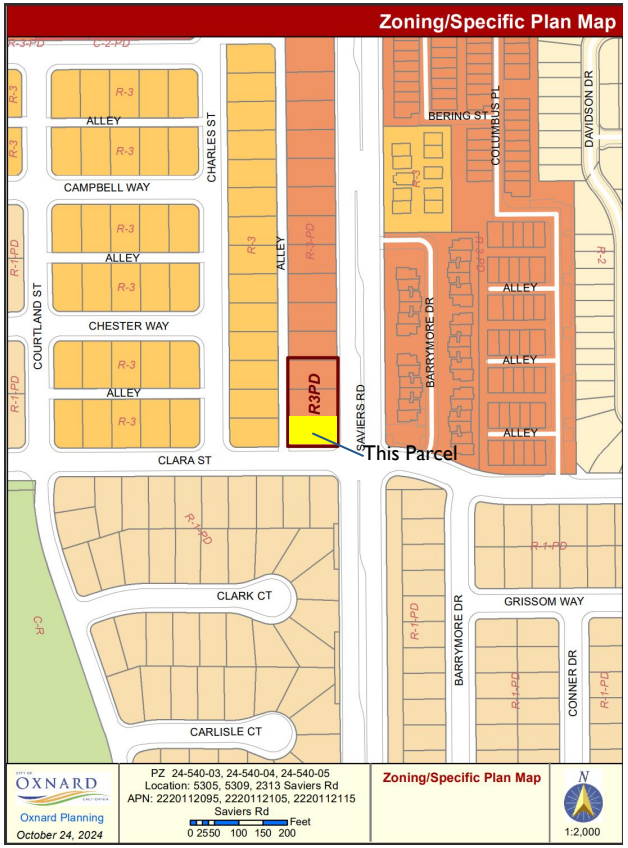
General Plan & Zoning Maps

General Plan Land Use Designation



Residential Medium (RM)

Zoning Designation

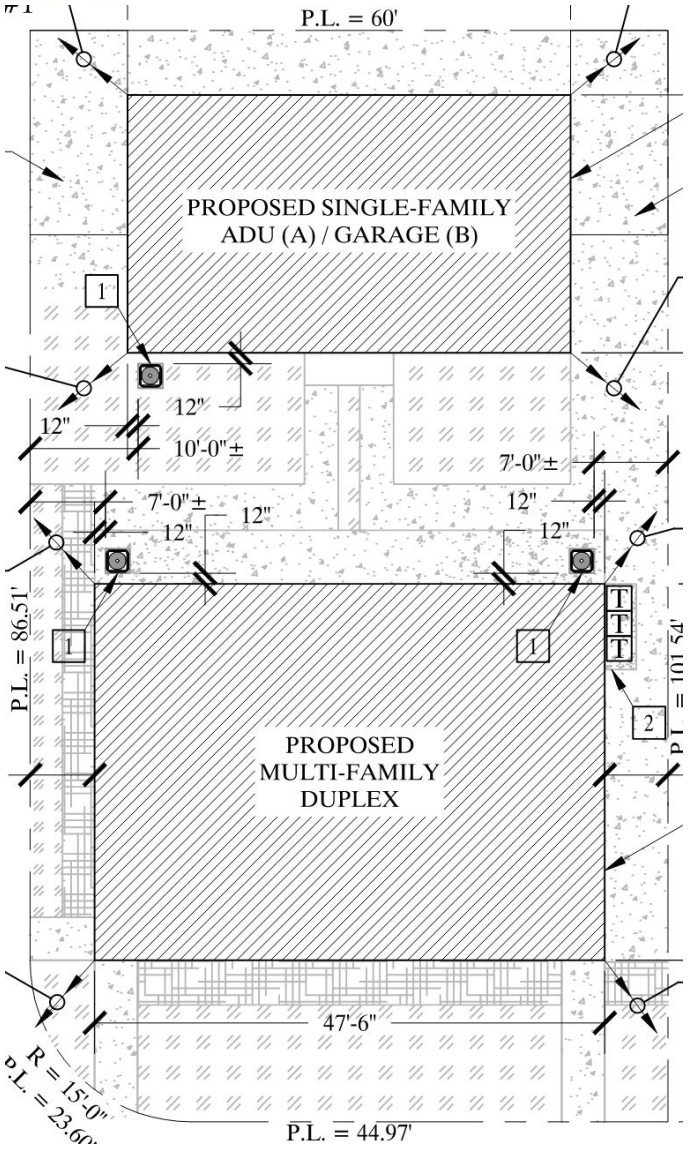


Garden Apartment - Planned Development (R-3-PD)

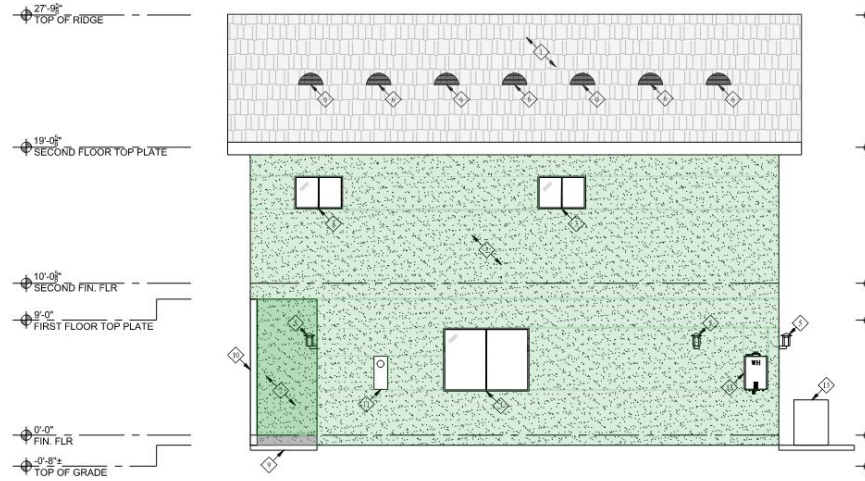
Background

- The vacant property has not been previously developed and has only had a small public works permit approved in 1991 and a Temporary Use Permit for signage approved in 2006.
- This project was initially submitted on March 6, 2023.

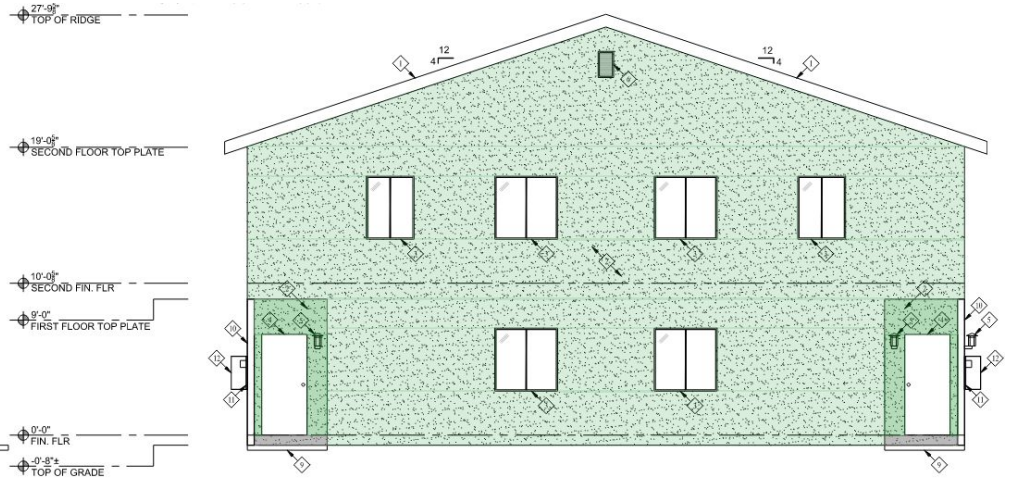
Proposed Project Site Plan



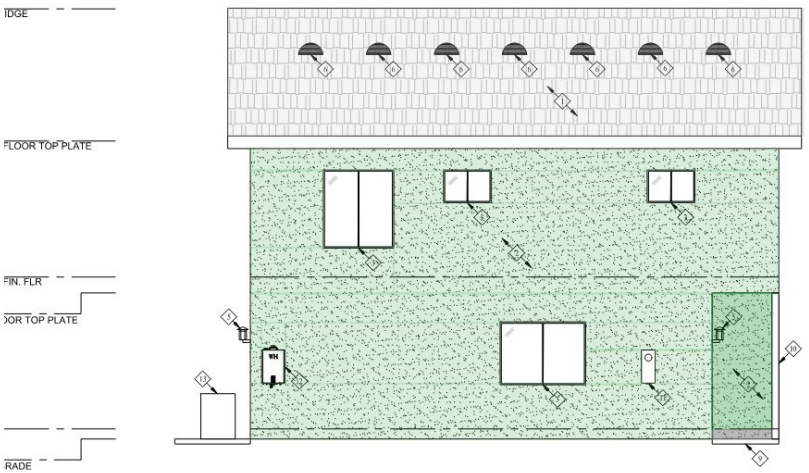
Proposed Project (Elevations of Duplex)



NORTH ELEVATION



EAST ELEVATION

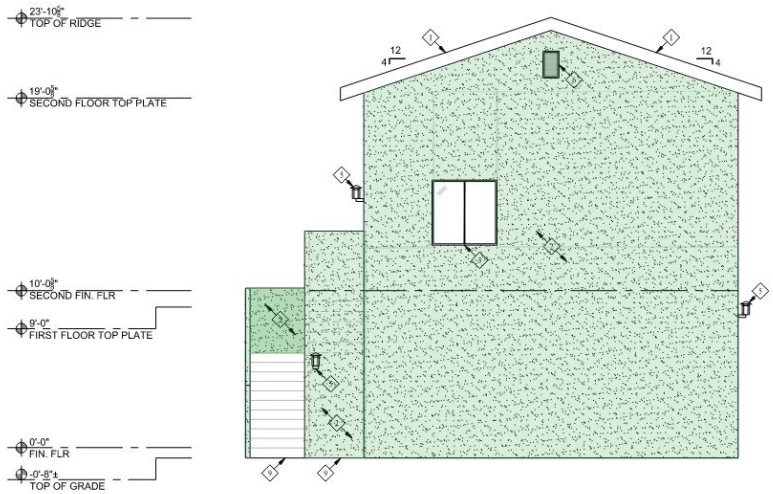


SOUTH ELEVATION

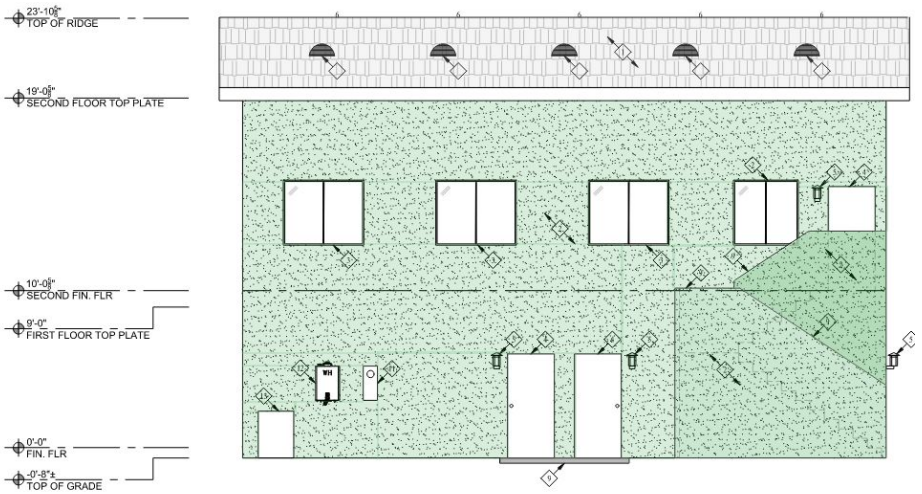


WEST ELEVATION

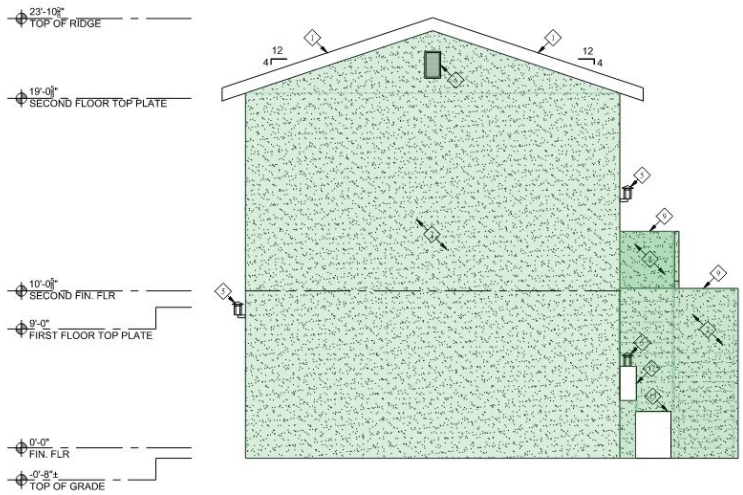
Proposed Project (Elevations of Garage/ADU)



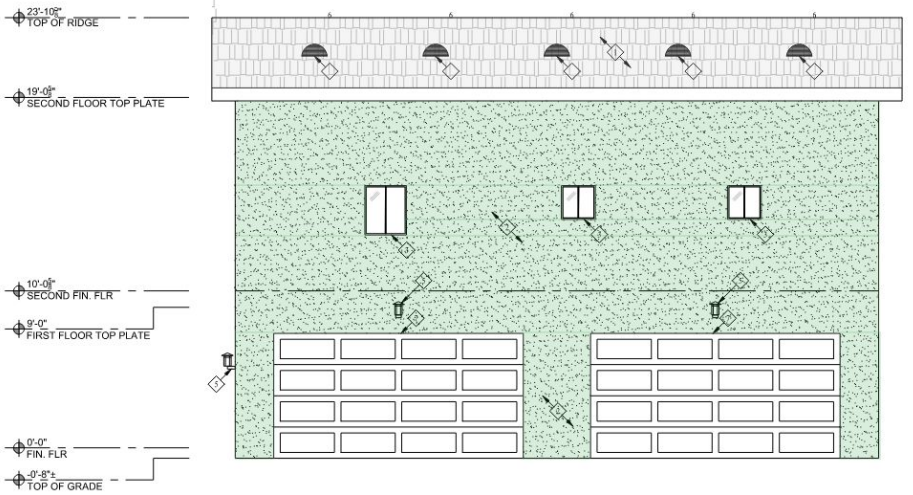
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

General Plan Consistency

The development of the proposed Project furthers many of the policies identified in the 2030 General Plan, as identified in the staff report. Some of the key policies are:

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
CD-1.2	II	In-fill development, priority to mixed use	The Project site is within a developed area of the City and qualifies as infill.
CD-1.5 CD-9.1 CD-14.3	II	Housing Variety Neighborhood Identity Quality of Design	The Project will be compatible and complementary to the existing residential neighborhood.
CD-5.2 SH-6.4	II	Compatible Land Use	The proposed duplex is consistent with the allowable residential land uses and will be compatible with adjacent uses, and is not anticipated to generate nuisances.
CD-14.3	II	Quality of Design	The Project will be compatible and complementary to the existing residential neighborhood.

Zoning Code Compliance

- Setbacks
    - Front 15 ft - Proposed 35 ft
    - Rear 25 ft - 51 ft (Duplex)
        - » garage 6 ft, allowed as an accessory building
    - side 7.5 feet and 5 feet - 7.5 ft and 5 feet
- Height 35 ft - Duplex is under 28', Garage/ADU is under 24'
- Parking - (2) 2 car garages and 2 visitor spaces
- Landscaping - conditioned for required front and side yards

Environmental Determination

Environmental Determination

In accordance with § 15303, Class 3 of the State CEQA Guidelines, projects involving "the construction of new, small facilities or structures in urbanized areas under 10,000 square feet in floor area" may be found to be exempt from the requirements of the California Environmental Quality Act (CEQA). The project is a 3,326 square foot duplex and a 1,980 square foot building with a garage on the bottom floor and an ADU on the top floor. The parcel is in an urbanized area developed with residential. No Exceptions to the Exemptions (Section 15300.2) apply to defeat the Exemption. Therefore, staff has determined that there is no substantial evidence that the project will have a significant effect on the environment and recommends that the Planning Commission accept the Notice of Exemption.

Any subsequent improvement to the property will be separately examined in accordance with CEQA, if required.

Public Notice

- Notice of PC hearing was provided:
  - Newspaper,
  - On-site posting; and
  - Mailed to property owners within 300 feet.

- To date, no public comment has been submitted in support or in opposition of the project.

Select Recommended Conditions of Approval:

- There are approximately 79 conditions total, coming from the city departments within the Development Advisory Committee
- Some key conditions specific to this project are:
  - Landscaping is conditioned to be in the required front and side yard.
  - The parkway is conditioned to be landscaped in a similar character to adjacent properties.
  - Architectural features to break up the flat face of the front elevation.
  - Stucco color must be earth tones or a subdued color and shall not directly match the adjacent development.

Staff Recommendation

That the Planning Commission:

a) Find the project Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction); and

b) Adopt Resolution 2025-XX approving PZ 24-540-05 (Planned Development Permit), subject to certain findings and conditions.

CITY OF
OXNARD
CALIFORNIA

CITY OF OXNARD CALIFORNIA

PLANNING COMMISSION
STAFF REPORT

TO: Planning Commission

FROM: Daniel Houck, Associate Planner

DATE: February 6, 2025

SUBJECT: **Project Name: The Pointe Apartments Appeal;** Planning and Zoning Permit No. 23-200-01 (Development Design Review) Property located at 2801 North Oxnard Blvd (APN: 132-0-110-315).

1) **Recommendation:** That the Planning Commission ("**Commission**"):

   a) Find the Project to be consistent with Final Environmental Impact Report (FEIR No. 00-03) and subsequent addendums prepared for the RiverPark Specific Plan and therefore exempt from further environmental review pursuant to Sections 15162 through 15164 and 15183 of the CEQA Guidelines; and

   b) Adopt a resolution denying the Appeal and upholding the Community Development Director's approval of Planning and Zoning Permit No. 23-200-01 (Development Design Review Permit), subject to certain findings and conditions, because the record shows that there is evidence necessary to make all of the Findings required by Oxnard City Code.

2) **Project Description and Applicant:** A request for a Development Design Review (DDR) Permit to authorize the construction of a 546,524 square foot building comprised of 341,324 square feet of apartment building reaching 4 stories and 280 residential units as well as a 205,200 square foot 5.5-story centrally located parking structure with 490 residential parking spaces on a 4.85-acre project site. The project will include associated landscape and hardscape improvements. The 280 residential unit apartment building consists of 17 studio apartments, 143 one-bedroom units, 104 two-bedroom units, and 16 three-bedroom units. The project is also conditioned to provide forty two (42) affordable units. The Project is located at 2801 North Oxnard Blvd within the Residential Very High/Commercial Regional land use designation of the RiverPark Specific Plan (RPSP) (within Attachment A). For purposes of this Staff Report, the foregoing project description shall be referred to as the "Project." The project application was filed by Ann Walsh of Shea Properties, 2751 Park View Court, Oxnard, CA 93036 (collectively referred to as the "Applicant" or "Developer.")

   Please see the reduced Project plans (within Attachment A) for more details on the prior approved Project.

3) Background: On December 17th, 2024, the Community Development Director (the "Director") held a public hearing to consider Planning & Zoning Permit No. 23-200-01 requesting approval of a Development Design Review Permit (DDRP). The Project scope involved the construction of a 546,524 square foot building comprised of 341,324 square feet of apartment building reaching 4 stories and 280 residential units as well as a 205,200 square foot 5.5-story centrally located parking structure with 490 residential parking spaces on a 4.85-acre project site. Staff originally presented the project with a recommendation for approval (Attachment A).

At the public hearing, the Director heard public testimony, deliberated, and approved the project pursuant to all of the Findings required to grant the DDRP, provided in the Community Development Director Resolution No. 23-200-01 (part of Attachment A). As part of the hearing record, multiple comment letters were submitted, one in favor of and one against the project. A comment letter was not received by the Appellant for the Director's hearing. The Appellant first provided notice to the Director and staff after the conclusion of the hearing on December 18, 2024 in a letter dated December 18, 2024 requesting noticing for the project.

Pursuant to Section 16-525 of the Oxnard City Code ("OCC"), the action of the Director is final unless an appeal application to the Planning Commission is filed within 10 days after the action date. On December 27th, the Appellant filed a timely Appeal application with the City. Included with the appeal form the Appellant provided a letter for the first time to staff dated December 16, 2024 with their Ground of Appeal statement (Attachment B).

4) Analysis:

The Appellant ("Richard Drury of Lozeau Drury, LLP,"), on behalf of Supporters of Alliance for Environmental Responsibility ("SAFER"), has appealed the decision of the Director primarily because the Appellant does not agree with the California Environmental Quality Act (CEQA) process used on the project. The Appleant's one grounds of appeal is noted below, verbatim from their letter dated December 16, 2024 (Attachment B), with staff's response following the grounds appeal:

Ground of Appeal 1: "SAFER objects to the City's reliance on an Addendum to the River Park Specific Plan Environmental Impact Report (SCH No. 2000051046), certified in 2002 ("RPSP EIR") for the Project. Under the California Environmental Quality Act ("CEQA"), an addendum is not appropriate because the Project is not within the scope of the prior program EIR and there is new information available since the certification of the 2002 RPSP EIR indicating new significant impacts and/or the availability of new mitigation measures. Also, under CEQA Guidelines Section 15183, the Project will have peculiar impacts, cumulative impacts, and offsite impacts not analyzed in the RPSP EIR. Finally, the RPSP EIR left several impacts significant and unmitigated. These impacts must be analyzed at the project-level to ensure adequate mitigation. Therefore, SAFER

requests that the Community Development Director refrain from taking any action on the Project at this time and, instead, direct staff to prepare an initial study for the Project, followed by a project-specific EIR or negative declaration as required by CEQA."

Staff Response:

The Appellant's assertion that the City's proposed CEQA review is inadequate because the Project was not analyzed in the RiverPark Specific Plan EIR and addenda is incorrect. The subject property was directly assessed for 280 residential units. Additionally, the Appellant has failed to identify, pursuant to the State CEQA guidelines, why the RPSP EIR and subsequent addenda is not sufficient and a new project-level EIR should have been prepared. Section 15162(a) of the State CEQA Guidelines states that no subsequent EIR shall be prepared for a project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
(3) New information of substantial importance, which has not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
    (a) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
    (b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
    (c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
    (d) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

As stated in the original RPSP Draft EIR, the RiverPark Specific Plan EIR was intended to serve as a Project EIR, as defined in Section 15161 of the CEQA Guidelines, for the use by the City of Oxnard. Specifically, the original RPSP EIR analyzed the adoption and buildout

of the RPSP. As originally adopted in 2002, the RPSP allowed for the phased development of 2,805 dwelling units and 2,485,000 square feet of commercial development (including approximately 221,000 square feet of existing office development that was approved under the Oxnard Town Center Specific Plan, prior to the adoption of the RPSP). Since the adoption of the original RPSP, the RPSP has been amended on eight previous occasions. The second most recent amendment was approved on April 5, 2022. The amendment allowed for changes to the land use plan and text within the RPSP to allow residential development in districts B, C, and D in exchange for a reduction of commercial square footage. As a result, the current specific plan allows for up to 4,068 dwelling units or 2,098,000 square feet of commercial development depending on the development options chosen, as identified in Table 1 below.

Table 1

Maximum Development Based on Residential Development Options			
Residential Options Selected per District (B, C, & D only)	**Additional Residential Units**	**Maximum Residential Units of Options Chosen**	**Maximum Commercial Development**
Districts B, C & D	1,025	4,068	1,535,543
Districts B & C	613	3,656	1,761,623
Districts C & D	692	3,735	1,718,273
Districts B & D	745	3,788	1,689,190
District B	333	3,376	1,915,270
District C	280	3,323	1,944,353
District D	412	3,455	1,871,920
No Residential	0	3,043	2,098,000

Concurrent with the processing of this amendment, an environmental consultant, under the supervision of Planning Division staff, prepared Addendum No. 15 to the approved FEIR No. 00-03, and subsequent addenda to evaluate potential environmental impacts of the buildout of the amended RPSP. Addendum No. 15 to the FEIR No. 00-03 was prepared pursuant to the requirements of the California Environmental Quality Act (CEQA, Public Resources Code § 21000, et seq.), the regulations promulgated thereunder (14 California Code of Regulations, § 15000, et seq., CEQA Guidelines), and the City's Environmental Review Guidelines. Addendum No.15 was appropriate pursuant to CEQA Guidelines § 15164 since only minor changes and additions to FEIR No. 00-03 are necessary to address the amendments the RPSP and no circumstances exist calling for the preparation of an additional CEQA document pursuant to CEQA Guidelines § 15162 and 15163. The addendum evaluated each of the residential option development scenarios identified in Table 1 above, pursuant to City of Oxnard CEQA Thresholds and California recommended thresholds. The evaluation determined that none of the scenarios would result in a substantial increase in severity of significant environmental impacts previously analyzed in the certified EIR and the scenarios would not result in any new significant impacts. Pursuant to CEQA Guidelines §

15094(e), a Notice of Determination (NOD) was filed with the Ventura County Clerk and posted on April 7, 2022 following the April 5th, 2022 approval of the RPSP amendment, by City Council. Pursuant to CEQA Guidelines § 15094(f), the posting of the NOD, began the 30-day statute of limitations on court challenges to the approval under CEQA. This period ended on May 9, 2022, and no challenges to the approval of Addendum No. 15 to the approved FEIR No.00-03, were received.

Since certification of FEIR No. 00-03 and approval of the subsequent addendums there have been no substantial changes proposed for the RiverPark project, no substantial changes have occurred under which the RiverPark project is being undertaken, and no new information of substantial importance to the RiverPark project has become available. Accordingly, any proposed use and development that is consistent with the development anticipated under the RPSP, would not necessitate any changes or additions to FEIR No. 00-03, including the subsequent addendums.

The Project is a residential use, and the Director found the proposed Project to be consistent with both the RPSP and the 2030 General Plan land use designation. In accordance with Chapter 7 (Implementation) of the RPSP, the proposed development may be permitted with a DDR, subject to approval by the Director. The Project is located within District C of the RPSP. The RPSP designates the site as part of Planning District C: West Corridor Commercial District, which has the land use designations - Residential Very High and Commercial: Regional. This designation anticipated development of the subject residential use, outlined on page 2.13 of the RPSP. The Director determined that the Project met the requirements of the RPSP in terms of its location within the Planning District C and will be subject to the residential and commercial square footage limitations within Chapter 2 and 7 of the RPSP. RPSP Section 2.5.2.3 establishes that the maximum density for the Residential: Very High development area within District C shall be 280 dwelling units and no further commercial shall be allowed in the District. As the Project consists of the building out of the site with a 280 unit apartment building, the Project complies with the building area requirements of the RPSP. As documented in the Community Development Director staff report and Resolution No. 23-200-01, the Project complies with all of the development requirements for this building type as well as all other applicable development standards of the RPSP. Lastly, the original mitigations will remain applicable to any future projects developed under the specific plan. Therefore, the Director determined that, on the basis of substantial evidence in the light of the whole record, that the Project was consistent with the RPSP and none of the triggers included in Section 15162(a) of the State CEQA Guidelines required the preparation of a subsequent EIR (or negative declaration), and conversely, sufficient evidence was provided to justify reliance on RPSP FEIR No. 00-03 and subsequent addenda relevant to the provisions of the State CEQA Guidelines as implemented by the City of Oxnard.

<u>Conclusion:</u>
The Appellant requests the Director's approval of the Project to be overturned based on grounds that the reliance on the RPSP FEIR No. 00-03 and subsequent addenda was not

adequate and that a project-level EIR should be prepared.

Based on the above Analysis/Discussion Section, Staff's responses collectively demonstrate the Appeal lacks merit, and the Director's determination on December 17, 2024 should remain unchanged. Thus staff recommends that the Planning Commission find there is no merit to the Appellant's Grounds of Appeal, and the Appeal should not overturn the decision of the Director to approve the Project. Furthermore, the Planning Commission staff report, attachments, and the specific Findings outlined in the Planning Commission resolution provide substantial evidence in the record for the Planning Commission to approve the Project with the specific Findings outlined in the Planning Commission Resolution (Attachment C).

5) Appeal Procedure: In accordance with Section 16-525 of the City Code and Section 7.9.2.5 (Appeals) of the RiverPark Specific Plan, the Planning Commission's action may be appealed to the City Council within 10 days after the decision date. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the end of the appeal period. If an appeal to the City Council is not filed within 10 working days of the Planning Commission's decision, the decision of the Planning Commission shall be considered final.

Attachments:

A. Community Development Director Staff Report dated December 17, 2024 (with Attachments)
B. Appeal Application date December 27, 2024
C. Planning Commission Resolution 2025-XX
D. Staff Presentation

CITY OF OXNARD CALIFORNIA

COMMUNITY DEVELOPMENT DIRECTOR
STAFF REPORT

TO: Community Development Director

FROM: Daniel Houck, Associate Planner

DATE: December 17, 2024

SUBJECT: **Project Name: The Pointe Apartments;** Planning and Zoning Permit No. 23-200-01 (Development Design Review) Property located at 2801 North Oxnard Blvd (APN: 132-0-110-315).

1) **Recommendation:** That the Community Development Director ("**Director**"):

   a) Find the Project to be consistent with Final Environmental Impact Report (FEIR No. 00-03) and subsequent addendums prepared for the RiverPark Specific Plan and therefore exempt from further environmental review pursuant to Sections 15162 through 15164 and 15183 of the CEQA Guidelines; and

   b) Adopt Resolution PZ 23-200-01 approving Planning and Zoning Permit No. 23-200-01 (Development Design Review Permit), subject to certain findings and conditions.

2) **Project Description and Applicant:** A request for a Development Design Review (DDR) Permit to authorize the construction of a 546,524 square foot building comprised of 341,324 square feet of apartment building reaching 4 stories and 280 residential units as well as a 205,200 square foot 5.5-story centrally located parking structure with 490 residential parking spaces on a 4.85-acre project site. The project will include associated landscape and hardscape improvements. The 280 residential unit apartment building consists of 17 studio apartments, 143 one-bedroom units, 104 two-bedroom units, and 16 three-bedroom units. The project is also conditioned to provide forty two (42) affordable units. The Project is located at 2801 North Oxnard Blvd within the Residential Very High/Commercial Regional land use designation of the RiverPark Specific Plan (RPSP) (Attachment A). For purposes of this Staff Report, the foregoing project description shall be referred to as the "Project." The project application was filed by Ann Walsh of Shea Properties, 2751 Park View Court, Oxnard, CA 93036 (collectively referred to as the "Applicant" or "Developer.")

   Please see the reduced Project plans (Attachment B) for more details.

3) **Existing & Surrounding Land Uses:** The 211,266 square-foot parcel (4.85 acres) across Oxnard Blvd from The Collection is currently vacant and undeveloped. The property is within the RPSP and zoned for multiple family residential very high as well as

commercial regional. The following table summarizes the land uses and zoning designation of the project site and adjacent properties.

LOCATION	GENERAL PLAN	ZONING	EXISTING LAND USE
Project Site (2801 Oxnard Blvd)	Commercial Regional	The RiverPark Specific Plan (Residential: Very High or Commercial Regional)	Vacant
North	Commercial Regional	The RiverPark Specific Plan: Mixed Use, Residential High, Commercial Office	Residential Apartments
South	Commercial Regional	The RiverPark Specific Plan: Commercial Convention/Hotel	Service Commercial and Oxnard Blvd
East	Commercial Regional	The RiverPark Specific Plan: Commercial Regional	Commercial (The Collection)
West	Commercial Regional	The RiverPark Specific Plan: Commercial Office	Commercial Office and Residential Apartments

4) **Background:** The RPSP was adopted by the City Council on September 10, 2002, together with the General Plan Amendment, Zone Change, Annexation, Development Agreement, and EIR certification related to the RPSP approval. The original RPSP allowed for the phased development of 2,805 dwelling units and 2,485,000 square feet of commercial development (including approximately 221,000 square feet of existing office development that was approved and built under the Oxnard Town Center Specific Plan, prior to the adoption of the RPSP). The original RPSP was developed following the design principles of the New Urbanism and Smart Growth movements, which emphasized the importance of mixed land uses in close proximity, communities scaled for pedestrian walkability; limiting the need for automobile usage; higher density development, and the importance of physical design. Since the adoption of the original Specific plan there have been seven previous amendments to the RiverPark Specific Plan. The most recent amendment was approved on April 5, 2022. The amendment allowed for changes to the land use plan and text within the RiverPark Specific Plan to allow residential development in districts B, C and D in exchange for a reduction of commercial square footage. The current specific plan would allow for up to 4,068

dwelling units or 2,098,000 square feet of commercial development depending on the development options chosen.

The Pointe Apartments project covers the area designated as District C, which allows for up to 280 units.

5) Environmental Determination: In accordance with the California Environmental Quality Act (CEQA), an environmental impact report (EIR No. 00-03 (Attachment E)) was prepared to analyze potential impacts associated with the approval and implementation of the RPSP and the anticipated build out of the 701-acre specific plan area. On July 16, 2002, the City Council adopted Resolution No. 12,209, upholding the Planning Commission's decision certifying the Final EIR (State Clearinghouse No. 2000051046), and adopting Findings of Fact, Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program.

Mitigation measures identified in FEIR No. 00-03 and subsequent addendums which are relevant have been included as conditions of approval. Since certification of FEIR No. 00-03 and approval of the subsequent addendums, there have been no substantial changes proposed for the RiverPark project, no substantial changes have occurred under which the RiverPark project is being undertaken, and no new information of substantial importance to the RiverPark project has become available. As the proposed use and development is consistent with the development anticipated under the RPSP, the Project necessitates neither changes nor additions to FEIR No. 00-03 including the subsequent addendums. Therefore, no additional environmental review is required pursuant to Public Resources Code Section 21166 and Sections 15162 through 15164 and 15183 of the State CEQA Guidelines.

6) Analysis:

a. ***General Discussion:*** As discussed below, the Project has been found to be consistent with both the General Plan and the RPSP. In accordance with the RPSP, construction of the Project is subject to approval of a Development Design Review (DDR) permit by the Community Development Director.

b. ***General Plan Consistency:*** The City's 2030 General Plan land use designation for the subject site is Commercial Regional (CR) uses which allows retail, commercial, government and residential uses. The proposed use is residential. Approval of this DDR permit has been determined to be consistent with the 2030 General Plan and the property's land use designation.

Consistency with the 2030 General Plan is defined by the relationship between 2030 General Plan policies and the proposed Project. The three consistency classification levels are:

I. Direct Applicability to a Proposed Project or Program (full text of the policy and an explanation).

II. Related or Indirect Applicability to the Proposed Project or Program (policy title and an explanation for each or groups of related or indirectly related policies).

III. No or Distant Applicability to the Proposed Project or Program (all policies not listed as Level I and II are assumed to be consistent).

POLICY	LEVEL	POLICY OR TITLE	EXPLANATION
CD-1.2	I	In-fill development, priority to mixed use	The Project site is within a developed area of the City and qualifies as infill.
CD-1.5	I	Housing Variety	The project promotes development of the RiverPark Specific Plan, which includes a variety of housing choices.
CD-1.7	I	Compact Development	Project promotes high density development in the Urban Village setting.
CD-1.9 and 1.10	I	Commute Reduction and Jobs-Housing Balance:	The Project allows for the development of residential development within the RiverPark Specific Plan, which is in close proximity to the multiple office park areas and other commercial businesses within RiverPark and along Oxnard Boulevard.
CD 9.2	I	Revitalization and Redevelopment	The development will improve an empty lot near the 101-Freeway.
ICS-1.2	I	Development Impacts to Existing Infrastructure	The project has been analyzed to ensure the development can be adequately served by existing infrastructure.
ER-10.1- & ICS-19.2	I	Promote use of Native and Water Wise Plants and Water Supply FIndings for Smaller Projects	The Project incorporates native and water wise plants and is conditioned to comply with City's Landscape and Water Conservation Standards (Ordinance No. 2822) and applicable water conservation requirements of the State of California.
H-2.1	I	Adequate Development Opportunities	The project includes the development of the required affordable housing that will be used to meet the City's RHNA requirements, this

H-2.2	I	Balanced Opportunities	housing type will meet the growing need for affordable by design workforce housing. Per the Conditions, the project will be required to have a 15 percent inclusionary requirement.
H-3.4	I	Inclusionary Housing Program	
CD-14.1 CD-14.2	II	Design review process Development Advisory Committee (DAC) functions	The Development Advisory Committee (DAC) review process led to changes in the Project and/or conditions of approval that meet these Level II policies.

As conditioned, the Project is consistent with 2030 General Plan land use designation and the Goals and Policies.

c. ***Conformance with Zoning Development Standards:*** The RPSP provides for an approval process to promote efficient project review and to ensure that development within the RPSP area is consistent with the vision, spirit, design intent and objectives of the RPSP. This review process facilitates development of an efficient, walkable and attractive multi-use community. In accordance with Chapter 7 (Implementation) of the RPSP, the proposed development may be permitted with a DDR, subject to approval by the Community Development (Development Services) Director. The proposed development has been reviewed by the Town Master Planner/Architect (TMP), in accordance with Section 7.8.2.4 of the RPSP. The DAC, with the participation of the TMP, also reviewed the development proposal as part of the development design and review process. The RPSP designates the site as Planning District C: West Corridor Commercial District with a land use of Residential - Very High and Commercial - Regional. This designation anticipated development of the subject residential use, as outlined on page 2.13 of the RPSP. Based on the above the RiverPark TMP and staff have determined that this Project meets the requirements of the RPSP in terms of its location within Planning District C and will be subject to the residential and commercial square footage limitations within Chapter 2 and 7 of the RPSP. RPSP Section 2.5.2.3 establishes that the maximum Residential: Very High development area within District C shall be a maximum of 280 dwelling units and no further commercial shall be allowed in the district. Therefore, the proposed developments comply with the building area requirements of the RPSP.

The RPSP design guidelines for Building Type 7-R (Apartments - Urban) were utilized for the project. The projects comply with all of the development requirements for this building type as well as all other applicable development standards of the RPSP, as outlined in the consistency analysis prepared by the RiverPark TMP (Attachment C). The Applicant worked closely with the DAC to ensure that the building location, massing, height and character was designed to be compatible with existing and anticipated development on the subject property and vicinity. The TMP and staff have determined that the Project is consistent with the design intent, product

type specifications, and design standards of the RPSP.

d) ***Site Design:*** The proposed apartment building is designed as a single four-story wrap around building with a five and a half story centrally located parking structure. The building will face Town Center Drive, Oxnard Blvd, and Clyde River Place, with a vehicular access point on Clyde River Place. The ground floor open space will be located in multiple courtyards around the property that are mostly surrounded by wings that extend out from the central area of the building. Two rooftop decks will also be provided for the use of residents. The site will have an access road along the non-frontage side of the building, which will be used for emergency access and trash service. All four floors include residential units. The entry to each unit faces an interior hallway.

e) ***Circulation and Parking:*** Vehicle access to the subject project is provided via two driveways off of Ventura Road. Parking is to be provided in a five and a half -story 205,200 square foot centrally located parking structure with 490 residential parking spaces. Open parking for visitors and potential tenants is provided in this area. The following table compares the Specific Plan parking requirements with the parking provided as part of the project:

BEDROOM COUNT	PARKING REQUIREMENT PER RPSP	PARKING REQUIRED	TOTAL PROVIDED
Studio and One Bedroom - 160 units	1 space per unit	160 spaces	-
Two Bedroom - 104 units	1.5 spaces per unit	156 spaces	-
Three Bedroom - 16 units	2 spaces per unit	32 spaces	-
Total Project	-	348 spaces	490 spaces

Therefore, the Project complies with the RiverPark Specific Plan requirements. While the Project is in conformance with the parking requirements of the RPSP, as required per the RPSP the project has been required to prepare a Parking Management Plan to designate residential and provide for the allocation of the residential spaces to residents. The attached draft Parking Management Plan includes strategies to ensure residents use on-site resident parking; not visitor parking or on-street parking allocated to (and required for) this project and adjacent uses (Attachment D).

f) ***Building Design:*** The Town Master Planner/Architect reviewed the development proposal to evaluate the project's consistency with the architectural and site design

elements outlined in the Design Guidelines in Chapter 4 of the River Park Specific Plan. Chapter 4 provides illustrations and descriptive information that sets forth neighborhood configuration, residential building design criteria, and block standards consistent with walkable traditional neighborhood designs, including the relationship of the building front to the street and garage access. The proposed Project includes the construction of a 4-story apartment building that fronts onto Oxnard Blvd. The proposed building is designed as a four story wrap around building with a centrally located five and a half story parking structure.

The building is contemporary in style with projecting and recessed elements. Exterior materials are a mixture of stucco, brick/stone veneer, and composite siding with glass and metal railings. Contrasting colors as well as differing parapet heights are used to further reduce the scale of the building elements. The buildings hold to the street edge, screening parking from the street and consistent with the proposed urban feel of the neighborhood. Colors include a more neutral palette, consisting primarily of shades of gray and white, with large glass windows and glass balconies.

g) ***Landscaping and Open Space:*** The Project site provides open space primarily through a series of courtyards, interior amenities, and rooftop decks. The open spaces consist of mostly passive recreation areas with landscaped seating and fire pits. A pool and spa is also provided in the ground floor courtyard, as well as a synthetic turf game lawn. A small dog park and a dog spa are also provided. A majority of the units also have private open space in the form of balconies. The only units without the balconies are the studios, however these units are by far the smallest in number being only 17 total of the 280 and they will still have access to the common open space areas.

h) ***Noise:*** The proposed residences are not expected to generate any excessive noise as a use on the property. Generally, the likely source of noise for a large residential project such as this would be the condenser units. The condenser units are proposed on the roof where they will be less likely to project off property toward the adjacent residences. The decibel level will be checked during the Building Permit submittal and will be approved pursuant to City Code §7-185, which establishes a threshold that the decibel level cannot exceed. Thus, the proposed project will not create significant noise impacts.

7) Development Advisory Committee: The Project was reviewed by necessary members of the Development Advisory Committee (DAC) including the Fire Department, Police Department, Public Works, and Development Services for conditions. These conditions of approval from DAC are included in the attached resolution.

8) Community Workshop and Public Input: The project went through the community workshop on November 20, 2023. At the meeting, the Project Planner and the Applicant presented the Project. No members of the public commented on the project during the

workshop presentations. However, multiple comments were received prior to the workshop from members of the public residing within RiverPark. The comments principally focused on the following issues:

- Congestion and parking are issues that exist within RiverPark and this project would exacerbate those further.
- The architecture was cheap, uninspiring, and looked like identical boxes.

9) **Appeal Procedure:** In accordance with Section 7.9.2.5 (Appeals) of the RiverPark Specific Plan, the Community Development Director's action may be appealed to the Planning Commission within 10 days after the decision date. Appeal forms may be obtained from the City Clerk and must be submitted with the appropriate fees before the end of the appeal period. If an appeal to the Planning Commission is not filed within 10 working days of the Community Development Director's decision, the decision of the Community Development Director shall be considered final.

Attachments:

A. Maps (Vicinity, General Plan, Zoning)
B. Project Plans
C. Development Consistency Analysis
D. Draft Parking Management Plan
E. FEIR No. 00-03 and Subsequent Addendums
F. Director Resolution

Vicinity Map



CITY OF OXNARD CALIFORNIA

Oxnard Planning

November 2, 2023

PZ 23-200-01
Location: 2800 N Oxnard Bl
APN: 1320110315
The Pointe Apts

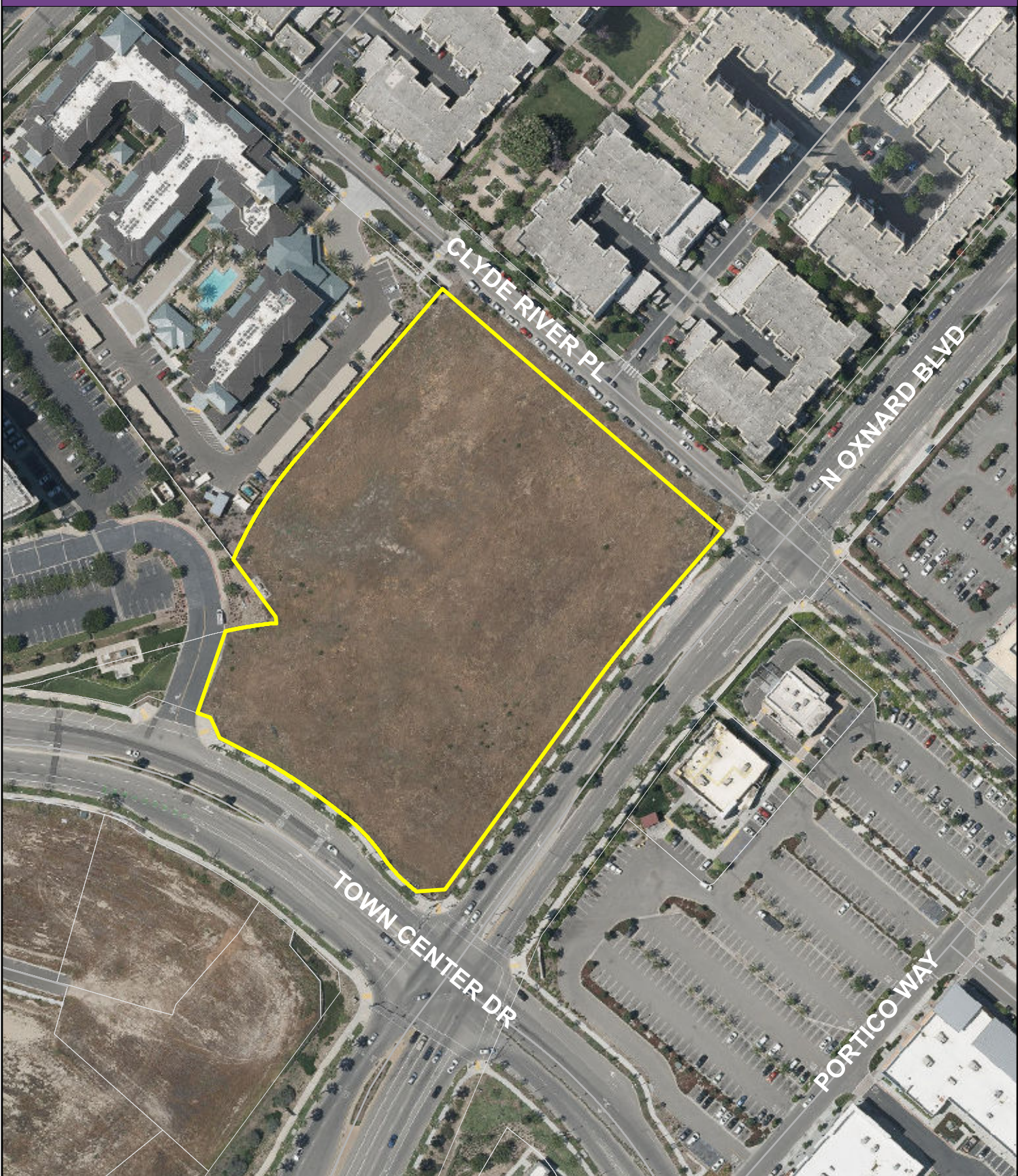
Vicinity Map

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Aerial Map



CITY OF OXNARD CALIFORNIA

Oxnard Planning

November 2, 2023

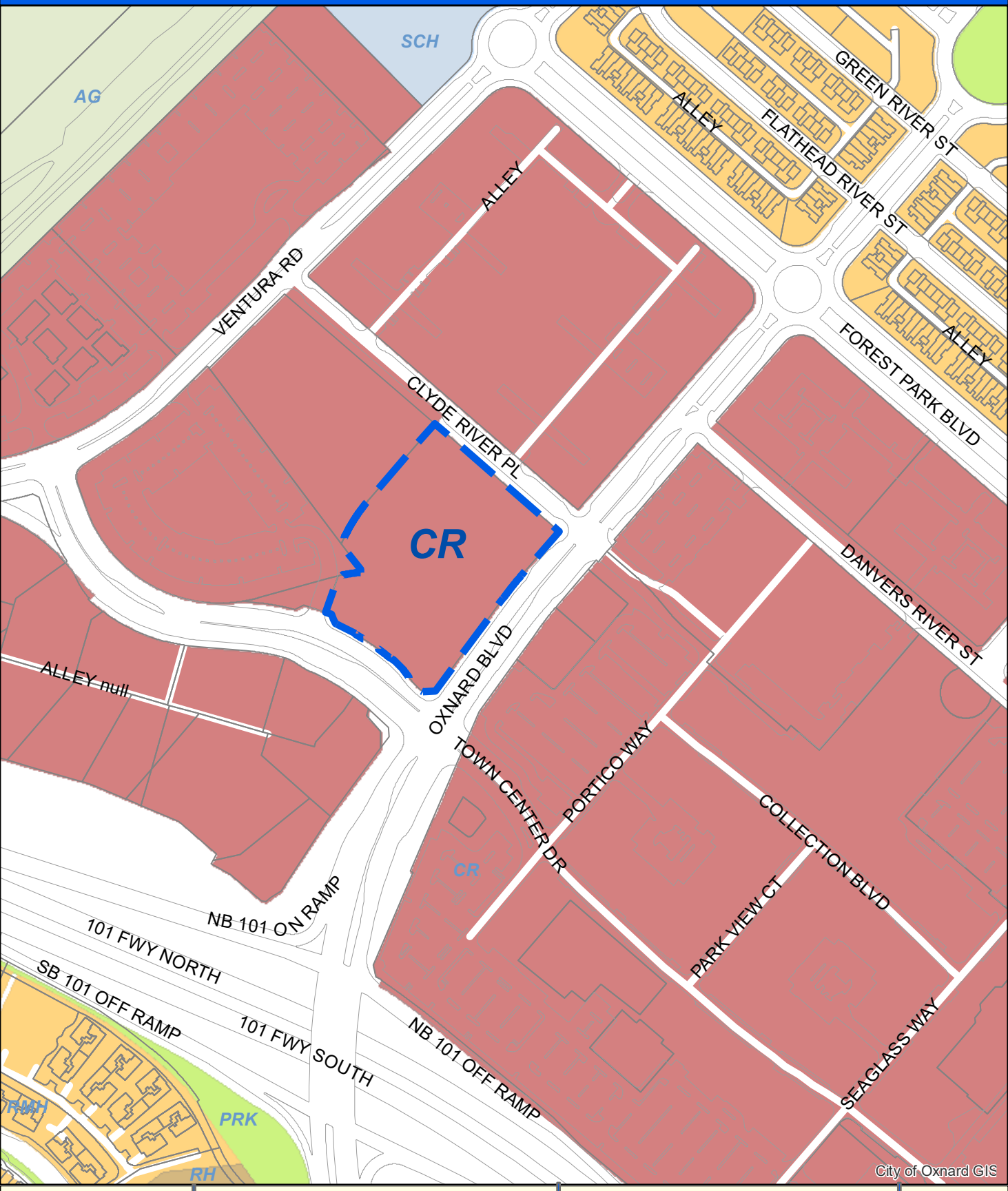
PZ 23-200-01
Location: 2800 N Oxnard Bl
APN: 1320110315
The Pointe Apts

Feet
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Aerial Map

N

2030 General Plan Land Use Map



CITY OF OXNARD CALIFORNIA

Oxnard Planning

November 2, 2023

PZ 23-200-01
Location: 2800 N Oxnard Bl
APN: 1320110315
The Pointe Apts

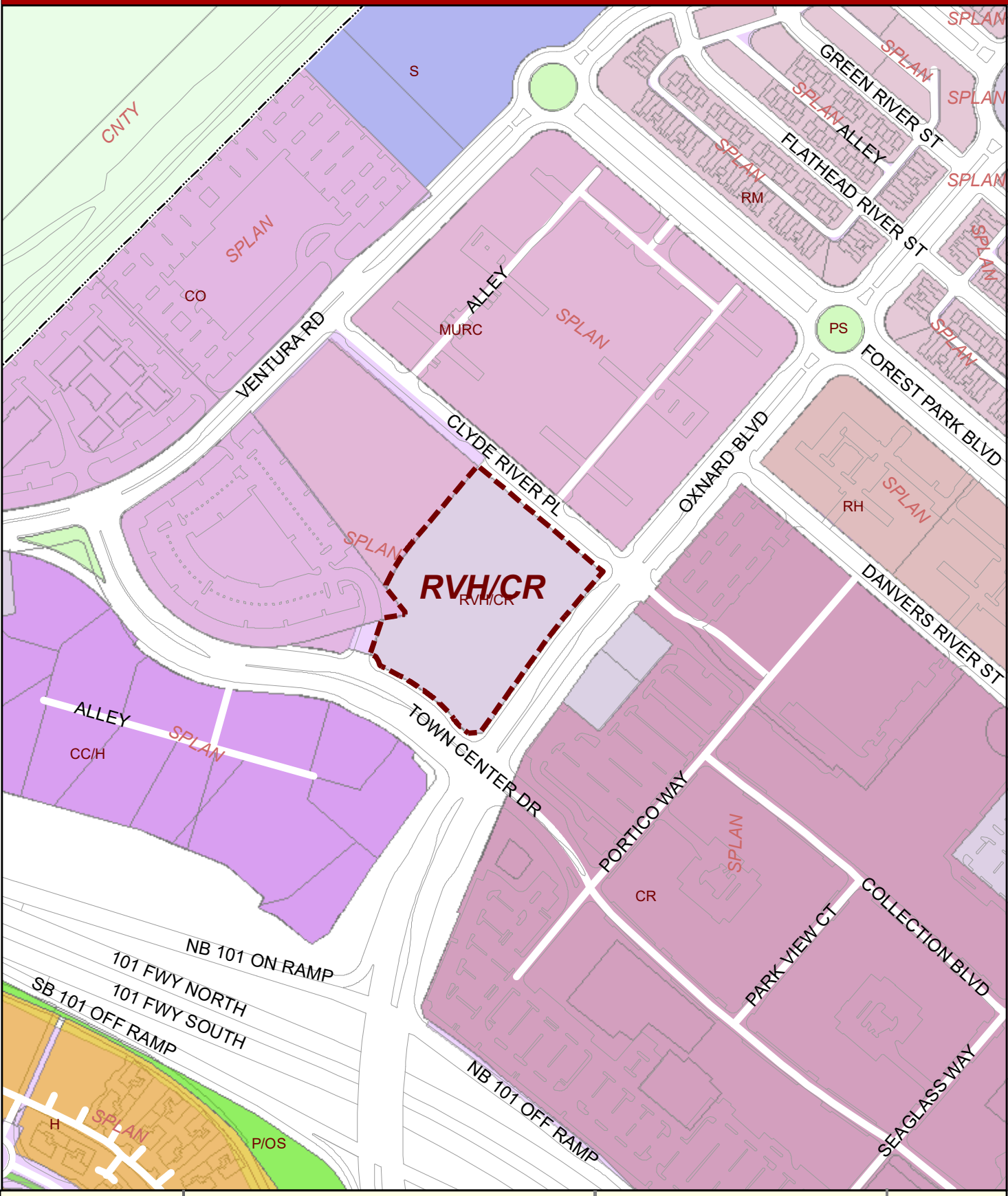
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2030 General Plan Land Use Map

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Zoning/Specific Plan Map



CITY OF OXNARD CALIFORNIA

Oxnard Planning

November 2, 2023

PZ 23-200-01
Location: 2800 N Oxnard Bl
APN: 1320110315
The Pointe Apts

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Zoning/Specific Plan Map

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OXNARD: THE POINTE

DEVELOPMENT DESIGN REVIEW PERMIT
FEBRUARY 1, 2024



TCA
ARCHITECTS

PROJECT DESCRIPTION

Oxnard The Pointe is a new residential development located in the beautiful coastal city of Oxnard, California. The project is designed to embody the boat house architectural style, with dynamic articulation and overhang shed roofs with exposed rafters. The building will be constructed as a 4 Story Wrap, Type V construction with 280 units in total and a 5.5 Story Type-I Parking structure providing resident/guest parking and secure tenant bicycle parking.

The design concept for The Pointe Apartments is to create a calm and natural environment that reflects the beauty of its coastal location. The exterior color palette will feature neutral and natural colors that blend seamlessly with the surrounding environment. The building will have two roof decks that offer breathtaking sunset ocean views, providing a perfect spot for relaxation and enjoyment. In addition, two generous courtyards will provide residents with access to pool amenities, a game area, and relaxation areas. The complex is pet-friendly and has a dedicated dog park for the furry residents.
Oxnard The Pointe offers an expansive 14,500 square feet of shared amenities, including top-notch leasing, club, fitness and study/work areas. The leasing office will be staffed with knowledgeable and friendly professionals who are dedicated to providing residents with exceptional service. The club area will be a social hub for residents, featuring a variety of amenities such as a pool table, lounge areas, and a kitchen. The fitness area will be equipped with state-of-the-art equipment, providing residents with an excellent workout experience.

PROJECT TEAM

DEVELOPER:

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Irvine, CA 92612
Contact: Irwin Yau
P: 949.862.0270
P: 949.862.0289
www.tca-arch.com
iyau@tca-arch.com

LANDSCAPE ARCHITECT:

MJS Landscape Architecture
507 30th St.
Newport Beach, CA 92663
Contact: Matt Jackson
P: 949.675.9964
P: 949.636.1940
www.mjs-la.com
matt@mjs-la.com

CIVIL ENGINEER:

Huitt Zollars
2603 Main Street, Suite 400
Irvine, CA 92614-4250
Contact: Marc Haslinger
P: 949.988.5815
P: 949.988.5820
www.huitt-zollars.com
mhaslinger@huitt-zollars.com

DRY UTILITIES:

Moran Utility Services, INC.
27121 Calle Arroyo, Ste. 2220
San Juan Capistrano, CA 92675
Contact: Steve Lynn
P: 949.429.5566
www.moranutility.com
slynn@moranutility.com

ELECTRICAL & MECHANICAL ENGINEER:

Salas O'Brien
4160 Temescal Canyon Rd. Ste 308
Corona, CA 92883
Contact: Jeff Van Parys
P: 949.753.1553
www.salasobrien.com
jeff.vanparys@salasobrien.com

PLUMBING ENGINEER:

Ampam Parks Mechanical
17036 Avalon Blvd
Carson, CA 90746
Contact: Jack Li
P: 310.835.1532
www.ampam.com
jack.li@ampam.com

FIRE ENGINEER:

Woden
555 W 5th St, 35th Floor
Los Angeles, CA 90013
Contact: Nicole R.Mills
P: 508.523.7412
www.wodenfire.com
nmills@wodenfire.com

VICINITY MAP



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PROJECT DATA

SITE INFORMATION

ASSESSOR PARCEL #	132-0-110-315
ADDRESS	701 Town Center Drive / 2801 North Oxnard Boulevard
SITE AREA	211,298 SF
	4.85 AC

DEVELOPMENT PARAMETERS

		PERMITTED/REQUIRED	PROPOSED
ZONING		CR	RH
SETBACKS	(FRONT/SIDE/REAR)	5'/5'/5'	5'/5'/5'
FAR		N/A	2.59
FLOOR AREA*		N/A	546,524 SF
MAX. BLDG HEIGHT	(PER ZONING)	75'	64'
NUMBER OF UNITS		146 DU - 388 DU	280
DENSITY	(UNITS PER ACRE)	30-80 DU/AC	58 DU/AC

* Floor area includes...

UNIT SUMMARY

UNIT TYPE	Deck Size (SF)** Standard	Deck Size (SF)** Enlarged	Average SF*	Total # Units	Unit Mix	Total Net Rent.
Studio:						
S1	N/A	N/A	588	10	3.6%	5,880
S2	N/A	N/A	616	7	2.5%	4,312
			TOTAL	**17**	**6.1%**	**10,192**
1 Bedroom:						
A1	48	105	685	38	13.6%	26,030
A2	75	177	702	25	8.9%	17,550
A3	75	153	738	27	9.6%	19,926
A4	48	105	752	4	1.4%	3,008
A5	66	N/A	796	4	1.4%	3,184
A6	81	159	836	29	10.4%	24,244
A7	81	162	878	11	3.9%	9,658
A8	77	N/A	943	5	1.8%	4,715
			TOTAL	**143**	**51.1%**	**108,315**
2 Bedrooms:						
B1	75	191	1,098	51	18.2%	55,998
B2	75	191	1,134	32	11.4%	36,288
B3	185	285	1,147	21	7.5%	24,087
			TOTAL	**104**	**37.1%**	**116,373**
3 Bedrooms:						
C1	169	484	1,555	16	5.7%	24,880
TOTAL			**928**	**280**		**259,760**

* Square footage is taken from centerline of parti walls and outside of exterior walls, excluding all decks and balconies.

** Size of the balcony varies per different condition and elevation design. Same unit has several balcony variations. The table lists most common conditions.

FLOOR AREA SUMMARY**

Residential Floor Area	259,760 SF
Circulation \ Lobby	56,336 SF
Leasing	1,730 SF
Residential Amenities	11,594 SF
Roof Decks	1,877 SF
Utilities	10,027 SF
Total Type V Building Area	**341,324 SF**
Type I Parking Structure	**205,200 SF**
TOTAL	**546,524 SF**

BUILDING INFORMATION

4-STORY RESIDENTIAL WRAP - TYPE V CONSTRUCTION
5.5 STORY PARKING STRUCTURE - TYPE I CONSTRUCTION

Site Area	211,298 SF	4.85 AC	
Building Coverage (Footprint)	127,547 SF	2.93 AC	60%
Paved Area	43,043 SF	0.99 AC	20%
Landscape Area	40,708 SF	0.93 AC	19%

PARKING SUMMARY

REQUIRED PARKING

Unit Type	# Units	Ratio	Total
Studio	17	1.0	17
1-Bedroom	143	1.0	143
2-Bedrooms	104	1.5	156
3-Bedrooms	16	2.0	32
	280		**348**
Guest	280	0	0
TOTAL RESIDENTIAL REQ.		**1.24**	**348**

BICYCLE PARKING - RESIDENTIAL REQUIRED/PROVIDED

	Ratio	# BD	Total
Short-term	0.05/BD	416	21
Long-Term	0.15/BD	416	62
		TOTAL	**83**

PROVIDED PARKING

LEVEL	Guest Standard	Guest HC	Guest EV Installed	Resident Standard	Resident HC	Resident EV Capable	Resident EVSE Ready	Resident EVSE Installed	Total Level
Level 1	14	2	3	26	3	10	16	2	76
Level 2	0	0	0	47	4	10	23	5	89
Level 3	0	0	0	48	4	10	23	5	90
Level 4	0	0	0	48	4	10	23	5	90
Level 5	0	0	0	48	4	10	23	5	90
Level 6	0	0	0	32	4	0	14	5	55
TOTAL	**14**	**2**	**3**	**249**	**23**	**50**	**122**	**27**	
								TOTAL PARKING	**490**
								PARKING RATIO	**1.75**

HC	**5%**	**23**
EV Capable	**10%**	**50**
EVSE Ready	25%	**122**
EVSE Installed	**6%**	**27**

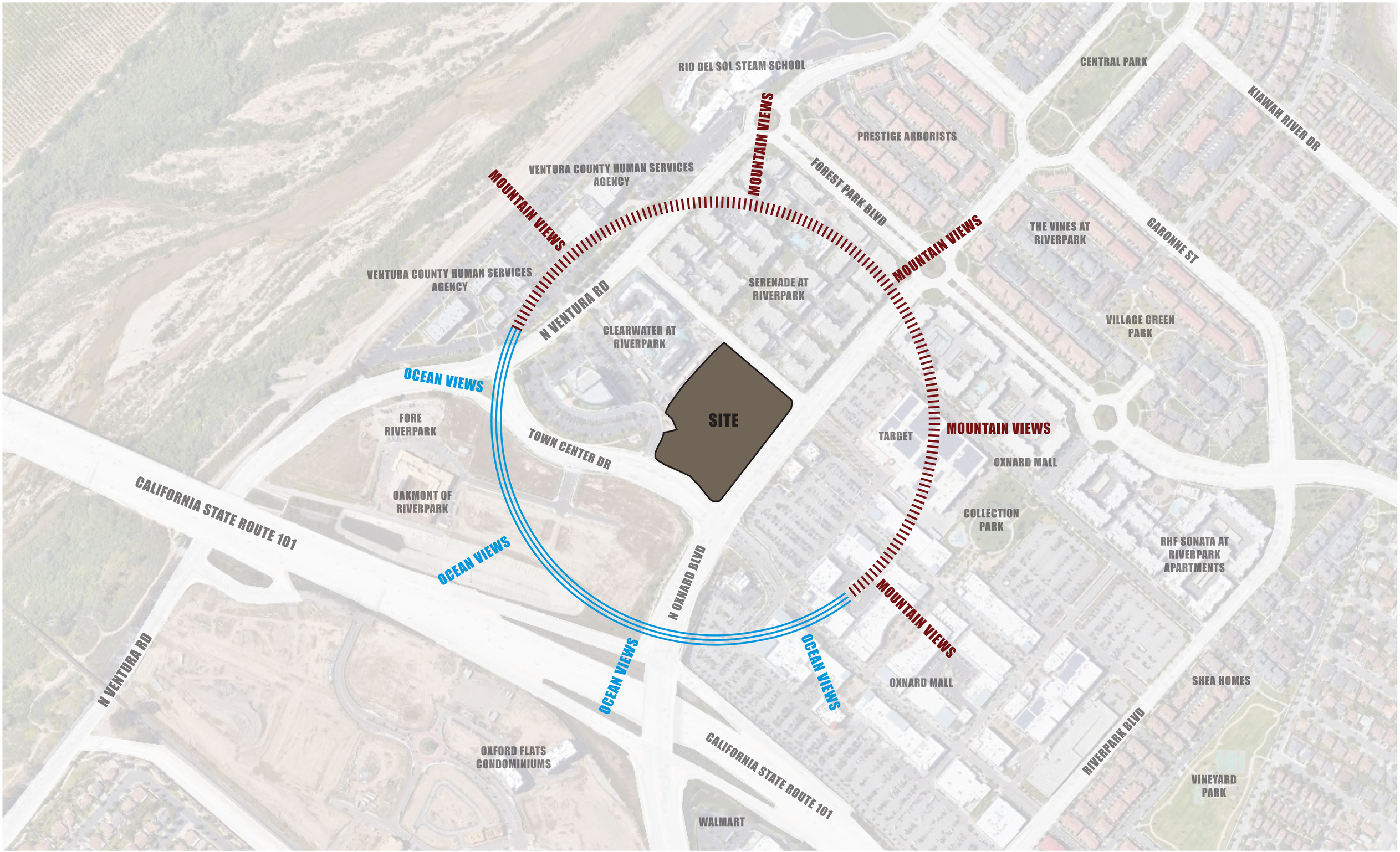
OPEN SPACE SUMMARY

REQUIRED

20% OF LOT AREA (COMMON & PRIVATE AREA COMBINED)		
10% MINIMUM COMMON SPACE		
LOT AREA	211,298 SF	
TOTAL REQ. OPEN SAPCE		**42,260 SF**

PROVIDED

		Total
Private balconies	approx.	22,619 SF
Courtyards	approx.	32,000 SF
Amenities	approx.	11,594 SF
Roof Decks	approx.	1,877 SF
	TOTAL	**68,090 SF**



OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

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SITE SURROUNDINGS



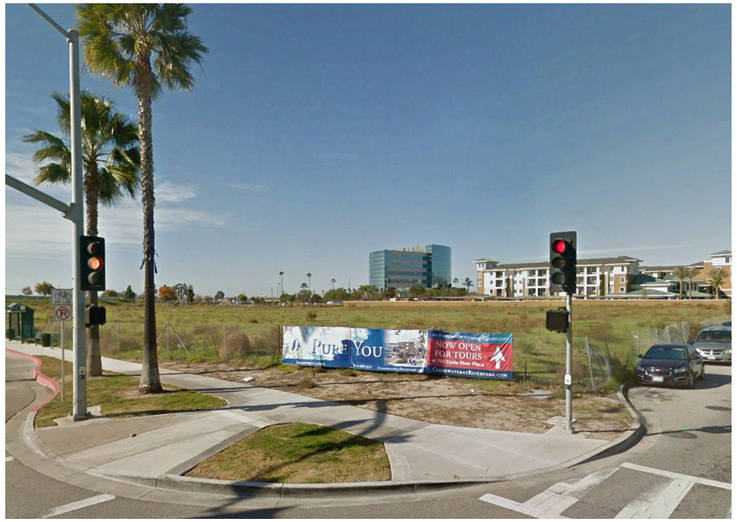
1 - ALONG SOUTHBOUND ENTERPRISE



2 - ALONG TOWN CENTER DR LOOKING EAST



3 - TOWN CENTER DR & N OXNARD BLVD. INTERSECTION



4 - N OXNARD BLVD. & CLYDE RIVER PL INTERSECTION



5 - ALONG CLYDE RIVER PL LOOKING SOUTH



KEY MAP



NOTE: FOR SITE VEGETATION/FURNITURE/FIXTURES & LIGHTING PLEASE REFER TO LANDSCAPE DRAWINGS. FOR DETAILED SITE INFORMATION PLEASE REFER TO CIVIL DRAWINGS

OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

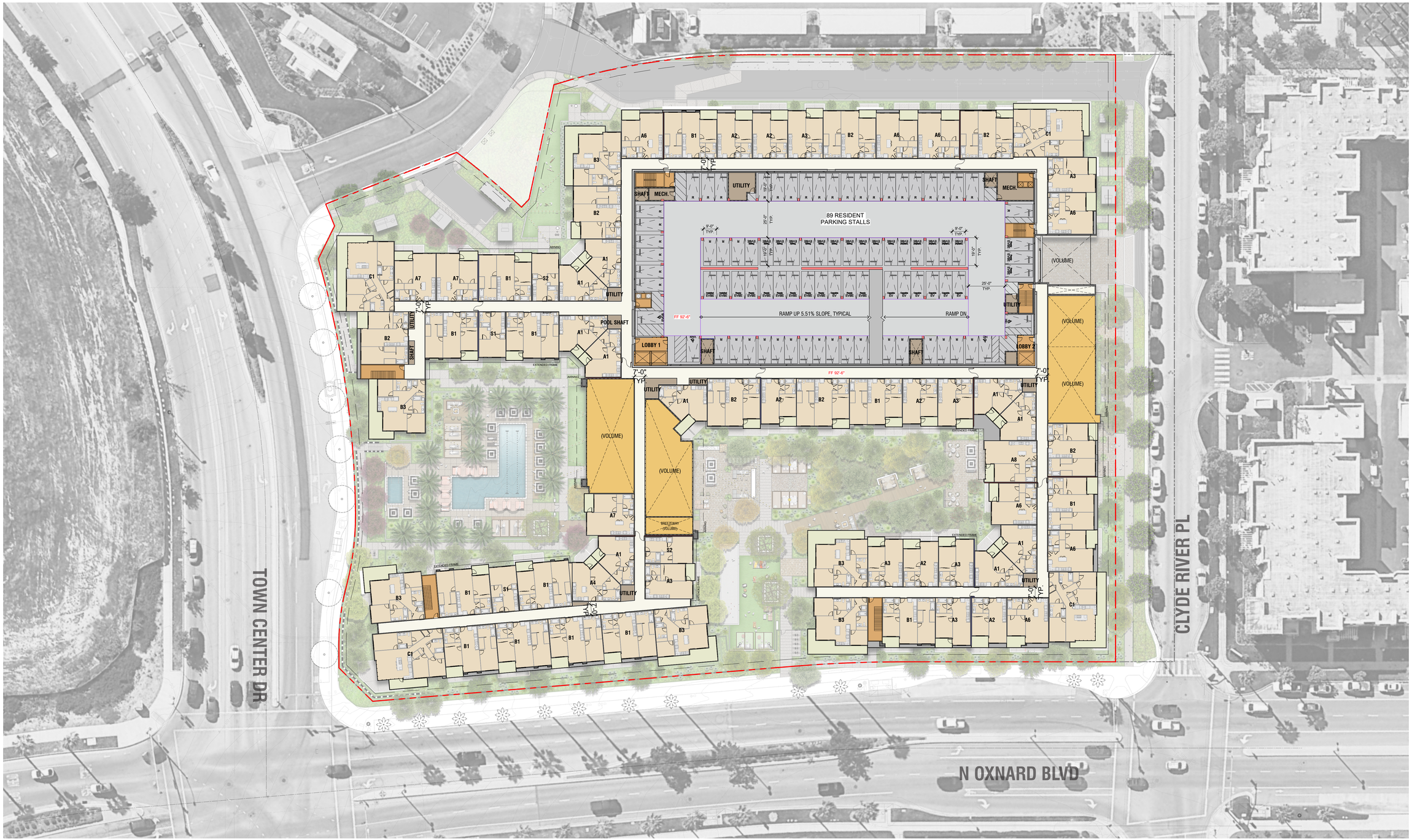
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0' 30' 60' 120'

BUILDING PLANS
ARCHITECTURAL SITE PLAN / GROUND FLOOR

A-1.1



OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

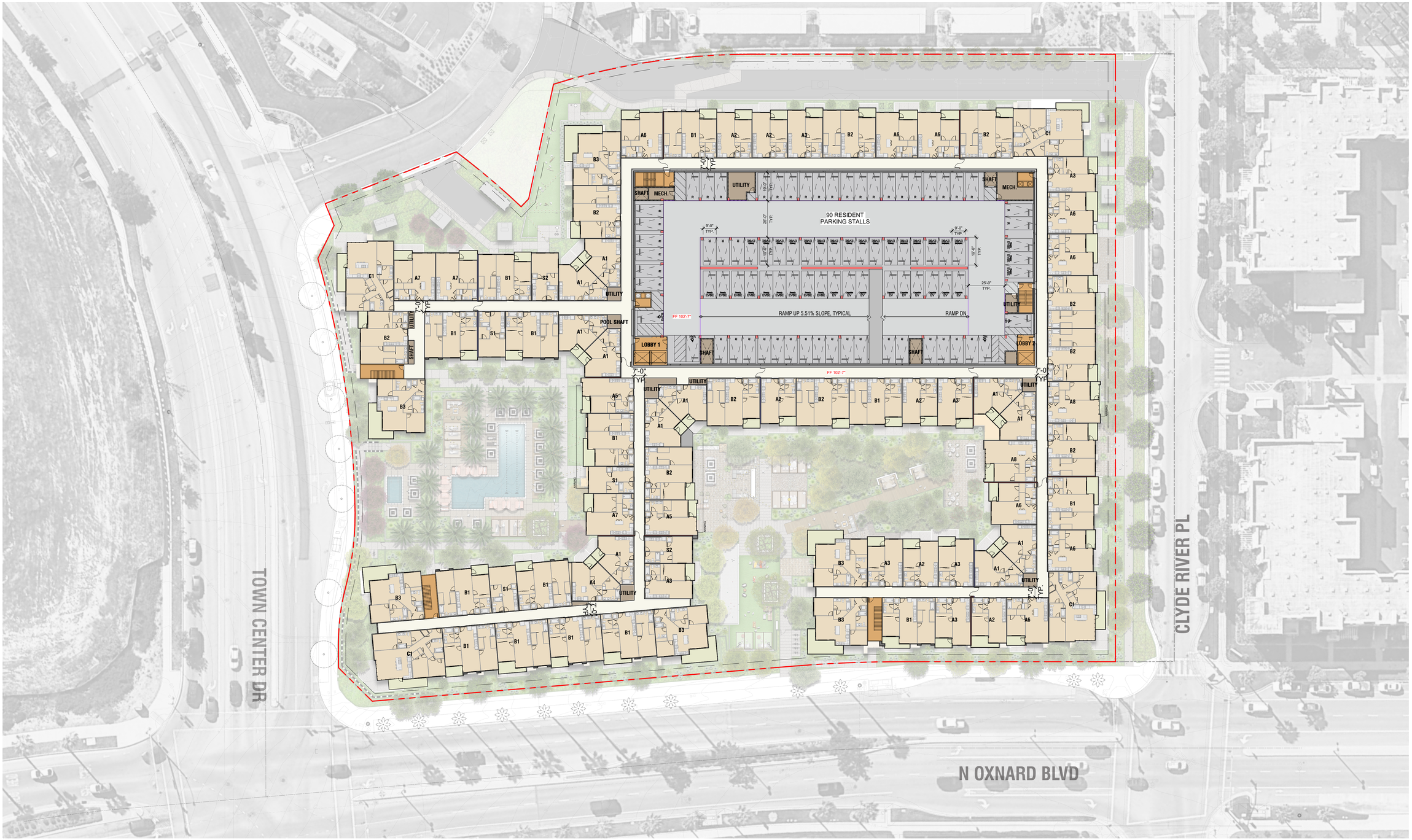
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0' 30' 60' 120'

BUILDING PLANS
2ND FLOOR

A-1.2



OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

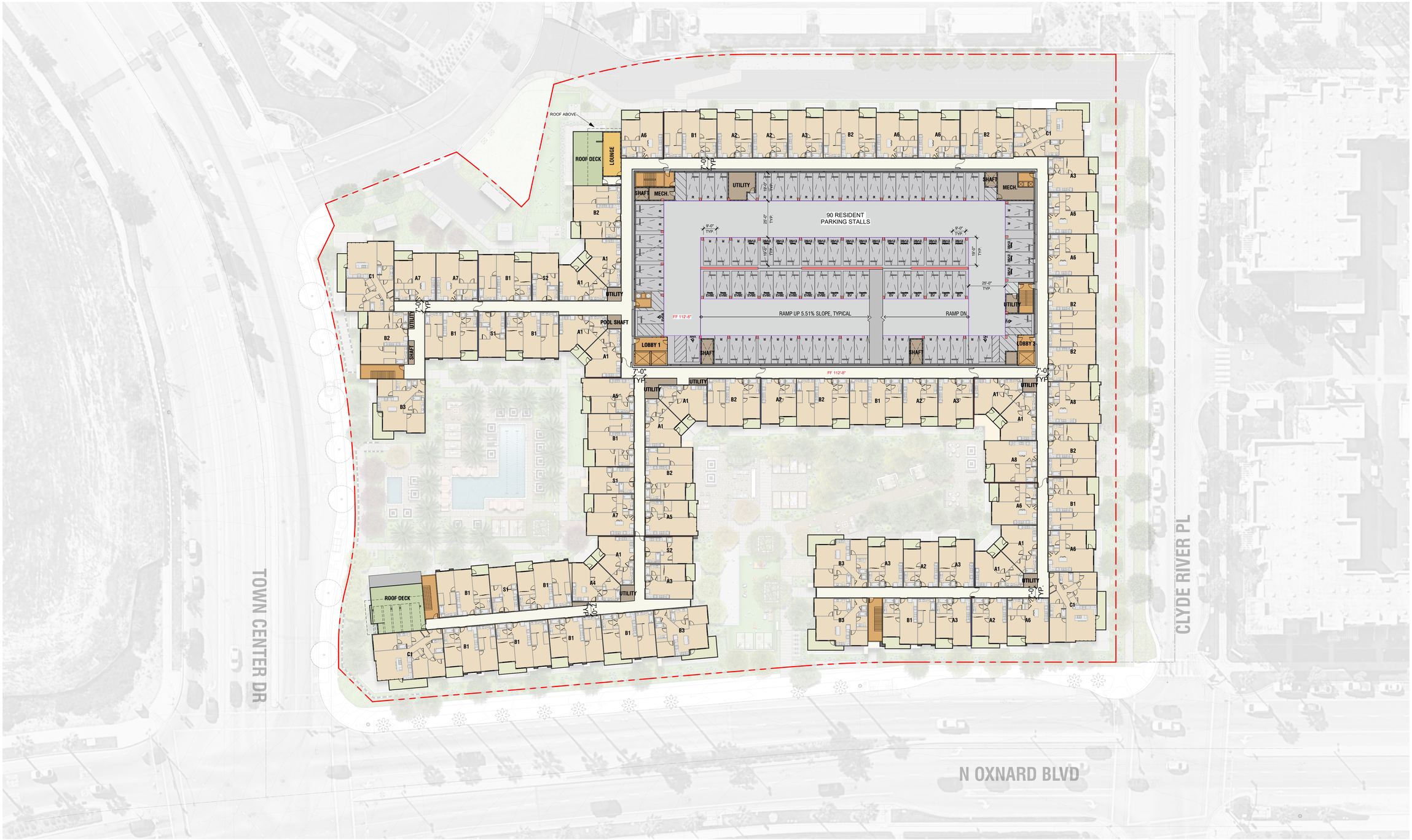
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DEVELOPMENT DESIGN
REVIEW PERMIT
FEBRUARY 1, 2024

0' 30' 60' 120'

BUILDING PLANS
3RD FLOOR

A-1.3



OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

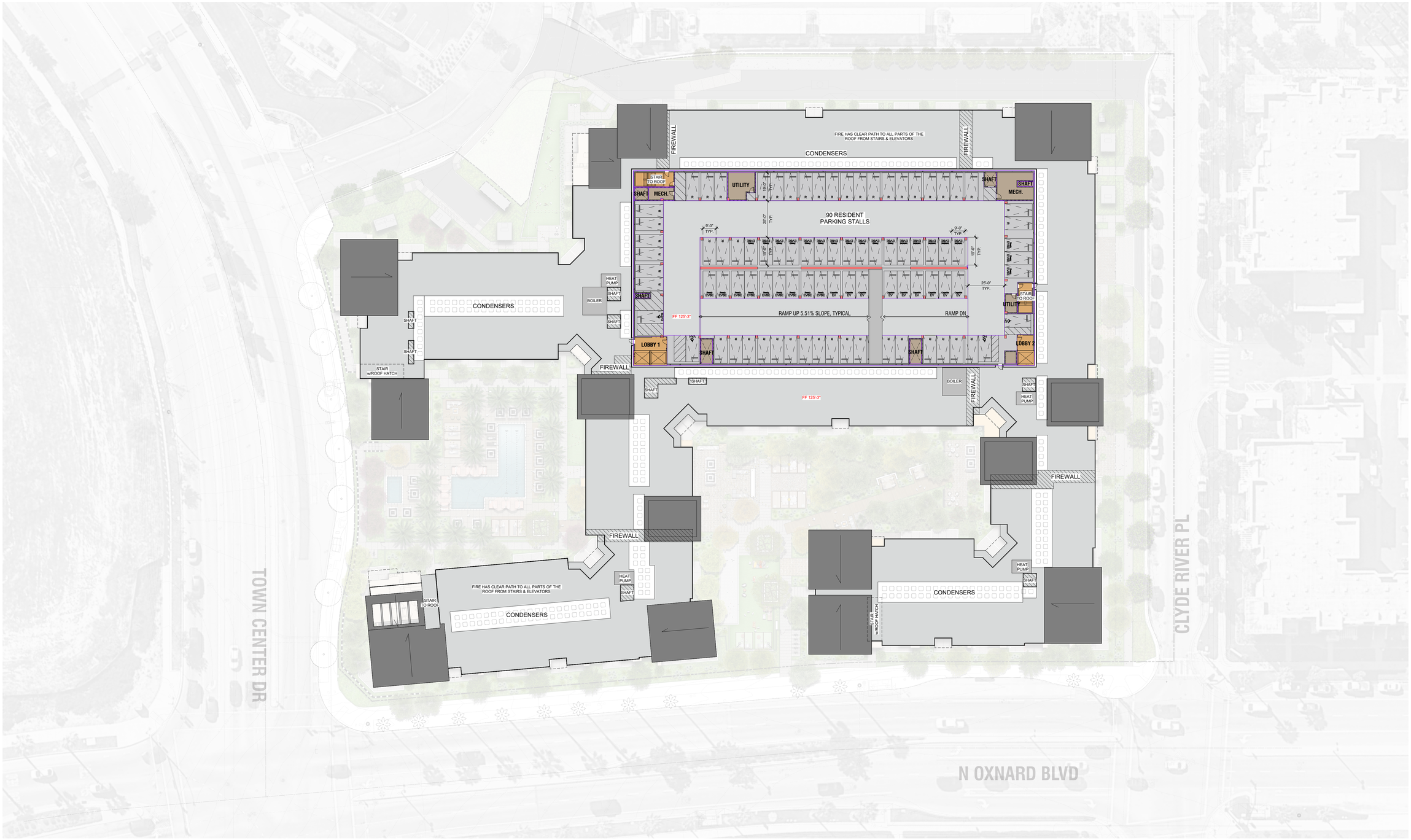
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0' 30' 60' 120'

BUILDING PLANS
4TH FLOOR

A-1.4



NOTE: ROOF EQUIPMENT SHOWN IS AT CONCEPTUAL LEVEL BUT ALL OF IT WILL BE SCREENED BY PARAPETS

OXNARD: THE POINTE

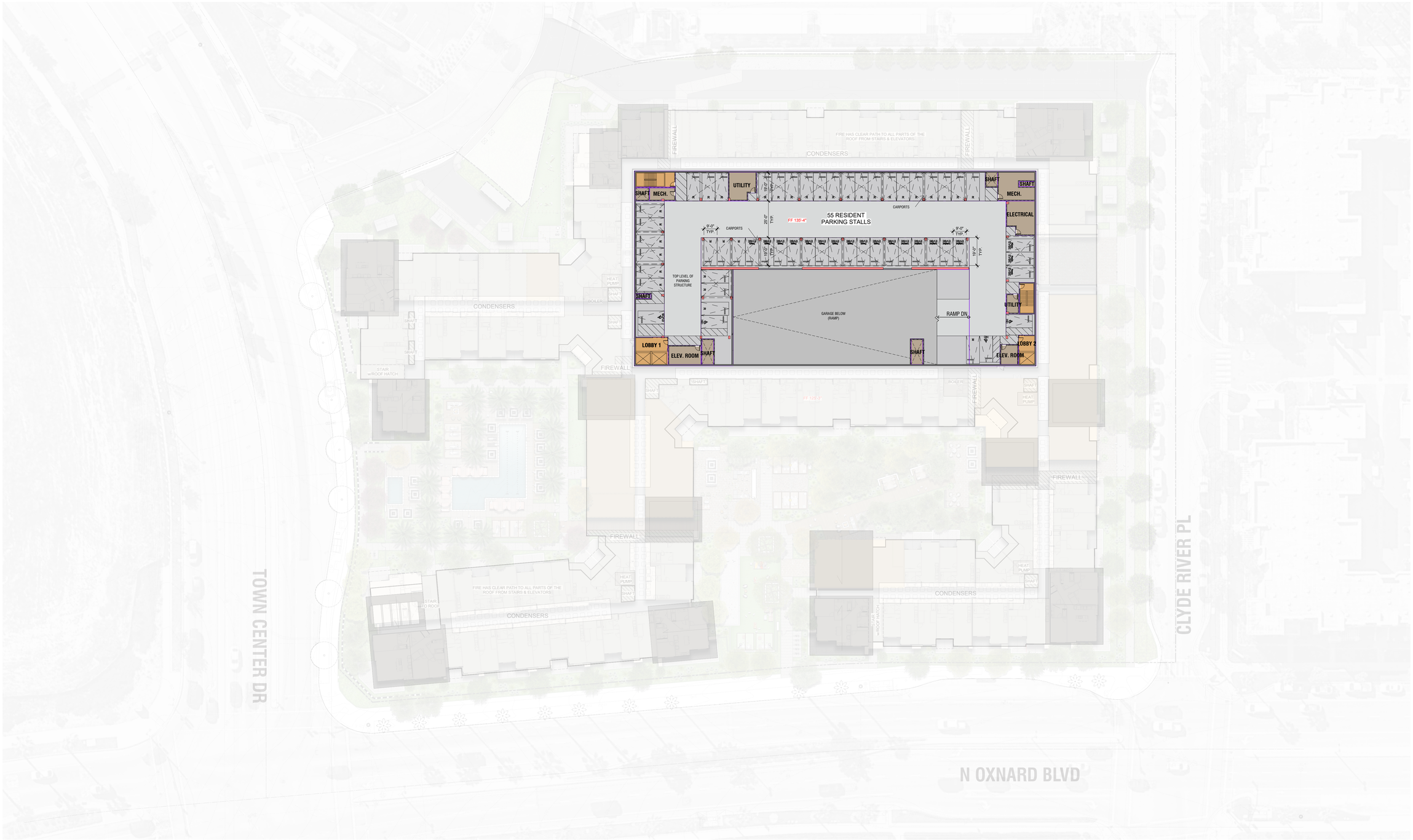
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0' 30' 60' 120'

BUILDING PLANS
RESIDENTIAL ROOF / 5TH PARKING FLOOR

A-1.5



OXNARD: THE POINTE

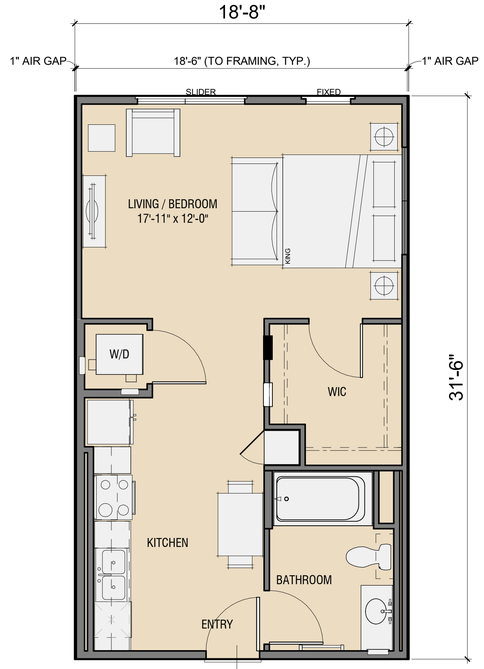
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0' 30' 60' 120'

BUILDING PLANS
6TH PARKING FLOOR (PARTIAL)

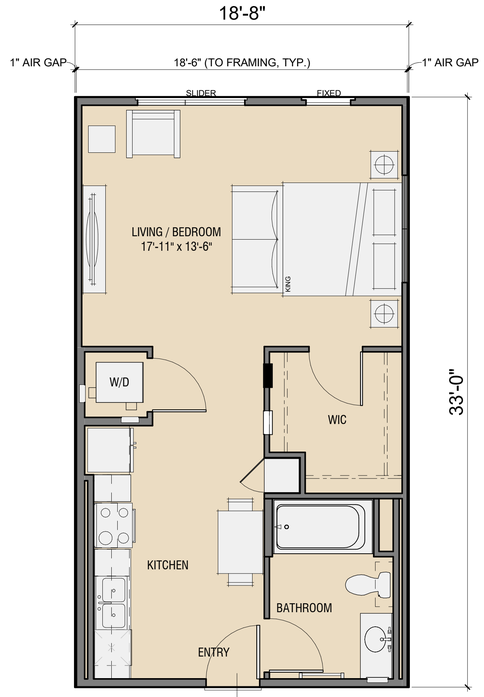
A-1.6



S1

588 SF

TOTAL 10 DU



S2

616 SF

TOTAL 7 DU



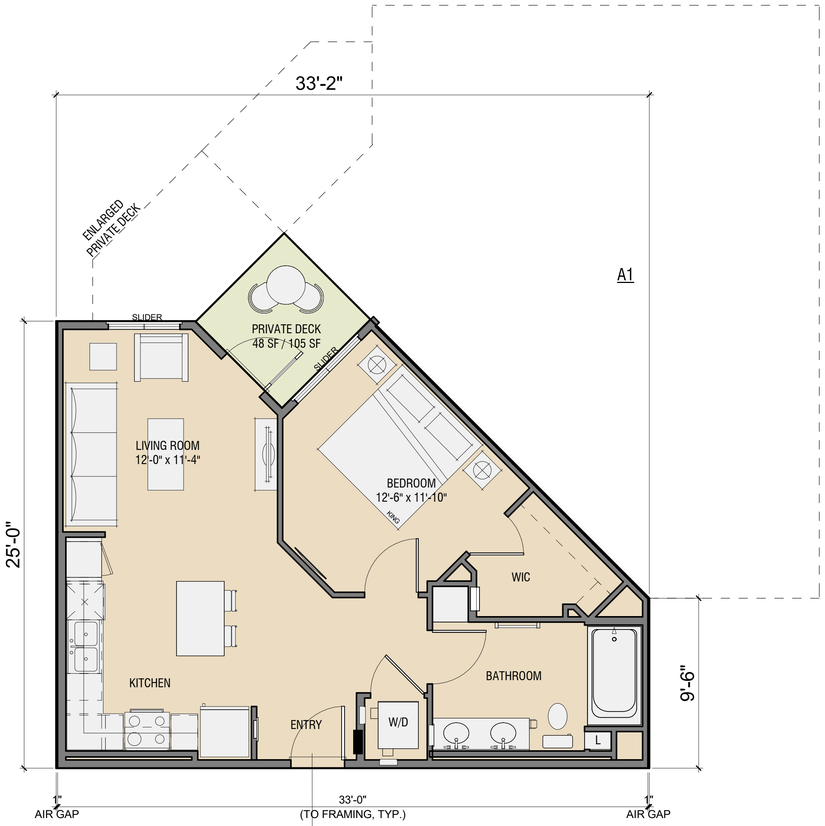
OXNARD: THE POINTE

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DEVELOPMENT DESIGN REVIEW PERMIT
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0' 4' 8' 16'

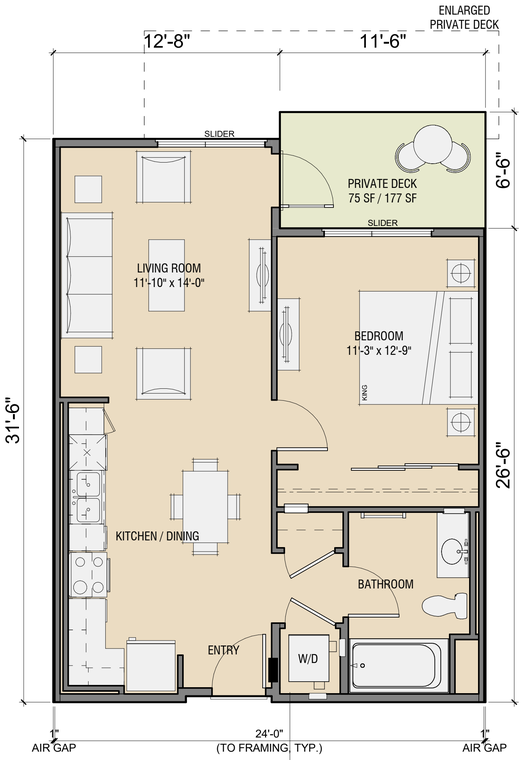
UNIT PLANS
STUDIO



A1

685 SF

TOTAL 38 DU



A2

702 SF

TOTAL 25 DU



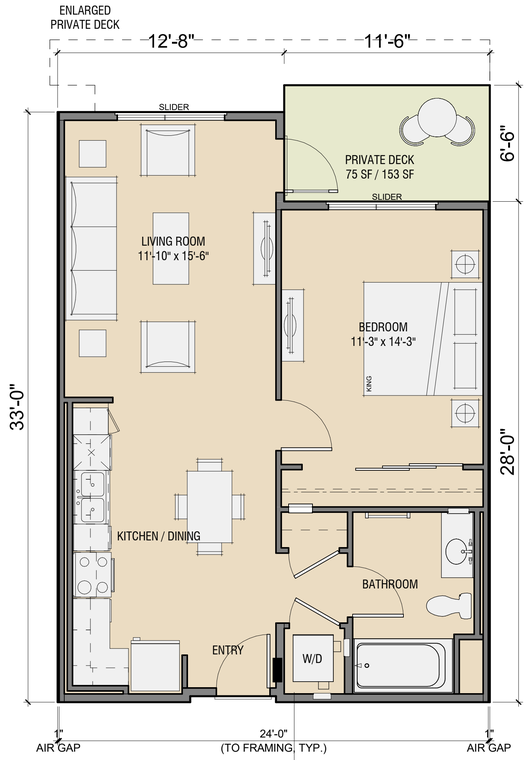
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0' 4' 8' 16'

UNIT PLANS
1 BEDROOM

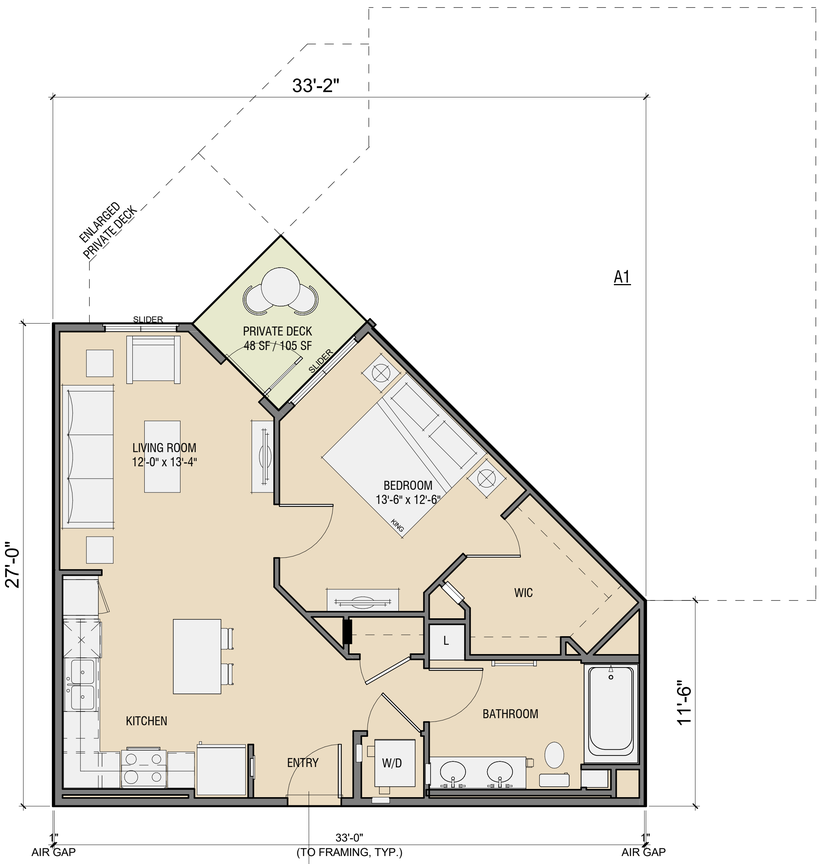
A-2.2



A3

738 SF

TOTAL 27 DU



A4

752 SF

TOTAL 4 DU

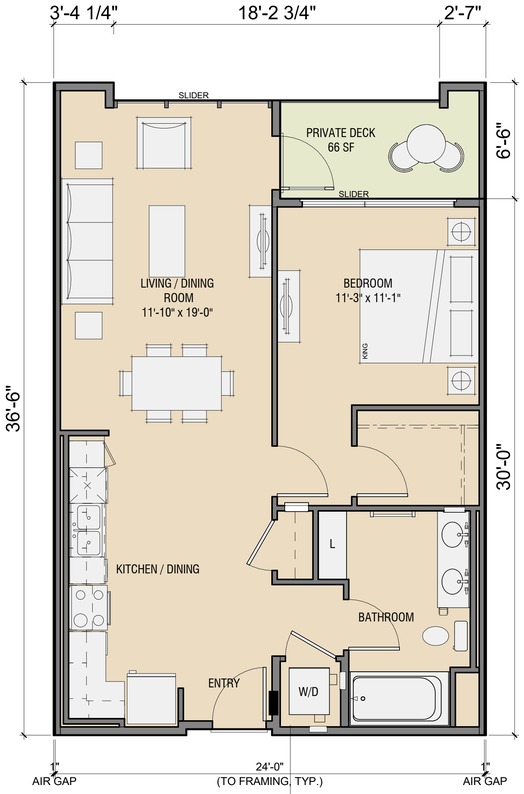


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DEVELOPMENT DESIGN
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FEBRUARY 1, 2024

0' 4' 8' 16'

UNIT PLANS
1 BEDROOM

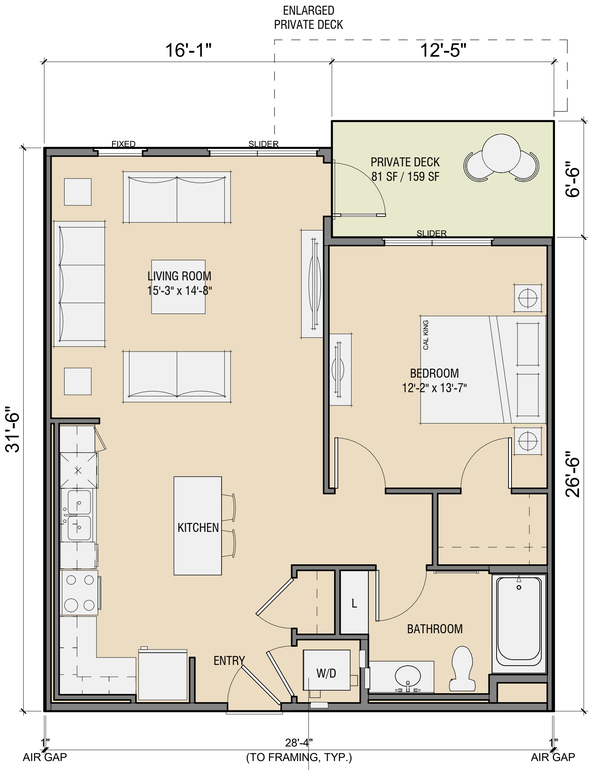


A5

796 SF

(TOWER)

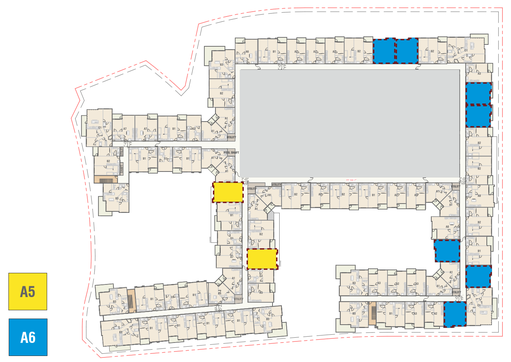
TOTAL 4 DU



A6

836 SF

TOTAL 29 DU



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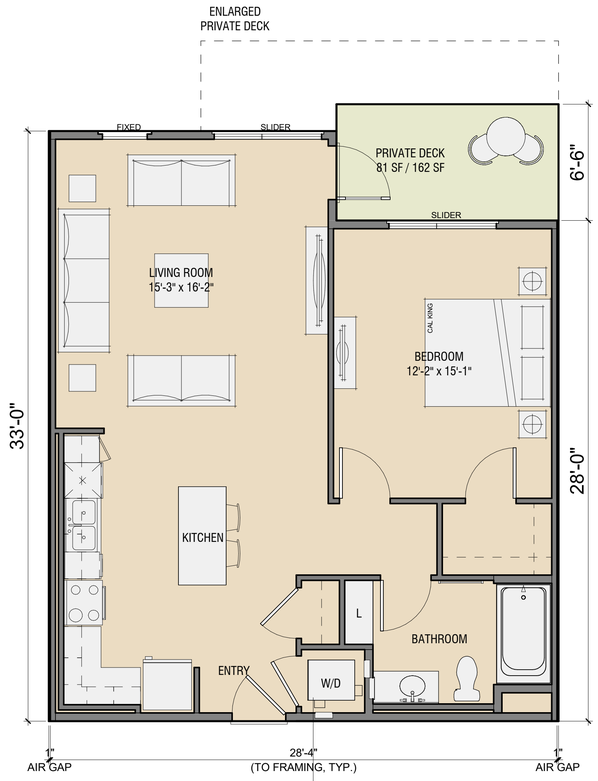
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DEVELOPMENT DESIGN
REVIEW PERMIT
FEBRUARY 1, 2024

0' 4' 8' 16'

UNIT PLANS
1 BEDROOM

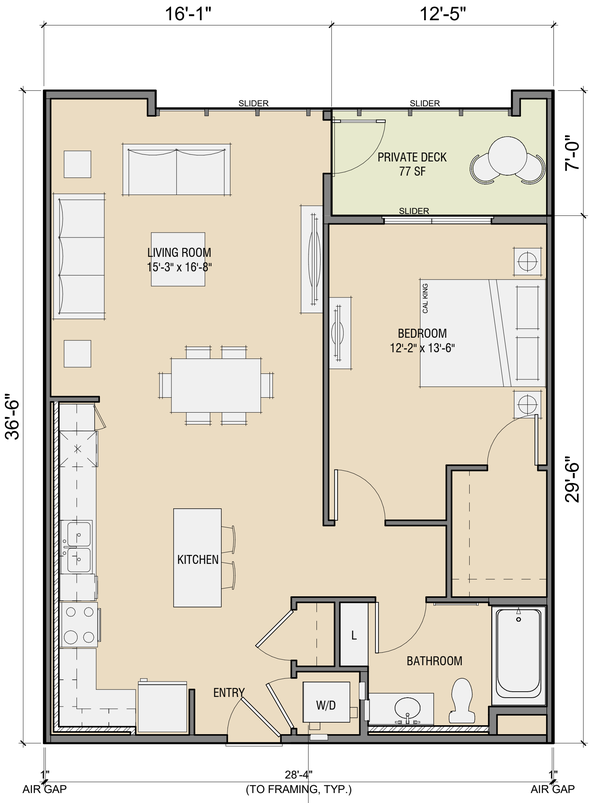
A-2.4



A7

878 SF

TOTAL 11 DU



A8

943 SF

(TOWER)

TOTAL 5 DU



OXNARD: THE POINTE

OXNARD, CALIFORNIA

TCA #2022-047

DEVELOPMENT DESIGN REVIEW PERMIT

FEBRUARY 1, 2024

0' 4' 8' 16'

UNIT PLANS

1 BEDROOM

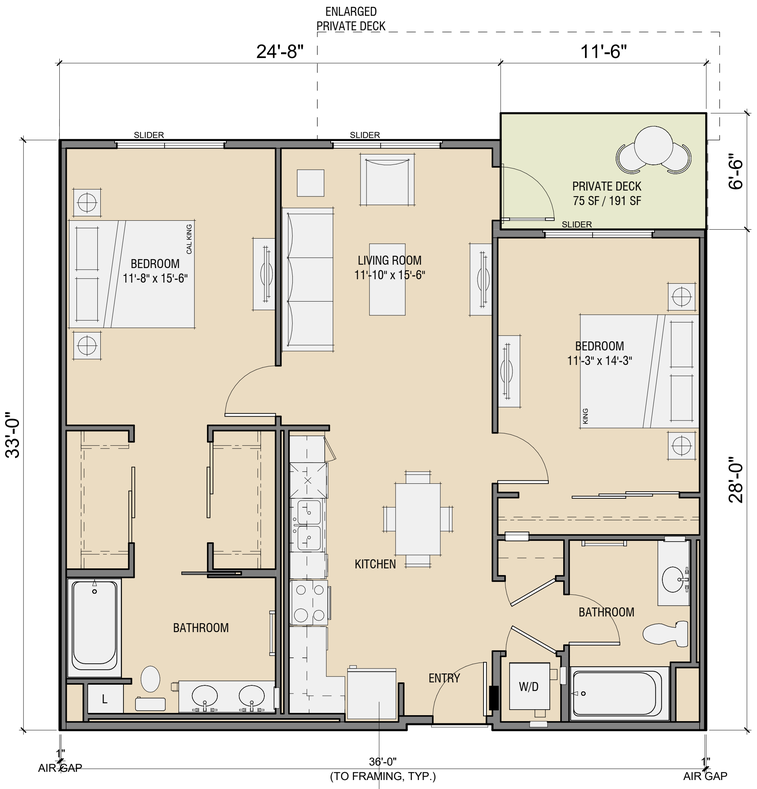
A-2.5



B1

1,098 SF

TOTAL 51 DU



B2

1,134 SF

TOTAL 32 DU



OXNARD: THE POINTE

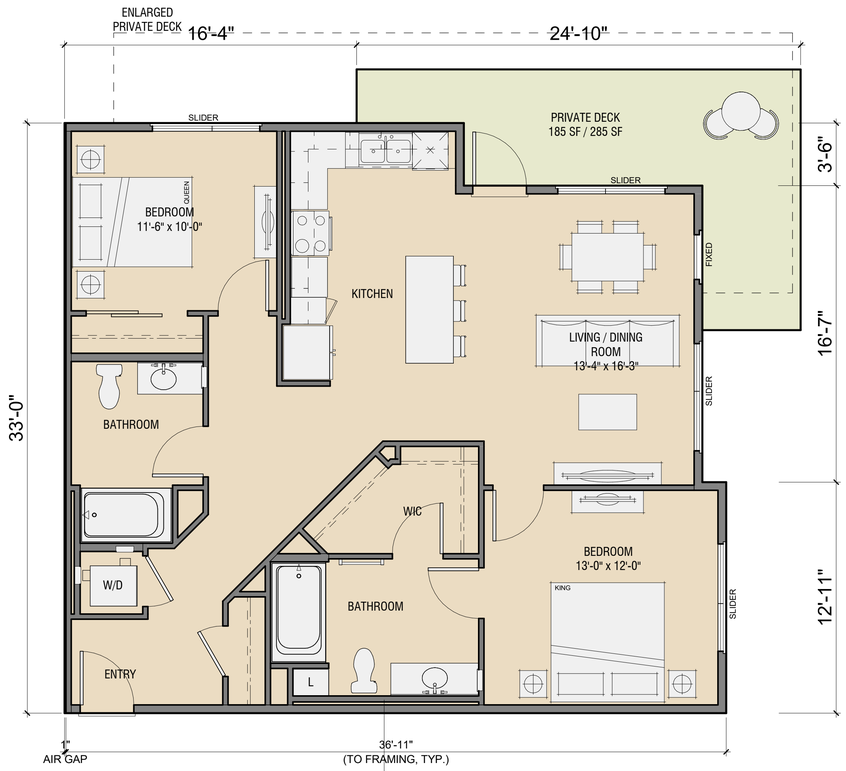
OXNARD, CALIFORNIA
TCA #2022-047

DEVELOPMENT DESIGN
REVIEW PERMIT
FEBRUARY 1, 2024

0' 4' 8' 16'

UNIT PLANS
2 BEDROOM

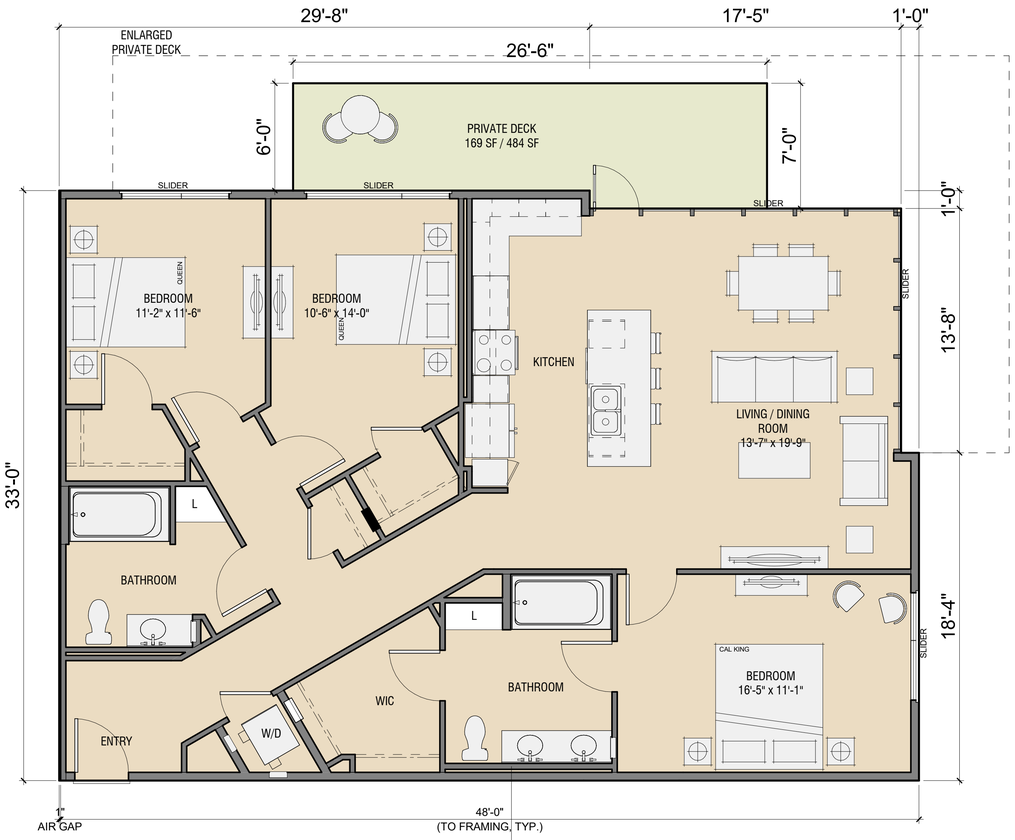
A-2.6



B3

1,148 SF

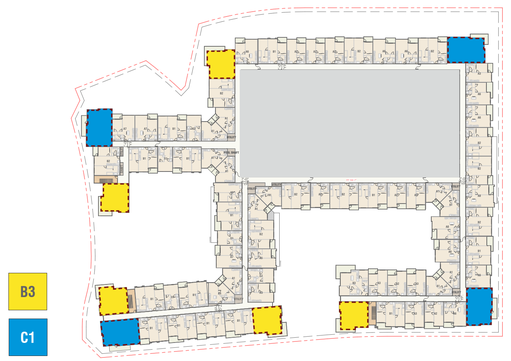
TOTAL 21 DU



C1

1,555 SF

TOTAL 16 DU



OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

DEVELOPMENT DESIGN
REVIEW PERMIT
FEBRUARY 1, 2024

0' 4' 8' 16'

UNIT PLANS
2 & 3 BEDROOM

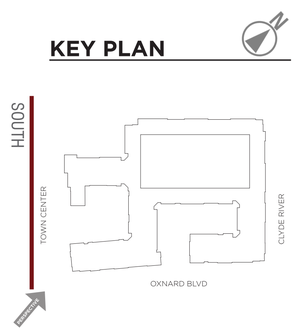
A-2.7



MATERIAL LEGEND

S1	STUCCO #1
S2	STUCCO #2
S3	STUCCO #3
S4	STUCCO #4
5	COMPOSITE SIDING
6	BRICK / STONE VENEER
7	PICKET RAILING
8	GLASS RAILING
9	STOREFRONT
10	VINYL WINDOW
11	WINDOW WALL
12	PAINTED CONCRETE

KEY PLAN





NOTE: PERSPECTIVE RENDER IS AN ILLUSTRATIVE REPRESENTATION OF DESIGN INTENT AND EXISTING / PROPOSED VEGETATION ONLY. FOR ACTUAL VEGETATION AND SITE FURNITURE / FIXTURES REFER TO LANDSCAPE DRAWINGS.

OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC | Salas O'Brien | WÖDEN | AMPAM Parks Mechanical

DEVELOPMENT DESIGN REVIEW PERMIT
FEBRUARY 1, 2024

0' 16' 32' 64'

BUILDING EXTERIOR ELEVATIONS
SOUTH

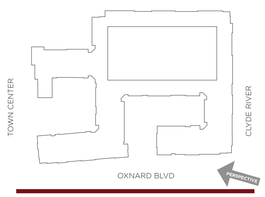
A-3.1



MATERIAL LEGEND

S1	STUCCO #1
S2	STUCCO #2
S3	STUCCO #3
S4	STUCCO #4
5	COMPOSITE SIDING
6	BRICK / STONE VENEER
7	PICKET RAILING
8	GLASS RAILING
9	STOREFRONT
10	VINYL WINDOW
11	WINDOW WALL
12	PAINTED CONCRETE

KEY PLAN



EAST



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OXNARD: THE POINTE
OXNARD, CALIFORNIA
TCA #2022-047

TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC. | Salas O'Brien | WÖDEN | AMPAM Parks Mechanical

DEVELOPMENT DESIGN REVIEW PERMIT
FEBRUARY 1, 2024

0' 16' 32' 64'

BUILDING EXTERIOR ELEVATIONS
EAST

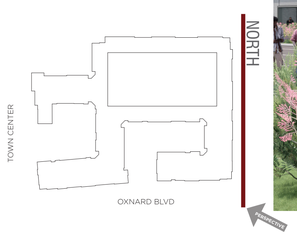
A-3.2



MATERIAL LEGEND

S1	STUCCO #1
S2	STUCCO #2
S3	STUCCO #3
S4	STUCCO #4
5	COMPOSITE SIDING
6	BRICK / STONE VENEER
7	PICKET RAILING
8	GLASS RAILING
9	STOREFRONT
10	VINYL WINDOW
11	WINDOW WALL
12	PAINTED CONCRETE

KEY PLAN





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OXNARD: THE POINTE
OXNARD, CALIFORNIA
TCA #2022-047

TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC. | Salas O'Brien | WÖDEN | AMPAM Parks Mechanical

DEVELOPMENT DESIGN REVIEW PERMIT
FEBRUARY 1, 2024

0' 16' 32' 64'

BUILDING EXTERIOR ELEVATIONS
NORTH

A-3.3

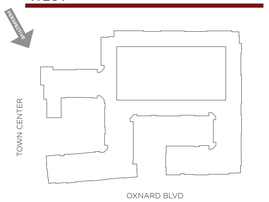


MATERIAL LEGEND

S1	STUCCO #1
S2	STUCCO #2
S3	STUCCO #3
S4	STUCCO #4
5	COMPOSITE SIDING
6	BRICK / STONE VENEER
7	PICKET RAILING
8	GLASS RAILING
9	STOREFRONT
10	VINYL WINDOW
11	WINDOW WALL
12	PAINTED CONCRETE

KEY PLAN

WEST





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OXNARD: THE POINTE
OXNARD, CALIFORNIA
TCA #2022-047

TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC | Salas O'Brien | WÖDEN | AMPAM Parks Mechanical

DEVELOPMENT DESIGN REVIEW PERMIT
FEBRUARY 1, 2024

0' 16' 32' 64'

BUILDING EXTERIOR ELEVATIONS
WEST

A-3.4

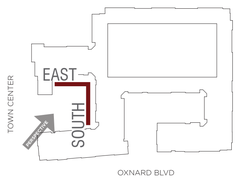




MATERIAL LEGEND

S1	STUCCO #1
S2	STUCCO #2
S3	STUCCO #3
S4	STUCCO #4
5	COMPOSITE SIDING
6	BRICK / STONE VENEER
7	PICKET RAILING
8	GLASS RAILING
9	STOREFRONT
10	VINYL WINDOW
11	WINDOW WALL
12	PAINTED CONCRETE

KEY PLAN





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OXNARD: THE POINTE
OXNARD, CALIFORNIA
TCA #2022-047

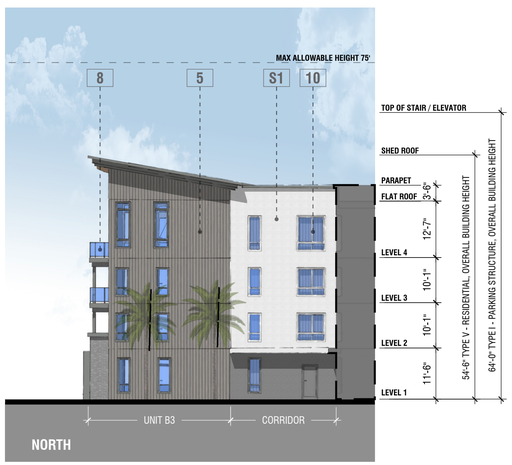
TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC. | Salas O'Brien | WÖDEN | AMPAM Parks Mechanical

DEVELOPMENT DESIGN REVIEW PERMIT
FEBRUARY 1, 2024

0' 16' 32' 64'

POOL COURTYARD ELEVATIONS
SOUTH & EAST

A-3.5

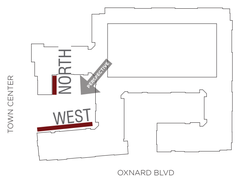




MATERIAL LEGEND

S1	STUCCO #1
S2	STUCCO #2
S3	STUCCO #3
S4	STUCCO #4
5	COMPOSITE SIDING
6	BRICK / STONE VENEER
7	PICKET RAILING
8	GLASS RAILING
9	STOREFRONT
10	VINYL WINDOW
11	WINDOW WALL
12	PAINTED CONCRETE

KEY PLAN





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OXNARD: THE POINTE
OXNARD, CALIFORNIA
TCA #2022-047

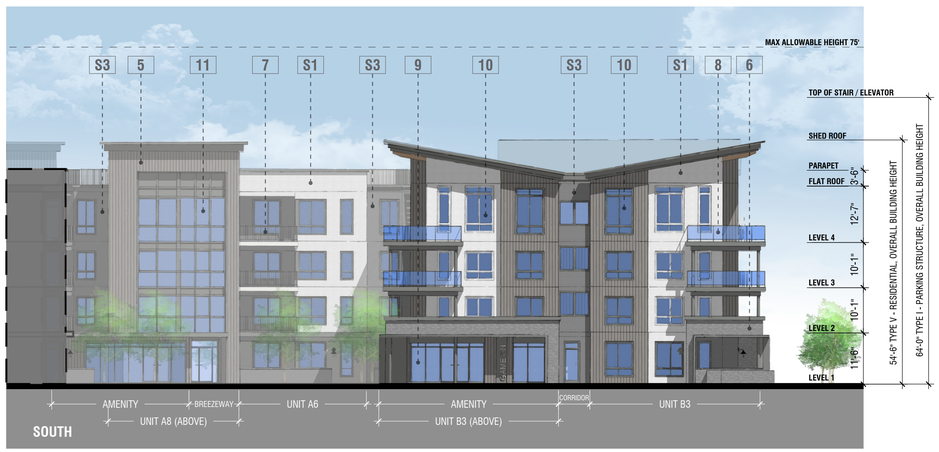
TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC | WÖDEN | Salas O'Brien | AMPAM Parks Mechanical

DEVELOPMENT DESIGN REVIEW PERMIT
FEBRUARY 1, 2024

0' 16' 32' 64'

POOL COURTYARD ELEVATIONS
NORTH & WEST

A-3.6

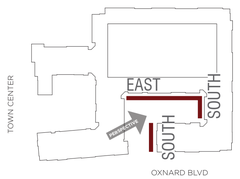




MATERIAL LEGEND

S1	STUCCO #1
S2	STUCCO #2
S3	STUCCO #3
S4	STUCCO #4
5	COMPOSITE SIDING
6	BRICK / STONE VENEER
7	PICKET RAILING
8	GLASS RAILING
9	STOREFRONT
10	VINYL WINDOW
11	WINDOW WALL
12	PAINTED CONCRETE

KEY PLAN





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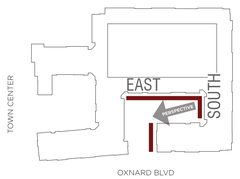




MATERIAL LEGEND

S1	STUCCO #1
S2	STUCCO #2
S3	STUCCO #3
S4	STUCCO #4
5	COMPOSITE SIDING
6	BRICK / STONE VENEER
7	PICKET RAILING
8	GLASS RAILING
9	STOREFRONT
10	VINYL WINDOW
11	WINDOW WALL
12	PAINTED CONCRETE

KEY PLAN





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OXNARD: THE POINTE
OXNARD, CALIFORNIA
TCA #2022-047

TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC | WÖDEN | Salas O'Brien | AMPAM Parks Mechanical

DEVELOPMENT DESIGN REVIEW PERMIT
FEBRUARY 1, 2024

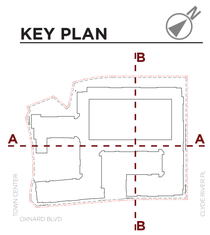
0' 16' 32' 64'

COURTYARD ELEVATIONS
NORTH & WEST

A-3.8



SECTION A





SECTION B

OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

DEVELOPMENT DESIGN REVIEW PERMIT
FEBRUARY 1, 2024

0' 20' 40' 80'

BUILDING SECTIONS
A & B

A-4.1



S1 **S2** **S3** **S4** STUCCO

FINISHES: 16/20 MEDIUM

MANUFACTURER: OMEGA OR SIMILAR

COLORS: SHERWIN WILLIAMS OR SIMILAR

S1
SW 7006
EXTRA WHITE



S2
SW 7066
GRAY MATTERS



S3
SW 7067
CITYSCAPE



S4
SW 9167
POLISHED CONCRETE



5 COMPOSITE SIDING

FINISHES: N/A

MANUFACTURER: FIBERON OR SIMILAR

COLORS: SAHARA COLLECTION - PALO OR SIMILAR



6 BRICK / STONE VENEER (OR SIMILAR)

FINISHES: N/A

MANUFACTURER: CREATIVE MINES OR SIMILAR

COLORS: CRAFT WAREHOUSE BRICK - RAINCLOUD OR SIMILAR



7 PICKET RAILING

FINISHES: SHOP PRIMED, FIELD PAINTED OR SIMILAR

MANUFACTURER: TBD

COLORS: SHERWIN WILLIAMS OR SIMILAR

SW 7067
CITYSCAPE



8 GLASS RAILING

FINISHES: TBD

MANUFACTURER: TBD

COLORS: CLEAR GLASS / SHERWIN WILLIAMS OR SIMILAR

METAL MEMBERS
SW 7067
CITYSCAPE



9 STOREFRONT

FINISHES: NATURAL ANODIZED OR SIMILAR
GLAZING: CLEAR WITH U-FACTOR OR SIMILAR

MANUFACTURER: ARCADIA OR SIMILAR

COLORS: CHARCOAL (E399B159/C439Z5629) OR COLOR MATCH / SIMILAR

E399B159 / C439Z5629
CHARCOAL

COLOR MATCH
SW 7067
CITYSCAPE



10 VINYL WINDOW

FINISHES: DOUBLE PANE NON-METAL TINTED GLAZING WITH U-FACTOR OR SIMILAR

MANUFACTURER: VPI WINDOWS OR SIMILAR

COLORS: SHERWIN WILLIAMS (BASED ON FACADE DESIGN) & STANDARD WHITE FOR INTERIOR OR SIMILAR

SW 7067
CITYSCAPE

SW 7006
EXTRA WHITE



11 WINDOW WALL

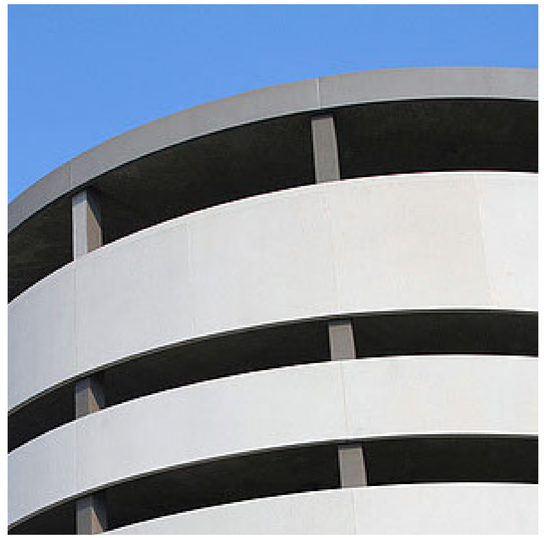
FINISHES: SHOP PRIMED, FIELD PAINTED OR SIMILAR

MANUFACTURER: ARCADIA OR SIMILAR

COLORS: CHARCOAL (E399B159 / C439Z5629) / COLOR MATCH SHERWIN WILLIAMS OR SIMILAR

E399B159 / C439Z5629
CHARCOAL

COLOR MATCH
SW 7067
CITYSCAPE



12 PAINTED CONCRETE

FINISHES: FIELD PAINTED OR SIMILAR

MANUFACTURER: N/A

COLORS: SHERWIN WILLIAMS OR SIMILAR

SW 7006
EXTRA WHITE



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OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC | WŌDEN | Salas O'Brien | AMPAM Parks Mechanical

DEVELOPMENT DESIGN
REVIEW PERMIT
FEBRUARY 1, 2024

BUILDING PERSPECTIVE

OXNARD BLVD & CLYDE RIVER INTERSECTION

A-6.1



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OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC | WŌDEN | Salas O'Brien | AMPAM Parks Mechanical

DEVELOPMENT DESIGN REVIEW PERMIT
FEBRUARY 1, 2024

BUILDING PERSPECTIVE
SOUTHBOUND OXNARD BLVD

A-6.2



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OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC. | WŌDEN | Salas O'Brien | AMPAM Parks Mechanical

DEVELOPMENT DESIGN
REVIEW PERMIT
FEBRUARY 1, 2024

BUILDING PERSPECTIVE
SOUTHBOUND OXNARD BLVD

A-6.3



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OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC | WŌDEN | Salas O'Brien | AMPAM Parks Mechanical

DEVELOPMENT DESIGN REVIEW PERMIT
FEBRUARY 1, 2024

BUILDING PERSPECTIVE
NORTHBOUND OXNARD BLVD

A-6.4



NOTE: PERSPECTIVE RENDER IS AN ILLUSTRATIVE REPRESENTATION OF DESIGN INTENT AND EXISTING / PROPOSED VEGETATION ONLY. FOR ACTUAL VEGETATION AND SITE FURNITURE / FIXTURES REFER TO LANDSCAPE DRAWINGS.

OXNARD: THE POINTE
OXNARD, CALIFORNIA
TCA #2022-047

TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC. | Salas O'Brien | WODEN | AMPAM Parks Mechanical

DEVELOPMENT DESIGN REVIEW PERMIT
FEBRUARY 1, 2024

BUILDING PERSPECTIVE
TOWN CENTER & OXNARD BLVD INTERSECTION

A-6.5



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OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC | WÖDEN | Salas O'Brien | AMPAM Parks Mechanical

DEVELOPMENT DESIGN
REVIEW PERMIT
FEBRUARY 1, 2024

BUILDING PERSPECTIVE
TOWN CENTER & OXNARD BLVD INTERSECTION

A-6.6



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OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC | Salas O'Brien | WÖDEN | AMPAR Parks Mechanical

DEVELOPMENT DESIGN REVIEW PERMIT
FEBRUARY 1, 2024

BUILDING PERSPECTIVE
EASTBOUND TOWN CENTER

A-6.7



NOTE: PERSPECTIVE RENDER IS AN ILLUSTRATIVE REPRESENTATION OF DESIGN INTENT AND EXISTING / PROPOSED VEGETATION ONLY. FOR ACTUAL VEGETATION AND SITE FURNITURE / FIXTURES REFER TO LANDSCAPE DRAWINGS.

OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC | WŌDEN | Salas O'Brien | AMPAM Parks Mechanical

DEVELOPMENT DESIGN REVIEW PERMIT
FEBRUARY 1, 2024

BUILDING PERSPECTIVE
SOUTHBOUND CLYDE RIVER

A-6.8



NOTE: PERSPECTIVE RENDER IS AN ILLUSTRATIVE REPRESENTATION OF DESIGN INTENT AND EXISTING / PROPOSED VEGETATION ONLY. FOR ACTUAL VEGETATION AND SITE FURNITURE / FIXTURES REFER TO LANDSCAPE DRAWINGS.

OXNARD: THE POINTE
OXNARD, CALIFORNIA
TCA #2022-047

TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC | Salas O'Brien | WŌDEN | AMPAM Parks Mechanical

DEVELOPMENT DESIGN REVIEW PERMIT
FEBRUARY 1, 2024

BUILDING PERSPECTIVE
SOUTHBOUND CLYDE RIVER

A-6.9



NOTE: PERSPECTIVE RENDER IS AN ILLUSTRATIVE REPRESENTATION OF DESIGN INTENT AND EXISTING / PROPOSED VEGETATION ONLY. FOR ACTUAL VEGETATION AND SITE FURNITURE / FIXTURES REFER TO LANDSCAPE DRAWINGS.

OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC. | Salas O'Brien | WÖDEN | AMPAM Parks Mechanical

DEVELOPMENT DESIGN REVIEW PERMIT
FEBRUARY 1, 2024

BUILDING PERSPECTIVE
POOL COURTYARD

A-6.10



NOTE: PERSPECTIVE RENDER IS AN ILLUSTRATIVE REPRESENTATION OF DESIGN INTENT AND EXISTING / PROPOSED VEGETATION ONLY. FOR ACTUAL VEGETATION AND SITE FURNITURE / FIXTURES REFER TO LANDSCAPE DRAWINGS.

OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC. | Salas O'Brien | WŌDEN | AMPAM Parks Mechanical

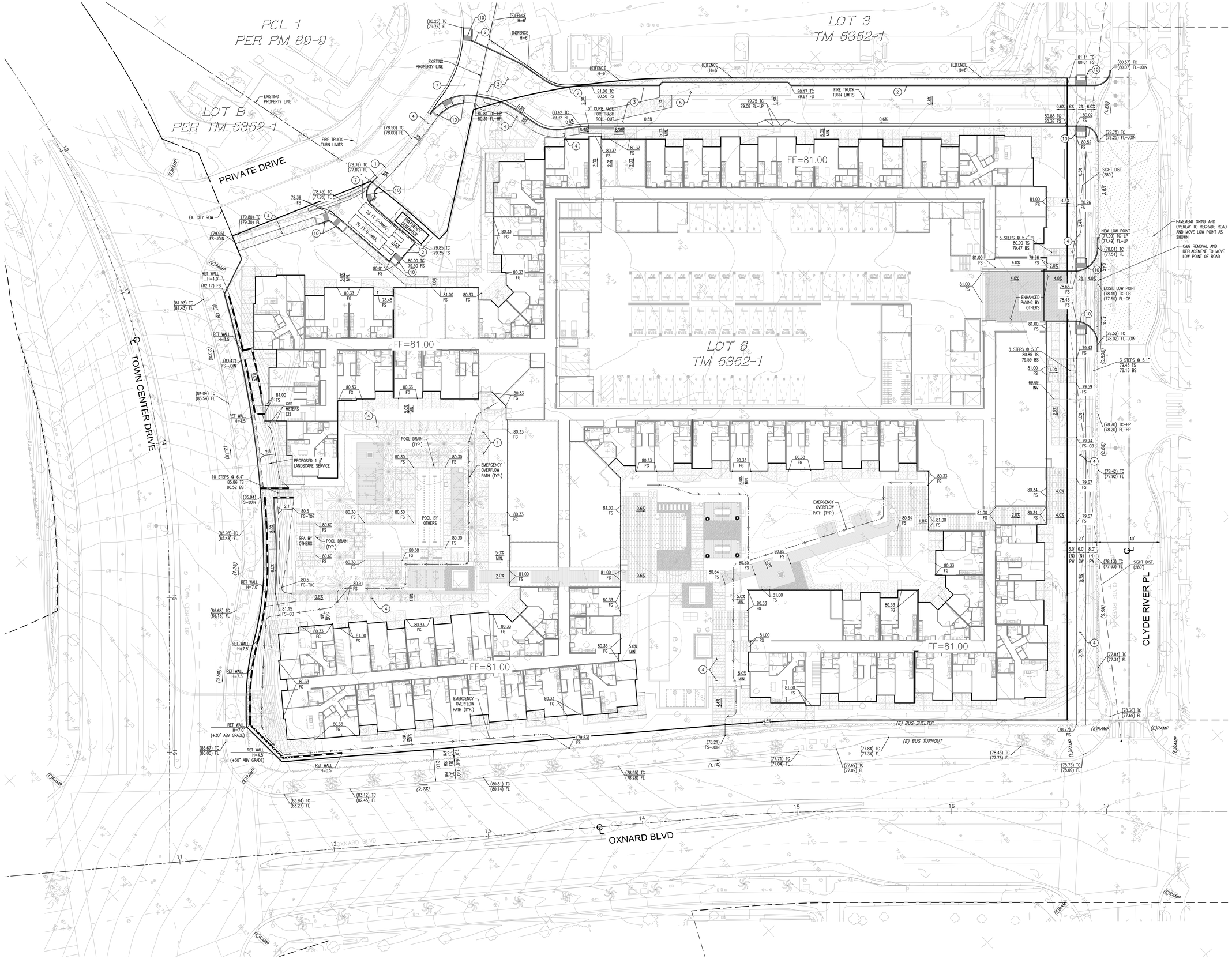
DEVELOPMENT DESIGN REVIEW PERMIT
FEBRUARY 1, 2024

BUILDING PERSPECTIVE
SECONDARY COURTYARD

A-6.11

CONSTRUCTION NOTES

1. 6" CURB & GUTTER
2. 6" CURB
3. AC/AB PAVEMENT
4. P.C.C. SIDEWALK
5. P.C.C. TRASH ROLL-OUT SLAB
6. P.C.C. RIBBON GUTTER
7. COMMERCIAL DRIVEWAY
8. REDWOOD HEADER
9. REMOVE EXISTING AC/AB PAVEMENT
10. CURB RAMP PER CITY OF OXNARD STD PLATE 110
11. P.C.C. PAVEMENT



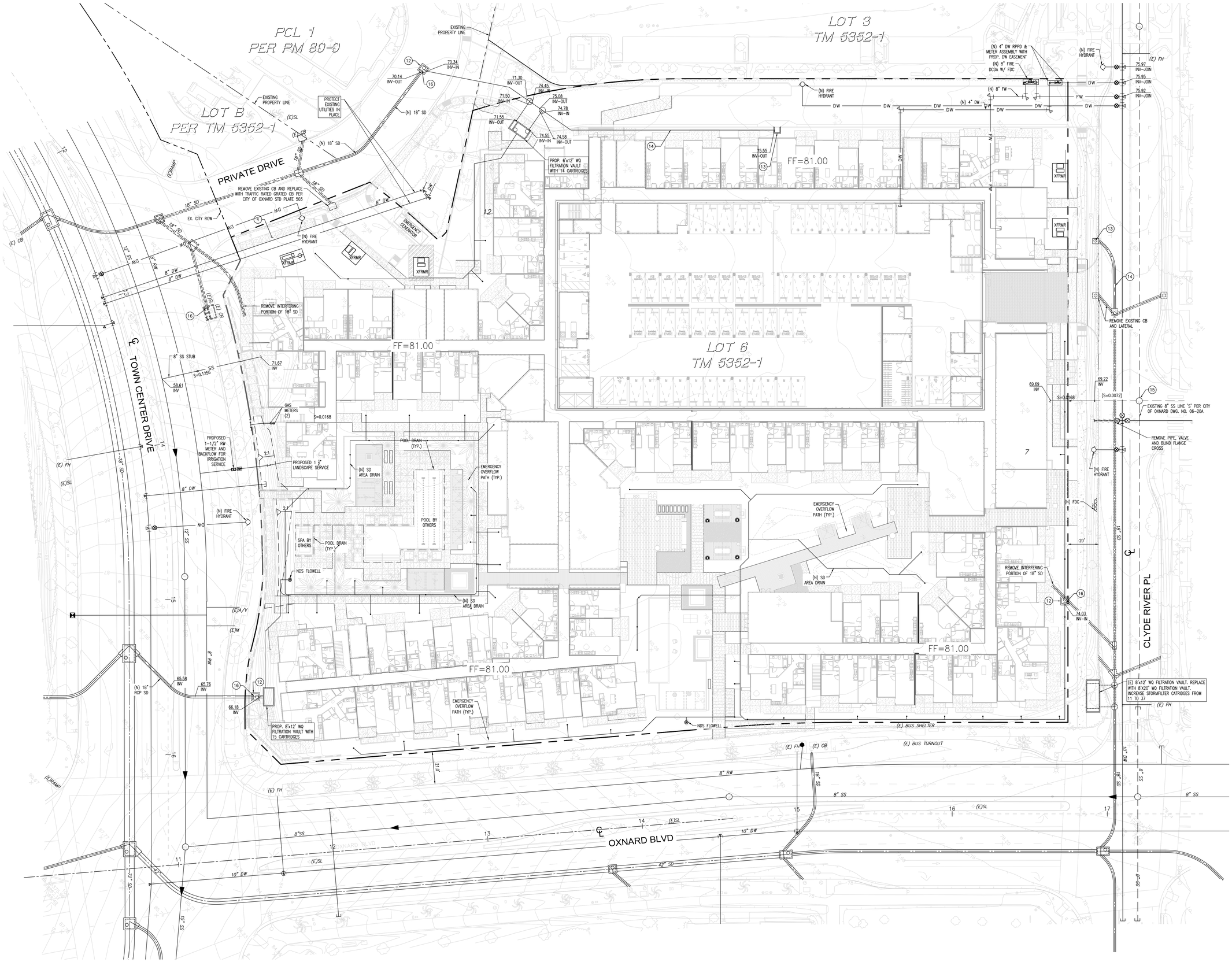
THE POINTE WRAP APARTMENTS

ENGINEERING SITE PLAN - GRADING
02/01/2024

SHEET ESP-1

OWNER:
SHEA PROPERTIES
130 VANTIS, SUITE 200
ALISO VIEJO, CA 92656
CONTACT: WILLIS CHIN
(949) 389-7000

HUITT ZOLLARS
2603 Main Street, Suite 400
Irvine, California 92614-4250
949.988.5815



CONSTRUCTION NOTES

12 STORM DRAIN MANHOLE
13 STORM DRAIN CATCH BASIN
14 STORM DRAIN PIPE
15 SEWER MANHOLE
16 FULL CAPTURE TRASH DEVICE

20' 10' 0 20' 40'
SCALE:1"=20'

THE POINTE WRAP APARTMENTS

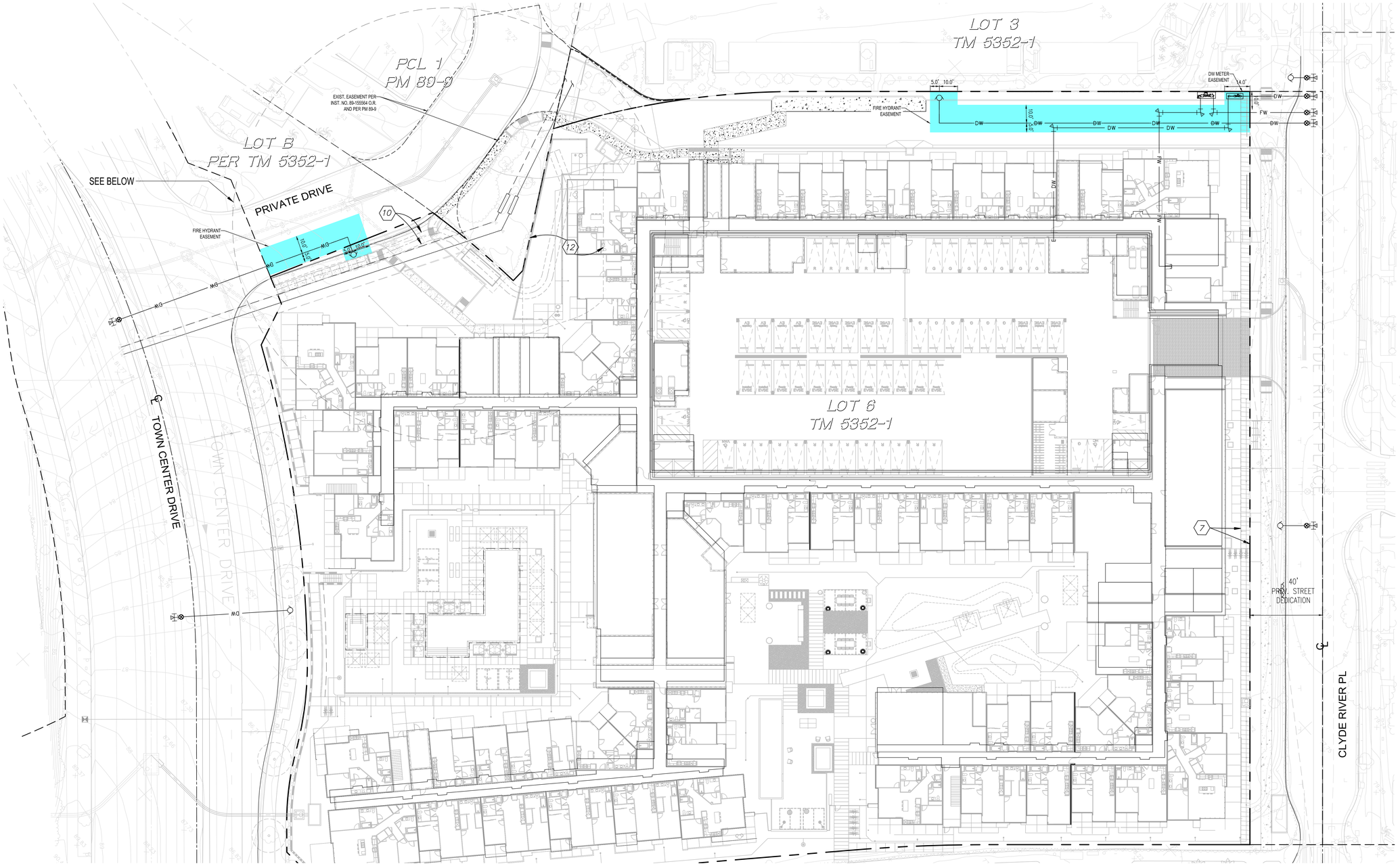
ENGINEERING SITE PLAN - UTILITY

02/01/2024

SHEET ESP-2

OWNER:
SHEA PROPERTIES
130 VANTIS, SUITE 200
ALISO VIEJO, CA 92656
CONTACT: WILLIS CHIN
(949) 389-7000

HUITT ZOLLARS
2603 Main Street, Suite 400
Irvine, California 92614-4250
949.988.5815



EXISTING EASEMENT NOTES

(7) *THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED IRREVOCABLE OFFER OF DEDICATION RECORDED JANUARY 27, 2005 AS INSTRUMENT NO. 05-21254 OF OFFICIAL RECORDS.*
DISPOSITION: TO BE QUITCLAIMED

(10) *AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON, RECORDED JULY 5, 2007 AS INSTRUMENT NO. 20070705-00133240-0 OF OFFICIAL RECORDS.*
DISPOSITION: TO BE QUITCLAIMED

(12) *AN EASEMENT FOR FACILITIES, INGRESS, EGRESS AND INCIDENTAL PURPOSES IN FAVOR OF VERIZON CALIFORNIA, INC., A CALIFORNIA CORPORATION, RECORDED APRIL 14, 2008 AS INSTRUMENT NO. 20080414-00057773-0 OF OFFICIAL RECORDS.*
DISPOSITION: TO BE QUITCLAIMED

PROPOSED EASEMENT LEGEND

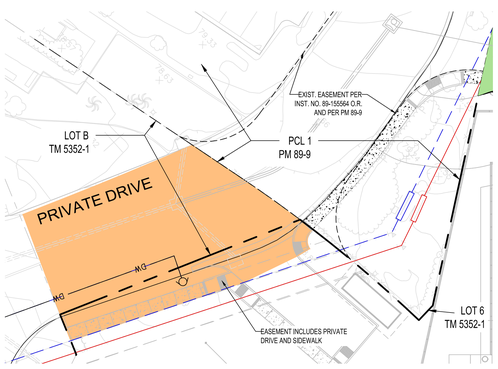
TO CITY OF OXNARD FROM LOT 6, TM 5352-1 (FOR PCL 1, PM 89-9 DW PURPOSES)

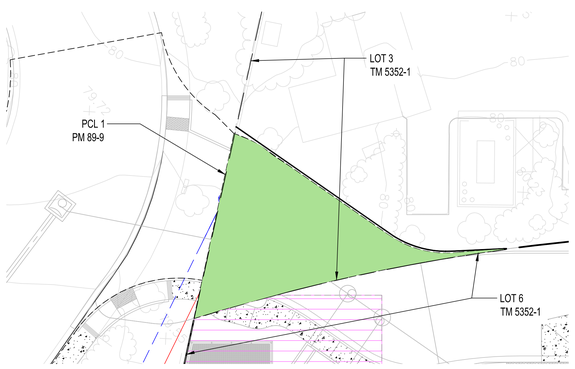
TO CITY OF OXNARD FROM LOT 6, TM 5352-1 (FOR DW PURPOSES)

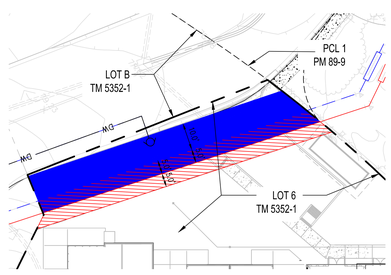
TO PCL 1, PM 89-9 FROM LOT 6, TM 5352-1 (FOR PCL 1, PM 89-9 FW PURPOSES)

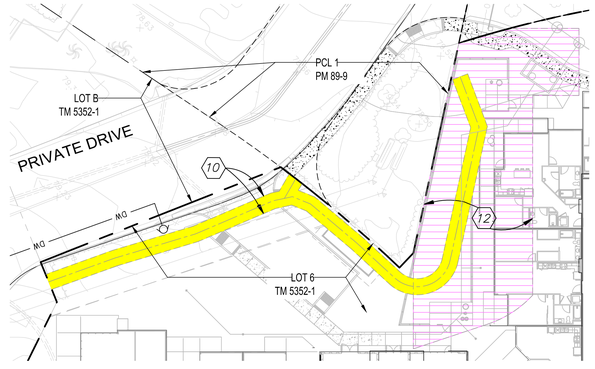
TO LOT 6, TM 5352-1 FROM LOT 3, TM 5352-1 (FOR INGRESS/EGRESS PURPOSES)

TO PCL 1, PM 89-9 FROM LOT 6, TM 5352-1 (FOR INGRESS/EGRESS PURPOSES)









20' 10' 0 20' 40'
SCALE: 1"=20'

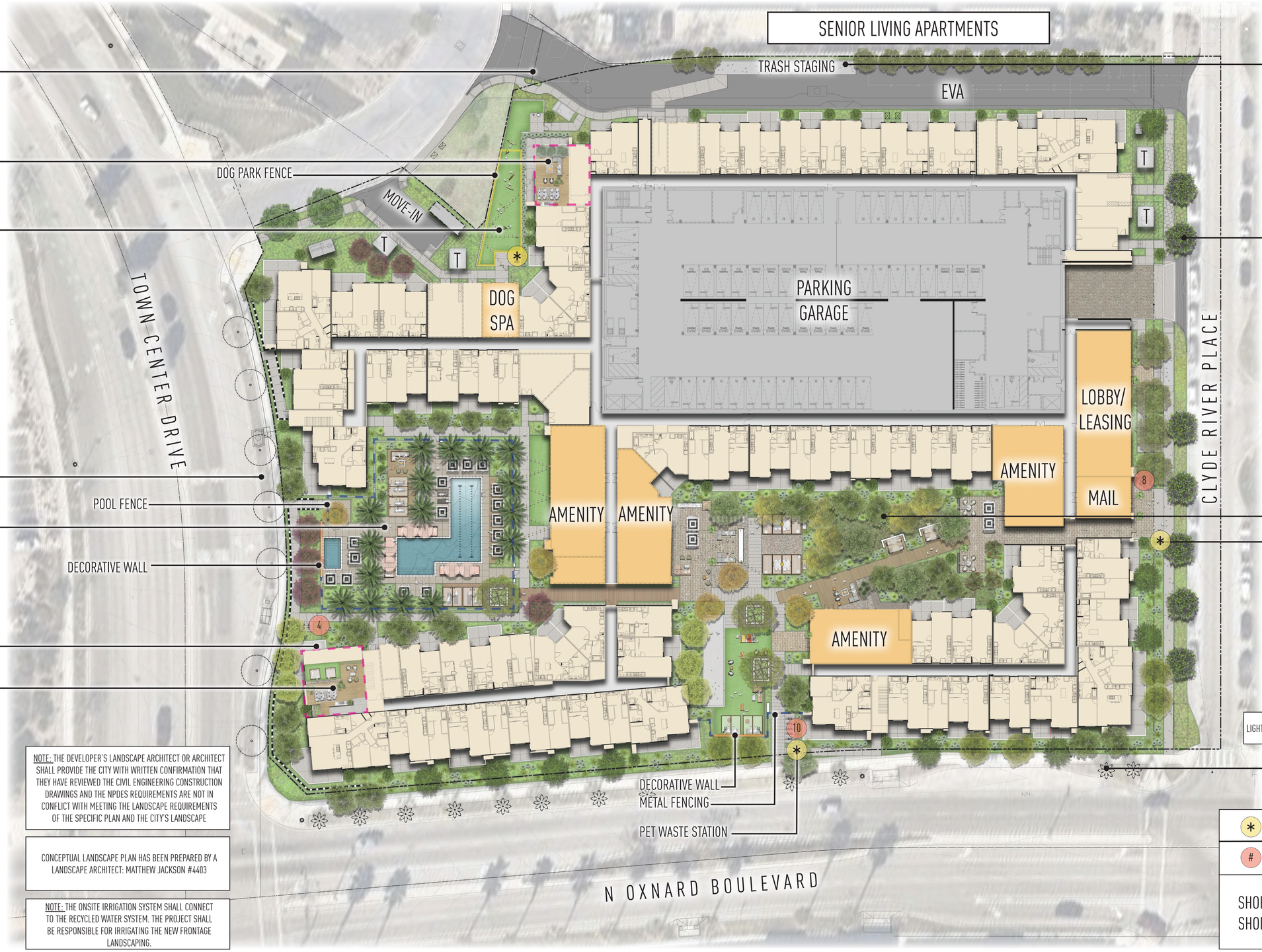
THE POINTE WRAP APARTMENTS

ENGINEERING SITE PLAN - EASEMENTS
02/01/2024

SHEET ESP-3

OWNER:
SHEA PROPERTIES
130 VANTIS, SUITE 200
ALISO VIEJO, CA 92656
CONTACT: WILLIS CHIN
(949) 389-7000

HUITT ZOLLARS
2603 Main Street, Suite 400
Irvine, California 92614-4250
949.988.5815



VEHICULAR GATE at FIRELANE

NORTH ROOF TERRACE
- see sheet L.5

DOG PARK
- vestibule entry
- synthetic turf
- pet waste station

RECLAIMED WATER METER
- see note below

POOL TERRACE
- see sheet L.4

SOUTH ROOF TERRACE
- see sheet L.5

TRASH STAGING
- see note below

NOTE: THE PATH TO THE TRASH CONTAINER STAGING, AND, INCLUDING THE STAGING SITE ITSELF, SHALL BE CONSTRUCTED OF PORTLAND CONCRETE. THE TRAVEL SLOPE FOR 4 CY TRASH CONTAINERS SHALL NOT EXCEED 2%.

STREET TREE PER RIVERPARK MASTER STREET TREE PLAN

SEE ENLARGEMENT, SHEET L.3

PET WASTE STATION

LIGHTING PHOTOMETRIC PLANS PREPARED BY SALAS O'BRIEN

EXISTING STREETSCAPE PROTECT-IN-PLACE

NOTE: THE DEVELOPER'S LANDSCAPE ARCHITECT OR ARCHITECT SHALL PROVIDE THE CITY WITH WRITTEN CONFIRMATION THAT THEY HAVE REVIEWED THE CIVIL ENGINEERING CONSTRUCTION DRAWINGS AND THE NPDES REQUIREMENTS ARE NOT IN CONFLICT WITH MEETING THE LANDSCAPE REQUIREMENTS OF THE SPECIFIC PLAN AND THE CITY'S LANDSCAPE

CONCEPTUAL LANDSCAPE PLAN HAS BEEN PREPARED BY A LANDSCAPE ARCHITECT: MATTHEW JACKSON #4403

NOTE: THE ONSITE IRRIGATION SYSTEM SHALL CONNECT TO THE RECYCLED WATER SYSTEM. THE PROJECT SHALL BE RESPONSIBLE FOR IRRIGATING THE NEW FRONTAGE LANDSCAPING.

* PET WASTE STATION
# PROVIDED BIKE PARKING:
SHORT-TERM PARKING REQUIRED: 21 SHORT-TERM PARKING PROVIDED: 22

SHEA THE POINTE
OXNARD, CALIFORNIA

MJS LANDSCAPE ARCHITECTURE

Shea Properties

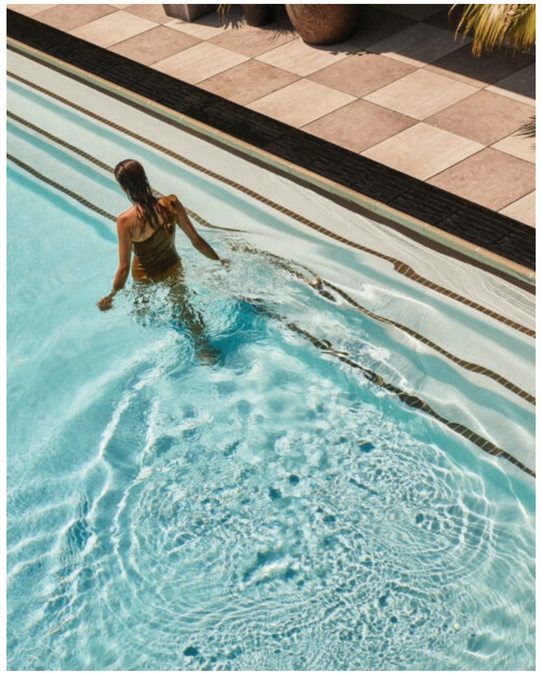
DEVELOPMENT DESIGN REVIEW SUBMITTAL
September 18, 2023
REV: February 1, 2024

0' 15' 30' 60'

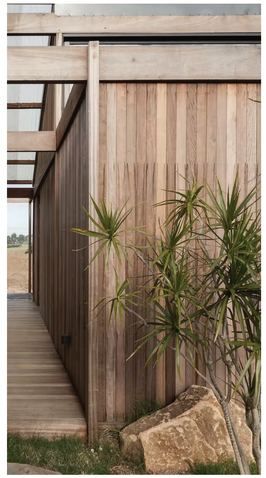
CONCEPTUAL LANDSCAPE PLAN

L.1

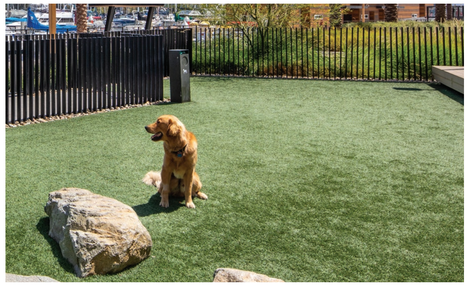















SHEA THE POINTE
OXNARD, CALIFORNIA

MJS LANDSCAPE ARCHITECTURE

Shea Properties

DEVELOPMENT DESIGN REVIEW SUBMITTAL
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LIFESTYLE IMAGERY



DINNER PARTY
- outdoor kitchen
- communal dining table
- lounge furnishings
- fireplace
- festival lighting
- private dining pavilions

ENLARGED PATIOS

LOW CONCRETE WALL W/ BOARD FORM FINISH

GARDEN BOARDWALK
- landscape mounds with ornamental grasses
- lounge pods nestled in the landscape
- fire pit
- shade trees

CO-WORK TERRACE
- communal work tables
- umbrellas
- hanging pendant lights

LOW CONCRETE WALL W/ BOARD FORM FINISH

CONCRETE PLANTER WALL W/ BOARD FORM FINISH

GAME LAWN
- synthetic turf
- lounge seating
- cabanas
- ping pong
- corn hole
- bocce ball court

6' H PRIVACY WALL

6' HIGH TUBULAR STEEL GATE

6' HIGH TUBULAR STEEL FENCE

HARDSCAPE KEY
SEE SHEET L.6

ENLARGED PATIOS

SHORT TERM BIKE PARKING (10)

SHEA THE POINTE
OXNARD, CALIFORNIA

MJS LANDSCAPE ARCHITECTURE

Shea Properties

DEVELOPMENT DESIGN REVIEW SUBMITTAL
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0' 5' 10' 20'

COURTYARD ENLARGEMENT PLAN

L.3



ENLARGED PATIOS

6' H POOL ENCLOSURE FENCE

6' HIGH TUBULAR STEEL GATE

6' HIGH TUBULAR STEEL FENCE

6' HIGH SPA WALL W/ ACCENT TILE

POOL DECK
- resort pool & spa
- cabanas
- day beds
- lounge seating
- fire pit

SHORT TERM BIKE PARKING (4)

FITNESS LAWN
- synthetic turf
- festival lights

6' HIGH TUBULAR STEEL GATE

HARDSCAPE KEY
SEE SHEET L.6

SHEA THE POINTE
OXNARD, CALIFORNIA

MJS LANDSCAPE ARCHITECTURE

Shea Properties

DEVELOPMENT DESIGN REVIEW SUBMITTAL
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0' 5' 10' 20'

POOL TERRACE ENLARGEMENT PLAN

L.4



NORTH ROOF TERRACE
- lounge seating
- day beds
- pottery
- dining tables
- bbq

SOUTH ROOF TERRACE
- lounge seating
- fire pit
- pottery
- dining tables
- pottery w/ trees
- bbq



SOUTH ROOF TERRACE

NORTH ROOF TERRACE

HARDSCAPE KEY
SEE SHEET L.6

SHEA THE POINTE
OXNARD, CALIFORNIA

MJS LANDSCAPE ARCHITECTURE

Shea Properties

DEVELOPMENT DESIGN REVIEW SUBMITTAL
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0' 2' 4' 8'

ROOF DECK ENLARGEMENTS

L.5



NATURAL GREY POURED IN PLACE CONCRETE



PAVER W/ BURNISH FINISH



DECORATIVE WALL W/ GREY BOARDFORM FINISH



TILE AT SPA WALL



COBBLE



SYNTHETIC TURF



CONCRETE LOW WALL W/ GREY BOARDFORM FINISH



OUTDOOR PENDANT LIGHTING



HONEY PORCELAIN WOOD PAVER



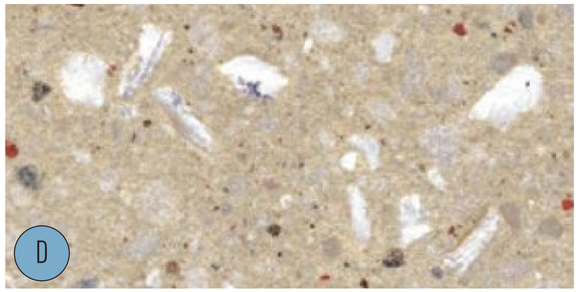
ASCALE ‘TIVOLI WHITE’ BBQ COUNTERTOP



2X6 WATERLINE POOL TILE



FIRE PIT A - CONCRETE ROUND FIRE PIT



CONCRETE PAVER WITH SHELL AGGREGATE AT POOL DECK



CLE TILE ‘MALLOW’ BRICK BBQ VENEER TILE

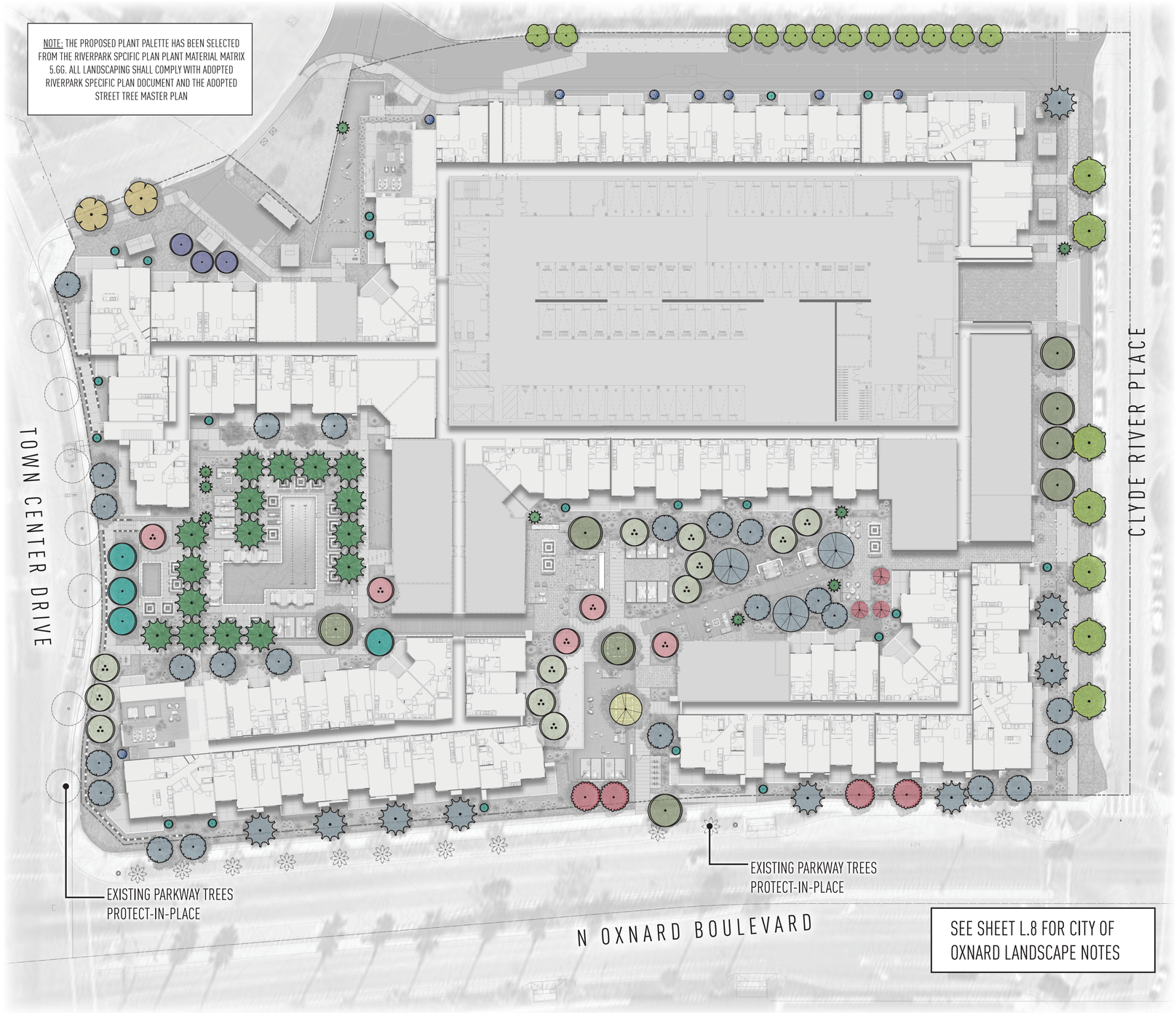


FIREPLACE VENEER TILE



FIRE PIT B -CONCRETE SQUARE FIRE PIT

NOTE: THE PROPOSED PLANT PALETTE HAS BEEN SELECTED FROM THE RIVERPARK SPCIFIC PLAN PLANT MATERIAL MATRIX 5.GG. ALL LANDSCAPING SHALL COMPLY WITH ADOPTED RIVERPARK SPECIFIC PLAN DOCUMENT AND THE ADOPTED STREET TREE MASTER PLAN



SEE SHEET L.8 FOR CITY OF OXNARD LANDSCAPE NOTES

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
	ARBUTUS X `MARINA` MARINA STRAWBERRY TREE MULTI-TRUNK	36"BOX	LOW	5
	ARBUTUS X 'MARINA' MARINA STRAWBERRY TREE STANDARD	36"BOX	MODERATE	4
	CERCIDIUM X `DESERT MUSEUM` THORNLESS PALO VERDE	36"BOX	LOW	1
	CERCIS CANADENSIS `FOREST PANSY` TM FOREST PANSY REDBUD	36"BOX	MODERATE	3
	CHILOPSIS LINEARIS DESERT WILLOW	36"BOX	LOW	3
	DRACAENA DRACO DRAGON TREE	36"BOX	LOW	9
	ELAEOCARPUS DECIPIENS TM JAPANESE BLUEBERRY TREE	24"BOX	MEDIUM	20
	LAURUS X `SARATOGA` SARATOGA HYBRID LAUREL	24"BOX	LOW	12
	MELALEUCA LINARIIFOLIA FLAXLEAF PAPERBARK MULTI-TRUNK	24"BOX	LOW	12
	METROSIDEROS EXCELSA NEW ZEALAND CHRISTMAS TREE	24"BOX	MODERATE	23
	OLEA EUROPAEA `SWAN HILL` TM SWAN HILL OLIVE - STANDARD FORM	48"BOX	LOW	8
	PHOENIX DACTYLIFERA 'MEDJOOL' MEDJOOL DATE PALM	20` B.T.H.	LOW	16
	PINUS ELDARICA AFGHAN PINE	20` B.T.H.	MODERATE	9
	PLATANUS X ACERIFOLIA LONDON PLANE TREE	36"BOX	MODERATE	7
	QUERCUS AGRIFOLIA COAST LIVE OAK MULTI-TRUNK	48"BOX	VERY LOW	3
	TRISTANIA CONFERTA BRISBANE BOX	36"BOX	MODERATE	4
	ULMUS PARVIFOLIA 'TRUE GREEN' TRUE GREEN LACEBARK ELM	36"BOX	MODERATE	2

NO EXISTING TREES ON THE DEVELOPMENT PARCEL

SHEA THE POINTE
OXNARD, CALIFORNIA

MJS LANDSCAPE ARCHITECTURE

Shea Properties

DEVELOPMENT DESIGN REVIEW SUBMITTAL
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0' 15' 30' 60'

TREE PLAN

L.7

PRELIMINARY PLANT PALETTE NOTES:

1. THE OBJECTIVE OF THE OVERALL LANDSCAPING CONCEPT IS TO PROVIDE A DISTINCT VISUAL IMPRESSION AND COMMUNITY IDENTITY, SOFTEN THE URBAN EXPERIENCE, PROVIDE THE HIGHEST LEVEL OF AESTHETIC STANDARDS COMPLIMENTED BY THE QUALITY OF THE BUILDING MATERIALS THAT WILL ASSURE AN ATTRACTIVE ENVIRONMENT ENHANCING THE QUALITY OF LIFE AMONG ITS RESIDENTS AND VISITORS.

2. THE LANDSCAPE IRRIGATION CONCEPT FOR THE SITE WILL BE DESIGNED TO PROVIDE THE MOST EFFICIENT AND CONSERVING MEANS TO DISTRIBUTE IRRIGATION WATER AND PROVIDE THE PROPERTY MANAGER WITH THE LATEST TECHNOLOGY FOR WATER CONSERVATION.

3. THE FOLLOWING PLANT MATERIAL AS SELECTED IS COMPLIANT WITH CITY OF OXNARD GREEN INITIATIVES OR CAL GREEN EQUIVALENT INCLUDING CONSIDERATION FOR WATER CONSERVATION AND NON-INVASIVE SPECIES.

FOR TREE LIST SEE SHEET L.7

PLANT PALETTE NOTE:

THE PROPOSED PLANT PALETTE HAS BEEN SELECTED FROM THE RIVERPARK SPCIFIC PLAN PLANT MATERIAL MATRIX 5.GG. ALL LANDSCAPING SHALL COMPLY WITH ADOPTED RIVERPARK SPECIFIC PLAN DOCUMENT AND THE ADOPTED STREET TREE MASTER PLAN

IRRIGATION NOTE:

THE ONSITE IRRIGATION SYSTEM SHALL CONNECT TO THE RECYCLED WATER SYSTEM. THE PROJECT SHALL BE RESPONSIBLE FOR IRRIGATING THE NEW FRONTAGE LANDSCAPING.

WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (ETo) 38.42 **ETAF for MAWA** 0.55 (Residential)

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
HYDROZONE 1: N/E PERIMETER	0.300	drip	0.81	0.37	8,189	3,033	72,246
HYDROZONE 2: S/W PERIMETER	0.30	drip	0.81	0.37	6,142	2,275	54,187
HYDROZONE 3: N/E FACING COURTYARD	0.50	drip	0.81	0.62	14,331	8,846	210,722
HYDROZONE 3: S/W FACING COURTYARD	0.50	drip	0.81	0.62	12,284	7,583	180,623
			0.81				
				Totals	40,946	21,737	517,779
Special Landscape Areas							
				1.00			
				1.00			
				1.00			
				Totals			
						ETWU Total	**517,779**
						Maximum Allowed Water Allowance (MAWA)[e]	**536,443**

[a] ***Hydrozone #/Planting Description***
E.g
1.) front lawn
2.) low water use plantings
3.) medium water use planting

[b] ***Irrigation Method***
overhead spray or drip

[c] ***Irrigation Efficiency***
0.75 for spray head
0.81 for drip

[d] ***ETWU* (Annual Gallons Required)**
= Eto x 0.62 x ETAF x Area
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

[e] ***MAWA (Annual Gallons Allowed) =*** *(Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]*
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	21,737
Total Area	40,946
Average ETAF	**0.53**

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

2023.05.11_Shea Oxnard_Water Calcs.xlsx printed 1/25/2024

PRELIMINARY PLANT PALETTE

SHRUBS - 3' O.C. SPACING

BOTANICAL NAME	COMMON NAME	CONT	WUCOLS
LARGE SHRUBS:			
ARCTOSTAPHYLOS MANZANITA `DR. HURD`	DR. HURD MANZANITA	5 GAL	LOW
FREMONTODENDRON X `KEN TAYLOR`	FLANNEL BUSH	15 GAL	VERY LOW
MEDIUM SHRUBS:			
CEANOTHUS SP.	CALIFORNIA LILAC	5 GAL	LOW
GREVILLEA X `PEACHES AND CREAM`	GREVILLEA	5 GAL	LOW
LEUCADENDRON DISCOLOR `POM POM`	POM POM LEUCADENDRON	15 GAL	LOW
LEUCOSPERMUM CORDIFOLIUM `FLAME GIANT`	GIANT ORANGE NODDING PINCUSHION	15 GAL	LOW
PITTOSPORUM CRASSIFOLIUM `NANA`	KARO PITTOSPORUM	5 GAL	MODERATE
ROSMARINUS OFFICINALIS `TUSCAN BLUE`	TUSCAN BLUE ROSEMARY	5 GAL	LOW
WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL	LOW
SMALL SHRUBS AND GROUNDCOVERS:			
AJUGA REPTANS	CARPET BUGLE	1 GAL	MODERATE
ASPARAGUS DENSIFLORUS `MYERS`	MYERS ASPARAGUS	5 GAL	MODERATE
ASTER LAEVIS	SMOOTH BLUE ASTER	1 GAL	LOW
ERIGERON GLAUCUS `WAYNE RODERICK`	SEASIDE DAISY	1 GAL	LOW
IRIS DOUGLASIANA	DOUGLAS IRIS	5 GAL	LOW
PENSTEMON HETEROPHYLLUS `MARGARITA BOP`	BEARD TONGUE	1 GAL	LOW
PITTOSPORUM TENUIFOLIUM `GOLF BALL`	GOLF BALL TAWHIWHI	5 GAL	MODERATE
ROSMARINUS OFFICINALIS `PROSTRATUS`	ROSEMARY	5 GAL	LOW
SALVIA X `MRS. BEARD`	SAGE	5 GAL	LOW
TEUCRIUM CHAMAEDRYS	GERMANDER	5 GAL	LOW
ZEPHYRANTHES CANDIDA	ZEPHYRLILY	1 GAL	MODERATE
ACCENT/COLOR SHRUBS:			
AEONIUM X `MINT SAUCER`	MINT SAUCER AEONIUM	5 GAL	LOW
AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL	LOW
ALOE PLICATILIS	FAN ALOE	5 GAL	LOW
ALOE X SPINOSISSIMA	ALOE	5 GAL	LOW
ORNAMENTAL GRASSES:			
CAREX DIVULSA	BERKELEY SEDGE	1 GAL	MODERATE
FESTUCA GLAUCA	BLUE FESCUE	1 GAL	LOW
LOMANDRA LONGIFOLIA	MAT RUSH	5 GAL	LOW
MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	5 GAL	MODERATE
PENNISETUM SPATHIOLATUM	RYE PUFFS	5 GAL	MODERATE
SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL	MODERATE
SISYRINCHIUM BELLUM	BLUE EYED GRASS	1 GAL	LOW
VINES/CLIMBING SHRUBS:			
CLEMATIS LASIANTHA	PIPESTEM CLEMATIS	5 GAL	VERY LOW
CLEMATIS LIGUSTICIFOLIA	WESTERN WHITE CLEMATIS	5 GAL	LOW
CLEMATIS MACROPETALA	CLEMATIS	5 GAL	MODERATE
LONICERA HISPIDULA	HONEYSUCKLE	5 GAL	LOW
ROSA DAVID AUSTIN `CLAIRE AUSTIN`	ENGLISH ROSE	15 GAL	MODERATE
ROSA X `CECILE BRUNNER`	CECILE BRUNNER CLIMBING ROSE	15 GAL	MODERATE
WISTERIA SINENSIS	CHINESE WISTERIA	15 GAL	MODERATE

TURF:

TURF : SYNTHETIC IMPERIAL RYE FESCUE 90 OZ. TURF
DOG PARK: IMPERIAL 'PET PRIDE PRO' W/ WASH-DOWN SYSTEM

IRRIGATION CONCEPT NOTES:

THE FOLLOWING IS A SUMMARY OF THE PROPOSED IRRIGATION CONCEPT FOR THE LANDSCAPED AREAS:

PURPOSE: TO PROVIDE THE LANDSCAPE MAINTENANCE COMPANY A MECHANICAL DEVICE TO DISTRIBUTE WATER AND ENSURE PLANT SURVIVAL IN THE MOST EFFICIENT MANNER AND WITHIN A TIME FRAME THAT LEAST INTERFERES WITH THE ACTIVITIES OF THE RESIDENTS.

CONCEPT: THE SYSTEM WILL DERIVE ITS WATER FROM THE CITY OF OXNARD DEPARMENT of WATER AND POWER. ALL POINTS OF CONNECTIONS WILL BE PROTECTED BY A BACKFLOW PREVENTION/ BASKET STRAINER UNIT IN ACCORDANCE WITH CITY OF OXNARD CALLEGUAS MUNICIPAL WATER DISTRICT (CMWD). THE SYSTEM WILL UTILIZE VARIOUS TYPES OF IRRIGATION HEADS COMPATIBLE WITH THE AREA BEING WATERED AND INFILTRATION RATES OF THE SOIL WITH MATCHED PRECIPITATION RATES. THE SYSTEM WILL BE CONTROLLED BY A "SMART CONTROLLER" AND MOISTURE SENSING EQUIPMENT. VALVES PROGRAMMED FROM AUTOMATIC CONTROLLERS WILL MAXIMIZE EFFICIENT WATER APPLICATION.

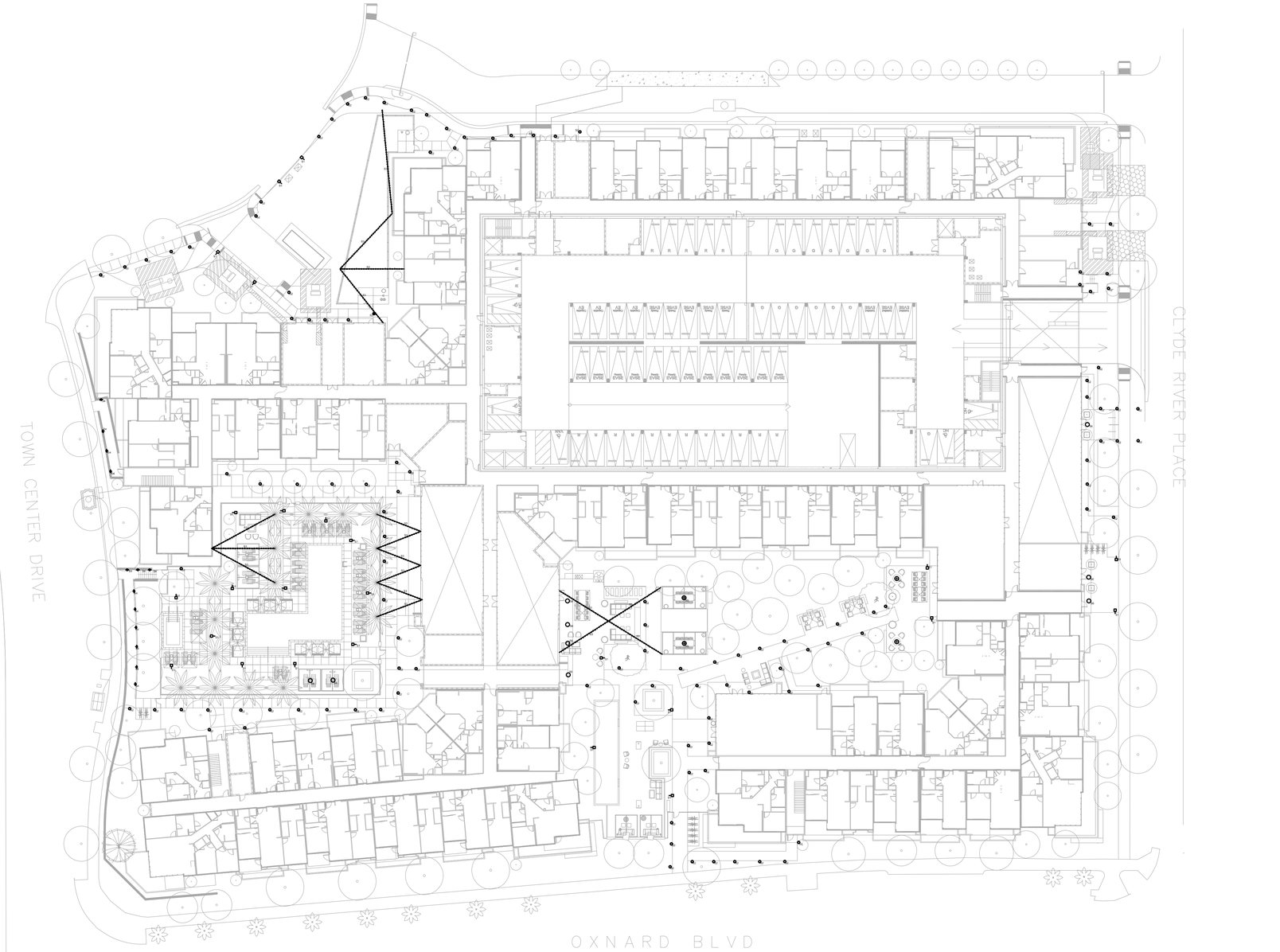
TO AVOID WASTED WATER, THE CONTROLS WILL BE OVERSEEN BY A FLOW MONITOR THAT WILL DETECT ANY BROKEN SPRINKLER HEADS TO STOP THAT STATION'S OPERATION, ADVANCING TO THE NEXT WORKABLE STATION. IN THE EVENT OF PRESSURE SUPPLY LINE BREAKAGE, IT WILL COMPLETELY STOP THE OPERATION OF THE SYSTEM. ALL MATERIAL WILL BE NONFERROUS, WITH THE EXCEPTION OF THE BRASS PIPING INTO AND OUT OF THE BACKFLOW UNITS. ALL WORK WILL BE IN THE BEST ACCEPTABLE MANNER IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS PREVAILING IN THE INDUSTRY. WATERING WILL CONFORM WITH CITY OF OXNARD WATER CONSERVATION REQUIREMENTS.

CITY of OXNARD LANDSCAPE NOTES

1. ALL LANDSCAPING SHALL COMPLY WITH THE ADOPTED RIVERPARK SPECIFIC PLAN DOCUMENT AND THE ADOPTED STREET TREE MASTER PLAN.
2. A CONDITION WILL BE REQUIRED THAT THE DEVELOPER'S LANDSCAPE ARCHITECT OR ARCHITECT SHALL PROVIDE THE CITY WITH WRITTEN CONFIRMATION THAT THEY HAVE REVIEWED THE CIVIL ENGINEERING CONSTRUCTION DRAWINGS AND THAT THE NPDES REQUIREMENTS ARE NOT IN CONFLICT WITH MEETING THE LANDSCAPE REQUIREMENTS OF THE SPECIFIC PLAN AND THE CITY'S LANDSCAPE REQUIREMENTS.
3. ALL LANDSCAPING SHALL BE INSTALLED PER THE CITY OF OXNARD LANDSCAPE STANDARDS.
4. THE PLANTING AND IRRIGATION SYSTEM SHALL BE COMPLETED BY THE DEVELOPER/BUILDER PRIOR TO THE CLOSE OF ESCROW OF FIFTY (50) PERCENT OF THE UNITS OF THE PROJECT OR PHASE
5. SIXTY (60) DAYS AFTER THE LANDSCAPE AND IRRIGATION INSTALLATION, THE LANDSCAPE PROFESSIONAL SHALL SUBMIT TO THE HOMEOWNERS/PROPERTY OWNERS ASSOCIATION A CERTIFICATE OF SUBSTANTIAL COMPLETION.
6. THE DEVELOPER/BUILDER SHALL MAINTAIN THE LANDSCAPING AND IRRIGATION FOR SIXTY (60) DAYS AFTER COMPLETION OF THE LANDSCAPE AND IRRIGATION INSTALLATION.
7. THE DEVELOPER/BUILDER SHALL GUARANTEE ALL TREES AND IRRIGATION FOR A PERIOD OF SIX (6) MONTHS AND ALL OTHER PLANTS FOR A PERIOD OF SIXTY (60) DAYS AFTER THE LANDSCAPE AND IRRIGATION INSTALLATION.

GENERAL PLANTING NOTES:

1. MAINTAIN SHRUBS AT 24" HIGH INSIDE OF STREET AND DRIVEWAY LINE OF SIGHT.
2. SECURITY PLANTING MATERIALS WILL BE UTILIZED ALONG WALL AND PROPERTY LINES AND UNDER VULNERABLE WINDOWS AND BALCONIES.
3. ROOT BARRIERS ARE REQUIRED FOR ALL TREES WITHIN 5' OF ANY HARDSCAPE SURFACE.
4. PLANT MATURITY - SHRUBS WILL REACH MATURITY IN 3 YEAR / TREES WILL REACH MATURITY IN 5 YEARS



1 ELECTRICAL SITE PLAN
1" = 30'-0"

LIGHTING FIXTURE SCHEDULE

Symbol	Label	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Wattage
	S1	BEGA	77 120	Pole Light	2654	23.4
	S2	BEGA	77 221	BOLLARD PATH LIGHTING	643	10
	S3	TOKISTAR LIGHTING	EX-12-WH	FESTIVAL LIGHTING	18	0.5
	S4	BEGA	24110	RECESSED WALL FIXTURE	525	8
	S5	BOVER	FORA 90	3 FOOT EXTERIOR PENDANT ENCLOSED AND GASKETED	1750	58
	S6	BEGA	66 973	6" EXTERIOR DOWNLIGHT	553	7

OXNARD: THE POINTE
OXNARD, CALIFORNIA
TCA #2022-047

TCA ARCHITECTS · Shea Properties · MJS LANDSCAPE ARCHITECTURE · HUITT-ZOLLARS · MORAN UTILITY SERVICES, INC. · WŌDEN · Salas O'Brien · AMPAM Parks Mechanical

DEVELOPMENT DESIGN
3RD CITY SUBMITTAL
FEBRUARY 1, 2024

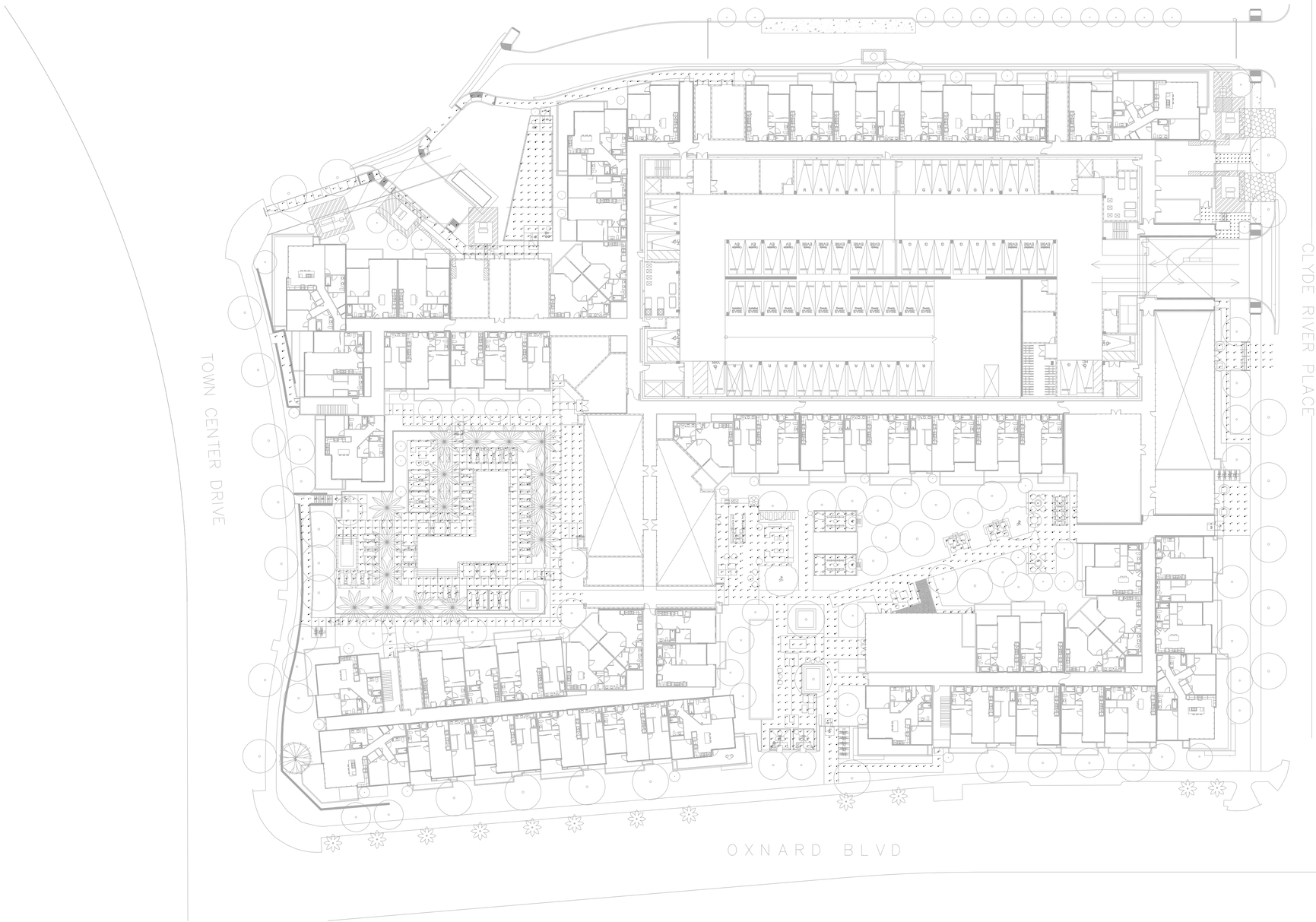
REGISTERED PROFESSIONAL ENGINEER · ROY L. LOPEZ · No. 13447 · Exp. 09/30/24 · ELECTRICAL · STATE OF CALIFORNIA

0' 10' 20' 40'

N

ELECTRICAL SITE PLAN

E100



STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Courtyard Central Exterior Amenity Space	+	0.7 fc	6.7 fc	0.1 fc	67.0:1	7.0:1
Courtyard East Exterior Amenity Space	+	2.7 fc	10.2 fc	0.9 fc	11.3:1	3.0:1
Courtyard Northwest Exterior Amenity Space	+	1.7 fc	9.4 fc	0.1 fc	94.0:1	17.0:1
Courtyard Sidewalk	+	3.3 fc	22.1 fc	1.0 fc	22.1:1	3.3:1
Courtyard Southwest Exterior Amenity Space	+	0.6 fc	1.2 fc	0.1 fc	12.0:1	6.0:1
Dog Park Entrace Sidewalk	+	3.8 fc	10.6 fc	1.0 fc	10.6:1	3.8:1
Dogpark	+	0.2 fc	0.9 fc	0.1 fc	9.0:1	2.0:1
East Electrical Room Exit	+	5.5 fc	21.1 fc	1.1 fc	19.2:1	5.0:1
East Fire Control/Pump Rm Exit	+	6.6 fc	24.6 fc	1.1 fc	22.4:1	6.0:1
Leasing Area Sidewalk	+	5.0 fc	14.1 fc	1.2 fc	11.8:1	4.2:1
Mail Room Exit	+	2.4 fc	4.8 fc	1.0 fc	4.8:1	2.4:1
North Sidewalk	+	4.9 fc	31.7 fc	1.0 fc	31.7:1	4.9:1
Northwest Side Sidewalk	+	5.6 fc	24.3 fc	1.1 fc	22.1:1	5.1:1
Pool Area	+	1.6 fc	9.6 fc	1.0 fc	9.6:1	1.6:1
Pool Area Exterior Amenity Space	+	0.8 fc	2.8 fc	0.2 fc	14.0:1	4.0:1
Pool Area Perimeter Sidewalk	+	4.2 fc	27.9 fc	1.0 fc	27.9:1	4.2:1
South Sidewalk	+	3.5 fc	8.5 fc	1.0 fc	8.5:1	3.5:1
West Exit Sidewalk	+	6.4 fc	22.9 fc	1.0 fc	22.9:1	6.4:1

1 ELECTRICAL SITE PHOTOMETRICS
1" = 30'-0"

OXNARD: THE POINTE
OXNARD, CALIFORNIA
TCA #2022-047

DEVELOPMENT DESIGN
3RD CITY SUBMITTAL
FEBRUARY 1, 2024

REGISTERED PROFESSIONAL ENGINEER
ROY L. LOPEZ
No. 13442
Exp. 09/30/24
ELECTRICAL
STATE OF CALIFORNIA

0' 10' 20' 40'

N

ELECTRICAL SITE PHOTOMETRICS

E101

Pole top luminaires with symmetrical light distribution

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:

Housing/fitter: Die-cast aluminum construction with a spun aluminum cap. The fixture slip fits a 3" O.D. pole top or tenon and is secured by four (4) socket head stainless steel set screws threaded into stainless steel inserts. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

Enclosure: Molded ¼" high impact acrylic diffuser with light diffusing matte white surface.

Electrical: 23.4W LED luminaire, 27 total system watts, -30° C start temperature. Integral 120 V through 277 V electronic LED driver, 0-10V dimming. Standard LED color temperature is 4000K with a >80 CRI. Available in 3000K (>80 CRI); add suffix K3 to order.

Note: Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK) White (WHT). Bronze (BRZ) Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

UL listed for US and Canadian Standards, suitable for wet locations. Protection class: IP65.

Weight: 22.0 lbs.

EPA (Effective projection area): 1.3 sq. ft.

Luminaire Lumens: 2654





	Lamp		A	B
77 120	23.4 W	LED	25½	23⅝

Recommended for use with 14' to 18' poles

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com
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Bollard - shielded, directed light **BEGA**

Type:
BEGA Product:
Project:
Modified:

Application
Bollard with shielded, direct light for illuminating entrances, paths, and many areas of public and private spaces. These luminaires provide glare-free illumination with a high degree of visual comfort for uniform lighting of ground surfaces.

Materials
Luminaire housing and base constructed of die-cast and extruded marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
Impact resistant polycarbonate diffuser
High temperature silicone gasket
Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 10.1 lbs

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-30° C
LED module wattage	7.8W
System wattage	10.0W
Controllability	0-10V, TRIAC, and ELV dimmable
Color rendering index	Ra > 90
Luminaire lumens	643 lumens (3000K)
LED service life (L70)	60,000 hours

LED color temperature
☐ 4000K - Product number + **K4**
☐ 3500K - Product number + **K35**
☐ 3000K - Product number + **K3**
☐ 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured polyester powder coat with minimum 3 mil thickness.
Available colors ☐ Black (BLK) ☐ White (WHT) ☐ RAL:
☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:



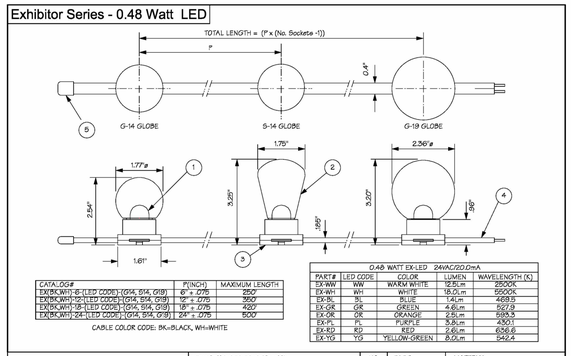
Bollard - shielded, directed light

	LED	A	B	C	Anchorage
77 221	7.8W	7½	39½	11	**79 817**



BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 Info@bega-us.com
Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us. com
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Exhibitor Series - 0.48 Watt LED



CATALOG#	P(INCH)	MAXIMUM LENGTH
EX(BLWH)-6-(LED CODE)-(014, 514, 019)	6" ± .075	250'
EX(BLWH)-12-(LED CODE)-(014, 514, 019)	12" ± .075	350'
EX(BLWH)-18-(LED CODE)-(014, 514, 019)	18" ± .075	420'
EX(BLWH)-24-(LED CODE)-(014, 514, 019)	24" ± .075	500'

CABLE COLOR CODE: BK=BLACK, WH=WHITE

0.48 WATT EX-LED 24VAC/2.0mA

PART #	LED CODE	COLOR	LUMEN	WAVELENGTH (K)
EX-WW	WW	WARM WHITE	12.5LM	2500K
EX-WH	WH	WHITE	18.0LM	5500K
EX-BL	BL	BLUE	1.4LM	468.8
EX-GR	GR	GREEN	4.6LM	527.9
EX-OR	OR	ORANGE	2.9LM	594.3
EX-PL	PL	PURPLE	5.2LM	430.1
EX-RD	RD	RED	2.6LM	656.8
EX-YG	YG	YELLOW-GREEN	8.0LM	542.4

TOKISTAR LIGHTING INC.
1019 S. DISCOVERY LANE
ANAHEIM, CA 92801
TEL. 714 772 7025 FAX. 714 772 7014
email: info@tokistar.com Website: tokistar.com

EXHIBITOR SERIES SUBMITTAL	NO.	PART	MATERIAL
CATALOG#: EX(BLWH)-(SPACING)-(LED CODE)-(014, 514, 019)	1	LED	SOLID-STATE LED
DATE: JANUARY 16, 2014	2	GLOBE	POLYCARBONATE
DRAWN BY: K.CORDOVA	3	SOCKET	PBT
SCALE: 12	4	#12 AWG WIRE	PVC WITH PLATED COPPER CONDUCTOR
WEIGHT: .80g/per PER SOCKET	5	END CAP	PVC

Recessed wall luminaire - directed light **BEGA**

Type:
BEGA Product:
Project:
Modified:

Application
Recessed wall luminaire with directed light distribution for the illumination of ground surfaces, stairs and pathways.

Materials
Luminaire housing and faceplate constructed of die-cast marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy
Safety glass with optical texture
Reflector made of pure anodized aluminum
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Stainless steel screw clamps
Composite installation housing

NRTL listed to North American Standards, suitable for wet locations
Protection class IP65
Weight: 1.7 lbs

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-40° C
LED module wattage	6.0W
System wattage	8.0W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	525 lumens (4000K)
LED service life (L70)	50,000 hours

LED color temperature
☐ 4000K - Product number + **K4**
☐ 3500K - Product number + **K35**
☐ 3000K - Product number + **K3**
☐ 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unicure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.
Available colors ☐ Black (BLK) ☐ White (WHT) ☐ RAL:
☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:





Recessed wall luminaire - directed light

		LED	A	B
24 110	KNX	6.0 W	5½	6½

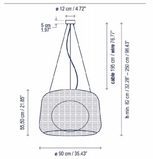
BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com
Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us. com
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Fora 90

Design / *Diseño:*
Alex Fernández Camps | Gonzalo Milà / 2010

Typology: Pendant lamp
Tipología: Suspensión

Environment: Outdoor
Ambiente: Exterior





Technical description / *Descripción técnica:*

Net Weight: 22.05 lbs
Peso Neto: 22.05 lbs

1 Box/*Caja*
41.73 x 38.19 x 29.53 inches | 27.233 ft³
Gross Weight / *Peso bruto:* 41.89 lbs

Materials: Aluminum, Stainless steel, Polyethylene, Syntetic fiber.
Materiales: Aluminio, Acero Inoxidable, Polietileno, Fibra Sintética.

Metal surfaces coated with cataphoresis and epoxy polyester paint.
Estructuras de metal acabadas con cataforesis y pintura de poliéster epoxi.

Hand woven with a recyclable and non-toxic synthetic polyethylene fiber. Light source protected by UV resistant polyethylene globe.
Pantallas tejidas a mano con fibra de polietileno sintética reciclable y no tóxica. Fuente de luz protegida por globo de polietileno y protección UV.

Black waterproof neoprene cable. Stainless steel tensor cable.
Cable de neopreno negro resistente al agua. Cable tensor acero inoxidable.

Custom options upon request
Opciones de personalización bajo demanda

*Bulbs not included
**Bombillas no incluidas*

Certifications
Certificaciones

Spare parts / *Recambios:*
R907014U **Neoprene Cable** / *Cable Neopreno*

Lamps description / *Descripción lámpara:*

120V 60Hz | WET | IP-66 | 2 x 10 W E26 LED A19 | BIG

Ref	Finishing / *Acabados*	Ean13
*40303031U/P707C	Natural White - Light Beige Shade *Blanco Roto - Pantalla Beige Claro*	8435493716671
*40303031U/P708C	Graphite Brown - Rattan Brown Shade *Marrón Grafito - Pantalla Marrón Rattan*	8435493723808

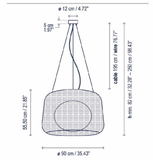
Please note that the shades may have small variations in tone. */ Por favor, tenga en cuenta que los tonos de color de la pantalla pueden no ser los mismos en todos los casos.*

Note of use: For environments with a high salinity, proper maintenance of the luminaire will be necessary. We recommend cleaning it with a soft brush and remove salt, dust, or dirt deposited by moisture or wind.
Nota de uso: Para ambientes con alto grado de salinidad, será necesario realizar un correcto mantenimiento de la luminaria. Recomendamos limpiar con un cepillo suave y retirar la sal, el polvo, o la suciedad depositada por la humedad o el viento.

bover
barcelona lights
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Atlanta, GA 30318
United States
T. +1 (404) 924 2342
info@boverusa.com
www.boverusa.com

04/01/2022 - 17:13

Fora 90



Technical description / *Descripción técnica:*

Net Weight: 22.05 lbs
Peso Neto: 22.05 lbs

1 Box/*Caja*
41.73 x 38.19 x 29.53 inches | 27.233 ft³
Gross Weight / *Peso bruto:* 41.89 lbs

Materials: Aluminum, Stainless steel, Polyethylene, Syntetic fiber.
Materiales: Aluminio, Acero Inoxidable, Polietileno, Fibra Sintética.

Low voltage 24 DC upon request
Baja tensión 24 DC bajo pedido

Metal surfaces coated with cataphoresis and epoxy polyester paint.
Estructuras de metal acabadas con cataforesis y pintura de poliéster epoxi.

Hand woven with a recyclable and non-toxic synthetic polyethylene fiber. Light source protected by UV resistant polyethylene globe.
Pantallas tejidas a mano con fibra de polietileno sintética reciclable y no tóxica. Fuente de luz protegida por globo de polietileno y protección UV.

Black waterproof neoprene cable. Stainless steel tensor cable.
Cable de neopreno negro resistente al agua. Cable tensor acero inoxidable.

Custom options upon request
Opciones de personalización bajo demanda

Certifications
Certificaciones

Spare parts / *Recambios:*
R907014U **Neoprene Cable** / *Cable Neopreno*

Lamps description (Dimmable Triac) / *Descripción lámpara (Regulable Triac):*

120V 60Hz | WET | IP-66 | 24.7 W LED / CRI: 90 / 2700K 3000 lm light source / *fuente de luz*

Ref	Finishing / *Acabados*	Ean13
30302214128U	Dimmable Triac - Natural White Light Beige Shade *Regulable Triac - Blanco Roto Pantalla Beige Claro*	8435493738659
30302214127U	Dimmable Triac - Graphite Brown Rattan Brown Shade *Regulable Triac - Marrón Grafito Pantalla Marrón Rattan*	8435493738642

Lamps description (Dimmable 0-10v) / *Descripción lámpara (Regulable 0-10v):*

120V 60Hz | WET | IP-66 | 0-10V | 24.7 W LED / CRI: 90 / 2700K 3000 lm light source / *fuente de luz*

Ref	Finishing / *Acabados*	Ean13
30302204128U	Dimmable 0-10v - Natural White Light Beige Shade *Regulable 0-10v - Blanco Roto Pantalla Beige Claro*	8435493734217
30302204127U	Dimmable 0-10v - Graphite Brown Rattan Brown Shade *Regulable 0-10v - Marrón Grafito Pantalla Marrón Rattan*	8435493734200

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www.boverusa.com

Family / *Familia:* Fora



04/01/2022 - 17:13

OXNARD: THE POINTE
OXNARD, CALIFORNIA
TCA #2022-047

TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC. | WÖDEN | Salas O'Brien | AMPAM Parks Mechanical

DEVELOPMENT DESIGN
3RD CITY SUBMITTAL
FEBRUARY 1, 2024

REGISTERED PROFESSIONAL ENGINEER ROY LOPEZ No. 13442 Exp. 09/30/24 ELECTRICAL STATE OF CALIFORNIA

ELECTRICAL SITE LIGHTING CUTSHEETS

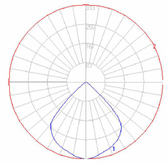
E102

BEGA

Photometric Filename: 66973.IES

TEST: BE_66973
TEST LAB: BEGA
DATE: 11/27/2017
LUMINAIRE: 66 973
LAMP: 4.9W LED



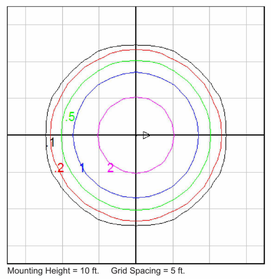


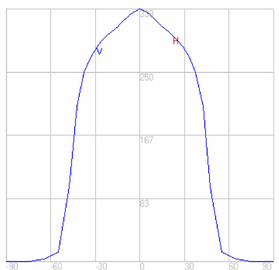
Characteristics

NEMA Type	6 H x 6 V
Maximum Candela	333.4
Maximum Candela Angle	0 H 0 V
Horizontal Beam Angle (50%)	88.5
Vertical Beam Angle (50%)	88.5
Horizontal Field Angle (10%)	106.4
Vertical Field Angle (10%)	106.4
Lumens Per Lamp	N.A. (absolute)
Total Lamp Lumens	N.A. (absolute)
Beam Lumens	472
Beam Efficiency	N.A.
Field Lumens	540
Field Efficiency	N.A.
Spill Lumens	12
Luminaire Lumens	553
Total Efficiency	N.A.
Total Luminaire Watts	7
Ballast Factor	1.00

Zonal Lumen Summary

Zone	Lumens
0-10	31.10
10-20	87.91
20-30	135.14
30-40	163.21
40-50	113.63
50-60	15.23
60-70	2.93
70-80	0.14
80-90	0.00
90-100	0.00
100-110	0.00
110-120	0.00
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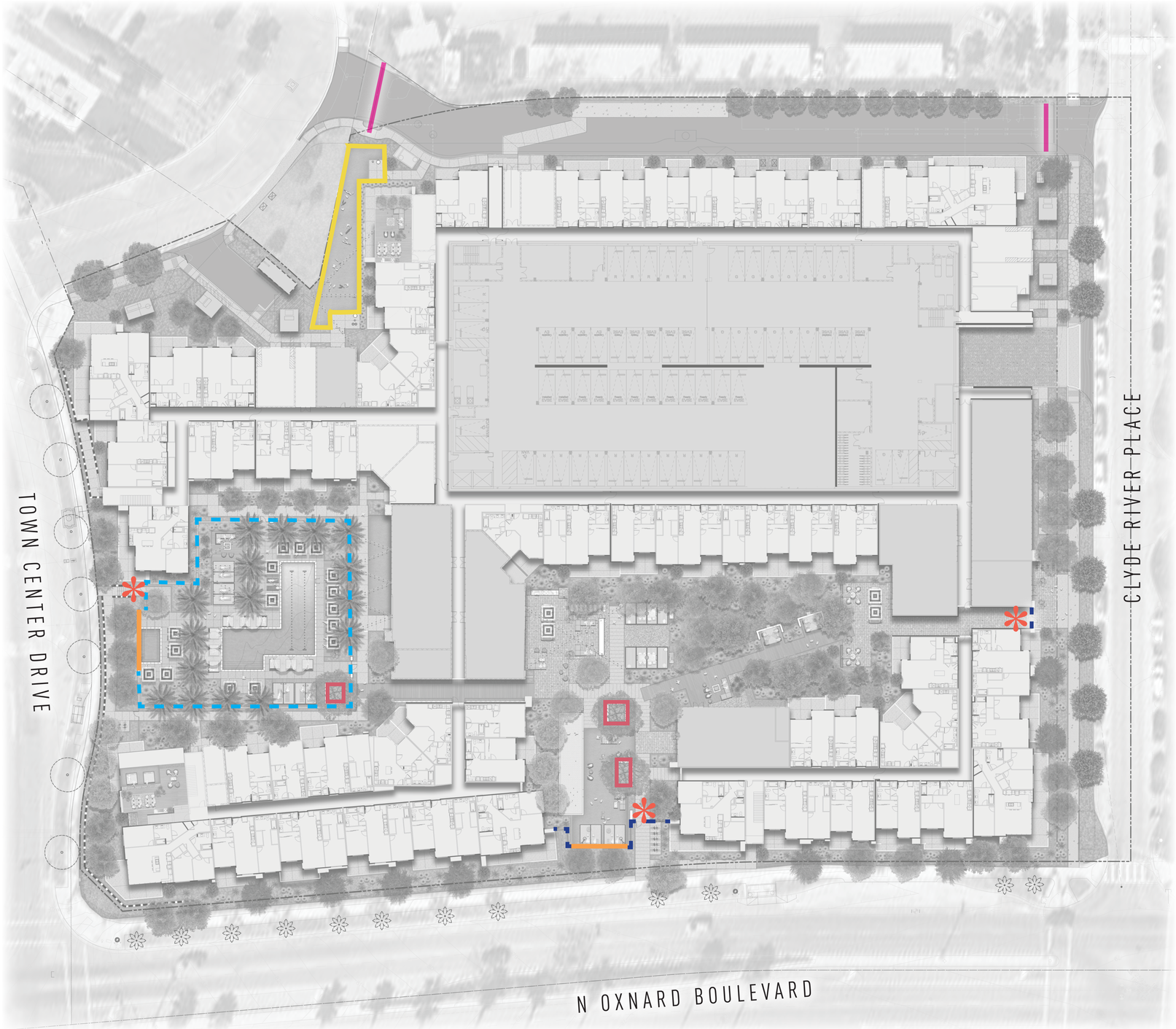




Mounting Height = 10 ft. Grid Spacing = 5 ft.

In the interest of product improvement, BEGA reserves the right to make technical changes without notice.

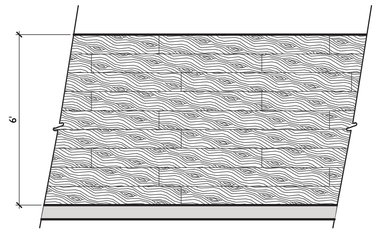
BEGA 1000 Bega Way, Carpinteria, CA 93013 (805)684-0533 Fax (805)566-9474 www.bega-us.com © Copyright BEGA-US 2017 **11/27/2017**



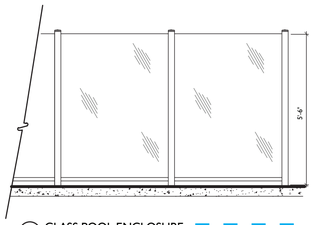
LEGEND

	DECORATIVE WALL
	GLASS POOL ENCLOSURE
	TUBULAR STEEL FENCING
	VEHICULAR GATE at FIRE LANE
	DOG PARK FENCE
*	PEDESTRIAN GATES
	24" H BOARDFORM CONCRETE PLANTER WALL

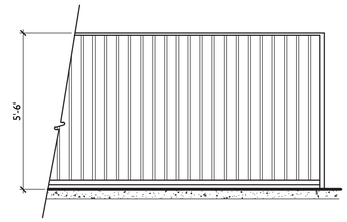
ACCESS CONTROL SYSTEM NOTE:
KNOX BOX / KEY SWITCH AT GATES TO BE INSTALLED PER CITY OF VENTURA FIRE DEPTARTMENT STANDARDS



Ⓐ DECORATIVE WALL
6' HIGH

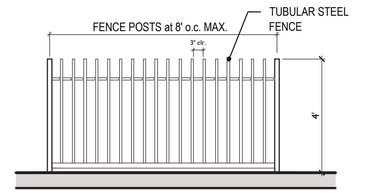


Ⓑ GLASS POOL ENCLOSURE
5' 6" HIGH

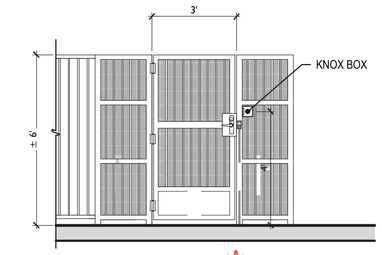


Ⓒ TUBULAR STEEL FENCING
5'-6" HIGH

Ⓓ VEHICULAR GATE at FIRE LANE
42" HIGH



Ⓔ DOG PARK FENCE
4' HIGH



Ⓕ PEDESTRIAN GATE - TUBULAR STEEL
6' HIGH

SHEA THE POINTE
OXNARD, CALIFORNIA

MJS LANDSCAPE ARCHITECTURE

Shea Properties

DEVELOPMENT DESIGN REVIEW SUBMITTAL
September 18, 2023
REV: February 1, 2024

0' 15' 30' 60'

WALL AND FENCE PLAN

L.9

PLUMBING SHEET LIST	
SHEET NUMBER	SHEET NAME
P0.0	PLUMBING NOTES AND SCHEDULES
P0.1	PLUMBING SITE PLAN

PIPE SCHEDULE

2019 CPC

BUILDING TYPE: SLAB ON GRADE WRAP

PIPE MATERIALS

SERVICES		TYPE L COPPER	TYPE K COPPER	CPVC (APPROVED)	SCH 40 BLACK STEEL	CISPI	CAST IRON (HUB PE)	CAST IRON (NO HUB	SCH 40 PVC	SCH 80 PVC	NOTES:
HOT WATER	ABOVE SLAB		(2)								
	CIRCULATION LOOP		(2)								
COLD WATER	ABOVE SLAB		(2)								
	BELOW SLAB						(2)				UNDERGROUND, OUTSIDE BUILDING FOOTPRINT
SANITARY DRAINAGE	ABOVE SLAB						(2)				
	BELOW SLAB							(2)	(2)		
SANITARY VENT	ABOVE SLAB						(2)	(2)			
	BELOW SLAB							(2)	(2)		
STORM DRAINAGE	ABOVE SLAB						(2)				
	BELOW SLAB							(2)			
INDIRECT WASTE	INSIDE		(2)								
	OUTSIDE	(2)									
GAS	INSIDE			(2)							ABOVE GROUND, INSIDE BUILDING.
	OUTSIDE				(2)						UNDERGROUND, OUTSIDE BUILDING

NOTES:

1. CPVC PIPE SHALL BE INSTALLED AS FOLLOWS: 1/2" TO 2" SHALL BE SDR11 CPVC, 2-1/2" AND LARGER SHALL BE SCH. 80 CPVC.
2. CPVC PIPE SHALL COMPLY WITH ASTM D2846, ASTM F441, ASTM F442
   CPVC FITTINGS SHALL COMPLY WITH ASTM D2846, ASTM F437, ASTM F438, ASTM F439, ASTM F1970

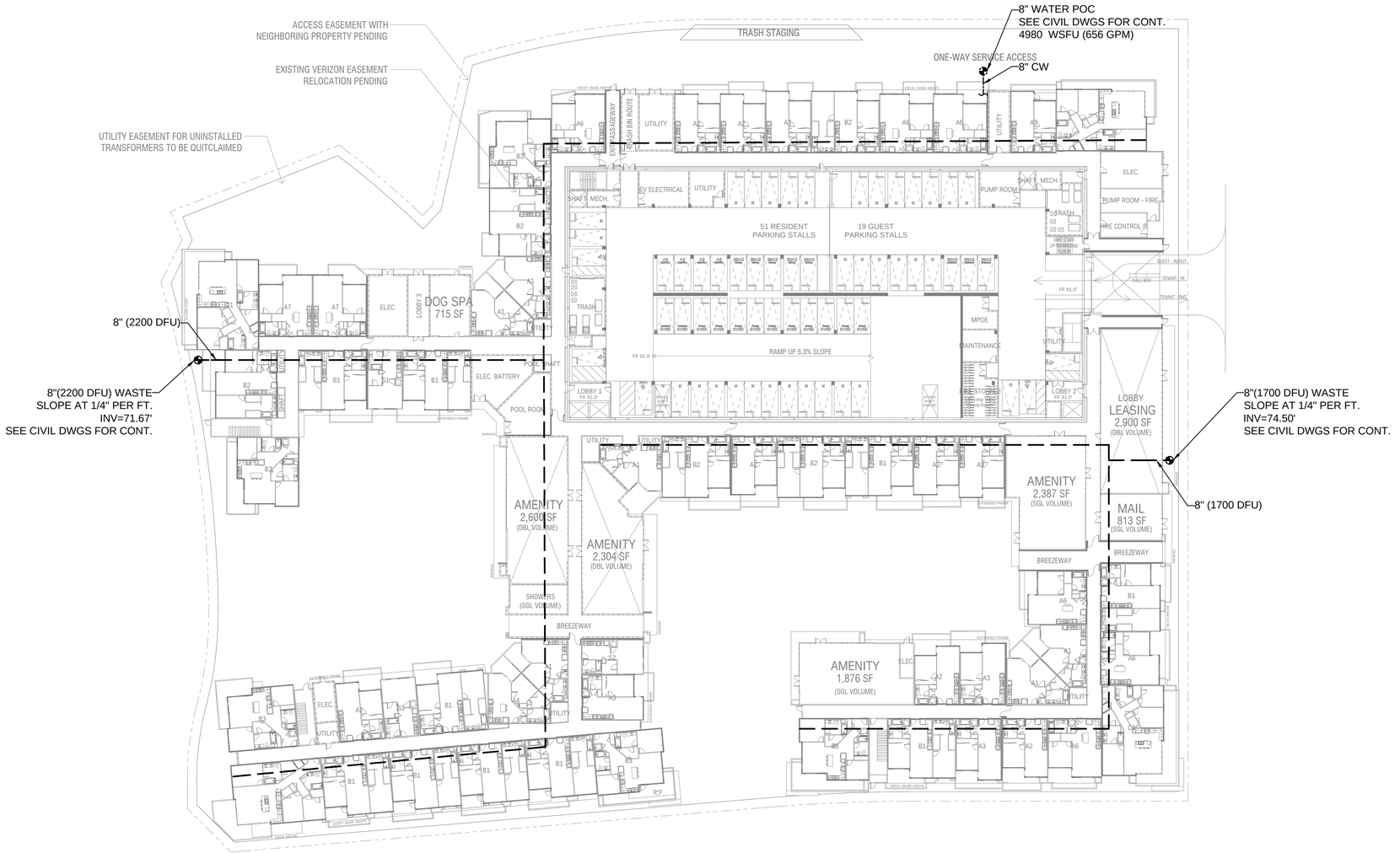
PLUMBING LEGEND

SYMBOL	ABBR.	DESCRIPTION
		SOIL/WASTE PIPE ABOVE GRADE
		SOIL/WASTE PIPE BELOW GRADE
	V	VENT PIPING
	CW	COLD WATER PIPING
	HW	HOT WATER PIPING
	HWC	HOT WATER CIRCULATING PIPING
SD	SD	STORM DRAIN PIPING
G	G	NATURAL GAS PIPING
	SOV	SHUT-OFF VALVE
	FCO	FLOOR CLEAN OUT
	POC	POINT OF CONNECTION
CD	CD	CONDENSATE DRAIN
	FD	FLOOR DRAIN
	FS	FLOOR SINK
	WCO	WALL CLEAN OUT
	RD	ROOF DRAIN
	OD	OVERFLOW DRAIN
	WH	WATER HEATER
	WM	WATER METER
	FF	FINISHED FLOOR ELEVATION
	I.E.	INVERT ELEVATION
	B/G	BELOW GRADE
	HB	HOSE BIBB
	VTR	VENT THRU ROOF
	LOC	LOCATION
	CONN	CONNECTION
	MPG	MEDIUM PRESSURE GAS
	GPM	GALLONS PER MINUTE
	S.O.V.	SHUT OFF VALVE
	T.D.L.	TOTAL DEVELOPED LENGTH
	FU	FIXTURE UNITS
	DFU	DRAINAGE FIXTURE UNITS
	TP	TRAP PRIMER
	COTG	CLEAN OUT TO GRADE
WV		WASTE/VENT RISER
WTR		WATER RISER
G		GAS RISER

PLUMBING GENERAL NOTES

ALL WORKS COMPLY TO 2022 CPC.

1. CONTRACTOR SHALL CAREFULLY REVIEW THESE PLANS AND SPECIFICATIONS PRIOR TO BID. CONTRACTOR SHALL ALSO REVIEW PLANS AND SPECIFICATIONS OF OTHER RELATED TRADES (INCLUDING CIVIL, STRUCTURAL, AND ELECTRICAL) PRIOR TO BID TO ENSURE AN ACCURATE UNDERSTANDING OF EXACT SCOPE OF WORK. ANY ITEMS REQUIRING CLARIFICATION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN SUFFICIENT TIME TO BE INCORPORATED INTO THE BID.
2. CONTRACTOR SHALL VERIFY ALL EQUIPMENT MODEL NUMBERS, CAPACITIES, SIZES, VOLTAGES, AND ALL OTHER SCHEDULED INFORMATION WITH OTHER APPLICABLE TRADES AND WITH THE MANUFACTURER PRIOR TO INSTALLATION.
3. CONTRACTOR SHALL VERIFY ALL LOCATIONS, SIZES, P.O.C.'S, INVERT ELEVATIONS, AND AVAILABILITY OF ALL EXISTING UTILITIES PRIOR TO INSTALLATION OF ANY MATERIAL OF EQUIPMENT.
4. THESE DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC AND ARE NOT INTENDED TO INDICATE ALL DETAILS AND NECESSARY OFFSETS OF PIPING. THE CONTRACTOR SHALL INSTALL MATERIAL AND EQUIPMENT IN A MANNER AS TO CONFORM TO STRUCTURE, AVOID OBSTRUCTIONS, PRESERVE HEADROOM, AND KEEP OPENINGS AND PASSAGEWAYS CLEAR. ALL INSTALLATIONS SHALL BE CONSISTENT WITH NORMALLY ACCEPTABLE INDUSTRY STANDARDS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING, OF ANY DISCREPANCIES OR INCUR ADDITIONAL COSTS. THIS NOTIFICATION SHALL BE SUBMITTED PRIOR TO INSTALLATION OF THE ITEMS CONCERNED.
5. NEW AND/OR EXISTING EQUIPMENT INDICATED ON THIS DRAWING IS SHOWN IN APPROXIMATE POSITION(S). CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING EQUIPMENT LOCATIONS, P.O.C.'S, AND STRUCTURAL MEMBERS PRIOR TO INSTALLATION. IN ALL CASES, ADEQUATE ACCESS (PER MANUFACTURERS RECOMMENDATIONS AND CODE COMPLIANCE) FOR MAINTENANCE AND REPLACEMENT OF EQUIPMENT SHALL BE PROVIDED.
6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES. NOTHING SHOWN ON THE PLANS OR STATED IN THE SPECIFICATIONS IS INTENDED TO INDICATE THAT THE INSTALLATION OR CONNECTIONS OF ANY ITEM OR DEVICES SHOULD BE DONE CONTRARY TO MANUFACTURERS INSTRUCTIONS AND ALL APPLICABLE CODES AND REGULATIONS.
7. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THE INSTALLATIONS AND CONNECTIONS OF ALL ITEMS AND DEVICES CONFORMS TO MANUFACTURERS INSTRUCTIONS AND TO ALL APPLICABLE CODES AND REGULATIONS. ALL PLUMBING EQUIPMENT, MATERIAL, AND ALL CONNECTIONS THERETO SHALL BE INSTALLED COMPLETE PER MANUFACTURERS INSTRUCTIONS TO PROVIDE A COMPLETE AND FULLY OPERATIONAL SYSTEM.
8. SEWER, AND WASTE PIPING SHALL SLOPE AT 1/4" PER FOOT MINIMUM OR 2%.
9. ALL PLUMBING SOLDER SHALL BE LEAD FREE.
10. SUBSTITUTION OF PLUMBING EQUIPMENT WITH EFFICIENCIES LOWER THAN THOSE INDICATED ON THE PLANS MAY REQUIRE RECALCULATION OF TITLE 24 DOCUMENTS. IF THE CONTRACTOR CHOOSES TO UTILIZE SUCH EQUIPMENT, HE ASSUMES FULL RESPONSIBILITY FOR THE RECALCULATION AND JURISDICTIONAL APPROVAL OF TITLE 24 DOCUMENTS.
11. SUBMITTALS: APPROVAL OF THE SUBMITTALS DOES NOT RELEASE THE CONTRACTOR FROM OBLIGATIONS TO FULLY COMPLY WITH ALL REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS OR APPLICABLE CODE REGULATION.
12. ALL PENETRATIONS AND OPENINGS IN PARTY WALLS AND FLOOR/CEILING ASSEMBLIES DUE TO PLUMBING WORK, SHALL BE SEALED, LINED, INSULATED OR OTHERWISE TREATED TO MAINTAIN THE REQUIRED FIRE AND SOUND RATINGS.
13. NO ROOF PENETRATIONS WITHIN FIVE FEET OF TWO HOUR FIREWALL, (UNLESS NOTED OTHERWISE).
14. PROVIDE ANTI-SCALD VALVES ON ALL SHOWERS AND TUB/SHOWERS PER C.P.C. 420.0.
15. PROVIDE NON-REMOVABLE VACUUM BREAKERS ON ALL HOSE BIBBS.
16. PROVIDE PRESSURE RELIEF VALVES WITH DRAIN TO OUTSIDE AT WATER HEATERS.
17. UNITS WHICH ARE REQUIRED TO HAVE ADJUSTABLE SINKS: LOWER DRAIN LINES AS REQUIRED TO ACHIEVE A SINK HEIGHT OF 28" ABOVE FINISHED FLOOR (TYPICAL), REAR CORNER DISCHARGE MAX. 6-1/2" DEEP ALSO REQUIRED AT ACCESSIBLE/ADAPT. UNITS. INSTALL TUB CONTROL PER CHFA & CBC WITHIN 15" OF OUTSIDE EDGE. HANDHELD SHOWER HEAD AT BUILT OUT UNITS.
18. AN APPROVED GAS VALVE SHALL BE INSTALLED IMMEDIATELY PRECEDING EACH REGULATOR.
19. CLEANOUT LOCATIONS TO BE APPROVED BY OWNER PRIOR TO INSTALLATION.
20. ALL DUCTS AND VENTS TO BE SUBMITTED FOR OWNER REVIEW.
21. ALL STORM DRAIN PIPING SHALL SLOPE AT 1% UNLESS OTHERWISE NOTED.
22. GAS PIPING PRESSURE TESTING PER CPC SECTION 1213. PRESSURE SHALL BE MAINTAINED FOR INSPECTION BY THE BUILDING OFFICIAL. PURGING OF GAS PIPING PER CPC SECTION 1213.6.
23. WATER SYSTEM TESTING PER CPC SECTION 609.4. SYSTEM TEST TO BE MAINTAINED FOR INSPECTION BY THE BUILDING OFFICIAL.
24. DISINFECTION OF THE POTABLE WATER SYSTEM PER CPC SECTION 609.9



OXNARD: THE POINTE

OXNARD, CALIFORNIA

TCA #2022-047

DEVELOPMENT DESIGN
REVIEW PERMIT
FEBRUARY 01, 2024

PLUMBING SITE PLAN

P0.1

REQUIRED FIRE FLOW (CFC Appendix B):
Type VA Construction
Fire Flow Calculation Area = 343,329 SF (Excludes Type IB Garage)
•Fire-Flow (CFC Table B105.1(2))= 8,000 gallons per minute
•25% Fire-Flow Reduction (Oxnard Amendment to CFC Table B105.2)= 6,000 gallons per minute
•Flow Duration @ Reduced Rate (CFC Table B105.2)= 4 hours
•Required Number of Hydrants: 6 Hydrants (CFC Table C102.1)
•Average Hydrant Spacing: 250 Feet (CFC Table C102.1)
•Max Distance on Road to a Hydrant: 150 Feet (CFC Table C102.1)

FIRE DEPARTMENT ACCESS LEGEND

- Existing Fire Hydrant
- New Fire Hydrant
- Proposed Standpipe Hose Connection
- Proposed Fire Department Connection
- Hose Pull Distance
- Fire Hydrant Spacing
- Hose Lay Distance
- Fire Lane
- Portion of Exterior Wall Between 15 - 30 Feet from Fire Lane (CFC D105.3)
- Two-Hour Rated Tunnel



NOTE: FOR SITE VEGETATION/FURNITURE/FIXTURES & LIGHTING PLEASE REFER TO LANDSCAPE DRAWINGS. FOR DETAILED SITE INFORMATION PLEASE REFER TO CIVIL DRAWINGS

OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

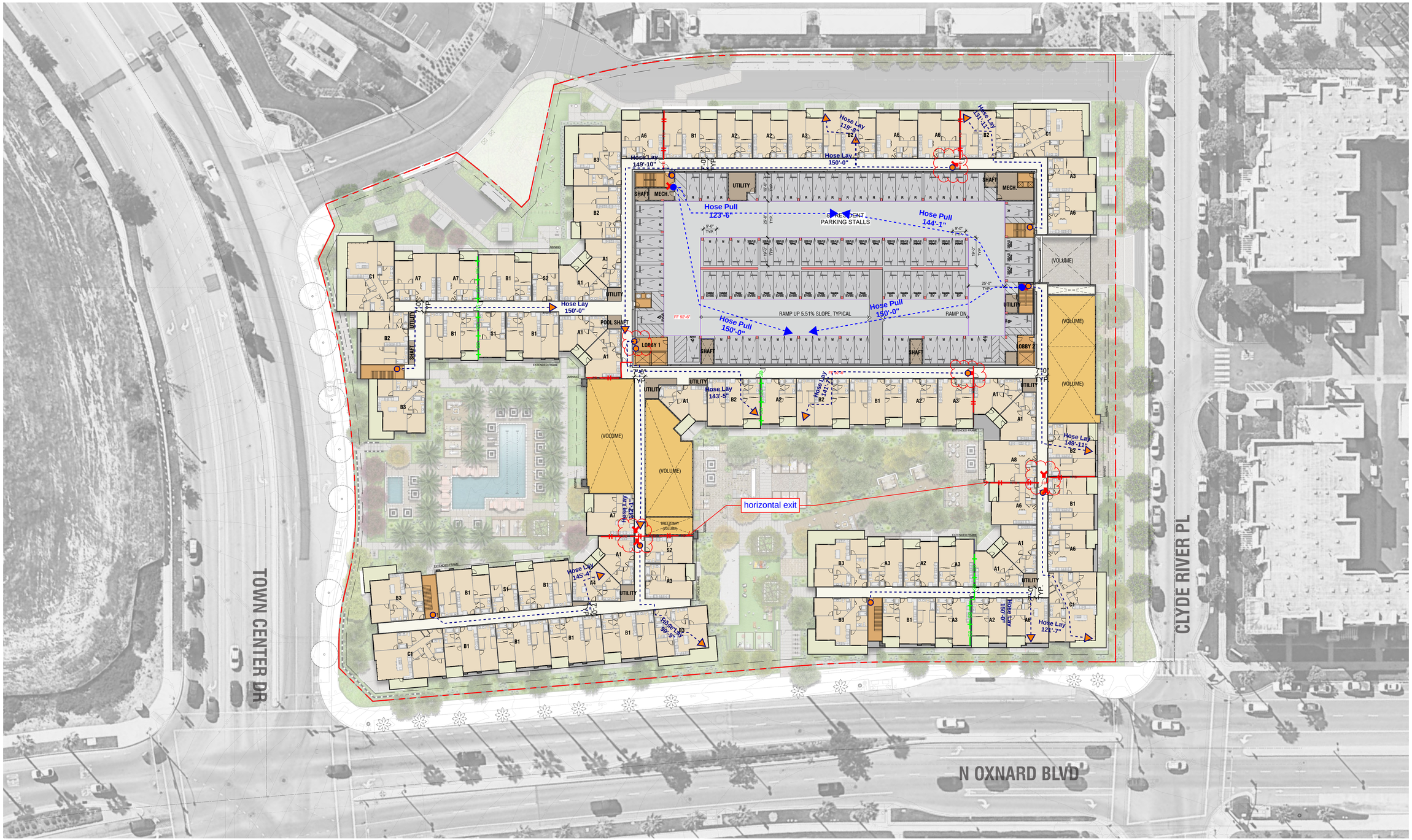
TCA ARCHITECTS | Shea Properties | MJS LANDSCAPE ARCHITECTURE | HUITT-ZOLLARS | MORAN UTILITY SERVICES, INC. | WÖDEN | Salas O'Brien | AMPAR Parks Mechanical

DEVELOPMENT DESIGN REVIEW PERMIT
FEBRUARY 1, 2024

0' 30' 60' 120'

BUILDING FIRE PLANS
GROUND FLOOR

F-1



OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

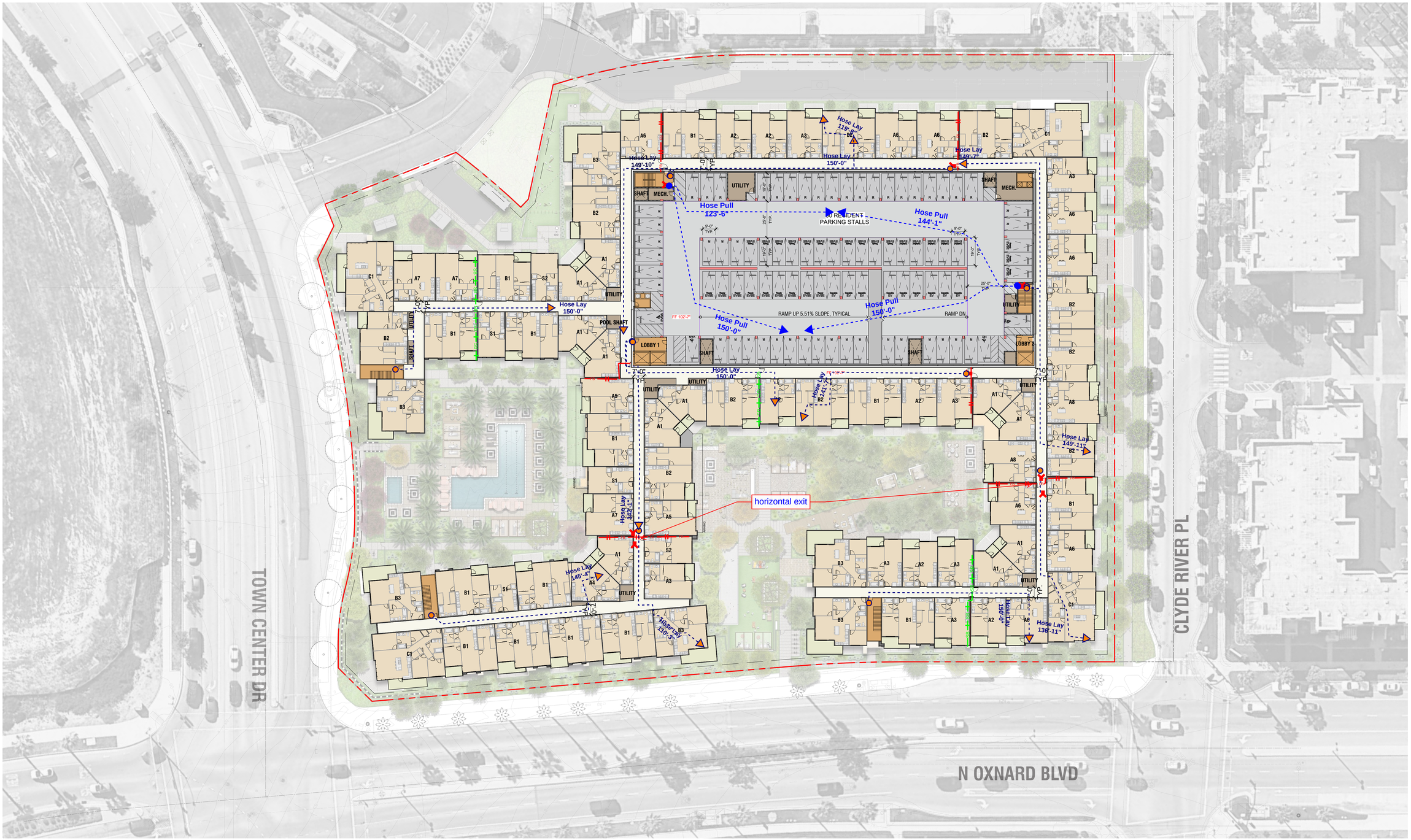
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DEVELOPMENT DESIGN REVIEW PERMIT
FEBRUARY 1, 2024

0' 30' 60' 120'

BUILDING FIRE PLANS
2ND FLOOR

F-2



OXNARD: THE POINTE

OXNARD, CALIFORNIA
TCA #2022-047

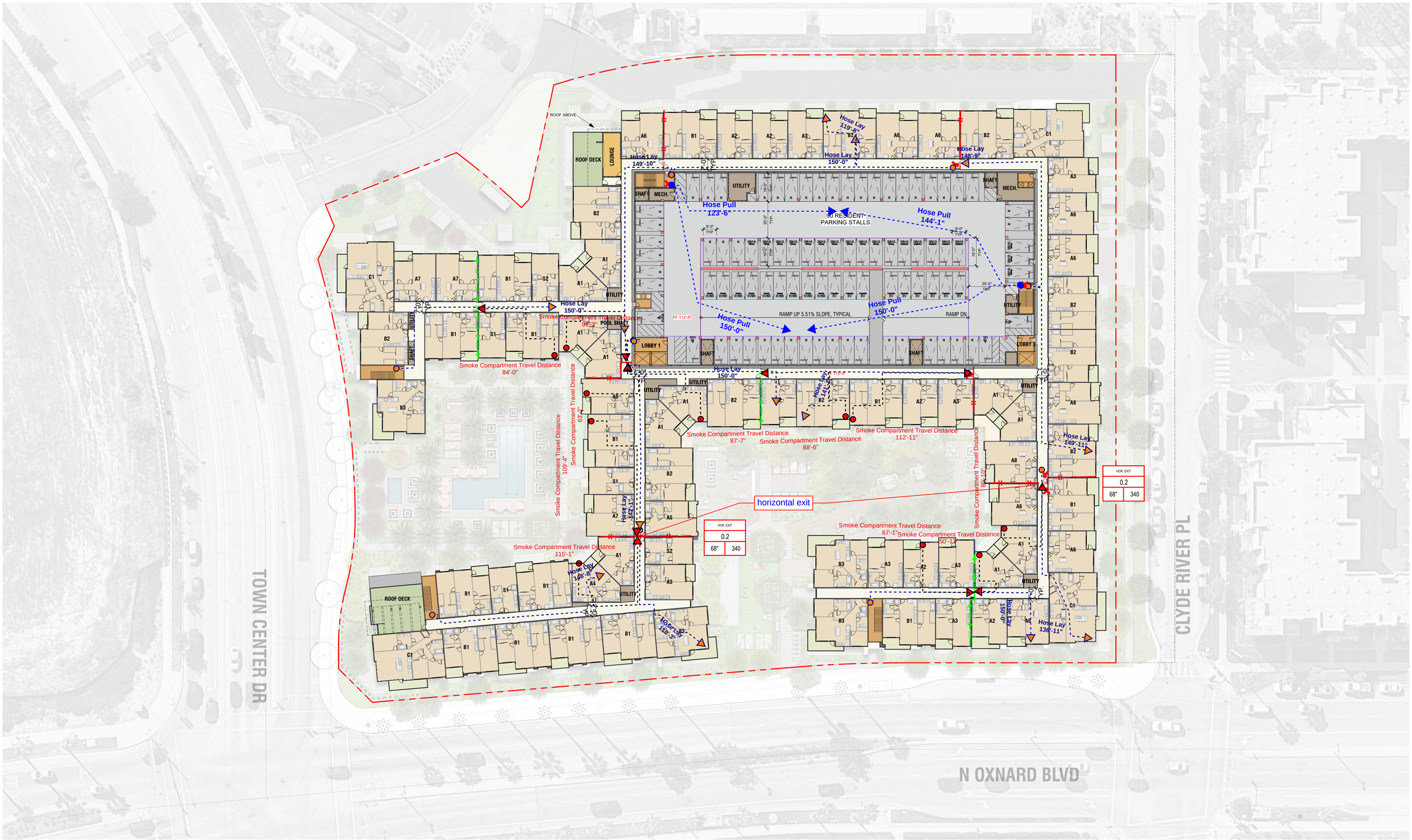
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DEVELOPMENT DESIGN REVIEW PERMIT
FEBRUARY 1, 2024

0' 30' 60' 120'

BUILDING FIRE PLANS
3RD FLOOR

F-3



OXNARD: THE POINTE

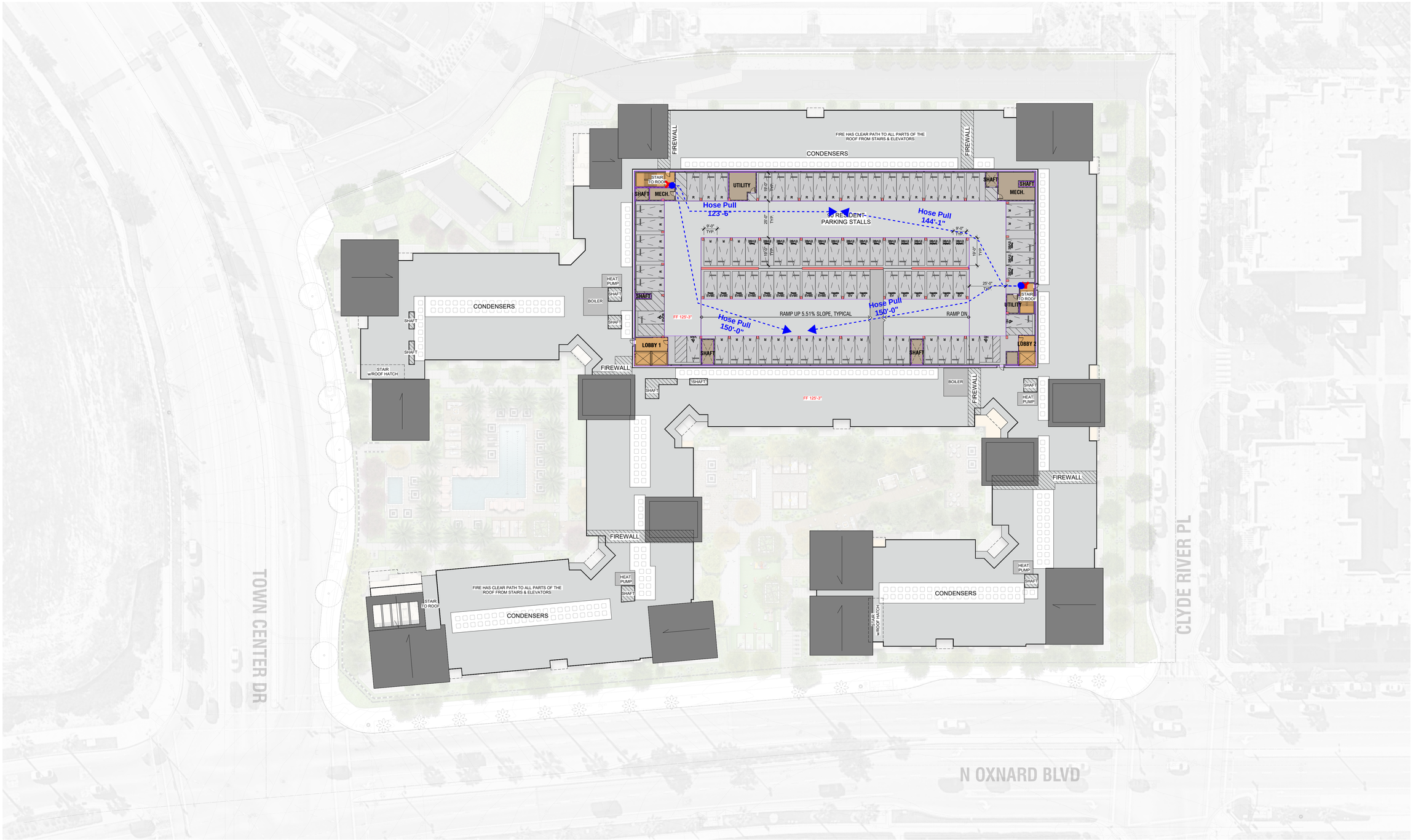
OXNARD, CALIFORNIA
TCA #2022-047

DEVELOPMENT DESIGN REVIEW PERMIT
FEBRUARY 1, 2024

0' 30' 60' 120'

BUILDING FIRE PLANS
4TH FLOOR

F-4



NOTE: ROOF EQUIPMENT SHOWN IS AT CONCEPTUAL LEVEL BUT ALL OF IT WILL BE SCREENED BY PARAPETS

OXNARD: THE POINTE

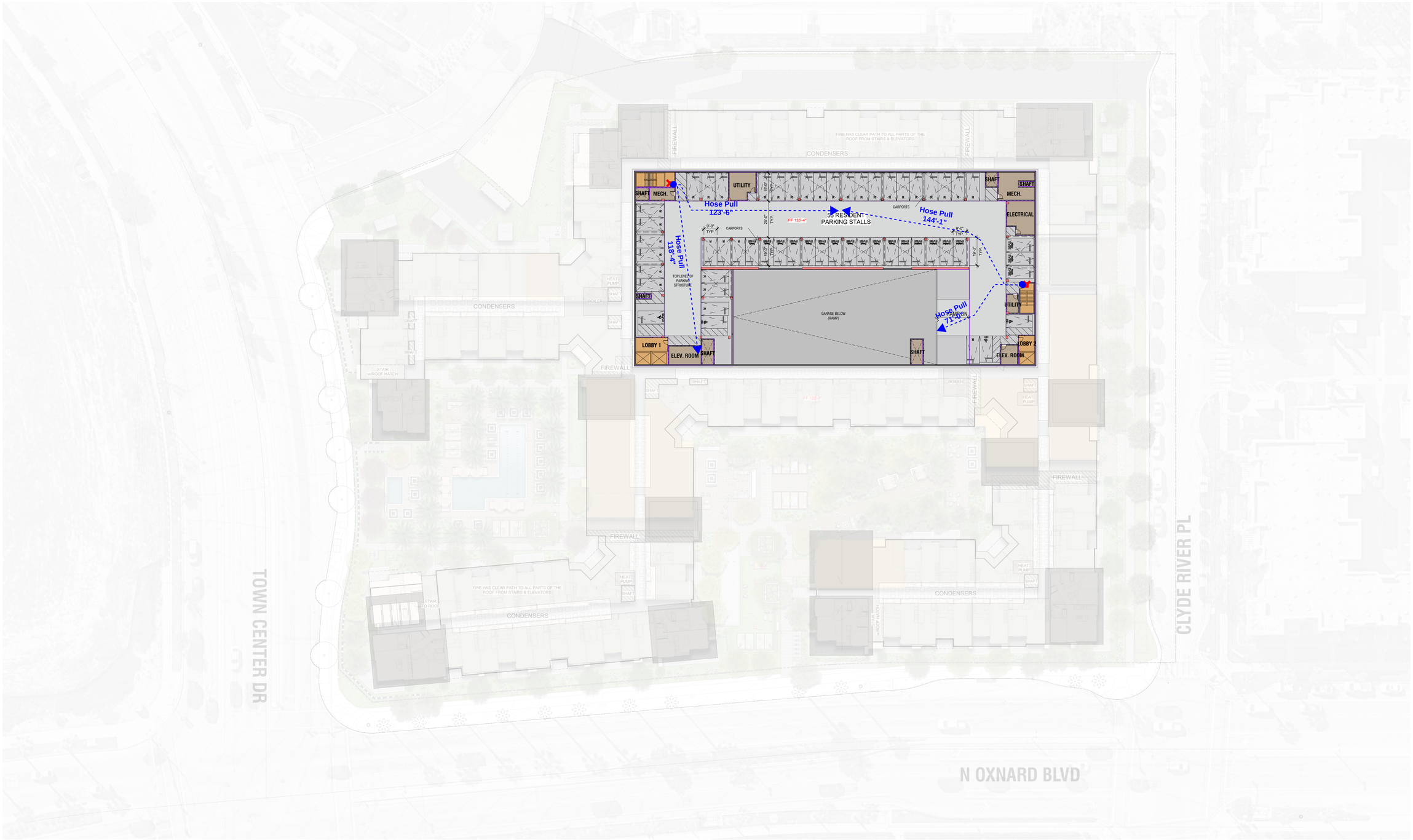
OXNARD, CALIFORNIA
TCA #2022-047

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DEVELOPMENT DESIGN REVIEW PERMIT
FEBRUARY 1, 2024

0' 30' 60' 120'

BUILDING FIRE PLANS
5TH FLOOR

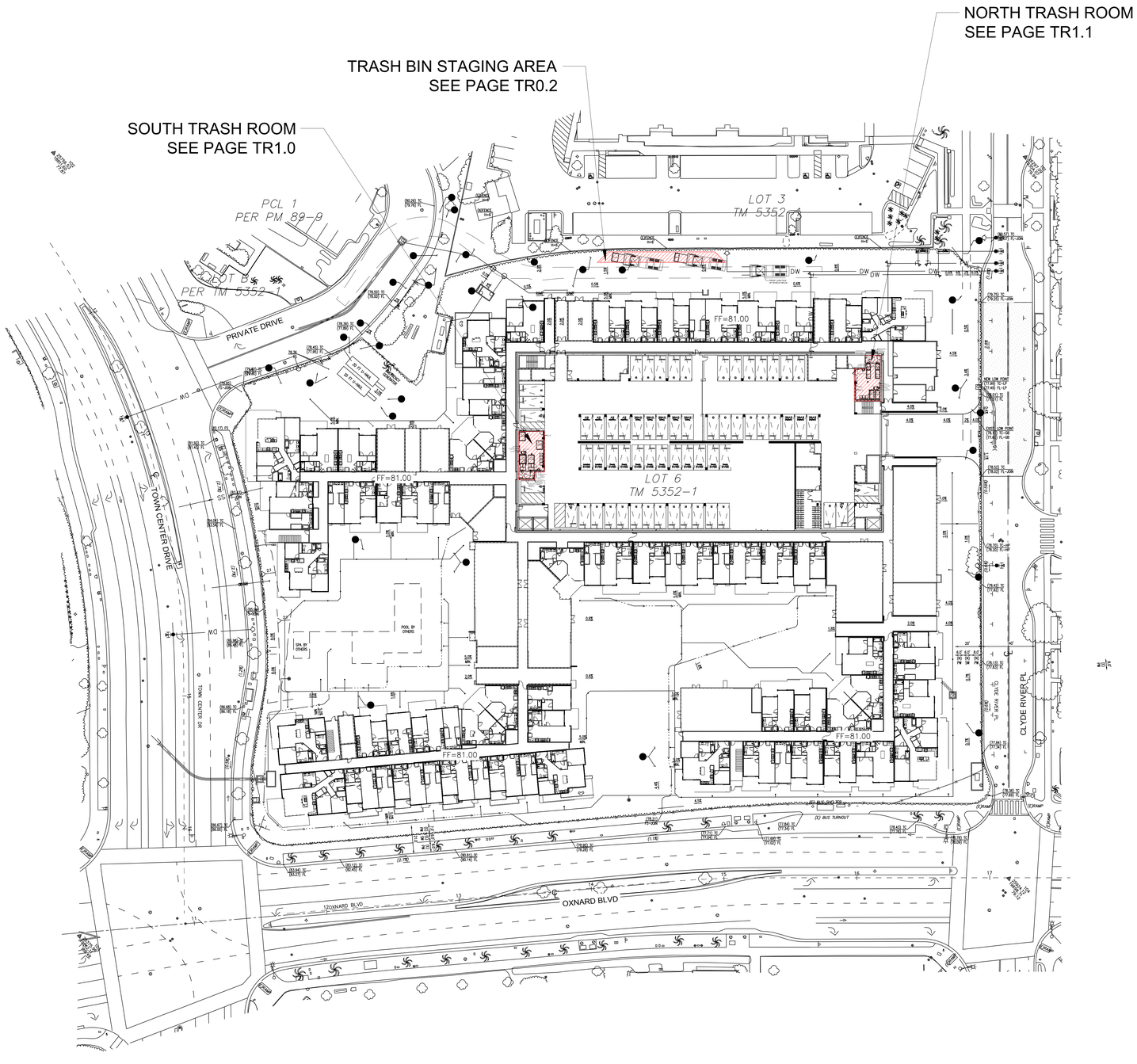


OXNARD: THE POINTE
OXNARD, CALIFORNIA
TCA #2022-047

DEVELOPMENT DESIGN REVIEW PERMIT
FEBRUARY 1, 2024

0' 30' 60' 120'

BUILDING FIRE PLANS
6TH FLOOR



32' 16' 0 32' 64'

SCALE:1/32"=1'

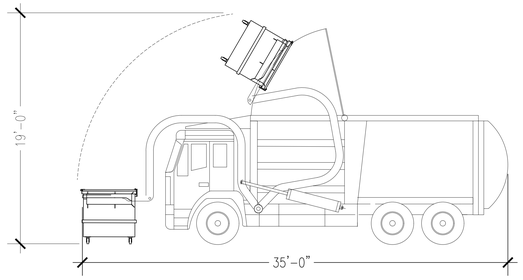
THE POINTE WRAP APARTMENTS

SITE PLAN
02/01/2024

SHEET TR0.1

OWNER:
SHEA PROPERTIES
130 VANTIS, SUITE 200
ALISO VIEJO, CA 92656
CONTACT: WILLIS CHIN
(949) 389-7000

HUITT ZOLLARS
2603 Main Street, Suite 400
Irvine, California 92614-4250
949.988.5815

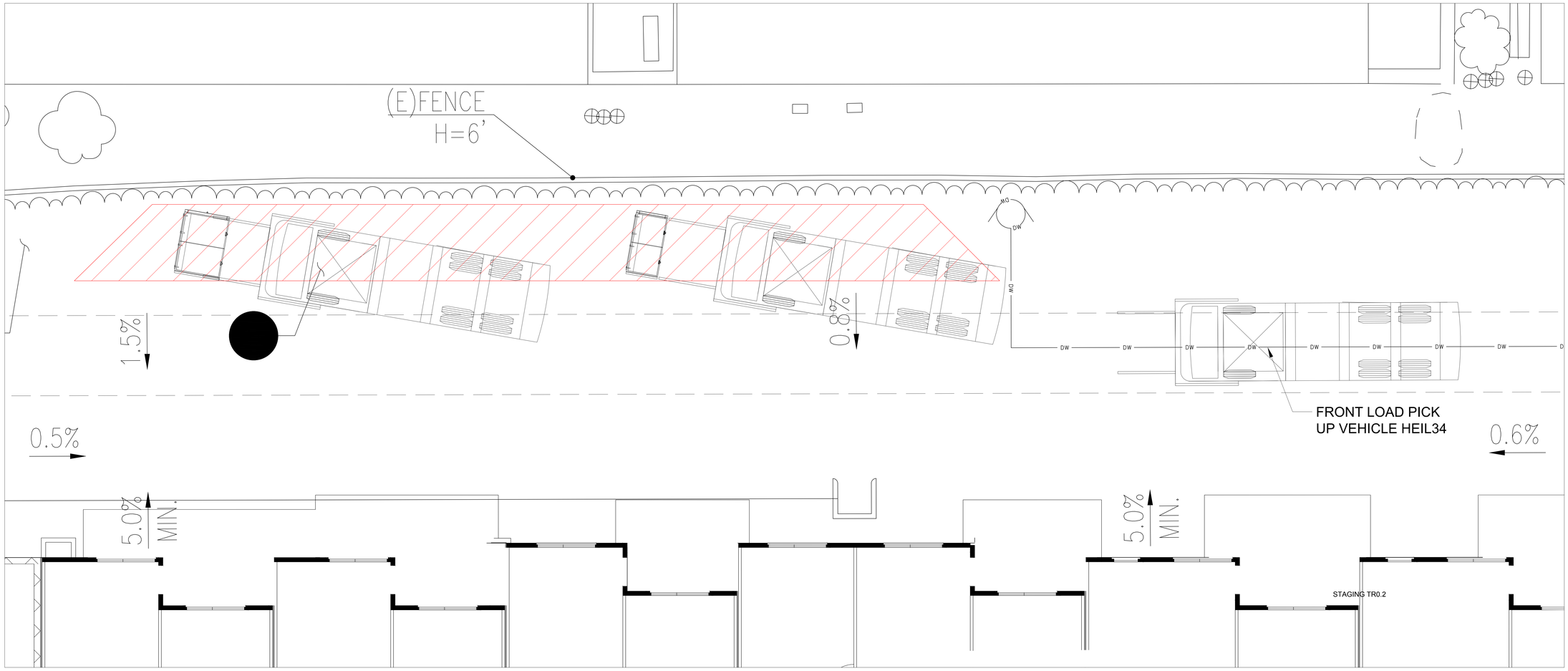


35ft Front End Loader

Overall Length	35.000ft
Overall Width	8.330ft
Overall Body Height	1.400ft
Min Body Ground Clearance	1.400ft
Track Width	8.000ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	32.000ft

PROJECTED RESIDENTIAL TRASH COLLECTION SCHEDULE / WK

WEST CORE							
SERVICE	M	T	W	T	F	S	SU
WASTE (4CY)	1			1			
RECYCLE (4CY)		1			1		
TOTAL	1	1	0	1	1	0	0
64G COMPOST	3		2		3		
NORTH EAST CORE							
SERVICE	M	T	W	T	F	S	SU
WASTE (2CY)	1			1			
RECYCLE (2CY)		1			1		
TOTAL	1	1	0	1	1	0	0
64G COMPOST	2		1		1		



4' 2' 0 4' 8'
SCALE:1/4"=1'

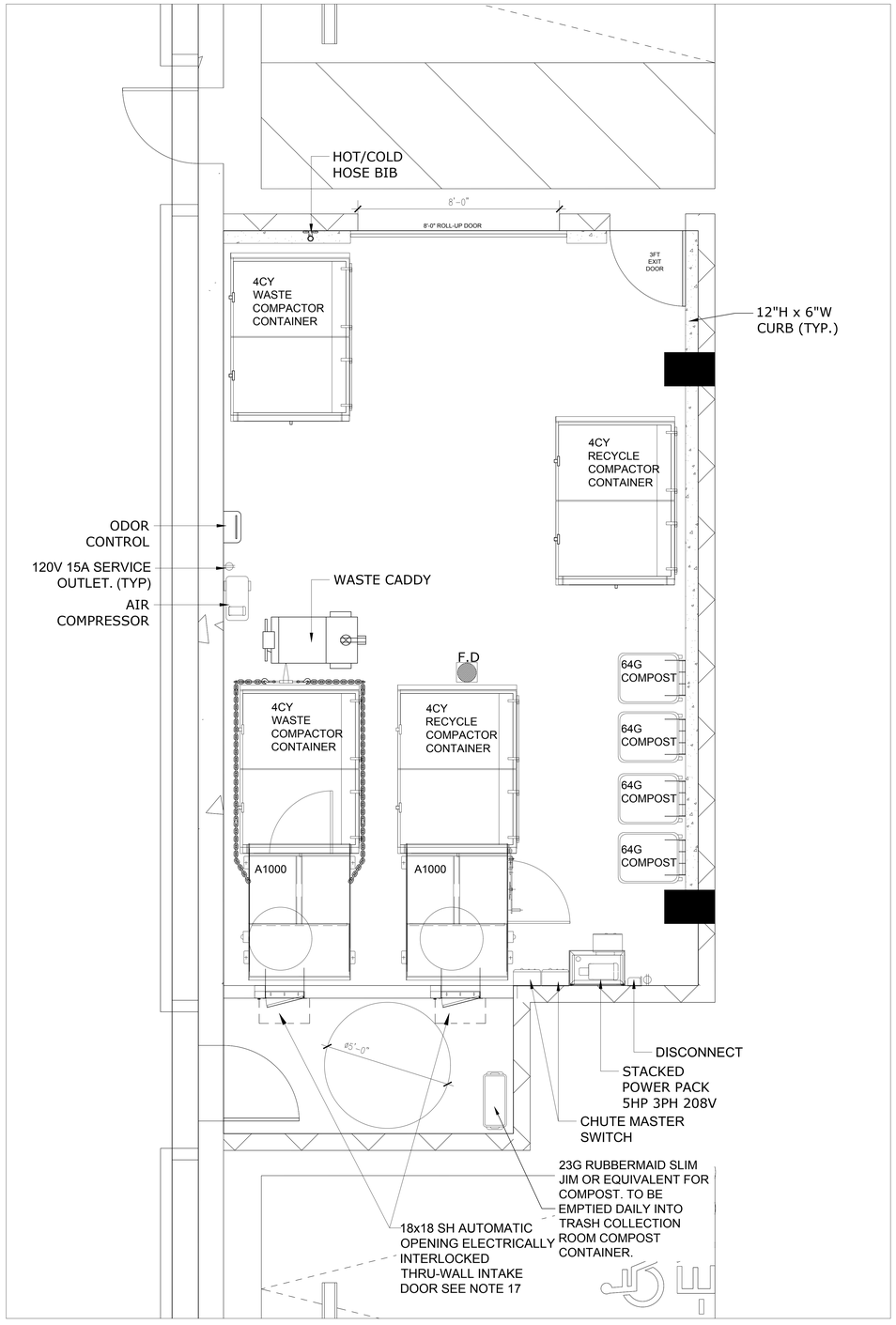
THE POINTE WRAP APARTMENTS

STAGING
02/01/2024

SHEET TR0.2

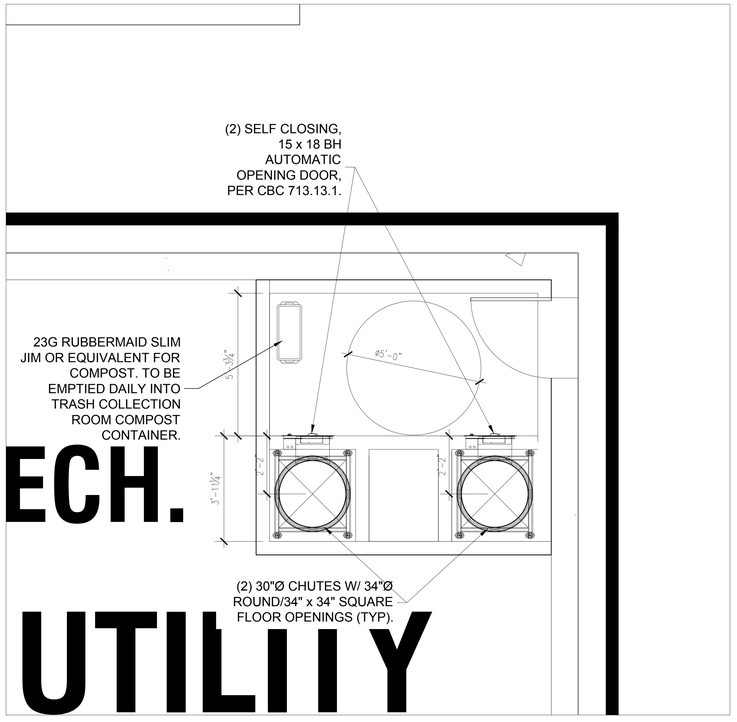
OWNER:
SHEA PROPERTIES
130 VANTIS, SUITE 200
ALISO VIEJO, CA 92656
CONTACT: WILLIS CHIN
(949) 389-7000

HUITT ZOLLARS
2603 Main Street, Suite 400
Irvine, California 92614-4250
949.988.5815



PROJECTED RESIDENTIAL TRASH COLLECTION SCHEDULE / WK

WEST CORE							
SERVICE	M	T	W	T	F	S	SU
WASTE (4CY)	1			1			
RECYCLE (4CY)		1			1		
TOTAL	1	1	0	1	1	0	0
64G COMPOST	3		2		3		



SHEET NOTES:

RESIDENTIAL TRASH TERMINATION ROOM

1. TRASH COLLECTION ROOM IS PART OF 2HR FIRE-RATED TRASH CHUTE SHAFT - RESTRICTED ACCESS.
2. FLOOR SHALL BE FINISHED WITH WATERPROOF COATING. FLOOR TO HAVE MINIMAL SLOPE (1° MAX) AND FLOOR DRAIN. FLOOR LEVEL UNDER COMPACTOR.
3. WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT, 8'-0" AFF.
4. INSTALL WALL PROTECTION: 12"Hx6"W CONCRETE CURB AT BASE OF ALL NON-CONCRETE WALLS. DO NOT INSTALL THE CURB AROUND THE COMPACTORS/DIVERTER OR POWER PACKS.
5. 8'-0" ROLL UP DOOR AND 3FT EXIT DOOR.
6. ROOM SHALL BE MECHANICALLY VENTILATED WITH (1) CFM/FT PER 2019 CBC.
7. (2) 30"Ø GRAVITY CHUTES WITH COMPACTORS FOR WASTE & RECYCLING. PROVIDE 4CY FL COMPACTOR CONTAINERS FOR WASTE & RECYCLING. CHUTES SHALL TERMINATE AT 5'-9" AFF.
8. PP: COMPACTOR POWER PACKS SHALL BE FLOOR-MOUNTED. (2) 5HP 3-PHASE, 208V. 30A DISCONNECTS 60" AFF.
9. (2) CHUTE MASTER SWITCH SHALL BE WALL-MOUNTED 60" AFF. MUST ALLOW LOCK DOWN OF CHUTE INTAKES FOR EXCHANGING CONTAINERS AND WASHING CHUTES. REQUIRES 120V 15A DEDICATED SERVICE.
9. (1)AC: 2HP CHUTE AIR COMPRESSOR SHALL BE WALL-MOUNTED 60" AFF. REQUIRES 120V 15A SERVICE OUTLETS 60" AFF.
10. OC: ODOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF. REQUIRES 120V 15A SERVICE OUTLET 60" AFF.
11. HB: HOT AND COLD HOSE BIB SHALL BE WALL-MOUNTED 60" AFF.
14. WASTE CADDY FOR MOVING CONTAINERS. 10,000LBS CAPACITY, 3MPH MAX SPEED. BATTERY POWERED, REQUIRES 120V 20A SERVICE OUTLET.
15. CHUTE DISCHARGE DOOR: TYPE-A, HORIZONTALLY INSULATED SLIDING-STEEL DOOR, HELD OPEN BY 165° F FUSIBLE LINK.
16. (1) UNDEDICATED 120V 15A SERVICE OUTLET REQUIRED FOR STAFF MAINTENANCE PURPOSE.

CHUTE INTAKE VESTIBULES:

17. CHUTE INTAKE VESTIBULES SHALL BE 1HR FIRE-RATED WITH 1HR FIRE-RATED DOOR; 5'-0" MIN REQUIRED PER ADA STANDARDS - RESIDENTIAL ACCESS. PROVIDE (2) SELF CLOSING, 15x18 BOTTOM HINGED, ELECTRICALLY INTERLOCKED, AUTOMATIC OPENING INTAKE DOORS TO DISPOSE TRASH AND RECYCLING INTO COMPACTORS PER CBC 713.13.1. POWER TO INTAKE DOORS SUPPLIED BY MASTER SWITCH/MCP. SEE DETAIL 1/TR2.0.
18. CHUTE SHAFT SHALL NOT BE ERECTED UNTIL CHUTE HAS BEEN INSTALLED. FOR SOUND PROOFING PURPOSES, DOUBLE STUD-WALLS ARE REQUIRED ADJACENT TO OCCUPIED SPACES. INTERIOR OF SHAFT SHALL BE TAPED TO PREVENT ODOROUS AIR LEAKING INTO OCCUPIED SPACES (BY OTHERS).
19. PROVIDE 18X18 SIDE HINGED, AUTOMATIC OPENING, ELECTRICALLY INTERLOCKED THRU-WALL INTAKE DOORS THAT DISPOSE INTO CONTAINERS PER CBC 713.13.1. SEE DETAILS 2/TR2.0.
20. PROVIDE ROUND FLOOR OPENINGS AT CONCRETE FLOORS AND SQUARED FLOOR OPENINGS AT WOOD-FRAME CONSTRUCTION. INSTALL FLOOR SUPPORT FRAME AT EACH FLOOR PENETRATION TO SECURE CHUTE. SEE DETAIL 9/TR2.0 FOR ANCHORING AND MASON BRA-RED SOUND ISOLATION PAD ASSEMBLY. POUR RINGS WILL VARY BASED ON THICKNESS OF FLOOR SLAB AND SHALL BE PROVIDED BY MANUFACTURER.

GENERAL NOTES:

1. ANY DESIGNS OR DESIGN SOLUTIONS PRESENTED IN THIS DRAWING OR SPECIFICATION, WHICH ARE DIRECT OR IMPLIED, INCLUDING NARRATIVES, DRAWINGS, OR DIAGRAMS, ARE HEREBY CLARIFIED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS OR DESIGNS SUITABLE FOR CONSTRUCTION.
2. OMISSIONS FROM DRAWINGS OR SPECIFICATIONS, OR THE INACCURATE DESCRIPTION OF DETAILS OF WORK, WHICH ARE MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH ARE CUSTOMARILY PERFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR INACCURATELY DESCRIBED DETAILS OF THE WORK. WORK SHALL BE PERFORMED AS IF FULLY AND CORRECTLY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ALL EXISTING FIELD CONDITIONS AND ANY DISCREPANCIES OR INCONSISTENCIES.

SOUTH TRASH TERMINATION ROOM

SOUTH UPPER CHUTE VESTIBULE

2' 1' 0 2' 4'
SCALE: 1/2" = 1'

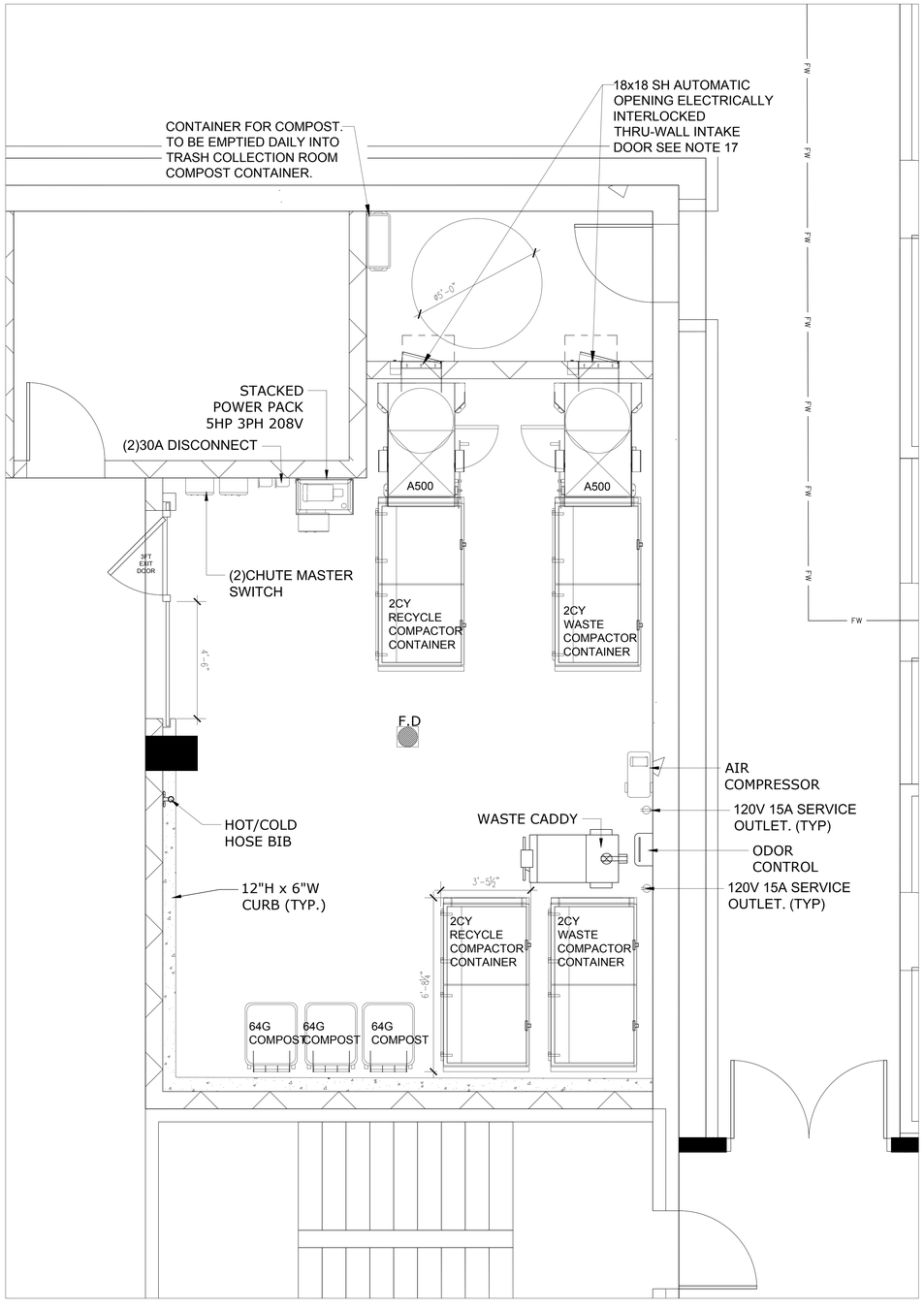
THE POINTE WRAP APARTMENTS

SOUTH TRASH ROOMS
02/01/2024

SHEET TR1.0

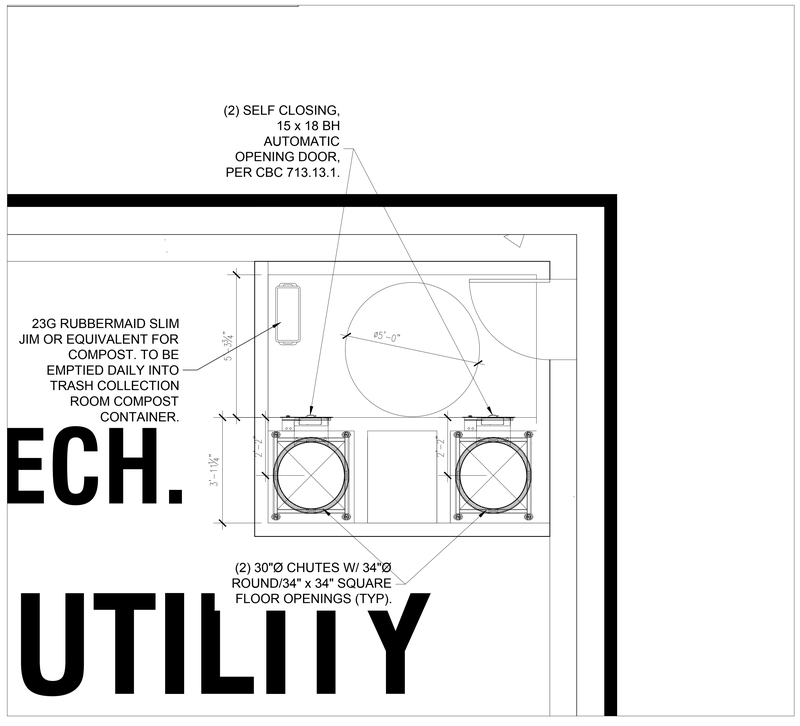
OWNER:
SHEA PROPERTIES
130 VANTIS, SUITE 200
ALISO VIEJO, CA 92656
CONTACT: WILLIS CHIN
(949) 389-7000

HUITT ZOLLARS
2603 Main Street, Suite 400
Irvine, California 92614-4250
949.988.5815



PROJECTED RESIDENTIAL TRASH COLLECTION SCHEDULE / WK

NORTH CORE							
SERVICE	M	T	W	T	F	S	SU
WASTE (2CY)	1			1			
RECYCLE (2CY)		1			1		
TOTAL	1	1	0	1	1	0	0
64G COMPOST	2		1		1		



SHEET NOTES:

RESIDENTIAL TRASH TERMINATION ROOM

1. TRASH COLLECTION ROOM IS PART OF 2HR FIRE-RATED TRASH CHUTE SHAFT - RESTRICTED ACCESS.
2. FLOOR SHALL BE FINISHED WITH WATERPROOF COATING. FLOOR TO HAVE MINIMAL SLOPE (1° MAX) AND FLOOR DRAIN. FLOOR LEVEL UNDER COMPACTOR.
3. WALLS SHALL BE FINISHED WITH WASHABLE WATERPROOF SURFACE SUCH AS FRP OR HIGH-GLOSS ENAMEL PAINT, 8'-0" AFF.
4. INSTALL WALL PROTECTION: 12"Hx6"W CONCRETE CURB AT BASE OF ALL NON-CONCRETE WALLS. DO NOT INSTALL THE CURB AROUND THE COMPACTORS/DIVERTER OR POWER PACKS.
5. 4'-6" ROLL UP DOOR AND 3FT EXIT DOOR.
6. ROOM SHALL BE MECHANICALLY VENTILATED WITH (1) CFM/FT PER 2019 CBC.
7. (2) 30"Ø GRAVITY CHUTES WITH COMPACTORS FOR WASTE & RECYCLING. PROVIDE 2CY FL COMPACTOR CONTAINERS FOR WASTE & RECYCLING. CHUTES SHALL TERMINATE AT 5'-9" AFF.
8. PP: COMPACTOR POWER PACKS SHALL BE FLOOR-MOUNTED. (2) 5HP 3-PHASE, 208V. 30A DISCONNECTS 60" AFF.
9. (2) CHUTE MASTER SWITCH SHALL BE WALL-MOUNTED 60" AFF. MUST ALLOW LOCK DOWN OF CHUTE INTAKES FOR EXCHANGING CONTAINERS AND WASHING CHUTES. REQUIRES 120V 15A DEDICATED SERVICE.
9. (1)AC: 2HP CHUTE AIR COMPRESSOR SHALL BE WALL-MOUNTED 60" AFF. REQUIRES 120V 15A SERVICE OUTLETS 60" AFF.
10. OC: ODOR CONTROL UNIT SHALL BE WALL-MOUNTED 60" AFF. REQUIRES 120V 15A SERVICE OUTLET 60" AFF.
11. HB: HOT AND COLD HOSE BIB SHALL BE WALL-MOUNTED 60" AFF.
14. WASTE CADDY FOR MOVING CONTAINERS. 10,000LBS CAPACITY, 3MPH MAX SPEED. BATTERY POWERED, REQUIRES 120V 20A SERVICE OUTLET.
15. CHUTE DISCHARGE DOOR: TYPE-A, HORIZONTALLY INSULATED SLIDING-STEEL DOOR, HELD OPEN BY 165° F FUSIBLE LINK.
16. (1) UNDEDICATED 120V 15A SERVICE OUTLET REQUIRED FOR STAFF MAINTENANCE PURPOSE.

CHUTE INTAKE VESTIBULES:

17. CHUTE INTAKE VESTIBULES SHALL BE 1HR FIRE-RATED WITH 1HR FIRE-RATED DOOR; 5'-0" MIN REQUIRED PER ADA STANDARDS - RESIDENTIAL ACCESS. PROVIDE (2) SELF CLOSING, 15x18 BOTTOM HINGED, ELECTRICALLY INTERLOCKED, AUTOMATIC OPENING INTAKE DOORS TO DISPOSE TRASH AND RECYCLING INTO COMPACTORS PER CBC 713.13.1. POWER TO INTAKE DOORS SUPPLIED BY MASTER SWITCH/MCP. SEE DETAIL 1/TR2.0.
18. CHUTE SHAFT SHALL NOT BE ERECTED UNTIL CHUTE HAS BEEN INSTALLED. FOR SOUND PROOFING PURPOSES, DOUBLE STUD-WALLS ARE REQUIRED ADJACENT TO OCCUPIED SPACES. INTERIOR OF SHAFT SHALL BE TAPED TO PREVENT ODOROUS AIR LEAKING INTO OCCUPIED SPACES (BY OTHERS).
19. PROVIDE 18X18 SIDE HINGED, AUTOMATIC OPENING, ELECTRICALLY INTERLOCKED THRU-WALL INTAKE DOORS THAT DISPOSE INTO CONTAINERS PER CBC 713.13.1. SEE DETAILS 2/TR2.0.
20. PROVIDE ROUND FLOOR OPENINGS AT CONCRETE FLOORS AND SQUARED FLOOR OPENINGS AT WOOD-FRAME CONSTRUCTION. INSTALL FLOOR SUPPORT FRAME AT EACH FLOOR PENETRATION TO SECURE CHUTE. SEE DETAIL 9/TR2.0 FOR ANCHORING AND MASON BRA-RED SOUND ISOLATION PAD ASSEMBLY. POUR RINGS WILL VARY BASED ON THICKNESS OF FLOOR SLAB AND SHALL BE PROVIDED BY MANUFACTURER.

GENERAL NOTES:

1. ANY DESIGNS OR DESIGN SOLUTIONS PRESENTED IN THIS DRAWING OR SPECIFICATION, WHICH ARE DIRECT OR IMPLIED, INCLUDING NARRATIVES, DRAWINGS, OR DIAGRAMS, ARE HEREBY CLARIFIED AS EXAMPLES AND SHALL NOT BE CONSIDERED COMPLETE DESIGNS OR DESIGNS SUITABLE FOR CONSTRUCTION.
2. OMISSIONS FROM DRAWINGS OR SPECIFICATIONS, OR THE INACCURATE DESCRIPTION OF DETAILS OF WORK, WHICH ARE MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH ARE CUSTOMARILY PERFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR INACCURATELY DESCRIBED DETAILS OF THE WORK. WORK SHALL BE PERFORMED AS IF FULLY AND CORRECTLY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ALL EXISTING FIELD CONDITIONS AND ANY DISCREPANCIES OR INCONSISTENCIES.

NORTH TRASH TERMINATION ROOM

NORTH UPPER CHUTE VESTIBULE

2' 1' 0 2' 4'
SCALE:1/2"=1'

THE POINTE WRAP APARTMENTS

NORTH TRASH ROOMS
02/01/2024

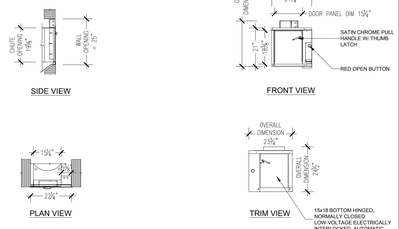
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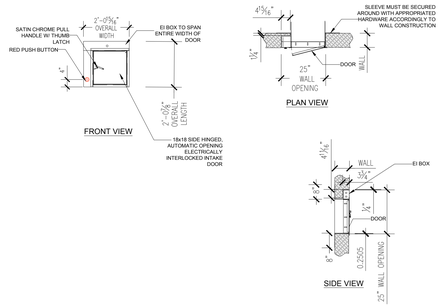
NOTES:
1. INTAKE DOOR AND TRIM SHALL BE REMOVED FOR DOOR MAINTENANCE.
2. BOTTOM HINGED DOORS ARE SELF-CLOSING, NOISELESS, AND SELF-LATCHING. UL CLASSIFIED 90 MINUTE FIRE-RATED DOOR AND FRAME ASSEMBLY AND A TEMPERATURE RISE OF 250° F MAX IN 30 MINUTES.
3. MAX OPENING FOR INTAKE DOOR IS 14" FROM FACE OF FINISHED WALL.
4. 2019 CBC - 11B-308.2.1(FORWARD) & 11B-308.3.1(SIDE) HEIGHT: CONTROLS AND OPERATING MECHANISMS SHALL BE LOCATED NO HIGHER THAN 48 INCHES, AND NO LOWER THAN 15 INCHES ABOVE THE FINISHED FLOOR MEASURED TO THE CENTER OF THE PUSH BUTTON.
5. 2019 CBC - 11B-309.4 OPERATION: CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS AND OPERATING MECHANISMS SHALL BE NO GREATER THAN 5 POUNDS.

- **18x18 AIR ASSIST ACCESS DOOR IS LARGEST DOOR THAT ATM WILL DESIGN FOR CHUTE INTAKE.**
- **ATM WILL NEVER DESIGN A 24X24 INTAKE DOOR AS THESE DOOR SIZES HAVE LED TO FATALITIES.**



1 CHUTE INTAKE DOOR

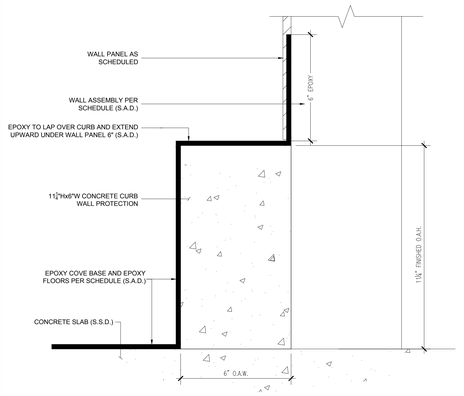
NOTES:
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2. SIDE HINGED DOORS ARE SELF-CLOSING, NOISELESS, AND SELF-LATCHING. UL CLASSIFIED 90 MINUTE FIRE-RATED DOOR AND FRAME ASSEMBLY AND A TEMPERATURE RISE OF 250° F MAX IN 30 MINUTES.
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2 THRU-WALL INTAKE DOOR WITH EI BOX

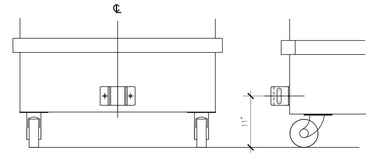
FLOOR 1

SCALE: ½" = 1'-0"



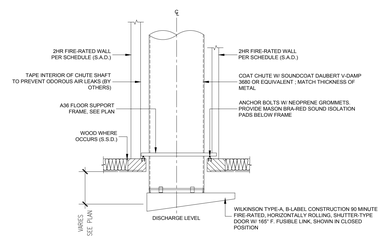
3 WALL PROTECTION CONCRETE CURB

NTS



4 WASTE CADDY TOW BRACKET

NOTES:
1. CHUTE SHAFT SHALL NOT BE ERECTED UNTIL CHUTE HAS BEEN INSTALLED. FOR SOUND PROOFING PURPOSES, DOUBLE STUD-WALLS ARE REQUIRED ADJACENT TO OCCUPIED SPACES. INTERIOR OF SHAFT SHALL BE TAPED TO PREVENT ODOROUS AIR LEAKING INTO OCCUPIED SPACES (BY OTHERS).
2. INTAKE DOOR NOT SHOWN FOR CLARITY.



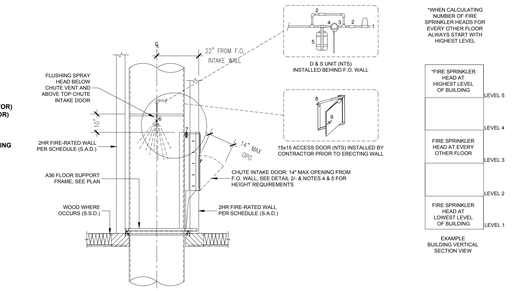
5 CHUTE AIR AND SOUND ISOLATION

SCALE: ½" = 1'-0"

PLUMBING SCHEMATIC LEGEND:

1. ¾"Ø DOMESTIC HOT WATER INLET WITH VACUUM BREAKER. **(SUPPLIED/INSTALLED BY PLUMBING SUBCONTRACTOR)**
2. QUARTER-TURN GATE VALVE (SHUT-OFF AND BYPASS). (2) TOTAL. **(SUPPLIED/INSTALLED BY PLUMBING SUBCONTRACTOR)**
3. PLUMBING DESIGN, MATERIALS, AND INSTALLATION BY OTHERS. **(SUPPLIED/INSTALLED BY PLUMBING SUBCONTRACTOR)**
4. 24-VDC SOLENOID VALVE (OPTIONAL), NOT NEEDED FOR MANUAL OPERATION. **(NOT USED HERE)**
5. D & S UNIT: 1-GALLON CONTAINER, MOUNTING BRACKET, AND PROPORTIONAL VALVE AT REMOTE LOCATION. **(SUPPLIED/MOUNTED BY CHUTE SUBCONTRACTOR. PLUMBED BY PLUMBING SUBCONTRACTOR)**
6. FLUSHING SPRAY HEAD BELOW CHUTE VENT. **(SUPPLIED/MOUNTED BY CHUTE SUBCONTRACTOR. PLUMBED BY PLUMBING SUBCONTRACTOR)**
7. FIRE SPRINKLER INTERMEDIATE (175-225 °F) ½" IPS - 155° SPRAY, PENDANT GLASS BULB SPRINKLER. FIRE SPRINKLER AT HIGHEST INTAKE, LOWEST INTAKE, AND EVERY OTHER FLOOR BETWEEN. TO BE STARTED FROM HIGHEST INTAKE - CONNECTION BY OTHERS. **(SUPPLIED/MOUNTED BY CHUTE SUBCONTRACTOR. PLUMBED BY FIRE SPRINKLER SUBCONTRACTOR)**
8. SIDE-HINGED, UL RATED 90 MINUTE B-LABEL ACCESS DOOR. **(SUPPLIED BY CHUTE SUBCONTRACTOR. INSTALLED BY FRAMING SUBCONTRACTOR OR GC)**
9. SATIN CHROME PULL-HANDLE. **(SUPPLIED/INSTALLED BY CHUTE MANUFACTURE)**

NOTES:
1. PROVIDE HIGH PRESSURE CHUTE WASHDOWN NOZZLE.
2. FILL SANITATION TANK WITH CONCENTRATED DISINFECTING SOLUTION. THE SYPHON HOSE SHOULD REACH THE BOTTOM OF THE SOLUTION CONTAINER. TO FLUSH WITH CLEAR WATER, TURN HANDLE TO THE ON POSITION. FACTORY SETTING OF THE PROPORTIONING VALVE IS FOR 50 GALLONS PER GALLON OF DISINFECTING SOLUTION.
3. NOTE THAT THE ACCESS DOOR AND D & S UNIT ARE SHOWN OUTSIDE OF CHUTE SHAFT FOR CLARITY. ALL WASHDOWN EQUIPMENT WILL BE INSTALLED WITHIN CHUTE SHAFT, ABOVE THE HIGHEST INTAKE, (1) D & S UNIT PER CHUTE.
4. 2019 CBC - 11B-308.2.1(FORWARD) & 308.3.1(SIDE) HEIGHT: CONTROLS AND OPERATING MECHANISMS SHALL BE LOCATED NO HIGHER THAN 48 INCHES AND NO LOWER THAN 34 INCHES ABOVE THE FINISHED FLOOR MEASURED TO THE MEASURED TO THE CENTER OF THE PUSH BUTTON.
5. 2019 CBC - 11B-309.4 OPERATION: CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS AND OPERATING MECHANISMS SHALL BE NO GREATER THAN 5 POUNDS.
6. SUPPLIED BY CHUTE VENDOR - INSTALLED BY PLUMBER.

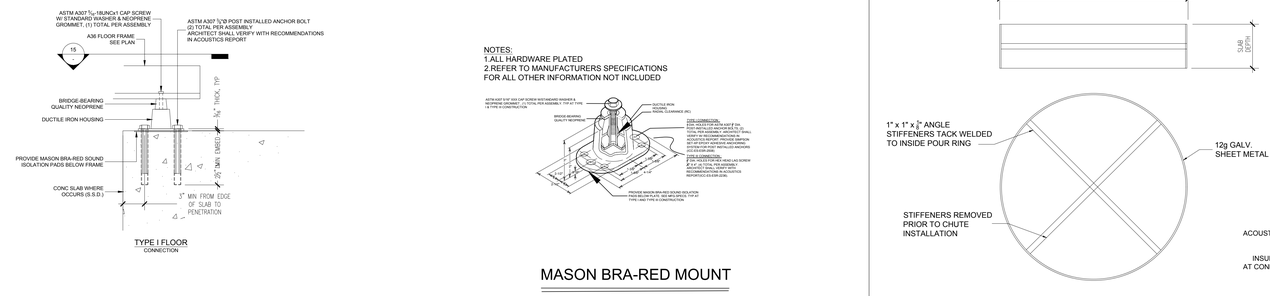


7 FIRE SPRINKLER DETAILS AND CHUTE SANITATION UNIT

AT HIGHEST INTAKE

SCALE: ½" = 1'-0"

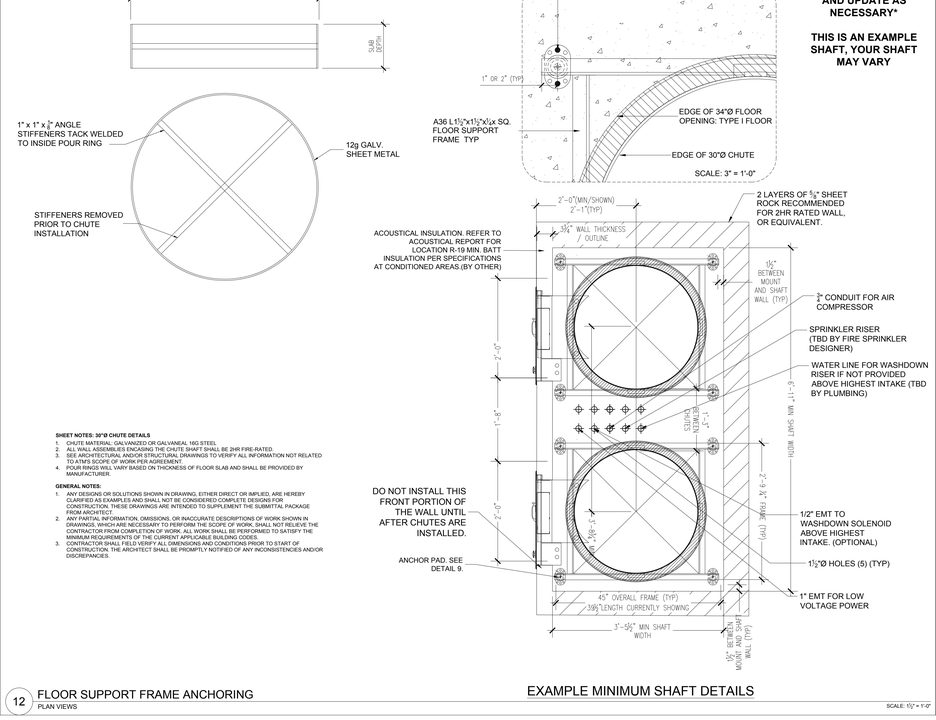
NOTES:
1. PROVIDE MASON BRA-RED SOUND ISOLATION PADS BELOW ALL FRAME ANCHORING.
2. SEE DETAIL 5/- FOR ADDITIONAL FLOOR SUPPORT FRAME ANCHORING INFORMATION.
3. ANCHOR FLOOR SUPPORT FRAME AT ONE END AS SHOWN, OTHER SIDE OF FRAME TO REST ON TOP OF FLOOR AT INTAKE WALL. SEE PLAN FOR LAYOUT OF CHUTE SHAFT.



9 FLOOR SUPPORT FRAME ANCHORING

SECTION VIEWS

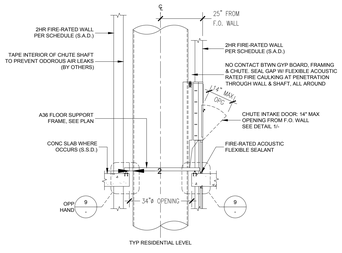
SCALE: 6" = 1'-0"



SHEET NOTES: 30"Ø CHUTE DETAILS
1. CHUTE MATERIAL: GALVANIZED OR GALVANEAL 16G STEEL
2. ALL WALL ASSEMBLIES ENCASING THE CHUTE SHAFT SHALL BE 2HR FIRE-RATED.
3. SEE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS TO VERIFY ALL INFORMATION NOT RELATED TO ATM'S SCOPE OF WORK PER AGREEMENT.
4. POUR RINGS WILL VARY BASED ON THICKNESS OF FLOOR SLAB AND SHALL BE PROVIDED BY MANUFACTURER.

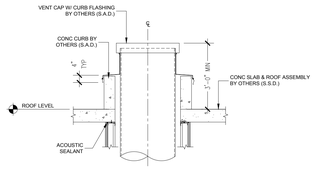
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2. ANY PARTIAL INFORMATION, OMISSIONS, OR INACCURATE DESCRIPTIONS OF WORK SHOWN IN DRAWINGS, WHICH ARE NECESSARY TO PERFORM THE SCOPE OF WORK, SHALL NOT RELIEVE THE CONTRACTOR FROM COMPLETION OF WORK. ALL WORK SHALL BE PERFORMED TO SATISFY THE MINIMUM REQUIREMENTS OF THE CURRENT APPLICABLE BUILDING CODES.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO START OF CONSTRUCTION. THE ARCHITECT SHALL BE PROMPTLY NOTIFIED OF ANY INCONSISTENCIES AND/OR DISCREPANCIES.

NOTES:
1. ATTACHMENT OF ALL BLOCKING, CURBS, AND OTHER ROOF COMPONENTS SHALL BE DESIGNED AND INSTALLED TO MEET THE MINIMUM REQUIREMENTS OF MANUFACTURER.
2. SEE ARCHITECTURAL AND/OR STRUCTURAL DRAWINGS FOR ALL WORK BY OTHERS.



10 CHUTE SHAFT AT INTAKE

SCALE: ½" = 1'-0"



11 CHUTE VENT

AT ROOF LEVEL

SCALE: ½" = 1'-0"

12 FLOOR SUPPORT FRAME ANCHORING

PLAN VIEWS

SCALE: ½" = 1'-0"

SCALE:NTS

THE POINTE WRAP APARTMENTS

CHUTE DETAILS
02/01/2024

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SHEET TR2.0

HUITT ZOLLARS
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949.988.5815

Consistency Analysis, RiverPark Specific Plan

Pointe Apartments

prepared by RiverPark Town Master Planner 2/8/24

Site: District C site

documents: Architectural, civil, landscape, photometrics, plumbing, fire plans dated 9/18/2023

description	source	requirement	proposed	sheet	comply
Chapter 2 Land Use					
Planning District	2B	District C	District C		yes
Permitted Use	2B	Residential Very High	Residential Very High		yes
Commercial KSF	2J	104K if standalone	none proposed		na
Chapter 3 Commercial					
Illustrative Master	3A	residential, office, retail	residential		yes
Commercial Sub	3B	residential, office, retail	residential		yes
Commercial Regulatory Plan	3C	retail, restaurant, office or residential apartments urban	urban 7R		yes
Allowed building	3C	urban 7R	7R apartments		yes
Chapter 4 Residential					
Building Type	4.32	apartments, urban	apartments, urban	G1.2	yes
Lot Area	4.32	20K minimum	211,298	G1.2	yes
Lot Width	4.32	100' minimum	414	APM	yes
Lot Coverage	4.32	90% max	127,547 equals 60%	G1.2	yes
Building height	4.32	90' max	64 @ parking structure	A3.5	yes
Setbacks:					
Front SB	4.32	5' min	5' @ Town Center, others larger	A1.1	yes
Side SB	4.32	5' min	na	A1.1	na
Rear SB	4.32	5' min	34	A1.1	yes
Encroachments:					
porch	4.32	5' max	3' at ground floor west C1 unit		yes
eave	4.32	5' max	na		na
balcony	4.32	5' max	3' at upper floor C1 west decks		yes
Building Orientation & Use:					
	4.32	Building Use per Regulating Plan	7R building use		yes
Service Requirements:					

description	source	requirement	proposed	sheet	comply
		parking access drives 250' apart max	single access to parking structure	A1.1	na
		Utility Access	transformers/generator	A1.1	yes
Parking and Open Space					
		Parking Count: 1/1, 1.5/2, 2/3	required 349, provided 490	G1.2	yes
		parking screening	parking is internal to the building	A1.1	yes
		parking location	wrapped parking structure	A1.1	yes
		PMP, provide by CofO	in process		yes
		curbside parking	not counted in total	G1.2	na
		Mail and parcel delivery	internal to building	A1.1	yes
		bicycle storage	internal to building	A1.1	yes
		Open space: 20% total, 10% common	42,253 required, 63,190 provided	G1.2	yes
Chapter 5 Landscape					
Service Areas:					
screened		loading and service areas	to rear	A1.1	yes
		refuse areas	internal to building	A1.1	yes
location		prevent traffic flow disruption	EVA/trash pickup @ north drive	A1.1	yes
		locate onsite	none external to building	A1.1	yes
screen utilities		onsite	generator/transformers screened with landscape	L.1	yes
screen materials		compatible w/ building design	screened with consistent landscape	L.1	yes
Signage:					
monument signs		6' tall, but may be on berm	none proposed		na
top of building sign		24" & 80 s.f. max	none proposed		na
Chapter 6 Infrastructure					
Parking Space size		9' x 19'	9' x 19'	A1.1	yes

Shea Properties - The Pointe Apartments
Parking Management Plan

1 PARKING MANAGEMENT PLAN PURPOSE

This plan describes actions to be taken by Shea Properties and onsite property managers (the Owner) and the City of Oxnard (the City) to manage parking at The Pointe Apartments development. The plan specifies a series of parking management strategies that will ensure that parking is well managed and supports the overall goals of the Riverpark Specific Plan. This plan recognizes that Smart Growth communities require active parking management to ensure that they are implemented as intended. It further recognizes that Owner/City cooperation is an effective way of addressing parking management issues. Finally, the plan is based on the notion that parking management is not a one-time event; it outlines actions to be implemented by the Owner and the City on a continuing basis.

The Pointe Apartments offer a total of 490 parking spaces for 280 residential units (mix of studio, one bedroom, two bedroom, and three-bedroom units). Although the Riverpark Specific Plan requires 1.25 spaces per unit, The Pointe Apartments will provide 1.75 spaces per unit. Additionally, The Pointe Apartments are located adjacent to the City bus line, the prevalence of ride share mobile applications, proximity to employment, retail, and entertainment destinations and the ever- increasing popularity of bicycling as a mode of transport will ease parking demand as residents utilize alternate modes of transport. The Pointe Apartments will also have a total of 19 spaces available for guest parking.

All actions listed below will be implemented by the Owner unless the City is indicated as the implementing entity.

2 PARKING MANAGEMENT PLAN PROCESS

2.1 Parking Guidelines

A parking addendum is included in all lease agreements to ensure compliance from all Residents / Guests that utilize the parking structure.

All vehicles parked on Shea Residential Properties are required to observe the following rules and regulations of the property.

1. All vehicles are required to be registered prior to parking on Shea Properties. All nonregistered vehicles are subject to tow.
2. All EV charging parking stalls will be assigned to residents with electric vehicles. Any unauthorized vehicles in these spaces will be towed
3. All vehicles not parked within a clearly marked parking stall are considered “Firelane/No Parking” areas and are subject to immediate tow.
4. All vehicles parked in “UNASSIGNED/ASSIGNED” spaces within Shea Management Properties must display, in plain sight, a permit issued by the office. Vehicles in violation are subject to tow.

5. All vehicles parked in “Handicapped” spaces without a current/valid DMV issued Handicapped Permit are subject to tow.
6. Stored/inoperative vehicles not moved within 72 hours are subject to tow. Any vehicle not having the required components required by law to operate safely and legally on city streets (engine, tires, OEM lighting equipment) may be deemed immediately as a stored/inoperative vehicle and subject to tow immediately.
7. All vehicles must be currently registered, insured, and display valid DMV Registration Tags or are subject to tow.
8. Resident vehicles parked in “Guest or Visitor” parking spaces are subject to tow.
9. All vehicles parked in “Future/Prospective Resident” parking during office hours, not conducting business in the property management office, are subject to tow.
10. Resident agrees that they are responsible to inform and assure that all guest/visitors comply with said rules.
11. Resident also understands that if his/her vehicle is towed because of parking in violation of these rules, incorrect or invalid information or transferring of the issued permit to another vehicle, they accept full financial responsibility for all fees incurred.
12. At no time shall any resident park, store, or drive any commercial vehicle, RV, boat, trailer, ATV, golf cart or any other type of licensed or non-licensed vehicle on the property without written consent from Shea Residential Properties.

The following information must be provided to management in order to be registered:

- Resident’s name, address, phone number, make, model, gas or electric, color, License Plate and or VIN number of the vehicle.
- Parking tags or Confirmation numbers must be displayed on the rear-view mirror or lower right-hand corner (passenger’s side) of the front windshield at all times. Any vehicles found without a valid permit will be subject to tow.
- All residents with electric vehicles will be assigned to an electrical vehicle parking stall.
- Guests must call management or visit resident portal to register when visiting to obtain a Temporary guest confirmation number to place in your windshield.
- All EV charging parking stalls will be assigned to residents with electric vehicles. Any unauthorized vehicles in these spaces will be towed

2.2 Enforcement

Parking structures will be monitored regularly for resident and guest parking compliance of all parking rules and regulations. Vehicles that are not in compliance will receive parking violations from management or third-party management. Vehicles that are parked in no parking or fire lanes will be towed.

2.3 Abandoned Vehicles

Parking structures will be monitored regularly for abandoned vehicles which will be removed.

2.4 Large Vehicle Restrictions

Parking rules do not permit trailers, commercial vehicle, RV, boat, trailer, ATV and will monitor to identify and remove large unauthorized vehicles.

2.5 Resident Parking

All resident parking is within the gated parking structure and will be provided parking tags for identification purposes.

2.7 Guest Parking

All guest parking is designated in parking structure and required to obtain a temporary guest confirmation number or pass. Guests can also utilize any available public parking located along Clyde River Drive or Oxnard Blvd.

PARKING SUMMARY

REQUIRED PARKING

Unit Type	# Units	Ratio	Total
Studio	17	1.0	17
1-Bedroom	143	1.0	143
2-Bedrooms	104	1.5	156
3-Bedrooms	16	2.0	32
	280		**348**
Guest	280	0	0
TOTAL RESIDENTIAL REQ.		**1.24**	**348**

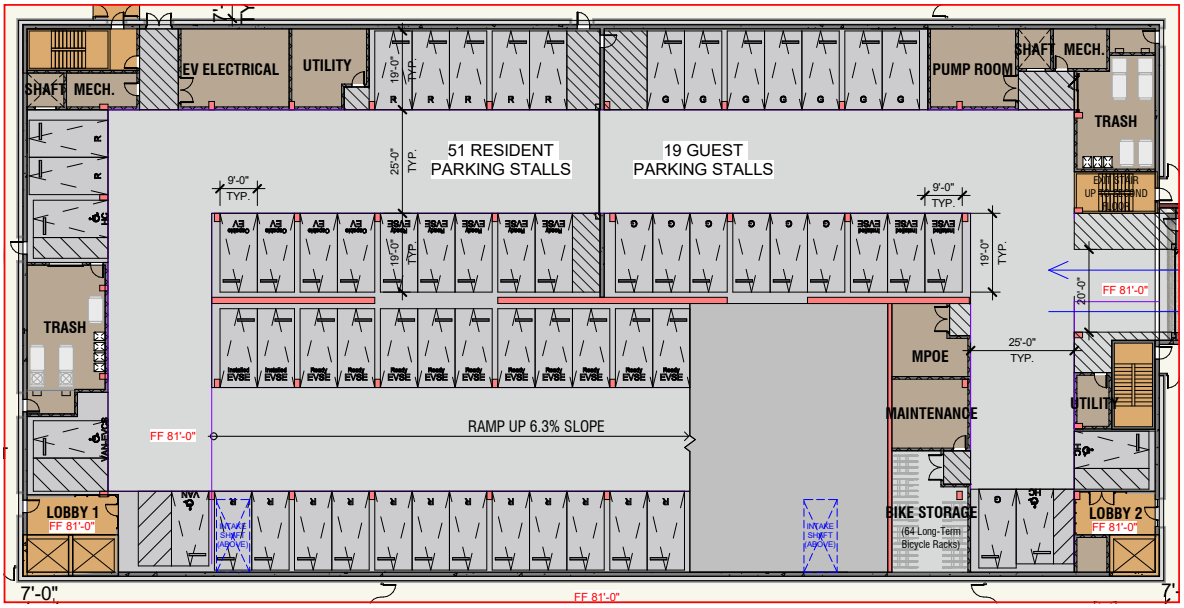
PROVIDED PARKING

LEVEL	Guest			Resident					Total Level
	Standard	HC	EV Installed	Standard	HC	EV Capable	EVSE Ready	EVSE Installed	
Level 1	14	2	3	26	3	10	16	2	76
Level 2	0	0	0	47	4	10	23	5	89
Level 3	0	0	0	48	4	10	23	5	90
Level 4	0	0	0	48	4	10	23	5	90
Level 5	0	0	0	48	4	10	23	5	90
Level 6	0	0	0	32	4	0	14	5	55
TOTAL	**14**	**2**	**3**	**249**	**23**	**50**	**122**	**27**	

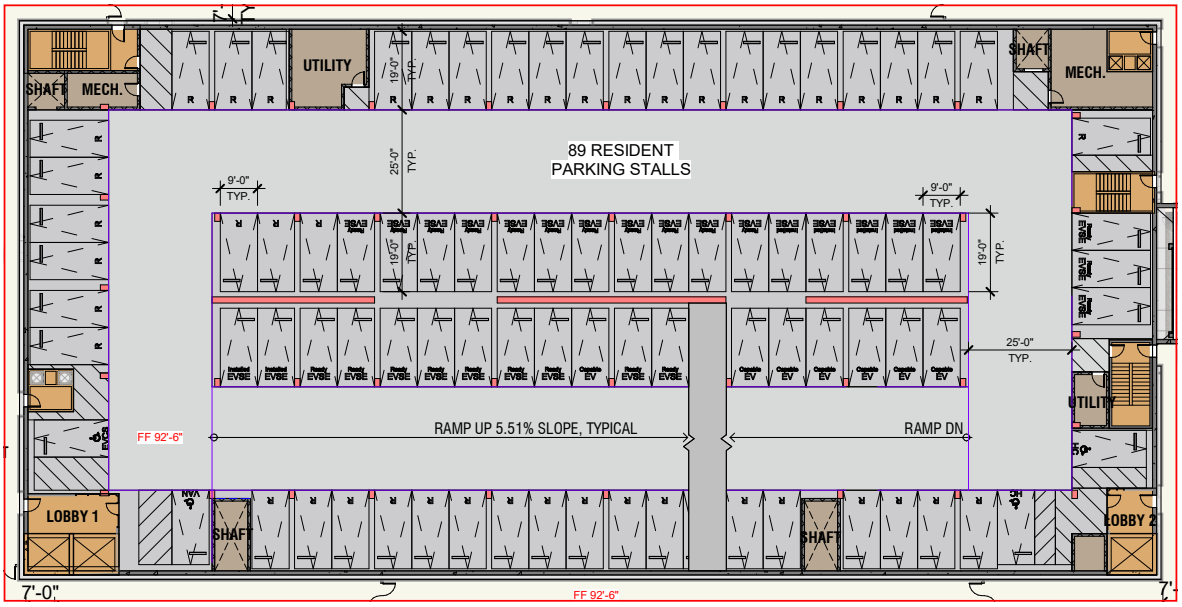
TOTAL PARKING		**490**
PARKING RATIO		**1.75**

HC	**5%**	**23**
EV Capable	**10%**	**50**
EVSE Ready	25%	**122**
EVSE Installed	**6%**	**27**

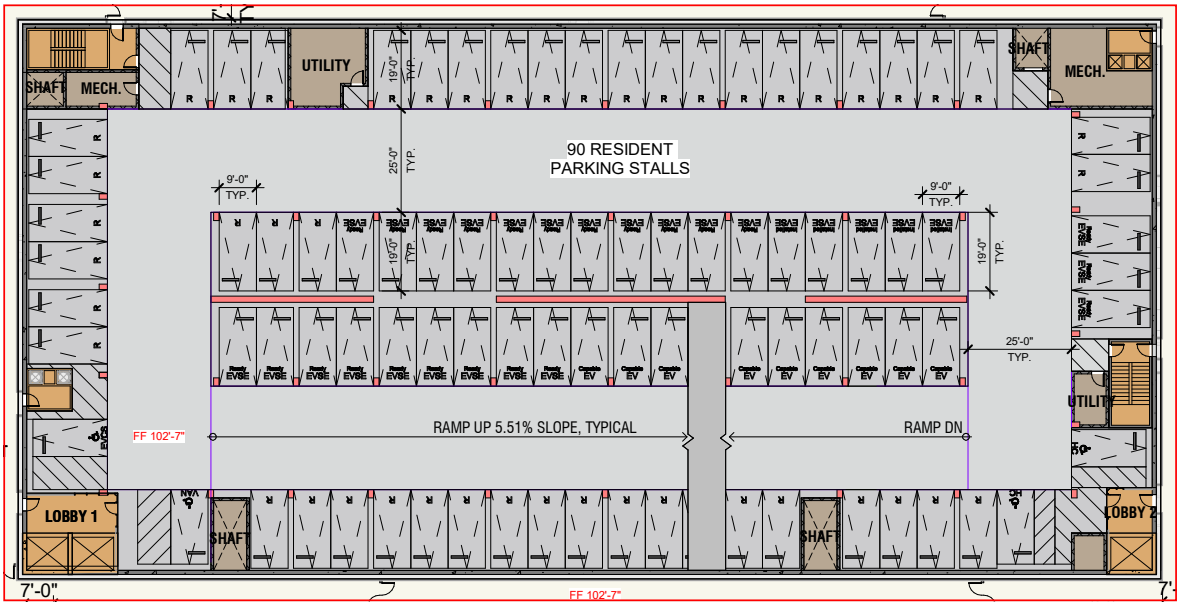
1st Floor



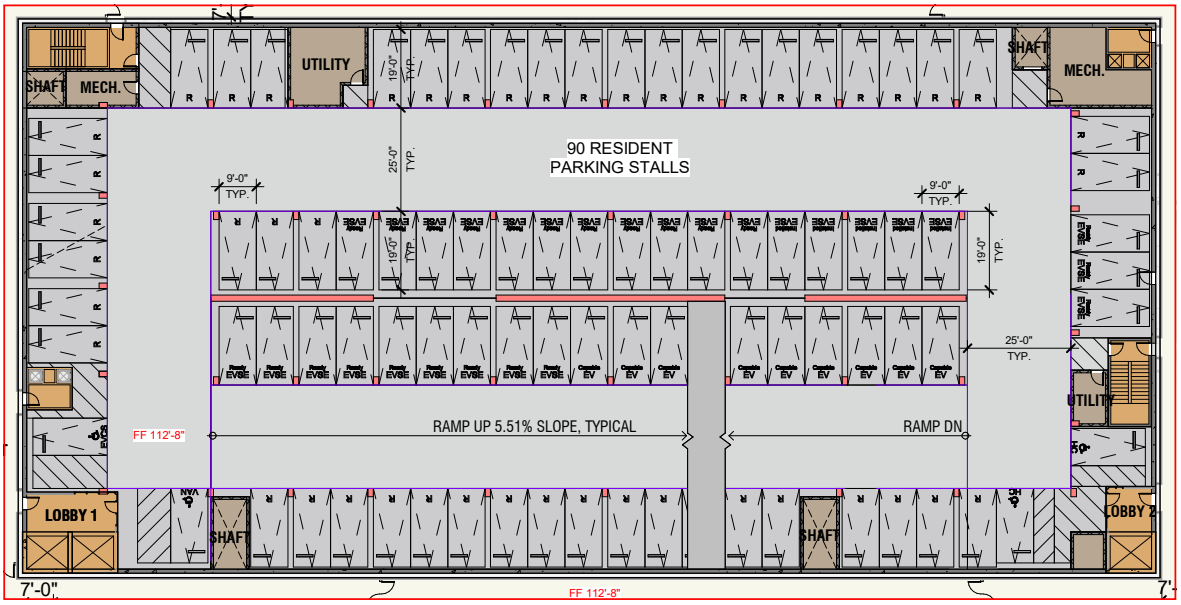
2nd Floor



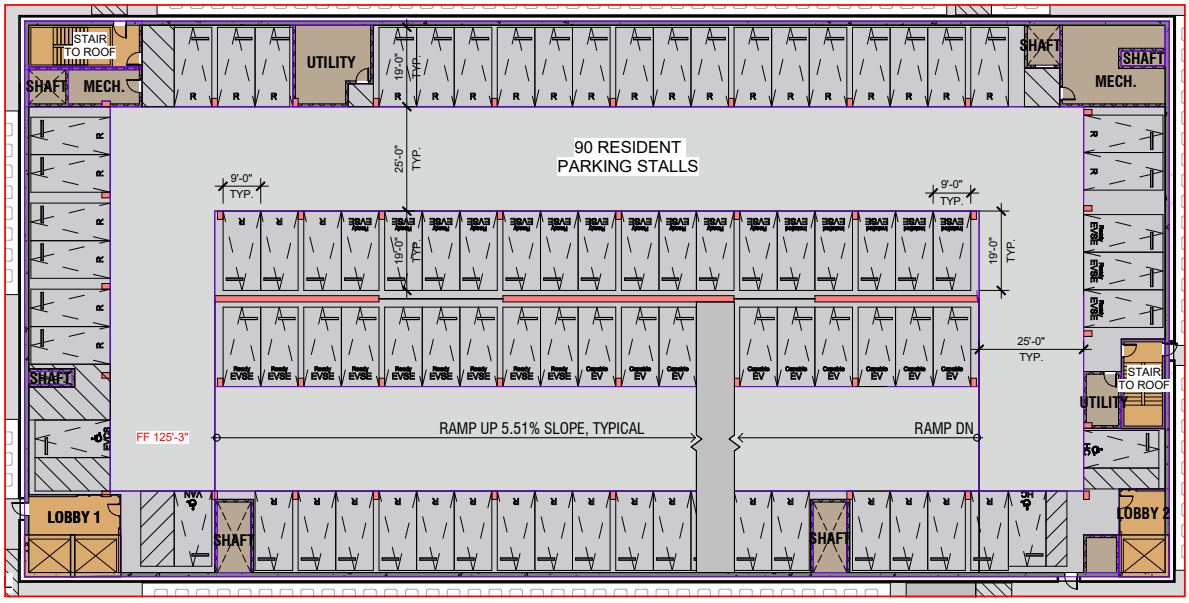
3rd Floor



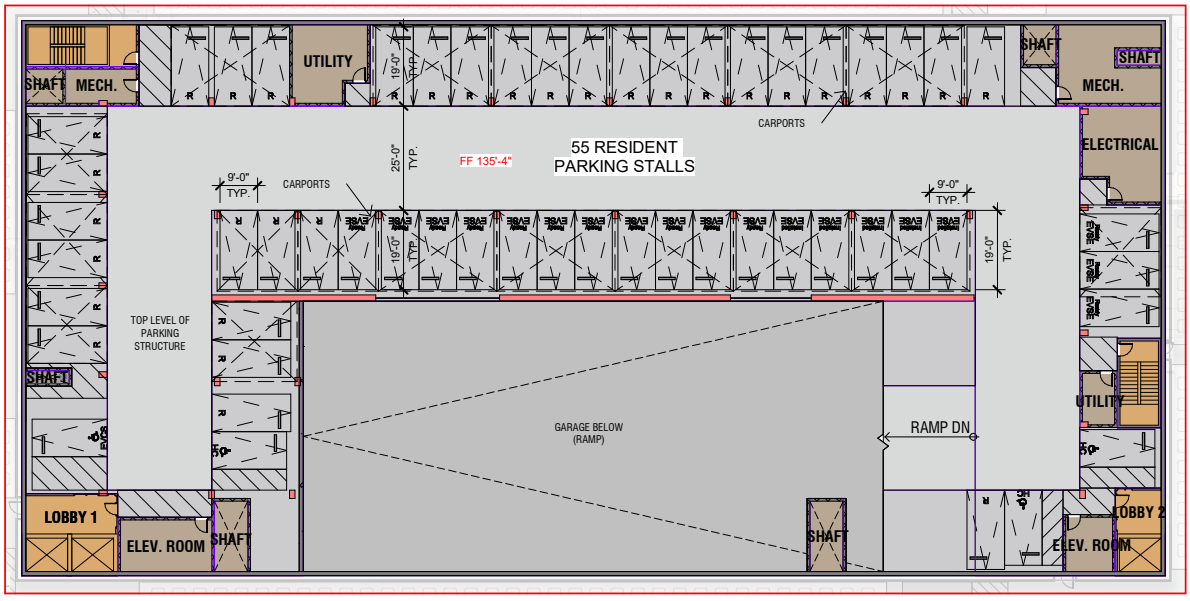
4th Floor



5th Floor



6th Floor / Roof



ATTACHMENT
E

FEIR NO. 00-03 AND SUBSEQUENT ADDENDUMS

https://www.oxnard.gov/community-development/planning-environmental-services/environmental-postings

RESOLUTION NO. PZ 23-200-01

A RESOLUTION OF THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF OXNARD APPROVING PLANNING AND ZONING PERMIT NO. 23-200-01 (DEVELOPMENT DESIGN REVIEW) TO ALLOW FOR A THE CONSTRUCTION OF A 4-STORY, 280 UNIT (42 AFFORDABLE UNITS) APARTMENT BUILDING WITH 490 PARKING SPACES, LANDSCAPE AND INFRASTRUCTURE IMPROVEMENTS ON A 4.85 ACRE LOCATED AT 2801 NORTH OXNARD BLVD (APN'S: 132-0-110-315), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY ANN WALSH, SHEA PROPERTIES, 2751 PARK VIEW COURT #261, OXNARD, CA 93036.

WHEREAS, on May 18, 2023, Ann Walsh, property owner (the **"Applicant"** and/or **"Permittee"**), submitted a request to construct a 546,524 square foot building comprised of 341,324 square feet of apartment building reaching 4 stories and 280 residential units as well as a 205,200 square foot 5.5-story centrally located parking structure with 490 residential parking spaces on a 4.85-acre project site. The project is located at 2801 N. Oxnard Blvd.; and

WHEREAS, the Community Development Director of the City of Oxnard ("Director") has considered an application for Planning and Zoning Permit No. 23-200-01, filed by Shea Properties in accordance with Section 16-525 of the Oxnard City Code; and

WHEREAS, the Oxnard City Code (OCC) Section 16-525, designates the Community Development Director of the City of Oxnard as the approving authority for the Development Design Review Permit; and

WHEREAS, the Director finds that the Project conforms to the City of Oxnard 2030 General Plan elements thereof and the Oxnard City Code for the reasons set forth in the Community Development Director Staff Report; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA), an environmental impact report (EIR No. 00-03) was prepared to analyze potential impacts associated with the approval and the implementation of the *RiverPark Specific Plan* and the anticipated build out of the 701-acre specific plan site; and

WHEREAS, on July 16, 2002, the City Council adopted Resolution No. 12,209 upholding the Planning Commission's decision certifying the environmental impact report (State Clearinghouse No. 2000051046) and adopting findings of fact, statement of overriding considerations and mitigation monitoring and reporting program; and

WHEREAS, since certification of EIR No. 00-03, there have been no substantial changes proposed for the RiverPark project, no substantial changes have occurred under which the RiverPark project is being undertaken, and no new information of substantial importance to the RiverPark project has become available; and in that the subject project necessitates no changes or additions to EIR No. 00-03, no additional environmental review is required pursuant to Public Resources Code Section 21166 and Sections 15162 through 15164 of the State CEQA Guidelines; and

WHEREAS, the Community Development Director finds that the applicant agrees with the necessity of and accepts all elements, requirements, and conditions of this Resolution as being a reasonable manner of preserving, protecting, providing for, and fostering the health, safety, and welfare of the citizenry in general and the persons who work, visit or live in this development in particular; and

WHEREAS, on December 17, 2024 the Development Services Director conducted a duly noticed public hearing to consider the Applicant's request to approve Planning and Zoning Permit No. 23-200-01 to permit and construct a 546,524 square foot building comprised of 341,324 square feet of apartment building reaching 4 stories and 280 residential units as well as a 205,200 square foot 5.5-story centrally located parking structure with 490 residential parking spaces on a 4.85-acre project site.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF OXNARD:

SECTION 1. Based on the entire record before the Community Development Director and all written and oral evidence presented, including the Community Development Director Staff Report and all attachments thereto, the Community Development Director finds:

(1) **The proposed use is in conformance with the general plan and other adopted standards.**

As described in the Staff Report, the Applicant proposes the construction of a 280-unit apartment building with a centrally located parking structure, and related site improvements. The Project is within the RiverPark Specific Plan (RPSP) zone district which is consistent with the 2030 General Plan land use designation of Commercial Regional. As discussed in detail in the Planning Commission Staff Report Section 6 and Attachment C, the Project, as designed and conditioned, meets all applicable development standards. Therefore, the proposed project is in compliance with the 2030 General Plan and other adopted policies of the City of Oxnard and meets this Finding.

(2) **The nature, condition and development of adjacent uses was considered, and such use will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.**

Pursuant to the 2030 General Plan land use designation "Very High Residential/Commercial Regional," and the RiverPark Specific Plan (RPSP) zoning district, the proposed use of the project site as a residential apartment building is an allowed use. The surrounding uses are characterized by commercial uses, which are predominantly office and retail uses, and residential uses. Construction activities, anticipated uses, and development design will be subject to standard construction requirements of the Building, Fire, and Traffic Codes. Therefore, the proposed use and improvements will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.

(3) **The site for the proposed use is adequate in size and shape to accommodate any yards, walls, fences, parking and loading facilities, landscaping and any items required as a condition of approval of this special use permit.**

As proposed and conditioned, the project will meet the development standards of the RiverPark Specific Plan to ensure that development is adequately proportional to the size of the property. The project site is a vacant 4.85-acre lot. Pursuant to the RiverPark Specific Plan, the Project has been designed to be consistent with the maximum building height, front, side and rear setbacks, lot coverage, parking standards, and roof top equipment standards. The building is located along Oxnard Blvd and fronts directly onto Oxnard Blvd, with its garage entry/exit on Clyde River Place. The Project meets all RiverPark Specific Plan Building Orientation and Use Guidelines. Pursuant to the City of Oxnard Landscape Standards, the proposed development includes landscaping within the front yard. Given these circumstances, the site for the proposed use is adequate in size and shape to accommodate the setbacks, parking, landscaping, and other City standards.

(4) **The site for the proposed use will be served by streets and highways adequate in width and structure to carry the kind and quantity of traffic such use will generate.**

The project will be accessed via an access driveway on Clyde River Place. The parking structure will provide parking for 490 vehicles, while the requirement is only 348 parking spaces. The City bicycle and vehicle parking requirements are being met. The project has been conditioned to submit a draft Parking Management Plan (PMP) that identifies how the parking shall be managed onsite, to avoid impacts to the surrounding developments. Therefore, the site will be served by streets and highways adequate in width and structure to carry the kind and quantity of traffic the proposed commercial building is anticipated to generate.

(5) **The site for the proposed use will be provided with adequate sewerage, water, fire protection and storm drainage facilities.**

The proposed project is considered infill development that has been found to be consistent with anticipated development for this site. Furthermore, the project site will be served by existing water and sewer lines. Therefore, the site for the proposed use will be provided with adequate sewerage, water, fire protection and storm drainage facilities.

SECTION 2. The project is within a Specific Plan area for which the City of Oxnard prepared the Environmental Impact Report (EIR), an Management Mitigation Monitoring and Reporting Program, and a Statement of Overriding Consideration for the Specific Plan pursuant to the California Environmental Quality Act (CEQA). The Community Development Director, in compliance with CEQA Guidelines, finds that the proposed project is not subject to additional environmental review pursuant to Sections 15162 through 15164 and 15183 of the CEQA

Guidelines. The Community Development Director finds that the proposed project are activities covered by and within the scope of the approved by the FEIR No. 00-03 mitigation measures; FEIR No. 00-03 adequately describes the project for purposes of CEQA; and further environmental documentation is not required.

Therefore, in accordance with CEQA Guidelines §15162, the Community Development Director finds that the project would not have effects that were not examined in the Specific Plan EIR because:

i. No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken, that will require major revisions to the Specific Plan EIR, due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no new information of substantial importance as that term is used in CEQA Guidelines §15162(a)(3).
ii. The project proponent does not refuse to implement any mitigation measures that were previously infeasible but are now feasible, or any other mitigation measures, including mitigation measures considerably different from those in the Specific Plan EIR, that would be necessary to substantially reduce significant environmental impacts.
iii. The project proponent is required to comply with the applicable mitigation measures and regulatory programs identified in the Specific Plan EIR and the Mitigation Monitoring and Reporting Program.

SECTION 3. Based on the findings set forth herein and the Staff Report and all attachments thereto, the Community Development Director hereby approves Planning and Zoning Permit No. 19-200-16 (Development Design Review Permit), subject to the attached conditions of approval.

SECTION 4. The decision of the Community Development Director shall be final unless an appeal of the action is filed in accordance with the provisions of Section 16-525 of the Oxnard City Code.

CONDITIONS OF APPROVAL

Note: The abbreviations below identify the City department or division responsible for determining compliance with these standard conditions. The first department or division listed has responsibility for compliance at plan check, the second during inspection and the third at final inspection, prior to issuance of a certificate of occupancy, or at a later date, as specified in the condition. If more than one department or division is listed, the first will check the plans or inspect the project before the second confirms compliance with the condition. The italicized code at the end of each condition provides internal information on the source of each condition: Some are standard permit conditions (e.g. *G-1*) while some are taken from environmental documents (e.g. *MND-S2*).

DEPARTMENTS AND DIVISIONS			
CA	City Attorney	PL	Planning Division
DS	Dev Services/Eng Dev/Inspectors	TR	Traffic Division
PD	Police Department	B	Building Plan Checker
SC	Source Control	FD	Fire Department
PK	Landscape Design	CE	Code Compliance

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, *G-1*).

2. This permit is granted for the plans approved on December 17, 2024, ("the plans") on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Planning and Environmental Services Manager ("Planning Manager") or a major modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A major modification shall be required for substantial changes or increases in such items. (PL, *G-2*)

3. This permit shall automatically become null and void 36 months from the date of its issuance, unless Developer has diligently developed the proposed project, as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements. A one time extension to this permit may be granted for a maximum of 12 additional months. The request for the extension shall be applied for prior to the expiration of the permit (PL, *G-3*)

4. All required off-site and on-site improvements for the Project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Development Services Manager allows Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, *G-4*)

5. By commencing any activity related to the Project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, *G-5*)

6. Developer agrees, as a condition of adoption of this resolution, at Developer's own expense, to indemnify, defend (with counsel selected by the City in its discretion) and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. (CA, G-6).

7. Any covenants, conditions, and restrictions (CC&Rs) applicable to the Project property shall be consistent with the terms of this permit and the City Code. If there is a conflict between the CC&Rs and the City Code or this permit, the City Code or this permit shall prevail. (CA, *G-7*)

8. Developer shall complete the "Notice of Land Use Restrictions and Conditions" form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, Developer shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL, *G-8*)

9. Developer shall provide off-street parking for the Project, including the number of spaces, stall size, paving, striping, location, and access, as required by the RiverPark Specific Plan and as documented in the approved in the Parking Management Plan. (PL/B)

10. Before placing or constructing any signs on the project property, Developer shall obtain a sign permit from the City. Except as provided in the sign permit, Developer may not change any signs on the project property. (PL/B, G-10)

11. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, *G-11*)

12. Developer shall not permit any combustible refuse or other flammable materials to be burned on the Project property, unless allowed in writing by the Fire Chief. (FD, *G-12*)

13. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the Project property, except as provided in a permit issued by the Fire Chief. (FD, *G-13*)

14. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, *G-14*)

15. Prior to issuance of building permits, Developer shall correct all violations of the City Code existing on the Project property for which the Code Compliance Division has open cases, unless the permit to be issued is for the correction of any remaining open code cases (PL, *G-15*).

LANDSCAPE STANDARD CONDITIONS

16. Prior to issuance of building permits or the proposed use is initiated, whichever comes first, Developer shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Development Services Division and obtain approval of such plans. (PK/DS, *PK-2*)

17. Prior to issuance of a certificate of occupancy, Developer shall install landscape and automatic irrigation systems that have been approved by the Parks and Facilities Superintendent. (PK, *PK-3*)

18. Developer shall properly maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of Developer to do so may result in the revocation of this permit and initiation of legal proceedings against Developer to ensure compliance (PK, *PK-4*)

19. Prior to the issuance of City issues a certificate of occupancy, Developer shall provide a watering schedule to the building owner or manager and to the Planning Division or designee. The irrigation system shall include automatic rain shut-off devices, or instructions on how to override the irrigation system during rainy periods. (PK, *PK-5*)

20. All trees planted or placed on the property by Developer shall be at least 24-inch-box size. All shrubs and vines shall be at least five-gallon size, except as otherwise specified by this permit. (PK, *PK-6*)

21. At the time of landscape plan check submittal, the landscape planting and irrigation plans shall comply with the current title 23 Model Water Efficient Landscape Ordinance (MWELO). (PK, PK-7.1)

22. Developer shall provide an automatic irrigation controller and a written seasonal watering schedule for all front yard and street side yard landscaping. The watering schedule shall include variations for seasonal changes, sun and shade exposure of plants, type of plants, duration and frequency of irrigation, and suggestions as to how to conserve water. As part of the landscape plan check submittal process, the Parks and Facilities Superintendent shall review the sufficiency of instructions for the operation of the irrigation controller and the watering schedule cycles. (PK, *PK-11*)

23. Developer shall install sod or a drought tolerant species approved and identified in the City's low water use handout in the lawn areas of all front yards and street side yards. (PK, *PK-13*)

24. Developer shall submit four sets of the parkway landscape and irrigation plans with the first submittal of public improvement plans. The City shall approve the parkway landscape and irrigation plans when the City approves public improvement plans. Before the City issues a building permit, the irrigation plans must be approved for proper meter size, backflow prevention device, and cross connection control by the Water Production Supervisor or designee. (DS/ PK)

25. Before the City accepts the parkways from the Developer, the landscaping thereon must complete a plant establishment period of 90 days or such other time as specified in this permit. (PK/DS)

26. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK, *PK-22*)

27. At time of submittal to the Building and Engineering Division for plan check, Developer's Landscape Architect or Architect shall provide the City with written confirmation that they have reviewed the civil engineering construction drawings and that the NPDES requirements are not in conflict with meeting the City's landscape requirements. (PK, PK-23)

28. Developer shall include a note on the Landscape Plans submitted to the Building and Engineering Division for a building permit that "all landscaping and irrigation comply with Ordinance No. 2822, which adopted the City of Oxnard Landscape Water Conservation Standards, and applicable water conservation requirements of the State of California". (PK, PK-24)

29. At the time of Plan Check submittal, the landscape plans shall contain an exhibit titled "Tree Tabulation Chart". The Tree Tabulation Chart shall contain a listing of all existing trees on site and shall refer to them by number as identified in the Arborist's Tree Report. The Tree Tabulation Chart shall clearly list all trees to remain, be removed or transplanted. The Chart shall contain the Arborist's economic appraisal value of each tree(s) removed as well as computations and calculations showing how the value of the removed tree(s) was put back into new tree sizes for the project that are in addition to meeting the City's minimum tree size of 24" box. (PK)

PLANNING DIVISION STANDARD CONDITIONS

30. Plans submitted by Developer with building permit applications shall show on the building elevation sheets all exterior building materials and colors, including product and finish manufacturer name, color name and number, and surface finish type (such as: stucco with sand finish, plaster with smooth finish) to be used in construction. (PL/B, PL-1)

31. Any application for a Minor Modification to the project shall be accompanied by four copies of plans reflecting the requested modification, together with applicable processing fees. (PL, *PL-2*)

32. Before the City issues building permits, Developer shall include a reproduction of all conditions of this permit as adopted by resolution of the Planning Manager in all sets of construction documents and specifications for the project. (PL, *PL-3*)

33. Before the City issues building permits, Developer shall provide to the Planning Division Manager color photographic reductions (8 1/2" by 11") of full-size colored elevations and any other colored exhibit approved by the Director. Developer may retain the full-size colored elevations after the reductions are so provided. (PL, *PL-4*)

34. Developer may not modify any use approved by this permit unless the Planning Division Manager determines that Developer has provided the parking required by the City Code for the modified use. (PL, PL-7)

35. During the plan check review process, the Developer shall provide a lighting plan that provides design details (light standards, bollards, wall mounted packs, etc.) and illumination site information within alleyways, pathways, streetscapes, and open spaces proposed throughout the development. An electrical engineer shall prepare the site lighting plan demonstrating that adequate lighting ranges will be provided throughout the development without creating light spillover, light pollution, or conflicts with surrounding factors such as tree locations, off-site or adjacent lighting. (PL)

36. Prior to issuance of building permits, Developer shall demonstrate that light standards illustrated on conceptual lighting plan do not conflict with tree locations. Developer shall submit a plan showing both the lighting and landscape on the same sheet.

37. Project on-site lighting shall be of a type and in a location that does not constitute a hazard to vehicular traffic, either on private property or on adjoining streets. To prevent damage from vehicles, standards in parking areas shall be mounted on reinforced concrete pedestals or otherwise protected. Developer shall recess or conceal under-canopy lighting elements so as not to be directly visible from a public street. Developer shall submit a lighting plan showing standard heights and light materials for design review and approval of the Planning Division Manager. (PL/B, PL-8)

38. In order to minimize light and glare on the project property, all parking lot and exterior structure light fixtures shall be high cut-off type that divert lighting downward onto the property and shall not cast light on any adjacent property or roadway. (PL, PL-9)

39. Developer shall provide graphic site directories at principal access points. (PL/B, *PL-10*)

40. During construction, Developer shall control dust by the following activities:
    a. All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code section 23114, with special

attention to sub sections 23114(b)(2)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.

b. All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible. (B/DS, *PL-12*)

41. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)

42. During construction, Developer shall water the area to be graded or excavated prior to commencement of grading or excavation operations. Such application of water shall be at least twice per day and shall penetrate sufficiently to minimize fugitive dust during grading activities. (B/DS*, PL-11*)

43. Developer agrees to participate in a water conservation program that includes refitting water fixtures existing on the project property with water conserving devices within residences or businesses in the City's water service area, if such a program is in effect when building permits are issued for this project. Among the requirements of such a program might be refitting existing toilets, faucets, shower heads, landscaping irrigation or other fixtures and items that consume water within the structure. (PL, *PL-14*)

44. Prior to issuance of building permits, Developer shall pay a document imaging fee for the planning files in an amount calculated by planning staff at the time of building permit review based on fees then in effect. (PL/B, PL-16).

45. Developer shall provide elevators in structures of three stories or more, except where the third story consists entirely of upper levels of residence that have entrances at the first or second story. (PL/B, PL-17)

46. Developer shall install all roof and building rain gutters and downspouts to integrate as closely as possible with building design elements, including matching adjacent building colors as closely as possible. Developer shall submit a plan and scheme for approval by the Planning Division Manager prior to issuance of building permits. (PL, *PL-18)*

47. Developer shall pay all applicable impact fees in accordance with The RiverPark Development Agreement prior to issuance of building permits.

48. Developer shall provide utility meters, mailboxes and address directories, placed in decorative cabinets and clustered for efficient access for residents and service persons with adequate lighting. Developer shall coordinate placement and design of such items accordingly, with the Planning Division Manager, the appropriate utility service provider and the United States Postal Service, prior to issuance of building permits. (PL, *PL-19)*

49. Railings and enclosures for patios and balconies shall provide at least 50 percent enclosure for screening and privacy. Developer shall include details of the railings and enclosures on the construction documents. (PL/B, *PL-24*)

50. Light standards illuminating interior walkways shall be no more than eight feet high. Light shall not intrude into private living or patio areas. Light standards serving recreational areas held in common shall be no more than 15 feet high. Light shall be directed away from dwelling units. (B, *PL-30*)

51. All drive lanes shall be provided with independently metered lighting with automatic daylight sensors for dusk to dawn lighting within drive lanes. The maintenance and replacement of independently metered lighting (wall fixtures, light bollards) shall be the responsibility of the Property Owner. (PL)

52. Developer shall recess or screen roof heating and cooling systems and other exterior mechanical equipment from adjoining property and public streets, as required by this permit. Plumbing vents, ducts and other appurtenances protruding from the roof of structures shall be placed so that they will not be visible from the front of the property or other major public vantage points. Developer shall include a note on the construction plumbing drawings of exterior elevations to indicate to contractors that roof features shall be grouped and located in the described manner. Roof vents shall be shown on construction drawings and painted to match roof material color. (PL/B, PL-41)

53. Developer shall install all roof and building drainpipes and downspouts inside building elements. These items shall not be visible on any exterior building elevations from the public roadways or from public right-of-ways. (PL)

54. For any exterior utility meter panels, Developer shall paint such panels to match the structure upon which it is located. Such panels shall be located to take advantage of screening (e.g. landscaping or other building elements) from public right-of-ways, to the maximum extent feasible. (PL, *PL-43*)

55. Prior to issuance of a certificate of occupancy, Developer shall remove all construction materials and vehicles from the subject property. (PL/B, *PL-47*)

56. For any exterior utility meter panels, Developer shall paint such panels to match the structure upon which it is located. Such panels shall be located to take advantage of screening (e.g. landscaping or other building elements) from public right-of-ways, to the maximum extent feasible. (PL, *PL-43*)

PLANNING DIVISION SPECIAL CONDITIONS

57. Developer shall remove any and all graffiti from the project premises, including but not limited to graffiti within the building, within 24 hours of its appearance. The surface of such affected areas shall be matched to blend in with the underlying colors and/or design, and shall not look like a paint patch. (PL)

58. Before the City issues building permits, Developer shall provide a Graffiti Deterrent Plan, subject to the approval the Planning Division Manager. Such plan shall include such elements as washable paint and sealers on the building and perimeter walls. (PL)

59. A call box, which allows for remote operation of the electric gate by office staff, shall be maintained at all times at the entrance to the parking structure. Sufficient space shall be provided to allow visitors to turn around and exit without backing out onto the street, unless staff is available at all times to allow visitors entry into the parking structure. (PL)

60. Developer submitted a Parking Management Plan that has been approved by the City Traffic Engineer. The Site Property Manager shall be responsible for the ongoing implementation of the approved Parking Management Plan including, but not limited to, issuance of associated parking permits. The Parking Management Plan is subject to review and revision by the City Traffic Engineer based on field conditions and effectiveness in meeting the Plans goals. This Parking Management Plan re-evaluation work effort shall be accompanied by a filing fee determined by the Community Development Director and Public Works Director to address staff review time by Community Development and Public Works staff. (TR)

61. Long term and short term bicycle storage per the city's Bicycle Master Plan shall be provided to meet residential unit storage requirements.

62. Secure mail and parcel delivery provisions shall be included, coordinated with Oxnard Police Department.

63. The multifamily dwellings shall be constructed and designed in accordance with the minimum noise standards. An acoustical report addressing exterior noise sources shall be submitted with the dwelling construction plans for approval by the Building Official. Design measures recommended by the analysis must be incorporated into the architectural and structural design in order to meet the 45dBA CNEL interior standard in perimeter residences and 65 dBA CNEL exterior standards for common open spaces and patios and/or balconies.

64. Standpipe systems required by the Fire Department shall be designed to be located within building areas, such as staircase or tuck under parking areas that will lend to visually screen. (PL)

65. No rooftop equipment shall be installed unless screened from all sides by a designed parapet or building element that extends above the height of the tallest part of such equipment. (PL)

66. These conditions of approval impose specific fees, dedications, reservations and/or other exactions. Pursuant to Government Code Section 66020, the 90-day period in which the Developer or applicant has to protest the imposed fees, dedications, reservations and/or other exactions has begun as of the date that the conditions of approval are approved.

67. Developer and subsequent property manager shall be responsible for keeping records of resident and visitor parking spaces available; resident and visitor parking permits issued; and parking spaces and garages assigned to every unit at any time. Such records shall be made available to the City in the event complaints are received regarding residents of this project creating significant parking and safety issues, such as, but not limited to, occupying required on-street parking spaces for other developments nearby, lack of resident or visitor parking for this project, and consistent illegal parking by residents and visitors of this project. (PL, TR)

68. In accordance with the RiverPark TDM Fee Program, the Developer shall mitigate air quality emissions associated with development of the subject site through a contribution to the City's Transportation Demand Management (TDM) program. Such fee shall be calculated at the time of building permit issuance in accordance with the Ventura County Air Quality Assessment Guidelines, as amended. Such fee shall be collected in full prior to building permit issuance. (PL/DS)

69. All construction activities shall occur only between the hours of 7:00am to 6:00 pm Monday through Saturday in accordance with Section 7-188(D) of the Oxnard City Code.

70. Developer shall not obstruct pedestrian or vehicular traffic on adjacent roadways or the associated sidewalk during construction and maintenance activities. (PL)

71. Developer shall maintain the construction site free of litter and the accumulation of construction debris. (PL)

72. During all phases of construction beginning with grading, Applicant shall post a noise complaint sign with a contact name and phone number to be prominently placed on the construction site of a minimum size of 3 feet by 3 feet. The contact person shall be the general contractor, Project architect, or the Applicant. The sign shall note the days and times during which construction is allowed by Oxnard City Code (OCC) Chapter 7, Article XI "Sound Regulation" and specifically OCC Section 7-188(D), and the sign shall include language that directs a person who is not satisfied by whatever action is taken by the Project to contact the Code Compliance Division at (805) 385-7940. (PL)

<u>PLANNING DIVISION ENVIRONMENTAL MITIGATIONS</u>

73. The following Mitigation Measures originally set forth in the Reporting/Monitoring Program, adopted for the RiverPark Specific Plan and Environmental Impact Report approved in April, 2002 with the City of Oxnard, lead agency, shall be fully complied with at all times. The measures shall be included as conditions of required permit action, and compliance shall result in potential impacts reduced to a level of less than significant and there shall be no residual impacts from the proposed project. Proposed mitigation for those impacts is as follows:

Biological Resources

Mitigation Measure 4.4-1:

Prior to issuance of a grading permit for the project site, and within 15 days prior to construction or site preparation activities that would occur during the nesting/breeding season of native bird species potentially nesting on the site (February through July), the applicant shall retain the services of a qualified biologist. The biologist must, at a minimum, have a degree in biology or related field, and five years field experience in identification of flora and fauna in the southern California region, and be recognized as qualified by appropriate regulatory agencies. The biologist shall conduct on-site surveys to determine if active nests of special-status and common bird species protected by the Migratory Bird Treaty Act and/or the California Fish and Game Code, are present within 100 feet of the construction zone. If active nests are found on or immediately adjacent to the site, a minimum 100-foot buffer area (300 feet for raptors) shall be temporarily fenced around the nest site. No construction activities or project-related activities shall be permitted within this nest zone until the young birds have fledged, as determined by the biologist.

REPORTING/MONITORING PROGRAM:
Method of Review Verification: Field Surveys
Monitoring Milestone: Prior to issuance of grading permit
Responsible Agency: Planning & Environmental Services

Mitigation Measure 4.4-2:

All lighting adjacent to the Santa Clara River and berm, particularly street lamps, shall be downcast luminaries and shall be shielded and oriented in a manner that will prevent spillage or glare (greater than one-half foot candle illumination at ground level) into the remaining natural and open space areas. Final lighting orientation and design shall be approved by the City of Oxnard Community Development Department.

REPORTING/MONITORING PROGRAM:
Method of Review Verification: Field Surveys
Monitoring Milestone: Prior to issuance of grading permit
Responsible Agency: Planning & Environmental Services

Mitigation Measure 4.4-3:

Certain ornamental plants are known to escape from planted areas and invade into native plant communities. In order to protect native plant communities established within the Specific Plan Area and located in the adjacent Santa Clara River Corridor, the plants listed in Table 4.4-4, Ornamentals to be Prohibited from the Project Site, on page 4.4-30 of the Draft EIR shall not be planted within the common landscaped areas of the proposed site plan. The landscaping plans within common areas of the project shall be reviewed by a qualified botanist who shall recommend appropriate provisions to prevent other invasive plant species

from colonizing remaining natural areas. These provisions includes the following: (a) review and screening of proposed plant palette and planting plans to identify and avoid the use of invasive species; (b) weed removal during the initial planting of landscaped areas; and (c) the monitoring for and removal of weeds and other invasive plant species as part of ongoing landscape maintenance activities. The frequency and method of monitoring for invasive species shall be determined by a qualified botanist.

REPORTING/MONITORING PROGRAM:
Method of Review Verification: Field Surveys
Monitoring Milestone: Prior to issuance of grading permit
Responsible Agency: Planning & Environmental Services

Noise

Mitigation Measure 4.9-1:

On-site construction activities shall be limited to between the hours of 7:00 AM and 6:00 PM, and exclude Sundays..

REPORTING/MONITORING PROGRAM:
Method of Review Verification: Field inspection
Monitoring Milestone: During grading & construction
Responsible Agency: Community Development

Mitigation Measure 4.9-2:

Staging areas shall be provided on-site to minimize off-site transportation of heavy construction equipment. These staging areas shall be located to maximize the distance to residential areas.

REPORTING/MONITORING PROGRAM:
Method of Review Verification: Field inspection
Monitoring Milestone: During grading & construction
Responsible Agency: Community Development

Mitigation Measure 4.9-3:

Construction equipment is fitted with modern sound-reduction equipment.

REPORTING/MONITORING PROGRAM:
Method of Review Verification: Field inspection
Monitoring Milestone: During grading & construction
Responsible Agency: Community Development

Mitigation Measure 4.9-4:

When construction operations occur adjacent to occupied residential areas, additional noise reduction measures shall be implemented, including, but are not limited to, changing the

location of stationary construction equipment, shutting of idling equipment and notifying adjacent residences in advance of construction work.

REPORTING/MONITORING PROGRAM:
Method of Review Verification: Field inspection
Monitoring Milestone: During grading & construction
Responsible Agency: Community Development

Standard Air Quality

74. Developer shall ensure that all construction equipment is maintained and tuned to recommended manufacture's specifications.

75. At all times during construction activities, Developer shall minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive amounts of dust.

76. During construction, Developer shall water the area to be graded or excavated prior to commencement of grading or excavation operations. Such application of water shall be at least twice per day and shall penetrate sufficiently to minimize fugitive dust during grading activities.)

77. During construction, Developer shall control dust by the following activities:

    a. All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code §23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.

    b. All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible.

    c. During construction, Developer shall post and maintain onsite signs, in highly visible areas, restricting all vehicular traffic to 15 miles per hour or less.

    d. During periods of high winds (i.e. wind speed sufficient to cause fugitive dust to impact adjacent properties), Developer shall cease all clearing, grading, earth moving, and excavation operations to prevent fugitive dust from being a nuisance or creating a hazard, either onsite or offsite.

    e. Sweeping streets adjacent to the construction site to remove dust caused by the construction

78. The Permittee shall comply with the provisions of applicable VCAPCD Rules and Regulations, which include but are not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), Rule 55 (Fugitive Dust), and Rule 55.1 (Removal of Visible Roadway Accumulations).

79. Signs displaying the APCD Complaint Line Telephone number for public complaints shall be posted in a prominent location visible to the public off the site: (805) 645-1400 during business hours and (805) 654-2797 after hours.

80. Prior to grading permit approval, Developer shall include on the grading plans a reproduction of all conditions of this permit pertaining to dust control requirements. (PL)

Standard Cultural Resources

81. In the event that any historic or prehistoric cultural resources are discovered, work in the vicinity of the find shall be halted immediately. An archaeologist shall evaluate the discovery and determine the necessary mitigations for successful compliance with all applicable regulations. Developer or its successor in interest shall be responsible for paying all salaries, fees and the cost of any future mitigation resulting from the survey.

82. Developer shall contract with a Native American monitor to be present during all subsurface grading, trenching or construction activities on the project site. The monitor shall provide a monthly report to the Planning Division summarizing the activities during the reporting period. A copy of the contract for these services shall be submitted to the Planning Division Manager for review and approval prior to issuance of any grading permits. The monitoring report(s) shall be provided to the Planning Division prior to approval of final building permit signature. (MND, E-2)

83. Project shall comply with all applicable mitigation measures identified in EIR 00-03, which are hereby incorporated by reference as conditions of approval. (ALL)

ENVIRONMENTAL RESOURCES DIVISION

84. A Construction and Demolition Waste Management Plan ("C&D Plan") (ERDC-1) must be submitted to the Environmental Resources Division for review and approval prior to issuance of a building permit. The C&D Plan shall provide that at least 65% of the waste generated on the project be diverted from the landfill. The Plan shall include the entire project area, even if tenants are pursuing or will pursue independent programs. The Plan shall be submitted to and approved by the Environmental Resources Division prior to issuance of a building permit. The Plan shall include the following information: material type to be recycled, reused, salvaged or disposed; estimated quantities to be processed; management method used; destination of material including the hauler name and facility location. Developer shall use the Plan form.

85. After completion of construction and prior to a certificate of occupancy being issued, a Construction and Demolition Waste Management Report ("C&D Report") and provide legible copies of weight tickets, receipts, or invoices for materials sent to disposal or reuse/recycling facilities.

86. An Occupancy Plan ("Occupancy Plan") must be submitted to the Environmental Resources Division prior to issuance of a certificate of occupancy. The Occupancy Plan must clearly state how recyclable and organic material, including food waste, will be managed on site to be in compliance with applicable state laws (AB 939, AB 341, AB 1826, SB 1383) and any subsequent legislation adopted in the future, will be managed on site in perpetuity; how property management staff will participate in the program; and how residents will be educated about the program and encouraged to participate. The Occupancy Plan must include what service provider(s) will manage/transport materials to appropriate facilities.

87. Management rules shall be developed for the project. The property management must make provisions to divert a minimum of 50% while striving for 75% diversion of waste material generated at this location in perpetuity. This can be achieved by subscribing to the City's residential curbside or mandatory commercial recycling services and through annual tenant education that may include source reduction, recycling, reuse, and organics collection requirements.

88. Any/all organic waste that is generated must be diverted from landfill disposal, as material of this type is not allowed in a trash dumpster. If landscaping is performed by an entity other than the City of Oxnard (i.e. sel-haul or third party private hauler), the landscape service providers must be informed, in writing, of this condition and the property management must complete and submit an Alternative Services Certification annually.

89. Any new or renovated waste enclosures must be sized so that they can accommodate all three waste streams and meet minimum safety and operational requirements, including vehicle path of travel, employee access, and prevention of illegal dumping and/or vandalism. Use the City's approved Standard Plates, but modify dimensions accordingly.

90. Developer shall arrange for materials collection during construction, demolition, and occupancy with the City's Environmental Resources Division or Developer shall arrange for self-hauling. Regardless of hauling methods, all materials collected must be conveyed to the Del Norte Regional Recycling and Transfer Station.

91. Developer shall dispose of sewage and solid waste from the project by City's wastewater and solid waste systems in a manner approved by the City Engineer.

92. Developer and operator shall provide recycling containers near the point of use in common areas for guests and residents to dispose of their recyclable waste (examples: indoors for newspapers and beverage containers; outdoors for beverage containers). Containers used exclusively for recycling shall be clearly identified as "recycling only" with clear icons or other graphics on each container appropriate to the container's content.

93. Property Owner (Management) shall provide sufficient containers available to tenants and staff to prevent the contamination of recyclables with waste or moisture.

94. The location is required to adhere to applicable solid waste management ordinances, including future ordinance creation and/or revisions.

95. All collection containers in the waste room must be accessible for use by tenants.

96. The property owner(s) shall provide a source separated three (3) stream waste system by providing separate trash chutes for: (1) refuse, (2) commingled recycling and (3) organic material, generated by the proposed development;
    a. Alternatively, if the property owner(s) proposes a two (2) stream waste system (no organic material chute) then the property owner(s) shall then provide organic waste receptacles on each proposed floor for use by the residents on that floor. The organic waste receptacles on each floor, will need to be regularly emptied by the property owner(s) staff and placed into the organic waste bin located in the trash room. The organic waste material bin(s) will then need to be brought out to the designated staging area to be serviced, by the property owner(s) staff.
    b. All materials shall be placed in commercial bins, and brought to the designation staging area;

97. The property owner(s) staff shall pull out refuse/recycle/organic bins to the staging area where refuse equipment may access the bins for collection, on the day(s) of service. The refuse/recycle/organic bins shall be moved back to the trash room by the property owner(s) staff immediately after being serviced by the City;

98. A designated staging area for the service of refuse/recycle/organic bins shall be located on the property, be accessible by an unobstructed path of at least 16' high and 12' wide to ensure safe access, have a height clearance of 25' (for overhead bin lifting, be improved to withstand refuse equipment weighing up to 62,000 lb and be at a location approved by the Environmental Resources Division.

99. The property owner(s) shall sign a trash enclosure maintenance agreement.

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

100. Developer shall pay plan check and processing fees in effect at the time of construction plan submittal and shall pay development fees, encroachment permit fees, and other applicable fees in effect at permit issuance. (DS-1)

101. Developer shall have the site improvement plans prepared using standard Building and Engineering Division format(s) by a civil engineer licensed in the State of California. The plans shall incorporate recommendations from soil engineering and geology reports. Prior to issuance of a grading permit, improvement plans must be approved by the City Engineer and ink-on-mylar plans filed with the Building and Engineering Division. (DS-3)

102. Developer shall submit improvement plans and drainage calculations demonstrating that storm drain runoff from the project property and all upstream areas will be safely conveyed to an approved drainage facility. The design and conveyance route shall be compatible with the City's Master Plan of Drainage and shall be approved by the City Engineer prior to approval of improvement plans. (DS-4)

103. Developer shall protect building pads from inundation during a 1% chance (100-year) storm. (DS-5)

104. Developer shall replace all broken, uplifted, or missing curb, gutter, or sidewalk along the street frontage(s) of the project. (DS-6)

105. Before connecting the project to existing sewer and water service laterals, Developer shall conduct an inspection (pothole or video) of the existing lateral(s) and arrange for City staff to view inspection results. Developer shall make repairs to such facilities as determined necessary by City staff. Developer shall bring all existing water services into compliance with current City standards including removal of unused water or sewer laterals by disconnection at the main. (DS-7)

106. Curb cut widths and design shall conform to City ordinances, standards, and policies in effect at the time City issues an encroachment permit. (DS-9)

107. Developer's site improvement plans shall include an on-site sewer plan. (DS-10)

108. Developer shall provide fire hydrants such that all points of all structures are within one hundred fifty (150) feet of a fire hydrant, or as otherwise approved by the Fire Department. Fire hydrant line improvements shall be designed in accordance with City standards and shown on the civil site improvement plans prior to issuance of a site improvement/grading permit. Developer shall provide the City with an easement over onsite waterlines using standard City format. (DS-11)

109. Developer shall install all new on-site electric, cable, telephone and similar utility service laterals underground. Services shall be installed underground to the nearest suitable riser pole as determined by the appropriate utility service provider. (DS-12)

110. Developer shall enter into an agreement, approved as to form by the City Attorney, to install and construct all public improvements and perform grading required by this permit and by the City Code. Developer shall post security satisfactory to the Finance Director, guaranteeing the installation and construction of all required improvements within the time period specified in the agreement or any approved time extension. (DS-14)

111. A California licensed civil engineer shall prepare the public/site improvement plans and documents for this project in accordance with City standards and shall submit all such plans to the City Engineer. Submittal shall include, but not necessarily be limited to, grading, street, drainage, sewer, water and other appurtenant improvement plans, construction cost estimates, soils reports, and all pertinent engineering design calculations. City will not approve a parcel map or final map nor issue a grading, site improvement or building permit until the City Engineer has approved all improvement plans. (DS-15)

112. Prior to issuance of a site improvement permit, Developer shall provide to the Building and Engineering Division digital copies of all project maps, address map, and/or civil improvements drawings in DWG format. Prior to improvement bond release, Developer

shall provide updated digital files containing all changes that occur during construction. (DS-16)

113. Developer shall provide all necessary easements for streets, highways, alleys, sidewalks, parkways, landscaping, utilities, drainage facilities, or other improvements as required by City. If such easements cannot be obtained from the property owner by negotiation, City may acquire them at the expense of Developer by exercise of the power of eminent domain. Developer shall bear all costs of eminent domain proceedings, including appraisal, acquisition, attorney's fees, and court costs. Before City issues a site improvement permit, Developer shall dedicate all required easements to City. (DS-19)

114. Developer shall remove graffiti from the project, including graffiti on offsite public infrastructure under construction by Developer, within 24 hours of its appearance. If Developer fails to remove graffiti in accordance with this condition, the City may at the discretion of the City Engineer issue a stop work order until such time as the graffiti is removed. (DS-20)

115. The conditions of this resolution shall prevail over all omissions, conflicting notations, specifications, dimensions, typical sections, and the like, that may or may not be shown on the improvement plans. (DS-21)

116. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)

117. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)

118. Prior to beginning construction, Developer shall designate in writing an authorized agent who shall have complete authority to represent and to act for Developer. The authorized agent shall be present at the work site whenever work is in progress. Developer or the authorized agent shall make arrangements acceptable to City for any emergency work. When City gives orders to the authorized agent to do work required for the convenience and safety of the general public because of inclement weather or any other cause, and the orders are not immediately acted upon by the authorized agent, City may do or have such work done by others at Developer's expense. (DS-24)

119. "Standard Specifications for Public Works Construction" latest edition (including modifications thereto by City) and applicable City Standard Plates and Design Criteria shall be the project specifications, except as noted otherwise on the approved improvement plans. City reserves the right to upgrade, add to, or revise these specifications and plans and all other City ordinances, policies, and standards. If the improvements required of this project are not completed within 12 months from the date of City's approval of the improvement plans, Developer shall comply with and conform to any and all upgraded, additional or revised specifications, plans, ordinances, policies and standards. (DS-27)

120. Developer shall retain a California licensed Civil Engineer to ensure that the construction work conforms to the approved improvement plans and specifications and to provide

certified "as-built" plans after project completion. Developer's submittal of certified "as-built" plans is a condition of City's final acceptance of the project and release of any associated security. (DS-29)

121. All grading shall conform to City's standard grading notes, City Code, and recommendations of Developer's soils engineer as approved by the City Engineer. (DS-30)

122. Developer shall construct sufficient drainage facilities concurrent with rough grading operations to mitigate any potential flooding or erosion affecting adjacent properties and public rights-of-way. (DS-31)

123. Developer shall design all slopes steeper than 5 (horizontal) to 1 (vertical) with a minimum 18 inch wide level area (at both top and bottom of slope) where it adjoins a wall, fence, sidewalk, trail, curb or similar improvement. (DS-32)

124. Storm drain, sewer and water facilities shall conform to applicable City Master Plans. Developer shall prepare plans for these facilities in accordance with City's engineering design criteria in effect at the time of improvement plan submittal. Developer shall submit plans with pertinent engineering analyses and design calculations for review and approval by the City Engineer prior to issuance of a site improvement permit. (DS-34)

125. Developer shall design project grading to convey stormwater to a street, alley, or approved drain so that there are no undrained depressions. (DS-35)

126. Developer shall dispose of sewage and solid waste from the project by City's wastewater and solid waste systems in a manner approved by the City Engineer. (DS-38)

127. Developer shall install water mains, fire hydrants and water services in conformance with City standard plates, design criteria and specifications as directed by the City Engineer. (DS-41)

128. Developer shall install City approved backflow prevention devices for water connections if so ordered by the City Engineer. (DS-45)

129. Prior to designing the water system for the project, Developer shall have a certified fire flow test performed to determine existing water pressure and flow characteristics with a minimum of two flowing hydrants. The water system for the building fire sprinkler shall be designed to allow for a 10 psi drop in the static water pressure measured during the fire flow test. After construction and before City issues a certificate of occupancy, the City Engineer may require a second test. Developer shall obtain permits from the City Engineer prior to performing tests. Developer shall have all tests certified by a mechanical, civil, or fire protection engineer and provide written results of all tests to the City Engineer. (DS-47)

130. Prior to issuance of a grading or other site improvement permit, Developer shall dedicate rights of ingress and egress as directed by the City Engineer. (DS-50)

131. Developer shall improve all streets, alleys, sidewalks, curbs, and gutters adjacent to the project in accordance with City standards, as necessary to provide safe vertical and horizontal transitions. (DS-52)

132. Developer shall install all water, gas, sewer, storm drain, electrical, cable television, and telephone lines before any paving is placed. (DS-54)

133. Developer shall submit a landscape irrigation plan prepared by a licensed professional, showing proper water meter size, backflow prevention devices, and cross-connection control. (DS-59)

134. As a part of the site improvement plans, Developer shall submit a master utility plan that shows the relative location of all public and private utilities (including gas, electric, street lights, telephone and cable television lines) in accordance with City standard plans. (DS-61)

135. Developer shall be responsible for and bear the cost of replacement of all existing survey monumentation (e.g., property corners) disturbed or destroyed during construction, and shall file appropriate records with the Ventura County Surveyor's Office. (DS-64)

136. Developer shall install bike racks in accordance with City standards at locations approved by City Traffic Engineer. (TR-73)

137. Using forms provided by the Building and Engineering Division, Developer shall submit a stormwater quality control measures maintenance and operations plan ("the Plan") for this project. If the BMPs implemented with this project include proprietary products that require regular replacement and/or cleaning, Developer shall provide proof of a contract with an entity qualified to provide such periodic maintenance. The property owner is responsible for the long-term maintenance and operation of all BMPs included in the project design. Upon request by City, property owner shall provide written proof of ongoing BMP maintenance operations. No grading or building permit shall be issued until the City Engineer approves the Plan and Developer provides an executed copy of the City's stormwater covenant with the Plan included as an exhibit for recordation by the City. (DS-82)

138. Developer's stormwater quality control measures maintenance and operations plan shall include: 1) Requirement to clean on-site storm drains at least twice a year; once immediately before the first of October (the beginning of the rainy season) and once in January. The City Engineer may require additional cleaning; 2) Requirement to maintain parking lots free of litter and debris. Developer shall sweep sidewalks, drive aisles, and parking lots regularly to prevent the accumulation of litter and debris. When swept or cleaned, debris must be trapped and collected to prevent entry into the storm drain system. Developer may not discharge any cleaning agent into the storm drain system; 3) Requirement to label all on-site storm drain inlets with the message "Don't Dump - Drains to Ocean" in accordance with City standards. (DS-83)

139. Developer's engineer shall submit written confirmation that the project landscape drawings comply with the landscape requirements of the Technical Guidance Manual for Stormwater Quality Control Measures for all landscape-based stormwater quality best management practices. (DS-84)

140. Prior to issuance of a grading, building or demolition permit and prior to commencement of any clearing, grading or excavation, Developer shall provide evidence of assignment of a permit identification number by the California State Water Resources Control Board indicating submittal of a Notice of Intent (NOI) by the Developer in accordance with the NPDES Construction General Permit. Developer shall comply with all requirements of the General Permit and the Ventura Countywide MS4 Permit, including preparation of a Stormwater Pollution Prevention Plan (SWPPP). Developer shall keep the SWPPP updated to reflect current site conditions and a copy of the SWPPP shall be kept onsite and available for City or designated representative to review upon request. (DS-86)

141. Developer shall install 'Full Capture System Devices' ("Devices") certified by the State Water Resources Control Board Executive Director in compliance with the Statewide Trash Amendments ("Amendments") in all catch basins accepting stormwater runoff from any portion of this project that meets the definition of 'Priority Land Use' as defined by the Amendments at the time of issuance of a grading/site improvement permit. The Devices shall be sized and designed in accordance with requirements of the Amendments and the Technical Guidance Manual for Stormwater Quality Control Measures ("TGM"). (DS-88)

142. Developer shall pay to the County of Ventura a road mitigation fee in accordance with the agreement between the City and the County of Ventura. Proof of payment shall be provided to the Building and Engineering Division prior to issuance of a building permit. (DS-105)

DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS

143. The drainage report prepared for the project shall include calculations with hydraulic grade line demonstrating the project generates and discharges stormwater runoff consistent with the design of the backbone drainage system for the Tract. (DS)

144. The project site's stormwater shall be designed and constructed to maintain the drainage pattern that was established for this lot. (DS)

145. This development is located within the Riverpark Specific Plan, and the Developer shall submit a drainage report for the stormwater quality treatment facilities that are to be designed and constructed in accordance with the requirements of the July 2000 Municipal Separate Storm Sewer System (MS4) and associated 2002 Technical Guidance Manual ("TGM"). The site improvements shall be designed to intercept and effectively prevent pollutants from discharging to the public storm drain system or other offsite conveyance systems. The stormwater quality system design shall be approved by the City Engineer prior to the issuance of an infrastructure improvement permit. (DS)

146. Developer shall implement onsite (privately maintained) stormwater quality mitigations that comply with the recommendations of the "Stormwater Quality Management Plan for Riverpark." (DS)

147. Stormwater treatment devices shall be designed to have no standing water. (DS)

148. Developer shall design and implement a plan to promote stormwater infiltration for this project. Project shall route roof runoff and parking spaces to infiltration devices to the maximum extent feasible. Overflow from the infiltration devices shall be directed to the onsite stormwater treatment facilities prior to discharging offsite. The stormwater infiltration plan shall be designed to the satisfaction of the City Engineer prior to the issuance of a grading or site improvement permit. (DS)

149. Developer shall install 'Full Capture System Devices' ("Devices") certified by the State Water Resources Control Board Executive Director in compliance with the Statewide Trash Amendments ("Amendments") to treat all stormwater runoff from this site that meets the definition of 'Priority Land Use' as defined by the Amendments at the time of issuance of a grading/site improvement permit. The Devices shall be sized for the 1-year 1-hour storm event and designed in accordance with the requirements of the Amendments and the Technical Guidance Manual for Stormwater Quality Control Measures. (DS)

150. The catch basin located on Clyde River Place that is in conflict with proposed driveway approach shall be relocated to outside the driveway's footprint. (DS)

151. Developer shall prepare a sewer report demonstrating the project complies with the master-planned/backbone sewer design and confirm the project will discharge sewer rates within the specified ranges. A copy of the master plan exhibit shall be attached to the report. (DS)

152. The onsite irrigation system shall connect to the recycled water system. The project shall be responsible for irrigating the new frontage landscaping, unless the area is proven to be within the existing special district for irrigation and maintenance. (DS)

153. Developer shall list all grading or air quality-related environmental mitigation measures on the grading plan cover sheet. Developer shall cause all project contractors to comply with these mitigations during all phases of construction. (DS)

154. All existing and proposed easements within and around the project site shall be shown on the civil improvement plans. (DS)

155. The project shall dedicate new water easement(s) so that public water mains and devices are located inside the easement per City Standards prior to issuance of a grading permit. (DS)

156. Prior to issuance of a grading permit, the project shall dedicate new water easement(s) so that any existing water lines that serve Parcel 1 (APN 132-0-100-105) but are located on Lot 6 (APN 132-0-110-315) are located inside the new easement per City Standards. (DS)

157. The project shall acquire or provide reciprocal access agreements in favor of Parcel 1 (APN 132-0-100-105) and Lot 6 (APN 132-0-110-315) across a shared private driveway located near Town Center Drive prior to issuance of a grading permit. The reciprocal access agreement shall account for portions of Lot B (APN 132-0-110-175), Parcel 1, Lot 3 (APN 132-0-110-535), and Lot 6. (DS)

158. Developer shall provide the City Engineer with a 100-scale base map for addressing purposes on 18-inch by 24-inch mylar per City Standards. (DS)

159. The project shall construct a path between the trash storage area and the trash collection staging area for transportation of the trash containers. The path shall be constructed of portland concrete and its travel slope shall not exceed 2%. (DS)

160. The trash staging area shall not encroach on the Fire lane clearance for the private drive unless otherwise approved by the Fire Department. The driveway shall be at least 26-feet wide unless otherwise approved by the Fire Department. (DS)

161. The project shall upgrade existing curb ramps along the project frontages to current accessibility standards. (DS)

162. Developer shall construct triple-bin trash enclosure(s) meeting the latest City requirements with a solid non-combustible roof that prevents stormwater from entering the refuse bins. Developer shall construct all other components of the trash enclosure in accordance with the requirements on file with the Building and Engineering Division. Developer shall finish the trash enclosure to match the major design elements of the main structure subject to approval by the Planning Division. The location and configuration of the enclosure shall be approved by the Environmental Resources Division. All site refuse bins shall be stored in an approved enclosure. No objects other than refuse bins may be stored in the enclosure without the written permission of the Environmental Resources Division. An alternative design is allowed that substantially conforms to the proposed entitlement drawings with the approval of the Environmental Resources Division. (DS)

POLICE DEPARTMENT CONDITIONS

<u>Exterior Lighting</u>

163. A condition of approval requires compliance with the Outdoor Lighting Code & Guideline.
    a. Outdoor lighting shall comply with Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings.
    b. Unless approved as a specific exception to this guideline, all outdoor lighting shall be flat lens, full cut-off fixtures with the light source fully shielded with the exceptions:
    c. Luminaires with a maximum output of 260 lumens per fixture, regardless of number of bulbs (equal to one 20-watt incandescent light), may be left unshielded provided the fixture has an opaque top to keep light from shining directly up.

d. Luminaires that have a maximum output of 1,000 lumens per fixture, regardless of number bulbs (equal to one 60 watt incandescent light) may be partially shielded provided the bulb is not visible, and the fixture has an opaque top to keep light from shining directly up.
e. Oxnard City Code 16-320: Lighting within physical limits of the area required to be lighted shall not exceed seven foot-candles, nor be less than one foot-candle at any point. A light source shall not shine upon, or illuminate directly any surface other than the area required to be lighted. No lighting shall be of a type or in a location that constitutes a hazard to vehicular traffic, either on private property or on the abutting streets. The height of light standards shall not exceed 26 feet. To prevent damage from automobiles, standards shall be mounted on reinforced concrete pedestals or otherwise protected.
f. All exterior lighting shall operate from dusk to dawn.
g. All exterior lighting shall be LED or similar in nature and spectrum (3,000K to 20,000K Correlated Color Temperature).

164. Exterior Lighting of the site, including parking areas, shall be between 1 and 7-foot candles and shall be in harmony with the existing adjacent lighting schemes. Lighting bollards shall not be used as part of the foot candle calculation on photometric sheets. Pedestrian area lighting serves outdoor pedestrian uses such as courtyards and entry ways. Pedestrian area lighting should achieve a uniformity ratio of 4 to 1 average to minimum, with an average illumination of 0.60 foot-candles.

165. Lighting instruments shall be full cut-off and installed so that light does not directly illuminate property outside the project site. Instruments shall not create glare for motorists or pedestrians. Lens shall be flat and parallel to the ground/floor. Wall packs and other luminaries that throw right laterally are not allowed unless specifically approved by Planning and Police.

166. Outdoor lighting instruments shall not be placed in close proximity to trees. An integrated landscape/lighting/photometric plan shall be submitted illustrating a 20-year tree maturity. This plan shall include all outdoor areas as well as the parking facility. This is to ensure that tree growth will not adversely impact future lighting and therefore site safety as the project matures. The integrated landscape/lighting/ photometric plan shall be submitted illustrating a 20-year tree maturity. This plan shall include all outdoor areas as well as the parking facility. This is to ensure that the growth will not adversely impact future lighting and therefore site safety as the project matures Plan sheet shall include:
    a. Tree species table which shows canopy bottom, top, and broadcast diameter at a 20 year maturity. Bottom of tree canopies shall not be less than 15-above any drive area to provide clearance for Fire and Solid Waste Vehicles.
    b. Pole mounted luminaires shall be placed to illuminate under tree canopies at a 20-year maturity. Pole and arm instruments should be considered in areas between landscape finger-planters.
    c. In areas where walkways exist opposite from parking stalls, pole and arm instruments should be placed directly opposite from finger-planters. Luminaires used in the photometric calculations shall only include those instruments mounted

8-feet or more above walking/driving surface. This plan shall be submitted to specialprojects@oxnardpd.org and approved prior to the issuance of building permits.

167. Interior parking facilities and porte cocheres shall be illuminated between 5 and 15 foot candles utilizing LED or similar luminaires with a spectrum 3,000K to 20,000K Correlated Color Temperature. Any paint proposed on the ceiling, walls and support pillars of the interior parking facility shall be a white or off-white color. Luminaires shall be located, when possible, between parking stalls to illuminate the areas people enter and exit their vehicles.

168. Parking Stalls shall be enumerated. However, the stall numbers shall not correspond to the residential unit assigned the stall.

169. The mailroom shall have the following features:
    a. Each door entering the mailroom shall have a camera dedicated to capturing images of the face and upper body of all persons who enter the mailroom. Such cameras shall be mounted at 7-feet above the floor in order to capture the best facial images.
    b. Additional cameras shall be ceiling mounted to capture general activity in the mailroom. Each camera shall be mounted so that access to all mail/package receptacles can be monitored.
    c. Each door to the mailroom shall be equipped with access control mechanisms to limit access to authorized staff, tenants, and mail/parcel delivery personnel.

170. Each ground floor door & gate serving as a semi-public access point for tenants and staff of the complex shall be equipped with "Click-to-Enter" to provide first responder access to the common interior areas.

171. Prior to issuance of building permits, a site plan identifying the placement of wayfinding signs shall be approved by Planning and Police. The submittal shall include placement of signs and a detailed description of the signs.

172. A Security Camera System shall be operated 24 hours a day to monitor the activity at the site. The system shall be designed to capture images of all persons and all vehicles that enter the site. Cameras shall also be distributed throughout the site to capture general activities. The camera system shall comply with these minimum standards:
    a. The camera system shall be cloud based to facilitate off-site and mobile monitoring.
    b. The permittee and their successors shall provide the Oxnard Police Department with digital camera recordings pursuant to an official investigation in a timely manner.
    c. Cameras and supporting equipment shall supply digital color images under normal lighting conditions. Greyscale images are expected for infra-red lighting.
    d. Cameras shall be made by a reputable manufacturer and maintained to current industry standards.

e. Cameras shall have low light capability to facilitate the later identification of persons involved in criminal or problem activities.
f. The video system shall utilize a Digital Video Recorder (DVR). VHS and other formats are prohibited.
g. The video system shall allow recording, live viewing and playback of recorded video for a period of at least 30 days.
h. Recorded images shall bear a date and time stamp that cannot be altered.
i. All entry doorways/gates to the premises shall be monitored by a camera or cameras that are strategically mounted for face capture of persons who enter. Such cameras shall be mounted no higher than 7 feet above the floor/ground. Face capture images shall be determined as those images where the clarity of a person's facial image is sufficient for later identification.
j. All vehicular entrances to the parking facilities shall be monitored by a camera or cameras that are placed to capture images of sufficient quality where the vehicle's license plate, make, model, and color can be easily identified.
k. Cameras in dome casings are highly encouraged as their area of focus is not easily determined by the casual observer.
l. A camera shall be dedicated to face capture image of any person accessing the call system at the exterior of the primary entrance.
m. Site management shall provide in a timely manner any digital records of security camera or access control systems requested pursuant to a police investigation or for the periodic inspection of equipment required under these conditions.
n. Security cameras shall be installed to monitor activity around each side of the building's exterior.

173. The site shall be equipped with an access control system that shall restrict human and vehicle access to the semi-public areas of the site. The areas considered "semi-public" shall include: parking areas restricted to residents, the building lobby, mailroom, shared hallways, laundry rooms, activity rooms, pool, and physical fitness facilities.

174. The access control system shall utilize instruments such as cards, fobs, QR decals, or other devices that can be individually programmed to provide access, as appropriate, for an individual user. The system shall have the capacity to add or subtract an access instrument assigned to a particular residential unit, employee, or service provider.

175. The access control system shall include a call system at the exterior of the site's primary entrance that allows guests to contact residents or the managers to request access. The access control point at this entrance shall be enabled to open by a resident from their unit or from a remote digital device.

176. The access control system shall record each permitted access and the authorizing individual and the instrument/method used to facilitate the access.

177. "Click-to-Enter" access technology shall be installed at each pedestrian and vehicular entrance to a semi-public area to provide access to first responders.

178. A Security Plan shall be submitted to specialprojects@oxnardpd.org and approved prior to the issuance of building permits. The purpose of the Security Plan is to align the applicant's need to secure the development site for its end users with current security standards and to provide the Police Department an understanding of the layout of the site in the event of a critical incident. The Security Plan, when submitted directly to the Police Department, is considered a confidential document. The plan shall include:
    a. The Security Plan Sheet will identify the location of each security camera, camera recording/support equipment, all elements of an access control system, and any safe or secure room or rooms designed to maintain valuable assets or records.
    b. The Security Plan shall include a chart identifying each camera by an alpha-numeric, the scope of their capture area, and placement of the camera above the floor/ground.
    c. The Security Plan shall identify all doors with an alpha-numeric (e.g. D-1, D-2, etc.) that serve passage between public & semi-public, semi-public to semi public and similar access points where tenants and their guests routinely pass without needing specific permission from a resident or property manager/responsible party or resident. This would include access to the lobby, parking garage, laundry room, mailroom, emergency exits, etc. When a camera is positioned for face pasture it shall be noted on the camera chart.
    d. The Security Plan shall identify any area which is served by an intrusion/burglary alarm system.
    e. The Security Plan shall identify all the components of the access control system, their location, and a chart that identifies each instrument with an alpha-numeric with the device name, make, and model. The access control system shall provide site access to tenants and persons authorized by the site management. The access control sites shall include areas deemed semi-public such as the lobby, parking garage, laundry room, mailroom, and any shared facility such as an activity room or community kitchen.
    f. "Click-to-Enter" technology shall be installed to provide access for first responders to all entrances to the facility that serve as an interface between public and semi-public areas. All such access points shall be identified on the Security Plan.
    g. The permittee/property manager/owner shall maintain all security features in good working condition and consistent with industry standards.

179. Site management is encouraged to have an active and cooperative relationship with their neighbors and the Oxnard Police Department. To facilitate this effort these elements shall be established by the site management:
    a. Site management should establish a dedicated email address for the site (ie: acmeapartments@acme.com). Once the email address has been established, site management should send an email to specialprojects@oxnardpd.org identifying the site address, management company, phone number dedicated email address, and the person managing the site.
    b. A sign shall be posted so it is readable from the public right of way and placed at or near the primary entrance which identifies the management company name, phone number, and the dedicated email address.

c. Site Management should participate in crime prevention programs designed for multi-unit residential housing facilities.
d. The property owner should inform the Oxnard Police Department of changes in site management and/or the dedicated email address by sending an email to specialprojects@oxnardpd.org

180. Any digital records from the security camera system or access control system shall be made available to any representative of the Oxnard Police Department in a timely manner upon request related to any official police investigation. If requested, the site manager shall upload or email any digital records at the request of a representative of the Oxnard Police Department.

181. Any intrusion alarm system installed at the sire shall utilize motion and infrared technology or similar technology to differentiate between human and non-human motion. The alarm system shall be compliant with Oxnard City Code 11-95 through 11-100.

182. Landscape elements shall be arranged and maintained to provide clear lines of sight and eliminate potential places of concealment.

183. Trees shall not be located where they would conflict with lighting instruments. Appropriate proximity is based on a tree's canopy size at twenty-year maturity.

184. Natal palm or similar hedge shrub shall be used as a "defensive barrier to protect against homeless habitation in areas prone to such activities.

185. CMU walls adjacent to or visible from a street shall be protected by landscaping elements to dissuade the application of graffiti. Creeping fig or similar climbing vines or a combination of vines and shrubs or hedging arranged to protect walls from vandals is required.

186. Trees shall be maintained so that the canopies do not interfere with pedestrian or vehicular traffic and safe sightlines are maintained.

187. Landscape elements shall be arranged to provide clear lines of sight and eliminate potential places of concealment and dissuade the application of graffiti. Through the life of the project the property shall be maintained to address these issues.

188. Parking stalls shall be enumerated. However, the stall numbers shall not correspond to the residential unit assigned the stall

189. Graffiti shall be removed or painted over within 24-hours of application. Site management shall maintain a supply of paint to match the building's exterior color scheme.

190. All vehicular entrances to the parking area shall be posted in compliance with California Vehicle Code 22658(a). Persons in lawful possession of the property may then cause the

removal of a vehicle parked on the property to the nearest public garage if parked without the owner's permission. (PD)

191. A sign shall be posted at or near the primary entrance to the site that identifies the management company name, phone number, and the email address dedicated to the site management office.

192. A sign shall be posted at each entrance to the site stating: "NO TRESPASSING OR LOITERING. VIOLATORS SHALL BE SUBJECT TO REMOVAL OR ARREST PURSUANT TO STATE LAW AND CITY ORDINANCE".

193. Pool area signage & CC&Rs- Amplified music shall not be audible beyond the confines of the pool area

194. Mail and parcel delivery shall be in a room controlled by the building's access control system. This room shall be configured so that only tenants, USPS and parcel delivery services have access. Building guests shall not have access to this area. This area shall also be monitored by the site's security camera system. This area shall have these features:
    a. Prior to the issuance of building permits the developer shall contact the Oxnard Postmaster to ensure that the mail and parcel delivery system for the site will meet the requirements of the USPS.
    b. A secure mailbox shall be provided for each residential unit.
    c. A secure system for receiving parcel deliveries shall be established and maintained (PD/USPS).

FIRE DEPARTMENT STANDARD CONDITIONS

195. Developer shall construct all vehicle access driveways on the project property to be at least 26 feet wide, exclusive of shoulders. Developer shall mark curbs adjacent to designated fire lanes in parking lots to prohibit stopping and parking in the fire lanes. Developer shall mark all designated fire lanes in accordance with the California Vehicle Code. (FD/B, *F-1*)

196. All roof covering materials on the project property shall be of non-combustible or fire retardant materials approved by the Fire Chief and in compliance with the City Code. (FD, *F-2*)

197. Before the City issues building permits, Developer shall obtain the Fire Chief's approval of a plan to ensure fire equipment access and the availability of water for fire combat operations to all areas of the project property. The Fire Chief shall determine whether or not the plan provides adequate fire protection. (FD/DS, *F-3*)

198. At Developer's expense, Developer shall obtain two certified fire flow tests for the project property. The first test shall be completed before City approval of building plans and the second shall be completed after construction and prior to the issuance of a certificate of occupancy. The tests must be certified by a mechanical, civil, or fire protection engineer. Developer shall obtain permits for the tests from the Engineering Division. Developer

shall send the results of the tests to the Fire Chief and the City Engineer. (FD/DS, *F-4*)

199. All structures on the project property shall conform to the minimum standards prescribed in Title 19 of the California Code of Regulations. (FD, *F-5*)

200. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, *F-6*)

201. At all times during construction, Developer shall maintain paved surfaces capable of handling loads of 76,000 pounds which will provide access for firefighting apparatus to all parts of the project property. (FD/DS, *F-7*)

202. Developer shall identify all hydrants and fire protection equipment on the project property as required by the Fire Chief. (FD, *F-8*)

203. Developer shall install security devices and measures, including walkway and vehicle control gates, entrance telephones, intercoms and similar features, subject to approval of the Police Chief and the Fire Chief. Vehicle control gates shall be operable by City approved radio equipment. (FD/PD, *F-9*)

204. Developer shall provide central station monitoring of the fire sprinkler system and all control valves. (FD, *F-10*)

205. The turning radius of all project property driveways and turnaround areas used for emergency access shall be a minimum of 48 feet outside diameter for a semi-trailer. (FD, *F-11*)

206. Developer shall provide automatic fire sprinklers as required by the City Code and shall contact the Fire Chief to ascertain the location of all connections. (FD, *F-12*)

207. Developer shall install in each structure in the project an alarm system with a central station monitor that will automatically notify the Fire Department in the event of a fire in the structure. The alarm system shall include a UL or State Fire Marshal approved device, which shall not exceed design specifications, that reports the location of the fire and provides floor by floor water flow monitoring and allows the central station monitor to inform the Fire Department. (FD, *F-13)*

208. Developer shall comply with Certified Unified Program Agency (CUPA) requirements regarding the storage, handling and generation of hazardous materials or waste. Prior to the issuance of building permits, Developer shall contact the CUPA division of the Fire Department to ensure that such requirements are followed. (FD, *F-16*)

209. Developer shall install a carbon monoxide detector on each level of the residence in accordance with the manufacturer's specifications. The detector shall be hardwired with a battery backup. (FD, *F-17*)

FIRE DEPARTMENT ADDITIONAL CONDITIONS

210. Areas designated by the Fire Marshal as Fire Lanes shall be identified by a red curb and signage per the California Department of Motor Vehicles.

211. The location of the Fire Department Connection needs to be provided and a fire hydrant shall be provided within 50-feet of this connection.

212. Class I standpipe is required in each stairwell and within the parking area.

213. Fire sprinkler coverage is required for:
    a. Covered Parking.
    b. Patios, overhangs or any other projections that are 48" or more from the structure.
    c. Open areas beneath stairs that serve a habitable space or when that area is accessible for storage or has mechanical equipment.
    d. The protection of the forced air unit when located in the attic or other areas that are normally inaccessible.

214. Developer shall assess for the two-way emergency responder communication coverage (ERCC) for emergency responders. Such equipment shall not conflict with the architectural design of the building and shall comply with zoning and planning requirements and conditions.

215. All emergency egress/Fire Department access windows or doors that serve any room that can be utilized for sleeping, shall have access to a public right-of-way without re-entering the structure.

216. Ensure landscape trees do not block bedroom emergency window exits.

217. Before the city issues a certificate of occupancy, the developer shall install a Knox key vault at a location to be determined by the Fire Department.

218. Gurney size elevators will be required.

219. All roof covering materials on the project property shall be of non-combustible or fire retardant materials approved by the Fire Chief and in compliance with the City Code. (FD, *F-2*)

220. All structures on the project property shall conform to the minimum standards prescribed in Title 19 of the California Code of Regulations. (FD, *F-5*)

221. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, *F-6*)

222. Developer shall install a carbon monoxide detector on each level of the residence in accordance with the manufacturer's specifications. The detector shall be hardwired with a

battery backup. (FD, *F-17*)

HOUSING DEPARTMENT CONDITIONS

223. Based on the unit count proposed, 42 of the 280 units being developed must be affordable units. Five percent (5%) of the total units in the development must be offered for rent to very low-income households, as defined in the California Health and Safety Code 50105, five (5%) percent of total units in the development must be offered for rent to low-income households, as defined in the California Health and Safety Code 50079.5, and five (5%) of the total units in the development must be offered for rent to Moderate income households, as defined in California Health and Safety Code 50093. For purposes of determining tenant eligibility, Owner and Developer or Property Manager shall use the annual income limits for Moderate Income, Low Income, and Very Low-Income Households, respectively, as published by the California Department of Housing and Community Development (HCD).

224. Affordable Rent (Very Low- Income Units) - For Very-Low Income Households "Affordable Rent" shall be inclusive of a reasonable utility allowance and not exceed one-twelth (1/12) times the product of thirty percent (30%) times fifty percent (50%) of area median income adjusted for family size appropriate to the Affordable Unit for households earning less than equal to fifty percent (50%) of the AMI for Ventura County Metropolitan Statistical Area as set forth in Sections 6918 and 6932 of Title 25 of the California Code of Regulations, unless another subsidy program is used, in which case the stricter requirement shall be applied. For purposes of calculating Affordable Rent, Owner and Developer or Property Manager shall use the Area Median Income for Ventura County as published annually by the California Department of Housing Community Development (HCD), as opposed to HCD's annual published income limits, which are used to determine tenant eligibility.

225. Affordable Rent (Low Income Units) - For Low Income Households, "Affordable Rent" shall be inclusive of a reasonable utility allowance and not exceed one - twelfth (1/12) times the product of thirty percent (30%) times eighty percent (80%) of Area Median Income (AMI) adjusted for family size appropriate to the Affordable Unit for Households earning less than or Equal to eighty percent (80%) of the AMI for the Ventura County Metropolitan Statistical Area as set forth in the Sections 6918 and 6932 of the Title 25 of the California Code of Regulations, unless another subsidy program is used, in which case the stricter requirement shall be applied. For purposes of calculating Affordable Rent, Owner and Developer or Property Manager shall use the Area Median Income for Ventura County as published annually by the California Department of Housing and Community Development (HCD), as opposed to HCD's annual published income limits, which are used to determine tenant eligibility.

226. Affordable Rent (Moderate Income Units) - For Moderate Income Households, "Affordable Rent" shall be inclusive of a reasonable utility allowance and not exceed one - twelfth (1/12) times the product of thirty percent (30%) times one hundred and ten percent (110%) of Area Median Income (AMI) adjusted for family size appropriate to the Affordable Unit for Households earning less than or Equal to one hundred and twenty

percent (120%) of the AMI for the Ventura County Metropolitan Statistical Area as set forth in the Sections 6918 and 6932 of the Title 25 of the California Code of Regulations and as defined in health and Safety Code 50053 (b)(5), unless another subsidy program is used, in which case the stricter requirement shall be applied. For purposes of calculating Affordable Rent, Owner and Developer or Property Manager shall use the Area Median Income for Ventura County as published annually by the California Department of Housing and Community Development (HCD), as opposed to HCD's annual published income limits, which are used to determine tenant eligibility.

227. The affordable units must include: One (1) studio unit, seven (7) one- bedroom units, five (5) two-bedroom units, and one one (1) three bedroom unit offered for rent to very low-income households as defined in Health and Safety Code 50105. One (1) studio unit, seven (7) one-bedroom units, and six (6) two bedroom units offered for rent to low-income households as defined in health and Safety Code 50079.5. One (1) studio unit, seven (7) one-bedroom units, and six (6) two bedroom units offered for rent to moderate income households as defined in Health and Safety Code 50093.

228. Owner and Developer must record affordability covenants approved as to form by the Housing Director prior to submitting their first building permit application. Units shall remain affordable for at least 55 years. The 55 year term shall begin following issuance of a certificate of occupancy for the development. Owner/developer must contact the Housing Department for review and approval of affordability covenants prior to recordation.

229. The Affordable Housing Agreement shall, among other things, specify the number of affordable units by number of bedrooms, level affordability, and standards for qualifying household incomes or other qualifying criteria. The City may collect an annual City monitoring fee, as approved by Council Resolution.

230. The affordable units must be designed and constructed to be architecturally consistent with and qualitatively similar to other unrestricted units in the project.

231. Prior to offering the affordable units for rent, the owner or developer must submit to the Housing Director the proposed location and rental amounts for the affordable units for review and approval and the dates which the units will be offered for rent.

232. Prior to issuance of a certificate of occupancy, Developer and Owner shall obtain a clearance form from the Housing Department certifying that a required number of affordable units are being offered at affordable rents and that a management plan, prepared by the Developer or Owner, for operation and management of the Affordable Rental Units has been submitted to the Housing Department and approved by the Housing Director. Owner or Developer shall provide a copy of the clearance form issued by the Housing Department to the project planner prior to issuance of the certificate of occupancy.

(Signature on next page)

PASSED AND ADOPTED by the Community Development Director of the City of Oxnard on this 17th day of December 2024.

_____ _____

Date

Jeff Pengilley,
Community Development Director

CITY CLERK OXNARD
DEC 27 '24 AM 11:10

CITY OF OXNARD CALIFORNIA

CITY CLERK OXNARD
DEC 27 '24 AM 11:10

REQUEST FOR APPEAL

Community Development Department

Use this form to request an appeal of a decision rendered on one of the following type of permits: Administrative Wireless Permit; Discretionary Development Permit decision rendered by the Development Services Director; or a Discretionary Development Permit decision rendered by the Planning Commission.

After paying the required appeal fee to the Planning Division, submit the original request for appeal and two (2) copies along with verification that the appropriate appeal fee has been paid to the City Clerk's Office. To determine your appeal fee go to: oxnard.org/planning and click on planning handouts and applications or contact the Planning Division at (805) 385-7858.

I, Richard Drury, on behalf of Supporters Alliance for Environmental Responsibility (SAFER), am requesting an appeal of a decision made by
Print name

_The Community Development Director__ that was made on_December 17, 2024_ regarding
State decision making body Date

__The Pointe Apartments (Planning And Zoning Permit No. 23-200-01)___
Specify PZ No.

Check one of the following:

☐ **Appeal of a Decision Rendered on a Wireless Permit.** Pursuant to Section No. 16-488 (C) of the Oxnard City Code, I am submitting an appeal to the Secretary of the Planning Commission and I am paying the necessary fees to the Planning Division. I am filing this appeal within 10 days of the Planning Manager's decision on a wireless communications facility permit. I am requesting that this appeal be considered by the Planning Commission.

☒ **Appeal of a Decision Rendered on a Discretionary Permit - Development Services Director.** Pursuant to Section No. 16-525 (B) of the Oxnard City Code, I am submitting an appeal to the City Clerk and I am paying the necessary fees to the Planning Division. I am filing this appeal within 10 days of the Development Services Director's decision on a discretionary permit. I am requesting that this appeal be considered by the Planning Commission.

☐ **Appeal of a Decision Rendered on a Discretionary Permit - Planning Commission.** Pursuant to Section 16-545/17-58(J) of the Oxnard City Code, I am submitting an appeal to the City Clerk and I am paying the necessary fees to the Planning Division. I am filing this appeal within 18 days / 10 working days of the Planning Commission's decision on a discretionary permit. I am requesting that this appeal be considered by the City Council.

State the grounds, facts, and if known the code sections supporting your request: (Provide additional sheets if necessary)

For the reasons set forth in the attached comment letter dated December 16, 2024, the Project's approval was made in error.

X _____ 12/27/2024
Appellant Signature Date

cc: City Attorney
Director
Project Planner
Applicant

OFFICE USE ONLY	
Date Received:	
Received By:	
Contacted Dept/Division Rep:	

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December 16, 2024

VIA EMAIL

Jeff Pengilley, Director
Community Development Department
City of Oxnard
214 South C Street
Oxnard, CA 93030
Planning@oxnard.org

Re: Comment on The Pointe Apartments Project December 17, 2024 Community Development Director Hearing Agenda Item 2

Dear Director Pengilley:

This comment is submitted on behalf of Supporters Alliance for Environmental Responsibility ("SAFER") regarding The Pointe Apartments Project (Planning and Zoning Permit No. 23-200-01), which proposes the construction of a 546,524 square foot building comprised of 341,324 square feet for an apartment building reaching 4 stories and 280 residential units as well as a 205,200 square foot 5.5-story parking structure with 490 residential parking spaces on a 4.85-acre project site, located at 2801 North Oxnard Blvd (APN: 32-0-110-315) in the City of Oxnard ("Project"), to be heard as Agenda Item 2 at the Community Development Director's December 17, 2024 meeting.

SAFER objects to the City's reliance on an Addendum to the River Park Specific Plan Environmental Impact Report (SCH No. 2000051046), certified in 2002 ("RPSP EIR"), for the Project. Under the California Environmental Quality Act ("CEQA"), an addendum is not appropriate because the Project is not within the scope of the prior program EIR and there is new information available since certification of the 2002 RPSP EIR indicating new significant impacts and/or the availability of new mitigation measures. Also, under CEQA Guidelines Section 15183, the Project will have peculiar impacts, cumulative impacts, and offsite impacts not analyzed in the RPSP EIR. Finally, the RPSP EIR left several impacts significant and unmitigated. These impacts must be analyzed at the project-level to ensure adequate mitigation. Therefore, SAFER requests that the Community Development Director refrain from taking any action on the Project at this time and, instead, direct staff to prepare an initial study for the Project, followed by a project-specific EIR or negative declaration as required by CEQA.

Sincerely,

Richard Drury
Lozeau Drury LLP

RESOLUTION NO. 2025-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OXNARD DENYING THE APPEAL AND UPHOLDING THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF OXNARD'S APPROVAL OF PLANNING AND ZONING PERMIT NO. 23-200-01 (DEVELOPMENT DESIGN REVIEW) TO ALLOW FOR A THE CONSTRUCTION OF A 4-STORY, 280 UNIT (42 AFFORDABLE UNITS) APARTMENT BUILDING WITH 490 PARKING SPACES, LANDSCAPE AND INFRASTRUCTURE IMPROVEMENTS ON A 4.85 ACRE PROJECT SITE LOCATED AT 2801 NORTH OXNARD BLVD (APN: 132-0-110-315), SUBJECT TO CERTAIN FINDINGS AND CONDITIONS. FILED BY ANN WALSH, SHEA PROPERTIES, 2751 PARK VIEW COURT #261, OXNARD, CA 93036.

WHEREAS, the Community Development Director of the City of Oxnard ("Director") has considered an application for Planning and Zoning Permit No. 23-200-01, filed by Ann Walsh of Shea Properties in accordance with Section 16-525 of the Oxnard City Code; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA), an environmental impact report (FEIR No. 00-03) was prepared to analyze potential impacts associated with the approval and the implementation of the *RiverPark Specific Plan* and the anticipated build out of the 701-acre specific plan site; and

WHEREAS, on July 16, 2002, the City Council certified Final Environmental Impact Report (FEIR) No. 2000-03 (State Clearinghouse No. 2000051046) and adopted findings of fact, statement of overriding considerations and a mitigation monitoring and reporting program. The FEIR was prepared to analyze potential impacts associated with the approval and the implementation of the Riverpark Specific Plan and the anticipated build out of the 702-acre specific plan site. The FEIR No. 00-03 found four areas of significant impacts (Earth Resources-Mineral Resources, Water Quality, Agricultural Resources, and Cultural Resources-Historical Resources); and

WHEREAS, on March 15, 2022 pursuant to CEQA Guidelines §15164, the City Council considered Addendum No. 15 with FEIR No. 00-03 and all subsequent addendums; and

WHEREAS, on March 15, 2022, the City Council certified Addendum No. 15 to FEIR No. 00-03 and all subsequent Addendums and approved Planning and Zoning Permit No. 20-630-01 (Specific Amendment No. 7 to the Riverpark Specific Plan); and

WHEREAS, since certification of FEIR No. 00-03 and approval of subsequent addenda, there have been no substantial changes proposed for the RiverPark project, no substantial changes have occurred under which the RiverPark project is being undertaken, and no new information of substantial importance to the RiverPark project has become available; and in that the subject project necessitates no changes or additions to FEIR No. 00-03, no additional environmental review is required pursuant to Public Resources Code Section 21166 and Sections 15162 through 15164 of the State CEQA Guidelines; and

WHEREAS, on December 17, 2024, the Community Development Director of the City of Oxnard conducted a duly noticed public hearing to consider an application for Planning and

Zoning Permit 23-200-01 (Development Design Review Permit), filed by Ann Walsh of Shea Properties in accordance with RPSP Section 7.9.2.2; and

WHEREAS, the Community Development Director has held a duly noticed public hearing and received and reviewed written and oral comments related to the Project; and

WHEREAS, the Community Development Director determined after due study and deliberation that the public interest and general welfare required the approval of Development Design Review Permit PZ No. 23-200-01 for development of a 280 unit 4-story apartment Project located at 2801 N. Oxnard Blvd (APN: 132-0-110-315); and

WHEREAS, on December 17, 2024, the Community Development Director approved Resolution 23-200-01 to approve the Project; and

WHEREAS, on December 27, 2024, the Appellant filed a timely appeal pursuant to Section 16-525 of the Oxnard City Code ("OCC") of the Community Development Director's decision to approve Planning and Zoning Permit No 23-200-01; and

WHEREAS, on February 6, 2025, the Planning Commission conducted a duly noticed public hearing to consider the Appellant's Appeal of the Community Development Director's Decision to Approve Planning and Zoning Permit No. 23-200-01 (Development Design Review Permit) in accordance with RPSP Section 7.9.2.5; and

WHEREAS, on February 6, 2025, the Planning Commission also reviewed all of the information provided in the staff report, attachments, environmental document, and considered the testimony given at the public hearing, including all written communications to the Community Development Director, as well as other pertinent information; and

WHEREAS, on February 6, 2025, the Planning Commission deliberated the merits of the Project and Appeal and made a motion to Deny the Appeal and uphold the Community Director's approval of Planning and Zoning Permit No. 23-200-01.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF OXNARD:

SECTION 1. Based on the entire record before the Community Development Director and all written and oral evidence presented, including the Community Development Director Staff Report and all attachments thereto, the Community Development Director finds:

(1) **The proposed use is in conformance with the General Plan and other adopted policies of the City of Oxnard.**

As described in the Staff Report (Attachment A), the Applicant proposes the construction of a 280-unit apartment building with a centrally located parking structure, and related site improvements. The Project is within the RiverPark Specific

Plan (RPSP) zone district which is consistent with the 2030 General Plan land use designation of Commercial Regional. As discussed in detail in the Director Hearing's Staff Report Section 6 and the Project Consistency Analysis of the Director Hearing (both within Attachment A), the Project, as designed and conditioned, meets all applicable development standards. Therefore, the proposed project is in compliance with the 2030 General Plan and other adopted policies of the City of Oxnard and meets this Finding.

(2) **The nature, condition and development of adjacent uses was considered, and such use will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.**

Pursuant to the 2030 General Plan land use designation "Very High Residential/Commercial Regional," and the RiverPark Specific Plan (RPSP) zoning district, the proposed use of the project site as a residential apartment building is an allowed use. The surrounding uses are characterized by commercial uses, which are predominantly office and retail uses, and residential uses. Construction activities, anticipated uses, and development design will be subject to standard construction requirements of the Building, Fire, and Traffic Codes. Therefore, the proposed use and improvements will not adversely affect or be materially detrimental to the adjacent uses, buildings or structures or to the public health, safety or general welfare.

(3) **The site for the proposed use is adequate in size and shape to accommodate any yards, walls, fences, parking and loading facilities, landscaping and any items required as a condition of approval of this special use permit.**

As proposed and conditioned, the project will meet the development standards of the RiverPark Specific Plan to ensure that development is adequately proportional to the size of the property. The project site is a vacant 4.85-acre lot. Pursuant to the RiverPark Specific Plan, the Project has been designed to be consistent with the maximum building height, front, side and rear setbacks, lot coverage, parking standards, and roof top equipment standards. The building is located along Oxnard Blvd and fronts directly onto Oxnard Blvd, with its garage entry/exit on Clyde River Place. The Project meets all RiverPark Specific Plan Building Orientation and Use Guidelines. Pursuant to the City of Oxnard Landscape Standards, the proposed development includes landscaping within the front yard. Given these circumstances, the site for the proposed use is adequate in size and shape to accommodate the setbacks, parking, landscaping, and other City standards.

(4) **The site for the proposed use will be served by streets and highways adequate in width and structure to carry the kind and quantity of traffic such use will generate.**

The project will be accessed via an access driveway on Clyde River Place. The parking structure will provide parking for 490 vehicles, while the requirement is only

348 parking spaces. The City bicycle and vehicle parking requirements are being met. The project has been conditioned to submit a draft Parking Management Plan (PMP) that identifies how the parking shall be managed onsite, to avoid impacts to the surrounding developments. Therefore, the site will be served by streets and highways adequate in width and structure to carry the kind and quantity of traffic the proposed commercial building is anticipated to generate.

(5) **The site for the proposed use will be provided with adequate sewerage, water, fire protection and storm drainage facilities.**

The proposed project is considered infill development that has been found to be consistent with anticipated development for this site. Furthermore, the project site will be served by existing water and sewer lines. Therefore, the site for the proposed use will be provided with adequate sewerage, water, fire protection and storm drainage facilities.

SECTION 2. The project is within a Specific Plan area for which the City of Oxnard prepared the Environmental Impact Report (EIR), an Management Mitigation Monitoring and Reporting Program, and a Statement of Overriding Consideration for the Specific Plan pursuant to the California Environmental Quality Act (CEQA). The Community Development Director, in compliance with CEQA Guidelines, finds that the proposed project is not subject to additional environmental review pursuant to Sections 15162 through 15164 and 15183 of the CEQA Guidelines. The Community Development Director finds that the proposed project are activities covered by and within the scope of the approved by the FEIR No. 00-03 mitigation measures; FEIR No. 00-03 adequately describes the project for purposes of CEQA; and further environmental documentation is not required.

Therefore, in accordance with CEQA Guidelines §15162, the Community Development Director finds that the project would not have effects that were not examined in the Specific Plan EIR because:

i. No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken, that will require major revisions to the Specific Plan EIR, due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no new information of substantial importance as that term is used in CEQA Guidelines §15162(a)(3).
ii. The project proponent does not refuse to implement any mitigation measures that were previously infeasible but are now feasible, or any other mitigation measures, including mitigation measures considerably different from those in the Specific Plan EIR, that would be necessary to substantially reduce significant environmental impacts.
iii. The project proponent is required to comply with the applicable mitigation measures and regulatory programs identified in the Specific Plan EIR and the Mitigation Monitoring and Reporting Program.

SECTION 3. Based on the findings set forth herein and the Staff Report and all attachments thereto, the Planning Commission hereby approves Planning and Zoning Permit No. 23-200-01 (Development Design Review Permit), subject to the attached conditions of approval.

SECTION 4. The decision of the Planning Commission shall be final unless appealed to the City Council in accordance with the provisions of Section 16-525 of the Oxnard City Code and Section 7.9.2.5 of the RiverPark Specific Plan.

SECTION 5. The Secretary shall certify the adoption of this Resolution.

CONDITIONS OF APPROVAL

Note: The abbreviations below identify the City department or division responsible for determining compliance with these standard conditions. The first department or division listed has responsibility for compliance at plan check, the second during inspection and the third at final inspection, prior to issuance of a certificate of occupancy, or at a later date, as specified in the condition. If more than one department or division is listed, the first will check the plans or inspect the project before the second confirms compliance with the condition. The italicized code at the end of each condition provides internal information on the source of each condition: Some are standard permit conditions (e.g. *G-1*) while some are taken from environmental documents (e.g. *MND-S2*).

DEPARTMENTS AND DIVISIONS			
CA	City Attorney	PL	Planning Division
DS	Dev Services/Eng Dev/Inspectors	TR	Traffic Division
PD	Police Department	B	Building Plan Checker
SC	Source Control	FD	Fire Department
PK	Landscape Design	CE	Code Compliance

GENERAL PROJECT CONDITIONS

1. This permit is granted for the property described in the application on file with the Planning Division, and may not be transferred from one property to another. (PL, *G-1*).

2. This permit is granted for the plans approved on February 6, 2025, ("the plans") on file with the Planning Division. The project shall conform to the plans, except as otherwise specified in these conditions, or unless a minor modification to the plans is approved by the Planning and Environmental Services Manager ("Planning Manager") or a major modification to the plans is approved by the Planning Commission. A minor modification may be granted for minimal changes or increases in the extent of use or size of structures or of the design, materials or colors of structures or masonry walls. A major modification shall be required for substantial changes or increases in such items. (PL, *G-2*)

3. This permit shall automatically become null and void 36 months from the date of its issuance, unless Developer has diligently developed the proposed project, as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements. A one time extension to this permit may be granted for a maximum of 12 additional months. The request for the extension shall be applied for prior to the expiration of the permit (PL, *G-3*)

4. All required off-site and on-site improvements for the Project, including structures, paving, and landscaping, shall be completed prior to occupancy unless the Development Services Manager allows Developer to provide security or an executed agreement approved by the City Attorney to ensure completion of such improvements. (DS, *G-4*)

5. By commencing any activity related to the Project or using any structure authorized by this permit, Developer accepts all of the conditions and obligations imposed by this permit and waives any challenge to the validity of the conditions and obligations stated therein. (CA, *G-5*)

6. Developer agrees, as a condition of adoption of this resolution, at Developer's own expense, to indemnify, defend (with counsel selected by the City in its discretion) and hold harmless the City and its agents, officers and employees from and against any claim, action or proceeding to attack, review, set aside, void or annul the approval of the resolution or any condition attached thereto or any proceedings, acts or determinations taken, done or made prior to the approval of such resolution that were part of the approval process. (CA, G-6).

7. Any covenants, conditions, and restrictions (CC&Rs) applicable to the Project property shall be consistent with the terms of this permit and the City Code. If there is a conflict between the CC&Rs and the City Code or this permit, the City Code or this permit shall prevail. (CA, *G-7*)

8. Developer shall complete the "Notice of Land Use Restrictions and Conditions" form, using the form provided by the City, for recording with the Ventura County Recorder. Before the City issues building permits, Developer shall submit the original completed, signed and notarized document, together with the required fees to the Planning Manager. (PL, *G-8*)

9. Developer shall provide off-street parking for the Project, including the number of spaces, stall size, paving, striping, location, and access, as required by the RiverPark Specific Plan and as documented in the approved in the Parking Management Plan. (PL/B)

10. Before placing or constructing any signs on the project property, Developer shall obtain a sign permit from the City. Except as provided in the sign permit, Developer may not change any signs on the project property. (PL/B, G-10)

11. Developer shall obtain a building permit for any new construction or modifications to structures, including interior modifications, authorized by this permit. (B, *G-11*)

12. Developer shall not permit any combustible refuse or other flammable materials to be burned on the Project property, unless allowed in writing by the Fire Chief. (FD, *G-12*)

13. Developer shall not permit any materials classified as flammable, combustible, radioactive, carcinogenic or otherwise potentially hazardous to human health to be handled, stored or used on the Project property, except as provided in a permit issued by the Fire Chief. (FD, *G-13*)

14. If Developer, owner or tenant fails to comply with any of the conditions of this permit, the Developer, owner or tenant shall be subject to a civil fine pursuant to the City Code. (CA, *G-14*)

15. Prior to issuance of building permits, Developer shall correct all violations of the City Code existing on the Project property for which the Code Compliance Division has open cases, unless the permit to be issued is for the correction of any remaining open code cases (PL, *G-15*).

LANDSCAPE STANDARD CONDITIONS

16. Prior to issuance of building permits or the proposed use is initiated, whichever comes first, Developer shall submit two copies of landscape and irrigation plans, along with the appropriate permit application and fees, to the Development Services Division and obtain approval of such plans. (PK/DS, *PK-2*)

17. Prior to issuance of a certificate of occupancy, Developer shall install landscape and automatic irrigation systems that have been approved by the Parks and Facilities Superintendent. (PK, *PK-3*)

18. Developer shall properly maintain landscape planting and all irrigation systems as required by the City Code and as specified by this permit. Failure of Developer to do so may result in the revocation of this permit and initiation of legal proceedings against Developer to ensure compliance (PK, *PK-4*)

19. Prior to the issuance of City issues a certificate of occupancy, Developer shall provide a watering schedule to the building owner or manager and to the Planning Division or designee. The irrigation system shall include automatic rain shut-off devices, or instructions on how to override the irrigation system during rainy periods. (PK, *PK-5*)

20. All trees planted or placed on the property by Developer shall be at least 24-inch-box size. All shrubs and vines shall be at least five-gallon size, except as otherwise specified by this permit. (PK, *PK-6*)

21. At the time of landscape plan check submittal, the landscape planting and irrigation plans shall comply with the current title 23 Model Water Efficient Landscape Ordinance (MWELO). (PK, PK-7.1)

22. Developer shall provide an automatic irrigation controller and a written seasonal watering schedule for all front yard and street side yard landscaping. The watering schedule shall include variations for seasonal changes, sun and shade exposure of plants, type of plants, duration and frequency of irrigation, and suggestions as to how to conserve water. As part of the landscape plan check submittal process, the Parks and Facilities Superintendent shall review the sufficiency of instructions for the operation of the irrigation controller and the watering schedule cycles. (PK, *PK-11*)

23. Developer shall install sod or a drought tolerant species approved and identified in the City's low water use handout in the lawn areas of all front yards and street side yards. (PK, *PK-13*)

24. Developer shall submit four sets of the parkway landscape and irrigation plans with the first submittal of public improvement plans. The City shall approve the parkway landscape and irrigation plans when the City approves public improvement plans. Before the City issues a building permit, the irrigation plans must be approved for proper meter size, backflow prevention device, and cross connection control by the Water Production Supervisor or designee. (DS/ PK)

25. Before the City accepts the parkways from the Developer, the landscaping thereon must complete a plant establishment period of 90 days or such other time as specified in this permit. (PK/DS)

26. Developer shall install an irrigation system that includes a water sensor shut off device as a water conservation measure. (PK, *PK-22*)

27. At time of submittal to the Building and Engineering Division for plan check, Developer's Landscape Architect or Architect shall provide the City with written confirmation that they have reviewed the civil engineering construction drawings and that the NPDES requirements are not in conflict with meeting the City's landscape requirements. (PK, PK-23)

28. Developer shall include a note on the Landscape Plans submitted to the Building and Engineering Division for a building permit that "all landscaping and irrigation comply with Ordinance No. 2822, which adopted the City of Oxnard Landscape Water Conservation Standards, and applicable water conservation requirements of the State of California". (PK, PK-24)

29. At the time of Plan Check submittal, the landscape plans shall contain an exhibit titled "Tree Tabulation Chart". The Tree Tabulation Chart shall contain a listing of all existing trees on site and shall refer to them by number as identified in the Arborist's Tree Report. The Tree Tabulation Chart shall clearly list all trees to remain, be removed or transplanted. The Chart shall contain the Arborist's economic appraisal value of each tree(s) removed as well as computations and calculations showing how the value of the removed tree(s) was put back into new tree sizes for the project that are in addition to meeting the City's minimum tree size of 24" box. (PK)

PLANNING DIVISION STANDARD CONDITIONS

30. Plans submitted by Developer with building permit applications shall show on the building elevation sheets all exterior building materials and colors, including product and finish

manufacturer name, color name and number, and surface finish type (such as: stucco with sand finish, plaster with smooth finish) to be used in construction. (PL/B, PL-1)

31. Any application for a Minor Modification to the project shall be accompanied by four copies of plans reflecting the requested modification, together with applicable processing fees. (PL, *PL-2*)

32. Before the City issues building permits, Developer shall include a reproduction of all conditions of this permit as adopted by resolution of the Planning Manager in all sets of construction documents and specifications for the project. (PL, *PL-3*)

33. Before the City issues building permits, Developer shall provide to the Planning Division Manager color photographic reductions (8 1/2" by 11") of full-size colored elevations and any other colored exhibit approved by the Director. Developer may retain the full-size colored elevations after the reductions are so provided. (PL, *PL-4*)

34. Developer may not modify any use approved by this permit unless the Planning Division Manager determines that Developer has provided the parking required by the City Code for the modified use. (PL, PL-7)

35. During the plan check review process, the Developer shall provide a lighting plan that provides design details (light standards, bollards, wall mounted packs, etc.) and illumination site information within alleyways, pathways, streetscapes, and open spaces proposed throughout the development. An electrical engineer shall prepare the site lighting plan demonstrating that adequate lighting ranges will be provided throughout the development without creating light spillover, light pollution, or conflicts with surrounding factors such as tree locations, off-site or adjacent lighting. (PL)

36. Prior to issuance of building permits, Developer shall demonstrate that light standards illustrated on conceptual lighting plan do not conflict with tree locations. Developer shall submit a plan showing both the lighting and landscape on the same sheet.

37. Project on-site lighting shall be of a type and in a location that does not constitute a hazard to vehicular traffic, either on private property or on adjoining streets. To prevent damage from vehicles, standards in parking areas shall be mounted on reinforced concrete pedestals or otherwise protected. Developer shall recess or conceal under-canopy lighting elements so as not to be directly visible from a public street. Developer shall submit a lighting plan showing standard heights and light materials for design review and approval of the Planning Division Manager. (PL/B, PL-8)

38. In order to minimize light and glare on the project property, all parking lot and exterior structure light fixtures shall be high cut-off type that divert lighting downward onto the property and shall not cast light on any adjacent property or roadway. (PL, PL-9)

39. Developer shall provide graphic site directories at principal access points. (PL/B, *PL-10*)

40. During construction, Developer shall control dust by the following activities:

a. All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code section 23114, with special attention to sub sections 23114(b)(2)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.
b. All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible. (B/DS, *PL-12*)

41. Developer shall provide for dust control at all times during project property preparation and construction activities. (B/DS, *PL-13*)

42. During construction, Developer shall water the area to be graded or excavated prior to commencement of grading or excavation operations. Such application of water shall be at least twice per day and shall penetrate sufficiently to minimize fugitive dust during grading activities. (B/DS*, PL-11*)

43. Developer agrees to participate in a water conservation program that includes refitting water fixtures existing on the project property with water conserving devices within residences or businesses in the City's water service area, if such a program is in effect when building permits are issued for this project. Among the requirements of such a program might be refitting existing toilets, faucets, shower heads, landscaping irrigation or other fixtures and items that consume water within the structure. (PL, *PL-14*)

44. Prior to issuance of building permits, Developer shall pay a document imaging fee for the planning files in an amount calculated by planning staff at the time of building permit review based on fees then in effect. (PL/B, PL-16).

45. Developer shall provide elevators in structures of three stories or more, except where the third story consists entirely of upper levels of residence that have entrances at the first or second story. (PL/B, PL-17)

46. Developer shall install all roof and building rain gutters and downspouts to integrate as closely as possible with building design elements, including matching adjacent building colors as closely as possible. Developer shall submit a plan and scheme for approval by the Planning Division Manager prior to issuance of building permits. (PL, *PL-18)*

47. Developer shall pay all applicable impact fees in accordance with The RiverPark Development Agreement prior to issuance of building permits.

48. Developer shall provide utility meters, mailboxes and address directories, placed in decorative cabinets and clustered for efficient access for residents and service persons with adequate lighting. Developer shall coordinate placement and design of such items

accordingly, with the Planning Division Manager, the appropriate utility service provider and the United States Postal Service, prior to issuance of building permits. (PL, *PL-19)*

49. Railings and enclosures for patios and balconies shall provide at least 50 percent enclosure for screening and privacy. Developer shall include details of the railings and enclosures on the construction documents. (PL/B, *PL-24*)

50. Light standards illuminating interior walkways shall be no more than eight feet high. Light shall not intrude into private living or patio areas. Light standards serving recreational areas held in common shall be no more than 15 feet high. Light shall be directed away from dwelling units. (B, *PL-30*)

51. All drive lanes shall be provided with independently metered lighting with automatic daylight sensors for dusk to dawn lighting within drive lanes. The maintenance and replacement of independently metered lighting (wall fixtures, light bollards) shall be the responsibility of the Property Owner. (PL)

52. Developer shall recess or screen roof heating and cooling systems and other exterior mechanical equipment from adjoining property and public streets, as required by this permit. Plumbing vents, ducts and other appurtenances protruding from the roof of structures shall be placed so that they will not be visible from the front of the property or other major public vantage points. Developer shall include a note on the construction plumbing drawings of exterior elevations to indicate to contractors that roof features shall be grouped and located in the described manner. Roof vents shall be shown on construction drawings and painted to match roof material color. (PL/B, PL-41)

53. Developer shall install all roof and building drainpipes and downspouts inside building elements. These items shall not be visible on any exterior building elevations from the public roadways or from public right-of-ways. (PL)

54. For any exterior utility meter panels, Developer shall paint such panels to match the structure upon which it is located. Such panels shall be located to take advantage of screening (e.g. landscaping or other building elements) from public right-of-ways, to the maximum extent feasible. (PL, *PL-43*)

55. Prior to issuance of a certificate of occupancy, Developer shall remove all construction materials and vehicles from the subject property. (PL/B, *PL-47*)

56. For any exterior utility meter panels, Developer shall paint such panels to match the structure upon which it is located. Such panels shall be located to take advantage of screening (e.g. landscaping or other building elements) from public right-of-ways, to the maximum extent feasible. (PL, *PL-43*)

PLANNING DIVISION SPECIAL CONDITIONS

57. Developer shall remove any and all graffiti from the project premises, including but not limited to graffiti within the building, within 24 hours of its appearance. The surface of such affected areas shall be matched to blend in with the underlying colors and/or design, and shall not look like a paint patch. (PL)

58. Before the City issues building permits, Developer shall provide a Graffiti Deterrent Plan, subject to the approval the Planning Division Manager. Such plan shall include such elements as washable paint and sealers on the building and perimeter walls. (PL)

59. A call box, which allows for remote operation of the electric gate by office staff, shall be maintained at all times at the entrance to the parking structure. Sufficient space shall be provided to allow visitors to turn around and exit without backing out onto the street, unless staff is available at all times to allow visitors entry into the parking structure. (PL)

60. Developer submitted a Parking Management Plan that has been approved by the City Traffic Engineer. The Site Property Manager shall be responsible for the ongoing implementation of the approved Parking Management Plan including, but not limited to, issuance of associated parking permits. The Parking Management Plan is subject to review and revision by the City Traffic Engineer based on field conditions and effectiveness in meeting the Plans goals. This Parking Management Plan re-evaluation work effort shall be accompanied by a filing fee determined by the Community Development Director and Public Works Director to address staff review time by Community Development and Public Works staff. (TR)

61. Long term and short term bicycle storage per the city's Bicycle Master Plan shall be provided to meet residential unit storage requirements.

62. Secure mail and parcel delivery provisions shall be included, coordinated with Oxnard Police Department.

63. The multifamily dwellings shall be constructed and designed in accordance with the minimum noise standards. An acoustical report addressing exterior noise sources shall be submitted with the dwelling construction plans for approval by the Building Official. Design measures recommended by the analysis must be incorporated into the architectural and structural design in order to meet the 45dBA CNEL interior standard in perimeter residences and 65 dBA CNEL exterior standards for common open spaces and patios and/or balconies.

64. Standpipe systems required by the Fire Department shall be designed to be located within building areas, such as staircase or tuck under parking areas that will lend to visually screen. (PL)

65. No rooftop equipment shall be installed unless screened from all sides by a designed parapet or building element that extends above the height of the tallest part of such equipment. (PL)

66. These conditions of approval impose specific fees, dedications, reservations and/or other exactions. Pursuant to Government Code Section 66020, the 90-day period in which the Developer or applicant has to protest the imposed fees, dedications, reservations and/or other exactions has begun as of the date that the conditions of approval are approved.

67. Developer and subsequent property manager shall be responsible for keeping records of resident and visitor parking spaces available; resident and visitor parking permits issued; and parking spaces and garages assigned to every unit at any time. Such records shall be made available to the City in the event complaints are received regarding residents of this project creating significant parking and safety issues, such as, but not limited to, occupying required on-street parking spaces for other developments nearby, lack of resident or visitor parking for this project, and consistent illegal parking by residents and visitors of this project. (PL, TR)

68. In accordance with the RiverPark TDM Fee Program, the Developer shall mitigate air quality emissions associated with development of the subject site through a contribution to the City's Transportation Demand Management (TDM) program. Such fee shall be calculated at the time of building permit issuance in accordance with the Ventura County Air Quality Assessment Guidelines, as amended. Such fee shall be collected in full prior to building permit issuance. (PL/DS)

69. All construction activities shall occur only between the hours of 7:00am to 6:00 pm Monday through Saturday in accordance with Section 7-188(D) of the Oxnard City Code.

70. Developer shall not obstruct pedestrian or vehicular traffic on adjacent roadways or the associated sidewalk during construction and maintenance activities. (PL)

71. Developer shall maintain the construction site free of litter and the accumulation of construction debris. (PL)

72. During all phases of construction beginning with grading, Applicant shall post a noise complaint sign with a contact name and phone number to be prominently placed on the construction site of a minimum size of 3 feet by 3 feet. The contact person shall be the general contractor, Project architect, or the Applicant. The sign shall note the days and times during which construction is allowed by Oxnard City Code (OCC) Chapter 7, Article XI "Sound Regulation" and specifically OCC Section 7-188(D), and the sign shall include language that directs a person who is not satisfied by whatever action is taken by the Project to contact the Code Compliance Division at (805) 385-7940. (PL)

PLANNING DIVISION ENVIRONMENTAL MITIGATIONS

73. The following Mitigation Measures originally set forth in the Reporting/Monitoring Program, adopted for the RiverPark Specific Plan and Environmental Impact Report approved in April, 2002 with the City of Oxnard, lead agency, shall be fully complied with at all times. The measures shall be included as conditions of required permit action, and compliance shall result in potential impacts reduced to a level of less than significant and

there shall be no residual impacts from the proposed project. Proposed mitigation for those impacts is as follows:

Biological Resources

Mitigation Measure 4.4-1:

Prior to issuance of a grading permit for the project site, and within 15 days prior to construction or site preparation activities that would occur during the nesting/breeding season of native bird species potentially nesting on the site (February through July), the applicant shall retain the services of a qualified biologist. The biologist must, at a minimum, have a degree in biology or related field, and five years field experience in identification of flora and fauna in the southern California region, and be recognized as qualified by appropriate regulatory agencies. The biologist shall conduct on-site surveys to determine if active nests of special-status and common bird species protected by the Migratory Bird Treaty Act and/or the California Fish and Game Code, are present within 100 feet of the construction zone. If active nests are found on or immediately adjacent to the site, a minimum 100-foot buffer area (300 feet for raptors) shall be temporarily fenced around the nest site. No construction activities or project-related activities shall be permitted within this nest zone until the young birds have fledged, as determined by the biologist.

REPORTING/MONITORING PROGRAM:
Method of Review Verification: Field Surveys
Monitoring Milestone: Prior to issuance of grading permit
Responsible Agency: Planning & Environmental Services

Mitigation Measure 4.4-2:

All lighting adjacent to the Santa Clara River and berm, particularly street lamps, shall be downcast luminaries and shall be shielded and oriented in a manner that will prevent spillage or glare (greater than one-half foot candle illumination at ground level) into the remaining natural and open space areas. Final lighting orientation and design shall be approved by the City of Oxnard Community Development Department.

REPORTING/MONITORING PROGRAM:
Method of Review Verification: Field Surveys
Monitoring Milestone: Prior to issuance of grading permit
Responsible Agency: Planning & Environmental Services

Mitigation Measure 4.4-3:

Certain ornamental plants are known to escape from planted areas and invade into native plant communities. In order to protect native plant communities established within the Specific Plan Area and located in the adjacent Santa Clara River Corridor, the plants listed in Table 4.4-4, Ornamentals to be Prohibited from the Project Site, on page 4.4-30 of the Draft EIR shall not be planted within the common landscaped areas of the proposed site plan. The landscaping plans within common areas of the project shall be reviewed by a qualified botanist who shall recommend appropriate provisions to prevent other invasive plant species from colonizing remaining natural areas. These provisions includes the following: (a) review and screening of proposed plant palette and planting plans to identify and avoid the use of invasive species; (b) weed removal during the initial planting of landscaped areas; and (c) the monitoring for and removal of weeds and other invasive plant species as part of ongoing landscape maintenance activities. The frequency and method of monitoring for invasive species shall be determined by a qualified botanist.

REPORTING/MONITORING PROGRAM:
Method of Review Verification: Field Surveys
Monitoring Milestone: Prior to issuance of grading permit
Responsible Agency: Planning & Environmental Services

Noise

Mitigation Measure 4.9-1:

On-site construction activities shall be limited to between the hours of 7:00 AM and 6:00 PM, and exclude Sundays..

REPORTING/MONITORING PROGRAM:
Method of Review Verification: Field inspection
Monitoring Milestone: During grading & construction
Responsible Agency: Community Development

Mitigation Measure 4.9-2:

Staging areas shall be provided on-site to minimize off-site transportation of heavy construction equipment. These staging areas shall be located to maximize the distance to residential areas.

REPORTING/MONITORING PROGRAM:
Method of Review Verification: Field inspection
Monitoring Milestone: During grading & construction
Responsible Agency: Community Development

Mitigation Measure 4.9-3:

Construction equipment is fitted with modern sound-reduction equipment.

REPORTING/MONITORING PROGRAM:

Method of Review Verification: Field inspection
Monitoring Milestone: During grading & construction
Responsible Agency: Community Development

Mitigation Measure 4.9-4:

When construction operations occur adjacent to occupied residential areas, additional noise reduction measures shall be implemented, including, but are not limited to, changing the location of stationary construction equipment, shutting of idling equipment and notifying adjacent residences in advance of construction work.

REPORTING/MONITORING PROGRAM:
Method of Review Verification: Field inspection
Monitoring Milestone: During grading & construction
Responsible Agency: Community Development

Standard Air Quality

74. Developer shall ensure that all construction equipment is maintained and tuned to recommended manufacture's specifications.

75. At all times during construction activities, Developer shall minimize the area disturbed by clearing, grading, earth moving, or excavation operations to prevent excessive amounts of dust.

76. During construction, Developer shall water the area to be graded or excavated prior to commencement of grading or excavation operations. Such application of water shall be at least twice per day and shall penetrate sufficiently to minimize fugitive dust during grading activities.)

77. During construction, Developer shall control dust by the following activities:

    a. All trucks hauling graded or excavated material offsite shall be required to cover their loads as required by California Vehicle Code §23114, with special attention to Sections 23114(b)(F), (e)(2) and (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads.

    b. All graded and excavated material, exposed soils areas, and active portions of the construction site, including unpaved onsite roadways, shall be treated to prevent fugitive dust. Treatment shall include, but not necessarily be limited to, periodic watering, application of environmentally-safe soil stabilization materials, and/or roll-compaction as appropriate. Watering shall be done as often as necessary and reclaimed water shall be used whenever possible.

c. During construction, Developer shall post and maintain onsite signs, in highly visible areas, restricting all vehicular traffic to 15 miles per hour or less.

d. During periods of high winds (i.e. wind speed sufficient to cause fugitive dust to impact adjacent properties), Developer shall cease all clearing, grading, earth moving, and excavation operations to prevent fugitive dust from being a nuisance or creating a hazard, either onsite or offsite.

e. Sweeping streets adjacent to the construction site to remove dust caused by the construction

78. The Permittee shall comply with the provisions of applicable VCAPCD Rules and Regulations, which include but are not limited to, Rule 50 (Opacity), Rule 51 (Nuisance), Rule 55 (Fugitive Dust), and Rule 55.1 (Removal of Visible Roadway Accumulations).

79. Signs displaying the APCD Complaint Line Telephone number for public complaints shall be posted in a prominent location visible to the public off the site: (805) 645-1400 during business hours and (805) 654-2797 after hours.

80. Prior to grading permit approval, Developer shall include on the grading plans a reproduction of all conditions of this permit pertaining to dust control requirements. (PL)

Standard Cultural Resources

81. In the event that any historic or prehistoric cultural resources are discovered, work in the vicinity of the find shall be halted immediately. An archaeologist shall evaluate the discovery and determine the necessary mitigations for successful compliance with all applicable regulations. Developer or its successor in interest shall be responsible for paying all salaries, fees and the cost of any future mitigation resulting from the survey.

82. Developer shall contract with a Native American monitor to be present during all subsurface grading, trenching or construction activities on the project site. The monitor shall provide a monthly report to the Planning Division summarizing the activities during the reporting period. A copy of the contract for these services shall be submitted to the Planning Division Manager for review and approval prior to issuance of any grading permits. The monitoring report(s) shall be provided to the Planning Division prior to approval of final building permit signature. (MND, E-2)

83. Project shall comply with all applicable mitigation measures identified in EIR 00-03, which are hereby incorporated by reference as conditions of approval. (ALL)

ENVIRONMENTAL RESOURCES DIVISION

84. A Construction and Demolition Waste Management Plan ("C&D Plan") (ERDC-1) must be submitted to the Environmental Resources Division for review and approval prior to issuance of a building permit. The C&D Plan shall provide that at least 65% of the waste generated on the project be diverted from the landfill. The Plan shall include the entire

project area, even if tenants are pursuing or will pursue independent programs. The Plan shall be submitted to and approved by the Environmental Resources Division prior to issuance of a building permit. The Plan shall include the following information: material type to be recycled, reused, salvaged or disposed; estimated quantities to be processed; management method used; destination of material including the hauler name and facility location. Developer shall use the Plan form.

85. After completion of construction and prior to a certificate of occupancy being issued, a Construction and Demolition Waste Management Report ("C&D Report") and provide legible copies of weight tickets, receipts, or invoices for materials sent to disposal or reuse/recycling facilities.

86. An Occupancy Plan ("Occupancy Plan") must be submitted to the Environmental Resources Division prior to issuance of a certificate of occupancy. The Occupancy Plan must clearly state how recyclable and organic material, including food waste, will be managed on site to be in compliance with applicable state laws (AB 939, AB 341, AB 1826, SB 1383) and any subsequent legislation adopted in the future, will be managed on site in perpetuity; how property management staff will participate in the program; and how residents will be educated about the program and encouraged to participate. The Occupancy Plan must include what service provider(s) will manage/transport materials to appropriate facilities.

87. Management rules shall be developed for the project. The property management must make provisions to divert a minimum of 50% while striving for 75% diversion of waste material generated at this location in perpetuity. This can be achieved by subscribing to the City's residential curbside or mandatory commercial recycling services and through annual tenant education that may include source reduction, recycling, reuse, and organics collection requirements.

88. Any/all organic waste that is generated must be diverted from landfill disposal, as material of this type is not allowed in a trash dumpster. If landscaping is performed by an entity other than the City of Oxnard (i.e. sel-haul or third party private hauler), the landscape service providers must be informed, in writing, of this condition and the property management must complete and submit an Alternative Services Certification annually.

89. Any new or renovated waste enclosures must be sized so that they can accommodate all three waste streams and meet minimum safety and operational requirements, including vehicle path of travel, employee access, and prevention of illegal dumping and/or vandalism. Use the City's approved Standard Plates, but modify dimensions accordingly.

90. Developer shall arrange for materials collection during construction, demolition, and occupancy with the City's Environmental Resources Division or Developer shall arrange for self-hauling. Regardless of hauling methods, all materials collected must be conveyed to the Del Norte Regional Recycling and Transfer Station.

91. Developer shall dispose of sewage and solid waste from the project by City's wastewater and solid waste systems in a manner approved by the City Engineer.

92. Developer and operator shall provide recycling containers near the point of use in common areas for guests and residents to dispose of their recyclable waste (examples: indoors for newspapers and beverage containers; outdoors for beverage containers). Containers used exclusively for recycling shall be clearly identified as "recycling only" with clear icons or other graphics on each container appropriate to the container's content.

93. Property Owner (Management) shall provide sufficient containers available to tenants and staff to prevent the contamination of recyclables with waste or moisture.

94. The location is required to adhere to applicable solid waste management ordinances, including future ordinance creation and/or revisions.

95. All collection containers in the waste room must be accessible for use by tenants.

96. The property owner(s) shall provide a source separated three (3) stream waste system by providing separate trash chutes for: (1) refuse, (2) commingled recycling and (3) organic material, generated by the proposed development;
    a. Alternatively, if the property owner(s) proposes a two (2) stream waste system (no organic material chute) then the property owner(s) shall then provide organic waste receptacles on <u>each proposed floor</u> for use by the residents on that floor. The organic waste receptacles on each floor, will need to be regularly emptied by the property owner(s) staff and placed into the organic waste bin located in the trash room. The organic waste material bin(s) will then need to be brought out to the designated staging area to be serviced, by the property owner(s) staff.
    b. All materials shall be placed in commercial bins, and brought to the designation staging area;

97. The property owner(s) staff shall pull out refuse/recycle/organic bins to the staging area where refuse equipment may access the bins for collection, on the day(s) of service. The refuse/recycle/organic bins shall be moved back to the trash room by the property owner(s) staff immediately after being serviced by the City;

98. A designated staging area for the service of refuse/recycle/organic bins shall be located on the property, be accessible by an unobstructed path of at least 16' high and 12' wide to ensure safe access, have a height clearance of 25' (for overhead bin lifting, be improved to withstand refuse equipment weighing up to 62,000 lb and be at a location approved by the Environmental Resources Division.

99. The property owner(s) shall sign a trash enclosure maintenance agreement.

DEVELOPMENT SERVICES DIVISION STANDARD CONDITIONS

100. Developer shall pay plan check and processing fees in effect at the time of construction plan submittal and shall pay development fees, encroachment permit fees, and other applicable fees in effect at permit issuance. (DS-1)

101. Developer shall have the site improvement plans prepared using standard Building and Engineering Division format(s) by a civil engineer licensed in the State of California. The plans shall incorporate recommendations from soil engineering and geology reports. Prior to issuance of a grading permit, improvement plans must be approved by the City Engineer and ink-on-mylar plans filed with the Building and Engineering Division. (DS-3)

102. Developer shall submit improvement plans and drainage calculations demonstrating that storm drain runoff from the project property and all upstream areas will be safely conveyed to an approved drainage facility. The design and conveyance route shall be compatible with the City's Master Plan of Drainage and shall be approved by the City Engineer prior to approval of improvement plans. (DS-4)

103. Developer shall protect building pads from inundation during a 1% chance (100-year) storm. (DS-5)

104. Developer shall replace all broken, uplifted, or missing curb, gutter, or sidewalk along the street frontage(s) of the project. (DS-6)

105. Before connecting the project to existing sewer and water service laterals, Developer shall conduct an inspection (pothole or video) of the existing lateral(s) and arrange for City staff to view inspection results. Developer shall make repairs to such facilities as determined necessary by City staff. Developer shall bring all existing water services into compliance with current City standards including removal of unused water or sewer laterals by disconnection at the main. (DS-7)

106. Curb cut widths and design shall conform to City ordinances, standards, and policies in effect at the time City issues an encroachment permit. (DS-9)

107. Developer's site improvement plans shall include an on-site sewer plan. (DS-10)

108. Developer shall provide fire hydrants such that all points of all structures are within one hundred fifty (150) feet of a fire hydrant, or as otherwise approved by the Fire Department. Fire hydrant line improvements shall be designed in accordance with City standards and shown on the civil site improvement plans prior to issuance of a site improvement/grading permit. Developer shall provide the City with an easement over onsite waterlines using standard City format. (DS-11)

109. Developer shall install all new on-site electric, cable, telephone and similar utility service laterals underground. Services shall be installed underground to the nearest suitable riser pole as determined by the appropriate utility service provider. (DS-12)

110. Developer shall enter into an agreement, approved as to form by the City Attorney, to install and construct all public improvements and perform grading required by this permit and by the City Code. Developer shall post security satisfactory to the Finance Director, guaranteeing the installation and construction of all required improvements within the time period specified in the agreement or any approved time extension. (DS-14)

111. A California licensed civil engineer shall prepare the public/site improvement plans and documents for this project in accordance with City standards and shall submit all such plans to the City Engineer. Submittal shall include, but not necessarily be limited to, grading, street, drainage, sewer, water and other appurtenant improvement plans, construction cost estimates, soils reports, and all pertinent engineering design calculations. City will not approve a parcel map or final map nor issue a grading, site improvement or building permit until the City Engineer has approved all improvement plans. (DS-15)

112. Prior to issuance of a site improvement permit, Developer shall provide to the Building and Engineering Division digital copies of all project maps, address map, and/or civil improvements drawings in DWG format. Prior to improvement bond release, Developer shall provide updated digital files containing all changes that occur during construction. (DS-16)

113. Developer shall provide all necessary easements for streets, highways, alleys, sidewalks, parkways, landscaping, utilities, drainage facilities, or other improvements as required by City. If such easements cannot be obtained from the property owner by negotiation, City may acquire them at the expense of Developer by exercise of the power of eminent domain. Developer shall bear all costs of eminent domain proceedings, including appraisal, acquisition, attorney's fees, and court costs. Before City issues a site improvement permit, Developer shall dedicate all required easements to City. (DS-19)

114. Developer shall remove graffiti from the project, including graffiti on offsite public infrastructure under construction by Developer, within 24 hours of its appearance. If Developer fails to remove graffiti in accordance with this condition, the City may at the discretion of the City Engineer issue a stop work order until such time as the graffiti is removed. (DS-20)

115. The conditions of this resolution shall prevail over all omissions, conflicting notations, specifications, dimensions, typical sections, and the like, that may or may not be shown on the improvement plans. (DS-21)

116. Developer shall pay the cost of all inspections of on-site and off-site improvements. (DS-22)

117. Developer shall be responsible for all project-related actions of Developer's employees, contractors, subcontractors, and agents until City accepts the improvements. (DS-23)

118. Prior to beginning construction, Developer shall designate in writing an authorized agent who shall have complete authority to represent and to act for Developer. The authorized

agent shall be present at the work site whenever work is in progress. Developer or the authorized agent shall make arrangements acceptable to City for any emergency work. When City gives orders to the authorized agent to do work required for the convenience and safety of the general public because of inclement weather or any other cause, and the orders are not immediately acted upon by the authorized agent, City may do or have such work done by others at Developer's expense. (DS-24)

119. "Standard Specifications for Public Works Construction" latest edition (including modifications thereto by City) and applicable City Standard Plates and Design Criteria shall be the project specifications, except as noted otherwise on the approved improvement plans. City reserves the right to upgrade, add to, or revise these specifications and plans and all other City ordinances, policies, and standards. If the improvements required of this project are not completed within 12 months from the date of City's approval of the improvement plans, Developer shall comply with and conform to any and all upgraded, additional or revised specifications, plans, ordinances, policies and standards. (DS-27)

120. Developer shall retain a California licensed Civil Engineer to ensure that the construction work conforms to the approved improvement plans and specifications and to provide certified "as-built" plans after project completion. Developer's submittal of certified "as-built" plans is a condition of City's final acceptance of the project and release of any associated security. (DS-29)

121. All grading shall conform to City's standard grading notes, City Code, and recommendations of Developer's soils engineer as approved by the City Engineer. (DS-30)

122. Developer shall construct sufficient drainage facilities concurrent with rough grading operations to mitigate any potential flooding or erosion affecting adjacent properties and public rights-of-way. (DS-31)

123. Developer shall design all slopes steeper than 5 (horizontal) to 1 (vertical) with a minimum 18 inch wide level area (at both top and bottom of slope) where it adjoins a wall, fence, sidewalk, trail, curb or similar improvement. (DS-32)

124. Storm drain, sewer and water facilities shall conform to applicable City Master Plans. Developer shall prepare plans for these facilities in accordance with City's engineering design criteria in effect at the time of improvement plan submittal. Developer shall submit plans with pertinent engineering analyses and design calculations for review and approval by the City Engineer prior to issuance of a site improvement permit. (DS-34)

125. Developer shall design project grading to convey stormwater to a street, alley, or approved drain so that there are no undrained depressions. (DS-35)

126. Developer shall dispose of sewage and solid waste from the project by City's wastewater and solid waste systems in a manner approved by the City Engineer. (DS-38)

127. Developer shall install water mains, fire hydrants and water services in conformance with City standard plates, design criteria and specifications as directed by the City Engineer. (DS-41)

128. Developer shall install City approved backflow prevention devices for water connections if so ordered by the City Engineer. (DS-45)

129. Prior to designing the water system for the project, Developer shall have a certified fire flow test performed to determine existing water pressure and flow characteristics with a minimum of two flowing hydrants. The water system for the building fire sprinkler shall be designed to allow for a 10 psi drop in the static water pressure measured during the fire flow test. After construction and before City issues a certificate of occupancy, the City Engineer may require a second test. Developer shall obtain permits from the City Engineer prior to performing tests. Developer shall have all tests certified by a mechanical, civil, or fire protection engineer and provide written results of all tests to the City Engineer. (DS-47)

130. Prior to issuance of a grading or other site improvement permit, Developer shall dedicate rights of ingress and egress as directed by the City Engineer. (DS-50)

131. Developer shall improve all streets, alleys, sidewalks, curbs, and gutters adjacent to the project in accordance with City standards, as necessary to provide safe vertical and horizontal transitions. (DS-52)

132. Developer shall install all water, gas, sewer, storm drain, electrical, cable television, and telephone lines before any paving is placed. (DS-54)

133. Developer shall submit a landscape irrigation plan prepared by a licensed professional, showing proper water meter size, backflow prevention devices, and cross-connection control. (DS-59)

134. As a part of the site improvement plans, Developer shall submit a master utility plan that shows the relative location of all public and private utilities (including gas, electric, street lights, telephone and cable television lines) in accordance with City standard plans. (DS-61)

135. Developer shall be responsible for and bear the cost of replacement of all existing survey monumentation (e.g., property corners) disturbed or destroyed during construction, and shall file appropriate records with the Ventura County Surveyor's Office. (DS-64)

136. Developer shall install bike racks in accordance with City standards at locations approved by City Traffic Engineer. (TR-73)

137. Using forms provided by the Building and Engineering Division, Developer shall submit a stormwater quality control measures maintenance and operations plan ("the Plan") for this project. If the BMPs implemented with this project include proprietary products that require regular replacement and/or cleaning, Developer shall provide proof of a contract

with an entity qualified to provide such periodic maintenance. The property owner is responsible for the long-term maintenance and operation of all BMPs included in the project design. Upon request by City, property owner shall provide written proof of ongoing BMP maintenance operations. No grading or building permit shall be issued until the City Engineer approves the Plan and Developer provides an executed copy of the City's stormwater covenant with the Plan included as an exhibit for recordation by the City. (DS-82)

138. Developer's stormwater quality control measures maintenance and operations plan shall include: 1) Requirement to clean on-site storm drains at least twice a year; once immediately before the first of October (the beginning of the rainy season) and once in January. The City Engineer may require additional cleaning; 2) Requirement to maintain parking lots free of litter and debris. Developer shall sweep sidewalks, drive aisles, and parking lots regularly to prevent the accumulation of litter and debris. When swept or cleaned, debris must be trapped and collected to prevent entry into the storm drain system. Developer may not discharge any cleaning agent into the storm drain system; 3) Requirement to label all on-site storm drain inlets with the message "Don't Dump - Drains to Ocean" in accordance with City standards. (DS-83)

139. Developer's engineer shall submit written confirmation that the project landscape drawings comply with the landscape requirements of the Technical Guidance Manual for Stormwater Quality Control Measures for all landscape-based stormwater quality best management practices. (DS-84)

140. Prior to issuance of a grading, building or demolition permit and prior to commencement of any clearing, grading or excavation, Developer shall provide evidence of assignment of a permit identification number by the California State Water Resources Control Board indicating submittal of a Notice of Intent (NOI) by the Developer in accordance with the NPDES Construction General Permit. Developer shall comply with all requirements of the General Permit and the Ventura Countywide MS4 Permit, including preparation of a Stormwater Pollution Prevention Plan (SWPPP). Developer shall keep the SWPPP updated to reflect current site conditions and a copy of the SWPPP shall be kept onsite and available for City or designated representative to review upon request. (DS-86)

141. Developer shall install 'Full Capture System Devices' ("Devices") certified by the State Water Resources Control Board Executive Director in compliance with the Statewide Trash Amendments ("Amendments") in all catch basins accepting stormwater runoff from any portion of this project that meets the definition of 'Priority Land Use' as defined by the Amendments at the time of issuance of a grading/site improvement permit. The Devices shall be sized and designed in accordance with requirements of the Amendments and the Technical Guidance Manual for Stormwater Quality Control Measures ("TGM"). (DS-88)

142. Developer shall pay to the County of Ventura a road mitigation fee in accordance with the agreement between the City and the County of Ventura. Proof of payment shall be provided to the Building and Engineering Division prior to issuance of a building permit. (DS-105)

DEVELOPMENT SERVICES DIVISION SPECIAL CONDITIONS

143. The drainage report prepared for the project shall include calculations with hydraulic grade line demonstrating the project generates and discharges stormwater runoff consistent with the design of the backbone drainage system for the Tract. (DS)

144. The project site's stormwater shall be designed and constructed to maintain the drainage pattern that was established for this lot. (DS)

145. This development is located within the Riverpark Specific Plan, and the Developer shall submit a drainage report for the stormwater quality treatment facilities that are to be designed and constructed in accordance with the requirements of the July 2000 Municipal Separate Storm Sewer System (MS4) and associated 2002 Technical Guidance Manual ("TGM"). The site improvements shall be designed to intercept and effectively prevent pollutants from discharging to the public storm drain system or other offsite conveyance systems. The stormwater quality system design shall be approved by the City Engineer prior to the issuance of an infrastructure improvement permit. (DS)

146. Developer shall implement onsite (privately maintained) stormwater quality mitigations that comply with the recommendations of the "Stormwater Quality Management Plan for Riverpark." (DS)

147. Stormwater treatment devices shall be designed to have no standing water. (DS)

148. Developer shall design and implement a plan to promote stormwater infiltration for this project. Project shall route roof runoff and parking spaces to infiltration devices to the maximum extent feasible. Overflow from the infiltration devices shall be directed to the onsite stormwater treatment facilities prior to discharging offsite. The stormwater infiltration plan shall be designed to the satisfaction of the City Engineer prior to the issuance of a grading or site improvement permit. (DS)

149. Developer shall install 'Full Capture System Devices' ("Devices") certified by the State Water Resources Control Board Executive Director in compliance with the Statewide Trash Amendments ("Amendments") to treat all stormwater runoff from this site that meets the definition of 'Priority Land Use' as defined by the Amendments at the time of issuance of a grading/site improvement permit. The Devices shall be sized for the 1-year 1-hour storm event and designed in accordance with the requirements of the Amendments and the Technical Guidance Manual for Stormwater Quality Control Measures. (DS)

150. The catch basin located on Clyde River Place that is in conflict with proposed driveway approach shall be relocated to outside the driveway's footprint. (DS)

151. Developer shall prepare a sewer report demonstrating the project complies with the master-planned/backbone sewer design and confirm the project will discharge sewer rates

within the specified ranges. A copy of the master plan exhibit shall be attached to the report. (DS)

152. The onsite irrigation system shall connect to the recycled water system. The project shall be responsible for irrigating the new frontage landscaping, unless the area is proven to be within the existing special district for irrigation and maintenance. (DS)

153. Developer shall list all grading or air quality-related environmental mitigation measures on the grading plan cover sheet. Developer shall cause all project contractors to comply with these mitigations during all phases of construction. (DS)

154. All existing and proposed easements within and around the project site shall be shown on the civil improvement plans. (DS)

155. The project shall dedicate new water easement(s) so that public water mains and devices are located inside the easement per City Standards prior to issuance of a grading permit. (DS)

156. Prior to issuance of a grading permit, the project shall dedicate new water easement(s) so that any existing water lines that serve Parcel 1 (APN 132-0-100-105) but are located on Lot 6 (APN 132-0-110-315) are located inside the new easement per City Standards. (DS)

157. The project shall acquire or provide reciprocal access agreements in favor of Parcel 1 (APN 132-0-100-105) and Lot 6 (APN 132-0-110-315) across a shared private driveway located near Town Center Drive prior to issuance of a grading permit. The reciprocal access agreement shall account for portions of Lot B (APN 132-0-110-175), Parcel 1, Lot 3 (APN 132-0-110-535), and Lot 6. (DS)

158. Developer shall provide the City Engineer with a 100-scale base map for addressing purposes on 18-inch by 24-inch mylar per City Standards. (DS)

159. The project shall construct a path between the trash storage area and the trash collection staging area for transportation of the trash containers. The path shall be constructed of portland concrete and its travel slope shall not exceed 2%. (DS)

160. The trash staging area shall not encroach on the Fire lane clearance for the private drive unless otherwise approved by the Fire Department. The driveway shall be at least 26-feet wide unless otherwise approved by the Fire Department. (DS)

161. The project shall upgrade existing curb ramps along the project frontages to current accessibility standards. (DS)

162. Developer shall construct triple-bin trash enclosure(s) meeting the latest City requirements with a solid non-combustible roof that prevents stormwater from entering the refuse bins. Developer shall construct all other components of the trash enclosure in accordance with the requirements on file with the Building and Engineering Division. Developer shall finish

the trash enclosure to match the major design elements of the main structure subject to approval by the Planning Division. The location and configuration of the enclosure shall be approved by the Environmental Resources Division. All site refuse bins shall be stored in an approved enclosure. No objects other than refuse bins may be stored in the enclosure without the written permission of the Environmental Resources Division. An alternative design is allowed that substantially conforms to the proposed entitlement drawings with the approval of the Environmental Resources Division. (DS)

POLICE DEPARTMENT CONDITIONS

Exterior Lighting

163. A condition of approval requires compliance with the Outdoor Lighting Code & Guideline.
    a. Outdoor lighting shall comply with Title 24, Part 6, of the California Code of Regulations: California's Energy Efficiency Standards for Residential and Nonresidential Buildings.
    b. Unless approved as a specific exception to this guideline, all outdoor lighting shall be flat lens, full cut-off fixtures with the light source fully shielded with the exceptions:
    c. Luminaires with a maximum output of 260 lumens per fixture, regardless of number of bulbs (equal to one 20-watt incandescent light), may be left unshielded provided the fixture has an opaque top to keep light from shining directly up.
    d. Luminaires that have a maximum output of 1,000 lumens per fixture, regardless of number bulbs (equal to one 60 watt incandescent light) may be partially shielded provided the bulb is not visible, and the fixture has an opaque top to keep light from shining directly up.
    e. Oxnard City Code 16-320: Lighting within physical limits of the area required to be lighted shall not exceed seven foot-candles, nor be less than one foot-candle at any point. A light source shall not shine upon, or illuminate directly any surface other than the area required to be lighted. No lighting shall be of a type or in a location that constitutes a hazard to vehicular traffic, either on private property or on the abutting streets. The height of light standards shall not exceed 26 feet. To prevent damage from automobiles, standards shall be mounted on reinforced concrete pedestals or otherwise protected.
    f. All exterior lighting shall operate from dusk to dawn.
    g. All exterior lighting shall be LED or similar in nature and spectrum (3,000K to 20,000K Correlated Color Temperature).

164. Exterior Lighting of the site, including parking areas, shall be between 1 and 7-foot candles and shall be in harmony with the existing adjacent lighting schemes. Lighting bollards shall not be used as part of the foot candle calculation on photometric sheets. Pedestrian area lighting serves outdoor pedestrian uses such as courtyards and entry ways. Pedestrian area lighting should achieve a uniformity ratio of 4 to 1 average to minimum, with an average illumination of 0.60 foot-candles.

165. Lighting instruments shall be full cut-off and installed so that light does not directly illuminate property outside the project site. Instruments shall not create glare for motorists or pedestrians. Lens shall be flat and parallel to the ground/floor. Wall packs and other luminaries that throw right laterally are not allowed unless specifically approved by Planning and Police.

166. Outdoor lighting instruments shall not be placed in close proximity to trees. An integrated landscape/lighting/photometric plan shall be submitted illustrating a 20-year tree maturity. This plan shall include all outdoor areas as well as the parking facility. This is to ensure that tree growth will not adversely impact future lighting and therefore site safety as the project matures. The integrated landscape/lighting/ photometric plan shall be submitted illustrating a 20-year tree maturity. This plan shall include all outdoor areas as well as the parking facility. This is to ensure that the growth will not adversely impact future lighting and therefore site safety as the project matures Plan sheet shall include:
    a. Tree species table which shows canopy bottom, top, and broadcast diameter at a 20 year maturity. Bottom of tree canopies shall not be less than 15-above any drive area to provide clearance for Fire and Solid Waste Vehicles.
    b. Pole mounted luminaires shall be placed to illuminate under tree canopies at a 20-year maturity. Pole and arm instruments should be considered in areas between landscape finger-planters.
    c. In areas where walkways exist opposite from parking stalls, pole and arm instruments should be placed directly opposite from finger-planters. Luminaires used in the photometric calculations shall only include those instruments mounted 8-feet or more above walking/driving surface. This plan shall be submitted to specialprojects@oxnardpd.org and approved prior to the issuance of building permits.

167. Interior parking facilities and porte cocheres shall be illuminated between 5 and 15 foot candles utilizing LED or similar luminaires with a spectrum 3,000K to 20,000K Correlated Color Temperature. Any paint proposed on the ceiling, walls and support pillars of the interior parking facility shall be a white or off-white color. Luminaires shall be located, when possible, between parking stalls to illuminate the areas people enter and exit their vehicles.

168. Parking Stalls shall be enumerated. However, the stall numbers shall not correspond to the residential unit assigned the stall.

169. The mailroom shall have the following features:
    a. Each door entering the mailroom shall have a camera dedicated to capturing images of the face and upper body of all persons who enter the mailroom. Such cameras shall be mounted at 7-feet above the floor in order to capture the best facial images.
    b. Additional cameras shall be ceiling mounted to capture general activity in the mailroom. Each camera shall be mounted so that access to all mail/package receptacles can be monitored.

c. Each door to the mailroom shall be equipped with access control mechanisms to limit access to authorized staff, tenants, and mail/parcel delivery personnel.

170. Each ground floor door & gate serving as a semi-public access point for tenants and staff of the complex shall be equipped with "Click-to-Enter" to provide first responder access to the common interior areas.

171. Prior to issuance of building permits, a site plan identifying the placement of wayfinding signs shall be approved by Planning and Police. The submittal shall include placement of signs and a detailed description of the signs.

172. A Security Camera System shall be operated 24 hours a day to monitor the activity at the site. The system shall be designed to capture images of all persons and all vehicles that enter the site. Cameras shall also be distributed throughout the site to capture general activities. The camera system shall comply with these minimum standards:
    a. The camera system shall be cloud based to facilitate off-site and mobile monitoring.
    b. The permittee and their successors shall provide the Oxnard Police Department with digital camera recordings pursuant to an official investigation in a timely manner.
    c. Cameras and supporting equipment shall supply digital color images under normal lighting conditions. Greyscale images are expected for infra-red lighting.
    d. Cameras shall be made by a reputable manufacturer and maintained to current industry standards.
    e. Cameras shall have low light capability to facilitate the later identification of persons involved in criminal or problem activities.
    f. The video system shall utilize a Digital Video Recorder (DVR). VHS and other formats are prohibited.
    g. The video system shall allow recording, live viewing and playback of recorded video for a period of at least 30 days.
    h. Recorded images shall bear a date and time stamp that cannot be altered.
    i. All entry doorways/gates to the premises shall be monitored by a camera or cameras that are strategically mounted for face capture of persons who enter. Such cameras shall be mounted no higher than 7 feet above the floor/ground. Face capture images shall be determined as those images where the clarity of a person's facial image is sufficient for later identification.
    j. All vehicular entrances to the parking facilities shall be monitored by a camera or cameras that are placed to capture images of sufficient quality where the vehicle's license plate, make, model, and color can be easily identified.
    k. Cameras in dome casings are highly encouraged as their area of focus is not easily determined by the casual observer.
    l. A camera shall be dedicated to face capture image of any person accessing the call system at the exterior of the primary entrance.

m. Site management shall provide in a timely manner any digital records of security camera or access control systems requested pursuant to a police investigation or for the periodic inspection of equipment required under these conditions.
n. Security cameras shall be installed to monitor activity around each side of the building's exterior.

173. The site shall be equipped with an access control system that shall restrict human and vehicle access to the semi-public areas of the site. The areas considered "semi-public" shall include: parking areas restricted to residents, the building lobby, mailroom, shared hallways, laundry rooms, activity rooms, pool, and physical fitness facilities.

174. The access control system shall utilize instruments such as cards, fobs, QR decals, or other devices that can be individually programmed to provide access, as appropriate, for an individual user. The system shall have the capacity to add or subtract an access instrument assigned to a particular residential unit, employee, or service provider.

175. The access control system shall include a call system at the exterior of the site's primary entrance that allows guests to contact residents or the managers to request access. The access control point at this entrance shall be enabled to open by a resident from their unit or from a remote digital device.

176. The access control system shall record each permitted access and the authorizing individual and the instrument/method used to facilitate the access.

177. "Click-to-Enter" access technology shall be installed at each pedestrian and vehicular entrance to a semi-public area to provide access to first responders.

178. A Security Plan shall be submitted to specialprojects@oxnardpd.org and approved prior to the issuance of building permits. The purpose of the Security Plan is to align the applicant's need to secure the development site for its end users with current security standards and to provide the Police Department an understanding of the layout of the site in the event of a critical incident. The Security Plan, when submitted directly to the Police Department, is considered a confidential document. The plan shall include:
    a. The Security Plan Sheet will identify the location of each security camera, camera recording/support equipment, all elements of an access control system, and any safe or secure room or rooms designed to maintain valuable assets or records.
    b. The Security Plan shall include a chart identifying each camera by an alpha-numeric, the scope of their capture area, and placement of the camera above the floor/ground.
    c. The Security Plan shall identify all doors with an alpha-numeric (e.g. D-1, D-2, etc.) that serve passage between public & semi-public, semi-public to semi public and similar access points where tenants and their guests routinely pass without needing specific permission from a resident or property manager/responsible party or resident. This would include access to the lobby, parking garage, laundry

room, mailroom, emergency exits, etc. When a camera is positioned for face pasture it shall be noted on the camera chart.

d. The Security Plan shall identify any area which is served by an intrusion/burglary alarm system.
e. The Security Plan shall identify all the components of the access control system, their location, and a chart that identifies each instrument with an alpha-numeric with the device name, make, and model. The access control system shall provide site access to tenants and persons authorized by the site management. The access control sites shall include areas deemed semi-public such as the lobby, parking garage, laundry room, mailroom, and any shared facility such as an activity room or community kitchen.
f. "Click-to-Enter" technology shall be installed to provide access for first responders to all entrances to the facility that serve as an interface between public and semi-public areas. All such access points shall be identified on the Security Plan.
g. The permittee/property manager/owner shall maintain all security features in good working condition and consistent with industry standards.

179. Site management is encouraged to have an active and cooperative relationship with their neighbors and the Oxnard Police Department. To facilitate this effort these elements shall be established by the site management:
    a. Site management should establish a dedicated email address for the site (ie: acmeapartments@acme.com). Once the email address has been established, site management should send an email to specialprojects@oxnardpd.org identifying the site address, management company, phone number dedicated email address, and the person managing the site.
    b. A sign shall be posted so it is readable from the public right of way and placed at or near the primary entrance which identifies the management company name, phone number, and the dedicated email address.
    c. Site Management should participate in crime prevention programs designed for multi-unit residential housing facilities.
    d. The property owner should inform the Oxnard Police Department of changes in site management and/or the dedicated email address by sending an email to specialprojects@oxnardpd.org

180. Any digital records from the security camera system or access control system shall be made available to any representative of the Oxnard Police Department in a timely manner upon request related to any official police investigation. If requested, the site manager shall upload or email any digital records at the request of a representative of the Oxnard Police Department.

181. Any intrusion alarm system installed at the sire shall utilize motion and infrared technology or similar technology to differentiate between human and non-human motion. The alarm system shall be compliant with Oxnard City Code 11-95 through 11-100.

182. Landscape elements shall be arranged and maintained to provide clear lines of sight and eliminate potential places of concealment.

183. Trees shall not be located where they would conflict with lighting instruments. Appropriate proximity is based on a tree's canopy size at twenty-year maturity.

184. Natal palm or similar hedge shrub shall be used as a "defensive barrier to protect against homeless habitation in areas prone to such activities.

185. CMU walls adjacent to or visible from a street shall be protected by landscaping elements to dissuade the application of graffiti. Creeping fig or similar climbing vines or a combination of vines and shrubs or hedging arranged to protect walls from vandals is required.

186. Trees shall be maintained so that the canopies do not interfere with pedestrian or vehicular traffic and safe sightlines are maintained.

187. Landscape elements shall be arranged to provide clear lines of sight and eliminate potential places of concealment and dissuade the application of graffiti. Through the life of the project the property shall be maintained to address these issues.

188. Parking stalls shall be enumerated. However, the stall numbers shall not correspond to the residential unit assigned the stall

189. Graffiti shall be removed or painted over within 24-hours of application. Site management shall maintain a supply of paint to match the building's exterior color scheme.

190. All vehicular entrances to the parking area shall be posted in compliance with California Vehicle Code 22658(a). Persons in lawful possession of the property may then cause the removal of a vehicle parked on the property to the nearest public garage if parked without the owner's permission. (PD)

191. A sign shall be posted at or near the primary entrance to the site that identifies the management company name, phone number, and the email address dedicated to the site management office.

192. A sign shall be posted at each entrance to the site stating: "NO TRESPASSING OR LOITERING. VIOLATORS SHALL BE SUBJECT TO REMOVAL OR ARREST PURSUANT TO STATE LAW AND CITY ORDINANCE".

193. Pool area signage & CC&Rs- Amplified music shall not be audible beyond the confines of the pool area

194. Mail and parcel delivery shall be in a room controlled by the building's access control system. This room shall be configured so that only tenants, USPS and parcel delivery

services have access. Building guests shall not have access to this area. This area shall also be monitored by the site's security camera system. This area shall have these features:

a. Prior to the issuance of building permits the developer shall contact the Oxnard Postmaster to ensure that the mail and parcel delivery system for the site will meet the requirements of the USPS.
b. A secure mailbox shall be provided for each residential unit.
c. A secure system for receiving parcel deliveries shall be established and maintained (PD/USPS).

FIRE DEPARTMENT STANDARD CONDITIONS

195. Developer shall construct all vehicle access driveways on the project property to be at least 26 feet wide, exclusive of shoulders. Developer shall mark curbs adjacent to designated fire lanes in parking lots to prohibit stopping and parking in the fire lanes. Developer shall mark all designated fire lanes in accordance with the California Vehicle Code. (FD/B, *F-1*)

196. All roof covering materials on the project property shall be of non-combustible or fire retardant materials approved by the Fire Chief and in compliance with the City Code. (FD, *F-2*)

197. Before the City issues building permits, Developer shall obtain the Fire Chief's approval of a plan to ensure fire equipment access and the availability of water for fire combat operations to all areas of the project property. The Fire Chief shall determine whether or not the plan provides adequate fire protection. (FD/DS, *F-3*)

198. At Developer's expense, Developer shall obtain two certified fire flow tests for the project property. The first test shall be completed before City approval of building plans and the second shall be completed after construction and prior to the issuance of a certificate of occupancy. The tests must be certified by a mechanical, civil, or fire protection engineer. Developer shall obtain permits for the tests from the Engineering Division. Developer shall send the results of the tests to the Fire Chief and the City Engineer. (FD/DS, *F-4*)

199. All structures on the project property shall conform to the minimum standards prescribed in Title 19 of the California Code of Regulations. (FD, *F-5*)

200. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, *F-6*)

201. At all times during construction, Developer shall maintain paved surfaces capable of handling loads of 76,000 pounds which will provide access for firefighting apparatus to all parts of the project property. (FD/DS, *F-7*)

202. Developer shall identify all hydrants and fire protection equipment on the project property as required by the Fire Chief. (FD, *F-8*)

203. Developer shall install security devices and measures, including walkway and vehicle control gates, entrance telephones, intercoms and similar features, subject to approval of the Police Chief and the Fire Chief. Vehicle control gates shall be operable by City approved radio equipment. (FD/PD, *F-9*)

204. Developer shall provide central station monitoring of the fire sprinkler system and all control valves. (FD, *F-10*)

205. The turning radius of all project property driveways and turnaround areas used for emergency access shall be a minimum of 48 feet outside diameter for a semi-trailer. (FD, *F-11*)

206. Developer shall provide automatic fire sprinklers as required by the City Code and shall contact the Fire Chief to ascertain the location of all connections. (FD, *F-12*)

207. Developer shall install in each structure in the project an alarm system with a central station monitor that will automatically notify the Fire Department in the event of a fire in the structure. The alarm system shall include a UL or State Fire Marshal approved device, which shall not exceed design specifications, that reports the location of the fire and provides floor by floor water flow monitoring and allows the central station monitor to inform the Fire Department. (FD, *F-13)*

208. Developer shall comply with Certified Unified Program Agency (CUPA) requirements regarding the storage, handling and generation of hazardous materials or waste. Prior to the issuance of building permits, Developer shall contact the CUPA division of the Fire Department to ensure that such requirements are followed. (FD, *F-16*)

209. Developer shall install a carbon monoxide detector on each level of the residence in accordance with the manufacturer's specifications. The detector shall be hardwired with a battery backup. (FD, *F-17*)

FIRE DEPARTMENT ADDITIONAL CONDITIONS

210. Areas designated by the Fire Marshal as Fire Lanes shall be identified by a red curb and signage per the California Department of Motor Vehicles.

211. The location of the Fire Department Connection needs to be provided and a fire hydrant shall be provided within 50-feet of this connection.

212. Class I standpipe is required in each stairwell and within the parking area.

213. Fire sprinkler coverage is required for:
    a. Covered Parking.
    b. Patios, overhangs or any other projections that are 48" or more from the structure.
    c. Open areas beneath stairs that serve a habitable space or when that area is

accessible for storage or has mechanical equipment.

d. The protection of the forced air unit when located in the attic or other areas that are normally inaccessible.

214. Developer shall assess for the two-way emergency responder communication coverage (ERCC) for emergency responders. Such equipment shall not conflict with the architectural design of the building and shall comply with zoning and planning requirements and conditions.

215. All emergency egress/Fire Department access windows or doors that serve any room that can be utilized for sleeping, shall have access to a public right-of-way without re-entering the structure.

216. Ensure landscape trees do not block bedroom emergency window exits.

217. Before the city issues a certificate of occupancy, the developer shall install a Knox key vault at a location to be determined by the Fire Department.

218. Gurney size elevators will be required.

219. All roof covering materials on the project property shall be of non-combustible or fire retardant materials approved by the Fire Chief and in compliance with the City Code. (FD, *F-2*)

220. All structures on the project property shall conform to the minimum standards prescribed in Title 19 of the California Code of Regulations. (FD, *F-5*)

221. The project shall meet the minimum requirements of the "Fire Protection Planning Guide" published by the Fire Department. (FD, *F-6*)

222. Developer shall install a carbon monoxide detector on each level of the residence in accordance with the manufacturer's specifications. The detector shall be hardwired with a battery backup. (FD, *F-17*)

HOUSING DEPARTMENT CONDITIONS

223. Based on the unit count proposed, 42 of the 280 units being developed must be affordable units. Five percent (5%) of the total units in the development must be offered for rent to very low-income households, as defined in the California Health and Safety Code 50105, five (5%) percent of total units in the development must be offered for rent to low-income households, as defined in the California Health and Safety Code 50079.5, and five (5%) of the total units in the development must be offered for rent to Moderate income households, as defined in California Health and Safety Code 50093. For purposes of determining tenant eligibility, Owner and Developer or Property Manager shall use the annual income limits for Moderate Income, Low Income, and Very Low-Income Households, respectively, as

published by the California Department of Housing and Community Development (HCD).

224. Affordable Rent (Very Low- Income Units) - For Very-Low Income Households "Affordable Rent" shall be inclusive of a reasonable utility allowance and not exceed one-twelth (1/12) times the product of thirty percent (30%) times fifty percent (50%) of area median income adjusted for family size appropriate to the Affordable Unit for households earning less than equal to fifty percent (50%) of the AMI for Ventura County Metropolitan Statistical Area as set forth in Sections 6918 and 6932 of Title 25 of the California Code of Regulations, unless another subsidy program is used, in which case the stricter requirement shall be applied. For purposes of calculating Affordable Rent, Owner and Developer or Property Manager shall use the Area Median Income for Ventura County as published annually by the California Department of Housing Community Development (HCD), as opposed to HCD's annual published income limits, which are used to determine tenant eligibility.

225. Affordable Rent (Low Income Units) - For Low Income Households, "Affordable Rent" shall be inclusive of a reasonable utility allowance and not exceed one - twelfth (1/12) times the product of thirty percent (30%) times eighty percent (80%) of Area Median Income (AMI) adjusted for family size appropriate to the Affordable Unit for Households earning less than or Equal to eighty percent (80%) of the AMI for the Ventura County Metropolitan Statistical Area as set forth in the Sections 6918 and 6932 of the Title 25 of the California Code of Regulations, unless another subsidy program is used, in which case the stricter requirement shall be applied. For purposes of calculating Affordable Rent, Owner and Developer or Property Manager shall use the Area Median Income for Ventura County as published annually by the California Department of Housing and Community Development (HCD), as opposed to HCD's annual published income limits, which are used to determine tenant eligibility.

226. Affordable Rent (Moderate Income Units) - For Moderate Income Households, "Affordable Rent" shall be inclusive of a reasonable utility allowance and not exceed one - twelfth (1/12) times the product of thirty percent (30%) times one hundred and ten percent (110%) of Area Median Income (AMI) adjusted for family size appropriate to the Affordable Unit for Households earning less than or Equal to one hundred and twenty percent (120%) of the AMI for the Ventura County Metropolitan Statistical Area as set forth in the Sections 6918 and 6932 of the Title 25 of the California Code of Regulations and as defined in health and Safety Code 50053 (b)(5), unless another subsidy program is used, in which case the stricter requirement shall be applied. For purposes of calculating Affordable Rent, Owner and Developer or Property Manager shall use the Area Median Income for Ventura County as published annually by the California Department of Housing and Community Development (HCD), as opposed to HCD's annual published income limits, which are used to determine tenant eligibility.

227. The affordable units must include: One (1) studio unit, seven (7) one- bedroom units, five (5) two-bedroom units, and one one (1) three bedroom unit offered for rent to very low-income households as defined in Health and Safety Code 50105. One (1) studio unit,

seven (7) one-bedroom units, and six (6) two bedroom units offered for rent to low-income households as defined in health and Safety Code 50079.5. One (1) studio unit, seven (7) one-bedroom units, and six (6) two bedroom units offered for rent to moderate income households as defined in Health and Safety Code 50093.

228. Owner and Developer must record affordability covenants approved as to form by the Housing Director prior to submitting their first building permit application. Units shall remain affordable for at least 55 years. The 55 year term shall begin following issuance of a certificate of occupancy for the development. Owner/developer must contact the Housing Department for review and approval of affordability covenants prior to recordation.

229. The Affordable Housing Agreement shall, among other things, specify the number of affordable units by number of bedrooms, level affordability, and standards for qualifying household incomes or other qualifying criteria. The City may collect an annual City monitoring fee, as approved by Council Resolution.

230. The affordable units must be designed and constructed to be architecturally consistent with and qualitatively similar to other unrestricted units in the project.

231. Prior to offering the affordable units for rent, the owner or developer must submit to the Housing Director the proposed location and rental amounts for the affordable units for review and approval and the dates which the units will be offered for rent.

232. Prior to issuance of a certificate of occupancy, Developer and Owner shall obtain a clearance form from the Housing Department certifying that a required number of affordable units are being offered at affordable rents and that a management plan, prepared by the Developer or Owner, for operation and management of the Affordable Rental Units has been submitted to the Housing Department and approved by the Housing Director. Owner or Developer shall provide a copy of the clearance form issued by the Housing Department to the project planner prior to issuance of the certificate of occupancy.

(Signature on next page)

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Oxnard on this 6th day of February, 2025.

Ronald Arruejo, Chair

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Commission of the City of Oxnard at a meeting held on the 6th day of February, 2025, and carried by the following vote:

AYES: Commissioner(s):

NOES: Commissioner(s):

ABSENT: Commissioner(s):

ABSTAIN: Commissioner(s):

RECUSED: Commissioner(s):

Joe Pearson II, AICP, Secretary

PZ 23-200-01
Appeal of the Community Development Director's Decision to Approve a Development Design Review Permit for The Point Apartments
2801 N. Oxnard Blvd.

Planning Commission
By: Daniel Houck Associate Planner

February 6, 2025

CITY OF OXNARD CALIFORNIA

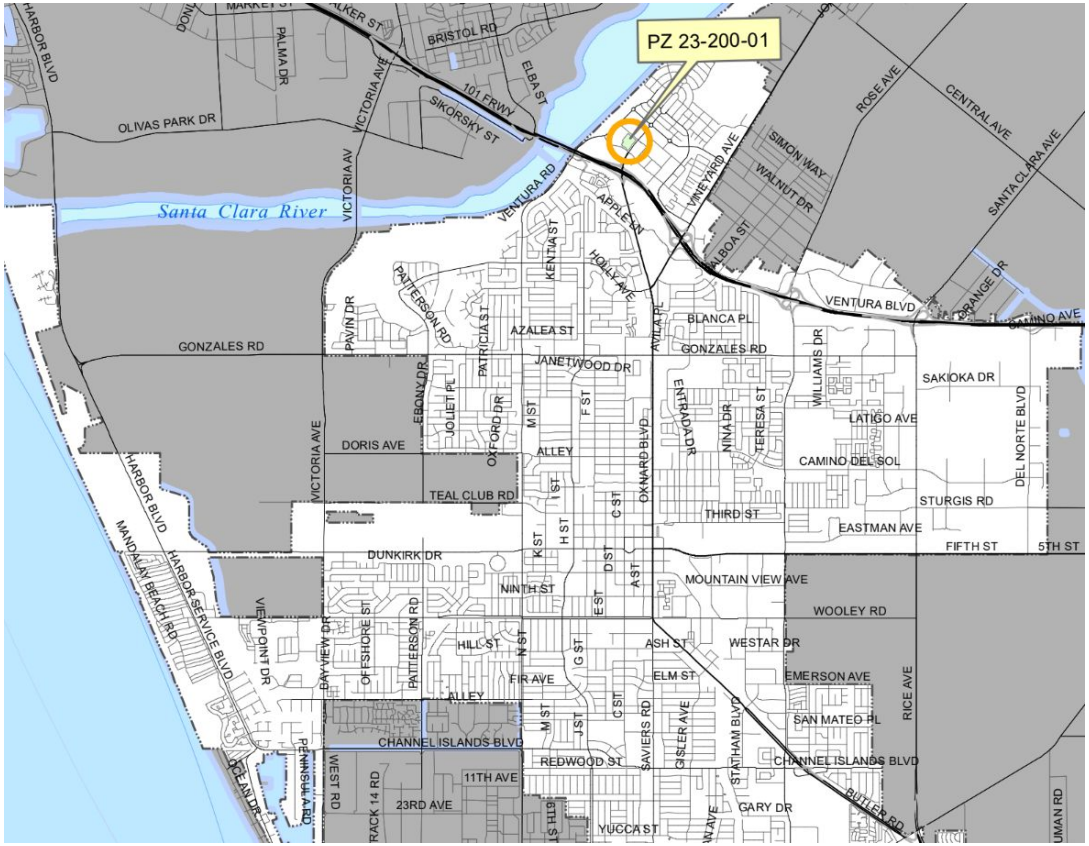
Project Description

- A request to construct a 4 story, 280-unit apartment building on a 4.85-acre site. The proposed building includes:
  - 280 units (17 studio apartments, 143 one-bedroom units, 104 two-bedroom units, and 16 three-bedroom units);
    - including 42 affordable units;
  - Private open space for residents;
  - 5.5-story centrally located parking structure with 490 residential parking spaces); and
  - Hardscape and Landscape improvements.
- Filed by Ann Walsh of Shea Properties

Project Location

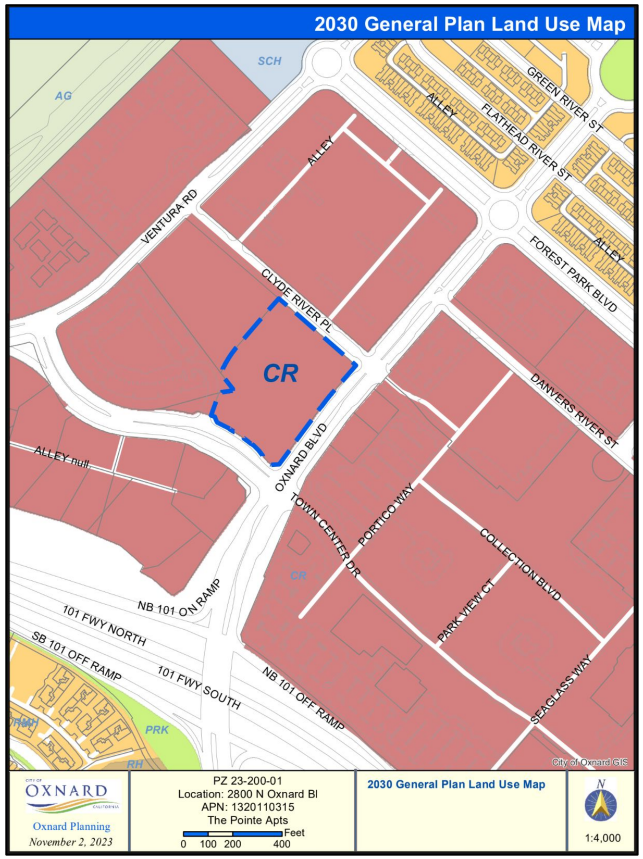
Subject Site: 2801 N. Oxnard Blvd. (APNs: 132-0-110-315)

Located within the RiverPark area



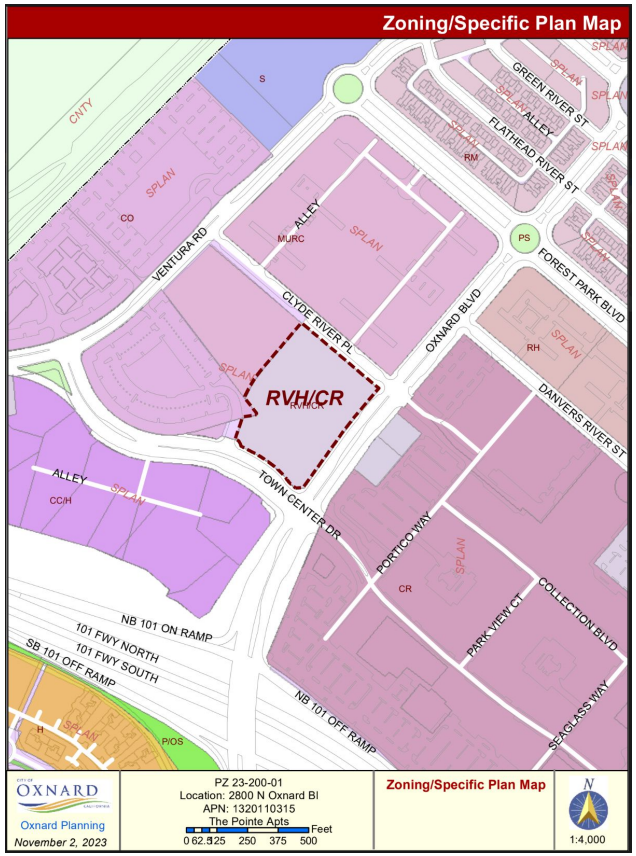
General Plan & Zoning Maps

General Plan Land Use Designation



Commercial Regional (CR)

Zoning Designation



RiverPark Specific Plan (RPSP)/Residential Very High and Commercial Regional

Existing Site

Subject Site: 2801 N. Oxnard Blvd.

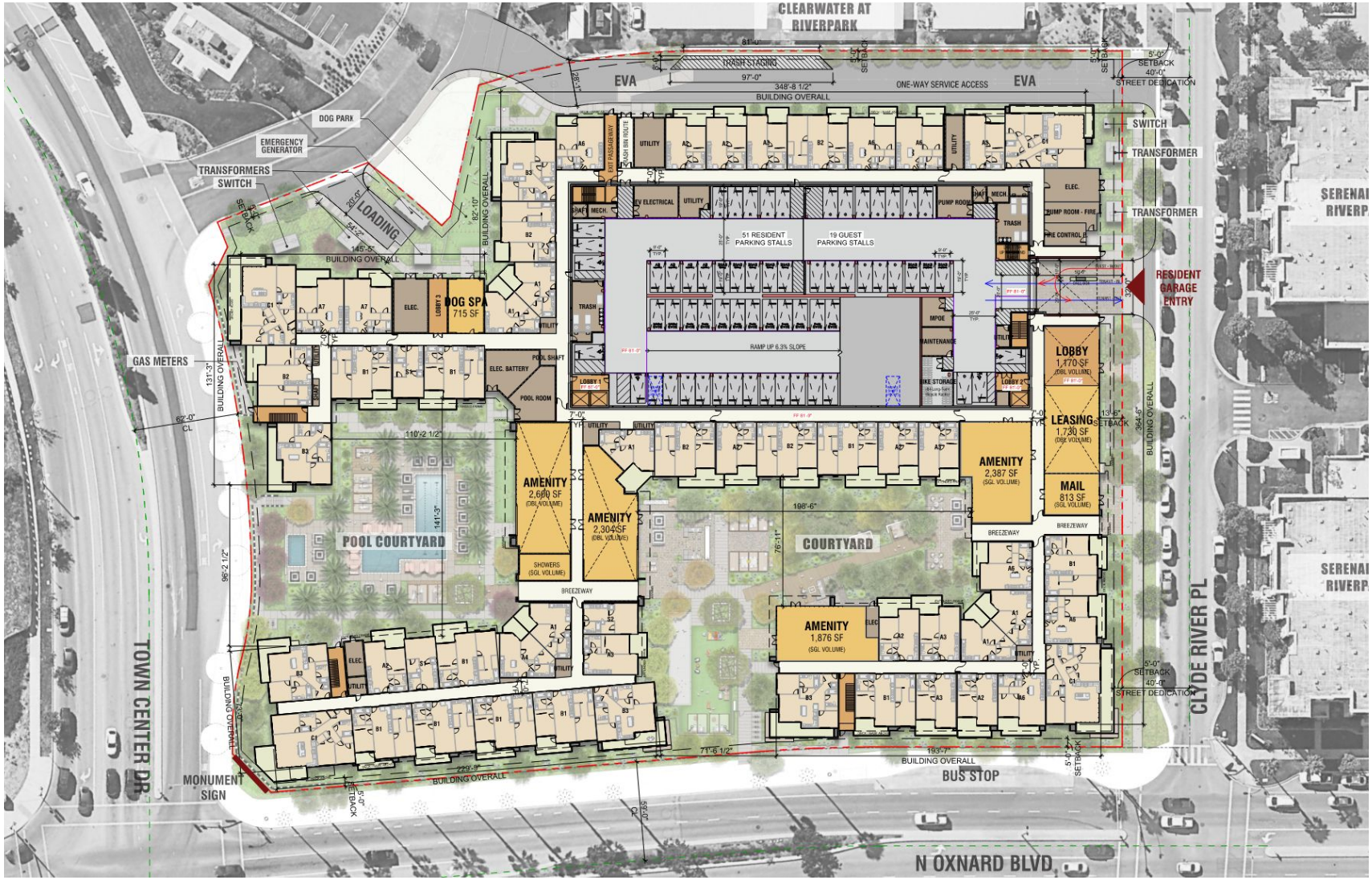
Surrounding Uses:

LOCATION	ZONING	2030 GENERAL PLAN	EXISTING LAND USE
Project Site (2801 Oxnard Blvd)	Commercial Regional	The RiverPark Specific Plan (Residential: Very High or Commercial Regional)	Vacant
North	Commercial Regional	The RiverPark Specific Plan: Mixed Use, Residential High, Commercial Office	Residential Apartments
South	Commercial Regional	The RiverPark Specific Plan: Commercial Convention/Hotel	Service Commercial and Oxnard Blvd
East	Commercial Regional	The RiverPark Specific Plan: Commercial Regional	Commercial (The Collection)
West	Commercial Regional	The RiverPark Specific Plan: Commercial Office	Commercial Office and Residential Apartments

Background

- The RiverPark Specific Plan was adopted by the City Council on September 10, 2002:
  - The original plan allowed for the development of 2,805 dwelling units and 2,485,000 square feet of commercial development.
  - Follows the design principles of the New Urbanism and Smart Growth movements.
- Seven previous amendments to the RiverPark Specific Plan have been approved. The most recent was approved on April 5, 2022. The current specific plan would allow for up to 4,068 dwelling units or 2,098,000 square feet of commercial development depending on the development options chosen.
- This expanded District C by 280 Residential units, which would be allotted to this project proposal if approved.
- On May 18th, 2023 this Development Design Review was submitted for the proposed 280 unit apartment building.
- On December 17, 2024, this Development Design Review was approved by the Community Development Director.
- On December 27, 2024, the Appellant filed a timely Appeal application with the City.

Background (Continued)



Background (Continued)

View looking Southwest:



View looking Northwest:



East Elevation:



North Elevation:



Appellant - Grounds of Appeal

- The Appellant gave one Grounds of Appeal as follows:
- "SAFER objects to the City's reliance on an Addendum to the River Park Specific Plan Environmental Impact Report (SCH No. 2000051046), certified in 2002 ("RPSP EIR") for the Project. Under the California Environmental Quality Act ("CEQA"), an addendum is not appropriate because the Project is not within the scope of the prior program EIR and there is new information available since the certification of the 2002 RPSP EIR indicating new significant impacts and/or the availability of new mitigation measures. Also, under CEQA Guidelines Section 15183, the Project will have peculiar impacts, cumulative impacts, and offsite impacts not analyzed in the RPSP EIR. Finally, the RPSP EIR left several impacts significant and unmitigated. These impacts must be analyzed at the project-level to ensure adequate mitigation. Therefore, SAFER requests that the Community Development Director refrain from taking any action on the Project at this time and, instead, direct staff to prepare an initial study for the Project, followed by a project-specific EIR or negative declaration as required by CEQA."

Staff's Response - Grounds of Appeal

Prior Environmental Review

- The Original RiverPark Specific Plan was analyzed through a Environmental Impact Report (EIR No. 00-03).
- Potential environmental impacts associated with the buildout of the RPSP were identified throughout the EIR, along with applicable mitigation measures.
- The FEIR No. 00-03 found four areas of significant impacts (Earth Resources-Mineral Resources, Water Quality, Agricultural Resources, and Cultural Resources-Historical Resources)
- There have been 15 addendums to the RiverPark EIR. The most recent was approved on April 5, 2022, in association with the recently approved specific plan amendment.
- The parcel was evaluated for a 280 unit residential development.

Staff's Response - Grounds of Appeal

The Appeal lacks merit for the following reasons:

- Appellant never gave a specific reason why the FEIR and addendums are no longer adequate for the project.
- The Appellant did not challenge the CEQA or comment on the project at any point until the project was already approved.
- The existing FEIR and Addendums covered the parcel for a 280 unit residential development.
- There has been new information of substantial importance, no substantial changes to the project, and no significant increase in the severity of potential impacts that would require major revisions to the past FEIR as well as none that would require a project level EIR.

General Plan Consistency

- Urban Village
  - RiverPark is located within the North Oxnard Transit Enhancement District (NOTED)

    Urban Village as defined in the 2030 General Plan.
  - Urban Villages shall be characterized by:
    - Infill and/or development of formerly agricultural land
    - Reinvestment in the existing community
    - Mixture of land uses
    - Mix of residential densities and housing types
    - Providing a minimum of 15 percent affordable housing
    - Location along or near corridors, downtown, and transit nodes
    - Transit, pedestrian, and bicycle circulation given high priority

Specific Plan Development Consistency

Residential Option Development Scenarios		
Scenario	**Additional Residential Units**	**Reduction in Commercial Development**
Districts B, C & D	1,025	-562,457
Districts B & C	613	-336,377
Districts C & D	692	-379,727
Districts B & D	745	-408,810
District B	333	-182,730
District C	280	-153,647
District D	412	-226,080

Project Wide Maximum Allowed Development Under the Residential Development Options		
Residential Options Selected by District	Maximum Number of Residential Units	Maximum square feet of retail, hotel/convention, and office uses
B, C, D	4,068	1,535,543
B & C	3,656	1,761,623
C & D	3,735	1,718,273
B & D	3,788	1,689,190
B	3,376	1,915,270
C	3,323	1,944,353
D	3,455	1,871,920
No Residential	3,043	2,098,000

Environmental Review

- The proposed use and development is consistent with the development anticipated under the RPSP, the Project necessitates neither changes nor additions to FEIR No. 00-03 including the subsequent addendums. Therefore, no additional environmental review is required pursuant to Public Resources Code Section 21166 and Sections 15162 through 15164 and 15183 of the State CEQA Guidelines.

Public Notice

- Notice of Director hearing was provided:
  - Newspaper,
  - On-site posting; and
  - Mailed to property owners within 300 feet of the Project site.

- To date, staff has received one public comment in opposition of the proposed project.

Staff Recommendation

Recommendation: That the Planning Commission:

1. That the Planning Commission find the Project to be consistent with Final Environmental Impact Report (FEIR No. 00-03) and subsequent addendums prepared for the RiverPark Specific Plan and therefore exempt from further environmental review pursuant to Sections 15162 through 15164 and 15183 of the CEQA Guidelines; and

2. Adopt a Resolution denying the Appeal and upholding the Community Development Director's Approval of Planning and Zoning Permit No. 23-200-01 (Development Design Review Permit), subject to certain findings and conditions, because the record shows that there is evidence necessary to make all of the Findings required by Oxnard City Code.

End of Presentation

CITY OF OXNARD CALIFORNIA