

COMMUNITY WORKSHOP

Monday, March 15, 2021

The attached documents have been submitted by the applicant for the following item:

- 1. PROJECT NAME: Catamaran Duplex; PLANNING AND ZONING PERMIT NO. 21-400-01 (Coastal Development Permit); Oxnard Dunes**

A request to construct a two-story 4,728 square-foot duplex on a 7,927 square-foot vacant site located at 1001 Catamaran Street (APN: 196-0-031-065) within the Coastal Multiple-Family (R-2-C) zone. Proposed development includes two attached units, with each unit size 1,943 square-feet, additionally both units include an attached 421 square-foot two-car garage. The project is exempt from environmental review pursuant to Section 15303 (New Construction of Small Structures), Class 3 of the California Environmental Quality Act (CEQA) Guidelines.

Applicant: Arthur Tamazyan
City Contact: Jay Dobrowalski, Senior Planner

Phone: (818) 921-0761
Phone: (805) 385-3498

For additional project information, please direct your inquiry to the listed contacts, or call the Planning Division at (805) 385-7858

Para información en español, favor de llamar al (805) 385-7858

RESIDENTIAL DUPLEX

1001 SOUTH CATAMARAN STREET, OXNARD, CA 93035

February 09, 2019

PROPOSED BUILDING



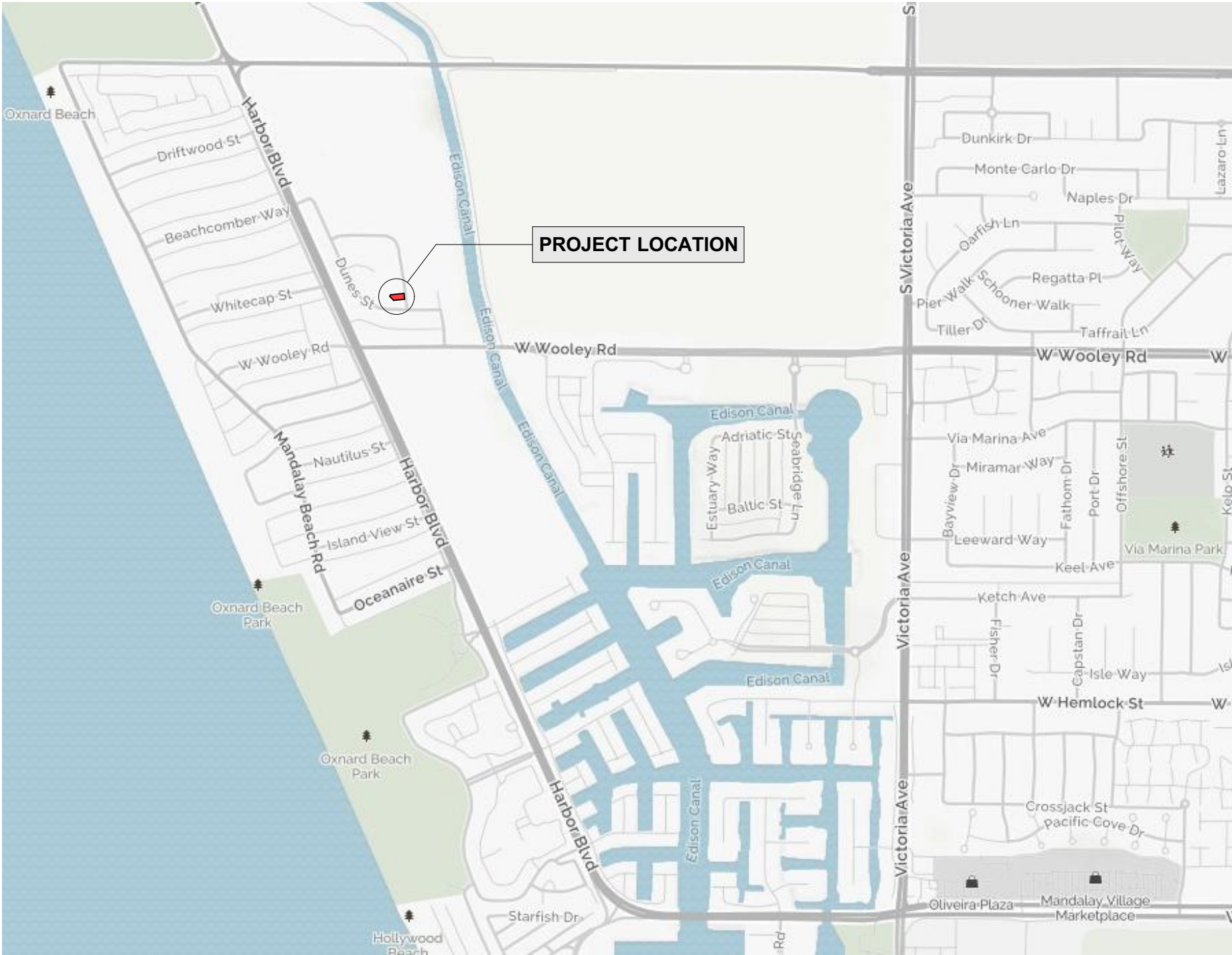
ABBREVIATIONS

A.F.F.	Above Finished Floor
@	At
BK	Back of Walk
BR	Bedroom
B.L.K.	Block or Blocking
BD.	Board
BRK.	Brick
B.L.D.G.	Building
CAB.	Cabinet
C.F.	Cement Fiber
C.L.G.	Ceiling
CTR.	Center
CLR	Clear
C.M.U.	Concrete Masonry Unit
COL.	Column
CONC.	Concrete Masonry Unit
CONT.	Continuous
CTRL.	Control
C.J.	Control Joint
DEM.	Demolish
D.B.I.	Dept. of Bldg. Inspection
DET.	Detail
DIA.	Diameter
DIM.	Dimension(s)
DR	Dining Room
DBL.	Double
D.F.	Douglas Fir
DWG.	Drawing
EA.	Each
E.J.	Expansion Joint
EQ.	Equal
EX.	Existing
EXT.	Exterior
F.O.S.	Face of Studs
FIN.	Finish
F.F.	Finished Floor
FRPL	Fireplace
FR.	Floor
F.D.	Floor Drain
FT.	Foot or Feet
FTS.	Footing
FDN.	Foundation
FURN.	Furniture
GAR.	Garage
G.B.	Gypsum Board
HD	Held Down
HDR.	Header
H.W.	Hot Water Heater
INCL.	Include
INS.	Insulation
INT.	Interior
JST.	Joist
K.	Kitchen
L.A.V.	Lavatory
L.F.	Linear Foot or Feet
LR	Living Room
LVL	Laminated Vertical Lumber
M.B.	Metal Bolt
[N]	New
<N.I.C.>	Not in Contract
N.T.S.	Not to Scale
O.C.	On Center
O.H.	Opposite Hand
OPG.	Opening
OPP.	Opposite
OSB	Oriented Strand Board
P.T.	Pressure Treated
PL	Plate
PLYMD	Plywood
PSL	Parallel Strand Lumber
QTY.	Quantity
REQ.	Required
REV.	Revision
RM	Room
R.O.	Rough Opening
S.A.D.	See Architectural Drawings
S.S.D.	See Structural Drawing
SIM.	Similar
SIMP.	Simpson Strong Tie
SGL.	Single
S.D.	Smoke Detector
S.F.	Square Foot or Feet
SW	Shear Wall
TEMP.	Tempered
T.C.	Top of Curb
T.O.P.	Top of Plate
T.F.	Top of Footing
T.W.	Top of Wall
TS	Tube Steel
TYP.	Typical
UNO	Unless Noted Otherwise
V.I.F.	Verify in Field
WD.	Wood

GENERAL NOTES

- THE WORD CONTRACTOR AS USED HEREIN SHALL MEAN THE GENERAL CONTRACTOR, SUBCONTRACTORS AND ALL PERSONS DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM.
- THE TERM CONSTRUCTION DOCUMENTS SHALL MEAN ALL OF THE DRAWINGS, SCHEDULES AND SPECIFICATIONS AND OTHER WRITTEN ORDERS ISSUED BY THE ARCHITECT'S, ENGINEERS' AND OTHER DESIGN PROFESSIONALS FOR THE PURPOSE OF CONSTRUCTING THE PROJECT.
- CONTRACTOR SHALL PROMPTLY NOTIFY OWNER'S REPRESENTATIVE IF THE CONTRACTOR BECOMES AWARE DURING THE PERFORMANCE OF THE WORK THAT THE CONSTRUCTION DOCUMENTS ARE AT VARIANCE WITH APPLICABLE CODE REQUIREMENTS. IF CONTRACTOR PERFORMS WORK WHICH HE KNOWS OR SHOULD KNOW IS CONTRARY TO APPLICABLE CODE REQUIREMENTS WITHOUT THE AGREEMENT OF OWNER, CONTRACTOR SHALL BE RESPONSIBLE FOR SUCH WORK AND SHALL BEAR THE RESULTANT LOSSES INCLUDING WITHOUT LIMITATION THE COSTS OR CORRECTING DEFECTIVE WORK.
- CONTRACTOR SHALL PERFORM THE WORK IN ACCORDANCE WITH CURRENT EDITION OF THE CALIFORNIA BUILDING CODE (C.B.C.), AS AMENDED AS OF THE DATE OF THESE DRAWINGS AND WITH LOCAL ORDINANCES, RULES, REGULATIONS, AND LAWFUL ORDERS OF ALL PUBLIC AUTHORITIES HAVING JURISDICTION OVER OWNER, CONTRACTOR, ANY SUBCONTRACTOR, THE PROJECT, THE PROJECT SITE, THE WORK, OR THE PROSECUTION OF THE WORK.
- CONTRACTOR SHALL TAKE FIELD MEASUREMENTS TO VERIFY FIELD CONDITIONS AND CAREFULLY COMPARE WITH THE CONSTRUCTION DOCUMENTS SUCH FIELD MEASUREMENTS, CONDITIONS AND OTHER INFORMATION KNOWN TO CONTRACTOR BEFORE COMMENCING THE WORK. ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED AT ANY TIME SHALL BE PROMPTLY REPORTED IN WRITING TO THE OWNER.
- DO NOT SCALE DRAWINGS.** WRITTEN DIMENSIONS TAKE PRECEDENCE. DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED. ELEVATION DIMENSIONS ARE TO SUBFLOORS AND PLATES U.O.N. LARGER SCALE DRAWINGS TAKE PRECEDENCE OUT SMALLER SCALE DRAWINGS.
- CONTRACTOR SHALL CAREFULLY STUDY AND REVIEW THE CONSTRUCTION DOCUMENTS AND INFORMATION FURNISHED BY OWNER AND SHALL PROMPTLY REPORT TO OWNER'S REPRESENTATIVE ANY ERRORS, INCONSISTENCIES OR OMISSIONS IN THE CONSTRUCTION DOCUMENTS OR INCONSISTENCIES WITH APPLICABLE CODE REQUIREMENTS OBSERVED BY THE CONTRACTOR. IF CONTRACTOR PERFORMS ANY CONSTRUCTION ACTIVITY WHICH HE KNOWS OR SHOULD KNOW INVOLVES AN ERROR, INCONSISTENCY OR OMISSION REFERRED TO ABOVE WITHOUT NOTIFYING AND OBTAINING THE WRITTEN CONSENT OF OWNER'S REPRESENTATIVE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESULTANT LOSSES INCLUDING, WITHOUT LIMITATION, COSTS OF CORRECTING DEFECTIVE WORK.
- ALL STANDARD NOTES CONTAINED HEREIN ARE TYPICAL UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE COORDINATION OF ALL SUB-CONTRACTORS WORK AND THE COMPLETION OF SAID WORK. CONTRACTOR SHALL REVIEW ALL MATERIALS AND WORKMANSHIP AND REJECT DEFECTIVE WORKMANSHIP WITHOUT WAITING FOR THE ARCHITECT OR OWNER TO REJECT THE WORK.
- CONTRACTOR SHALL PROVIDE CERTIFICATES OF INSURANCE ACCEPTABLE TO OWNER PRIOR TO COMMENCEMENT OF WORK.
- BY SUBMITTAL OF BID, CONTRACTOR WARRANTS TO OWNER THAT ALL MATERIALS AND EQUIPMENT TO BE FURNISHED ARE NEW UNLESS NOTED OTHERWISE AND ALL WORK WILL BE OF GOOD QUALITY AND FREE FROM FAULTS AND DEFECTS.
- ALL TRADE NAMES AND BRAND NAMES CONTAINED HEREIN ESTABLISH QUALITY STANDARDS. SUBSTITUTIONS ARE PERMITTED WITH PRIOR APPROVAL BY OWNER.
- WHERE CONSTRUCTION DETAILS FOR A PART OF THIS PROJECT ARE NOT SHOWN, THE WORK SHALL BE THE SAME AS OTHER SIMILAR WORK FOR WHICH DETAILS ARE SHOWN.
- THE CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR SCHEDULING AND THE WORK CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF PERSONS AND PROPERTY AND FOR THE COMPLIANCE OF APPLICABLE OSHA SAFETY STANDARDS. JOB SITE OBSERVATIONS BY THE OWNER OR ARCHITECT ARE NOT INTENDED TO INCLUDE CHECKING THE CONTRACTOR'S SAFETY STANDARDS.
- CONTRACTOR SHALL PROTECT ALL INSTALLED WORK AND MATERIALS STORED ON THE SITE FROM RAIN OR ANY ADVERSE WEATHER CONDITIONS, VANDALISM AND THEFT. ANY MATERIALS OR WORK LEFT UNPROTECTED AND THEN DAMAGED OR STOLEN SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
- CONTRACTOR SHALL OBTAIN ALL CHANGE ORDERS IN WRITING PRIOR TO COMMENCING ANY WORK NOT INCLUDED IN THE ORIGINAL CONTRACT. FAILURE TO OBTAIN SUCH AUTHORIZATION MAY INVALIDATE CONTRACTOR'S CLAIM TO ADDITIONAL COMPENSATION.
- CONTRACTOR SHALL PROVIDE ADEQUATE SHORING AND BRACING AGAINST GRAVITY AND SEISMIC LOADS - AND TAKE COMPLETE RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF SUCH BRACING - UNTIL ALL STRUCTURAL ITEMS HAVE BEEN COMPLETELY INSTALLED AS PER THE CONSTRUCTION DOCUMENTS.
- CONTRACTOR SHALL GUARANTEE HIS WORK AND THAT OF HIS SUB-CONTRACTOR'S FOR MINIMUM OF ONE YEAR FROM THE DATE OF "SUBSTANTIAL COMPLETION." CONTRACTOR'S GUARANTEE SHALL NOT VOID OR SHORTEN ADDITIONAL WARRANTIES THAT MAY BE AVAILABLE TO THE OWNER THROUGH PRODUCT MANUFACTURERS OR CONSUMER LAW.
- THE CONSTRUCTION DOCUMENTS AND ALL COPIES THEREOF FURNISHED TO CONTRACTOR ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE USED ON OTHER WORK.

LOCATION MAP



PROJECT DESCRIPTION

THE PROJECT IS A NEW RESIDENTIAL DUPLEX BUILDING WITH TWO UNITS 2010sf EACH ON EMPTY PARCEL NUMBER 196 00 21 045 SEPARATED BY ONE-HOUR RATED DEMISING WALL. TOTAL BUILDING AREA 4.020 sf

PROJECT DATA

LOCATION:	861 DUNES STREET OXNARD, CA 93035
PARCEL ID (APN):	196 0 021 045
TRACK:	1567 01
MAP NUMBER:	041MR083
LOT SIZE:	6,480 sf
ZONE:	R2C (COASTAL MULTI-FAMILY)
OCC:	R-3/U-1
PROPOSED FLOOR AREA:	3898sf (1949sf x 2)
LOT COVERAGE:	44%
USE:	DUPLEX WITH ATTACHED GARAGE
HEIGHT:	22'-10"

DEFERRED SUBMITTALS

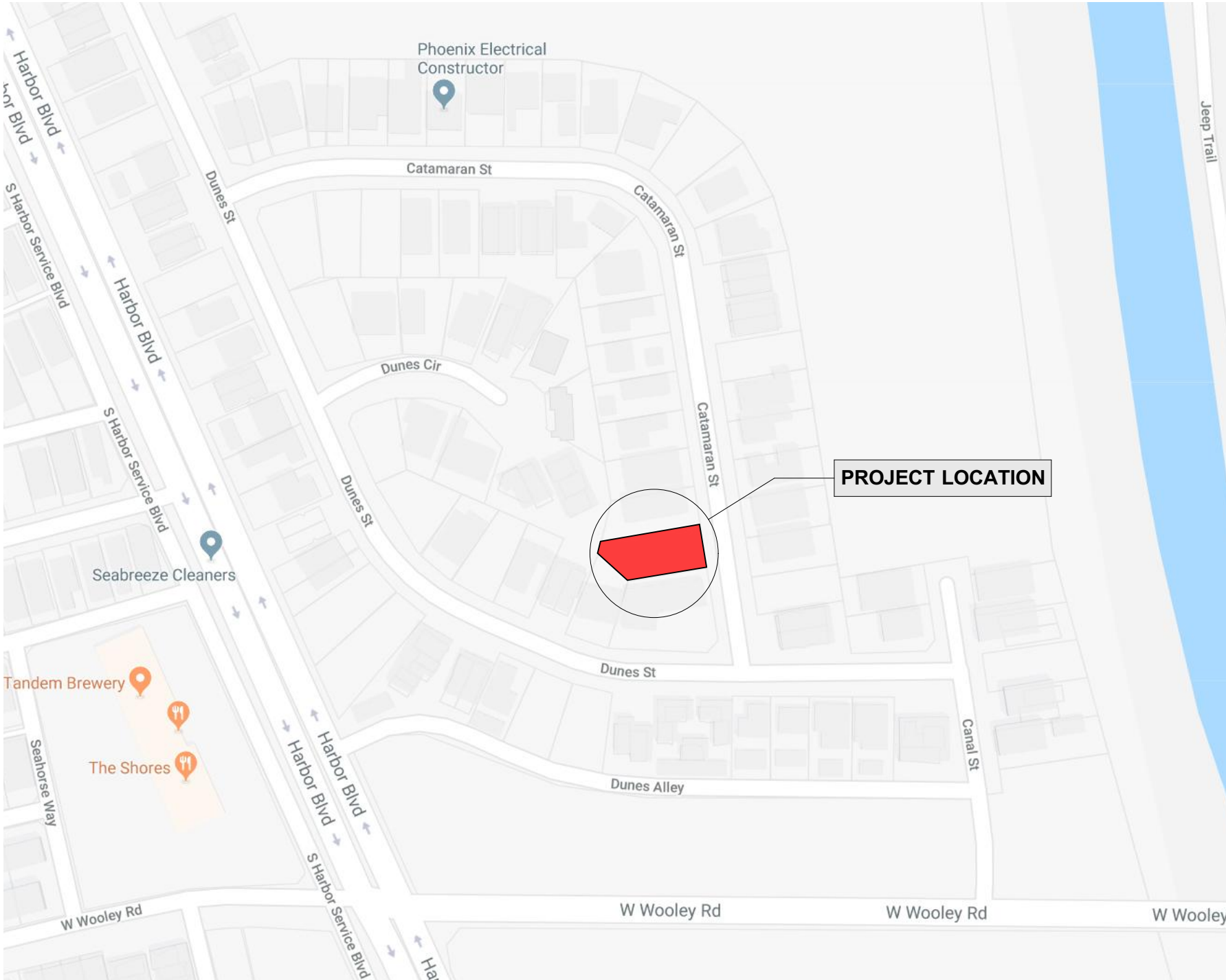
SPRINKLER SYSTEM

APPLICABLE CODES & REGULATIONS

2016 California Building Standards Code
2016 California Residential Code
2016 California Mechanical Code
2016 California Plumbing Code
2016 California Electrical Code
2016 California Energy Code
2016 California Fire Code
2016 California Green Building Standards Code

ADDITIONALLY, CONFORM TO ALL LOCAL ORDINANCES AND REQUIREMENTS

AREA MAP



PROJECT CONTACTS

OWNER

TMZN HOLDING LLC
N Glendale Ave.
Glendale, CA 91206
(818) 521-4900

ARCHITECT

Eloyan Architects
Avik Eloyan.
1038 2-nd Street Dr,
Lafayette, CA 94549
(415) 966-1110

ENGINEER

MLB Engineering
Gegam Burnazyan
5832 Jamieson Ave.
Encino, CA 91316
(818) 522-3181

DRAWING INDEX

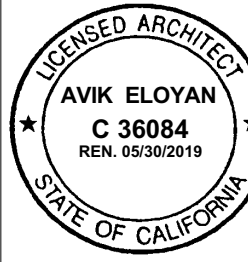
ARCHITECTURE

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STRUCTURAL

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PERMIT
SET

RESIDENTIAL DUPLEX
1001 CATAMARAN STREET, OXNARD, CA 93035
A.P.N.: 196-0-031-065

Revisions/Issue	No.	Date:
	0	09/02/19

Project: 18022

SHEET NUMBER
A0.0

NOTES

1. THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY ALL PRE-EXISTING CONDITIONS AND DIMENSIONS AT THE PROJECT SITE WITH THE PLANS. ANY DISCREPANCIES IN THE PLANS OR BETWEEN THE PLANS AND THE SITE SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE IN WRITTING BEFORE STARTING WORK. UPON THE START OF ANY WORK THIS PLAN SHALL BE DEEMED ACCEPTED BY THE CONTRACTOR(S).
2. THE CONTRACTOR AND ALL SUB-CONTRACTORS SHALL VERIFY AT THE SITE, ALL MEASUREMENTS INDICATED ON THE DRAWINGS, AND SHALL ESTABLISH CORRECTLY, LINES, LEVELS AND POSITIONS FOR THE WORK, AND BE RESPONSIBLE FOR THEIR ACCURACY. ANY DISCREPANCIES IN THE PLANS OR BETWEEN THE PLANS AND THE SITE SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE IN WRITTING BEFORE STARTING WORK. UPON THE START OF ANY WORK THIS PLANS SHALL BE DEEMED ACCEPTED BY THE CONTRACTOR(S).
3. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR HAVING VISITED THE SITE, TO HAVE COMPARED IT WITH THE DRAWINGS AND SPECIFICATIONS & TO HAVE EXAMINED THE CONSTRUCTION DOCUMENTS PRIOR TO SUBMISSION OF BID. IN THE EVENT THE CONTRACTOR DISCOVERS ANY DISCREPANCIES, ERRORS OR OMISSIONS IN THE DRAWINGS OR SPECIFICATIONS, OR ANY CONFLICTS WITH THE LAWS OR ORDINANCES OF THE MUNICIPALITY IN WHICH THE WORK IS TO BE PERFORMED, CAPITAL DESIGNS SHALL BE NOTIFIED IMMEDIATELY IN WRITTING. ANY NECESSARY CHANGES OR CLARIFICATIONS WILL BE MADE BY WRITTEN ADDENDUM AND WILL HENCEFORTH BE CONSIDERED AS PART OF THE CONSTRUCTION DOCUMENTS.
4. ALL WORK SHALL BE OF PROFESSIONAL QUALITY AND CONFORM TO NO LESS THAN THE STANDARDS OF THE LATEST ADOPTED LOCAL BUILDING CODE UNLESS NOTED OTHERWISE. REFERENCES IN THIS PLAN ARE TO THE 1994 UNIFORM BUILDING CODE PUBLISHED BY THE I.C.B.O. WHERE CONFLICTS EXIST, LOCAL CODES SHALL TAKE PRECEDENCE.
6. ALL MATERIALS, FIXTURES, APPLIANCES, HARDWARE AND FINISHES NOT SPECIFIED HEREIN SHALL BE PER OWNER AND/OR CONTRACTOR.
7. CONTRACTOR SHALL PROVIDE CONTINUOUS SHORING OF OVERHEAD LOADS WHERE EXISTING LOAD BEARING MEMBERS ARE TO BE REMOVED OR RELOCATED UNTIL NEW STRUCTURAL MEMBERS ARE SECURELY IN PLACE.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THE WEATHER-TIGHT INTEGRITY OF ALL AREAS OF THE STRUCTURE(S) AFFECTED BY CONSTRUCTION DURING ALL PHASES OF CONSTRUCTION AND FOR A MINIMUM OF ONE YEAR AFTER FILING NOTICE OF COMPLETION.
9. CONTRACTOR SHALL DETERMINE THE ADEQUACY OF EXISTING ELECTRICAL, GAS, WATER, HEATING AND AIR-CONDITIONING.
10. SMOKE DETECTORS (I.C.B.O. APPROVED) SHALL BE PROVIDED IN ALL BEDROOMS, NEW AND EXISTING, AND/OR IN ADJOINING HALLWAYS AS REQUIRED BY LOCAL CODES. UNITS FOR NEW CONSTRUCTION SHALL BE HARD WIRED WITH BATTERY BACKUP AND INTERCONNECTED, UNITS FOR EXISTING AREAS MAY BE BATTERY OPERATED.
11. ALL EXTERIOR FINISHES SHALL MATCH EXISTING ADJACENT FINISHES, WHERE APPLICABLE, AS CLOSELY AS PRACTICAL UNLESS SPECIFIED OTHERWISE ON PLAN.
12. ALL DIMENSIONS ARE ROUGH AND TO SURFACE OR STUD LINES (OR CENTERLINES AS INDICATED) UNLESS NOTED OTHERWISE.
13. ALL INTERIOR DOORS SHALL BE 1-3/8" THICK WOOD FACED HOLLOW CORE UNLESS NOTED OTHERWISE. ENTRY DOORS SHALL BE 1-3/4" THICK WOOD SOLID CORE UNLESS NOTED OTHERWISE. GARAGE-TO-DWELLING DOORS SHALL BE RATED 1-HR. MIN., BE TIGHT FITTING AND HAVE SELF-CLOSERS. ALL DOORS SHALL HAVE 3/8" CLEARANCE AT BOTTOM EXCEPT AT THRESHOLDS.
14. ALL SHOWERS AND TUBS WITH SHOWERS SHALL HAVE 6" HIGH MIN. NON-ABSORBENT WALLS. ALL SHOWER ENCLOSURES, WINDOWS WITHIN 5' OF TUB OR SHOWER FLOORS, WINDOWS OVER 9 SQUARE FEET IN AREA WITHIN 18" OF FINISH FLOORS AND GLAZING BOTH WITHIN 12" OF A DOOR AND AT THE SAME TIME 5' OF THE FLOOR OR WALKING SURFACE SHALL BE OF SHATTER-RESISTANT MATERIALS OR TEMPERED GLASS MEETING OR EXCEEDING THE TEST REQUIREMENTS OF PART-4 OF U.B.C. STANDARD NO. 24-2 OR EQUIVALENT TESTS APPROVED BY THE BUILDING OFFICIAL.
15. ALL BATHROOMS AND SERVICE ROOMS WITHOUT NATURAL VENTILATION SHALL BE PROVIDED WITH A FAN CAPABLE OF 5 AIR CHANGES MIN. PER HOUR, WITH BACKDRAFT DAMPER.
16. ALL TUBS TO BE EQUIPED WITH A 12" x 12" METAL PLUMBING ACCESS PANEL SET IN METAL FRAME.
17. ALL SHEET METAL TO BE MIN. 26 GA. GALVANIZED IRON UNLESS NOTED OTHERWISE ON PLAN.
18. FLASH ALL EXTERIOR OPENINGS WITH APPROVED WATERPROOF BUILDING PAPER EXTENDING MIN. 3" UNDER BUILDING PAPER BEHIND FINISH WALL TREATMENT.
19. ALL ROOF WATER ON NEW CONSTRUCTION TO BE CARRIED TO STREET OR OTHER APPROVED WATERCOARSE VIA NON-EROSIVE DRAINAGE DEVICES WHETHER SHOWN ON PLAN OR NOT.
20. ALL SPACES DESIGNED TO CONTAIN ELECTRIC OR ELECTRONIC EQUIPMENT CAPABLE OF GENERATING HEAT SHALL BE WELL VENTED TO THE ADJACENT ROOM.
21. ALL USABLE SPACES UNDER INTERIOR STAIRS SHALL BE COVERED WITH 5/8" TYPE "X" GYPSUM BOARD.
22. ALL TREES ON THE SITE ARE TO BE PROTECTED UNLESS SHOWN TO BE REMOVED. PERMITS SHALL BE OBTAINED FOR OAK TREES TO BE REMOVED.
23. AT COMPLETION OF PROJECT THE CONTRACTOR SHALL PROVIDE FOR FINAL CLEAN-UP OF JOB SITE. IN ADDITION ALL GLASS THAT IS DAMAGED OR SCRATCHED SHALL BE REPLACED. ALL HARDWARE, PLATED OR PAINTED METAL AND FIBERGLASS SURFACES SHALL BE CLEANED WITHOUT THE USE OF ABRASIVES.

ARTICLE II.

COASTAL SUB-ZONES
17-13. R-2-C, COASTAL MULTIPLE-FAMILY, SUB-ZONE.

- (A) Purpose - The purpose of the R-2-C sub-zone is to provide an area of moderate-density multiple-family dwellings suitable for legally existing and new subdivisions located in areas adjacent to significant coastal resources, both urban and natural in character. Development within the R-2-C sub-zone shall be consistent with the policies of the Oxnard coastal land use plan.
('64 Code, Sec. 37-2.4.1)
- (C) Conditionally permitted uses - The following uses are permitted subject to the approval of a coastal development permit pursuant to article V:
(1) Duplex or multiple-family dwelling units either in separate buildings or combined in one or more main buildings to a maximum of six units per building;
(2) Townhouses, condominiums, and attached and semi-attached dwellings on a permanent foundation;
('64 Code, Sec. 37-2.4.3)
- (D) Property development standards -
(1) Maximum building height: two stories, not to exceed 25 feet.
(2) Minimum lot area: 3,500 square feet per dwelling unit. One unit only permitted on lots of less than 7,000 square feet or with an average width less than 50 feet. Lots of record prior to May 21, 1981, which have a min. of 6,000 square feet, may contain two dwelling units, provided minimum width is met.
(3) Minimum lot width: 50 feet.
(5) Front yard setback: 20 feet.
(6) Rear yard setback: 25 feet.
(7) Side yard setback: 5 feet.
(8) Accessory buildings: may occupy any portion of rear yard if located at least six feet from main structure, if has no more than one story in height, and if set back a minimum of 15 feet from any alley or way.
('64 Code, Sec. 37-2.4.4)

ARTICLE V.

ADMINISTRATION
SEC. 17-57. COASTAL PERMIT PROCEDURES.

- (A) Purpose - The purpose of this section is to describe procedures and various land use permits that may be applied for within the coastal zone, and further to provide for amendments to the land use and zoning designations on properties where amendments are warranted. At the time of application, a review of the location, design, configuration and impact of the proposal shall be conducted by comparing the proposal to established standards, consistent with the policies of the Oxnard coastal land use plan.
('64 Code, Sec. 37-5.3.1)
- (B) Applicability - The following eight categories of review represent the primary range of procedures for addressing land use within Oxnard's Coastal Zone:

(2) Categorical exclusions -
(a) The following list types of development within prescribed geographical areas are exempt from the permit provisions outlined in this section, provided that a zone clearance is obtained where appropriate:
(ii) Oxnard Dunes - The developed areas located in the area bounded by Fifth Street on the north, the Edison Canal on the east, Wooley Road on the south, and Harbor Boulevard on the west.

LOT COVERAGE INFORMATION

1. LOT AREA: 6,480 sf
2. INTERIOR YARD SPACE (I.Y.S):
25% OF LOT AREA: 1,620 sf
DIMENSIONS: 54'x30'
3. BUILDING COVERAGE: 2,840 sf
4. PAVING COVERAGE: 686 sf
5. TOTAL LOT COVERAGE:
REQUIRED: 60% MAX (of lot area)
PROVIDED: 54.4% (2,840 sf+686 sf)
6. LANDSCAPING COVERAGE: 419 sf
7. OPEN AIR SPACE: 56% (3,640 sf)

AREA CALCULATIONS

- UNIT #1

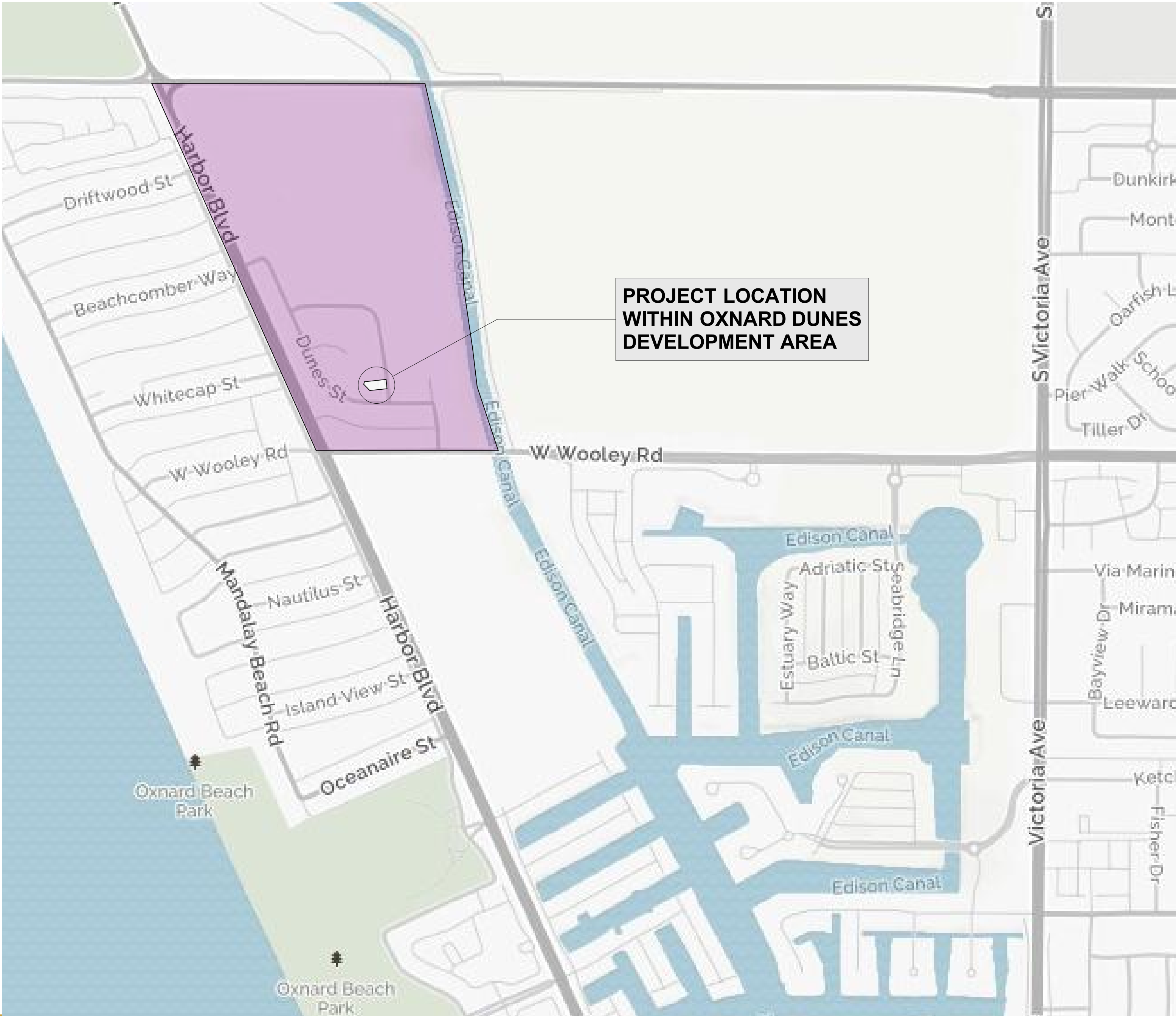
FIRST FLOOR: 835 sf
SECOND FLOOR: 1,108 sf
TOTAL: 1,943 sf
PATIO: 85 sf
BALCONY: 263 sf
GARAGE: 421 sf

TOTAL (HOUSE+GARAGE): 2,364 sf
- UNIT #2

FIRST FLOOR: 835 sf
SECOND FLOOR: 1,108 sf
TOTAL: 1,943 sf
PATIO: 85 sf
BALCONY: 263 sf
GARAGE: 421 sf

TOTAL (HOUSE+GARAGE): 2,364 sf

OXNARD DUNES DEVELOPMENT AREA



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REL. 05/30/2019

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Revisions/Issue

No.

Date:

0

09/02/19

PLANNING

Project: 18022

SHEET NUMBER

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1 LOOKING SOUTH



2 LOOKING WEST



3 LOOKING NORTH

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No.	Date:
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1	
2	
3	

STREET VIEWS

Project: 18022



REAR OF THE BUILDING. 3D MODEL



VIEW FROM CATAMARAN STREET. PHOTORENDERING



SIDE OF THE BUILDING. 3D MODEL



VIEW OF ENTRY ALLEY AND ENTRANCE. 3D MODEL

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PERSPECTIVE
VIEWS

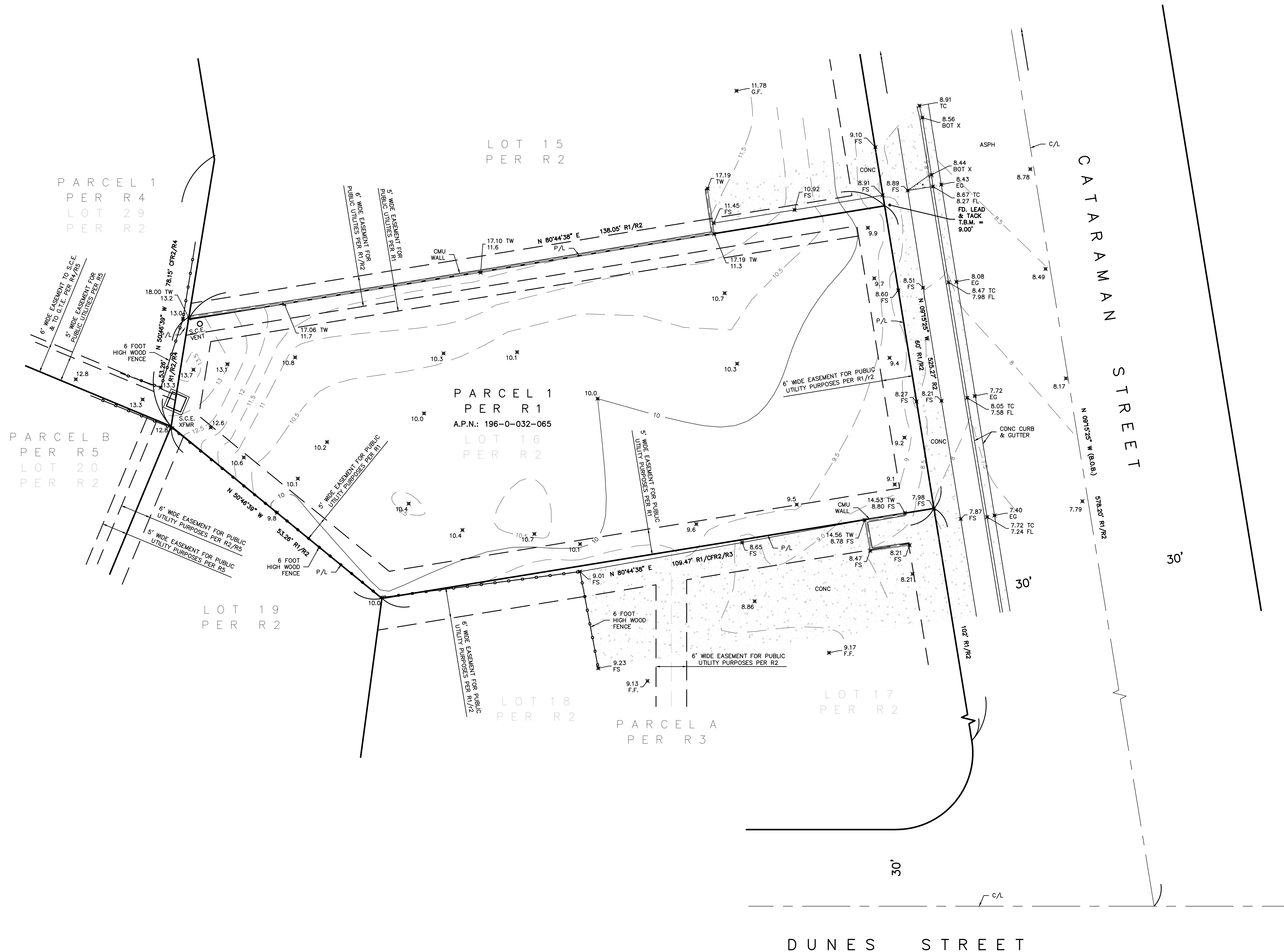
Project: 18022

SHEET NUMBER
A0.3

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C 36084
Exp. 05/30/2019
STATE OF CALIFORNIA



BENCH MARK:

SITE ADDRESS:

LEGEND:

TOPOGRAPHIC SITE PLAN

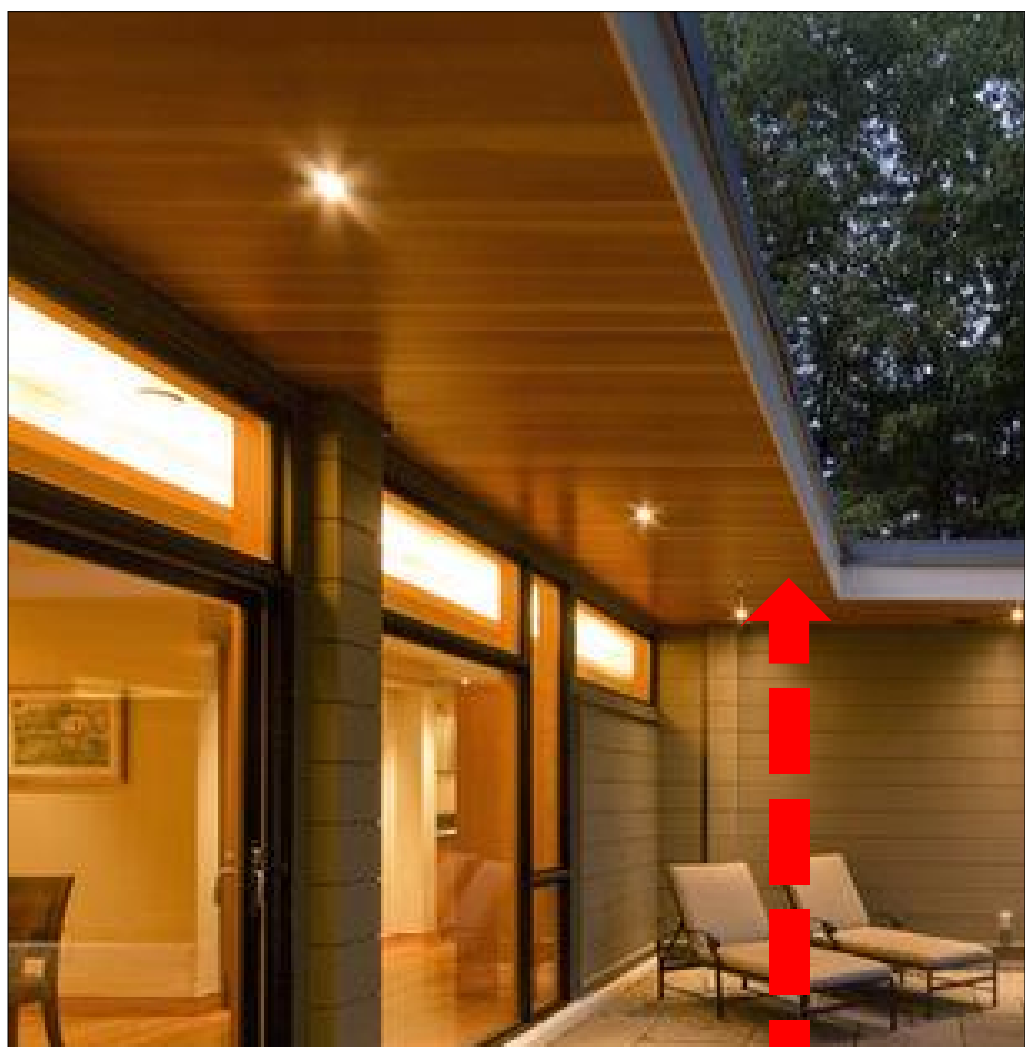
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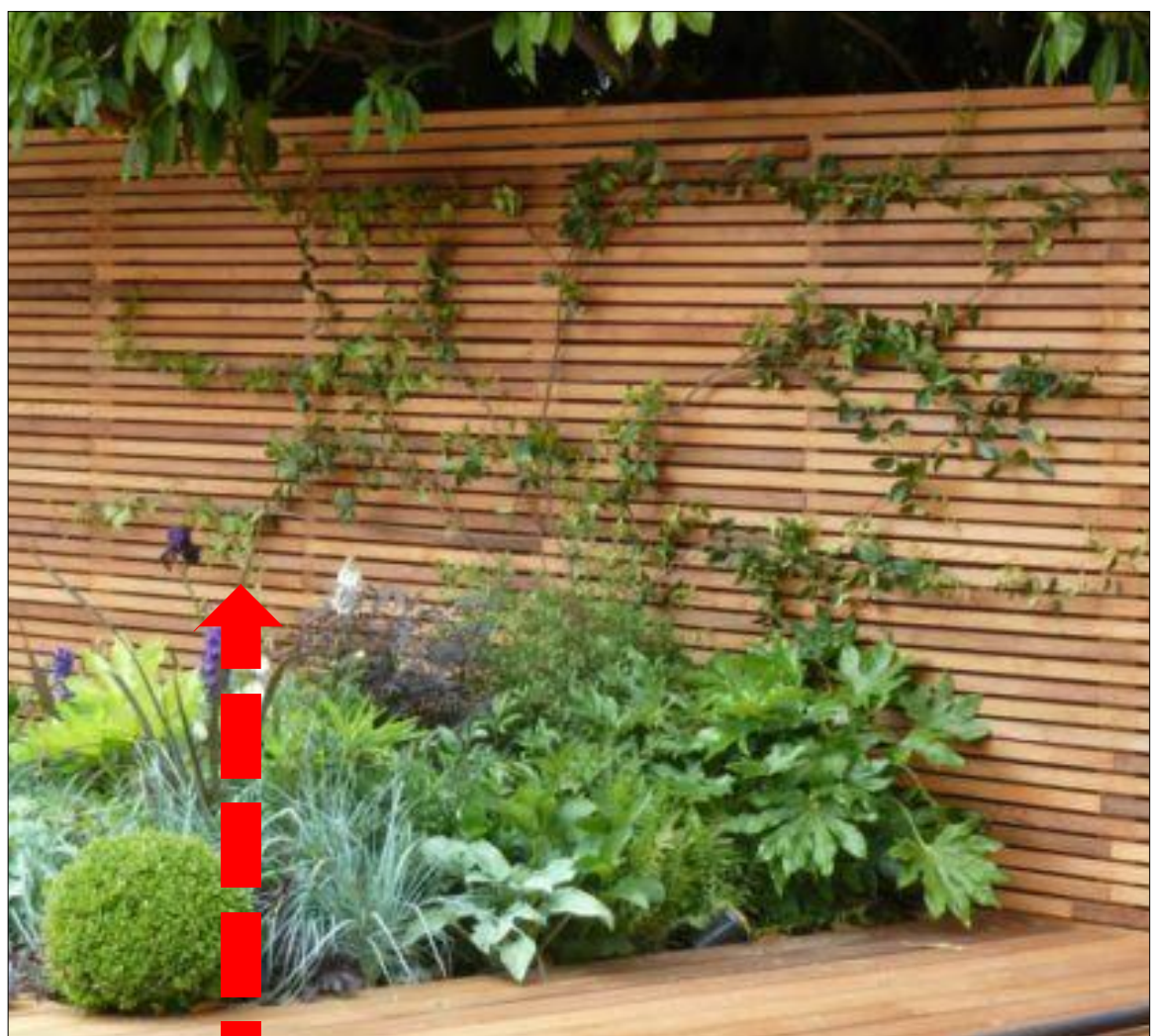
FIBER CEMENT BOARDS



EXAMPLE OF CORRUGATED MATERIAL USE



WOOD SOFFIT ROOF OVERHANGS



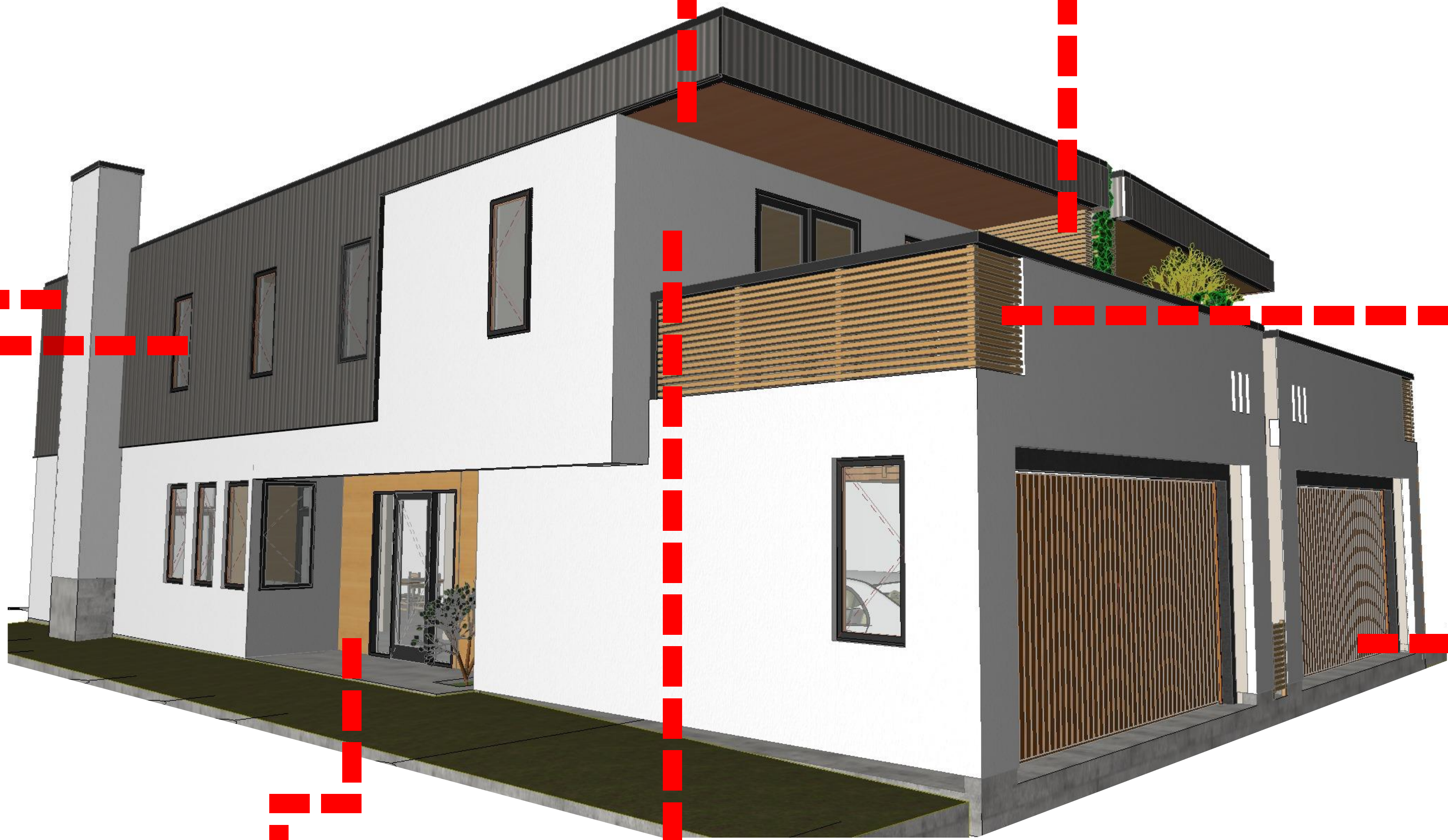
TRELLIS WITH CLIMBING VINES USED AS UNIT SEPARATION AT FRONT BALCONY



WINDOW FRAME AND OPENING TREATMENT



CONTRAST BETWEEN CORRUGATED METAL AND RECESSED PLAIN SURFACES



WOOD RAILINGS. BOARDS LAYED FLAT CREATE ATTRACTIVE REPETITIVE PATTERN CONTRAPOSED AGAINST SMOOTH STUCCO



WOOD GARAGE DOORS RECESSED FROM THE FRONT FACADE, TO DOWNPLAY THE APPEARANCE.



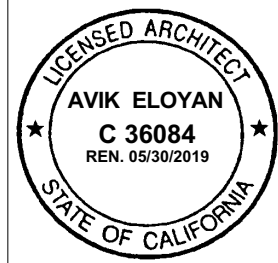
ENTRY AREA TREATED WITH WOOD SIDING MAKES IT MORE INVITING



EXAMPLES OF DEEP RECESSED SHADED AREAS THAT ACCENTUATE THE VOLUMES



VERTICAL PATTERN BALLANCES OUT THE LARGE WALL SURFACES



Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor will verify and be responsible for all dimensions and any variations from the dimensions and conditions shown by these drawings. These drawings and the ideas represented by them are and shall remain the property of the Architect and no part thereof shall be used for any other than this project without the written consent of the Architect.

PERMIT
SET

RESIDENTIAL DUPLEX
1001 CATAMARAN STREET, OXNARD, CA 93035
A.P.N.: 196-0-031-065

Revisions/Issue	
No.	Date:
0.	09/02/19
1.	
2.	
3.	

MANDATORY
MEASURES

2016 Low-Rise Residential Mandatory Measures Summary

2016 Low-Rise Residential Mandatory Measures Summary	
 <i>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. (Revised 04/2017)</i>	
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/ft ² or less when tested per NFRC-400 or ASTM E283 or AIAA/WDMA/CSA 1011/S-214/40-2011.*
§ 110.6(a)5:	Labeling. Fenestration products 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 and 110.6-B for compliance and must be caulked and/or weatherstripped.*
§ 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 specified or installed must meet Standards for Insulating Material.
§ 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) when the installation of a cool roof is specified on the CF-IR.
§ 110.8(j):	Radiant Barrier. A radiant barrier must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 110.9(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):	Above Grade Wall Insulation. Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less (R-19 in 2x6 or U-factor of 0.074 or less). Oppaque non-frame assemblies must have an overall assembly U-factor not exceeding 0.102, equivalent to an installed value of R-13 in a wood framed assembly.*
§ 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 foams, no greater than 0.3%; have a water vapor permeance no greater than 2.0 perm/inch; be protected from physical damage and UV light degradation; and, when installed as part of a heated slab floor, meet the requirements of § 110.9(g).
§ 150.0(g)1:	Vapor Retarder. In Climate Zones 1-16, 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 with air permeable insulation with a maximum U-factor of 0.58; or the weighted average U-factor of all fenestration must not exceed 0.58.*
§ 150.0(h):	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:	
§ 150.0(e)1A:	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)1B:	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 light-tight damper or combustion-air control device.*
§ 150.0(e)1C:	Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.*
§ 150.0(e)2:	Pilot Light. Continuous burning pilot lights and the use of indoor air for cooling a firebox jacket, when that indoor air is vented to the outside of the building, are prohibited.
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 equipment must be certified by the manufacturer to the 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-off 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 unitary heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.*
§ 110.3(a)5:	Water Heating Recirculation Loops Serving Multiple Dwelling Units. Water heating recirculation loops serving multiple dwelling units must must the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of § 110.3(a)5.
§ 110.3(c)7:	Isolation Valves. Instantaneous water heaters with an input rating greater than 6.8 kBtu/hr (2 kW) must have isolation valves with hose bibbs or other fittings on both cold water and hot water lines of water heating systems to allow for water tank flushing 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 (appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu/hr are exempt), and pool and spa heaters.*
§ 150.0(h)1:	Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; ASHRAE Residential Comfort System Installation Standards Manual; or ACCA Manual J, using design conditions specified in § 150.0(h)2.

2016 Low-Rise Residential Mandatory Measures Summary	
 Duct System Sizing and Air Filter Grille Sizing. Space conditioning systems that use forced air ducts to supply cooling to an occupiable space must have a rule for the placement of a static pressure probe (SPSP), or a permanently installed static pressure probe (PSPPI) in the supply plenum. The space conditioning system must also demonstrate airflow > 350 CFM per ton of nominal cooling capacity through the return grilles, and an air-handling unit fan efficiency < 0.58 W/CFM as confirmed by field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.3. This applies to both single zone central forced air systems and every zone for zonally controlled central forced air systems.*	
§ 150.0(a):	Ventilation for Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2. Neither window operation nor mechanical ventilation is required for compliance with this standard.
§ 150.0(a)1A:	1 SECOND FLOOR ELECTRICAL PLAN
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 weather-proof plate or card with operating instructions; and must not use electric resistance heating.*
§ 110.4(b)1:	Piping. Any pool or spa heating 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.*
§ 110.9(a):	JAB High Efficacy Light Sources. To qualify as a JAB high efficacy light source for compliance with § 150.0(k), a residential light source must be certified to the Energy Commission according to Reference Joint Appendix JAB.
§ 150.0(k)1A:	Luminaire Efficacy. All installed luminaires must be high efficacy in accordance with TABLE 150.0-A.*
§ 150.0(k)1B:	Blank Electrical Boxes. The number of electrical boxes that are more than 5 feet above the finished floor and do not contain a luminaire or other device 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. JAB-2016-E light source rated for elevated temperature must be installed by final inspection in all recessed downlight luminaires in ceilings.
§ 150.0(k)1D:	Electronic Ballasts. Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 29 kHz.
§ 150.0(k)1E:	Night Lights. Permanently installed night lights and night lights integral to installed luminaires or exhaust fans must be rated to consume no more than 5 watts of power per luminaire or exhaust fan as determined in accordance with § 130.0(c). Night lights do not need to be controlled by vacancy sensors.
§ 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 not be recessed downlight luminaires in ceilings and must contain lamps that comply with Reference Joint Appendix JAB. Installed lamps must be marked with "JAB-2016-E" or "JAB-2015-E" as specified in Reference Joint Appendix JAB.*
§ 150.0(k)1H:	Enclosed Luminaires. Light sources installed in enclosed luminaires must be JAB compliant and must be marked with "JAB-2016-E" or "JAB-2015-E" as specified in Reference Joint Appendix JAB.*
§ 150.0(k)2A:	Interior Switches and Controls. All forward phase out dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	Interior Switches and Controls. Exhaust fans must be switched separately from lighting systems.*
§ 150.0(k)2C:	Interior Switches and Controls. Luminaires must be switched with readily accessible controls that permit the luminaires to be manually switched 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. No control must bypass a dimmer 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.
§ 150.0(k)2G:	Interior Switches and Controls. An energy management control system (EMCS) may be used to comply with dimmer requirements if it: functions as a dimmer according to § 110.9; meets the Installation Certificate requirements of § 130.4; meets the EMCS requirements of § 130.5(d); and meets all other requirements in § 150.0(k)2.
§ 150.0(k)2H:	Interior Switches and Controls. An EMCS may be used to comply with vacancy sensor requirements in § 150.0(k) if it meets all of the following: it functions as a vacancy sensor according to § 110.9; the Installation Certificate requirements of § 130.4; the EMCS requirements of § 130.5(d); and all other requirements in § 150.0(k)2.
§ 150.0(k)2I:	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.

2016 Low-Rise Residential Mandatory Measures Summary	
 Clearances. Installed air conditioner and heat pump outdoor condensing units must have a clearance of at least 5 feet from the outlet of any dryer vent.	
§ 150.0(h)3A:	Liquid Line Drift. Installed air conditioner and heat pump systems must be equipped with liquid line filter driers if required, as specified by 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 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 and cooling system line insulation. For domestic hot water system piping, whether buried or unburied, all of the following must be insulated according to the requirements of TABLE 120.3-A: the first 5 feet of hot and cold water pipes from the storage tank, all piping with a nominal diameter of 3/4 inch or larger; all piping associated with a domestic hot water recirculation system regardless of the pipe diameter; piping from the heating source to storage tank or between tanks; piping buried below grade; and all hot water pipes from the heating source to kitchen fixtures.*
§ 150.0(j)2B:	Water piping and cooling system line insulation. All domestic hot water pipes that are buried below grade must be installed in a water proof and non-crushable casing or sleeve.*
§ 150.0(j)2C:	Water piping and cooling system line insulation. Pipe for cooling system lines must be insulated as specified in § 150.0(j)2A. Distribution piping for steam and hydronic heating systems or hot water systems must meet the requirements in TABLE 120.3-A.*
§ 150.0(j)3:	Insulation Protection. Insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind.
§ 150.0(j)3A:	Insulation Protection. Insulation exposed to weather must be installed with a cover suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. The cover must be water retardant and provide shielding from solar radiation that can cause degradation of the material.
§ 150.0(j)3B:	Insulation Protection. Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must have a Class I or Class II vapor retarder.
§ 150.0(m)1:	Gas or Propane Systems. Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: a 120V electrical receptacle within 3 feet of the water heater; a Category III or IV vent, or a Type B vent with straight plus between the outside termination and the space where the water heater is installed; a condensate drain that is no more than 2 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/hr.
§ 150.0(m)2:	Recirculating Loops. Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)5.
§ 150.0(m)3:	Solar Water-heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC) or by a listing agency that is approved by the Executive Director.
Ducts and Fane Measures:	
§ 110.8(i)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 be installed, sealed, and insulated to meet the requirements of 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 higher if required by CMC § 605.0) or a minimum installed level of R-4.2 when entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8). 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 1/4 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 for conveying 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 of the ducts.*
§ 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/or sealant 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 Dampers. All fan systems that exchange air between the conditioned space and the outside of the building must have backdraft or automatic dampers.
§ 150.0(m)8:	Gravily Ventilation Dampers. Gravily 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, including that due to 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 duct 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. Mechanical systems that supply air to an occupiable space through ductwork exceeding 10 feet in length and through a thermal conditioning component, except evaporative coolers, must be provided with air filter devices that meet the design, installation, efficiency, pressure drop, and labeling requirements of § 150.0(m)12.

2016 Low-Rise Residential Mandatory Measures Summary	
 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 a vacancy sensor.*	
§ 150.0(k)2K:	Interior Switches and Controls. Dimmers or vacancy sensors must control all luminaires required to have light sources compliant with Reference Joint Appendix JAB, except luminaires in closets less than 70 square feet and luminaires in hallways.*
§ 150.0(k)2L:	Interior Switches and Controls. Undercabinet lighting must be switched separately from other 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)3A (ON and OFF switch) and the requirements in other item.
§ 150.0(k)3B:	Residential Outdoor Lighting. For low-rise multifamily residential buildings, outdoor lighting for private patios, entrances, balconies, and porches and outdoor lighting for residential parking lots and residential carports with less than eight vehicles per site must comply with either § 150.0(k)3A or with the applicable requirements in §§ 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, outdoor lighting not regulated by § 150.0(k)3B or § 150.0(k)3D must comply with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(k)4:	Residential Outdoor Lighting. Outdoor lighting for residential parking lots and residential carports with a total of eight or more vehicles per site must comply with the applicable requirements in §§ 110.9, 130.0, 130.2, 130.4, 140.7, and 141.0.
§ 150.0(k)4S:	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)4A:	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 §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
§ 150.0(k)4B:	Interior Common Areas of Low-rise Multi-Family 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 high-efficacy luminaires and controlled by an occupant sensor.
§ 150.0(k)4C:	Interior Common Areas of Low-rise Multi-Family 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 in that building must: i. Comply with the applicable requirements in §§ 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 ten or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete by the enforcement agency must comply with the requirements of § 110.10(b) through § 110.10(c).
§ 110.10(a)2:	Low-rise Multi-family Buildings. Low-rise multi-family buildings must comply with the requirements of § 110.10(b) through § 110.10(c).
§ 110.10(b)1:	Minimum 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 6 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 150 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.*
§ 110.10(b)2:	Orientation. All sections of the solar zone located on steep-sloped roofs must be oriented between 110 degrees and 270 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)3C:	Structural Design Loads on Construction Documents. For areas of the roof designated as 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 for inverters and metering equipment and a pathway for routing of conduit from the solar zone to the point of interconnection with the electrical service (for single family residences the point of interconnection will be the main service panel), and a pathway for routing of 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 positioned at the opposite (load) end from the input feeder location or main circuit location, and permanently marked as "For Future Solar Electric".

SHEET

T24-M

Project: 18022

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 1001 Catamaran St U1

Calculation Date/Time: 14.04, Fri, Dec 14, 2018

Calculation Description: Title 24 Analysis

Input File Name: 1001_Catamaran_U1.rbd16

CFIR-PRF-01

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GENERAL INFORMATION

01	Project Name	1001 Catamaran St U1									
02	Calculation Description	Title 24 Analysis									
03	Project Location	1001 Catamaran St U1									
04	City	05	Standards Version	Compliance 2017							
06	Zip Code	07	Compliance Manager Version	BEMCompMgt 2016.3.1 (1149)							
08	Climate Zone	09	Software Version	CBEC-C-Res 2016.3.1 (1019)							
10	Building Type	11	Front Orientation (deg Cardinal)	80							
12	Project Scope	13	Number of Dwelling Units	1							
14	Total Cond. Floor Area (ft²)	15	Number of Zones	1							
16	Slab Area (ft²)	17	Number of Stories	2							
18	Addition Cond. Floor Area (ft²)	19	Natural Gas Available	Yes							
20	Addition Slab Area (ft²)	21	Glazing Percentage (%)	20.8%							

COMPLIANCE RESULTS

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

ENERGY USE SUMMARY

04	05	06	07	08
Energy Use (kWh/yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	3.16	2.56	0.60	19.0%
Space Cooling	2.15	2.74	-0.59	-27.4%
IAQ Ventilation	1.00	1.00	0.00	0.0%
Water Heating	7.91	7.91	0.00	0.0%
Photovoltaic Offset	---	0.00	0.00	---
Compliance Energy Total	14.22	14.21	0.01	0.1%

REQUIRED SPECIAL FEATURES

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

Window overhangs and/or fins

No cooling system included

Non-standard duct location (any location other than attic)

Registration Number: 218-R010330290A-000-000-0000000-0000

Registration Date/Time: 2018-12-24 08:33:29

HERS Provider: CalCERTS, Inc.

Report Version: CFIR-11302018-1149

Report Generated at: 2018-12-14 14:05:04

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 1001 Catamaran St U1

Calculation Date/Time: 14.04, Fri, Dec 14, 2018

Calculation Description: Title 24 Analysis

Input File Name: 1001_Catamaran_U1.rbd16

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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 components tables below.

Building-level Verifications:

IAQ mechanical ventilation

Coiling System Verifications:

Duct Sealing

Ducts located entirely in conditioned space confirmed by 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 Coiling Systems	Number of Water Heating Systems
1001 Catamaran St U1	1949	1	2	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
Unit 1	Conditioned	HVAC System 1	1949	8.8	DHW-1	n/a

Registration Number: 218-R010330290A-000-000-0000000-0000

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Calculation Description: Title 24 Analysis

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FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10
Name	Type	Surface (Orientation-Azimuth)	Width (ft)	Height (ft)	Multiplier	Area (ft²)	U-factor	SHGC	Exterior Shading
Wind-1	Window	Wall F-1-1 (Front-80)	---	---	1	12.5	0.32	0.25	Insert Screen (default)
Wind-2	Window	Wall F-1-2 (Front-80)	---	---	1	12.5	0.32	0.25	Insert Screen (default)
GDDoor-1	Window	Wall F-1-2 (Front-80)	6.0	8.0	1	48.0	0.32	0.25	Insert Screen (default)
Wind-3	Window	Wall L-1-1 (Left-170)	---	---	1	37.5	0.32	0.25	Insert Screen (default)
GDDoor-2	Window	Wall L-1-1 (Left-170)	7.0	7.5	1	52.5	0.32	0.25	Insert Screen (default)
Wind-4	Window	Wall L-1-2 (Left-170)	---	---	1	62.5	0.32	0.25	Insert Screen (default)
GDDoor-3	Window	Wall B-1-1 (Back-260)	6.0	8.7	1	52.0	0.32	0.25	Insert Screen (default)
GDDoor-4	Window	Wall B-1-1 (Back-260)	6.0	8.7	1	52.0	0.32	0.25	Insert Screen (default)
Wind-5	Window	Wall B-1-2 (Back-260)	5.0	5.0	1	25.0	0.32	0.25	Insert Screen (default)
GDDoor-5	Window	Wall B-1-2 (Back-260)	6.0	7.5	1	45.0	0.32	0.25	Insert Screen (default)

OPAQUE DOORS

01	02	03	04
Name	Side of Building	Area (ft²)	U-factor
InputDoor-1	Interior Wall to Garage-1	20.0	0.50
Garage door-1	GWaif-F	125.0	1.00
Garage door-2	GWaif-F	125.0	1.00

OVERHANGS AND FINIS

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Window	Depth	Dist Up	Left Extent	Right Extent	Flap Ht.	Depth	Top Up	Dist L	Bot Up	Depth	Top Up	Dist R	Bot Up
GDDoor-1	6.5	1.5	7	31	0	0	0	0	0	0	0	0	0
GDDoor-2	3.5	0.5	3	6	0	0	0	0	0	0	0	0	0
GDDoor-3	3.2	0.5	3.5	3.5	0	0	0	0	0	0	0	0	0
Wind-5	4.3	1.5	23	16	0	0	0	0	0	0	0	0	0
GDDoor-5	4.3	1.7	34	3.6	0	0	0	0	0	0	0	0	0

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 1001 Catamaran St U1

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HVAC - FAN SYSTEMS

01	02	03	04
Name	Type	Fan Power (Watts/CFM)	HERS Verification
Fan 1	Single Speed PSC Furnace Fan	0.58	n/a

IAQ (Indoor Air Quality) FANS

01	02	03	04	05	06
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness (%)	HERS Verification
Sfsm IAQVentopt	42	0.25	Default	0	Required

Registration Number: 218-R010330290A-000-000-0000000-0000

Registration Date/Time: 2018-12-24 08:33:29

HERS Provider: CalCERTS, Inc.

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

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OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window & Door Area (ft²)	Tilt (deg)
Wall-F-1-1	Unit 1	Exterior Wall	80	Front	41	12.5	90
Wall-F-1-2	Unit 1	Exterior Wall	80	Front	200	62.5	90
Wall-L-1-1	Unit 1	Exterior Wall	170	Left	396	90	90
Wall-L-1-2	Unit 1	Exterior Wall	170	Left	482	62.5	90
Wall-B-1-1	Unit 1	Exterior Wall	260	Back	200	104.04	90
Wall-B-1-2	Unit 1	Exterior Wall	260	Back	200	70	90
Interior Wall to Garage-1	Unit 1-x-Garage	WallToGar	n/a	n/a	182	20	n/a
Exterior Floor 1	Unit 1	Raised floor	n/a	n/a	88	n/a	n/a
Interior Floor over Garage	Unit 1-x-Garage	FloorToGarage	n/a	n/a	200	n/a	n/a
GWaif-F	Garage	Garage Ext Wall	80	Front	371	250	90
GWaif-L	Garage	Garage Ext Wall	170	Left	201	0	90
GWaif-B	Garage	Garage Ext Wall	260	Back	51	0	90
GWaif-R	Garage	Garage Ext Wall	260	Right	201	0	90

OPAQUE SURFACES - Cathedral Ceilings

01	02	03	04	05	06	07	08	09	10
Name	Zone	Type	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emissance	Cool Roof
Cathedral Ceiling-1	Unit 1	Cathedral new	Left	113	0	0.25	0.1	0.85	No
Cathedral Ceiling	Garage	Cath ceiling R0	Front	442	0	0.25	0.1	0.85	No

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 1001 Catamaran St U1

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WATER HEATING SYSTEMS

01	02	03	04	05	06
Name	System Type	Distribution Type	Water Heater	Number of Heaters	Solar Fraction (%)
DHW-1	DHW	Standard	Tank-Less 1 (1)	1	n/a

WATER HEATERS

01	02	03	04	05	06	07	08	09	10	11	12
Name	Heater Element Type	Tank Type	Number of Units	Tank Volume (gal)	Uniform Energy Factor / Energy Efficiency	Input Rating / Pilot Thermal Efficiency	Tank Insulation R-value (inEt)	Standby Loss / Recovery Eff	First Hour Flow Rate	NEEA Heat Pump Brand / Model / Other	Tank Location or Ambient Condition
Tank-Less 1	Gas	Small Instantaneous	1	0	0.92 EF	<= 200 kBtu/hr	R-6R-0	n/a	n/a	n/a	n/a

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06
52 Sys Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name
HVAC System 1	Other Heating and Cooling System	NoCool 1	Fan-1	Duct 1	

HVAC - HEATING UNIT TYPES

01	02	03	04
Name	System Type	Number of Units	Efficiency
GasFurn-1	Conventional	1	80 AFUE

HVAC - DISTRIBUTION SYSTEMS

01	02	03	04	05	06	07
Name	Type	Duct Leakage	Insulation R-value	Duct Location	Bypass Duct	HERS Verification
Duct 1	DuctsAll	Sealed and tested	4.2	Conditioned zone	None	Duct 1-ners-dist

HVAC DISTRIBUTION - HERS VERIFICATION

01	02	03	04	05	06	07	08
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Burred Ducts	Deeply Burred Ducts	Low-leakage Air Handler
Duct 1-ners-dist	Required	5.0	Required	Not Required	Not Required	Not Required	n/a

Registration Number: 218-R010330290A-000-000-0000000-0000

Registration Date/Time: 2018-12-24 08:33:29

HERS Provider: CalCERTS, Inc.

Report Version: CFIR-11302018-1149

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 1001 Catamaran St U1

Calculation Date/Time: 14.04, Fri, Dec 14, 2018

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DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

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

Documentation Author Name: Igor Pichko

Signature Date: 2018-12-15 07:54:42

Address: 1252 w 22nd st #2

City/State/Zip: San Pedro, CA 90731

Phone: 424-247-7858

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: Igor Pichko

Signature Date: 2018-12-24 08:33:29

Address: 1252 w 22nd st #2

City/State/Zip: San Pedro, CA 90731

Phone: 424-247-7858

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.

Registration Number: 218-R010330290A-000-000-0000000-0000

Registration Date/Time: 2018-12-24 08:33:29

HERS Provider: CalCERTS, Inc.

Report Version: CFIR-11302018-1149

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1001 Catamaran St U1

1001 Catamaran U1 St Oxnard, CA 93035

PERMIT SET

RESIDENTIAL DUPLEX

1001 CATAMARAN STREET, OXNARD, CA 93035

A.P.N.: 196-0-031-065

Revisions/Issue

No. Date:

0 09/02/19

RESIDENTIAL PERFORMANCE UNIT-1

Project: 18022

SHEET

T24-1

SHEET NUMBER

A0.7

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 1001 Catamaran St U2
Calculation Date/Time: 14/03, Fri, Dec 14, 2018
Input File Name: 1001_Catamaran_U2.rbd16

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GENERAL INFORMATION									
01	Project Name	1001 Catamaran St U2							
02	Calculation Description	Title 24 Analysis							
03	Project Location	1001 Catamaran St U2							
04	City	Oxnard, CA	05	Standards Version	Compliance 2017				
06	Zip Code	93035	07	Compliance Manager Version	BEMCMgr 2016.3.1 (1149)				
08	Climate Zone	C26	09	Software Version	CBECC-Res 2016.3.1 (1019)				
10	Building Type	Single Family	11	Front Orientation (deg Cardinal)	60				
12	Project Scope	Newly Constructed	13	Number of Dwelling Units	1				
14	Total Cond. Floor Area (ft²)	1949	15	Number of Zones	1				
16	Slab Area (ft²)	837	17	Number of Stories	2				
18	Addition Cond. Floor Area (ft²)	n/a	19	Natural Gas Available	Yes				
20	Addition Slab Area (ft²)	n/a	21	Glazing Percentage (%)	20.5%				

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

ENERGY USE SUMMARY				
04	05	06	07	08
Energy Use (kWh/m²-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	4.54	2.30	-2.76	-60.5%
Space Cooling	3.65	2.20	-1.45	-39.7%
IAQ Ventilation	1.00	1.00	0.00	0.0%
Water Heating	7.91	5.60	-1.31	-16.6%
Photovoltaic Offset	—	0.00	0.00	—
Compliance Energy Total	17.10	17.10	0.00	0.0%

REQUIRED SPECIAL FEATURES									
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.									
- Window overhangs and/or fins - No cooling system included - Non-standard duct location (any location other than attic)									
Registration Number	218-P010330291A-000-000-0000000-0000	Registration Date/Time	2018-12-24 08:34:09	HERS Provider	CalCERTS Inc.				
CA Building Energy Efficiency Standards - 2016 Residential Compliance		Report Version -	CF1R-11302016-1149	Report Generated at:	2018-12-14 14:04:07				

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 1001 Catamaran St U2
Calculation Date/Time: 14/03, Fri, Dec 14, 2018
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FENESTRATION / GLAZING									
01	02	03	04	05	06	07	08	09	10
Name	Type	Surface (Orientation-Azimuth)	Width (ft)	Height (ft)	Multiplier	Area (ft²)	U-factor	SHGC	Exterior Shading
Wind-6	Window	Wall F-2-1 (Front-80)	—	—	1	12.5	0.32	0.25	Insect Screen (default)
Wind-7	Window	Wall F-2-2 (Front-80)	—	—	1	12.5	0.32	0.25	Insect Screen (default)
GDoor-6	Window	Wall F-2-2 (Front-80)	6.0	8.0	1	48.0	0.32	0.25	Insect Screen (default)
GDoor-7	Window	Wall B-2-1 (Back-260)	6.0	8.7	1	52.0	0.32	0.25	Insect Screen (default)
GDoor-8	Window	Wall B-2-1 (Back-260)	6.0	8.7	1	52.0	0.32	0.25	Insect Screen (default)
Wind-8	Window	Wall B-2-2 (Back-260)	5.0	5.0	1	25.0	0.32	0.25	Insect Screen (default)
GDoor-9	Window	Wall B-2-2 (Back-260)	6.0	7.5	1	45.0	0.32	0.25	Insect Screen (default)
Wind-9	Window	Wall R-2-1 (Right-350)	—	—	1	37.5	0.32	0.25	Insect Screen (default)
GDoor-10	Window	Wall R-2-1 (Right-350)	7.0	7.5	1	52.5	0.32	0.25	Insect Screen (default)
Wind-10	Window	Wall R-2-2 (Right-350)	—	—	1	62.5	0.32	0.25	Insect Screen (default)

OPAQUE DOORS				
01	02	03	04	05
Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name
InputDoor-2	Interior Wall to Ceiling 2	GasFurn2	NoCooling	Fan-2
Garage door-1	GWall-F			
Garage door-2	GWall-F			

OVERHANGS AND FINS													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Window	Depth	Dist Up	Left Extent	Right Extent	Flap Ht.	Depth	Top Up	Dist L	Bot Up	Depth	Top Up	Dist R	Bot Up
GDoor-6	6.5	1.5	31	7	0	0	0	0	0	0	0	0	0
GDoor-7	3.2	0.5	3.5	3.5	0	0	0	0	0	0	0	0	0
Wind-6	4.3	1.5	16	23	0	0	0	0	0	0	0	0	0
GDoor-9	1.7	4.3	3.6	34	0	0	0	0	0	0	0	0	0
GDoor-10	3.5	0.5	6	3	0	0	0	0	0	0	0	0	0

Registration Number	218-P010330291A-000-000-0000000-0000	Registration Date/Time	2018-12-24 08:34:09	HERS Provider	CalCERTS Inc.				
CA Building Energy Efficiency Standards - 2016 Residential Compliance		Report Version -	CF1R-11302016-1149	Report Generated at:	2018-12-14 14:04:07				

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

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Calculation Date/Time: 14/03, Fri, Dec 14, 2018
Input File Name: 1001_Catamaran_U2.rbd16

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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 components tables below.									
Building-level Verifications: - IAQ mechanical ventilation - Cooling System Verifications: - None - HVAC Distribution System Verifications: - Duct Sealing - Verified low-leakage ducts in conditioned space must meet maximum 25 cfm leakage to outside (RA3.1.4.3.B) - 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
1001 Catamaran St U2	1949	1	2	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
Unit2	Conditioned	HVAC System 2	1949	8.8'	DHW-2	n/a

Registration Number	218-P010330291A-000-000-0000000-0000	Registration Date/Time	2018-12-24 08:34:09	HERS Provider	CalCERTS Inc.				
CA Building Energy Efficiency Standards - 2016 Residential Compliance		Report Version -	CF1R-11302016-1149	Report Generated at:	2018-12-14 14:04:07				

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

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Calculation Date/Time: 14/03, Fri, Dec 14, 2018
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OPAQUE SURFACE CONSTRUCTIONS						
01	02	03	04	05	06	07
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Winter Design U-factor	Assembly Layers
Exterior Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	R 13	0.093	- Inside Finish: Gypsum Board - Cavity / Frame: R-13/ 2x4 - Sheathing / Insulation: Wood Siding/insulating/decaying - Exterior Finish: 3 Coat Stucco
FloorToGarage	Interior Floors	Wood Framed Floor	2x6 @ 16 in. O.C.	R 19 in 5-10 in cavity (R-18)	0.049	- Floor Surface: Carpeted - Floor Deck: Wood Siding/insulating/decaying - Cavity / Frame: R-19 in 5-10 in. (R-18) / 2x6 - Ceiling Below Finish: Gypsum Board
Raised floor	Exterior Floors	Wood Framed Floor	2x6 @ 16 in. O.C.	R 19 in 5-10 in cavity (R-18)	0.092	- Floor Surface: Carpeted - Floor Deck: Wood Siding/insulating/decaying - Cavity / Frame: R-19 in 5-10 in. (R-18) / 2x6 - Ceiling Below Finish: Gypsum Board
Garage Ext Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O.C.	none	0.347	- Inside Finish: Gypsum Board - Cavity / Frame: no insul. / 2x6 - Exterior Finish: 3 Coat Stucco
Cathedral new	Cathedral Ceilings	Wood Framed Ceiling	2x10 @ 16 in. O.C.	R 30	0.037	- Inside Finish: Gypsum Board - Cavity / Frame: R-30/ 2x10 - Roof Deck: Wood Siding/insulating/decaying - Roofing: Light Roof (Asphalt Shingle)
WallToGar	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	R 13	0.092	- Inside Finish: Gypsum Board - Cavity / Frame: R-13/ 2x4 - Other Slab Finish: Gypsum Board
Cath ceiling R0	Cathedral Ceilings	Wood Framed Ceiling	2x10 @ 16 in. O.C.	none	0.475	- Inside Finish: Gypsum Board - Cavity / Frame: no insul. / 2x10 - Roof Deck: Wood Siding/insulating/decaying - Roofing: Light Roof (Asphalt Shingle)

SLAB FLOORS						
01	02	03	04	05	06	07
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value & Depth	Carpeted Fraction	Heated
Slab On Grade 2	Unit 2	837	70	None	0.8	No
GSlab On Grade	Garage	842	91	None	0	No

BUILDING ENVELOPE - HERS VERIFICATION			
01	02	03	04
Quality Insulation Installation (QII)	Quality Installation of Spray Foam Insulation	Building Envelope Air Leakage	CFM60
Not Required	Not Required	Not Required	n/a

Registration Number	218-P010330291A-000-000-0000000-0000	Registration Date/Time	2018-12-24 08:34:09	HERS Provider	CalCERTS Inc.				
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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

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HVAC - FAN SYSTEMS					
01	02	03	04	05	06
Name	Type	Fan Power (Watts/CFM)	HERS Verification	05	06
Fan-2	Single Speed PSC Furnace Fan	0.58	n/a		

IAQ (Indoor Air Quality) FANS					
01	02	03	04	05	06
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness(%)	HERS Verification
SFan IAQVentRpt	42	0.25	Default	0	Required

Registration Number	218-P010330291A-000-000-0000000-0000	Registration Date/Time	2018-12-24 08:34:09	HERS Provider	CalCERTS Inc.				
CA Building Energy Efficiency Standards - 2016 Residential Compliance		Report Version -	CF1R-11302016-1149	Report Generated at:	2018-12-14 14:04:07				

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: 1001 Catamaran St U2
Calculation Date/Time: 14/03, Fri, Dec 14, 2018
Input File Name: 1001_Catamaran_U2.rbd16

CF1R-PRF-01
Page 3 of 8

OPAQUE SURFACES							
01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window & Door Area (ft²)	Tilt (deg)
Wall F-2-1	Unit 2	Exterior Wall	80	Front	41	12.5	90
Wall F-2-2	Unit 2	Exterior Wall	80	Front	200	60.5	90
Wall B-2-1	Unit 2	Exterior Wall	260	Back	200	104.04	90
Wall B-2-2	Unit 2	Exterior Wall	260	Back	200	70	90
Wall R-2-1	Unit 2	Exterior Wall	350	Right	396	90	90
Wall R-2-2	Unit 2	Exterior Wall	350	Right	482	62.5	90
Interior Wall to Garage-2	Unit 2+Garage	WallToGar	n/a	n/a	182	20	n/a
Exterior Floor 2	Unit 2	Raised floor	n/a	n/a	88	n/a	n/a
Interior Floor over Garage-2	Unit 2+Garage	FloorToGarage	n/a	n/a	200	n/a	n/a
GWall-F	Garage	Garage Ext Wall	80	Front	371	250	90
GWall-L	Garage	Garage Ext Wall	170	Left	201	0	90
GWall-B	Garage	Garage Ext Wall	260	Back	51	0	90
GWall-R	Garage	Garage Ext Wall	350	Right	201	0	90



Parcel Map, P.M. Bk.61, Pg.28 (Condo. Plan 030009631)
Parcel Map, P.M. Bk.36, Pg.6 (Condo. Plan 830077225)
Portion Tract 1567-1, M.R. Bk.41, Pg.83

5 PLAT PLAN SCALE: 1"=150'

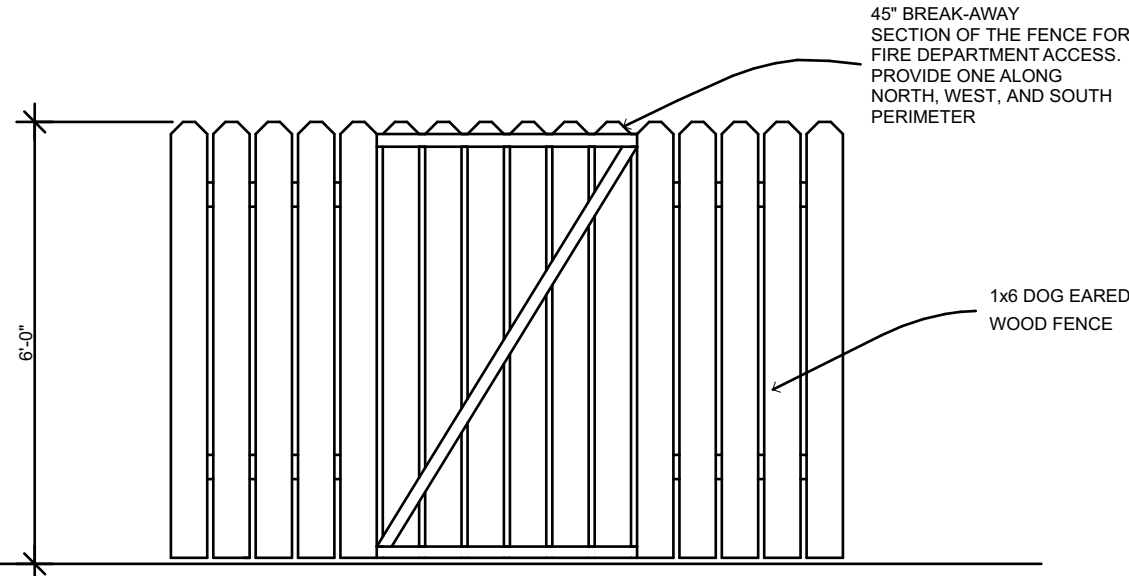
SYMBOL	QUANTITY	NAME-SCIENTIFIC/Common	SIZE	WATER USE CLASSIFICATION LANDSCAPE SPECIES (WUCOLS)	CROWN SPREAD @5YRS MATURITY	PLANT FACTOR
TREE						
T-1	2	TRISTANIA CONFERTA / BRISBANE BOX	24" BOX	LOW	18"-22"	0.30
SHRUBS						
S-1	6	CEANOTUS 'JULIA PHELPS'/ CALIFORNIA LILAC	5 GAL	LOW	3'-6"	0.30
S-2	2	CEANOTHUS GRISEUS HORIZONTALIS/ CARMEL CREEPER	5 GAL	LOW	4'-5"	0.30
GROUND COVER						
G-1	AS NEEDED	BACCHARIS PILULARIS TWIN PEAKS/ DWARF COYOTE BRUSH		LOW		0.30

6 LANDSCAPING PLANT SCHEDULE

1. LOT AREA:	7,900 sf
2. INTERIOR YARD SPACE REQUIRED (I.Y.S.): 25% OF LOT AREA:	1,975 sf
3. INTERIOR YARD SPACE PROVIDED DIMENSIONS:	2,494 sf 59'-10" x 54'-5"
3. BUILDING COVERAGE:	2,856 sf
4. PAVING COVERAGE:	670 sf
5. TOTAL LOT COVERAGE: REQUIRED: PROVIDED:	60% MAX (of lot area) 44.6% (2,856 sf+670 sf) 700 sf
6. LANDSCAPING COVERAGE:	
7. OPEN AIR SPACE:	61% (4,833 sf)

4 LOT COVERAGE INFORMATION

UNIT #1	
1. FIRST FLOOR:	836.5 sf
2. SECOND FLOOR:	1,112.5 sf
TOTAL:	1,949 sf
3. PATIO:	85 sf
4. BALCONY:	263 sf
5. GARAGE:	429 sf
TOTAL (HOUSE+GARAGE): 2,378 sf	
UNIT #2	
1. FIRST FLOOR:	836.5 sf
2. SECOND FLOOR:	1,112.5 sf
TOTAL:	1,949 sf
3. PATIO:	85 sf
4. BALCONY:	263 sf
5. GARAGE:	429 sf
TOTAL (HOUSE+GARAGE): 2,378 sf	



3 FENCE ELEVATION. NORTH, WEST, & SOUTH SIDES

2 AREA CALCULATIONS

196-03

1"= 100'

Bk 188

ABBREVIATIONS

- F.L. FLOW LINE
- T.C. TOP OF CURB
- (E) EXISTING
- S.W. SIDEWALK
- P.L. PROPERTY LINE
- D. DIRT
- F.G. FINISH GRADE

LOT 17
PER R2

4901 DUNES ST.

LOT 19
PER R2

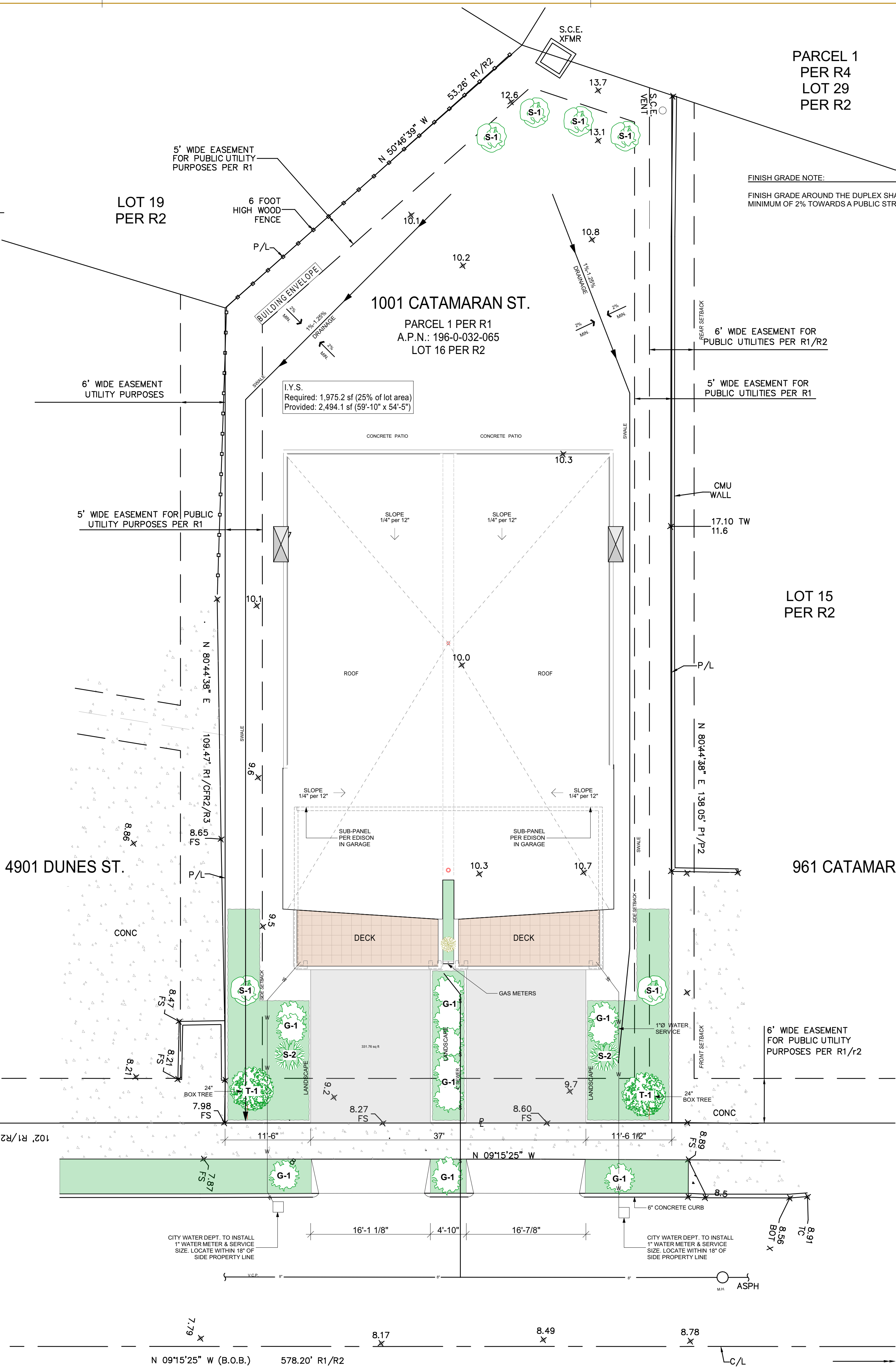
1001 CATAMARAN ST.

PARCEL 1 PER R1
A.P.N.: 196-0-032-065
LOT 16 PER R2

PARCEL 1
PER R4
LOT 29
PER R2

LOT 15
PER R2

961 CATAMARAN ST.



FINISH GRADE NOTE:

FINISH GRADE AROUND THE DUPLEX SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 2% TOWARDS A PUBLIC STREET OR ENGINEERED DRAINAGE STRUCTURE.

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PERMIT
SET

RESIDENTIAL DUPLEX
1001 CATAMARAN STREET, OXNARD, CA 93035
A.P.N.: 196-0-031-065

No.	Date:
0	09/02/19

SITE PLAN

Project: 18022

SHEET NUMBER

A1.0

1/8" = 1'-0"

PLUMBING NOTES

1. WATER HEATERS LOCATED IN AN ATTIC OR FURRED SPACE SHALL HAVE A WATER TIGHT PAN INSTALLED BENEATH THE HEATER PER 1997 EDITION OF THE UPC, SECTION 510.7.
2. WATER HEATER PRESSURE AND TEMPERATURE RELIEF VALVE SHALL BE PROVIDED WITH A DRAIN, PER 1997 UPC, SECTION 608.5.
3. WATER HEATER SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT, DUE TO EARTHQUAKE MOTION, PER 1997 UPC, SECTION 510.5.
4. THE CITY SHALL INSTALL ALL WATER SERVICES AND METERS.

PLUMBING FIXTURES

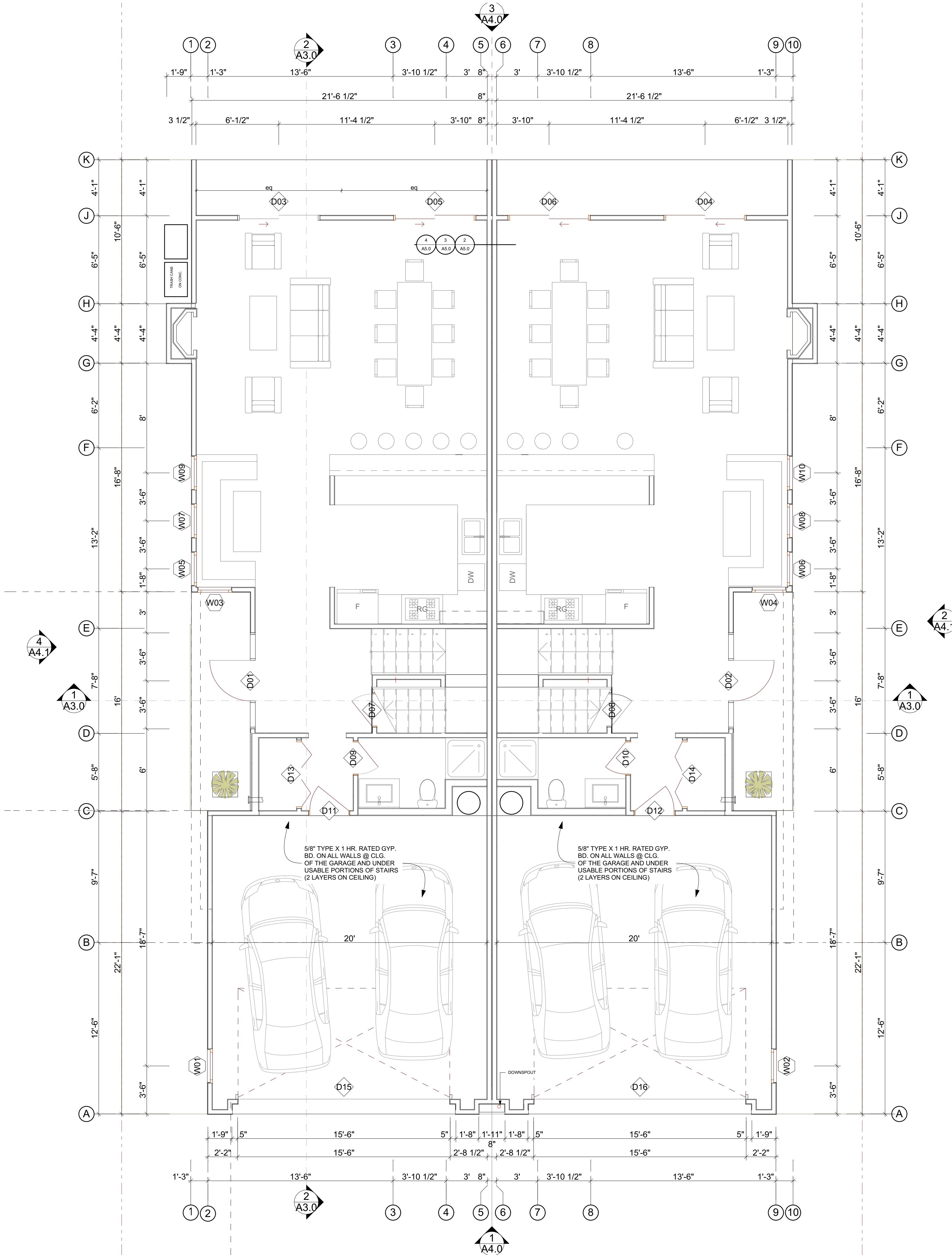
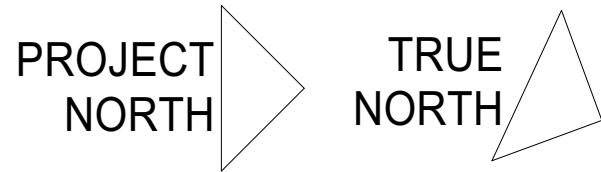
1. 26 FIXTURE UNITS EACH SIDE : TOTAL 52
2. ALL FIXTURE TO BE WATER SAVING
3. WASTE & VENT MATERIAL TO BE ABS PIPE & FITTING
4. POTABLE WATER TO BE COPPER: TYPE "L" UNDER SLAB, TYPE "M" ABOVE GROUND

ELECTRICAL NOTES

1. ALL OUTLETS IN A GARAGE (NOT DEDICATED), OUTDOORS, KITCHEN COUNTERS AND IN BATHROOMS SHALL BE GROUND-FAULT-CIRCUIT-INTERRUPTER (GFCI) PROTECTED. NEC, ARTICLE 210-8.
4. AIR SUPPLY OPENING OF 2 SQ. INCHES PER 1,000 BTU FOR BLOWER TYPES & 7 SQ. INCHES PER 1,000 BTU FOR GRAVITY FEED TYPE.

NOTES:

1. PROVIDE EMERGENCY EXIT DOOR OR WINDOW FROM BASEMENT AND/OR SLEEPING ROOM (S). NET CLEAR WINDOW OPENING AREA SHALL BE NOT LESS THAN 5.7 SQ. FT. (821 SQ. IN.). MIN. NET WINDOW OPENING HEIGHT DIMENSION, 24" CLEAR; MIN. NET OPENING WIDTH DIMENSION, 20" CLEAR . FINISHED SILL HEIGHT MAX. 44" ABOVE FLOOR.
2. THE PLUMBING FIXTURES AND PLUMBING FITTING SHALL MEET THE STANDARDS NOTED BELOW:
WATER CLOSET = 1.6 GALLONS PER FLUSH MAX.
SHOWER HEAD = 2.5 GPM MAX.
SINK FAUCETS = 2.2. GPM MAX.
5. ALL NEW GLAZING (FENESTRATION) WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE U-VALUE.



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REL. 05/30/2019
STATE OF CALIFORNIA

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1001 CATAMARAN STREET, OXNARD, CA 93035
A.P.N.: 196-0-031-065

No.	Date:
0	09/02/19

FIRST FLOOR PLAN

Project: 18022

SHEET NUMBER
A2.0

PLUMBING NOTES

1. WATER HEATERS LOCATED IN AN ATTIC OR FURRED SPACE SHALL HAVE A WATER TIGHT PAN INSTALLED BENEATH THE HEATER PER 1997 EDITION OF THE UPC, SECTION 510.7.
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PLUMBING FIXTURES

1. 26 FIXTURE UNITS EACH SIDE : TOTAL 52
2. ALL FIXTURE TO BE WATER SAVING
3. WASTE & VENT MATERIAL TO BE ABS PIPE & FITTING
4. POTABLE WATER TO BE COPPER: TYPE "L" UNDER SLAB, TYPE "M" ABOVE GROUND

ELECTRICAL NOTES

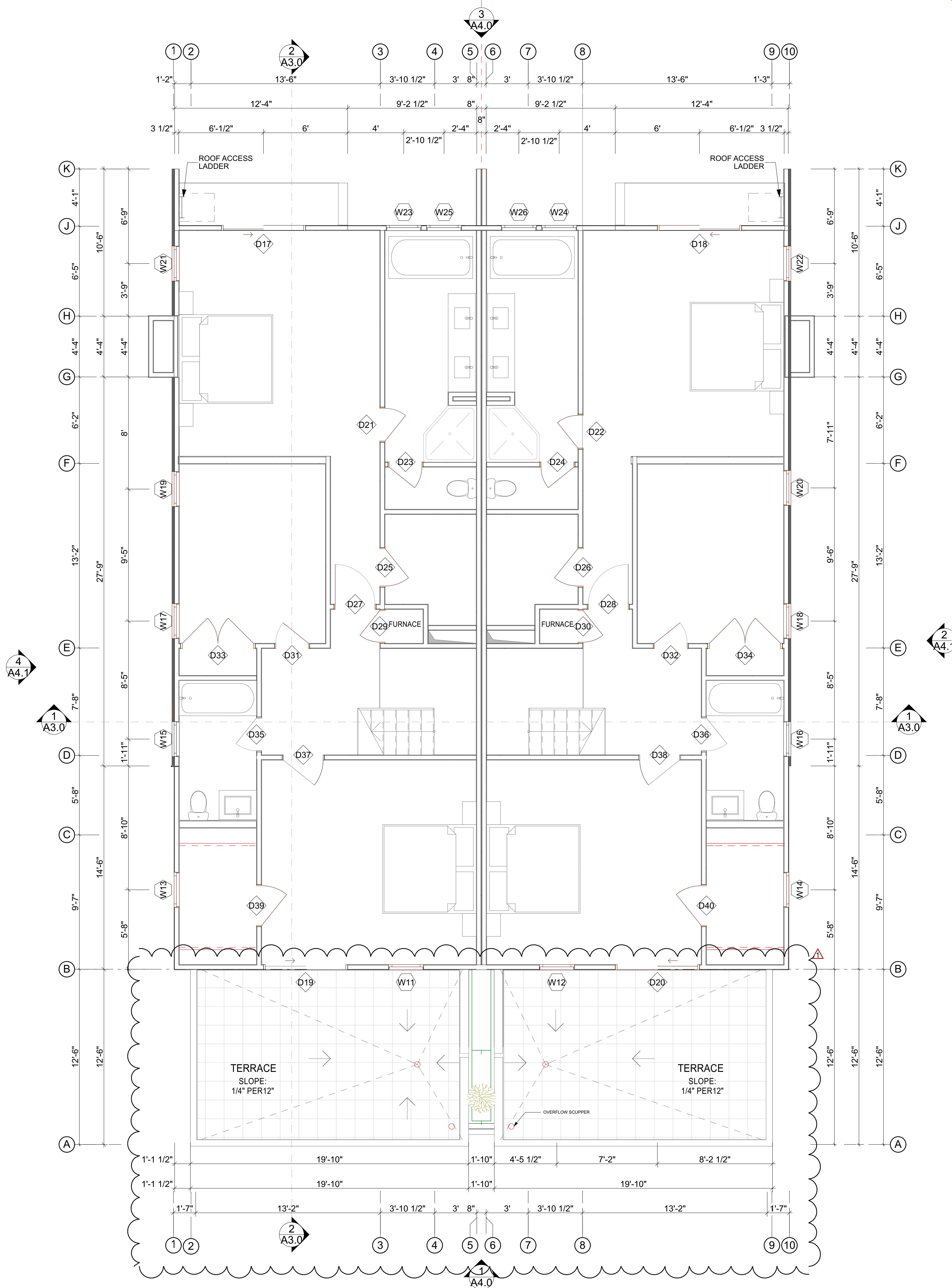
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4. AIR SUPPLY OPENING OF 2 SQ. INCHES PER 1,000 BTU FOR BLOWER TYPES & 7 SQ. INCHES PER 1,000 BTU FOR GRAVITY FEED TYPE.

NOTES:

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SHOWER HEAD = 2.5 GPM MAX.
SINK FAUCETS = 2.2. GPM MAX.
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1 SECOND FLOOR PLAN



1/4" = 1'-0"

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PERMIT SET

RESIDENTIAL DUPLEX
1001 CATAMARAN STREET, OXNARD, CA 93035
A.P.N.: 196-0-031-065

Revisions/Issue	
No.	Date:
0	09/02/19

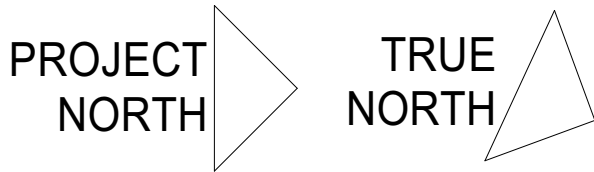
SECOND FLOOR PLAN

Project: 18022

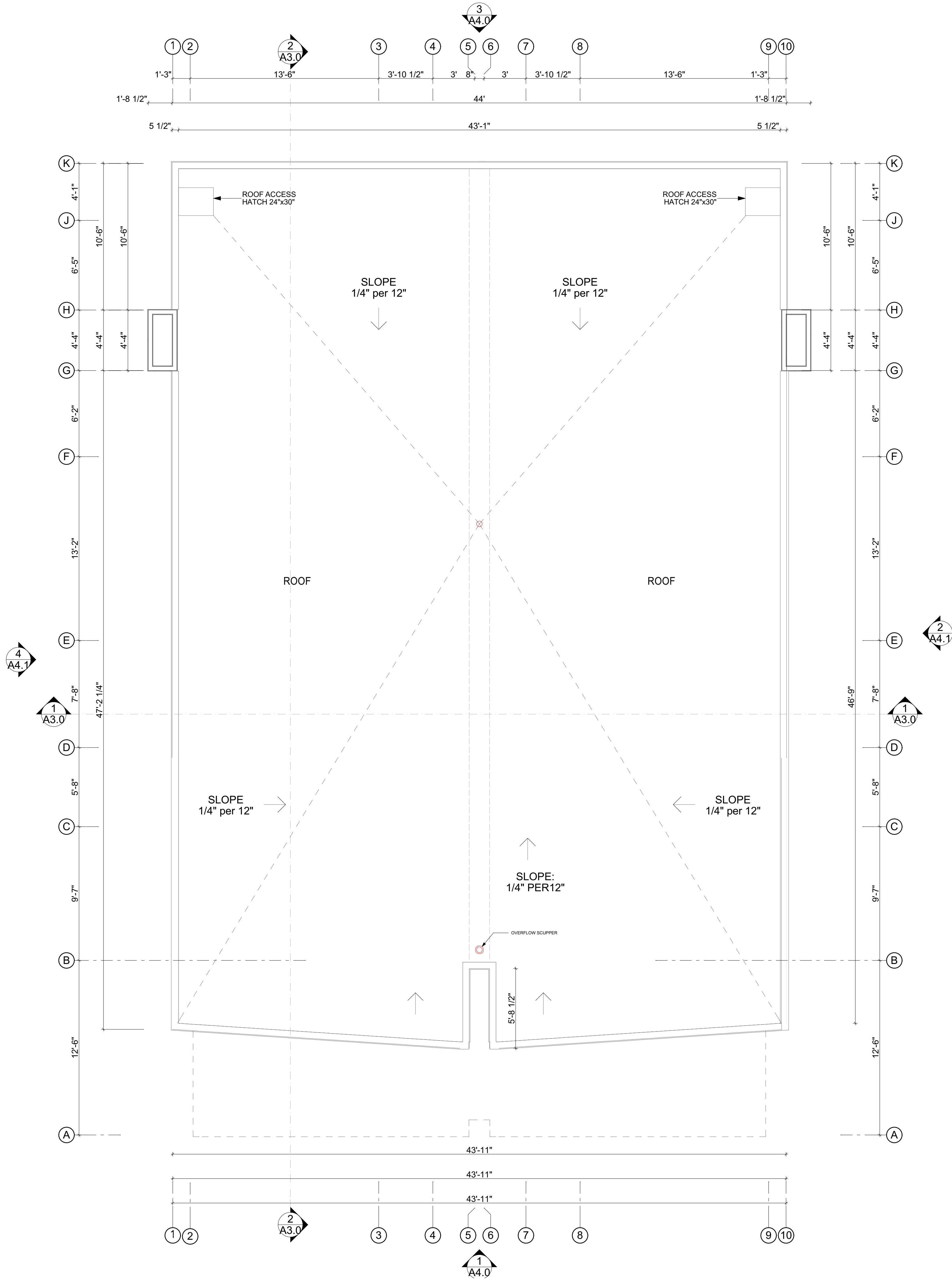
SHEET NUMBER
A2.1

ROOFING NOTES

1. ROOF VALLEY FLASHING SHALL BE PROVIDED OF NOT LESS THAN NO. 28 GALVANIZED SHEET GAUGE CORROSION RESISTANT METAL, AND SHALL EXTEND AT LEAST 8 INCHES FROM THE CENTER LINE EACH WAY. SECTIONS OF FLASHING SHALL HAVE AN END LAP OF NOT LESS THAN 4 INCHES. ALTERNATIVELY, THE VALLEY SHALL CONSIST OF WOVEN ASPHALT SHINGLES APPLIED IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS.
2. PROVIDE A CONTINUOUS METAL DRIP EDGE AT ROOF EDGE AT WITH A PITCH OF LESS THAN 5 IN 12. 4-1/2 CONTINUOUS METAL STRIP WITH A 1-1/2" DRIP, 28 GAGE.



1 ROOF PLAN



1/4" = 1'-0"

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Revisions/Issue	
No.	Date:
0	09/02/19

Project: 18022

SHEET NUMBER
A2.2

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REGISTERED ARCHITECT

AVIK ELOYAN

C 36084

REN. 05/30/2019

STATE OF CALIFORNIA

ROOF PLAN



2

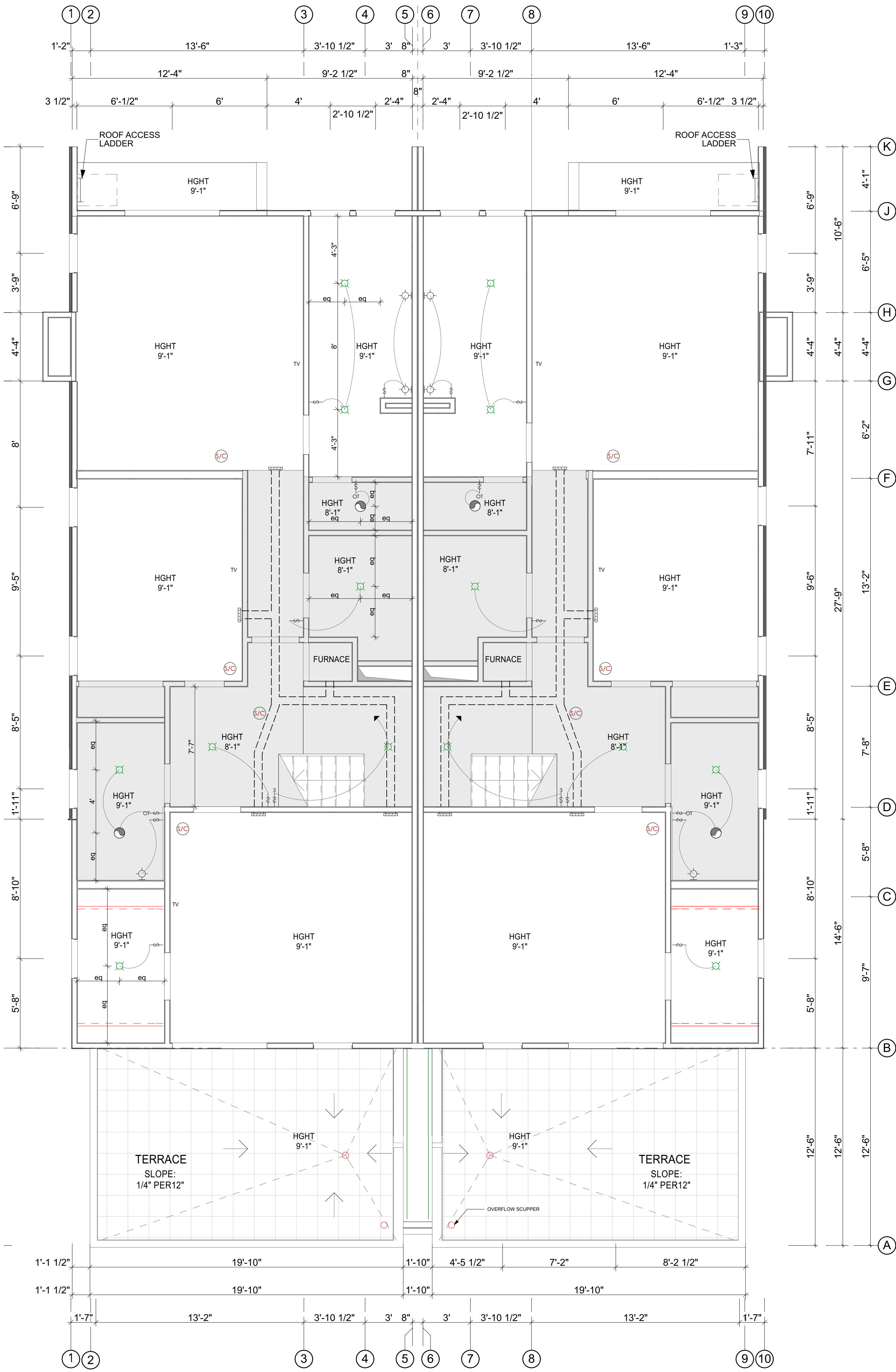
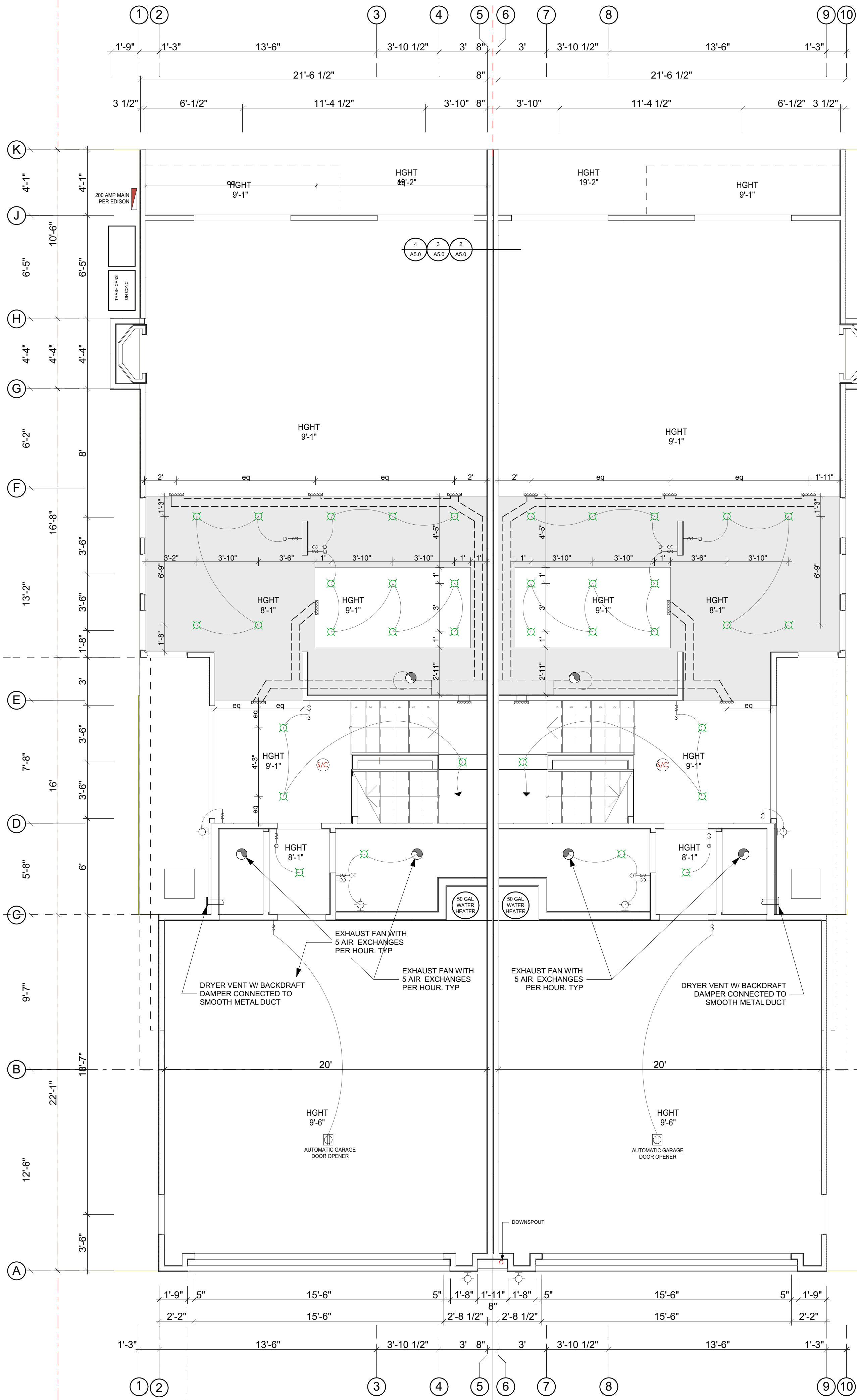
FIRST FLOOR RCP

1/4" = 1'-0"

1

SECOND FLOOR RCP

1/4" = 1'-0"

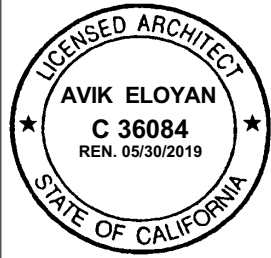


Revisions/Issue	
No.	Date:
0	09/02/19

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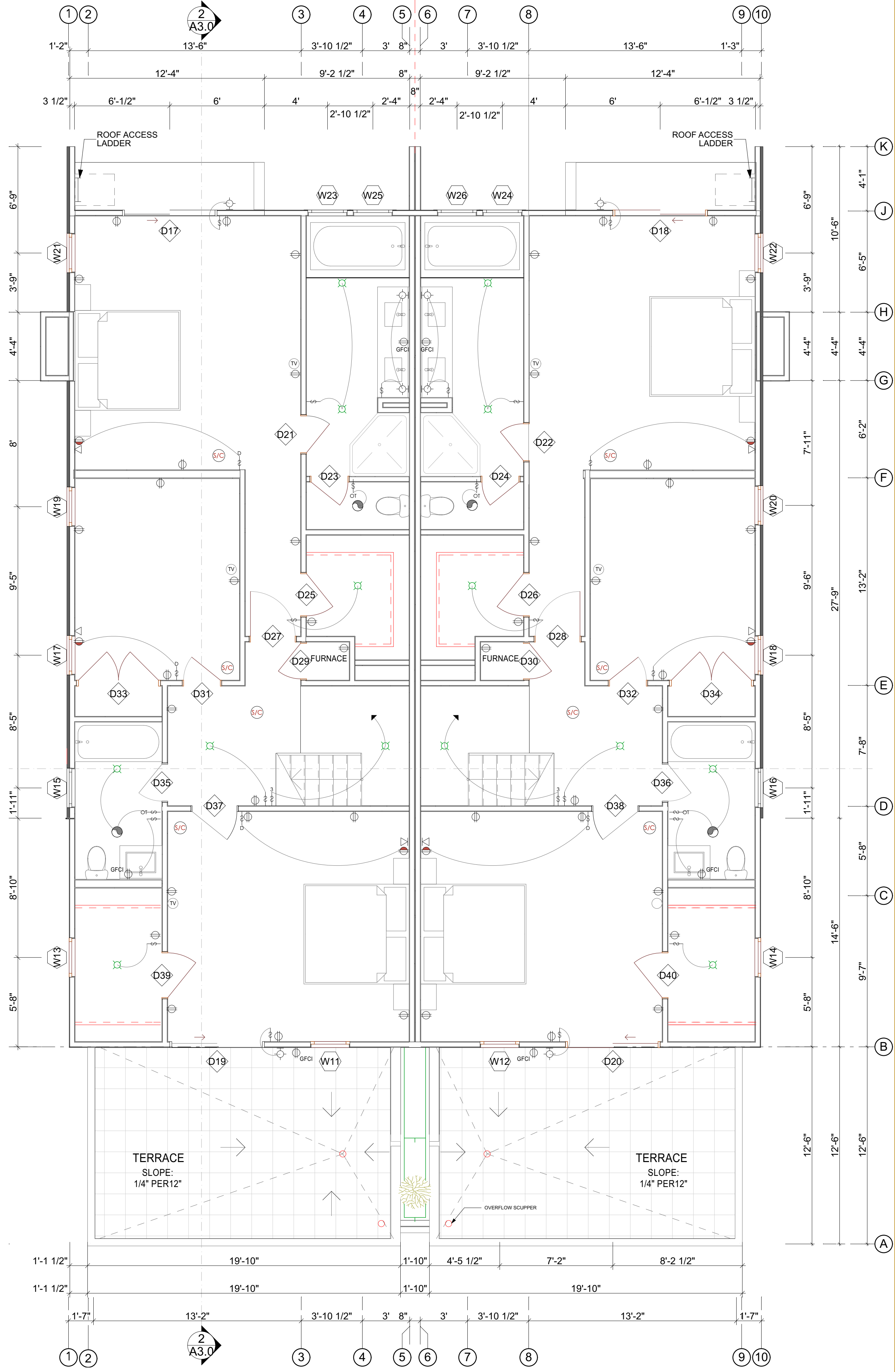
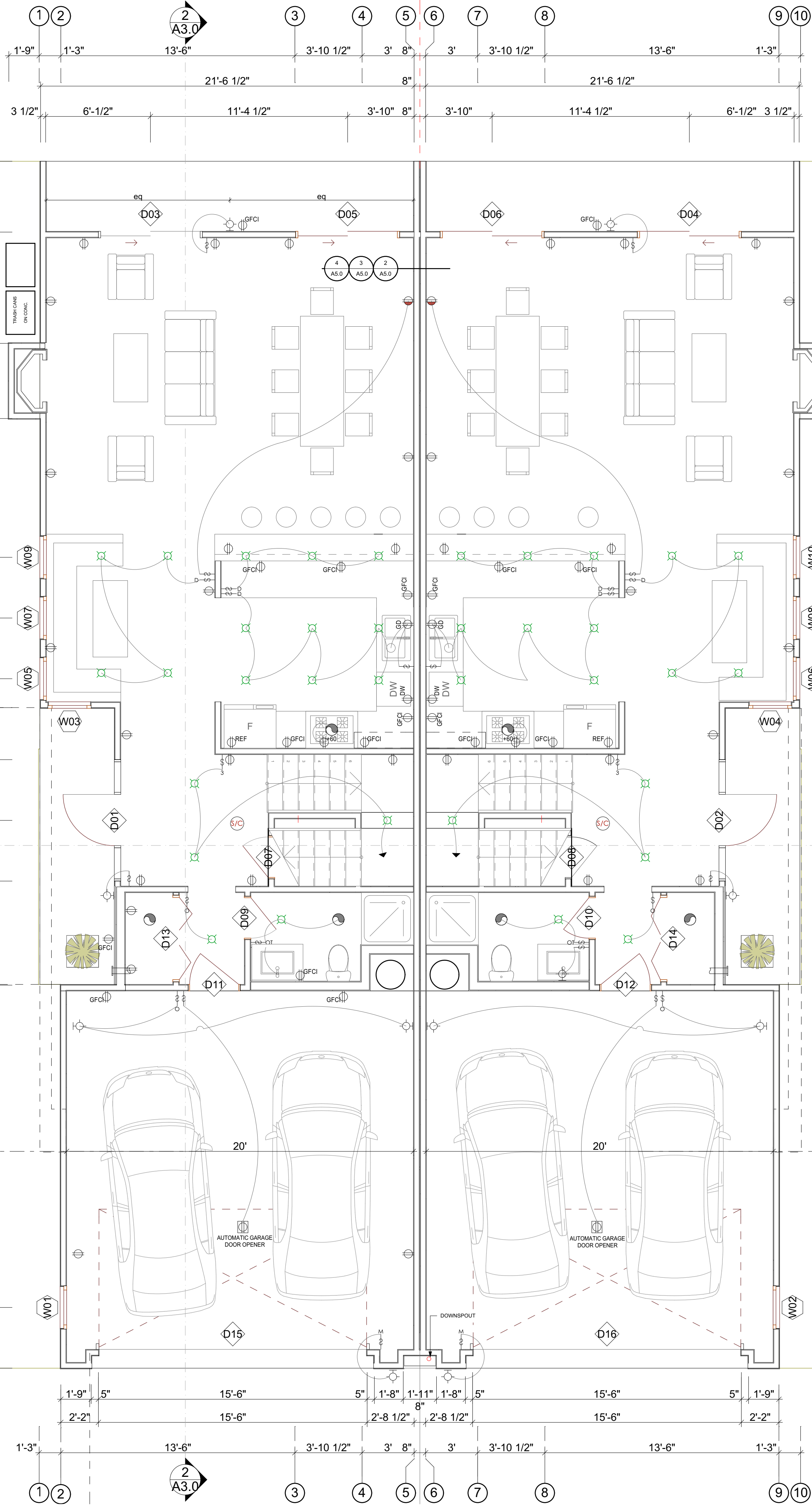
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REFLECTED CEILING PLAN

Project: 18022

SHEET NUMBER
A2.3

- RECESSED HIGH EFFICACY DOWNLIGHT
- RECESSED DOWNLIGHT, DIRECTIONAL
- CABINET PUCK LIGHTING
- SUSPENDED TUBE LIGHT
- CEILING MOUNTED DECORATIVE SCONE (HANGING PENDANT OR SURFACE MOUNTED)
- WALL MOUNTED DECORATIVE SCONE
- EXTERIOR CEILING MOUNTED SCONE W/ PHOTOSENSOR
- EXTERIOR WALL MOUNTED SCONE W/ PHOTOSENSOR
- CEILING MOUNTED OCCUPANCY SENSOR
- COMBINATION SMOKE DETECTOR & CARBON MONOXIDE DETECTOR, 1108 W/ BATTERY BACKUP
- FLUORESCENT TUBE LIGHT
- TRACK LIGHTING
- CEILING/EXHAUST FAN
- SINGLE LIGHT OR FAN SWITCH
- MULTI-POLE LIGHT SWITCH
- SINGLE LIGHT SWITCH W/ DIMMER
- MULTI-POLE LIGHT SWITCH W/ DIMMER
- SINGLE LIGHT SWITCH W/ TIMER
- LIGHT SWITCH W/ OCCUPANCY SENSOR & TIMER
- WALL MOUNTED DUPLEX RECEPTACLE
- GFCI WALL MOUNTED DUPLEX RECEPTACLE (EXTERIOR SHALL BE IN WEATHER-PROOF BOX)
- 220 VOLT / 80 AMP OUTLET FOR CAR CHARGING (LOCATED IN FIELD W/ OWNER)
- WALL MOUNTED FOUR-PLX RECEPTACLE
- WALL MOUNTED RECEPTACLE, HALF SWITCHED
- TELEPHONE/DATA/CABLE OUTLET
- TELEPHONE/DATA/CABLE OUTLET
- ELECTRICAL PANEL
- SUPPLY REGISTER, CEILING MOUNTED (EXISTING TO REMAIN, UON)



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1001 CATAMARAN STREET, OXNARD, CA 93035
A.P.N.: 196-0-031-065

No.	Date:
0	09/02/19
1	
2	

ELECTRICAL PLAN

Project: 18022

SHEET NUMBER
A2.4

LUMBER NOTES

- ALL LUMBER SHALL BE DOUGLAS FIR/LARCH AS FOLLOWS UNLESS NOTED OTHERWISE:
A. VERTICAL MEMBERS, POSTS- #1 GRADE, STUDS- STUD GRADE.
B. HORIZONTAL MEMBERS; 2x JOISTS/RAFTERS- #2 OR BETTER, BEAMS (3x OR LARGER)- #1 OR BETTER.
C. SHEATHING: SOLID- STANDARD GRADE, PLYWOOD- STRUC.I, GROUP 1, STRUC.II, GROUP 1 C-C, GROUP 1 C-D W/ EXTERIOR GLUE, OR GROUP 1 OR 2 2-4-1 W/ EXTERIOR GLUE.
- ALL LET-IN BRACING SHALL BE MIN. 1x4 CONTINUOUS AT NOT LESS THAN 45 DEG. FROM HORIZONTAL BUT NOT STEEPER THAN 60 DEGREES. BRACES SHALL BE AS CLOSE TO WALL ENDS AS POSSIBLE AND MIN. OF ONE PER 25 L.F. OF WALL, AND, SHALL EXTEND FROM BOTTOM PLATE TO TOP PLATE. NAIL BRACES TO STUDS AND TO TOP AND BOTTOM PLATES WITH 2 8d NAILS EACH. APPROVED STEEL LET-IN TYPE "L" BRACES MAY BE SUBSTITUTED FOR ABOVE.
- ALL HEADERS (LINTELS) OVER OPENINGS 4' WIDE OR LESS SUPPORTING JOISTS OR RAFTERS SHALL BE MIN. 4x4 OR EQUIVALENT UNLESS NOTED OTHERWISE.
- ALL LUMBER BEARING ON CONCRETE OR MASONRY IN DIRECT CONTACT WITH EARTH SHALL BE PRESSURE TREATED OR DURABLE WOOD, FOUNDATION GRADE OR BETTER.
- PROVIDE 2x FIRE-BLOCKING AT MID-HEIGHT OF STUD PARTITIONS WHERE THE STUDS EXCEED 8'-0" IN LENGTH.
- JOISTS UNDER AND PARALLEL TO BEARING PARTITIONS SHALL BE DOUBLED.
- NO NOTCHING OR CUTTING OF STUDS IN EXTERIOR WALLS OR BEARING PARTITIONS SHALL EXCEED 25% OF WIDTH OF STUD. NOTCHES SHALL NOT EXCEED 40% IN NON-BEARING PARTITION STUDS. BORED HOLES SHALL NOT EXCEED IN DIAMETER 40% OF STUD WIDTH IN BEARING WALLS NOR 60% IN NON-BEARING WALLS. BORED HOLES UP TO 60% OF STUD WIDTH ARE ALLOWED IN BEARING WALLS WHERE SUCH BORED STUDS ARE DOUBLED ARE SO BORED. IN NO CASE SHALL THE EDGE OF ANY BORED HOLE BE CLOSER THAN 5/8" TO THE EDGE OF THE STUD. BORED HOLES SHALL NOT BE LOCATED IN THE SAME SECTION OF ANY PROVIDED NOT MORE THAN TWO SUCH SUCCESSIVE DOUBLED STUDS STUD AS A CUT OR NOTCH.
- FLOOR JOISTS SHALL BE SOLID BLOCKED OR BRIDGED AT MAX. 8' o.c.
- LATERALLY UNSUPPORTED 2x4 STUDS (STUD GRADE) SHALL NOT EXCEED 10' IN HEIGHT IN BEARING WALLS AND SHALL NOT BE SPACED MORE THAN 24" o.c. WHEN SUPPORTING ROOF AND CEILING ONLY AND 18" o.c. WHEN SUPPORTING ONE FLOOR, ROOF AND CEILING. SUCH STUDS SHALL NOT EXCEED 14' IN HEIGHT IN NON-BEARING WALLS. 2x6 STUDS AT 16" o.c. ARE TO BE USED FOR STUD WALLS OVER 14' AND UP TO 20' HIGH.
- ALL DOUBLE TOP PLATES SHALL BE LAPPED MIN. 4'-0" WITH 18 16d NAILS. ALL BREAKS IN TOP PLATES SHALL BE STRAPPED WITH S.S.T. "MST-48" ON BOTH SIDES.
- WHERE RAFTERS ARE NOT PARALLEL TO JOISTS MIN. 1x4 (NOM.) TIES AT 48" o.c. SHALL BE PROVIDED DIRECTLY ABOVE THE JOISTS. WHERE RAFTERS SUPPORT TILE ROOF TIES SHALL BE MIN. 2x4 (NOM.) WITH 3 16d NAILS PER CONNECTION.
- BUILT-UP BEAMS SUCH AS MULTIPLE 2x JOISTS SHALL BE BOLTED TOGETHER WITH 1/2" DIAM. MACHINE BOLTS WITH FLAT WASHERS AT EACH END AND SPACED AT 18" o.c. STAGGERED, 3" FROM TOP AND 3" FROM BOTTOM OF MEMBERS.
- WHERE STUD WALLS ABUT CONCRETE OR MASONRY WALLS THE END STUD SHALL BE DURABLE WOOD AS FOR SILL PLATES AND SHALL BE FASTENED TO THE CONCRETE OR MASONRY WALL WITH 1/2" DIAM. ANCHOR BOLTS NEAR THE TOP AND BOTTOM AND AT 4' o.c. BETWEEN.
- METAL CONNECTORS SHOWN ON THE PLANS REFER TO SIMPSON STRONG TIE CO. PRODUCTS. NO SUBSTITUTES SHALL BE ACCEPTABLE UNLESS THEY HAVE I.C.B.O. APPROVAL ARE EQUAL IN DESIGN LOAD CAPACITY AND ARE APPROVED BY THE LOCAL BUILDING OFFICIAL.
- ALL NAILS USED FOR NAILING PLYWOOD SHEATHING SHALL BE RING-SHANK OR SPIRAL THREAD IN SIZES INDICATED ON PLAN AND IN ADDITION PLYWOOD FLOOR SHEATHING SHALL BE GLUED TO JOISTS.
- ALL FINISH CARPENTRY SHALL BE PER OWNER AND OF CLEAR WOOD, WELL JOINED WITH CONCEALED NAILS.

LAMINATED BEAM NOTES

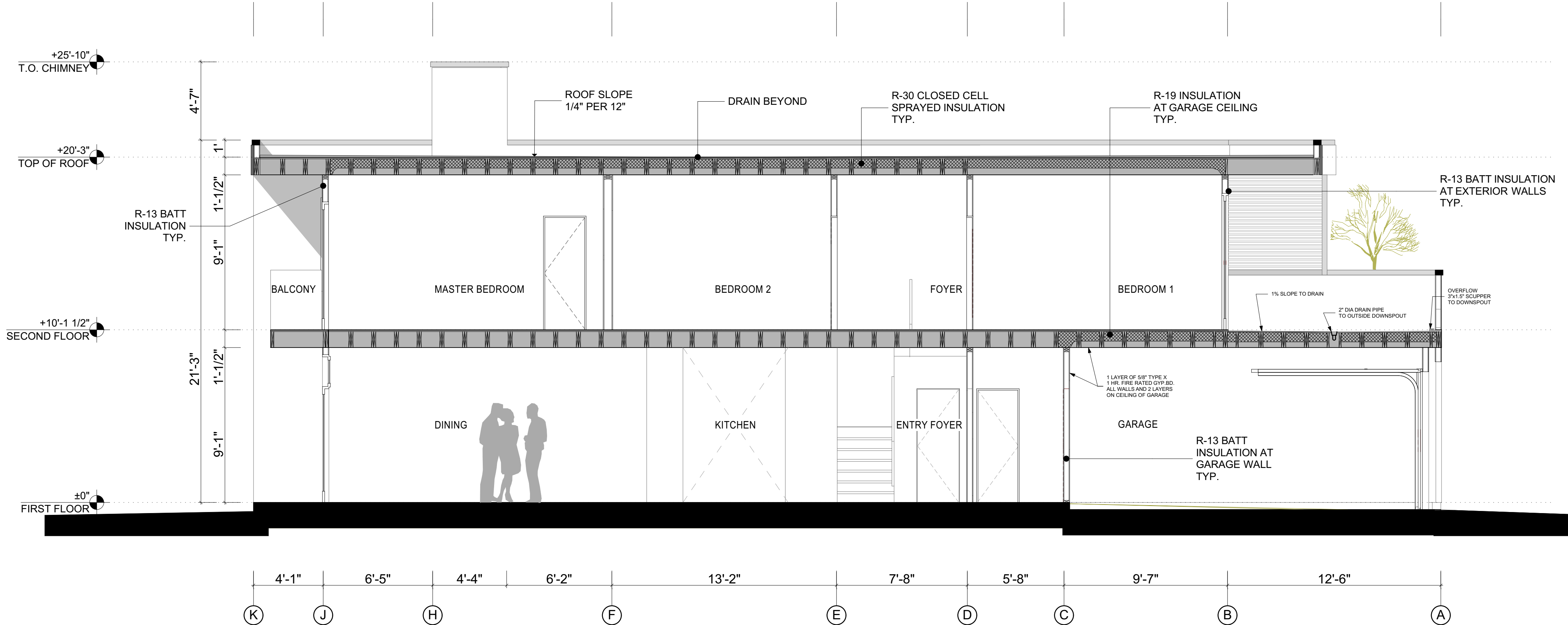
- ALL LAMINATED BEAMS TO MEET THE REQUIREMENTS OF W.C.L.I.B. SPECIFICATIONS FOR COMBINATION LISTED. ALL POSTS TO MEET THE REQUIREMENTS OF W.C.L.I.B. SPECIFICATIONS FOR COMBINATION LISTED.
- ALL LAMINATED BEAMS TO MEET THE REQUIREMENTS OF A.I.T.C. STD. A 190.1 SPECIFICATIONS FOR "INDUSTRIAL LAMINATED BEAMS".
- WET-USE ADHESIVES SHALL BE USED AND SHALL COMPLY WITH THE REQUIREMENTS OF VOLUNTARY PRODUCT STANDARD PS 56-73.
- MOISTURE CONTENT TO BE 7% MIN. TO 15% MAX.
- PROVIDE COVER AND PROTECTION DURING TRANSIT. NO INDIVIDUAL WRAPPING.
- THE FABRICATOR SHALL FURNISH A.I.T.C. CERTIFICATION THAT THE GLUE LAMINATED MEMBERS ARE PRODUCED IN ACCORDANCE WITH THE PROVISIONS OF A.I.T.C. "INSPECTION MANUAL FOR STRUCTURAL GLUED LAMINATED LUMBER".
- ALL WORKMANSHIP AND MATERIALS SHALL MEET THE REQUIREMENTS OF THE W.C.L.I.B. SPECIFICATIONS.
- L. A. CITY BEAMS TO BE PRODUCED IN THE SHOP OF A LOS ANGELES CITY LICENSED FABRICATOR.
- ALL BEAMS ARE TO BE FABRICATED WITH BOTH ENDS SHOP-MARKED AND LEFT WILD.
- ALL END JOINTS SHALL BE PRE-GLUED FINGER JOINTS MEETING A.I.T.C. SPECIFICATIONS.
- BEAMS TO BE COMB. 24F D F OR 2400F V3 DF/DF

CONCRETE NOTES

- FOUNDATION DESIGNS ARE BASED ON ALLOWABLE SOIL BEARING PRESSURE OF 1000 PSI UNLESS NOTED OTHERWISE.
- ALL CONCRETE SHALL BE MIN. 2500 P.S.I. COMPRESSION STRENGTH AT 28 DAYS EXCEPT CONCRETE FOR GRADE BEAMS AND PILES SHALL BE MIN. 3000 P.S.I. COMPRESSION STRENGTH AT 28 DAYS UNLESS NOTED OTHERWISE. PORTLAND CEMENT SHALL CONFORM TO ASTM C-150, TYPE V OR TYPE II. AGGREGATE FOR TESTS OF ASTM C-33. TRANSIT MIX CONCRETE SHALL CONFORM TO ASTM C-94.
- ALL EXCAVATIONS, PREPARATIONS FOR SLAB-ON-GRADE, DEPTH HARDROCK CONCRETE SHALL CONFORM TO ALL REQUIREMENTS AND OF FOOTINGS, BACKFILL, ETC., SHALL BE PER LOCAL CODES.
- ALL EXCAVATIONS FOR FOUNDATIONS SHALL BE SQUARE CUT, FREE OF STANDING WATER AND DEBRIS AND TAMPED FIRM PRIOR TO POURING CONCRETE.
- ALL FOOTINGS SHALL REST ENTIRELY ON NATURAL FIRM SOIL OR ENTIRELY ON APPROVED COMPACTED FILL WITH PROPER REINFORCING AS REQUIRED BY THE LOCAL CODE.
- THE BOTTOM OF ALL EXCAVATIONS FOR SEWERS, WATER, GAS, ELECTRICAL, DRAINAGE, TREES, ETC. SHALL BE MAINTAINED OUTSIDE AND ABOVE A LINE PROJECTED 45 DEG. DOWN AND AWAY FROM THE BOTTOM OF ANY BUILDING FOOTING.
- NO PIPES, CONDUITS OR CHASES SHALL BE PLACED INTO FOOTINGS.
- CONCRETE SLAB TYPE FOUNDATIONS MARKED 4" NOM. SHALL BE MIN. 3'-1/2" P.C.C. CONCRETE SLAB WITH 6x6@10-10 W.W.F. AT MID POINT OVER 2" WASHED SAND OR PEA GRAVEL OVER 6 MIL. MIN. VAPOR BARRIER OVER 2" MIN. WASHED SAND OR PEA GRAVEL UNLESS NOTED OTHERWISE ON THE PLAN.
- PERIMETER WALLS AND LOAD BEARING PARTITIONS SHALL BE PROVIDED WITH MIN. 5/8" DIAM. x 10" LONG ANCHOR BOLTS EMBEDDED 7" INTO CONCRETE W/2x3/16" SQ. PLATE WASHER AND SPACED AT MAX. 48" o.c. BOLTS SHALL BE PLACED WITHIN 12" BUT NO CLOSER THAN 3" FROM PLATE ENDS. NO LESS THAN TWO BOLTS SHALL HOLD ANY ONE PLATE MEMBER.
- INTERIOR, NON-BEARING PARTITIONS SHALL BE SECURED TO THE SLAB WITH APPROVED POWDER SHOT PINS AT 32" o.c. MAX. (OMARK R.R.2333 1/4" DIAM. x 4" LONG OR EQUIV.)
- CONTRACTOR SHALL BE RESPONSIBLE FOR AND COORDINATE PLACEMENT OF ALL EMBEDDED OR COVERED STEEL ANCHORS, FASTENERS, HOLDOWNS, PIPING, CONDUIT, SLEEVES, DUCTS, ETC. PRIOR TO POURING CONCRETE.
- FORMS SHALL NOT BE REMOVED LESS THAN 48 HOURS AFTER CONCRETE IS POURED. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER CURING OF CONCRETE PRIOR TO LOADING.

2 CROSS SECTION

1/4" = 1'-0"



1 LONGITUDINAL SECTION

1/4" = 1'-0"

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PERMIT
SET

RESIDENTIAL DUPLEX
1001 CATAMARAN STREET, OXNARD, CA 93035
A.P.N.: 196-0-031-065

No.	Date:
0	09/02/19

SECTIONS

Project: 18022

SHEET NUMBER

A3.0

SECURITY NOTES: RESIDENTIAL

1. KEYING REQUIREMENTS.

UPON OCCUPANCY BY THE OWNER OR PROPRIETOR, EACH SINGLE UNIT IN A TRACT OR COMMERCIAL DEVELOPMENT, CONSTRUCTED UNDER THE SAME GENERAL PLAN SHALL HAVE LOCKS USING COMBINATIONS WHICH ARE INTERCHANGE FREE FROM LOCKS USED IN ALL OTHER SEPARATE DWELLINGS, PROPRIETORSHIPS, OR SIMILAR OCCUPANCIES.

2. FRAMES, JAMBS, STRIKES, AND HINGES.

THE INSTALLATION AND CONSTRUCTION OF FRAMES, JAMBS, STRIKES AND HINGES SHALL BE AS FOLLOWS:

(A) DOOR JAMBS SHALL BE INSTALLED WITH SOLID BACKING IN SUCH A MANNER THAT NO VOIDS EXIST BETWEEN THE STRIKE SIDE OF THE JAMB AND THE FRAME OPENING FOR A VERTICAL DISTANCE OF TWENTY-FOUR (24) INCHES EACH SIDE OF THE STRIKE.

(B) IN WOOD FRAMING, HORIZONTAL BLOCKING SHALL BE PLACED BETWEEN STUDS AT DOOR LOCK HEIGHT FOR THREE (3) STUD SPACES EACH SIDE OF THE DOOR OPENINGS. TRIMMERS SHALL BE FULL LENGTH FROM THE HEADER TO THE FLOOR WITH SOLID BACKING AGAINST SOLE PLATES.

(C) DOOR STOPS ON WOODEN JAMBS FOR IN-SWINGING DOORS SHALL BE OF ONE PIECE CONSTRUCTION WITH THE JAMB. JAMBS FOR ALL DOORS SHALL BE CONSTRUCTED OR PROTECTED SO AS TO PREVENT THE VIOLATION OF THE STRIKE.

(D) THE STRIKE PLATE FOR DEADBOLTS ON ALL WOOD FRAMED DOORS SHALL BE CONSTRUCTED OF MINIMUM SIXTEEN (16) U.S. GAUGE STEEL, BRONZE, OR BRASS AND SECURED TO THE JAMB BY A MINIMUM OF TWO (2) SCREWS, WHICH MUST PENETRATE AT LEAST TWO AND ONE HALF (2-1/2) INCHES INTO SOLID BACKING BEYOND THE SURFACE TO WHICH THE STRIKE IS ATTACHED.

(E) HINGES FOR OUT-SWINGING DOORS SHALL BE EQUIPPED WITH NON-REMOVABLE HINGE PINS OR A MECHANICAL INTERLOCK TO PRECLUDE REMOVAL OF THE DOOR FROM THE EXTERIOR BY REMOVING THE HINGE PINS.

3. WINDOWS AND SLIDING GLASS DOORS.

THE FOLLOWING REQUIREMENTS MUST BE MET FOR WINDOWS AND SLIDING GLASS DOORS:

(A) EXCEPT AS OTHERWISE SPECIFIED IN SPECIAL RESIDENTIAL BUILDING PROVISIONS ALL OPENABLE EXTERIOR WINDOWS AND SLIDING GLASS DOORS SHALL COMPLY WITH THE TESTS AS SET FORTH IN THE UNIFORM BUILDING CODE STANDARD 41-1 (TESTS).

(B) LOUVERED WINDOWS SHALL NOT BE USED IF ANY PORTION OF THE WINDOW IS LESS THAN TWELVE (12) FEET VERTICALLY OR SIX (6) FEET HORIZONTALLY FROM AN ACCESSIBLE SURFACE OR ADJOINING ROOF, BALCONY, LANDING, STAIR TREAD, PLATFORM, OR SIMILAR STRUCTURE, UNLESS AN APPROVED METAL WINDOW BARRIER IS INSTALLED.

4. GARAGE TYPE DOORS: ROLLING OVERHEAD, SOLID OVERHEAD SWING, SLIDING OR ACCORDION.

ROLLING OVERHEAD, SOLID OVERHEAD, SWING, SLIDING AND ACCORDION GARAGE TYPE DOORS SHALL CONFORM TO THE FOLLOWING STANDARDS:

(A) WOOD DOORS SHALL HAVE PANELS A MINIMUM OF THREE-EIGHTHS (3/8) INCH IN THICKNESS WITH THE LOCKING HARDWARE BEING ATTACHED TO THE SUPPORTING FRAMING.

(B) ALUMINUM SHALL BE A MINIMUM THICKNESS OF .0215 INCHES AND RIVETED TOGETHER A MINIMUM OF EIGHTEEN (18) INCHES ON CENTER ALONG THE OUTSIDE SEAMS. THERE SHALL BE A FULL WIDTH HORIZONTAL BEAM ATTACHED TO THE MAIN DOOR STRUCTURE WHICH SHALL MEET THE PILOT, OR PEDESTRIAN ACCESS, DOOR FRAMING WITHIN THREE (3) INCHES OF THE STRIKE AREA OF THE PILOT OR PEDESTRIAN ACCESS DOOR.

(C) FIBERGLASS DOORS SHALL HAVE PANELS A MINIMUM DENSITY OF SIX (6) OUNCES PER SQUARE FOOT FROM THE BOTTOM OF THE DOOR TO A HEIGHT OF SEVEN (7) FEET. PANELS ABOVE SEVEN (7) FEET AND PANELS IN RESIDENTIAL STRUCTURES SHALL HAVE A DENSITY OF NOT LESS THAN FIVE (5) OUNCES PER SQUARE FOOT.

(D) DOORS UTILIZING A CYLINDER LOCK SHALL HAVE A MINIMUM FIVE (5) PIN TUMBLER OPERATION WITH THE LOCKING BAR OR BOLT EXTENDING INTO THE RECEIVING GUIDE A MINIMUM OF ONE (1) INCH.

(E) DOORS THAT EXCEED TEN (10) FEET IN WIDTH SHALL HAVE TWO LOCK RECEIVING POINTS OR, IF THE DOOR DOES NOT EXCEED NINETEEN (19) FEET, A SINGLE BOLT MAY BE USED IF PLACED IN THE CENTER OF THE DOOR WITH THE LOCKING POINT LOCATED EITHER AT THE FLOOR OR DOOR FRAME HEADER, OR TORSION SPRING COUNTER-BALANCE TYPE HARDWARE MAY BE USED.

(F) EXCEPT IN RESIDENTIAL BUILDINGS, DOORS SECURED BY ELECTRICAL OPERATION SHALL HAVE A KEYED-SWITCH TO OPEN THE DOOR WHEN IN A CLOSED POSITION, OR BY A SINGLE LOCKING DEVICE.

(G) DOORS WITH SLIDE BOLT ASSEMBLIES SHALL HAVE FRAMES A MINIMUM OF .120 INCHES IN THICKNESS, WITH A MINIMUM BOLT DIAMETER OF ONE-HALF (1/2) INCH A PROTRUDE AT LEAST ONE AND ONE-HALF (1-1/2) INCHES INTO THE RECEIVING GUIDE. A BOLT DIAMETER OF THREE-EIGHTHS (3/8) INCH MAY BE USED IN A RESIDENTIAL BUILDING. THE SLIDE BOLT SHALL BE ATTACHED TO THE DOOR WITH NON-REMOVABLE BOLTS FROM THE OUTSIDE. RIVETS SHALL NOT BE USED TO ATTACH SLIDE BOLT ASSEMBLIES.

(H) EXCEPT IN A RESIDENTIAL BUILDING, PADLOCKS USED WITH EXTERIOR MOUNTED SLIDE BOLTS SHALL HAVE A HARDENED STEEL SHACKLE, LOCKING BOTH AT HEEL AND TOE, AND A MINIMUM FIVE (5) PIN TUMBLER OPERATION WITH NON-REMOVAL KEY WHEN IN AN UNLOCKED POSITION. PADLOCKS USED WITH INTERIOR-MOUNTED SLIDE BOLTS SHALL HAVE A HARDENED STEEL SHACKLE WITH A MINIMUM FOUR (4) PIN TUMBLER OPERATION.

MATERIAL LEGEND

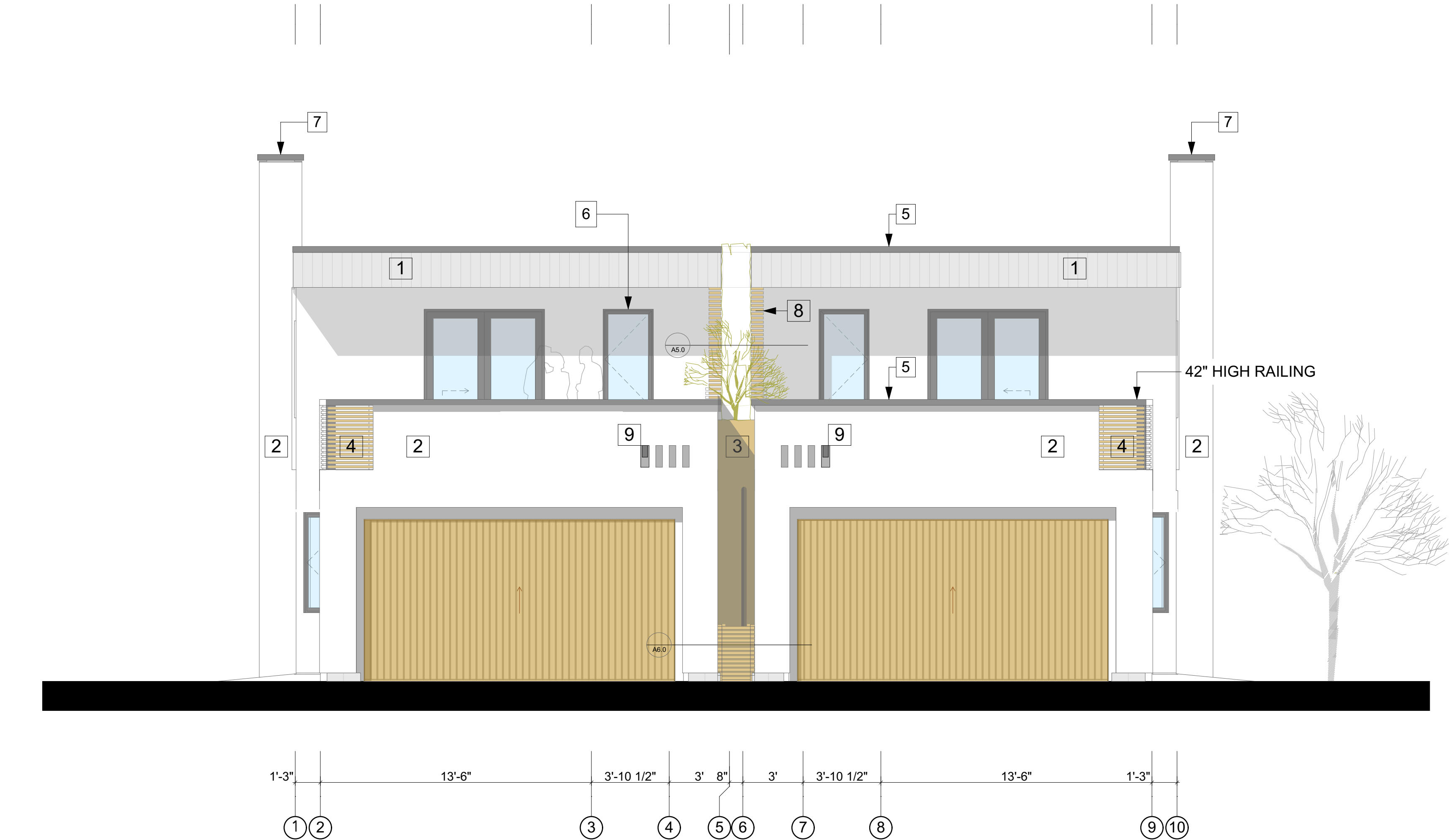
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- 8 FULL HEIGHT 2x2 WOOD TRELLIS
- 9 LIGHTING: LED SCONCE

2 FRONT (EAST) ELEVATION

1/4" = 1'-0"

1 REAR WEST ELEVATION

1/4" = 1'-0"



SECURITY NOTES: RESIDENTIAL

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- 4 2x3 WOOD RAILING
- 5 2x4 WOOD TOP RAIL BLACK
- 6 ALUMINUM WINDOWS, GRAPHITE BLACK
- 7 5" CHIMNEY METAL CAP BLACK
- 8 FULL HEIGHT 2x2 WOOD TRELLIS
- 9 LIGHTING: LED SCNCE

4 | NORTH ELEVATION

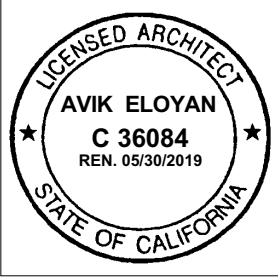
1/4" = 1'-0"

3 | SOUTH ELEVATION

1/4" = 1'-0"



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AVIK ELOYAN
C 36084
REL 05/30/2019
STATE OF CALIFORNIA

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PERMIT SET

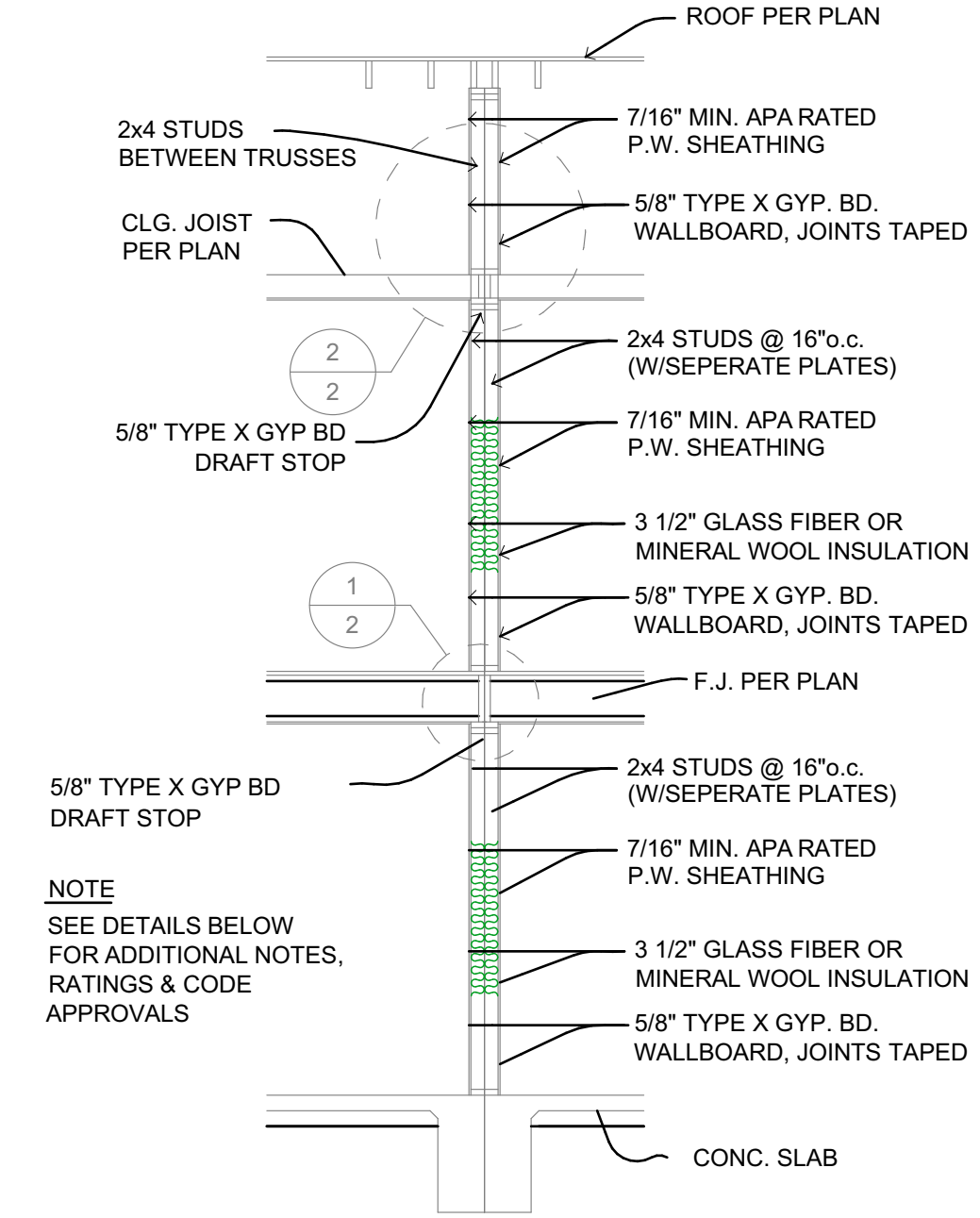
RESIDENTIAL DUPLEX
1001 CATAMARAN STREET, OXNARD, CA 93035
A.P.N.: 196-0-031-065

Revisions/Issue	No.	Date:
	0	09/02/19

ELEVATIONS

Project: 18022

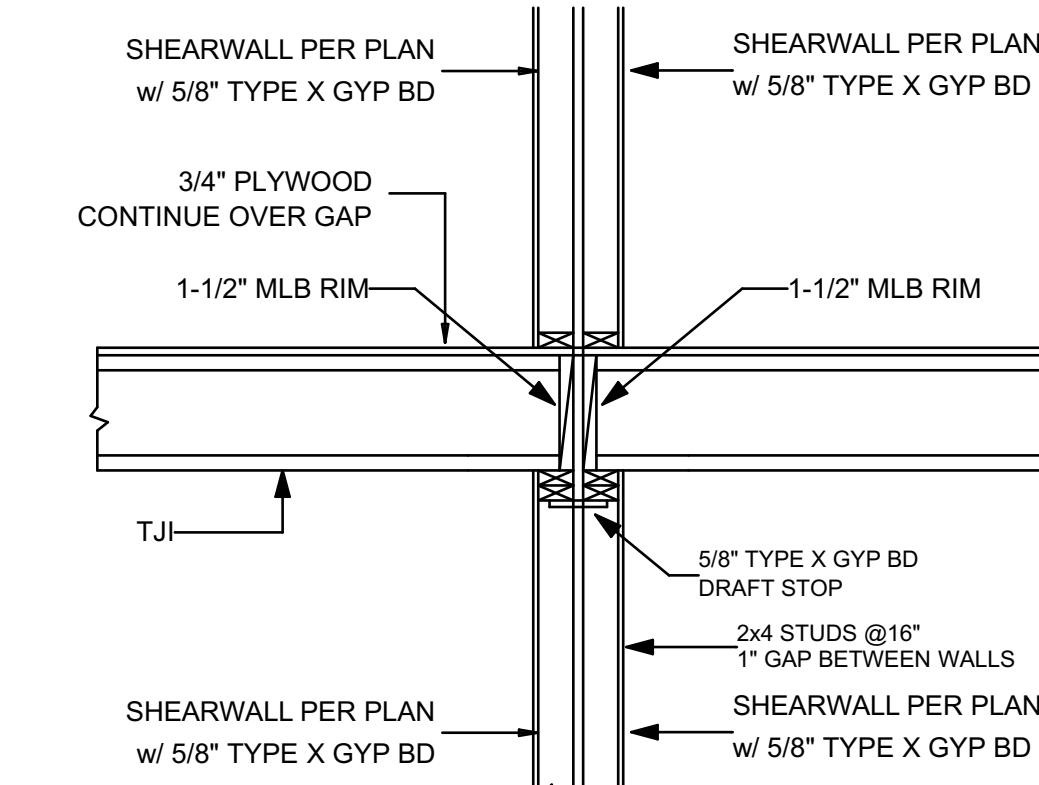
SHEET NUMBER
A4.1



FULL HEIGHT FIRE SEPARATION DETAIL

NOT TO SCALE

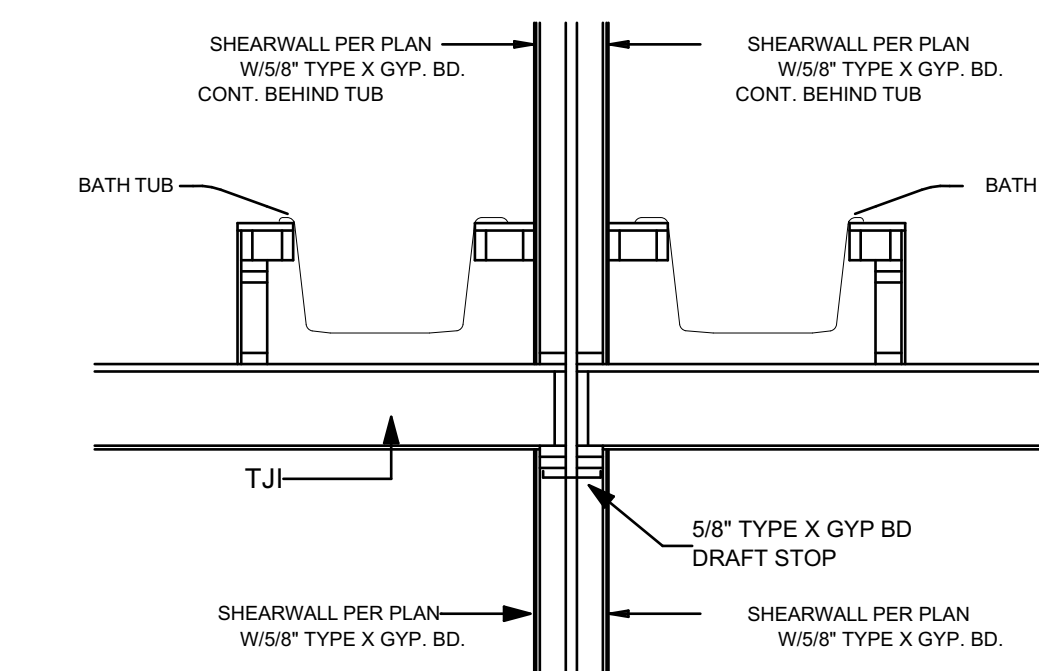
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FIRE SEPARATION DETAIL

NOT TO SCALE

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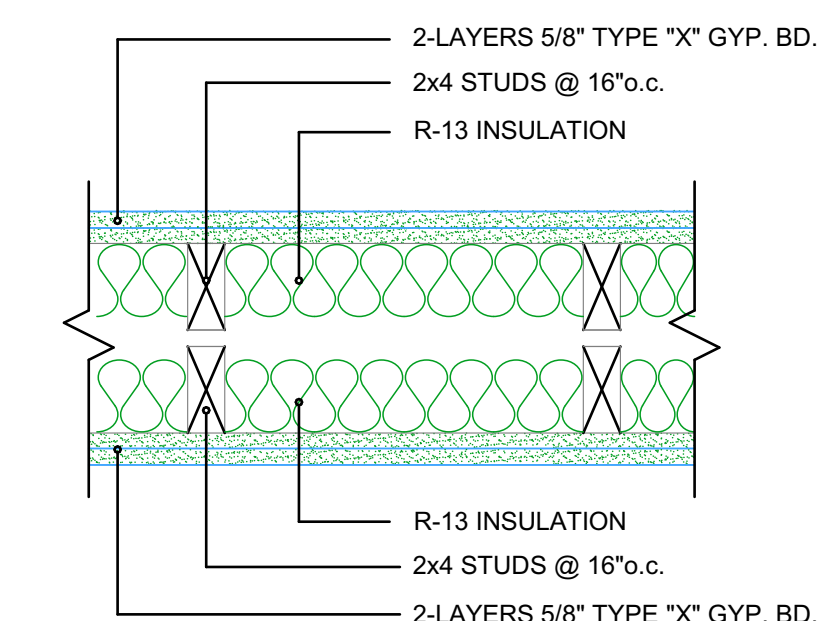


FIRE SEPARATION DETAIL

NOT TO SCALE

2

TWO LAYERS OF 5/8" TYPE "X" FIRE RATED GYPSUM WALLBOARD OR VENEER BASE APPLIED TO EACH SIDE OF DOUBLE ROW OF 2x4 WOOD STUDS AT 16"o.c. ON SEPARATE PLATES 1" APART. USE 6d COATED NAILS AT 24"o.c. FOR BASE LAYER AND 8d COATED NAILS 8"o.c. FOR EACH LAYER. TWO LAYERS OF 3.5" GLASS FIBER INSULATION IN CAVITY. STAGGER JOINTS 16"o.c. EACH LAYER AND SIDE. GWB FIRE STOP CONTINUOUS IN SPACE BETWEEN PLATES.



STC = 55 TO 59 dB
RANGE = 125-4000 Hz

1 HR./SOUND WALL

NOT TO SCALE

1

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1001 CATAMARAN STREET, OXNARD, CA 93035
A.P.N.: 196-0-031-065

Revisions/Issue	
No.	Date:
0	09/02/19

DETAILS

Project: 18022

SHEET NUMBER
A5.0

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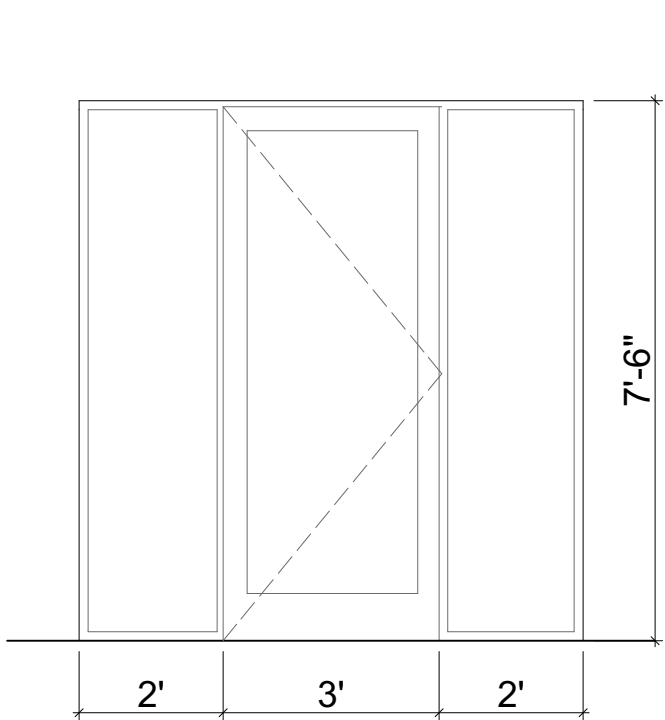
ARCHITECT

AVIK ELOYAN

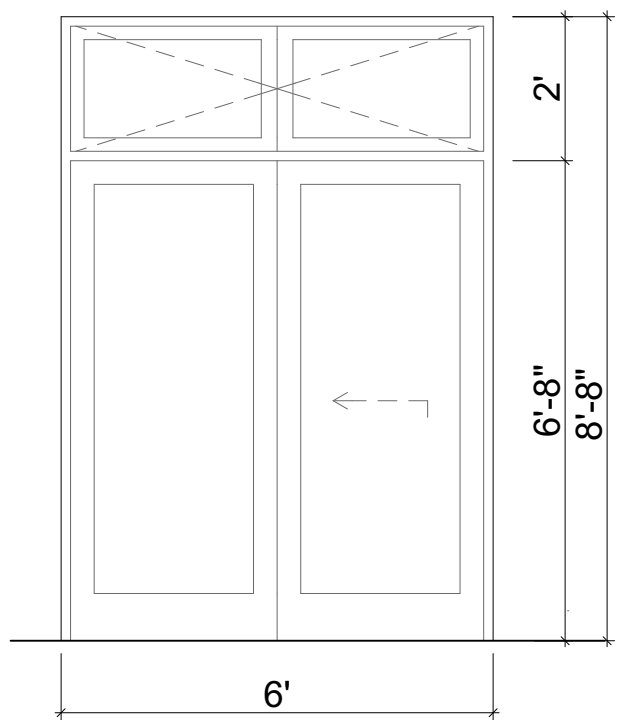
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REN. 05/30/2019

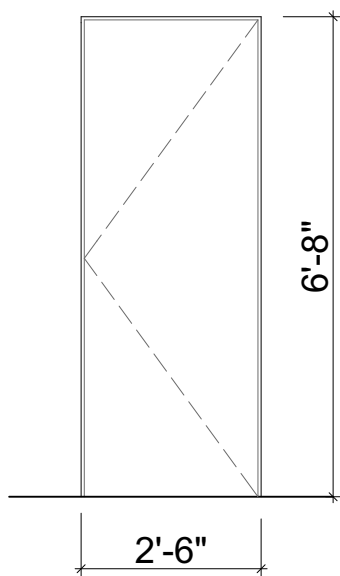
CALIFORNIA



D01 D02



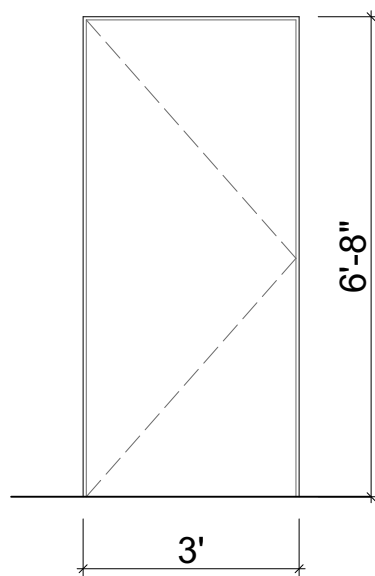
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D07 D08 D09 D10

D21 D22 D23 D24

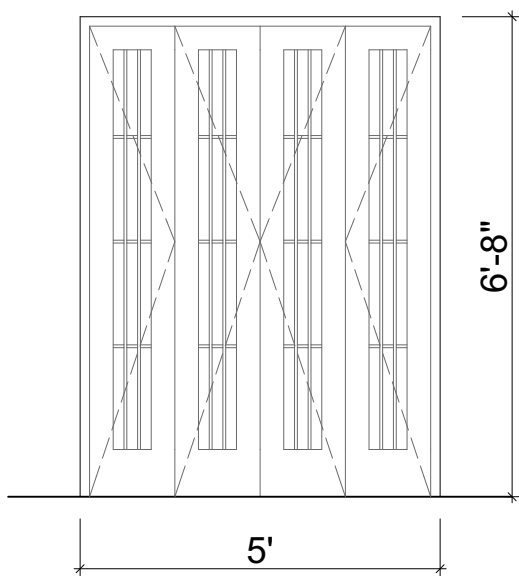
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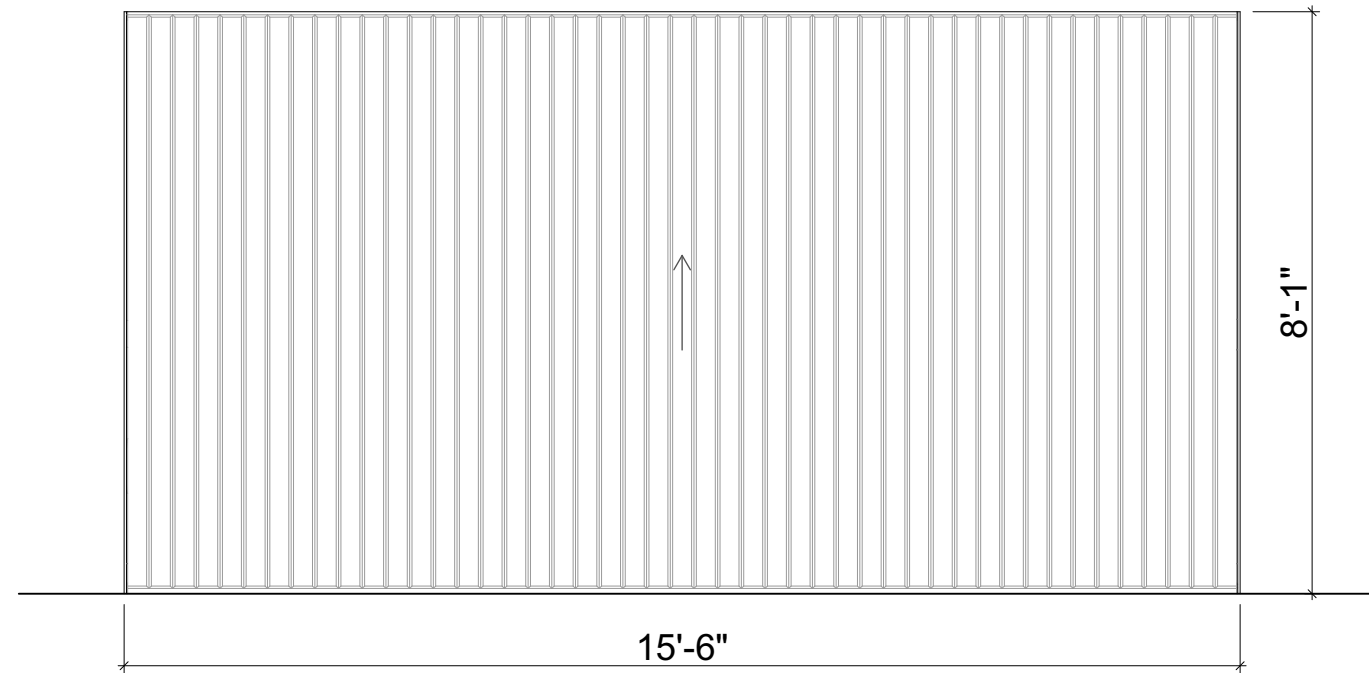
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D28 D37 D38

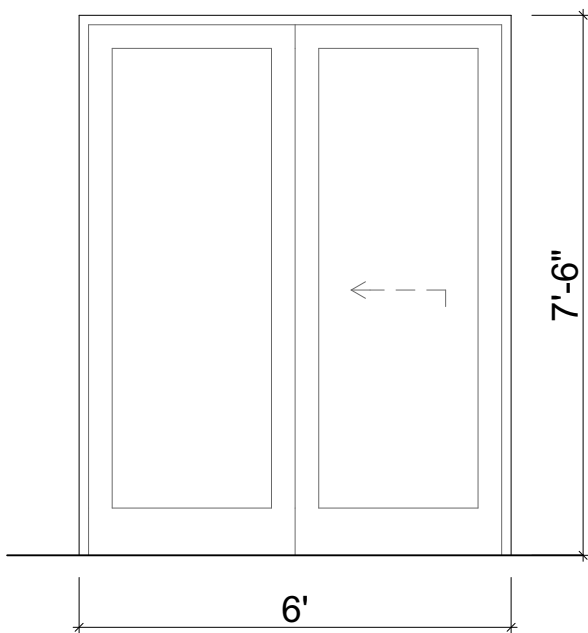
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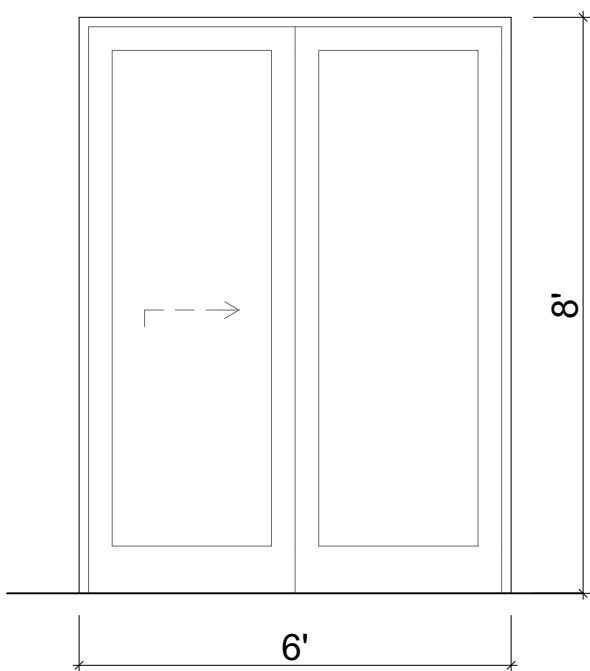
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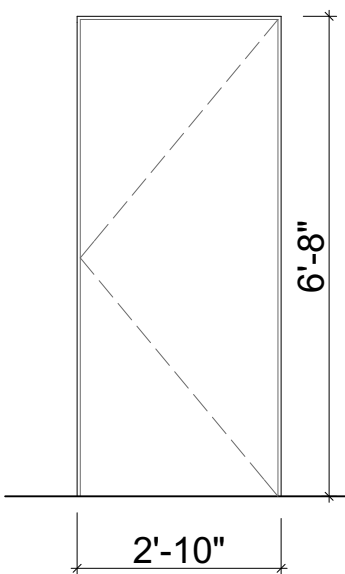
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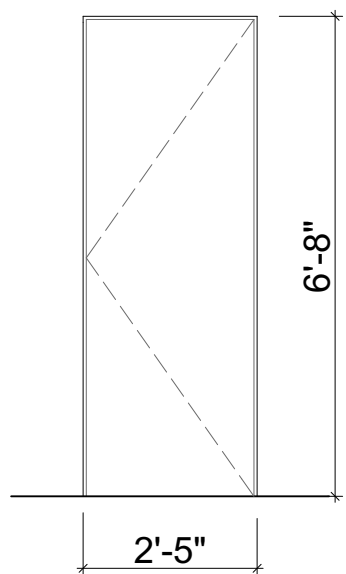
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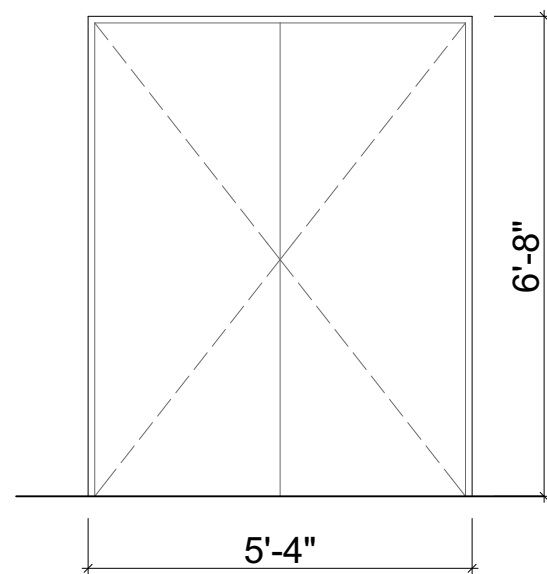
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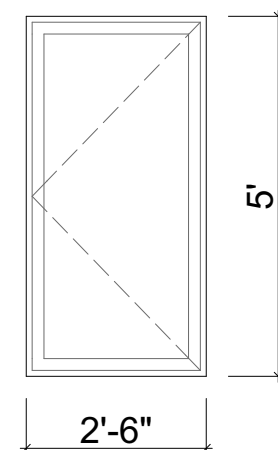
D25 D26



D29 D30



D33 D34



W01 W26

1 DOOR & WINDOW SCHEDULE

3/8" = 1'-0"

UNIT 1 DOOR SCHEDULE													
ID	DOOR						FRAME		DETAILS			HW SET	NOTES
	TYPE	ROOM	W	HT	THK	GLZ	W	THK	HEAD	JAMB	SILL		
FIRST FLOOR													
D01		ENTRY FOYER	7'	7'-6"	1 1/2"								LEFT/ 2 FIXED PANELS 2'x7'-6"
D03		LIVING	6'	6'-8"	1 1/2"								SLIDING/ WITH TRANSOM 6'x2'
D05		DINING	6'	6'-8"	1 1/2"								SLIDING/ WITH TRANSOM 6'x2'
D07		CLOSET	2'-6"	6'-8"	1 1/2"								RIGHT
D09		POWDER RM.	2'-6"	6'-8"	1 1/2"								RIGHT
D11		GARAGE	3'	6'-8"	1 1/2"								LEFT
D13		LAUNDRY	5'	6'-8"	1 1/2"								SLIDING FOLDING MULTIPANEL
D15		GARAGE	15'-6"	8'-1"	1 1/2"								GARAGE DOOR
SECOND FLOOR													
D17		MASTER BEDROOM	6'	7'-6"	1 1/2"								SLIDING
D19		BEDROOM 1	6'	8'	1 1/2"								SLIDING
D21		MASTER BATH	2'-6"	6'-8"	1 1/2"								LEFT
D23		MASTER BATH	2'-6"	6'-8"	1 1/2"								LEFT
D25		MASTER CLOSET	2'-10"	6'-8"	1 1/2"								RIGHT
D27		FOYER	3'	6'-8"	1 1/2"								RIGHT
D29		FURNACE	2'-5"	6'-8"	1 1/2"								LEFT
D31		BEDROOM 2	2'-6"	6'-8"	1 1/2"								LEFT
D33		CLOSET/ BR 2	5'-4"	6'-8"	1 1/2"								DOUBLE PANEL
D35		BATH ROOM	2'-6"	6'-8"	1 1/2"								LEFT
D37		BEDROOM 1	3'	6'-8"	1 1/2"								LEFT
D39		CLOSET/ BR 1	3'	6'-8"	1 1/2"								LEFT

UNIT 1 WINDOW SCHEDULE													
ID	DOOR						FRAME		DETAILS			HW SET	NOTES
	TYPE	ROOM	W	HT	THK	GLZ	W	THK	HEAD	JAMB	SILL		
FIRST FLOOR													
W01		GARAGE	2'-6"	5'	1 1/2"								LEFT
W03		NOOK	2'-6"	5'	1 1/2"								LEFT
W05		NOOK	2'-6"	5'	1 1/2"								LEFT
W07		NOOK	2'-6"	5'	1 1/2"								LEFT
W09		NOOK	2'-6"	5'	1 1/2"								LEFT
SECOND FLOOR													
W11		BEDROOM 1	2'-6"	5'	1 1/2"								LEFT
W13		CLOSET/ BR 1	2'-6"	5'	1 1/2"								LEFT
W15		BATH ROOM	2'-6"	5'	1 1/2"								LEFT
W17		BEDROOM 2	2'-6"	5'	1 1/2"								LEFT
W19		BEDROOM 2	2'-6"	5'	1 1/2"								LEFT
W21		MASTER BEDROOM	2'-6"	5'	1 1/2"								LEFT
W23		MASTER BATH	2'-6"	5'	1 1/2"								LEFT
W25		MASTER BATH	2'-6"	5'	1 1/2"								LEFT

UNIT 2 DOOR SCHEDULE													
ID	DOOR						FRAME		DETAILS			HW SET	NOTES
	TYPE	ROOM	W	HT	THK	GLZ	W	THK	HEAD	JAMB	SILL		
FIRST FLOOR													
D02		ENTRY FOYER	3'	7'-6"	1 1/2"								RIGHT/ 2 FIXED PANELS 2'x7'-6"
D04		LIVING	6'	8'-8"	1 1/2"								SLIDING/ WITH TRANSOM 6'x2'
D06		DINING	6'	8'-8"	1 1/2"								SLIDING/ WITH TRANSOM 6'x2'
D08		CLOSET	2'-6"	6'-8"	1 1/2"								LEFT
D10		POWDER RM	2'-6"	6'-8"	1 1/2"								LEFT
D12		GARAGE	3'	6'-8"	1 1/2"								RIGHT
D14		LAUNDRY	5'	6'-8"	1 1/2"								SLIDING FOLDING MULTIPANEL
D16		GARAGE	15'-6"	8'-1"	1 1/2"								GARAGE DOOR
SECOND FLOOR													
D18		MASTER BEDROOM	6'	7'-6"	1 1/2"								SLIDING
D20		BEDROOM 1	6'	8'	1 1/2"								SLIDING
D22		MASTER BATH	2'-6"	6'-8"	1 1/2"								RIGHT
D23		MASTER BATH	2'-6"	6'-8"	1 1/2"								RIGHT
D26		MASTER CLOSET	2'-10"	6'-8"	1 1/2"								LEFT
D28		FOYER	3'	6'-8"	1 1/2"								LEFT
D30		FURNACE	2'-5"	6'-8"	1 1/2"								RIGHT
D32		BEDROOM 2	2'-6"	6'-8"	1 1/2"								RIGHT
D34		CLOSET/ BR 2	5'-4"	6'-8"	1 1/2"								DOUBLE PANEL
D36		BATH ROOM	2'-6"	6'-8"	1 1/2"								RIGHT
D38		BEDROOM 1	3'	6'-8"	1 1/2"								RIGHT
D40		CLOSET/ BR 1	3'	6'-8"	1 1/2"								RIGHT

UNIT 2 WINDOW SCHEDULE													
ID	DOOR						FRAME		DETAILS			HW SET	NOTES
	TYPE	ROOM	W	HT	THK	GLZ	W	THK	HEAD	JAMB	SILL		
FIRST FLOOR													
W02		GARAGE	2'-6"	5'	1 1/2"								RIGHT
W04		NOOK	2'-6"	5'	1 1/2"								RIGHT
W06		NOOK	2'-6"	5'	1 1/2"								RIGHT
W08		NOOK	2'-6"	5'	1 1/2"								RIGHT
W10		NOOK	2'-6"	5'	1 1/2"								RIGHT
SECOND FLOOR													
W12		BEDROOM 1	2'-6"	5'	1 1/2"								RIGHT
W14		CLOSET/ BR 1	2'-6"	5'	1 1/2"								RIGHT
W16		BATH ROOM	2'-6"	5'	1 1/2"								RIGHT
W18		BEDROOM 2	2'-6"	5'	1 1/2"								RIGHT
W20		BEDROOM 2	2'-6"	5'	1 1/2"								RIGHT
W22		MASTER BEDROOM	2'-6"	5'	1 1/2"								RIGHT
W24		MASTER BATH	2'-6"	5'	1 1/2"								RIGHT
W26		MASTER BATH	2'-6"	5'	1 1/2"								RIGHT

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Written dimensions on these drawings shall have precedence over scaled dimensions. Contractor will verify and be responsible for all dimensions and conditions of the Project and the Architect must be notified immediately of any variations from the dimensions and conditions shown by these drawings. These drawings and the ideas represented by them are and shall remain the property of the Architect and no part thereof shall be used for any other than this project without the written consent of the Architect.

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A.P.N.: 196-0-031-065

Revisions/Issues
No. Date:
0 09/02/19

DOOR & WINDOW
SCHEDULES

Project: 18022

SHEET NUMBER
A6.0