

COMMUNITY WORKSHOP

Monday, May 16, 2022

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

2. PROJECT NAME: El Rio Market; PLANNING AND ZONING PERMIT NO. 21-510-03 (Special Use Permit - Alcohol); El Rio West Neighborhood (CONTINUED FROM April 18)

A request to sell beer, wine and distilled spirits (Type 21 ABC License) for off-site consumption at an approximately 2,115 square-foot convenience store/market, on a 0.84-acre site located at 2585 North Vineyard Avenue (APN: 132-0-043-190) within the General Commercial Planned Development (C-2-PD) zone. The proposed hours of alcohol sales are from 7:00 AM to 12:00 AM daily. The project is exempt from environmental review pursuant to Section 15301 (Existing Facilities), Class 1 of the California Environmental Quality Act Guidelines.

Applicant: Ted Barnes

City Contact: Randy Baez, Associate Planner

Phone: (805) 389-6803

Phone: (805) 385-3923

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

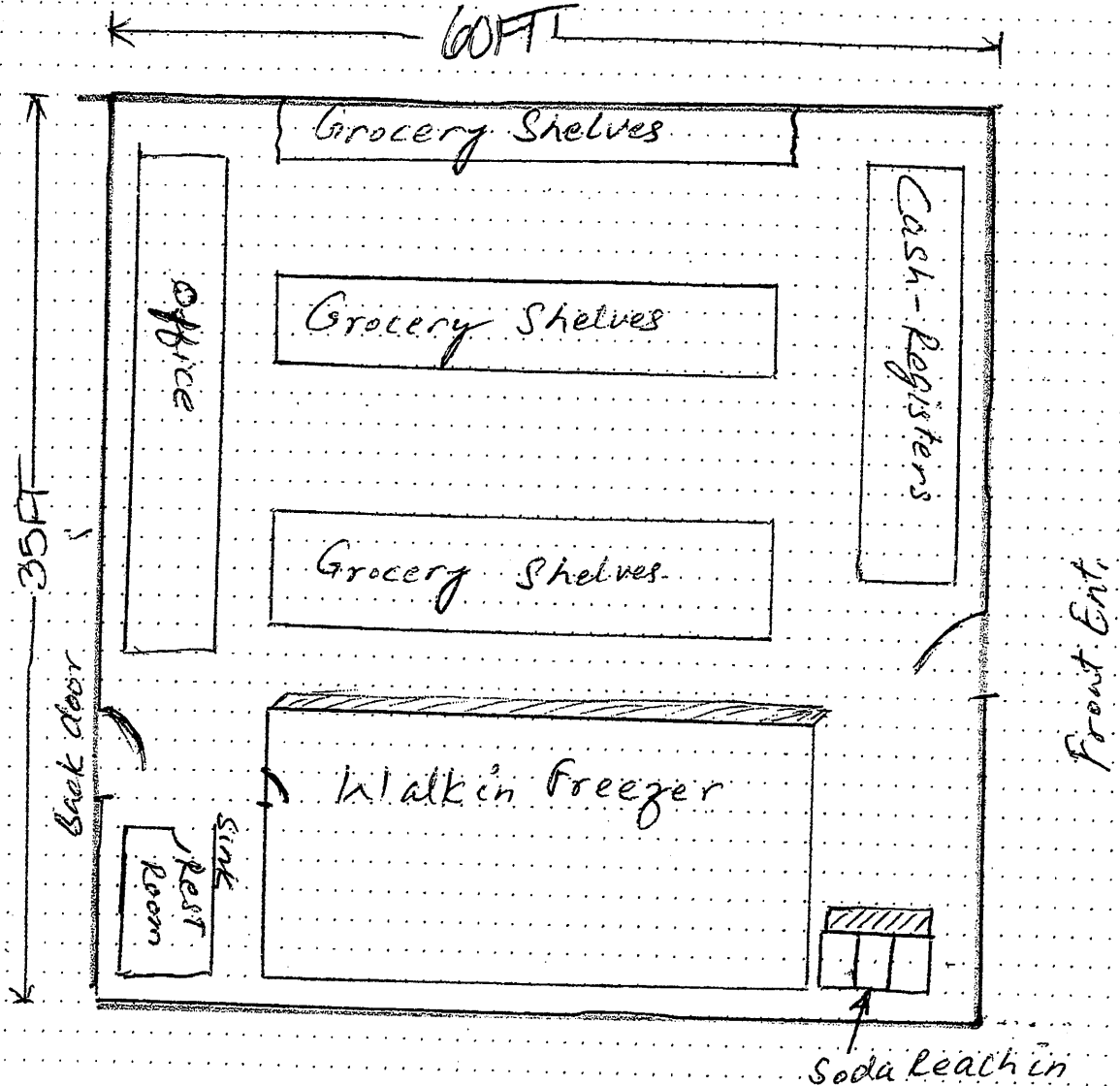
Department of Alcoholic Beverage Control
LICENSED PREMISES DIAGRAM (RETAIL)

State of California

1. APPLICANT NAME (Last, first, middle) Kaur, Satinderpal	2. LICENSE TYPE 20
3. PREMISES ADDRESS (Street number and name, city, zip code) 2585 E Vineyard Ave Oxnard CA 93036	4. NEAREST CROSS STREET Colton

The diagram below is a true and correct description of the entrances, exits, interior walls and exterior boundaries of the premises to be licensed, including dimensions and identification of each room (i.e., "storeroom", "office", etc.).

DIAGRAM



COMMUNITY WORKSHOP

Monday, May 16, 2022

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

- 3. PROJECT NAME: 1001 Catamaran Street Map; PLANNING AND ZONING PERMIT NOS. 21-300-05 and 21-400-04 (Subdivision Map for Condominium Purposes and Coastal Development Permit); Oxnard Dunes Neighborhood**

A request to subdivide a 0.18-acre lot for condominium purposes for a 4,728 square-foot duplex currently under construction, located at 1001 Catamaran Street (APN: 196-0-031-065) within the Coastal Low Density Multiple-Family (R-2-C) zone. The project is exempt from environmental review pursuant to Section 15301 (Existing Facilities), Class 1 of the California Environmental Quality Act Guidelines.

Applicant: Arthur Tamazyan
City Contact: Randy Baez, Associate Planner

Phone: (818) 921-0761
Phone: (805) 385-3923

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

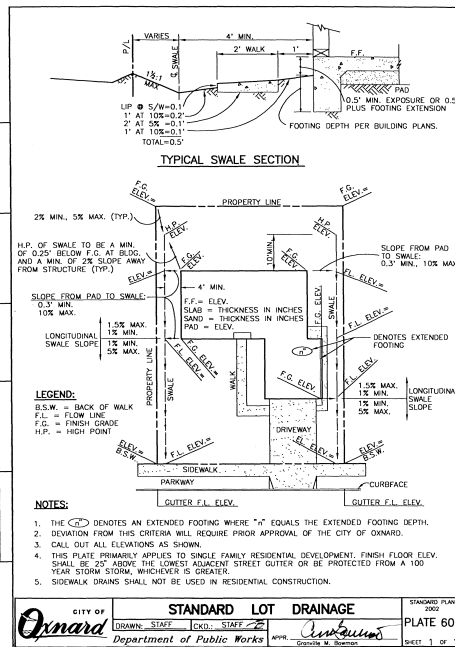
Para información en español, favor de llamar al (805) 385-7858

February 09, 2019

PROPOSED BUILDING



ABREVIATIONS

[illegible]

THE ELECTRICAL SERVICE IS RUN UNDERGROUND

A completed **V Zone Design Certificate** is required at the time of final inspection

LOCATION MAP



PROJECT DESCRIPTION

THE PROJECT IS A NEW RESIDENTIAL DUPLEX BUILDING WITH TWO UNITS 2010 sf EACH ON EMPTY PARCEL NUMBER 196 00 32 065 SEPARATED BY ONE-HOUR RATED DEMISING WALL. TOTAL BUILDING AREA 4.020 sf

PROJECT DATA

LOCATION:	1001 CATAMARAN STREET, OXNARD, CA 93035
PARCEL ID (APN):	196 0 032 065
TRACK:	1567 01
MAP NUMBER:	041MR083
LOT SIZE:	7,927.9 sf
ZONE:	R2C (COASTAL MULTI-FAMILY)
OCC:	R-3/U-1
PROPOSED FLOOR AREA:	3898sf (1949sf x 2)
LOT COVERAGE:	36%
USE:	DUPLEX WITH ATTACHED GARAGE
HEIGHT:	22'-10"

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 Code

ADDITIONALLY, CONFORM TO ALL LOCAL ORDINANCES AND REQUIREMENTS

SEPARATE PERMITS/DEFERRED SUBMITTALS

1. PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM THROUGHOUT THE NEW RESIDENCE. UNDER SEPARATE SUBMITTAL AND PERMIT **NFPA 13D SPRINKLER SYSTEMS, 2016 EDITION**
2. PLANS FOR ANY AUTOMATIC SPRINKLER SYSTEM AND/OR ALARM SYSTEM, SHALL BE SUBMITTED WITH FEES TO THE OXNARD CITY FIRE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. FIRE SPRINKLER SYSTEM WITH 6 OR MORE HEADS SHALL BE SUPERVISED BY A FIRE ALARM SYSTEM IN ACCORDANCE WITH FIRE DISTRICT REQUIREMENTS

NOTE:

1. SPRINKLER PROTECTION IS REQUIRED UNDER EXTERIOR ROOFS, CANOPIES AND OVERHANGS OVER 4-FEET IN WIDTH. ADDITIONAL SPRINKLER HEADS MAY BE REQUIRED BASED ON FIELD CONDITIONS AS DEEMED NECESSARY BY THE FIRE INSPECTOR.
2. SPRINKLER COVERAGE IS REQUIRED IN ALL BATHROOMS AND POWDER ROOM REGARDLESS OF SQUARE FOOTAGE OR NFPA 13 EXCEPTIONS, PER THE OXNARD FIRE MARSHAL.
3. PENDANT SPRINKLERS WITHIN 3-FEET OF THE CENTER OF A CEILING FAN, SURFACE-MOUNTED CEILING LUMINAIRE OR SIMILAR OBJECT SHALL BE CONSIDERED TO BE OBSTRUCTED, AND ADDITIONAL SPRINKLERS SHALL BE INSTALLED.

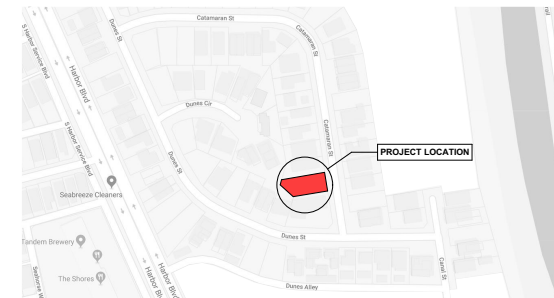
HERS VERIFICATIONS SUMMARY

THE FOLLOWING IS A SUMMARY OF THE FEATURES THAT MUST BE FIELD-VERIFIED BY A CERTIFIED HERI RATER AS A CONDITION FOR MEETING THE MODELED ENERGY PERFORMANCE FOR THIS COMPUTER ANALYSIS. ADDITIONAL DETAIL IS PROVIDED IN THE BUILDING COMPONENTS TABLES ON **A0.4 T24**

BUILDING LEVEL VERIFICATIONS:	IAQ MECHANICAL VENTILATION
COOLING SYSTEM VERIFICATIONS:	MINIMUM AIRFLOW
	FAN EFFICACY WATTS/SFM
HVAC DISTRIBUTION SYSTEM VERIFICATIONS:	DUCT SEALING
	DUCTS LOCATED WITHIN THE CONDITIONED SPACE
	(EXCEPT < 12 LINEAL FT)

1. SOIL, FOUNDATION, AND GEOLOGY REPORTS MUST BE APPROVED BY THE GEOTECHNICAL & MATERIALS ENGINEERING DIVISION. PROVIDE A COPY OF APPROVED REPORT AND DEPARTMENT APPROVAL LETTER.
2. A GRADING PERMIT IS REQUIRED FOR ALL EXCAVATIONS EXCEEDING 2 FEET IN DEPTH [EXCEPT FOR FOOTINGS, BASEMENTS AND RETAINING WALLS]. NOTE: THE PLACEMENT OF EXCESS MATERIAL FROM SUCH EXCAVATIONS MAY REQUIRE A GRADING PERMIT. A GRADING PERMIT IS REQUIRED FOR ALL FILLS INTENDED TO SUPPORT STRUCTURES.

AREA MAP



PROJECT CONTACTS

OWNER	STRUCTURAL	GEOTECHNICAL	MECHANICAL	ENERGY CONSULTANT
TMZN Holding LLC N Glendale Ave. Glendale, CA 91206 (818) 521-4900	MLB Engineering Gegam Burnazyan 5832 Jamieson Ave. Encino, CA 91316 (818) 522-3181	Scott J Hoglef Gold Coast Geoservices, Inc 5251 Verdugo Way, Camarillo, CA 93012 (805) 484-5070	Tomtech Design Edward Tomasian 9985 Tujunga Cynr Bl. CA 91042 (818) 427-7464	Igor Pichko, CEA Energy Consult LLC (424) 247-7658 www.title24ez.com

DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE

ARCHITECT	www.eloyan.com	Avik Eloyan	1032 Second st. #7
		LIC # - C36084	Lafayette, CA, 94549
		Eloyan Architects Inc	Ph. 415.966.1110.

DRAWING INDEX

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ELOYAN ARCHITECTS INC
1032 Second st. #7
Lafayette, CA, 94549
Ph. 415.966.1110.
www.eloyan.com



precedence over scaled
table for all dimensions and
be notified immediately of
is shown by the drawing.
are and shall remain the
be used for any other than
instruct.

PERMIT
SET

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

Revisions/Issue	
No.	Date:
<u>0</u>	<u>07/31/19</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

TITLE

Project: 18022

SHEET NUMBER
A0.1

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 WRITING 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 WRITING BEFORE STARTING WORK. UPON THE START OF ANY WORK THIS PLAN 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 WRITING. 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.C. 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.C. 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 1 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 EQUIPPED 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. 5" 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 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:	7927.9 sf
2. INTERIOR YARD SPACE (I.Y.S.): 25% OF LOT AREA: DIMENSIONS:	1,620 sf 54'x30'
3. BUILDING COVERAGE:	2,840 sf
4. PAVING COVERAGE:	686 sf
5. TOTAL LOT COVERAGE: REQUIRED: PROVIDED:	60% MAX (of lot area) 44.5% (2,840 sf+686 sf)
6. LANDSCAPING COVERAGE:	419 sf
7. OPEN AIR SPACE:	64% (5,089.7 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

CONDITIONS OF APPROVAL

TO BE ADDED BEFORE PERMIT ISSUANCE

OXNARD DUNES DEVELOPMENT AREA



ELOYN ARCHITECTS INC
1032 Second St. #7
Lafayette, CA, 94549
Ph. 415.966.1110
www.eloyn.com



Notice: Drawings are the property of the Architect and are to be used only for the project and conditions of the project and the Architect must be notified immediately of any changes or modifications to the drawings. These drawings and the plans represented by them are and shall remain the property of the Architect and no part thereof shall be used for any other than the project without the written consent of the Architect.

PERMIT
SET

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

Revision/No. Date:
0 07/31/19

PLANNING

Project: 18022

SHEET NUMBER
A0.2

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 ARCHITECTS, 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 OVER 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 SOLE 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-CONTRACTORS 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.

GREEN BUILDING CODE MANDATORY RESIDENTIAL REQUIREMENTS		
Feature or Measure		
A4.1 PLANNING AND DESIGN		
Site Development		
4.106.2 A plan is developed and implemented to manage storm water drainage during construction		
A4.3 WATER EFFICIENCY AND CONSERVATION		
Indoor Water Use		
4.303	1. Each plumbing fixture and fitting shall meet reduced flow rates specified in Table 4.303.2 (attached) or: a. A calculation demonstrating a 20 percent reduction in the building "water use" baseline as established in Table 4.303.1 (attached) shall be provided. The calculation shall be limited to the following plumbing fixture and fitting types: water closets, urinals, lavatory faucets and showerheads. 2. Show notes on the plans that the plumbing fixtures shall have a maximum flow rates of: 1. Showerheads 2gpm @ 80psi 2. Lavatory Faucets 1.2gpm @80 psi 3. Kitchen Faucets 1.1gpm @80 psi 4. Water Closets/Toilets 1.2gpm/flush 5. Urinals 0.5gpm/flush	NOTES on A1.2
Outdoor Water Use		
4.304. Automatic irrigation system controllers for landscaping provided by the builder and installed at the time of final inspection shall comply with the following:	a) Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change. b) Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which controls or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.	NOTE on A1.1
A4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY		
Building Maintenance and Operation		
4.410 At the time of final inspection, a manual, compact disc, web-based reference or other media which includes all of the following shall be placed in the building:	a) Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure. b) Operational and maintenance instructions for the following: i) Equipment and appliances. ii) Roof and yard drainage, including gutters and downspouts. iii) Space conditioning systems, including condensers and air filters. iv) Landscaping irrigation systems. v) Water reuse systems. vi) Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations. j) Public transportation and/or carpool options available in the area. k) Educational material on the positive impacts of an interior relative humidity between 30-60 percent and methods on occupant use to maintain the relative humidity in that range. l) Information about water-conserving landscape and irrigation design and controllers which conserve water. m) Instructions for maintaining gutters and downspouts and the importance of diverting water at least 6 feet away from the foundation. n) Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc. o) Information about state solar energy and incentive programs available. p) A copy of all special inspection verifications required.	NOTES on A1.1
A4.5 ENVIRONMENTAL QUALITY		
Pollutant Control		
4.504.1 At the time of rough installation or during storage on the construction site and until final startup of the heating and cooling equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods.		NOTE on A1.2
4.504.2 Adhesives, sealants and caulks used on the project shall meet the requirements of the following standards:	a) Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with SCQM 191 VOC limits or, as shown in Table 4.504.1 (attached) or 4.504.2 (attached), as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection B below. b) Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with Section 94521. c) Architectural paints and coatings shall comply with the VOC limits in Table 1.6 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3 (attached) or 4.504.4 (attached) for the following categories listed in Table 4.504.3 (attached) shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss as defined in subsections 4.21.36, and 4.21.7 of the 2007 California Air Resources Board, Suggested Control Measure, and corresponding Flat, Nonflat, or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.	TABLE on A0.3
4.504.2 Paints, stains and other coatings shall be compliant with VOC limits.		TABLE on A0.3
4.504.3 Aerosol paints and other coatings shall be compliant with product-weighted MIR Limits for VOC and other toxic compounds.	Aerosol paints and coatings shall meet the Product-Weighted MIR Limits for VOC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and color depleting substances, in Sections 94522(c)(1) and (c)(2) of California Code of Regulations, Title 17, commencing with Section 94520.	TABLE on A0.3

A4.5 ENVIRONMENTAL QUALITY		
4.504.2.4 Provide verification certification that low VOC emitting materials were installed within the new construction		A0.2
4.504.3 All carpet installed in the building interior shall meet the testing and product requirements of one of the following: a) Carpet and Rug Institute's Green Label Plus Program. b) California Department of Public Health Standard Practice for the testing of VOCs (specification 01300). c) NSF/ANSI 140 at the Cold Level. d) Scientific Certifications Systems Indoor Advantage Gold. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label program. All carpet adhesive shall meet the requirements of Table 4.504.1 (attached).	TABLE ON A0.3	
4.504.4 Where resilient flooring is installed, at least 90 percent of floor area receiving resilient flooring shall comply with the VOC emission limits defined in Collaborative for High Performance Schools (CHPS) Low-emitting Materials List or certified under the Resilient Floor Covering Institute (RFCI) Floor Score program.	NO RESILIENT FLOORING IS USED IN THIS PROJECT	
4.504.5 Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in APHIS Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.) by or before the dates specified in those sections, as shown in Table 4.504.1 (attached).	TABLE ON A0.3	
Interior Moisture Control		
4.505.2.1 a. Provide a capillary break to satisfy minimum moisture transfer.	1.2, 4.3 ON A0.3	
4.505.3 Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following: a) Moisture content shall be determined with either a probe-type or contact-type moisture meter. b) Moisture readings shall be taken at a point 2 feet to 4 feet from the grade stamped end of each piece to be verified. c) At least three random moisture readings shall be performed on wall and floor framing with documentation provided immediately prior to enclosure of the wall and floor framing. d) Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturer's drying recommendations prior to enclosure.	A0.3	
Indoor Air Quality and Exhaust		
4.506.1 Each bathroom (with tub or shower) must be mechanically ventilated with a humidity controlled Energy Star compliant exhaust fan that terminates outside of the building unless otherwise a component of a whole house ventilation system. a) Exhaust fans shall be installed directly from the bathroom must be installed. Fans must be ENERGY STAR compliant and be designed to terminate outside the building. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidistat which shall be readily accessible. Humidistat controls shall be capable of adjustment between a relative humidity range of 50 to 80 Percent.	A0.3 & MECH. DWG'S	
Environmental Control		
4.507.1 Whole house exhaust fans that have insulated louvers or covers which close when the fan is off. Covers or louvers shall have a minimum insulation value of R-42.	A0.3 & MECH. DWG'S	
4.507.2 a) Duct systems are sized according to ACCA 9-0 Manual D, SMRAC handbooks or other equivalent design software or methods. b) Heating and cooling equipment according to ACCA 36-S Manual S or other equivalent design software or methods.	A0.3 & MECH. DWG'S	

Builder to provide verification certification that low VOC emitting materials were installed within the new construction. Section 4.504.2.4

At the time of final inspection, a manual, CD, or other media acceptable shall be placed in the building that includes all of the following:

- Operation and maintenance instructions for equipment, appliances, HVAC systems, water heating, water saving devices and systems, drainage and irrigation systems.
- Carpool & transportation options, educational materials related to the positive impacts of an interior relative humidity between 30-60%, solar energy incentives, and a copy of all special inspection verifications.

The project must comply with a Construction Waste Management Plan. Associated documentation must be submitted and approved prior to final approval.

TABLE 4.504.5/TABLE 5.504.4.5 FORMALDEHYDE LIMITS ¹	
Maximum Formaldehyde Emissions in Parts per Million	
PRODUCT	CURRENT LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard ²	0.13
¹ Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measures for Composite Wood as listed in accordance with ACRB 1133. For additional information, see California Code of Regulations, Title 17, Section 93120 through 93120.12.	
² Thin medium density fiberboard has a maximum thickness 5/16 inch (8mm).	

TABLE 4.504.2/TABLE 5.504.4.2 SEALANT VOC LIMIT	
Less Water and Less Exempt Compounds in Grams Per Liter	
SEALANTS	VOC LIMIT
Architectural	250
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural	250
Nonporous	775
Modified bituminous	500
Marine deck	760
Other	750

TABLE 4.504.1/TABLE 5.504.4.1 ADHESIVE VOC LIMIT ^{1,2}	
Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds	
ARCHITECTURAL APPLICATIONS	VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet pad adhesives	150
Wood flooring adhesives	100
Rubber floor adhesives	60
Subfloor adhesives	325
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Base base adhesives	150
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic to plastic	60
Porous material (except wood)	50
Wood	30
Fiberglass	80

TABLE 4.504.3/TABLE 5.504.4.3 VOC CONTENT LIMITS FOR ARCHITECTURAL COATING ^{2,3}			
Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds			
COATING CATEGORY	VOC LIMIT	COATING CATEGORY	VOC LIMIT
Flat coatings	50	Marginate cement coatings	450
Nonflat coatings	100	Metallic texture coatings	100
Nonflat high-gloss coatings	150	Metallic high-gloss coatings	500
SPECIALTY COATINGS			
Aluminum roof coating	400	Pretreatment wash primers	250
Basement specialty coatings	400	Primers, sealers, and undercoats	100
Bluminous roof coatings	50	Reactive penetrating sealers	350
Bluminous roof primers	350	Recycled coatings	250
Bond breakers	350	Roof coatings	40
Concrete curing compounds	350	Self-priming coatings	250
Concrete/masonry sealers	100	Shellacs	750
		Opague	550
Driveway sealers	50	Specialty primers, sealers and undercoats	100
Dry fog coatings	150	Stains	250
Faux finishing coatings	350	Stone consolidants	450
Fire resistive coatings	350	Swimming pool coatings	340
Floor coatings	100	Traffic marking coatings	100
Form-release compounds	250	Top and trim refinishing coatings	420
Graphic arts coatings (sign paints)	500	Waterproofing membranes	250
High-temperature coatings	420	Wood coatings	275
Industrial maintenance coatings	250	Wood preservatives	350
Low solids coatings	120	Zinc-rich primer	340

- Values of VOC per liter of coating including water and including exempt compounds.
- The specified limits remain in effect unless revised limits are listed in subsequent columns in the table.
- Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measures, February 3, 2008. This information is available from the Air Resources Board.

ELOYAN
ELOYAN ARCHITECTS INC
1032 Second St. #7
Lafayette, CA, 94549
Ph. 415.586.1110
www.ejoyan.com

NOTES:
1. The project is located in the City of Lafayette, California. The project is subject to the California Building Code (CBC) and the California Fire Code (CFC). The project is also subject to the California Air Resources Board (CARB) regulations regarding VOC emissions. The project is also subject to the California Department of Public Health (CDPH) regulations regarding formaldehyde emissions. The project is also subject to the California Department of Industrial Relations (CDIR) regulations regarding occupational safety and health. The project is also subject to the California Department of Transportation (CDOT) regulations regarding transportation safety. The project is also subject to the California Department of Water Resources (CDWR) regulations regarding water resources. The project is also subject to the California Department of Fish and Game (CDFG) regulations regarding fish and game. The project is also subject to the California Department of Parks and Recreation (CDPR) regulations regarding parks and recreation. The project is also subject to the California Department of Education (CDE) regulations regarding education. The project is also subject to the California Department of Social Services (CDSS) regulations regarding social services. The project is also subject to the California Department of Housing and Community Development (CDHCD) regulations regarding housing and community development. The project is also subject to the California Department of Industrial Relations (CDIR) regulations regarding occupational safety and health. The project is also subject to the California Department of Transportation (CDOT) regulations regarding transportation safety. The project is also subject to the California Department of Water Resources (CDWR) regulations regarding water resources. The project is also subject to the California Department of Fish and Game (CDFG) regulations regarding fish and game. The project is also subject to the California Department of Parks and Recreation (CDPR) regulations regarding parks and recreation. The project is also subject to the California Department of Education (CDE) regulations regarding education. The project is also subject to the California Department of Social Services (CDSS) regulations regarding social services. The project is also subject to the California Department of Housing and Community Development (CDHCD) regulations regarding housing and community development.

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

CAL GREEN GENERAL NOTES
Project: 18022
SHEET NUMBER
A0.3



REAR OF THE BUILDING. 3D MODEL



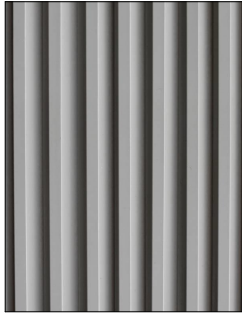
VIEW FROM CATAMARAN STREET. PHOTORENDERING



SIDE OF THE BUILDING. 3D MODEL



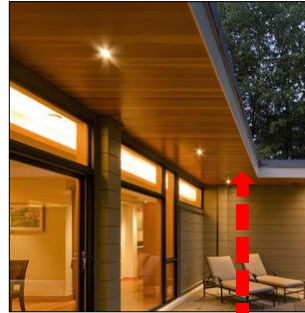
VIEW OF ENTRY ALLEY AND ENTRANCE. 3D MODEL



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



ENTRY AREA TREATED WITH WOOD SIDING MAKES IT MORE INVITING



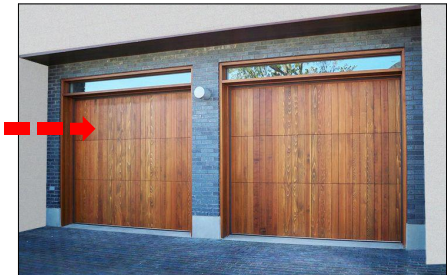
EXAMPLES OF DEEP RECESSED SHADED AREAS THAT ACCENTUATE THE VOLUMES



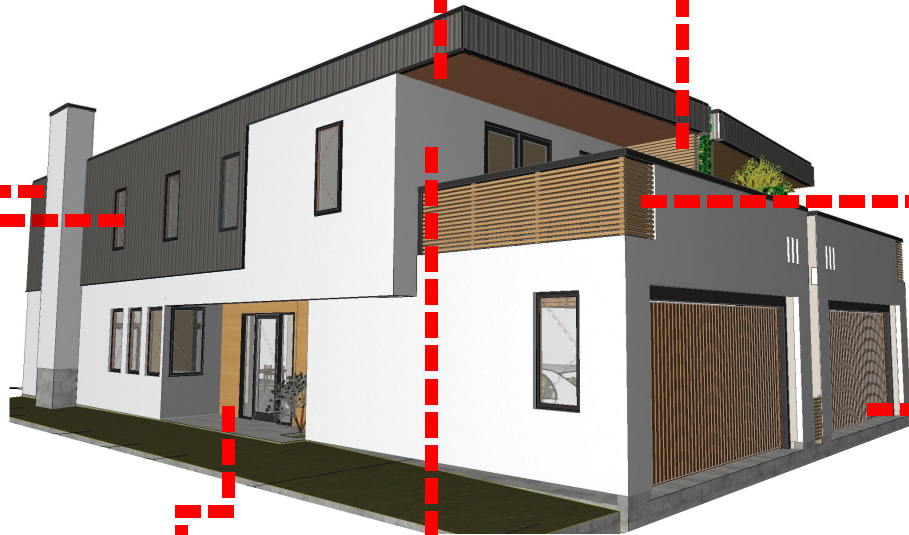
VERTICAL PATTERN BALANCES OUT THE LARGE WALL SURFACES



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.





2016 Low-Rise Residential Mandatory Measures Summary

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

Diagram (02/21/16)

Building Envelope Measures	
§ 110.0(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-68 or ASTM E283 or AIAA/MAN/ASCA 901.9.2.4440-2011.
§ 110.0(a)2	Labeling. Fenestration products must have a label meeting the requirements of § 110.11(a).
§ 110.0(a)3	Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from TABLE 110.0.A and 110.0.B for compliance and must not caused any water infiltration.
§ 110.0(a)4	Air Leakage. Attics, crawlspaces, and other openings in the building envelope that are potential sources of air leakage must be caulked, sealed, or weather-stripped.
§ 110.0(a)5	Insulation Certification by Manufacturers. Insulation specified or installed must meet standards for insulating materials.
§ 110.0(a)6	Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.0(a)6.
§ 110.0(a)7	Roofing Products Solar Reflectance and Thermal Emissivity. The thermal emissivity and aged solar reflectance values of the roofing material must meet the requirements of § 110.0(a)7 when the insulation is a roof or ceiling.
§ 110.0(a)8	Radiant Barrier. A radiant barrier must have an emissivity of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 110.0(a)9	Ceiling and Rafter Insulation. Minimum R-22 insulation in wood frame ceiling, or the weighted average U-factor must not exceed 0.043. Minimum R-10 or weighted average U-factor of 0.044 or less in other rafter attic. 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 § 110.0(a)9, including but not limited to chimneys, insulation, other above the roof deck or on top of a gabled ceiling.
§ 110.0(a)10	Loose-Fill Insulation. Loose-fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 110.0(a)11	Wall Insulation. Minimum R-13 insulation in 2x4 stud wood framing wall or have a U-factor of 0.102 or less per 16 in. of U-factor of 0.104 or less. (Opaque non-framed 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).
§ 110.0(a)12	Raised-Floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.
§ 110.0(a)13	Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without fibers, in greater than 1.0%, have a water vapor permeance no greater than 2.0 permits, be protected from physical damage and UV light deterioration, and, when installed as part of a heated slab floor, meet the requirements of § 110.0(a)13.
§ 110.0(a)14	Vapor Barrier. In Climate Zones 1-4, the earth floor of covered outdoor space must be covered with a Class 1 Class 1 vapor retarder. This requirement also applies to controlled ventilation space for buildings complying with the exception to § 110.0(a)14.
§ 110.0(a)15	Vapor Barrier. In Climate Zones 1-4 and 16, a Class 1 or Class 1 vapor retarder must be installed on the conditioned space side of all insulation and exterior walls, exterior doors, and exterior walls.
§ 110.0(a)16	Fenestration Products. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a minimum U-factor of 0.35 or less and a solar heat gain coefficient U-factor of 0.45 or less.
Fenestration, Decorative Gas Appliances, and Gas Log Measures	
§ 110.0(a)17	Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 110.0(a)18	Combustion Intake. Masonry or factory-built fireplaces must have a combustion intake air intake, which is at least one square inches in area and is equipped with a permanently accessible, closable, and light-tight damper or control.
§ 110.0(a)19	Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.
§ 110.0(a)20	Pilot Light. Continuous burning pilot lights and the use of indoor air for cooling a flue gas 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(a)21	Certification. Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the Energy Standards.
§ 110.0(a)22	HVAC Efficiency. Equipment must meet the applicable efficiency requirements in TABLE 110.0.A through TABLE 110.0.K.
§ 110.0(a)23	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 or compression heating is higher than the cut on temperature for supplementary heating, and the cut off temperature for compression heating is higher than the cut off temperature for supplementary heating.
§ 110.0(a)24	Thermostats. All unitary heating or cooling systems not controlled by a central energy management control system (EMCS) must have a programmable thermostat.
§ 110.0(a)25	Water Heating Recirculation Loops Serving Multiple Dwelling Units. Water heating recirculation loops serving multiple dwelling units must meet the air release valve, backflow prevention, pump, priming, isolation valve, and recirculation loop control requirements of § 110.0(a)25.
§ 110.0(a)26	Isolation Valves. Instantaneous water heaters with an input rating greater than 6.6 MBtu/hr (2.0 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines of water heating systems to allow for water shut-off when the valves are closed.
§ 110.0(a)27	Pilot Lights. Continuously burning pilot lights are prohibited for natural gas, low-voltage central furnace, household cooking appliances (except space without an electrical safety shutoff), and pilot lights that are not used for space heating or water heating.
§ 110.0(a)28	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 Control System Installation Standards Manual, or ACCA Manual, Low-rise Buildings, conditions specified in § 110.0(a)28.



2016 Low-Rise Residential Mandatory Measures Summary

§ 110.0(m)13	Duct System Sealing and Air Filter Grille Sealing. Space conditioning systems that use forced air ducts to supply cooling to an occupiable space must have a hole for the placement of a static pressure probe (SPP), or a permanently installed static pressure probe (PSP) in the supply ductwork. The space conditioning system must also demonstrate a SPP (20 CFM per ton of cooling capacity) through the return grille, and an air-handling unit fan efficiency of 0.58 WCFM as confirmed by field verification and diagnostic testing in accordance with Reference Residential Appendix D(A)3. This applies to both single-family and multi-family buildings.
§ 110.0(m)14	Ventilation. All units of air conditioning must meet the requirements of ASHRAE Standard 62.2. The ventilation operation must be continuous operation of central forced air system as hand-operated in central fan integrated ventilation system are permissible methods of providing whole-building ventilation.
§ 110.0(m)15	Field Verification and Diagnostic Testing. Whole-building ventilation airflow must be confirmed through field verification and diagnostic testing in accordance with Reference Residential Appendix D(A)3.
Pool and Spa Systems and Equipment Measures	
§ 110.0(n)1	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 dedicated weatherproof pilot or on-off switch, and must not use electric resistance heaters.
§ 110.0(n)2	Piping. Any gas or spa heating equipment must be installed with at least 36 inches of pipe between the filler and the heater, or dedicated service and return lines, or a built-in or built-upon enclosure to allow for future safety.
§ 110.0(n)3	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.0(n)4	Directional lights and time switches for pools. Pools must have directional lights that adequately illuminate 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.
§ 110.0(n)5	Pilot Light. Natural gas pool and spa heaters must have a continuously burning pilot light.
§ 110.0(n)6	Pump Systems and Equipment Labeling. Residential pool systems or equipment must meet the specified requirements for pump, pump, flow rate, capacity, filters, and valves.
Lighting Measures	
§ 110.0(o)1	Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet applicable requirements of § 110.0(o).
§ 110.0(o)2	JAN High-Efficiency Light Sources. To qualify as a JAN high-efficiency light source for compliance with § 110.0(o), a residential light source must be certified to the Energy Standards according to Reference Residential Appendix D(A)3.
§ 110.0(o)3	Luminaire Efficacy. All installed luminaires must be high efficacy in accordance with TABLE 110.0.A.
§ 110.0(o)4	Blank Electrical Boxes. The number of electrical boxes that are new from one floor above the first floor and are not contain a luminaire or other device must not be greater than the number of luminaires. These electrical boxes must be covered by a luminaire, vacancy sensor control, or the space control.
§ 110.0(o)5	Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must meet all of the requirements for insulation control (IC) labeling, air leakage, sealing, maintenance, and socket and light source as described in § 110.0(o)5. A JAN 2016-E light source rated for recessed use must be installed by field inspection at all recessed use as described in § 110.0(o)5.
§ 110.0(o)6	Electronic Ballasts. Ballasts for fluorescent lamps rated 135 watts or greater must be electronic and must have an output frequency no less than 200 Hz.
§ 110.0(o)7	Night Lights. Permanently installed night lights and night lights installed in installed luminaires or exhaust fans must be rated to consume no more than 5 watts of power per luminaire or exhaust fan as determined or calculated by § 110.0(o)7. Night lights do not need to be controlled by vacancy sensors.
§ 110.0(o)8	Lighting Intensity to Exhaust Fans. Lighting intensity to exhaust fans (except when installed by the manufacturer in kitchen exhaust hood) must meet the applicable requirements of § 110.0(o)8.
§ 110.0(o)9	Sealed Luminaires. Sealed luminaires must not be recessed downlight luminaires in ceilings and must contain lamps that comply with Reference Residential Appendix D(A)3. Installed lamps must be marked with JAN 2016-E or JAN 2016-F as specified in Reference Residential Appendix D(A)3.
§ 110.0(o)10	Enclosed Luminaires. Light sources installed in enclosed luminaires must be JAN 2016-E or JAN 2016-F and must be marked with JAN 2016-E.
§ 110.0(o)11	Interior Switches and Controls. All interior switch or dimmer controls with 120 VAC light sources must comply with NEMA ICS 7A.
§ 110.0(o)12	Interior Switches and Controls. Exhaust fans must be switched separately from lighting systems.
§ 110.0(o)13	Interior Switches and Controls. Luminaires must be switched with readily accessible controls that permit the luminaires to be manually switched ON/OFF.
§ 110.0(o)14	Interior Switches and Controls. Controls and equipment must be installed in accordance with manufacturer's instructions.
§ 110.0(o)15	Interior Switches and Controls. No control must bypass a dimmer or vacancy sensor function if the control is installed to comply with § 110.0(o)15.
§ 110.0(o)16	Interior Switches and Controls. Lighting controls must comply with the applicable requirements of § 110.0.
§ 110.0(o)17	Interior Switches and Controls. An energy management control system (EMCS) may be used to comply with dimmer requirements if: functions as a dimmer according to § 110.0; meets the Installation Certification (IC) labeling requirements of § 110.0(o)17; and meets all other requirements in § 110.0(o)17.
§ 110.0(o)18	Interior Switches and Controls. An EMCS may be used to comply with vacancy sensor requirements in § 110.0(o)18 if it meets all of the following: functions as a vacancy sensor according to § 110.0; the installation Certification (IC) labeling requirements of § 110.0(o)18; and meets all other requirements in § 110.0(o)18.
§ 110.0(o)19	Interior Switches and Controls. A multi-line programmable controller may be used to comply with dimmer requirements in § 110.0(o)19 if it provides the functionality of a dimmer according to § 110.0, and complies with all other applicable requirements in § 110.0(o)19.



2016 Low-Rise Residential Mandatory Measures Summary

§ 110.0(p)3A	Ceiling. Installed air conditioner and heat pump outdoor condensing units must have a clearance of at least 6 feet from the outlet of any duct and any other obstruction.
§ 110.0(p)3B	Liquid Line Drain. Installed air conditioner and heat pump systems must be equipped with liquid line drains if required, as specified by manufacturer's instructions.
§ 110.0(p)4	Storage Tank Insulation. Unvented hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have R-6 exterior insulation or R-6 interior insulation when the internal insulation R-value is indicated on the exterior of the tank.
§ 110.0(p)5	Water piping and cooling system line insulation. For domestic hot water system piping, whether buried or aboveground, all of the following must be installed according to the requirements of TABLE 110.0.A: the first 6 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 water distribution.
§ 110.0(p)6	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-corrosive casing or sleeve.
§ 110.0(p)7	Water piping and cooling system line insulation. Pipes for cooling system lines must be insulated as specified in § 110.0(p)7A. Distribution piping for steam and hydronic heating systems or hot water systems must meet the requirements in TABLE 110.0.A.
§ 110.0(p)8	Insulation Protection. Insulation must be protected from damage, including but not limited to: sunlight, moisture, equipment maintenance, and wind.
§ 110.0(p)9	Insulation Protection. Insulation exposed to weather must be installed with a cover suitable for outdoor service. For example, protected by aluminum, steel, metal, painted canvas, or plastic cover. The cover must be water resistant and provide shielding from solar radiation that can cause degradation of the material.
§ 110.0(p)10	Insulation Protection. Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must have a Class 1 or Class 1 vapor retarder.
§ 110.0(p)11	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 I or II vent, or a Type I vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than 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.
§ 110.0(p)12	Refracturing Loops. Refracturing loops serving multiple dwelling units must meet the requirements of § 110.0(p)12.
§ 110.0(p)13	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 Fans Measures	
§ 110.0(q)1	Ducts. Installed in an existing space-conditioning duct must comply with § 604.5 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must notify the customer or owner that the insulation meets this requirement.
§ 110.0(q)2	CMC Compliance. All air distribution system ducts and plenums must be installed, sealed, and insulated to meet the requirements of CMC § 604.5.1, 602.1, 602.1, 602.1, 604.5, 605.5, and ASHRAE/ACCA 2008 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of comply with air return ducts and plenums must be insulated to meet the requirements of CMC § 604.5.1 or higher if required by CMC § 604.5.1 or a minimum installed value of R-4.2 when entire in conditioned space as confirmed through field verification and diagnostic testing (TABLE 110.0.B). Connections of metal ducts and inner core of flexible ducts must be mechanically fastened.
§ 110.0(q)3	Mastic, Tape, or Other Duct Sealing Systems. All ducts must be sealed with mastic, tape, or other duct sealing systems that meet the applicable requirements of UL 181, UL 181A, or UL 181B or an approved sealant that meets the requirements of UL 181. If mastic or tape is used to seal openings greater than 1/4 inch, the combination of mastic and other mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed metal, duct board or flexible duct must not be used for sealing openings greater than 1/4 inch. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must be compressed to cause reductions in the cross-sectional area of the ducts.
§ 110.0(q)4	Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction, mastic, mastic, or other requirements specified for duct construction.
§ 110.0(q)5	Backdraft Dampers. All fan systems that exchange air between the conditioned space and the outside of the building must have backdraft or automatic dampers.
§ 110.0(q)6	Gravity Ventilation Dampers. Gravity ventilation systems serving conditioned space must have automatic or manually adjustable dampers in all openings to the building, except combustion inlet and outlet openings and exhaust duct vents.
§ 110.0(q)7	Protection of Insulation. Insulation must be protected from damage, including but not limited to: sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be protected as shown in protected by aluminum, steel, metal, painted canvas, or plastic cover. Cellular foam insulation must be protected as shown in protected by a covering that is water resistant and provides shielding from solar radiation.
§ 110.0(q)8	Penetration Seal Case Fire Duct. Penetration seal case fire duct must have a non-penetrating layer between the inner core and outer vapor barrier.
§ 110.0(q)9	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 leak tested, as confirmed through field verification and diagnostic testing, in accordance with § 110.0(p)3A through TABLE 110.0.A.
§ 110.0(q)10	Air Filtration. Mechanical systems that supply air to an occupiable space through ductwork exceeding 10 feet in length and through a thermal conditioned component, except evaporative coolers, must be provided with an air filter that meet the design, installation, efficiency, pressure drop, and labeling requirements of § 110.0(q)12.



2016 Low-Rise Residential Mandatory Measures Summary

§ 110.0(r)2	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.
§ 110.0(r)3	Interior Switches and Controls. Dimmers or vacancy sensors must control all luminaires required to have light sources compliant with Reference Residential Appendix D(A)3, except luminaires in closets less than 70 square feet and luminaires in hallways.
§ 110.0(r)4	Interior Switches and Controls. Uncontrolled lighting must be switched separately from other lighting systems.
§ 110.0(r)5	Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently installed in a residential building, or on other buildings on the same lot, must meet the requirements in § 110.0(r)5A (ON and OFF switch) and the requirements in either item § 110.0(r)5B (photocell and manual sensor) or item § 110.0(r)5C (photo control and automatic time switch control), astronomical time clock, or EMCS).
§ 110.0(r)6	Residential Outdoor Lighting. For low-rise multi-family 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 § 110.0(r)6A or the applicable requirements in § 110.0(r)6B, 110.0(r)6C, 110.0(r)6D, 110.0(r)6E, 110.0(r)6F, 110.0(r)6G, 110.0(r)6H, 110.0(r)6I, 110.0(r)6J, 110.0(r)6K, 110.0(r)6L, 110.0(r)6M, 110.0(r)6N, 110.0(r)6O, 110.0(r)6P, 110.0(r)6Q, 110.0(r)6R, 110.0(r)6S, 110.0(r)6T, 110.0(r)6U, 110.0(r)6V, 110.0(r)6W, 110.0(r)6X, 110.0(r)6Y, 110.0(r)6Z, 110.0(r)6AA, 110.0(r)6AB, 110.0(r)6AC, 110.0(r)6AD, 110.0(r)6AE, 110.0(r)6AF, 110.0(r)6AG, 110.0(r)6AH, 110.0(r)6AI, 110.0(r)6AJ, 110.0(r)6AK, 110.0(r)6AL, 110.0(r)6AM, 110.0(r)6AN, 110.0(r)6AO, 110.0(r)6AP, 110.0(r)6AQ, 110.0(r)6AR, 110.0(r)6AS, 110.0(r)6AT, 110.0(r)6AU, 110.0(r)6AV, 110.0(r)6AW, 110.0(r)6AX, 110.0(r)6AY, 110.0(r)6AZ, 110.0(r)6BA, 110.0(r)6BB, 110.0(r)6BC, 110.0(r)6BD, 110.0(r)6BE, 110.0(r)6BF, 110.0(r)6BG, 110.0(r)6BH, 110.0(r)6BI, 110.0(r)6BJ, 110.0(r)6BK, 110.0(r)6BL, 110.0(r)6BM, 110.0(r)6BN, 110.0(r)6BO, 110.0(r)6BP, 110.0(r)6BQ, 110.0(r)6BR, 110.0(r)6BS, 110.0(r)6BT, 110.0(r)6BU, 110.0(r)6BV, 110.0(r)6BW, 110.0(r)6BX, 110.0(r)6BY, 110.0(r)6BZ, 110.0(r)6CA, 110.0(r)6CB, 110.0(r)6CC, 110.0(r)6CD, 110.0(r)6CE, 110.0(r)6CF, 110.0(r)6CG, 110.0(r)6CH, 110.0(r)6CI, 110.0(r)6CJ, 110.0(r)6CK, 110.0(r)6CL, 110.0(r)6CM, 110.0(r)6CN, 110.0(r)6CO, 110.0(r)6CP, 110.0(r)6CQ, 110.0(r)6CR, 110.0(r)6CS, 110.0(r)6CT, 110.0(r)6CU, 110.0(r)6CV, 110.0(r)6CW, 110.0(r)6CX, 110.0(r)6CY, 110.0(r)6CZ, 110.0(r)6DA, 110.0(r)6DB, 110.0(r)6DC, 110.0(r)6DD, 110.0(r)6DE, 110.0(r)6DF, 110.0(r)6DG, 110.0(r)6DH, 110.0(r)6DI, 110.0(r)6DJ, 110.0(r)6DK, 110.0(r)6DL, 110.0(r)6DM, 110.0(r)6DN, 110.0(r)6DO, 110.0(r)6DP, 110.0(r)6DQ, 110.0(r)6DR, 110.0(r)6DS, 110.0(r)6DT, 110.0(r)6DU, 110.0(r)6DV, 110.0(r)6DW, 110.0(r)6DX, 110.0(r)6DY, 110.0(r)6DZ, 110.0(r)6EA, 110.0(r)6EB, 110.0(r)6EC, 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PERMIT
SET

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

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RESIDENTIAL
PERFORMANCE
UNIT1

Project: 18022

SHEET NUMBER
A0.8

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD										CFR-PR-01	
Project Name: 101, Columbia St 11										Page 4 of 5	
Project Location: 101, Columbia St, Dec 14, 2018											
Report File Name: 101_Columbia St_11.rpt											
PERFORMANCE GLAZING											
	01	02	03	04	05	06	07	08	09	10	
Name	Type	Surface (Orientation & U-value)	Width (ft)	Height (ft)	Insulation	U-factor	U-factor	U-factor	U-factor	U-factor	Interior Shading
Window-1	Window	WWR 5.1.1 (Frosted-G)	1.0	1.0	1	0.28	0.33	0.28	0.28	0.28	Fixed (Interiors)
Window-2	Window	WWR 5.1.1 (Frosted-G)	1.0	1.0	1	0.28	0.33	0.28	0.28	0.28	Fixed (Interiors)
CEILING-1	Window	WWR 5.1.1 (Frosted-G)	6.0	8.0	1	0.60	0.33	0.28	0.28	0.28	Fixed (Interiors)
Window-3	Window	WWR 5.1.1 (Frosted-G)	1.0	1.0	1	0.28	0.33	0.28	0.28	0.28	Fixed (Interiors)
Window-4	Window	WWR 5.1.1 (Frosted-G)	1.0	1.0	1	0.28	0.33	0.28	0.28	0.28	Fixed (Interiors)
Window-5	Window	WWR 5.1.1 (Frosted-G)	1.0	1.0	1	0.28	0.33	0.28	0.28	0.28	Fixed (Interiors)
Window-6	Window	WWR 5.1.1 (Frosted-G)	6.0	8.0	1	0.60	0.33	0.28	0.28	0.28	Fixed (Interiors)
CEILING-4	Window	WWR 5.1.1 (Frosted-G)	6.0	8.7	1	0.52	0.33	0.28	0.28	0.28	Fixed (Interiors)
Window-7	Window	WWR 5.1.1 (Frosted-G)	5.0	5.0	1	0.50	0.30	0.28	0.28	0.28	Fixed (Interiors)
Window-8	Window	WWR 5.1.1 (Frosted-G)	6.0	7.0	1	0.48	0.30	0.28	0.28	0.28	Fixed (Interiors)
OPaque DOORS											
	01	02	03	04	05	06	07	08	09	10	
Name	Type	Surface (Orientation & U-value)	Width (ft)	Area (ft ²)	U-factor	U-factor	U-factor	U-factor	U-factor	U-factor	Interior Shading
Door-001-1	Door	FRONT WOOD CLAD DOOR	3.0	10.0	0.50	0.50	0.50	0.50	0.50	0.50	Fixed (Interiors)
Door-001-2	Door	FRONT WOOD CLAD DOOR	3.0	10.0	0.50	0.50	0.50	0.50	0.50	0.50	Fixed (Interiors)
Door-001-3	Door	FRONT WOOD CLAD DOOR	3.0	10.0	0.50	0.50	0.50	0.50	0.50	0.50	Fixed (Interiors)
Door-001-4	Door	FRONT WOOD CLAD DOOR	3.0	10.0	0.50	0.50	0.50	0.50	0.50	0.50	Fixed (Interiors)
Door-001-5	Door	FRONT WOOD CLAD DOOR	3.0	10.0	0.50	0.50	0.50	0.50	0.50	0.50	Fixed (Interiors)
Door-001-6	Door	FRONT WOOD CLAD DOOR	3.0	10.0	0.50	0.50	0.50	0.50	0.50	0.50	Fixed (Interiors)
Door-001-7	Door	FRONT WOOD CLAD DOOR	3.0	10.0	0.50	0.50	0.50	0.50	0.50	0.50	Fixed (Interiors)
Door-001-8	Door	FRONT WOOD CLAD DOOR	3.0	10.0	0.50	0.50	0.50	0.50	0.50	0.50	Fixed (Interiors)
Door-001-9	Door	FRONT WOOD CLAD DOOR	3.0	10.0	0.50	0.50	0.50	0.50	0.50	0.50	Fixed (Interiors)
Door-001-10	Door	FRONT WOOD CLAD DOOR	3.0	10.0	0.50	0.50	0.50	0.50	0.50	0.50	Fixed (Interiors)
Door-001-11	Door	FRONT WOOD CLAD DOOR	3.0	10.0	0.50	0.50	0.50	0.50	0.50	0.50	Fixed (Interiors)
Door-001-12	Door	FRONT WOOD CLAD DOOR	3.0	10.0	0.50	0.50	0.50	0.50	0.50	0.50	Fixed (Interiors)
Door-001-13	Door	FRONT WOOD CLAD DOOR	3.0	10.0	0.50	0.50	0.50	0.50	0.50	0.50	Fixed (Interiors)
Door-001-14	Door	FRONT WOOD CLAD DOOR	3.0	10.0	0.50	0.50	0.50	0.50	0.50	0.50	Fixed (Interiors)
Door-001-15	Door	FRONT WOOD CLAD DOOR	3.0	10.0	0.50	0.50	0.50	0.50	0.50	0.50	Fixed (Interiors)
Door-001-16	Door	FR									

CERTIFICATE OF COMPLIANCE - PERFORMANCE COMPLIANCE STATEMENT METHOD				Calculation Date: 14/06/2018, 14:05:16		CFR Form #1
Project Name: 1031, Culamaville, NJ 08161				Input File Name: 1031, Culamaville, NJ 08161		Page 6 of 6
GROUND SURFACE CONSTRUCTIONS						
E1	E2	E3	E4	E5	E6	E7
Construction Name	Surface Type	Construction Type	Framing	Roof Slope Rise/Run	Roof Slope Slope/100	Assembly Layers
Exterior Wall	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	12	13	1. Gypsum Board, 1/2 in. Thick 2. Weatherstripping 3. Weatherstripping 4. Weatherstripping
Floor/Ground	Interior Floor	Wood Framed Floor	2x4 @ 16 in. O.C.	13	14	1. Floor Joists, 2x10 2. Floor Joists, 2x10 3. Floor Joists, 2x10 4. Floor Joists, 2x10 5. Floor Joists, 2x10 6. Floor Joists, 2x10 7. Floor Joists, 2x10 8. Floor Joists, 2x10 9. Floor Joists, 2x10 10. Floor Joists, 2x10 11. Floor Joists, 2x10 12. Floor Joists, 2x10 13. Floor Joists, 2x10 14. Floor Joists, 2x10 15. Floor Joists, 2x10 16. Floor Joists, 2x10 17. Floor Joists, 2x10 18. Floor Joists, 2x10 19. Floor Joists, 2x10 20. Floor Joists, 2x10 21. Floor Joists, 2x10 22. Floor Joists, 2x10 23. Floor Joists, 2x10 24. Floor Joists, 2x10 25. Floor Joists, 2x10 26. Floor Joists, 2x10 27. Floor Joists, 2x10 28. Floor Joists, 2x10 29. Floor Joists, 2x10 30. Floor Joists, 2x10 31. Floor Joists, 2x10 32. Floor Joists, 2x10 33. Floor Joists, 2x10 34. Floor Joists, 2x10 35. Floor Joists, 2x10 36. Floor Joists, 2x10 37. Floor Joists, 2x10 38. Floor Joists, 2x10 39. Floor Joists, 2x10 40. Floor Joists, 2x10 41. Floor Joists, 2x10 42. Floor Joists, 2x10 43. Floor Joists, 2x10 44. Floor Joists, 2x10 45. Floor Joists, 2x10 46. Floor Joists, 2x10 47. Floor Joists, 2x10 48. Floor Joists, 2x10 49. Floor Joists, 2x10 50. Floor Joists, 2x10 51. Floor Joists, 2x10 52. Floor Joists, 2x10 53. Floor Joists, 2x10 54. Floor Joists, 2x10 55. Floor Joists, 2x10 56. Floor Joists, 2x10 57. Floor Joists, 2x10 58. Floor Joists, 2x10 59. Floor Joists, 2x10 60. Floor Joists, 2x10 61. Floor Joists, 2x10 62. Floor Joists, 2x10 63. Floor Joists, 2x10 64. Floor Joists, 2x10 65. Floor Joists, 2x10 66. Floor Joists, 2x10 67. Floor Joists, 2x10 68. Floor Joists, 2x10 69. Floor Joists, 2x10 70. Floor Joists, 2x10 71. Floor Joists, 2x10 72. Floor Joists, 2x10 73. Floor Joists, 2x10 74. Floor Joists, 2x10 75. Floor Joists, 2x10 76. Floor Joists, 2x10 77. Floor Joists, 2x10 78. Floor Joists, 2x10 79. Floor Joists, 2x10 80. Floor Joists, 2x10 81. Floor Joists, 2x10 82. Floor Joists, 2x10 83. Floor Joists, 2x10 84. Floor Joists, 2x10 85. Floor Joists, 2x10 86. Floor Joists, 2x10 87. Floor Joists, 2x10 88. Floor Joists, 2x10 89. Floor Joists, 2x10 90. Floor Joists, 2x10 91. Floor Joists, 2x10 92. Floor Joists, 2x10 93. Floor Joists, 2x10 94. Floor Joists, 2x10 95. Floor Joists, 2x10 96. Floor Joists, 2x10 97. Floor Joists, 2x10 98. Floor Joists, 2x10 99. Floor Joists, 2x10 100. Floor Joists, 2x10 101. Floor Joists, 2x10 102. Floor Joists, 2x10 103. Floor Joists, 2x10 104. Floor Joists, 2x10 105. Floor Joists, 2x10 106. Floor Joists, 2x10 107. Floor Joists, 2x10 108. Floor Joists, 2x10 109. Floor Joists, 2x10 110. Floor Joists, 2x10 111. Floor Joists, 2x10 112. Floor Joists, 2x10 113. Floor Joists, 2x10 114. Floor Joists, 2x10 115. Floor Joists, 2x10 116. Floor Joists, 2x10 117. Floor Joists, 2x10 118. Floor Joists, 2x10 119. Floor Joists, 2x10 120. Floor Joists, 2x10 121. Floor Joists, 2x10 122. Floor Joists, 2x10 123. Floor Joists, 2x10 124. Floor Joists, 2x10 125. Floor Joists, 2x10 126. Floor Joists, 2x10 127. Floor Joists, 2x10 128. Floor Joists, 2x10 129. Floor Joists, 2x10 130. Floor Joists, 2x10 131. Floor Joists, 2x10 132. Floor Joists, 2x10 133. Floor Joists, 2x10 134. Floor Joists, 2x10 135. Floor Joists, 2x10 136. Floor Joists, 2x10 137. Floor Joists, 2x10 138. Floor Joists, 2x10 139. Floor Joists, 2x10 140. Floor Joists, 2x10 141. Floor Joists, 2x10 142. Floor Joists, 2x10 143. Floor Joists, 2x10 144. Floor Joists, 2x10 145. Floor Joists, 2x10 146. Floor Joists, 2x10 147. Floor Joists, 2x10 148. Floor Joists, 2x10 149. Floor Joists, 2x10 150. Floor Joists, 2x10 151. Floor Joists, 2x10 152. Floor Joists, 2x10 153. Floor Joists, 2x10 154. Floor Joists, 2x10 155. Floor Joists, 2x10 156. Floor Joists, 2x10 157. Floor Joists, 2x10 158. Floor Joists, 2x10 159. Floor Joists, 2x10 160. Floor Joists, 2x10 161. Floor Joists, 2x10 162. Floor Joists, 2x10 163. Floor Joists, 2x10 164. Floor Joists, 2x10 165. Floor Joists, 2x10 166. Floor Joists, 2x10 167. Floor Joists, 2x10 168. Floor Joists, 2x10 169. Floor Joists, 2x10 170. Floor Joists, 2x10 171. Floor Joists, 2x10 172. Floor Joists, 2x10 173. Floor Joists, 2x10 174. Floor Joists, 2x10 175. Floor Joists, 2x10 176. Floor Joists, 2x10 177. Floor Joists, 2x10 178. Floor Joists, 2x10 179. Floor Joists, 2x10 180. Floor Joists, 2x10 181. Floor Joists, 2x10 182. Floor Joists, 2x10 183. Floor Joists, 2x10 184. Floor Joists, 2x10 185. Floor Joists, 2x10 186. Floor Joists, 2x10 187. Floor Joists, 2x10 188. Floor Joists, 2x10 189. Floor Joists, 2x10 190. Floor Joists, 2x10 191. Floor Joists, 2x10 192. Floor Joists, 2x

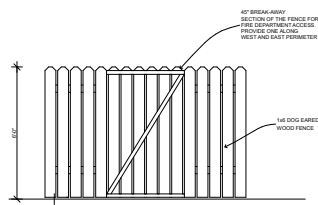
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RESIDENTIAL DUPLEX
1001 CATAMARAN STREET, OXNARD, CA 93035
A.P.N.: 196-0-031-065

RESIDENTIAL
PERFORMANCE
UNIT2

SHEET NUMBER
A0.9



4	FENCE ELEVATION. EAST & WEST SIDES					
SYMBOL	QUANT.	NAME-SCIENTIFIC/COMMON	SIZE	WATER USE CLASSIFICATION LANDSCAPE SPECIES (WUCOLS)	CROWN SPREAD (BOYS) MATURITY	PLANT FACTOR
TREE						
T-1	2	TRISTANIA CONFERTA / BRISBANE BOX	24" BOX	LOW	18'-22'	0.30
SHRUBS						
S-1	2	CEANOTHUS JULIA PHELPS / CALIFORNIA LILAC	5 GAL	LOW	3'-6"	0.30
S-2	2	CEANOTHUS GRISEUS HORIZONTALIS / CHANNEL CREOSOTE	5 GAL	LOW	4'-5"	0.30
GROUND COVER						
G-1	AS NEEDED	BACCHARIS PILLULARIS TWIN PEAKS / DWARF COYOTE BRUSH		LOW		0.30
3	PLANT SCHEDULE					

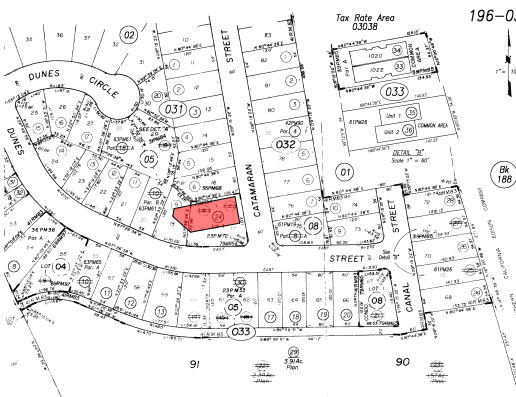
ADDRESS NUMBERS:

- The address shall be visible and legible from the street or frontage road.
- The address numbers shall be of minimum of four inches (4") in height with a minimum stroke of 1/2".
- The address numbers shall be of contrasting color to their background. Numbers shall be Arabic numbers or alphabetical letter.
- Brass or gold numbers shall not be posted.
- Address numbers on curbs are not acceptable.
- Permanent address numbers shall be provided on the mailbox or on a permanent sign or post adjacent to the driveway entrance of a flag lot.
- A monument, pole or other sign or means shall be used to identify the structure when access is gained by a private road and the address can not be viewed from the street.
- Permanent address numbers shall be provided and located in a conspicuous or clearly visible location on the alley or water-way side of the structure.

A) CONTROLLERS SHALL BE WEATHER-OR SOIL MOISTURE-BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEEDS AS WEATHER CONDITIONS CHANGE.

B) WEATHER-BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER(S). SOIL MOISTURE-BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT.

RANCHO EL RIO DE SANTA CLARA O'LA COLONIA

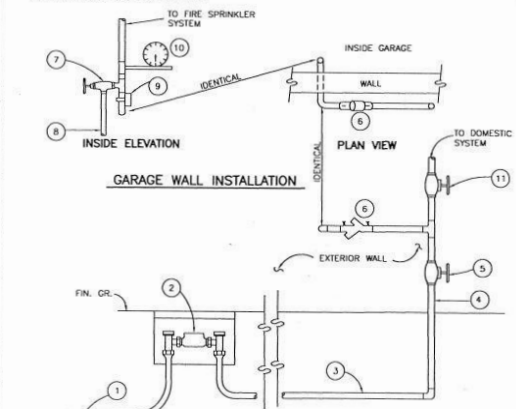


Parcel Map, P.M. Bk.61, Pg.28 (Condo. Plan 030009631)
Parcel Map, P.M. Bk.36, Pg.6 (Condo. Plan 830077225)
Portion Tract 1567-1, M.R. Bk.41, Pg.83

2 PLAT MAP

NOTES:

- TO MUNICIPAL WATER SUPPLY PER PUBLIC WORKS PLATE 304 OR 305
- WATER METER (1" MINIMUM) WITH ATTACHED TAILPIECE
- TYPE "M" COPPER OR P.V.C. PIPE (1 1/4" MIN.)
- TYPE "M" COPPER PIPE
- INDICATING MAIN OR CONTROL VALVE (EXTERIOR LOCATION)
- DOUBLE CHECK ASSEMBLY (USE APPROVED) WITH BALL VALVES (FIBRO BODY OR APPROVED EQUAL). TEST COCKS TO BE INSTALLED FACING AWAY FROM WALL.
- MINIMUM 1/2" DRAIN VALVE AND INSPECTORS TEST STATION.
- DISCHARGE TO EXTERIOR.
- FLOW SWITCH WIRED TO ALARM BELL WITH RETARD.
- U.L./F.M. LISTED PRESSURE GAUGE.
- DOMESTIC SHUT OFF VALVE.
- BACKFLOW PREVENTERS SHALL BE TESTED BY A CERTIFIED TESTER IMMEDIATELY AFTER INSTALLATION.
- INSTALLATION SHALL BE INSPECTED AND APPROVED BY CROSS CONNECTION CONTROL PRIOR TO ACTIVATING. (PHONE 800/385-8155)

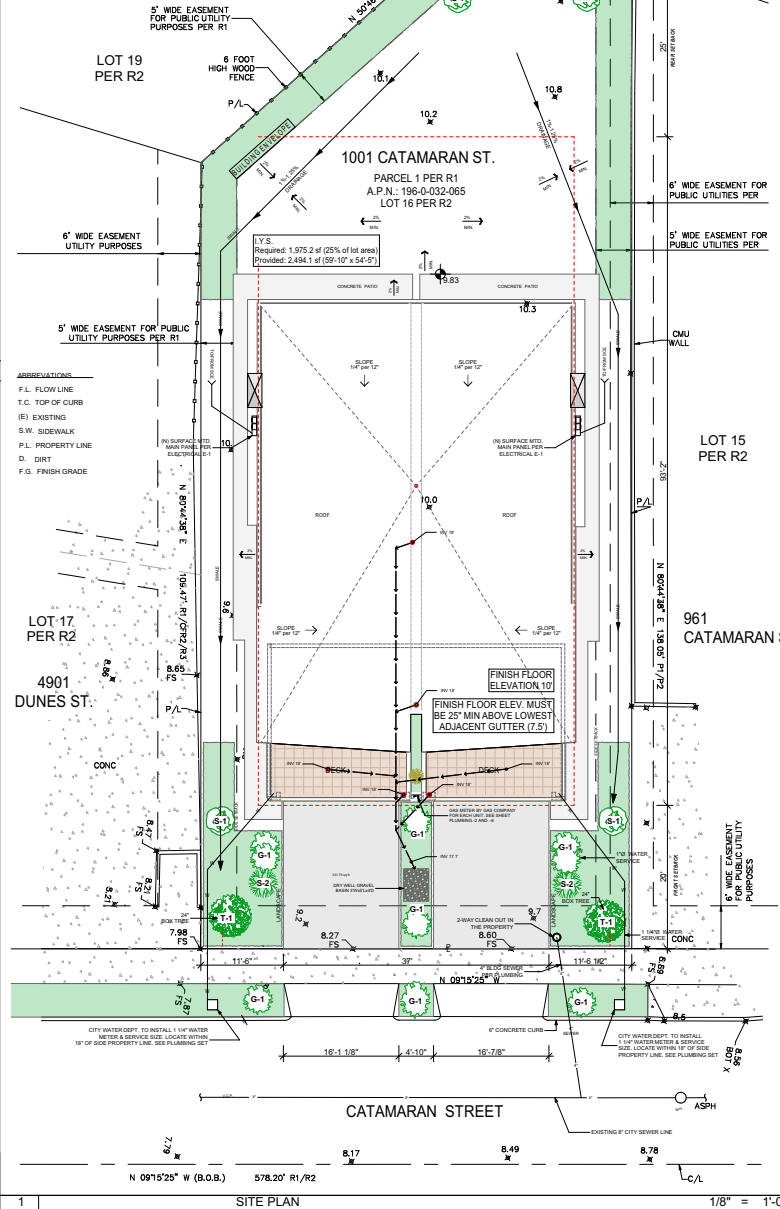


CITY OF		RESIDENTIAL FIRE LINE SERVICE		STANDARD PLAN	
DRAWN: STAFF		CHKD: STAFF		PLATE 322	
Department of Public Works		APPR: <i>Andrew</i>		SHEET 1 OF 1	
		Granville M. Swenson			

FINISHED FLOOR FOR THE BUILDING CAN NOT BE POURED UNTIL THE PAD ELEVATION, AS SHOWN ON THE APPROVED PLANS, IS CERTIFIED BY THE SOILS ENGINEER AND THE CIVIL ENGINEER OR LICENSED SURVEYOR. CERTIFICATION SHALL BE ON THE CITY'S ENGINEERED GRADING INSPECTION CERTIFICATE

FINISH GRADE NOTE:

LOTS SHALL BE GRADED TO DRAIN AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MIN OF 6" WITHIN THE FIRST 10' WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6" OF FALL WITHIN 10'. THE FINAL GRADE SHALL SLOPE AWAY FROM THE FOUNDATION AT A MIN SLOPE OF 5% AND THE WATER SHALL BE DIRECTED TO DRAINS OR SWALES TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. SWALES SHALL BE SLOPED A MIN OF 2% WHEN LOCATED WITHIN 10' OF BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10' OF THE BUILDING FOUNDATION SHALL BE SLOPED A MIN OF 2% AWAY FROM THE BUILDING. TOWARDS A PUBLIC STREET OR ENGINEERED DRAINAGE STRUCTURE.



1 SITE PLAN 1/8" = 1'-0"

ELOYAN

ELOYAN ARCHITECTS INC
1032 Second St. #7
Lafayette, CA, 94549
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Where the Architect is shown, the Architect shall be responsible for the design and construction of the project. The Architect shall be responsible for the design and construction of the project. The Architect shall be responsible for the design and construction of the project. The Architect shall be responsible for the design and construction of the project.

PERMIT SET

RESIDENTIAL DUPLEX
1001 CATAMARAN STREET, OXNARD, CA 93035
A.P.N.: 198-0-031-065

Revision/No. Date:
0 07/31/19

SITE PLAN
Project: 18022
SHEET NUMBER
A1.1

PLUMBING NOTES

1. WATER HEATERS LOCATED IN AN ATTIC OR FURRED SPACE SHALL HAVE A WATER TIGHT PAN INSTALLED BENEATH THE HEATER PER 2018 UPC, SECTION 507.5
2. WATER HEATER PRESSURE AND TEMPERATURE RELIEF VALVE SHALL BE PROVIDED WITH A DRAIN, PER 2018 UPC, SECTION 507.2
3. WATER HEATER SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION, PER 2018 UPC, SECTION 507.2
4. THE CITY SHALL INSTALL ALL WATER SERVICES AND METERS.

PLUMBING FIXTURES

1. ALL FIXTURE TO BE WATER SAVING
2. WASTE & VENT MATERIAL TO BE ABS PIPE & FITTING
3. POTABLE WATER TO BE COPPER, TYPE "L" UNDER SLAB, TYPE "M" ABOVE GROUND
4. THE PLUMBING FIXTURES AND PLUMBING FITTING SHALL MEET THE STANDARDS NOTED BELOW:
WATER CLOSET = 1.28 GALLONS PER FLUSH MAX.
SHOWER HEAD = 2.0 GPM MAX. AT 80PSI
LAVATORY FAUCETS = 1.2 GPM MAX. AT 80PSI
KITCHEN FAUCETS = 1.8 GPM MAX. AT 80PSI

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
2. 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.).
SILL HEIGHT MAX. 44" ABOVE FLOOR.
MIN. NET OPENING WIDTH DIMENSION, 20" CLEAR, FINISHED
MIN. NET WINDOW OPENING HEIGHT DIMENSION, 24" CLEAR.
2. ALL NEW GLAZING (FENESTRATION) WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE U-VALUE.

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

FIRE DEP. NOTES:

1. A WATER FLOW SWITCH CONNECTED TO THE FIRE SPRINKLER SYSTEM SHALL ANNUNCIATE AN EXTERIOR MOUNTED BELL
2. PENDANT SPRINKLERS WITHIN 3-FEET OF THE CENTER OF A CEILING FAN, SURFACE-MOUNTED CEILING LUMINAIRE OR SIMILAR OBJECT SHALL BE CONSIDERED TO BE OBSTRUCTED, AND ADDITIONAL SPRINKLERS SHALL BE INSTALLED.
3. WHEN HVAC IS LOCATED WITHIN THE ATTIC AN ADDITIONAL SPRINKLER WILL BE REQUIRED ABOVE THE EQUIPMENT.

PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM THROUGHOUT THE NEW RESIDENCE, UNDER SEPARATE SUBMITAL AND PERMIT.

SEE ATTACHED FORM CF-1R SPECIFYING THE REQUIRED ENERGY FEATURES FOR WALL/CEILING INSULATION, WINDOW AREAS AND TYPES, HVAC SYSTEMS, ALL LIGHTING AND SWITCHING, WATER HEATER TYPE AND INSULATION AND HERS RATER VERIFICATION (FORM CF-6R REQUIRED).

EXTERIOR MOUNTED BELL

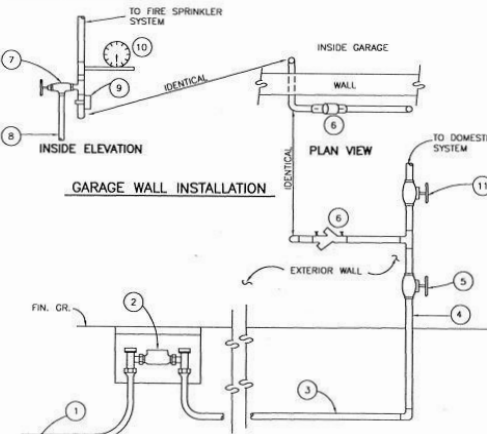
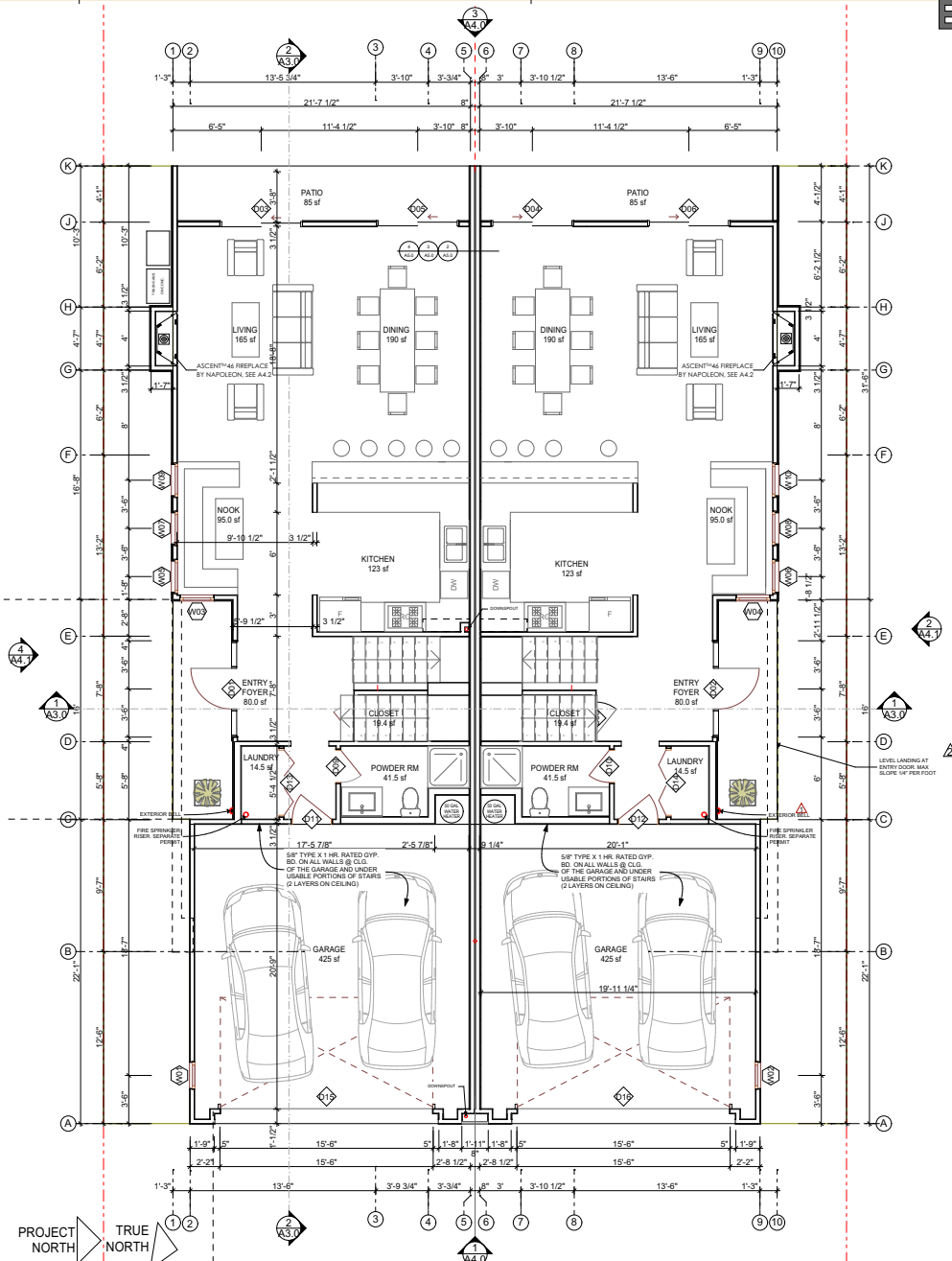
A WATER FLOW SWITCH CONNECTED TO THE FIRE SPRINKLER SYSTEM SHALL ANNUNCIATE AN EXTERIOR MOUNTED BELL.

SMOKE/CARBON MONOXIDE COMBO ALARM WITH BATTERY BACKUP

SMOKE DETECTORS MUST RECEIVE POWER FROM THE ELECTRICAL WIRING SYSTEM WITH BATTERY BACKUP.

PROJECT NORTH
TRUE NORTH

1 FIRST FLOOR PLAN



See attached Form CF-1R specifying the required energy features for wall/ceiling insulation, window areas and types, HVAC systems, all lighting and switching, water heater type and insulation and HERS rater verification (Form CF-6R required

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

SMOKE ALARM SHALL SOUND AN ALARM AUDIBLE IN ALL
SLEEPING AREAS OF THE DWELLING UNIT WHICH THEY SERVE

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.)
 .SILL HEIGHT MAX. 44" ABOVE FLOOR.
 .MIN. NET OPENING WIDTH DIMENSION, 20" CLEAR.
 .FINISHED MIN.NET WINDOW OPENING HEIGHT DIMENSION, 24" CLEAR;

5. ALL NEW GLAZING (FENESTRATION) WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE U-VALUE.

- a) The time of final inspection, a manual, compact disc, web-based reference or other media which includes all of the following shall be placed in the building:
- a) Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
- b) Operational and maintenance instructions for the following:
- c) Equipment and appliances.
- d) Roof and yard drainage, including gutters and downspouts.
- e) Space conditioning systems, including condensers and air filters.
- f) Landscaping irrigation systems.
- g) Water reuse systems.
- h) Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
- i) Public transportation and/or carpool options available in the area.
- j) Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity in that range.
- k) Information about water-conserving landscape and irrigation and controllers which conserve water.
- l) Instructions for maintaining gutters and downspouts and the importance of diverting water at least 6 feet away from the foundation.
- m) Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
- n) Information about state solar energy and incentive programs available.
- o) A copy of all special inspection verifications required.

- ⑨ **SMOKE/CARBON MONOXIDE COMBO ALARM WITH BATTERY BACKUP**
Smoke detectors must receive power from the electrical wiring system with battery backup.



PROJECT NORTH  TRUE NORTH 

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Lafayette, CA, 94549
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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 the drawings. These variations 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 the project without the written consent of the Architect.

PERMIT
SET

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

Revisions/Issues

No.	Date:
<u>0</u>	<u>07/31/19</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

SECOND FLOOR
PLAN

Project: 18022

SHEET NUMBER
A1.3

BRHPG Personnel Series Galvanized Roof Hatch

SINGLE COVER SPECIFICATIONS

- COVER:** 14 GAUGE GALVANIZED STEEL
- COVER:** IS CONFIRMED TO WITHSTAND A LIVE LOAD OF 40 PSF WITH A MAX. DEFLECTION OF 1/100 OF THE SPAN.
- COVER:** MINIMUMS: A MAX. WIND UPLIFT OF 20 PSF, MAX. DEGREE OF OPENING IS 70°
- COVER:** 22 GAUGE GALVANIZED STEEL
- CURB:** 14 GAUGE GALVANIZED STEEL

- COUNTERFLASH:** 14 GAUGE GALVANIZED STEEL WITH 1/2" TAB FLASHING SYSTEM
- HARDWARE:** ZINC PLATED STEEL
- LATCH:** SLAM LATCH WITH POSITIVE RETURN TURN HANDLE PADLOCKING OUTSIDE A HINGE
- INSULATION:** 1" THICK INSULATION IN CURBS AND 1" ON CURB PERIMETER
- MOUNTING FLANGE:** 3/4"

- HINGE:** ZINC PLATED STEEL TAMPER PROOF HINGE CONTAINED WITHIN HATCH AS PART OF SPRING ASSEMBLY
- SPRING:** GREASED COMPRESSION SPRING ENCLOSED IN TELESCOPIC TUBES WHICH COUNTER BALANCE THE DOOR
- FINISH:** POWDER COAT PAINT

OPTIONS

- ☐ **SSS - STAINLESS STEEL HARDWARE**

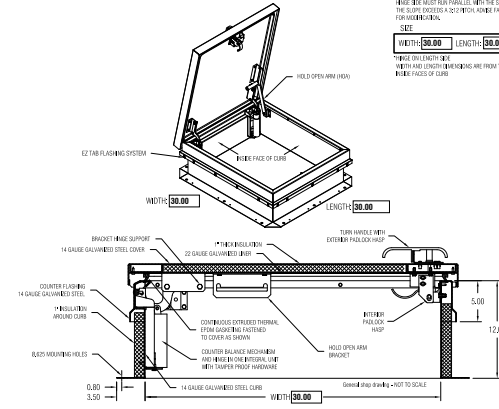
CURB OPTIONS

- ☒ **1 - SINGLE WALL CURB (AS SHOWN)**
- ☐ **2 - DOUBLE WALL CURB**
- ☐ **3 - CURB MOUNT FLANGE**
- ☐ **4 - DOUBLE WALL NO COUNTERFLASH**
- ☐ **5 - ANCHOR MOUNT**

THE PRODUCT MAY BE INSTALLED ON EITHER A FLAT OR SLOPED ROOF. WHEN INSTALLED ON A SLOPE, THE HATCH DOOR MUST BE PARALLEL WITH THE SLOPE. IF THE SLOPE EXCEEDS A 30° PITCH, HATCH FACTORY CONSULTATION IS REQUIRED.

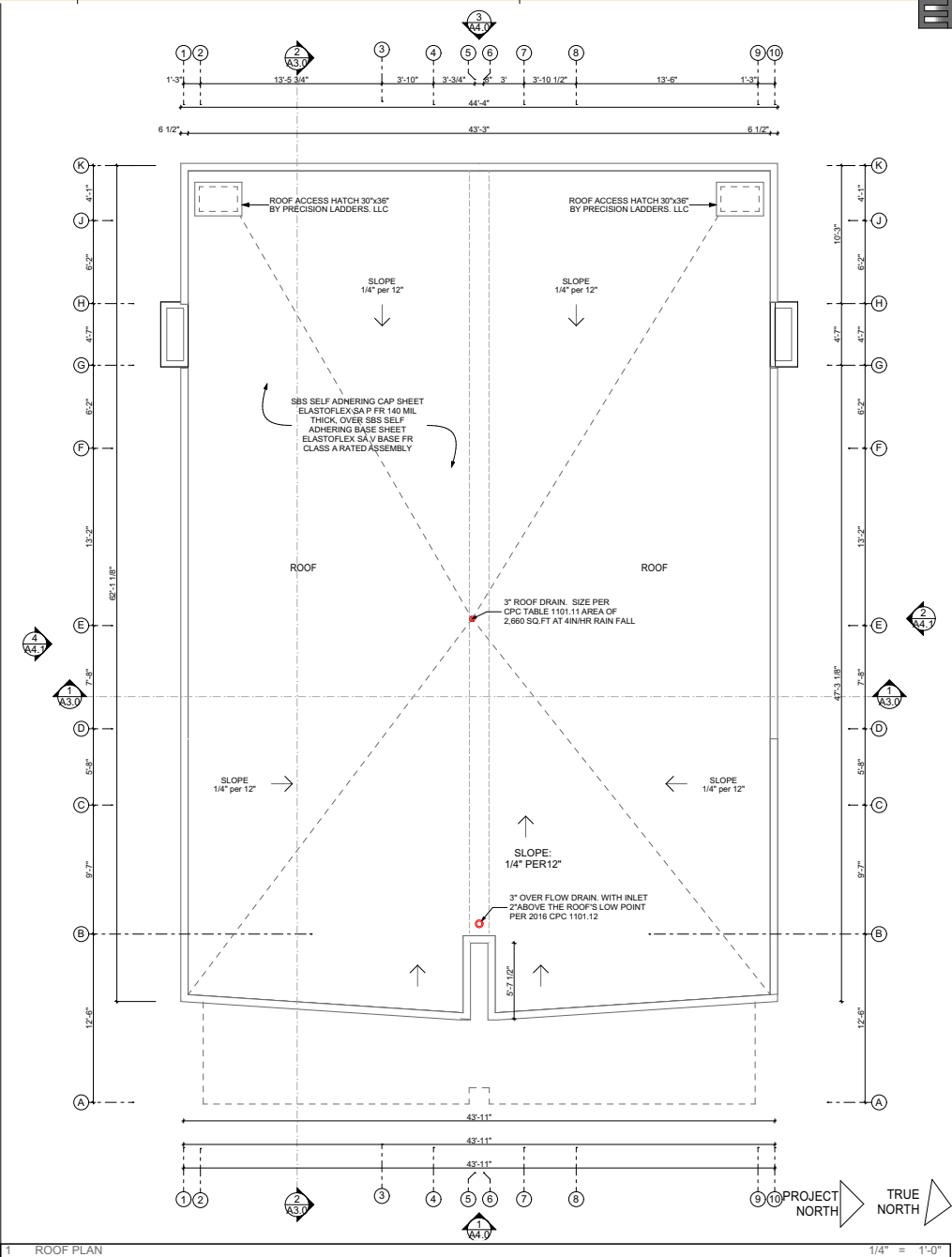
SIZE
WIDTH: 36.00" LENGTH: 36.00"

*THICK ON LENGTH SIDE
*HATCH DOOR CLOSURE MECHANISMS ARE FROM THE INSIDE FACES OF CURB



2 ROOF HATCH INFORMATION

1. ROOF VALLEY FLASHING SHALL BE PROVIDED OF NOT LESS THAN NO. 20 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



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Where: Drawings are the property of the Architect and shall not be used for any other than the project for which they were prepared. The Architect shall not be responsible for any conditions of the project and the Architect shall not be responsible for any conditions of the project. These drawings are the property of the Architect and shall not be used for any other than the project for which they were prepared.

PERMIT SET

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

Revision/No. Date:
0 07/31/19

ROOF PLAN
Project: 18022
SHEET NUMBER
A1.4

3 SYMBOL LEGEND

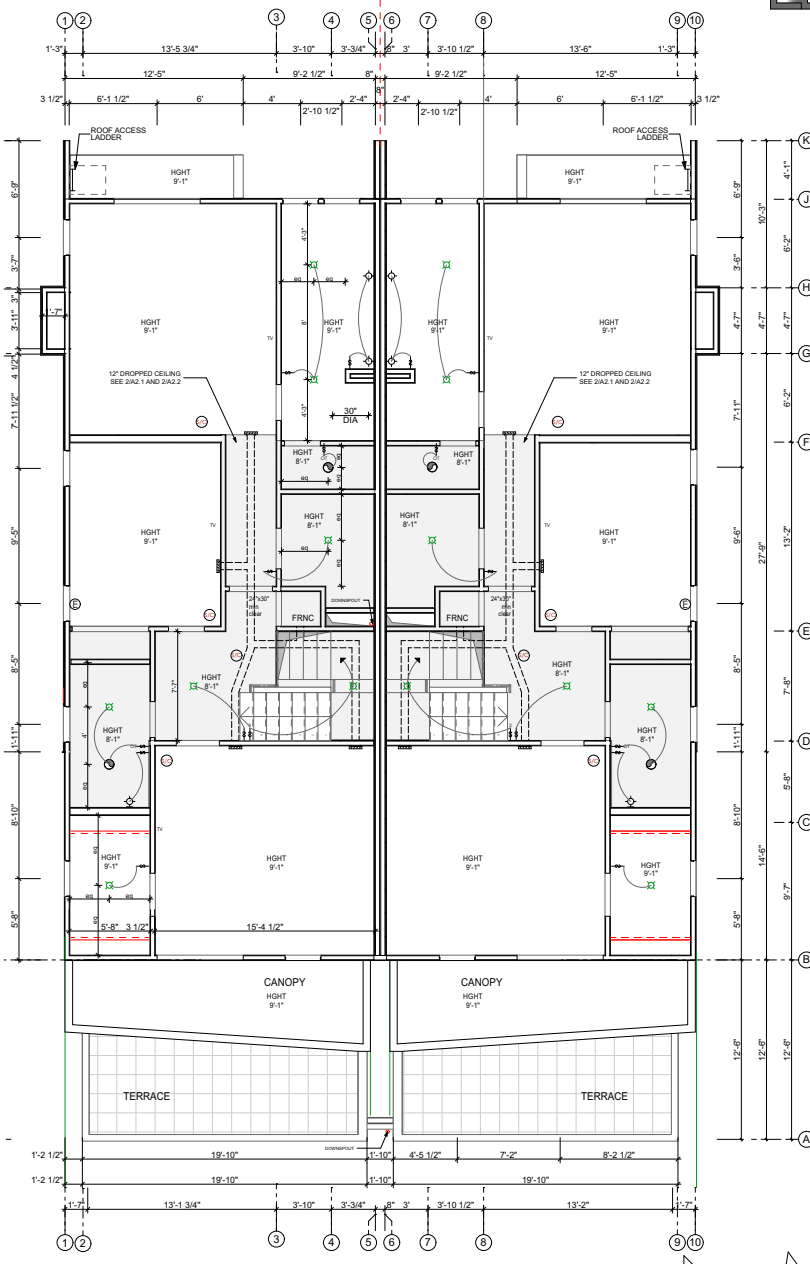
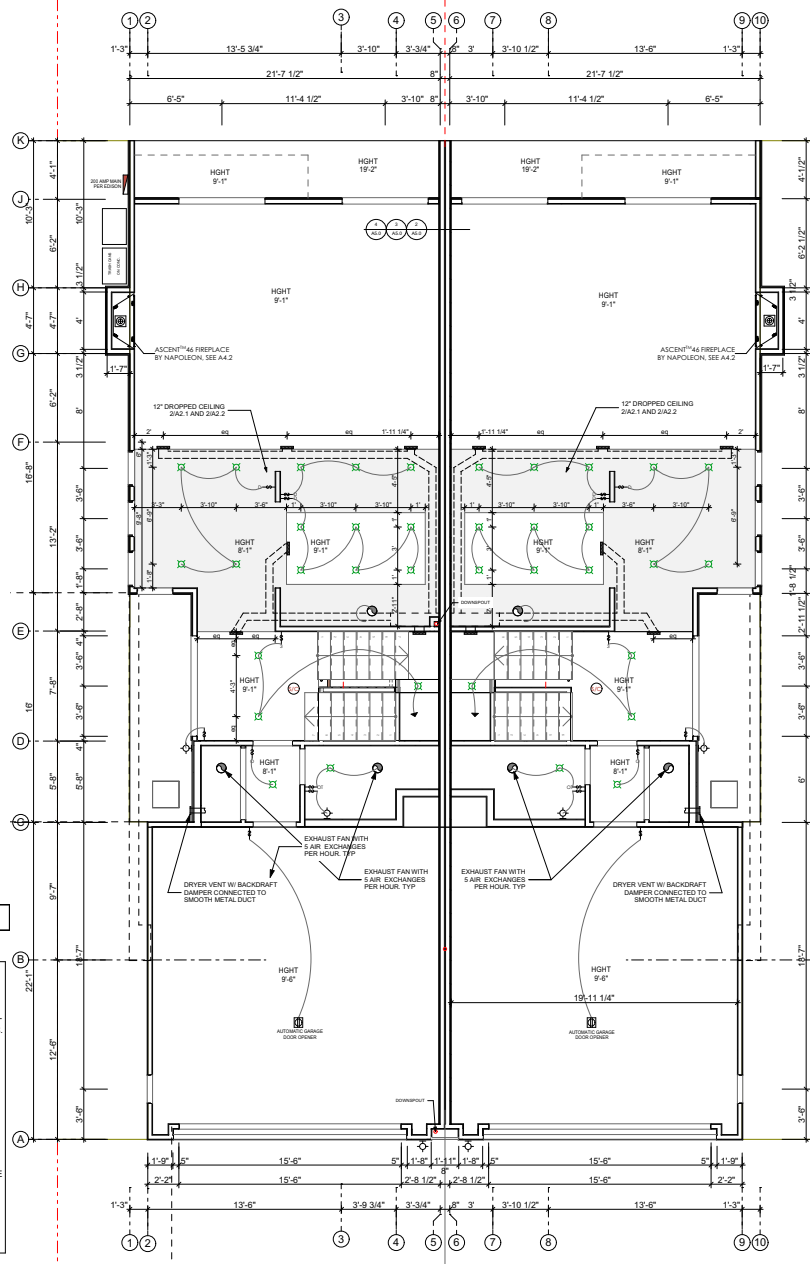
ALL ELECTRICAL CIRCUITS SERVING ALL OUTLETS MUST BE ARC-FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTED. AN OUTLET INCLUDES RECEPTACLES, LIGHTING FIXTURES, CEILING FANS, SWITCHES, HARDWIRING SMOKE AND CARBON MONOXIDE ALARMS, ETC.

ALL RECEPTACLE OUTLETS MUST BE TAMPER-PROOF

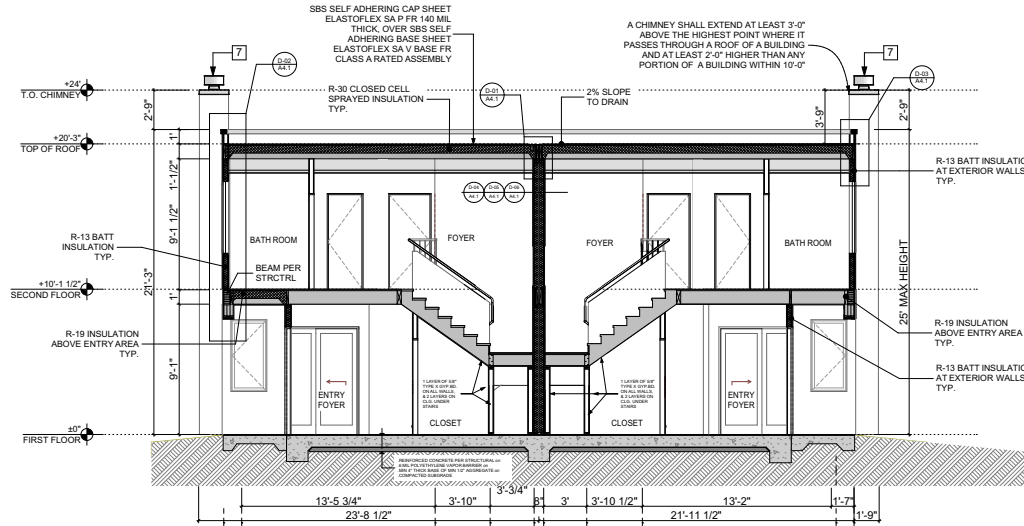
ALL RECEPTACLE OUTLETS IN KITCHENS, DINING ROOMS, BREAKFAST ROOM, PANTRY OR OTHER ROOMS SHALL BE SERVED BY NO LESS THAN TWO, 20-AMPERE BRANCH CIRCUITS THAT HAVE NO OTHER OUTLETS.

LAUNDRY ROOMS SHALL HAVE INSTALLED AT LEAST ONE RECEPTACLE OUTLET SUPPLIED BY A 20-AMPERE BRANCH CIRCUIT THAT HAS NO OTHER OUTLETS.

ALL FIXTURES INSTALLED IN WET LOCATIONS SHALL BE MARKED, SUITABLE FOR WET LOCATIONS - NOTE ON PLAN.



A1.6

[illegible]

1. ALL LAMINATED BEAMS TO MEET THE REQUIREMENTS OF C.L.B.S. SPECIFICATIONS FOR COMBINATION LISTED JOINTS TO MEET THE REQUIREMENTS OF U.C.L.B.S. SPECIFICATIONS FOR COMBINATION LISTED JOINTS.
2. ALL LAMINATED BEAMS TO MEET THE REQUIREMENTS OF A.I.R.1 SPECIFICATIONS FOR "INDUSTRIAL LAMINATED BEAMS".
3. WET-USE ADHESIVES SHALL BE USED AND SHALL COMPLY WITH THE REQUIREMENTS OF ASTM D 690 TYPE I STANDARD PS 56-73.
4. MOISTURE CONTENT BE 7% MIN. TO 10% MAX.
5. PROVIDE COVER AND PROTECTION DURING TRANSPORT. NO INDIVIDUAL WRAPPING.
6. THE FABRICATOR SHALL FURNISH A I.T.C. CERTIFICATION THAT THE GLUE LAMINATED MEMBERS ARE PRODUCED IN ACCORDANCE WITH THE REQUIREMENTS OF A.I.R.1 SPECIFICATIONS FOR STRUCTURAL GRADE LUMBER LAMINATE.
7. ALL WORKMANSHIP AND MATERIALS SHALL MEET THE REQUIREMENTS OF THE WESTERN REDWOOD ASSOCIATION.
8. L.A. CITY BEAMS TO BE PRODUCED IN THE SHOP OF LOS ANGELES.
9. ALL BEAMS ARE TO BE FABRICATED WITH BOTH ENDS SHAPED AND LEFT WILD.
10. ALL END JOINTS SHALL BE PRE-FERRED JOINTS MEETING A.I.T.C. SPECIFICATIONS.
11. BEAMS TO BE COMB. 24L OF 2R 24KD V.D OFFSET.

FOUNDATION BEARINGS ARE BASED ON ALLOWABLE SOIL BEARING PRESSURE OF 1000 PSF UNLESS NOT OTHERWISE SPECIFIED.

ALL CONCRETE SHALL BE PLACED AND FINISHED TO THE FOLLOWING STRENGTH AT 28 DAYS EXCEPT CONCRETE FOR GRADE BEAMS AND FOUNDATIONS SHALL BE PLACED AND FINISHED TO THE FOLLOWING STRENGTH AT 28 DAYS UNLESS NOT OTHERWISE SPECIFIED. PORTLAND CEMENT SHALL BE TYPE I OR TYPE II ASTM C-150.

TESTS OF ASTM C-33, TRANSIT MIX CONCRETE SHALL CONFORM TO ASTM C-672.

ALL EXCAVATIONS, PERMITTALS FOR SLAB-ON-GRADE, DEPTH HARDENED CONCRETE SHALL CONFORM TO ALL REQUIREMENTS AND TOLERANCES SPECIFIED IN THE SCHEDULE.

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 ON EXISTING OR NEW FOUNDATION, OR ON EXISTING OR NEW REINFORCED AS REQUIRED BY THE LOCAL CODE.

THE BOTTOM OF ALL EXCAVATIONS FOR BEARINGS, WATER, GAS, ELECTRIC, DRAINAGE, AND VENTILATION SHALL BE FINISHED OUTSIDE AND ABOVE A LINE PROJECTED TO EDGE DOWN AND AWAY FROM THE BOTTOM OF ANY EXCAVATION.

NO PIPES, CONDUITS OR CHASES SHALL BE PLACED INTO FOOTINGS.

CONCRETE SLAB FOR FOUNDATIONS MARKED "Q" SHALL BE MIN. 3:2 P.C.C. CONCRETE SLAB WITH 6400-100 NF #4 BARS POINT DOWN AT 12" ON CENTER. MIN. 4" THICK. MIN. 8" MIN. VAPOR BARRIER OVER 2" MIN. WASHED SAND OR PERM. GRAVEL DRAINAGE.

PERMITTALS WATER AND LEAK BEARING PARTIALS SHALL BE FINISHED TO THE FOLLOWING STRENGTH AT 28 DAYS UNLESS OTHERWISE SPECIFIED.

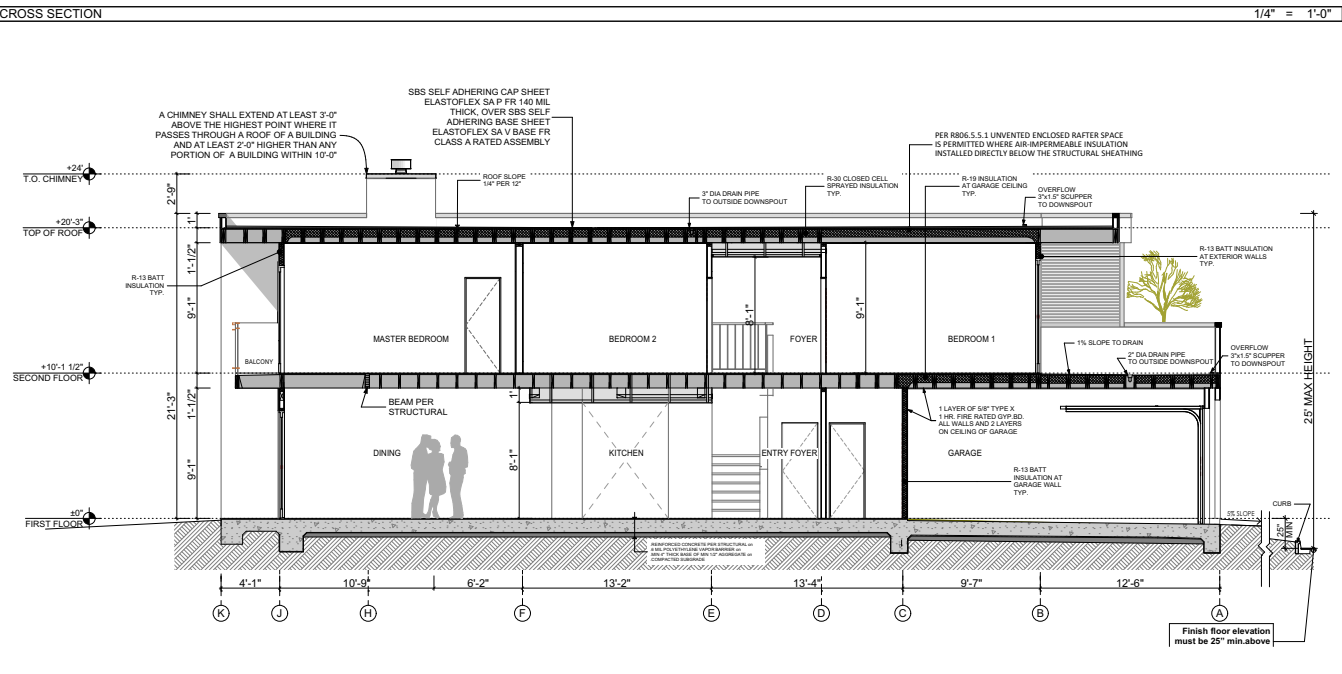
EMBEDDED 7" FROM TOP OF CONCRETE W/20#X40" S/S PLATE W/ HANG UP SPACER MAX. 4" ON CENTER.

12" BUT NOT CLOSER THAN 7" FROM BOTTOM OF CONCRETE. NO LESS THAN 12" MAX. THICK.

10. INTERIOR, NON-BEARING PARTIALS SHALL BE SECURED TO THE SLAB WITH APPROVED POWDER SHOT NIP AT 32" ± MAX. MAX. 18" ± 2333 ± 4" MAX.

CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATE CONCRETE PARTIALS WITH ALL OTHERS, FASTENERS, HOLDING, PINS, CONDUIT, SLOOES, ETC.

FORMS SHALL NOT BE REMOVED LESS THAN 48 HOURS AFTER CONCRETE IS POURED. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING OF CONCRETE PARTIALS.



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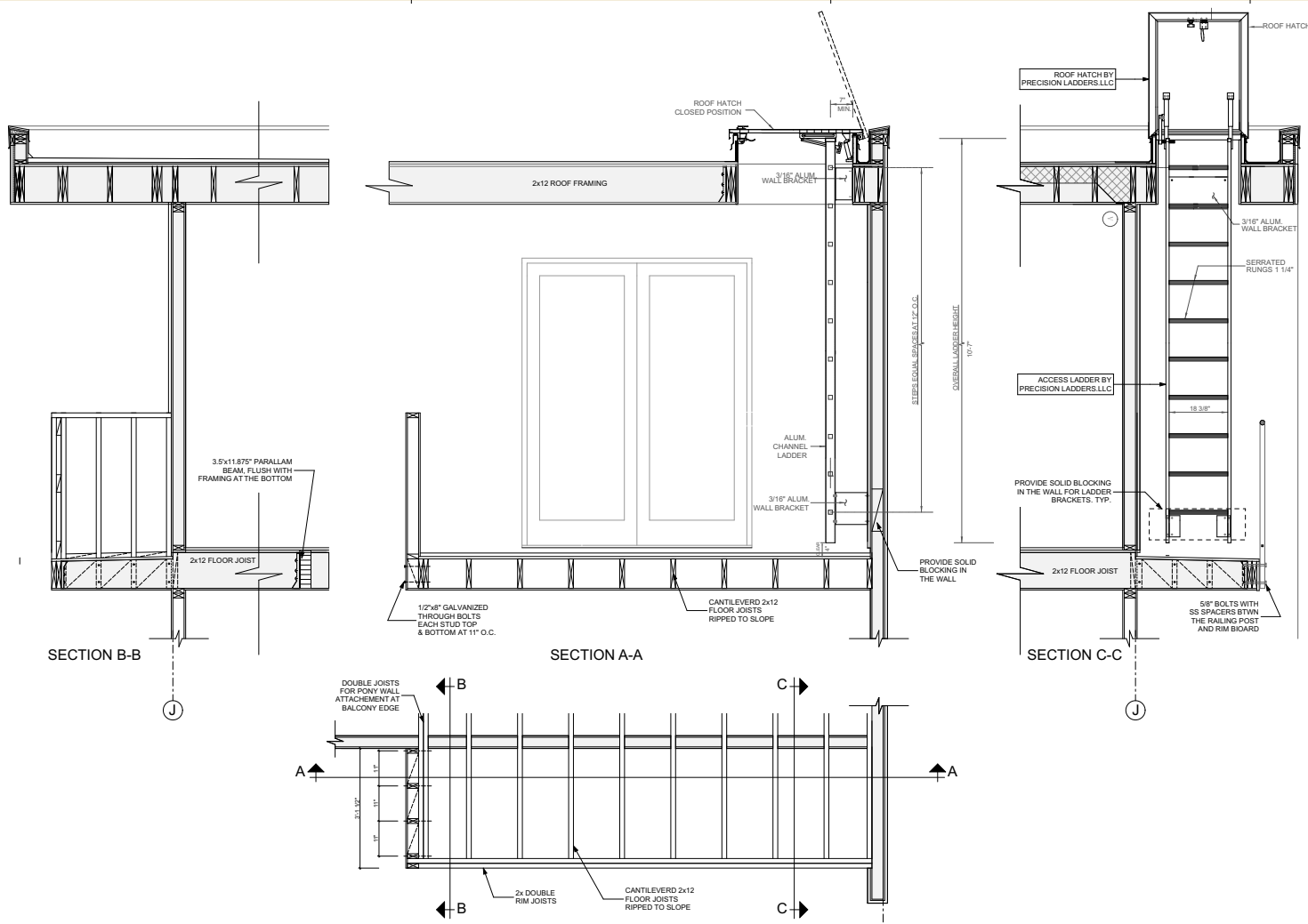
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1001 CATAMARAN STREET, OXNARD, CA 93035
A.P.N.: 196-0-031-065

Revisions/Issues	
No.	Date:
<u>0</u>	<u>07/31/19</u>
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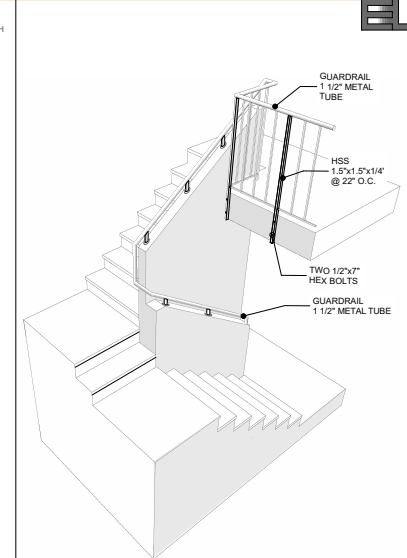
SECURITIES

Project: 18022

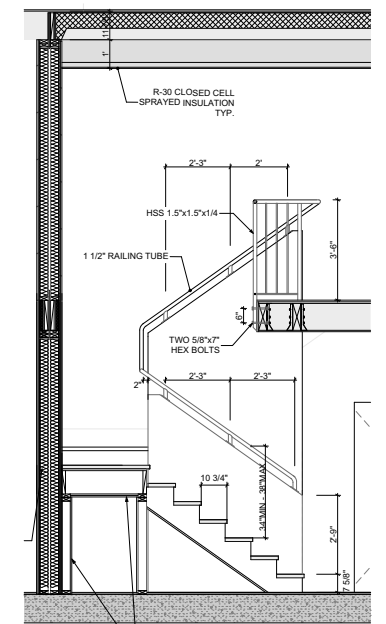
SHEET NUMBER
A2.1



1 BALCONY RAILING AND ROOF ACCESS DETAILS 3/4" = 1'-0"



3 STAIRCASE 3D IMAGE 1" = 5'



2 SECTION AT STAIRS 1/2" = 1'-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 INTERCHANGEABLE 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 GAPS 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 OPERABLE 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 THREE (3) FEET VERTICALLY OR SIX (6) FEET HORIZONTALLY FROM AN ACCESSIBLE SURFACE OR ADJACENT ROOF, BALCONY, LANDING, STAIR HEAD, PLATFORM, OR SIMILAR STRUCTURE, UNLESS AN APPROVED METAL WINDOW BARRIER IS INSTALLED.

4. GARAGE TYPE DOORS: ROLLING OVERHEAD, SOLID OVERHEAD SWING, BUILDING 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-BALANCING 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 LOOKING DEVICE.

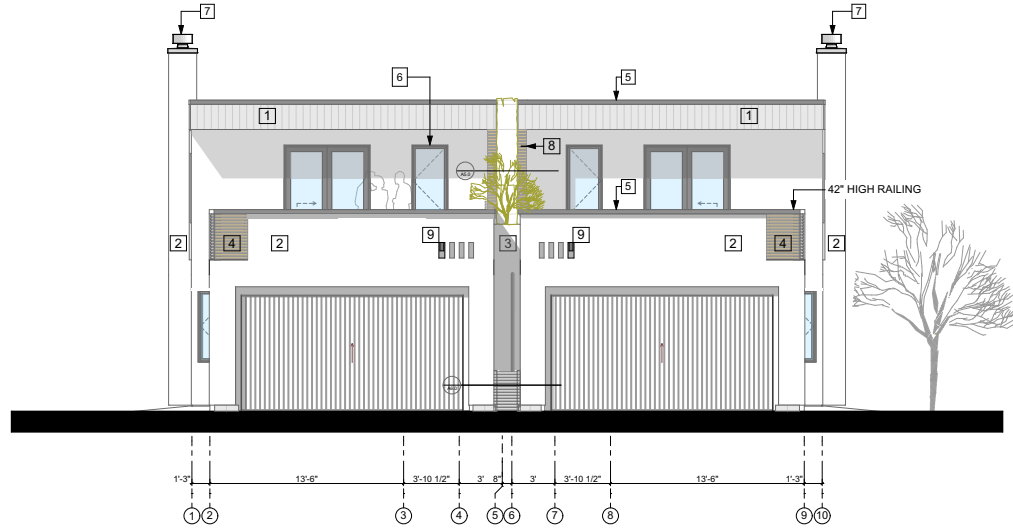
(G) DOORS WITH SLIDE BOLT ASSEMBLIES SHALL HAVE FRAMES A MINIMUM OF .120 INCHES IN THICKNESS WITH A MINIMUM BOLT DIAMETER OF ONE-HALF (1/2) INCH A PROTRUSION AT LEAST ONE AND ONE-HALF (1 1/2) INCHES INTO THE RECEIVING GUIDE. A BOLT DIAMETER OF THREE-EIGHTHS (3/8) INCH MAY BE USED IN A RESIDENTIAL BUILDING. 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 BOLT SHALL HAVE A HARDENED STEEL SHACKLE, LOCKING BOTH AT THE BOLT AND TOE, AND A MINIMUM FIVE (5) PIN TUMBLER OPERATION WITH NON-REMOVABLE KEY WHEN IN AN UNLOCKED POSITION. PADLOCKS USED WITH INTERIOR MOUNTED SLIDE BOLT SHALL HAVE A HARDENED STEEL SHACKLE WITH A MINIMUM FOUR (4) PIN TUMBLER OPERATION.

MATERIAL LEGEND

- 1 HARDIE PANEL FIBER CEMENT VERTICAL SIDING
- 2 SMOOTH STUCCO WHITE
- 3 RECLAIMED WOOD PANELING
- 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 SCONCE

FACTORY BUILT CHIMNEYS SHALL TERMINATE IN A LISTED FACTORY BUILT CHIMNEY CAP.
NO OTHER ARCHITECTURAL FEATURE IS PERMITTED WITHOUT MANUFACTURER'S APPROVAL



2 FRONT (EAST) ELEVATION

1/4" = 1'-0"



1 REAR WEST ELEVATION

1/4" = 1'-0"



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

Revision/Date
No. Date
0 07/31/19

ELEVATIONS

Project: 18022

SHEET NUMBER
A3.1

DESCRIPTION
With its highly pitched roofline, the modern lighting design of the Peak outdoor wall sconce light by LBL Lighting is reminiscent of a clapboard shingle. The angular LED downlight nicely grazes the surface of the extended backplate. Cleverly hidden hardware ensures a clean look. The dimmable outdoor lighting fixture is also well-rated to withstand rain or snow. Perfect for front porch light or the back of a home as back porch lights, Peak is available in either a Bronze Graphite finish. Its dimensions are 13 1/2" high, 5 1/8" wide with an extension of only 4 3/8", making it also ADA compliant. Includes (1) 13.2 watt 295 delivered lumens Warm Color Dimming 90 CRI 3000K-2200K LED module. 120v



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$1/4'' = 1'-0''$

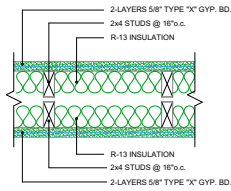
This architectural section drawing illustrates a building's internal structure and exterior features. The drawing includes the following elements:

- Elevations:**
 - Left Elevation:** Shows a vertical section with a chimney at the top, labeled "T.O. CHIMNEY" and "+24'". Below it, the roofline is marked "+20'-3\"/>

$1/4'' = 1'-0''$

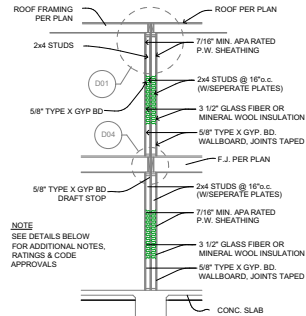


TWO LAYERS OF 5/8" TYPE "X" FIRE RATED GYPSUM WALLBOARD OR VENEER BASE APPLIED TO EACH SIDE OF DOUBLE ROW OF 2x4 WOOD STUDS AT 16"o.c. ON SEPARATE PLATES 1" APART. USE 56 COATED NAILS AT 24"o.c. FOR BASE LAYER AND 8x COATED NAILS 9"o.c. FOR EACH LAYER. TWO LAYERS OF 3.5" GLASS FIBER INSULATION IN CAVITY. STAGGER JOINTS 16"o.c. EACH LAYER AND SIDE. GWB FIRE STOP CONTINUOUS IN SPACE BETWEEN PLATES.



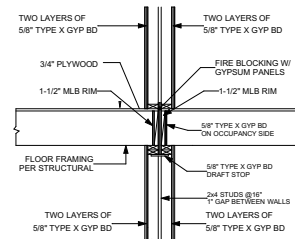
STC = 55 TO 59 dB
RANGE = 125-4000 Hz

D-05 1 HR./SOUND WALL N.T.S.

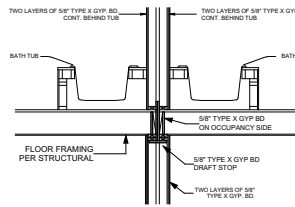


NOTE
SEE DETAILS BELOW
FOR ADDITIONAL NOTES,
RATINGS & CODE
APPROVALS

D-06 FULL HEIGHT FIRE SEPARATION DETAIL N.T.S.



D-04 FIRE SEPARATION DETAIL N.T.S.



D-04 FIRE SEPARATION DETAIL AT BATHROOM N.T.S.

Icynene MD-C-200™

Technical Product Data

THERMAL INSULATION AND AIR BARRIER

ICC-ES ESR-3199
Specification Section 07 21 19 Foamed-in-Place Insulation, 07 00 Air Barriers

PRODUCT DESCRIPTION
Icynene MD-C-200™ is a closed cell spray applied polyurethane foam insulation and air barrier material suitable for buildings in accordance with the IRC and the IBC including Type I, II, IV and V construction. It delivers high R-value and Class I water vapor permeance required in certain climate zones. The product is for use as a thermal insulation and air barrier in:
• exterior walls as continuous insulation
• foundation walls
• wall cavities
• floor assemblies
• ceiling assemblies
• attic (vented and unvented)
• crawl spaces (vented and unvented)
• floor slabs

Characteristic	Test Method	Value
Core Density	ASTM D 1622	2.4 lb/ft³
Color		Cream
Age-Related Thermal Resistance at 1" (Calculated)	ASTM C 518	R-6.6
Age-Related Thermal Resistance at 2" (Calculated)		R-13.2
Age-Related Thermal Resistance at 3" (Calculated)		R-19.8
Air Permeance	ASTM E 2197	< 0.02 L/s/m² at 1.4"
Water Vapor Permeance	ASTM E 96	0.9 perm at 1.5"
Dimensional Stability at 4" (gypsum) and 87% RH	ASTM D 2136	6% at 158°F and 87% RH
Compressive Strength	ASTM D 1821	28 lb/ft²
Tensile Strength	ASTM D 1823	48 lb/ft²
Closed Cell Content (% Volume)	ASTM D 6226	97%
Fungus Testing	ASTM C 1338	No Growth

BURN CHARACTERISTICS

Surface Burning at 4 inches	ASTM E 84	Class 1
Flame Spread Index		< 25
Smoke Development		< 250
Commercial Fire Resistance	NFPA 286	Assembly Passes*
Commercial Fire Resistance	ASTM E 119	1.2 & 3 Hour Ratings*
DC 315 Thermal Barrier	NFPA 286	> 15 minutes
Wall & Ceiling Application Maximum Thickness	NFPA 286	No Limit for Code- Prescribed Thermal Barrier
Attic & Crawl Space Walls & Roof Uncoated Thickness	ACC307 Appendix X	Walls - 6" Roof - 8"

*Consult Icynene Engineering Department for details.
• Icynene MD-C-200™ is a combustible product and is therefore, consumed by flame, but will not sustain flame upon removal of the flame source. It leaves a charred foam residue. It will not melt or drip.
• Icynene MD-C-200™ must be covered with 1/2" of gypsum board, DC-315 translucent paint coating at 45 wet mils or approved thermal barrier.
• Icynene MD-C-200™ is subject to all applicable National, State and County building codes regarding fire prevention. Requirements for Thermal Barrier and Ignition Barrier coverings must be met as per the applicable building code as required by the authority having jurisdiction.

AIR BARRIER/MECHANICAL VENTILATION

• Icynene MD-C-200™ has been evaluated and listed by the Air Barrier Association of America (ABAA) as an air barrier material.
• Icynene MD-C-200™ fits any shaped cavity, and adheres to most construction materials, creating assemblies with very low air permeance.
• Additional interior or exterior air infiltration protection is subject to applicable codes.
• All buildings insulated and air sealed with Icynene MD-C-200™ must be designed to include adequate mechanical ventilation/ outdoor air supply for optimum IAQ (Indoor Air Quality). For mechanical ventilation see ASHRAE Standard 62.2 - Ventilation for Acceptable Indoor Air Quality or any other acceptable good engineering practice.

ICYNENE®
The Evolution of Insulation

D-08 SPRAY APPLIED AIR-IMPERMEABLE INSULATION 1:0.95

Technical Information

SBS (Styrene Butadiene Styrene)
Self-Adhered Base Sheets - Creates watertight roof upon installation

ELASTOFLEX SA V BASE

80 mils thick

ASTM D1970

Miami Dade Approved

ELASTOFLEX SA V BASE FR

80 mils thick

ASTM D1970, D6163

UL Class A Fire Rated

FM Approved

Miami Dade Approved

Self-Adhered Cap Sheets - Available in 10 colors

ELASTOFLEX SA P

140 mils thick

ASTM D6222, Type I

UL Classified

FM Approved

Miami Dade Approved

ELASTOFLEX SA P FR

140 mils thick

ASTM D6164, Type I

UL Classified

FM Approved

Miami Dade Approved

APP (Atactic Polypropylene)
Self-Adhered Cap Sheets - Available in 10 colors

POLYFLEX SA P

140 mils thick

ASTM D6222

UL Classified

Miami Dade Approved

POLYFLEX SA P FR

140 mils thick

ASTM D6222

UL Class A Fire Rated

FM Approved

Miami Dade Approved

Self-Adhered Cool Roof Solution

POLYKOOOL SA

140 mils thick

ASTM D6222

UL Class A Fire Rated

FM Approved

Miami Dade Approved

Cool Roof Rating Council

ENERGY STAR® Compliant

California Title 24 Compliant



D-02 WALL SECTION AT ENTRY 1 1/2"=

D-03 WALL SECTION AT ENTRY 1 1/2"= 1'-0"

D-07 SBS ROOFING SPECIFICATIONS 1 1/2"= 1'-0"

ELOYN

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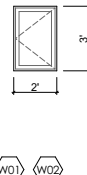
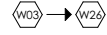
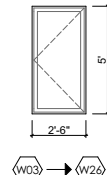
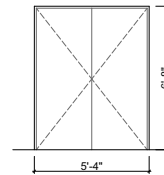
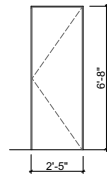
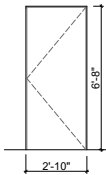
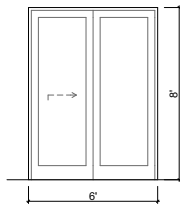
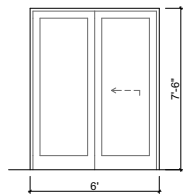
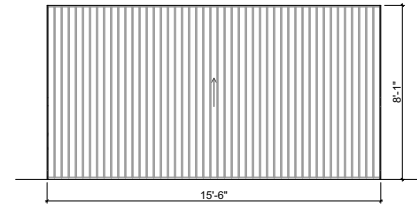
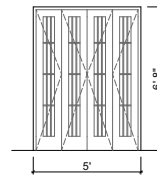
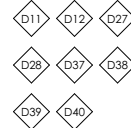
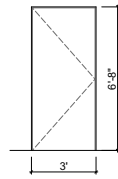
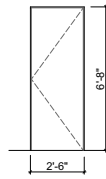
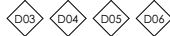
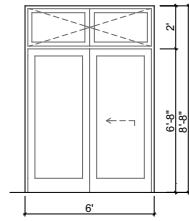
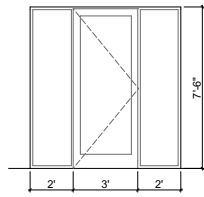
Revision/Issue No. Date:
0 07/31/19

DETAILS

Project: 18022

SHEET NUMBER
A4.1

SECOND FLOOR



1 DOOR & WINDOW SCHEDULE

$3/8'' = 1'-0''$

[illegible]

UNIT 1 WINDOW SCHEDULE													TYPE	NOTES
ID		DOOR			GLZ		DETAILS							
	TYPE	ROOM	W	HT	THK	U-FACTOR	SHGC	HEAD	JAMB	SILL				
FIRST FLOOR														
W01		GARAGE	2'-0"	3'	1 1/2"	0.32	0.25				CASEMENT	LEFT		
W03		NOOK	2'-6"	5'	1 1/2"	0.32	0.25				CASEMENT	LEFT		
W05		NOOK	2'-6"	5'	1 1/2"	0.32	0.25				CASEMENT	LEFT		
W07		NOOK	2'-6"	5'	1 1/2"	0.32	0.25				CASEMENT	LEFT		
W09		NOOK	2'-6"	5'	1 1/2"	0.32	0.25				CASEMENT	LEFT		
SECOND FLOOR														
W11		BEDROOM 1	2'-6"	5'	1 1/2"	0.32	0.25				CASEMENT	LEFT		
W13		CLOSET/ BR 1	2'-6"	5'	1 1/2"	0.32	0.25				CASEMENT	LEFT		
W15		BATH ROOM	2'-6"	5'	1 1/2"	0.32	0.25				CASEMENT	LEFT		
W17		BEDROOM 2	2'-6"	5'	1 1/2"	0.32	0.25				CASEMENT	LEFT EMERGENCY EGRESS		
W19		BEDROOM 2	2'-6"	5'	1 1/2"	0.32	0.25				CASEMENT	LEFT		
W21		MASTER BEDROOM	2'-6"	5'	1 1/2"	0.32	0.25				CASEMENT	LEFT		
W23		MASTER BATH	2'-6"	5'	1 1/2"	0.32	0.25				CASEMENT	LEFT		
W25		MASTER BATH	2'-6"	5'	1 1/2"	0.32	0.25				CASEMENT	LEFT		

[illegible]

UNIT 2 WINDOW SCHEDULE												
ID	DOOR					GLZ		DETAILS			TYPE	NOTES
	TYPE	ROOM	W	HT	THK	U-FACTOR	SHGC	HEAD	JAMB	SILL		
FIRST FLOOR												
W02		GARAGE	2'-0"	3'	1 1/2"	0.32	0.25				CASEMENT	RIGHT
W04		NOK	2'-4"	5'	1 1/2"	0.32	0.25				CASEMENT	RIGHT
W06		NOK	2'-4"	5'	1 1/2"	0.32	0.25				CASEMENT	RIGHT
W08		NOK	2'-4"	5'	1 1/2"	0.32	0.25				CASEMENT	RIGHT
W10		NOK	2'-4"	5'	1 1/2"	0.32	0.25				CASEMENT	RIGHT
SECOND FLOOR												
W12		BEDROOM 1	2'-4"	5'	1 1/2"	0.32	0.25				CASEMENT	RIGHT
W14		CLOSET/ BR 1	2'-4"	5'	1 1/2"	0.32	0.25				CASEMENT	RIGHT
W16		BATH ROOM	2'-4"	5'	1 1/2"	0.32	0.25				CASEMENT	RIGHT
W18		BEDROOM 2	2'-4"	5'	1 1/2"	0.32	0.25				CASEMENT	RIGHT EMERGENCY EGRESS
W20		BEDROOM 2	2'-4"	5'	1 1/2"	0.32	0.25				CASEMENT	RIGHT
W22		MASTER BEDROOM	2'-4"	5'	1 1/2"	0.32	0.25				CASEMENT	RIGHT
W24		MASTER BATH	2'-4"	5'	1 1/2"	0.32	0.25				CASEMENT	RIGHT
W26		MASTER BATH	2'-4"	5'	1 1/2"	0.32	0.25				CASEMENT	RIGHT



ELOYAN ARCHITECTS INC
1032 Second st. #7
Lafayette, CA, 94549
Ph. 415.966.1110.
www.eloyan.com



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.

PERMIT
SET

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

Revisions/Issues	
No.	Date:
<u>0</u>	<u>07/31/19</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>

DOOR & WINDOW
SCHEDULES

Project: 18022

SHEET NUMBER
A5.1

FLOOR PLAN NOTES

① PROVIDE 7-DAY, PROGRAMMABLE, BATTERY BACK-UP, SET-BACK THERMOSTAT WITH BACK UP CAPABILITY AND INTERLOCK WITH AIR HANDLERS. OCCUPANCY SENSORS (IF USED).
PER 2016 NON-RESIDENTIAL COMPL. MANUAL AND, PER 2016: 4.5.2 RESIDENTIAL COMPL. MANUAL
HVAC SHUT-OFF REQUIREMENT, 120.26.
(SET-POINT: 75 DEG. SUMMER, 68 DEG. WINTER)

② FOR THE LAUNDRY DRYER, PROVIDE 5" EXH/COMBUST. DUCT MADE OF FLEXIBLE ALUMINUM FOIL TO THE SIDE WALL THROUGH A ROOF JACK. TERMINATED THROUGH AN EXHAUST/AIR VENT GRILL WITH BACK-DRAFT DAMPER, BIRD GUARD, 1/4" MESH SCREEN, RATED FOR OUTDOOR AND EQUIPPED WITH NON-RETURN FLAP. COLLARS ARE SIZED PER CALC. DUCT SIZES.

③ PROVIDE 3"-6" FLEXIBLE EXHAUST DUCT TO THE ROOF THROUGH A ROOF JACK. MAINTAIN MINIMUM DISTANCE OF 10 FEET FROM A/C COND. UNITS AND DRYER VENT OUTLETS, PER 2016 CMC: 4.1.2.

ENVIRONMENTAL EXHAUST OUTLETS FROM TOILETS, DRYERS, ETC. SHALL TERMINATE NO LESS THAN 3 FEET FROM PROPERTY LINES, 3 FEET FROM OPENINGS INTO THE BUILDINGS, AND 10 FEET FROM MECHANICAL INTAKES.

EXHAUST OUTLETS SHALL TERMINATE AT LEAST 10 FEET FROM PROPERTY LINES OR CENTER LINE OF A PUBLIC ALLEY OR STREET, 3 FEET FROM EXTERIOR WALL OR ROOF, BUILDINGS, AND 10 FEET FROM OPENINGS INTO THE BUILDINGS AND 10 FEET ABOVE ADJOINING GRADE.

④ FOR THIS ROOM/ CLOSET, PROVIDE DOOR WITH LOUVER/OPENING/GRILL FOR MAKE-UP, FRESH AIR INTAKE, VENTILATION.
PER UNIF. MECH. CODE: 702, 707, T:7A

⑤ PROVIDE 3/4" COPPER, TYPE L CONDENS. DRAIN PIPE FOR FCU, WITH ACCESS PANEL AND DRAIN INTO NEAREST TAILPIECE OF A LAVATORY.

⑥ PROVIDE 4-5" MIN. EXHAUST DUCT TERMINATED THROUGH SQUARE EXHAUST/VENT GRILL WITH BIRD GUARD AND NON-RETURN FLAP, 1/4" MESH SCREEN, AND OUTDOOR RATED. COLLARS ARE SIZED PER CALC. BY MANUFACTURER.
PER UNIF. MECH. CODE: 702, 707, T:7A

⑦ PROVIDE 1" PVC DRAIN DISCHARGED TO APPROVED LOCATION OR INTO NEAREST TAILPIECE OF LAVATORIES.

⑧ FOR KITCHEN EXH. FAN, PROVIDE 7" RIGID EXH. DUCT EXTENDED TO THE SIDE OF THE BUILDING THROUGH A LOUVER W/MESHED SCREEN.

⑨ FOR VENTILATION AND ACCEPTABLE AIR QUALITY

Continuous Whole-Building Ventilation Flow Rate Requirements per ASHRAE Standard 62.2.
INDOOR AIR QUALITY AND EXHAUST REQUIREMENT SHALL COMPLY WITH SEC. 4.506 AND POLLUTANT CONTROL, SEC. 4.504 OF 2016 CALIFORNIA GREEN CODE

AT LEAST ONE MECHANICAL VENTILATION SYSTEM IN THE BUILDING MUST BE DESIGNATED FOR USE IN COMPLIANCE WITH THE WHOLE-BUILDING VENTILATION REQUIREMENT. ALTERNATIVELY, THE SUM OF THE RATED AIRFLOWS FROM MULTIPLE FANS CAN BE UTILIZED TO MEET THE REQUIRED WHOLE-BUILDING VENTILATION AIRFLOW. THE SYSTEM(S) MUST DELIVER CONTINUOUS VENTILATION AIRFLOW AT A RATE GREATER THAN OR EQUAL TO THE RATE SPECIFIED IN EQUATION 4.1.1a AND FAN SOME RATINGS MUST NOT EXCEED 1.0. FOR DWELLING OCCUPANT DENSITIES KNOWN TO BE GREATER THAN $(N_{br} = 1)$, THE RATE SHALL BE INCREASED BY 7.5 CFM FOR EACH ADDITIONAL PERSON.

$$(Eq. 4.1a) Q_{tm} = 0.03A_{floor} + 7.5(N_{br} + 1)$$

Where:
 A_{floor} = conditioned floor area, ft²
 N_{br} = number of bedrooms, not to be less than one
 Q_{tm} = ventilation air requirement = fan flow rate, (cfm)

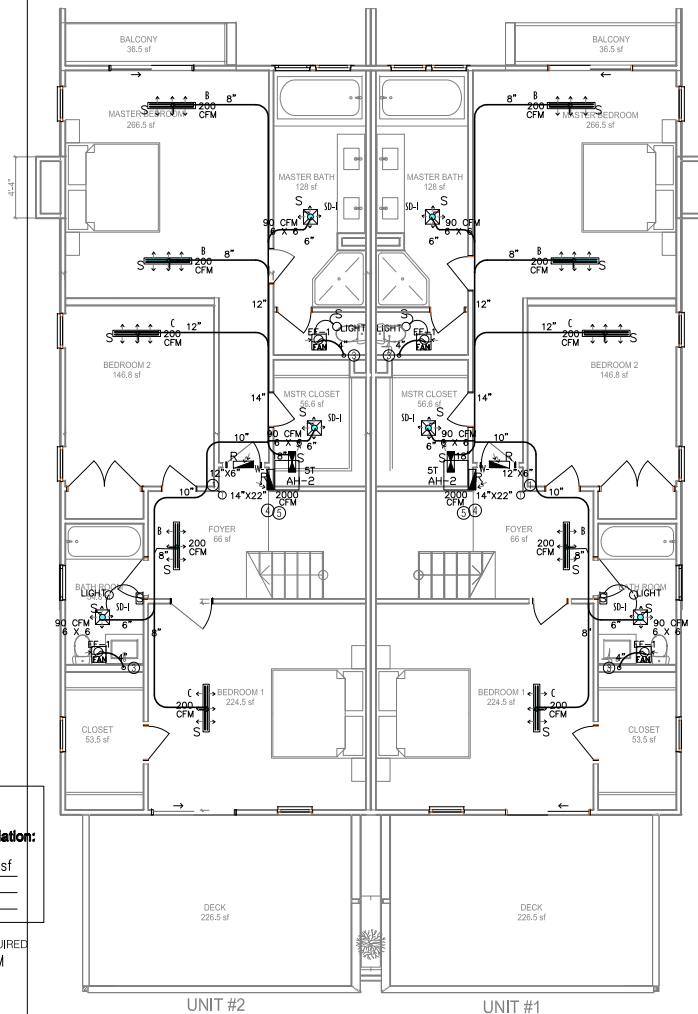
Eq 4.1a Calculation:

A_{floor} = 4200 sf
 N_{br} = 4
 Q_{tm} = 77

.01 X AREA (SQFT) + (7.5 CFM / PERSON X NO. OF BED RM) = CFM REQUIRED
.01 X 3900 SF + (7.5 X 4+1 BR) = 80 CFM

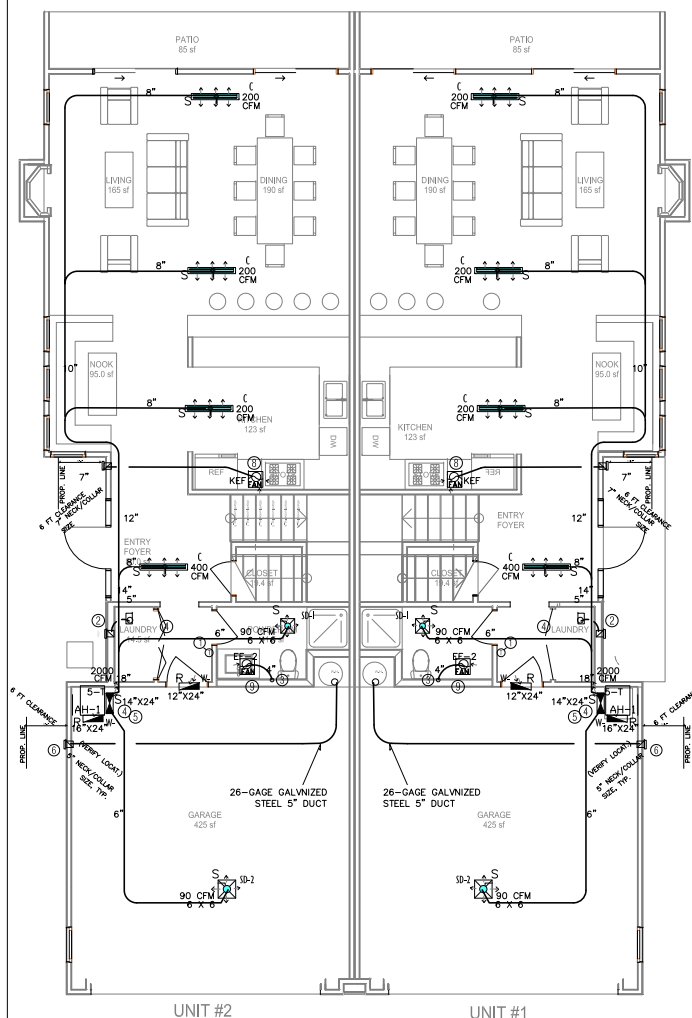
EF-2 CAPACITY: 100 CFM

KITCHEN EXHAUST TO OUTDOOR REQUIRED TO DELIVER 100 CFM MINIMUM WITH SOUND RATING OF 3 SONES OR LESS.



2ND FLOOR @ 1/4"=1-6" SCALE

HARBOR BLVD



OXNARD ST
1ST FLOOR @ 1/4"=1-6" SCALE

ENGINEER:

OWNER:

PROJECT TITLE:
NEW ELECTRIC SYSTEM
FOR NEW
RESIDENTIAL 1-FAMILY HOMES
(A DUPLEX BLDG)

FLOOR PLAN
1-LINE DIAGRAM SERVICE CALCS.,
ELEVATION, & NOTES
PROJECT ADDRESS:
1001 S. CAYAMAN ST
OXNARD, CA

REVISION	DATE	BY
Δ	-	-

JOB #:
DATE: JUNE 2019
SCALE:
DRAWN BY: ET

SHEET
HVAC-2

OF SHEETS

KITCHEN
(KITCHENS)

The diagram illustrates the air balancing for two floors of a Single Frame (SFD) building. Each floor is represented by a rectangular box labeled 'SFD BUILDING' with 'CEILING/ROOF' indicated above it. Arrows show air flow into and out of the building.

Top Floor (HP-1, SUPPLYING 2ND FLOOR):

- Left Table:**

TOTAL OF FLOW-IN AIR	1500 CFM
1500 CFM (100% IN) (PER SPEC)	
- Right Table:**

TOTAL OF RETURN-EXHAUST THROUGH ROOF	400 CFM
400 CFM (26.7% OF 1500) (BALANCED BY OVER SPEC)	
1500 CFM (100% IN) (PER SPEC)	
1500 CFM (100% IN) (PER SPEC)	
- Flow Labels:**
 - Left arrow: FLOW IN 1500 CFM
 - Right arrow: FLOW OUT 400 CFM
 - Center label: UNBALANCED (100% IN) DIFFERENCE
 - Bottom label: 50 CFM POSITIVE

Bottom Floor (HP-2, SUPPLYING 2ND FLOOR):

- Left Table:**

TOTAL OF FLOW-IN AIR	1500 CFM
1500 CFM (100% IN) (PER SPEC)	
- Right Table:**

TOTAL OF RETURN-EXHAUST THROUGH ROOF	300 CFM
300 CFM (20% OF 1500) (BALANCED BY OVER SPEC)	
1500 CFM (100% IN) (PER SPEC)	
1500 CFM (100% IN) (PER SPEC)	
- Flow Labels:**
 - Left arrow: FLOW IN 1500 CFM
 - Right arrow: FLOW OUT 300 CFM
 - Center label: UNBALANCED (100% IN) DIFFERENCE
 - Bottom label: 50 CFM POSITIVE

① PROVIDE 7-DAY, PROGRAMMABLE, BATTERY BACK-UP, SET-BACK THERMOSTAT WITH BACK UP CAPABILITY AND INTERLOCK WITH FIRE HANDLERS, OCCUPANCY SENSORS (IF USED).

② PROVIDE DUCT SMOKE DETECTOR. INTERLOCK WITH FIRE ALARM SYSTEM IF AVAILABLE.

③ PROVIDE 1" PVC DRAIN DISCHARGED TO APPROVED LOCATION OR INTO NEAREST TAILPIPE OF LAWNMOWERS.

④ PROVIDE INTEGRATED ECONOMIZER CERTIFIED TO THE CALIFORNIA ENERGY COMMISSION, PER T24, PART-6, SEC. 100.3 WITH FAULT DETECTION DIAGNOSTICS (FDD) BY AIAA INC. OR VMC INC., 9 VOTIO OR REFER TO CERTIFIED LIST FOR MORE OPTIONS.

⑤ PROVIDE INTELLIGENT ZONING SPLITTER FOR TWO AHUs

⑥ CONVENTIONAL: BY SYSTEM SENSOR # D2, WITH #DST-1.5 SAMPLING TUBE

MIN SEER=13 SEER FOR COOLING EFFICIENCY

MANUFACTURER TO PROVIDE THERMAL RESPONSE TIME, PLACING ACTUATOR IN 2-1/2" (63.5mm) SPACE, AND NOT IN CONTACT WITH DUCTWORK. PROVIDE 10% CHARGE OF FILTRATION DURING INSTALLATION & START-UP.

ADDITIONAL NOTES:
 WIRING AND PIPING BETWEEN UNITS SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.
 FOR SEFT SYSTEM COUPLER SHALL VERIFY THE REPRESENTIVE PIPE SIZES BASED ON ACTUAL ROUTING AND SHALL FOLLOW MANUFACTURER'S RECOMMENDATIONS.
 PROVIDE VARIATION ISOLATION FOR INDOOR AND OUTDOOR UNITS (L.M. DEFLECTION) AND SEISMIC RESTRAINTS FOR INDOOR UNITS.
 PROVIDE WITH PRE-APPLIED HEAD PRESSURE ACTUATED 2-WAY RELIEF VALVE.
 FOR ALL OCCUPIED AREAS OF BUILDING THAT ARE MECHANICALLY VENTILATED, PROVIDE FILTERS ALL OUTSIDE AND RETURN AIRWAYS A MINIMUM EFFICIENCY REPORTING VALUE (MERV) OF AT LEAST A PER GREEN BUILD CODE 5.7.4.5.3.4.3.

ADDITIONAL NOTES:

WELD AND PIPING BETWEEN UNITS SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.

FOR SPLIT SYSTEM, CONTRACTOR SHALL VERIFY THE REFRIGERANT PIPE SIZES BASED ON ACTUAL ROUTING AND SHALL FOLLOW MANUFACTURER'S WRITTEN RECOMMENDATIONS.

PROVIDE VIBRATION ISOLATION FOR INDOOR AND OUTDOOR UNITS (1" MIN DEFLECTION) AND SEISMIC RESTRAINTS FOR INDOOR UNITS.

WELD WITH PRE-PIPED HEAD PRESSURE ACTUATED 2-WAY REGULATING VALVE.

FOR ALL OCCUPIED AREAS OF BUILDING THAT ARE MECHANICALLY VENTILATED, PROVIDE FILTERS ALL OUTSIDE AND RETURN AIRWAYS A MINIMUM EFFICIENCY RATING VALVE (MERV OF AT LEAST 8 PER GREEN BUILD SPEC 5.714.4.5.3).

FOR AIR BALANCING, PROVIDE IN-LINE VOLUME CAPS AND IN AIR DUCTS (BOTH SUPPLY AND RETURN).

LINEAR BAR SIDEWALL DIFFUSERS				
TYPE	CFM	DUTY CYCLE	THROW FEET	SIZE IN.
G	0-100	440	10	24" x 3' 1/2" x 4"
H	101-200	440	10	24" x 4' 1/2" x 6"
J	201-300	440	10	36" x 6' 1/2" x 6"
K	301-400	440	10	24" x 6' 1/2" x 8"
L	401-500	440	10	36" x 8' 1/2" x 10"
Z	501-600	440	10	36" x 8' 1/2" x 12"

LINEAR BAR DIFFUSER BY TUTTLEBAULT
 SERIES 15 DEG. DEF. FLOOR LINEAR BAR
 DIFFUSER USE BAR STYLE G W/ FLOOR IN
 BEHIND. NOCE2

CEILING HORIZ. THROW DIFFUSERS				
TYPE	CFM	OUTLET VELOCITY	THROW FEET	SIZE IN.
A	0-100	440	10	24" x 15" 12" x 3"
B	101-200	440	10	36" x 24" 24" x 3" 3-SLOT
C	201-300	440	10	36" x 36" 3-SLOT
D	301-400	440	10	48" x 3"
E	401-500	440	10	36" x 25" 4-SLOT
F	501-600	440	10	36" x 3" 4-SLOT

NEAR SLIT DIFFUSER BY AIR MANAGERS INC.
FRAME 1/2" PLENUM BOX BEHIND NG22

CEILING SUPPLY AND RETURN DIFFUSER TABLE					
TYPE #	CEILING SUPPLY DIFFUSER		TYPE #	CEILING RETURN GRILLE	
	SIZE	CFM RANGE		SIZE	CFM RANGE
(D-1)	6X6	0-100	(R-1)	6X6	0-100
(D-2)	8X8	101-225	(R-2)	8X8	101-150
(D-3)	10X10	226-350	(R-3)	10X10	151-200
(D-4)	12X12	351-500	(R-4)	12X12	201-340
(D-5)	14X14	501-680	(R-5)	14X14	341-445
(D-6)	16X16	681-900	(R-6)	16X16	451-600
(D-7)	18X18	901-1120	(R-7)	18X18	601-800
(D-8)	20X20	1121-1395	(R-8)	20X20	801-1050
(D-9)	22X22	1396-1680	(R-9)	22X22	1001-1400
(D-10)	24X24	1681-2000	(R-10)	24X24	1401-1800

SIDEWALL DIFFUSERS				
TYPE	SIZE IN.	OUTLET VELOCITY	THROW FEET	CFM
W-1	10 X 6	440	8	100
W-2	12 X 6	450	9	125
W-3	14 X 6	450	10	150
W-4	16 X 6	450	11	180
W-4	20 X 6	450	12	225
W-5	24 X 6	450	14	275
W-6	30 X 6	450	15	330
W-7	24 X 8	450	16	360

MAXIMUM DUCT LIGHT (FT)	NUMBER OF 90 DEG. BEND	DUCT SIZE IN DIAMETER	DUCT SIZE METAL SQUARE
14	2	4	3" x 5"
12	3	4	3" x 5"
10	4	4	3" x 5"
44	2	5	3" x 8"
40	3	5	3" x 8"
36	4	5	3" x 8"
>44	>2	6	3" x 12"

NOTES FOR LAUNDRY DRYER, TYPE-1

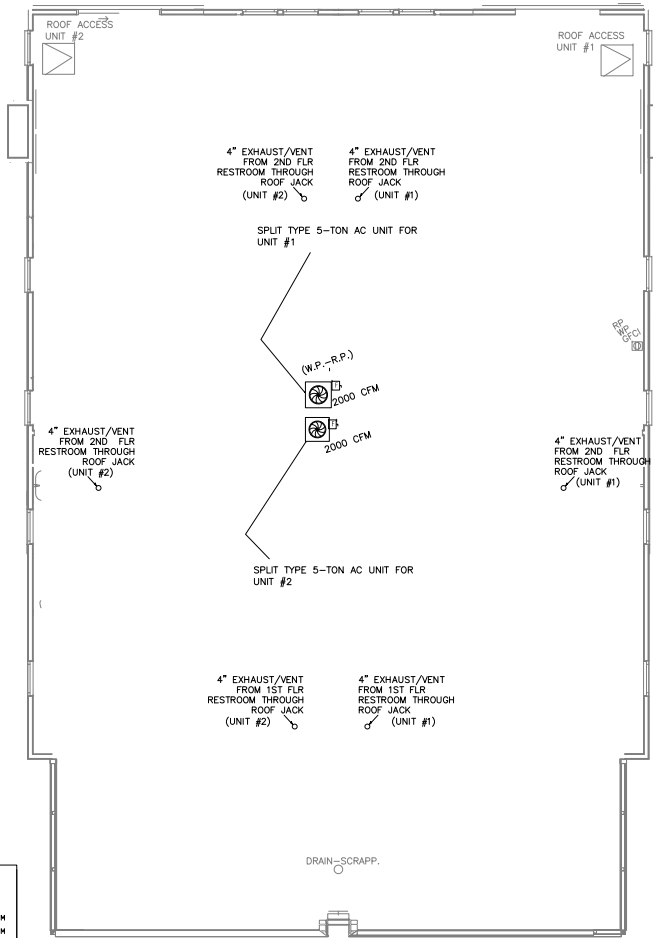
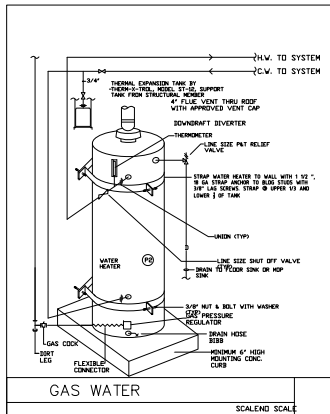
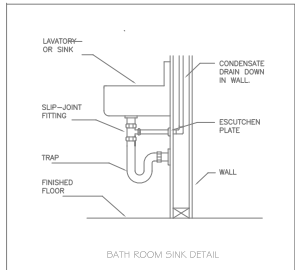
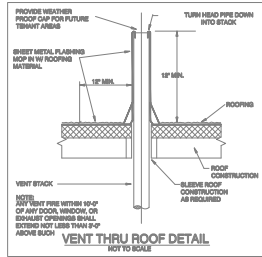
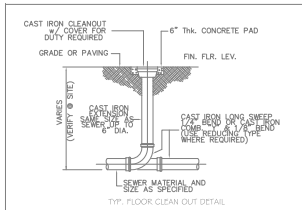
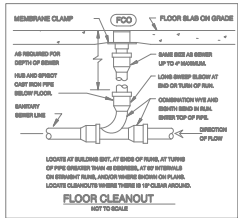
- 1- THE MAXIMUM LENGTH OF 5" DUCT SHALL NOT EXCEED 44' (7'x3'). DEDUCT 4' (7'x3') FOR EACH 90° ELBOW.
- 2- PROVIDE CLEANSATS THAT ARE ACCESSIBLE AND SPACED NOT MORE THAN 20' APART. THEY SHALL ALSO BE LOCATED AT BASE OF EACH VERTICAL RISER.
- 3- THE TERMINATION OF THE DUCT SHALL NOT BE RESTRICTED BY ANY LEADERS OR SCREENS AND THE FREE AREA OF THE DUCT SHALL NOT BE REDUCED.
- 4- THE DUCT SYSTEM DESIGN SHALL BE SUCH THAT THE DUCTS OR OTHER FASTENERS WILL NOT OBSTRUCT AIR FLOW THROUGHOUT THE SYSTEM.
- 5- THE AIR LEADS ARE TO BE IN THE DIRECTION OF THE AIR FLOW.
- 6- DUCTS INSTALLED WITHIN A WALL SHALL NOT BE REDUCED WHERE THE FREE AREA OF THE DUCT WILL BE INTERRUPTED IN AREA.
- 7- DUCTS SHALL HAVE BACK DRAFT DAMPER, EXHAUST DUCT LIMITED TO 14" - 9" W/ 2 ELBOWS. (CMC 5004.3)
- 8- FOR THE LAUNDRY DRYER, 4" (MIN.) RIGID METAL DUCT EXTENDED ROOF THROUGH A ROOF JACK / ROOF CAP, REF. CEC 5004.2-4.2.1
- 9- PROVIDE MINIMUM OF 100 SOLO. OPENING / FLOWER AT THE CLOSE

FLOOR LINEAR BAR REGISTER SCHEDULE								
MARK	MANUFACTURER	MODEL	TYPE	SLOT #	FACE SIZE INCH	CM/FT.	PLUM/MOD.	NOTES
F801	CAYNES	MODEL CC	--	--	3" x 3.5"	72-82	*	ALU/CU

LEGEND:
 FD = FLOOR SUPPLY OFFSPER
 FR = FLOOR RETURN SPLIT OFFSPER

NOTES:
 A. BAWED DRAIN, FINISH, PAINT, PAINT PER ARCHITECTS RECOMMENDATIONS.
 B. BRANCH OUTLET SIZE SHALL BE ASK AS ROOM SIZE UNLESS OTHERWISE SHOWN ON DRAWING.
 C. COORDINATE WITH ARCHITECT FOR FRAME TYPE AND BORDER.
 D. NO LEVEL SHALL BE BELOW 22.
 E. PENAL PROOF.

ALL LOW PRESSURE DUCTWORK SHALL BE SIZED TO NOT EXCEED 0.06 FRICTION DROP PER 100 FEET OF DUCT AND/OR 1000 FEET PER MINUTE VELOCITY.



ROOF @ 1/4"=1'-6" SCALE

Tomech-Drafting-Design
Building Electrical - HVAC - Plumbing
and Gas Systems
Folsom, CA 95630
Phone: (916) 427-7464
Email: info@tomechdesign.com

ENGINEER: *A.R.*

OWNER: _____

PROJECT TITLE: NEW ELECTRIC SYSTEM FOR NEW RESIDENTIAL, 1-FAMILY HOMES (A DUPLEX BLDG)

FLOOR PLAN 1-LINE DIAGRAM, SERVICE CALC., ELEVATION, & NOTES

PROJECT ADDRESS: 1001 S. CATAMARAN ST. OAKLAND, CA

SHEET TITLE: FLOOR PLAN 1-LINE DIAGRAM, SERVICE CALC., ELEVATION, & NOTES

REVISION: _____ DATE: _____ BY: _____

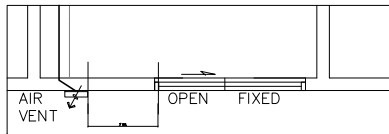
JOB #: _____ DATE: JUNE 2019

SCALE: _____

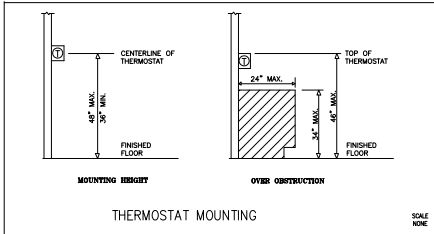
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SHEET HVAC-4

OF SHEETS

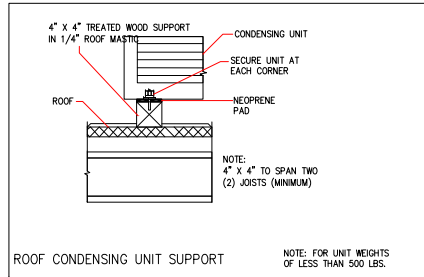


WINDOW DETAIL-OPENING DIRECTION



THERMOSTAT MOUNTING

SCALE NONE

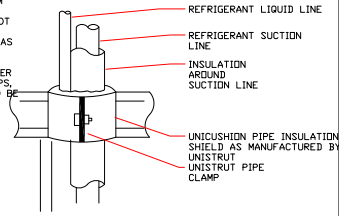


ROOF CONDENSING UNIT SUPPORT

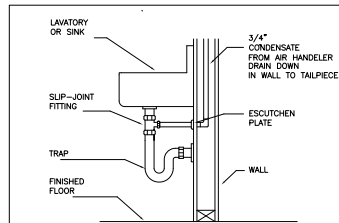
NOTE: FOR UNIT WEIGHTS OF LESS THAN 500 LBS.

NOTES:

1. LIQUID AND SUCTION LINES MAY BE ROUTED TOGETHER FOR CONVENIENCE, BUT MUST BE COMPLETELY INSULATED FROM EACH OTHER. DO NOT SOLDER LIQUID AND SUCTION LINES TOGETHER. DO NOT ALLOW METAL TO METAL CONTACT.
2. LINES SHOULD BE INSTALLED WITH AS FEW BENDS AS POSSIBLE, ALLOWING SERVICE ACCESS TO THE INDOOR COIL.
3. USE LONG RADIUS ELBOWS WHEREVER POSSIBLE, EXCEPT IN OIL RETURN TRAPS, WHERE SHORT RADIUS ELBOWS SHOULD BE USED.
4. REFER TO MANUFACTURER'S GUIDELINES FOR THE COMPLETE INSTALLATION.

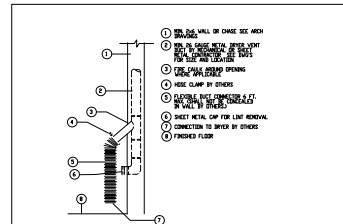


VERTICAL REFRIGERANT PIPE SUPPORT



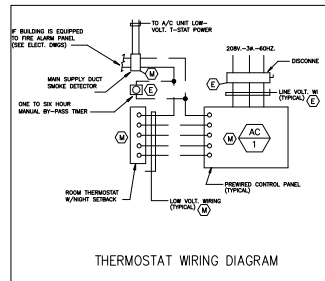
CONDENSATE TO TAILPIECE

SCALE NONE

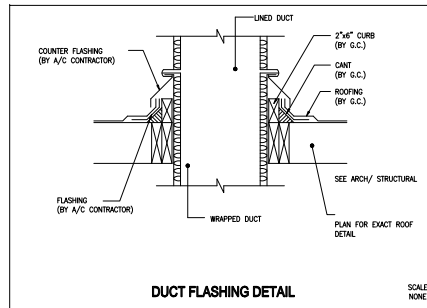


DRYER VENT VERTICAL CLEAN - OUT DETAILS

SCALE NONE



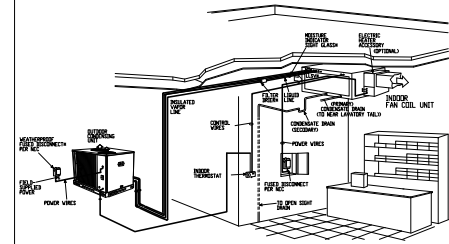
THERMOSTAT WIRING DIAGRAM



DUCT FLASHING DETAIL

SCALE NONE

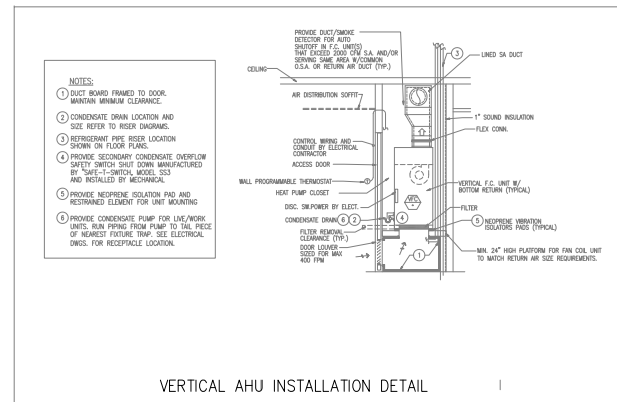
TYPICAL PIPING AND WIRING OF SPLIT AC SYSTEM BY:



LEGEND:
---Refrigerant Lines
---Thermostat to Expansion Valve
---Water to Expansion Valve

Qualifier may be required. Consult condensing unit product data catalog for details.

NOTES:
1. All piping must follow standard refrigerant piping techniques. Refer to Carrier System Design Manual/for details.
2. All wiring must comply with the applicable local and national codes.
3. Labeling and piping shown are general points-of-connection guides only and are not intended for use as a detailed installation.
4. All piping must be supported by independent hangers to prevent refrigerant migration to the compressor.
5. All piping must be supported by independent hangers to prevent refrigerant migration to the compressor.
6. All piping must be supported by independent hangers to prevent refrigerant migration to the compressor.



VERTICAL AHU INSTALLATION DETAIL

ENGINEER:

OWNER:

PROJECT TITLE:
NEW ELECTRIC SYSTEM
FOR NEW
RESIDENTIAL, 1-FAMILY HOMES
(A DUPLEX BLDG)

FLOOR PLAN
1-LINE DIAGRAM, SERVICE CALCS.,
ELEVATION, & NOTES

SHEET TITLE:
PROJECT ADDRESS:
1001 S. CATALAN ST
OAKLAND, CA

REVISION	DATE	BY
1		

JOB #:
DATE: JUNE 2019
SCALE:
DRAWN BY: ET

SHEET
HVAC-5

OF SHEETS

ESR & LARR		
DESCRIPTION	ESR	LARR
Simpson Strongwall Shear Panels	ESR 2652	25730
Simpson CBSQ	ESR 5952	-
Simpson LUS	-	25807
Simpson HB Hanger	-	25803
Simpson HUCC	-	25801
Simpson Set-XP	ESR 2508	25744
Simpson CCQ or ECCQ	-	25744
Simpson MSTI	ESR 2105	25714
Simpson Hangers for "I" jois LUS	-	25801
Simpson Hangers for "I" jois ITS	-	25803
Simpson HUD	-	25720
Simpson A34	ER 112	25119
Simpson A35	-	25119
Simpson CMST12	-	25713
Simpson LPC	-	25714
Simpson HDU	ER 2330	25667
Hardy Frame Panels	ESR 2089	25759
Simpson CMST12		25713, 25489
Simpson CMST14		25713, 25489
Simpson CMSTC16		25713, 25489
Simpson CS14		25713, 25489
Simpson CS16		25713, 25489
Simpson CS16-R		25489
Simpson CS16-Z		25713, 25489
Simpson CS18		25713, 25489
Simpson CS18-R		25489
Simpson CS20		25713, 25489
Simpson CS20-R		25489
Simpson Strongwall Shear Panels	ESR 2652	25730
Simpson CBSQ	ESR 5952	-
Simpson LUS	-	25807
Simpson HB Hanger	-	25803
Simpson HUCC	-	25801
Simpson Set-XP	ESR 2508	25744
Simpson CCQ or ECCQ	-	25744
Simpson MSTI	ESR 2105	25714
Simpson Hangers for "I" jois LUS	-	25801
Simpson Hangers for "I" jois ITS	-	25803
Simpson HUD	-	25720
Simpson A34	ER 112	25119
Simpson A35	-	25119
Simpson CMST12	-	25713
TimberStrand(LSL)	1387	25202
Parallam(PSL)	1387	25202
MicroIam(LVL)	1387	25202
Simpson LPC	-	25714
Simpson HDU	ER 2330	25667
Hardy Frame Panels	ESR 2089	25759
Simpson CMST12		25713, 25489
Simpson CMST14		25713, 25489
Simpson CMSTC16		25713, 25489
Simpson CS14		25713, 25489
Simpson CS16		25713, 25489
Simpson CS16-R		25489
Simpson CS16-Z		25713, 25489
Simpson CS18		25713, 25489
Simpson CS18-R		25489
Simpson CS20		25713, 25489
Simpson CS20-R		25489

RESEARCH AND EVALUATION REPORT

S-0.11

REV

DATE

DESCRIPTION

BY

1	2019/07/31	P.C. CORRECTIONS	AO
2			
3			
4			
5			

OWNER:

SIGNATURE

CONSTRUCTION GROUP, INC.

JOB ADDRESS:

1001 S. CATAMARAN

ST., OXNARD, CA 93035

PREPARED FOR:

SIGNATURE

CONSTRUCTION GROUP, INC.

212 N GLENDALE AVE.

GLENDALE, CA 91206

SUITE 103

MLB CONSULTING AND ENGINEERING INC.

7621 LOUISE AVE.

NORTHridge, CA 91325

TEL:818-521-6342

DATE:

01/02/2019

JOB NO:

MLB19-001

REGISTERED PROFESSIONAL ENGINEER

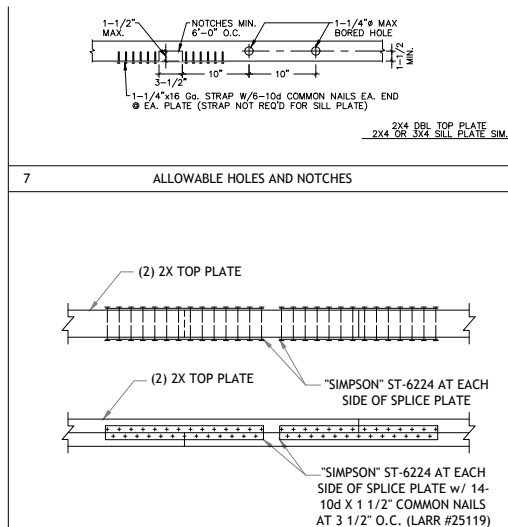
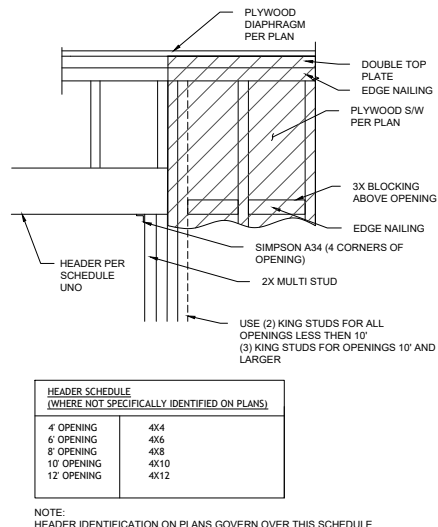
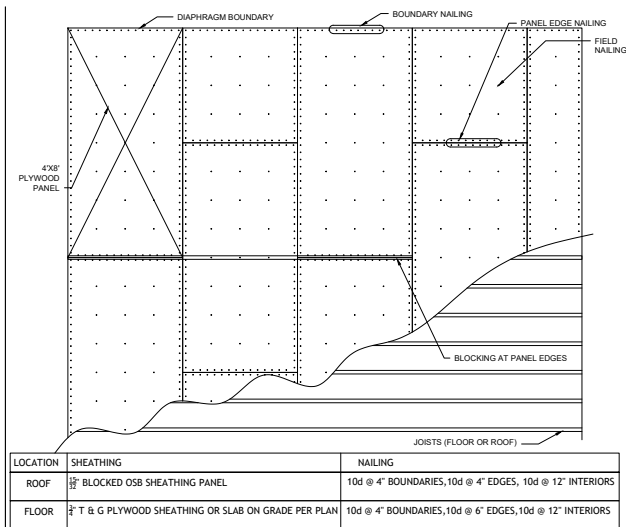
STATE OF CALIFORNIA

NO. 10797

EXP. 12/31/2020

CIVIL

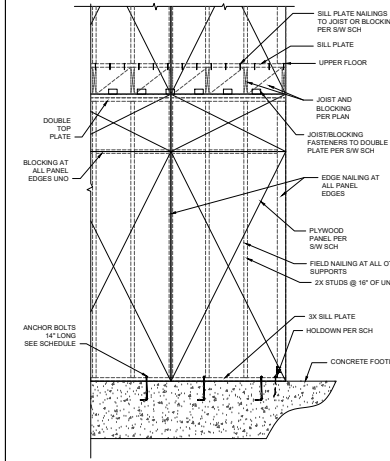




1 ROOF & FLOOR DIAPHRAGM DETAIL

2 TYP HEADER DETAIL AND SCHEDULE

3 SHEAR WALL DETAIL AND SCHEDULE



Lateral Load Resisting System Design (Cont.)

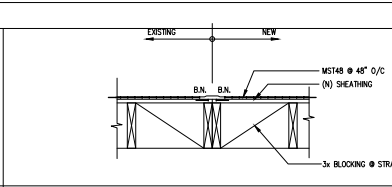
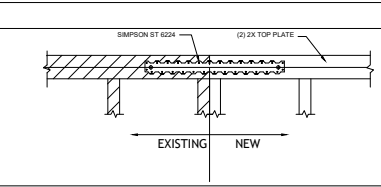
Shearwall Capacities - see AWC SDPWS Table 4.3A

Type	Sheathing/ Nailing	Grade	A35/LTP4 Spacing (in)	1/2" Lag Spacing (in)	5/8" Anchor Bolt Spacing (in)	Resistance (plf)
Type A	15/32" w/8d nails @6-6-12	Structural I 5 PLY min	24.0	31.0	48.0	300
Type B	15/32" w/8d nails @6-6-12	Structural I 5 PLY min	18.0	23.0	48.0	400
Type C	15/32" w/10d nails @6-6-12	Structural I 5 PLY min	14.0	19.0	48.0	500
Type D	15/32" w/8d nails @4-4-12 ³	Structural I 5 PLY min	12.0	15.0	43.0	600
Type E	15/32" w/10d nails @4-4-12 ³	Structural I 5 PLY min	10.0	13.0	36.0	700
Type F	15/32" w/10d nails @4-4-12 ⁵	Structural I 5 PLY min	9.0	11.0	32.0	800
Type G	15/32" w/10d nails @3-3-12 ²	Structural I 5 PLY min	8.0	10.0	28.0	900
Type H	15/32" w/10d nails @3-3-12 ²	Structural I 5 PLY min	6.0	9.0	24.0	1060
Type I	15/32" w/10d nails @3-3-12 ⁴	Structural I 5 PLY min	8.0 ⁴	5.0	16.0	1600
Type J	15/32" w/10d nails @3-3-12 ⁴	Structural I 5 PLY min	6.0 ⁴	4.0	12.0	2000

Notes:

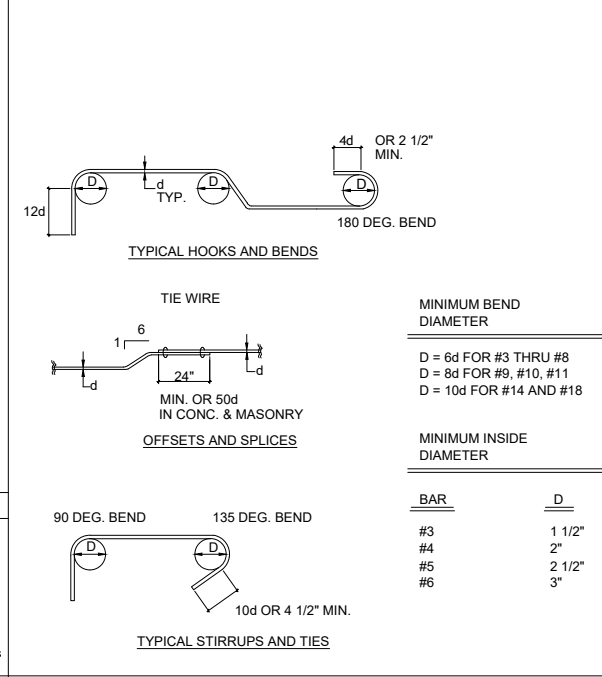
- Lumber shall be DF-L with Specific Gravity of 0.50 min. All panel edges shall be fastened to 2-inch nominal or wider framing.
- Framing at adjoining edges shall be 3 or wider nominal. Nails shall be staggered in two lines along panel edges when nail spacing is 2" o.c., or when 10d common nails spaced 3" o.c. penetrate framing more than 1-5/8".
- Min two bolts per piece of sill plate and one located within 12" of each end of each sill plate. Placement of lag bolts: Min edge distance shall be 1.5D; Min end distance shall be 7D, Min spacing shall be 4D. Edge distances, end distances and spacing shall be sufficient to prevent splitting of wood. If splitting occurs, notify the engineer for an alternate product.
- Type I and J shearwalls shall have plywood installed on both sides. Install A35/LTP4 staggered on both sides. Blocking and studs shall be min 3x in thickness.
- Type D, E, F, G, H shearwalls shall have min. 3x studs at panel edges.

4 TYP DRAG STRAP DETAIL



5 (E) TOP PLATE TO (N) TOP PLATE CONN DETAIL

6 EXISTING TO NEW DIAPHRAGM CONNECTION DETAIL



7 TYPICAL HOOKS AND BENDS

8 TYPICAL STIRRUPS AND TIES

9 TYPICAL REBAR BENDS AND SPLICES

DATE: 01/02/2019
JOB NO: MLB19-001

MLB CONSULTING AND ENGINEERING INC.
7421 LOUISE AVE.
NORTHIDGE, CA 91325
TEL: 818-521-6342

PREPARED FOR:
SIGNATURE
CONSTRUCTION GROUP, INC.
212 N GLENDALE AVE.
GLENDALE, CA 91206
SUITE 103

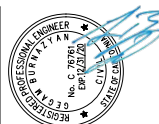
OWNER:
SIGNATURE
CONSTRUCTION GROUP, INC.
JOB ADDRESS:
1001 S. CATAMARAN
ST. OXNARD, CA 93035

REV. DATE DESCRIPTION BY

REV.	DATE	DESCRIPTION	BY
1	2019/01/31	P.C. CORRECTIONS	AO
2			
3			
4			
5			

STRUCTURAL NOTES AND DETAILS

S-0.2



DATE: 01/02/2019
JOB NO: MLB19-001

MLB CONSULTING
AND ENGINEERING INC.
7021 LOUISE AVE.
NORTHridge, CA 91325
TEL: 818-521-6342

PREPARED FOR:
SIGNATURE
CONSTRUCTION GROUP, INC.
212 N. GLENDALE AVE.
GLENNDALE, CA 91206
SUITE 103

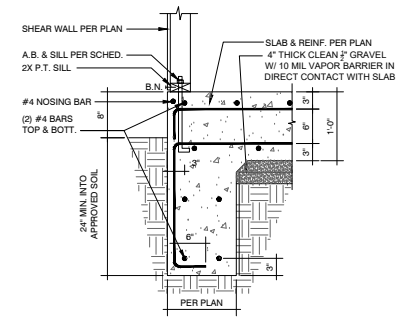
OWNER:
SIGNATURE
CONSTRUCTION GROUP, INC.
1001 S. CATALANAN
ST., OXNARD, CA 93035

REV	DATE	DESCRIPTION	BY
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2			
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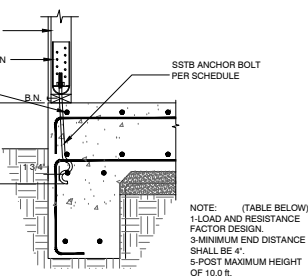
FOUNDATION DETAILS

S-0.30

FOOTING SIZE	REBAR QTY & SIZE
4' 18" SQ	(3) #4 EA WAY
18" x 4' x 57" SQ	(4) #4 EA WAY
27" x 4' x 36" SQ	(5) #4 EA WAY
36" x 4' x 45" SQ	(6) #4 EA WAY
45" x 4' x 54" SQ	(7) #4 EA WAY

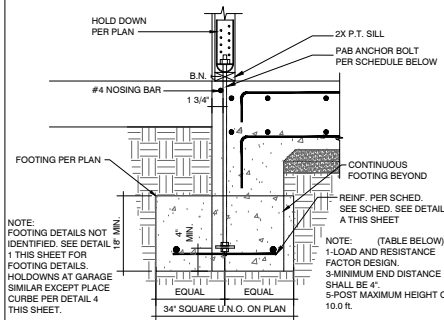


NOTE: FOOTING DETAILS NOT IDENTIFIED. SEE DETAIL 1 THIS SHEET FOR FOOTING DETAILS. HOLD-DOWNS AT GARAGE SIMILAR EXCEPT PLACE CURB PER DETAIL 4 THIS SHEET.



NOTE: (TABLE BELOW) 1-LOAD AND RESISTANCE FACTOR DESIGN. 3-MINIMUM END DISTANCE SHALL BE 4". 5-POST MAXIMUM HEIGHT OF 10.0 ft.

ID	Simpson Holdown	Anchor Bolt Dia (in)	Stem Wall Min Width (in)	Anchor Bolt ¹	Min Embed into Stem Wall (in)	Min Embed into Footing (in)	Clear Edge Dist inside Footing (in)	4" Wall Post ²	6" Wall Post ³	Allowable Tension (lb) ⁴
G	HOU2	5/8	N/A	SSTB 16	12 5/8	N/A	N/A	4x4	4x6	4392
H	HOU4	5/8	N/A	SSTB20	16 5/8	N/A	N/A	4x4	4x6	6521
I	HOU5	5/8	N/A	SSTB 24	20 5/8	N/A	N/A	4x4	4x6	8064
J	HOU8	7/8	N/A	SSTB 28	24 7/8	N/A	N/A	4x6	4x6	9957



NOTE: FOOTING DETAILS NOT IDENTIFIED. SEE DETAIL 5 THIS SHEET FOR FOOTING DETAILS. HOLD-DOWNS AT GARAGE SIMILAR EXCEPT PLACE CURB PER DETAIL 4 THIS SHEET.

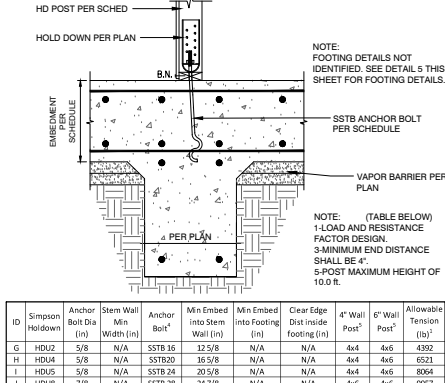
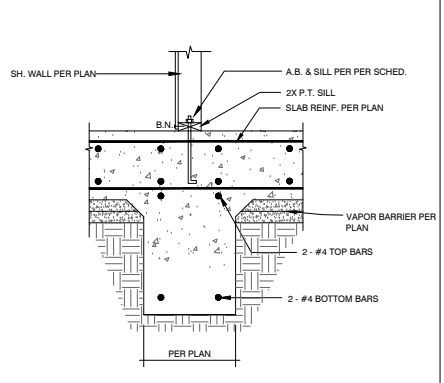
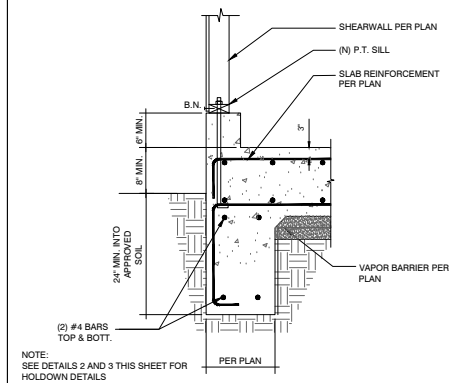
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K	HOU11	1	N/A	PABB	FULL	11	16.5	N/A	6x6	13621
L	HOU14	1	N/A	PABB	FULL	11	16.5	N/A	6x6	20635

A PAD FOOTING REINFORCEMENT SCHEDULE

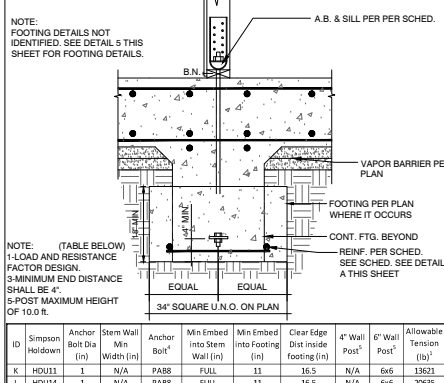
1 EXTERIOR WALL FOOTING SLAB ON GRADE

2 EXTERIOR WALL HOLDOWN G THOROUGH J

3 EXTERIOR WALL HOLDOWN K THOUGH L



ID	Simpson Holdown	Anchor Bolt Dia (in)	Stem Wall Min Width (in)	Anchor Bolt ¹	Min Embed into Stem Wall (in)	Min Embed into Footing (in)	Clear Edge Dist inside Footing (in)	4" Wall Post ²	6" Wall Post ³	Allowable Tension (lb) ⁴
G	HOU2	5/8	N/A	SSTB 16	12 5/8	N/A	N/A	4x4	4x6	4392
H	HOU4	5/8	N/A	SSTB20	16 5/8	N/A	N/A	4x4	4x6	6521
I	HOU5	5/8	N/A	SSTB 24	20 5/8	N/A	N/A	4x4	4x6	8064
J	HOU8	7/8	N/A	SSTB 28	24 7/8	N/A	N/A	4x6	4x6	9957



NOTE: FOOTING DETAILS NOT IDENTIFIED. SEE DETAIL 5 THIS SHEET FOR FOOTING DETAILS.

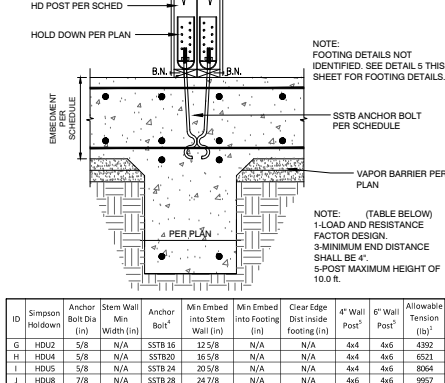
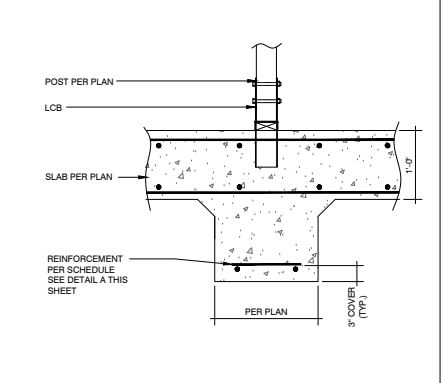
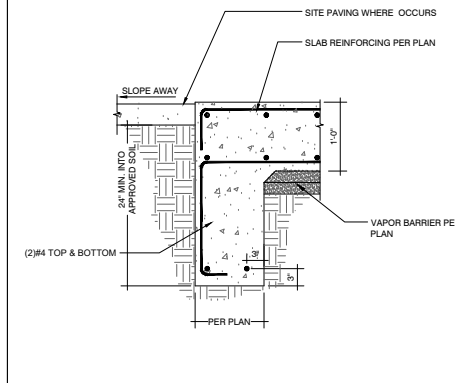
ID	Simpson Holdown	Anchor Bolt Dia (in)	Stem Wall Min Width (in)	Anchor Bolt ¹	Min Embed into Stem Wall (in)	Min Embed into Footing (in)	Clear Edge Dist inside Footing (in)	4" Wall Post ²	6" Wall Post ³	Allowable Tension (lb) ⁴
K	HOU11	1	N/A	PABB	FULL	11	16.5	N/A	6x6	13621
L	HOU14	1	N/A	PABB	FULL	11	16.5	N/A	6x6	20635

4 GARAGE WALL FOOTING

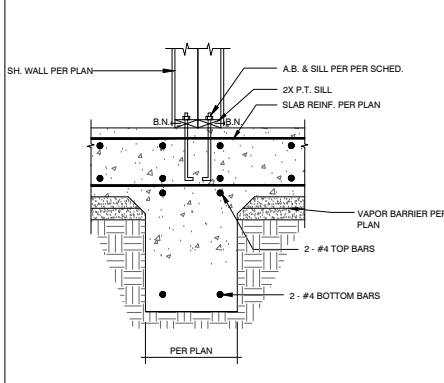
5 INTERIOR WALL FOOTING

6 INTERIOR WALL HOLDOWN G THOROUGH J

7 INTERIOR WALL HOLDOWN K THOROUGH L



ID	Simpson Holdown	Anchor Bolt Dia (in)	Stem Wall Min Width (in)	Anchor Bolt ¹	Min Embed into Stem Wall (in)	Min Embed into Footing (in)	Clear Edge Dist inside Footing (in)	4" Wall Post ²	6" Wall Post ³	Allowable Tension (lb) ⁴
G	HOU2	5/8	N/A	SSTB 16	12 5/8	N/A	N/A	4x4	4x6	4392
H	HOU4	5/8	N/A	SSTB20	16 5/8	N/A	N/A	4x4	4x6	6521
I	HOU5	5/8	N/A	SSTB 24	20 5/8	N/A	N/A	4x4	4x6	8064
J	HOU8	7/8	N/A	SSTB 28	24 7/8	N/A	N/A	4x6	4x6	9957

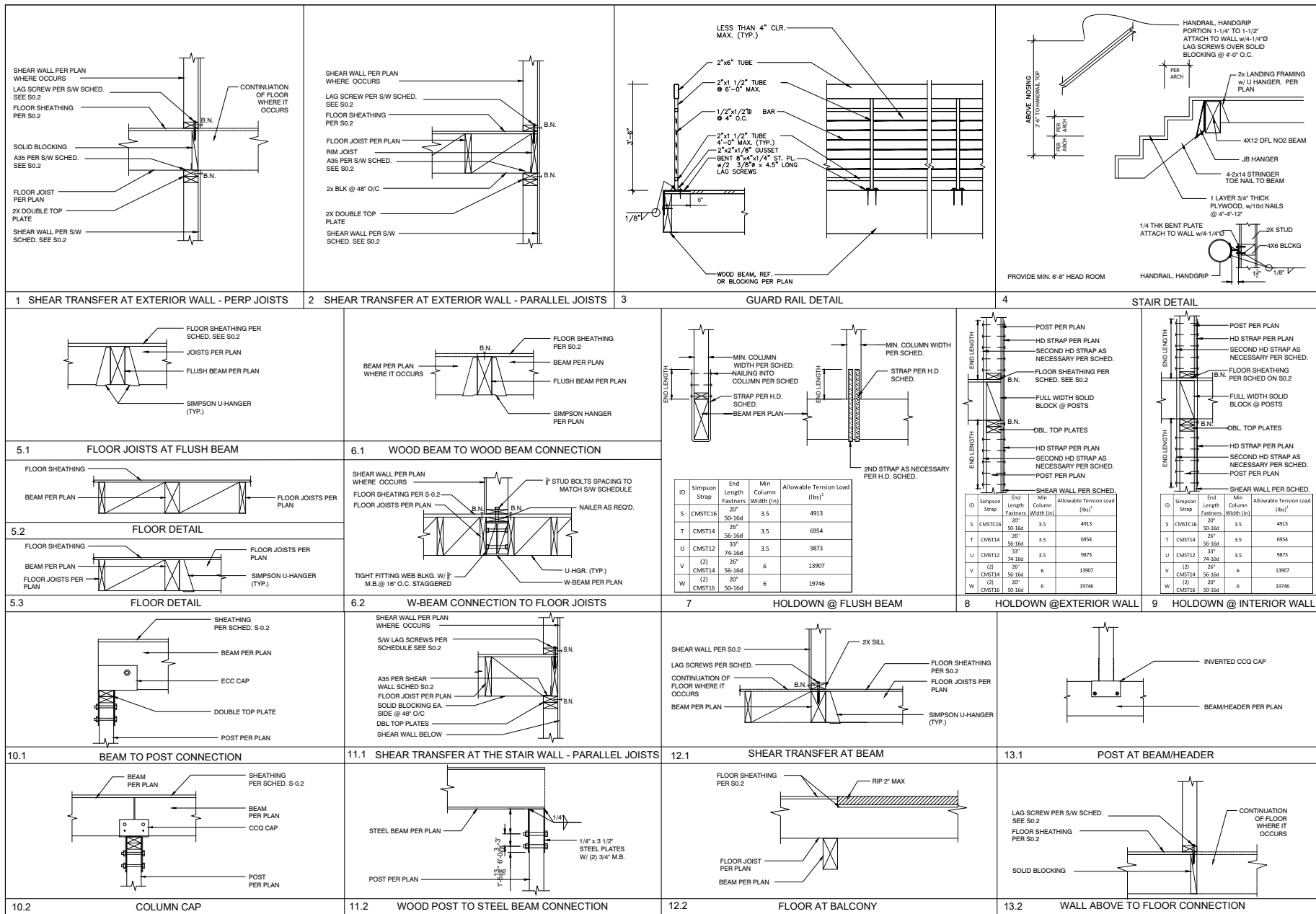


8 SLAB FOOTING AT GARAGE ENTRY

9 FOOTING AT POST

10 INTERIOR DOUBLE WALL HOLDOWN G THOROUGH J

11 INTERIOR DOUBLE WALL FOOTING



DATE: 01/02/2019
JOB NO: MLB19-001

MLB CONSULTING AND ENGINEERING INC.
7621 LOUISE AVE.
NORTHridge, CA 91325
TEL: 818-521-6342

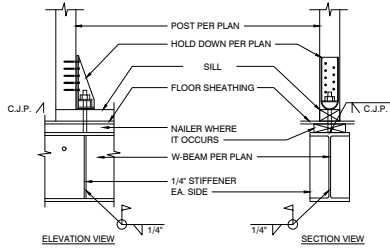
PREPARED FOR:
SIGNATURE
CONSTRUCTION GROUP, INC.
212 N GLENDALE AVE.
GLENDALE, CA 91206
SUITE 103

OWNER:
SIGNATURE
CONSTRUCTION GROUP, INC.
212 N GLENDALE AVE.
GLENDALE, CA 91206
SUITE 103

REV	DATE	DESCRIPTION	BY
1	20/07/21	P.C. CORRECTIONS	AO
2			
3			
4			
5			

**FRAMING DETAILS
BETWEEN TWO FLOORS**

S-0.41



Holdowns Schedule (SW on Beam)				
ID	Simpson Holdown	Anchor Bolt Dia (in)	Allowable Tension Load (lbs) ³	Square Washer Side Size (in)
A	HDU2	5/8	3075	0.250
B	HDU4	5/8	4565	0.375
E	HDU5	5/8	5645	0.400
F	HDU8	7/8	6970	0.625
G	HDU8	7/8	7870	0.625
H	HDU11	1	9535	0.875
I	HDU14	1	14445	1.125

Notes:
1. Load and Resistance Factor Design.

1 HOLDOWN AT STEEL FLUSH BEAM W/ HOLDOWN SCHEDULE

FRAMING DETAILS
BETWEEN TWO FLOORS

S-0.42

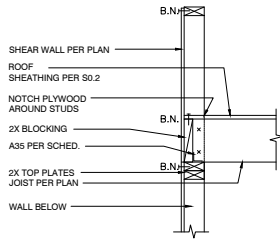
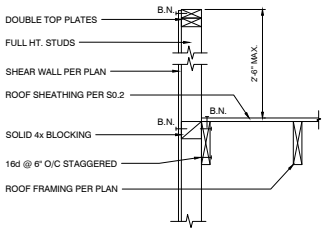
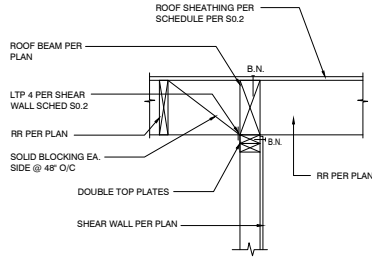
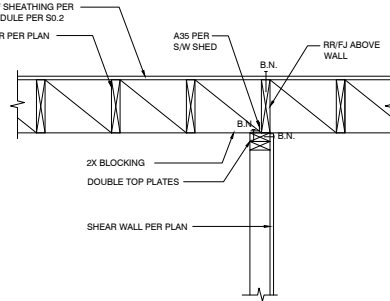
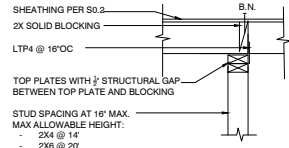
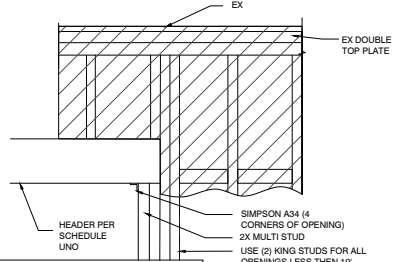
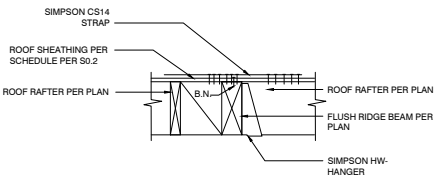
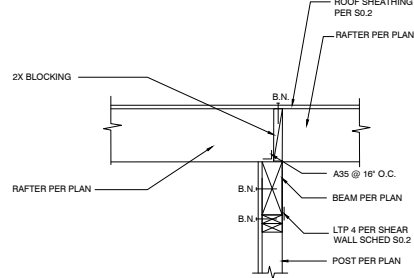
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1	20/07/21	P.C. CORRECTIONS	AO
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3			
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5			

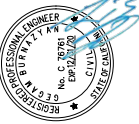
OWNER:
SIGNATURE
CONSTRUCTION
GROUP, INC.
JOB ADDRESS:
1001 S. CATAMARAN
ST, ONWARD, CA 93035

PREPARED FOR:
SIGNATURE
CONSTRUCTION GROUP, INC.
212 N GLENDALE AVE.
GLENDALE, CA 91206
SUITE 103

MLB CONSULTING
AND ENGINEERING INC.
7421 LOUISE AVE.
NORTHridge, CA 91325
TEL: 818-521-6342

DATE: 01/02/2019
JOB NO: MLB19-001

															
1 SHEAR TRANSFER @ EXT. WALL FJ / RR PERP.	2 SHEAR TRANSFER @ EXT. WALL FJ / RR PARALLEL	3 SHEAR TRANSFER @ INT. WALL FJ / RR PERP AND PARALLEL	4 SHEAR TRANSFER @ INT. WALL FJ / RR PARALLEL												
 SHEATHING PER S0.2 2X SOLID BLOCKING LTP4 @ 16" O/C TOP PLATES WITH 1/2" STRUCTURAL GAP BETWEEN TOP PLATE AND BLOCKING STUD SPACING AT 16" MAX. MAX ALLOWABLE HEIGHT: - 2X4 @ 14' - 2X6 @ 20'	 <table data-bbox="533 883 762 972"><tr><th colspan="2">HEADER SCHEDULE (WHERE NOT SPECIFICALLY IDENTIFIED ON PLANS)</th></tr><tr><td>4" OPENING</td><td>4X4</td></tr><tr><td>6" OPENING</td><td>4X6</td></tr><tr><td>8" OPENING</td><td>4X8</td></tr><tr><td>10" OPENING</td><td>4X10</td></tr><tr><td>12" OPENING</td><td>4X12</td></tr></table> NOTE: HEADER IDENTIFICATION ON PLANS GOVERN OVER THIS SCHEDULE	HEADER SCHEDULE (WHERE NOT SPECIFICALLY IDENTIFIED ON PLANS)		4" OPENING	4X4	6" OPENING	4X6	8" OPENING	4X8	10" OPENING	4X10	12" OPENING	4X12		
HEADER SCHEDULE (WHERE NOT SPECIFICALLY IDENTIFIED ON PLANS)															
4" OPENING	4X4														
6" OPENING	4X6														
8" OPENING	4X8														
10" OPENING	4X10														
12" OPENING	4X12														
5 NON-LOAD-BEARING WALL AT ROOF	6 TYP HEADER DETAIL AND SCHEDULE	7 RIDGE DETAIL WITH ROOF BEAM	8 SHEAR TRANSFER @ EXT. WALL FJ / RR PERP												
9															



DATE: 01/02/2019
 JOB NO: MLB19-001

PREPARED FOR:
 SIGNATURE
 CONSTRUCTION GROUP, INC.
 7421 LOUISE AVE.
 NORTHIDGE, CA 91325
 TEL: 818-521-6342

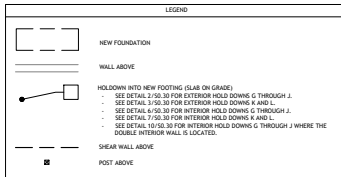
OWNER:
 SIGNATURE
 CONSTRUCTION GROUP, INC.
 212 N GLENDALE AVE.
 GLENDALE, CA 91206
 SUITE 103
 ST. ONWARD, CA 93035

REV	DATE	DESCRIPTION	BY
1	2019/07/31	P.C. CORRECTIONS	AO
2			
3			
4			
5			

ROOF FRAMING DETAILS

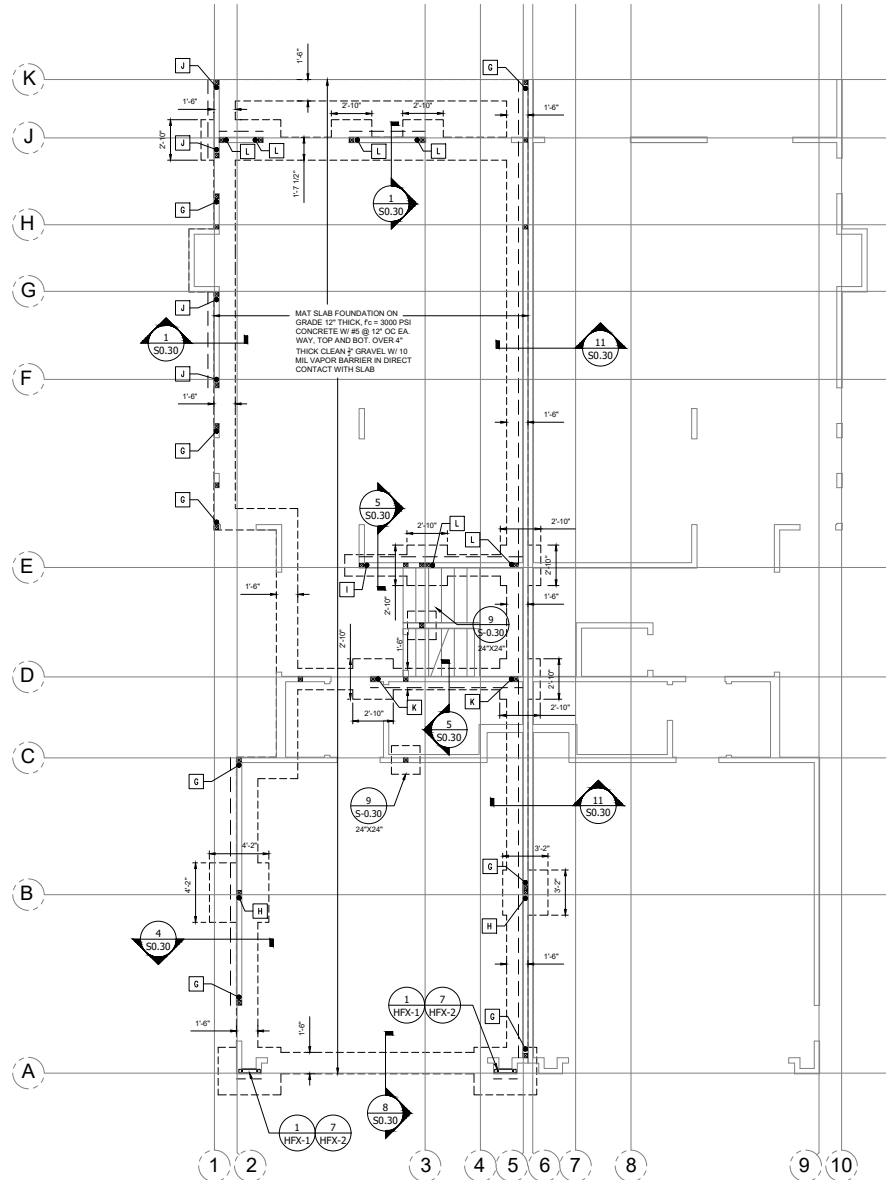
MEMBER SCHEDULE			
RR-1	2x12 @16" OC	DF-L No. 2	
RR-2	2x12 @16" OC	DF-L No. 2	
RB-1	4x12	DF-L No. 2	
RB-2	4x12	DF-L No. 2	
HDR-2.1	4x4	DF-L No. 2	
HDR-1.1	4x8	DF-L No. 2	
HDR-1.2	4x6	DF-L No. 2	
HDR-1.3	4x10	DF-L No. 2	
FI-1	2x12 @8" OC	DF-L No. 1	
FI-2	2x12 @8" OC	DF-L No. 2	
FI-3	2x12 @16" OC	DF-L No. 2	
FI-4	2x12 @16" OC	DF-L No. 2	
FB-1	3.5x11.875	Parallam PSL 2.0E	
FB-2	4x12	DF-L No. 2	
FB-3	W10x45	ASTM A992	
FB-4	5.25x11.875	Parallam PSL 2.0E	
FB-5	3.5x11.875	Parallam PSL 2.0E	
FB-6	5.25x11.875	Parallam PSL 2.0E	
C-1	6x6	DF-L No. 2	
C-2	4x4	DF-L No. 2	
C-3	4x6	DF-L No. 2	

- NOTE:
1. LARGER COLUMN SHALL GOVERN WHEN SIZES CONFLICT BETWEEN HOLDOWN SCHEDULE AND COLUMN SCHEDULE.
 2. ALL NEW FIRST FLOOR EXTERIOR WALLS SHALL BE CONSTRUCTED USING 2X6 DF-L NO. 2 STUDS 16 IN O.C. UNLESS NOTED OTHERWISE ON PLANS.
 3. ALL NEW FIRST FLOOR INTERIOR WALLS SHALL BE CONSTRUCTED USING 2X4 DF-L NO. 2 STUDS 16 IN O.C. UNLESS NOTED OTHERWISE ON PLANS.
 4. ALL SECOND FLOOR WALLS SHALL BE CONSTRUCTED USING 2X4 DF-L NO. 2 STUDS 16 IN O.C.
 5. IF ANY DISCREPANCIES IN MEMBER SIZES OCCUR, LARGER SIZE SHALL GOVERN.
 6. CENTER POST ON FOOTING.
 7. CONTRACTOR MAY USE 6X6 DF-L NO. 2 POST INSTEAD OF 4X4 DF-L NO. 2 POST.
 8. CONTRACTOR SHALL PLACE DOUBLE FLOOR JOISTS WHERE NON LOAD BEARING WALL STANDS ABOVE, WHERE APPLICABLE.



A FOUNDATION PLAN

Scale: 1/4" = 1'



DATE: 01/02/2019
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MLB CONSULTING
AND ENGINEERING INC.
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NORTHridge, CA 91325
TEL: 818-521-6342

PREPARED FOR:
SIGNATURE
CONSTRUCTION GROUP,
INC.
212 N GLENDALE AVE.
GLENDALE, CA 91206
SUITE 103

OWNER:
SIGNATURE
CONSTRUCTION
GROUP, INC.
JOB ADDRESS:
1001 S. CATAMARAN
ST, OXNARD, CA 93035

REV	DATE	DESCRIPTION	BY
1	2019/01/31	P.C. CORRECTIONS	AO
2			
3			
4			
5			

FOUNDATION PLAN

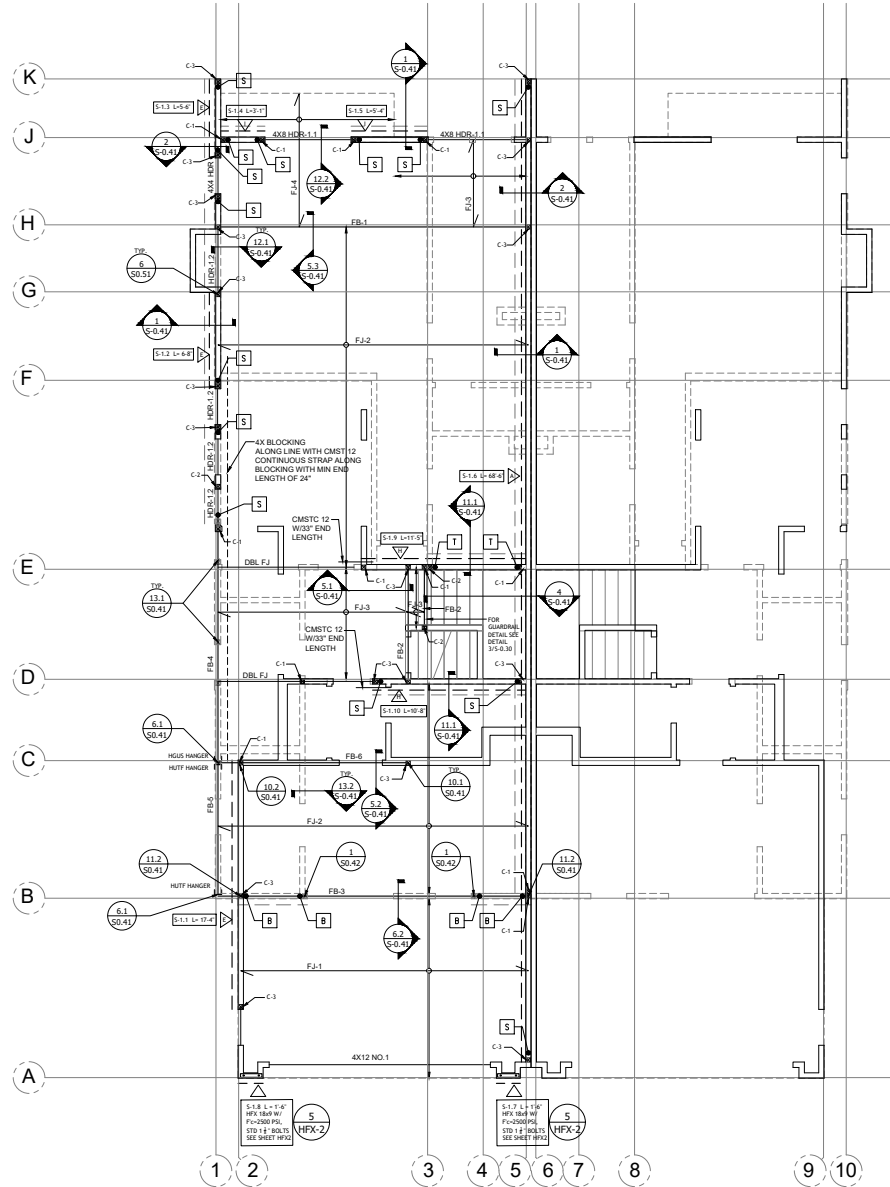
MEMBER SCHEDULE			
RR-1	2x12 @16" OC	DF-L No.2	
RR-2	2x12 @16" OC	DF-L No.2	
RB-1	4x12	DF-L No.2	
RB-2	4x12	DF-L No.2	
HDR-2.1	4x4	DF-L No.2	
HDR-1.1	4x8	DF-L No.2	
HDR-1.2	4x6	DF-L No.2	
HDR-1.3	4x10	DF-L No.2	
FJ-1	2x12 @8" OC	DF-L No.1	
FJ-2	2x12 @8" OC	DF-L No.2	
FJ-3	2x12 @16" OC	DF-L No.2	
FJ-4	2x12 @16" OC	DF-L No.2	
FB-1	3.5x11.875	Parallam PSL 2.0E	
FB-2	4x12	DF-L No.2	
FB-3	W10x45	ASTM A992	
FB-4	5.25x11.875	Parallam PSL 2.0E	
FB-5	3.5x11.875	Parallam PSL 2.0E	
FB-6	5.25x11.875	Parallam PSL 2.0E	
C-1	6x6	DF-L No.2	
C-2	4x4	DF-L No.2	
C-3	4x6	DF-L No.2	

LEGEND	
	FIRST FLOOR WALL
	WALL ABOVE
	POST BELOW
	POST ABOVE
	SHEAR WALL ABOVE
	SHEAR WALL BELOW
	HOLDOWN TRANSFER:
	- SEE DETAIL 1/10L41 FOR HOLD DOWNS AT FLUSH
	- SEE DETAIL 1/10L41 FOR HOLD DOWNS AT FLUSH
	- SEE DETAIL 1/10L41 FOR EXTERIOR HOLD DOWNS
	- SEE DETAIL 1/10L41 FOR INTERIOR HOLD DOWNS
	- SEE DETAIL 1/10L41 FOR HOLD DOWNS AT STEEL
	- SEE DETAIL 1/10L41 FOR HOLD DOWNS AT STEEL

- NOTE:
- LARGER COLUMN SHALL GOVERN WHEN SIZES CONFLICT BETWEEN HOLDOWN SCHEDULE AND COLUMN SCHEDULE.
 - FLOOR JOISTS SHALL BE SPACED 16 IN O.C.
 - FOR SHEATHING INFORMATION SEE SHEET S 0.2.
 - 3.1. FOR THE ROOF DIAPHRAGM: 2" TAG BLOCKED OSB SHEATHING PANEL 1/8" 10d NAILS @ 6" BOUNDARIES, 10d NAILS @ 6" EDGES AND 10d @ 12" INTERIORS.
 - 3.2. FOR THE 2ND FLOOR DIAPHRAGM: 2" TAG PLYWOOD SHEATHING 1/8" 10d NAILS @ 6" BOUNDARIES, 10d NAILS @ 6" EDGES AND 10d @ 12" INTERIORS.
 - FOR THE 1ST FLOOR SLAB ON GRADE PER PLAN.
 - ALL NEW FIRST FLOOR EXTERIOR WALLS SHALL BE CONSTRUCTED USING 2x8 DF-L NO.2 STUDS 16 IN O.C., UNLESS NOTED OTHERWISE ON PLANS.
 - ALL NEW FIRST FLOOR INTERIOR WALLS SHALL BE CONSTRUCTED USING 2x4 DF-L NO.2 STUDS 16 IN O.C., UNLESS NOTED OTHERWISE ON PLANS.
 - ALL SECOND FLOOR WALLS SHALL BE CONSTRUCTED USING 2x4 DF-L NO.2 STUDS 16 IN O.C.
 - IF ANY DISCREPANCIES IN MEMBER SIZES OCCUR, LARGER SIZE SHALL GOVERN.
 - CENTER POST ON FOOTING.
 - CONTRACTOR MAY USE 6x6 DF-L NO.2 POST INSTEAD OF 4x4 DF-L NO.2 POST.

SECOND FLOOR FRAMING PLAN

Scale: 1/4" = 1'



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SUITE 103

OWNER:
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CONSTRUCTION GROUP, INC.
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ST. OXNARD, CA 93035

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4			
5			

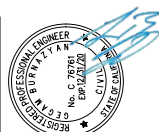
SECOND FLOOR FRAMING PLAN

S-2

LEGEND

----	FIRST FLOOR WALLS
=====	SECOND FLOOR WALLS
■	SECOND FLOOR POST
□	FIRST FLOOR POST
----	SHEAR WALL

ROOF FRAMING PLAN



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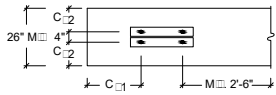
ROOF FRAMING PLAN

BACK TO BACK REINFORCED ANCHORAGE BB-RA

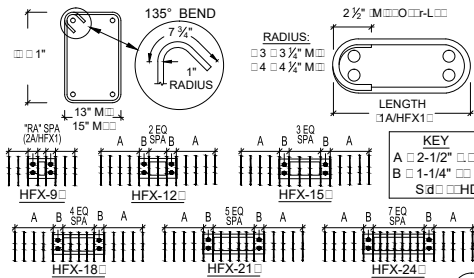
M	P	A	R	R	BB-RA	S	S
d	W	1	D	D	C	9	7
HFX-9	9	1-1/8-STD-BB-RA	STD	15	19-3/4	8 - 4	3 - 3/4" OC
HFX-12	12	1-1/8-STD-BB-RA	STD			13 - 4	3 - 3/4" OC
HFX-15	15	1-1/8-STD-BB-RA	STD			14 - 4	
HFX-18	18	1-1/8-STD-BB-RA	STD	23	20-5/8	15 - 4	4 - 4" OC
HFX-21	21	1-1/8-STD-BB-RA	STD			16 - 4	
HFX-24	24	1-1/8-STD-BB-RA	STD			18 - 4	

BACK TO BACK REINFORCED ANCHORAGE NOMENCLATURE

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

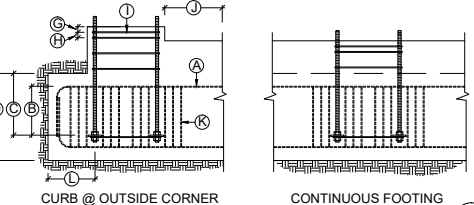
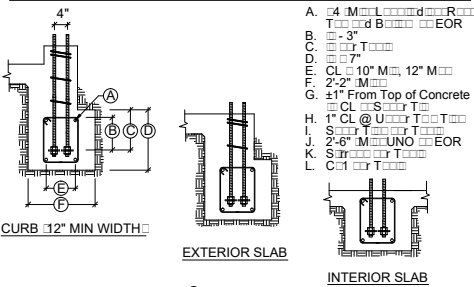


3



BB-RA SHEAR TIES & STIRRUPS

3A



BB-RA SECTIONS & ELEVATIONS

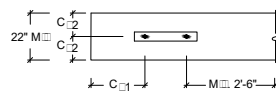
3B

REINFORCED ANCHORAGE RA

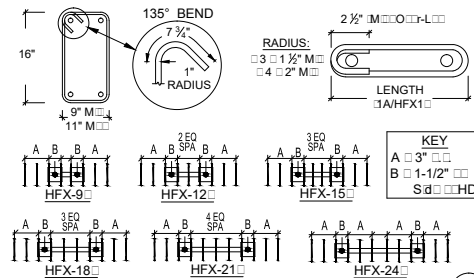
M	P	A	R	R	RA	S	S
d	W	1	D	D	C	9	7
HFX-9	9	1-1/8-STD-RA	STD	15	19-3/4	8 - 4	3 - 3/4" OC
HFX-12	12	1-1/8-STD-RA	STD			9 - 4	
HFX-15	15	1-1/8-STD-RA	STD			10 - 4	
HFX-18	18	1-1/8-STD-RA	STD	20-5/8		11 - 4	
HFX-21	21	1-1/8-STD-RA	STD			12 - 4	
HFX-24	24	1-1/8-STD-RA	STD				

REINFORCED ANCHORAGE NOMENCLATURE

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

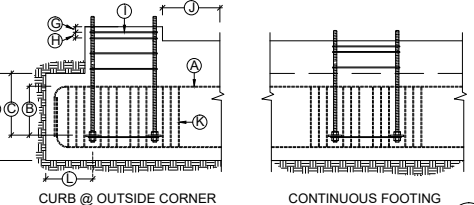
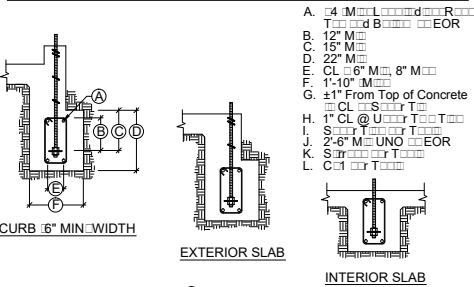


2



RA SHEAR TIES & STIRRUPS

2A



RA SECTIONS & ELEVATIONS

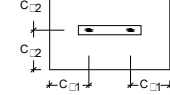
2B

UNREINFORCED ANCHORAGE UA

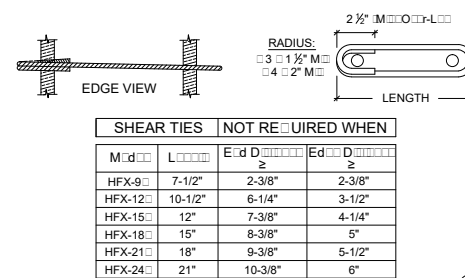
M	P	A	R	R	UA	S	S
d	W	1	D	D	C	9	7
HFX-9	9	1-1/8-STD-13-19	STD	13	19	8 - 4	3 - 3/4" OC
HFX-12	12	1-1/8-STD-13-19	STD			9 - 4	
HFX-15	15	1-1/8-STD-13-19	STD			10 - 4	
HFX-18	18	1-1/8-STD-13-19	STD	20-5/8		11 - 4	
HFX-21	21	1-1/8-STD-13-19	STD			12 - 4	
HFX-24	24	1-1/8-STD-13-19	STD				

UNREINFORCED ANCHORAGE NOMENCLATURE

1-1/8 - STD - 13 - 19
 UNREINFORCED ANCHORAGE
 END & EDGE DISTANCE
 EMBEDMENT DEPTH
 ROD GRADE
 ROD DIAMETER



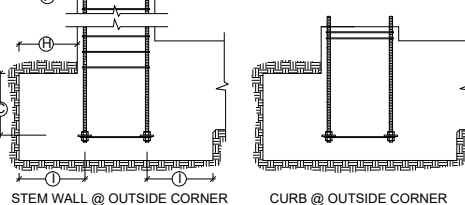
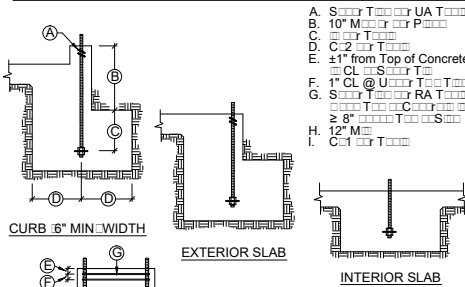
1



M	L	E	E
d		d	d
HFX-9	7-1/2"	2-3/8"	2-3/8"
HFX-12	10-1/2"	6-1/4"	3-1/2"
HFX-15	12"	7-3/8"	4-1/4"
HFX-18	15"	8-3/8"	5"
HFX-21	18"	9-3/8"	5-1/2"
HFX-24	21"	10-3/8"	6"

UA SHEAR TIES

1A



UA SECTIONS & ELEVATIONS

1B

TABLE NOTES

- DESIGNS ARE TO RESIST LOADING PER ACI 318-14, SECTION 17.2.3.4.3.
- STD INDICATES ANCHORS COMPLYING WITH ASTM F1554 GRADE 36 WITH A HARDY FRAME BOLT BRACE (HFXBB) INSTALLED WITH DOUBLE NUTS ON THE EMBED END.
- HS INDICATES ANCHORS COMPLYING WITH ASTM A193 GRADE B7 WITH A 1/2"x3/32"(MIN) HFW PLATE WASHER INSTALLED WITH DOUBLE NUTS ON THE EMBED END (HFXBB NOT REQUIRED).
- LE = LENGTH OF EMBEDMENT FROM THE TOP OF FOOTING OR GRADE BEAM TO THE TOP OF THE HFXBB BOLT BRACE (TOP OF THE EMBEDDED HFW PLATE WASHER @ HS ANCHORS)
- CA1 = DISTANCE FROM HD CENTERLINE TO THE END OF THE FOOTING OR GRADE BEAM.
- CA2 = DISTANCE FROM HD CENTERLINE TO BOTH THE FRONT AND THE BACK FACE OF THE FOOTING OR GRADE BEAM.
- SHEAR TIES ARE GRADE 60 (MIN) REBAR AND REQUIRED FOR NEAR EDGE DISTANCE CONDITIONS PER ACI 318-14, FC = 2,500 PSI. CURBS AND STEM WALLS MUST BE 6 INCH (MIN) WIDTH FOR UA AND RA, 12 INCH (MIN) WIDTH FOR BB-RA.
- FOR UA APPLICATIONS, ADDITIONAL TIES MAY BE REQUIRED AT STEM WALLS. SHEAR TIES ARE NOT REQUIRED FOR INSTALLATION AWAY FROM EDGE (SEE DETAIL 1A), INSTALLATION ON WOOD FRAMING, OR FOR IRC BRACED WALL PANEL APPLICATIONS.
- STIRRUPS ARE GRADE 60 (MIN) REBAR. SEE TABLE FOR SIZE AND SPACING. SEE "STIRRUP LAYOUT" DIAGRAMS AND "KEY" FOR LAYOUT PATTERNS.
- CONCRETE EDGE DISTANCES MUST COMPLY WITH ACI 318-14, SECTION 17.7.1.

M	W	(A)	(B)
d			
HFX-9	9"	1-3/4"	5-1/2"
HFX-12	12"		8-1/2"
HFX-15	15"		9-3/4"
HFX-18	18"	2-5/8"	12-3/4"
HFX-21	21"		15-3/4"
HFX-24	24"		18-3/4"

HFX ANCHOR CENTERLINES

A

IMPORTANT

- ANCHORAGE IS DESIGNED FOR TENSION AND SHEAR TRANSFER ONLY, FOUNDATION DESIGN PER EOR.
- REINFORCEMENT SHOWN IS THE MINIMUM REQUIREMENT AND IS NOT INTENDED TO REPLACE REINFORCEMENT DESIGNED BY THE EOR.
- FOR RA AND BB-RA INSTALLATIONS, THE HFXBB BOLT BRACE MAY BE PLACED ON TOP OF THE STIRRUPS WITH DOUBLE-NUTS INSTALLED AT EMBED END OF STANDARD GRADE ANCHOR RODS. NOTE: 1/2" 3" 3/32" MIN. HFW PLATE WASHERS ARE REQUIRED TO BE DOUBLE-NUTTED AT EMBED END OF HIGH STRENGTH ANCHOR RODS.
- HIGH STRENGTH ALL-THREAD RODS PROVIDED BY HARDY FRAMES ARE STAMPED ON BOTH ENDS.

HF
B7

IMPORTANT NOTES

B

ANCHORAGE DETAILS - HFX PANELS

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

HARDY FRAME

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

MiTek

DATE:
1-1-2018

HFX1

1-LINE NOTES, SERIES RATING-2

1. PROVIDE SERIES RATED SHORT CIRCUIT RATING FOR ALL ELECTRICAL EQUIPMENT, SWITCHBOARDS, PANELBOARDS, ETC. TO WITHSTAND AVAILABLE FAULT CURRENT. VERIFY WITH SERVING UTILITY COMPANY.
CONTRACTOR IS RECOMMENDED TO USE MURRAY TYPE FEEDER AND BRANCH CIRCUIT BREAKERS SERIES RATED FOR 42,000A.
2. PROVIDE SEISMIC BRACING FOR ALL SERVICE EQUIPMENT, SWITCHBOARDS AND OTHER FLOOR STANDING EQUIPMENT BY INSTALLING APPROVED ANCHORS TO THE BUILDING STRUCTURE FROM EACH EQUIPMENT ENCLOSURE.
3. FURNISH ELECTRICAL EQUIPMENT OF THE SAME TYPE OR CLASS FROM ONE MANUFACTURER.
4. EQUIP ALL DISTRIBUTION FUSIBLE SWITCHES WITH REJECTION TYPE FUSE CLIPS FOR USE WITH CURRENT LIMITING, U.L. CLASS "K" FUSES.
5. PROVIDE FUSES FROM ONE MANUFACTURER OF THE FOLLOWING TYPES:
 - A. "RK-1" - U.L. CLASS "RK-1" CURRENT LIMITING FUSES.
 - B. "BUSSMANN" LOW-PEAK TYPE LPN-RK-SP, OR APPROVED EQUAL.
 - C. "RK5" - U.L. CLASS "RK5" CURRENT LIMITING, DUAL ELEMENT FUSES.
 - D. "BUSSMANN" LOW-PEAK TYPE LPN-RK-SP, OR APPROVED.
7. MOTOR-CONTRIBUTION : SERIES RATING SHALL NOT BE USED WHERE:
 - A. MOTORS ARE CONNECTED TO THE LOAD-SIDE OF THE LOWER RATED DEVICE, AND THE INTERRUPTING RATING OF THE LOWER RATED-DEVICE.
 - B. THE SUM OF THE MOTOR FULL LOAD CURRENTS EXCEEDS 1 PERCENT OF DEVICE, AND THE INTERRUPTING RATING OF THE LOWER RATED-DEVICE.
8. ALL FEEDER BREAKERS AND PANELS / LOAD CENTERS WITH THEIR TERMINALS AND LUGS SHALL BE RATED FOR 75 DEGREE C.

HVAC NOTES

VERIFY EXACT LOCATION/RATING OF MECHANICAL/HVAC EQUIPMENT WITH MECHANICAL CONTRACTOR PER APPROVED MECHANICAL PLANS PRIOR TO INSTALLATION OF CONDUITS.

ALL EQUIPMENT DEVICES, DISCONNECT SWITCHES, JUNCTION BOXES MOUNTED OUTDOOR SHALL BE WEATHERPROOF.

ALL CONDUIT RUNS FOR ROOF MOUNTED EQUIPMENT OR DEVICES SHALL BE RUN BELOW ROOF NOT EXPOSED. PROVIDE AND FILL PATCH HOODS TO SEAL CONDUIT PENETRATIONS.

DISCONNECT SWITCHES SHALL BE HORSEPOWER RATED AND FUSED WITH CURRENT LIMITING/TIME DELAY FUSES. SELECT FUSE TYPE/SIZE PER MANUFACTURER'S RECOMMENDATION. CONTRACTOR MAY USE NON-FUSIBLE DISCONNECTS IF "NACR" RATED BREAKERS ARE USED FOR OVER CURRENT PROTECTION.

ROOF MECHANICAL EQUIPMENT OUTLET: A 125V, 15 OR 20AMP, GFCI PROTECTED RECEPTACLE OUTLET SHALL BE INSTALLED ON THE ROOF TOP AND WITHIN 25' OF HEATING, AIR-CONDITIONING AND REFRIGERATION EQUIPMENT FOR SERVICING PURPOSES. THE RECEPTACLE SHALL NOT BE CONNECTED TO THE LOAD SIDE OF EQUIPMENT DISCONNECTING MEANS. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH ROOFING/GENERAL CONTRACTOR TO INSURE THE PROPER SEALING OF ALL ROOF PENETRATIONS TO PREVENT LEAKS AS REQUIRED BY CBC-712.

GENERAL - SPECIFIC NOTES

ALL ITEMS IN THIS 1-LINE DIAGRAM ARE NEW UNLESS OTHERWISE NOTED EXISTING TO REMAIN OR RE-CONNECT.

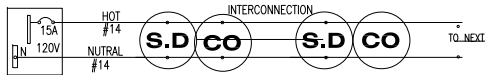
AIC RATING OF ALL MAIN BREAKERS AT /IN THIS SERVICE SHALL MATCH THE AVAILABLE FAULT CURRENT GIVEN BY LOCAL UTILITY COMPANY OR, HIGHER;

ALL CIRCUIT BREAKERS IN THE SUB PANELS SHALL BE SERIES RATED WITH THE UPSTREAM, MAIN BRKR'S.

SYSTEM SERVICE IS RATED @ 42000 AIC. MAX. IDENTIFY REPLACEMENT COMPONENTS, UNLESS SCE AVAILABLE. FAULT LETTER SPECIFY OTHERWISE DIFFERENT VALUE, THAN CONTRACTOR SHALL PROVIDE DOCUMENT FROM SCE AT THE TIME OF INSPECTION.

PROVIDE A CAUTIONARY LABEL TO THE SERIES RATED DEVICE COVER STATING "CAUTION - SERIES RATED SYSTEM, -----A AVAILABLE. IDENTIFIED REPLACEMENT COMPONENT REQUIRED" (PER NEC/CEC: 2010-2016 240.86-B, 110-3+22)

RECEPTACLES THROUGHOUT THIS BLDG SHALL BE TAMPER-PROOF CHILD-PROOF TYPE.



TYPICAL WIRING DIAGRAM FOR RESIDENTIAL SMOKE ALARM DETECTORS

GENERAL NOTE ABOUT WIRING BRANCH CIRCUITS

WHERE A MULTIPLE BRANCH CIRCUIT SUPPLIES MORE THAN ONE DEVICE OR EQUIPMENT ON THE SAME YOE, A MEANS SHALL BE PROVIDED (SUCH AS TIE-HANDS), TO DISCONNECT SIMULTANEOUSLY ALL GROUNDED CONDUCTORS SUPPLYING THOSE DEVICES OR EQUIPMENT AT THE POINT WHERE THE BRANCH CIRCUIT ORIGINATES. PER CEC: 210.4(b).

THE UNGROUNDED AND GROUNDED CONDUCTORS OF EACH MULTIPLE BRANCH CIRCUIT SHALL BE GROUPED BY WIRE TIES OR SIMILAR MEANS IN AT LEAST ONE LOCATION WITHIN THE PANELBOARD OR OTHER POINT OF ORIGINATION.

GENERAL-SPECIFIC NOTES

AIC RATINGS OF NEW SERVICE-BOARD AND FEEDER BREAKERS TO MATCH OR EXCEED MAXIMUM AVAILABLE FAULT CURRENT PROVIDED

ALL NEW CIRCUIT BREAKERS INSTALLED IN THIS PANEL SHALL MATCH THE HIGHEST EXISTING AIC RATED CIRCUIT BREAKERS WITHIN THAT BOARD. INSPECTOR TO VERIFY HIGHEST AIC RATING AT THE SITE.

ALL FEEDER BREAKERS AND PANELS / LOAD CENTER SWITCH THEIR TERMINALS AND LUGS SHALL BE RATED FOR 75 DEGREE C.

NO PIPING, DUCTS, OR EQUIPMENT FOREIGN TO ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE LOCATED WITHIN THE DEDICATED SPACE ABOVE THE ELECTRICAL EQUIPMENT.

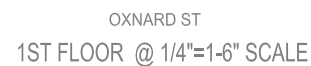
FIXTURE/ DEVICE LEGEND

15A, 120V ISOLATED-GROUND TYPE RECEPTACLE	MANUALLY ON-AUTOMATIC OFF OCCUP. SENSOR SWITCH
15A, 120V RECEPTACLE	WIRELESS SWITCH DESIGNATION
15A, 120V RECEPTACLE, RESIDENT, HALF-SWITCHED	CEILING MOUNTED OCCUPANCY SENSOR
20A, 120V RECEPTACLE WITH GFI	PROGRAMMABLE LIGHTING CONTROL PANEL BY "INTERNETIC # ETC 703154"
15-20A, 120V RECEPTACLE - FLOOR MOUNT	2-WIRE ON/OFF, SPRING TYPE TIME SWITCH BY "INTERNETIC"
15-20A, 120V RECEPTACLE, HOSPITAL GRADE TYPE (TAMPER-PROOF)	
15-20A, 120V RECEPTACLE - SWITCHED BY O.C. (HALF CONTROLLED)	
TOGGLE SWITCH	FOR EACH FIXTURE REQUIRED:
TOGGLE SWITCH, 3-WAY	PHOTO CELL/VACUANCY RADIO POWERED SENSOR
TOGGLE SWITCH, 4-WAY	POWER PACK FOR DAY LIGHT CONTROL, 120V/277V POWER PACK BY: "LUTRON # PC-201P"
TRIPPER SWITCH	DAY LIGHT SENSING PHOTO CELL/VACUANCY SWITCHING-DIMMING SENSOR BY: SYLVANIA # eloge LIGHTING CONTROL
PANEL BOARD	
EXHAUST FAN / FLOURESCENT LIGHT	
DISCONNECT SWITCH 20A/65/15A/10A INDICATES 20A SWITCH-15A FUSE F. FUSIBLE	
ELECTRIC MOTOR	
JUNCTION BOX	
DRY TYPE TRANSFORMER	
COMMUNICATION/TELE./DATA/NETWORK	
AREA SMOKE DETECTOR	
CABLE MONITOR SMOKE DETECTOR	
COMB. BY AREA SMOKE DETECTOR	
WALL MOUNTED COMBINATION OF VACUANCY SENSOR & DIMMER	

USE ONLY

LIGHTING FIXTURE LEGEND

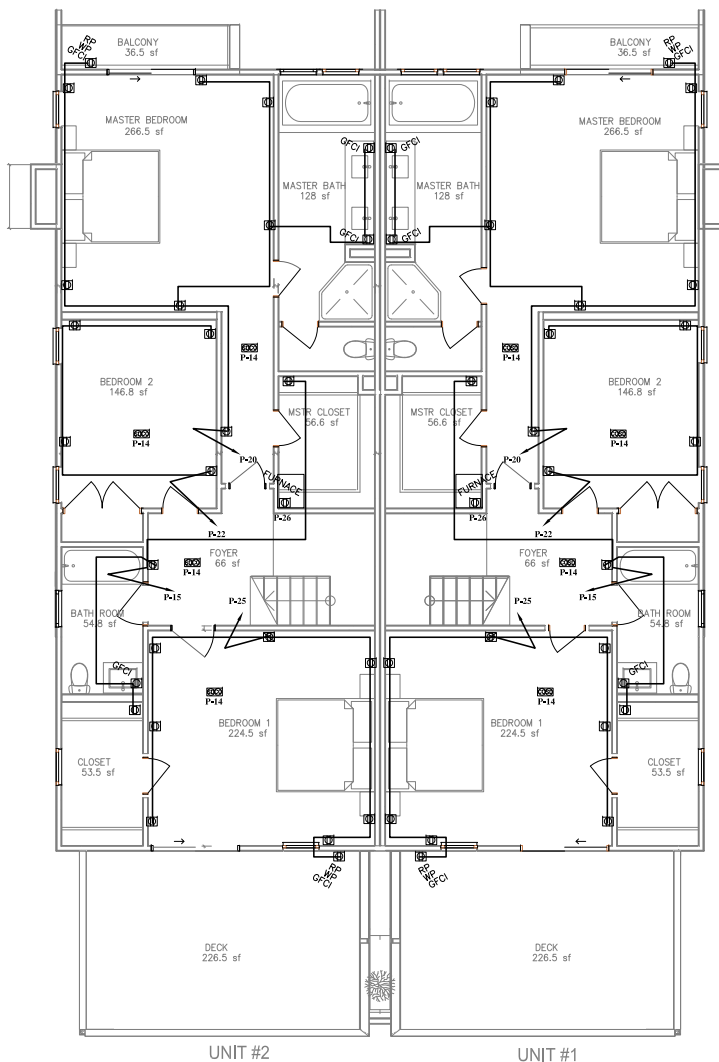
SYMBOL	DESCRIPTION	MANUFACTURER / SPECIFICATIONS	WATT / LAMP	NOTES
A. 	0" RECESSED AIR-DISCONNECT	RECESSED AIR-DISCONNECT, 15A, 120V, 1-PHASE, 60 HZ, 1-1/2" DIA.	15A, 120V	1-PHASE, 60 HZ, 1-1/2" DIA.
B. 	0" RECESSED AIR-DISCONNECT	RECESSED AIR-DISCONNECT, 15A, 120V, 1-PHASE, 60 HZ, 1-1/2" DIA.	15A, 120V	1-PHASE, 60 HZ, 1-1/2" DIA.
C. 	1-1/2" RECESSED AIR-DISCONNECT	RECESSED AIR-DISCONNECT		
D. 	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
E. 	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
F. 	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
G. 	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
H. 	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
I. 	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
J. 	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
K. 	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
L. 	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
M. 	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
N. 	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
O. 	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
P. 	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
Q. 	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
R. 	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
S. 	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
T. 	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
U. 	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
V. 	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
W. 	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
X.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
Y.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
Z.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
AA.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
AB.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
AC.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
AD.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
AE.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
AF.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
AG.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
AH.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
AI.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
AJ.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
AK.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
AL.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
AM.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
AN.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
AO.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
AP.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
AQ.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
AR.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
AS.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
AT.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
AU.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
AV.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
AW.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
AX.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
AY.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
AZ.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
BA.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
BB.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
BC.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
BD.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
BE.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
BF.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
BG.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
BH.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
BI.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
BJ.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
BK.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
BL.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
BM.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
BN.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
BO.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
BP.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
BQ.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
BR.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
BS.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
BT.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
BU.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
BV.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
BW.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
BX.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
BY.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
BZ.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
CA.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
CB.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
CC.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
CD.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
CE.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
CF.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
CG.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
CH.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
CI.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
CJ.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
CK.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
CL.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
CM.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
CN.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
CO.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
CP.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
CQ.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
CR.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
CS.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
CT.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
CU.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
CV.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
CW.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
CX.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
CY.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
CZ.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
DA.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
DB.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
DC.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
DD.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
DE.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
DF.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
DG.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
DH.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
DI.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
DJ.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
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DN.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
DO.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
DP.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
DQ.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
DR.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
DS.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
DT.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
DU.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
DV.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
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DZ.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
EA.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
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EI.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
EJ.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
EK.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
EL.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
EM.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
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EO.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
EP.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
EQ.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
ER.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
ES.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
ET.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
EU.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
EV.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
EW.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
EX.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
EY.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
EZ.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
FA.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
FB.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
FC.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
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FF.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR / LIGHT		
FG.	LED WALL MOUNTED SENSOR / LIGHT	LED WALL MOUNTED SENSOR		



PROPOSED LOCATION OF THE NEW 400A SERVICE
(SURFACE MTD, UNDERGROUND SUPPLIED.)
LOCATION VERIFIED BY SCE

NOTES:
THIS SERVICE SHALL NOT INSTALLED IN
SHEAR WALLS OR PENETRATE SHEARWALLS;
SERVICE PANEL SHALL BE SURFACE
MOUNTED , ON THE SHEAR WALLS.

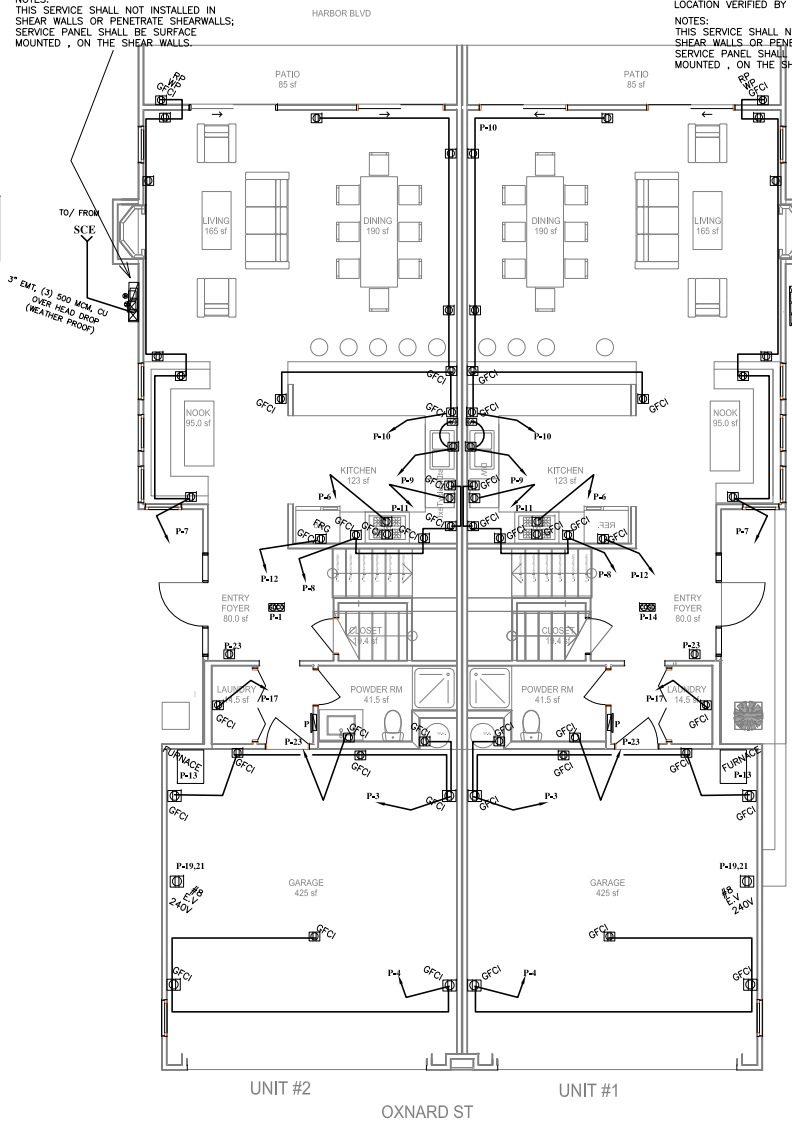
OF SHEETS



UNIT #2
UNIT #1
2ND FLOOR @ 1/4"=1'-6" SCALE

PROPOSED LOCATION OF THE NEW 400A SERVICE
(SURFACE MTD. UNDERGROUND SUPPLIED.)
LOCATION VERIFIED BY SCE

NOTES:
THIS SERVICE SHALL NOT INSTALLED IN
SHEAR WALLS OR PENETRATE SHEARWALLS;
SERVICE PANEL SHALL BE SURFACE
MOUNTED , ON THE SHEAR WALLS.



UNIT #2
UNIT #1
OXNARD ST
1ST FLOOR @ 1/4"=1'-6" SCALE

EXISTING SCE O.H.
PWR POLE

PROPOSED LOCATION OF THE NEW 400A SERVICE
(SURFACE MTD. UNDERGROUND SUPPLIED.)
LOCATION VERIFIED BY SCE

NOTES:
THIS SERVICE SHALL NOT INSTALLED IN
SHEAR WALLS OR PENETRATE SHEARWALLS;
SERVICE PANEL SHALL BE SURFACE
MOUNTED , ON THE SHEAR WALLS.

Tomtech-Drating-Design
Building Electrical and Gas System
1980 Tulare Corp. Bldg.
Tulare, CA 93274
(818) 427-7444

ENGINEER
NAME: ERIC S. MAGALLON

PROJECT TITLE:
NEW ELECTRIC SYSTEM
FOR A NEW
RESIDENTIAL, 1-FAMILY HOME
(A DUPLEX BLDG)

SHEET TITLE:
FLOOR PLAN
1-LINE DIAGRAM, SERVICE CALCS.,
ELEVATION, & NOTES

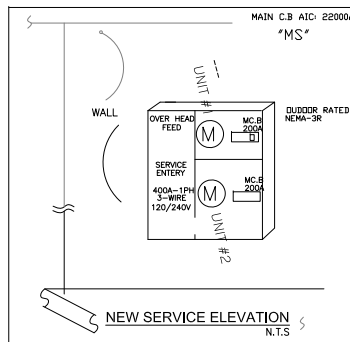
PROJECT ADDRESS:
1001 S. CATAMARAN ST
OXNARD, CA

REVISION	DATE	BY
1		

JOB #:
DATE: MARCH 2019
SCALE:
DRAWN BY: ET

SHEET
E-3

OF SHEETS



1-LINE DIAGRAM

SCALE: N.T.S.

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- ### GENERAL-SPECIFIC NOTES

NO PIPING, DUCTS, OR EQUIPMENT FOREIGN TO ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE LOCATED WITHIN THE DEDICATED SPACE ABOVE THE ELECTRICAL EQUIPMENT.

SCE's CONTACT
MR. STEVEN WALL

A NEW LY BUILT SINGLE FAMILY ,DUPLEX HOUSE ;
NEW ELECTRICAL, PLUMBING AND HVAC SYSTEMS

Tomtech-Drafting Design
Building Electrical • HVAC • Plumbing
and Gas System
9985 Tuljanga Croyn Bl.
Tuljanga, CA 91042
(818) 427-7464
E-mail: tomtechdrafting@gmail.com

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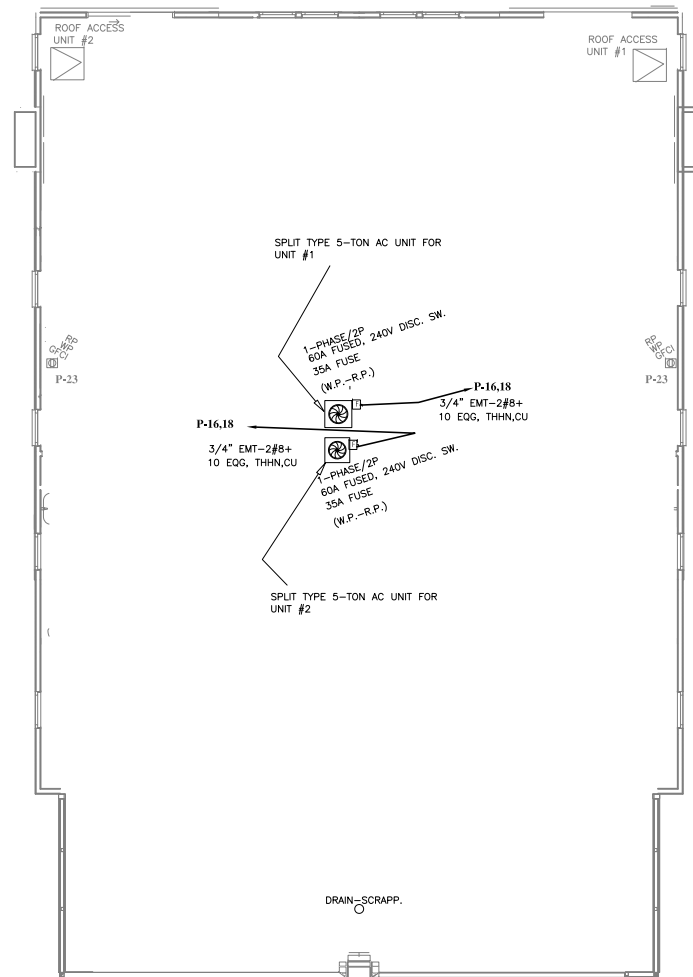
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[illegible]

State of California		CALIFORNIA ENERGY CODE			
Lighting - Single Family Dwellings				CPD-14-101-01	
SECOND-STEP INSULATION					
CERTIFICATE OF INSTALLATION					
Lighting - Single Family Dwellings					
Project Name NEW SP3		Enforcement agency DMAD		Project location NEW SP3	
Building address 100 CATAMARAN ST DUNARD, CA		City DMAD		State CA	
DOCUMENTATION AUTHOR'S DECLARATION STATEMENT					
I, 1 , certify that the Certificate of Installation documentation is accurate and complete.					
Documentation author name EDWARD TOMASIAN		Documentation author signature 			
Documentation author company name TDMTECH DESIGN-DRAFTING		Date signed 3/29/2019			
Address 9985 TULUJKA CANYON BLVD		PROJECT CERTIFICATE IDENTIFICATION / I number NEW SP3			
City/County TULUJKA, CA 91042		Phone 818-427-7464			
RESPONSIBLE PERSON'S DECLARATION STATEMENT					
I certify the following under penalty of perjury, under the laws of the State of California:					
The information provided on the Certificate of Installation is true and correct.					
2.1 I am either a responsible person eligible under Division 3 of the Business and Professions Code in the applicable jurisdiction to accept responsibility for the system design, construction, or installation of buildings, materials, components, or manufactured devices for the scope or portion of the work on the Certificate of Installation, and attested to the declaration in this statement, or I am an authorized representative of the responsible person and attested to the declaration in this statement on the responsible person's behalf.					
3. The information on the Certificate of Installation, materials, components or manufactured devices, the installation identified on the Certificate of Installation conforms to all applicable codes and regulations and the jurisdiction conforms to the requirements given on the Certificate of Construction, plans, and specifications approved by the enforcement agency.					
4.1 I will ensure that a registered copy of the Certificate of Installation shall be posted or made available with the building permit (based for the building), and made available to the enforcement agency for all applicable inspections. I understand that a registered copy of the Certificate of Installation is required to be included with the documentation. The building contractor is to submit to, send at, or occupy.					
I hereby certify under penalty of perjury that the above information is true and correct.					
Company Name/Address/Signature or e-Signed controls in the Recorder EDWARD TOMASIAN		Project ID Number NEW SP3			
Address 9985 TULUJKA		City/County NEW SP3			
City/County NEW SP3		Phone NEW SP3			

PLUMBING SYMBOLS & ABBRIVIATIONS

—S— SANITARY SEWER LINE (SS) —GW— GREASE WASTE LINE (GW) —V— VENT LINE —W— WASTE LINE —CW— COLD WATER LINE —HW— HOT WATER SUPPLY LINE —HWR— HOT WATER RETURN LINE —FWS— FILTERED WATER SUPPLY LINE —S— SHUT-OFF VALVE —B— BUTTERFLY VALVE —BFP— BLACK FLOW PREVENTER (BFP) —BWP— BLACK WATER VALVE (BWP) —C— CHECK VALVE —PR— PRESSURE REDUCING VALVE —PRV— PRESSURE RELIEF VALVE & TEMP/SAFE RELIEF VALVE —C— PIPE CAPPED —CD— CONDENSATE DRAIN LINE —DN— PIPE DOWN —UP— PIPE UP GAS SYMBOLS —G— GAS LINE —E— EARTHQUAKE WAVE (FOR GAS) —S— GAS SHUT-OFF VALVE —A— AUTOMATIC GAS SHUT-OFF VALVE —R— GAS PRESSURE REGULATORY VALVE —MBH— CUBIC FEET PER HOUR —TDL— TOTAL DEVELOPED LENGTH —W.C.— WATER COLUMN —G.C.— GAS COCK	FLR FLOOR FD FLOOR DRAIN W/ TRAP PRIMER (SET 1/2" BELOW AFF. U.O.N) F.F. FLOOR FINISH F.C. FLOOR CLEAN-OUT W.C. WALL CLEAN-OUT W.C. WASTE CLEAN-OUT W.C. WASTE LINE UNDER GROUND/SLAB R.D. ROOF DRAIN CT CAST IRON VTR VENT THRU ROOF HB HOSE BIBB W.C. WATER CLOSET POC POINT OF CONNECTION MSD MANSARD LAV LAVATORY UR URINAL HB HOSE BIBB AFF ABOVE FINISHED FLOOR BFP BELOW FINISHED FLOOR WHA WATER HAMMER ARRESTOR K/S KITCHEN SINK T.D. TRENCH DRAIN WATER METER EW ELECTRICAL WATER HEATER (APPROVED BY 2016 CALIFORNIA ENERGY COMMISSION) GW GAS WATER HEATER (LISTED BY 2016 CALIFORNIA ENERGY COMMISSION) TPRV TEMPERATURE PRESSURE RELIEF VALVE GPM GALLONS PER MINUTE GPH GALLONS PER HOUR CUBIC FEET PER HOUR (GAS) PU FUTURE UNIT GPF GALLONS PER FLOW AFF ABOVE FINISHED GRADE BFP BELOW FINISHED GRADE CONNECTION TO EXISTING EX. EXISTING N. NEW R/L REMOVE / RELOCATE
---	---

PIPE AND FITTINGS SCHEDULE

TYPE	SIZE	MATERIAL	FITTINGS	LOCATION
STORM DRAIN, WASTE AND VENT	ALL SIZES	PVC ABS	PVC ABS	ABOVE GRADE & BELOW GRADE
	ALL SIZES	TYPE "L" HARD COPPER	WROUGHT COPPER	ABOVE GRADE
COLD WATER	ALL SIZES	TYPE "K" HARD COPPER	WROUGHT COPPER SILVER BRAZED	BELOW GRADE
HOT WATER	ALL SIZES	SCHEDULE 40 BLACK STEEL	THREADED FITTINGS AND 816.3, BLACK MALLEABLE IRON	ABOVE GRADE & BELOW GRADE
NATURAL GAS			150 LBS. OR ANSI 816.11 FORGED STEEL	
PERFORATED PIPES	ALL SIZES	SCHEDULE 40 BLACK STEEL	STANDARD WELD	ABOVE GRADE & BELOW GRADE
	ALL SIZES	PVC ABS	PVC ABS	ABOVE GRADE & BELOW GRADE
	ALL SIZES	PVC ABS	PVC ABS	ABOVE GRADE & BELOW GRADE

PLUMBING CONTRACTORS CAN USE CPVC INSTEAD OF COPPER FOR WATER SUPPLY THROUGHOUT THE BLDG; COMPLYING WITH CPC: 604.1 (a THRU i) EXCEPT; CPVC CAN NOT BE USED IN HEALTH FACILITIES.

GENERAL-SPECIFIC NOTES

- Water heater to meet the requirements of American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE). Water heater shall be anchored or strapped to resist horizontal displacement. Due to earthquake motion per section 5.303.2.3 and comply with section 5.303.2.3 of the GREEN BUILDING CODE, (SEC. 4.303.2 RESIDENTIAL). Water heater shall be anchored or strapped to resist horizontal displacement. Due to earthquake motion per section 5.303.2.3 and comply with section 5.303.2.3 of the GREEN BUILDING CODE, (SEC. 4.303.2 RESIDENTIAL).
- Hot water piping shall be insulated as per energy conservation standards, title 24, sec. 5-1504(b).
- Standby loss for gas-fired water heater must comply with the requirements of the standards.
-
- Install shut-off valves at each cold and hot water supply riser and/or branch behind access panel, where applicable.
- Install water hammer arrestors on each cold and hot water fixture branch as be factory made with permanent cushion of gas or air. Provide access panel.
- Sewer, waste, vent and storm drain pipes to be cast iron, or galvanized steel.
 - Hot and cold water to be copper tubing type "L" above ground and type "K" below ground.
 - Condensate drain pipes to be copper tubing type "M".
 - Gas pipes to be schedule 40 black steel or galvanized steel.
- Provide and install new tees and wyes for each water or sewer point of connection.
- Lavatory faucets, shower faucets and sink faucets (not including service sink faucets) shall meet the flow requirements outlined in the Appliance Efficiency Standards. Standards 2-5314.
- All plumbing fixture's to be approved by Energy Conservation Standards.

- Sanitary vent termination must be minimum 10 Ft away from or at least 3 Ft above any window, door, opening, fresh air intake or vent shaft.
- Install slip joints for all drainage, waste and vent risers. Location of slip
- PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM
- FULL-WAY SHUT-OFF VALVES SHALL BE INSTALLED FOR ALL WATER HEATERS (PER 2016 CPC / LAPC: 606.6.)
- Building drain and vent piping materials shall comply with sections 701.0 And 903.0 of the California plumbing code.

All Fixtures, equipment, piping and materials shall be listed by an approved listing agency.

Floor drains or similar traps directly connected to the drainage system and Subject to infrequent use shall be provided with an approved automatic means Of maintaining their water seals.

Cross connection protection shall be provided at the potable water supplied Appliance and equipment (other than those listed in information bulletin 103).

WATER SYSTEMS PROVIDED WITH CHECK VALVES OR BACKFLOW PREVENTERS SHALL BE PROVIDED WITH APPROVED, LISTED EXPANSION TANKS OR OTHER DEVICES FOR INTERMITTENT OPERATION FOR THERMAL EXPANSION CONTROL.

ONLY SANITARY WASTE PIPING IN 4" OR LARGER MAY BE SLOPPED AT 1% FOR 3" OR SMALLER SANITARY WASTE PIPING SLOPE SHALL BE 2%.

ADDITIONAL GENERAL NOTES:

ALL PLUMBING FIXTURES SHALL COMPLY WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE SECTION 4.303.1 FOR A 20% REDUCTION IN WATER USAGE.

ALL PLUMBING FIXTURES, THEIR FITTINGS, PIPING, EQUIPMENT SHALL BE LISTED.

ALL FIXTURES, EQUIPMENT, PIPING, MATERIALS SHALL BE LISTED.

PLUMBING FIXTURES AND THEIR FITTINGS SHALL MEET THE FLOW REQUIREMENTS SPECIFIED IN THE LOS ANGELES PLUMBING CODE. SHALL COMPLY WITH MAXIMUM FLOW RATE VALUES OF TABLE 5.303.2.3 AND COMPLY WITH SECTION 5.303.2.3 OF THE GREEN BUILDING CODE, (SEC. 4.303.2 RESIDENTIAL).

ALL FAUCETS IN PUBLIC RESTROOMS SHALL BE SELF-CLOSING TYPE OR SELF-CLOSING METERING FAUCETS.

PUBLIC LAVATORIES SHALL HAVE CONTROLS TO LIMIT THE WATER TEMPERATURE TO 110 DEG. F.

LEAD FREE COMPLIANCE REQUIRED EFFECTIVE JANUARY, 1 2010 PER CALIFORNIA HEALTH AND SAFETY CODE SECTION 116875.

WATER PIPES AND FITTINGS WITH A LEAD CONTENT WHICH EXCEEDS .25% SHALL BE PROHIBITED IN SYSTEMS CONVEYING POTABLE WATER.

ALL NEW PLUMBING FIXTURES AND THEIR FITTINGS SHALL COMPLY WITH HIGH EFFICIENCY STANDARDS PER 2016 LAPC/CPC AND PER BUILDING GREEN CODE, LEAD FREE ORDINANCE, CFI80822

GENERAL NOTES:

PLUMBING FIXTURES AND THEIR FITTINGS SHALL COMPLY WITH MAXIMUM FLOW RATE VALUES OF TABLE 5.303.2.3 AND COMPLY WITH SECTION 5.303.2.3 OF THE GREEN BUILDING CODE, (SEC. 4.303.2 RESIDENTIAL).

All new plumbing fixtures and plumbing fitting shall comply with high efficiency standards per 2016 CPC.....

PLUMBING FIXTURE FLOW REQUIREMENT

WATER CLOSET	1.28 GAL/FLUSH MAX.
URINALS	0.125 GAL/FLUSH MAX.
LAVATORY FAUCET (RESIDENTIAL)	1.2 GPM MAX.
LAVATORY FAUCET (NON-RESIDENTIAL)	0.4 GPM MAX.
LAVATORY FAUCET (METERING)	0.2 GAL/CYCLE MAX.
SHOWER HEAD	2 GPM MAX.
KITCHEN FAUCET	1.8 GPM MAX.

CLEANOUTS FOR DRAINS THAT PASS THROUGH BACKWATER VALVES SHALL BE CLEARLY IDENTIFIED WITH A PERMANENT LABEL STATING "BACKWATER VALVE DOWNSTREAM" AND SHALL BE INSTALLED AS PER 2016 CPC: sEC. 707 & 719.

EACH VENT SHALL RISE VERTICALLY TO A POINT NOT LESS THAN SIX (6") INCHES IN HEIGHT ABOVE THE FLOOD LEVEL RIM OF THE FIXTURE BEFORE BEING CONNECTED TO ANY OTHER VENT.

EACH PLUMBING VENT SHALL TERMINATE NOT LESS THAN TEN (10) FEET FROM OR AT LEAST 3 FEET ABOVE ANY WINDOW, DOOR, OPENING, AIRTAKE OR VENT SHAFT.

ALL NEW OR REPAIRED POTABLE WATER SYSTEMS SHALL BE DISINFECTED PRIOR TO USE ACCORDING TO THE METHOD SET IN SECTION 609.9 OF THE 2016 CPC.

GENERAL NOTES-CODES

THE CURRENT GOVERNING CODE IS 2016 CPC. DESIGNED PER 2017 LAP.C

SCOPE OF WORK

A NEWLY BUILT SINGLE FAMILY DUPLEX HOUSE ;

NEW ELECTRICAL, PLUMBING AND HVAC SYSTEMS

THE CALCULATED OF THE WATER METER SHALL BE INCREASED FOR FIRE SPRINKLER ALLOWANCE (TO EXT SIZE UP)

Tomech - Drafting-Design
Building Electrical and Gas System.
9485 Tulare Ave. Bk.
Van Nuys, CA 91411
Call: 818-708-0000
(818) 427-7444



ENGINEER:

OWNER:

PROJECT TITLE:
NEW ELECTRIC SYSTEM
FOR NEW
RESIDENTIAL, 1-FAMILY HOMES
(A DUPLEX BLDG)

FLOOR PLAN
RISERS, SERVICE CALC.,
ELEVATION, & NOTES
PROJECT ADDRESS:
1001 S. CAYAMARAN ST
OXNARD, CA

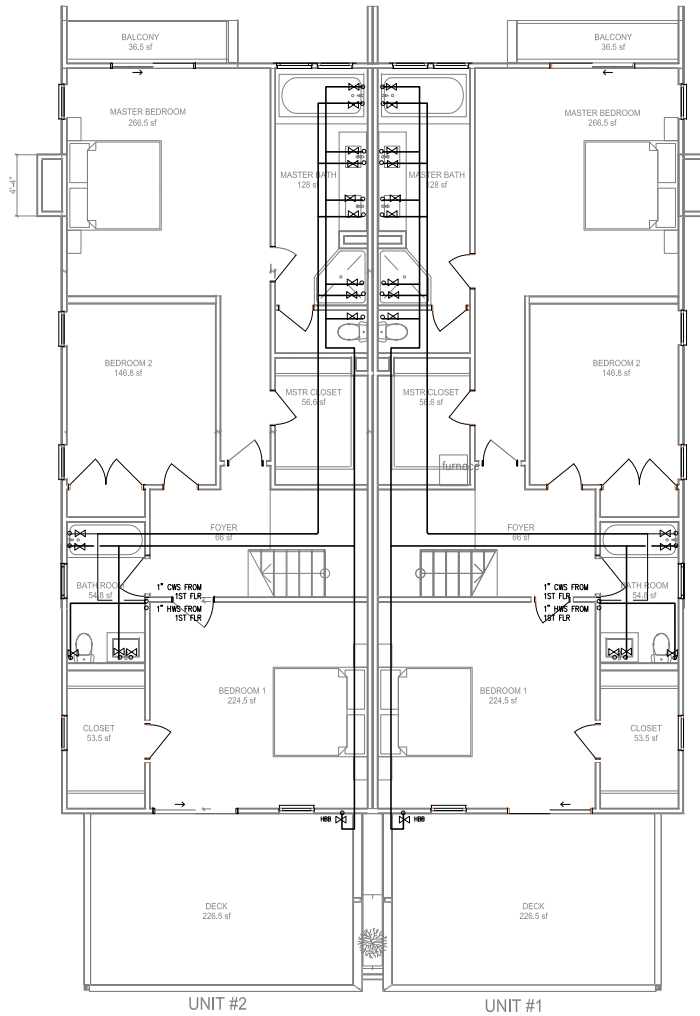
REVISION	DATE	BY
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JOB #:
DATE: JUNE 2019
SCALE:
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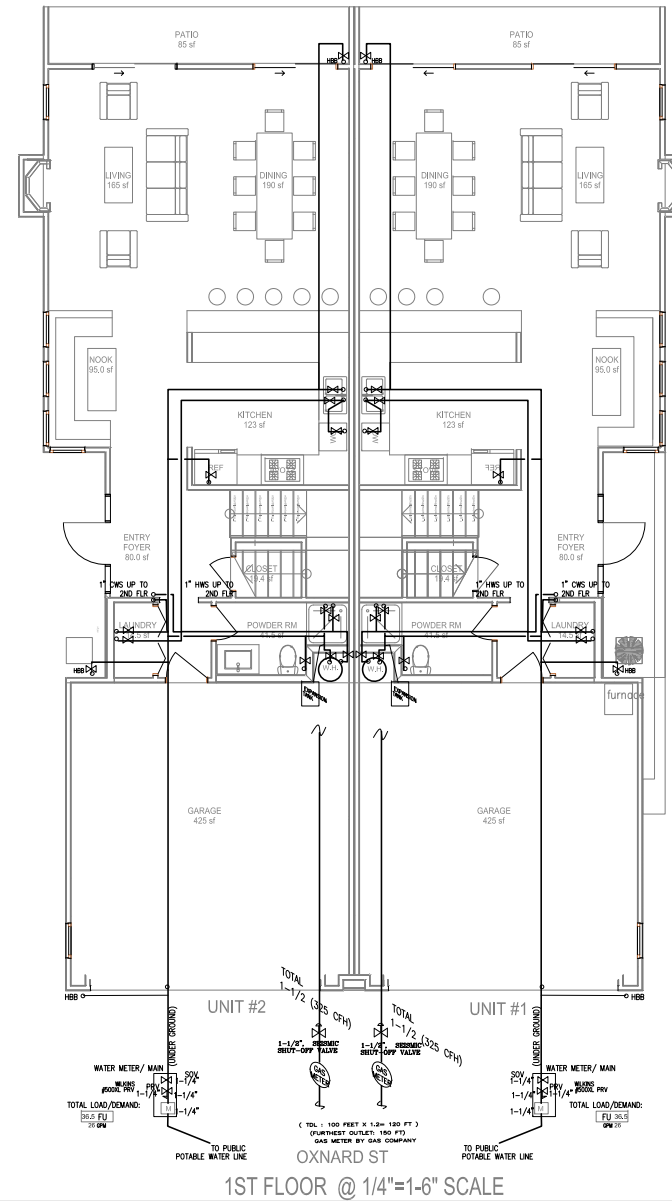
SHEET

PLUMB.-1

OF SHEETS



2ND FLOOR @ 1/4"=1-6" SCALE



1ST FLOOR @ 1/4"=1-6" SCALE

Tomtech-Drafting-Design
 Building, Electrical, HVAC, Plumbing
 and Gas System.
 9801 Tulane Court, Bldg. 100
 Irvine, CA 92618
 Phone: (949) 427-7444

ENGINEER:

OWNER:

PROJECT TITLE:

NEW ELECTRIC SYSTEM
FOR NEW
RESIDENTIAL, 1-FAMILY HOMES
(A DUPLEX BLDG)

SHEET TITLE:

FLOOR PLAN
RISERS, SERVICE CALC.,
ELEVATION, & NOTES

PROJECT ADDRESS:

1001 S. CATAMARAN ST
OXNARD, CA

REVISION	DATE	BY
1		

JOB #:

DATE: JUNE 2019

SCALE:

DRAWN BY: ET

SHEET

PLUMB.-2

OF SHEETS

Architectural floor plan of the first floor of a two-unit building. The plan is symmetrical around a central vertical axis. Each unit (Unit #2 on the left, Unit #1 on the right) includes a Living Room (165 sf), Dining Room (190 sf), Kitchen (123 sf), Entry Foyer (86.0 sf), Laundry, Powder Room (41.5 sf), and a large Garage (425 sf). There are also Nooks (95.0 sf) and Patios (85 sf). The plan shows various plumbing fixtures, doors, windows, and structural elements like columns and beams. A central vertical shaft contains two restrooms (WCS, WCO) and two vent stacks (VTR). Slopes are indicated for drainage: 2% and 3%. A note at the bottom right states "TOTAL LOAD: D/FU 26". A north arrow points towards the top right. A note at the bottom center reads "OXNARD ST" and "1ST FLOOR @ 1/4"=1'-6" SCALE". A note at the bottom right corner says "TWO WAY CLEAN OUT ACCESSABLE (PER 2016 CPC-707) (IN THE PROPERTY)". A note at the bottom center says "EXIST. 8" CITY SEWER LINE FIELD VERIFY LOCATION".

Tomtech - Drafting Design
Building Electrical · HVAC · Plumbing
and Gas System.

9985 Tuljunga Cyn Blvd.
Tuljunga, CA 91042

E-Mail: Edward@tomtech@aol.com
(818) 427-7464



PROJECT TITLE:

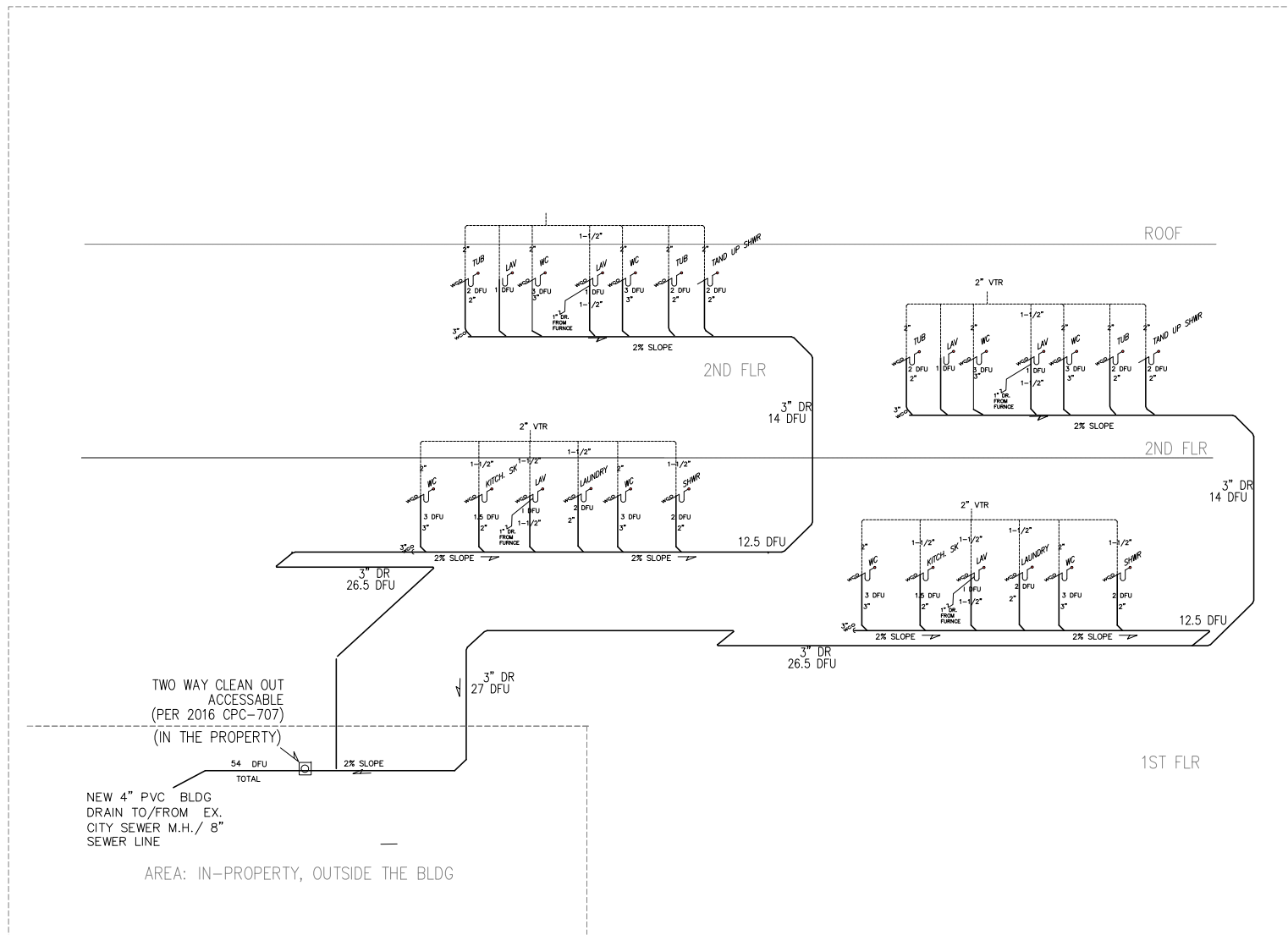
1001 S. CATAMBA
OXNARD, CA

PROJECT ADDRESS:

REVISION	DATE	BY
Δ	-	-

SHEET

OF SHEETS



PLUMBING WASTE & VENT RISER DIAGRAM

N.T.S.

(TYPICAL FOR BOTH UNITS)



ENGINEER:

OWNER:

PROJECT TITLE:
 NEW ELECTRIC SYSTEM
 FOR NEW
 RESIDENTIAL, 1-FAMILY HOMES
 (A DUPLEX BLDG)

FLOOR PLAN
 RISERS, SERVICE CALC.,
 ELEVATION, & NOTES
 PROJECT ADDRESS:
 1001 S. CATAMARAN ST
 DOWNEY, CA

SHEET TITLE:	REVISION	DATE	BY
	1		

JOB #:
 DATE: JUNE 2019
 SCALE:
 DRAWN BY: ET

SHEET
 PLUMB.-6

OF SHEETS

COMMUNITY WORKSHOP

Monday, May 16, 2022

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

4. PROJECT NAME: Villa Ristorante; PLANNING AND ZONING PERMIT NO. 22-510-02 (Special Use Permit - Alcohol); Channel Islands Neighborhood

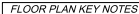
A request to sell beer, wine and distilled spirits (Type 47 ABC License) for on-site consumption at a proposed approximately 3,423 square-foot restaurant with two outdoor patios measuring approximately 350 square-feet each, on a 2.6-acre site located at 1601 South Victoria Avenue Suite 160-B (APN: 188-0-272-205) within the Coastal Planned Unit Community (C-P-C) zone. The proposed hours of alcohol sales are from 7:00 AM to 1:00 AM daily. The project is exempt from environmental review pursuant to Section 15301 (Existing Facilities), Class 1 of the California Environmental Quality Act Guidelines.

Applicant: Matthew Olufs
City Contact: Randy Baez, Associate Planner

Phone: (805) 886-2919
Phone: (805) 385-3923

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

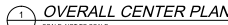
Para información en español, favor de llamar al (805) 385-7858



- A. EXISTING EXTERIOR WALL: PLASTER
- B. (X) EXTERIOR WINDOWS TO REMAIN
- C. (X) ALUM. STOREFRONT DOOR
- D. (NOT USED THIS PLAN)
- E. (X) PLASTER & BRICK PLASTERS TO REMAIN
- F. (X) POLE MOUNTED SITE LIGHT TO REMAIN
- G. (X) WALL MOUNTED LANTERN STYLE LIGHTING TO REMAIN
- H. (X) APPROX. 14' DIA. BALM TREE, THIS LOCATION

1. PROPOSED CANTILEVERED FRONT FABRIC AWNING WITH PERIMETER FRONT EDGE ENDS ON WELDED METAL FRAME.
2. ARCHED AWNING SECTION FOR ENTRY ACCENT
3. APPROX 3" SQ. METAL SUPPORT POST AT ENTRY ACCENT.
4. WOOD LOOK PLANTER BOXES ON RAISED BASE FOR PATIO SURFACE (RAINAGE PLANTED WITH DWARF BAMBOO TRIMMED TO BOX HEIGHT)

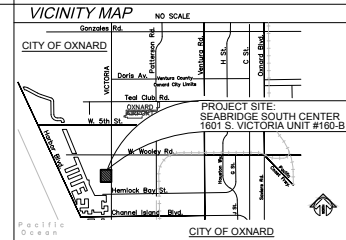
20. PROPOSED CANTILEVERED REAR FASPC AWNING ON WELDED METAL FRAME WITH PERMITS FRONT EGG SORT AND DIDS ON WELDED METAL FRAME
NOTE: FACE OF AWNING FOLLOWS PLANTER BOXES SET TO CURVE OF PUBLIC WALKWAY
21. TEND NOT USE THIS PLAN
22. WOOD LOOK PLANTER BOXES ON PAISED BASE FOR PATO SURFACE DRAINAGE
23. WELDED IRON PATIO RAILING AND GATE THIS SECTION HT. MIN. HT. 36" ALIGN WITH PLANTERS
24. ROLL DOWN CLEAR (SMOGLASS CURTAINS FOR MILDWEATHER WEATHER WITH ANCHOR BAR AT BOTTOM FOR ANCHORAGE TO PLANTER BOX FRAME
25. PROPOSED FOLD-OPEN SERVICE WINDOW INTEGRATED IN (2) JUAL STOREFRONT WINDOW



SCALE: NOT TO SCALE



ARCHITECTURAL
PR-1 COVER, SITE, FRONT & REAR PATIO FLOOR PLANS
PR-2 PATIO EXTERIOR ELEVATIONS



STYL F

- ## SITE KEY NOTES

1. (E) ACCESSIBLE PARKING & LOADING ZONES
2. (E) ACCESSIBLE BLDG. ACCESS ROUTE
3. (E) ACCESSIBLE PUBLIC ENTRY DOORS.
4. (E) ACCESSIBLE SERVICE \ ENTRY DOOR
5. (E) OPEN AIR PATIO AREA WITH GENERAL SEATING SURFACED WITH INTERLOCKING PAVERS (TO REMAIN)

COVER SHEET SITE PLAN & NOTES

VILLA RISTORANTE
KITCHEN EQUIPMENT MODIFICATIONS
RESTAURANT REMODEL FOR BAR INSTALLATION AND
COVER SHEET ONE - ENR & NOTES

1601 S. VICTORIA AVE, SUITE # 160-B
OXNARD, CA 93035

DRANY

CHECK

PLOT :

SCALE

100%

E-FILE

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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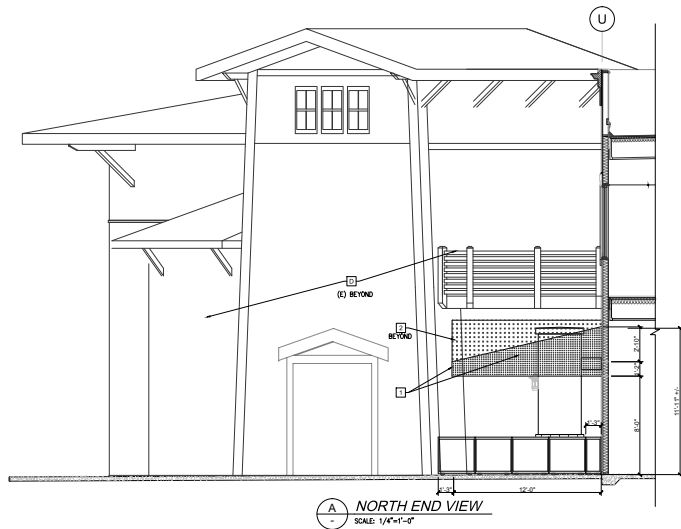
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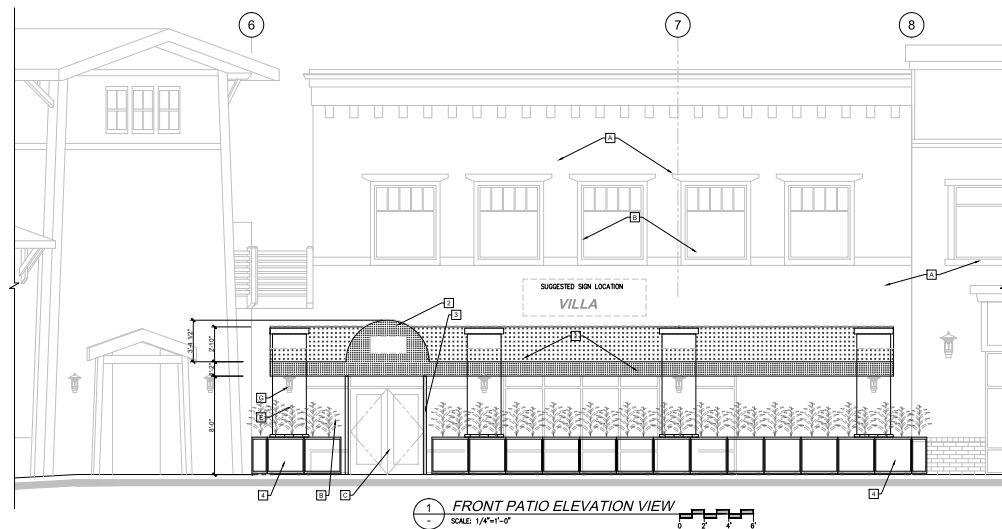
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SHEET

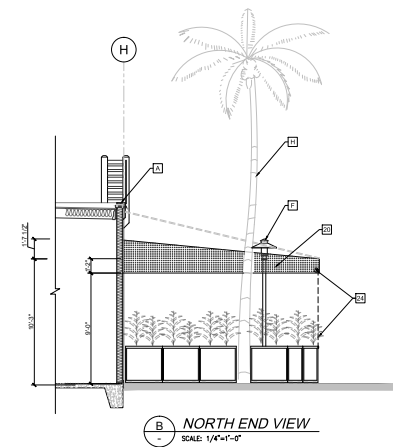
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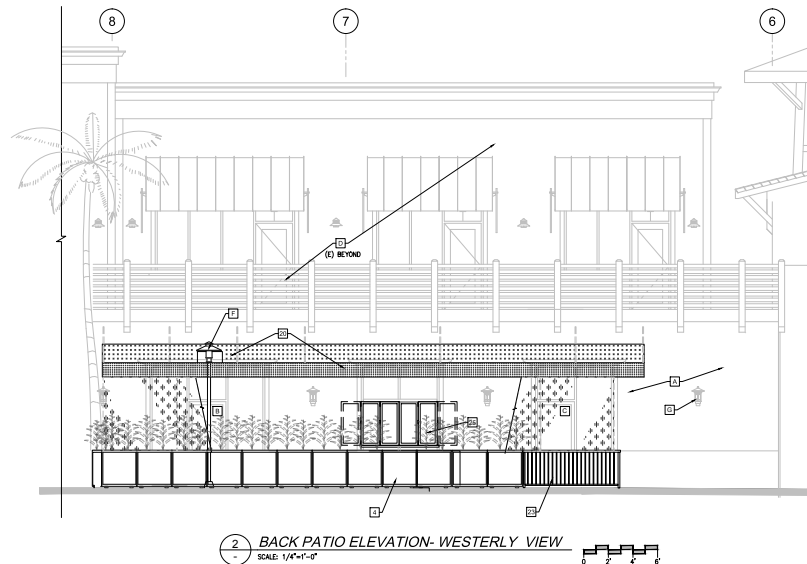
(A) NORTH END VIEW
SCALE: 1/4"=1'-0"



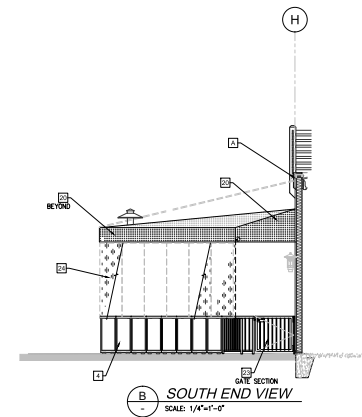
(1) FRONT PATIO ELEVATION VIEW
SCALE: 1/4"=1'-0"



(B) NORTH END VIEW
SCALE: 1/4"=1'-0"



(2) BACK PATIO ELEVATION- WESTERLY VIEW
SCALE: 1/4"=1'-0"



(B) SOUTH END VIEW
SCALE: 1/4"=1'-0"

FLOOR PLAN KEY NOTES

- (U) EXISTING EXTERIOR WALL: PLASTER
- (E) EXISTING WINDOWS TO REMAIN
- (A) ALUM. STOREFRONT DOOR
- (D) BLK. FACADES BEYOND
- (E) PLASTER & BRICK PLASTERS TO REMAIN
- (F) (D) POLE MOUNTED SITE LIGHT TO REMAIN
- (G) (D) WALL MOUNTED LANTERN STYLE LIGHTING TO REMAIN
- (H) (E) APPROX. 14" DIA. PALM TREE THIS LOCATION
- (1) PROPOSED CANTILEVERED FRONT FABRIC AWNING WITH PERIMETER FRONT EDGE SHORT AND ENDS ON WELDED METAL FRAME
2. ARCHED AWNING SECTION FOR ENTRY ACCENT
3. APPROX. 3" SQ. METAL SUPPORT POST AT ENTRY ACCENT
4. WOOD LOOK PLANTER BOXES ON RAISED BASE FOR PATIO SURFACE DRAINAGE PLANTED WITH ORNAMENTAL BAMBUS TRIMMED TO BOX HEDGE
20. PROPOSED CANTILEVERED REAR FABRIC AWNING ON WELDED METAL FRAME WITH PERIMETER FRONT EDGE SHORT AND ENDS ON WELDED METAL FRAME. NOTE: FACE 3D AWNING FOLLOWING PLANTER BOXES SET TO CURVE OF PUBLIC WALKWAY
21. PAINTED GALV. STEEL SUSPENSION BRACKETS FOR AWNING SUPPORT
22. WOOD LOOK PLANTER BOXES ON RAISED BASE FOR PATIO SURFACE DRAINAGE
23. WROUGHT IRON PATIO RAILING AND GATE THIS SECTION. HT. MIN. HT. 36" ALIGN WITH PLANTERS
24. ROLL DOWN CLEAR GLASS CURTAINS FOR INCIDENT WEATHER WITH ANCHOR BAR AT BOTTOM FOR ANCHORAGE TO PLANTER BOX FRAME
25. PROPOSED FOLD-OPEN SERVICE WINDOW INTEGRATED IN (E)ALUM. STOREFRONT WINDOW SYSTEM

EXTERIOR PATIO ELEVATIONS & SECTIONS

RESTAURANT REMODEL FOR BAR INSTALLATION AND KITCHEN EQUIPMENT MODIFICATIONS

VILLA RISTORANTE

1601 S. VICTORIA AVE, SUITE # 160-B OXNARD, CA 93005

REVISIONS	DATE
CLIENT INFO - REVIEW	01-11-22
REVIEW RELEASE	02-08-22
APPROVED	
DRAWN	CHECKED
PLOT DATE	03-31-21
SCALE	PER SCALE BAR
JOB NO.	BASE PLAN
E-FILE	

PR-2

SHEET

Jim McKeown Inc.
ARCHITECT
1601 S. VICTORIA AVE, SUITE # 160-B OXNARD, CA 93005
TEL: (805) 461-1000
FAX: (805) 461-1001
WWW.JIMMCKEOWN.COM

PROGRESS
DATE: 02-08-2022

ARCHITECT
ARCHITECT
VENTURA PROFESSIONAL CENTER
VENTURA, CA 93003
TEL: (805) 461-1000
FAX: (805) 461-1001
WWW.JIMMCKEOWN.COM

PLANNING & ARCHITECTURE & DEVELOPMENT SERVICES

COMMUNITY WORKSHOP

Monday, May 16, 2022

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

**5. PROJECT NAME: Mountain Mike's Pizza; PLANNING AND ZONING PERMIT NO. 22-510-01
(Special Use Permit - Alcohol); Channel Islands Neighborhood**

A request to sell beer and wine (Type 41 ABC License) for on-site consumption at a proposed 2,420 square-foot restaurant with a 300 square-foot outdoor patio, on a 2.6-acre site located at 1105 South Victoria Avenue (APN: 188-0-250-245) within the Coastal Planned Unit Community (C-P-C) zone. The proposed hours of alcohol sales are from 11:00 AM to 11:00 PM daily. The project is exempt from environmental review pursuant to Section 15301 (Existing Facilities), Class 1 of the California Environmental Quality Act Guidelines.

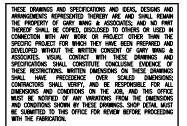
Applicant: Bobby Singh
City Contact: Randy Baez, Associate Planner

Phone: (707) 815-9916
Phone: (805) 385-3923

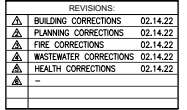
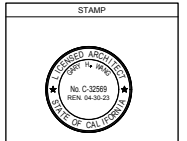
**For additional project information, please direct your inquiry to the listed contacts, or
call the Planning Division at (805) 385-7858**

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

1105 S. VICTORIA AVE., OXNARD, CA 93003



THESE DRAWINGS AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENTS REPRESENTED THEREBY ARE, AND SHALL REMAIN THE PROPERTY OF GARY WANG & ASSOCIATES, AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF GARY WANG & ASSOCIATES. ANY REUSE, REPRODUCTION, REPRODUCTION OR REUSE OF ANY PART OF THIS PROJECT FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF GARY WANG & ASSOCIATES, WITHOUT THE WRITTEN CONSENT OF GARY WANG & ASSOCIATES, SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS; CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONNECTIONS ON THE JOB, AND THIS OFFICE SHALL NOT BE RESPONSIBLE FOR ANY DIMENSIONS, CONNECTIONS AND CONDITIONS SHOWN BY THESE DRAWINGS; SHOP DETAIL MUST BE SUBMITTED TO THIS OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE FABRICATION.

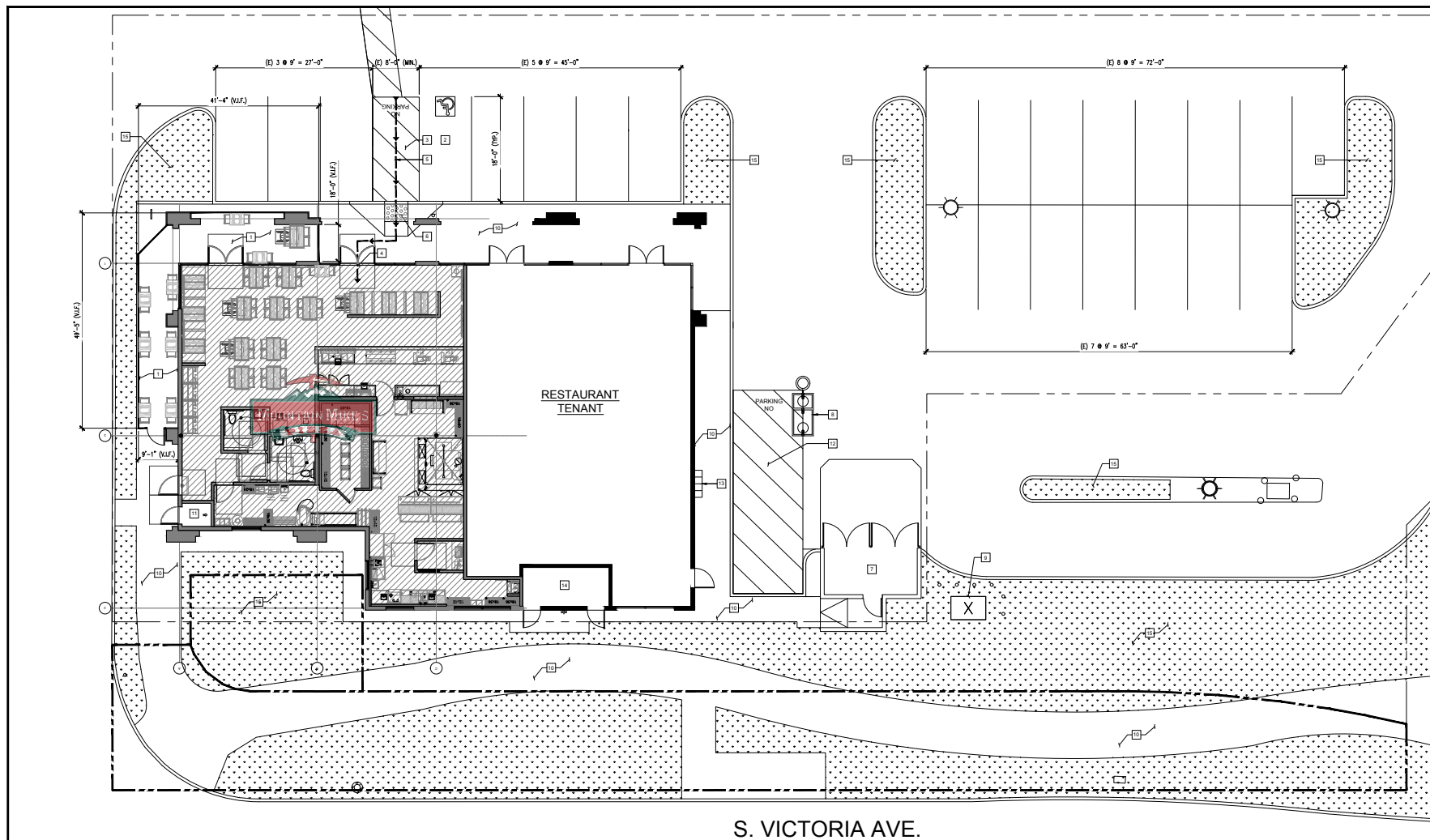


ARCH PROJECT #: 21-__

DRAWN BY	CHECK BY
EM	ADR

SHEET CONTENT
INDEX NOTES, PROJECT INFO, VICINITY MAP, BLDG. DEPT NOTES

T-1.0



S. VICTORIA AVE.

ENLARGED SITE PLAN 1
SCALE: 1/8"=1'-0"

SITE PLAN KEYNOTES

- | | |
|---|--|
| <ul style="list-style-type: none"> 1 EXISTING OUTDOOR PATIO 2 EXISTING VAN ACCESSIBLE PARKING STALL 3 EXISTING VAN ACCESSIBLE LOADING (8'-0" MIN) 4 MAIN ENTRANCE; REFER TO INTERIOR FLOOR PLAN 5 ACCESSIBLE PATH OF TRAVEL FROM ACCESSIBLE PARKING. MAX SLOPE 5%, CROSS SLOPE 2%. 6 EXISTING CURB RAMP WITH DETECTABLE WARNINGS 7 EXISTING TRASH ENCLOSURE 8 EXISTING GREASE INTERCEPTOR 9 EXISTING TRANSFORMER TO REMAIN | <ul style="list-style-type: none"> 10 EXISTING SIDEWALK AND CURB TO REMAIN; PROTECT IN PLACE 11 EXISTING FIRE ALARM PANEL AND SPRINKLER RISER ROOM TO REMAIN; NOT A PART 12 EXISTING LOADING CLEAR FLOOR SPACE TO REMAIN 13 EXISTING GAS METERS TO REMAIN 14 EXISTING ELECTRICAL DISCONNECT AND ROOF ACCESS LADDER TO REMAIN; NOT A PART 15 EXISTING LANDSCAPING TO REMAIN; NOT A PART |
|---|--|



THESE DRAWINGS AND SPECIFICATIONS AND THEIR ISSUING AND AMENDMENTS REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF GWA AND ITS ASSOCIATES, AND NO PART THEREOF SHALL BE COPIED, REPRODUCED OR USED IN CONNECTION WITH ANY OTHER PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF GWA AND ITS ASSOCIATES. THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THESE ASSOCIATES' INTENT AND DESIGN ON THESE DRAWINGS. SHALL HAVE PRECEDENCE OVER ANY OTHER DOCUMENTS, CORRECTIONS, ORAL STATEMENTS, AND BE RESPONSIBLE FOR ALL AMENDMENTS AND CHANGES TO THE DRAWINGS. THE OFFICE MUST BE ADVISED OF ANY AMENDMENTS FROM THE CLIENTS AND CONSULTANTS OF THESE DRAWINGS. ANY FINAL MUST BE SUBMITTED TO THE OFFICE FOR REVIEW BEFORE PROCEEDING WITH THE PROJECTS.

ARCHITECT



STAMP



PROJECT NAME/ADDRESS:



@Sanabridge Marketplace, Chertand, CA
1105 S. VICTORIA AVE.,
Oxnard, CA 93003

REVISIONS:

1	BUILDING CORRECTIONS	02.14.22
2	PLANNING CORRECTIONS	02.14.22
3	FIRE CORRECTIONS	02.14.22
4	WASTEWATER CORRECTIONS	02.14.22
5	HEALTH CORRECTIONS	02.14.22

ISSUE DATE:

1ST	--
2ND	--
3RD	--
4TH	--
5TH	--
6TH	--

JOB NUMBER

ARCH PROJECT # 21,___

DRAWN BY	CHECK BY
EM	ADR

SHEET CONTENT

ENLARGED SITE PLAN

SHEET NO

T-1.0A

ROOM FINISH SCHEDULE

ALL FINISHES SPECIFIED ARE FOR PERFORMANCE. EQUAL MANUFACTURERS MAY BE PROVIDED W/ APPROVAL FROM ARCHITECT.

ROOM NUMBER	ROOM DESCRIPTION	FLOOR	BASE	WALLS	CEILING	COLOR
ROOM NAME						
100	DINING AREA	SEAL CONCRETE	6" CERAMIC SLIP-ON TILE	SMOOTH DAINISHED METAL	FACTORY FINISH	PAINT FINISH (SEE PAINT SCHEDULE)
101	BEVERAGE STATION	DAINISHED METAL FLOOR	6" CERAMIC SLIP-ON TILE	SMOOTH DAINISHED METAL	FACTORY FINISH	PAINT FINISH (SEE PAINT SCHEDULE)
102	ARCADE AREA	DAINISHED METAL FLOOR	6" CERAMIC SLIP-ON TILE	SMOOTH DAINISHED METAL	FACTORY FINISH	PAINT FINISH (SEE PAINT SCHEDULE)
103	SERVICE AREA	DAINISHED METAL FLOOR	6" CERAMIC SLIP-ON TILE	SMOOTH DAINISHED METAL	FACTORY FINISH	PAINT FINISH (SEE PAINT SCHEDULE)
104	PIZZA PREP AREA	DAINISHED METAL FLOOR	6" CERAMIC SLIP-ON TILE	SMOOTH DAINISHED METAL	FACTORY FINISH	PAINT FINISH (SEE PAINT SCHEDULE)
105	DOUGH PREP AREA	DAINISHED METAL FLOOR	6" CERAMIC SLIP-ON TILE	SMOOTH DAINISHED METAL	FACTORY FINISH	PAINT FINISH (SEE PAINT SCHEDULE)
106	WASHING AREA	DAINISHED METAL FLOOR	6" CERAMIC SLIP-ON TILE	SMOOTH DAINISHED METAL	FACTORY FINISH	PAINT FINISH (SEE PAINT SCHEDULE)
107	OFFICE	DAINISHED METAL FLOOR	6" CERAMIC SLIP-ON TILE	SMOOTH DAINISHED METAL	FACTORY FINISH	PAINT FINISH (SEE PAINT SCHEDULE)
108	WALK-IN COOLER	DAINISHED METAL FLOOR	6" CERAMIC SLIP-ON TILE	SMOOTH DAINISHED METAL	FACTORY FINISH	PAINT FINISH (SEE PAINT SCHEDULE)
109	WALK-IN FREEZER	DAINISHED METAL FLOOR	6" CERAMIC SLIP-ON TILE	SMOOTH DAINISHED METAL	FACTORY FINISH	PAINT FINISH (SEE PAINT SCHEDULE)
110	ALL-GENDER RESTROOM	DAINISHED METAL FLOOR	6" CERAMIC SLIP-ON TILE	SMOOTH DAINISHED METAL	FACTORY FINISH	PAINT FINISH (SEE PAINT SCHEDULE)
111	ALL-GENDER RESTROOM	DAINISHED METAL FLOOR	6" CERAMIC SLIP-ON TILE	SMOOTH DAINISHED METAL	FACTORY FINISH	PAINT FINISH (SEE PAINT SCHEDULE)

1 QUARRY TILE BASE SHALL BE 6" W/ 3/8" COVE. 2 CLASS "A" FIRE-RATED CEILING PANEL. 3 CERAMIC TILE BASE SHALL BE 6" W/ 3/8" COVE. 4 PAINT FINISH AT RESTROOM, KITCHEN AND DRY FOOD STORAGE WILL BE SEMI-GLOSS PAINT FINISH.

DOOR SCHEDULE

NO.	DESCRIPTION	MFG.	SIZE	FRAME	FACE/EDGE	THK.	CORE	LITE	HARDWARE	REMARKS
1	(E) STOREFRONT DOOR	EXISTING	3'-0" x 7'-0" (PAIR)	ALUMINUM	-	-	-	TEMP. GLASS	PANIC HARDWARE	SELF-CLOSING, MIN. 10" KICK PLATE
2	(E) STOREFRONT DOOR	EXISTING	3'-0" x 7'-0" (PAIR)	ALUMINUM	-	-	-	TEMP. GLASS	PANIC HARDWARE	SELF-CLOSING, MIN. 10" KICK PLATE
3	(E) REAR DOOR	EXISTING	3'-0" x 7'-0" (PAIR)	H. METAL	-	1 3/4"	-	-	PANIC HARDWARE	SELF-CLOSING, MIN. 10" KICK PLATE
4	RESTROOM DOOR	-	3'-0" x 6'-8"	SOLID CORE	WOOD	1 3/4"	SOLID	-	PRIVACY LATCH	SELF-CLOSING, 10" KICK PLATE, G.C. TO APPLY WOODMAN DOOR
5	KITCHEN DOOR	ELIASON	3'-0" x 6'-8"	H. METAL	PER MFG.	PER MFG.	PER MFG.	-	DOUBLE ACTION	SELF-CLOSING, 10" KICK PLATE
6	SERVICE DOOR	-	3'-0" x 6'-8"	H. METAL (RED)	PAINT	1 3/4"	H. METAL	-	LEVER/CLOSER	SELF-CLOSING, 10" KICK PLATE
7	OFFICE DOOR	-	3'-0" x 6'-8"	H. METAL	PAINT	1 3/4"	H. METAL	-	LOCKSET	-

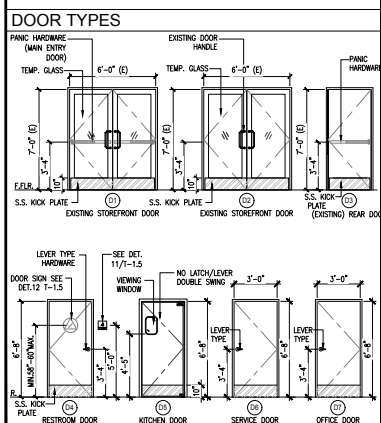
WALL SCHEDULE

NO.	DESCRIPTION
1	EXISTING WALL TO REMAIN.
2	EXISTING STOREFRONT SYSTEM TO REMAIN. ALL WINDOWS ARE FIXED W/ TEMPERED GLASS & NON-OPENABLE.
3	3/8" x 20 GA. WIL. STUD WALL W/ 5/8" TYPE "X" GYP. BD. BOTH SIDES. (WATER RESISTANT ON RESTROOM SIDE) (SEE DETAIL 1/2 ON SHEET A-3.0)
4	3/8" x 20 GA. WIL. STUD FULL-HI WALL W/ 5/8" TYPE "X" GYP. BD. BOTH SIDES. (SEE DETAIL 5 ON SHEET A-3.1) (WATER RESISTANT ON RESTROOM SIDE)
5	6" x 20 GA. WIL. STUD WALL W/ 5/8" TYPE "X" GYP. BD. BOTH SIDES. (SEE DETAIL 1/2 ON SHEET A-3.0)
6	6" x 20 GA. WIL. STUD FULL-HI WALL W/ 5/8" TYPE "X" GYP. BD. BOTH SIDES. (SEE DETAIL 6 ON SHEET A-3.1)
7	3/8" x 20 GA. WIL. STUD FULL-OUT WALL W/ 5/8" TYPE "X" GYP. BD. EXPOSED SIDE.
8	3/8" x 20 GA. WIL. STUD LOW WALL W/ 5/8" TYPE "X" GYP. BD. BOTH SIDES.

WALL LEGEND

EXISTING WALL TO REMAIN	NEW FULL-HEIGHT WALL
NEW NON-BEARING WALL	WALK-IN BOX PANEL
NEW WALL	

DOOR TYPES

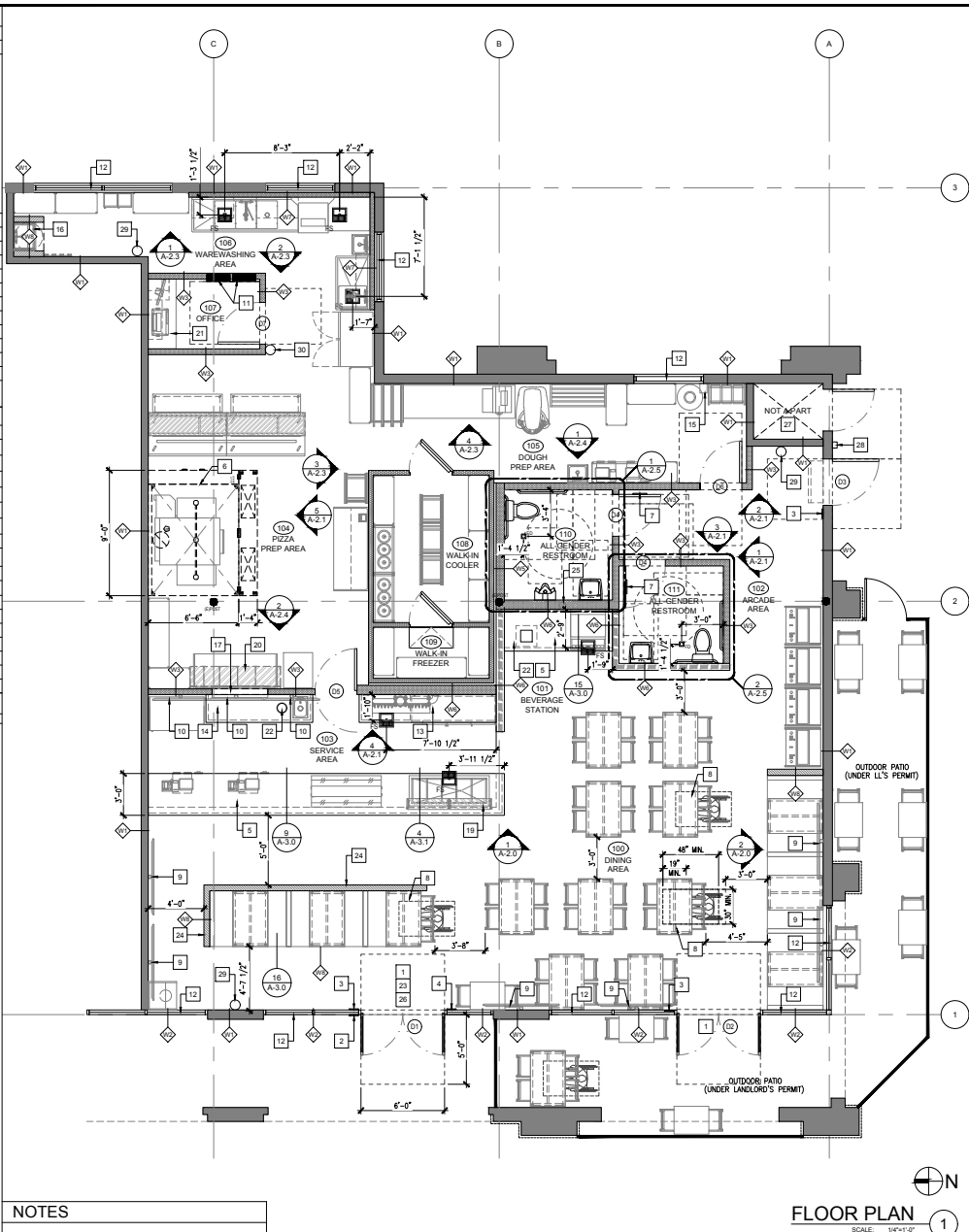


KEY NOTES

- PROVIDE SIGN "THIS DOOR TO REMAIN UNLOCKED WHILE THE BUILDING IS OCCUPIED".
- PROVIDE SIGN OF INTERNATIONAL SYMBOL OF ACCESSIBILITY (CBC SEC. 118-703.7.2.1) SEE DETAIL 7/7-1.5.
- TACTILE DOT SIGN (CBC SEC. 1011.4, 118-703.3, 118-703.4 AND SEC. 118-703.4.2) SEE DETAIL 10/7-1.5.
- CHARTER SIGN PER CBC 1004.3 & 1004.9 CBC.
- COUNTER MILLWORK AT 34" HIGH A.F.F.
- TYPE-1 EXHAUST HOOD ABOVE (SEE MECHANICAL PLANS).
- ACCESSIBLE RESTROOM DOOR SCHEDULE, SEE DETAIL 12/7-1.5.
- ACCESSIBLE SEATING @ 34" MAX HEIGHT A.F.F. SEE DETAIL 8/7-1.5.
- NEW DIGITAL TV TO BE WALL MOUNTED OR MOUNTED ON TELESCOPING MOUNTS AT FRONT WINDOWS.
- DIGITAL MENU BOARD - G.C. TO ATTACH TO THE WALLS WITH BRACKETS AND (1) WITH CEILING MOUNT.
- ELECTRICAL PANEL (RELOCATE PER PLAN).
- EXISTING STOREFRONT GLAZING (FIXED & NON-OPENABLE) W/ TEMPERED GLASS.
- BACK BAR COUNTER MILLWORK @ 37" HIGH A.F.F.
- BACK SERVICE COUNTER MILLWORK @ 36" HIGH A.F.F.
- NUGO CO2 COUNTER PANEL - COORDINATE W/ CO2 VENDOR.
- MOP SINK W/ VACUUM BREAKER/BACK FLOW PREVENTER W/ CHEMICAL SHELF AND BROCK RACK.
- NEW PASS-THROUGH WINDOW; REFER TO INTERIOR ELEVATIONS.
- NOT USED.
- EMERGENCY GUARD - CUSTOM MADE BY G.C. REFER TO 4/A-3.1.
- PIZZA BOY CABINET. SEE DETAIL ON SHEET A-3.2/1.
- OFFICE DESK.
- TRASH GROMMET; 10"x10" OPENING (SQUARE), 8" DIA. (CIRCLE).
- G.C. TO ADD PANIC BAR/HARDWARE ON THIS DOOR.
- PARTIAL HEIGHT PONY WALL.
- SYRUP LINE CONDUIT (4"-6" DIAMETER).
- EXISTING ACCESSIBLE PRIMARY ENTRANCE DOOR SHALL COMPLY WITH ACCESSIBILITY REQUIREMENTS OF 36-INCH MIN DOOR WIDTH (72-INCH PROVIDED), LEVER-TYPE LATCH, LANDING DIMENSIONS, 1/2-INCH MAXIMUM THRESHOLD HEIGHT (REFER TO DETAIL 2/A-1.2), 24-INCH STRIKE EDGE CLEARANCE AND 10-INCH SMOOTH SURFACE AT BOTTOM OF DOOR. THE DOOR MUST HAVE A LEVEL LANDING ON EACH SIDE OF THE DOOR (2 PERCENT MAX SLOPE AT EXTERIOR) THAT PROVIDES A 60" CLEAR AREA IN THE DIRECTION OF DOOR SWING. REFER TO DOOR SCHEDULE AND DOOR TYPES.
- EXISTING FIRE ALARM PANEL & SPRINKLER RISER ROOM - NOT A PART.
- EXISTING 5000 SERIES KNIB BOX KEY WALLET TO REMAIN.
- FIRE EXTINGUISHER "A10BC" TYPE MOUNT @ 48" A.F.F.
- FIRE EXTINGUISHER "X" TYPE MOUNT @ 48" A.F.F.

NOTES

REFER TO SHEET A-1.1 FOR DIMENSIONED FLOOR PLAN AND NOTES.



THESE DRAWINGS AND SPECIFICATIONS AND THEIR CONTENTS ARE THE PROPERTY OF GWA ARCHITECTURE AND SHALL REMAIN THE PROPERTY OF GWA ARCHITECTURE. NO PART THEREOF SHALL BE COPIED, REPRODUCED OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE PROJECT FOR WHICH THEY WERE SPECIFICALLY PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF GWA ARCHITECTURE. THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THE AGREEMENT BETWEEN THE ARCHITECT AND THE OWNER. THE ARCHITECT SHALL HAVE PRECEDENCE OVER ALL OTHERS IN THE INTERPRETATION OF THESE DRAWINGS AND SPECIFICATIONS. THE ARCHITECT SHALL BE RESPONSIBLE FOR ALL INFORMATION AND CONSENT ON THE PART OF THE OFFICE. NO PART OF THESE DRAWINGS OR SPECIFICATIONS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

ARCHITECT



STAMP



PROJECT NAME/ADDRESS:



@Seabridge Marketplace, Orland, CA

1105 S. VICTORIA AVE.,

ORLAND, CA 93003

REVISIONS:

1	BUILDING CORRECTIONS	02.14.22
2	PLANNING CORRECTIONS	02.14.22
3	FIRE CORRECTIONS	02.14.22
4	WASTEWATER CORRECTIONS	02.14.22
5	HEALTH CORRECTIONS	02.14.22

ISSUE DATE:

1ST	-
2ND	-
3RD	-
4TH	-
5TH	-
6TH	-

JOB NUMBER

ARCH PROJECT # 21

DRAWN BY

CHECK BY

EM

ADR

SHEET CONTENT

FLOOR PLAN AND

ROOM FINISH

SCHEDULE

SHEET NO

A-1.0

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

1. CONSIDERATION WILL NOT BE GRANTED FOR ANY ALLEGED MISUNDERSTANDINGS OF THE AMOUNT OF WORK TO BE PERFORMED. TENDER OF PROPOSAL SHALL CONVEY FULL AGREEMENT TO THE TERMS AND CONDITIONS INDICATED ON THE DRAWINGS. SHOULD THE CONTRACTOR FIND DISCREPANCIES OR OMISSIONS IN THE CONTRACT DOCUMENT OR BE IN DOUBT AS TO THE INTENT THEREOF, THE CONTRACTOR SHALL OBTAIN CLARIFICATION FROM THE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO SUBMITTING HIS PROPOSAL FOR WORK.
2. THE C. C. SHALL FIELD VERIFY THE EXACT EXISTING SPACE CONDITIONS, DIMENSIONS AND LOCATIONS CONCERNING PRIOR TO CONSTRUCTION AND INFORM ARCHITECT IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND BETWEEN DRAWINGS AND SITE CONDITIONS, ANY CHANGES OR REMOVAL DUE TO UNRECOVERED SEATEDITIONS, SHALL BE AT LEAST 10% DISCOUNT.
3. ALL COLUMNS IN THE LEASE SPACE TO HAVE AT LEAST 1-HOUR FIRE SURROUND OR FIRE RATING AS REQUIRED BY LOCAL CODE (5/8" TYPE "X" GYP. BD. ON METAL STUD FRAMING FROM FLOOR TO DECK AND SEATEDITIONS).

1. PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPT. FIRE INSPECTOR.
2. EVERY EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
3. EXIT LIGHTING AND SIGNS: MINIMUM OF 3 1/4" LETTERS ON CONTRASTING BACKGROUND.
4. ANY DECORATION USED SHALL BE NON-COMBUSTIBLE OR FLAMEPROOFED IN AN APPROVED MANNER.
5. THE INSTALLATION OR OPERATION OF SPECIAL FIRE EXTINGUISHER SYSTEM MUST BE CHECKED AND APPROVED BY THE FIRE DEPT. PRIOR TO INSTALLATION.
6. PROVIDE OUTSIDE GAS SHUT-OFF VALVE COMPENSATOR MARKED.
7. SEPARATE PLANS FOR ALL FIXED AND MOBILE FIRE PROTECTION EQUIPMENT, AND ALL FIRE ALARM SYSTEMS SHALL BE SUBMITTED TO THE FIRE MARSHAL FOR APPROVAL PRIOR TO INSTALLATION.
8. BUILDING OCCUPANT SHALL SECURE PERMITS REQUIRED BY THE FIRE DEPARTMENT FROM THE FIRE PREVENTION BUREAU PRIOR TO OCCUPANCY OF EACH PLAN.
9. PLANS FOR THE FOLLOWING FIRE SPRINKLER ALTERATIONS SHALL BE SUBMITTED TO FIRE PREVENTION BUREAU FOR FIRE DEPARTMENT APPROVAL PRIOR TO INSTALLATION:
 - A) FIRE SPRINKLER, B) HOOD SUPPRESSION,
 - C) FIRE ALARM, D) RETREATMENT CENTER CSD SYSTEM (ANY REQUIRED ALARM FIRE PERMIT),
 - E) 100% KID-BEATS AT FIRE FINAL HARD COPY OF EACH PLAN PLUS AN ELECTRONIC PDF VERSION ON A USB DRIVE. (UNDER SUPERVISORY PERMIT BY THE GENERAL CONTRACTOR)

1. ALL EQUIPMENT SHALL MEET NATIONAL SANITATION FOUNDATION DESIGN AND INSTALLATION REQUIREMENTS OR IT'S EQUIVALENT.
2. LIGHT FIXTURES IN FOOD PREPARATION, OPEN FOOD STORAGE AND UTILITY WASHING AREAS ARE TO BE PROTECTED AGAINST BREAKAGE THROUGH THE USE OF PLASTIC SHIELDS, PLASTIC SLEEVES, SHATTER PROOF BULBS AND/OR OTHER APPROVED DEVICES.
3. EXTERIOR DOORS SHALL BE SELF-CLOSING AND FIT TO A MAXIMUM 1/4" AT THE BASE AND SIDES.
4. PROVIDE PERMANENTLY MOUNTED SINGLE SOAP AND TOWEL DISPENSERS AT ALL HAND WASH BASINS.
5. SEAL ALL CRACKS AND CREVICES IN COUNTERTOPS, CABINETS, AROUND METAL FLASHING, SINK BACKSPASHES AND AROUND PIPES AND CONDUITS WITH A NON-HARDENING SILICONE SEALANT.
6. QUARRY TILE TO BE "DIAL TILE".
7. ALL WALL & SHYFTER CEILING ARE TO BE PAINTED W/ SAME PAINT AS INDICATED ON THE FINISH SCHEDULE.
8. ALL EXPOSED PIPES AND CONDUITS SHALL BE SPACED AT LEAST 1/2" FROM THE WALL.
9. ALL CABINETS SHALL BE LAMINATED INSIDE AND OUT.

1. G.C. TO FELD VERIFY EXISTING SITE CONDITION PRIOR TO BIDDING THE PROJECT.
2. G.C. TO PATCH, REPAIR & REFINISH THE EXISTING WALL, FLOOR & CEILING FINISH AT THE KITCHEN, WASHING & STORAGE AREA AS NEEDED OR OWNER'S INSTRUCTION.
3. G.C. TO FELD VERIFY EXISTING SITE CONDITION PRIOR TO BIDDING THE PROJECT.
4. G.C. TO PATCH, REPAIR & REFINISH THE EXISTING WALL, FLOOR & CEILING FINISH AT THE KITCHEN, WASHING & STORAGE AREA AS NEEDED OR OWNER'S INSTRUCTION.
5. G.C. TO PROVIDE AND INSTALL CUSTOM STAINLESS STEEL WALL CAPS & CORNER GUARDS.

18 GA. STAINLESS
STEEL WALL CAP

18 GA. STAINLESS
STEEL CORNER GUARD

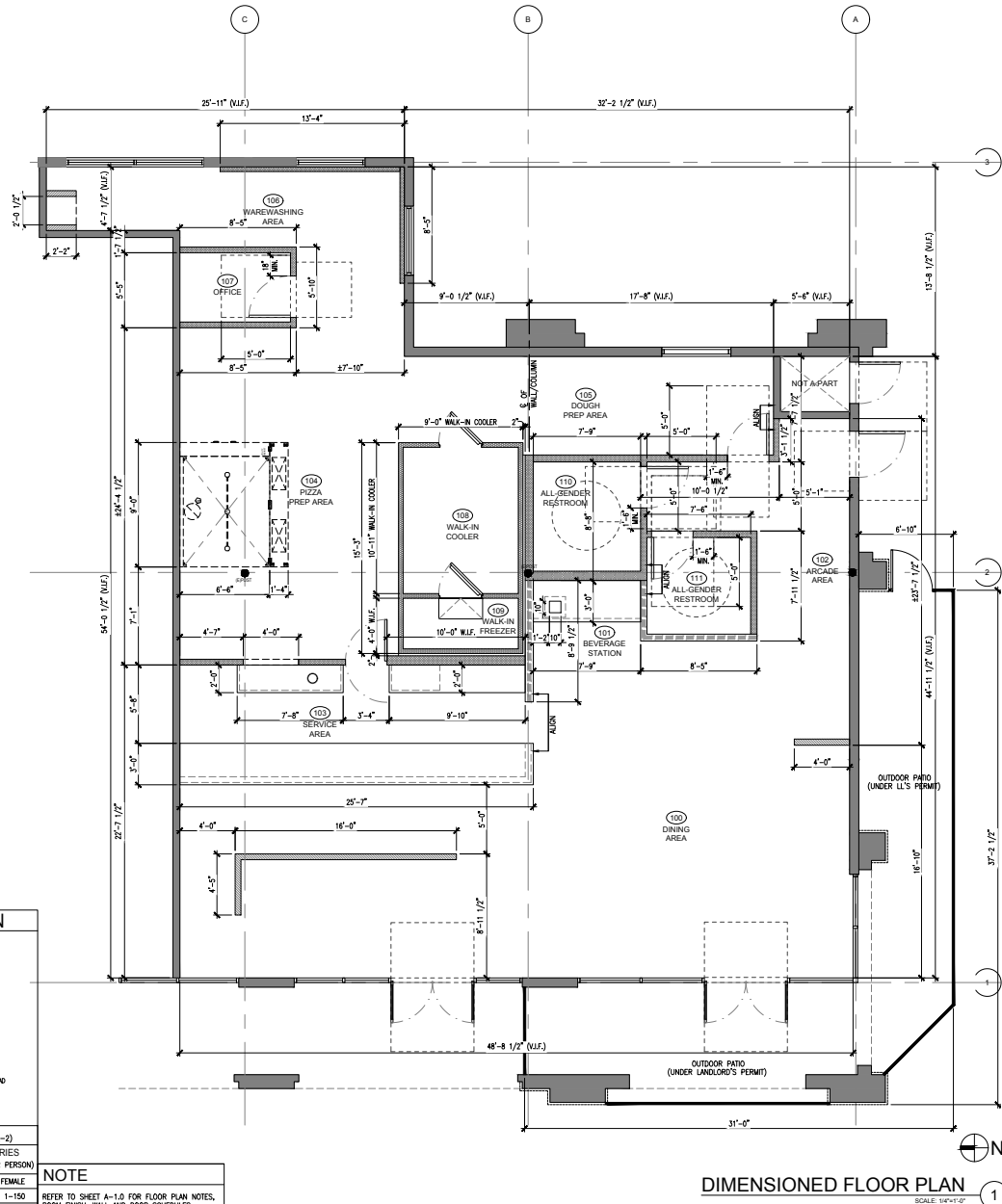
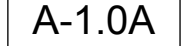
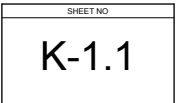


TABLE A. OCCUPANT LOAD FACTOR (IPC-2018)									
OCCUPANT LOAD						OCC. LOAD			
ASSEMBLY AREA (INTERIOR)						925 SQ.FT. / 30 = 31			
ASSEMBLY AREA (EXTERIOR)						925 SQ.FT. / 30 = 10			
SERVICE AREA						925 SQ.FT. / 100 = 2			
KITCHEN/PREP AREA						587 SQ.FT. / 200 = 3			
STORAGE AREA						295 SQ.FT. / 300 = 1			
OFFICE						40 SQ.FT. / 160 = 1			
						48			
TOTAL OCCUPANT LOAD:						48			
NOTE: THE TOTAL NUMBER OF INTERIOR FLOORS FOR RESIDUALS SHALL NOT BE LESS THAN THE TOTAL NUMBER OF FLOORS FOR THE BUILDING. THE TOTAL NUMBER OF FLOORS FOR RESIDUALS SHALL BE THE TOTAL NUMBER OF FLOORS FOR THE BUILDING MINUS THE TOTAL NUMBER OF FLOORS FOR THE OCCUPANT LOAD FACTOR. THE TOTAL NUMBER OF FLOORS FOR RESIDUALS SHALL BE THE TOTAL NUMBER OF FLOORS FOR THE BUILDING MINUS THE TOTAL NUMBER OF FLOORS FOR THE OCCUPANT LOAD FACTOR.									
IF IT IS DETERMINED THAT THE BUILDING SHALL BE PROVIDED WITH A SECOND FLOOR WITH OCCUPANT LOAD FACTOR OF 1.0, THE BUILDING SHALL BE PROVIDED WITH A SECOND FLOOR WITH OCCUPANT LOAD FACTOR OF 1.0.									
THE OCCUPANT LOAD SHALL BE REMAINED TO BE LIMITED TO THE FOLLOWING:									
IF IT IS DETERMINED THAT THE BUILDING SHALL BE PROVIDED WITH A SECOND FLOOR WITH OCCUPANT LOAD FACTOR OF 1.0, THE BUILDING SHALL BE PROVIDED WITH A SECOND FLOOR WITH OCCUPANT LOAD FACTOR OF 1.0.									

REFER TO SHEET A-1.0 FOR FLOOR PLAN NOTES,
ROOM FINISH, WALL AND DOOR SCHEDULES.



ITEM	REMARK	PLUMBING								ELECTRICAL						EQUIPMENT						
		GAS		WASTE		HOT WATER		COLD WATER		CONNECTION		LOAD		PHASE	VOLTS	MFG.	MODEL NUMBER	MANUFACTURER	QTY	DESCRIPTION	ITEM	
		SIZE	R/L H.	MFTU	TYPE	SIZE	R/LH.	SIZE	R/LH.	SIZE	R/LH.	TYPE	AMPS									WITS
1	115000 BTU/HR. DOUBLE DECK OVENS W/STAND/NEMA 5-15	3/4"													120	G.C.	G.C.	3240-2N	LINCOLN	1	PIZZA OVEN	1
1.1																G.C.	O	M7560K	KROWNE	1	GAS CONNECTOR KIT	1.1
2											18.0	2.7	1	20/240	G.C.	O	HLE600	HOBART	1	60 QT. MIXER	2	
3				SC						5-SP	3.9	234	1/4	1	115	G.C.	G.C.	TYP-AT-67-HC	TRUE MFG.	2	REFRIGERATED PIZZA PREP TABLE	3
4													3/4	1	220	G.C.	O	CGR-2000	SOMERSET	1	DOUGH SHEETER	4
5	REFER TO RUG SHEETS			FS						5-SP	3.1		2/7	1	115	G.C.	O	NB1698P	DELFIELD	1	SALAD COOL PAN	5
6	ON TOP OF SODA DISPENSER - NO BN			FS	3/4"			3/8"		D	13.2			1	115	G.C.	O	D-0452A	MANITOWOC	1	ICE MAKER	6
7															G.C.	G.C.	CR-162M	WINHOLT	1	CAN RACK	7	
8	ON CASTERS														G.C.	O	SS-1820B	WINHOLT	4	PAN RACK	8	
9	W/OPTIONAL OVERHEAD SHELF														G.C.	G.C.	STER5-3084SKS	JOHN BOOS	1	DOUGH TABLE	9	
10															G.C.	O	D5808	JOHN BOOS	1	WORK TABLE W/ OVERSHELVES	10	
11															G.C.	O	D5808	JOHN BOOS	1	PIZZA CUTTING WORK TABLE	11	
12	PROVIDED BY VENDOR EQUIPMENT #6			FS							5.2			1	115	S.C.	O	DC255	CORNELIUS	1	SODA DISPENSER	12
13															S.C.	O	-	PER SODA COMPANY	1	CARBONATORS	13	
14	REFER TO SHEET CDF-4														S.C.	O	CARBO MIXER 450	CHART OR EQUAL	1	NUCO CO2 TANK	14	
15															S.C.	O	-	PER SODA COMPANY	1	BAG-IN-BOX	15	
16										UN-UP	11.7	2600		1	120/228	G.C.	G.C.	G939E-40	HATCO	1	PIZZA BUFFET WARMERS	16
17				FS	2"										G.C.	O	1818244-1024L	JOHN BOOS	1	5/S PREP SINK	17	
18	FOR TIE, RING & UNLESS ONLY DRN NEEDED TO IS			FS													03EB18244-2018L	JOHN BOOS	1	3 COMPARTMENT SINK	18	
18.1				FS	1 1/2"										G.C.	O	Z2-204	KROWNE	1	WASTE DRAIN	18.1	
19															G.C.	O	J180AC	OLYMPIC	LOT	DRY STORAGE WIRE SHELVING	19	
19.1															G.C.	O	J180BX	OLYMPIC	LOT	WET STORAGE WIRE SHELVING	19.1	
20	2-NBS, NSF APPROD														G.C.	G.C.	CUSTOM	ALSTRONG OR EQUAL	LOT	CUSTOM WALL SHELVING	20	
21	NSF APPROVED														G.C.	G.C.	CUSTOM	ALSTRONG OR EQUAL	1	CUSTOM PIZZA BOX SHELVING	21	
22															G.C.	O	31842T77	NEW AGE INDUSTRIAL	2	BEER KEGS SHELVING	22	
23						1/2"		1/2"							G.C.	O	B-00231	T&S BRASS	1	5/S PREP SINK FAUCET	23	
23.1						1/2"		1/2"							G.C.	O	B-0133-ADF14-B	T&S BRASS	1	PRE-RINSE SPRAY W/ FAUCET	23.1	
24	W/ VACUUM BREAKER/BACKFLOW PREVENTER WITH CHEMICAL SHELF & BROOM RACK			D	2"										G.C.	G.C.	FMBG2016-12-X	JOHN BOOS	1	MOP SINK	24	
24.1						1/2"		1/2"							G.C.	G.C.	PBF-SS-B	JOHN BOOS	1	SERVICE FAUCET	24.1	
25																				NOT USED	25	
26																				NOT USED	26	
27																				NOT USED	27	
28	CONDENSER COMPRESSOR & DISPENSER LOADED W/ICE EQUIPMENT			FS											G.C.	G.C.	CUSTOM	KOLPAK OR EQUAL	1	WALK-IN COOLER	28	
28.1														120	G.C.	G.C.	CUSTOM	KOLPAK OR EQUAL	1	REAR REFRIGERATION FOR WALK-IN COOLER	28.1	
29	CONDENSER COMPRESSOR & DISPENSER LOADED W/ICE EQUIPMENT			FS											G.C.	G.C.	CUSTOM	KOLPAK OR EQUAL	1	WALK-IN FREEZER	29	
29.1														120	G.C.	G.C.	CUSTOM	KOLPAK OR EQUAL	1	REAR REFRIGERATION FOR WALK-IN FREEZER	29.1	
30	W/PRINTERS														PFC	O	TUNO	AURES	4	POS CASH REGISTER	30	
31															G.C.	O	1408	AWAYA	4	PHONE/AUDIO SYSTEM	31	
32	REFER TO RUG SHEETS			FS	2"			3/4"			16.0		1	115	G.C.	O	AH	OWA DISHMACHINES	1	DISH WASHER MACHINE	32	
32.1															G.C.	O	CR-26	OWA DISHMACHINES	1	DISH TABLE	32.1	
32.2	W/ DISH TABLE			SC							3.3		1/4	1	115	G.C.	O	H586701S	VICTORY	1	LOW PROFILE EQUIPMENT CASTER	32.2
33															G.C.	O	COA160 PEPSI	QSD	1	REACH-IN RECHANDISER	33	
34															G.C.	O	CUSTOM	MICRO MATIC	1	12-HEAD BEER DISPENSING SYSTEM	34	
35				FS	1/2										G.C.	O	CUSTOM	MICRO MATIC	1	DRIP PAN	35	
36				SC						5-SP	9.6		1	115	G.C.	G.C.	T-43F-HC	TRUE MFG.	1	2-DOOR REACH IN FREEZER	36	
37						5-SP	16.7	2000		1	120	G.C.	O	C519-CFC-U	METRO		G.C.	CAPTIVE AIRE	CAPTIVE AIRE	1	HEATED PIZZA HOLDING CABINET	37
38	SEE MECH DRAWINGS														G.C.	O	CAPTIVE AIRE	CAPTIVE AIRE	1	TYPE-I EXHAUST HOOD SYSTEM	38	
39															G.C.	O	CUSTOM	ALSTRONG OR EQUAL	1	WAKE UP W/ FRONT SUPPLY AIR FLEXIBLE	39	
40	W/6" SPLASHGUARDS			D	2"										G.C.	G.C.	CUSTOM	JOHN BOOS	2	HAND SINK-WALL MOUNTED	40	
41.1						1/2"		1/2"							G.C.	O	PBF-4-S-LF	JOHN BOOS	2	FAUCET	41.1	
41.2															G.C.	O	PER OWNER	PER OWNER	3	PAPER TOWEL DISPENSER	41.2	
42															G.C.	O	PER OWNER	PER OWNER	3	SOAP DISPENSER	41.3	
43											15.0			110	G.C.	O	BEERBLAST	SOUTH-TEK SYSTEMS	1	MIXED GAS DISPENSE SYSTEM	42	
44				SC				5-SP	7.5	860	1/3	1	115	G.C.	O	18-30K-70-5HC-U	TRUE MFG.	1	UNDERBAR REFRIGERATOR	43		
45															G.C.	O	ELS-60R	GSW	2	LOCKERS	44	
46															G.C.	O	UN55U7000	SAMSUNG	3	WALL MOUNTED TV MENU	45	
47	CEILING & WALL MOUNT SEE PLBG. DWGS.														G.C.	O	UN75U7000	SAMSUNG	V	WALL MOUNTED TV MONITOR	46	
48															G.C.	G.C.	BTX-100	AO SMITH	1	GAS WATER HEATER	47	
49	ON 4" CURB									2.4		1/6	1	115	G.C.	G.C.	ES31	ADM	V	SNEEZE GUARD W/ GLASS PANELS	48	
50															G.C.	O	LPK236	MARS AIR	1	AIR CURTAIN	49	
51															G.C.	O	6WBR2020PL	ADHON SECURITY PRODUCTS	1	SAFE	50	
52															G.C.	G.C.	DACS-35	ANTUNES	2	CUP DISPENSER	51	
53															G.C.	G.C.	CUSTOM	MILLWORK	1	COUNTER-SERVICE/BUFFET STATION	52	
54															G.C.	G.C.	CUSTOM	MILLWORK	1	COUNTER- BEVERAGE STATION	53	
55															G.C.	G.C.	CUSTOM	MILLWORK	1	BEER COUNTER	53	
56															G.C.	G.C.	CUSTOM	MILLWORK	1	BACK SERVICE COUNTER	53.1	
57															G.C.	O	PER OWNER	PER OWNER	V	PHONE SYSTEM	54	
58																				NOT USED	55	



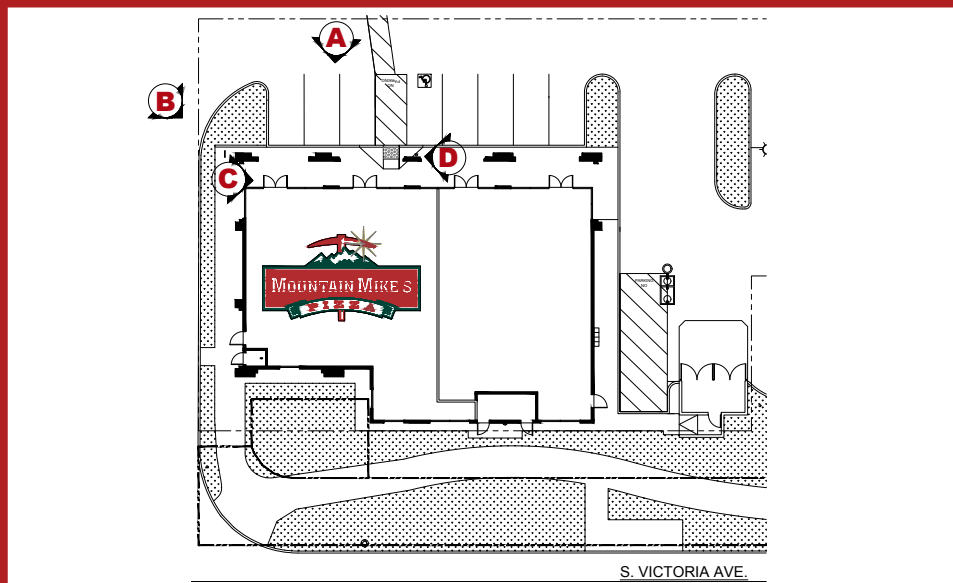
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VIEW A



VIEW B



S. VICTORIA AVE.

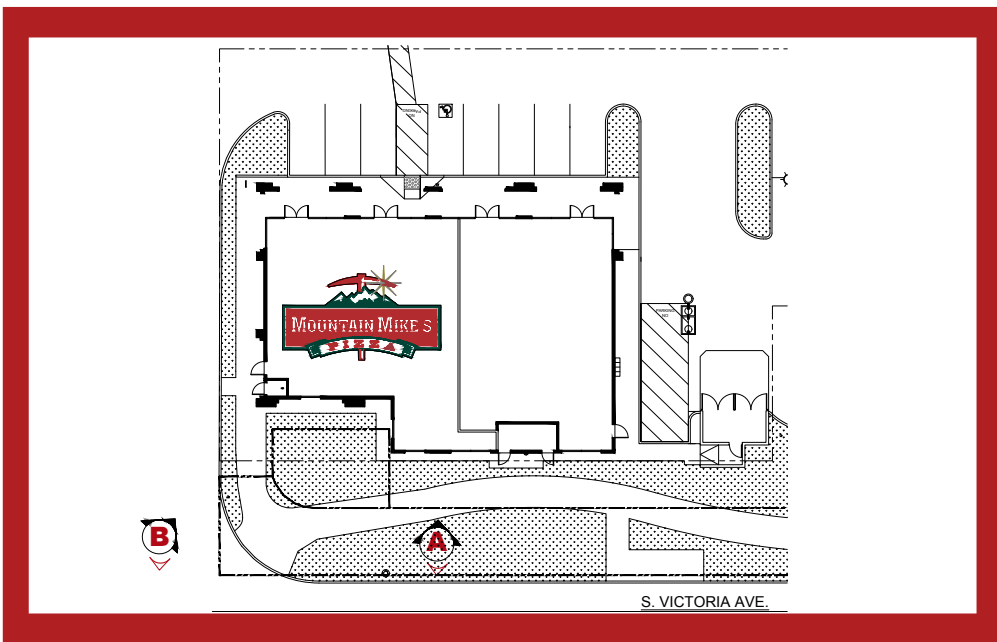


VIEW C



VIEW D

MOUNTAIN MIKE'S PIZZA
1105 S. VICTORIA AVE., OXNARD, CA 93003



MOUNTAIN MIKE'S PIZZA
1105 S. VICTORIA AVE., OXNARD, CA 93003