

COMMUNITY WORKSHOP

Monday, June 19, 2023

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

**2. PROJECT NAME: Mandelbaum Residence; PLANNING AND ZONING PERMIT NO. 23-400-01
(Coastal Development Permit); Oxnard Shores Neighborhood**

A request to remove a condition of approval from a previously approved Coastal Development Permit (PZ 20-400-01) which prohibits construction of a rooftop jacuzzi on the recently built residence on a 5,600 square foot site located at 1215 Capri Way (APN191-0-091-285) within the Beachfront Residential (RBF) zone. The project is exempt from environmental review pursuant to Section 15301 (Existing Facilities), Class 1 of the California Environmental Quality Act (CEQA) Guidelines.

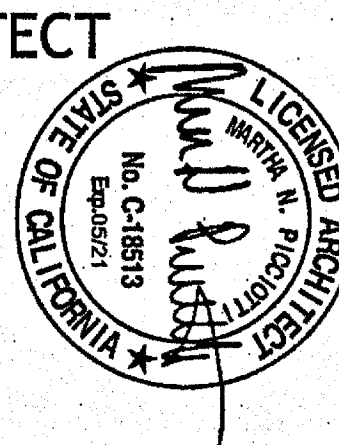
Applicant: Ben and Michelle Mandelbaum
City Contact: Serena Gonzalez, Assistant Planner

Phone: (323) 707-5225
Phone: (805) 385-7952

**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

REVISIONS:	
NO	DATE:
1	6/26/20
2	10/15/20
3	N/A
4	N/A



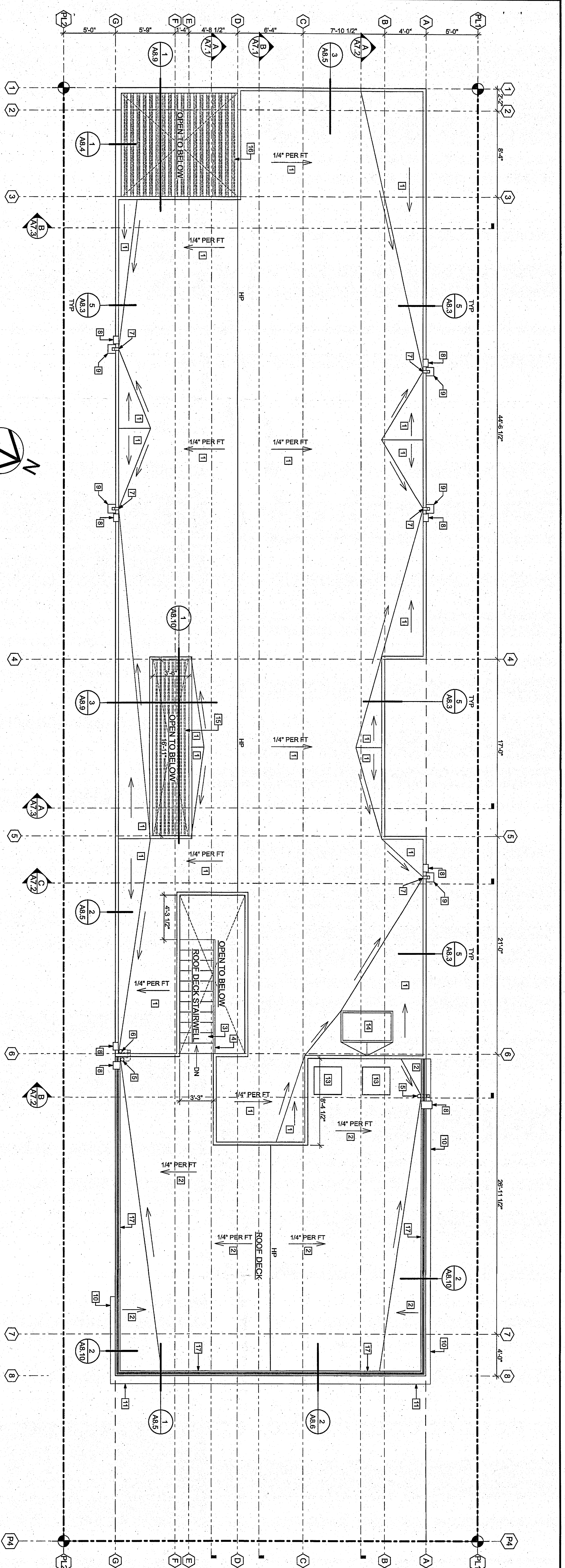
MARTHA PICCIOTTI ARCHITECT
LICENSE # C18513
404 NORTH CATALINA STREET
VENTURA, CA. 93001
TEL (805) 641-3221
EMAIL mpdesign@charter.net

SANDEFER RESIDENCE
FOR: JIM SANDEFER
1215 CAPRI WAY, LOT 57
OXNARD, CA 93035
PC#19-5271

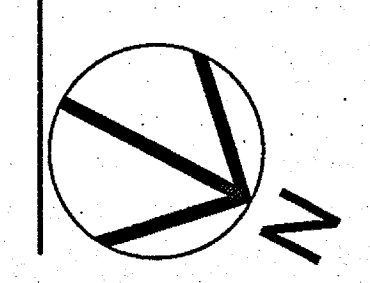
ROOF & ROOF DECK PLAN

DESIGNED BY: JM
DATE: 10/15/20
SHEET

A4.1



ROOF & ROOF DECK PLAN



FLAT ROOF DECK DRAINAGE & DRAIN SIZE DETERMINATION

FLAT ROOF DECK AREA=800sf.
ROOF SCUPPER & DOWNSPOUT SIZE OR EQUIVALENT=3" PIPE SIZE.
RAIN FALL RATE USED= 4" PER HOUR.
CROSS REFERENCING WITH TABLE 1101.12 BELOW (SEE OUTLINED AREAS), USING 3" PIPE AND A 4" PER HOUR RAINFALL RATE.
A MINIMUM OF ONE 3" DRAINSCUPPER IS REQUIRED FOR THE DRAINAGE REQUIREMENTS WITH A ROOF AREA OF 2200sf.
THE ACTUAL PROPOSED ROOF AREA IS 800sf WITH A PROPOSED 2 SEPERATE 3" ROOF DRAINSCUPPERS.

2016 CALIFORNIA PLUMBING CODE (COPC) TABLE 1101.12 SIZING ROOF DRAINS, LEADERS, AND EXTERIOR DRAINWATER PIPING** MAXIMUM ALLOWABLE HORIZONTAL PROJECTED ROOF AREAS AT VARIOUS RAINFALL RATES (square feet)											
SIZE OF DRAIN, LEADER, OR EXTERIOR PIPE (inches)	1 (in)	2 (in)	3 (in)	4 (in)	5 (in)	6 (in)	7 (in)	8 (in)	9 (in)	10 (in)	12 (in)
2	2880	1440	960	720	575	480	410	360	320	290	240
3	8800	4400	2930	2200	1760	1470	1260	1100	980	880	730
4	192	18,400	9200	6130	4600	3680	3070	2630	2300	2045	1675
5	360	34,600	17,300	11,530	8630	6920	5765	4935	4325	3845	3145
6	563	54,000	27,000	17,995	13,500	10,800	9000	7715	6750	6000	4910
8	1208	116,000	58,000	38,660	29,000	23,200	19,315	16,570	14,500	12,850	10,545

Notes:
1. Maximum discharge capacity given (L/s) with approximately 7% and 1/4 inch head of water at the drain.
2. For rainfall rates other than those listed, determine the allowable roof area by dividing the area given in this table by the ratio of the actual rainfall rate to the listed rainfall rate.
3. Vertical piping shall be round, square, or rectangular. Square pipe shall be sized to equivalent round pipe. Rectangular pipe shall have not less than the same cross-sectional area as the equivalent round pipe, except that the ratio of its side dimensions shall not exceed 3 to 1.

FLAT ROOF DRAINAGE & DRAIN SIZE DETERMINATION

ROOF SCUPPER & DOWNSPOUT SIZE OR EQUIVALENT=3" PIPE SIZE.
RAIN FALL RATE USED= 4" PER HOUR.
CROSS REFERENCING WITH TABLE 1101.12 BELOW (SEE OUTLINED AREAS), USING 3" PIPE AND A 4" PER HOUR RAINFALL RATE.
A MINIMUM OF TWO 3" DRAINSCUPPER IS REQUIRED FOR THE DRAINAGE REQUIREMENTS WITH A ROOF AREA OF 2200sf.
THE ACTUAL PROPOSED ROOF AREA IS 2400sf WITH A PROPOSED 1 SEPERATE 3" ROOF DRAINSCUPPERS.

2016 CALIFORNIA PLUMBING CODE (COPC) TABLE 1101.12 SIZING ROOF DRAINS, LEADERS, AND EXTERIOR DRAINWATER PIPING** MAXIMUM ALLOWABLE HORIZONTAL PROJECTED ROOF AREAS AT VARIOUS RAINFALL RATES (square feet)											
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3	92	8800	4400	2930	2200	1760	1470	1260	1100	980	800
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3. Vertical piping shall be round, square, or rectangular. Square pipe shall be sized to equivalent round pipe. Rectangular pipe shall have not less than the same cross-sectional area as the equivalent round pipe, except that the ratio of its side dimensions shall not exceed 3 to 1.

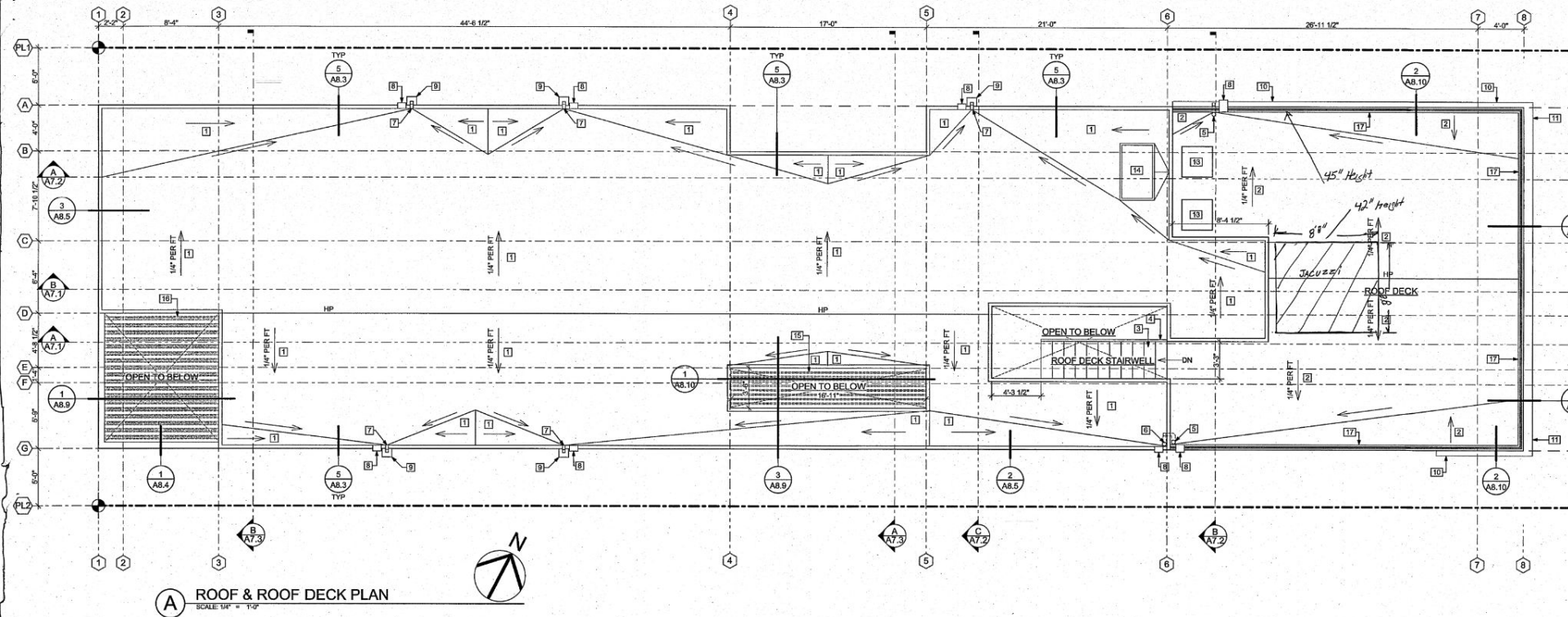
TYP ROOF PLAN NOTES

1. ALL FLAT ROOFS SHALL HAVE GLASS "X" SARKAPL ROOFING MEMBRANE (ICC# ESR-1157) OVER 1/4" DENSEDECK BOARD, SLOPE ROOF 1/4" DETAILS FOR TABLE 1, EXCEPT.
2. ALL ROOF DECKS SHALL HAVE TILE OVER WATERPROOFED DEX-O-TEX WATER PROOFING, ICC# ESR-1157 (OR EQUAL), SLOPE MIN 1/4" PER FT TO DECK DRAINS. ALL UNVENTED CEILING SHALL BE AN UNVENTED ASSEMBLY & INSULATED W/ R30 INSULATION. SEE DETAIL 2/A8.8.
3. ALL FLAT ROOF CEILING SHALL BE AN UNVENTED ASSEMBLY & INSULATED W/ R30 INSULATION. SEE DETAIL 2/A8.8. THE UNVENTED ENCLOSED RAFTER ASSEMBLY MEETS THE CRITERIA SET FORTH IN CRCI 800.6.
4. ALL STUCCO PARAPET WALLS/SCUPPERS SHALL HAVE 7/8" SMOOTH COAT STUCCO OVER 2x4S GRADE TO PAPER. USE STAINLESS STEEL LATH AND CORNER METAL. SEE EXTERIOR ELEVATION FOR STUCCO LOCATIONS.
5. ALL FASCIA, TRIMS AND BELLY-BANDS SHALL BE PAINTED TRIM. USE "BOVAL" (TRU) EXTERIOR TRIM. (SOLID OR BUILT-UP TO OBTAIN CAL. OUTLET DIMENSIONS).
6. ALL ROOF DRAINAGE SHALL BE COLLECTED VIA ROOF DRAINS OR 3/8" STAINLESS STEEL SHEET METAL SCUPPERS AND LEADER HEADS. DOWNSPOUTS TO DISCHARGE @ HANDSCOVE DIRECT FLOW TO LANDSCAPING AND PUBLIC RIGHT-OF-WAY.

ROOF PLAN KEYNOTES #

1. CLASS "X" SARKAPL G410 ROOFING MEMBRANE (ICC# ESR-1157) OVER 1/4" DENSEDECK BOARD, SLOPE ROOF 1/4" PER FT MIN TO ROOF DRAINSCUPPERS. SEE TYP MFG DETAIL 3/A8.14
2. TILED DECK OVER WATERPROOFED DEX-O-TEX WATER PROOFING, ICC# ESR-1157 (OR EQUAL), SLOPE MIN 1/4" PER FT TO DECK DRAIN
3. TILE STAIRS OVER WATERPROOFED DEX-O-TEX WATER PROOFING, ICC# ESR-1157 (OR EQUAL), SLOPE TREAD MIN 1/4" PER FT, 12-R @ 7 5/8" / 11-T @ 12" FIELD VERIFY
4. GLASS STAIR RAILING, TOP OF HAND RAIL @ 36" ABOVE STAIR TREAD NOSING, SEE DETAIL
5. 4" DECK DRAIN, DIRECT FLOW TO DOWNSPOUT & TERMINATE @ HANDSCAPE
6. 4" ROOF DRAIN, DIRECT FLOW TO DOWNSPOUT & TERMINATE @ HANDSCAPE
7. 4"x4" 316 STAINLESS STEEL SHEET METAL ROOF DRAIN SCUPPER, DIRECT FLOW TO LEADER HEAD & DOWNSPOUT AND TERMINATE @ HANDSCAPE
8. 4"x3" 316 STAINLESS STEEL SHEET METAL OVERFLOW SCUPPER, SEE DETAIL 2/A8.11
9. 316 STAINLESS STEEL SHEET METAL LEADER HEAD, SEE DETAIL 1/A8.11
10. 2x6 FRAMED FACADE, SEE FRONT EXTERIOR ELEVATION FOR HEIGHT
11. 2x10 FRAMED FACADE, SEE FRONT EXTERIOR ELEVATION FOR HEIGHT
11. 4"x3" COPPER OVERFLOW SCUPPER, SEE DETAIL 1/A8.3
13. AC CONDENSERS, SEE ELECTRICAL UTILITY PLAN, SEE ANCHORING DETAIL 155/SID6
14. 3'-0"x5'-0" FIXED SKYLIGHT ABOVE, BY VELUX, ICC ESR-4-108
15. 2x6 MANQUERAS SHADE BARS @ 7" OC (EQUALLY SPACED). SEE APPLICABLE DETAILS
16. 4x6 MANQUERAS SHADE BARS @ 7" OC (EQUALLY SPACED). SEE APPLICABLE DETAILS
17. 2x6 FRAMED DECK RAIL WALL W/ 1/2" TEMP GLASS RAILING ABOVE, TOP OF RAIL TO BE 42" ABOVE FIN DECK SURFACE, SEE FRONT ELEVATION FOR RAIL WALL HEIGHT
28. AC CONDENSERS, SEE ELECTRICAL UTILITY PLAN

NOTE: ALL DIMENSIONS ARE TO FRAMING, UNLESS NOTED OTHERWISE.



A ROOF & ROOF DECK PLAN
SCALE 1/4" = 1'-0"

FLAT ROOF DECK DRAINAGE & DRAIN SIZE DETERMINATION

FLAT ROOF DECK AREA=800sf.
ROOF SCUPPER & DOWNSPOUT SIZE OR EQUIVALENT=3" PIPE SIZE.
RAIN FALL RATE USED=4" PER HOUR.

CROSS REFERENCING WITH TABLE 1101.12 BELOW (SEE OUTLINED AREAS), USING 3" PIPE AND A 4" PER HOUR RAIN/FALL RATE, A MINIMUM OF ONE 3" DRAIN/SCUPPER IS REQUIRED FOR THE DRAINAGE REQUIREMENTS WITH A ROOF AREA OF 220sf.

ROOF PLAN KEYNOTES

- 1 CLASS "A" SARNAFIL G410 ROOFING MEMBRANE (ICC# ESR-1157) OVER 1/4" DENSDECK BOARD. SLOPE ROOF 1/4" PER FT MIN TO ROOF DRAINS/S
- 2 TILED DECK OVER WATERPROOFED DEX-O-TEX WATER PROOFING, ICC# ERS-1757 (OR EQUAL). SLOPE MIN 1/4" PER FT TO DECK DRAIN
- 3 TILE STAIRS OVER WATERPROOFED DEX-O-TEX WATER PROOFING, ICC# ERS-1757 (OR EQUAL). SLOPE TREAD MIN 1/4" PER FT. 12-R @ 7 5/8" / 11"
- 4 GLASS STAIR RAILING, TOP OF HAND RAIL @ 36" ABOVE STAIR TREAD NOSING. SEE DETAIL
- 5 4" DECK DRAIN. DIRECT FLOW TO DOWNSPOUT & TERMINATE @ HARDSCAPE

COMMUNITY WORKSHOP

Monday, June 19, 2023

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

3. PROJECT NAME: Portofino Phase 2; PLANNING AND ZONING PERMIT NO. 23-300-02 (Tentative Map) and 23-500-02 (Special Use Permit); Sea View Estates Neighborhood

A request to construct 36 condominium units, consisting of 18 two-story duplex units with attached two-car garages on an approximately 3.75-acre site located at the northeast and northwest corners of Jolly Roger Way and Southampton Place (APNs: 185-0-170-145, -155, -195, -205, -215, -225, -235, and -245) within the General Commercial (C-2) zone. The project will be reviewed in compliance with the California Environmental Quality Act (CEQA) Guidelines.

Applicant: Kate Neiswender, Project Representative
City Contact: Joe Pearson II, Planning Manager

Phone: (805) 320-2520
Phone: (805) 385-8272

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



Portofino Place

Oxnard, California

ABBREVIATIONS:

AB ANCHOR BOLT
A/C AIR CONDITIONING
ADJ ADJUSTABLE
ALT ALTERNATE
BAR REBAR
BET BETWEEN
BLDG BUILDING
BLK BLOCK
BLKG BLOCKING
BM BEAM
BTM BOTTOM
BP BY-PASS (DOOR)
BRG BEARING
CAB CABINET
CEM CEMENT
CER CERAMIC
CJ CEILING JOIST
CLOS CLOSET
CL CENTER LINE
CLG CEILING
CLG HT CEILING HEIGHT
CLR CLEAR (ANCE)
CMU CONCRETE MASONRY UNIT
COL COLUMN
CONC CONCRETE (CAST-IN-PLACE)
CONST CONSTRUCTION
CONT CONTINUOUS OR CONTINUE
CPT CARPET
CTR CENTER
CSMT CASEMENT WINDOW
CW COLD WATER
DET DETAIL
DIA DIAMETER
DIAG DIAGONAL
DIF DIFFUSER
DIM DIMENSION
DISP DISPOSAL
DIV DIVISION
DN DOWN
DS DOWNSPOUT
DWG DRAWING
EA EACH
ELEC ELECTRICAL
EQ EQUAL
EJ EXPANSION JOINT
EQUIP EQUIPMENT
EW EACH WAY

LAV LAVATORY
LVR LOUVER
MAS MASONRY
MATL MATERIAL
MAX MAXIMUM
MB MACHINE BOLT
ME MECHANICAL ENGINEER
MECH MECHANIC (AL)
MED MEDIUM
MEMB MEMBRANE
MFR MANUFACTURE (R)
MIR MIRROR
MISC MISCELLANEOUS
MLDG MASONRY OPENING
MO NATIONAL ELECTRICAL CODE
NEC
NTL METAL
NS NON - STANDARD
NIC NOT IN CONTRACT
NTS NOT TO SCALE
O OVER
OBS OBSOLETE
OC ON CENTER
OH OVERHEAD
OPG OPENING
OPP OPPOSITE
OSB
OXXO
PB PLUMBING
P/BD PARTICLE BOARD
PKT POCKET (DOOR)
PL PLATE
PLAM PLASTIC LAMINATE
PLMB PLUMBING
PLWD PLYWOOD
PNL PANEL
PR PAIR
PSF POUNDS PER SQUARE FOOT
PSI POUNDS PER SQUARE INCH
PWDR POWDER ROOM
PVC POLYVINYL CHLORIDE
RA RETURN AIR
RAD RADIUS
REC RECESSED
RECP RECEPTACLE

EXH EXHAUST
EXSTG EXISTING
EXT EXTERIOR
FAU FORCED AIR UNIT
F FIXED (DOOR OR WINDOW)
FD FLOOR DRAIN
FG FINISH GRADE
FIN FINISH
FJ FLOOR JOIST
FF FINISH FLOOR (FLATNESS)
FL FLOOR LEVELNESS
FLR FLOOR
FLUOR FLUORESCENT
FND FOUNDATION
FR FRENCH DOOR
FOS FACE OF STUD
FTG FOOTING
FT FOOT
FUR FURRED (ING)
FV FIELD VERIFY
FX FIXED WINDOW
GA GAUGE
GALV GALVANIZED
GAR GARAGE OPTIONS
GC GENERAL CONTRACTOR
GI GALVANIZED IRON
GL GLASS, GLAZING
GL BLK GLASS BLOCK
GYP GYPSUM
HB HOSE BIBB
HC HOLLOW CORE
HDR HARDWARE
HDW HARDWOOD
HORIZ HORIZONTAL
HR HOUR
HT HEIGHT
HVAC HEATING/VENTING/
AIR CONDITIONING
IRC INTERNATIONAL
IECC INTERNATIONAL
ENERGY CONSERVATION
CODE
IN INCH
INCL INCLUDE (ED) (ING)
INSUL INSULATE
INT INTERIOR

REF REFERENCE
REINF REINFORCE (D) (ING)
RM ROOM
RO ROUGH OPENING
SA SUPPLY AIR
SC SOLID CORE
SE STRUCTURAL ENGINEER
SH SINGLE HUNG WINDOW
SHT SHEET
SHTG SHEATING
SIM SIMILAR
SLDR SLIDING (DOOR OR WINDOW)
SAP SHELF AND POLE
SPEC SPECIFICATION
SPKR SPEAKER
SQ SQUARE
SHW SHOWER
STD STANDARD
STL STEEL
STRUCT STRUCTURAL
SY SQUARE YARD
SYS SYSTEM
TOB TOP OF BEAM
TEMP TEMPERED
T&G TONGUE AND GROOVE
THK THICK (NESS)
THRES THRESHOLD
TOS TOP OF SLAB
TOP TOP OF PLATE
TRK TRACK
TRANS TRANSOM
TPO
TP
TYP TYPICAL
UON THERMOPLASTIC POLYOLEFIN
WITH
WC WATER CLOSET
WD UNLESS OTHERWISE NOTED
WH WATER HEATER
WI WROUGHT IRON
WIN WINDOW
w/o WITHOUT
WP WATER PROOFING
WRB WATER RESISTANT
WRGB GYPSUM BOARD
WT WEIGHT
WWF WELDED WIRE FABRIC

SYMBOLS

FINISHED FLOOR
100'-0"

ENTRY
16'-0" CL'G

DOOR/WINDOW TAG

SECTION REFERENCE
REFERENCE SHEET

ELEVATION REFERENCE
REFERENCE SHEET

INTERIOR ELEVATION

DETAIL REFERENCE
REFERENCE SHEET

PLAN GRID LINES

WORK POINT, CONTROL

REVISION CLOUD AND MARK

CONSULTANTS:

DESIGN & BUILD

PGAL ARCHITECTURE

EMAIL: BGIRARDIN@PGAL.COM

MECHANICAL, PLUMBING & ELECTRICAL

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805-388-7689

STRUCTURAL ENGINEER

STUDIO ENGINEERS INC

805-962-2780

EMAIL: JTASCA@STUDIOENGINEERSINC.COM

PROPERTY OWNER

PORTOFINO PLACE LLC

PROJECT MANAGER

BARBARA PEREZ

702-405-1056

EMAIL:

BARBARA@TAYLORREALTYADVISORS.COM

CIVIL ENGINEER

ROSS PEABODY

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EMAIL: RPEABODY@PEABODYENG.COM

LANDSCAPE ARCHITECT

CASEY PATTERSON

805-466-7629

EMAIL: CJP@CJPPRO.COM

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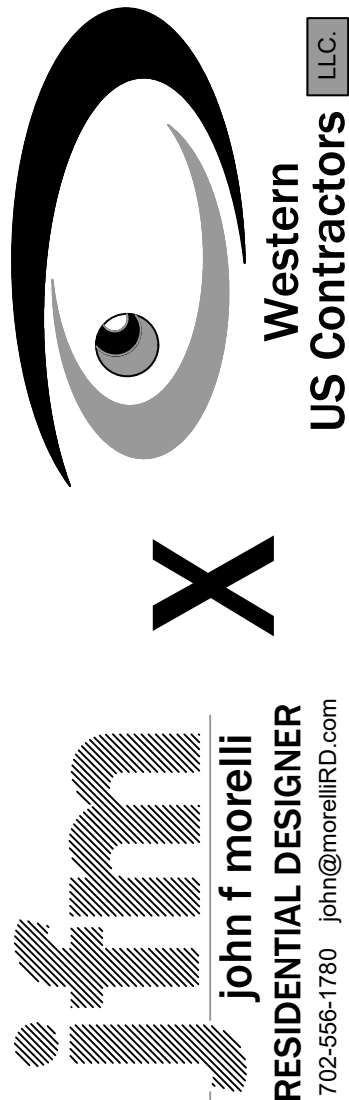
LANDSCAPE:

L 1.0 LANDSCAPE PLAN

PLOT: 1/12/2022
REV 1

PLOT: 1/12/2022
REV 1

DESIGNER:



ADDRESS:

PORTOFINO PL. & FIFTH STREET
OXNARD CA

SHEET:

TITLE
SHEET

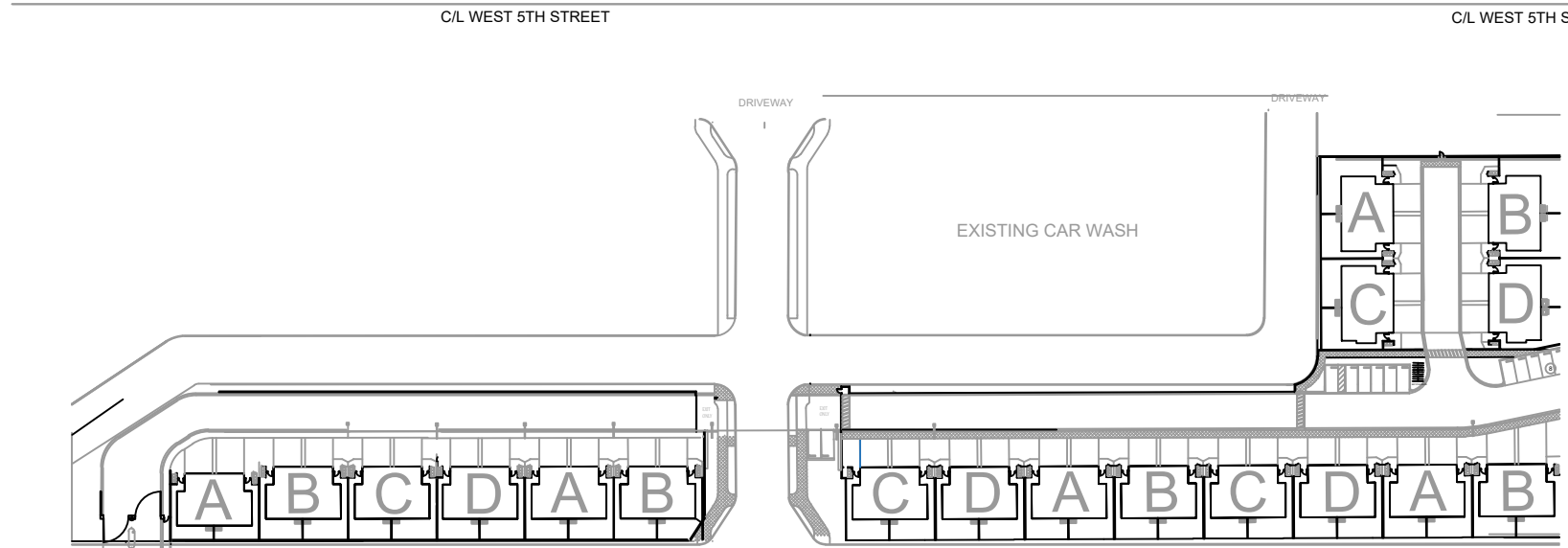
PLOT DATE:
6-8-2022

REVISION:

DELTA #: DATE:

SHEET NUMBER

CVR
1 OF 35 SHEETS

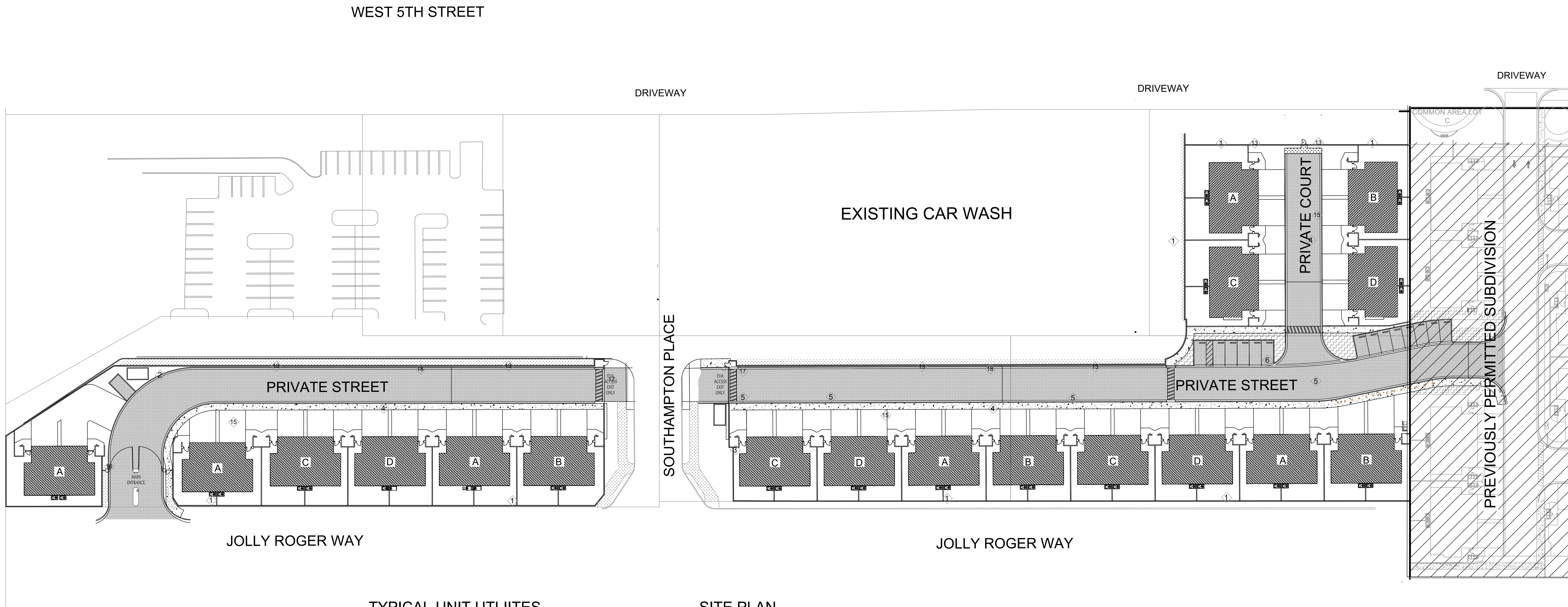


UNIT TYPE COUNT

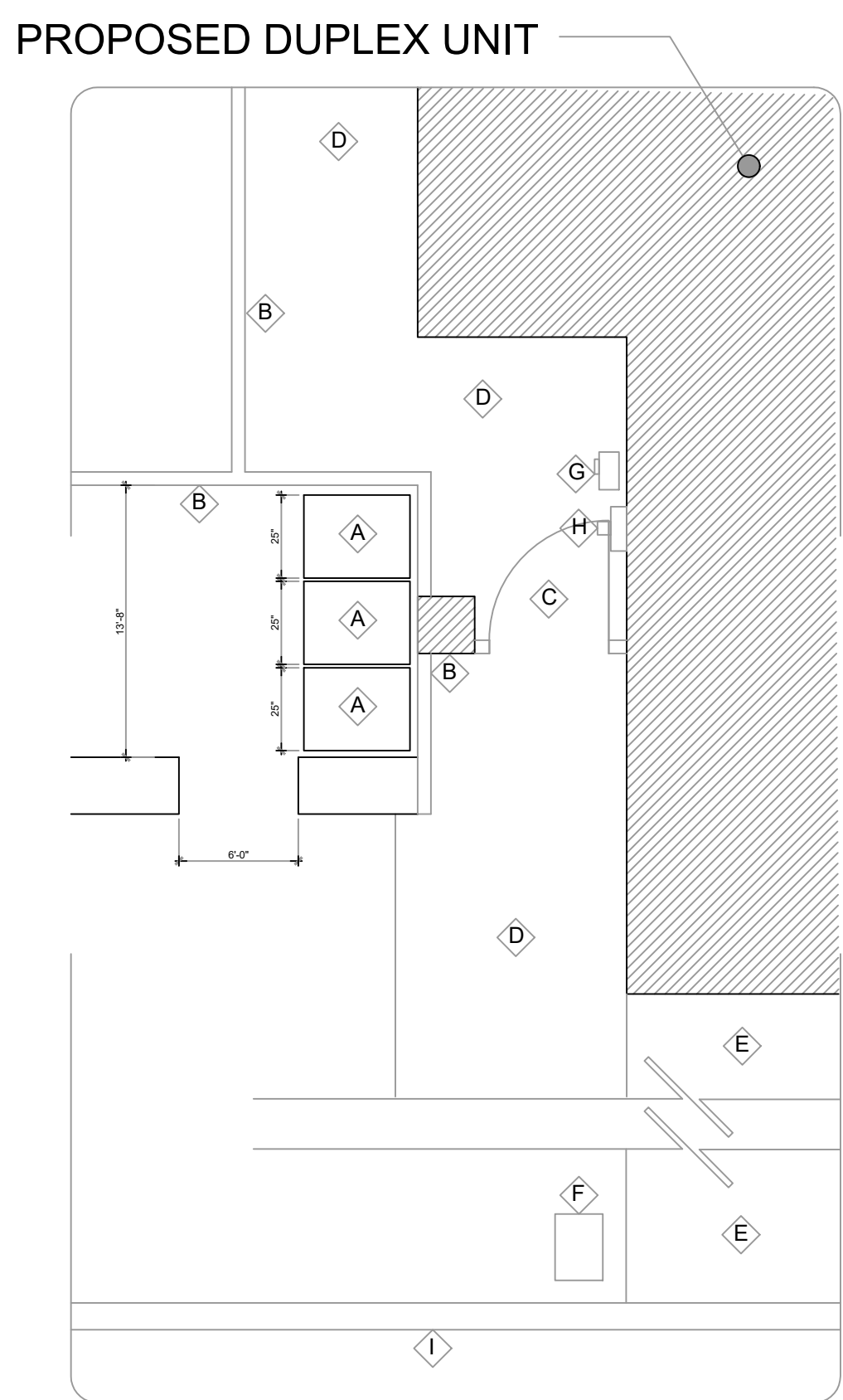
UNIT	NUMBER OF UNITS
A	5
B	5
C	4
D	4

TOTAL 18

UNIT SIZE QUANTITY
3BR 36



TYPICAL UNIT UTILITIES



KEYNOTES

- A 120 LITER CART, 37" X 19" X 21"
- B 60" SLUMPSTONE WALL
- C 60" PORCH ENTRY GATE
- D CONCRETE WALK
- E CONCRETE DRIVEWAY
- F WATER METER
- G GAS METER
- H ELECTRICAL METER
- I CURB AND GUTTER

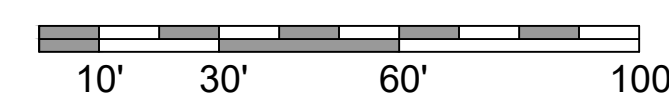
SITE PLAN

1/32" = 1'-0"

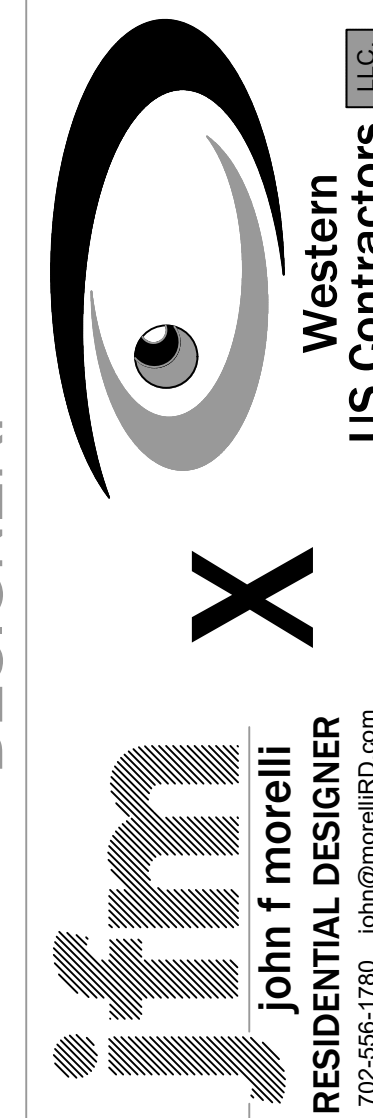
KEYNOTES

- 1 6' HIGH SLUMPSTONE WALL WITH CAP
- 2 SALSBURY CLUSTER (MAIL) BOX 10A USPS APPROVED
- 3 TRANSFORMER
- 4 FIRE HYDRANT, 4" X 4-1/2" X 2-1/2" JONES J-4065
- 5 CREE LIGHTING RSW SERIES-2LG/LED
- 6 5 LOOP WAVE STYLE BIKE RACK, 2 EACH, U-LINE H-2544GALV
- 7 NOT IN USE
- 8 WROUGHT IRON PEDESTRIAN ACCESS GATE WITH PUSH BUTTON COMBO ACCESS, 36" x 60" WITH VERT. PICKETS AT 4" OC. PAINTED KELLY MOORE PASO VERDE
- 9
- 10
- 11 ASPHALT RIGHT OF WAY
- 12 PAVESTONE PANORAMA SERIES TAVERNA PAVERS
- 13 6' WROUGHT IRON FENCE
- 14 BROOM FINISHED CONCRETE AT ALL SIDEWALKS, WALKWAYS AND AT ALL GARBAGE/RECYCLE LOUNGES
- 15 BROOM FINISHED CONCRETE DRIVEWAY TYPICAL
- 16 CLICK-2-ENTER ELECTRIC ENTRY GATES WITH KNOX SWITCH
- 17 ELECTRIC AUTOMATIC EXIT GATES
- 18 NO PARKING SIGN EVERY 100' IN TRAFFIC PATTERN
- 19 BUS SHELTER
- 20 BACKFLOW PREVENTORS
- 21 AIR CONDITION UNITS TYPICAL
- 22 ALL FOUNDATIONS AND BUILDING SLABS SHALL BE CONSTRUCTED WITH VAPOR BARRIERS BETWEEN THE EXISTING SOIL AND NEW FOUNDATION AND BUILDING SLABS. (TYP.)
- 23 EACH DWELLING UNIT SHALL MAINTAIN SEPARATE UTILITY SYSTEMS AND METERS
- 24 HOME OWNERS ASSOCIATION SHALL MAINTAIN ROADS, RECREATIONAL AREAS, AND LANDSCAPING
- 25 WHERE FEASIBLE, INDIVIDUAL UNIT PLUMBING SHALL BE LOCATED.
- 26 DECORATIVE BOXES SHALL BE USED FOR ELECTRICAL BOXES, MAILBOXES, AND DIRECTORIES.

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



DESIGNER:



ADDRESS:

PORTOFINO PL. & FIFTH STREET
OXNARD CA

SHEET:

SITE
PLAN

PLOT DATE:
6-8-2022

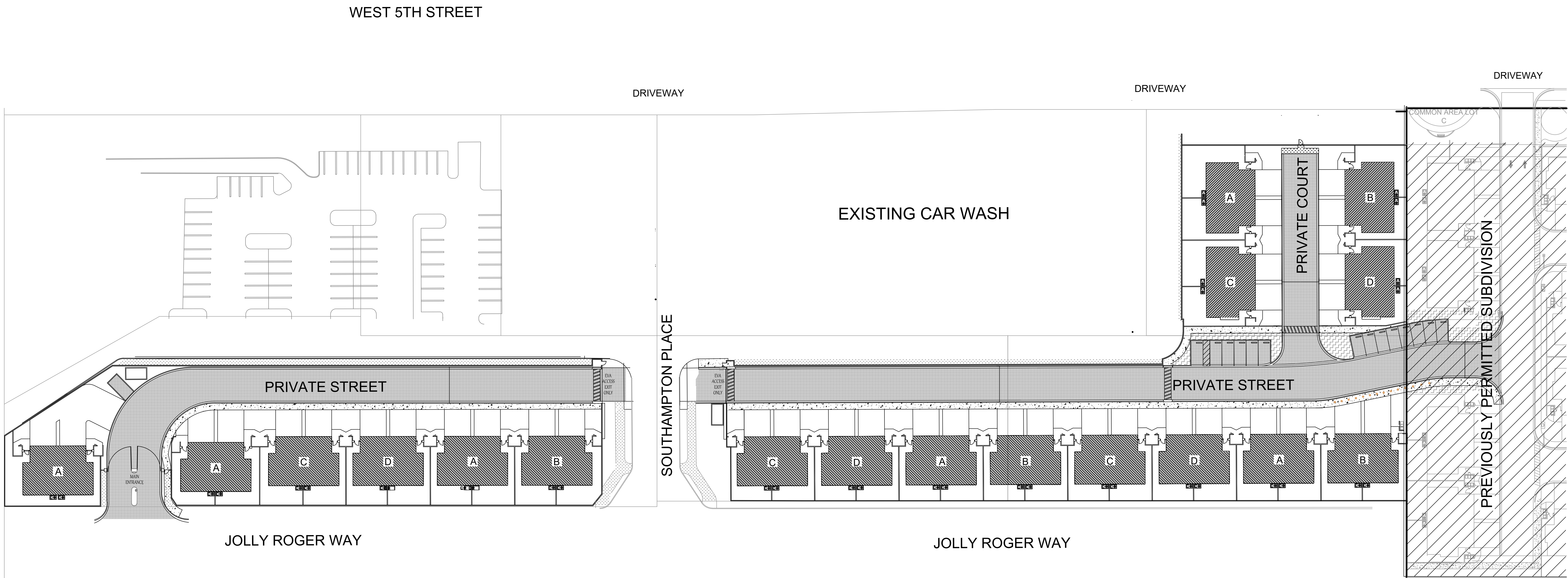
REVISION:

DELTA #: DATE:

SHEET NUMBER

A 1.0

2 OF 35 SHEETS



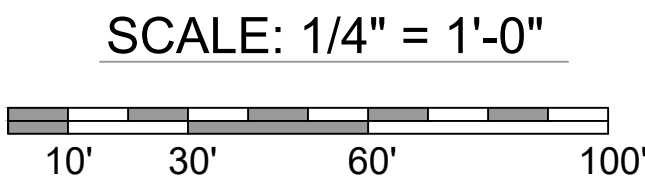
PROGRAM SUMMARY

SITE DATA

LOT			UNIT COUNT
PARCEL 'A':	0.77 ACRES	33,541 SF	18
PARCEL 'B':	0.84 ACRES	36,590 SF	
PARCEL 'C':	0.74 ACRES	32,234 SF	
PARCEL 'D':	0.50 ACRES	21,780 SF	
PARCEL 'E':	0.40 ACRES	17,424 SF	
PARCEL 'F':	0.84 ACRES	36,590 SF	
	4.09 ACRES	178,160 SF	36

SQUARE FOOT DATA PER STRUCTURE

UNIT	PLAN	FOOTPRINT (SF)	TOTAL	GARAGE	FF LIVING	SF LIVING	TOTAL LIVING	TOTAL GROSS SF
A	3 BR/ 3 BA	849	38,205	445 (20,025)	398 (17,910)	1043 (46,935)	1441 (64,845)	84,870
B	3 BR/ 3 BA	849	38,205	445 (20,025)	398 (17,910)	1084 (48,780)	1482 (66,690)	86,715
			76,410					171,585



SITE BUILDING COVERAGE

UNIT	PLAN	FOOTPRINT (SF)	TOTAL
3BR	3 BR/ 3 BA	849	15,282
			15,282

AMENITY STRUCTURES (SF)	
COMMUNITY CENTER:	1780
POOL BATHROOMS:	200
	1980

*AMENITY STRUCTURES LOCATED ON EAST WING OF COMMUNITY

PARKING

GARAGE	GUEST (DRIVEWAY)	GUEST (OFF STREET)
36	36	STANDARD 8
2.5 PER UNIT	2.0 PER UNIT	HANDICAP 2
TOTAL 90	TOTAL 72	TOTAL 10

TOTAL SPACES PROVIDED: 172
TOTAL SPACES REQUIRED: 162
(4.5 SPACES PER UNIT)

BICYCLE PARKING PER "CITY OF OXNARD BICYCLE & PEDESTRIAN PLAN"
1 RACK SPACES PER 33 AUTO SPACES
162/33=5 STALLS PROVIDED
5 EA 1 LOOP BIKE RACK (TTL 5)

UNIT TYPE COUNT

UNIT	QUANTITY	UNIT SIZE	SQFT
A	5	3BR/3BR	2923
B	5	3BR/3BR	2923
C	4	3BR/3BR	2940
D	4	3BR/3BR	2940
TOTAL	18		

SITE ACCESS

AUTOMOTIVE: 1 EAST, 1 WEST
PEDESTRIAN: 2 EAST, 2 WEST

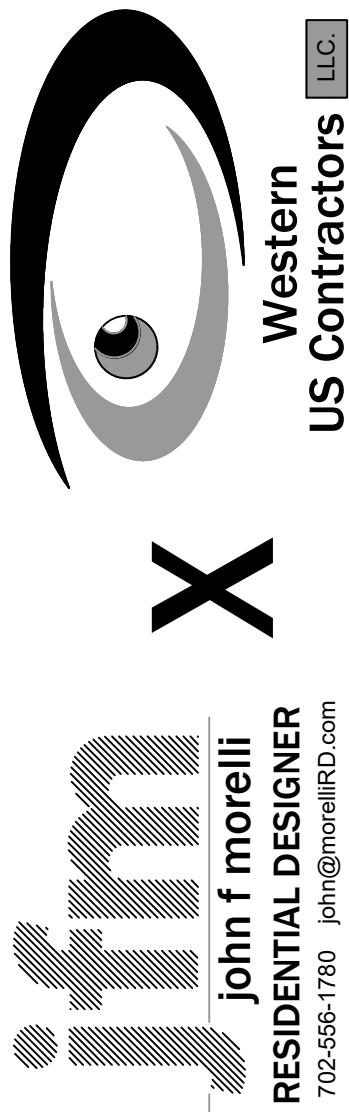
INTERIOR YARD SPACE

TOTAL LOT SIZE: 79,488 SQFT
TOTAL INT. YARD SPACE: 30,816 SQFT (38.76%)

MAIL CLUSTER BOX LOCATIONS

USPS STANDARD 16: 2 EAST, 2 WEST
REQUIRED: 36 PROVIDED:36

DESIGNER:



ADDRESS:

PORTOFINO PL. & FIFTH STREET
OXNARD CA

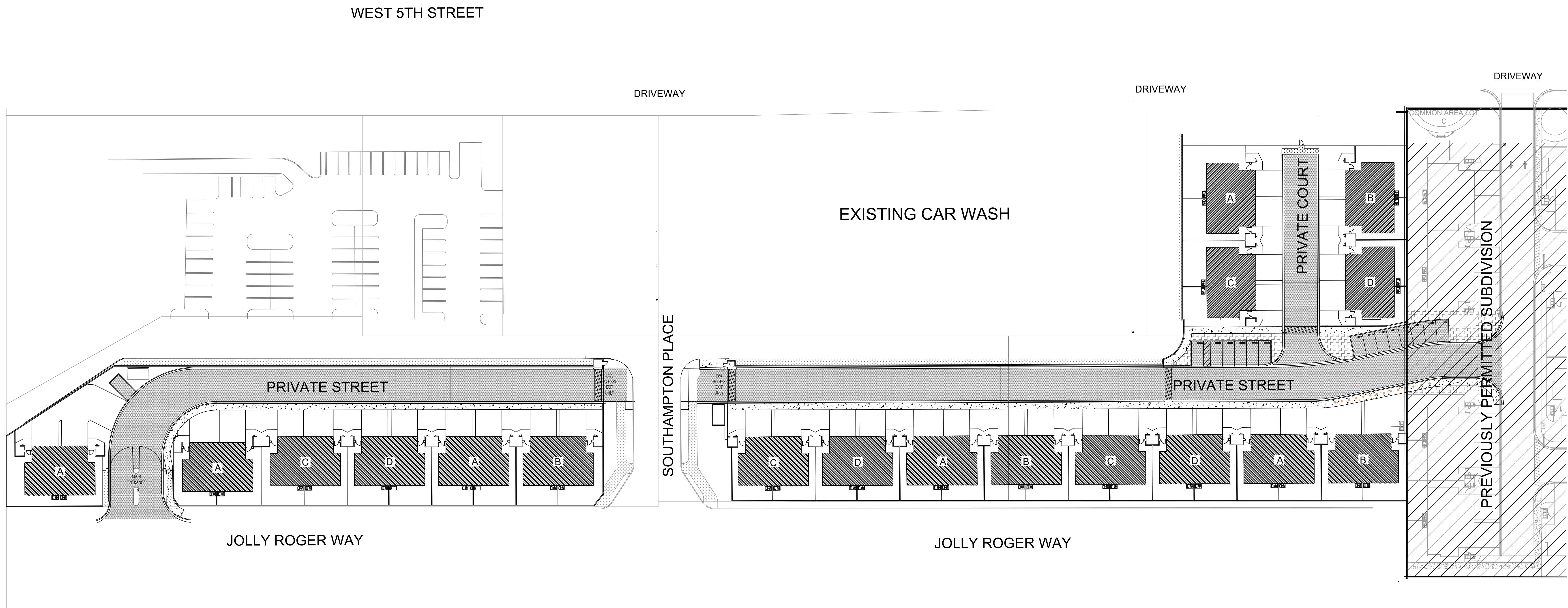
SHEET:

SITE
OVERLAY

PLOT DATE:
6-8-2022

REVISION:
DELTA #: DATE:

SHEET NUMBER
A 1.1
3 OF 35 SHEETS



EXTERIOR FINISH SCHEDULE

COLOR SCHEME A

1. Siding & Garage – Kelly Moore Paseo Verde
2. Accent & Trim – Sherwin Williams SW7767 – High Reflective White
3. Roofing – Eagle Roofing Bel Air Brown Gray Range
4. Composite Roof Alternative – Owens Corning – Oakridge Sand Castle
5. Stone – Coronado Honey Ledge Grey Quartz

COLOR SCHEME B

6. Stucco & Garage – Sherwin Williams – SW7015 Repose Gray
7. Accent & Trim – Sherwin Williams SW7755 – High Reflective White
8. Roofing – Eagle Roofing Bel Air Brown Gray Range
9. Composite Roof Alternative – Owens Corning – Oakridge Driftwood
10. Stone – Coronado Honey Ledge Grey Quartz

COLOR SCHEME C

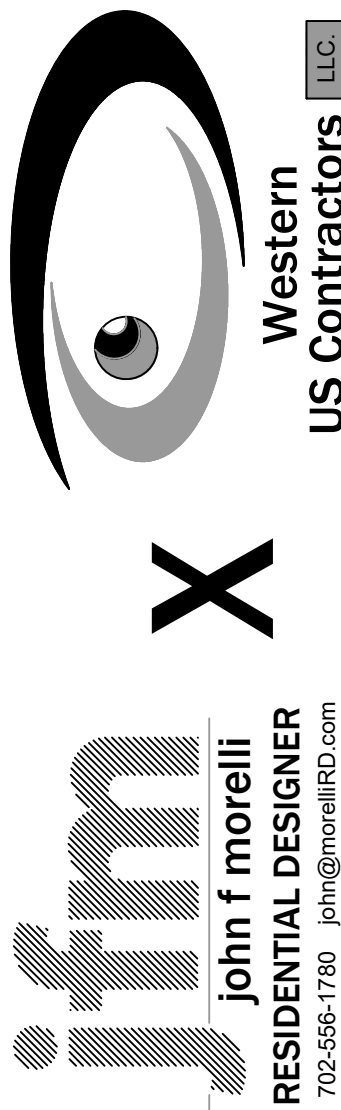
11. Stucco & Garage – Sherwin Williams – SW7018 – Dovetail
12. Accent & Trim – Sherwin Williams SW7014 – Elder White
13. Roofing – Eagle Roofing Topanga -4576
14. Composite Roof Alternative – Owens Corning – Oakridge Teak
15. Stone – Coronado Honey Ledge Sioux Falls

COLOR SCHEME D

16. Sidding & Garage – Sherwin Williams – SW6422 – Shagreen
17. Accent & Trim – Sherwin Williams SW8917 – Shell White
18. Roofing – Eagle Roofing Concord Blend - 4602
19. Composite Roof Alternative – Owens Corning – Gray
20. Stone – Coronado Honey Ledge Sioux Falls



DESIGNER:



ADDRESS:

PORTOFINO PL. & FIFTH STREET
OXNARD CA

SHEET:

EXTERIOR
COLOR

PLOT DATE:
6-8-2022

REVISION:
DELTA #: DATE:

SHEET NUMBER
A 1.2
3 OF 35 SHEETS

DOCUMENT 01010
INSTRUCTIONS TO BIDDERS

PART 1 – GENERAL

1.01 INVITATION

A. Bid Submission:

1. Bids signed and under seal, executed, and dated will be received by the Owner/Contractor.

2. Offers will be opened privately.

B. Intent:

1. The intent of the Bid request is to obtain subcontract offers to perform work for a Stipulated Sum, in accordance with the Contract Documents.

1.02 BID DOCUMENTS AND CONTRACT DOCUMENTS

A. Definitions:

1. Contract Documents: Defined in A1A A201 1987 Edition Article 1 including issued Addenda.

2. Bid, Offer, or Bidding: Act of submitting an offer under seal.

3. Bid sum: Monetary sums identified by the Bidder.

B. Availability:

1. Bid Documents may be obtained at the office of the Owner/Contractor.

2. Bid Documents are made available only for the purpose of obtaining offers for this project. Their use does not grant a license for other purposes.

C. Examination:

1. Bid Documents are on display at the Owner's office.

2. Upon receipt of Bid Documents verify that documents are complete. Notify the Architect should the documents be incomplete 20 days prior to submitting bid.

3. Immediately notify the Architect upon finding discrepancies or omissions in the Bid Documents.

D. Queries/Addenda:

1. Direct questions to the Architect.

2. Addenda may be issued during the Bidding Period. All Addenda become part of the Contract Documents. Include resultant costs in the Bid Sum.

3. Verbal answers are not binding on any party.

4. Clarifications requested by Bidders must be in writing not less than 10 days before date set for receipt of Bids. The reply will be in the form of an Addendum.

F. Product/System Substitutions:

1. Substitute products will be considered only if approved by the Owner.

2. Provide products as specified unless substitutions are submitted in this manner and subsequently accepted.

1.03 SITE ASSESSMENT

A. Site Examination:

1. Bidders shall visit and carefully examine the site of the proposed work and acquaint themselves with the conditions under which work will be performed and nature and extent of the work involved.

2. In the event that any conflict is discovered between actual conditions existing on site and conditions described on drawings or in their project manual. The bidder shall request clarification before his offer is submitted. Otherwise, it will be assumed that premises have been thoroughly examined and found to be acceptably described. In such event, it will be the responsibility of the Contractor to produce the finished results indicated on drawings and specified herein without claim for additional compensation from the Owner.

1.04 QUALIFICATIONS

A. Subcontractors/Suppliers/Others:

1. The Owner reserves the right to reject a proposed subcontractor / suppliers/others for reasonable cause.

1.05 BID SUBMISSION

A. Submission Procedure:

1. Bidders shall be solely responsible for the delivery of the Bids in the manner and time prescribed.

2. Submit one copy of the executed offer, signed and sealed in a closed opaque envelope, clearly identified with Bidder's name, project name, dates and time bid is required to be submitted, and Owner's name and project number on the outside.

1.06 BID INELIGIBILITY

A. Bids that are unsigned, improperly signed or sealed, conditional, illegible, obscure contain arithmetical errors, erasures, alterations, or irregularities of any kind, may at the discretion of the Owner, be declared unacceptable.

OFFER ACCEPTANCE/REJECTION

A. Duration of offer:

1. Bids shall remain open to acceptance and shall be irrevocable for a period of thirty (30) days after the bid date.

1.08 ACCEPTANCE OF OFFER

1. The Contractor reserves the right to accept or reject any or all offers and to waive irregularity in the bidding and accept the bid which is most advantageous to the Owner.

SECTION 01001
BASIC REQUIREMENTS

PART 1 – GENERAL

1.01 GOVERNING LAW

A. All work shall be performed in accordance with applicable requirements of the following:

ADA

ANSI

Uniform Building Code

Uniform Mechanical Code

Uniform Fire Code (and Local Ordinances)

State of Nevada Industrial Commission Codes and Safety Orders

State of Nevada, Regulations of the Division of Health

Regulations of the State Fire Marshal

Life Safety Code

Occupational Safety and Health Act

Materials, methods, and testing shall conform to Divisions II and III of the Uniform Standard Specification for Public Works Construction Off-Site Improvements. Clark County Area, Nevada, latest edition.

1.02 COORDINATION

A. Coordinate scheduling, submittals, and the various areas of Work to assure efficient and orderly sequence of installation of interdependent construction elements, with provisions for accommodating items installed later.

B. Verify that utility requirement characteristics of operating equipment are compatible with building utilities. Coordinate work having interdependent responsibilities for installing, connecting to, and placing in service such equipment.

1.03 CUTTING AND PATCHING

A. Employ experienced installer to perform cutting and patching new Work +/- - restore Work with new Products.

B. Submit written request in advance of cutting or altering structural or building enclosure elements.

C. Fit Work tight to adjacent elements. Maintain integrity of wall, ceiling, or floor construction +/- - completely seal voids.

D. Finish surfaces to match adjacent finishes.

1.04 CONFERENCES (As required by Owner)

1.05 SUBMITTAL PROCEDURES (As required by Owner)

1.06 SHOP DRAWINGS (As required by Owner)

1.07 PRODUCT DATA

A. Submit the number of copies which the Owner requires.

B. Mark each copy to identify applicable products, models, options, and other data. Supplement manufacturers' standard data to provide information unique to this project.

1.08 SAMPLES

A. Submit samples to illustrate functional and aesthetic characteristics of the Product.

B. Submit samples of finishes from the full range of manufacturer's standard colors, textures, and patterns.

1.09 MANUFACTURERS' INSTRUCTIONS

A. When specified in individual specification Sections submit manufacturers' printed instructions for delivery, storage, assembly, installation, start-up, adjusting, and finishing, in quantities specified for Product Data.

B. Indicate material or Product conforms to or exceeds specified requirements. Submit supporting reference data, affidavits, and certifications as appropriate.

1.10 MANUFACTURER'S CERTIFICATES

A. Submit manufacturers' certificates to Architect/engineer for review, on quantities specified for Product Data.

B. Indicate material or Product conforms to or exceeds specified requirements. Submit supporting reference data, affidavits, and certifications as appropriate.

1.11 QUALITY ASSURANCE

A. Monitor quality control over suppliers, manufacturer's products, services, site conditions, and workmanship, to produce Work of specified quality.

B. Comply fully with manufacturers' instructions, including each step in sequence.

C. Should manufacturers' instructions conflict with Contract Documents, request clarification from Architect before proceeding.

D. Comply with specified standards as a minimum quality for the Work except when more stringent tolerances, codes, or specified requirements indicate higher standards or more precise workmanship.

E. Perform work by persons qualified and experienced to produce workmanship of specified quality.

F. Secure products in place with positive anchorage devices designed and sized to withstand stresses, vibration, physical distortion or disfigurement, and match surrounding finishes.

1.12 INSPECTION AND TESTING LABORATORY SERVICES

A. Owner will appoint and employ services of an independent firm to perform inspection and testing.

B. The independent firm will perform inspections, tests, and other services as required.

C. Cooperate with independent firms; furnish samples and access to work as required.

D. Retesting required because of non-conformance to specified requirements will be charged to the subcontractor.

1.13 TEMPORARY SANITARY FACILITIES (By Contractor)

A. Provide and maintain required facilities and enclosures.

B. Maintain in clean and sanitary condition.

C. Toilet facilities shall be connected to sewer, or an approved chemical type complying with all local codes and regulations.

1.14 BARRIERS AND FENCING (By Contractor)

A. Provide fencing to prevent unauthorized entry to construction areas and to protect existing facilities and adjacent properties from damage.

B. Construction: Commercial grade chain link fence, new or used.

C. Provide 6 ft. high fence around construction site, equip with vehicular and pedestrian gates with locks.

1.15 PROTECTION OF INSTALLED WORK (By Contractor)

A. Protect installed work and provide special protection where specified in individual specification sections.

B. Prohibit traffic or storage upon waterproofed or roofed surfaces.

1.16 SECURITY (By Contractor)

A. Provide security and facilities to protect Work.

1.17 PROJECT IDENTIFICATION

A. Provided by Owner/Contractor.

1.18 FIELD OFFICES AND SHEDS

A. Office: Weather-tight, with lighting, electrical outlets, heating/cooling and ventilating equipment, and equipped with sturdy furniture and drawing display table.

1.19 REMOVAL OF UTILITIES, FACILITIES AND CONTROLS

A. Remove temporary above grade or buried utilities, equipment, fixtures, and systems forming the work, but does not include machinery and equipment used for preparation, fabrication, conveying and erection of the Work.

B. Clean and repair damage caused by installation or use of temporary work.

C. Restore existing facilities used during construction to original condition. Restore permanent facilities used during construction to specified condition.

1.20 PRODUCTS

A. Products: Means new material, machinery, components, equipment, fixtures, and systems forming the work, but does not include machinery and equipment used for preparation, fabrication, conveying and erection of the Work.

B. Use interchangeable components of the same manufacture for similar components.

1.21 STARTING SYSTEMS

A. Provide seven (7) days notification to Architect/Owner and independent testing firm prior to start-up of each item.

B. Ensure that each piece of equipment or system is ready for operation.

C. Execute start-up under supervision of responsible persons in accordance with manufacturers' instructions.

D. Submit a written report that equipment or system has been properly installed and is functioning correctly.

1.22 DEMONSTRATION AND INSTRUCTIONS

A. Demonstrate operation and maintenance of Products to Owner's personnel two weeks prior to date of final inspection.

B. For equipment or systems requiring seasonal operation, perform demonstrations for other season within nine (9) months.

1.23 TESTING, ADJUSTING, AND BALANCING

A. Owner will appoint, employ, and pay for services of an independent firm to perform testing, adjusting, and balancing.

B. Reports will be submitted by the independent firm to Owner indicating observations and results of tests and indicating compliance or non-compliance with specified requirements and with the requirements of the Contract Documents.

C. Cooperate with independent firm, furnish assistance as requested.

D. Retesting required because of non-conformance to specified requirements will be charged to the subcontractor.

1.24 CONTRACT AND CLOSE OUT PROCEDURES

A. Submit written certification that Contract Documents have been reviewed, Work has been inspected, and the Work is complete in accordance with Contract Documents and ready for Owner/Contractor inspection.

B. Provide submittals to Owner/Contractor that are required by governing or other authorities.

C. Submit final Application for Payment identifying total adjusted Contract Sum, previous payments, and sum remaining due.

1.25 FINAL CLEANING

A. Execute final cleaning prior to final inspection.

B. Clean interior and exterior glass and surfaces exposed to view, remove temporary levels, stains and foreign substances, polish transparent and glossy surfaces, vacuum carpeted and soft surfaces.

C. Clean debris from site, roofs, and drainage systems.

D. Replace filters of operating equipment.

E. Remove waste and surplus materials, rubbish, and construction facilities from the site.

1.26 ADJUSTING

A. Adjust operating products and equipment to ensure smooth and unhindered operation.

1.27 PROJECT RECORD DOCUMENTS

A. Maintain on site, one set of the following record documents record actual revisions to the Work:

1. Contract Drawings.

2. Specifications.

3. Addenda.

4. Change orders and other Modifications to the Contract.

5. Reviewed shop drawings, product data, and samples.

B. Store Record Documents separate from documents used for construction.

C. Record information concurrent with construction progress.

D. Specifications: Legibly mark and record at each Product section description of actual products installed, including the following:

1. Manufacturer's name and product model and number.

2. Measured depths of foundations in relation to finish first floor datum.

3. Measured horizontal and vertical locations of underground utilities and appurtenances - reference to permanent surface improvements.

4. Measured location of internal utilities and appurtenances concealed in construction, referenced to visible and accessible features of the Work.

5. Field changes of dimension and detail.

6. Details not on original Contract Drawings.

F. Delete Architect/Engineer title block and seal from all documents.

G. Submit documents to Owner/Contractor with claim for final Application for Payment.

1.28 OPERATION AND MAINTENANCE DATA

A. Submit two sets prior to final inspection, bound in 8 1/2 x 11 inch text pages, three D size ring capacity expansion binder with durable plastic covers.

B. Prepare binding cover with printed title "OPERATION AND MAINTENANCE INSTRUCTIONS" and title of project.

C. Internally subdivide the binder contents with permanent page dividers, logically organized, with tab titling clearly printed under reinforced laminated plastic tabs. Contents:

1. Directory, listing names, addresses, and telephone numbers of Contractor, Subcontractors, and major equipment suppliers.

2. Operation and maintenance instructions, arranged by system.

3. Project documents and certificates.

1.29 WARRANTIES

A. Provide duplicate notarized copies.

B. Execute and assemble documents from Subcontractors, suppliers, and manufacturers.

C. Submit prior to final Application for Payment.

1.30 SPARE PARTS AND MAINTENANCE MATERIALS.

A. Provide Products, spare parts, maintenance and extra materials in quantities specified in individual specification sections.

FOR CAST-IN-PLACE CONCRETE & REINFORCED UNIT MASONRY
(SEE STRUCTURAL NOTES & DRAWINGS)

PART 1 – GENERAL

1.01 SECTION INCLUDES

A. Mortar and grout.

PART 2 – PRODUCTS

2.01 MATERIALS

A. Portland Cement: ASTM C - 150 and as specified for concrete.

B. Premix Mortar: ASTM

C. Grout Aggregate: ASTM C387, using gray cement, Normal strength.

D. Water: Clean and potable.

2.02 MORTAR MIXES

A. Mortar for Reinforced masonry conforming to U.B.C. table 14A, Type S using the Property Method, 1800 psi at 28 days.

2.03 MORTAR MIXING

A. Thoroughly mix mortar ingredients in quantities needed for immediate use in accordance with ASTM C270

B. Do not use anti-freeze compounds to lower the freezing point of mortar.

2.04 GROUT MIXES

A. Thoroughly mix mortar ingredients in quantities needed for immediate use in accordance with ASTM C476 Coarse grout.

B. Do not use anti-freeze compounds to lower the freezing point of grout.

2.05 GROUT MIXING

PART 3 EXECUTION

3.01 INSTALLATION

A. Install mortar and grout in accordance with manufacturer's instructions.

B. Work grout into masonry cores and cavities to eliminate voids. Do not displace reinforcement.

SECTION 04300
REINFORCED MASONRY UNIT

PART 1 – GENERAL

1.01 SECTION INCLUDES

A. Concrete masonry units, reinforcement, anchorage, and accessories.

B. Reinforced concrete masonry units, reinforcement, anchorage, and accessories, for structural building walls, shall be as indicated on drawings and structural calcs.

1.02 REGULATORY REQUIREMENTS

A. Conform to Uniform Building Code, latest applicable edition.

PART 2 PRODUCTS

2.01 CONCRETE MASONRY UNITS

A. Hollow load bearing blockunits: ASTM C90 Grade N, Type II - Non - moisture controlled medium weight 2000 psi, unless otherwise indicated in structural notes and calcs.

2.02 REINFORCEMENT AND ANCHORAGE

A. Reinforcing steel: ASTM A615, 60 ksi, yield grade, deformed billet bars, unprestressed finish.

PART 3 EXECUTION

3.01 EXAMINATION AND PREPARATION

A. Verify that field conditions are acceptable and ready to receive work.

B. Coordinate placement of anchors supplied to other sections.

3.02 REINFORCEMENT AND ANCHORAGES - REINFORCED MASONRY UNIT

A. Support and secure reinforcing bars from displacement. Maintain position within 1/2" of dimensional position.

B. Embed anchors as shown on plans.

SECTION 05500
METAL FABRICATION AND MISC. PRODUCTS

PART 1 – GENERAL

1.01 SECTION INCLUDES

A. Shop fabricated ferrous metal, aluminum items, galvanized and prime painted.

B. Misc. manufactured metal products.

C. Roof access ladder, field painted.

D. Custom wrought iron trash enclosure gates.

1.02 FIELD MEASUREMENTS

A. Verify field measurements.

PART 2 PRODUCTS

2.01 FABRICATION

A. Fit and shop assemble in largest practical section, for delivery to site.

B. Fabricate items with joints tightly fitted and secured.

C. Continuously seal joined members by continuous welds.

D. Grind exposed joints flush and smooth with adjacent finish surface. Make exposed joints butt tight.

E. Exposed Mechanical Fasteners: Flush countersunk screws or bolts, unobtrusively located, flush, and hairline. Erase exposed edges to small uniform radius.

F. Supply components required for anchorage of fabrications. Fabricate anchors and related consistent with design of component, except where specifically noted otherwise. Components of same material and finish as fabrication, except where specifically noted otherwise.

G. Field verify required dimensions prior to fabrication.

2.02 FINISHES

A. Clean surfaces of rust, scale, grease, and foreign matter prior to finishing.

B. Do not prime surfaces in direct contact with concrete or where field welding is required.

C. Prime paint items with two coats.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that field conditions are acceptable and are ready to receive work.

3.02 PREPARATION

A. Clean and shop primed steel items to bare metal where site welding is required.

B. Supply items required to be cast into concrete with setting templates, to appropriate section.

3.03 INSTALLATIONS

A. Install items plumb and level, accurately fitted, free from distortion or defects.

B. Allow for erection loads, and for sufficient temporary bracing to maintain true alignment until completion of erection and installation of permanent attachments.

C. Field weld components indicated on shop drawings.

D. Perform field welding in accordance with AWS D1.1

E. Obtain Architect/Engineer approval prior to site cutting or making adjustments not scheduled.

F. After erection, prime welds, abrasions, and surfaces not shop primed, except surfaces to be in contact with concrete.

G. Install ladders as indicated on drawings.

SECTION 06112
FRAMING AND SHEATHING

PART 1 – GENERAL

1.01 SECTION INCLUDES

A. Structural wall framing.

B. Wall Sheathing

C. Roof Sheathing

D. Preservative treatment of wood.

E. Miscellaneous framing and sheathing.

F. Soro-tube

1.02 QUALITY ASSURANCE

A. Perform Work in accordance with the following agencies.

B. Lumber Grading Agency Certified by ALSC.

C. Plywood Grading Agency: Certified by APA.

1.03 QUALIFICATIONS

A. Design structural site fabricated trusses under direct supervision of a Professional structural Engineer experienced in design of this Work and licensed in the State of Nevada, store, protect, and handle products.

B. Protect site framed structural site fabricates trusses from warping or other distortion by attacking in vertical position, braced to resist movement.

PART 2 – PRODUCTS

2.01 LUMBER MATERIALS

A. Lumber Grading Rules, WWFA.

B. Framing Lumber: Douglas fir-Larch (North) No 2 Grade for 2x and 4x, and DFL No. 1 for 6x's

C. Studding: Douglas fir-larch species, stud grade, 19% maximum moisture content/

D. All blocking and bracing to be Douglas Fir Standard grade or better

2.02 SHEATHING MATERIALS

A. Plywood roof sheathing: APA Rated Sheathing Structural II, Span Rating 32/16, Exposure Durability, sanded.

B. Plywood Wall Sheathing: APA Rated Sheathing Structural II, Span Rating 32/16, Exposure Durability 1, sanded.

C. Particleboard Wall Sheathing: APA Oriented Strand Board.

2.03 ACCESSORIES

A. Fasteners and Anchors:

B. Fasteners: Hot-dipped galvanized steel for high humidity and treated wood locations, unfinished steel elsewhere.

C. Drywall Screws: Bugle head, hardened steel, power driven type.

D. Anchors: Expansion shield and lag bolt type for anchorage to solid masonry or concrete. Bolt or ballistic fastener for anchorages to steel.

E. Joist hangers: Hot dipped galvanized steel, sized to suit framing conditions, manufactured by Simpson.

F. Bolt holes shall be 1/16" maximum larger than bolt size.

G. Building paper: No. 15 asphalt felt.

2.04 FACTORY WOOD TREATMENT

A. Wood Preservative (Pressure Treatment): AWPA Treatment C1 using water borne.

PART 3 – EXECUTION

3.01 FRAMING

A. Set structural members level and plumb, in correct position.

B. Make provisions for erection loads, and for sufficient temporary bracing to maintain structure safe, plumb, and in true alignment until completion of erection and installation of permanent bracing.

C. Place horizontal members flat, crown side up.

D. Construct load bearing framing and curb members full length without splices, to floor joists. Frame rigidly into joists.

E. Place full width continuous sill flashings under framed walls on. Lap flashing joint 4 inches.

F. Curb roof openings except where prefabricated curbs are provided. From corners by alternating lapping side members.

G. Nailing schedule per the adopted Edition of the IBC Table No. 25 -Q, unless otherwise indicated.

3.02 SHEATHING

A. Secure roof sheathing perpendicular to framing members with ends staggered and sheet ends over trim bearing. Use sheathing clips between sheets between roof framing members. Provide solid edge blocking between sheets.

B. Install telephone and electrical panel boards with plywood sheathing material where required. Over size the panel by 12 inches on all sides.

3.03 TOLERANCES

A. Framing Members: 1/4 inch from true position, maximum.

B. Surface Flatness of Floor: 1/4 inch in 10 feet maximum, 1/2 inch maximum in 30 feet.

SECTION 06114
WEOOD BLOCKING AND CURBING

PART 1 – GENERAL

1.01 SECTION INCLUDES

A. Blocking in roof and wall openings.

B. Wood furring and grounds.

C. Concealed wood blocking for support of toilet and bath accessories and wall cabinets.

PART 2 – PRODUCTS

2.01 MATERIALS

A. Lumber grading rules: WPA

B. Miscellaneous framing: Stress Group D, Douglas Fir species, 19% maximum moisture content pressure preservative treatment.

2.02 ACCESSORIES

A. Fasteners and Anchors:

1. Fasteners: Hot-dipped galvanized steel for high humidity and treated wood locations, unfinished steel elsewhere.

2. Anchors: expansion shield and lag bolt type for anchorage to solid masonry or concrete unfinished steel elsewhere.

PART 3 – EXECUTION

3.01 INSTALLATION

A. Set members level and plumb, in correct position.

B. Place horizontal members flat, crown side up.

C. Construct curb members of single pieces.

D. Curb roof openings except where prefabricated curbs are provided. Form corners by alternating lapping side members.

PART 4 – FIRE BLOCKS AND DRAFT STOPS

General: In combustible construction fireblocking and draftstopping shall be installed to:

1. Materials shall be installed according to manufacturer's instructions.

2. Protect surface from damage until final acceptance. Cut off all concealed draft openings (both vertical and horizontal) and shall form an effective barrier between floors, between a top story and a roof or attic space and shall subdivide attic spaces, concealed roof spaces and floor-ceiling assemblies. The integrity of all fire blocks and draft stops shall be maintained.

Fire blocks: Fireblocking shall be provided in the following locations:

1. In concealed spaces of stud walls and partitions, including furred spaces, at the ceiling and floor levels and at 10 foot intervals both vertical and horizontal.

(Note: Fireblocks may be omitted at floor and ceiling levels when approved smoke-actuated fire dampers are installed at these levels.)

2. At all interconnections between concealed vertical and horizontal spaces such as occur at soffits, drip ceilings and cove ceilings.

3. In concealed spaces between stair stringers at the top and bottom of the run and between studs along and in line with the run of stairs if the walls under the stairs are unfinished.

4. In openings around vents, pipes, ducts, chimney, fireplaces and similar openings which afford a passage for fire at ceiling and floor levels with noncombustible materials.

5. At openings between attic spaces and c chimney chases for factory built chimneys

6. Where wood sleepers are used for laying wood flooring on masonry or concrete fire resistive floors, the spaces between the floor slab and the underside of the world flooring shall be filled with noncombustible material or fire blocked in such a manner that there will be no open spaces under the flooring which will exceed 100 square feet in area and such space shall be filled solidly under all permanent partitions so that there is no communication under the flooring between adjoining rooms.

Fire block Construction: Except as provided in paragraph 4, above, fireblocking shall consist of 2 inches nominal lumber or two thickness of 1 inch nominal lumber with broken lap or one thickness of 2x3/2 inch wood structural panel with joints backed by 2x3/2 inch wood structural panel or one thickness of 1/2 inch, type 2-M particleboard.

Fireblocks may also be of gypsum board material, mineral fiber, glass fiber or other approved materials securely fastened in place. Loose-fill insulation material shall not be used as a fire block specifically fire tested. Walls having parallel or staggered studs for sound transmission control shall have fire blocks of mineral fiber or glass fiber or other approved nonrigid materials.

SECTION 06410
CASEWORK AND MILLWORK

PART 1 – GENERAL

1.01 WORK INCLUDED

A. Fabricated cabinet units.

B. Plastic laminate counter tops.

1.02 SUBMITTALS

A. Submit shop drawings and product data under provisions of Sections 01001.

B. Include materials, component profiles, fastening methods, assembly methods, joint details, accessory listings, and schedule of finished.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Acceptable manufacturers: As selected by Owner.

2.02 WOOD MATERIALS

A. Hardwood lumber FS MM-L-736- graded in accordance with AWI maximum moisture content of 6% species birch, for drawer sides and backs paint or stain as directed by Owner unless otherwise noted.

B. Material for jambs shall be solid stock with flat jambs with "T" stops a minimum of 11/16" thick and rabbeted jambs a minimum 13/16" thick, custom grade for opaque finish.

2.03 SHEET MATERIALS

A. Wood Particleboard: Per AWI standard, composed of wood chips, made with water and mold resistant adhesive.

1. Provide 3/2" high density particleboard.

2. Use particleboard in face edgings, in base or framing members or in shelves or panels.

3. Approved products: Kortron or Melamine

B. Hardboard: PS 58 – pressed wood fiber with resin binder, tempered grade, smooth one side: 1/4" thick.

2.04 ACCEPTABLE LAMINATE MANUFACTURERS

A. Formica

B. Wilsonart

2.05 LAMINATE MATERIALS

A. Plastic laminate: NEMA LD 3, DLS grade thickness, color as selected by Owner.

C. Laminate Backing Sheet: LD -3 BK20 Backing grade, undecorated plastic laminate.

2.06 ACCESSORIES

A. Adhesive: MM -A-125, Type II

B. Fasteners: Size and type to suit application.

C. Bolts, Nuts, Washers, Lags, Pins and Screws of size and type to suit application.

2.07 HARDWARE

A. As selected by Owner.

2.08 FABRICATION

A. Shop assemble casework for delivery to site in units easily handled and to permit passage through building openings.

B. Cap exposed plastic laminate edges with material of same finish and pattern.

C. Apply laminate backing sheet to reverse side of plastic laminate finished surfaces.

D. Fabricate counter tops with integral splash.

E. Provide cutouts for plumbing fixtures, inserts, appliances, outlet boxes and other fixtures and fittings. Verify locations of cutouts from on-site dimensions. Seal contact surfaces of cut edges.

PART 3 – EXECUTION

3.01 INSPECTION

A. Verify adequacy of backing send support framing.

3.02 INSTALLATION

A. Set and secure casework in place rigid, plumb, and level

Use purpose designed fixture attachments at concealed locations for wallmounted components.

NOTE: THESE SPECIFICATIONS ARE GENERAL IN NATURE AND ARE ONLY APPLICABLE TO THE SCOPE OF WORK UNDER THE PROVISION ALLOWED BY THE STATE AGENCY OF THE DESIGNER OF RECORD. ALL OTHER SPECIFICATIONS WITHIN THIS DOCUMENT TO BE COORDINATED AND SUPERSEDED BY ANY/ALL OTHER GENERAL NOTES, SPECIFICATIONS OR DETAILS PROVIDED BY ANY/ALL CONSULTANTS ASSOCIATED WITH THIS PROJECT.

DESIGNER:



ADDRESS:

PORTOFINO PL. & FIFTH STREET
OXNARD CA

SHEET:

SPECIFICATIONS

PLOT DATE:
6

SECTION 07115
ELASTOMERIC SHEET WATERPROOFING

PART 1 – GENERAL

1.01 WORK INCLUDED

A. Adhesive applied sheet membrane waterproofing.

B. Counterflash membrane termination.

C. Protection board.

1.02 RELATED WORK

A. Section 03001 – Concrete: Structural concrete slab over sheet waterproofing.

B. Section 06100 – Rough Carpentry: Plywood substrate.

C. Section 07600 – Flashing and Sheet Metal: Metal counterflashing work.

1.03 QUALITY ASSURANCE

A. Membrane Manufacturer: Company specializing in waterproofing sheet membranes with five years experience.

1. Applicator: Company specializing in application of specified waterproofing with years documented experience approved by manufacturer.

1.04 SUBMITTALS

A. Submit shop drawings and product data under provisions of Section 01300 and 01340.

1. Submit shop drawing s detailing special joint or termination conditions and conditions of interface of other materials.

B. Submit product data for surface conditioner, flexible flashing joint cover sheet, waterproofing membrane.

C. Submit manufacturer's installation instructions under provisions of Section 01001.

1.05 ENVIRONMENTAL REQUIREMENTS

A. Do not apply waterproofing during inclement weather or when air temperature is below 40 degrees F.

1.06 WARRANTY

A. Provide manufacturer's standard five-year warranty.

B. Warranty: Include coverage of materials and installation and resultant damage from failure of installation to resist penetration of moisture.

PART 2 – PRODUCTS

2.01 ACCEPTABLE MANUFACTURERS – MEMBRANE

A. WR Meadows' system Membran.

B. WR Grace: System Bituthene 4000

C. Carlisle: System Sure -Seal Butyl

D. Substitutions: Under provisions of Section 01630

2.02 MEMBRANE MATERIALS

A. Membrane: Minimum 0060 inch thick butyl rubber, or composite lamination of fortified bitumen or rubberized asphalt and a reinforcing sheet.

B. Seaming Materials: As recommended by membrane manufacturer.

C. Flexible Flashings: Manufacturer's standards.

2.03 ADHESIVE MATERIALS

A. Surface Conditioner: Compatible with membrane manufacturer.

B. Adhesive: As recommended by membrane manufacturer.

C. Thinner and Cleaner: As recommended by the adhesive manufacturer, compatible with sheet membrane.

2.04 ACCESSORIES

A. Sealants: As recommend by membrane manufacturer.

B. Protection Board: Asphalt impregnated board, recommended by membrane manufacturer, thickness as required by manufacturer for horizontal and vertical application.

PART 3 – EXECUTION

3.01 INSPECTION

A. Verify items, which penetrate surfaces to receive waterproofing, are rigidly installed.

B. Verify surfaces are free of cracks, depressions, waves, or projections, which may be detrimental to successful installation.

C. Do not apply waterproofing to damp, frozen, dirty, dusty, or deck surfaces unacceptable to manufacturer and applicator.

D. Manufacturer shall inspect waterproofing and protection prior to application of concrete topping.

E. Beginning of installation means acceptance of existing surfaces and substrates.

3.02 PREPARATION

A. Prepare surfaces according to manufacturers instructions.

B. Protect adjacent surfaces not designated to receive waterproofing.

C. Protect adjacent surfaces not designated to receive waterproofing.

D. Seal cracks and joints with recommended material and sealant. Use proper depth-width ratio as recommended by sealant manufacturer.

E. Clean surfaces of foreign matter detrimental to installation of membrane.

F. Apply surface conditioner as recommended by manufacturer.

3.03 INSTALLATION

A. Install membrane waterproofing in accordance with manufacturer's instructions.

B. Roll out membrane. Minimize wrinkles and bubbles.

C. Apply adhesive in accordance with manufacturer's instructions. Completely bond sheet to substrate, except those areas directly over or within 3 inches of a working crack or expansion joint.

D. Overlap edges and ends minimum 3 inches. Apply uniform bead of sealant to joint edges.

E. Shingle joints on sloped substrate in direction of drainage.

F. Continue membrane up vertical surfaces minimum 4 inches finish topping.

G. Install flashings. Seal watertight to membrane.

H. Reinforce membrane with multiple thickness of membrane material over joints, whether joints are static or moving.

I. When placing steel over properly protected membrane, use concrete bar supports or chairs with plastic tips or rolled feet to prevent damage from sharp edges. Use special care when using wire.

3.04 PROTECTION

A. Install protection board with lapped joints and retain in place for vertical surfaces.

B. After installation, close off area to prevent unauthorized traffic.

C. Protect sheet membrane from damage prior to the application to the concrete topping

SECTION 07213
BATT AND RIGID INSULATION

PART 1 – GENERAL

1.01 WORK INCLUDED

A. Batt insulation for filling perimeter window and door shim spaces.

B. Batt insulation in ceiling.

C. Sound attenuation blankets.

PART 2 – PRODUCTS

2.01 MANUFACTURERS – INSULATION MATERIALS

A. Fiberglass Insulation

1. Owens/Corning

2. Celotex

3. CertainTeed Corp.

2.02 MATERIALS

A. Batt Insulation: Performed glass fiber batt conforming to the following:

Thermal Resistance – R-30 min in ceilings, R -19 Walls.

Size – as shown on the drawings.

Facing – unfaced

B. Sound Attenuation Blanket: FS-IH-I-521, Type 1, semi-rigid mineral fiber blankets. Class 25 flame-spread, thickness half be in layer on layers required to fill entire void where indicated.

PART 3 – EXECUTION

3.01 EXAMINATION

A. Verify that substrates and adjacent materials are dry and ready to receive insulation

3.02 INSTALLATION

A. Install insulation in accordance with manufacturer's instructions.

B. Install in exterior without gaps or voids.

C. Trim insulation neatly to fit spaces.

D. Fit insulation tight in spaces and tight to exterior side of mechanical and electrical services within the plans of insulation. Leave no gaps or voids.

E. Provide adhesive or clip system to permanently prevent insulation from sagging in wall cavities

SECTION 07500
BUILT UP ROOFING

PART 1 – GENERAL

1.01 SECTION INCLUDES

A. Mineral cap 4 ply built-up roofing and miscellaneous materials.

B. 10 year, no dollar limit, guarantee for roofing installed.

1.02 PROTECTION

A. Protect roofing materials from damage by elements, moisture, or foreign matter during storage and installation. Remove unsuitable stored or installed materials from job.

B. All manufactured roofing materials shall be delivered in original packages bearing the manufacturers name and brand designation.

1.03 INSPECTION

A. All applicators shall be approved by the roofing material manufacturer.

B. Roof applicator to provide evidence of guarantee.

1.04 MAINTENANCE AGREEMENT

A. At the time of completion of the aforementioned items, submit to the Owner, three (3) copies of Agreement to maintain this roofing work, jointly signed by the Contractor and roofing applicator, stating the following:

1. The undersigned hereby proposes and upon execution thereof, by the Owner, does agree for a period of three years after execution ate thereof, to inspect and make immediate emergency repairs as required to stop leaks or correct defects in the built up roofing, within 24 hours of notice received from Owner by telephone, telegram or letter, and further agrees to make such permanent repairs without reference to or consideration for the cause or nature of such leaks or defects in the work.

2. Work required to repair defective roof will be completed without cost to the Owner, except that rep air work required as a result of Act of God, abuse, alterations, or failure of the substrate or supporting structure. This Agreement and the enforcement of its provisions shall not deprive the Owner of any action, right, or remedy otherwise available to him.

3. Repair work completed at the Owner's cost shall be invoiced to the Owner at prevailing rates, and shall include an itemized breakdown of quantities and unit costs for labor and materials, and shall include an itemized breakdown of quantities and unit costs for labor and materials, and shall include not more than 15% markup for overhead and profit.

B. In addition to the Maintenance Agreement, the Contractor shall provide the Owner with a 20 year no dollar limit, guarantee for all roofing installed included in his bid.

PART 2 – PRODUCTS

2.01 MATERIALS

A. Glass Fiber Plys: Conforming to ASTM-D-2178, Type IV, Glassply IV.

B. Roofing Asphalt: Conforming to ASTM–312m Type III.

C. Primer: As recommended by roofing manufacturer.

D. Industrial Roof Cement: Conforming to FS-22-C-153. SS C

E. Flashing Cement: As recommended by roofing Manufacturer.

F. Cant Strips: As recommended by roofing material manufacturer.,

G. Base Felt: 28 lbs. Glasbase

H. Cap Sheet: Mineral surfaced felts, "GlasKap", ASTM D3909.

I. Modified base flashing: To contain a fiberglass scrim, Dynaflex, or an Owner approved equal.

J. Roofing system shall be equal to Manville Spec. 4GNC.

2.02 ROOF WALKWAY PADS

A. Asphalt-saturated organic felt pads, or other approved by roofing manufacturer. "Dyna Tred".

2.03 ACCESSORIES

A. Primer: As recommended by roofing manufacturer.

B. Pre-fabricated Control or Expansion Joint Covers: "Expando-flash"

2.04 SPECIAL REQUIREMENTS

A. Complete installation including required flashings shall be in strict compliance with the material manufacturer's specifications for the particular application of roofing assemblies.

PART 3 – EXECUTION

3.01 COORDINATION OF WORK

A. Roofing applicator shall coordinate the work of other trades affected by work under this section.

B. Sheet metal reglets, gravel stops, pitch pans, flashings and cap flashings are provided under other sections. Install metal flashing that are an integral part of the roofing simultaneously with the roofing application. Coordinate the installation of such flashings. Determine that the roofing installation, including the metal accessories furnished by other trades, is suitable to receive the required warranty.

3.02 COOPERATION WITH OTHERS

A. Inspect installation by other trades and report to the Owner, in writing, any defective work which would affect proper roofing applications.

B. Do not start work until such defects have been corrected and surfaces have been inspected and approved.

3.03 APPLICATION OF ROOFING

A. Application and preparation shall be in accordance with roofing manufacturers written instructions.

B. Flashings: Flash in accordance with manufacturers' recommendations.

SECTION 07610
STANDING SEAM METAL ROOF

PART 1 – GENERAL

1.01 SECTION INCLUDES

A. Pre-finished galvanized steel standing seam metal roofing and associated flashings.

1.02 SUBMITTALS

A. Shop Drawings: Indicate material profile, jointing pattern, jointing details, fastening methods, and installation details.

B. Samples: Submit color samples from manufacturers standard range of colors for selection of pre-finished roofing.

PART 2 – PRODUCTS

2.01 SHEET METAL

A. Manufacturers:

1. Berridge Manufacturing Inc. Product: "Tee Panel"

2. Substitutions: Approved by Architect.

B. Prefinished Steel: 24 gage hot dipped galvanized steel ASTM A446-85 Grade C, G-9 Coating

C. Finish: Kynar 500

C. Color: Standard manufacturers color selected by Architect.

2.02 ACCESSORIES

A. Fasteners: Galvanized steel, concealed finish exposed fasteners same as flashing metal.

B. Underlayment: No. 30 asphalt, saturated roofing felt.

C. Plastic Cement: FS SS-C-153, Type – asphaltic.

2.03 SHOP FABRICATION

A. Form components true to shape, accurate in size, square, and free from distortion or defects. Form pieces in longest practical lengths.

B. Hem exposed edges of underside, miter and seam corners. Fabricate vertical faces with bottom edge formed outward and hemmed to form drip.

PART 3 EXECUTION

3.01 EXAMINATION AND PREPARATION

A. Verify deck is dry and free of snow or ice

3.02 INSTALLATION

A. Install in accordance with manufacturers instructions.

3.03 FLASHING

A. Flash in accordance with manufacturers instructions.

B. Secure flashings in place using concealed fasteners. Cleat and seam all joints.

C. Apply plastic cement compound between metal flashings and felt flashings.

D. Fit flashings tight in place. Make corners square, surfaces true and straight in planes, and lines accurate to profiles.

E. Seal metal joints watertight.

SECTION 07600
SHEET METAL FLASHING

PART 1 – GENERAL

1.01 SECTION INCLUDES

A. Sill flashings.

B. Counterflashings over base flashing.

C. Sheet metal reveals: Keene 40 stucco control joints.

D. All miscellaneous items indicated on drawings or required for a complete job.

1.02 SYSTEM DESCRIPTION

A. System performance: Physically protect membrane roofing base flashings from damage that would permit water leakage to building interior.

1.03 QUALITY ASSURANCE

A. Perform work in accordance with the following:

1. SMACNA – Architectural Sheet Metal Manual.

1.04 STORAGE AND HANDLING

A. Stack performed material to prevent twisting, bending, or abrasion, and to provide ventilation.

PART 2 – PRODUCTS

2.01 SHEET MATERIALS

A. Sheet Metal: Galvanized G-90 zinc coating, 24 gage.

B. Cleats: Galvanized G-90 zinc coating, 22 gage.

2.02 ACCESSORIES

A. Fasteners: Aluminum with soft neoprene washers at exposed fasteners. Finish exposed fasteners same as flashing metal.

B. Slip Sheet: Rosin sized building paper.

C. Sealant: Specified in Section 07900.

D. Plastic Cement: FS SS-C-153 Type 1 – asphaltic base cement.

E. Reglets: Surface mounted galvanized steel manufactured by Fry Reglet.

2.03 FABRICATION

A. Form components true to shape, accurate in size, square, and free from distortion or defects.

B. Form pieces in longest practical lengths.

C. Fabricate cleats and starter strips of same material as sheet, interlockable.

D. Hem exposed edges on underside ½ inch, mitre and seam corners. Fabricate vertical faces with bottom edge formed outward ¼ inch and hemmed to form drip.

D. Fabricate flashings to allow toe to extend 2 inches over roofing. Return and brake edges.

E. Form material with standing seam.

F. Fabricate corners in one piece, seam for rigidity, seal with sealant.

G. Form sheet metal plans with upstand and flanges. Fill pans watertight with plastic cement.

PART 3 – EXECUTION

3.01 EXAMINATION AND PREPARATION

A. Verify roof openings, curbs, pipes, sleeves ducts, or vents through roof are solidly set, cant strips and reglets in place, and nailing strips located.

B. Verify membrane termination and base flashings are in place, sealed and secure.

3.02 INSTALLATION

A. Conform to drawing details included in SMACNA manuals.

SECTION 07900
JOINT SEALERS

PART 1 – GENERAL

1.01 SECTION INCLUDES

A. Preparing sealant substrate surfaces.

B. Sealant and backing.

PART 2 – PRODUCTS

2.01 SEALANTS

A. See schedule below.

2.02 ACCESSORIES

A. Primer: Non-staining type, recommended by sealant manufacturer to suit application.

B. Joint Cleanser: Non-corrosive and non-staining types recommended by sealant manufacturer, compatible with joint forming materials.

C. Joint Backing: As recommended by sealant manufacturer for type and size of joints

D. Bond Breaker: Pressure sensitive tape recommended by sealant manufacturer to suit application.

PART 3 – EXECUTION

3.01 EXAMINATION

A. Verify that surfaces are ready to receive work and field measurements are as shown on Drawings and recommended by the manufacturer.

B. Beginning of installation means installer accepts existing surfaces.

3.02 PREPARATION

A. Clean and prime joints in accordance with manufacturer's instructions.

3.03 INSTALLATION

A. Install sealants in accordance with manufacturers instruction.

3.04 CLEANING AND REPAIRING

A. Clean adjacent soiled surfaces.

B. Repair or replace defaced or disfigured finishes caused by work of this Section

3.05 PROTECTION OF FINISHED WORK

A. Protect sealants until cured.

3.06 SCHEDULE OF SEALANTS (Products equal to the following):

SEALANT TYPE 1 Polyurethane, single component, chemical cure, non-sagging, movement class 25.

TYPICAL uses: Small exterior and interior vertical and horizontal perimeter joints between metals, or between metal and concrete or masonry, such as surface reglets, flashing, and counterflashing. (Minimum joint width ½ inch, minimum depth ¼ inch)

SEALANT TYPE 2: Polyurethane, multiple component, high modulus, chemical cure, non-sagging movement class 25.

Typical uses: Exterior vertical working joints between metals and concrete or masonry between metals, or between metal and concrete or masonry counterflashing.

This is Typical exterior vertical joint sealant.

(Minimum width and – ¼ inch)

SEALANT TYPE 3: Polyurethane, multiple component, high modulus, chemical cure, traffic bearing, flow type, self-leveling, movement class 25.

TYPICAL uses: Exterior and interior horizontal joints between concrete, concrete and stone, between metals and concrete, metal and stone.

Counterflashing

This is typical interior horizontal joint sealant.

SEALANT TYPE 4: General purpose construction and glazing silicone one component, neutral

TYPICAL uses: Butt glazed joints, channel glazing

(Limitations: Glazing applications)

SEALANT TYPE 5

Fungus resistant, one component silicone, non sag movement class 25

TYPICAL uses: Interior joints around plumbing fixtures; etc., interior vertical joints in tile plastic laminates and solid plastics in wet areas.

(Limitations: Glazing applications)

SEALANT TYPE 6

One component acrylic latex, non-sag paintable.

TYPICAL uses: Interior joints in dry locations subject to not more than 5% movement.

Such as non-moving joints in gypsum board, plaster, etc.: can be painted

(Limitations: Interior dry non-moving joints)

SEALANT TYPE 7

One component acrylic latex, solvent release curing, non-hardening, non-skinning, non-migrating polyisobutylene polymer base.

SECTION 8100
STEEL DOORS AND FRAMES

PART 1 – GENERAL

1.01 WORK INCLUDED

A. Steel Doors and Frames (Exterior)

B. Steel Frames (Interior and exterior)

PART 2 – PRODUCTS

2.01 ACCEPTABLE MANUFACTURERS

A. Steelcraft

B. CECO

C. Republic

C. Substitutions approved by Owner

2.02 DOORS AND FRAMES

A. Frames (exterior) 16 Gage Material

B. Frames (interior) 18 gage, knockdown type in gyp. Board walls and welded types at exterior locations.

A. Exterior Doors: SDI Grade III Model 2, 16 gage, insulated.

2.03 ACCESSORIES

A. Rubber silencers resilient rubber.

2.04 PROTECTIVE COATINGS

A. Fabricate exterior frames as welded unit.

B. Fabricate Frames and Doors with hardware reinforcement plates welded in place. Provide mortar guard boxes.

C. Prepare frame for Silencers. Provide three single rubber silencers for single Doors.

D. Close top and bottom of Doors flush with inverted steel channel closures. Seal joint watertight.

2.05 FINISH

A. Primer: Baked on

B. Finish: Field painted in accordance with Section 09900

PART 3 – EXECUTION

3.01 INSTALLATION

A. Install frames:

1. In accordance with SDI -105

2. Provide frames with a minimum three anchors per jamb as required for the adjoining wall construction. Provide anchors of, not less than 18 gage steel.

3. Floor Anchors: Provide all frames with minimum 18 gage anchors for attachment at the floor.

B. Install Doors: In accordance with DHI

SECTION 08210
WOOD DOORS

PART 1 – GENERAL

1.01 WORK INCLUDED

A. Wood Doors, solid core, flush.

1.04 Warranty

A. Provide five year manufacturer's warranty.

PART 2 – PRODUCTS

2.01 ACCEPTABLE MANUFACTURERS

A. Weyerhaeuser

B. Eggers

C. VT Industries

D. Owner approved equal

2.02 DOOR TYPES

A. Flush interior doors: 1 -3/4 inches thick, solid core construction, wood veneer faces

B. Particle core doors shall comply with ANSI A2081

2.03 DOOR FACING

A. Facing Quality: Custom grade for transparent finish.

B. Flush Interior Door Veneer: Rotary Coat red oak.

2.04 ADHESIVES

A. Interior Doors: Type II – water resistant

2.05 FABRICATION

A. Provide flush doors with ½ inch thick edge strips of wood species to match face veneer.

B. Pre-machine doors for finish hardware.

2.06 FINISH

A. Field paint.

PART 3 – EXECUTION

3.01 INSTALLATION

A. Install doors in accordance with manufacturer's instructions.

B. Prepare doors to receive finish hardware in accordance with AWI requirements. Attachment of hardware to be by sex bolts.

C. Conform to AWI requirements for fit tolerances.

3.02 INSTALLATION TOLERANCES

A. Maximum Diagonal Distortion: 1/16 inch measured with straight edge, corner to corner

3.03 ADJUSTING AND CLEANING

A. Adjust for smooth and balanced door movement.

ALUMINUM STOREFRONT AND ENTRANCES

PART 1 – GENERAL

1.01 WORK INCLUDED

A. Aluminum doors, frames and glazed lights.

B. Anchors, brackets and attachments.

C. Perimeter sealant.

1.02 WARRANTY

A. Provide three-year manufacturer's warranty.

B. Warranty: Cover complete system for failure to meet specified requirements

PART 2 – PRODUCTS

2.01 ACCEPTABLE MANUFACTURERS

A. Arcadia, Inc.

B. US Aluminum Corp

C. REBCO/VISIT AWALL

D. Substitutions: Owner approved equal.

2.02 MATERIALS

A. Extruded Aluminum: ASTM B221, 6063-T5 alloy, G-S-10A-T5 temper.

B. Fasteners: Stainless steel.

2.03 HARDWARE

A. Weatherstripping: Wool pile, continuous.

B. Remainder of hardware as selected including but not limited to the following: Push/Pull closers, flush bolts, exit devices and stops, etc.

C. Cylinders: Per Section 08700.

2.04 FABRICATION

A. Fabricated doors (narrow style) with a 12 inch high minimum smooth panel extending full width of door on push side of doors.

B. Fabricate doors and frames allowing for minimum clearance and shim spacing around perimeter of assembly.

C. Rigidly fit and secure joints and corners with internal reinforcement. Make joints and connections flush, hairline and weatherproof.

D. Develop drainage holes with moisture pattern to exterior.

E. Prepare components to receive anchor devices. Fabricate anchorage items.

F. Arrange fasteners, attachments and jointing to ensure concealment from view.

G. Prepare components with internal reinforcement for door hardware.

H. Frames 2" x 4 ½" center glazing stops, interior glazed.

2.05 FINISHES

A. Extruded Aluminum Surfaces: Manufacturer's standard finish as indicated on drawings.

B. Color: Indicated on drawings.

C. Apply one (1) coat of "Amersheild" as manufactured by Ameron Protective Coatings to surfaces of metal to metal, or dissimilar materials.

PART 3 – EXECUTION

3.01 INSPECTION

A. Verify wall openings and adjoining air and vapor seal materials are ready to receive work

B. Beginning of installations means acceptance of existing conditions.

3.02 INSTALLATION

A. Install doors, frames and hardware in accordance with manufacturer's instructions.

B. Use anchorage devices to securely attach frame assembly to structure.

C. Align assembly plumbs and level. Free of warp or twist. Maintain assembly dimensional tolerance, aligning with adjacent work.

D. Install hardware using templates provided.

E. Install perimeter type sealant, and backing materials.

F. Adjust operating hardware.

SECTION 08710
FINISH HARDWARE

PART 1 – GENERAL

1.01 SECTION INCLUDES

A. Finish door hardware

1.02 QUALITY ASSURANCE

A. Perform Work in accordance with the following requirements:

1. ADA 101 -336 – Americans with Disabilities Act Public Law, III

2. A'NSI A117.1 – Accessible and Useable Buildings and Facilities

3. DHI – Door and Hardware Institute.

B. Hardware supplier: company specializing in supplying door hardware with five years experience

1.03 DELIVERY, STORAGE AND HANDLING

A. Package hardware items individually. Label and identify package with door opening code number to match schedule.

B. Deliver keys to Owner by security shipment direct from hardware supplier.

1.04 MAINTENANCE

A. Provide manufacturer's maintenance services on door closers for one year from Date of Substantial Completion.

PART 2 – PRODUCTS

2.01 ACCEPTABLE MANUFACTURERS

A. Hinge/Butts: Stanley Hager

B. Locksets, Cylinder, Deadlocks: Equal to Schlage "D" series, "Athens" style levers. ANSI A156.2 Series 4000 Grade 1.

C. Deadbolts: Heavy duty, 1: throw, SCG B460P.

D. Stops: Quality

E. Push/Pulls/Kicks/plates/Quality

F. Weatherstrip/Seals: National Guard Products, Inc. Pemko

G. Thresholds: National Guard Products, Inc. Pemko

H. Flush Bolts: Ives

I. Overhead Door Holders: Sergeant.

J. Substitutions: Approved by Architect

2.02 KEYS

A. Door locks: Keyed as approved by Owner.

2.03 FINISHES

A. Finishes as selected by Owner.

PART 3 – EXECUTION

3.01 EXAMINATION AND PREPARATION

A. Verify that doors and frames are ready to receive work and dimensions are as instructed by the manufacturer.

3.02 INSTALLATION

A. Install hardware in accordance with manufacturer's instructions.

B. Use the templates provided by hardware item manufacturer.

C. Conform to ANSI A117.1 or ADA 101-336 (Whichever is; more stringent) for positioning requirements for the handicapped.

3.03 SCHEDULE

Hardware as indicated on drawing.

SECTION 08800
GLAZING

PART 1 – GENERAL

1.01 SECTION INCLUDES

A. Glass and glazing for storefront and doors.

PART 2 – PRODUCTS

2.01 GLASS MATERIALS

A. Manufacturers:

1. LOF Glass

2. PPG

3. HGP

4. Looking Glass, Inc.

5. Substitutions: Approved by Owner

B. Float glass: Clear and tinted, ½ inch thick minimum/

C. Safety Glass: Clear and tinted as selected by Architect, fully tempered ½ inch thick minimum.

D. Tinted Glass: Float glass light reducing in color, color as indicated on drawings. Shading coefficient and "U" value shall be in accordance with the energy calculation.

E. Insulated Glass Unit: Type F. SIGMA No. 64-7.2, double pane units with dual edge seal, interpane space purged with dry hermetic air, total unit thickness of 1 inch.

3.01 GLAZING MATERIALS

A. Glazing as recommended by window manufacturer.

B. Setting Blocks: Neoprene

PART 3 – EXECUTION

3.01 EXAMINATION AND PREPARATION

A. Verify that surfaces of glazing channels or recesses are clean, and free of obstructions.

B. Clean contact surfaces with solvent and wipe; dry.

C. Glaze according to manufacturer standard glazing methods.

3.02 INSTALLATION

A. Install in correct locations as indicated on drawings, set level, square, plumb, and in line with other work in accordance with manufacturers instructions.

DESIGNER: jfm john f morelli RESIDENTIAL DESIGNER 702-566-1780 jfm@jmorelliRD.com

Western US Contractors

ADDRESS: PORTOFINO PL. & FIFTH STREET OXNARD CA

SHEET: SPECIFICATIONS

PLOT DATE: 6-8-2022

REVISION: DELTA #: DATE:

SHEET NUMBER A 2.1 6 OF 35 SHEETS

NOTE: THESE SPECIFICATIONS ARE GENERAL IN NATURE AND ARE ONLY APPLICABLE TO THE SCOPE OF WORK UNDER THE PROVISION ALLOWED BY THE STATE AGENCY OF THE DESIGNER OF RECORD. ALL OTHER SPECIFICATIONS WITHIN THIS DOCUMENT TO BE COORDINATED AND SUPERSEDED BY THE SPECIFICATIONS OF THE DESIGNER OF RECORD. THE DETAILS PROVIDED BY AN/VAL CONSULTANTS ASSOCIATED WITH THIS PROJECT.

SECTION 09220
PORTLAND CEMENT PLASTER

PART 1 – GENERAL

1.01 SECTION INCLUDES

A. Metal furring and lathing.

B. Portland cement plaster.

1.02 QUALITY ASSURANCE

A. Apply cement plaster in accordance with California Lathing and Plastering Contractor Association Standards.

PART 2 – PRODUCTS

2.01 PLASTER BASE COAT MATERIALS

A. Cement: ASTM C150 Type II Portland, ANSI/ASTM C91, grey.

B. Lime: ANSI/ASTM C206, Type S.

C. Aggregate: In accordance with PCA Plaster Manual.

D. Water: Clean, fresh, potable ad free of mineral or organic matter which can affect plaster.

E. Plaster Mix Reinforcement: Glass fibers, ½ inch nominal length, alkali resistant.

2.02 FINISH COAT

A. Exterior plaster finish: indicated on drawings.

2.03 FURRING AND LATHING

A. Metal Lath: 3/4 lb/sq yd expanded metal self furring type, galvanized finish.

B. Riblath: 3/8" V -shaped ribs, herringbone mesh pattern, ribs running lengthwise at 45° intervals with inverted intermediate 3/16" ribs.

C. Metal Furring Channels: Roll-formed hat-shaped sections made of 20 ga corrosion resistant steel, screw attachment, and size as required.

D. Resilient Channels: 25 ga resistant steel, screw attachment, ½" x 2 1/2", 12' length.

E. Corner Mesh: Formed steel minimum 26 ga thick, expanded flanges shaped to permit complete embedding in plaster, minimum 2 inches wide, galvanized finish.

F. Corner Beads: Formed steel, minimum 26 ga thick, beaded edge, of longest possible length, sized and profiled to suit application, galvanized finish.

G. Base Screeds: Formed steel, minimum 26 ga thick, square edge, of longest possible length, sized and profiled to suit applications, galvanized finish.

H. Casing Bead: Formed steel minimum 26 ga thick, thickness governed by plaster thickness, maximum possible lengths; expanded metal flanges with square edges, galvanized finish.

I. Control Joint Accessories: Keene #40s and #15s.

J. Anchorages: Nails, staples, or other approved metal supports, of type and size to suit application, galvanized to rigidly secure lath and associated metal accessories in place.

2.04 CEMENT PLASTER MIXED

A. Mix and proportion cement plaster in accordance with PCA Plaster Manual.

PART 3 – EXECUTION

3.01 INSPECTION

A. Verify that surfaces and site conditions are ready to receive work.

B. Grounds and Blocking: Verify items within walls for other Sections of work have been installed.

C. Mechanical and Electrical: Verify services within walls have been tested and approved.

D. Beginning of installation means acceptance of existing conditions.

3.02 PREPARATION

A. Protect surfaces near the work from damage or disfiguration.

3.03 INSTALLATION – LATHING MATERIALS

A. Install riblath in accordance with manufacturers instructions.

3.04 CONTROL AND EXPANSION JOINT

A. Establish control and expansion joints.

B. Coordinate joint placement with other related work.

3.05 PLASTERING

A. Apply plaster in accordance with manufacturer's; instructions and PCA Plaster Manual.

SECTION 09260
GYPSUM BOARD SYSTEMS

PART 1 – GENERAL

1.01 SECTION INCLUDES

A. Gypsum board with taped and sanded joint treatment.

1.02 QUALITY ASSURANCE

A. Perform work in accordance with GA201 – Gypsum Board for walls and Ceilings and GA216 – Recommended Specifications for the Application and Finishing of Gypsum Board..

PART 2 – PRODUCTS

2.01 GYPSUM BOARD SYSTEM

A. Manufacturers:

1. Celestox Corp.

2. Flintkote Company

3. USG Corp.

B. Fasteners: ANSI/ASTM C646 hardened screws.

C. All Gypsum Board Types: 5/8 inch thick, maximum permissible length, ends square cut, tapered edges, unless noted otherwise.

1. Fire Code core Type X, ASTM C36

2. "WIR" Moisture Resistant Type: ANSI/ASTM C630

3. Exterior gypsum ceiling board: ½" thick, SW tapered, ASTM C931

2.02 ACCESSORIES

A. Corner Beads: Metal

B. Edge Trim: According to manufacturers recommendations.

C. Joint Materials: According to manufacturers recommendations.

D. Adhesive: According to manufacturers recommendations.

PART 3 – EXECUTION

3.01 INSTALLATION – GYPSUM BOARD

A. Install gypsum board in accordance with manufacturer's instructions.

B. Fasten gypsum board to furring or framing with screws

C. Place control joints consistent with lines of building.

D. Place corner beads at external corners. Use longest practical length. Place edge trim where gypsum board abuts dissimilar materials.

3.02 JOINT TREATMENT

A. Tape fill, and sand exposed joints, edges, and corners to produce smooth surface ready to receive finishes.

B. Feather coats onto adjoining surfaces so that camber is maximum 1/32 inch.

SECTION 09311
CERAMIC TILE

PART 1 – GENERAL

1.01 SECTION INCLUDES

A. Ceramic wall and floor tile and base finish.

1.02 REFERENCES

A. TCA (Tile Council of America)- Handbook for Ceramic Tile Installation, latest edition.

PART 2 – PRODUCTS

2.01 MANUFACTURERS – TILE

A. Dal-Tile

B. Substitutions: Approved by Owner

2.02 TILE MATERIALS

A. Standard wall and floor tile selected by Owner.

B. Submit standard wall and floor for Owner's selection.

C. Provide floor tile with a Class 4 abrasive resistance and C.O.F. of 0.60 per ASTM C-1028.

2.03 BASE MATERIAL

A. Base: Match wall tiles in color and finish.

1. Coveed Base

2. Size as indicated on drawings.

2.04 MORTAR MATERIALS

A. Mortar Materials: ANSI/TCA A118.4 Portland cement, sand, latex additive and water.

2.05 GROUT MATERIALS

A. Grout: Cementitious type with latex additive, Color as selected,

2.06 METAL LATH

A. Galvanized expanded metal lath.

PART 3 – EXECUTION

3.01 EXAMINATION

A. Verify that surfaces are ready to receive work

B. Beginning of installation means installer accepts condition of existing surfaces.

3.02 PREPARATION

A. Protect surrounding work from damage or disfiguration.

B. Vacuum clean existing surfaces and damp clean.

3.03 INSTALLATION

A. Walls: Install ceramic tile in accordance with TCA system F113 - latest edition.

B. Floors: Install ceramic tile in accordance with TCA system F113 - latest edition.

C. Place tile joints uniform in width subject to variance in tolerance allowed in tile size. Make joints water tight without voids cracks, excess mortar, or excess grout.

D. Sound tile after setting. Replace hollow sounding units.

E. Grout tile joints

F. Wainscot wall tile to be 60 inches high, fit tile to butt to mirrors.

3.04 PROTECTION

A. Protect finished installation from damage until accepted by Owner/Contractor.

B. Do not permit traffic over finished floor surfaces.

SECTION 09511
SUSPENDED ACOUSTICAL CEILING

PART 1 – GENERAL

1.01 WORK INCLUDED

A. Suspended metal grid ceiling system.

B. Acoustical tile panels, standard type.

1.02 SUBMITTALS

A. Provide product data on metal grid system components and acoustic units.

B. Submit samples of custom and standard type ceiling panels for Owner selection.

C. Submit samples illustrating material and finish of each acoustic unit.

D. Submit samples of custom and standard ceiling grid system for Owner selection.

1.03 SEQUENCING/SCHEDULING

A. Do not install acoustical ceilings until building is enclosed, sufficient heat is provided, dust generating activities have terminated, and overhead work is completed, tested, and approved.

1.06 EXTRA MATERIALS

A. Selected by Owner

A. Provide 2 cases of each size, color and style of acoustical tile selected.

PART 2 – PRODUCTS

2.01 ACCEPTABLE MANUFACTURERS – SUSPENSION SYSTEM

A. Donn

B. Chicago Metallic

C. Substitutions: Under provisions of Section 01630

2.02 SUSPENSION SYSTEM MATERIALS

A. Custom and standard Grid: ASTM C635, heavy duty, two directional exposed T components die cut, and interlock ing, 2 x 4 grids, unless otherwise indicated on drawings.

B. Accessories: Stabilizer bars, splices with edge moldings required for suspended grid system

C. Grid Finish: Custom and standard colors as selected by Owner

D. Support Channels and Hangers: Galvanized steel, size and type to suit application to rigidly secure acoustic ceiling system including integral mechanical and electrical components with maximum deflection of 1/360.

E. Provide hold down clips in all entries, vestibules, and for a 15 foot radius at the entrance of each room.

2.03 ACCEPTABLE MANUFACTURERS – ACOUSTIC UNITS

A. Armstrong

B. Celotex

C. USG Interiors

2.04 ACOUSTIC UNIT MATERIALS

A. Acoustic Panels" 2 x 2's and 2 x 4 units, custom design and finish and standard design and finish as selected by Owner.

PART 3 – EXECUTION

3.01 INSPECTION

A. Verify that existing conditions are ready to receive work.

B. Verify that layout of hangers will not interfere with other work.

C. Beginning of installation means acceptance of existing conditions.

3.02 INSTALLATION

A. Install system in accordance with manufacturer's instructions and as supplemented in this Section

B. Install after major above ceiling work is complete. Coordinate the location of hangers with other work.

C. Hang system independent of ducts, pipes and conduit. Where carrying members are spliced, avoid visible displacement of face plane of adjacent members.

D. Where duct or other equipment prevent the regular spacing of hangers, reinforce the nearest affected hangers and related carrying channels to span the extra distance.

E. Locate system on room axis according to reflected plan.

F. Install edge molding at intersection of ceiling and vertical surfaces, using longest practical lengths. Miter corners. Provide edge moldings at junctions with other interruptions. Provide preformed closers to match edge molding.

G. Fit acoustic units in place, free from damaged edges or other defects detrimental to appearance and function.

H. Install acoustic units level, in uniform plane and free from twist, warp and dents.

SECTION 09650
RESILIENT FLOORING

PART 1 – GENERAL

A. SECTION INCLUDES

1. Resilient sheet flooring, and accessories

2. Resilient base.

B. REFERENCES

1. ASTM E84 – Surface Burning Characteristics of Building Materials.

2. FSL-F-475 – Floor covering, vinyl surface (Tile and Roll) with Backing

C. SUBMITTALS

1. Submit shop drawings and product data under provisions of Section 01001

2. Provide product data on specified products, describing physical characteristics, sizes, patterns and colors available.

3. Submit samples under provisions of Section 01001

4. Submit two samples in size, illustration of each material specified as required by Owner.

5. Submit two inch long samples of base material for each color specified.

6. Submit manufacturer's installation instructions under provisions of Section 01001.

D. OPERATION AND MAINTENANCE DATA

1. Submit cleanin g and maintenance data under provisions of Section 01001.

2. Includes maintenance procedures, recommended maintenance materials, and suggested schedule for cleaning, stripping and re-waxing.

E. ENVIRONMENTAL REQUIREMENTS

1. Store materials for three days prior to installation in area of installation to achieve temperature stability.

2. Maintain ambient temperature required by adhesive manufacturer three days prior to, during, and 24 hours after installation of materials.

F. EXTRA MATERIALS

1. Provide extra flooring and base of each material specified as required by Owner.

PART 2 – PRODUCTS

A. MANUFACTURERS – SHEET FLOORING

1. Armstrong

2. Congoleum

3. Substitutions: Approved by Owner.

B. SHEET FLOORING MATERIALS

1. Vinyl Sheets: Provide materials as selected by Owner, meet or exceed specified requirements.

C. ACCEPTABLE MANUFACTURERS – BASE MATERIALS

1. Armstrong

2. Flexco

3. Substitutions: Approved by Owner.

D. BASE MATERIALS

1. Base FS SS-W-40, Type 2 vinyl, 4 high, 1/8 inch thick, top set coved, premolded external corners.

2. Base Accessories: Premolded end stops and external corners, of same material, size, and color as base.

3. Self coving sheet vinyl base.

E. ACCESSORIES

1. Subfloor Filler: Type recommended by flooring material manufacturer.

2. Primers and Adhesives: Waterproof types recommended by flooring manufacturer

3. Edge Strips: Flooring material

4. Sealer and Wax: Types recommended by flooring manufacturer.

PART 3 – EXECUTION

A. EXAMINATION

1. Verify that surfaces are smooth and flat with maximum variation of 1/8 inch in 10 ft. and are ready to receive work.

2. Verify concrete floors are dry to a maximum moisture content of 7 percent, and exhibit negative alkalinity, carbonization or dusting.

3. Beginning of installation means acceptance of existing substrate and existing conditions

A. PREPARATION

1. Remove sub-floor ridges and bumps. Fill low spots, cracks, joints, holes, and other defects with subfloor filler.

2. Apply, trowel, and float filler to leave a smooth, flat, hard surface

3. Prohibit traffic from area until filler is cured.

4. Vacuum clean substrate..

B. INSTALLATION – SHEET MATERIAL

1. Install in accordance with manufacturers instructions

2. Mix tile from container to ensure shade variations are consistent

C. INSTALLATION – BASE MATERIAL

1. Fit joints tight and vertical. Maintain minimum measurement of 18 inches between joints.

2. Miter internal corners. At external corners, use premolded units.

3. Install base on solid backing. Bond tight to wall and floor surfaces

4. Scribe and fit to door frames and other interruptions.

D. PROTECTION

1. Prohibit traffic on floor finish for 48 hours after installation

E. CLEANING

1. Remove excess adhesive from floor, base, and wall surfaces without damage.

2.

SECTION 09688
CARPET -GLUE DOWN

PART 1 – GENERAL

1.01 SECTION INCLUDES

A. Provide a llowances for Carpeting using the flue down method.

B. Accessories

C. Scotchguard all carpet installed.

1.02 SUBMITTALS

A. Submit shop drawings and product data.

1.03 REGULATORY REQUIREMENTS

A. Conform to applicable UBC Code for carpet flammability requirements in accordance with AST E84.

1.04 EXTRA MATERIALS

A. Provide a 240 sq ft piece of carpeting of each color specified.

PART 2 – PRODUCTS

2.01 MANUFACTURERS

A. Selected by Owner

2.02 MATERIALS

A. Carpeting, materials, colors and styles as selected by Owner.

2.03 ACCESSORIES

A. Sub-floor filler: White premix latex, type recommended by carpet manufacturer.

B. Primers and Adhesives: Waterproof, of types recommended by carpet manufacturer.

PART 3 – EXECUTION

3.01 EXAMINATION

A. Verify that substrate surfaces are smooth and flat with maximum variation of 1/8 inch in 10 ft and are ready to receive work.

B. Verify concrete floors are dry to a maximum moisture content of 10 percent, and exhibit negative alkalinity, carbonization, or dusting.

C. Beginning of installation means acceptance of existing substrate and site conditions.

3.02 PREPARATION

A. Remove sub-floor ridges and bumps. Fill low spots, cracks, joints, holes, and other defects with sub-floor filler.

B. Apply, trowel, and float filler to leave smooth, flat hard surface.

3.03 INSTALLATION

A. Apply carpet and adhesive in accordance with manufacturer's instructions.

3.04 CLEANING

A. Remove excess adhesive from floor, base, and wall surfaces without damage.

B. Clean and vacuum carpet surfaces.

SECTION 09900
PAINTING

PART 1 – GENERAL

1.01 WORK INCLUDED

A. Surface preparation

B. Surface finish schedule

C. Painting Mechanical Items: Exposed ducts, roof mounted mechanical equipment.

1.02 DELIVERY, STORAGE, AND HANDLING

A. Deliver products to site in sealed and labeled containers, inspect to verify acceptance.

PART 2 – PRODUCTS

2.01 ACCEPTABLE MANUFACTURERS PAINT

A. Dunn-Edwards

B. Amer itone

C. Frazee

D. Substitution: Approved by Contractor

2.02 MATERIALS

A. Definitions: "Paint" as used herein, means coating systems materials including primers, emulsions, enamels, sealers, fillers, and other applied materials whether used as prime, intermediate, or finish coats.

B. Acceptable Materials: The Painting Schedule in Part 3 of this Section is based on products of Dunn-Edwards, where products are proposed other than specified by name and number provide a new painting schedule compiled in the same format used in this Section.

PART 3 – EXECUTION

3.01 INSPECTION

A. Verify that surfaces and substrate conditions are ready to receive work as instructed by the product manufacturer.

B. Examine surfaces scheduled to be finished prior to commencement of work. Report any condition that may potentially affect proper application.

C. Beginning of installation means acceptance of existing surfaces and substrate.

3.02 PREPARATION

A. Prepare surfaces in accordance with manufacturers instructions

3.03 APPLICATION

A. Prepare surfaces in accordance with manufacturers instructions

3.05 CLEANING

A. As work proceeds, promptly remove paint where spilled, splashed, or spattered.

B. During progress of work maintain premises free of unnecessary accumulation of tools, equipment, surplus materials, and debris.

C. Collect cotton waste, cloths, and material which may constitute a fire hazard, piece in closed metal containers and remove daily from site.

3.07 SCHEDULE – EXTERIOR SURFACES

A. Pavement Markings

Finish Coat(s) Traffic Marking

W801 Vin -L-Strips

B. Stucco

1stCoat

W6233

2ndand 3rdCoat

W370 Endurawall 100% Acrylic elastomeric

C. Ferrous Metal – Semi gloss

1stCoat

43-5 Corrobar

2ndand 3rdCoat

W901 Permasheen

D. Non-ferrous Metal – Semi-gloss

(Galvanized, Aluminum)

GE 123 Galv -etch

Pretreat

QD 43-7 Galv -Alum

1stCoat

W420 Vinyl Acrylic

2 Coats

E. Apply one (1) coat of "Amershiel" as manufactured by Ameron Protective Coatings to surfaces of metal to metal, or similar materials, such as aluminum to steel.

3.08 SCHEDULE – INTERIOR SURFACES

A. Gypsum Drywall (Semi -gloss)

1stCoat

W01 Vinylastic

2ndand 3rdCoat

(W450) Decogio

B. Metals (unprimed)

1stCoat

42-44 Metal Primer

2ndand 3rdCoat

W450/W901 Latex Enamel Semi -gloss enamel

B. Metals (primed)

(2) Coats

W450/W901 latex enamel

D. Concrete Sealer

(2) Coats

Vinyl epoxy latex copolymer

E. Non-Ferrous Metal – Semi gloss

(Galvanized, Aluminum)

(V162) – GLOSS VARNISH

(V163) SEMI GLOSS VARNISH

(V164) LOW -SHEEN VARNISH

1.

2.

3.

SECTION 09600
FIBERGLASS REINFORCED WALL PANELS

PART 1 – GENERAL

1.01 SECTION INCLUDES

A. Glass fiber reinforced wall panels

1.02 SUBMITTALS

A. Submit shop drawings indicating dimensions, adjacent construction, materials, thickness, fabrication details, required clearances, field jointing, tolerances, colors, finishes, methods of support, integration of plumbing, electrical components, and anchorages.

B. Submit product data

C. Submit four samples illustrating color, texture, and finish

1.03 MAINTENANCE DATA

A. Include instructions for stain removal, surface and gloss restoration.

1.04 DELIVERY, STORAGE, AND HANDLING

A. Protect panels from damage by retaining shipping protection in place with installation.

PART 2 – PRODUCTS

2.01 ACCEPTABLE MANUFACTURERS

A. Kemlite Company

Product: FRP

B. Lasco Panel Products

Product: Standard FRP

C. Marlite

Product: FRP

2.02 MATERIALS

A. Panel : 125 thick fiberglass reinforced polyester

B. Surface: Manufacturers standard finish as selected by Owner

1. Size: As indicated on drawings

2. Color: Manufacturers standard as selected by Owner

C. Moldings/Trim: Manufacturers standard to match panels.

D. Adhesive: As recommended by panel manufacturer

E. Sealant: As recommended by panel manufacturer.

PART 3 – EXECUTION

3.01 EXAMINATION

A. Verify that substrate are ready to receive work

B. Beginning of installation means acceptance of substrates.

3.02 INSTAL LATION

A. Install in accordance with manufacturers instructions

3.03 CLEANING

A. Clean panels of foreign material

B. Clean panels in accordance with manufacturers.

SECTION 10522
FIRE EXTINGUISHERS, CABINETS AND ACCESSORIES

PART 1 – GENERAL

1.01 SECTION INCLUDES

A. Fire extin guishers

B. Cabinets

C. Accessories

1.02 REFERENCES

A. ANSI/NFPA 10 – Portable Fire Extinguishers

B. ANSI/UL 711 Rating and Fire Testing f Fire Extinguishers

C. UL 299 – Dry Chemical Fire Extinguishers

1.03 SUBMITTALS

A. Shop drawings: Indicate cabinet physical dimensions, rough-in measurements for recessed cabinets

B. Product Data: Provide extinguisher operational features and anchorage details

C. Manufacturer's installation instructions: Indicate special criteria an wall opening coordination requirements

D. Manufacturer's Certificate: Certify that Products meet or exceed specified requirements

1.04 OPERATION AND MAINTENANCE DATA

A. Maintenance Data: Include test, refill or recharge schedule and re -certification requirements

1.05 QUALITY ASSURANCE

A. Maintain one copy each document on site

1.06 REGULATORY REQUIREMENTS

A. Conform to applicable code ANSI/NFPA 10 for requirements for extinguishers

PART 2 – PRODUCTS

2.01 MANUFACTURERS

A. Larsens Mfg. Company: Model MP10

B. Substitutions: Approved by Owner

2.02 EXTINGUISHERS

A. Dry Chemical Type: UL 299, Cast steel tank with pressure gage, Class B:C, Size 10

2.03 CABINETS

A. Cameo Series C2409 -6R aluminum semi-recessed, clear bubble, no letters

B. Cabinet mounting hardware: Appropriate to cabinet

2.04 FABRICATION

A. Form cabinet enclosure with right angle inside corners and seams. Form perimeter trim

B. Hinge doors for 180 degree opening with continuous piano hinges. Provide roller type catch

C. Weld, fill, and grind components smooth.

D. Glaze doors with resilient channel gasket glazing

2.05 FINISHES

A. Extinguisher: Steel enamel to red color

B. Cabinet Exterior Tr im and Door: Primed for field paint finish.

C. Cabinet interior: White enamel

PART 3 – EXECUTION

3.01 EXAMINATION

A. Verify rough openings for cabinet are correctly sized and located

3.02 INSTALLATION

A. Install in accordance with manufacturer's instructions.

B. Install cabin ets plumb and level in wall openings, top of cabinet sixty (60) inches above finish floor.

C. Secure rigidly in place

D. Place extinguishers in cabinets

SECTION 10800
TOILETS AND ACCESSORIES

PART 1 – GENERAL

1.01 SECTION INCLUDES

A. Toilet and washroom accessories

B. Attachment hardware

1.02 REGULATORY REQUIREMENTS

A. Conform to ADA 101-336 and ANSI A117.1, latest edition (whichever is more stringent) for provisions for the physically handicapped

PART 2 – PRODUCTS

1.01 MANUFACTURERS

A. Bobrick

B. Substitutions: Approved Architect

1.01 MATERIALS (Toilet Accessories)

A. Grab Bars: Model B-5806, 36" and 42" concealed mounting, and satin finish.

B. Toilet Tissue Dispenser: Model B-2740, satin finish

C. Soap Dispenser: Model B-132, polished finish

D. Paper Towel Dispenser: Model B-318

1.02 FABRICATION

A. Shop assembly components and package complete with anchors and fitting.

B. Provide steel anchor plates, adapters and anchor components for installation

PART 3 – EXECUTION

3.01 EXAMINATION

A. Verify that site conditions are ready to receive work

B. Beginning of installation means acceptance of existing conditions

3.02 PREPARATION

A. Provide template and rough-in measurements as required

B. Verify exact location of accessories for installation

3.03 INSTALLATION

A. Install directories, fixtures, and accessories in accordance with manufacturer's instructions.

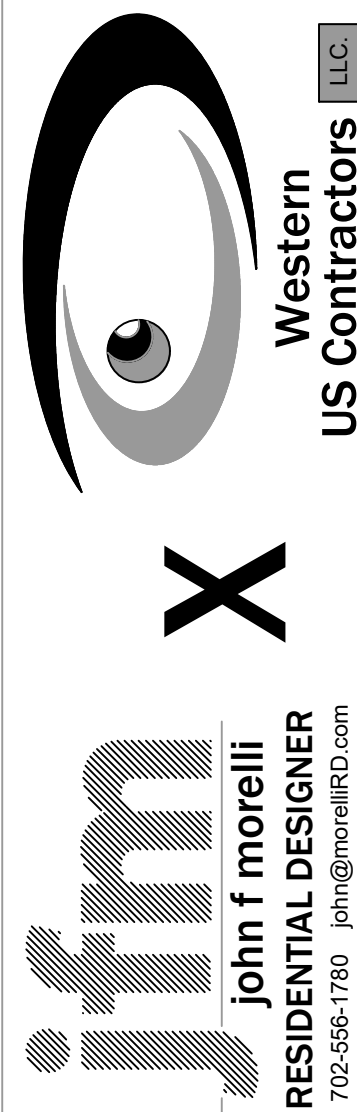
B. Install plumb and level, se curely and rigidly anchored to substrate.

DIVISION 15 – MECHANICAL
(SEE MECHANICAL NOTES)

DIVISION 16 – ELECTRICAL
(SEE ELECTRICAL NOTES)

NOTE:
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DESIGNER:



ADDRESS:

PORTOFINO PL. & FIFTH STREET
OXNARD CA

SHEET:

SPECIFICATIONS

PLOT DATE:
6-8-2022

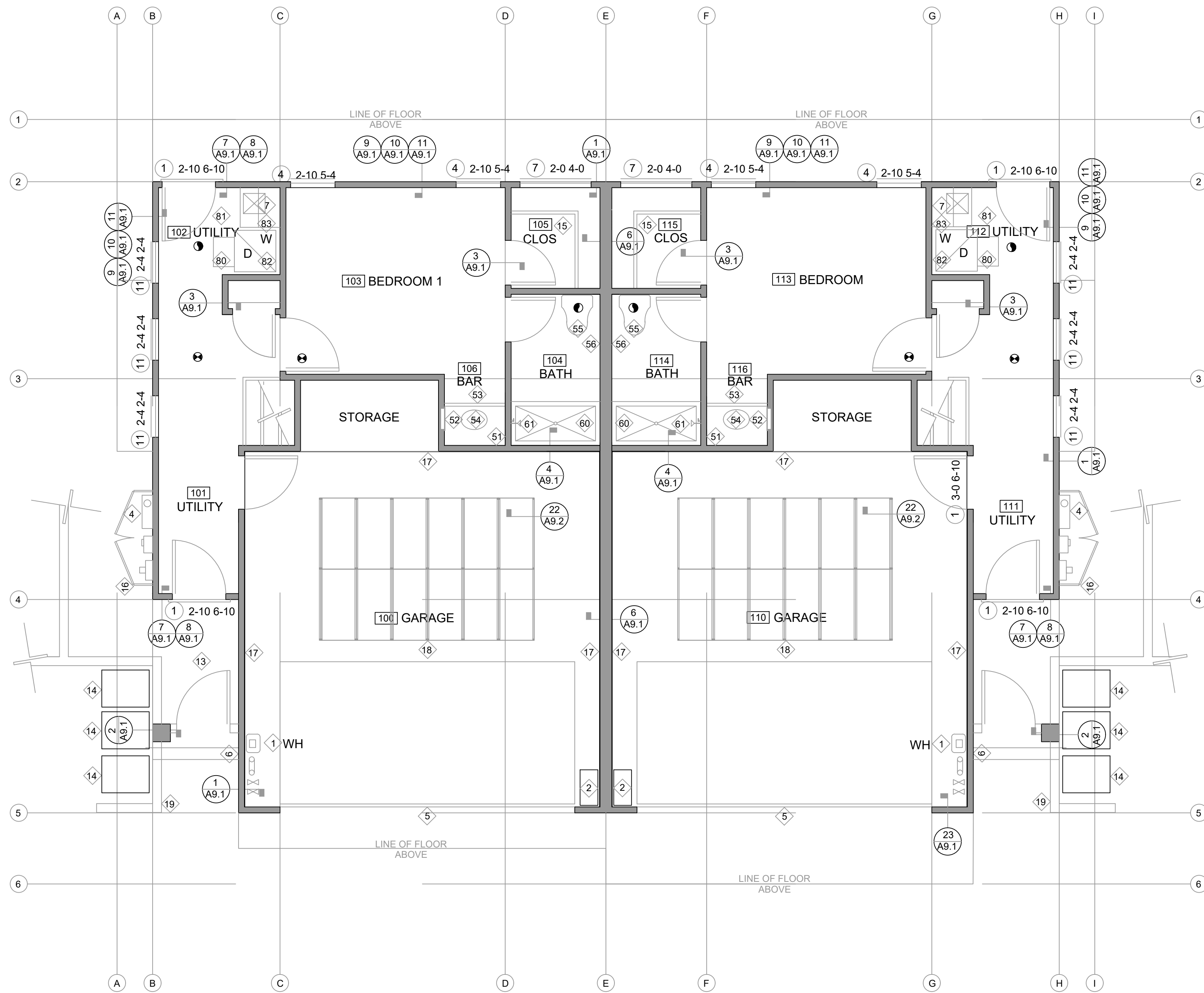
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DELTA #: DATE:

SHEET NUMBER

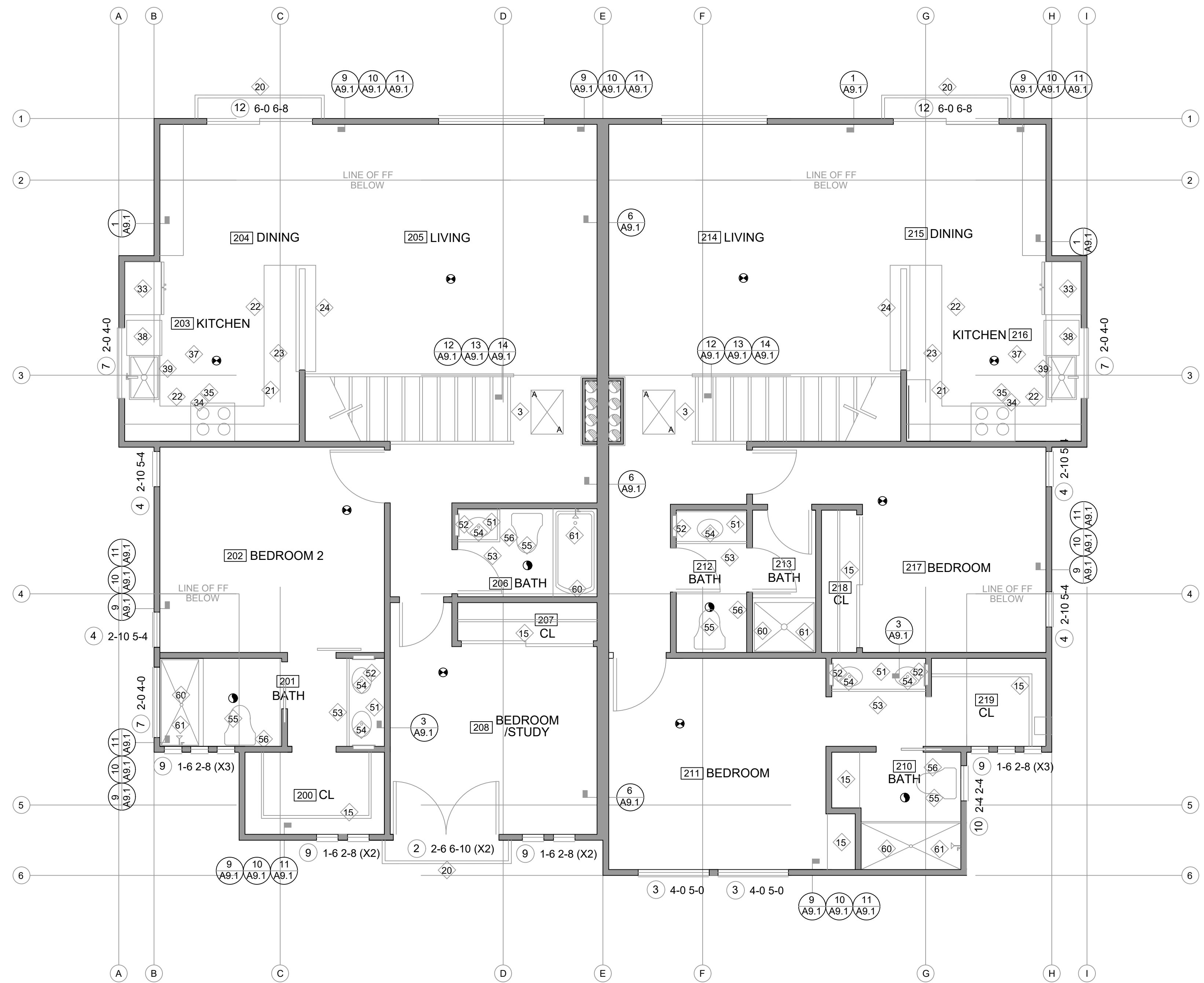
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7 OF 35 SHEETS



TYPICAL FIRST FLOOR PLAN

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



TYPICAL SECOND FLOOR PLAN

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

FLOOR PLAN KEY NOTES

GENERAL NOTES

- (TYP.) R-13 KRAFT FACE INSULATION ON ALL INTERIOR WALLS
- GAS FIRED ON DEMAND WATER HEATER, #GT15-240NI A.O. SMITH SIGNATURE PREMIRE 6.6 GPM 160,000 BTU NATURAL GAS OR AS SPECIFIED BY THE MECHANICAL ENGINEER SUPPLIER TO FURNISH AND MAKE AVAILABLE FOR ALL INSPECTIONS INSTALLATION SPECIFICATIONS AND OPERATOR/OWNER MANUALS
- SIDE DRIVE, WALL MOUNTED GARAGE DOOR OPENER
- F.A.U. SEE MECH FOR DETAILS
- ELECTRICAL MAIN PANEL. SEE ELEC LOAD CALCS. TO BE FED BY SOLAR
- 16'X8' ALUMINUM ROLL UP GARAGE DOOR
- PROVIDE HOSE-BIBB W/RECESSES BRADLEY 7910 HOSE BOX OR EQUAL PER M1502.4.1. INSTALL DRYER MOISTURE EXHAUST DUCT SYSTEM (MAX 14' IN LENGTH INCLUDING (2) NINETY DEGREE ELBOWS, REFER TO ME DRYER VENT PRESSURE DROP CALCULATION FOR COMPLIANCE.
- WHERE IS SHOWN, PROVIDE SMOKE & CARBON DETECTORS. INSTALL KIDDE SMOKE/CO DUEL DETECTOR KNCOSMBA OR EQUAL LOCATIONS:
 1. IN EACH SLEEPING ROOM
 2. OUTSIDE EACH SLEEPING ROOM IN THE IMMEDIATE VICINITY OF THE BEDROOMS
 3. ON EACH ADDITIONAL FLOOR OF THE DWELLING.WHEN ONE OR MORE DETECTOR IS TO BE INSTALLED ALL ARE TO BE WIRED IN A MANNER THAT IF THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL ALARMS. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BPS OVER BACKGROUND NOISE WITH ALL DOORS CLOSED PER IRC, SECTION 313, 314.3
- THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY. ALL LANDINGS SHALL COMPLY WITH THE IRC CODE AND ANY ADOPTED LOCAL AMENDMENTS.
- ALL STAIRWAYS SHALL COMPLY WITH THE CURRENT IRC CODE AND ANY ADOPTED LOCAL AMENDMENTS.
- TYPICAL CONCRETE LANDING AT EXTERIOR DOOR SHALL NOT BE MORE THAN 8" BELOW THE TOP OF THE THRESHOLD. PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING. MIN WIDTH OF LANDING SHALL NOT BE LESS THAN THE WIDTH OF THE EXT. DOOR SERVED. LANDING SHALL BE MIN 36" IN DIRECTION OF TRAVEL. LINE OF FLOOR ABOVE/RAILING.
- WHERE IS SHOWN PROVIDE 50CFM INTERMITTENT EXHAUST FAN.
- SLOPE SLAB/DECK 1/4" PER 1'-0" AWAY FROM STRUCTURE
- TRASH AND RECYCLING BINS
- CLOSET BUILT-INS, SEE GC/ OWNER FOR LAYOUT, MATERIAL AND FINISH
- DECORATIVE METAL SHROUD
- FIRE RESISTANT AREA SEPARATION, 5/8" TYPE X GYPSUM BOARD.
- HY-LQFT (OR EQUAL) OVERHEAD STORAGE UNIT, REFER TO DETAIL #22 ON A9.1, PER ENGINEERS SPECIFICATIONS.
- PRIVACY WALL, SEE LANDSCAPE PLAN FOR DETAILS AND SPEC.
- ROD IRON JULIET RAILING, SEE STRUCTURAL PLAN FOR DETAILS AND SPECIFICATIONS

KITCHEN AND BAR

- WALL MOUNTED UPPER CABINETS, SEE GC/OWNER FOR EXACT LAYOUT, MFG, MODEL AND COLOR
- 36" BASE CABINETS SEE GC/OWNER FOR EXACT LAYOUT, MFG MODEL AND COLOR
- COUNTER TOP @ 36" A.F.F. SEE BUILDER/OWNER FOR EXACT STYLE, MATERIAL AND COLOR.
- COUNTER TOP 18" WIDE @ 44" A.F.F. OVER 6" PONY WALL SEE BUILDER/OWNER FOR EXACT STLYE, MATERIAL AND COLOR.
- COUNTER TOP AT 30" A.F.F. W/ KNEE SPACE (WHERE OCCURS)
- REFRIGERATOR SPACE, SEE GC/OWNER FOR EXACT DIMENSIONS
- RANGE/OVEN COMBO, SEE BUILDER/OWNER FOR EXACT MAKE AND MODEL.
- DIRECT VENT RANGE HOOD/MICROWAVE COMBO, SEE MECHANICAL PLANS FOR SPECS. INSTALL PER MFR SPECS, SPECIFIED BY BUILDER/KITCHEN DESIGNER NOT IN USE
- GARBAGE DISPOSAL, AT SINK SPECIFIED BY BUILDER/KITCHEN DESIGNER
- DISHWASHER SPECIFIED BY BUILDER/KITCHEN DESIGNER
- SINK SIZE, MATERIAL SPECIFIED BY BUILDER/KITCHEN DESIGNER

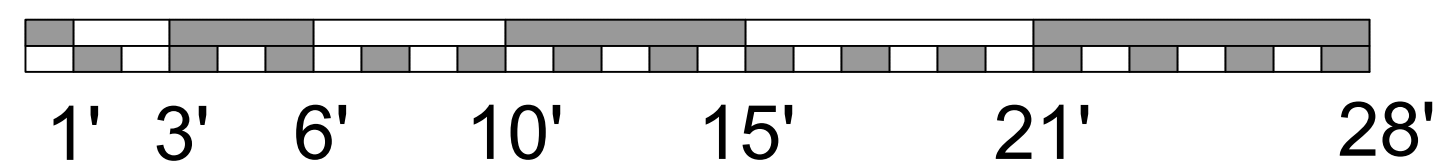
BATHROOM

- TYPICAL MIRROR, SEE GC/OWNER FOR EXACT DIMENSIONS.
- TYPICAL RECESSED MEDICINE CABINET, SEE GC/OWNER FOR EXACT TYPE AND MODEL.
- 36" HIGH CAB. SEE GC/ OWNER AGENT FOR SPECS
- SINK, SEE BUILDER/OWNER FOR EXACT TYPE AND MODEL.
- TOILET, SEE GC/OWNER AGENT FOR EXACT TYPE AND MODEL.
- PAPER HLD, SEE BUILDER/OWNER AGENT FOR EXACT TYPE AND MODEL.
- SHOWER TUB COMBO, SEE GC/OWNER FOR EXACT MAKE AND MODEL.
- WALL MOUNTED SHOWER HEAD AT 72" A.F.F.

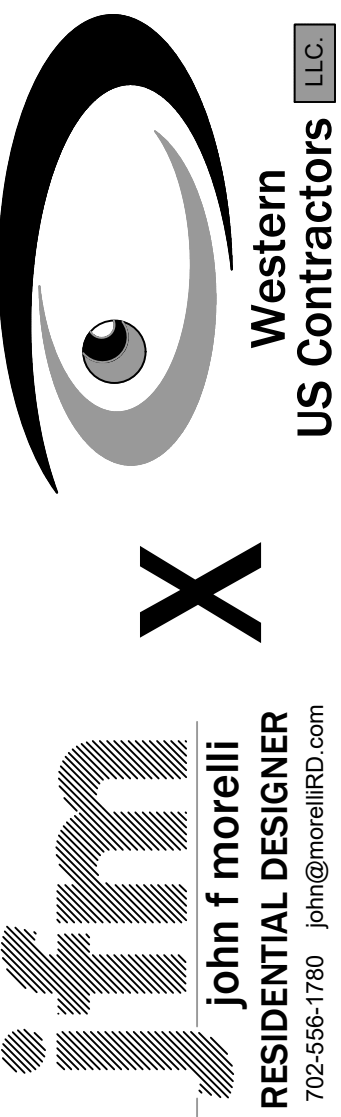
LAUNDRY ROOM

- WASHER, SEE GC/OWNER FOR EXACT MAKE AND MODEL.
- DRYER, SEE GC/OWNER FOR EXACT MAKE AND MODEL.
- RECESSED WATER VALVE BOX.
- INSTALL DRYER BOX MODEL # BD480 OR EQUAL WITH OWNER APPROVAL

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



DESIGNER:



ADDRESS:

PORTOFINO PL. & FIFTH STREET
OXNARD CA

SHEET:

FLOORPLAN

PLOT DATE:
6-8-2022

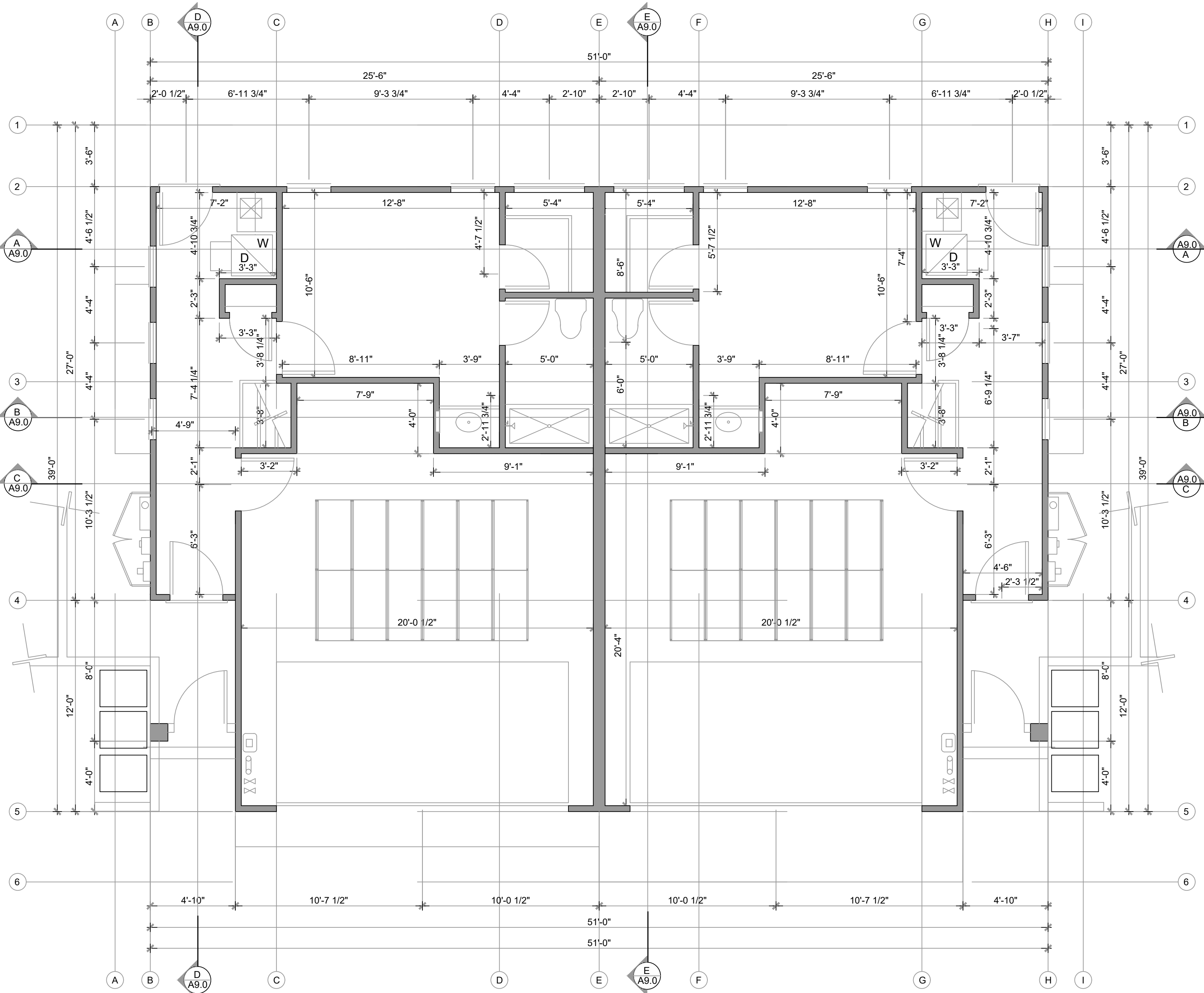
REVISION:

DELTA #: DATE:

SHEET NUMBER

A 3.0

8 OF 35 SHEETS

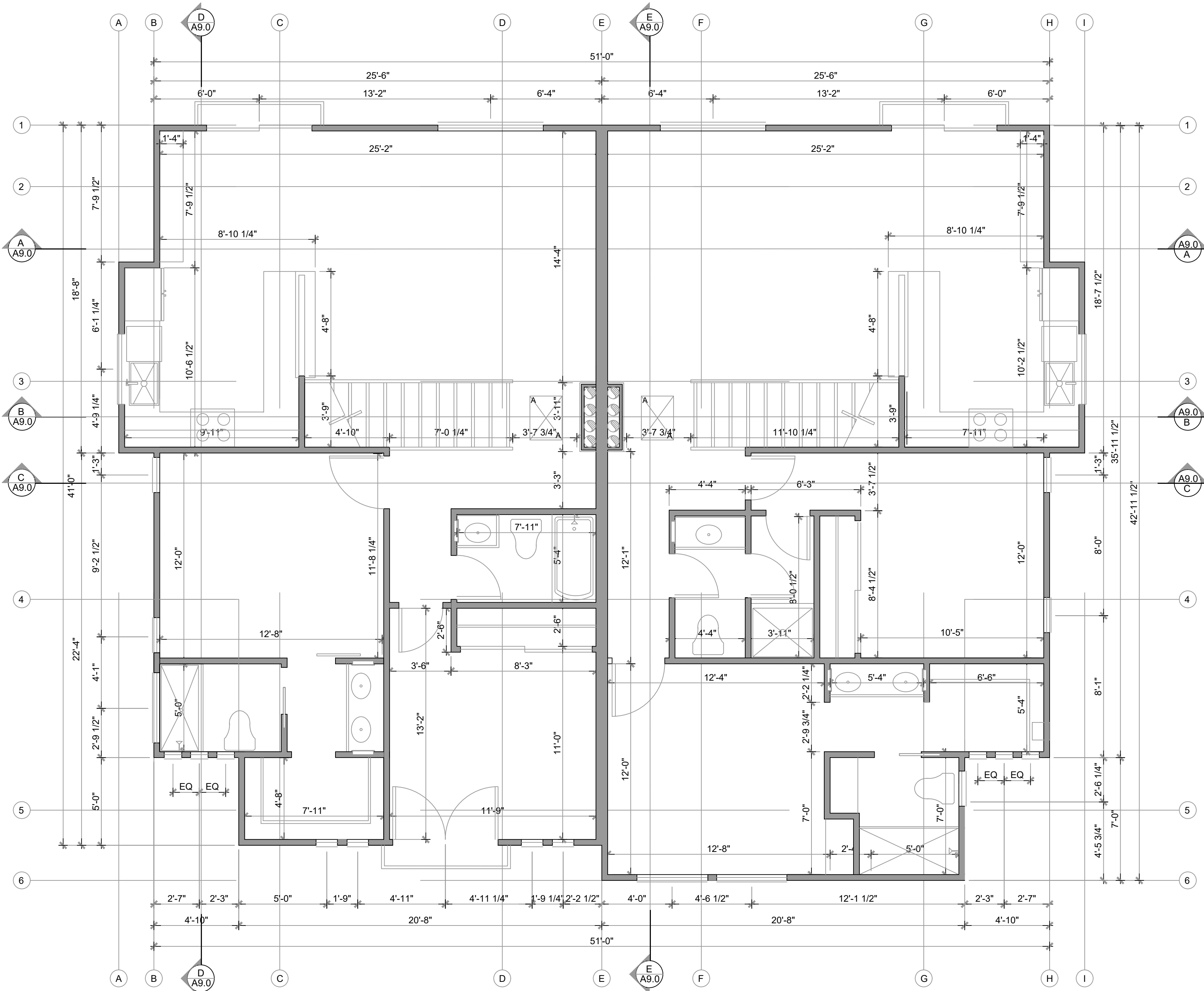


FIRST FLOOR DIMENSION PLAN

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

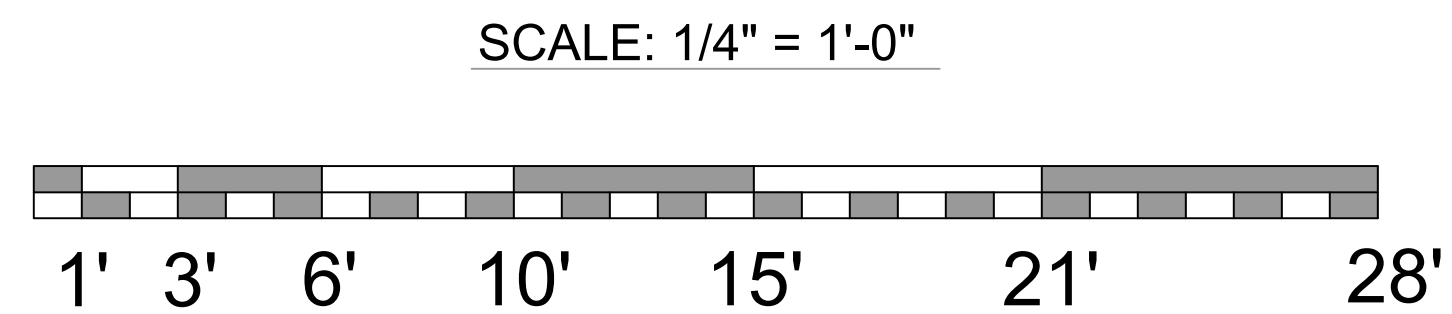
GENERAL FRAMING NOTES

1. ALL WOOD SHALL BE AT 19% OR LESS MOISTURE CONTENT PRIOR TO COVERING
2. ALL WOOD IN CONTACT WITHIN OF CONCRETE SHALL BE RWD OR PRESSURE TREATED INSTALLED BELOW 60" FROM FINISHED GRADE
3. ALL WOOD EXPOSED TO WEATHER SHALL BE PRESSURE TREATED OR WOOD OF NATURAL RESISTANCE TO DECAY SUCH AS REDWOOD OR CEDAR
4. PRESSURE TREATED WOOD SHALL NOT CONTAIN EITHER CHROMIUM OR ARSENIC
5. EACH PIECE OF WOOD FRAMING SHALL BEAR THE GRADE OF THE WOOD SPECIES AND TRADEMARK OF THE GRADING AGENCY UNDER WHOSE RULES THE MEMBER WAS GRADED
7. EACH PIECE OF SHEATHING (OSB OR PLYWOOD) SHALL BEAR THE GRADE OF THE SHEET IN ACCORDANCE WITH THE APA GRADING RULES
8. ALL WOOD CONNECTORS HOLES SHALL BE FILLED WITH NAILS PER THE MFG INSTRUCTIONS AND THE ENGINEERS SPECIFICATIONS
9. ALL FASTENERS (NAILS, SCREWS, HOLD-DOWNS, STRAPS, ANCHOR BOLTS, ETC.) USED TO CONNECT PRESSURE TREATED WOOD SHALL BE CORROSION RESISTANT GALVANIZED OR STAINLESS STEEL FASTENERS
10. ADHESIVES OR EPOXY ANCHORS SHALL BE INSTALLED PER THE MFG INSTRUCTIONS AND RECOMMENDATIONS INCLUDING, BUT NOT LIMITED TO, INSTRUCTIONS FOR THE HOLE SIZES, HOLE CLEANING, TEMPERATURE, HUMIDITY AND SETTING WORKING TIMES
11. FRAMING (SUB) CONTRACTOR IS RESPONSIBLE TO PROTECT ALL FINISHED CONCRETE AREAS FROM DAMAGE WITH MIN 1/2" GYPSUM (OR EQUAL) INSTALLED HORIZONTAL OVER THOSE AREAS THAT IS DEEMED TO BE A FINISHED OR EXPOSED AREA
12. WHEN POSSIBLE NO PINS, SHOTS, TEMPORARY NAILS TO BE EMBEDDED INTO CONCRETE SURFACE
13. USE NOTED DIMENSIONS RATHER THAN 'SCALED' DIMENSIONS
14. IF DIMENSION DISCREPANCIES ARISE CONTACT THE DESIGNER OF RECORD IMMEDIATELY FOR CLARIFICATION
15. DIMENSIONS NOTED ARE FACE OF STUD EXTERIOR, FINISHED (AFTER 5/8" SHEET ROCK) INTERIOR



SECOND FLOOR DIMENSION PLAN

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



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

DESIGNER:



ADDRESS:

PORTOFINO PL. & FIFTH STREET
OXNARD CA

SHEET:

DIMENSIONED
FLOORPLAN

PLOT DATE:
6-8-2022

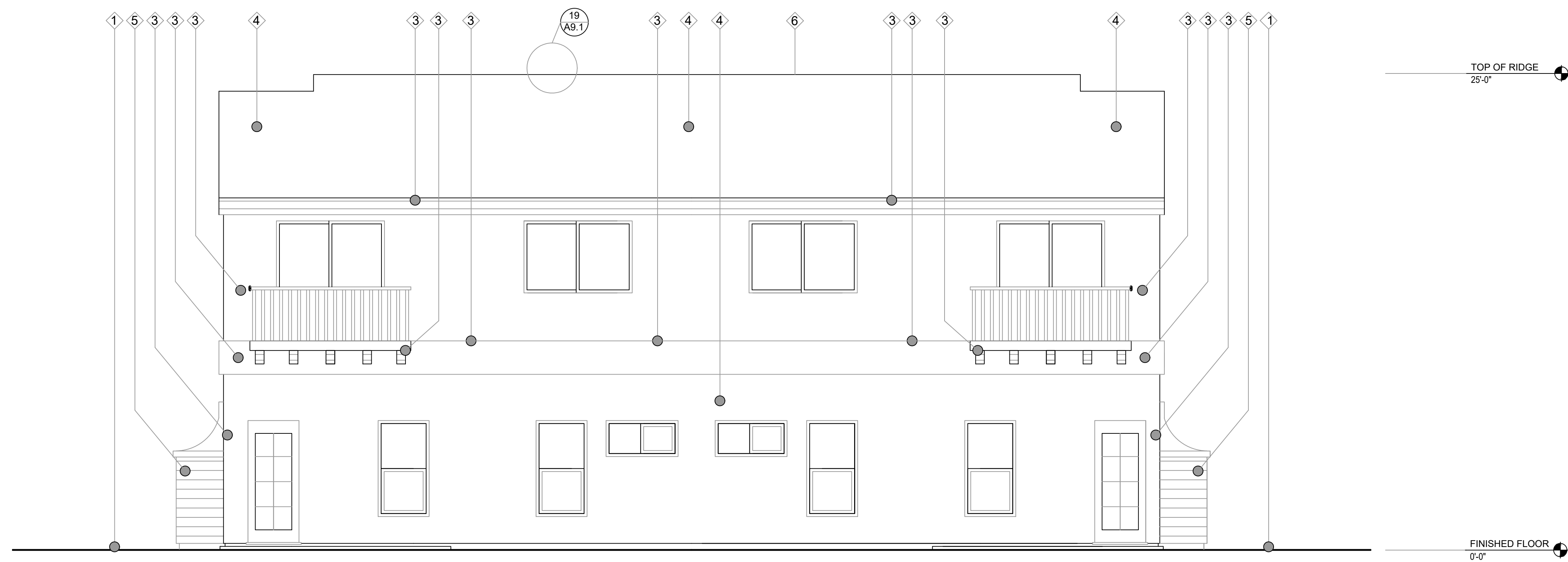
REVISION:

DELTA #: DATE:

SHEET NUMBER

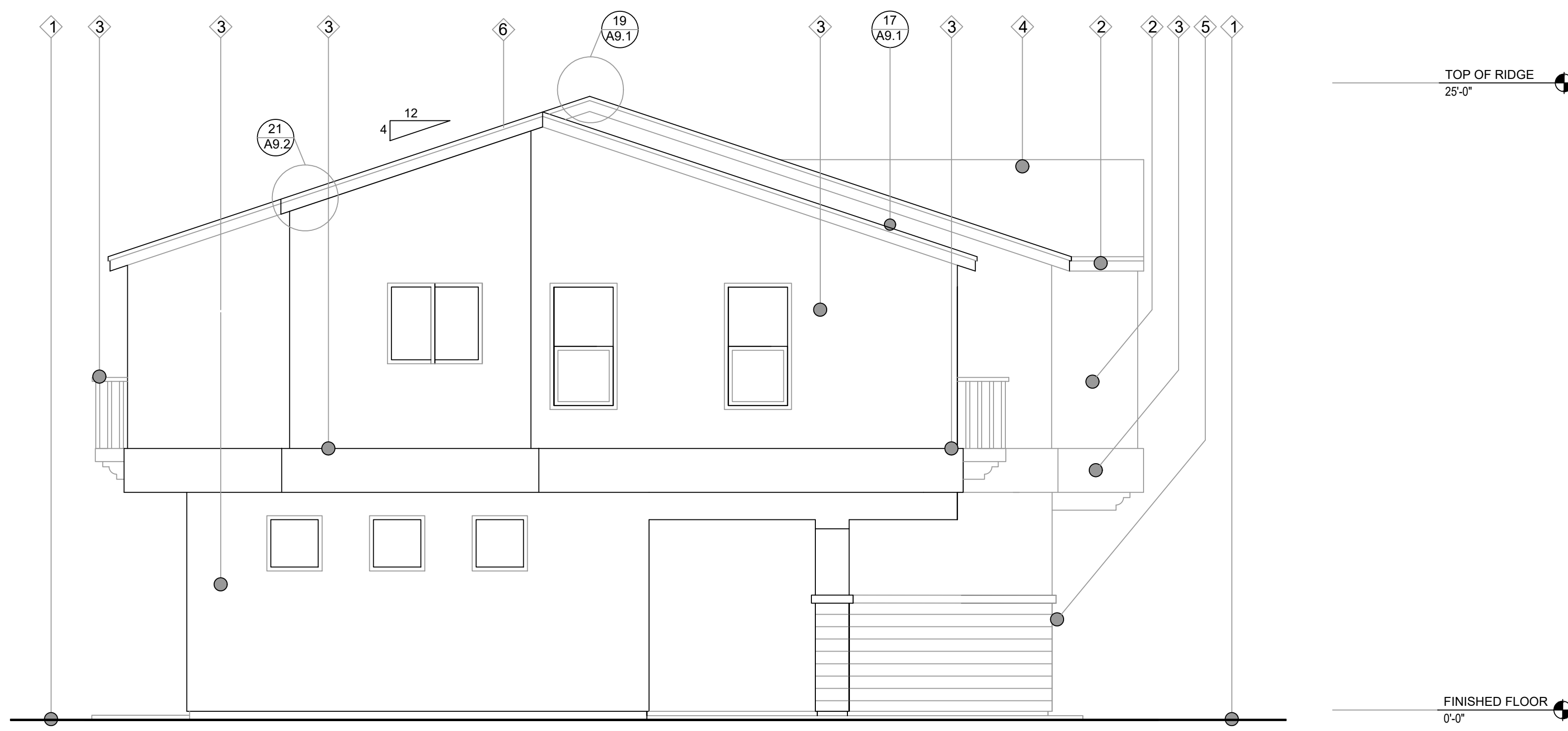
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9 OF 35 SHEETS



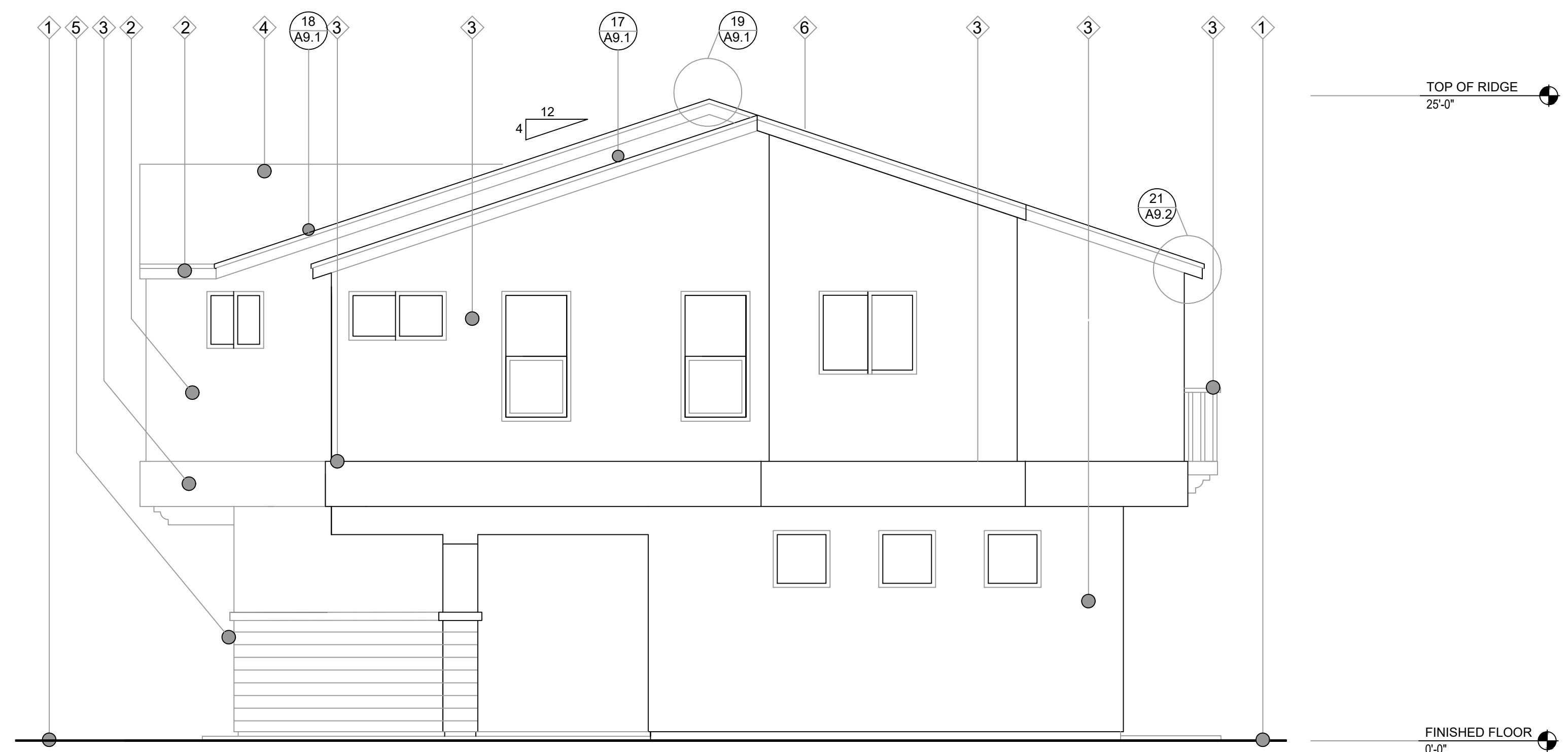
REAR ELEVATION

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



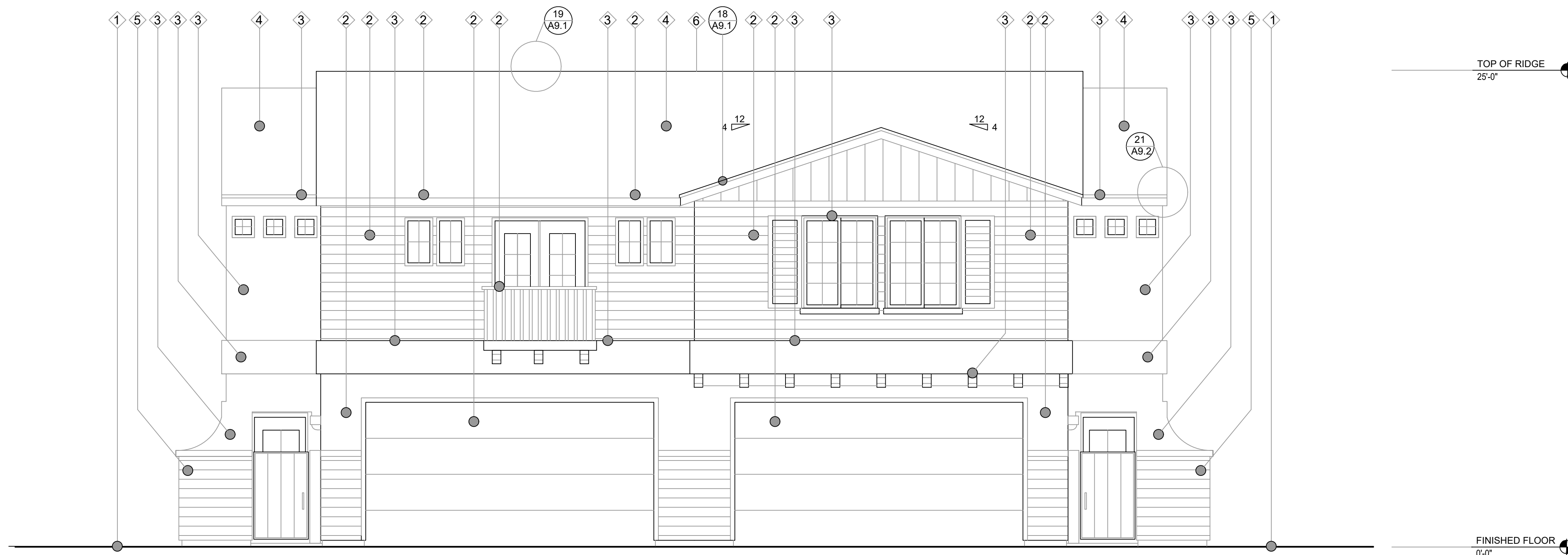
LEFT SIDE ELEVATION

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



RIGHT SIDE ELEVATION

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



STREET ELEVATION

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

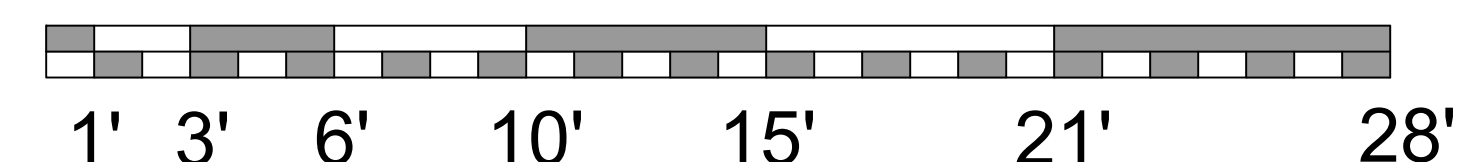
KEYNOTES

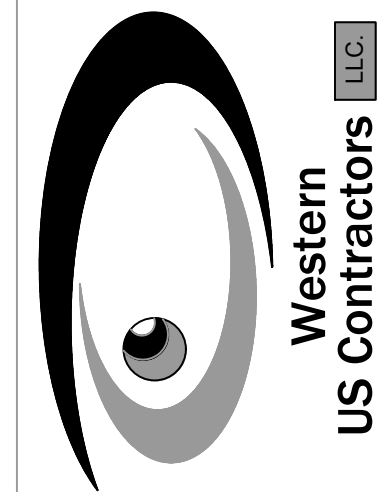
- 1 FINISHED GRADE
TYP. SLAB ON FINISHED GRADE CONSTRUCTION
- 2 FASCIA, ACCENT COLOR AS SPECIFIED
- 3 BODY COLOR AS SPECIFIED
TYPICAL EXTERIOR WALL CONSTRUCTION: SAND FINISH STUCCO
OVER SHEATHING, 3/8" SHEET ROCK, FOAM INSULATION,
AND A TYPICAL FRAMED WALL AS SPECIFIED BY ENGINEER.
SEE DETAIL 1 THROUGH 4 ON A9.2
- 4 ASPHALT ROOF ROOFING, COLOR AS SPECIFIED
OVER 3/8" FELT PAPER, ROOF SHEATHING, AND PRE MFG TRUSS SYSTEM.
SEE DETAIL 19 ON A9.1
- 5 PORCELAIN TILE AS SPECIFIED
- 6 SOLAR LOCATED ON ROOF

NOTE: ALL WINDOW AND DOORS TO BE WHITE VINYL
NOT LABELED FOR CLARITY

NOTE: FOR COLOR SPECIFICATIONS AND SCEDULE
REFER TO SHEET A 1.2 FOR COLOR PALETTE

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





DESIGNER:

ADDRESS:

PORTOFINO PL. & FIFTH STREET
OXNARD CA

SHEET:

ROOF PLAN

PLOT DATE:
6-8-2022

REVISION:

DELTA #: DATE:

SHEET NUMBER

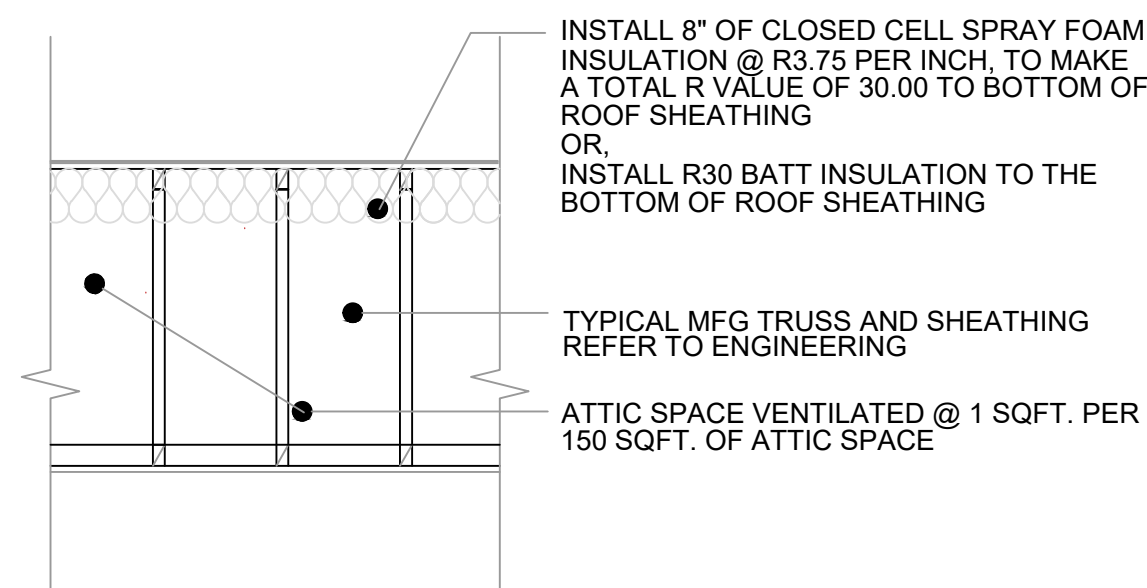
A 3.3
11 OF 35 SHEETS

ROOF FRAMING (TRUSS) NOTES

- DASHED LINES DENOTE WALLS BELOW THE ROOF FRAMING.
- SEE STRUCT'L GENERAL NOTES FOR ROOF SHEATHING.
- PROVIDE ALL BLOCKING AND FIRE STOPS AS REQUIRED.
- ROOF IS TO BE FLASHED AND COUNTER FLASHED AT WALLS, VALLEYS, PENETRATIONS, AND ALL APPROPRIATE AREAS.
- ROOFING SUB CONTRACTOR TO PROVIDE ALL FLASHING THROUGHOUT AND PROVIDE INSTALLATION.
- PROVIDE LEAD FLASHING AT PROTRUDING PIPES THROUGH ROOF AND AT CURVED WALL TO ROOF CONNECTIONS. PAINT FLASHING TO MATCH.
- ALL ROOF PENETRATIONS TO BE A MINIMUM OF 1'-0" FROM EDGE OF ROOF CRICKETS OR CANT STRIPS (TYPICAL).
- ALL ROOF PENETRATIONS TO BE FIELD VERIFIED BETWEEN TRADES PRIOR TO INSTALLATION TO AVOID CONFLICTS.
- "DREW-COAT" WATERPROOF DECKING MEMBRANE OVER O.S.B. FLOOR SHEATHING PROVIDE "DREW COAT" WATERPROOF DECKING MEMBRANE OVER THIS AREA OR EQUAL.
- PROVIDE "BITHUTHENE 3000" WATERPROOF MEMBRANE AT ALL HORIZ. APPLICATIONS OF FIREPLACE. STACK LAP OVER SIDES MIN 6" ALL UNDER 20 GAL. G.I. CAP w/ MIN 2" LAP OVER SIDES. WELD ALL BREAKS IN PAN AND SLOPE TO DRAIN.
- ALL ROOF PENETRATIONS TO BE FIELD VERIFIED BETWEEN TRADES PRIOR TO INSTALLATION TO AVOID CONFLICTS.
- "DREW-COAT" WATERPROOF DECKING MEMBRANE OVER O.S.B. FLOOR SHEATHING PROVIDE "DREW COAT" WATERPROOF DECKING MEMBRANE OVER THIS AREA OR EQUAL.
- PROVIDE "BITHUTHENE 3000" WATERPROOF MEMBRANE AT ALL HORIZ. APPLICATIONS OF FIREPLACE. STACK LAP OVER SIDES MIN 6" ALL UNDER 20 GAL. G.I. CAP w/ MIN 2" LAP OVER SIDES. WELD ALL BREAKS IN PAN AND SLOPE TO DRAIN.
- QUANTITIES, SHAPES, SIZES, CONFIGURATIONS, ETC. OF ALL TRUSSES, HIP SETS, GABLE ENDS, BLOCKING AND ALL OTHER ROOF SYSTEM COMPONENTS ARE ASSUMED TO BE SUPPLIED IN THE "TRUSS PACKAGE" BY THE TRUSS MANUFACTURER.
- INSTALLATION OF THE TRUSS SYSTEM, ON SITE FILLS, "CUT AND STACK" FRAMING AND ALL OVER FRAMING TO BE THE RESPONSIBILITY OF THE FRAMING CONTRACTOR OR AS SPECIFIED BY THE ENGINEER OF RECORD OR THE GENERAL CONTRACTOR.
- ON SITE VERIFICATION OF ALL CONDITIONS REQUIRED OF THE TRUSS SUPPLIER OR CONTRACTOR PRIOR TO MANUFACTURING OF ANY TRUSSES OR COMPONENTS, THIS IS TO ENSURE PROPER SIZES AND QUANTITIES.
- TRUSS SUPPLIER TO ENSURE THAT ALL TRUSSES CONFORM TO ANY AND ALL SPECIFICATIONS OF THE ENGINEER OF RECORD PERTAINING TO DRAG TRUSSES, SHEAR TRUSSES, ETC.
- TRUSS SUPPLIER TO ENSURE THAT ALL TRUSSES CONFORM TO ANY AND ALL SPECIFICATIONS REGARDING THE ACCOMMODATION OF THE INSTALLATION OF THE HEATING VENTILATION AND AIR CONDITIONING (HVAC) SYSTEM AND ITS' COMPONENTS.
- ROOF TRUSS SYSTEM TO BE INSTALLED PER MANUFACTURERS SPECIFICATIONS USING ALL APPROPRIATE BRACING PERMANENT AND TEMPORARY.
- FRAMING CONTRACTOR TO USE SIMPSON HURRICANE CLIPS 2.5 OR BETTER AT THE END OF ALL TRUSSES OR AS SPECIFIED BY THE ENGINEER OF RECORD OR TRUSS SUPPLIER.
- ANY CHANGES IN THE ROOF SYSTEM (IE. SIZE, SHAPE, ETC. TO BE REPORTED IN WRITING TO THE DESIGN PROFESSIONAL IMMEDIATELY.
- WHERE EVE VENTING OCCURS, FIRE BLOCK BELOW FASCIA @ STUD WALL AND LAY EVERY THIRD VENT BLOCK HORIZ. w/ BAFFLE AT INSULATION.
- MINIMUM VERTICAL SEPARATION BETWEEN HIGH AND LOW VENTS IS 3'-0" (MIN.).
- HIGH VENTS SHALL BE NO CLOSER THAN 1'-0" TO THE RIDGE AND LOW TILE VENTS SHALL BE NO CLOSER THAN 3'-0" TO THE EAVE.

ROOF VENTILATION DESIGN

BASIS FOR DESIGN:
ROOF TO BE VENTED UNDER FACIA, @ 1 SQFT PER 150 SQFT. OF ATTIC
MET AND/OR EXCEEDED. REFER TO DETAIL F ABOVE



ROOF PLAN "E"

EXTERIOR DOOR AND WINDOW SCHEDULE

- PROVIDE SAFETY GLAZING IN THE FOLLOWING LOCATIONS: SECTION 308.4.1 TO R308.4.7. IRC.
A) SLIDING OR SWINGING DOORS EXCEPT JALOUSIES.
B) TUB AND OR SHOWER ENCLOSURE AND GLAZING IN THE WALLS LESS THAN 60" ABOVE THE STANDING SURFACES OF TUBS OR SHOWERS.
C) GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BI-FOLD CLOSET DOOR ASSEMBLIES.
D) GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PART OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED HORIZONTALLY AND VERTICALLY AND IN STRAIGHT LINE, FROM THE WATER EDGE AT ANY STANDING OR WALKING SURFACE.

- (1 CONT.)
E) GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24 INCHES ARC OF BOTH VERTICAL EDGE OF THE DOOR IN A CLOSE POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE.
F) GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE ADJACENT WALKING SURFACE.
G) GLAZING WITHIN 18" OF THE FLOOR, INDIVIDUAL PANEL GREATER THAN 9 SQUARE FEET. H) ALL GLAZING IN RAILINGS REGARDLESS OF AN AREA OR HEIGHT ABOVE A WALKING SURFACE. INCLUDED ARE STRUCTURAL BALUSTERS PANELS AND NON -STRUCTURAL IN FILL PANELS.

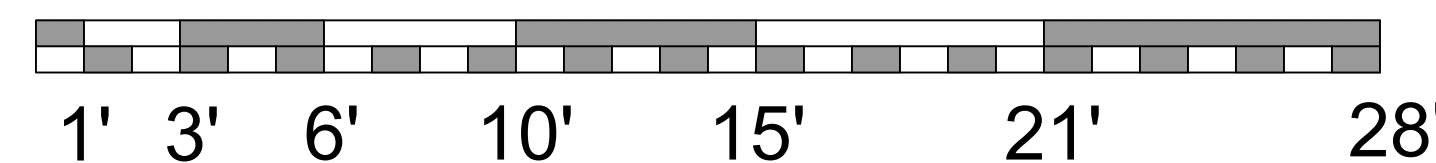
- WINDOWS IN ALL SLEEPING AREAS SHALL MEET EGRS REQUIRED AS SET FORTH IN THE ADOPTED IRC AND ALL OC&RS
- ALL GLAZING TO BE INSTALLED IN COMPLIANCE AND AS SPECIFIED WITH THE APPROVED IECC REPORT AS SUBMITTED AND APPROVED WITH THIS THESE CONSTRUCTION DOCUMENTS AND PERMIT
- ALL GLAZING TO BE INSTALLED PER MANUFACTURER SPECIFICATIONS THE GENERAL CONTRACTOR IN CONCERT WITH THE SUPPLIER TO SUPPLY ALL CUT SHEETS AND ROUGH OPENING SIZES TO THE FRAMING CONTRACTOR PRIOR TO COMMENCEMENT OF ALL WORK TO BE PERFORMED

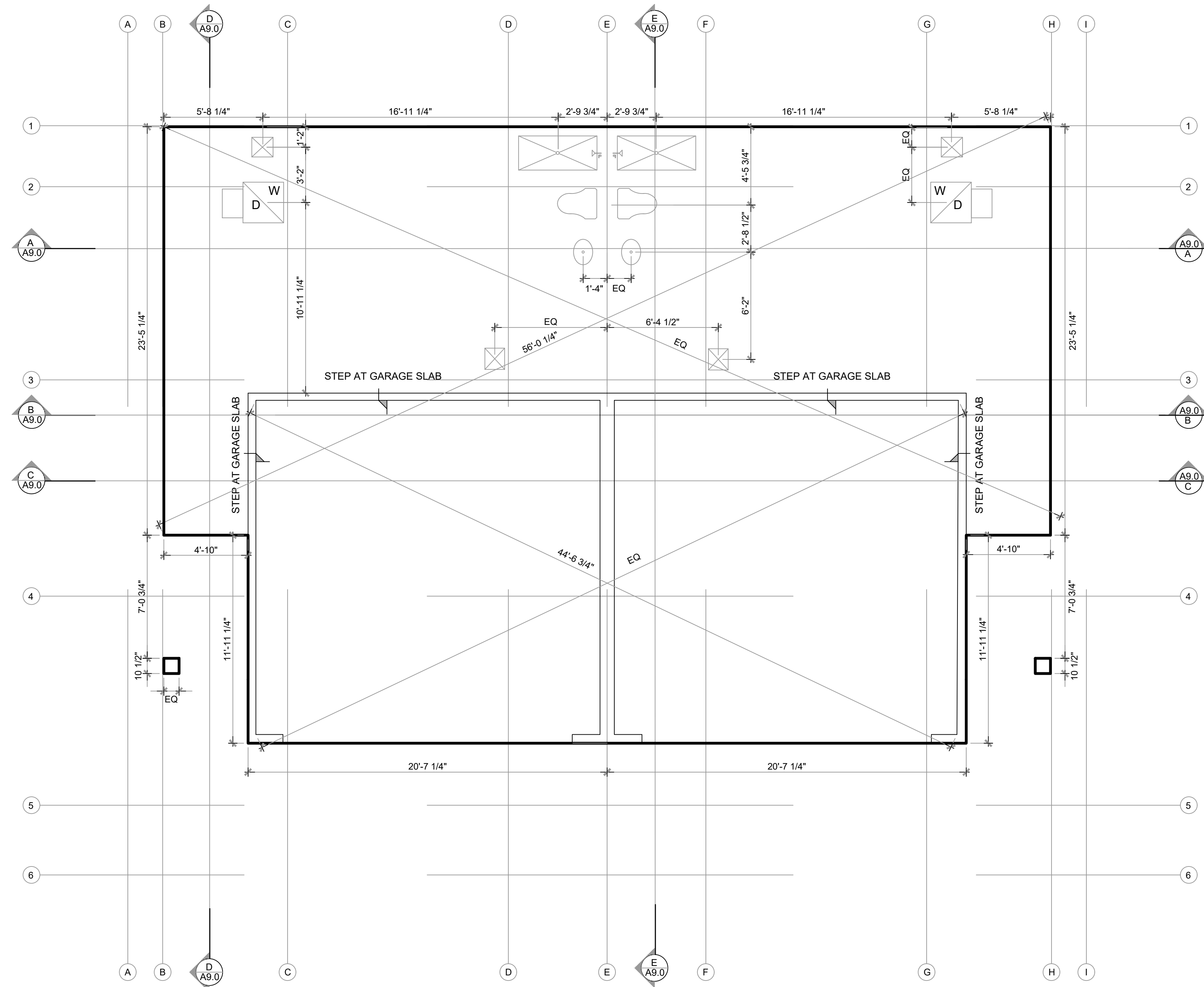
TOP PLATE = 6'-10"

F.F. ELEV. = 0'-0"

1	2	3	4	5	6	7	8	9	10	11	12	13	14

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



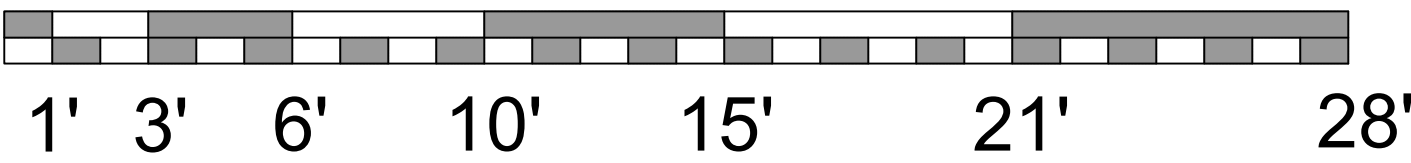


TYPICAL UNIT SLAB PLAN

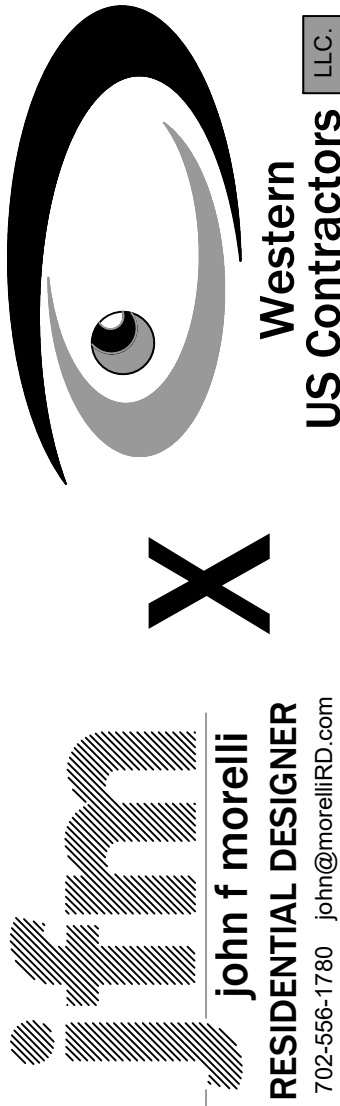
SLAB PLAN NOTES

1. CONCRETE TO BE 4500 PSI @ 28 DAYS OR AS DOWNGRADED PER OWNER OR OWNERS REP
 2. UFER GROUND, MINIMUM OF 20'-0" OF #4 BARE COPPER WIRE IN FOOTING. REFER TO ELECTRICAL PLAN FOR LOCATION
 3. GENERAL CONTRACTOR TO COORDINATE ALL SUBCONTRACTOR WORK TO BE BURIED PRIOR TO SLAB POUR.
 4. UFER GROUND, MINIMUM OF 20'-0" OF #4 BARE COPPER WIRE IN FOOTING. REFER TO ELECTRICAL PLAN FOR LOCATION
 5. EXACT LOCATION OF HOUSE AND FINISH FLOOR HEIGHT TO BE VERIFIED WITH OWNER AND MUST COMPLY WITH CITY ORDINAINCES APPROVED PLANS FROM THE HOA. REFER TO PLANS PREPARED BY THE STRUCTURAL ENGINEER FOR CERTIFIED FINISH FLOOR
 6. DIMENSIONS NOTED ARE TO FACE OF SLAB, EDGE TO EDGE, CORNER TO CORNER
 7. CHAMFER ALL EXPOSED EDGES 1/2" UNLESS OTHERWISE NOTED
 8. WIRE BRUSH AND CLEAN ALL CONSTRUCTION JOINTS PRIOR TO NEW ADJACENT POUR
 9. IN THE EVENT OF A SHRINKAGE CRACKS ETC. GENERAL CONTRACTOR MUST BE RESPONSIBLE TO REPAIR THESE CRACKS WITH EPOXY GROUT
 10. IN THE EVENT OF A SHRINKAGE CRACKS ETC. GENERAL CONTRACTOR MUST BE RESPONSIBLE TO REPAIR THESE CRACKS WITH EPOXY GROUT
 11. CONCRETE SLAB TO BE POURED WITH AN SOFF SOFL CLASSIFICATION OF FLAT OR 35/25, MEASURED 72 HOURS AFTER POUR
- | | SOFF | SOFL |
|-----------------|------|------|
| CONVENTIONAL | 20 | 20 |
| MODERATELY FLAT | 25 | 20 |
| FLAT | 35 | 25 |
| VERY FLAT | 45 | 35 |
| SUPER FLAT | 60 | 40 |
- OR, MINIMUM ACCEPTABLE LEVEL 1/8" OVER 10'

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



DESIGNER:



ADDRESS:

PORTOFINO PL. & FIFTH STREET
OXNARD CA

SHEET:

SLAB PLAN

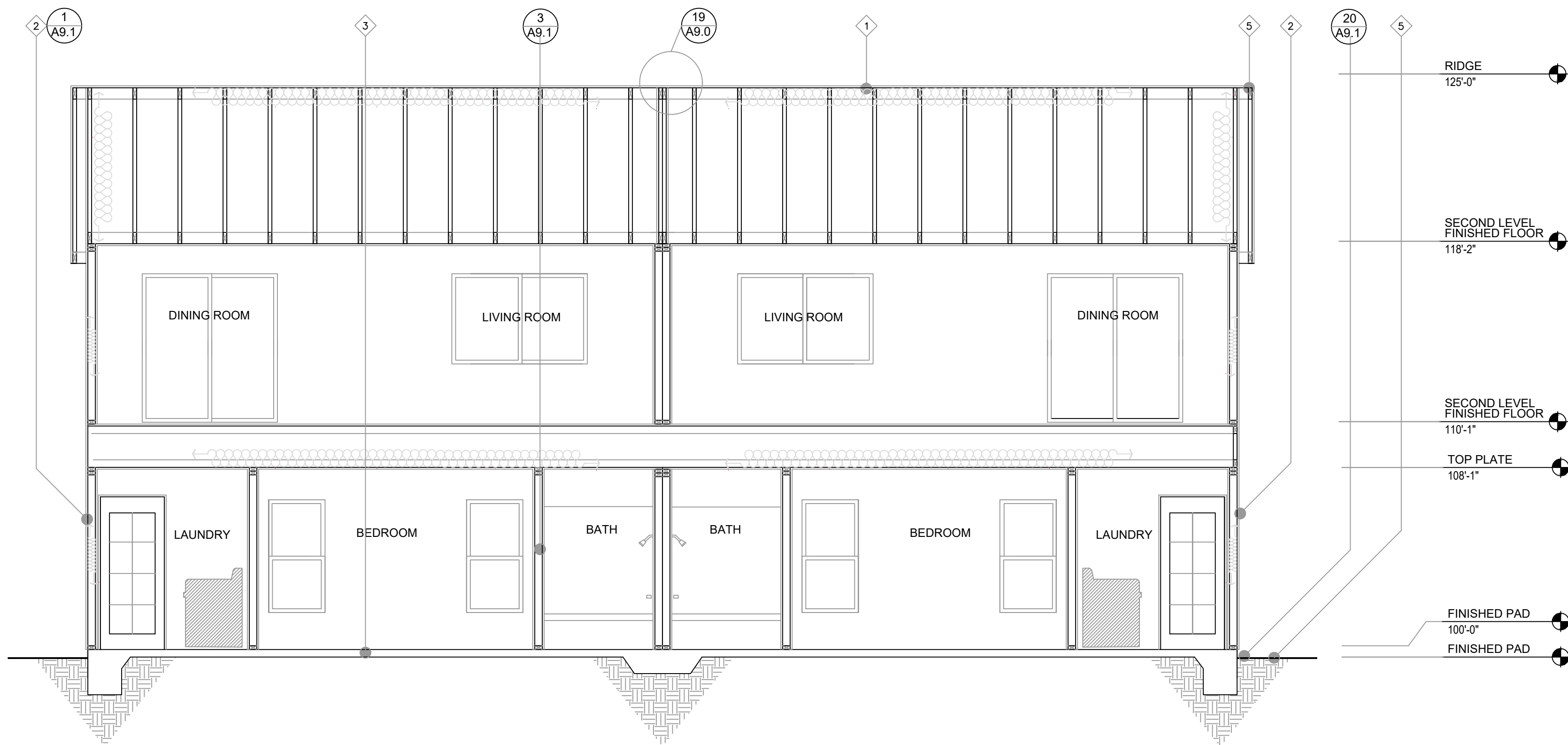
PLOT DATE:
6-8-2022

REVISION:

DELTA #: DATE:

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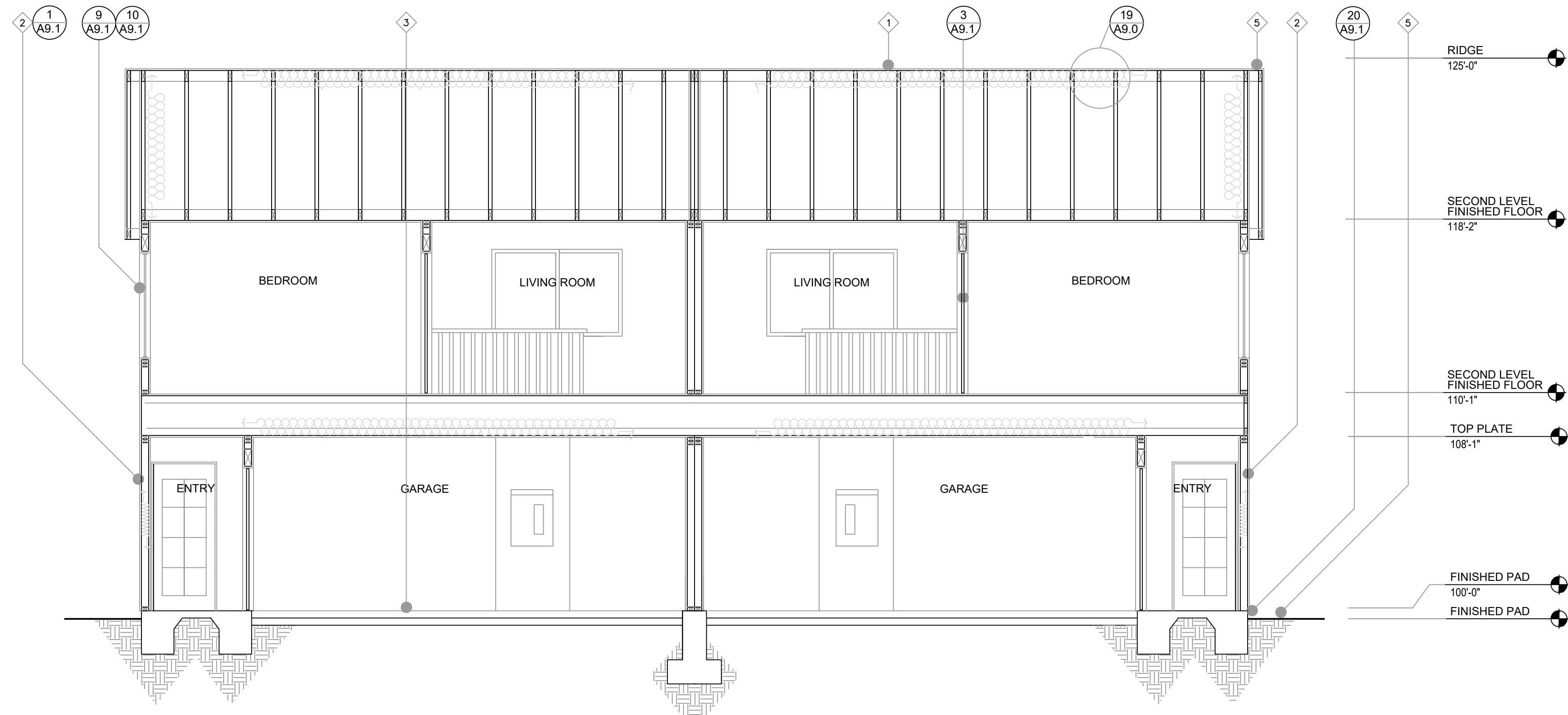
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32 OF 35 SHEETS



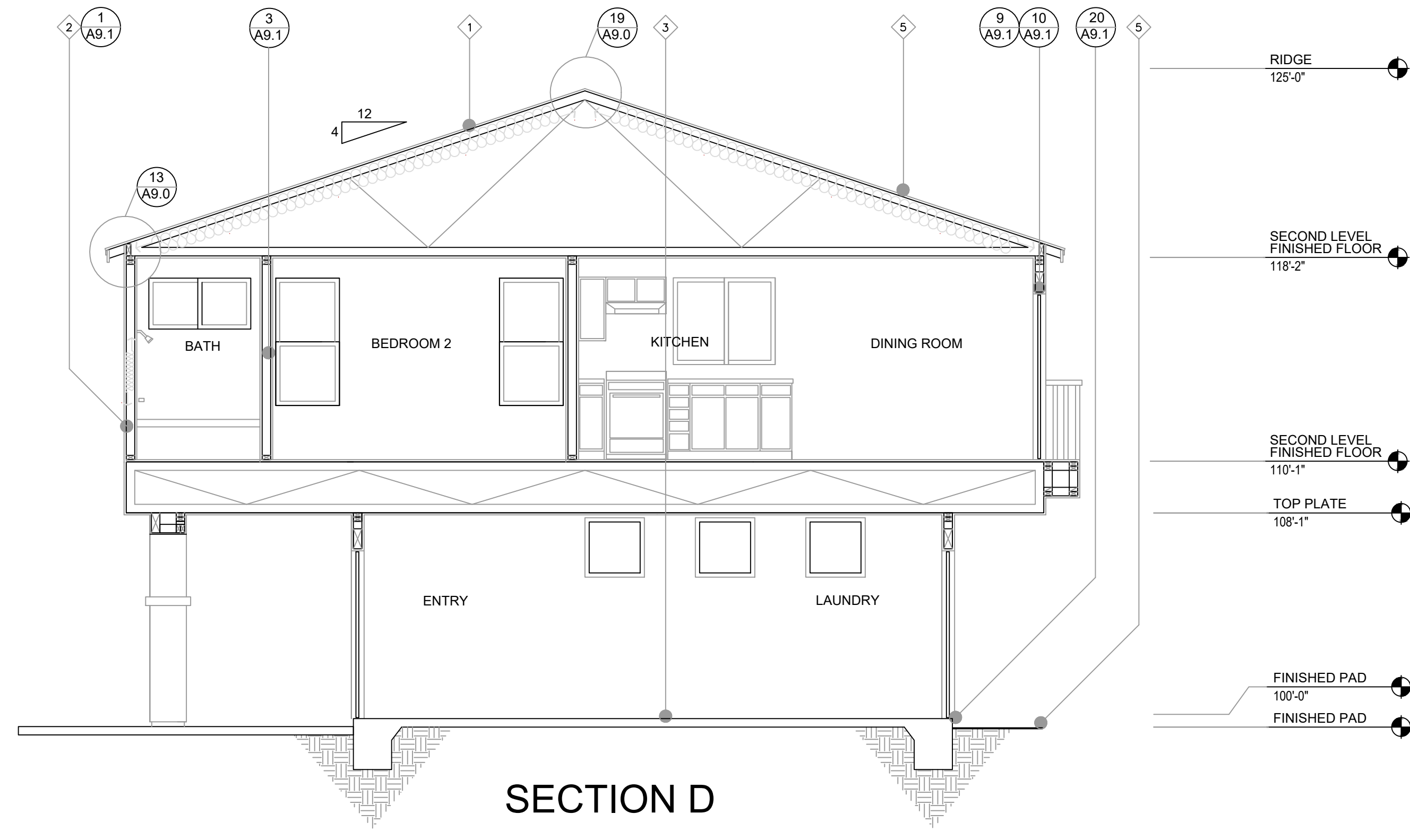
SECTION A

SECTION NOTES

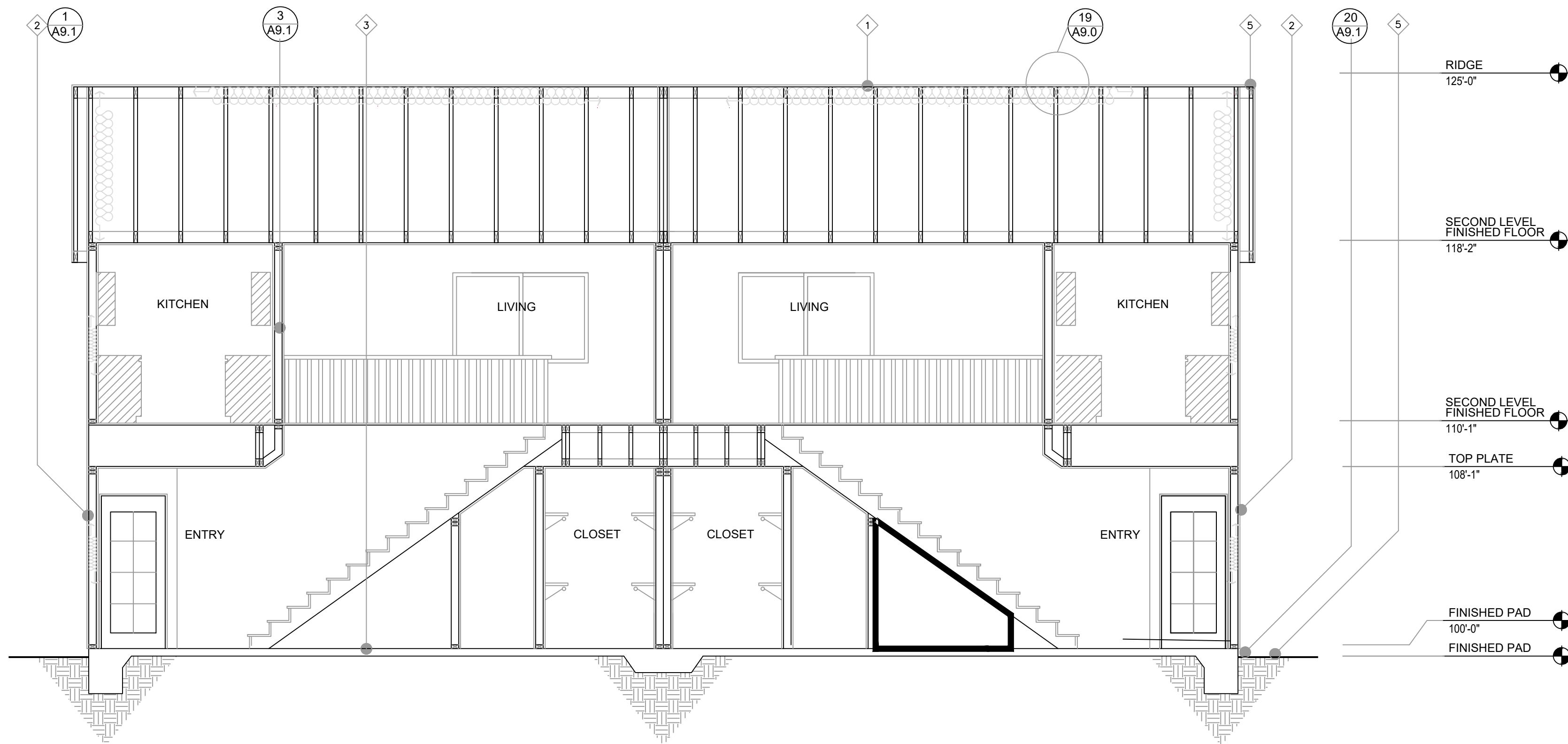
- ALL ELEVATION HEIGHTS INDICATED ON DRAWINGS ARE IN CONJUNCTION WITH 100'-0" BENCHMARK ELEVATION INDICATED ON FLOOR PLANS.
1. ROOF SYSTEM:
TPO (THERMOPLASTIC POLYOLEFIN) SYSTEM APPLIED OVER 3/4" OSB. USE ONLY MFG APPROVED SYSTEM APPLIED OVER 3/4" OSB. USE ONLY MFG APPROVED ADHESIVES, SEAM WELDS AND FASTENERS (TYP. THROUGHOUT)
OVER ENGINEER SPECIFIED SHEATHING OVER PRE MANUFACTURED TRUSS SYSTEM
2. TYPICAL EXTERIOR WALL SYSTEM:
SMOOTH STUCCO
a/ PAPERBACKED WIRE LATH
a/ PLYWOOD SHEATHING (SEE STRUC. PLANS)
a/ 2x8 FRAMED STUDS @ 16" O.C. w/ R-19 BATT INS. OR BLOWN CELLULOSE
w/ DBL TOP PLATE
w/ P.T. OR REDWOOD SILL w/ 5/8" GYP BD @ INTERIOR SIDE
3. TYPICAL SLAB FLOOR SYSTEM:
4" CONG SLAB (TYPICAL U.N.O.)
a/ APPR SUBGRADE PER SOILS REPORT, SEE STRUC PLANS (SLOPE SLAB 1/4" PER FT @ GARAGE AND PATIO SLABS.)
4. FINISHED GRADE
5. MBCI CURVED BATTENLOK STANDING SEAM METAL ROOFING SYSTEM
CHARCOAL GREY
OVER ENGINEER SPECIFIED SHEATHING OVER/PRE MANUFACTURED TRUSS SYSTEM



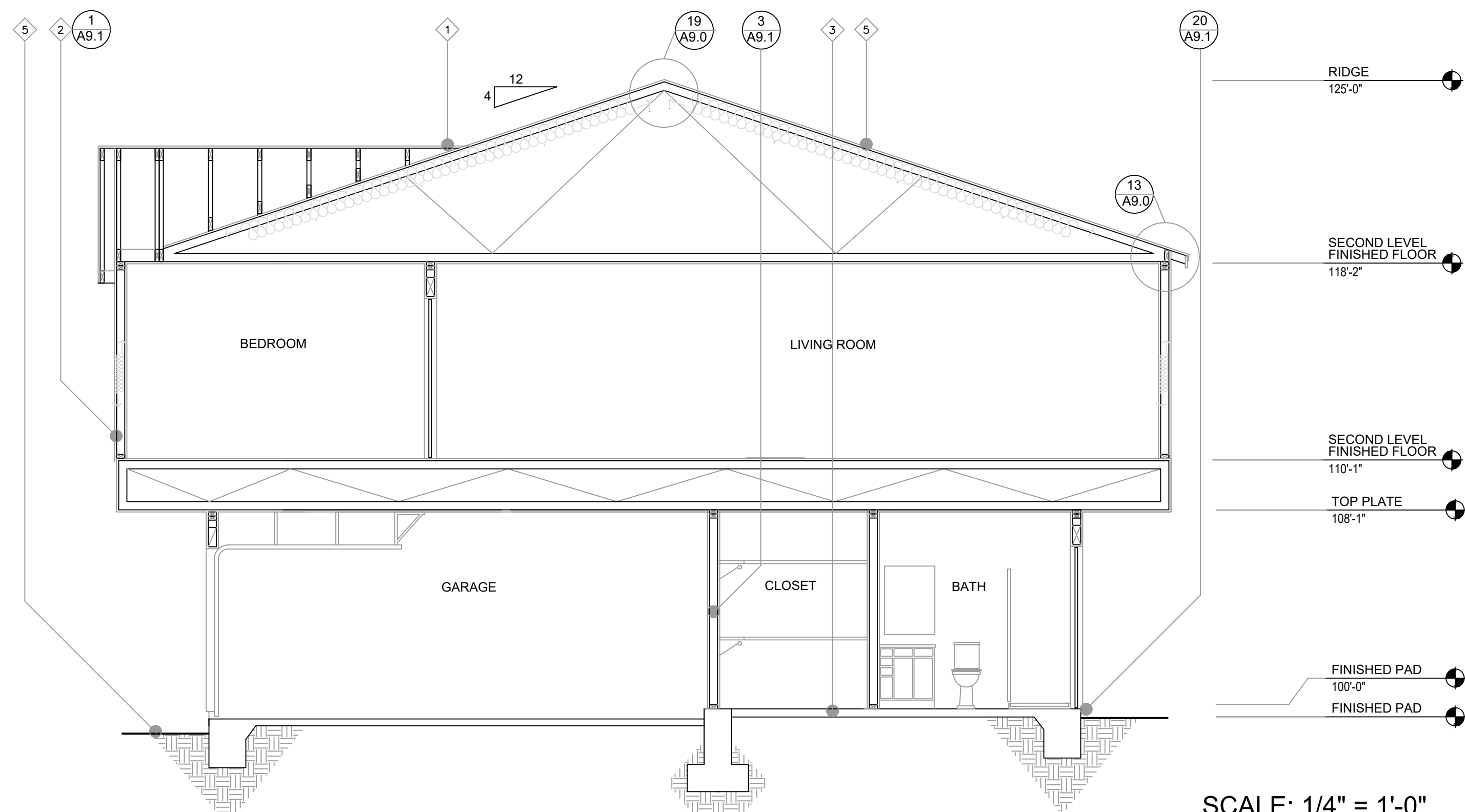
SECTION C



SECTION D

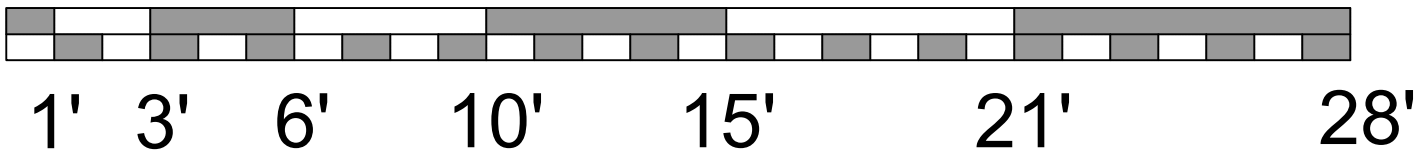


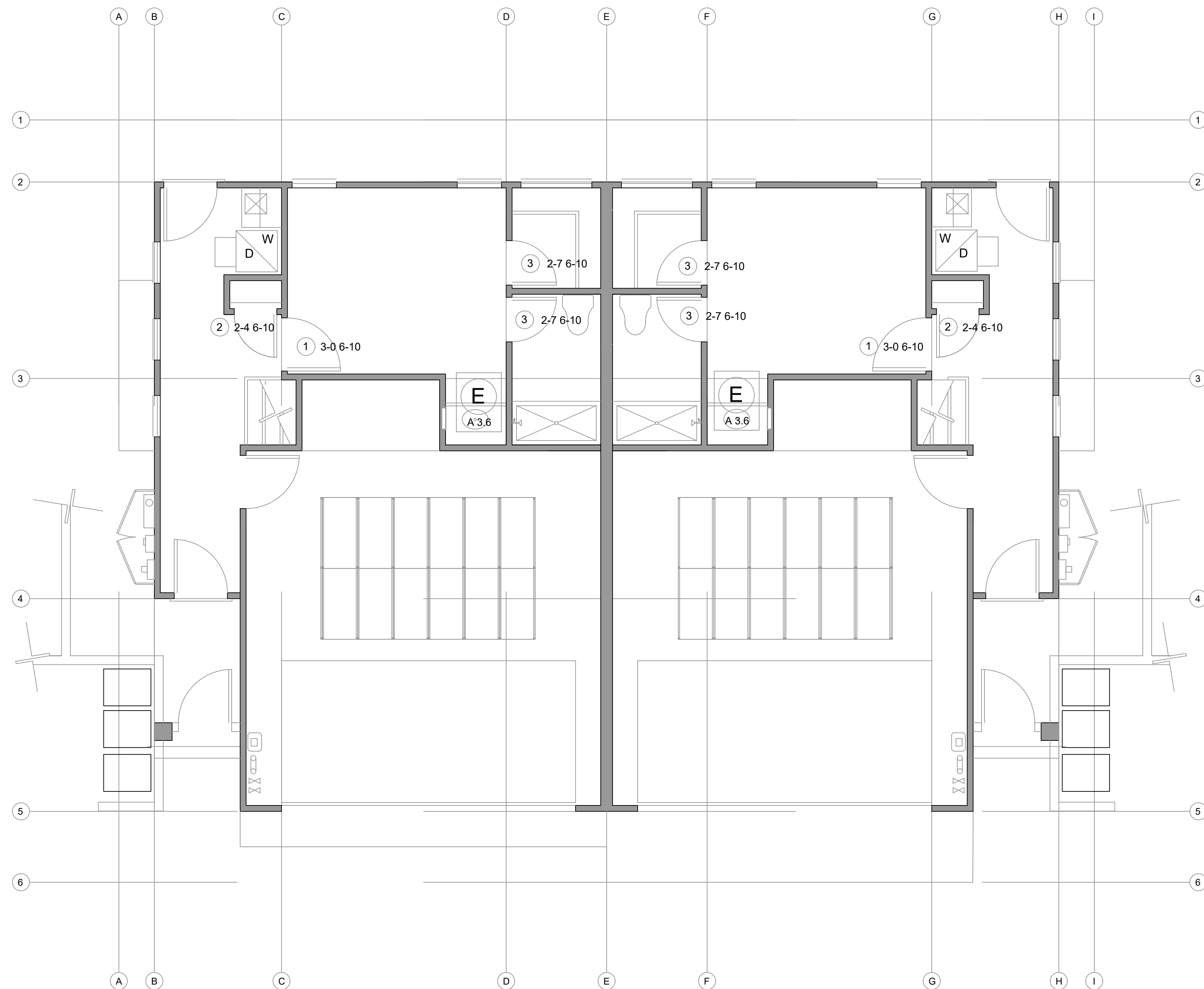
SECTION B



SECTION E

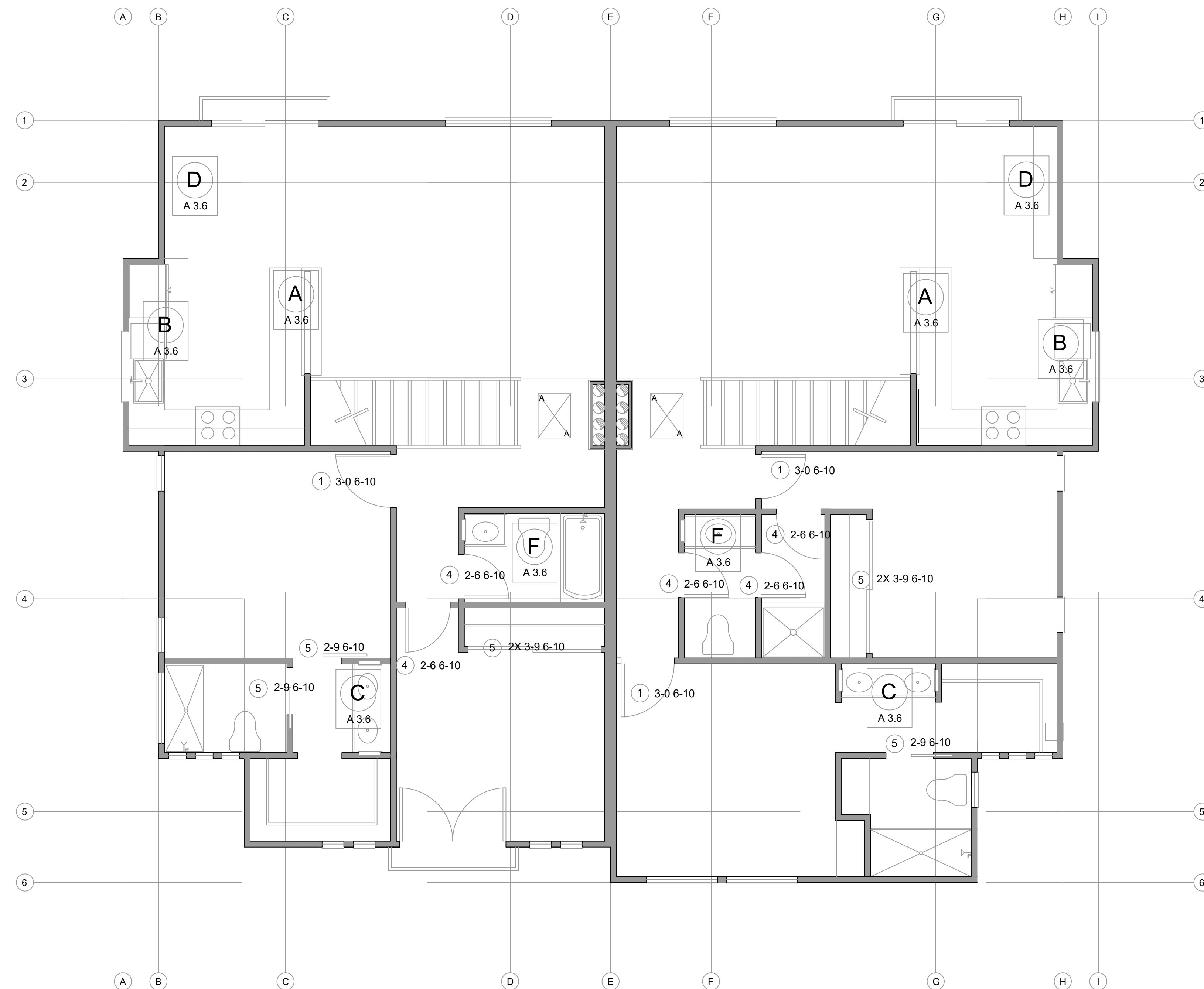
SCALE: 1/4" = 1'-0"





FIRST FLOOR INTERIOR FINISH PLAN
SCALE: 1/4" = 1'-0"

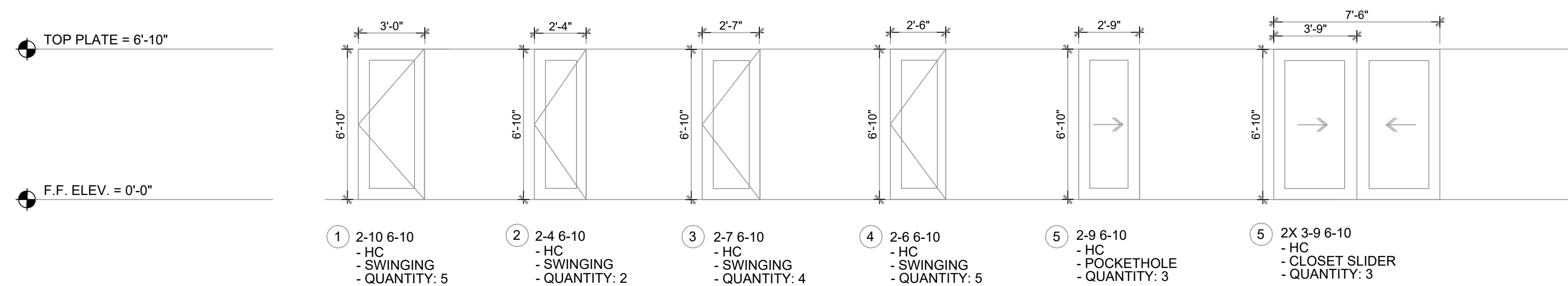
TRAFFIC MASTER MOONSTONE RIGID CORE PLANK THROUGHOUT ENTIRE LIVABLE AREA



SECOND FLOOR INTERIOR FINISH PLAN
SCALE: 1/4" = 1'-0"

TRAFFIC MASTER MOONSTONE RIGID CORE PLANK THROUGHOUT ENTIRE LIVABLE AREA

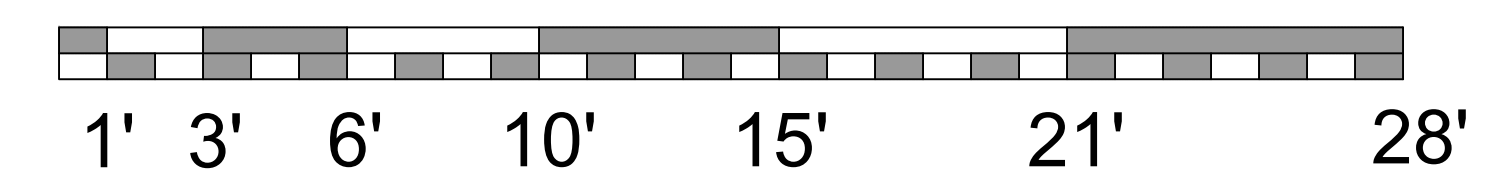
INTERIOR DOOR SCHEDULE



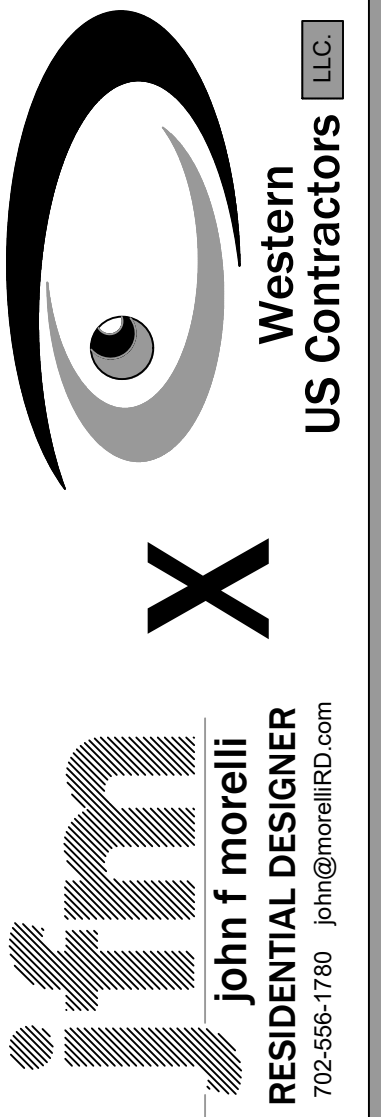
MILLWORK DETAILS

SEE A 3.6

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



DESIGNER:



ADDRESS:

PORTOFINO PL. & FIFTH STREET
OXNARD CA

SHEET:

INTERIOR
FINISH
SCHEDULE

PLOT DATE:
6-8-2022

REVISION:

DELTA #: DATE:

SHEET NUMBER

A 3.6
8 OF 35 SHEETS



Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

Designed: 8/4/2022
Printed: 9/8/2022

HAYWARD
30.701.000.011.0

PORTOFINO PL TYP UNIT V1.kit | All | Drawing #: 1

A KITCHEN VIEW 1



Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

Designed: 8/4/2022
Printed: 9/8/2022

HAYWARD
30.701.000.011.0

PORTOFINO PL TYP UNIT V1.kit | All | Drawing #: 1

B KITCHEN VIEW 2



Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

Designed: 8/4/2022
Printed: 9/8/2022

HAYWARD
30.701.000.011.0

PORTOFINO PL TYP UNIT V1.kit | All | Drawing #: 1

C MASTER BATH



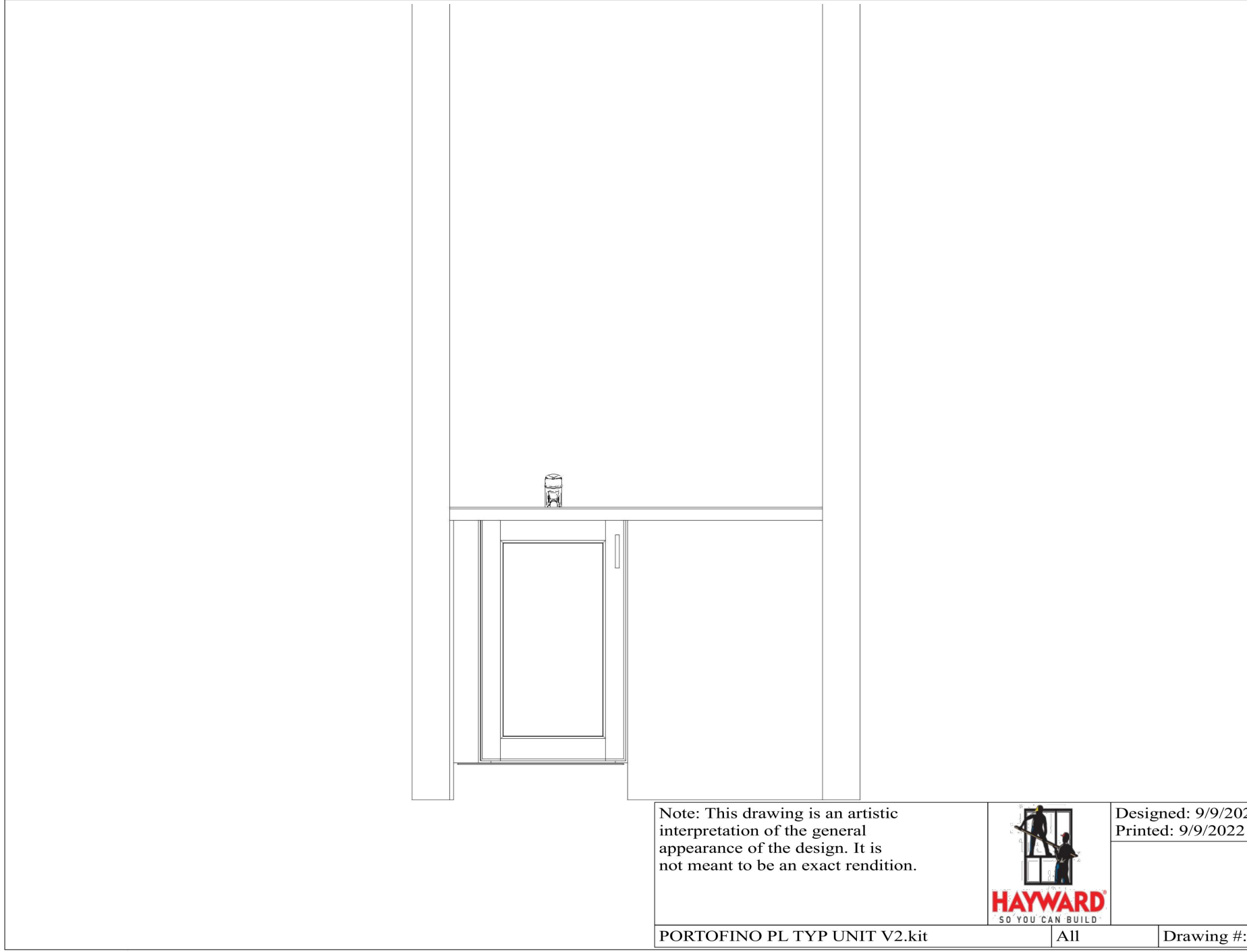
Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

Designed: 9/9/2022
Printed: 9/9/2022

HAYWARD
30.701.000.011.0

Portofino PI hutch area v1.kit | All (no dims) | Drawing #: 1

D DINING ROOM



Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

Designed: 9/9/2022
Printed: 9/9/2022

HAYWARD
30.701.000.011.0

PORTOFINO PL TYP UNIT V2.kit | All | Drawing #: 1

E DOWNSTAIRS BEDROOM



Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

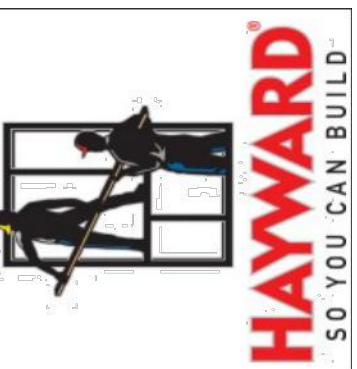
Designed: 8/4/2022
Printed: 9/8/2022

HAYWARD
30.701.000.011.0

PORTOFINO PL TYP UNIT V1.kit | All | Drawing #: 1

F RESTROOM

DESIGNER:



ADDRESS:

PORTOFINO PL. & FIFTH STREET
OXNARD CA

SHEET:

CABINET
SCHEDULE

PLOT DATE:
6-8-2022

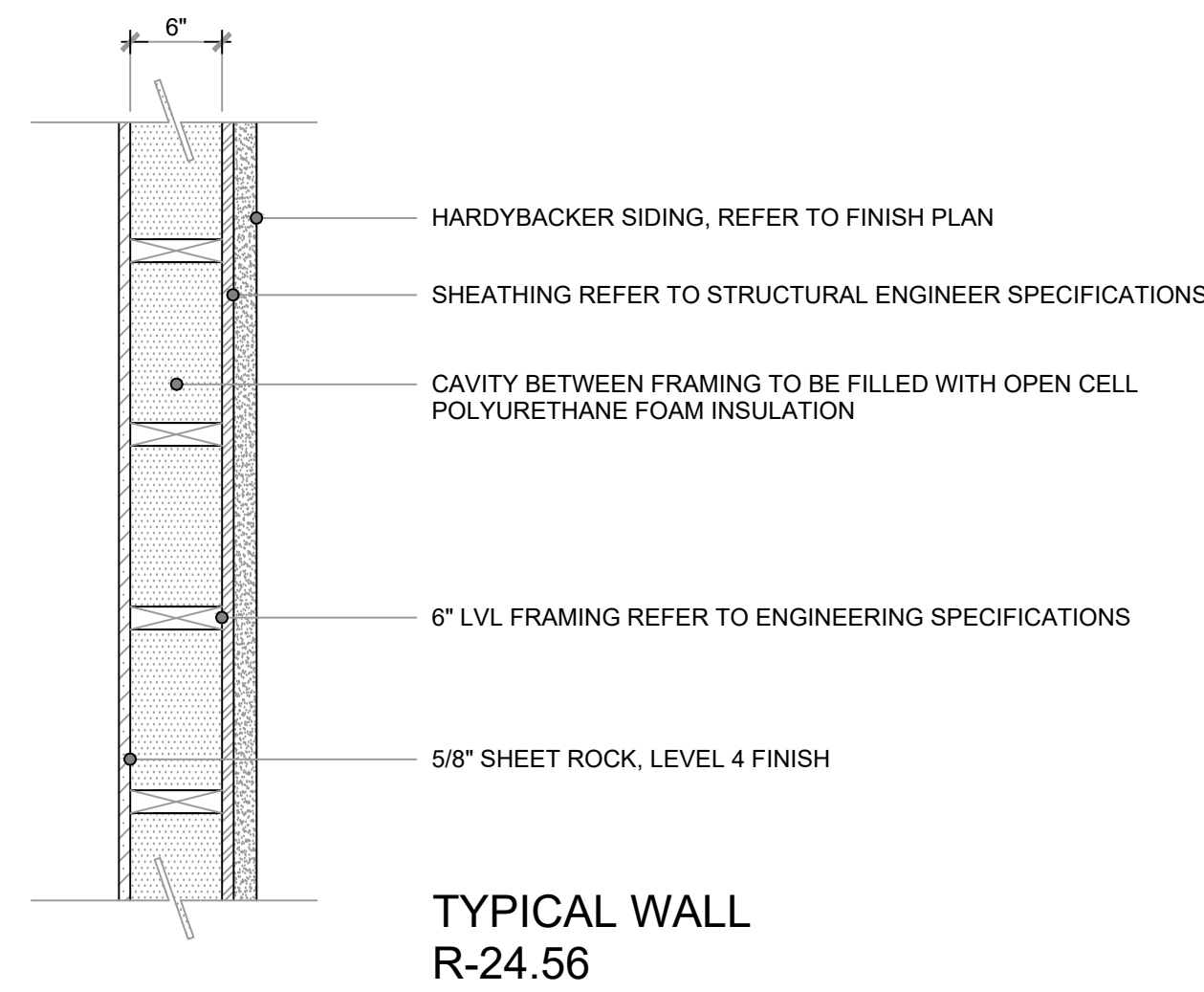
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DELTA #:

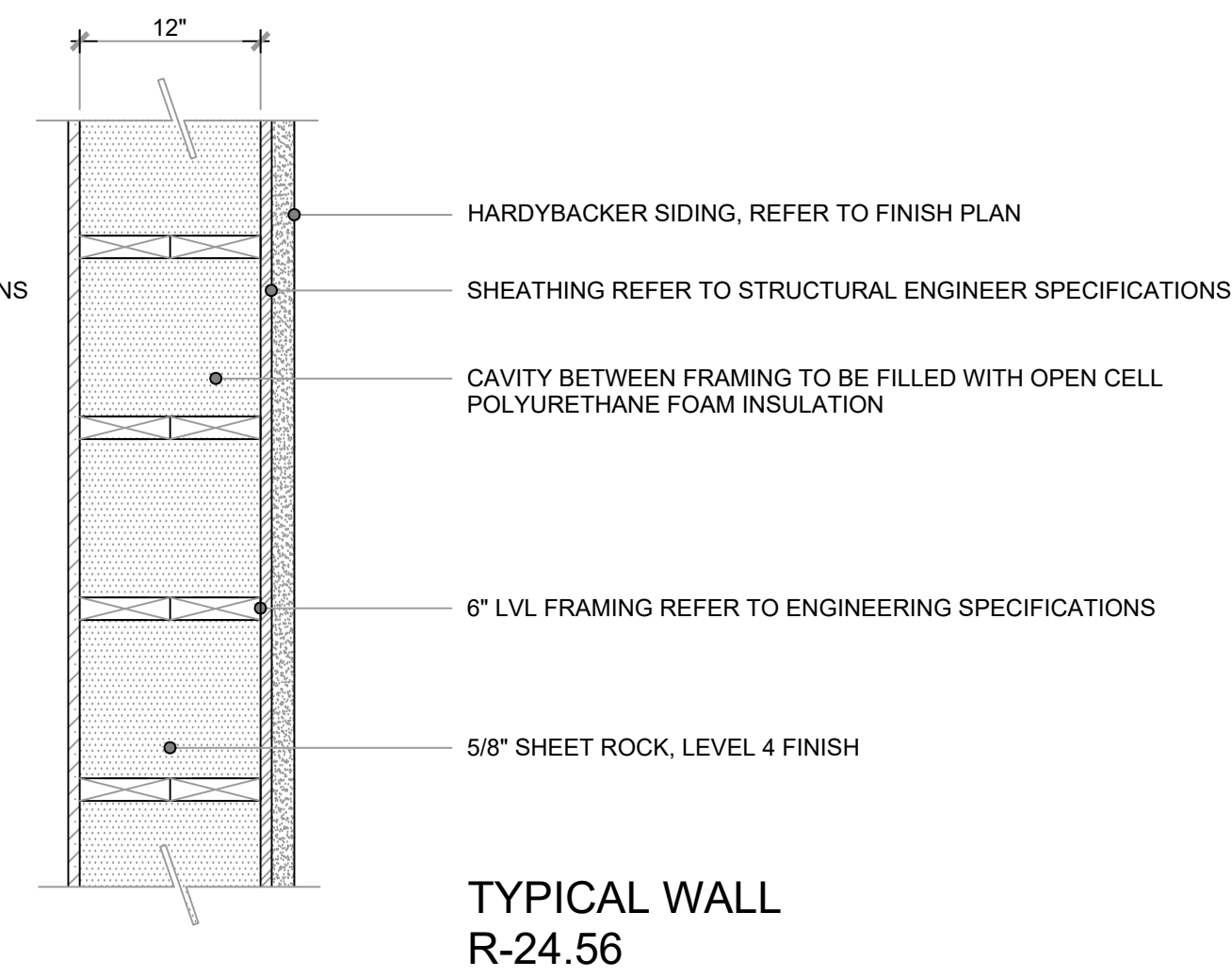
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SHEET NUMBER

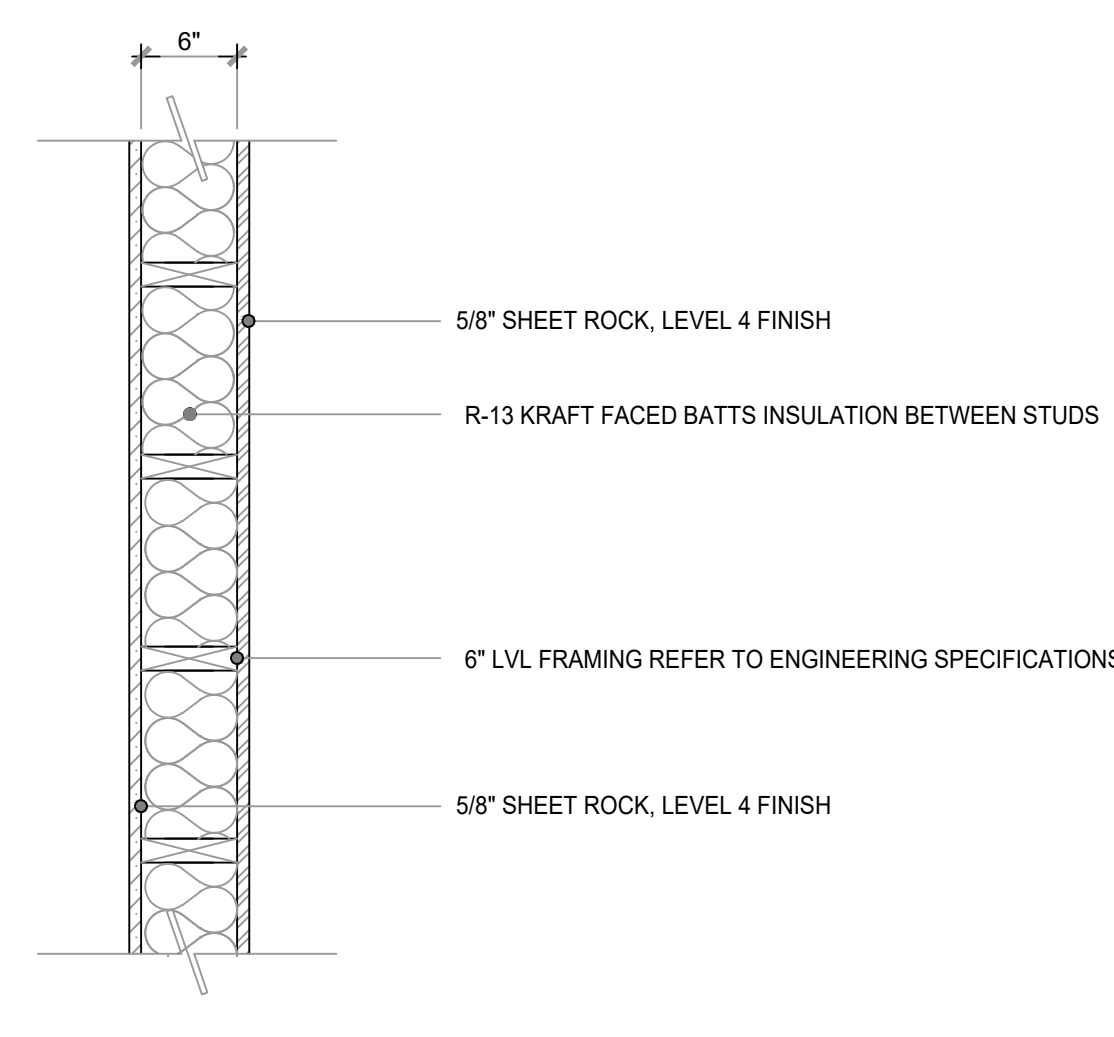
A 3.7
8 OF 35 SHEETS



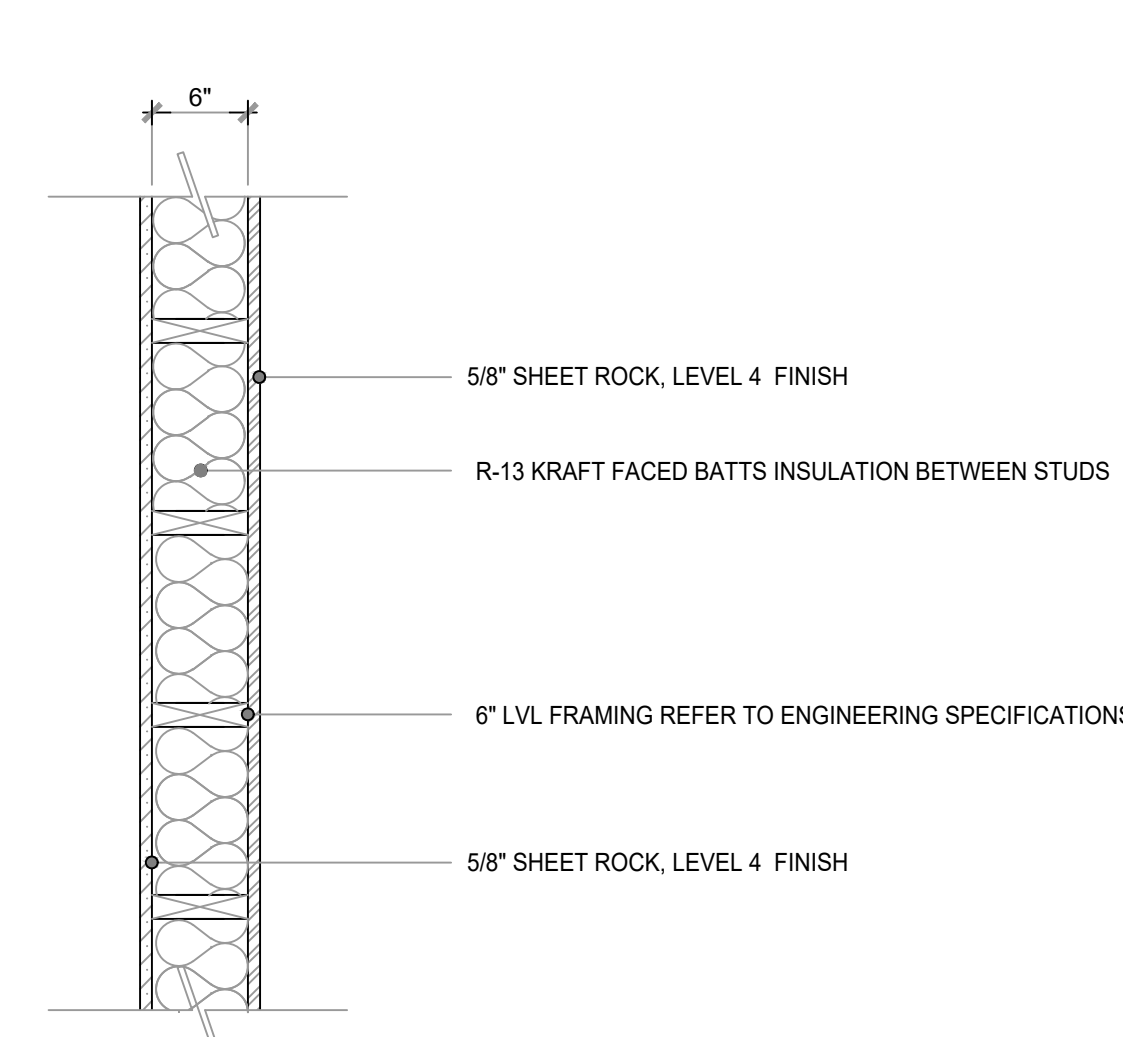
1 EXTERIOR WALL DETAIL
R-VALUE 24.56



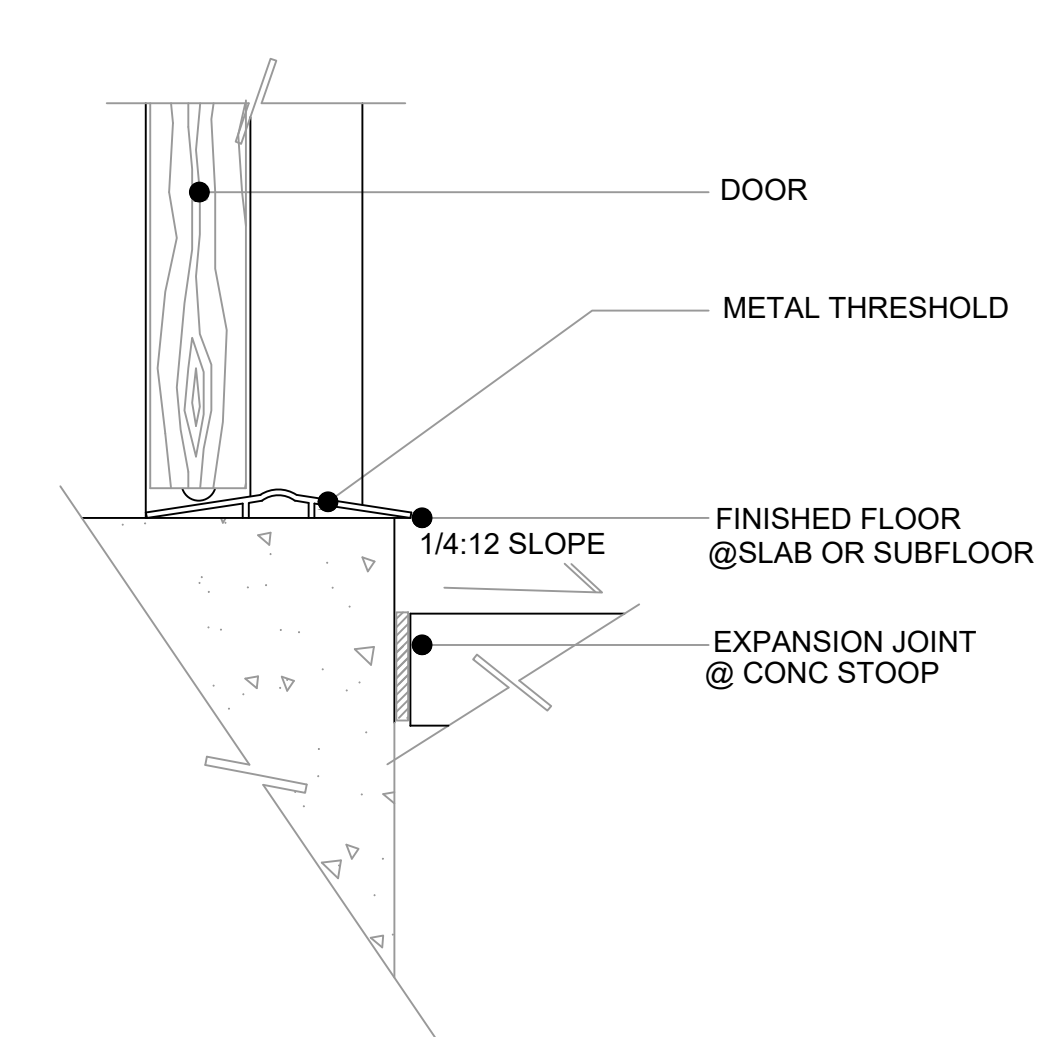
2 THICKENED EXTERIOR WALL DETAIL
R-VALUE 24.56



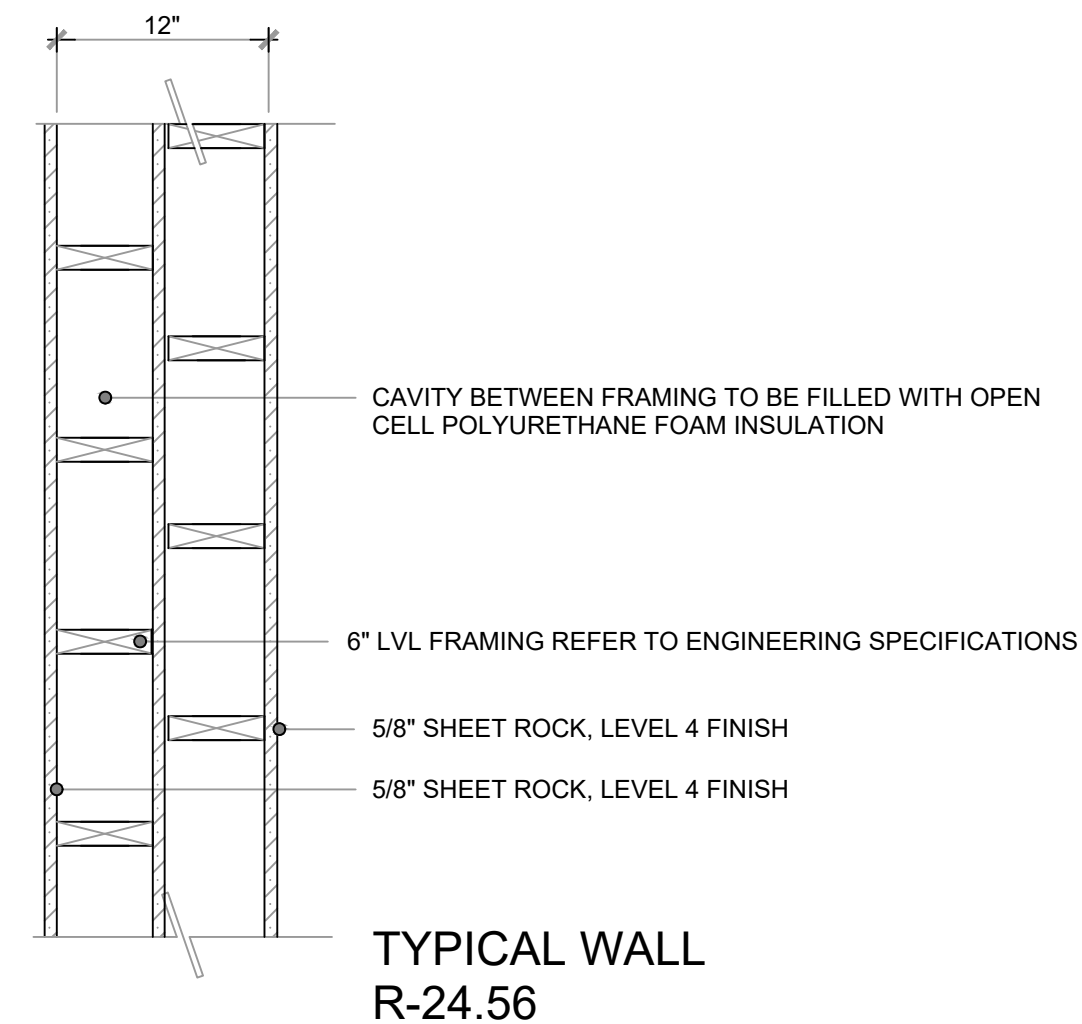
3 6" INTERIOR WALL DETAIL



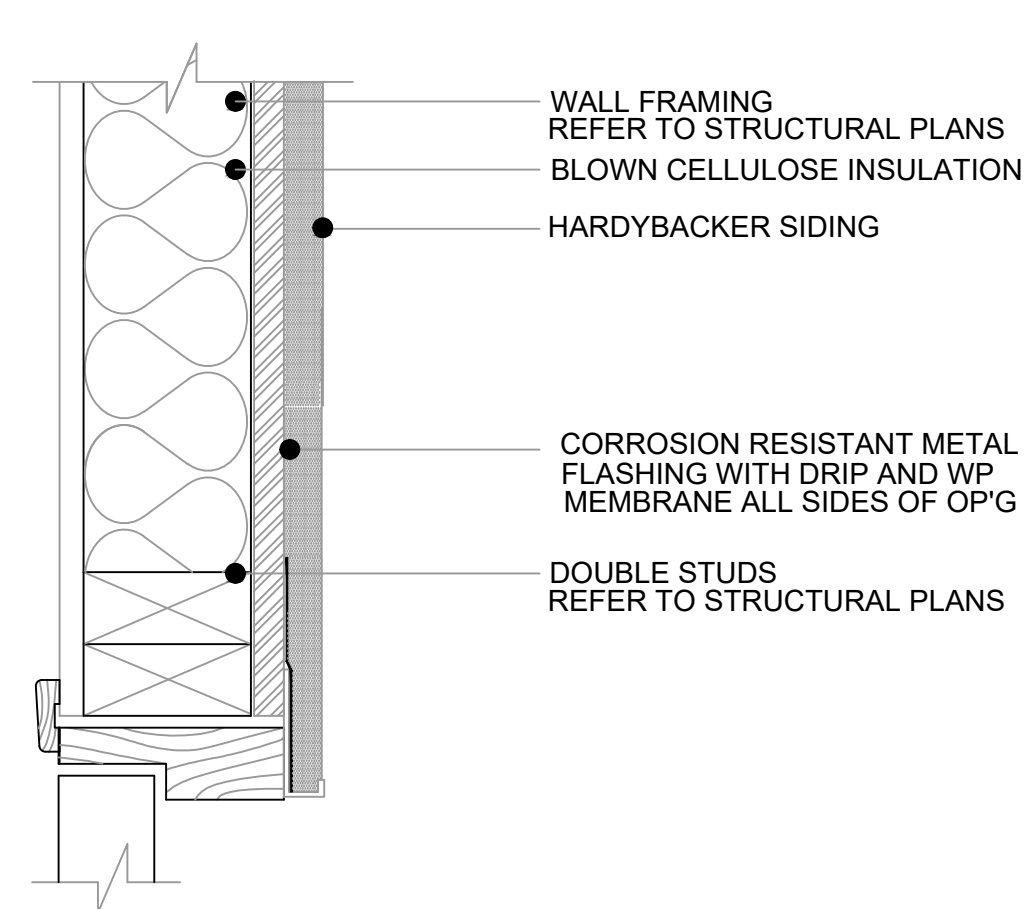
4 1-HR WALL



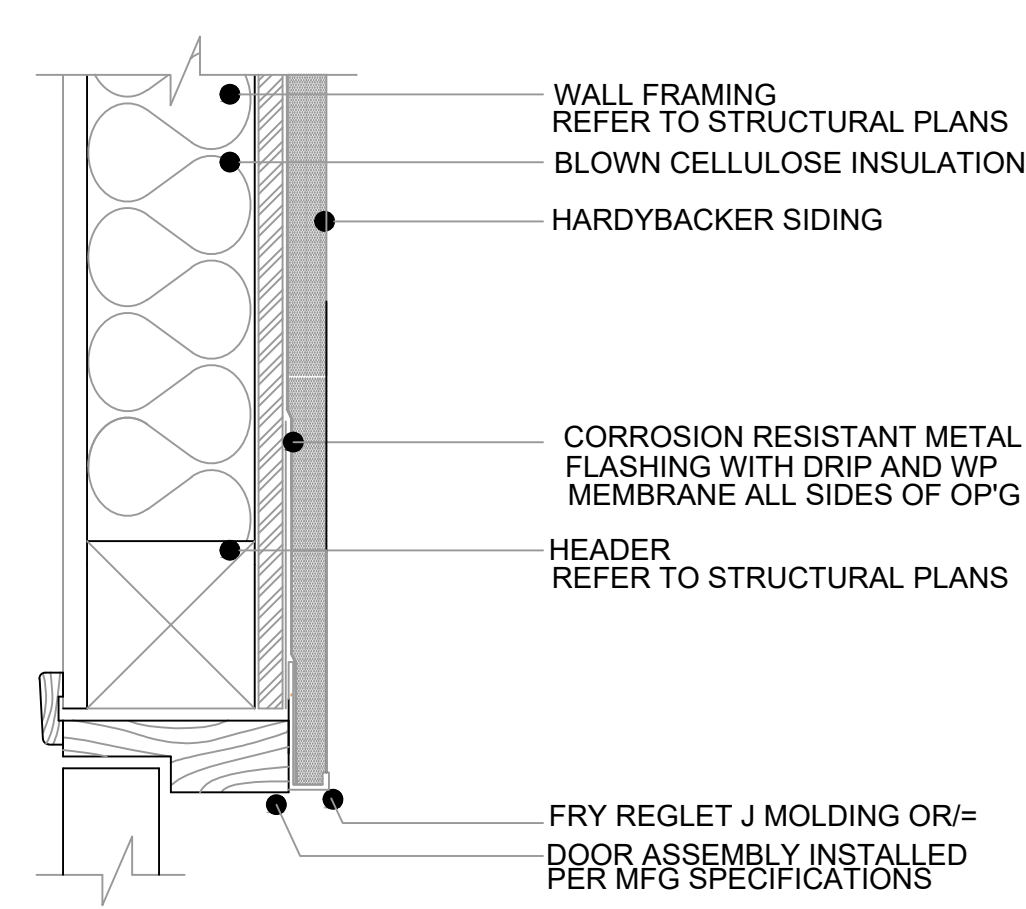
5 TYP DOOR THRESHOLD DETAIL



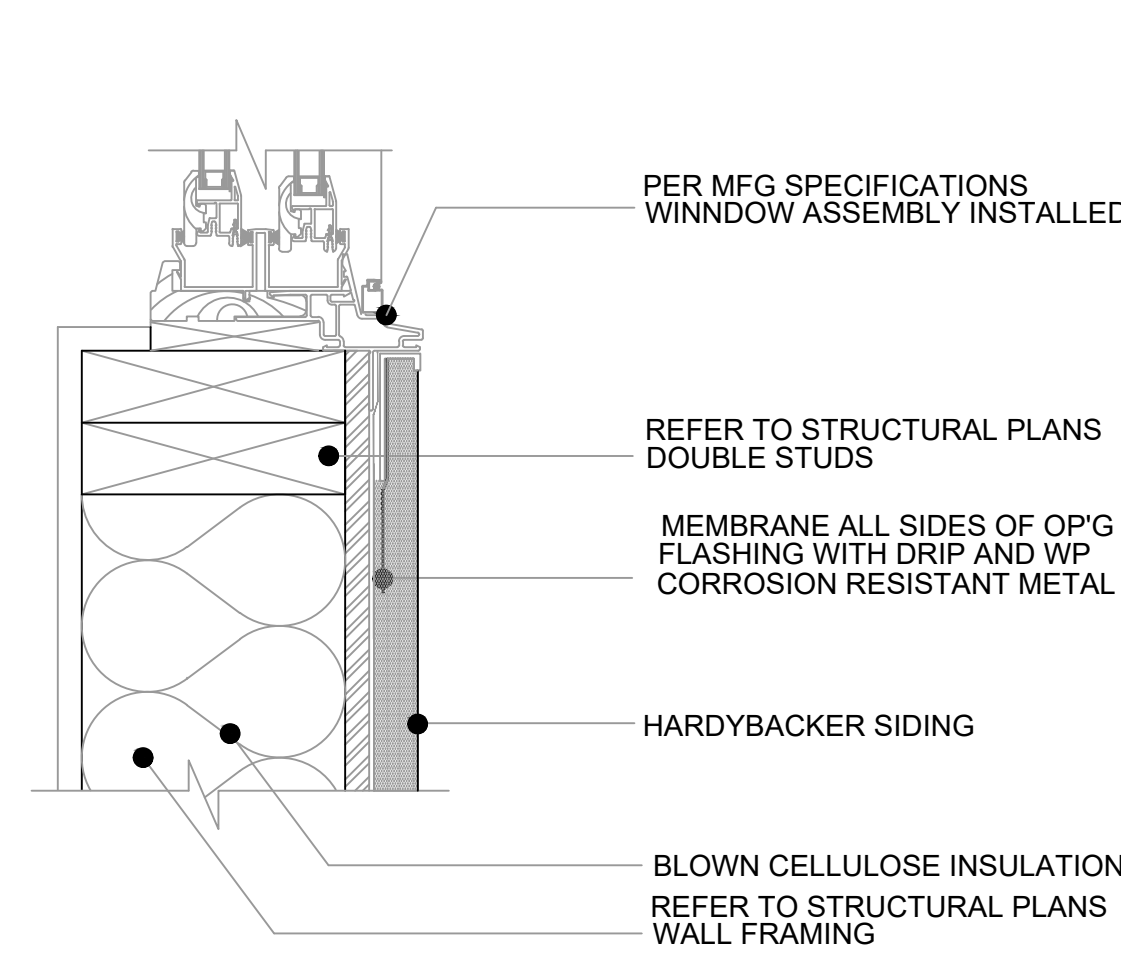
6 STAGGERED STUD DEMISING WALL
R-VALUE 24.56



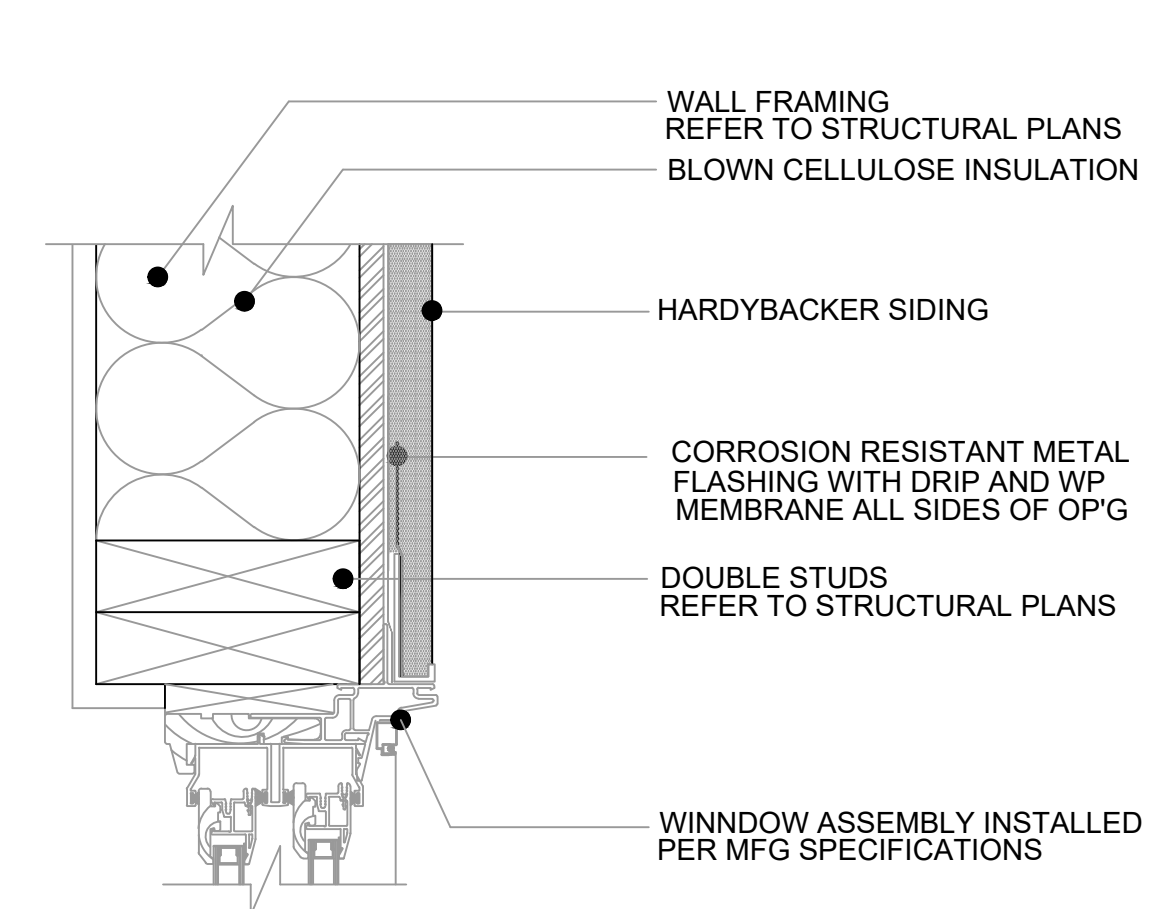
7 EXTERIOR DOOR JAMB



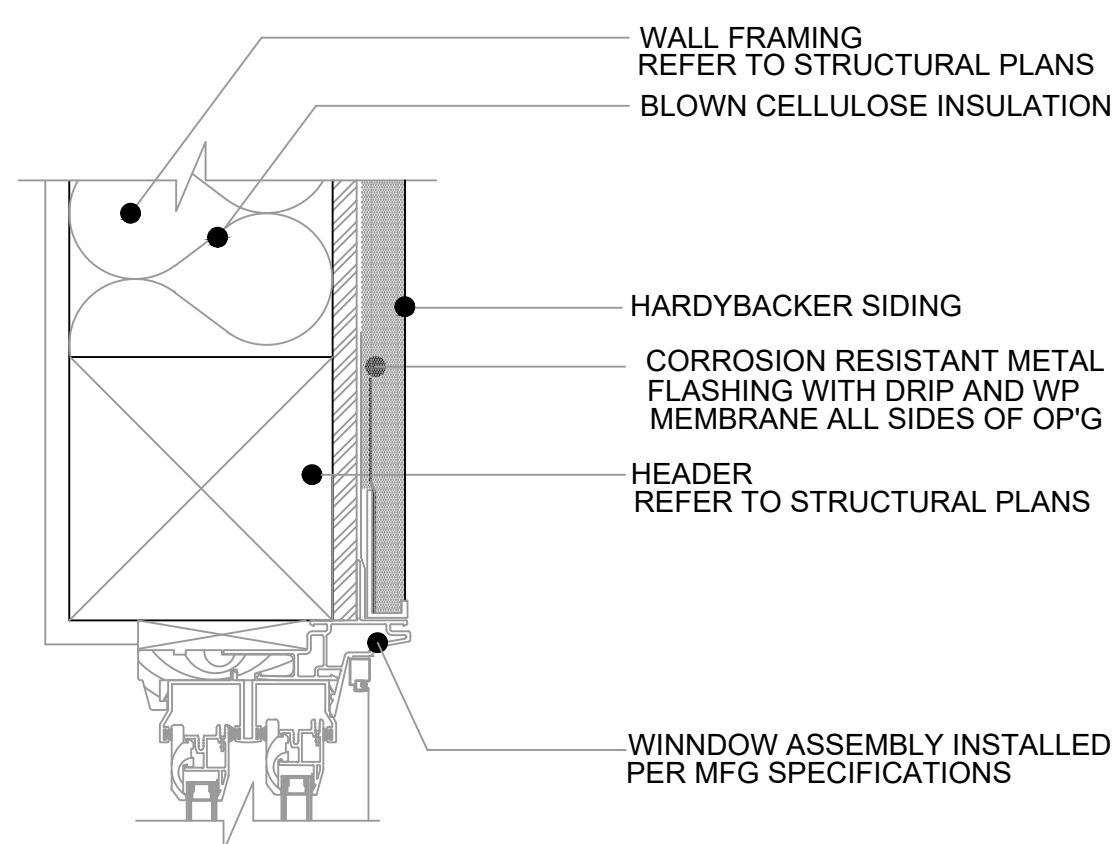
8 EXTERIOR DOOR HEADER



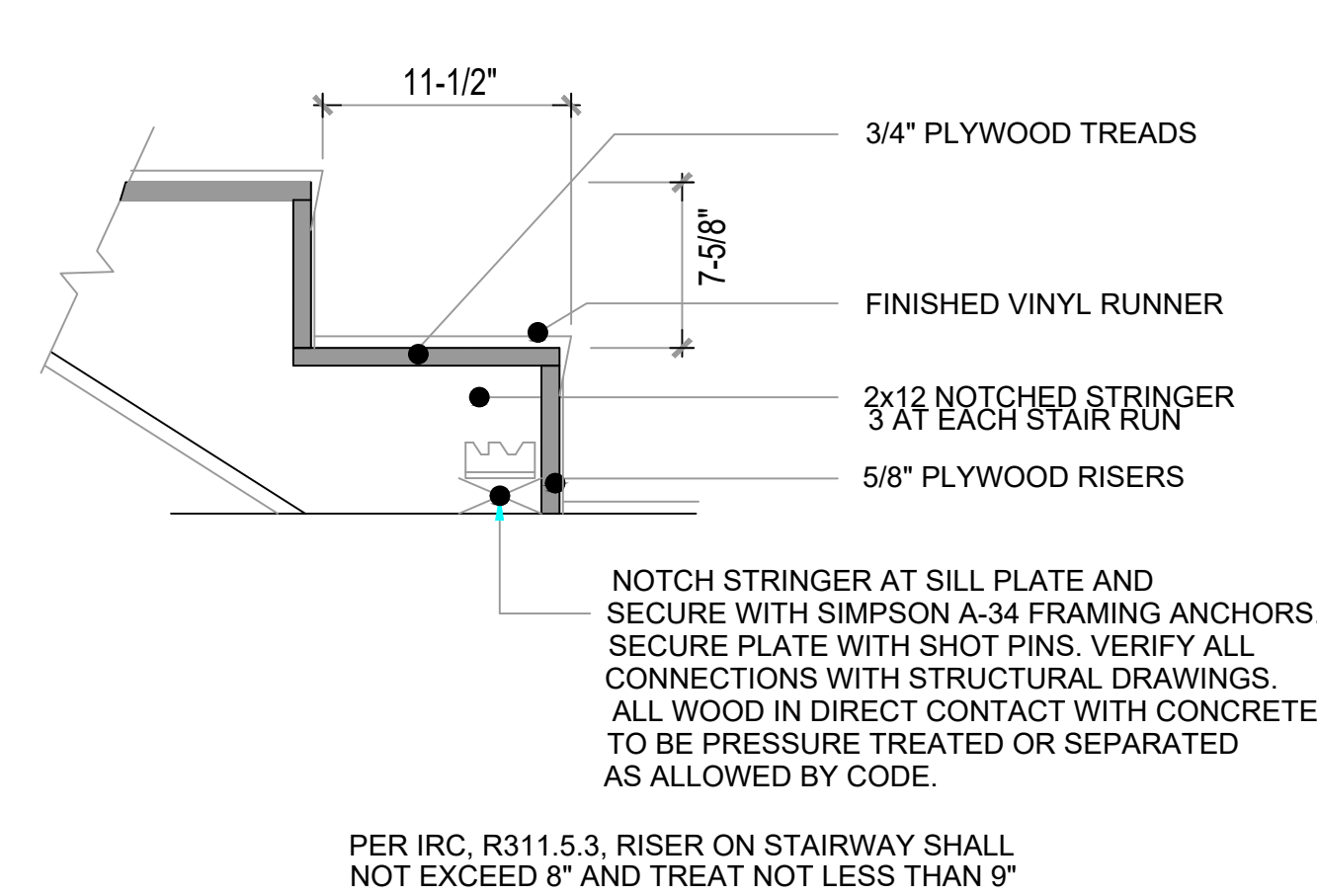
9 EXTERIOR WINDOW SILL



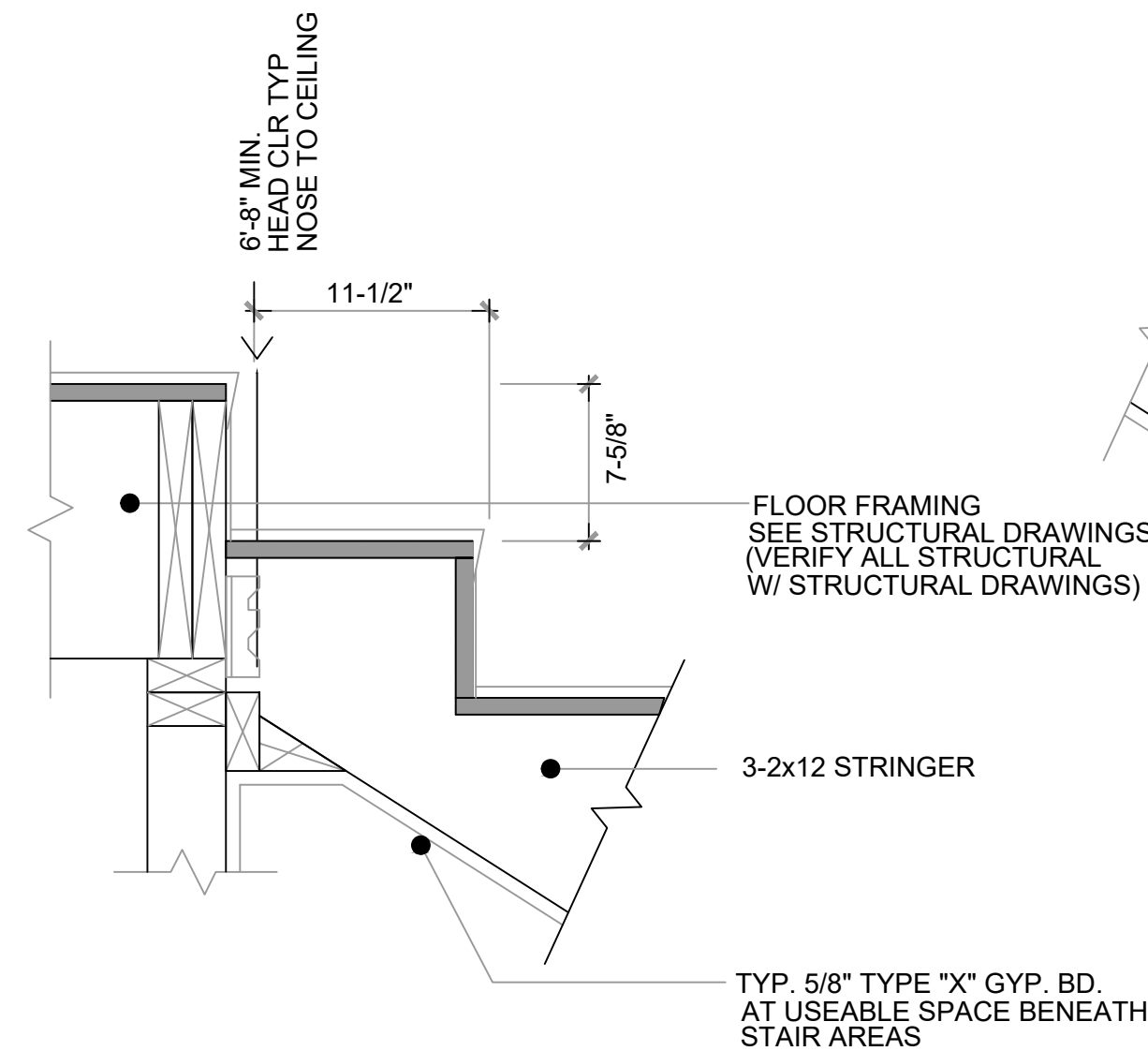
10 EXTERIOR WINDOW JAMB



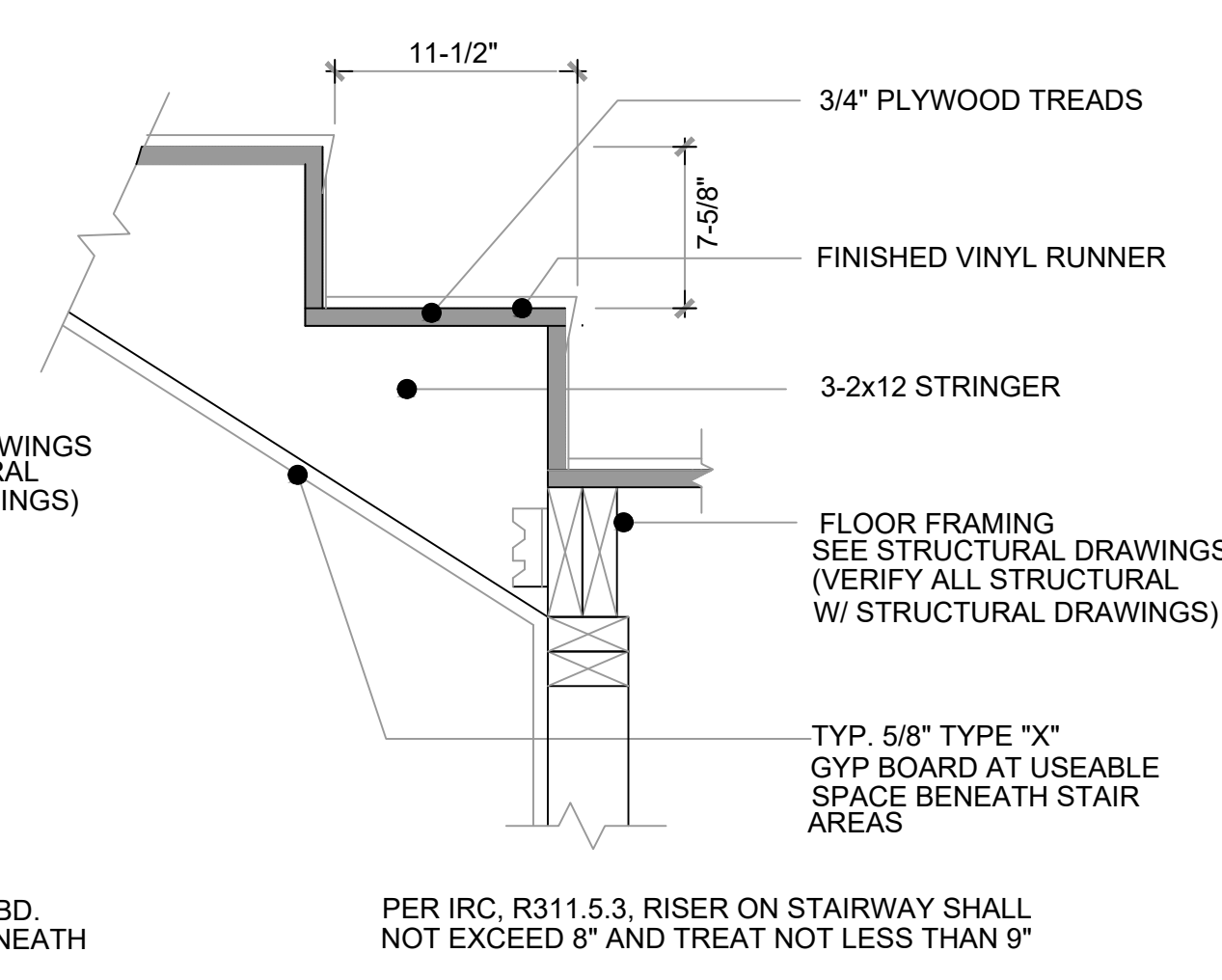
11 EXTERIOR WINDOW HEADER



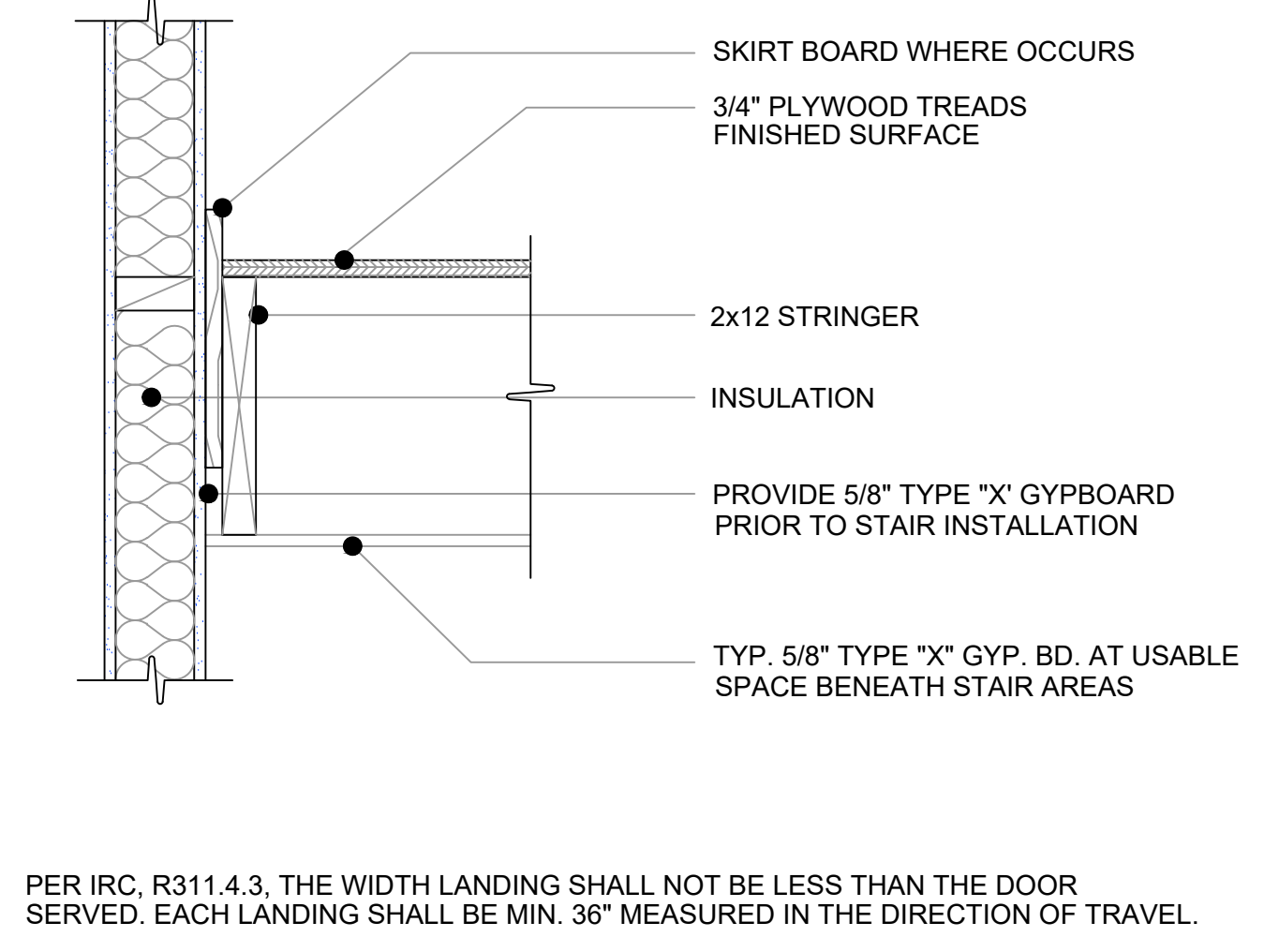
12 STRINGER @ FINISH FLOOR



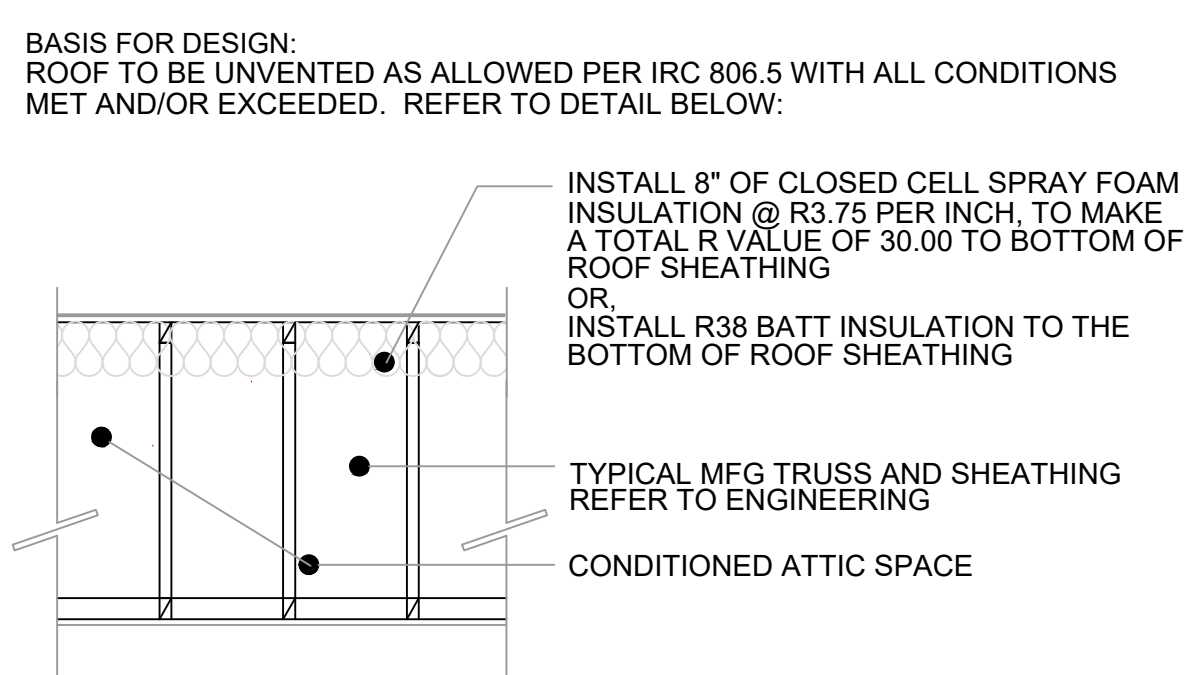
13 STAIR DETAIL @ LANDING



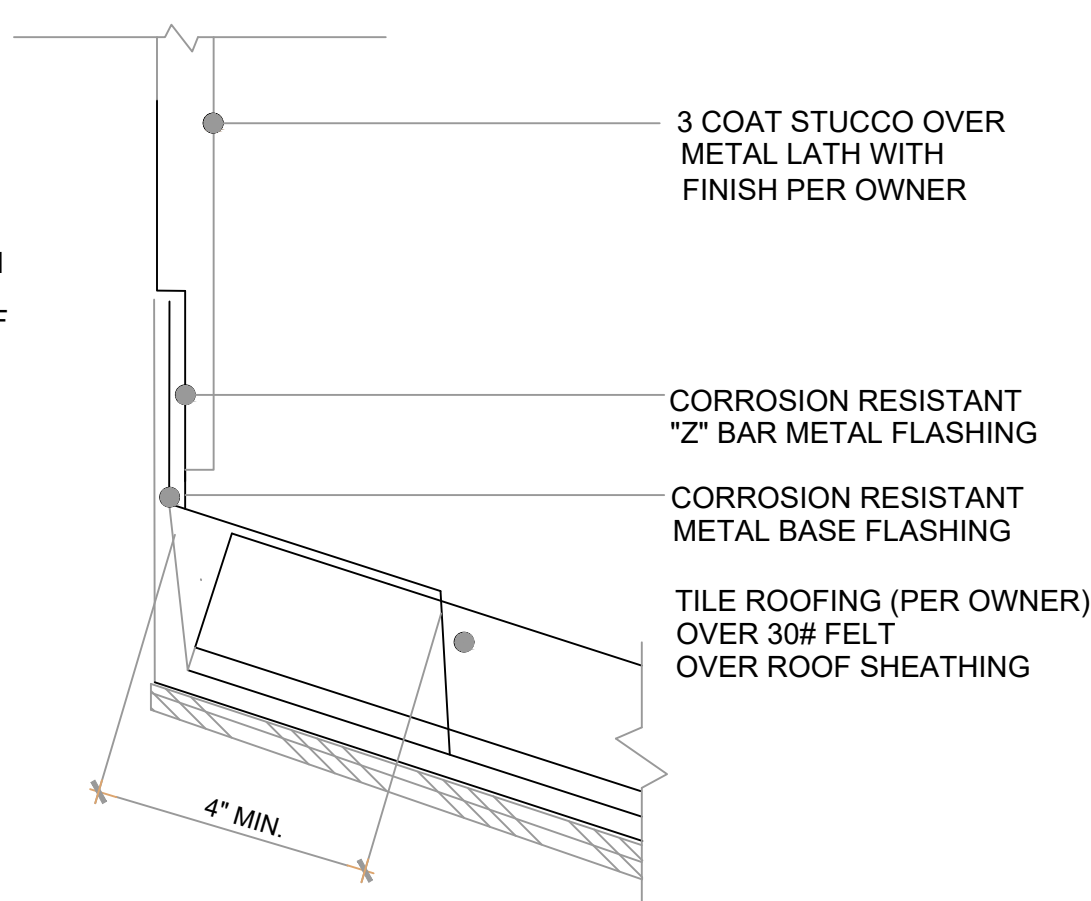
14 STINGER DETAIL @ LANDING



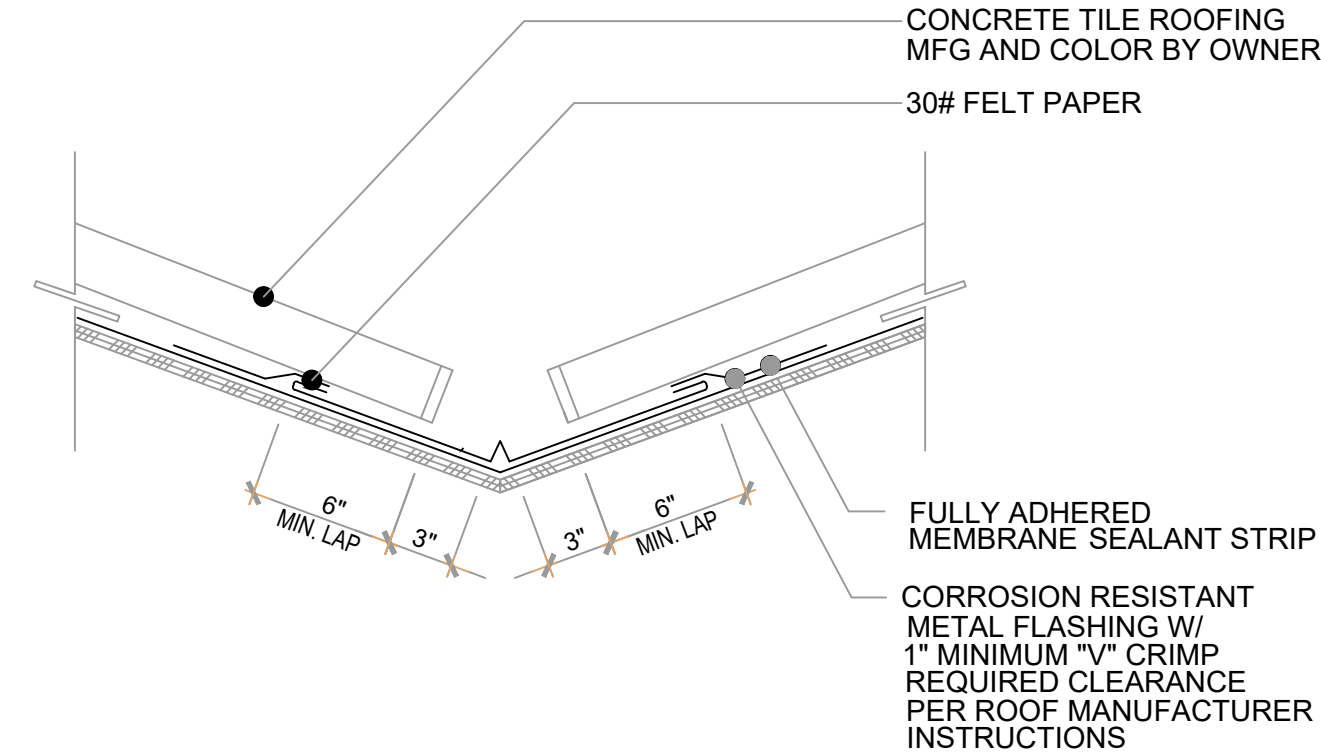
15 STAIR LANDING DETAIL



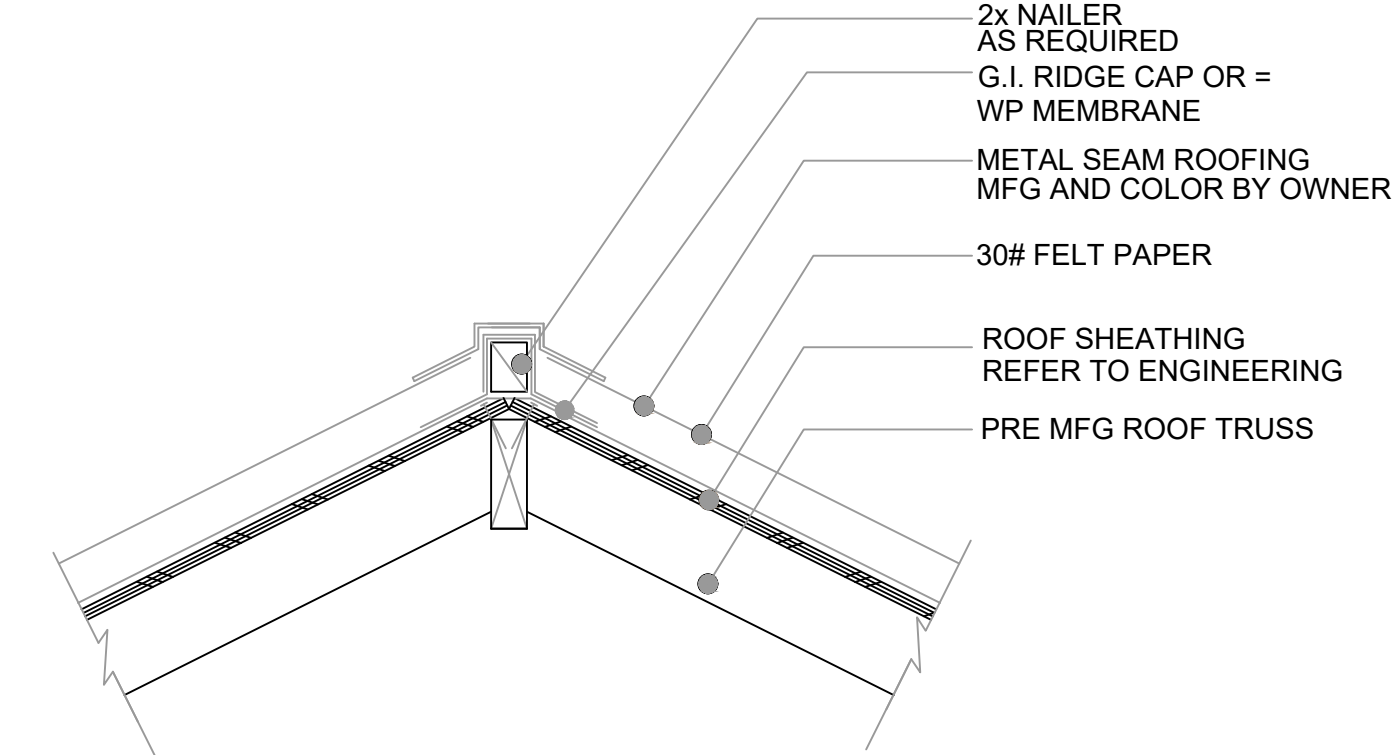
16 ROOF INSULATION DESIGN



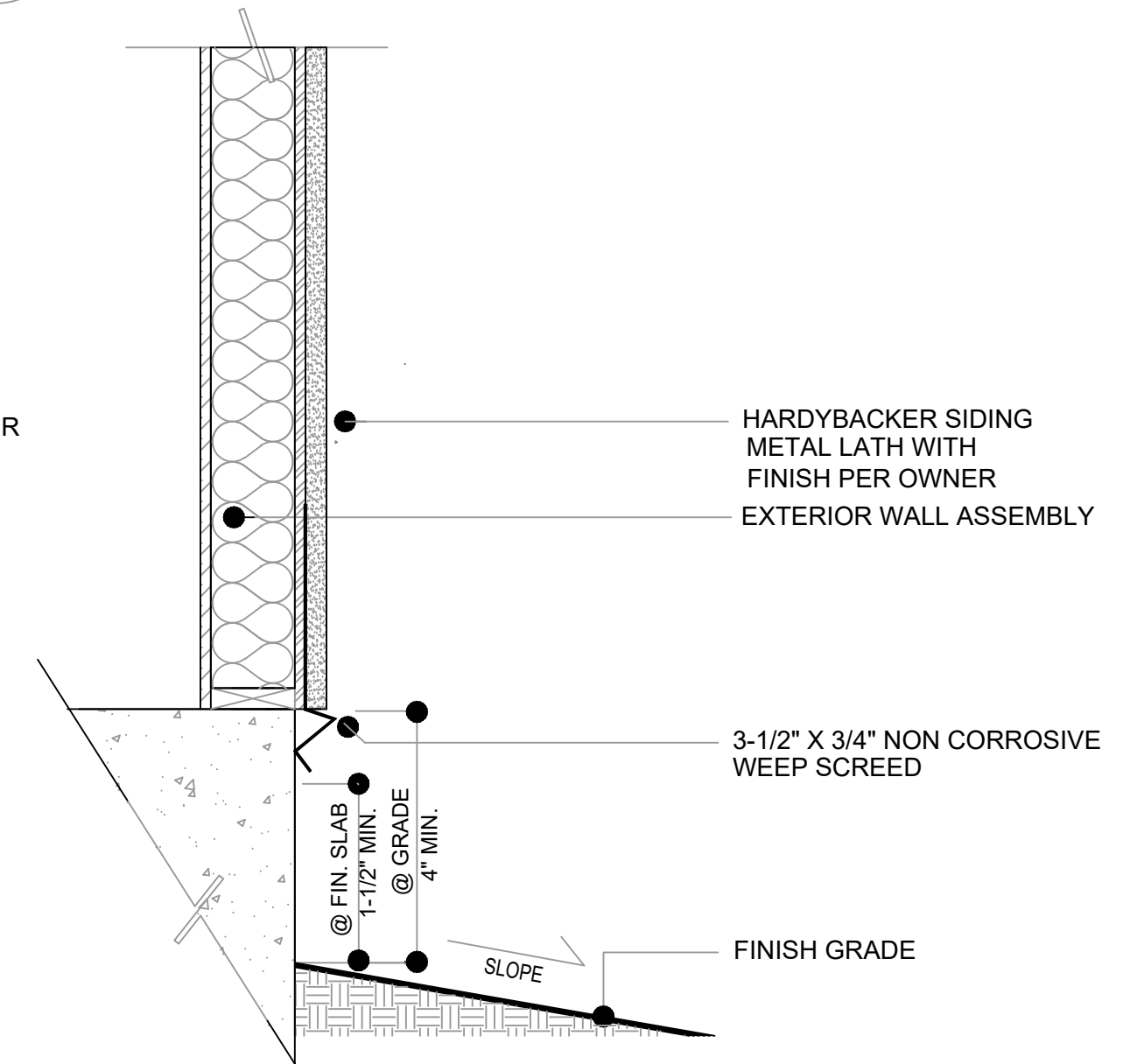
17 ROOF FLASHING DETAIL



18 VALLEY FLASHING DETAIL

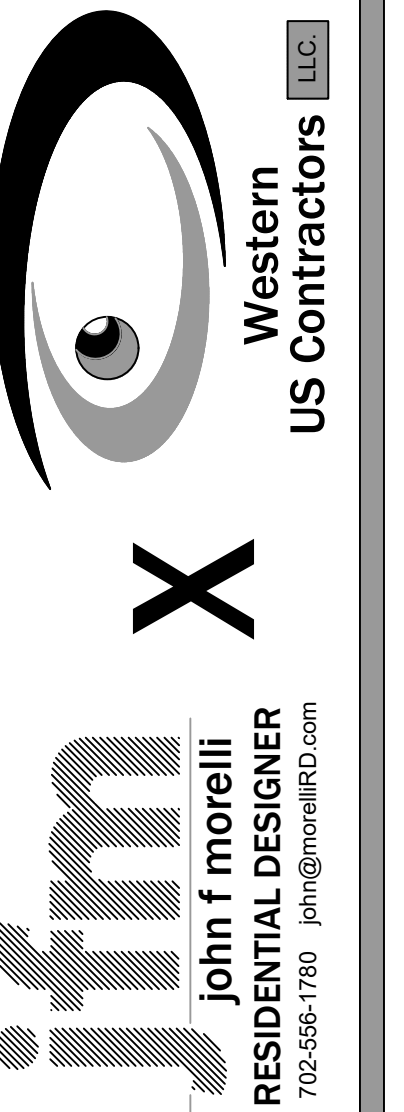


19 RIDGE DETAIL



20 TYPICAL WEEP SCREED

DESIGNER:



ADDRESS:

PORTOFINO PL. & FIFTH STREET
OXNARD CA

SHEET:

DETAILS

PLOT DATE:
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SHEET NUMBER
A 9.0
34 OF 35 SHEETS

PREFABRICATED WOOD PRODUCTS (I-JOISTS, OPEN WEB JOISTS AND OTHER ENGINEERED LUMBER PRODUCTS)

1. MAXIMUM MEMBER DEFLECTION SHALL BE AS FOLLOWS, UNO:
MAXIMUM LIVE LOAD REDUCTION =L/360
MAXIMUM TOTAL LOAD DEFLECTION =L/240
2. PREFABRICATED WOOD PRODUCTS ARE DESIGNED TO SUPPORT THE FOLLOWING SUPERIMPOSED LOADS, UNO:
- A. DEAD LOAD: UNIFORM DEAD LOAD = DEFINE
- B. LIVE LOAD: UNIFORM LIVE LOAD = DEFINE
- C. MEP = AS SHOWN ON DRAWINGS
- D. ADDITIONAL LOADS (IF ANY) = AS SHOWN ON DRAWING
- E. ALL JOISTS ARE DESIGNED TO CARRY A SUSPENDED CONCENTRATED LOAD OF 100 POUNDS IN ADDITION TO THE SPECIFIED DEAD AND LIVE LOAD TO BE APPLIED TO ANY POINT ALONG THE BOTTOM CHORD.
3. STRUCTURAL COMPOSITE LUMBER (SCL) OR ENGINEERED LUMBER
- A. SCL MEMBERS INCLUDE I-JOIST, PSL, LVL, LSL, BEAMS, HEADER, POSTS, AND STUDS.
- B. SCL MEMBERS SHALL BE MANUFACTURED BY A LICENSED FABRICATOR.
- C. SUBSTITUTION OF PRODUCTS LISTED BELOW SHALL BE SUBMITTED TO THE S.O.E.R FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. INCLUDE ICC OR LARR AS APPLICABLE AND COMPARISON TABLES.
- D. EXCEPT I-JOIST AND LSL, SCL MEMBERS SHALL BE:
- MEMBER DEPTH 14" OR LESS: @RIGIDLAM PSL MANUFACTURED BY @ROSEBURG, GRADE 2.0 (ICC-ESR 1210)
- MEMBER DEPTH GREATER THAN 14": @PARALLAM PSL MANUFACTURED BY @WEYERHAEUSER GRADE 2.2 (ICC-ESR 1387)
- E. I-JOIST MEMBERS SHALL BE @TJI JOISTS MANUFACTURED BY @WEYERHAEUSER (ICC-ESR 1853)
- F. LSL MEMBERS SHALL BE @TIMBERSTRAND LSL MANUFACTURED BY @WEYERHAEUSER, GRADE 1.95E (ICC-ESR 1387)
4. ALL FRAMING SHALL BE OF THE DESIGNATION, SIZE, AND SPACING INDICATED ON THE STRUCTURAL DRAWINGS, NO EXCEPTIONS WITHOUT WRITTEN APPROVAL BY S.E.O.R.
5. CONTRACTOR IS RESPONSIBLE FOR ERECTION BRACING TO KEEP JOISTS STRAIGHT AND PLUMB AND PROVIDE ADEQUATE LATERAL SUPPORT FOR THE INDIVIDUAL MEMBERS AND THE ENTIRE SYSTEM UNTIL CONSTRUCTION HAS BEEN COMPLETED.
6. INSTALL BLOCKING, BRIDGING, STIFFENERS, FILLER BLOCKS AND BACKER BLOCKS IN CONFORMANCE WITH MANUFACTURER'S STANDARDS AND AS DETAILED.
7. SPACE JOIST BEARING EQUALLY ALONG LENGTH OF MEMBERS AT 16"-0" O.C MAXIMUM, TYPICAL ALL BAYS.

CONCRETE PODIUM

1. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE SUBCONTRACTORS INVOLVED WITH ALL THE ELEMENTS ASSOCIATED WITH THE CONCRETE SLAB AND WOOD FRAMED FLOORS WELL IN ADVANCE OF CONSTRUCTING THE SLABS AND FLOORS. A MINIMUM OF 14 DAYS PRIOR TO INSTALLING THE FORMWORK FOR CONCRETE SLABS, ESPECIALLY PODIUM SLABS, AND STARTING THE FRAMING FOR WOOD LEVELS,
2. THE CONTRACTOR SHALL HAVE A COORDINATION MEETING ON SITE WITH THE SUBCONTRACTORS INSTALLING THE FORMWORK, CONCRETE, REBAR, FRAMING, STEPPED SLABS & FLOORS, SLAB AND FLOOR OPENINGS, CONDUITS, SLEEVES, PIPING, AND THE TIEDOWNS/HOLDOWNS. SLEEVES AND CONDUITS IN PODIUM SLAB MUST BE LOCATED A MINIMUM CLEAR DISTANCE EQUAL TO TWICE THE PODIUM SLAB THICKNESS FROM TIE-DOWNS AND HOLDOWNS. CONTRACTOR TO INFORM JAMA OF ANY CONFLICTS CONCERNING THE ABOVE A MINIMUM OF 7 DAYS PRIOR TO INSTALLATION
3. CONTRACTOR TO SURVEY THE TOP OF THE PODIUM SLAB FOR LEVELNESS AND ACCURACY OF THE AS BUILT FLOOR ELEVATIONS WITH RESPECT TO THE DESIGN ELEVATION PRIOR TO INSTALLING THE WOOD FRAMING TO ENSURE THE WOOD FRAMED FLOOR AND ROOF LEVELS ARE CONSTRUCTED LEVEL AND AT THE SPECIFIED DESIGN ELEVATION. CONTRACTOR TO ALSO SURVEY THE TOP OF THE PODIUM SLAB AND EACH WOOD FRAMED FLOOR AND ROOF ON A ROUTINE BASIS AND PRIOR TO CONSTRUCTING THE NEXT LEVEL ABOVE TO ENSURE ALL WOOD FLOOR AND ROOF LEVELS ARE CONSTRUCTED LEVEL AND AT THE SPECIFIED DESIGN ELEVATION. ALL SURVEYS ARE TO BE SUBMITTED TO THE OWNER, ARCHITECT AND JAMA FOR THE RECORD WITHIN 3 DAYS OF THE SURVEY BEING PERFORMED.

CONDOMINIUM CONVERSION DISCLAIMERS

1. THESE DRAWINGS HAVE BEEN PREPARED BY JOHN A. MARTIN & ASSOCIATES, INC. FOR THE SOLE PURPOSE OF CONSTRUCTING APARTMENT RESIDENCES, NOT CONDOMINIUMS WHICH ARE INDIVIDUALLY OWNED.
2. THESE DRAWINGS SHALL NOT BE USED FOR CONDOMINIUM CONSTRUCTION OR CONVERSION WITHOUT THE WRITTEN PERMISSION AND APPROVAL OF JOHN A. MARTIN & ASSOCIATES, INC.
3. JOHN A. MARTIN & ASSOCIATES, INC. DOES NOT ACCEPT RESPONSIBILITY OF ANY KIND RESULTING FROM CONDOMINIUM CONVERSION, ANY REUSE OR MODIFICATION OF THE STRUCTURAL DESIGN/DOCUMENTS BY ANY PARTY IS AT THEIR OWN RISK AND SHALL INDEMNIFY, DEFEND, AND HOLD HARMLESS JOHN A. MARTIN & ASSOCIATES, INC. FOR ANY AND ALL CLAIMS, DAMAGES, AND EXPENSES (INCLUDING ATTORNEY/LEGAL FEES) ARISING OUT OF SUCH MODIFICATION AND CONVERSION.

BUILDING SHRINKAGE

ALL BUILDING SYSTEM CONSULTANTS, INCLUDING PLUMBING/UTILITY DESIGN CONSULTANTS, SHALL ACCOMMODATE FOR THE DIFFERENTIAL SHRINKAGE/MOVEMENT OF THE WOOD FRAMING IN VERTICAL PIPE RUNS, ETC. REFER TO CBC 2304.3.3. DESIGN FOR A MAXIMUM SHRINKAGE OF 0.4 PER LEVEL

LUMBER

1. UNLESS NOTED OTHERWISE, LUMBER SHALL BE DOUGLAS FIR-LARCH, GRADE MARKED "S-DRY", THE MOISTURE CONTENT UNDER SERVICE CONDITIONS AT THE TIME OF ENCLOSURE OF THE STRUCTURAL MEMBERS SHALL BE:
- A. 16% FOR ALL SAWN LUMBER JOISTS AND PLATES
- B. 19% FOR ALL OTHER SAWN LUMBER FRAMING MEMBERS
- PRIOR TO INSTALLATION OF NON-STRUCTURAL ELEMENTS INCLUDING BUT NOT LIMITED TO WEATHER BARRIER, DRYWALL & FACADE, CONTRACTOR TO CONDUCT MOISTURE TESTING, IN THE PRESENCE OF A DEPUTY INSPECTOR, USING A MOISTURE METER HAVING A ONE INCH NEEDLE INTO LUMBER AT NINE LOCATIONS (THREE JOISTS, THREE TOP PLATES AND THREE SILL PLATES) AT EACH FLOOR. LOCATIONS TO BE REVIEWED AND APPROVED BY S.E.O.R. MOISTURE TO BE MEASURED WITHIN SEVEN DAYS PRIOR TO INSTALLATION OF DRY WALL OR DENSBOARD TO DEMONSTRATE MOISTURE CONTENT IS AT OR BELOW REQUIRED PERCENTAGE.
- IT IS UNDERSTOOD BY THE CONTRACTOR AND OWNER THAT ANY LUMBER, IF BROUGHT TO THE SITE ABOVE THE FINAL REQUIRED NMC, IS REQUIRED TO BE DRIED ON SITE BEFORE OR DURING FRAMING AND REMAIN DRY, AND IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY FOR ALL STRUCTURAL & NON-STRUCTURAL DAMAGE FROM SHRINKAGE FROM LUMBER RECEIVING FINISHES WITHOUT PASSING THE SPECIFIED MOISTURE TEST. IT IS CONTRACTOR'S RESPONSIBILITY TO INCLUDE MOISTURE TESTING IN CONSTRUCTION SCHEDULE TO ALLOW VARIOUS WEATHER CONDITIONS.
2. UNLESS NOTED OTHERWISE ON DRAWINGS, LUMBER GRADES SHALL BE AS FOLLOWS:
- A. ALL 2x @DIMENSION LUMBER MEMBERS SHALL BE DFL NO. 2
- B. ALL 4x @DIMENSION LUMBER UP TO 4x8 SHALL BE DFL NO. 2
- C. ALL 4x10 OR DEEPER @DIMENSION LUMBER MEMBERS SHALL BE DLF NO. 1
- D. ALL 6x6 @POSTS AND TIMBER MEMBERS SHALL BE DFL NO. 1
- E. ALL 6x8 @POST AND TIMBERS MEMBERS SHALL BE DFL NO. 1
- F. ALL 6x10 OR DEEPER @BEAMS AND STRINGERS SHALL BE DFL NO. 1
3. PLYWOOD SHEATHING SHALL BE DOUGLAS FIR AND SHALL COMPLY WITH THE LATEST EDITION OF U.S PRODUCT STANDARD PS 1-09 OR PS 2-10 AND BE CLASSIFIED AS EXPOSURE 1. GRADES SHALL BE MARKED STRUCTURAL 1 BY APA AND BONDED WITH EXTERIOR GLUE UNLESS NOTED OTHERWISE. REFER TO PLANS AND DETAILS FOR THICKNESS. ALL PLYWOOD SHEATHING SHALL BE BLOCKED AT UNSUPPORTED EDGES. PANEL CONSTRUCTION FOR ALL WOOD STRUCTURAL PANELS SHALL BE MIN. 4 PLY PLYWOOD. EXCEPT THAT OSB IS PERMITTED FOR WALL SHEATHING AT NON-FIRE RATED PANELS. MINIMUM GRADE VENEER FOR PLYWOOD SHALL BE @CD. WALL PANELS SHALL BE 15/32" IN. SPAN RATING 32/16 U.N.O
4. NAILS:
- A. NAILS SHALL BE COMMON WIRE NAILS AND SHALL CONFORM TO ASTM F1667. UNLESS NOTED OTHERWISE ON PLANS, NAILING SHALL COMPLY AS MINIMUM WITH NAILING AND FASTENING SCHEDULES PRESCRIBED BY THE GOVERNING BUILDING CODE.
- B. MINIMUM PENETRATION OF NAILS SHALL BE 10 TIMES THE NAIL SHANK DIAMETER OR 1.5", WHICHEVER IS GREATER. PENETRATION IS MEASURED INTO THE PIECE RECEIVING THE NAIL POINT
- C. EDGE DISTANCES, END DISTANCES, AND FASTENER SPACING SHALL BE SUFFICIENT TO PREVENT SPLITTING OF WOOD. BORED HOLES SHALL BE PERMITTED FOR ALL NAILS TO HELP PREVENT WOOD FROM SPLITTING. BORE HOLES SHALL BE MANDATORY FOR 20d NAILS OR LARGER. WHEN UTILIZED, BORED HOLES SHALL HAVE DIAMETER NOT EXCEED 75% OF NAIL DIAMETER.
- D. ALL NAILS SHALL BE GALVANIZED WHEN EXPOSED TO WEATHER, IN CONTACT WITH PRESERVATIVE-TREATED AND/OR FIRE-RETARDANT-TREATED LUMBER.
5. WOOD SCREWS:
- A. WOOD SCREWS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" (NDS)
- B. MINIMUM PENETRATION OF WOOD SCREWS SHALL BE 10 TIMES THE SCREW DIAMETER OR 1.5" WHICHEVER IS GREATER. PENETRATION IS MEASURED INTO THE PIECE RECEIVING THE SCREW POINT. LEAD HOLES SHALL BE 7/8" THE DIAMETER OF THE WOOD SCREW.
- C. WOOD SCREWS SHALL BE TURNED, NOT DRIVEN, INTO LEAD HOLES. SOAP OR OTHER LUBRICANTS SHALL BE PERMITTED AS NEEDED TO FACILITATE THE INSERTION AND PREVENT DAMAGE OF THE WOOD SCREW.
- D. EDGE DISTANCES, END DISTANCES, AND FASTENER SPACING SHALL BE SUFFICIENT TO PREVENT SPLITTING OF WOOD.
- E. ALL WOOD SCREWS SHALL BE GALVANIZED WHEN EXPOSED TO WEATHER, IN CONTACT WITH PRESERVATIVE-TREATED AND/OR FIRE-RETARDANT-TREATED LUMBER.
6. CONNECTORS & FRAMING HARDWARE REFERENCES, UNLESS NOTED OTHERWISE ARE FROM THE LATEST EDITION OF @SIMPSON STRONG -TIE CATALOG. APPROVED EQUALS SHALL HAVE MATCHING ICC-ES RATINGS AND USED WITH PRIOR APPROVALS OF THE ARCHITECT OR S.E.O.R
- A. WHERE MORE THAN ONE TYPE OF FASTENER IN THE REFERENCE SERIES IS SCHEDULED FOR A JOIST OR RAFTER, THE CONTRACTOR SHALL SUPPLY THE FASTNER WITH THE GREATEST CAPACITY.
- B. WHERE THERE ARE A NUMBER OF NAILING ALTERNATIVES LISTED IN THE MANUFACTURER'S CATALOG FOR A PARTICULAR CONNECTOR, THE NAILING ALTERNATIVE PROVIDING THE HIGHEST LOAD CAPACITY SHALL BE USED UNLESS NOTED OTHERWISE.
- C. ALL NAIL HOLES IN THE CONNECTOR SHALL BE FILLED WITH PROPER NAILS UNLESS NOTED OTHERWISE ELSEWHERE. (INCLUDING TRIANGULAR HOLES IN @HU-HANGERS.)
- D. USE NAILS AT ALL @NST-STRAP HOLES, UNLESS NOTED OTHERWISE.
- E. ALL FRAMING CONNECTORS SHALL HAVE A VALID AND CURRENT TESTING APPROVAL (ICC, IAPMO ETC) AND RESEARCH REPORT (I.E LARR) WHEN REQUIRED BY GOVERNING BUILDING DEPARTMENT.
7. SILL PLATES AND OTHER WOOD MEMBERS BEARING DIRECTLY ON THE CONCRETE SLAB THAT IS IN DIRECT CONTACT WITH EARTH OR WOOD MEMBERS IN DIRECT CONTACT WITH CONCRETE OR MASONRY FOUNDATIONS SHALL BE PRESERVATIVE-TREATED LUMBER.
8. FASTNERS OR HARDWARE EXPOSED TO WEATHER SHALL BE HOT DIPPED ZINC-COATED GALVANIZED STEEL AND SHALL COMPLY WITH SECTION 2304.9.5 OF THE CALIFORNIA BUILDING CODE.
9. SCREWS AND LAG SCREWS SHALL COMPLY WITH ANSI/ASME B18.6.1. PREDRILLED SCREW HOLES SHALL BE 2/3 THE SCREW NOMINAL DIAMETER. MINIMUM SCREW YIELD STRENGTH SHALL BE AS FOLLOWS:
- | | |
|------------------------|----------------------|
| SCREW NOMINAL DIAMETER | YIELD STRENGTH (FTB) |
| 1/4" | 70,000 PSI |
| 5/16" | 60,000 PSI |
| 3/8" AND GREATER | 45,000 PSI |
10. BOLTS:
- A. ALL BOLTS SHALL CONFORM TO ASTM A307, GRADE A.
- B. ALL ANCHOR RODS (ANCHOR BOLTS) SHALL CONFORM TO ASTM F1554, GRADE 36.
- C. BOLT HOLES SHALL NOT BE MORE THAN 1/16" LARGER THAN BOLT DIAMETER.
- D. ALL BOLT HEADS AND NUTS BEARING ON WOOD SHALL HAVE STANDARD CUT STEEL CUT WASHERS MEETING THE REQUIREMENTS OF THE ANSI/ASME B18.22.1 UNDER BOLT HEADS AND NUTS.
- E. RE-TIGHTEN ALL NUTS PRIOR TO CLOSING IN.
11. PROVIDE DOUBLE JOISTS BENEATH ALL PARALLEL WALLS. PROVIDE SOLID BLOCK BENEATH ALL WALLS PERPENDICULAR TO JOIST.
12. JOISTS OR RAFTERS FRAMING FROM OPPOSITE SIDES OF BEAMS OR WALLS SHALL HAVE A LAP OF 4" OR MORE AND BE SPLICED WITH 4-16d NAILS AS A MINIMUM, UNLESS NOTED OTHERWISE.
13. LAG SCREWS SHALL BE TURNED, NOT DRIVEN, INTO PRE-DRILLED HOLES OF 2/3 THE SHANK DIAMETER.
14. PROVIDE FULL BEARING AT END OF ALL BLOCKING, UNO.
15. DO NOT CUT, BORE, COUNTERSINK OR NOTCH WOOD MEMBERS EXCEPT WHERE SHOWN IN THE DETAILS.
16. PREFAB PROPRIETARY SHEAR PANELS SHALL BE INSTALLED PER THE MANUFACTURERS RECOMMENDATIONS AND CONFORM TO THE FOLLOWING: HARDY FRAMES (HFx): ESR-2089, SIMPSON STRONG WALLS (SSW): ESR-1679.
17. GLUE BETWEEN WOOD STRUCTURAL PANELS AND WOOD FRAMING MEMBERS SHALL BE APPLIED TO REDUCE SQUEAKINESS OF OCCUPIABLE SPACES. GLUE SHALL CONFORM TO APA PERFORMANCE SPECIFICATION AFG-01 OR ASTM D3498. INSTALL AS DIRECTED PER APA FORM NO. 0300P.
18. WOOD AND COMPONENTS IN EXTERIOR WALLS LABELED AS FIRE RATED BY ARCHITECT SHALL BEAR A FIRE-RETARDANT-TREATED STAMP INDICATION BY MEANS SATISFACTORY TO LOCAL AUTHORITIES. THE FOLLOWING FIRE RETARDANT SHALL BE USED:
- A. FOR PLYWOOD & LUMBER, PYRO-GUARD FIRE RETARDANT (ICC ESR-1791H.) EQUIVALENT SUBSTITUTE MAY BE USED ONLY IF PRODUCT IS APPROVED BY THE S.E.O.R

STRUCTURAL ABBREVIATIONS			
AB	ANCHOR BOLT	INFO	INFORMATION
ABV	ABOVE	INT	INTERIOR
ADDL	ADDITIONAL	JST	JOIST
ALT	ALTERNATE	JT	JOINT
ANCH	ANCHOR	KSI	KIP PER SQUARE INCH
#	AND	LB	POUNDS
ARCH	ARCHITECT(URAL) AT	LEBB	LONG LEG BACK-BACK
		LH	LONG LEG HORIZONTAL
BF	BRACE FRAME	LLV	LONG LEG VERTICAL
BUDG	BUILDING	LONG	LONGITUDINAL
BK	BLOCK	LT	LONGITUDINAL
BKLG	BLOCKING	LT HT	LONGITUDINAL
BEL	BELOW	LVL	LAMINATED VENEER (LUMBER)
BEAT	BEAT	LVL	LEVEL (FLOOR)
BN	BOUNDARY NAILING	LVL	LEVEL (FLOOR)
B or BOT	BOTTOM	MAX	MAXIMUM
BRI	BEARING	MB	MACHINE BOLT
BTWN	BETWEEN	MECH	MECHANICAL
BU	BUILT-UP	MEZ	MEZZANINE
BUB	BACK-UP BAR	MIN	MINIMUM
		MTL	MISCELLANEOUS
CAMB(C)	CAMBER(ED)	MS	MIDDLE STRIP
CEC	CALIFORNIA BUILDING CODE		
CG	CENTER OF GRAVITY	(N)	NEW
CIP	CAST IN PLACE	NS	NOT IN CONTRACT
CJ	CONSTRUCTION JOINT	NT	NUMBER
	OR CONTROL JOINT	NTS	NEAR SIDE
CJP	COMPLETE JOINT	NORM	NOT TO SCALE
CL	PENETRATION	NORM HT	NORMAL HEIGHT
CLG	CENTERLINE		
CLR	CLEAR	OC	ON CENTER (NOT NECESSARY)
CMU	CONCRETE MASONRY UNIT	OD	OUTSIDE DIAMETER
CONC	CONCRETE	OH	OUTSIDE FACE
CONN	CONNECTION	O-O	OPPOSITE HAND
CONT	CONTINUOUS	OPNG	OUT TO OUT
CS	COLUMN STRIP		
CRC	COLD ROLLED CHANNEL	PARA	PARALLEL
CTSK	CENTER(ED)	P/C	PERPENDICULAR
C-C	COUNTERSINK	PERP	PARTIAL JOINT PENETRATION
	CENTER TO CENTER	P-P	PLY
		PL (FP)	PLATE
d	PENNEY (NAILS)	PLY	PLYWOOD
DBL	DOUBLE	PSI	POUNDS PER SQUARE FOOT
DET	DETAIL	PT	POUNDS PER SQUARE INCH
DF	DOUGLAS FIR	PT	PRESSURE TREATED
DIA	DIAMETER	P/T	PRESTENSIONED(PRESTRESSED)
DIAG	DIAGONAL		
DIM	DIMENSION	RAD (R)	RADIUS
DN	DOWN	REF	REFERENCE
DP	DITTO (REPEAT)	REQ'D	REQUIRED
DW	DRAWING	REINF	REINFORCEMENT(ING)
DWL	DOWELS	ROOF	ROOF JOIST
EA	EACH	SC	SLIP CRITICAL
EBF	ECCENTRIC BRACE FRAME	SEP	SEPARATION
EF	EACH FACE	SCHED	SCHEDULE
EJ	EXPANSION JOINT	SIM	SIMILAR
ELEC	ELECTRICAL	SIMP	SIMPSON
ELEV	ELEVATION-ELEVATOR	SHT	SHEET
EMBED	EMBEDMENT	SHTG	SHEATHING
EN	EDGE NAILING	SLBB	SHORT LEB BACH-BACK
EQ	EQUAL	SLV	SHEET LEB VERTICAL
EQUIP	EQUIPMENT	SMS	SHEET METAL SCREWS
ES	EQUIPMENT	SOG	SLAB ON GRADE
EXIST	EXISTING	SPECS	SPECIFICATIONS
EXT	EXTERIOR	SP	SPACE (S)
		SO	SQUARE
FIN	FINISH(ED)	SSG	SINGLE SHEAR CONNECTION
FLR	FLOOR	STD	STAGGER(ED)
FDN	FOUNDATION	STIFF	STANDARD
FLG	FLANGE	STL	STIFFENER
FN	FIELD NAILING	STRUC	STEEL
FOB	FACE OF BLOCK OR BRICK	SYTM	STRUCTURAL
FOC	FACE OF CONCRETE		SYMMETRICAL
FOF	FACE OF PLYWOOD		
FOF PLY	FACE OF STUDS	T&B	TOP AND BOTTOM
FOS	FRAMING	T & G	TONGUE AND GROOVE
FS	FAR SIDE	TEMP	TEMPORARY
FT	FOOT	THK	THICK(NESS)
FTG	FOOTING	THRD	THREADED
		THRU	THROUGH
GA	GAGE	T PLY	TOP OF PARAPET
GALV	GALVANIZED	TOP	TOP OF PLYWOOD
GB	GRADE BEAM	TRANS	TRANSVERSE
GL	GRID LINE	TOC	TOP OF CONCRETE
GLB	GLUE-LAMINATED BEAM	TOS	TOP OF STEEL
		TYP	TAPERED STEEL GIRDER
HCA	HEADED CONCRETE		TYPICAL
HD	HOLD DOWN	UNO	UNLESS NOTED OTHERWISE
HDR	HEADER		
HGR	HANGER	VERT	VERTICAL
HORIZ	HORIZONTAL		
HSB	HIGH STRENGTH BOLT	V/	WITH
HS	HIGH STRENGTH	WBS	WELDED BEAM SEAT
HT	HEIGHT	WD	WOOD
		WPJ	WORK POINT
IBC	INTERNATIONAL BUILDING CODE	W	WEAKENED PLANE JOINT
ID	INSIDE DIAMETER	WT	WELDED STUDS
IF	INSIDE FACE	W	WEIGHT
IN	INCH	W/F	WELDED WIRE FABRIC

TEST AND INSPECTION LIST									
STRUCTURAL STEEL									
X	REVIEW MILL CERTIFICATE, TEST REPORTS AND MATERIAL IDENTIFICATION DELIVERED TO THE SITE								
C	REVIEW WELDING PROCEDURE SPECIFICATION & WELDER CERTIFICATION								
P	INSTALLATION OF NON-SLIP CRITICAL HIGH-STRENGTH BOLTS & WASHERS (PROVIDE CONTINUOUS INSPECTION IF INSTALLATION IS PERFORMED WITH CALIBRATED WRENCH)								
C	INSTALLATION OF SLIP CRITICAL HIGH-STRENGTH BOLTS & WASHERS								
P	FIELD ERECTION INSPECTION				P	SHOP	P	FIELD	
X	FABRICATION INSPECTION				C	SHOP	C	FIELD	
X	WELDING INSPECTION				X	SHOP	X	FIELD	
X	NON-DESTRUCTIVE WELD TEST				X	SHOP	X	FIELD	
X	BOLTING INSPECTION (TURN OF NUT)				X	SHOP	X	FIELD	
X	BOLTING INSPECTION (TWIST OFF)				P	SHOP	P	FIELD	
P	COMPOSITE STUD INSPECTION & TESTING								
P	STEEL JOIST INSTALLATION INSPECTION								
C	INSTALLATION OF ANCHOR BOLTS BEFORE & DURING CONCRETE POUR								
REINFORCING STEEL									
X	REVIEW MILL CERTIFICATES & TEST REPORTS								
X	SAMPLE & TEST	X	REINFORCING BARS	X	WELDED WIRE FABRIC				
P	PLACEMENT INSPECTION								
C	WELDING INSPECTION								
P	TEST REINFORCING FOR WELDABILITY OTHER THAN ASTM A706								
CONCRETE, SHOTCRETE, CMU, GROUT & MORTAR									
CONCRETE	SHOTCRETE	CMU	GROUT	MORTAR					
X	N/A	X	X	X	MIX DESIGN REVIEW (CERTIFICATE OF COMPLIANCE FOR CMU)				
X	N/A		X	X	VERIFICATION OF CORRECT MIX DESIGN USED DURING POUR				
C	N/A	C			PREPARATION OF SAMPLES FOR TESTING PURPOSES				
X	N/A				BATCH PLAN INSPECTIONS				
C	N/A	C			CAST, PICK-UP, AND COMPRESSION TEST SAMPLES				
C	N/A				SLUMP, EXTRACTED AIR, & TEMPERATURE TEST				
X	N/A				SHRINKAGE TEST				
C	N/A	C	C	P	PLACEMENT INSPECTION				
P	N/A	P			CURING TEMPERATURE AND TECHNIQUES				
P	N/A				FORMWORK INSPECTION				
STRUCTURAL LUMBER									
X	REVIEW PILE MATERIALS, SIZE AND LENGTH								
	SAMPLE & TEST TIMBER CONNECTORS								
X	FABRICATION INSPECTION	GLU-LAM		TRUSSES				OPEN WEB JOIST	
P	GENERAL FIELD ERECTION INSPECTION								
P	SHEAR PANEL (WALL) NAILING, BOLTING, HOLD DOWN (WHERE FASTENER NAILING ? 4")								
P	DRAG STRUT								
P	DIAPHRAGM (SHEATHING) NAILING (WHERE FASTENER NAILING ? 4")								
SOILS									
P	VERIFY MATERIALS BELOW SHALLOW FOUNDATION ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY								
P	VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL								
P	PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS								
P	VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL								
P	PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAD BEEN PREPARED PROPERLY								
MISCELLANEOUS									
C	MECHANICAL ANCHORS								
C	ADHESIVE OR GROUTED ANCHORS AND DONELS								
C	BOLTS CAST IN CONCRETE OR MASONRY								
NOTES:									
C:	INDICATES CONTINUOUS INSPECTION								
P:	INDICATES PERIODIC INSPECTION								
X:	INDICATES REQUIRED INSPECTION								

INSPECTION / TESTING

1. AN INDEPENDENT TESTING AGENCY AND SPECIAL INSPECTORS SHALL BE RETAINED BY THE OWNER TO PERFORM THE TESTS AND INSPECTION AS REQUIRED BY SECTION 1704 OF THE CALIFORNIA BUILDING CODE. THE CONTRACTOR SHALL PROVIDE ACCESS TO THE SPECIAL INSPECTOR TO THE SITE OR FABRICATION SHOPS AND SHALL FURNISH SAMPLES OF MATERIALS FOR TESTING AS REQUESTED BY THE TESTING AGENCY AND THE GOVERNING CODE.
2. IF INITIAL TESTS OR INSPECTIONS MADE BY THE OWNER'S TESTING AGENCY REVEAL THAT ANY PORTION OF THE WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, ADDITIONAL TESTS, INSPECTIONS, AND NECESS



- SLAB ON GRADE POUR PATTERN (17)



- PIPE AND CONDUIT IN OR
THROUGH STRUCTURAL SLAB
OR CONCRETE WALL



- ## PIPE TRENCHES AND PENETRATIONS AT FOOTINGS GRADE BEAMS



CONTINUOUS FOOTING
CONSTRUCTION JOINT



OPENING IN SLAB ON GRADE



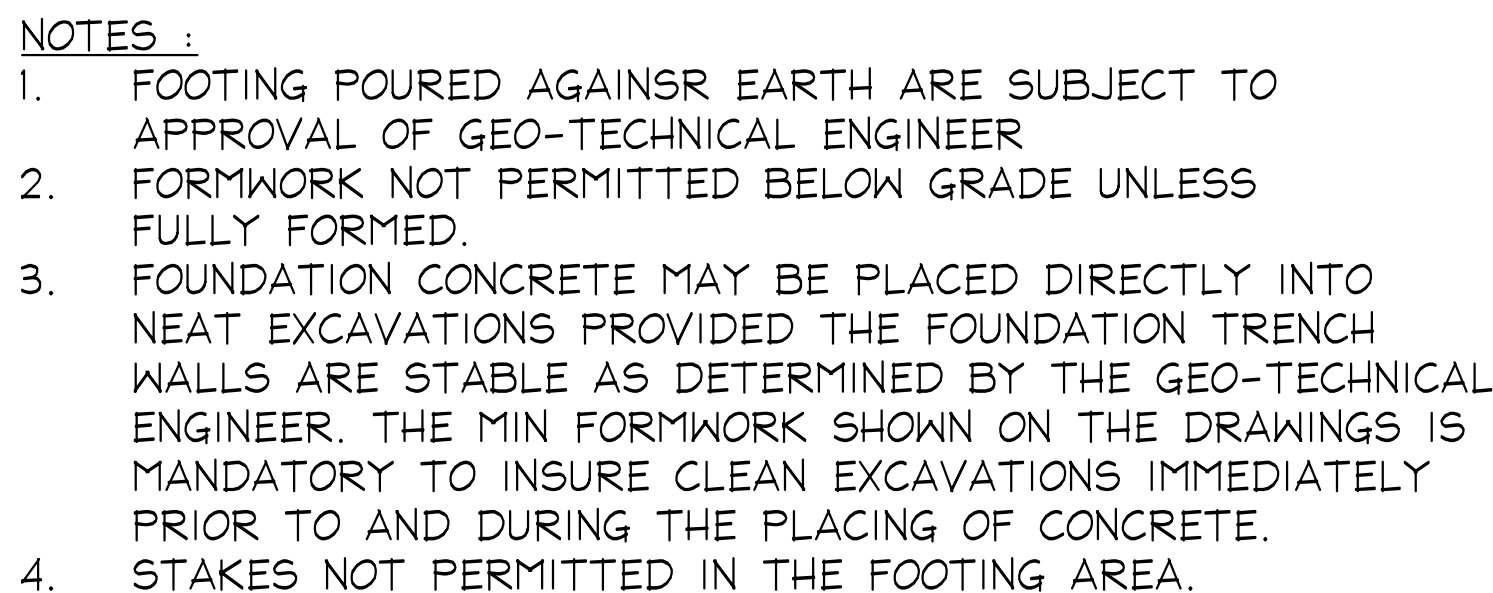
NOTE:
FOR SIZE AND SPACING OF ALL TIES AND STIRRUPS,
REFER TO SCHEDULE AND/OR DETAILS TYPICAL.

STEPPED FOOTING _____ (5)



- NOTE: SEE CURB DET
FOR #4 HORIZ BAR
REQUIREMENTS

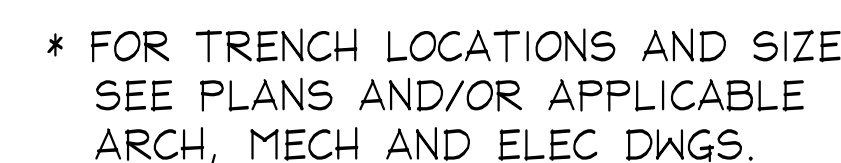
CONCRETE CURBS AND ISLANDS 7



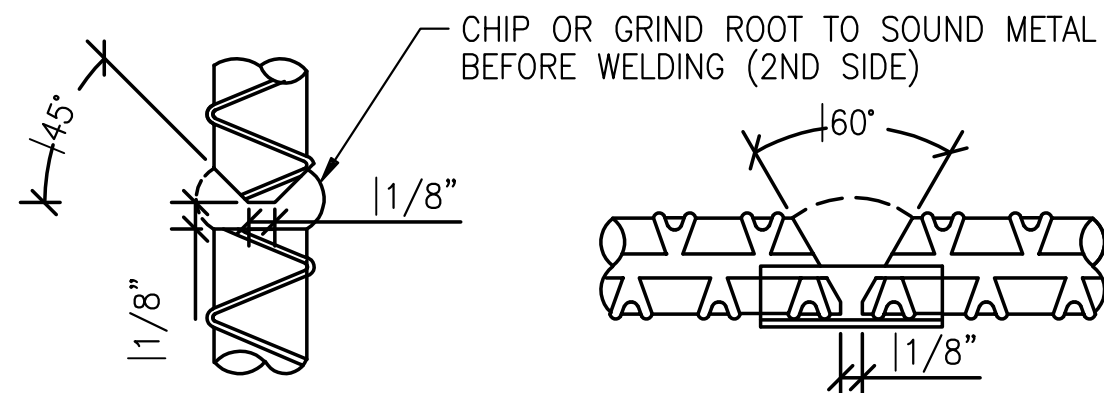
FOOTING POURED AGAINST EARTH



TYPICAL SLAB ON GRADE JOINTS 3



TYPICAL TRENCH AT SLAB ON GRADE



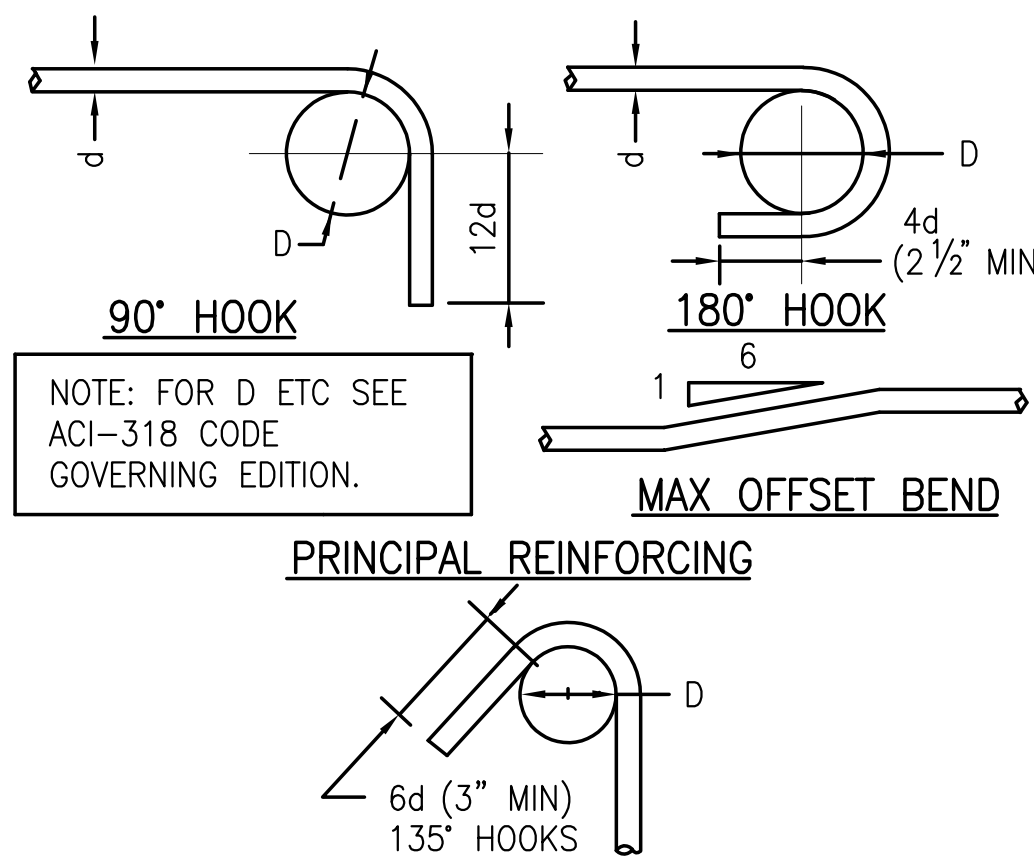
VERTICAL BARS 9B

HORIZONTAL BARS 9A

NOTE:
A PRE-QUALIFICATION TENSION TEST SHALL BE MADE BY AN APPROVED TESTING LABORATORY ON SAMPLES OF EVERY SIZE BAR BEING WELDED. MATERIALS, CONDITIONS AND WELDING PROCEDURES UTILIZED SHALL COMPLY WITH THE CURRENT APPLICABLE BUILDING CODE AND THE REQUIREMENTS OF THE COVERING INSPECTION AGENCY. ALL COSTS INCURRED FOR OBTAINING APPROVALS SHALL BE BORNE BY THE GENERAL CONTRACTOR. "APPROVED REINFORCING COUPLER MAY BE SUBSTITUTED FOR WELD SPLICE PROVIDE MINIMUM CLEAR DISTANCE IS MAINTAINED"

BUTT WELDED REINFORCING BARS

12



NOTES: 1. ALL BENDS SHALL BE MADE COLD
2. #14 & #18 BARS SHALL BE BEND-TESTED AND APPROVED PRIOR TO BENDING

BAR BENDS

12

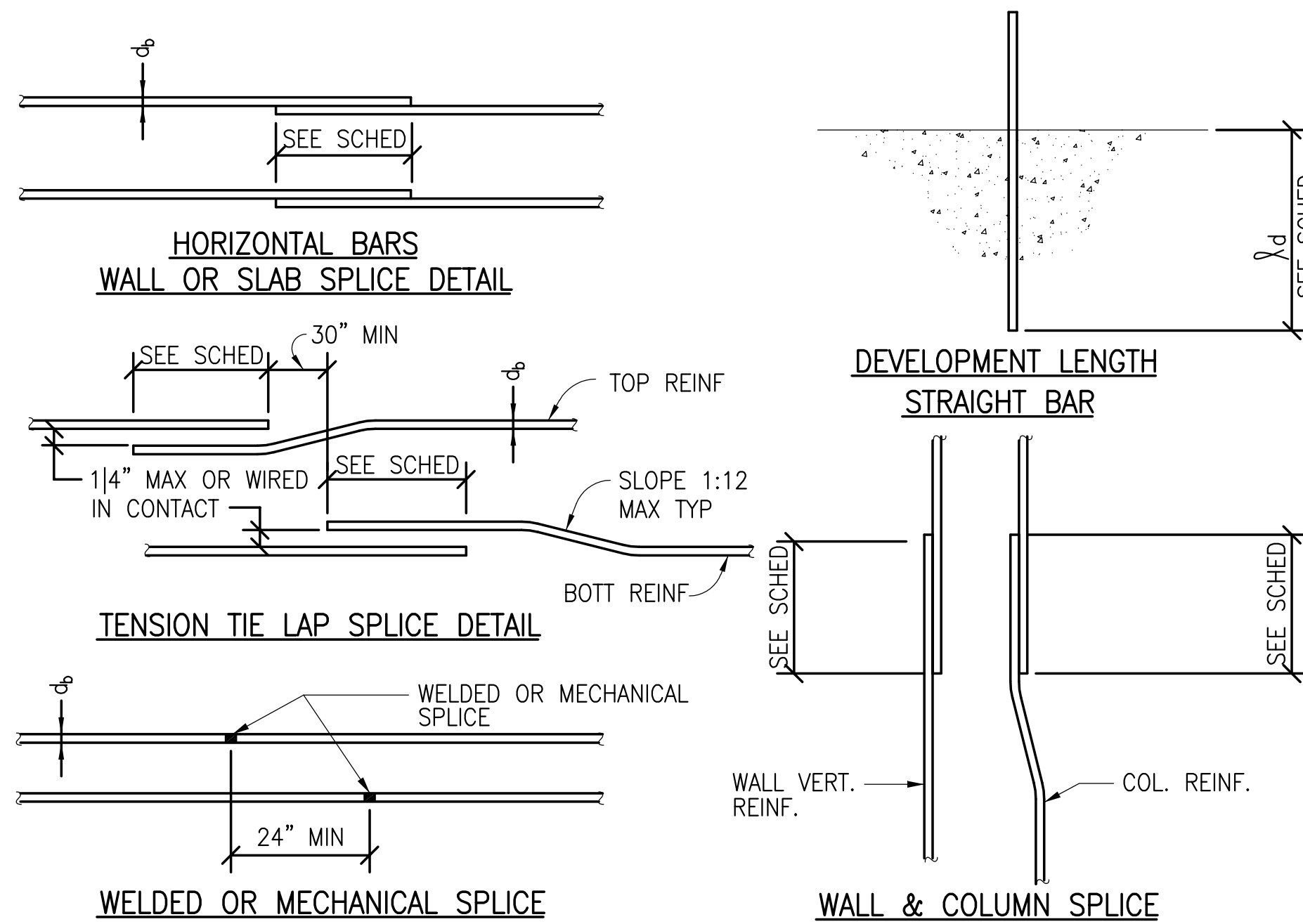
TENSION DEVELOPMENT LENGTH SCHEDULE (Ld)												
BAR SIZE	f'c=3000 PSI		f'c=4000 PSI		f'c=5000 PSI		f'c=6000 PSI		f'c=7000 PSI		f'c=8000 PSI	
	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS
#3	22	17	19	15	17	13	15	12	14	12	13	12
#4	29	22	25	19	22	17	20	16	19	15	18	14
#5	36	28	31	24	28	22	25	20	24	18	22	17
#6	43	33	37	29	33	26	31	24	28	22	26	20
#7	63	48	54	42	49	37	44	34	41	32	38	30
#8	72	55	62	48	55	43	51	39	47	36	44	34
#9	81	62	70	54	63	48	57	44	53	41	49	38
#10	91	70	79	61	70	54	64	49	59	46	56	43
#11	101	78	87	67	78	60	71	55	66	51	62	48
#14	121	93	105	81	94	72	86	66	79	61	74	57
#18	161	124	139	107	125	96	114	88	106	81	99	76

BAR SPLICE LENGTH SCHEDULE (Ls)												
BAR SIZE	f'c=3000 PSI		f'c=4000 PSI		f'c=5000 PSI		f'c=6000 PSI		f'c=7000 PSI		f'c=8000 PSI	
	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS	TOP BARS	OTHER BARS
#3	28	22	24	19	22	17	20	16	18	16	17	16
#4	37	29	32	25	29	22	26	20	25	19	23	18
#5	47	36	40	31	36	28	33	25	31	24	29	22
#6	56	43	48	37	43	33	40	31	37	28	34	26
#7	81	63	70	54	63	49	58	44	53	41	50	38
#8	93	72	80	62	72	55	66	51	61	47	57	44
#9	105	81	91	70	81	63	74	57	69	53	64	49
#10	118	91	102	79	91	70	83	64	77	59	72	56
#11	131	101	113	87	101	78	93	71	86	66	80	62
#14	SEE NOTE #12											
#18	SEE NOTE #12											

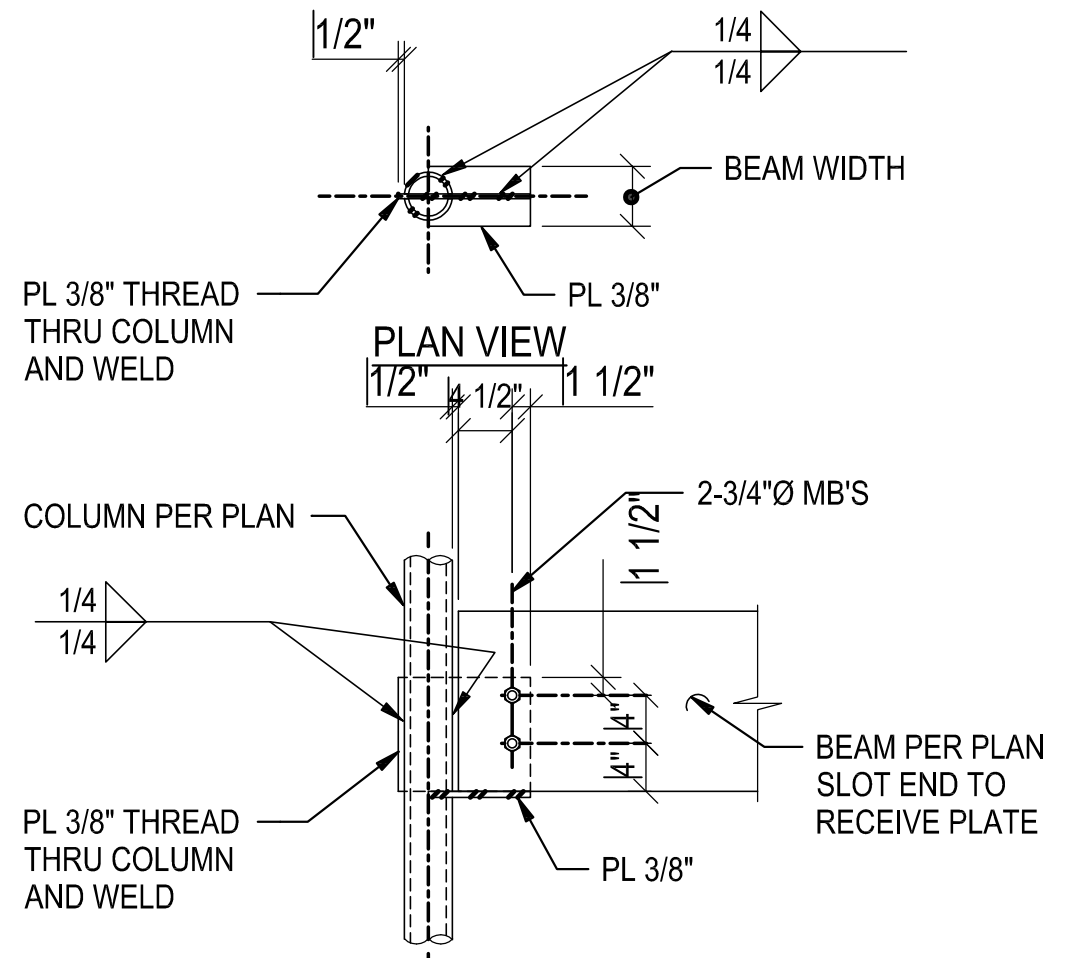
- NOTES:
- LAP SPLICES ARE SHOWN ON DWGS. WHERE NO LAP LENGTH IS SHOWN, USE THIS SCHEDULE.
 - BAR SPLICE SCHEDULE BASED ON CASE #1, LAP CLASS B
 - C-C BARS MUST BE 3.0d_b MIN BY CODE = CASE 1
 - BAR COVER ON BMS & COLS 1 1/4" + 1/4" = 2" > d_b = CASE 1 REQUIRED LAP LENGTH.

REGULAR WEIGHT CONCRETE REINFORCING DEVELOPMENT LENGTH & SPLICE LENGTH SCHEDULE

3



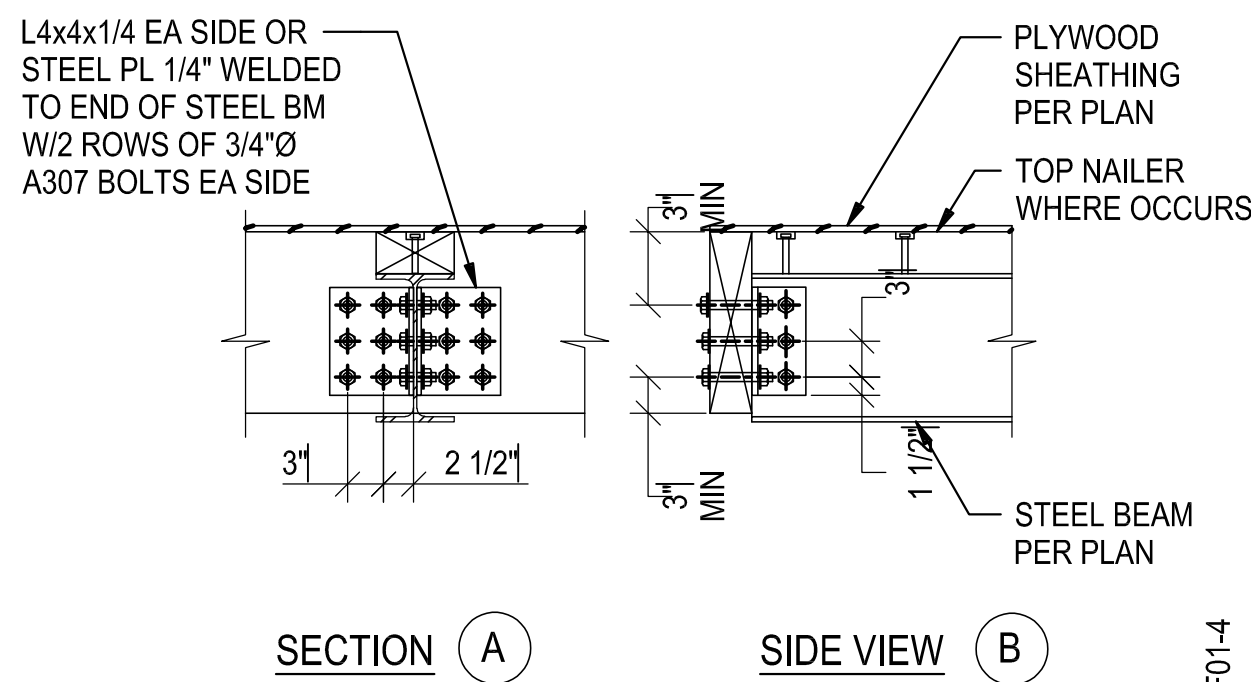
- TABULATED VALUES ARE IN INCHES AND ARE BASED ON GRADE 60 REINFORCING (NOT COATED), NORMAL WEIGHT CONCRETE PER ACI 318-2014. USE THESE VALUES ONLY WHERE LENGTHS ARE NOT INDICATED ON THE DWGS.
- TOP BARS ARE HORIZONTAL BARS SO PLACED THAT MORE THAN 12" OF CONCRETE IS CAST IN THE MEMBER BELOW THE BAR.
- INCREASE SCHEDULED LENGTHS BY 30% FOR LIGHTWEIGHT CONCRETE.
- THE SMALLER BAR LAP LENGTH SHALL BE USED WHEN SPLICING DIFFERENT SIZE BARS.
- THE CONTRACTOR, AT HIS OPTION, MAY USE A BUTT WELDED SPLICE, OR APPROVED MECHANICAL IN LIEU OF THE LAP SPLICE SHOWN-SEE TYPICAL WELDED SPLICE DETAIL.
- ALL DETAILING AND PLACING OF REINFORCING SHALL COMPLY WITH THE PLANS AND DETAILS.
- BUNDLED BAR SPLICES:
 - INDIVIDUAL BAR SPLICES WITHIN THE BUNDLE SHALL NOT OVERLAP EACH OTHER.
 - INCREASE LAP LENGTH 20% AT THREE BAR BUNDLES.
 - INCREASE LAP LENGTH 33% AT FOUR BAR BUNDLES



ALTERNATIVE CONNECTION TO TUBE STEEL

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

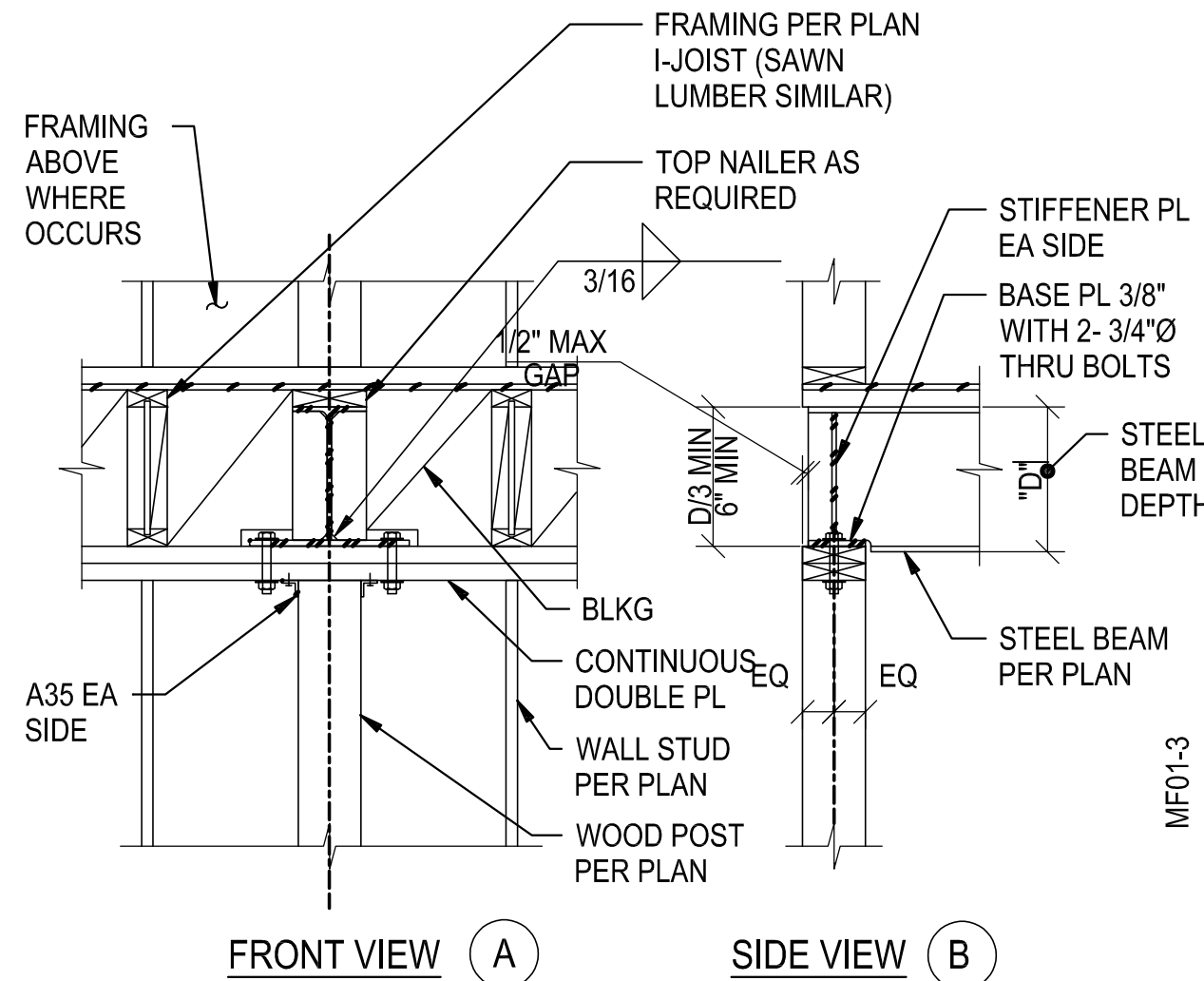
5



STEEL BEAM TO CONTINUOUS WOOD BEAM

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

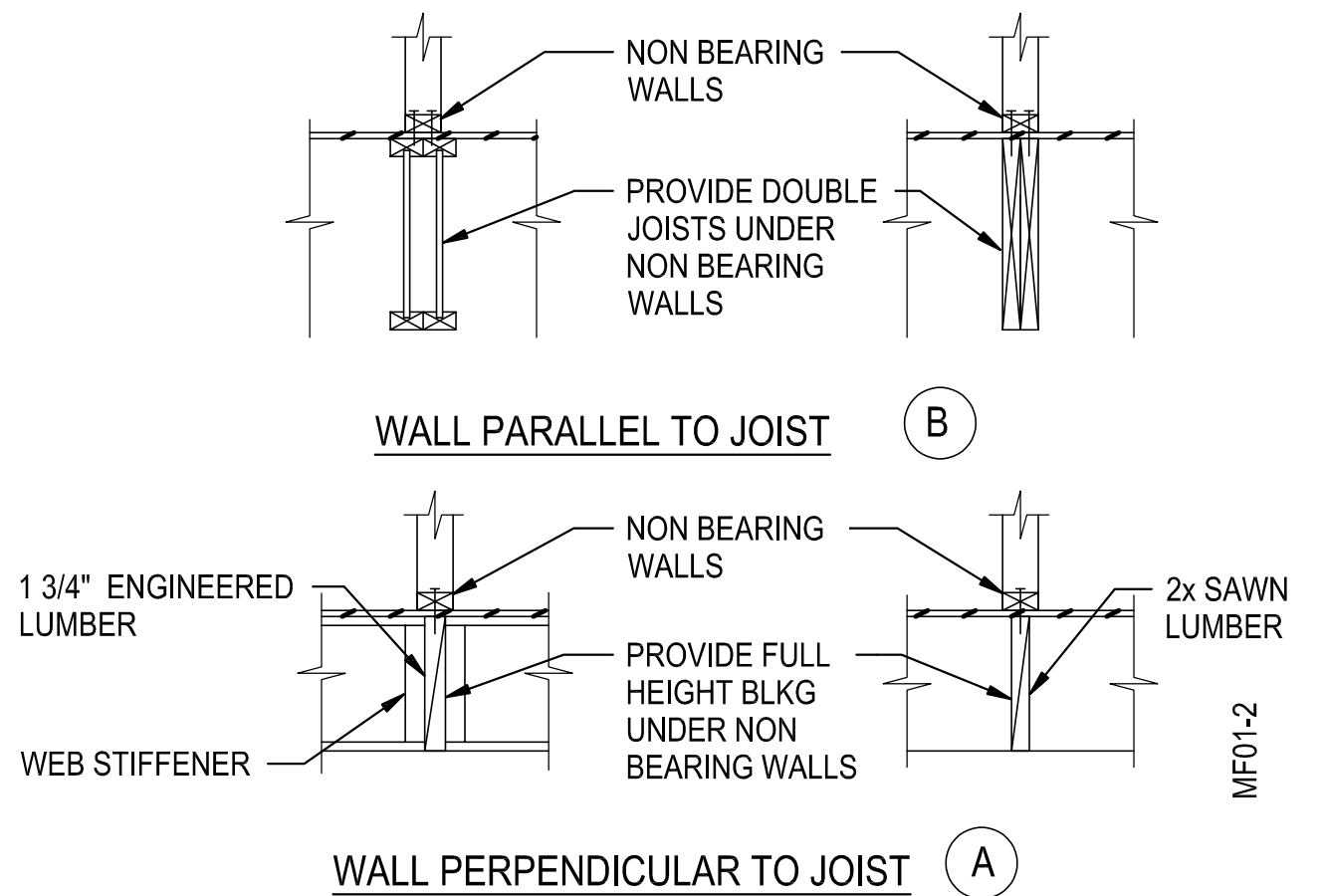
4



STEEL BM TO WOOD POST WITHIN WALL CONN

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

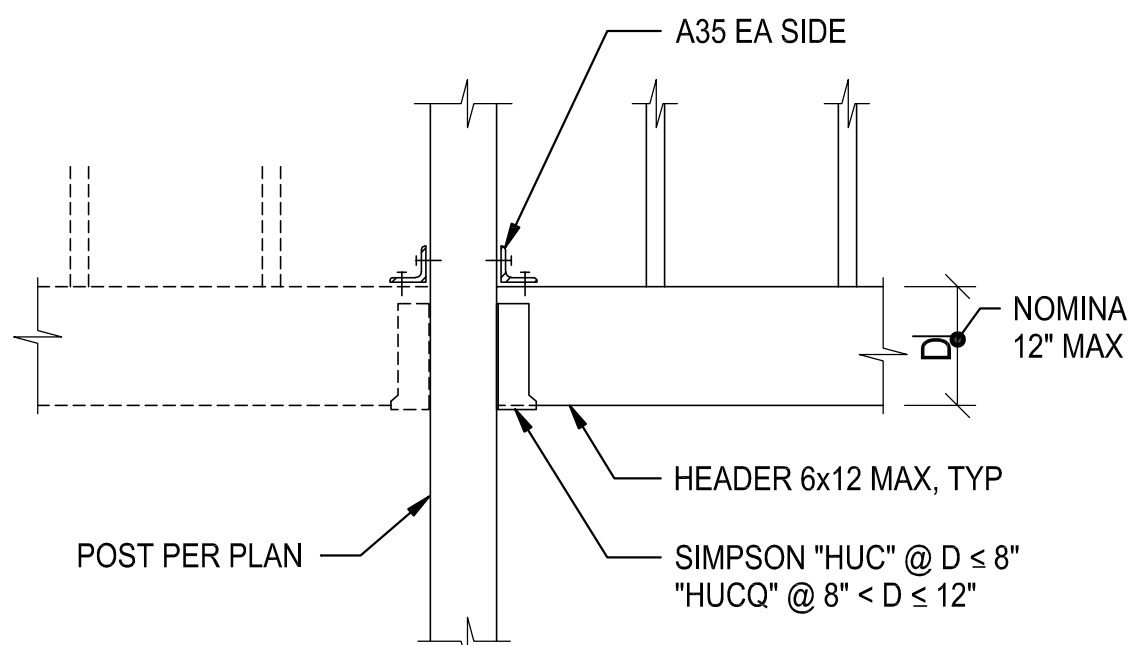
3



FRAMING AT NON BEARING WALLS

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

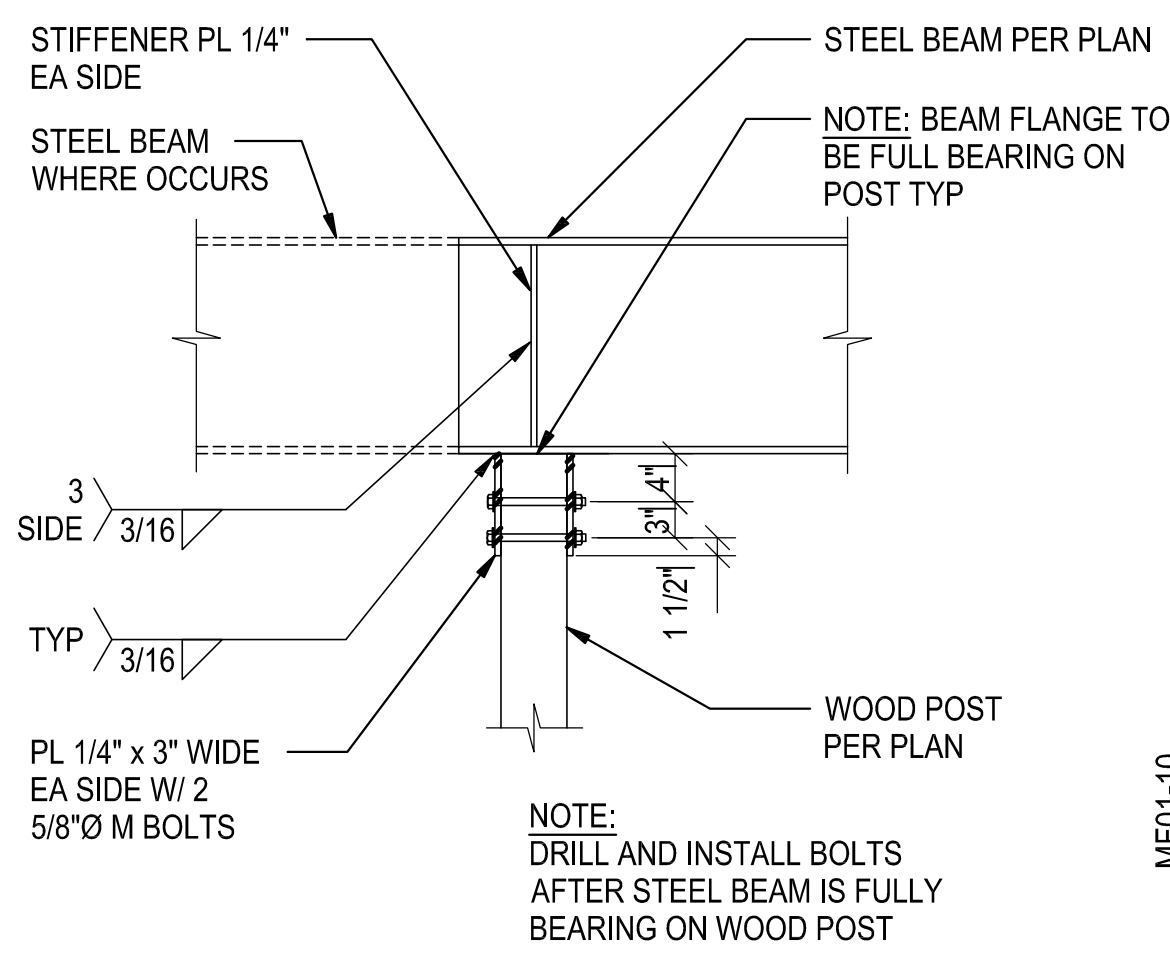
2



HEADER LOW BM TO POST CONN (FACE MOUNTED)

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

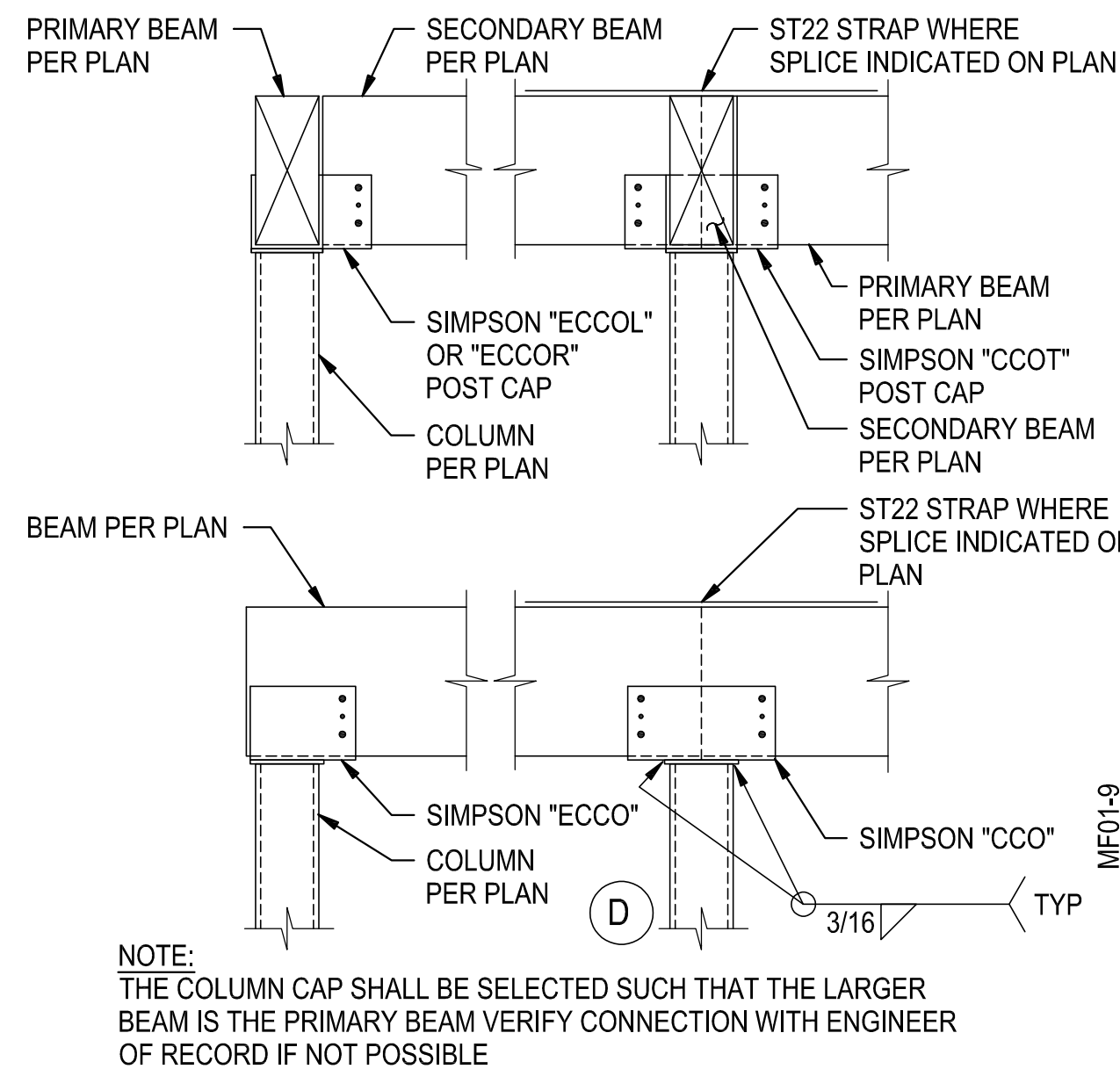
1



STEEL BM TO ISOLATED WOOD POST CONN

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

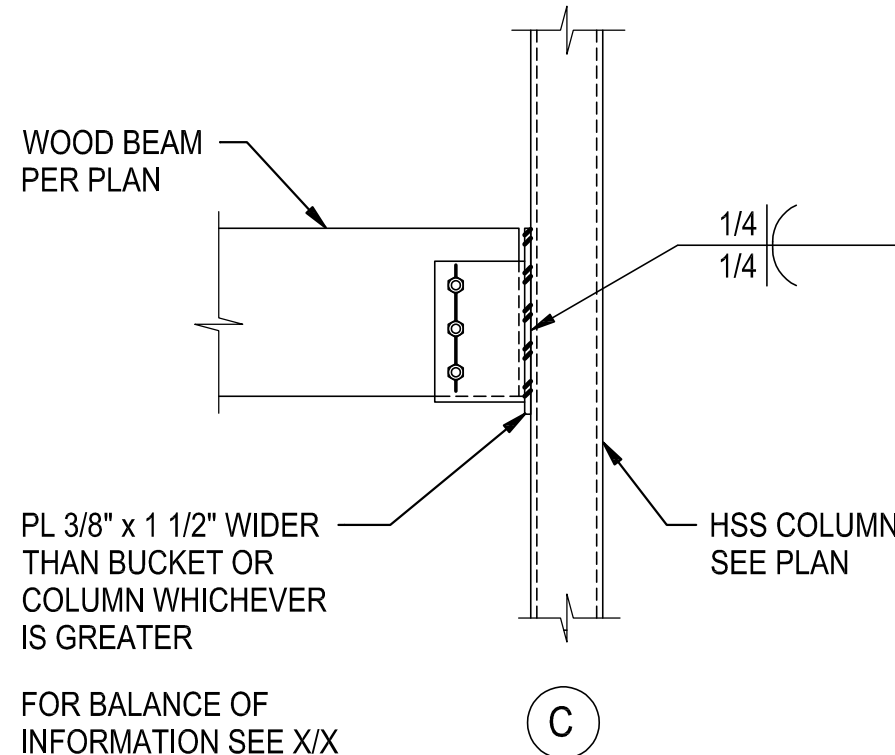
10



CONNECTION TO TUBE STEEL

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

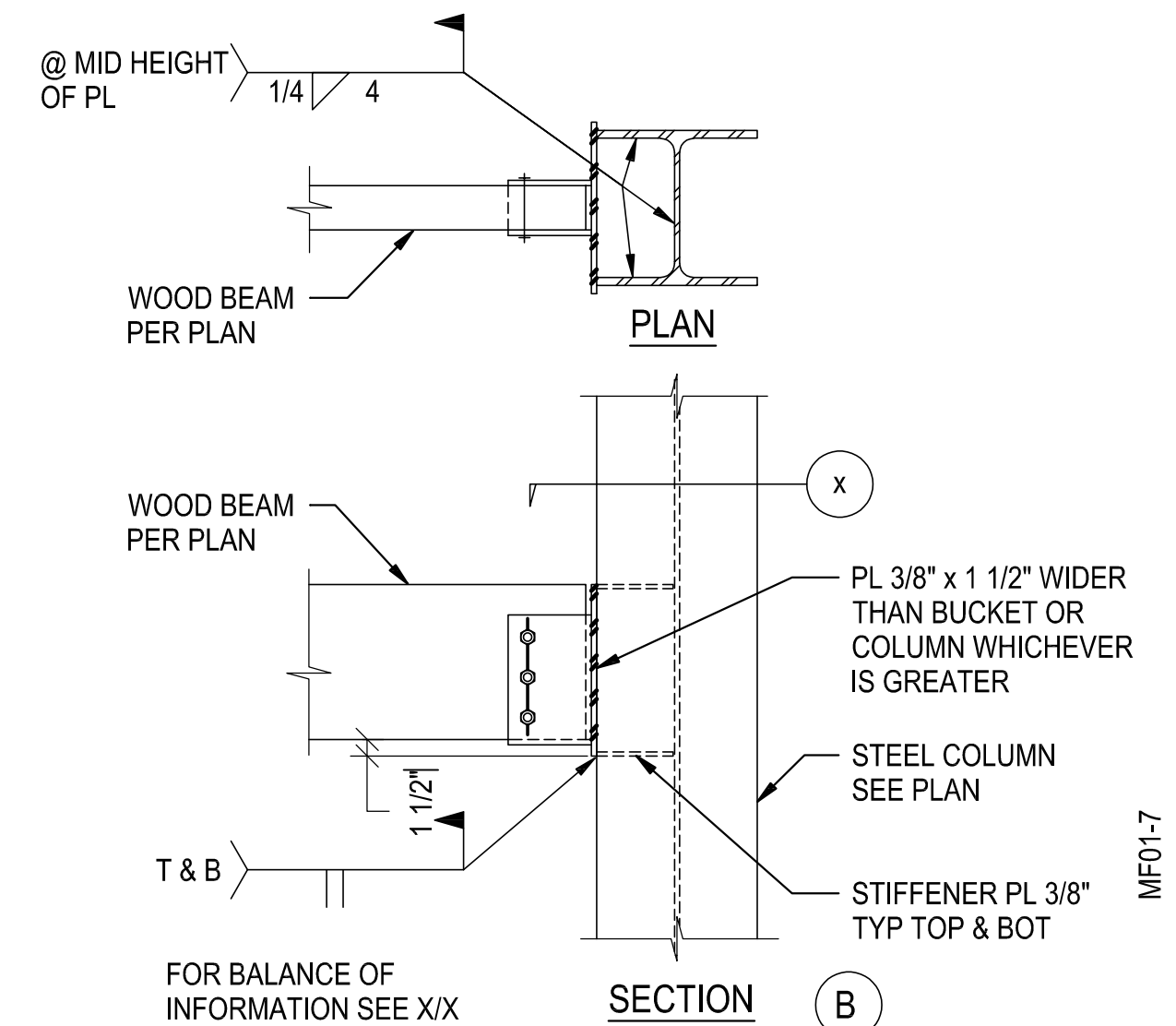
9



CONNECTION TO TUBE STEEL

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

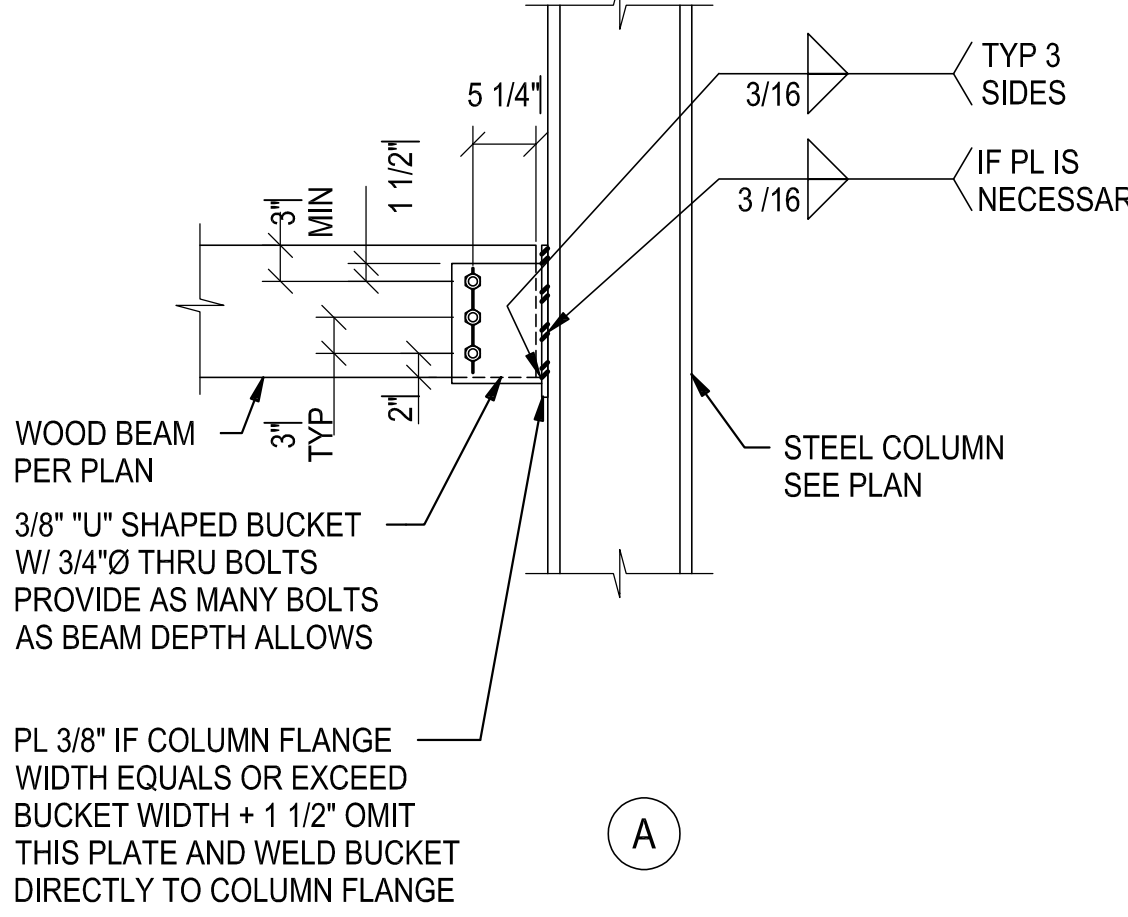
8



CONNECTION TO WIDE FLANGE COLUMN

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

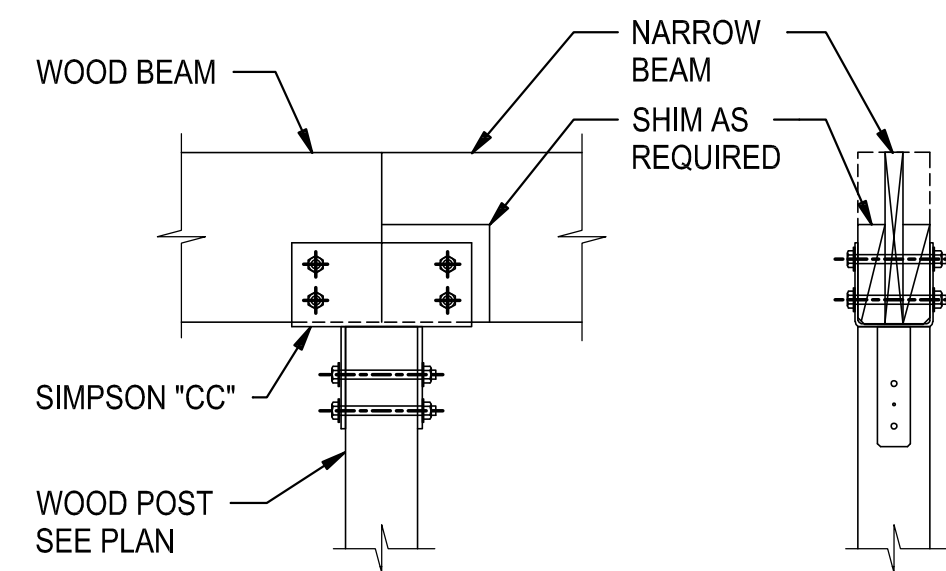
7



CONNECTION TO WIDE FLANGE COLUMN

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

6

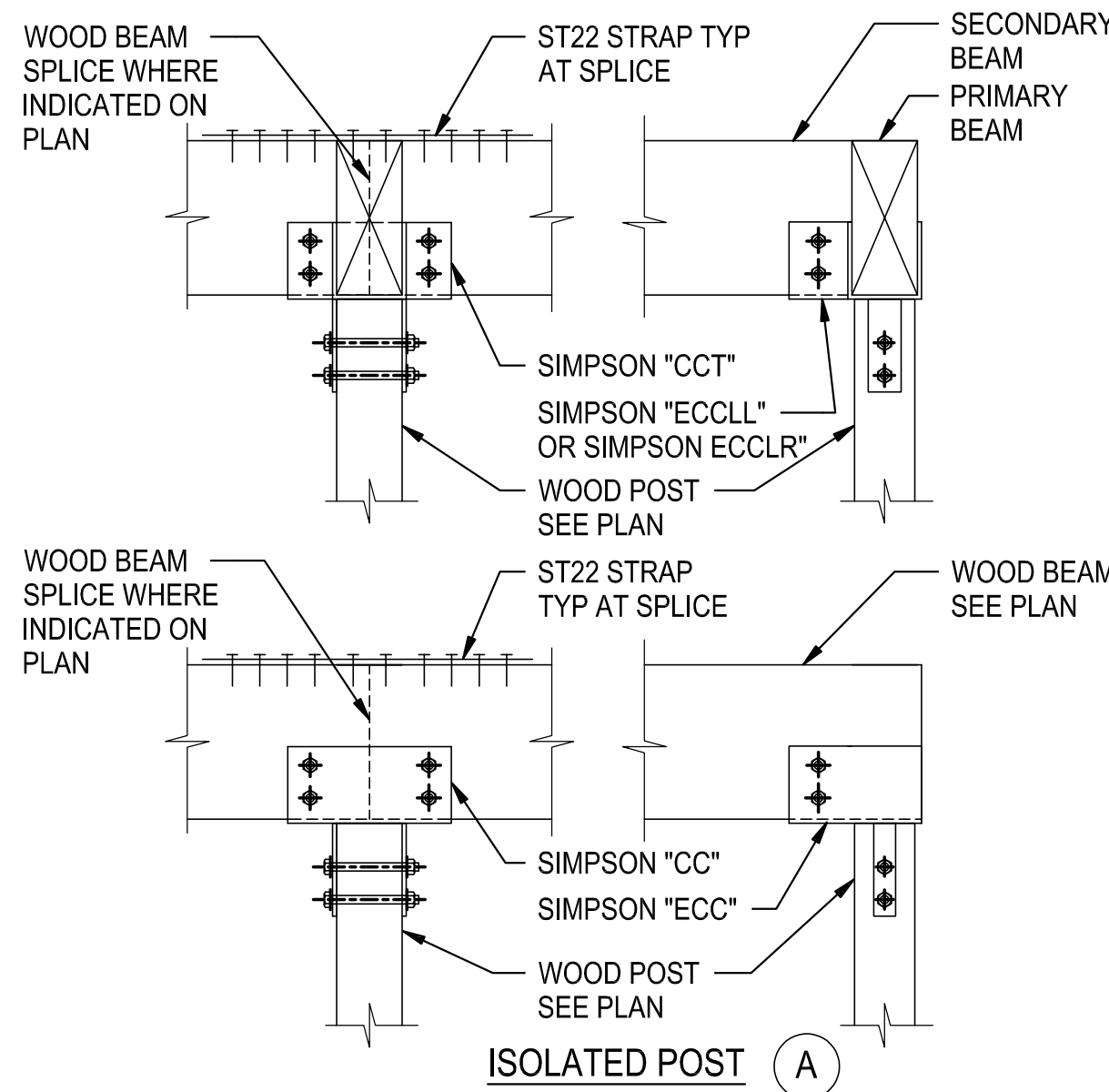


BEAM WITH DIFFERENT WIDTH

TYP WOOD BEAM TO WOOD COLUMN

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

14



ISOLATED POST

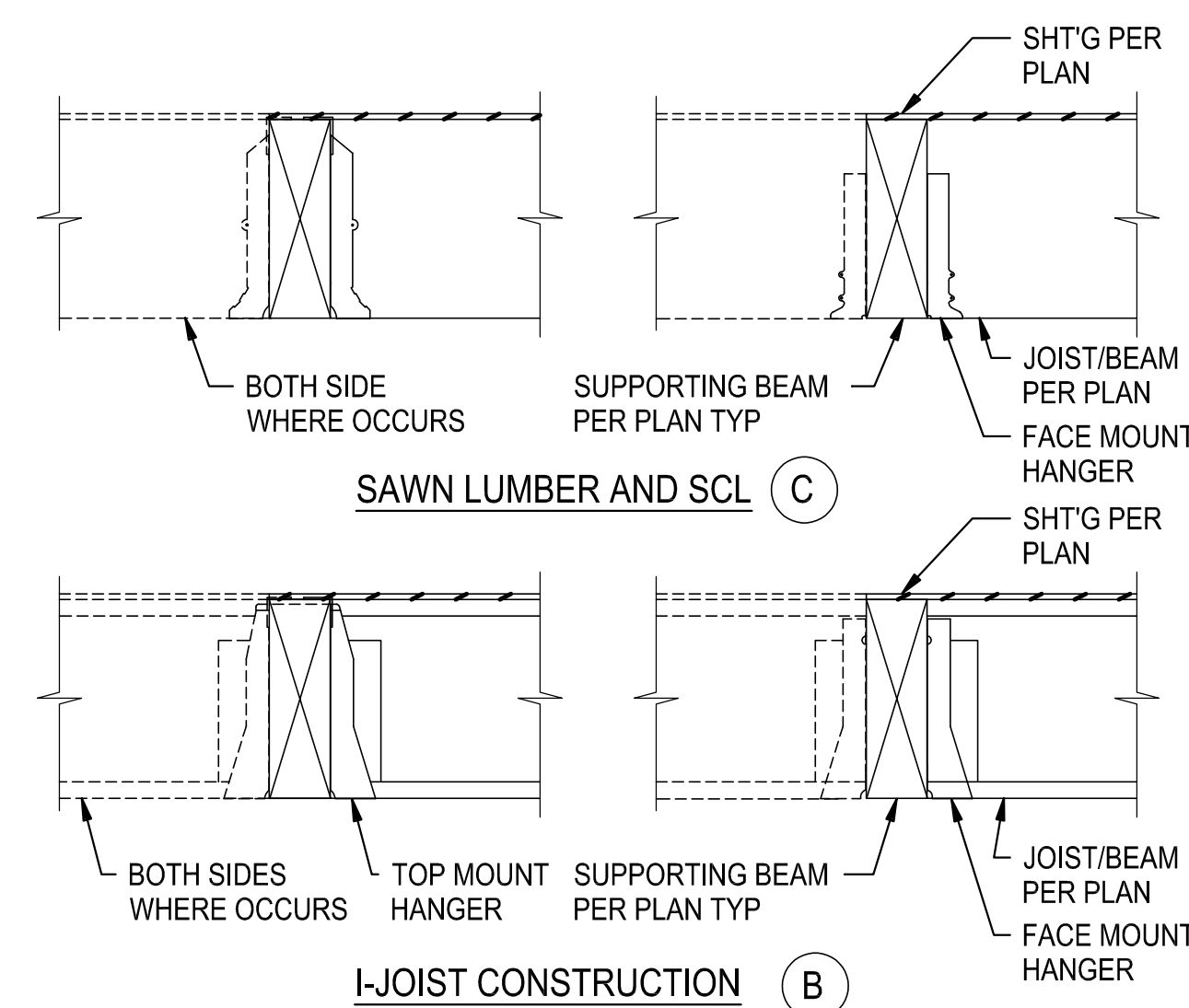
MF01-14

HANGER SCHEDULE - MANUFACTURE: SIMPSON STRONGTIE					
TOP MOUNT HANGER (SEE NOTE 1)			FACE MOUNT HANGER (SEE NOTE 1)		
JOIST/BAM SIZE	HANGER TYPE		JOIST/BAM SIZE	HANGER TYPE	
ALL SAWN LUMBER UNO	SIMPSON HUTF	ESR2553-COLA RR25800	ALL SAWN LUMBER UNO	SIMPSON HU	ESR2549-COLA RR25807
2x6 THRU 2x16	SIMPSON LB	ESR2553-COLA RR25800	2x6 THRU 2x10	SIMPSON LUS	ESR2549-COLA RR25807
2-2x6 THRU 2-2x14	SIMPSON HUSTF	ESR2553-COLA RR25800	2-2x6 THRU 2-2x10	SIMPSON LUS	ESR2549-COLA RR25807
4x6 THRU 4x14	SIMPSON HUSTF	ESR2553-COLA RR25800	4x6 THRU 4x16	SIMPSON HUS	ESR2552-COLA RR25801
ALL I-JOIST UNO	SIMPSON LBV	ESR2615-COLA RR25903	ALL I-JOIST UNO	SIMPSON MIU	ESR2552-COLA RR25801
SINGLE I-JOIST TO WOOD BEAM 9 1/4\"/>	SIMPSON ITS	ESR2615-COLA RR25903	SINGLE I-JOIST TO WOOD BEAM 9 1/4\"/>	SIMPSON IUS	ESR2552-COLA RR25801
ALL PS/LV/L/SL BEAMS UNO	SIMPSON HGLTV	ESR2615-COLA RR25903	ALL PS/LV/L/SL BEAMS UNO	SIMPSON HGU	ESR2652-COLA RR25801
3 1/2\"/>	SIMPSON GLTV	ESR2615-COLA RR25903	3 1/2\"/>	SIMPSON MGU	ESR2552-COLA RR25801
ALL GLULAM BEAMS UNO	SIMPSON EG	ESR2615-COLA RR25903	ALL GLULAM BEAMS UNO	SIMPSON HHGU	ESR2552-COLA RR25801

- NOTES:
- HANGERS SHALL BE USED TO SUPPORT BEAM OR JOIST FROM A SUPPORTING BEAM
 - TOP OR FACE MOUNT HANGERS SHALL BE SELECTED AT CONTRACTOR'S DISCRETION EXCEPT THAT MANUFACTURER'S REQUIREMENTS OF SUPPORTING MEMBERS SHALL BE MET SUCH AS BUT NOT LIMITED TO MIN THICKNEES FOR FASTENER EMBEDMENT MIN EDGE DISTANCE MIN SIZE OF HEADERS ETC
 - PROVIDE SKEWED SLOPED HANGERS AS REQ'D
 - PROVIDE OFFSET OR CONCEALED FLANGE HANGERS AT EDGE CONDITIONS AS NEEDED

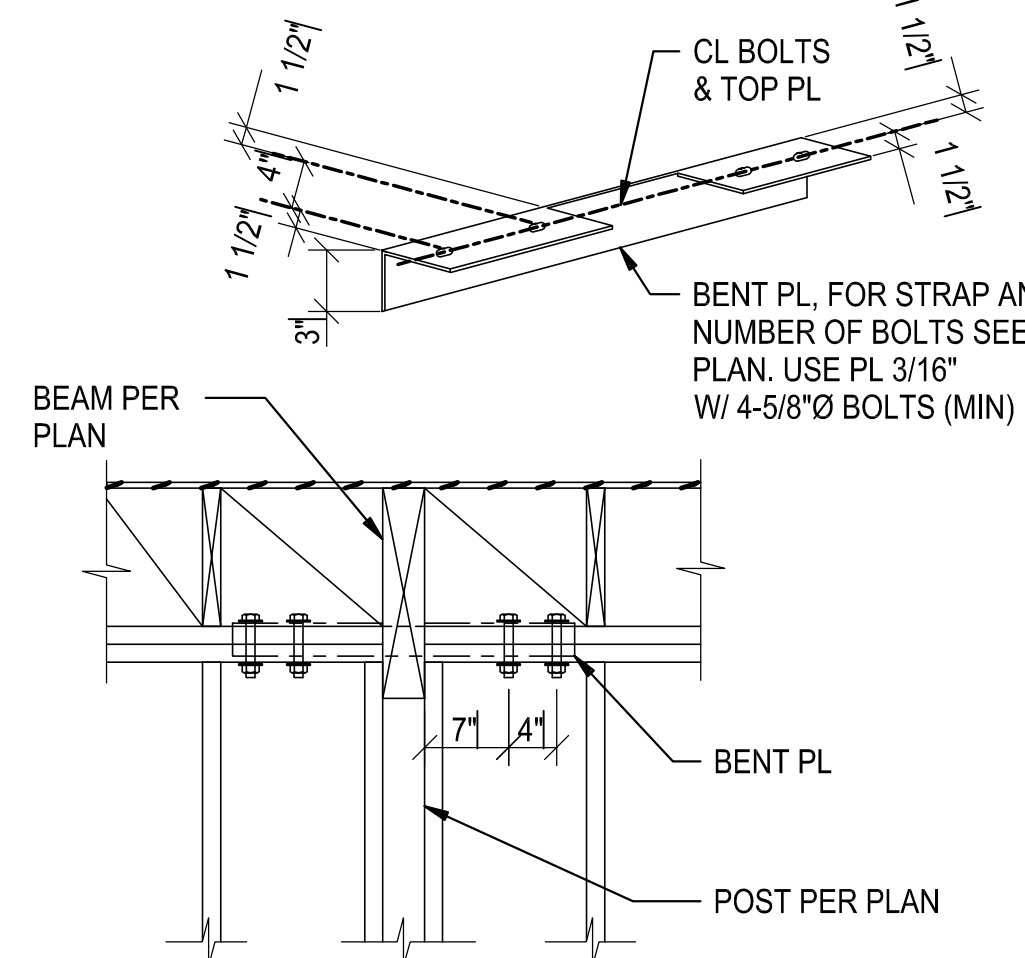
HANGER SCHEDULE AND NOTES

JOIST AND BEAM HANGER SCHEDULE



I-JOIST CONSTRUCTION

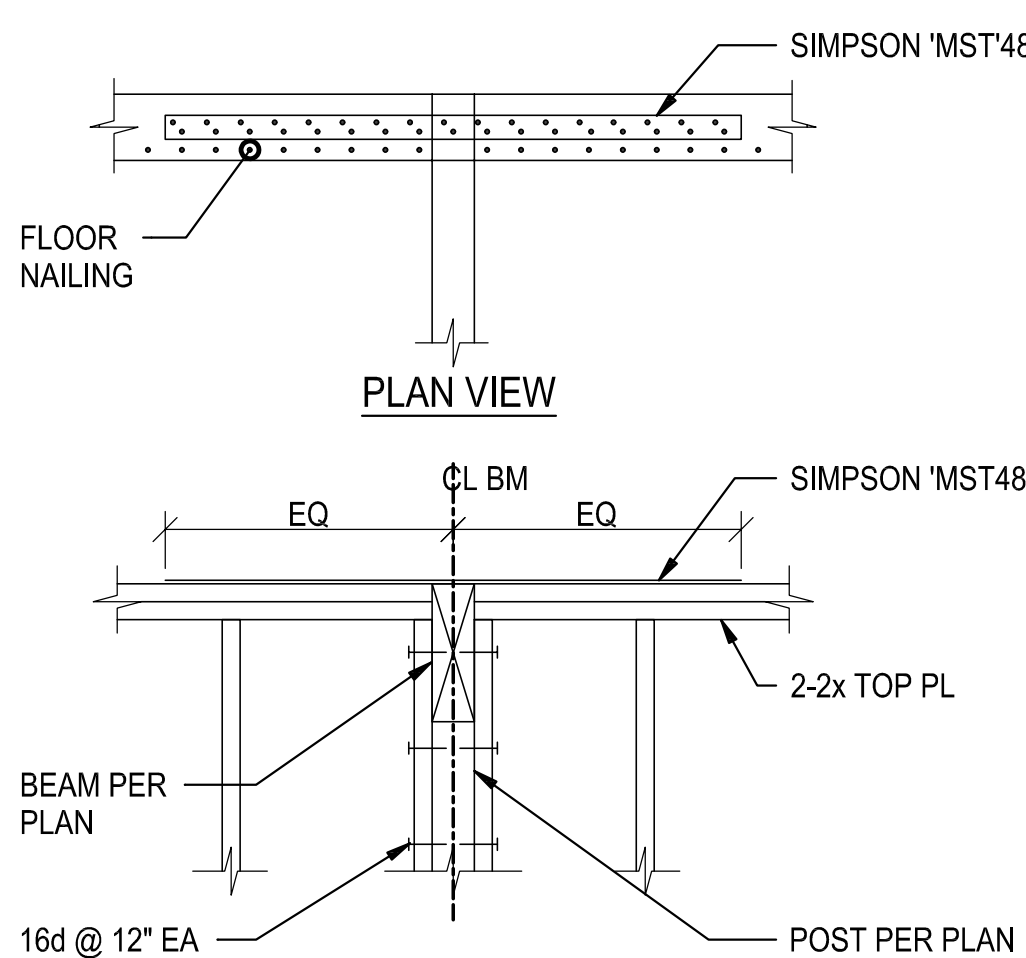
MF01-11



DROP BEAM - E

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

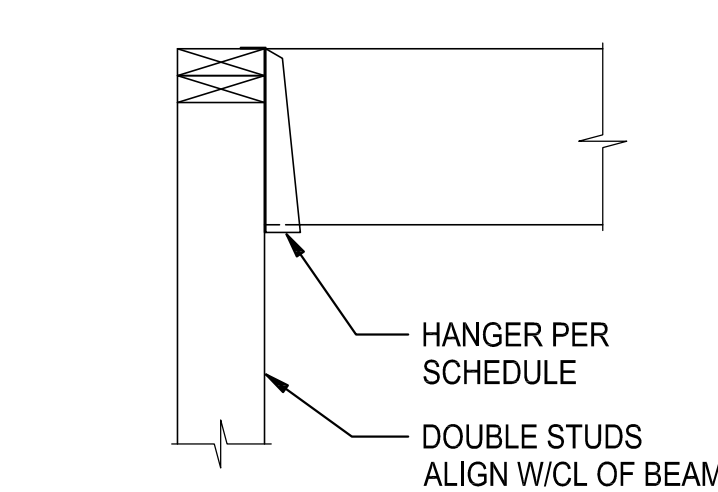
20



DROP BEAM - D

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

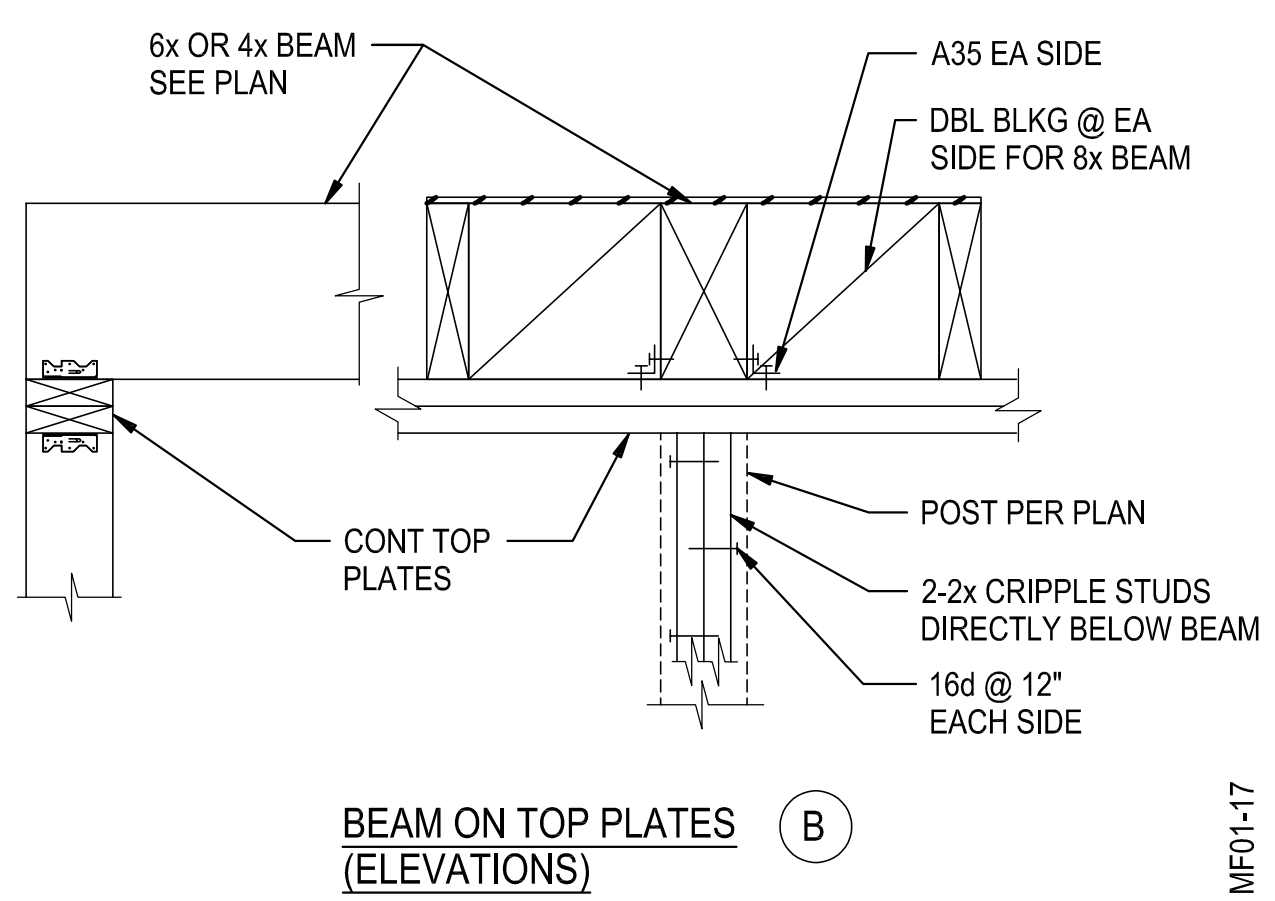
19



BEAM FLUSH

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

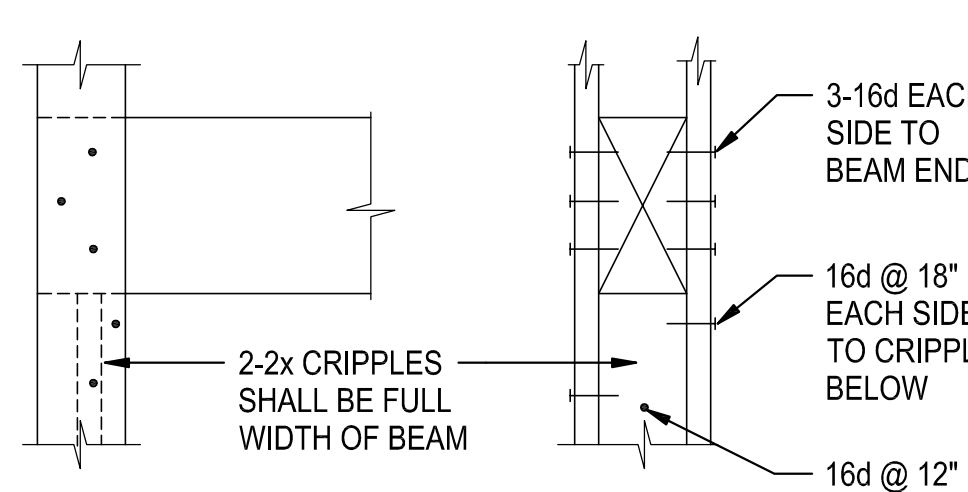
18



BEAM ON TOP PLATES (ELEVATIONS)

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

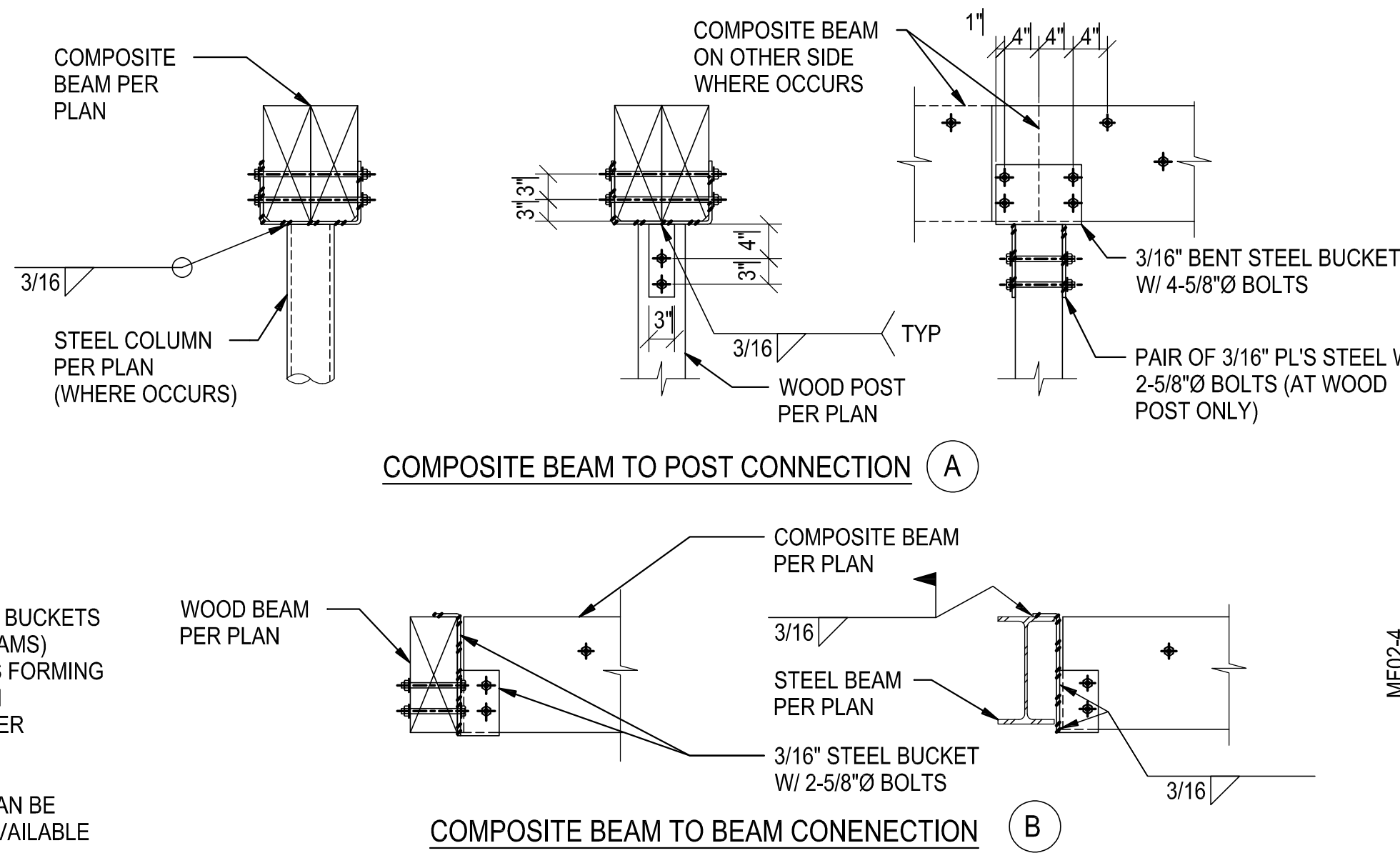
17



BEAM BELOW TOP PLATES (ELEVATIONS)

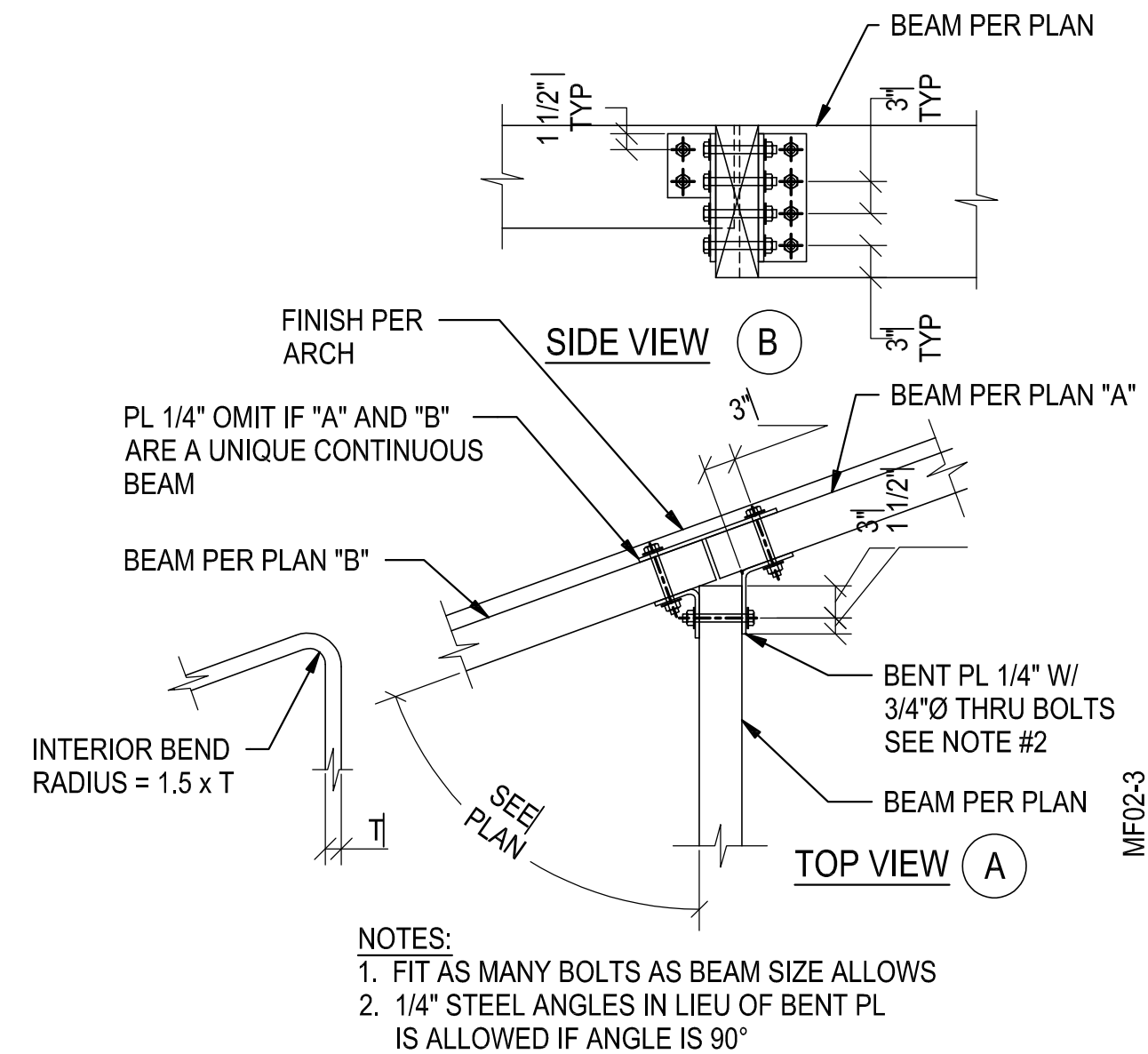
SCALE: 3/4" = 1'-0"

16



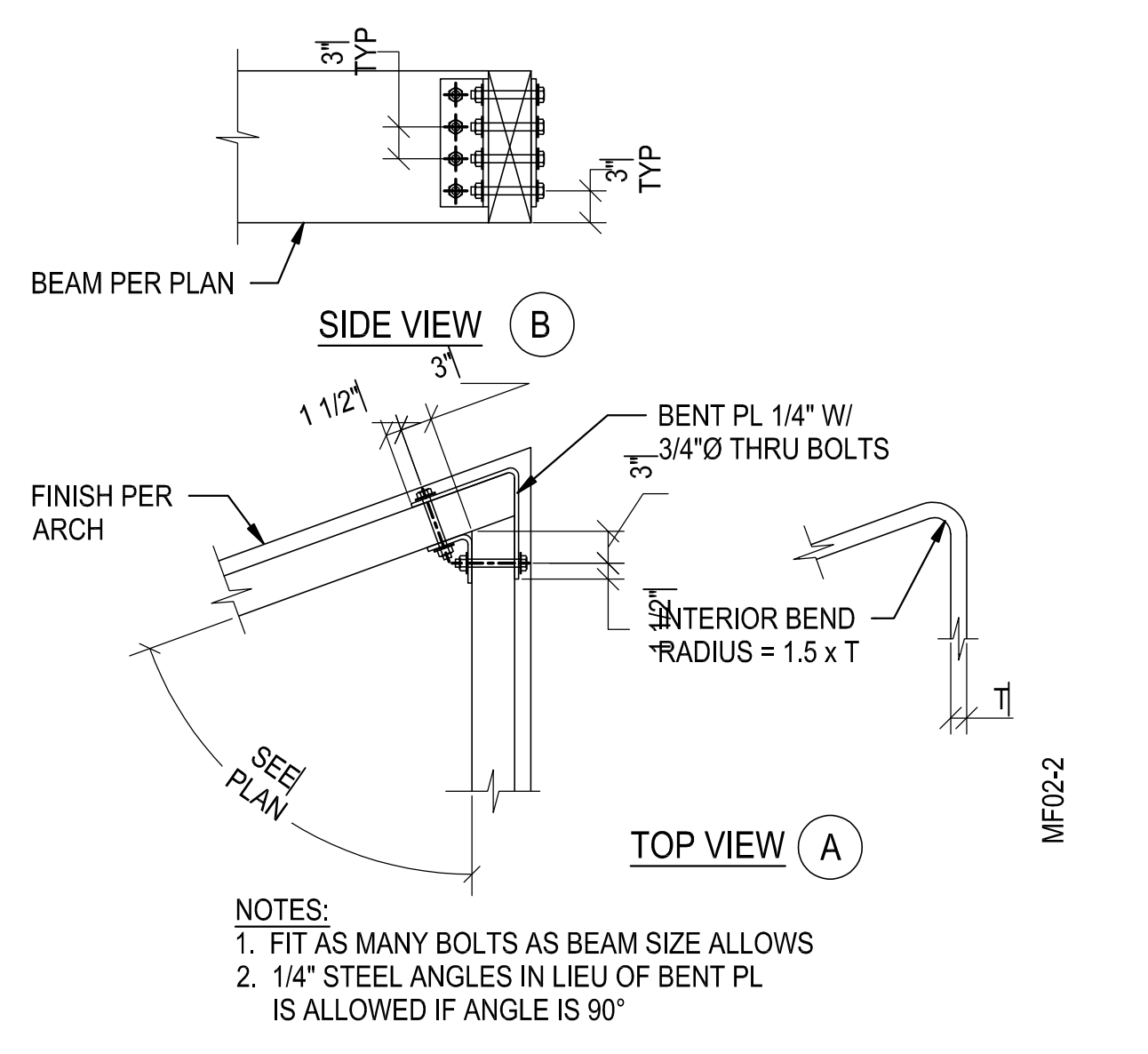
BUCKETS OF BUILTUP BEAMS

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



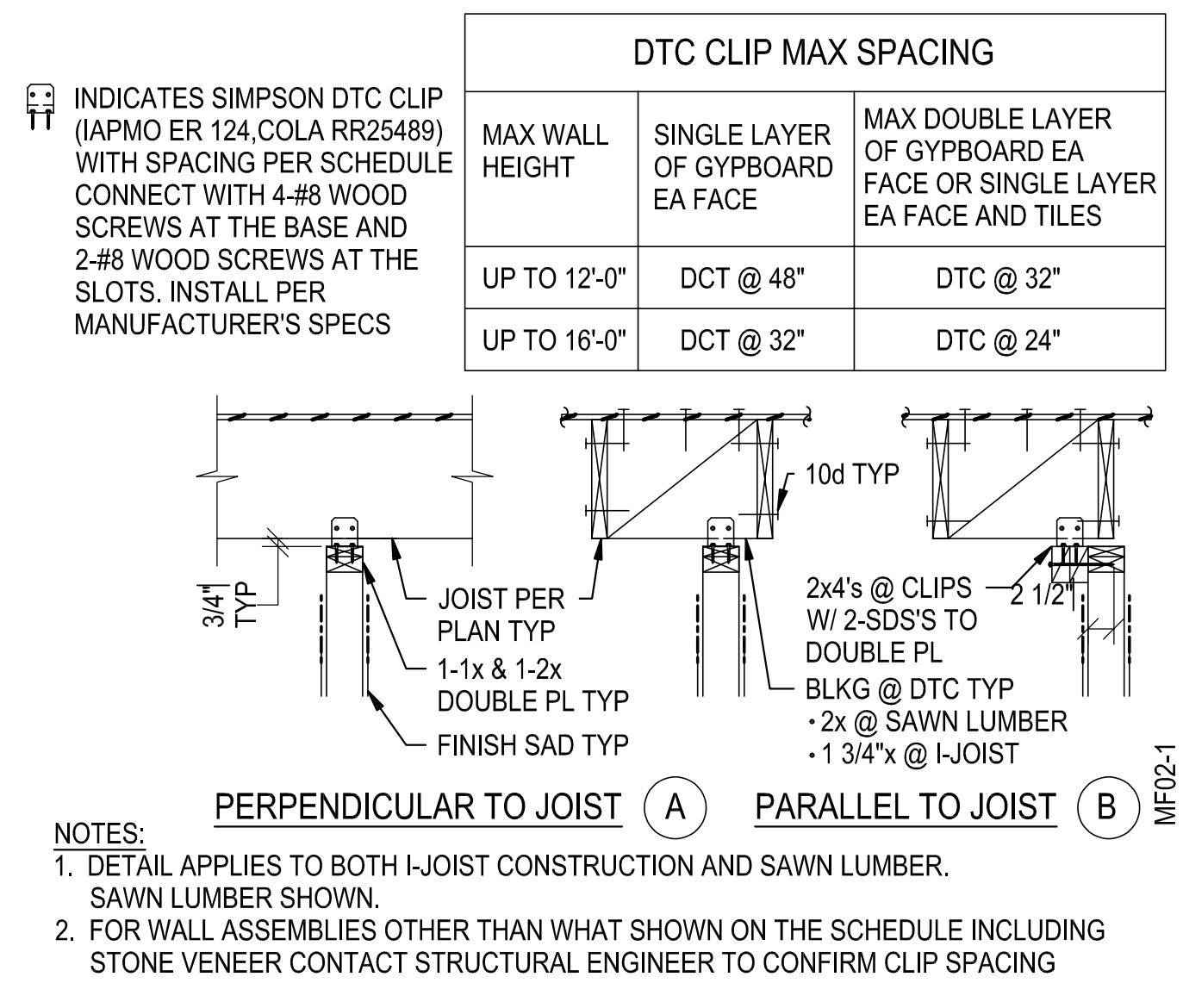
WOOD BEAM "I" CONNECTION

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



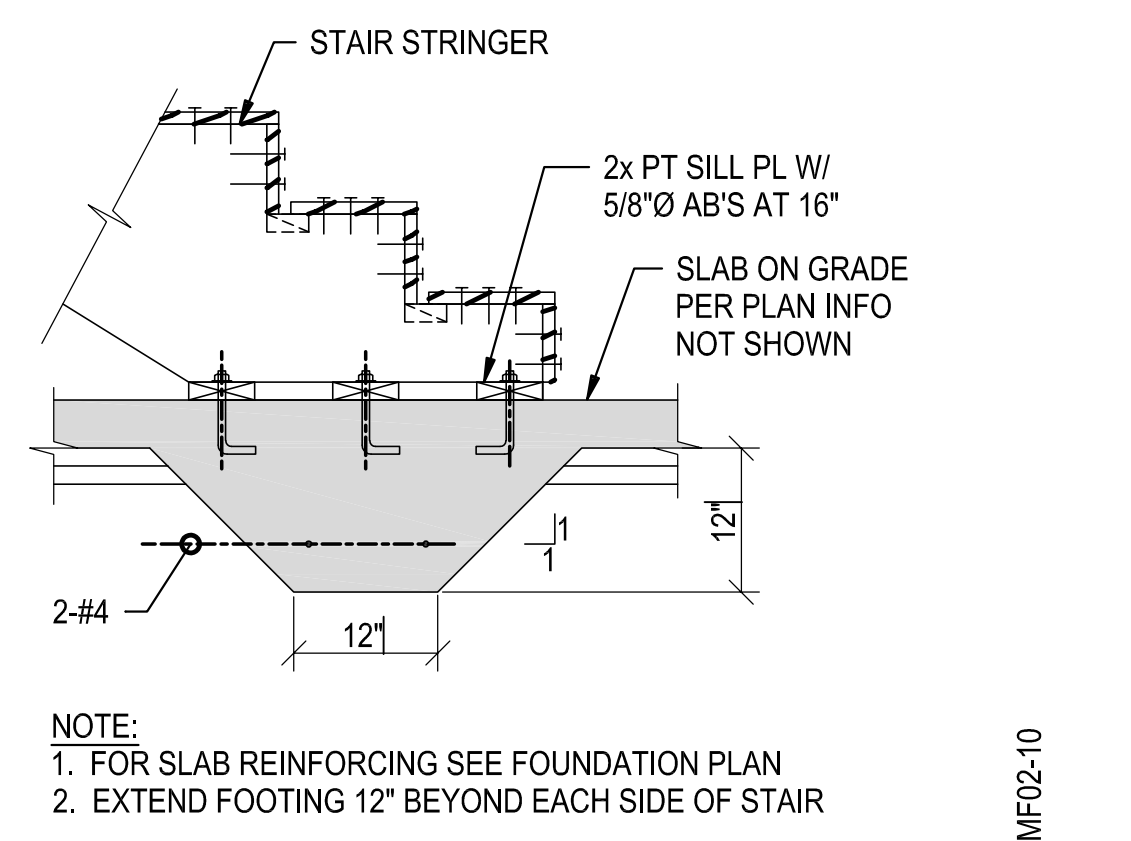
WOOD BEAM "L" CONNECTION

SCALE: 3/4" = 1'-0" 2



TOP CONNECTION @ NON-LOAD BEARING WALL

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

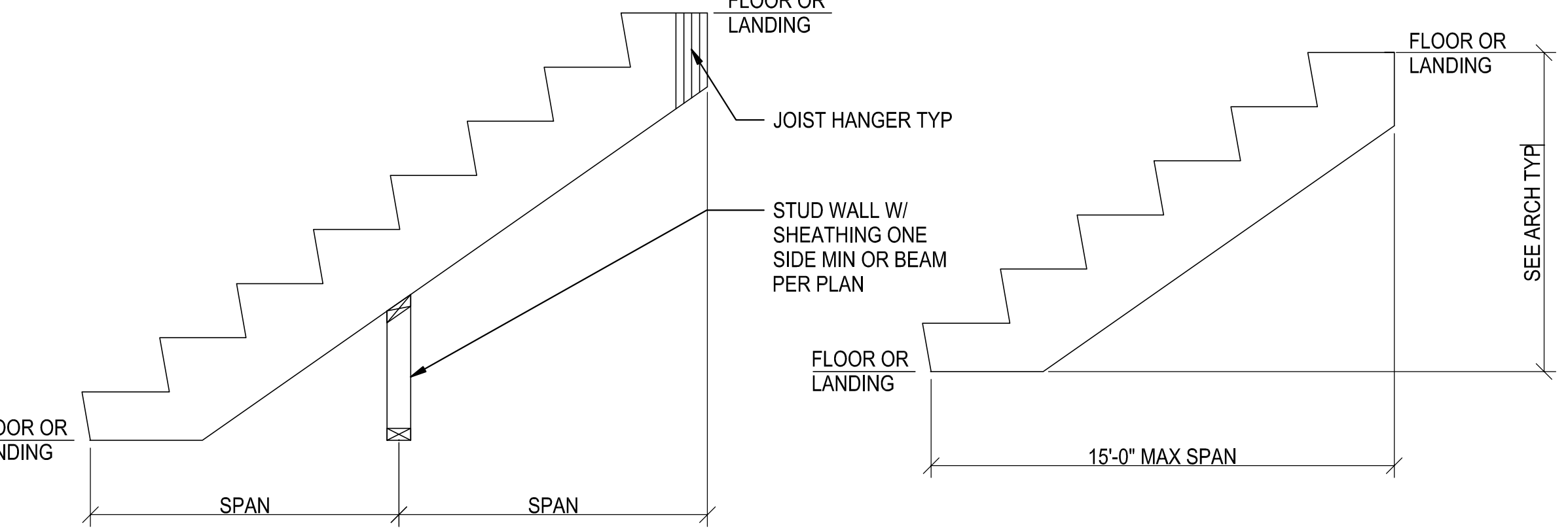


TYP STAIR STRINGER FOOTING

SCALE: 3/4" = 1'-0" 10

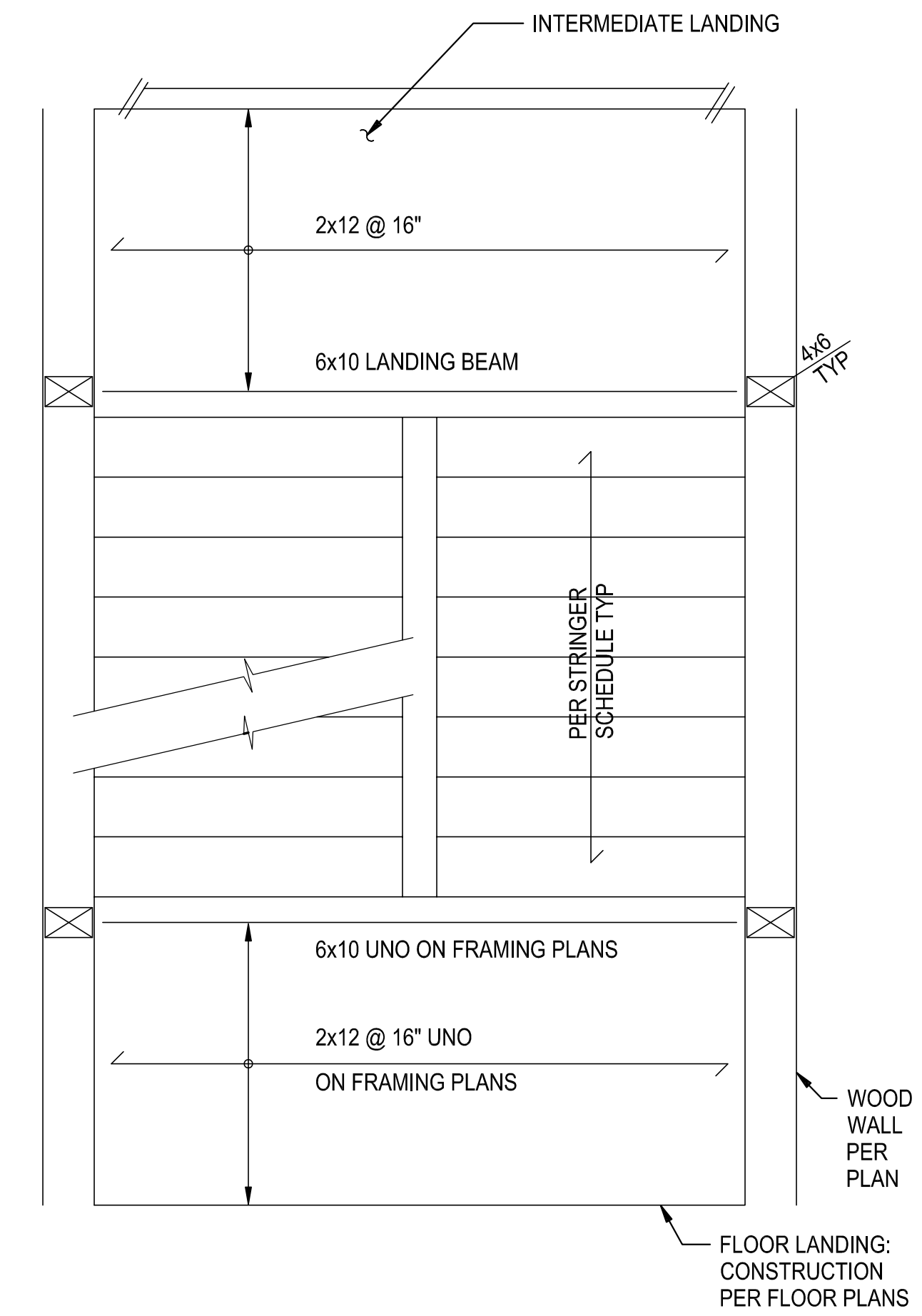
STAIR STRINGER SCHEDULE		
SPAN	MIN STRINGER	SPACING
0 TO 7'-9"	2x14	16"
7'-9" TO 9'-0"	2x14	12"
9'-0" TO 11'-0"	2-2x14	16"
11'-0" TO 13'-0"	2-2x14	12"
13'-0" TO 15'-6"	2-2x14	8"

- NOTES:
1. FOR APPLICATIONS IN SINGLE UNIT OR SINGLE FAMILY RESIDENCE USE DOUGLAS FIR NO. 2 FOR ALL OTHER APPLICATIONS USE DOUGLAS FIR SELECT STRUCTURAL
2. FOR STAIR STRINGER SPAN SEE ARCH DWG
3. SEE ARCH DWG FOR TREAD CONSTRUCTION
4. NAIL DOUBLE 2x4 W/ 2x14 W/ 16d NAILS AT 9" STAGGERED
5. INCREASE STINGER SIZE AS NEEDED TO MEET THE MIN 7 1/2" DIMENSION



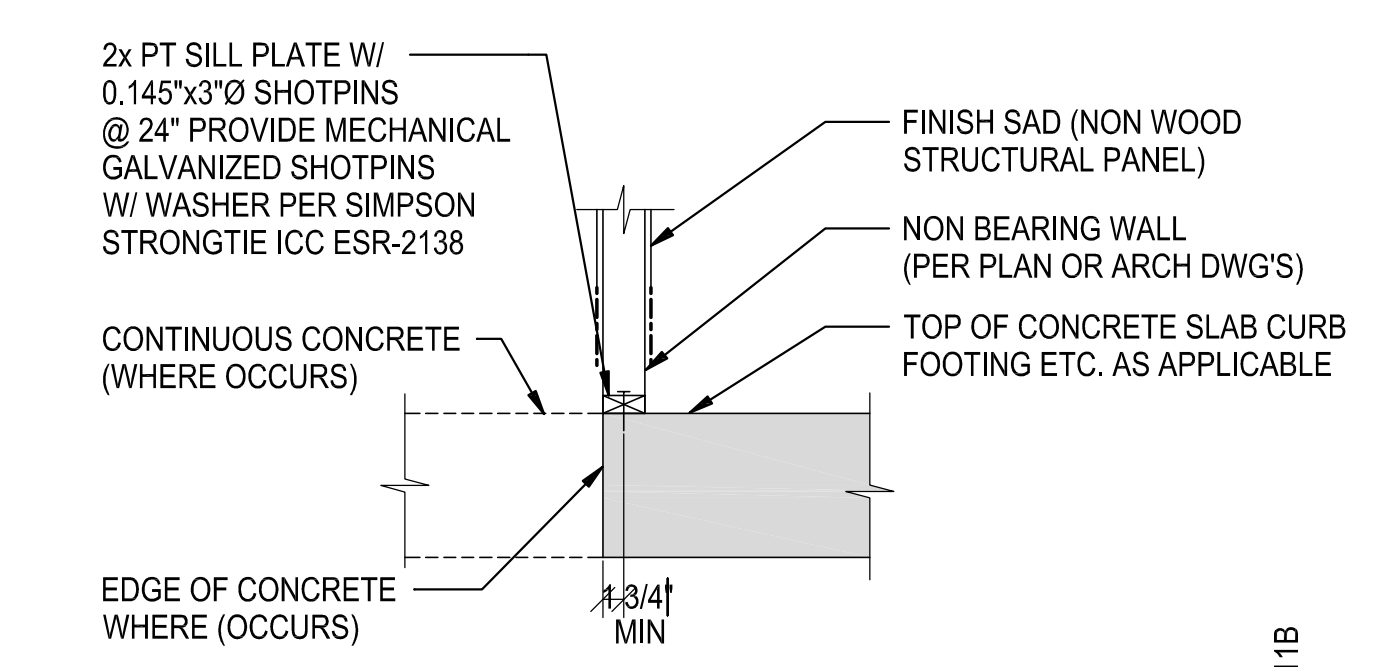
TYP STRINGER CONSTRUCTION

SCALE: 3/4" = 1'-0" 13



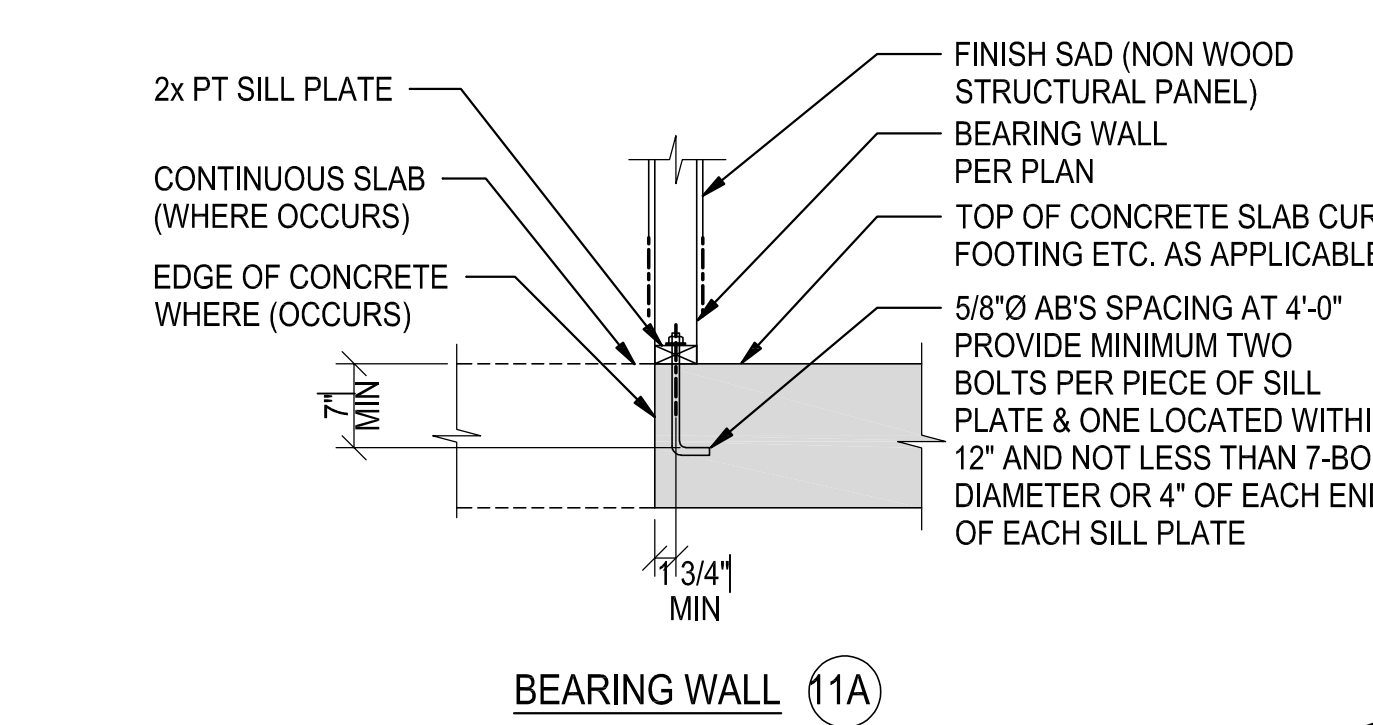
TWO FLIGHT WOOD STAIR

SCALE: 3/4" = 1'-0" 12



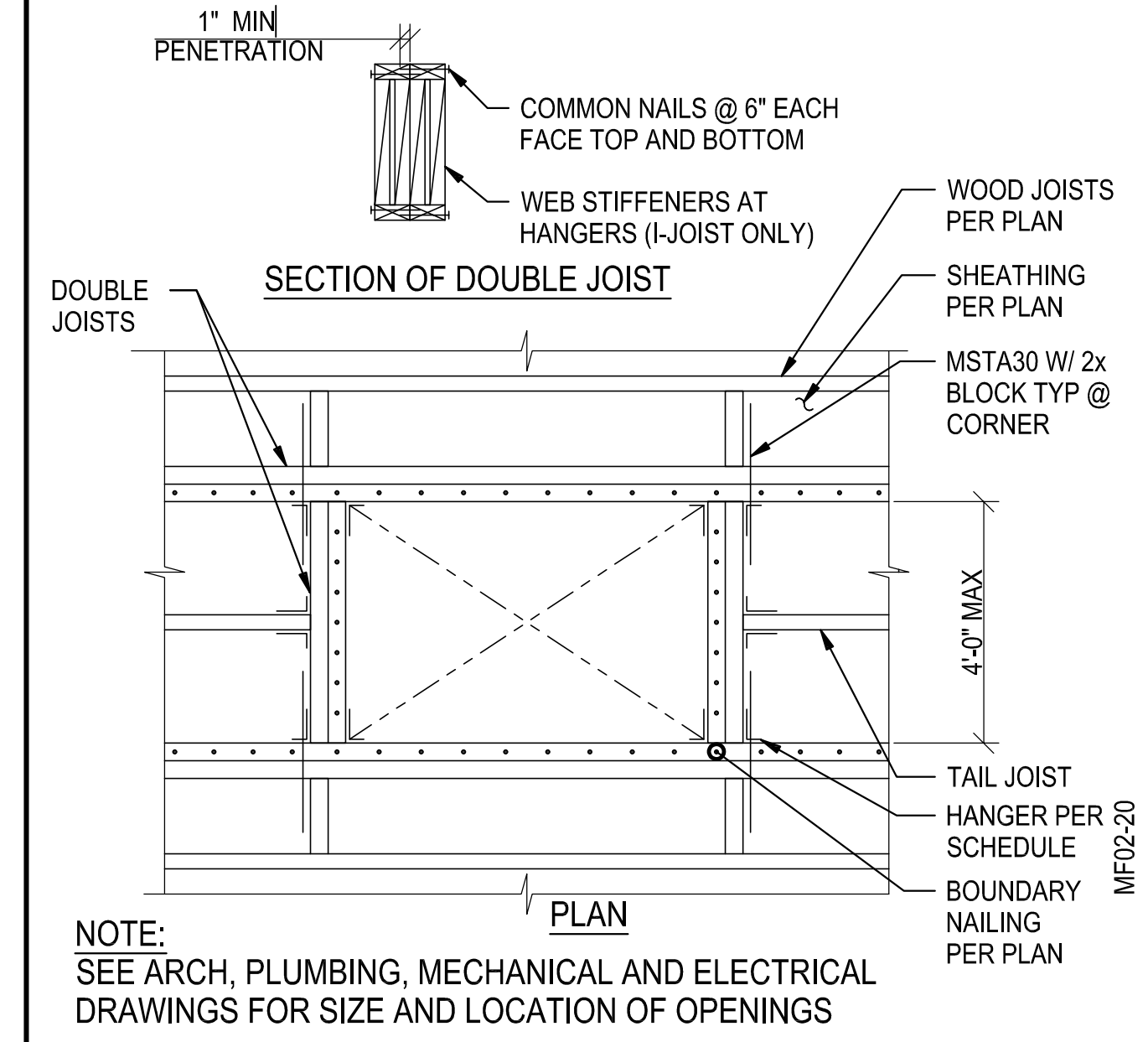
NON BEARING WALL

SCALE: 3/4" = 1'-0" 11B



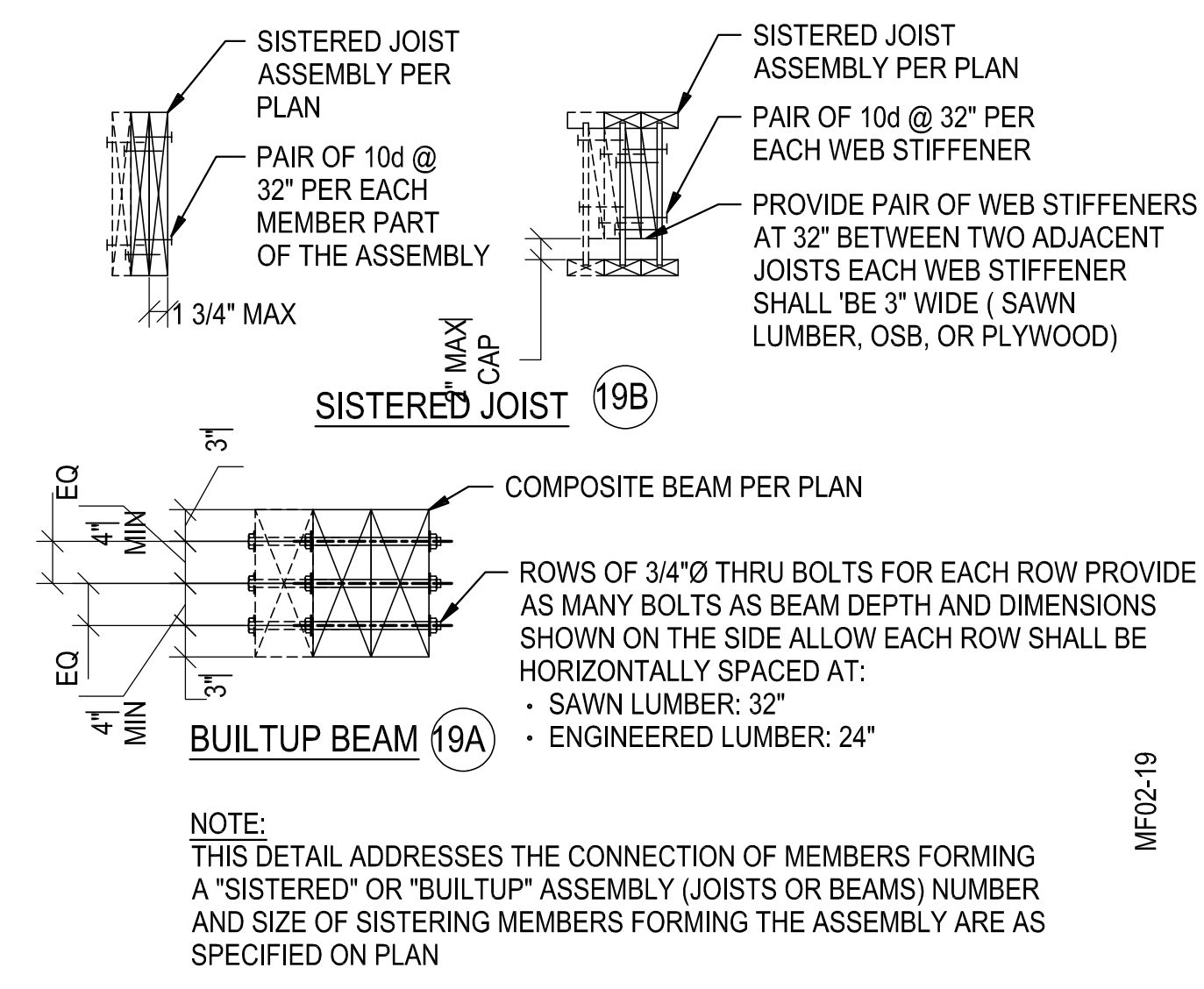
BASE DETAIL @ NON SHEATHED WALL

SCALE: 3/4" = 1'-0" 11



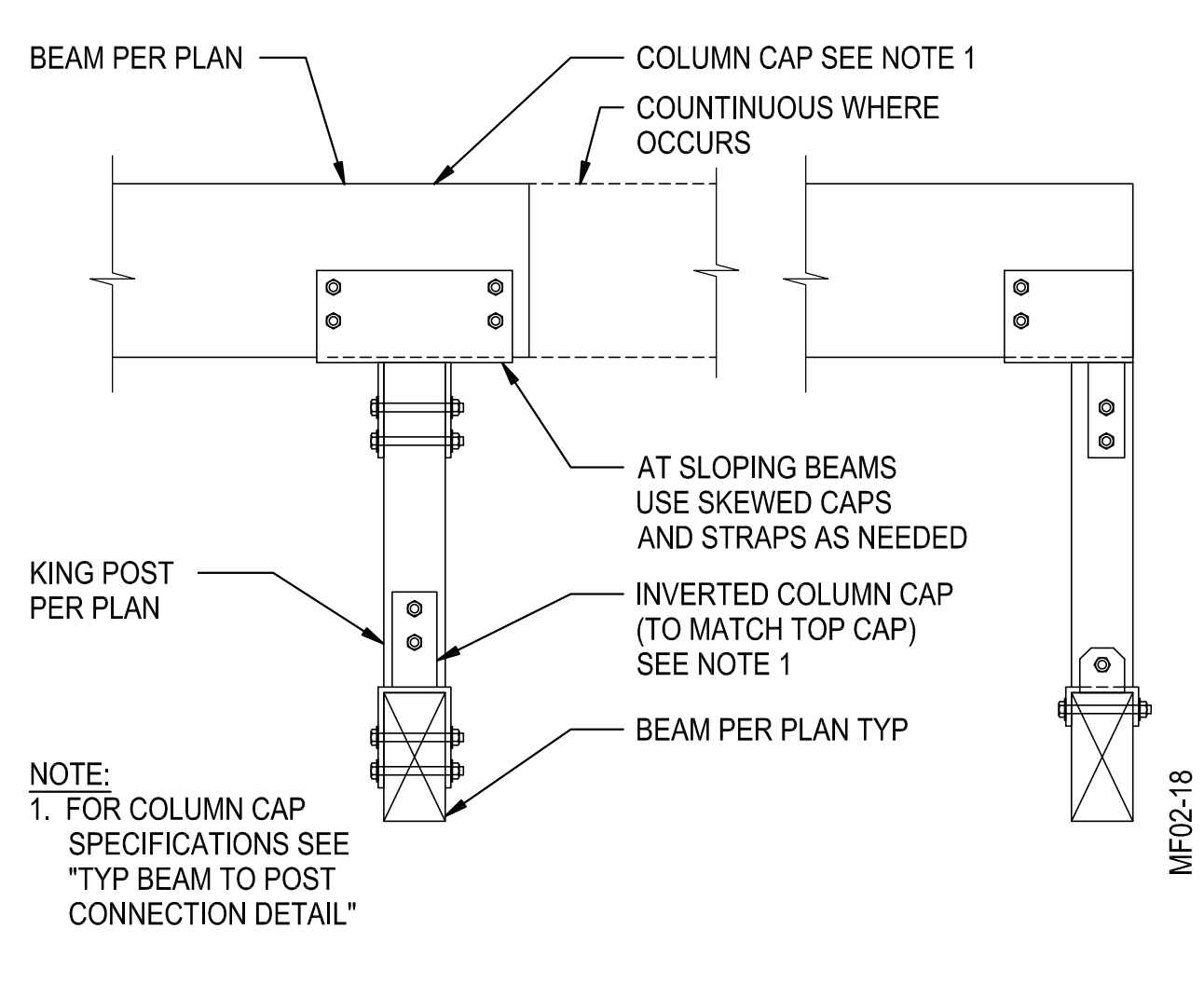
TYP FLOOR AND ROOF OPENING

SCALE: 3/4" = 1'-0" 20



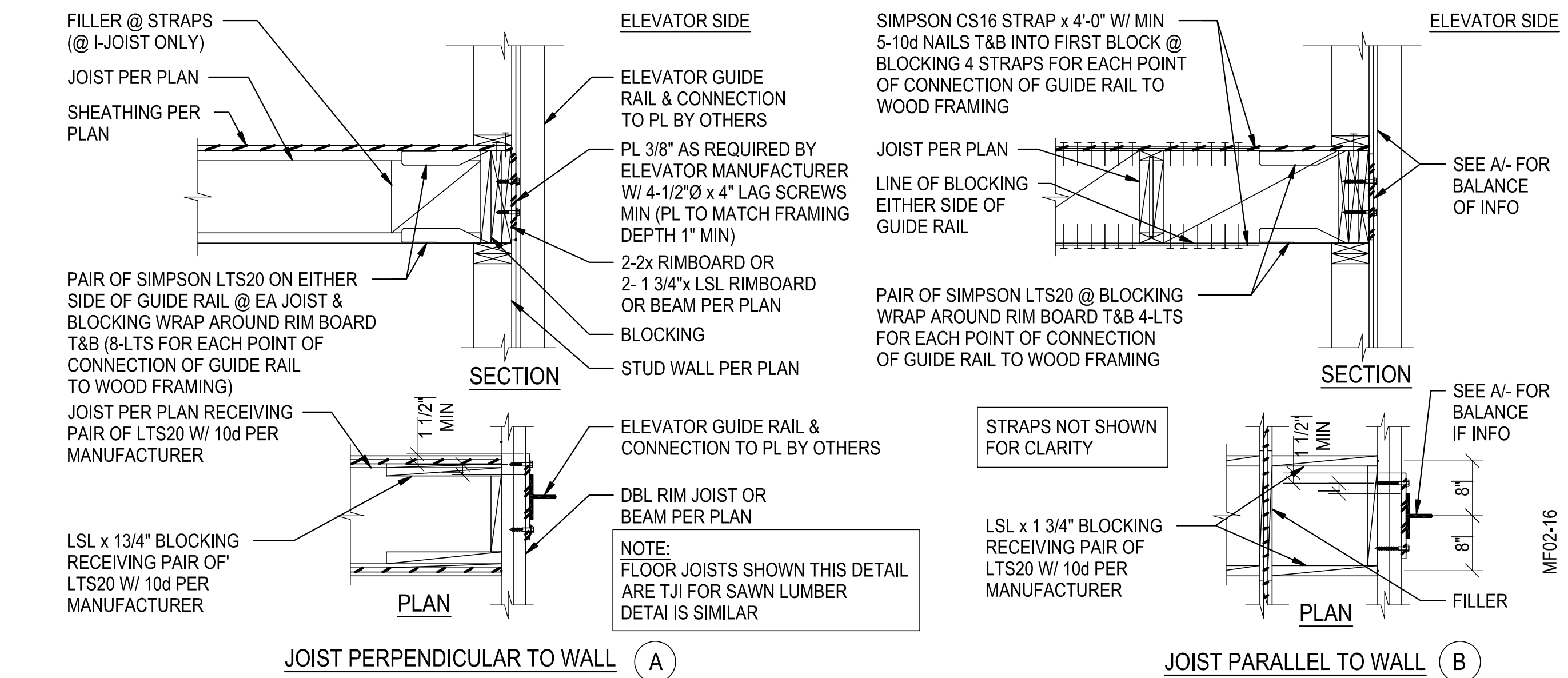
BUILTUP BEAM / SISTERED JOIST

SCALE: 3/4" = 1'-0" 19



TYP KING POST DETAIL

SCALE: 3/4" = 1'-0" 18

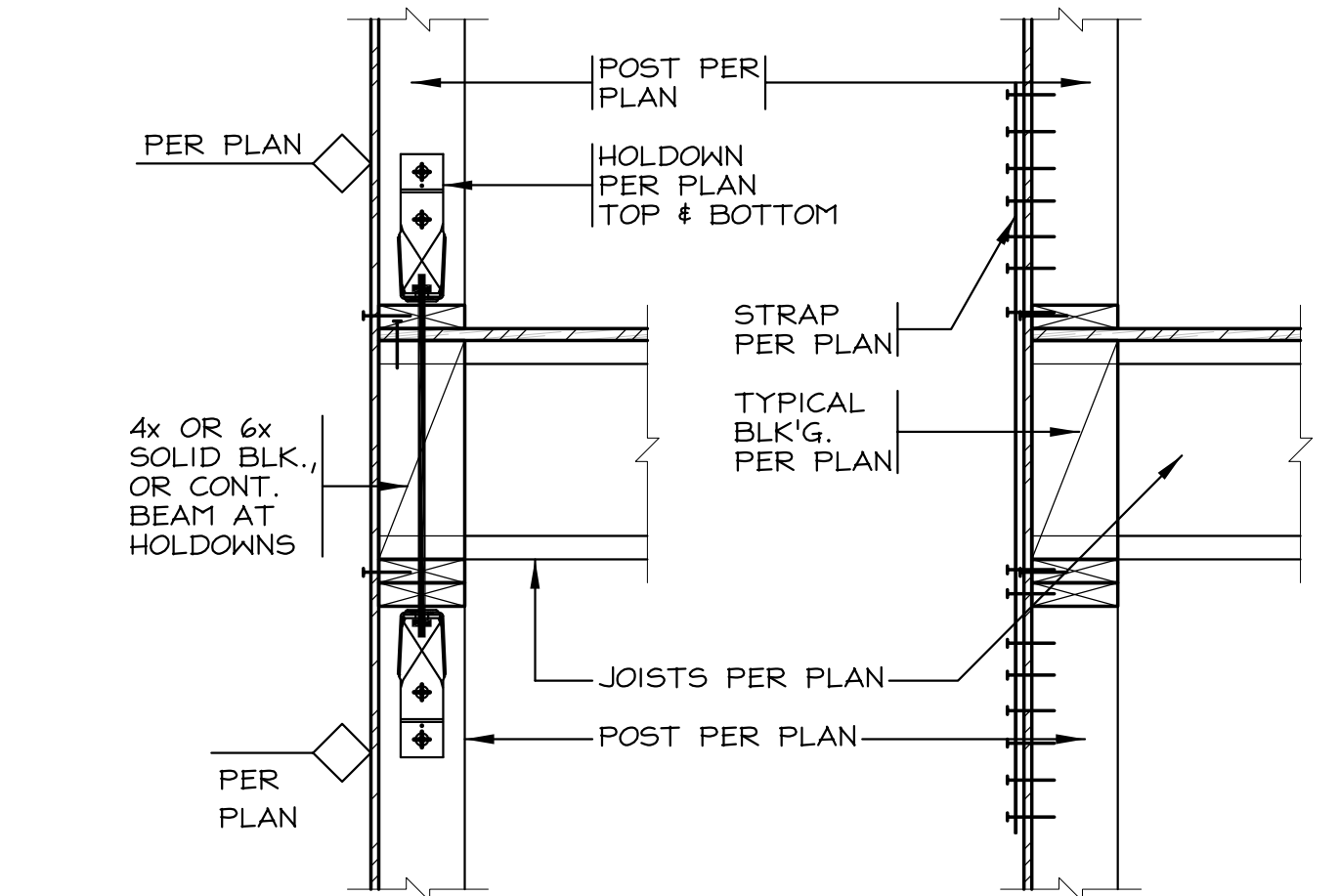


ELEVATOR GUIDE RAIL SUPPORT DETAIL

SCALE: 3/4" = 1'-0" 16

CONNECTION	NAILING
1. Joist or rafters to sides of studs: 8-inch joist or less For each additional 4 inches in depth of joist	3-16d 1-16d
2. Bridging to joist, toenail each end, a. Blocking between joist and rafters - To joist or rafters - Toenails each side, each end b. Blocking between studs, each end	2-8d 2-10d 2-10d toenails or 2-16d
3. 1" x 6" subfloor or less to each joist, face nail	2-8d
4. Wider than 1" x 6" subfloor to each joist, face nail	3-8d
5. 2" subfloor to joist or girder, blind and face nail	2-16d
6. Sole plate to joist or blocking, typical face nail Sole plate to joist or blocking, at braced wall panels	16d@16" 3-16d per 16"
7. Double Top Plates: Lower Plate to 6" studs or less - For each additional 2" depth	3-16d Add 1-16d
8. Studs to Bearings, Toe nails 4" deep studs 6" deep studs - For each additional 2" depth	3-16d 2-16d each side (4 total) Add 1-16d each side (add 2 total)
9. Multiple studs, face nails stagger where possible	16d @ 12"
10. Double Top Plates (*) a. Upper plate to lower plate 6" wide or less (staggered) - For each additional 2" width b. Lap splice 6" wide or less - For each additional 2" width	16d@16" add 16d@16" 8-16d each side of splice Add 8-16d each side of splice
11. Blocking between joists or rafters to top plate, toenail	3-8d
12. Rim joist to top plate, toenail	8d @ 6"
13. Upper plate to lower plate @ intersection (nominal) wide or less plate - For each additional 2" width	3-16d(**) add 1-16d(**)
14. Continuous header, two pieces	16d @ 16" along each edge
15. Ceiling joists to plate, toenail	3-8d
16. Continuous header to stud, toenail 4" deep studs 6" deep studs - For each additional 2" depth	3-16d 2-16d each side (4 total) Add 1-16d each side (add 2 total)
17. Ceiling joists, laps over partitions, face nail	3-16d
18. Ceiling joists parallel rafters, face nail	3-16d
19. Joist or rafters at all bearings - toenails, each side	2-10d
20. 1" (25mm) brace to each stud and plate, face nail	2-8d
21. 1" x 8" (25mm x 203mm) sheathing or less to each bearing, face nail	2-8d
22. Wider than 1" x 8" (25mm x 203mm) sheathing to each bearing, face nail	3-8d
23. Built-up corner studs	16d@24"
24. Built-up girders and beams	20d @ 32" at top and bottom staggered and 2-20d at ends and at each splice
25. 2" (51mm) planks	2-16d at each bearing
26. Sheathing at all bearing: plywood at all edges plywood at interior supports	8d @ 6" 8d @ 12"
27. Ceiling strips to underside of joists, at each bearing, stronghold, (annularly grooved) nails to be used as follows: (predrill as required to prevent splitting) 2x3 @ 24" max. span 2x3 @ 24" to 48" spans	1-16d 2-16d
28. Ribbons to studs: 1" ribbons 2" ribbons	2-8d 2-16d
29. Double joist under partitions Where not blocked apart. (staggered) Where blocked apart. @ blocking each side	16d @ 12" 2-16d
30. Use machine nailing is subject to a satisfactory job site demonstration and approval by the architect or structural engineer	

TYP TOE-NAIL DETAIL



W7 HOLD-DOWN TO POST

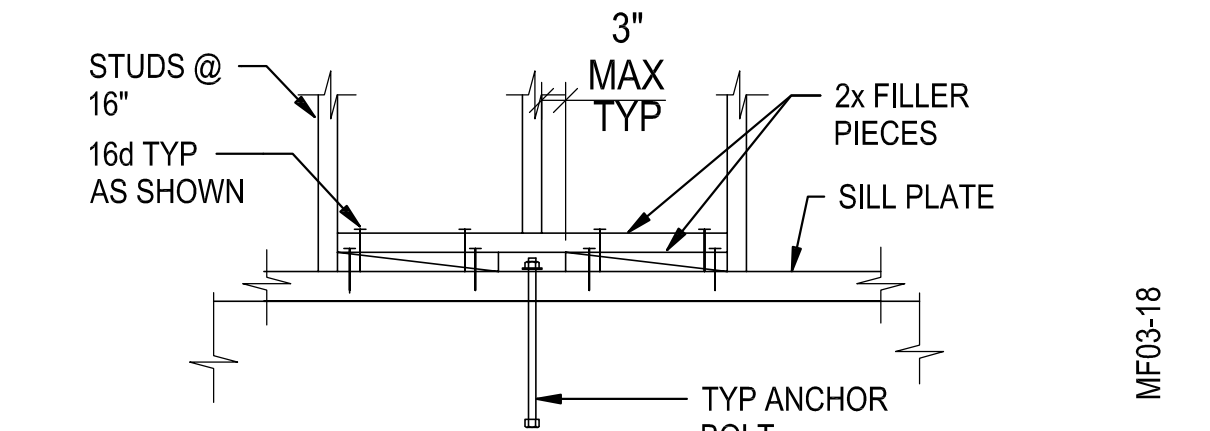
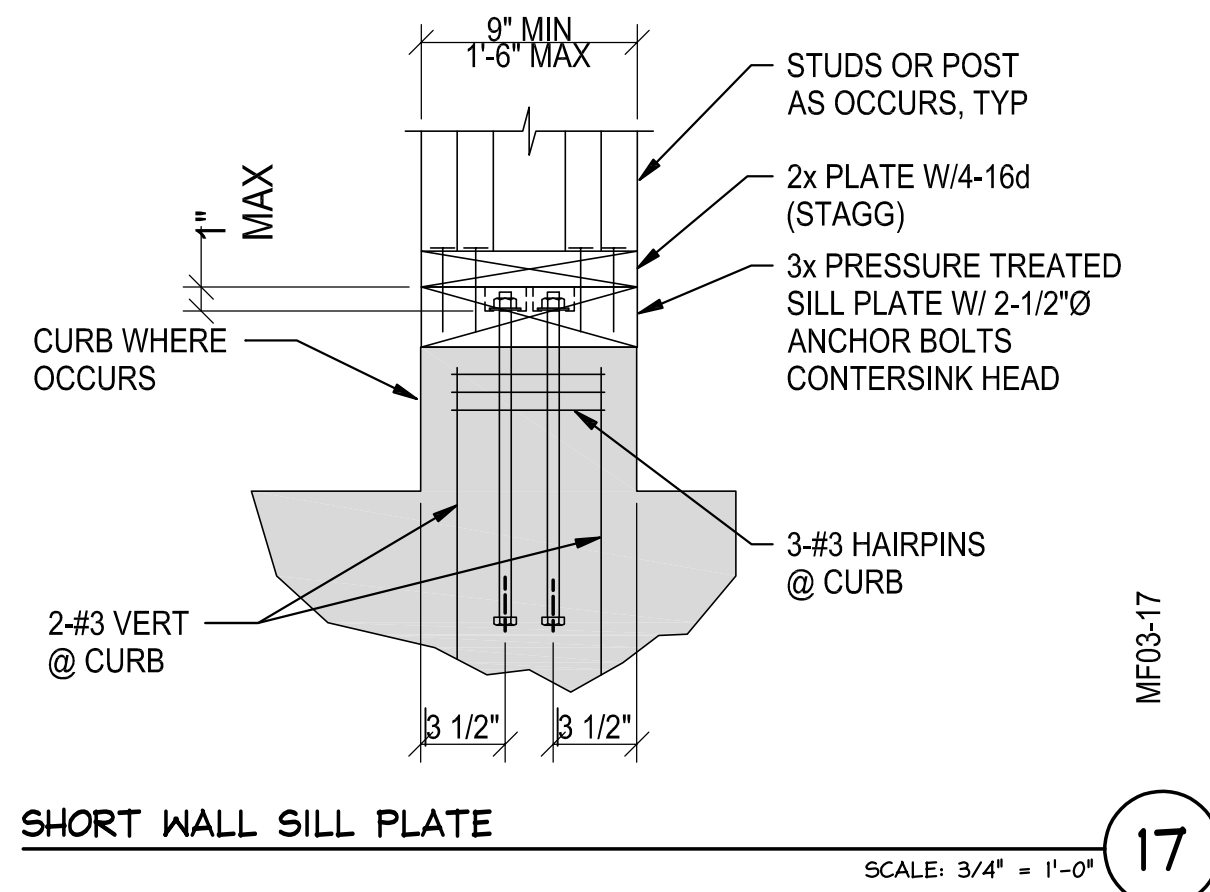
OR FILLET PER SCHEDULE

HOLD-DOWN TO BEAM

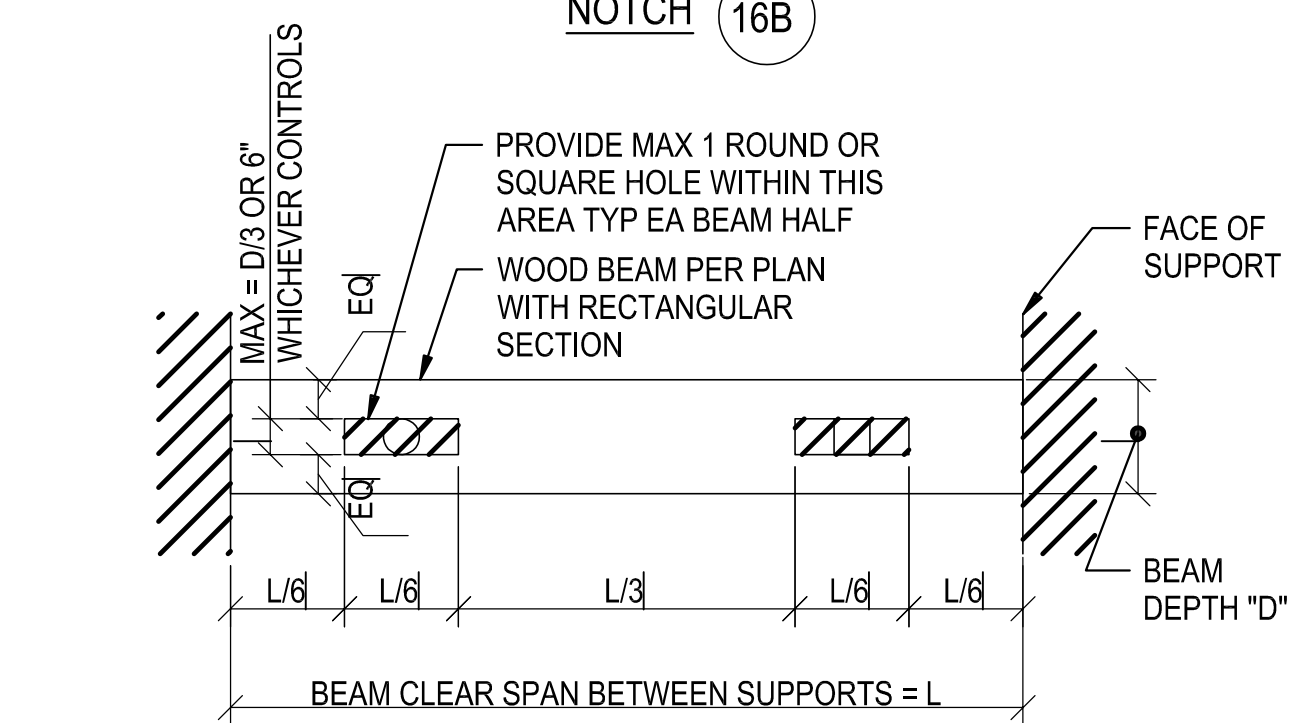
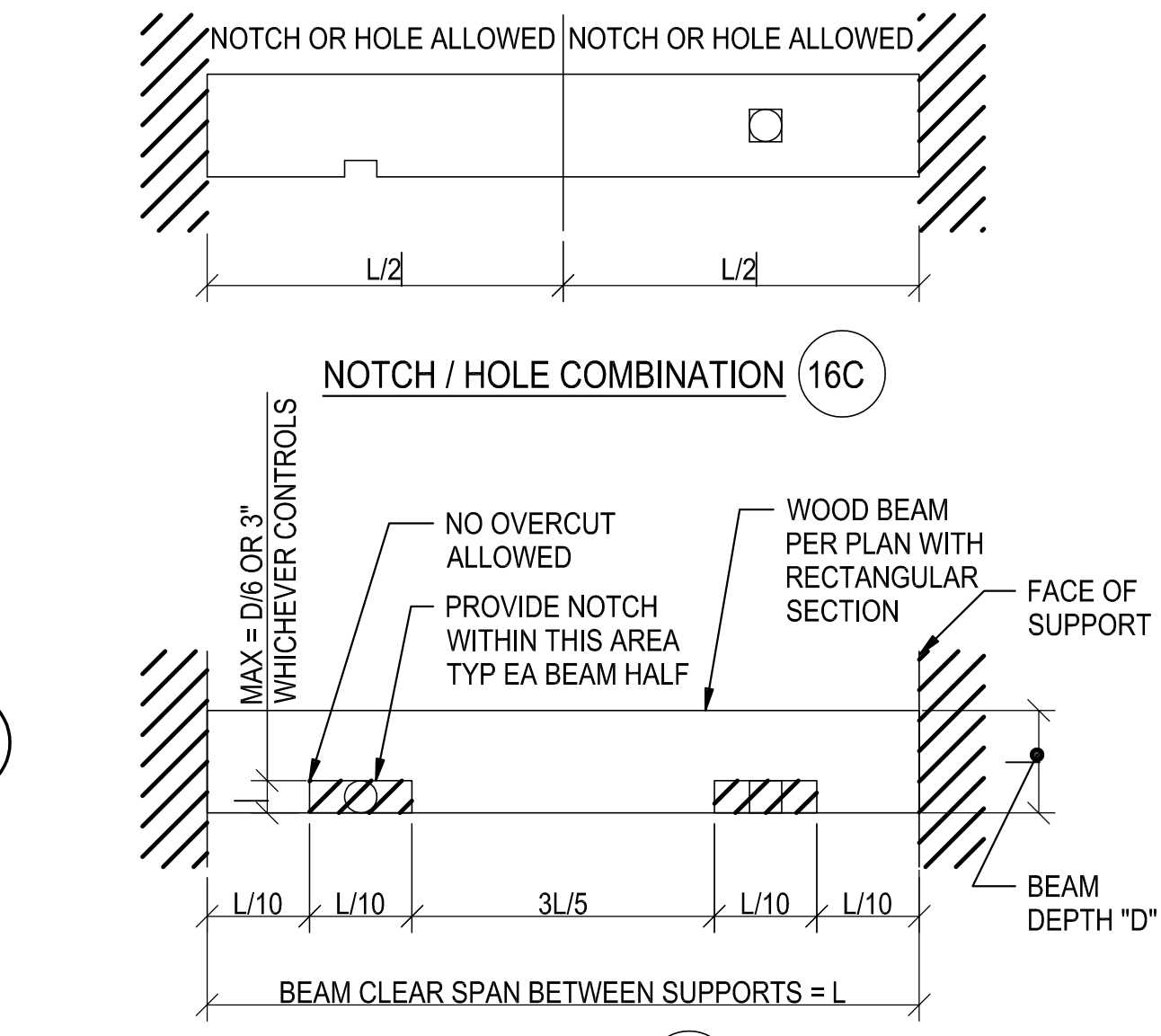
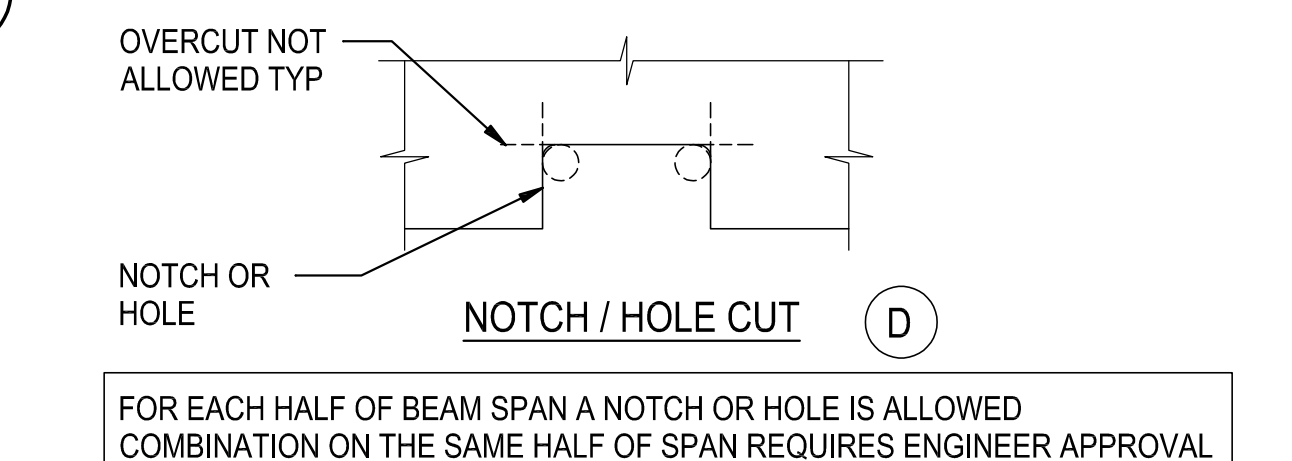
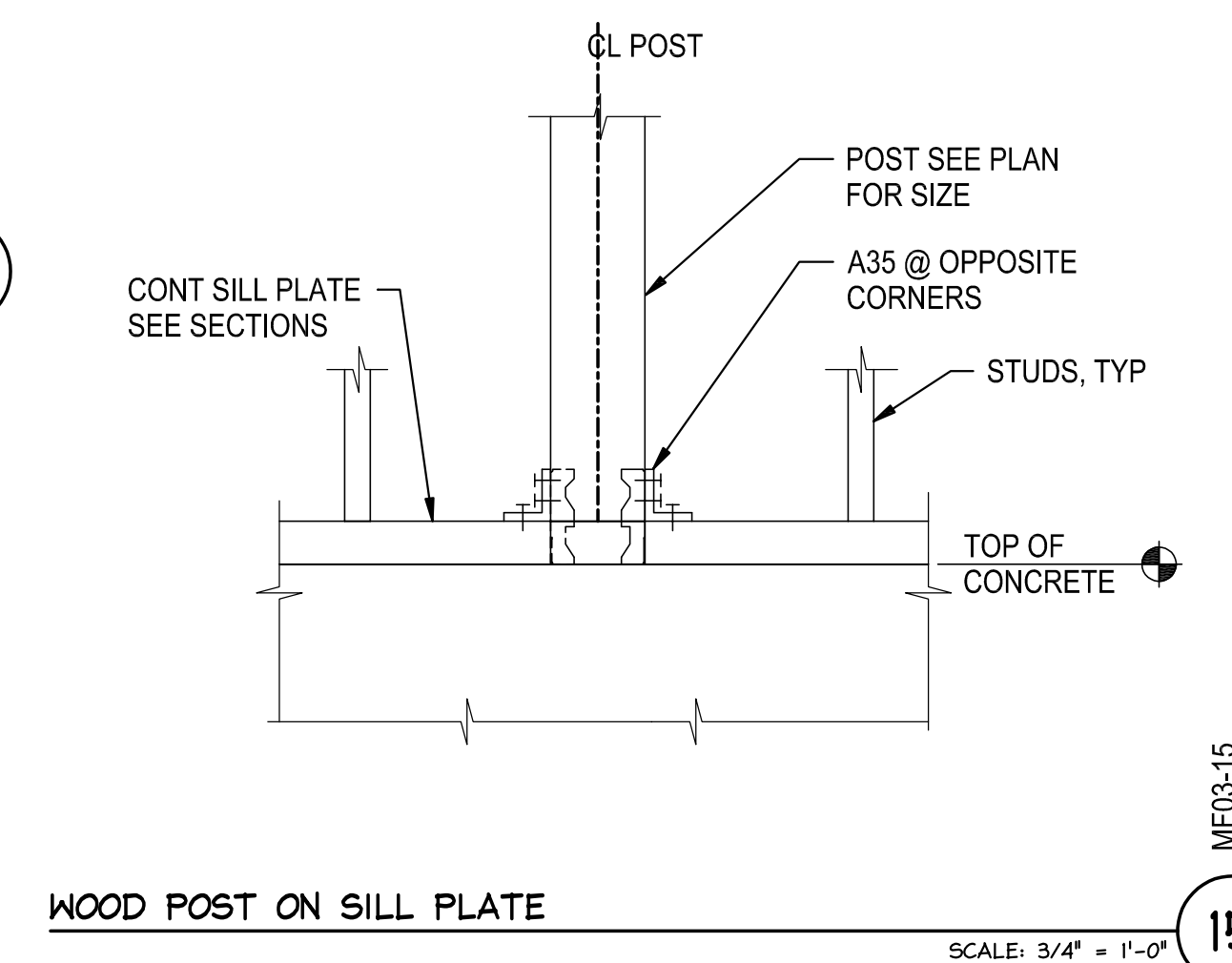
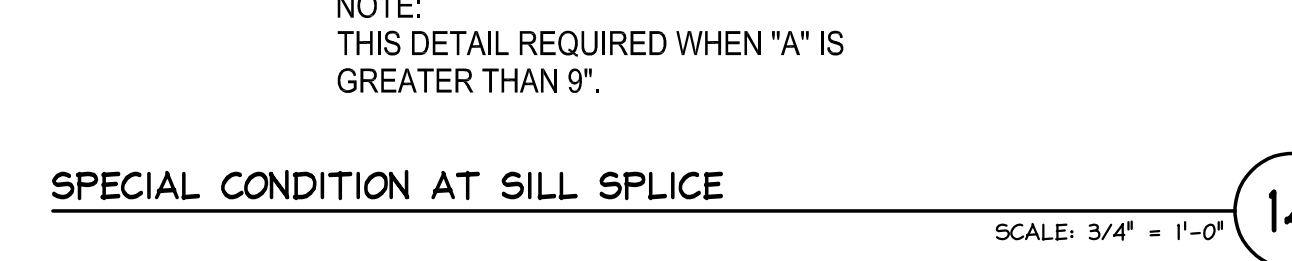
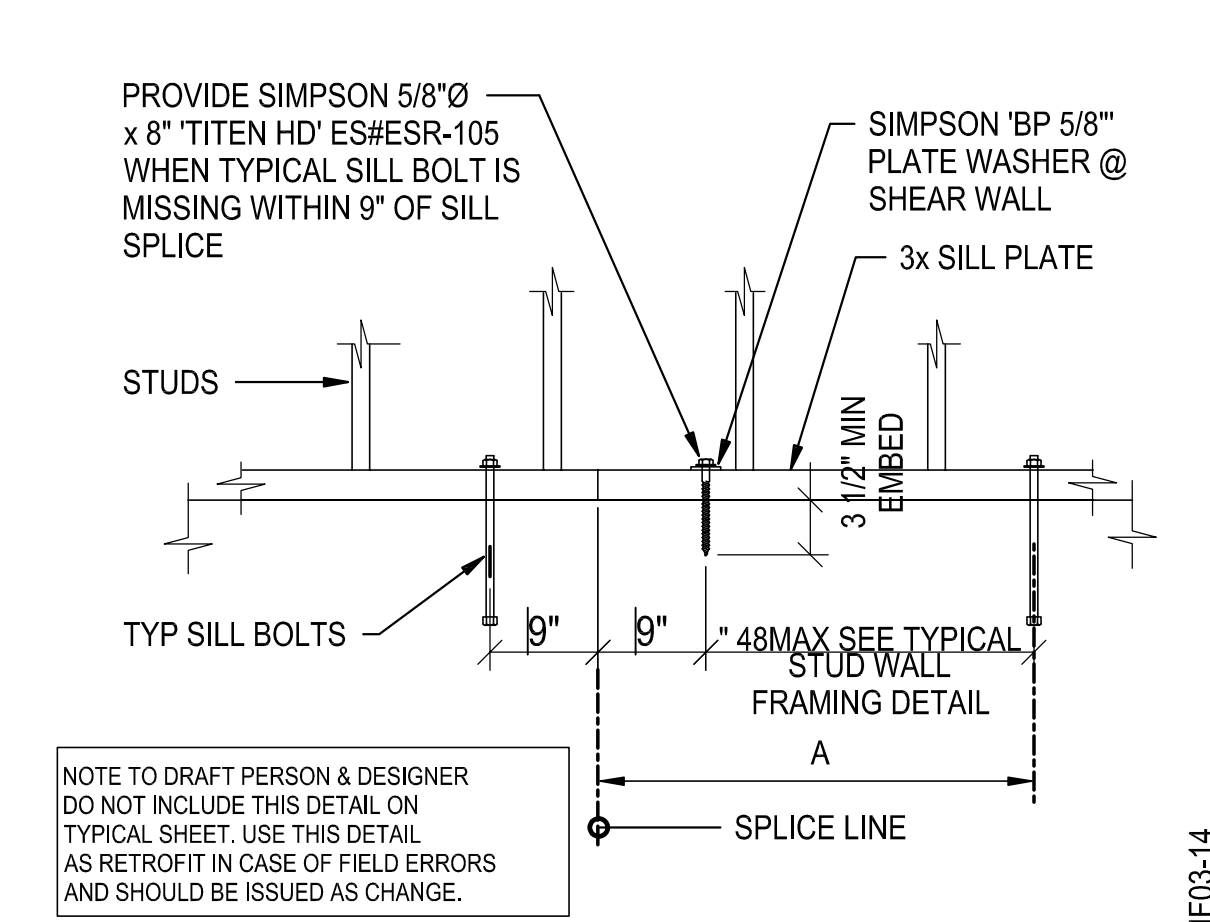
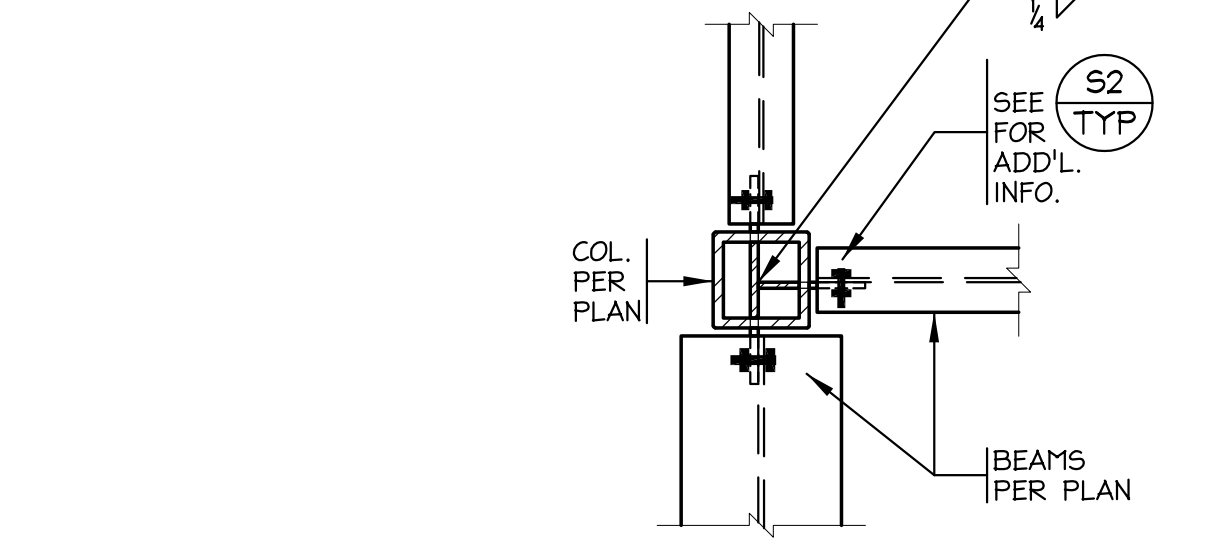
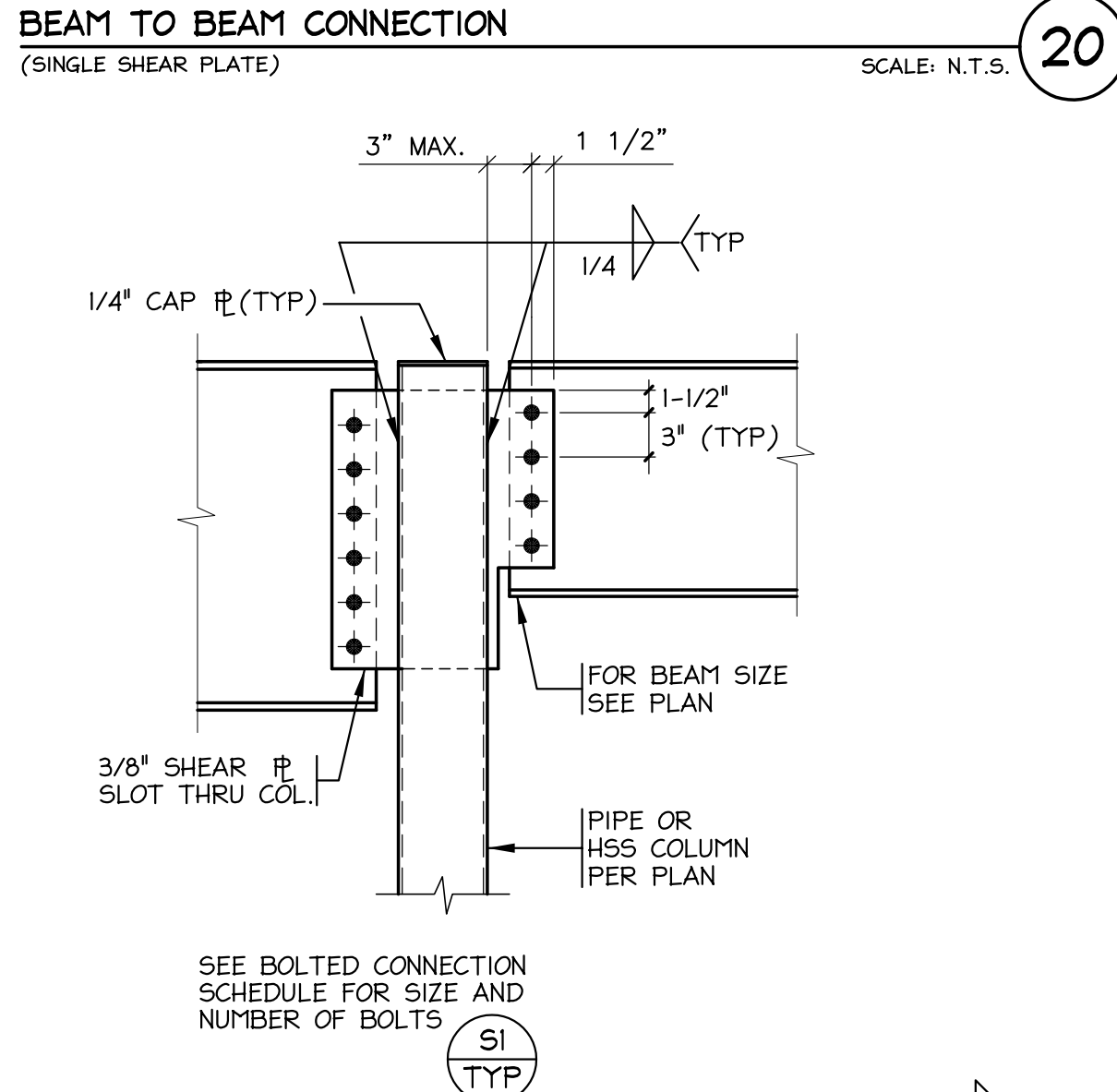
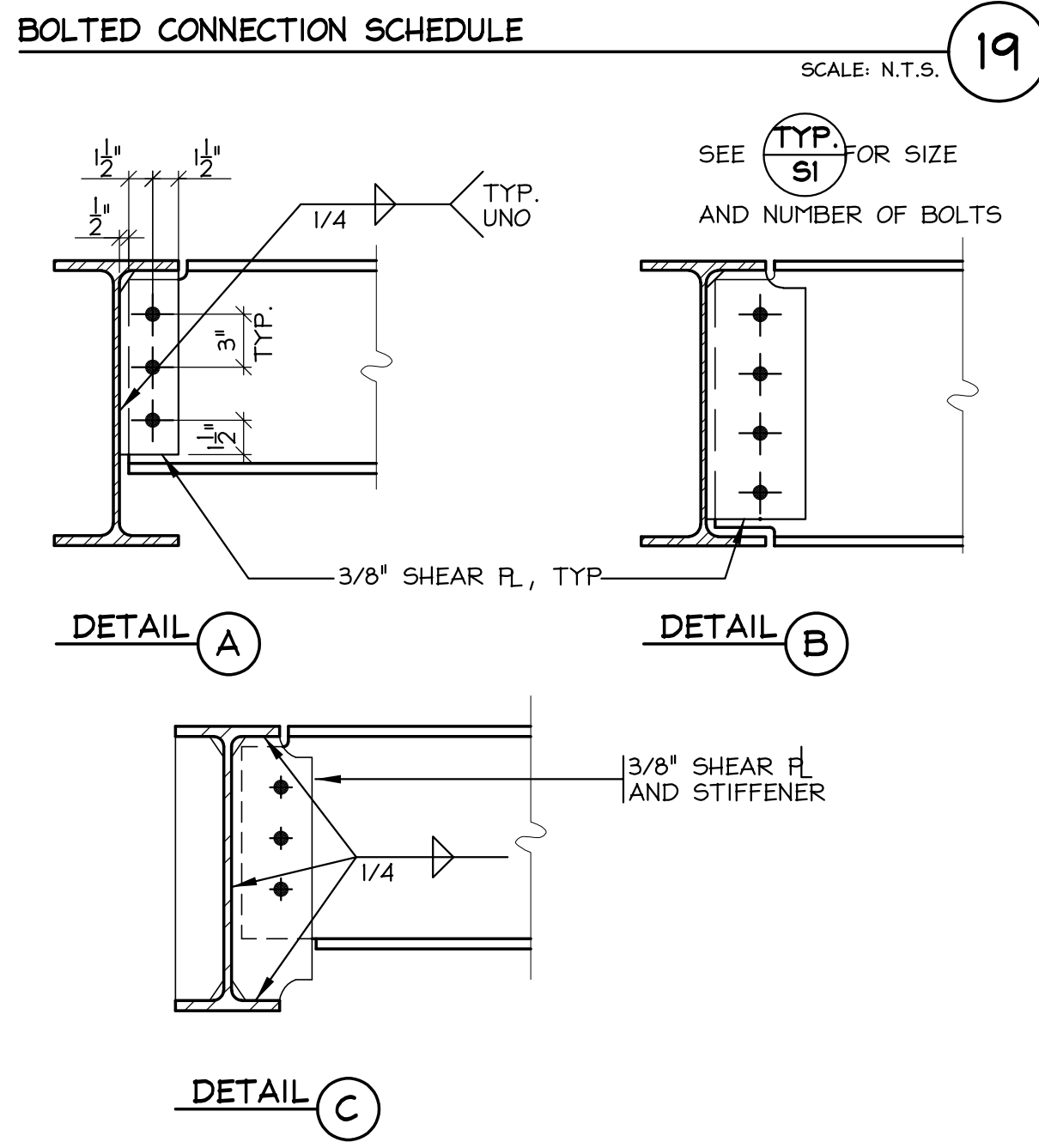
2 1/2" SQ. E. WASH.

3/8" FULL HEIGHT STIFFENER @ BOTH SIDES OF WEB

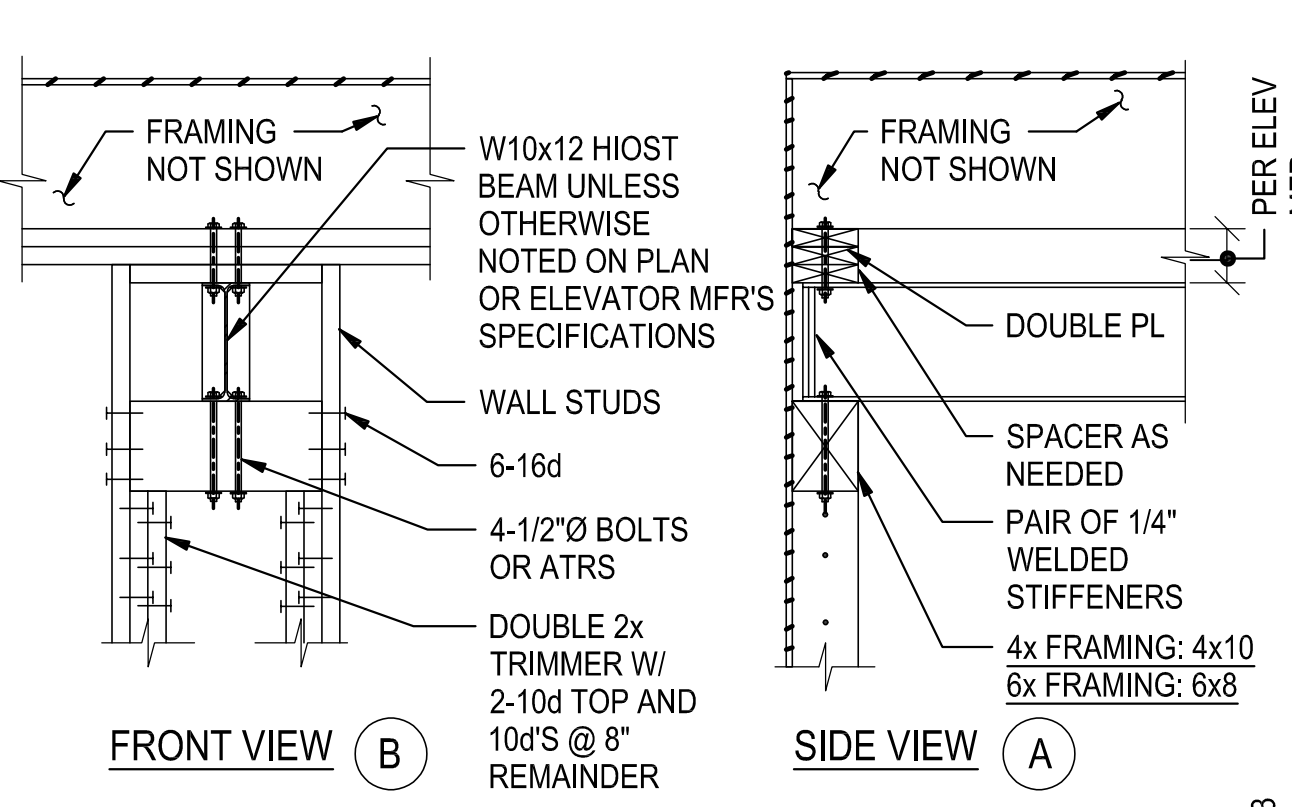
BEAM PER PLAN



BEAM SIZE	BOLTS
W8, W10	2- 7/8"φ
W12, W14	3- 7/8"φ
W16	4- 7/8"φ
W18, W21	5- 7/8"φ
W24, W27	6- 7/8"φ
W30, W33	7- 7/8"φ



- NOTES:**
1. HOLES AND NOTCHES SHOWN ON THIS SKETCH ARE PERMITTED ONLY FOR STEEL SUPPORTED BEAMS WITH UNIFORM DISTRIBUTED LOAD
 2. OBTAIN ENGINEER'S APPROVAL IF CONCENTRATED LOADS ARE APPLIED TO THE BEAM (LIKE COLUMN ABOVE THE BEAM OR OTHER BEAMS FRAMING INTO THE BEAM TO BE PERFORATED).
 3. THIS DETAIL APPLIES TO RECTANGULAR SECTION SAWN LUMBER FOR I-JOIST GULAM AND ENGINEERED LUMBER CONSTRUCTION REFER TO MANUFACTURER'S SPECIFICATION
 4. DO NOT OVERCUT HOLES OR NOTCHES



NOTES:
1. THIS DETAIL ADDRESSES THE CONNECTION OF THE HOIST BEAM TO A WOOD SHAFT WALL. IF A STEEL POST IS PROVIDED HOIST BEAM CAN BE CONNECTED TO STEEL POST (ALTERNATIVE Y).

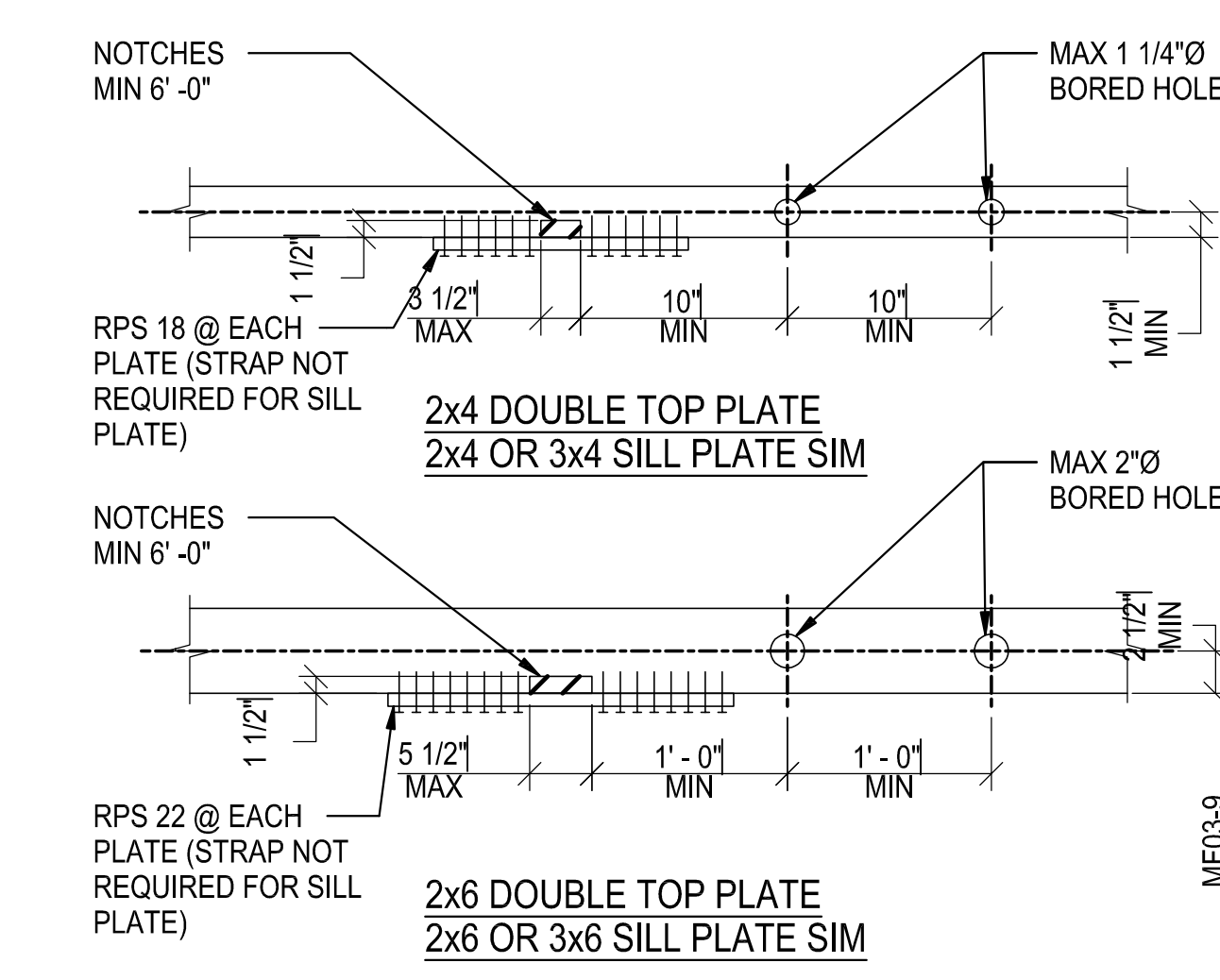
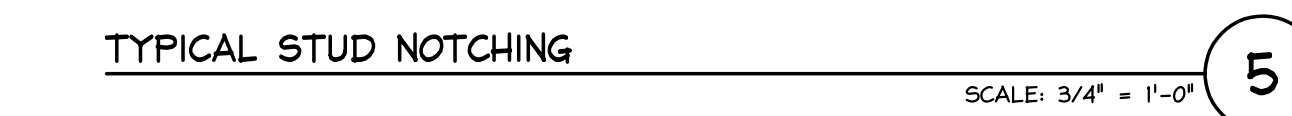
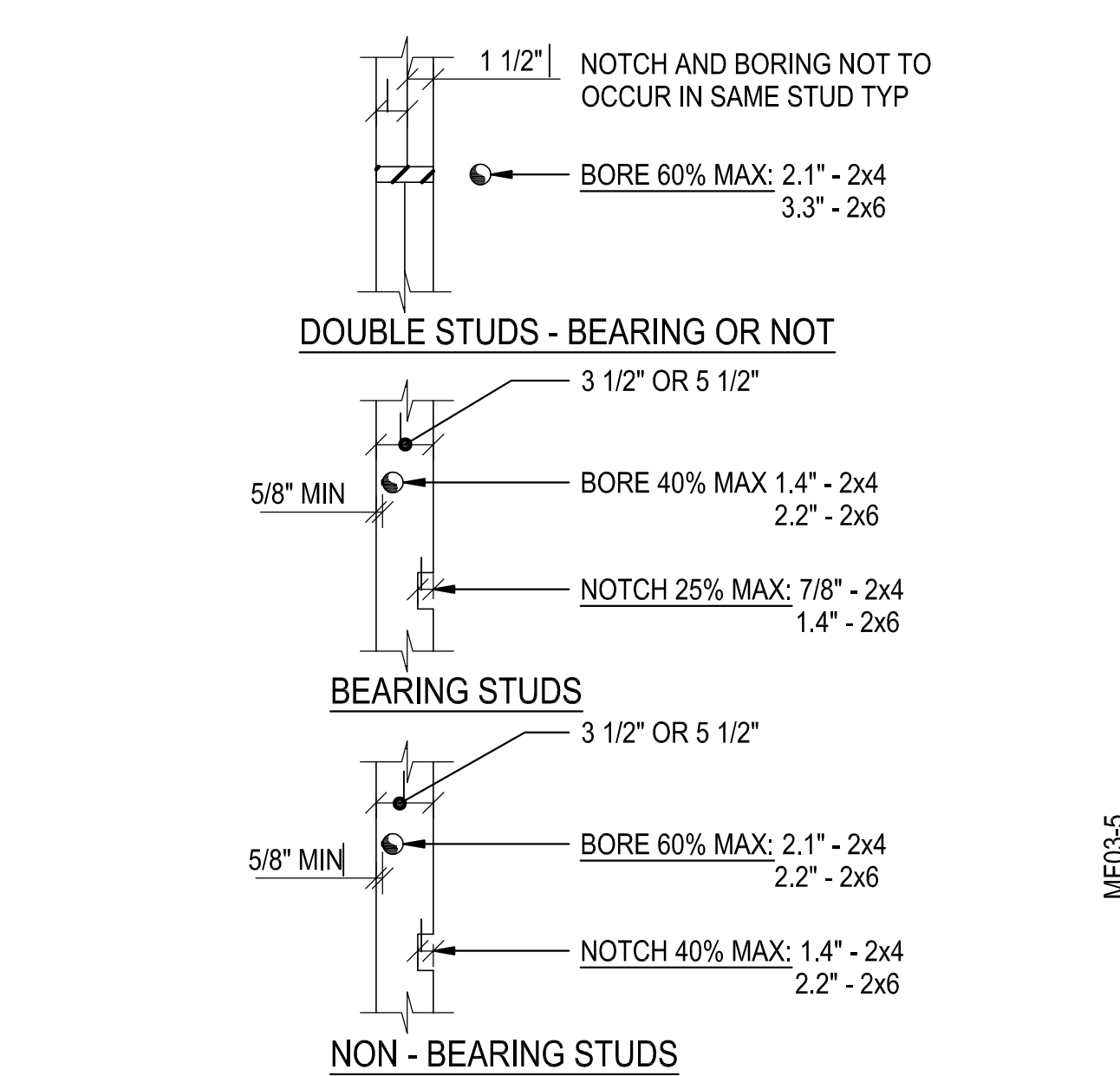
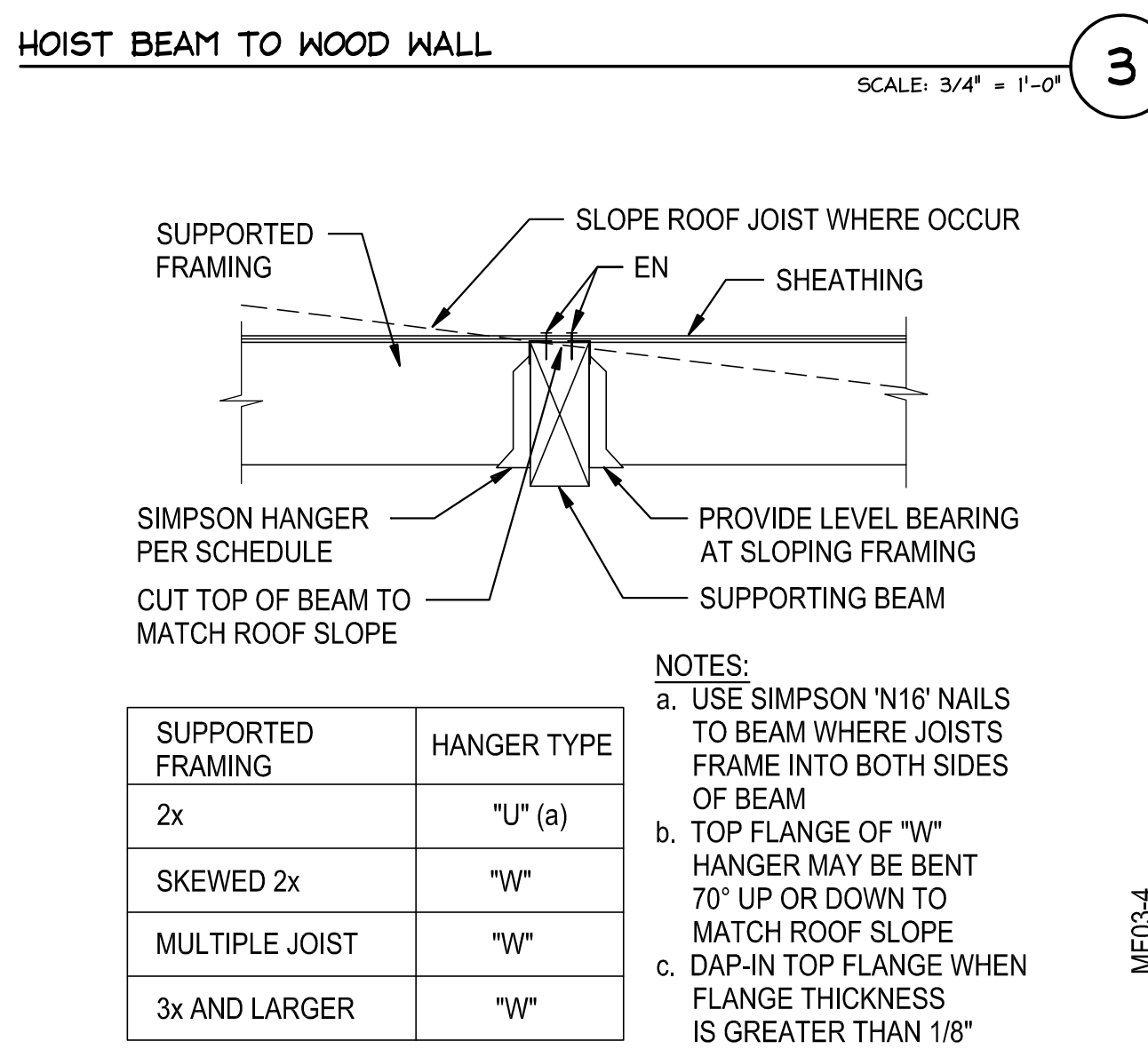
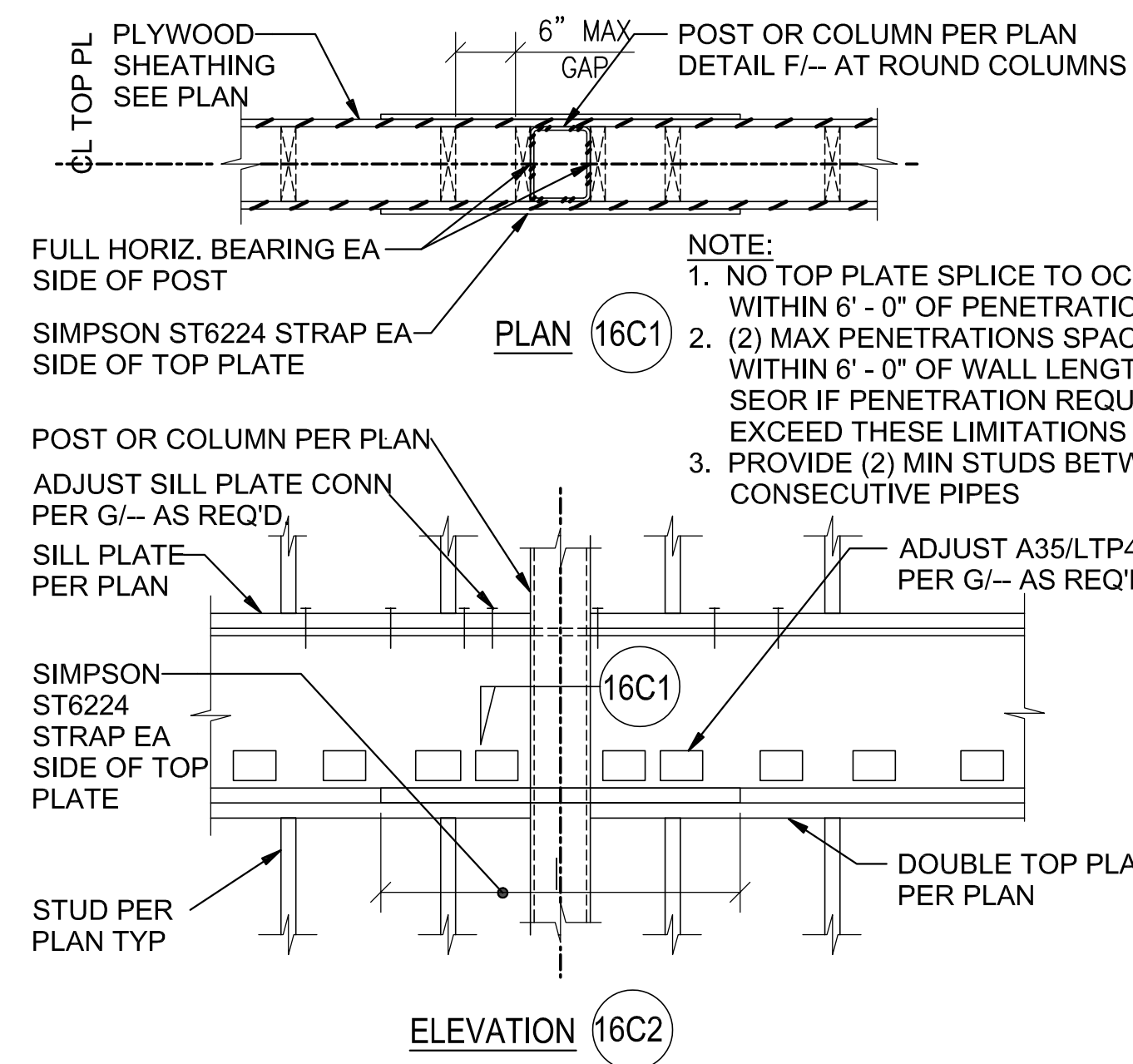
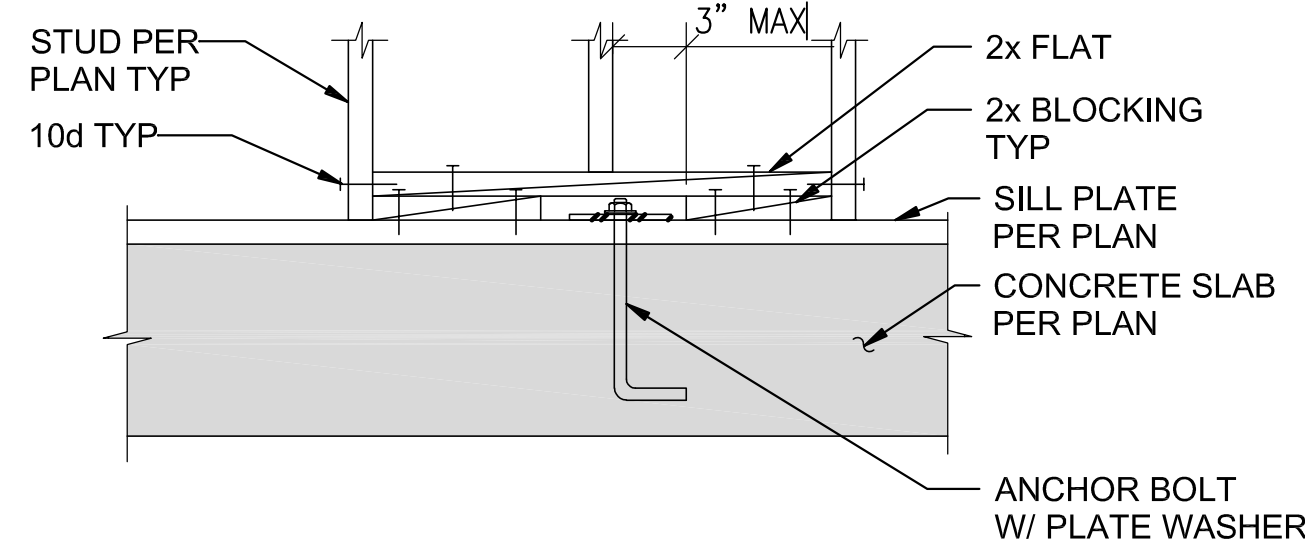


PLATE NOTCHING & BORING

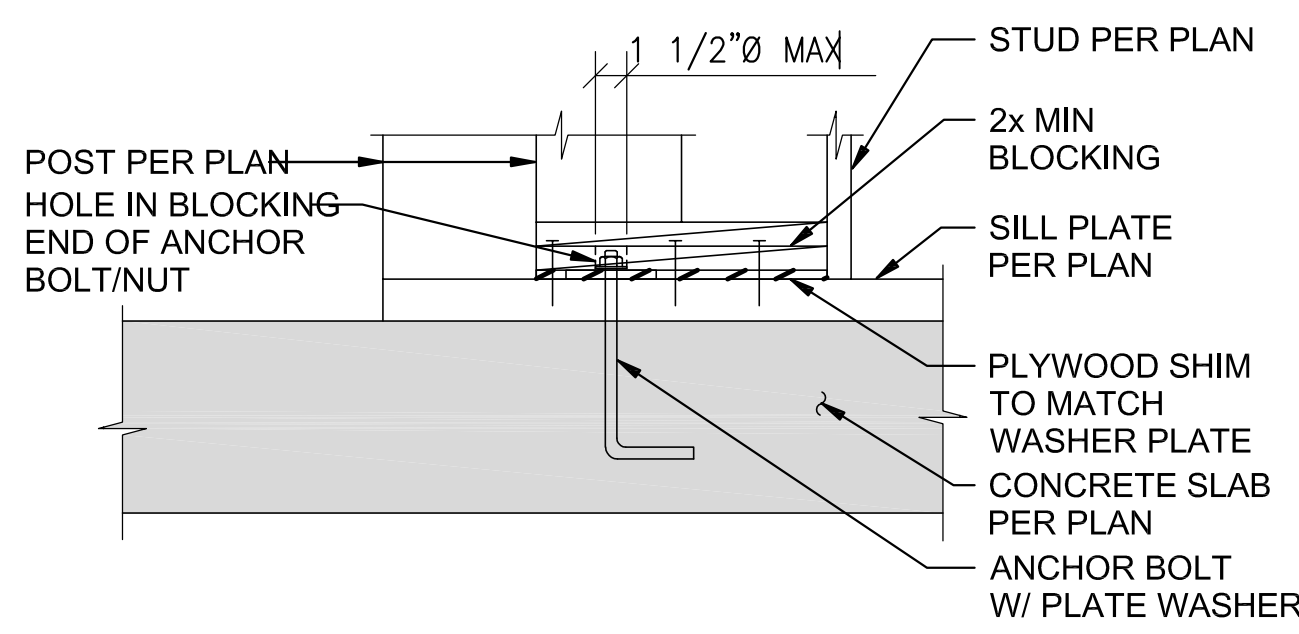


ELEVATION 16C2

TYP INTERRUPTED DOUBLE TOP PLATE - POST/COLUMN 16C

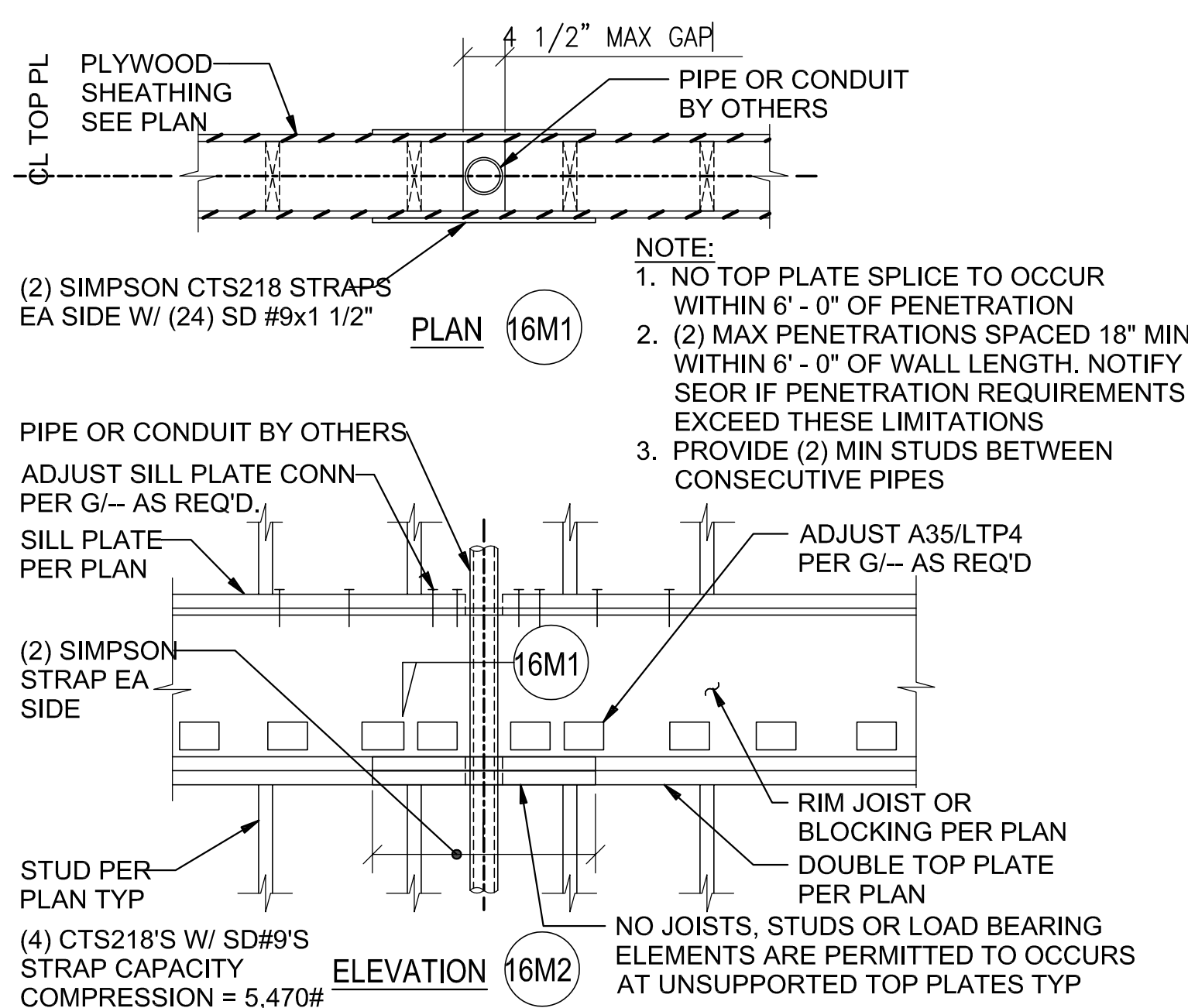


STUD LANDING ON ANCHOR BOLT 16H1



POST LANDING ON ANCHOR BOLT 16H2

ELEVATION: TYP INTERRUPTED SILL PLATE AT CONCRETE 16H



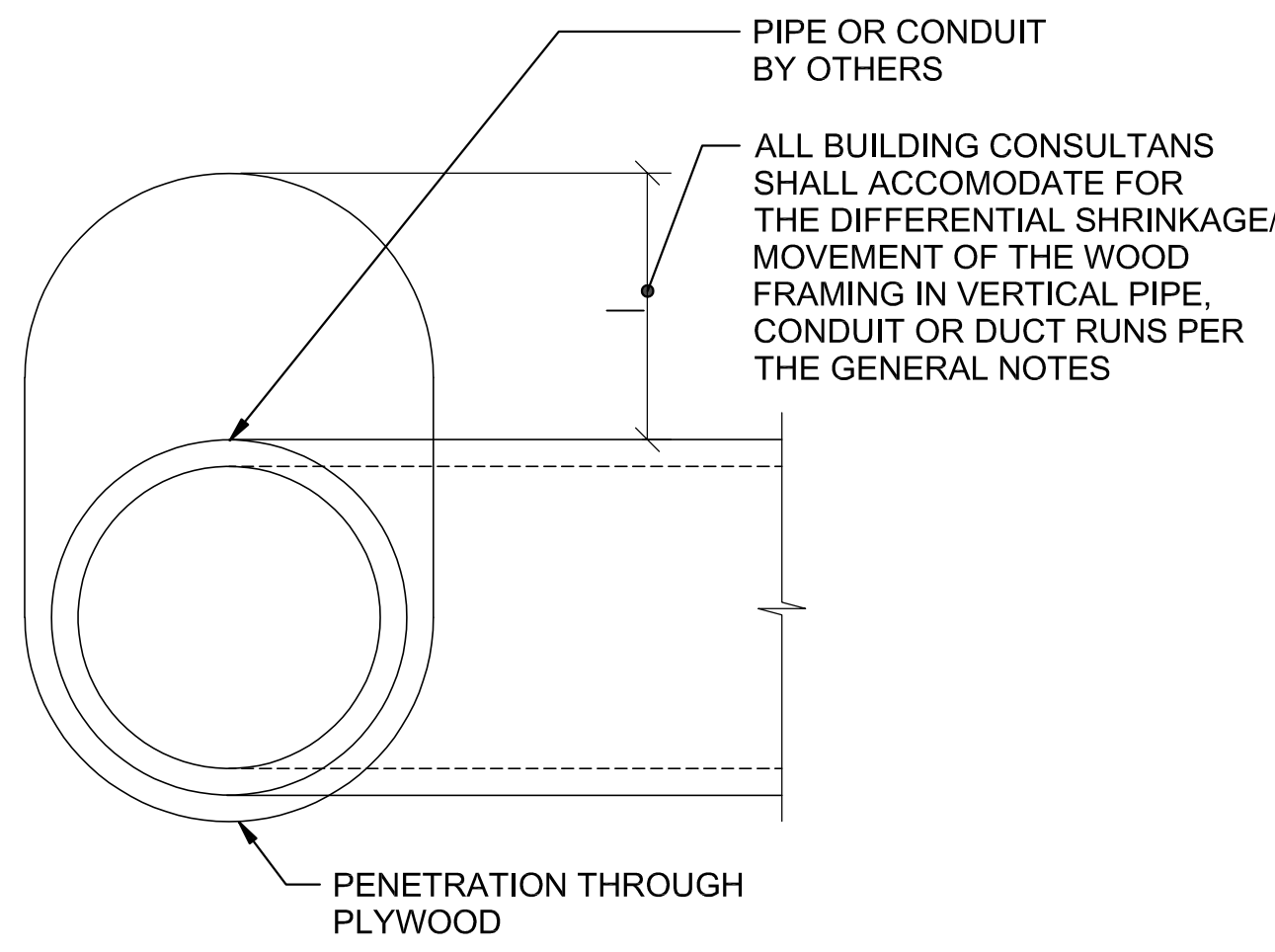
ELEVATION 16M2

TYP INTERRUPTED DOUBLE TOP PLATE & SILL PLATE BY PIPE 16M

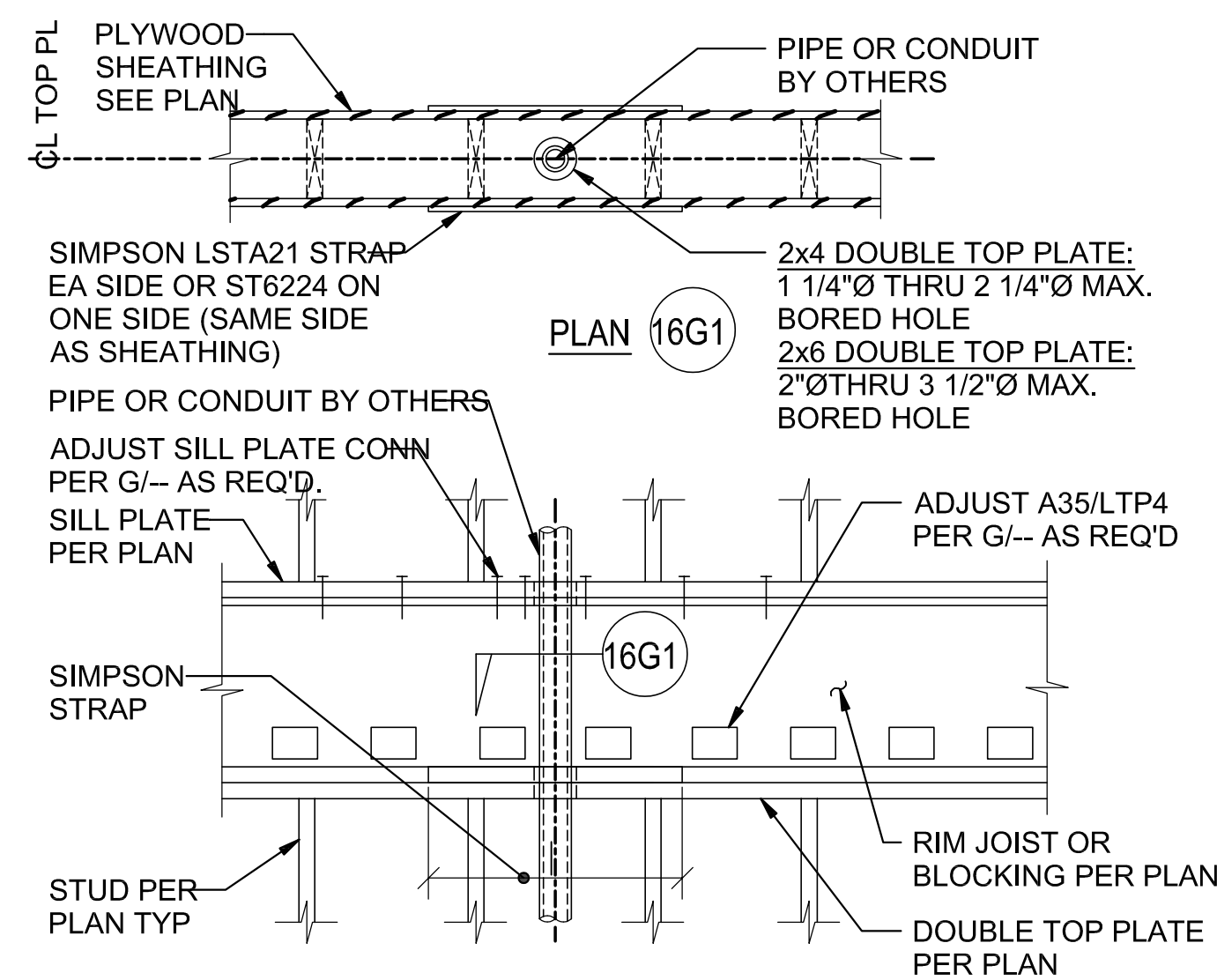
PENETRATIONS THROUGH SHEAR WALL NOTES:

- 4 1/2"Ø AND 4 1/2" SQ. MAX PENETRATION SIZE THROUGH SHEAR WALL PANELS ARE PERMITTED PROVIDED:
 - 3x Ø (OR 3x SQ. DIMENSION) MINIMUM CLEAR SPACING BETWEEN PENETRATIONS
 - NO OPENINGS TO OCCUR WITHIN TIE-DOWN POST AREA AT WALL ENDS UNLESS SPECIFICALLY CALLED OUT ON PLAN OR APPROVED BY THE SEOR
 - NO OVER CUTS IN WOOD MEMBERS AND SHEATHING ARE PERMITTED
- FOR PENETRATIONS LARGER THAN THOSE SPECIFIED IN NOTE 1) ABOVE:
 - REROUTE PIPE OR DUCT, ETC. AROUND SHEAR WALLS
 - SEE PLANS FOR LOCATIONS OF APPROVED PENETRATIONS
 - NOTIFY THE SEOR AND AOR OF SPECIFIC PROPOSED PENETRATIONS FOR REVIEW
- THE MAX ACCUMULATED LENGTH OF PENETRATIONS AT ANY GIVEN ELEVATION SHALL NOT EXCEED 10% OF THE WALL LENGTH 'L', TYP UNO
- THIS DETAIL APPLIES TO ALL SHEARWALLS AND WALLS IN LINE WITH SHEARWALLS, TYP UNO
- INSTALL ALL STRAPS AND HARDWARE PER MANUFACTURER SPECIFICATIONS

NOTES: PENETRATIONS THROUGH TYP. SHEAR WALLS 16B

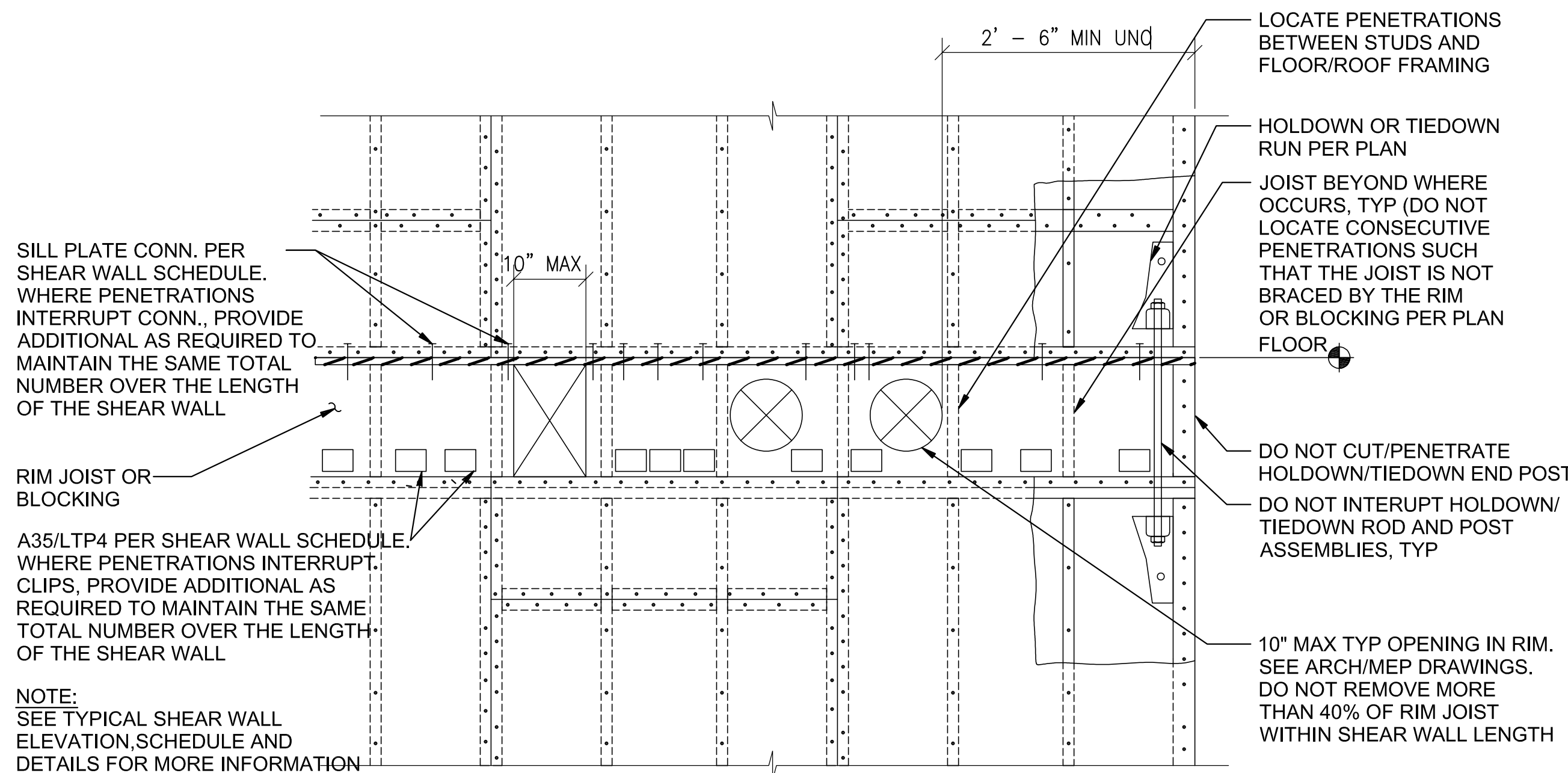


AT PIPES 16D

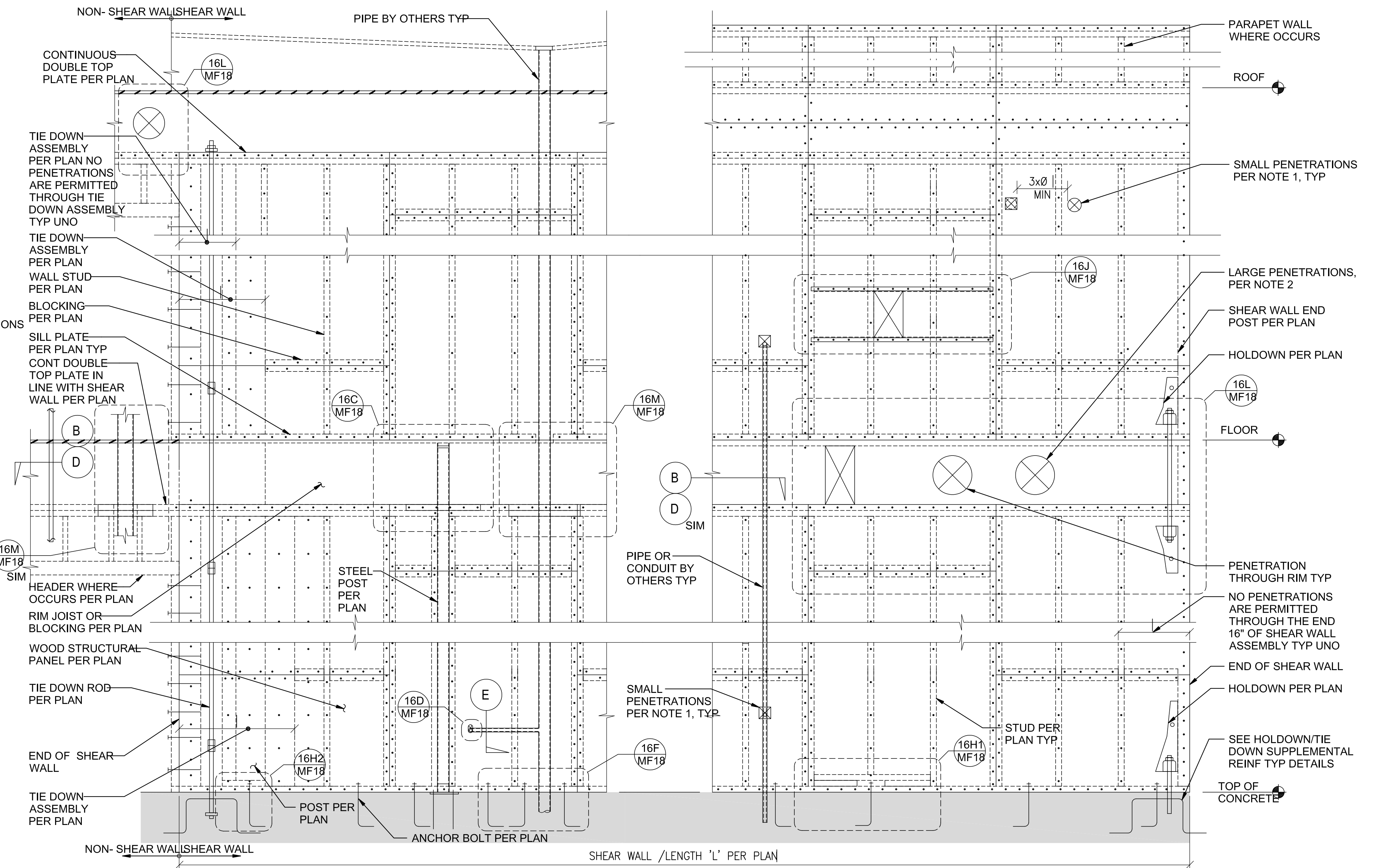


ELEVATION 16G2

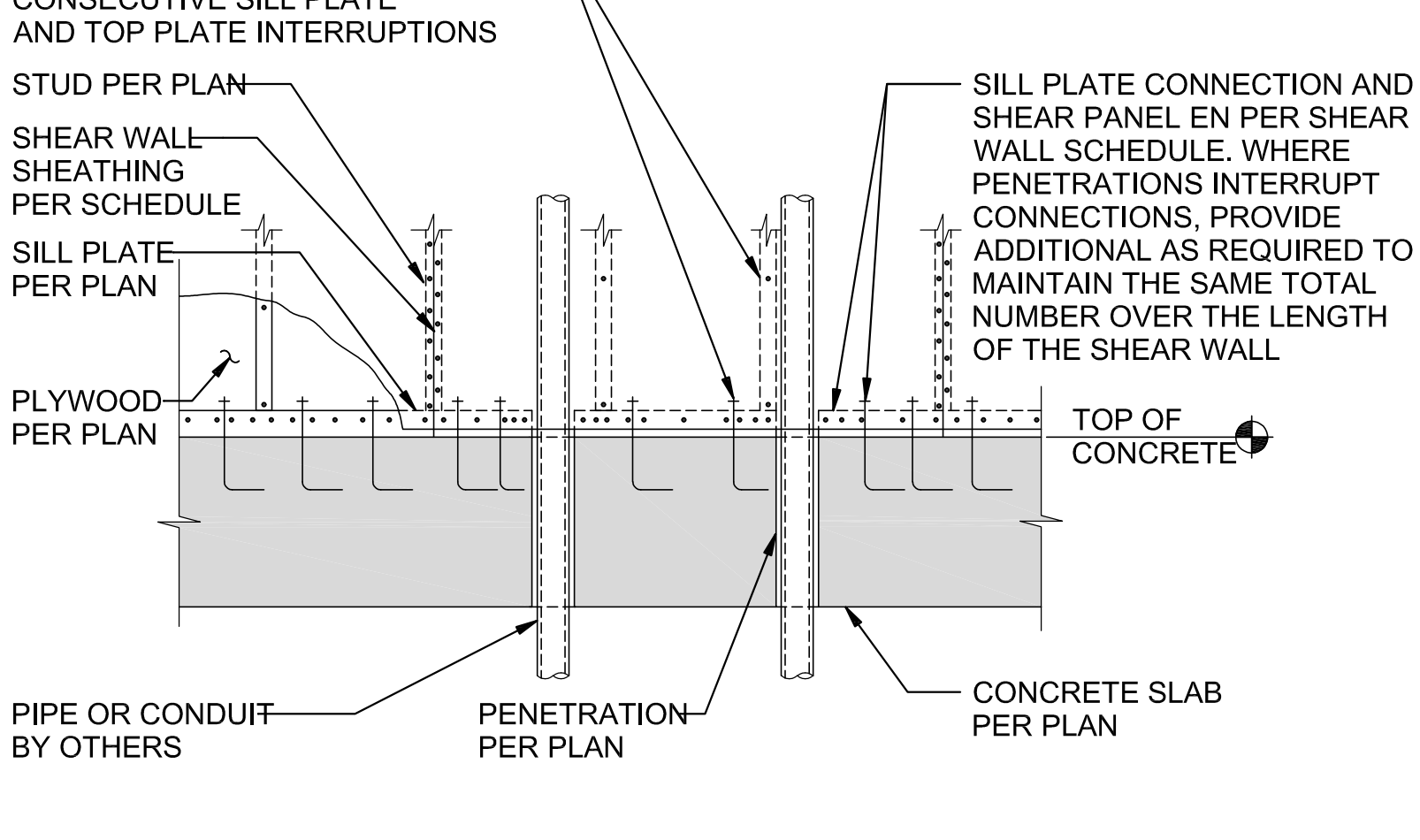
TYP SMALL PIPE OR CONDUIT THROUGH DOUBLE TOP PLATE 16G



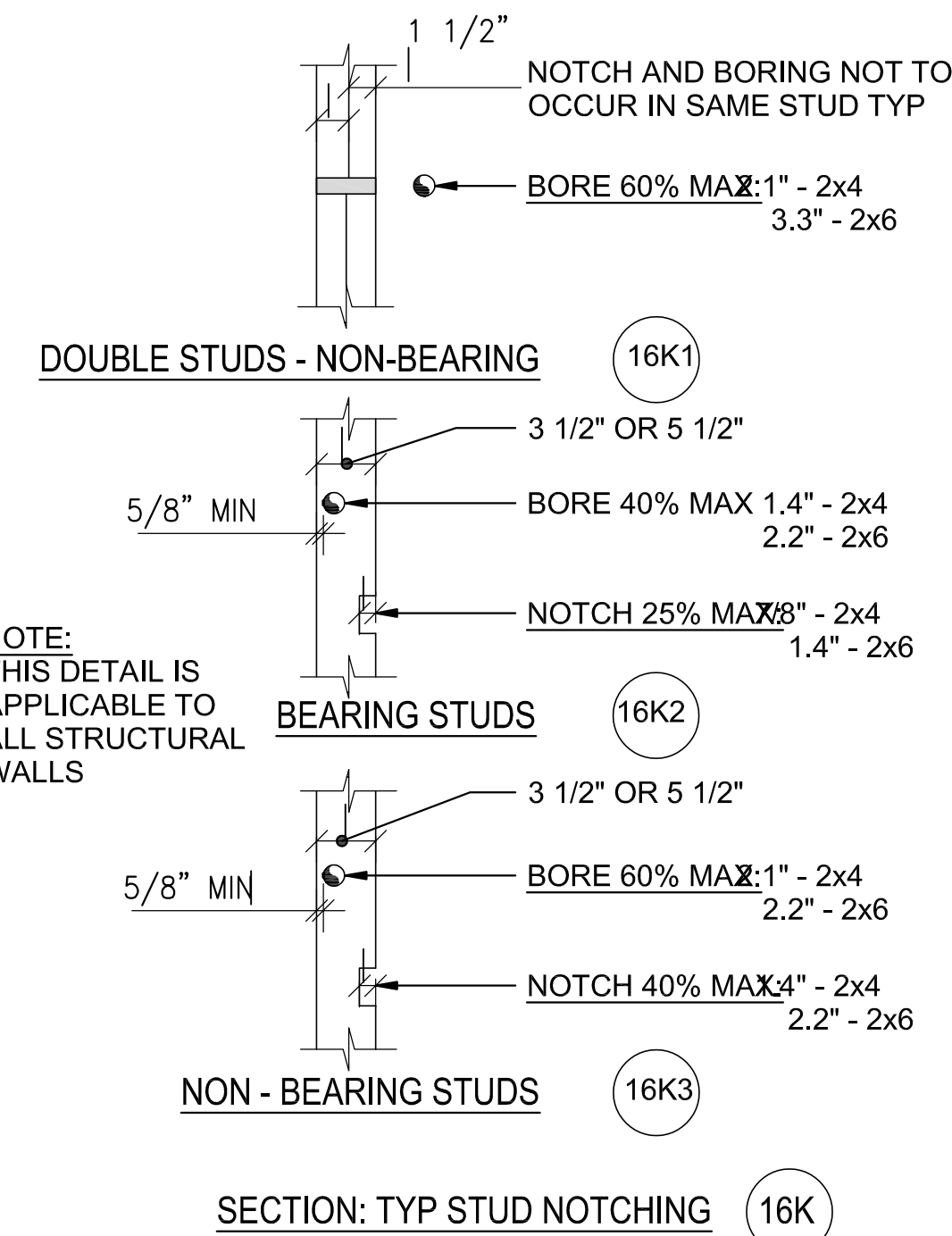
ELEVATION: TYPICAL PENETRATIONS IN RIM JOIST BLOCKING 16L



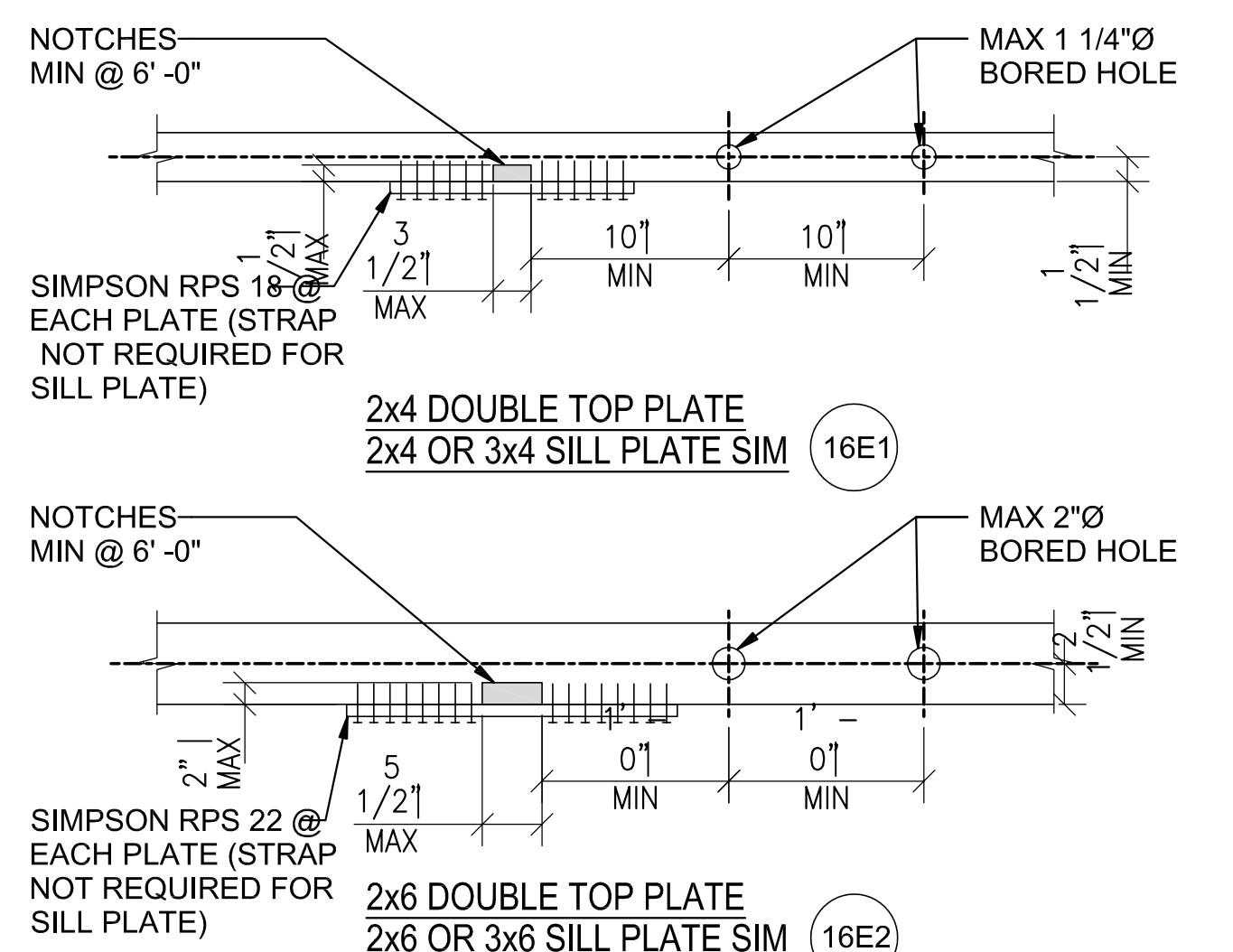
ELEVATION: TYP INTERRUPTED SILL PLATE AT CONCRETE 16F



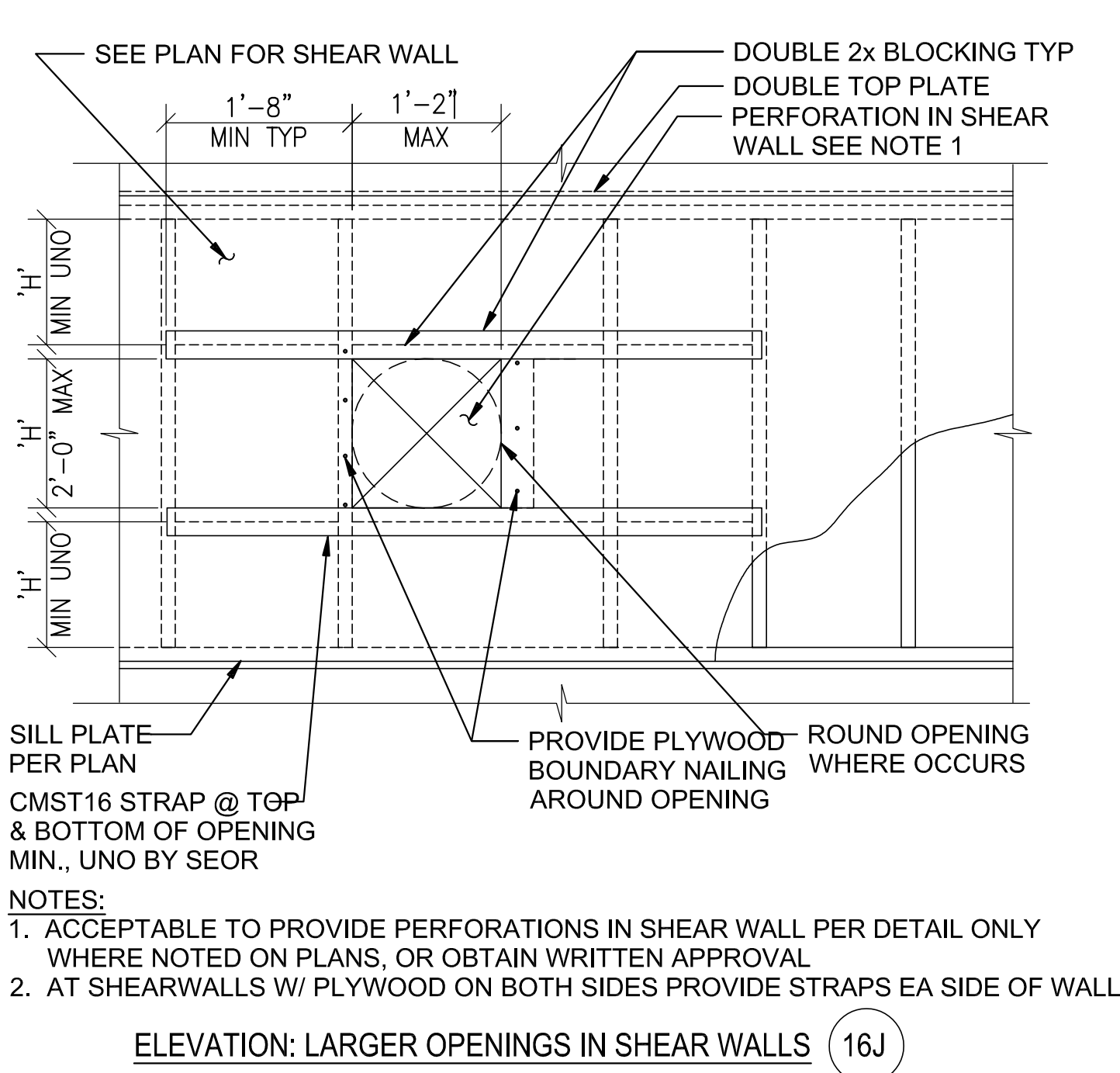
ELEVATION: TYP INTERRUPTED SILL PLATE AT CONCRETE 16F



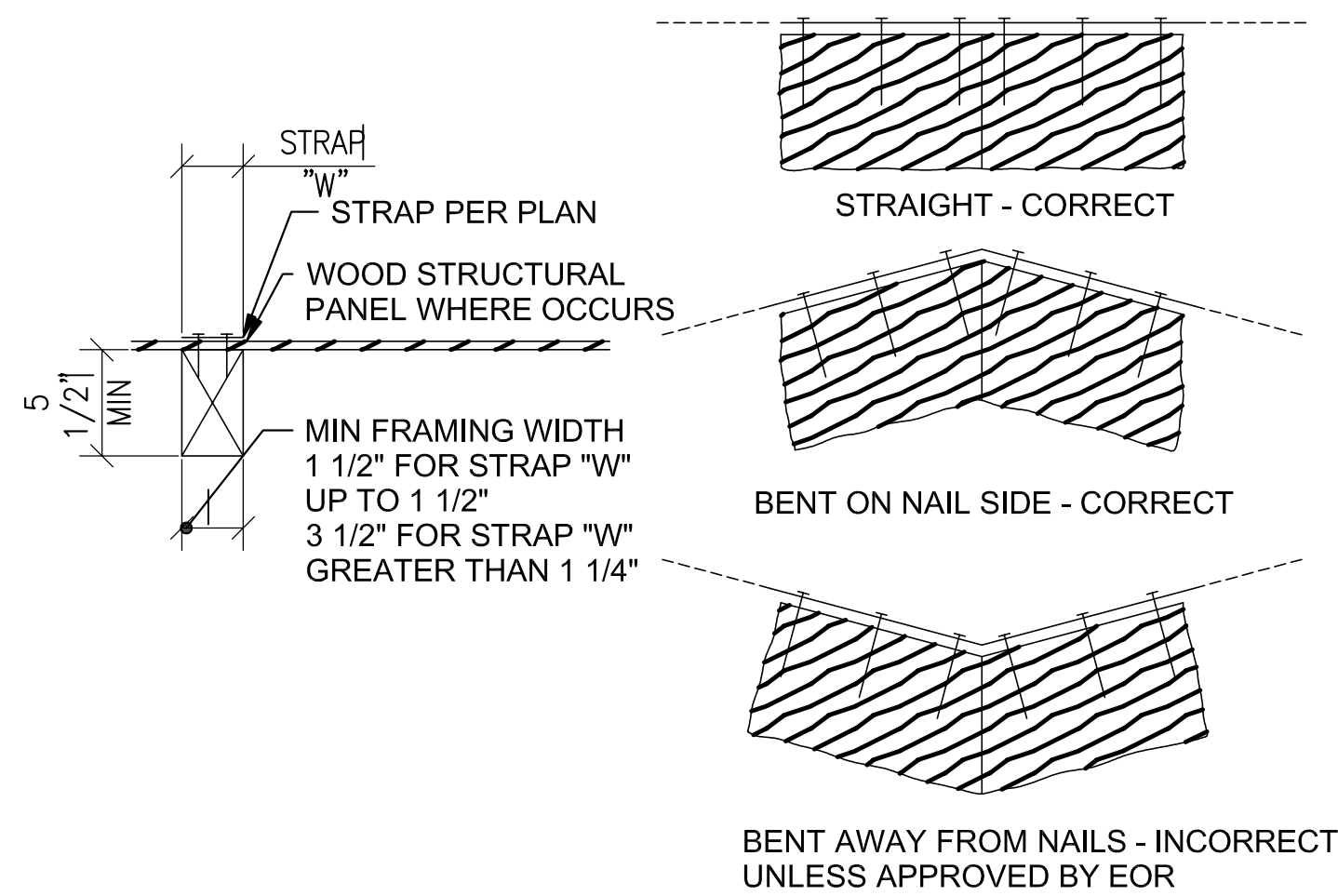
SECTION: TYP STUD NOTCHING 16K



PLAN: TYP DOUBLE TOP PL NOTCHING & BORING 16E



ELEVATION: LARGER OPENINGS IN SHEAR WALLS 16J



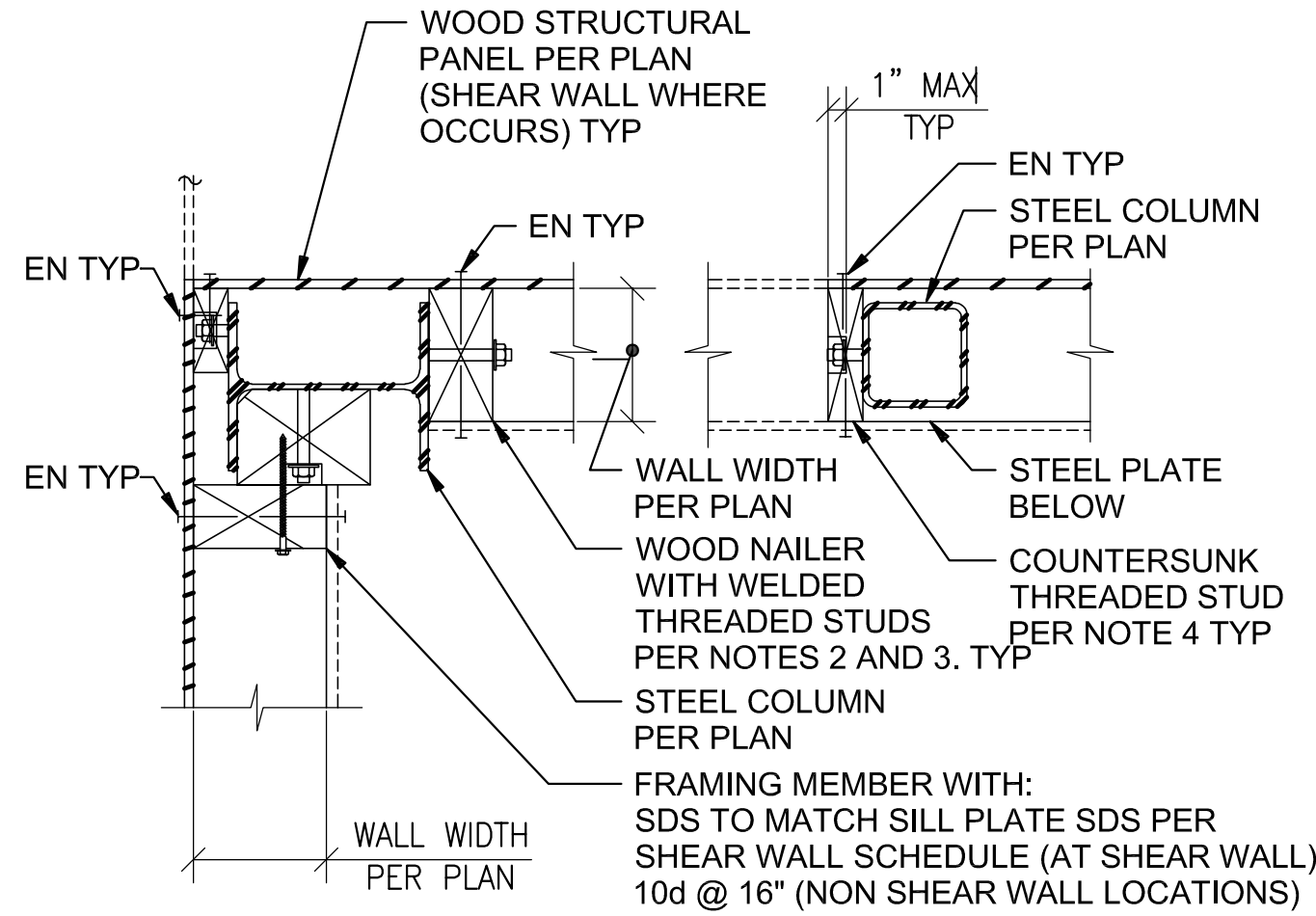
MIN FRAMING SIZE 9B

STRAP CONFIGURATION 9A

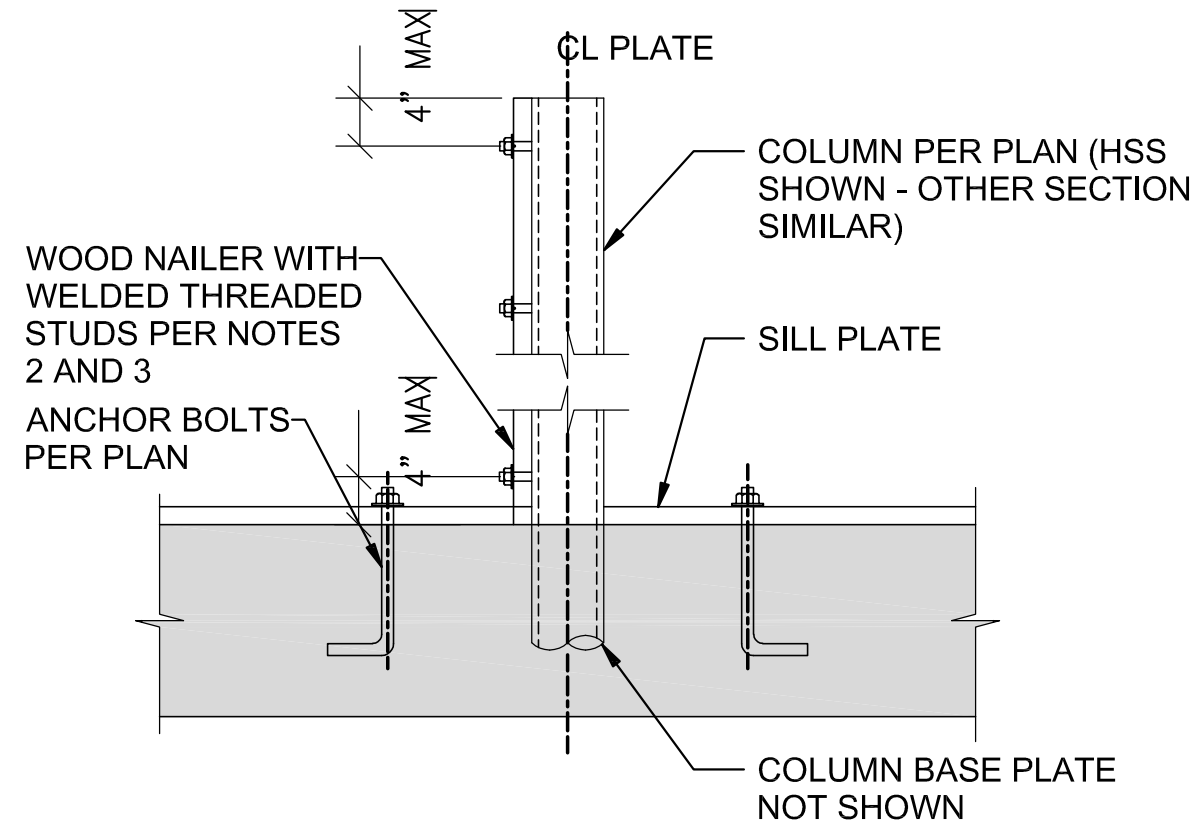
- NOTES:
1. THIS DETAIL ADDRESSES INSTALLATION OF STRAPS AND APPLIES TO BOTH SAWN AND STRUCTURAL COMPOSITE LUMBER
 2. STRAP SIZE AND LENGTH ARE AS SPECIFIED ON FLOOR PLANS OR ELSEWHERE IN THIS DRAWING SET
 3. STRAPS ARE PER SIMPSON STRONGTIE (MANUFACTURER), ICCESR 2105
 4. STRAPS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. INSTALL ALL FASTENERS SPECIFIED BY MANUFACTURER. WHEN MULTIPLE OPTIONAL FASTENERS ARE SPECIFIED BY MANUFACTURER, PROVIDE LARGEST FASTENER, OR PROVIDE "END LENGTH" CONSISTENT WITH FASTENER UTILIZED
 5. COILED STRAPS SHALL DEVELOP AS A MINIMUM "END LENGTH" AS SPECIFIED BY MANUFACTURER. LONGER STRAPS SHALL BE SPECIFIED WHEN SPECIFIED ON FLOOR PLANS OR ELSEWHERE IN THIS DRAWING SET
 6. FASTENERS SHALL ALWAYS BE DRIVEN INTO SOLID LUMBER WITH MIN SIZE PER INSET DETAIL "A". PROVIDE ADDITIONAL FRAMING OR BLOCKING AS NEEDED IF NOT SPECIFIED ON PLANS. FASTENERS THRU WOOD STRUCTURAL PANELS ONLY SHALL NOT BE PERMITTED

STEEL COLUMN IN STUD WALL

9



PLAN 13A

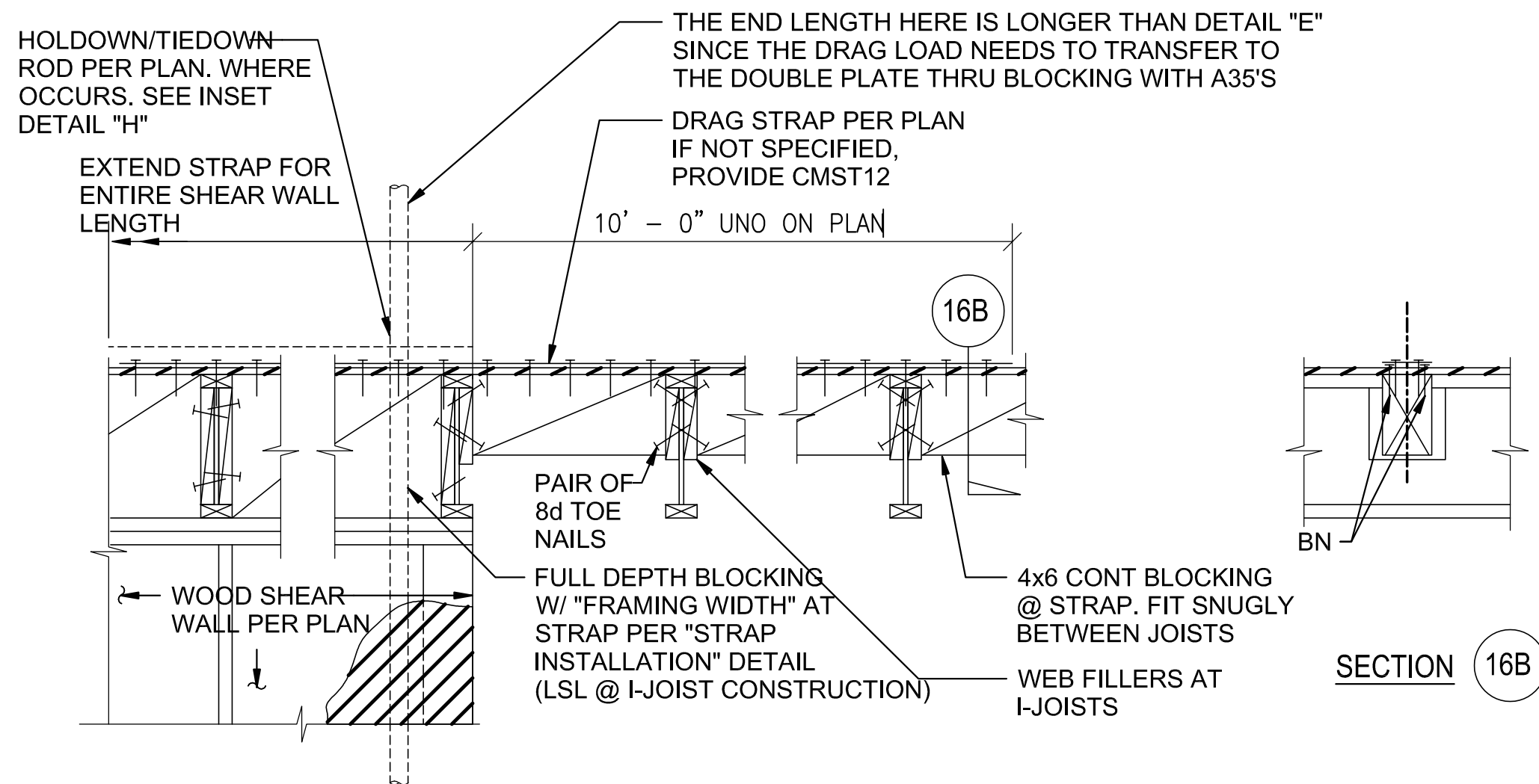


ELEVATION 13B

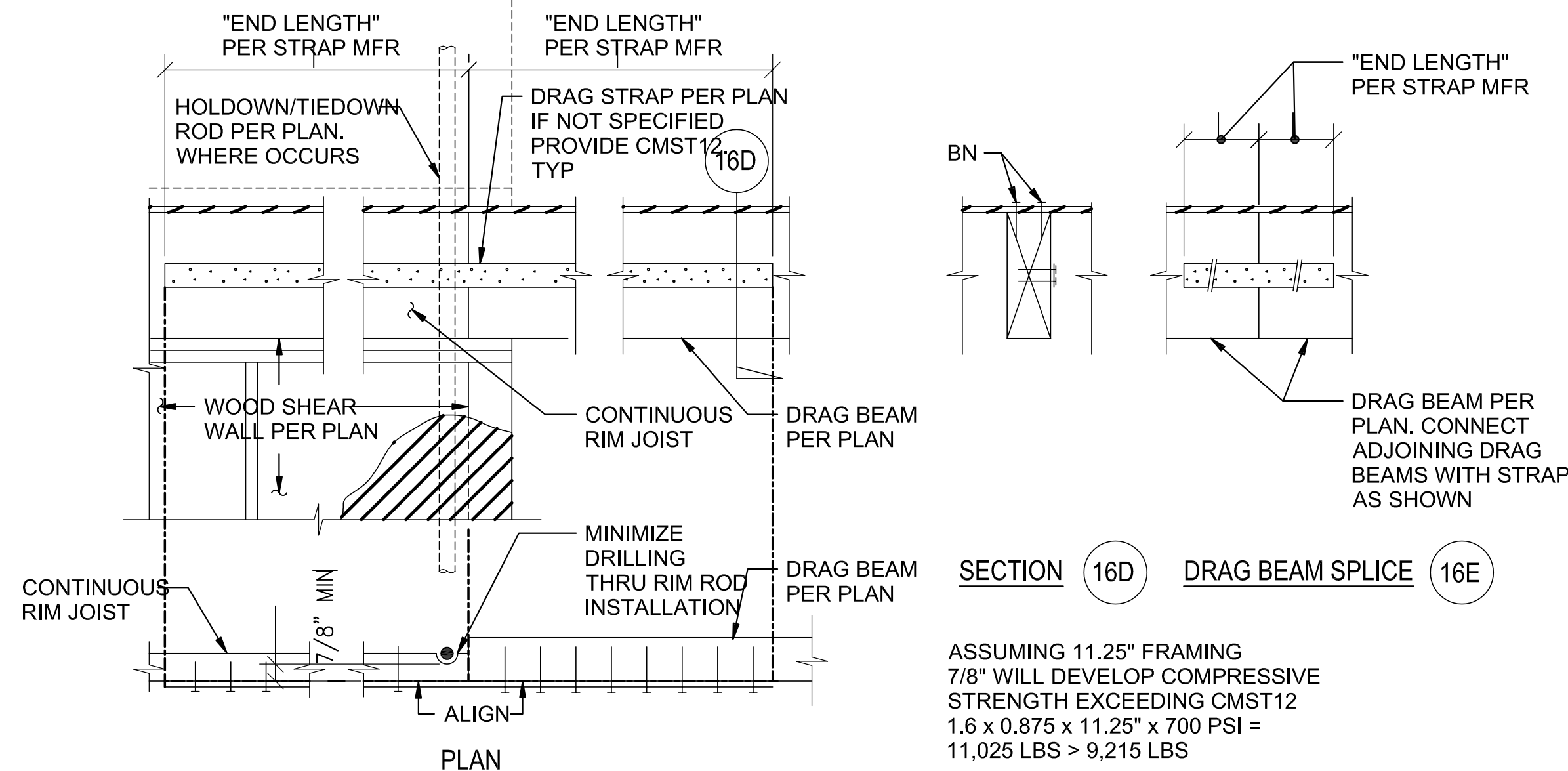
- NOTES:
1. STEEL COLUMN SECTION: WIDE FLANGE AND HSS COLUMN SECTION ARE SHOWN. SIMILAR REQUIREMENTS FOR WOOD NAILERS SHALL APPLY FOR TYPES OF STEEL SECTIONS
 2. LOCATION OF WOOD NAILERS: PROVIDE WOOD NAILERS AT ALL LOCATIONS WHERE STEEL COLUMN OCCURS WITHIN SHEAR WALLS. FOR LOCATIONS OTHER THAN SHEAR WALLS, PROVIDE WOOD NAILER AS NEEDED FOR PROPER INSTALATION OF FINISH MATERIALS
 3. WOOD NAILER SIZE AND CONNECTION: WOOD NAILER SHALL BE CONNECTED WITH 5/8\"/>
 4. COUNTERSINKING OF WELDED THREADED STUD NUT IN WOOD NAILERS SHALL BE PERMITTED AS FOLLOWS:
A. AT NAILER CONNECTED TO SHEAR WALL STRUCTURAL PANELS COUNTERSINK ONLY IF NAILER IS 3x OR LARGER
B. AT NAILER NEEDED ONLY FOR INSTALLATION OF FINISH MATERIAL COUNTERSINKING SHALL BE ALLOWED AS NEEDED FOR PROPER INSTALLATION OF FINISH MATERIAL

STEEL COLUMN IN STUD WALL

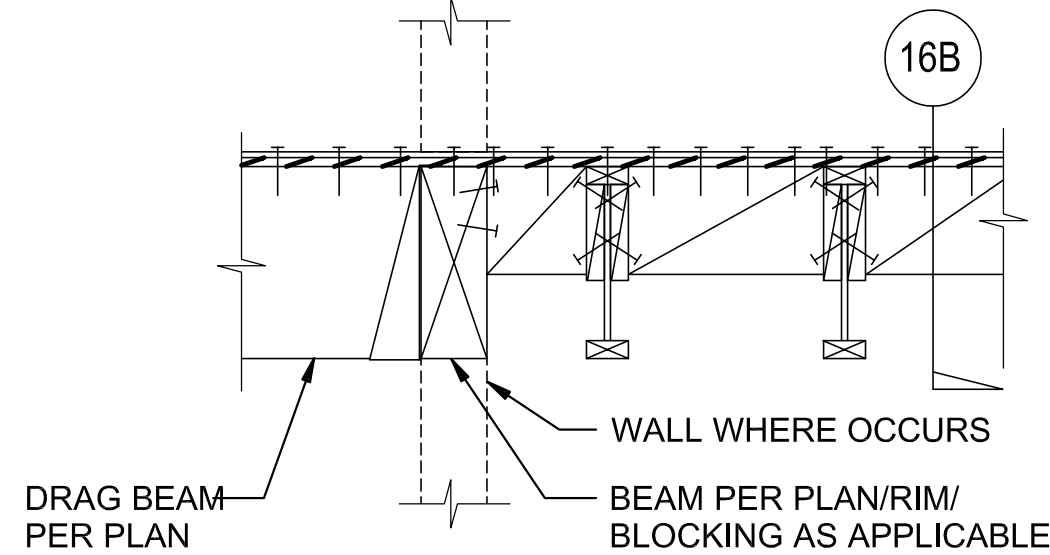
13



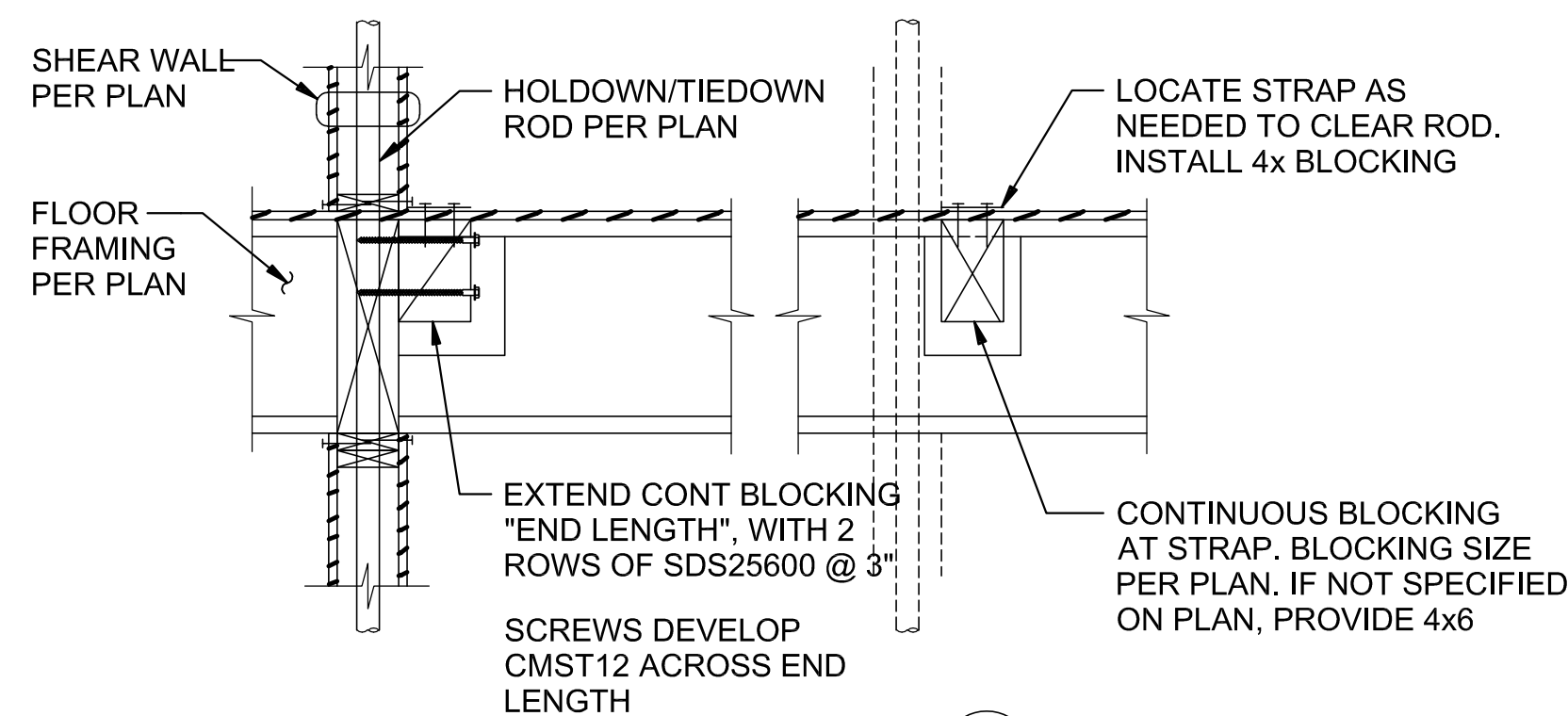
DRAG TO SHEAR WALL - JOIST PERPENDICULAR 16A



DRAG TO SHEAR WALL - JOIST PARALLEL 16C



DRAG STRAP ACROSS BEAM 16F

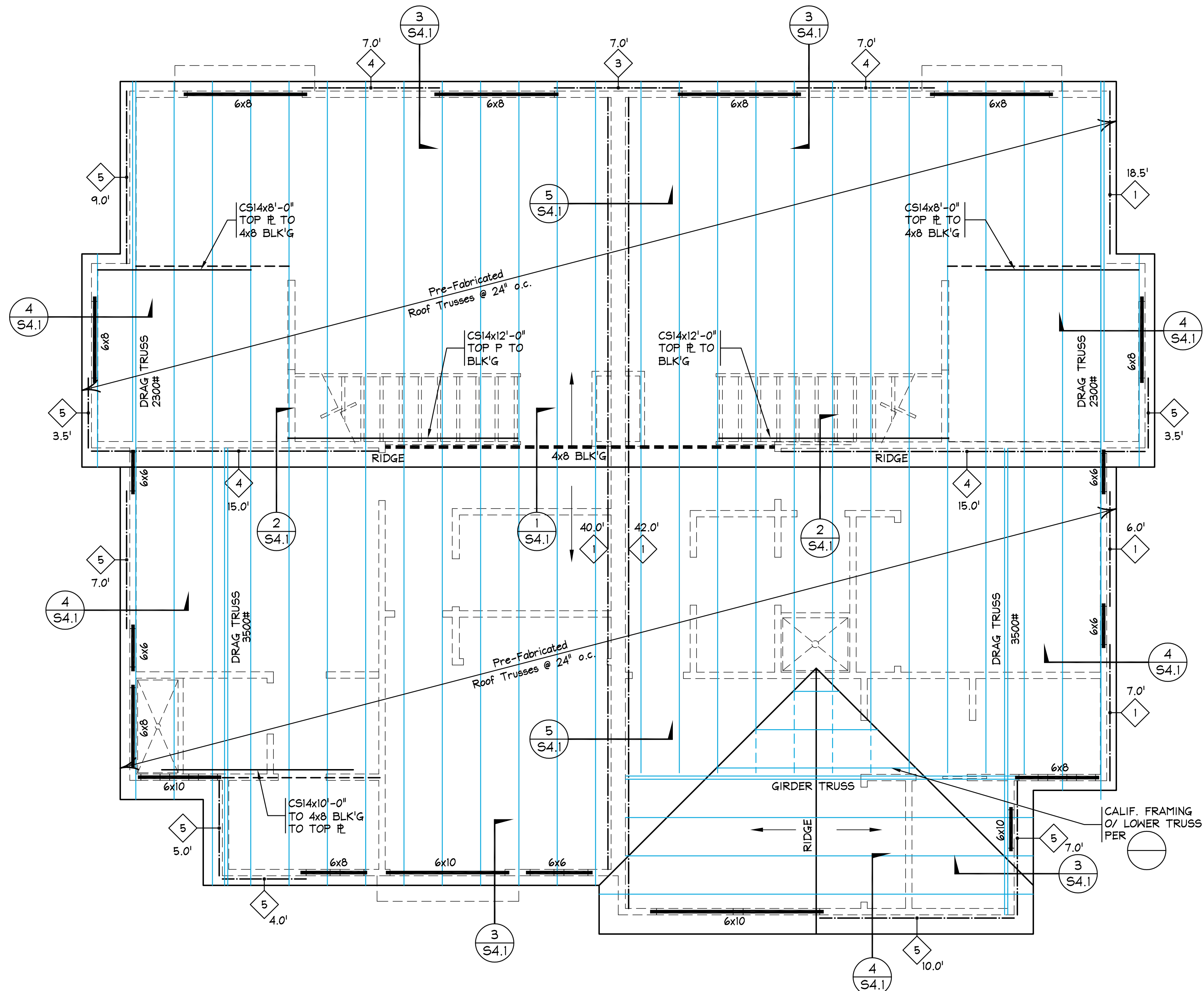


DRAG STRAP AND TENSION RODS 16G

- NOTES:
1. THIS DETAIL ADDRESSES CONSTRUCTION OF "DRAG" LINES AND THEIR CONNECTION TO THE SHEAR WALLS. DRAG BEAMS AND STRAPS ARE IDENTIFIED ON PLANS WITH THE WORD "DRAG"
 2. FOR ADDITIONAL REQUIREMENTS OF STRAPS SEE "STRAP INSTALLATION" TYPICAL DETAIL
 3. PROVIDE CMST12 STRAPS, UNLESS OTHER SIZES ARE SPECIFIED ON PLANS
 4. DETAILS APPLY TO BOTH I-JOIST AND SAWN LUMBER CONSTRUCTION
 5. CUTTING, NOTCHING, OR DRILLING HOLE IN STRAP FOR ROD INSTALLATION SHALL NOT BE PERMITTED. INSTEAD, PROVIDE ADDITIONAL BLOCKING TO RELOCATE STRAP AND ALLOW FOR PROPER INSTALLATION. SEE INSET DETAIL "G".
 6. RIM JOIST ABOVE SHEAR WALL RECEIVING STRAP SHALL NOT BE SPLICED WITHIN SHEAR WALL LENGTH
 7. WHEN NAILING CMST12 INTO NARROW FACE OF LVL BEAM, PROVIDE (104) 8d NAILS (0.131 x 2 1/2").

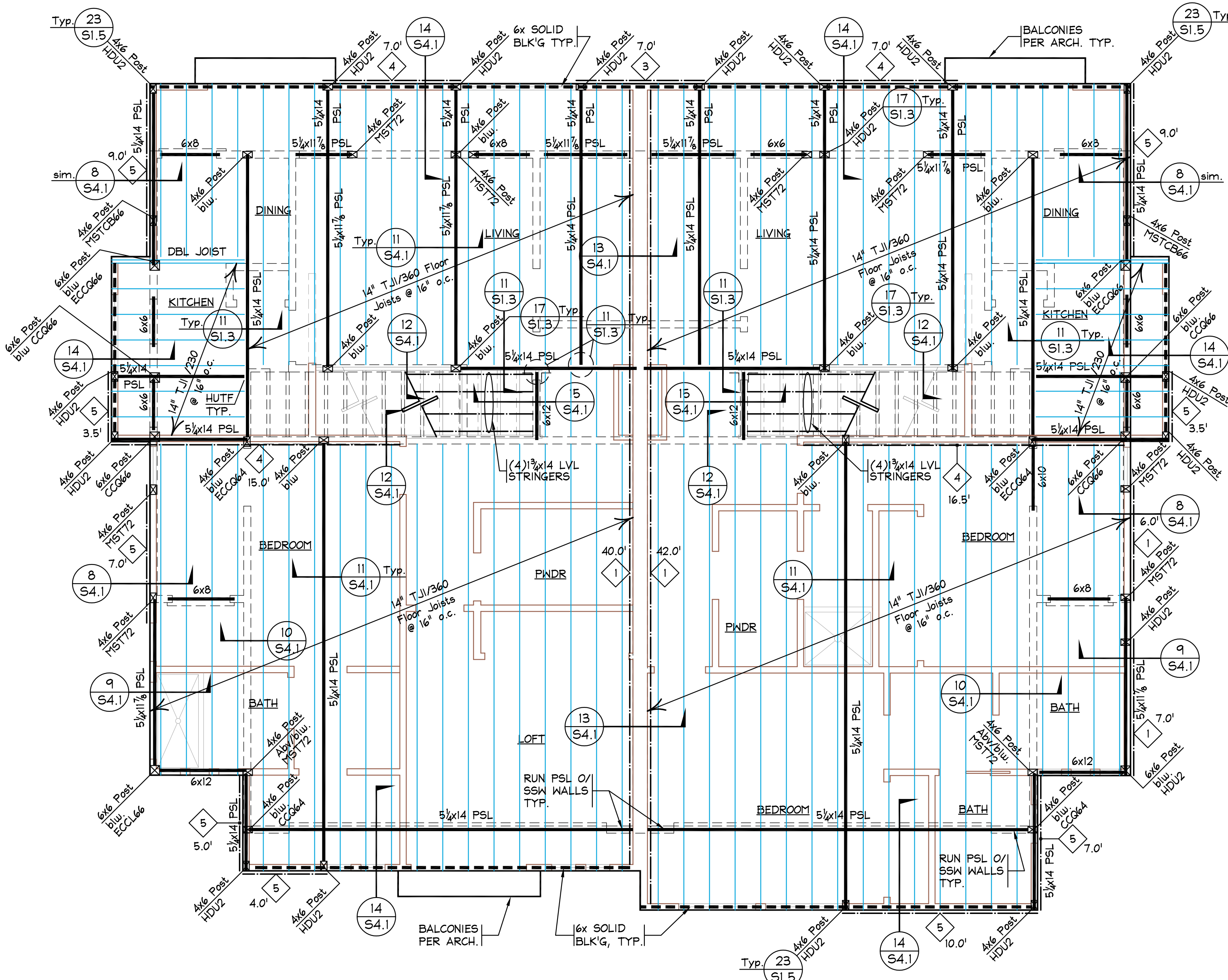
DRAG * CONN TO SHEAR WALL

16



ROOF FRAMING PLAN

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



UPPER FLOOR FRAMING PLAN

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

PLAN NOTES - SHEETS # GENERAL :

GENERAL NOTES AND TYPICAL DETAILS SHEETS: SEE S0.01 THROUGH S1.16 SHEETS. GENERAL NOTES & TYPICAL DETAILS APPLY TO ALL PARTS OF WORK EXCEPT WHERE SPECIFICALLY DETAILED OR U.N.O. ON THE FLOOR PLANS AND PLAN NOTES.

VERIFY ALL DIMENSIONS, ELEVATIONS, SLAB EDGES, SLAB DEPRESSIONS, SLAB OPENINGS, CURBS, FOOTING, PENETRATIONS, WALL OPENINGS WITH ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL & CIVIL DRAWINGS.

FOR ALL DIMENSIONS AND ROOF SLOPES S.A.D.

NON-BEARING WALLS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FOR NON-BEARING WALL LOCATIONS S.A.D.

PLAN NOTES - FRAMING :

PROVIDE WALL SHEATHING AT ALL EXTERIOR WALLS OTHER THAN SHEAR WALLS AS FOLLOWS: WOOD STRUCTURAL PANEL, 15/32" CD APA RATED PLYWOOD OR OSB SHEATHING, EXPOSURE 1, SPAN RATING 32/16, NAILED WITH 8d COMMONS SPACED AT 6" O.C. ALONG ALL PANEL EDGES (E.N.) AND 12" O.C. ALONG INTERMEDIATE SUPPORTS (FIELD) (F.N.)

HOLDDOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.

PROVIDE DOUBLE JOISTS BENEATH ALL PARALLEL WALLS. PROVIDE SOLID BLOCK BENEATH ALL WALLS PERPENDICULAR TO JOISTS. SEE "FRAMING AT NON-BEARING WALLS" PER TYPICAL DETAILS SHEETS.

FLOOR AND DECK SHEATHING CONSTRUCTION: 1" GYPCRETE (105 PCF. MAX.) (ONLY IF REQ'D BY ARCH PLANS) OVER WOOD STRUCTURAL PANEL, 3/4" CD APA RATED PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 48/24. GLUE WOOD STRUCTURAL PANELS TO JOISTS AND BLK'G. NAILING PER NAILING SCHEDULE.

ROOF SHEATHING CONSTRUCTION AT FLAT NON-OCCUPIED ROOFS.

SLOPED WOOD STRUCTURAL PANEL W/ SLOPE TO DRAIN PER ARCHITECTURAL SPECIFICATIONS, 5/8" CD APA RATED PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 32/16. NAILING PER NAILING SCHEDULE.

INSTALLED OVER 2x RIP STRIPS, SEE TYPICAL BUILT-UP FLOOR/ROOF PER TYPICAL DETAILS.

INSTALLED OVER LEVEL DIAPHRAGM WOOD STRUCTURAL PANEL, 15/32" CD APA RATED PLYWOOD SHEATHING EXPOSURE 1, SPAN RATING 32/16. NAILING PER NAILING SCHEDULE.

SEE SHEET S1.3 S1.8 FOR ALL TYPICAL FRAMING CONNECTIONS NOT REFERENCED ON THIS PLAN

SYMBOLS-FRAMING

- INDICATES WOOD WALLS PER SCHEDULE
- INDICATES WOOD POST PER SCHEDULE
- INDICATES WOOD SHEATHED SHEAR WALL: TYPE PER SHEAR WALL SCHEDULE UNDER TYP. DETAILS MINIMUM LENGTH.
- INDICATES EXTENT OF WOOD JOIST
- INDICATES DIRECTION OF WOOD JOIST
- WOOD MEMBER/HEADER CALLOUT MEMBER SIZE. PREFIX "S" INDICATES SCL MEMBER PREFIX INDICATING BEAM/HEADER LOCATION NUMBER OF MEMBERS IN A BUILTUP ASSEMBLY (OMITTED IF = 1). SEE "BUILTUP BEAM/SISTERED JOIST" AND "BUCKETS OF BUILTUP BEAMS" PER TYPICAL DETAILS.
- DRAG DRAG BEAM WITH BOUNDARY FOR CONSTRUCTION OF DRAG BEAMS AND DRAG STRAP SEE "DRAGS & CONN. TO SHEAR WALLS" DETAIL 6/50.43
- INDICATES OPENING IN DIAPHRAGM/SLAB
- INDICATES TYPE D NAILING PER NAILING SCHEDULE
- INDICATES CHANGE IN FLOOR ELEVATION
- HDR LOAD BEARING HEADER PER "TYP. STUD WALL FRAMING ELEVATION"

FOUNDATION NOTES

- VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
- FOR GENERAL NOTES AND TYPICAL DETAILS SEE SHEETS S0.1 THRU S1.6.
- INDICATES SPREAD FOOTING MARK. SEE FOOTING SCHEDULE ON S1.2 FOR INFORMATION.
- EL. = 0'-0" SYMBOL INDICATES BASIC TOP OF CONCRETE SLAB ON GRADE ELEVATION. SEE ARCHITECTURAL DRAWINGS FOR EXACT ELEVATIONS.
- X'-X" INDICATES TOP OF FOOTING ELEVATIONS RELATIVE TO SLAB ELEVATION +0'-0".
- SLAB ON GRADE: 5" THICK WITH #4@8" O.C. EA. WAY TOP OVER SUB-GRADE PER SOILS ENGINEER. PER DETAIL 12/S1.1
- FOR TYPICAL COLUMN REINFORCING DETAIL SEE S1.3/3
- INDICATES CONCRETE FOOTING STEP PER 6/S1.2

CONTINUOUS SCHEDULE

DESIGNATION	SIZE (WIDTH X DEPTH)	REINFORCING
F1	1'-6" x 2'-0" (CENTER UNDER WALL)	(2) #5 HORIZ. @ BOTTOM
F2	2'-0" x 3'-0" (OFFSET FLUSH W/ EXT.)	(2) #5 HORIZ. @ BOTTOM
F3	2'-0" x 2'-0" (CENTER UNDER WALL)	(3) #5 HORIZ. @ TOP
F4	1'-6" x 3'-0"	(3) #5 HORIZ. @ TOP

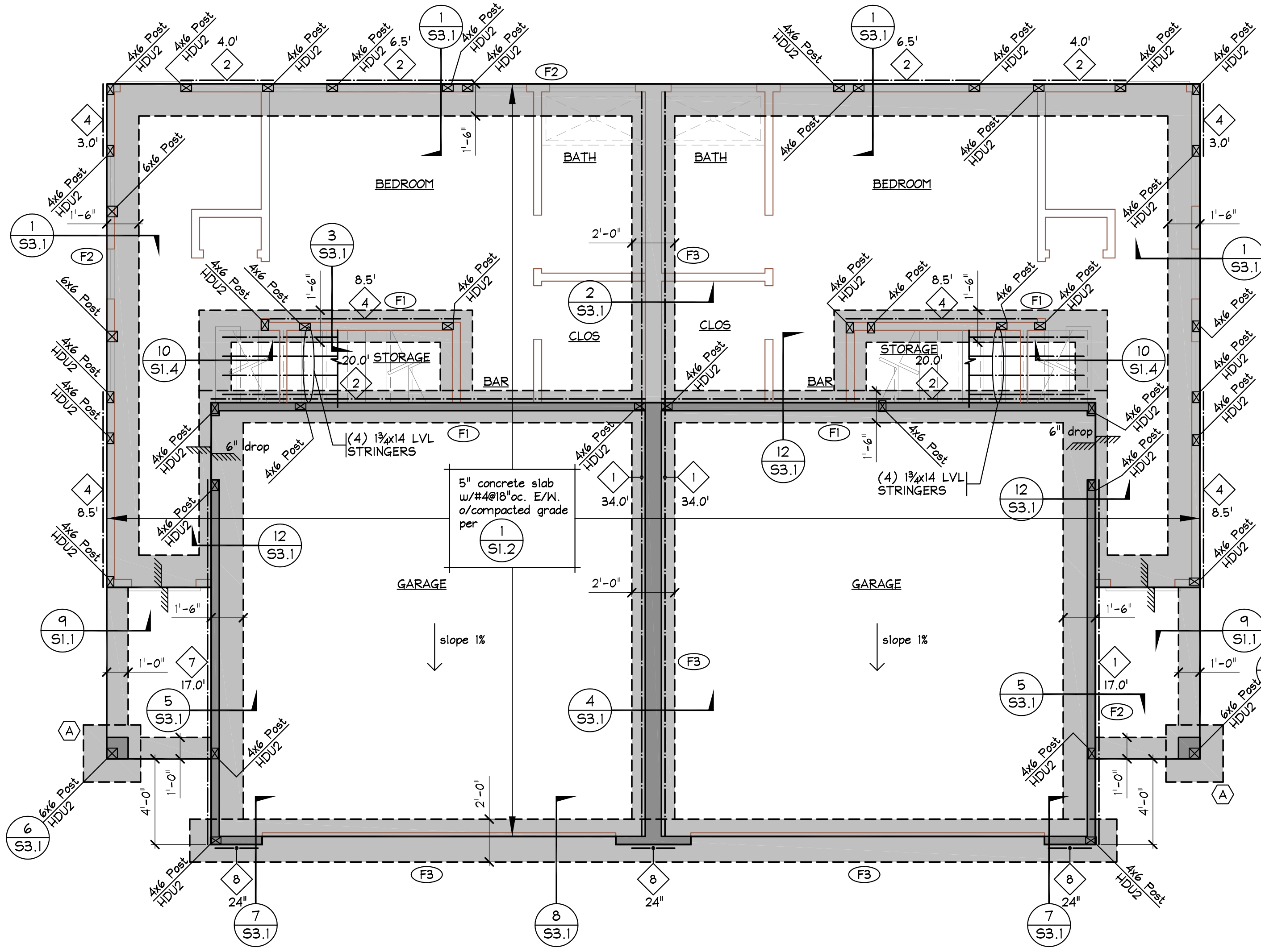
PAD FOOTING SCHEDULE

MARK	SIZE	THICKNESS	REINFORCING
A	2'-8" x 2'-8"	2'-0"	#5 @ 8" O.C. (B) EA. WAY #5 @ 8" O.C. (T) EA. WAY
B	3'-4" x 3'-4"	2'-0"	#5 @ 10" O.C. (B) EA. WAY #5 @ 10" O.C. (T) EA. WAY

- NOTES:
- CENTER PAD FOOTING UNDER COLUMN OR WALL UNLESS OTHERWISE NOTED.
 - FOOTING DEPTHS NOTED ARE MINIMUM. INCREASE DEPTH AS REQUIRED TO COMPLY WITH DETAILS AND BOTTOM OF FOOTING ELEVATIONS NOTED ON PLAN.
 - SPACE REINFORCING UNIFORMLY OVER FOOTING WIDTH.
 - WHERE CONTINUOUS FOOTINGS INTERSECT PAD FOOTINGS, RUN CONTINUOUS REINFORCING THROUGH PAD FOOTINGS.

SHEAR WALL SCHEDULE 2019 CBC - (2018 AF&PA SDPWS - TABLE 4.3A)

MARK	WOOD STRUCTURAL PANELS (PLYWOOD OR OSB UNO ON PLAN) (6)	NUMBER OF SIDES	NAILING EDGE (EN) (FIELD FN)	SHEAR CLIPS (A35 OR LTP4) ALL LOCATIONS UNO	SILL PLATE ATTACHMENT UNO FRAMED FLOOR (3)	WELDED THREADED STUDS AT WOOD NAILERS. SEE INSET DETAIL "H"	ALLOWABLE SHEAR (PLF)	ALLOWABLE SHEAR AT FIRE TREATED WALLS (PLF)(6)
1	15/32" APA RATED SHEATHING (SPAN RATING 32/16)	1	8d @ 6"	1 @ 16"	NO CLIPS	SDS @ 16" OR 16d @ 8"	260	234
2	15/32" APA RATED SHEATHING (SPAN RATING 32/16)	1	8d @ 4"	1 @ 16"	NO CLIPS	SDS @ 12" OR 16d @ 6"	380	342
3	15/32" APA RATED STRUCT-I SHEATHING (SPAN RATING 32/16)	1	10d @ 4"	1 @ 16"	NO CLIPS	SDS @ 8" OR 16d @ 4"	510	459
4	15/32" APA RATED STRUCT-I SHEATHING (SPAN RATING 32/16)	1	10d @ 3"	1 @ 12"	NO CLIPS	SDS @ 6" OR 16d @ 3"	665	599
5	15/32" APA RATED STRUCT-I SHEATHING (SPAN RATING 32/16)	1	10d @ 2"	1 @ 8"	NO CLIPS	SDS @ 4" OR 16d @ 2 1/2"	870	783
6	15/32" APA RATED STRUCT-I SHEATHING (SPAN RATING 32/16)	2	10d @ 3"	1 @ 12"	1 @ 12"	SDS @ 3"	1,330	1,197
7	15/32" APA RATED STRUCT-I SHEATHING (SPAN RATING 32/16)	2	10d @ 2"	1 @ 8"	2 @ 8"	2 ROWS SDS @ 4"	1,740	1,566
8	SIMPSON SSW 24x7-4" GARAGE PORTAL STEEL STRONG WALLS							



FOUNDATION PLAN

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

PLAN NOTES - SHEETS # GENERAL :

GENERAL NOTES AND TYPICAL DETAILS SHEETS: SEE S0.01 THROUGH S1.16 SHEETS. GENERAL NOTES & TYPICAL DETAILS APPLY TO ALL PARTS OF WORK EXCEPT WHERE SPECIFICALLY DETAILED OR U.N.O. ON THE FLOOR PLANS AND PLAN NOTES.

VERIFY ALL DIMENSIONS, ELEVATIONS, SLAB EDGES, SLAB DEPRESSIONS, SLAB OPENINGS, CURBS, FOOTING, PENETRATIONS, WALL OPENINGS WITH ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL & CIVIL DRAWINGS.

FOR ALL DIMENSIONS AND ROOF SLOPES S.A.D.

NON-BEARING WALLS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FOR NON-BEARING WALL LOCATIONS S.A.D.

PLAN NOTES - FRAMING :

PROVIDE WALL SHEATHING AT ALL EXTERIOR WALLS OTHER THAN SHEAR WALLS AS FOLLOWS: WOOD STRUCTURAL PANEL, 15/32" CD APA RATED PLYWOOD OR OSB SHEATHING, EXPOSURE 1, SPAN RATING 32/16, NAILED WITH 8d COMMONS SPACED AT 6" O.C. ALONG ALL PANEL EDGES (E.N.) AND 12" O.C. ALONG INTERMEDIATE SUPPORTS (FIELD) (F.N.)

HOLDDOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.

PROVIDE DOUBLE JOISTS BENEATH ALL PARALLEL WALLS. PROVIDE SOLID BLOCK BENEATH ALL WALLS PERPENDICULAR TO JOISTS. SEE 'FRAMING AT NON-BEARING WALLS' PER TYPICAL DETAILS SHEETS.

FLOOR AND DECK SHEATHING CONSTRUCTION: 1" GYPCRETE (105 PCF. MAX.) OVER WOOD STRUCTURAL PANEL, 3/4" CD APA RATED PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 48/24. GLUE WOOD STRUCTURAL PANELS TO JOISTS AND BLK'G. NAILING PER NAILING SCHEDULE.

ROOF SHEATHING CONSTRUCTION AT FLAT NON-OCCUPIED ROOFS.

- SLOPED WOOD STRUCTURAL PANEL W/ SLOPE TO DRAIN PER ARCHITECTURAL SPECIFICATIONS, 5/8" CD APA RATED PLYWOOD SHEATHING, EXPOSURE 1, SPAN RATING 32/16. NAILING PER NAILING SCHEDULE.
- INSTALLED OVER 2x RIP STRIPS, SEE TYPICAL BUILT-UP FLOOR/ROOF PER TYPICAL DETAILS.
- INSTALLED OVER LEVEL DIAPHRAGM WOOD STRUCTURAL PANEL, 15/32" CD APA RATED PLYWOOD SHEATHING EXPOSURE 1, SPAN RATING 32/16. NAILING PER NAILING SCHEDULE.
- SEE SHEET S1.3 -> S1.8 FOR ALL TYPICAL FRAMING CONNECTIONS NOT REFERENCED ON THIS PLAN

SYMBOLS-FRAMING

- INDICATES WOOD WALLS PER SCHEDULE
- INDICATES WOOD POST PER SCHEDULE
- INDICATES WOOD SHEATHED SHEAR WALL: TYPE PER SHEAR WALL SCHEDULE UNDER TYP. DETAILS MINIMUM LENGTH. INDICATES MINIMUM LENGTH.
- INDICATES HOLDDOWN TYPE PER TYPICAL DETAILS
- INDICATES HOLDDOWN TYPE PER TYPICAL DETAILS
- INDICATES EXTENT OF WOOD JOIST
- INDICATES DIRECTION OF WOOD JOIST
- WOOD MEMBER/HEADER CALLOUT MEMBER SIZE: PREFIX 'S' INDICATES SCL MEMBER PREFIX INDICATING BEAM/HEADER LOCATION NUMBER OF MEMBERS IN A BUILTUP ASSEMBLY (OMITTED IF = 1). SEE 'BUILTUP BEAM/SISTERED JOIST' AND 'BUCKETS OF BUILTUP BEAMS' PER TYPICAL DETAILS
- DRAG DRAG BEAM WITH BOUNDARY FOR CONSTRUCTION OF DRAG BEAMS AND DRAG STRAP SEE 'DRAGS & CONN. TO SHEAR WALLS' DETAIL 6/S0.43
- INDICATES OPENING IN DIAPHRAGM/SLAB
- INDICATES MECHANICAL AREA (23 PSF MAX)
- INDICATES TYPE D NAILING PER NAILING SCHEDULE
- INDICATES CHANGE IN FLOOR ELEVATION
- HDR LOAD BEARING HEADER PER TYP. STUD WALL FRAMING ELEVATION
- INDICATES HSS6x4x1/2 MIN. ELEVATOR GUARDRAIL SUPPORT SEE 16/S1.4

FOUNDATION NOTES

- VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
- FOR GENERAL NOTES AND TYPICAL DETAILS SEE SHEETS S0.1 THRU S1.6.
- INDICATES SPREAD FOOTING MARK. SEE FOOTING SCHEDULE ON 8/S1.2 FOR INFORMATION.
- EL.=0'-0" SYMBOL INDICATES BASIC TOP OF CONCRETE SLAB ON GRADE ELEVATION. SEE ARCHITECTURAL DRAWINGS FOR EXACT ELEVATIONS.
- X'-X" INDICATES TOP OF FOOTING ELEVATIONS RELATIVE TO SLAB ELEVATION +0'-0".
- SLAB ON GRADE: 5" THICK WITH #4@18" O.C. EA. WAY TOP OVER SUB-GRADE PER SOILS ENGINEER. PER DETAIL 12/S1.1
- FOR TYPICAL COLUMN REINFORCING DETAIL SEE 3/S1.3
- > INDICATES CONCRETE FOOTING STEP PER 6/S1.2

PAD FOOTING SCHEDULE

MARK	SIZE	THICKNESS	REINFORCING
A	3'-0" x 3'-0"	2'-0"	#8 @ 12" O.C. (B) EA. WAY #5 @ 16" O.C. (T) EA. WAY
B	4'-0" x 4'-0"	2'-0"	#8 @ 12" O.C. (B) EA. WAY #5 @ 16" O.C. (T) EA. WAY

NOTES:

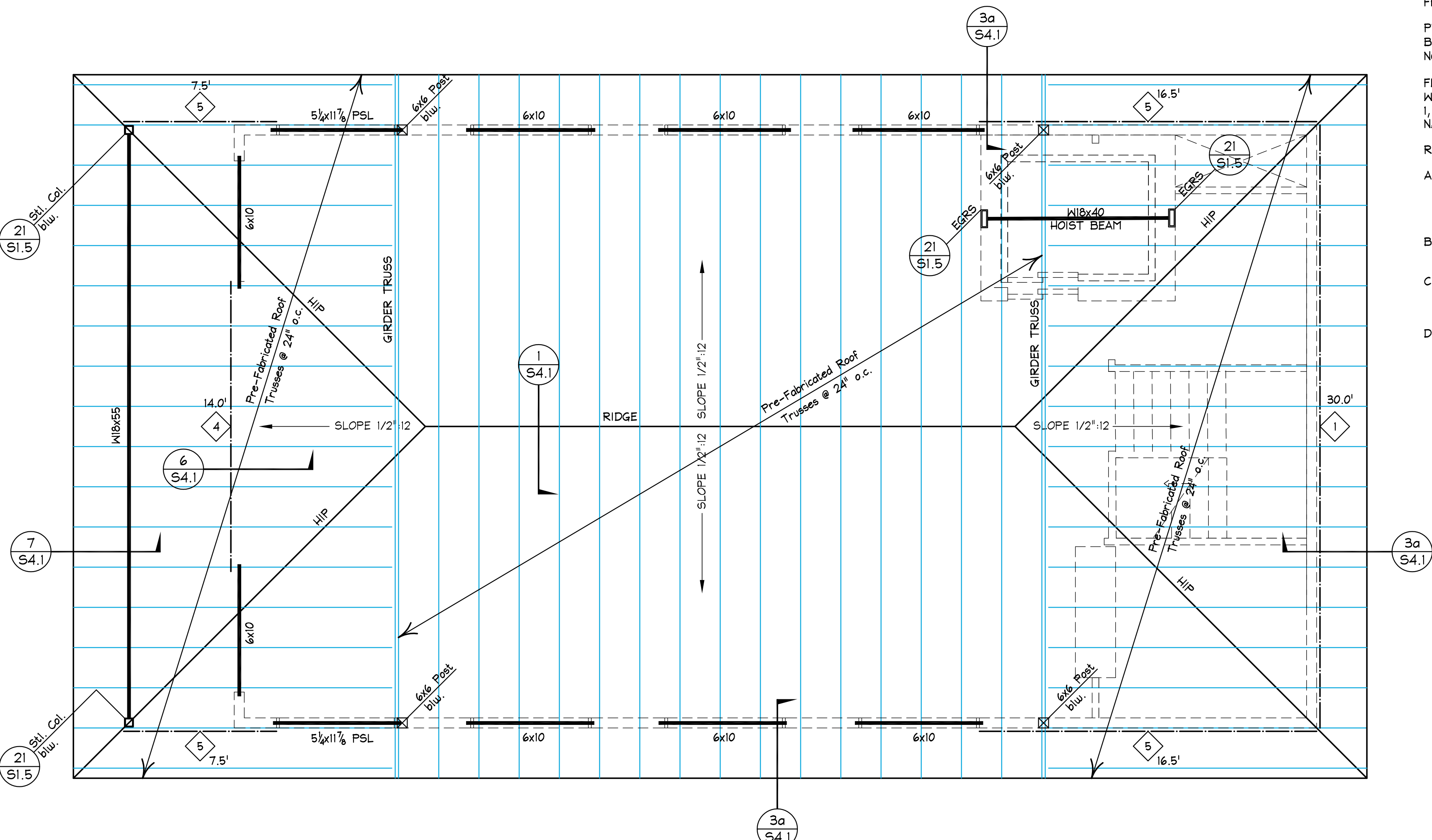
- CENTER PAD FOOTING UNDER COLUMN OR WALL UNLESS OTHERWISE NOTED.
- FOOTING DEPTHS NOTED ARE MINIMUM. INCREASE DEPTH AS REQUIRED TO COMPLY WITH DETAILS AND BOTTOM OF FOOTING ELEVATIONS NOTED ON PLAN.
- SPACE REINFORCING UNIFORMLY OVER FOOTING WIDTH.
- WHERE CONTINUOUS FOOTINGS INTERSECT PAD FOOTINGS, RUN CONTINUOUS REINFORCING THROUGH PAD FOOTINGS.

LEGEND

- CMU WALL PER SCHEDULE
- CONCRETE WALL PER SCHEDULE

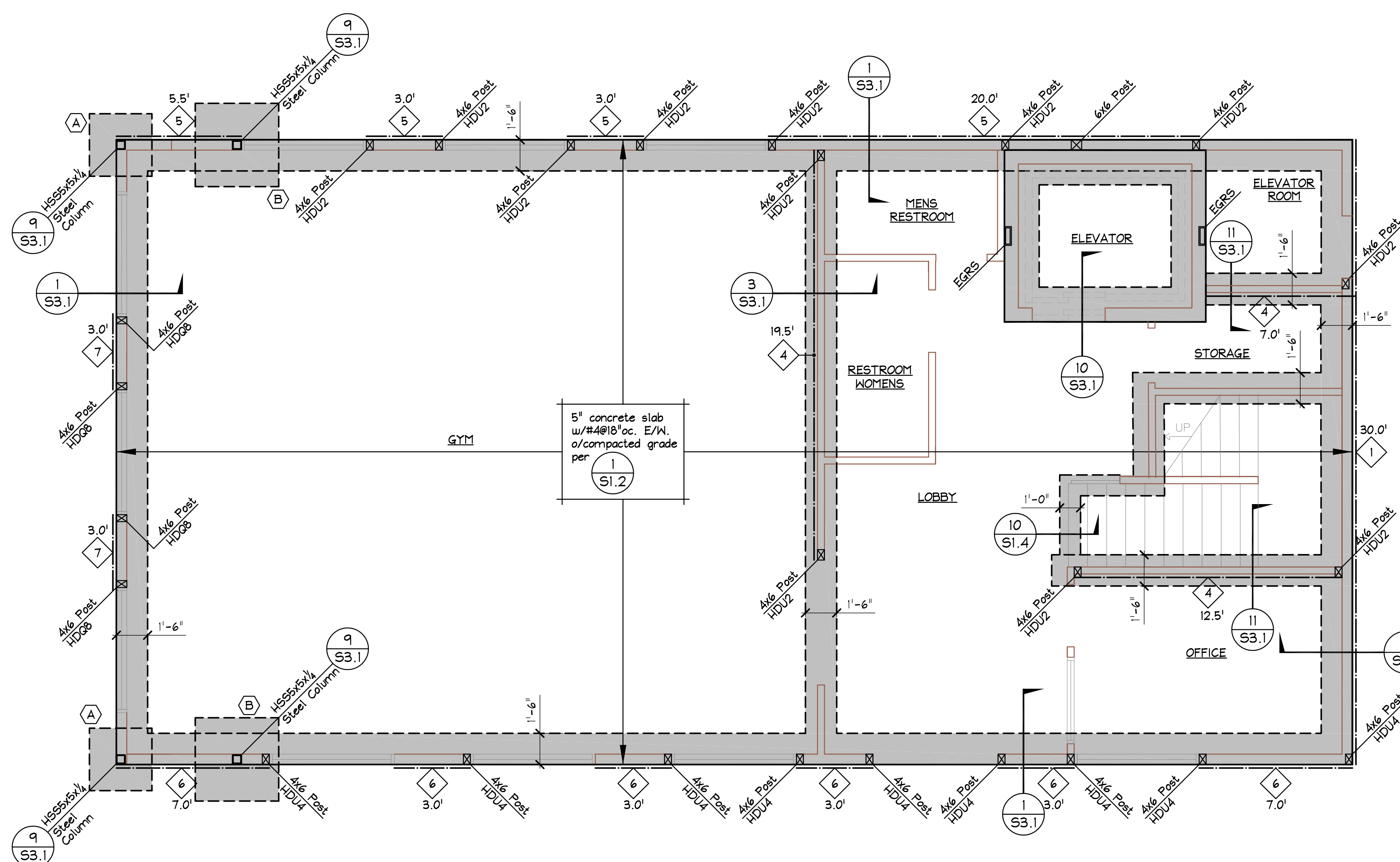
SHEAR WALL SCHEDULE 2019 CBC - (2018 AF&PA SDPWS - TABLE 4.3A)

MARK	WOOD STRUCTURAL PANELS (PLYWOOD OR OSB UNO ON PLAN) (6)	NUMBER OF SIDES	NAILING		SHEAR CLIPS (A35 OR LTP4) ALL LOCATIONS UNO	INSET DETAIL "D1" END "D2" EXTERIOR CONDITIONS ONLY	SILL PLATE ATTACHMENT UNO FRAMED FLOOR (3)	CONCRETE (4)	WELDED THREADED STUDS AT WOOD NAILERS. SEE INSET DETAIL "H"	ALLOWABLE SHEAR (PLF)	ALLOWABLE SHEAR AT FIRE TREATED WALLS (PLF)(6)
			EDGE (EN)	(FIELD FN)							
1	15/32" APA RATED SHEATHING (SPAN RATING 32/16)	1	8d @ 6"	8d @ 12"	1 @ 16"	NO CLIPS	SDS @ 16" OR 16d @ 8"	5/8" @ AB @ 48"	5/8" @ 24"	260	234
2	15/32" APA RATED SHEATHING (SPAN RATING 32/16)	1	8d @ 4"	8d @ 12"	1 @ 16"	NO CLIPS	SDS @ 12" OR 16d @ 6"	5/8" @ AB @ 48"	5/8" @ 24"	380	342
3	15/32" APA RATED STRUCT-I SHEATHING (SPAN RATING 32/16)	1	10d @ 4"	10d @ 12"	1 @ 16"	NO CLIPS	SDS @ 8" OR 16d @ 4"	5/8" @ AB @ 32"	5/8" @ 24"	510	459
4	15/32" APA RATED STRUCT-I SHEATHING (SPAN RATING 32/16)	1	10d @ 3"	10d @ 12"	1 @ 12"	NO CLIPS	SDS @ 6" OR 16d @ 3"	5/8" @ AB @ 24"	5/8" @ 24"	665	599
5	15/32" APA RATED STRUCT-I SHEATHING (SPAN RATING 32/16)	1	10d @ 2"	10d @ 12"	1 @ 8"	NO CLIPS	SDS @ 4" OR 16d @ 2 1/2"	5/8" @ AB @ 20"	5/8" @ 24"	870	783
6	15/32" APA RATED STRUCT-I SHEATHING (SPAN RATING 32/16)	2	10d @ 3"	10d @ 12"	1 @ 6" OR 2 @ 12"	1 @ 12"	SDS @ 3"	5/8" @ AB @ 16"	5/8" @ 16"	1,330	1,197
7	15/32" APA RATED STRUCT-I SHEATHING (SPAN RATING 32/16)	2	10d @ 2"	10d @ 12"	2 @ 8"	1 @ 8"	2 ROWS SDS @ 4"	5/8" @ AB @ 12"	5/8" @ 12"	1,740	1,566
8	SIMPSON SSN 2x4-7-4" GARAGE PORTAL STEEL STRONG WALLS										



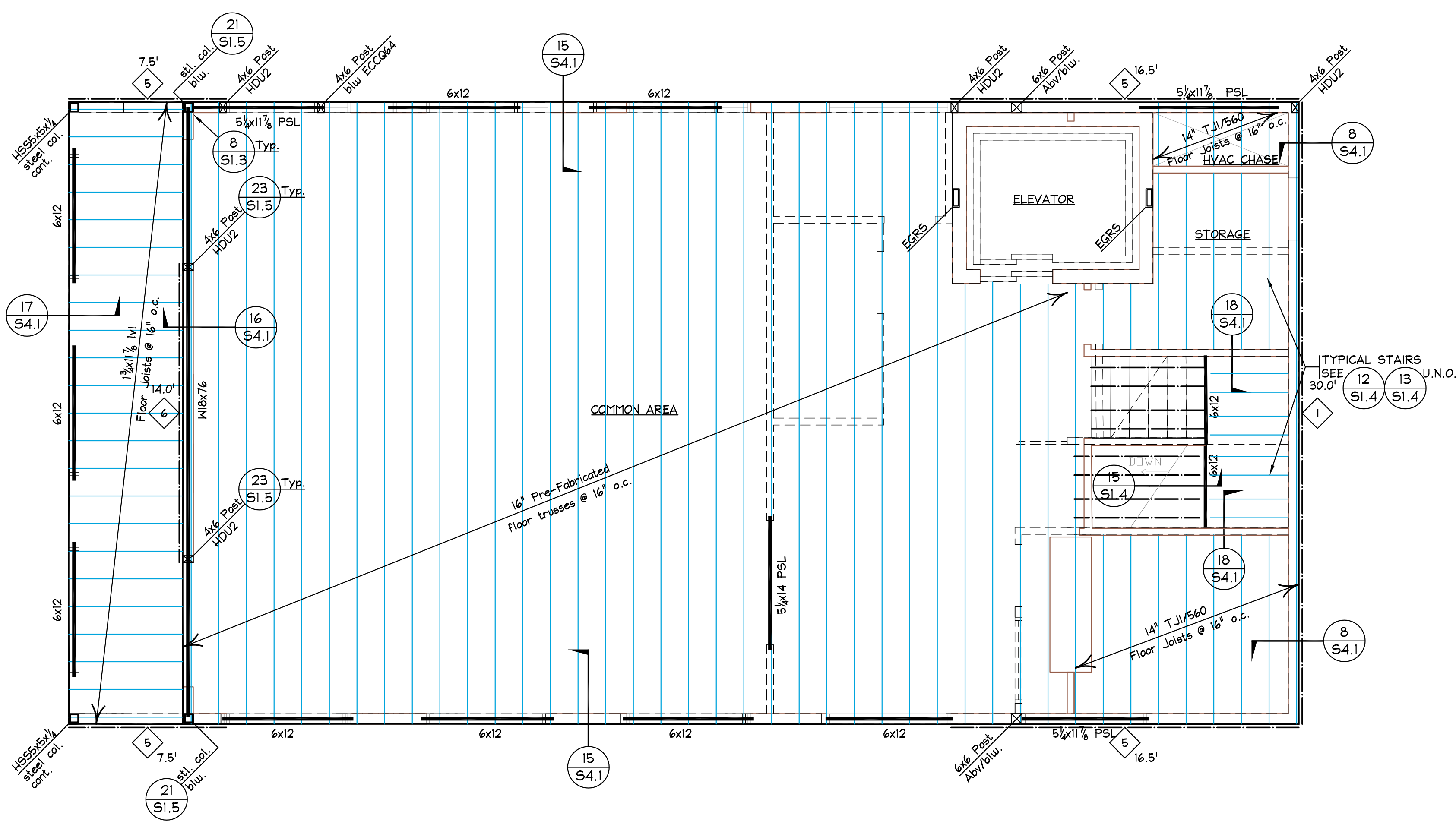
ROOF FRAMING PLAN

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



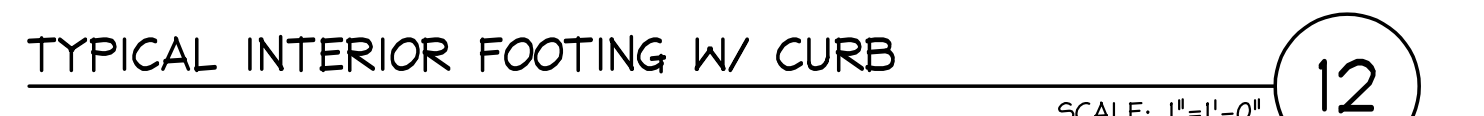
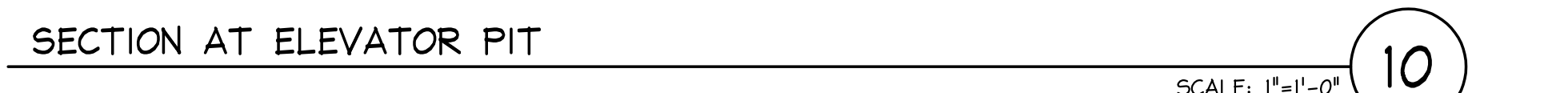
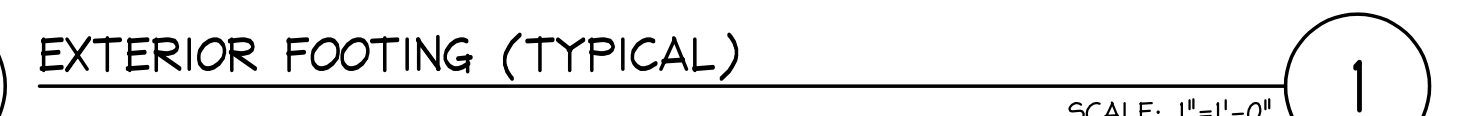
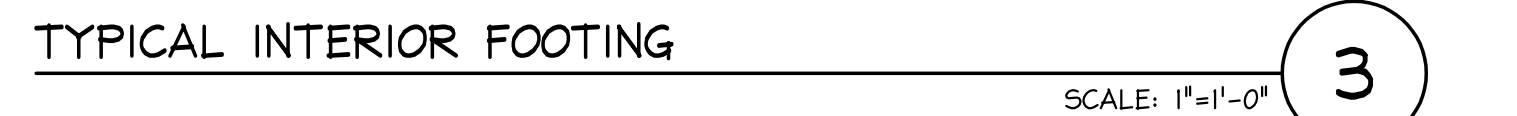
FOUNDATION PLAN

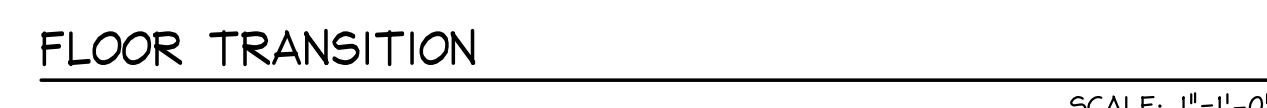
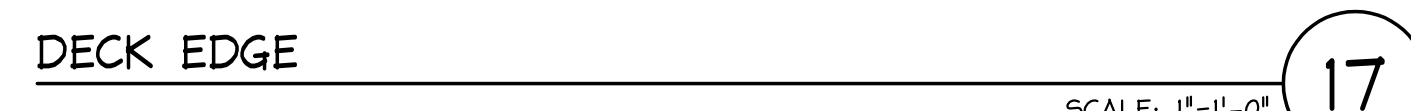
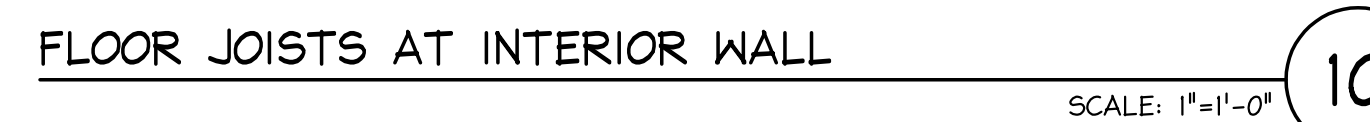
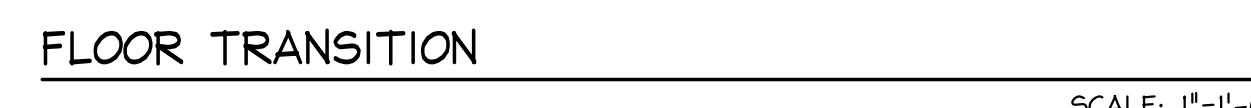
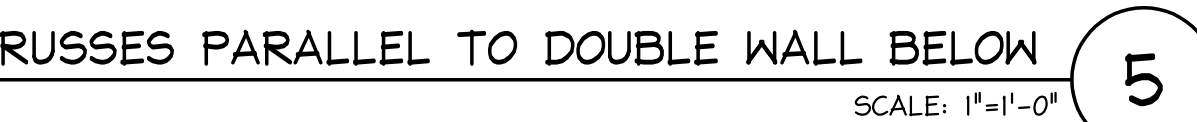
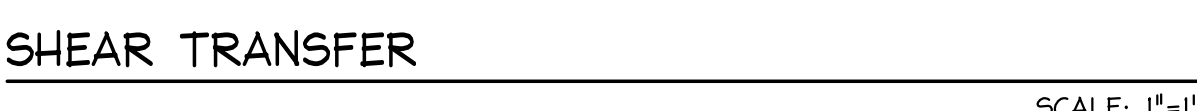
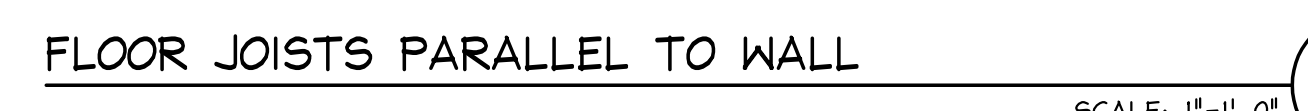
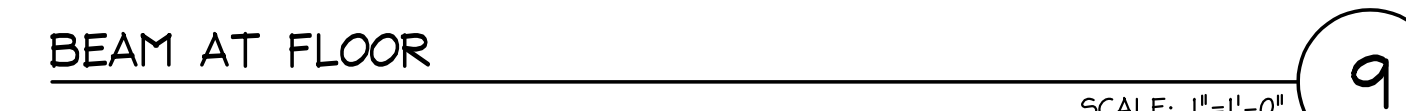
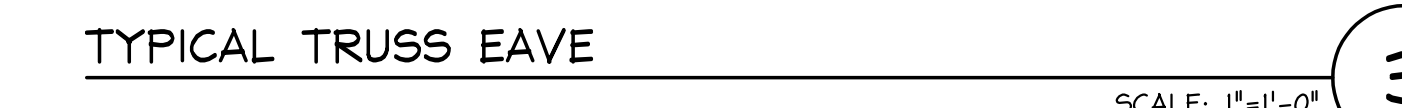
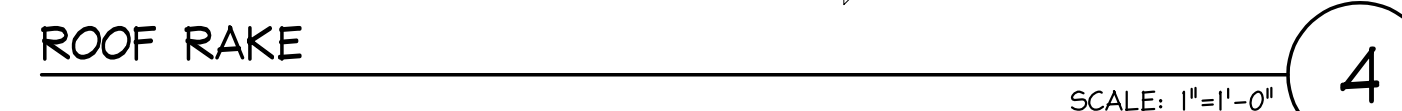
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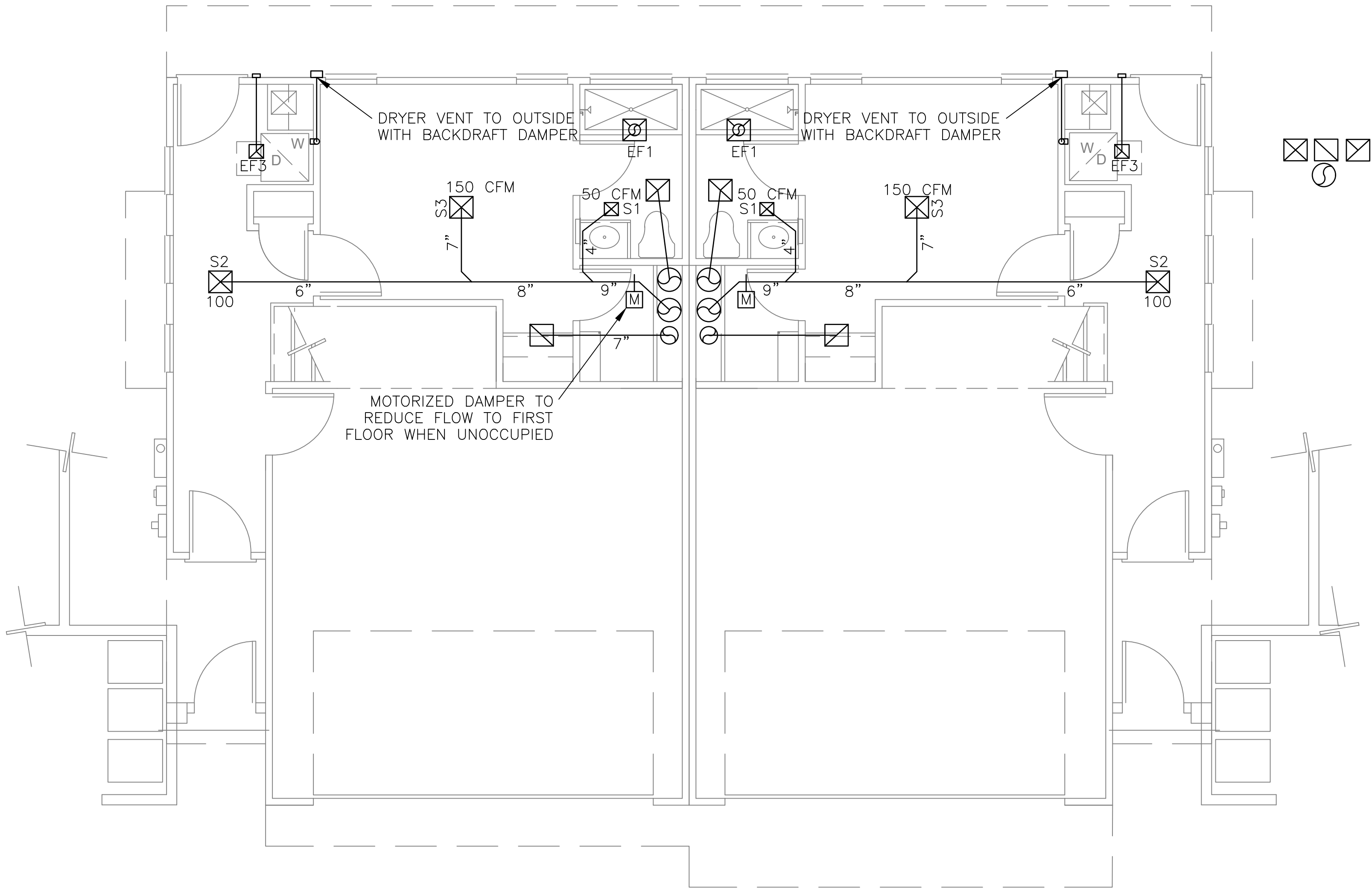


2ND FLOOR FRAMING PLAN

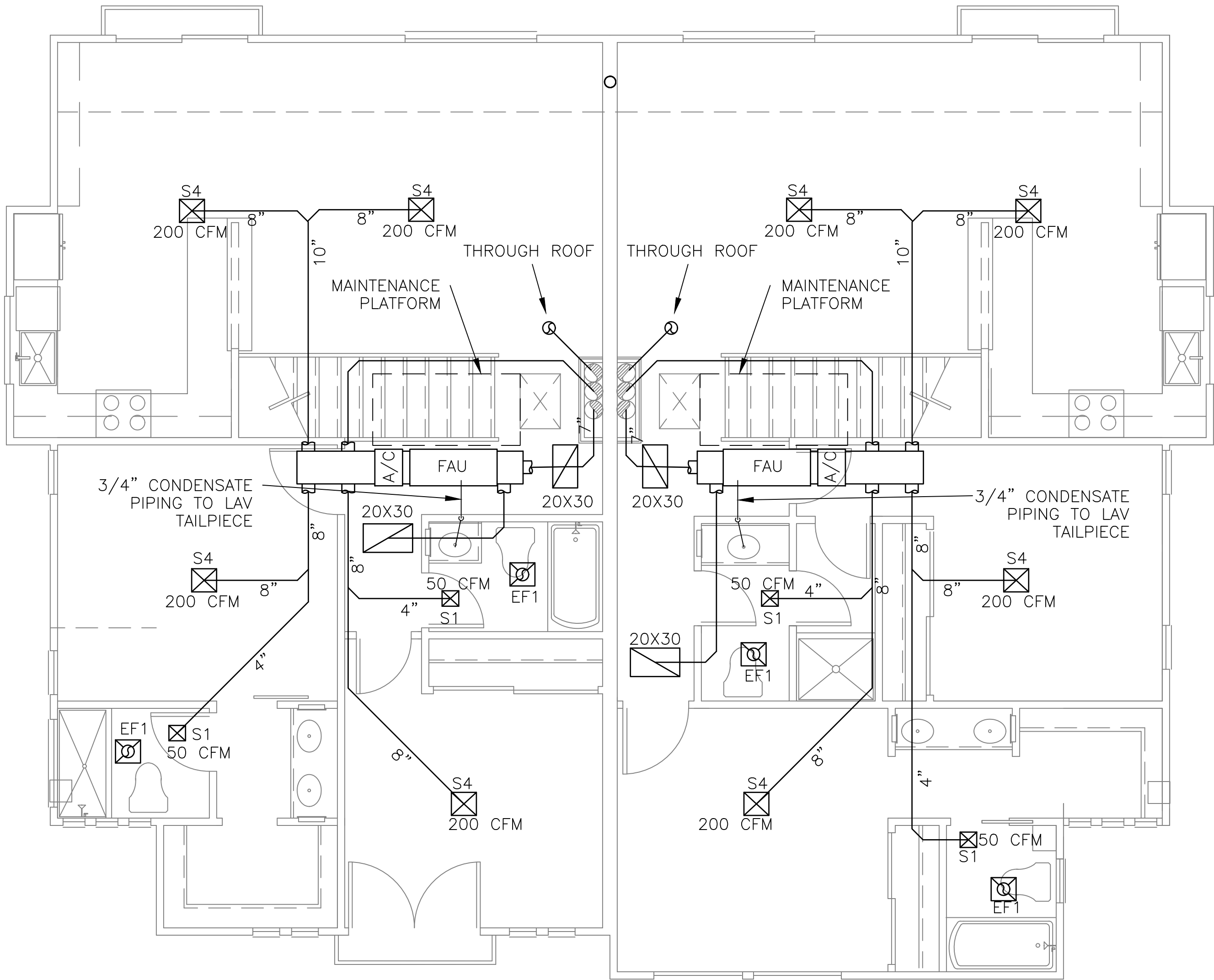
SCALE: 1/4" = 1'-0"







FIRST FLOOR MECHANICAL PLAN
SCALE 1/4"=1'-0"



SECOND FLOOR MECHANICAL PLAN
SCALE 1/4"=1'-0"

RESIDENTIAL MECHANICAL CONSTRUCTION NOTES

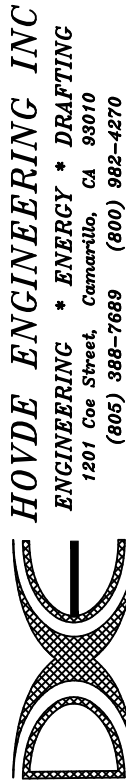
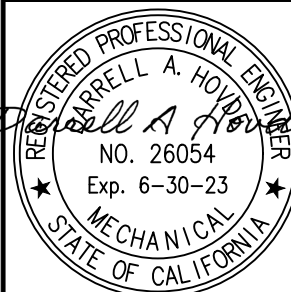
1. ALL WORK IS NEW UNLESS OTHERWISE INDICATED.
2. ALL DUCTING DIMENSIONS ARE INSIDE NET CLEAR.
3. ALL EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
4. ALL WORK SHALL BE DONE ACCORDING TO THE 2019 CALIFORNIA MECHANICAL CODE.
5. ALL EXHAUST FANS SHALL HAVE GRILLS ON THE FAN INLET AND SHALL HAVE GRAVITY CONTROLLED BACK-DRAFT DAMPERS INSTALLED.
6. PROVIDE VIBRATION ISOLATION FOR AC UNITS, FURNACES, AND EXHAUST FANS PER MANUFACTURER'S RECOMMENDATIONS.
7. THERMOSTAT FOR EACH AC UNIT SHALL BE A 7-DAY ELECTRONIC PROGRAMMABLE THERMOSTAT WITH NIGHT SETBACK. MOUNT THERMOSTAT AT 48" ABOVE FINISHED FLOOR.
8. EF-1 SHALL BE CONTROLLED BY THE LIGHTING SWITCH FOR EACH RESTROOM.
9. EF-3 SHALL BE NON-SWITCHED AND RUN 24/7 TO PROVIDE REQUIRED HOUSEHOLD VENTILATION.
10. ANY MATERIALS EXPOSED WITHIN THE DUCTING OR PLENUMS SHALL BE NONCOMBUSTIBLE OR SHALL HAVE A FLAME-SPREAD INDEX NOT GREATER THAN TWENTY-FIVE (25) AND A SMOKE DEVELOPED INDEX NOT GREATER THAN FIFTY (50) WHEN TESTED AS A COMPOSITE PER APPLICABLE TESTING STANDARDS.
11. ALL REFRIGERANT ACCESS PORTS SHALL BE PROTECTED FROM UNAUTHORIZED ACCESS.
12. ALL PLUMBING AND APPLIANCE VENTS SHALL BE AT LEAST TEN (10) FEET IN A HORIZONTAL DIRECTION OR THREE (3) FEET ABOVE ANY OUTSIDE AIR INTAKES FOR ANY HVAC OR MAKE UP AIR UNITS.
13. ALL OUTDOOR INTAKE OPENINGS SHALL BE COVERD WITH A SCREEN HAVING NOT LESS THAN 1/4-INCH OPTNINGS AND NOT MORE THAN 1/2-INCH OPENINGS.
14. ALL OUTDOOR INTAKE OPENINGS SHALL BE COVERED WITH A SCREEN HAVING NOT LESS THAN 1/4-INCH OPTNINGS AND NOT MORE THAN 1/2-INCH OPENINGS.

GRAPHIC SCALE



REVISIONS

Residential Development
Portifino Pl. Fifth St. Oxnard, CA 93033
RESIDENTIAL MECHANICAL PLAN



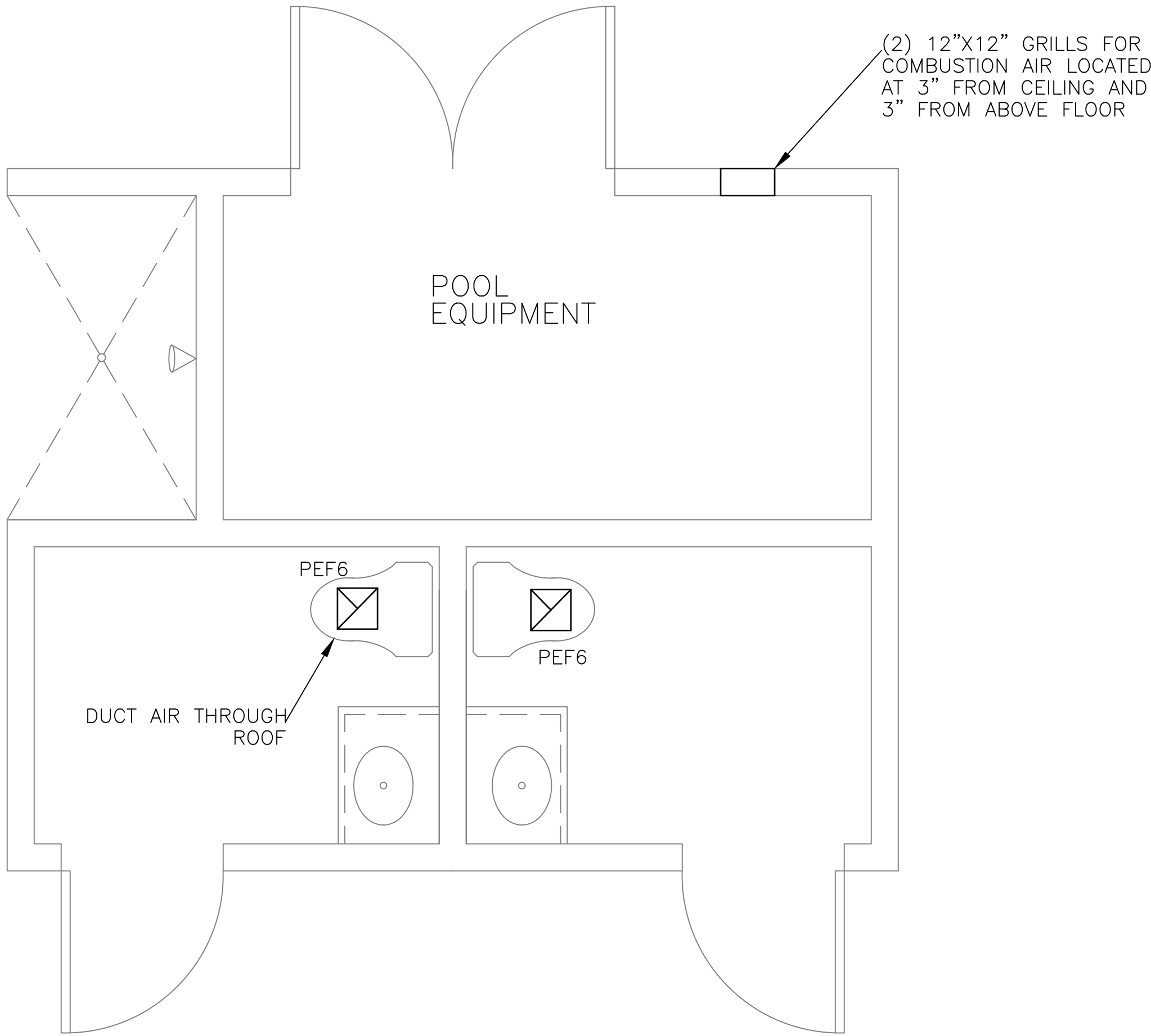
Designed
D. HOVDE

Drawn
DAH

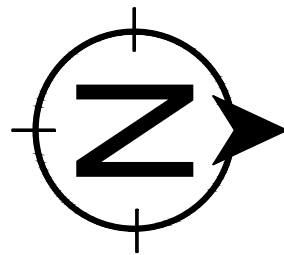
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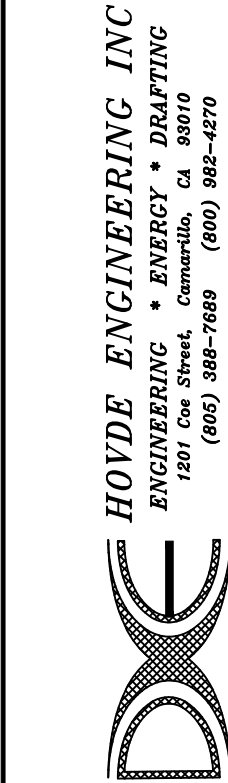
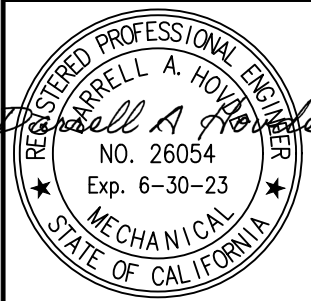
of
10/10/22
M2



POOL HOUSE MECANICAL PLAN
SCALE 1/2"=1'-0"



GRAPHIC SCALE



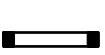
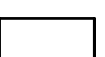
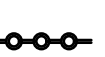
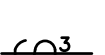
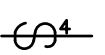
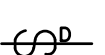
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A MANSI
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31341

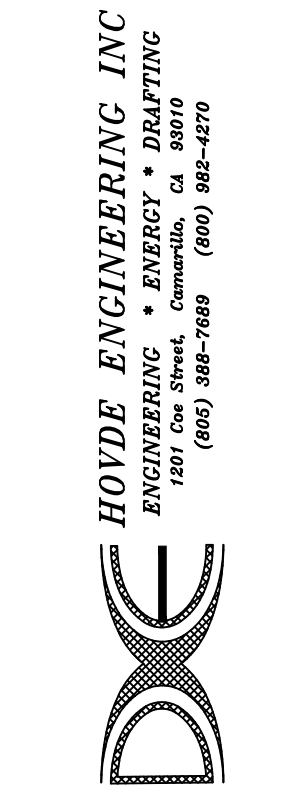
of
M2.2
10/10/22

REVISIONS

Residential Development
Portifino Pl. Fifth St. Oxnard, CA 93033
POOL HOUSE MECHANICAL PLANS

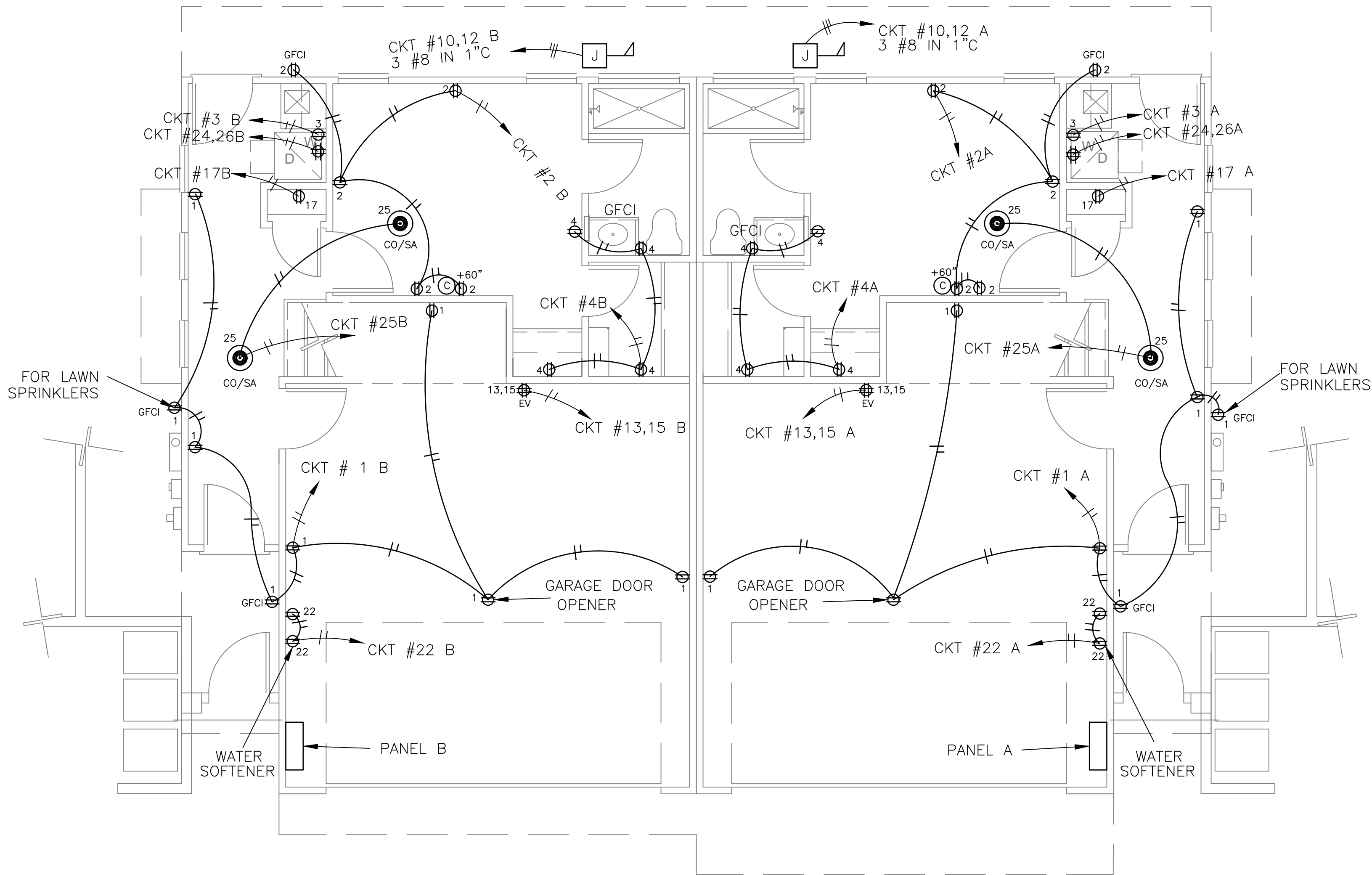
ELECTRICAL SHEET INDEX		LIGHTING FIXTURE		ABBREVIATIONS		ELECTRICAL NOTES		REVISIONS	
E1.0 E2.0 E2.1 E2.2 E2.3 E2.4	ELECTRICAL SYMBOLS, ABBREVIATIONS, AND NOTES RESIDENTIAL POWER PLAN AND PANEL SCHEDULE RESIDENTIAL LIGHTING PLAN COMMUNITY BUILDING POWER PLAN AND SCHEDULE COMMUNITY BUILDING LIGHTING PLAN POOL BUILDING POWER AND LIGHTING PLANS								
ELECTRICAL SYMBOLS									
	SINGLE SWITCH								
	DIMMER SWITCH								
	DUPLEX RECEPTACLE + 18"								
	CEILING DUPLEX RECEPTACLE								
	FLOOR DUPLEX RECEPTACLE								
	DBL DUPLEX RECEPTACLE								
	220V DUPLEX RECEPTACLE								
	RECESSED CEILING LIGHT								
	WALL LIGHT								
	CEILING LIGHT								
	SINGLE CEILING DROPPED/PENDANT LIGHT								
	EXIT SIGN WITH OUTLET								
	(E) TENANT SIGN J-BOX								
	EXHAUST FAN W/ LIGHT COMBO								
	PHONE JACK								
	MOTION SENSOR SWITCH +44"								
	48" FLOUR. CEILING LIGHT								
	TRACK LIGHTS								
	CO / SA								
	CIRCUIT NO.								
	CARBON MONOXIDE DETECTOR								
	SMOKE ALARM								
	SINGLE POLE LIGHT SWITCH								
	THREE WAY LIGHT SWITCH								
	FOUR-WAY LIGHT SWITCH								
	SINGLE POLE LIGHT SWITCH W/ DIMMER CONTROL								
	CABLE OUTLET								
	FAN/LIGHT COMBO								

Residential Development
Portifino Pl. Fifth St. Oxnard, CA 93033
GENERAL NOTES, LEGENDS, AND SCHEDULES

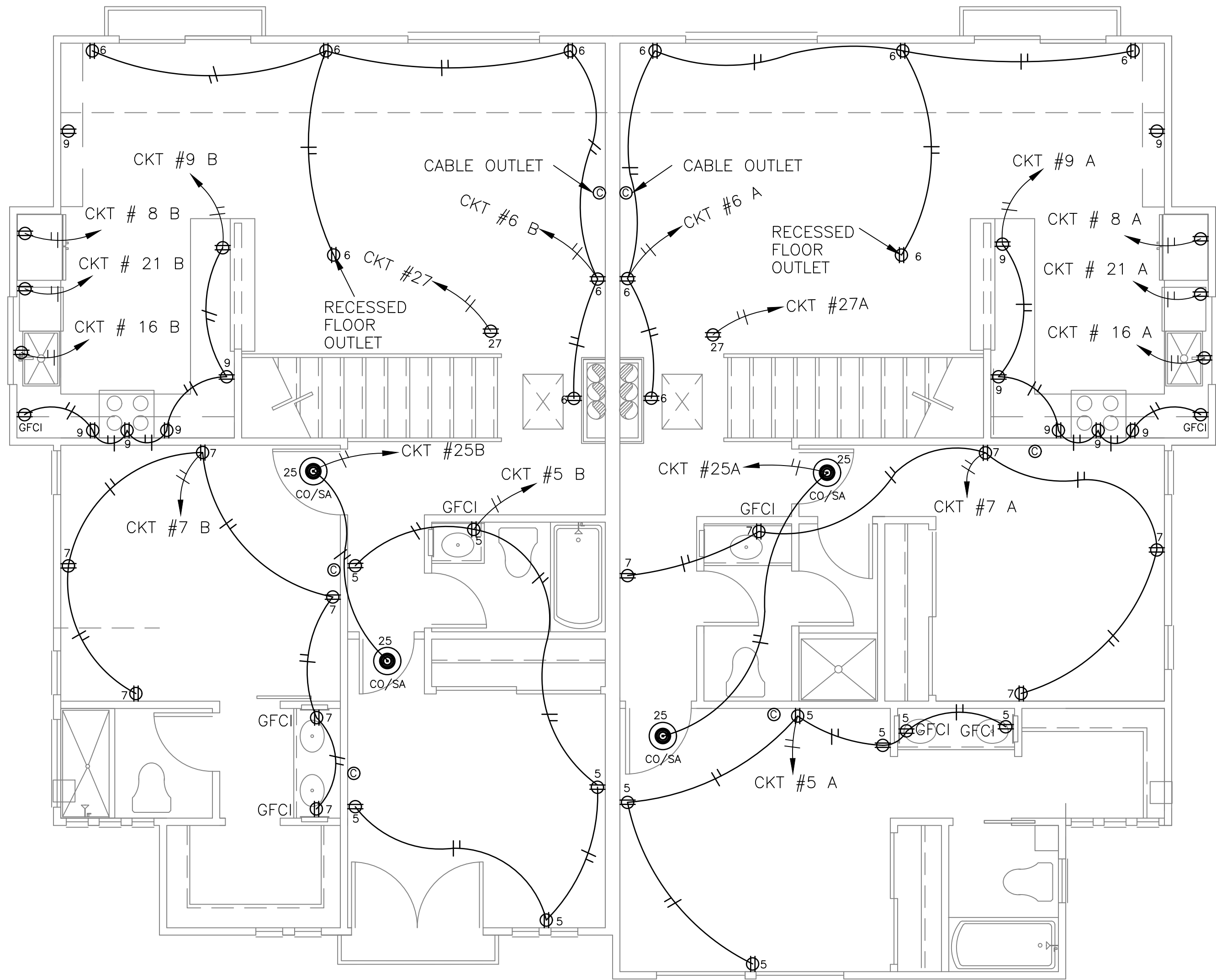


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D. HOYDE
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DAH
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Project Number
31341

of
10/10/22
E1.0



FIRST FLOOR ELECTRICAL PLAN
SCALE 1/4"=1'-0"



SECOND FLOOR ELECTRICAL PLAN
SCALE 1/4"=1'-0"

Portofino Panel (A) and Panel (B)											
			<u>120/240</u>				<u>MAIN</u>		<u>200</u>		
			<u>1phase/2P</u>				<u>BUS</u>		<u>200</u>		
							<u>LOCATION</u>		<u>Noted</u>		
CKT	DESCRIPTION	BKR	OUTLET QTY	-- LOAD (VA) -- A B	<th>-- LOAD (VA) -- A B</th> <th>OUTLET QTY</th> <th>BKR</th> <th>DESCRIPTION</th> <th>CKT</th>	-- LOAD (VA) -- A B	OUTLET QTY	BKR	DESCRIPTION	CKT	
1	Convinient outlet, garage	15/1	5	900		720	4	15/1	Conv. outlets, downstairs bedroom	2	
3	Laundry	20/1	1		1200		540	3	15/1	convinience outlets	4
5	Conv. Outlets , bedroom room	15/1	5	900		900	5	15/1	Conv. Outlets, living room	6	
7	Conv. Outlets , bedroom room	15/1	5		264		1200	1	15/1	Refrigerator	8
9	Conv. Outlets	15/1	4	720		3600	1	40/1	Heat Pump	10	
11	Refrigerator	15/1	1		1000		3600	1	40/1	Heat Pump	12
13	General Lighting	15/1	7	140		180	9	20/1	Lighting, upper floor	14	
15	General Lighting, first floor	15/1	8		160		900	20/1	Garbage disposal	16	
17	Solar Breaker	100/2	2			4800	1	50/1	EV charger	18	
19	Solar Breaker	100/2	2				4800	1	50/1	EV charger	20
21	Dishwasher			1200		900		15/1	Water Softener	22	
23	FRONT CLOSET (INTERNET)	15/1			120		2400	30/2	WASHER/DRYER	24	
25	SMOKE ALARMS	15/1		75		2400		30/2	WASHER/DRYER	26	
27	FAU IN ATTIC	20/1			600					28	
29										30	
31										32	
	Phase A	17435									
	Phase B	16784									
	Total Watts	34219									
	Total Amps	142.579									

GRAPHIC SCALE



REVISIONS

Residential Development
Portifino Pl. Fifth St. Oxnard, CA 93033
RESIDENTIAL ELECTRICAL PLANS



HOYDE ENGINEERING INC
ENGINEERING • ENERGY • DRAFTING
1821 Cox Street, Camarillo, CA 93010
(805) 888-7689 (800) 888-6270

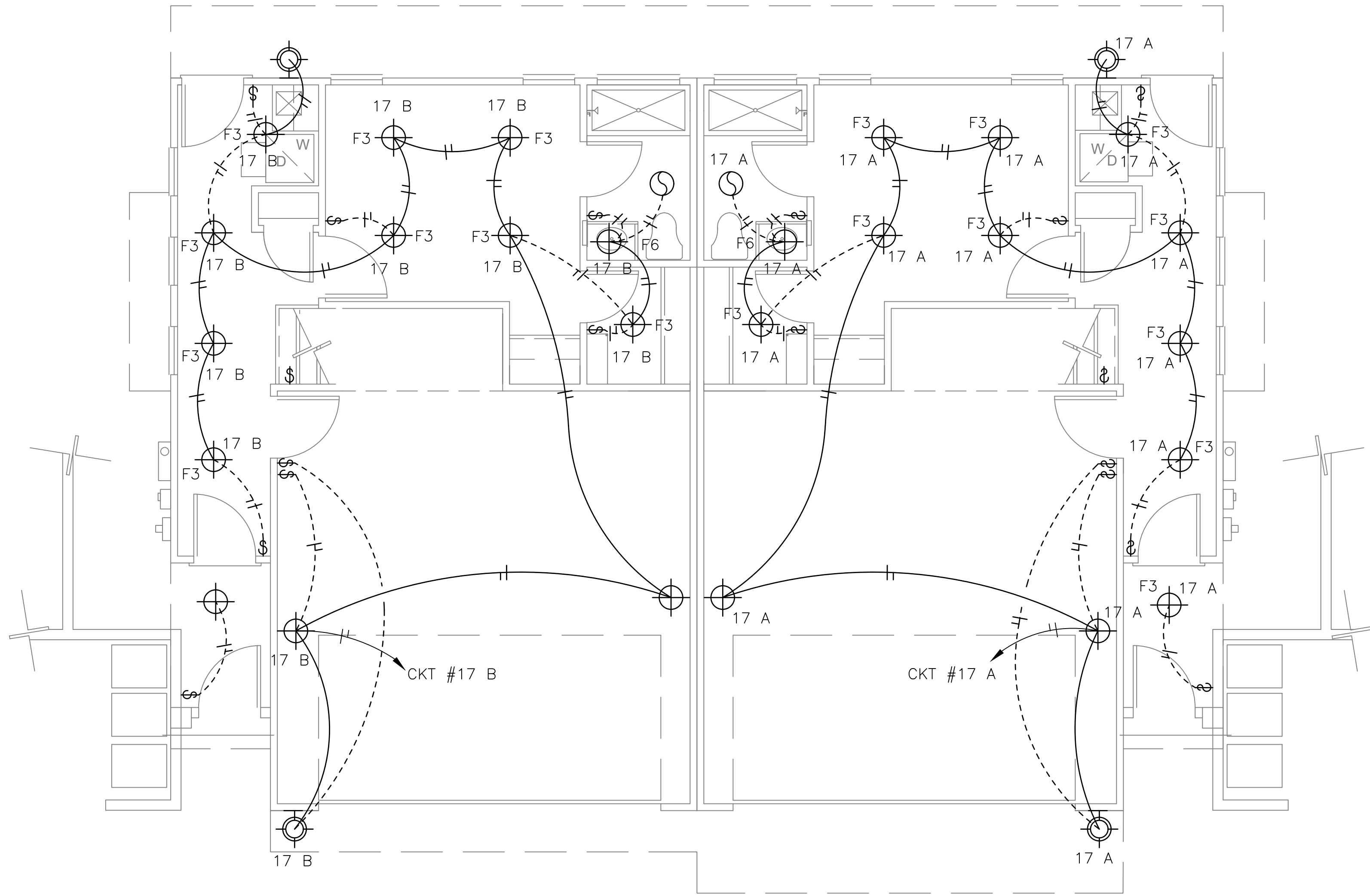
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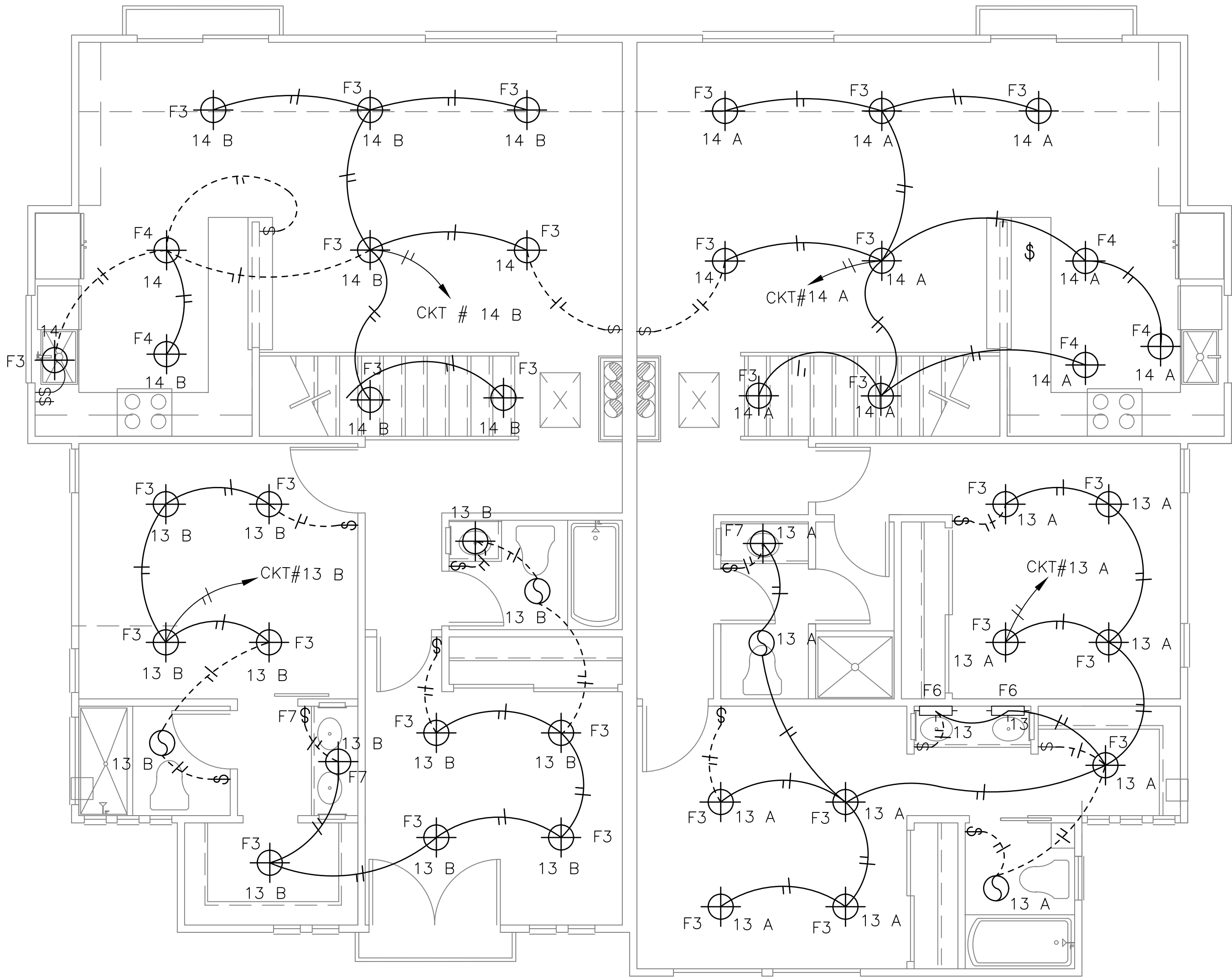
Project Number
31341

of
10/10/22
E2.0



FIRST FLOOR LIGHTING PLAN

SCALE 1/4"=1'-0"



SECOND FLOOR LIGHTING PLAN

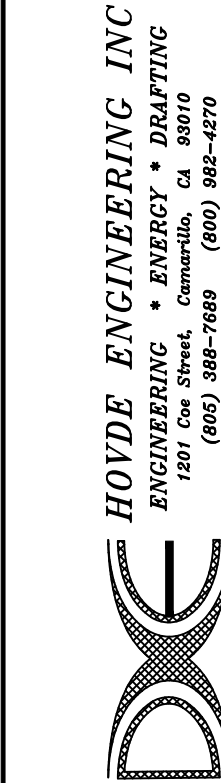
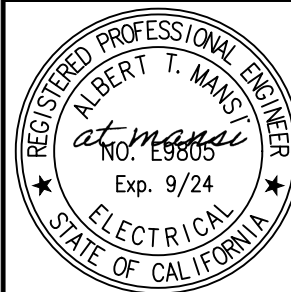
SCALE 1/4"=1'-0"

GRAPHIC SCALE



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Residential Development
Portifino Pl. Fifth St. Oxnard, CA 93033
RESIDENTIAL ELECTRICAL PLANS



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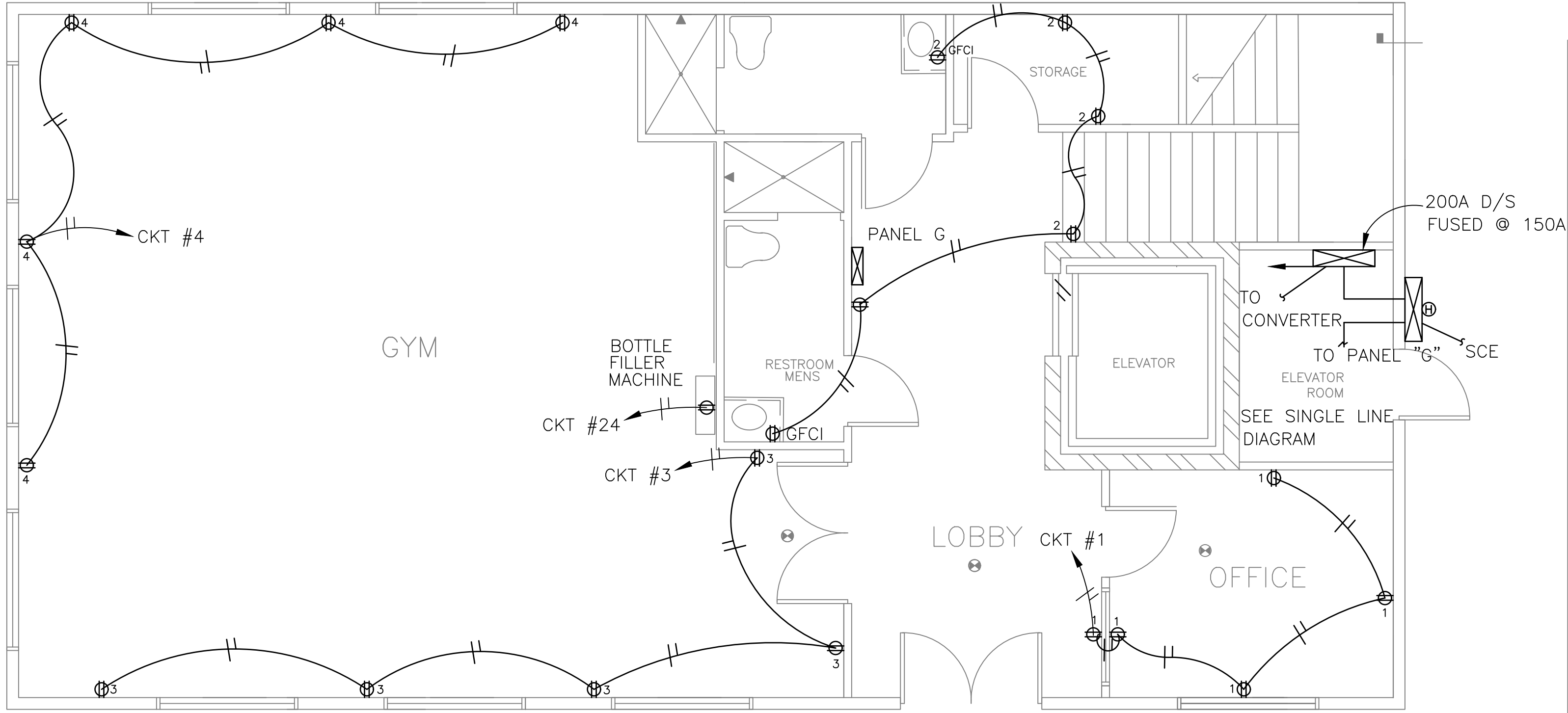
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31341

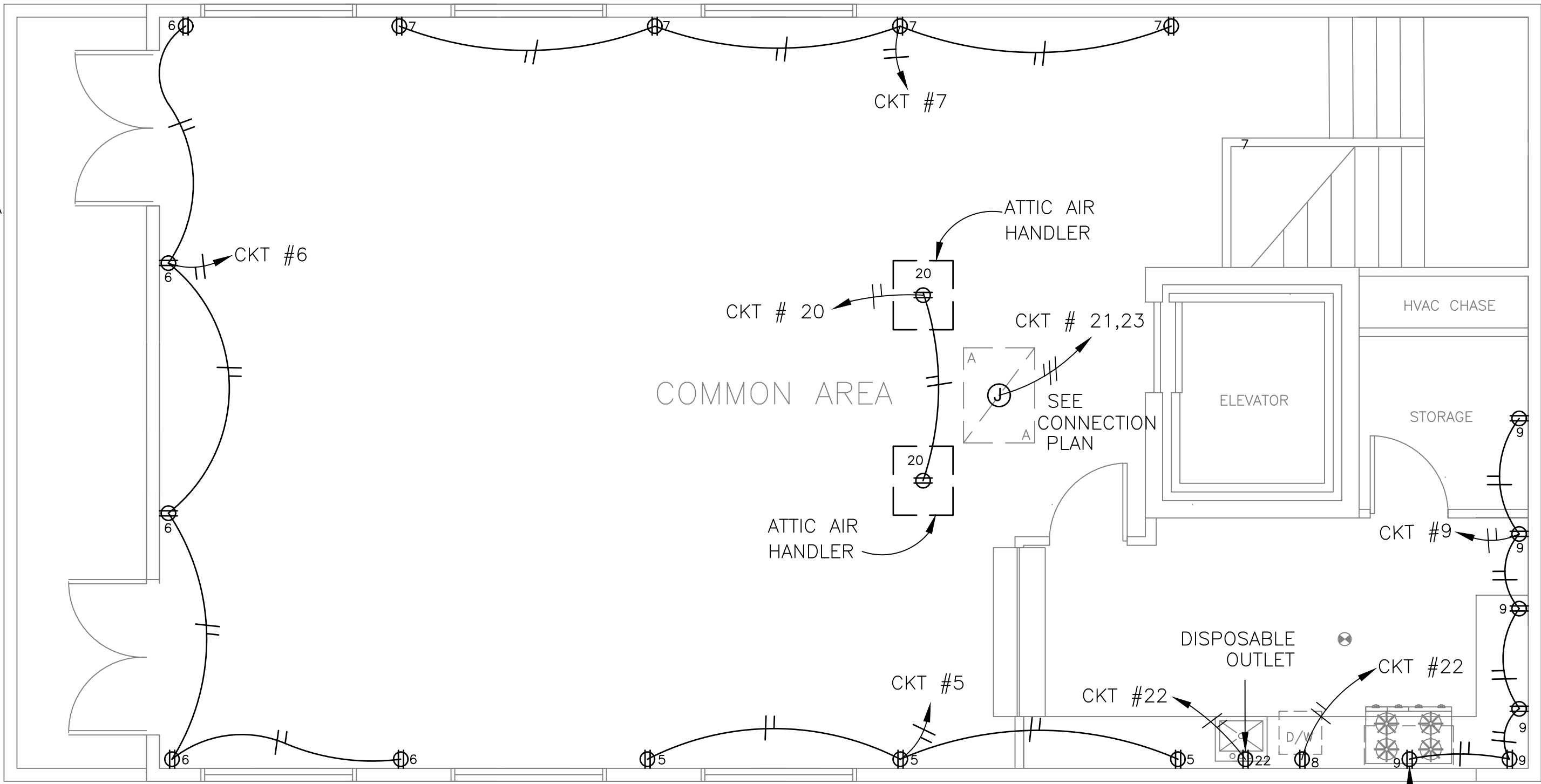
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E2.1

10/10/22

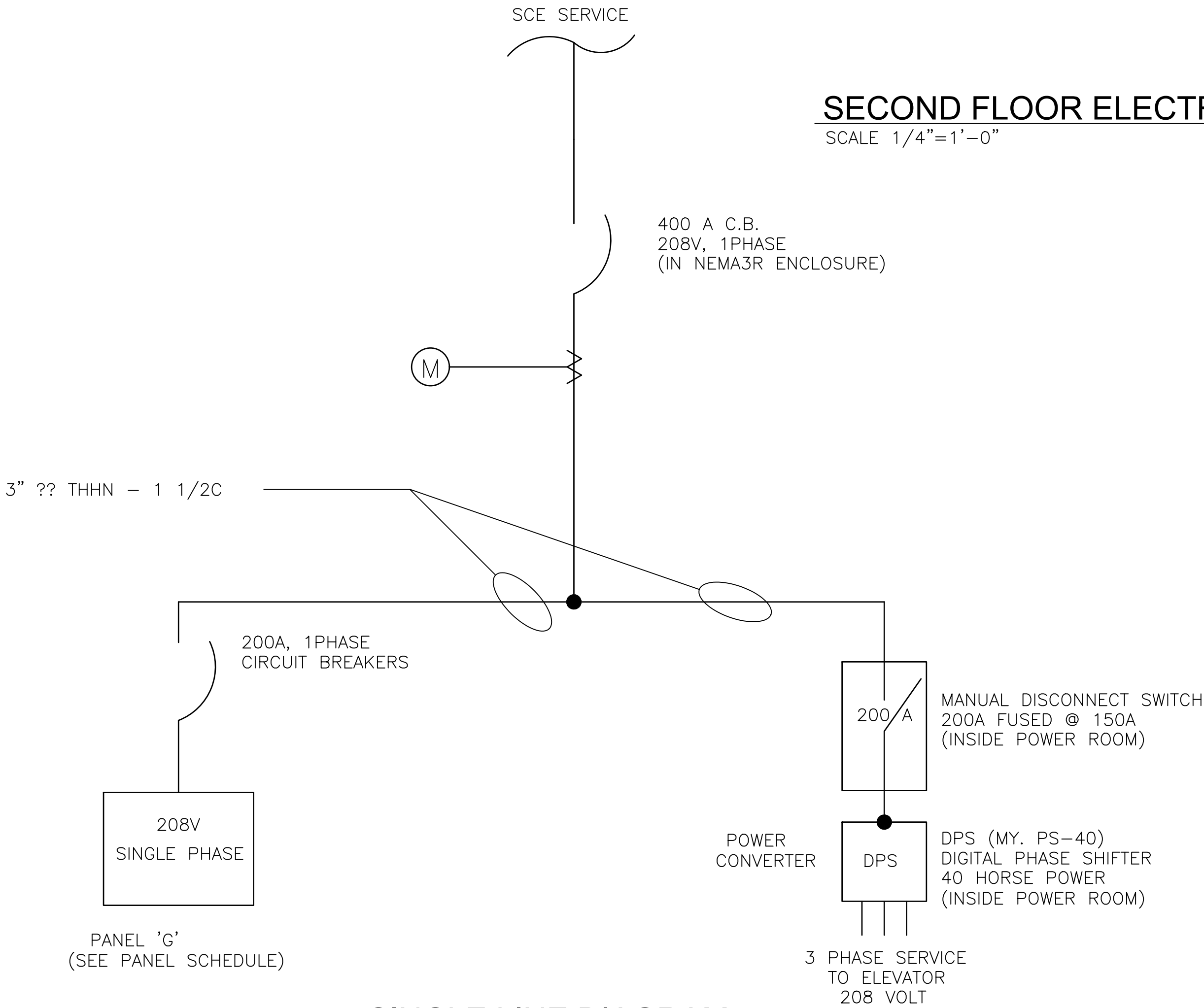


FIRST FLOOR ELECTRICAL PLAN
SCALE 1/4"=1'-0"



SECOND FLOOR ELECTRICAL PLAN
SCALE 1/4"=1'-0"

Panel G (GYM)											
		VOLTS		120/240		MAIN		200			
		PHASE		1phase/2P		BUS		200			
		MTG				LOCATION		Noted			
CKT	DESCRIPTION	LOAD TYPE	BKR	OUTLET QTY	-- LOAD (VA) --		OUTLET QTY	BKR	LOAD TYPE	DESCRIPTION	CKT
1	Office outlets	20/1	5	900	A	B	1080	6	20/1	Lobby outlets	2
3	GYM Outlets	20/1	5	900			900	5	20/1	GYM Outlets	4
5	Common area outlets	20/1	3	540			900	5	20/1	Common area outlets	6
7	Common area outlets	20/1	4		720		1200	1	20/1	Washer/Dryer	8
9	Kitchen Outlets	20/1	5	900			220	10	20/1	Lighting , Common Area	10
11	Lighting , Common Area	20/1	10		220		320	16	20/1	Gym lights	12
13	Lobby and offices	20/1	13	390			280	7	20/1	Outside lights	14
15	Outside lights	20/1	7		280		4800	1	50/1	EV Charger	16
17	Circuit A, street lights	20/1	5	500			4800	1	50/1	EV Charger	18
19	Circuit B, street lights	20/1	4		400		420	2	15/1	Air Handlers	20
21	AC unit	50/2		4800			600	1	15/1	Garbage disposal	22
23	AC unit	50/2			4800		450	1	15/1	Bottle filler machine	24
25	Circuit C, street lights	20/1	3	300			600		20/1	Gate controller (4 Gates)	26
27	Circuit D, street lights	20/1	2		200		600		20/1	Gate controller (4 Gates)	28
29	Space									Space	30
Phase A		15610									
Phase B		16210									
Total Watts		31820									
Total Amps		132.6									



SINGLE LINE DIAGRAM
POWER TO ELEVATOR

DO NOT SCALE

NOTE: ELECTRICAL CONTRACTOR TO COORDINATE TO FOLLOW ELEVATOR SUPPLIER

GRAPHIC SCALE



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Residential Development
Portfino Pl. Fifth St. Oxnard, CA 93033
COMMUNITY BUILDING ELECTRICAL PLANS

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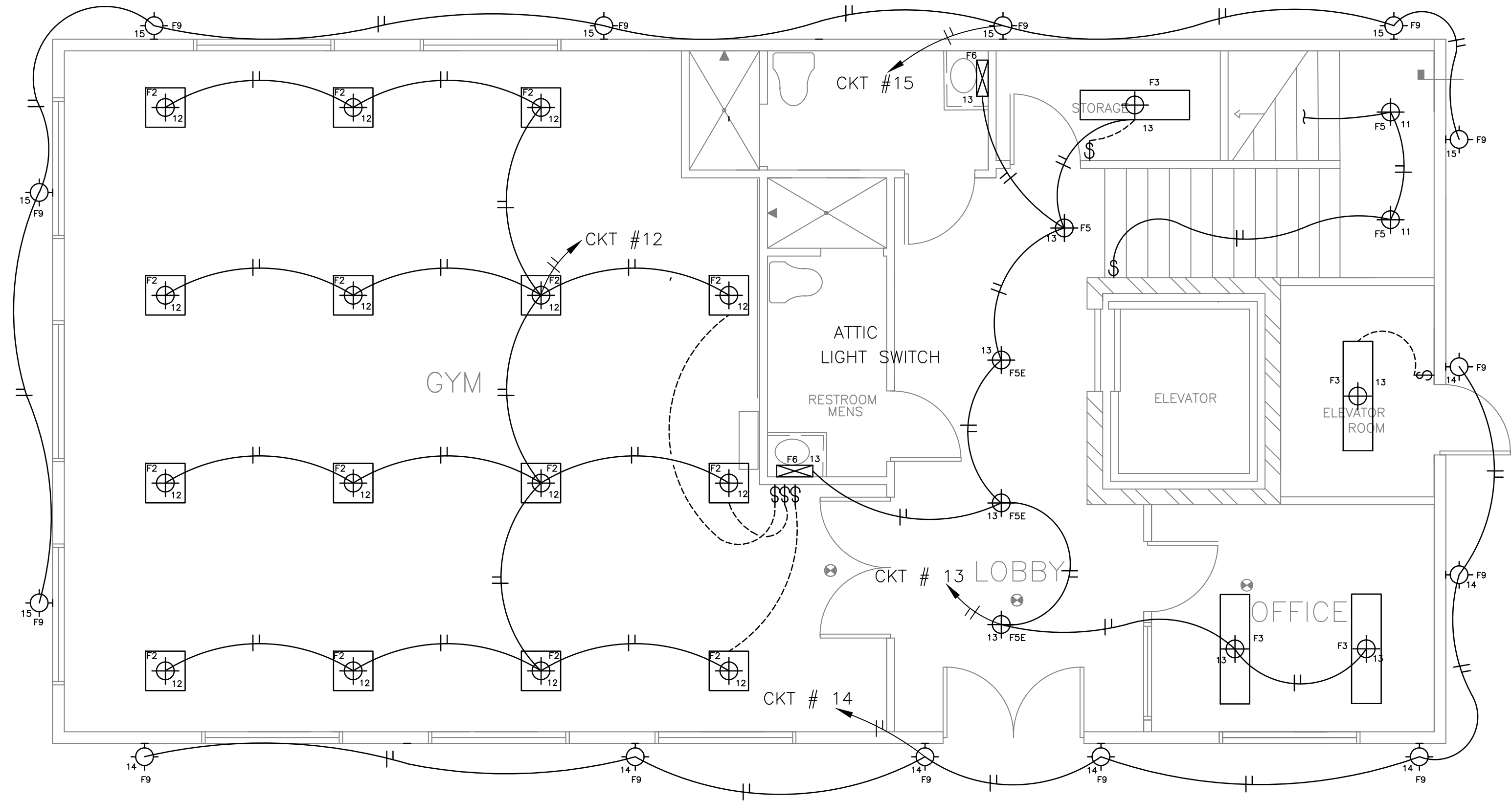
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Project Number
31341

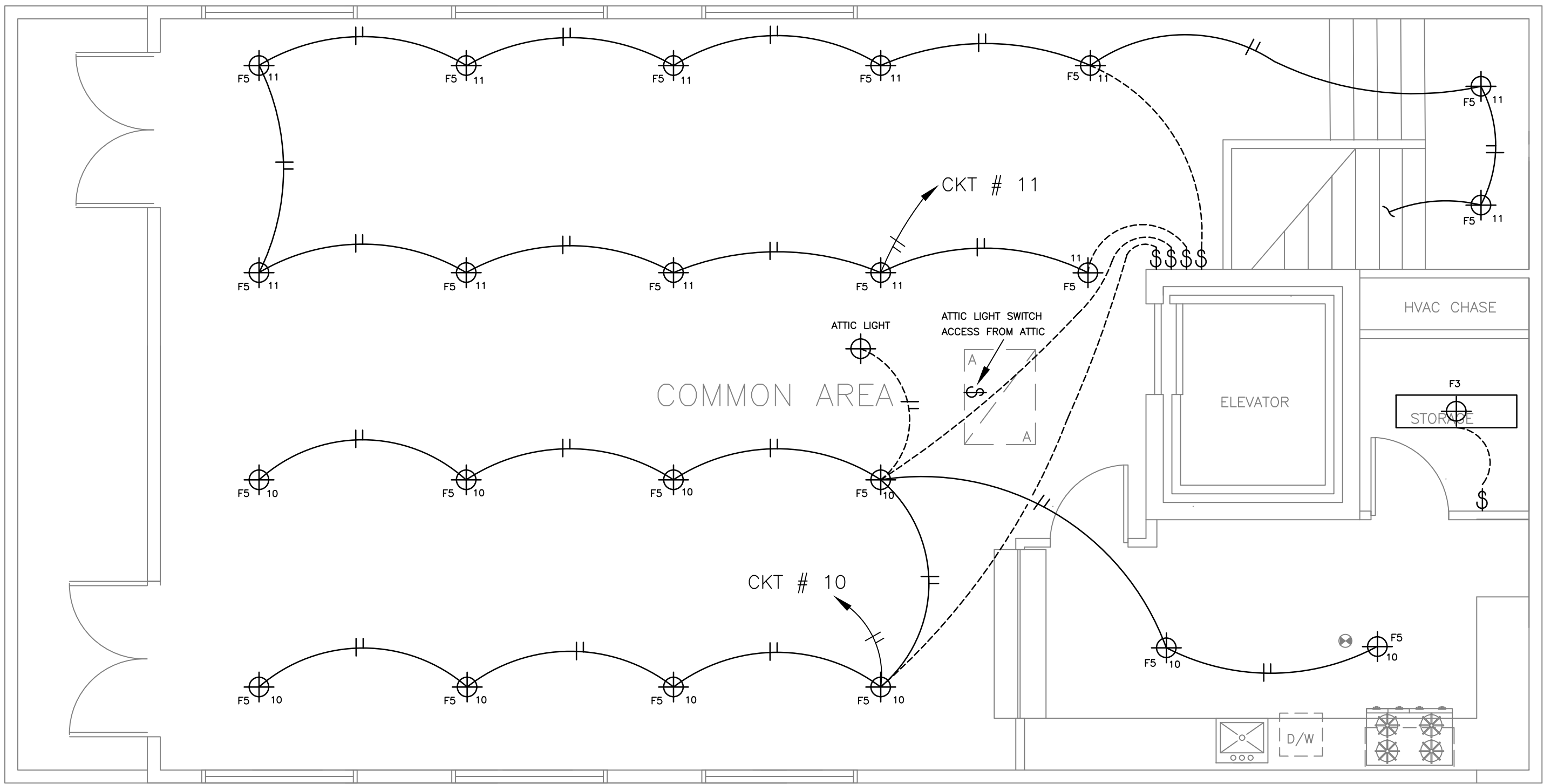
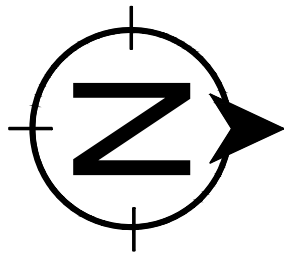
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10/10/22

E2.2

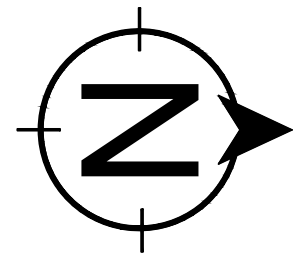
NOTE: EXTERIOR LIGHTING FIXTURES
ARE CONTROLLED BY PHOTO-CELLS



FIRST FLOOR ELECTRICAL LIGHTING PLAN
SCALE 1/4"=1'-0"

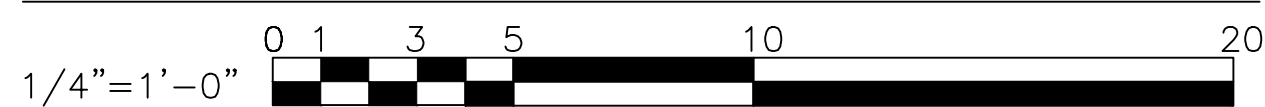


SECOND FLOOR ELECTRICAL LIGHTING PLAN
SCALE 1/4"=1'-0"



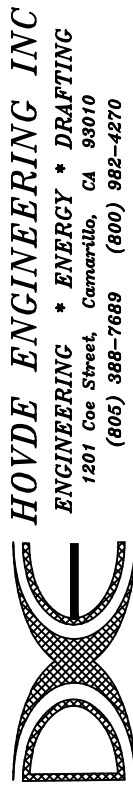
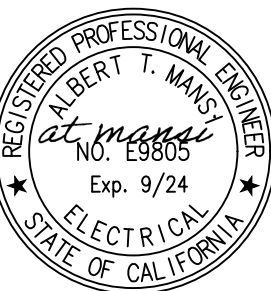
LEGEND	
	CPANEL 2X2 AL01 SWW7 M4
	CPANEL 1X4 AL01 SWW7 M4DCMK14
F9	EVO4WC 4010 AR WD LSS MVOLT 12/10 JBX ON DVXX P96
F5	LDN4 35/15 LO4AR LSS MVOLT E21
F5E	LDN4 35/15 LO4AR LSS MVOLT E21 E10WCP
F4	ACCESS LIGHTING - 2083LEDD-WH-ACR
F3	
F6	
F7	

GRAPHIC SCALE



REVISIONS

Residential Development
Portifino Pl. Fifth St. Oxnard, CA 93033
COMMUNITY BUILDING ELECTRICAL PLANS



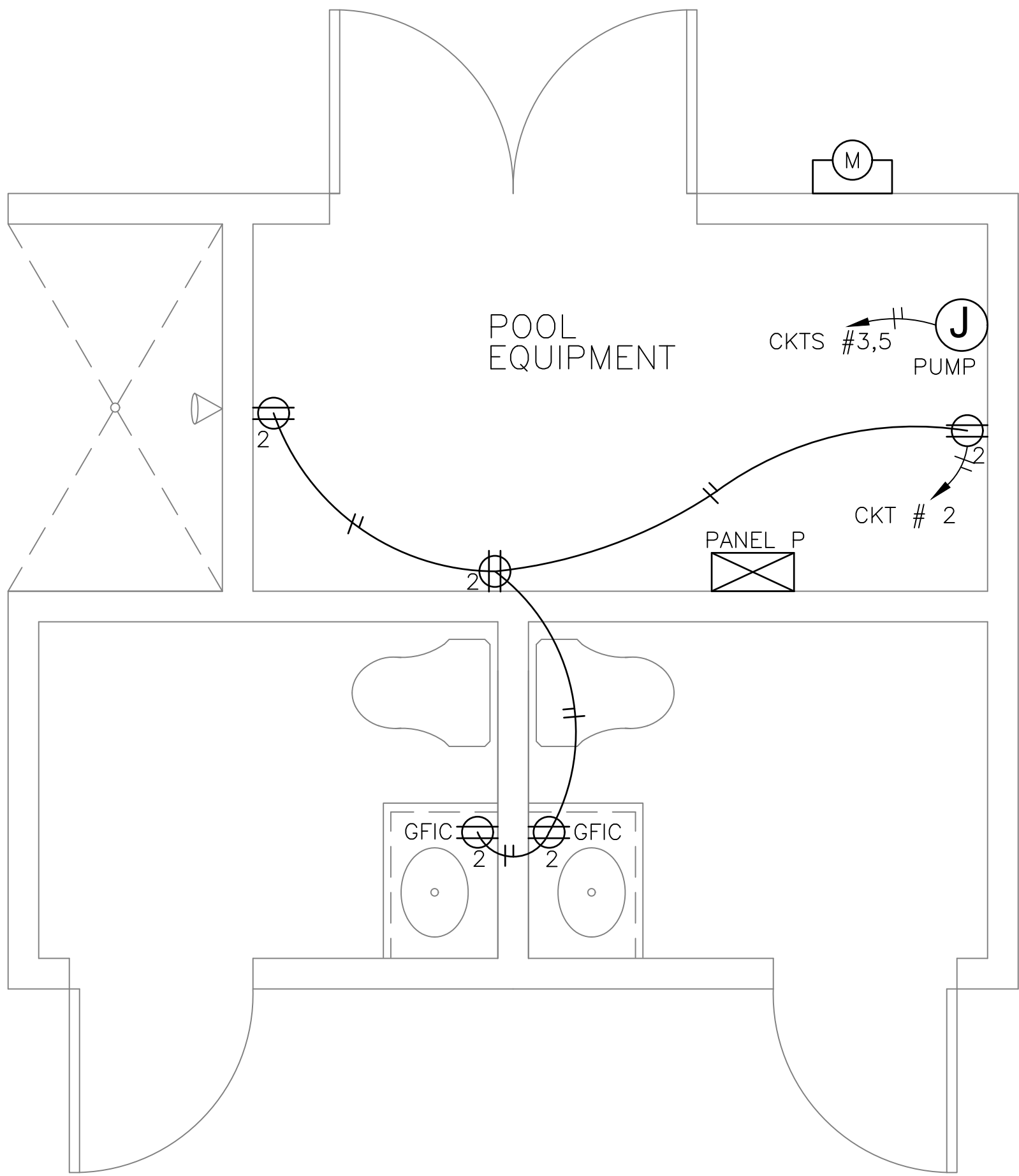
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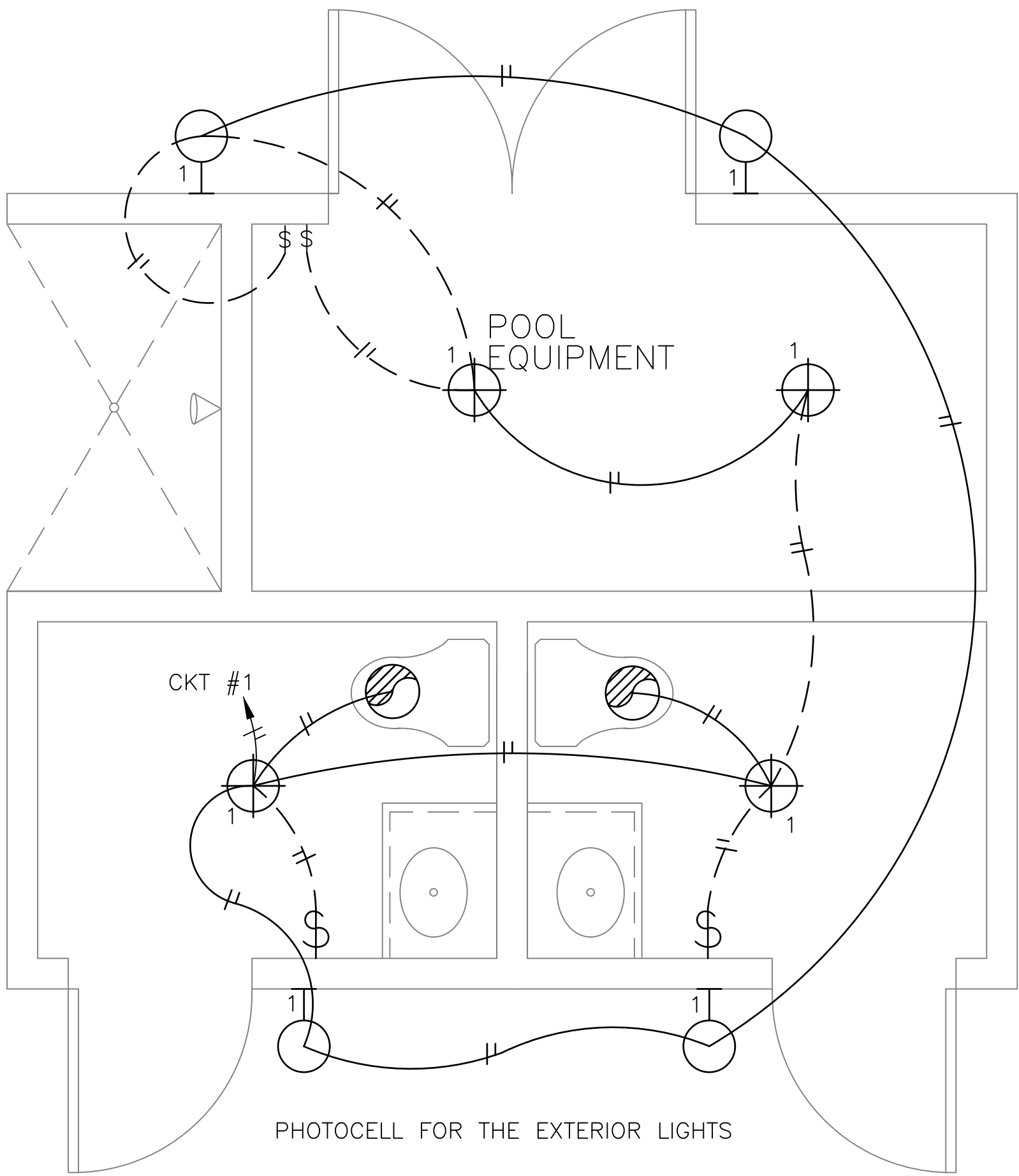
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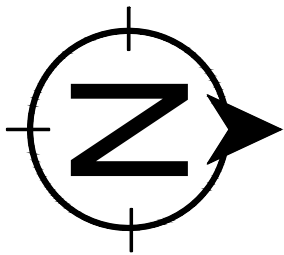
of
10/10/22
E2.3



POOL HOUSE ELECTRICAL PLAN
SCALE 1/2"=1'-0"



POOL HOUSE LIGHTING PLAN
SCALE 1/2"=1'-0"



to Panel (P)

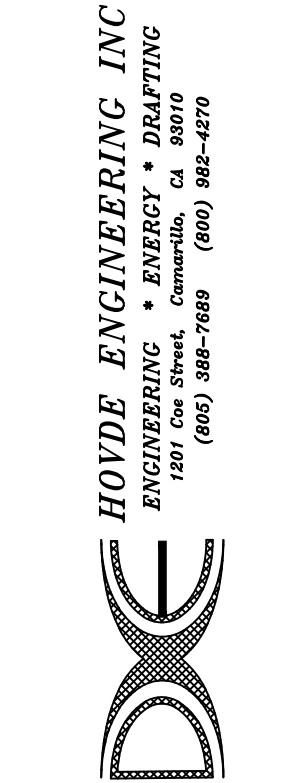
				<u>120/240</u>				MAIN	<u>100</u>		
				<u>1phase/2P</u>				BUS	<u>100</u>		
								LOCATION	Noted		
CKT	DESCRIPTION	BKR	OUTLET	LOAD (VA) -->		<-- LOAD (VA) -->		OUTLET	BKR	DESCRIPTION	CKT
				A	B		A	B			
1	General Lighting	15/1	8	240			900		15/1	Convenience Outlets	2
3	Pool Pump	40/2		3600				1200		Spare	4
5	Pool Pump	40/2			3600		1200			Spare	6
7	Space							1200		Spare	8
9											10
11											12
13											14
15											16
17											18
19											20
21											22
23											24

GRAPHIC SCALE



REVISIONS

Residential Development
Portifino Pl. Fifth St. Oxnard, CA 93033
POOL HOUSE ELECTRICAL PLANS



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of 10/10/22

E2.4

PLUMBING SHEET INDEX		PLUMBING SCHEDULES										ABBREVIATIONS		PLUMBING NOTES									
P1 PLUMBING SCHEDULES, DETAILS, & NOTES P2.1 DWV FLOOR PLAN AND ISOMETRIC DUPLEX UNITS P2.2 WATER AND GAS PLANS AND ISO FOR DUPLEX UNITS P2.3 DWV PLAN FOR COMMUNITY BUILDING P2.4 WATER AND GAS PLANS FOR COMMUNITY BUILDING P2.5 POOL BUILDING PLUMBING PLANS		PLUMBING FIXTURE SCHEDULE										ABBREVIATION A, AMP AFF AFG AHU ARCH BFF BFP BLDG CA CD CFH CI CO COTG COYB CW (D), DEMO D DEG F DF DFU DIA DN (EX) EL ELEC EQUIP FCO FD FFE FS FT FU G GA GAL GPF GPH GPM H HB HDPE HP HS HVAC HW HWR HZ ICW INT IWH KS KW L LBS LV/LAV MAX MECH MFR MPG N/C N/O NTS OD PE PH POC PRO PSI PSIA PSIG QTY (REL) RD REF REQ/REQD RPBFP RPM RTU SD SF SH SP SPEC STD TDL THRU TP TYP U/G UL UON UR UTR V VTR W W/ WC WCO WHA											DESCRIPTION AMPHERE(S) ABOVE FINISHED FLOOR ABOVE FINISHED GRADE AIR HANDLING UNIT ARCHITECTURAL BELOW FINISHED FLOOR BACKFLOW PREVENTOR BUILDING COMPRESSED AIR CONDENSATE DRAIN CUBIC FEET PER HOUR CAST IRON CLEANOUT CLEANOUT TO GRADE CLEANOUT IN YARD BOX COLD WATER DEMOLITION DEPTH DEGREE FARENHEIGHT DRINKING FOUNTAIN DRAINAGE FIXTURE UNIT DIAMETER DOWN EXISTING ELEVATION ELECTRICAL EQUIPMENT FLOOR CLEANOUT FLOOR DRAIN FINISHED FLOOR ELEVATION FLOOR SINK FOOT/FEET FIXTURE UNIT GAS GAUGE GALLON GALLONS PER FLUSH GALLONS PER HOUR GALLONS PER MINUTE HIGH HOSE-BIB HIGH DENSITY POLYETHYLENE HORSE POWER OR HEAT PUMP HAND SINK HEATING, VENTILATION AND AIR CONDITIONING HOT WATER HOT WATER RETURN HERTZ INDUSTRIAL COLD WATER INTEGRAL INSTANTANEOUS WATER HEATER KITCHEN SINK KILOWATT LENGTH POUNDS LAVATORY MAXIMUM MECHANICAL MANUFACTURER MEDIUM GAS PRESSURE NORMALLY CLOSED NORMALLY OPEN NOT TO SCALE OVERFLOW DRAIN POLYETHYLENE PHASE POINT OF CONNECTION PROPANE GAS POUNDS PER SQUARE INCH POUNDS PER SQUARE INCH ABSOULTE POUNDS PER SQUARE INCH GUAGE QUANTITY RELOCATE ROOF DRAIN REFERENCE REQUIRED REDUCED PRESSURE BACKFLOW PREVENTOR REVOLUTIONS PER MINUTE ROOFTOP UNIT STORM DRAIN SQUARE FEET SHOWER SUMP PUMP SPECIFICATION STANDARD TOTAL DEVELOPED LENGTH THROUGH TRAP PRIMER TYPICAL UNDERGROUND UNDERWRITERS LABORATORIES UNLESS OTHERWISE NOTED URINAL UP THROUGH ROOF VENT/VOLT VENT THROUGH ROOF WASTE/WIDTH/WATT WITH WATER CLOSET WALL CLEANOUT WATER HAMMER ARRESTOR
		ID	DESCRIPTION	CONNECTION SIZES				MNFG	MODEL	MAXIMUM FLOWRATE	COMMENTS												
P1	WATER CLOSET	3"	2"	1/2"	-	N/A	N/A	1.28 GPF	BY OWNER SELECTION														
P2	LAV	1-1/2"	1-1/2"	1/2"	1/2"	N/A	N/A	0.5 GPM	BY OWNER SELECTION														
P3	BATHTUB & SHOWER	1-1/2"	1-1/2"	1/2"	1/2"	N/A	N/A	1.8 GPM	BY OWNER SELECTION														
P4	RESIDENTIAL SHOWER	1-1/2"	1-1/2"	1/2"	1/2"	N/A	N/A	1.8 GPM	BY OWNER SELECTION														
P5	KITCHEN SINK	2"	1-1/2"	1/2"	1/2"	N/A	N/A	1.5 GPM	BY OWNER SELECTION														
P6	REFRIGERATOR	-	-	1/2"	-	N/A	N/A		BY OWNER SELECTION														
P7	CLOTHES WASHER	2"	1/2"	1/2"	1/2"	N/A	N/A		BY OWNER SELECTION														
P8	BAR SINK	1-1/2"	1-1/2"	1/2"	1/2"	N/A	N/A	0.5 GPM	BY OWNER SELECTION														
P9	GARBAGE DISPOSAL	N/A	N/A	N/A	N/A	INSINKERATOR	BADGER5	N/A	INSTALL PER MANUFACTURER														
CP1	WATER CLOSET	3"	2"	1/2"	N/A	AMERICAN STANDARD	CADET 2487.100.020	1.28 GPF	ELONGATED, PRESSURE ASSISTED, FLOOR MTD														
CP2	LAV	1-1/2"	1-1/2"	1/2"	1/2"	AMERICAN STANDARD	AQUALYN 0476.028.020	0.5 GPM	COUNTERTOP MOUNTED WITH ADA APPROVED FAUCET TRIM														
CP3	SHOWER	2"	1-1/2"	1/2"	1/2"	PER OWNER	PER OWNER	1.8 GPM	SHOWER TRIM TO HAVE THERMOSTATICALLY CONTROLLED VALVE														
CP4	KITCHEN SINK	2"	1-1/2"	1/2"	1/2"	KOHLER	RIVERBY 27"	2.0 GPM	TOP MOUNTED CAST IRON SINGLE BOWL SINK WITH ADA TRIM														
CP5	BOTTLE FILLER	1-1/2"	1-1/2"	1/2"	N/A	EKLAY	EZH20 EZWSSM	N/A	MOUNT WHERE SHOWN														
CP6	GARBAGE DISPOSAL	N/A	N/A	N/A	N/A	INSINKERATOR	BADGER7	N/A	INSTALL PER MANUFACTURER														
CP7	TRAP PRIMER	-	-	1/2"	-	WATTS	LFTP300	N/A	PROVIDE WALL ACCESS PANEL FOR SERVICING														
PP1	WATER CLOSET	3"	2"	1/2"	N/A	AMERICAN STANDARD	CADET 2487.100.020	1.28 GPF	ELONGATED, PRESSURE ASSISTED, FLOOR MTD														
PP2	LAV	1-1/2"	1-1/2"	1/2"	1/2"	AMERICAN STANDARD	AQUALYN 0476.028.020	0.5 GPM	COUNTERTOP MOUNTED WITH ADA APPROVED FAUCET TRIM														
PP3	OUTDOOR SHOWER	2"	1-1/2"	1/2"	1/2"	N/A	N/A	1.8 GPM	SHOWER TRIM TO HAVE THERMOSTATICALLY CONTROLLED VALVE														
APPLICABLE CODES																							
2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA GREEN CODE 2019 CALIFORNIA ENERGY CODE																							
PLUMBING SYMBOLS																							
SYMBOLS DESCRIPTION																							
PIPE TEE UP																							
PIPE TEE DOWN																							
PIPE UP																							
PIPE DOWN / FROM ABOVE																							
FLOW DIRECTION																							
PIPE END-CAP																							
SHUT-OFF VALVE																							
THERMOSTATIC MIXING VALVE																							
BALL VALVE																							
PRESSURE REDUCING VALVE																							
ANGLE GATE VALVE																							
RELIEF VALVE																							
BALANCING VALVE																							
GAS COCK VALVE																							
GAS PRESSURE REGULATOR																							
CHECK VALVE																							
BUTTERFLY VALVE																							
UNION																							
BALL VALVE																							
Y-STRAINER																							
REDUCED PRESSURE BFP																							
DOUBLE-CHECK BFP																							
HOSE BIBB																							
TRAP PRIMER																							
WATER HAMMER ARRESTOR																							
THERMOSTAT																							
PRESSURE GAUGE																							
FLEXIBLE CONNECTION																							
PUMP																							
FLOOR CLEANOUT																							
CLEANOUT TO GRADE																							
WALL CLEANOUT																							
FLOOR SINK																							
FLOOR DRAIN																							
COLD WATER																							
HOT WATER																							
HOT WATER RETURN																							
INDUSTRIAL COLD WATER																							
TRAP PRIMER																							
CONDENSATE DRAIN																							
DISCHARGE DRAIN																							
SANITARY WASTE (ABOVE GRADE)																							
SANITARY VENT																							
NATURAL GAS (LOW PRESSURE)																							
REVISION DELTA																							
POINT OF CONNECTION (POC)																							
POINT OF DISCONNECTION (POD)																							
REVISIONS												Residential Development Portifino Pl. Fifth St. Oxnard, CA 93033 GENERAL NOTES, LEGENDS, AND SCHEDULES											
DESIGNED D. HOVDE												DRAWN DAH											
CHECKED												PROJECT NUMBER 31341											
DATE 10/10/22												P1											

PIPE DOWN / FROM ABOVE

FLOW DIRECTION

PIPE END-CAP

SHUT-OFF VALVE

THERMOSTATIC MIXING VALVE

BALL VALVE

PRESSURE REDUCING VALVE

ANGLE GATE VALVE

RELIEF VALVE

BALANCING VALVE

GAS COCK VALVE

GAS PRESSURE REGULATOR

CHECK VALVE

BUTTERFLY VALVE

UNION

BALL VALVE

Y-STRAINER

REDUCED PRESSURE BFP

DOUBLE-CHECK BFP

HOSE BIBB

TRAP PRIMER

WATER HAMMER ARRESTOR

THERMOSTAT

PRESSURE GAUGE

FLEXIBLE CONNECTION

PUMP

FLOOR CLEANOUT

CLEANOUT TO GRADE

WALL CLEANOUT

FLOOR SINK

FLOOR DRAIN

CW

COLD WATER

HOT WATER

HOT WATER RETURN

ICW

INDUSTRIAL COLD WATER

TP

TRAP PRIMER

CD

CONDENSATE DRAIN

D

DISCHARGE DRAIN

S

SANITARY WASTE (ABOVE GRADE)

SANITARY VENT

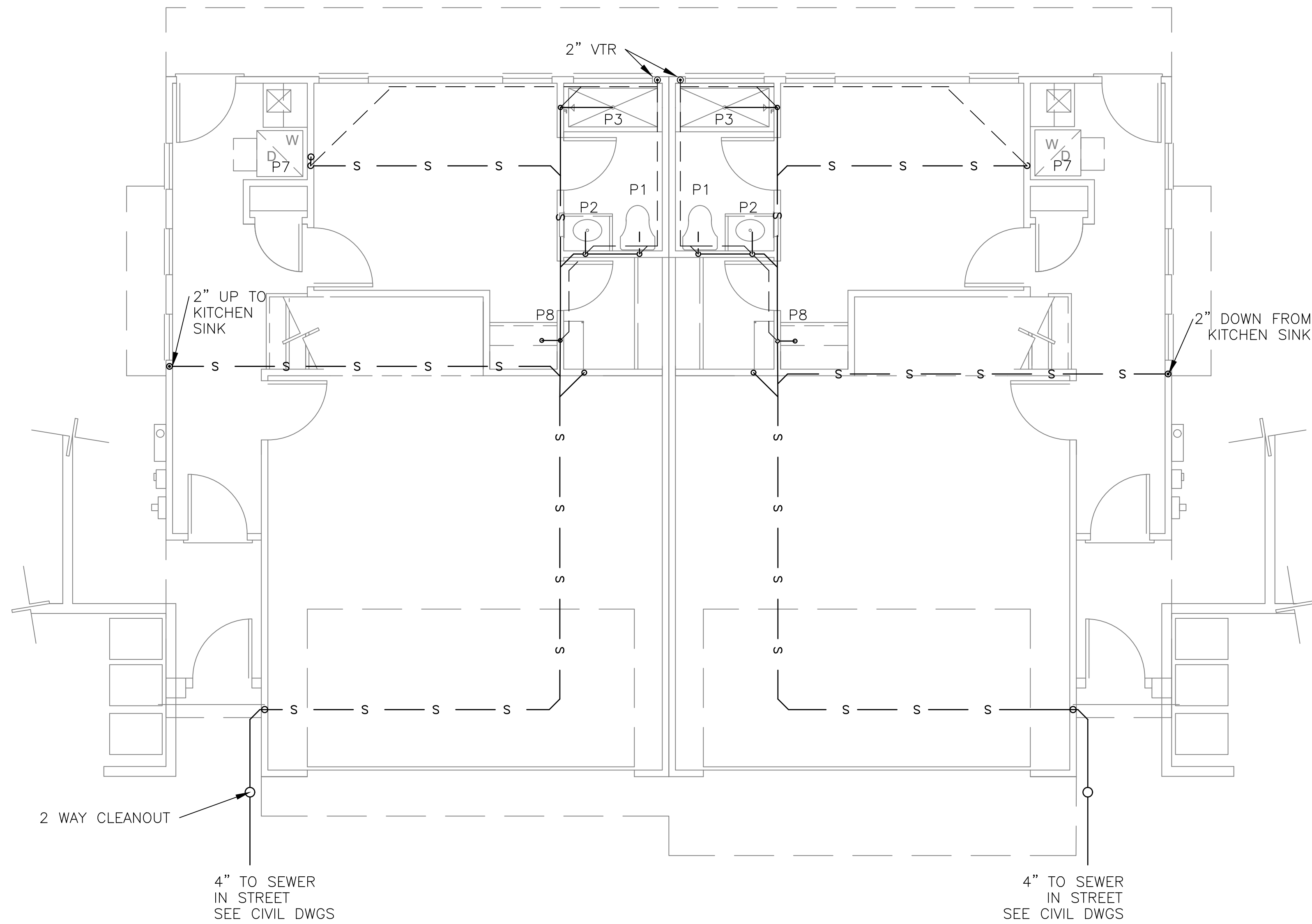
GAS

NATURAL GAS (LOW PRESSURE)

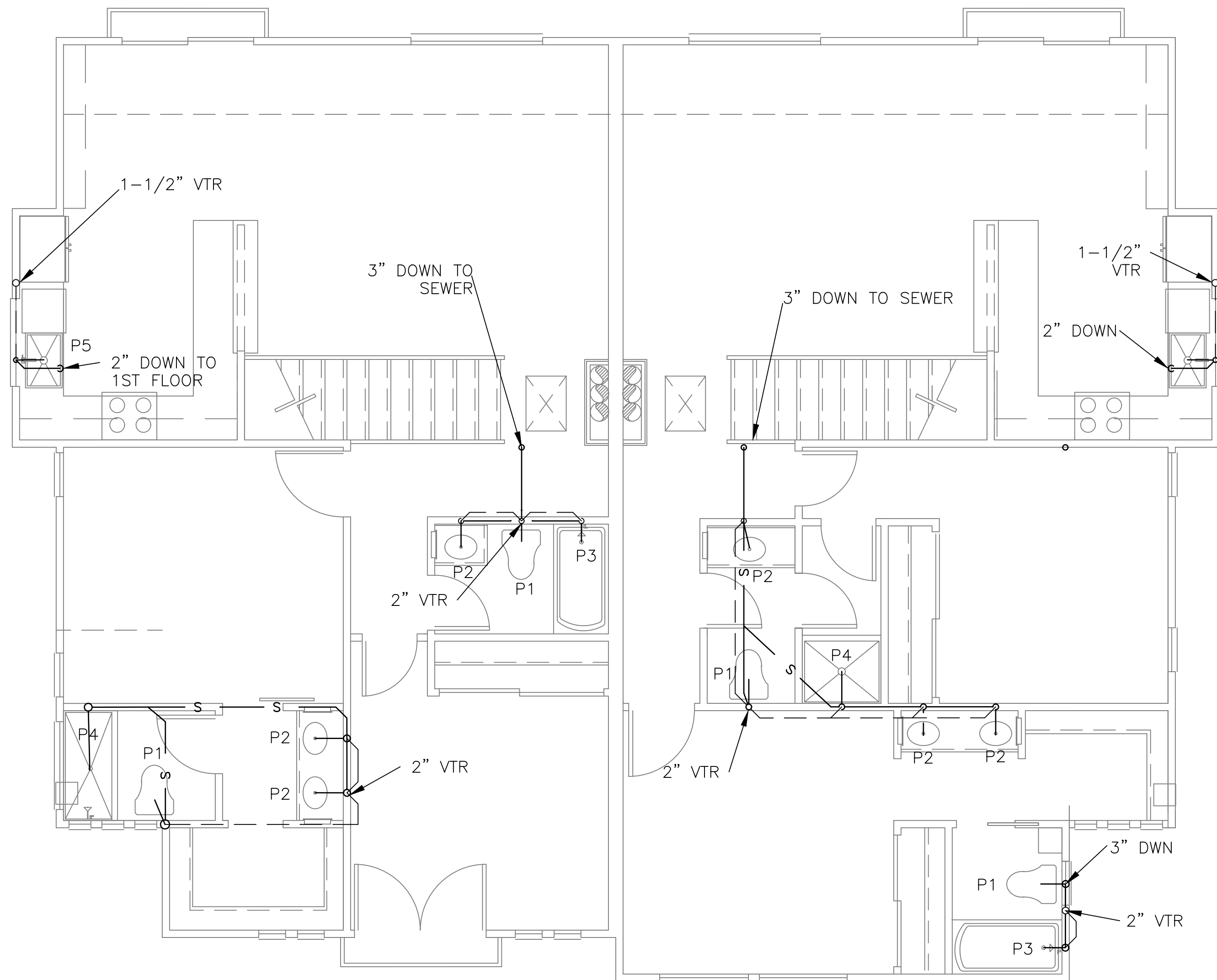
REVISION DELTA

POINT OF CONNECTION (POC)

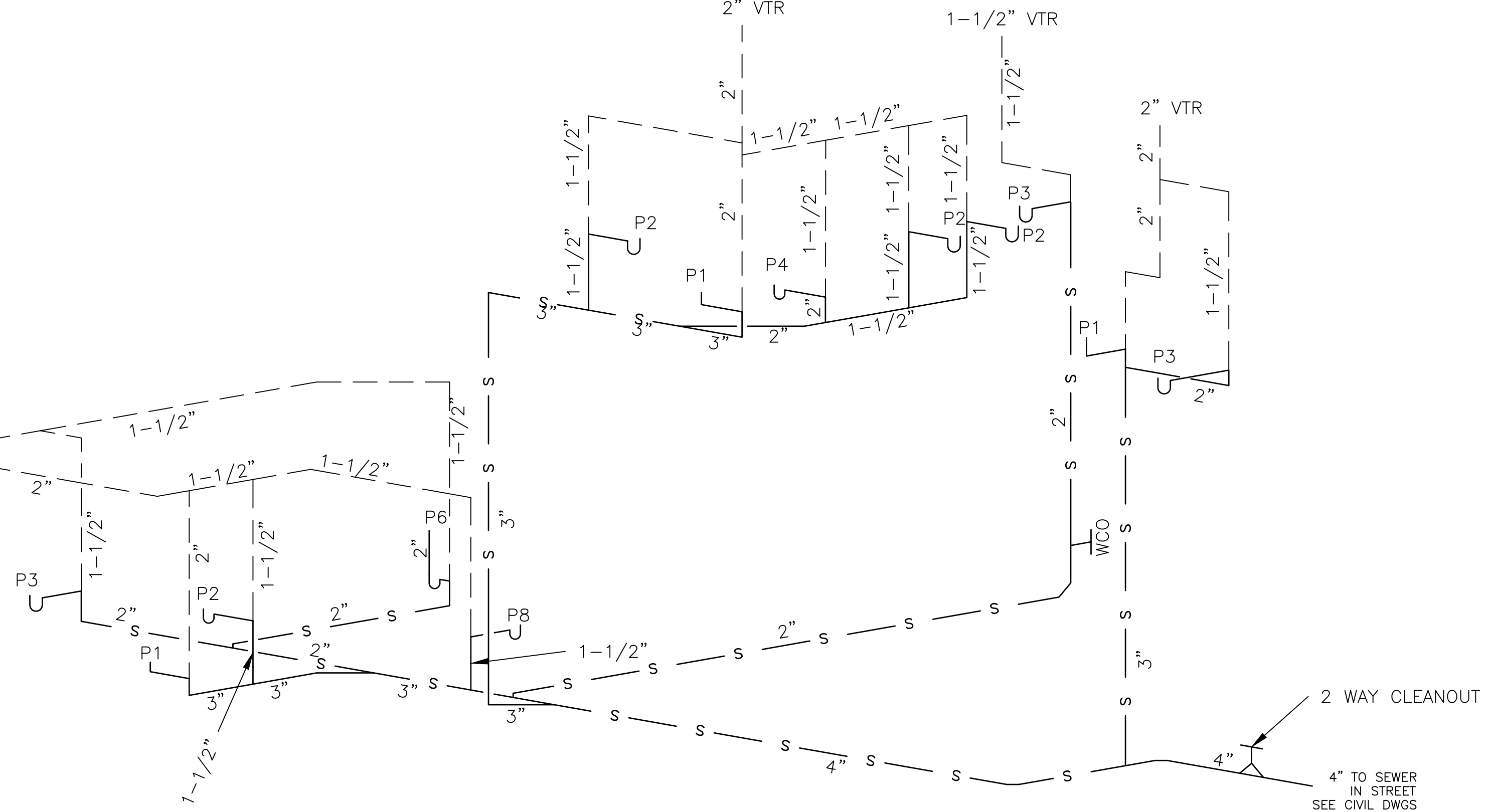
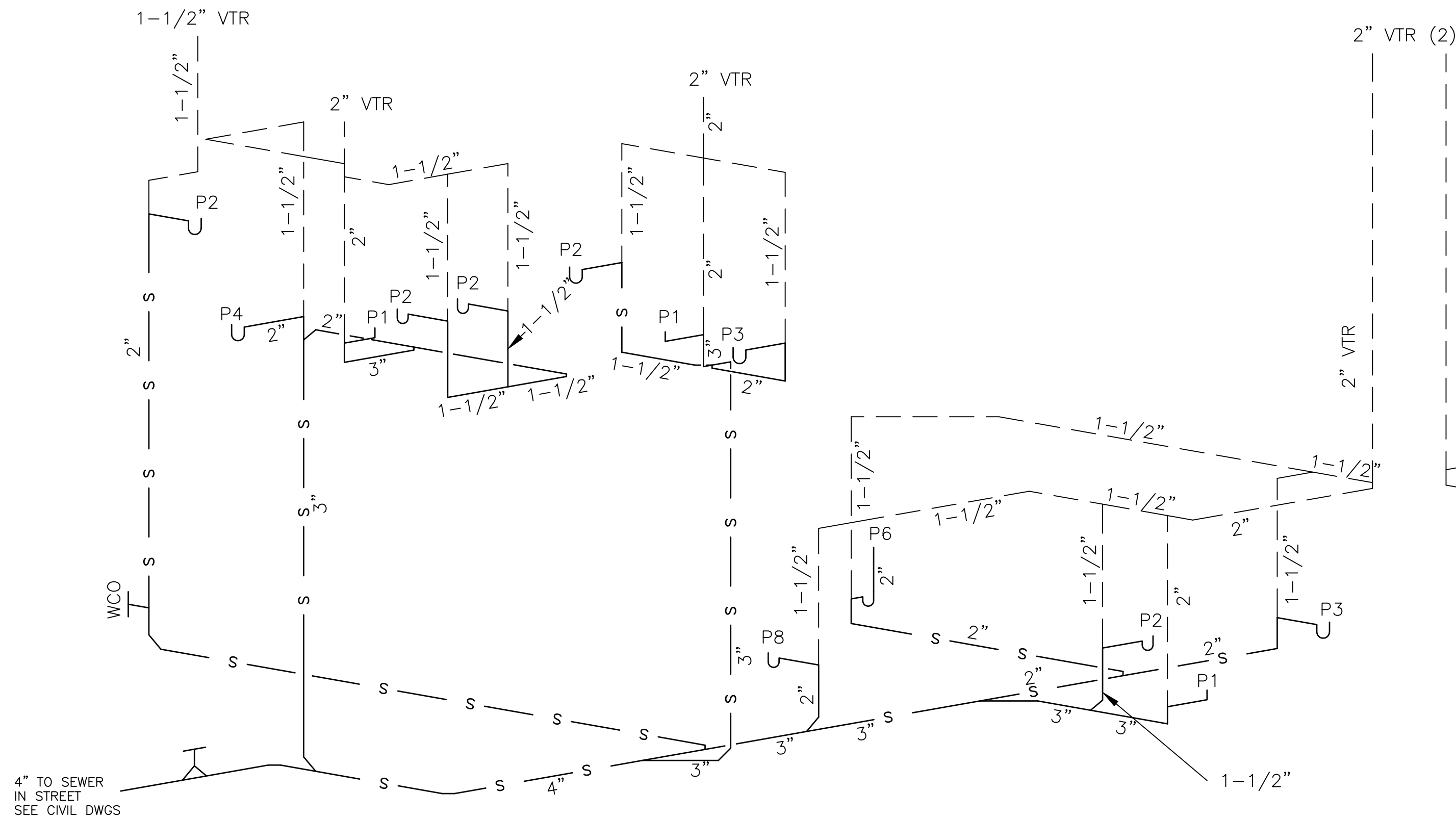
POINT OF DISCONNECTION (POD)



FIRST FLOOR DWV PLAN
SCALE 1/4"=1'-0"



SECOND FLOOR DWV PLAN
SCALE 1/4"=1'-0"



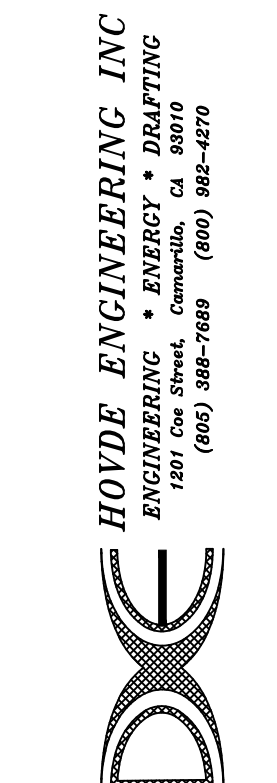
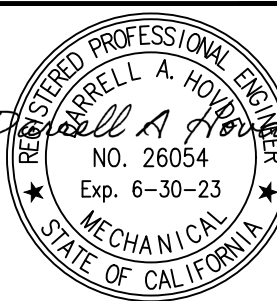
GRAPHIC SCALES



DWV PIPING ISOMETRIC DIAGRAMS
NOT TO SCALE

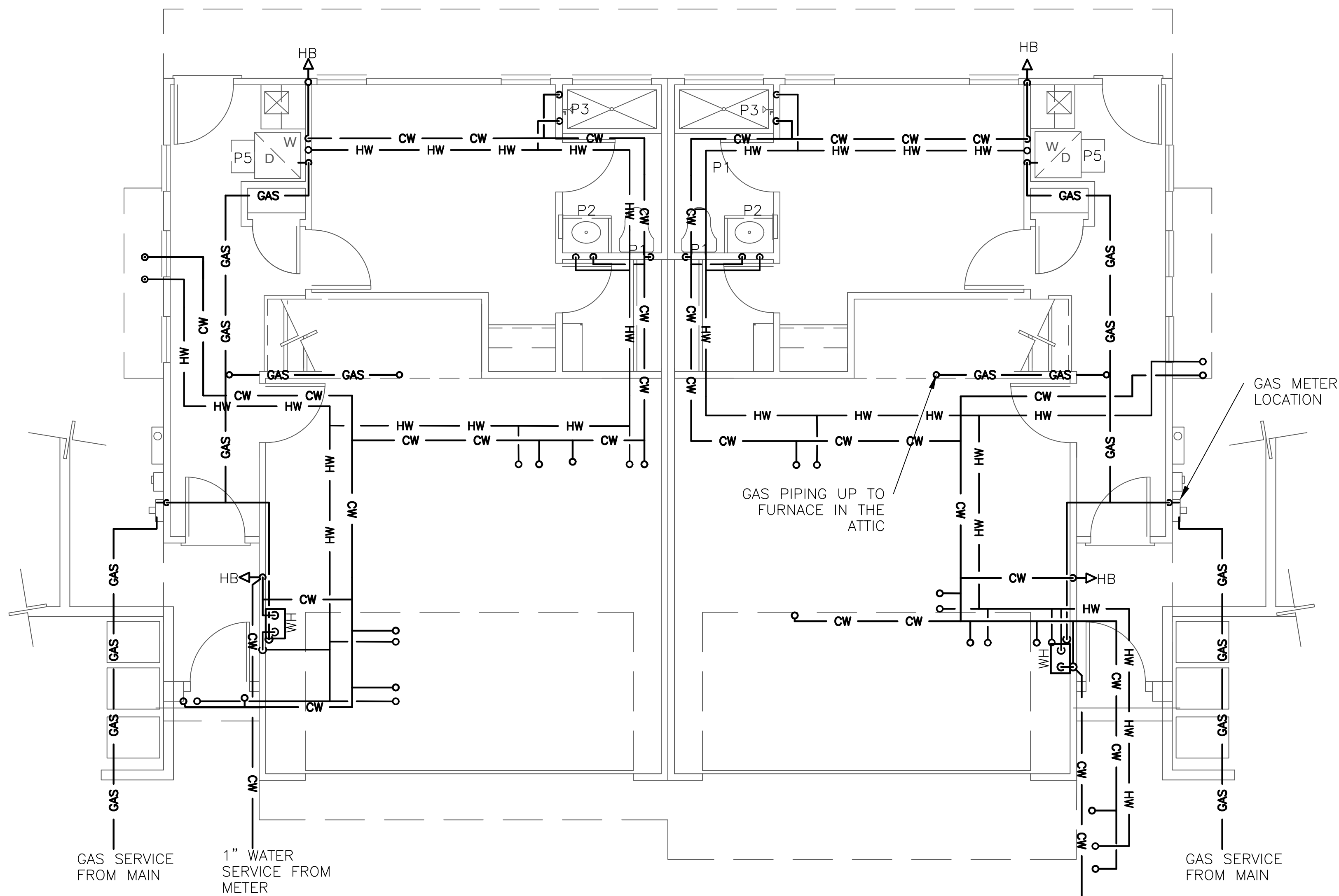
REVISIONS

Residential Development
Portifino Pl. Fifth St. Oxnard, CA 93033
RESIDENTIAL PLUMBING PLAN AND ISOMETRIC



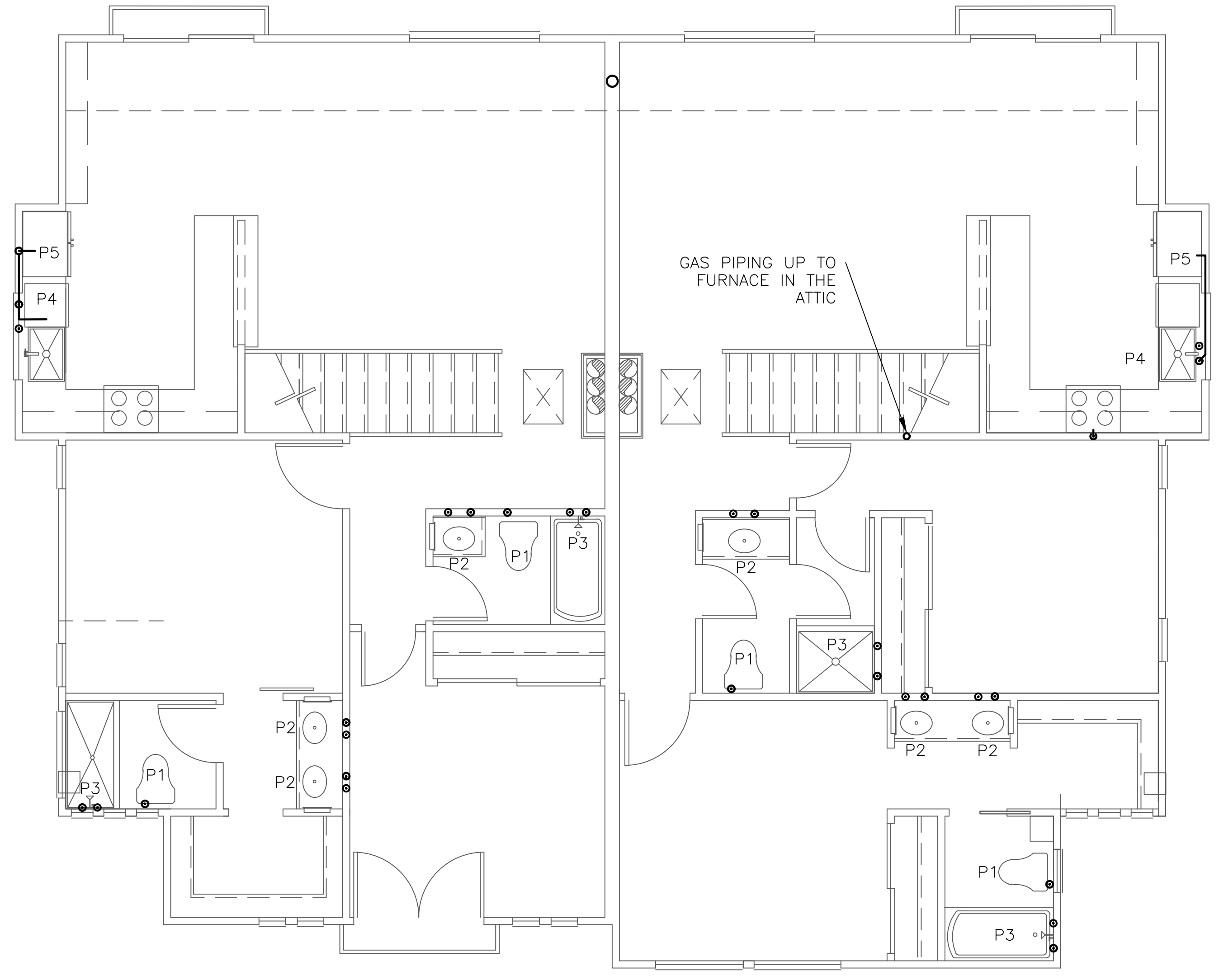
Designed
D. HOVDE
Drawn
DAH
Checked
Project Number
31341

of
10/10/22
P2.1



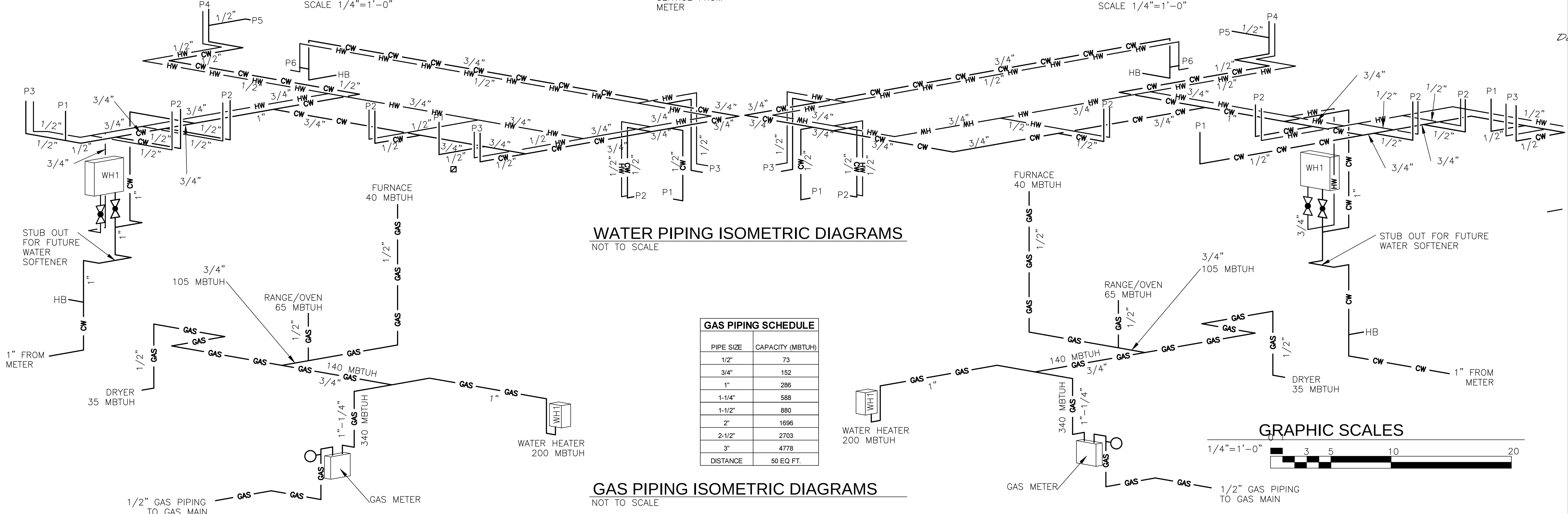
FIRST FLOOR WATER & GAS PLAN

SCALE 1/4"=1'-0"



SECOND FLOOR WATER & GAS PLAN

SCALE 1/4"=1'-0"



WATER PIPING ISOMETRIC DIAGRAMS

NOT TO SCALE

GAS PIPING SCHEDULE	
PIPE SIZE	CAPACITY (MBTUH)
1/2"	73
3/4"	152
1"	286
1-1/4"	588
1-1/2"	880
2"	1696
2-1/2"	2703
3"	4778
DISTANCE	50 EQ. FT.

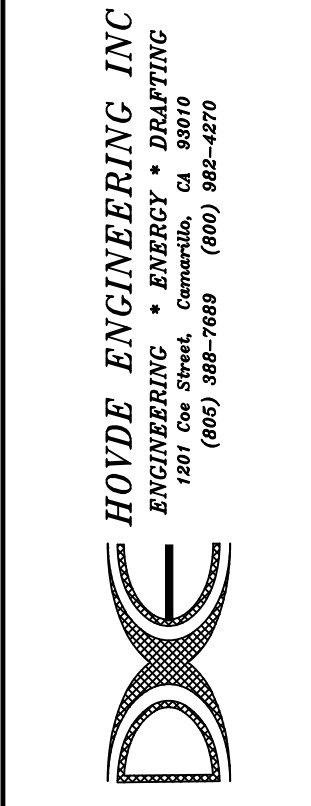
GAS PIPING ISOMETRIC DIAGRAMS

NOT TO SCALE



REVISIONS

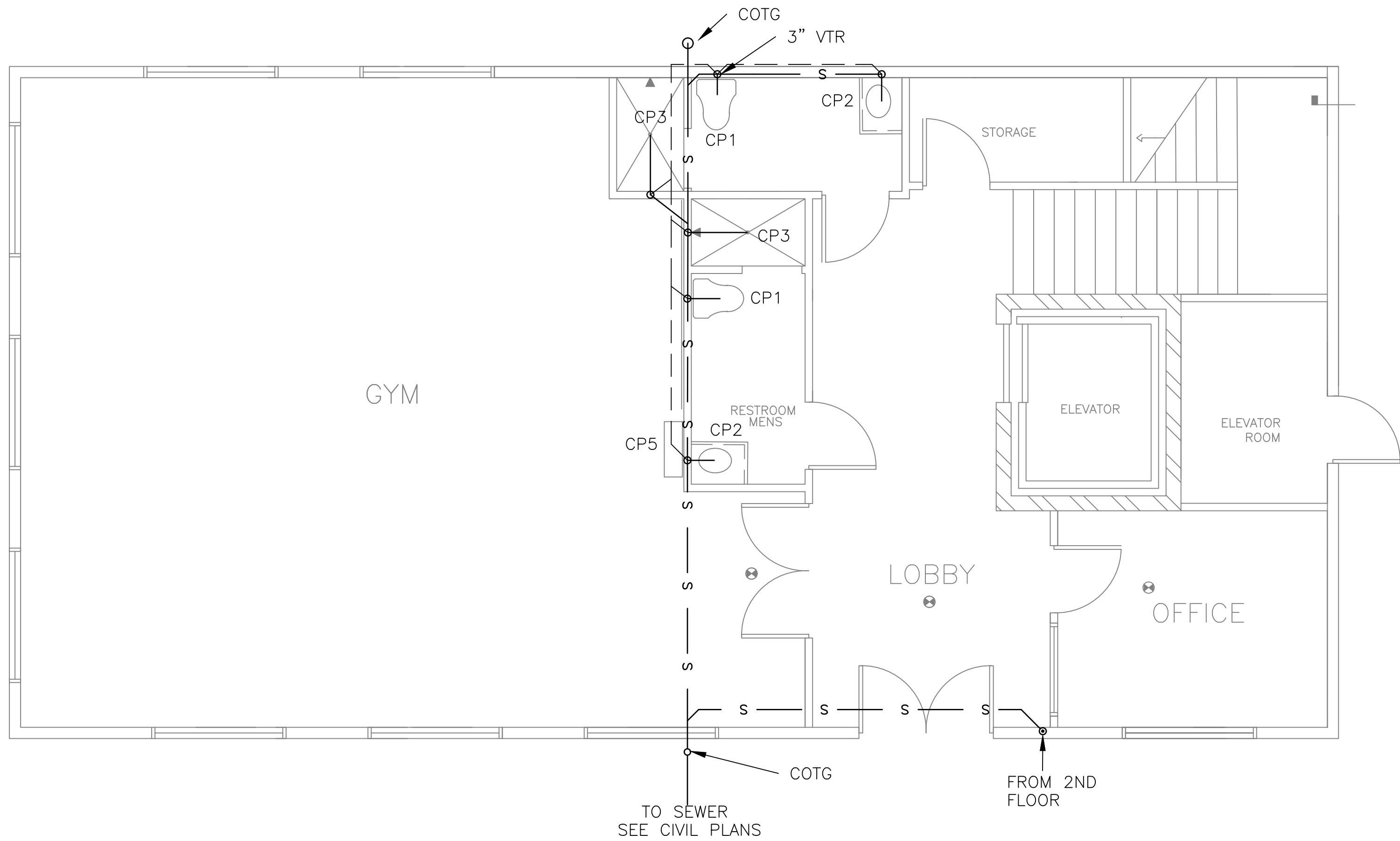
Residential Development
 Portifino Pl. Fifth St. Oxnard, CA 93033
 RESIDENTIAL WATER PIPING PLAN AND ISOMETRIC



Designed
D. HOVDE
 Drawn
RQC/DAH
 Checked

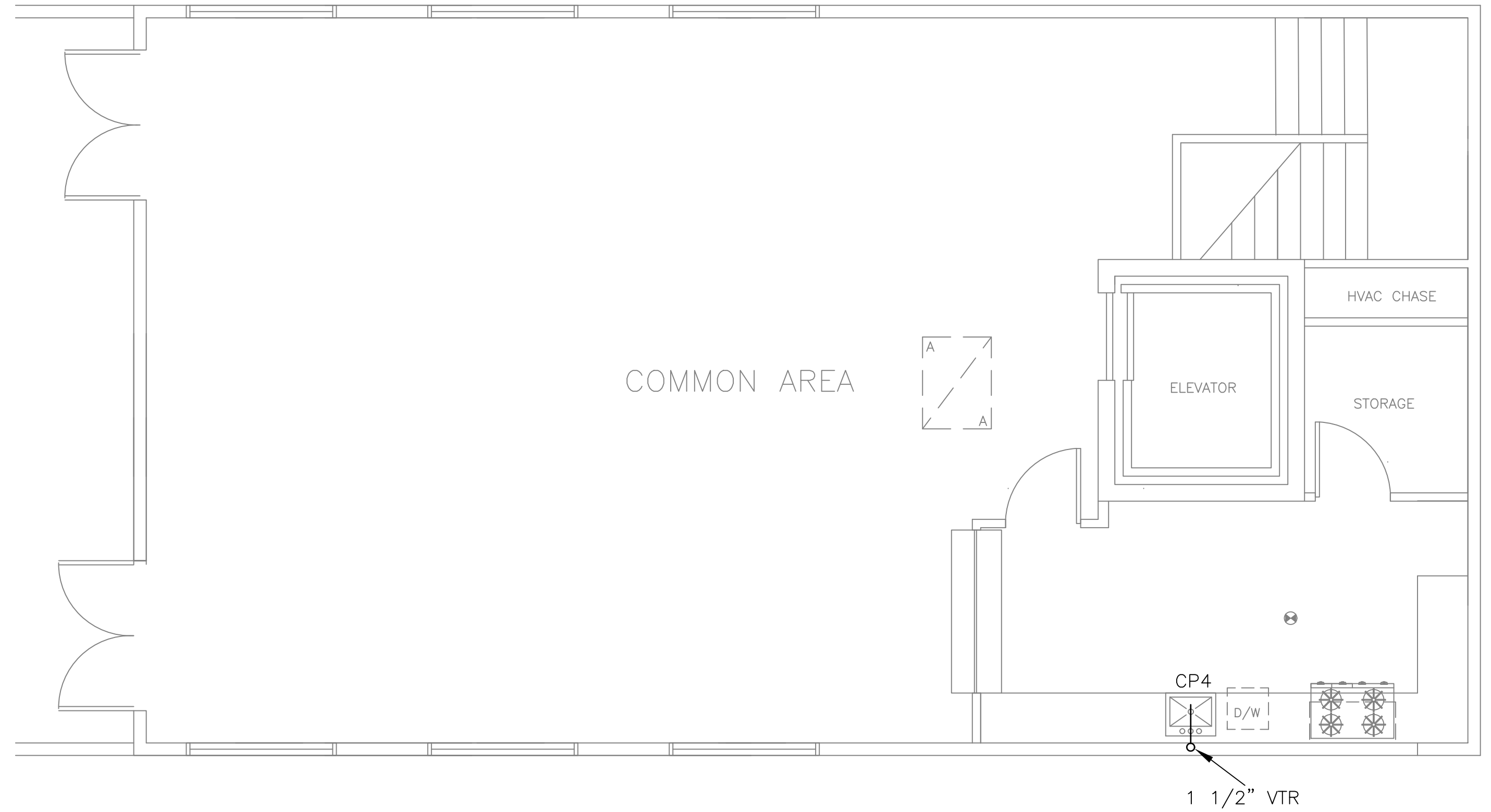
Project Number
31341

of
 12/6/22
P2.2



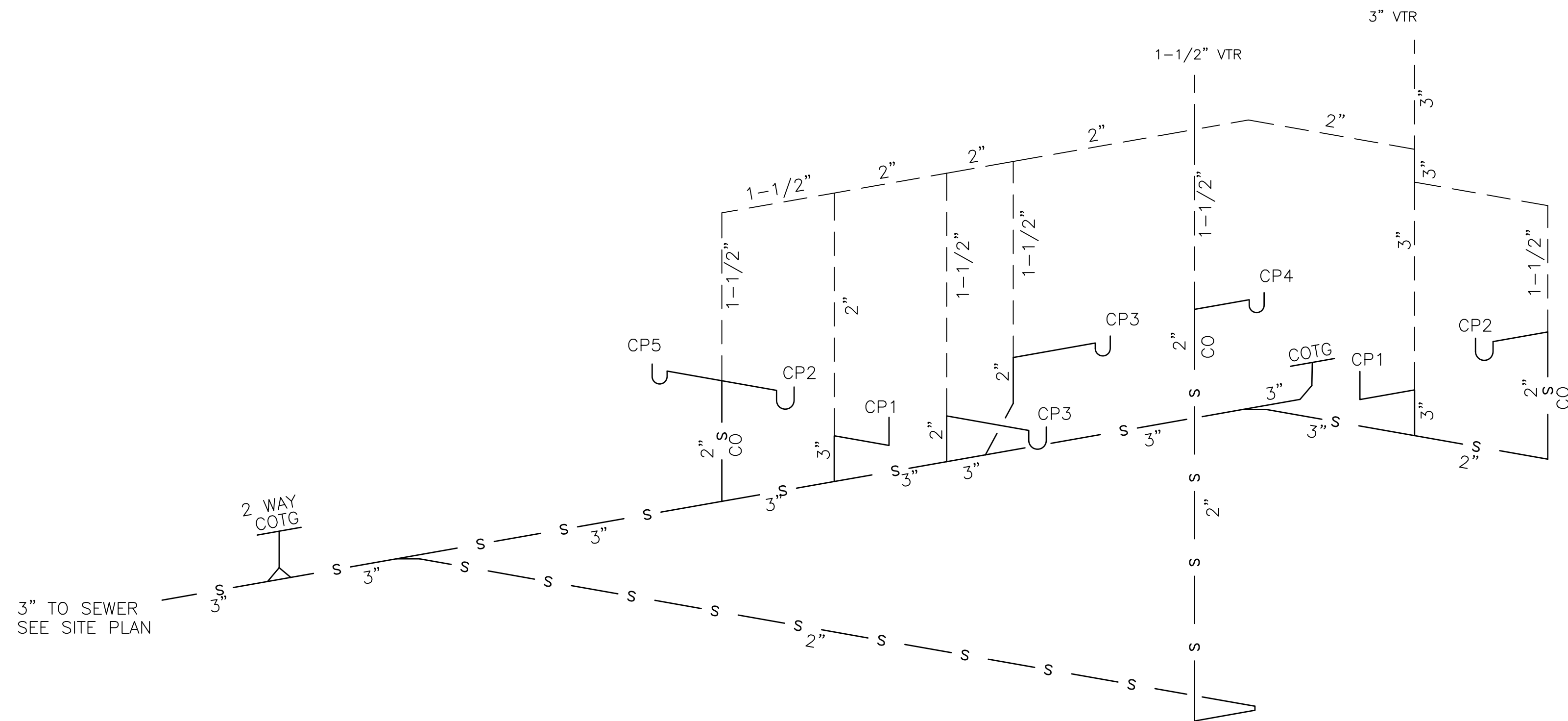
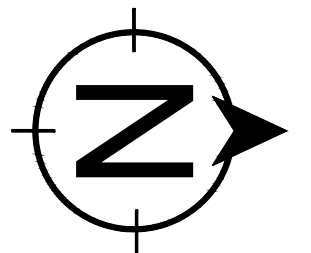
FIRST FLOOR DWV PLAN

SCALE 1/4"=1'-0"



SECOND FLOOR DWV PLAN

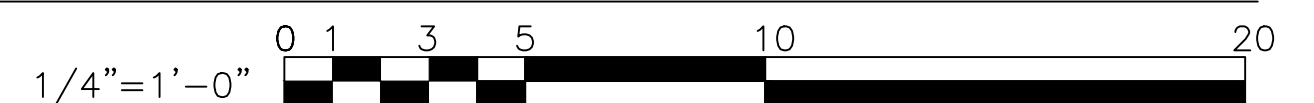
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DWV ISOMETRIC DIAGRAM

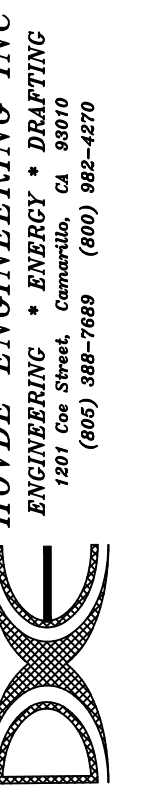
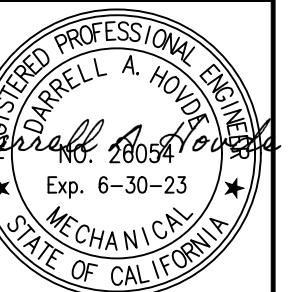
NOT TO SCALE

GRAPHIC SCALES



REVISIONS

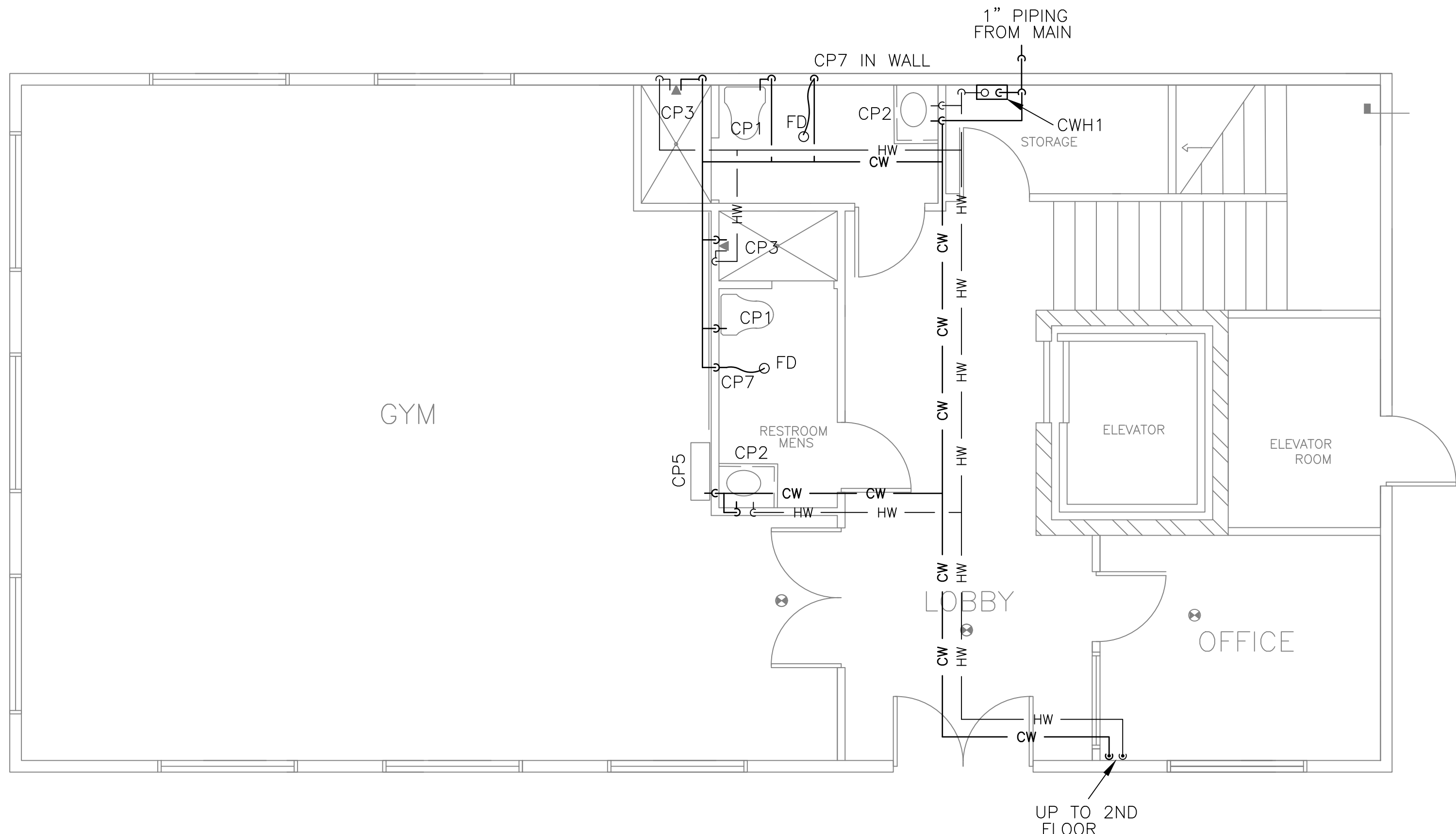
Residential Development
Portifino Pl. Fifth St. Oxnard, CA 93033
COMMERCIAL PLUMBING PLAN AND ISOMETRIC



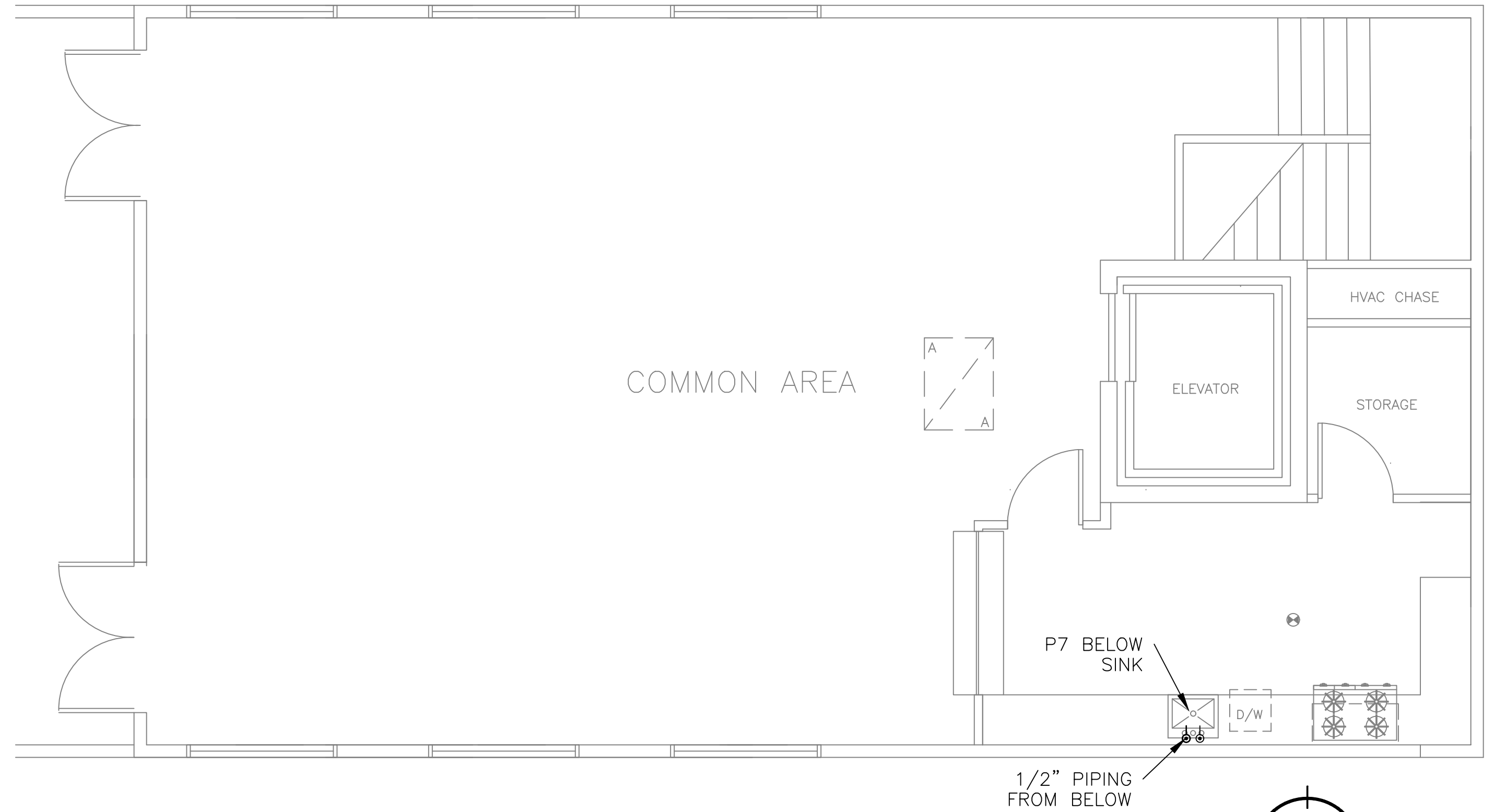
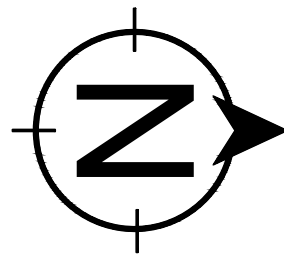
Designed
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Drawn
RQC/DAH
Checked

Project Number
31341

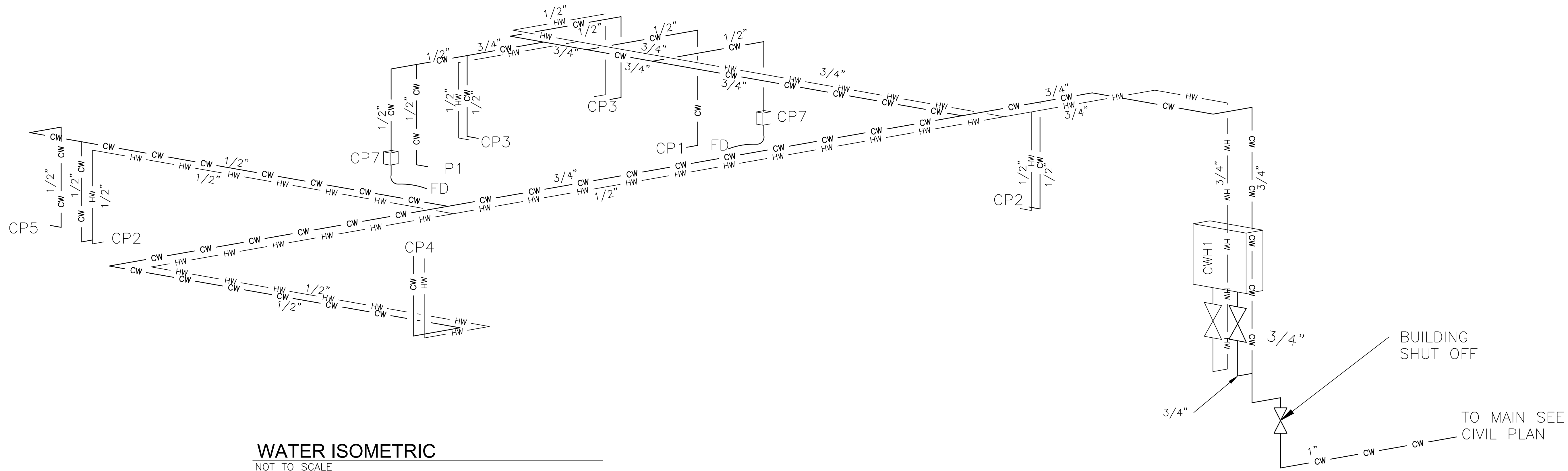
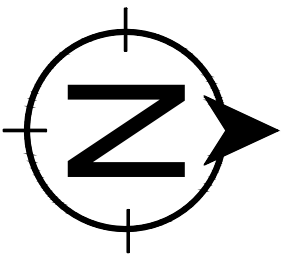
of
10/10/22
P2.3



FIRST FLOOR WATER AND GAS PLAN
SCALE 1/4"=1'-0"



SECOND FLOOR WATER AND GAS PLAN
SCALE 1/4"=1'-0"



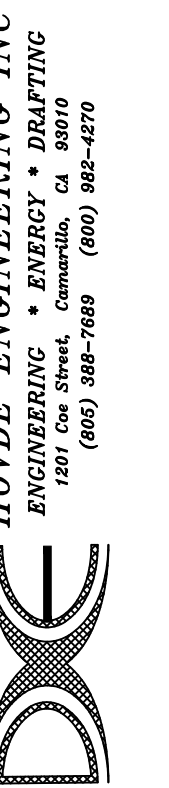
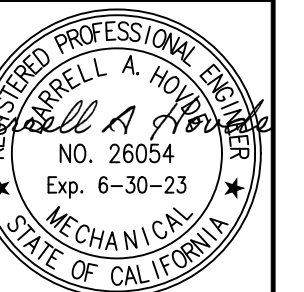
WATER ISOMETRIC
NOT TO SCALE

GRAPHIC SCALES



REVISIONS

Residential Development
Portifino Pl. Fifth St. Oxnard, CA 93033
COMMERCIAL PLUMBING PLAN AND ISOMETRIC

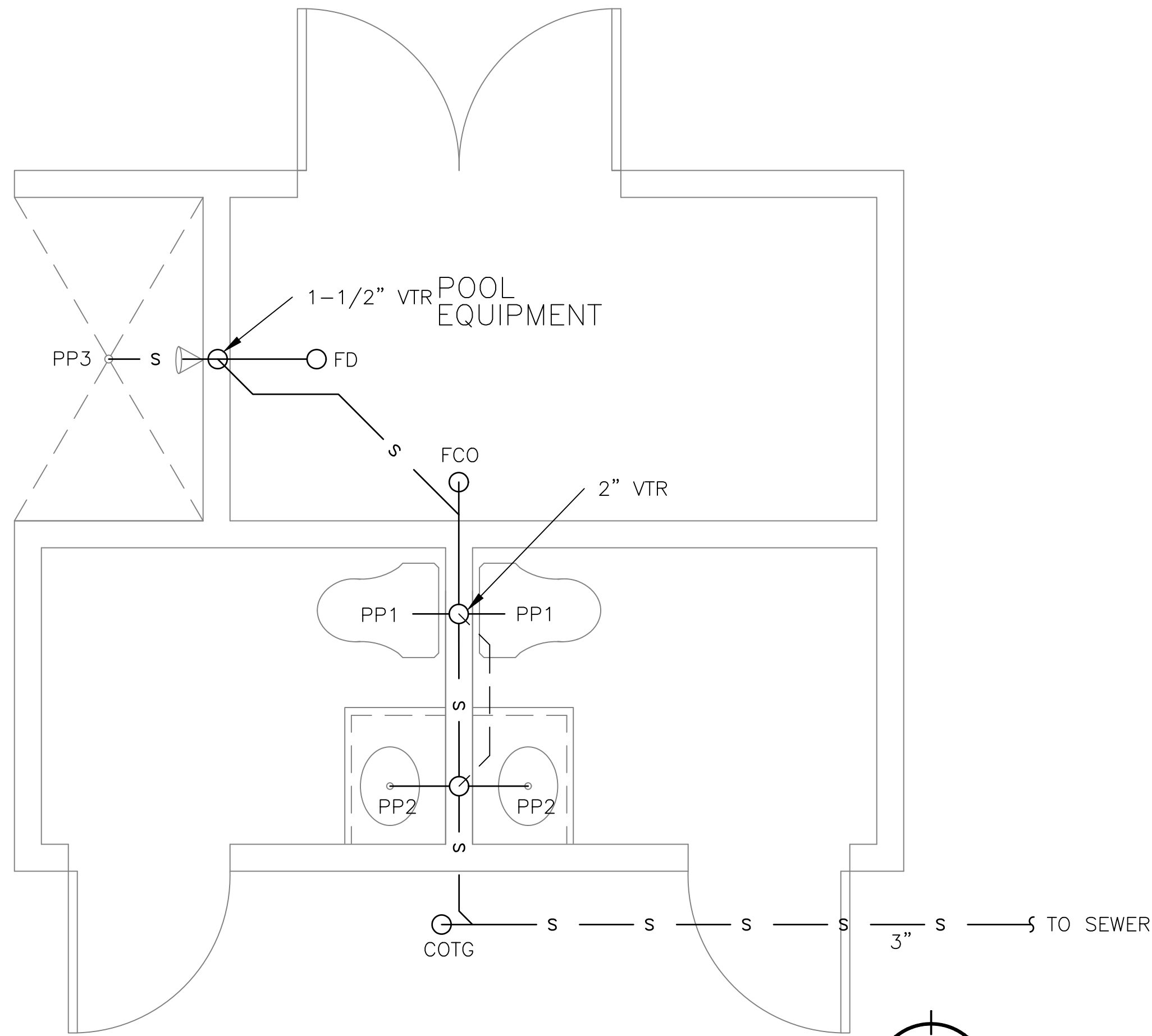


Designed
D. HOVDE
Drawn
RQC/DAH
Checked

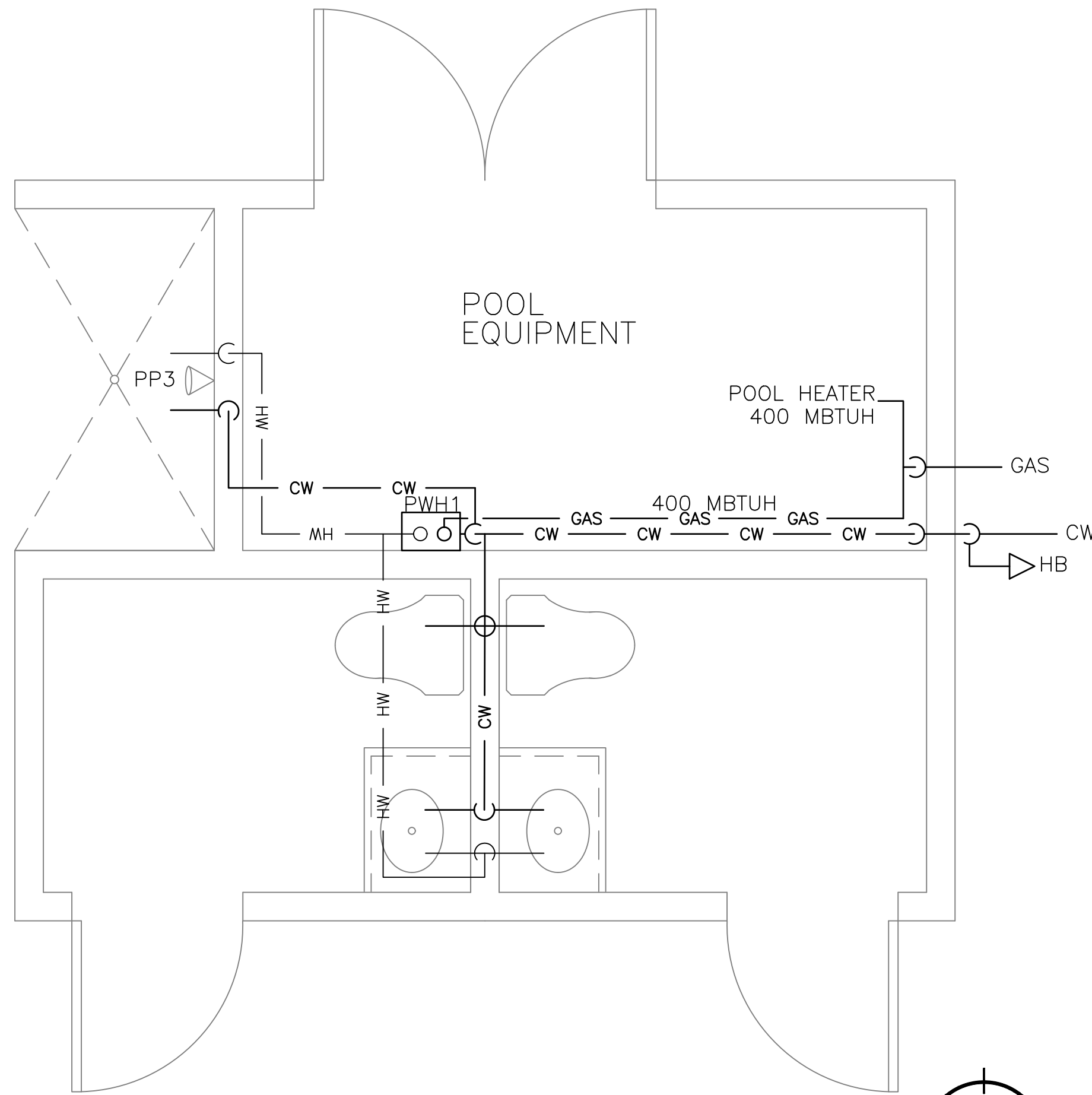
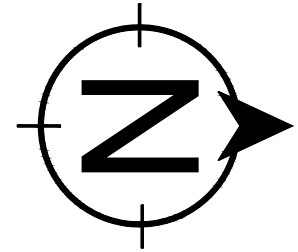
Project Number
31341

of
10/10/22

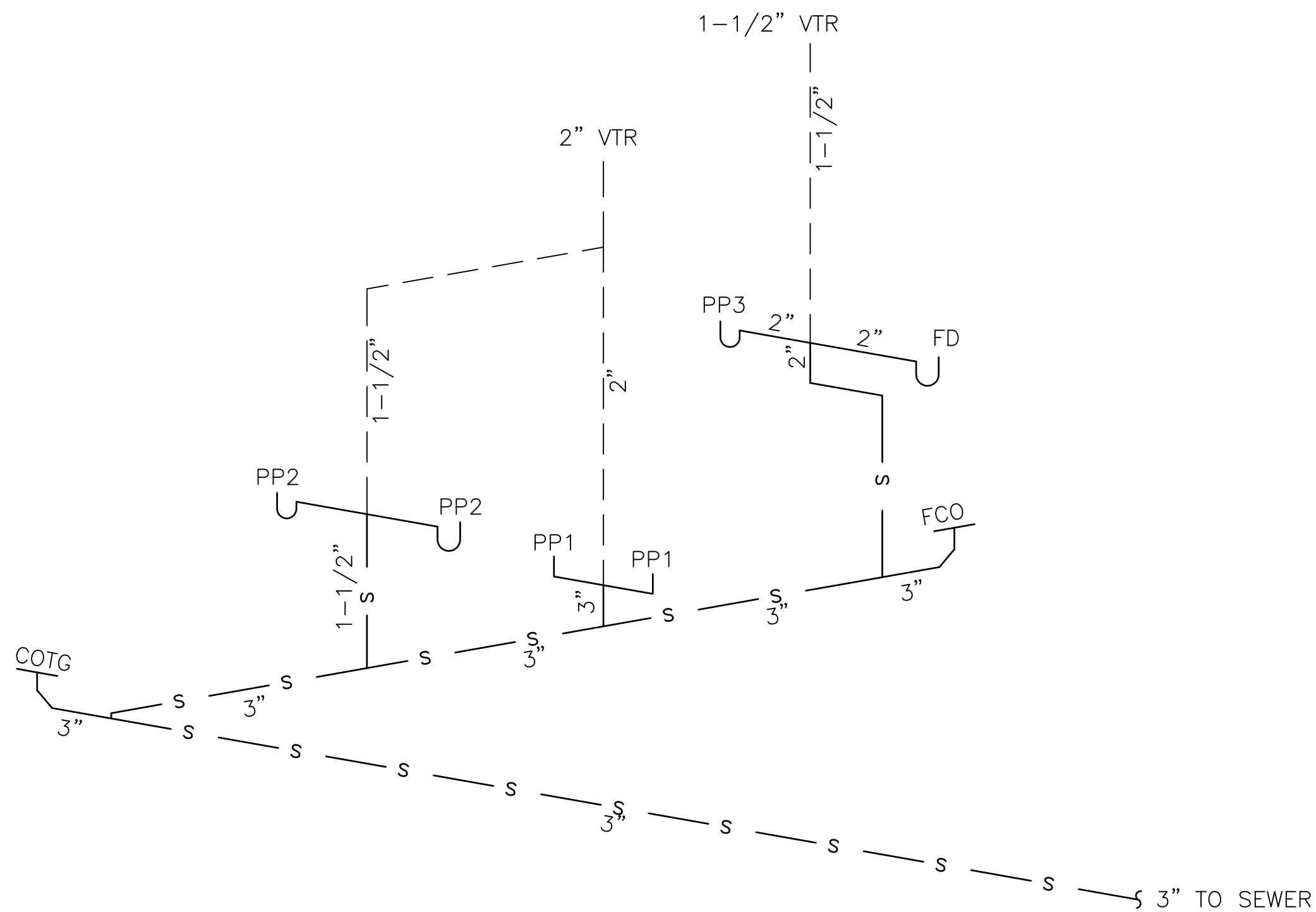
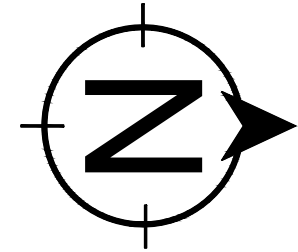
P2.4



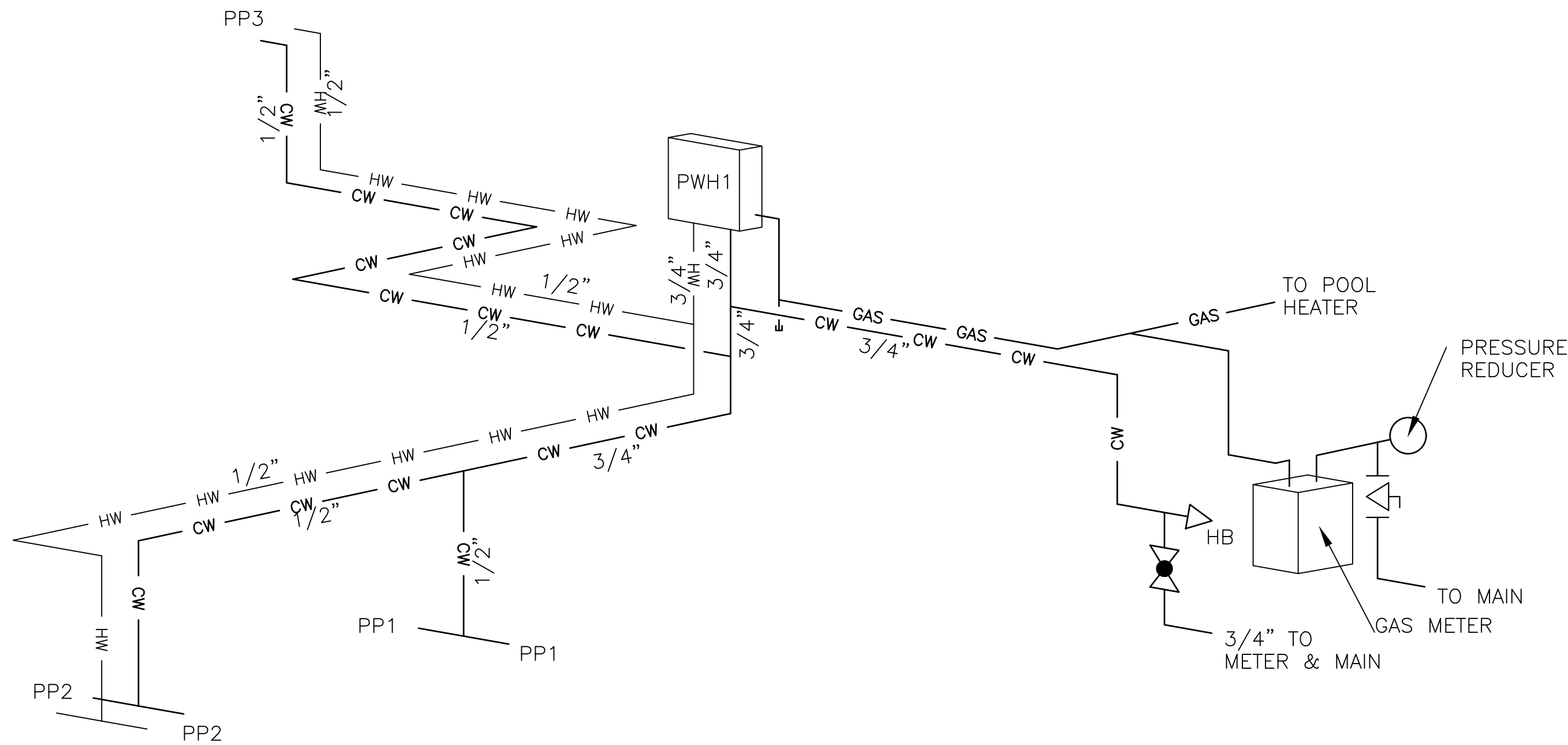
POOL HOUSE DWV PLAN
SCALE 1/2"=1'-0"



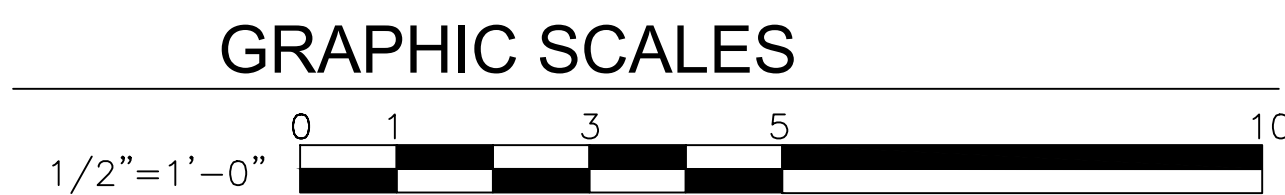
POOL HOUSE WATER & GAS PLAN
SCALE 1/2"=1'-0"



POOL HOUSE DWV ISOMETRIC
NOT TO SCALE

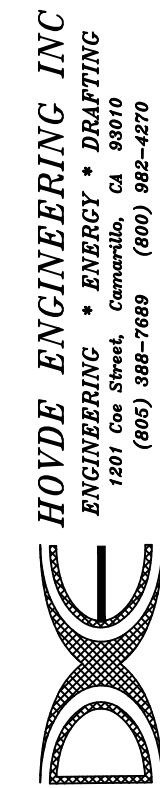
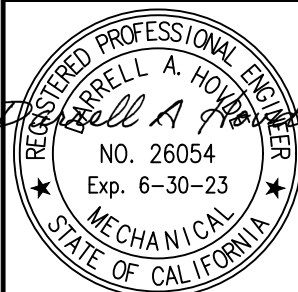


POOL HOUSE WATER AND GAS ISOMETRIC
NOT TO SCALE



REVISIONS

Residential Development
Portifino Pl. Fifth St. Oxnard, CA 93033
POOL HOUSE PLUMBING PLANS



Designed

A MANSI

Drawn

RQC

Checked

Project Number

31341

of

10/10/22

P2.5

PROJECT: PORTOFINO PLACE II

MAWA = (ETo) x (0.62) x [(0.45 x LA)+(0.3 x SLA)]

SLA= 0

MAWA= 263,331.3

ETWU = (ETo)x(0.62)x[(PFxHA/IE)+SLA]

Site Location: Oxnard, Ca

Site's ETo: 42.3

Irrigation Efficiency: 0.81

O.H = .75 max

Drip = .81

Plant Factors

Low	0 - 0.3
Medium	0.4 - 0.6
High	0.7 - 1.0
ETAF=	0.45

RES. = 0.55

COM. = 0.45

Hydrozone	Planting Type	Plant Factor	Hydrozone Area	PFxHA(FT SQ)	ETWU	LOCATION
1	Low	0.3	22,313	6,694	216,734	HA
		Sum:	22,313	6,694	216,734	TOTAL

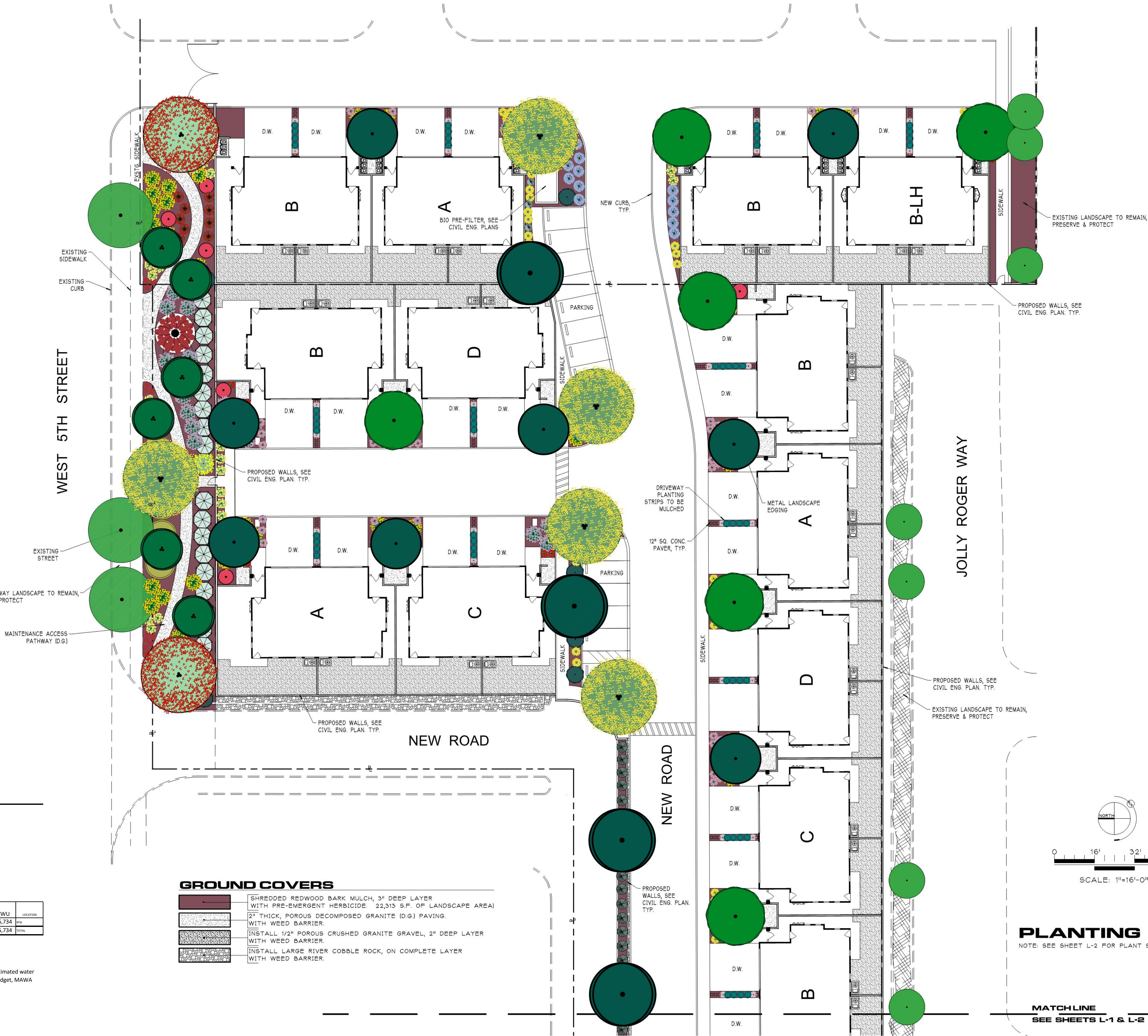
(BUDGET)

MAWA= 263,331

(ESTIMATED)

ETWU= 216,734

Project complies with MIWEL0, estimated water use, ETWU is lower than Water budget, MAWA

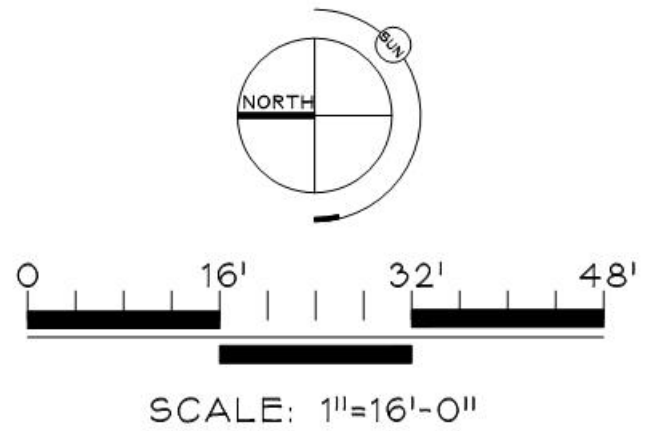


SHREDDED REDWOOD BARK MULCH, 3" DEEP LAYER WITH PRE-EMERGENT HERBICIDE. 22,313 S.F. OF LANDSCAPE AREA]

2" THICK, POROUS DECOMPOSED GRANITE (D.G.) PAVING. WITH WEED BARRIER.

INSTALL 1/2" POROUS CRUSHED GRANITE GRAVEL, 2" DEEP LAYER WITH WEED BARRIER.

INSTALL LARGE RIVER COBBLE ROCK, ON COMPLETE LAYER WITH WEED BARRIER.



PLANTING PLAN

NOTE: SEE SHEET L-2 FOR PLANT SYMBOL LEGEND

MATCHLINE

SEE SHEETS L-1 & L-2



THIS PLANS SPECIFICATIONS SHALL BE CONSIDERED TO BE THE BASIS FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. ANY CHANGES TO THE PLANS SHALL BE MADE BY THE ARCHITECT AND NOTED ON THE PLANS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE PLANS AND THE DESIGN. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. ANY CHANGES TO THE PLANS SHALL BE MADE BY THE ARCHITECT AND NOTED ON THE PLANS.

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LANDSCAPE ARCHITECT
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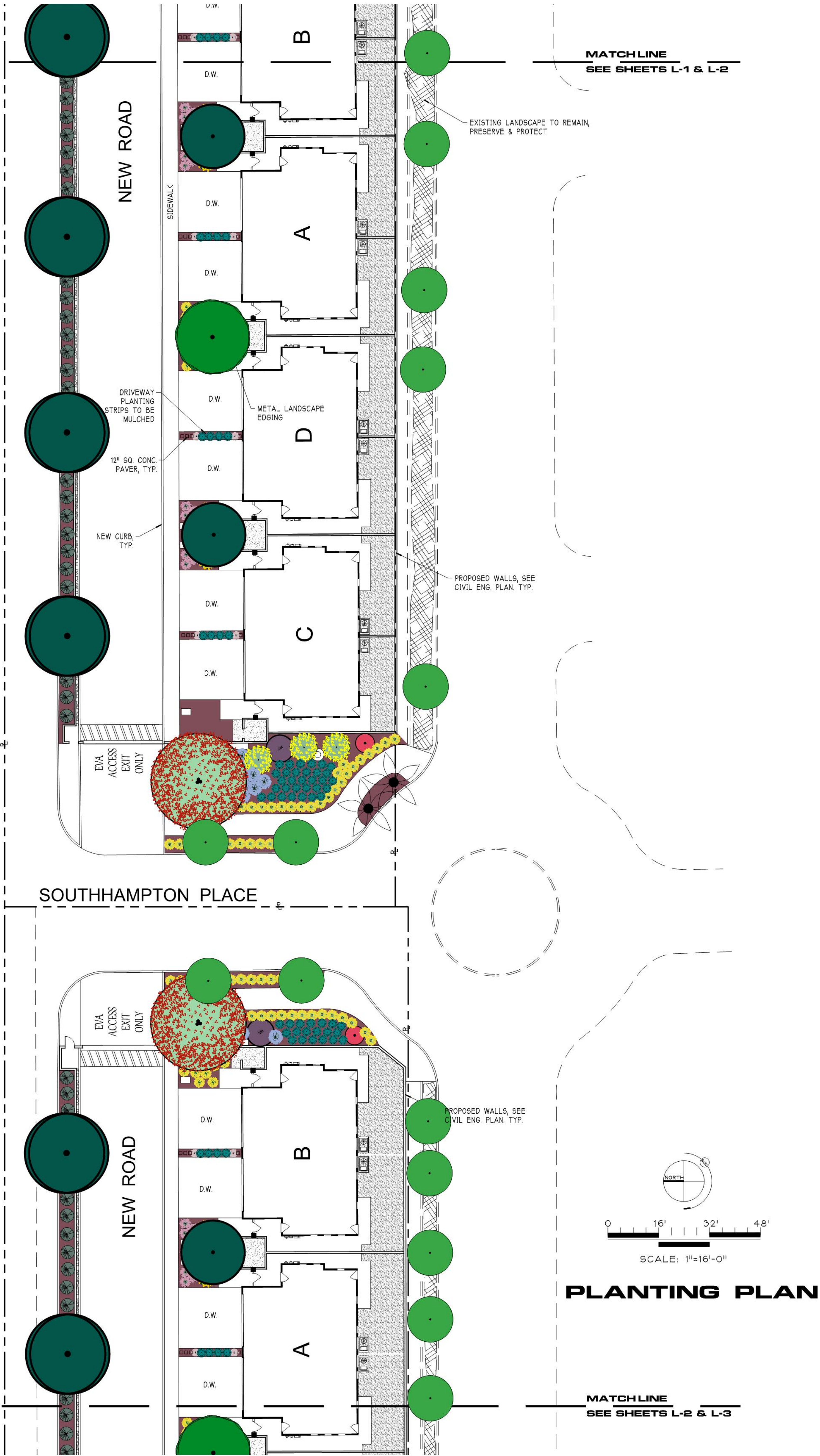
A COLOR PLANTING PLAN
PROJECT: PORTOFINO PLACE II
WEST FIFTH STREET
OXNARD, CA
PERMIT #: XXX-XXX-XXX
APN: XXX-XXX-XXX

SCALE: 1"=16'-0"
DATE: 2/16/23
JOB NO:

SHEET NO.
L-1
(1 of 3)

PLANT SYMBOL LEGEND				* PLANT WATER USE PER WUCOLS	
SYMBOL	PLANT NAME (Botanical/ Common)	QUANT.	SIZE		WATER USE (Region 2)
	TEUCRIMUM CHAMAEDRYS 'PROSTRATA' (CREEPING GERMANDER)	42	1 GAL.	LOW	
	PELARGONIUM SIDOIDES (KALWERBOSSIE GERANIUM)	127	1 GAL.	LOW	
	HELICTOTRICHON SEMPERVIRENS (BLUE OAT GRASS)	198	1 GAL.	LOW	
	NANDINA DOMESTICA "COMPACTA" (HEAVENLY BAMBOO)	42	5 GAL.	LOW	
	CARISSA MACROCARPA 'BOXWOOD BEAUTY' (TOMLINSON NATAL PLUM)	11	5 GAL.	LOW	
	LEYMUS C. "CANYON PRINCE" (LYME GRASS)	5	1 GAL.	LOW	
	DELOSPERMA COOPERI (COOPER'S HARDY ICE PLANT)	112	1 GAL.	LOW	
	DELOSPERMA NUBIGENUM (HARDY YELLOW ICE PLANT)	70	1 GAL.	LOW	
	GRINDELIA STRICTA VAR. P. 'RAY'S CARPET' (COASTAL GUM PLANT)	106	1 GAL.	LOW	
	KNIPHOFIA UVARIA (RED-HOT POKER)	55	5 GAL.	LOW	
	HESPERALOE PARVIFLORA (RED YUCCA)	49	5 GAL.	LOW	
	CEANOTHUS MARITIMUS 'VALLEY VIOLET' (VALLEY VIOLET CEANOTHUS)	57	5 GAL.	LOW	
	MÜHLENBERGIA RIGENS (DEER GRASS)	117	1 GAL.	LOW	
	BOUGAINVILLEA SPECTABILIS 'TORCH GLOW' (TORCH GLOW BOUGAINVILLEA)	11	5 GAL.	LOW	
	LANTANA MONTEVIDENSIS (SPREADING LANTANA)	72	5 GAL.	LOW	
	LANTANA 'NEW GOLD' (NEW GOLD LANTANA)	70	5 GAL.	LOW	
	BACCHARIS P.S. "TWIN PEAKS" (DWARF COYOTE BUSH)	17	5 GAL.	LOW	
	RHAMNUS ALATERNUS 'VARIEGATA' (VARIEGATED BUCKTHORN)	20	5 GAL.	LOW	
	CASSIA ALPINIA 'GILLIESII' (YELLOW BIRD OF PARADISE)	3	5 GAL.	LOW	
	SAMBUCUS NIGRA 'EVA' (BLACK LACE ELDERBERRY)	2	5 GAL.	LOW	
	DENDROMECON HARFORDII (ISLAND BUSH POPPY)	4	5 GAL.	LOW	
	ACACIA REDOLENS "LOW BOY" (N.C.N.)	14	5 GAL.	LOW	
TREES					
	MELALEUCA QUINQUENERVIA (CAJUPUT TREE)	6	24" BOX	LOW	
	ARBUTUS MARINA (MARINA MADRONE)	13	24" BOX	LOW	
	LOPHOSTEMON CONFERTA (BRISBANE BOX)	9	24" BOX	LOW	
	QUERCUS TOMENTELLA (ISLAND OAK)	15	24" BOX	LOW	
	CASSIA LEPTOPHYLLA (GOLD MEDALLION TREE)	7	24" BOX	LOW	
	ERYTHRINA CORALLIODES (NAKED CORAL TREE)	5	36" BOX	LOW	
	EXISTING PALM TO REMAIN PRESERVE & PROTECT	EXSTG.			
	EXISTING STREET TREE, ON & OFF SITE PRESERVE & PROTECT	EXSTG.			

GROUND COVERS	
	SHREDDED REDWOOD BARK MULCH, 3" DEEP LAYER WITH PRE-EMERGENT HERBICIDE. 22,313 S.F. OF LANDSCAPE AREA)
	2" THICK, POROUS DECOMPOSED GRANITE (D.G.) PAVING. WITH WEED BARRIER.
	INSTALL 1/2" POROUS CRUSHED GRANITE GRAVEL, 2" DEEP LAYER WITH WEED BARRIER.
	INSTALL LARGE RIVER COBBLE ROCK, ON COMPLETE LAYER WITH WEED BARRIER.



REV.	DESCRIPTION	DATE



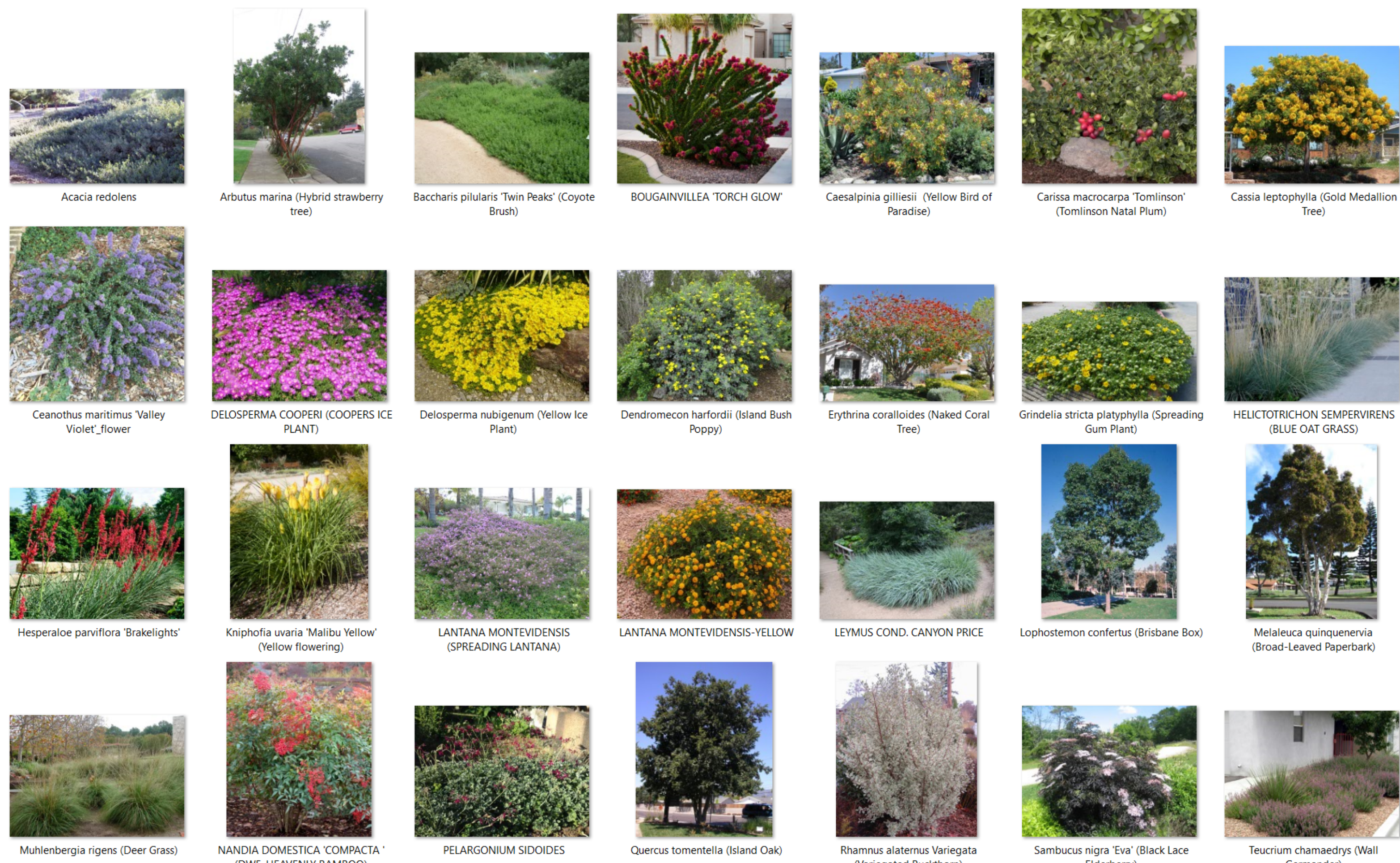
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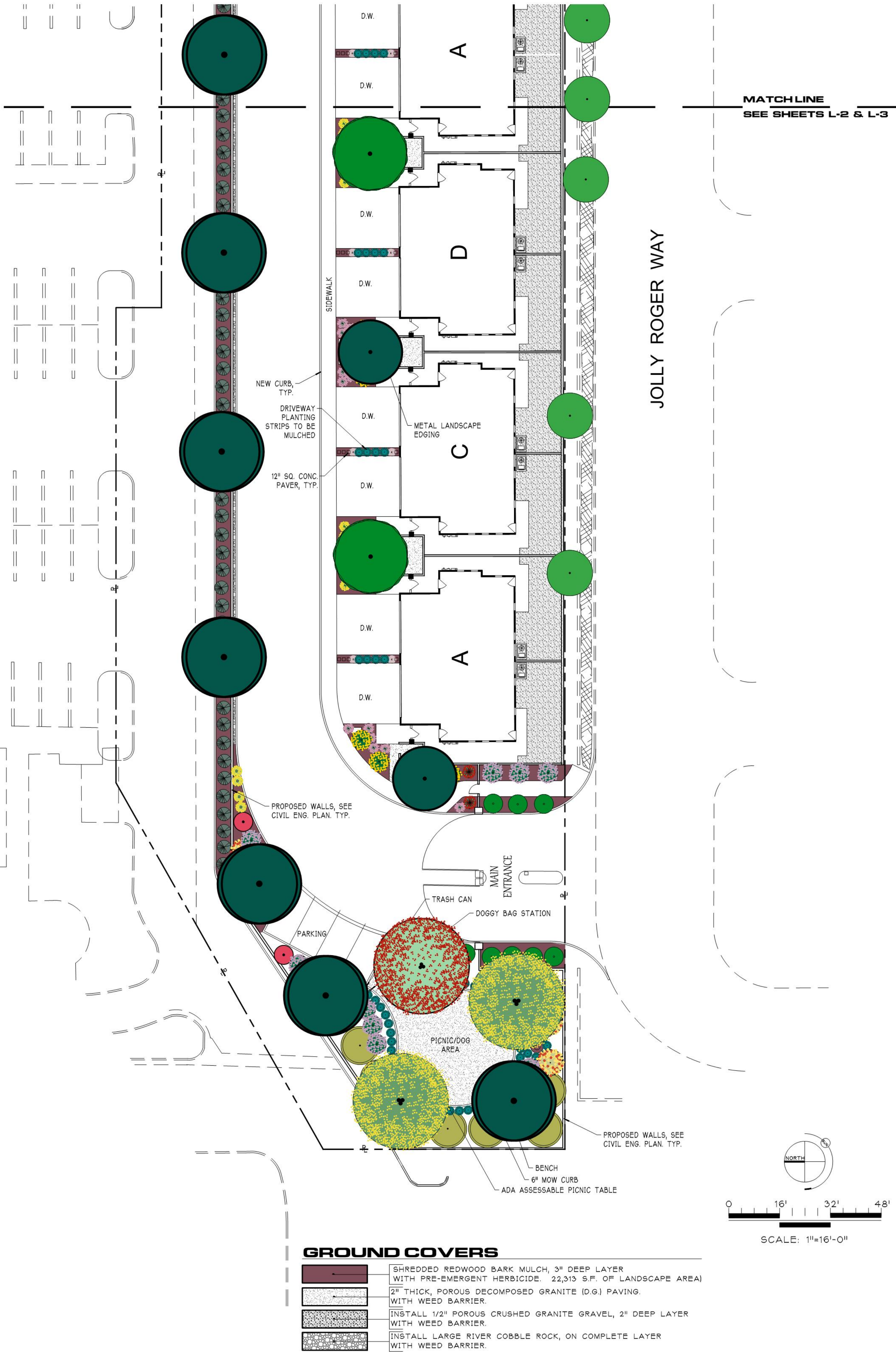
A COLOR PLANTING PLAN
PROJECT: PORTOFINO PLACE
3400 BLOCK, WEST FIFTH STREET
OXNARD, CA
PERMIT #: 18-500-04(SUP), 20-300-02 (TTM), 20-420-02 (GPA), 20-570-02 (ZC)
APNs: 185-0-221-025/265 & 185-0-223-015

SCALE:	1"=16'-0"
DATE:	2/16/23
JOB NO.:	

SHEET NO.
L-2
(2 of 3)



PLANTING IMAGES



PLANTING PLAN
NOTE: SEE SHEET L-2 FOR PLANT SYMBOL LEGEND

REV.	DESCRIPTION	DATE



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ATASCADERO, CALIFORNIA 93422
805.466.7828

TITLE
A COLOR PLANTING PLAN & PLANT IMAGES

PROJECT
PORTOFINO PLACE
3400 BLOCK, WEST FIFTH STREET
OXNARD, CA

PERMIT # 19-500-04(SUP), 20-300-02 (TTM), 20-420-02 (GPA), 20-570-02 (ZC)

APR# 185-0-221-025265 & 185-0-223-015

SCALE:
1"=16'-0"

DATE:
2/16/23

JOB NO.:

SHEET NO.
L-3
(3 of 3)