

COMMUNITY WORKSHOP

Monday, December 18, 2023

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

- 1. PROJECT NAME: Beherns Bed and Breakfast; PLANNING AND ZONING PERMIT NO. 22-200-12 (Development Design Review Permit); Wilson Neighborhood**

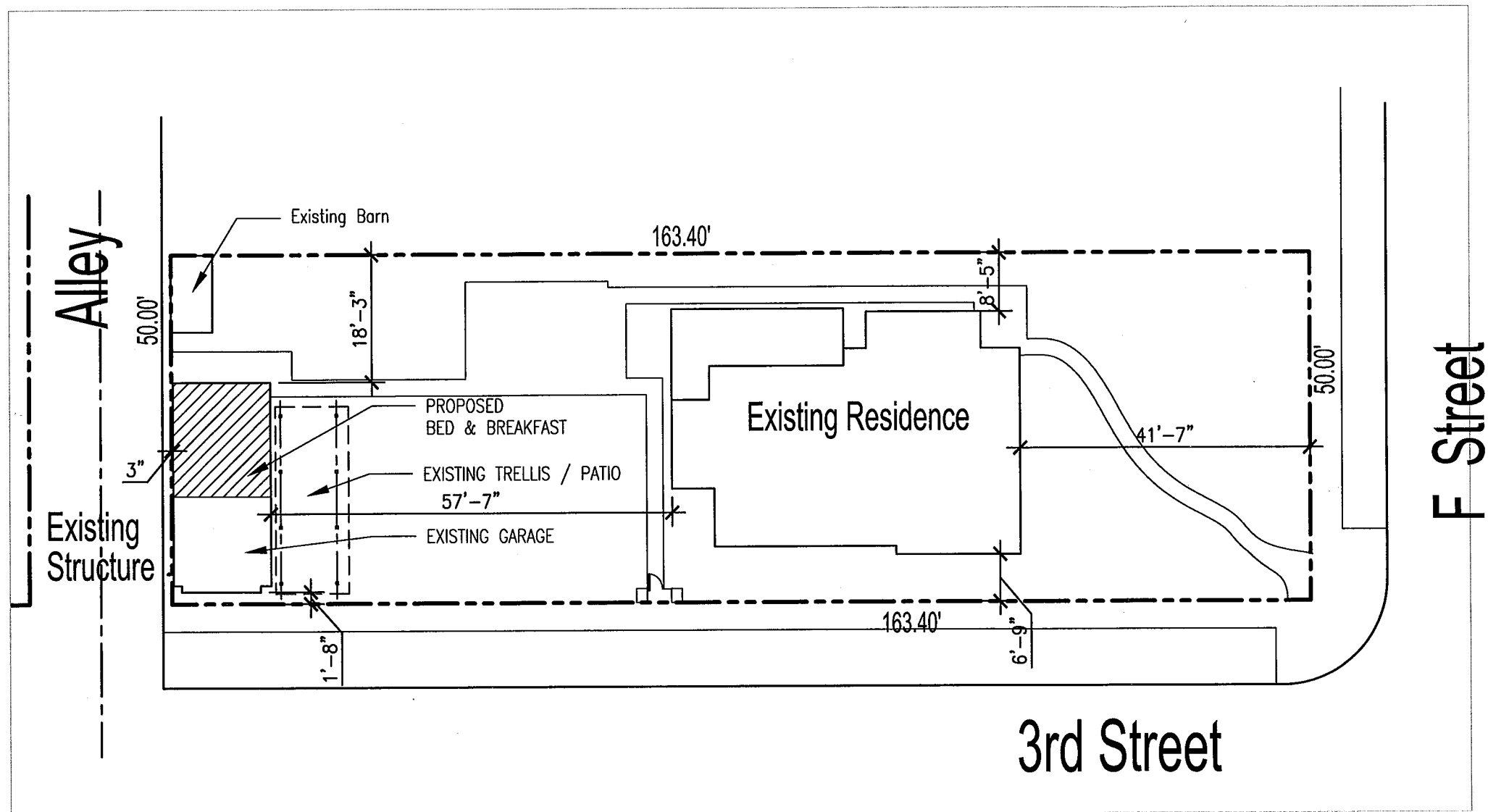
A request to operate a traditional bed & breakfast (homestay) within a 241.5 square foot rumpus room on a 14,638 square foot developed single family lot that has been developed with a single family residence located at 261 South F Street (APN: 202-0-072-050) within the Single Family Residential (R-1) 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: Kathleen Behrens, Applicant
City Contact: Alex Tellez, Assistant Planner

Phone: (805) 612-2850
Phone: (805) 385-3923

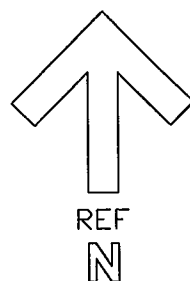
For additional project information, please direct your inquiry to the listed contacts, or call the Planning Division at (805) 385-7858

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



PROPERTY ANALYSIS

APN	202-0-072-050
ADDRESS	162 S. F STREET
SITE	14,638 SF
CONSTRUCTED	1915
MAIN RESIDENCE	2,286.0 SF
GUEST HOUSE	241.5 SF
GARAGE	238.0 SF



Behrens Residence
BED AND BREAKFAST
261 S. F STREET
OXNARD, CALIFORNIA 93030

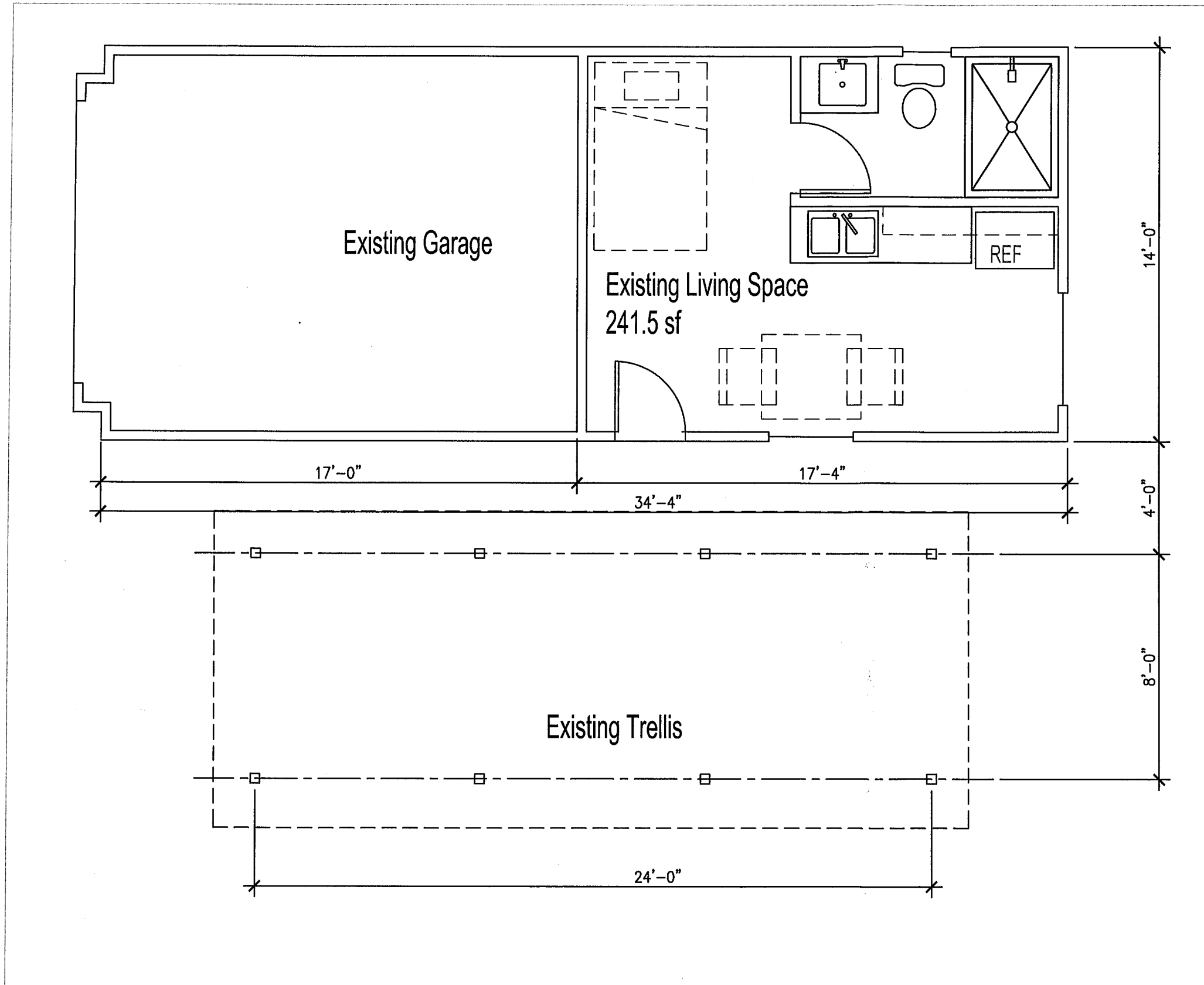
APN 202-0-072-050

SITE PLAN

DATE:
06/20/22

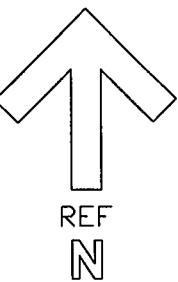
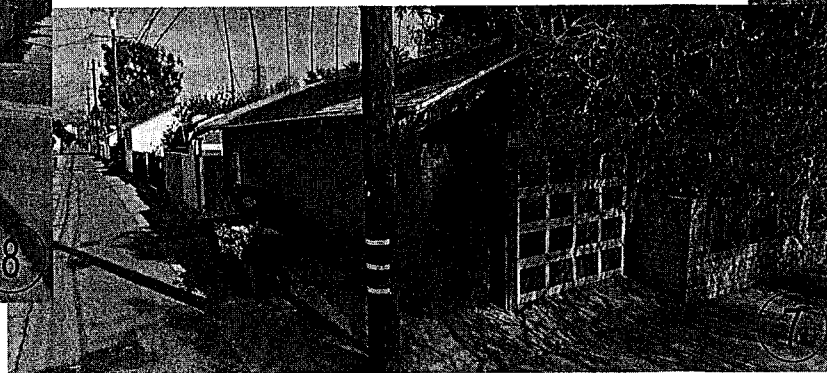
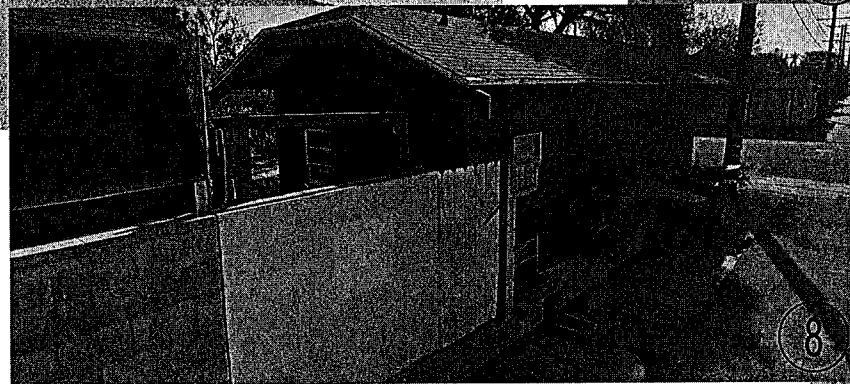
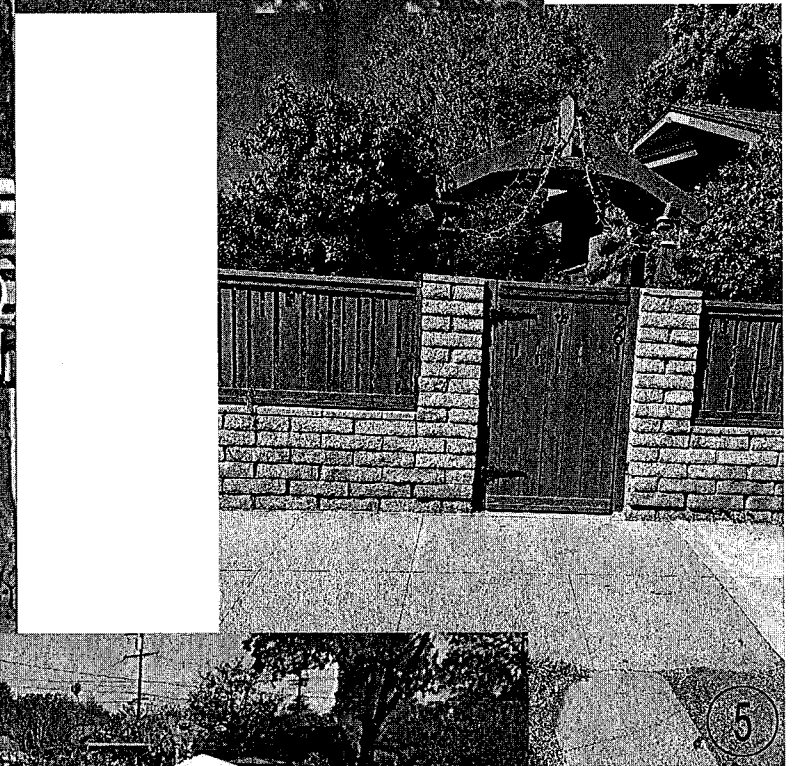
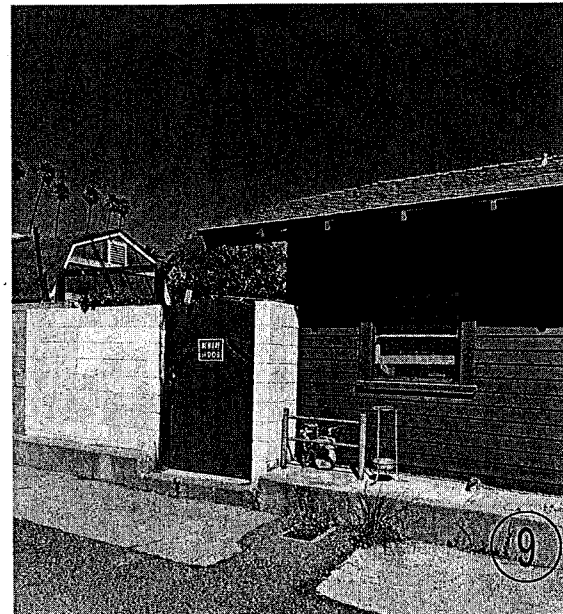
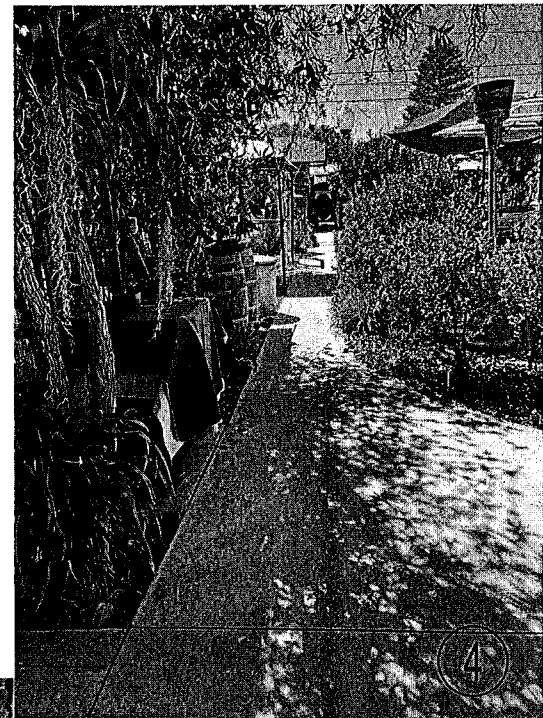
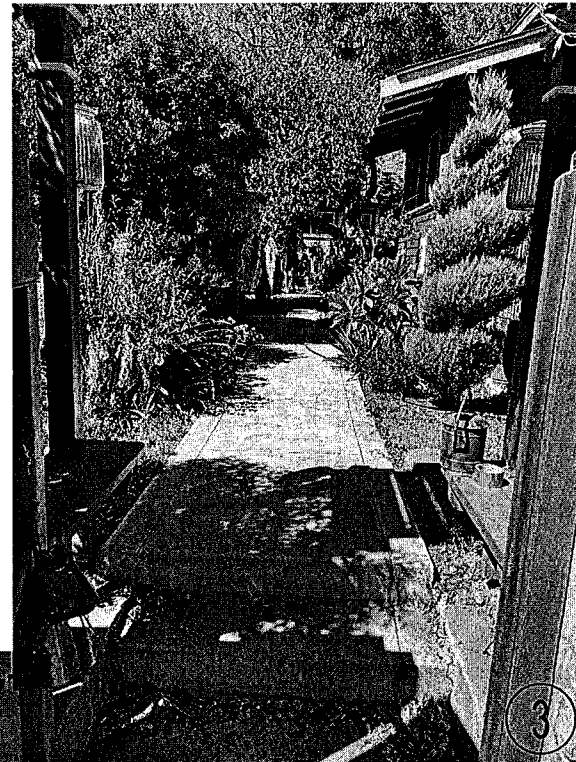
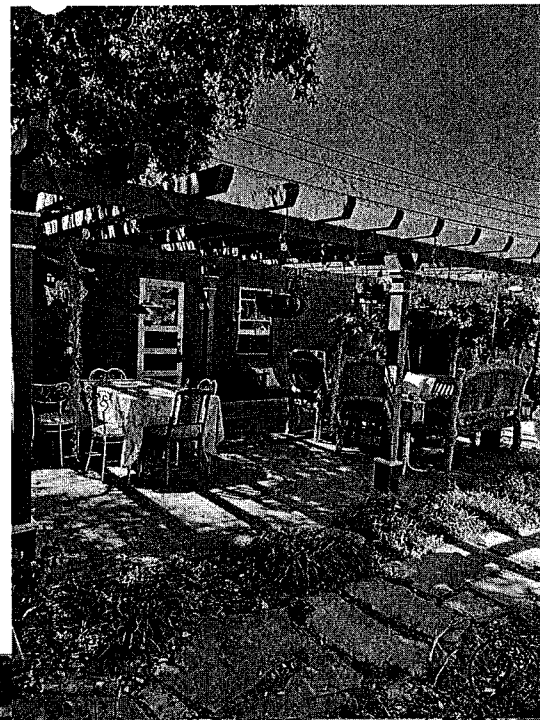
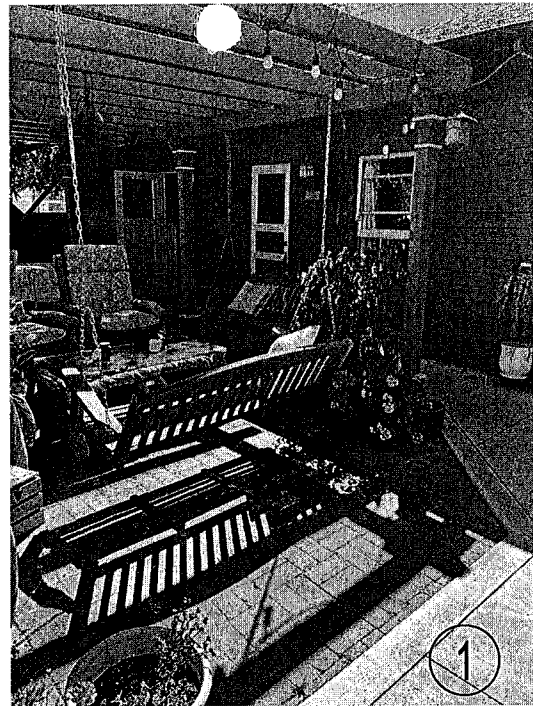
SCALE:
1"= 20.00'

A1



BED & BREAKFAST GENERAL NOTES

1. HISTORICAL SIGNIFICANCE - THE PROPOSED BED AND BREAKFAST INN SHALL HAVE SOME HISTORICAL SIGNIFICANCE IN THE ESTABLISHMENT AND DEVELOPMENT OF THE CITY, AS DETERMINED BY THE COMMISSION, BASED ON THE FINDINGS REQUIRED FOR DESIGNATION OF A STRUCTURE AS A SIGNIFICANT HERITAGE FEATURE.
2. FIRE SAFETY -
 - (1) IN ADDITION TO UNIFORM FIRE CODE REQUIREMENTS, THE BED AND BREAKFAST INN SHALL COMPLY WITH ALL FIRE SAFETY REQUIREMENTS OF THE FIRE DEPARTMENT PRIOR TO OCCUPANCY. AT A MINIMUM THESE INCLUDE, BUT ARE NOT LIMITED TO:
 - (A) INSTALLATION OF A "HARD WIRED" SMOKE DETECTOR AND EVACUATION PLAN IN EVERY GUEST ROOM;
 - (B) INSTALLATION OF AN APPROVED FIRE EXTINGUISHER ON EACH FLOOR; AND
 - (C) PROVISION OF AT LEAST TWO EXITS FROM THE MAIN STRUCTURE, BOTH OF WHICH DO NOT REQUIRE A KEY OR SPECIAL KNOWLEDGE TO OPEN FROM THE INSIDE.
 - 2) THE BED AND BREAKFAST INN SHALL BE SUBJECT TO INSPECTION BY THE CITY FIRE MARSHAL. THE RESULTS OF THIS INSPECTION SHALL BE PROVIDED TO THE DIRECTOR.
3. IF THE CITY COUNCIL HAS DESIGNATED THE BED AND BREAKFAST INN AS A SIGNIFICANT HERITAGE FEATURE, THE INN SHALL COMPLY WITH THE STATE HISTORIC BUILDING CODE.
4. THE BED AND BREAKFAST INN SHALL BE SUBJECT TO AN INSPECTION BY THE CITY BUILDING INSPECTOR, WHO SHALL PROVIDE TO THE DIRECTOR A LIST OF UNIFORM BUILDING CODE OR STATE HISTORICAL BUILDING CODE DEFICIENCIES PRIOR TO THE COMMISSION'S CONSIDERATION OF THE SPECIAL USE PERMIT.
5. INNS LOCATED ON CORNER LOTS MAY CREDIT THE NONPRIMARY STREET FRONTAGE TOWARD THE PARKING REQUIREMENT, WITH 25 LINEAR FEET EQUAL TO ONE PARKING SPACE, SUBJECT TO APPROVAL OF THE COMMISSION.
6. YARD AREAS - INTERIOR YARD SPACE SHALL BE PROVIDED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE ZONING DESIGNATION WITHIN WHICH THE PROPOSED BED AND BREAKFAST INN IS LOCATED.
7. ON-SITE LIGHTING - ON-SITE LIGHTING SHALL BE SHIELDED FROM SPILLING ONTO ADJACENT PROPERTY.



COMMUNITY WORKSHOP

Monday, December 18, 2023

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

2. PROJECT NAME: Dansk Phase 2; PLANNING AND ZONING PERMIT NOS. 23-500-10 (Special Use Permit) and 23-535-17 (Density Bonus); Mar Vista Neighborhood

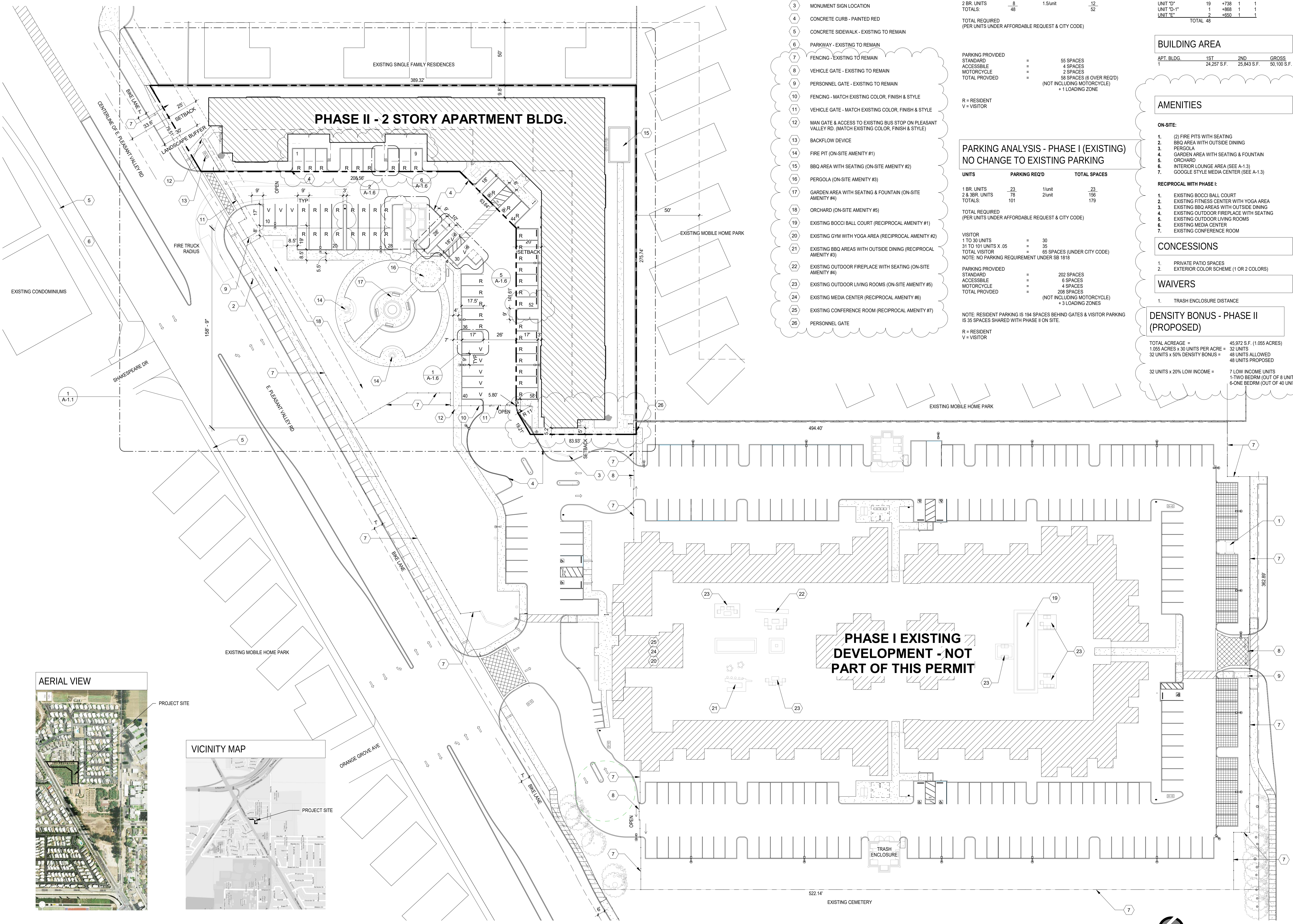
A request to construct a 2-story, 48,484 square foot, 48-unit apartment building with associated residential amenities (indoor lounge areas, and outdoor seating and dining areas with fire pits and a barbeque area) with a Density Bonus for three concessions on a 1.1-acre lot located at 2300 Pleasant Valley Road (APNs: 225-0-014-225, -265, -275, and -250) within the Multiple-Family Residential, Affordable Housing Discretionary Overlay (R-2-AHD) zone. The project is exempt from environmental review pursuant to Section 15332 (Infill Development), Class 32 of the California Environmental Quality Act (CEQA) Guidelines.

Applicant: Joseph Quigley, Project Manager
City Contact: Jay Dobrowalski, Planning Supervisor

Phone: (631) 831-0226
Phone: (805) 385-3948

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



1 OVERALL SITE PLAN
1" = 30'-0"

SHEET KEYNOTES

- 1 ELECTRICAL TRANSFORMER - EXISTING TO REMAIN
- 2 EDISON UTILITY VAULT - EXISTING TO REMAIN
- 3 MONUMENT SIGN LOCATION
- 4 CONCRETE CURB - PAINTED RED
- 5 CONCRETE SIDEWALK - EXISTING TO REMAIN
- 6 PARKWAY - EXISTING TO REMAIN
- 7 FENCING - EXISTING TO REMAIN
- 8 VEHICLE GATE - EXISTING TO REMAIN
- 9 PERSONNEL GATE - EXISTING TO REMAIN
- 10 FENCING - MATCH EXISTING COLOR, FINISH & STYLE
- 11 VEHICLE GATE - MATCH EXISTING COLOR, FINISH & STYLE
- 12 MAN GATE & ACCESS TO EXISTING BUS STOP ON PLEASANT VALLEY RD. (MATCH EXISTING COLOR, FINISH & STYLE)
- 13 BACKFLOW DEVICE
- 14 FIRE PIT (ON-SITE AMENITY #1)
- 15 BBQ AREA WITH SEATING (ON-SITE AMENITY #2)
- 16 PERGOLA (ON-SITE AMENITY #3)
- 17 GARDEN AREA WITH SEATING & FOUNTAIN (ON-SITE AMENITY #4)
- 18 ORCHARD (ON-SITE AMENITY #5)
- 19 EXISTING BOCCI BALL COURT (RECIPROCAL AMENITY #1)
- 20 EXISTING GYM WITH YOGA AREA (RECIPROCAL AMENITY #2)
- 21 EXISTING BBQ AREAS WITH OUTSIDE DINING (RECIPROCAL AMENITY #3)
- 22 EXISTING OUTDOOR FIREPLACE WITH SEATING (ON-SITE AMENITY #4)
- 23 EXISTING OUTDOOR LIVING ROOMS (ON-SITE AMENITY #5)
- 24 EXISTING MEDIA CENTER (RECIPROCAL AMENITY #6)
- 25 EXISTING CONFERENCE ROOM (RECIPROCAL AMENITY #7)
- 26 PERSONNEL GATE

PARKING ANALYSIS - PHASE II (PROPOSED)

UNITS		PARKING REQ'D.	
1 BR. UNITS	40	1/unit	40
2 BR. UNITS	8	1.5/unit	12
TOTALS:	48		52

TOTAL REQUIRED (PER UNITS UNDER AFFORDABLE REQUEST & CITY CODE)

PARKING PROVIDED	=	55 SPACES
STANDARD	=	4 SPACES
ACCESSIBLE	=	2 SPACES
MOTORCYCLE	=	58 SPACES (6 OVER REQ'D)
TOTAL PROVIDED	=	+ 1 LOADING ZONE

R = RESIDENT
V = VISITOR

PARKING ANALYSIS - PHASE I (EXISTING)
NO CHANGE TO EXISTING PARKING

UNITS		PARKING REQ'D		TOTAL SPACES
1 BR. UNITS	23	1/unit		23
2 & 3BR. UNITS	78	2/unit		156
TOTALS:	101			179

TOTAL REQUIRED (PER UNITS UNDER AFFORDABLE REQUEST & CITY CODE)

VISITOR	=	30
1 TO 30 UNITS	=	35
31 TO 101 UNITS X .05	=	65 SPACES (UNDER CITY CODE)
TOTAL VISITOR	=	130

NOTE: NO PARKING REQUIREMENT UNDER SB 1818

PARKING PROVIDED	=	202 SPACES
STANDARD	=	6 SPACES
ACCESSIBLE	=	4 SPACES
MOTORCYCLE	=	288 SPACES
TOTAL PROVIDED	=	(NOT INCLUDING MOTORCYCLE)
	=	+ 3 LOADING ZONES

NOTE: RESIDENT PARKING IS 194 SPACES BEHIND GATES & VISITOR PARKING IS 35 SPACES SHARED WITH PHASE II ON SITE.

R = RESIDENT
V = VISITOR

UNITS - PHASE II (PROPOSED)

TYPE	#	S.F.	B.R.	BATH
UNIT "A"	4	+940	2	2
UNIT "B"	17	+738	1	1
UNIT "B-1"	1	+738	1	1
UNIT "C"	4	+940	2	2
UNIT "D"	19	+738	1	1
UNIT "D-1"	1	+888	1	1
UNIT "E"	2	+650	1	1
TOTAL	48			

BUILDING AREA

APT. BLDG.	1ST	2ND	GROSS
1	24,257 S.F.	25,843 S.F.	50,100 S.F.

AMENITIES

- ON-SITE:
- (2) FIRE PITS WITH SEATING
 - BBQ AREA WITH OUTSIDE DINING
 - PERGOLA
 - GARDEN AREA WITH SEATING & FOUNTAIN
 - EXISTING OUTDOOR FIREPLACE WITH SEATING
 - EXISTING OUTDOOR LIVING ROOMS
 - EXISTING MEDIA CENTER (SEE A-1.3)
 - GOOGLE STYLE MEDIA CENTER (SEE A-1.3)
- RECIPROCAL WITH PHASE I:
- EXISTING BOCCI BALL COURT
 - EXISTING FITNESS CENTER WITH YOGA AREA
 - EXISTING GYM AREAS WITH OUTSIDE DINING
 - EXISTING OUTDOOR FIREPLACE WITH SEATING
 - EXISTING OUTDOOR LIVING ROOMS
 - EXISTING MEDIA CENTER
 - EXISTING CONFERENCE ROOM

CONCESSIONS

- PRIVATE PATIO SPACES
- EXTERIOR COLOR SCHEME (1 OR 2 COLORS)

WAIVERS

- TRASH ENCLOSURE DISTANCE

DENSITY BONUS - PHASE II (PROPOSED)

TOTAL ACREAGE =	45,972 S.F. (1.055 ACRES)
1,055 ACRES x 30 UNITS PER ACRE =	32 UNITS
32 UNITS x 50% DENSITY BONUS =	48 UNITS ALLOWED
	48 UNITS PROPOSED
32 UNITS x 20% LOW INCOME =	7 LOW INCOME UNITS
	17 TWO BEDRM (OUT OF 8 UNITS)
	6 ONE BEDRM (OUT OF 40 UNITS)

SHEET INDEX

A-1.0	OVERALL SITE PLAN
A-1.1	SITE PLAN
1	ENGINEERED SITE PLAN
L-1	PRELIMINARY LANDSCAPE PLAN
A-1.2	INTERIOR YARD SPACE
A-1.3	SAFE PASSAGE TO ADJACENT SCHOOLS
A-1.4	FLOOR & ROOF PLANS
A-1.5	ENLARGED UNIT PLANS
A-1.6	SITE DETAILS
A-1.7	MATERIAL BOARD
A-1.8	SECURITY PLAN - SITE
A-1.9	SECURITY PLANS - 1ST, 2ND & ROOF
A-2.0	EXTERIOR ELEVATIONS
A-2.0C	EXTERIOR ELEVATIONS - COLORED
A-2.1	EXTERIOR ELEVATIONS
A-2.1C	EXTERIOR ELEVATIONS - COLORED
A-2.2	EXTERIOR ELEVATIONS WITH CROSS SECTION

PROJECT / SITE INFO

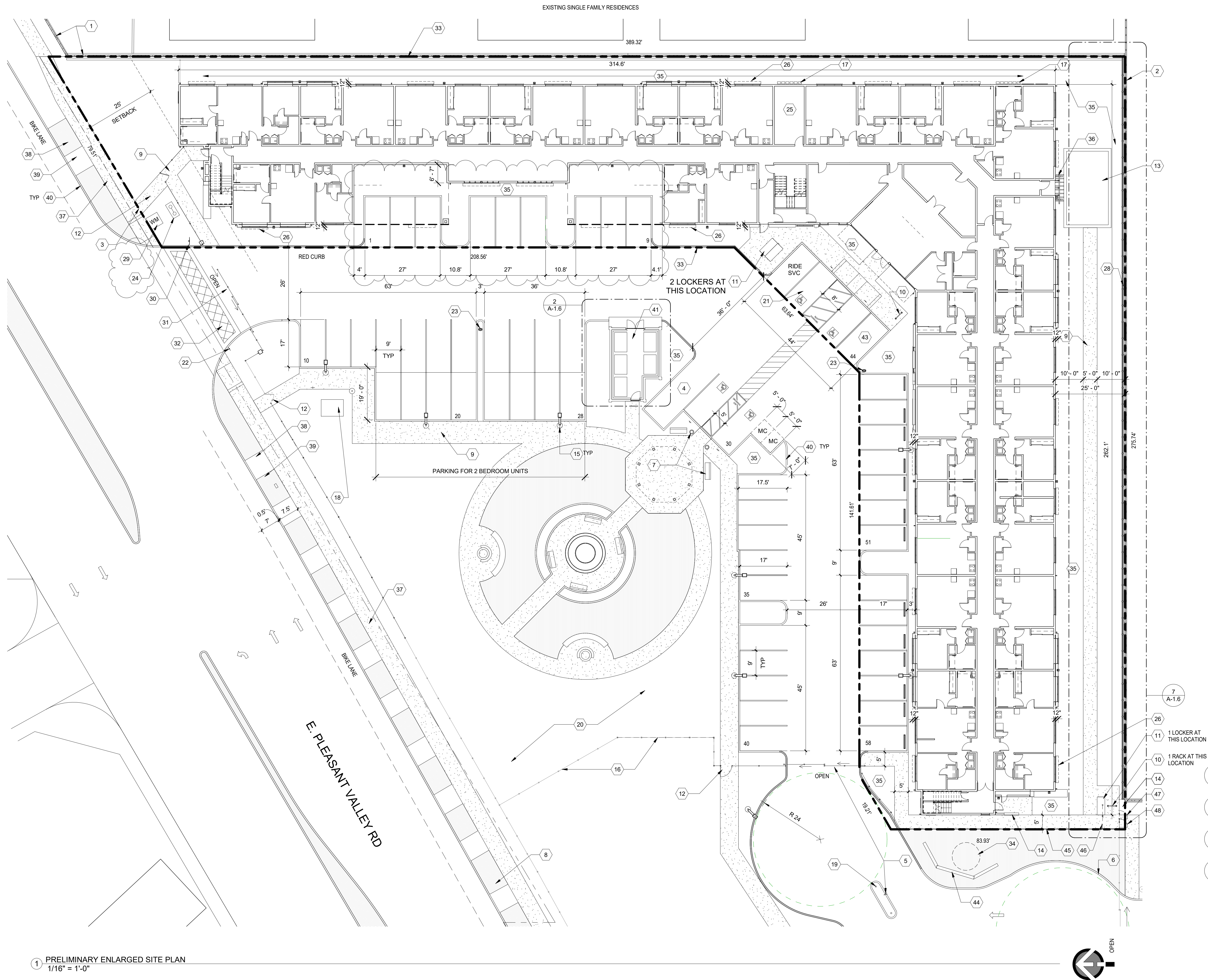
SITE ADDRESS:
2300 PLEASANT VALLEY RD.,
OXNARD, CA 93033
ASSESSOR'S PARCEL NUMBER:
225-0-014-275
EXISTING LAND USE:
VACANT
EXISTING ZONING:
RUM - RESIDENTIAL LOW MEDIUM
PROPOSED ZONING:
R-4 - RESIDENTIAL HIGH (30 UNITS / ACRE)
BUILDING OCCUPANCY:
R-2
CONSTRUCTION TYPE:
VA

SITE AREA ANALYSIS

PHASE II PARCEL	=	45,972 S.F.	(1.055 AC)
BUILDING COVERAGE	=	24,257 S.F.	(53%)
BUILDING	=	24,257 S.F.	
PAVED AREA	=	4,884 S.F.	(10%)
A.C. PAVING	=	4,884 S.F.	
LANDSCAPE AREA	=	16,911 S.F.	(37%)
HARDSCAPE	=	3,327 S.F.	
PLANTING AREA (ON SITE)	=	13,584 S.F.	

GENERAL NOTE

- THE PROJECT WILL BE CONDITIONED TO PROVIDE A RECIPROCAL ACCESS AND PARKING AGREEMENT WITH THE ADJACENT APARTMENT PROJECT.
- TANDEM PARKING SPACES ARE ALLOWED BY CALIFORNIA STATE DENSITY BONUS FOR THE (8) 2 BEDROOM UNITS.



1 PRELIMINARY ENLARGED SITE PLAN
1/16" = 1'-0"

SHEET KEYNOTES

- EXISTING +8'-0" HIGH BLOCK WALL TO REMAIN
- EXISTING +5'-0" HIGH BLOCK WALL TO REMAIN
- EXISTING SIDEWALK TO CONNECT TO NEW
- 10' X 28' LOADING ZONE FOR TEMPORARY MOVING VAN
- SECURITY SLIDING ACCESS GATES WITH KEY PAD FOR EMPLOYEE & VISITOR ACCESS. SEE GENERAL SHEET NOTE #1 & IMAGE 'Y' ON SHEET MATERIAL BOARD.
- ROLLING CURB FOR EMERGENCY VEHICLE ACCESS
- SEATING / FLAGPOLE AREA
- FUTURE BUS STOP & SHELTER (LOCATION TO BE DETERMINED)
- CONCRETE SIDEWALK, TYP
- BIKE RACK (SHORT TERM PARKING) TYP - 3 LOOP RIBBON
- BIKE LOCKER (LONG TERM PARKING) TYP - 3 TOTAL LOCKERS PROVIDED (2 SPACES PER LOCKER)
- PEDESTRIAN GATE ACCESS TO PUBLIC RIGHT-OF-WAY
- OUTDOOR BBQ AREA (SEE LANDSCAPE)
- 7'-0" HIGH WALL WITH STUCCO FINISH
- LED LIGHT STANDARD, TYP
- +5'-0" HIGH WROUGHT IRON FENCING, TYP (TO MATCH EXISTING FENCE HEIGHT ON ADJACENT PROPERTY)
- GAS METER BANK, LOCATION TO BE VERIFIED
- ELEC TRANSFORMER (LOCATION TO BE DETERMINED)
- PIPE BOLLARD, TYP (REMOVABLE WHERE REQUIRED)
- COURTYARD WITH AMENITIES (SEE LANDSCAPE)
- VAN ACCESSIBLE PARKING STALL & SIGNAGE
- ACCESSIBLE PARKING ENTRY SIGN
- FIRE HYDRANT - EXISTING TO REMAIN
- BACKFLOW DEVICE, LOCATION TO BE VERIFIED
- UTILITY ROOM (WITH METERS IN BUILDING)
- FAUX BALCONY ABOVE, TYP.
- CMU RETAINING WALL
- 6'-0" HIGH COMPOSITE WALL ATOP RETAINING WALL (COLOR TO MATCH BUILDING)
- WATER METER (TAP TO 8" MAIN), LOCATION TO BE VERIFIED
- STOP SIGN, TYP
- SECURITY SLIDING ACCESS GATES FOR EMERGENCY VEHICLE ENTRY & EXITING ONLY. POST SIGN TO READ 'ACCESS FOR EMERGENCY VEHICLES ONLY'. SEE GENERAL SHEET NOTE #1
- GRASS-CRETE SURFACE
- EXISTING PROPERTY LINE
- PROPOSED CISTERN LOCATION
- PLANTING AREA - SEE LANDSCAPE PLANS
- TRELLIS
- CONCRETE SIDEWALK - EXISTING TO REMAIN
- PARKWAY - EXISTING TO REMAIN
- TREEWELL - EXISTING TO REMAIN
- CONCRETE CURB - EXISTING TO REMAIN
- TRASH ENCLOSURE, SEE 2/A-1.5
- EDISON UTILITY VAULT - EXISTING TO REMAIN
- PARKING SPACE - POTENTIAL RESIDENT
- MONUMENT SIGN - SEE DETAIL B/A-1.5
- METAL FENCE - EXISTING TO REMAIN
- METAL FENCE - EXISTING TO BE REMOVED
- METAL GATE - EXISTING TO BE RELOCATED
- METAL GATE - RELOCATED

GENERAL SHEET NOTES

- ALL VEHICLE ENTRY GATES REQUIRED TO HAVE CLICK-2-ENTER AND KNOX BOX & AERO LOCK ENTRY SYSTEMS.
- WET STANDPIPES (FIRE DEPT CONNECTION) ARE REQUIRED AT EVERY STAIRWELL.
- PLANNING OF EV CHARGING STATIONS TO BE EXPANDABLE TO LEVEL II STANDARDS.
- ALL METERS / UTILITIES TO BE SCREENED BE LANDSCAPING AS REQUIRED.
- ALL FIRE LANES IDENTIFIED BY THE FIRE DEPT. SHALL BE MAINTAINED & SIGNED ACCORDING TO THE CA VEHICLE CODE.

BIKE PARKING TABULATION

TOTAL BEDROOMS = 56
SHORT TERM PARKING (.05 / BEDROOM) - SEE KEYNOTE 10
52 % OF TOTAL BEDROOMS = 29
29 X .05 = 1.45
(2) SHORT-TERM BIKE PARKING TO BE PROVIDED
LONG TERM PARKING (.15 / BEDROOM) - SEE KEYNOTE 11
48 % OF TOTAL BEDROOMS = 27
27 X .15 = 4.05
(6) LONG-TERM BIKE PARKING TO BE PROVIDED

SITE PLAN

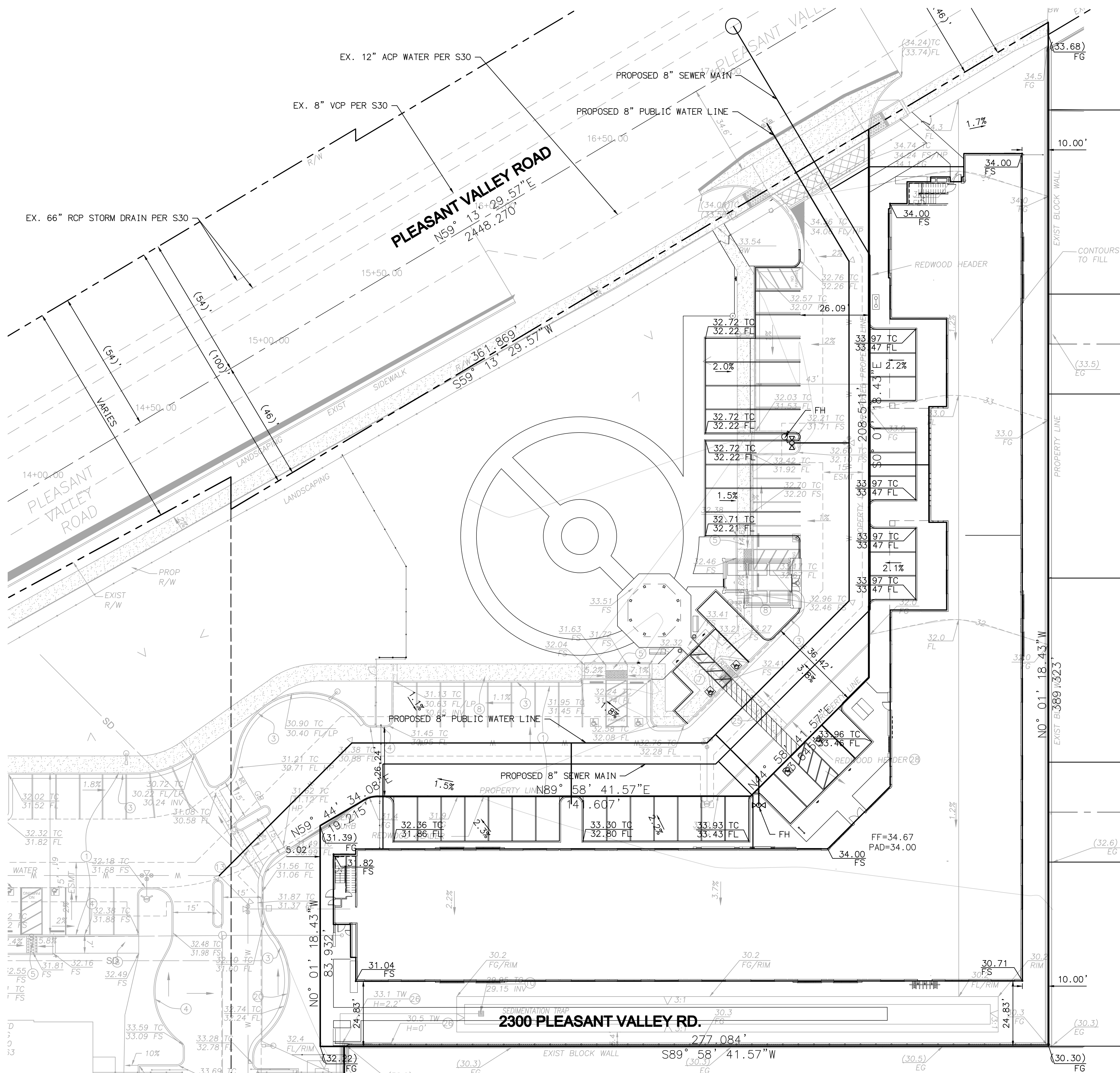
DANSK INVESTMENTS
PLEASANT VALLEY RD. - OXNARD, CALIFORNIA, 93033

MARK S. PETTIT, AIA
LAUTERBACH & ASSOCIATES
ARCHITECTS
309 MONTGOMERY AVENUE, OXNARD, CALIFORNIA 93031 | 805-888-8912 | FAX 805-981-14510 | www.la-arch.com

DANSK INVESTMENTS
1651 COLLINS STE E11 - MOORPARK, CALIFORNIA, 93021

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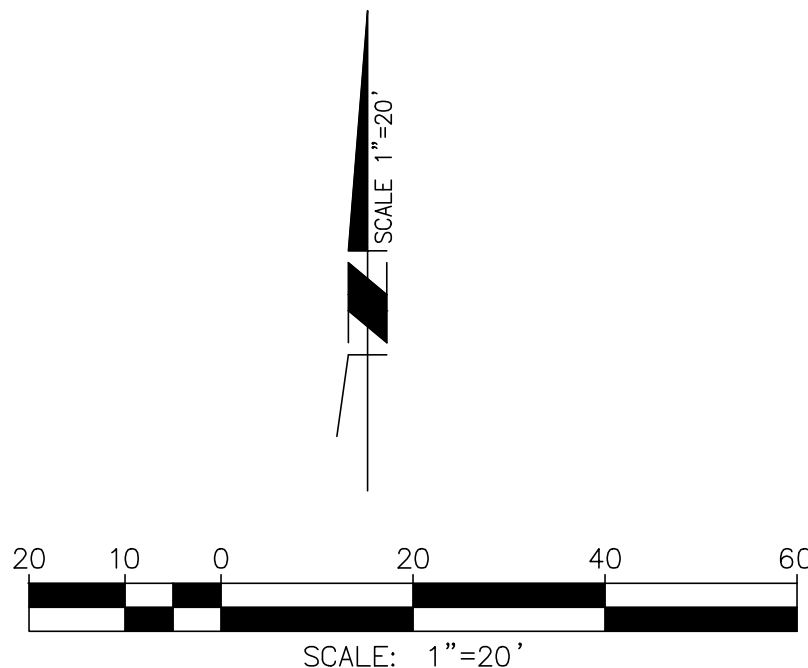
A-1.1



LAND USE DATA	
GROSS AREA	45,972 SF (1.055 AC)
NET AREA	45,972 SF (1.055 AC)
BUILDING FOOTPRINT	24,257 SF
LANDSCAPE AREA-HARDSCAPE	3,327 SF
LANDSCAPE AREA-PLANTED	13,584 SF
PAVED AC PAVING	4,804 SF

PARKING SUMMARY	
DESCRIPTION	UNITS
STANDARD PARKING STALLS	54
ACCESSIBLE PARKING STALLS	4
MOTORCYCLE PARKING STALLS	2
TOTAL (NOT INCLUDING MOTORCYCLE)	58

PROJECT INFORMATION	
PROJECT NAME	DANSK APARTMENTS PHASE II
OWNER	DANSK INVESTMENTS
LEGAL DESCRIPTION	-
ADDRESS	2300 PLEASANT VALLEY ROAD
BENCHMARK	VEN CO BM: 84-1 ELEV: 31.86 (NAVD 88) DESC: VENTURA COUNTY BRASS DISK 0.45 MILES SOUTHEASTERLY ALONG ETTING RD. FROM ITS INTERSECTION WITH PLEASANT VALLEY ROAD, AT THE SOUTHEASTERLY CORNER OF A BLOCK WALL, 35.0 FEET NORTHERLY OF THE CENTER OF ETTING ROAD, 7.0 FEET WESTERLY FROM CORNER OF A BLOCK WALL, 2.0 FEET SOUTHERLY FROM A BLOCK WALL
TOPOGRAPHIC INFO	SURVEY DATED: 03-08-2014 PREPARED BY: GOLDEN STATE AERIAL SURVEYS, INC. (805)549-099



PREPARED FOR:
DANSK INVESTMENTS
6591 COLLINS DR
MOORPARK, CA 93021

JOB NO.:
10-10287
SCALE:
-
DESIGNED BY:
SU



PREPARED BY:
DELANE
ENGINEERING
1738 BOWLEY STREET, SANTA MONICA, CA 90404
PHONE: 310.546.5711 WWW.DELANENGINEERING.COM

SCOTT UHLES, P.E. RCE 72391 DATE

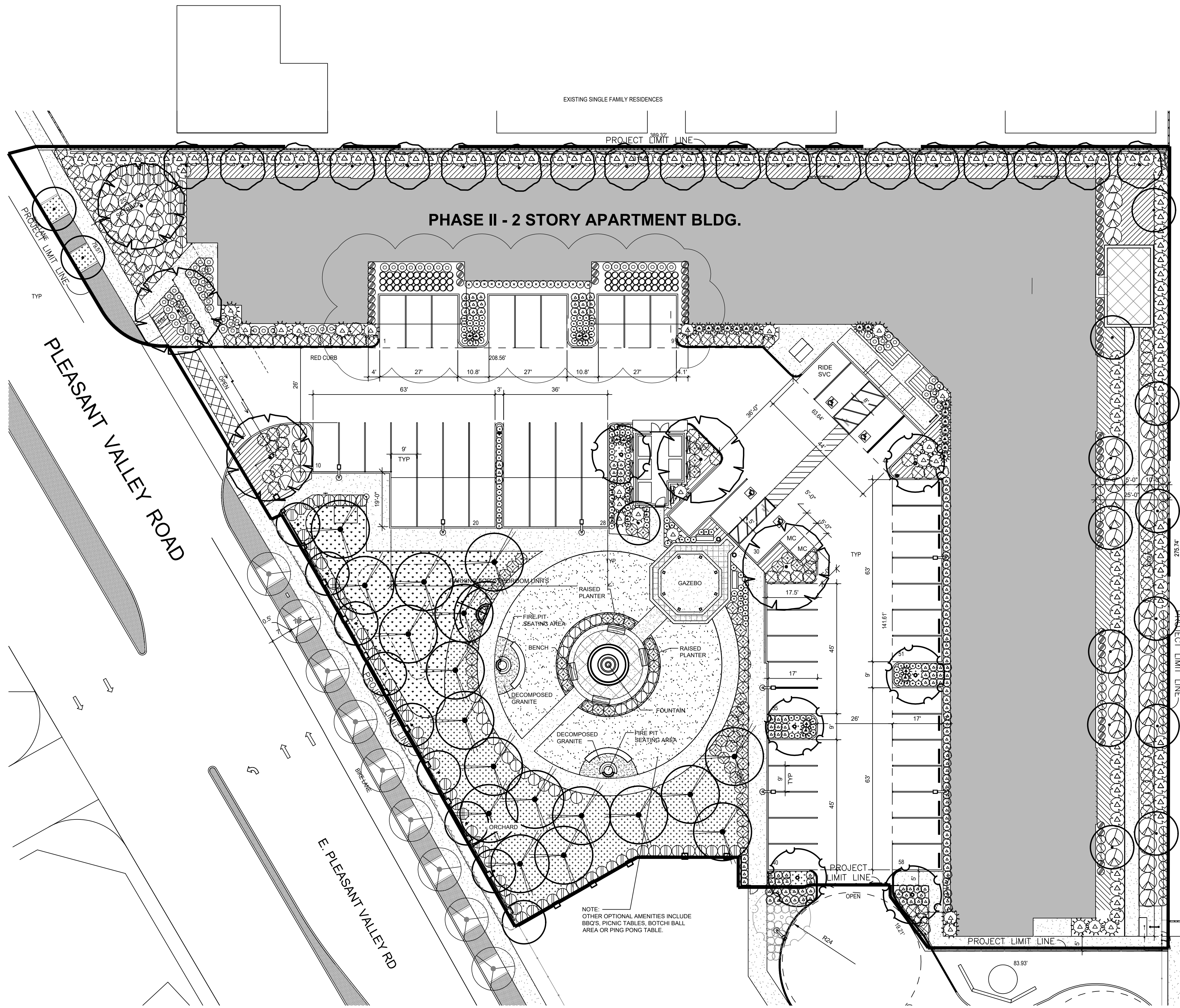
DANSK INVESTMENTS
ENGINEERED SITE PLAN

CITY OF OXNARD

SHEET

1

OF 1 SHTS.



NOTE: OTHER OPTIONAL AMENITIES INCLUDE
BBQ'S, PICNIC TABLES, BOWLING BALL
AREA OR PING PONG TABLE.

PLANT LEGEND

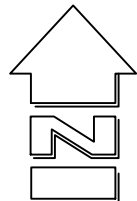
SYMBOL	QTY.	SIZE	BOTANICAL NAME/ COMMON NAME	WUCOLS RATING
	24	24" BOX	MAGNOLIA GRANDIFLORA 'ST. MARY' ST. MARY MAGNOLIA	M
	8	24" BOX	TRISTANIA LAURINA WATER GUM	L
	19	24" BOX	PYRUS C. 'CHANTICLEER' CHANTICLEER FLOWERING PEAR	M
	3	36" BOX	ASSORTED FRUIT TREES	M
	18	24" BOX	CEDRUS DEODARA DEODAR CEDAR	M
			EXISTING TREE	

SHRUBS & GROUNDCOVERS

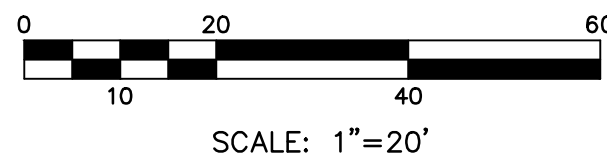
SYMBOL	QTY.	SIZE	BOTANICAL NAME/ COMMON NAME	WUCOLS RATING
	128	5 GAL	HEMEROCALLIS HYBRID DAY LILY	M
	17	5 GAL	RHAPHIOLEPIS UMBELLATA 'MINOR' DWARF YEDDO	M
	65	5 GAL	NANDINA DOMESTICA HEAVENLY BAMBOO	M
	151	5 GAL	HEBE 'PATTY'S PURPLE' HEBE	L
	58	5 GAL	PHILODENDRON 'XANADU' DWARF PHILODENDRON	M
	54	5 GAL	CALLISTEMON 'LITTLE JOHN' DWARF BOTTLEBRUSH	L
	24	5 GAL	PHORMIUM HYBRID NEW ZEALAND FLAX	L
	24	5 GAL	ROSA 'MEIDLAND RED' RED LANDSCAPE ROSE	M
	65	5 GAL	ROSA FLORIBUNDA 'ICEBURG' ICEBURG ROSE	M
	82	5 GAL	RHAPHIOLEPIS I. 'CLARA' INDIAN HAWTHORN	M
	83	5 GAL	CARISSA 'GREEN CARPET' NATAL PLUM	M
	104	5 GAL	PRUNUS C. 'BRIGHT N' TIGHT' CATALINA CHERRY	M
	28	5 GAL	STRELETZIA REGINAE BIRD OF PARADISE	M
	5	5 GAL	LAURUS NOBILIS GRECIAN LAUREL	L
	60	5 GAL	COTONEASTER 'CORAL BEAUTY' BEARBERRY	M
	66	5 GAL	TRACHELOSPERMUM JASMINOIDES STAR JASMINE	M
	6	15 GAL ESPALIER	PARTHENOCISSUS TRICUSPIDATA BOSTON IVY	M

GROUNDCOVERS

SYMBOL	QTY.	SIZE	BOTANICAL NAME/ COMMON NAME	WUCOLS RATING
	611 SQ.FT.	FLATS @ 8" O.C.	OPHIOPOGON JAPONICUS 'NANA' DWARF MONDO GRASS	M
	300 SQ.FT.	--	CHALKSTICKS	L
	16,749 SQ.FT.	--	MULCH 3" DEPTH MIN. UNDER ALL SHRUB & TREE AREAS	--
	2,099 SQ.FT.	SOD	INFILTRATION BASIN MIX	L
	3,746 SQ.FT.	SOD	PACIFIC SOD 'MEDALLION DWARF' WITH RON7A1	N/A



GRAPHIC SCALE



JORDAN, GILBERT & BAIN
LANDSCAPE ARCHITECTS, INC.
459 N. VENTURA AVE., VENTURA, CA. 93001
(805) 642-3641 FAX (805) 642-9614
JOB# 19.48

PRELIMINARY LANDSCAPE PLAN
PLEASANT VALLEY ROAD,
OXNARD ca. 93033

PLEASANT VALLEY RD.
SENIOR LIVING
PLEASANT VALLEY RD., OXNARD, CA. 93033

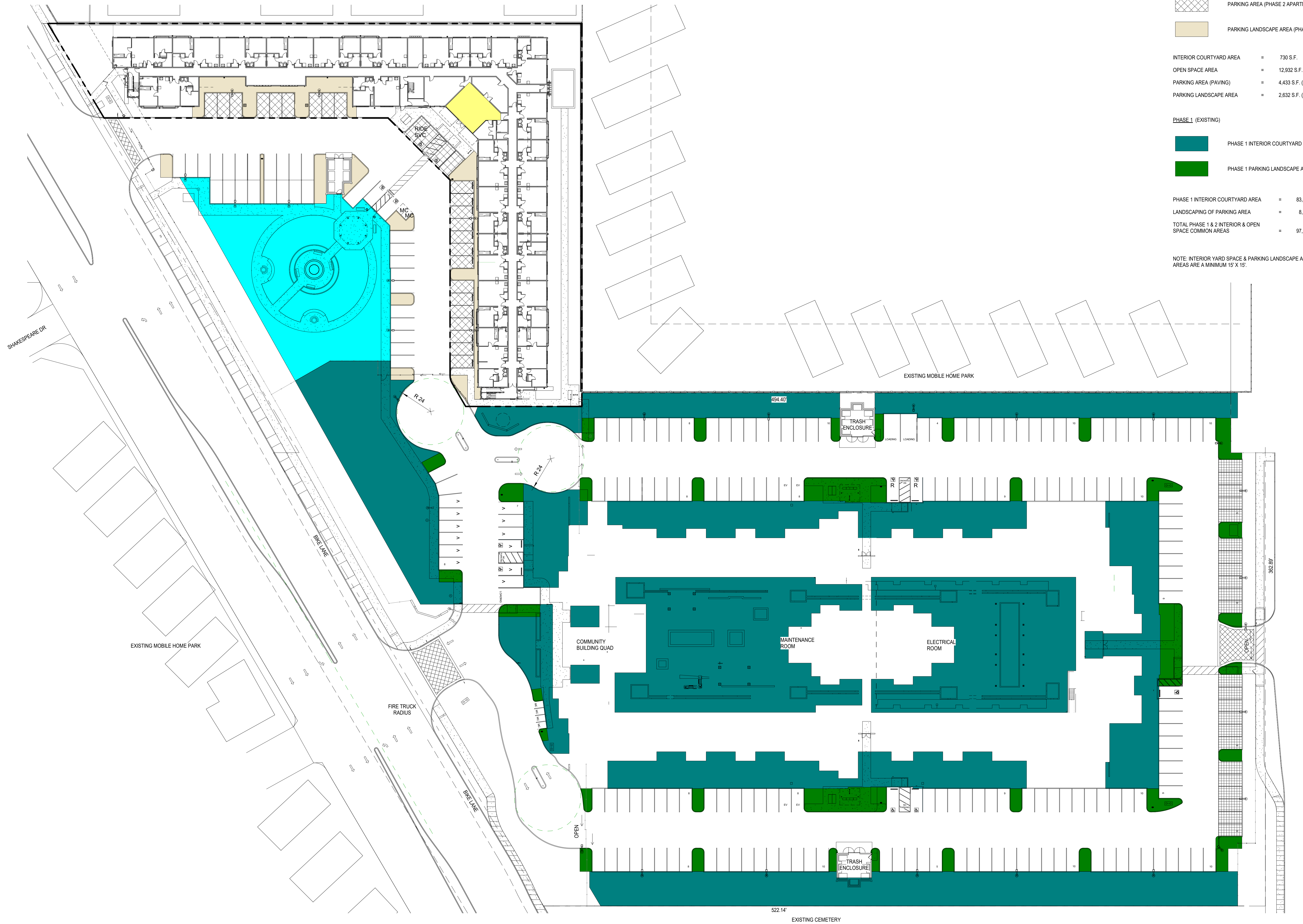
DANSK
INVESTMENTS

6591 COLLINS DR., STE. E11, MOORPARK, CA. 93021

1	PLANTING REV'	1-30-22
2		
3		
4		
5		

JOB NO. 20-131103

DRAWN BY: P/J / TC
CHECKED BY: P/J
PROJECT MANAGER TO PRINT DATE: 5-06-20

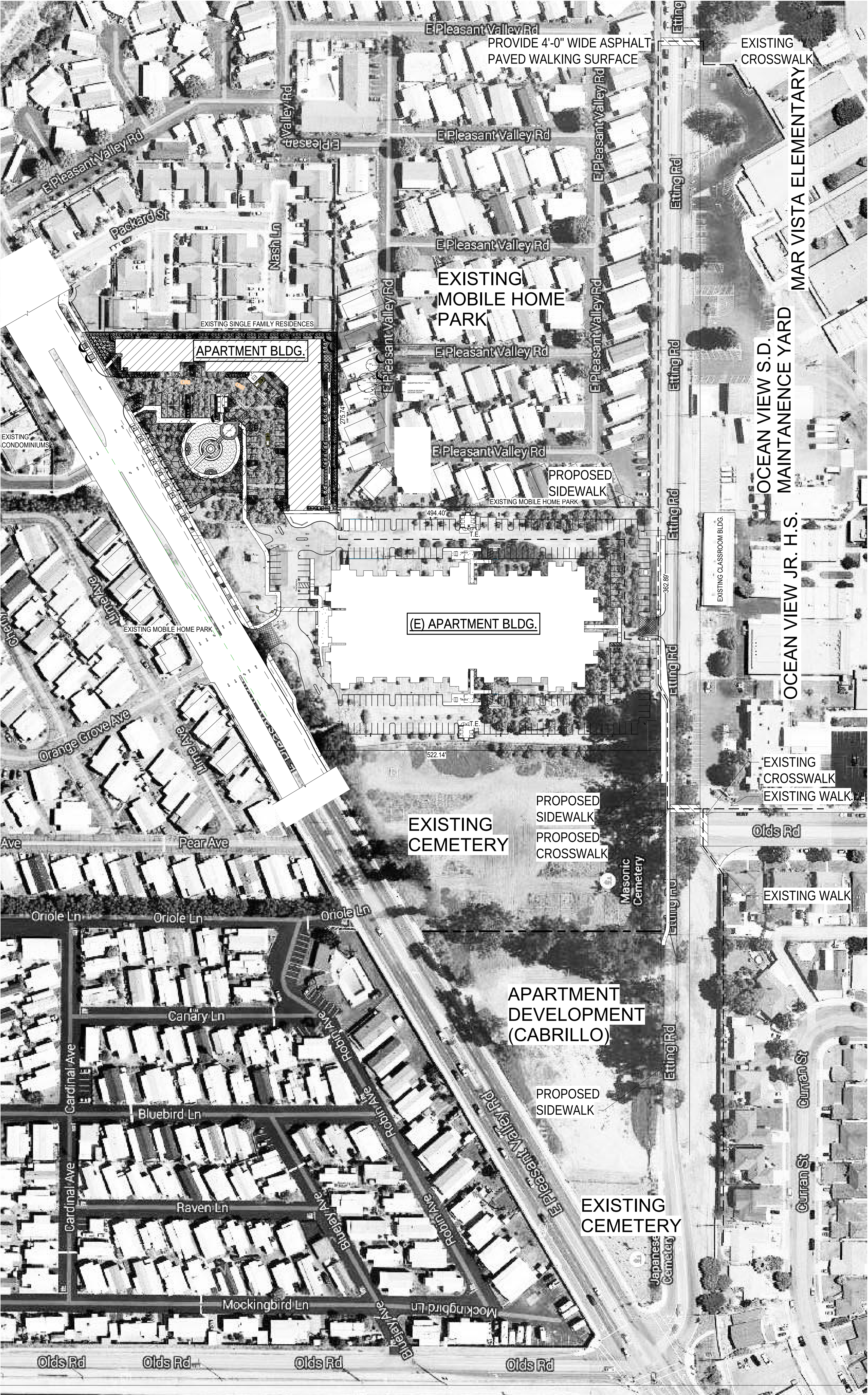


LEGEND	
PHASE 2	
	INTERIOR COMMON AREA (PHASE 2 APARTMENTS)
	OPEN SPACE (PHASE 2 APARTMENTS)
	PARKING AREA (PHASE 2 APARTMENTS)
	PARKING LANDSCAPE AREA (PHASE 2 APARTMENTS)
INTERIOR COURTYARD AREA = 730 S.F.	
OPEN SPACE AREA = 12,932 S.F.	
PARKING AREA (PAVING) = 4,433 S.F. (10%)	
PARKING LANDSCAPE AREA = 2,632 S.F. (5%)	
PHASE 1 (EXISTING)	
	PHASE 1 INTERIOR COURTYARD AREAS (15' X 15' MIN)
	PHASE 1 PARKING LANDSCAPE AREA
PHASE 1 INTERIOR COURTYARD AREA = 83,450 S.F. (30%)	
LANDSCAPING OF PARKING AREA = 8,967 S.F. (11%)	
TOTAL PHASE 1 & 2 INTERIOR & OPEN SPACE COMMON AREAS = 97,112 S.F.	
NOTE: INTERIOR YARD SPACE & PARKING LANDSCAPE AREAS OVERLAP WHERE AREAS ARE A MINIMUM 15' X 15'.	

1 PRELIMINARY ENLARGED SITE PLAN
1" = 30'-0"

INTERIOR YARD SPACE

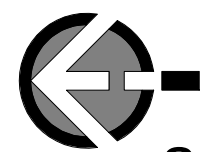
DANSK INVESTMENTS
PLEASANT VALLEY RD. - OXNARD, CALIFORNIA, 93033



LEGEND

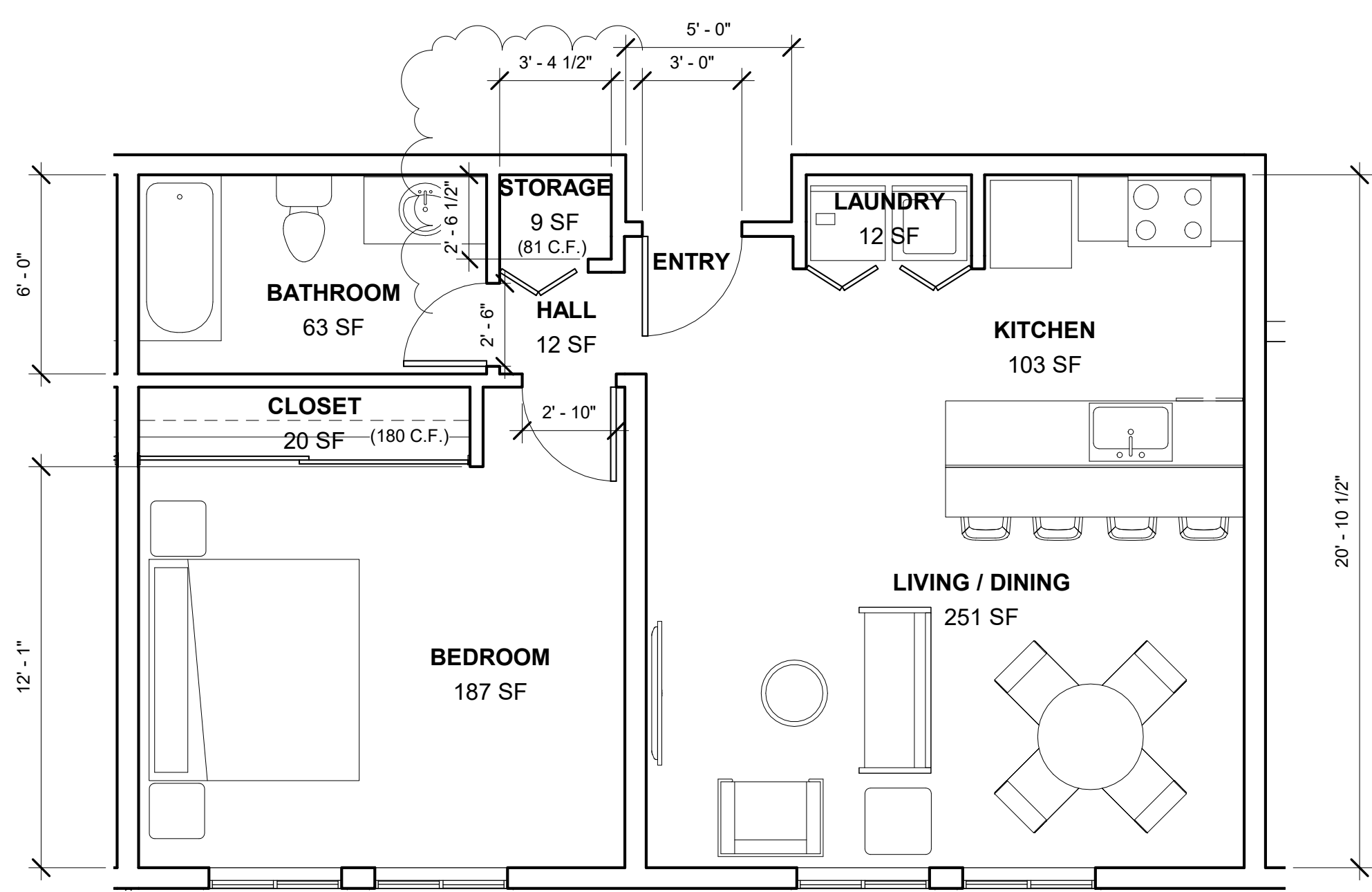
----- SAFE PASSAGE PATH OF TRAVEL

① SAFE PASSAGE TO SCHOOL
1" = 80'-0"

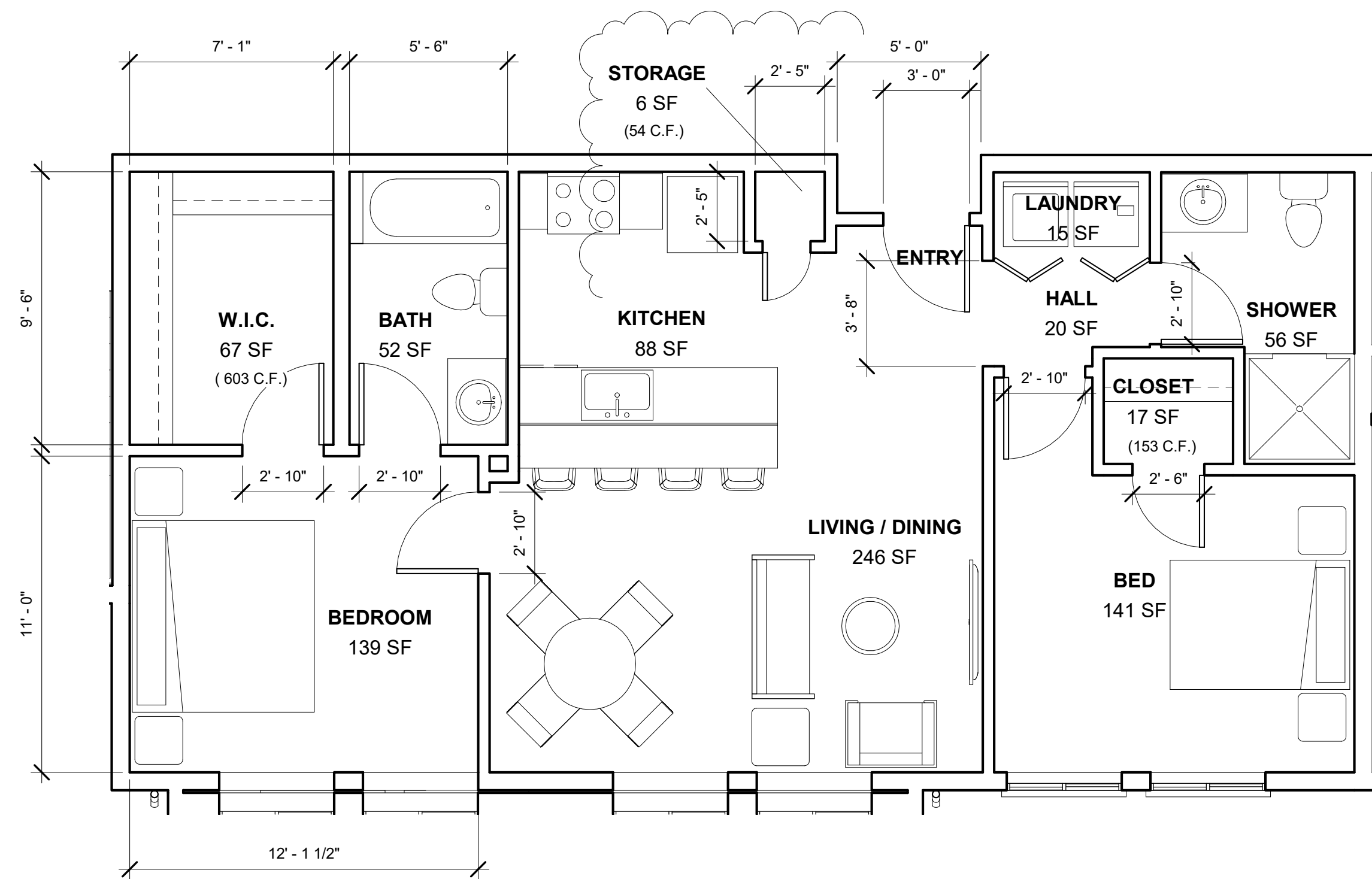


SAFE PASSAGE TO ADJACENT EXISTING SCHOOLS

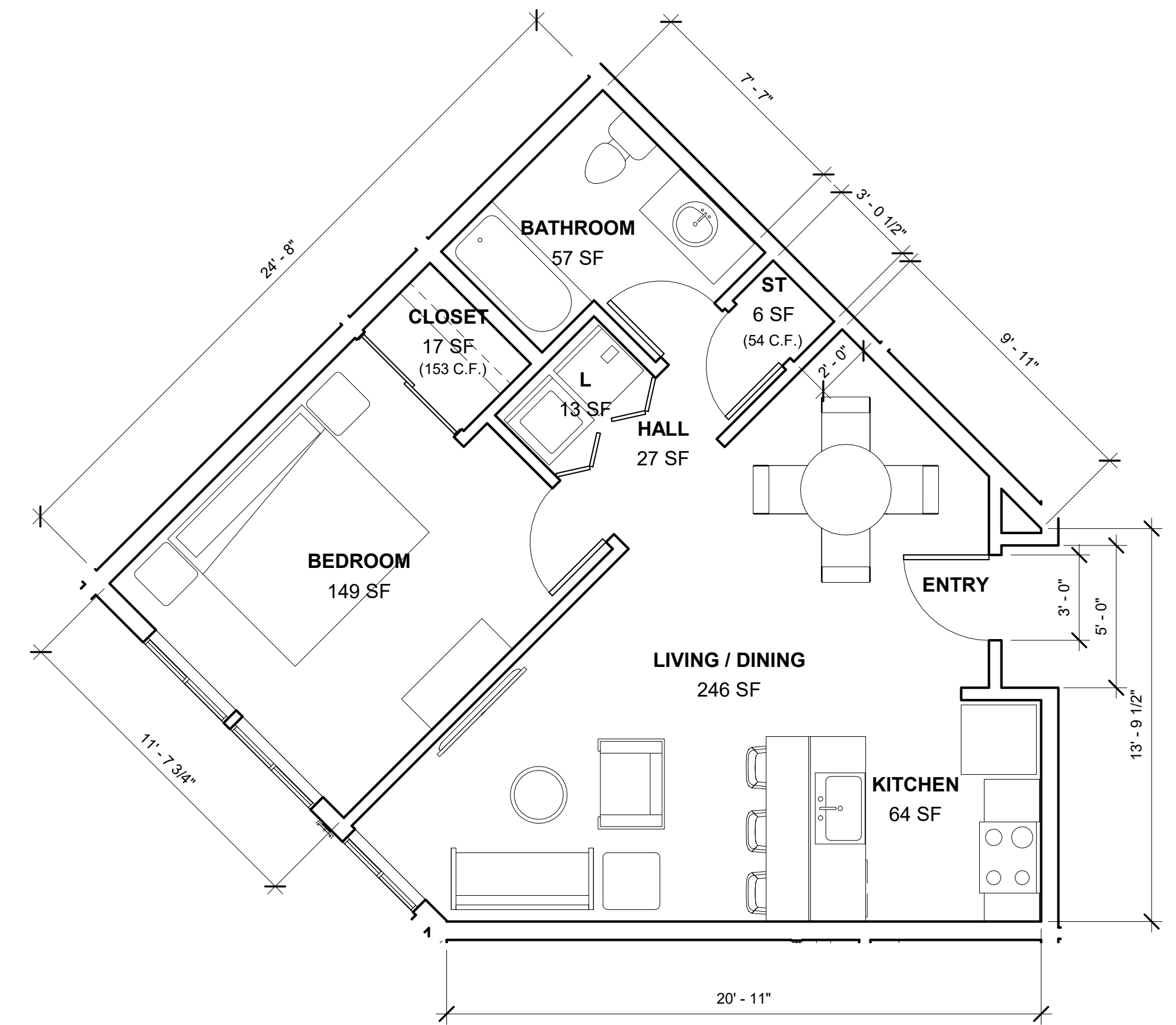




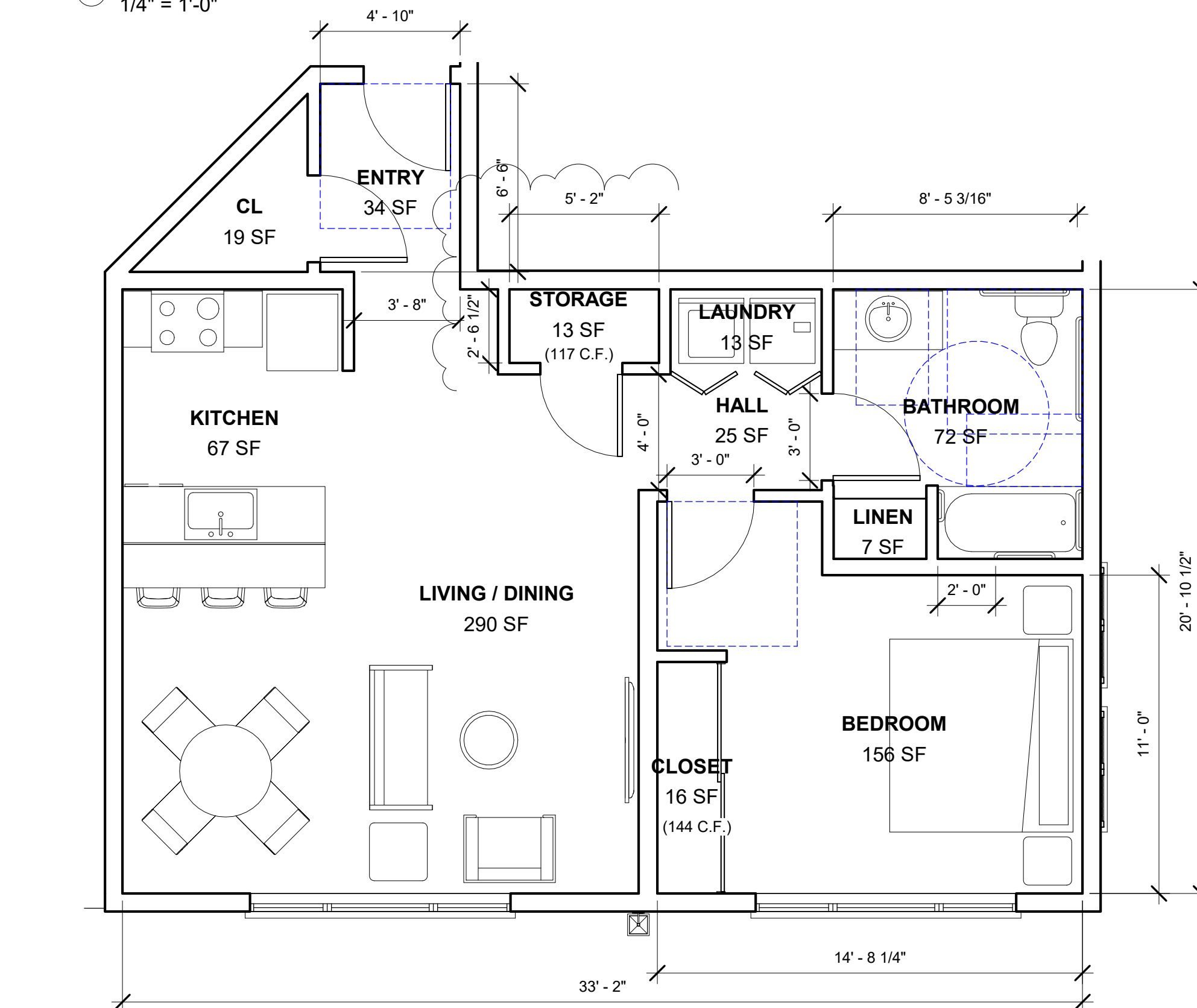
6 SECOND FLOOR - UNIT "D" (NON ADA) - 738 S.F. TOTAL STORAGE = 261 C.F.
1/4" = 1'-0"



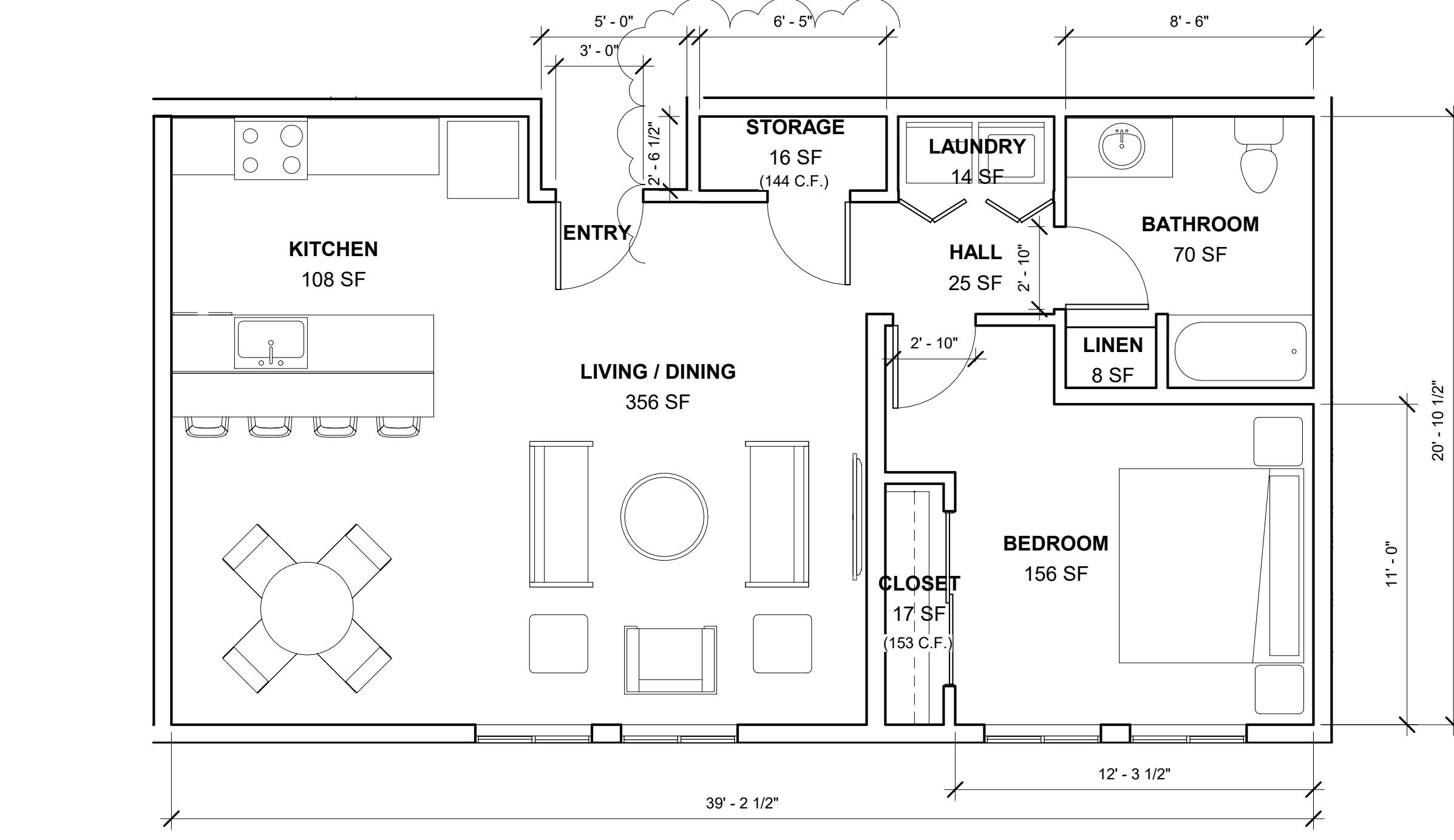
5 SECOND FLOOR - UNIT "C" (NON ADA) - 940 S.F. TOTAL STORAGE = 810 C.F.
1/4" = 1'-0"



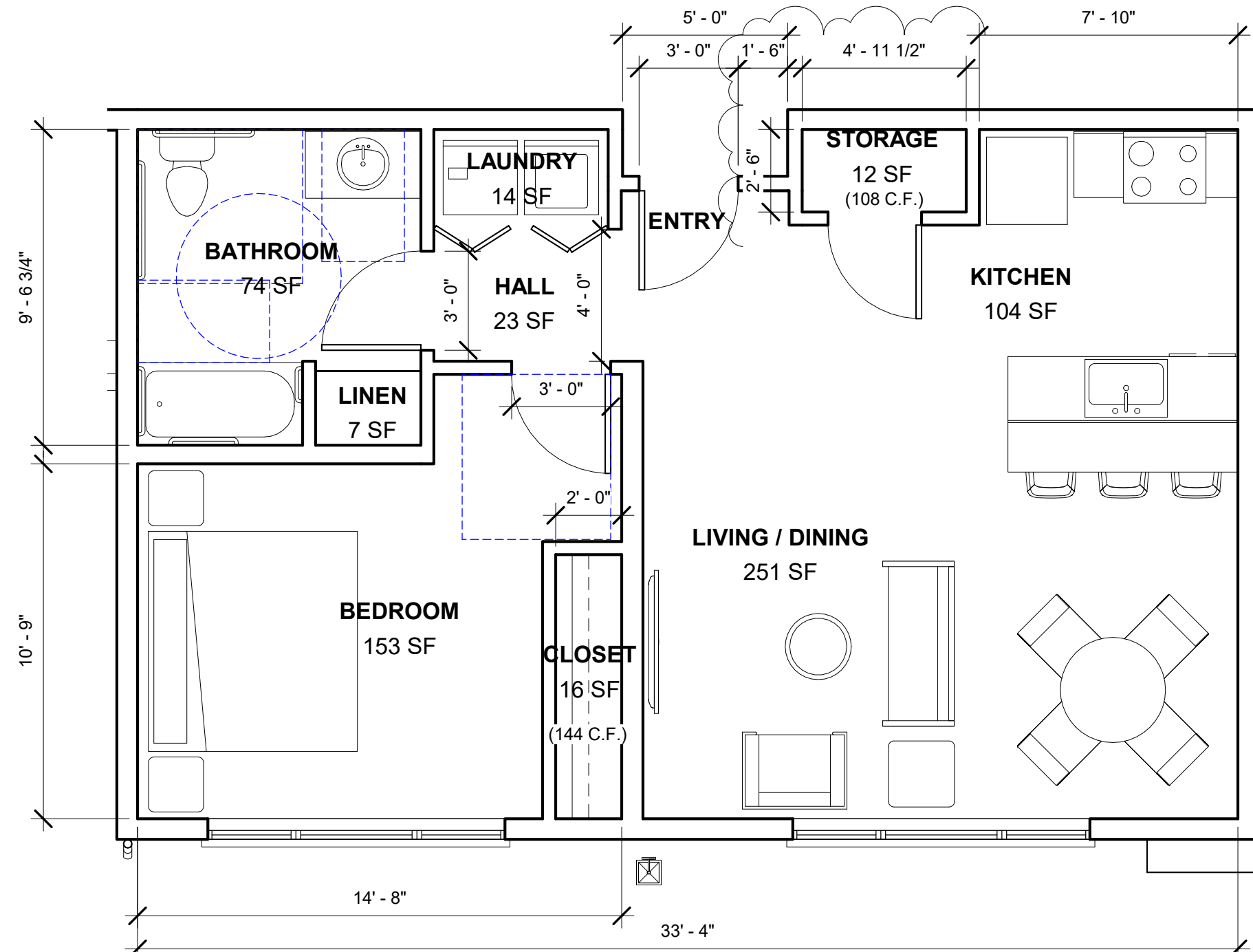
2 SECOND FLOOR - UNIT "E" (NON ADA) - 650 S.F. TOTAL STORAGE = 207 C.F.
1/4" = 1'-0"



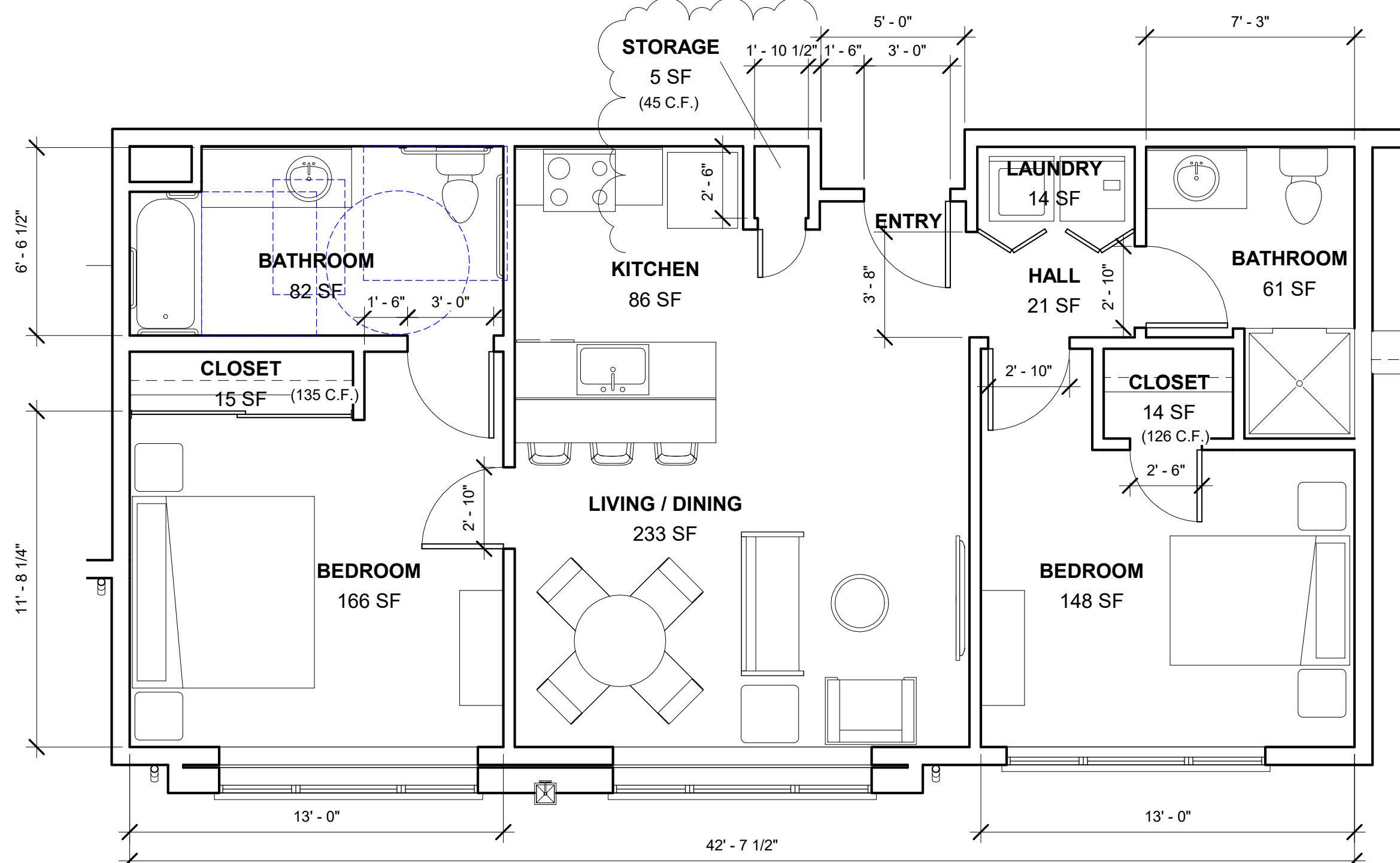
7 GROUND FLOOR - UNIT "B-1" (ADA) - 738 S.F. TOTAL STORAGE = 261 C.F.
1/4" = 1'-0"



8 SECOND FLOOR - UNIT "D-1" (NON ADA) - 868 S.F. TOTAL STORAGE = 297 C.F.
1/4" = 1'-0"



4 GROUND FLOOR - UNIT "B" (ADA) - 738 S.F. TOTAL STORAGE = 252 C.F.
1/4" = 1'-0"

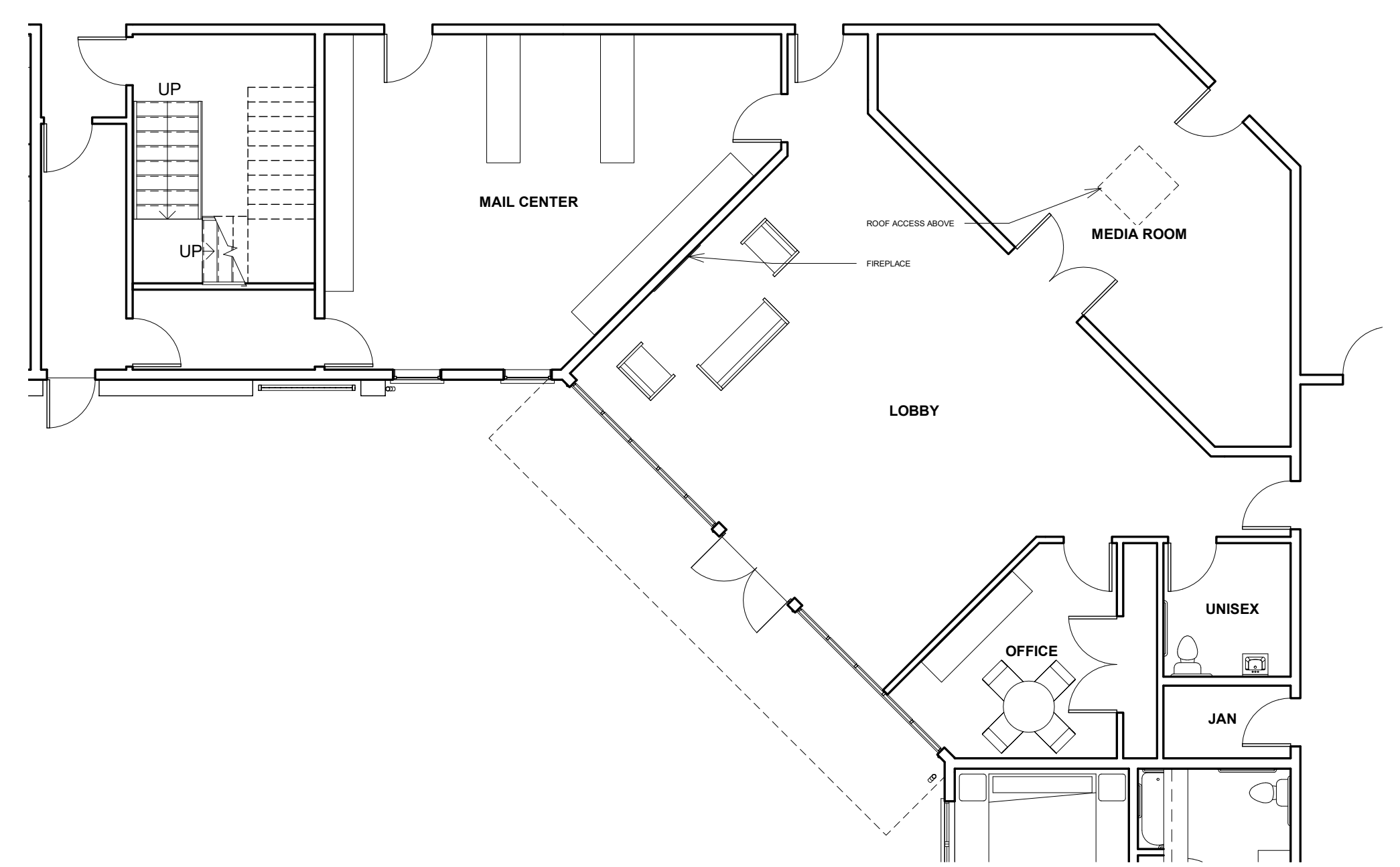


3 GROUND FLOOR - UNIT "A" (ADA) - 940 S.F. TOTAL STORAGE = 297 C.F.
1/4" = 1'-0"

STORAGE SUMMARY

UNIT A:	45 C.F. + 126 C.F. + 135 C.F.	=	297 C.F.
UNIT B:	108 C.F. + 144 C.F.	=	252 C.F.
UNIT B-1:	117 C.F. + 144 C.F.	=	261 C.F.
UNIT C:	54 C.F. + 603 C.F. + 153 C.F.	=	810 C.F.
UNIT D:	81 C.F. + 180 C.F.	=	261 C.F.
UNIT D-1:	144 C.F. + 153 C.F.	=	297 C.F.
UNIT E:	54 C.F. + 153 C.F.	=	207 C.F.

CITY OF OXNARD MUNICIPAL CODE (sec 16-362 (H)) - EACH DWELLING UNIT SHALL HAVE A STORAGE AREA OF AT LEAST 225 CUBIC FEET.



1 GROUND FLOOR - COMMON ROOMS
1/8" = 1'-0"

ENLARGED UNIT PLANS

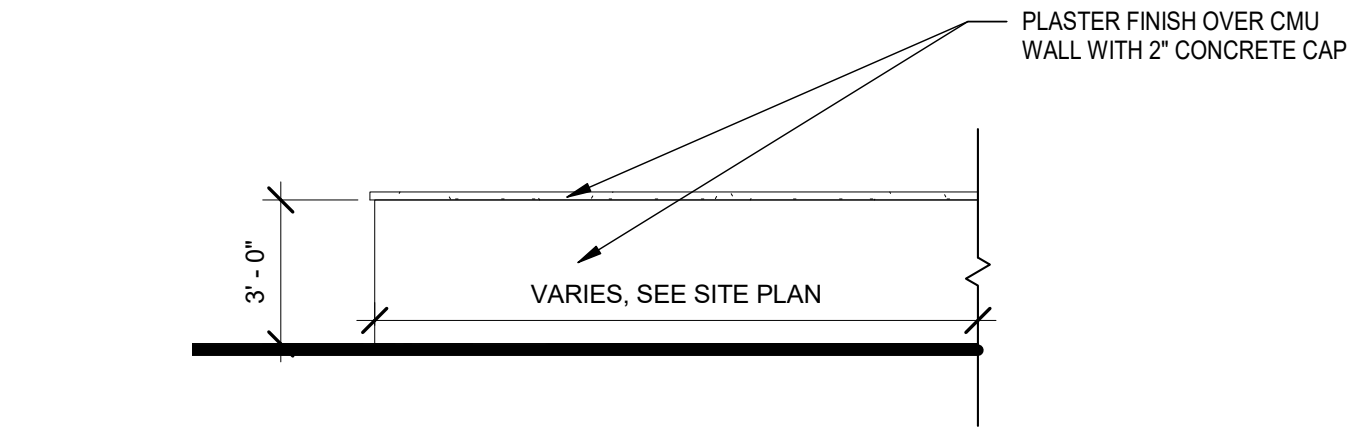
DANSK INVESTMENTS
PLEASANT VALLEY RD. - OXNARD, CALIFORNIA, 93033

MARK S. PETTI, AIA
LAUTERBACH & ASSOCIATES
ARCHITECTS
309 MONTGOMERY AVENUE, OXNARD, CALIFORNIA 93031 | 805-588-8912 | FAX 805-581-14510 | www.la-arch.com

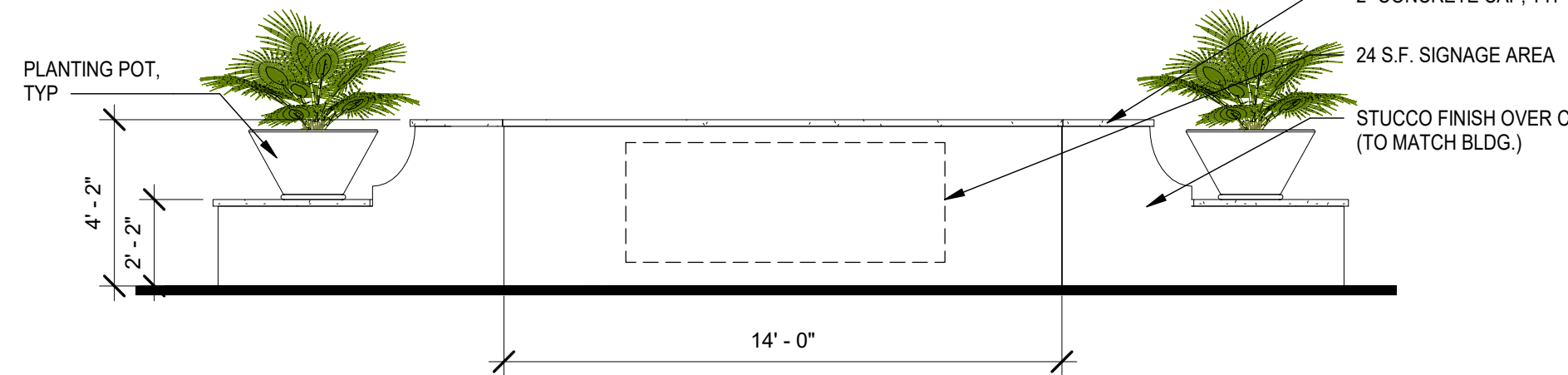


DANSK INVESTMENTS
666 COLLINS STE E11 - MOORPARK, CALIFORNIA, 93021

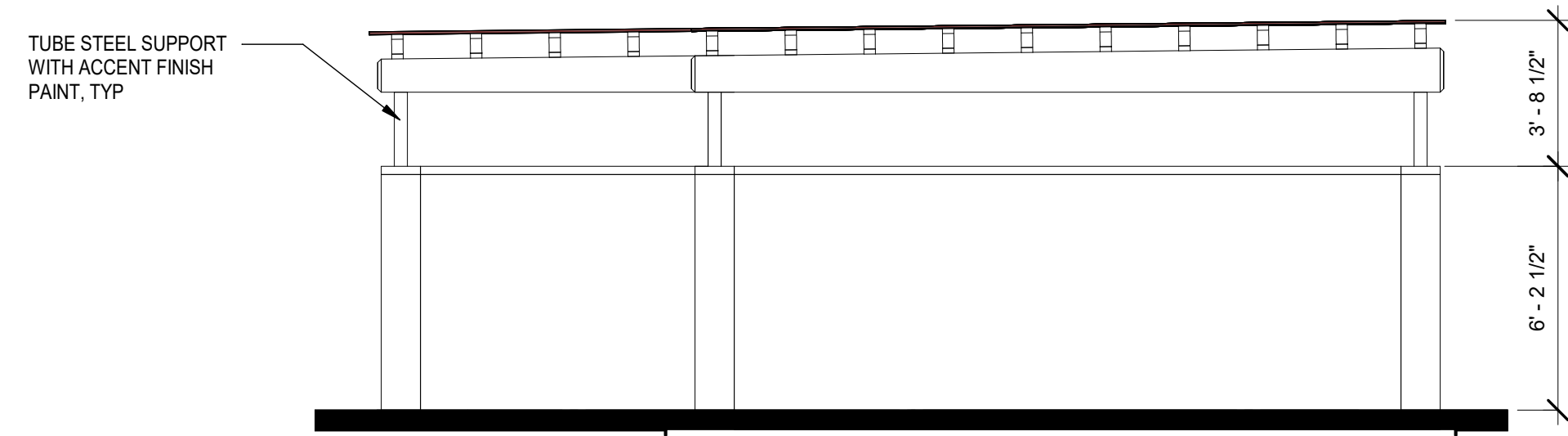
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Proj. No.: 20-190804



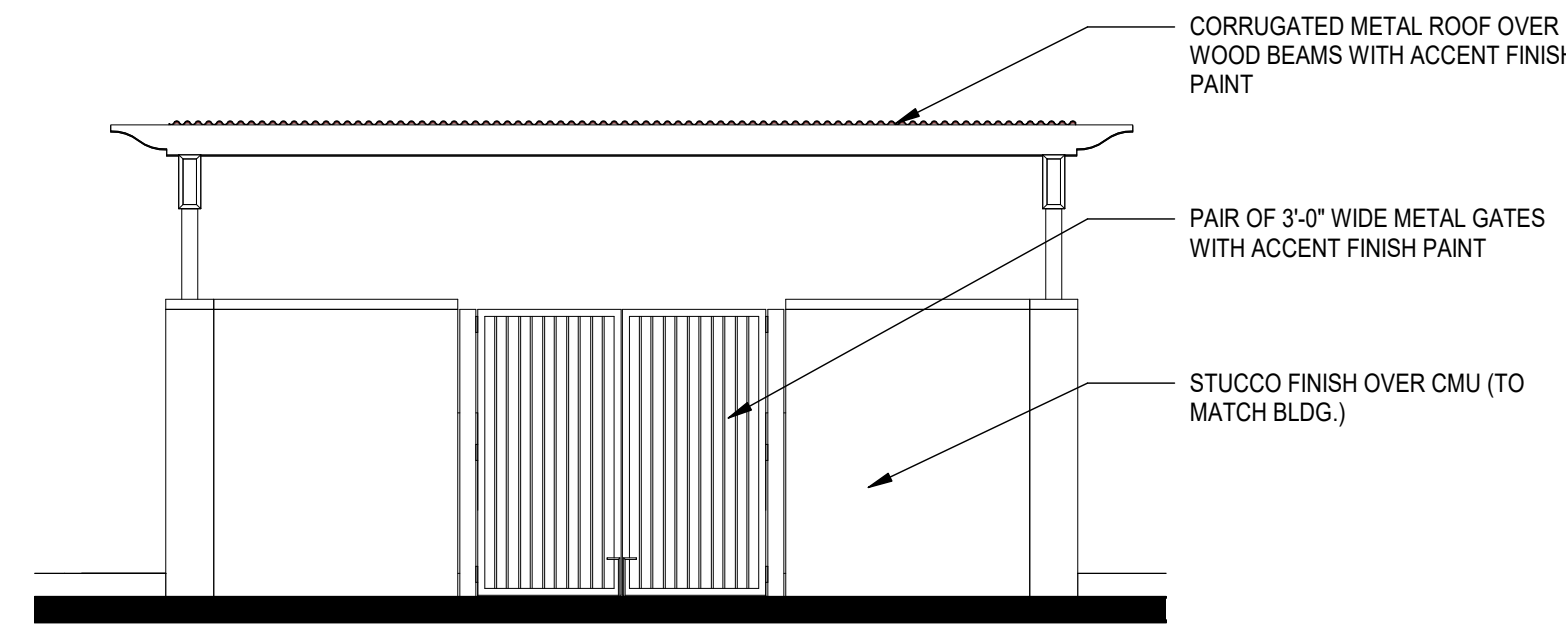
11) DECORATIVE SCREEN WALL
1/4" = 1'-0"



8) MONUMENT SIGN
1/4" = 1'-0"

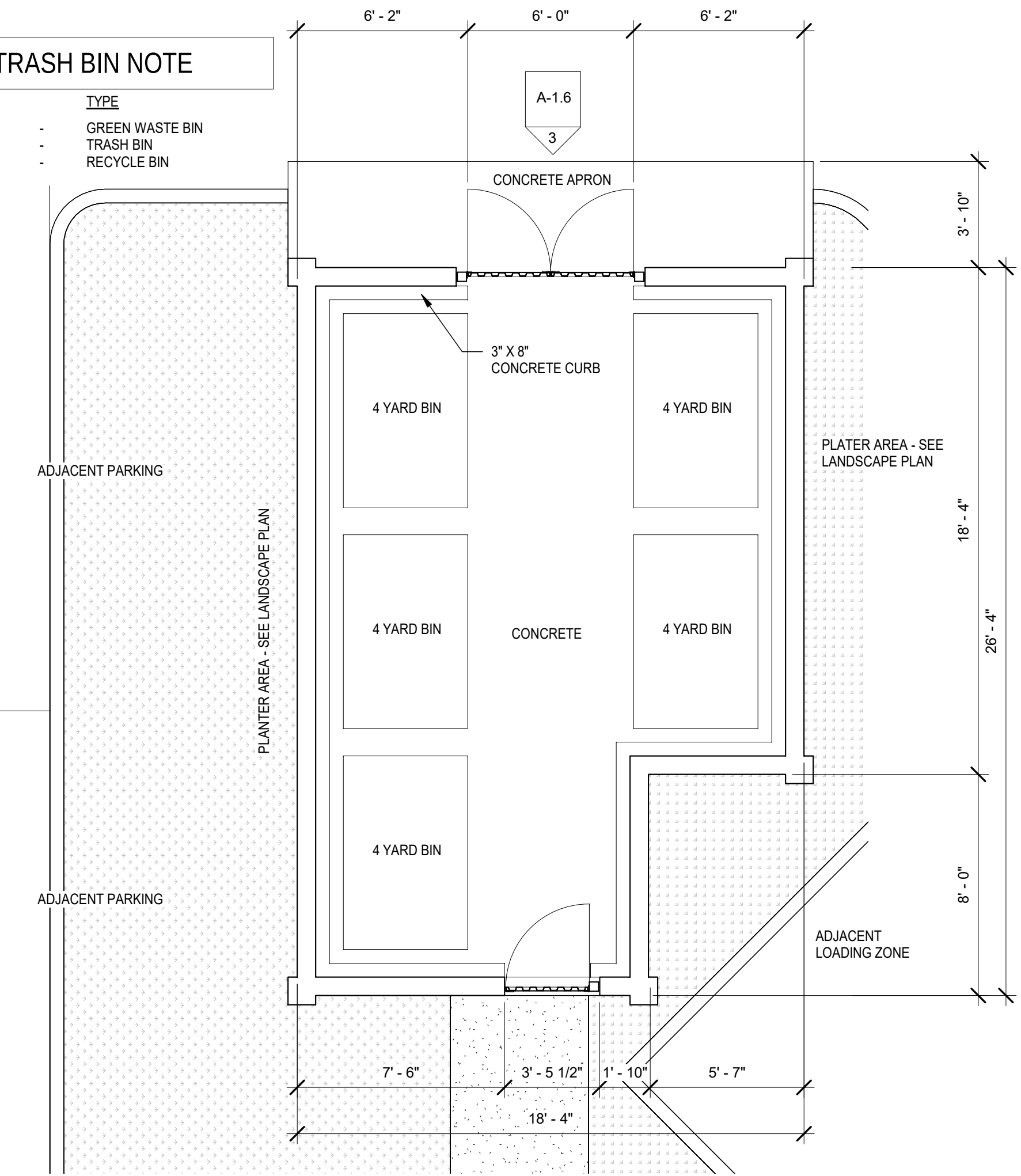


4) TRASH ENCLOSURE - SIDE ELEVATION, TYP
1/4" = 1'-0"

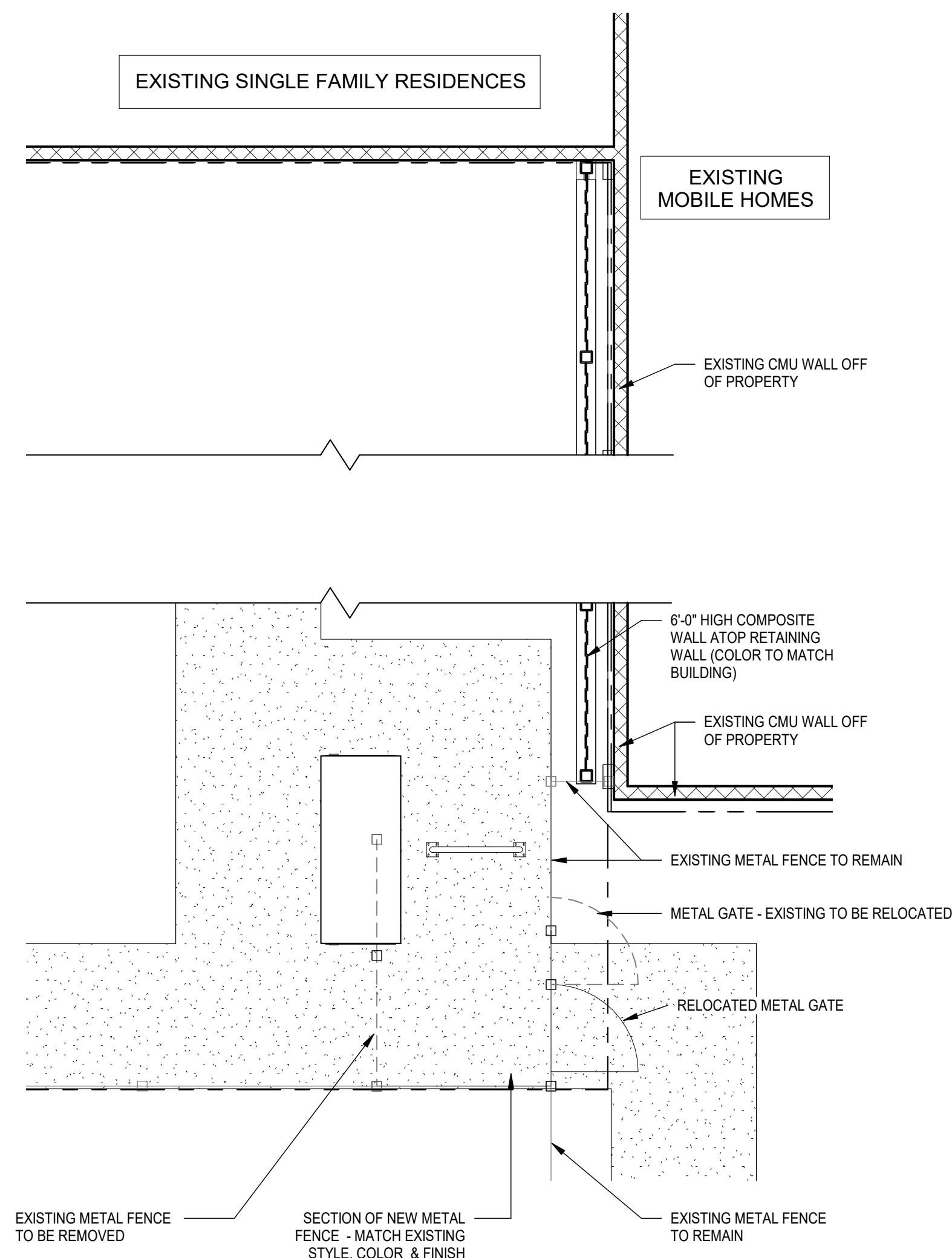


3) TRASH ENCLOSURE - XXX ELEVATION
1/4" = 1'-0"

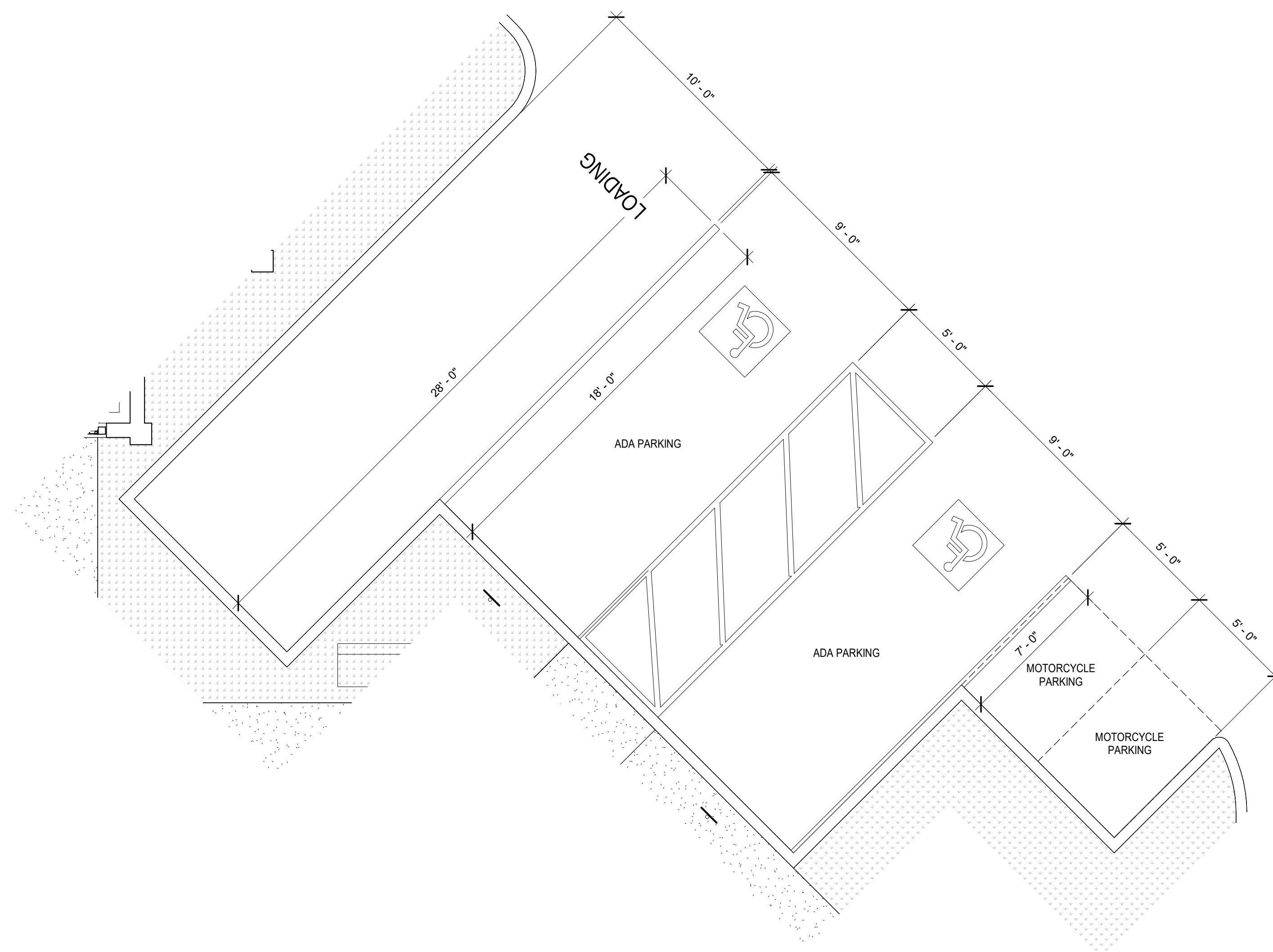
#	TYPE
1	- GREEN WASTE BIN
2	- TRASH BIN
2	- RECYCLE BIN



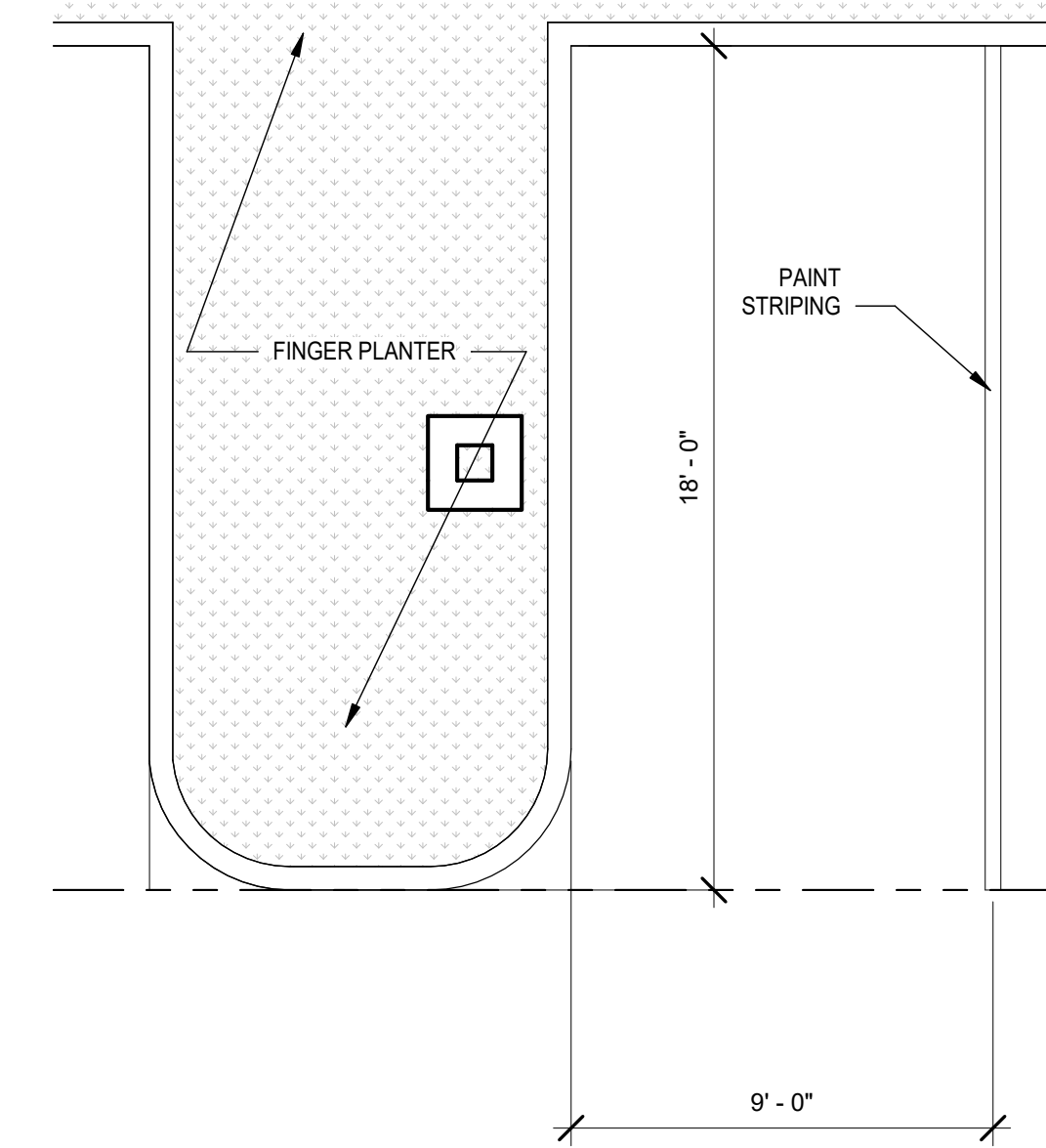
2) TRASH ENCLOSURE PLAN
1/4" = 1'-0"



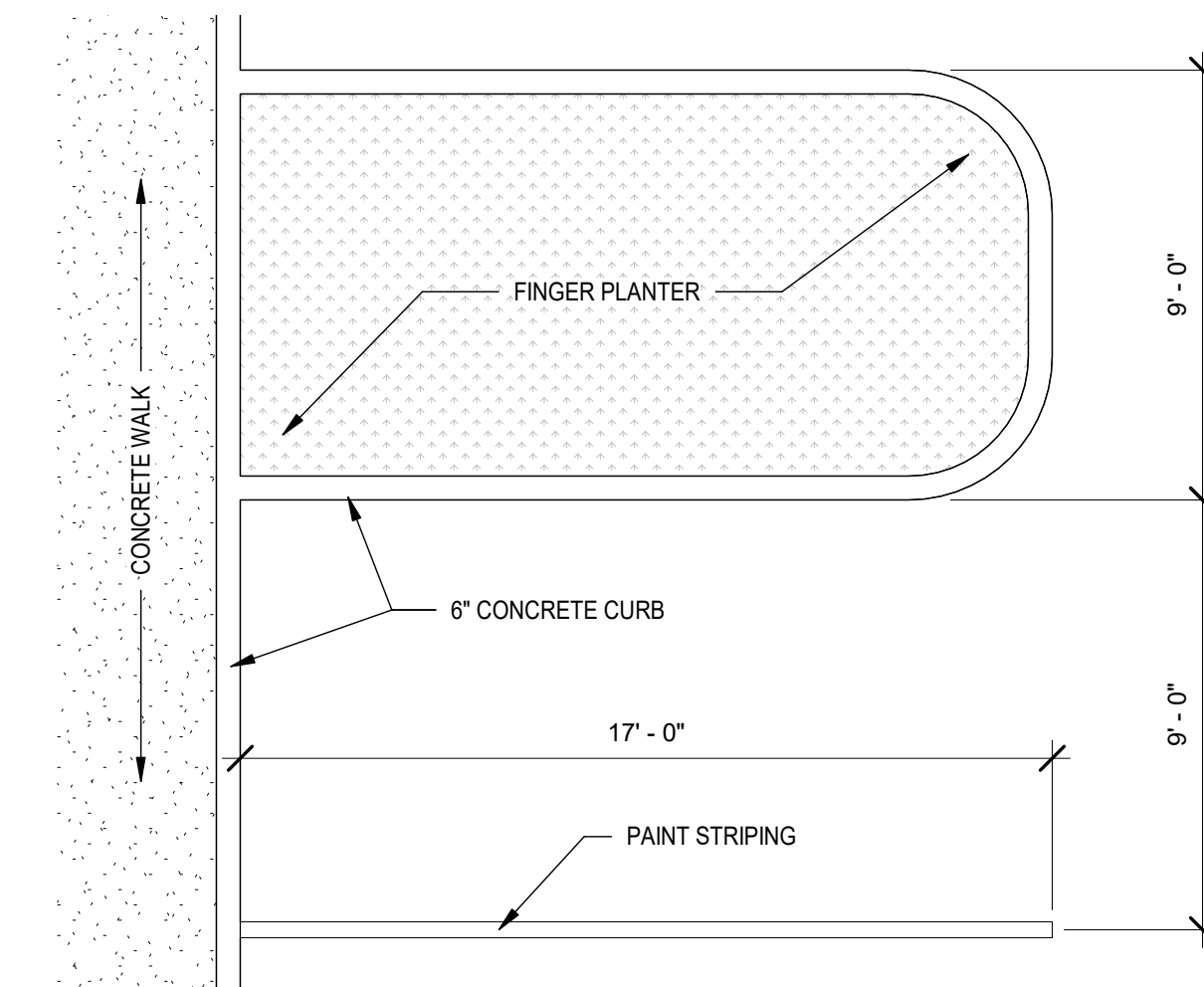
7) BLOCK WALL @ SOUTHERN PROPERTY LINE
1/4" = 1'-0"



5) PARKING - ADA (NON VAN SPACE)
1/4" = 1'-0"



6) PARKING STALL - 18FT
1/4" = 1'-0"

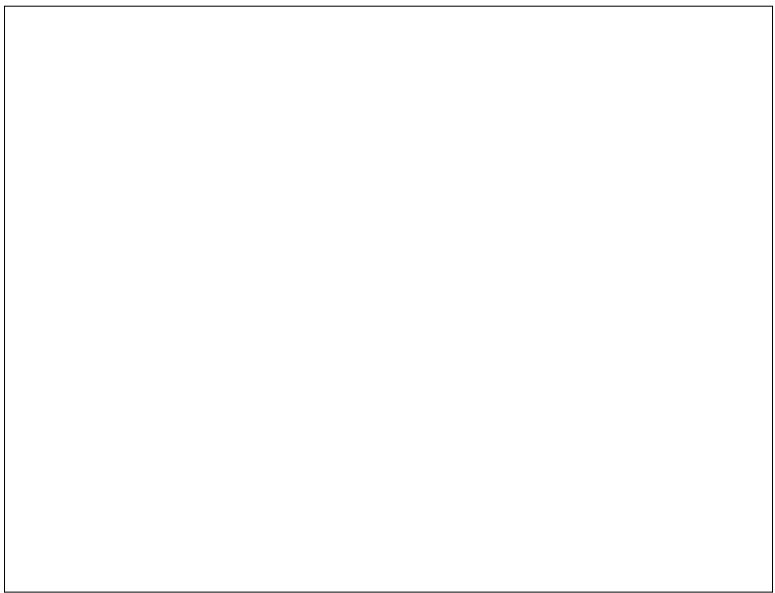


1) PARKING STALL - 17FT
1/4" = 1'-0"

SITE DETAILS



A ROOFING
CONCRETE 'S' TILE
'CASA GRANDE BLEND' BARCELONA
BY BORAL



B PAINT (FIELD) STUCCO
DEW380 'WHITE'
DUNN-EDWARDS PAINTS



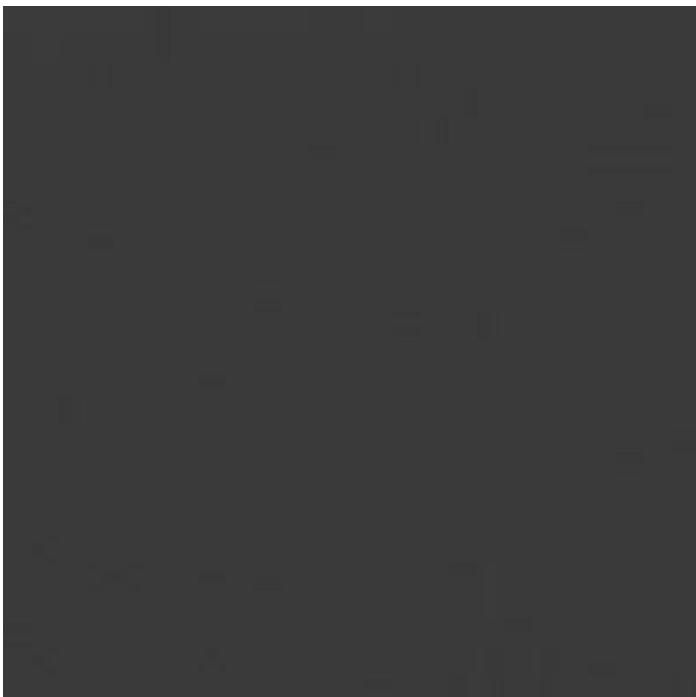
C PAINT (ACCENT)
DE5152 'CEDAR GROVE'
DUNN-EDWARDS PAINTS



D STUCCO
LIGHT SAND FINISH



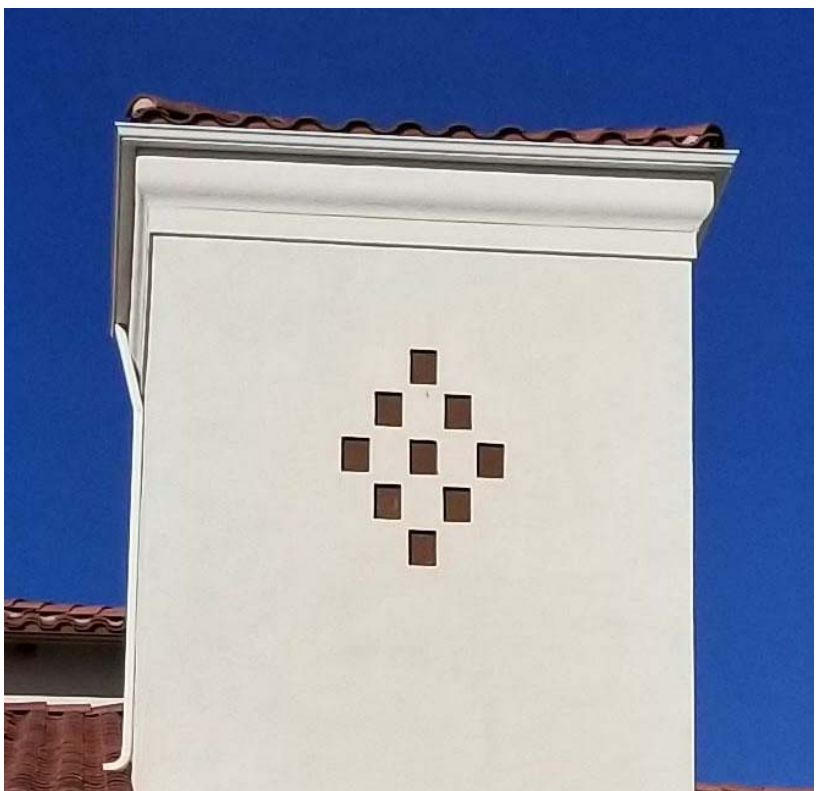
E WINDOW
LOW E CLEAR GLASS IN WHITE
VINYL FRAME



F PAINT - JULIET BALCONY
DEA 187 'BLACK'
DUNN-EDWARDS PAINTS



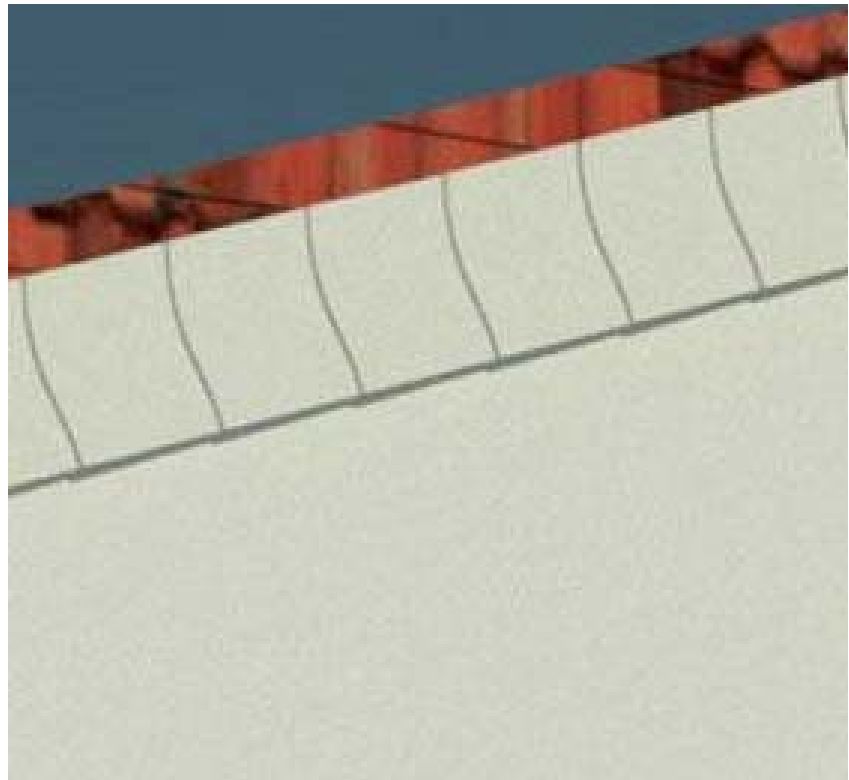
G WALL MOUNTED LED LIGHT
FIXTURE



H WALL RECESS



I CHIMNEY CAP



J SCALLOPS



K WALL CAP



L POTS



M TRELLIS



N BIKE RACK



O BIKE LOCKER



P PAVERS



Q PERIMETER FENCE



R FLAG POLE



S GAZEBO



T LED LIGHT STANDARD

MATERIAL BOARD NOTE

1. ALL ITEMS TO MATCH EXISTING PHASE I TYPE, COLOR, FINISH & SPECIFICATIONS.

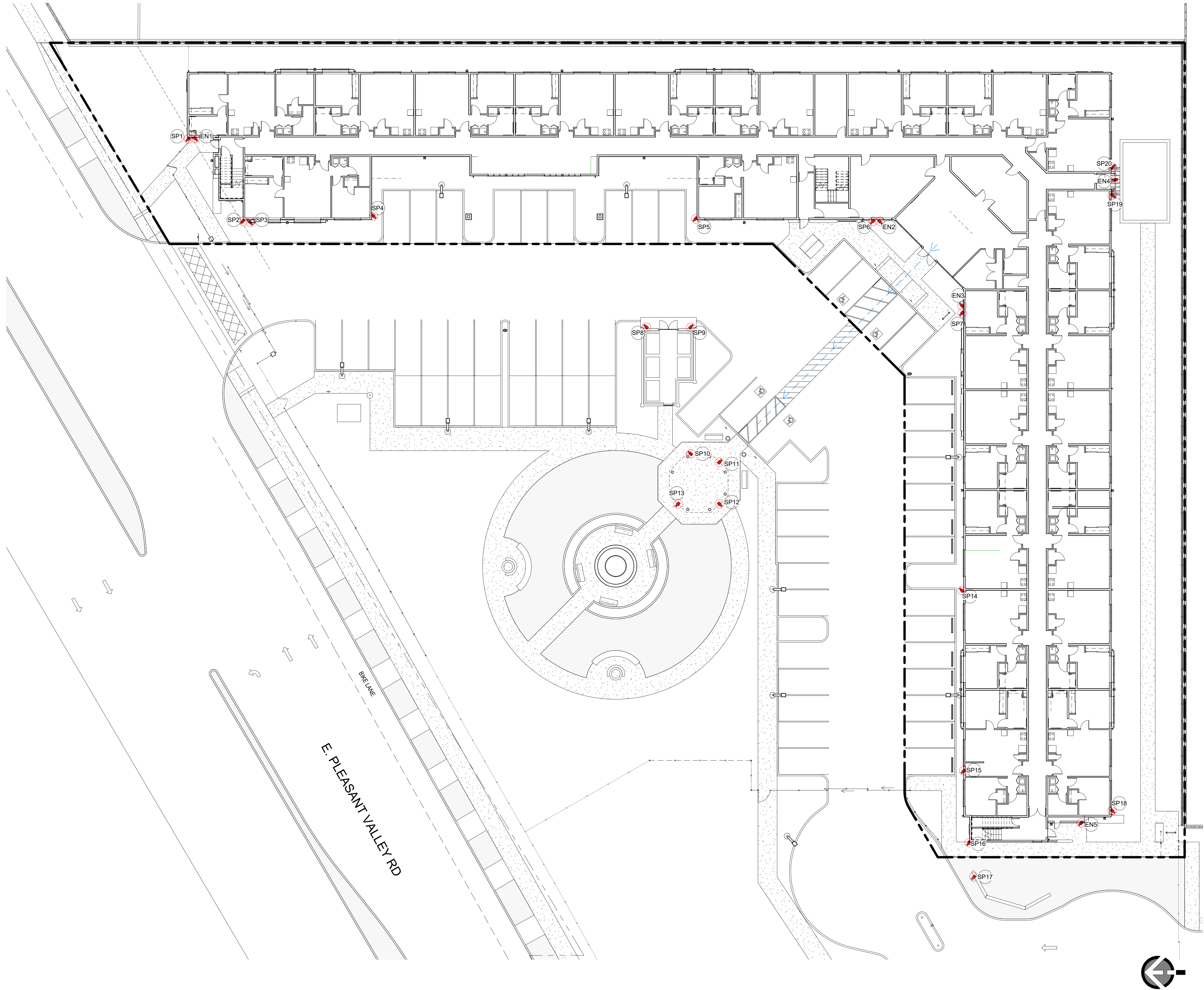
MATERIAL BOARD

DANSK INVESTMENTS
PLEASANT VALLEY RD. - OXNARD, CALIFORNIA, 93033

MARK S. PETTI, AIA
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ARCHITECTS, INC.
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309 MONTGOMERY AVENUE, OXNARD, CALIFORNIA 93033 | 805-888-8912 | FAX 805-981-14510 | www.la-arch.com

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1661 COLLINS STE E11 - MOORPARK, CALIFORNIA, 93021

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SECURITY PLAN - SITE		
MARK	PURPOSE	COMMENTS
BLDG ENTRY		
EN1	FACE CAPTURE	SW MOUNTED 7 FT ABOVE FLOOR
EN2	FACE CAPTURE	SW MOUNTED 7 FT ABOVE FLOOR
EN3	FACE CAPTURE	NE MOUNTED 7 FT ABOVE FLOOR
EN4	FACE CAPTURE	NORTH MOUNTED 7 FT ABOVE FLOOR
EN5	FACE CAPTURE	NW MOUNTED 7 FT ABOVE FLOOR
SITE PERIMETER		
SP1	GENERAL VIEW	NW BLDG MOUNTED
SP2	GENERAL VIEW	NW BLDG MOUNTED
SP3	GENERAL VIEW	SW BLDG MOUNTED
SP4	GENERAL VIEW	SW BLDG MOUNTED
SP5	GENERAL VIEW	NW BLDG MOUNTED
SP6	GENERAL VIEW	NW BLDG MOUNTED
SP7	GENERAL VIEW	NW BLDG MOUNTED
SP8	GENERAL VIEW	NE TRASH ENCLOSURE MOUNTED
SP9	GENERAL VIEW	SE TRASH ENCLOSURE MOUNTED
SP10	GENERAL VIEW	NE GAZEBO MOUNTED
SP11	GENERAL VIEW	SE GAZEBO MOUNTED
SP12	GENERAL VIEW	SW GAZEBO MOUNTED
SP13	GENERAL VIEW	NW GAZEBO MOUNTED
SP14	GENERAL VIEW	NE BLDG MOUNTED
SP15	GENERAL VIEW	NW BLDG MOUNTED
SP16	GENERAL VIEW	NW BLDG MOUNTED
SP17	GENERAL VIEW	NW MONUMENT SIGN MOUNTED
SP18	GENERAL VIEW	SW BLDG MOUNTED
SP19	GENERAL VIEW	SW BLDG MOUNTED
SP20	GENERAL VIEW	SE BLDG MOUNTED

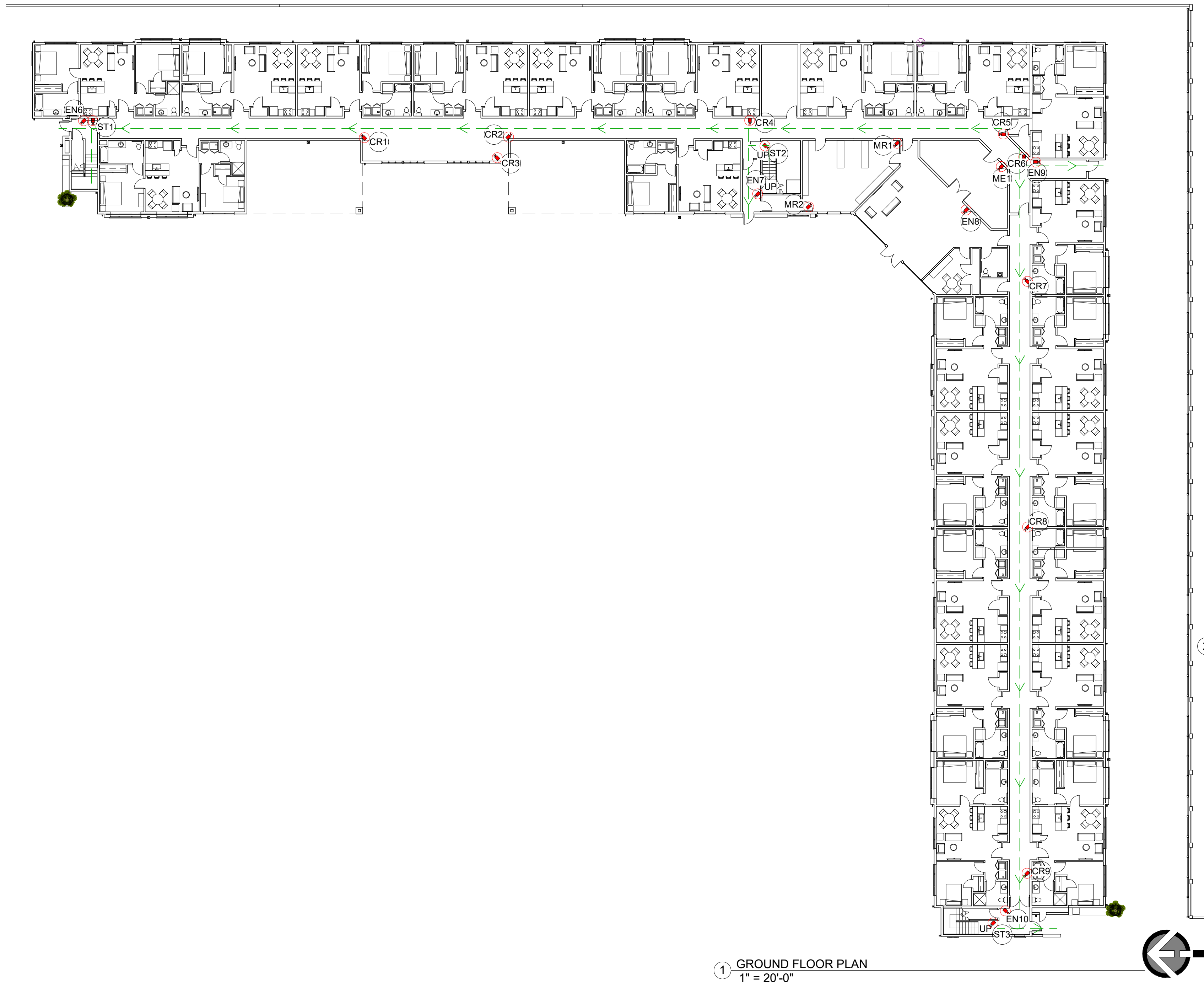
GENERAL NOTES	
1. PROVIDE KNOX BOX KEY VAULTS AT ENTRY DOORS.	
2. PROJECT WILL CONFORM TO OXNARD FIRE DEPARTMENT "LIFE SAFETY PLANNING GUIDE".	
3. CAMERAS IN STAIRWELLS SHOULD BE PLACED 7 FT ABOVE THE LANDING.	

LEGEND	
	CAMERA LOCATION
	CAMERA NAME (REFER TO SECURITY CAMERA SCHEDULE)
	PATH OF TRAVEL TO ACCESSIBLE PARKING

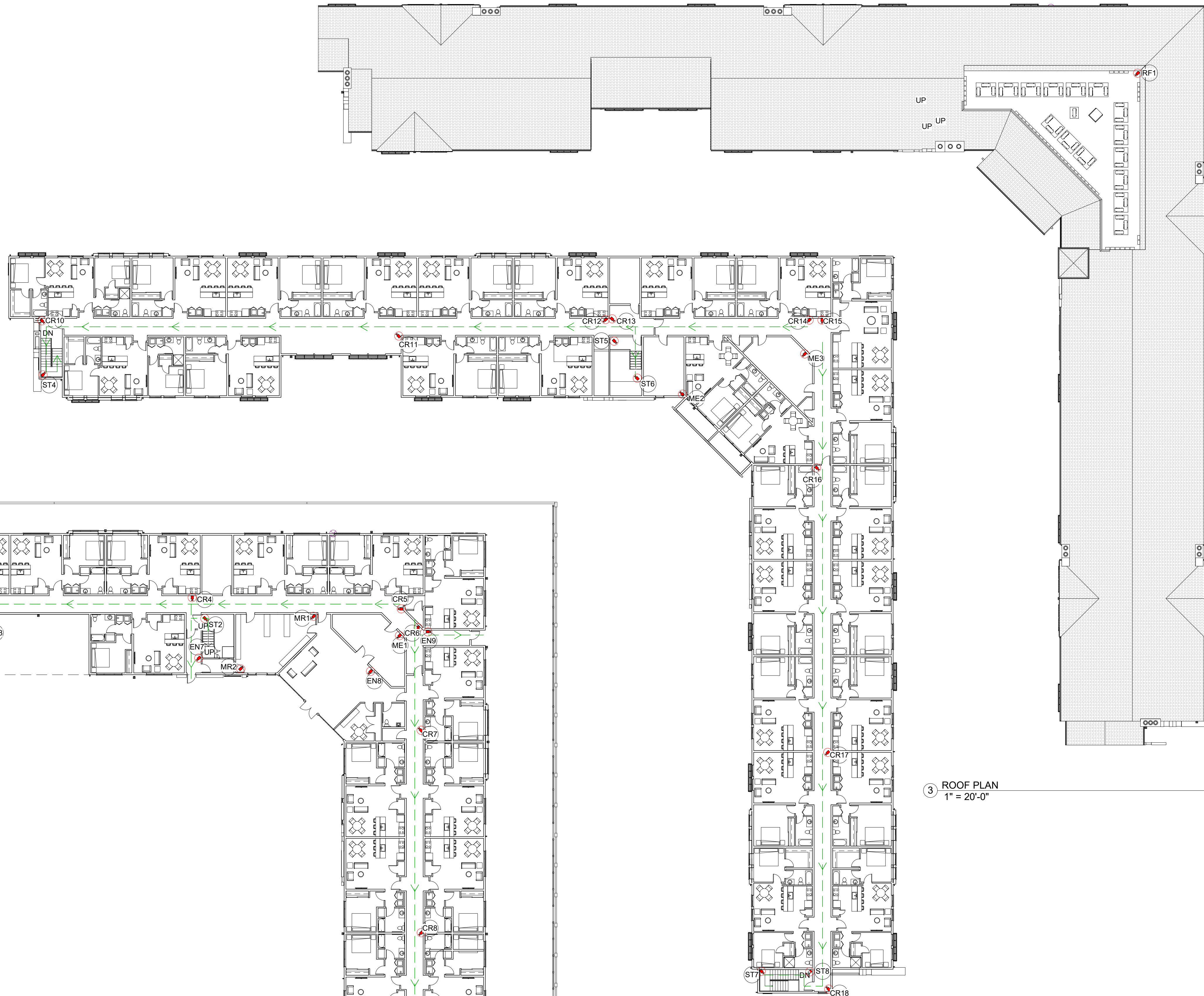
1 PRELIMINARY ENLARGED SITE SECURITY
1/16" = 1'-0"

SECURITY PLAN - SITE

DANSK INVESTMENTS
PLEASANT VALLEY RD. - OXNARD, CALIFORNIA, 93033



1 GROUND FLOOR PLAN
1" = 20'-0"



2 SECOND FLOOR PLAN
1" = 20'-0"



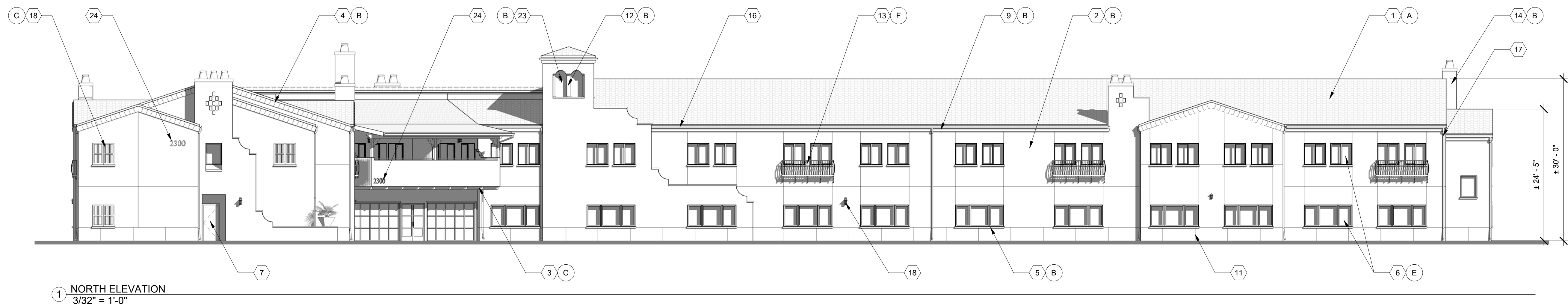
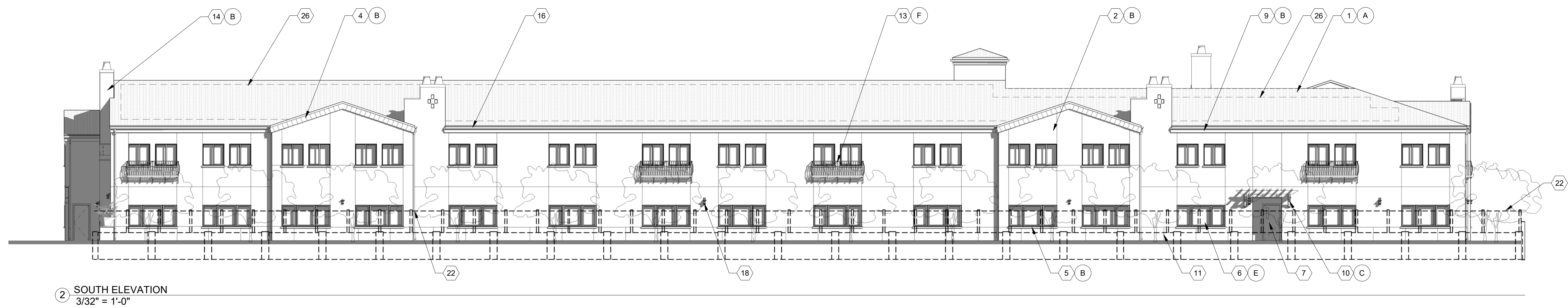
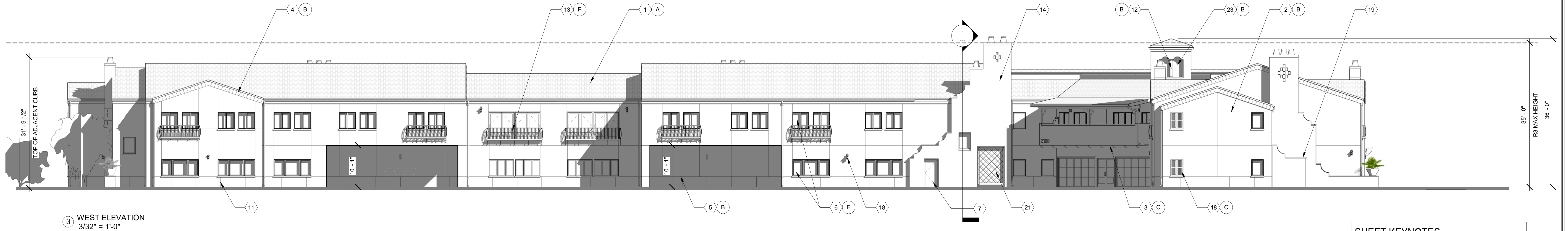
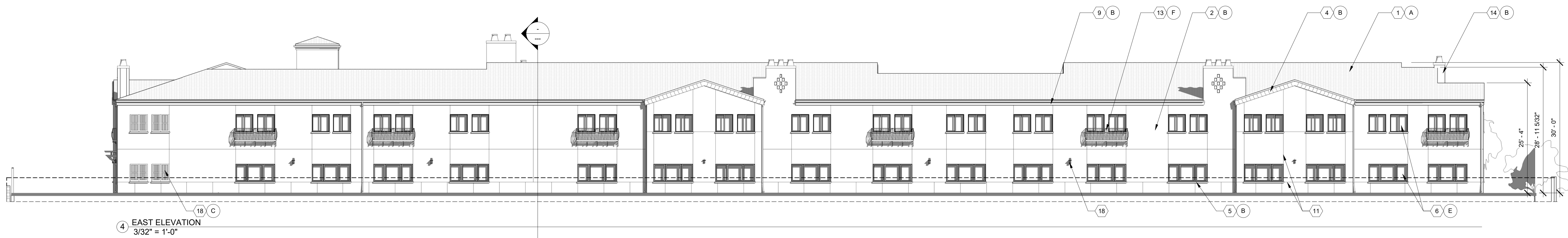
3 ROOF PLAN
1" = 20'-0"

SECURITY PLAN - FLOORS & ROOF		
MARK	PURPOSE	COMMENTS
1ST FLOOR		
BLDG ENTRIES		
EN6	FACE CAPTURE	NORTH ENTRANCE MTD 7 FT ABOVE FLOOR
EN7	FACE CAPTURE	WEST ENTRANCE MTD 7 FT ABOVE FLOOR
EN8	FACE CAPTURE	MAIN ENTRANCE MTD 7 FT ABOVE FLOOR
EN9	FACE CAPTURE	SOUTH ENTRANCED 7 FT ABOVE FLOOR
EN10	FACE CAPTURE	WEST ENTRANCE MTD 7 FT ABOVE FLOOR
CORRIDOR		
CR1	GENERAL VIEW	BUILDING NORTH SIDE
CR2	GENERAL VIEW	BUILDING NORTH SIDE
CR3	GENERAL VIEW	BUILDING NORTH SIDE
CR4	GENERAL VIEW	BUILDING NORTH SIDE
CR5	GENERAL VIEW	BUILDING NORTH SIDE
CR6	GENERAL VIEW	BUILDING SOUTH SIDE
CR7	GENERAL VIEW	BUILDING SOUTH SIDE
CR8	GENERAL VIEW	BUILDING SOUTH SIDE
CR9	GENERAL VIEW	BUILDING SOUTH SIDE
STAIRS		
ST1	GENERAL VIEW	STAIR ENTRANCE
ST2	GENERAL VIEW	STAIR ENTRANCE
ST3	GENERAL VIEW	STAIR ENTRANCE
MAILROOM		
MR1	FACE CAPTURE	MOUNTED 7 FT ABOVE FLOOR
MR2	FACE CAPTURE	MOUNTED 7 FT ABOVE FLOOR
MEDEA ROOM		
ME1	GENERAL VIEW	BUILDING NORTH SIDE
2ND FLOOR		
CORRIDOR		
CR10	GENERAL VIEW	BUILDING NORTH SIDE
CR11	GENERAL VIEW	BUILDING NORTH SIDE
CR12	GENERAL VIEW	BUILDING NORTH SIDE
CR13	GENERAL VIEW	BUILDING NORTH SIDE
CR14	GENERAL VIEW	BUILDING NORTH SIDE
CR15	GENERAL VIEW	BUILDING SOUTH SIDE
CR16	GENERAL VIEW	BUILDING SOUTH SIDE
CR17	GENERAL VIEW	BUILDING SOUTH SIDE
CR18	GENERAL VIEW	BUILDING SOUTH SIDE
STAIRS		
ST4	GENERAL VIEW	STAIRWELL MTD 7 FT ABOVE LANDING
ST5	GENERAL VIEW	STAIR ENTRANCE
ST6	GENERAL VIEW	STAIRWELL MTD 7 FT ABOVE LANDING
ST7	GENERAL VIEW	STAIRWELL MTD 7 FT ABOVE LANDING
ST8	GENERAL VIEW	STAIR ENTRANCE
MEDIA ROOM / MULTI PURPOSE ROOM		
ME2	GENERAL VIEW	MOUNTED 7 FT ABOVE FLOOR
ME3	GENERAL VIEW	MOUNTED 7 FT ABOVE FLOOR
ROOF		
RF1	GENERAL VIEW	MOUNTED 7 FT ABOVE FLOOR

GENERAL NOTES		
1. PROVIDE KNOX BOX KEY VAULTS AT ENTRY DOORS.		
2. PROJECT WILL CONFORM TO OXNARD FIRE DEPARTMENT "LIFE SAFETY PLANNING GUIDE".		
3. CAMERAS IN STAIRWELLS SHOULD BE PLACED 7 FT ABOVE THE LANDING.		

LEGEND	
	CAMERA LOCATION
	CAMERA NAME (REFER TO SECURITY CAMERA SCHEDULE)
	EMERGENCY EGRESS PATH OF TRAVEL

SECURITY PLANS - 1ST, 2ND & ROOF



GENERAL SHEET NOTES

- EXTERIORS TO MATCH PREVIOUSLY APPROVED PHASE I FINISHES AND COLOR.

SHEET KEYNOTES

- ROOF TILE: CONCRETE 'S'
- WALL FINISH: PLASTER WITH LIGHT SAND FINISH
- WALL ACCENT: FOAM TRIM WITH PLASTER FINISH
- SCALLOPS: FOAM TRIM WITH PLASTER FINISH
- WINDOW SILL: FOAM WITH PLASTER FINISH
- WINDOWS: DUAL GLAZED VINYL FRAME - LOW E CLEAR GLASS
- EXTERIOR DOOR:
- CORBEL: FOAM WITH PLASTER FINISH
- CORNICE: FOAM WITH PLASTER FINISH
- TRELLIS: COMPOSITE, PAINT
- EXPANSION JOINT
- COLUMN: PLASTER WITH LIGHT SAND FINISH
- FAUX BALCONY - METAL
- FAUX CHIMNEY WITH RECESS FEATURE: PLASTER WITH LIGHT SAND FINISH
- NOT USED
- ALUMINUM GUTTER, PREFINISHED (WHITE)
- GI DOWNSPOUT, PREFINISHED (WHITE)
- DECORATIVE SHUTTERS: FIBERGLASS, PAINT
- WALL CAPS: CONCRETE
- PILASTER: PLASTER WITH LIGHT SAND FINISH
- ESPALIER
- 6'-0" HIGH WROUGHT IRON FENCING, PAINT BLACK
- 6" RECESS TOWER ARCHES
- ADDRESS LOCATION
- LIGHT FIXTURE - WALL MOUNTED
- FUTURE SOLAR PANEL LOCATIONS

MATERIALS / COLORS

- | | | |
|---|--------------------------------------|---|
| A | CONCRETE 'S' TILE ROOF: | 'CASA GRANDE BLEND' BARCELONA BY BORAL |
| B | LIGHT SAND STUCCO FIELD WALL FINISH: | DEW380 'WHITE' BY DUNN-EDWARDS PAINTS |
| C | ACCENT TRIM FINISH: | DE5152 'CEDAR GROVE' BY DUNN-EDWARDS PAINTS |
| D | ACCENT TRIM FINISH: | DE5152 'CEDAR GROVE' BY DUNN-EDWARDS PAINTS |
| E | WINDOWS: | DUAL GLAZED LOW 'E' CLEAR GLASS IN WHITE VINYL FRAMES |
| F | ACCENT FINISH: | DEA 187 'BLACK' BY DUNN-EDWARDS PAINTS |

EXTERIOR ELEVATIONS

DANSK INVESTMENTS
PLEASANT VALLEY RD. - OXNARD, CALIFORNIA, 93033

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LAUTERBACH & ASSOCIATES
ARCHITECTS
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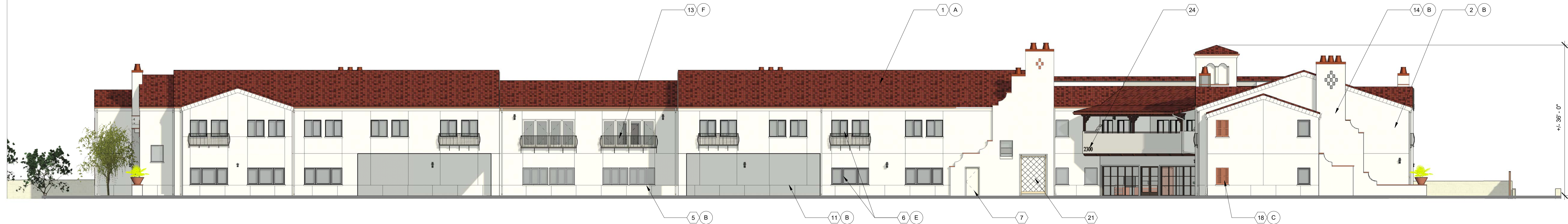
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Proj. No.: 20-190804

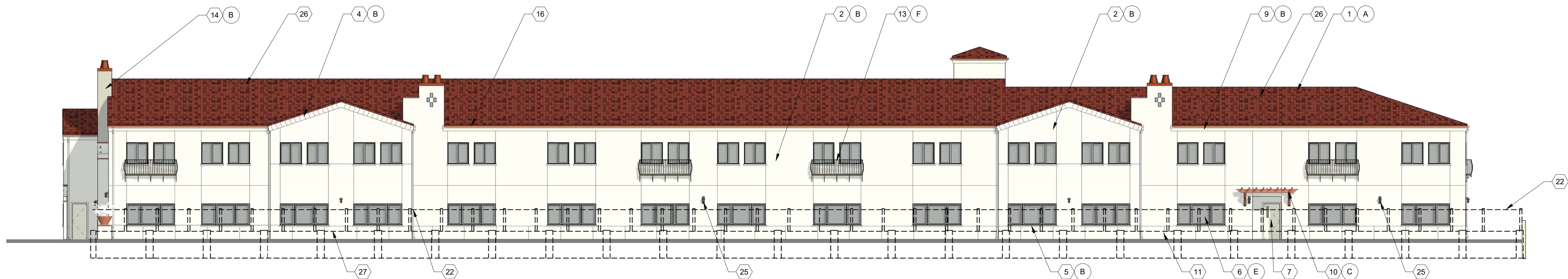
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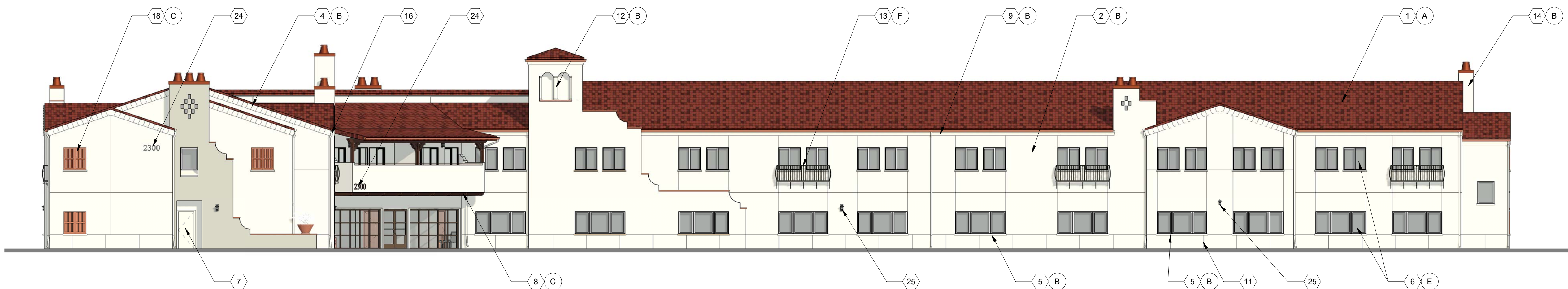
1 East Elevation - Color
3/32" = 1'-0"



2 West Elevation - Color
3/32" = 1'-0"



3 South Elevation - Color
3/32" = 1'-0"



4 North Elevation - Color
3/32" = 1'-0"

GENERAL SHEET NOTES

1. EXTERIORS TO MATCH PREVIOUSLY APPROVED PHASE I FINISHES AND COLOR.

SHEET KEYNOTES

- 1 ROOF TILE: CONCRETE 'S'
2 WALL FINISH: PLASTER WITH LIGHT SAND FINISH
3 WALL ACCENT: FOAM TRIM WITH PLASTER FINISH
4 SCALLOPS: FOAM TRIM WITH PLASTER FINISH
5 WINDOW SILL: FOAM WITH PLASTER FINISH
6 WINDOWS: DUAL GLAZED VINYL FRAME - LOW E CLEAR GLASS
7 EXTERIOR DOOR:
8 CORBEL: FOAM WITH PLASTER FINISH
9 CORNICE: FOAM WITH PLASTER FINISH
10 TRELLIS: COMPOSITE, PAINT
11 EXPANSION JOINT
12 COLUMN: PLASTER WITH LIGHT SAND FINISH
13 FAUX BALCONY - METAL
14 FAUX CHIMNEY WITH RECESS FEATURE: PLASTER WITH LIGHT SAND FINISH
15 NOT USED
16 ALUMINUM GUTTER, PREFINISHED (WHITE)
17 GI DOWNSPOUT, PREFINISHED (WHITE)
18 DECORATIVE SHUTTERS: FIBERGLASS, PAINT
19 WALL CAPS: CONCRETE
20 PILASTER: PLASTER WITH LIGHT SAND FINISH
21 ESPALIER
22 6'-0" HIGH WROUGHT IRON FENCING, PAINT BLACK
23 6" RECESS TOWER ARCHES
24 ADDRESS LOCATION
25 LIGHT FIXTURE - WALL MOUNTED
26 FUTURE SOLAR PANEL LOCATIONS

MATERIALS / COLORS

- A CONCRETE 'S' TILE ROOF: 'CASA GRANDE BLEND' BARCELONA BY BORAL
B LIGHT SAND STUCCO FIELD WALL FINISH: DEW380 'WHITE' BY DUNN-EDWARDS PAINTS
C ACCENT TRIM FINISH: DES152 'CEDAR GROVE' BY DUNN-EDWARDS PAINTS
D ACCENT TRIM FINISH: DES152 'CEDAR GROVE' BY DUNN-EDWARDS PAINTS
E WINDOWS: DUAL GLAZED LOW 'E' CLEAR GLASS IN WHITE VINYL FRAMES
F ACCENT FINISH: DEA 187 'BLACK' BY DUNN EDWARDS PAINTS

EXTERIOR ELEVATIONS - COLORED

DANSK INVESTMENTS
PLEASANT VALLEY RD. - OXNARD, CALIFORNIA, 93033

MARK S. PETTI, AIA
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ARCHITECTS
309 MONTGOMERY AVENUE, OXNARD, CALIFORNIA 93031 | 805-888-8912 | FAX 805-881-14510 | www.la-arch.com



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1651 COLLINS STE E11 - MOORPARK, CALIFORNIA, 93021

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A-2.0C



1 ENTRY ELEVATION
1/4" = 1'-0"

- SHEET KEYNOTES
- 1

ROOF TILE: CONCRETE 'S'
- 2

WALL FINISH: PLASTER WITH LIGHT SAND FINISH
- 3

NOT USED
- 4

SCALLOPS: FOAM TRIM WITH PLASTER FINISH
- 5

WINDOW SILL: FOAM WITH PLASTER FINISH
- 6

WINDOWS: DUAL GLAZED VINYL FRAME - LOW E CLEAR GLASS
- 7

EXTERIOR DOOR:
- 8

EXISTING BLOCK WALL TO REMAIN
- 9

CORNICE: FOAM WITH PLASTER FINISH
- 10

6'-0" HIGH COMPOSITE FENCE OVER CMU RETAINING WALL
- 11

STOREFRONT - COLOR AND FINISH TO MATCH EXISTING PHASE 1
- 12

COLUMN: PLASTER WITH LIGHT SAND FINISH
- 13

DECORATIVE SHUTTERS, FIBERGLASS, PAINT
- 14

FAUX CHIMNEY WITH RECESS FEATURE: PLASTER WITH LIGHT SAND FINISH
- 15

ROOFTOP MECHANICAL UNIT IN MECHANICAL WELL
- 16

ALUMINUM GUTTER, PREFINISHED (WHITE)
- 17

ALUMINUM DOWNSPOUT, PREFINISHED (WHITE)
- 18

WALL MOUNTED LIGHT
- 19

WALL CAPS: CONCRETE
- 20

CMU RETAINING WALL
- 21

ESPALIER WITH VINE TYPE PLANTS
- 22

FAUX METAL BALCONY TYPICAL

- MATERIALS / COLORS
- A

CONCRETE 'S' TILE ROOF:

'CASA GRANDE BLEND' BARCELONA BY BORAL
- B

LIGHT SAND STUCCO FIELD WALL FINISH:

DEW380 'WHITE' BY DUNN-EDWARDS PAINTS
- C

ACCENT TRIM FINISH:

DE5152 'CEDAR GROVE' BY DUNN-EDWARDS PAINTS
- D

ACCENT TRIM FINISH:

DE5152 'CEDAR GROVE' BY DUNN-EDWARDS PAINTS
- E

WINDOWS:

DUAL GLAZED LOW 'E' CLEAR GLASS IN WHITE VINYL FRAMES
- F

ACCENT FINISH:

DEA 187 'BLACK' BY DUNN-EDWARDS PAINTS

GENERAL SHEET NOTES

1. EXTERIORS TO MATCH PREVIOUSLY APPROVED PHASE I FINISHES AND COLOR.

EXTERIOR ELEVATIONS

DANSK INVESTMENTS
PLEASANT VALLEY RD. - OXNARD, CALIFORNIA, 93033

GENERAL SHEET NOTES

1. EXTERIORS TO MATCH PREVIOUSLY APPROVED PHASE I FINISHES AND COLOR.

SHEET KEYNOTES

- 1 ROOF TILE: CONCRETE 'S'
- 2 WALL FINISH: PLASTER WITH LIGHT SAND FINISH
- 3 NOT USED
- 4 SCALLOPS: FOAM TRIM WITH PLASTER FINISH
- 5 WINDOW SILL: FOAM WITH PLASTER FINISH
- 6 WINDOWS: DUAL GLAZED VINYL FRAME - LOW E CLEAR GLASS
- 7 EXTERIOR DOOR:
- 8 EXISTING BLOCK WALL TO REMAIN
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- 10 6'-0" HIGH COMPOSITE FENCE OVER CMU RETAINING WALL
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- 21 ESPALIER WITH VINE TYPE PLANTS
- 22 FAUX METAL BALCONY TYPICAL

MATERIALS / COLORS

- A CONCRETE 'S' TILE ROOF: 'CASA GRANDE BLEND' BARCELONA BY BORAL
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- F ACCENT FINISH: DEA 187 'BLACK' BY DUNN-EDWARDS PAINTS



1 ENTRY ELEVATION - Colored
1/4" = 1'-0"

EXTERIOR ELEVATIONS - COLORED

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PLEASANT VALLEY RD. - OXNARD, CALIFORNIA, 93033

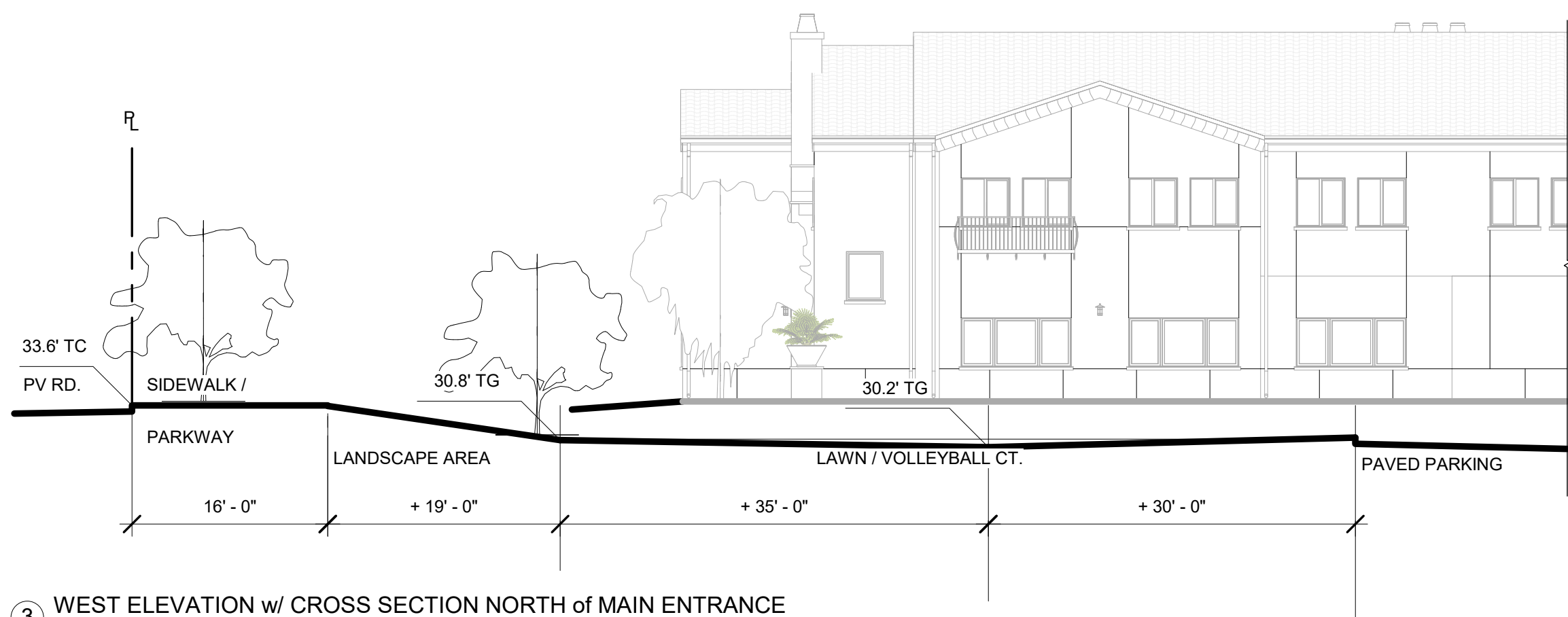
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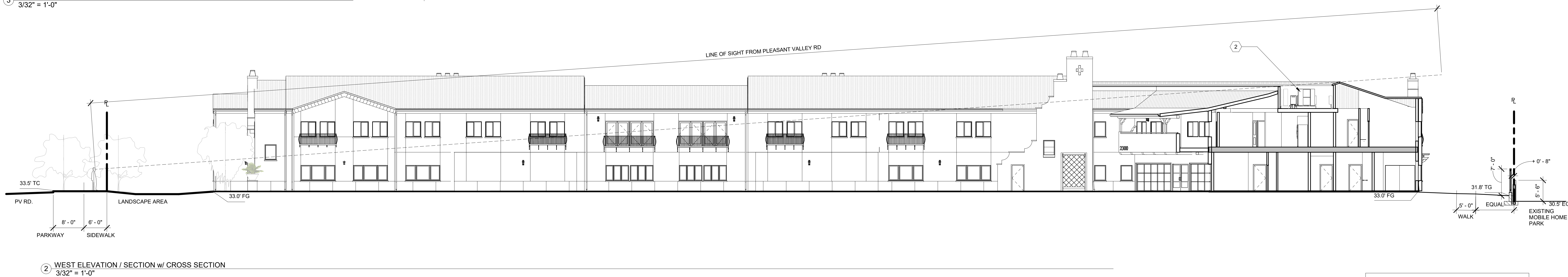
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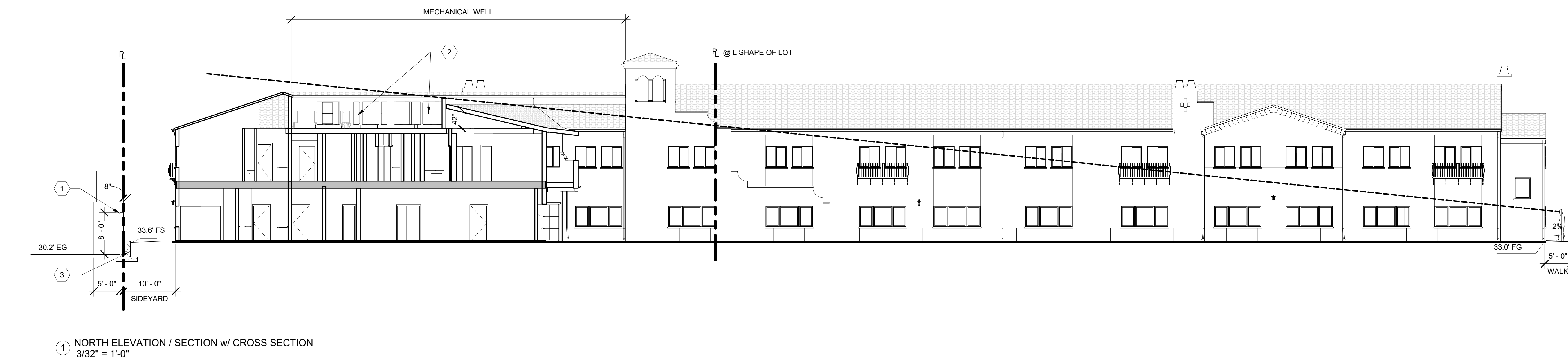
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3 WEST ELEVATION w/ CROSS SECTION NORTH of MAIN ENTRANCE
3/32" = 1'-0"



2 WEST ELEVATION / SECTION w/ CROSS SECTION
3/32" = 1'-0"



1 NORTH ELEVATION / SECTION w/ CROSS SECTION
3/32" = 1'-0"

- SHEET KEYNOTES**
- 1 EXISTING BLOCK WALL TO REMAIN
 - 2 ROOFTOP MECHANICAL UNIT IN MECHANICAL WELL
 - 3 CMU RETAINING WALL

EXTERIOR ELEVATIONS WITH CROSS SECTION

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PLEASANT VALLEY RD. - OXNARD, CALIFORNIA, 93033

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A-2.2



6 ENTRANCE PERSPECTIVE
NOT TO SCALE



3 AERIAL VIEW
12" = 1'-0"



5 VIEW FROM PLEASANT VALLEY RD LOOKING SOUTH
12" = 1'-0"



2 SOUTHWEST CORNER OF SITE LOOKING EAST
NOT TO SCALE



4 COURTYARD LOOKING EAST
12" = 1'-0"



1 SOUTHWEST ENTRY LOOKING EAST
NOT TO SCALE

RENDERINGS

DANSK INVESTMENTS
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666 COLLINS STE E11 - MOORPARK, CALIFORNIA, 93021

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EX-10

COMMUNITY WORKSHOP

Monday, December 18, 2023

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

3. PROJECT NAME: Juanita Avenue Single-Family Residence; PLANNING AND ZONING PERMIT NO. 18-200-01 (Development Design Review Permit); La Colonia Neighborhood

A request to construct a single-story 2,115 square-foot single-family residence with an attached 462 square-foot two-car garage, on a 6,000 square-foot lot located at 204 South Juanita Avenue (APN: 201-0-152-110) within the Single-Family Residential (R-1) zone. The project is exempt from environmental review pursuant to Section 15332 (Infill Development), Class 32 of the California Environmental Quality Act (CEQA) Guidelines.

Applicant: Danny Guererro, Project Manager
City Contact: Jay Dobrowalski, Planning Supervisor

Phone: (805) 236-3009
Phone: (805) 385-3948

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

NEW RESIDENCE
204 S. JUANITA AV.
OXNARD CA. 93030

VILLAFANA ENGINEERING
5378 BELL ST.
SOMIS CA. 93066
P.O.BOX 1336 SOMIS CA.
93066
805-660-1202

DESIGNER
ANTHONY BENAVIDES
1440 MORRIS ST.
OXNARD CA. 93030
805-760-3959

REVISION NO.

CODE REQ.

DESIGN SHALL COMPLY WITH THE 2019 CRC,CMC,CPC AND CEC AS MENTIONED BY THE CITY ORDINANCE AND THE 2019 TITLE-24 ENERGY REGULATIONS

GENERAL NOTES

ADDITIONS OR ALTERATIONS NOT BE MADE TO AN EXISTING BUILDING OR STRUCTURE THAT WILL CAUSE THE EXISTING BUILDING OR STRUCTURES TO BE IN VIOLATION OF ANY OF 2019 C.B.C. CODE AND SUCH ADDITIONS OR ALTERATIONS SHALL NOT CAUSE THE EXISTING BUILDING OR STRUCTURE TO BECOME UNSAFE.

THE TOP OF ANY EXTERIOR FOUNDATION OF FLOOR SLAB SHALL EXTEND 25" ABOVE THE ELEVATION OF THE LOWEST ADJACENT STREET GUTTER.

FINISHED GRADING FOR RESIDENTIAL ADDITIONS SHALL BE ACCOMPLISHED ACCORDING TO PUBLIC WORKS SYANDARD PLATE 601, THERE SHALL BE NO UNDRAINED AREAS AND ALL WATER RUNOFF SHALL DRAIN TO THE STREET AND OR ALLEY.

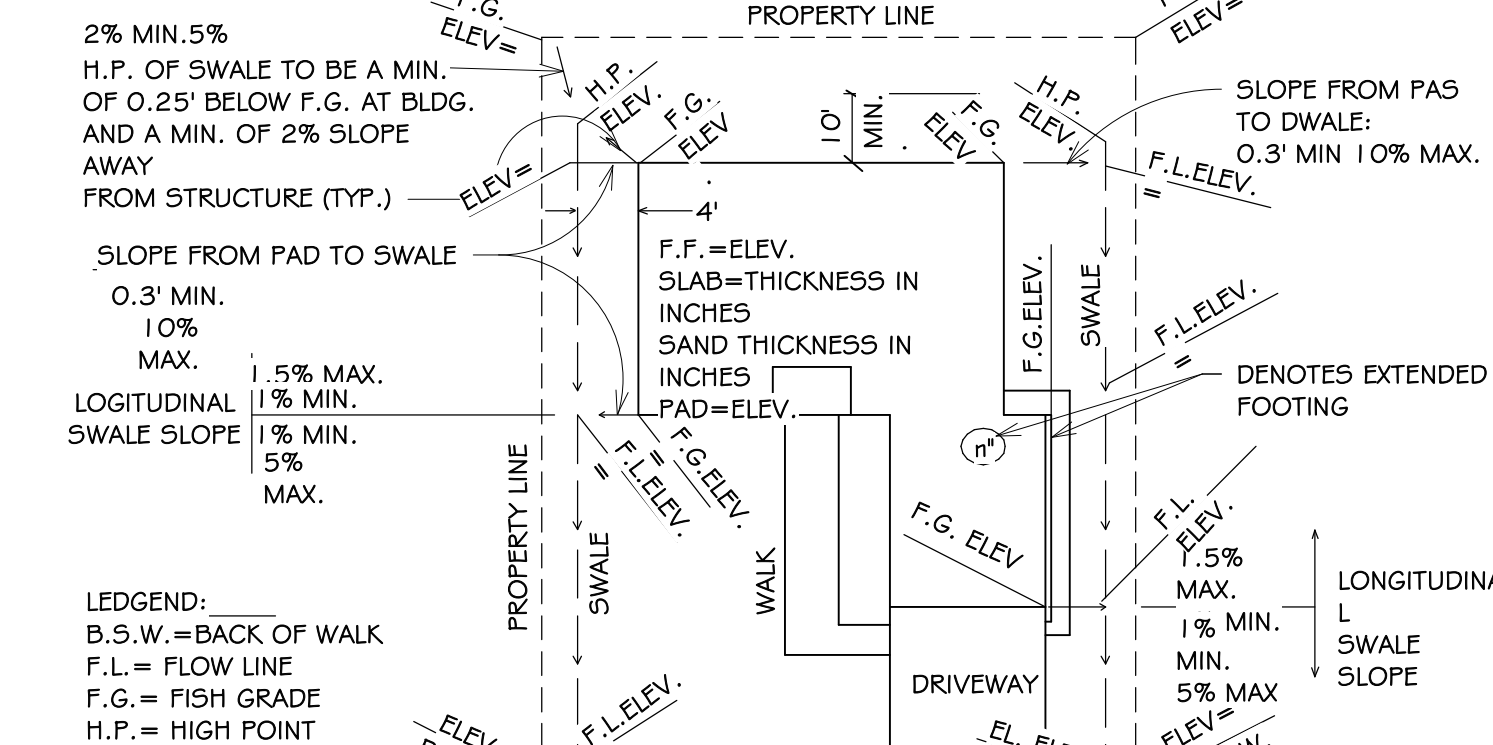
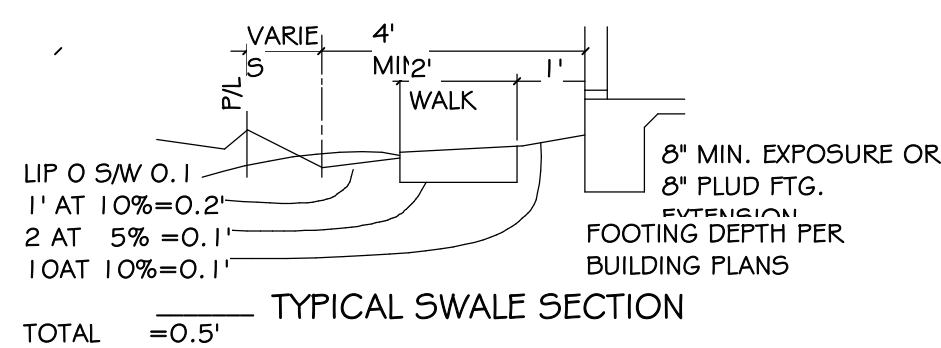
EMERGENCY EXIT NOTE:

PROVIDE EMERGENCY DOOR OR WINDOW FROM SLEEPING ROOMS, NET OPENING AREA SHALL OT BE LESS THAN 5.7 SQ. FT. (820.8 SQ.IN.) WINDOW CLEAR OPENING HEIGHT SHALL BE 24" CLEAR, NET OPENING WIDTH SHALL BE 20" CLEAR.FINISHED SILL HEIGHT ABOVE FLOOR BE 44" MAX. HEIGHT ABOVE THE FLOOR (C.B.C.)

SITE NOTES

PROVIDE SLOPE AWAY FROM STRUCTURES MIN. FALL 6" WITHIN 10' (PERVIOUS SURFACES) OR 2% FALL FOR THE FIRST 10' FT. (IMPERVIOUS SUFACES)

THE DISCHARGE OF POLLUTANTS TO ANY STORM DISCHARGE SYTEMS PROHIBITED. NO SOLID WASTE,PETROLEUM BY PRODUCTS, SOIL PARTICULATE CONSTRUCTION WATE MATERIALS OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO STREET,GUTTER FOR SORM DRAIN SYTEM.



NOTES

1. THE "H" DENOTES AN EXTEND FOOTING WHERE "H" EQUALS THE EXTENDED FOOTING DEPTH
2. DEVIATION FROM THIS CRITERIA WILL REQUIRE PRIOR APPROVAL OF THE CITY OF OXNARD
3. CALL OUT ALL ELEVATIONS AS SHOWN
4. THIS PLATE PRIMARILY APPLIES TO SINGLE FAMILY DEVELOPMENT. FINSH FLOOR ELEV. SHALL BE 25" ABOVE THE LOWEST ASJACENT STREET CUTTER OR BE FROM A 100 YEAR DRAIN STORM,WHICHEVER IS GREATER
5. SIDEWALK DRAINS NOT TO BE USED IN RESIDENTIAL CONSTRUCTION.

SITE/ROOF PLAN

SCALE 10'=1'-0"

- [A] INSTALL 6'-0" HIGH BLOCK WALL SEE DTL. "A" SHT. A-2.2
- [B] REMOVE (E) BLOCK WALL/ PROVIDE (2) 10' SLIDING GATES TO INSTALLED @ INTERIOR SIDE OF WALL.
- [C] (E) BLK. WALL TO REMAIN

2,252 SQ. FT. SOD

1,301 SQ. FT. DECOMPOSED GRANITE

FIRE SPRINKLER NOTES:

- A. THE WATER METER SHALL BE A MINIMUM 1-INCH AND THE WATER SUPPLY LINE SHALL BE A MINIMUM OF 1 1/2" INCH.
- B. SPRINKLER PRTECTION IS REQUIRED UNDER EXTERIOR ROOFS, CANOPIES, AND OVERHANGS OVER 4'-0" IN WIDTH. ADDITIONAL SPRINKLER HEADS MAY BE REQUIRED BASED ON FIELD CONDITIONS AS DEEMED ACCESSARY BY THE FIRE INSPECTOR.
- C. PENDANT SPRINKLERS WITHIN 3-FEET OF CENTER OF A CEILING FAN, SURFACE-MOUNTED CEILING LUMINAIRE OR SIMILAR OBJECT SHALL BE CONSIDERED TO BE OBSTRUCTED, AND ADDITIONAL SPINKLERS SHALL BE INSTALLED.

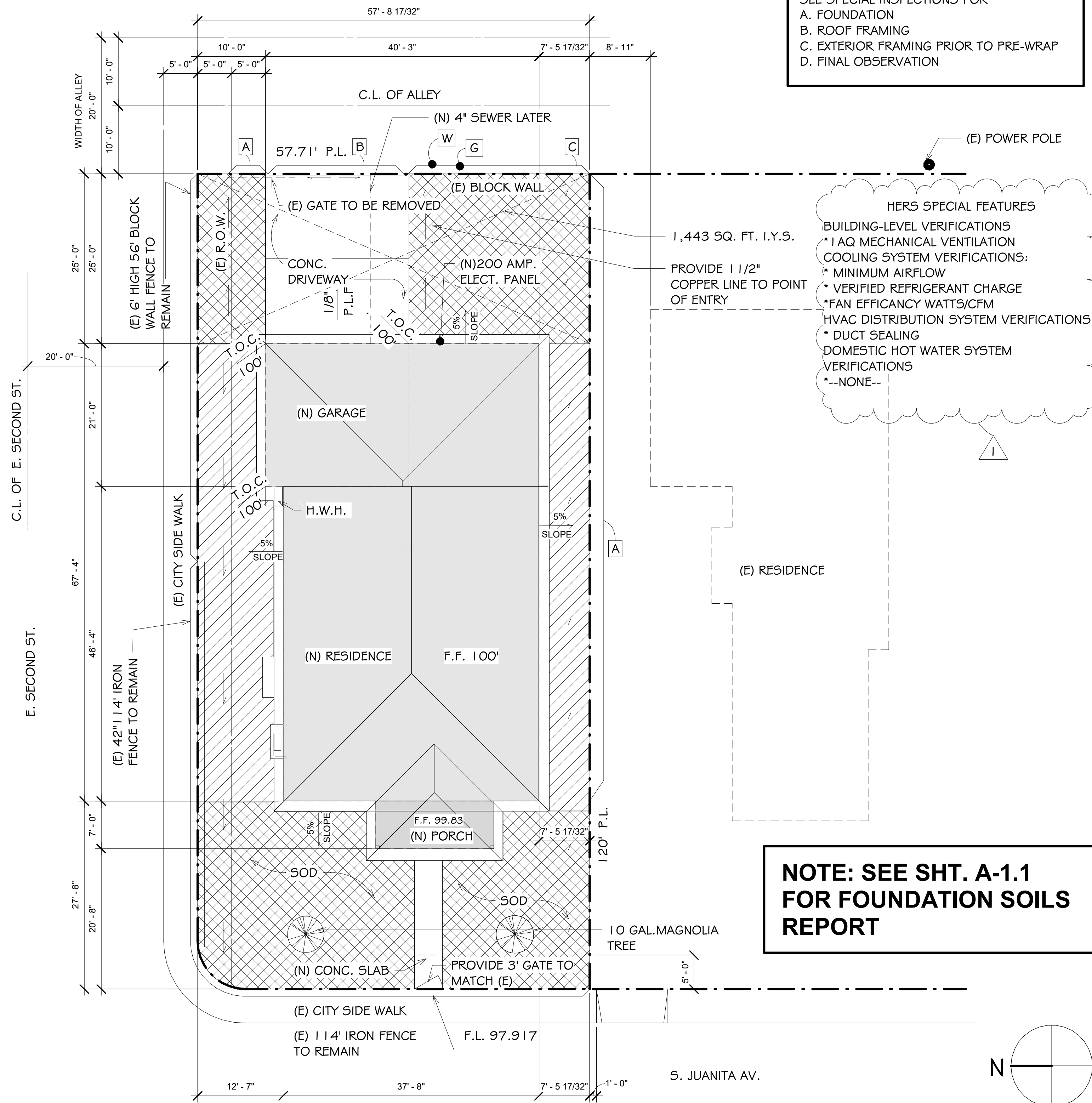
[W] (N) 1" WATER METER TO POINT OF ENTRY-METER AND LINE

[G] (N) 3/4" GAS METER

NOTE:
SEE SHT. A-8 FOR BURIAL DEPTHS YARD PIPING AND UTILITIES

NOTE: SEE TILE-24 FOR LIGHTING MEASURES

NOTE:
SEE SPECIAL INSPECTIONS FOR
A. FOUNDATION
B. ROOF FRAMING
C. EXTERIOR FRAMING PRIOR TO PRE-WRAP
D. FINAL OBSERVATION



NOTE: SEE SHT. A-1.1 FOR FOUNDATION SOILS REPORT

SHEET INDEX

- A-1 SITE/ROOF PLAN
- A-1.1 SOILS FOUNDATION NOTES
- A-2 FLOOR PLAN # NOTES
- A-2.2 ROOF PLAN , PLUMBING CALC'S
- A-3 FOUNDATION PLAN
- A-4 FRAMING PLAN
- A-5 SECTIONS
- A-6 EXTERIOR ELEVATIONS
- A-7 EXTERIOR ELEVATIONS
- A-8 ARCHITECTURAL DETAILS
- D-1 DETAILS
- D-2 DETAILS
- D-3 DETAILS
- GRN-1 CALIFORNIA GREEN
- GRN-2 CALIFORNIA GREEN
- L-1 IRRIGATION AND LANDSCAPE PLAN
- S1.0 GENERAL NOTES
- S1.1 SHEAR WALL SCHEDULE/NAILING TABLE
- S1.2 SOILS AND FOUNDATION RECOMMENDATION
- T-1 TITLE-24
- T-2 TITLE-24

PROJECT DATA

(N) RESIDENCE 2,115 SQ. FT.
(N) 2 CAR GARAGE 462 SQ. FT.
(N) FRONT PORCH 119 SQ. FT.

2.5 KWDC SOLAR SYSTEM REQUIRED A SEPERATEPERMIT WILL BE OBTAINED AND SOLAR TO BE INSTALLED PRIOR TO BUILDING FINAL.

LOT COVERAGE 6,925 SQ. FT.

2696/6925=38%

UNDER A SEPERATE SUBMITTAL AND PERMIT A NFPA 13D FIRE SPRINKLER SYSTEM IS REQUIRED FOR RESIDENTIAL ONE AND TWO FAMILY DWELLING

SITE DATA

PROPOSED USE NO CHANGE NO

EXISTING OCCUPANCY R-3/U

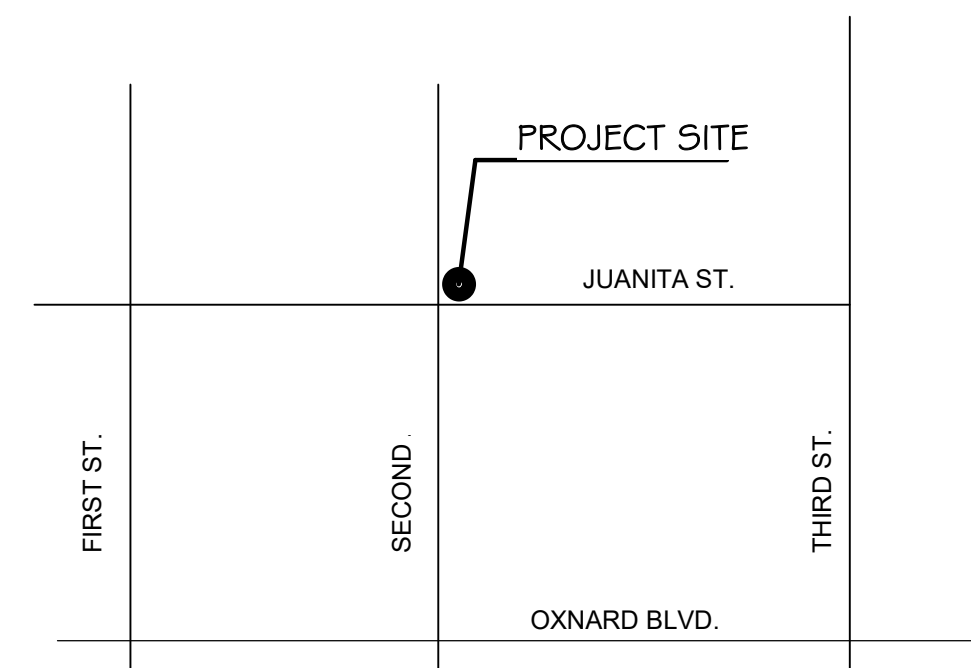
STORIES 1

CONSTRUCTION VB

SPRINKLERS YES

A SEPERATE FIRE SPRINKLER PERMIT IS REQUIRED TO BE OBTAINED.

VICINITY MAP



Anthony Benavides

G & R HAMMER CONSTRUCTION
2370 EASTMAN AV. SUITE 101
OXNARD CA. 93030

NEW RESIDENCE
204 S. JUANITA AV.
OXNARD CA. 93030

DRAWN
A. BENAVIDES
CHECKED

SCALE
AS NOTED
DATE

JOB. NO.

SHEET

A-1

REVISION	NO.

Antony Benavides

NEW RESIDENCE
204 S. JUANITA AV.
OXNARD CA. 93030

G & R HAMMER CONSTRUCTION
2370 EASTMAN AV. SUITE 101
OXNARD CA. 93030

DRAWN A. BENAVIDES
CHECKED
SCALE AS NOTED
DATE
JOB. NO.
SHEET
A-1.1

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3.2	Hardscapes/Drives Rough Grading Preparation: Existing surface soils underlying the proposed hardscapes/drives and non-building area or areas to receive artificial fill, should be prepared by removing a minimum of 24 inches of existing soil. A representative of <i>Pacific Materials Laboratory, Inc.</i> should be notified to observe and approve the exposed cavity prior to placing artificial fill. Upon approval, the area should then be scarified an additional 8 inches in depth, uniformly brought to near optimum moisture content and compacted to a minimum of 90% relative compaction.	I. SITE RECONNAISSANCE
3.3	The laboratory compaction standard should be performed in accordance with ASTM D1557 procedures. Compaction tests should be performed in accordance with ASTM D1556 (<i>sandcone method</i>) or ASTM D3017 (<i>nuclear method</i>).	The Preliminary Geo-Hazards Risk Assessment included in the referenced <i>Pacific Materials Laboratory, Inc.</i> report remains applicable and should be reviewed and considered in design.
3.4	Artificial fill should be placed in <i>horizontal</i> layers of <i>less</i> than 6 inches in depth, brought to near optimum moisture content and <i>uniformly</i> compacted to a minimum of 90/95% relative compaction prior to placing the next lift of artificial fill.	II. PRELIMINARY GEO-HAZARD RISK ASSESSMENT
3.5	Compaction should be attained employing a sheepfoot roller, vibrating sheepfoot roller or self-propelled compactor. The use of wheel rolling and/or track walking is not considered appropriate unless reviewed by <i>Pacific Materials Laboratory, Inc.</i> , and allowed by test area prior to production rough grading.	III. RECOMMENDATIONS
3.6	The removed soil may be used as backfill providing deleterious and/or oversized material (<i>if any</i>) is removed. Oversized material is defined as 8 inch diameter or larger rock, cobbles or broken concrete. Large diameter material (1 5" - 8") should be uniformly distributed throughout the Artificial fill material. Concentrations of large diameter material will be removed, removed and placed until uniformity is achieved. The bulk of materials encountered during the course of this study are considered suitable for use in creation of structural artificial fill.	The Geotechnical recommendations included in the referenced <i>Pacific Materials Laboratory, Inc.</i> 9/20/2017 report (<i>Lab No. 35344-3</i>) remain applicable unless updated by recommendations contained herein. All Geotechnical recommendations should be fully incorporated into the project grading, drainage plans and foundation plans and ultimately included in development of the subject parcel. The updated and recommendations have restated below for clarity. (Reprinted from PML Inc. 9/20/2017 report)
3.7	All utility trench backfill underlying the proposed structure, asphalt concrete parking, public street section, planned hardscape or other areas considered to be sensitive to settlement should be structurally recompacted up to final grade (95% relative compaction). All utility trench backfill should be tested for compliance by a representative of <i>Pacific Materials Laboratory, Inc.</i> , prior to proceeding with the next phase of construction.	A. ROUGH GRADING
3.8	Should <i>import material</i> be needed to complete planned rough grading activities, the materials should be pre-screened by <i>Pacific Materials Laboratory, Inc.</i> prior to import to the subject property. Pre-screening of import materials should conclude the material is of similar soil type(s) and expansion index(es) to the onsite soils. The use of import soils with substantially different qualities than those of onsite soils may require careful handling and blending to assure a near uniform material results within the upper four (4) feet of the finished building pad. Please Note: In order to provide timely pre-screening of import materials initially only limited soil mechanics testing will be performed. Additional comprehensive testing and analysis will be performed on representative samples of import soils and/or blends after they have been delivered, placed and compacted on the subject project. Accordingly, <i>Pacific Materials Laboratory, Inc.</i> reserves the right to modify foundation design recommendations based upon "as-constructed" conditions.	It is our understanding that a new <i>one or two story residence</i> is planned. Minimal cut and fill on-site rough grading is anticipated given the relatively flat insitu condition. However, moderate removal and recompaction is recommended herein to reduce the potential for static settlement and to partially mitigate the potential of severe damage should liquefaction be realized. The project site, grading and foundation plans should be submitted to <i>Pacific Materials Laboratory, Inc.</i> , for review and written comment prior to the start of construction. Proposed changes in construction mode should be reviewed by <i>Pacific Materials Laboratory, Inc.</i> , and as required, recommendations modified in writing prior to the start of construction.
3.9	Upon excavation should the exposed soils at the base of removal be saturated, near saturation or yield under the load of normal excavation equipment, a stabilization blanket will be necessary. The stabilization blanket should consist of a 18" thick core of 1"+ coarse aggregate completely encircled by Mirafi 600X engineering fabric. All fabric joints should be lapped a minimum of 24" or per the minimum criteria of the manufacturer whichever is greater. A representative of <i>Pacific Materials Laboratory, Inc.</i> should observe preparation, excavation and placement of the stabilization blanket and rock.	3.1 Reinforced-structural soil raft: Existing surface soils underlying the proposed building areas and/or secondary should be removed to a minimum depth of 84 inches below the existing ground surface. The exposed cavity should then be scarified a minimum of 12 inches in depth, uniformly brought to near optimum moisture content and compacted to a minimum of 95% relative compaction. The reinforced-structural soil raft grading shall extend a minimum of 7 feet beyond all planned building, porch and patio foundation elements. Structural raft reinforcement should include two (2) separate layers of Tensor Biaxial Geogrid BX1200 structural-tension capable engineering fabric (or equivalent). The fabric layers principle strength axis shall be oriented 90 degrees to one another. The first layer of fabric should be placed on the recompacted basal area excavation. The second layer should be placed in the upper area of the excavation a minimum of 6" below the deepest footing/utility penetration. All fabric shall be placed/lapped/handled in accordance with manufacturer recommendations. A representative of <i>Pacific Materials Laboratory, Inc.</i> shall be requested to approve each fabric layer prior to continuation grading. Care shall be taken to assure all subsurface utilities within the reinforced-structural soil raft footprint do-not damage/sever the engineering fabric.
PACIFIC MATERIALS LABORATORY, INC.		

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	The first 12" of Class II Base placed over top the engineering fabric should be placed by pushing material ahead of the equipment such that <u>no</u> equipment comes into direct contact with the fabric. The remaining artificial fill placement and recompaction activity should proceed in a conventional manner (6" maximum lifts).	
3.10	Materials placed throughout (<i>both in area and depth</i>) the proposed graded artificial fill building pad should be comprised of uniform, similar (<i>physically and expansively</i>) soils. Thorough mixing of dissimilar artificial fill materials (i.e. <i>sandstone and claystone</i>) will be required to achieve a <i>uniform</i> artificial fill condition, as to be determined by <i>Pacific Materials Laboratory, Inc.</i> during the rough grading activity.	
B.	FOUNDATION DESIGN	
	The following foundation design criteria is based upon successful completion of recommended rough grading preparation activities and verification that the soils resulting in the finished building pad are consistent in engineering properties with those encountered and tested herein. A final rough grading compaction test report along with a geotechnical review of the subject foundation plans is required prior to the start of foundation excavation and construction. <i>Final</i> geotechnical foundation design recommendations will be presented upon conclusion of rough grading based upon the "as-graded" geotechnical conditions.	
I.	CONVENTIONAL FOUNDATION DESIGN	
3.11	All foundation and slab components should be designed by a California Registered Civil or Structural Engineer, experienced with similar structures, including experience with the expansive soils and compressible soils discussions included in the current Edition of the California Building Code (CBC).	
3.12	<i>All interior and exterior (strip)</i> footings and grade beams should be continuous and should extend a minimum depth of 24", 24 and 30 inches one, two and three-story construction respectively. Footing depth should be measured from the lowest final adjacent subgrade. All <i>one, two and three-story</i> continuous footings should be reinforced using a minimum of four (4) No. 5 reinforcing bars, placed two (2) near the top and two (2) a minimum of three (3) inches clear of bottom of the footing.	
3.13	All <i>spread</i> footings should be excavated to the same minimum depth as continuous <i>exterior</i> footings and should be designed to uniformly distribute the impending loads to the underlying soils. Spread footings should be reinforced using a minimum of one (1) horizontal mat of No. 4 reinforcing bars at 6 inches on center in two (2) perpendicular directions, placed a minimum of three (3) inches above the bottom of the excavation or sized per the requirements of the project structural engineer.	
3.14	<i>All</i> concrete slabs on grade should be a minimum of 5 inches thick and reinforced with No. 4 rebar spaced at 12 inches on center each way. <i>All</i> slabs at grade should be underlain with a minimum of six (6) inches of clean compact coarse sand in which two (2) layers of 10-mil Visqueen or equivalent moisture membrane should be embedded. All laps/edges of the Visqueen shall be heat bonded to form a vapor/moisture proof joint. A minimum of 1" of compact sand should be provided between the concrete and the moisture membrane. The moisture membrane may be omitted in areas where flooring (<i>tile, linoleum, carpet</i>) are <i>not</i> planned. Hardwood floors planned over slabs at grade should incorporate an appropriate secondary vapor barrier and should be placed in <i>strict compliance with manufacturer recommendations to assure acceptable service</i> . (<i>Many wood flooring products are not intended for use in contact with concrete slabs at grade</i>).	
PACIFIC MATERIALS LABORATORY, INC.		

SPECIAL INSPECTIONS

FOUNDATION

- HOLDOWN ANCHORAGE WITH TEMPLATE AND COLUMN BASES.
- ANCHOR BOLTS WITH TEMPLATES.
- PROPER SLAB THICKNESS AND CAPILLARY MATERIAL BASE.
- REBAR WITH CONCRETE SPACER BLOCKS AS SPECIFIED PER PLAN.

ROOF FRAMING

- LATERAL DRAG FRAMING AND HARDWARE.
- SHEARWALL STRAPS AND HOLDOWN HARDWARE.
- PLYWOOD ROOF DIAPHRAGM AND NAILING.
- FRAMING HARDWARE INSTALLATION.
- PLYWOOD SHEARWALL AND NAILING..

EXTERIOR FRAMING PRIOR TO PRE-WRAP

- LATERAL DRAG AND UPLIFT STRAPS.
- PLYWOOD SHEARWALL AND NAILING.
- FRAMING HARDWARE INSTALLATION.

FINAL OBSERVATION

- ALL AFOREMENTIONED ITEMS NOT INSTALLED DURING PREVIOUS OBSERVATIONS.
- ALL AFOREMENTIONED ITEMS INCORRECTLY INSTALLED FROM PREVIOUS OBSERVATIONS THAT HAVE BEEN CORRECTED FOR THE FINAL OBSERVATION.

ELECTRICAL NOTES

4. ALL 125-VOLT, 15-MAP, AND 20-AMP RECEPTACELS SHALL BE LISTED AS TAMPER-RESISTANT RECEPTACLES
5. A MINIMUM OF TWO 20 AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLES OUTLETS IN THE KITCHEN, DINING ROOM, PANTRY OR OTHER SIMILAR AREAS
6. AT LEAST ONE 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY LAUNDRY RECEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.
7. AT LEAST ONE 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATH ROOM REEPTACLE OUTLETS. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS.

ENERGY NOTES

1. EACH BATHROOM THAT CONTAINS A BATHTUB, SHOWER OR SIMILAR SOURCE OF MOISTURE SHALL HAVE AN EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE 50 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE
2. EACH KITCHEN SHALL HAVE AN EXHUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE

ALL (E) NON-WATER SAVING PLUMBING FIXTURES MUST BE REPLACED WITH THE FOLLOWING.

WATER CONSERVING PLUMBING FIXTURES & FITTINGS AS DEFINED BY 2019 CALIF. BLDG. CODE

- < 1.28 GALLONS/FLUSH TOILET
- < 1.8 GALLON/MINUTE SINGLE SHOWERHEAD AT 80PSI*
- < 1.2 GALLON/MINUTE LAVATORY FAUCETS AT 60PSI.
- < 1.8 GALLON/MINUTE KITCHEN FAUCETS AT 60PSI.
- < 0.5 GALLON/FLUSH URINAL

MULTIPLE SHOWERHEADS: COMBINED FLOW RATES OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE OUTLET VALVE SHALL NOT EXCEED 1.8 GPM @ 80PSI OR ONLY ONE SHOWER OUTLET IS TO BE IN OPERATION AT A TIME.

WINDOW SCHEDULE	REMARKS	SHGC	U FACTOR	EGRESS
A 3040 VINYL SLIDER		0.32	.025	✓
B 3040 VINYL DBL. HUNG		0.32	.025	✓
C 8040 VINYL SLIDER		0.32	.025	✓
D 1420 VINYL SLIDER		0.32	.025	
E 5050 VINYL SLIDER		0.32	.025	✓

DOOR SCHEDULE	SHGC	U FACTOR	EGRESS	SAFETY GLAZE
1 2668 HOLLOW CORE				
2 3068 SOLID CORE				
3 CLOSET DOOR HOLLOW CORE				
4 3068 SOLID CORE 1 HR.				
5 1570 GARAGE DOOR				
6 5068 VINYL SLIDER	0.32	.025	✓	TEMPERED

BATHROOM	HIGH EFFICACY OR MANUAL-ON OCCUPANCY SENSOR	EACH BATHROOM CONTAINING A SHOWER OR BATHTUB MUST HAVE AT LEAST ONE FLUORECENT LUMINAIRE. OR FLUORESCENT LIGHTING MAY BE INSTALLED IN A UTILITY ROOM, LAUNDRY ROOM, OR GARAGE INSTEAD OF A BATHROOM AND ALL OTHER LIGHTING MUST BE FLUORESCENT OR EQUIPPED WITH A MOTION SENSOR
GARAGE	HIGH EFFICACY OR MANUAL-ON OCCUPANCY SENSOR	
LAUNDRY ROOM	HIGH EFFICACY OR MANUAL-ON OCCUPANCY SENSOR	
UTILITY ROOM	HIGH EFFICACY OR MANUAL-ON OCCUPANCY SENSOR	IF USING THE ALTERNATIVE OPTION, EACH ADDITIONAL BATHROOM MUST HAVE AT LEAST ONE FLUORESCENT LUMINAIRE.

ELECTRICAL NOTES

1. BRANCH CIRCUITS REQUIRE PROTECTION BY AN ARCH-FAULT CIRCUIT INTERRUPTERS EXCEPT IN KITCHENS, BATHS ROOMS, GARAGES AND LAUNDRY.
2. SMOKE DETECTORS, CARBON MONOXIDE SHALL BE HARD WIRED AND WITH A BATTERY PACK.
3. ALL NEW RECPTICALS MUST BE TAMPER PROOF.

- 2X4 WD. STUDS @ 16" O.C.
- (E) WALL
- (E) WALL TO BE REMOVED
- CARBON MONOXIDE ALARM
- SMOKE DETECTOR
- (N) RECEPTICAL
- FLUORESCENT LIGHTING
- FAN 50 C.F.M. MINUMIM OR 5 -AIR CHANGES / HR WHICHEVER IS GREATER . HUMIDISTAT START
- (N) RECEPTICAL

EXHAUST FAN NOTE:
EXHAUST FANS TO MEET THE FOLLOWING ENERGY STAR CONTROLLED BY A HUMIDITY CONTROL UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM

NOTE:
SEE SHT. 2019 CALIFORNIA GREEN BUILDING STANDARS CODE
1. DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY
2. DIVISION 4.5 ENVIRONMENTAL

NOTE:
WHEN HVAC IS LOCATED WITHIN THE ATTIC AS ADDITIONAL SPRINKLER WILL BE REQUIRED ABOVE THE EQUIPMENT.

NOTE:
SEE ELECTRICAL LOW RISE MANDATORY MEASURES SHT. A-2. I

NOTE:
SEE SHT. A-8 FOR BURIAL DEPTH PLATE B802

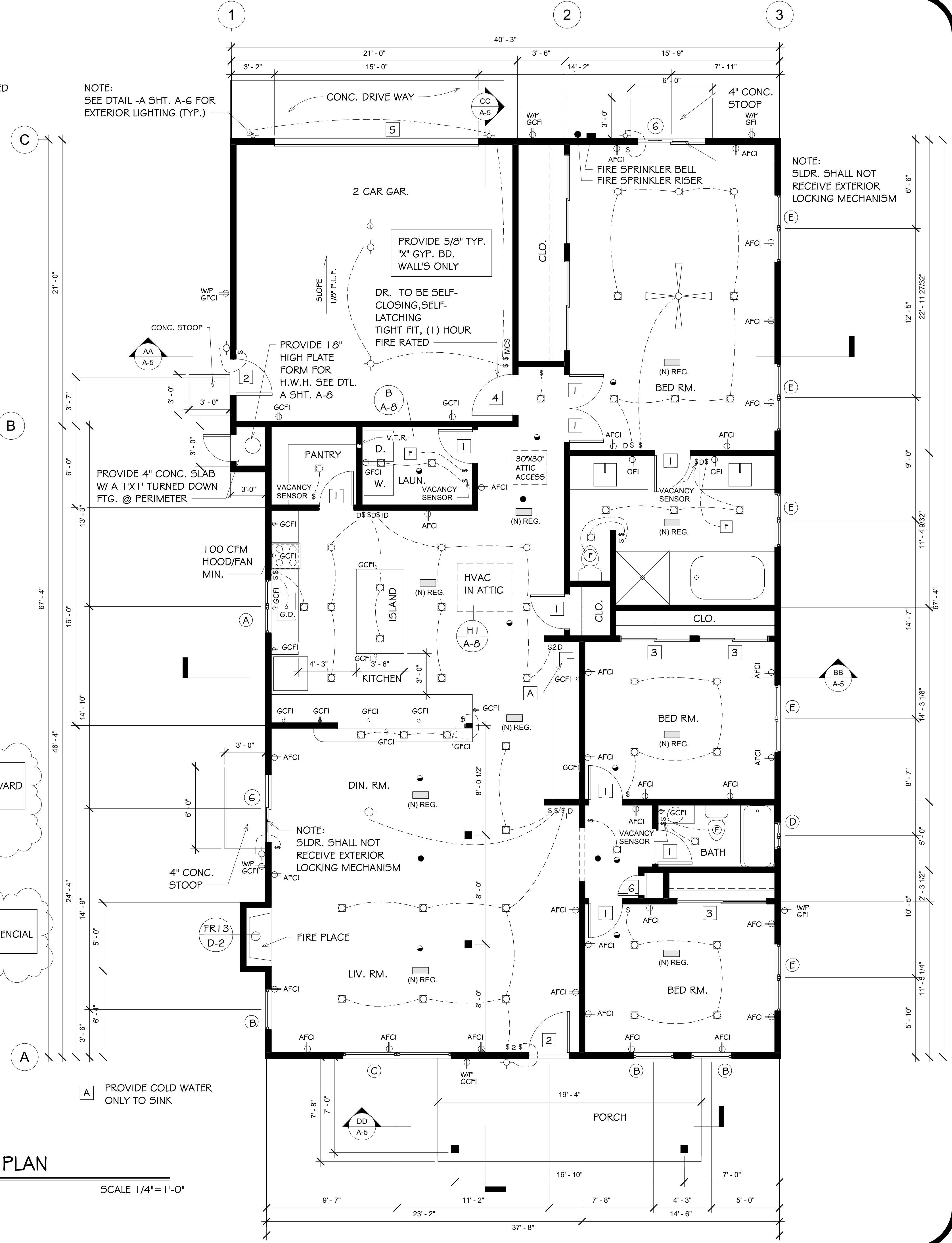
NOTE:
LIGHTS MUST BE SHIELDED AND DIRECTED DOWNWARD TO PREVENT OFF-SITE ILLUMINATION (OCC 16320)

SEE TITLE-24 FOR LIGHTING NOTES

NOTE:
SEE TITLE -24 FOR LOW-RISE RESIDENCIAL MANDATORY MEASURES

FLOOR PLAN

SCALE 1/4"= 1'-0"



REVISION	NO.

Antony Benavides

G & R HAMMER CONSTRUCTION
2370 EASTMAN AV. SUITE 101
OXNARD CA. 93030

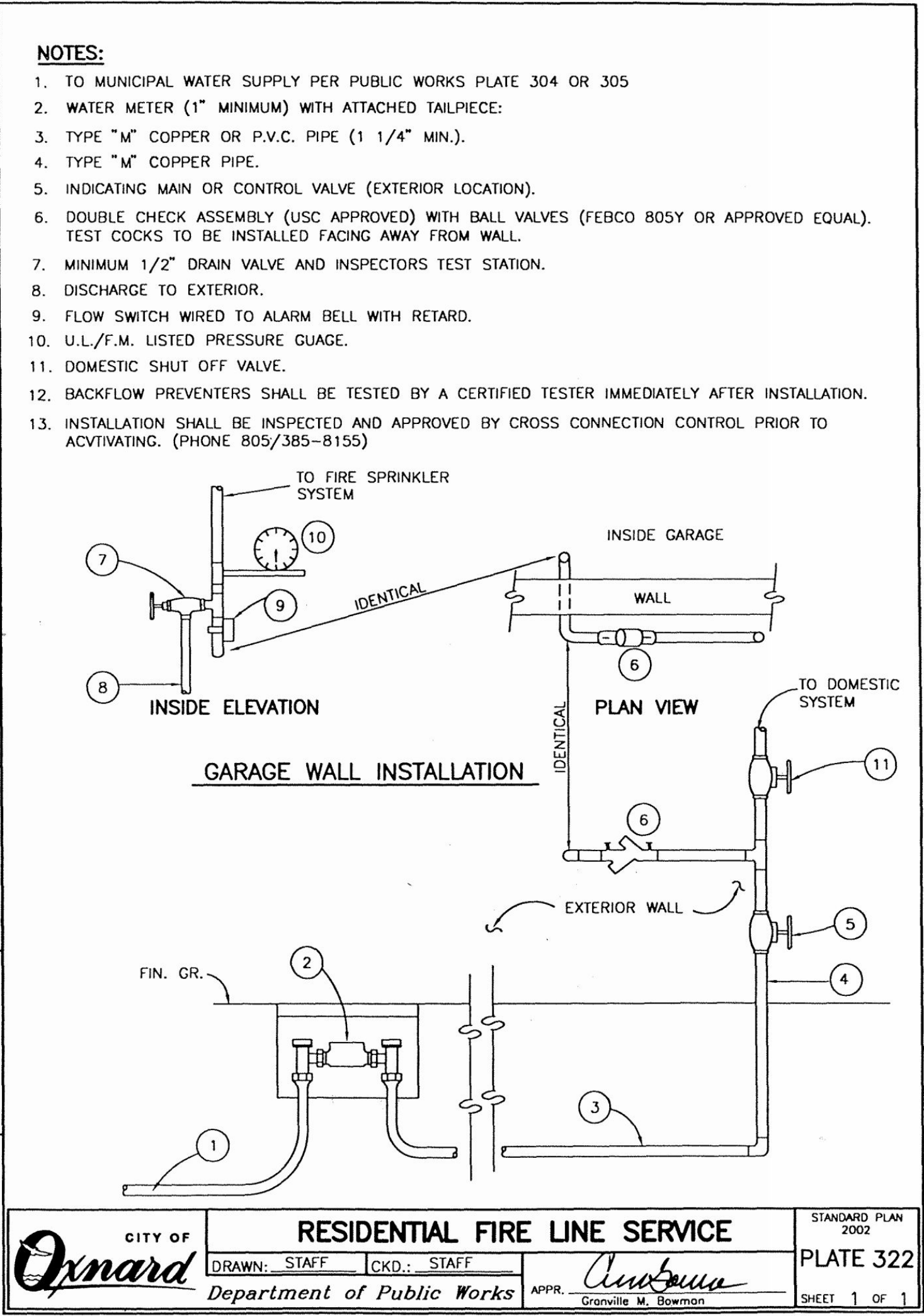
NEW RESIDENCE
204 S. JUANITA AV.
OXNARD CA. 93030

DRAWN A. BENAVIDES
CHECKED
SCALE AS NOTED
DATE
JOB. NO.
SHEET

A-2

REV.	ASBY	BY	DATE

REV.	ASBY	BY	DATE



FIRE SPRINKLER NOTES

1. A WATER FLOW SWITCH CONNECTED TO THE FIRE SPRINKLER SYSTEM SHALL ANNUNICATE AN EXTERIOR MOUNTED BELL.
2. SPRINKLER COVERAGE IS REQUIRED AND POWDER ROOMSREGARDLESS OF SQUARE FOOTAGE OR NFPA 1.3 EXCEPTIONS PER THE OXNARD FIRE MARSHAL

LIGHTING NOTES

1. RECEPTACLES SHALL NOT BE INSTALLED WITHIN OR ABOVE A BATH TUB OR SHOWER SPACE.
2. ALL ELECTRICAL OUTLETS IN BATHROOMS MUST BE "TAMPER RESISTANT" TYPE.
3. A BATHROOM, FOR THE PURPOSE OF ENERGY REQUIREMENTS, IS A ROOM CONTAINING A TUB AND/OR SHOWER, TOILET, AND A SINK THAT IS USED FOR PERSONAL HYGIENE.
4. ALL LIGHTING FIXTURES RECESSED INTO INSULATED CEILINGS SHALL BE AIR TIGHT (AT) AND APPROVED FOR ZERO-CLEARANCE INSULATION COVER (IC) BY UNDERWRITERS LABORATORIES OR OTHER TESTING/RATING LABORATORIES RECOGNIZED BY THE INTERNATIONAL CODE COUNCIL. SCREW-BASED SOCKETS ARE NOT ALLOWED IN RECESSED LIGHTING FIXTURES.
5. NO PARTS OF CORD-CONNECTED FIXTURES, HANGING FIXTURES, LIGHTING TRACK, PENDANTS, OR CEILING SUSPENDED (PADDLE) FANS SHALL BE LOCATED WITHIN 3 FEET HORIZONTALLY AND 8 FEET VERTICALLY FROM THE TOP OF THE BATHTUB RIM OR SHOWER STALL THRESHOLD.
6. LIGHT FIXTURES LOCATED WITHIN THE ACTUAL OUTSIDE DIMENSION OF THE BATHTUB OR SHOWER TO A HEIGHT OF 8 FEET VERTICALLY FROM THE TOP OF THE BATHTUB RIM OR SHOWER THRESHOLD SHALL BE MARKED FOR DAMP LOCATIONS, OR MARKED FOR WET LOCATIONS WHERE SUBJECT TO SHOWER SPRAY.
7. LIGHTING IN BATHROOMS MUST BE HIGH EFFICACY, AND AT LEAST ON LIGHT FIXTURE MUST BE CONTROLLED BY A MANUAL-ON VACANCY SENSOR.

NOTE:
PROVIDE EMERGENCY EXIT DOOR OR WINDOW FROM BASEMENT AND/OR SLEEPING ROOMS AND HABABBLE ATTICS. NET CLEAR WINDOW OPENING AREA SHALL BE NOT LESS RHAN 5.7 SQ. FT. (EXCEPT AT GRADE FLOOR OPENING SHALL BE MINIMUM 5.0 SQ. FT) MIN. NET WINDOW OPENING HEIGHT DIMENSION, 24" CLEAR, MIN. NET OPENING WITH DIMENSION,20" CLEAR. FINISHED SILL HEIGHT MAX. 44" ABOVE FLOOR. THE EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE OPERATIONAL COMPLYING WITH ASTM F2090 SHALL BE BE PERMITTED CRC R310.1

NOTE:
WHEN MORE THAN ONE SMOKE ALARM IS REQUIERED THEY SHALL BE INTERCONNECTED IN SUCH A MATTER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS IN THE DWELLING UNIT.

CRC R314.4

NOTE:
EXHAUST FANS TO MEET THE FOLLOWING ENERGY STAR CONTROLLED BY A HUMIDITY CONTROL UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTIALTION SYSTEM

REVISION	NO.

Anthony Benavides

G & R HAMMER CONSTRUCTION
2370 EASTMAN AV. SUITE 101
OXNARD CA. 93030

NEW RESIDENCE
204 S. JUANITA AV.
OXNARD CA. 93030

DRAWN A. BENAVIDES
A. BENAVIDES
SCALE
AS NOTED
JOB. NO.
SHEET
A-2.1

(N) PLUMBING FIXTURE COUNT

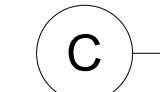
PRESSURE RANGE	40-60 PSI	TABLE 10.4
		NEW
METER AND STREET SERVICE		3/4"
BLD'G SUPPLY AND BRANCHES		1 1/4"
MAX ALLOWABLE LENGTH		80
WATER SUPPLY FIXTURE		30

This diagram illustrates the installation of roof shingles. It shows a cross-section of the roof structure, including the roof deck, underlayment, and the starter course of shingles. The diagram is labeled with the following components:

- Underlayment
- Three-tab shingles
- Starter course
- Underlayment extends
- Eaves drip edge
- Roof deck
- Shingles placed on top of underlayment

WARRIOR ROOFING
CODE COMPLIANT NEEDS ASTM D-226
#30 FELT ROOF DECK PROTECTION
28 LBS. PER SQUARE

MINIMUM 1 - LAYER OF ICE ANDWATER SHIELD ROL
ROOFING UNDERLAYMENT ICC ESR-1677APPROVAL FOR
SELF-ADHERED UNDERLAYMENTS USED AS ICE BARRIERS



SCALE 3/16" = 1'-0"

Antony Benavides

NEW RESIDENCE
204 S. JUANITA AV.
OXNARD CA. 93030

A-2.2

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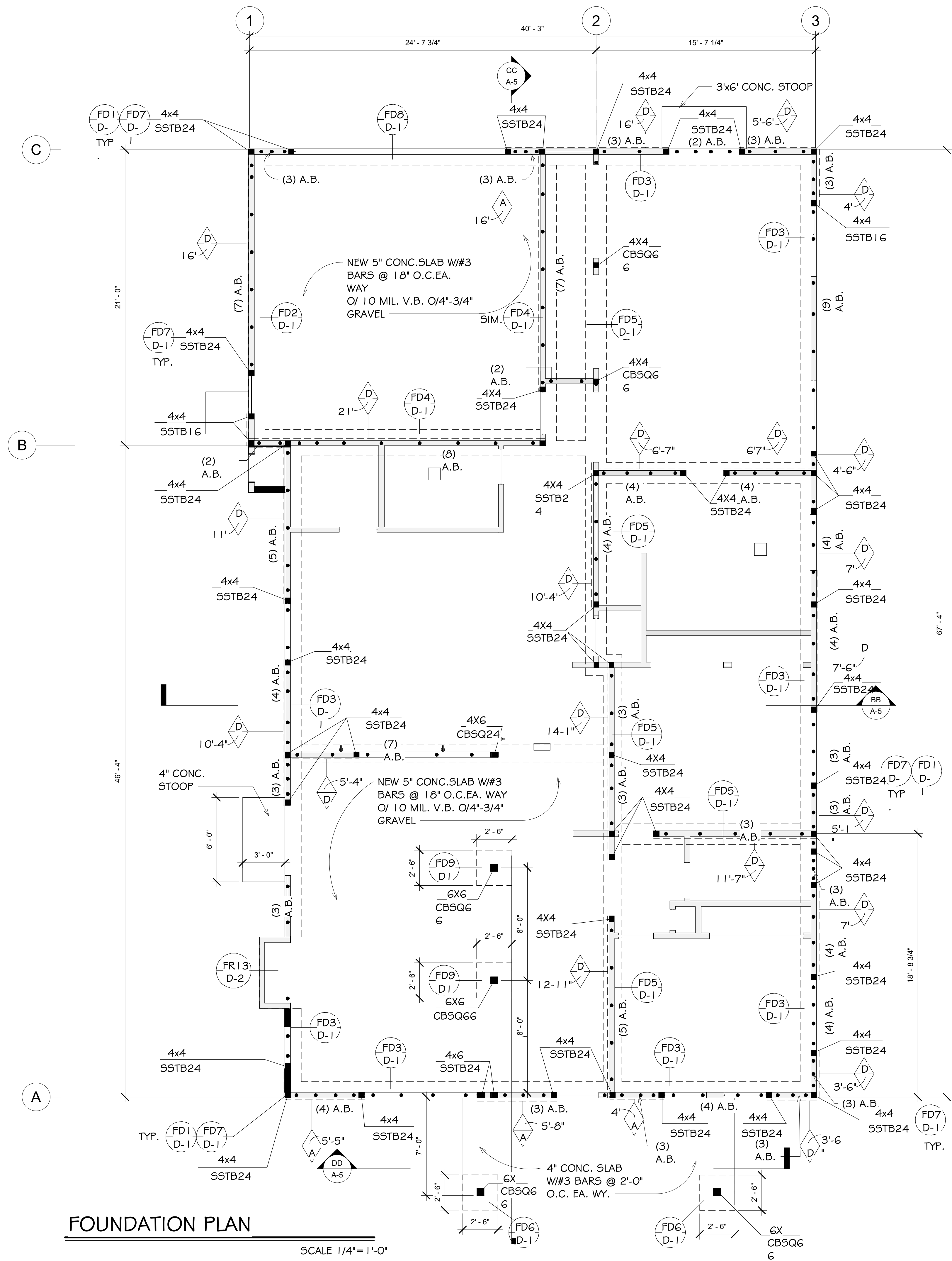
G & R HAMMER CONSTRUCTION
2370 EASTMAN AV. SUITE 101
OXNARD CA. 93030

NEW RESIDENCE
204 S. JUANITA AV.
OXNARD CA. 93030

DRAWN A. BENAVIDES
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DATE
JOB. NO.

SHEET

A-3



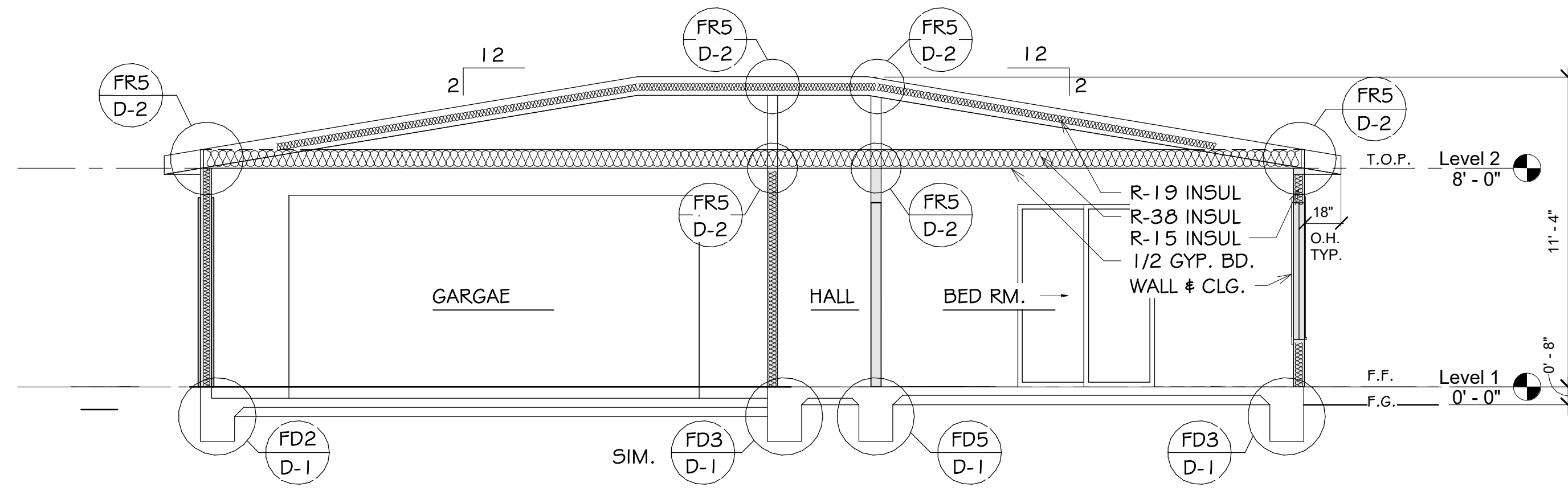
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OXNARD CA. 93030

NEW RESIDENCE
204 S. JUANITA AV.
OXNARD CA. 93030

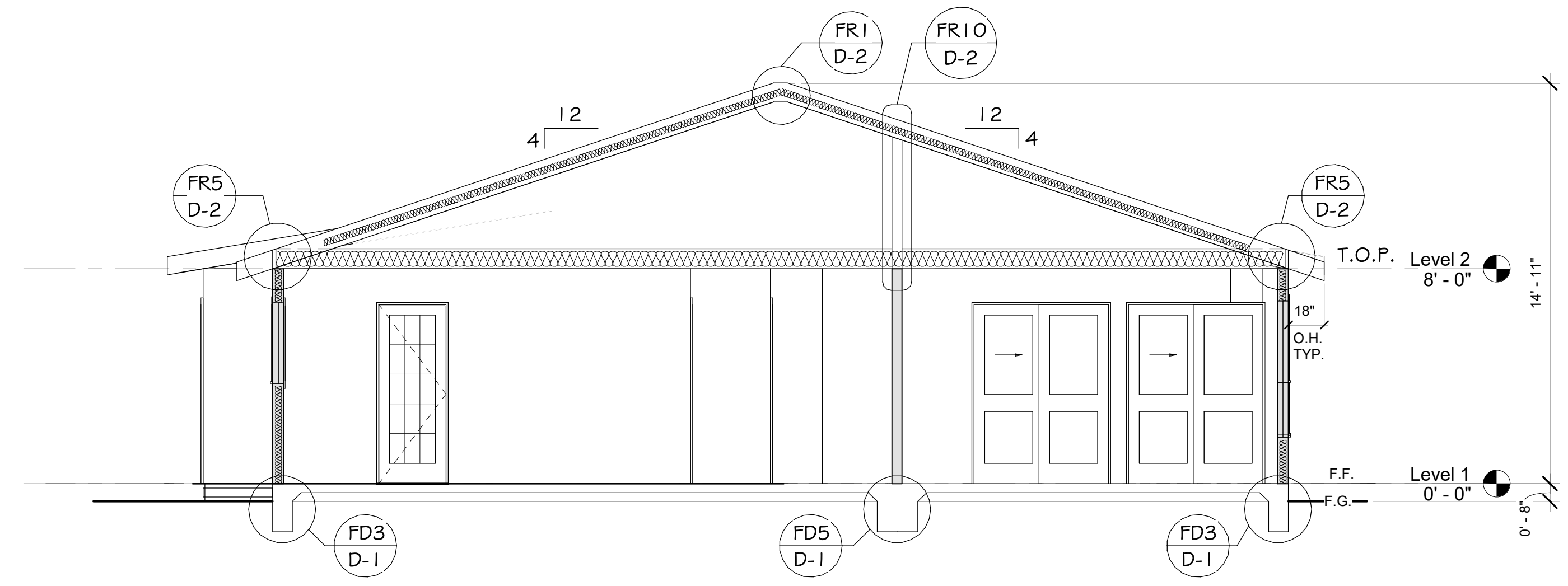
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CHECKED
SCALE AS NOTED
DATE
JOB. NO.
SHEET

A-5



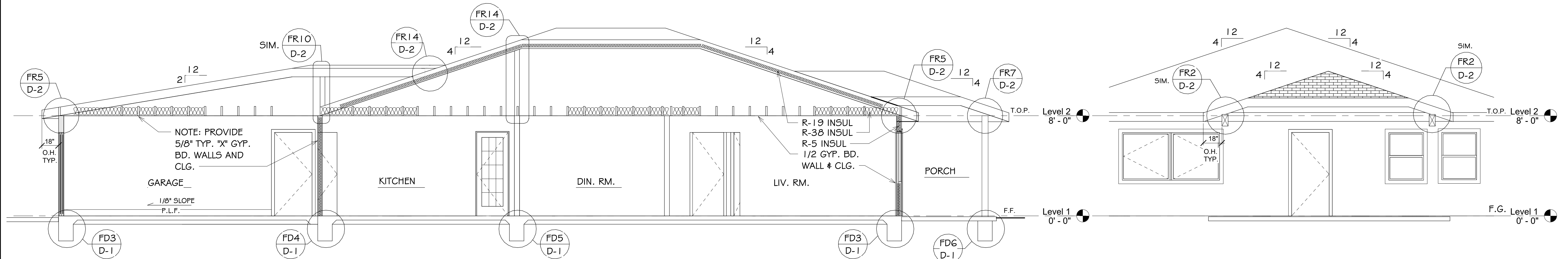
SECTION AA

SCALE 1/4"=1'-0"



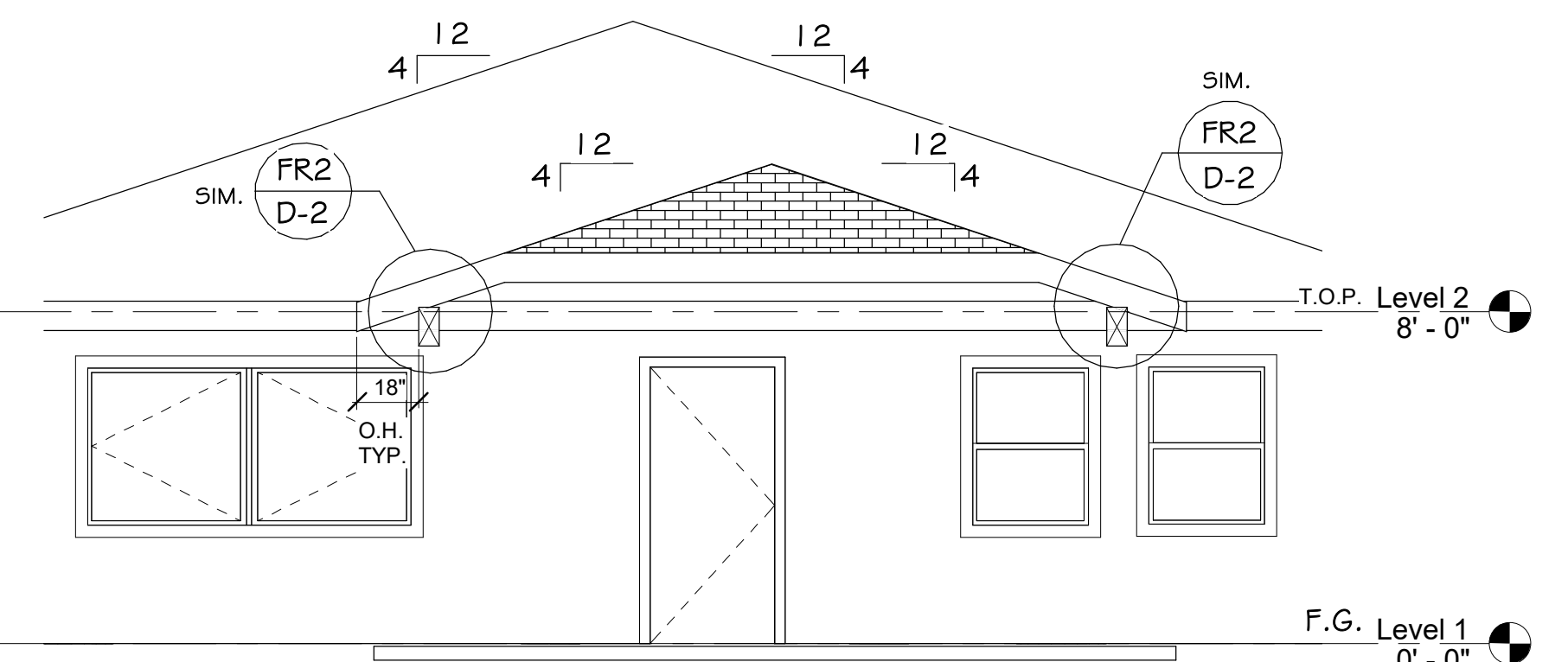
SECTION BB

SCALE 1/4"=1'-0"



SECTION CC

SCALE 1/4"=1'-0"



SECTION DD

SCALE 1/4"=1'-0"



HAPTON BAY
MODEL # HSP1691A — A

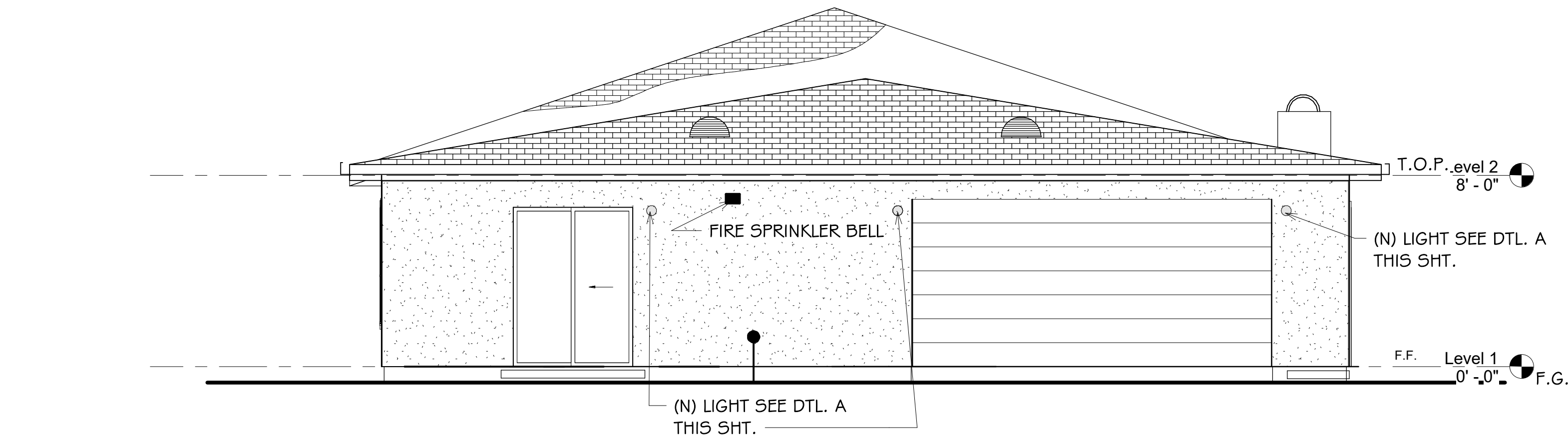
NOTE:
LIGHTS MUST BE SHIELDED AND DIRECTED DOWNWARD
TO PREVENT OFF-SITE ILLUMINATION (OCC 16320)

ATTIC VENT NOTES

1. PROVIDE EAVE ATTIC VENT TO ONE SQ.FT.PER. 150 SQ. FT. OF ATTIC AREA (COMBINE CLEAR OPENING OF 3.85 SQ. FT. MIN.) OR
2. ONE SQ. FT. PER 300 SQ. FT. OF ATTIC AREA WITH 1/2 OF THE VENT AREA NEAR THE RIDGE, AT LEAST THREE HIGHER, AND THE REMAINDER OF THE AREA AT THE EAVE OR CORNER VENTS (COMBINE CLEAR OPENING OF 1.92 SQ. FT. MIN.)
3. ONE PER SQ. FT. 300 PER SQ. FT. OF ATTIC AREA PROVIDE A VAPOR BARRIER NOT EXCEEDING 1 PER INSTALLATION, INSTALLED ON THE WARM SIDE OF THE ATTIC INSULATION (COMBINE OTHER OPENING OF 1.92 SQ. FT. MIN.)
4. ATTIC VENTS ARE REQUIRED TO BE PROTECTED BY 1/4" CORROSION RESISTANT METAL MESH 1/6" MIN. AND SHALL NOT EXCEED 1/4" (SEE R806.1CRC)

ROOF VENTS REQUIRED
ROOF VENT- 2.696 SQ. FT. / 150 = 17.97 SQ. FT. = 2,588.16 SQ. IN.
26 X 100 SQ. IN. = 2,600 SQ. IN.

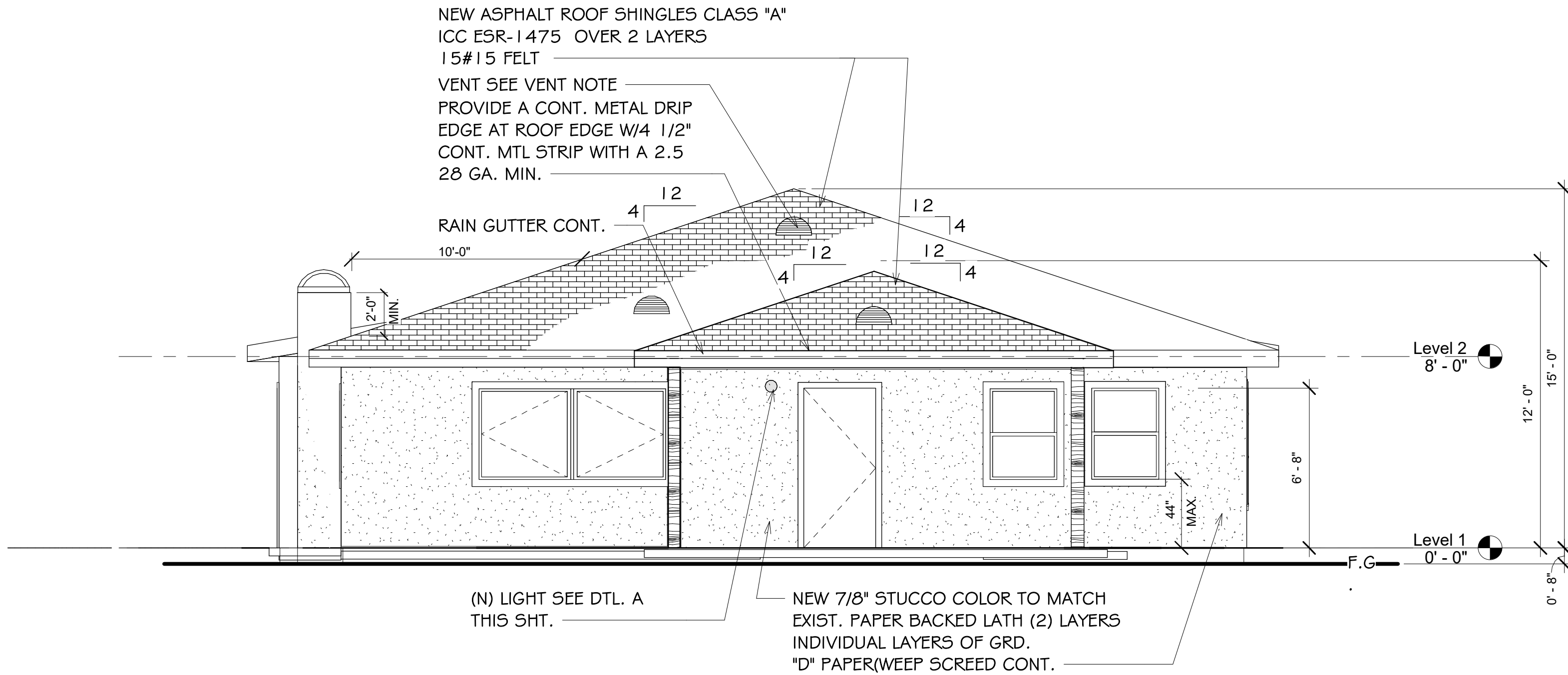
PROVIDE (10) VENTS NORTH ELEV., (10) VENTS SOUTH ELEV., (3) EAST ELEV. AND (3) WEST ELEV.
MFR. CONSTRUCTION METALS-MODEL #BH24-1/8 / 100 SQ. INCH PER VENT
(26) VENTS @ 100 SQ. IN. PER UNIT TOTAL 2,600 SQ. IN.



EAST ELEVATION

SCLAE 1/4"=1'-0"

- EXTERIOR FINISHES
- A. WOOD FASCIA BEHR- COLOR WARM CARMEL
 - B. STUCCO BEHR - HAVANA COFFEE
 - C. ROOF SHINGELS MFR. TIMBERTEX WEATHERED SLATE



WEST ELEVATION

SCLAE 1/4"=1'-0"

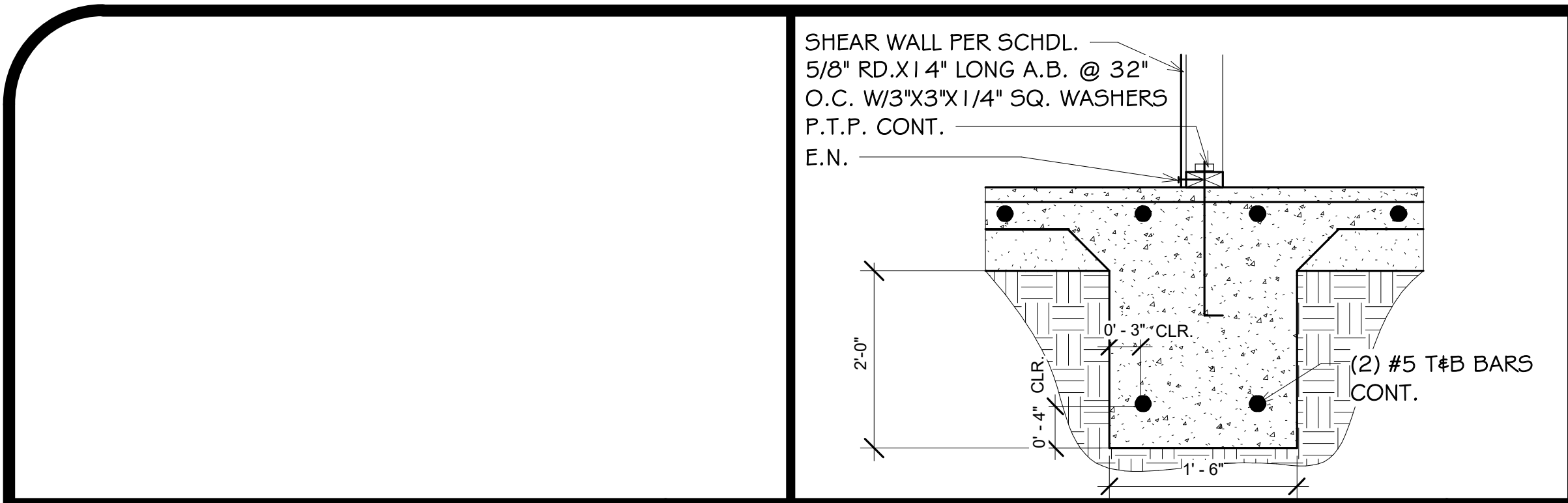
REVISION	NO.

Anthony Benavides

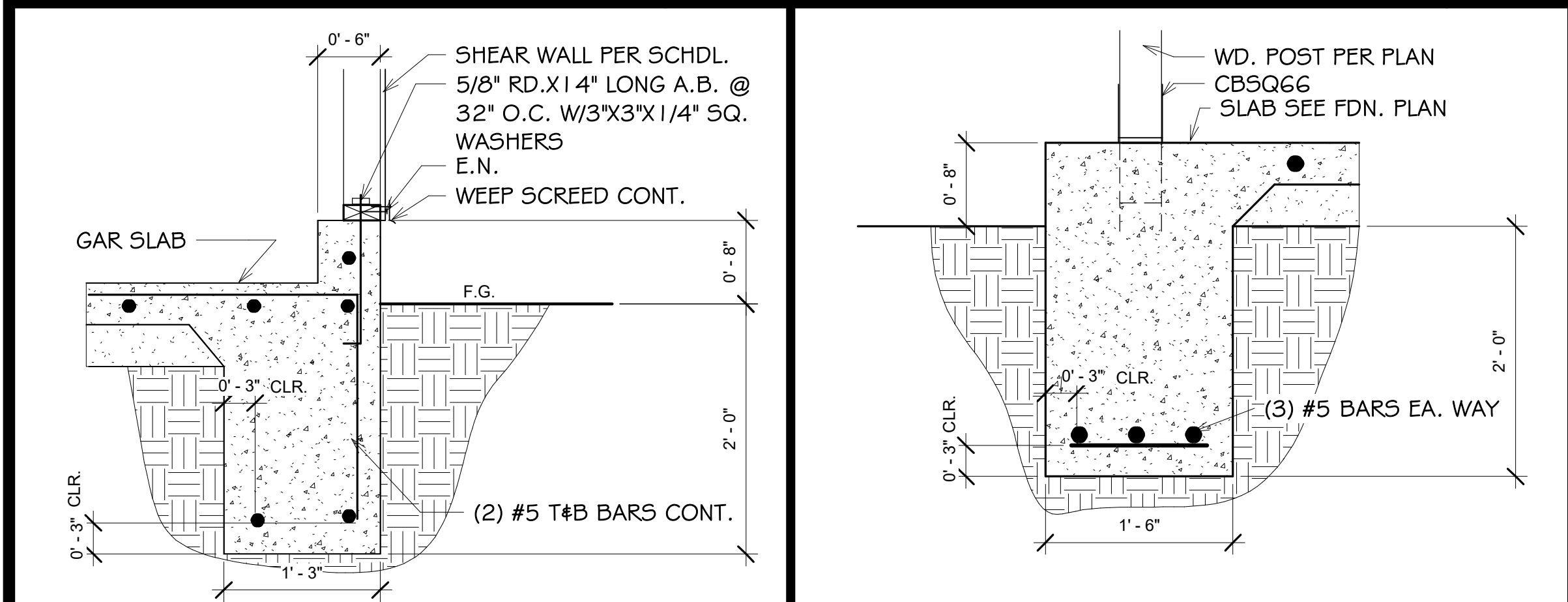
G & R HAMMER CONSTRUCTION
2370 EASTMAN AV. SUITE 101
OXNARD CA. 93030

NEW RESIDENCE
204 S. JUANITA AV.
OXNARD CA. 93030

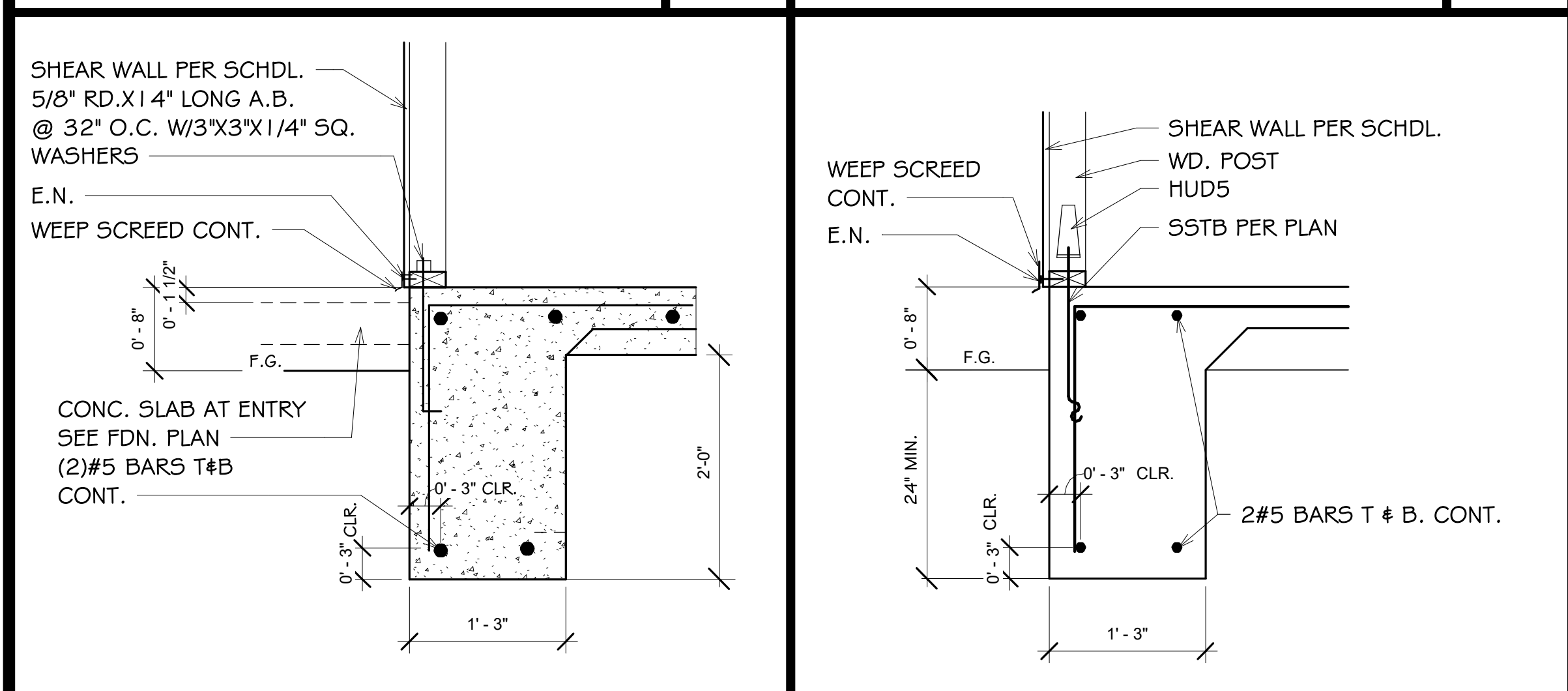
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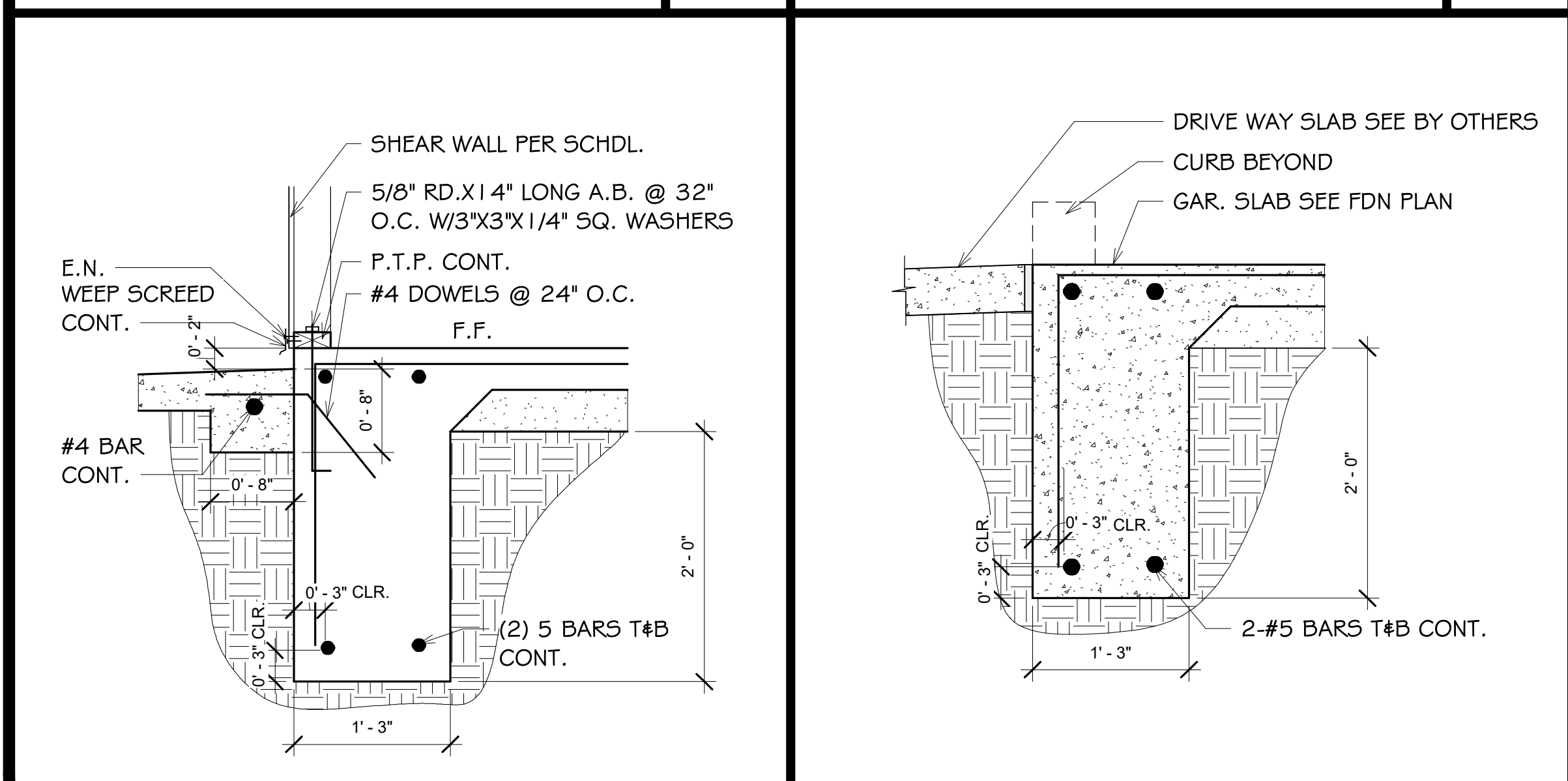
NOT USED FD1 INTERMEDIATE FOOTING FD5



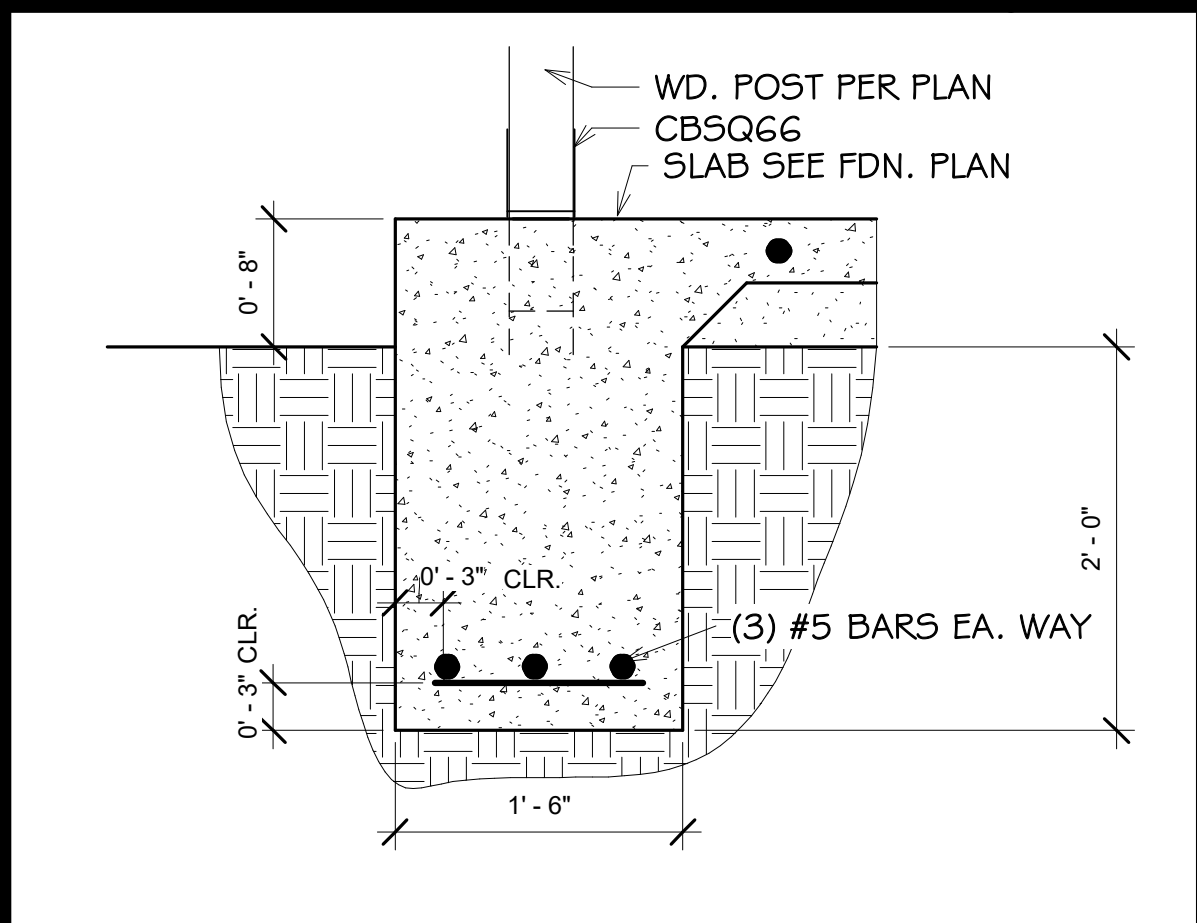
GARAGE CURB DETAIL FD2



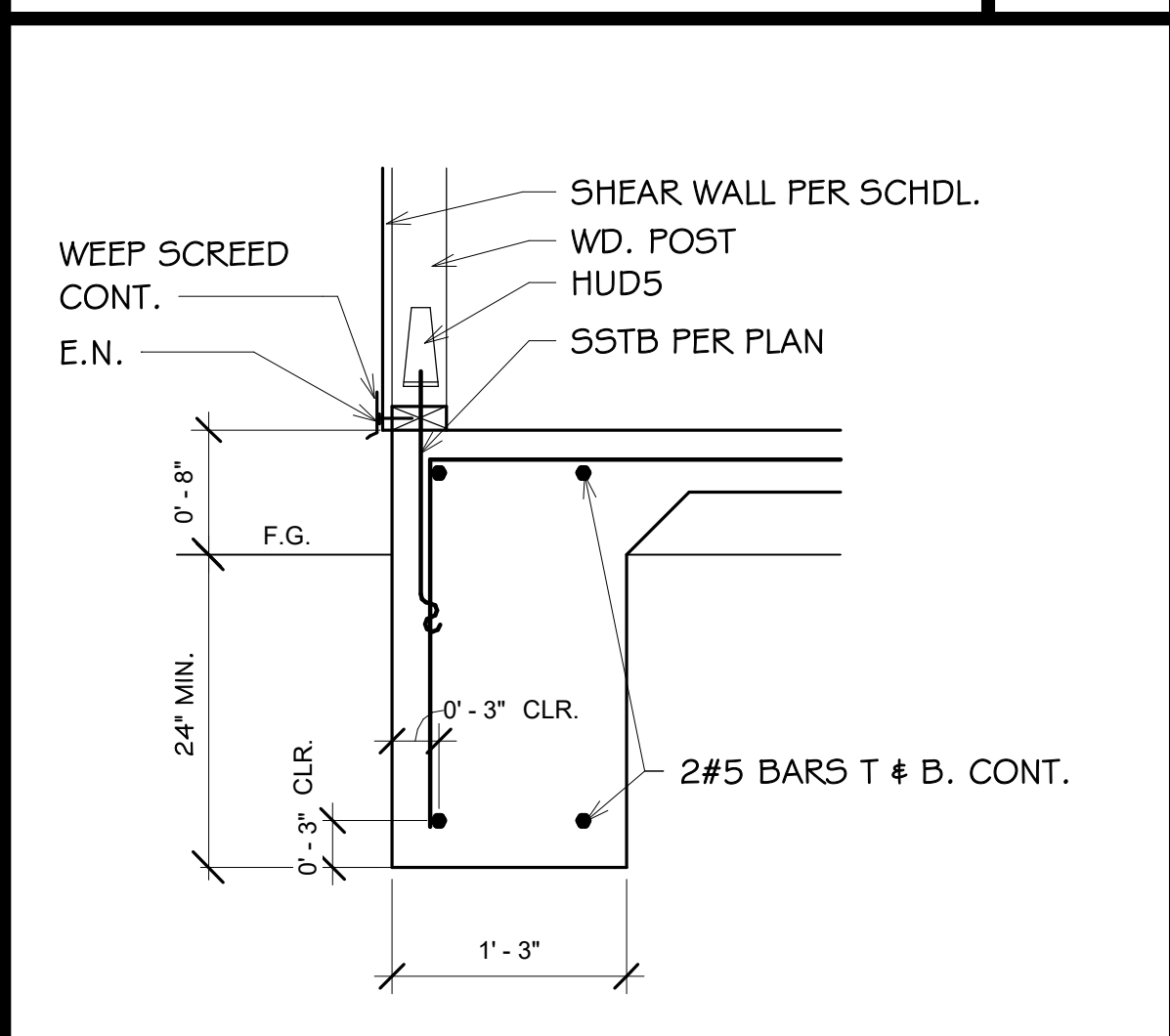
FOOTING DETAIL FD3



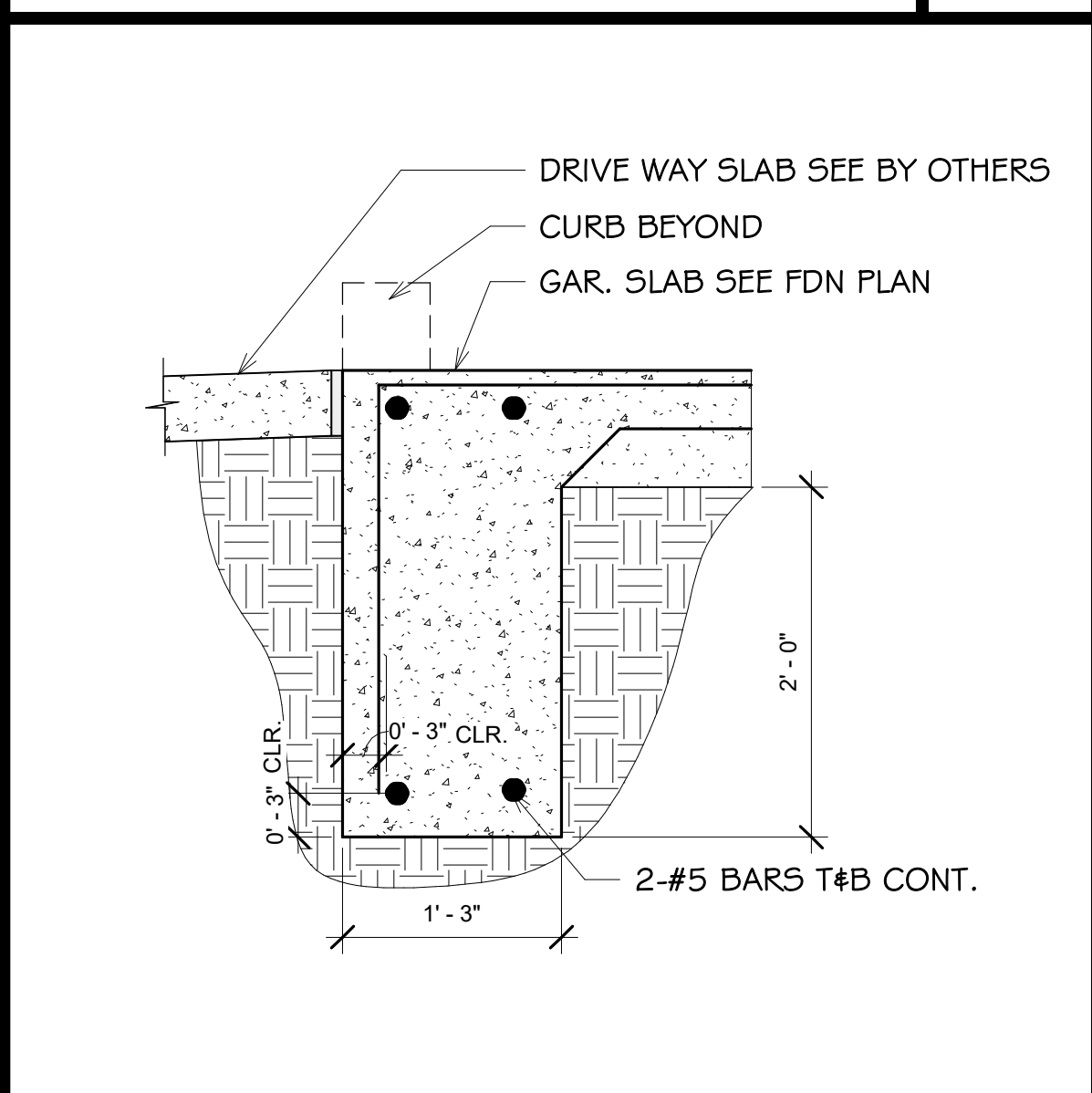
GARAGE TO FOOTING DTL FD4



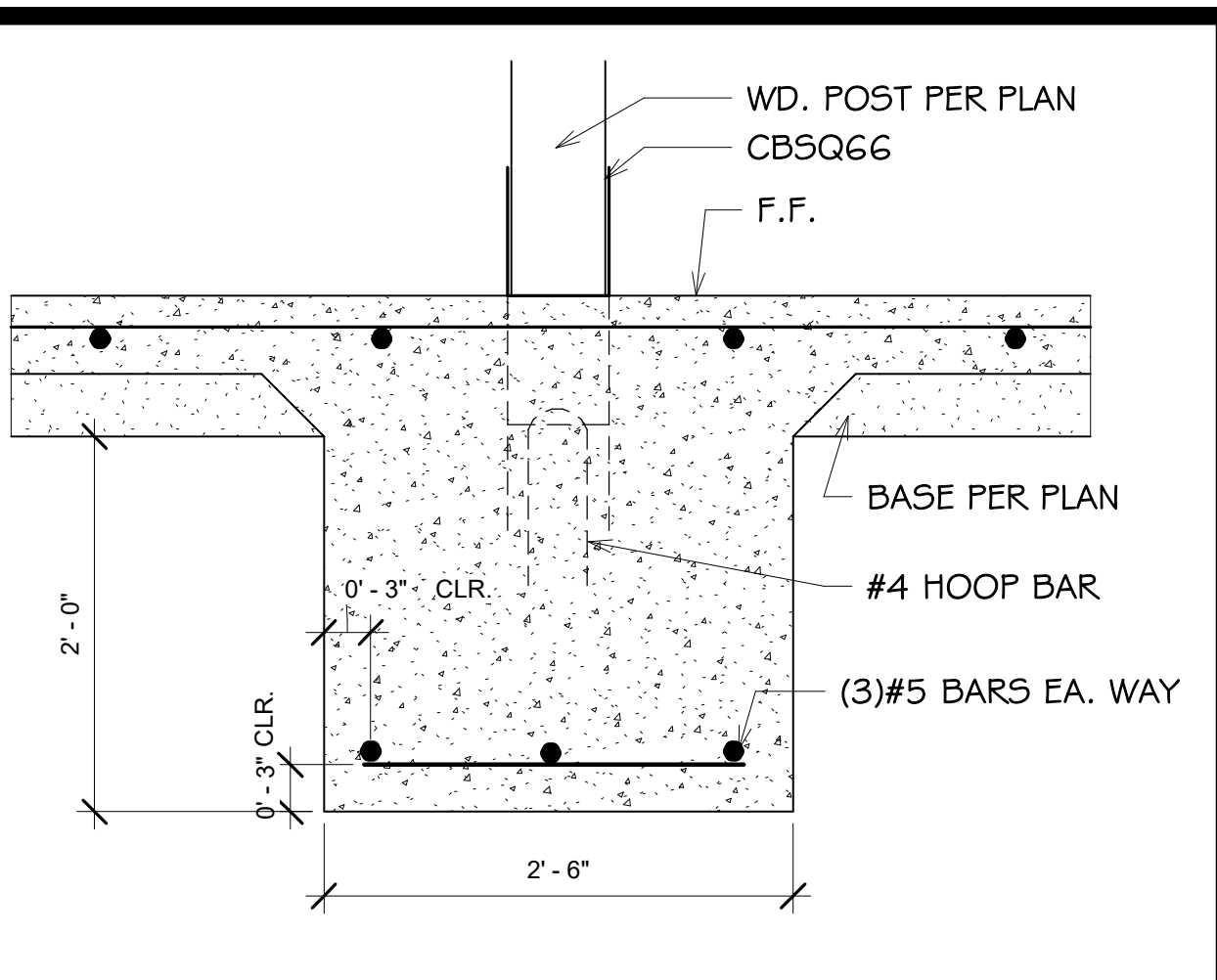
PORCH FOOTING FD6



HOLDOWN DETAIL FD7



SLAB TO FOOTING DETAIL FD8



POST FOOTING DETAIL FD9

REVISION	NO.

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OXNARD CA. 93030

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SCALE AS NOTED
DATE
JOB. NO.
SHEET D-1

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement)

DESCRIPTION	CALIFORNIA GREEN BUILDING STANDARD CODE
PROJECT	NEW RESIDENCE 204 S. JUANITA AV. OXNARD CA. 93030
DESIGNED BY	<i>Anthony Benavides</i>

CG1

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

Instructions:
This checklist is to be used on an individual project basis and may be modified by the applicant to meet the needs of their specific project. The applicant shall strike out those sections that are not applicable to their project and indicate the location of where this information is located. The applicant and property owner assume all responsibility associated with the use of this document.

[illegible]

Y	N/A	RESPON- PARTY
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TABLE 4.504.2 - SEALANT VOC LIMIT	
(Less Water and Less Exempt Compounds in Grams per Liter)	
SEALANTS	VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NON-POROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS _{2,3}	
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS	
COATING CATEGORY	VOC LIMIT
FLAT COATINGS	50
NON-FLAT COATINGS	100
NONFLAT-HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS ¹	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

- GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS
- THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
- VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

[illegible][illegible]

CG2

DESCRIPTION

CALIFORNIA GREEN BUILDING STANDARD CODE

PROJECT

NEW RESIDENCE

204 S. JUANITA AV.

OXNARD CA. 93030

DRAWN BY

Anthony Benavides

REVISIONS

Description	Date

JOB NO.

DATE

HVAC - DISTRIBUTION SYSTEMS							
01	02	03	04	05	06	07	
Name	Type	Duct Leakage	Insulation R-value	Duct Location	Bypass Duct	HERS Verification	
Distribution System 1.	Duct/Attic	Sealed and tested	8	Attic	None	Distribution System 1-HERS-dist	
HVAC DISTRIBUTION - HERS VERIFICATION							
01	02	03	04	05	06	07	08
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler
Distribution System 1-HERS-dist	Required	5.0	Not Required	Not Required	Not Required	Not Required	n/a
HVAC - FAN SYSTEMS							
01	02	03			04		
Name	Type	Fan Power (Watts/CFM)			HERS Verification		
HVAC Fan System 1	Single Speed PSC Furnace Fan	0.58			HVAC Fan System 1-HERS-fan		
HVAC FAN SYSTEMS - HERS VERIFICATION							
01	02	03			04		
Name	Verified Fan Watt Draw	Required Fan Efficiency (Watts/CFM)			0.58		
HVAC Fan System 1-HERS-fan	Required						
IAQ (Indoor Air Quality) FANS							
01	02	03	04	05	06		
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness(%)	HERS Verification		
SFam IAQVentRot	51	0.25	Default	0	Required		
COOLING VENTILATION							
01	02	03	04	05	06		
Name	Airflow Rate (CFM/R2)	Cooling Vent CFM	Cooling Vent Watts/CFM	Total Watts	Number of Fans		
WHOLE HOUSE Fan 1	2.080376205910164	4400	0.1	440	1		

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
1. I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name: LAWRENCE GORDON	Documentation Author Signature: 
Company: LRG DESIGNS,LLC	Signature Date: 2019-10-11 10:25:26
Address: 1207 W. 112TH STREET LOS ANGELES, CA 90044	CEAHERS Certification Identification (If applicable): NA
City/State/Zip: LOS ANGELES, CA 90044	Phone: 323-955-9827
RESPONSIBLE PERSON'S DECLARATION STATEMENT	
I certify the following under penalty of perjury, under the laws of the State of California: 1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance. 2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. 3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.	
Responsible Designer Name: LAWRENCE GORDON	Responsible Designer Signature: 
Company: LRG DESIGNS,LLC	Date Signed: 2019-10-11 10:25:26
Address: 1207 W. 112TH STREET LOS ANGELES, CA 90044	License: NA
City/State/Zip: LOS ANGELES, CA 90044	Phone: 323-955-9827

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



FENESTRATION / GLAZING									
01	02	03	04	05	06	07	08	09	10
Name	Type	Surface (Orientation-Azimuth)	Width (ft)	Height (ft)	Multiplier	Area (ft²)	U-factor	SHGC	Exterior Shading
Window B(1)	Window	FRONT Exterior Wall 1 (Front-90)	3.0	4.0	1	12.0	0.32	0.25	Insect Screen (default)
Window B(2)	Window	FRONT Exterior Wall 1 (Front-90)	3.0	4.0	1	12.0	0.32	0.25	Insect Screen (default)
Window C(1)	Window	FRONT Exterior Wall 1 (Front-90)	3.0	4.0	1	12.0	0.32	0.25	Insect Screen (default)
Window B(3)	Window	LEFT Exterior Wall 1 (Left-180)	3.0	4.0	1	12.0	0.32	0.25	Insect Screen (default)
Window A	Window	LEFT Exterior Wall 1 (Left-180)	3.0	4.0	1	12.0	0.32	0.25	Insect Screen (default)
Window F	Window	LEFT Exterior Wall 1 (Left-180)	5.0	6.7	1	33.4	0.32	0.25	None
Window F(2)	Window	REAR Exterior Wall 1 (Back-270)	5.0	6.7	1	33.4	0.32	0.25	None
Window E(1)	Window	RIGHT Exterior Wall 1 (Right-0)	5.0	5.0	1	25.0	0.32	0.25	Insect Screen (default)
Window E (2)	Window	RIGHT Exterior Wall 1 (Right-0)	5.0	5.0	1	25.0	0.32	0.25	Insect Screen (default)
Window E(3)	Window	RIGHT Exterior Wall 1 (Right-0)	5.0	5.0	1	25.0	0.32	0.25	Insect Screen (default)
Window D	Window	RIGHT Exterior Wall 1 (Right-0)	1.3	2.0	1	2.7	0.32	0.25	Insect Screen (default)
Window E(4)	Window	RIGHT Exterior Wall 1 (Right-0)	5.0	5.0	1	25.0	0.32	0.25	Insect Screen (default)
Window G	Window	RIGHT Exterior Wall 1 (Right-0)	5.0	4.0	1	20.0	0.32	0.25	Insect Screen (default)
OPAQUE DOORS									
01	02	03	04						
Name	Side of Building	Area (ft²)	U-factor						
Door 2	FRONT Exterior Wall 1	20.0	0.50						
Door E	LEFT Exterior Wall 2	112.0	1.00						
Door 5	REAR Exterior Wall 2	105.0	1.00						
Door 4	REAR Exterior Wall 2	20.0	1.00						

OPAQUE SURFACE CONSTRUCTIONS						
01	02	03	04	05	06	07
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Winter Design U-factor	Assembly Layers
NEW EXTERIOR WALL	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	R 15	0.087	• Inside Finish: Gypsum Board • Cavity / Frame: R-15 / 2x4 • Sheathing / Insulation: Wood Siding/sheathing/Decking • Exterior Finish: 3 Coat Stucco
CEILING	Ceilings (below attic)	Wood Framed Ceiling	2x10 @ 16 in. O.C.	R 38	0.026	• Inside Finish: Gypsum Board • Cavity / Frame: R-24 / 2x10 • Over Ceiling Joists: R-13.9 Insul.
NEW GARAGE EXTERIOR WALL	Exterior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	none	0.361	• Inside Finish: Gypsum Board • Cavity / Frame: no Insul. / 2x4 • Exterior Finish: 3 Coat Stucco
GARAGE COMMON WALL	Interior Walls	Wood Framed Wall	2x4 @ 16 in. O.C.	R 15	0.080	• Inside Finish: Gypsum Board • Cavity / Frame: R-15 / 2x4 • Sheathing / Insulation: Wood Siding/sheathing/Decking • Other Side Finish: Gypsum Board
GARAGE CEILING	Ceilings (below attic)	Wood Framed Ceiling	2x6 @ 16 in. O.C.	none	0.467	• Inside Finish: Gypsum Board • Cavity / Frame: no Insul. / 2x6 • Roof Deck: Wood Siding/sheathing/Decking + Roofing: Light Roof (Asphalt Shingle)
Garage Asphalt Shingle Roof	Attic Roofs	Wood Framed Ceiling	2x6 @ 16 in. O.C.	none	0.624	• Cavity / Frame: R-19 / 2x10 • Roof Deck: Wood Siding/sheathing/Decking + Roofing: Light Roof (Asphalt Shingle)
Asphalt Shingle Roof	Attic Roofs	Wood Framed Ceiling	2x10 @ 16 in. O.C.	R 19	0.053	
SLAB FLOORS						
01	02	03	04	05	06	07
Name	Zone	Area (ft²)	Perimeter (ft)	Edge Insul. R-value & Depth	Carpeted Fraction	Heated
Slab On Grade 1	NEW SINGLE FAMILY DWELLING	2115	170.58	None	0.8	No
Slab On Grade 2	Garage	462	44.581	None	0	No
BUILDING ENVELOPE - HERS VERIFICATION						
01	02	03	04			
Quality Insulation Installation (QI)	Quality Installation of Spray Foam Insulation	Building Envelope Air Leakage	CFM50			
Not Required	Not Required	Not Required	n/a			

WATER HEATING SYSTEMS											
01	02		03		04		05		06		
Name	System Type		Distribution Type		Water Heater		Number of Heaters		Solar Fraction (%)		
DHW System 1	DHW		Standard		Water Heater 1 (1)		1		n/a		
WATER HEATERS											
01	02	03	04	05	06	07	08	09	10	11	12
Name	Heater Element Type	Tank Type	Number of Units	Tank Volume (gal)	Uniform Energy Factor / Efficiency	Input Rating / Pilot / Thermal Efficiency	Tank Insulation R-value (Int/Ext)	Standby Loss / Recovery Eff	First Hour Rating / Flow Rate	NEEA Heat Pump Brand / Model / Other	Tank Location or Ambient Condition
Water Heater 1	Gas	Consumer Instantaneous (UEF)	1	0	0.92 UEF	<= 200 kBtu/hr	R-0/R-0	n/a	8 GPM	n/a	n/a
SPACE CONDITIONING SYSTEMS											
01	02		03		04		05		06		
SC Sys Name	System Type		Heating Unit Name		Cooling Unit Name		Fan Name		Distribution Name		
HVAC System 1	Other Heating and Cooling System		Heating System 1		Cooling System 1		HVAC Fan System 1		Distribution System 1		
HVAC - HEATING UNIT TYPES											
01	02		03		04						
Name	System Type		R-Value		Number of Units						
Heating System 1	Conifurnace				1						
					Efficiency						
					80 AFUE						
HVAC - COOLING UNIT TYPES											
01	02	03		04	05	06		07		08	
Name	System Type	Number of Units		Efficiency EER	SEER	Zonally Controlled		Compressor Type		HERS Verification	
Cooling System 1	SplitAirCond	1		11.7	14	Not Zonal		Single Speed		Cooling System 1-HERS-cool	
HVAC COOLING - HERS VERIFICATION											
01	02		03		04		05		06		
Name	Verified Airflow		Airflow Target		Verified EER		Verified SEER		Verified Refrigerant Charge		
Cooling System 1-HERS-cool	Required		400		Not Required		Not Required		Required		

GENERAL INFORMATION											
01	Project Name		204 S. JUANITA AVENUE PROJECT								
02	Calculation Description		NEW 2,115 SF SINGLE FAMILY DWELLING								
03	Project Location		204 S. JUANITA AVENUE								
04	City		OXNARD, CA			05	Standards Version			Compliance 2017	
06	Zip Code		93030			07	Compliance Manager Version			BEMCmpMgr 2016.3.1 (1149)	
08	Climate Zone		CZ6			09	Software Version			CBCEC-Res 2016.3.1 (1019)	
10	Building Type		Single Family			Front Orientation (deg/Cardinal)			90		
12	Project Scope		Newly Constructed			Number of Dwelling Units			1		
14	Total Cond. Floor Area (ft²)		2115			Number of Zones			1		
16	Slab Area (ft²)		2115			Number of Stories			1		
18	Addition Cond. Floor Area(ft²)		n/a			Natural Gas Available			Yes		
20	Addition Slab Area (ft²)		n/a			Glazing Percentage (%)			12.7%		
COMPLIANCE RESULTS											
01	Building Complies with Computer Performance										
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.										
03	This building incorporates one or more Special Features shown below										

ENERGY USE SUMMARY				
04	05	06	07	08
Energy Use (kTD/yr-ft²-yr)	Standard Design	Proposed Design	Compliance Margin	Percent Improvement
Space Heating	8.08	9.16	-1.08	-13.4%
Space Cooling	1.25	1.24	0.01	0.8%
IAQ Ventilation	1.12	1.12	0.00	0.0%
Water Heating	8.34	7.21	1.13	13.5%
Photovoltaic Offset		0.00	0.00	
Compliance Energy Total	18.79	18.73	0.06	0.3%



2016 Low-Rise Residential Mandatory Measures Summary

NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. *Exceptions may apply.
(Revised 04/2017)

Building Envelope Measures:	
§ 110.6(a)1:	Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 cfm/ft ² or less when tested per NFRC-400 or ASTM E283 or AAMA WDMA/CSA 1011.3.2/4440-2011.*
§ 110.6(a)5:	Labeling. Fenestration products must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from TABLES 110.6-A and 110.6-B for compliance and must be caulked and/or weatherstripped.*
§ 110.7:	Air Leakage. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather striped.
§ 110.8(a):	Insulation Certification by Manufacturers. Insulation specified or installed must meet Standards for Insulating Material.
§ 110.8(g):	Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) when the installation of a cool roof is specified on the CFR.
§ 110.8(j):	Radiant Barrier. A radiant barrier must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 150.0(a):	Ceiling and Rafter Roof Insulation. Minimum R-22 insulation in wood-frame ceiling; or the weighted average U-factor must not exceed 0.043. Minimum R-19 or weighted average U-factor of 0.054 or less in a rafter roof alteration. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.
§ 150.0(b):	Loose-fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	Above Grade Wall Insulation. Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less (R-19 in 2x6 or U-factor of 0.074 or less). Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102, equivalent to an installed value of R-13 in a wood framed assembly.
§ 150.0(d):	Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.*
§ 150.0(f):	Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facings, no greater than 0.3%; have a water vapor permeance no greater than 2.0 perm/inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	Vapor Retarder. In Climate Zones 1-16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(d).
§ 150.0(g)2:	Vapor Retarder. In Climate Zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(g):	Fenestration Products. Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.58; or the weighted average U-factor of all fenestration must not exceed 0.58.
Fireplaces, Decorative Gas Appliances, and Gas Log Measures:	
§ 150.0(e)1A:	Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)1B:	Combustion Intake. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and light-fitting damper or combustion-air control device.*
§ 150.0(e)1C:	Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.*
§ 150.0(e)2:	Pilot Light. Continuous burning pilot lights and the use of indoor air for cooling a firebox jacket, when that indoor air is vented to the outside of the building, are prohibited.
Space Conditioning, Water Heating, and Plumbing System Measures:	
§ 110.0-§ 110.3:	Certification. Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the Energy Commission.*
§ 110.2(a):	HVAC Efficiency. Equipment must meet the applicable efficiency requirements in TABLE 110.2-A through TABLE 110.2-K.*
§ 110.2(b):	Controls for Heat Pumps with Supplementary Electric Resistance Heaters. Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.*
§ 110.2(c):	Thermostats. All unitary heating or cooling systems not controlled by a central energy management control system (EMCS) must have a minimum 1° Fahrenheit thermostat.
§ 110.3(c)5:	Water Heating Recirculation Loops Serving Multiple Dwelling Units. Water heating recirculation loops serving multiple dwelling units must meet the air release valve, backflow prevention, pump priming, pump isolation valve, and recirculation loop connection requirements of § 110.3(c)5.
§ 110.3(c)7:	Isolation Valves. Instantaneous water heaters with an input rating greater than 8 MBTU/hr (2 kW) must have isolation valves with hose bibbs or other fittings on both cold water and hot water lines of water heating systems to allow for water tank flushing when the valves are closed.
§ 110.5:	Pilot Lights. Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu/hr are exempt); and pool and spa heaters.*
§ 150.0(h)1:	Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; and ASHRAE Residential Comfort System Installation Standards Manual, or ACCA Manual J using design conditions specified in § 150.0(h)2.



2016 Low-Rise Residential Mandatory Measures Summary

§ 150.0(m)3:	Duct System Sizing and Air Filter Grille Sizing. Space conditioning systems that use forced air ducts to supply cooling to an occupiable space must have a hole for the placement of a static pressure probe (HSP), or a permanently installed static pressure probe (PSP) in the supply plenum. The space conditioning system must also demonstrate airflow ≥ 350 CFM per ton of nominal cooling capacity through the return grilles, and an air-handling unit fan efficiency ≤ 0.58 WCFM as confirmed by field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.3. This applies to both single zone central forced air systems and every zone for zonally controlled central forced air systems.
§150.0(o):	Ventilation for Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2. Neither window operation nor continuous operation of central forced air system air handlers used in central fan integrated ventilation systems are permissible methods of providing whole-building ventilation.
§ 150.0(o)1A:	Field Verification and Diagnostic Testing. Whole-building ventilation airflow must be confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.7.
Pool and Spa Systems and Equipment Measures:	
§ 110.4(a):	Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency that complies with the Appliance Efficiency Regulations; an on-off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating.*
§ 110.4(b)1:	Piping. Any pool or spa heating equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in bulk-up connections to allow for future solar heating.
§ 110.4(b)2:	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	Directional inlets and time switches for pools. Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.*
Lighting Measures:	
§ 110.9:	Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.
§ 110.9(e):	JAB High Efficacy Light Sources. To qualify as a JAB high efficacy light source for compliance with § 150.0(k), a residential light source must be certified to the Energy Commission according to Reference Joint Appendix JA8.
§ 150.0(k)1A:	Luminaire Efficacy. All installed luminaires must be high efficacy in accordance with TABLE 150.0-A.
§ 150.0(k)1B:	Blank Electrical Boxes. The number of electrical boxes that are more than 5 feet above the finished floor and do not contain a luminaire or other device must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.
§ 150.0(k)1C:	Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must meet all of the requirements for: insulation contact (IC) labeling; air leakage; sealing; maintenance; and socket and light source as described in § 150.0(k)1C. A JAB-2016-E light source rated for elevated temperature must be installed by final inspection in all recessed downlight luminaires in ceilings.
§ 150.0(k)1D:	Electronic Ballasts. Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 20 kHz.
§ 150.0(k)1E:	Night Lights. Permanently installed night lights and night lights integral to installed luminaires or exhaust fans must be rated to consume no more than 5 watts of power per luminaire or exhaust fan as determined in accordance with § 130.0(c). Night lights do not need to be controlled by vacancy sensors.
§ 150.0(k)1F:	Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).
§ 150.0(k)1G:	Screw based luminaires. Screw based luminaires must not be recessed downlight luminaires in ceilings and must contain lamps that comply with Reference Joint Appendix JA8. Installed lamps must be marked with "JAB-2016" or "JAB-2016-E" as specified in Reference Joint Appendix JA8.*
§ 150.0(k)1H:	Enclosed Luminaires. Light sources installed in enclosed luminaires must be JAB compliant and must be marked with "JAB-2016-E."
§ 150.0(k)2A:	Interior Switches and Controls. All forward phase out dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	Interior Switches and Controls. Exhaust fans must be switched separately from lighting systems.*
§ 150.0(k)2C:	Interior Switches and Controls. Luminaires must be switched with readily accessible controls that permit the luminaires to be manually switched ON and OFF.
§ 150.0(k)2D:	Interior Switches and Controls. Controls and equipment must be installed in accordance with manufacturer's instructions.
§ 150.0(k)2E:	Interior Switches and Controls. No control must bypass a dimmer or vacancy sensor function if the control is installed to comply with § 150.0(k).
§ 150.0(k)2F:	Interior Switches and Controls. Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2G:	Interior Switches and Controls. An energy management control system (EMCS) may be used to comply with dimmer requirements if it: functions as a dimmer according to § 110.9; meets the Installation Certificate requirements of § 130.4; meets the EMCS requirements of § 130.5(f); and meets all other requirements in § 150.0(k)2.
§ 150.0(k)2H:	Interior Switches and Controls. An EMCS may be used to comply with vacancy sensor requirements in § 150.0(k) if it meets all of the following: it functions as a vacancy sensor according to § 110.9; the Installation Certificate requirements of § 130.4; the EMCS requirements of § 130.5(f); and all other requirements in § 150.0(k)2.
§ 150.0(k)2I:	Interior Switches and Controls. A multiscene programmable controller may be used to comply with dimmer requirements in § 150.0(k) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(k)2.



2016 Low-Rise Residential Mandatory Measures Summary

§ 150.0(h)3A:	Clearances. Installed air conditioner and heat pump outdoor condensing units must have a clearance of at least 5 feet from the outlet of any dryer vent.
§ 150.0(h)3B:	Liquid Line Drier. Installed air conditioner and heat pump systems must be equipped with liquid line filter driers if required, as specified by manufacturer's instructions.
§ 150.0(i)1:	Storage Tank Insulation. Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
§ 150.0(j)2A:	Water piping and cooling system line insulation. For domestic hot water system piping, whether buried or unburied, all of the following must be insulated according to the requirements of TABLE 120.3-A: the first 5 feet of hot and cold water pipes from the storage tank; all piping with a nominal diameter of 3/4 inch or larger; all piping associated with a domestic hot water recirculation system regardless of the pipe diameter; piping from the heating source to storage tank or between tanks; piping buried below grade; and all hot water pipes from the heating source to kitchen fixtures.*
§ 150.0(j)2B:	Water piping and cooling system line insulation. All domestic hot water pipes that are buried below grade must be installed in a water proof and non-crushable casing or sleeve.*
§ 150.0(j)2C:	Water piping and cooling system line insulation. Pipe for cooling system lines must be insulated as specified in § 150.0(j)2A. Distribution piping for steam and hydronic heating systems or hot water systems must meet the requirements in TABLE 120.3-A.*
§ 150.0(j)3:	Insulation Protection. Insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind.
§ 150.0(j)3A:	Insulation Protection. Insulation exposed to weather must be installed with a cover suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. The cover must be water retardant and provide shielding from solar radiation that can cause degradation of the material.
§ 150.0(j)3B:	Insulation Protection. Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must have a Class I or Class II vapor retarder.
§ 150.0(n)1:	Gas or Propane Systems. Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: a 120V electrical receptacle within 3 feet of the water heater; a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than 2 inches higher than the base of the water heater, and allows natural draining without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu/hr.
§ 150.0(n)2:	Recirculating Loops. Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)5.
§ 150.0(n)3:	Solar Water-heating Systems. Solar water-heating systems and collectors must be certified and rated by the Rating and Certification Corporation (SRCC) or by a listing agency that is approved by the Executive Director.
Ducts and Fans Measures:	
§ 110.8(d)3:	Ducts. Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	CMC Compliance. All air-distribution system ducts and plenums must be installed, sealed, and insulated to meet the requirements of CMC §§ 601.0, 602.0, 603.0, 604.0, 605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to a minimum installed level of R-6.0 (or higher if required by CMC § 605.0) or a minimum installed level of R-4.2 when entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8). Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than 1/4 inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used for conveying conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area of the ducts.*
§ 150.0(m)2:	Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	Backdraft Dampers. All fan systems that exchange air between the conditioned space and the outside of the building must have backdraft or automatic dampers.
§ 150.0(m)8:	Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	Protection of Insulation. Insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation.
§ 150.0(m)10:	Porous Inner Core Flex Duct. Porous inner core flex duct must have a non-porous layer between the inner core and outer vapor barrier.
§ 150.0(m)11:	Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with § 150.0(m)11 and Reference Residential Appendix RA3.
§ 150.0(m)12:	Air Filtration. Mechanical systems that supply air to an occupiable space through ductwork exceeding 10 feet in length and through a thermal conditioning component, except evaporative coolers, must be provided with air filter devices that meet the design, installation, efficiency, pressure drop, and labeling requirements of § 150.0(m)12.

REVISION / DATE



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OWNER: G&R HAMMER CONSTRUCTION

DATE

10/11/2019

SCALE

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OF

SHEETS