

COMMUNITY WORKSHOP

Monday, November 18, 2024

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

1. PROJECT NAME: Saviers Road Duplexes; PLANNING AND ZONING PERMIT NO. 23-200-03 (Development Design Review); Southwinds Neighborhood

A request to construct a 3,326 square foot two-story duplex building and a 990 square foot garage with a 990 square foot ADU above the garage on a 0.13 acre lot located at 5305 Saviers Road (APNs: 222-0-112-095) within the Garden Apartment - Planned Development (R-3-PD) zone. The project is exempt from environmental review pursuant to Section 15303 (New Construction of Small Structures), Class 3 of the California Environmental Quality Act (CEQA) Guidelines.

Applicant: Emmanuel Lopez
City Contact: Daniel Houck

Phone: (805) 857-5906
Phone: (805) 385-7556

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

Notes

Abbreviations:

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

Applicable Codes:

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

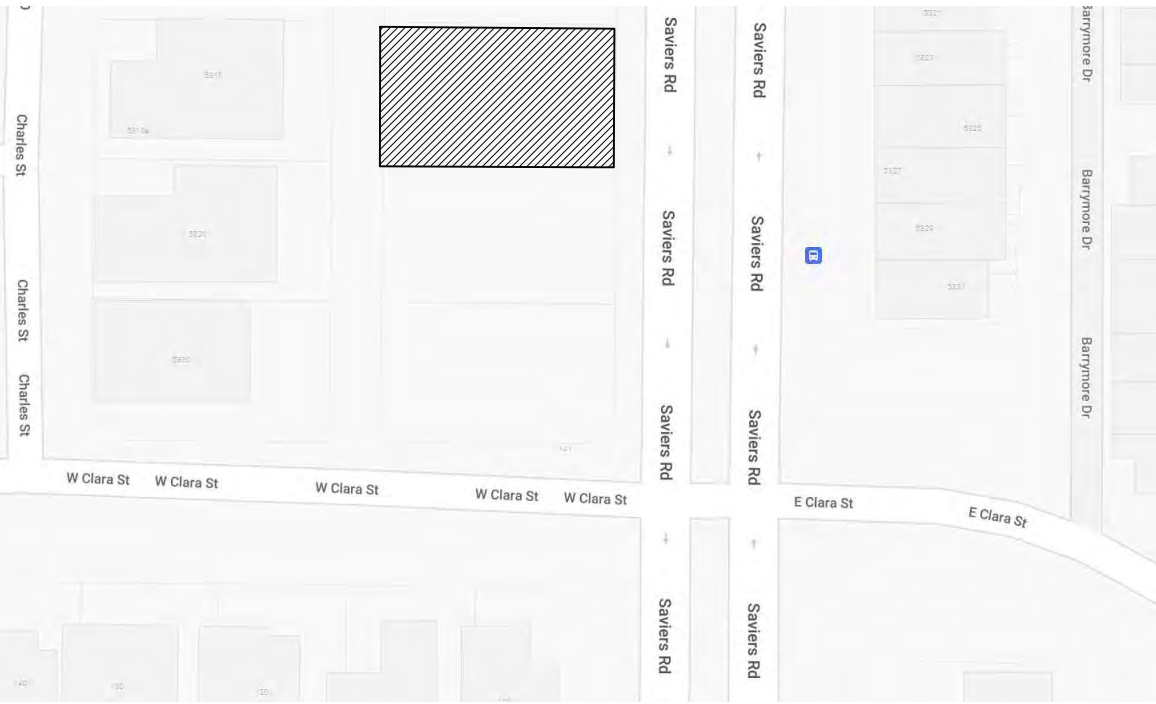
2022 CALIFORNIA RESIDENTIAL CODE (CRC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA ENERGY CODE (CEnc)
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS
2022 CALIFORNIA BUILDING CODE (CBC)

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

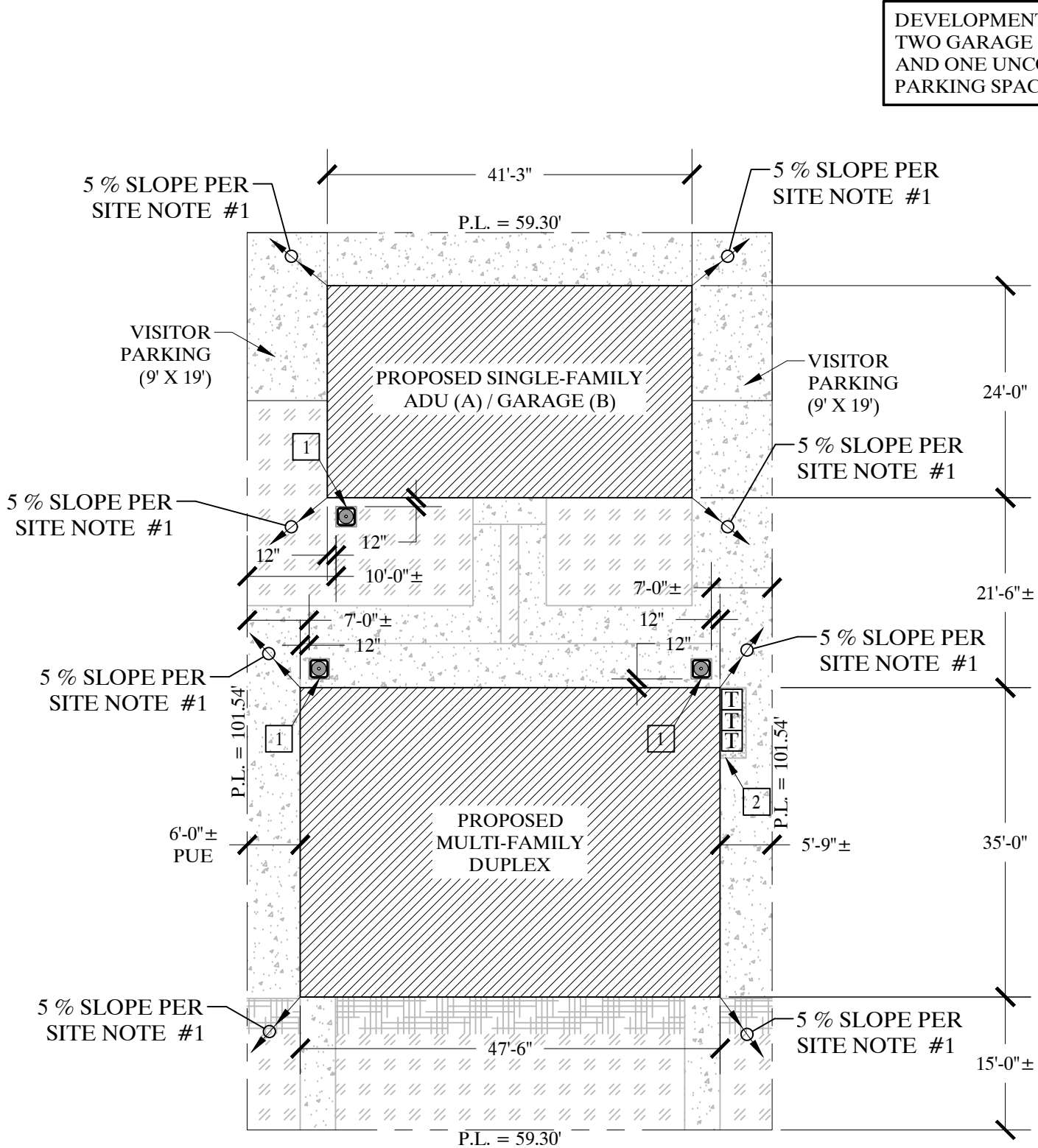
Scope:

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

Vicinity Map



Site / Plot Plan



Site Plan

	AREA (SF)	AREA (%)
TOTAL LOT	6021 SF	100%
BUILDING FOOTPRINT	2652.5 SF	44.05%
DECOMPOSED GRANITE AREA	1463.3 SF	24.30%
CONCRETE PAVED AREA	1757.3 SF	29.19%
MULCH BEDS	147.9 SF	2.46%
	REQUIRED	PROPOSED
GARAGE PARKING	4 spaces	4 spaces
COVERED PARKING	0 spaces	0 spaces
DRIVEWAY PARKING	0 spaces	0 spaces
VISITOR PARKING	2 spaces	2 spaces
TOTAL	6 spaces	6 spaces

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

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

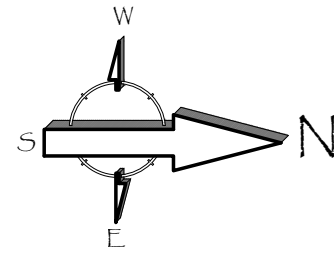
* REFER TO LANDSCAPE SHEET L1 FOR ADDITIONAL NOTES INCLUDING BUILDING-MOUNTED LIGHTING.

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

SITE PLAN - KEYNOTES

- A/C CONDENSER
- CITY PROVIDED REFUSE CONTAINER PAD

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



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

General Site Notes:

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

Additional Notes:

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



INDICATES LOCATION OF PROPOSED STRUCTURES

INDICATES LOCATION OF UNCOVERED PARKING / CONCRETE PAVING

INDICATES DECOMPOSED GRANITE PER LANDSCAPE SHEET L1

INDICATES MULCH PER LANDSCAPE SHEET L1

INDICATES PAINTED LINES / ARROWS ON STREET

INDICATES CONCRETE SIDEWALKS, PADS, CURBS, GUTTERS & MEDIANS

Project Data

Residence Information:

PROPOSED 2-STORY DUPLEX: 3,326 SQ. FT.
(1,663 SQ. FT. FIRST FLOOR,
1,663 SQ. FT. SECOND FLOOR)
PROPOSED ADU OVER GARAGE: 990 SQ. FT.
PROPOSED GARAGE: 990 SQ. FT.

TOTAL LIVING: 4,316 SQ. FT.

TOTAL STRUCTURES: 2,653 SQ. FT.

TOTAL LOT AREA: 5,662 SQ. FT. (100%) (0.130 ACRES)

TOTAL PROPOSED LOT COVERAGE: 2,653 SQ. FT. (46.86%)

Property Data:

OCCUPANCY GROUP: R-3

DESCRIPTION OF USE: NEW CONSTRUCTION

TYPE OF CONSTRUCTION: VB

SPRINKLERS: NO

STORIES: 2

APN: 222-0-112-095

YEAR BUILT: 2022

LOT NO.: 60

TRACT NO.: 1534

Owner:

CARLOS LOPEZ
PO BOX 882
SIMI VALLEY, CALIFORNIA 93062

Structural Engineer:

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

Designer:

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

Sheet Index

- A1 COVER SHEET & SITE PLAN
- A1.1 ENGINEERED SITE PLAN
- A1.2 ADDITIONAL NOTES
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- A4 DUPLEX: FIRST FLOOR PLAN
- A5 DUPLEX: SECOND FLOOR PLAN
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- E4 ADU / GARAGE: SECOND FLOOR ELECTRICAL PLAN
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- EC2 ADU TITLE 24 MANDATORY MEASURES
- EC3 DUPLEX TITLE 24 CERTIFICATES OF COMPLIANCE
- EC4 DUPLEX TITLE 24 MANDATORY MEASURES

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- S3 DUPLEX & ADU/GARAGE FLOOR FRAMING PLANS
- S4 DUPLEX & ADU/GARAGE ROOF FRAMING PLANS
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- SD2 SHEARWALL CONSTRUCTION DETAILS
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- SD5 HARDY FRAME STANDARD DETAILS
- SD6 HARDY FRAME STANDARD DETAILS

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

Revisions

PLANNING COMMENTS 07-19-2024

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△ -

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

Project:

Responsible Designer:

Jimmy Bermejo

Title:

Cover Sheet

Date:

12-03-2022

Scale:

1/4"=1'-0"

Project No.:

2234

Sheet:

A1

Engineered Site / Plot Plan

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

Project Data

Revisions

Exhibit "A" (Legal Description):

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

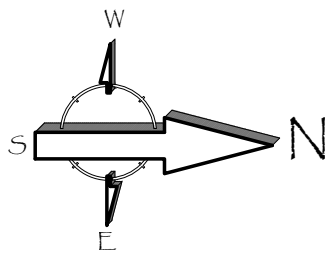
LOT 60 OF TRACT NO. 1534, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 36, PAGE 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
EXCEPT AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, AND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

Additional Notes:

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STORIES:	2
APN:	222-0-112-095
YEAR BUILT:	2022
LOT NO.:	60
TRACT NO.:	1534

Owner:

CARLOS LOPEZ
PO BOX 882
SIMI VALLEY, CALIFORNIA 93062

Structural Engineer:

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

Designer:

DIAMOND DESIGN
72 W. BOULDER CREEK ROAD
SIMI VALLEY, CALIFORNIA 93065
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SD6	HARDY FRAME STANDARD DETAILS

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

Project:

Responsible Designer:

Jimmy Bermejo

Title:

Engineering Site Plan

Date:

12-03-2022

Scale:

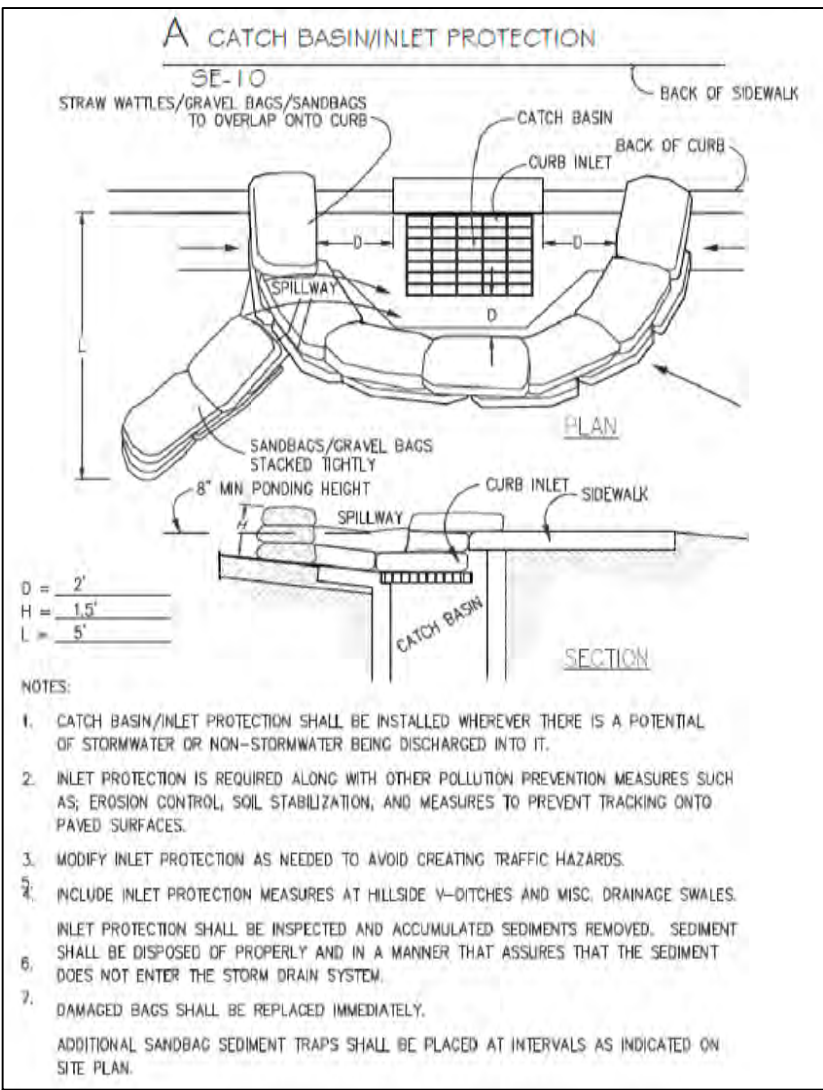
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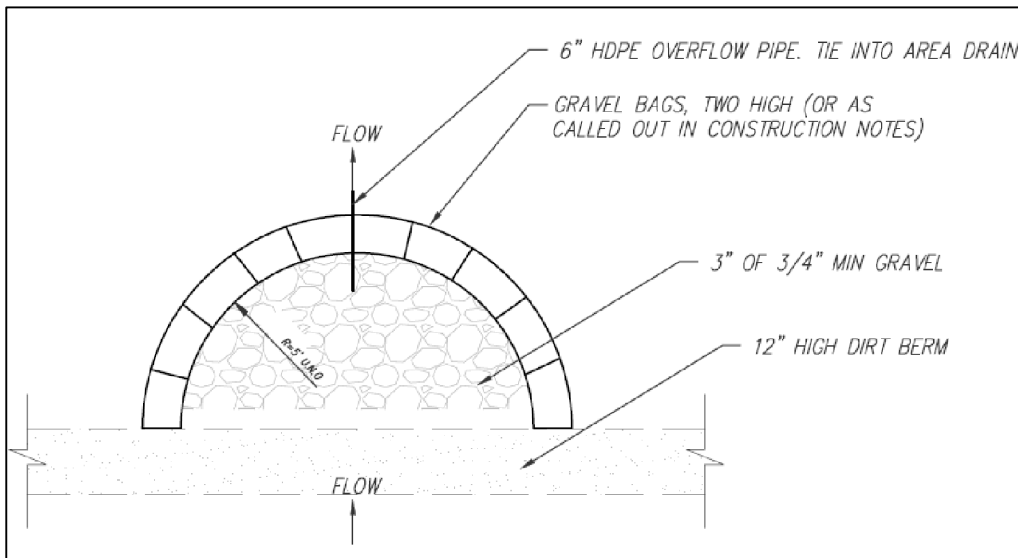
2234

Sheet:

A1.1



CATCH BASIN / INLET



GRAVEL BAG DESILTING BASIN



INDICATES LOCATION OF PROPOSED ADDITION

INDICATES LOCATION OF UNCOVERED PARKING

INDICATES PAINTED LINES / ARROWS ON STREET

INDICATES CONCRETE SIDEWALKS, PADS, CURBS, GUTTERS & MEDIANS

INDICATES SPOT SITE ELEVATIONS. REFER TO SURVEY SHEETS BY HENRY LAND SURVEYING INC.

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

INDICATES 4" DIA. PVC, SDR 35 DRAIN LINE (S=5% MIN.) WITH 6" SQ. AREA DRAIN WITH ATRIUM GATE AT ENDS PER GRADING PLAN SHEET C2. REFER TO GRADING PLAN FOR ADDITIONAL INFORMATION.

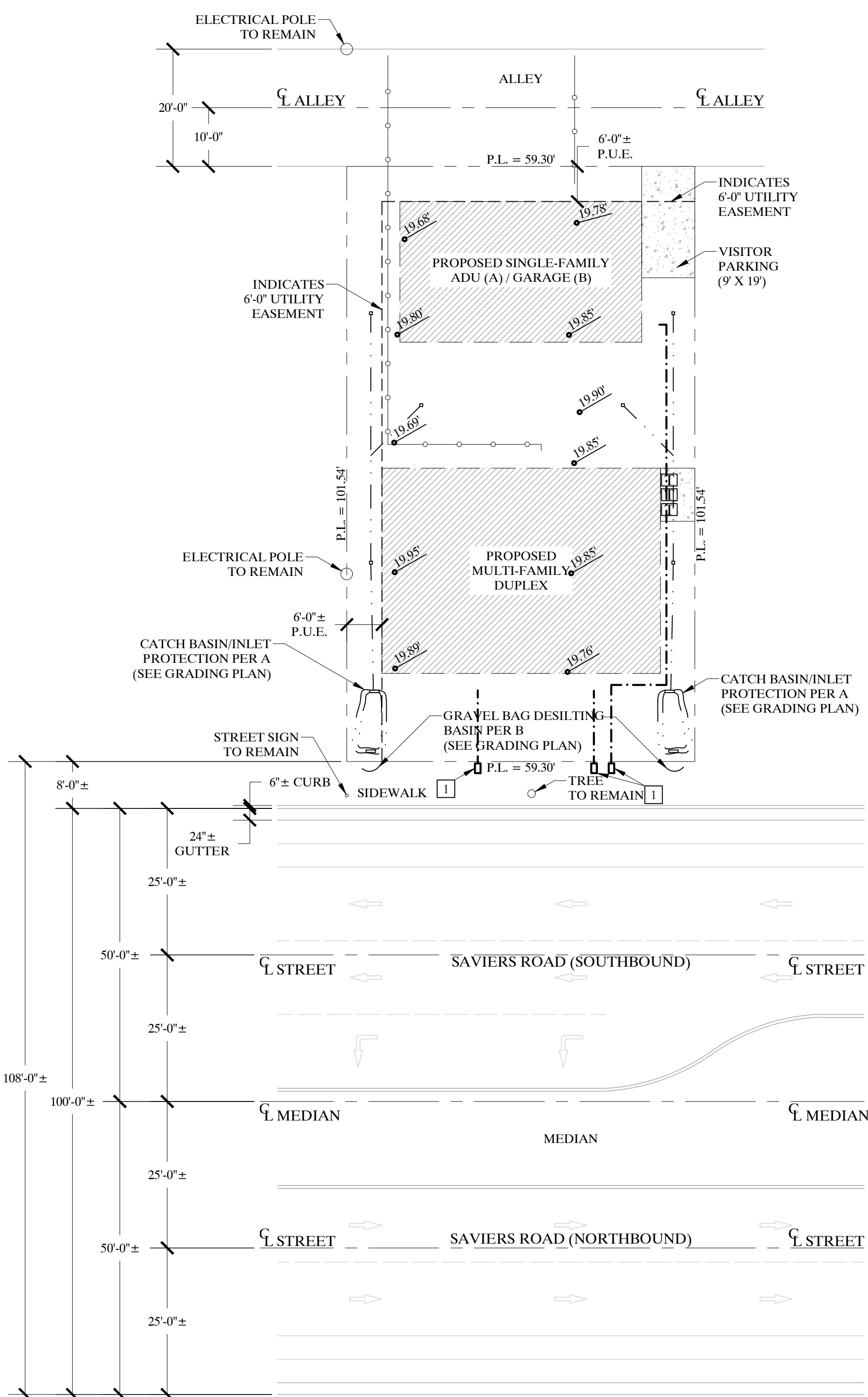
INDICATES 4" DIA. SEWER MAIN PER GRADING PLAN SHEET C2. REFER TO GRADING PLAN FOR ADDITIONAL INFORMATION.

INDICATES WATER LINES PER GRADING PLAN SHEET C2. REFER TO GRADING PLAN FOR ADDITIONAL INFORMATION.

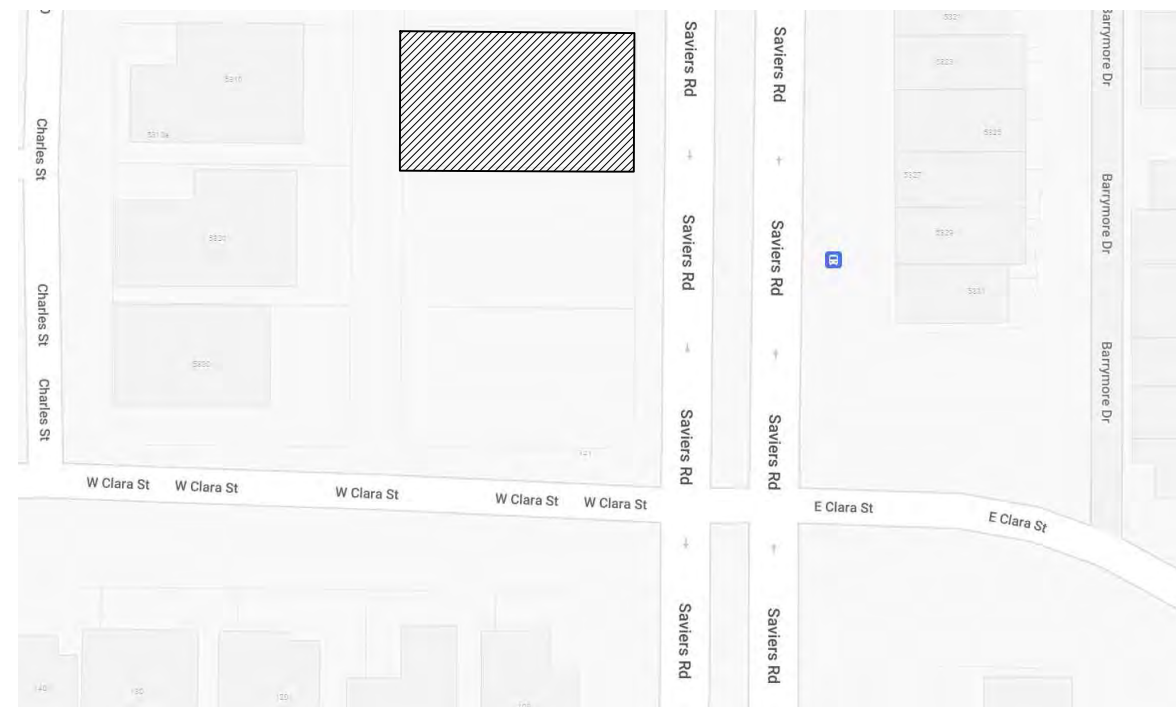
DEVELOPMENT WILL PROVIDE TWO GARAGE PARKING SPACES AND ONE UNCOVERED VISITOR PARKING SPACE PER UNIT

ENGINEERED SITE PLAN - KEYNOTES

WATER METERS PER GRADING PLAN



Engineered Site Plan



Other Building Code Requirements (cont.):

- HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS. (2022 CRC R317.7.8.)
- IF YOU ADD ONE OR MORE WATER CLOSETS WITH YOUR ROOM ADDITION OR ALTERATION AND THE TOTAL NUMBER OF WATER CLOSETS EXCEEDS (3), A 4" DRAIN LINE WILL BE REQUIRED
- THE INTERIOR WALL AND CEILING FINISHES FOR OCCUPANCY GROUP R-3 AND R-3.1 SHALL HAVE A MINIMUM FIRE RATING OF CLASS C. (FLAME SPREAD INDEX576-200; SMOKED DEVELOPED INDEX 0-450).2022 CBC SECTION 803.1.1 AND TABLE 803.11
- PROVIDE 8" MINIMUM GRADE SEPARATION FROM FINISHED GRADE TO WOOD PLATE. (CRC R317.1)
- RETURN AIR FROM ONE DWELLING UNIT SHALL NOT DISCHARGE INTO ANOTHER DWELLING UNIT THROUGH THE HEATING OR COOLING SYSTEM. CMC 311.4
- ALL ESCAPE OF RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES. WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE THEY SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAT 44 INCHES ABOVE THE FLOOR (CRC R310)
- STAIRWAYS SHALL BE AS FOLLOWS:
 - NOT LESS THAN 36 INCHES IN CLEAR WIDTH
 - HANDRAILS SHALL NOT PROJECT MORE THAN 4 1/2 INCHES FROM EITHER SIDE OF THE STAIRWAY AND THE CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT
 - THE HEADROOM SHALL BE NOT LESS THAN 6 FEET 8 INCHES MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY
 - A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 147 INCHES (12.25 FT.) BETWEEN FLOOR LEVELS OR LANDINGS
 - THE RISER SHALL BE NOT MORE THAN 7 1/2 INCHES. OPEN RISERS ARE PERMITTED PROVIDED THAT THE OPENINGS LOCATED MORE THAN 30 INCHES TO THE FLOOR OR GRADE BELOW DO NOT PERMIT THE PASSAGE OF A 4 INCH DIAMETER SPHERE
 - THE TREAD DEPTH SHALL NOT BE LESS THAN 10 INCHES

Energy and Electrical Requirements:

- ALL PERMANENTLY INSTALLED LIGHTING SHALL BE HIGH EFFICACY LUMINARIES SUCH AS PIN-BASED LINEAR OR COMPACT FLUORESCENT LAMPS, PULSE START METAL HALIDE LAMPS, HIGH PRESSURE SODIUM LAMPS, GU-24 SOCKET RATED LED OR COMPACT FLUORESCENT OR OTHER LIGHTING ACCEPTABLE TO THE CEC. SCREW BASED LUMINARIES ARE ONLY ALLOWED WITH JAS-CERTIFIEC LAMPS.
- AT LEAST ONE LUMINARIES IN EACH BATHROOM, UTILITY ROOM, LAUNDRY ROOM AND GARAGE MUST BE CONTROLLED BY A VACANCY SENSOR.
- ALL LUMINARIES IN GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINARIES SUCH AS PIN-BASED LINEAR OR COMPACT FLUORESCENT LAMPS, PULSE START METAL HALIDE LAMPS, HIGH PRESSURE SODIUM LAMPS, GU-24 SOCKET RATED LED OR COMPACT FLUORESCENT OR OTHER LIGHTING ACCEPTABLE TO THE CEC AND MUST BE CONTROLLED BY A VACANCY SENSOR. SCREW BASED LED OR FLUORESCENT LAMPS ARE NOT ACCEPTABLE.
- PERMANENTLY INSTALLED EXTERIOR LIGHTING (EXCEPT FOR SWIMMING POOL, WATER FEATURE LIGHTING AND LANDSCAPE LIGHTING) SHALL BE HIGH EFFICACY LUMINARIES SUCH AS PIN-BASED LINEAR OR COMPACT FLUORESCENT LAMPS, PULSE START METAL HALIDE LAMPS, HIGH PRESSURE SODIUM LAMPS, GU-24 SOCKET RATED LED OR COMPACT FLUORESCENT OR OTHER LIGHTING ACCEPTABLE TO THE CEC AND SHALL BE CONTROLLED BY MOTION SENSORS WITH INTEGRAL PHOTO CONTROL, MOTION SENSOR WITH AN ASTRONOMICAL TIME CLOCK, OR MOTION SENSOR WITH AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS). SCREW BASED LED OR FLUORESCENT LAMPS ARE NOT ACCEPTABLE.
- LIGHT SOURCES MUST BE MARKED "JA 8-2022-E" IF THEY ARE TO BE USED IN ENCLOSED OR RECESSED LUMINAIRES.

Other Building Code Requirements:

- EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING SHALL NOT BE LESS THAN 24 INCHES AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES. GRADE FLOOR OPENINGS OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING AREA OF NOT LESS THAN 5 SQUARE FEET. (2022 CRC R 310.2.1)
- THE LOCATIONS SPECIFIED IN SECTION R308.4.1 THROUGH R308.4.7 SHALL BE CONSIDERED TO BE SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF GLAZING. (2022 CRC R308.4)
 - GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE AND IT MEETS EITHER OF THE FOLLOWING CONDITIONS: 1) WHERE THE GLAZING IS WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION, 2) WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE HINGE SIDE OF AN IN-SWINGING DOOR.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION:
 - EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQ. FT.,
 - THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR,
 - THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR; AND
 - ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF GLAZING. (EXCEPTIONS: DECORATIVE GLAZING, WHERE A HORIZONTAL RAIL IS INSTALLED ON THE ACCESSIBLE SIDE OF THE GLAZING, AND OUTBOARD PANES IN INSULATING GLASS UNITS AND OTHER MULTIPLE GLAZED PANELS WHERE THE BOTTOM EDGE OF THE GLASS IS 25 FEET OR MORE ABOVE GRADE, A ROOF, WALKING SURFACES OR OTHER HORIZONTAL SURFACE ADJACENT TO THE GLASS EXTERIOR.
 - GLAZING IN GUARDS AND RAILINGS
 - GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. (EXCEPTION ARE GLAZING LOCATED 5 FEET AWAY FROM THE EDGE OF WATER.)
 - GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. (EXCEPTIONS: WHERE A RAIL IS INSTALLED AND GLAZING IS 36 INCHES OR MORE MEASURED HORIZONTALLY FROM THE WALKING SURFACE.)
 - GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN A 60 INCH HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION (EXCEPTION: THE GLAZING IS PROTECTED BY A GUARD AND THE PLANE OF THE GLASS IS MORE THAN 18 INCHES FROM THE GUARD.) (2022 CRC R308)
- EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED IN SECTION R308.4 SHALL BE PROVIDED WITH A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, DESIGNATING THE TYPE OF GLASS AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, WHICH IS VISIBLE IN THE FINAL INSTALLATION. THE DESIGNATION SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC FIRED, LASER ETCHED, EMBOSSED OR BE OF A TYPE THAT ONCE APPLIED CANNOT BE REMOVED WITHOUT BEING DESTROYED. (2022 CRC R308.1)
- THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. LANDING SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2%). (2022 CRC R311.3)

Green Building Code Requirements (cont.):

- FOR BATHROOMS CONTAINING A BATHTUB, SHOWER, OR TUB/SHOWER COMBINATION, A MECHANICAL EXHAUST FAN WHICH EXHAUSTS DIRECTLY FROM THE BATHROOM MUST BE INSTALLED. FANS MUST BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING, UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL. (2022 CGBSC 4.506.1)
- FOR ALL NEW EQUIPMENT, AN OPERATION AND MAINTENANCE MANUAL INCLUDING, AT MINIMUM, THE ITEMS LISTED IN SECTION 4.410.1 SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION. (CALGREEN 4.410.1)
- ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT. (CALGREEN 4.504.1)
- ADHESIVES, SEALANTS AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE OR SCAQMD RULE 1168 VOC LIMITS AS SHOWN IN TABLE 4.504.1 OR 4.504.2. (CALGREEN 4.504.2.1)
- ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING: (CALGREEN 4.504.3)
 - CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM,
 - CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR TESTING OF VOCs (SPECIFICATION 01350),
 - NSF/ANSI 140 AT THE GOLD LEVEL, OR
 - SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE TM GOLD.
- THE SIZE AND LAYOUT OF THE HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE IN ACCORDANCE WITH ACCA MANUAL J, ACCA 29-D AND ACCA 36-S, ASHRAE HANDBOOKS. (CALGREEN 4.507.2)
- INCORPORATE THE FOLLOWING NOTES ON THE PLANS (CRC 109.1.4.1 & CALGREEN 4.505.3)
 - "MOISTURE CONTENT OF BUILDING MATERIALS. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19-PERCENT MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE FOLLOWING
 - MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE OR CONTACT-TYPE MOISTURE METER. EQUIVALENT MOISTURE VERIFICATION METHODS MAY BE APPROVED BY THE ENFORCING AGENCY AND SHALL SATISFY REQUIREMENTS FOUND IN SECTION 101.8 OF THIS CODE.
 - MOISTURE READINGS SHALL BE TAKEN AT A POINT 2 FEET (610 MM) TO 4 FEET (1219 MM) FROM THE GRADE STAMPED END OF EACH PIECE TO BE VERIFIED.
 - AT LEAST THREE RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR WITH DOCUMENTATION ACCEPTABLE TO THE ENFORCING AGENCY PROVIDED AT THE TIME OF APPROVAL TO ENCLOSE THE WALL AND FLOOR FRAMING.
 - RECORDED MOISTURE READINGS SHALL BE MADE AVAILABLE TO THE ENFORCING AGENCY.
 - INSULATION PRODUCTS ARE VISIBLY WET OR HAVE HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO FRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. WET - APPLIED INSULATION PRODUCTS SHALL FOLLOW THE MANUFACTURES' DRYING RECOMMENDATIONS PRIOR TO ENCLOSURE."
- DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC (VOLATILE ORGANIC COMPOUND) LIMIT FINISH MATERIALS HAVE BEEN USED.

General Requirements:

- PROVIDE A SMOKE DETECTOR IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. ADDITIONALLY, EACH, STORY, INCLUDING BASEMENTS, MUST HAVE A SMOKE DETECTOR, EVEN IF THERE IS NOT A SLEEPING ROOM ON THAT STORY. DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP AND INTERCONNECTED. SMOKE DETECTORS MAY BE SOLELY BATTERY OPERATED WHEN INSTALLED IN EXISTING CONSTRUCTION WHERE THERE IS NO ACCESSIBLE ATTIC SPACE AND EXISTING CEILING IS TO BE RETAINED AND NOT ALTERED. 2022 CRC R314.
- SMOKE ALARMS SHALL BE TESTED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. SMOKE ALARMS THAT NO LONGER FUNCTION SHALL BE REPLACED. CRC R314.3.2
- WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT (2022 CRC R314.4)

Green Building Code Requirements:

- OPERATION AND MAINTENANCE INSTRUCTIONS FOR ALL EQUIPMENT INSTALLED SHALL BE GIVEN TO THE TENANT OR OWNER, WITH THE INSTRUCTIONS THAT THESE MANUALS ARE TO REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
- ANY INSTALLED GAS FIREPLACE SHALL BE DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOOD STOVE OR PELLET STOVE SHALL COMPLY WITH US EPA PHASE II EMISSION LIMITS WHERE APPLICABLE.
- DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC (VOLATILE ORGANIC COMPOUND) LIMIT FINISH MATERIALS HAVE BEEN USED.
- 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC (VOLATILE ORGANIC COMPOUND) LIMITS. SEE CALIFORNIA GREEN BUILDING STANDARDS CODE, SECTION 4.504.4
- PARTICLE BOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.
- THE PLUMBING FIXTURES AND PLUMBING FITTING SHALL MEET THE STANDARDS NOTED BELOW:ALL EXISTING AND NEW PLUMBING FIXTURES INSTALLED SHALL COMPLY WITH THE FOLLOWING STANDARD IF DWELLING UNIT WAS BUILT BEFORE 1994:
 - WATER CLOSET = 1.28 GALLONS PER FLUSH
 - URINALS SHALL EXCEED 0.5 GALLONS PER FLUSH
 - SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 80psi
 - MULTIPLE SHOWER HEADS OR OUTLETS WITH SINGLE VALVE = 1.8 GPM MAX AT 80psi
 - LAVATORY FAUCETS = 1.2 GPM MAX @ 60psi
 - KITCHEN FAUCETS = 1.8 GPM MAX @ 60psi
 - LAVATORY FAUCETS IN COMMON AND PUBLIC USE AREAS IN RESIDENTIAL BUILDINGS (OUTSIDE SLEEPING UNITS) = 0.5 GPM MAX AT 60psi
 - WALL MOUNTED URINALS = 0.125 GALLONS PER FLUSH
 - FLOOR MOUNTED URINALS = 0.5 GALLONS PER FLUSH (2019 CGBSC 4.303)
- SHOWERHEADS AND TANK TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENCE SPECIFICATION FOR TANK-TYPE TOILETS AND SHOWERHEADS. (2022 CGBSC SECTIONS 4.303.1.1 & 4.303.1.3.1)
- ANNULAR SPACE AROUND PIPES, ELECTRICAL CONDUITS, AND OTHER OPENINGS IN THE EXTERIOR SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY (2022 GBSC 4.406)
- ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOOD STOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS AND SHALL HAVE A PERMANENT LABEL INDICATING THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS. (2022 CGBSC 4.503)
- AT THE TIME OF ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS. (2022 CGBSC 4.504.1)
- ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS IN TABLE 1 OF THE ARB ARCHITECTURAL SUGGESTED CONTROL MEASURE, AS SHOWN IN TABLE 4.504.32019 (CGBSC 4.504.2.2)
- AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC IN SECTION 94522 (A) (3) AND OTHER, REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN SECTIONS 94522 (C)(2) AND (D)(2) OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94520. (CALGREEN 4.504.2.3)
- VERIFICATION OF COMPLIANCE TO SECTION 4.504, "POLLUTANT CONTROL," SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. THE DOCUMENT MAY EITHER BE THE MANUFACTURER'S PRODUCT SPECIFICATION OF BY-FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS. (2022 CGBC 4.504.2.4)
- ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING: (CALGREEN 4.504.3)
 - CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM,
 - CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR TESTING OF VOCs (SPECIFICATION 01350),
 - NSF/ANSI 140 AT THE GOLD LEVEL, OR
 - SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE TM GOLD.
- WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOOR SHALL COMPLY WITH ONE OR MORE OF THE ITEMS STATED 2022 CGBSC 4.504.4
- HARDWOOD PLYWOOD, PARTICLE BOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE GILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD (17 CCR 93120 ET SEQ.), BY OR BEFORE THE DATES SPECIFIED IN THOSE SECTIONS, AS SHOWN IN TABLE 4.504.5. (CGBSC 4.504.5)

Revisions

PLANNING COMMENTS		07-19-2024
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Project:

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

Responsible Designer:


Jimmy Bermejo

Title:

Additional
Notes

Date:

12-03-2022

Scale:

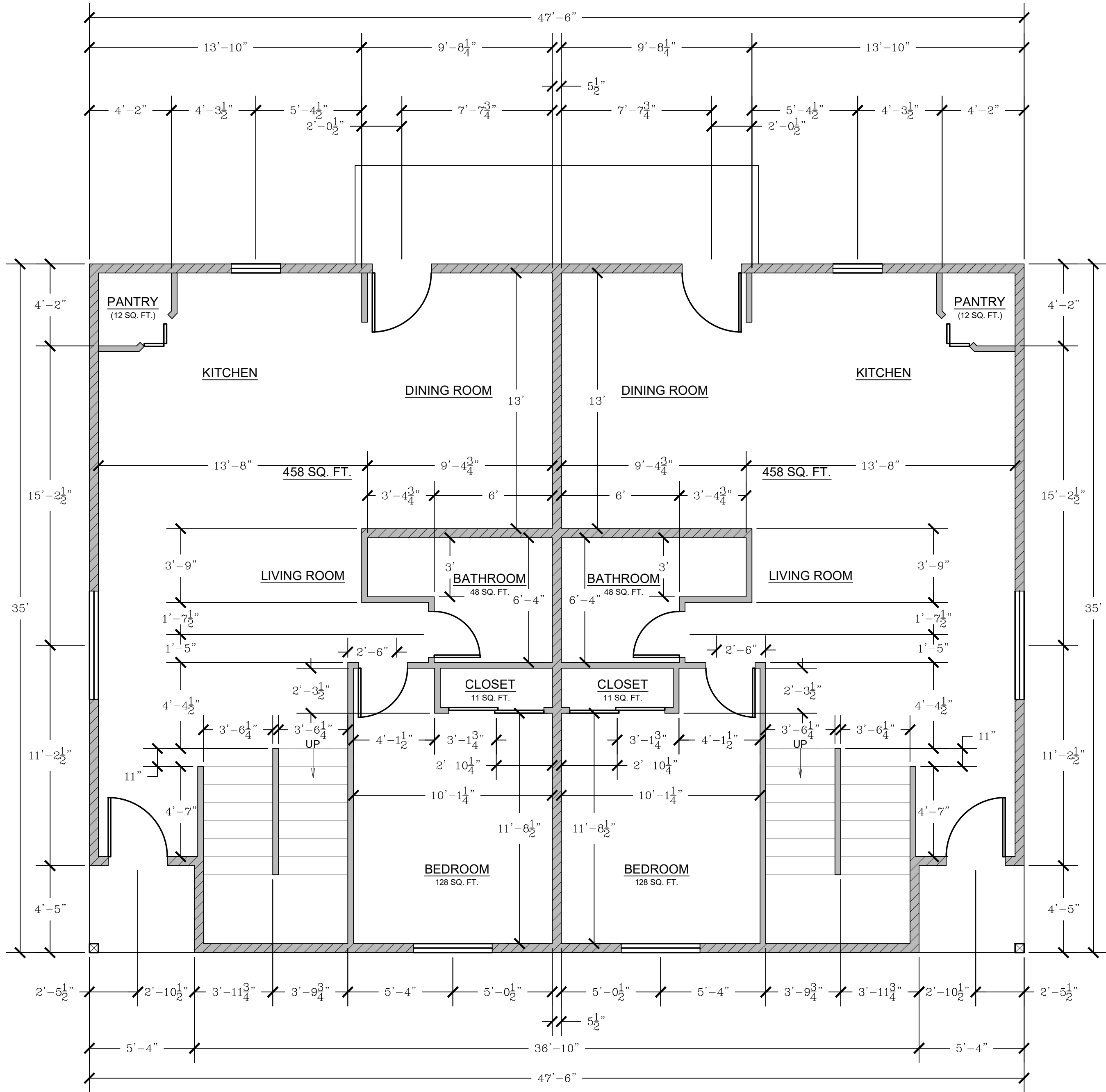
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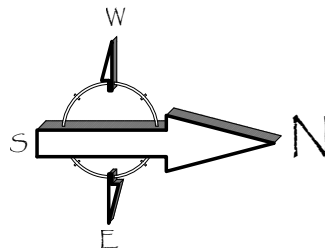
DUPLEX: FIRST FLOOR DIMENSION PLAN

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

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

EGRESS WINDOW REQUIREMENT:

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



Revisions

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Project:

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

Responsible Designer:

Jimmy Bermejo

Title:
*Duplex:
First Floor
Dimension
Plan*

Date:

12-03-2022

Scale:

1/4"=1'-0"

Project No.:

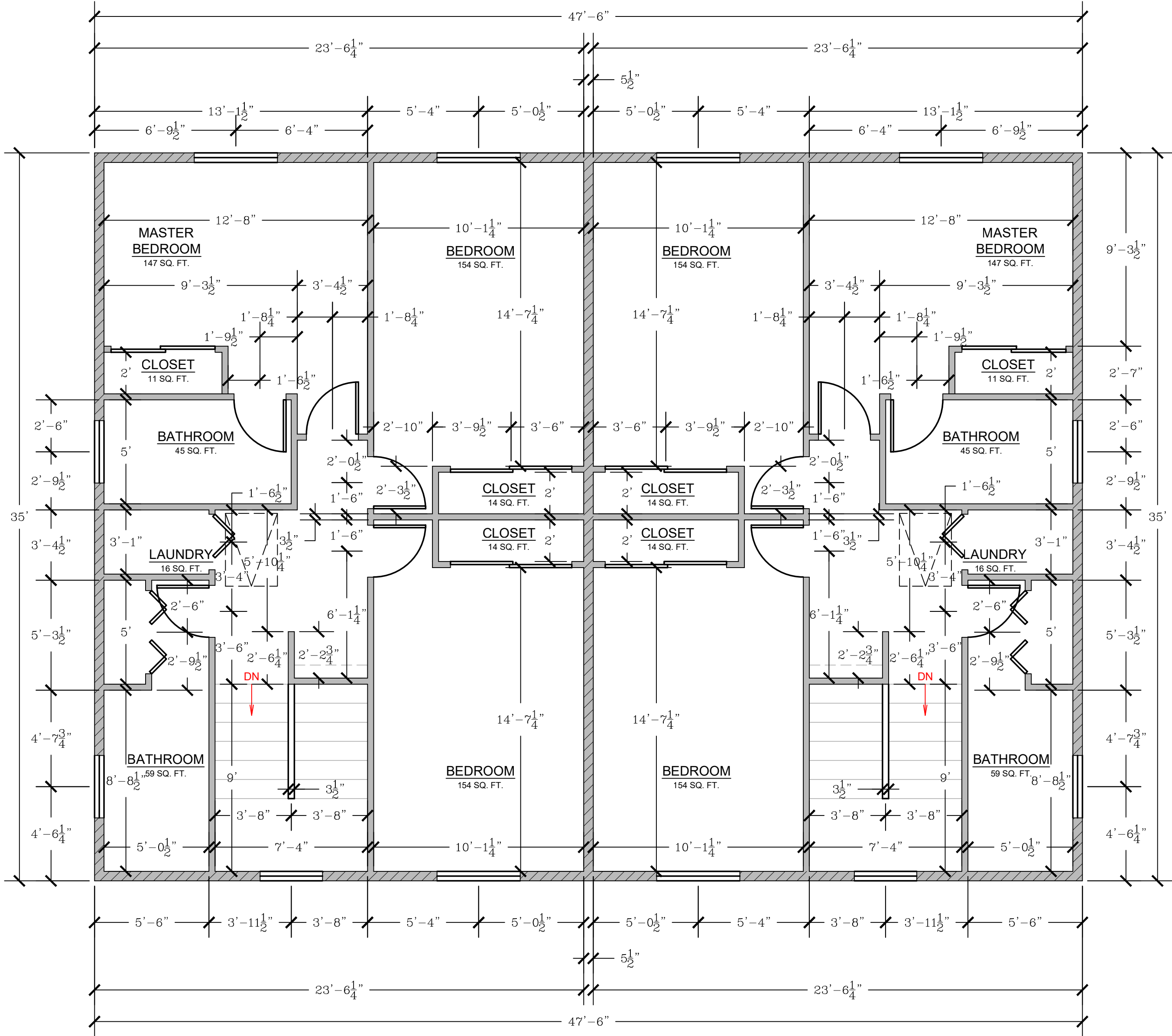
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DUPLEX: SECOND FLOOR DIMENSION PLAN

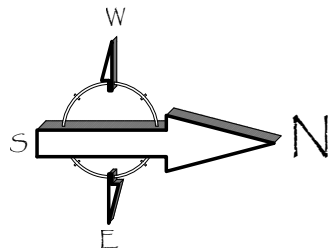


- NEW 2x4 STUD WALL
- NEW 2x6 STUD WALL
- NEW PARTIAL HEIGHT WALL

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

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

Responsible Designer:

Jimmy Bermejo

Title: *Duplex:
Second Floor
Dimension
Plan*

Date:

12-03-2022

Scale:

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Project No.:

2234

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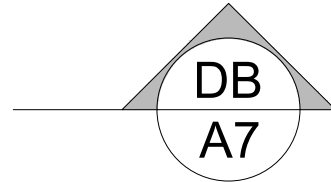
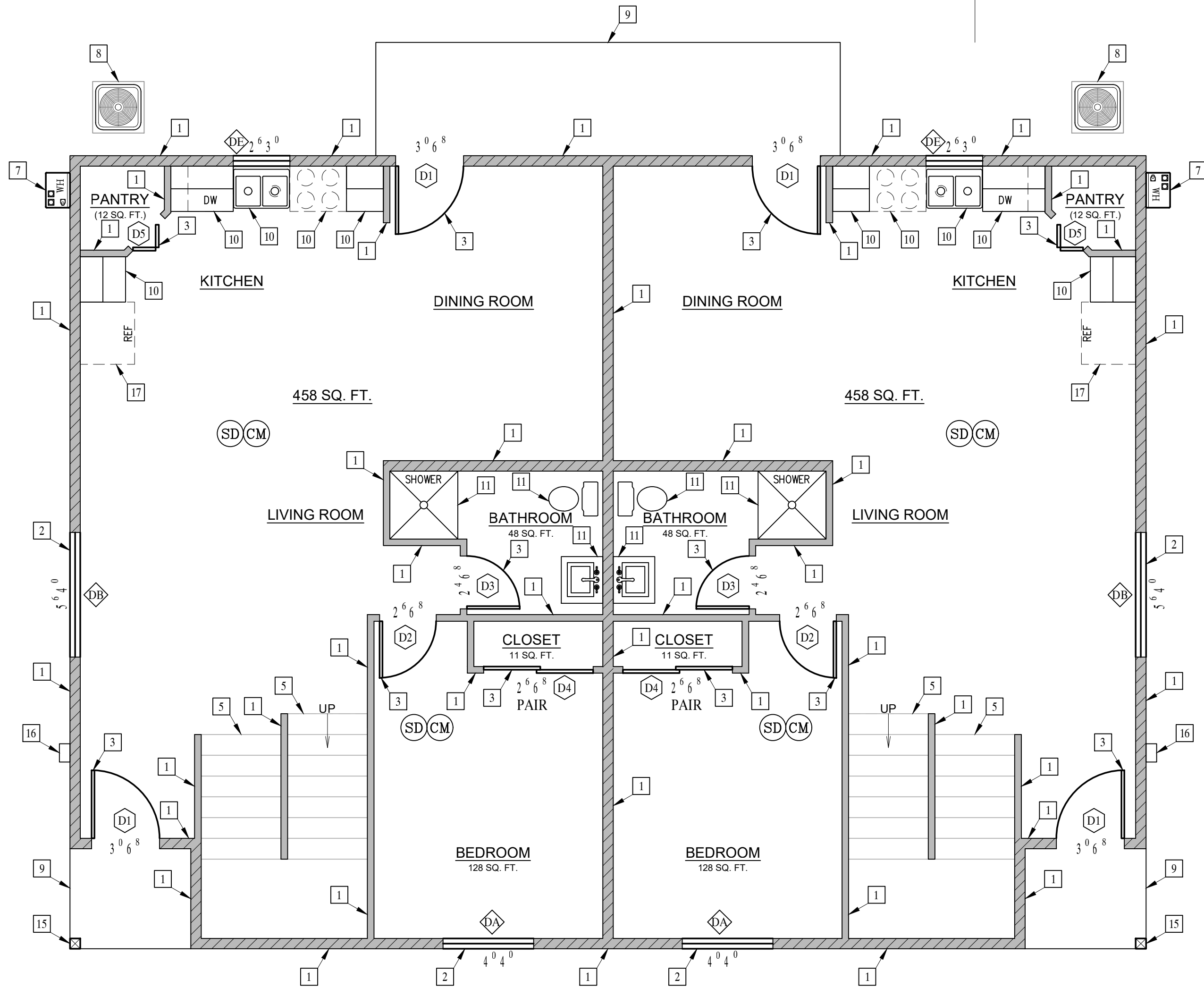
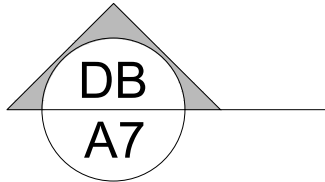
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PROPOSED FLOOR PLAN - KEYNOTES	
1	STUD WALL, SEE WALL LEGEND
2	WINDOWS, PER OWNER
3	DOOR/SLIDER (TEMPERED GLAZING), PER OWNER
4	GARAGE DOOR, PER OWNER
5	STAIRS
6	NOT USED
7	GAS TANKLESS NORITZ OR EQUAL WITH CAT III OR IV VENT, CONDENSATE DRAIN, GAS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

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

WINDOW SCHEDULE						
	SIZE	MATERIAL	GLAZING	U-FACTOR	SHGC	NOTES
	NEW 4' 0" x 4' 0"	VINYL	DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
	NEW 5' 6" x 4' 0"	VINYL	DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
	NEW 3' 0" x 4' 0"	VINYL	DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
	NEW 3' 0" x 2' 0"	VINYL	DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
	NEW 2' 6" x 3' 0"	VINYL	DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING

ADDITIONAL NOTES	
1.	REQUIRED GLAZED OPENINGS SHALL OPEN DIRECTLY ONTO A STREET OR PUBLIC ALLEY, OR A YARD OR COURT LOCATED ON THE SAME LOT AS THE BUILDING. (2019 CRC R303.9)
2.	WHERE THE WINTER DESIGN TEMPERATURE IS TABLE R301.2(1) IS BELOW 60 DEGREES F, EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF NOT LESS THAN 68 DEGREES F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM THE EXTERIOR WALLS IN HABITABLE ROOMS AT THE DESIGN TEMPERATURE. INSTALLATION OF PORTABLE SPACE HEATERS SHALL NOT BE USED TO ACHIEVE COMPLIANCE WITH THIS SECTION. (2019 CRC SECTION R303.10)
3.	OPENINGS BETWEEN A MOTOR VEHICLE-RELATED OCCUPANCY AND A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. (2019 CBC 406.2.5)
4.	THE PRIVATE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY NOT LESS THAN ½ INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE PER 2019 CRC TABLE R302.6.
5.	GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN A ½ INCH TYPE X GYPSUM BOARD OR EQUIVALENT PER 2019 CRC TABLE R302.6.
6.	STRUCTURES SUPPORTING FLOOR / CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION SHALL USE NOT LESS THAN ½ INCH GYPSUM BOARD OR EQUIVALENT PER 2019 CRC TABLE R302.6.
7.	DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND THE DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 ½ INCHES IN THICKNESS, OR DOORS IN COMPLIANCE WITH SECTION 716.2.2.1 WITH A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING. (2019 CBC 406.3.2.1)



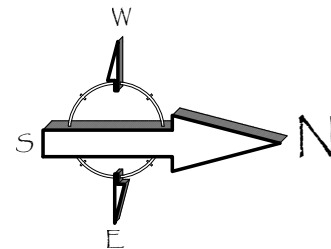
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- NEW 2x4 STUD WALL
- NEW 2x6 STUD WALL
- NEW PARTIAL HEIGHT WALL

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DUPLEX: FIRST FLOOR PLAN

Revisions

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

Responsible Designer:

Jimmy Bermejo
Jimmy Bermejo

Title: Duplex:
First Floor
Plan

Date:

12-03-2022

Scale:

1/4"=1'-0"

Project No.:

2234

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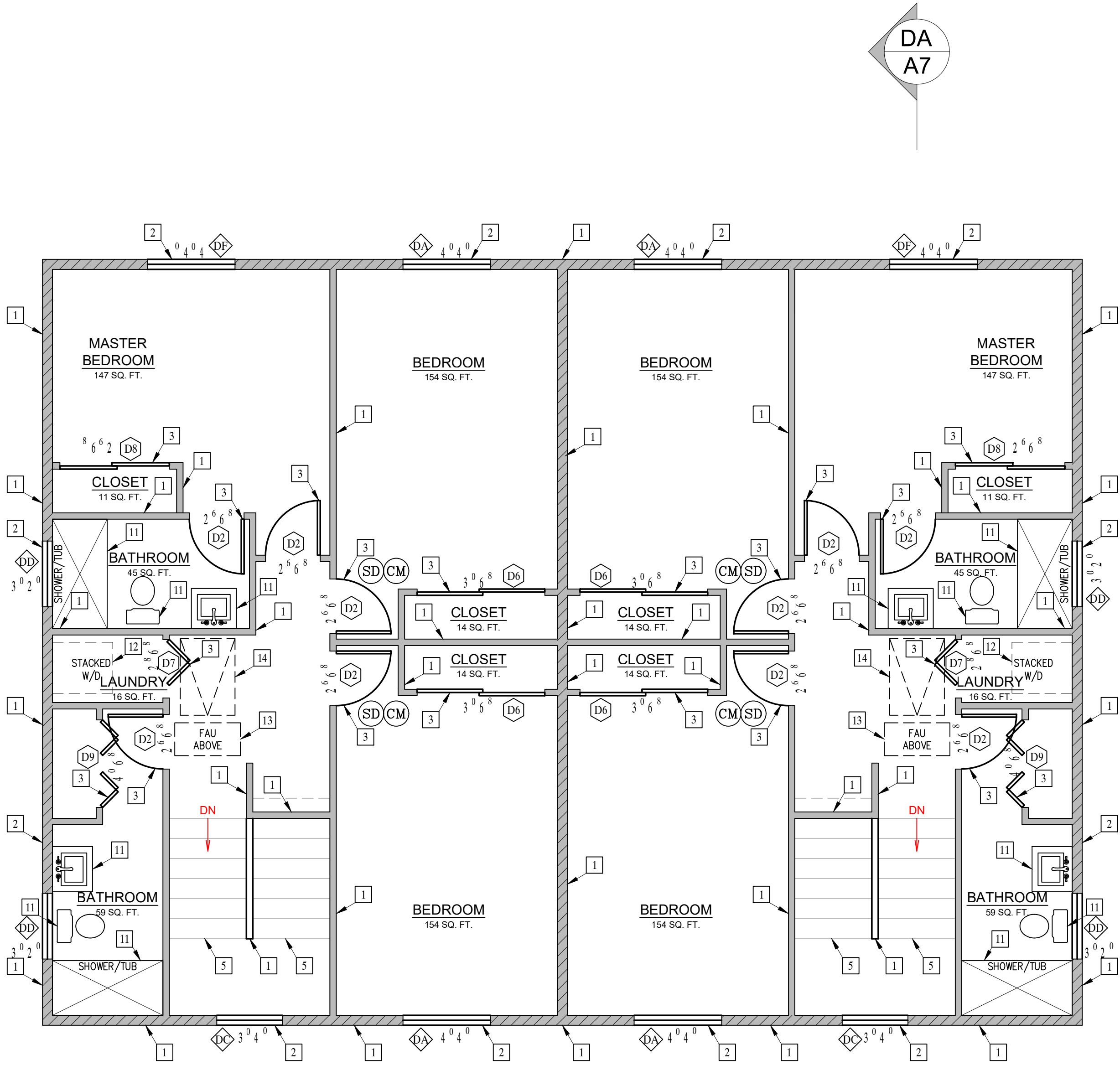
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PROPOSED FLOOR PLAN - KEYNOTES					
1	STUD WALL, SEE WALL LEGEND				
2	WINDOWS, PER OWNER				
3	DOOR/SLIDER (TEMPERED GLAZING), PER OWNER				
4	GARAGE DOOR, PER OWNER				
5	STAIRS				
6	NOT USED				
7	WATER HEATER				
8	A/C UNIT				
9	EXTERIOR LANDING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

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

WINDOW SCHEDULE						
	SIZE	MATERIAL	GLAZING	U-FACTOR	SHGC	NOTES
	NEW 4'0"4"	VINYL	DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
	NEW 5'6"4"	VINYL	DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
	NEW 3'0"4"	VINYL	DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING TEMPERED
	NEW 3'0"2"	VINYL	DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING TEMPERED
	NEW 2'6"3"	VINYL	DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
	NEW 4'6"5"	VINYL	DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING

ADDITIONAL NOTES	
1.	REQUIRED GLAZED OPENINGS SHALL OPEN DIRECTLY ONTO A STREET OR PUBLIC ALLEY, OR A YARD OR COURT LOCATED ON THE SAME LOT AS THE BUILDING. (2019 CRC R303.9)
2.	WHERE THE WINTER DESIGN TEMPERATURE IS TABLE R301.2(1) IS BELOW 60 DEGREES F, EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF NOT LESS THAN 68 DEGREES F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM THE EXTERIOR WALLS IN HABITABLE ROOMS AT THE DESIGN TEMPERATURE. INSTALLATION OF PORTABLE SPACE HEATERS SHALL NOT BE USED TO ACHIEVE COMPLIANCE WITH THIS SECTION. (2019 CRC SECTION R303.10)
3.	OPENINGS BETWEEN A MOTOR VEHICLE-RELATED OCCUPANCY AND A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. (2019 CBC 406.2.5)
4.	THE PRIVATE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY NOT LESS THAN ½ INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE PER 2019 CRC TABLE R302.6.
5.	GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN A ½ INCH TYPE X GYPSUM BOARD OR EQUIVALENT PER 2019 CRC TABLE R302.6.
6.	STRUCTURES SUPPORTING FLOOR / CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION SHALL USE NOT LESS THAN ½ INCH GYPSUM BOARD OR EQUIVALENT PER 2019 CRC TABLE R302.6.
7.	DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND THE DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 1/8 INCHES IN THICKNESS, OR DOORS IN COMPLIANCE WITH SECTION 716.2.2.1 WITH A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING. (2019 CBC 406.3.2.1)



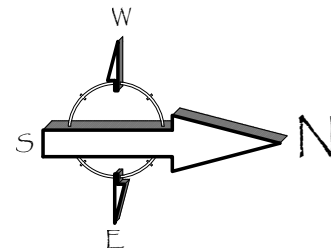
DUPLEX: SECOND FLOOR PLAN

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

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

EGRESS WINDOW REQUIREMENT:

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



Revisions

PLANNING COMMENTS		07-19-2024
1	-	
2	-	
3	-	
4	-	
5	-	
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Project: Duplex, ADU, & Garage at:
5305 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title: Duplex:
Second Floor
Plan

Date:

12-03-2022

Scale:

1/4"=1'-0"

Project No.:

2234

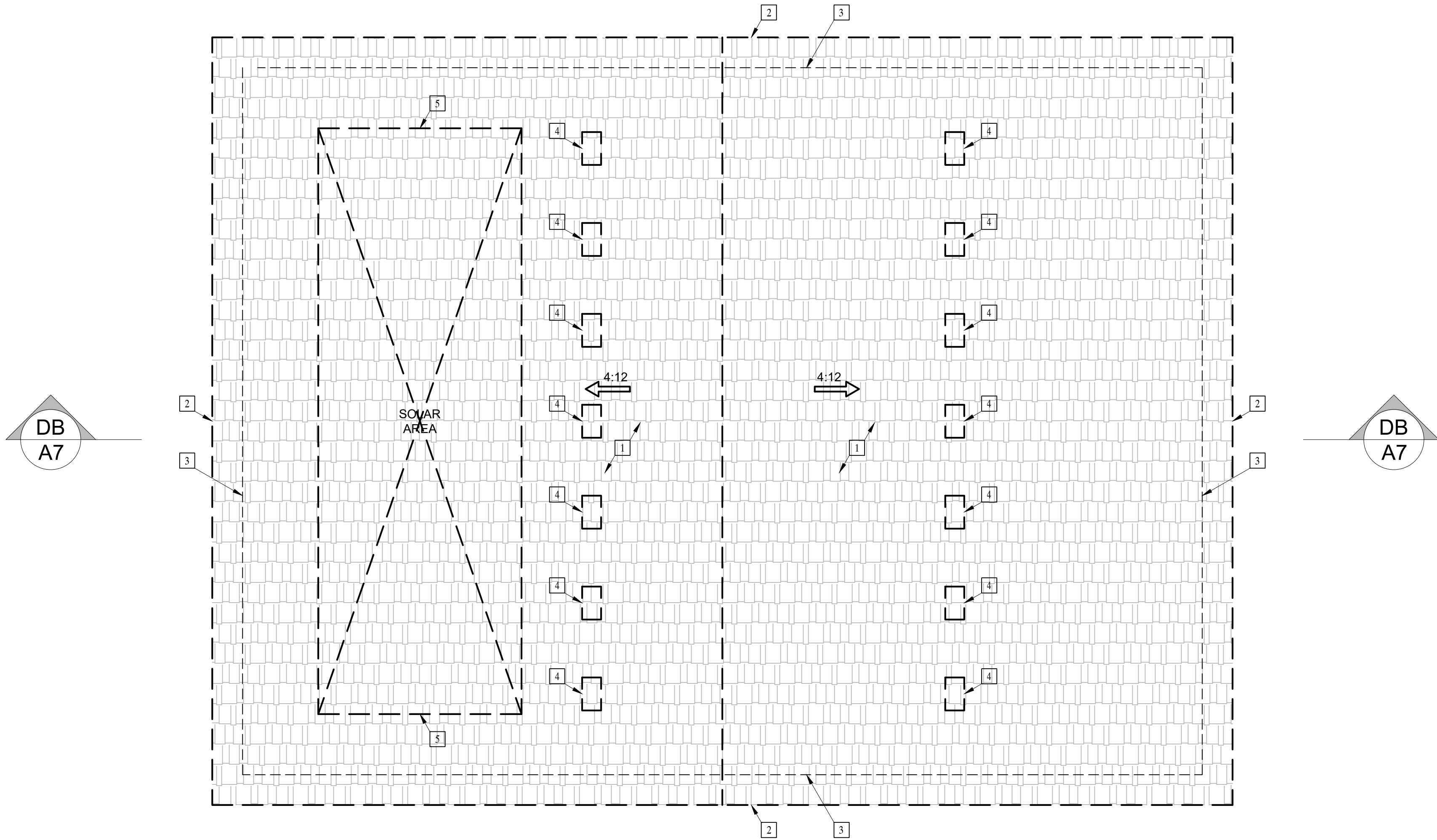
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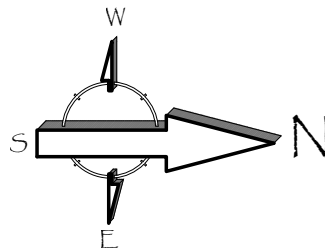
ROOF PLAN - KEYNOTES	
1	CLASS A (FIRE RETARDANT) COMPOSITION SHINGLE ROOFING (ICC# ESR 1389) OVER 2 LAYERS OVER 30 POUNDS FELT OVER PLYWOOD SHEATHING PER STRUCTURAL
2	ROOF LINE
3	WALL BELOW
4	ATTIC LOUVERS/EYEBROW VENT (VULCAN ESR-2071)
5	SOLAR PANEL AREA

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

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



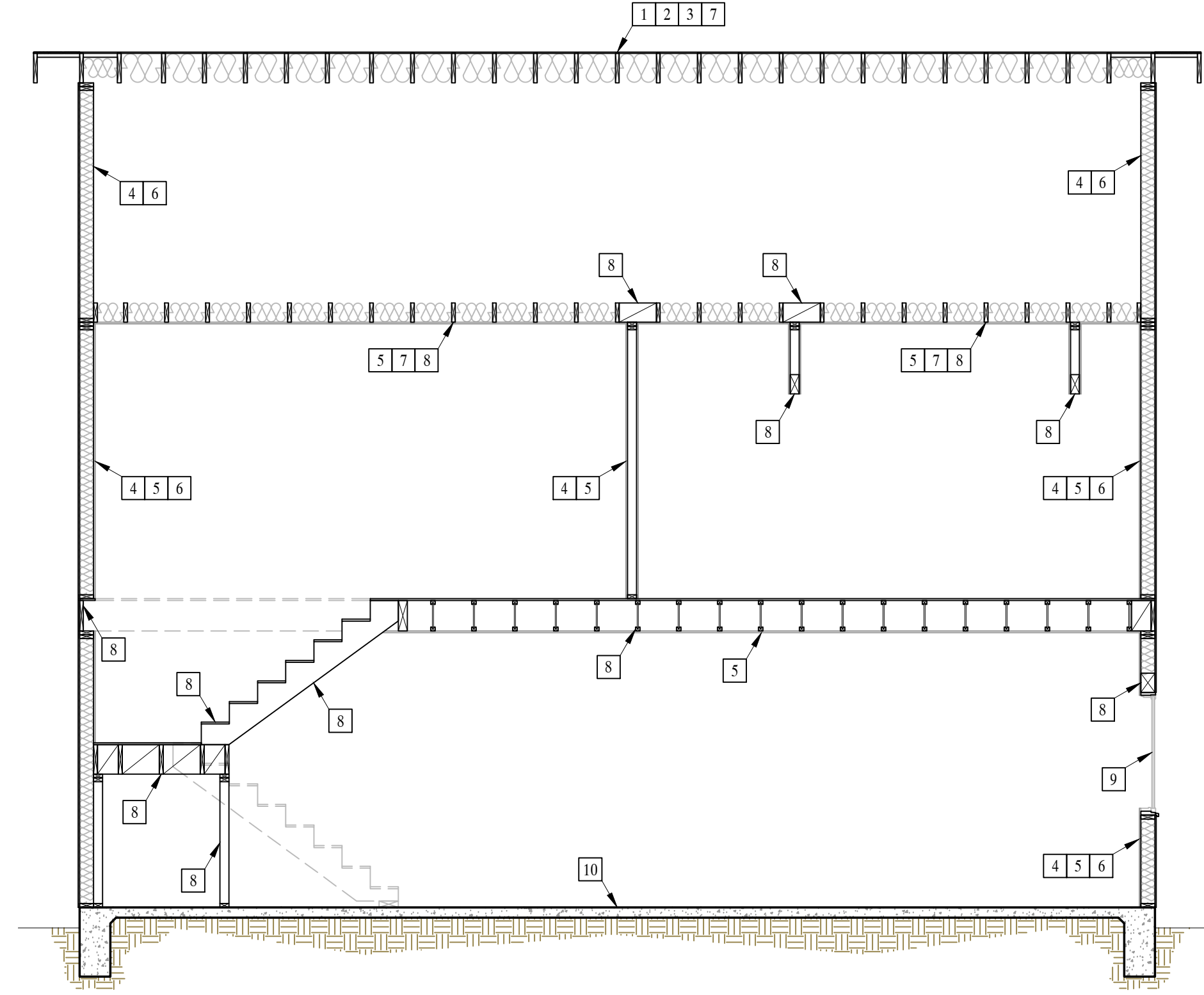
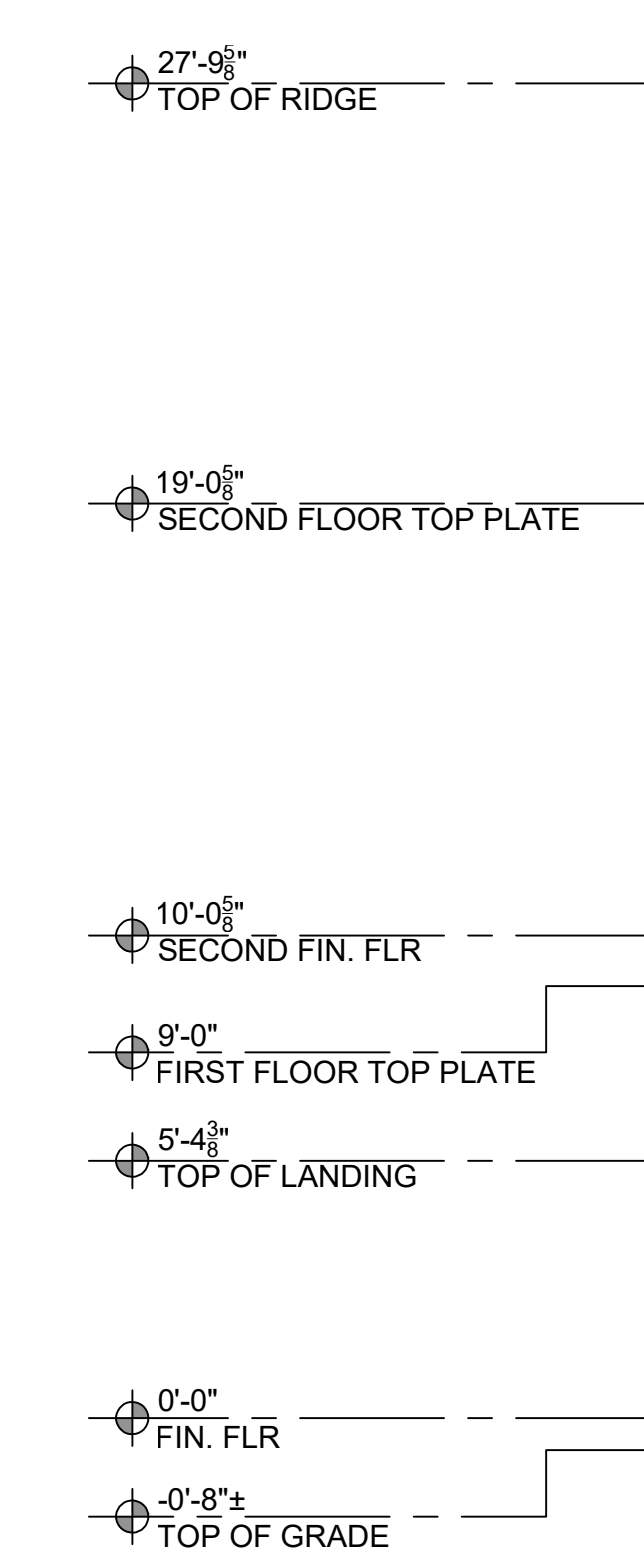
DUPLEX: ROOF PLAN



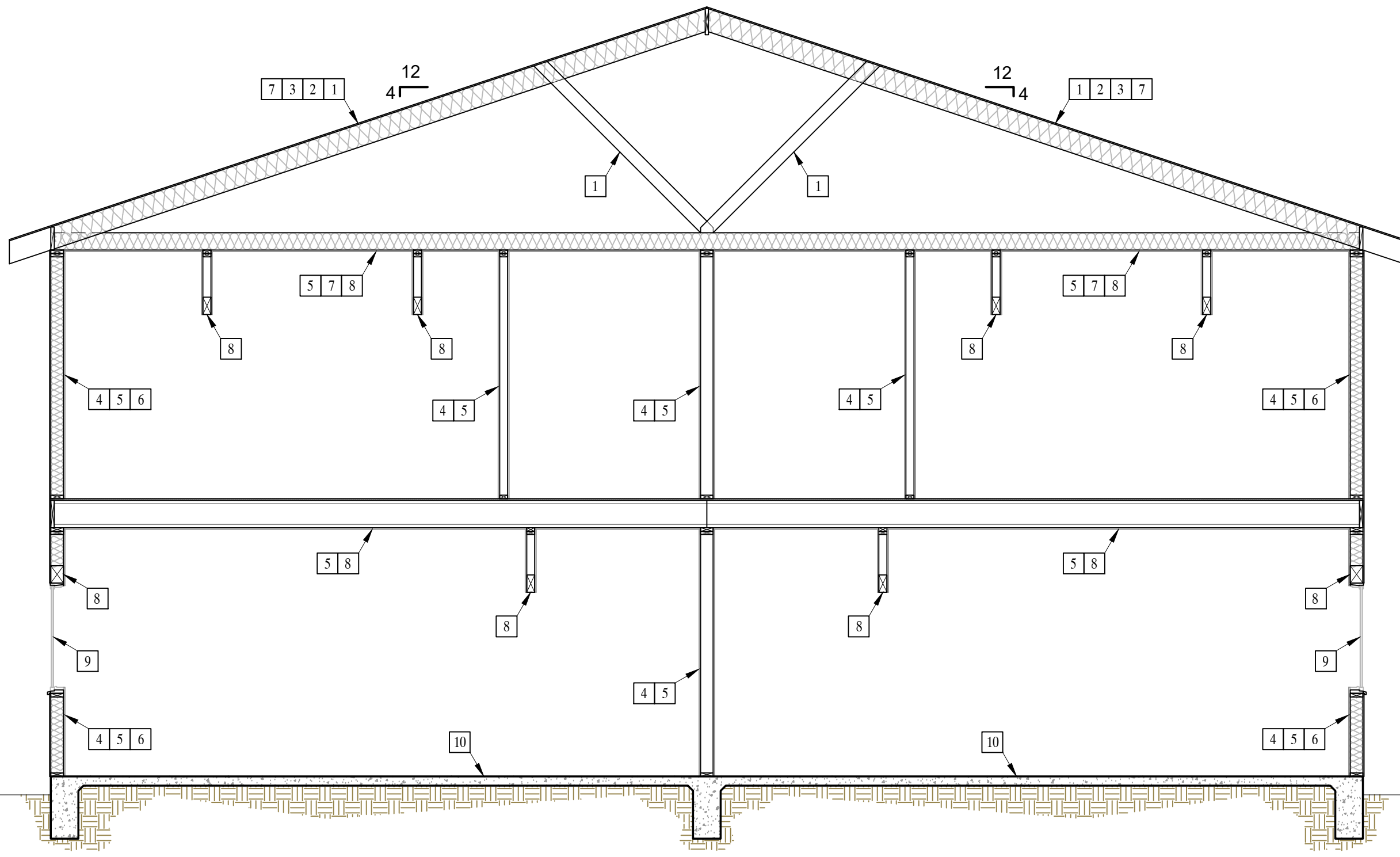
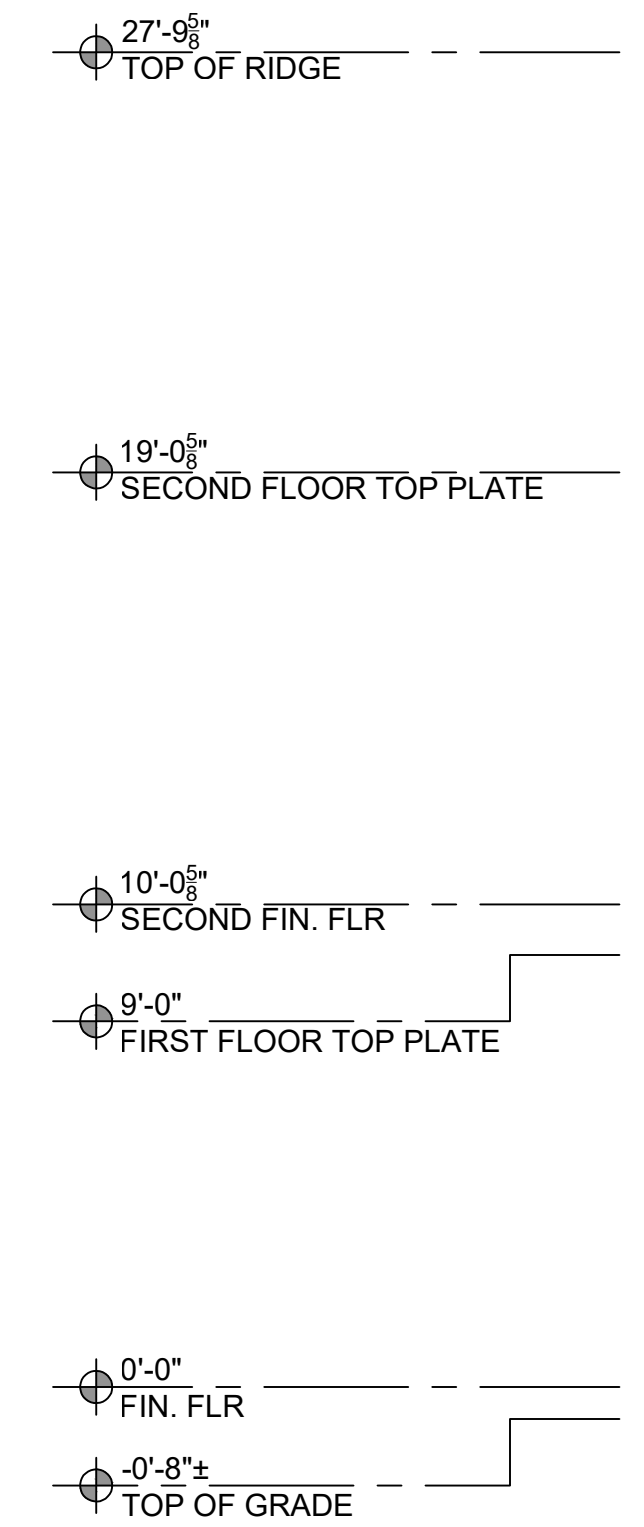
Revisions	
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Project: Duplex, ADU, & Garage at: 5305 S. Saviers Road Oxnard, California 93033	
Responsible Designer: Jimmy Bermejo	
Title: <i>Duplex: Roof Plan</i>	
Date: 12-03-2022	
Scale: 1/4"=1'-0"	
Project No.: 2234	
Sheet: <i>A6</i>	

E:\Diamond Design\Projects\2022\2234 - Savers Duplex & ADU\Architectural\2024\Savers 07-19-2024\3305 Savers.dwg Plot 07-19-2024\3305 Savers Residence Plan.dwg, 7:24/2024 8:28:35 AM, Jimmy

DA SECTION A



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



DB SECTION B

Revisions

PLANNING COMMENTS		07-19-2024
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△	-	
△	-	
△	-	
△	-	
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Project:

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

Responsible Designer:

Jimmy Bermejo
Jimmy Bermejo

Title:

*Duplex:
Sections*

Date:

12-03-2022

Scale:

1/4"=1'-0"

Project No.:

2234

Sheet:

A7

EGRESS WINDOW REQUIREMENT:

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

ADDITIONAL NOTES:

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

ELEVATION KEYNOTES

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

27'-9⁵/₈"
TOP OF RIDGE

19'-0⁵/₈"
SECOND FLOOR TOP PLATE

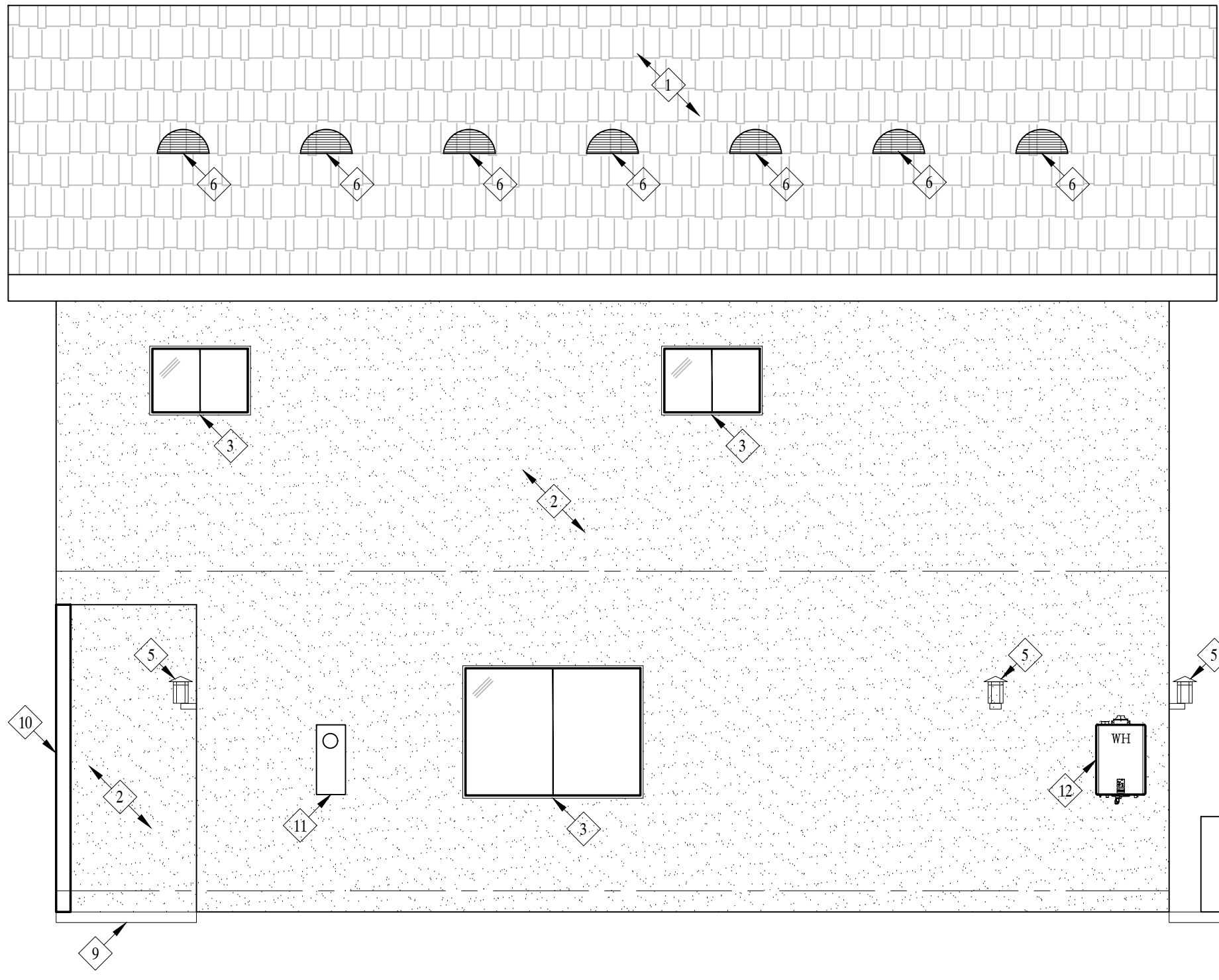
10'-0⁵/₈"
SECOND FIN. FLR

9'-0"
FIRST FLOOR TOP PLATE

0'-0"
FIN. FLR

0'-8"
TOP OF GRADE

NORTH ELEVATION



27'-9⁵/₈"
TOP OF RIDGE

19'-0⁵/₈"
SECOND FLOOR TOP PLATE

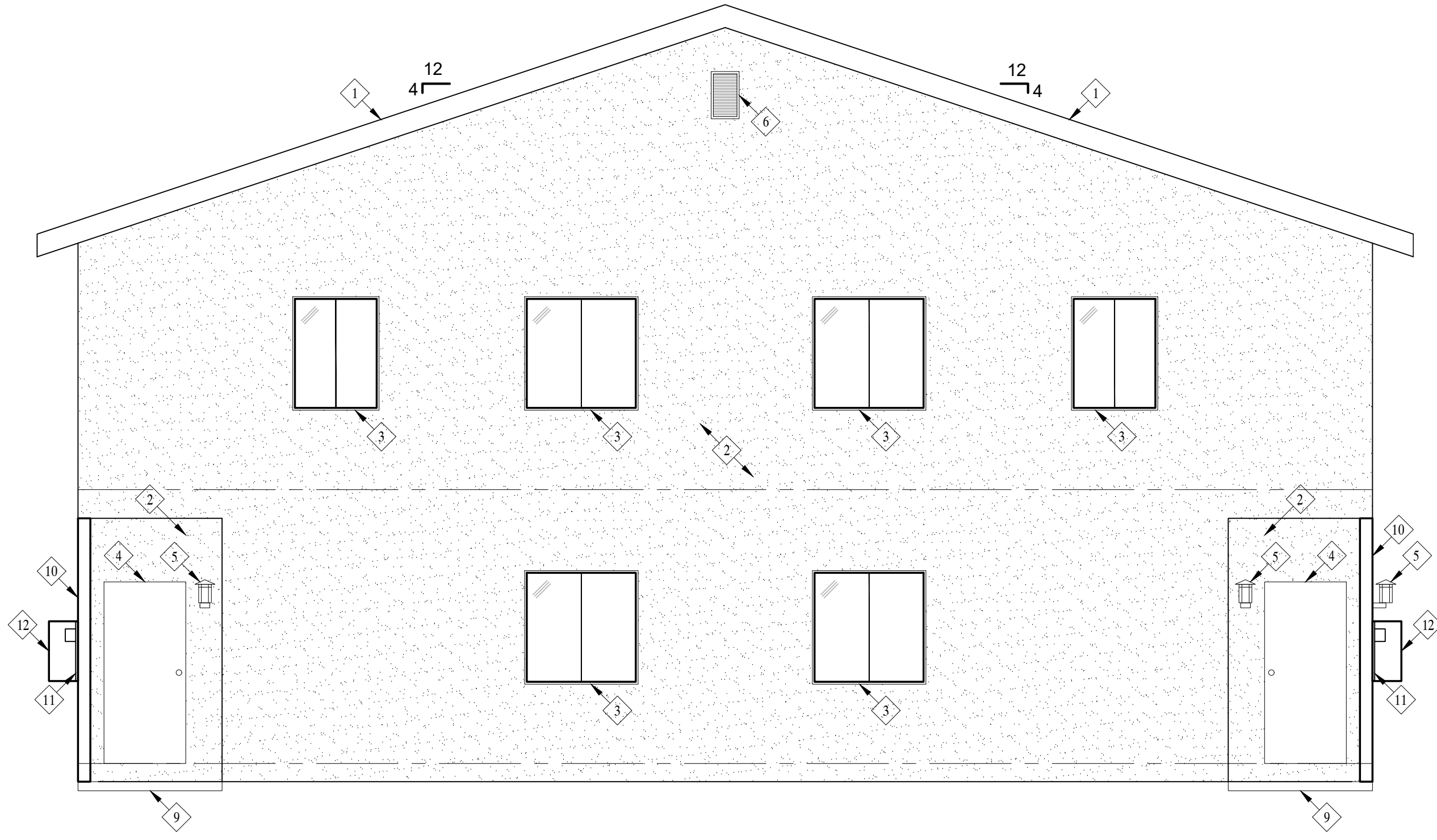
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SECOND FIN. FLR

9'-0"
FIRST FLOOR TOP PLATE

0'-0"
FIN. FLR

0'-8"
TOP OF GRADE

EAST ELEVATION



27'-9⁵/₈"
TOP OF RIDGE

19'-0⁵/₈"
SECOND FLOOR TOP PLATE

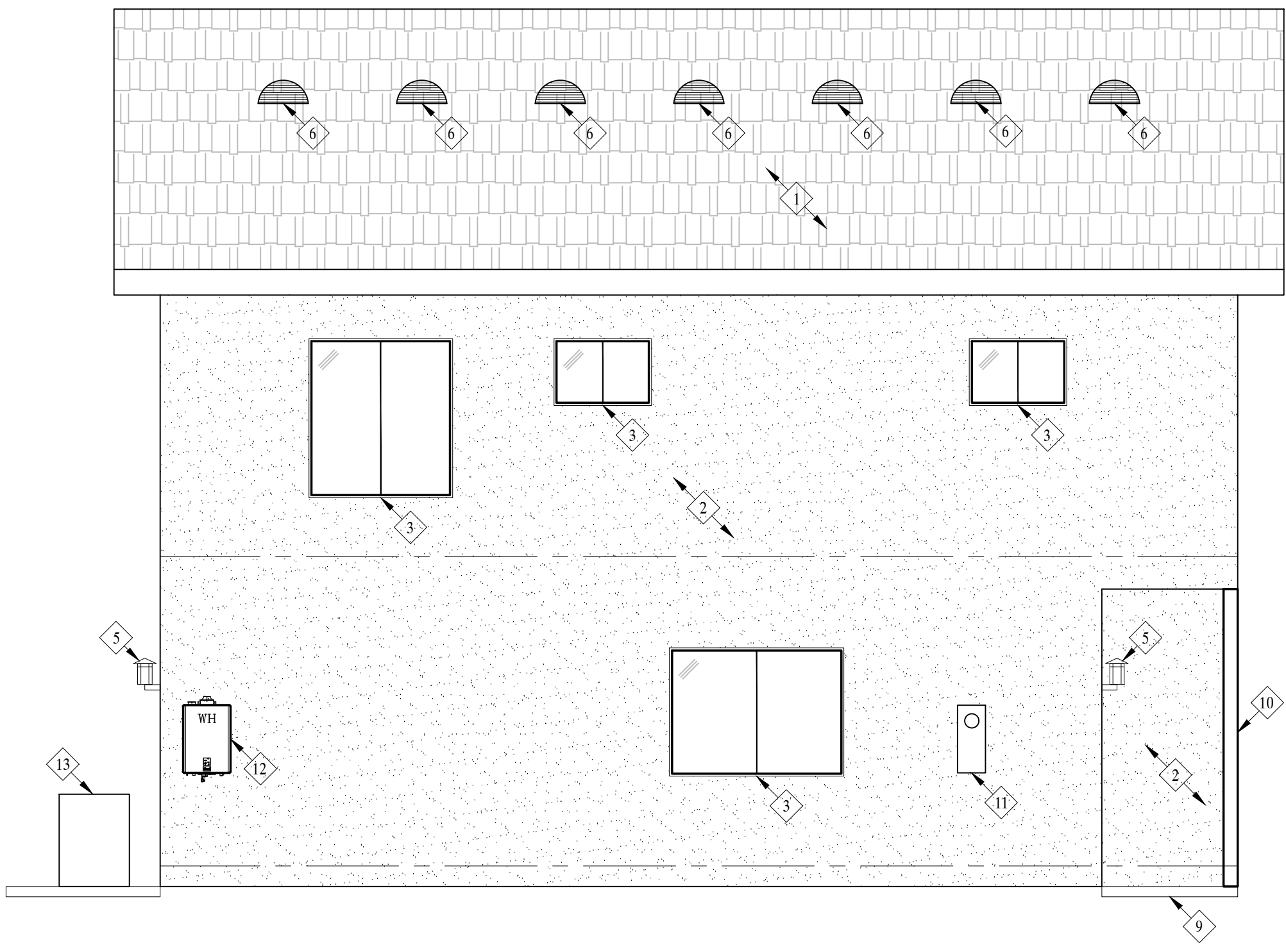
10'-0⁵/₈"
SECOND FIN. FLR

9'-0"
FIRST FLOOR TOP PLATE

0'-0"
FIN. FLR

0'-8"
TOP OF GRADE

SOUTH ELEVATION



27'-9⁵/₈"
TOP OF RIDGE

19'-0⁵/₈"
SECOND FLOOR TOP PLATE

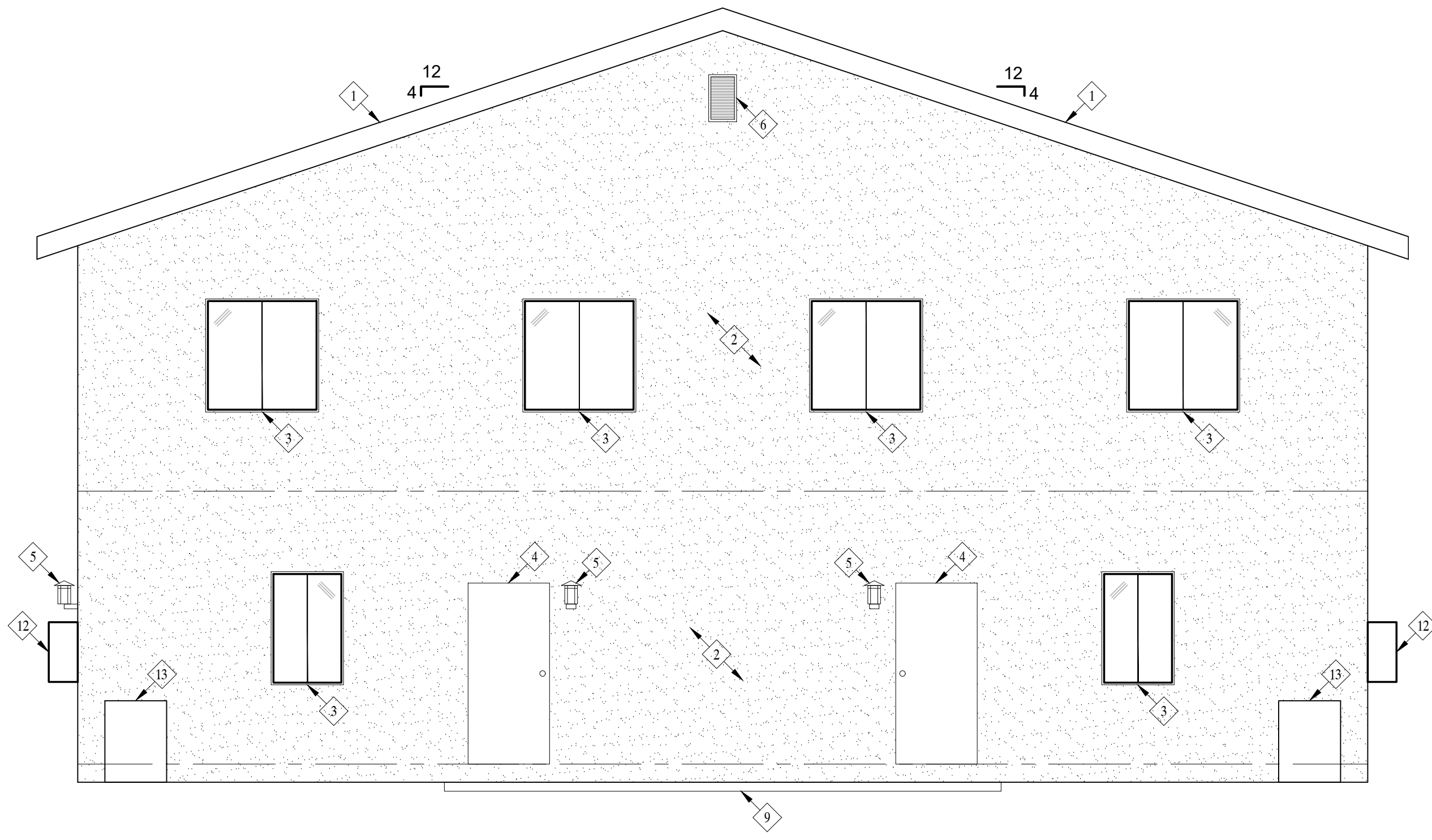
10'-0⁵/₈"
SECOND FIN. FLR

9'-0"
FIRST FLOOR TOP PLATE

0'-0"
FIN. FLR

0'-8"
TOP OF GRADE

WEST ELEVATION



Revisions

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

Responsible Designer:

Jimmy Bermejo

Title:

Duplex:
Elevations

Date:

12-03-2022

Scale:

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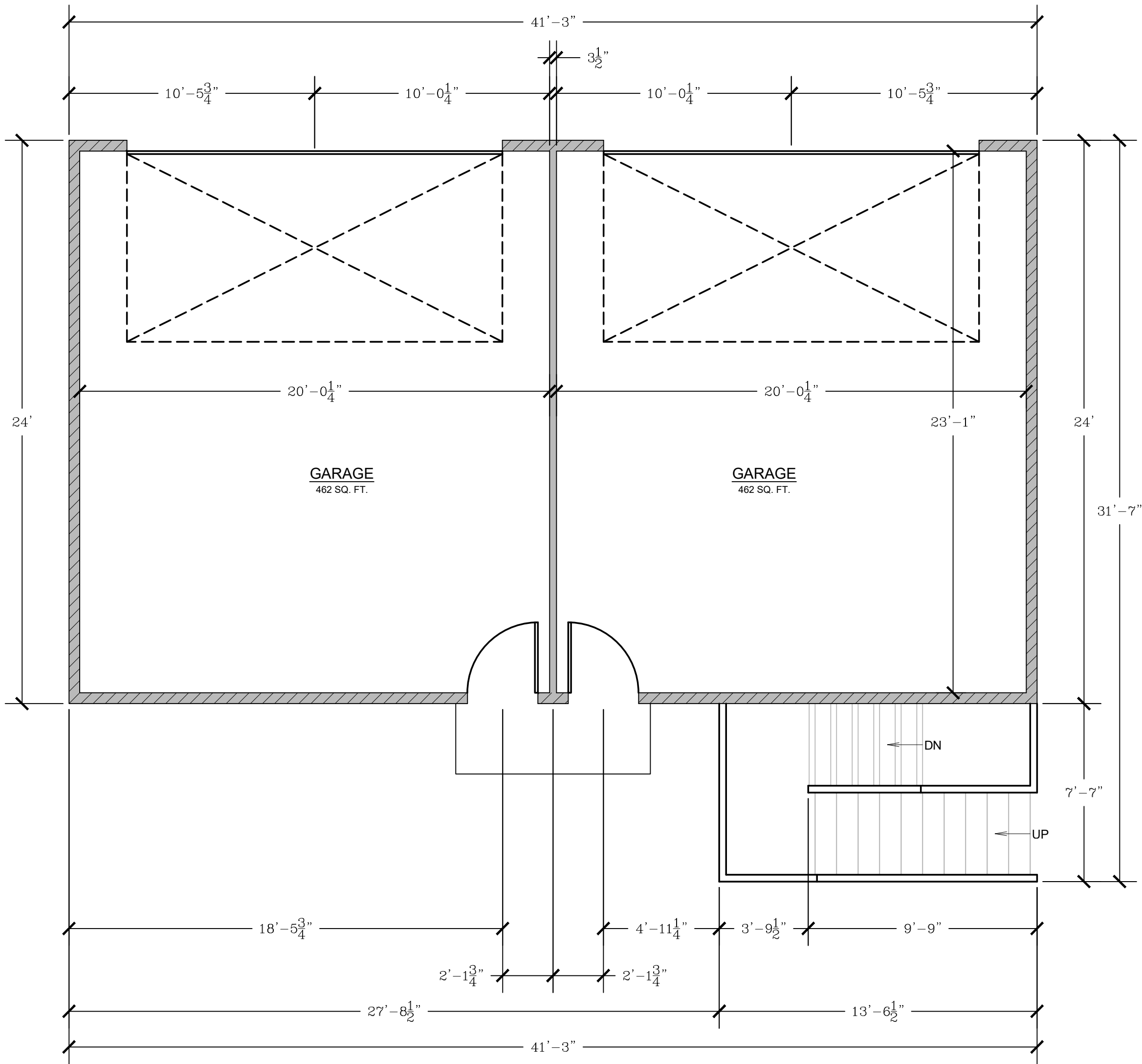
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ADU / GARAGE: FIRST FLOOR DIMENSION PLAN

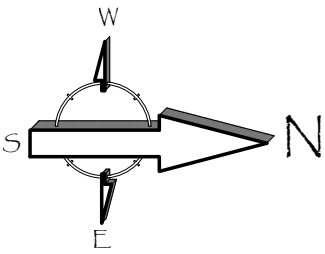


- NEW 2x4 STUD WALL
- NEW 2x6 STUD WALL
- NEW PARTIAL HEIGHT WALL

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

EGRESS WINDOW REQUIREMENT:

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



Revisions

PLANNING COMMENTS		07-19-2024
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Project:

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

Responsible Designer:


Jimmy Bermejo

Title:

ADU / Garage:
First Floor
Dimension Plan

Date:

12-03-2022

Scale:

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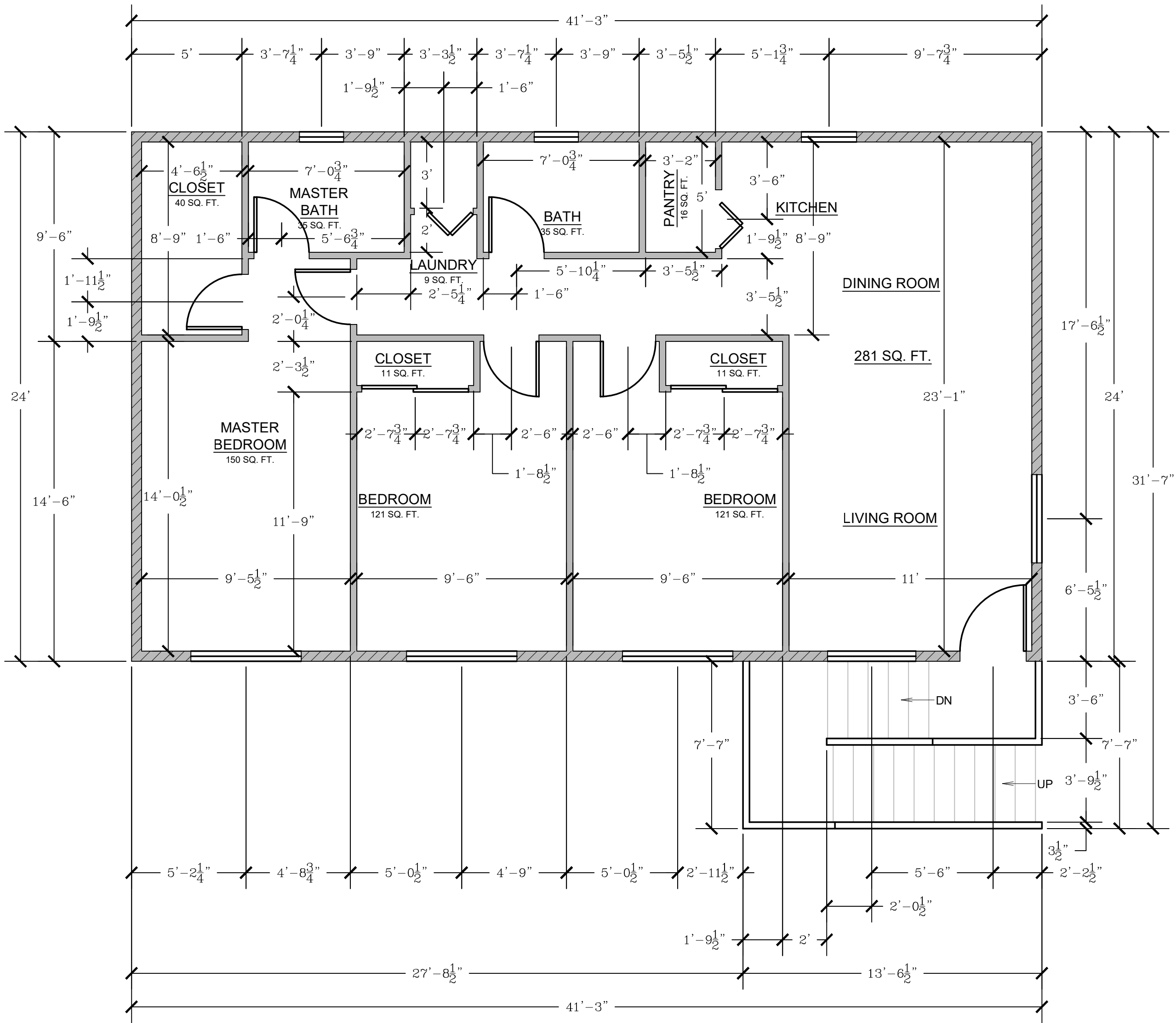
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ADU / GARAGE: SECOND FLOOR DIMENSION PLAN



Revisions

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

Project:

Responsible Designer:

Jimmy Bermejo

Title:

ADU / Garage:
Second Floor
Dimension Plan

Date:

12-03-2022

Scale:

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Project No.:

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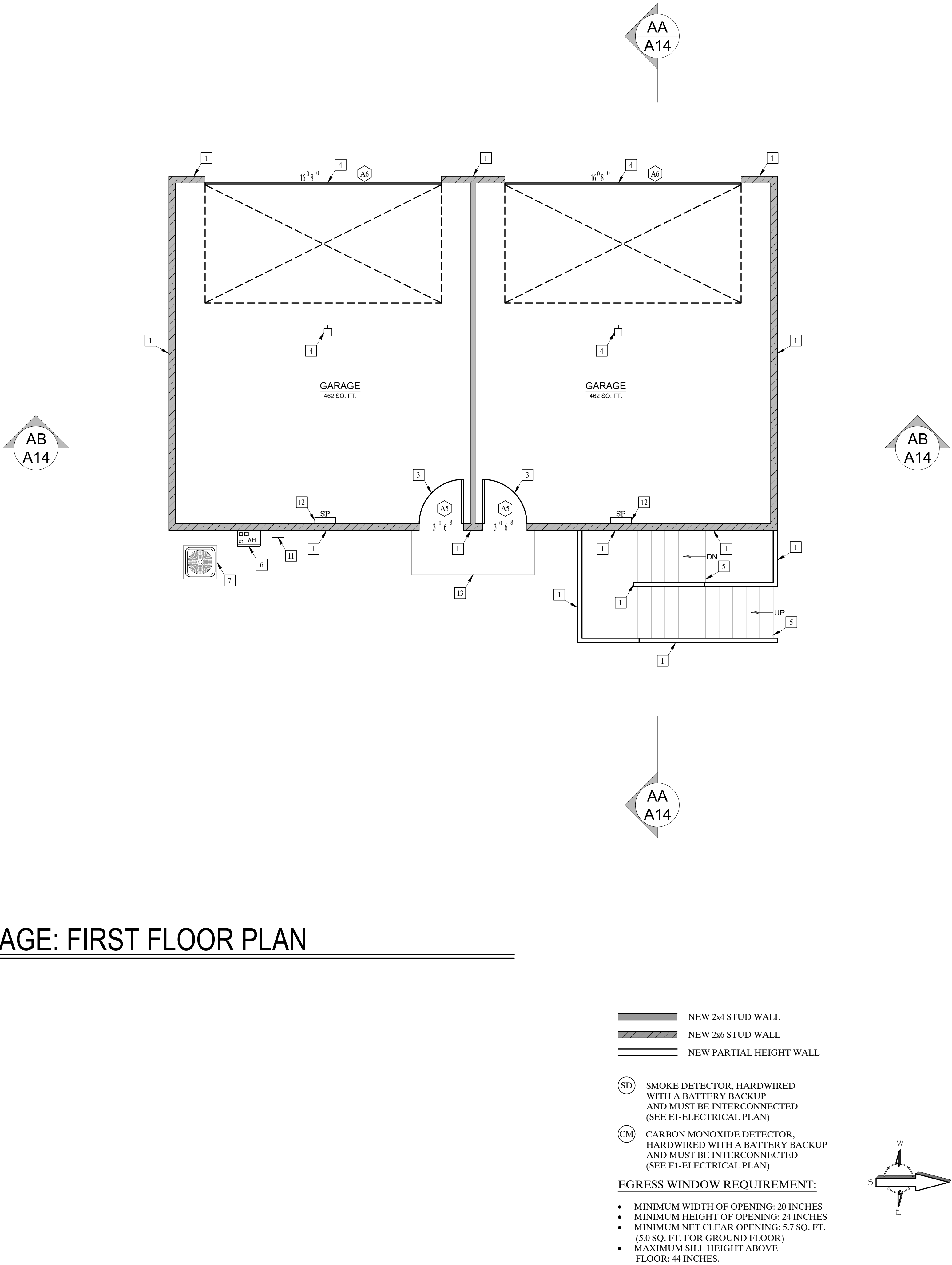
PROPOSED FLOOR PLAN - KEYNOTES	
1	STUD WALL, SEE WALL LEGEND
2	WINDOWS, PER OWNER
3	DOOR/SLIDER (TEMPERED GLAZING), PER OWNER
4	GARAGE DOOR / OPENER, PER OWNER
5	STAIRS
6	GAS TANKLESS NORITZ OR EQUAL WITH CAT III OR IV VENT, CONDENSATE DRAIN, GAS LINE (SEE E1 SHEETS FOR MORE INFORMATION) 200,000 BTU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

DOOR SCHEDULE						
4	SIZE	MATERIAL	GLAZING	U-FACTOR	SHGC	NOTES
A1	NEW 3'0"6"	SOLID CORE,		-	-	
A2	NEW 2'6"6"	INTERIOR		-	-	
A3	NEW 2'6"6"	SLIDING CLOSET DOOR		-	-	
A4	NEW 2'6"6"	INTERIOR		-	-	
A5	NEW 3'0"6"	SOLID CORE,		-	-	STEEL, FIRE RATED
A6	NEW 16'0"8"0	GARAGE DOOR		-	-	

WINDOW SCHEDULE						
	SIZE	MATERIAL	GLAZING	U-FACTOR	SHGC	NOTES
	NEW 4' 0" 4' 0"	VINYL	DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
	NEW 5' 0" 4' 0"	VINYL	DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
	NEW 2' 0" 2' 0"	VINYL	DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
	NEW 2' 6" 3' 0"	VINYL	DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING

ADDITIONAL NOTES	
1.	REQUIRED GLAZED OPENINGS SHALL OPEN DIRECTLY ONTO A STREET OR PUBLIC ALLEY, OR A YARD OR COURT LOCATED ON THE SAME LOT AS THE BUILDING. (2019 CRC R303.9)
2.	WHERE THE WINTER DESIGN TEMPERATURE IS TABLE R301.2(1) IS BELOW 60 DEGREES F, EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF NOT LESS THAN 68 DEGREES F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM THE EXTERIOR WALLS IN HABITABLE ROOMS AT THE DESIGN TEMPERATURE. INSTALLATION OF PORTABLE SPACE HEATERS SHALL NOT BE USED TO ACHIEVE COMPLIANCE WITH THIS SECTION. (2019 CRC SECTION R303.10)
3.	OPENINGS BETWEEN A MOTOR VEHICLE-RELATED OCCUPANCY AND A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. (2019 CBC 406.2.5)
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ADU / GARAGE: FIRST FLOOR PLAN



Revisions

PLANNING COMMENTS		07-19-2024
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Project:

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

Responsible Designer:

Jimmy Bermejo
Jimmy Bermejo

Title:

ADU / Garage:
First Floor
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1/4"=1'-0"

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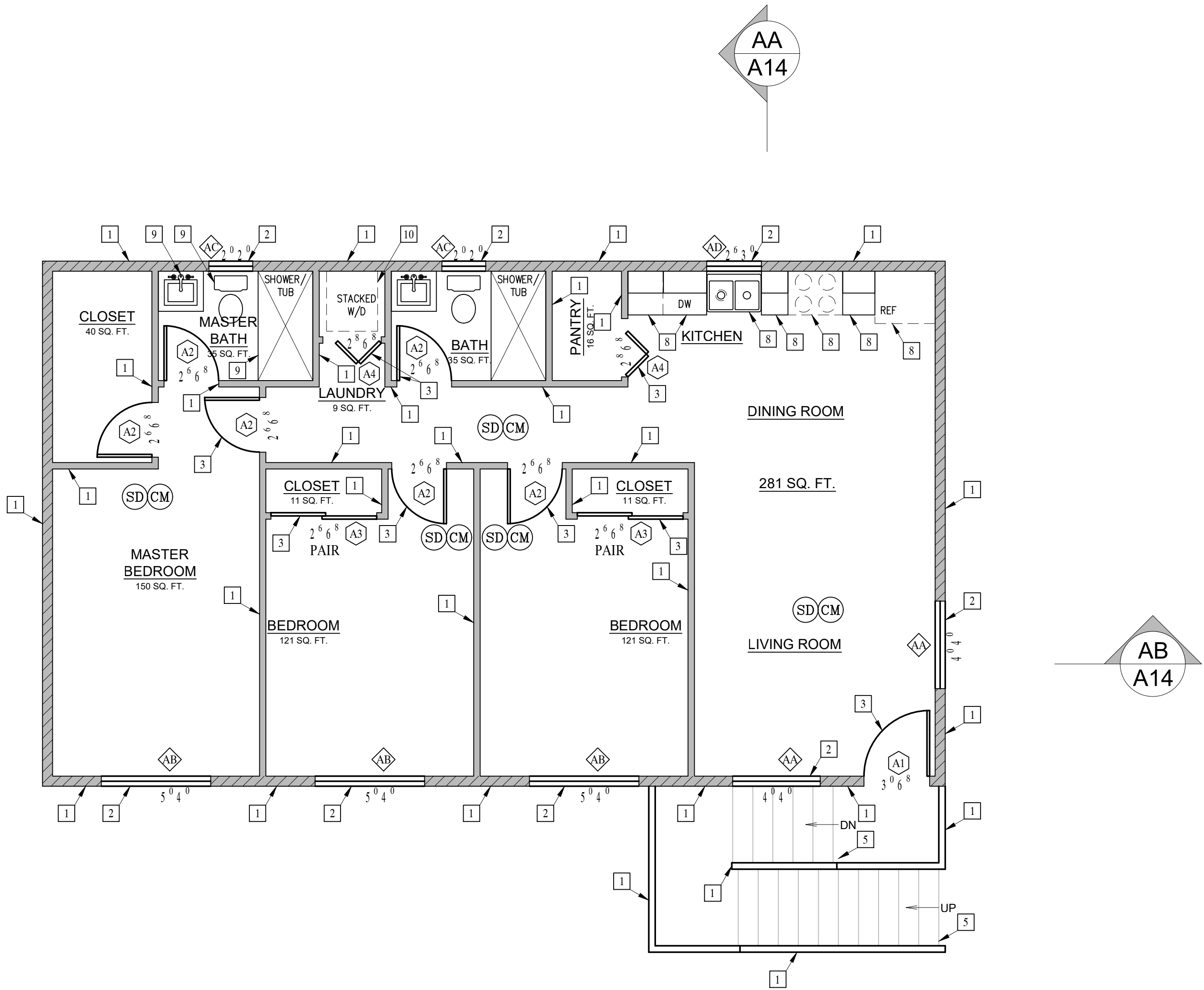
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PROPOSED FLOOR PLAN - KEYNOTES	
1	STUD WALL, SEE WALL LEGEND
2	WINDOWS, PER OWNER
3	DOOR/SLIDER (TEMPERED GLAZING), PER OWNER
4	GARAGE DOOR, PER OWNER
5	STAIRS
6	WATER HEATER
7	A/C UNIT
8	KITCHEN CABINETS / APPLIANCES / SINK
9	BATHROOM CABINETS / FIXTURES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

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

WINDOW SCHEDULE						
	SIZE	MATERIAL	GLAZING	U-FACTOR	SHGC	NOTES
	NEW 4' 0" 4"	VINYL	DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
	NEW 5' 0" 4"	VINYL	DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
	NEW 2' 0" 3"	VINYL	DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
	NEW 2' 6" 3"	VINYL	DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING

ADDITIONAL NOTES	
1.	REQUIRED GLAZED OPENINGS SHALL OPEN DIRECTLY ONTO A STREET OR PUBLIC ALLEY, OR A YARD OR COURT LOCATED ON THE SAME LOT AS THE BUILDING. (2019 CRC R303.9)
2.	WHERE THE WINTER DESIGN TEMPERATURE IS TABLE R301.2(1) IS BELOW 60 DEGREES F, EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF NOT LESS THAN 68 DEGREES F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM THE EXTERIOR WALLS IN HABITABLE ROOMS AT THE DESIGN TEMPERATURE. INSTALLATION OF PORTABLE SPACE HEATERS SHALL NOT BE USED TO ACHIEVE COMPLIANCE WITH THIS SECTION. (2019 CRC SECTION R303.10)
3.	OPENINGS BETWEEN A MOTOR VEHICLE-RELATED OCCUPANCY AND A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. (2019 CBC 406.2.5)
4.	THE PRIVATE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY NOT LESS THAN ½ INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE PER 2019 CRC TABLE R302.6.
5.	GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN A ½ INCH TYPE X GYPSUM BOARD OR EQUIVALENT PER 2019 CRC TABLE R302.6.
6.	STRUCTURES SUPPORTING FLOOR / CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION SHALL USE NOT LESS THAN ½ INCH GYPSUM BOARD OR EQUIVALENT PER 2019 CRC TABLE R302.6.
7.	DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND THE DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1½ INCHES IN THICKNESS, OR DOORS IN COMPLIANCE WITH SECTION 716.2.2.1 WITH A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING. (2019 CBC 406.3.2.1)



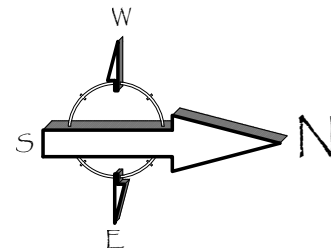
ADU / GARAGE: SECOND FLOOR PLAN

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

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

EGRESS WINDOW REQUIREMENT:

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



Revisions

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

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

Responsible Designer:

Jimmy Bermejo

Title:
ADU / Garage:
Second Floor
Plan

Date:

12-03-2022

Scale:

1/4"=1'-0"

Project No.:

2234

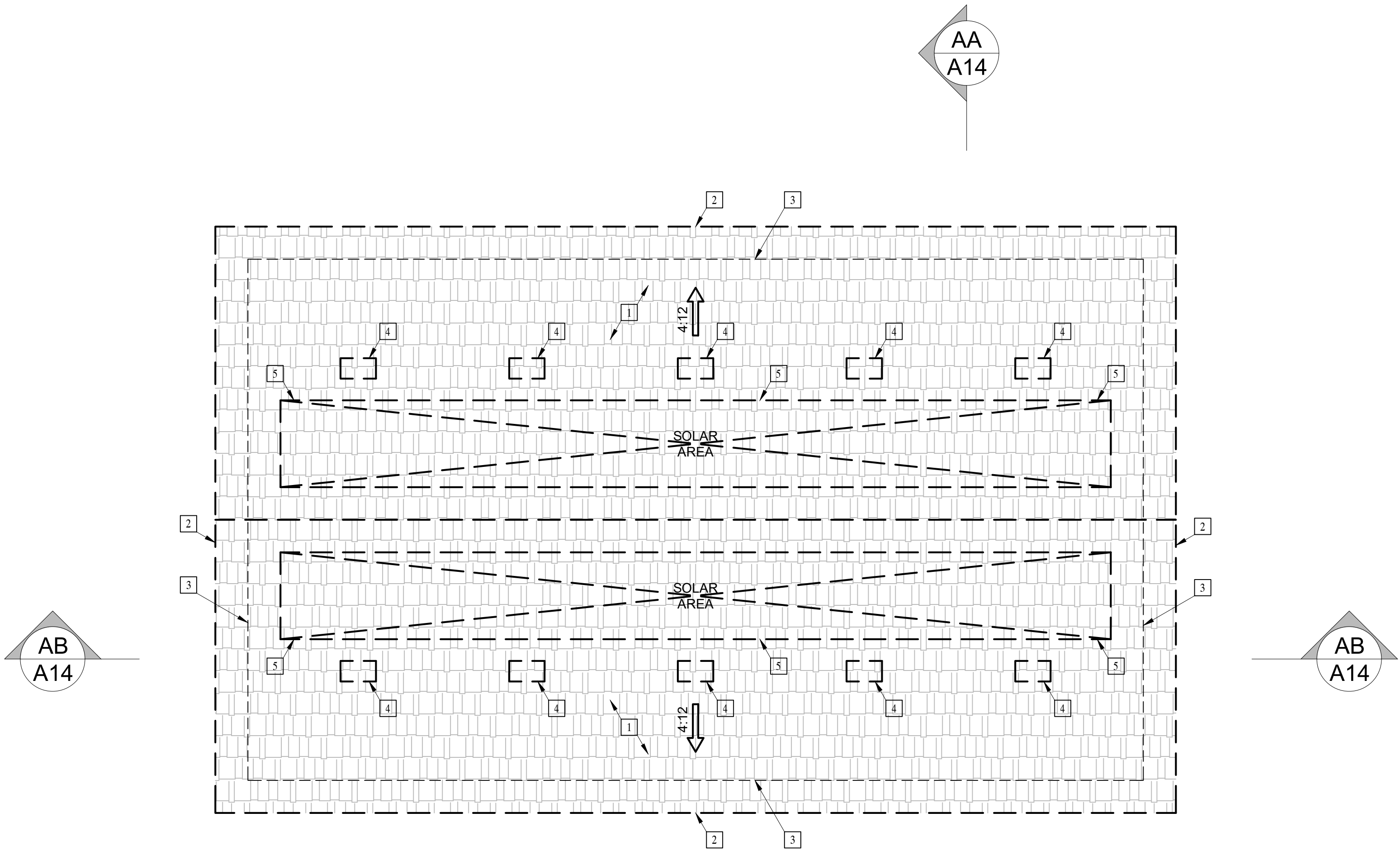
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A12

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

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

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



ADU / GARAGE: ROOF PLAN

Revisions

PLANNING COMMENTS 07-19-2024

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Project:

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

Responsible Designer:


Jimmy Bermejo

Title:

ADU / Garage:
Roof Plan

Date:

12-03-2022

Scale:

1/4"=1'-0"

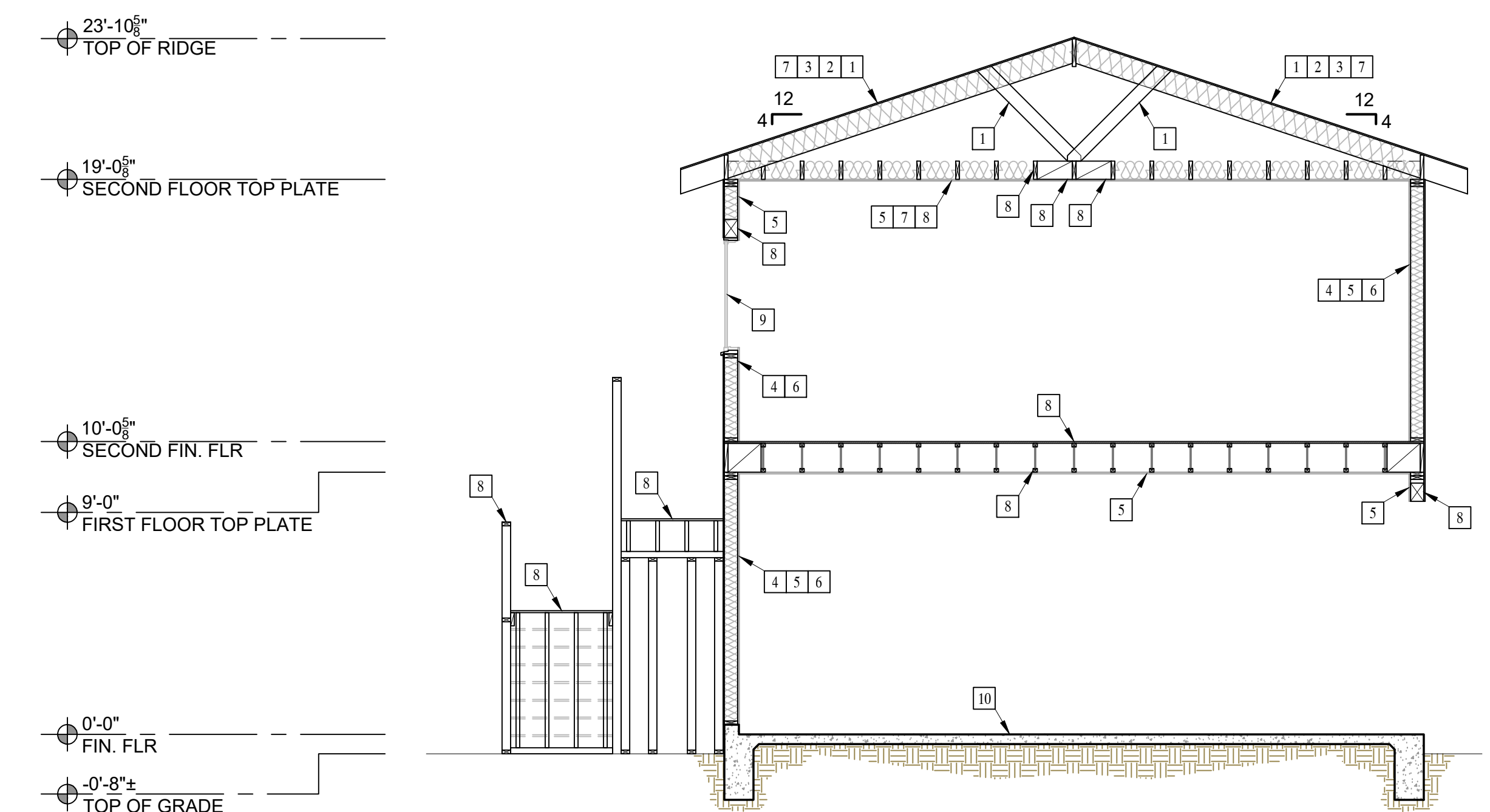
Project No.:

2234

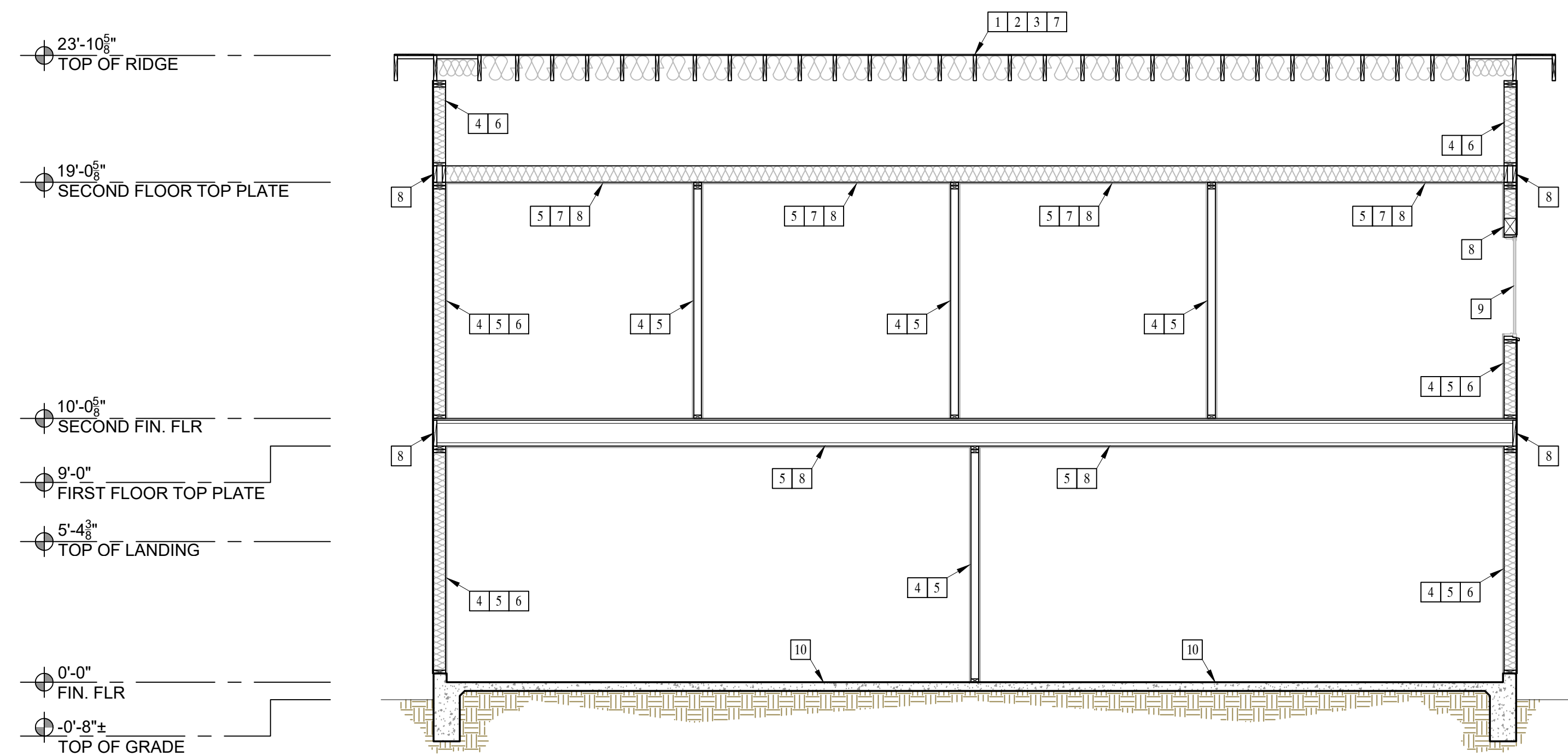
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A13

E:\Diamond Design\Projects\2022\2234 - Saviers Duplex & ADU\Architectural\2024\Saviers 07-19-2024\3D\Saviers Residence Plan.dwg, 14- ADU Sections, 7/24/2024 8:28:41 AM, Jimmy



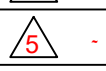
AA SECTION A



AB SECTION B

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

Revisions

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

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

Responsible Designer:

Jimmy Bermejo

Title:
*ADU / Garage:
Sections*

Date:
12-03-2022
Scale:
1/4"=1'-0"
Project No.:
2234
Sheet:
A14

EGRESS WINDOW REQUIREMENT:

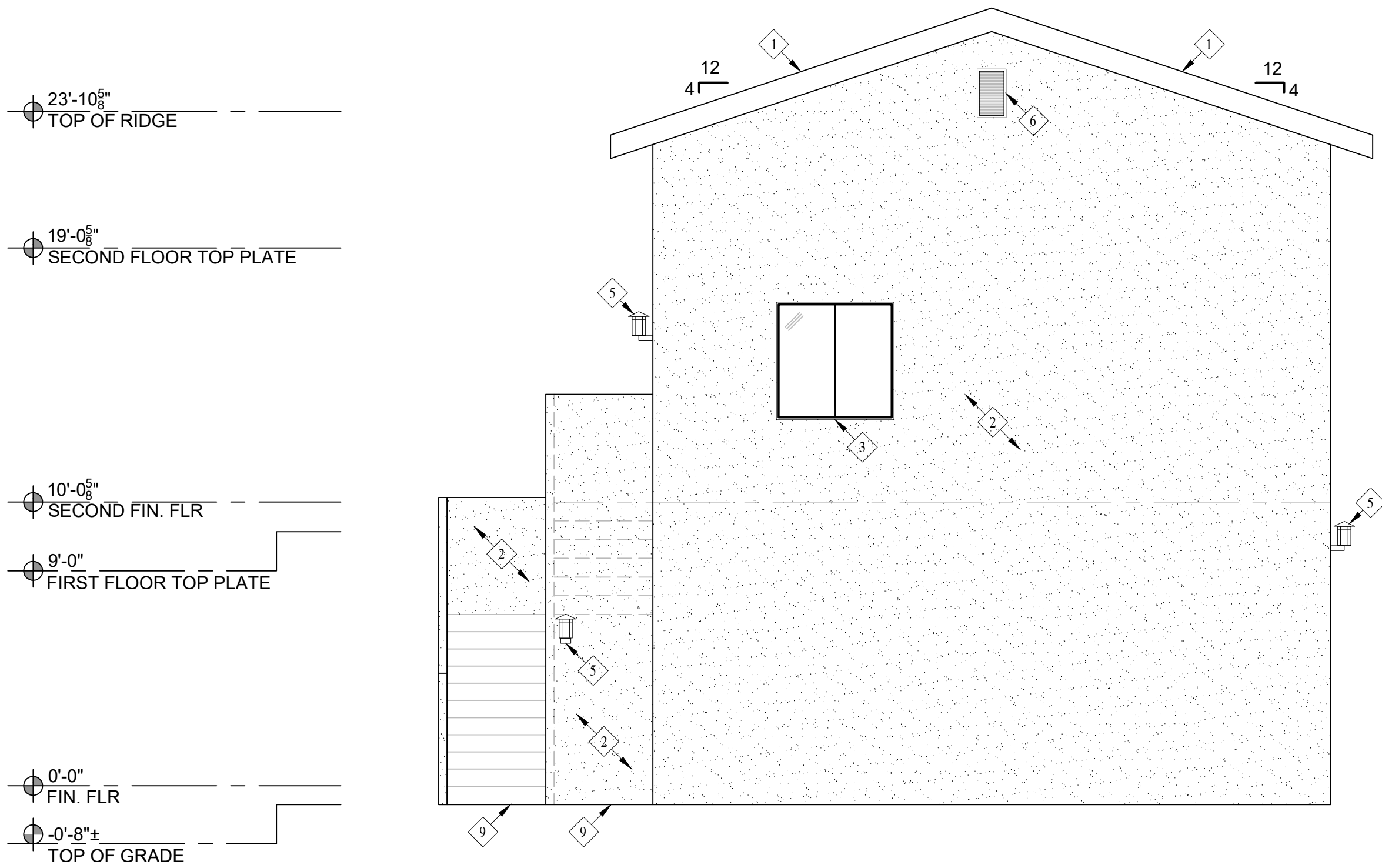
- MINIMUM WIDTH OF OPENING: 20 INCHES
- MINIMUM HEIGHT OF OPENING: 24 INCHES
- MINIMUM NET CLEAR OPENING: 5.7 SQ. FT. (5.0 SQ. FT. FOR GROUND FLOOR).
- MAXIMUM SILL HEIGHT ABOVE FLOOR 44 INCHES.

ADDITIONAL NOTES:

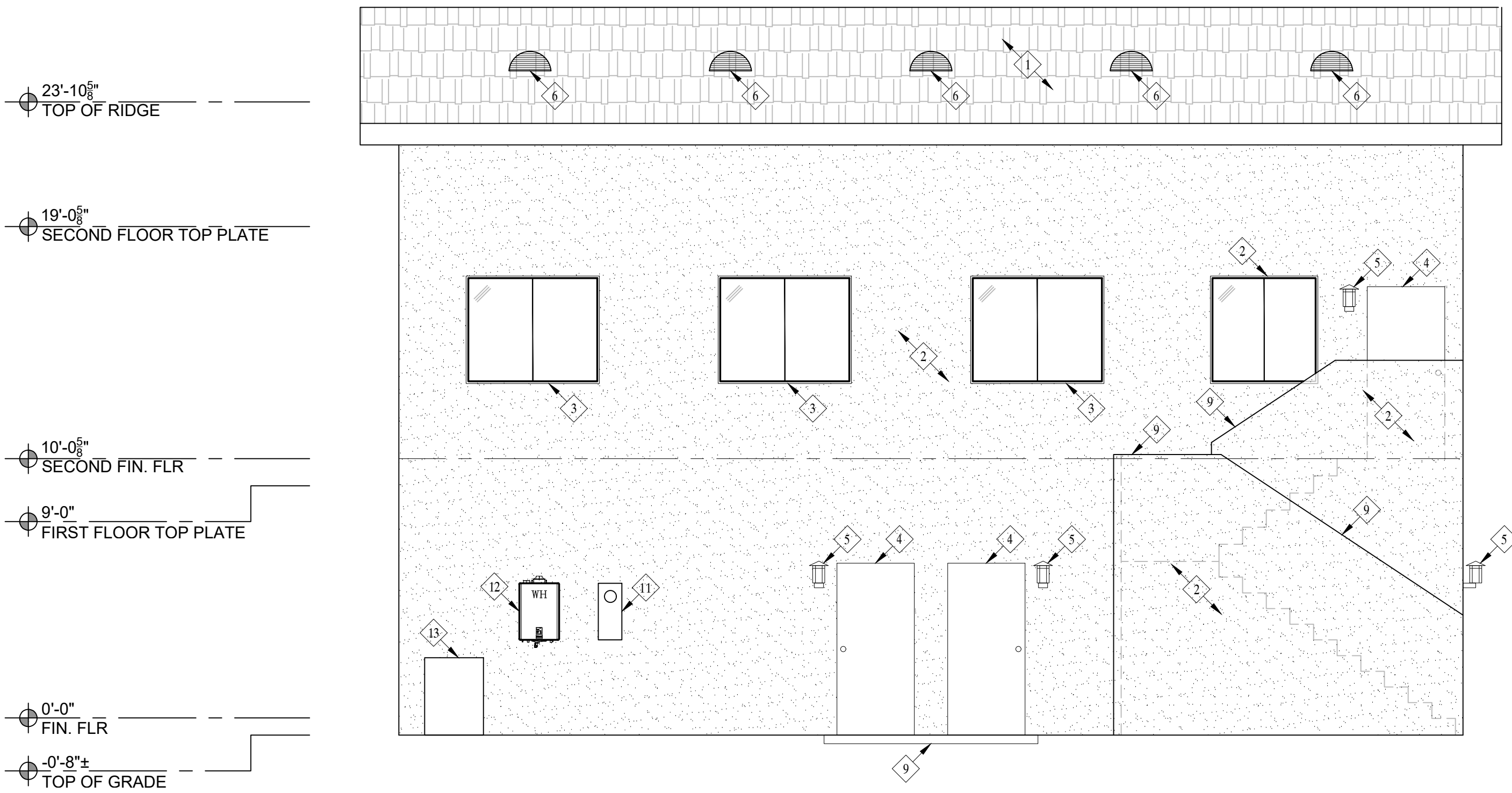
- OUTDOOR LIGHTING SHALL COMPLY WITH TITLE 24, PART 6, OF THE CALIFORNIA CODE OF REGULATIONS: CALIFORNIA'S ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS.
- LIGHTING FIXTURES ON THE WEST SIDE OF THE GARAGE SHALL BE MOUNTED BETWEEN 9 AND 12 FEET ABOVE GRADE AND ABOVE THE GARAGE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

ELEVATION KEYNOTES

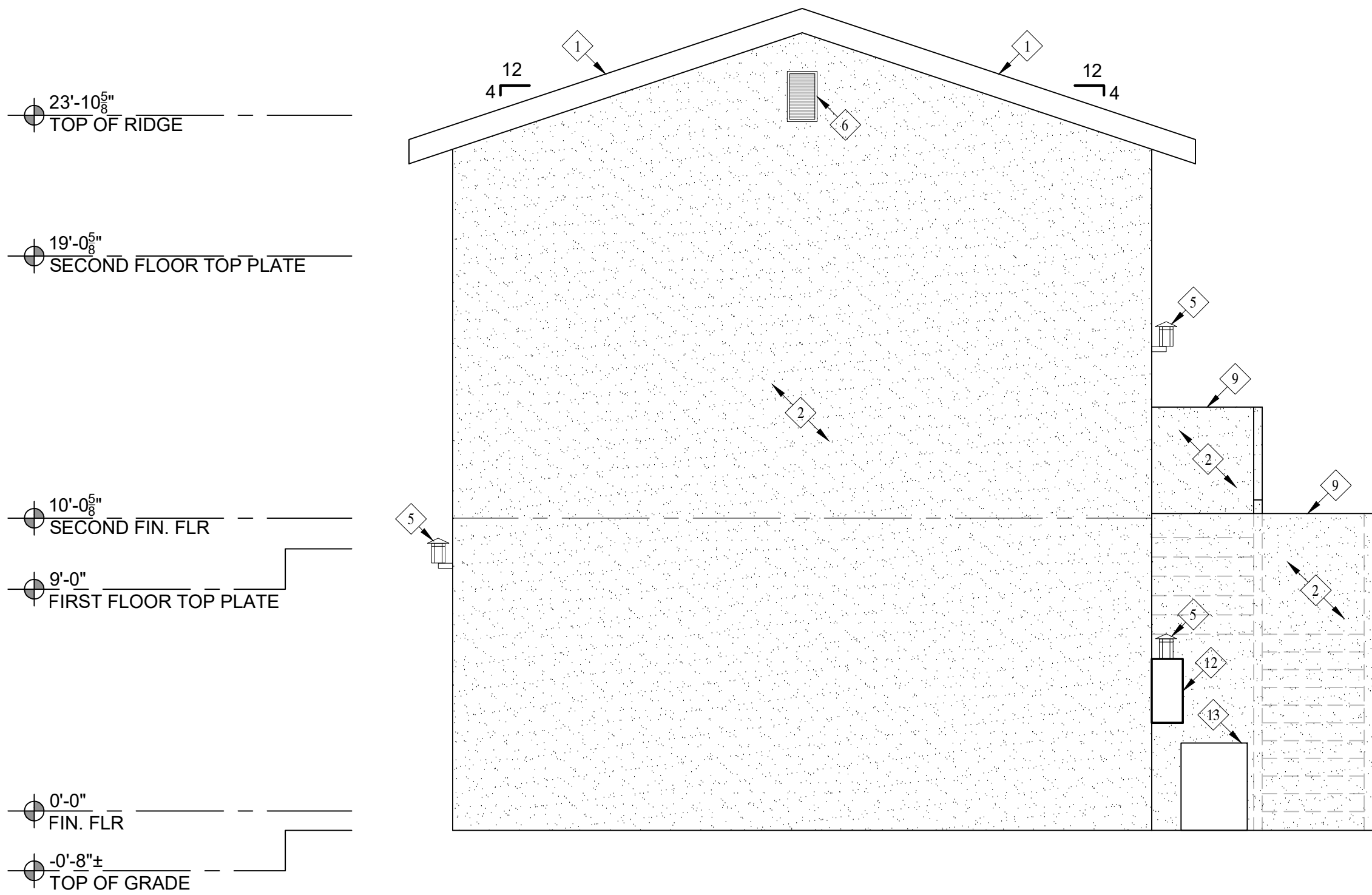
- | | |
|---|---|
| 1 CLASS A (FIRE RETARDANT) COMPOSITION SHINGLE ROOFING (ICC# ESR 1389) OVER 2 LAYERS OVER 30 POUNDS FELT OVER PLYWOOD SHEATHING PER STRUCTURAL. | 8 NOT USED |
| 2 STUCCO FINISH W/ 7/8" PORTLAND CEMENT PLASTER. PAPER BACKED LATH W/ 16 GAUGE STAPLES AT 6"O.C. OMEGA-237 ROCK GREEN BASE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



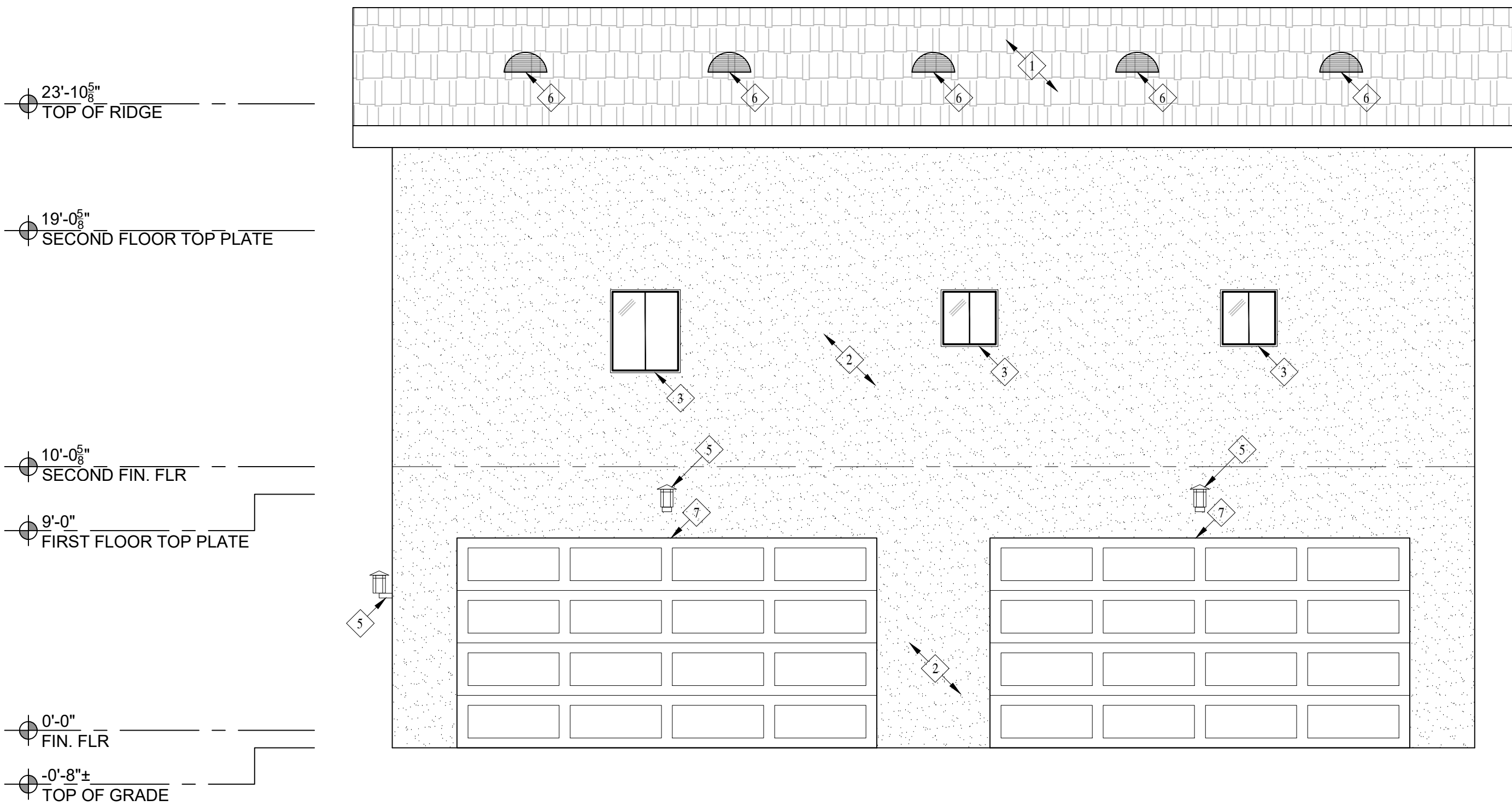
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

Revisions

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

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

Responsible Designer:

Jimmy Bermejo

Title:

ADU / Garage:
Elevations

Date:

12-03-2022

Scale:

1/4"=1'-0"

Project No.:

2234

Sheet:

A15

PROPOSED ELECTRICAL PLAN - NOTES

ELECTRICAL NOTES:

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

LIGHTING REQUIREMENTS (TITLE 24)

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

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

- ADDITIONAL NOTES
- SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

-IN EACH SLEEPING ROOM

-OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS

-ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL, PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

-SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PERVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION. (2019 CRC R314.3)
 - SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034 (2019 CRC R314.1.1)
 - CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 (CRC R315.1.1)
 - CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTRUCTIONS IN THE FOLLOWING LOCATIONS:

-OUTSIDE OF EACH SEPARATE SLEEPING ARE IN THE IMMEDIATE VICINITY OF THE BEDROOMS

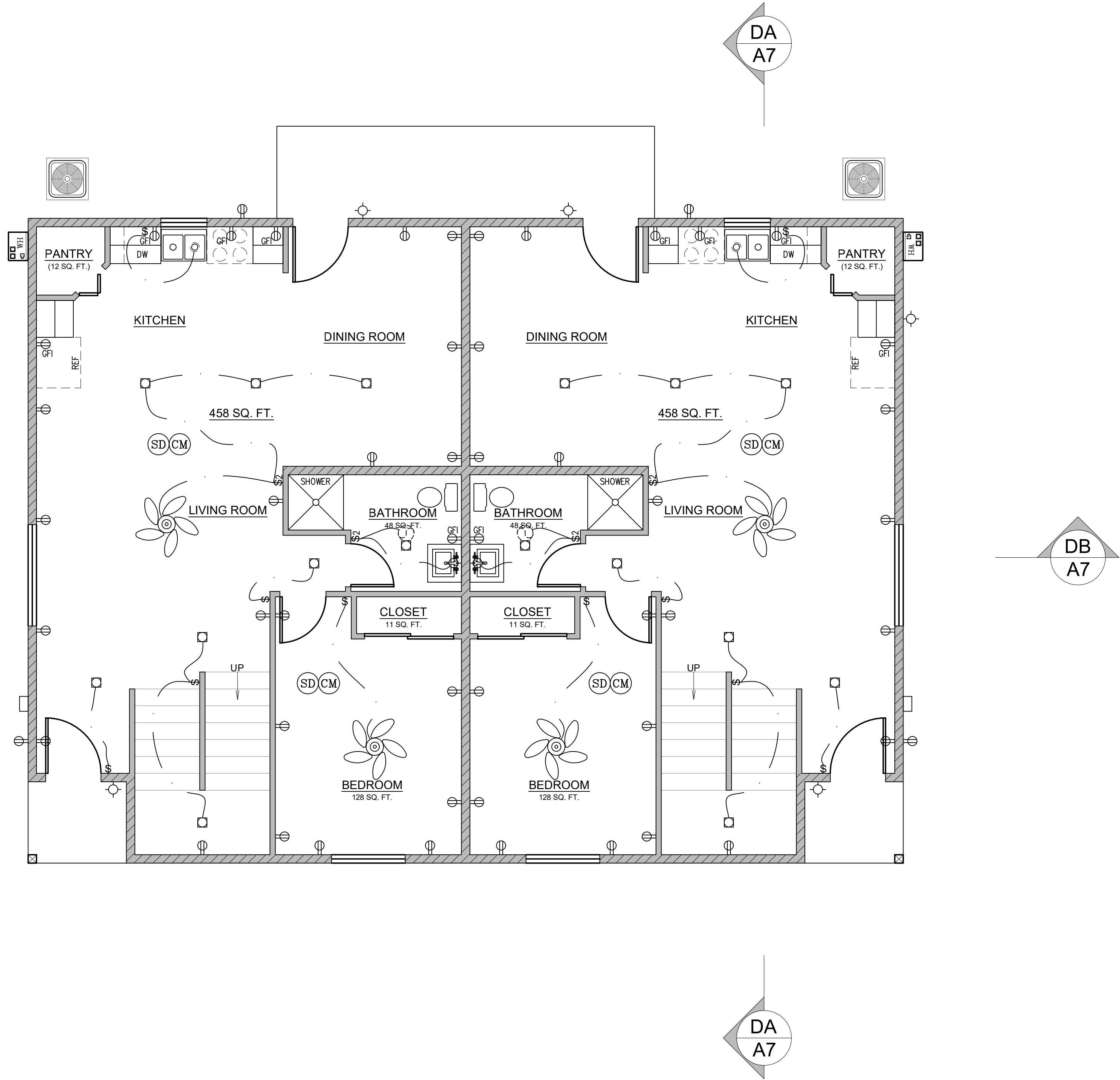
-ON EVERY OCCUPIABLE LEVEL OF A DWELLING UNIT, INCLUDING BASEMENTS

-WHERE A FUEL BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.
 - IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY. IF AN OCCUPANT SENSOR IS INSTALLED, IT SHALL BE UNDER SECTION 150.0 (k)2C. (2019 CEC 150.0k.2.i)
 - ARC-FAULT CIRCUIT INTERRUPTER PROTECTION SHALL BE PROVIDED AS REQUIRED IN 210.12 (A) DWELLING UNITS, (B) DORMITORY ROOMS AND (C) GUEST ROOMS AND GUEST SUITES. (2019 CEC 210.12)
 - ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15- AND 20- AMPERE OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. CEC 210.12(8)

DUPLEX: FIRST FLOOR ELECTRICAL PLAN

PROPOSED ELECTRICAL - SYMBOL LEGEND

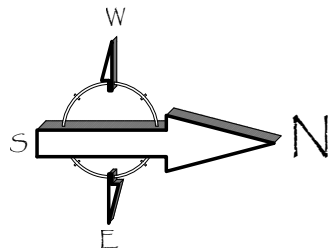
DUPLEX OUTLET	VAPOR PROOF LIGHT (SUITABLE FOR WET LOCATION)	CEILING OUTLET
4-PLEX OUTLET	FLUORESCENT SURFACE MOUNT FIXTURE	SWITCH
GFI-PROTECTED DUPLEX OUTLET	SMOKE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED	3-WAY SWITCH
GFCI-PROTECTED DUPLEX OUTLET	CARBON MONOXIDE DETECTOR,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



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

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

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



Revisions

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

Responsible Designer:

Jimmy Bermejo

Title: Duplex:
First Floor
Electrical Plan

Date: 12-03-2022

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

Project No.: 2234

Sheet: E1

PROPOSED ELECTRICAL PLAN - NOTES

ELECTRICAL NOTES:

1. EXHAUST FANS

a. FANS AT BATHS, POWDER AND LAUNDRY TO PROVIDE A COMPLETE AIR CHANGE EVERY FIVE MINUTES (OPERABLE FROM LIGHT SWITCH). FAN SHALL BE MINIMUM 50 CFM

b. KITCHEN EXHAUST FANS MUST BE ABLE TO PROVIDE 5 AIR CHANGES PER HOUR AND DUCTED TO THE EXTERIOR. KITCHEN EXHAUST FAN SHALL BE MINIMUM 100 CFM

c. RESIDENTIAL EXHAUST FANS SHALL BE ENERGY STAR RATED AND SHALL BE CONTROLLED BY A HUMIDISTAT CAPABLE OF AN ADJUSTMENT BETWEEN 50 AND 80% HUMIDITY. CALGREEN 4.506.1 EXCEPTION, CONTROL BY A HUMIDISTAT IS NOT REQUIRED IF THE BATHROOM EXHAUST FAN IS ALSO THE DWELLING WHOLE HOUSE VENTILATION.

d. ALL FANS INSTALLED MUST MEET THE PRECEDING REQUIREMENTS AND MUST EITHER HAVE A MAX "SONE" RATING OF 1 FOR CONTINUOUS USE OR 3 FOR INTERMITENT USE.

2. PROVIDE ARC-FAULT CIRCUIT INTERRUPTER OUTLETS FOR ALL ROOMS AS DESCRIBED IN NEC 210-12

3. PROVIDE ADEQUATE CLEARANCES OF ELECTRICAL SERVICE DROP CONNECTORS (WIRES), (ART. 230-24 & ART. 680-8 NEC)

4. TAMPER RESISTANT RECEPITCALs ARE REQUIRED FOR ALL LLOCATION AS DESCRIBED IN 210.52. THIS ONLY APPLIES TO THE OUTLETS MODIFIED UNDER THIS PERMIT.

5. WEATHER RESISTANT TYPE RECEPTACALS ARE REQUIRED WHEN INSTALLED IN DAMP OR WET LOCATIONS (OUTSIDE)

6. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING AND BE EQUIPPED WITH BATTERY BACK-UP, PER SECTION R314

7. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE LARMS IN THE UNIT.

8. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING AND BE EQUIPPED WITH BATTERY BACK-UP, PER SECTION R315

9. WHEN MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE LARMS IN THE UNIT.

10. BATHROOM CIRCUITTING SHALL BE EITHER A 20 AMPERE CIRCUIT DEDICATED TO EACH BATHROOM OR ATLEAST ONE 20 AMPERE CIRCUIT SUPPLY ONLY BATHROOM RECEPTACLE OUTLETS PER CEC ART 210.11(C)3

11. RECEPTACLE OUTLETS LOCATIONS SHALL COMPLY WITH CEC ART. 210.52 (A)

LIGHTING REQUIREMENTS (TITLE 24)

1. NEW BATHROOMS, GARAGES, LAUNDRY ROOMS & UTILITY ROOMS- ALL LUMINAIRES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A MANUAL-ON OCCUPANT SENSOR.

2. OTHER NEW ROOMS- ALL LUMINAIRES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR OR DIMMER. CLOSETS THAT ARE LESS THAN 70 SQ. FT. ARE EXEMPT.

3. NEW OUTDOOR LIGHTING- ALL LUMINAIRES MOUNTED TO THE BUILDING SHALL BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A PHOTOCNTROL/ MOTION SENSOR.

4. NEW KITCHENS- AT LEAST HALF THE INSTALLED WATTAGE OF LUMINAIRES SHALL BE HIGH EFFICACY (I.E.,FLUORESCENT), THE ONES THAT ARE NOT MUST BE SWITCHED SEPARATELY.

5. ALL LIGHTS RECESSED INTO INSULATED CEILINGS MUST BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC) AND ARE CERTIFIED AIRTIGHT TO ASTM E283 AND LABELED AS AIRTIGHT (AT) TO LESS THAN 2.0 CFM @ 75 PASCALS.

ADDITIONAL NOTES

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

-IN EACH SLEEPING ROOM

-OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS

-ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL, PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

-SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PERVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION. (2019 CRC R314.3)

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

3. CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 (CRC R315.1.1)

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

-OUTSIDE OF EACH SEPARATE SLEEPING ARE IN THE IMMEDIATE VICINITY OF THE BEDROOMS

-ON EVERY OCCUPIABLE LEVEL OF A DWELLING UNIT, INCLUDING BASEMENTS

-WHERE A FUEL BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.

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

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

7. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15- AND 20- AMPERE OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. CEC 210.12(8)

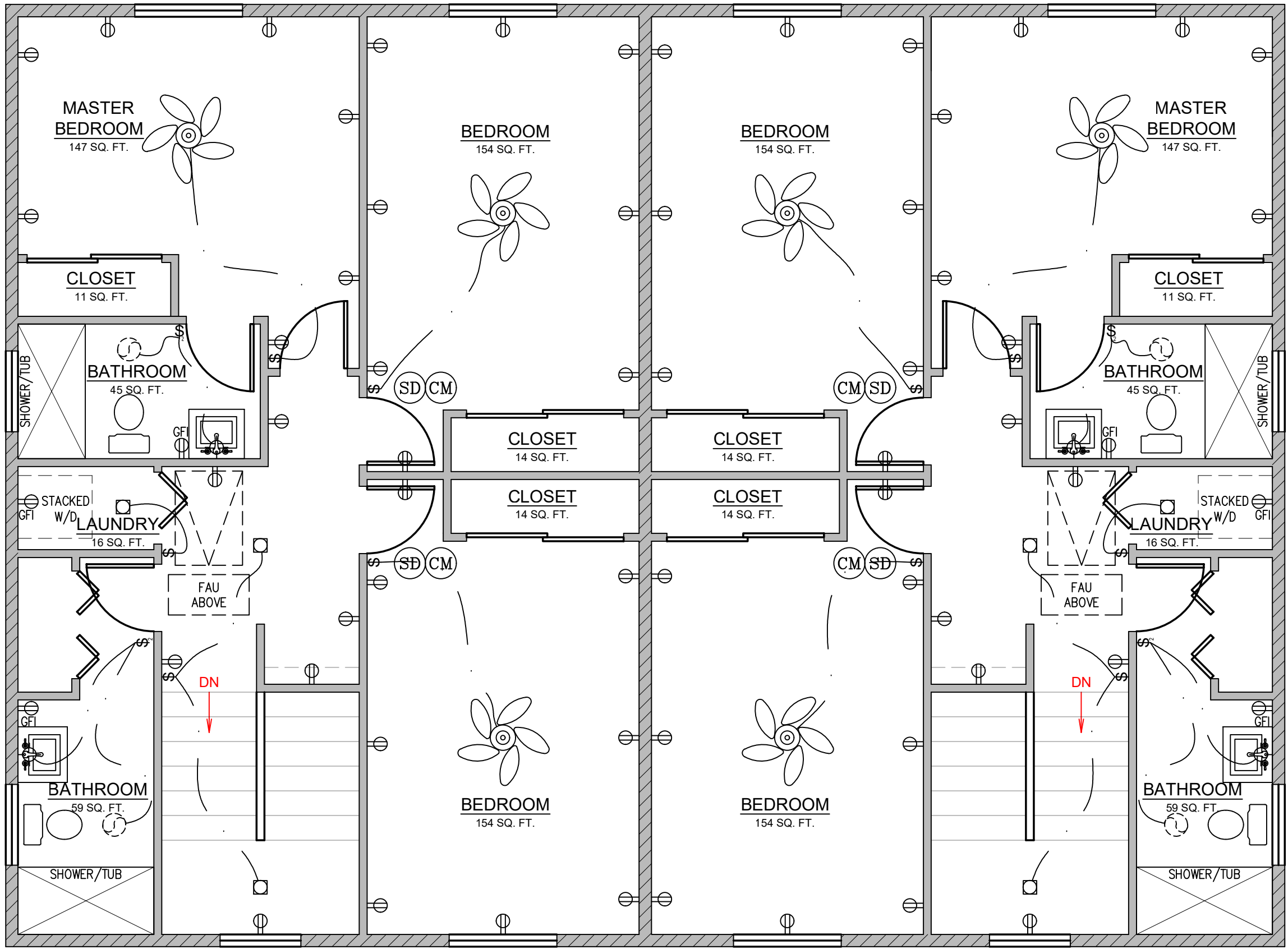
ADDITIONAL NOTES CONT.

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

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

3. ALL OUTDOOR LIGHTING INSTRUMENTS SHALL BE ON A DEDICATED CIRCUIT AND OPERATE FROM DUSK TO DAWN.

4. ROLL-UP OVERHEAD GARAGE DOORS SHALL BE INSTALLED AND BE CAPABLE OF BEING OPENED REMOTELY BY A HANDHELD CONTROLLER OR AN INTERNET BASED SYSTEM. THE GARAGE DOOR SYSTEM SHALL INCLUDE A GARAGE LIGHT WHICH IS ACTIVATED ANYTIME A REMOTE CONTROLLER IS ACTIVATED TO OPEN THE DOOR.



PROPOSED ELECTRICAL - SYMBOL LEGEND

DUPLEX OUTLET

4-PLEX OUTLET

GFI-PROTECTED DUPLEX OUTLET

GFCI-PROTECTED DUPLEX OUTLET

WATERPROOF, GFI-PROTECTED OUTLET 208V (240V) OUTLET

WATERPROOF, GFI-PROTECTED 208V (240V) OUTLET

INDICATES SUB-PANEL

VAPOR PROOF LIGHT (SUITABLE FOR WET LOCATION)

FLUORESCENT SURFACE MOUNT FIXTURE

SMOKE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED

CARBON MONOXIDE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED

CEILING FAN

CEILING OUTLET

SWITCH

3-WAY SWITCH

4-WAY SWITCH

DIMMER SWITCH

PUSHBUTTON

DOOR CHIME

LED RECESSED LIGHTING

VACANCY SENSOR SWITCH

INCANDESCENT PENDANT LIGHT

WALL MOUNTED INCANDESCENT LIGHT

ELECTRIC GARAGE DOOR OPENER

TELEVISION OUTLET

IDEAL LOCATION OF RETURN AIR GRILLE (FIELD VERIFY AS BUILT)

IDEAL LOCATION OF SUPPLY AIR GRILLE (FIELD VERIFY AS BUILT)

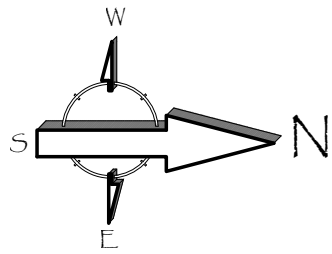
INDICATES EXHAUST FAN. FAN MUST PROVIDE 50 CFM (INTERMITTENT) OR 20 CFM (CONTINUOUS). THE EXHAUST AIR SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS. FAN TO BE ENERGY COMPLIANT. CONTROLLED BY HUMIDISTAT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.

EXTERIOR LIGHTING TO OPERATE FROM DUSK TO DAWN

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

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

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



Revisions

PLANNING COMMENTS

07-19-2024

Project:

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

Responsible Designer:

Jimmy Bermejo

Title:

Duplex:
Second Floor
Electrical Plan

Date:

12-03-2022

Scale:

1/4"=1'-0"

Project No.:

2234

Sheet:

E2

PROPOSED ELECTRICAL PLAN - NOTES

ELECTRICAL NOTES:

1. EXHAUST FANS

a. FANS AT BATHS, POWDER AND LAUNDRY TO PROVIDE A COMPLETE AIR CHANGE EVERY FIVE MINUTES (OPERABLE FROM LIGHT SWITCH). FAN SHALL BE MINIMUM 50 CFM

b. KITCHEN EXAHAUST FANS MUST BE ABLE TO PROVIDE 5 AIR CHANGES PER HOUR AND DUCTED TO THE EXTERIOR. KITCHEN EXAUST FAN SHALL BE MINIMUM 100 CFM

c. RESIDENTIAL EXHAUST FANS SHALL BE ENERGY STAR RATED AND SHALL BE CONTROLLED BY A HUMIDISTAT CAPABLE OF AN ADJUSTMENT BETWEEN 50 AND 80% HUMIDITY. CALGREEN 4.506.1 EXCEPTION, CONTROL BY A HUMIDISTAT IS NOT REQUIRED IF THE BATHROOM EXHAUST FAN IS ALSO THE DWELLING WHOLE HOUSE VENTILATION.

d. ALL FANS INSTALLED MUST MEET THE PRECEDING REQUIREMENTS AND MUST EITHER HAVE A MAX "SONE" RATING OF 1 FOR CONTINUOUS USE OR 3 FOR INTERMITENT USE.

2. PROVIDE ARC-FAULT CIRCUIT INTERRUPTER OUTLETS FOR ALL ROOMS AS DESCRIBED IN NEC 210-12

3. PROVIDE ADEQUATE CLEARANCES OF ELECTRICAL SERVICE DROP CONNECTORS (WIRES), (ART. 230-24 & ART. 680-8 NEC)

4. TAMPER RESISTANT RECEPITCALS ARE REQUIRED FOR ALL LLOCATION AS DESCRIBED IN 210.52. THIS ONLY APPLIES TO THE OUTLETS MODIFIED UNDER THIS PERMIT.

5. WEATHER RESISTANT TYPE RECEPTACALS ARE REQUIRED WHEN INSTALLED IN DAMP OR WET LOCATIONS (OUTSIDE)

6. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING AND BE EQUIPPED WITH BATTERY BACK-UP, PER SECTION R314

7. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE LARMS IN THE UNIT.

8. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING AND BE EQUIPPED WITH BATTERY BACK-UP, PER SECTION R315

9. WHEN MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE LARMS IN THE UNIT.

10. BATHROOM CIRCUITTING SHALL BE EITHER A 20 AMPERE CIRCUIT DEDICATED TO EACH BATHROOM OR ATLEAST ONE 20 AMPERE CIRCUIT SUPPLY ONLY BATHROOM RECEPTACLE OUTLETS PER CEC ART 210.11(C)3

11. RECEPTACLE OUTLETS LOCATIONS SHALL COMPLY WITH CEC ART. 210.52 (A)

LIGHTING REQUIREMENTS (TITLE 24)

1. NEW BATHROOMS, GARAGES, LAUNDRY ROOMS & UTILITY ROOMS- ALL LUMINAIRES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A MANUAL-ON OCCUPANT SENSOR.

2. OTHER NEW ROOMS- ALL LUMINAIRES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR OR DIMMER. CLOSETS THAT ARE LESS THAN 70 SQ. FT. ARE EXEMPT.

3. NEW OUTDOOR LIGHTING- ALL LUMINAIRES MOUNTED TO THE BUILDING SHALL BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A PHOTOCONTROL/ MOTION SENSOR.

4. NEW KITCHENS- AT LEAST HALF THE INSTALLED WATTAGE OF LUMINAIRES SHALL BE HIGH EFFICACY (I.E.,FLUORESCENT), THE ONES THAT ARE NOT MUST BE SWITCHED SEPARATELY.

5. ALL LIGHTS RECESSED INTO INSULATED CEILINGS MUST BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC) AND ARE CERTIFIED AIRTIGHT TO ASTM E283 AND LABELED AS AIRTIGHT (AT) TO LESS THAN 2.0 CFM @ 75 PASCALS.

ADDITIONAL NOTES CONT.

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

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

3. ALL OUTDOOR LIGHTING INSTRUMENTS SHALL BE ON A DEDICATED CIRCUIT AND OPERATE FROM DUSK TO DAWN.

4. ROLL-UP OVERHEAD GARAGE DOORS SHALL BE INSTALLED AND BE CAPABLE OF BEING OPENED REMOTELY BY A HANDHELD CONTROLLER OR AN INTERNET BASED SYSTEM. THE GARAGE DOOR SYSTEM SHALL INCLUDE A GARAGE LIGHT WHICH IS ACTIVATED ANYTIME A REMOTE CONTROLLER IS ACTIVATED TO OPEN THE DOOR.

ADDITIONAL NOTES

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

-IN EACH SLEEPING ROOM

-OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS

-ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL, PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

-SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PERVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION. (2019 CRC R314.3)

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

3. CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 (CRC R315.1.1)

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

-OUTSIDE OF EACH SEPARATE SLEEPING ARE IN THE IMMEDIATE VICINITY OF THE BEDROOMS

-ON EVERY OCCUPIABLE LEVEL OF A DWELLING UNIT, INCLUDING BASEMENTS

-WHERE A FUEL BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.

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

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

7. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15- AND 20- AMPERE OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. CEC 210.12(8)

PROPOSED ELECTRICAL - SYMBOL LEGEND

⌀

DUPLEX OUTLET

⌀

4-PLEX OUTLET

⌀_{GFI}

GFI-PROTECTED DUPLEX OUTLET

⌀_{GFCI}

GFCI-PROTECTED DUPLEX OUTLET

⌀_{W.P.}

WATERPROOF, GFI-PROTECTED OUTLET 208V (240V)

⌀₂₄₀

WATERPROOF, GFI-PROTECTED 208V (240V) OUTLET

⌀_{40 W.P.}

WATERPROOF, GFI-PROTECTED 208V (240V) OUTLET

SP

INDICATES SUB-PANEL

☐

VAPOR PROOF LIGHT (SUITABLE FOR WET LOCATION)

—

FLUORESCENT SURFACE MOUNT FIXTURE

SD

SMOKE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED

CM

CARBON MONOXIDE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED

CEILING FAN

⌀

CEILING OUTLET

§

SWITCH

§

3-WAY SWITCH

§

4-WAY SWITCH

§

DIMMER SWITCH

☐

PUSHBUTTON

☐

DOOR CHIME

☐

LED RECESSED LIGHTING

⌀_{VAC}

VACANCY SENSOR SWITCH

⌀

INCANDESCENT PENDANT LIGHT

⊙

INCANDESCENT LIGHT

☐

ELECTRIC GARAGE DOOR OPENER

☐

TELEVISION OUTLET

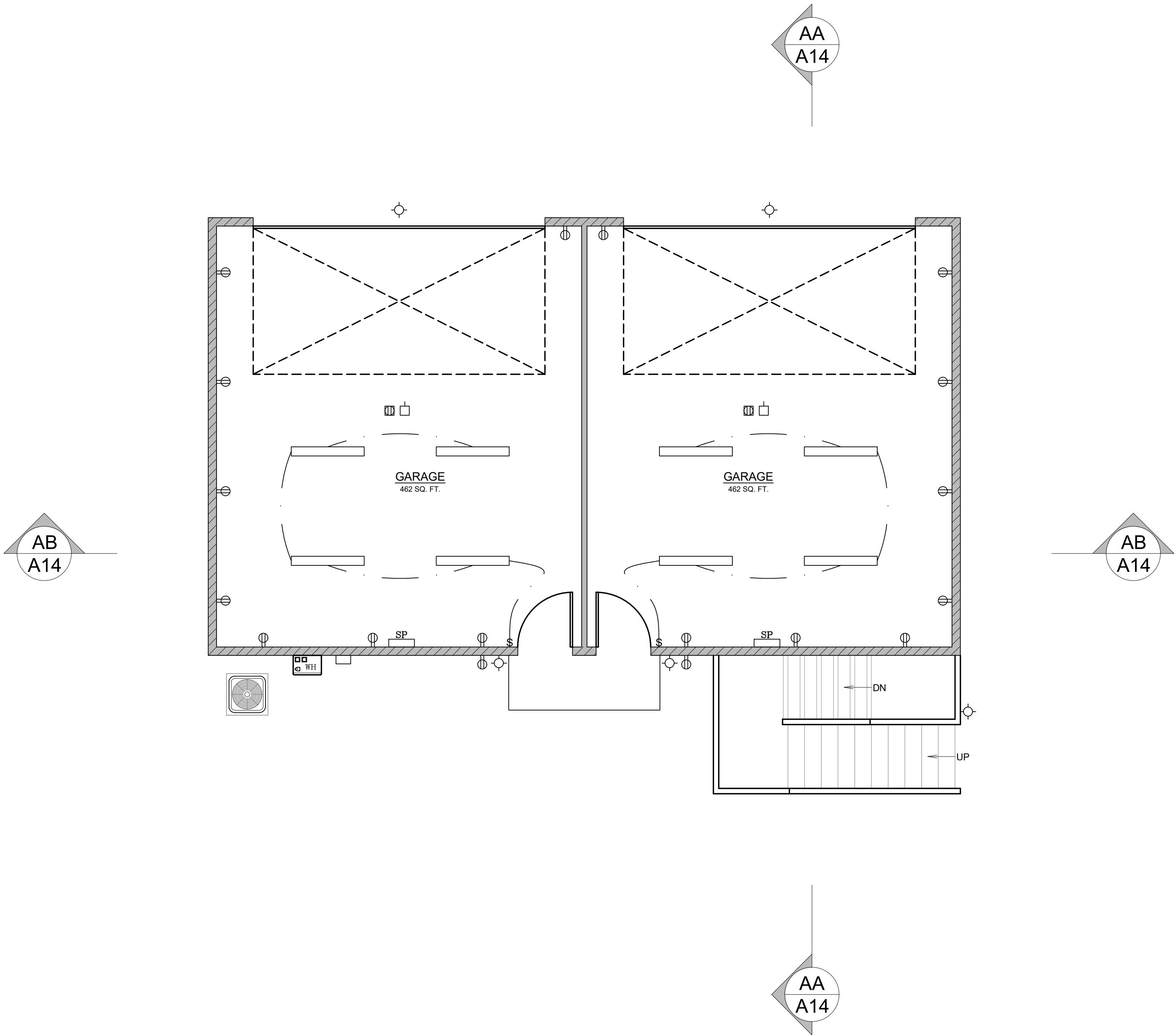
IDEAL LOCATION OF RETURN AIR GRILLE (FIELD VERIFY AS BUILT)

IDEAL LOCATION OF SUPPLY AIR GRILLE (FIELD VERIFY AS BUILT)

INDICATES EXHAUST FAN. FAN MUST PROVIDE 50 CFM (INTERMITTENT) OR 20 CFM (CONTINUOUS). THE EXHAUST AIR SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS. FAN TO BE ENERGY COMPLIANT, CONTROLLED BY HUMIDISTAT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.

EXTERIOR LIGHTING TO OPERATE FROM DUSK TO DAWN

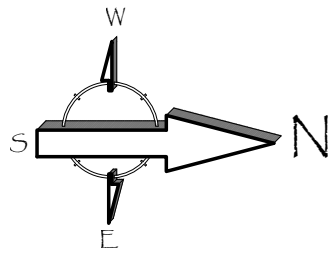
ADU / GARAGE: FIRST FLOOR ELECTRICAL PLAN



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

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

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



Revisions

PLANNING COMMENTS		07-19-2024
	-	
	-	
	-	
	-	
	-	
	-	
	-	

Project:

Responsible Designer:

Title:
*ADU / Garage:
First Floor
Electrical Plan*

Date:
12-03-2022
Scale:
1/4"=1'-0"
Project No.:
2234
Sheet:
E3

PROPOSED ELECTRICAL PLAN - NOTES

ELECTRICAL NOTES:

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

LIGHTING REQUIREMENTS (TITLE 24)

- NEW BATHROOMS, GARAGES, LAUNDRY ROOMS & UTILITY ROOMS- ALL LUMINAIRES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A MANUAL-ON OCCUPANT SENSOR.
- OTHER NEW ROOMS- ALL LUMINAIRES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR OR DIMMER. CLOSETS THAT ARE LESS THAN 70 SQ. FT. ARE EXEMPT.
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- NEW KITCHENS- AT LEAST HALF THE INSTALLED WATTAGE OF LUMINAIRES SHALL BE HIGH EFFICACY (I.E.,FLUORESCENT), THE ONES THAT ARE NOT MUST BE SWITCHED SEPARATELY.
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ADDITIONAL NOTES CONT.

- OUTDOOR LIGHTING SHALL COMPLY WITH TITLE 24, PART 6, OF THE CALIFORNIA CODE OF REGULATIONS: CALIFORNIA'S ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS.
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- ROLL-UP OVERHEAD GARAGE DOORS SHALL BE INSTALLED AND BE CAPABLE OF BEING OPENED REMOTELY BY A HANDHELD CONTROLLER OR AN INTERNET BASED SYSTEM. THE GARAGE DOOR SYSTEM SHALL INCLUDE A GARAGE LIGHT WHICH IS ACTIVATED ANYTIME A REMOTE CONTROLLER IS ACTIVATED TO OPEN THE DOOR.

ADDITIONAL NOTES

- SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

-IN EACH SLEEPING ROOM

-OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS

-ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL, PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

-SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PERVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION. (2019 CRC R314.3)
- SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034 (2019 CRC R314.1.1)
- CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 (CRC R315.1.1)
- CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTRUCTIONS IN THE FOLLOWING LOCATIONS:

-OUTSIDE OF EACH SEPARATE SLEEPING ARE IN THE IMMEDIATE VICINITY OF THE BEDROOMS

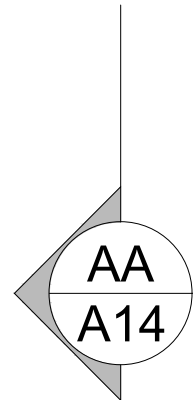
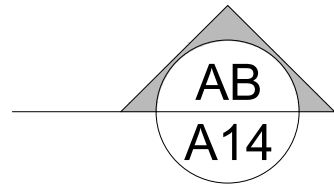
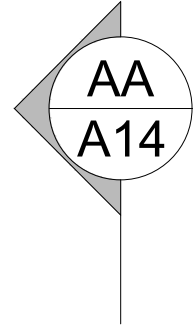
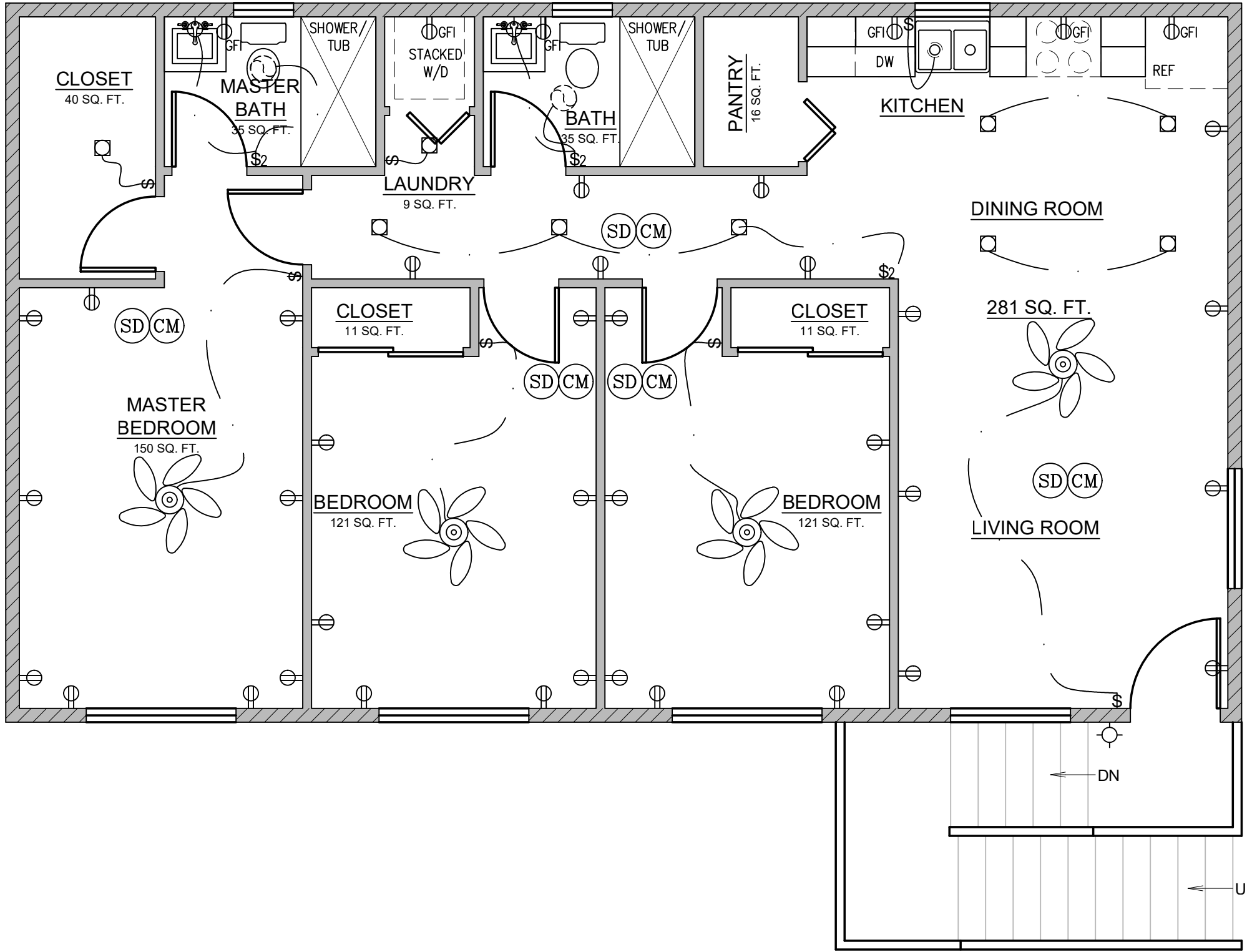
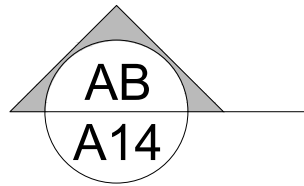
-ON EVERY OCCUPIABLE LEVEL OF A DWELLING UNIT, INCLUDING BASEMENTS

-WHERE A FUEL BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.
- IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY. IF AN OCCUPANT SENSOR IS INSTALLED, IT SHALL BE UNDER SECTION 150.0 (k)2C. (2019 CEC 150.0k.2.i)
- ARC-FAULT CIRCUIT INTERRUPTER PROTECTION SHALL BE PROVIDED AS REQUIRED IN 210.12 (A) DWELLING UNITS, (B) DORMITORY ROOMS AND (C) GUEST ROOMS AND GUEST SUITES. (2019 CEC 210.12)
- ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15- AND 20- AMPERE OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. CEC 210.12(8)

PROPOSED ELECTRICAL - SYMBOL LEGEND

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

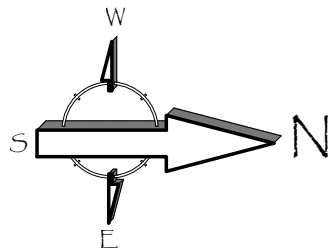
ADU / GARAGE: SECOND FLOOR ELECTRICAL PLAN



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

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

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



Revisions

PLANNING COMMENTS	07-19-2024
	-
	-
	-
	-
	-
	-
	-

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

Responsible Designer:

Jimmy Bermejo

Title:
ADU / Garage:
Second Floor
Electrical Plan

Date:
12-03-2022

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

Project No.:
2234

Sheet:
E4

Revisions

PLANNING COMMENTS 07-19-2024



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5305 S. Saviers Road
Oxnard, California 93033

Project:

Responsible Designer:

Jimmy Bermejo

Title:

ADU
Title 24 -
Certificates of
Compliance

Date:

12-03-2022

Scale:

1/4"=1'-0"

Project No.:

2234

Sheet:

EC1

CERTIFICATE OF COMPLIANCE
Project Name: Saviers Accessory Dwelling Unit
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2022-12-03T09:50:51-08:00
Input File Name: Saviers (5305) ADU.rbd19x

CF1R-PRF-01E
(Page 6 of 9)

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

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

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

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

Registration Number: 222-P010233414A-000-000-0000000-0000
CA Building Energy Efficiency Standards - 2019 Residential Compliance

Registration Date/Time: 2022-12-03 10:33:10
Report Version: 2019.2.000
Schema Version: rev 20200901

HERS Provider: CalCERTS Inc.
Report Generated: 2022-12-03 09:51:30

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CF1R-PRF-01E
(Page 7 of 9)

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CF1R-PRF-01E
(Page 2 of 9)

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

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

Registration Number: 222-P010233414A-000-000-0000000-0000
CA Building Energy Efficiency Standards - 2019 Residential Compliance

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HOME ENERGY RATING SYSTEM (HERS)
VERIFICATION INSPECTIONS

HOME ENERGY RATING SYSTEM (HERS)
VERIFICATION INSPECTIONS:

BUILDING-LEVEL VERIFICATIONS:

• (QII) QUALITY INSULATION INSTALLATION
• INDOOR AIR QUALITY VENTILATION
• KITCHEN RANGE HOOD

COOLING SYSTEM VERIFICATION:

• MINIMUM AIRFLOW
• VERIFY REFRIGERANT CHARGE
• FAN EFFICACY WATT

HEATING SYSTEM VERIFICATION:

• ---NONE---

HVAC-DISTRIBUTION SYSTEM VERIFICATIONS:

• DUCT LEAKAGE TESTING

DOMESTIC HOT WATER SYSTEM VERIFICATIONS:

• ---NONE---

SEE "HERS FEATURE SUMMARY" SECTION ON PAGE 3 of 9 OF REPORT AND EC1 SHEET.

INSULATION AND WINDOW REQUIREMENTS:

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

ADDITIONAL NOTES:

1. ALL LIGHTING, HEATING, AND COOLING SHALL COMPLY WITH THE REQUIREMENTS OF THE LATEST RESIDENTIAL ENERGY STANDARDS.

2. LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH EFFICACY AND EQUIPPED WITH OCCUPANT SENSOR.

3. LIGHTS IN HABITABLE ROOMS MUST BE HIGH EFFICACY, CONTROLLED BY A 'MANUAL-ON' MOTION SENSOR, OR CONTROLLED BY A DIMMER.

4. ALL EXTERIOR LIGHTING MOUNTED TO THE BUILDINGS MUST BE HIGH EFFICACY AND CONTROLLED BY PHOTO CONTROL/MOTION SENSOR COMBINATION.

	2019 Low-Rise Residential Mandatory Measures Summary
Requirements for Ventilation and Indoor Air Quality:	Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality. Residential Buildings subject to the amendments specified in § 150.00(1). § 150.00(1): Single Family Detached Dwelling Units. Single family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupancies, public garages, or commercial spaces must have mechanical ventilation airflow provided at rates determined by ASHRAE 62.2, Sections 4.1, 1 and 4.1.2 and as specified in § 150.00(1C). § 150.00(1C): Multifamily Attached Dwelling Units. Multifamily attached dwelling units must have mechanical ventilation airflow provided at rates determined by ASHRAE 62.2, Sections 4.1, 1 and 4.1.2 and as specified in § 150.00(1C). § 150.00(1E): Multifamily Building Central Ventilation Systems. Central ventilation systems that serve multiple dwelling units must be balanced to provide ventilation airflow for each dwelling unit served at a rate equal to or greater than the rate specified by ASHRAE 62.2, Section 4.1.1. All units must be within 20 feet of the unit with the lowest airflow rate. It is the responsibility of the individual unit's occupants to provide airflow rates needed for compliance. § 150.00(1G): Kitchen Range Hoods. Kitchen range hoods must be rated for use in accordance with Section 7.2 of ASHRAE 62.2. § 150.00(2): Field Verification and Diagnostic Testing. Dwelling unit ventilation airflow must be verified in accordance with Reference Residential Appliance RAS.7. A kitchen range hood must be verified in accordance with Reference Residential Appliance RAS.7.4.3 to confirm it is rated by HVAC to comply with the airflow rates and sound requirements as specified in Section 5 and 7.2 of ASHRAE 62.2.
Pool and Spa Systems and Equipment Measures:	§ 150.00(1A): Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to include all of the following: a thermal efficiency rating that complies with the Appliance Efficiency Rating (AER) program, a label indicating the manufacturer's name, and a label indicating the model number without adjusting the thermostat setting. Any permanent waterproof panel or card with operating instructions, and must not use electric resistance heating. § 150.00(1B): Piping. Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating. § 150.00(1C): Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover. § 150.00(1D): Directional and Time Switches for Pools. Pools must have directional switches that are electrically tied to the pool water, and a time switch that will allow pumps to start or be programmed to run only during off-peak electric demand periods. § 150.00(1E): Pilot Light. Natural gas pool and spa heaters must have a continuously burning pilot light. § 150.00(2): Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filter, and valves.
Lighting Measures:	§ 150.00(1A): Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 150.00(1). § 150.00(1A): Luminaire Efficiency. All installed luminaires must meet the requirements in Table 150.0-A. § 150.00(1B): Blank Electrical Boxes. The number of electrical boxes in areas more than five feet above the finished floor and do not contain a luminaire or other device must not be greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor, control, or fan speed control. § 150.00(1C): Recessed Overlight Luminaires in Ceilings. Luminaires recessed into ceilings must meet all of the requirements for insulation control (IC) labeling, air leakage, sealing, moisture, and soot and light output as described in § 150.00(1C). § 150.00(1D): Electronic Ballast for Fluorescent Lamps. Ballasts for fluorescent lamps rated at 13 watts or greater must be electronic and must have an output power no less than 0.94. § 150.00(1E): Night Lights, Step Lights, and Path Lights. Night lights, step lights and path lights are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power and emit no more than 150 lumens. § 150.00(1F): Lighting Integre to Exhaust Fans. Lighting integrated to exhaust fans (except when installed by the manufacturer in exhaust kitchen hood) must meet the applicable requirements of § 150.00(1). § 150.00(1G): Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix A.48. § 150.00(1H): Light Sources in Enclosed or Recessed Luminaires. Light sources and other separable light sources that are not compliant with the JADE elevated temperature test shall not be installed in enclosed or recessed luminaires. § 150.00(1I): Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed. § 150.00(1J): Interior Switches and Controls. All forward phase load dimmers used with LED light sources must comply with NEMA SSL 7A. § 150.00(2B): Interior Switches and Controls. Light sources must be controlled separately from lighting controls that are manually controlled by the exhaust fan. § 150.00(2C): Interior Switches and Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF. § 150.00(2D): Interior Switches and Controls. Controls and equipment must be installed in accordance with manufacturer's instructions. § 150.00(2E): Interior Switches and Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the control is installed to comply with § 150.00(1). § 150.00(2F): Interior Switches and Controls. Lighting controls must comply with the applicable requirements of § 110.0.

	2019 Low-Rise Residential Mandatory Requirements 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.
	Building Envelope Measures: (10/20/20)
§ 110.9(a)(1)	air leakage. Maximum permitted exterior door, exterior door and exterior door must limit air leakage to 0.3 CFM per square foot or less when tested per NRC-400, ASTM E283 or ASTM E283, and 100 ft ² per door or less when tested per NRC-400, ASTM E283 or ASTM E283.
§ 110.9(a)(2)	Labeling. Manufacturers of exterior doors and exterior door must provide labeling meeting the requirements of § 110.11(a).
§ 110.9(b)	Field Fabricated Exterior doors and fenestrations products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.16, 110.8-B, or J.A.S. for exterior doors. They must be caulked and/or weather-stripped.
§ 110.7	Air Leakage. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather-stripped.
§ 110.9(a)	Insulation Certification by Manufacturers. Insulation being installed by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.9(a)	Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(a).
§ 110.9(a)	Rooftop 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(b) and be labeled per § 110-113 when the installation of a cool roof is specified on the CFR.
§ 110.9(a)	Radiant Barrier. When required, radiant barriers must have an emittance of 0.05 or less and be certified by the Department of Consumer Affairs.
§ 110.9(a)	Ceiling and Rafter Roof Insulation. Minimum R-19 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 0.04 or less in a rafter/ no rafter installation. All attic 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 layer of roof or ceiling sheetrock 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 on top of a drywall ceiling.
§ 110.9(b)	Loose-Fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 110.9(a)	Wall Insulation. Minimum R-19 insulation on 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150.1-A to B.
§ 110.9(a)	Raised-Floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.*
§ 110.9(a)	Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without the concrete, of no more than 0.3 percent; have a water vapor permeability 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(b).
§ 110.9(a)	Water Retarder. In climate zones 1 through 16, the earth floor of unvented crawlspace must be covered with a Class I or Class II vapor retarder. In climate zones 17 through 24, the earth floor of unvented crawlspace must be covered with a Class I or Class II vapor retarder.
§ 110.9(a)	Water Retarder. In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned ceiling of the crawlspace in all exterior walls, vented attics, and unvented attics with an airtight seal.
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§ 110.9(a)	Water Retarder. In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned ceiling of the crawlspace in all exterior walls, vented attics, and unvented attics with an airtight seal.
§ 110.9(a)	Water Retarder. In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned ceiling of the crawlspace in all exterior walls, vented attics, and unvented attics with an airtight seal.
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CERTIFICATE OF COMPLIANCE Project Name: Savers Accessory Dwelling Unit Calculation Description: Title 24 Analysis		Calculation Date/Time: 2022-12-03T09:50:51-08:00 Input File Name: Savers (5305) ADU.rbx19x
DOCUMENTATION AUTHOR'S DECLARATION STATEMENT		
I, I certify that this Certificate of Compliance documentation is accurate and complete.		
Documentation Author Name: Jimmy Bermejo	Documentation Author Signature: 	
Company: Diamond Design Title 24 Consultant	Signature Date: 2022-12-03 10:33:10	
Address: 72 West Boulder Creek Road	CEA/HERS Certificate Identification (if applicable):	
City/State/Zip: Simi Valley, CA 93065	Phone: 805-844-2002 0	
RESPONSIBLE PERSON'S DECLARATION STATEMENT		
I certify the following under penalty of perjury, under the laws of the State of California:		
1. I am eligible under Division 3 of the Building and Professions Code to accept responsibility for the building design confirmed 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 Design Name: Jimmy Bermejo	Responsible Designer Signature: 	
Company: Diamond Design Title 24 Consultant	Date Signed: 2022-12-03 10:33:10	
Address: 72 West Boulder Creek Road	License: 6351	
City/State/Zip: Simi Valley, CA 93065	Phone: 805-844-2002 0	

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

Easy to Verify
at [CaCERTS.com](https://www.caCERTS.com)

Registration Number: 222-P0102334-14A-005-000-0000000-0000
 CA Building Energy Efficiency Standards - 2019 Residential Compliance

Registration Date/Time: 2022-12-03 10:33:10
 Report Version: 2019.2.000
 Schema Version: 202009091

HERS Provider:
 CaCERTS Inc
 Report Generated: 2022-12-03 09:51:30

[illegible]

	2019 Low-Rise Residential Mandatory Measures Summary
\$ 150.00(a)	Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the bottom of any other
\$ 150.00(b)	Liquid Line Drains. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
\$ 150.00(c)	Storage Tank Installation. Indirect hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have a minimum of R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.
\$ 150.00(a)	Water, Solar-Water-Heating System Piping, and Space Conditioning System Piping Installation. All domestic hot water piping must be insulated as specified in Section 150.00(a)(1) of the California Mechanical Code (CMC). All domestic hot water piping must have a minimum insulation wall thickness of one inch or a minimum insulation R-value of 7.7. The first five feet of cold water piping from the storage tank, let off water piping with a nominal diameter equal to or greater than 3/4 inch and less than one inch; all water piping with a nominal diameter less than 3/4 inch that is associated with the solar water-heating system; and all piping from storage tank to water heater must be insulated, but below grade, and from the heating source to kitchen fixtures.*
\$ 150.00(c)	Insulation Protection. Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and other factors as specified by Section 150.00(a)(1) of the California Mechanical Code. Insulation must be protected by a non-combustible, non-toxic, non-absorbent covering chilled water piping and refrigerant system piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Piping insulation buried below grade must be installed in a waterproof and non-suable casing or sleeve.
\$ 150.00(a)	Gas or Propane Water Heating Systems. Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: A dedicated 1/2-inch gas service line to the water heater; A dedicated 1/2-inch gas vent, a 100-WAY vent connector, 10 AWG copper branch piping, within three feet of the water heater without obstruction. Both ends of the unsealed conductor must be labeled with the words "GAS" and the electrical shall be labeled with the words "ELECTRICAL" and "GAS" in the electrical adjacent to the electrical breaker space for the branch circuit and labeled with the words "ELECTRICAL" and "GAS" in a Category I or II or a Type B vent with a gap between the outside termination and the space where the water heater is installed; a condensate drain that is more than two inches higher than the base of the water heater, and allow for a minimum of 1/4 inch of slope; and a vent pipe with a minimum of 200,000 Btu per hour.
\$ 150.00(c)	Recirculating Loops. Recirculating loops serving multiple dwelling units must meet the requirements of § 110.305.
\$ 150.00(c)	Solar Water-Heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or a listing agency that is approved by the Executive Director.
Ducts and Fan Systems:	
\$ 150.00(c)	Duct Installation on an existing space-conditioning system. Ducts must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must notify the customer, in writing, that the insulation meets this requirement.
\$ 150.00(c)	CMC Compliance. All air-distribution system ducts and plenums must meet the requirements of the CMC §§ 601.0, 602.0, 603.0, 604.0, 605.0 and ANSI/ACCA-006-2006 HVAC Duct Construction Systems Standards Meet and Exceed 3rd Edition, Portions of supply and return-air ducts and plenums must be insulated to meet the requirements of the CMC §§ 601.0, 602.0, 603.0, 604.0, 605.0 and ANSI/ACCA-006-2006 HVAC Duct Construction Systems Standards Meet and Exceed 3rd Edition, Portions of supply and return-air ducts as summarized through field verification and diagnostic testing (RAS4.1.4.3.8). Portions of the duct system completely exposed and surrounded by directly conditioned space are not required to be insulated. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings in ducts or plenums with flexible ducts must meet the requirements of the CMC §§ 601.0, 602.0, 603.0, 604.0, 605.0 and ANSI/ACCA-006-2006 HVAC Duct Construction Systems Standards Meet and Exceed 3rd Edition, Portions of supply and return-air ducts as summarized through field verification and diagnostic testing (RAS4.1.4.3.8). Portions of the duct system completely exposed and surrounded by directly conditioned space are not required to be insulated. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings in ducts or plenums with flexible ducts must meet the requirements of the CMC §§ 601.0, 602.0, 603.0, 604.0, 605.0 and ANSI/ACCA-006-2006 HVAC Duct Construction Systems Standards Meet and Exceed 3rd Edition, Portions of supply and return-air ducts as summarized through field verification and diagnostic testing (RAS4.1.4.3.8). 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RESIDENTIAL MEASURES SUMMARY

RMS-1

Project Name

Saviors Accessory Dwelling Unit

Building Type

☒ Single Family

☐ Multi Family

☐ Addition Alone

☐ Existing + Addition/Alteration

Date

12/3/2022

Project Address

5305, 5309 & 5313 S. Saviers Road Oxn

California Energy Climate Zone

CA Climate Zone 06

Total Cond. Floor Area

960

Addition

n/a

of Units

1

INSULATION

Construction Type

Cavity

Area (ft²)

Special Features

Status

Floor

Wood Framed w/o Crawl Space

R 19

960

New

Wall

Wood Framed

R 20

1,041

New

Roof

Wood Framed Attic

R 30

960

New

FENESTRATION

Total Area: 112

Glazing Percentage: 11.6%

New/Altered Average U-Factor: 0.32

Orientation

Area(ft²)

U-Fac

SHGC

Overhang

Sidelines

Exterior Shades

Status

Front (E)

76.0

0.320

0.23

none

none

N/A

New

Rear (W)

19.5

0.320

0.23

none

none

N/A

New

Right (N)

16.0

0.320

0.23

none

none

N/A

New

HVAC SYSTEMS

Qty.

Heating

Min. Eff

Cooling

Min. Eff

Thermostat

Status

1

Central Furnace

92% AFUE

Split Air Conditioner

14.0 SEER

Setback

New

HVAC DISTRIBUTION

Location

Heating

Cooling

Duct Location

Duct R-Value

Status

HVAC System

Ducted

Ducted

Attic

6.0

New

WATER HEATING

Qty.

Type

Gallons

Min. Eff

Distribution

Status

1

Small Instantaneous Gas

1

0.92

Standard

New

EnergyPro 6.3 by EnergySoft

User Number: 6351

ID: 2234

Page 12 of 17

CFIR-PRF-01E (Page 6 of 10)							
CERTIFICATE OF COMPLIANCE				Calculation Date/Time: 2022-12-03T10:54:17-08:00			
Project Name: Saviers Residence Duplex				Input File Name: Saviers (S305) Duplex.rbd1rx			
Calculation Description: Title 24 Analysis							
OPAQUE SURFACE CONSTRUCTIONS							
01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-30 Roof Attic + R-13 (R)	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 16 in. O. C.	R-30	None / None	0.032	Over Ceiling Joists: R-20.9 Insul. Cavity / Frame: R-9.1 / 2x4 Inside Finish: Gypsum Board
R-19 Floor No Crawlspace	Interior Floors	Wood Framed Floor	2x10 @ 16 in. O. C.	R-19	None / None	0.045	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x10 Ceiling Below Finish: Gypsum Board
BUILDING ENVELOPE - HERS VERIFICATION							
01	02	03	04				
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFM50				
Required	Not Required	Not Required	n/a				
WATER HEATING SYSTEMS							
01	02	03	04	05	06	07	
Name	System Type	Distribution Type	Water Heater Name (#)	Solar Heating System	Compact Distribution	HERS Verification	
DHW Sys 1	Domestic Hot Water (DHW)	Standard Distribution System	DHW Heater 1 (2)	n/a	None	n/a	
Registration Number: 223-P0102334189-000-000-0000000-0000							
CA Building Energy Efficiency Standards - 2019 Residential Compliance							
Report Generation Date/Time: 2022-12-03 10:57:01							
Report Version: 2019.2.000							
Schema Version: rev 20200901							
HERS Provider: CalCERT's Inc.							
Report Generated: 2022-12-03 10:55:18							

CERTIFICATE OF COMPLIANCE Project Name: Saviers Residence Duplex Calculation Description: Title 24 Analysis		Calculation Date/Time: 2023-12-03T10:54:17-08:00 Input File Name: Saviers (3305) Duplex.rbd19x		CF1R-PRF-01E (Page 3 of 10)		
REQUIRED SPECIAL FEATURES						
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.						
• Insulation below roof deck						
HERS FEATURE SUMMARY						
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry						
						
Building-level Verifications: • Quality Insulation installation (QII) • Indoor air quality ventilation • Kitchen range hood Cooling System Verifications: • Minimum Airflow • Verified Refrigerant Charge • Fan Efficacy Watts/CFM Heating System Verifications: • -- None -- HVAC Distribution System Verifications: • Duct leakage testing Domestic Hot Water System Verifications: • -- None --						
BUILDING - FEATURES INFORMATION						
01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft ²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems
Saviers Residence Duplex	2943	1	3	2	0	1
ZONE INFORMATION						
01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft ²)	Avg. Ceiling Height	Water Heating System 1	Water Heating System 2
Zone 1	Conditioned	HVAC System1	1563	9	DHW Sys 1	N/A
Zone 2	Conditioned	HVAC System1	1380	9	DHW Sys 1	N/A

Registration Number: 223-P0102334158-000-000-0000000-0000
 CA Building Energy Efficiency Standards - 2019 Residential Compliance

Registration Date/Time: 2023-12-03 10:57:01
 Report Version: 2019.2.000
 Schema Version: rev 20200901

HERS Provider: CalCERTS, Inc.
 Report Generated: 2022-12-03 10:55:18

CERTIFICATE OF COMPLIANCE Project Name: Saviers Residence Duplex Calculation Description: Title 24 Analysis		CFIR-PRF-01E (Page 1 of 10) Calculation Date/Time: 2022-12-03T10:54:17-08:00 Input File Name: Saviers (5305) Duplex.rbtb19c
GENERAL INFORMATION		
01	Project Name	Saviers Residence Duplex
02	Run Title	Title 24 Analysis
03	Project Location	5305, 5309 & 5313 S. Saviers Road
04	City	Oward
06	Zip code	93033
08	Climate Zone	6
10	Building Type	Single family
12	Project Scope	NewConstruction
14	Addition Cond. Floor Area (ft ²)	0
16	Existing Cond. Floor Area (ft ²)	n/a
18	Total Cond. Floor Area (ft ²)	2943
20	ADU Bedroom Count	n/a
22	Is Natural Gas Available?	Yes
COMPLIANCE RESULTS		
01	Building Complies with Computer Performance	
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.	
03	This building incorporates one or more Special Features shown below	

Registration Number: Z22.P0102394168.000.000.0000000.0000
 CA Building Energy Efficiency Standards - 2019 Residential Compliance

Registration Date/Time: 2022-12-03 10:57:01
 Report Version: 2019.2.000
 Schema Version: rev 20200901

HERS Provider: CalCERTS, Inc.
 Report Generated: 2022-12-03 10:55:18

CERTIFICATE OF COMPLIANCE											CFIR-PRF-01E	
Project Name: Saviers Residence Duplex											Calculation Date/Time: 2022-12-03T10:54:17-08:00	
Calculation Description: Title 24 Analysis											Input File Name: Saviers (5305) Duplex.rbd19x	
WATER HEATERS												
01	02	03	04	05	06	07	08	09	10	11	12	
Name	Heating Element Type	Tank Type	# of Units	Tank Vol (gal)	Energy Factor or Efficiency	Input Rating or Pilot	Tank Insulation R-value (in/Ext)	Standby Loss or Recovery Eff	1st Hr. Rating or Flow Rate	NEEA Heat Pump Brand or Model	Tank Location or Ambient Condition	
DHW Heater 1	Gas	Consumer Instantaneous	2	0	0.92-UEF	<= 200 kbtu/hr	0	n/a	n/a	n/a	n/a	
WATER HEATING - HERS VERIFICATION												
01	02	03	04	05	06	07	08					
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Central DHW Distribution	Shower Drain Water Heat Recovery					
DHW Sys 1 - 1/2"	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required					
SPACE CONDITIONING SYSTEMS												
01	02	03	04	05	06	07	08	09	10	11		
Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Heating Equipment Count	Cooling Equipment Count		
HVAC System1	Heating and cooling system other	Heating Component 1	Cooling Component 1	HVAC Fan 1	Air Distribution System 1	Setback	New	NA	2	2		
HVAC - HEATING UNIT TYPES												
01	02	03	04									
Name	System Type	Number of Units	Heating Efficiency									
Heating Component 1	Central gas furnace	2	AFUE-92									
Registration Number: 222-P0102334189-000-000-0000000-0000 CA Building Energy Efficiency Standards - 2019 Residential Compliance Registration Date/Time: 2022-12-03 10:57:01 Schema Version: rev 20200901												
HERS Provider:		CaCERTS Inc.										
Report Generated: 2022-12-03 10:55:18												

CERTIFICATE OF COMPLIANCE

Project Name: Saviers Residence Duplex

Calculation Description: Title 24 Analysis

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Input File Name: Saviers (S305) Duplex.rblx19x

CF1R-PRF-01E
(Page 4 of 10)

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft2)	Tilt (deg)
Front Wall	Zone 1	R-20 Wall	90	Front	414	72	90
Left Wall	Zone 1	R-20 Wall	180	Left	315	22	90
Rear Wall	Zone 1	R-20 Wall	270	Back	414	55	90
Right Wall	Zone 1	R-20 Wall	0	Right	315	22	90
Front Wall 2	Zone 2	R-20 Wall	90	Front	414	56	90
Left Wall 2	Zone 2	R-20 Wall	180	Left	270	6	90
Rear Wall 2	Zone 2	R-20 Wall	270	Back	414	78.7	90
Right Wall 2	Zone 2	R-20 Wall	0	Right	270	6	90
Interior Surface	Zone 1	R-20 Wall	n/a	n/a	0	0	n/a
Roof	Zone 2	R-30 Roof Attic + R-13 (R	n/a	n/a	1368	n/a	n/a
Interior Surface 2	Zone 2	R-19 Floor N6 Crawlspace	n/a	n/a	1458	n/a	n/a

ATTIC

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

FENESTRATION / GLAZING

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

Registration Number: 223.10192334158-000-0000000-0000

Registration Date/Time: 2023-12-03 10:57:01

HERS Provider: C&C/ERTS Inc.

CA Building Energy Efficiency Standards - 2019 Residential Compliance

Report Version: 2019.2.000

Report Generated: 2022-12-03 10:55:18

Schema Version: rev 20200901

CERTIFICATE OF COMPLIANCE												CFIR-PRF-01E	
Project Name: Saviers Residence Duplex												Calculation Date/Time: 2022-12-03T10:54:17-08:00	
Calculation Description: Title 24 Analysis												Input File Name: Saviers (5305) Duplex.rbd19x	
ENERGY DESIGN RATING													
		Energy Design Ratings				Compliance Margins							
		Efficiency ^a (EDR)		Total ^b (EDR)		Efficiency ^c (EDR)		Total ^d (EDR)					
Standard Design		46.5		22.9									
Proposed Design		45.8		22.2		0.7				0.7			
RESULT: ^e COMPLIES													
1: Efficiency EDR includes improvements to the building envelope and more efficient equipment 2: Total EDR includes efficiency and demand response measures such as photovoltaic (PV) systems and batteries 3: Building complies when efficiency and total compliance margins are greater than or equal to zero * Standard Design PV Capacity: 2.72 kWdc * PV System resized to 2.72 kWdc (a factor of 2.719) to achieve 'Standard Design PV' PV scaling													
ENERGY USE SUMMARY													
Energy Use (KTDV/t ² -yr)		Standard Design		Proposed Design		Compliance Margin		Percent Improvement					
Space Heating		8.91		8.21		0.7		7.9					
Space Cooling		3.82		2.45		1.37		35.9					
IAQ Ventilation		3.21		3.21		0		0					
Water Heating		8.59		9.78		-1.19		-13.9					
Self Utilization/Flexibility Credit		n/a		0		0		n/a					
Compliance Energy Total		24.53		23.65		0.88		3.6					
REQUIRED PV SYSTEMS - SIMPLIFIED													
01	02	03	04	05	06	07	08	09	10	11	12		
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x In 12)	Inverter Eff. (%)	Annual Solar Access (%)		
2.72	NA	Standard	Fixed	none	true	150-270	n/a	n/a	<=7.12	96	98		
Registration Number:												2022-12-03 10:57:01	
CA Building Energy Efficiency Standards - 2019 Residential Compliance												Report Generated: 2022-12-03 10:55:18	
Registration Number:												2022-12-03 10:57:01	
Report Number: 2019.2.000												Schema Version: rev 20200901	
HERS Provider:												CwCERT's Inc.	

CERTIFICATE OF COMPLIANCE										CFIR-PRF-01E									
Project Name: Saviers Residence Duplex										Calculation Date/Time: 2022-12-03T10:54:17-08:00									
Calculation Description: Title 24 Analysis										Input File Name: Saviers [S305] Duplex.rbd19x									
HVAC - COOLING UNIT TYPES																			
01	02	03	04	05	06	07	08												
Name	System Type	Number of Units	Efficiency EER/CEER	Efficiency SEER	Zonally Controlled	Multi-speed Compressor	HERS Verification												
Cooling Component 1	Central split AC	2	11.7	14	Not Zonal	Single Speed	Cooling Component 1-hers-cool												
HVAC COOLING - HERS VERIFICATION																			
01	02	03	04	05	06														
Name	Verified Airflow	Airflow Target	Verified EER	Verified SEER	Verified Refrigerant Charge														
Cooling Component 1-hers-cool	Required	350	Not Required	Not Required	Required														
HVAC - DISTRIBUTION SYSTEMS																			
01	02	03	04	05	06	07	08	09	10	11	12								
			Duct Ins. R-value	Duct Location		Surface Area													
Name	Type	Design Type	Supply	Return	Supply	Return	Supply	Return	Bypass Duct	Duct Leakage	HERS Verification								
Air Distribution System 1	Unconditioned attic	Non-Verified	R-6	R-6	Attic	Attic	n/a	n/a	No Bypass Duct	Sealed and Tested	Air Distribution System 1-hers-dist								
HVAC DISTRIBUTION - HERS VERIFICATION																			
01	02	03	04	05	06	07	08	09											
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space											
Air Distribution System 1-hers-dist	Yes	5.0	Not Required	Not Required	Not Required	Credit not taken	Not Required	No											

Registration Number: 202-PH102334158-000-000-0000000-0000 CA Building Energy Efficiency Standards - 2019 Residential Compliance	Registration Date/Time: 2022-12-03 10:57:01 Report Version: 2019_2.000 Schema Version: rev 20200901	HERS Provider: CalCERT's Inc. Report Generated: 2022-12-03 10:55:18
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FENESTRATION / GLAZING													
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft ²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
2nd Front Windows	Window	Front Wall 2	Front	90				1	56	0.32	NFRC	0.23	NFRC Bug Screen
2nd Left Window	Window	Left Wall 2	Left	180				1	6	0.32	NFRC	0.23	NFRC Bug Screen
2nd Rear Windows	Window	Rear Wall 2	Back	270				1	78.7	0.32	NFRC	0.23	NFRC Bug Screen
	Window	Right Wall 2	Right	0				1	6	0.32	NFRC	0.23	NFRC Bug Screen

SLAB FLOORS							
01	02	03	04	05	06	07	08
Name	Zone	Area (ft ²)	Perimeter (ft)	Edge Insul. R-value and Depth	Edge Insul. R-value and Depth	Carpeted Fraction	Heated
Slab	Zone 1	1458	162	none	0	80%	No

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

HOME ENERGY RATING SYSTEM (HERS) VERIFICATION INSPECTIONS	
<u>HOME ENERGY RATING SYSTEM (HERS) VERIFICATION INSPECTIONS:</u> BUILDING—LEVEL VERIFICATIONS: • (QII) QUALITY INSULATION INSTALLATION • INDOOR AIR QUALITY VERIFICATION • KITCHEN RANGE HOOD COOLING SYSTEM VERIFICATION: • MINIMUM AIRFLOW • REFRIGERANT CHARGE VERIFICATION • FAN EFFICACY WATT HEATING SYSTEM VERIFICATION: • ---NONE--- HVAC—DISTRIBUTION SYSTEM VERIFICATIONS: • DUCT LEAKAGE TESTING DOMESTIC HOT WATER SYSTEM VERIFICATIONS: • ---NONE--- SEE "HERS FEATURE SUMMARY" SECTION ON PAGE 3 of 10 OF REPORT AND EC1 SHEET. <u>INSULATION AND WINDOW REQUIREMENTS:</u> • WALL INSULATION = R-20 (MIN.) • ROOF ATTIC (CEILING) INSULATION = R-30 • ROOF ATTIC (RAFTERS—BELOW SHEATHING) INSULATION = R-13 • WINDOWS: U-FACTOR = 0.32, SHGC = 0.23	<u>ADDITIONAL NOTES:</u> 1. ALL LIGHTING, HEATING, AND COOLING SHALL COMPLY WITH THE REQUIREMENTS OF THE LATEST RESIDENTIAL ENERGY STANDARDS. 2. LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH EFFICACY <u>AND</u> EQUIPPED WITH OCCUPANT SENSOR. 3. LIGHTS IN HABITABLE ROOMS MUST BE HIGH EFFICACY, CONTROLLED BY A 'MANUAL—ON' MOTION SENSOR, OR CONTROLLED BY A DIMMER. 4. ALL EXTERIOR LIGHTING MOUNTED TO THE BUILDINGS MUST BE HIGH EFFICACY <u>AND</u> CONTROLLED BY PHOTO CONTROL/MOTION SENSOR COMBINATION.

Revisions	
PLANNING COMMENTS	07-19-2024
△ -	
△ -	
△ -	
△ -	
△ -	
△ -	
△ -	
△ -	

Project:

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

Responsible Designer:



Jimmy Bermejo

Title:

DUPLEX
Title 24 -
Certificates of
Compliance

Date:

12-03-2022

Scale:

1/4"=1'-0"

Project No.:

2234

Sheet:

EC3

2019 Low-Rise Residential Mandatory Measures Summary

§ 150.00A(2)	Interior Switches and Controls. An energy management system (EMS) may be used to comply with control requirements if it provides the functionality of the specified control according to § 10.9. Items 1. Installation Certificate requirements of § 150.4.6, meets the EMS requirements of § 130.0(6), and meets all other requirements in § 150.0(2).
§ 150.00B(2)	Interior Switches and Controls. A multiplane programmable controller may be used to comply with dimmer requirements in § 150.0(4) if it provides the functionality of the specified control according to § 10.9. Items 1. Installation Certificate requirements of § 150.0(2).
§ 150.00C(2)	Interior Switches and Controls. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by an occupant sensor. The occupant sensor must be installed in the space it controls. If an occupant sensor is installed, it must be initially configured to manual-on operation using the manual control required under § 150.0(2)(C).
§ 150.00D(2)	Interior Switches and Controls. Luminaires that are on certain lighting sources that meet Reference Joint Appendix AAS requirements for dimming must be controlled by an occupant sensor.
§ 150.00E(2)	Interior Switches and Controls. Under cabinet lighting must be controlled separately from ceiling-installed lighting systems.
§ 150.00F(2)	Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or for residential buildings on the same lot, must meet the requirement in Item 1.50.00A(3) (ON and OFF switch) and the requirements in either § 150.00A(4)(a) (all-outdoor lighting) or § 150.00A(4)(b) (lighting in the garage or laundry room, at any time of day, or at EMS).
§ 150.00G(2)	Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, outdoor lighting for private entrances, balconies, and porches, and residential parking lots and carports with less than eight vehicle spaces per lot must comply with either § 150.00A(4)(a) or § 150.00A(4)(b) in Sections 110.9, 130.0, 130.2, 140.0, 140.2 and 141.0.
§ 150.00H(2)	Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, any outdoor lighting for residential parking lots or carports with a total of eight or more vehicle spaces and any outdoor lighting not required by § 150.00A(4)(a) or § 150.00A(4)(b) must comply with the applicable requirements in Sections 110.9, 130.0, 130.2, 140.0, 140.2 and 141.0.
§ 150.00I(2)	Internally Illuminated Address Signs. Internally illuminated address signs must comply with § 140.8, or must consume no more than 5 watts of power per character.
§ 150.00J(2)	Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in Sections 110.9, 130.0, 130.2, 140.0, 140.2 and 141.0.
§ 150.00K(2)	Interior Common Areas of Low-rise Multifamily Residential Buildings. A low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building must comply with Table 150.0-1 and be controlled by an occupant sensor.
§ 150.00L(2)	Interior Common Areas of Low-rise Multifamily Residential Buildings. A low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting for the interior common areas in that building must:
§ 150.00M(2)	1. Comply with the applicable requirements in Sections 110.9, 130.0, 140.0 and 141.0; and
§ 150.00N(2)	2. Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors must be capable of turning the light fully on and off from a designated panel of ingress and egress.
Solar Ready Buildings:	
§ 150.00A(1)	Single Family Residences. Single family residences located in subdivisions with 10 or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the environment agency, which also has a photovoltaic system installed, must comply with the requirements of § 130.0(10)(b) through § 130.0(10)(g).
§ 150.00B(1)	Low-rise Multifamily Buildings. Low-rise multifamily buildings that do not have a photovoltaic system installed must comply with the requirements of § 130.0(10)(a) through § 130.0(10)(d).
§ 150.00C(1)	Minimum Solar Zone Area. The solar zone must have a specified total area as described below in each of the requirements with access, pathway, stroke ventilation or other shading devices. The solar zone must be installed in the solar zone in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with a total area less than 10,000 square feet. For buildings with a total area greater than 10,000 square feet, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. For low-rise multifamily buildings the solar zone must be located on the roof or overhang of the building, or on the roof or overhang of the building and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area. The solar zone requirement is applicable to the entire building including mixed occupancy.
§ 150.00D(1)	Automatic. All sections of the solar zone must not slope above roofs must be oriented between 90 degrees and 300 degrees of true north.
§ 150.00E(1)	Shading. The solar zone must not contain any obstructions, including but not limited to vents, chimneys, architectural features, and roof mounted equipment.
§ 150.00F(1)	Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at twice the distance of the obstruction from the horizontal plane of the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.
§ 150.00G(1)	Structural Design Loads for Construction Documents. The structural design load of the roof designated as the solar zone, the structural design loads for roof deck and roof framing and load must be clearly indicated on the construction documents.
§ 150.00H(1)	Interconnection Pathways. The construction documents must indicate a location reserved for inverters and metering equipment and a pathway reserved for routing cables from the solar zone to the inverters and metering equipment and for single family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 150.00I(1)	Documentation. A copy of the construction documents or a comparable document indicating the information from § 150.0(10)(b) through § 110.0(10)(b) must be provided to the applicant.
§ 150.00J(1)	Electrical Service Panel. The main electrical service panel must have a minimum cabinet rating of 200 amps.
§ 150.00K(1)	Main Electrical Service Panel. The main electrical service panel must have a permanent space to allow for the installation of a double circuit breaker for a future solar electric installation. The reserved space must be reserved as space for "Future Solar Electric".

2019 Low-Rise Residential Mandatory Measures Summary

§ 150.00(3)A:

Cleanances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.

§ 150.00(3)B:

Liquid Line Drain. Air conditioners and heat pumps systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.

§ 150.00(1):

Storage Tank Insulation. Unlined hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have a minimum of R-12 external insulation or R-6 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.

§ 150.00(2):

Water Piping, Solar Water-Heating Systems Piping, and Space Conditioning System Lines. All concealed hot water piping must be insulated to meet or exceed Section 602.11 of the California Plumbing Code. In addition, the following piping conditions must have a minimum insulation wall thickness of one inch or a minimum insulation R-value of 7.7: the first five feet of cold water pipes from the storage tank; all hot water piping in a normal dwelling unit having more than 34 sq ft of floor area between the tank and each coil; all hot water piping with a nominal diameter less than 3/4 inch that is associated with a domestic hot water re-circulation system, from the heating source to storage tank or between tanks, below grade and, and from the heating source to outside fixtures.

§ 150.00(3):

Insulation Protection. Water piping must be protected from damage, including that due to sunlight, moisture, mechanical vibration, and so on, as required by Section 602.10 of the California Building Code. The piping must be wrapped with plastic material and protected from ultraviolet light exposure by covering chilled water piping and refrigerant suction piping located above the conditioned space must include, or be protected by, a Class I or better insect resistant barrier.

§ 150.00(1):

Gas or Propane Water Heating Systems. Systems using gas or propane water heaters to serve individual dwelling units must comply with the following: A dedicated 125-volt, 20 amp electrical receptacle connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit, within three feet of the water heater without obstruction. Both ends of the conduit/cable must be labeled with the word "gas"; and be electrically isolated. Have a reserved single-pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words "Future 240V Line," a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed, a condensate drain that is no more than two inches higher than the base of the water heater, and allow for future installation of a water heater with a maximum input rating of 200,000 Btu per hour.

§ 150.00(1):

Recirculating Loops. Recirculating loops serving multiple dwelling units must meet the requirements of § 110.30(3).

§ 150.00(2):

Solar Water-Heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Energy Industries Association (SEI), the International Association of Plumbing and Mechanical Officials (IAPMO), or a listing agency that is approved by the Executive Director.

§ 150.00(3):

Ducts and Fans Measures:

§ 150.00(3):

A contractor installing an on existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a duct exists before the installation, the contractor must certify to the customer, in writing, that the installation meets this requirement.

§ 150.00(1):

CMC Compliance. All air-distribution system ducts and plenums must meet the requirements of the CMC §§ 601.0, 602.0, 603.0, 604.0, 605.0 and ANSI/SMACNA-008-2006. Ductwork shall be constructed of galvanized steel, aluminum, or other noncombustible materials. All ductwork and plenums must be insulated to a minimum installed level of R-6 or a minimum installed level of R-4.2 when ambient air enters the conditioned space as confirmed through field verification and diagnostic testing (§ 603.4.3 Portion of the duct system completely exposed and surrounded by directly conditioned space shall not require insulation). Flexible ductwork shall be tested and certified to meet the mechanically fastened. Openings must be sealed with mastic tape, rather than other duct-connect system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or another sealant that meets the requirements of UL 723. Mastic tape or mastic is not to be used on openings greater than 1/8 inch. The combination of mastic or mastic tape and either foil or fabric tape is prohibited. Sealants shall be applied to the interior of the duct designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must be used to avoid space conditioned air. Building fabrics and support materials may contain ducts. Ducts installed in cavities and support materials must not be compressed to cause reductions in the cross-sectional area.

§ 150.00(1):

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 both black rubber adhesive duct tapes and aluminum tapes in accordance with the applicable requirements of the CMC.

§ 150.00(1):

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.

§ 150.00(1):

Backdraft Damper. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.

§ 150.00(1):

Gravity Ventilation Devices. Gravity ventilating systems serving conditioned spaces must have either automatic or manually accessible, manually operable dampers. Access to the controls must be readily available.

§ 150.00(1):

Protection of Insulation. Insulation must be protected from damage, sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation must be protected from damage, sunlight, moisture, equipment maintenance, and wind.

§ 150.00(1):

Porous Inner Core Face Duct. Porous inner core face ducts must have a non-porous layer between the inner core and outer vapor barrier.

§ 150.00(1):

Duct Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to an occupied space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with § 150.00(1) of the California Residential Code.

§ 150.00(2):

Air Filtration. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two-inch depth or can be one inch if sized per Equation 1500.4-A. Pressure drops and labeling must meet the requirements of § 150.00(2). Filters must be accessible for regular service.

§ 150.00(3):

Space Conditioning System Design. Space conditioning systems must be designed to provide adequate cooling capacity and airflow for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit efficiency < 0.45 watts per CFM for kumuke at handlers and ≤ 0.88 watts per CFM for fan coils. Small ductwork must be sized to provide a minimum velocity of 1000 fpm. The total static pressure drop across the entire fan unit efficiency < 0.62 watts per CFM. Field verification testing is required in accordance with Reference RA Appendix A or RA.3.3.

RESIDENTIAL MEASURES SUMMARY							RMS-1
Project Name Saviers Residence Duplex		Building Type ☐ Single Family ☐ Addition Alone ☒ Multi Family ☐ Existing+ Addition/Alteration			Date 12/3/2022		# of Units 1
Project Address 5305, 5309 & 5313 S. Saviers Road Oxn		California Energy Climate Zone CA Climate Zone 06		Total Cond. Floor Area 2,943	Addition n/a		
INSULATION		Area					
Construction Type	Cavity	(ft²)	Special Features		Status		
Wall	Wood Framed	R 20	2,588		New		
Slab	Unheated Slab-on-Grade	- no insulation	1,458 Perim = 162"		New		
Roof	Wood Framed Attic	R 30	1,366 Add/R-13.0		New		
Demising	Wood Framed w/o Crawl Space	R 19	1,458		New		
FENESTRATION		Total Area	31%	Glaazing Percentages:	10.8%	New/Altered Average U-Factor:	0.32
Orientation	Area(ft²)	U-Fac	SHGC	Overhang	Sidefins	Exterior Shades	Status
Front (E)	128.0	0.320	0.23	none	none	N/A	New
Left (S)	28.0	0.320	0.23	none	none	N/A	New
Rear (W)	133.7	0.320	0.23	none	none	N/A	New
Right (N)	28.0	0.320	0.23	none	none	N/A	New
HVAC SYSTEMS							
Qty.	Heating	Min. Eff	Cooling	Min. Eff	Thermostat	Status	
2	Central Furnace	92% AFUE	Split Air Conditioner	14.0 SEER	Setback	New	
HVAC DISTRIBUTION							Duct
Location	Heating	Cooling	Duct Location	R-Value	Status		
HVAC System	Ducted	Ducted	Attic	6.0	New		
WATER HEATING							
Qty.	Type	Gallons	Min. Eff	Distribution	Status		
2	Small Instantaneous Gas	1	0.92	Standard	New		
EnergyPro 8.3 by EnergySoft User Number: 6351 ID: 2234 Page 13 of 18							

CERTIFICATE OF COMPLIANCE

Project Name: Saviers Residence Duplex

Calculation Description: Title 24 Analysis

CFR1-PRF-01E

Calculation Date/Time: 2022-12-03T10:54:17-08:00

Input File Name: Saviers {S305} Duplex.rbd19x

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

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

IAQ (INDOOR AIR QUALITY) FANS						
01	02	03	04	05	06	07
Dwelling Unit	IAQ CFM	IAQ Watts/CFM	IAQ Fan Type	IAQ Recovery Effectiveness - SRE	IAQ Recovery Effectiveness - ASRE	HERS Verification
SfAM IAQVentRpt	114	0.35	Exhaust	n/a	n/a	Yes

Registration Number: 202-PR1023254156-000-000-00000000-0000

CA Building Energy Efficiency Standards - 2019 Residential Compliance

Registration Date/Time: 2022-12-03 10:57:01

Report Version: 2019.2.000

Schema Version: rev 20200901

HERS Provider: CalCERTB Inc.

Report Generated: 2022-12-03 10:55:18

2019 Low-rise Residential Mandatory Requirements Summary

Requirements for Ventilation and Indoor Air Quality:

\$ 50.00(01):	Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings applied to the amendments specified in § 50.00(01).
\$ 50.00(01C):	Single Family Detached Dwelling Units. Single family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow provided at rates determined by ASHRAE 62.2 Sections 4.1.1 and 4.1.2 and 4.1.4 and 4.1.2 as specified in § 50.00(01C).
\$ 50.00(01E):	Multifamily Attached Dwelling Units. Multifamily attached dwelling units must have mechanical ventilation airflow provided at rates in accordance with ASHRAE 62.2-6.2 but must either be a balanced system or continuous supply or continuous exhaust system. If a balanced system is not used, all units in the building must use the same system type and the dwelling-unit envelope leakage must be ≤ 0.3 CFM of 50 Pa (0.2 inch water) per square foot of dwelling unit envelope surface area and verified in accordance with Reference Residential Appendix RA3.6.
\$ 50.00(01F):	Multifamily Building Central Ventilation Systems. Central ventilation systems that serve multiple dwelling units must be balance to provide ventilation airflow for each dwelling unit. The airflow rate for each dwelling unit must be greater than or equal to the minimum airflow rate for less than 20 percent of the unit with the lowest airflow rate as it relates to the individual unit's minimum required airflow rate needed for compliance.
\$ 50.00(02):	Kitchen Range Hoods. Kitchen range hoods must be rated for sound in accordance with Section 7.2 of ASHRAE 62.2.
\$ 50.00(02):	Fuel Vents and Diagnostic Testing. Dwelling unit ventilation airflow must be verified in accordance with Reference Residential Appendix RA3.7. A kitchen range hood must be verified in accordance with Reference Residential Appendix RA3.7.4 to confirm it is certified by HVI to comply with the airflow rates and sound requirements as specified in Section 5 and 7.2 of ASHRAE 62.2.

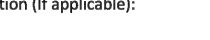
Pool and Spa Systems and Equipment Measures:

\$ 110.00(4):	Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to allow for the following: a thermal efficiency that complies with the Appliance Efficiency Regulations; and a safety switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent waterproof panel at pool or spa operating instructions; and must not use electric resistive heating.
\$ 110.00(1):	Piping. Any pool or spa heating system or equipment must be installed with at least 38 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
\$ 110.00(2):	Covers. Outdoor pools or spas that have a pump or gas heater to allow for future solar heating must have a cover.
\$ 110.00(3):	Directional Intakes and Time Switches for Pools. Pools must have directional intakes that adequately mix the pool water, and a time switch that will allow all pumps to shut or programmed to run only during off-peak electric demand periods.
\$ 110.00(5):	Pilot Light. Natural gas pool or spa heaters must have a continuously running pilot light.
\$ 150.00(0):	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:

\$ 110.00(0):	Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.0-9.
\$ 150.00(01A):	Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0-A.
\$ 150.00(01B):	Blank Electrical Boxes. The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device must be no greater than the number of bedrooms. These electrical boxes must be served by a luminaire, vacancy sensor control, or fan speed control.
\$ 150.00(01C):	Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must meet all of the requirements for insulation contact (IC) labeling, an air leakage rating, maintenance, and socket and light source access as described in Table 150.0-A.
\$ 150.00(01D):	Electronic Ballasts for Fluorescent Lamps. Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency of no less than 20 kHz.
\$ 150.00(01E):	Night Lights, Sleep Lights, and Path Lights. Night lights, sleep lights and path lights are not required to comply with Table 150.0-A or be controlled by a vacancy sensor provided they are rated to consume no more than 0.5 watts of power and emit no more than 150 lumens.
\$ 150.00(01F):	Lighting Intial to Exhaust Fans. Lighting initial to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(0).
\$ 150.00(01G):	Score Based Luminaires. Score Based Luminaires contain lamps that comply with Reference Joint Appendix JAB.
\$ 150.00(01H):	Light Sources in Enclosed or Recessed Luminaires. Lamps and other separate light sources that are not compliant with the JAB elevator temperature, lighting maintenance, including marking requirements, must not be installed in enclosed or recessed luminaires.
\$ 150.00(01I):	Light Sources in Drawers, Cabinets, and Linen Closets. Light sources installed to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 0.5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
\$ 150.00(02A):	Interior Switches and Controls. Interior switches and controls must be installed in accordance with the National Electrical Code, with NEMA SS, 7A.
\$ 150.00(02B):	Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems.
\$ 150.00(02C):	Interior Switches and Controls. Light fixtures must have readily accessible wall-mounted controls that allow the lighting to be manually turned On and Off.
\$ 150.00(02D):	Interior Switches and Controls. Controls and equipment must be installed in accordance with manufacturer's instructions.
\$ 150.00(02E):	Interior Switches and Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the control is installed to comply with § 150.0(0).
\$ 150.00(02F):	Interior Switches and Controls. Lighting controls must comply with the applicable requirements of § 110.9.

	2019 Low-Rise Residential Mandatory Measures Summary
	NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. *Exceptions may apply.
	(01/20/20)
	Building Envelope Measures:
	11.010.010: Air Leakage. Minimum R-19 insulation in exterior doors, and exterior door stops must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E683 or AIAA/MOA/DOCS 1101.5.22A4446-2011.
	11.010.010: Weatherstripping. Minimum R-19 insulation in exterior doors must be weatherstripped in accordance with the requirements of 11.011.110.
	11.010.010: Field-fabricated exterior doors and fenestrations products must use U-factors and solar heat gain coefficient (SHGC) values that comply with 11.0.6.1.6, 11.0.6.1.8, or J4.4.5 for exterior doors. They must be caulked and/or weather-stripped.
	11.010.010: Windows, doors, partitions, and other openings in the building envelope that are potential sources of air leakage must be caulked, caulked, or weather-stripped.
	11.010.010: Insulation Certification by Manufacturers. Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
	11.010.010: Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of 11.010.810.
	11.010.010: Roofing Products for Resistance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of 11.010.810 and be labeled per 11.013.110 when the installation of a cool roof is specified on the GPR.
	11.010.010: Radiant Barrier. When required, radiant barriers must have an emittance of 0.05 or less and be certified by the Department of Consumer Affairs.
	11.010.010: Control Glazing. Minimum R-19 insulation in 3/4 inch wood framing wall or U-factor of 0.102 or less, or R-20 in 1 1/2 inch wood framing or U-factor of 0.091 or less, and U-factor of 0.054 or less in a rafter/ nailer insulation. Attic access doors must have permanently attached minimum R-19 weighted average U-factor of 0.054 or less in a rafter/ nailer insulation. Attic access doors must have permanently attached insulation on weighted average mechanical features. The attic access must be gasketed to prevent air leakage. Insulation be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in 11.017, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.
	11.010.010: Loose-fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
	11.010.010: Wall Insulation. Minimum R-19 insulation in 3/4 inch wood framing wall or U-factor of 0.102 or less, or R-20 in 1 1/2 inch wood framing or U-factor of 0.091 or less.Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.012. Masonry walls must have a U-factor of 0.071 or less.
	11.010.010: Raised-floor Insulation. Minimum R-19 insulation in raised wood framing floor of 0.037 maximum U-factor.
	11.010.010: Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water absorption rate, by a water absorption area without edge insulation, of no greater than 3 percent; have a water vapor equivalent resistance no greater than 2.0 perms per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of 11.010.810.
	11.010.010: U-factor Retarder. In climate zones 1 through 16, the earth floor of unvented crawlspace must be covered with a Class I or Class II vapor retarder, and in climate zones 17 and 18, the earth floor of unvented crawlspace must be covered with a Class I vapor retarder.
	11.010.010: Vapor Retarder. In climate zones 14 and 16, a Class II or Class I vapor retarder must be installed on the conditioned space side of all vapor barrier in all walls, vented attics, and unvented attics with air-permeable insulation.
	11.010.010: Exterior Wall Insulation. Exterior wall insulation must be installed on the conditioned space or outdoors must have a maximum U-factor of 0.08, or the weighted average U-factor of all fenestration must not exceed 0.09.
	Finishes, Decorative Gas Appliances, and Gas Log Measures:
	11.010.010: Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor appliances.
	11.010.010: Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
	11.010.010: Combustion Intake. Masonry or factory-built fireplaces must have a combustion outside intake, which is at least six inches in diameter and is made of a readily accessible, operable, and airtight ducting for combustion air intake.
	11.010.010: Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.
	Space Conditioning, Water Heating, and Plumbing System Measures:
	11.010.010: Certification, Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated products must be certified by the manufacturer to the California Energy Commission.
	11.010.010: Efficiency. Equipment must meet the applicable efficiency requirements. Heat pumps with Table 11.0.2.A through Table 11.0.2.K.
	11.010.010: Controls for Heat Pumps with Supplementary Electric Resistance Heaters. Heat pumps with supplementary electric resistance heaters have to controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone, and in which the heater is temperature controlled and has a higher temperature setpoint than the supplementary heating, and the on-off temperature for compression heating is higher than the on-off temperature for supplementary heating.
	11.010.010: Thermostats. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a sensor thermostat.
	11.010.010: Water Heating Recirculation Loops Serving Multiple Dwelling Units. Water heating recirculation loops serving multiple dwelling units must be set for air release valve, backflow prevention, pump, priming, pump isolation valve, and recirculation loop connection requirements of 11.010.810.
	11.010.010: Isolation Valves. Instantaneous water heaters with an input rating greater than 6.8 kilts per hour (2 kW) must have isolation valves with hose bibbs on both cold and hot water lines to allow for shutting the water heater when the valves are closed.
	11.010.010: Lighting. Continuously operating lighting fixtures must be controlled by a time switch, occupancy sensor, or other control devices. Appliances (except appliances without an electrical plug-in valve connection to pilot lights that consume less than 150 Btu per hour), and pool and spa heaters.
	11.010.010: Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Fundamentals, and Fundamentals of Energy Engineering, and Fundamentals of Energy Engineering, and Fundamentals of Energy Engineering, and the ACCA Manual J, using design conditions set at 15.00W/0.021.

CERTIFICATE OF COMPLIANCE Project Name: Saviers Residence Duplex Calculation Description: Title 24 Analysis		CFIR-PRF-010 (Page 10 of 10)
INPUT INFORMATION Calculation Date/Time: 2022-12-03T10:54:17-08:00 Input File Name: Saviers (5305) Duplex.rid19x		
DOCUMENTATION AUTHOR'S DECLARATION STATEMENT I, I certify that this Certificate of Compliance documentation is accurate and complete.		
Documentation Author Name: Jimmy Bermejo Company: Diamond Design Title 24 Consultant Address: 72 West Boulder Creek Road City/State/Zip: Simi Valley, CA 93065		Documentation Author Signature:  Signature Date: 2022-12-03 10:57-01 CEAH/ HERS Certification Identification (If applicable): Phone: 805-844-2002 0
RESPONSIBLE PERSON'S DECLARATION STATEMENT I certify the following under penalty of perjury under the laws of the State of California:		
1. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design identified on this Certificate of Compliance. 2. I certify that the energy features and performance specifications identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. 3. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.		
Responsible Designer Name: Jimmy Bermejo Company: Diamond Design Title 24 Consultant Address: 72 West Boulder Creek Road City/State/Zip: Simi Valley, CA 93065		Responsible Designer Signature:  Date Signed: 2022-12-03 10:57-01 License: 6351 Phone: 805-844-2002 0



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

Registration Number: 222-P010233415B-000-000-00000000-0000
CA Building Energy Efficiency Standards - 2019 Residential Compliance

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Report Generated: 2022-12-03 10:55:18

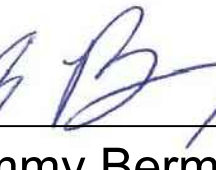
CalCERTS Inc.
10:55:18

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

Project:

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

Responsible Designer:



Jimmy Bermejo

Title:

*DUPLEX
Title 24 -
Mandatory
Measures*

Date:

12-03-2022

Scale:

1/4"=1'-0"

Project No.:

2234

Sheet:

EC4

GENERAL NOTES:

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

A. ALLOWABLE SOIL BEARING PRESSURE: 1500 PSF

7. MATERIAL REQUIREMENTS:

- A. CONCRETE: f'c = 2500 PSI AT 28 DAYS
NO SPECIAL INSPECTION REQUIRED
- B. CONCRETE BLOCK: ASTM C90 GRADE N-1 (NORMAL WEIGHT)
NO SPECIAL INSPECTION REQUIRED (f'm= 1500psi)
GROUT: f'c= 2,000 psi, MORTAR: f'c=1800psi
- C. REINFORCING STEEL: ASTM A615, #4 & SMALLER - GRADE 40,
#5 & LARGER - GRADE 60
- D. STRUCTURAL STEEL: ALL STRUCTURAL STEEL SHALL COMPLY WITH ASTM A36, TYP U.N.O., STRUCTURAL TUBES SHALL COMPLY WITH ASTM A500, GRADE B. STRUCTURAL PIPES SHALL COMPLY WITH ASTM A53, GRADE B.
- E. MACHINE BOLTS: ASTM A307
- F. ANCHOR BOLTS: ASTM A307
- G. TIMBER FASTENERS: SIMPSON STRONGTIE, USP STRUCTURAL CONNECTORS OR APPROVED EQUAL.
- H. SAWN TIMBER: ALL LUMBER SHALL BE GRADE MARKED, NO. 2 DOUGLAS FIR-LARCH OR BETTER, EXCEPT AS NOTED ON FRAMING NOTE 2 OR PLAN.
- I. GLU-LAMINATED BEAMS: ALL GLU-LAMINATED MEMBERS SHALL BE FAB-RICATED IN ACCORDANCE WITH BUILDING DEPT. STANDARDS. A CERTIFICATE OF INSPECTION IS TO BE SUBMITTED TO THE BUILDING DEPT. PRIOR TO ERECTION. ALL GLU-LAMINATED BEAMS SHALL BE 24F.
- J. LVL OR PSL LUMBER: Fb=2850 PSI, Fv=285 PSI, E=2,000,000 PSI (ESR-1387, ESR-1040 OR ESR 1225)
- K. I-JOISTS: TJI PRO SERIES BY TRUSS JOIST (ESR-1153)
BOISE CASCADE (ESR-1336) OR
PWI JOIST BY PACIFIC WOODTECH CORP (ESR-1225)
- L. PLYWOOD/OSB SHTG: U.S. PRODUCT STANDARD 2-10, APA
WALL: APA STRUCTURAL 1 RATED, EXPOSURE 1
ROOF: 3/4" CDX, (PSR-24/O), EXPOSURE 1
FLOOR: 3/4" T&G UNDERLAYMENT GRADE, (PSR-32/16)
- M. HARDY FRAME: ICC-ES NO. ESR-2089
- N. MECH ANCHORS: REFER TO 8/S1, TYPICAL.
- O. EPOXY ANCHORS: REFER TO 4/S1, TYPICAL
SPECIAL INSPECTION REQUIRED
A REPORT SHALL BE GIVEN TO THE BUILDING INSPECTOR AT FRAMING INSPECTION. REFER TO NOTE 10 ON 4/S1.

8. STRUCTURAL DESIGN LOADS:

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

FOUNDATION NOTES:

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

FRAMING NOTES:

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

SPECIAL INSPECTIONS

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

STRUCTURAL OBSERVATION PROGRAM

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

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

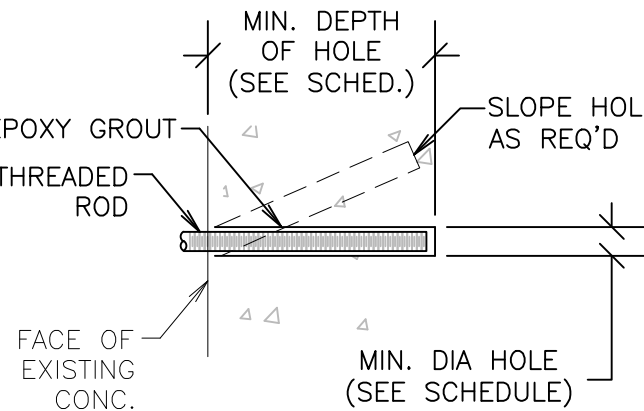
THE ENGINEER RESPONSIBLE FOR THE STRUCTURAL OBSERVATION, THE CONTRACTOR, AND APPROPRIATE SUBCONTRACTORS SHALL HOLD A PRE-CONSTRUCTION MEETING TO REVIEW THE DETAILS OF THE STRUCTURAL SYSTEM TO BE STRUCTURALLY OBSERVED.

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

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

PROCEDURE

1. DRILL HOLE OF PROPER DIAMETER AND DEPTH USING A CARBIDE TIPPED DRILL OR CORING BIT. AVOID ANY EXISTING REINFORCING STEEL BY RELOCATING HOLE SLIGHTLY.
2. CLEAN HOLE THOROUGHLY BY AIR PRESSURE.
3. MAKE SURE THAT HOLE IS DRY AND CLEAN BEFORE GROUTING.
4. PLACE EPOXY GROUT IN HOLE w/ CAULKING GUN OR SIMILAR EQUIPMENT STARTING AT BOTTOM, FILL HOLE APPROX. 3/4 FULL.
5. COAT DOWEL WITH SAME EPOXY GROUT AND INSERT INTO HOLE, FORCING MATERIAL AROUND THE SIDES OF THE BAR AND COMPLETELY FILLING ALL VOIDS.
6. PROVIDE SUPPORT FOR DOWEL BY TYING TO REBAR OR OTHER ELEMENT UNTIL GROUT HAS CURED.
7. EPOXY GROUT IN CMU SHALL BE SIMPSON SET EPOXY TIE (ESR 1772, LARR 25279), HILTI HIT-HY 150 MAX (ESR 1967, LARR 25881), AC108+ GOLD BY DEWALT (ESR 3200, LARR 26049)
8. EPOXY GROUT IN CONCRETE SHALL BE HIT-RE 500-SD BY HILTI CORP. (ESR 2322, LARR 25700), SIMPSON SET-XP (ESR-2508, LARR 03151) OR PURE110+ BY DEWALT (ICC ESR 3298, LARR 26035)
9. **SPECIAL INSPECTION REQUIRED**
10. SPECIAL INSPECTION IS REQUIRED FOR THE INSTALLATION OF EPOXY ADHESIVE ANCHORS. A REPORT SHALL BE GIVEN TO THE BUILDING INSPECTOR AT FRAMING INSPECTION.



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

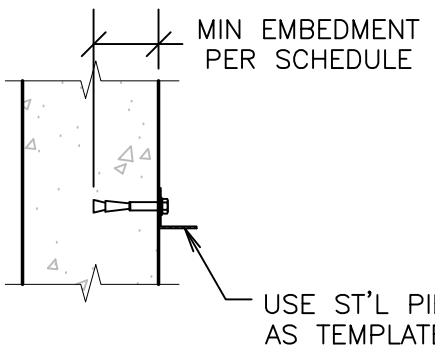
TYPICAL EPOXY GROUTED DOWELS / ANCHORS

- DRILLED EXPANSION TYPE ANCHOR BOLTS SHALL BE USED ONLY WHERE DETAILED OR FOR ATTACHMENT OF MECH. ELEC. OR MISC. ACCESSORIES OR EQUIPMENT TO THE STRUCTURE.
- ACCEPTABLE WEDGE ANCHORS:
1. HILU-KWIK-BOLT-TZ (ICC ESR-1917, LARR 25701) IN NORMAL WT CONC.
2. ITW RAMSET/REDHEAD TRUBOLT+ (ICC ESR-2427, LARR 2748) IN NORMAL WT CONC.
3. SIMPSON STRONG-BOLT 2 (ICC ESR-3037, LARR 25891) IN NORMAL WT CONC.
2. SIMPSON TITEN HD SCREW ANCHOR (ICC ESR-1056, LARR 25560) IN CMU
3. DEWALT SCREW-BOLT+ (ICC ESR-3889) IN CONCRETE
4. DEWALT POWER-STUD+SD1 (ESR 2818, LARR 25864) IN CMU

ACCEPTABLE SCREW ANCHORS:

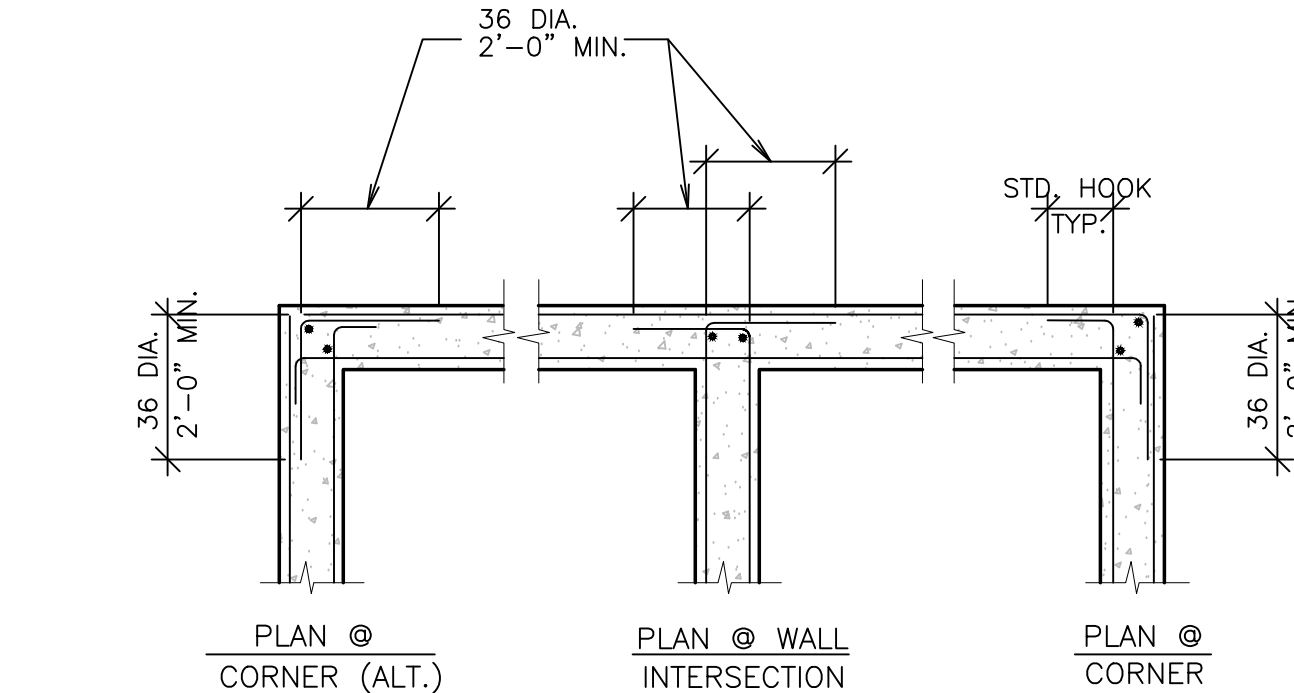
1. SIMPSON TITEN HD SCREW ANCHOR (ICC ESR-2713, LARR 25741) IN NORMAL WT CONC.
2. SIMPSON TITEN HD SCREW ANCHOR (ICC ESR-1056, LARR 25560) IN CMU
3. DEWALT SCREW-BOLT+ (ICC ESR-3889) IN CONCRETE
4. DEWALT SCREW-BOLT+ (ICC ESR-4042) IN CMU

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



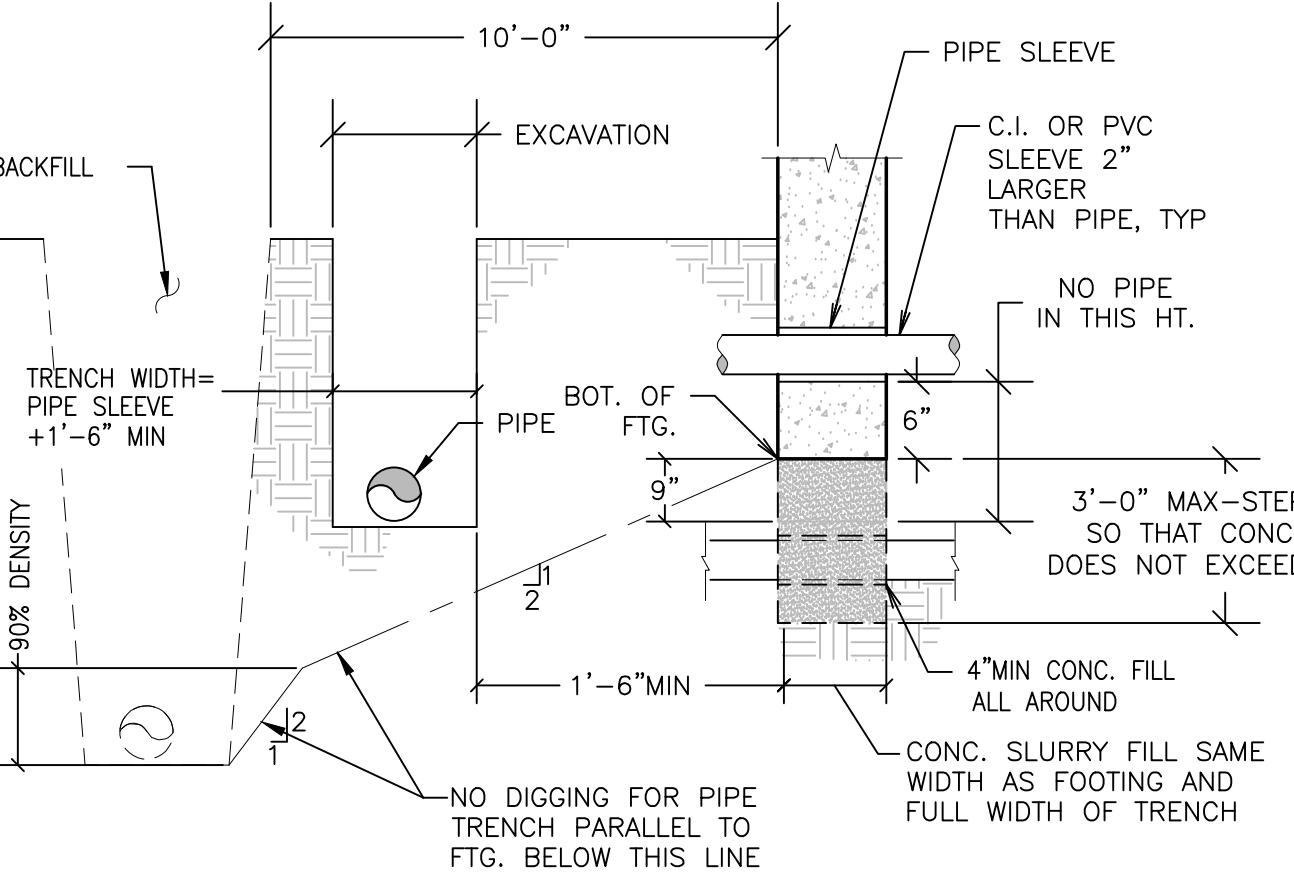
SPECIAL INSPECTION REQUIRED FOR INSTALLATION OF MECHANICAL ANCHORS ONLY WHERE UTILIZED TO RESIST SEISMIC FORCES, TYPICAL.

TYPICAL MECHANICAL ANCHOR DETAIL



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

REINFORCING BARS AT CORNERS AND INTERSECTIONS



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

PIPE IN AND ADJACENT TO FOOTING

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

Stamp

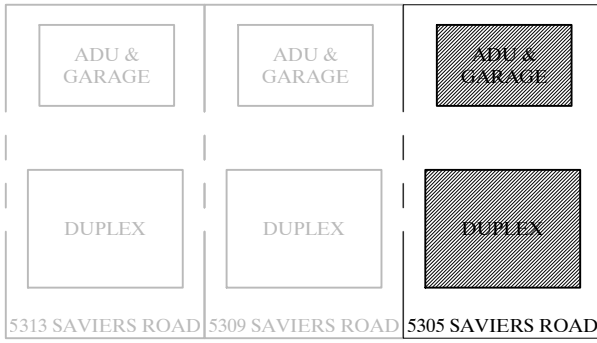


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Sheet Title

GENERAL NOTES & DETAILS

FOR CONSTRUCTION

Revision	Description	Date

□ Project Number: 22-6409

□ Project Engineer: JHB

□ Checked By: JRV

□ Drawn By: JWB

□ Scale: 1/4"=1'-0"

□ Date: 12.01.2022

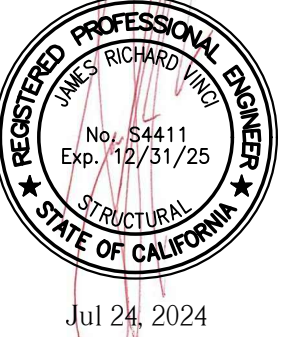
Sheet Number

S1

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GENERAL NOTES

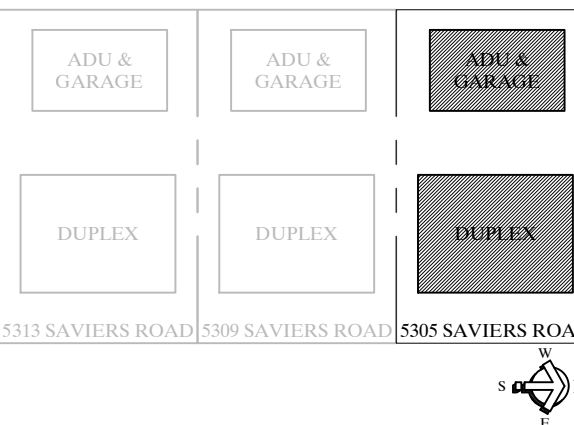
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Sheet Title

DUPLEX & ADU / GARAGE FOUNDATION PLANS

FOR CONSTRUCTION

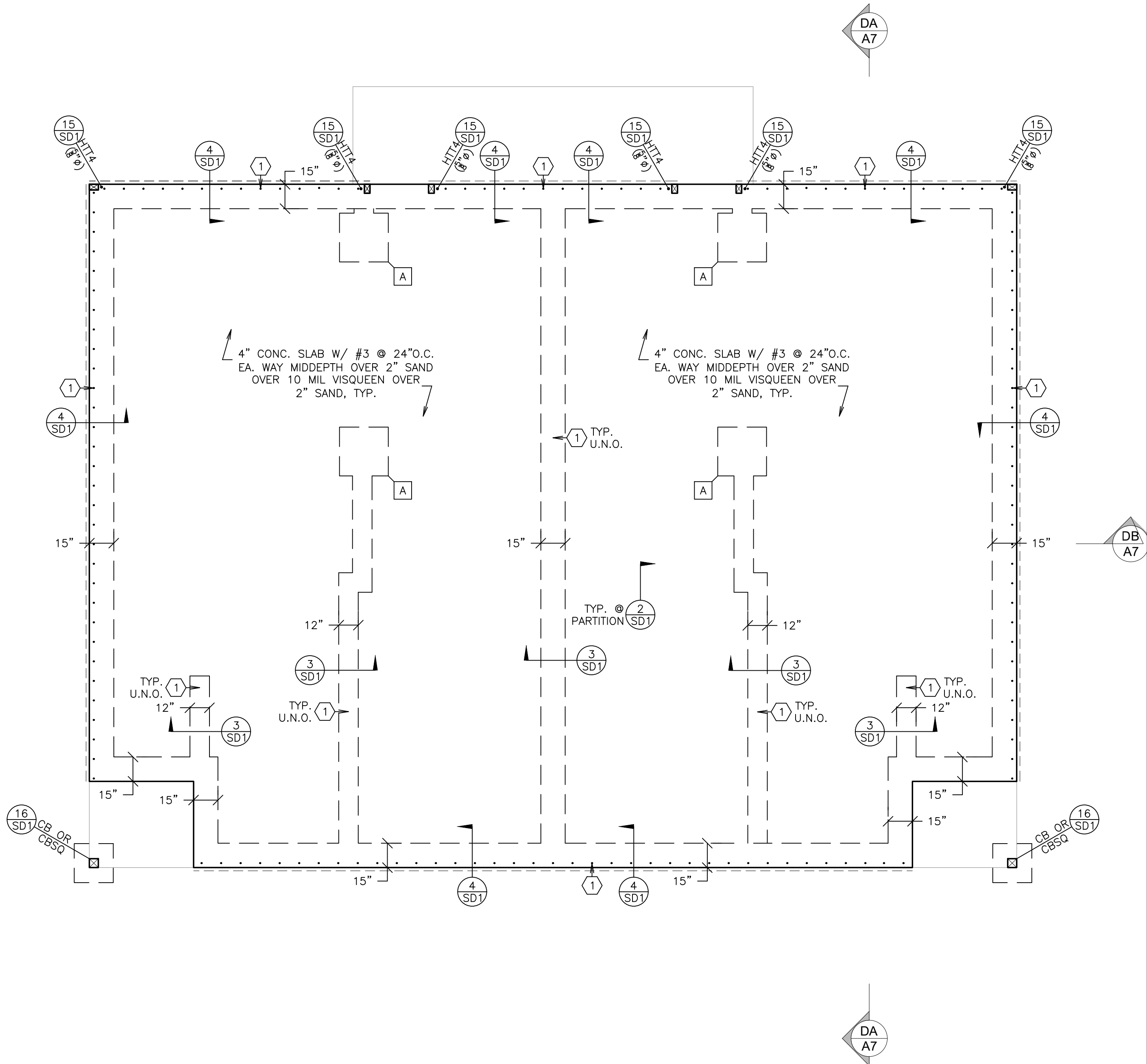
Revision	Description	Date

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

Sheet Number

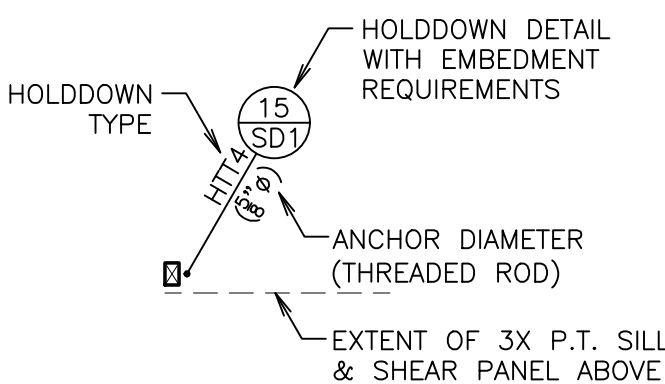
S2

Sheet __ Of __



REFER TO ARCHITECTURAL
PLANS FOR DIMENSIONS

LEGEND



FOUNDATION PAD SCHEDULE

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

ANCHOR BOLT SCHEDULE

1	5/8"Ø X 14" A.B. @ 32"O.C. TYP U.N.O.
2	5/8"Ø X 14" A.B. @ 24"O.C.
3	5/8"Ø X 14" A.B. @ 16"O.C.
4	3/4"Ø X 14" A.B. @ 16"O.C.

NOTES:

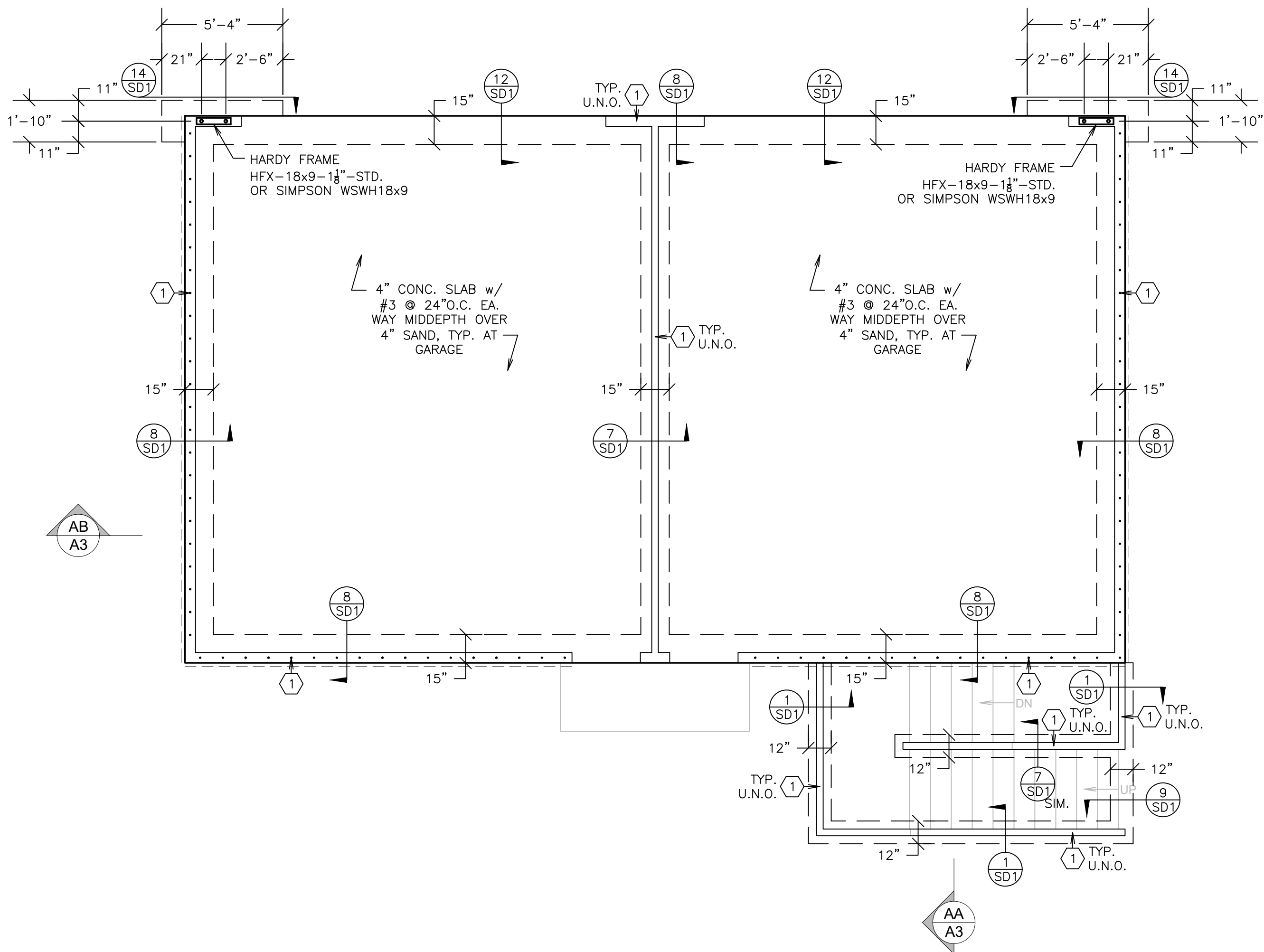
- REFER TO SHT S1 FOR TYPICAL FOUNDATION NOTES
- ALL HOLD-DOWNS & HARDY FRAME ANCHORS SHALL BE SET IN PLACE BY TEMPLATE PRIOR TO FOUNDATION INSPECTION.
- HOLD-DOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING

DUPLEX FOUNDATION PLAN

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

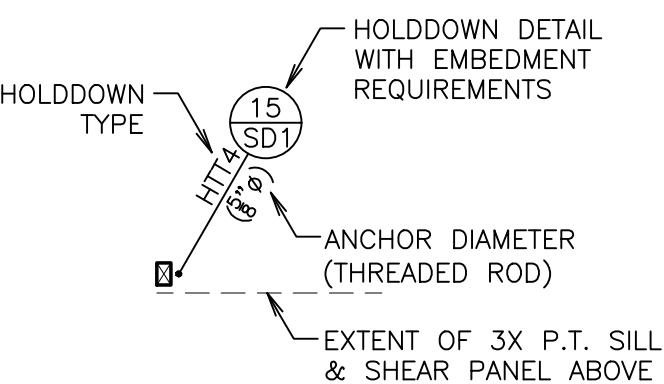
ADU / GARAGE FOUNDATION PLAN

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



REFER TO ARCHITECTURAL
PLANS FOR DIMENSIONS

LEGEND



FOUNDATION PAD SCHEDULE

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

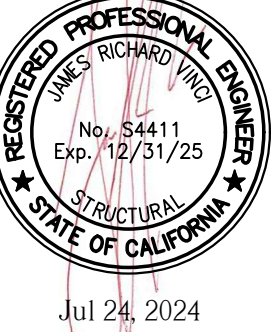
ANCHOR BOLT SCHEDULE

1	5/8"Ø X 14" A.B. @ 32"O.C. TYP U.N.O.
2	5/8"Ø X 14" A.B. @ 24"O.C.
3	5/8"Ø X 14" A.B. @ 16"O.C.
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NOTES:

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- HOLD-DOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING

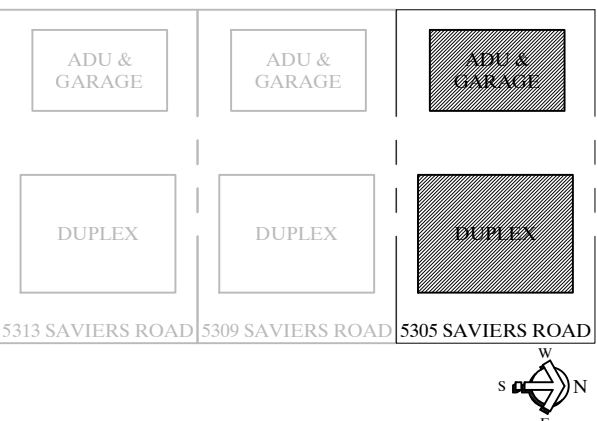
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Sheet Title

DUPLEX & ADU / GARAGE FLOOR FRAMING PLANS

FOR CONSTRUCTION

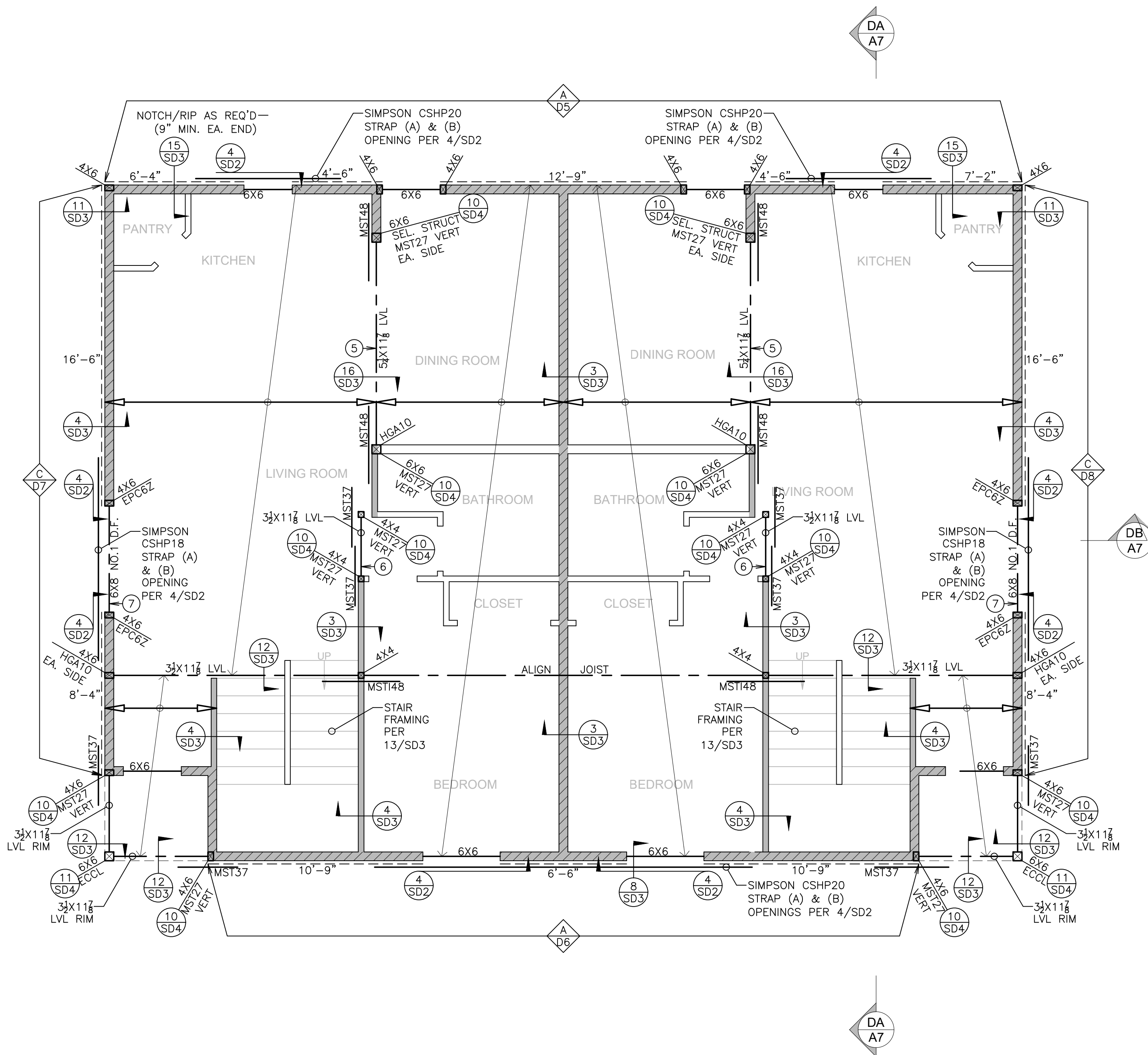
Revision	Description	Date

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

Sheet Number

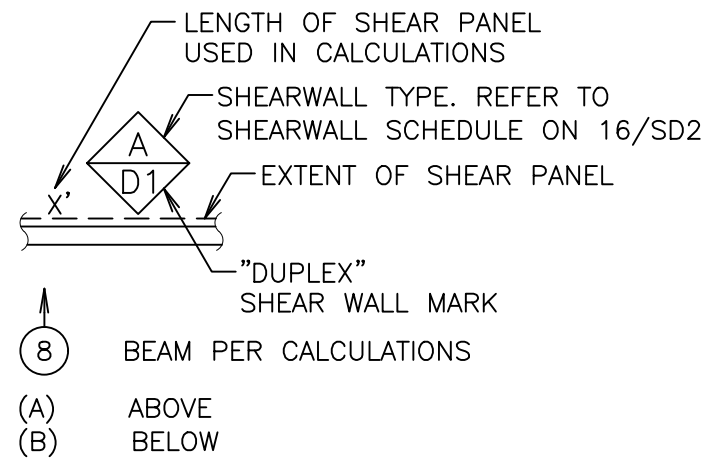
S3

Sheet __ Of __



LEGEND

- INDICATES BEARING WALL 2X6 STUDS @ 16"O.C. TYP. U.N.O.
- INDICATES BEARING WALL 2X4 STUDS @ 16"O.C. TYP., U.N.O.
- INDICATES NON-BEARING WALL 2X4 STUDS @ 16"O.C. TYP. U.N.O.



P.L. PARALAM. REFER TO SPECIFICATIONS

1 1/2" BCI 5000-1.7 D.F.
@ 16"O.C. (TYPICAL U.N.O.)

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

INDICATES DOUBLE ROW OF FLOOR E.N. INTO DBL JOIST, TYP.

FLOOR SHEATHING: 3/4" (PSR 32/16) UNDERLAYMENT GRADE PLYWOOD OR OSB GLUED & NAILED W/ 10d X 2 1/2" @ 6/6/10. PROVIDE T&G OR 2X FLAT BLOCKING AT ALL UNSUPPORTED EDGES, TYPICAL.

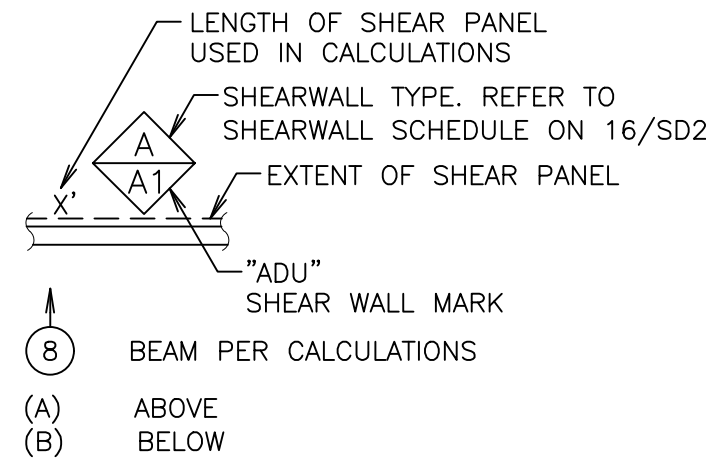
DECK SHEATHING: 3/4" (PSR 32/16) CDX EXTERIOR GRADE PLYWOOD OR OSB GLUED & NAILED W/ 10d X 2 1/2" @ 6/6/10. PROVIDE T&G OR 2X FLAT BLOCKING AT ALL UNSUPPORTED EDGES, TYPICAL.

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

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

LEGEND

- INDICATES BEARING WALL 2X6 STUDS @ 16"O.C. TYP. U.N.O.
- INDICATES BEARING WALL 2X4 STUDS @ 16"O.C. TYP., U.N.O.
- INDICATES NON-BEARING WALL 2X4 STUDS @ 16"O.C. TYP. U.N.O.



P.L. PARALAM. REFER TO SPECIFICATIONS

1 1/2" BCI 60-2.0 D.F.
@ 16"O.C. (TYPICAL U.N.O.)

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

INDICATES DOUBLE ROW OF FLOOR E.N. INTO DBL JOIST, TYP.

FLOOR SHEATHING: 3/4" (PSR 32/16) UNDERLAYMENT GRADE PLYWOOD OR OSB GLUED & NAILED W/ 10d X 2 1/2" @ 6/6/10. PROVIDE T&G OR 2X FLAT BLOCKING AT ALL UNSUPPORTED EDGES, TYPICAL.

DECK SHEATHING: 3/4" (PSR 32/16) CDX EXTERIOR GRADE PLYWOOD OR OSB GLUED & NAILED W/ 10d X 2 1/2" @ 6/6/10. PROVIDE T&G OR 2X FLAT BLOCKING AT ALL UNSUPPORTED EDGES, TYPICAL.

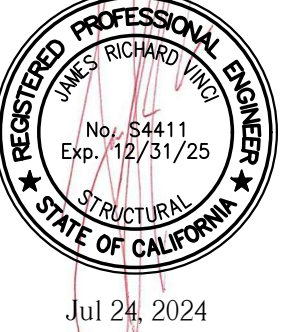
NOTES:
1. REFER TO SHEET S1 FOR TYPICAL FRAMING NOTES.
2. REFER TO 16/SD2 FOR SHEAR WALL SCHEDULE.
3. ALIGN SINGLE JOIST BELOW ALL PARALLEL NON-BEARING WALLS OR PROVIDE I-JOIST BLOCKING @ 24"O.C.

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

DUPLEX FLOOR FRAMING PLAN

ADU / GARAGE FLOOR FRAMING PLAN

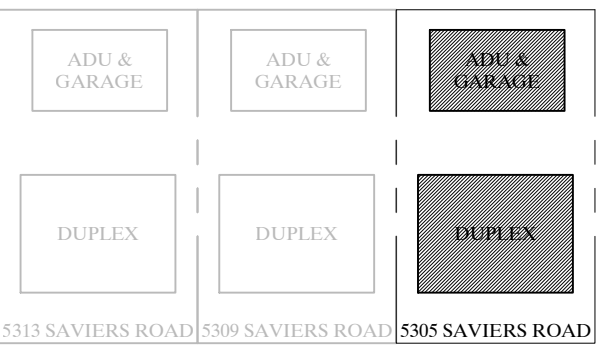
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Sheet Title

DUPLEX & ADU / GARAGE ROOF FRAMING PLANS

FOR CONSTRUCTION

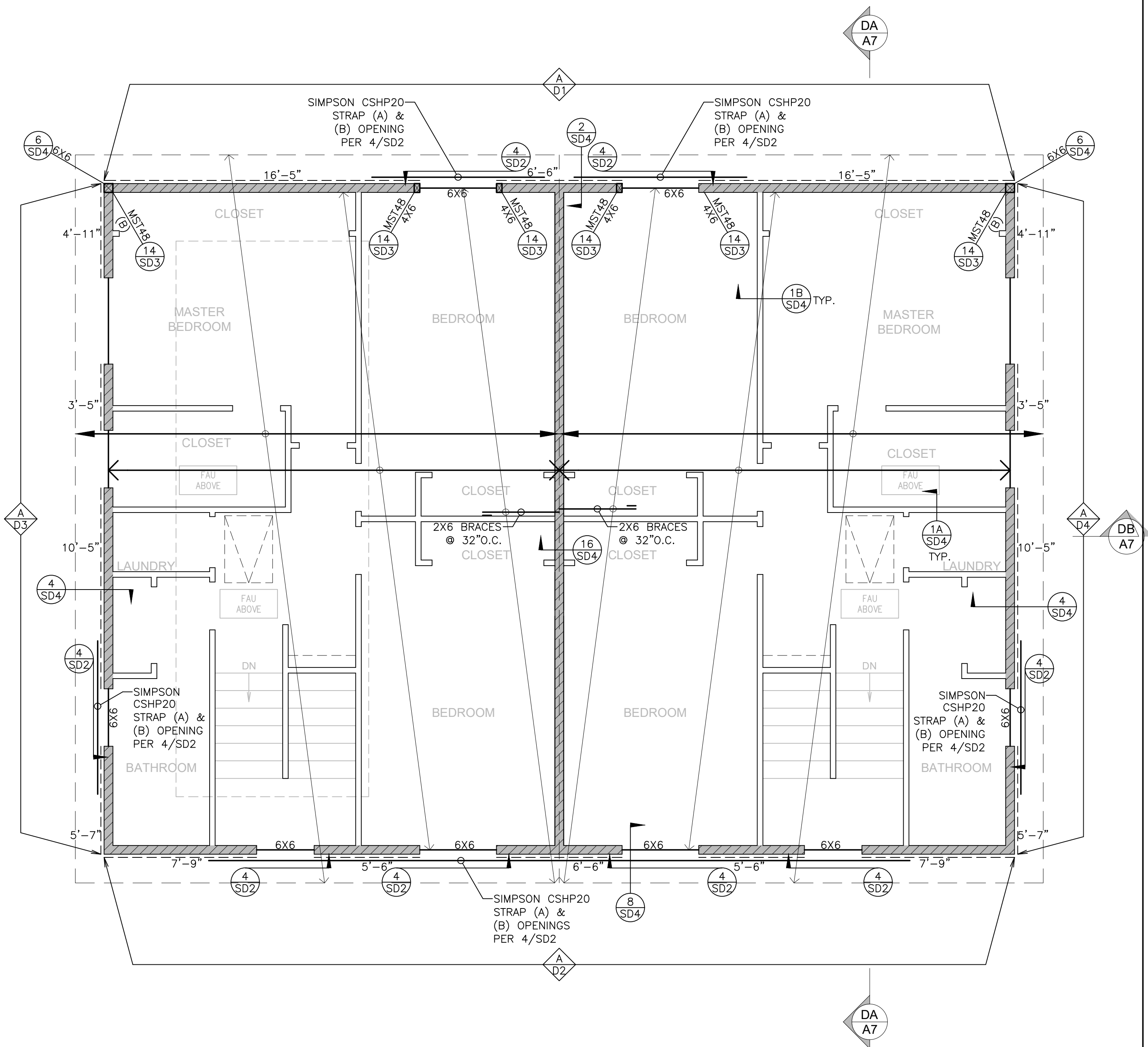
Revision	Description	Date

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

Sheet Number

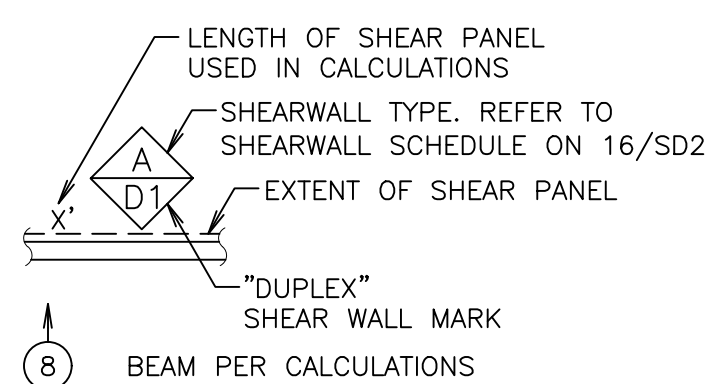
S4

Sheet __ Of __



LEGEND

- INDICATES BEARING WALL 2X6 STUDS @ 16"O.C. TYP. U.N.O.
- INDICATES BEARING WALL 2X4 STUDS @ 16"O.C. TYP. U.N.O.
- INDICATES NON-BEARING WALL 2X4 STUDS @ 16"O.C. TYP. U.N.O.

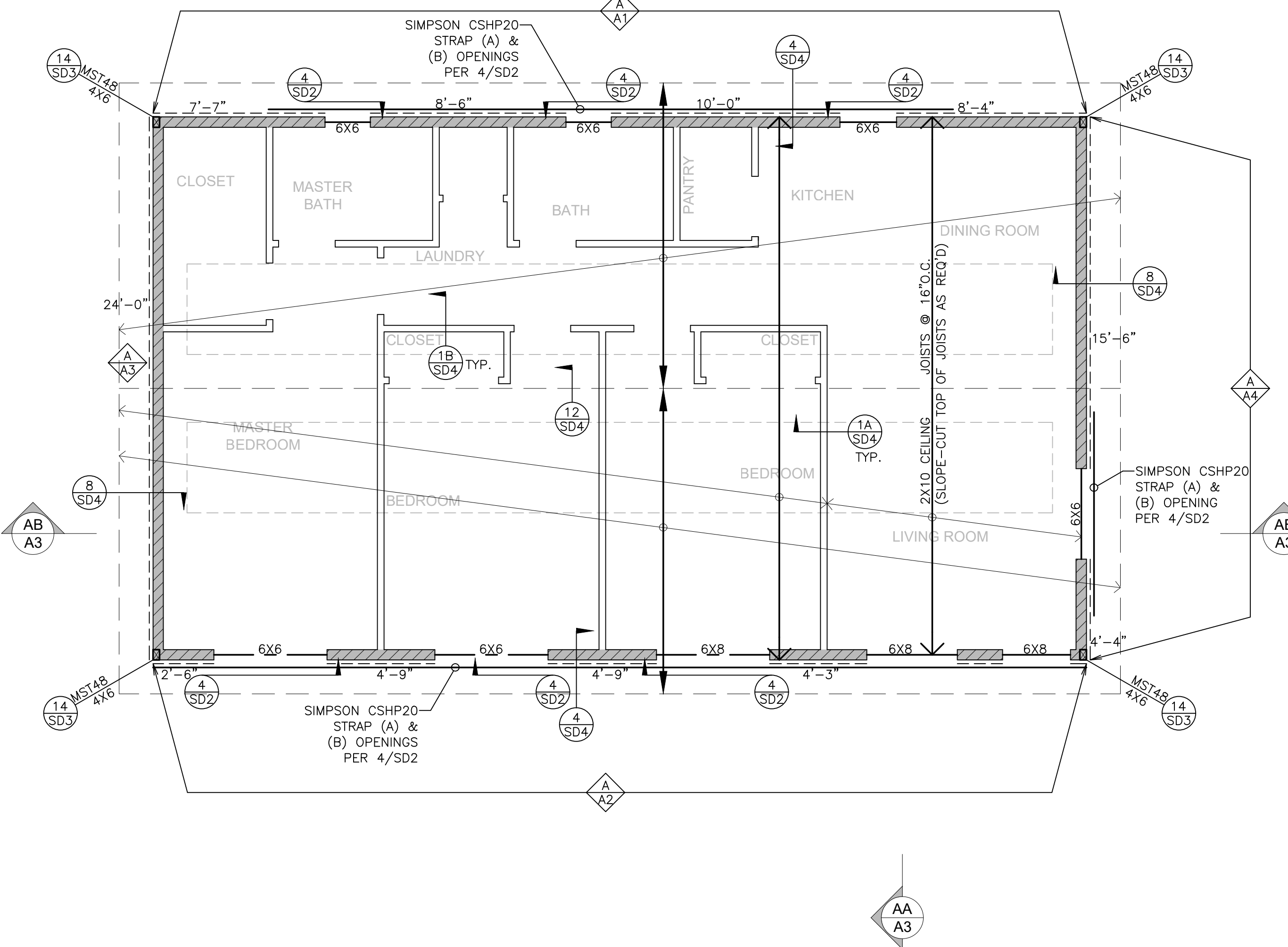


(A) ABOVE
(B) BELOW

- 2X10 ROOF RAFTERS @ 16"O.C. (TYPICAL U.N.O.)
- 2X10 CEILING JOISTS @ 16"O.C. (TYPICAL U.N.O.)
- INDICATES DOUBLE ROW OF ROOF E.N. INTO R.R., TYP.

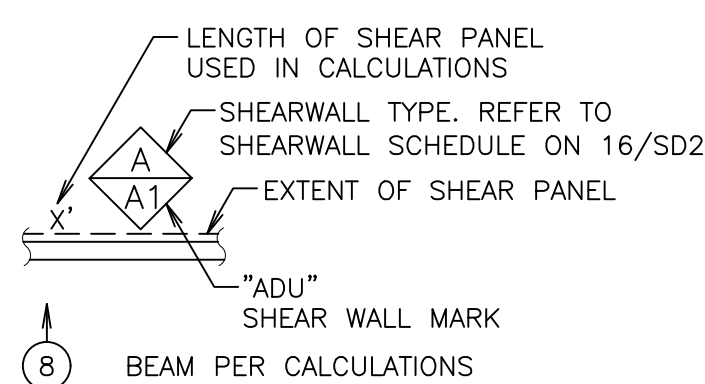
ROOF SHEATHING: 1/2" CDX (PSR 24/0) EXTERIOR GRADE PLYWOOD OR OSB W/ 8d COMMON @ 6/12

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



LEGEND

- INDICATES BEARING WALL 2X6 STUDS @ 16"O.C. TYP. U.N.O.
- INDICATES BEARING WALL 2X4 STUDS @ 16"O.C. TYP. U.N.O.
- INDICATES NON-BEARING WALL 2X4 STUDS @ 16"O.C. TYP. U.N.O.



(A) ABOVE
(B) BELOW

- 2X8 ROOF RAFTERS @ 16"O.C. (TYPICAL U.N.O.)
- 2X8 CEILING JOISTS @ 16"O.C. (TYPICAL U.N.O.)
- INDICATES DOUBLE ROW OF ROOF E.N. INTO R.R., TYP.

ROOF SHEATHING: 1/2" CDX (PSR 24/0) EXTERIOR GRADE PLYWOOD OR OSB W/ 8d COMMON @ 6/12

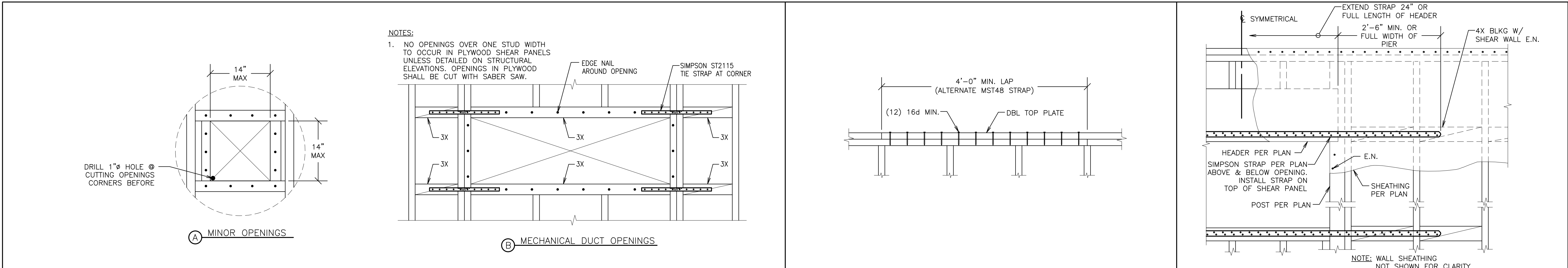
NOTES:
1. REFER TO SHEET S1 FOR TYPICAL FRAMING NOTES.
2. REFER TO 16/SD2 FOR SHEAR WALL SCHEDULE.

DUPLEX ROOF FRAMING PLAN

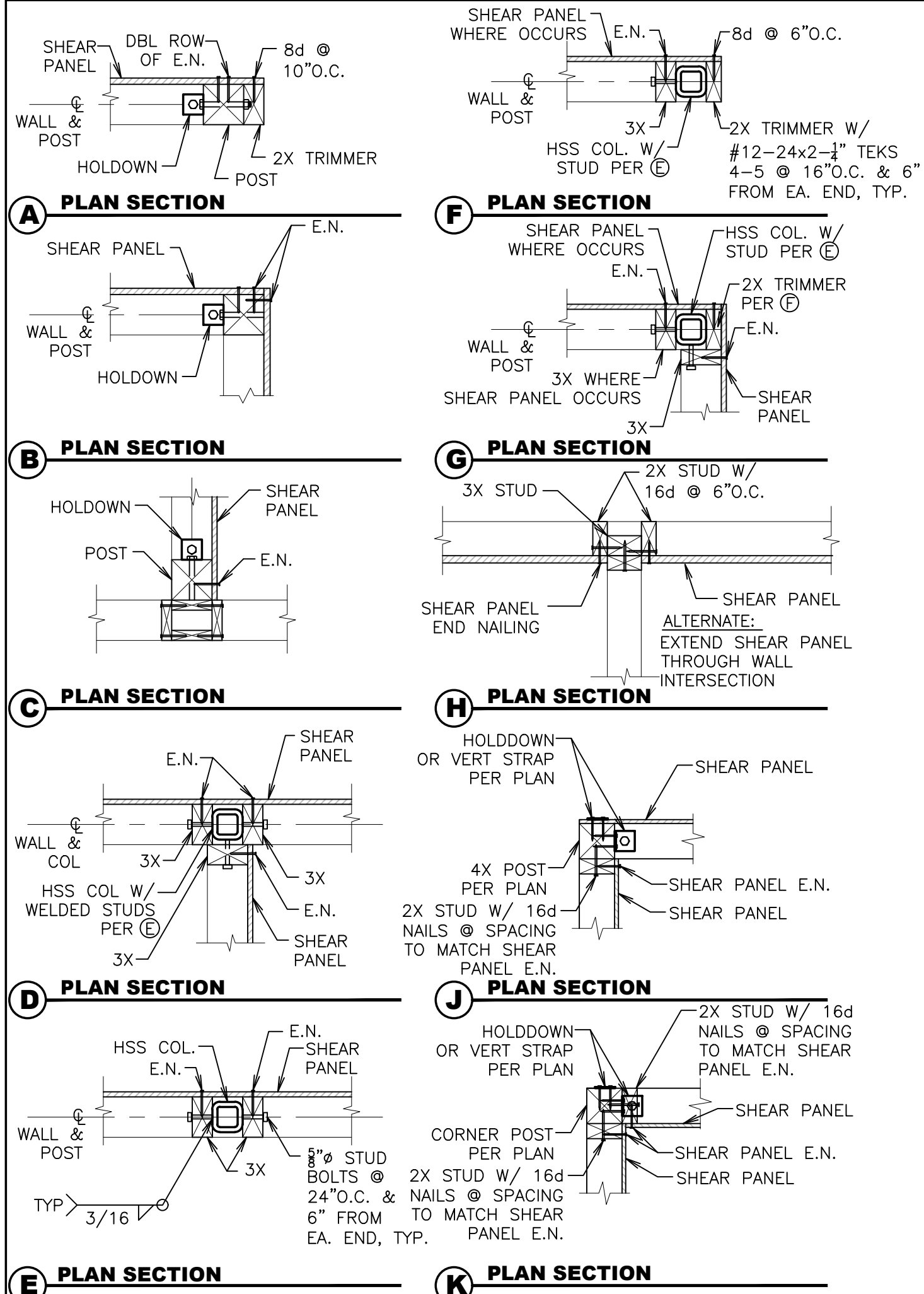
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ADU / GARAGE ROOF FRAMING PLAN

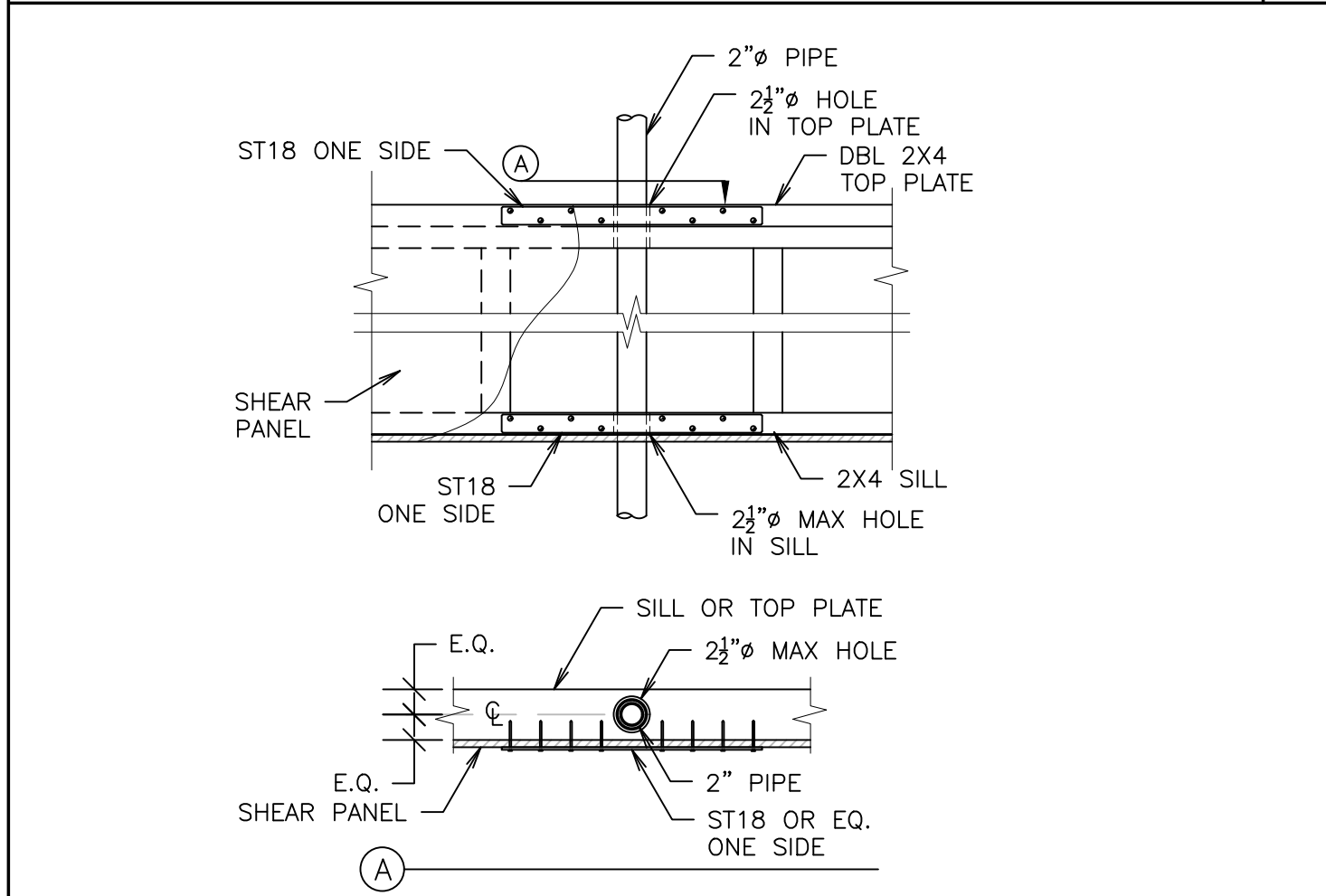
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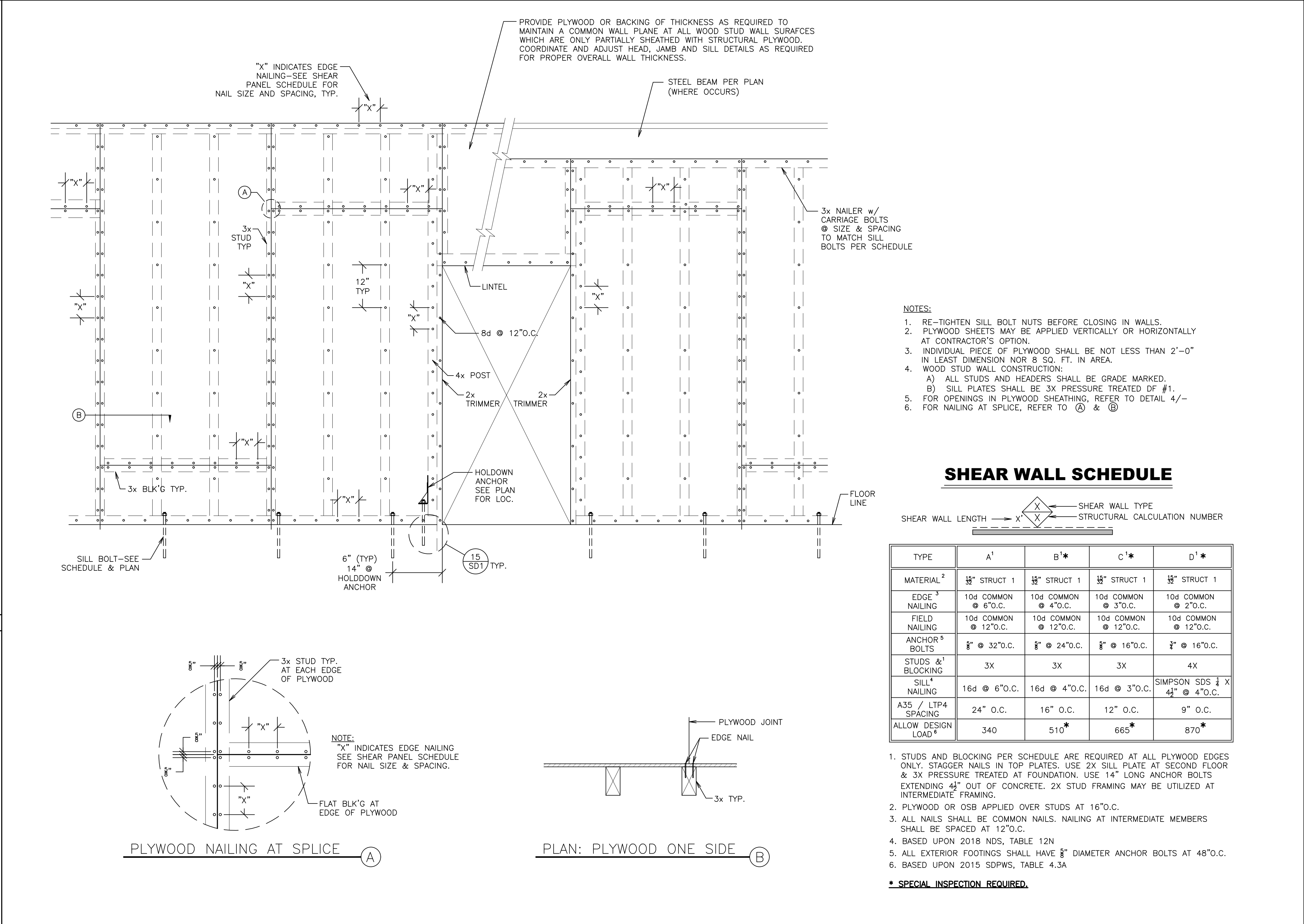
HOLE IN SHEARWALL



PLAN DETAILS AT SHEARWALL



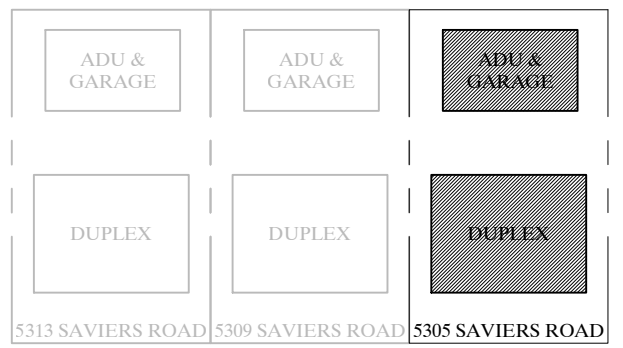
PIPE IN SHEARWALL



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SHEARWALL CONSTRUCTION DETAILS

FOR CONSTRUCTION

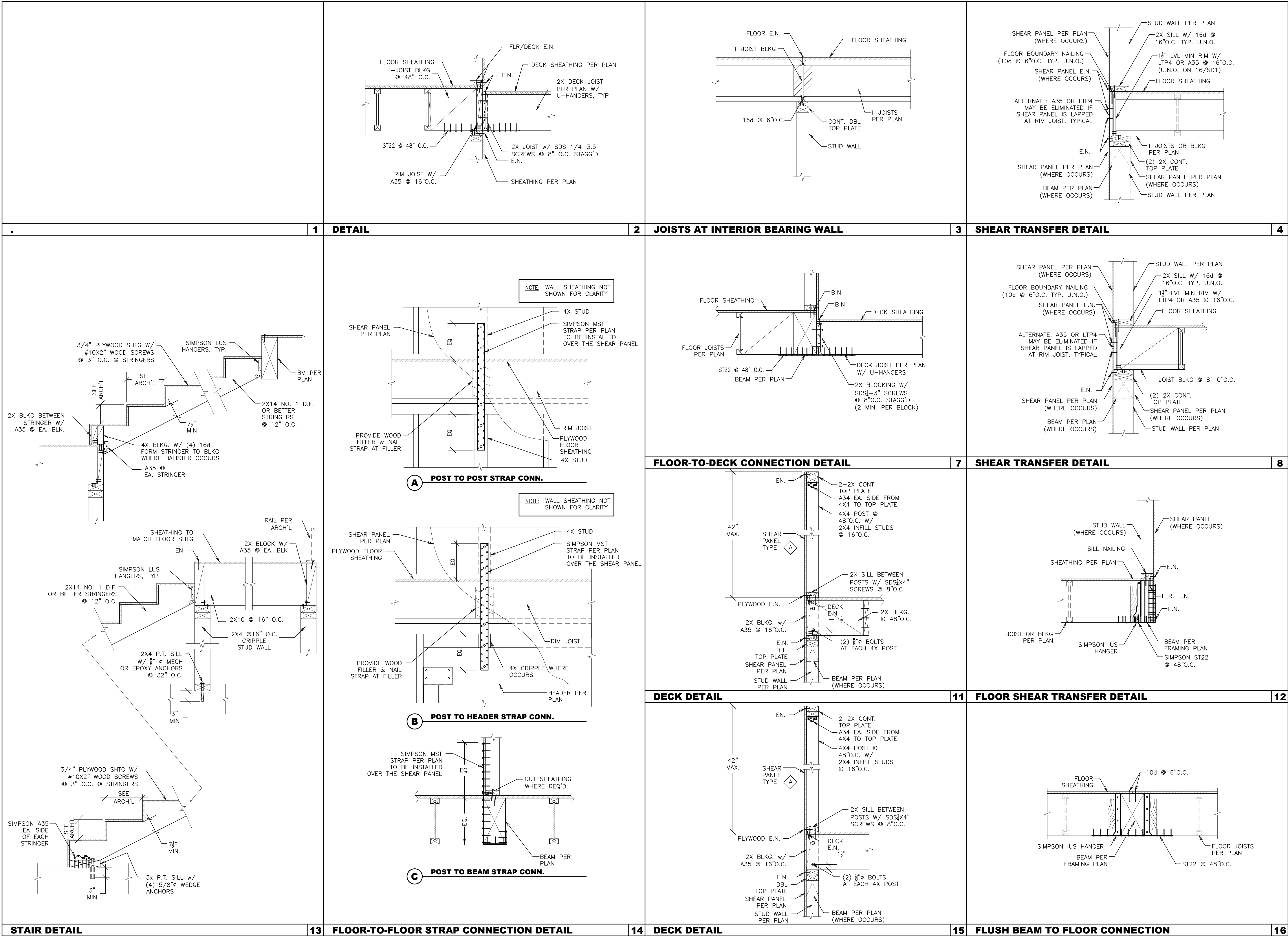
Revision	Description	Date

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

Sheet Number

SD2

Sheet ___ Of ___



V

&

A

VINCI & ASSOCIATES

Structural Engineers

175 E. WILBUR ROAD, SUITE 103
THOUSAND OAKS, CA 91360
805.496.2100
VinciSE.com

Stamp

REGISTERED PROFESSIONAL ENGINEER

NAME: RICHARD T. VINCIGLIA

No. 54611

Exp. 12/31/25

STRUCTURAL

STATE OF CALIFORNIA

Jul 24, 2024

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ADU & GARAGE

ADU & GARAGE

ADU & GARAGE

DUPLEX

DUPLEX

DUPLEX

5313 SAVIERS ROAD | 5309 SAVIERS ROAD | 5305 SAVIERS ROAD

Sheet Title

FLOOR FRAMING DETAILS

FOR CONSTRUCTION

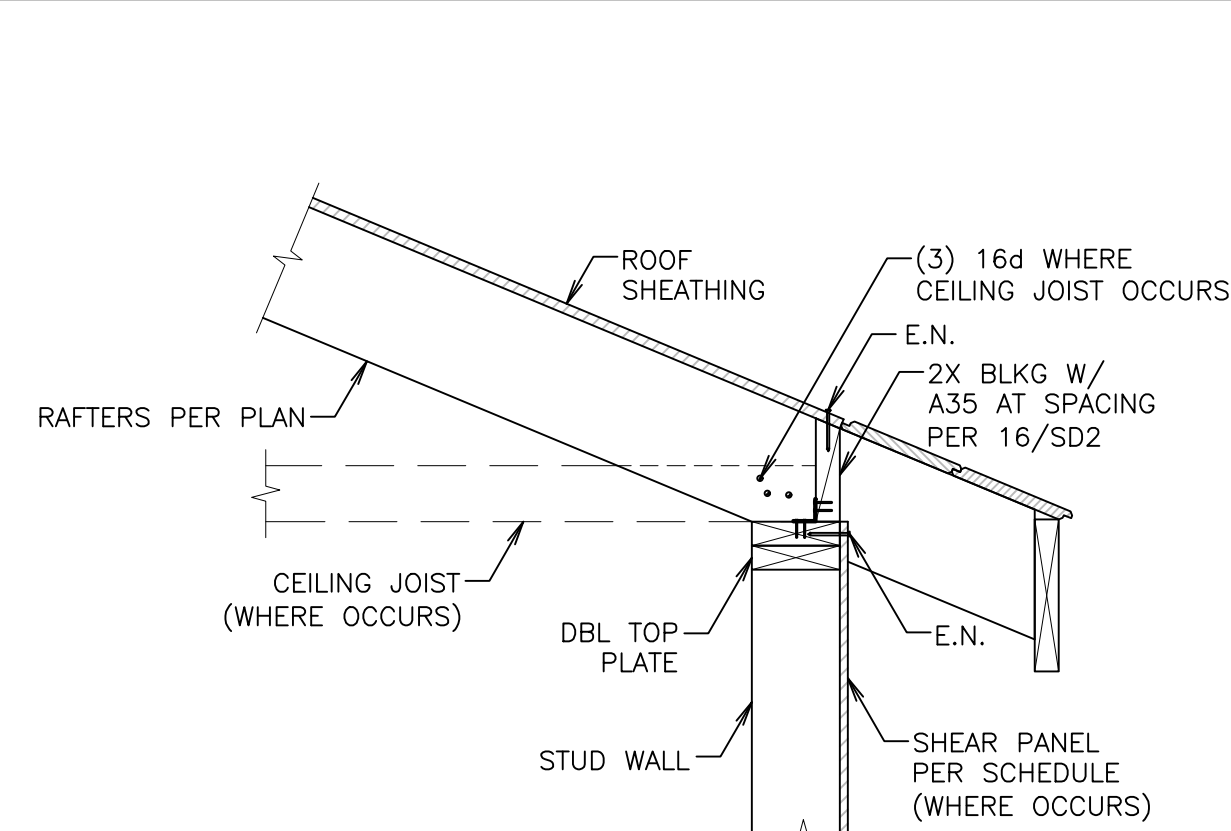
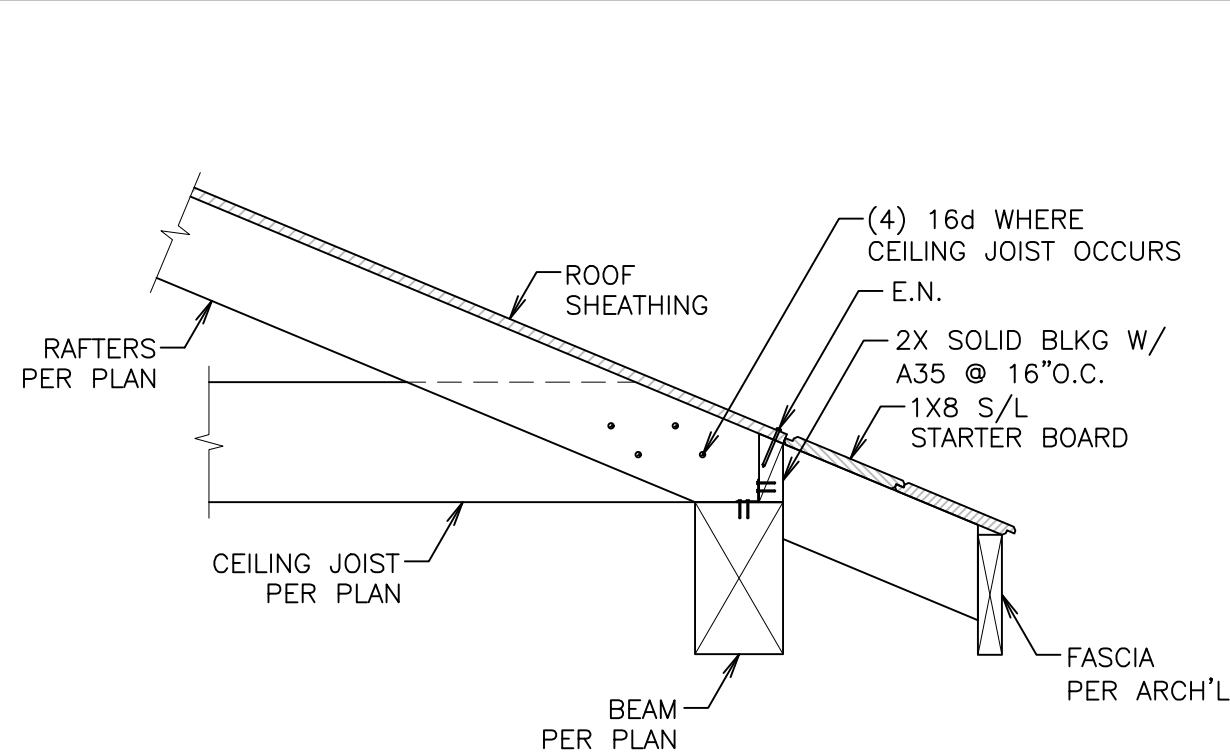
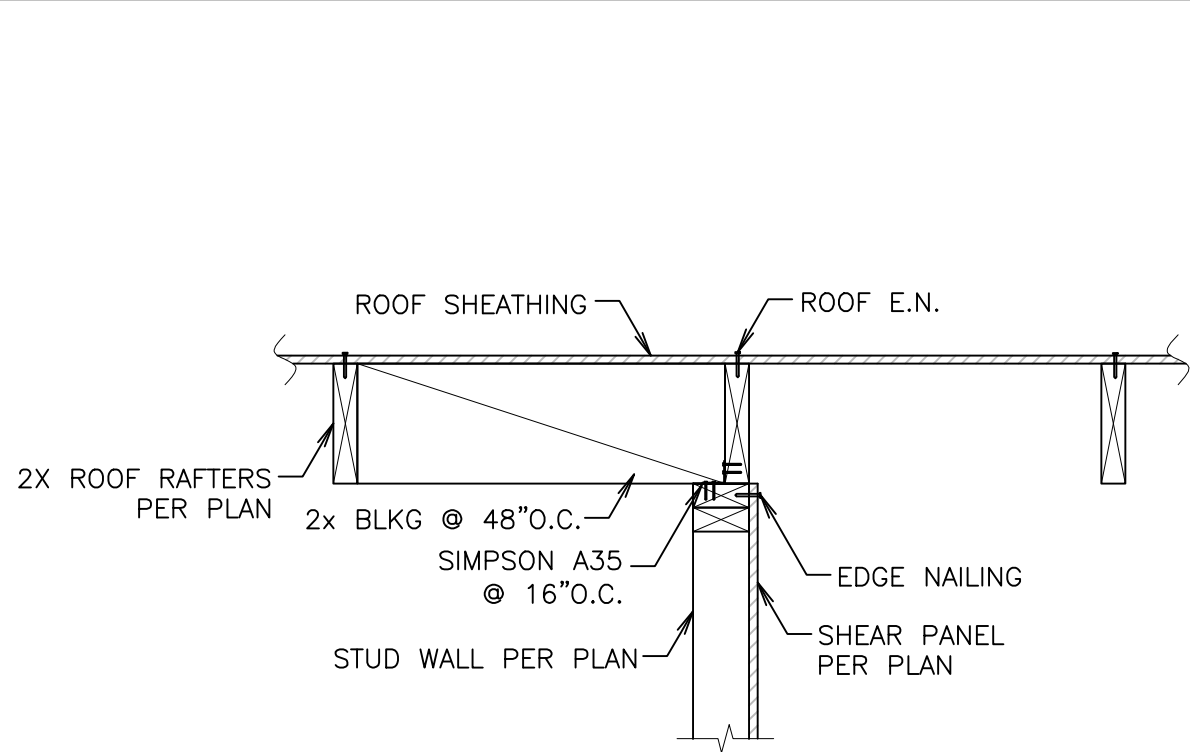
Revision	Description	Date

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

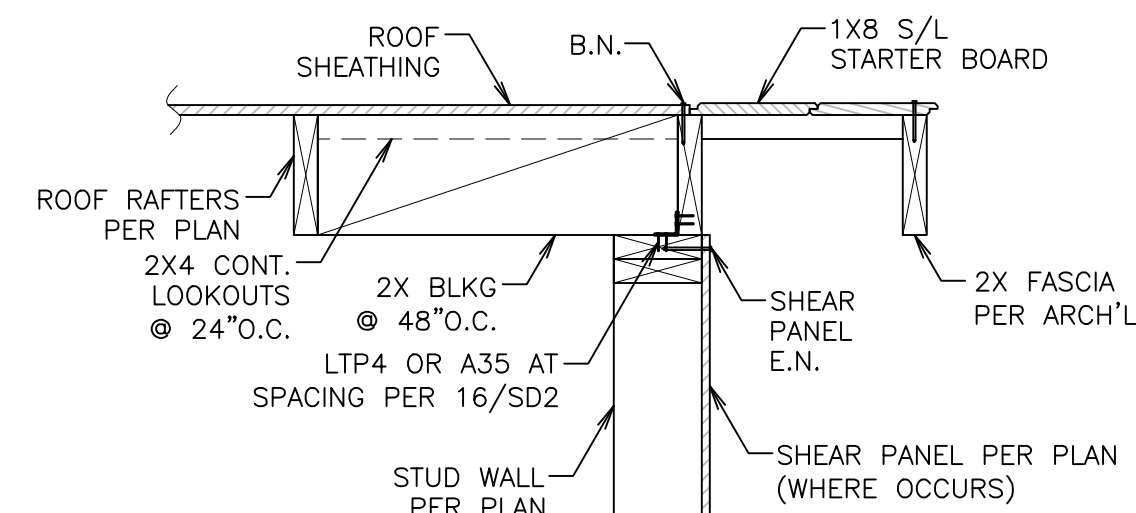
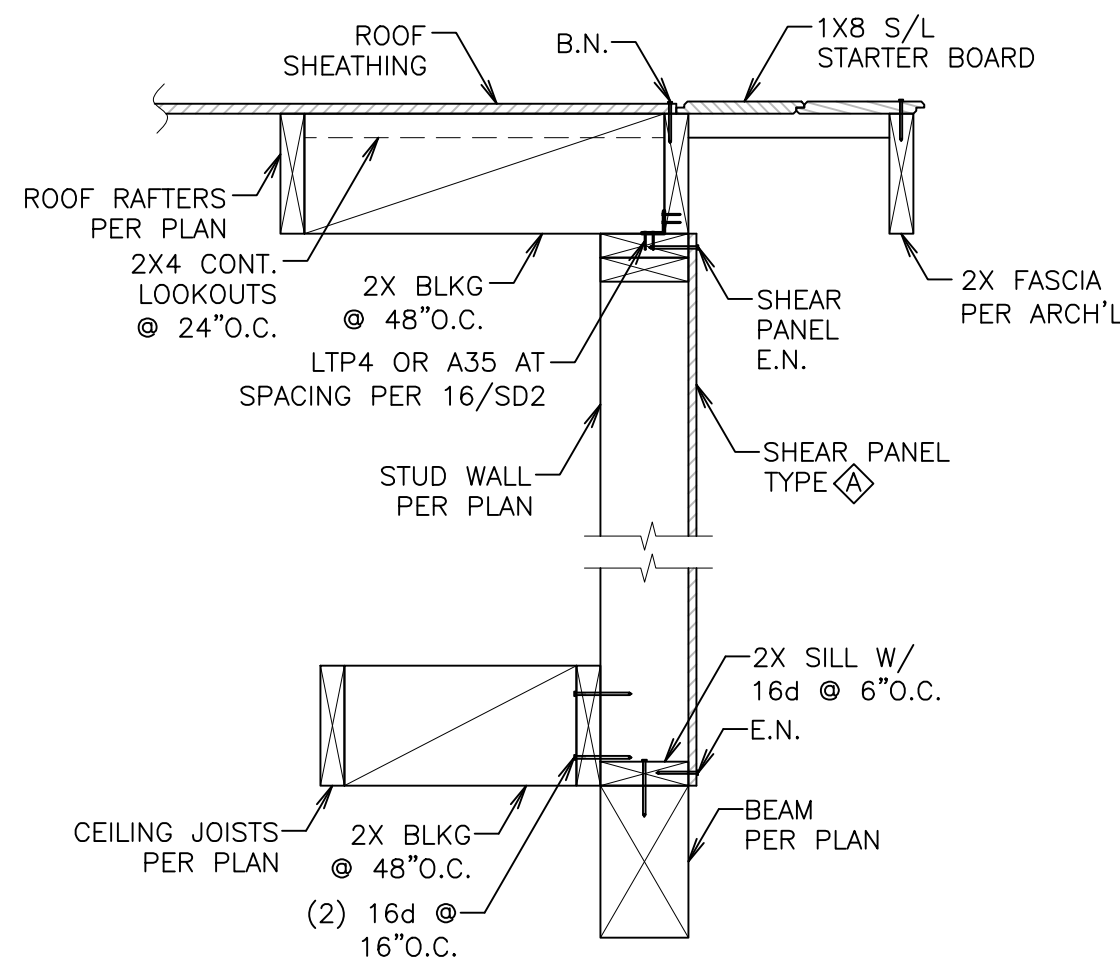
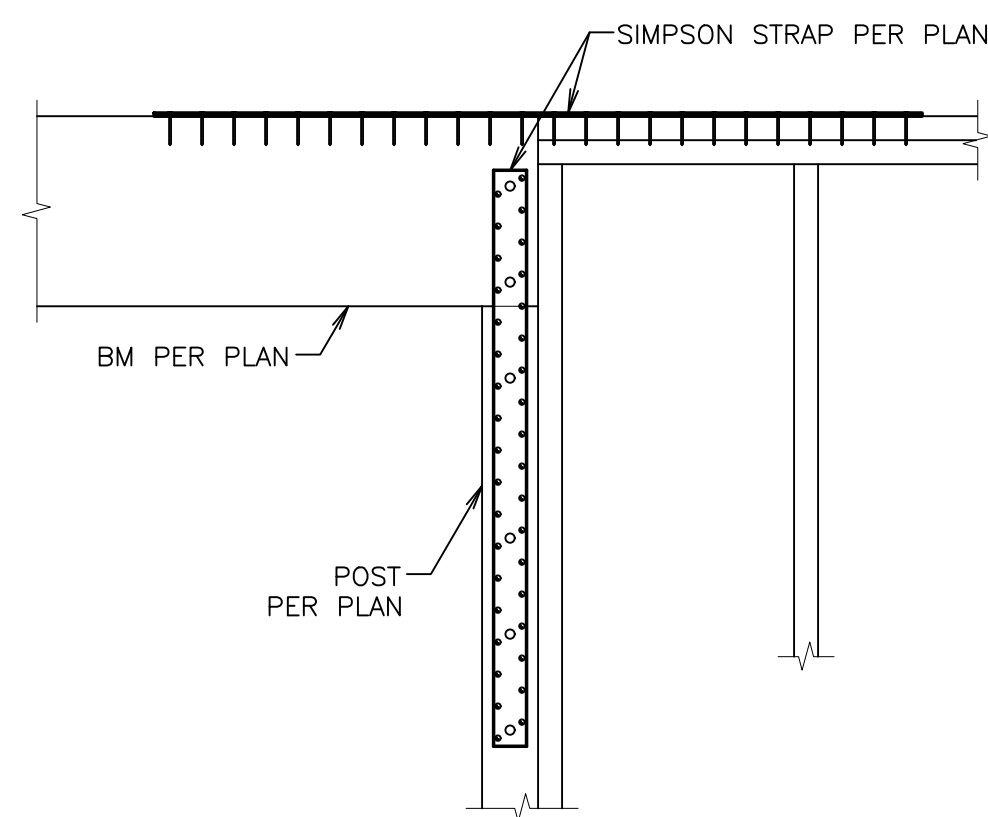
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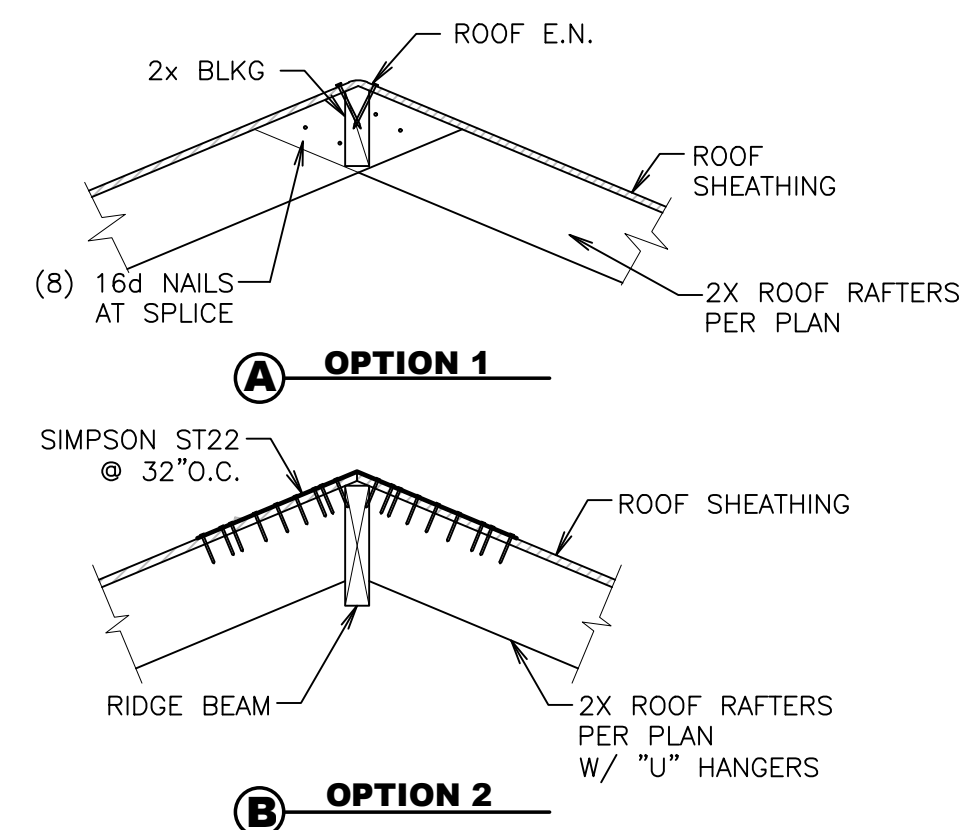
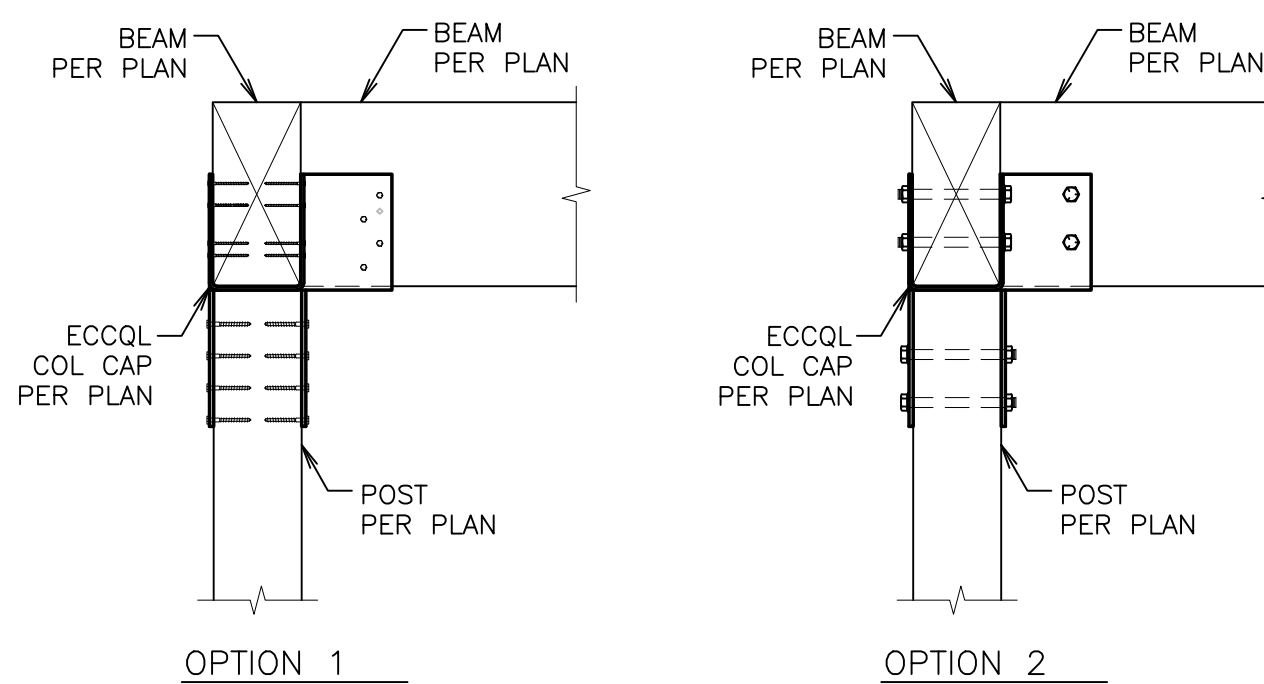
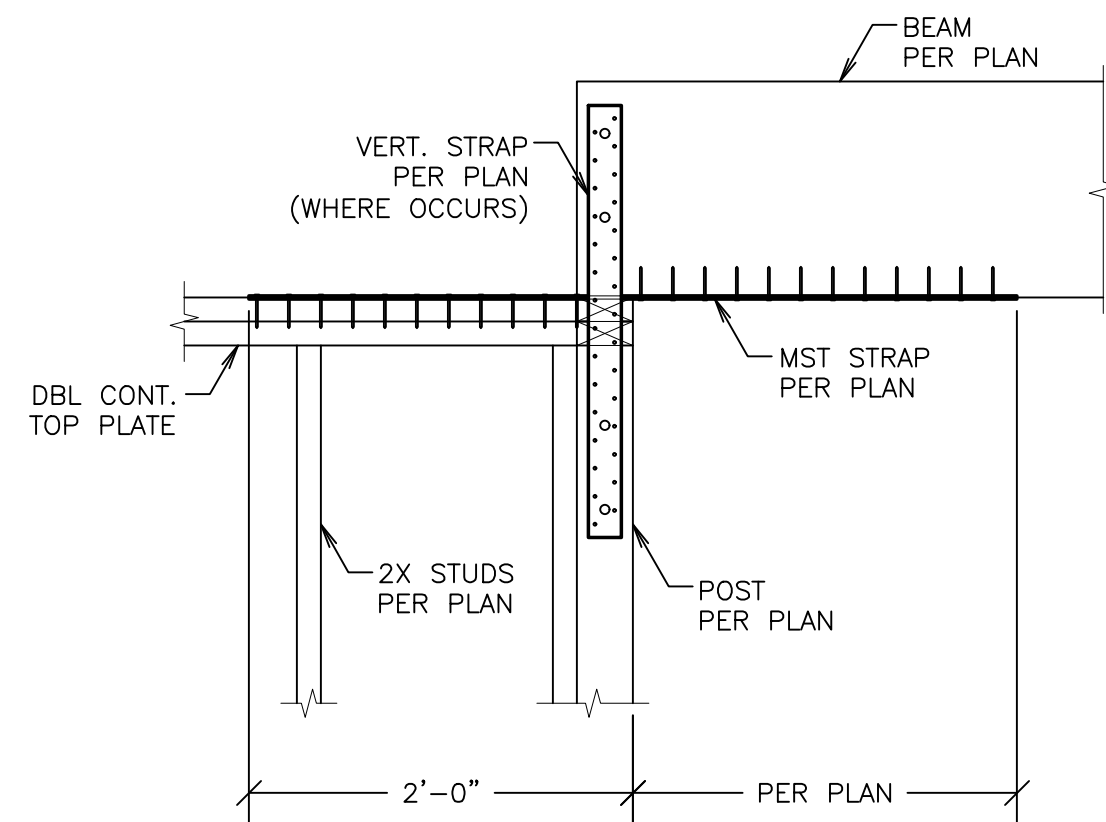
Sheet __ Of __



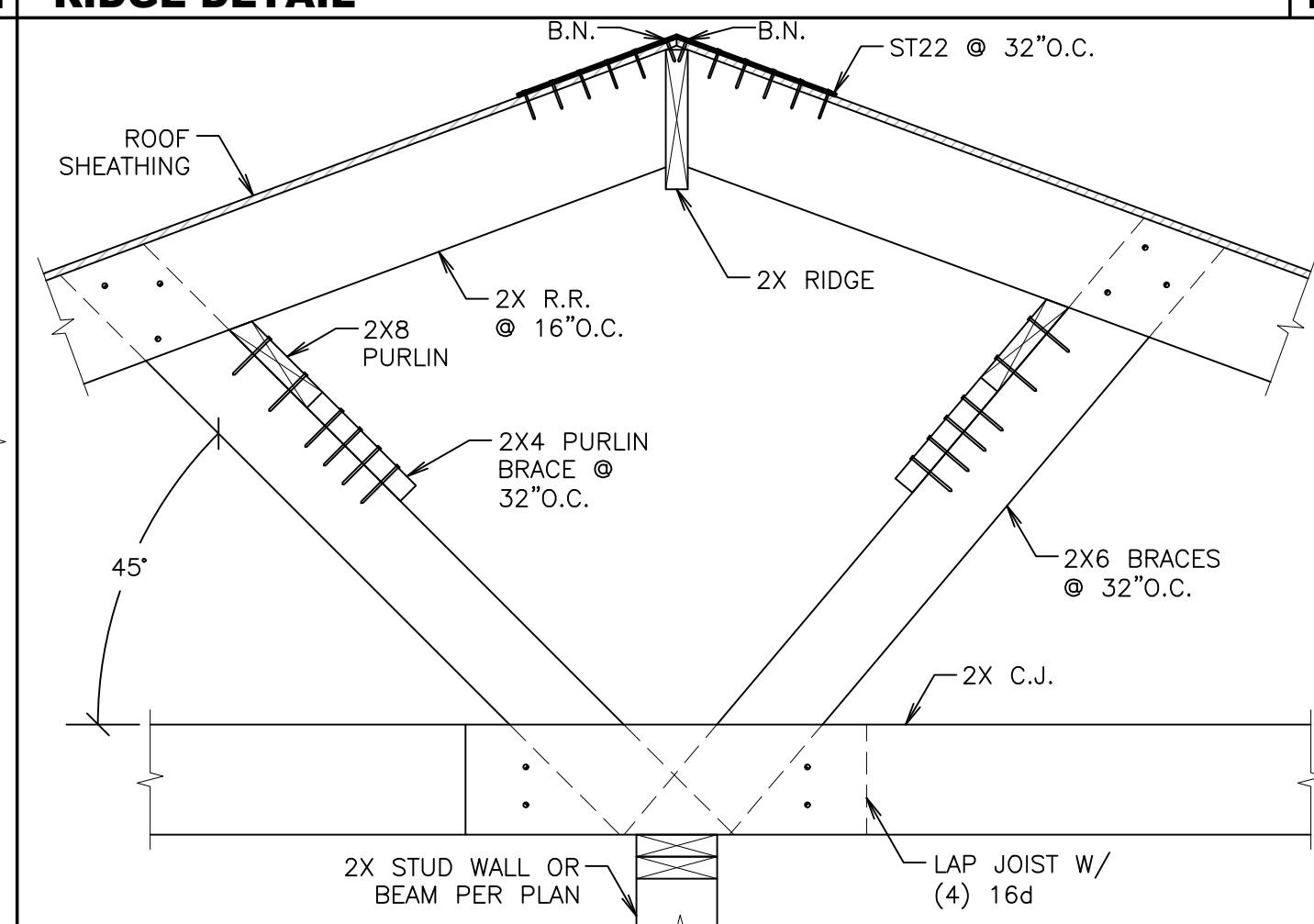
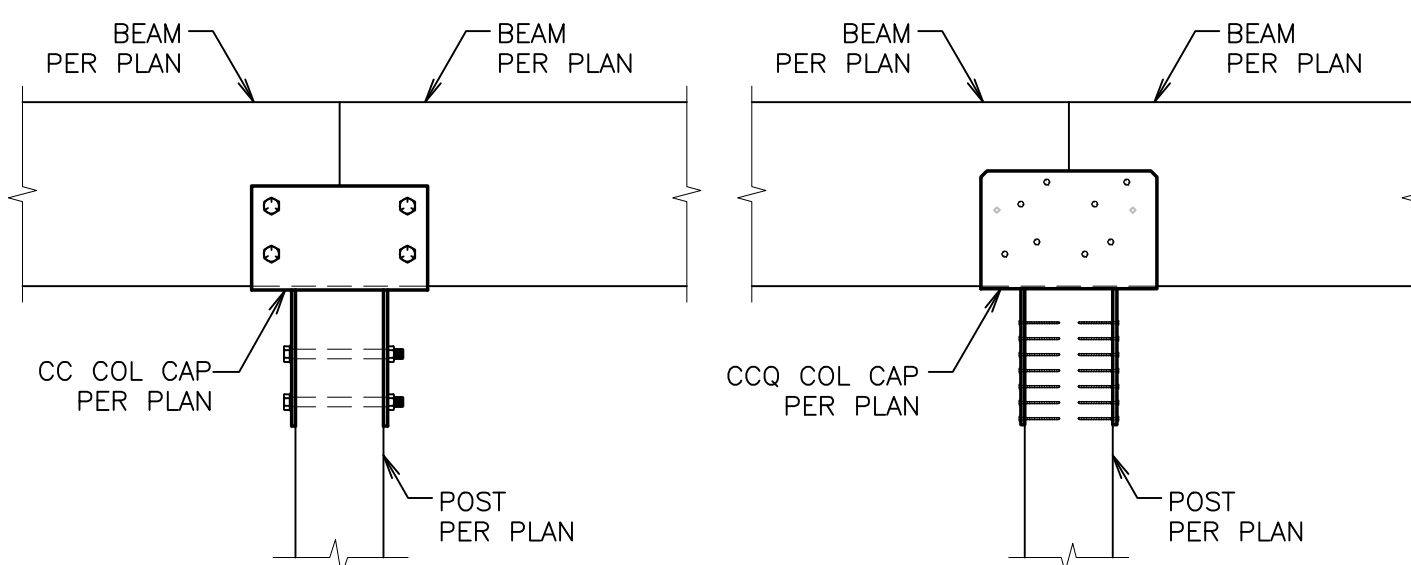
EAVE DETAIL



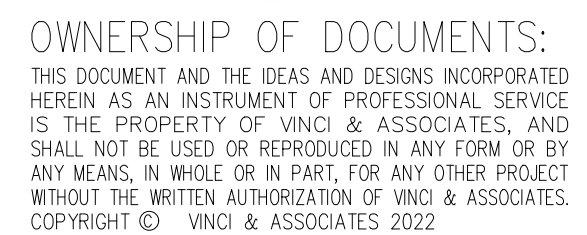
SECTION AT RAKE



RIDGE DETAIL

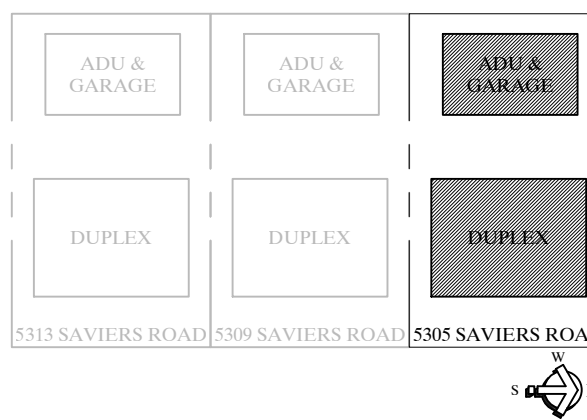


BRACE DETAIL



Project Name / Address

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



Sheet Title

ROOF FRAMING DETAILS

FOR CONSTRUCTION

Revision	Description	Date

☐ Project Number: 22-6409
☐ Project Engineer: JHB
☐ Checked By: JRV
☐ Drawn By: JWB
☐ Scale: 1/4"=1'-0"
☐ Date: 12.01.2023

Sheet Number

SD4

Sheet Of

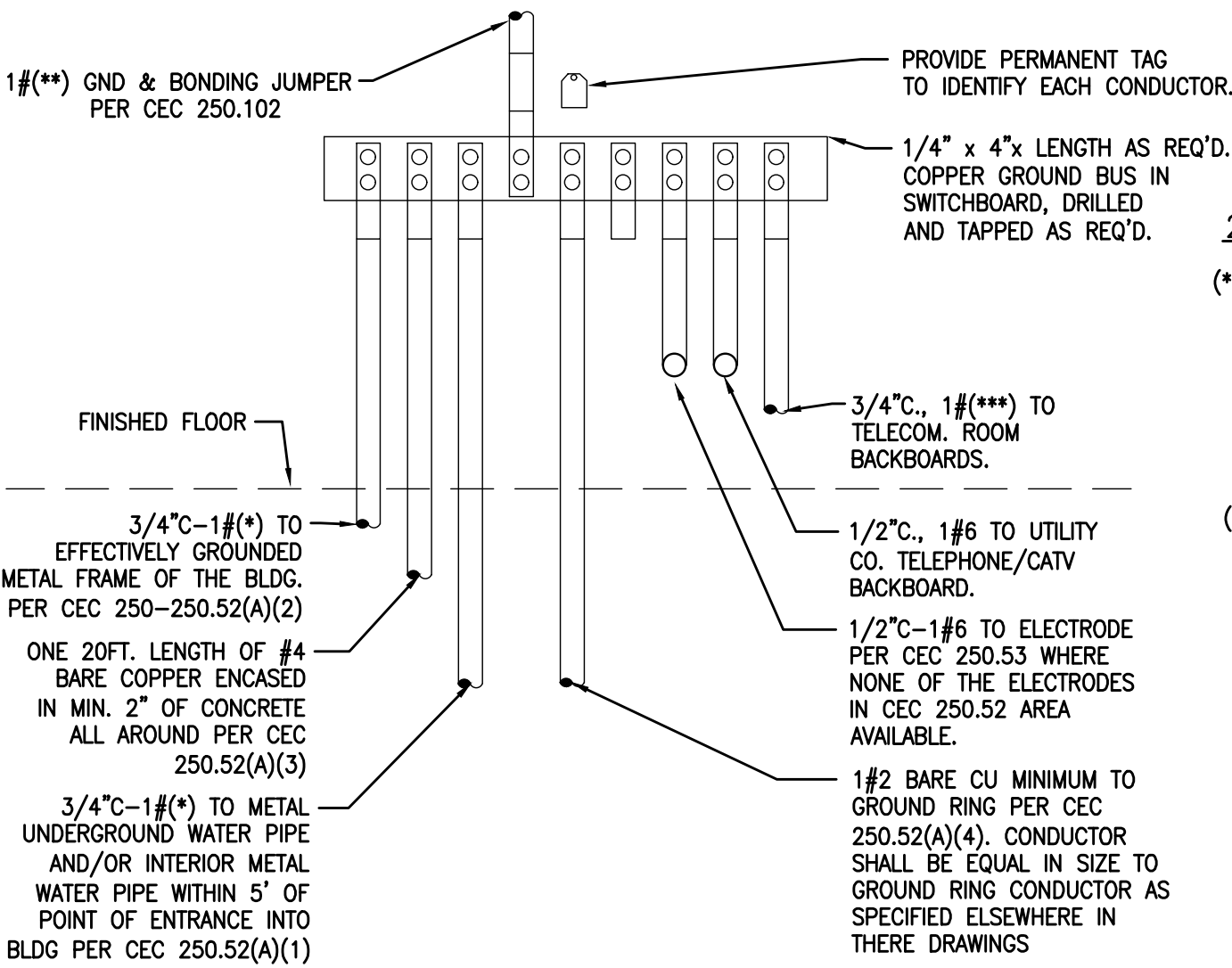
ELECTRICAL NOTES

1. All work shall be in accordance and comply with the latest applicable city ordinance and the 2022 CEC.
2. It is the intent of these drawings that this be a complete electrical installation. Any apparent errors shall be brought to the attention of the designer and/or tenant prior to proceeding.
3. Contractor shall verify all existing conditions versus new installations to assure proper new installations can be completed properly prior to proceeding.
4. These plans shall be used only after approvals and permits have been secured by the proper jurisdiction of the department of building and safety.
5. All conduit runs shown are diagrammatic. Runs shall be the responsibility and liability of the contractor to locate and install per field conditions. Provide and install all items in a workmanlike manner.
6. All ceiling mounted fixtures, lights, etc. shall be provided and installed with backup seismic wiring, using a minimum of (2) #12 guide wires from fixture to roof and or floor above to prevent falling in the event of an earthquake.
7. Penetrations of fire-resistive walls, floor–ceilings and roof ceilings shall be protected as required in CBC 712.3 & 4.
8. The means of egress illumination and exit signs shall be connected to an emergency electrical system that will provide an illumination of not less than 90 minutes in case of primary power loss. The installation shall comply with Section 2702. [§1006.3 & 1011.5.3 CBC]
9. Exit signs shall be internally or externally illuminated by two electric lamps, or shall be of an approved self-luminous type. [§1011.2 CBC] When the face of an exit sign is illuminated from an external source, it shall have an intensity of not less than 5 foot candles(54 lux).
10. Internally illuminated signs shall be listed and labeled and shall be installed in accordance with the manufacturer's instructions and Section 2702.
11. The means of egress, including the exit discharge, shall be illuminated at all times the building space is occupied. [§ 1006.1 CBC] Light intensity shall not be less than 1 foot–candle.
12. All lighting controls shall be from 36" to 48" AFF max and within sight of the lighting fixtures.
13. All convenience receptacles shall be 15" AFF min.
14. Contractor shall verify all conductor sizes in accordance with manufacturer's recommendations and local code requirements prior to any installations.
15. All conductors shall be standard annealed copper wire conductor. #8 AWG and smaller shall be type THHN, and or THWN insulated. #6 and larger shall be type XHHW insulated. All conductors shall be installed in accordance with CEC 110–14 and Table 310–16. All conductors shall be installed in EMT conduit or equal.

16. All fixtures shall be UL listed and labeled and shall be listed for Thermal Barrier where in contact with insulation.
17. All fixtures shall be installed and connected in accordance with the manufacturer's instructions.
18. There shall be no back–to–back outlets installed. Provide a minimum horizontal separation of 24".
19. All the circuit breakers in the main switchboard and subpanels shall be series rated with upstream device. (SCCR = 65,000 MIN)
20. Provide nameplates on panelboards, distribution equipment, safety switches, motor starters, junction boxes, and control devices. Unless otherwise indicated on the drawings, lettering shall include the name or designation of equipment, horsepower, voltage rating and service designation. Nameplates shall be laminated phenolic with a black surface and white core. Identification with a Dymo type instrument is not permissible. The inside cover of all receptacle outlet plates shall be permanently marked to indicate the panel and circuit number of the outlet. The inside cover of all blank plates for junction boxes installed shall be permanently marked to indicate the system. Identification of branch circuits shall be typewritten on directory cards furnished with all panels and placed in the card holder on the door. Provide new typewritten directory cards with updated schedules for all existing panels with new or modified circuits.

21. A ground continuity test shall be made on the entire grounding system from the service to every outlet.
22. Contractor to determine if any structural elements such as rebar or post tensioned cable exist in floors, walls, or roofs by inspection coordinated with the landlord's tenant coordinator or structural engineer and by the use of x-ray when required prior to any cutting or core drilling. If such elements exist, report this immediately to the design engineer and landlord's tenant coordinator for resolution prior to cutting or drilling.
23. All boxes shall be rigidly supported from the building structure independent of the conduit system. All boxes shall be 4" square boxes minimum with raised covers suitable for the wall material.
24. All motor starters shall be combination type. Starters shall include fusible safety switch, a starter with three overload devices, and a control circuit transformer. The enclosure shall be Nema Type 1, unless otherwise indicated on the drawings. Each combination starter shall include a control circuit transformer with a 120 Volt secondary connection unless otherwise indicated on the drawings. One side of the secondary winding shall be fused and the other side grounded. Starters shall have a green running pilot light, a hand-off–automatic selector switch and a minimum of two normally open and two normally closed auxiliary contacts, ready for control wiring connections.
25. Disconnect switches and motor starters shall be manufactured by Square D, General Electric, Seimens/Itt, Cutler/Westinghouse, or Allen Bradley.
26. All hardware supports, hangers, brackets, angle iron, channels, rods and clamps necessary to install electrical equipment shall be provided to suit the field conditions and the applications intended as shown on the drawings. The use of perforated straps is not permitted.
27. All equipment mounted on equipment room walls shall be attached to 3/4" plywood boards, painted with fire resistant paint.
28. Disconnect switches mounted on or adjacent to mechanical and building equipment shall be located to allow the proper working clearance as defined in Article 110 of the California Electrical Code.
29. Ground all electrical system conduits, motors, panels and other exposed non-current carrying metal parts of electrical equipment in accordance with all provisions of the California Electrical Code and local or regional codes.
30. Grounding of the electrical system shall be by means of an insulated grounding conductor installed with feeder and branch circuit conductors in all conduits. Grounding conductors shall be sized in accordance with Article 250.
31. System neut. conductors shall be grounded at the source. Neutral conductors shall not be used for equip grounding.

31. System neut. conductors shall be grounded at the source. Neutral conductors shall not be used for equip grounding.
32. The grounding conductor for branch circuits feeding isolated ground receptacles shall be connected only at the isolated ground receptacle ground terminals, and at the ground bus of the serving panel.
33. Each panelboard served directly by a transformer secondary shall have a main circuit breaker or other main overcurrent protection, sized in accordance with Article 240 of the California Electrical Code.
34. Panels shall be mounted so that top of the cabinet is at 6' above floor. A glazed directory frame shall be provided inside each panel door and shall be of sufficient size to give a complete description of each circuit. Typed directory cards shall be provided listing each circuit served.
35. The branch circuit numbers used on the drawings shall be applied for the construction. However, at the completion of the work, circuit number adjustments shall be made as required to provide balanced phase loading on each panelboard.
36. Furnish, install and wire a remote wall mounted reset/test switch with pilot light for each detector to indicate actuation of each detector.
37. Prior to rough-in, locate and wire a reset/test switch at each respective A.C. unit room thermostat. The E.C. is to coordinate the detector and reset/test switch location(s) with the A.H.J.
38. The E.C. is to wire the detector(s) into each A.C. unit control circuit in conformance with NFPA to shut down all the A.C. units when smoke is detected by any one detector.
39. Provide a G.F.C.I. protected receptacle in restrooms, commercial kitchens and outdoor public spaces. CEC, Art. 210–8(b)(1)–(4). Provide WP/GFCI within 25' of all rooftop equipment.
40. Provide a dedicated 20 amp receptacle for each 12 linear feet of show window. CEC, Art. 210–62.
41. Provide a dedicated 20 Amp sign circuit to front of unit terminated in an identified junction box. CEC 600–5(a).
42. Provide disconnecting means for each motor and controller in sight from motor or controller location. CEC, Art. 102(A)&(B), 440.11(D). For cord connected equipment see Art. 440.13.
43. Track lighting shall be installed per CEC, Art. 410.101.
44. All equipment, fixtures and electrical components to bear the mark from a nationally recognized testing laboratory. Used equipment is to be inspected and certified prior to installation. CEC Art. 110–3 (a) & (b)
45. Each disconnecting means shall be legibly marked to indicate its purpose unless located and arranged so the purpose is evident. The marking shall be of sufficient durability to withstand the environment involved per CEC, Art. 110.22
46. Provide a WP/GFCI protected maintenance receptacle within 25' of all rooftop equipment locations. CEC, Art. 210–63.



SYSTEM GROUNDING DETAIL

SCALE: NONE

1

”MSA” RESIDENTIAL LOAD:

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

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

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

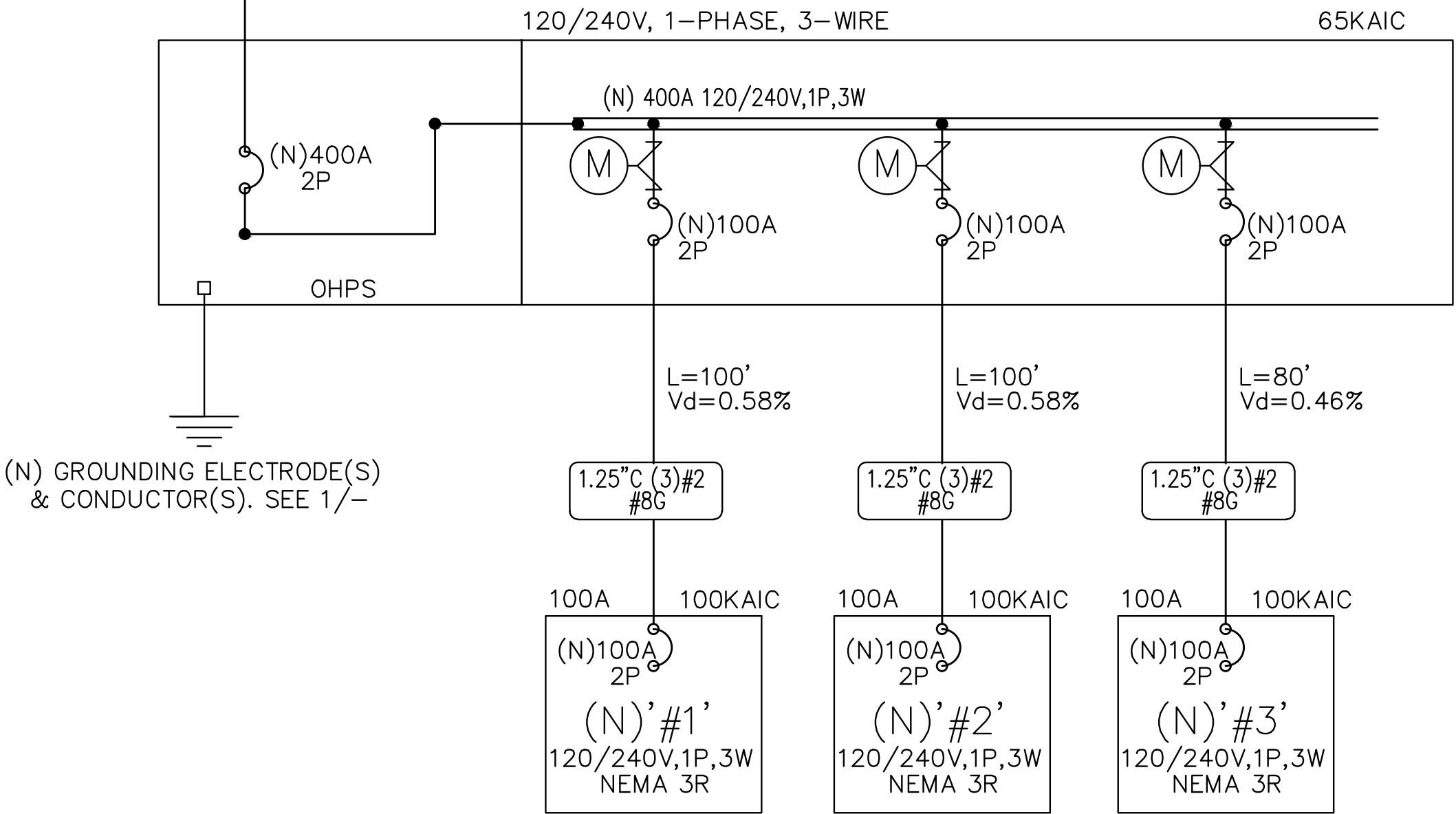
GENERAL NOIES:

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

DWP TRANSFORMER. VERIFY DISTANCE AND LOCATION

SINGLE LINE DIAGRAM

NEW 400A 3–METER SOCKET MAIN SWITCH 'MSA'



REVISIONS

AVP
3/19/24

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

ALL-TRADE
Engineering & Design

17 EAST HIGH STREET
OXFORD, CT 06455
TEL: 860-552-4000
FAX: 860-552-4551
www.alltradeengineering.com

LOAD CALCULATIONS

REQUIRED PROFESSIONAL ENGINEER SEAL
SHANE DENNIS
No. 04381
Exp. 12-31-25
CIVIL
STATE OF CALIFORNIA

REQUIRED PROFESSIONAL ENGINEER SEAL
SHANE DENNIS
No. 04381
Exp. 12-31-25
ELECTRICAL
STATE OF CALIFORNIA

ROAD

E-0

MANDATORY MEASURES

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

Sec 603.4.1

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

- 1) Capable of automatically shutting off the system during periods of non-use and shall have:
- (1) An automatic time switch control device complying with Sec. 110.9, with an accessible manual override that allows operation of the system for up to 4 hours; or
- (2) An occupancy sensor; or
- (3) A four-hour timer that can be manually operated.
- EXCEPTION:** Mechanical systems serving retail stores and associated malls, restaurants, grocery stores, churches, and theaters equipped with 7-day programmable timers.
- 2) Automatically restart and temporarily operate the system as required to maintain:

- (1) A setback heating thermostat set point, if the system provides mechanical heating.
EXCEPTION: Area with the design winter outdoor temperature of greater than 32° F.
- (2) A setback cooling thermostat set point, if the system provides mechanical cooling.
EXCEPTION: Area with the design summer outdoor temperature of less than 100°F.
- 3) Multipurpose room less than 1000 ft² , classrooms greater than 750 ft² and conference, convention, auditorium and meeting center rooms greater than 750 ft² that do not have processes or operations that generate dusts, fumes, vapors or gasses shall be equipped with occupant sensor(s) to accomplish the following during unoccupied periods:

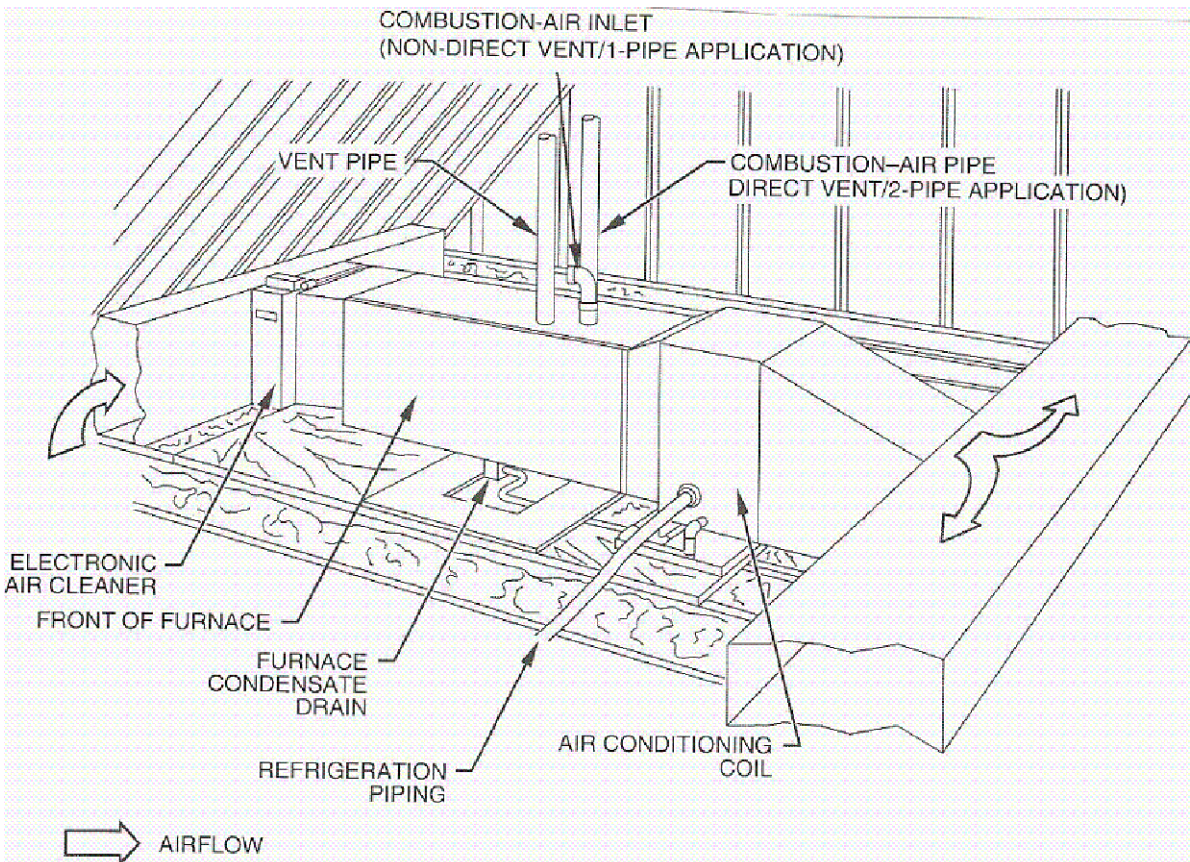
- (1) Automatically setup the operating cooling temperature set point by 2°F or more and setback the operating heating temperature set point by 2°F or more; and
- (2) Automatically reset the minimum required ventilation rate with an occupant sensor ventilation control device according to Section 120.1(c)5.
- Exception to Sections 120.2(e)3:** If Demand Control Ventilation is implemented as required by Section 120.1(c)3 and 120.1(4).

Sec. 120.2 (e)

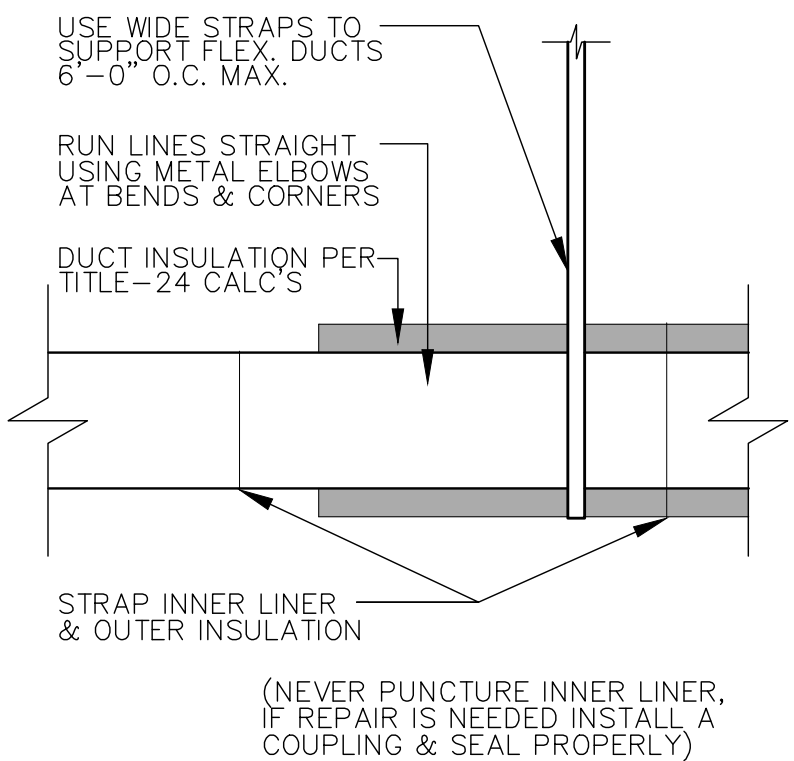
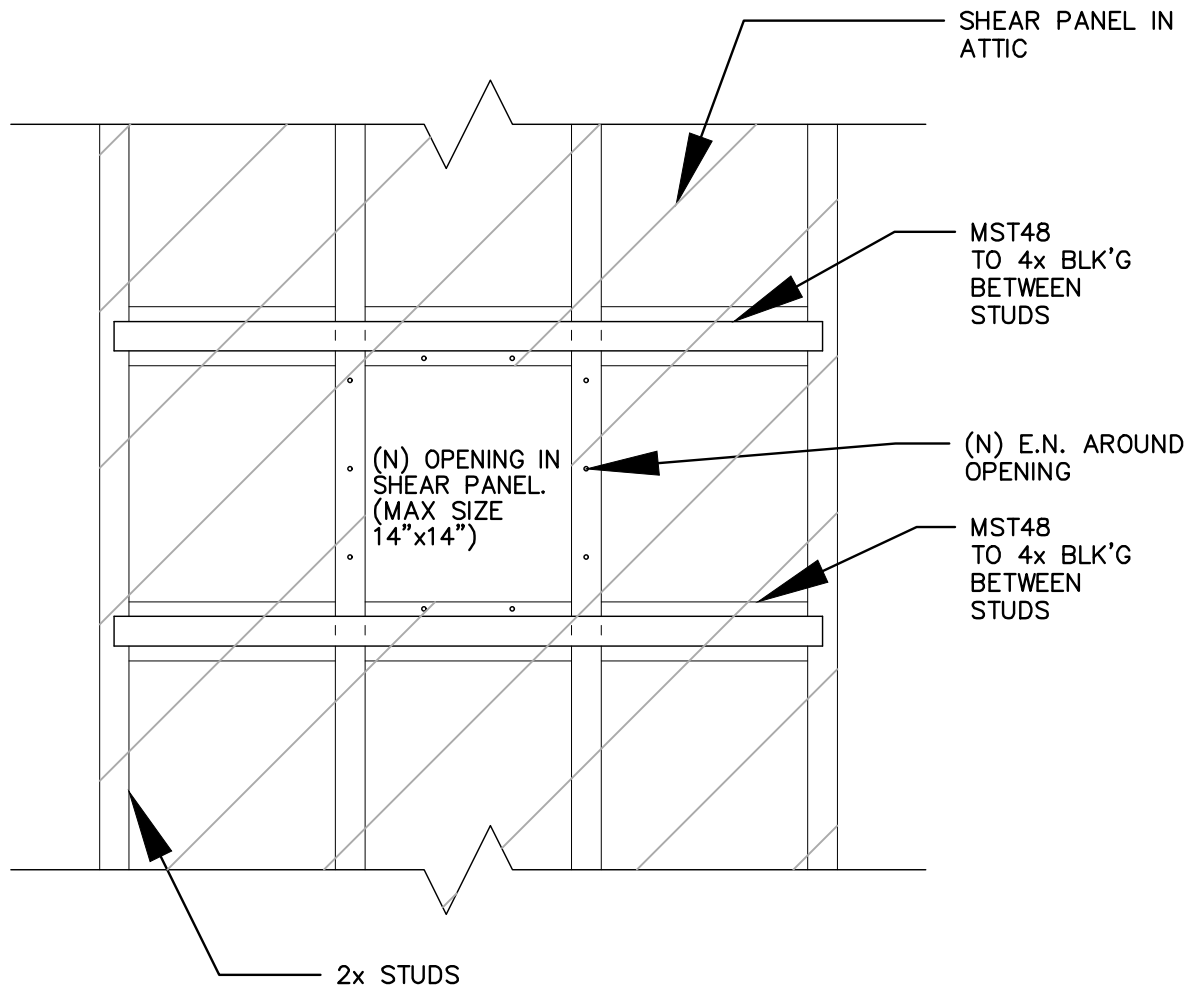
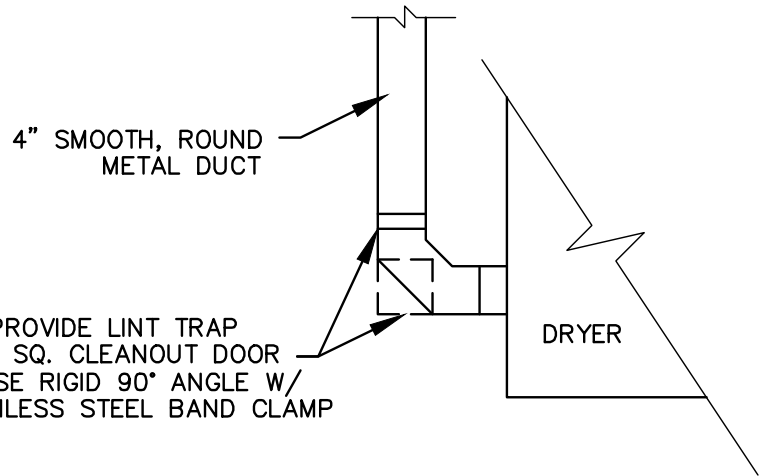
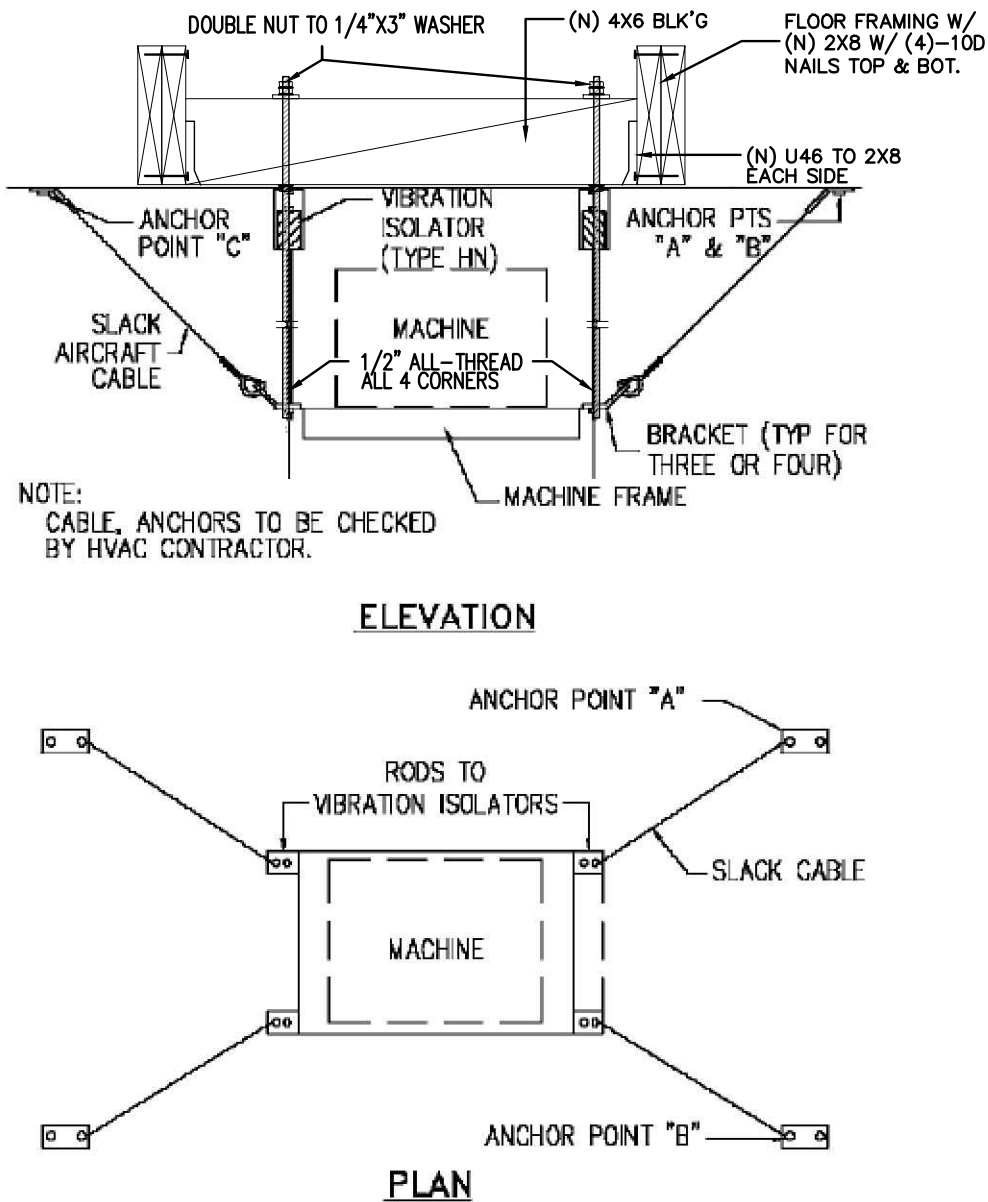
GREEN BUILDING NOTES

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

EQUIPMENT SCHEDULE													
UNIT	TONS	MODEL	COOLING (BTUH)	SEER/ EER	HEATING (BTUH)	CFM	MCA	MOCP	VOLTAGE	WEIGHT (LB.)	LIQUID LINE	VAPOR LINE	REMARKS
FC-1		CARRIER #FV4CNB002				945	5.4	15	240V 1PH 60Hz	135			HORIZONTAL
FC-2		CARRIER #FV4CNB002				945	5.4	15	240V 1PH 60Hz	135			HORIZONTAL
FC-3		CARRIER #FV4CNB002				630	3.6	15	240V 1PH 60Hz	135			HORIZONTAL
HP-1	3	CARRIER #25VNA836A0031	36,000	18	36,000		24.4	40	230V 1P 60Hz	225	3/8"O.D.	3/8"O.D.	OEM HARD START KIT
HP-2	3	CARRIER #25VNA836A0031	36,000	18	36,000		24.4	40	230V 1P 60Hz	176	3/8"O.D.	3/8"O.D.	OEM HARD START KIT
HP-3	2	CARRIER #25VNA824B0031	24,000	18	24,000		13.5	20	230V 1P 60Hz	176	3/8"O.D.	3/8"O.D.	OEM HARD START KIT
EH-1		THERMADOR VTR600Q OR EQUAL				600	8.2	20	120V 1P 60Hz	100			30" PHE HOOD, 20W LIGHTING, ADD BACKDRAFT DAMPER INTEGRAL BACKDRAFT DAMPER, INTERLOCK W/HUMIDISTAT SWITCH
EF-1		PANASONIC FV-10VS1				100	0.2	20	120V	20			



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



1 FLEX DUCT SUPPORT

SCALE: N.T.S.

2 EQUIPMENT SUPPORT

SCALE: N.T.S.

3 VERTICAL DRYER VENT CLEANOUT

SCALE: N.T.S.

4 DUCT PENETRATIONS

SCALE: N.T.S.

MECHANICAL NOTES

1. All work shall be in accordance and comply with the latest applicable city ordinance and the 2022 CMC.
2. It is the intent of these drawings that this be a complete mechanical installation. Any apparent errors shall be brought to the attention of the designer and/or tenant prior to proceeding.
3. Contractor shall verify all existing conditions versus new installations to assure proper new installations can be completed properly prior to proceeding.
4. These plans shall be used only after approvals and permits have been secured by the proper jurisdiction of the department of building and safety.
5. All drawings and details are provided as a diagrammatic version of the proposed work. The contractor shall be held liable and responsible for all field verifications of equipment, materials, and installations.
6. Contractor shall verify all equipment is installed in accordance with manufacturer's recommendations and local code requirements prior to any installations.
7. All duct work shall be provided, installed, sealed, and insulated per chapter 6 of the 2019 CMC and SMACNA HVAC Duct Construction Standards.
8. Means for interrupting the electrical supply to the air conditioning equipment and to its associated cooling tower shall be provided within sight of and not over 50 ft. from the air-conditioner and cooling tower. [§903.7 CMC]
9. All controls shall be from 36" to 48" AFF max and within sight of the fixtures.
10. Penetrations of fire-resistive walls, floor-ceilings and roof ceilings shall be protected as required in CBC Sections 712.3 & 712.4.
11. Contractor doing the mechanical work is responsible for verifying in the field that the HVAC system is capable of providing the necessary minimum outside air volume.
12. Air balancing may be required and shall be performed by the mechanical contractor doing the work.
13. All OSA intakes and makeup air intakes shall be provided and installed a minimum of 10' away from plumbing, toilet, water closets, and all appliance venting. Intakes may be located 3' below said appliance venting.
14. The contractor shall be solely responsible for construction mean, methods, sequences, of construction and the safety of workmen. Comply with all OSHA regulations.
15. No piping, ductwork, controls, etc., shall be installed or routed above electrical panels and equipment or through elevator rooms or shafts.
16. The mechanical and electrical contractors shall coordinate the electrical characteristics of all mechanical equipment prior to ordering of equipment. No additional payment will be made for lack of contractor coordination of electrical characteristics.
17. All mechanical and electrical system components shall be routed tight to underside of structure and through joists or trusses where possible. Coordinate installation to preserve headroom, equipment access, and architectural clearances for risers, including ceiling heights. Coordinate with all other trades and do not conflict with the architectural requirements for the finished construction. Provide offsets where required to coordinate with other trades.
18. Refer to architectural reflected ceiling plans for locations of all grilled and diffusers.
19. All equipment and materials shall be new, free of defects and U.L. listed/labeled.
20. All cutting and chasing of the building construction required for this work shall be by this contractor unless shown on architectural drawings and confirmed as to size and location prior to new construction. Cutting shall be in a neat and workmanlike manner.
21. Exact location of rooftop mechanical units shall be approved by the structural engineer of record. Mechanical contractor shall furnish and install all supplemental support steel for units and roof duct penetrations after approval of structural engineer of record.
22. Fabricate and erect all ductwork to ASHRAE and SMACNA standards from #1 galvanized steel.
23. All ductwork in areas without ceilings that is to be painted shall be provided with paint grip finish. Comply with SMACNA standards and NFPA bulletin 90A requirements.
24. Ductwork shall be SMACNA low pressure construction 2" static pressure rating with Seal Class B seams and joints.
25. Flexible ducts shall be independently supported from the structure and connected with plastic drawbands tightened with manufacturer's tool. Flexible ducts are not permitted in rooms without ceilings. Flexible ducts shall be ATCO rubber type 070, 1 1/2" diameter, with insulation and rated at 10" W.C. for sizes and meet 25/50 flame and smoke test. No interior color other than black is permitted for flexible ducts. Equivalent by Valuflex, Flexaire, Flexible Technologies, Thermatex, or Gentlex.
26. Include all turning veins, manual dampers, flexible connectors, grills and diffusers, acoustic lining, and other sheet metal accessories for the project. Volume dampers to be of opposed blade construction with locking quadrants. Provide volume dampers of supply air runouts to all ceiling diffusers.
27. All branch connection fittings in rectangular ductwork shall be 45 degree transition type, conical fittings, or spin-in fittings with integral air scoops. Butt fittings are not acceptable.
28. Acoustic line all rectangular ducts indicated on drawings with minimum 1" thick non-flaking, coated medium density liner. Apply to manufacturer's recommendations. Duct dimensions are outside dimensions, and include acoustic lining.
29. Provide curbs for all roof openings for ducts, flues, piping, and equipment. Curbs shall be furnished as accessories to the equipment or 8" high plate or equal equipment supports spanning structure and flashed into roofing. Roof curbs shall be compatible with roofing system and shall match roof flashing, and patching of roof shall be by a certified roofing contractor approved by the owner/tenant and paid for by the mechanical contractor.
30. All rigid round ductwork to be internally insulated.
31. From each air conditioning unit, install 4" deep trapped condensate drain with cleanout and terminate as shown on plans.
32. HVAC contractor to furnish all HVAC equipment indicated and/or scheduled on the drawings complete with bases, insulators, supports, and other required accessories.
33. Completely install equipment and place in proper operation per manufacturer's recommendations, lubricate and adjust as required. Furnish and install clean set of filters prior to balancing.
34. Equipment to be make and model as scheduled unless owner approved, equivalent quality and performance equipment is submitted as substitution. All substitutions subject to acceptance without qualification by owner/tenant and design engineer.
35. Furnish and install all controls for HVAC systems. Provide all relays and devices required for complete operation. Mount all controls furnished as accessories to equipment and provide all control wiring or power wiring required for control system where not specifically shown on electrical plans. All exposed wiring shall be in EMT conduit per CEC. Conceded wiring in ceiling plenums may be UL listed plenum rated cable neatly supported in wirings.
36. No thermostat shall be installed above any heat producing equipment.
37. Supports and hangers are to be provided to properly support, secure and align ductwork and to meet conditions. Provide seismic bracing for hangers and supports supporting ductwork. Comply with the latest edition of the Sheet Metal and Air Conditioning Contractors National Association Inc. (SMACNA) Seismic Restraint Manual as approved by ANSI.
38. At ducts to equipment, provide waterproof vent fabric flexible connections with a minimum of 6" full length, and approved by the AFL. Where exposed to the outside, provide sun shield over the flexible connection.
39. Each rooftop AC unit and outdoor unit shall be mounted on freestanding spring type isolators with seismic restraints for lateral and vertical motion. Mounting shall be hot dipped galvanized.
40. Refrigerant piping to be Type "L" copper with brazed fittings using silver solder installed per the manufacturer's instructions for R-410A service. Piping shall be insulated with 1" thick insulation with all joints sealed with adhesive. Factory precharged piping may be used where length of run does not exceed 75'. Where insulation is exposed to weather it shall be covered with a jacket or protective/weather resistive paint which is a minimum of .010" thick.
41. Provide hangers and supports as required, straps and/or wire is unacceptable.
42. Ensure that work of other sections is suitable to accommodate work of this section.
43. HVAC systems rated at 2000 cfm or greater shall be equipped with a duct smoke detector to automatically shut off the HVAC system if smoke is detected. The detectors shall be installed in the main supply duct downstream of any filters.
45. Condensate from cooling coils and overflow of evaporative coolers shall be collected and discharged to an approved plumbing fixture or disposal area. CMC Sec. 310.1.
46. Duct systems used with blower type equipment which are portions of a heating, cooling, absorption, evaporative cooling or outdoor air ventilation system shall be sized in accordance with Chapter 17 of the 2019 CMC.

REVISIONS

8/23/24:
UPDATES

AVP
3/19/24

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

JOB NAME

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SHEET TITLE

HVAC SCHEDULE
& NOTES

REQUIRED PROFESSIONAL SEAL

NO. 12345
EXP. 12-31-25
CIVIL
STATE OF CALIFORNIA

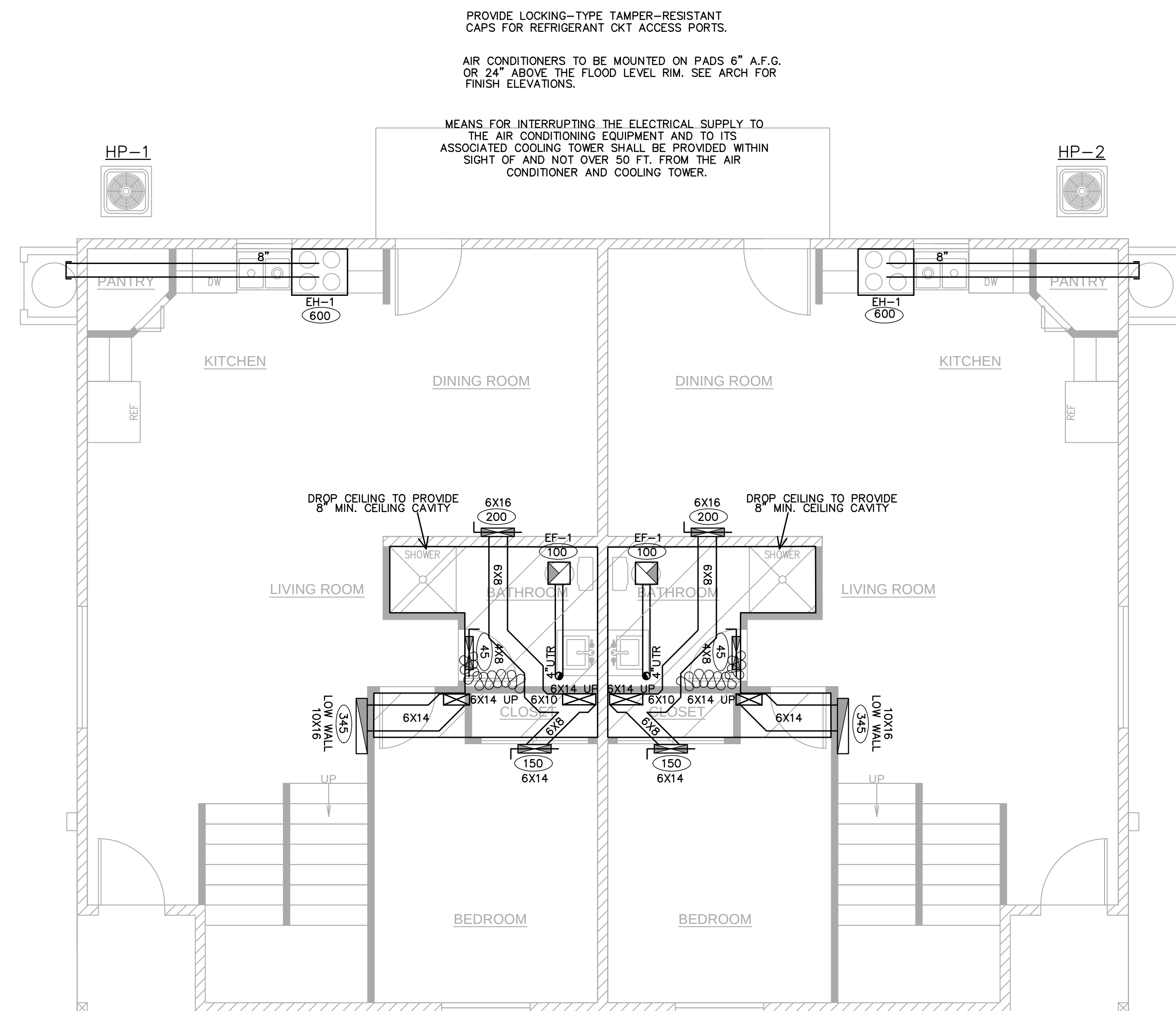
REQUIRED PROFESSIONAL SEAL

NO. 12345
EXP. 12-31-25
MECHANICAL
STATE OF CALIFORNIA

ROAD

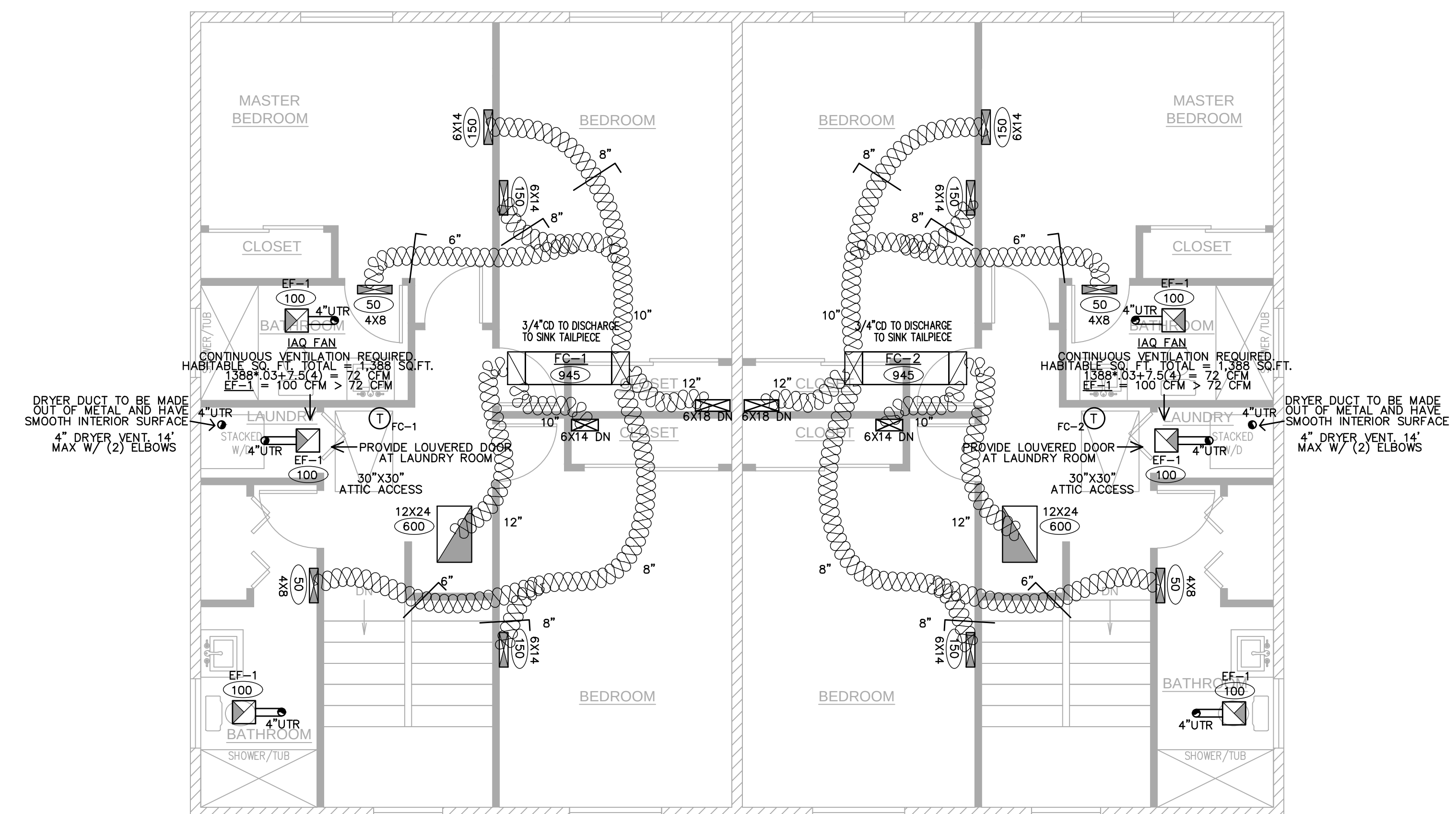
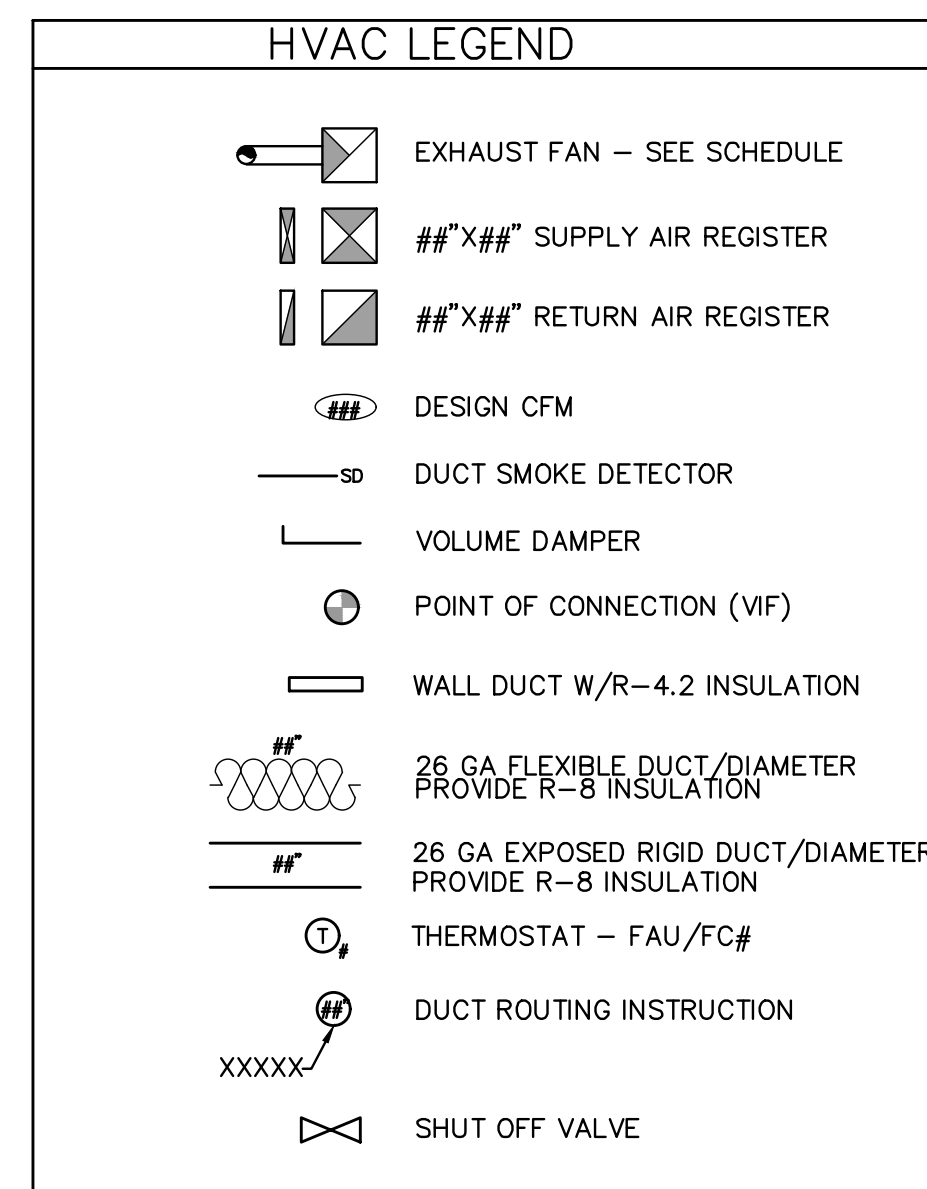
M-0

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1ST FLOOR HVAC PLAN

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



2ND FLOOR HVAC PLAN

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

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

JOB NAME



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Engineering & Design

SHEET TITLE
DUPLX
HVAC PLAN

ROAD

M-1.0

REVISIONS	
	8/23/24: UPDATES

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PROVIDE LOCKING-TYPE TAMPER-RESISTANT CAPS FOR REFRIGERANT CKT ACCESS PORTS.

AIR CONDITIONERS TO BE MOUNTED ON PADS 6" A.F.G. OR 24" ABOVE THE FLOOD LEVEL RIM. SEE ARCH FOR FINISH ELEVATIONS.

MEANS FOR INTERRUPTING THE ELECTRICAL SUPPLY TO THE AIR CONDITIONING EQUIPMENT AND TO ITS ASSOCIATED COOLING TOWER SHALL BE PROVIDED WITHIN SIGHT OF AND NOT OVER 50 FT. FROM THE AIR CONDITIONING AND COOLING TOWER

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



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

PLUMBING NOTES

1. All work shall be in accordance and comply with the latest applicable city ordinance and the 2022 CPC.
2. It is the intent of these drawings that this be a complete plumbing installation. Any apparent errors shall be brought to the attention of the designer and/or tenant prior to proceeding.
3. Contractor shall verify all existing conditions versus new installations to assure proper new installations can be completed properly prior to proceeding.
4. These plans shall be used only after approvals and permits have been secured by the proper jurisdiction of the department of building and safety.
5. All drawings and details are provided as a diagrammatic version of the proposed work. The contractor shall be held liable and responsible for all field verifications of equipment, materials, and installations.
6. Contractor shall verify all equipment is installed in accordance with manufacturer's recommendations and local code requirements prior to any installations.
7. Provide a reduced pressure backflow preventer for all soda lines.
8. Provide a backflow protection device for any equipment directly connected the water supply such as ice makers and coffee machines.
9. Penetrations of fire-resistive walls, floor--ceilings and roof ceilings shall be protected as required in CBC Section 713.
10. Exhaust outlets and plumbing vents shall terminate not less than 10' from or at least 3' above any openable window, door opening, air intake, vent shaft, adjacent building, and property line.

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

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

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

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

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

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

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

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

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

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

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

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

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

Condensate piping shall be Type 'L' copper with wrought copper fittings with 95-5 (Tin Antimony) soldered joints. Gas piping shall be schedule 40 black steel with extra heavy malleable iron screwed fittings. Gas piping which is exposed to weather shall be schedule 40 galvanized steel with extra heavy galvanized malleable iron fittings. Buried piping shall be factory wrapped or coated in an approved manner.

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

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

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

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

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

27. Piping shall not come in direct contact with structure. Isolate piping by means of resilient sleeves, mounts, or minimum 1/4" approved resilient material.

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

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

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

31. Controls for an accessible water closet shall be operable with one hand and shall not require tight grasping, pinching or twisting. Controls shall be mounted on the wide side of the toilet compartment space no more than 44 inches above the floor. CBC, Sec. 11158.4.5

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

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

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

35. GAS LINE TESTING PARAMETERS - The piping of the gas system shall be tested to 1.5 times the maximum working pressure per UMC 1716.3 or CPC 1214.3. Required pressure tests of ten psi or less shall be performed with gauges of one-tenth of a pound incrementation or less. CPC 319.1.

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

TABLE 610.4 FIXTURE UNIT TABLE FOR DETERMINING WATER PIPE AND METER SIZES																
METER AND STREET SERVICE (Inches)	BUILDING SUPPLY AND BRANCHES (Inches)	MAXIMUM ALLOWABLE LENGTH (feet)														
		40	60	80	100	150	200	250	300	400	500	600	700	800	900	1000
PRESSURE RANGE – 46 to 60 psi ¹																
¾	½ ²	7	7	6	5	4	3	2	2	1	1	1	0	0	0	0
¾	¾	20	20	19	17	14	11	9	8	6	5	4	4	3	3	3
¾	1	39	39	36	33	28	23	21	19	17	14	12	10	9	8	8
1	1	39	39	39	36	30	25	23	20	18	15	12	10	9	8	8
¾	1¼	39	39	39	39	39	39	34	32	27	25	22	19	19	17	16
1	1¼	78	78	76	67	52	44	39	36	30	27	24	20	19	17	16
1½	1¼	78	78	78	78	66	52	44	39	33	29	24	20	19	17	16
1	1½	85	85	85	85	85	85	80	67	55	49	41	37	34	32	30
1½	1½	151	151	151	151	128	105	90	78	62	52	42	38	35	32	30
2	1½	151	151	151	151	150	117	98	84	67	55	42	38	35	32	30
1	2	85	85	85	85	85	85	85	85	85	85	85	85	85	83	80
1½	2	370	370	340	318	272	240	220	198	170	150	135	123	110	102	94
2	2	370	370	370	370	368	318	280	250	205	165	142	123	110	102	94
2	2½	654	640	610	580	535	500	470	440	400	365	335	315	285	267	250

Plumbing Equipment Specification

WH-1 WATER HEATER BRAND: RHEEM ELEC INPUT: 4.5 KW
40 GAL TANK MOD. #: XE40T10H45UO PERFORMANCE: 27 GPH @ 90°F RISE

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

DWV NOTES

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

WATER SUPPLY NOTES

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

Water Fixture Unit Calculation

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

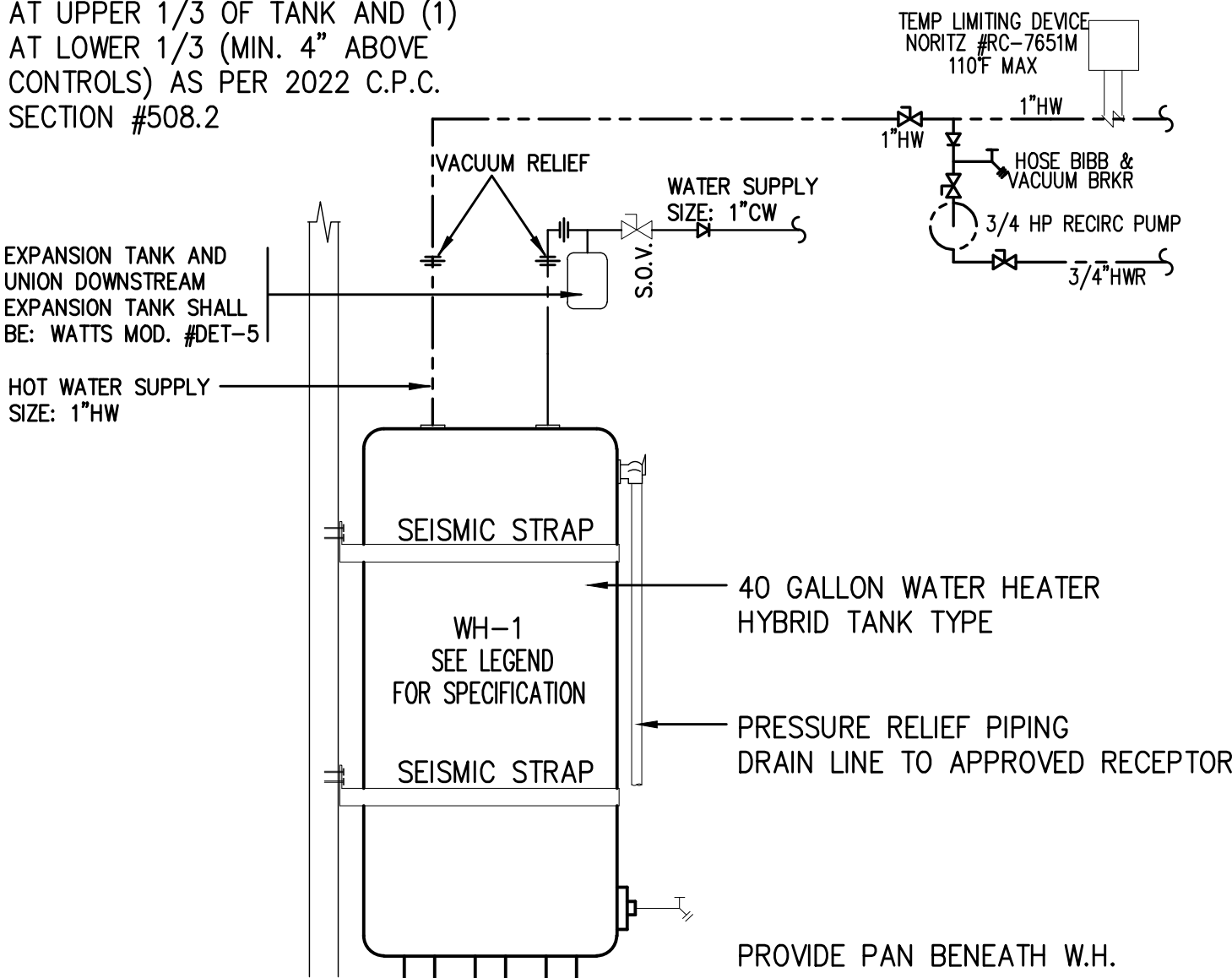
WATER PIPING SIZED IN ACCORDANCE WITH APPENDIX 'A' OF THE 2022 C.P.C. (CALIFORNIA)

Waste Fixture Unit Calculation

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

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

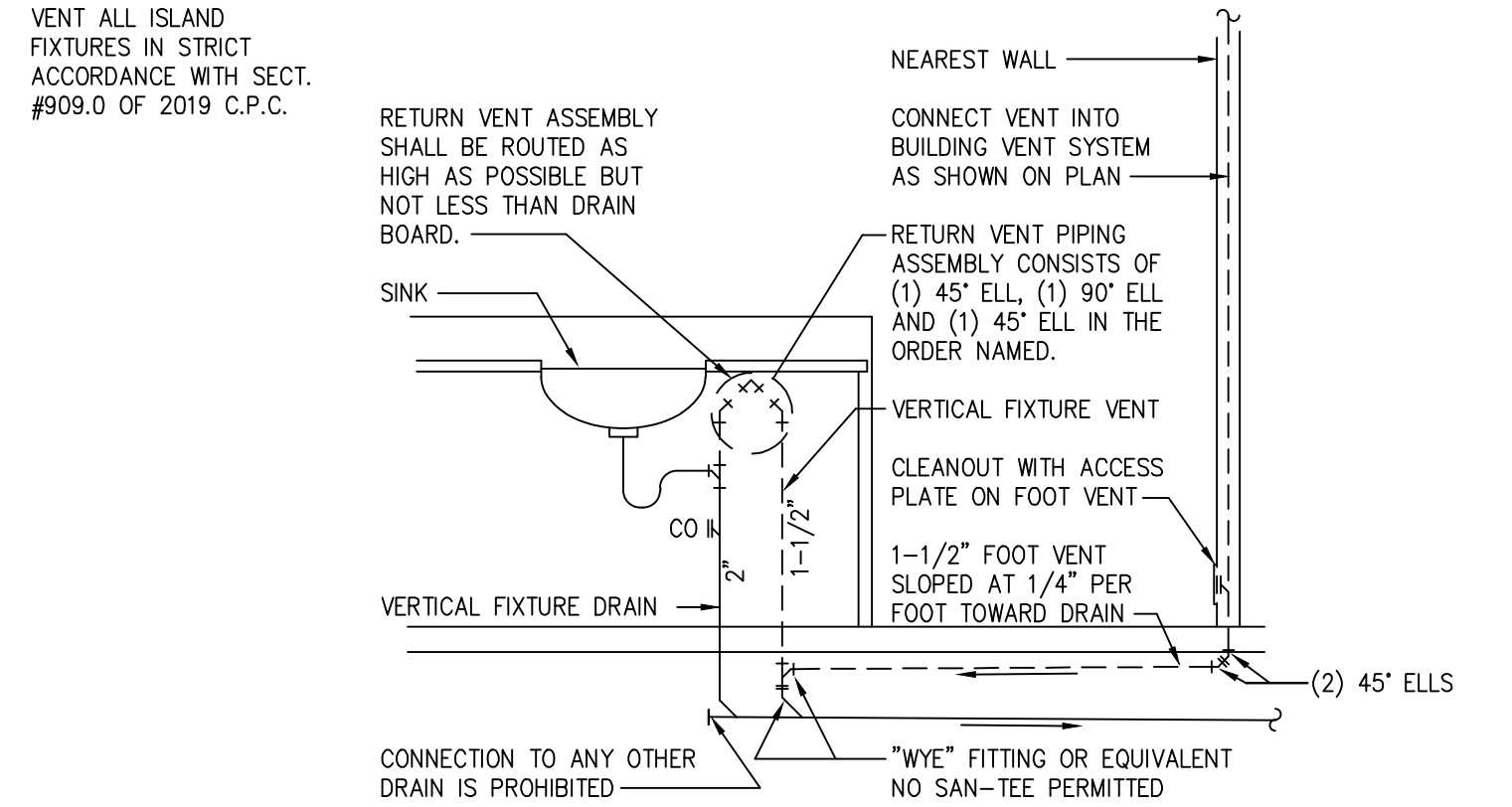
PROVIDE (2) SEISMIC STRAPS, (1) AT UPPER 1/3 OF TANK AND (1) AT LOWER 1/3 (MIN. 4" ABOVE CONTROLS) AS PER 2022 C.P.C. SECTION #508.2



WATER HEATER - SEISMIC BRACING

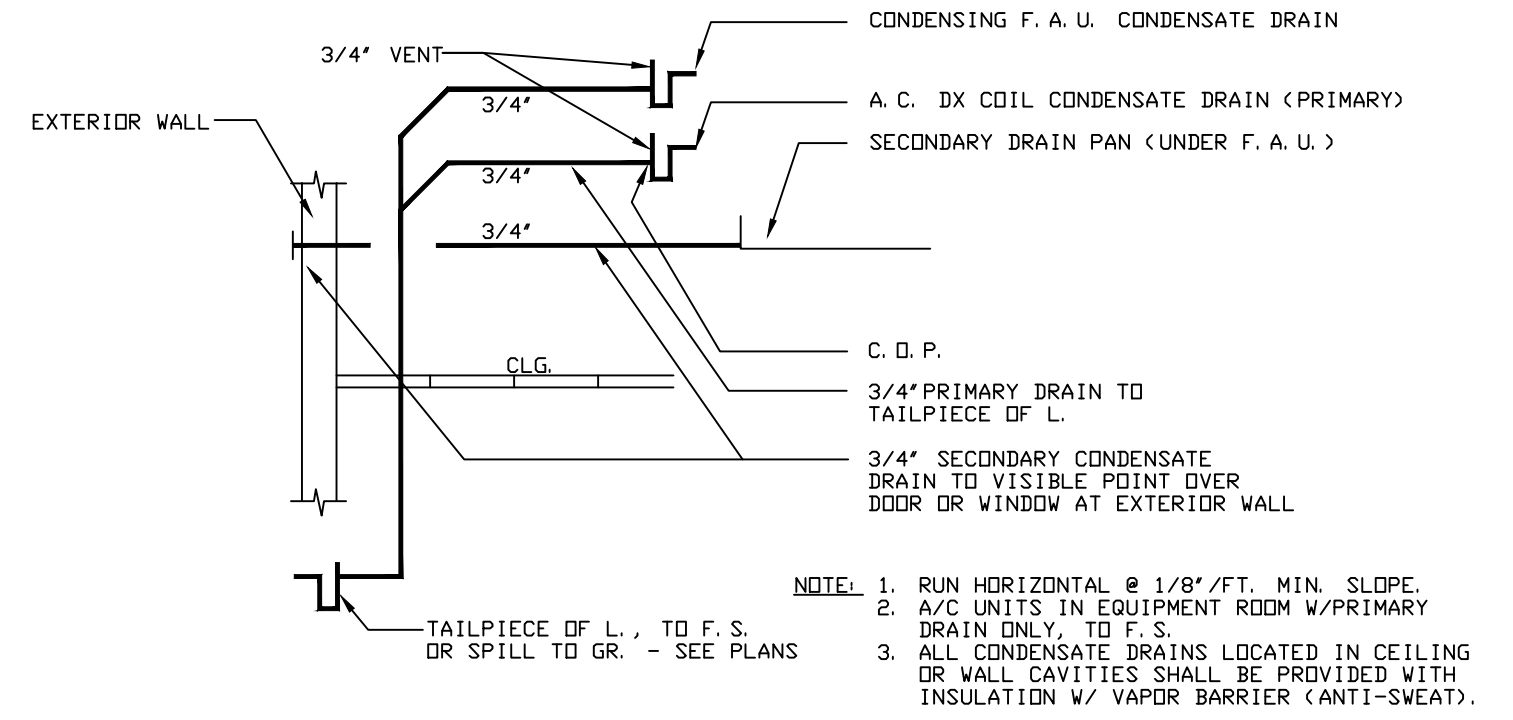
NOTE SHALL BE IN ACCORDANCE WITH 2019 C.P.C. SECTION 807.2

NO SCALE	CONDENSATE DRAIN TO APPROVED TAILPIECE
----------	--



NO SCALE	ISLAND SINK WASTE / VENT PIPING
----------	---------------------------------

NO SCALE	CONDENSATE DRAIN
----------	------------------



REVISIONS
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3/19/24

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

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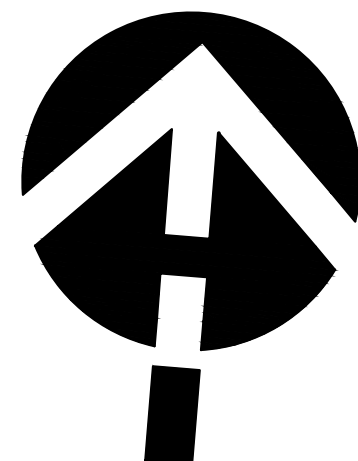
WATER SUPPLY
NOTES & DETAILS

ROAD

P-0.0

Diagram illustrating the typical fire sprinkler system installation:

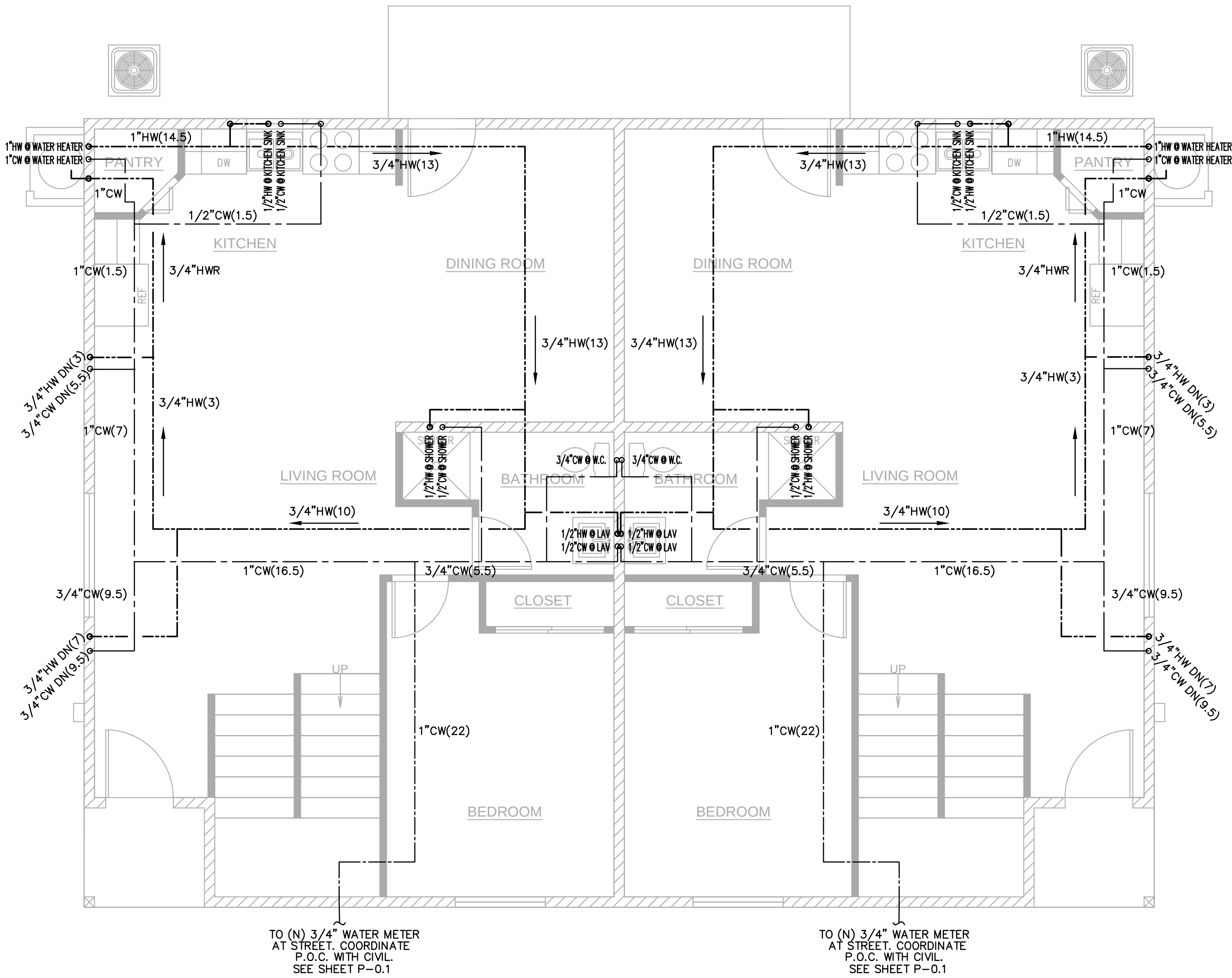
- 1" CW SUPPLY**: The main water supply line.
- 1" CW SUPPLY RESIDENCE**: The connection point for the residence's cold water supply.
- PRESSURE GAGE**: A gauge to monitor system pressure.
- 1" CW SUPPLY**: The supply line for the fire sprinkler system.
- HB**: A hose bibb connection.
- 3/4" M**: A 3/4-inch male fitting.
- 1" CW SUPPLY**: The supply line for the fire sprinkler system.
- S.O.V.**: Shut-off valve.
- CAP FOR IRRIGATION BY OTHERS**: A cap for the irrigation system.
- CHECK VALVE**: A valve to prevent backflow.
- FIRE SPRINKLER RISER BY OTHERS**: The riser for the fire sprinkler system.
- DOWN INTO GROUND BURY 18" MIN.**: The requirement for the pipe to be buried at least 18 inches deep.
- 1"**: The diameter of the pipe.
- L=50' FROM STREET TO HOUSE**: The distance from the street to the house.
- L=50' TO FARTHEST FIXTURE**: The distance from the street to the farthest fixture.



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

		SHEET TITLE PLUMBING SITE PLAN		ALL-TRADE <i>Engineering & Design</i>	JOB NAME PROPOSED WORK FOR: 5305 S. SAVIERS ROAD OXNARD, CA 93033	REVISONS 8/23/24: UPDATES
SHUANG DENG SHEET NO. 128891-01-01						
ROAD		AVP 3/19/24				
P-0.1		17 EAST FIRST STREET OXNARD, CA 93033 805-557-4900 FAX: 805-560-4900 WWW.ALL-TRADE-ENGINEERING.COM WWW.ALL-TRADE-ENGINEERING.COM				

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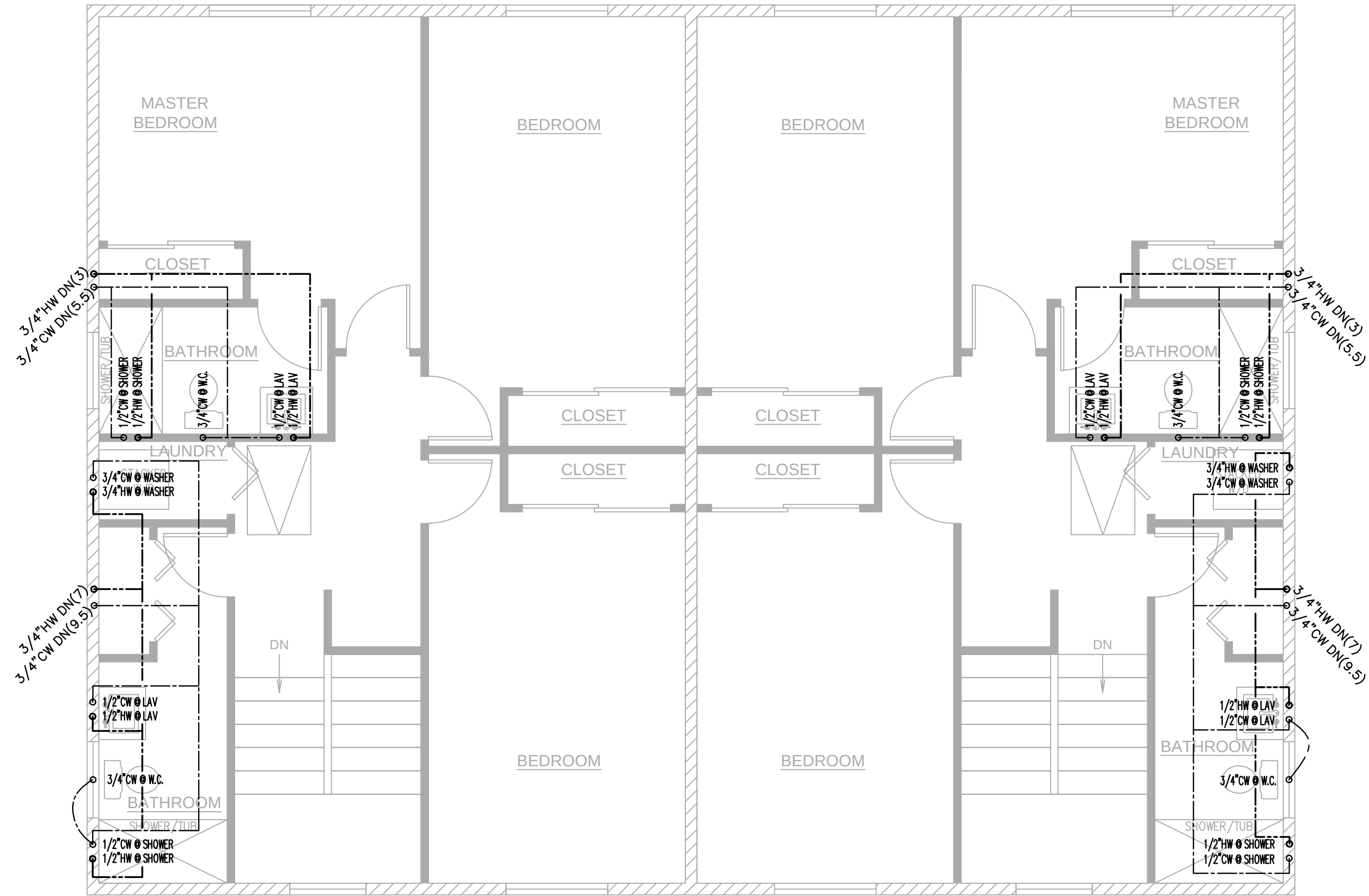


1ST FLOOR WATER/GAS PLAN

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

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

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

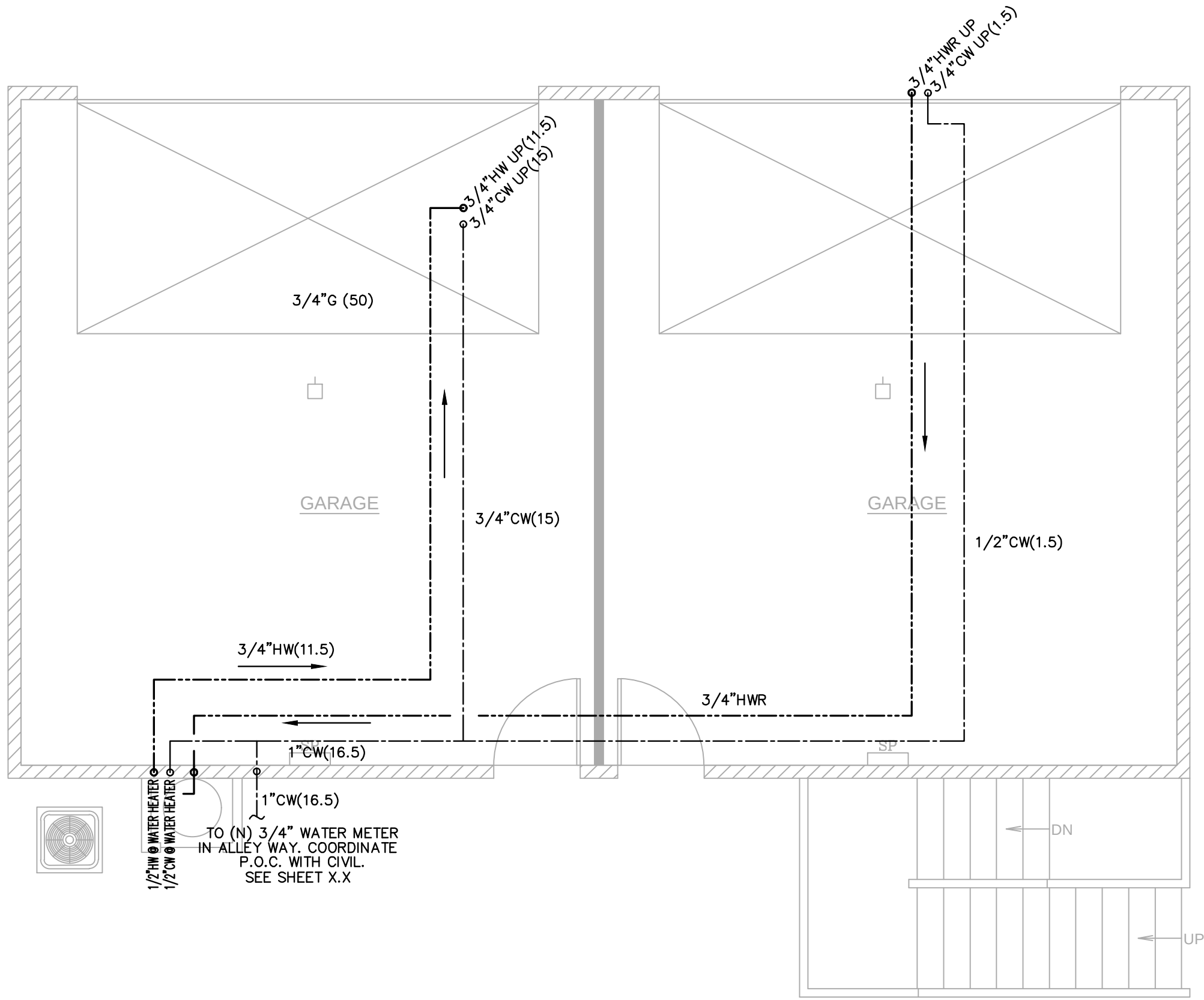


2ND FLOOR WATER/GAS PLAN

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

REVISIONS	
8/23/24:	UPDATES
AVP 3/19/24	
PROPOSED WORK FOR: 5305 S. SAVIERS ROAD OXNARD, CA 93033	
ALL-TRADE Engineering & Design	
17 EAST MAIN STREET MURFREESBORO, TN 37132 P: 615-557-4000 F: 615-557-4551 www.all-trade-engineering.com	
DRAWINGS VALID ONLY WITH ENGINEER'S WET SIGNATURE OVER SEAL ON EACH SHEET IN INK	
SHEET TITLE	JOB NAME
DUPLEX WATER/GAS PLAN	
REGISTERED PROFESSIONAL ENGINEER No. 12345 Exp. 12-31-25 CIVIL STATE OF CALIFORNIA	
REGISTERED PROFESSIONAL ENGINEER No. 12345 Exp. 12-31-25 MECHANICAL STATE OF CALIFORNIA	
ROAD	
P-1.0	

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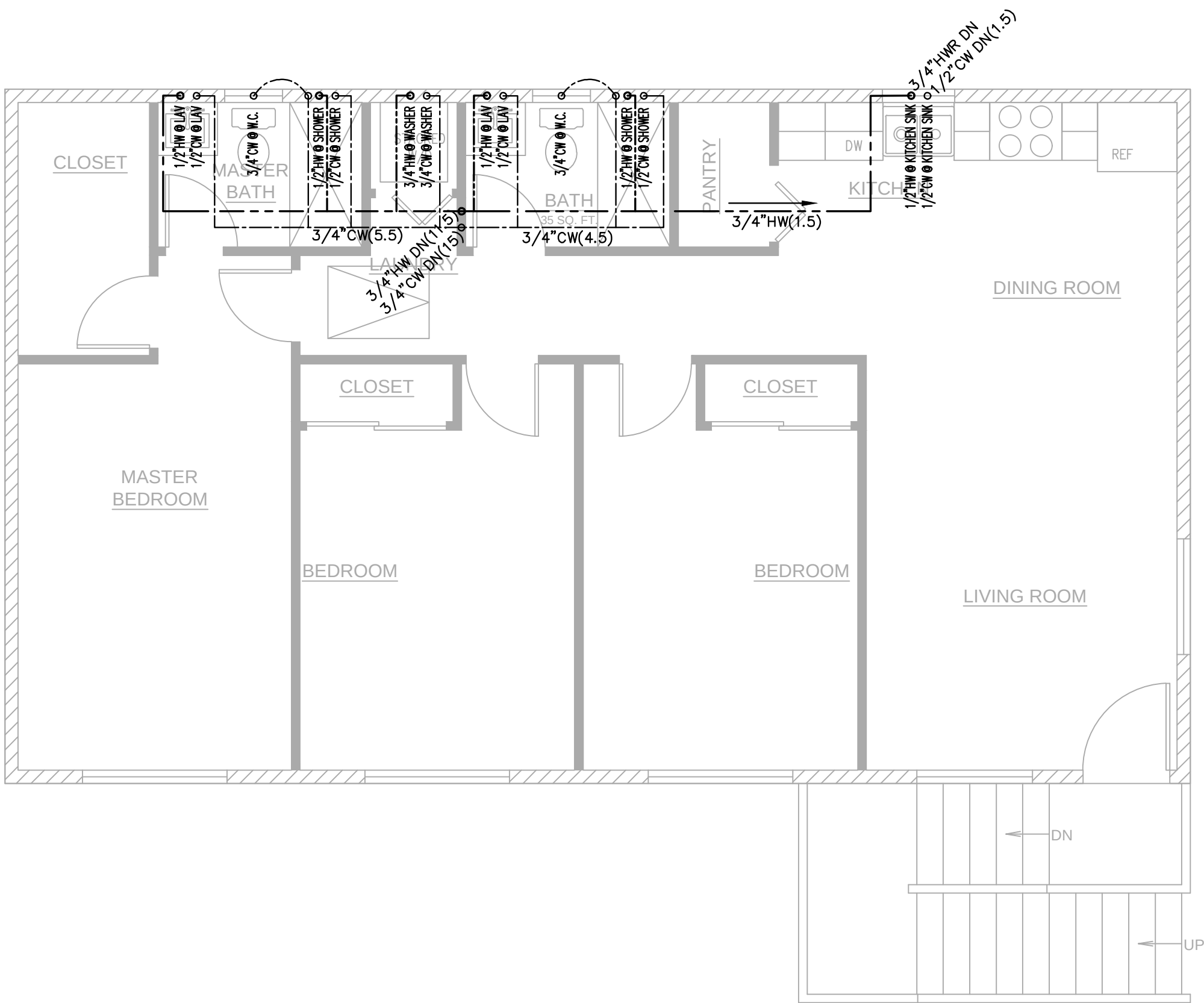


ADU 1ST FLOOR WATER/GAS PLAN

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

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

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



ADU 2ND FLOOR WATER/GAS PLAN

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

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

JOB NAME

ALL-TRADE
Engineering & Design

ADU
WATER/GAS PLAN

SHEET TITLE

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

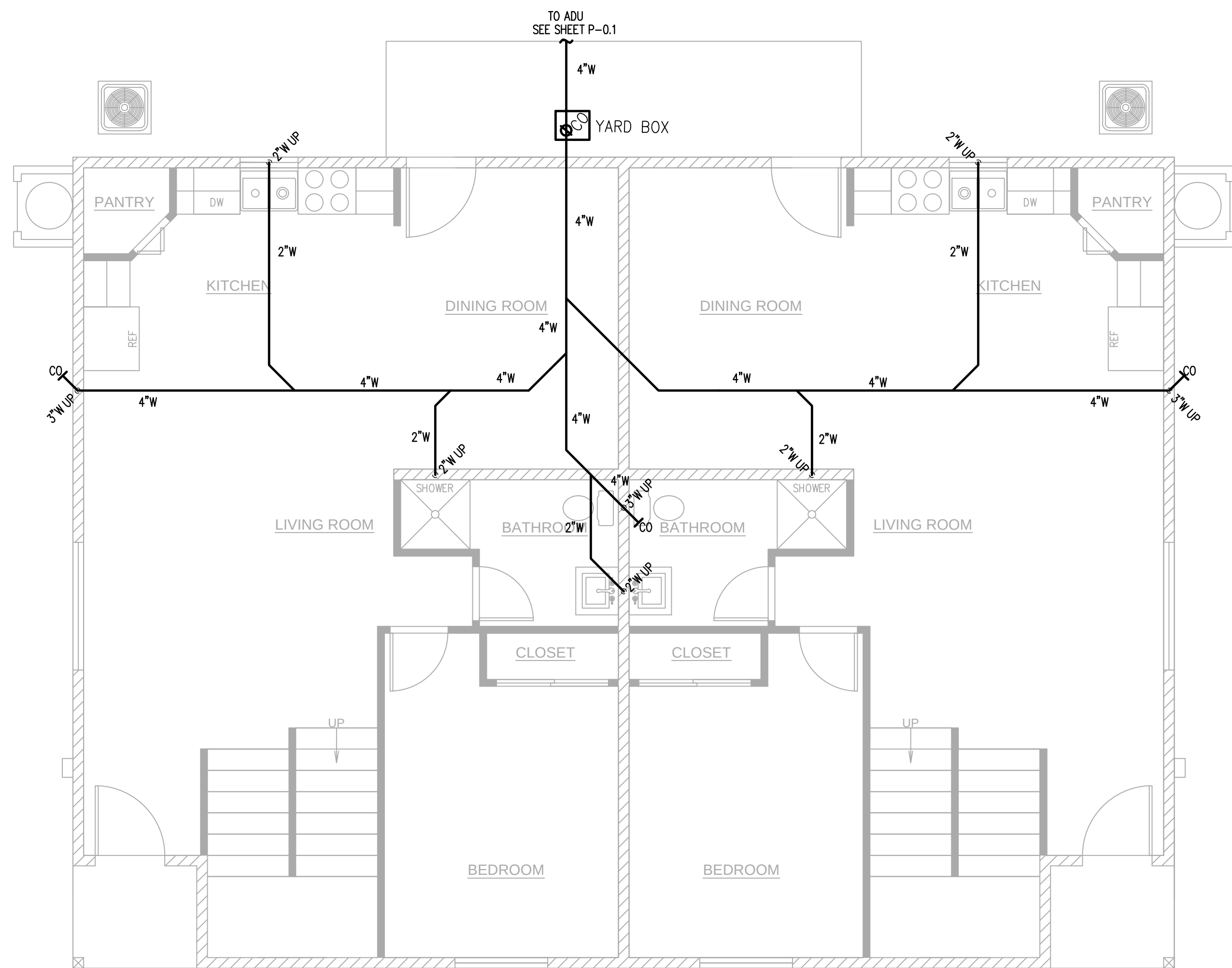
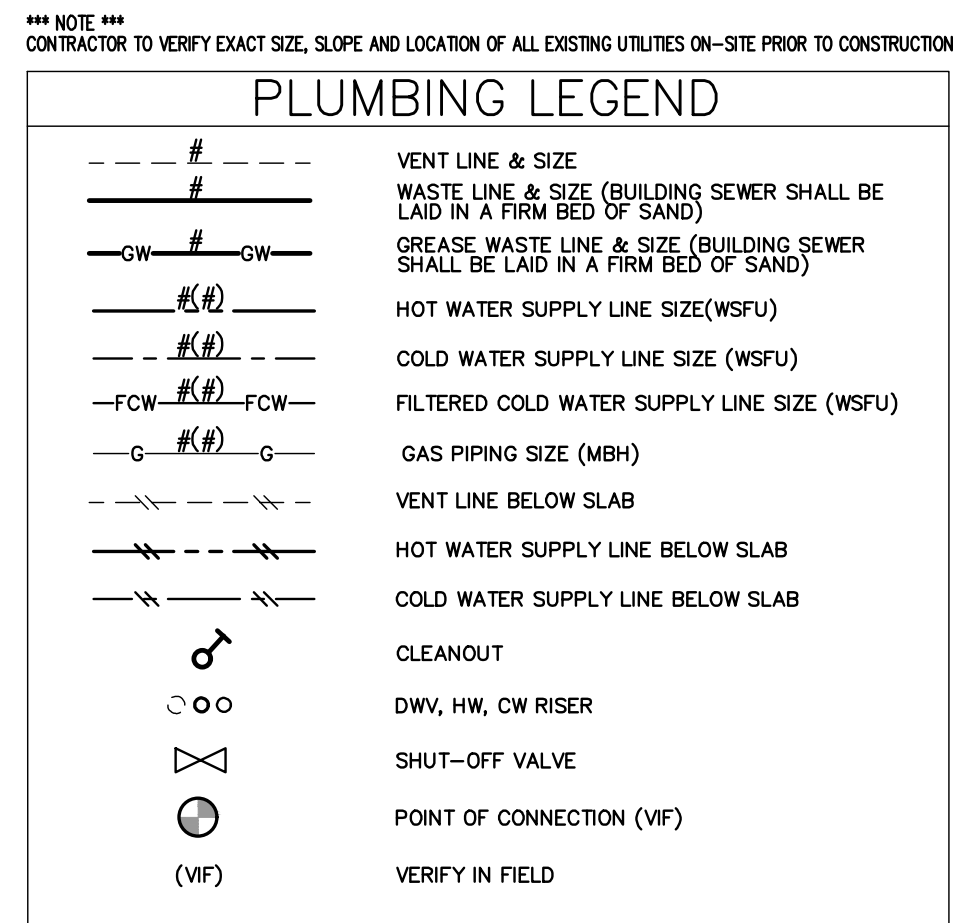
AVP
3/19/24

REVISIONS
8/23/24:
UPDATES

ROAD

P-1.1

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UNDERFLOOR DWV PLAN

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

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

JOB NAME

 ALL-TRADE <i>Engineering & Design</i>		PROPOSED WORK FOR: 5305 S. SAVIERS ROAD OXNARD, CA 93033		8/23/24 UPDATES	
17 EAST HIGH STREET MORRIS PARK, CA		1805-562-4700 P.805-580-4551 www.AllTradeEngineering.com		AVP 3/19/24	
DUPLX UNDERFLOOR DWV PLAN		SHANK BENNETTS ARCHITECTS No. 122991 Exp. 08-30-25 CIVIL STATE OF CALIFORNIA			
SHANK BENNETTS ARCHITECTS No. 122991 Exp. 08-30-25 MECHANICAL STATE OF CALIFORNIA		ROAD			
P-2.0					

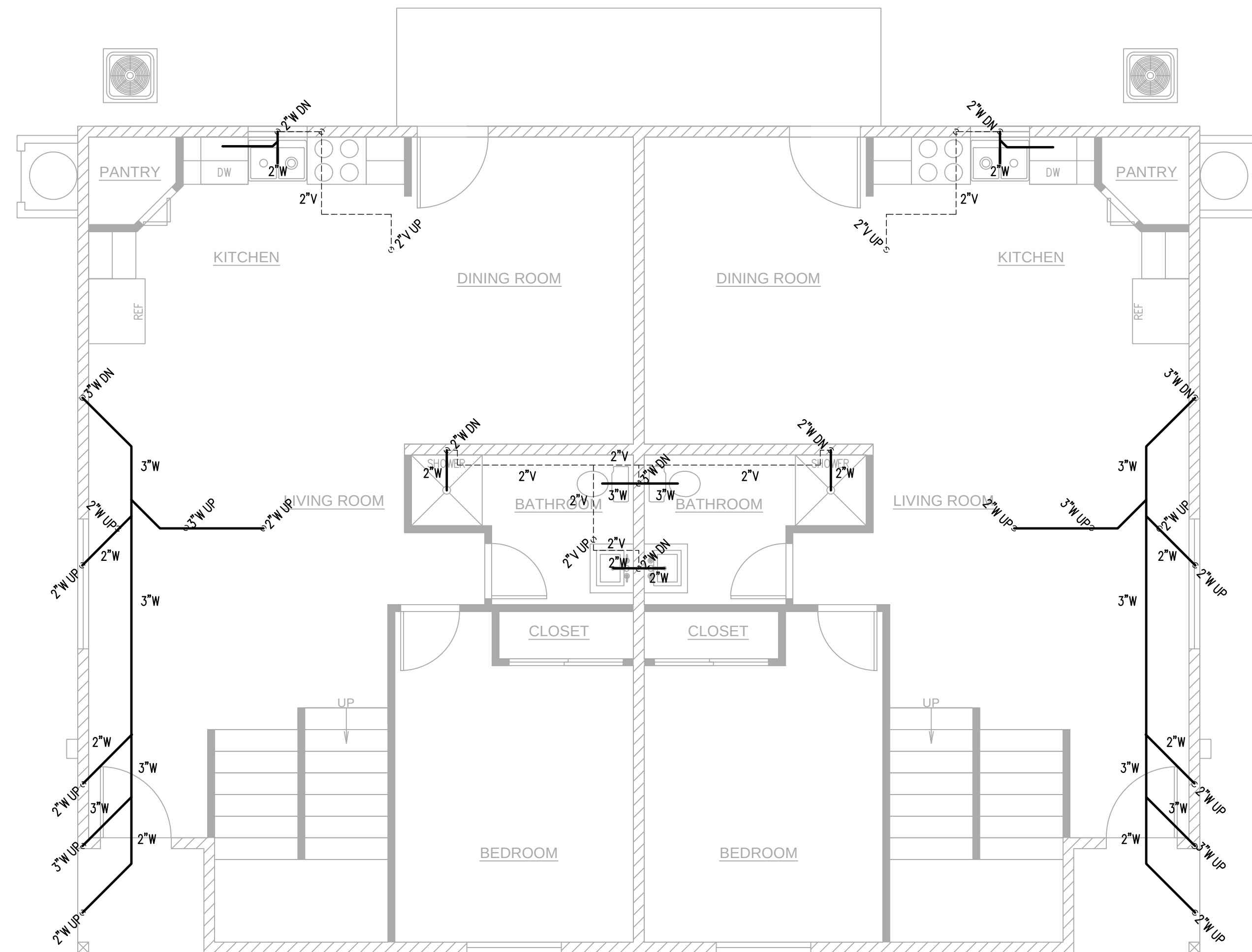


ALL-TRADE
Engineering & Design

FEET TITLE
DUPLX UNDERFLOOR
DWV PLAN

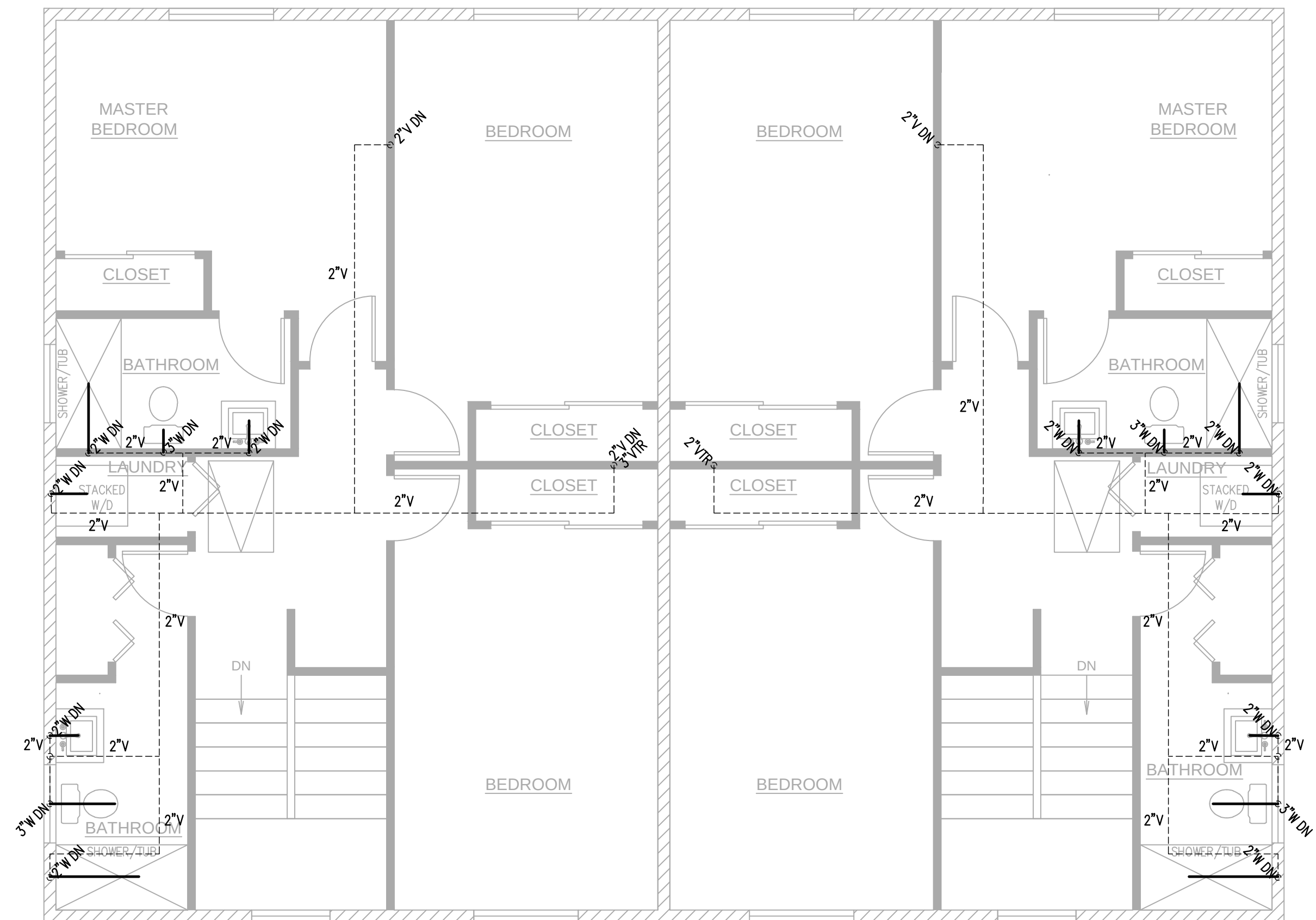
ROAD

P-2.0

[illegible]

1ST FLOOR DWV PLAN

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

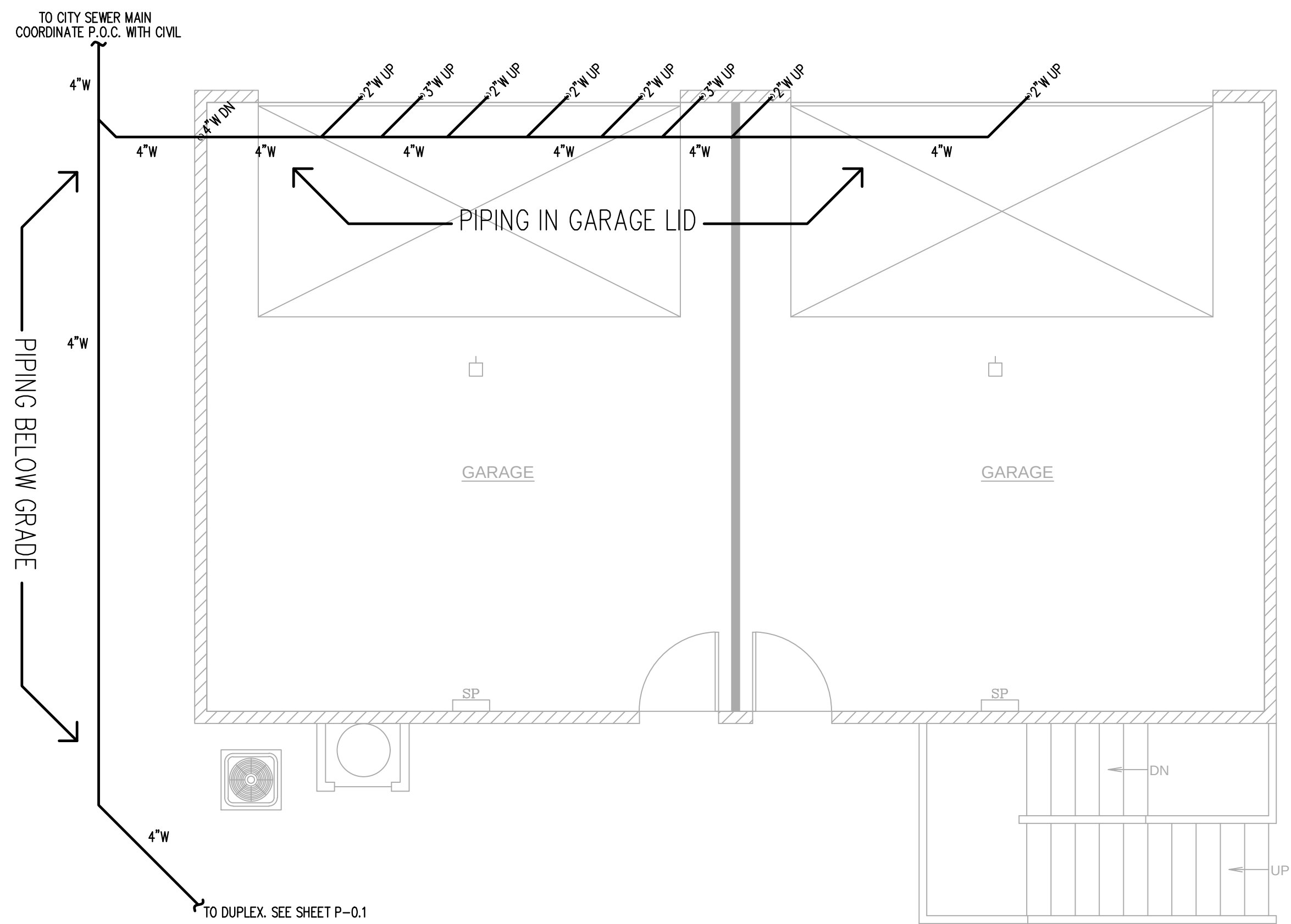


2ND FLOOR DWV PLAN

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

SHEET TITLE DUPLEX DWV PLAN		JOB NAME PROPOSED WORK FOR: 5305 S. SAVIERS ROAD OXNARD, CA 93033	REVISIONS 8/23/24: UPDATES
			AVP 3/19/24
DRAWINGS VALID ONLY WITH ENGINEER'S SEAL, SIGNATURE OVER SEAL ON EACH SHEET IN THIS SET			
17 EAST FIRST STREET SUITE 200 OXNARD, CA 93030-4553 WWW.ALL-TRADE-ENGINEERING.COM WWW.ALL-TRADE-ENGINEERING.COM		805-557-7400 805-557-4553 WWW.ALL-TRADE-ENGINEERING.COM	

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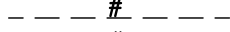
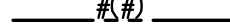
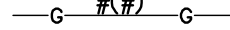
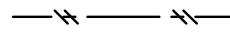


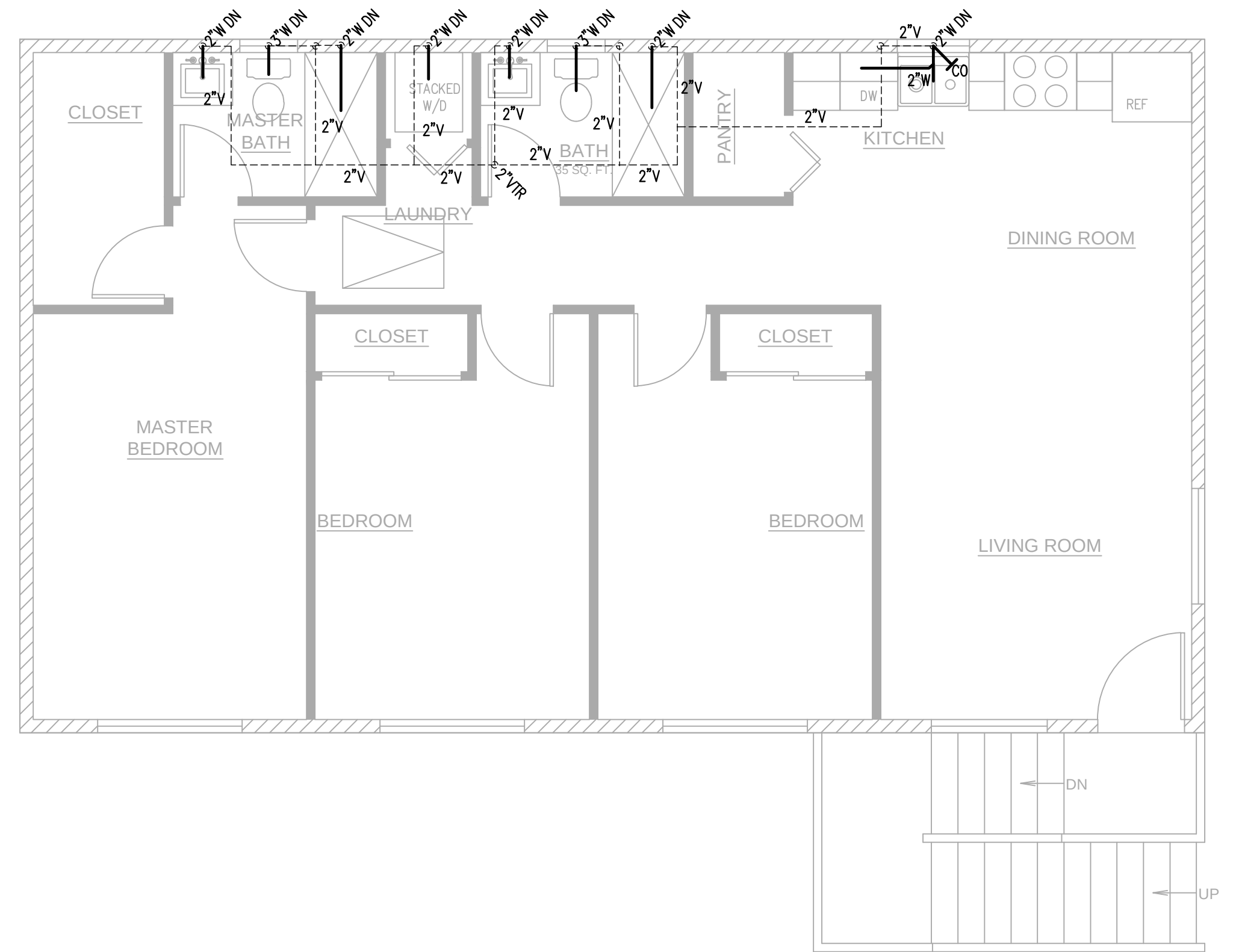
ADU DWV PLAN

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

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

PLUMBING LEGEND

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



ADU 2ND FLOOR DWV PLAN

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

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

JOB NAME



ALL-TRADE
Engineering & Design

17 EAST HIGH STREET
MOORE PARK, CA
T: 805-552-4000
F: 805-380-4551
SHANE@ALLTRADEENGINEERING.COM
WWW.ALLTRADEENGINEERING.COM

HEET TITLE

ADU DWV PLAN

ROAD

P-2.2

REVISIONS	
	8/23/24: UPDATES

AVP
3/19/24

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



ENGINEERED GRADING CERTIFICATE

- | | <u>Longitudinal—Slope</u> | <u>Cross—Slope</u> |
|-------------------|---------------------------|--------------------|
| Pervious surfaces | 1.00% | 2.0% |
| Asphalt surfaces | 0.50% | 1.0% |
| Concrete surfaces | .25% | 0.5% |

- CAUTION: UNDERGROUND STRUCTURES

ROUGH GRADING CERTIFICATION

- (A) BY SOILS ENGINEER

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

LOT NOS. _____

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

REMARKS: _____

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

- (B) BY ENGINEERING GEOLOGIST

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

LOT NOS. _____

REMARKS: _____

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

- (C) BY CIVIL ENGINEER

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

LOT NOS. _____

REMARKS: _____

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

FINAL GRADING CERTIFICATION

- (D) BY CIVIL ENGINEER

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

LOT NOS. _____

REMARKS: _____

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

APN: 222-0-112-095

DETENTION BASIN CERTIFICATION

- (E) BY CIVIL ENGINEER

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

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

FEDERAL EMERGENCY MANAGEMENT AGENCY CERTIFICATION

- (F) BY CIVIL ENGINEER

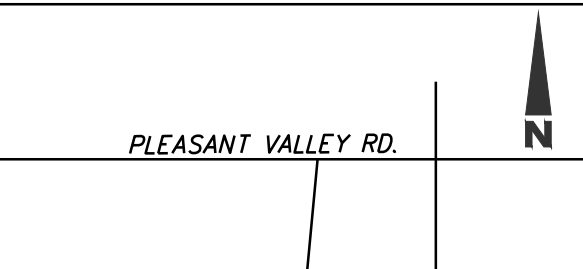
BASED ON POST-CONSTRUCTION FIELD SURVEY, I CERTIFY THAT THE LOWEST FLOOR OR HORIZONTAL STRUCTURAL MEMBER HAS BEEN CONSTRUCTED ABOVE THE F.E.M.A. BASE FLOOD ELEVATION. (ANY CHANGES ARE NOTED)

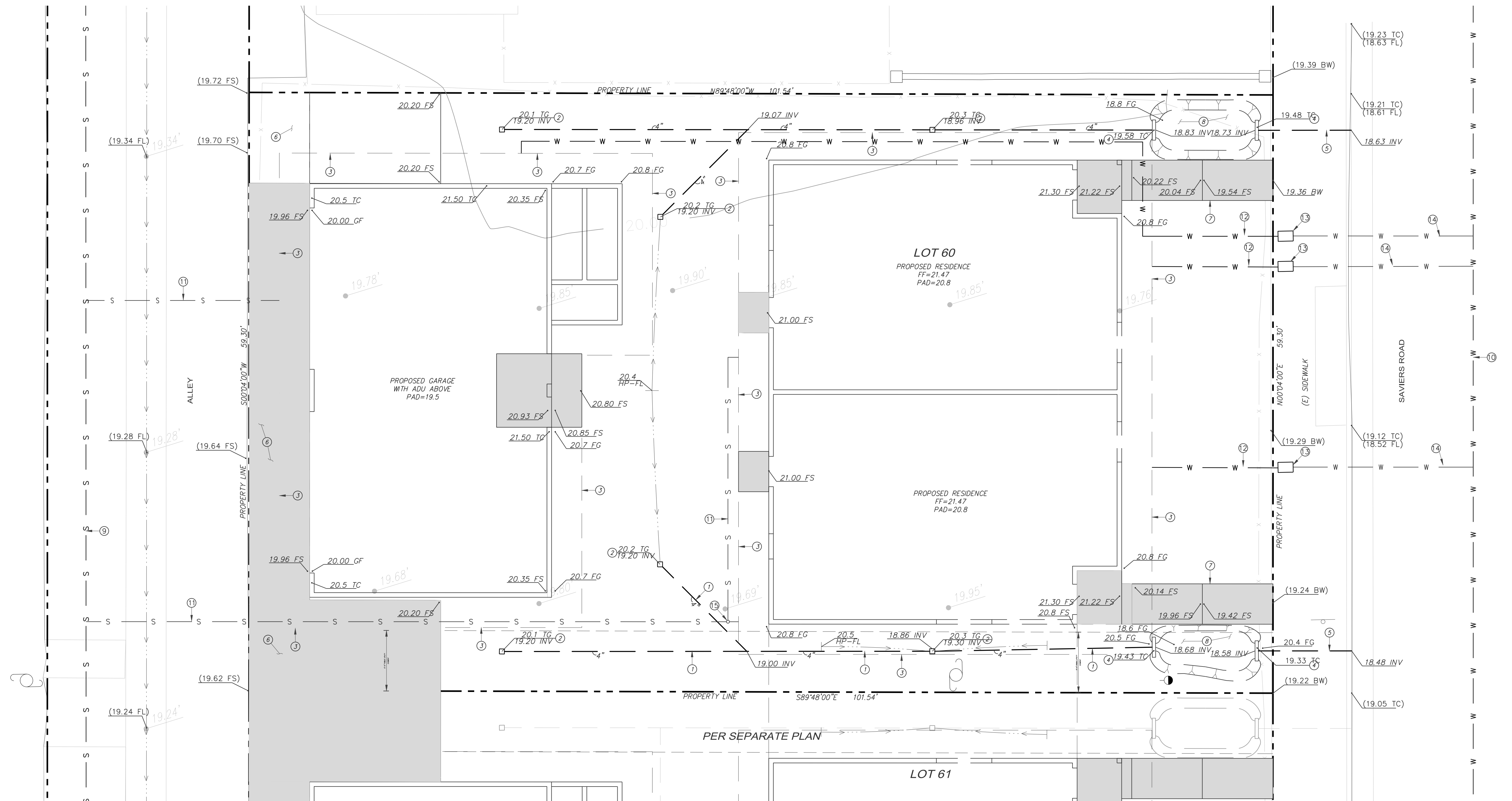
ENGINEER: _____ REG No.: _____ DATE: _____
(SIGNATURE)

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

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

LAND DEVELOPMENT PERMIT NO. PZ XX-XXX-XX

LOCATION MAP	APPROVAL BY CONSULTANTS	BENCHMARK	OWNER'S AGENT	AS-BUILT CERTIFICATE	
	THIS PLAN IS ACCEPTABLE IN REGARD TO SOILS (AND GEOLOGIC,... IF APPLICABLE) CONDITIONS AND CONFORMS TO THE RECOMMENDATIONS OF SUPPORTIVE REPORTS.	<u>BENCHMARK STATEMENT</u> CITY OF OXNARD "COURT" 2000 ELEVATION = 15.226 FEET NAVD 88 CITY OF OXNARD FIELD BOOK	AGENT _____ 24 HRS. PHONE No. () _____	I HEREBY CERTIFY THAT THE WORK SHOWN ON DRAWING No. _____ SHEET No. _____ THROUGH _____, MARKED AS "RECORD DRAWING", HAS BEEN CONSTRUCTED IN CONFORMANCE WITH LINES AND GRADES AS SHOWN ON SAID PLANS, DRAWINGS, REFERENCED SPECIFICATIONS, AND APPROVED CHANGE ORDERS, AS INDICATED IN THE REVISION BLOCK.	
	SOILS ENGINEERING REPORT(S) No. <u>W1788-06-01A</u> <u>8/28/23</u> DATED _____ DATED _____	F.E.M.A.	NOTICE OF INTENT	_____ DATE SIGNATURE R.C.E. No.	
	ENGINEERING GEOLOGIC REPORT No. <u>W1788-06-01A</u> <u>8/28/23</u> DATED _____ DATED _____	FLOOD ZONE FROM F.I.R.M. _____ BASE FLOOD ELEVATION _____ (REQUIRED FOR ALL "A" OR "V" ZONES)	THE LAND OWNERS MUST FILE A NOTICE OF INTENT (N.O.I.) WITH THE STATE WATER RESOURCES CONTROL BOARD WHEN THE GRADING CONSTRUCTION ACTIVITY RESULTS IN LAND DISTURBANCE OF ONE ACRE OR MORE WIDID# _____		
BY: <u>PETRINA ZEN</u> <u>GE 3217</u> SOILS ENGINEER R.C.E.	<u>EARTHWORK QUANTITIES:</u> CUT = <u>0</u> CU. YDS. FILL = <u>220</u> CU. YDS. EXPORT = <u>0</u> CU. YDS. IMPORT = <u>220</u> CU. YDS.	<u>PREPARED BY:</u> <u>WO 10619.0</u> <u>ROBERT WILLIAM COMPANY</u> ENGINEERING AND LAND PLANNING DIVISION GENERAL ENGINEERING & BUILDING CONTRACTORS 216 N. 8TH ST., SANTA PAULA, CA 93060 P: (805)671-9811 917 RAILROAD AVENUE - P.O. BOX 1025 SANTA PAULA, CA 93061	PLACE THE ENGINEER'S SEAL IN THIS SPACE	RECOMMENDED FOR APPROVAL	
COMPANY: <u>GEOCON WEST, INC.</u> <u>8/28</u> <u>20 23</u>	<u>DESIGNATED SITE FOR IMPORT/EXPORT:</u> TBD			REVISIONS	
BY: <u>GERALD A. KASMAN</u> <u>CEG 2251</u> ENGINEERING GEOLOGIST CERT. No.				DEPARTMENT SIGNATURE TITLE DATE MARK DATE DESCRIPTION BY	
COMPANY: <u>GEOCON WEST, INC.</u> <u>8/28</u> <u>20 23</u>				PUBLIC WORKS	
				TRAFFIC	
				FIRE	
				PLANNING	
				PARKS	
				REVIEWED BY: DATE	
				CHECKED BY: R.W.T. DATE	
				SCALE: HORIZ.: NONE VERT.: NONE	
				DESIGN BY: R.W.T. DRAWING NUMBER XX-XXA	
				CITY OF OXNARD DEVELOPMENT SERVICES DEPARTMENT FINE GRADING PLAN 5305 S. SAVIERS RD. OXNARD, CA APPROVED: CITY ENGINEER R.C.E. EXP. DATE	

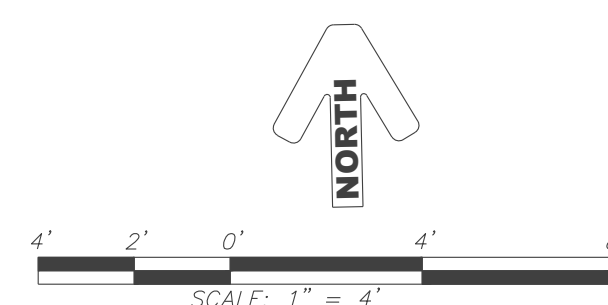


CONSTRUCTION NOTES:

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

LOT 60 GRADING PLAN

SCALE: 1" = 8'



PREPARED BY:

RWC-LLC

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

W.O. 10619.000



RANDY W. TOEDTER R.C.E. 37316

DATE

REVISIONS

MARK	DATE	DESCRIPTION

REVIEWED BY:

DATE

DATE

NOTE*

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

APN: 222-0-112-095

OXNARD DEVELOPMENT SERVICES DEPARTMENT

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

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

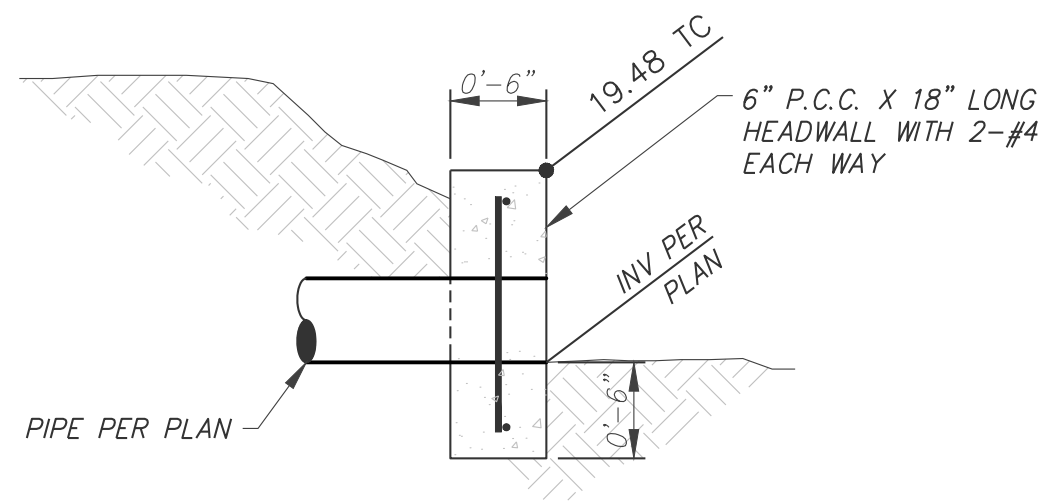
SCALE: HORIZ.: NONE VERT.: NONE SHEET NO. **C2** **C3** OF

DESIGN BY: R.W.T. DRAWING NUMBER **XX-XXA**

CHECKED BY: R.W.T.

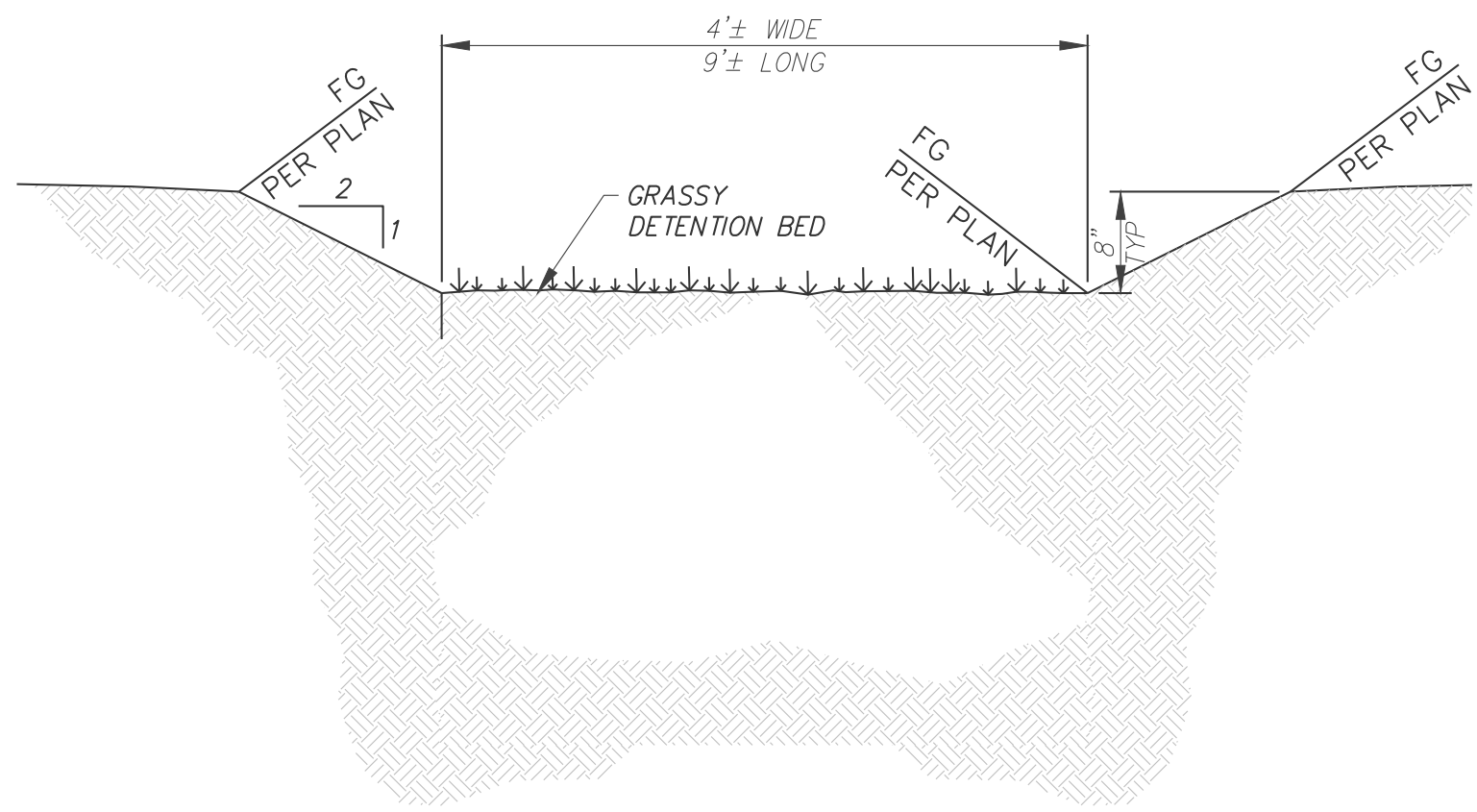


Know what's below.
Call before you dig.



DETAIL 1

NOT TO SCALE



DETAIL 2

NOT TO SCALE



Know what's below.
Call before you dig.

APN: 222-0-112-095

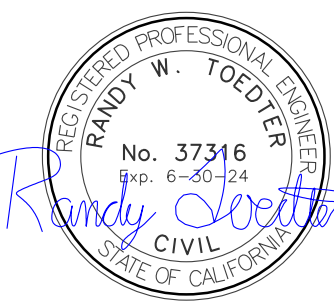
PREPARED BY:

W.O. 10619.000

RWC-LLC

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

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



REVISIONS		
MARK	DATE	DESCRIPTION
REVIEWED BY:		
	DATE	
	DATE	

		DEVELOPMENT SERVICES DEPARTMENT
DETAILS 5305 S. SAVIERS RD. OXNARD, CA		
APPROVED:	CITY ENGINEER	R.C.E. EXP. DATE DATE
SCALE: HORIZ.: NONE	VERT.: NONE	SHEET NO. C3 OF C3
DESIGN BY: R.W.T.	DRAWING NUMBER	XX-XXA
CHECKED BY: R.W.T.		

GENERAL NOTES:

- BEST MANAGEMENT PRACTICES (BMP'S) CONTAINED HEREIN REFLECT MINIMUM REQUIREMENTS. FOR ADDITIONAL BMP'S REFER TO CALIFORNIA STORMWATER BMP HANDBOOKS.
- ALL CONSTRUCTION ACTIVITY SHALL BE PERFORMED IN ACCORDANCE WITH A STORMWATER POLLUTION PREVENTION PLAN (SWPCP) DEVELOPED AND IPLEMENTED IN COMPLIANCE WITH REQUIREMENTS OF THE CURRENT VENTURA COUNTYWIDE STORMWATER QUALITY MANAGEMENT PROGRAM, NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. BEFORE A GRADING PERMIT IS ISSUED, THE CITY OF VENTURA WILL REQUIRE PROOF OF RECEIPT OF A NOTICE OF INTENT FOR THE CURRENT STATE NPDES GENERAL CONSTRUCTION PERMIT FOR ALL CONSTRUCTION PROJECTS THAT DISTURB ONE ACRE OR MORE OR THAT ARE LESS THAN ONE ACRE BUT THE SITE IS PART OF A LARGER COMMON AREA OF DEVELOPMENT OR SALE.
- THE SWPPP SHALL:
 - IDENTIFY POTENTIAL POLLUTANT SOURCES AND INCLUDE THE DESIGN AND PLACEMENT OF BMP'S TO EFFECTIVELY PROHIBIT THE ENTRY OF POLLUTANTS FROM THE CONSTRUCTION SITE INTO AND ONTO THE STREET AND STORM DRAIN SYSTEM DURING CONSTRUCTION.
 - BE KEPT ON SITE AND AMENDED TO REFLECT CHANGING CONDITIONS THROUGHOUT THE COARSE OF CONSTRUCTION.
 - BE KEPT UP TO DATE. ANY ADDITIONAL UPDATES REQUESTED BY AGENCY REPRESENTATIVE ARE TO BE MADE IMMEDIATELY.
- NON-STORMWATER DISCHARGES ARE PROHIBITED FROM ENTERING ANY STORM DRAIN SYSTEM AND/OR STREET.
- DISCHARGES OF PUMPED GROUND WATER REQUIRE A DISCHARGE PERMIT FROM THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (RWQCB).
- POLLUTANTS SHALL BE REMOVED FROM STORMWATER DISCHARGES TO THE MAXIMUM EXTENT PRACTICABLE (MEP) THROUGH DESIGN & IMPLEMENTATION OF THE SWPCP.
- A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIME DURING THE RAINY SEASON (OCT. 1 TO APR. 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO ENSURE THE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT. XXXXX XXXXXXXX SHALL BE NOTIFIED AT (XXX) XXX-XXXX IN CASE OF AN EMERGENCY.
- PORTABLE SANITARY FACILITIES SHALL BE LOCATED ON RELATIVELY LEVEL GROUND AWAY FROM TRAFFIC AREAS, DRAINAGE COURSES, AND STORM DRAIN INLETS.
- EMPLOYEES, SUBCONTRACTORS AND SUPPLIERS SHALL BE EDUCATED ON ALL BMP'S INCLUDING CONCRETE WASTE STORAGE AND DISPOSAL PROCEDURES.
- SEDIMENT CONTROL PRACTICES SHALL EFFECTIVELY PREVENT A NET INCREASE OF SEDIMENT LOAD IN STORMWATER DISCHARGE.
- ANY SLOPE WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
- EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED OR MODIFIED AS APPROVED BY THE INSPECTOR IF THEY INTERFERE WITH GRADING OPERATIONS, OR IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
- EXCEPT AS OTHERWISE APPROVED BY THE INSPECTOR, ALL DEVICES SHOWN ON THE PLAN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY OR ON WEEKENDS WHEN THE 5 DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
- GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
- ALL LOOSE SOIL AND DEBRIS, WHICH MAY CREATE A POTENTIAL HAZARD TO OFFSITE PROPERTY, SHALL BE REMOVED FROM THE SITE AS DIRECTED BY THE INSPECTOR.
- ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM OR WHENEVER DIRECTED BY THE INSPECTOR.
- A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 72 HOURS AFTER EACH RAINSTORM. BEFORE REMOVAL OF THE RAINWATER INTO THE STORM DRAIN SYSTEM, THE
- THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER.
- DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN OCTOBER 1 AND APRIL 15 WITHOUT PRIOR APPROVAL OF THE INSPECTOR.
- THE UNDERSIGNED OWNER WILL SUPERVISE EROSION CONTROL WORK IN ACCORDANCE WITH THE APPROVED PLANS.

SIGNATURE _____ DATE _____

REFERENCE:

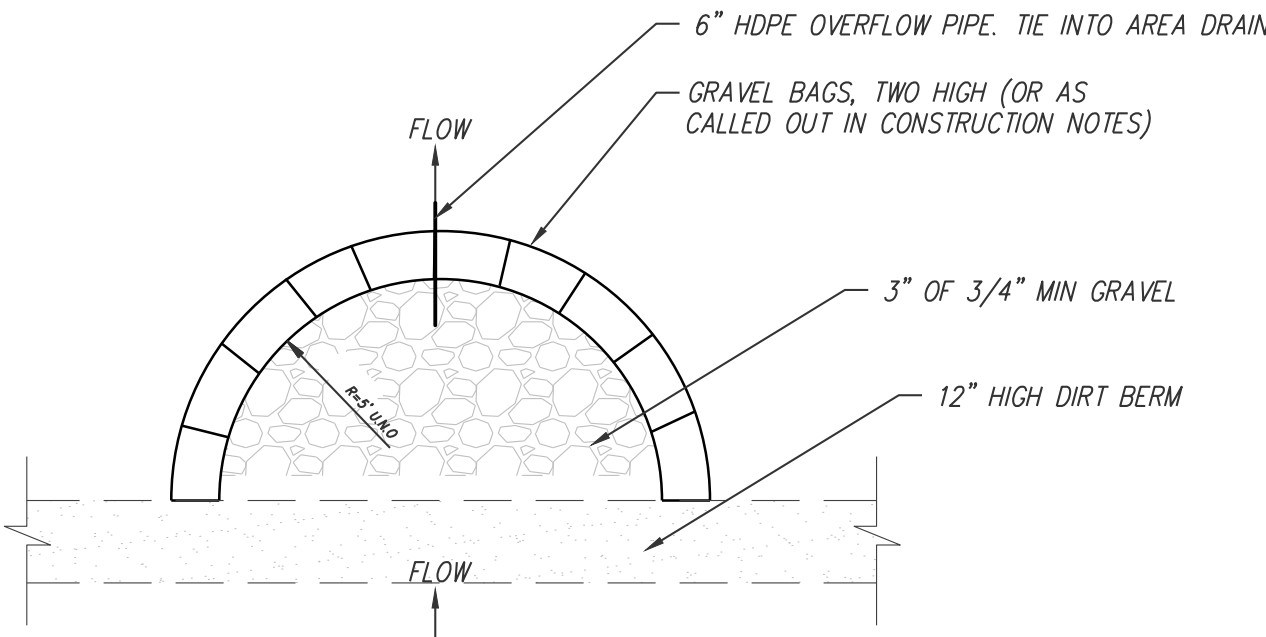
- VENTURA COUNTY WIDE STORM WATER QUALITY MANAGEMENT PROGRAM (SWPCP) FOR SITES LESS THAN ONE ACRE DISTURBED, NPDES PERMIT NO. CAS004002 (ORDER 09-0057)
- CALIFORNIA NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITIES - WATER QUALITY ORDER NO. 97-03-DWQ
- VENTURA COUNTY MUNICIPAL STORMWATER NPDES PERMIT NO. 2010-0108-DWQ

AIR QUALITY:

- THE DEVELOPER SHALL CONTROL DUST AND POTENTIAL AIR QUALITY IMPACTS BY THE FOLLOWING MEASURES:
 - IMPLEMENT A REGULAR WATERING PROGRAM TO REGULATE FUGITIVE DUST.
 - DURING SITE GRADING, A REGULAR WATERING PROGRAM SHALL BE IMPLEMENTED TO CONTROL WIND EROSION.
 - SEED-EXPOSED SURFACES WITH FAST-GROWING, SOIL BINDING PLANT MATERIALS.
 - GRADING SUBJECT TO COMPLIANCE WITH THE VENTURA COUNTY APCD DUST CONTROL MEASURES.
 - ALL CONSTRUCTION EQUIPMENT USED FOR DUST CONTROL SHALL BE KEPT ON SITE UNTIL THOSE PHASES OF DEVELOPMENT ARE COMPLETE.
 - SITE ACCESS ROADS COVERED WITH GRAVEL OR CONTINUOUSLY WATERED.
 - THE GRADING OPERATIONS SHALL BE CEASED IN PERIODS OF HIGH WINDS (WINDS IN EXCESS OF TWENTY [20] MILES PER HOUR) AND SMOG ALERT DAYS.
 - ALL MATERIAL BEING MOVED SHALL BE WATERED AND COVERED.
 - PERIODIC APPLICATION OF WATER ON MATERIAL STOCKPILES.
 - APPLY WATER TWICE DAILY OR CHEMICAL STABILIZERS ACCORDING TO MANUFACTURER'S SPECIFICATIONS TO ALL UNPAVED PARKING/STAGING AREAS OR UNPAVED ROADS.
 - ON-SITE VEHICULAR TRAFFIC LIMITED TO NO MORE THAN FIFTEEN (15) MILES PER HOUR.
 - PERIODICALLY WASH OR SWEEP PUBLIC STREETS IN THE VICINITY OF THE SITE.

ADDITIONAL REFERENCES:

- CALIFORNIA NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY - WATER QUALITY ORDER 2009-0009-DWQ
- CALIFORNIA NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITIES - WATER QUALITY ORDER NO. 97-03-DWG
- VENTURA COUNTY MUNICIPAL STORMWATER NPDES PERMIT NO. CAS004002
- VENTURA COUNTY STORMWATER MANAGEMENT PLAN



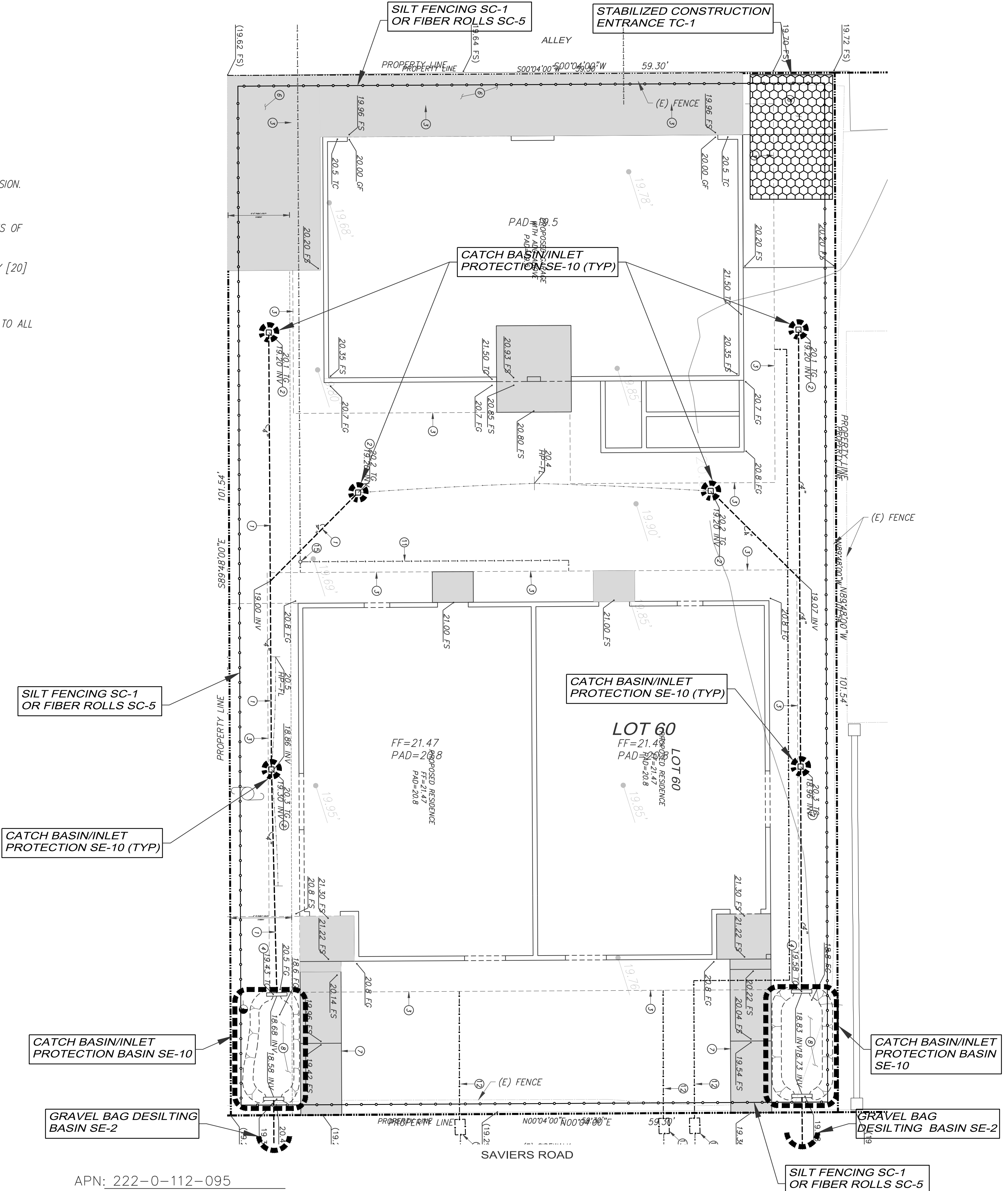
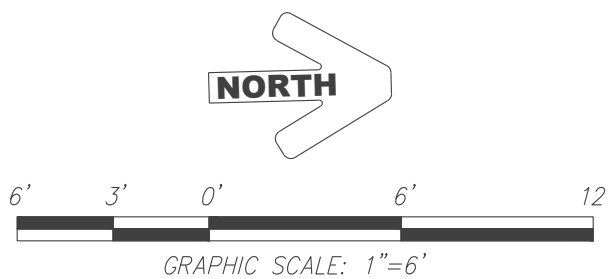
GRAVEL BAG DESILTING BASIN
NTS

LEGEND:

- INSTALL FIBER ROLL BARRIER PER CALIFORNIA STORMWATER BMP HANDBOOK DETAIL SE-5 AND DETAIL "G" ON SHEET 4
- SILT FENCE LOCATION - INSTALL PER CALIFORNIA STORMWATER BMP HANDBOOK DETAIL SE-1 AND DETAIL "B" ON SHEET 4.
- STABILIZED CONSTRUCTION ENTRANCE - CONSTRUCT PER CALIFORNIA STORMWATER BMP HANDBOOK TC-1 AND DETAIL "C" ON SHEET 4.
- GRAVEL BAG DE-SILTING BASIN - CONSTRUCT PER CALIFORNIA STORMWATER BMP HANDBOOK AND DETAIL 1 HEREON.

NOTE:

- CONTRACTOR SHALL NOT REDUCE INFILTRATION CAPACITY OF SOIL IN PERCOLATION BASIN THROUGH COMPACTION OR BY USING IT AS SEDIMENT TRAP. CARE MUST BE TAKEN TO KEEP SOILS OUT OF BASIN, CDS, OTHER POST-CONSTRUCTION TREATMENT DEVICES DURING CONSTRUCTION TO PREVENT CLOGGING.
- THE ENTIRE SITE IS CONSIDERED A SINGLE DRAINAGE AREA.



APN: 222-0-112-095

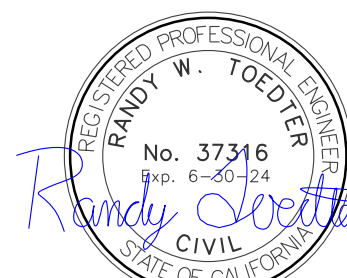
PREPARED BY:

RWC-LLC

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

RANDY W. TOEDTER R.C.E. 37316

W.O. 10619.000



REVISIONS

MARK	DATE	DESCRIPTION	BY

REVIEWED BY:

DATE

DATE

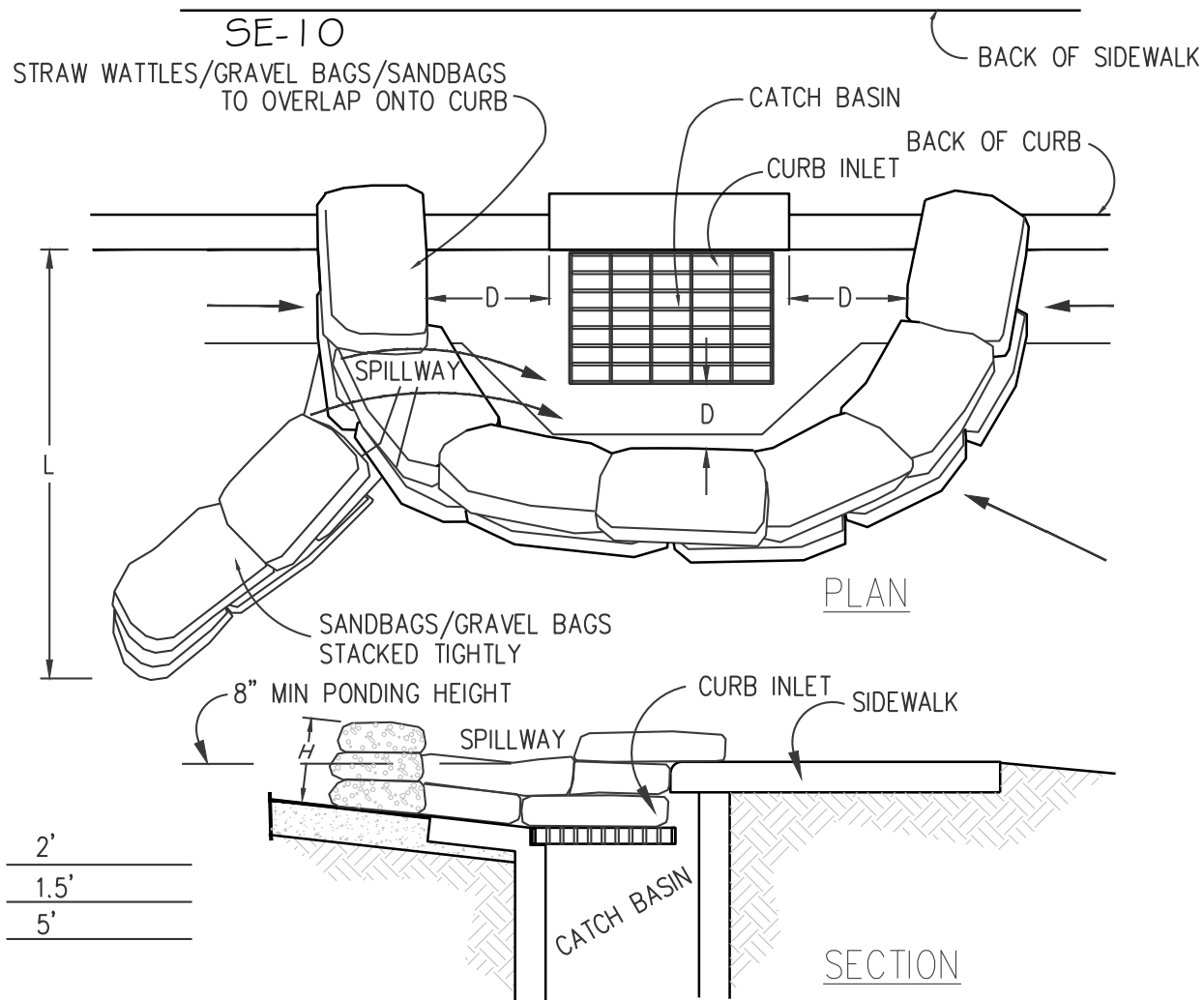
CITY OF OXNARD
DEVELOPMENT SERVICES DEPARTMENT

EROSION & SEDIMENT CONTROL PLAN
5305 S. SAVIERS RD. OXNARD, CA

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

SCALE: HORIZ.: NONE VERT.: NONE SHEET No. EC1 EC2 OF DRAWING NUMBER XX-XXA

A CATCH BASIN/INLET PROTECTION



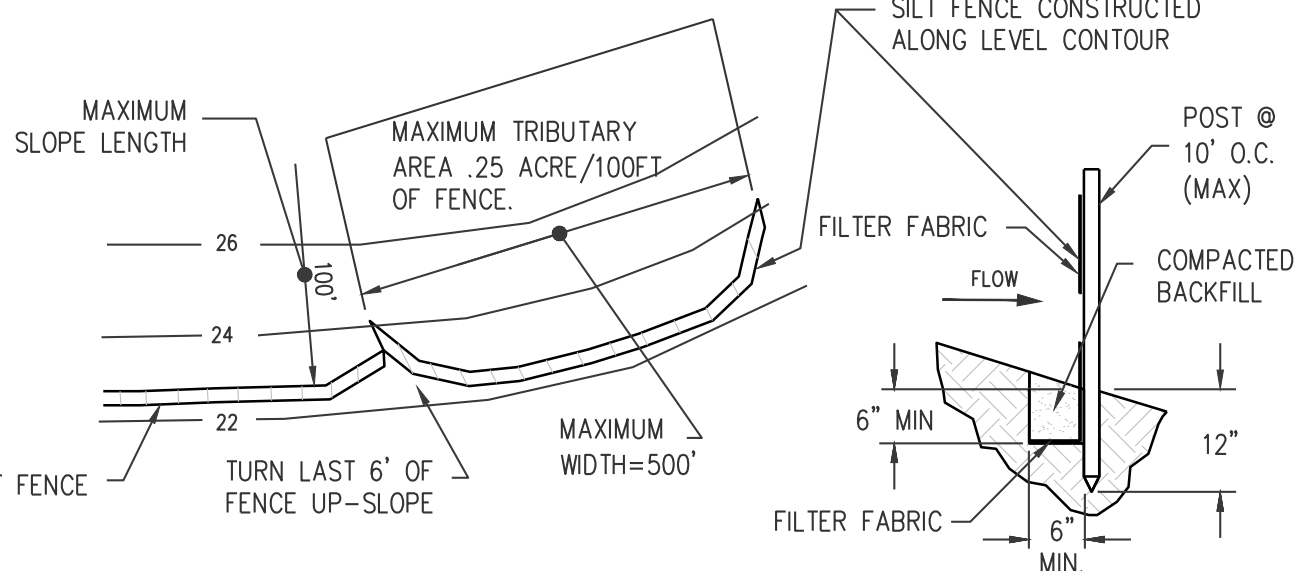
NOTES:

- CATCH BASIN/INLET PROTECTION SHALL BE INSTALLED WHEREVER THERE IS A POTENTIAL OF STORMWATER OR NON-STORMWATER BEING DISCHARGED INTO IT.
 - INLET PROTECTION IS REQUIRED ALONG WITH OTHER POLLUTION PREVENTION MEASURES SUCH AS; EROSION CONTROL, SOIL STABILIZATION, AND MEASURES TO PREVENT TRACKING ONTO PAVED SURFACES.
 - MODIFY INLET PROTECTION AS NEEDED TO AVOID CREATING TRAFFIC HAZARDS.
 - INCLUDE INLET PROTECTION MEASURES AT HILLSIDE V-DITCHES AND MISC. DRAINAGE SWALES.
- INLET PROTECTION SHALL BE INSPECTED AND ACCUMULATED SEDIMENTS REMOVED. SEDIMENT SHALL BE DISPOSED OF PROPERLY AND IN A MANNER THAT ASSURES THAT THE SEDIMENT DOES NOT ENTER THE STORM DRAIN SYSTEM.
- DAMAGED BAGS SHALL BE REPLACED IMMEDIATELY.

ADDITIONAL SANDBAG SEDIMENT TRAPS SHALL BE PLACED AT INTERVALS AS INDICATED ON SITE PLAN.

B SILT FENCE

SE-1

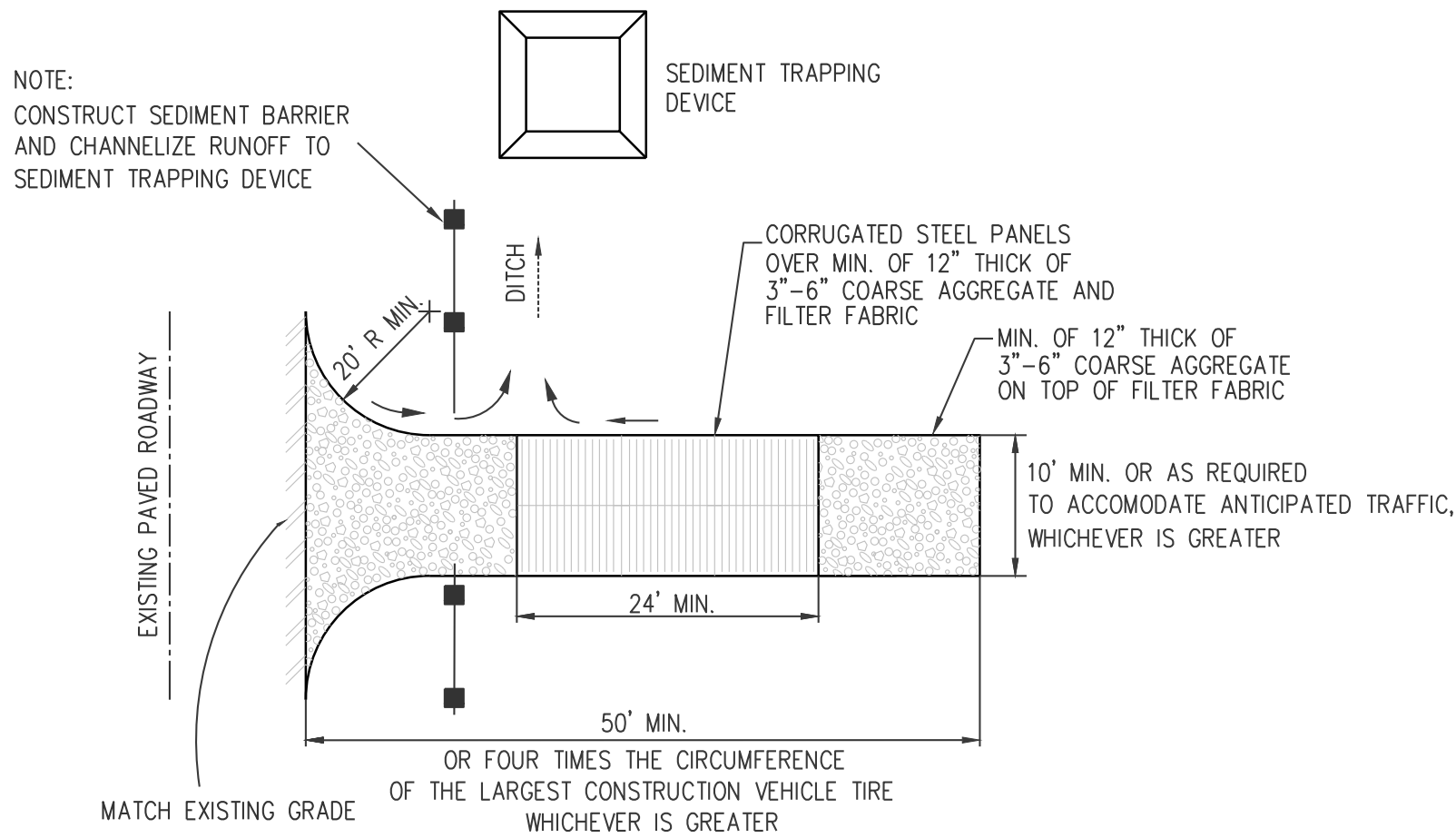


NOTES:

- CONSTRUCT THE SILT FENCE ALONG A LEVEL CONTOUR.
- SILT FENCES SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
- PROVIDE SUFFICIENT ROOM FOR RUNOFF TO POND BEHIND THE FENCE AND ALLOW SEDIMENT REMOVAL EQUIPMENT TO PASS BETWEEN THE SILT FENCE AND TOE OF SLOPE OR OTHER OBSTRUCTIONS. ABOUT 1200 SQ. FT. OF PONDING AREA SHALL BE PROVIDED FOR EVERY ACRE DRAINING TO THE FENCE.
- TURN THE ENDS OF THE FILTER FENCE UPHILL TO PREVENT STORMWATER FROM FLOWING AROUND THE FENCE.
- LEAVE AN UNDISTURBED OR STABILIZED AREA IMMEDIATELY DOWNSLOPE FROM THE FENCE.
- DO NOT PLACE IN LIVE STREAM OR INTERMITTENTLY FLOWING CHANNELS.
- WHEN STANDARD FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS.
- REFER ALSO TO BMP SE-1 FROM 2015 CALIFORNIA STORMWATER B.M.P. HANDBOOK FOR CONSTRUCTION.

C STABILIZED CONSTRUCTION ENTRANCE

TC-1



NOTES:

- SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC ROADS. DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
- STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
 - LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT OF WAY, STREET, ALLEY, AND SIDEWALK OR PARKING AREA.
 - A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS", AND/OR MIN 3"-6" COARSE AGGREGATE WITH LENGTH, WIDTH & THICKNESS AS NEEDED TO ADEQUATLY PREVENT ANY TRACKING ONTO PAVED SURFACES.
- ADDING A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
- ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.

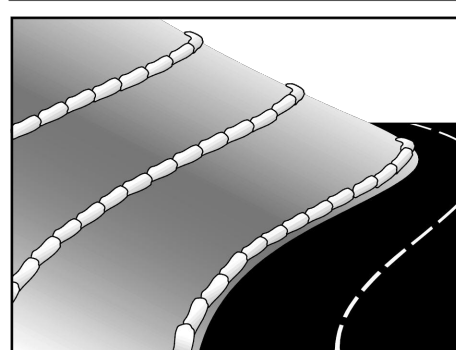
NOTES:

- REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
- SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
- PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

STREET MAINTENANCE

GRAVEL BAG BERM

Gravel Bag Berm



Description and Purpose
A gravel bag berm is a series of gravel-filled bags placed on a level contour to intercept sheet flows. Gravel bags pond sheet flow runoff, allowing sediment to settle out, and release runoff slowly as sheet flow, preventing erosion.

Suitable Applications
Gravel bag berms may be suitable:

- As a linear sediment control measure:
 - Below the toe of slopes and erodible slopes
 - As sediment traps at culvert/pipe outlets
 - Below other small cleared areas
 - Along the perimeter of a site
 - Down slope of exposed soil areas
 - Around temporary stockpiles and spoil areas
 - Parallel to a roadway to keep sediment off paved areas
 - Along streams and channels
- As a linear erosion control measure:
 - Along the face and at grade breaks of exposed and erodible slopes to shorten slope length and spread runoff as sheet flow.

SE-6

Categories
EC Erosion Control
SE Sediment Control
TC Tracking Control
WE Wet Erosion Control
WS Stormwater Management Control
WM Waste Management and Materials Pollution Control

Legend:
Primary Category
Secondary Category

Targeted Constituents

Sediment
Nutrients
Toxins
Metals
Solvents
Oil and Grease
Organics

Potential Alternatives
SE-1 Silt Fence
SE-5 Fiber Roll
SE-8 Bermed Barrier
SE-12 Temporary Silt Dike
SE-14 Buffering Bags

If User/Subscriber modifies this fact sheet in any way, the CASQA number(s) and footer below must be removed from each page and not appear on the modified version.



May 2011 California Stormwater BMP Handbook Portal Construction www.casqa.org 1 of 4

D MATERIAL STORAGE AND DELIVERY

WM-3

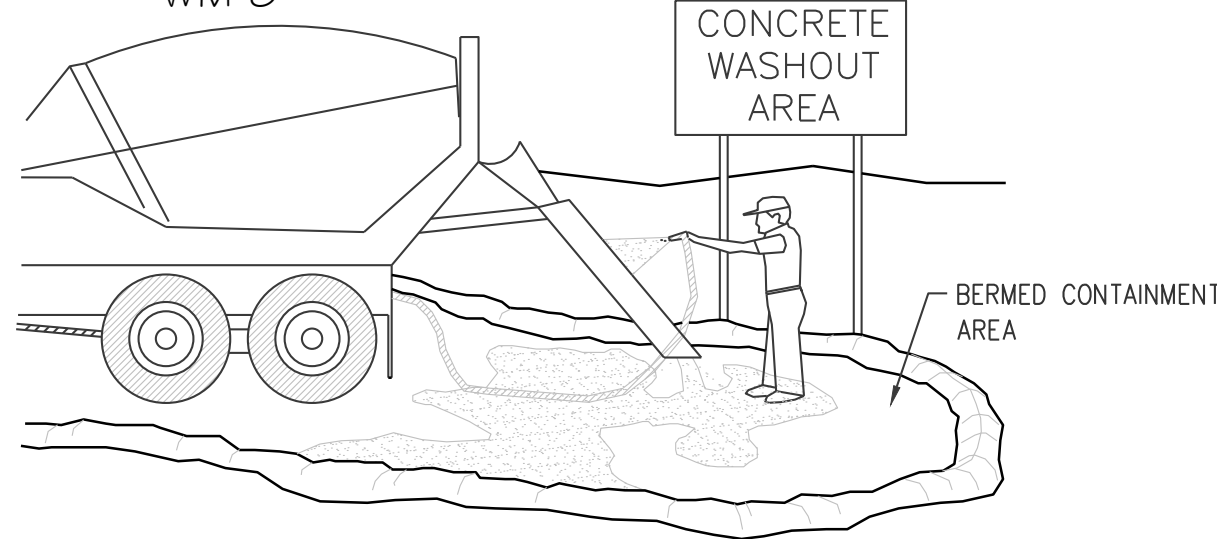
APPLY BMP WM-1 FROM THE 2015 CALIFORNIA STORMWATER BMP HANDBOOK FOR CONSTRUCTION AVAILABLE AT www.cabmphandbooks.com.

MINIMUM REQUIREMENTS FROM WM-1:

- MATERIAL DELIVERY AND STORAGE AREAS SHOULD BE LOCATED NEAR THE CONSTRUCTION ENTRANCES, AWAY FROM WATERWAYS OR DRAINAGE PATHS. PREFERRED METHOD OF MATERIAL STORAGE IS INDOORS WITHIN EXISTING STRUCTURES OR SHEDS WHEN AVAILABLE. AT A MINIMUM, MATERIAL STORAGE AREA SHALL BE SURROUNDED WITH PROTECTIVE BERMS.
- MATERIALS SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS AND THE ORIGINAL PRODUCT LABELS SHOULD BE MAINTAINED IN PLACE IN A LEGIBLE CONDITION.
- MATERIALS SHOULD BE STORED ON PALLETS AND SHOULD NOT BE ALLOWED TO ACCUMULATE ON THE GROUND. SECONDARY CONTAINMENT SHALL BE PROVIDED, WHEN POSSIBLE, TO PROVIDE PROTECTION FROM WIND AND RAIN. MATERIALS SHOULD BE COVERED DURING NON-WORKING DAYS AND PRIOR TO AND DURING RAIN OR WIND EVENTS.
- EMPLOYEES AND SUBCONTRACTORS SHALL BE TRAINED ON PROPER MATERIAL DELIVERY AND STORAGE PRACTICES AND IN EMERGENCY SPILL CLEANUP PROCEDURES.

E CONCRETE WASTE MANAGEMENT

WM-8

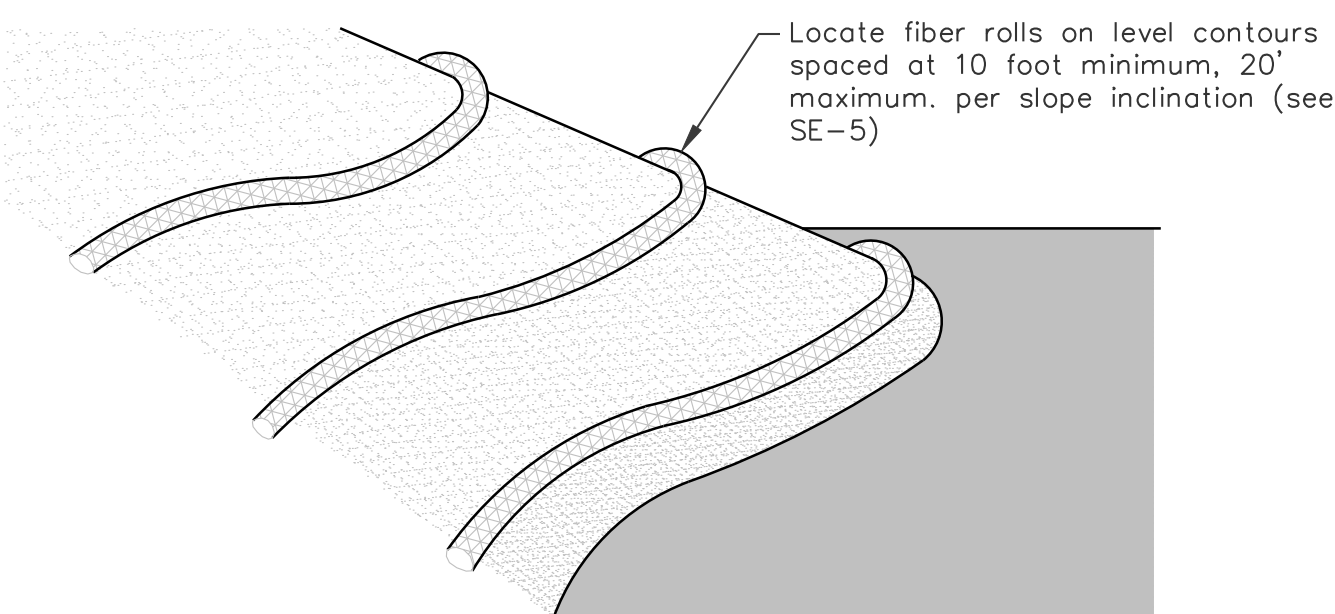


NOTES:

- EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
- FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED ON SITE.
- SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.
- CONCRETE WASHOUT AREA SHALL BE LINED WITH A MINIMUM 10 MIL. POLYETHYLENE SHEETING. REFER TO BMP #WM-8 FROM THE 2015 CALIFORNIA CONSTRUCTION BMP HANDBOOK

G FIBER ROLL BARRIER

SE-5

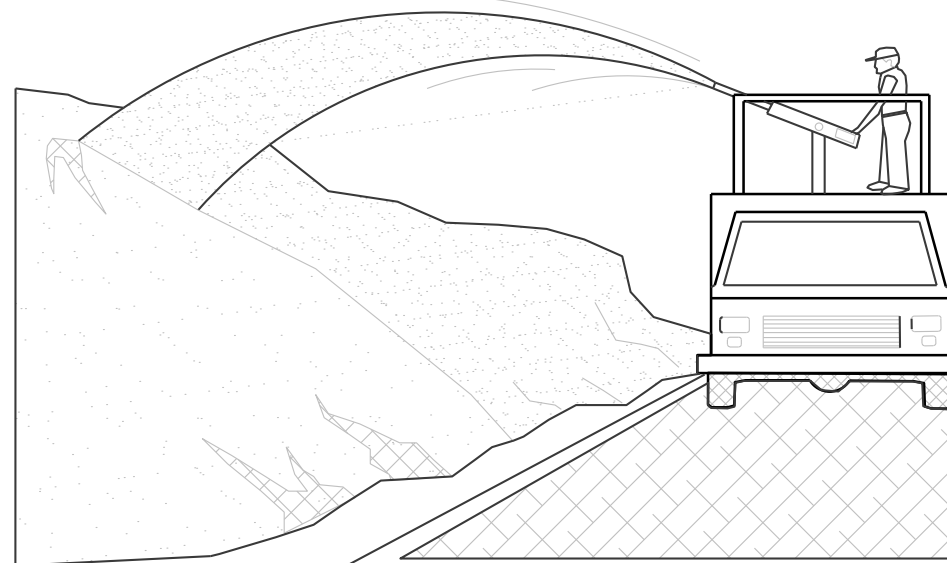


Fiber rolls may be suitable:

- Along the toe, top, and at grade breaks of exposed erodible slopes to shorten slope length and spread runoff as sheet flow.
- At the end of a downward slope where it transitions to a steeper slope.
- Along the perimeter of a project.
- As check dams in unlined ditches with minimal grade.
- Down-slope of exposed areas.
- At operational storm drains as a form of inlet protection.

F EROSION CONTROL

EC-4

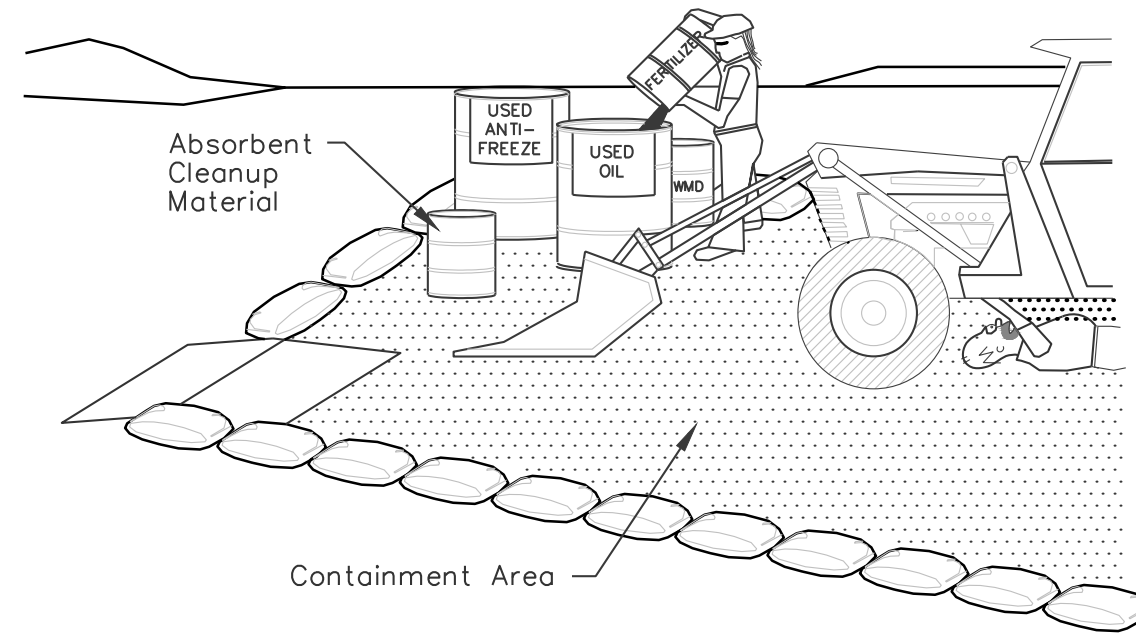


NOTES:

- SOIL/SLOPE STABILIZATION PRACTICES SHALL BE DESIGNED TO PRESERVE EXISTING VEGETATION WHERE FEASIBLE AND TO REVEGETATE OPEN AREAS AS SOON AS FEASIBLE AFTER GRADING. THESE CONTROL PRACTICES SHALL INCLUDE TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, SOD STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, OR OTHER SOIL STABILIZATION PRACTICES.
- SOIL STABILIZATION SHALL BE IMPLEMENTED ON ALL INACTIVE DISTURBED AREAS FROM OCTOBER 1 THRU APRIL 15 AND ON ALL DISTURBED AREAS DURING A RAIN EVENT OR POTENTIAL RAIN.
- STABILIZATION PRACTICES SHALL CONTROL/PREVENT EROSION FROM THE FORCES OF WIND AND WATER.
- STABILIZATION PRACTICES SHALL BE IMPLEMENTED IN CONJUNCTION WITH SEDIMENT TRAPPING/FILTERING PRACTICES AND PRACTICES TO REDUCE THE TRACKING OF SEDIMENT ONTO PAVED ROADS.
- WHEN USING STRAW MULCHING, THE MINIMUM APPLICATION SHALL BE 2 TONS/ACRE. MULCH MUST BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR WATER.
- WHEN USING HYDROSEEDING/MULCHING, THE MINIMUM APPLICATION OF WOOD FIBER SHALL BE 1,500 LBS/ACRE, THAT DOES NOT CONTAIN MORE THAN 50 PERCENT NEWSPRINT.
- FOR SEEDING RECOMMENDATIONS, CONTACT: USDA, NATURAL RESOURCES CONSERVATION SERVICE OR VENTURA COUNTY RCD.
- FOR DETAILED BMPs, SEE BMP EC-1 THROUGH EC-13 FROM 2015 CALIFORNIA STORMWATER BMP HANDBOOK FOR CONSTRUCTION.

H EQUIPMENT REPAIR/MAINTENANCE

NS-10



Notes:

- Leaking vehicles and equipment shall not be allowed on-site. Equipment and vehicles shall be inspected frequently for leaks and shall be repaired immediately. Clean up spills and leaks promptly with absorbent materials; do not flush with water.
- Vehicles and equipment shall be maintained, and repaired on-site only in designated areas. Prevent run-on and run-off from designated areas. Containment devices shall be provided and areas shall be covered if necessary.
- Designate on-site vehicle and equipment maintenance areas, away from storm drain inlets and watercourses.
- Always use secondary containment, such as a drain pan or drop cloth, to catch spills and leaks when removing or changing fluids.
- Legally dispose of used oils, fluids, and lubricants.
- Provide spill containment dikes or secondary containment around stored oil, fuel, and chemical drums.
- Maintain an adequate supply of absorbent spill cleanup materials in designated area.

APN: 222-0-112-095

PREPARED BY:

W.O. 10619.000

RWC-LLC

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



RANDY W. TOEDTER R.C.E. 37316

DATE

REVISIONS

MARK	DATE	DESCRIPTION	BY

REVIEWED BY:

DATE DATE

CITY OF OXNARD DEVELOPMENT SERVICES DEPARTMENT

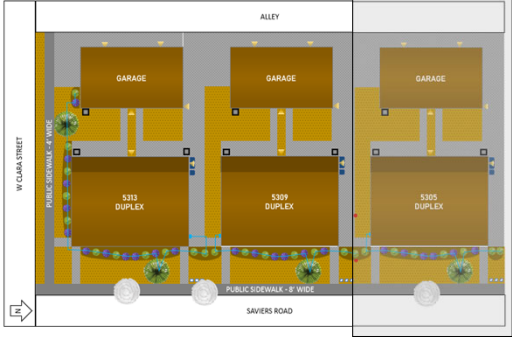
EROSION CONTROL DETAILS
5305 S. SAVIERS RD. OXNARD, CA

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

SCALE: HORIZ.: NONE VERT.: NONE SHEET No. EC2 OF EC2

DESIGN BY: R.W.T. DRAWING NUMBER XX-XXA

CHECKED BY: R.W.T.



SAVIERS ROAD

ALLEY

GARAGE

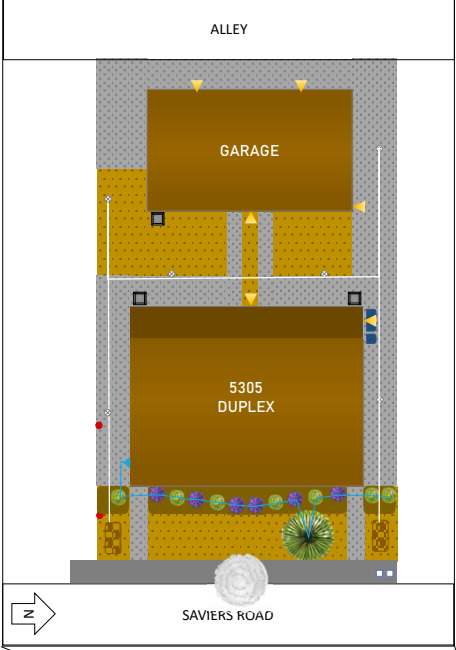
5305
DUPLEX

SYMBOL KEY

- Decomposed Granite
- Mulch (wood, brown)
- Retention Bed with drain ¹
- Concrete Pavement ²
- Lavender (Lavandula Angustifolia) – 5 gallon
- Rosemary (Rosmarinus Officinalis) – 5 gallon
- Fruitless Olive Tree (Olea Europaea) – 36" Box
- Existing tree in parkway, maintained by city
- New water meter
- Irrigation control equipment ³
- Irrigation line ⁴
- Stormwater drain line ⁵
- Stormwater Drain with grate ⁶
- Existing utility pole on ground
- Exterior light fixture ⁷
- Trash receptacle storage ⁸
- AC Condenser ⁹

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

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



NOTES

- Drainage to be completed in accordance with Drainage Report and Fine Grading Plan designed by RWC-LLC.
- Concrete pavement will be 2500 PSI.
- Orbit 4-station indoor/outdoor Irrigation Controller (Model 57894)
- 4 1/2" drip irrigation tubing with adjustable emitter dripper (0 – 14 gallons per hour) at each plant
- 5/4" diameter PVC SDR 35 Drain Line (S = 0.5% Min), in accordance with Drainage Report and Fine Grading Plan designed by RWC-LLC.
- 6 square inch drain with flat or atrium grate, in accordance with Drainage Report and Fine Grading Plan designed by RWC-LLC.
- Westinghouse 1-Light LED Wall Fixture White Finish with Frosted Opal Glass (Item 6106800) or similar. Luminaires shall be LED with flat lenses and parallel to the ground. Outdoor lighting instruments shall be on a dedicated circuit and operate from dusk to dawn.
- Trash, recycle and green waste service to be provided by the city of Oxnard. Each will be a 90-gallon tote. The trash receptacle storage space will be screened by 5-gallon plants.
- Goodman 2 Ton 14 SEER Air Conditioning Condenser (Model GSX140241) or similar. AC condensers are over five feet from property line. The dba at property line will be less than or equal to 55 decibels.
- There is no existing landscaping on the property. No plants or trees will be removed as part of construction. The landscaping will comply with the applicable Parks Landscape Standards and Water Conserving Landscape Ordinance.
- The foundations for the structures located inside or immediately adjacent to Public Utility Easements (eg. Fences and Buildings) shall be designed to allow utility excavation in the area.



SAVIERS ROAD

ALLEY

GARAGE

5305
DUPLEX

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

NOTES

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

Responsible
Party:
Carlos Lopez

DATE:
07/04/2024

CONCETUAL
LANDSCAPE
PLAN

Duplex, ADU & Garage at
5305 S. Saviers Rd.
Oxnard, CA 93033

L1

COMMUNITY WORKSHOP

Monday, November 18, 2024

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

1. PROJECT NAME: Saviers Road Duplexes; PLANNING AND ZONING PERMIT NO. 23-200-04 (Development Design Review); Southwinds Neighborhood

A request to construct a 3,326 square foot two-story duplex building and a 990 square foot garage with a 990 square foot ADU above the garage on a 0.13 acre lot located at 5309 Saviers Road (APNs: 222-0-112-105) within the Garden Apartment - Planned Development (R-3-PD) zone. The project is exempt from environmental review pursuant to Section 15303 (New Construction of Small Structures), Class 3 of the California Environmental Quality Act (CEQA) Guidelines.

Applicant: Emmanuel Lopez
City Contact: Daniel Houck

Phone: (805) 857-5906
Phone: (805) 385-7556

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

Notes

Site / Plot Plan

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

Project Data

Revisions

Abbreviations:

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

Applicable Codes:

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

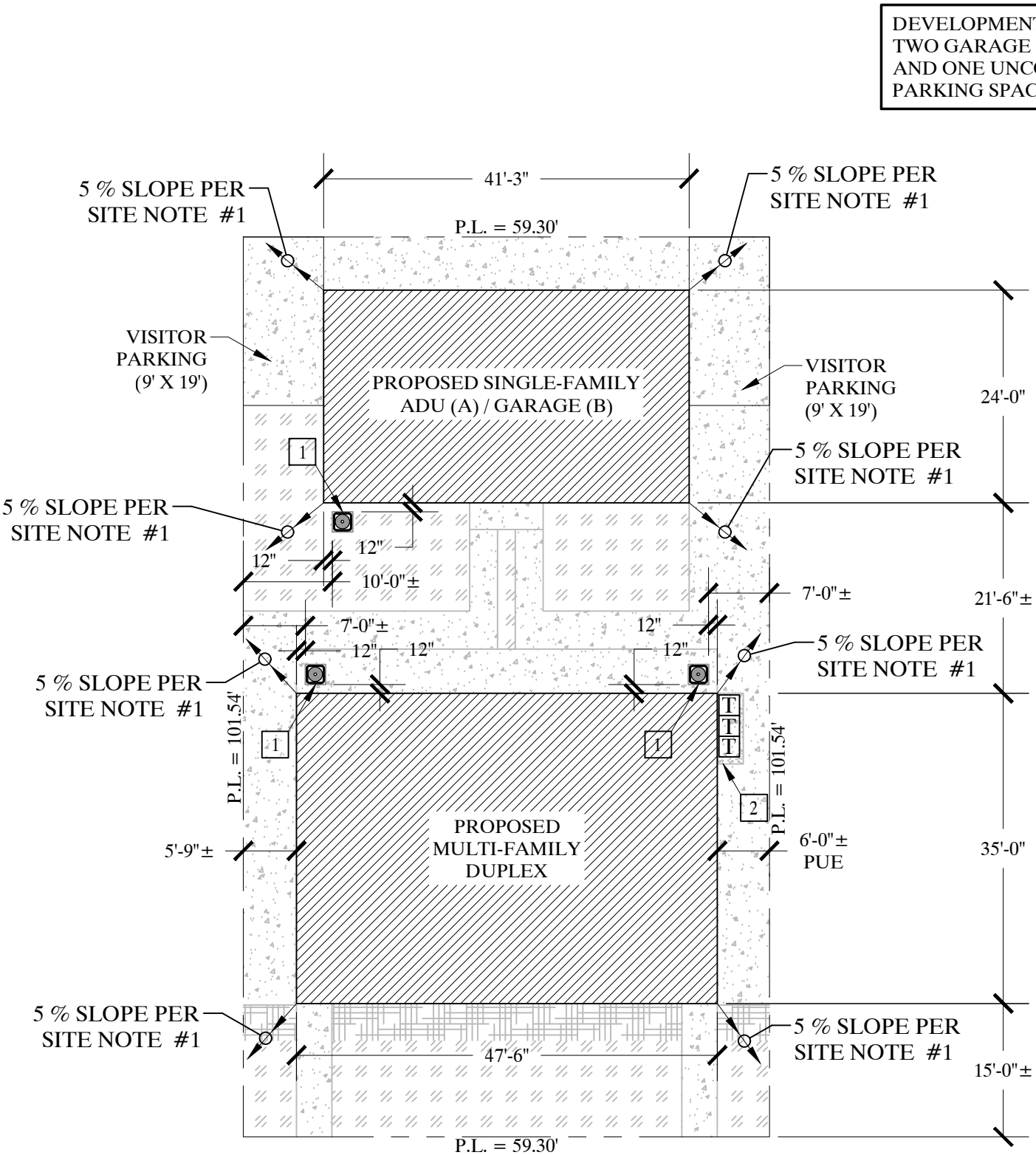
2022 CALIFORNIA RESIDENTIAL CODE (CRC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA ENERGY CODE (CEnc)
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS
2022 CALIFORNIA BUILDING CODE (CBC)

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

Scope:

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

Vicinity Map



Site Plan

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

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

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

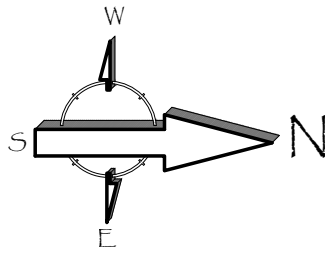
NOTES
¹ The interior yard space is a contiguous area between the required front yard setback and the rear property line. The area exceeds the minimum dimension of 15' x 15'. The interior yard space is completely separate from any area required for automobile circulation.

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

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

SITE PLAN - KEYNOTES

- A/C CONDENSER
- CITY PROVIDED REFUSE CONTAINER PAD



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

General Site Notes:

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

Additional Notes:

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



INDICATES LOCATION OF PROPOSED STRUCTURES

INDICATES LOCATION OF UNCOVERED PARKING / CONCRETE PAVING

INDICATES DECOMPOSED GRANITE PER LANDSCAPE SHEET L1

INDICATES MULCH PER LANDSCAPE SHEET L1

INDICATES PAINTED LINES / ARROWS ON STREET

INDICATES CONCRETE SIDEWALKS, PADS, CURBS, GUTTERS & MEDIANS

Residence Information:

PROPOSED 2-STORY DUPLEX: 3,326 SQ. FT.
(1,663 SQ. FT. FIRST FLOOR,
1,663 SQ. FT. SECOND FLOOR)
PROPOSED ADU OVER GARAGE: 990 SQ. FT.
PROPOSED GARAGE: 990 SQ. FT.

TOTAL LIVING: 4,316 SQ. FT.

TOTAL STRUCTURES: 2,653 SQ. FT.

TOTAL LOT AREA: 5,662 SQ. FT. (100%) (0.130 ACRES)

TOTAL PROPOSED LOT COVERAGE: 2,653 SQ. FT. (46.86%)

Property Data:

OCCUPANCY GROUP: R-3

DESCRIPTION OF USE: NEW CONSTRUCTION

TYPE OF CONSTRUCTION: VB

SPRINKLERS: NO

STORIES: 2

APN: 222-0-112-105

YEAR BUILD: 2022

LOT NO.: 61

TRACT NO.: 1534

Owner:

CARLOS LOPEZ
PO BOX 882
SIMI VALLEY, CALIFORNIA 93062

Structural Engineer:

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

Designer:

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

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| A3 | DUPLEX: SECOND FLOOR DIMENSION PLAN |
| A4 | DUPLEX: FIRST FLOOR PLAN |
| A5 | DUPLEX: SECOND FLOOR PLAN |
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| SD5 | HARDY FRAME STANDARD DETAILS |
| SD6 | HARDY FRAME STANDARD DETAILS |

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

Project:

Duplex, ADU, & Garage at:
5309 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title:

Cover Sheet

Date:

12-03-2022

Scale:

1/4"=1'-0"

Project No.:

2234

Sheet:

A1

Engineered Site / Plot Plan

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

Project Data

Revisions

Exhibit "A" (Legal Description):

For APN/Parcel ID(s): 222-0-112-105

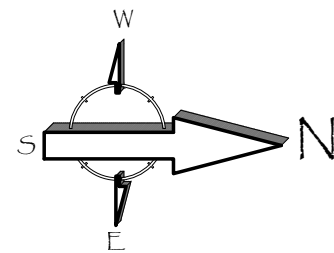
LOT 61 OF TRACT NO. 1534, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 36, PAGE 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, AND NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFROM AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN THOSE HEREINABOVE DESCRIBED, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEEN AND OPERATE ANY SUCH WELLS OR MINES, WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED OR OTHERWISE IN SUCH MANNER AS TO ENDANGER SALINITY OR ANY IMPROVEMENTS THAT MAY BE CONSTRUCTED ON SAID LANDS, AS RESERVED BY W. MARK DURLEY AND AGNES S. DURLEY, HUSBAND AND WIFE, IN DEED RECORDED MARCH 15, 1963 AS DOCUMENT NO. 15537 IN BOOK 2292 PAGE 141 OF OFFICIAL RECORDS.

Additional Notes:

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General Site Notes:

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1,663 SQ. FT. SECOND FLOOR)	
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DESCRIPTION OF USE:	NEW CONSTRUCTION
TYPE OF CONSTRUCTION:	VB
SPRINKLERS:	NO
STORIES:	2
APN:	222-0-112-105
YEAR BUILT:	2022
LOT NO.:	61
TRACT NO.:	1534

Owner:

CARLOS LOPEZ
PO BOX 882
SIMI VALLEY, CALIFORNIA 93062

Structural Engineer:

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

Designer:

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

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SD6	HARDY FRAME STANDARD DETAILS

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

Project:

Responsible Designer:

Jimmy Bermejo

Title:

Engineering Site Plan

Date:

12-03-2022

Scale:

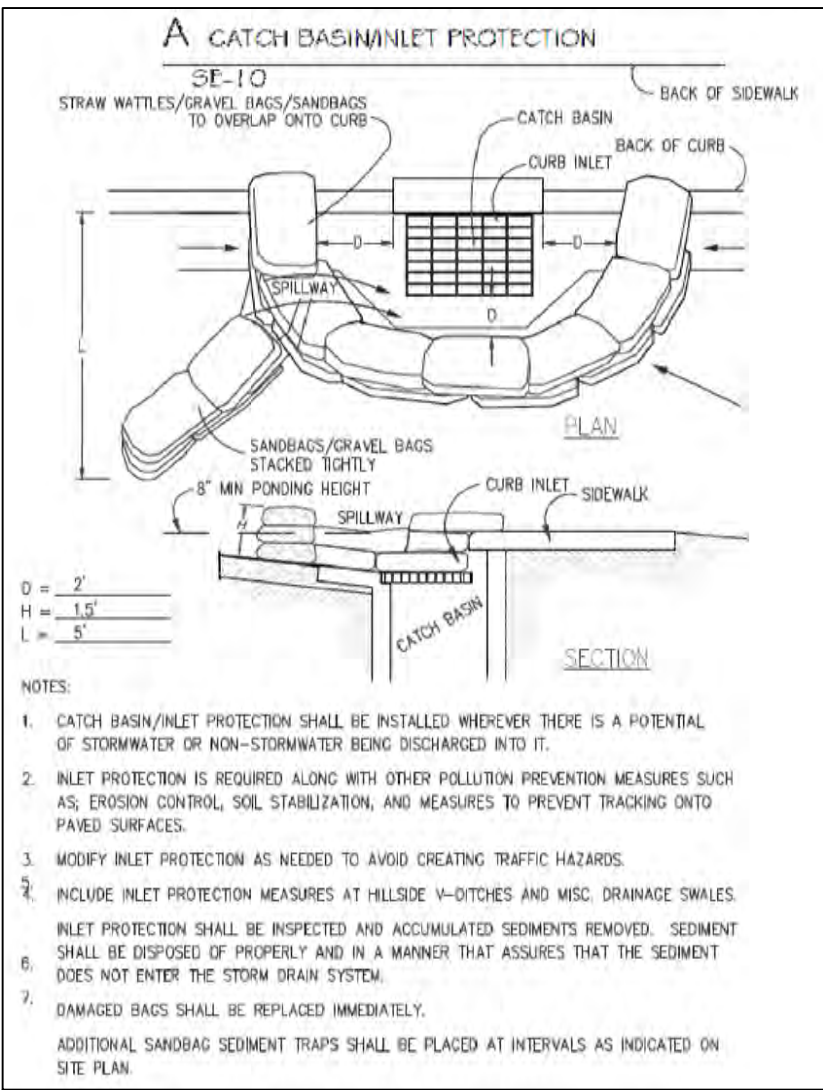
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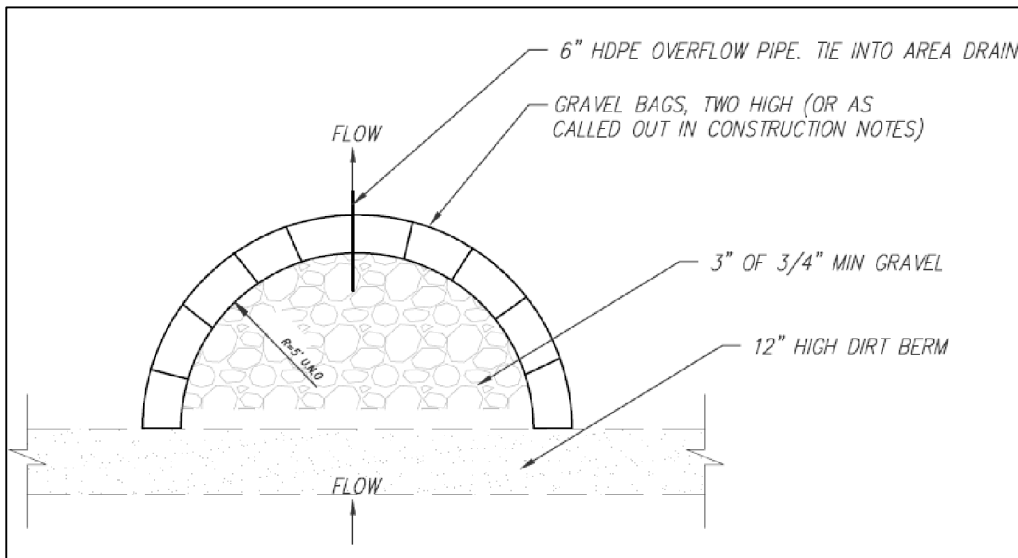
2234

Sheet:

A1.1



A CATCH BASIN / INLET



B GRAVEL BAG DESILTING BASIN

Vicinity Map

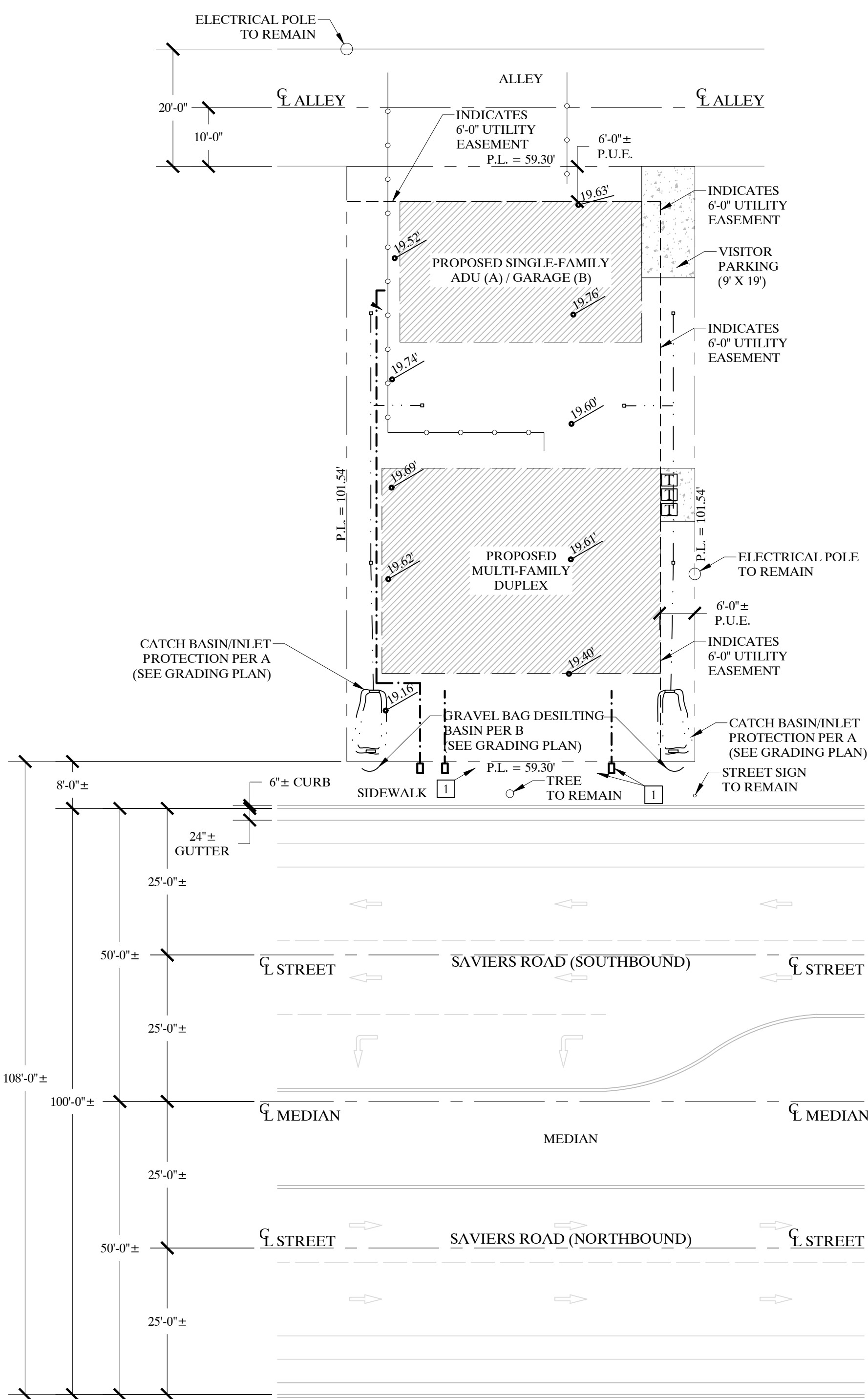


- INDICATES LOCATION OF PROPOSED ADDITION
- INDICATES LOCATION OF UNCOVERED PARKING
- INDICATES PAINTED LINES / ARROWS ON STREET
- INDICATES CONCRETE SIDEWALKS, PADS, CURBS, GUTTERS & MEDIANS
- INDICATES SPOT SITE ELEVATIONS. REFER TO SURVEY SHEETS BY HENRY LAND SURVEYING INC.
- INDICATES APPROX. LOCATION OF TRASH CONTAINERS ON CONCRETE PAD. REFER TO LANDSCAPE SHEET L1 FOR ADDITIONAL NOTES.
- INDICATES 4" DIA. PVC, SDR 35 DRAIN LINE (S=5% MIN.) WITH 6" SQ. AREA DRAIN WITH ATRIUM GATE AT ENDS PER GRADING PLAN SHEET C2. REFER TO GRADING PLAN FOR ADDITIONAL INFORMATION.
- INDICATES 4" DIA. SEWER MAIN PER GRADING PLAN SHEET C2. REFER TO GRADING PLAN FOR ADDITIONAL INFORMATION.
- INDICATES WATER LINES PER GRADING PLAN SHEET C2. REFER TO GRADING PLAN FOR ADDITIONAL INFORMATION.

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

ENGINEERED SITE PLAN - KEYNOTES

- WATER METERS PER GRADING PLAN



Engineered Site Plan

Other Building Code Requirements (cont.):

- 6. HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS. (2022 CRC R317.7.8.)
- 7. IF YOU ADD ONE OR MORE WATER CLOSETS WITH YOUR ROOM ADDITION OR ALTERATION AND THE TOTAL NUMBER OF WATER CLOSETS EXCEEDS (3), A 4" DRAIN LINE WILL BE REQUIRED
- 8. THE INTERIOR WALL AND CEILING FINISHES FOR OCCUPANCY GROUP R-3 AND R-3.1 SHALL HAVE A MINIMUM FIRE RATING OF CLASS C. (FLAME SPREAD INDEX576-200; SMOKED DEVELOPED INDEX 0-450).2022 CBC SECTION 803.1.1 AND TABLE 803.11
- 9. PROVIDE 8" MINIMUM GRADE SEPARATION FROM FINISHED GRADE TO WOOD PLATE. (CRC R317.1)
- 10. RETURN AIR FROM ONE DWELLING UNIT SHALL NOT DISCHARGE INTO ANOTHER DWELLING UNIT THROUGH THE HEATING OR COOLING SYSTEM. CMC 311.4
- 11. ALL ESCAPE OF RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES. WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE THEY SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAT 44 INCHES ABOVE THE FLOOR (CRC R310)
- 12. STAIRWAYS SHALL BE AS FOLLOWS:
 - a. NOT LESS THAN 36 INCHES IN CLEAR WIDTH
 - b. HANDRAILS SHALL NOT PROJECT MORE THAN 4 1/2 INCHES FROM EITHER SIDE OF THE STAIRWAY AND THE CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT
 - c. THE HEADROOM SHALL BE NOT LESS THAN 6 FEET 8 INCHES MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY
 - d. A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 147 INCHES (12.25 FT.) BETWEEN FLOOR LEVELS OR LANDINGS
 - e. THE RISER SHALL BE NOT MORE THAN 7 1/2 INCHES. OPEN RISERS ARE PERMITTED PROVIDED THAT THE OPENINGS LOCATED MORE THAN 30 INCHES TO THE FLOOR OR GRADE BELOW DO NOT PERMIT THE PASSAGE OF A 4 INCH DIAMETER SPHERE
 - e. THE TREAD DEPTH SHALL NOT BE LESS THAN 10 INCHES

Energy and Electrical Requirements:

- 1. ALL PERMANENTLY INSTALLED LIGHTING SHALL BE HIGH EFFICACY LUMINARIES SUCH AS PIN-BASED LINEAR OR COMPACT FLUORESCENT LAMPS, PULSE START METAL HALIDE LAMPS, HIGH PRESSURE SODIUM LAMPS, GU-24 SOCKET RATED LED OR COMPACT FLUORESCENT OR OTHER LIGHTING ACCEPTABLE TO THE CEC. SCREW BASED LUMINARIES ARE ONLY ALLOWED WITH JAS-CERTIFIEC LAMPS.
- 2. AT LEAST ONE LUMINARIES IN EACH BATHROOM, UTILITY ROOM, LAUNDRY ROOM AND GARAGE MUST BE CONTROLLED BY A VACANCY SENSOR.
- 3. ALL LUMINARIES IN GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINARIES SUCH AS PIN-BASED LINEAR OR COMPACT FLUORESCENT LAMPS, PULSE START METAL HALIDE LAMPS, HIGH PRESSURE SODIUM LAMPS, GU-24 SOCKET RATED LED OR COMPACT FLUORESCENT OR OTHER LIGHTING ACCEPTABLE TO THE CEC AND MUST BE CONTROLLED BY A VACANCY SENSOR. SCREW BASED LED OR FLUORESCENT LAMPS ARE NOT ACCEPTABLE.
- 4. PERMANENTLY INSTALLED EXTERIOR LIGHTING (EXCEPT FOR SWIMMING POOL, WATER FEATURE LIGHTING AND LANDSCAPE LIGHTING) SHALL BE HIGH EFFICACY LUMINARIES SUCH AS PIN-BASED LINEAR OR COMPACT FLUORESCENT LAMPS, PULSE START METAL HALIDE LAMPS, HIGH PRESSURE SODIUM LAMPS, GU-24 SOCKET RATED LED OR COMPACT FLUORESCENT OR OTHER LIGHTING ACCEPTABLE TO THE CEC AND SHALL BE CONTROLLED BY MOTION SENSORS WITH INTEGRAL PHOTO CONTROL, MOTION SENSOR WITH AN ASTRONOMICAL TIME CLOCK, OR MOTION SENSOR WITH AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS). SCREW BASED LED OR FLUORESCENT LAMPS ARE NOT ACCEPTABLE.
- 5. LIGHT SOURCES MUST BE MARKED "JA 8-2022-E" IF THEY ARE TO BE USED IN ENCLOSED OR RECESSED LUMINAIRES.

Other Building Code Requirements:

- 1. EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING SHALL NOT BE LESS THAN 24 INCHES AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES. GRADE FLOOR OPENINGS OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING AREA OF NOT LESS THAN 5 SQUARE FEET. (2022 CRC R 310.2.1)
- 2. THE LOCATIONS SPECIFIED IN SECTION R308.4.1 THROUGH R308.4.7 SHALL BE CONSIDERED TO BE SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF GLAZING. (2022 CRC R308.4)
 - a. GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.
 - b. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE AND IT MEETS EITHER OF THE FOLLOWING CONDITIONS: 1) WHERE THE GLAZING IS WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION, 2) WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE HINGE SIDE OF AN IN-SWINGING DOOR.
 - c. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION:
 - 1. EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQ. FT.,
 - 2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR,
 - 3. THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR; AND
 - 4. ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF GLAZING. (EXCEPTIONS: DECORATIVE GLAZING, WHERE A HORIZONTAL RAIL IS INSTALLED ON THE ACCESSIBLE SIDE OF THE GLAZING, AND OUTBOARD PANES IN INSULATING GLASS UNITS AND OTHER MULTIPLE GLAZED PANELS WHERE THE BOTTOM EDGE OF THE GLASS IS 25 FEET OR MORE ABOVE GRADE, A ROOF, WALKING SURFACES OR OTHER HORIZONTAL SURFACE ADJACENT TO THE GLASS EXTERIOR.
 - d. GLAZING IN GUARDS AND RAILINGS
 - e. GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. (EXCEPTION ARE GLAZING LOCATED 5 FEET AWAY FROM THE EDGE OF WATER.)
 - f. GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. (EXCEPTIONS: WHERE A RAIL IS INSTALLED AND GLAZING IS 36 INCHES OR MORE MEASURED HORIZONTALLY FROM THE WALKING SURFACE.)
 - g. GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN A 60 INCH HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION (EXCEPTION: THE GLAZING IS PROTECTED BY A GUARD AND THE PLANE OF THE GLASS IS MORE THAN 18 INCHES FROM THE GUARD.) (2022 CRC R308)
- 3. EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED IN SECTION R308.4 SHALL BE PROVIDED WITH A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, DESIGNATING THE TYPE OF GLASS AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, WHICH IS VISIBLE IN THE FINAL INSTALLATION. THE DESIGNATION SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC FIRED, LASER ETCHED, EMBOSSED OR BE OF A TYPE THAT ONCE APPLIED CANNOT BE REMOVED WITHOUT BEING DESTROYED. (2022 CRC R308.1)
- 4. THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. LANDING SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2%). (2022 CRC R311.3)

Green Building Code Requirements (cont.):

- 1. FOR BATHROOMS CONTAINING A BATHTUB, SHOWER, OR TUB/SHOWER COMBINATION, A MECHANICAL EXHAUST FAN WHICH EXHAUSTS DIRECTLY FROM THE BATHROOM MUST BE INSTALLED. FANS MUST BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING, UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL. (2022 CGBSC 4.506.1)
- 2. FOR ALL NEW EQUIPMENT, AN OPERATION AND MAINTENANCE MANUAL INCLUDING, AT MINIMUM, THE ITEMS LISTED IN SECTION 4.410.1 SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION. (CALGREEN 4.410.1)
- 3. ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT. (CALGREEN 4.504.1)
- 4. ADHESIVES, SEALANTS AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE OR SCAQMD RULE 1168 VOC LIMITS AS SHOWN IN TABLE 4.504.1 OR 4.504.2. (CALGREEN 4.504.2.1)
- 5. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING: (CALGREEN 4.504.3)
 - a. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM,
 - b. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR TESTING OF VOCs (SPECIFICATION 01350),
 - c. NSF/ANSI 140 AT THE GOLD LEVEL, OR
 - d. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE TM GOLD.
- 6. THE SIZE AND LAYOUT OF THE HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE IN ACCORDANCE WITH ACCA MANUAL J, ACCA 29-D AND ACCA 36-S, ASHRAE HANDBOOKS. (CALGREEN 4.507.2)
- 7. INCORPORATE THE FOLLOWING NOTES ON THE PLANS (CRC 109.1.4.1 & CALGREEN 4.505.3)
 - 1) "MOISTURE CONTENT OF BUILDING MATERIALS. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19-PERCENT MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE FOLLOWING
 - A. MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE OR CONTACT-TYPE MOISTURE METER. EQUIVALENT MOISTURE VERIFICATION METHODS MAY BE APPROVED BY THE ENFORCING AGENCY AND SHALL SATISFY REQUIREMENTS FOUND IN SECTION 101.8 OF THIS CODE.
 - B. MOISTURE READINGS SHALL BE TAKEN AT A POINT 2 FEET (610 MM) TO 4 FEET (1219 MM) FROM THE GRADE STAMPED END OF EACH PIECE TO BE VERIFIED.
 - C. AT LEAST THREE RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR WITH DOCUMENTATION ACCEPTABLE TO THE ENFORCING AGENCY PROVIDED AT THE TIME OF APPROVAL TO ENCLOSE THE WALL AND FLOOR FRAMING.
 - 2) RECORDED MOISTURE READINGS SHALL BE MADE AVAILABLE TO THE ENFORCING AGENCY.
 - 3) INSULATION PRODUCTS ARE VISIBLY WET OR HAVE HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO FRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. WET - APPLIED INSULATION PRODUCTS SHALL FOLLOW THE MANUFACTURES' DRYING RECOMMENDATIONS PRIOR TO ENCLOSURE."
- 8. DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC (VOLATILE ORGANIC COMPOUND) LIMIT FINISH MATERIALS HAVE BEEN USED.

General Requirements:

- 1. PROVIDE A SMOKE DETECTOR IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. ADDITIONALLY, EACH, STORY, INCLUDING BASEMENTS, MUST HAVE A SMOKE DETECTOR, EVEN IF THERE IS NOT A SLEEPING ROOM ON THAT STORY. DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP AND INTERCONNECTED. SMOKE DETECTORS MAY BE SOLELY BATTERY OPERATED WHEN INSTALLED IN EXISTING CONSTRUCTION WHERE THERE IS NO ACCESSIBLE ATTIC SPACE AND EXISTING CEILING IS TO BE RETAINED AND NOT ALTERED. 2022 CRC R314.
- 2. SMOKE ALARMS SHALL BE TESTED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. SMOKE ALARMS THAT NO LONGER FUNCTION SHALL BE REPLACED. CRC R314.3.2
- 3. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT (2022 CRC R314.4)

Green Building Code Requirements:

- 1. OPERATION AND MAINTENANCE INSTRUCTIONS FOR ALL EQUIPMENT INSTALLED SHALL BE GIVEN TO THE TENANT OR OWNER, WITH THE INSTRUCTIONS THAT THESE MANUALS ARE TO REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
- 2. ANY INSTALLED GAS FIREPLACE SHALL BE DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOOD STOVE OR PELLET STOVE SHALL COMPLY WITH US EPA PHASE II EMISSION LIMITS WHERE APPLICABLE.
- 3. DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC (VOLATILE ORGANIC COMPOUND) LIMIT FINISH MATERIALS HAVE BEEN USED.
- 4. 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC (VOLATILE ORGANIC COMPOUND) LIMITS. SEE CALIFORNIA GREEN BUILDING STANDARDS CODE, SECTION 4.504.4
- 5. PARTICLE BOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.
- 6. THE PLUMBING FIXTURES AND PLUMBING FITTING SHALL MEET THE STANDARDS NOTED BELOW:ALL EXISTING AND NEW PLUMBING FIXTURES INSTALLED SHALL COMPLY WITH THE FOLLOWING STANDARD IF DWELLING UNIT WAS BUILT BEFORE 1994:
 - WATER CLOSET = 1.28 GALLONS PER FLUSH
 - URINALS SHALL EXCEED 0.5 GALLONS PER FLUSH
 - SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 80psi
 - MULTIPLE SHOWER HEADS OR OUTLETS WITH SINGLE VALVE = 1.8 GPM MAX AT 80psi
 - LAVATORY FAUCETS = 1.2 GPM MAX @ 60psi
 - KITCHEN FAUCETS = 1.8 GPM MAX @ 60psi
 - LAVATORY FAUCETS IN COMMON AND PUBLIC USE AREAS IN RESIDENTIAL BUILDINGS (OUTSIDE SLEEPING UNITS) = 0.5 GPM MAX AT 60psi
 - WALL MOUNTED URINALS = 0.125 GALLONS PER FLUSH
 - FLOOR MOUNTED URINALS = 0.5 GALLONS PER FLUSH (2019 CGBSC 4.303)
- 7. SHOWERHEADS AND TANK TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENCE SPECIFICATION FOR TANK-TYPE TOILETS AND SHOWERHEADS. (2022 CGBSC SECTIONS 4.303.1.1 & 4.303.1.3.1)
- 8. ANNULAR SPACE AROUND PIPES, ELECTRICAL CONDUITS, AND OTHER OPENINGS IN THE EXTERIOR SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY (2022 GBSC 4.406)
- 9. ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOOD STOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS AND SHALL HAVE A PERMANENT LABEL INDICATING THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS. (2022 CGBSC 4.503)
- 10. AT THE TIME OF ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS. (2022 CGBSC 4.504.1)
- 11. ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS IN TABLE 1 OF THE ARB ARCHITECTURAL SUGGESTED CONTROL MEASURE, AS SHOWN IN TABLE 4.504.32019 (CGBSC 4.504.2.2)
- 12. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC IN SECTION 94522 (A) (3) AND OTHER, REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN SECTIONS 94522 (C)(2) AND (D)(2) OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94520. (CALGREEN 4.504.2.3)
- 13. VERIFICATION OF COMPLIANCE TO SECTION 4.504, "POLLUTANT CONTROL," SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. THE DOCUMENT MAY EITHER BE THE MANUFACTURER'S PRODUCT SPECIFICATION OF BY-FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS. (2022 CGBSC 4.504.2.4)
- 14. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING: (CALGREEN 4.504.3)
 - a. CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM,
 - b. CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR TESTING OF VOCs (SPECIFICATION 01350),
 - c. NSF/ANSI 140 AT THE GOLD LEVEL, OR
 - d. SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE TM GOLD.
- 15. WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOOR SHALL COMPLY WITH ONE OR MORE OF THE ITEMS STATED 2022 CGBSC 4.504.4
- 16. HARDWOOD PLYWOOD, PARTICLE BOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE GILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD (17 CCR 93120 ET SEQ.), BY OR BEFORE THE DATES SPECIFIED IN THOSE SECTIONS, AS SHOWN IN TABLE 4.504.5. (CGBSC 4.504.5)

Revisions

PLANNING COMMENTS		07-19-2024
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Project:

Duplex, ADU, & Garage at:
5309 S. Saviers Road
Oxnard, California 93033

Responsible Designer:



Jimmy Bermejo

Title:

Additional
Notes

Date:

12-03-2022

Scale:

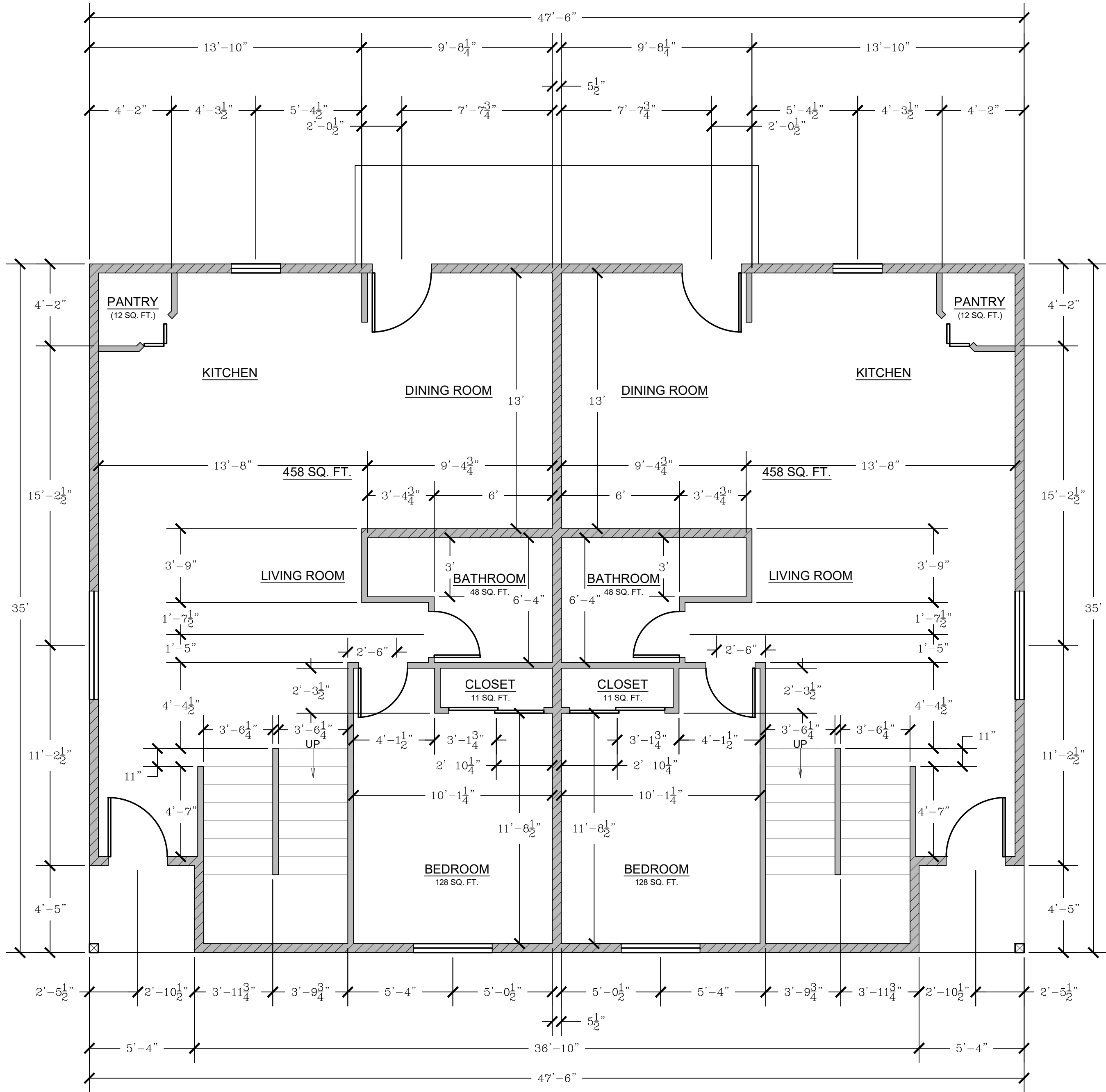
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Project No.:

2234

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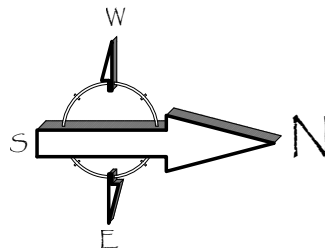
DUPLEX: FIRST FLOOR DIMENSION PLAN

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

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

EGRESS WINDOW REQUIREMENT:

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



Revisions

PLANNING COMMENTS		07-19-2024
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Project:

Duplex, ADU, & Garage at:
5309 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title:
*Duplex:
First Floor
Dimension
Plan*

Date:

12-03-2022

Scale:

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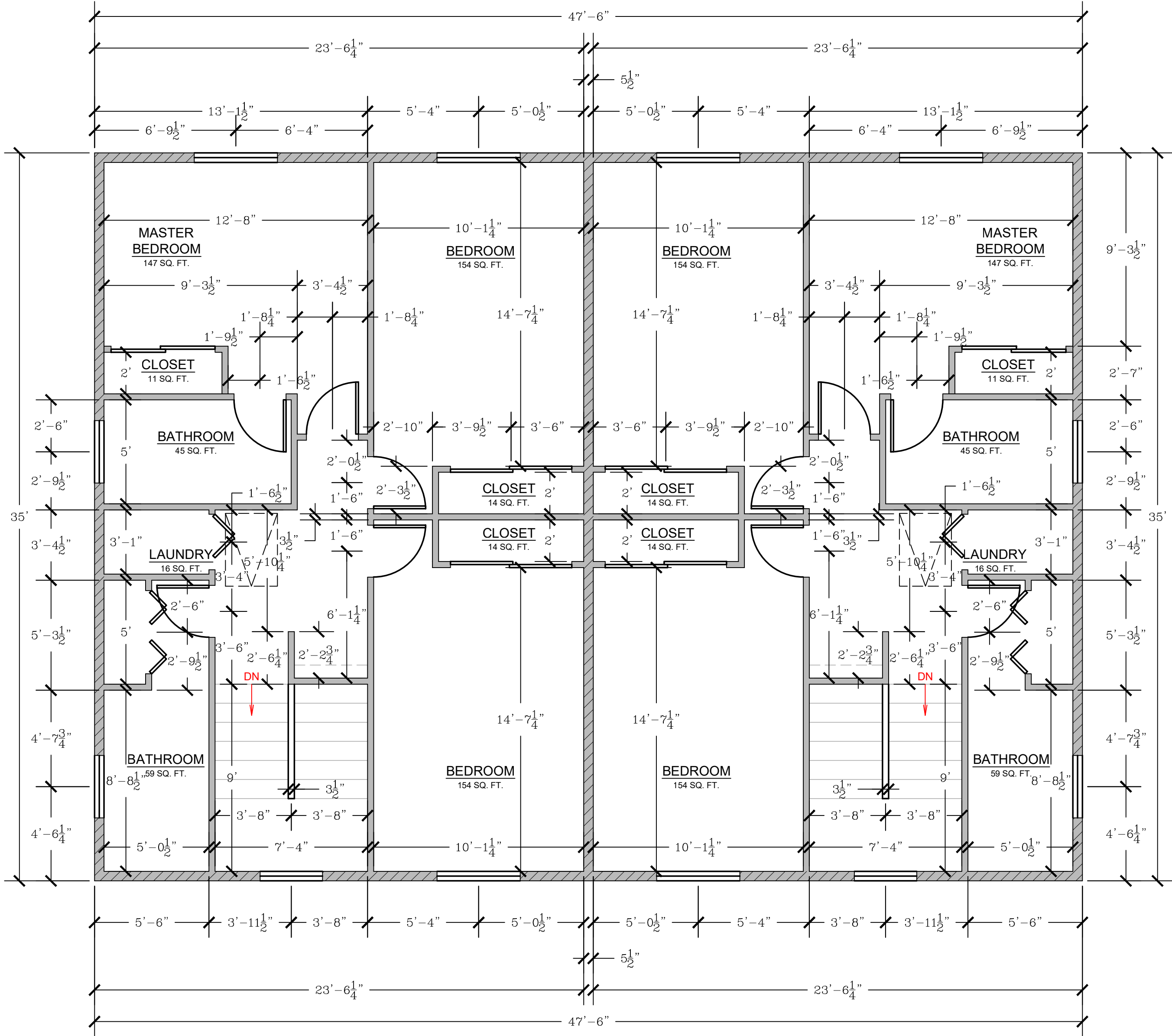
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DUPLEX: SECOND FLOOR DIMENSION PLAN

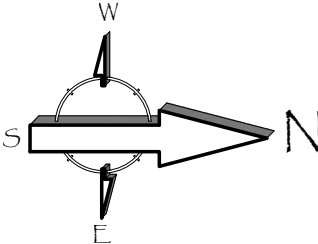


- NEW 2x4 STUD WALL
- NEW 2x6 STUD WALL
- NEW PARTIAL HEIGHT WALL

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

EGRESS WINDOW REQUIREMENT:

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- MAXIMUM SILL HEIGHT ABOVE FLOOR: 44 INCHES.



Revisions

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Project:

Duplex, ADU, & Garage at:
5309 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title:
*Duplex:
Second Floor
Dimension
Plan*

Date:

12-03-2022

Scale:

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Project No.:

2234

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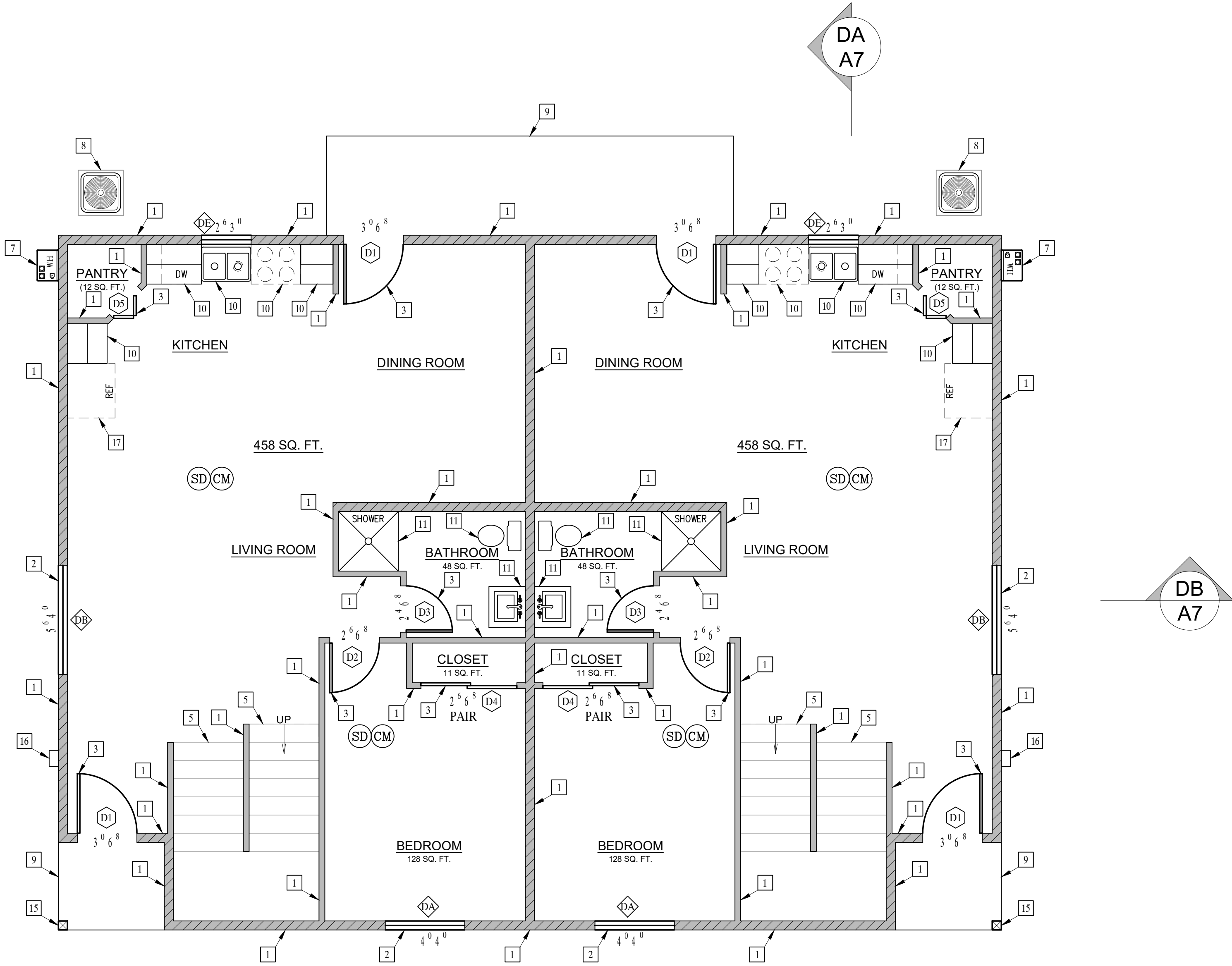
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PROPOSED FLOOR PLAN - KEYNOTES	
1	STUD WALL, SEE WALL LEGEND
2	WINDOWS, PER OWNER
3	DOOR/SLIDER (TEMPERED GLAZING), PER OWNER
4	GARAGE DOOR, PER OWNER
5	STAIRS
6	NOT USED
7	GAS TANKLESS NORITZ OR EQUAL WITH CAT III OR IV VENT, CONDENSATE DRAIN, GAS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

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

WINDOW SCHEDULE						
	SIZE	MATERIAL	GLAZING	U-FACTOR	SHGC	NOTES
	NEW 4' 0" x 4' 0"	VINYL	DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
	NEW 5' 6" x 4' 0"	VINYL	DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
	NEW 3' 0" x 4' 0"	VINYL	DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
	NEW 3' 0" x 2' 0"	VINYL	DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
	NEW 2' 6" x 3' 0"	VINYL	DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING

ADDITIONAL NOTES	
1.	REQUIRED GLAZED OPENINGS SHALL OPEN DIRECTLY ONTO A STREET OR PUBLIC ALLEY, OR A YARD OR COURT LOCATED ON THE SAME LOT AS THE BUILDING. (2019 CRC R303.9)
2.	WHERE THE WINTER DESIGN TEMPERATURE IS TABLE R301.2(1) IS BELOW 60 DEGREES F, EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF NOT LESS THAN 68 DEGREES F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM THE EXTERIOR WALLS IN HABITABLE ROOMS AT THE DESIGN TEMPERATURE. INSTALLATION OF PORTABLE SPACE HEATERS SHALL NOT BE USED TO ACHIEVE COMPLIANCE WITH THIS SECTION. (2019 CRC SECTION R303.10)
3.	OPENINGS BETWEEN A MOTOR VEHICLE-RELATED OCCUPANCY AND A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. (2019 CBC 406.2.5)
4.	THE PRIVATE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY NOT LESS THAN ½ INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE PER 2019 CRC TABLE R302.6.
5.	GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN A ½ INCH TYPE X GYPSUM BOARD OR EQUIVALENT PER 2019 CRC TABLE R302.6.
6.	STRUCTURES SUPPORTING FLOOR / CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION SHALL USE NOT LESS THAN ½ INCH GYPSUM BOARD OR EQUIVALENT PER 2019 CRC TABLE R302.6.
7.	DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND THE DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 ½ INCHES IN THICKNESS, OR DOORS IN COMPLIANCE WITH SECTION 716.2.2.1 WITH A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING. (2019 CBC 406.3.2.1)

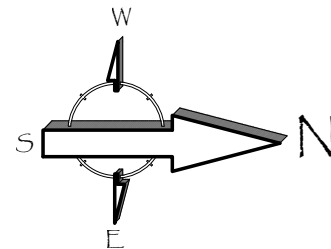


- NEW 2x4 STUD WALL
- NEW 2x6 STUD WALL
- NEW PARTIAL HEIGHT WALL

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

EGRESS WINDOW REQUIREMENT:

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



Revisions

PLANNING COMMENTS		07-19-2024
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Project: Duplex, ADU, & Garage at:
5309 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title: Duplex:
First Floor
Plan

Date:
12-03-2022

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

Project No.:
2234

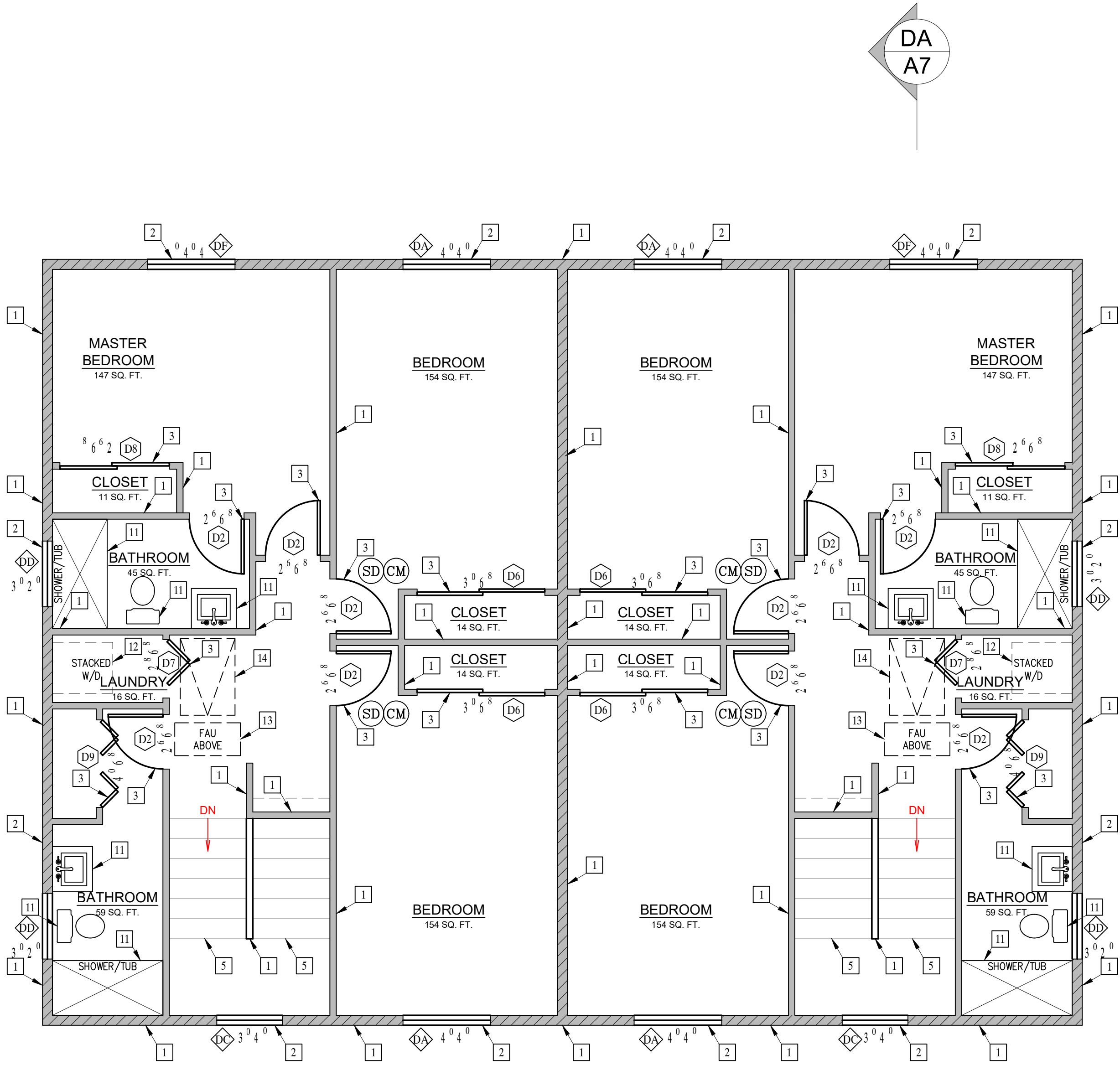
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PROPOSED FLOOR PLAN - KEYNOTES					
1	STUD WALL, SEE WALL LEGEND				
2	WINDOWS, PER OWNER				
3	DOOR/SLIDER (TEMPERED GLAZING), PER OWNER				
4	GARAGE DOOR, PER OWNER				
5	STAIRS				
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7	WATER HEATER				
8	A/C UNIT				
9	EXTERIOR LANDING / STEP				
10	KITCHEN CABINETS / APPLIANCES / SINK				
11	BATHROOM CABINETS / FIXTURES				
12	STACKED WASHER / DRYER				
13	FAU ABOVE				
14	ATTIC ACCESS				
15	POSTS / BEAMS, PER STRUCTURAL				

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

WINDOW SCHEDULE						
	SIZE	MATERIAL	GLAZING	U-FACTOR	SHGC	NOTES
	NEW 4'0"4"	VINYL	DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
	NEW 5'6"4"	VINYL	DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
	NEW 3'0"4"	VINYL	DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING TEMPERED
	NEW 3'0"2"	VINYL	DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING TEMPERED
	NEW 2'6"3"	VINYL	DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
	NEW 4'6"5"	VINYL	DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING

ADDITIONAL NOTES	
1.	REQUIRED GLAZED OPENINGS SHALL OPEN DIRECTLY ONTO A STREET OR PUBLIC ALLEY, OR A YARD OR COURT LOCATED ON THE SAME LOT AS THE BUILDING. (2019 CRC R303.9)
2.	WHERE THE WINTER DESIGN TEMPERATURE IS TABLE R301.2(1) IS BELOW 60 DEGREES F, EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF NOT LESS THAN 68 DEGREES F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM THE EXTERIOR WALLS IN HABITABLE ROOMS AT THE DESIGN TEMPERATURE. INSTALLATION OF PORTABLE SPACE HEATERS SHALL NOT BE USED TO ACHIEVE COMPLIANCE WITH THIS SECTION. (2019 CRC SECTION R303.10)
3.	OPENINGS BETWEEN A MOTOR VEHICLE-RELATED OCCUPANCY AND A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. (2019 CBC 406.2.5)
4.	THE PRIVATE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY NOT LESS THAN ½ INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE PER 2019 CRC TABLE R302.6.
5.	GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN A ½ INCH TYPE X GYPSUM BOARD OR EQUIVALENT PER 2019 CRC TABLE R302.6.
6.	STRUCTURES SUPPORTING FLOOR / CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION SHALL USE NOT LESS THAN ½ INCH GYPSUM BOARD OR EQUIVALENT PER 2019 CRC TABLE R302.6.
7.	DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND THE DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 ½ INCHES IN THICKNESS, OR DOORS IN COMPLIANCE WITH SECTION 716.2.2.1 WITH A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING. (2019 CBC 406.3.2.1)



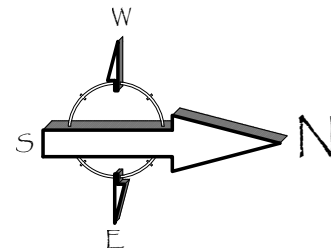
DUPLEX: SECOND FLOOR PLAN

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

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

EGRESS WINDOW REQUIREMENT:

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



Revisions

PLANNING COMMENTS		07-19-2024
△	-	
△	-	
△	-	
△	-	
△	-	
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Project: Duplex, ADU, & Garage at:
5309 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo
Jimmy Bermejo

Title: Duplex:
Second Floor
Plan

Date:

12-03-2022

Scale:

1/4"=1'-0"

Project No.:

2234

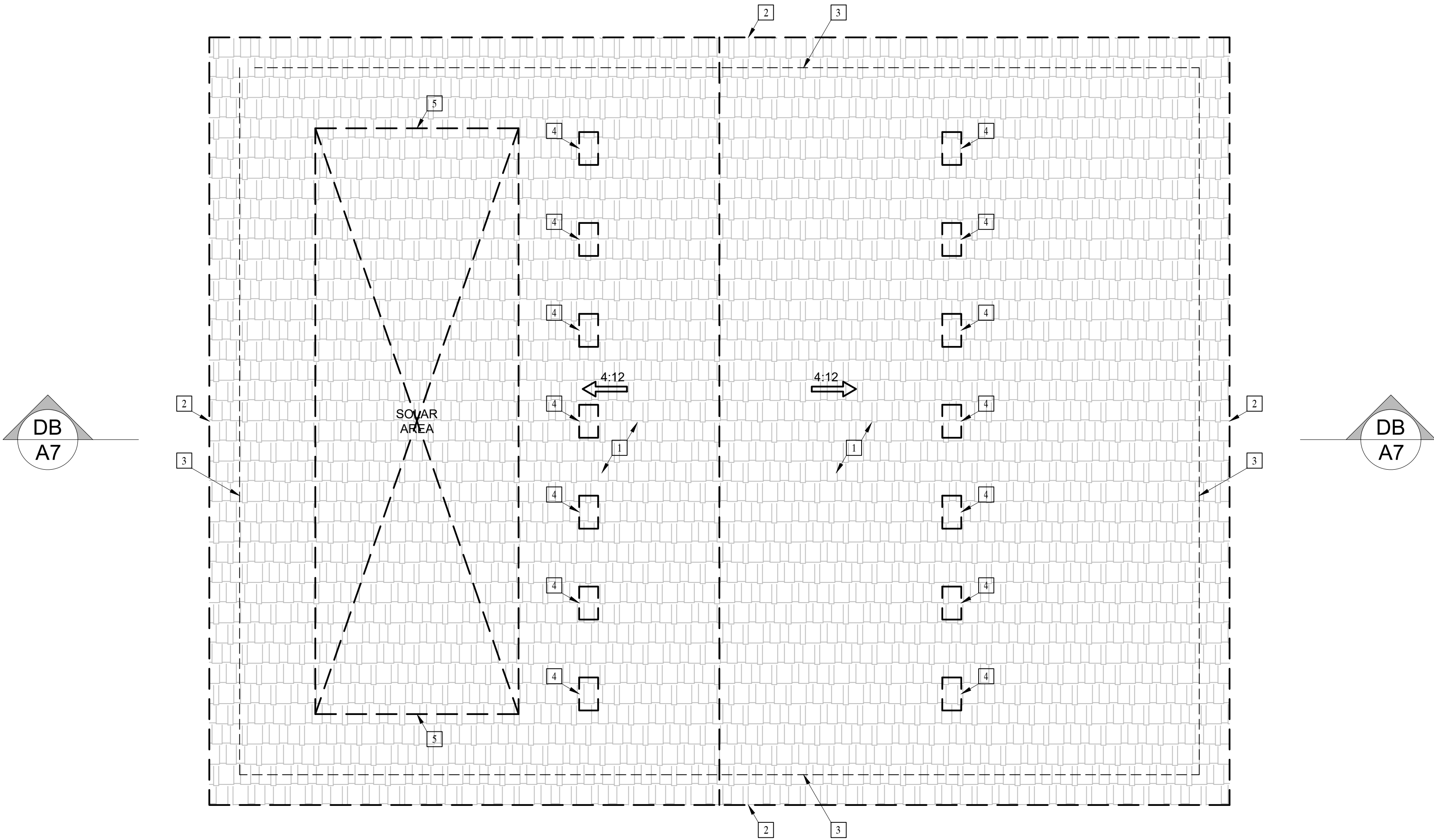
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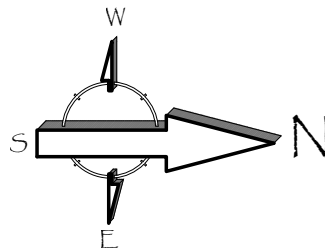
ROOF PLAN - KEYNOTES	
1	CLASS A (FIRE RETARDANT) COMPOSITION SHINGLE ROOFING (ICC# ESR 1389) OVER 2 LAYERS OVER 30 POUNDS FELT OVER PLYWOOD SHEATHING PER STRUCTURAL
2	ROOF LINE
3	WALL BELOW
4	ATTIC LOUVERS/EYEBROW VENT (VULCAN ESR-2071)
5	SOLAR PANEL AREA

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

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



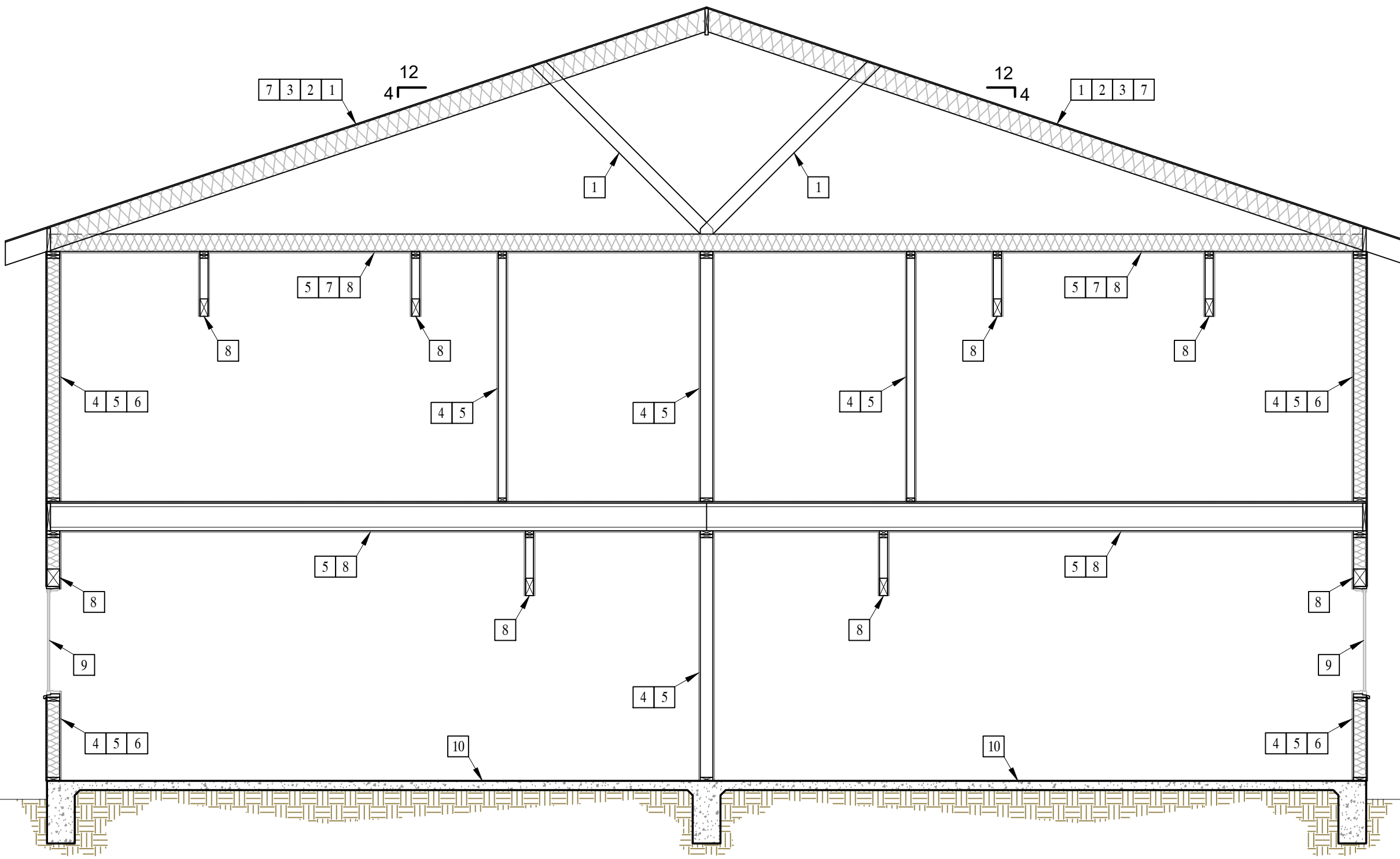
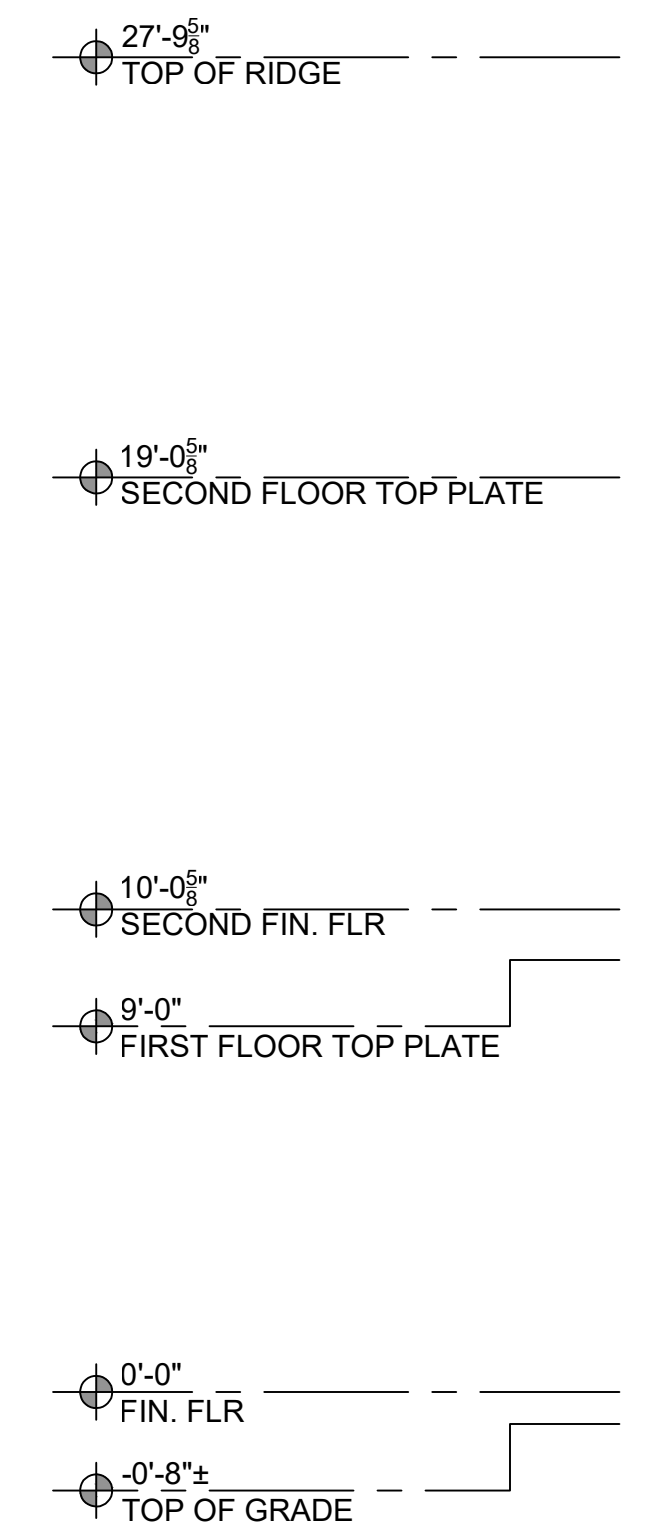
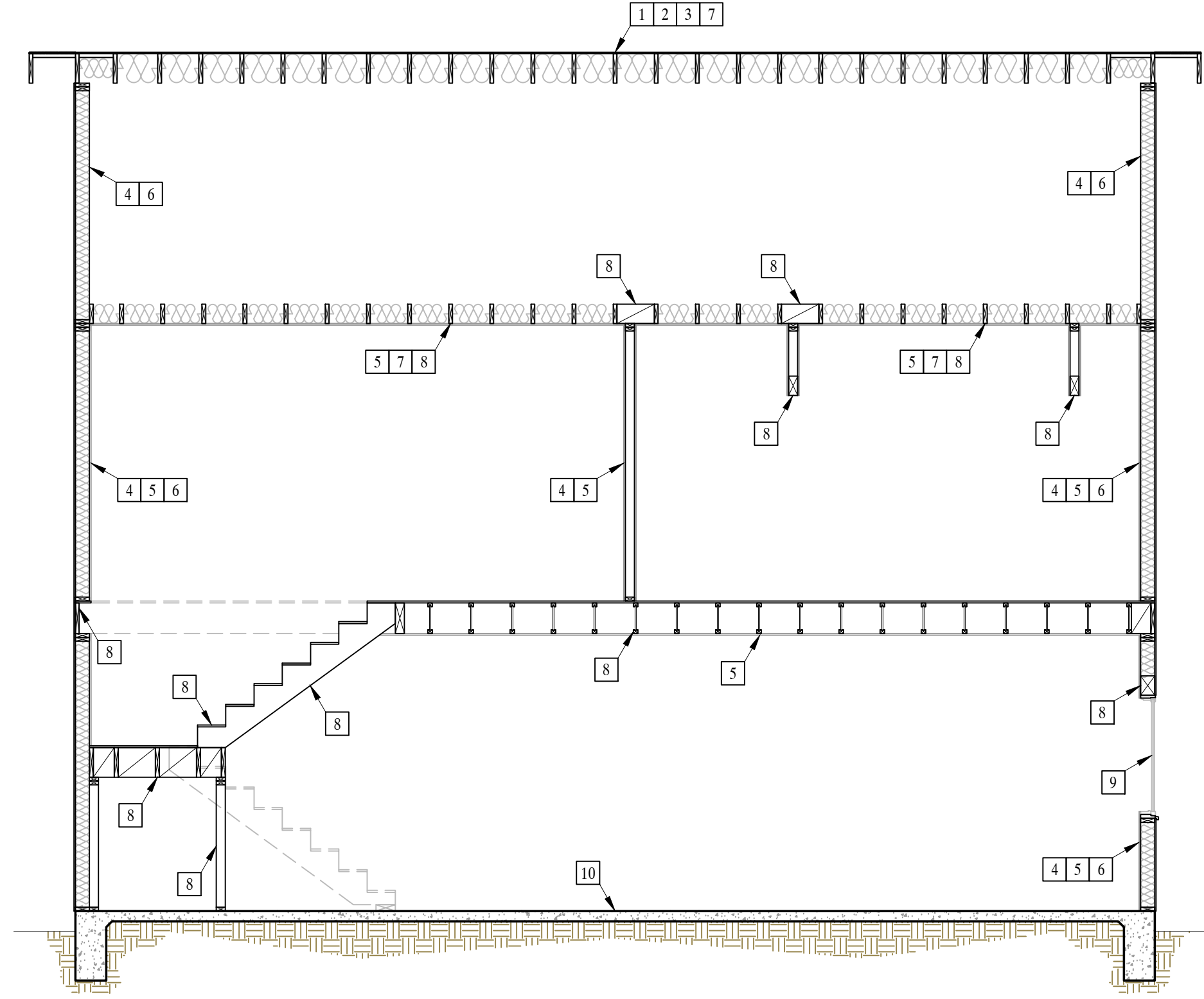
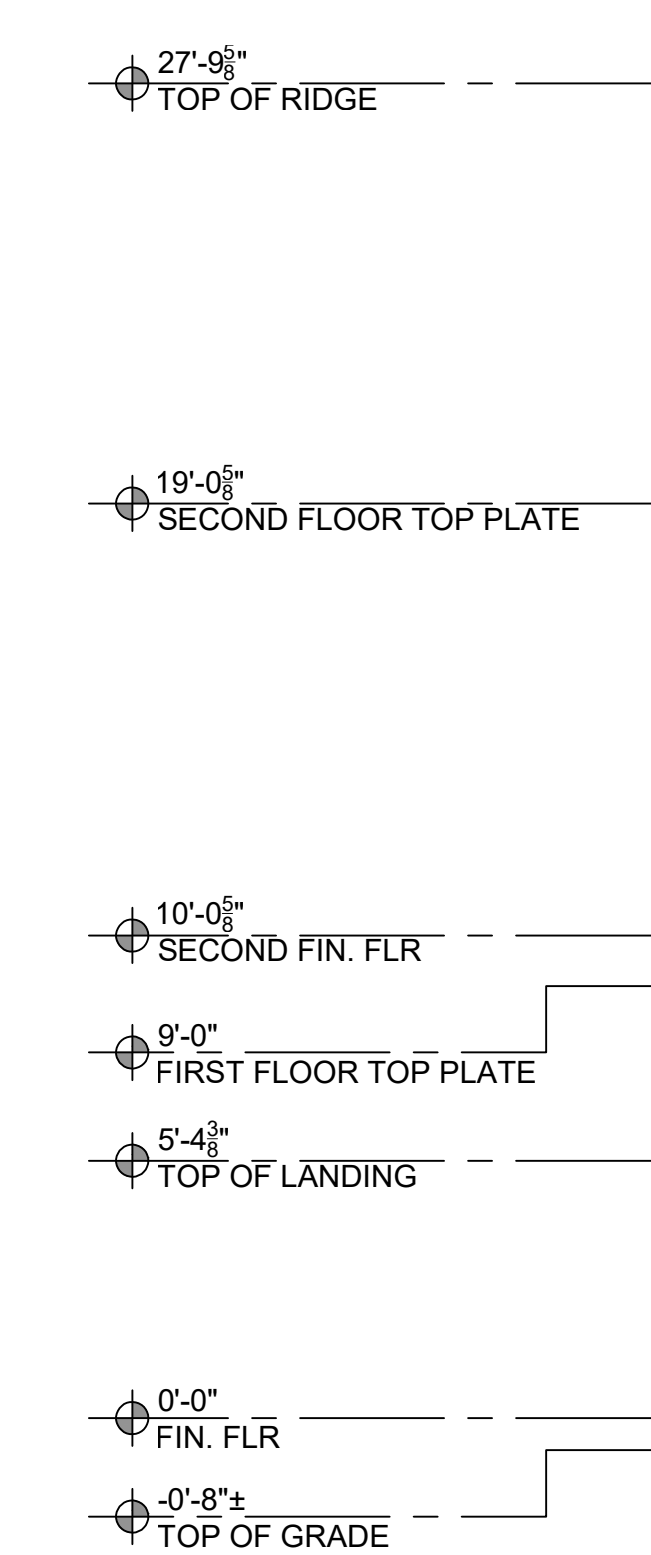
DUPLEX: ROOF PLAN



Revisions	
PLANNING COMMENTS 07-19-2024	
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	-
Project: Duplex, ADU, & Garage at: 5309 S. Saviers Road Oxnard, California 93033	
Responsible Designer: Jimmy Bermejo	
Title: Duplex: Roof Plan	
Date: 12-03-2022	
Scale: 1/4"=1'-0"	
Project No.: 2234	
Sheet: A6	

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DA SECTION A



DB SECTION B

Revisions

PLANNING COMMENTS		07-19-2024
△	-	
△	-	
△	-	
△	-	
△	-	
△	-	
△	-	

Project:

Duplex, ADU, & Garage at:
5309 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo
Jimmy Bermejo

Title:

*Duplex:
Sections*

Date:

12-03-2022

Scale:

1/4"=1'-0"

Project No.:

2234

Sheet:

A7

EGRESS WINDOW REQUIREMENT:

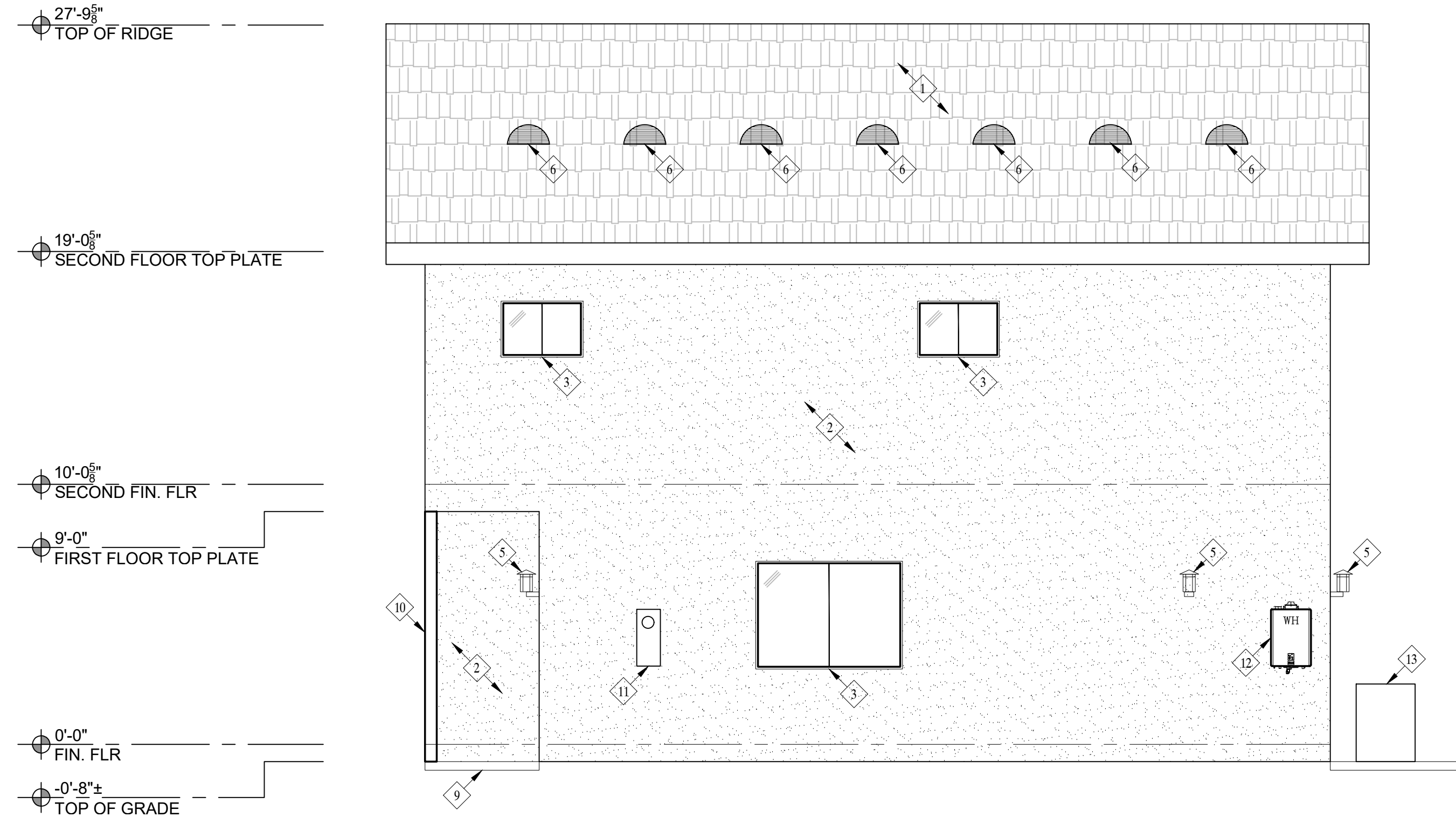
- MINIMUM WIDTH OF OPENING: 20 INCHES
- MINIMUM HEIGHT OF OPENING: 24 INCHES
- MINIMUM NET CLEAR OPENING: 5.7 SQ. FT. (5.0 SQ. FT. FOR GROUND FLOOR).
- MAXIMUM SILL HEIGHT ABOVE FLOOR 44 INCHES.

ADDITIONAL NOTES:

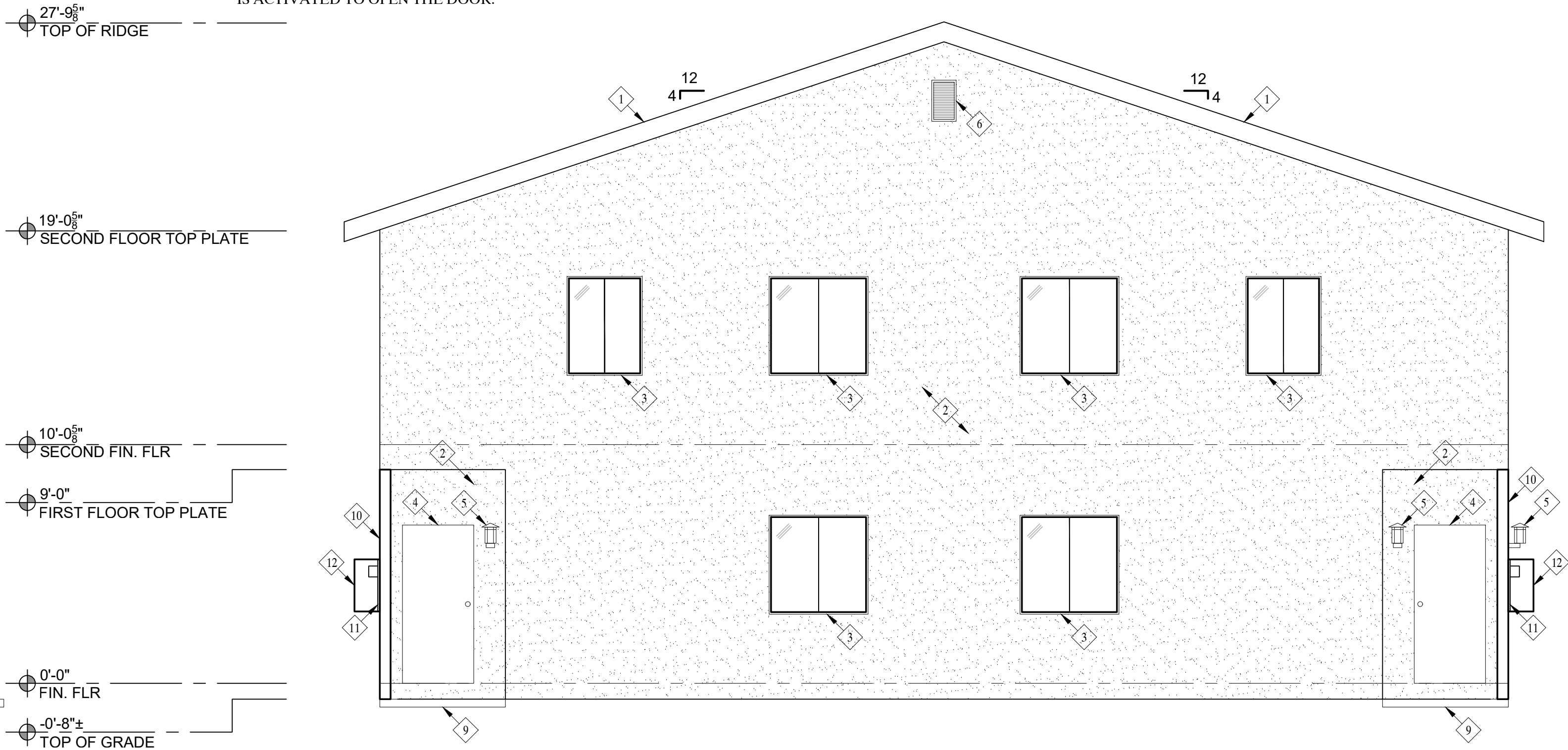
- OUTDOOR LIGHTING SHALL COMPLY WITH TITLE 24, PART 6, OF THE CALIFORNIA CODE OF REGULATIONS: CALIFORNIA'S ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS.
- LIGHTING FIXTURES ON THE WEST SIDE OF THE GARAGE SHALL BE MOUNTED BETWEEN 9 AND 12 FEET ABOVE GRADE AND ABOVE THE GARAGE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

ELEVATION KEYNOTES

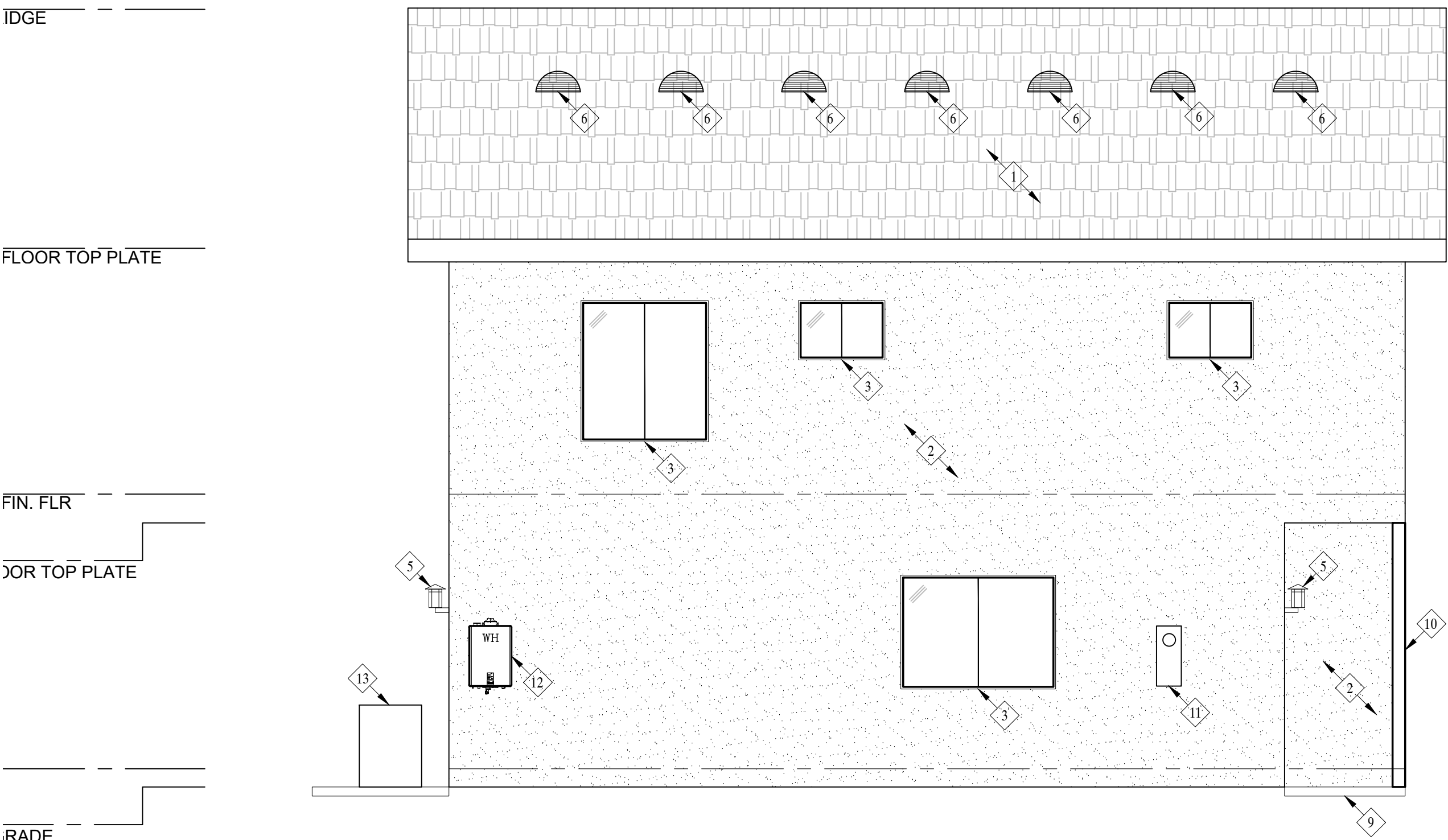
- | | |
|---|---|
| 1 CLASS A (FIRE RETARDANT) COMPOSITION SHINGLE ROOFING (ICC# ESR 1389) OVER 2 LAYERS OVER 30 POUNDS FELT OVER PLYWOOD SHEATHING PER STRUCTURAL. | 8 NOT USED |
| 2 STUCCO FINISH W/ 7/8" PORTLAND CEMENT PLASTER. PAPER BACKED LATH W/ 16 GAUGE STAPLES AT 6" O.C. OMEGA-237 ROCK GREEN BASE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



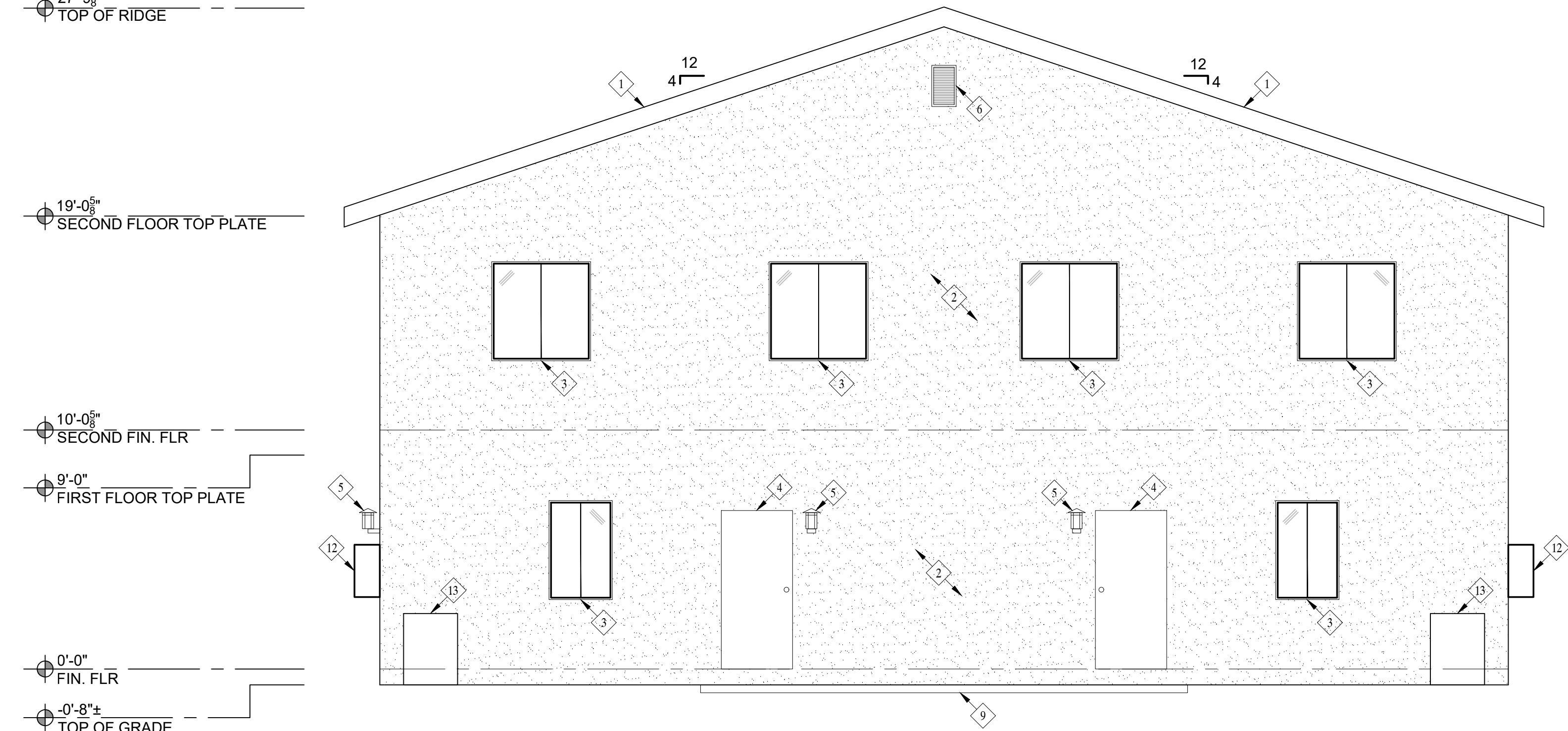
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

Revisions

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

Project: Duplex, ADU, & Garage at:
5309 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title:

Duplex:
Elevations

Date:
12-03-2022

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

Project No.:
2234

Sheet:
A8

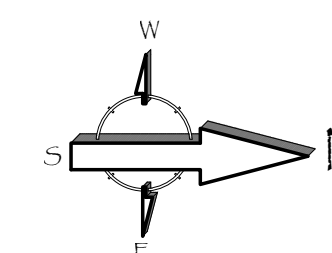
	NEW 2x4 STUD WALL
	NEW 2x6 STUD WALL
	NEW PARTIAL HEIGHT WALL

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

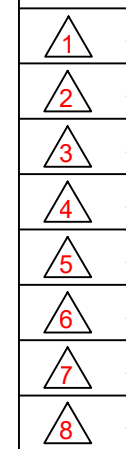
(CM) CARBON MONOXIDE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED (SEE E1-ELECTRICAL PLAN)

EGRESS WINDOW REQUIREMENT:

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



PLANNING COMMENTS 07-19-2024



Project:

Responsible Designer:


Jimmy Bermejo

Title:

*ADU / Garage:
First Floor
Dimension Plan*

Date:

12-03-2022

Scale:

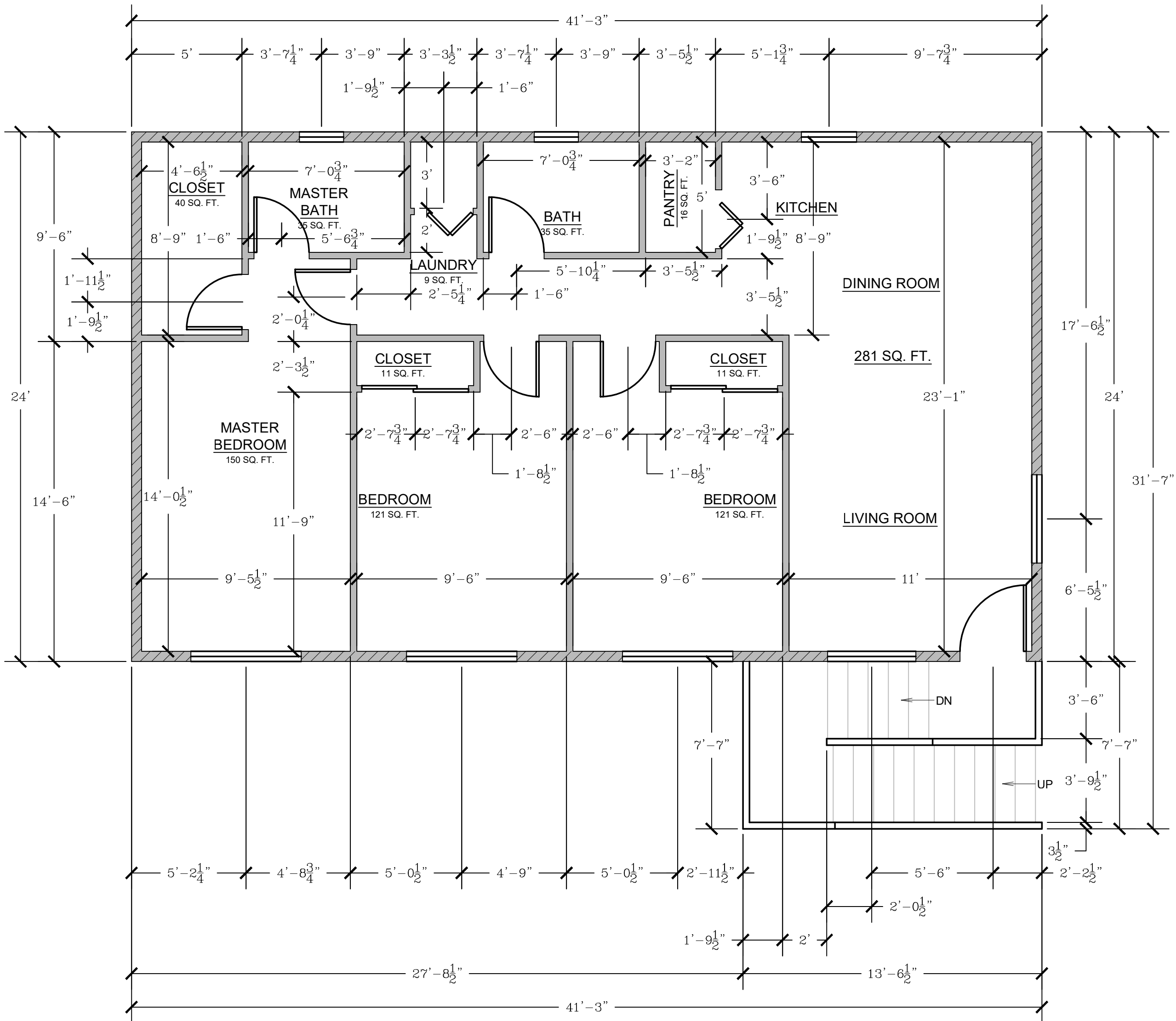
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Project No.:

2234

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ADU / GARAGE: SECOND FLOOR DIMENSION PLAN

Revisions

PLANNING COMMENTS

07-19-2024

-

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-

Project:

Duplex, ADU, & Garage at:
5309 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title:

ADU / Garage:
Second Floor
Dimension Plan

Date:

12-03-2022

Scale:

1/4"=1'-0"

Project No.:

2234

Sheet:

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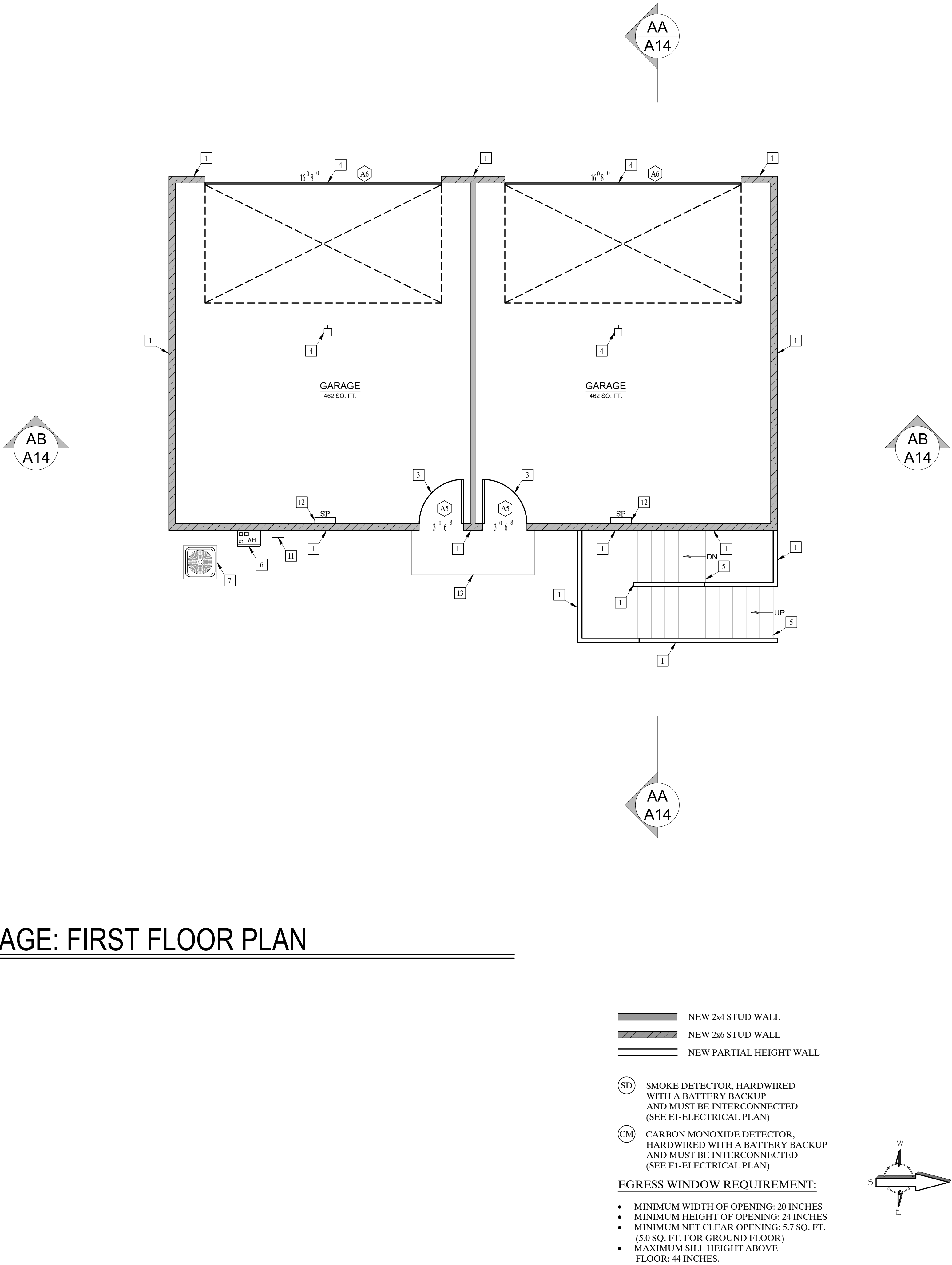
PROPOSED FLOOR PLAN - KEYNOTES	
1	STUD WALL, SEE WALL LEGEND
2	WINDOWS, PER OWNER
3	DOOR/SLIDER (TEMPERED GLAZING), PER OWNER
4	GARAGE DOOR / OPENER, PER OWNER
5	STAIRS
6	GAS TANKLESS NORITZ OR EQUAL WITH CAT III OR IV VENT, CONDENSATE DRAIN, GAS LINE (SEE E1 SHEETS FOR MORE INFORMATION) 200,000 BTU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

DOOR SCHEDULE						
4	SIZE	MATERIAL	GLAZING	U-FACTOR	SHGC	NOTES
A1	NEW 3'0"6"	SOLID CORE,		-	-	
A2	NEW 2'6"6"	INTERIOR		-	-	
A3	NEW 2'6"6"	SLIDING CLOSET DOOR		-	-	
A4	NEW 2'6"6"	INTERIOR		-	-	
A5	NEW 3'0"6"	SOLID CORE,		-	-	STEEL, FIRE RATED
A6	NEW 16'0"8"0	GARAGE DOOR		-	-	

WINDOW SCHEDULE						
	SIZE	MATERIAL	GLAZING	U-FACTOR	SHGC	NOTES
	NEW 4' 0" 4' 0"	VINYL	DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
	NEW 5' 0" 4' 0"	VINYL	DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
	NEW 2' 0" 2' 0"	VINYL	DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
	NEW 2' 6" 3' 0"	VINYL	DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING

ADDITIONAL NOTES	
1.	REQUIRED GLAZED OPENINGS SHALL OPEN DIRECTLY ONTO A STREET OR PUBLIC ALLEY, OR A YARD OR COURT LOCATED ON THE SAME LOT AS THE BUILDING. (2019 CRC R303.9)
2.	WHERE THE WINTER DESIGN TEMPERATURE IS TABLE R301.2(1) IS BELOW 60 DEGREES F, EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF NOT LESS THAN 68 DEGREES F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM THE EXTERIOR WALLS IN HABITABLE ROOMS AT THE DESIGN TEMPERATURE. INSTALLATION OF PORTABLE SPACE HEATERS SHALL NOT BE USED TO ACHIEVE COMPLIANCE WITH THIS SECTION. (2019 CRC SECTION R303.10)
3.	OPENINGS BETWEEN A MOTOR VEHICLE-RELATED OCCUPANCY AND A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. (2019 CBC 406.2.5)
4.	THE PRIVATE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY NOT LESS THAN ½ INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE PER 2019 CRC TABLE R302.6.
5.	GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN A ½ INCH TYPE X GYPSUM BOARD OR EQUIVALENT PER 2019 CRC TABLE R302.6.
6.	STRUCTURES SUPPORTING FLOOR / CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION SHALL USE NOT LESS THAN ½ INCH GYPSUM BOARD OR EQUIVALENT PER 2019 CRC TABLE R302.6.
7.	DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND THE DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1½ INCHES IN THICKNESS, OR DOORS IN COMPLIANCE WITH SECTION 716.2.2.1 WITH A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING. (2019 CBC 406.3.2.1)

ADU / GARAGE: FIRST FLOOR PLAN



Revisions

PLANNING COMMENTS		07-19-2024
△	-	
△	-	
△	-	
△	-	
△	-	
△	-	
△	-	

Project:

Duplex, ADU, & Garage at:
5309 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo
Jimmy Bermejo

Title:

ADU / Garage:
First Floor
Plan

Date:

12-03-2022

Scale:

1/4"=1'-0"

Project No.:

2234

Sheet:

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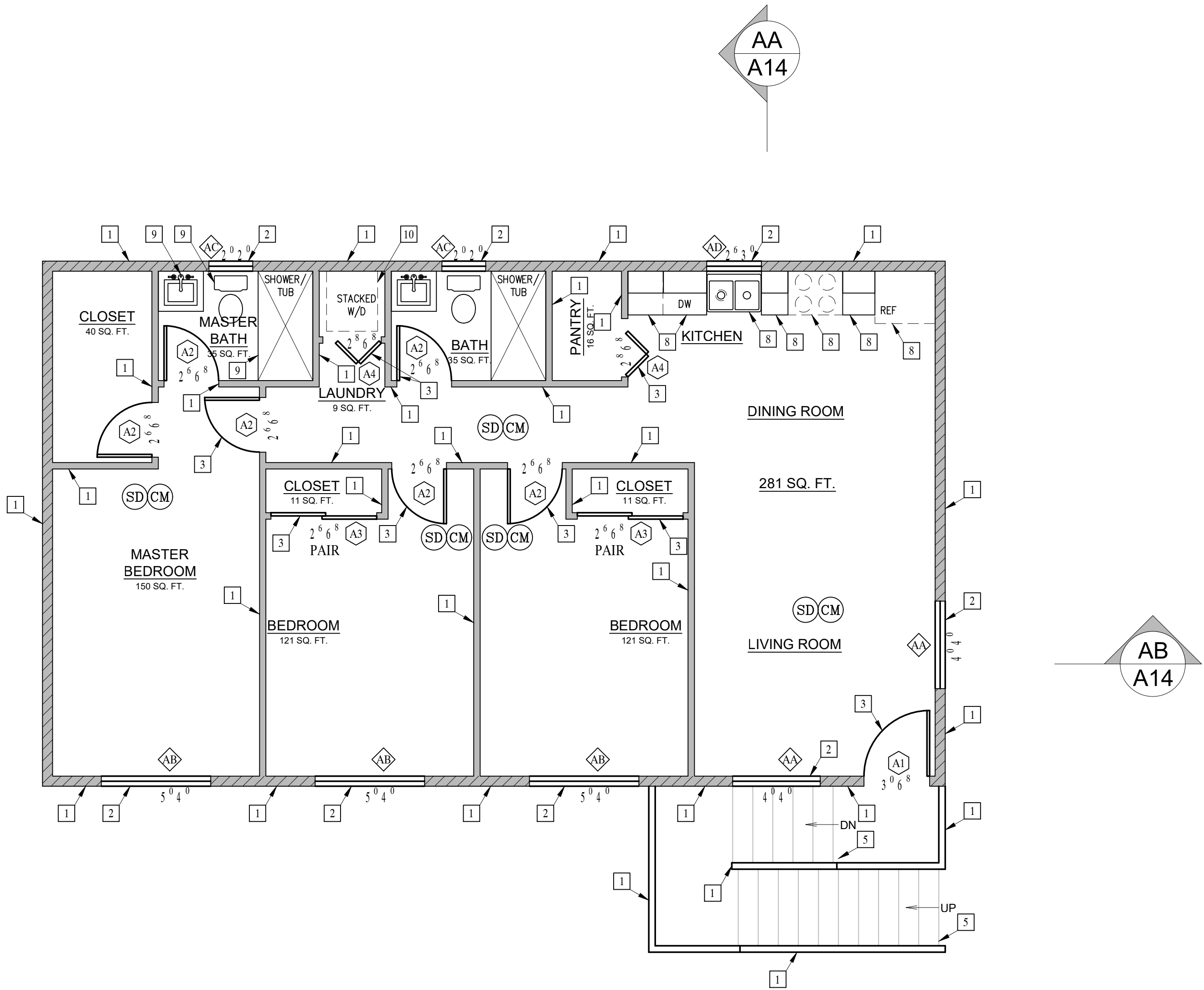
PROPOSED FLOOR PLAN - KEYNOTES	
1	STUD WALL, SEE WALL LEGEND
2	WINDOWS, PER OWNER
3	DOOR/SLIDER (TEMPERED GLAZING), PER OWNER
4	GARAGE DOOR, PER OWNER
5	STAIRS
6	WATER HEATER
7	A/C UNIT
8	KITCHEN CABINETS / APPLIANCES / SINK
9	BATHROOM CABINETS / FIXTURES
10	STACKED WASHER / DRYER

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

WINDOW SCHEDULE						
	SIZE	MATERIAL	GLAZING	U-FACTOR	SHGC	NOTES
	NEW 4' 0" 4"	VINYL	DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
	NEW 5' 0" 4"	VINYL	DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
	NEW 2' 0" 3"	VINYL	DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
	NEW 2' 6" 3"	VINYL	DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING

ADDITIONAL NOTES	
1.	REQUIRED GLAZED OPENINGS SHALL OPEN DIRECTLY ONTO A STREET OR PUBLIC ALLEY, OR A YARD OR COURT LOCATED ON THE SAME LOT AS THE BUILDING. (2019 CRC R303.9)
2.	WHERE THE WINTER DESIGN TEMPERATURE IS TABLE R301.2(1) IS BELOW 60 DEGREES F, EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF NOT LESS THAN 68 DEGREES F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM THE EXTERIOR WALLS IN HABITABLE ROOMS AT THE DESIGN TEMPERATURE. INSTALLATION OF PORTABLE SPACE HEATERS SHALL NOT BE USED TO ACHIEVE COMPLIANCE WITH THIS SECTION. (2019 CRC SECTION R303.10)
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4.	THE PRIVATE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY NOT LESS THAN ½ INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE PER 2019 CRC TABLE R302.6.
5.	GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN A ½ INCH TYPE X GYPSUM BOARD OR EQUIVALENT PER 2019 CRC TABLE R302.6.
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ADU / GARAGE: SECOND FLOOR PLAN

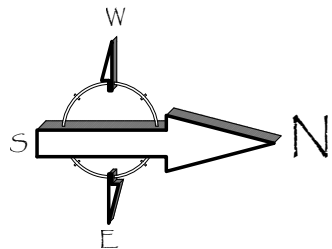


- NEW 2x4 STUD WALL
- NEW 2x6 STUD WALL
- NEW PARTIAL HEIGHT WALL

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

EGRESS WINDOW REQUIREMENT:

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



Revisions

PLANNING COMMENTS		07-19-2024
△	-	
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Project:
Duplex, ADU, & Garage at:
5309 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo
Jimmy Bermejo

Title:

ADU / Garage:
Second Floor
Plan

Date:

12-03-2022

Scale:

1/4"=1'-0"

Project No.:

2234

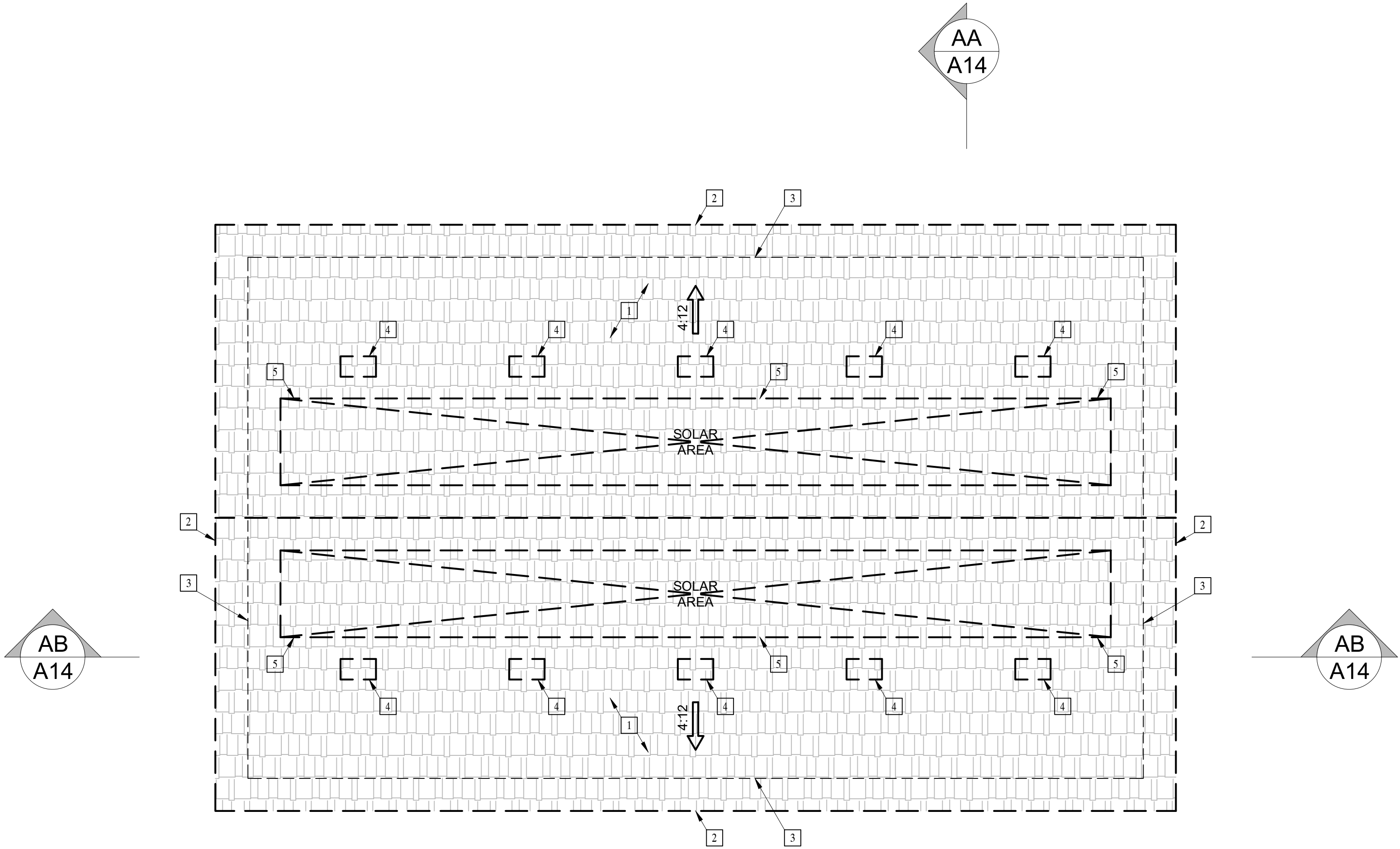
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ROOF PLAN - KEYNOTES	
1	CLASS A (FIRE RETARDANT) COMPOSITION SHINGLE ROOFING (ICC# ESR 1389) OVER 2 LAYERS OVER 30 POUNDS FELT OVER PLYWOOD SHEATHING PER STRUCTURAL
2	ROOF LINE
3	WALL BELOW
4	ATTIC LOUVERS/EYEBROW VENT (VULCAN ESR-2071)
5	SOLAR PANEL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

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

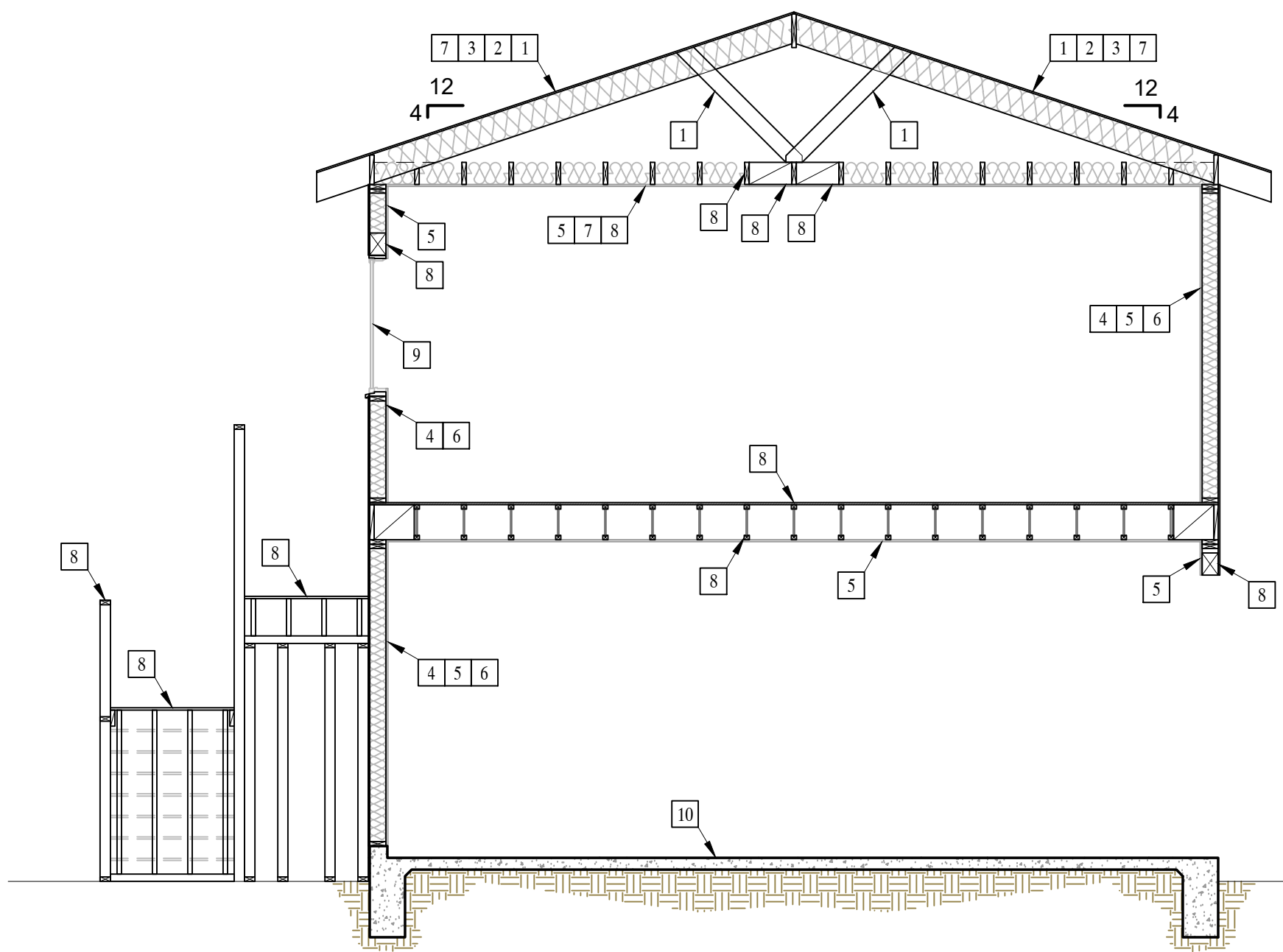
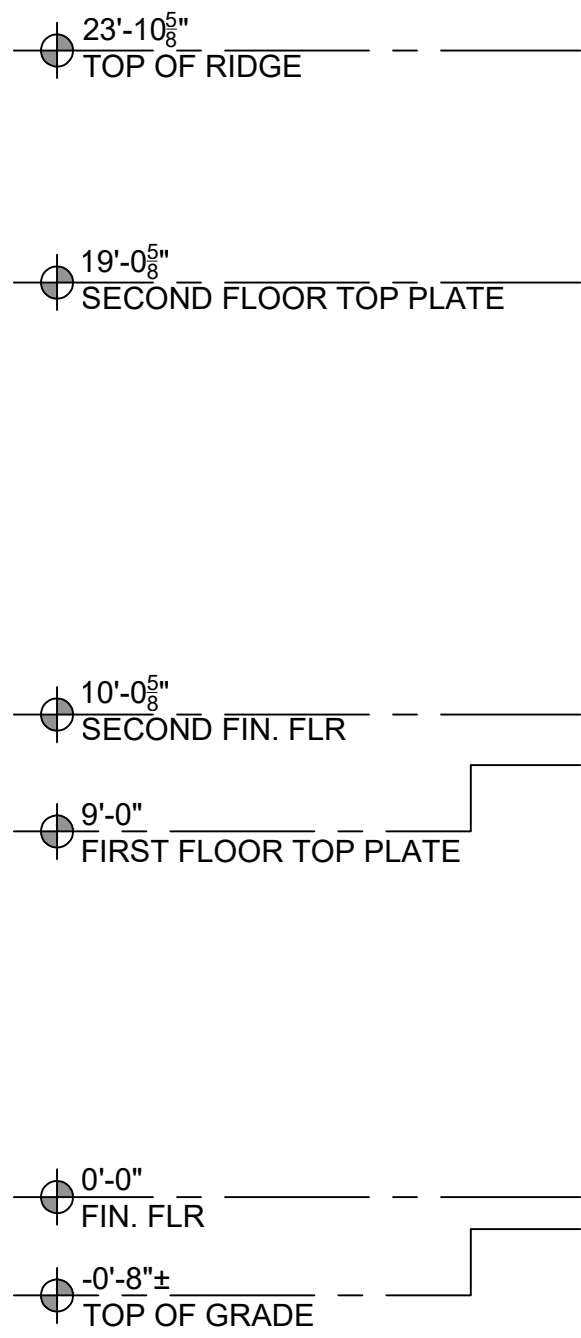
Dormer Vent Area = 99 sq. in.
9.3 Min. Dormer Vents
Therefore: Install (10) Dormer Vent



ADU / GARAGE: ROOF PLAN

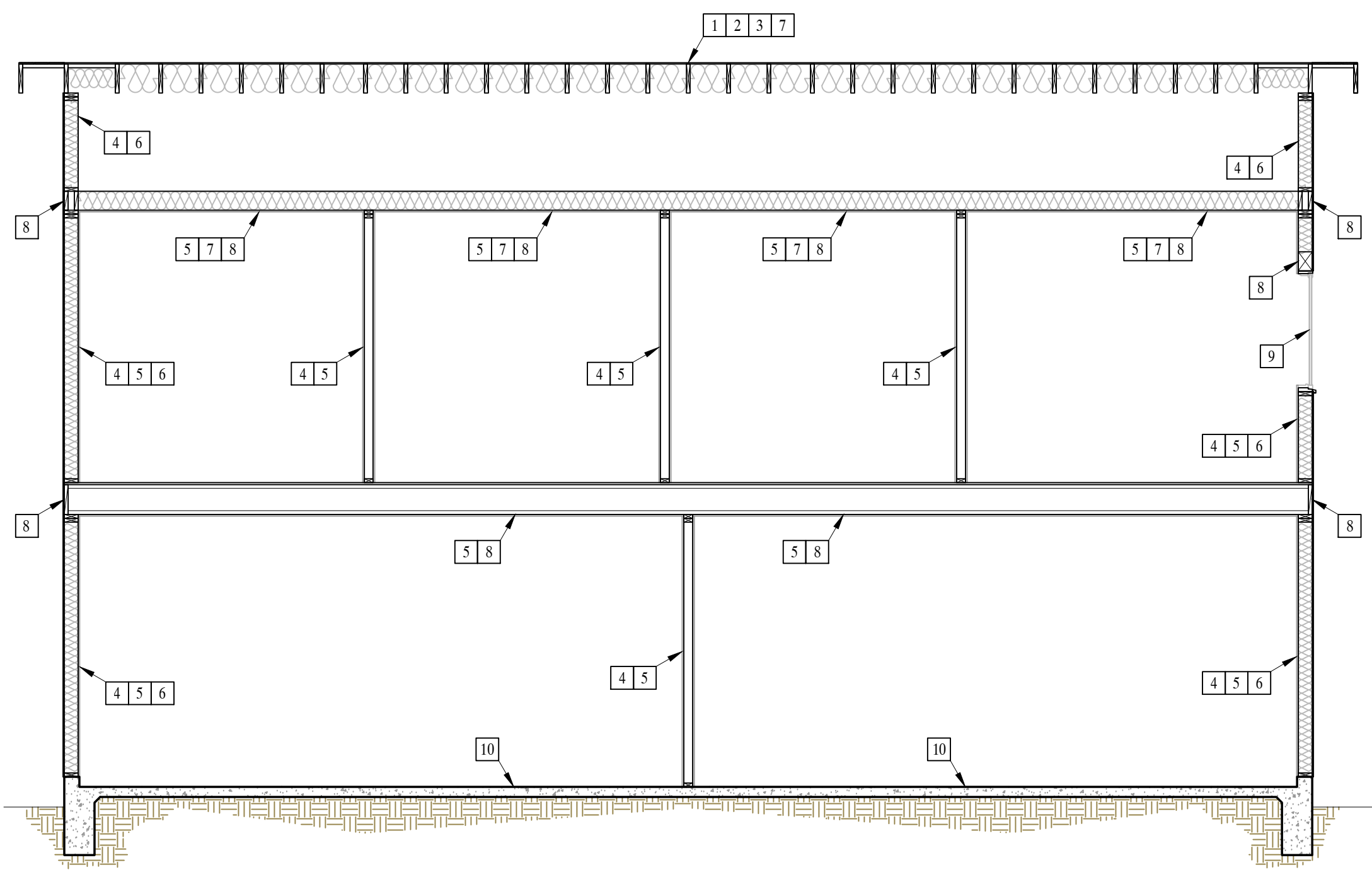
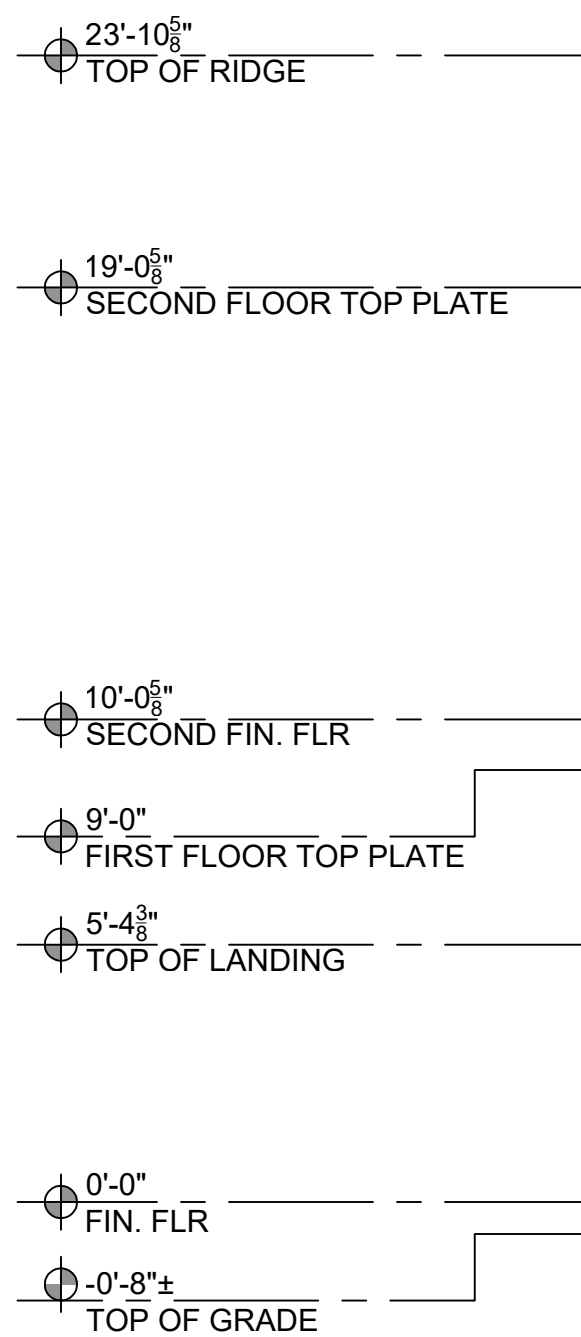
Revisions	
PLANNING COMMENTS 07-19-2024	
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	-
Project: Duplex, ADU, & Garage at: 5309 S. Saviers Road Oxnard, California 93033	
Responsible Designer:  Jimmy Bermejo	
Title: ADU / Garage: Roof Plan	
Date: 12-03-2022	
Scale: 1/4"=1'-0"	
Project No.: 2234	
Sheet: A13	

E:\Diamond Design\Projects\2022\2234 - Saviers Duplex & ADU\Architectural\2024\Saviers.dwg Pls 07.19.2024\3399\Saviers Residence Plan.dwg, 14- ADU Sections, 7/24/2024 8:25:04 AM, Jimmy



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

AA SECTION A



AB SECTION B

Revisions

PLANNING COMMENTS	07-19-2024
	-
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Project:

Duplex, ADU, & Garage at:
5309 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title:
ADU / Garage:
Sections

Date:
12-03-2022
Scale:
1/4"=1'-0"
Project No.:
2234
Sheet:
A14

EGRESS WINDOW REQUIREMENT:

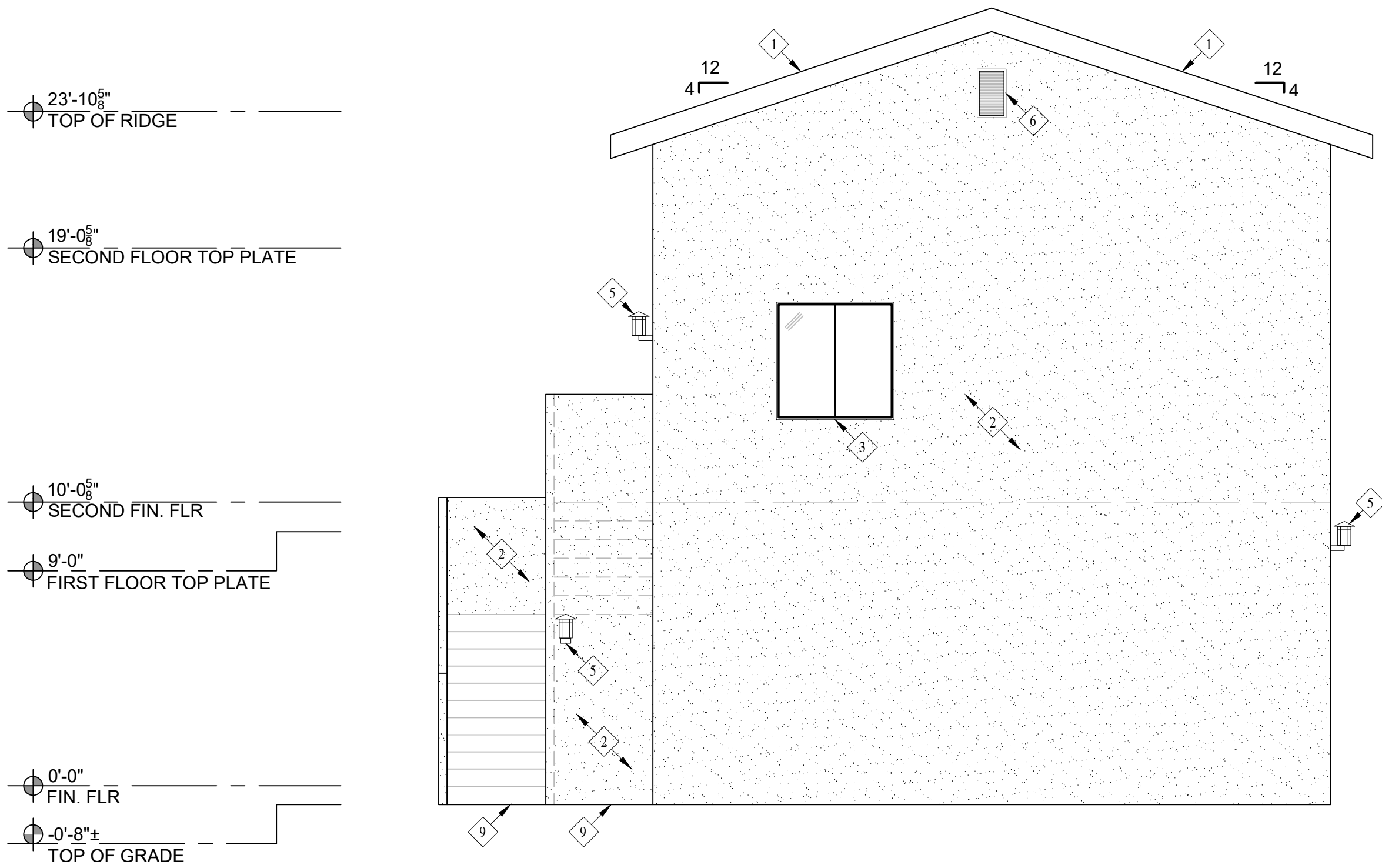
- MINIMUM WIDTH OF OPENING: 20 INCHES
- MINIMUM HEIGHT OF OPENING: 24 INCHES
- MINIMUM NET CLEAR OPENING: 5.7 SQ. FT. (5.0 SQ. FT. FOR GROUND FLOOR).
- MAXIMUM SILL HEIGHT ABOVE FLOOR 44 INCHES.

ADDITIONAL NOTES:

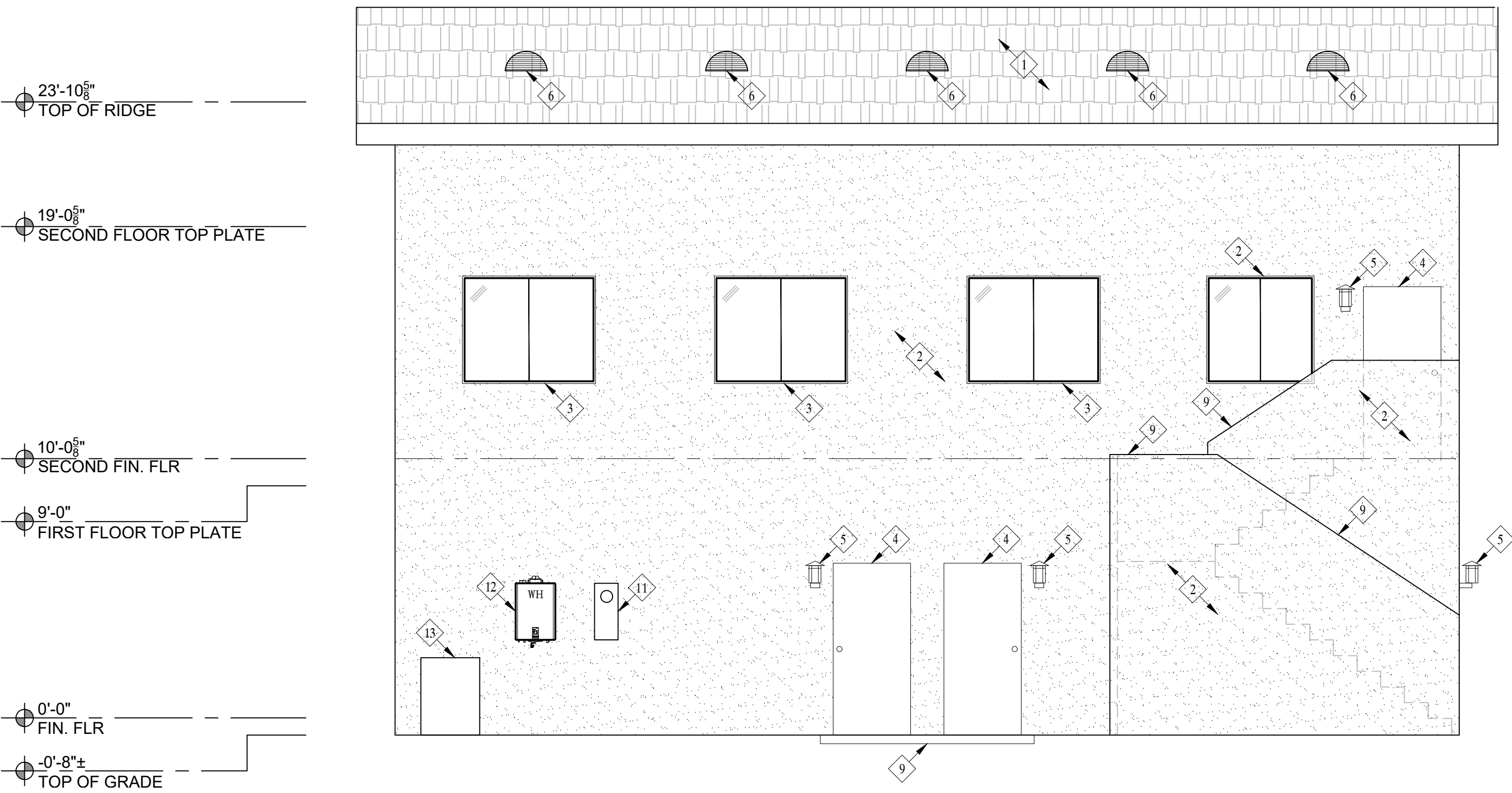
- OUTDOOR LIGHTING SHALL COMPLY WITH TITLE 24, PART 6, OF THE CALIFORNIA CODE OF REGULATIONS: CALIFORNIA'S ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS.
- LIGHTING FIXTURES ON THE WEST SIDE OF THE GARAGE SHALL BE MOUNTED BETWEEN 9 AND 12 FEET ABOVE GRADE AND ABOVE THE GARAGE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

ELEVATION KEYNOTES

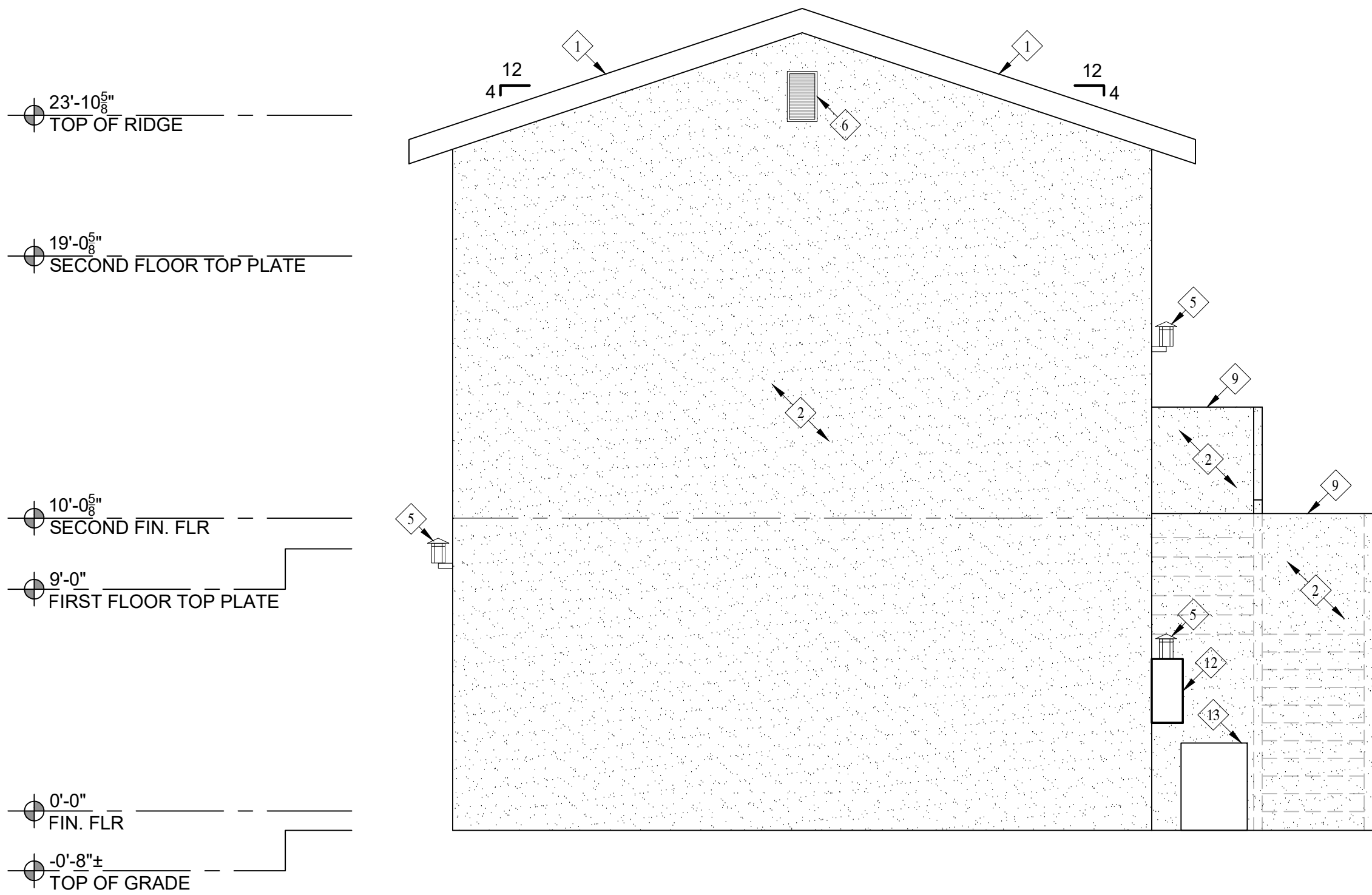
- | | |
|---|---|
| 1 CLASS A (FIRE RETARDANT) COMPOSITION SHINGLE ROOFING (ICC# ESR 1389) OVER 2 LAYERS OVER 30 POUNDS FELT OVER PLYWOOD SHEATHING PER STRUCTURAL. | 8 NOT USED |
| 2 STUCCO FINISH W/ 7/8" PORTLAND CEMENT PLASTER. PAPER BACKED LATH W/ 16 GAUGE STAPLES AT 6"O.C. OMEGA-237 ROCK GREEN BASE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



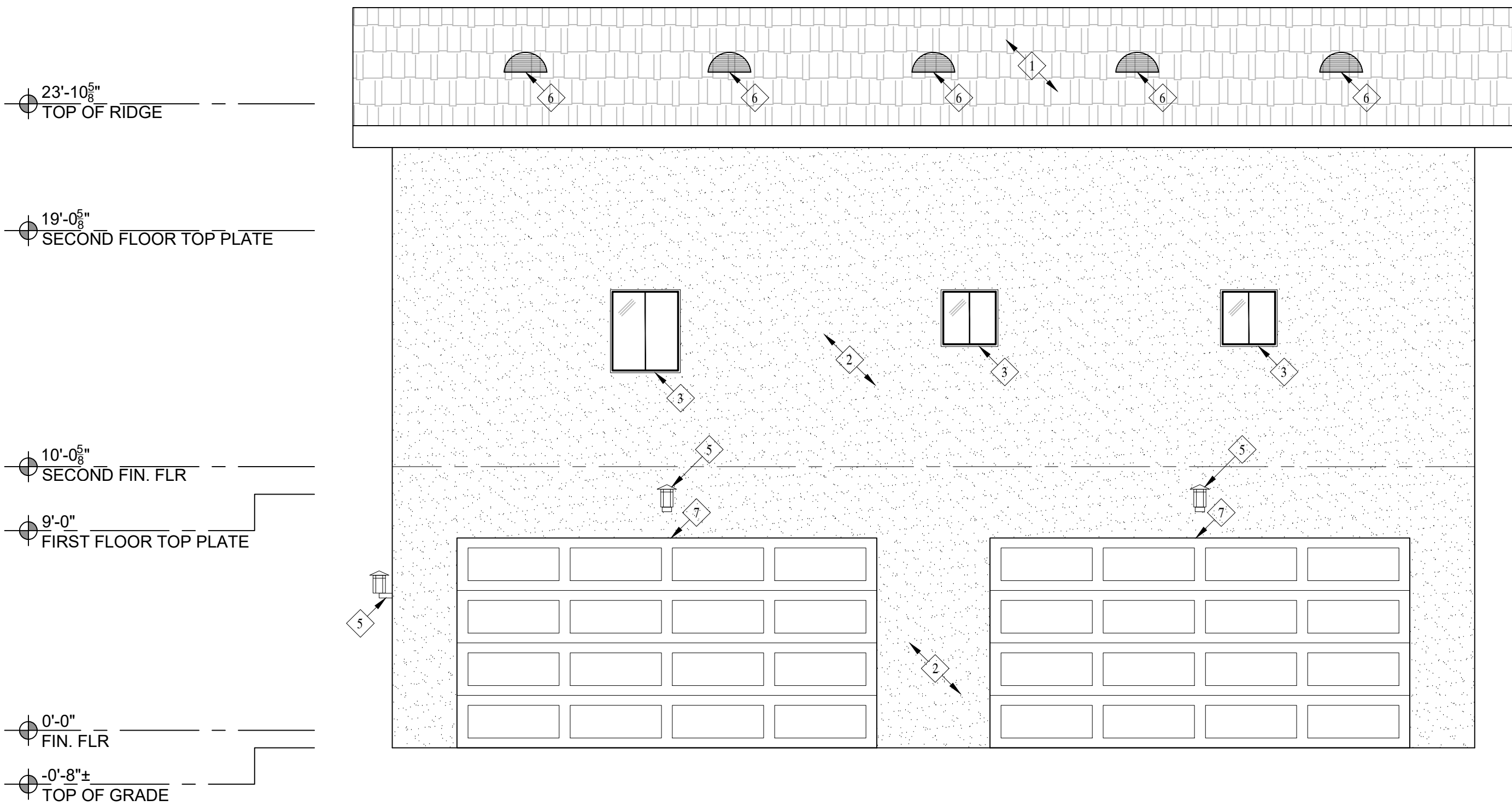
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

Revisions

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

Project: Duplex, ADU, & Garage at:
5309 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title:

ADU / Garage:
Elevations

Date:

12-03-2022

Scale:

1/4"=1'-0"

Project No.:

2234

Sheet:

A15

PROPOSED ELECTRICAL PLAN - NOTES

ELECTRICAL NOTES:

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

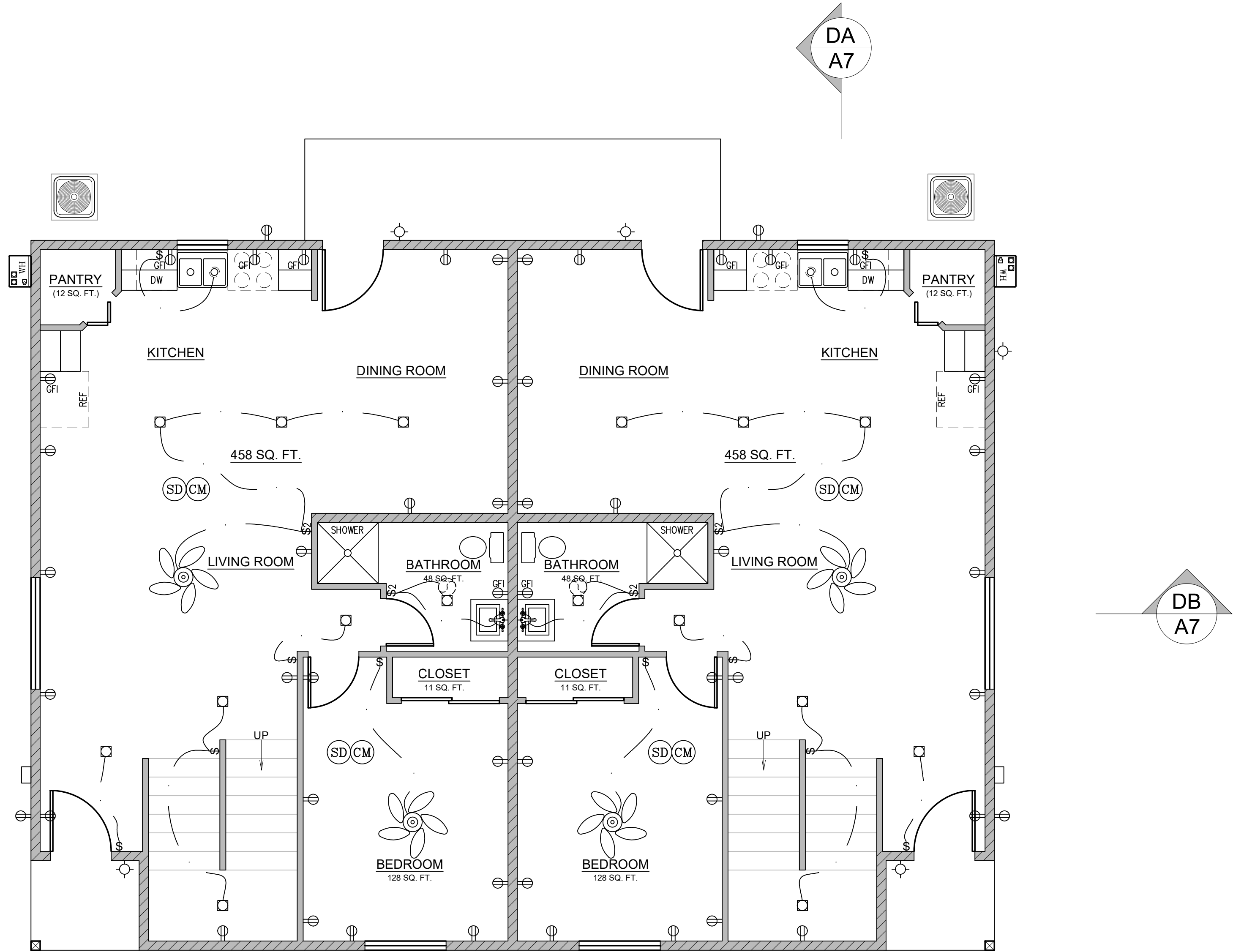
LIGHTING REQUIREMENTS (TITLE 24)

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

ADDITIONAL NOTES

- SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
 - IN EACH SLEEPING ROOM
 - OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
 - ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL, PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
 - SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PERVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION. (2019 CRC R314.3)
- SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034 (2019 CRC R314.1.1)
- CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 (CRC R315.1.1)
- CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTRUCTIONS IN THE FOLLOWING LOCATIONS:
 - OUTSIDE OF EACH SEPARATE SLEEPING ARE IN THE IMMEDIATE VICINITY OF THE BEDROOMS
 - ON EVERY OCCUPIABLE LEVEL OF A DWELLING UNIT, INCLUDING BASEMENTS
 - WHERE A FUEL BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.
- IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY. IF AN OCCUPANT SENSOR IS INSTALLED, IT SHALL BE UNDER SECTION 150.0 (k)2C. (2019 CEC 150.0k.2.i)
- ARC-FAULT CIRCUIT INTERRUPTER PROTECTION SHALL BE PROVIDED AS REQUIRED IN 210.12 (A) DWELLING UNITS, (B) DORMITORY ROOMS AND (C) GUEST ROOMS AND GUEST SUITES. (2019 CEC 210.12)
- ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15- AND 20- AMPERE OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. CEC 210.12(8)

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



DUPLEX: FIRST FLOOR ELECTRICAL PLAN

PROPOSED ELECTRICAL - SYMBOL LEGEND

DUPLEX OUTLET	VAPOR PROOF LIGHT (SUITABLE FOR WET LOCATION)	CEILING OUTLET
4-PLEX OUTLET	FLUORESCENT SURFACE MOUNT FIXTURE	SWITCH
GFI-PROTECTED DUPLEX OUTLET	SMOKE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED	3-WAY SWITCH
GFCI-PROTECTED DUPLEX OUTLET	CARBON MONOXIDE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED	4-WAY SWITCH
WATERPROOF, GFI-PROTECTED OUTLET 208V (240V) OUTLET	CEILING FAN	DIMMER SWITCH
WATERPROOF, GFI-PROTECTED 208V (240V) OUTLET		PUSHBUTTON
INDICATES SUB-PANEL		DOOR CHIME
		LED RECESSED LIGHTING
		VACANCY SENSOR SWITCH
		INCANDESCENT PENDANT LIGHT
		INCANDESCENT LIGHT
		EXTERIOR LIGHTING TO OPERATE FROM DUSK TO DAWN

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

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

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

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

Revisions

PLANNING COMMENTS 07-19-2024

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Project:

Duplex, ADU, & Garage at:
5309 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title:

Duplex:
First Floor
Electrical Plan

Date:

12-03-2022

Scale:

1/4"=1'-0"

Project No.:

2234

Sheet:

E1

PROPOSED ELECTRICAL PLAN - NOTES

ELECTRICAL NOTES:

1. EXHAUST FANS

a. FANS AT BATHS, POWDER AND LAUNDRY TO PROVIDE A COMPLETE AIR CHANGE EVERY FIVE MINUTES (OPERABLE FROM LIGHT SWITCH). FAN SHALL BE MINIMUM 50 CFM

b. KITCHEN EXHAUST FANS MUST BE ABLE TO PROVIDE 5 AIR CHANGES PER HOUR AND DUCTED TO THE EXTERIOR. KITCHEN EXHAUST FAN SHALL BE MINIMUM 100 CFM

c. RESIDENTIAL EXHAUST FANS SHALL BE ENERGY STAR RATED AND SHALL BE CONTROLLED BY A HUMIDISTAT CAPABLE OF AN ADJUSTMENT BETWEEN 50 AND 80% HUMIDITY. CALGREEN 4.506.1 EXCEPTION, CONTROL BY A HUMIDISTAT IS NOT REQUIRED IF THE BATHROOM EXHAUST FAN IS ALSO THE DWELLING WHOLE HOUSE VENTILATION.

d. ALL FANS INSTALLED MUST MEET THE PRECEDING REQUIREMENTS AND MUST EITHER HAVE A MAX "SONE" RATING OF 1 FOR CONTINUOUS USE OR 3 FOR INTERMITENT USE.

2. PROVIDE ARC-FAULT CIRCUIT INTERRUPTER OUTLETS FOR ALL ROOMS AS DESCRIBED IN NEC 210-12

3. PROVIDE ADEQUATE CLEARANCES OF ELECTRICAL SERVICE DROP CONNECTORS (WIRES), (ART. 230-24 & ART. 680-8 NEC)

4. TAMPER RESISTANT RECEPITCALs ARE REQUIRED FOR ALL LLOCATION AS DESCRIBED IN 210.52. THIS ONLY APPLIES TO THE OUTLETS MODIFIED UNDER THIS PERMIT.

5. WEATHER RESISTANT TYPE RECEPACALs ARE REQUIRED WHEN INSTALLED IN DAMP OR WET LOCATIONS (OUTSIDE)

6. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING AND BE EQUIPPED WITH BATTERY BACK-UP, PER SECTION R314

7. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE LARMS IN THE UNIT.

8. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING AND BE EQUIPPED WITH BATTERY BACK-UP, PER SECTION R315

9. WHEN MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE LARMS IN THE UNIT.

10. BATHROOM CIRCUITTING SHALL BE EITHER A 20 AMPERE CIRCUIT DEDICATED TO EACH BATHROOM OR ATLEAST ONE 20 AMPERE CIRCUIT SUPPLY ONLY BATHROOM RECEPTACLE OUTLETS PER CEC ART 210.11(C)3

11. RECEPTACLE OUTLETS LOCATIONS SHALL COMPLY WITH CEC ART. 210.52 (A)

LIGHTING REQUIREMENTS (TITLE 24)

1. NEW BATHROOMS, GARAGES, LAUNDRY ROOMS & UTILITY ROOMS- ALL LUMINAIRES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A MANUAL-ON OCCUPANT SENSOR.

2. OTHER NEW ROOMS- ALL LUMINAIRES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR OR DIMMER. CLOSETS THAT ARE LESS THAN 70 SQ. FT. ARE EXEMPT.

3. NEW OUTDOOR LIGHTING- ALL LUMINAIRES MOUNTED TO THE BUILDING SHALL BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A PHOTOCNTROL/ MOTION SENSOR.

4. NEW KITCHENS- AT LEAST HALF THE INSTALLED WATTAGE OF LUMINAIRES SHALL BE HIGH EFFICACY (I.E.,FLUORESCENT), THE ONES THAT ARE NOT MUST BE SWITCHED SEPARATELY.

5. ALL LIGHTS RECESSED INTO INSULATED CEILINGS MUST BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC) AND ARE CERTIFIED AIRTIGHT TO ASTM E283 AND LABELED AS AIRTIGHT (AT) TO LESS THAN 2.0 CFM @ 75 PASCALS.

ADDITIONAL NOTES

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

-IN EACH SLEEPING ROOM

-OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS

-ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL, PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

-SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PERVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION. (2019 CRC R314.3)

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

3. CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 (CRC R315.1.1)

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

-OUTSIDE OF EACH SEPARATE SLEEPING ARE IN THE IMMEDIATE VICINITY OF THE BEDROOMS

-ON EVERY OCCUPIABLE LEVEL OF A DWELLING UNIT, INCLUDING BASEMENTS

-WHERE A FUEL BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.

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

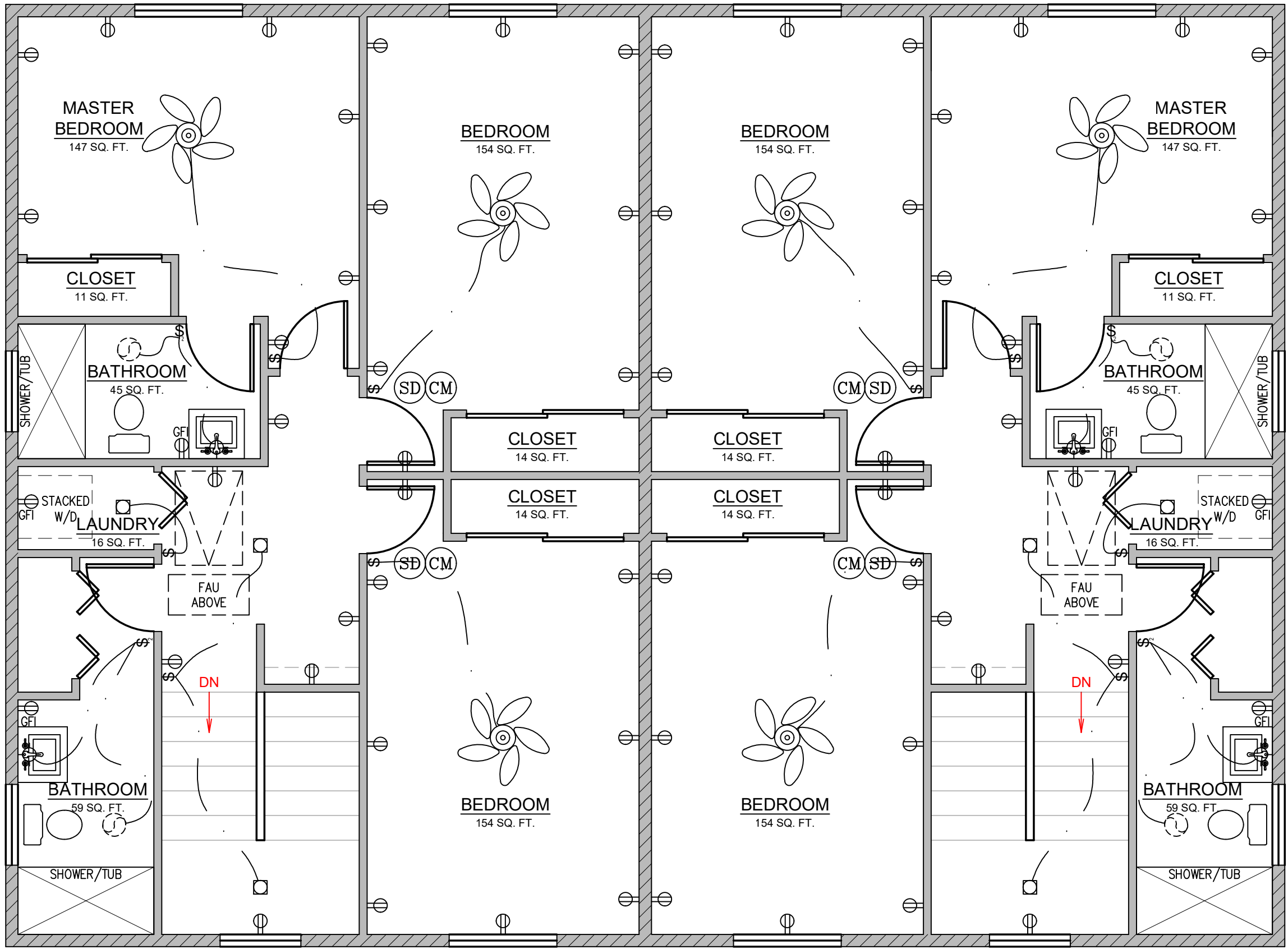
7. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15- AND 20- AMPERE OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. CEC 210.12(8)

- ADDITIONAL NOTES CONT.
1. OUTDOOR LIGHTING SHALL COMPLY WITH TITLE 24, PART 6, OF THE CALIFORNIA CODE OF REGULATIONS: CALIFORNIA'S ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS.

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

3. ALL OUTDOOR LIGHTING INSTRUMENTS SHALL BE ON A DEDICATED CIRCUIT AND OPERATE FROM DUSK TO DAWN.

4. ROLL-UP OVERHEAD GARAGE DOORS SHALL BE INSTALLED AND BE CAPABLE OF BEING OPENED REMOTELY BY A HANDHELD CONTROLLER OR AN INTERNET BASED SYSTEM. THE GARAGE DOOR SYSTEM SHALL INCLUDE A GARAGE LIGHT WHICH IS ACTIVATED ANYTIME A REMOTE CONTROLLER IS ACTIVATED TO OPEN THE DOOR.

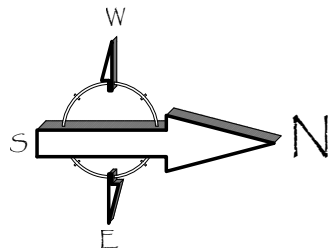


PROPOSED ELECTRICAL - SYMBOL LEGEND					
	DUPLEX OUTLET		VAPOR PROOF LIGHT (SUITABLE FOR WET LOCATION)		CEILING OUTLET
	4-PLEX OUTLET		FLUORESCENT SURFACE MOUNT FIXTURE		SWITCH
	GFI-PROTECTED DUPLEX OUTLET		SMOKE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED		3-WAY SWITCH
	GFCI-PROTECTED DUPLEX OUTLET		CARBON MONOXIDE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED		4-WAY SWITCH
	WATERPROOF, GFI-PROTECTED OUTLET 208V (240V) OUTLET		CEILING FAN		DIMMER SWITCH
	WATERPROOF, GFI-PROTECTED 208V (240V) OUTLET				PUSHBUTTON
	INDICATES SUB-PANEL				DOOR CHIME
					LED RECESSED LIGHTING
					VACANCY SENSOR SWITCH
					INCANDESCENT PENDANT LIGHT
					INCANDESCENT LIGHT
					EXTERIOR LIGHTING TO OPERATE FROM DUSK TO DAWN

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

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

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



Revisions

PLANNING COMMENTS

07-19-2024

Project:

Duplex, ADU, & Garage at:
5309 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title:

Duplex:
Second Floor
Electrical Plan

Date:

12-03-2022

Scale:

1/4"=1'-0"

Project No.:

2234

Sheet:

E2

PROPOSED ELECTRICAL PLAN - NOTES

ELECTRICAL NOTES:

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

LIGHTING REQUIREMENTS (TITLE 24)

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

ADDITIONAL NOTES CONT.

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

ADDITIONAL NOTES

- SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

-IN EACH SLEEPING ROOM

-OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS

-ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL, PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

-SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PERVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION. (2019 CRC R314.3)
- SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034 (2019 CRC R314.1.1)
- CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 (CRC R315.1.1)
- CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTRUCTIONS IN THE FOLLOWING LOCATIONS:

-OUTSIDE OF EACH SEPARATE SLEEPING ARE IN THE IMMEDIATE VICINITY OF THE BEDROOMS

-ON EVERY OCCUPIABLE LEVEL OF A DWELLING UNIT, INCLUDING BASEMENTS

-WHERE A FUEL BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.
- IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY. IF AN OCCUPANT SENSOR IS INSTALLED, IT SHALL BE UNDER SECTION 150.0 (k)2C. (2019 CEC 150.0k.2.i)
- ARC-FAULT CIRCUIT INTERRUPTER PROTECTION SHALL BE PROVIDED AS REQUIRED IN 210.12 (A) DWELLING UNITS, (B) DORMITORY ROOMS AND (C) GUEST ROOMS AND GUEST SUITES. (2019 CEC 210.12)
- ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15- AND 20- AMPERE OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. CEC 210.12(8)

PROPOSED ELECTRICAL - SYMBOL LEGEND

⌀

DUPLEX OUTLET

⌀

4-PLEX OUTLET

⌀_{GFI}

GFI-PROTECTED DUPLEX OUTLET

⌀_{GFCI}

GFCI-PROTECTED DUPLEX OUTLET

⌀_{W.P.}

WATERPROOF, GFI-PROTECTED OUTLET 208V (240V)

⌀₂₄₀

WATERPROOF, GFI-PROTECTED 208V (240V) OUTLET

⌀_{40 W.P.}

WATERPROOF, GFI-PROTECTED 208V (240V) OUTLET

SP

INDICATES SUB-PANEL

☐

VAPOR PROOF LIGHT (SUITABLE FOR WET LOCATION)

—

FLUORESCENT SURFACE MOUNT FIXTURE

SD

SMOKE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED

CM

CARBON MONOXIDE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED

CEILING FAN

⌀

CEILING OUTLET

\$

SWITCH

§

3-WAY SWITCH

§

4-WAY SWITCH

⌞

DIMMER SWITCH

☐

PUSHBUTTON

☐

DOOR CHIME

☐

LED RECESSED LIGHTING

⌀_{VAC}

VACANCY SENSOR SWITCH

⌀

INCANDESCENT PENDANT LIGHT

⊙

INCANDESCENT LIGHT

☐

ELECTRIC GARAGE DOOR OPENER

☐

TELEVISION OUTLET

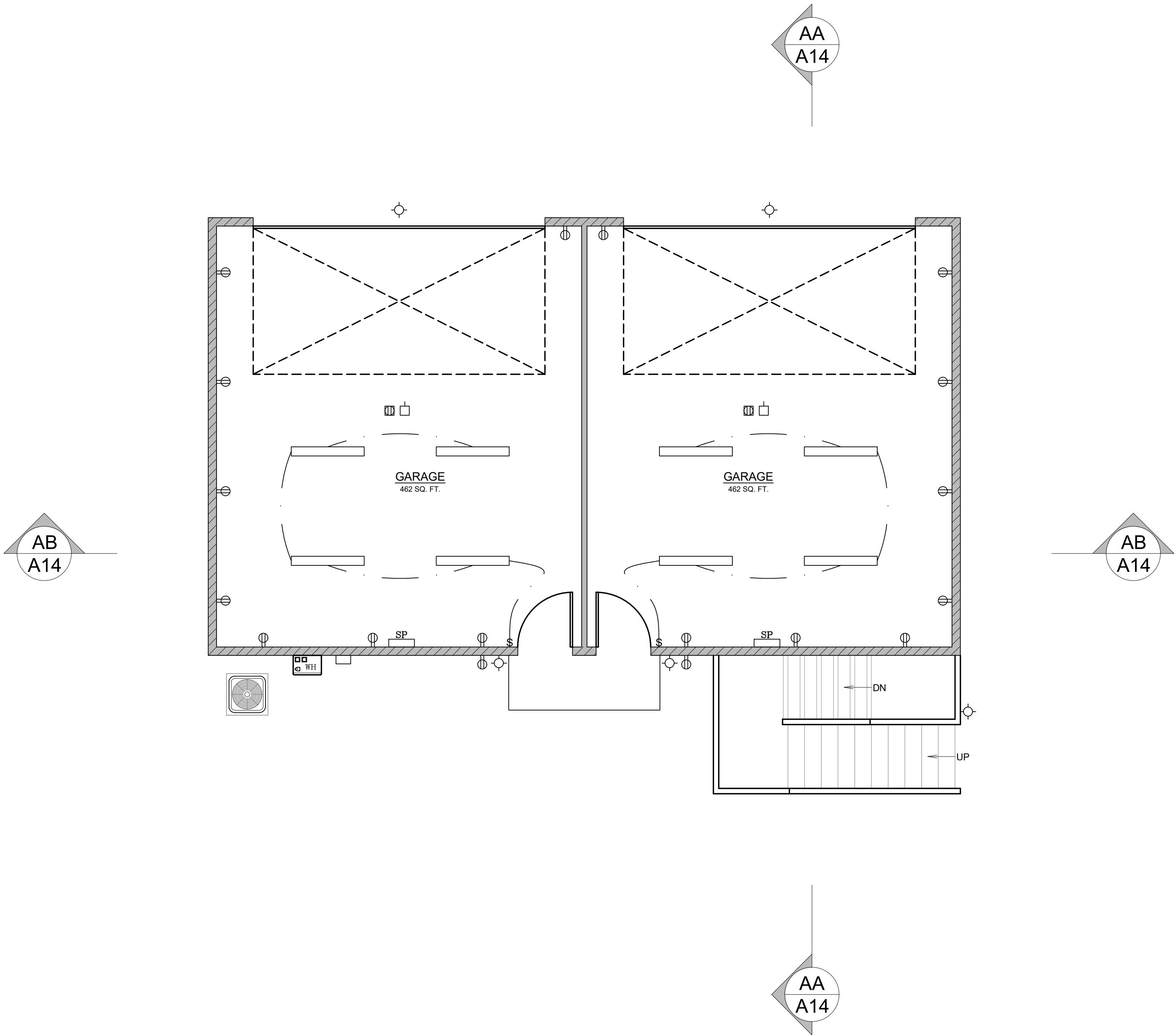
IDEAL LOCATION OF RETURN AIR GRILLE (FIELD VERIFY AS BUILT)

IDEAL LOCATION OF SUPPLY AIR GRILLE (FIELD VERIFY AS BUILT)

INDICATES EXHAUST FAN. FAN MUST PROVIDE 50 CFM (INTERMITTENT) OR 20 CFM (CONTINUOUS). THE EXHAUST AIR SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS. FAN TO BE ENERGY COMPLIANT, CONTROLLED BY HUMIDISTAT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.

EXTERIOR LIGHTING TO OPERATE FROM DUSK TO DAWN

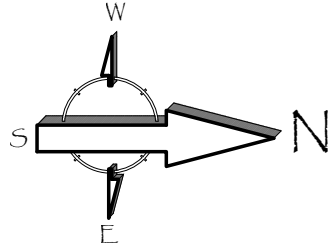
ADU / GARAGE: FIRST FLOOR ELECTRICAL PLAN



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

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Revisions

PLANNING COMMENTS

07-19-2024

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Project:

Duplex, ADU, & Garage at:
5309 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title:

ADU / Garage:
First Floor
Electrical Plan

Date:

12-03-2022

Scale:

1/4"=1'-0"

Project No.:

2234

Sheet:

E3

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- SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING AND BE EQUIPPED WITH BATTERY BACK-UP, PER SECTION R314
- WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE LARMS IN THE UNIT.
- CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING AND BE EQUIPPED WITH BATTERY BACK-UP, PER SECTION R315
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- BATHROOM CIRCUITING SHALL BE EITHER A 20 AMPERE CIRCUIT DEDICATED TO EACH BATHROOM OR ATLEAST ONE 20 AMPERE CIRCUIT SUPPLY ONLY BATHROOM RECEPTACLE OUTLETS PER CEC ART 210.11(C)3
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ADDITIONAL NOTES CONT.

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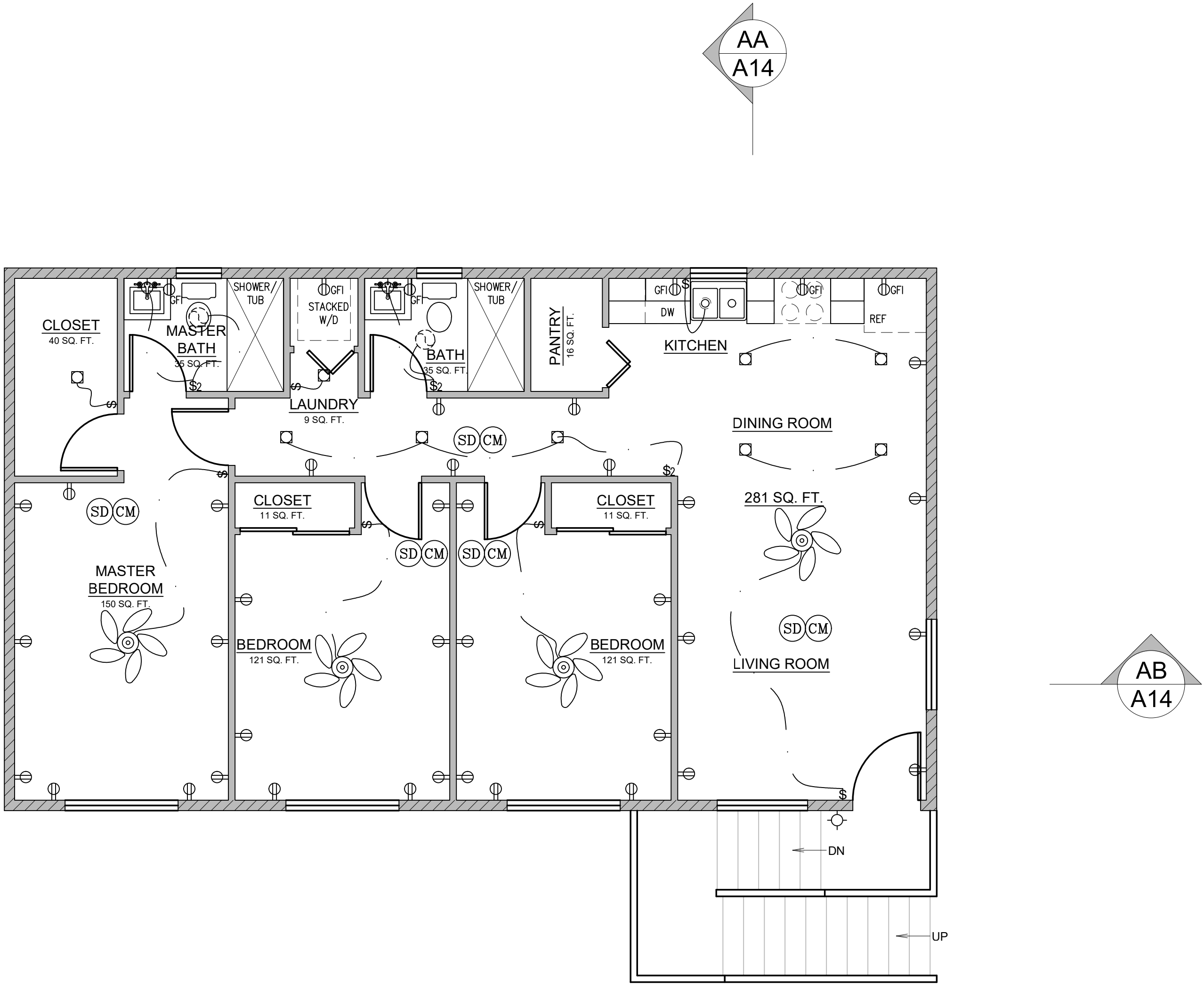
ADDITIONAL NOTES

- SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
 - IN EACH SLEEPING ROOM
 - OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
 - ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL, PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
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- SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034 (2019 CRC R314.1.1)
- CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 (CRC R315.1.1)
- CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTRUCTIONS IN THE FOLLOWING LOCATIONS:
 - OUTSIDE OF EACH SEPARATE SLEEPING ARE IN THE IMMEDIATE VICINITY OF THE BEDROOMS
 - ON EVERY OCCUPIABLE LEVEL OF A DWELLING UNIT, INCLUDING BASEMENTS
 - WHERE A FUEL BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.
- IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY. IF AN OCCUPANT SENSOR IS INSTALLED, IT SHALL BE UNDER SECTION 150.0 (k)2C. (2019 CEC 150.0k.2.i)
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PROPOSED ELECTRICAL - SYMBOL LEGEND

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

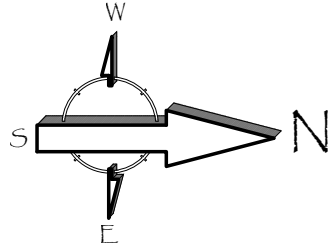
ADU / GARAGE: SECOND FLOOR ELECTRICAL PLAN



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

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



Revisions

PLANNING COMMENTS	07-19-2024
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Project: Duplex, ADU, & Garage at:
5309 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title:
ADU / Garage:
Second Floor
Electrical Plan

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

Project No.:
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 2019 Low-Rise Residential Mandatory Measures Summary	
Requirements for Ventilation and Indoor Air Quality:	
§ 150.00(1):	Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality. Residential Buildings subject to the amendments specified in § 150.00(1).
§ 150.00(1)(C):	Single Family Detached Dwelling Units. Single family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupancies, public garages, or commercial spaces must have mechanical ventilation airflow provided at rates determined by ASHRAE 62.2, Sections 4.1, 1 and 4.1.2 and as specified in § 150.00(1)(C).
§ 150.00(1)(E):	Multifamily Attached Dwelling Units. Multifamily attached dwelling units must have mechanical ventilation airflow provided at rates determined by ASHRAE 62.2, Sections 4.1, 1 and 4.1.2 and as specified in § 150.00(1)(E).
§ 150.00(1)(G):	Multifamily Building Central Ventilation Systems. Central ventilation systems that serve multiple dwelling units must be balanced to provide ventilation airflow for each dwelling unit served at a rate equal to or greater than the rate specified by ASHRAE 62.2, Section 4.1. All units must be within 20 feet of the unit with the lowest airflow rate. It is the responsibility of the individual unit's owner to provide airflow rate needed for compliance.
§ 150.00(1)(G):	Kitchen Range Hoods. Kitchen range hoods must be rated for use in accordance with Section 7.2 of ASHRAE 62.2.
§ 150.00(2):	Field Verification and Diagnostic Testing. Dwelling unit ventilation airflow must be verified in accordance with Reference Residential Appliance RAS.7. A kitchen range hood must be verified in accordance with Reference Residential Appliance RAS.7.4.3 to confirm it is rated by HVAC to comply with the airflow rates and sound requirements as specified in Section 5 and 7.2 of ASHRAE 62.2.
Pool and Spa Systems and Equipment Measures:	
§ 110.04(1):	Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to include all of the following: a thermal efficiency that complies with the Appliance Efficiency Requirements; a minimum waterproof panel or card with operating instructions; and must not use electric resistance heating.
§ 110.04(1):	Piping. Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.04(1):	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.04(2):	Directional and Time Switches for Pools. Pools must have directional switches that are electrically tied to the pool water, and a time switch that will allow pumps to start or be programmed to run only during off-peak electric demand periods.
§ 110.05:	Pilot Light. Natural gas pool and spa heaters must have a continuously burning pilot light.
§ 150.00(1):	Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filter, and valves.
Lighting Measures:	
§ 110.09:	Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.
§ 150.00(1)(A):	Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0-A.
§ 150.00(1)(B):	Blank Electrical Boxes. The number of electrical boxes in areas more than five feet above the finished floor and do not contain a luminaire or other device must not be greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor, control, or fan speed control.
§ 150.00(1)(C):	Recessed Overnight Luminaires in Ceilings. Luminaires recessed into ceilings must meet all of the requirements for insulation control (IC) labeling, air leakage, sealing, moisture, and soot and light output as described in § 150.00(1)(C).
§ 150.00(1)(D):	Electronic Ballast for Fluorescent Lamps. Ballasts for fluorescent lamps rated at 13 watts or greater must be electronic and must have an output factor of no less than 0.94.
§ 150.00(1)(D):	Night Lights, Sleep Lights, and Path Lights. Night lights, sleep lights and path lights are not required to comply with Table 150.0-A or be regulated by vacancy sensors provided they are rated to consume no more than 5 watts of power and emit no more than 150 lumens.
§ 150.00(1)(F):	Lighting Integre to Exhaust Fans. Lighting integrated to exhaust fans (except when installed by the manufacturer in exhaust kitchen) hoods must meet the applicable requirements of § 150.00(1).
§ 150.00(1)(G):	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix A.6.8.
§ 150.00(1)(H):	Light Sources in Enclosed or Recessed Luminaires. Light sources and other separable light sources that are not compliant with the JADE elevated temperature testing requirements are prohibited from being installed or used. Light sources that are not installed or used are prohibited.
§ 150.00(1)(I):	Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.00(2)(A):	Interior Switches and Controls. All forward phase load dimmers used with LED light sources must comply with NEMA ICS. 7A.
§ 150.00(2)(B):	Interior Switches and Controls. Light sources must be controlled separately from lighting controls that are not required to be manually turned ON and OFF.
§ 150.00(2)(C):	Interior Switches and Controls. Controls and equipment must be installed in accordance with manufacturer's instructions.
§ 150.00(2)(D):	Interior Switches and Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the control is installed to comply with § 150.00(1).
§ 150.00(2)(F):	Interior Switches and Controls. Lighting controls must comply with the applicable requirements of § 110.9.

2019 Low-Rise Residential Mandatory Requirements 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.

Building Envelope Measures:

§ 110.9(a)(1)	air leakage. Performance of exterior doors, exterior doors and exterior doors must limit air leakage to 0.3 CFM per square foot or less when tested per NRC-400, ASTM E283 or AAMWOMASNA Section 1010.12 and 1010.13.
§ 110.9(a)(2)	Labeling. Manufacturers of exterior doors and exterior doors must include labeling meeting the requirements of § 110.11(a).
§ 110.9(b)	Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.16-A, 110.8-B, or J.A.S. for exterior doors. They must be caulked and/or weather-stripped.
§ 110.7	Air Leakage. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather-stripped.
§ 110.9(a)	Insulation Certification by Manufacturers. Insulation installed by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.9(a)	Insulation Requirements for Heated Steam Floors. Heated steam floors must be insulated per the requirements of § 110.10(a).
§ 110.9(a)	Rooftop Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.6(b) and be labeled per § 110.13 when the installation of a cool roof is specified on the CFR.
§ 110.9(a)	Radiant Barrier. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.
§ 110.9(a)	Ceiling and Rafter Roof Insulation. Minimum R-19 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 insulation. All attic 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 layer of roof or ceiling sheetrock. It 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.
§ 110.9(b)	Loose-Fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 110.9(a)	Wall Insulation. Insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-10.0 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.022. Masonry walls must meet Tables 150.1-A to B.
§ 110.9(a)	Raised-Floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.*
§ 110.9(a)	Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without the concrete, of no more than 0.3 percent; have a water vapor permeability 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 § 110.6(b).
§ 110.9(a)	Water Retarder. In climate zones 1 through 16, the earth floor of unvented crawlspace must be covered with a Class I or Class II vapor retarder. In climate zones 17 through 24, the earth floor of unvented crawlspace must be covered with a Class I or Class II vapor retarder.
§ 110.9(a)	Water Retarder. In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned ceiling and/or floor insulation in all exterior walls, vented attics, and unvented attics with an airtightness level of 0.05 or less.
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CERTIFICATE OF COMPLIANCE Project Name: Savers Accessory Dwelling Unit Calculation Description: Title 24 Analysis		Calculation Date/Time: 2022-12-03T09:50:51-08:00 Input File Name: Savers (5305) ADU.rbx19x
DOCUMENTATION AUTHOR'S DECLARATION STATEMENT		
I, I certify that this Certificate of Compliance documentation is accurate and complete.		
Documentation Author Name: Jimmy Bermejo	Documentation Author Signature: 	
Company: Diamond Design Title 24 Consultant	Signature Date: 2022-12-03 10:33:10	
Address: 72 West Boulder Creek Road	CEA/HERS Certification Identification (if applicable):	
City/State/Zip: Simi Valley, CA 93065	Phone: 805-844-2002 0	
RESPONSIBLE PERSON'S DECLARATION STATEMENT		
I certify the following under penalty of perjury, under the laws of the State of California:		
1. I am eligible under Division 3 of the Building and Professions Code to accept responsibility for the building design confirmed 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 Design Name: Jimmy Bermejo	Responsible Designer Signature: 	
Company: Diamond Design Title 24 Consultant	Date Signed: 2022-12-03 10:33:10	
Address: 72 West Boulder Creek Road	License: 6351	
City/State/Zip: Simi Valley, CA 93065	Phone: 805-844-2002 0	

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

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Registration Number: 222-P0102334-14A-005-000-0000000-0000
 CA Building Energy Efficiency Standards - 2019 Residential Compliance

Registration Date/Time: 2022-12-03 10:33:10
 Report Name: 2019_2.000
 Schema Version: 202009091

HERS Provider:
 CaCERTS Inc
 Report Generated: 2022-12-03 09:51:30

	2019 Low-Rise Residential Mandatory Measures Summary
	Interior Switches and Controls. An energy management control system (EMCS) may be used to comply with control requirements if it provides functionality of the specified control located at § 110.0, must be the installation Certificate requirements of § 130.4, meet the EMCS requirements of § 130.0, and be approved by the Authority Having Jurisdiction (AHJ). Interior Switches and Controls. A multistage programmable controller may be used to comply with dimmer requirements in § 150.0(a) if it provides functionality of the specified control located at § 110.0, must be the installation Certificate requirements of § 130.4, meet the EMCS requirements of § 130.0, and be approved by the Authority Having Jurisdiction (AHJ). Interior Switches and Controls. In bathrooms, pantries, laundry rooms, and utility rooms, and at least one luminaires in each of these spaces must be controlled by an occupant sensor or a vacancy sensor providing automatic-off functionality. If an occupant sensor is installed, it must be initially configured to measure occupancy for a minimum of 15 minutes and be installed in accordance with Section 160.0. Interior Switches and Controls. Luminaires that are or contain light sources that meet Reference Joint Appendix AB requirements for dimming, and that are not controlled by occupancy or vacancy sensors, must have dimming controls. Interior Switches and Controls. Under cabinet lighting must be installed separately from wall-mounted lighting fixtures. Interior Switches and Controls. For single-family dwellings, lighting for residential parking garages for off-road vehicles must be installed on the outdoor buildings on the same lot, must be incorporated in Item 5.00 (030A) (On and Off switch) and the requirements in either § 150.03(A) (photo) and either a motion sensor or automatic time switch control or § 150.03(A) (economical time control), or an EMCS. Residential Outdoor Lighting. For single-family dwellings, lighting for residential parking garages for off-road vehicles must be installed on the outdoor buildings on the same lot, must be incorporated in Item 5.00 (030A) (On and Off switch) and the requirements in either § 150.03(A) (photo) and either a motion sensor or automatic time switch control or § 150.03(A) (economical time control), or an EMCS. Residential Outdoor Lighting. For multi-family dwellings, lighting for residential parking garages for off-road vehicles must be installed on the outdoor buildings on the same lot, must be incorporated in Item 5.00 (030A) (On and Off switch) and the requirements in either § 150.03(A) (photo) and either a motion sensor or automatic time switch control or § 150.03(A) (economical time control), or an EMCS. Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, any outdoor lighting for residential parking lots or carports with a total of eight or more vehicle per site and any outdoor lighting not regulated by § 150.03(B) or § 150.03(C) must comply with applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.2 and 141.0. Internally Illuminated Address Signs. Internally illuminated address signs must comply with § 140.8, or must consume no more than 5 watts of power as determined according to § 130.0(c). Residential Parking Garages for Off-Road Vehicles. Lighting for residential parking garages for off-road vehicles must be installed with the applicable requirements for nonresidential garages in Sections 110.9, 130.0, 130.1, 130.2, 140.0, 140.6, and 141.0. Interior Common Areas of Low-Rise Multifamily Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building must comply with Table 500.2-A and be controlled by an occupant sensor. Interior Common Areas of Low-Rise Multifamily Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting for the interior common areas in that building must: • Comply with applicable requirements in Sections 110.9, 130.0, 130.1, 140.0 and 141.0; and • Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors must be capable of turning the light fully on and off from all designated parts of ingress and egress.
Solar Ready Buildings:	Single Family Residences. Single family residences located in subdivisions with 10 or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.0 (b) through § 110.0 (e).
§ 110.0(a):	Low-Rise Multifamily Buildings. In a low-rise multifamily buildings that do not have a photovoltaic system installed must comply with the requirements of § 110.0 (b) through § 110.0 (e).
§ 110.0(b):	Minimum Solar Zone Area. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, shade ventilation, and other requirements of the California Building Code, Title 24 or any other relevant standards applicable to a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are less than 800 square feet each for buildings with roof areas less than or equal to 10,000 square feet or less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family dwellings, the solar zone must be a single continuous area. For multi-family buildings and have a total area no less than 200 square feet. For low-rise multi-family buildings the solar zone must be installed on the roof or overhang of the building, or on the roof or overhang of another structure located within 250 feet of the building, or on covered parking provided with the building project, and have a total area no less than 15 percent of the total roof area of the building including any skylight area. The solar zone requirement is applicable to the entire building including stacked mixed occupancy.
§ 110.0(b)(2):	Access. All sections of the solar zone located on steep-sloped roofs must be oriented between 90 degrees and 300 degrees of true north.
§ 110.0(b)(3A):	Shading. The solar zone must not contain any obstructions, including but not limited to trees, chimneys, architectural features, and roof mounted equipment.
§ 110.0(b)(3B):	Shading. Any obstruction located on the roof or any part of the building that projects above a solar zone must be located at least twice the distance between the obstruction and the plane of the roof edge of the building between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone.
§ 110.0(b)(3C):	Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for roof dead and live loads shall be as specified in the applicable building code.
§ 110.0(c):	Interconnection Pathways. The construction documents must indicate a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service, and for single family residences and central water heating systems, a pathway reserved for routing plumbing piping from the solar zone to the water heating system documentation. A copy of the construction documents or a comparable document indicating the information from § 110.0 (b) through § 110.0 (c) must be provided to the occupant.
§ 110.0(d):	Main Electric Service Panel. The main electrical service panel must have a minimum backup rating of 200 amperes.
§ 110.0(e)(2):	Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric".

	
	2019 Low-Rise Residential Mandatory Measures Summary
\$ 150.0(b)3A.	Cleanances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the bottom of any other
\$ 150.0(b)3B.	Liquid Line Drains. Air conditioners and heat pump systems must be equipped with liquid line filter driers as required, as specified by the manufacturer's instructions.
\$ 150.0(c)1.	Storage Tank Installation. Indirect hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have a minimum of R-12 external insulation or R-16 internal insulation where the internal insulation level is indicated on the exterior of the tank.
\$ 150.0(d)2A.	Water Piping, Solar Water-Heating System Piping, and Space Conditioning System Run-In Insulation. All domestic hot water piping must be insulated as specified in Section 150.0(d)(2). Cold water piping must be insulated with a minimum insulation thickness of one inch. Hot water piping will thickness of one inch or a minimum insulation R-value of 7.7; the first five feet of cold water pipes from the storage tank; all hot water piping with a nominal diameter equal to or greater than ¾ inch and less than one inch; all hot water piping with a nominal diameter less than ¾ inch that is associated with a solar water heating system; and all piping from storage tanks to storage tanks or to condenser air handlers below grade, and from the heating source to kitchen fountains.*
\$ 150.0(d)3.	Insulation Protection. Piping insulation must be protected from damage, indicating that due to sunlight, moisture, equipment maintenance, or other causes as specified by the manufacturer's instructions. Piping insulation must be installed in a waterproof and non-slabbing capacity or sleeve.
	Gas or Propane Water Heating Systems. Systems using gas or propane water heaters to serve individual dwelling units must include all of the following:
\$ 150.0(e)1.	• A dedicated vent pipe through the roof that meets the requirements set forth in the existing part of a 102WV-W-connector, 10 AWG copper branch piping, within three feet of the heater without obstruction. Both ends of the unadorned conductor must be labeled with the words "Gas" and the electrical shall be labeled with the word "Electric". The label on the electric side in the electrical adjacent to the conductor for the "gas" branch circuit and label with the words "R-Value 2400 W-24" or a Category III or IV or a Type B vent with a gap between the outside termination and the space where the heater is installed; a condensate drain that is more than two inches higher than the base of the water heater, and allow for expansion and contraction of the drain pipe.
\$ 150.0(e)2.	Recirculating Loops. Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(a).
\$ 150.0(f)2.	Solar Water-Heating Systems. Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO RAT), or a listing agency that is approved by the Executive Director.
Ducts and Fan Systems:	
\$ 150.0(g)3.	Ductwork Installation on an Existing Space-Conditioning System. Ductwork must comply with § 604 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must notify the customer, in writing, that the insulation meets this requirement.
	CMC Compliance. All air-distribution duct systems and plenums must meet the requirements of the CMC §§ 601.01, 602.0, 603.0, 604.0, 604.0, 605.0 and ANSI/ACCA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply and return-air ducts and plenums must be insulated to meet the requirements of the CMC §§ 601.01, 602.0, 603.0, 604.0, 604.0, 605.0 and ANSI/ACCA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of the duct system completely exposed and surrounded by fixed verification and diagnostic testing (RASL 4.3.8). Portions of the duct system completely exposed and surrounded by directly conditioned spaces are not required to be insulated. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings in ducts or plenums with flexible ducts or other components must meet the requirements of ASHRAE 151, UL 181A, or UL 181B or aerosol sealed shall meet the requirements of UL 723. If mastic or tape used to seal openings greater than ¼ inch, the combination of mastic and either mesh or tape must be used. Building cavities, support platforms for air handlers, and plenums may be sprayed or constructed with spray-on foam insulation, rigid board or flexible duct insulation. Duct board or flexible duct insulation. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area.
\$ 150.0(h)1.	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 tapes are used in combination with mastic and draw bands.
\$ 150.0(h)2.	Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for closures; penetrative tapes, mastics, sealants, and other requirements specified for duct construction.
\$ 150.0(j)7.	Backdraft Damper. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic damper.
\$ 150.0(k)6.	Gravity Ventilation Damplers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion intake for solid or gaseous and elevated draft shafts.
\$ 150.0(l)9.	Protection of Insulation. Insulation must be protected from damage, indicating that due to sunlight, moisture, equipment maintenance, and fire. Insulation exposed to weather must be suitable for outdoor service. For example, painted by aluminum, steel metal, painted canvas, or plastic cover. Cellular form insulation must be protected as above or painted with a coating that is water resistant and provides sheathing from solar radiation.
\$ 150.0(m)10.	Fan Powered Fresh Air Duct Systems. Fan-powered fresh air duct systems must have a non-combustible interior liner and outer casing.
\$ 150.0(n)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 Section 110.3(d)(2), Residential.
\$ 150.0(o)1.	Air Filtration. Space conditioning systems with ducts exceeding 10 ft and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two-inch depth can or be one inch if sized per Equation 150.0(A.4). Pressure drops and labeling must meet the requirements in §150.0(D). Filters must be accessible for regular service.*
	Space Conditioning System Airflow Rate and Fan Efficiency. Space conditioning systems that use ducts to supply cooling must have a hole in the placement of a static pressure tap. The airflow rate must be measured at the end of the duct run closest to the space being cooled. The airflow rate per unit of nominal cooling capacity, and an air-handling unit fan efficiency ≤ 0.5 watts per CFM for nominal cooling air handlers and ≤ 0.53 watts per CFM for fan efficiency. Small ducts for space conditioning systems must have a nominal cooling capacity of 10,000 BTU/hour and a maximum unit fan efficiency ≤ 0.82 watts per CFM. Fan efficiency is required in accordance with Reference Appendix A-S-3.3.

CERTIFICATE OF COMPLIANCE

Project Name: Saviers Residence Duplex

Calculation Description: Title 24 Analysis

Calculation Date/Time: 2022-12-03T10:54:17-08:00

Input File Name: Saviers (5305) Duplex.rbd19x

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OPAQUE SURFACE CONSTRUCTIONS

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

BUILDING ENVELOPE - HERS VERIFICATION

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

WATER HEATING SYSTEMS

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

Registration Number: 222-PO102334158-000-000-00000000-0000

CA Building Energy Efficiency Standards - 2019 Residential Compliance

Registration Date/Time: 2022-12-03 10:57:01

Report Version: 2019.2.000

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WATER HEATERS

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

WATER HEATING - HERS VERIFICATION

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

SPACE CONDITIONING SYSTEMS

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

HVAC - HEATING UNIT TYPES

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

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Report Version: 2019.2.000

Schema Version: rev 20200901

HERS Provider: CaCERTS Inc.

Report Generated: 2022-12-03 10:55:18

CERTIFICATE OF COMPLIANCE

Project Name: Saviers Residence Duplex

Calculation Description: Title 24 Analysis

Calculation Date/Time: 2022-12-03T10:54:17-08:00

Input File Name: Saviers (5305) Duplex.rbd19x

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HVAC - COOLING UNIT TYPES

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

HVAC COOLING - HERS VERIFICATION

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

HVAC - DISTRIBUTION SYSTEMS

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

HVAC DISTRIBUTION - HERS VERIFICATION

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

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REQUIRED SPECIAL FEATURES

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

• Insulation below roof deck

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF3Rs and CF3Rs are required to be completed in the HERS Registry

Building-level Verifications:

• Quality insulation installation (QII)

• Indoor air quality ventilation

• Kitchen range hood

Cooling System Verifications:

• Minimum Airflow

• Verified Refrigerant Charge

• Fan Efficiency Watts/CFM

Heating System Verifications:

• – None –

• HVAC Distribution System Verifications:

• Duct leakage testing

• Domestic Hot Water System Verifications:

• – None –

BUILDING - FEATURES INFORMATION

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

ZONE INFORMATION

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

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OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Asimuth	Orientation	Gross Area (ft²)	Window and Door Area (ft²)	Tilt (deg)
Front Wall	Zone 1	R-20 Wall	90	Front	414	72	90
Left Wall	Zone 1	R-20 Wall	180	Left	315	22	90
Rear Wall	Zone 1	R-20 Wall	270	Back	414	55	90
Right Wall	Zone 1	R-20 Wall	0	Right	315	22	90
Front Wall 2	Zone 2	R-20 Wall	90	Front	414	56	90
Left Wall 2	Zone 2	R-20 Wall	180	Left	270	6	90
Rear Wall 2	Zone 2	R-20 Wall	270	Back	414	78.7	90
Right Wall 2	Zone 2	R-20 Wall	0	Right	270	6	90
Interior Surface	Zone 1	R-20 Wall	n/a	n/a	80	0	n/a
Roof	Zone 2	R-30 Roof Attic+ R-13 (R	n/a	n/a	1369	n/a	n/a
Interior Surface 2	Zone 2	R-19 (Floor No Crawlspace	n/a	n/a	1458	n/a	n/a

ATTIC

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

PENETRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Asimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	SHGC	SHGC Source	SHGC Source	Exterior Shading
1st Front Windows	Window	Front Wall	Front	90	3	1	72	0.32	NFRC	0.23	NFRC	Bug Screen	
1st Left Window	Window	Left Wall	Left	180	3	1	22	0.32	NFRC	0.23	NFRC	Bug Screen	
1st Rear Windows	Window	Rear Wall	Back	270	3	1	55	0.32	NFRC	0.23	NFRC	Bug Screen	
1st Right Window	Window	Right Wall	Right	0	3	1	22	0.32	NFRC	0.23	NFRC	Bug Screen	

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PENETRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Asimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	SHGC	SHGC Source	SHGC Source	Exterior Shading
2nd Front Windows	Window	Front Wall 2	Front	90	3	1	56	0.32	NFRC	0.23	NFRC	Bug Screen	
2nd Left Window	Window	Left Wall 2	Left	180	3	1	6	0.32	NFRC	0.23	NFRC	Bug Screen	
2nd Rear Windows	Window	Rear Wall 2	Back	270	3	1	78.7	0.32	NFRC	0.23	NFRC	Bug Screen	
2nd Right Window	Window	Right Wall 2	Right	0	3	1	6	0.32	NFRC	0.23	NFRC	Bug Screen	

SLAB FLOORS

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

OPAQUE SURFACE CONSTRUCTIONS

01	02	03	04	05	06	07
----	----	----	----	----	----	----

CERTIFICATE OF COMPLIANCE

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

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

CERTIFICATE OF COMPLIANCE

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ENERGY DESIGN RATING					
		Energy Design Ratings		Compliance Margins	
	Efficiency ^a (EDR)	Total ^a (EDR)		Efficiency ^a (EDR)	Total ^a (EDR)
Standard Design	46.5	22.9			
Proposed Design	45.8	22.2		0.7	0.7
RESULT: ^a COMPLIES					
1: Efficiency EDR includes improvements to the building envelope and more efficient equipment					
2: Total EDR includes efficiency and demand response measures such as photovoltaic (PV) systems and batteries					
3: Building complies when efficiency and total compliance margins are greater than or equal to zero					
• Standard Design PV Capacity: 2.72 kWdc					
• PV System resized to 2.72 kWdc (a factor of 2.719) to achieve 'Standard Design PV' PV scaling					

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

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

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HOME ENERGY RATING SYSTEM (HERS) VERIFICATION INSPECTIONS

HOME ENERGY RATING SYSTEM (HERS) VERIFICATION INSPECTIONS:

BUILDING--LEVEL VERIFICATIONS:

- (QII) QUALITY INSULATION INSTALLATION
- INDOOR AIR QUALITY VENTILATION
- KITCHEN RANGE HOOD

COOLING SYSTEM VERIFICATION:

- MINIMUM AIRFLOW
- REFRIGERANT CHARGE VERIFICATION
- FAN EFFICACY WATT

HEATING SYSTEM VERIFICATION:

- ---NONE---

HVAC-DISTRIBUTION SYSTEM VERIFICATIONS:

- DUCT LEAKAGE TESTING

DOMESTIC HOT WATER SYSTEM VERIFICATIONS:

- ---NONE---

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

INSULATION AND WINDOW REQUIREMENTS:

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

ADDITIONAL NOTES:

1. ALL LIGHTING, HEATING, AND COOLING SHALL COMPLY WITH THE REQUIREMENTS OF THE LATEST RESIDENTIAL ENERGY STANDARDS.

2. LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH EFFICACY AND EQUIPPED WITH OCCUPANT SENSOR.

3. LIGHTS IN HABITABLE ROOMS MUST BE HIGH EFFICACY, CONTROLLED BY A 'MANUAL-ON' MOTION SENSOR, OR CONTROLLED BY A DIMMER.

4. ALL EXTERIOR LIGHTING MOUNTED TO THE BUILDINGS MUST BE HIGH EFFICACY AND CONTROLLED BY PHOTO CONTROL/MOTION SENSOR COMBINATION.

Revisions	
	PLANNING COMMENTS 07-19-2024
1	.
2	.
3	.
4	.
5	.
6	.
7	.
8	.
Project: Duplex, ADU, & Garage at: 5309 S. Saviers Road Oxnard, California 93033	
Responsible Designer:  Jimmy Bermejo	
Title: <i>DUPLEX</i> <i>Title 24 -</i> <i>Certificates of</i> <i>Compliance</i>	
Date: 12-03-2022	
Scale: 1/4"=1'-0"	
Project No.: 2234	
Sheet: <i>EC3</i>	

2019 Low-Rise Residential Mandatory Measures Summary

§ 150.0(h)2:	Interior Switches and Controls. An energy management control system (EMCS) may be used to comply with control requirements if it provides functionality of the specified control according to § 110.9, meets the Installation Certificate requirements of § 130.4, meets the EMCS requirements of § 130.6(e), and meets all other requirements in § 150.0(e).
§ 150.0(h)3A:	Interior Switches and Controls. A multistep programmable controller may be used to comply with dimmer requirements in § 150.0(h) if it provides the functionality of a dimmer according to § 110.9, and complies with all other applicable requirements in § 150.0(e).
§ 150.0(h)3B:	Interior Switches and Controls. In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by an occupant sensor or a vacancy sensor providing automatic off-functionality. If an occupant sensor is installed, it must be initially configured to manual-on operation using the manual control required under Section 150.0(h)3B.
§ 150.0(h)3C:	Interior Switches and Controls. Luminaires that are on certain light sources that meet Reference Joint Appendix JAB requirements for dimming, and that are not controlled by occupancy or vacancy sensors, must have dimming controls.
§ 150.0(h)3D:	Interior Switches and Controls. Under cabinet lighting must be controlled separately from ceiling-installed lighting systems.
§ 150.0(h)3E:	Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in Item § 150.0(h)3A (ON and OFF switch) and the requirements in either § 150.0(h)3A (photocell) and either a motion sensor or automatic time switch (ON and OFF switch) (astronomical time clock), or an EMCS.
§ 150.0(h)3F:	Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, outdoor lighting for private patios, entrances, balconies, and porches, and residential parking lots and carports with less than eight vehicles per site must comply with either § 150.0(h)3A or with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(h)3G:	Residential Outdoor Lighting. For low-rise residential buildings with four or more dwelling units, any outdoor lighting for residential parking lots or carports with a total of eight or more vehicles per site and any outdoor lighting not regulated by § 150.0(h)3B or § 150.0(h)3D must comply with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.
§ 150.0(h)3H:	Internally Illuminated Address Signs. Internally illuminated address signs must comply with § 140.8, or must consume no more than 5 watts of power as determined according to § 130.0(c).
§ 150.0(h)3I:	Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in Sections 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
§ 150.0(h)3J:	Interior Common Areas of Low-Rise Multifamily Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building must be comply with Title 150.0-A and be controlled by an occupant sensor.
§ 150.0(h)3K:	Interior Common Areas of Low-Rise Multifamily Residential Buildings. In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting for the interior common areas in that building must:
§ 150.0(h)3L:	i. Comply with the applicable requirements in Sections 110.9, 130.0, 130.1, 140.6 and 141.0; and
§ 150.0(h)3M:	ii. Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors must be capable of turning the light fully on and off from all designated paths of ingress and egress.

Solar Ready Buildings:

§ 110.10(a)1:	Single Family Residences. Single family residences located in subdivisions with 10 or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which does not have a photovoltaic system installed, must comply with the requirements of § 110.10(b) through § 110.10(d).
§ 110.10(a)2:	Low-rise Multifamily Buildings. Low-rise multi-family buildings that do not have a photovoltaic system installed must comply with the requirements of § 110.10(b) through § 110.10(d).
§ 110.10(b)1:	Minimum Solar Zone Area. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. For low-rise multi-family buildings the solar zone must be located on the roof or overhang of the building, or on the roof or overhang of another structure located within 250 feet of the building, or on covered parking installed with the building project, and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area. The solar zone requirement is applicable to the entire building, including most occupancies.
§ 110.10(b)2:	Admittance. All sections of the solar zone located on steep-sloped roofs must be limited to between 90 degrees and 300 degrees of true north.
§ 110.10(b)3A:	Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof-mounted equipment.
§ 110.10(b)3B:	Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.
§ 110.10(b)4:	Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	Interconnection Pathways. The construction documents must indicate a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service, and for single family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system. Documentation. A copy of the construction documents or a comparable document indicating the information from § 110.10(b) through § 110.10(c) must be provided to the occupant.
§ 110.10(d):	Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps.
§ 110.10(e)2:	Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric".

GENERAL NOTES:

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

A. ALLOWABLE SOIL BEARING PRESSURE: 1500 PSF

7. MATERIAL REQUIREMENTS:

- A. CONCRETE: f'c = 2500 PSI AT 28 DAYS
NO SPECIAL INSPECTION REQUIRED
- B. CONCRETE BLOCK: ASTM C90 GRADE N-1 (NORMAL WEIGHT)
NO SPECIAL INSPECTION REQUIRED (f'm= 1500psi)
GROUT: f'c= 2,000 psi, MORTAR: f'c=1800psi
- C. REINFORCING STEEL: ASTM A615, #4 & SMALLER - GRADE 40,
#5 & LARGER - GRADE 60
- D. STRUCTURAL STEEL: ALL STRUCTURAL STEEL SHALL COMPLY WITH ASTM A36, TYP U.N.O., STRUCTURAL TUBES SHALL COMPLY WITH ASTM A500, GRADE B. STRUCTURAL PIPES SHALL COMPLY WITH ASTM A53, GRADE B.
- E. MACHINE BOLTS: ASTM A307
- F. ANCHOR BOLTS: ASTM A307
- G. TIMBER FASTENERS: SIMPSON STRONGTIE, USP STRUCTURAL CONNECTORS OR APPROVED EQUAL.
- H. SAWN TIMBER: ALL LUMBER SHALL BE GRADE MARKED, NO. 2 DOUGLAS FIR-LARCH OR BETTER, EXCEPT AS NOTED ON FRAMING NOTE 2 OR PLAN.
- I. GLU-LAMINATED BEAMS: ALL GLU-LAMINATED MEMBERS SHALL BE FAB-RICATED IN ACCORDANCE WITH BUILDING DEPT. STANDARDS. A CERTIFICATE OF INSPECTION IS TO BE SUBMITTED TO THE BUILDING DEPT. PRIOR TO ERECTION. ALL GLU-LAMINATED BEAMS SHALL BE 24F.
- J. LVL OR PSL LUMBER: Fb=2850 PSI, Fv=285 PSI, E=2,000,000 PSI (ESR-1387, ESR-1040 OR ESR 1225)
- K. I-JOISTS: TJI PRO SERIES BY TRUSS JOIST (ESR-1153)
BOISE CASCADE (ESR-1336) OR
PWI JOIST BY PACIFIC WOODTECH CORP (ESR-1225)
- L. PLYWOOD/OSB SHTG: U.S. PRODUCT STANDARD 2-10, APA
WALL: APA STRUCTURAL 1 RATED, EXPOSURE 1
ROOF: 1/2" CDX, (PSR-24/O), EXPOSURE 1
FLOOR: 3/4" T&G UNDERLAYMENT GRADE, (PSR-32/16)
- M. HARDY FRAME: ICC-ES NO. ESR-2089
- N. MECH ANCHORS: REFER TO 8/S1, TYPICAL.
- O. EPOXY ANCHORS: REFER TO 4/S1, TYPICAL
SPECIAL INSPECTION REQUIRED
A REPORT SHALL BE GIVEN TO THE BUILDING INSPECTOR AT FRAMING INSPECTION. REFER TO NOTE 10 ON 4/S1.

8. STRUCTURAL DESIGN LOADS:

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

FOUNDATION NOTES:

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

FRAMING NOTES:

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

SPECIAL INSPECTIONS

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

STRUCTURAL OBSERVATION PROGRAM

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

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

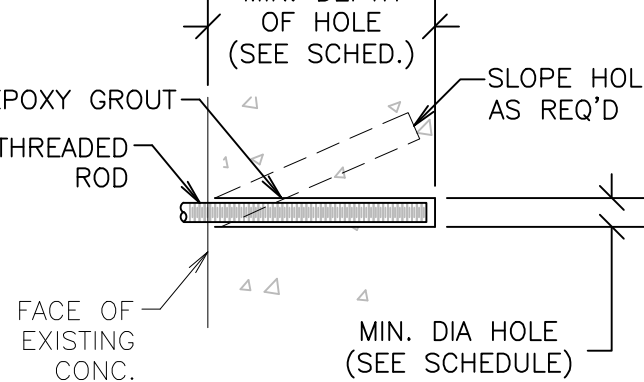
THE ENGINEER RESPONSIBLE FOR THE STRUCTURAL OBSERVATION, THE CONTRACTOR, AND APPROPRIATE SUBCONTRACTORS SHALL HOLD A PRE-CONSTRUCTION MEETING TO REVIEW THE DETAILS OF THE STRUCTURAL SYSTEM TO BE STRUCTURALLY OBSERVED.

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

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

PROCEDURE

1. DRILL HOLE OF PROPER DIAMETER AND DEPTH USING A CARBIDE TIPPED DRILL OR CORING BIT. AVOID ANY EXISTING REINFORCING STEEL BY RELOCATING HOLE SLIGHTLY.
2. CLEAN HOLE THOROUGHLY BY AIR PRESSURE.
3. MAKE SURE THAT HOLE IS DRY AND CLEAN BEFORE GROUTING.
4. PLACE EPOXY GROUT IN HOLE w/ CAULKING GUN OR SIMILAR EQUIPMENT STARTING AT BOTTOM, FILL HOLE APPROX. 3/4 FULL.
5. COAT DOWEL WITH SAME EPOXY GROUT AND INSERT INTO HOLE, FORCING MATERIAL AROUND THE SIDES OF THE BAR AND COMPLETELY FILLING ALL VOIDS.
6. PROVIDE SUPPORT FOR DOWEL BY TYING TO REBAR OR OTHER ELEMENT UNTIL GROUT HAS CURED.
7. EPOXY GROUT IN CMU SHALL BE SIMPSON SET EPOXY TIE (ESR 1772, LARR 25279), HILTI HIT-HY 150 MAX (ESR 1967, LARR 25881), AC108+ GOLD BY DEWALT (ESR 3200, LARR 26049)
8. EPOXY GROUT IN CONCRETE SHALL BE HIT-RE 500-SD BY HILTI CORP. (ESR 2322, LARR 25700), SIMPSON SET-XP (ESR-2508, LARR 03151) OR PURE110+ BY DEWALT (ICC ESR 3298, LARR 26035)
9. **SPECIAL INSPECTION REQUIRED**
10. SPECIAL INSPECTION IS REQUIRED FOR THE INSTALLATION OF EPOXY ADHESIVE ANCHORS. A REPORT SHALL BE GIVEN TO THE BUILDING INSPECTOR AT FRAMING INSPECTION.



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

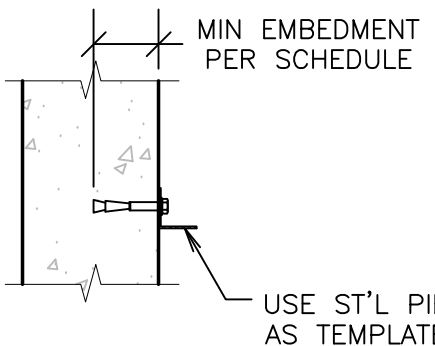
TYPICAL EPOXY GROUTED DOWELS / ANCHORS

- DRILLED EXPANSION TYPE ANCHOR BOLTS SHALL BE USED ONLY WHERE DETAILED OR FOR ATTACHMENT OF MECH. ELEC. OR MISC. ACCESSORIES OR EQUIPMENT TO THE STRUCTURE.
- ACCEPTABLE WEDGE ANCHORS:
1. HILTI-KWIK-BOLT-TZ (ICC ESR-1917, LARR 25701) IN NORMAL WT CONC.
2. ITW RAMSET/REDHEAD TRUBOLT+ (ICC ESR-2427, LARR 2748) IN NORMAL WT CONC.
3. SIMPSON STRONG-BOLT 2 (ICC ESR-3037, LARR 25891) IN NORMAL WT CONC.
2. SIMPSON TITEN HD SCREW ANCHOR (ICC ESR-1056, LARR 25560) IN CMU
3. DEWALT SCREW-BOLT+ (ICC ESR-3889) IN CONCRETE
4. DEWALT POWER-STUD+SD1 (ESR 2818, LARR 25864) IN CMU

ACCEPTABLE SCREW ANCHORS:

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

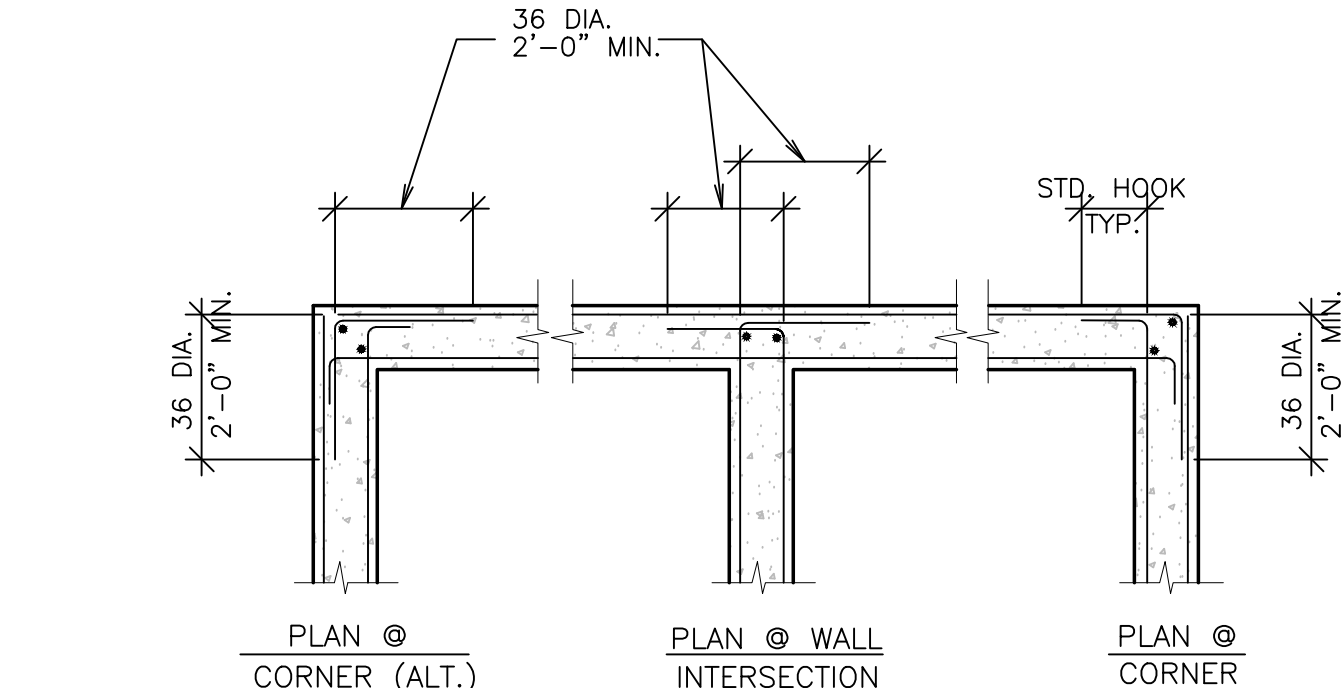
DRILLED BOLT SCHEDULE						
BOLT DIAMETER		3/8"	1/2"	5/8"	3/4"	
MIN. EMBEDMENT		3"	4"	4"	5"	
TEST	DIRECT-PULL TENSION (FT,LBS)	HARD ROCK	1100	2000	2300	3700
	TORQUE WRENCH (FT,LBS)	HARD ROCK	25	50	80	50



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

TYPICAL MECHANICAL ANCHOR DETAIL

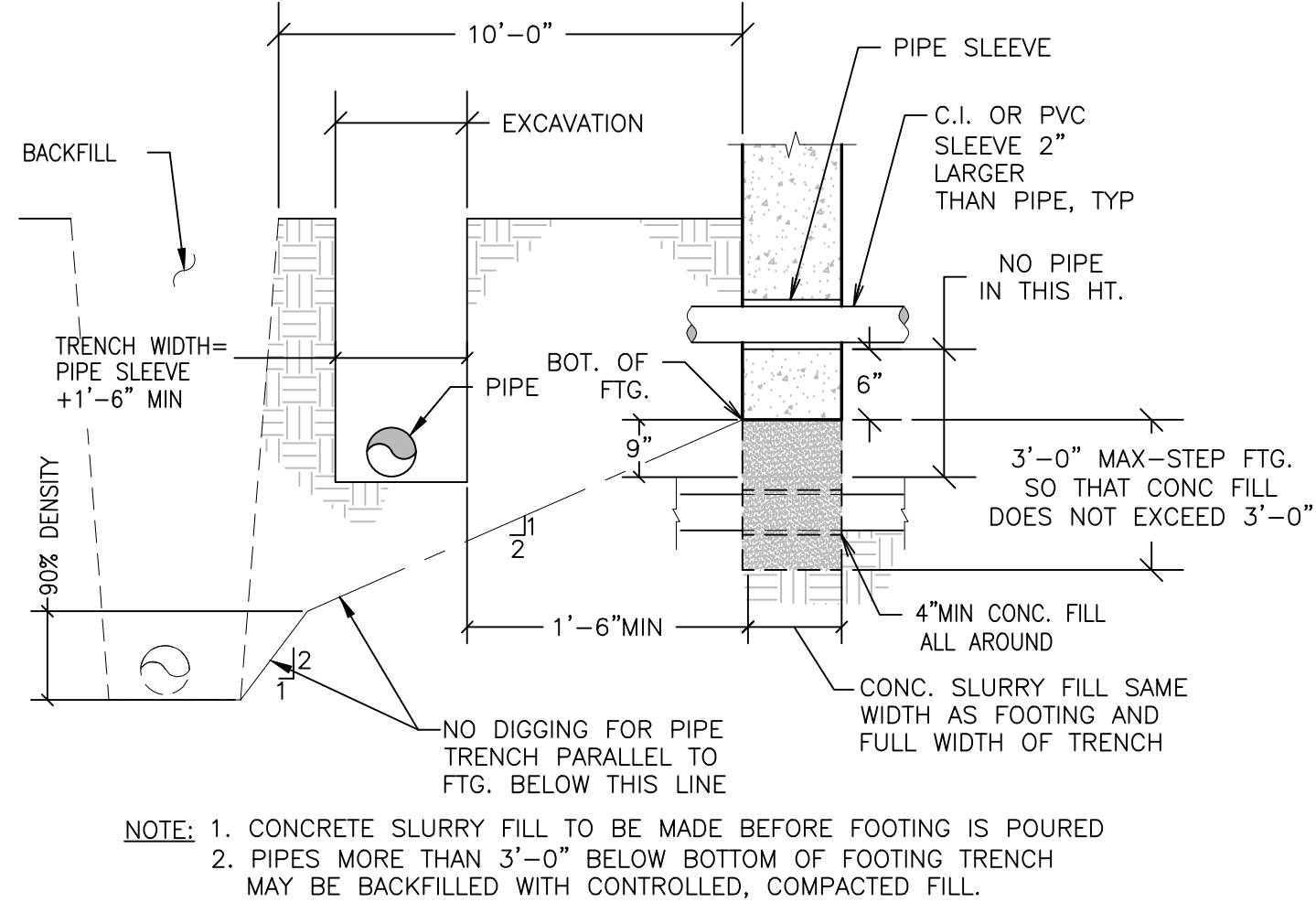
8



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

REINFORCING BARS AT CORNERS AND INTERSECTIONS

12



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

PIPE IN AND ADJACENT TO FOOTING

16

GENERAL NOTES

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

Stamp



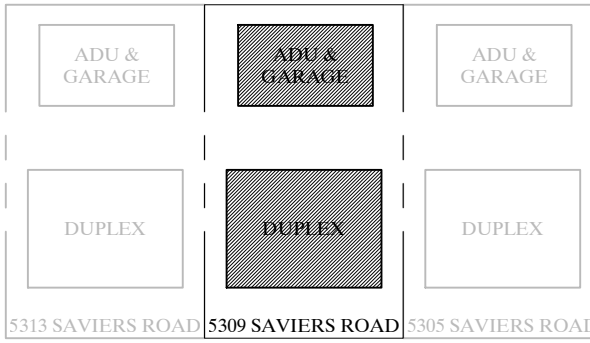
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At:
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Oxnard, Ca



Sheet Title

GENERAL NOTES
& DETAILS

FOR CONSTRUCTION

Revision	Description	Date

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

Sheet Number

S1

Sheet __ of __

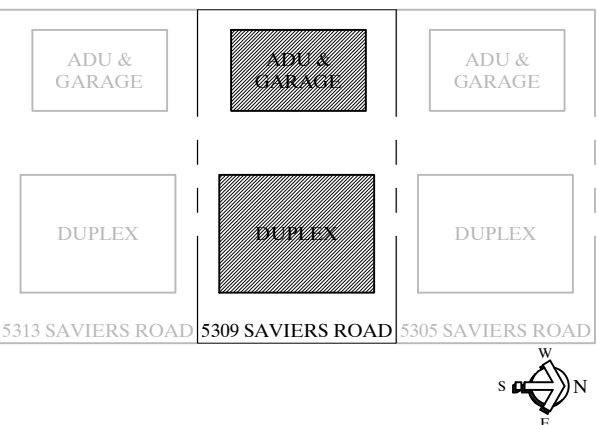
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Sheet Title

DUPLIX & ADU / GARAGE FOUNDATION PLANS

FOR CONSTRUCTION

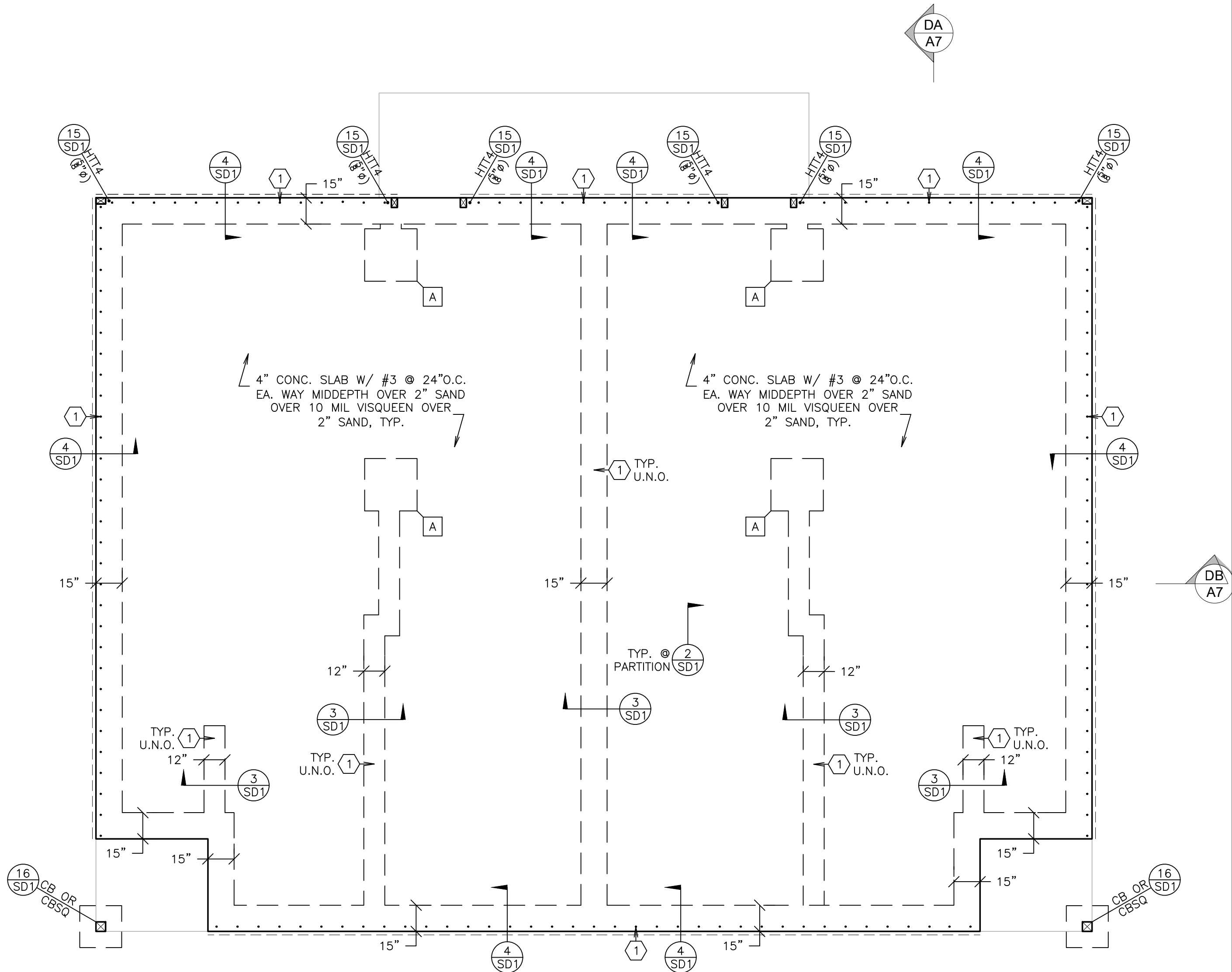
Revision	Description	Date

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

Sheet Number

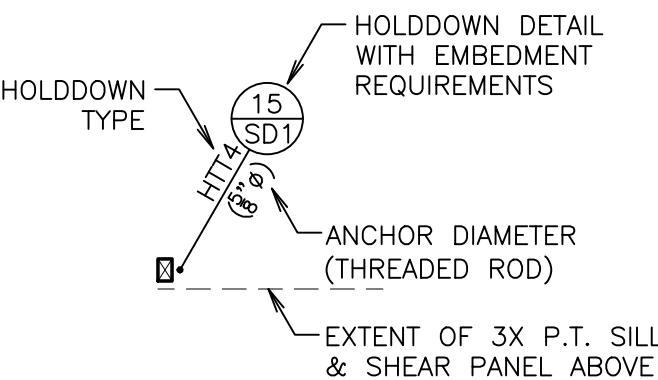
S2

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REFER TO ARCHITECTURAL
PLANS FOR DIMENSIONS

LEGEND



FOUNDATION PAD SCHEDULE

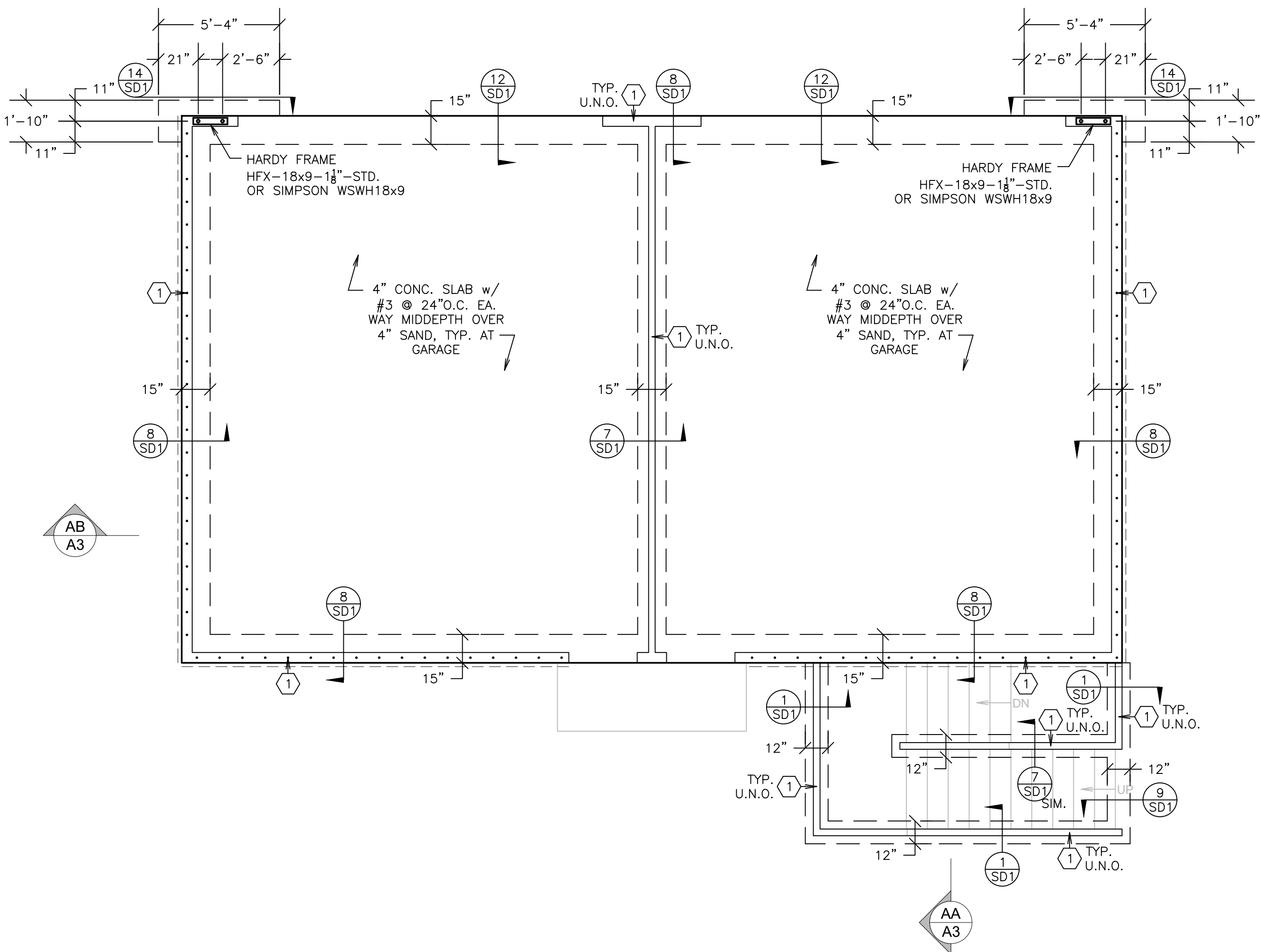
A	2'-6" SQ. X 12" THICK W/ (3) #5 EA. WAY
B	3'-0" SQ. X 12" THICK W/ (4) #5 EA. WAY

ANCHOR BOLT SCHEDULE

1	5/8"Ø X 14" A.B. @ 32"O.C. TYP U.N.O.
2	5/8"Ø X 14" A.B. @ 24"O.C.
3	5/8"Ø X 14" A.B. @ 16"O.C.
4	3/4"Ø X 14" A.B. @ 16"O.C.

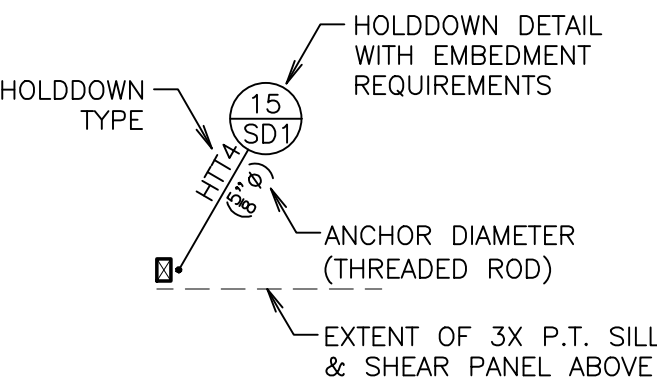
NOTES:

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



REFER TO ARCHITECTURAL
PLANS FOR DIMENSIONS

LEGEND



FOUNDATION PAD SCHEDULE

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

ANCHOR BOLT SCHEDULE

1	5/8"Ø X 14" A.B. @ 32"O.C. TYP U.N.O.
2	5/8"Ø X 14" A.B. @ 24"O.C.
3	5/8"Ø X 14" A.B. @ 16"O.C.
4	3/4"Ø X 14" A.B. @ 16"O.C.

NOTES:

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

DUPLIX FOUNDATION PLAN

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

ADU / GARAGE FOUNDATION PLAN

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

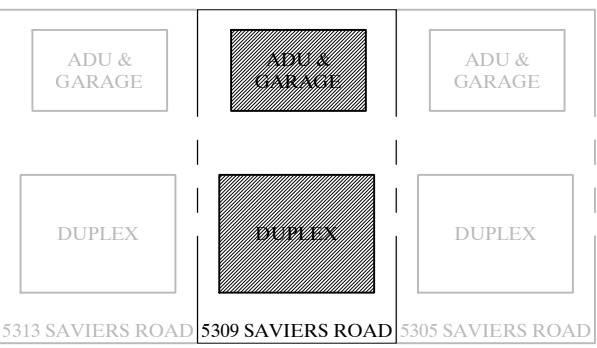
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DUPLEX & ADU / GARAGE FLOOR FRAMING PLANS

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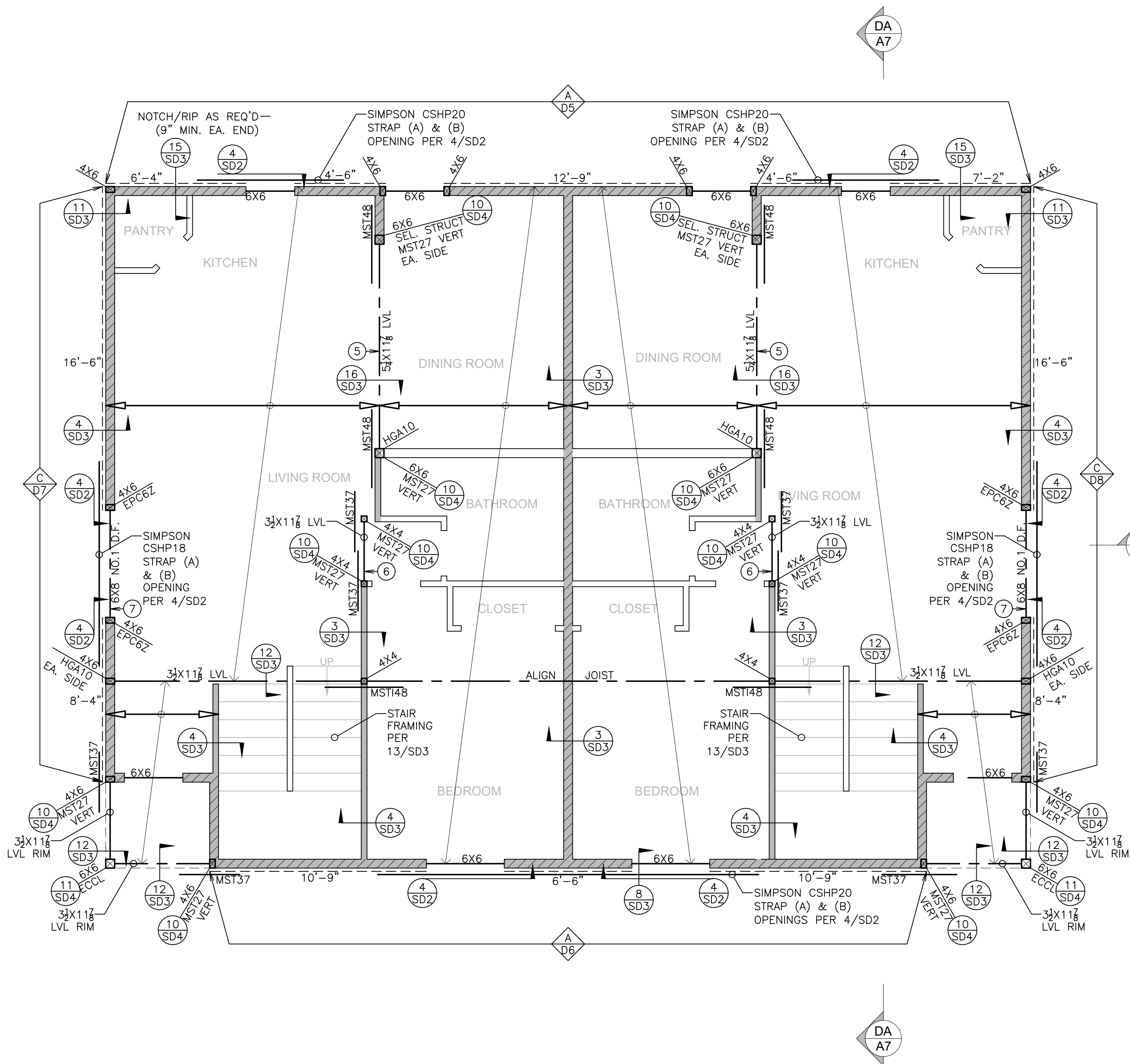
Revision	Description	Date

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

Sheet Number

S3

Sheet __ Of __



LEGEND

- INDICATES BEARING WALL 2X6 STUDS @ 16"O.C. TYP. U.N.O.
- INDICATES BEARING WALL 2X4 STUDS @ 16"O.C. TYP., U.N.O.
- INDICATES NON-BEARING WALL 2X4 STUDS @ 16"O.C. TYP. U.N.O.

LENGTH OF SHEAR PANEL
USED IN CALCULATIONS
SHEARWALL TYPE. REFER TO
SHEARWALL SCHEDULE ON 16/SD2
EXTENT OF SHEAR PANEL

"DUPLEX"
SHEAR WALL MARK
↑ BEAM PER CALCULATIONS
(A) ABOVE
(B) BELOW

P.L. PARALAM. REFER TO SPECIFICATIONS

11 1/2" BCI 5000-1.7 D.F.
@ 16"O.C. (TYPICAL U.N.O.)

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

INDICATES DOUBLE ROW OF FLOOR E.N. INTO DBL JOIST, TYP.

FLOOR SHEATHING: 3/4" (PSR 32/16) UNDERLAYMENT GRADE PLYWOOD OR OSB
GLUED & NAILED W/ 10d X 2 1/2" @ 6/6/10. PROVIDE T&G
OR 2X FLAT BLOCKING AT ALL UNSUPPORTED EDGES, TYPICAL.

DECK SHEATHING: 3/4" (PSR 32/16) CDX EXTERIOR GRADE PLYWOOD OR OSB
GLUED & NAILED W/ 10d X 2 1/2" @ 6/6/10. PROVIDE T&G
OR 2X FLAT BLOCKING AT ALL UNSUPPORTED EDGES, TYPICAL.

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

LEGEND

- INDICATES BEARING WALL 2X6 STUDS @ 16"O.C. TYP. U.N.O.
- INDICATES BEARING WALL 2X4 STUDS @ 16"O.C. TYP., U.N.O.
- INDICATES NON-BEARING WALL 2X4 STUDS @ 16"O.C. TYP. U.N.O.

LENGTH OF SHEAR PANEL
USED IN CALCULATIONS
SHEARWALL TYPE. REFER TO
SHEARWALL SCHEDULE ON 16/SD2
EXTENT OF SHEAR PANEL

"ADU"
SHEAR WALL MARK
↑ BEAM PER CALCULATIONS
(A) ABOVE
(B) BELOW

P.L. PARALAM. REFER TO SPECIFICATIONS

11 1/2" BCI 60-2.0 D.F.
@ 16"O.C. (TYPICAL U.N.O.)

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

INDICATES DOUBLE ROW OF FLOOR E.N. INTO DBL JOIST, TYP.

FLOOR SHEATHING: 3/4" (PSR 32/16) UNDERLAYMENT GRADE PLYWOOD OR OSB
GLUED & NAILED W/ 10d X 2 1/2" @ 6/6/10. PROVIDE T&G
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DECK SHEATHING: 3/4" (PSR 32/16) CDX EXTERIOR GRADE PLYWOOD OR OSB
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2. REFER TO 16/SD2 FOR SHEAR WALL SCHEDULE.
3. ALIGN SINGLE JOIST BELOW ALL PARALLEL NON-BEARING
WALLS OR PROVIDE I-JOIST BLOCKING @ 24"O.C.

DUPLEX FLOOR FRAMING PLAN

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

ADU / GARAGE FLOOR FRAMING PLAN

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

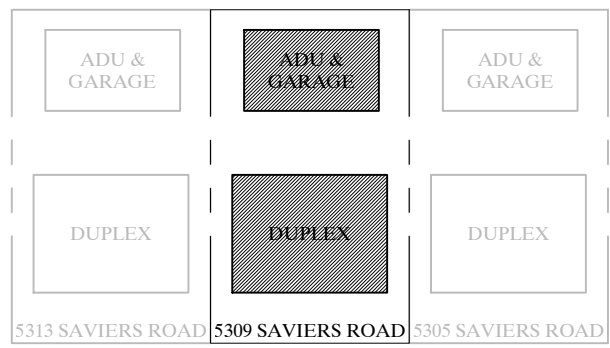
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DUPLIX & ADU / GARAGE ROOF FRAMING PLANS

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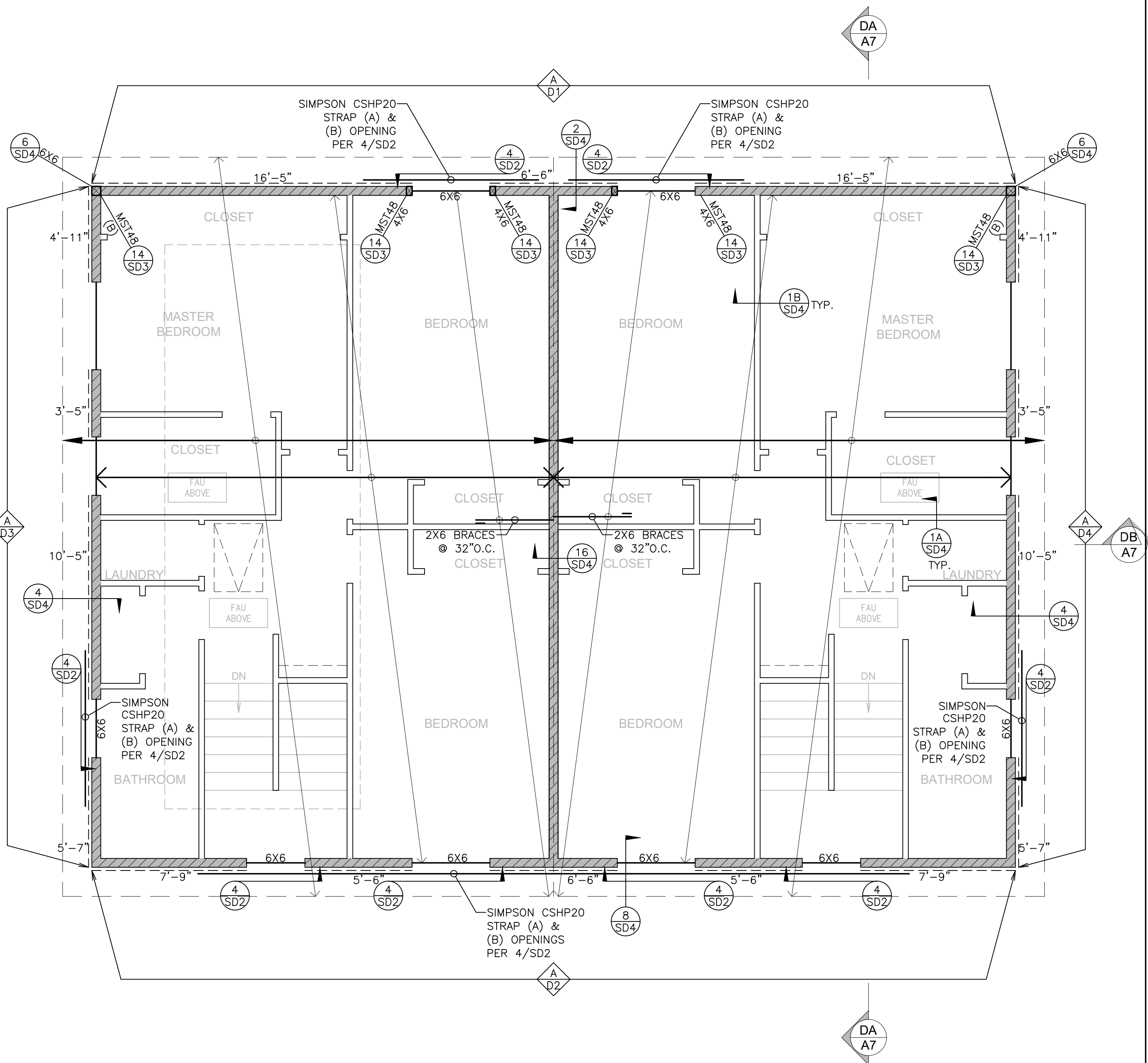
Revision	Description	Date

Project Number:	22-6409
Project Engineer:	JHB
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Date:	12.01.2022

Sheet Number

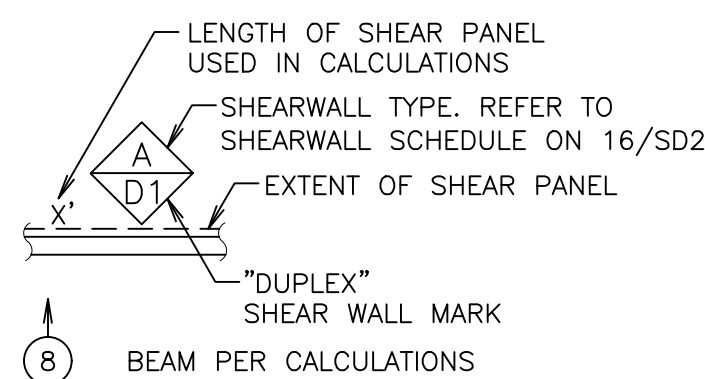
S4

Sheet __ Of __



LEGEND

- INDICATES BEARING WALL 2X6 STUDS @ 16"O.C. TYP. U.N.O.
- INDICATES BEARING WALL 2X4 STUDS @ 16"O.C. TYP. U.N.O.
- INDICATES NON-BEARING WALL 2X4 STUDS @ 16"O.C. TYP. U.N.O.



(A) ABOVE
(B) BELOW

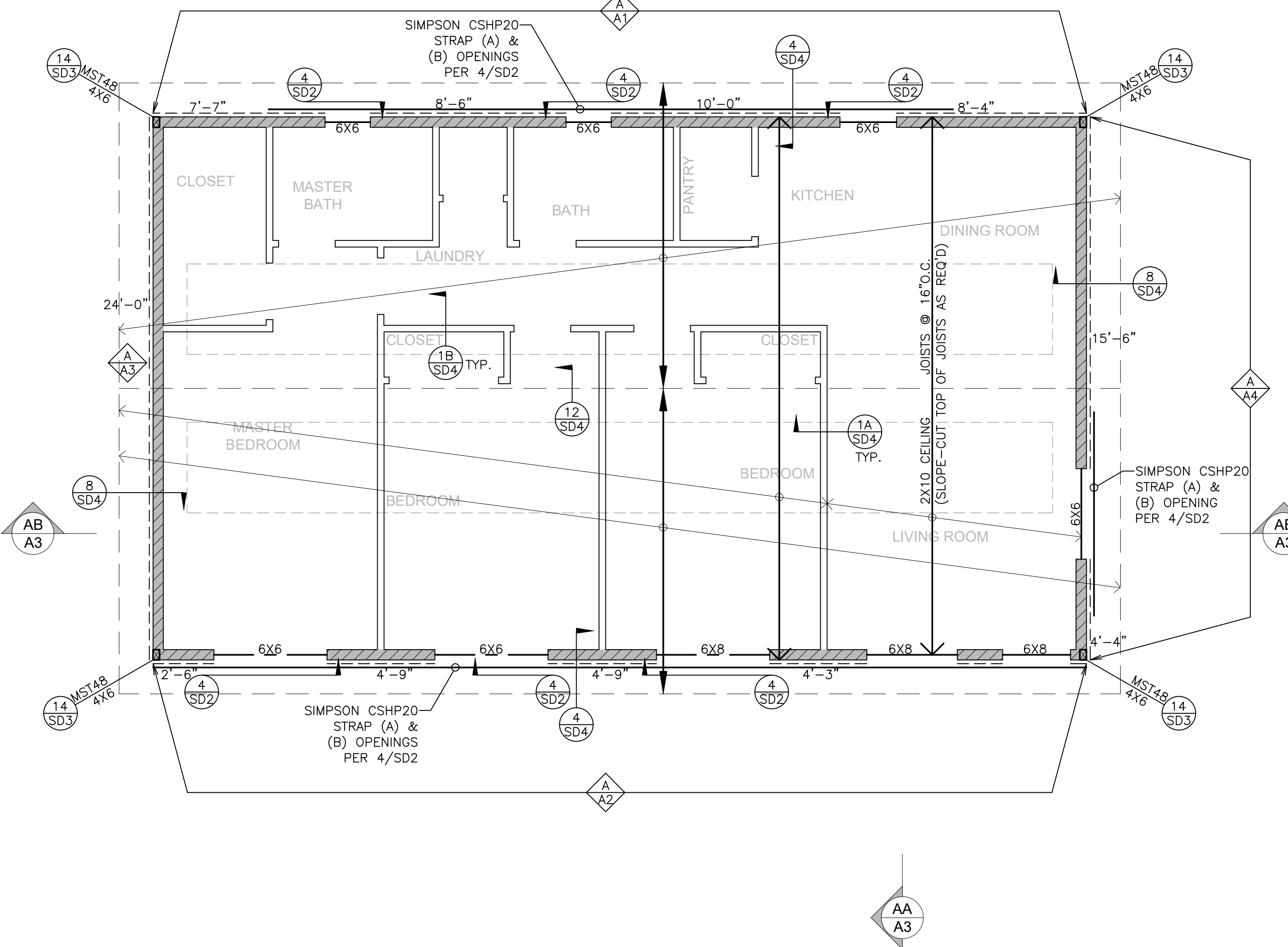
2X10 ROOF RAFTERS
@ 16"O.C. (TYPICAL U.N.O.)

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

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

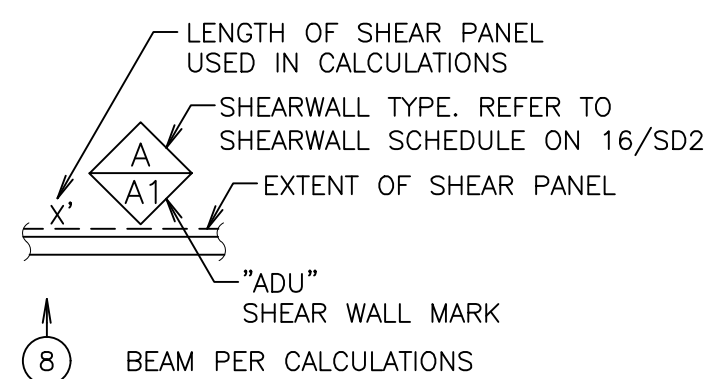
ROOF SHEATHING: 1/2" CDX (PSR 24/0) EXTERIOR GRADE PLYWOOD
OR OSB W/ 8d COMMON @ 6/12

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



LEGEND

- INDICATES BEARING WALL 2X6 STUDS @ 16"O.C. TYP. U.N.O.
- INDICATES BEARING WALL 2X4 STUDS @ 16"O.C. TYP. U.N.O.
- INDICATES NON-BEARING WALL 2X4 STUDS @ 16"O.C. TYP. U.N.O.



(A) ABOVE
(B) BELOW

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

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

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

ROOF SHEATHING: 1/2" CDX (PSR 24/0) EXTERIOR GRADE PLYWOOD
OR OSB W/ 8d COMMON @ 6/12

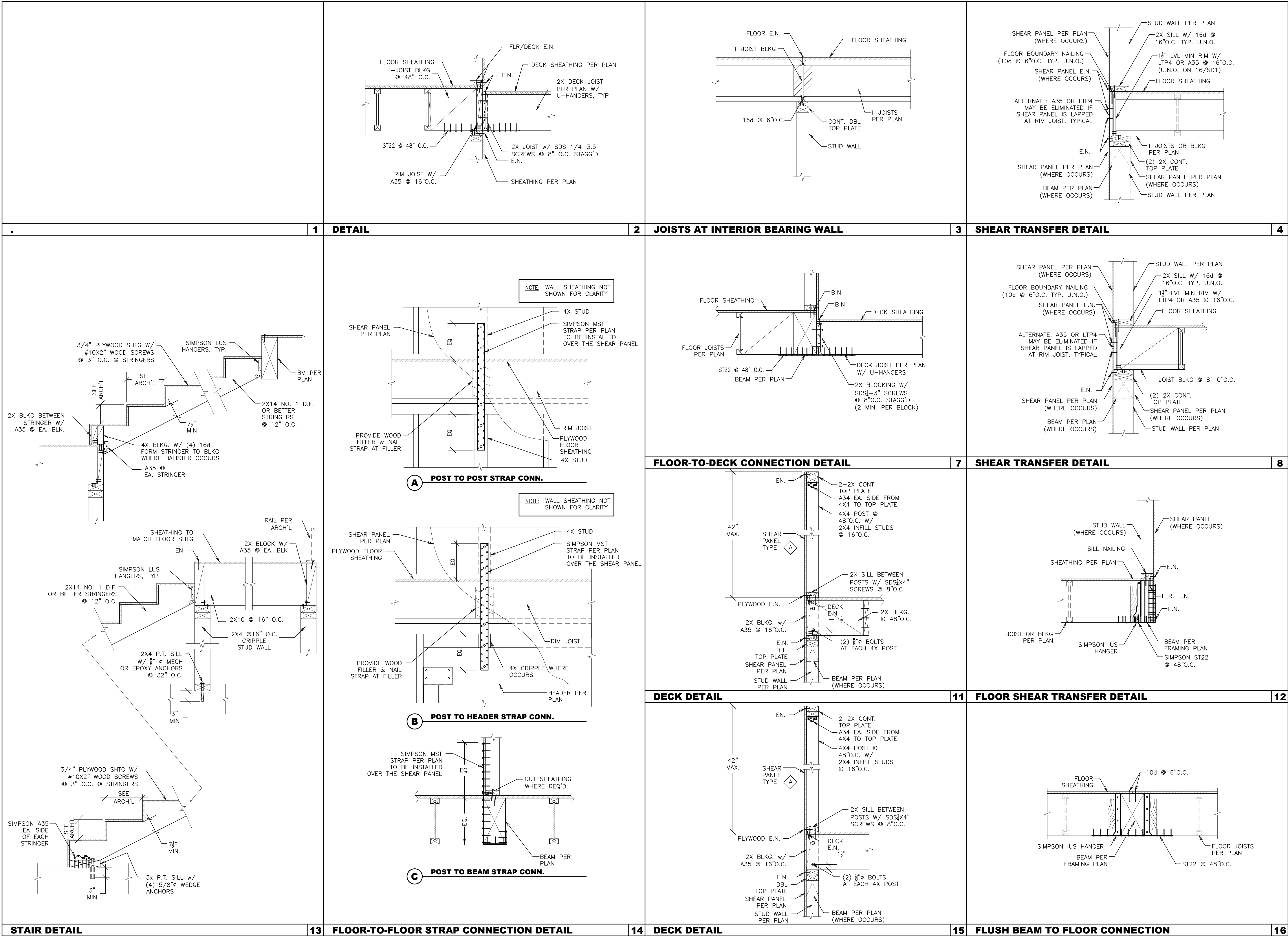
NOTES:
1. REFER TO SHEET S1 FOR TYPICAL FRAMING NOTES.
2. REFER TO 16/SD2 FOR SHEAR WALL SCHEDULE.

DUPLIX ROOF FRAMING PLAN

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

ADU / GARAGE ROOF FRAMING PLAN

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



V

&

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REGISTERED PROFESSIONAL ENGINEER

NAME: RICHARD T. VINCIGRASSI

No. 54611

Exp. 12/31/25

STRUCTURAL

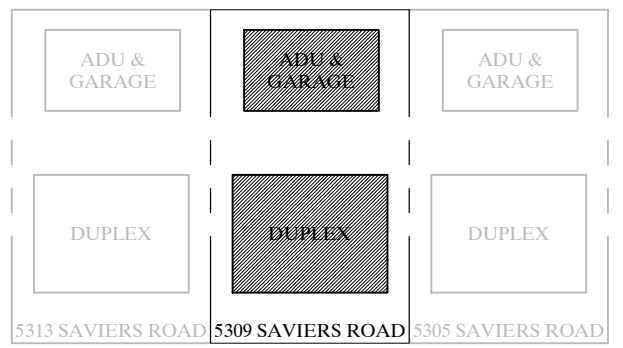
STATE OF CALIFORNIA

Jul 24, 2024

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Project Name / Address

Duplex, ADU, & Garage
At:
5309 S. Saviers Road
Oxnard, Ca



Sheet Title

FLOOR FRAMING DETAILS

FOR CONSTRUCTION

Revision	Description	Date

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

Sheet Number

SD3

Sheet ___ Of ___



Project Name / Address

Sheet Title

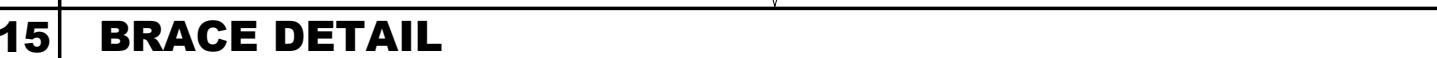
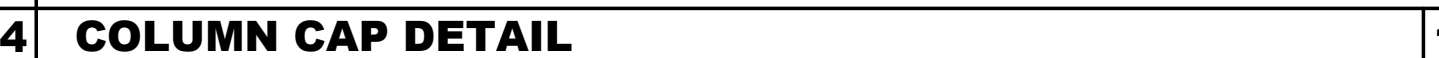
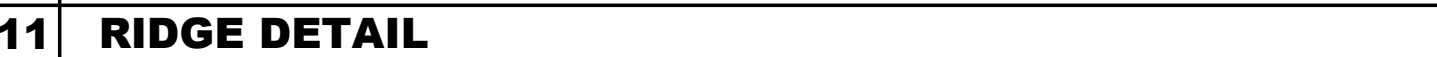
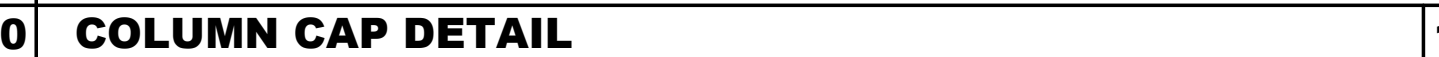
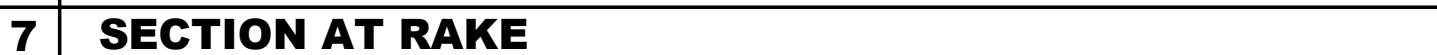
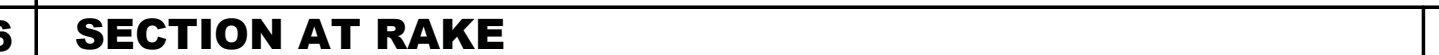
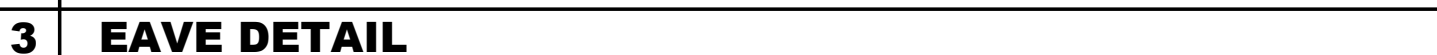
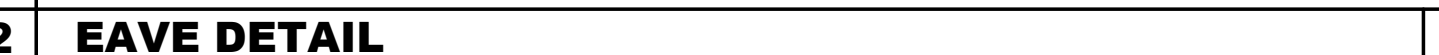
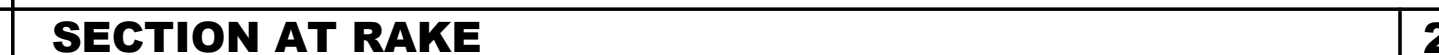
FOR CONSTRUCTION

Revision	Description	Date

Sheet Number

SD4

Sheet Of

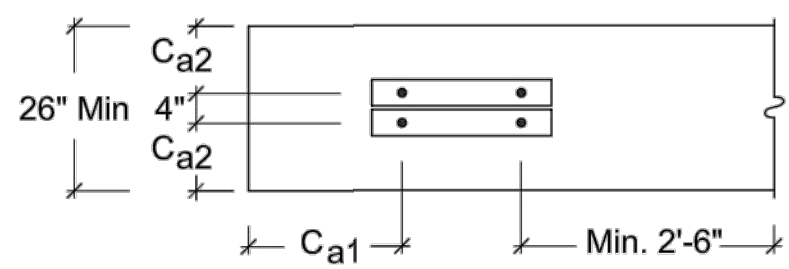


BACK TO BACK REINFORCED ANCHORAGE (BB-RA)

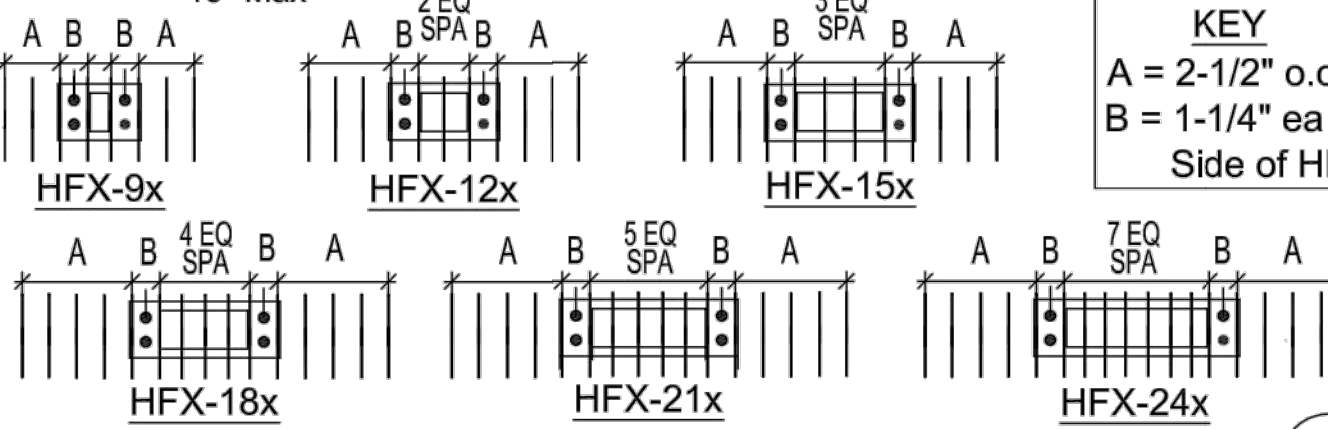
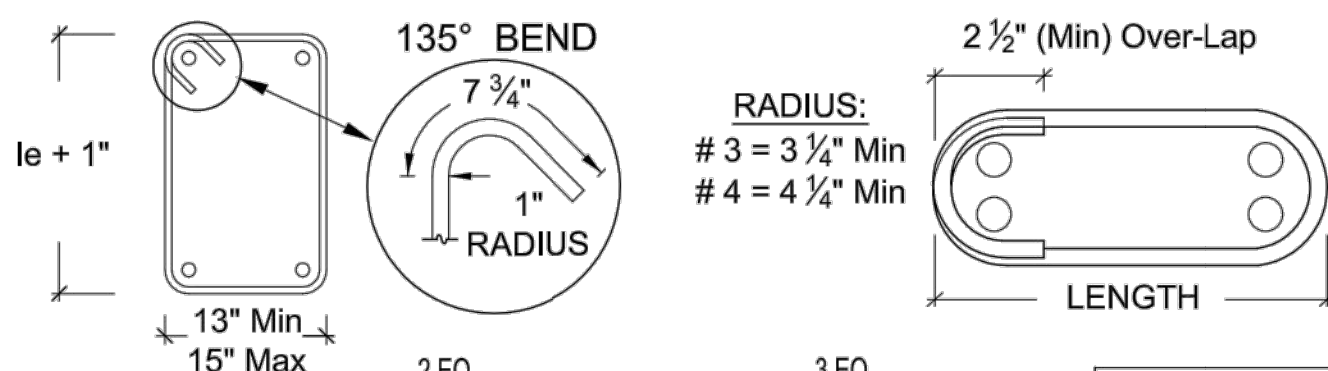
Model	Panel Width (in)	Anchorage ¹	Rod Dia (in)	Rod ^{2,3} Grade	le ⁴ (in)	Ca ⁵ ₁ (in)	Ca ⁶ ₂ (in)	Stirrups ⁹ (in)	Shear ⁷ Ties
HFX-9x	9	1-1/8-STD-BB-RA	1-1/8	STD	13	19-3/4		8 - # 4	# 3 (min) @ 3-3/4" OC
HFX-12x	12	1-1/8-STD-BB-RA		STD	18			11 - # 4	# 3 (min) @ 4" OC
HFX-15x	15	1-1/8-HS-BB-RA		HS	20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

BACK TO BACK REINFORCED ANCHORAGE NOMENCLATURE

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

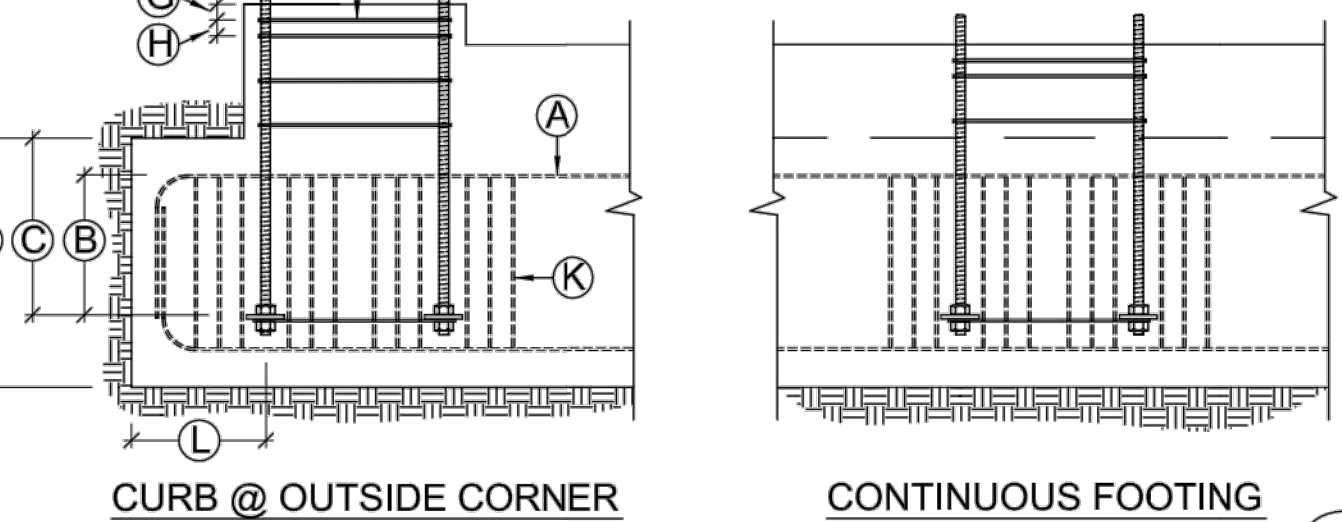
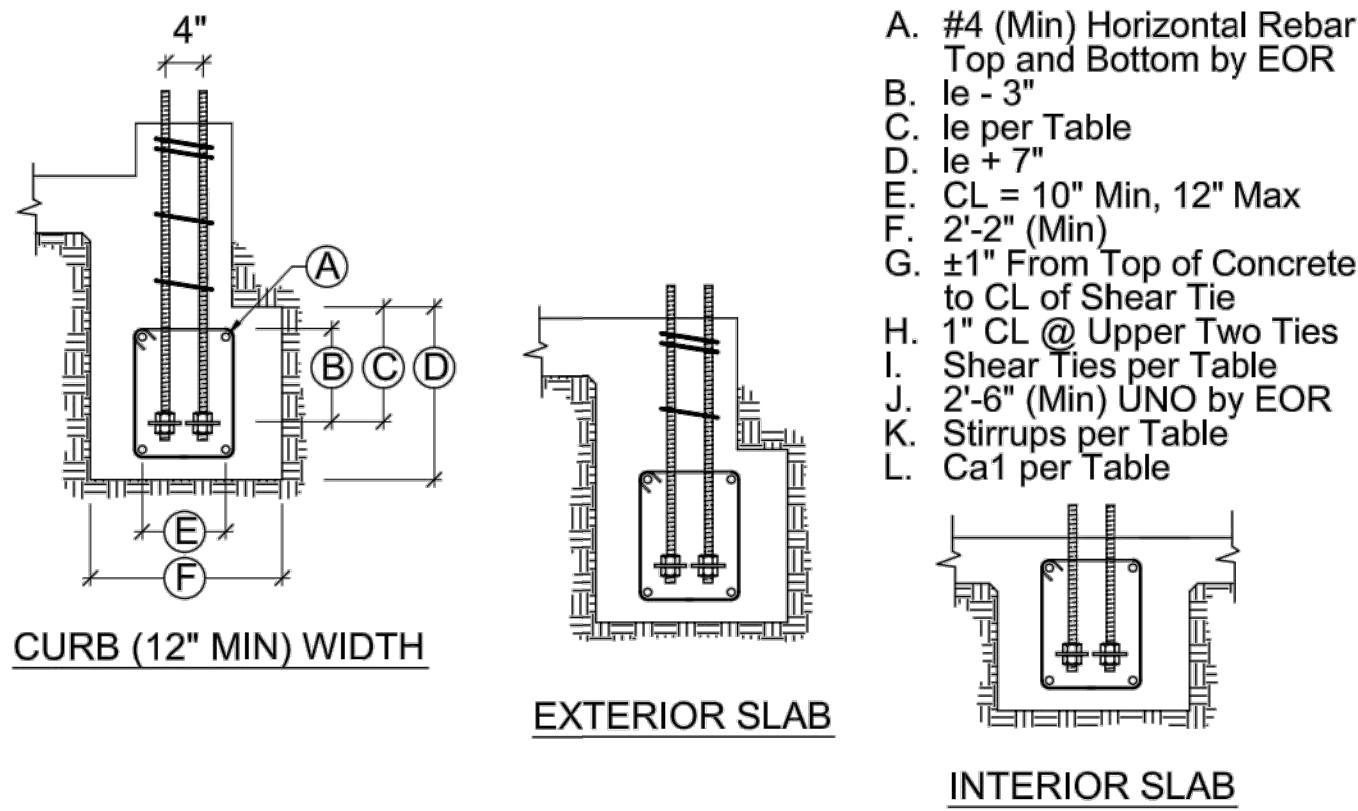


3



BB-RA SHEAR TIES & STIRRUPS

3A



BB-RA SECTIONS & ELEVATIONS

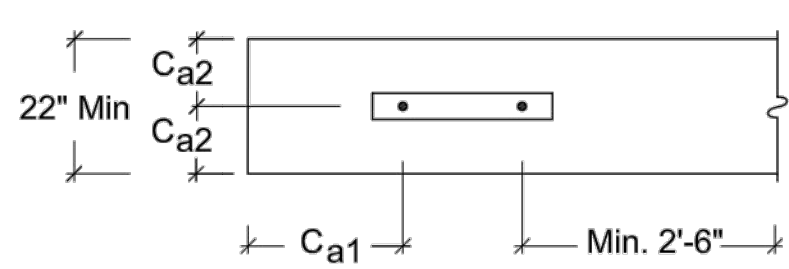
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REINFORCED ANCHORAGE (RA)

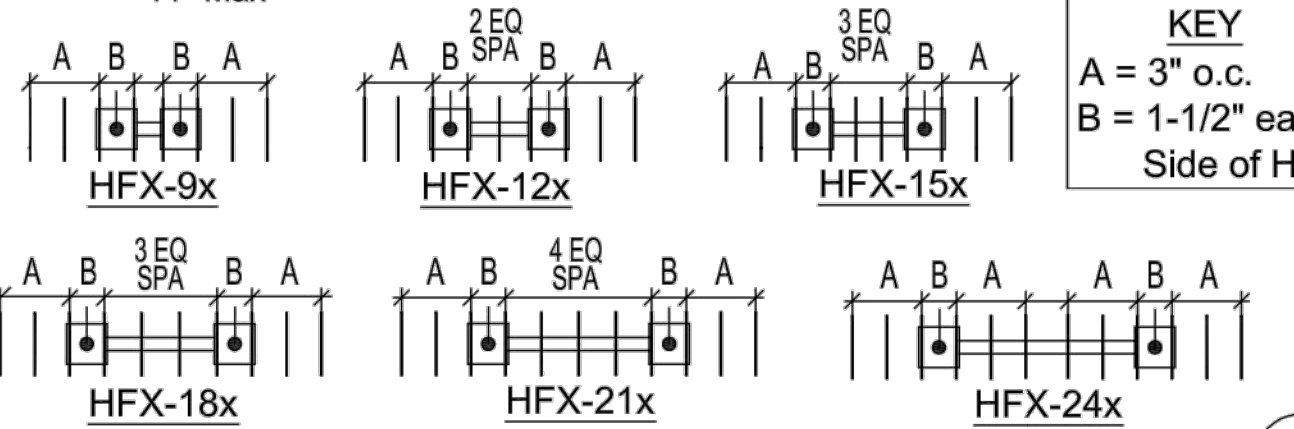
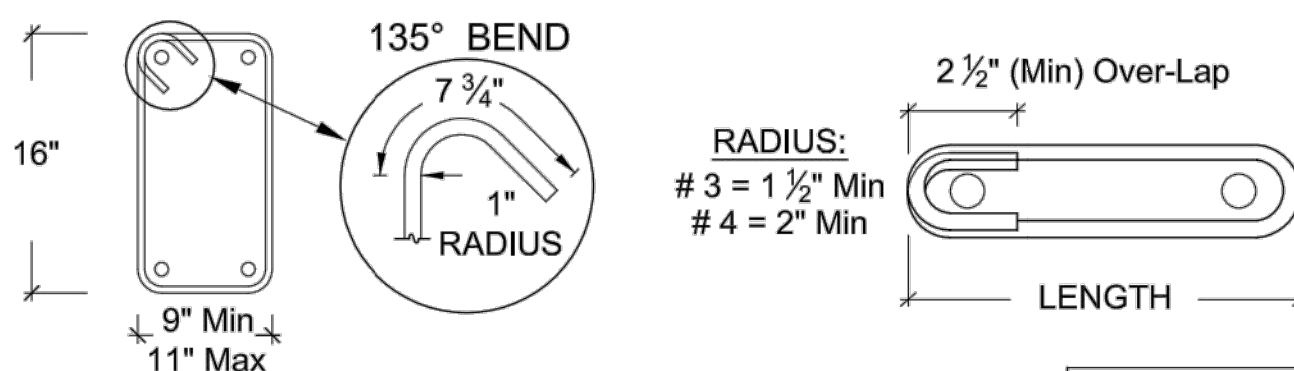
Model	Panel Width (in)	Anchorage ¹	Rod Dia (in)	Rod ^{2,3} Grade	le ⁴ (in)	Ca ⁵ ₁ (in)	Ca ⁶ ₂ (in)	Stirrups ⁹ (in)	Shear ⁷ Ties
HFX-9x	9	1-1/8-STD-RA	1-1/8	STD		19-3/4		8 - # 4	# 3 (min) @ 3-3/4" OC
HFX-12x	12	1-1/8-STD-RA		STD				9 - # 4	# 3 (min) @ 4" OC
HFX-15x	15	1-1/8-HS-RA		HS				10 - # 4	
		1-1/8-STD-RA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

REINFORCED ANCHORAGE NOMENCLATURE

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

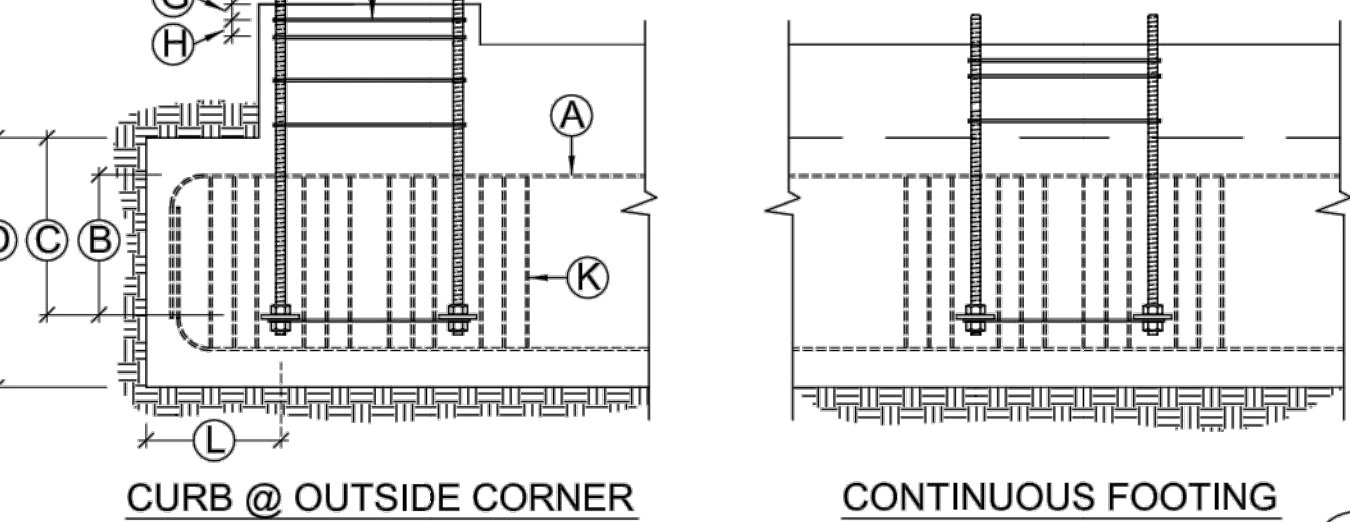
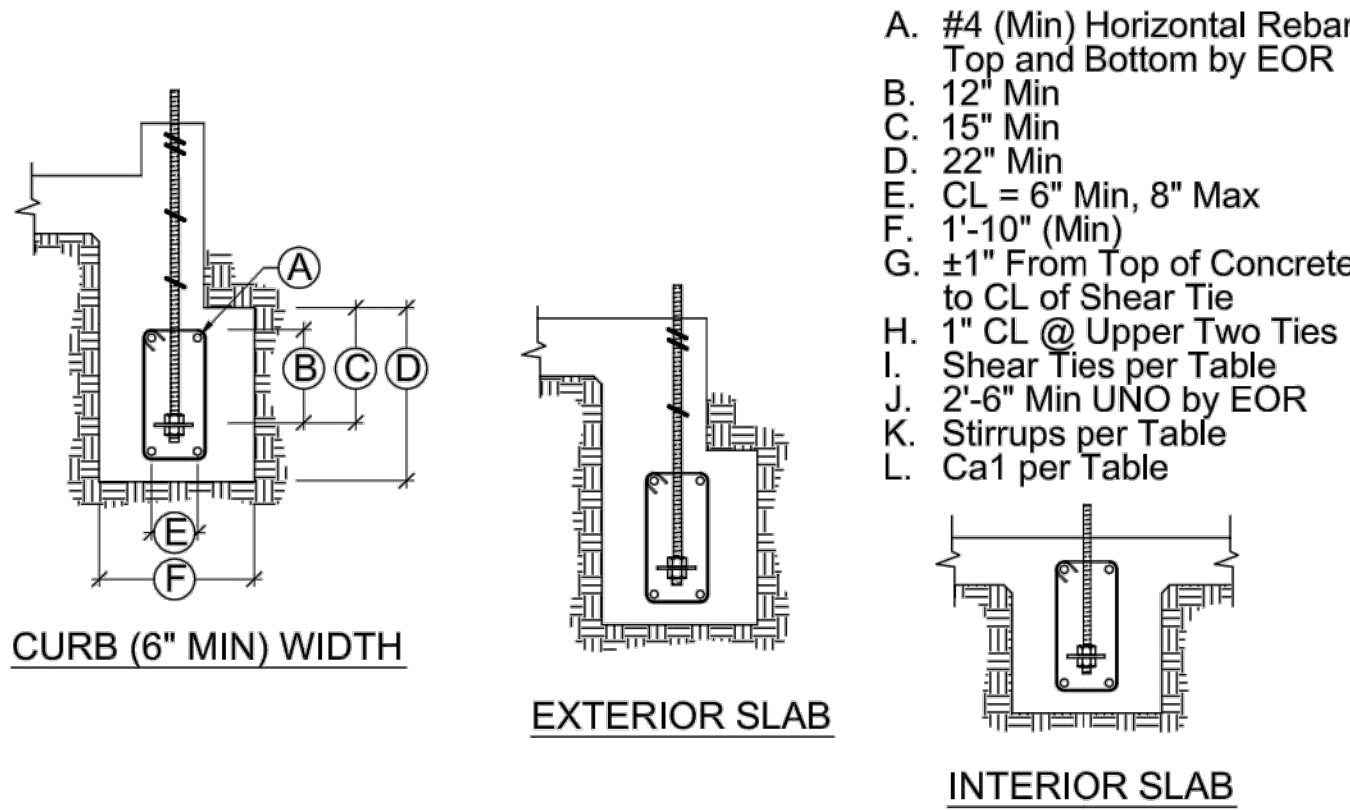


2



RA SHEAR TIES & STIRRUPS

2A



RA SECTIONS & ELEVATIONS

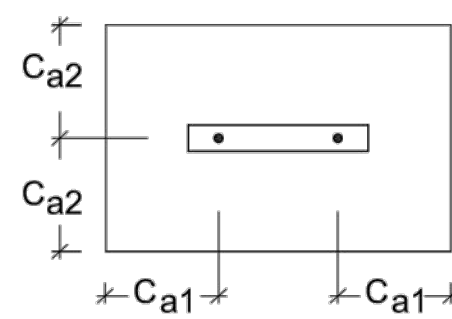
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UNREINFORCED ANCHORAGE (UA)

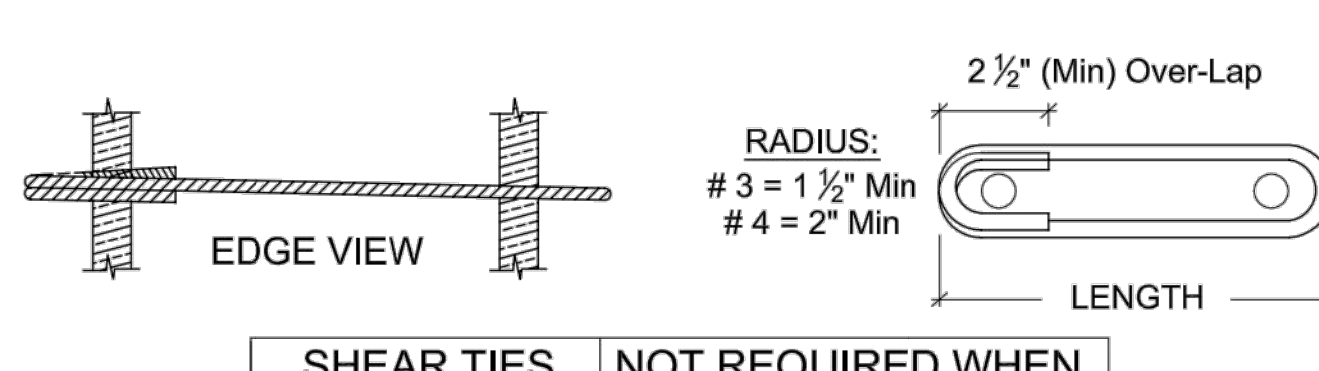
Model	Panel Height	Anchorage ¹	Rod Dia (in)	Rod ^{2,3} Grade	le ⁴ (in)	Ca ⁵ ₁ (in)	Ca ⁶ ₂ (in)	Stirrups ⁹ (in)	Shear ^{7,8} Ties
HFX-9x	79.5" - 8'	1-1/8-STD-13-19	1-1/8	STD	13	19			1 - # 3
HFX-12x	78" - 10'	1-1/8-HS-20-30		HS	20	30			
HFX-15x, 18x	78" - 13'	1-1/8-STD-14-20		STD	14	20			
		1-1/8-HS-20-30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

UNREINFORCED ANCHORAGE NOMENCLATURE

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



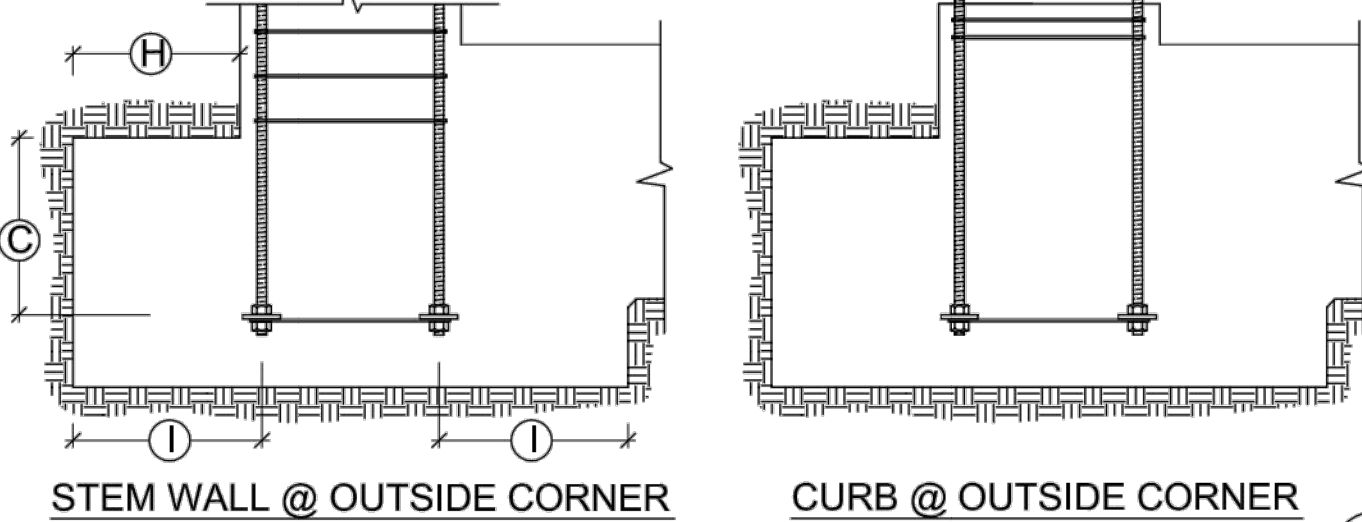
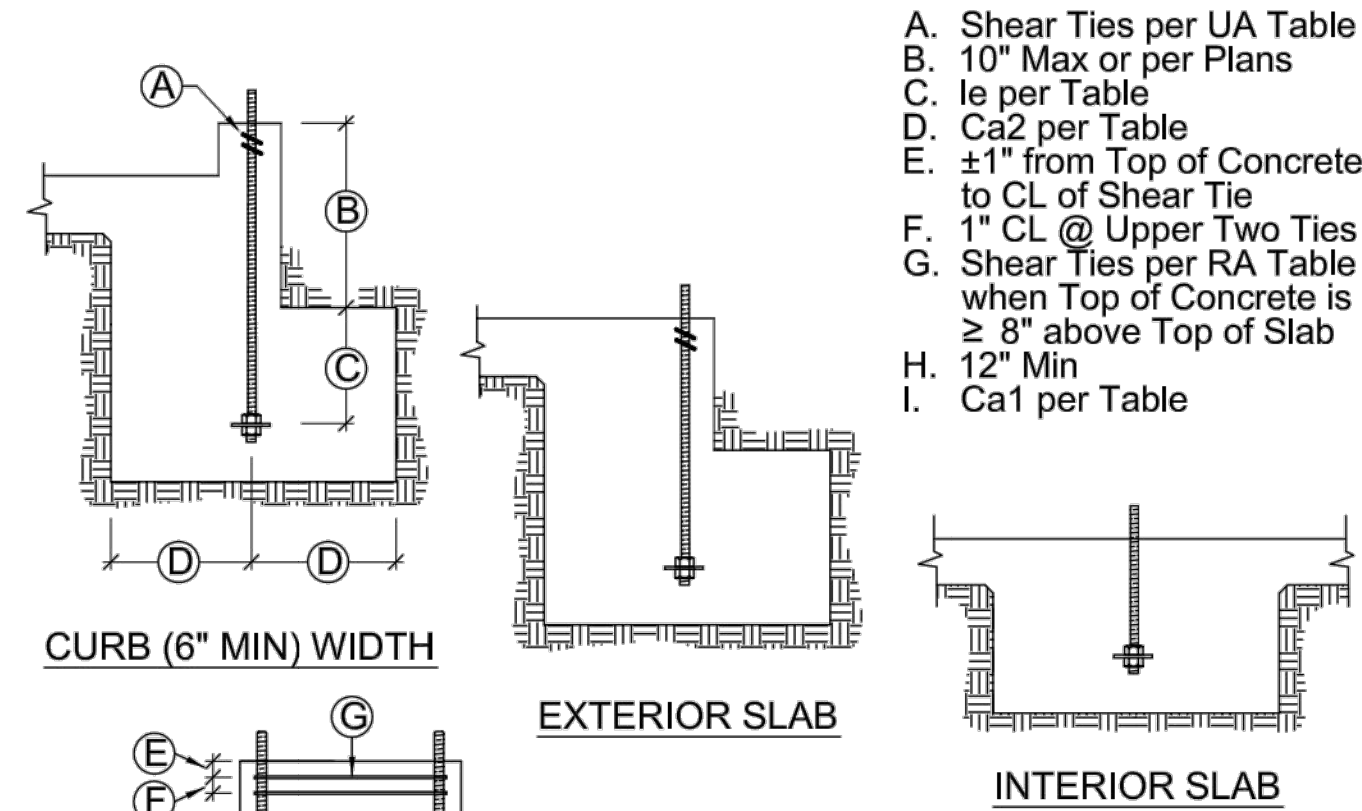
1



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

UA SHEAR TIES

1A

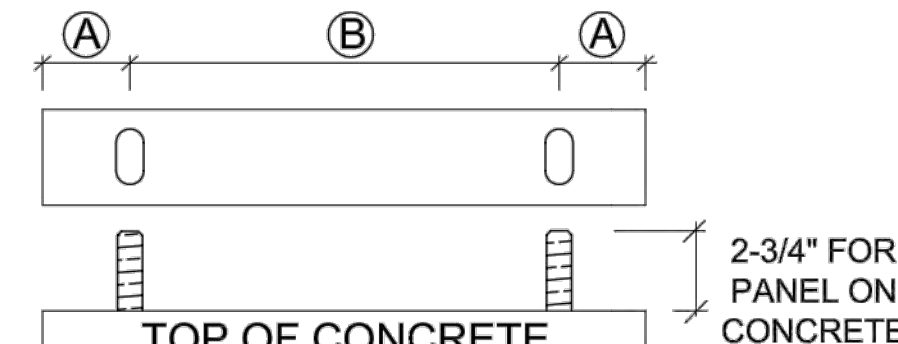


UA SECTIONS & ELEVATIONS

1B

TABLE NOTES

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



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

HFX ANCHOR CENTERLINES

A

IMPORTANT!

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

HF B7

IMPORTANT NOTES

B

REVISIONS

DATE

ANCHORAGE DETAILS - HFX PANELS

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

HARDY FRAME

SHEAR WALL SYSTEM

1732 PALMA DRIVE, SUITE 200, VENTURA, CA 93003

TELEPHONE: 800 754-3030 / www.hardyframe.com

DATE:

1-1-2017

HFX1

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REGISTERED PROFESSIONAL ENGINEER

NAME: RICHARD J. VINCI

No. 54611

Exp. 12/31/25

STATE OF CALIFORNIA

Jul 24, 2024

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Project Name / Address

Duplex, ADU, & Garage
 At:
 5309 S. Saviers Road
 Oxnard, Ca

Sheet Title

HARDY FRAME STANDARD DETAILS

FOR CONSTRUCTION

Revision	Description	Date

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

Sheet Number

SD5

Sheet ___ Of ___

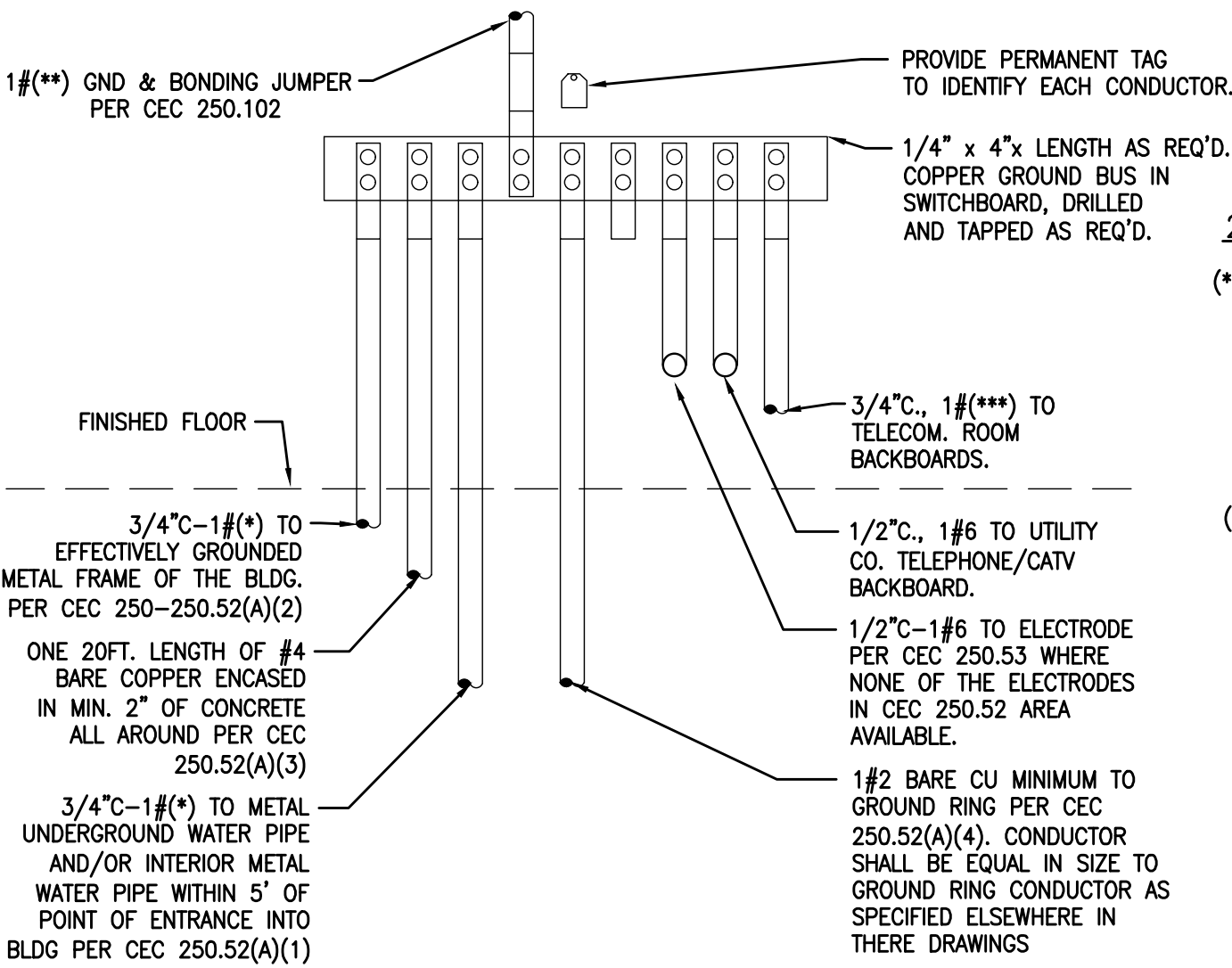
ELECTRICAL NOTES

1. All work shall be in accordance and comply with the latest applicable city ordinance and the 2022 CEC.
2. It is the intent of these drawings that this be a complete electrical installation. Any apparent errors shall be brought to the attention of the designer and/or tenant prior to proceeding.
3. Contractor shall verify all existing conditions versus new installations to assure proper new installations can be completed properly prior to proceeding.
4. These plans shall be used only after approvals and permits have been secured by the proper jurisdiction of the department of building and safety.
5. All conduit runs shown are diagrammatic. Runs shall be the responsibility and liability of the contractor to locate and install per field conditions. Provide and install all items in a workmanlike manner.
6. All ceiling mounted fixtures, lights, etc. shall be provided and installed with backup seismic wiring, using a minimum of (2) #12 guide wires from fixture to roof and or floor above to prevent falling in the event of an earthquake.
7. Penetrations of fire-resistive walls, floor-ceilings and roof ceilings shall be protected as required in CBC 712.3 & 4.
8. The means of egress illumination and exit signs shall be connected to an emergency electrical system that will provide an illumination of not less than 90 minutes in case of primary power loss. The installation shall comply with Section 2702. [§1006.3 & 1011.5.3 CBC]
9. Exit signs shall be internally or externally illuminated by two electric lamps, or shall be of an approved self-luminous type. [§1011.2 CBC] When the face of an exit sign is illuminated from an external source, it shall have an intensity of not less than 5 foot candles(54 lux).
10. Internally illuminated signs shall be listed and labeled and shall be installed in accordance with the manufacturer's instructions and Section 2702.
11. The means of egress, including the exit discharge, shall be illuminated at all times the building space is occupied. [§ 1006.1 CBC] Light intensity shall not be less than 1 foot-candle.
12. All lighting controls shall be from 36" to 48" AFF max and within sight of the lighting fixtures.
13. All convenience receptacles shall be 15" AFF min.
14. Contractor shall verify all conductor sizes in accordance with manufacturer's recommendations and local code requirements prior to any installations.
15. All conductors shall be standard annealed copper wire conductor. #8 AWG and smaller shall be type THHN, and or THWN insulated. #6 and larger shall be type XHHW insulated. All conductors shall be installed in accordance with CEC 110-14 and Table 310-16. All conductors shall be installed in EMT conduit or equal.

16. All fixtures shall be UL listed and labeled and shall be listed for Thermal Barrier where in contact with insulation.
17. All fixtures shall be installed and connected in accordance with the manufacturer's instructions.
18. There shall be no back-to-back outlets installed. Provide a minimum horizontal separation of 24".
19. All the circuit breakers in the main switchboard and subpanels shall be series rated with upstream device. (SCCR = 65,000 MIN)
20. Provide nameplates on panelboards, distribution equipment, safety switches, motor starters, junction boxes, and control devices. Unless otherwise indicated on the drawings, lettering shall include the name or designation of equipment, horsepower, voltage rating and service designation. Nameplates shall be laminated phenolic with a black surface and white core. Identification with a Dymo type instrument is not permissible. The inside cover of all receptacle outlet plates shall be permanently marked to indicate the panel and circuit number of the outlet. The inside cover of all blank plates for junction boxes installed shall be permanently marked to indicate the system. Identification of branch circuits shall be typewritten on directory cards furnished with all panels and placed in the card holder on the door. Provide new typewritten directory cards with updated schedules for all existing panels with new or modified circuits.

21. A ground continuity test shall be made on the entire grounding system from the service to every outlet.
22. Contractor to determine if any structural elements such as rebar or post tensioned cable exist in floors, walls, or roofs by inspection coordinated with the landlord's tenant coordinator or structural engineer and by the use of x-ray when required prior to any cutting or core drilling. If such elements exist, report this immediately to the design engineer and landlord's tenant coordinator for resolution prior to cutting or drilling.
23. All boxes shall be rigidly supported from the building structure independent of the conduit system. All boxes shall be 4" square boxes minimum with raised covers suitable for the wall material.
24. All motor starters shall be combination type. Starters shall include fusible safety switch, a starter with three overload devices, and a control circuit transformer. The enclosure shall be Nema Type 1, unless otherwise indicated on the drawings. Each combination starter shall include a control circuit transformer with a 120 Volt secondary connection unless otherwise indicated on the drawings. One side of the secondary winding shall be fused and the other side grounded. Starters shall have a green running pilot light, a hand-off-automatic selector switch and a minimum of two normally open and two normally closed auxiliary contacts, ready for control wiring connections.
25. Disconnect switches and motor starters shall be manufactured by Square D, General Electric, Seimens/Itt, Cutler/Westinghouse, or Allen Bradley.
26. All hardware supports, hangers, brackets, angle iron, channels, rods and clamps necessary to install electrical equipment shall be provided to suit the field conditions and the applications intended as shown on the drawings. The use of perforated straps is not permitted.
27. All equipment mounted on equipment room walls shall be attached to 3/4" plywood boards, painted with fire resistant paint.
28. Disconnect switches mounted on or adjacent to mechanical and building equipment shall be located to allow the proper working clearance as defined in Article 110 of the California Electrical Code.
29. Ground all electrical system conduits, motors, panels and other exposed non-current carrying metal parts of electrical equipment in accordance with all provisions of the California Electrical Code and local or regional codes.
30. Grounding of the electrical system shall be by means of an insulated grounding conductor installed with feeder and branch circuit conductors in all conduits. Grounding conductors shall be sized in accordance with Article 250.
31. System neut. conductors shall be grounded at the source. Neutral conductors shall not be used for equip grounding.

31. System neut. conductors shall be grounded at the source. Neutral conductors shall not be used for equip grounding.
32. The grounding conductor for branch circuits feeding isolated ground receptacles shall be connected only at the isolated ground receptacle ground terminals, and at the ground bus of the serving panel.
33. Each panelboard served directly by a transformer secondary shall have a main circuit breaker or other main overcurrent protection, sized in accordance with Article 240 of the California Electrical Code.
34. Panels shall be mounted so that top of the cabinet is at 6' above floor. A glazed directory frame shall be provided inside each panel door and shall be of sufficient size to give a complete description of each circuit. Typed directory cards shall be provided listing each circuit served.
35. The branch circuit numbers used on the drawings shall be applied for the construction. However, at the completion of the work, circuit number adjustments shall be made as required to provide balanced phase loading on each panelboard.
36. Furnish, install and wire a remote wall mounted reset/test switch with pilot light for each detector to indicate actuation of each detector.
37. Prior to rough-in, locate and wire a reset/test switch at each respective A.C. unit room thermostat. The E.C. is to coordinate the detector and reset/test switch location(s) with the A.H.J.
38. The E.C. is to wire the detector(s) into each A.C. unit control circuit in conformance with NFPA to shut down all the A.C. units when smoke is detected by any one detector.
39. Provide a G.F.C.I. protected receptacle in restrooms, commercial kitchens and outdoor public spaces. CEC, Art. 210-8(b)(1)-(4). Provide WP/GFCI within 25' of all rooftop equipment.
40. Provide a dedicated 20 amp receptacle for each 12 linear feet of show window. CEC, Art. 210-62.
41. Provide a dedicated 20 Amp sign circuit to front of unit terminated in an identified junction box. CEC 600-5(a).
42. Provide disconnecting means for each motor and controller in sight from motor or controller location. CEC, Art. 102(A)&(B), 440.11(D). For cord connected equipment see Art. 440.13.
43. Track lighting shall be installed per CEC, Art. 410.101.
44. All equipment, fixtures and electrical components to bear the mark from a nationally recognized testing laboratory. Used equipment is to be inspected and certified prior to installation. CEC Art. 110-3 (a) & (b)
45. Each disconnecting means shall be legibly marked to indicate its purpose unless located and arranged so the purpose is evident. The marking shall be of sufficient durability to withstand the environment involved per CEC, Art. 110.22
46. Provide a WP/GFCI protected maintenance receptacle within 25' of all rooftop equipment locations. CEC, Art. 210-63.



SYSTEM GROUNDING DETAIL

SCALE: NONE

”MSA” RESIDENTIAL LOAD:

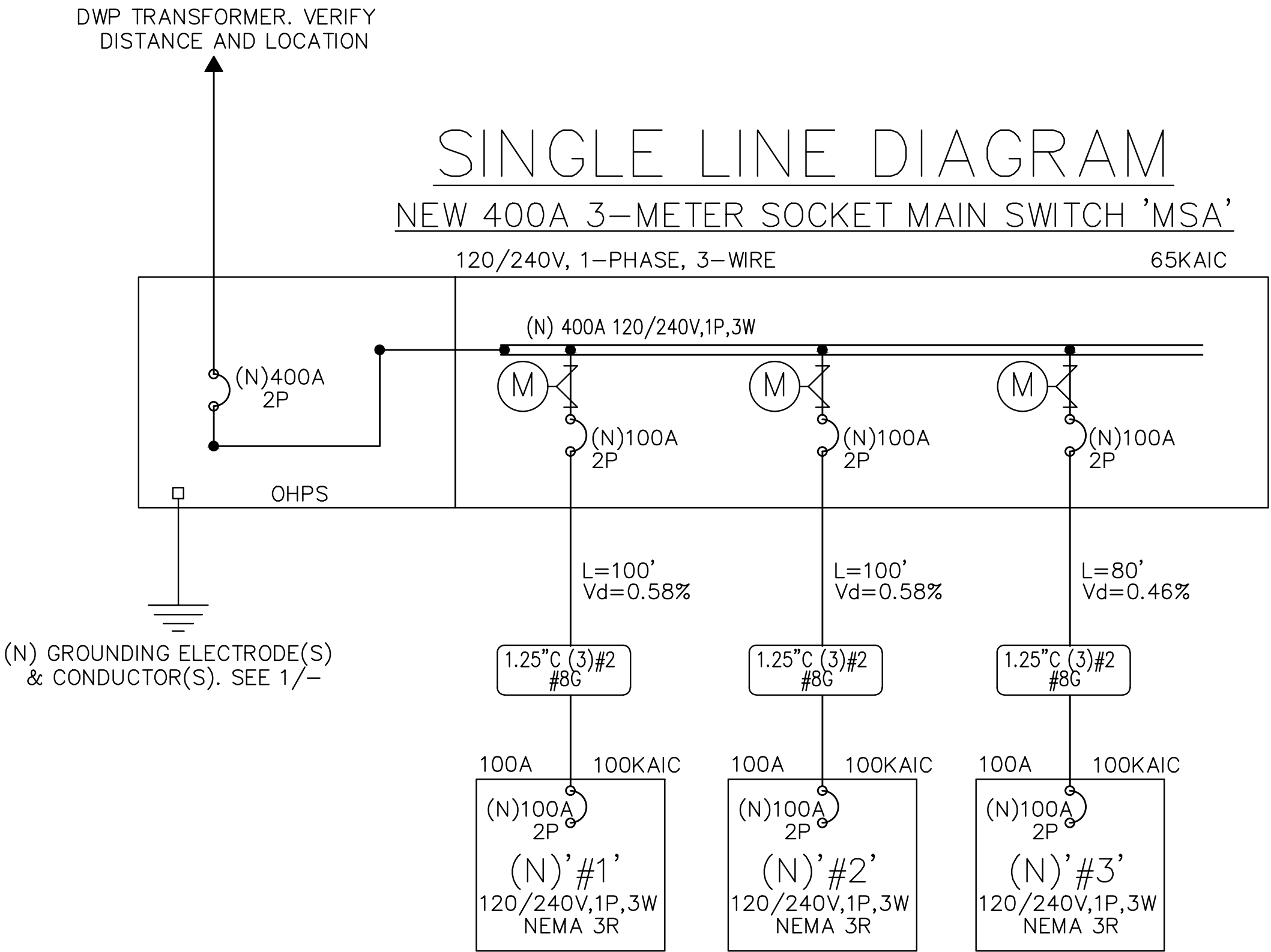
GENERAL LIGHTING = 3,903 X 3 VA/2F = 11,709 VA
KITCHEN SMALL APPLIANCES = 6 X 3000 VA =18,000 VA
LAUNDRY CIRCUIT = 3 X 1500 VA =4,500 VA
MW OVENS = 3 X 1500 VA =4,500 VA
DISHWASHERS = 3 X 1200 VA =3,600 VA
GARBAGE DISPOSALS = 3 X 1170 VA =3,510 VA
FAN COILS = 3 X 960 VA =2,880 VA
WATER HEATERS = 3 X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

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

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

GENERAL NOIES:

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



REVISIONS

AVP
3/19/24

PROPOSED WORK FOR:
5309 S. SAVIERS ROAD
OXNARD, CA 93033

ALL-TRADE
Engineering & Design

17 EAST HIGH STREET
OXFORD, CT 06455
TEL: 860-552-4000
FAX: 860-552-4551
www.alltradeengineering.com

LOAD CALCULATIONS

REQUIRED PROFESSIONAL ENGINEER SEAL
SHANE DENNIS
No. 04381
Exp. 12-31-25
CIVIL
STATE OF CALIFORNIA

REQUIRED PROFESSIONAL ENGINEER SEAL
SHANE DENNIS
No. 04381
Exp. 12-31-25
ELECTRICAL
STATE OF CALIFORNIA

ROAD

E-0

MANDATORY MEASURES

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

Sec 603.4.1

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

- 1) Capable of automatically shutting off the system during periods of non-use and shall have:
- (1) An automatic time switch control device complying with Sec. 110.9, with an accessible manual override that allows operation of the system for up to 4 hours; or
- (2) An occupancy sensor; or
- (3) A four-hour timer that can be manually operated.
- EXCEPTION:** Mechanical systems serving retail stores and associated malls, restaurants, grocery stores, churches, and theaters equipped with 7-day programmable timers.
- 2) Automatically restart and temporarily operate the system as required to maintain:

- (1) A setback heating thermostat set point, if the system provides mechanical heating.
EXCEPTION: Area with the design winter outdoor temperature of greater than 32° F.
- (2) A setback cooling thermostat set point, if the system provides mechanical cooling.
EXCEPTION: Area with the design summer outdoor temperature of less than 100°F.
- 3) Multipurpose room less than 1000 ft² , classrooms greater than 750 ft² and conference, convention, auditorium and meeting center rooms greater than 750 ft² that do not have processes or operations that generate dusts, fumes, vapors or gasses shall be equipped with occupant sensor(s) to accomplish the following during unoccupied periods:

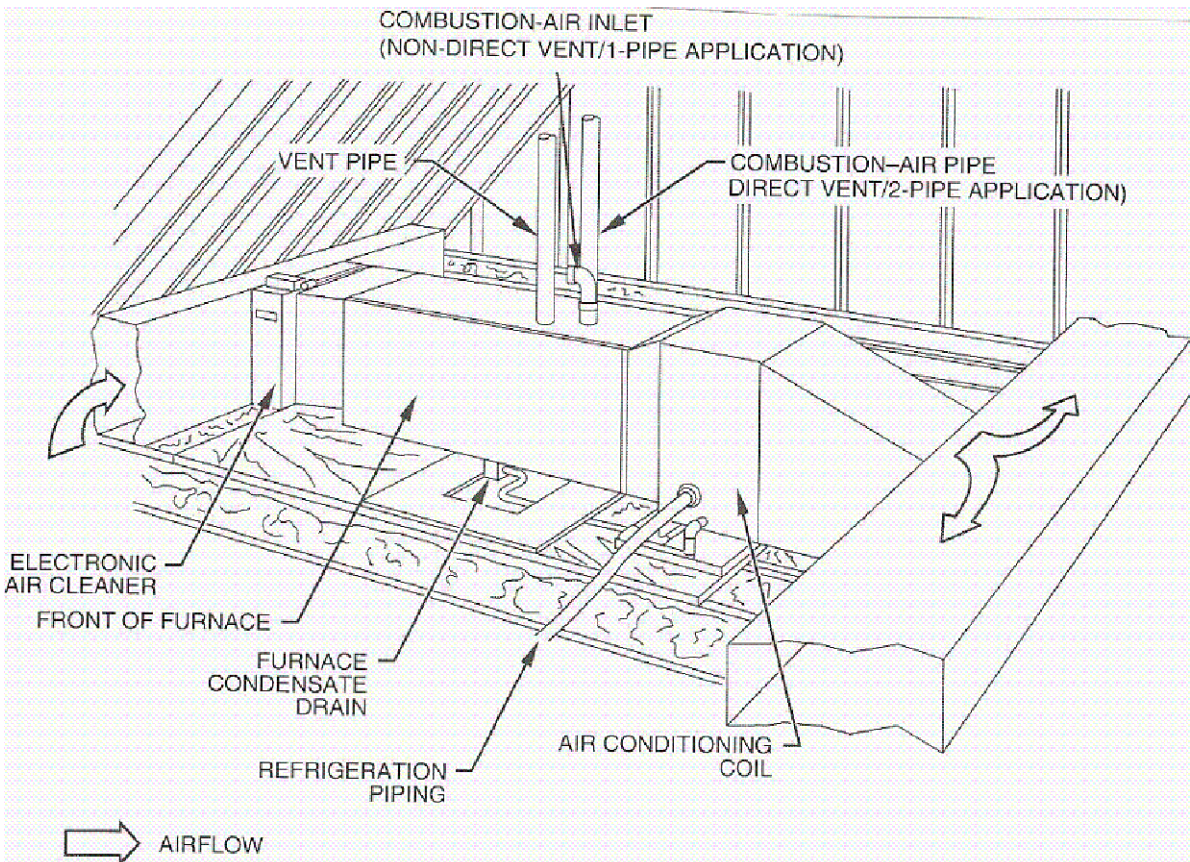
- (1) Automatically setup the operating cooling temperature set point by 2°F or more and setback the operating heating temperature set point by 2°F or more; and
- (2) Automatically reset the minimum required ventilation rate with an occupant sensor ventilation control device according to Section 120.1(c)5.
- Exception to Sections 120.2(e)3:** If Demand Control Ventilation is implemented as required by Section 120.1(c)3 and 120.1(4).

Sec. 120.2 (e)

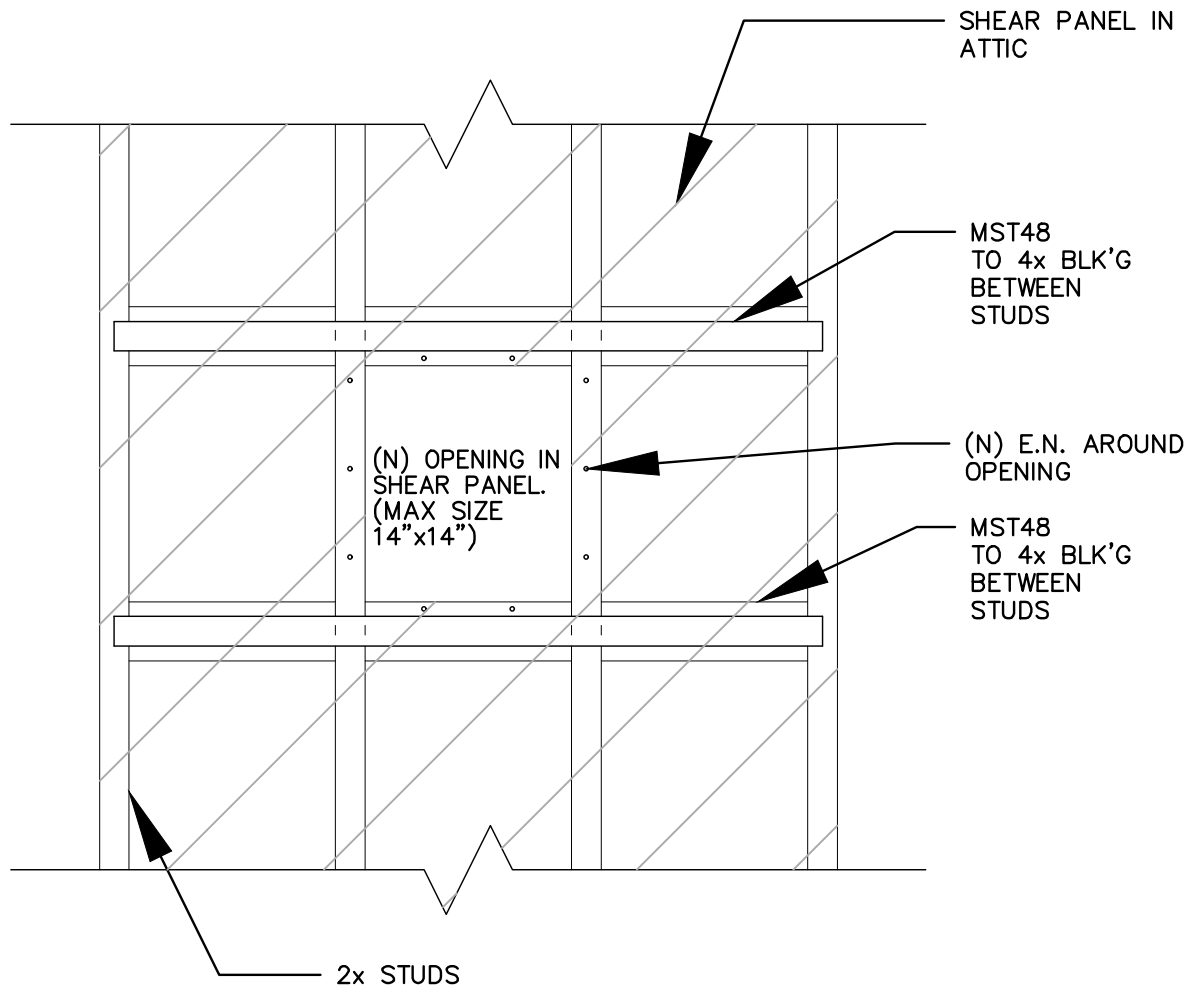
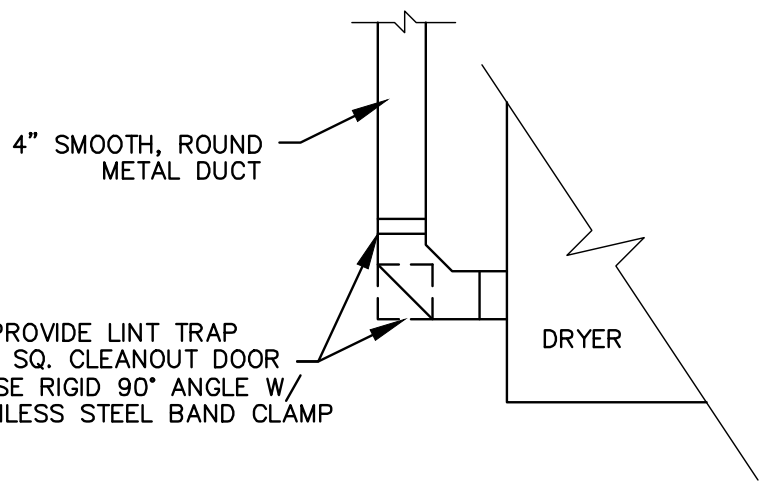
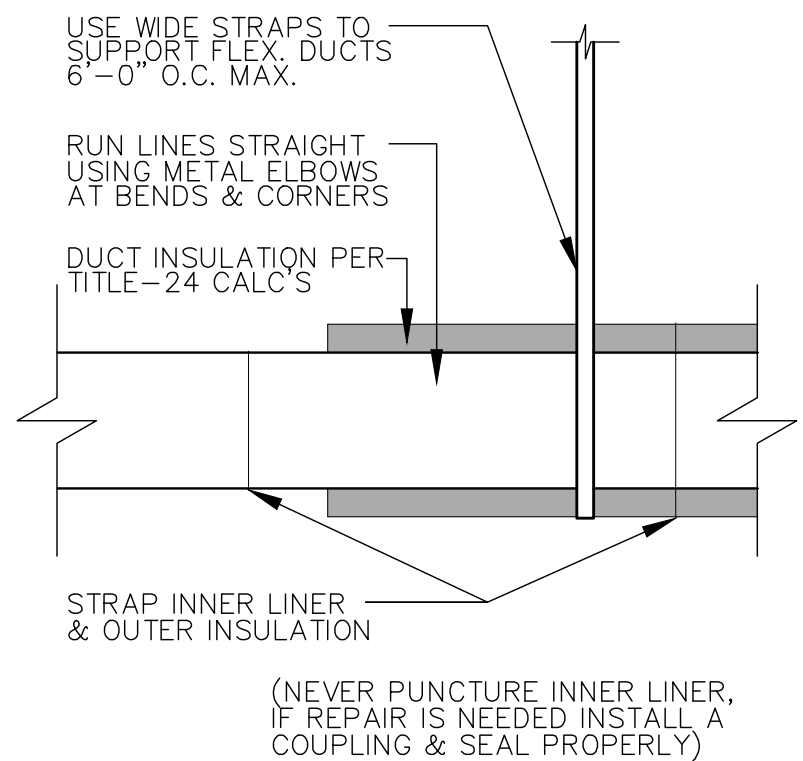
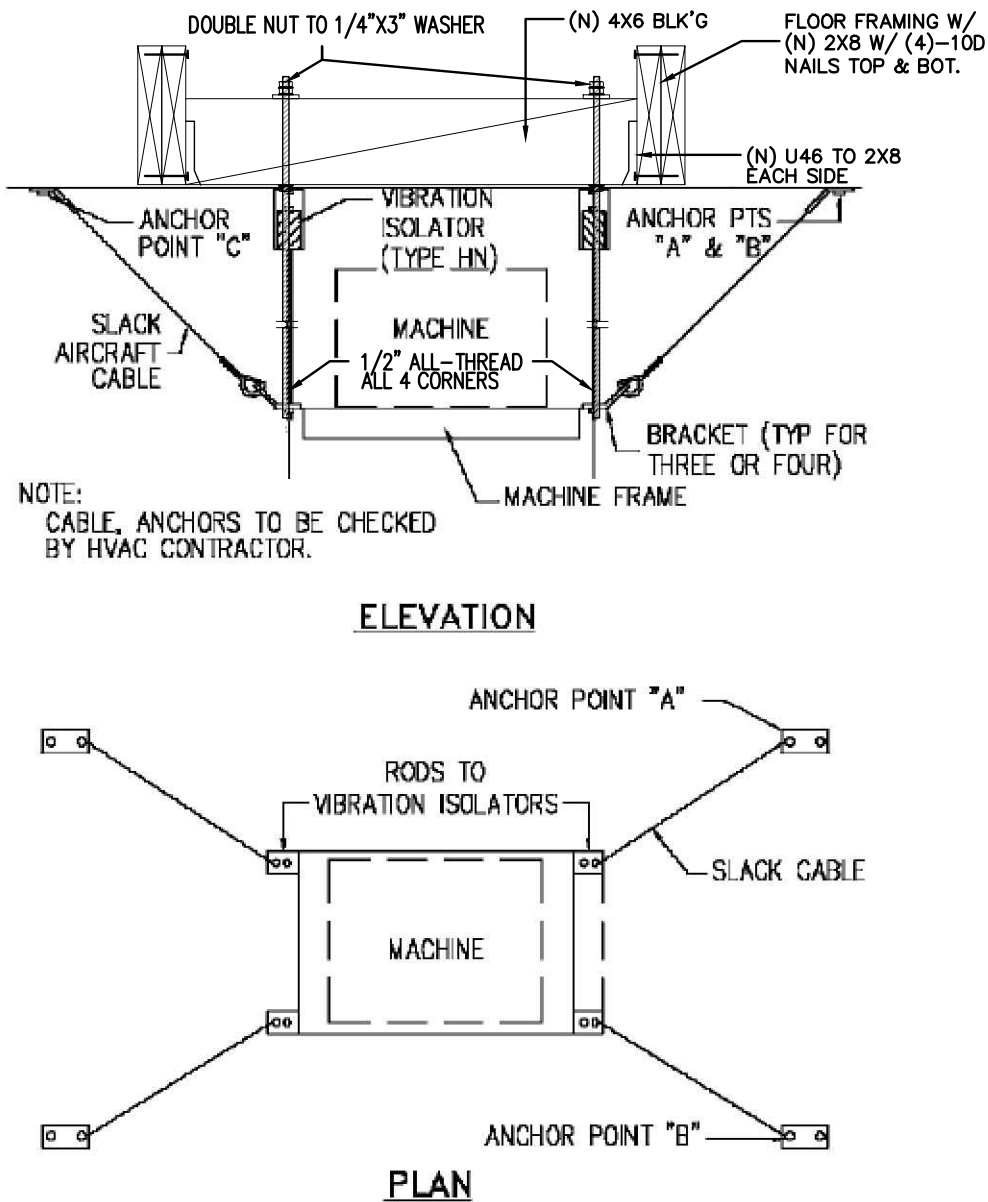
GREEN BUILDING NOTES

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

EQUIPMENT SCHEDULE													
UNIT	TONS	MODEL	COOLING (BTUH)	SEER/ EER	HEATING (BTUH)	CFM	MCA	MOCP	VOLTAGE	WEIGHT (LB.)	LIQUID LINE	VAPOR LINE	REMARKS
FC-1		CARRIER #FV4CNB002				945	5.4	15	240V 1PH 60Hz	135			HORIZONTAL
FC-2		CARRIER #FV4CNB002				945	5.4	15	240V 1PH 60Hz	135			HORIZONTAL
FC-3		CARRIER #FV4CNB002				630	3.6	15	240V 1PH 60Hz	135			HORIZONTAL
HP-1	3	CARRIER #25VNA836A0031	36,000	18	36,000		24.4	40	230V 1P 60Hz	225	3/8"O.D.	3/8"O.D.	OEM HARD START KIT
HP-2	3	CARRIER #25VNA836A0031	36,000	18	36,000		24.4	40	230V 1P 60Hz	176	3/8"O.D.	3/8"O.D.	OEM HARD START KIT
HP-3	2	CARRIER #25VNA824B0031	24,000	18	24,000		13.5	20	230V 1P 60Hz	176	3/8"O.D.	3/8"O.D.	OEM HARD START KIT
EH-1		THERMADOR VTR600Q OR EQUAL				600	8.2	20	120V 1P 60Hz	100			30" PHE HOOD, 20W LIGHTING, ADD BACKDRAFT DAMPER INTEGRAL BACKDRAFT DAMPER, INTERLOCK W/HUMIDISTAT SWITCH
EF-1		PANASONIC FV-10VS1				100	0.2	20	120V	20			



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



MECHANICAL NOTES

1. All work shall be in accordance and comply with the latest applicable city ordinance and the 2022 CMC.
2. It is the intent of these drawings that this be a complete mechanical installation. Any apparent errors shall be brought to the attention of the designer and/or tenant prior to proceeding.
3. Contractor shall verify all existing conditions versus new installations to assure proper new installations can be completed properly prior to proceeding.
4. These plans shall be used only after approvals and permits have been secured by the proper jurisdiction of the department of building and safety.
5. All drawings and details are provided as a diagrammatic version of the proposed work. The contractor shall be held liable and responsible for all field verifications of equipment, materials, and installations.
6. Contractor shall verify all equipment is installed in accordance with manufacturer's recommendations and local code requirements prior to any installations.
7. All duct work shall be provided, installed, sealed, and insulated per chapter 6 of the 2019 CMC and SMACNA HVAC Duct Construction Standards.
8. Means for interrupting the electrical supply to the air conditioning equipment and to its associated cooling tower shall be provided within sight of and not over 50 ft. from the air-conditioner and cooling tower. [§903.7 CMC]
9. All controls shall be from 36" to 48" AFF max and within sight of the fixtures.
10. Penetrations of fire-resistive walls, floor-ceilings and roof ceilings shall be protected as required in CBC Sections 712.3 & 712.4.
11. Contractor doing the mechanical work is responsible for verifying in the field that the HVAC system is capable of providing the necessary minimum outside air volume.
12. Air balancing may be required and shall be performed by the mechanical contractor doing the work.
13. All OSA intakes and makeup air intakes shall be provided and installed a minimum of 10' away from plumbing, toilet, water closets, and all appliance venting. Intakes may be located 3' below said appliance venting.
14. The contractor shall be solely responsible for construction mean, methods, sequences, of construction and the safety of workmen. Comply with all OSHA regulations.
15. No piping, ductwork, controls, etc., shall be installed or routed above electrical panels and equipment or through elevator rooms or shafts.
16. The mechanical and electrical contractors shall coordinate the electrical characteristics of all mechanical equipment prior to ordering of equipment. No additional payment will be made for lack of contractor coordination of electrical characteristics.
17. All mechanical and electrical system components shall be routed tight to underside of structure and through joists or trusses where possible. Coordinate installation to preserve headroom, equipment access, and architectural clearances for finishes, including ceiling heights. Coordinate with all other trades and do not conflict with the architectural requirements for the finished construction. Provide offsets where required to coordinate with other trades.
18. Refer to architectural reflected ceiling plans for locations of all grilled and diffusers.
19. All equipment and materials shall be new, free of defects and U.L. listed/labeled.
20. All cutting and chasing of the building construction required for this work shall be by this contractor unless shown on architectural drawings and confirmed as to size and location prior to new construction. Cutting shall be in a neat and workmanlike manner.
21. Exact location of rooftop mechanical units shall be approved by the structural engineer of record. Mechanical contractor shall furnish and install all supplemental support steel for units and roof duct penetrations after approval of structural engineer of record.
22. Fabricate and erect all ductwork to ASHRAE and SMACNA standards from #1 galvanized steel.
23. All ductwork in areas without ceilings that is to be painted shall be provided with paint grip finish. Comply with SMACNA standards and NFPA bulletin 90A requirements.
24. Ductwork shall be SMACNA low pressure construction 2" static pressure rating with Seal Class B seams and joints.
25. Flexible ducts shall be independently supported from the structure and connected with plastic drawbands tightened with manufacturer's tool. Flexible ducts are not permitted in rooms without ceilings. Flexible ducts shall be ATCO rubber type 070, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
26. Include all turning veins, manual dampers, flexible connectors, grills and diffusers, acoustic lining, and other sheet metal accessories for the project. Volume dampers to be of opposed blade construction with locking quadrants. Provide volume dampers of supply air runouts to all ceiling diffusers.
27. All branch connection fittings in rectangular ductwork shall be 45 degree transition type, conical fittings, or spin-in fittings with integral air scoops. Butt fittings are not acceptable.
28. Acoustic line all rectangular ducts indicated on drawings with minimum 1" thick non-flaking, coated medium density liner. Apply to manufacturer's recommendations. Duct dimensions are outside dimensions, and include acoustic lining.
29. Provide curbs for all roof openings for ducts, flues, piping, and equipment. Curbs shall be furnished as accessories to the equipment or 8" high plate or equal equipment supports spanning structure and flashed into roofing. Roof curbs shall be compatible with roofing system and shall match roof flashing, and patching of roof shall be by a certified roofing contractor approved by the owner/tenant and paid for by the mechanical contractor.
30. All rigid round ductwork to be internally insulated.
31. From each air conditioning unit, install 4" deep trapped condensate drain with cleanout and terminate as shown on plans.
32. HVAC contractor to furnish all HVAC equipment indicated and/or scheduled on the drawings complete with bases, insulators, supports, and other required accessories.
33. Completely install equipment and place in proper operation per manufacturer's recommendations, lubricate and adjust as required. Furnish and install clean set of filters prior to balancing.
34. Equipment to be make and model as scheduled unless owner approved, equivalent quality and performance equipment is submitted as substitution. All substitutions subject to acceptance without qualification by owner/tenant and design engineer.
35. Furnish and install all controls for HVAC systems. Provide all relays and devices required for complete operation. Mount all controls furnished as accessories to equipment and provide all control wiring or power wiring required for control system where not specifically shown on electrical plans. All exposed wiring shall be in EMT conduit per CEC. Conceded wiring in ceiling plenums may be UL listed plenum rated cable neatly supported in wirings.
36. No thermostat shall be installed above any heat producing equipment.
37. Supports and hangers are to be provided to properly support, secure and align ductwork and to meet conditions. Provide seismic bracing for hangers and supports supporting ductwork. Comply with the latest edition of the Sheet Metal and Air Conditioning Contractors National Association Inc. (SMACNA) Seismic Restraint Manual as approved by ANSI.
38. At ducts to equipment, provide waterproof vent fabric flexible connections with a minimum of 6" full length, and approved by the AFL. Where exposed to the outside, provide sun shield over the flexible connection.
39. Each rooftop AC unit and outdoor unit shall be mounted on freestanding spring type isolators with seismic restraints for lateral and vertical motion. Mounting shall be hot dipped galvanized.
40. Refrigerant piping to be Type "L" copper with brazed fittings using silver solder installed per the manufacturer's instructions for R-410A service. Piping shall be insulated with 1" thick insulation with all joints sealed with adhesive. Factory precharged piping may be used where length of run does not exceed 75'. Where insulation is exposed to weather it shall be covered with a jacket or protective/weather resistive paint which is a minimum of .010" thick.
41. Provide hangers and supports as required, straps and/or wire is unacceptable.
42. Coordinate work of this section with work of other sections to avoid conflicts. If required, provide shop drawings and submit to design engineer for approval.
43. Ensure that work of other sections is suitable to accommodate work of this section.
44. HVAC systems rated at 2000 cfm or greater shall be equipped with a duct smoke detector to automatically shut off the HVAC system if smoke is detected. The detectors shall be installed in the main supply duct downstream of any filters.
45. Condensate from cooling coils and overflow of evaporative coolers shall be collected and discharged to an approved plumbing fixture or disposal area. CMC Sec. 310.1.
46. Duct systems used with blower type equipment which are portions of a heating, cooling, absorption, evaporative cooling or outdoor air ventilation system shall be sized in accordance with Chapter 17 of the 2019 CMC.

REVISIONS

8/23/24:
UPDATES

AVP
3/19/24

PROPOSED WORK FOR:
5309 S. SAVIERS ROAD
OXNARD, CA 93033

JOB NAME

ALL-TRADE
Engineering & Design

17 EAST 10TH STREET
MILWAUKEE, WI 53202
TEL: 414-361-4000
FAX: 414-361-4001
WWW.ALLTRADEDESIGN.COM

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

SHEET TITLE

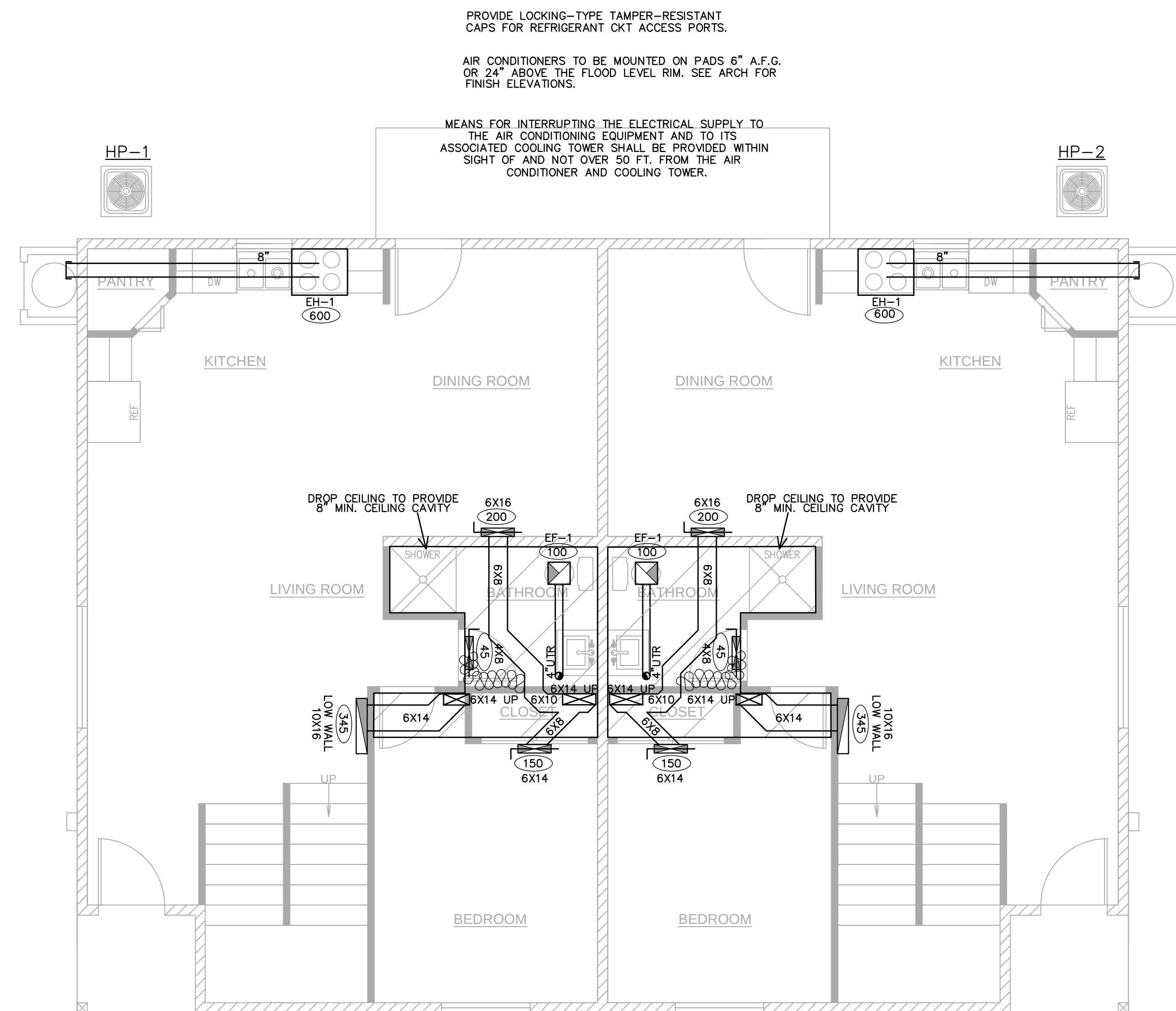
HVAC SCHEDULE
& NOTES

REQUIRED PROFESSIONAL ENGINEER SEAL
SHANE DENNIS
No. 000001
Exp. 12-31-25
CIVIL
STATE OF CALIFORNIA

REQUIRED PROFESSIONAL ENGINEER SEAL
SHANE DENNIS
No. 000001
Exp. 12-31-25
MECHANICAL
STATE OF CALIFORNIA

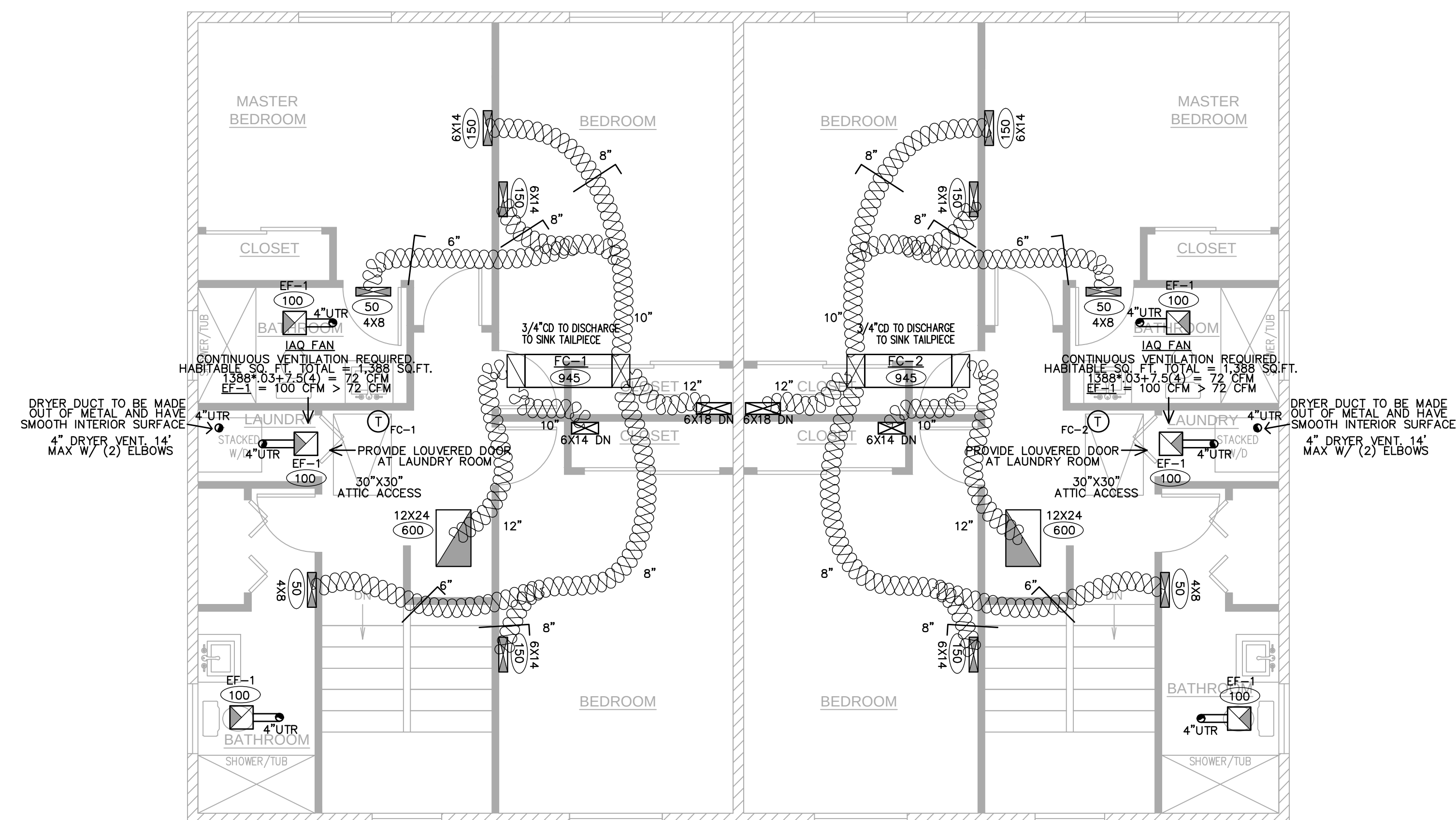
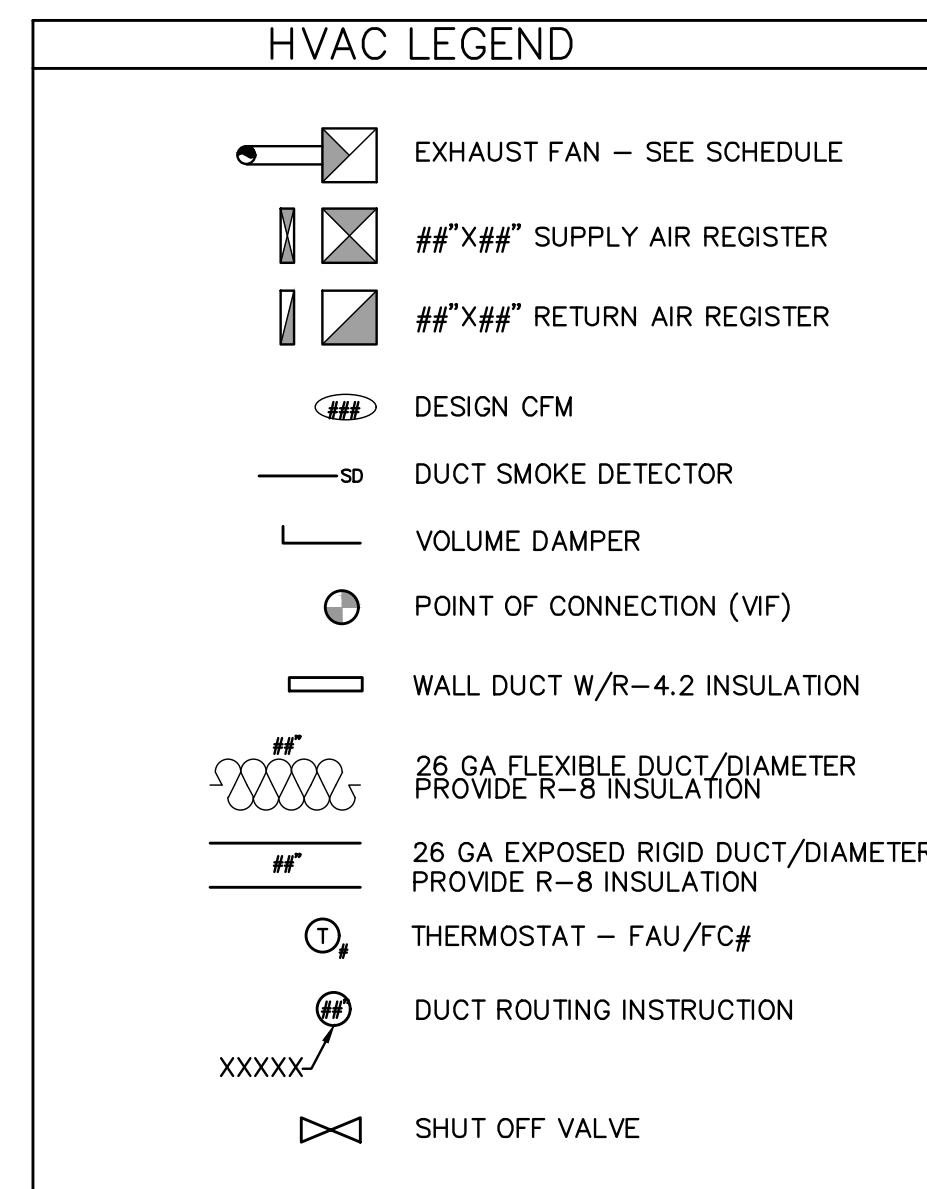
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1ST FLOOR HVAC PLAN

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



2ND FLOOR HVAC PLAN

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

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

		ALL-TRADE Engineering & Design	JOB NAME PROPOSED WORK FOR: 5309 S. SAVIERS ROAD OXNARD, CA 93033	REVISIONS 8/23/24: UPDATES
SHEET TITLE DUPLEX HVAC PLAN				
ROAD		DATE 8/23/24		

ROAD

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SP

GARAGE

SP

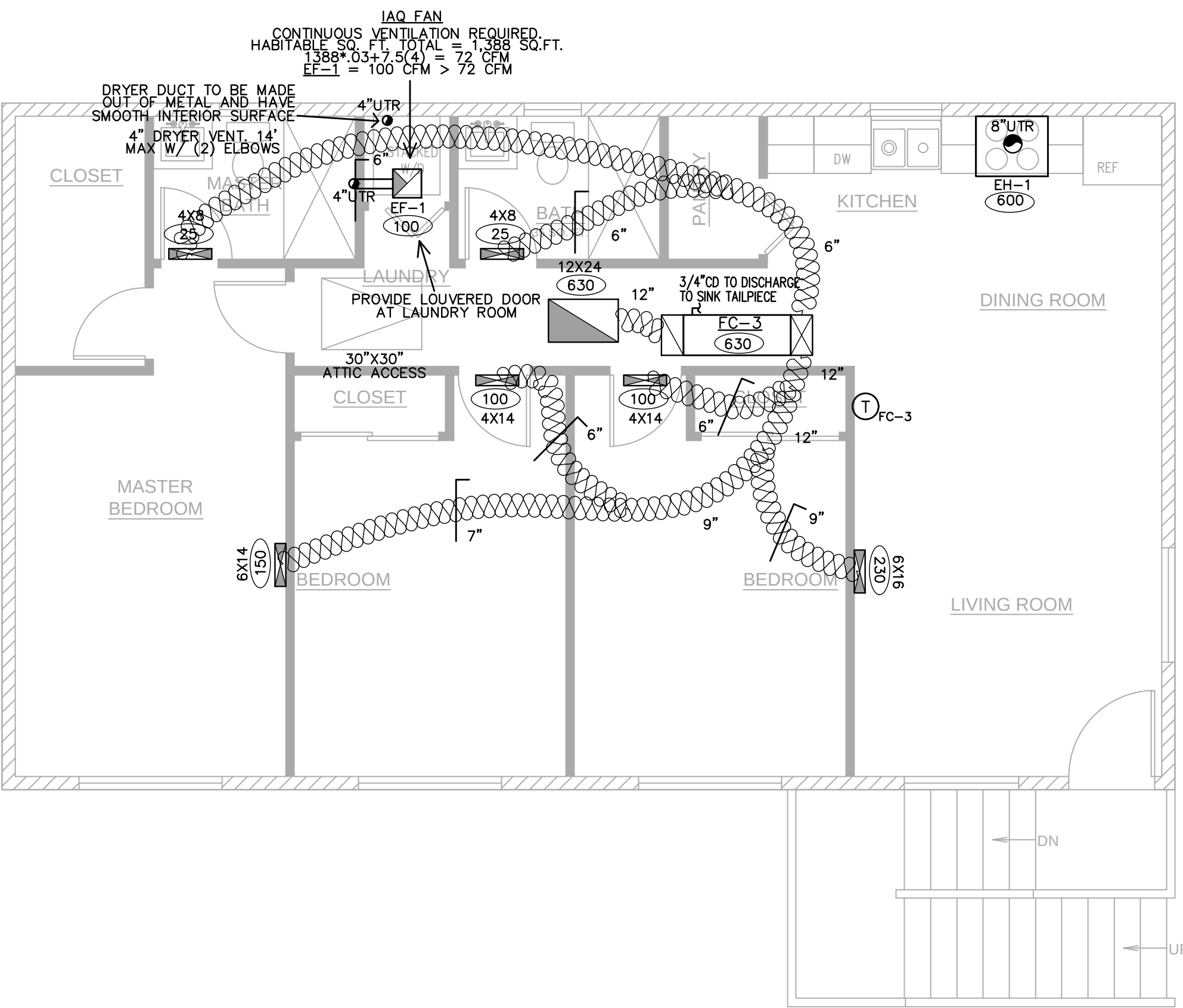
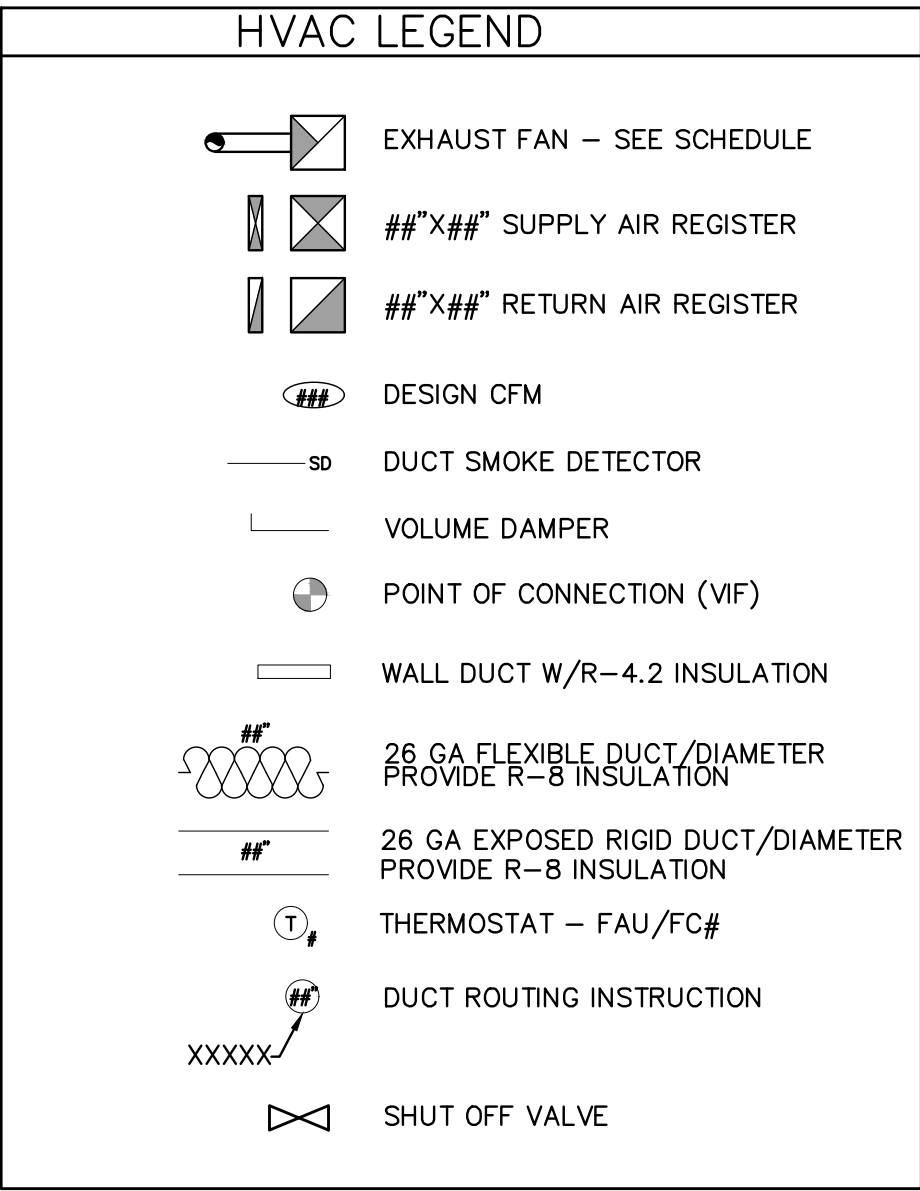
GARAGE

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MEANS FOR INTERRUPTING THE ELECTRICAL SUPPLY TO THE AIR CONDITIONING EQUIPMENT AND TO ITS ASSOCIATED COOLING TOWER SHALL BE PROVIDED WITHIN SIGHT OF AND NOT OVER 50 FT. FROM THE AIR CONDITIONING AND COOLING TOWER

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



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

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

JOB NAME

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HEET TITLE

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	8/23/24: UPDATES

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SHEET TITLE	DATE
GARAGE / ADU HVAC PLAN	17 JAN 2018

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PLUMBING NOTES

1. All work shall be in accordance and comply with the latest applicable city ordinance and the 2022 CPC.
2. It is the intent of these drawings that this be a complete plumbing installation. Any apparent errors shall be brought to the attention of the designer and/or tenant prior to proceeding.
3. Contractor shall verify all existing conditions versus new installations to assure proper new installations can be completed properly prior to proceeding.
4. These plans shall be used only after approvals and permits have been secured by the proper jurisdiction of the department of building and safety.
5. All drawings and details are provided as a diagrammatic version of the proposed work. The contractor shall be held liable and responsible for all field verifications of equipment, materials, and installations.
6. Contractor shall verify all equipment is installed in accordance with manufacturer's recommendations and local code requirements prior to any installations.
7. Provide a reduced pressure backflow preventer for all soda lines.
8. Provide a backflow protection device for any equipment directly connected the water supply such as ice makers and coffee machines.
9. Penetrations of fire-resistive walls, floor--ceilings and roof ceilings shall be protected as required in CBC Section 713.
10. Exhaust outlets and plumbing vents shall terminate not less than 10' from or at least 3' above any openable window, door opening, air intake, vent shaft, adjacent building, and property line.

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

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

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

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

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

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

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

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

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

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

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

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

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

Condensate piping shall be Type 'L' copper with wrought copper fittings with 95-5 (Tin Antimony) soldered joints. Gas piping shall be schedule 40 black steel with extra heavy malleable iron screwed fittings. Gas piping which is exposed to weather shall be schedule 40 galvanized steel with extra heavy galvanized malleable iron fittings. Buried piping shall be factory wrapped or coated in an approved manner.

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

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

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

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

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

27. Piping shall not come in direct contact with structure. Isolate piping by means of resilient sleeves, mounts, or minimum 1/4" approved resilient material.

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

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

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

31. Controls for an accessible water closet shall be operable with one hand and shall not require tight grasping, pinching or twisting. Controls shall be mounted on the wide side of the toilet compartment space no more than 44 inches above the floor. CBC, Sec. 11158.4.5

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

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

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

35. GAS LINE TESTING PARAMETERS - The piping of the gas system shall be tested to 1.5 times the maximum working pressure per UMC 1716.3 or CPC 1214.3. Required pressure tests of ten psi or less shall be performed with gauges of one-tenth of a pound incrementation or less. CPC 319.1.

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

TABLE 610.4 FIXTURE UNIT TABLE FOR DETERMINING WATER PIPE AND METER SIZES																
METER AND STREET SERVICE (Inches)	BUILDING SUPPLY AND BRANCHES (Inches)	MAXIMUM ALLOWABLE LENGTH (feet)														
		40	60	80	100	150	200	250	300	400	500	600	700	800	900	1000
PRESSURE RANGE – 46 to 60 psi ¹																
¾	½ ²	7	7	6	5	4	3	2	2	1	1	1	0	0	0	0
¾	¾	20	20	19	17	14	11	9	8	6	5	4	4	3	3	3
¾	1	39	39	36	33	28	23	21	19	17	14	12	10	9	8	8
1	1	39	39	39	36	30	25	23	20	18	15	12	10	9	8	8
¾	1¼	39	39	39	39	39	39	34	32	27	25	22	19	19	17	16
1	1¼	78	78	76	67	52	44	39	36	30	27	24	20	19	17	16
1½	1¼	78	78	78	78	66	52	44	39	33	29	24	20	19	17	16
1	1½	85	85	85	85	85	85	80	67	55	49	41	37	34	32	30
1½	1½	151	151	151	151	128	105	90	78	62	52	42	38	35	32	30
2	1½	151	151	151	151	150	117	98	84	67	55	42	38	35	32	30
1	2	85	85	85	85	85	85	85	85	85	85	85	85	85	83	80
1½	2	370	370	340	318	272	240	220	198	170	150	135	123	110	102	94
2	2	370	370	370	370	368	318	280	250	205	165	142	123	110	102	94
2	2½	654	640	610	580	535	500	470	440	400	365	335	315	285	267	250

Plumbing Equipment Specification

WH-1 WATER HEATER BRAND: RHEEM ELEC INPUT: 4.5 KW
40 GAL TANK MOD. #: XE40T10H45UO PERFORMANCE: 27 GPH @ 90°F RISE

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

DWV NOTES

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

WATER SUPPLY NOTES

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

Water Fixture Unit Calculation

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

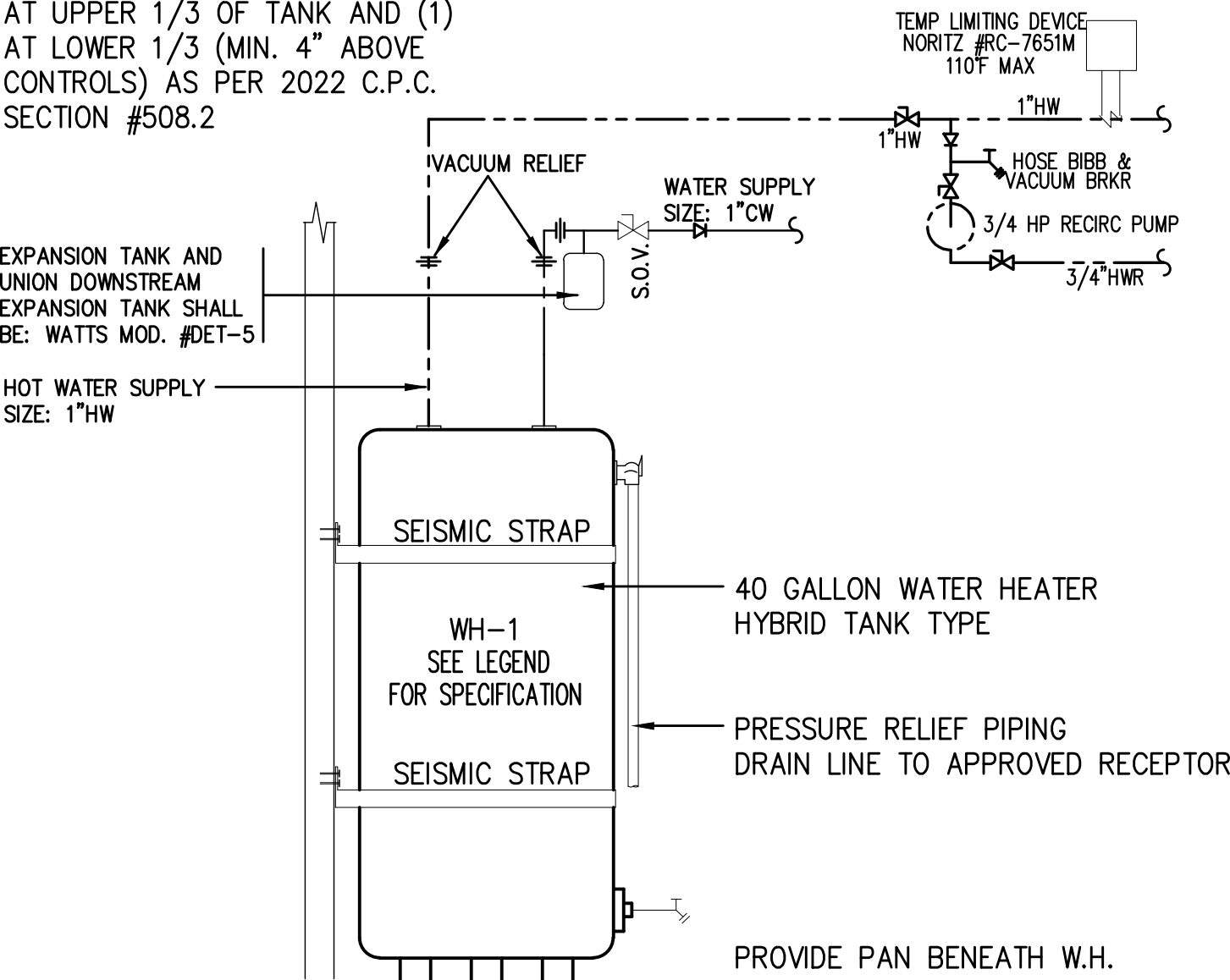
WATER PIPING SIZED IN ACCORDANCE WITH APPENDIX 'A' OF THE 2022 C.P.C. (CALIFORNIA)

Waste Fixture Unit Calculation

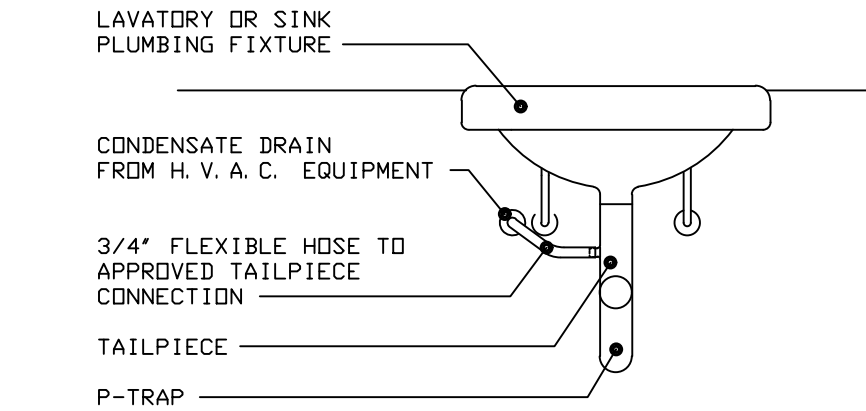
(PRIVATE FIXTURE SYSTEM) (INDIVIDUAL UNIT)			
QTY	DESCRIPTION	FU/ FIXTURE	TOTAL
3	Water Closet (1.28 gpf Tank)	3.0	9.0
3	Lavatory	1.0	3.0
0	Bath	2.0	0.0
3	Shower	2.0	6.0
1	Kitchen Sink	2.0	2.0
1	Dishwasher	2.0	2.0
1	Clotheswasher	3.0	3.0
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--	--	--	--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

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

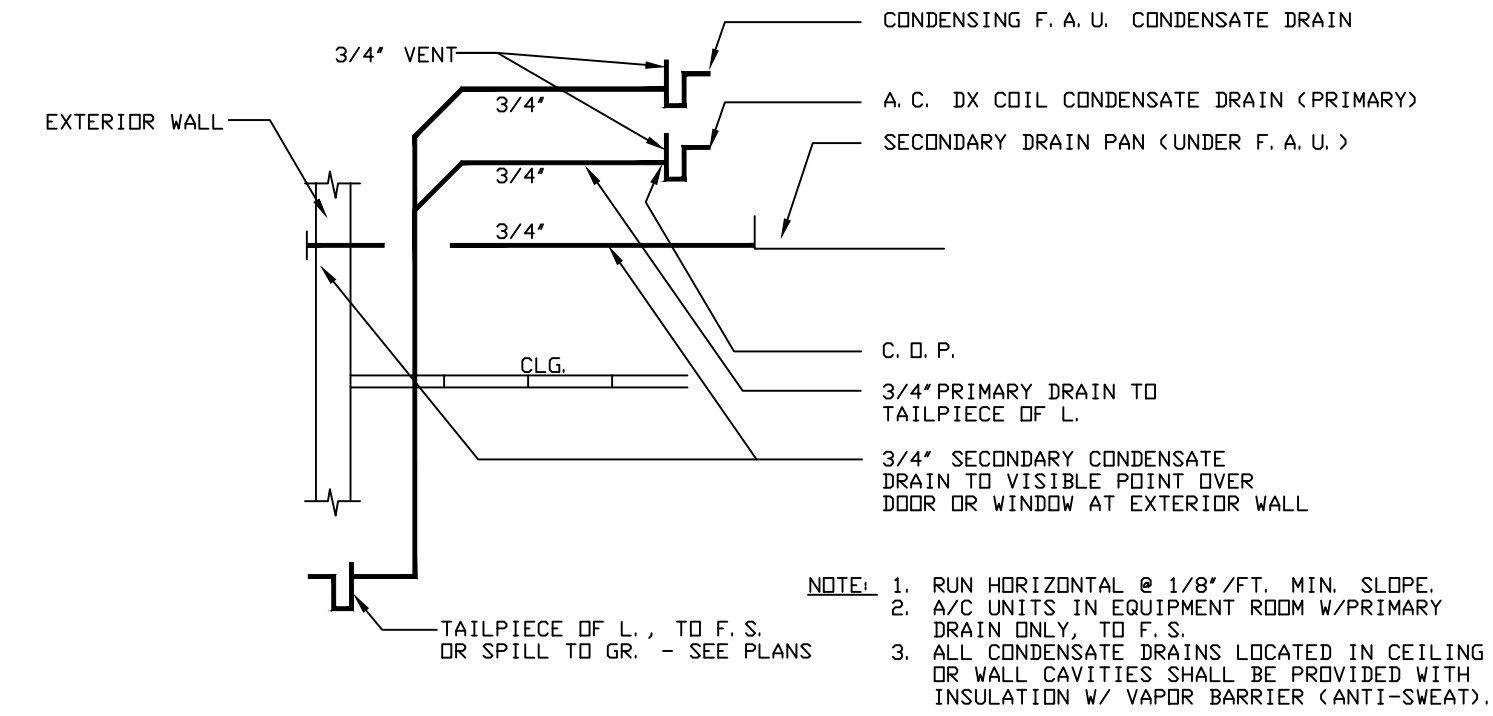
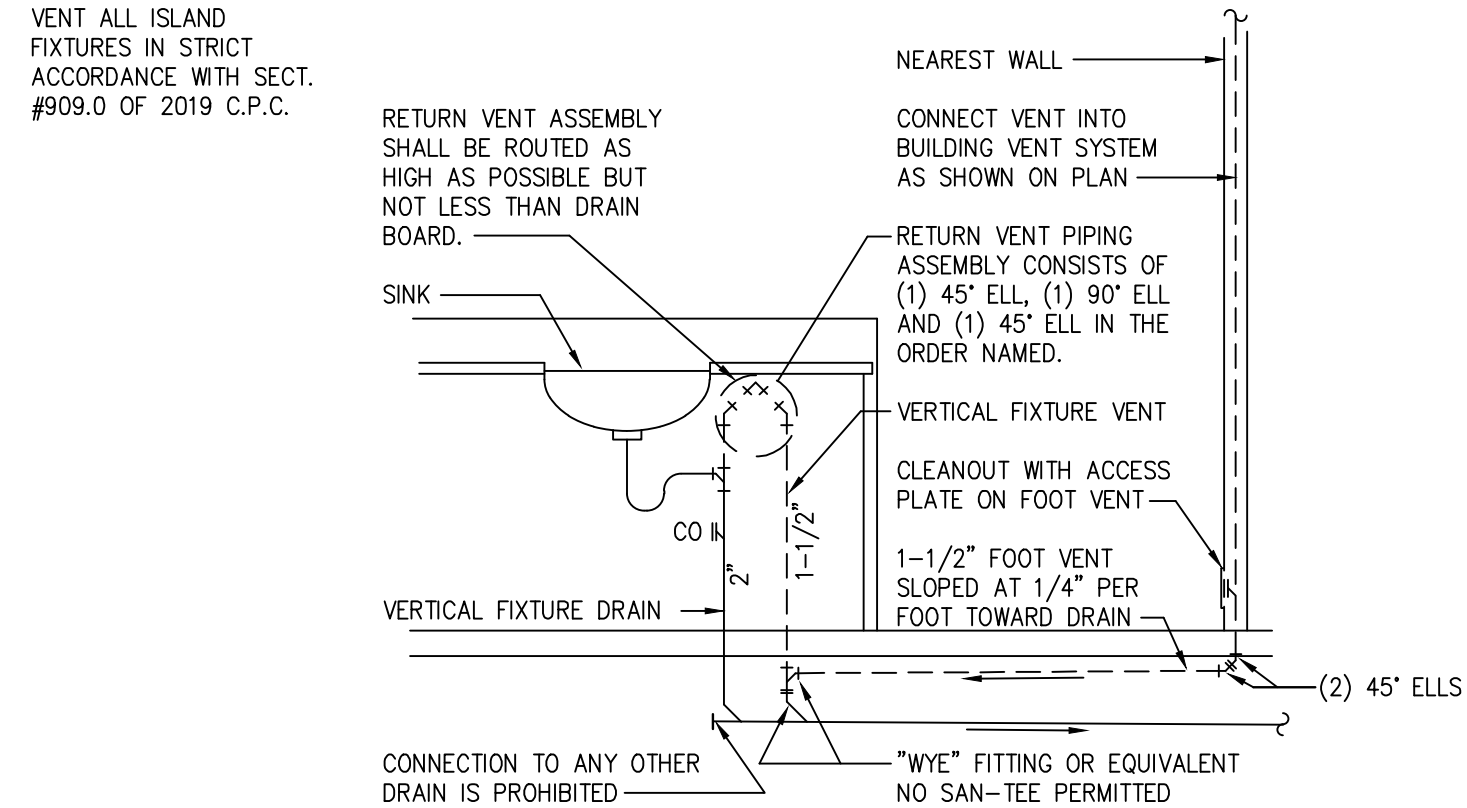
PROVIDE (2) SEISMIC STRAPS, (1) AT UPPER 1/3 OF TANK AND (1) AT LOWER 1/3 (MIN. 4" ABOVE CONTROLS) AS PER 2022 C.P.C. SECTION #508.2



WATER HEATER - SEISMIC BRACING



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



NOTE: 1. RUN HORIZONTAL @ 1/8\"/>

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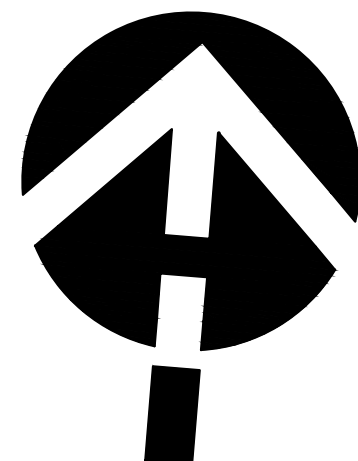
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WATER SUPPLY
NOTES & DETAILS

ROAD

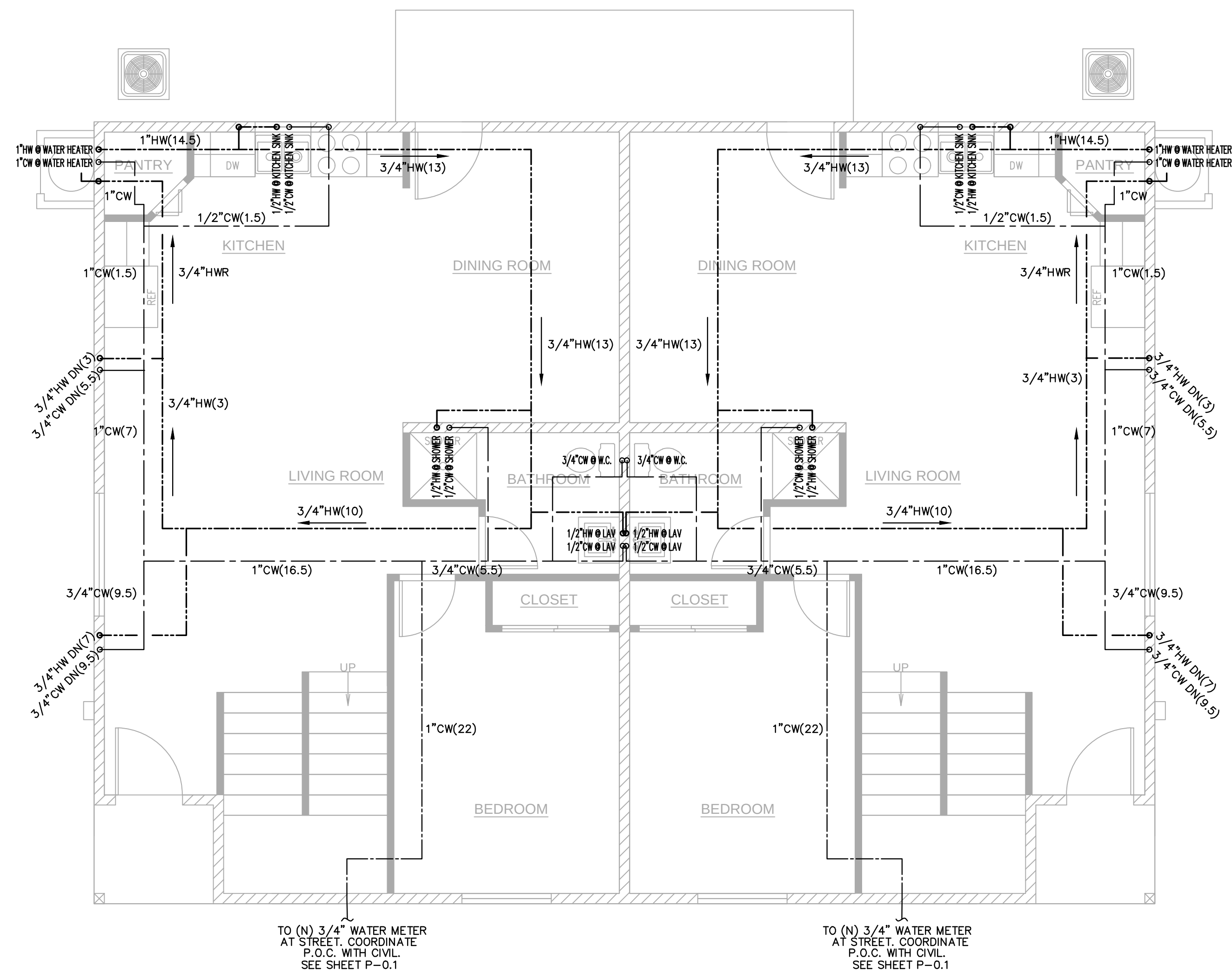
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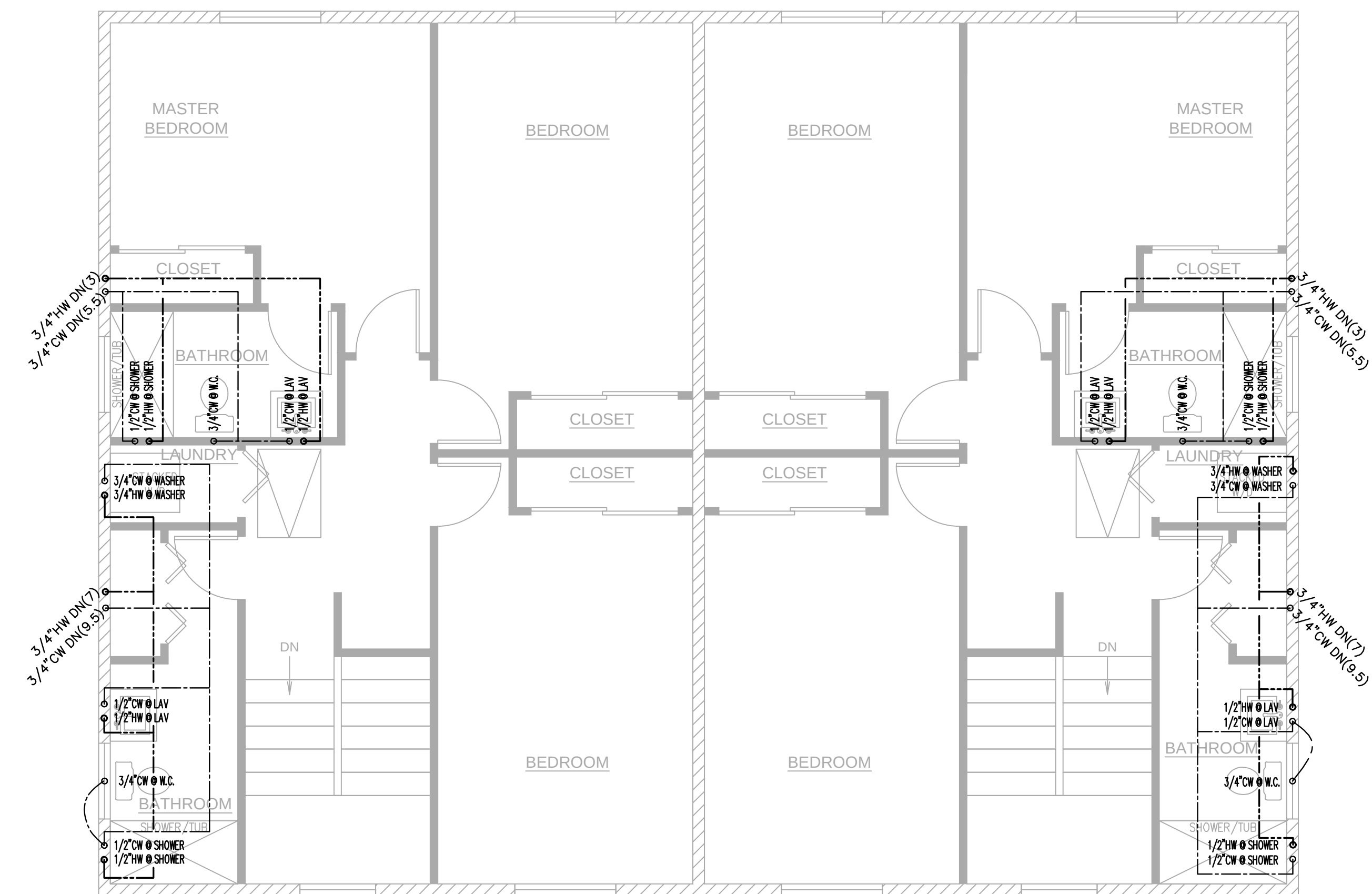
SHEET TITLE PLUMBING SITE PLAN		JOB NAME ALL-TRADE Engineering & Design		PROPOSED WORK FOR: 5309 S. SAVIERS ROAD OXNARD, CA 93033		REVISIONS 8/23/24: UPDATES	
SHUANG DENG SHEET NUMBER 0001 OF 0001		ALL-TRADE ENGINEERING & DESIGN 17 EAST FIRST STREET MOUNTAIN VIEW, CA 94039 (415) 557-4000 FAX: (415) 557-4003 WWW.ALL-TRADE-ENGINEERING.COM		AVP 3/19/24		8/23/24: UPDATES	

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1ST FLOOR WATER/GAS PLAN

SCALF: $1/4" = 1'-0"$

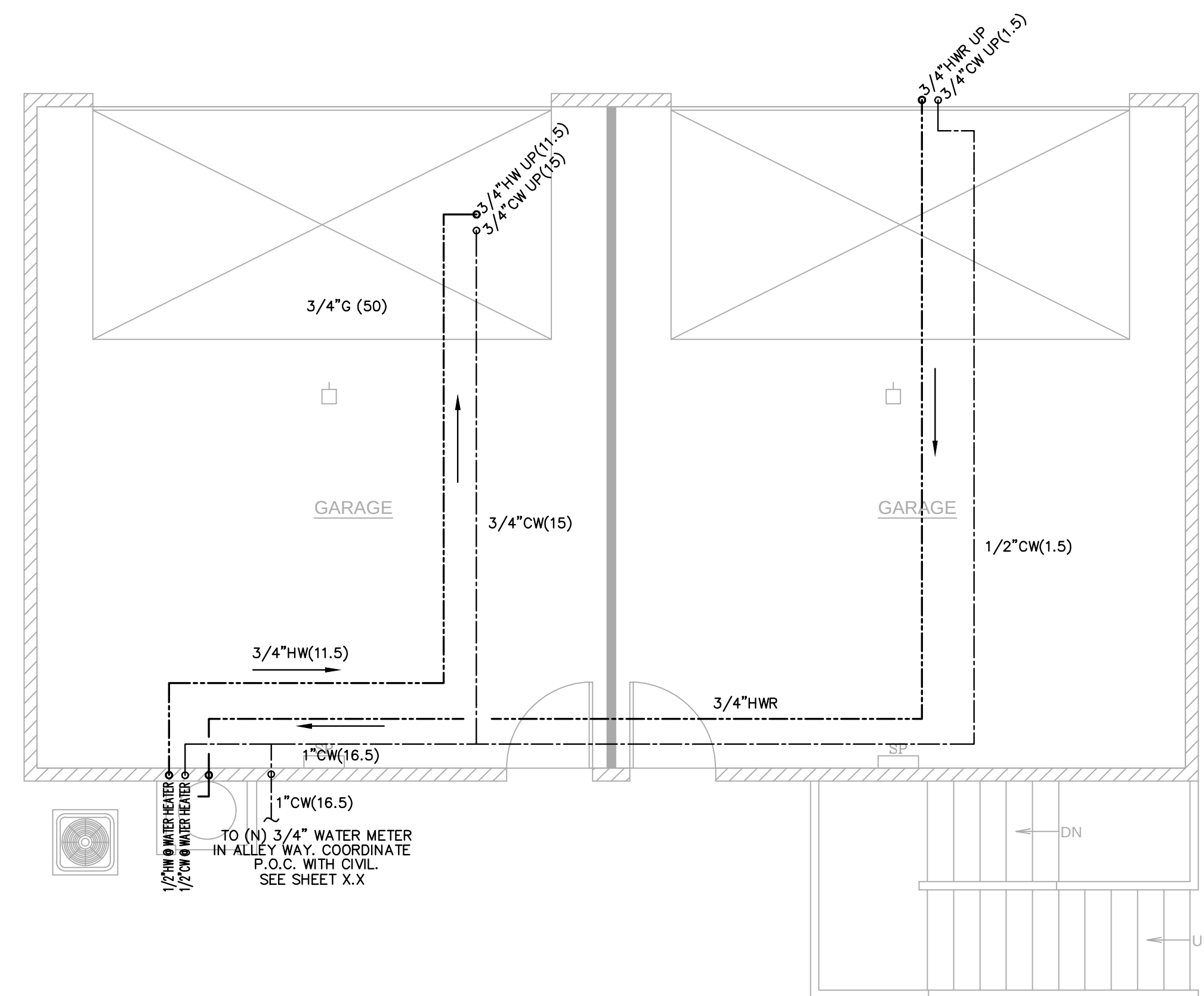


2ND FLOOR WATER/GAS PLAN

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

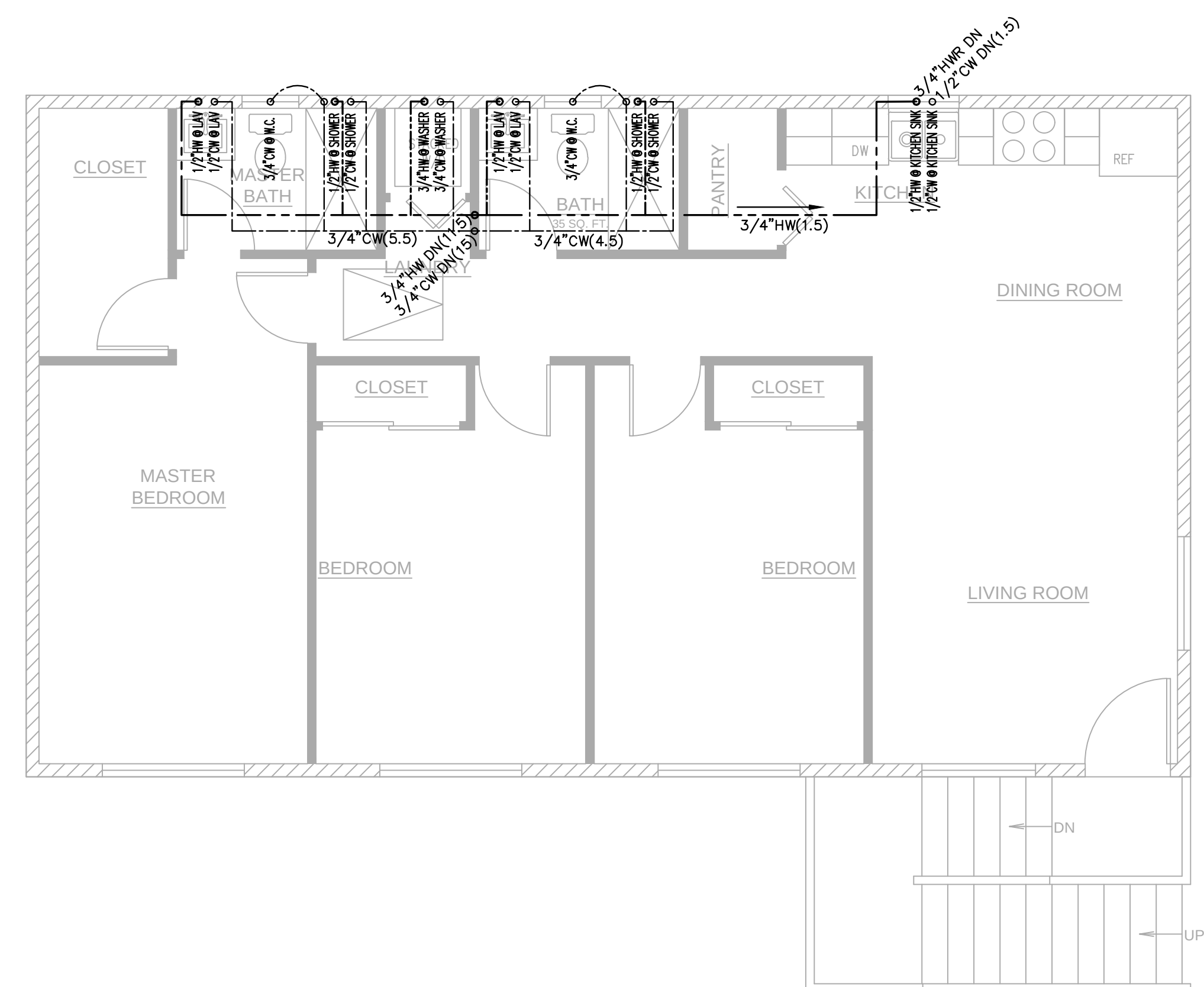
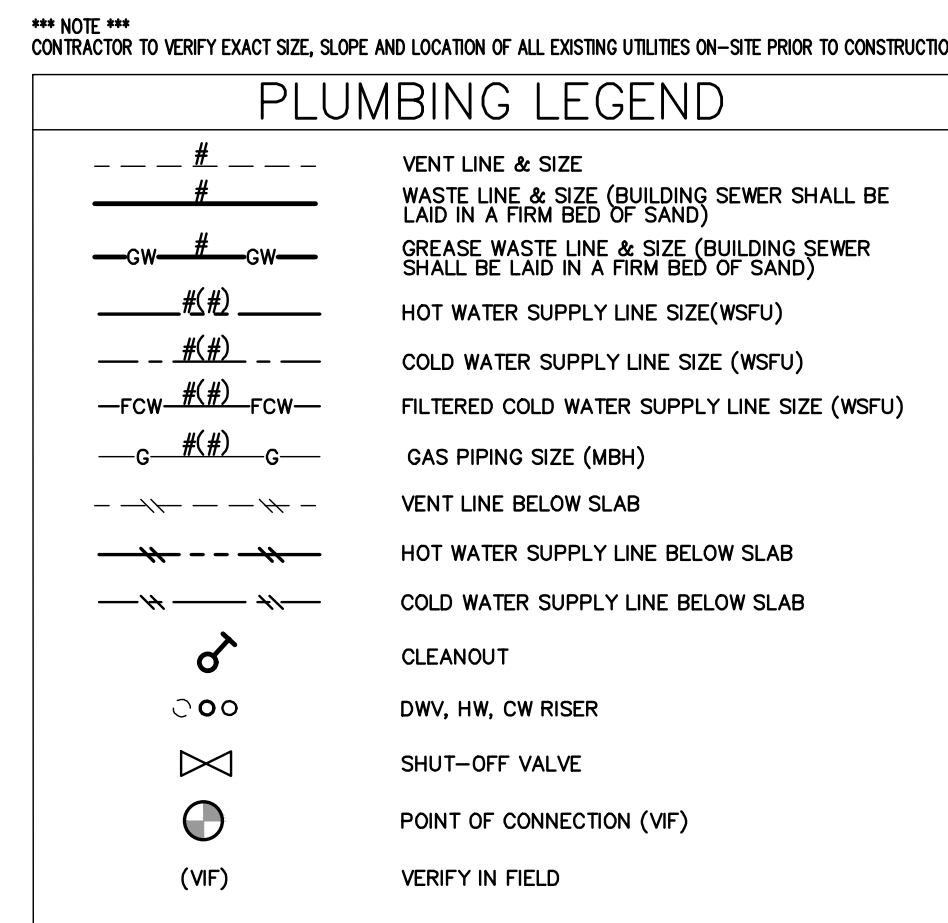
	ALL-TRADE <i>Engineering & Design</i>	JOB NAME PROPOSED WORK FOR: 5309 S. SAVIERS ROAD OXNARD, CA 93033	REVISIONS 8/23/24: UPDATES	
			AVP 3/19/24	
SHEET TITLE DUPLEX WATER/GAS PLAN		DRAWINGS VALID ONLY WITH ENGINEER'S SEAL AND SIGNATURE OVER SEAL ON EACH SHEET IN THIS SET		
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ADU 1ST FLOOR WATER/GAS PLAN

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



ADU 2ND FLOOR WATER/GAS PLAN

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

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

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SHEET TITLE

ADU WATER/GAS PLAN

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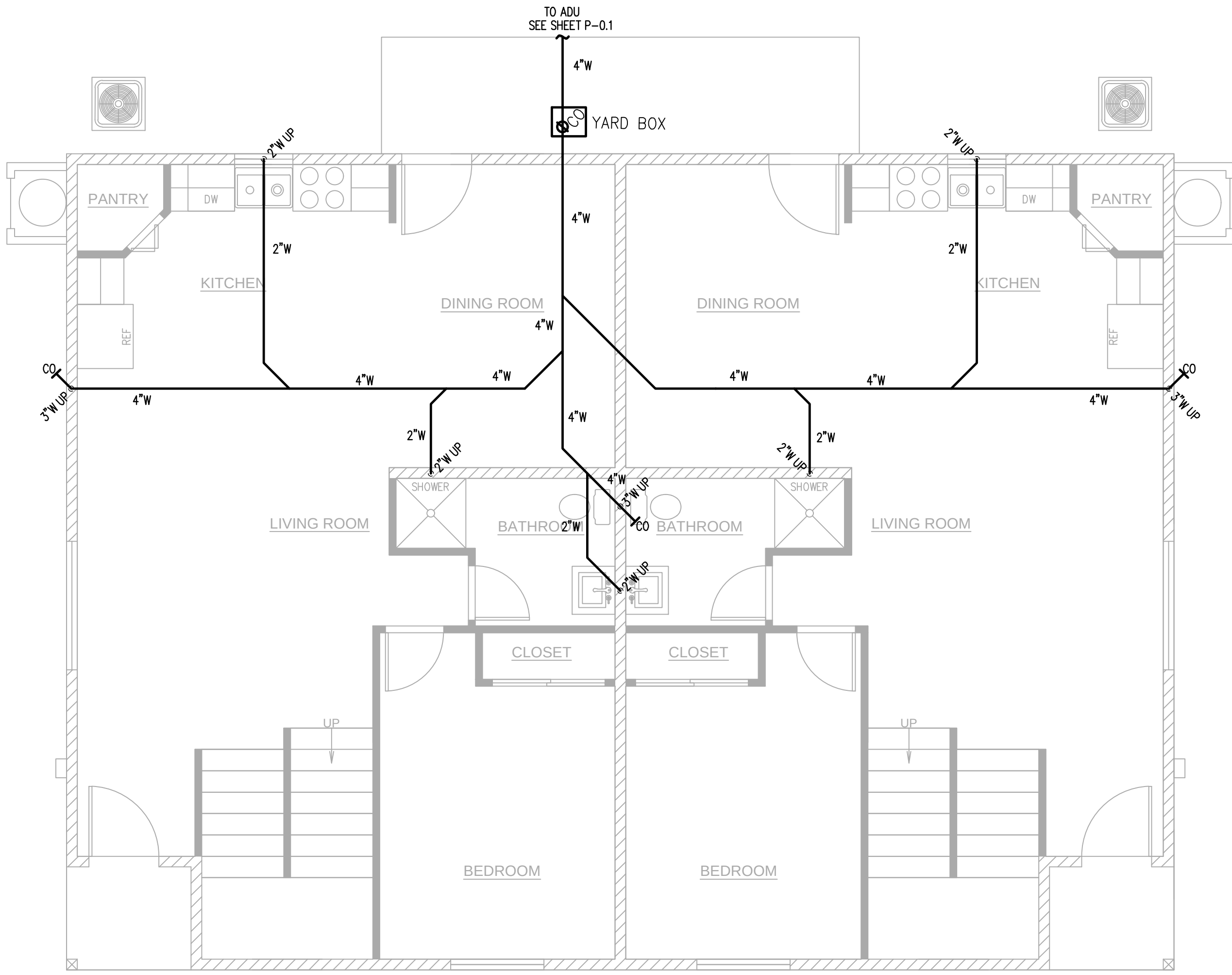
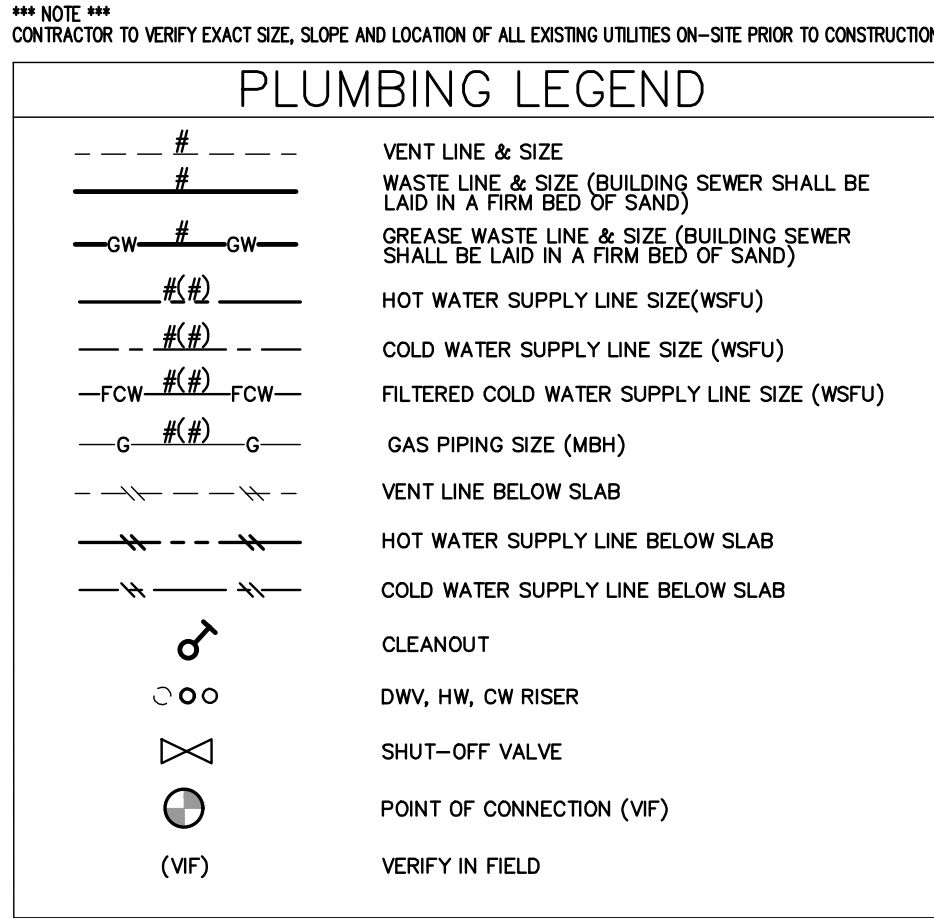
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UNDERFLOOR DWV PLAN

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

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F: 805-380-4551

SHEET TITLE

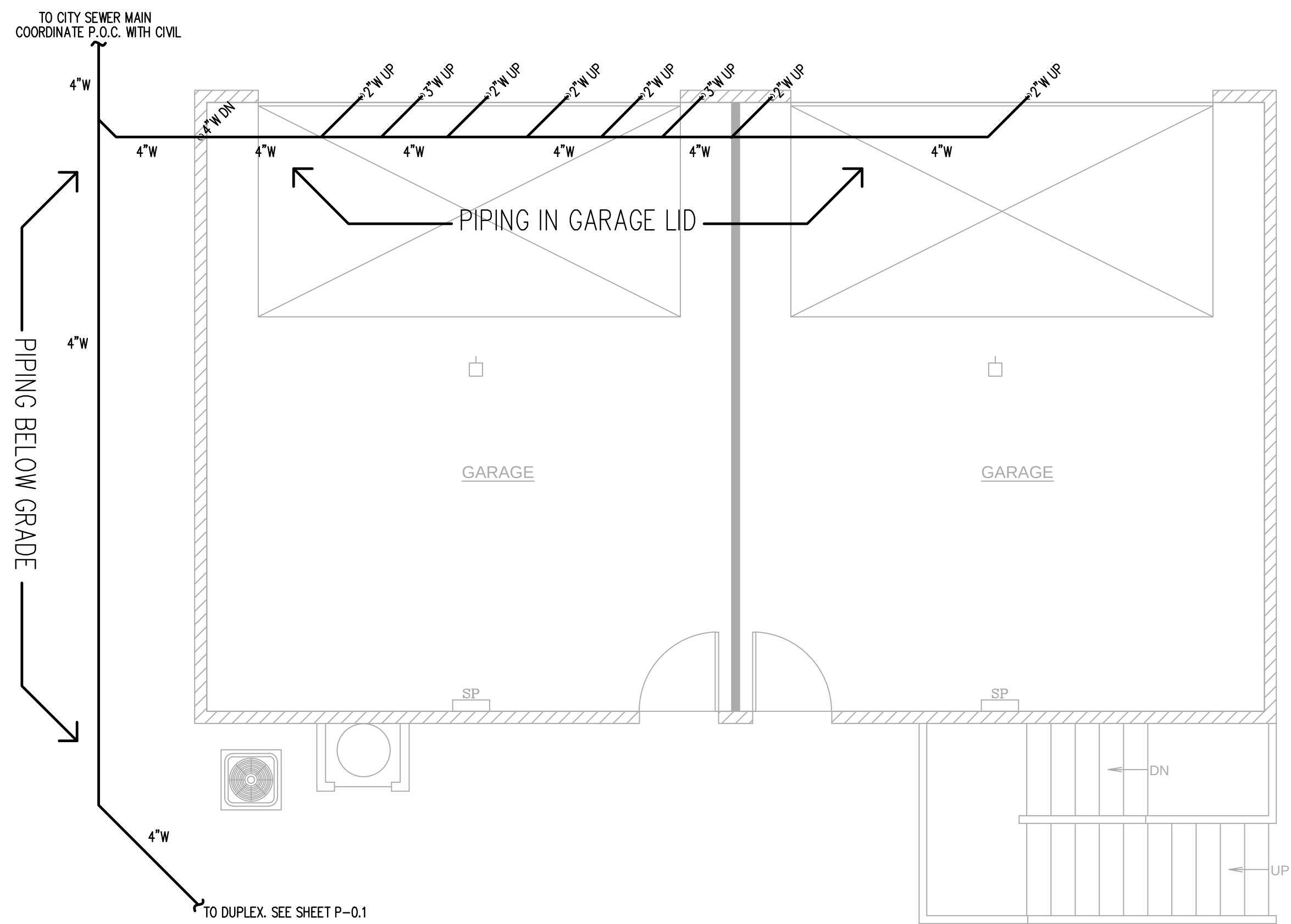
DUPLEX UNDERFLOOR DWV PLAN



ROAD

P-2.0

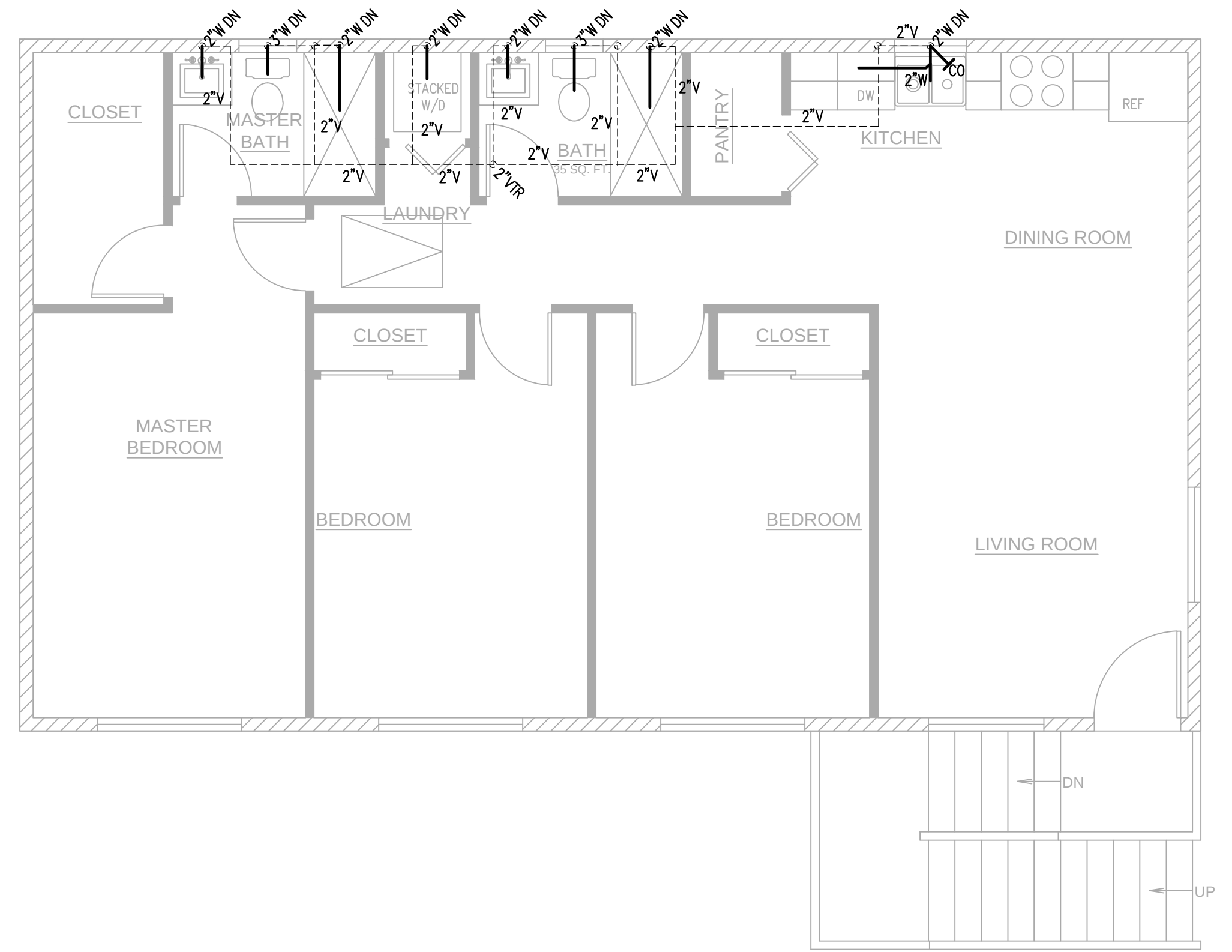
These drawings are the property of ALL-TRUE ENGINEERING, Inc. and are the confidential property and shall not be used on other projects, or for any other purpose, without the expressed written permission and consent of ALL-TRUE ENGINEERING, Inc. These drawings are to be used by any third party without said written permission and consent. All designs and information contained in these drawings are based on information provided by the client. ALL-TRUE ENGINEERING assumes no responsibility for any work performed from said information. The designs and other information contained in these drawings may be subject to modifications as required by additional information received, but not limited to, bid boundary survey, survey of all-built conditions, government agency input, program modifications, etc. These plans are valid for six months from the date due to Code changes, industry standards, and site conditions.



ADU DWV PLAN

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

*** NOTE *** CONTRACTOR TO VERIFY EXACT SIZE, SLOPE AND LOCATION OF ALL EXISTING UTILITIES ON-SITE PRIOR TO CONSTRUCTION	
PLUMBING LEGEND	
--- # --- #	VENT LINE & SIZE
-CW # CW-	WASTE LINE & SIZE (BUILDING SEWER SHALL BE LAID IN A FIRM BED OF SAND)
#(##)---	GREASE WASTE LINE & SIZE (BUILDING SEWER SHALL BE LAID IN A FIRM BED OF SAND)
--- #(##)---	HOT WATER SUPPLY LINE SIZE(WSFU)
--- #(##)---	COLD WATER SUPPLY LINE SIZE (WSFU)
-FCW #(##) FCW-	FILTERED COLD WATER SUPPLY LINE SIZE (WSFU)
-G #(##)-	GAS PIPING SIZE (MBH)
--//--//--	VENT LINE BELOW SLAB
--//--//--	HOT WATER SUPPLY LINE BELOW SLAB
--//--//--	COLD WATER SUPPLY LINE BELOW SLAB
	CLEANOUT
	DWV, HW, CW RISER
	SHUT-OFF VALVE
	POINT OF CONNECTION (VIF)
(VIF)	VERIFY IN FIELD



ADU 2ND FLOOR DWV PLAN

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

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

SHEET TITLE

ALL-TRADE
Engineering & Design

JOB NAME

AVP
3/19/24

8/23/24:
UPDATES

ROAD

P-2.2



ENGINEERED GRADING CERTIFICATE

- All soil or rock materials deemed unsuitable for placement in compacted fill shall be removed from the site. Any imported material shall be approved by the Soils Engineer prior to use in compacted fill. Blocky material shall be broken into suitable particle sizes before being used as fill in conformance with the City standards.
20. All tree roots, abandoned irrigation lines, utility services, septic tanks and similar materials shall be removed from the site and voids created thereby shall be properly filled and compacted as directed by the Soils Engineer.
21. All excavated back slopes and keys for buttress fills must be examined by the Engineering Geologist and Soils Engineer to insure all potential planes of failure have been exposed in the excavation and will be adequately supported by the proposed buttress fills.
22. The Soils Engineer shall submit recommendations for corrective work to insure slope stability where unstable material is exposed at the top of cuts.
23. During the rainy season (approximately October through April), the developer shall be responsible for providing storm damage prevention measures or erosion control devices and/or to perform certain grading to prevent soil or excess runoff from flowing into public streets or adjacent properties. In the event of such an occurrence, cleanup shall commence immediately. Should City forces or the City contractor perform any cleanup resulting from this development, the developer shall pay the cost incurred within ten (10) working days upon receipt of billing.
24. The developer or his agent shall be responsible for removal and cleanup of any spill on public streets during the grading operation, as well as repair of damage to haul routes or existing facilities.
25. Maximum slopes for both cut and fill shall be 2:1.
26. No oversize or overweight loads are permitted without a separate moving permit.
27. Haul routes must be on official truck routes as shown on the City truck route map. A separate encroachment permit is required when it is necessary to flag traffic or install any traffic control devices on City right-of-way.
28. All work contemplated under the permit shall be completed within the time limit specified in the permit or any time extensions granted thereon and shall be done in accordance with the approved plans and in compliance with the terms and conditions of the Grading Permit to the satisfaction of the Development Services Director and all other provisions of the code, applicable laws, and ordinances.
29. In the event the developer fails to comply with the provisions of the permit and applicable laws, the surety will promptly complete the work to the satisfaction of the Development Services Director. In the event said surety fails to promptly do so, the surety shall pay the City all costs and expenses incurred by said City in making the premises safe to the satisfaction of the Development Services Director.
30. Fine grading to be no less than the following:
- | | <u>Longitudinal-Slope</u> | <u>Cross-Slope</u> |
|-------------------|---------------------------|--------------------|
| Pervious surfaces | 1.00% | 2.0% |
| Asphalt surfaces | 0.50% | 1.0% |
| Concrete surfaces | .25% | 0.5% |
31. If the property grades have an elevation differential of 12 inches, a retaining wall shall be required (any permits required shall be obtained from Building Division before approval of grading plan). Grade differential greater than three feet shall require a double wall with a foot planting strip between walls. Maximum wall height shall not exceed 8 feet between footings.
32. Prior to a final inspection and acceptance of the grading operation, all certification hereon shall be fully executed by the appropriate registered professionals.
33. All sewers and storm drain lines shall be videotaped by the contractor in VHS format and the tapes(s) shall be delivered to the city inspector at the time of taping.
- CAUTION: UNDERGROUND STRUCTURES**
- All underground utilities or structures reported by the owner or those shown on records examined are indicated with their approximate location and extent. The developer, by accepting these plans or proceeding with improvements pursuant thereto, understands that they agree to assume liability, and agree to hold the undersigned harmless for any liability damage resulting from the existence of underground utilities or structures not reported to undersigned, not recorded on the public records examined, located at variance with that reported or shown on records examined. The contractor is required to take due precaution measures to protect the utilities or structures found at the site. It shall be the contractor's responsibility to notify the owners of the utilities or structures concerned before starting to work.

LOT NOS. _____

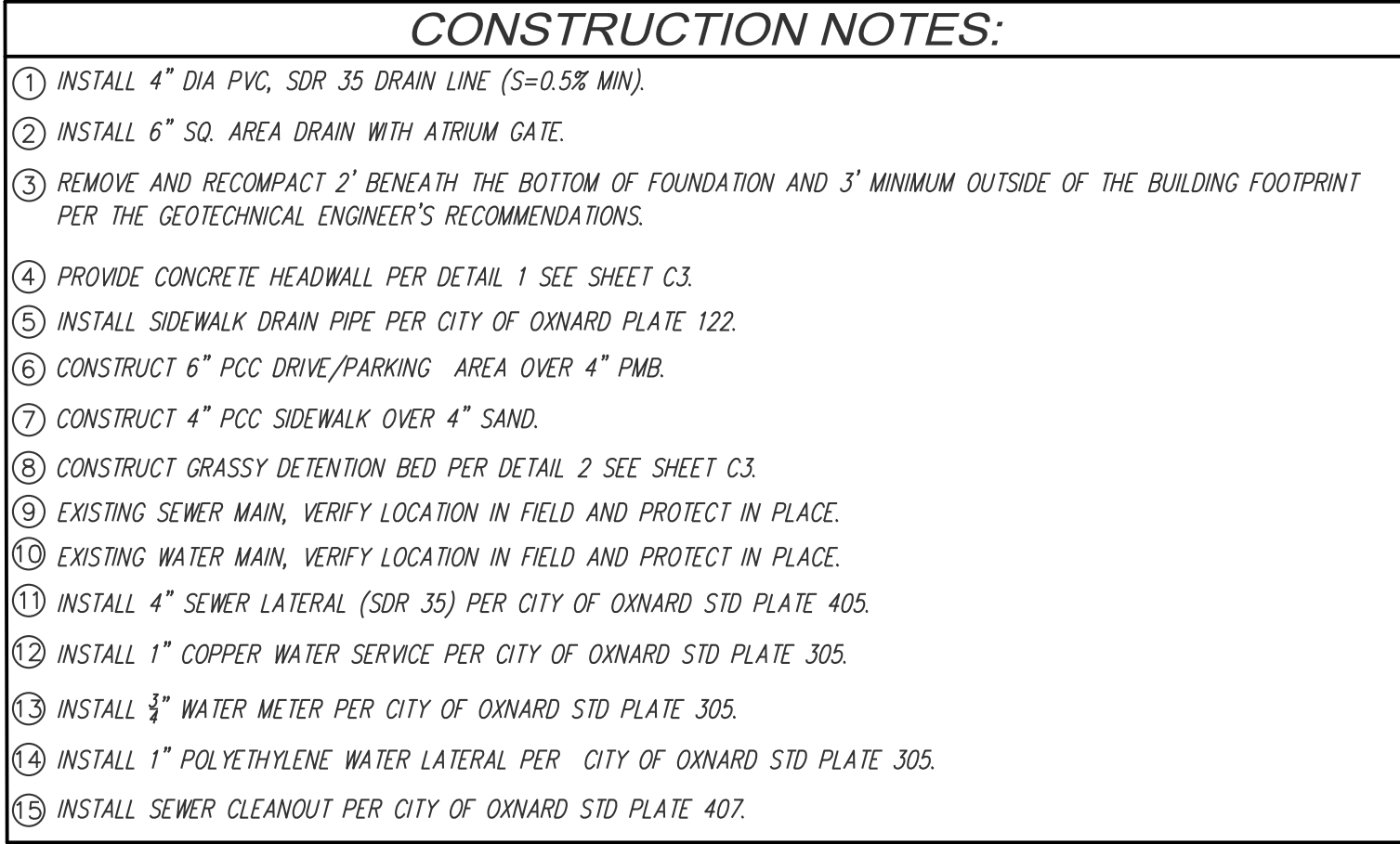
REMARKS: _____

ENGINEER: _____ REG No.: _____ DATE: _____

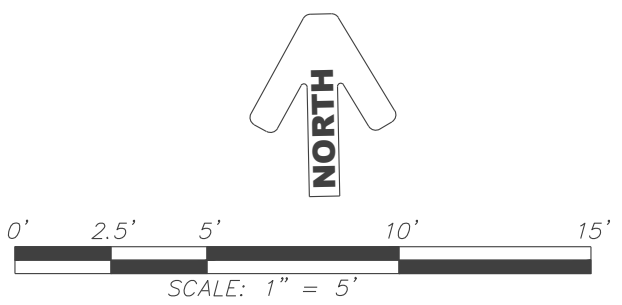
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LAND DEVELOPMENT PERMIT NO. PZ XX-XXX-XX

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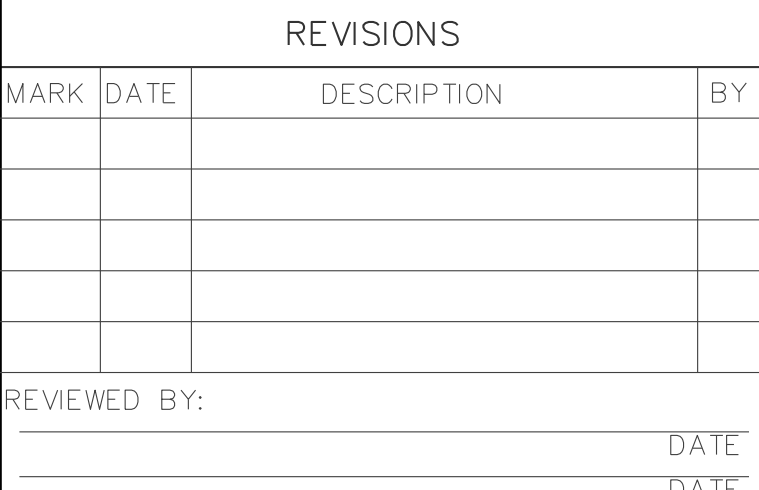
SCALE: 1" = 5'



W.O. 10620.000

RANDY W. TOEDTER R.C.E. 37316

.000



APN: 222-0-112-105

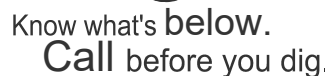


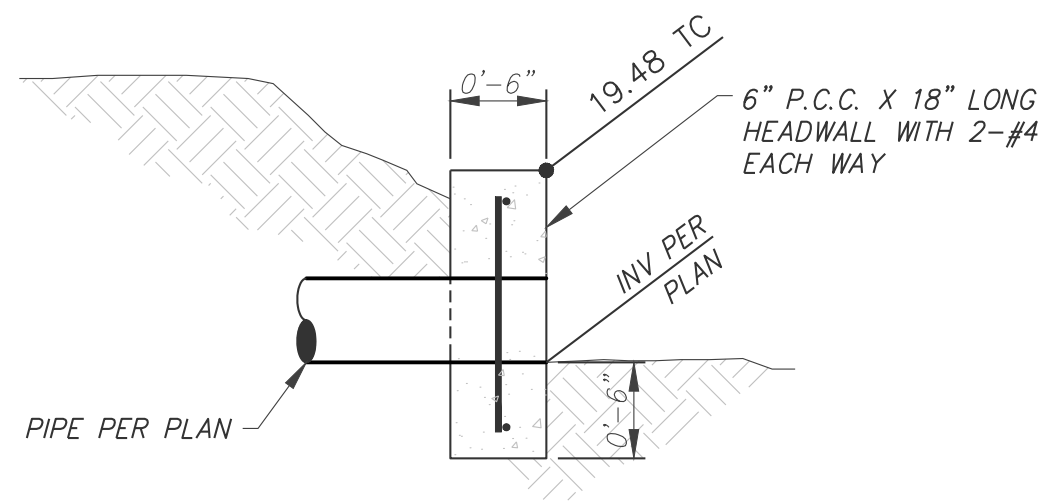
PROVED: _____

CITY ENGINEER	P.C.E.	EXP. DATE	D.

ALE: HORIZ.: NONE
 VERT.: NONE

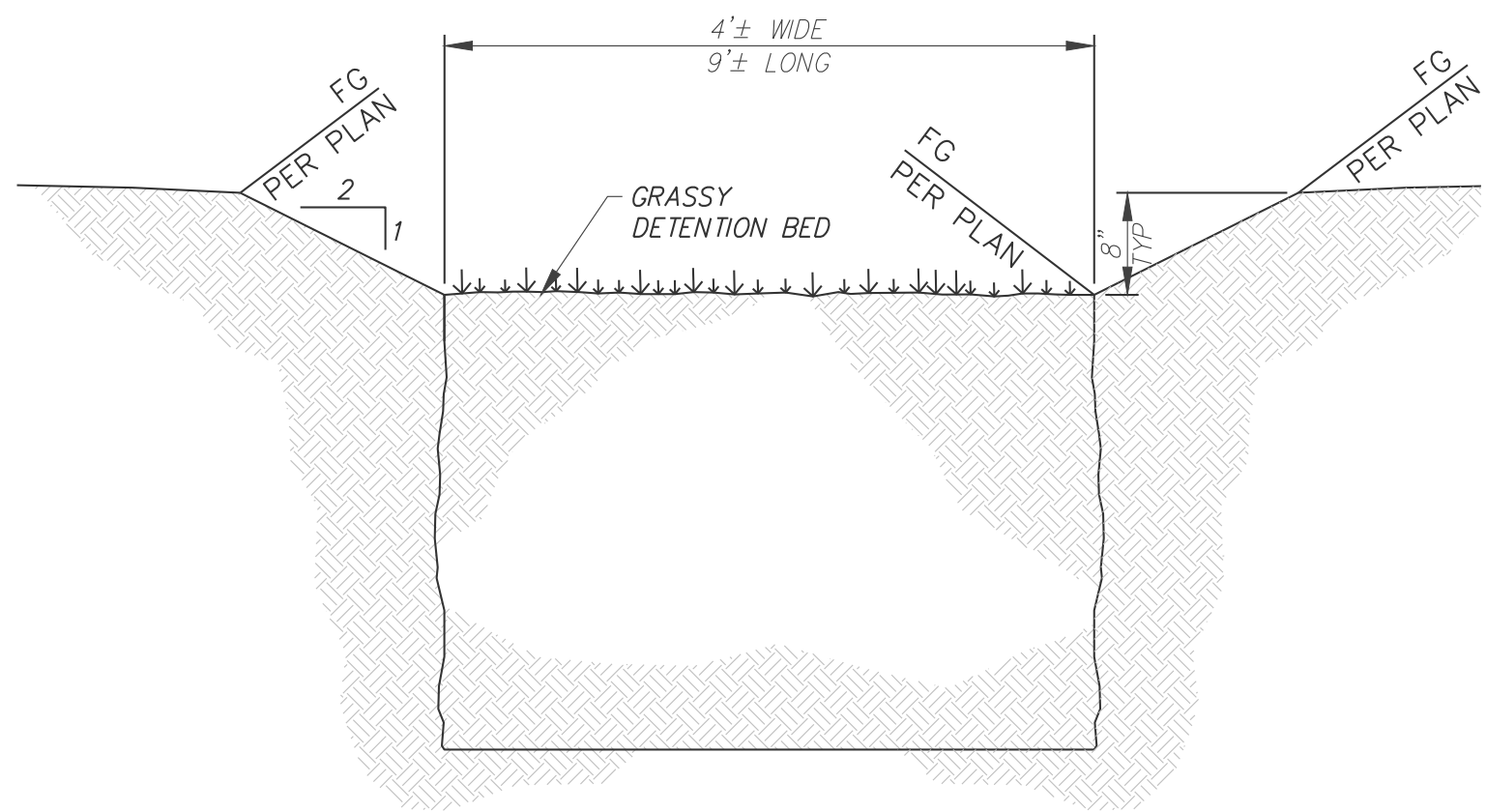
HECKED BY: R.W.T.	NUMBER
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DETAIL 1

NOT TO SCALE



DETAIL 2

NOT TO SCALE



Know what's below.
Call before you dig.

APN: 222-0-112-105

PREPARED BY:

W.O. 10620.000

RWC-LLC

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

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



REVISIONS

MARK	DATE	DESCRIPTION

REVIEWED BY: DATE

DATE



DEVELOPMENT SERVICES DEPARTMENT

DETAILS
5305 S. SAVIERS RD. OXNARD, CA

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

SCALE: HORIZ.: NONE VERT.: NONE

DESIGN BY: R.W.T. DRAWING NUMBER XX-XXA

CHECKED BY: R.W.T.

GENERAL NOTES:

- BEST MANAGEMENT PRACTICES (BMP'S) CONTAINED HEREIN REFLECT MINIMUM REQUIREMENTS. FOR ADDITIONAL BMP'S REFER TO CALIFORNIA STORMWATER BMP HANDBOOKS.
- ALL CONSTRUCTION ACTIVITY SHALL BE PERFORMED IN ACCORDANCE WITH A STORMWATER POLLUTION PREVENTION PLAN (SWPCP) DEVELOPED AND IPLEMENTED IN COMPLIANCE WITH REQUIREMENTS OF THE CURRENT VENTURA COUNTYWIDE STORMWATER QUALITY MANAGEMENT PROGRAM, NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. BEFORE A GRADING PERMIT IS ISSUED, THE CITY OF VENTURA WILL REQUIRE PROOF OF RECEIPT OF A NOTICE OF INTENT FOR THE CURRENT STATE NPDES GENERAL CONTRUCTION PERMIT FOR ALL CONSTRUCTION PROJECTS THAT DISTURB ONE ACRE OR MORE OR THAT ARE LESS THAN ONE ACRE BUT THE SITE IS PART OF A LARGER COMMON AREA OF DEVELOPMENT OR SALE.
- THE SWPPP SHALL:
 - IDENTIFY POTENTIAL POLLUTANT SOURCES AND INCLUDE THE DESIGN AND PLACEMENT OF BMP'S TO EFFECTIVELY PROHIBIT THE ENTRY OF POLLUTANTS FROM THE CONSTRUCTION SITE INTO AND ONTO THE STREET AND STORM DRAIN SYSTEM DURING CONSTRUCTION.
 - BE KEPT ON SITE AND AMENDED TO REFLECT CHANGING CONDITIONS THROUGHOUT THE COARSE OF CONSTRUCTION.
 - BE KEPT UP TO DATE. ANY ADDITIONAL UPDATES REQUESTED BY AGENCY REPRESENTATIVE ARE TO BE MADE IMMEDIATELY.
- NON-STORMWATER DISCHARGES ARE PROHIBITED FROM ENTERING ANY STORM DRAIN SYSTEM AND/OR STREET.
- DISCHARGES OF PUMPED GROUND WATER REQUIRE A DISCHARGE PERMIT FROM THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (RWQCB).
- POLLUTANTS SHALL BE REMOVED FROM STORMWATER DISCHARGES TO THE MAXIMUM EXTENT PRACTICABLE (MEP) THROUGH DESIGN & IMPLEMENTATION OF THE SWPCP.
- A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIME DURING THE RAINY SEASON (OCT. 1 TO APR. 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO ENSURE THE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT. XXXXX XXXXXXXXXXXX SHALL BE NOTIFIED AT (XXX) XXX-XXXX IN CASE OF AN EMERGENCY.
- PORTABLE SANITARY FACILITIES SHALL BE LOCATED ON RELATIVELY LEVEL GROUND AWAY FROM TRAFFIC AREAS, DRAINAGE COURSES, AND STORM DRAIN INLETS.
- EMPLOYEES, SUBCONTRACTORS AND SUPPLIERS SHALL BE EDUCATED ON ALL BMP'S INCLUDING CONCRETE WASTE STORAGE AND DISPOSAL PROCEDURES.
- SEDIMENT CONTROL PRACTICES SHALL EFFECTIVELY PREVENT A NET INCREASE OF SEDIMENT LOAD IN STORMWATER DISCHARGE.
- ANY SLOPE WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
- EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED OR MODIFIED AS APPROVED BY THE INSPECTOR IF THEY INTERFERE WITH GRADING OPERATIONS, OR IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
- EXCEPT AS OTHERWISE APPROVED BY THE INSPECTOR, ALL DEVICES SHOWN ON THE PLAN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY OR ON WEEKENDS WHEN THE 5 DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
- GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
- ALL LOOSE SOIL AND DEBRIS, WHICH MAY CREATE A POTENTIAL HAZARD TO OFFSITE PROPERTY, SHALL BE REMOVED FROM THE SITE AS DIRECTED BY THE INSPECTOR.
- ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM OR WHENEVER DIRECTED BY THE INSPECTOR.
- A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 72 HOURS AFTER EACH RAINSTORM. BEFORE REMOVAL OF THE RAINWATER INTO THE STORM DRAIN SYSTEM, THE
- THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER.
- DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN OCTOBER 1 AND APRIL 15 WITHOUT PRIOR APPROVAL OF THE INSPECTOR.
- THE UNDERSIGNED OWNER WILL SUPERVISE EROSION CONTROL WORK IN ACCORDANCE WITH THE APPROVED PLANS.

SIGNATURE _____ DATE _____

REFERENCE:

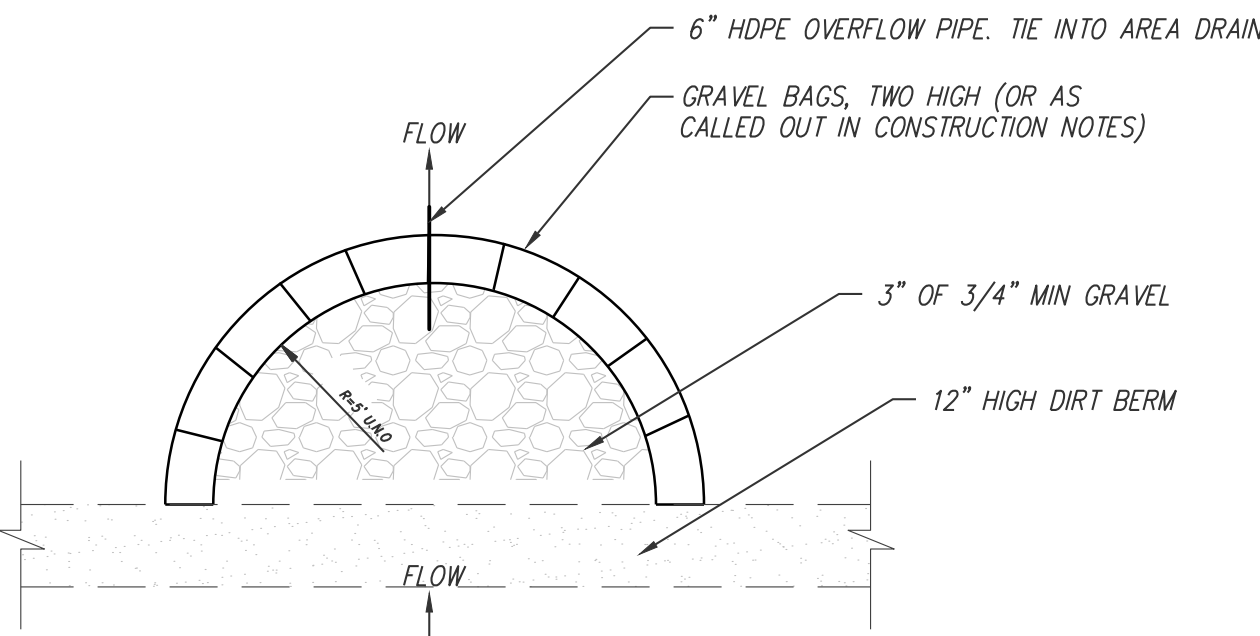
- VENTURA COUNTY WIDE STORM WATER QUALITY MANAGEMENT PROGRAM (SWPCP) FOR SITES LESS THAN ONE ACRE DISTURBED, NPDES PERMIT NO. CAS004002 (ORDER 09-0057)
- CALIFORNIA NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITIES - WATER QUALITY ORDER NO. 97-03-DWQ
- VENTURA COUNTY MUNICIPAL STORMWATER NPDES PERMIT NO. 2010-0108-DWQ

AIR QUALITY:

87. THE DEVELOPER SHALL CONTROL DUST AND POTENTIAL AIR QUALITY IMPACTS BY THE FOLLOWING MEASURES:
- IMPLEMENT A REGULAR WATERING PROGRAM TO REGULATE FUGITIVE DUST.
 - DURING SITE GRADING, A REGULAR WATERING PROGRAM SHALL BE IMPLEMENTED TO CONTROL WIND EROSION.
 - SEED-EXPOSED SURFACES WITH FAST-GROWING, SOIL BINDING PLANT MATERIALS.
 - GRADING SUBJECT TO COMPLIANCE WITH THE VENTURA COUNTY APCD DUST CONTROL MEASURES.
 - ALL CONSTRUCTION EQUIPMENT USED FOR DUST CONTROL SHALL BE KEPT ON SITE UNTIL THOSE PHASES OF DEVELOPMENT ARE COMPLETE.
 - SITE ACCESS ROADS COVERED WITH GRAVEL OR CONTINUOUSLY WATERED.
 - THE GRADING OPERATIONS SHALL BE CEASED IN PERIODS OF HIGH WINDS (WINDS IN EXCESS OF TWENTY [20] MILES PER HOUR) AND SMOG ALERT DAYS.
 - ALL MATERIAL BEING MOVED SHALL BE WATERED AND COVERED.
 - PERIODIC APPLICATION OF WATER ON MATERIAL STOCKPILES.
 - APPLY WATER TWICE DAILY OR CHEMICAL STABILIZERS ACCORDING TO MANUFACTURER'S SPECIFICATIONS TO ALL UNPAVED PARKING/STAGING AREAS OR UNPAVED ROADS.
 - ON-SITE VEHICULAR TRAFFIC LIMITED TO NO MORE THAN FIFTEEN (15) MILES PER HOUR.
 - PERIODICALLY WASH OR SWEEP PUBLIC STREETS IN THE VICINITY OF THE SITE.

ADDITIONAL REFERENCES:

- CALIFORNIA NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY - WATER QUALITY ORDER 2009-0009-DWQ
- CALIFORNIA NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITIES - WATER QUALITY ORDER NO. 97-03-DWQ
- VENTURA COUNTY MUNICIPAL STORMWATER NPDES PERMIT NO. CAS004002
- VENTURA COUNTY STORMWATER MANAGEMENT PLAN



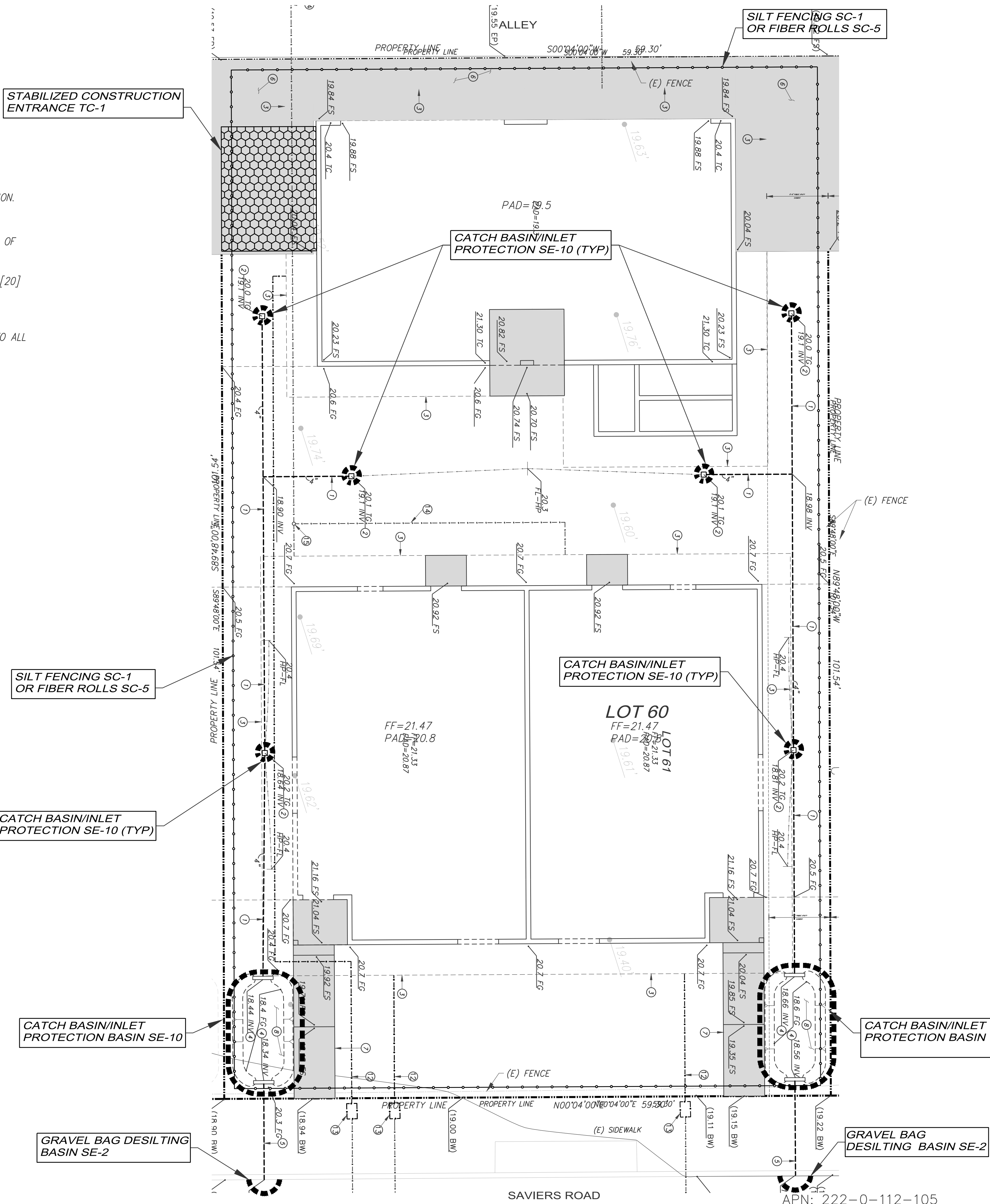
GRAVEL BAG DESILTING BASIN

LEGEND:

- INSTALL FIBER ROLL BARRIER PER CALIFORNIA STORMWATER BMP HANDBOOK DETAIL SE-5 AND DETAIL "G" ON SHEET 4
- SILT FENCE LOCATION - INSTALL PER CALIFORNIA STORMWATER BMP HANDBOOK DETAIL SE-1 AND DETAIL "B" ON SHEET 4.
- STABILIZED CONSTRUCTION ENTRANCE - CONSTRUCT PER CALIFORNIA STORMWATER BMP HANDBOOK TC-1 AND DETAIL "C" ON SHEET 4.
- GRAVEL BAG DE-SILTING BASIN - CONSTRUCT PER CALIFORNIA STORMWATER BMP HANDBOOK AND DETAIL 1 HEREON.

NOTE:

- CONTRACTOR SHALL NOT REDUCE INFILTRATION CAPACITY OF SOIL IN PERCOLATION BASIN THROUGH COMPACTION OR BY USING IT AS SEDIMENT TRAP. CARE MUST BE TAKEN TO KEEP SOILS OUT OF BASIN, CDS, OTHER POST-CONSTRUCTION TREATMENT DEVICES DURING CONSTRUCTION TO PREVENT CLOGGING.
- THE ENTIRE SITE IS CONSIDERED A SINGLE DRAINAGE AREA.



PREPARED BY:

RWC-LLC

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RANDY W. TOEDTER R.C.E. 37316

W.O. 10620.000



REVISIONS

MARK	DATE	DESCRIPTION	BY

REVIEWED BY:

DATE _____ DATE _____

CITY OF OXNARD DEVELOPMENT SERVICES DEPARTMENT

EROSION & SEDIMENT CONTROL PLAN
5309 S. SAVIERS RD. OXNARD, CA

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

SCALE: HORIZ.: NONE VERT.: NONE SHEET No. EC1 EC2 OF _____

DESIGN BY: R.W.T. DRAWING NUMBER _____ CHECKED BY: R.W.T.

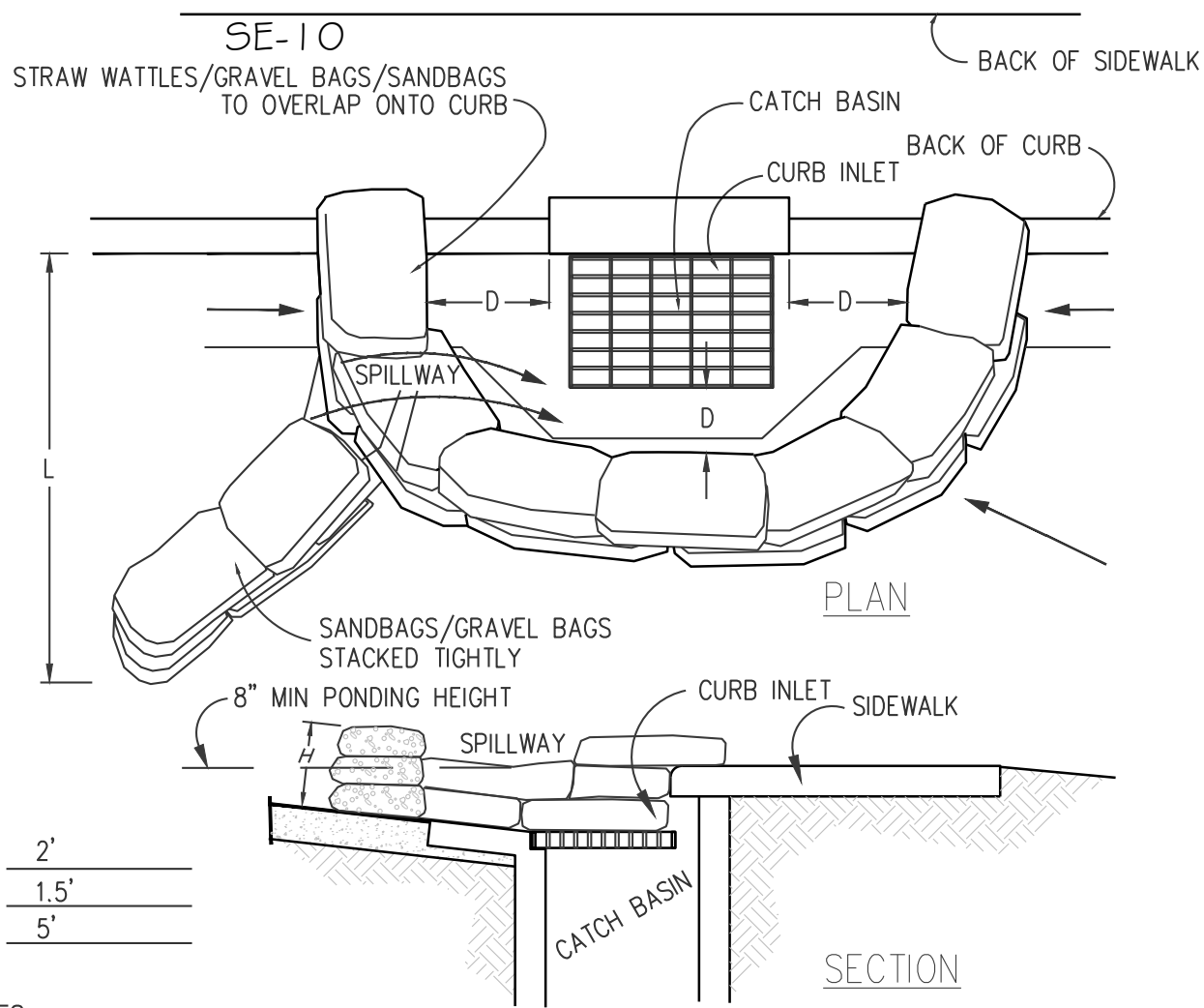


Know what's below.
Call before you dig.



6' 3' 0' 6' 12'
GRAPHIC SCALE: 1"=6'

A CATCH BASIN/INLET PROTECTION



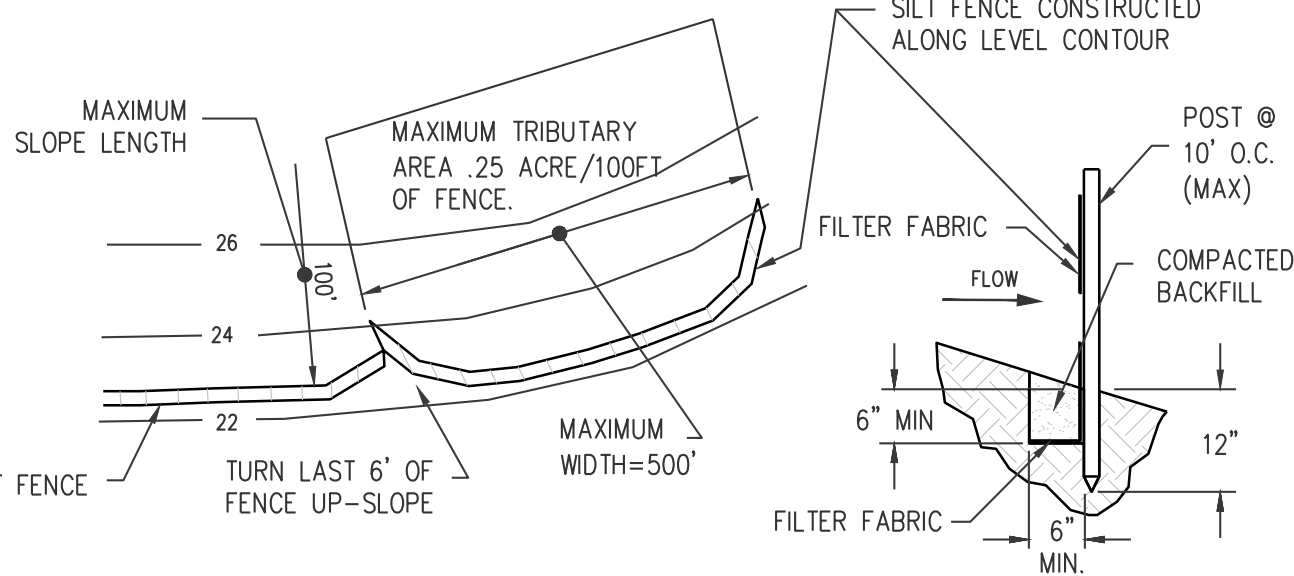
NOTES:

- CATCH BASIN/INLET PROTECTION SHALL BE INSTALLED WHEREVER THERE IS A POTENTIAL OF STORMWATER OR NON-STORMWATER BEING DISCHARGED INTO IT.
 - INLET PROTECTION IS REQUIRED ALONG WITH OTHER POLLUTION PREVENTION MEASURES SUCH AS; EROSION CONTROL, SOIL STABILIZATION, AND MEASURES TO PREVENT TRACKING ONTO PAVED SURFACES.
 - MODIFY INLET PROTECTION AS NEEDED TO AVOID CREATING TRAFFIC HAZARDS.
 - INCLUDE INLET PROTECTION MEASURES AT HILLSIDE V-DITCHES AND MISC. DRAINAGE SWALES.
- INLET PROTECTION SHALL BE INSPECTED AND ACCUMULATED SEDIMENTS REMOVED. SEDIMENT SHALL BE DISPOSED OF PROPERLY AND IN A MANNER THAT ASSURES THAT THE SEDIMENT DOES NOT ENTER THE STORM DRAIN SYSTEM.
- DAMAGED BAGS SHALL BE REPLACED IMMEDIATELY.

ADDITIONAL SANDBAG SEDIMENT TRAPS SHALL BE PLACED AT INTERVALS AS INDICATED ON SITE PLAN.

B SILT FENCE

SE-1



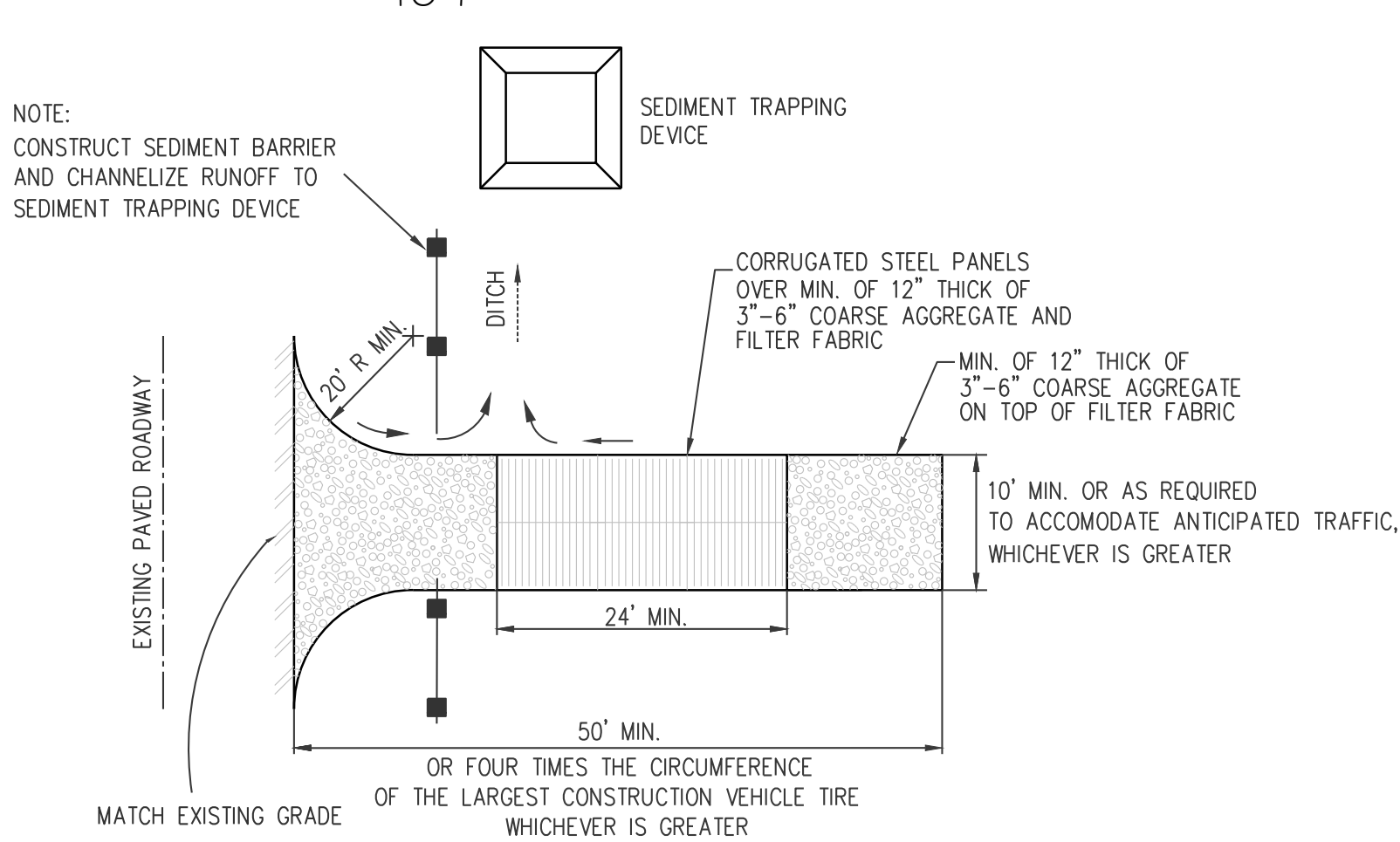
NOTES:

- CONSTRUCT THE SILT FENCE ALONG A LEVEL CONTOUR.
- SILT FENCES SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
- PROVIDE SUFFICIENT ROOM FOR RUNOFF TO POND BEHIND THE FENCE AND ALLOW SEDIMENT REMOVAL EQUIPMENT TO PASS BETWEEN THE SILT FENCE AND TOE OF SLOPE OR OTHER OBSTRUCTIONS. ABOUT 1200 SQ. FT. OF PONDING AREA SHALL BE PROVIDED FOR EVERY ACRE DRAINING TO THE FENCE.
- TURN THE ENDS OF THE FILTER FENCE UPHILL TO PREVENT STORMWATER FROM FLOWING AROUND THE FENCE.
- LEAVE AN UNDISTURBED OR STABILIZED AREA IMMEDIATELY DOWNSLOPE FROM THE FENCE.
- DO NOT PLACE IN LIVE STREAM OR INTERMITTENTLY FLOWING CHANNELS.
- WHEN STANDARD FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS.

- REFER ALSO TO BMP SE-1 FROM 2015 CALIFORNIA STORMWATER B.M.P. HANDBOOK FOR CONSTRUCTION.

C STABILIZED CONSTRUCTION ENTRANCE

TC-1



NOTES:

- SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC ROADS. DEPOSITIONS MUST BE SWEEP UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
- STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
 - LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT OF WAY, STREET, ALLEY, AND SIDEWALK OR PARKING AREA.
 - A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS", AND/OR MIN 3"-6" COARSE AGGREGATE WITH LENGTH, WIDTH & THICKNESS AS NEEDED TO ADEQUATLY PREVENT ANY TRACKING ONTO PAVED SURFACES.
- ADDING A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
- ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.

NOTES:

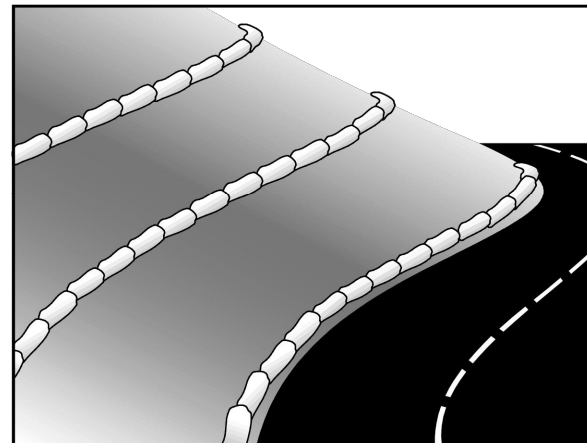
- REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
- SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
- PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

STREET MAINTENANCE

GRAVEL BAG BERM

Gravel Bag Berm

SE-6



Description and Purpose
A gravel bag berm is a series of gravel-filled bags placed on a level contour to intercept sheet flows. Gravel bags pond sheet flow runoff, allowing sediment to settle out, and release runoff slowly as sheet flow, preventing erosion.

Suitable Applications
Gravel bag berms may be suitable:

- As a linear sediment control measure:
 - Below the toe of slopes and erodible slopes
 - As sediment traps at culvert/pipe outlets
 - Below other small cleared areas
 - Along the perimeter of a site
 - Down slope of exposed soil areas
 - Around temporary stockpiles and spoil areas
 - Parallel to a roadway to keep sediment off paved areas
 - Along streams and channels
- As a linear erosion control measure:
 - Along the face and at grade breaks of exposed and erodible slopes to shorten slope length and spread runoff as sheet flow.

Categories

- | | | |
|----|--|-------------------------------------|
| EC | Erosion Control | ☒ |
| SE | Sediment Control | ☒ |
| TC | Tracking Control | |
| WE | Wind Erosion Control | |
| NS | Non-Stormwater Management Control | |
| WM | Waste Management and Materials Pollution Control | |

Legend:
☒ Primary Category
☒ Secondary Category

Targeted Constituents

- | | |
|----------------|-------------------------------------|
| Sediment | ☒ |
| Nutrients | |
| Trace Metals | |
| Bacteria | |
| Oil and Grease | |
| Organics | |

Potential Alternatives

- SE-1 Silt Fence
- SE-5 Fiber Roll
- SE-8 Sandbag Barrier
- SE-12 Temporary Silt Dike
- SE-14 Buffering Bags

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D MATERIAL STORAGE AND DELIVERY

WM-3

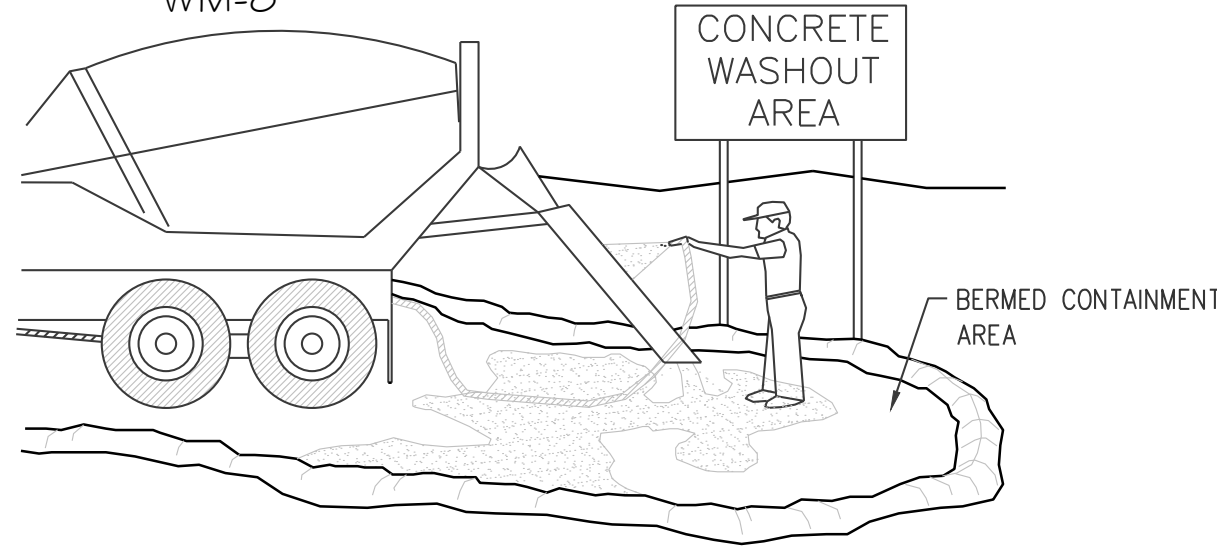
APPLY BMP WM-1 FROM THE 2015 CALIFORNIA STORMWATER BMP HANDBOOK FOR CONSTRUCTION AVAILABLE AT www.cabmphandbooks.com.

MINIMUM REQUIREMENTS FROM WM-1:

- MATERIAL DELIVERY AND STORAGE AREAS SHOULD BE LOCATED NEAR THE CONSTRUCTION ENTRANCES, AWAY FROM WATERWAYS OR DRAINAGE PATHS. PREFERRED METHOD OF MATERIAL STORAGE IS INDOORS WITHIN EXISTING STRUCTURES OR SHEDS WHEN AVAILABLE. AT A MINIMUM, MATERIAL STORAGE AREA SHALL BE SURROUNDED WITH PROTECTIVE BERMS.
- MATERIALS SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS AND THE ORIGINAL PRODUCT LABELS SHOULD BE MAINTAINED IN PLACE IN A LEGIBLE CONDITION.
- MATERIALS SHOULD BE STORED ON PALLETS AND SHOULD NOT BE ALLOWED TO ACCUMULATE ON THE GROUND. SECONDARY CONTAINMENT SHALL BE PROVIDED, WHEN POSSIBLE, TO PROVIDE PROTECTION FROM WIND AND RAIN. MATERIALS SHOULD BE COVERED DURING NON-WORKING DAYS AND PRIOR TO AND DURING RAIN OR WIND EVENTS.
- EMPLOYEES AND SUBCONTRACTORS SHALL BE TRAINED ON PROPER MATERIAL DELIVERY AND STORAGE PRACTICES AND IN EMERGENCY SPILL CLEANUP PROCEDURES.

E CONCRETE WASTE MANAGEMENT

WM-8

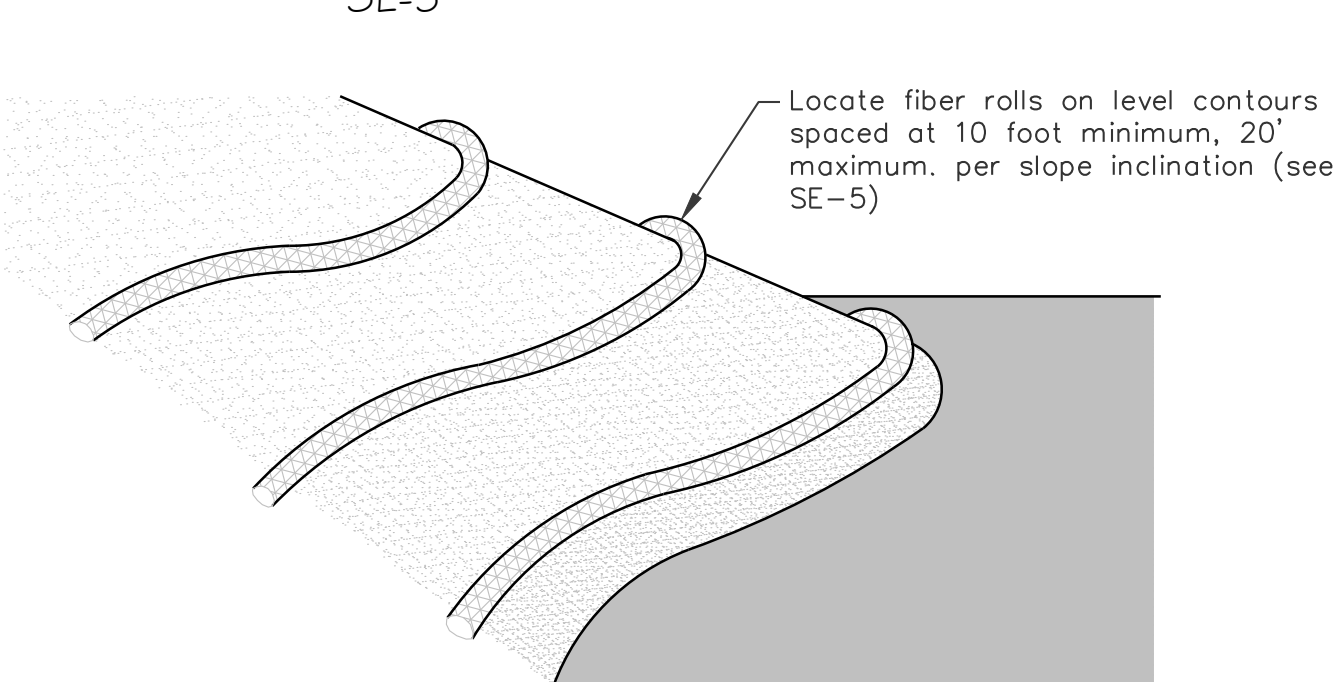


NOTES:

- EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
- FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED ON SITE.
- SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.
- CONCRETE WASHOUT AREA SHALL BE LINED WITH A MINIMUM 10 MIL. POLYETHYLENE SHEETING. REFER TO BMP #WM-8 FROM THE 2015 CALIFORNIA CONSTRUCTION BMP HANDBOOK

G FIBER ROLL BARRIER

SE-5

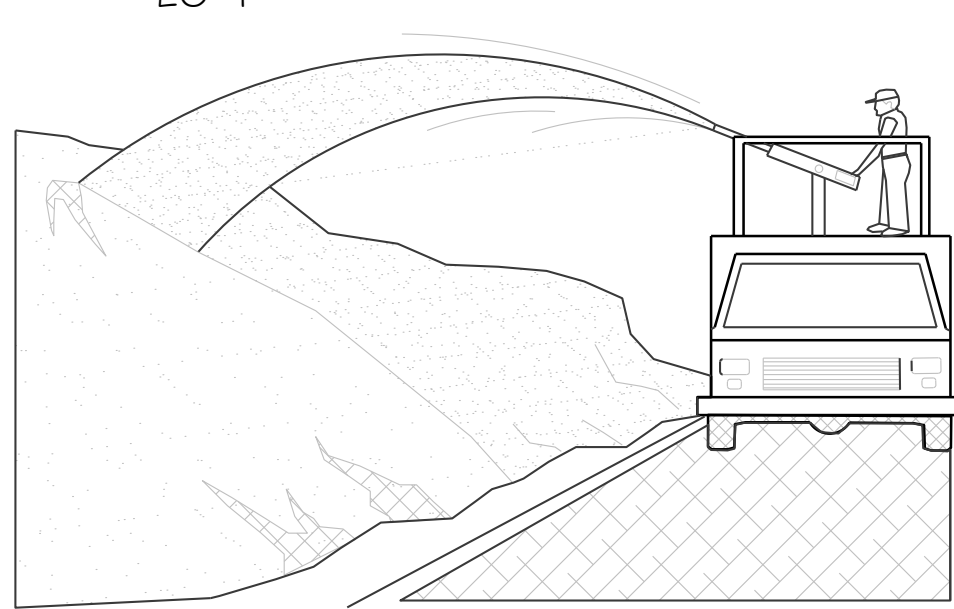


Fiber rolls may be suitable:

- Along the toe, top, and at grade breaks of exposed erodible slopes to shorten slope length and spread runoff as sheet flow.
- At the end of a downward slope where it transitions to a steeper slope.
- Along the perimeter of a project.
- As check dams in unlined ditches with minimal grade.
- Down-slope of exposed areas.
- At operational storm drains as a form of inlet protection.

F EROSION CONTROL

EC-4

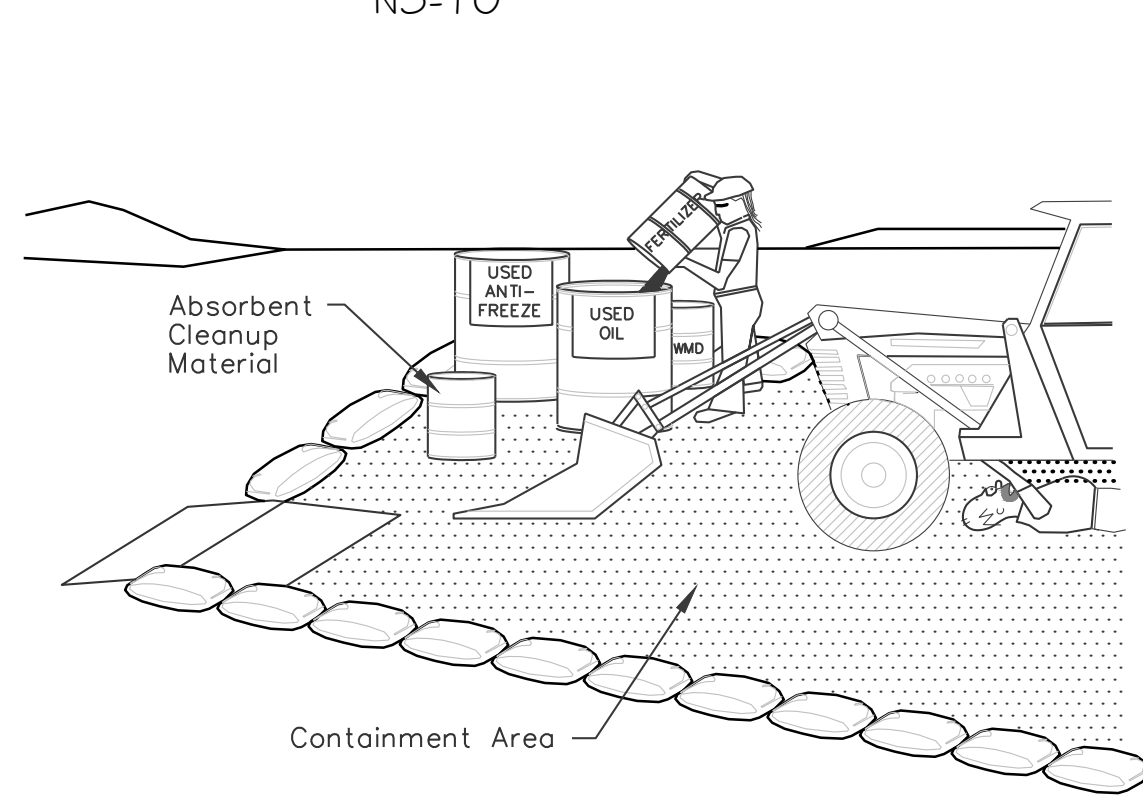


NOTES:

- SOIL/SLOPE STABILIZATION PRACTICES SHALL BE DESIGNED TO PRESERVE EXISTING VEGETATION WHERE FEASIBLE AND TO REVEGETATE OPEN AREAS AS SOON AS FEASIBLE AFTER GRADING. THESE CONTROL PRACTICES SHALL INCLUDE TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, SOD STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, OR OTHER SOIL STABILIZATION PRACTICES.
- SOIL STABILIZATION SHALL BE IMPLEMENTED ON ALL INACTIVE DISTURBED AREAS FROM OCTOBER 1 THRU APRIL 15 AND ON ALL DISTURBED AREAS DURING A RAIN EVENT OR POTENTIAL RAIN.
- STABILIZATION PRACTICES SHALL CONTROL/PREVENT EROSION FROM THE FORCES OF WIND AND WATER.
- STABILIZATION PRACTICES SHALL BE IMPLEMENTED IN CONJUNCTION WITH SEDIMENT TRAPPING/FILTERING PRACTICES AND PRACTICES TO REDUCE THE TRACKING OF SEDIMENT ONTO PAVED ROADS.
- WHEN USING STRAW MULCHING, THE MINIMUM APPLICATION SHALL BE 2 TONS/ACRE. MULCH MUST BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR WATER.
- WHEN USING HYDROSEEDING/MULCHING, THE MINIMUM APPLICATION OF WOOD FIBER SHALL BE 1,500 LBS/ACRE, THAT DOES NOT CONTAIN MORE THAN 50 PERCENT NEWSPRINT.
- FOR SEEDING RECOMMENDATIONS, CONTACT: USDA, NATURAL RESOURCES CONSERVATION SERVICE OR VENTURA COUNTY RCD.
- FOR DETAILED BMPs, SEE BMP EC-1 THROUGH EC-13 FROM 2015 CALIFORNIA STORMWATER BMP HANDBOOK FOR CONSTRUCTION.

H EQUIPMENT REPAIR/MAINTENANCE

NS-10



Notes:

- Leaking vehicles and equipment shall not be allowed on-site. Equipment and vehicles shall be inspected frequently for leaks and shall be repaired immediately. Clean up spills and leaks promptly with absorbent materials; do not flush with water.
- Vehicles and equipment shall be maintained, and repaired on-site only in designated areas. Prevent run-on and run-off from designated areas. Containment devices shall be provided and areas shall be covered if necessary.
- Designate on-site vehicle and equipment maintenance areas, away from storm drain inlets and watercourses.
- Always use secondary containment, such as a drain pan or drop cloth, to catch spills and leaks when removing or changing fluids.
- Legally dispose of used oils, fluids, and lubricants.
- Provide spill containment dikes or secondary containment around stored oil, fuel, and chemical drums.
- Maintain an adequate supply of absorbent spill cleanup materials in designated area.

APN: 222-0-112-105

PREPARED BY:

W.O. 10620.000

RWC-LLC

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

RANDY W. TOEDTER R.C.E. 37316

DATE



REVISIONS

MARK	DATE	DESCRIPTION	BY

REVIEWED BY:

DATE DATE

CITY OF OXNARD DEVELOPMENT SERVICES DEPARTMENT

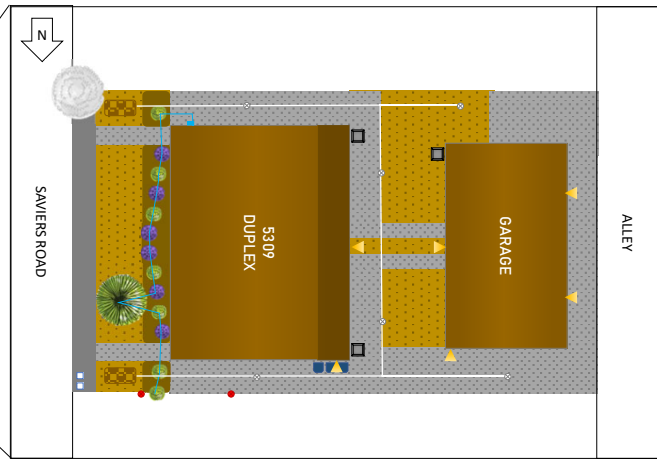
EROSION CONTROL DETAILS
5309 S. SAVIERS RD. OXNARD, CA

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

SCALE: HORIZ.: NONE VERT.: NONE SHEET No. EC2 EC2 OF

DESIGN BY: R.W.T. DRAWING NUMBER

CHECKED BY: R.W.T.



SYMBOL KEY

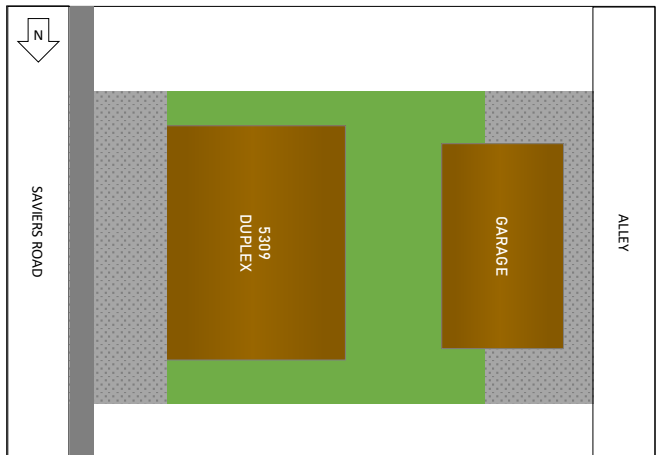
- Decomposed Granite
- Mulch (wood, brown)
- Retention Bed with drain ¹
- Concrete Pavement ²
- Lavender (*Lavandula Angustifolia*) – 5 gallon
- Rosemary (*Rosmarinus Officinalis*) – 5 gallon
- Fruitless Olive Tree (*Olea Europaea*) – 36" Box
- Existing tree in parkway, maintained by city
- New water meter
- Irrigation control equipment ³
- Irrigation line ⁴
- Stormwater drain line⁵
- Stormwater Drain with grate ⁶
- Existing utility pole on ground
- Exterior light fixture ⁷
- Trash receptacle storage ⁸
- AC Condenser ⁹

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

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

NOTES

- ¹ Drainage to be completed in accordance with Drainage Report and Fine Grading Plan designed by RWC-LLC.
- ² Concrete pavement will be 2500 PSI.
- ³ Orbit 4-station Indoor/outdoor Irrigation Controller (Model 57894)
- ⁴ ½" drip irrigation tubing with adjustable emitter dripper (0 – 14 gallons per hour) at each plant
- ⁵ 4" diameter PVC SDR 35 Drain Line (S = 0.5% Min), in accordance with Drainage Report and Fine Grading Plan designed by RWC-LLC.
- ⁶ 6square inch drain with flat or atrium grate, in accordance with Drainage Report and Fine Grading Plan designed by RWC-LLC.
- ⁷ Westinghouse 1-Light LED Wall Fixture White Finish with Frosted Opal Glass (Item 6106800) or similar. Luminaires shall be LED with flat lenses and parallel to the ground. Outdoor lighting instruments shall be on a dedicated circuit and operate from dusk to dawn.
- ⁸ Trash, recycle and green waste service to be provided by the city of Oxnard. Each will be a 90-gallon tote. The trash receptacle storage space will be screened by 5-gallon plants.
- ⁹ Goodman 2 Ton 14 SEER Air Conditioning Condenser (Model GSX140241) or similar. AC condensers are over five feet from property line. The dba at property line will be less than or equal to 55 decibels.
- ¹⁰ There is no existing landscaping on the property. No plants or trees will be removed as part of construction. The landscaping will comply with the applicable Parks Landscape Standards and Water Conserving Landscape Ordinance.
- ¹¹ The foundations for the structures located inside or immediately adjacent to Public Utility Easements (eg. Fences and Buildings) shall be designed to allow utility excavation in the area.



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

NOTES

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

COMMUNITY WORKSHOP

Monday, November 18, 2024

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

1. PROJECT NAME: Saviers Road Duplexes; PLANNING AND ZONING PERMIT NO. 23-200-05 (Development Design Review); Southwinds Neighborhood

A request to construct a 3,326 square foot two-story duplex building and a 990 square foot garage with a 990 square foot ADU above the garage on a 0.13 acre lot located at 5313 Saviers Road (APNs: 222-0-112-115) within the Garden Apartment - Planned Development (R-3-PD) zone. The project is exempt from environmental review pursuant to Section 15303 (New Construction of Small Structures), Class 3 of the California Environmental Quality Act (CEQA) Guidelines.

Applicant: Emmanuel Lopez
City Contact: Daniel Houck

Phone: (805) 857-5906
Phone: (805) 385-7556

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

Notes

Abbreviations:

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

Applicable Codes:

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

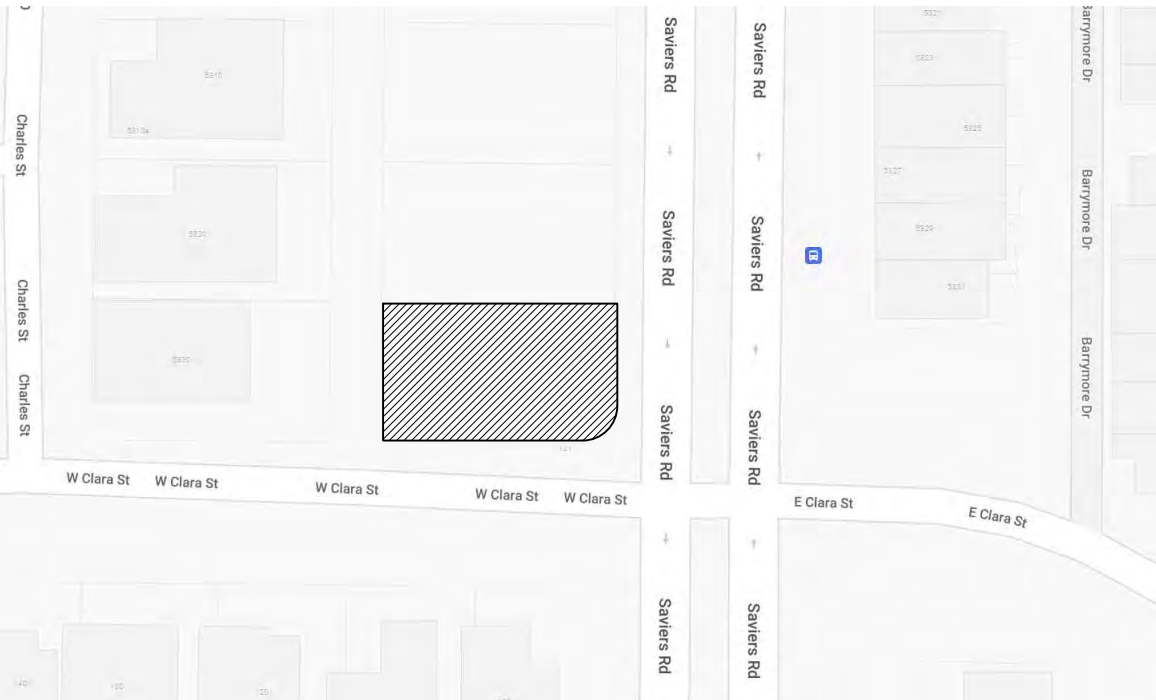
2022 CALIFORNIA RESIDENTIAL CODE (CRC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA ENERGY CODE (CEnc)
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS
2022 CALIFORNIA BUILDING CODE (CBC)

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

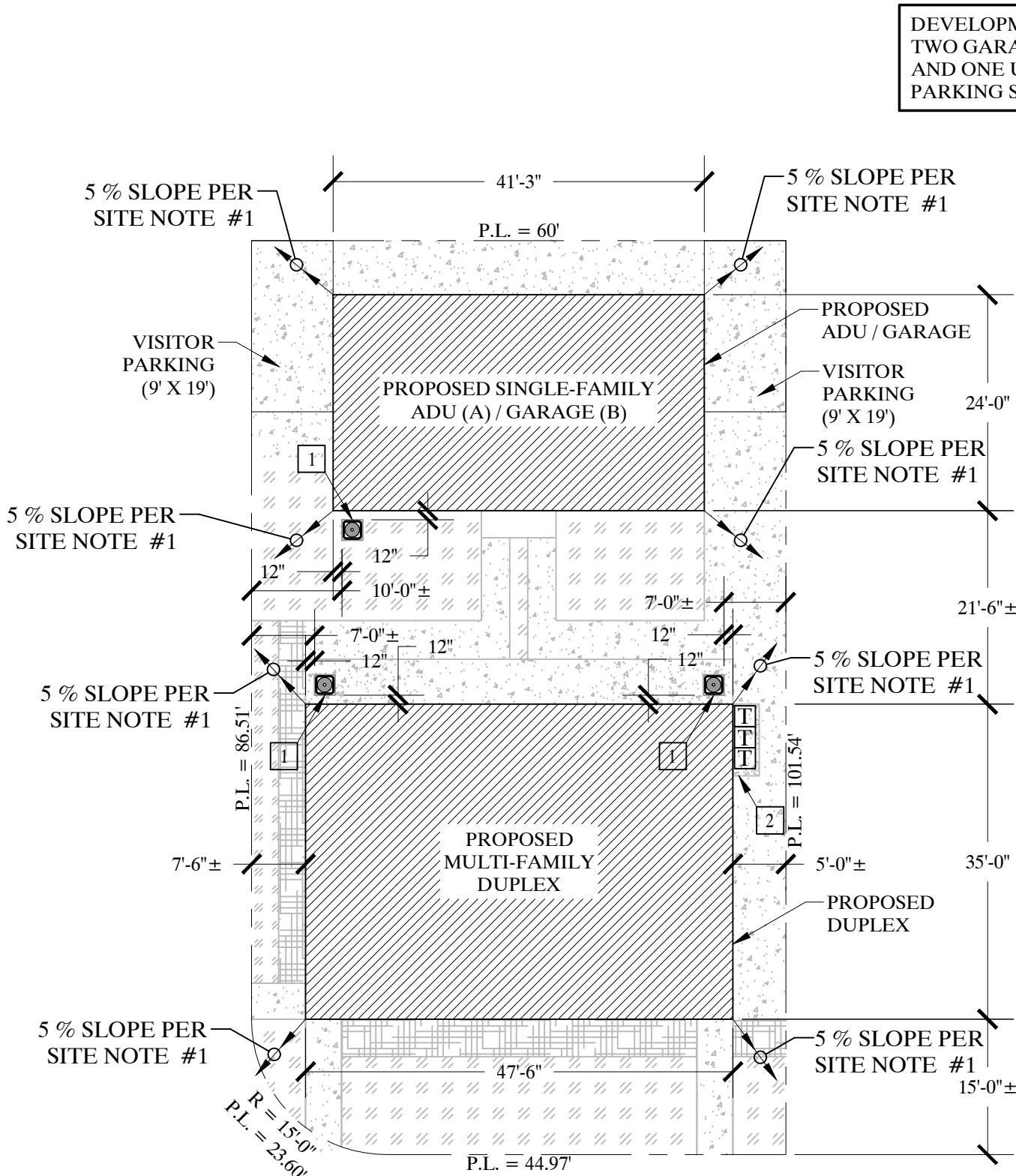
Scope:

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

Vicinity Map



Site / Plot Plan



Site Plan

	AREA (SF)	AREA (%)
TOTAL LOT	6044 SF	100%
BUILDING FOOTPRINT	2652.5 SF	43.89%
DECOMPOSED GRANITE AREA	1610 SF	26.64%
CONCRETE PAVED AREA	1501 SF	24.83%
MULCH BEDS	280.5 SF	4.64%

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

	AREA (SF)	AREA (%)
TOTAL LOT	6044 SF	100%
REQUIRED INTERIOR YARD SPACE	1813.2 SF	30%
INTERIOR YARD ¹	1933.75 SF	31.99%

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

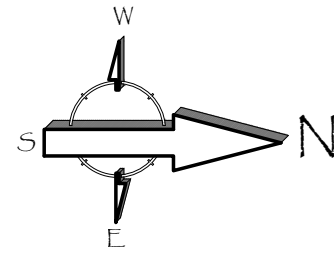
* REFER TO LANDSCAPE SHEET L1 FOR ADDITIONAL NOTES INCLUDING BUILDING-MOUNTED LIGHTING.

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

SITE PLAN - KEYNOTES

- A/C CONDENSER
- CITY PROVIDED REFUSE CONTAINER PAD

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



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

General Site Notes:

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

Additional Notes:

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



INDICATES LOCATION OF PROPOSED STRUCTURES

INDICATES LOCATION OF UNCOVERED PARKING / CONCRETE PAVING

INDICATES DECOMPOSED GRANITE PER LANDSCAPE SHEET L1

INDICATES MULCH PER LANDSCAPE SHEET L1

INDICATES PAINTED LINES / ARROWS ON STREET

INDICATES CONCRETE SIDEWALKS, PADS, CURBS, GUTTERS & MEDIANS

Project Data

Residence Information:

PROPOSED 2-STORY DUPLEX: 3,326 SQ. FT.
(1,663 SQ. FT. FIRST FLOOR,
1,663 SQ. FT. SECOND FLOOR)
PROPOSED ADU OVER GARAGE: 990 SQ. FT.
PROPOSED GARAGE: 990 SQ. FT.

TOTAL LIVING: 4,316 SQ. FT.

TOTAL STRUCTURES: 2,653 SQ. FT.

TOTAL LOT AREA: 5,662 SQ. FT. (100%) (0.130 ACRES)

TOTAL PROPOSED LOT COVERAGE: 2,653 SQ. FT. (46.86%)

Property Data:

OCCUPANCY GROUP: R-3
DESCRIPTION OF USE: NEW CONSTRUCTION
TYPE OF CONSTRUCTION: VB
SPRINKLERS: NO
STORIES: 2
APN: 222-0-112-115
YEAR BUILT: 2022
LOT NO.: 62
TRACT NO.: 1534

Owner:

CARLOS LOPEZ
PO BOX 882
SIMI VALLEY, CALIFORNIA 93062

Structural Engineer:

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

Designer:

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

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| A3 | DUPLEX: SECOND FLOOR DIMENSION PLAN |
| A4 | DUPLEX: FIRST FLOOR PLAN |
| A5 | DUPLEX: SECOND FLOOR PLAN |
| A6 | DUPLEX: ROOF PLAN |
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| SD5 | HARDY FRAME STANDARD DETAILS |
| SD6 | HARDY FRAME STANDARD DETAILS |

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

Revisions

PLANNING COMMENTS 07-19-2024

Duplex, ADU, & Garage at:
5313 S. Saviers Road
Oxnard, California 93033

Project:

Responsible Designer:

Jimmy Bermejo

Title:

Cover Sheet

Date:

12-03-2022

Scale:

1/4"=1'-0"

Project No.:

2234

Sheet:

A1

Engineered Site / Plot Plan

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

Project Data

Revisions

Exhibit "A" (Legal Description):

For APN/Parcel ID(s): 222-0-112-115

LOT 62 OF TRACT NO. 1534, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 36, PAGE 50 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

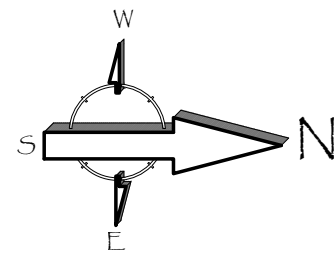
EXCEPT AN UNDIVIDED ONE-HALF INTEREST IN AND TO ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, AND NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING,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

Additional Notes:

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Owner:

CARLOS LOPEZ
PO BOX 882
SIMI VALLEY, CALIFORNIA 93062

Structural Engineer:

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

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72 W. BOULDER CREEK ROAD
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A10	ADU / GARAGE: SECOND FLOOR DIMENSION PLAN
A11	ADU / GARAGE: FIRST FLOOR PLAN
A12	ADU / GARAGE: SECOND FLOOR PLAN
A13	ADU / GARAGE: ROOF PLAN
A14	ADU / GARAGE: SECTIONS
A15	ADU / GARAGE: ELEVATIONS
E1	DUPLEX: FIRST FLOOR ELECTRICAL PLAN
E2	DUPLEX: SECOND FLOOR ELECTRICAL PLAN
E3	ADU / GARAGE: FIRST FLOOR ELECTRICAL PLAN
E4	ADU / GARAGE: SECOND FLOOR ELECTRICAL PLAN
EC1	ADU TITLE 24 CERTIFICATES OF COMPLIANCE
EC2	ADU TITLE 24 MANDATORY MEASURES
EC3	DUPLEX TITLE 24 CERTIFICATES OF COMPLIANCE
EC4	DUPLEX TITLE 24 MANDATORY MEASURES
S1	GENERAL NOTES & DETAILS
S2	DUPLEX & ADU/GARAGE FOUNDATION PLANS
S3	DUPLEX & ADU/GARAGE FLOOR FRAMING PLANS
S4	DUPLEX & ADU/GARAGE ROOF FRAMING PLANS
SD1	FOUNDATION DETAILS
SD2	SHEARWALL CONSTRUCTION DETAILS
SD3	FLOOR FRAMING DETAILS
SD4	ROOF FRAMING DETAILS
SD5	HARDY FRAME STANDARD DETAILS
SD6	HARDY FRAME STANDARD DETAILS

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

Project:

Duplex, ADU, & Garage at:
5313 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo
Jimmy Bermejo

Title:

Engineering
Site Plan

Date:

12-03-2022

Scale:

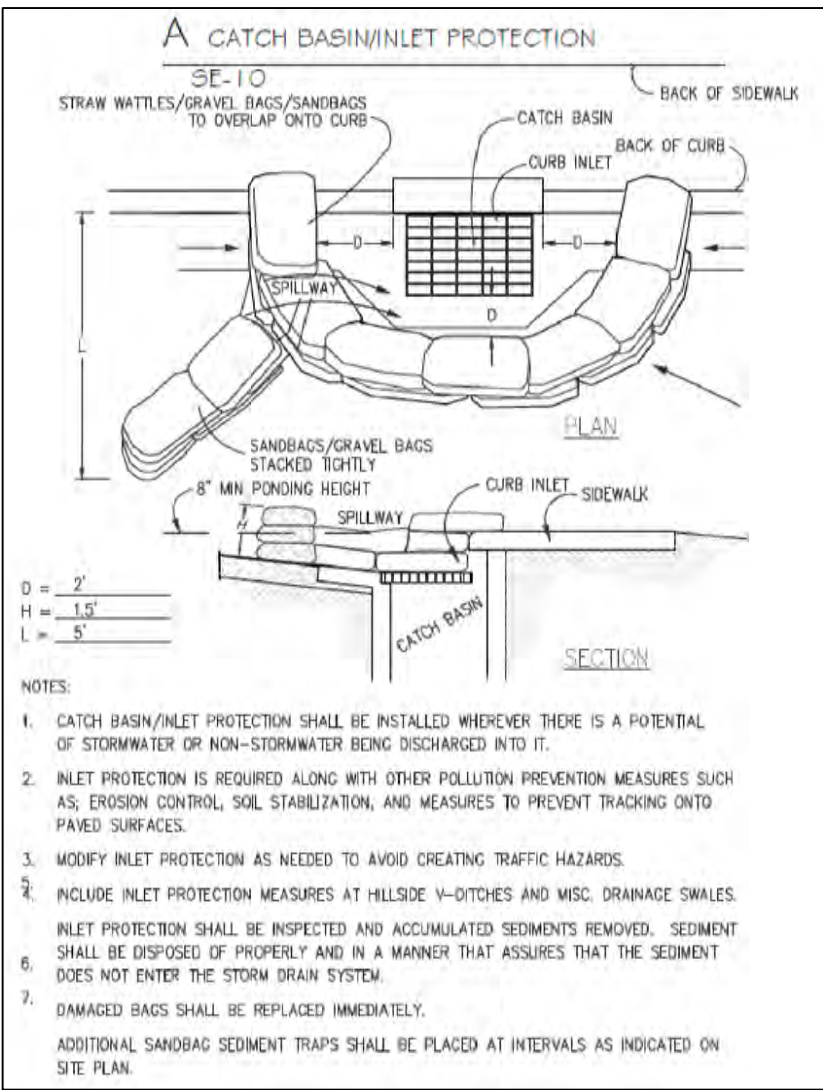
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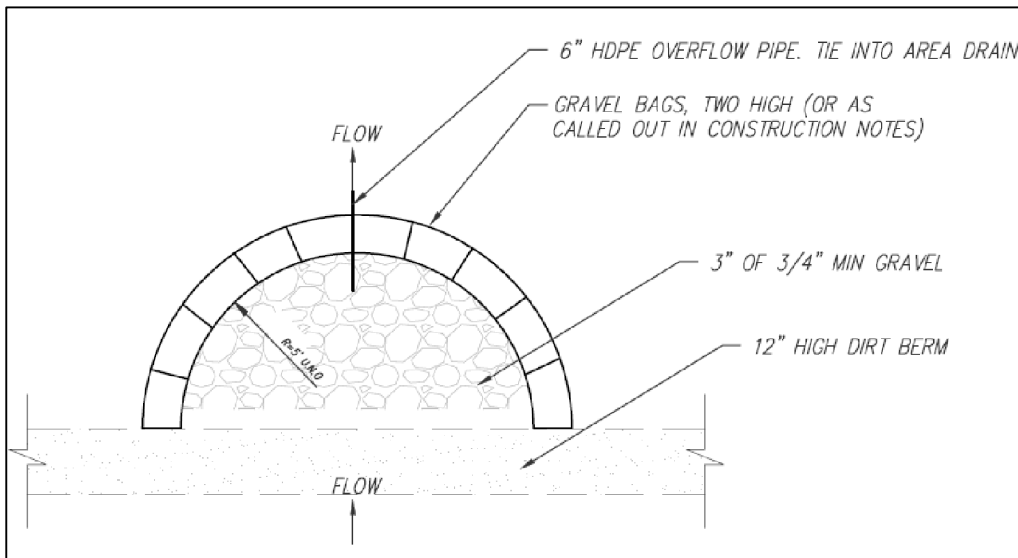
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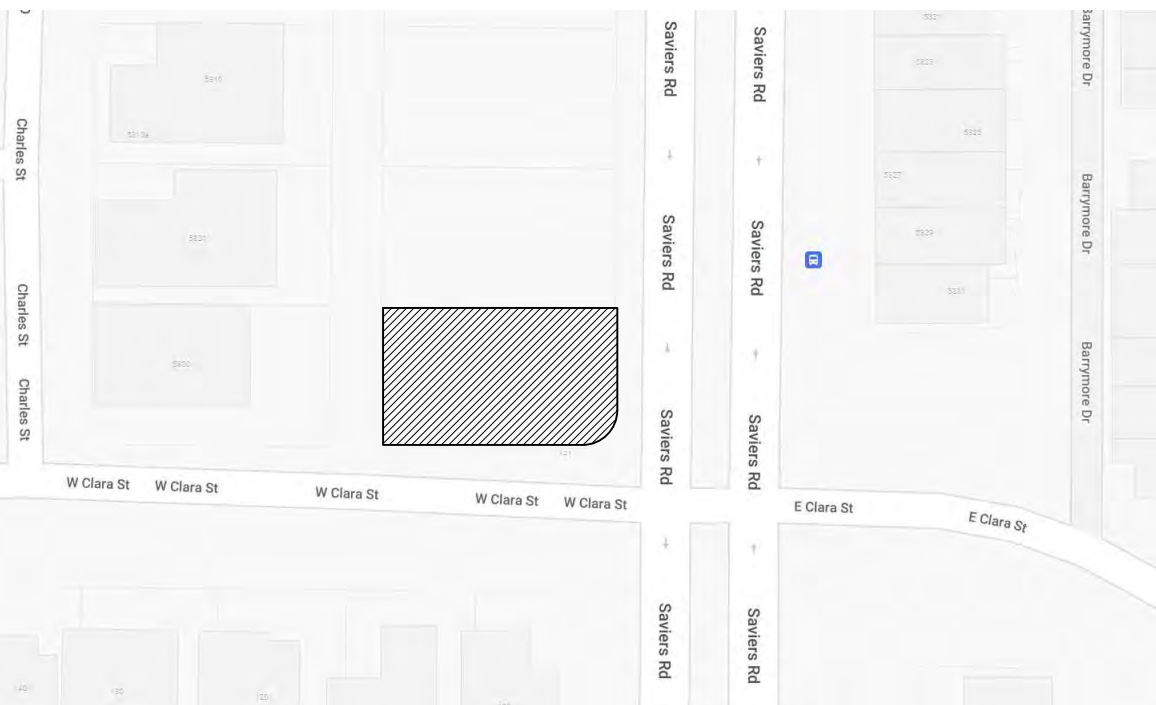


A CATCH BASIN / INLET



B GRAVEL BAG DESILTING BASIN

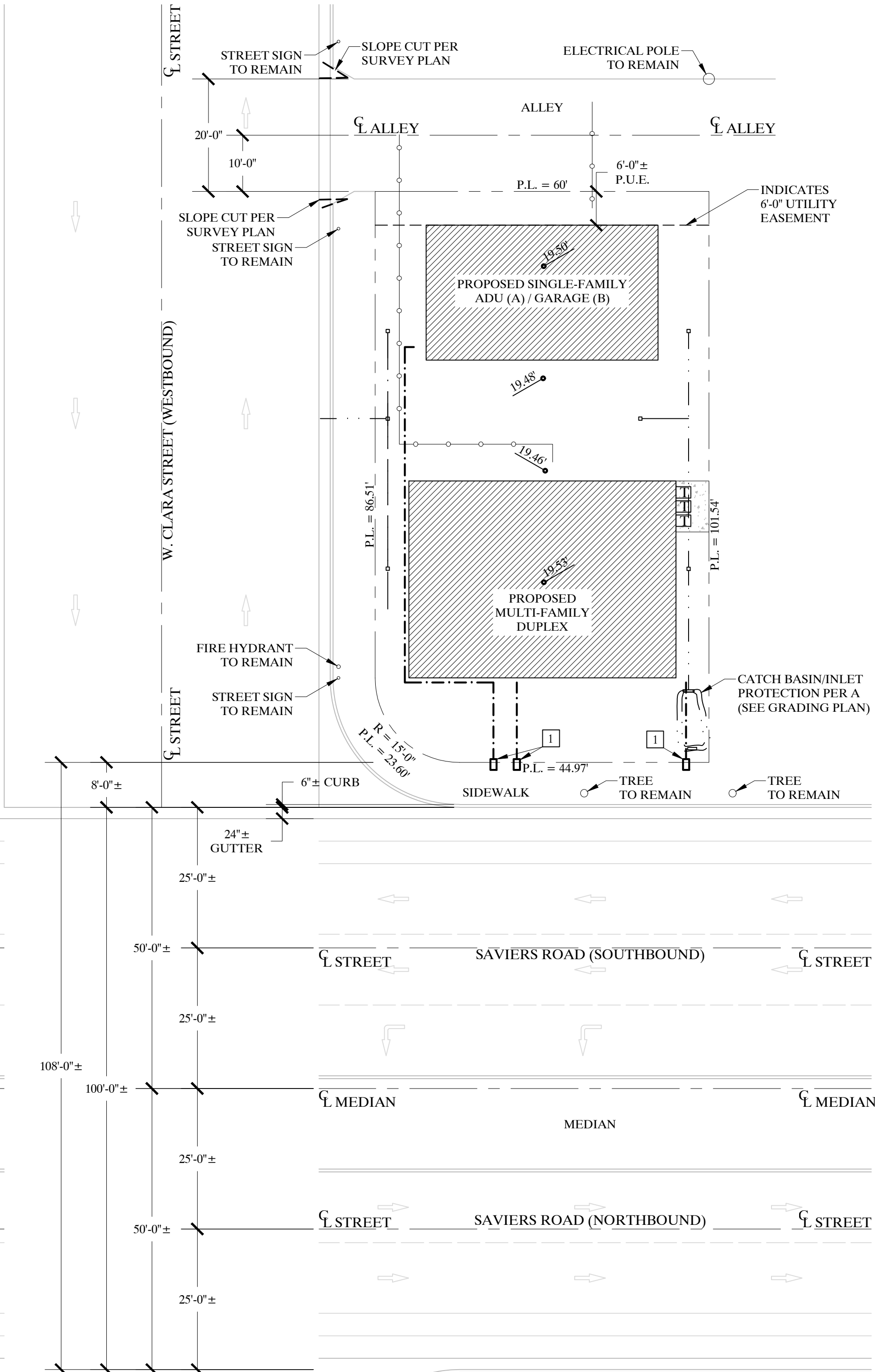
Vicinity Map



ENGINEERED SITE PLAN - KEYNOTES

- 1 WATER METERS PER GRADING PLAN

Engineered Site Plan



Other Building Code Requirements (cont.):

- HANDRAILS SHALL BE PROVIDED ON NOT LESS THAN ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS. (2022 CRC R317.7.8.)
- IF YOU ADD ONE OR MORE WATER CLOSETS WITH YOUR ROOM ADDITION OR ALTERATION AND THE TOTAL NUMBER OF WATER CLOSETS EXCEEDS (3), A 4" DRAIN LINE WILL BE REQUIRED
- THE INTERIOR WALL AND CEILING FINISHES FOR OCCUPANCY GROUP R-3 AND R-3.1 SHALL HAVE A MINIMUM FIRE RATING OF CLASS C. (FLAME SPREAD INDEX576-200; SMOKE DEVELOPED INDEX 0-450).2022 CBC SECTION 803.1.1 AND TABLE 803.11
- PROVIDE 8" MINIMUM GRADE SEPARATION FROM FINISHED GRADE TO WOOD PLATE. (CRC R317.1)
- RETURN AIR FROM ONE DWELLING UNIT SHALL NOT DISCHARGE INTO ANOTHER DWELLING UNIT THROUGH THE HEATING OR COOLING SYSTEM. CMC 311.4
- ALL ESCAPE OF RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES. WHEN WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE THEY SHALL HAVE A FINISHED SILL HEIGHT NOT MORE THAT 44 INCHES ABOVE THE FLOOR (CRC R310)
- STAIRWAYS SHALL BE AS FOLLOWS:
 - NOT LESS THAN 36 INCHES IN CLEAR WIDTH
 - HANDRAILS SHALL NOT PROJECT MORE THAN 4 1/2 INCHES FROM EITHER SIDE OF THE STAIRWAY AND THE CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT
 - THE HEADROOM SHALL BE NOT LESS THAN 6 FEET 8 INCHES MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY
 - A FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 147 INCHES (12.25 FT.) BETWEEN FLOOR LEVELS OR LANDINGS
 - THE RISER SHALL BE NOT MORE THAN 7 1/2 INCHES. OPEN RISERS ARE PERMITTED PROVIDED THAT THE OPENINGS LOCATED MORE THAN 30 INCHES TO THE FLOOR OR GRADE BELOW DO NOT PERMIT THE PASSAGE OF A 4 INCH DIAMETER SPHERE
 - THE TREAD DEPTH SHALL NOT BE LESS THAN 10 INCHES

Energy and Electrical Requirements:

- ALL PERMANENTLY INSTALLED LIGHTING SHALL BE HIGH EFFICACY LUMINARIES SUCH AS PIN-BASED LINEAR OR COMPACT FLUORESCENT LAMPS, PULSE START METAL HALIDE LAMPS, HIGH PRESSURE SODIUM LAMPS, GU-24 SOCKET RATED LED OR COMPACT FLUORESCENT OR OTHER LIGHTING ACCEPTABLE TO THE CEC. SCREW BASED LUMINARIES ARE ONLY ALLOWED WITH JAS-CERTIFIEC LAMPS.
- AT LEAST ONE LUMINARIES IN EACH BATHROOM, UTILITY ROOM, LAUNDRY ROOM AND GARAGE MUST BE CONTROLLED BY A VACANCY SENSOR.
- ALL LUMINARIES IN GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINARIES SUCH AS PIN-BASED LINEAR OR COMPACT FLUORESCENT LAMPS, PULSE START METAL HALIDE LAMPS, HIGH PRESSURE SODIUM LAMPS, GU-24 SOCKET RATED LED OR COMPACT FLUORESCENT OR OTHER LIGHTING ACCEPTABLE TO THE CEC AND MUST BE CONTROLLED BY A VACANCY SENSOR. SCREW BASED LED OR FLUORESCENT LAMPS ARE NOT ACCEPTABLE.
- PERMANENTLY INSTALLED EXTERIOR LIGHTING (EXCEPT FOR SWIMMING POOL, WATER FEATURE LIGHTING AND LANDSCAPE LIGHTING) SHALL BE HIGH EFFICACY LUMINARIES SUCH AS PIN-BASED LINEAR OR COMPACT FLUORESCENT LAMPS, PULSE START METAL HALIDE LAMPS, HIGH PRESSURE SODIUM LAMPS, GU-24 SOCKET RATED LED OR COMPACT FLUORESCENT OR OTHER LIGHTING ACCEPTABLE TO THE CEC AND SHALL BE CONTROLLED BY MOTION SENSORS WITH INTEGRAL PHOTO CONTROL, MOTION SENSOR WITH AN ASTRONOMICAL TIME CLOCK, OR MOTION SENSOR WITH AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS). SCREW BASED LED OR FLUORESCENT LAMPS ARE NOT ACCEPTABLE.
- LIGHT SOURCES MUST BE MARKED "JA 8-2022-E" IF THEY ARE TO BE USED IN ENCLOSED OR RECESSED LUMINAIRES.

Other Building Code Requirements:

- EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET. THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING SHALL NOT BE LESS THAN 24 INCHES AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES. GRADE FLOOR OPENINGS OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING AREA OF NOT LESS THAN 5 SQUARE FEET. (2022 CRC R 310.2.1)
- THE LOCATIONS SPECIFIED IN SECTION R308.4.1 THROUGH R308.4.7 SHALL BE CONSIDERED TO BE SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSE OF GLAZING. (2022 CRC R308.4)
 - GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE FLOOR OR WALKING SURFACE AND IT MEETS EITHER OF THE FOLLOWING CONDITIONS: 1) WHERE THE GLAZING IS WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION, 2) WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE HINGE SIDE OF AN IN-SWINGING DOOR.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION:
 - EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQ. FT.,
 - THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR,
 - THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR; AND
 - ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF GLAZING. (EXCEPTIONS: DECORATIVE GLAZING, WHERE A HORIZONTAL RAIL IS INSTALLED ON THE ACCESSIBLE SIDE OF THE GLAZING, AND OUTBOARD PANES IN INSULATING GLASS UNITS AND OTHER MULTIPLE GLAZED PANELS WHERE THE BOTTOM EDGE OF THE GLASS IS 25 FEET OR MORE ABOVE GRADE, A ROOF, WALKING SURFACES OR OTHER HORIZONTAL SURFACE ADJACENT TO THE GLASS EXTERIOR.
 - GLAZING IN GUARDS AND RAILINGS
 - GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. (EXCEPTION ARE GLAZING LOCATED 5 FEET AWAY FROM THE EDGE OF WATER.)
 - GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. (EXCEPTIONS: WHERE A RAIL IS INSTALLED AND GLAZING IS 36 INCHES OR MORE MEASURED HORIZONTALLY FROM THE WALKING SURFACE.)
 - GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN A 60 INCH HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION (EXCEPTION: THE GLAZING IS PROTECTED BY A GUARD AND THE PLANE OF THE GLASS IS MORE THAN 18 INCHES FROM THE GUARD.) (2022 CRC R308)
- EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED IN SECTION R308.4 SHALL BE PROVIDED WITH A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, DESIGNATING THE TYPE OF GLASS AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, WHICH IS VISIBLE IN THE FINAL INSTALLATION. THE DESIGNATION SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC FIRED, LASER ETCHED, EMBOSSED OR BE OF A TYPE THAT ONCE APPLIED CANNOT BE REMOVED WITHOUT BEING DESTROYED. (2022 CRC R308.1)
- THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL BE NOT LESS THAN THE DOOR SERVED. LANDING SHALL HAVE A DIMENSION OF NOT LESS THAN 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 1/4 UNIT VERTICAL IN 12 UNITS HORIZONTAL (2%). (2022 CRC R311.3)

Green Building Code Requirements (cont.):

- FOR BATHROOMS CONTAINING A BATHTUB, SHOWER, OR TUB/SHOWER COMBINATION, A MECHANICAL EXHAUST FAN WHICH EXHAUSTS DIRECTLY FROM THE BATHROOM MUST BE INSTALLED. FANS MUST BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING, UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT. A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL. (2022 CGBSC 4.506.1)
- FOR ALL NEW EQUIPMENT, AN OPERATION AND MAINTENANCE MANUAL INCLUDING, AT MINIMUM, THE ITEMS LISTED IN SECTION 4.410.1 SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF FINAL INSPECTION. (CALGREEN 4.410.1)
- ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, OR SHEET METAL UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT. (CALGREEN 4.504.1)
- ADHESIVES, SEALANTS AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE OR SCAQMD RULE 1168 VOC LIMITS AS SHOWN IN TABLE 4.504.1 OR 4.504.2. (CALGREEN 4.504.2.1)
- ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING: (CALGREEN 4.504.3)
 - CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM,
 - CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR TESTING OF VOCs (SPECIFICATION 01350),
 - NSF/ANSI 140 AT THE GOLD LEVEL, OR
 - SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE TM GOLD.
- THE SIZE AND LAYOUT OF THE HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE IN ACCORDANCE WITH ACCA MANUAL J, ACCA 29-D AND ACCA 36-S, ASHRAE HANDBOOKS. (CALGREEN 4.507.2)
- INCORPORATE THE FOLLOWING NOTES ON THE PLANS (CRC 109.1.4.1 & CALGREEN 4.505.3)
 - "MOISTURE CONTENT OF BUILDING MATERIALS. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19-PERCENT MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE FOLLOWING
 - MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE OR CONTACT-TYPE MOISTURE METER. EQUIVALENT MOISTURE VERIFICATION METHODS MAY BE APPROVED BY THE ENFORCING AGENCY AND SHALL SATISFY REQUIREMENTS FOUND IN SECTION 101.8 OF THIS CODE.
 - MOISTURE READINGS SHALL BE TAKEN AT A POINT 2 FEET (610 MM) TO 4 FEET (1219 MM) FROM THE GRADE STAMPED END OF EACH PIECE TO BE VERIFIED.
 - AT LEAST THREE RANDOM MOISTURE READINGS SHALL BE PERFORMED ON WALL AND FLOOR WITH DOCUMENTATION ACCEPTABLE TO THE ENFORCING AGENCY PROVIDED AT THE TIME OF APPROVAL TO ENCLOSE THE WALL AND FLOOR FRAMING.
 - RECORDED MOISTURE READINGS SHALL BE MADE AVAILABLE TO THE ENFORCING AGENCY.
 - INSULATION PRODUCTS ARE VISIBLY WET OR HAVE HIGH MOISTURE CONTENT SHALL BE REPLACED OR ALLOWED TO DRY PRIOR TO ENCLOSURE IN WALL OR FLOOR CAVITIES. WET - APPLIED INSULATION PRODUCTS SHALL FOLLOW THE MANUFACTURERS' DRYING RECOMMENDATIONS PRIOR TO ENCLOSURE."
- DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC (VOLATILE ORGANIC COMPOUND) LIMIT FINISH MATERIALS HAVE BEEN USED.

General Requirements:

- PROVIDE A SMOKE DETECTOR IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA. ADDITIONALLY, EACH, STORY, INCLUDING BASEMENTS, MUST HAVE A SMOKE DETECTOR, EVEN IF THERE IS NOT A SLEEPING ROOM ON THAT STORY. DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP AND INTERCONNECTED. SMOKE DETECTORS MAY BE SOLELY BATTERY OPERATED WHEN INSTALLED IN EXISTING CONSTRUCTION WHERE THERE IS NO ACCESSIBLE ATTIC SPACE AND EXISTING CEILING IS TO BE RETAINED AND NOT ALTERED. 2022 CRC R314.
- SMOKE ALARMS SHALL BE TESTED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. SMOKE ALARMS THAT NO LONGER FUNCTION SHALL BE REPLACED. CRC R314.3.2
- WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING OR SLEEPING UNIT, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL UNIT (2022 CRC R314.4)

Green Building Code Requirements:

- OPERATION AND MAINTENANCE INSTRUCTIONS FOR ALL EQUIPMENT INSTALLED SHALL BE GIVEN TO THE TENANT OR OWNER, WITH THE INSTRUCTIONS THAT THESE MANUALS ARE TO REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
- ANY INSTALLED GAS FIREPLACE SHALL BE DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOOD STOVE OR PELLET STOVE SHALL COMPLY WITH US EPA PHASE II EMISSION LIMITS WHERE APPLICABLE.
- DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC (VOLATILE ORGANIC COMPOUND) LIMIT FINISH MATERIALS HAVE BEEN USED.
- 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC (VOLATILE ORGANIC COMPOUND) LIMITS. SEE CALIFORNIA GREEN BUILDING STANDARDS CODE, SECTION 4.504.4
- PARTICLE BOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.
- THE PLUMBING FIXTURES AND PLUMBING FITTING SHALL MEET THE STANDARDS NOTED BELOW:ALL EXISTING AND NEW PLUMBING FIXTURES INSTALLED SHALL COMPLY WITH THE FOLLOWING STANDARD IF DWELLING UNIT WAS BUILT BEFORE 1994:
 - WATER CLOSET = 1.28 GALLONS PER FLUSH
 - URINALS SHALL EXCEED 0.5 GALLONS PER FLUSH
 - SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 80psi
 - MULTIPLE SHOWER HEADS OR OUTLETS WITH SINGLE VALVE = 1.8 GPM MAX AT 80psi
 - LAVATORY FAUCETS = 1.2 GPM MAX @ 60psi
 - KITCHEN FAUCETS = 1.8 GPM MAX @ 60psi
 - LAVATORY FAUCETS IN COMMON AND PUBLIC USE AREAS IN RESIDENTIAL BUILDINGS (OUTSIDE SLEEPING UNITS) = 0.5 GPM MAX AT 60psi
 - WALL MOUNTED URINALS = 0.125 GALLONS PER FLUSH
 - FLOOR MOUNTED URINALS = 0.5 GALLONS PER FLUSH (2019 CGBSC 4.303)
- SHOWERHEADS AND TANK TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENCE SPECIFICATION FOR TANK-TYPE TOILETS AND SHOWERHEADS. (2022 CGBSC SECTIONS 4.303.1.1 & 4.303.1.3.1)
- ANNUAL SPACE AROUND PIPES, ELECTRICAL CONDUITS, AND OTHER OPENINGS IN THE EXTERIOR SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY (2022 GBSC 4.406)
- ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOOD STOVE OR PELLET STOVE SHALL COMPLY WITH U.S. EPA NEW SOURCE PERFORMANCE STANDARDS (NSPS) EMISSION LIMITS AND SHALL HAVE A PERMANENT LABEL INDICATING THEY ARE CERTIFIED TO MEET THE EMISSION LIMITS. (2022 CGBSC 4.503)
- AT THE TIME OF ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER METHODS. (2022 CGBSC 4.504.1)
- ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS IN TABLE 1 OF THE ARB ARCHITECTURAL SUGGESTED CONTROL MEASURE, AS SHOWN IN TABLE 4.504.32019 (CGBSC 4.504.2.2)
- AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC IN SECTION 94522 (A) (3) AND OTHER, REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN SECTIONS 94522 (C)(2) AND (D)(2) OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94520. (CALGREEN 4.504.2.3)
- VERIFICATION OF COMPLIANCE TO SECTION 4.504, "POLLUTANT CONTROL," SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. THE DOCUMENT MAY EITHER BE THE MANUFACTURER'S PRODUCT SPECIFICATION OF BY-FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS. (2022 CGBSC 4.504.2.4)
- ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE FOLLOWING: (CALGREEN 4.504.3)
 - CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM,
 - CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR TESTING OF VOCs (SPECIFICATION 01350),
 - NSF/ANSI 140 AT THE GOLD LEVEL, OR
 - SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE TM GOLD.
- WHERE RESILIENT FLOORING IS INSTALLED, AT LEAST 80 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOOR SHALL COMPLY WITH ONE OR MORE OF THE ITEMS STATED 2022 CGBSC 4.504.4
- HARDWOOD PLYWOOD, PARTICLE BOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE GILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD (17 CCR 93120 ET SEQ.), BY OR BEFORE THE DATES SPECIFIED IN THOSE SECTIONS, AS SHOWN IN TABLE 4.504.5. (CGBSC 4.504.5)

Revisions

PLANNING COMMENTS		07-19-2024
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Project:

Duplex, ADU, & Garage at:
5313 S. Saviers Road
Oxnard, California 93033

Responsible Designer:


Jimmy Bermejo

Title:

Additional
Notes

Date:

12-03-2022

Scale:

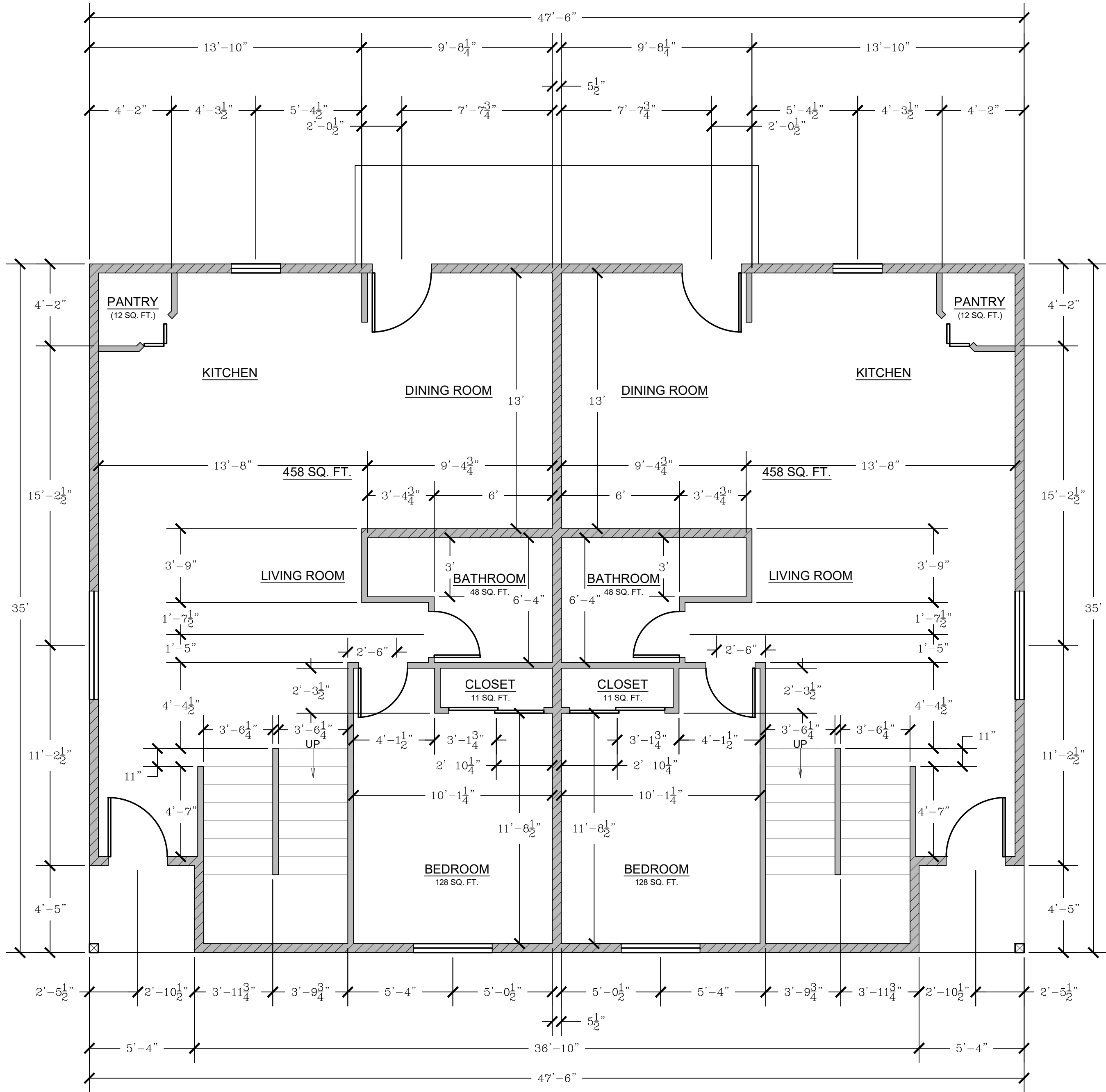
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Project No.:

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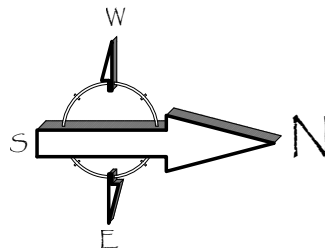
DUPLEX: FIRST FLOOR DIMENSION PLAN

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

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

EGRESS WINDOW REQUIREMENT:

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



Revisions

PLANNING COMMENTS 07-19-2024	
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Project:

Duplex, ADU, & Garage at:
5313 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title:
*Duplex:
First Floor
Dimension
Plan*

Date:

12-03-2022

Scale:

1/4"=1'-0"

Project No.:

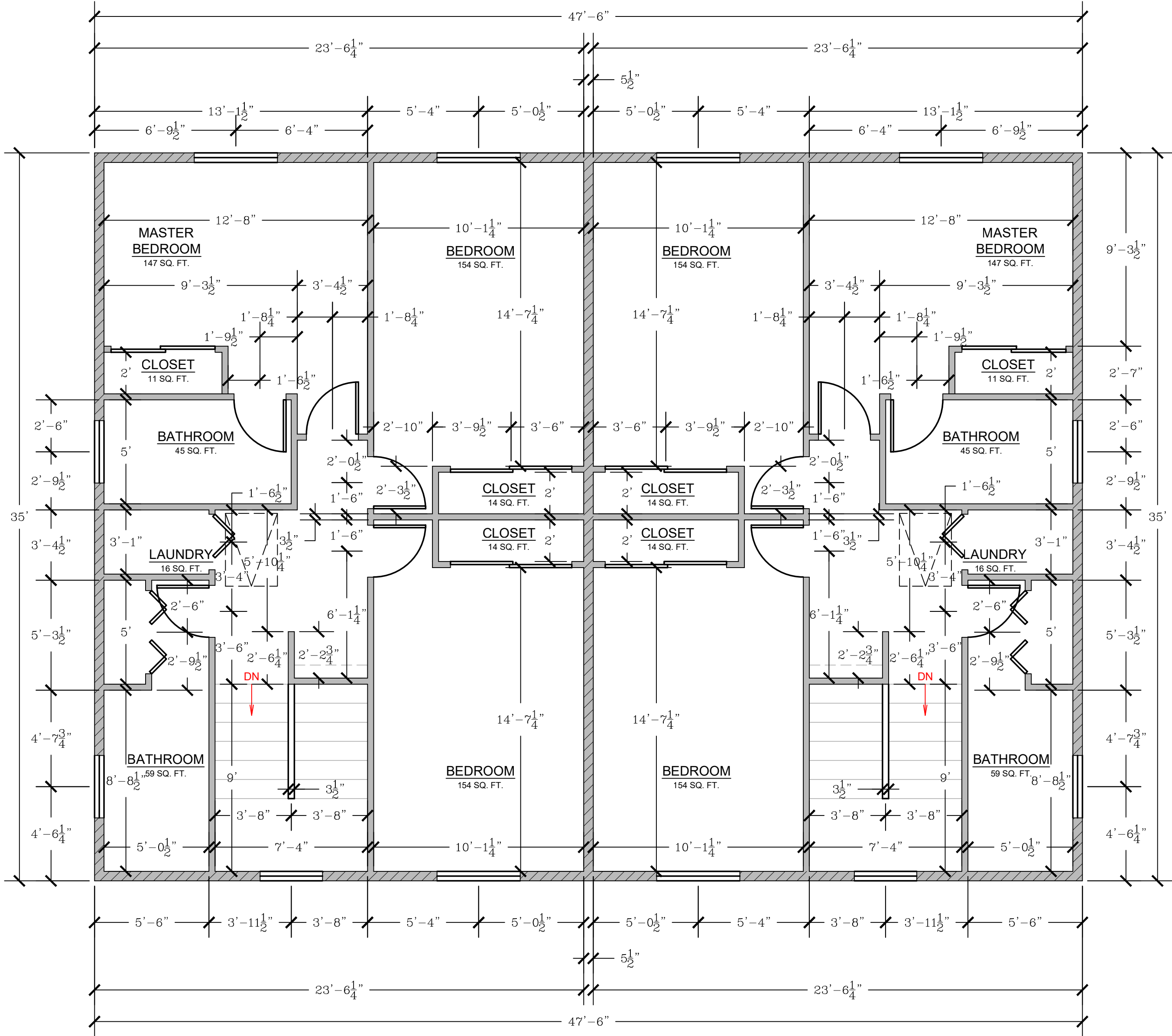
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E:\Diamond Design\Projects\2022\2234 - Savers Duplex & ADU\Architectural\2024\Savers 07-19-2024\313 Savers Residence Plans.dwg, 3 - DUPLEX Second Floor Dimension Plan, 3 - DUPLEX Second Floor Dimension Plan, 7/24/2024 8:20:50 AM, Jimmy

DUPLEX: SECOND FLOOR DIMENSION PLAN

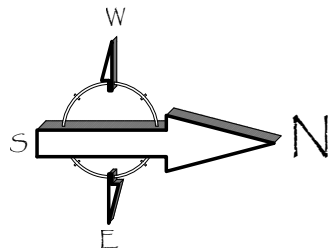


- NEW 2x4 STUD WALL
- NEW 2x6 STUD WALL
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- (SD) SMOKE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED (SEE E1-ELECTRICAL PLAN)
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EGRESS WINDOW REQUIREMENT:

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



Revisions

PLANNING COMMENTS		07-19-2024
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Project:

Duplex, ADU, & Garage at:
5313 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title:
*Duplex:
Second Floor
Dimension
Plan*

Date:

12-03-2022

Scale:

1/4"=1'-0"

Project No.:

2234

Sheet:

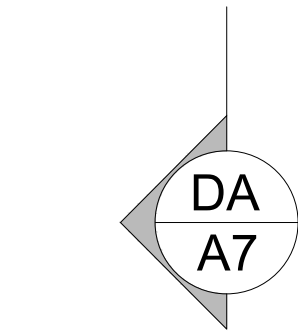
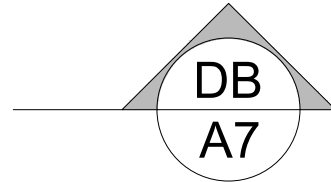
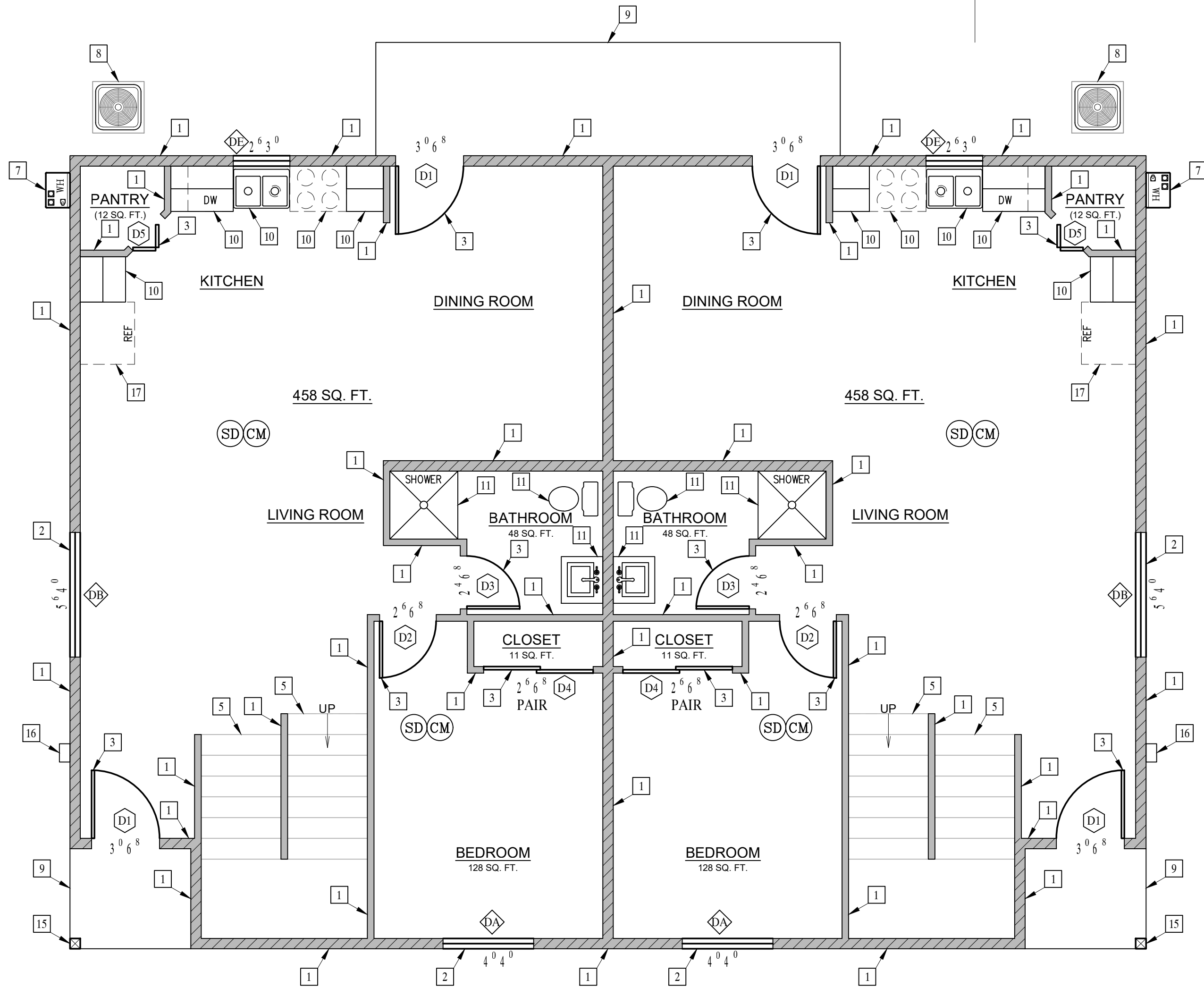
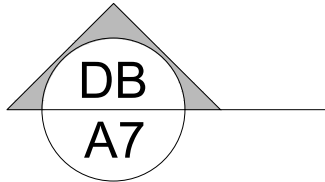
A3

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

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

WINDOW SCHEDULE						
	SIZE	MATERIAL	GLAZING	U-FACTOR	SHGC	NOTES
	NEW 4' 0" x 4' 0"	VINYL	DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
	NEW 5' 6" x 4' 0"	VINYL	DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
	NEW 3' 0" x 4' 0"	VINYL	DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
	NEW 3' 0" x 2' 0"	VINYL	DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
	NEW 2' 6" x 3' 0"	VINYL	DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING

ADDITIONAL NOTES	
1.	REQUIRED GLAZED OPENINGS SHALL OPEN DIRECTLY ONTO A STREET OR PUBLIC ALLEY, OR A YARD OR COURT LOCATED ON THE SAME LOT AS THE BUILDING. (2019 CRC R303.9)
2.	WHERE THE WINTER DESIGN TEMPERATURE IS TABLE R301.2(1) IS BELOW 60 DEGREES F, EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF NOT LESS THAN 68 DEGREES F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM THE EXTERIOR WALLS IN HABITABLE ROOMS AT THE DESIGN TEMPERATURE. INSTALLATION OF PORTABLE SPACE HEATERS SHALL NOT BE USED TO ACHIEVE COMPLIANCE WITH THIS SECTION. (2019 CRC SECTION R303.10)
3.	OPENINGS BETWEEN A MOTOR VEHICLE-RELATED OCCUPANCY AND A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. (2019 CBC 406.2.5)
4.	THE PRIVATE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY NOT LESS THAN ½ INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE PER 2019 CRC TABLE R302.6.
5.	GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN A ½ INCH TYPE X GYPSUM BOARD OR EQUIVALENT PER 2019 CRC TABLE R302.6.
6.	STRUCTURES SUPPORTING FLOOR / CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION SHALL USE NOT LESS THAN ½ INCH GYPSUM BOARD OR EQUIVALENT PER 2019 CRC TABLE R302.6.
7.	DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND THE DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 ½ INCHES IN THICKNESS, OR DOORS IN COMPLIANCE WITH SECTION 716.2.2.1 WITH A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING. (2019 CBC 406.3.2.1)

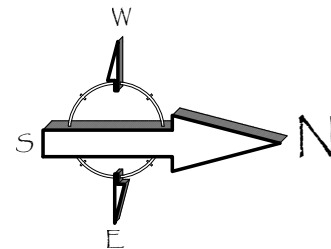


- NEW 2x4 STUD WALL
- NEW 2x6 STUD WALL
- NEW PARTIAL HEIGHT WALL

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

EGRESS WINDOW REQUIREMENT:

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



Revisions

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

Project: Duplex, ADU, & Garage at:
5313 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title: Duplex:
First Floor
Plan

Date:

12-03-2022

Scale:

1/4"=1'-0"

Project No.:

2234

Sheet:

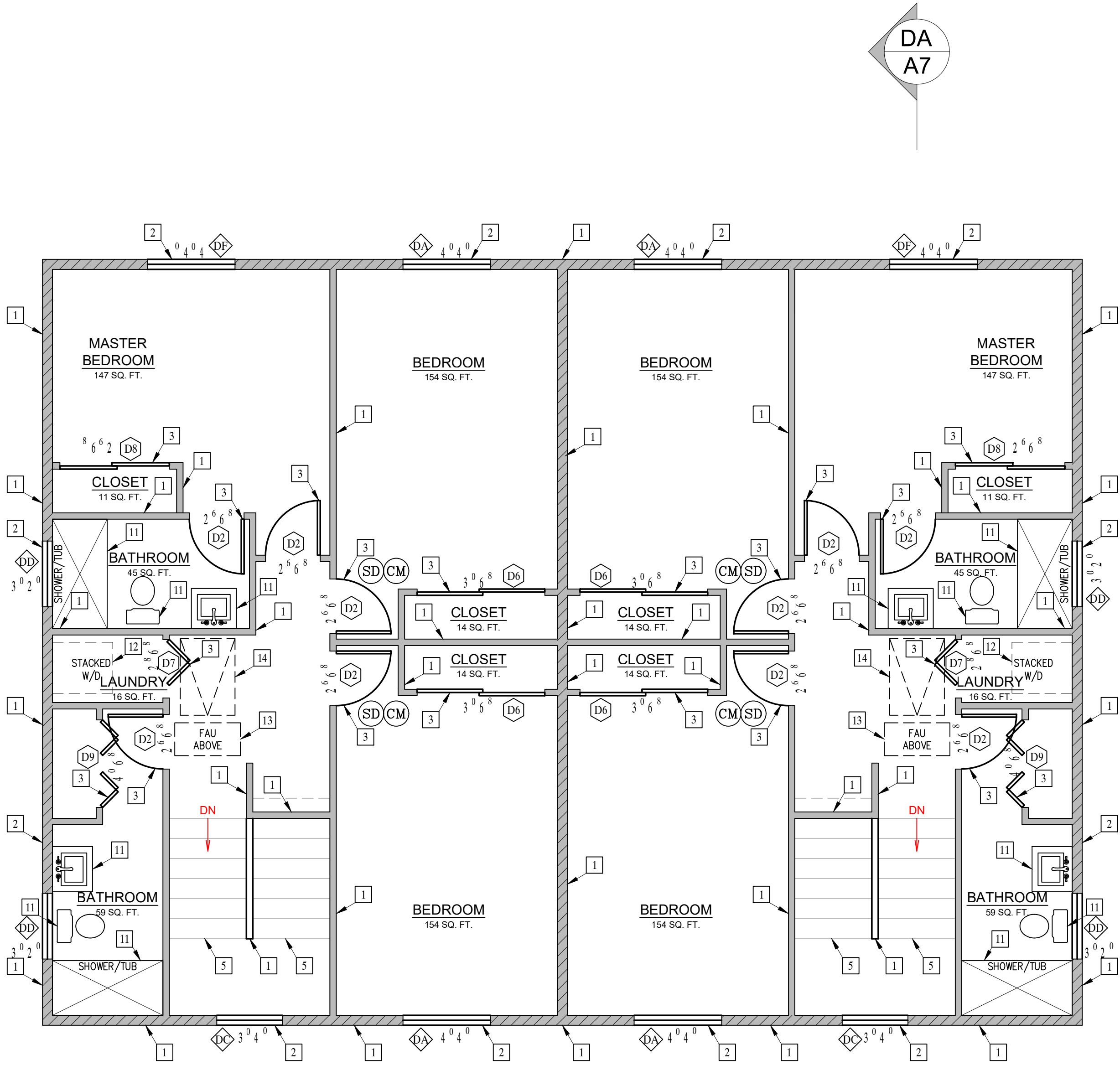
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PROPOSED FLOOR PLAN - KEYNOTES					
1	STUD WALL, SEE WALL LEGEND				
2	WINDOWS, PER OWNER				
3	DOOR/SLIDER (TEMPERED GLAZING), PER OWNER				
4	GARAGE DOOR, PER OWNER				
5	STAIRS				
6	NOT USED				
7	WATER HEATER				
8	A/C UNIT				
9	EXTERIOR LANDING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

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

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

ADDITIONAL NOTES	
1.	REQUIRED GLAZED OPENINGS SHALL OPEN DIRECTLY ONTO A STREET OR PUBLIC ALLEY, OR A YARD OR COURT LOCATED ON THE SAME LOT AS THE BUILDING. (2019 CRC R303.9)
2.	WHERE THE WINTER DESIGN TEMPERATURE IS TABLE R301.2(1) IS BELOW 60 DEGREES F, EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF NOT LESS THAN 68 DEGREES F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM THE EXTERIOR WALLS IN HABITABLE ROOMS AT THE DESIGN TEMPERATURE. INSTALLATION OF PORTABLE SPACE HEATERS SHALL NOT BE USED TO ACHIEVE COMPLIANCE WITH THIS SECTION. (2019 CRC SECTION R303.10)
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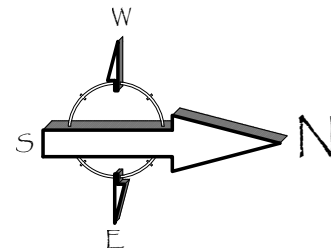
DUPLEX: SECOND FLOOR PLAN

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

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

EGRESS WINDOW REQUIREMENT:

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



Revisions

PLANNING COMMENTS		07-19-2024
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Project: Duplex, ADU, & Garage at:
5313 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo
Jimmy Bermejo

Title: Duplex:
Second Floor
Plan

Date:

12-03-2022

Scale:

1/4"=1'-0"

Project No.:

2234

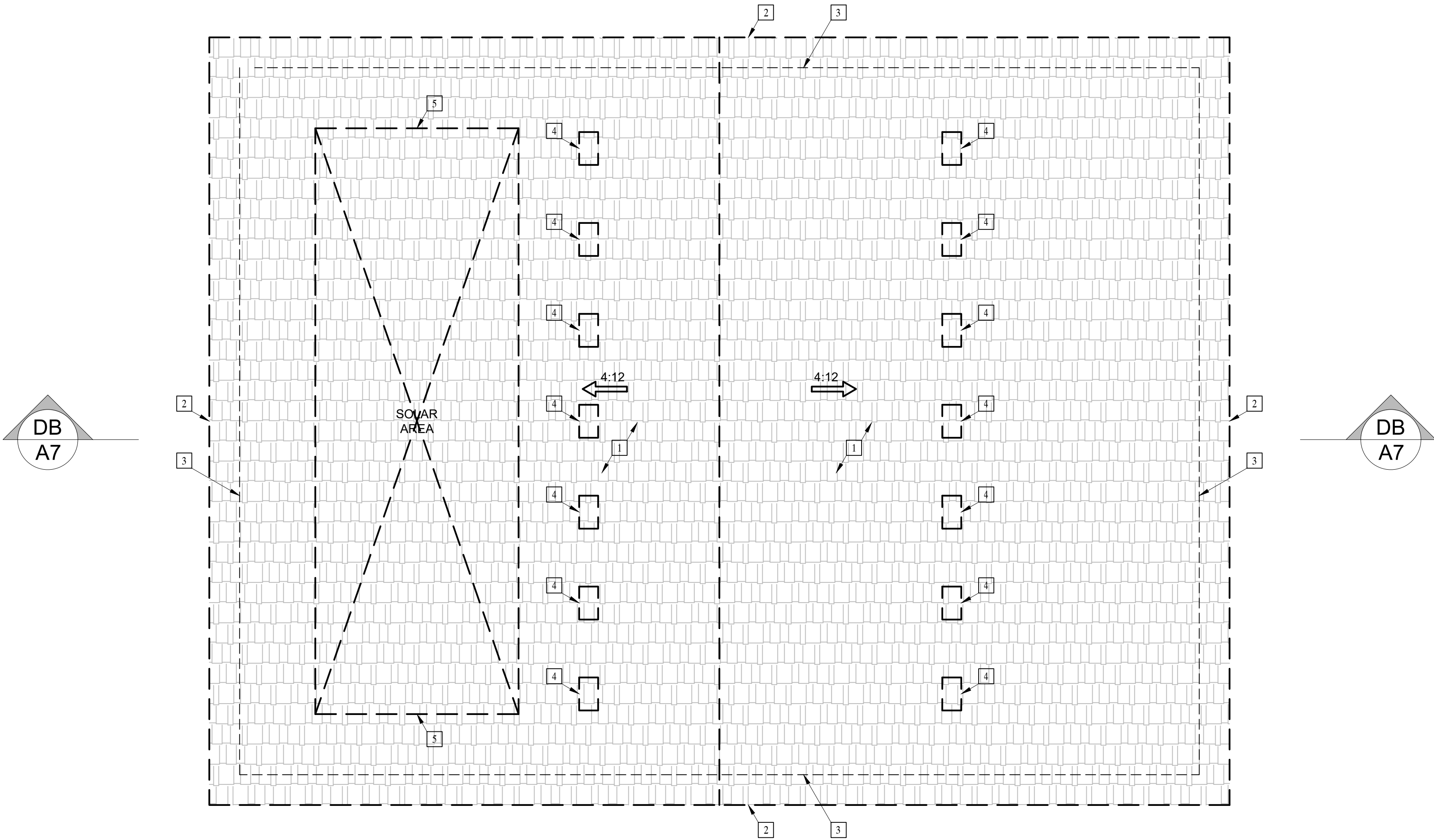
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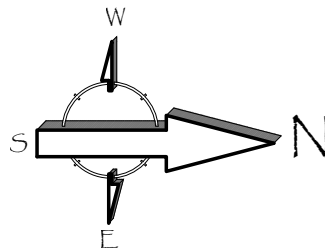
ROOF PLAN - KEYNOTES	
1	CLASS A (FIRE RETARDANT) COMPOSITION SHINGLE ROOFING (ICC# ESR 1389) OVER 2 LAYERS OVER 30 POUNDS FELT OVER PLYWOOD SHEATHING PER STRUCTURAL
2	ROOF LINE
3	WALL BELOW
4	ATTIC LOUVERS/EYEBROW VENT (VULCAN ESR-2071)
5	SOLAR PANEL AREA

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

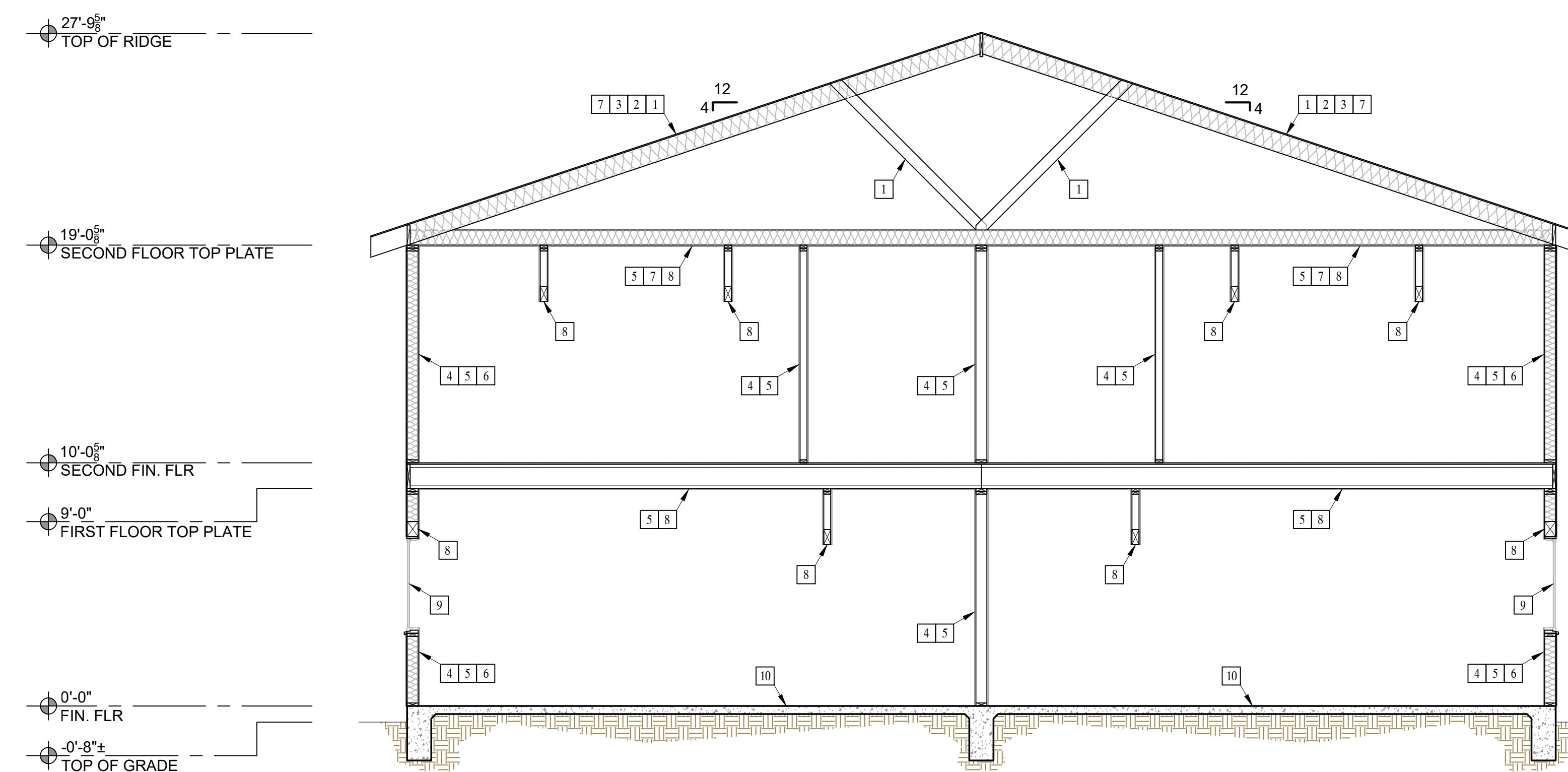
Dormer Vent Area = 99 sq. in.
13.4 Min. Dormer Vents
Therefore: Install (14) Dormer Vent



DUPLEX: ROOF PLAN



Revisions	
PLANNING COMMENTS 07-19-2024	
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Project: Duplex, ADU, & Garage at: 5313 S. Saviers Road Oxnard, California 93033	
Responsible Designer: Jimmy Bermejo	
Title: <i>Duplex: Roof Plan</i>	
Date: 12-03-2022	
Scale: 1/4"=1'-0"	
Project No.: 2234	
Sheet: <i>A6</i>	



DB SECTION B

Revisions

PLANNING COMMENTS 07-19-2024	
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Project:

Responsible Designer:


Jimmy Bermejo

Title:

Duplex: Sections

Date:

12-03-2022

Scale:

1/4"=1'-0"

Project No.:

2234

Sheet:

A7

EGRESS WINDOW REQUIREMENT:

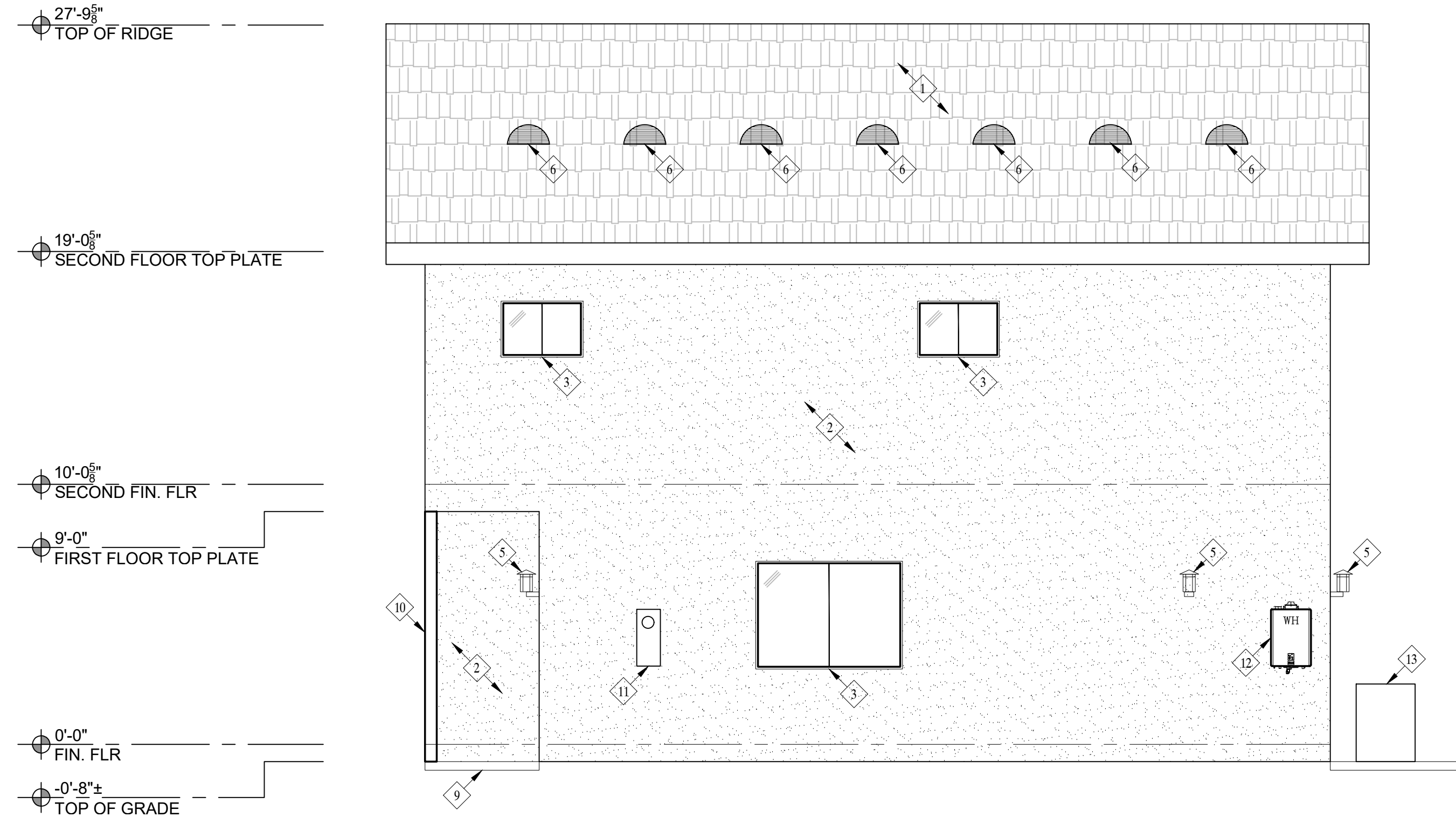
- MINIMUM WIDTH OF OPENING: 20 INCHES
- MINIMUM HEIGHT OF OPENING: 24 INCHES
- MINIMUM NET CLEAR OPENING: 5.7 SQ. FT. (5.0 SQ. FT. FOR GROUND FLOOR).
- MAXIMUM SILL HEIGHT ABOVE FLOOR 44 INCHES.

ADDITIONAL NOTES:

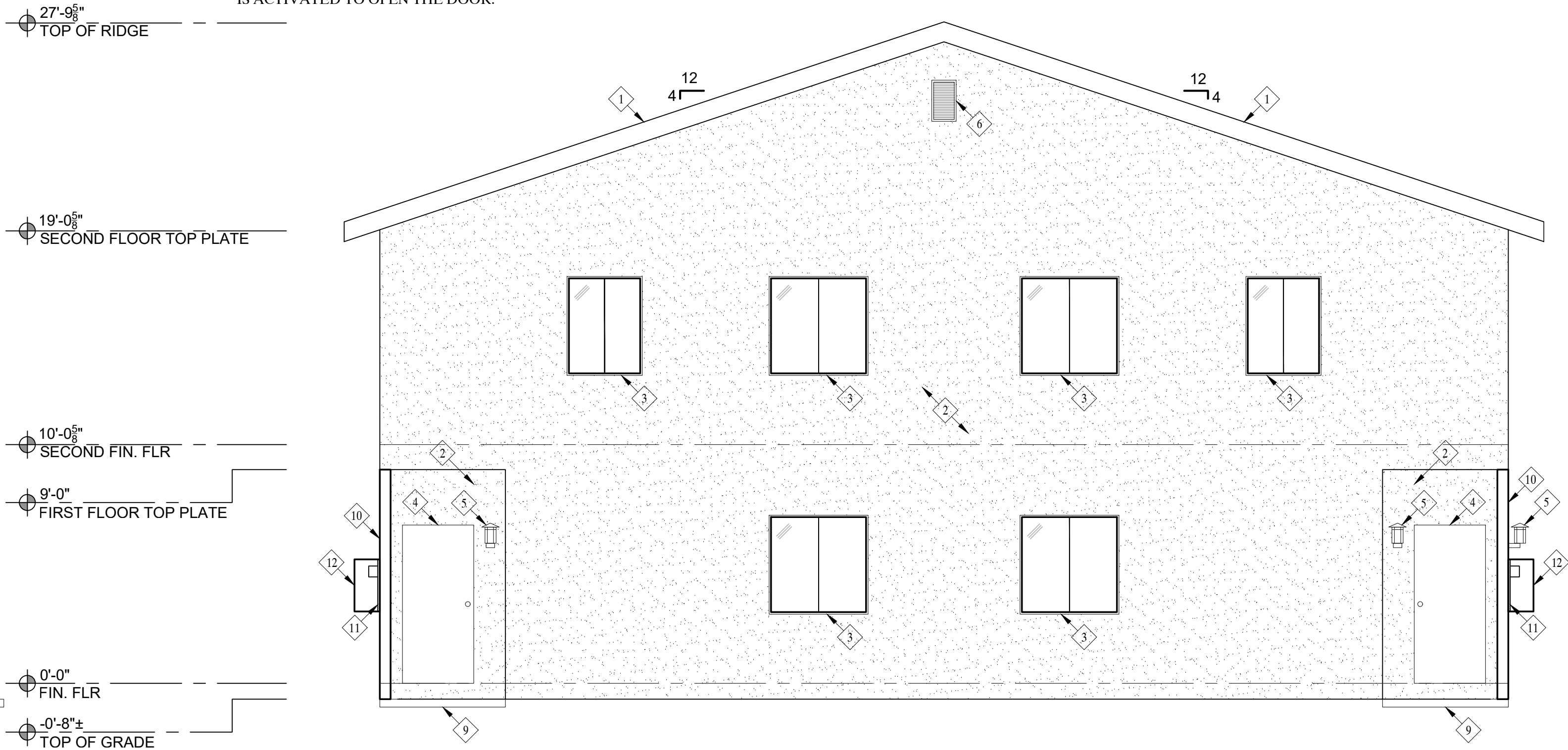
- OUTDOOR LIGHTING SHALL COMPLY WITH TITLE 24, PART 6, OF THE CALIFORNIA CODE OF REGULATIONS: CALIFORNIA'S ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS.
- LIGHTING FIXTURES ON THE WEST SIDE OF THE GARAGE SHALL BE MOUNTED BETWEEN 9 AND 12 FEET ABOVE GRADE AND ABOVE THE GARAGE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

ELEVATION KEYNOTES

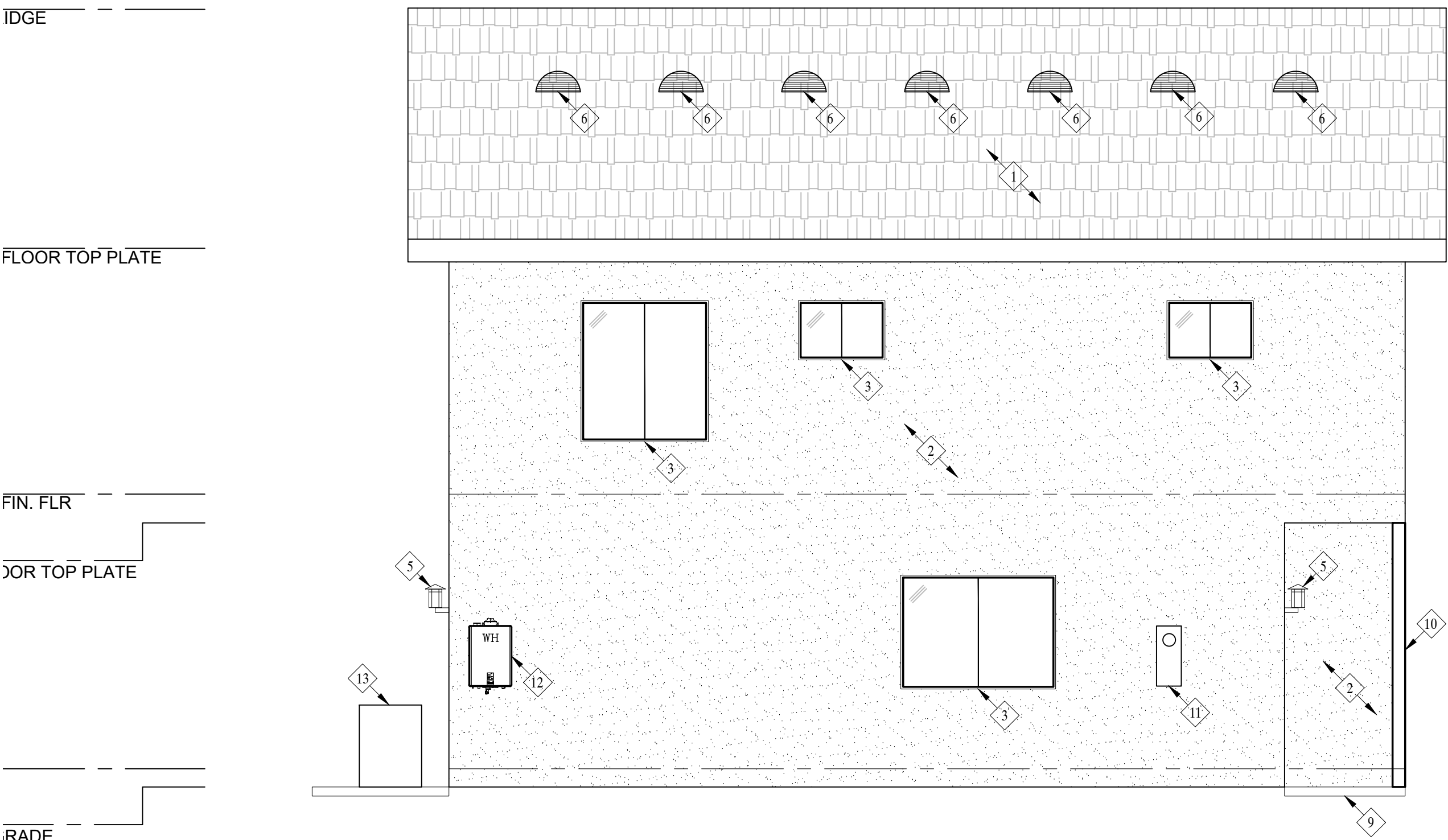
- | | |
|---|---|
| 1 CLASS A (FIRE RETARDANT) COMPOSITION SHINGLE ROOFING (ICC# ESR 1389) OVER 2 LAYERS OVER 30 POUNDS FELT OVER PLYWOOD SHEATHING PER STRUCTURAL. | 8 NOT USED |
| 2 STUCCO FINISH W/ 7/8" PORTLAND CEMENT PLASTER. PAPER BACKED LATH W/ 16 GAUGE STAPLES AT 6" O.C. OMEGA-237 ROCK GREEN BASE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



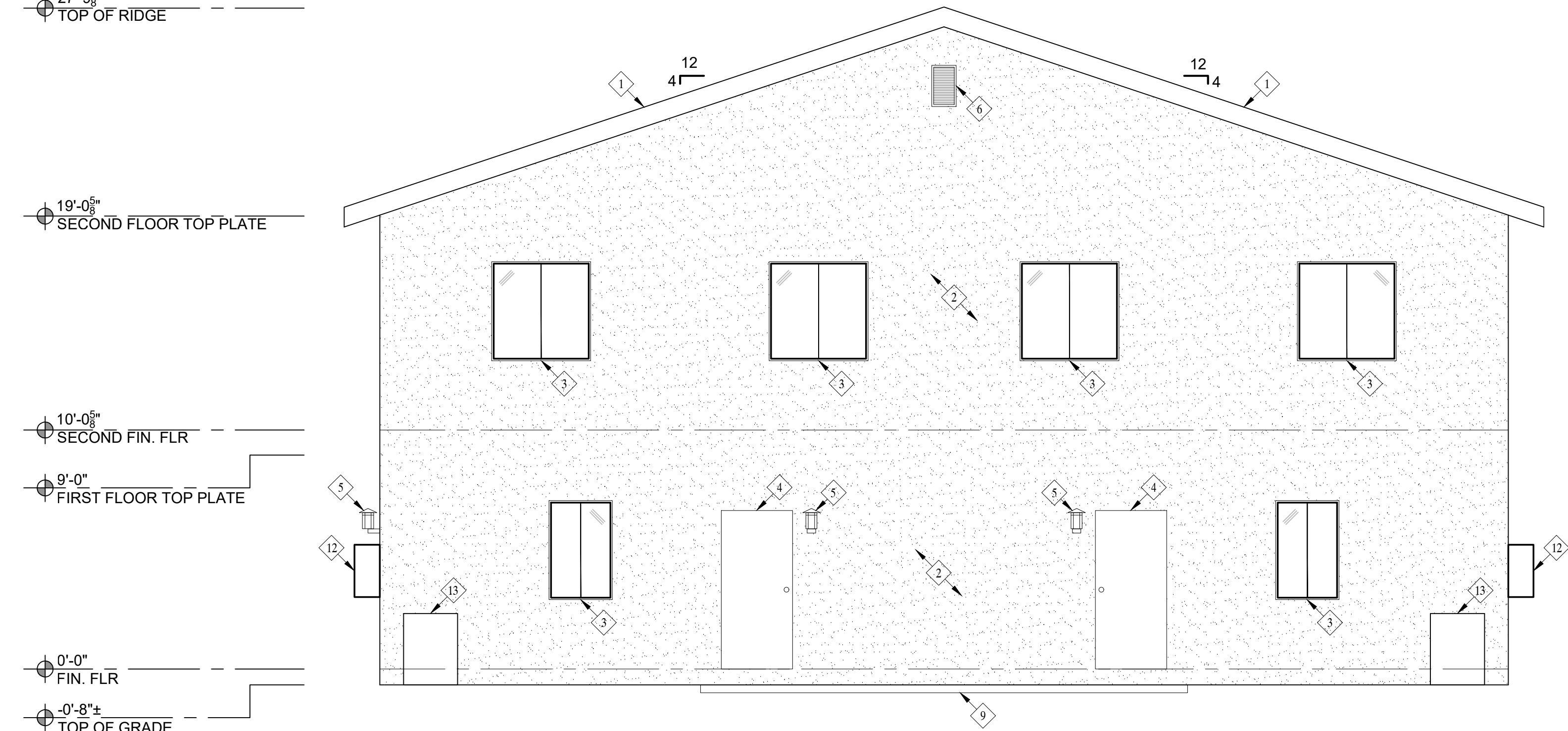
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

Revisions

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

Project: Duplex, ADU, & Garage at:
5313 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title:

Duplex:
Elevations

Date:

12-03-2022

Scale:

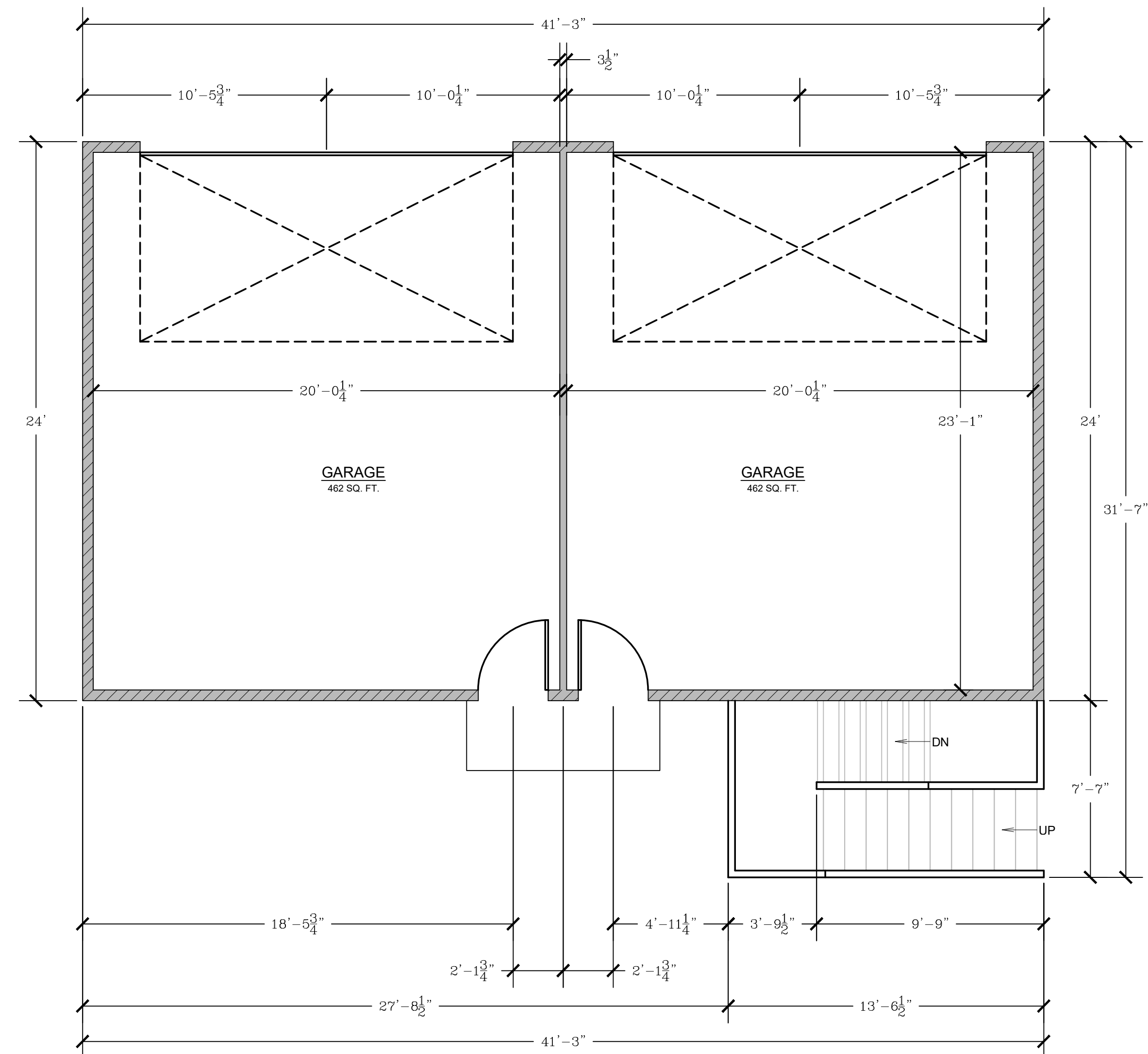
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Project No.:

2234

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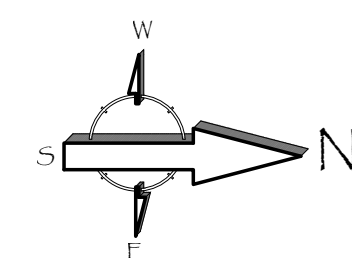


- NEW 2x4 STUD WALL
 NEW 2x6 STUD WALL
 NEW PARTIAL HEIGHT WALL

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

EGRESS WINDOW REQUIREMENT:

- MINIMUM WIDTH OF OPENING: 20 INCHES
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- MAXIMUM SILL HEIGHT ABOVE FLOOR: 44 INCHES.



Revisions

PLANNING COMMENTS	07-19-2024
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Project:

Duplex, ADU, & Garage at:
5313 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title:

*ADU / Garage:
First Floor
Dimension Plan*

Date:

12-03-2022

Scale:

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

Project No.:

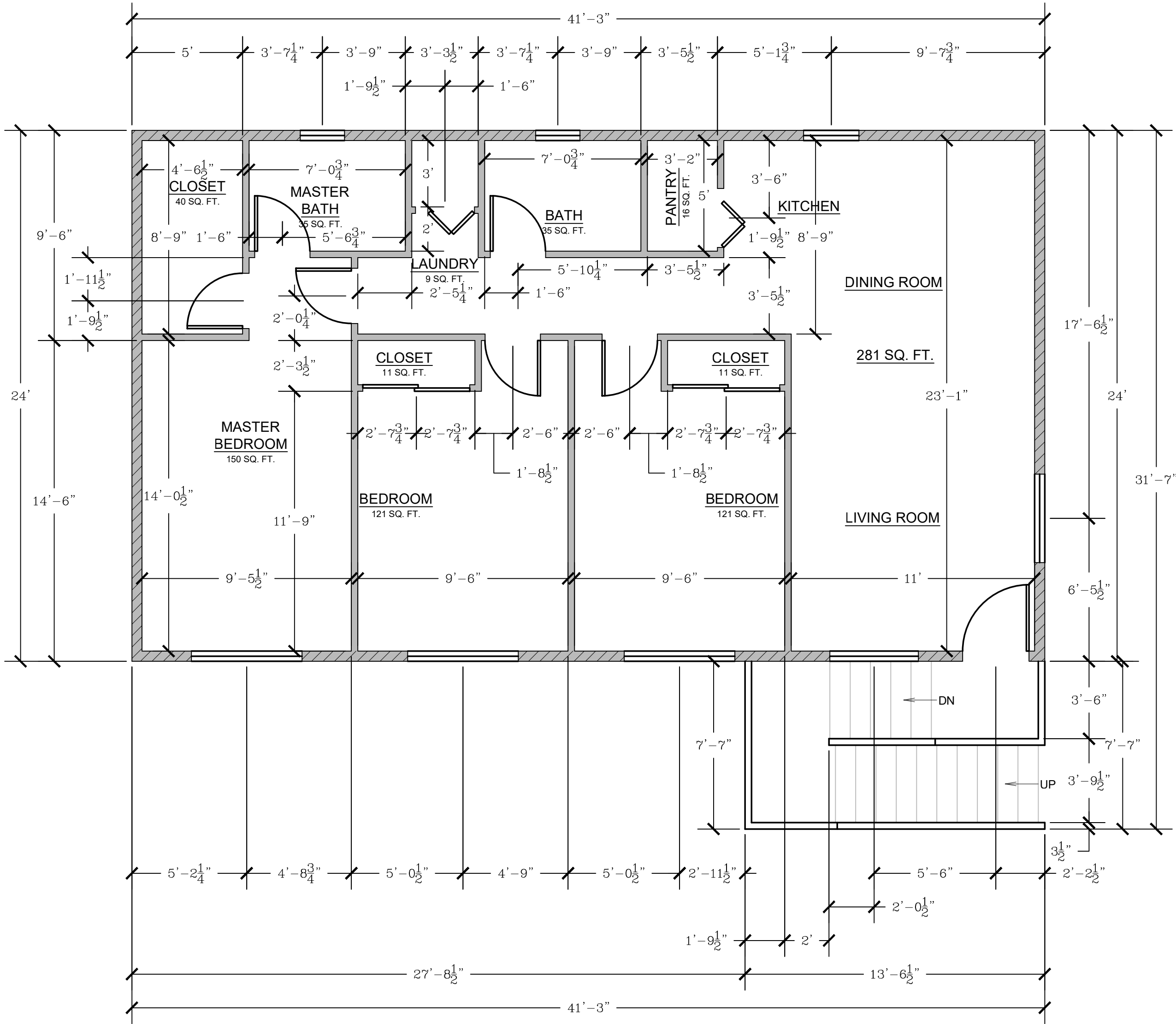
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A9

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ADU / GARAGE: SECOND FLOOR DIMENSION PLAN



Revisions

PLANNING COMMENTS 07-19-2024	
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Project: Duplex, ADU, & Garage at:
5313 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title:

ADU / Garage:
Second Floor
Dimension Plan

Date:

12-03-2022

Scale:

1/4"=1'-0"

Project No.:

2234

Sheet:

A10

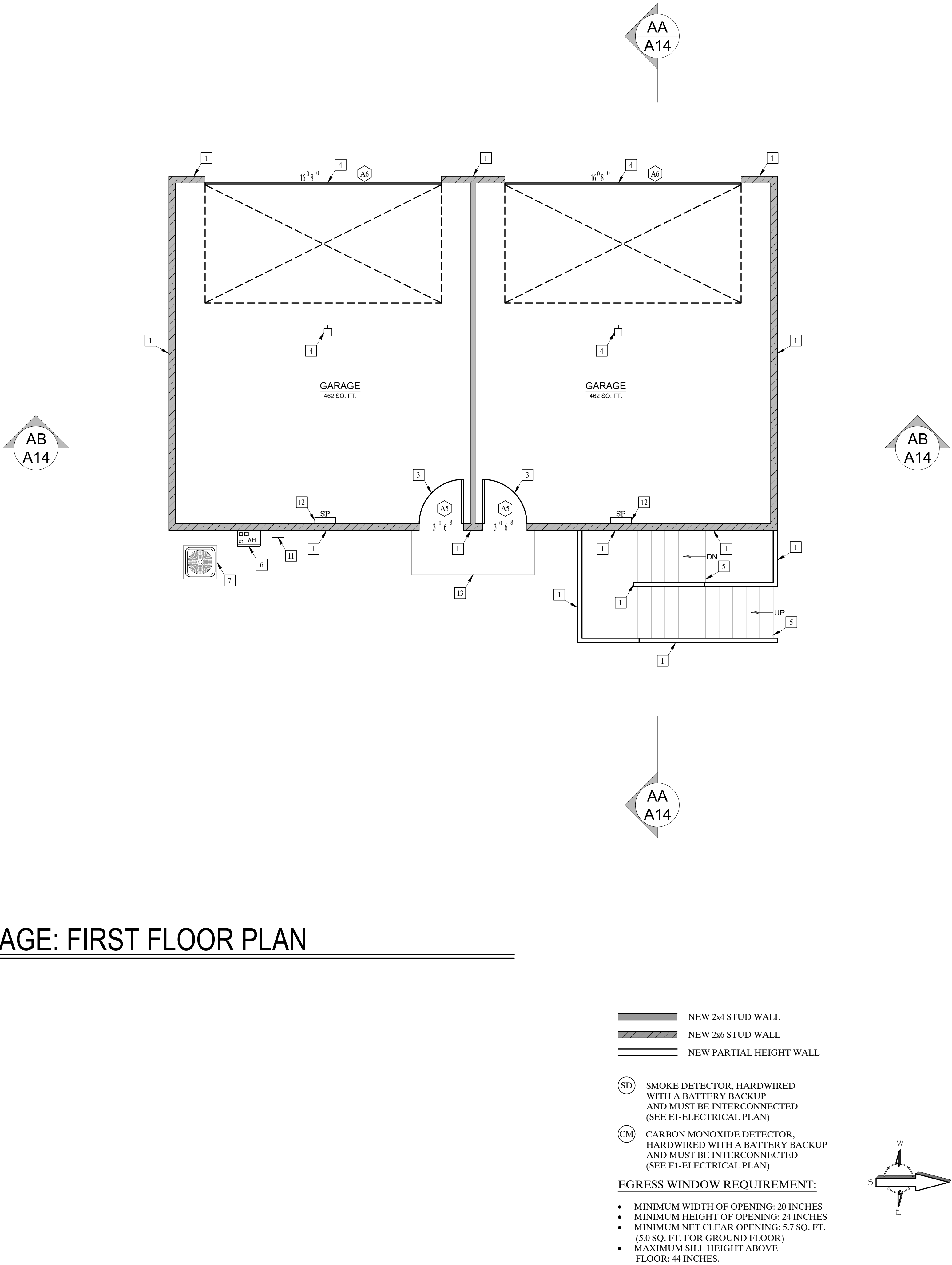
PROPOSED FLOOR PLAN - KEYNOTES	
1	STUD WALL, SEE WALL LEGEND
2	WINDOWS, PER OWNER
3	DOOR/SLIDER (TEMPERED GLAZING), PER OWNER
4	GARAGE DOOR / OPENER, PER OWNER
5	STAIRS
6	GAS TANKLESS NORITZ OR EQUAL WITH CAT III OR IV VENT, CONDENSATE DRAIN, GAS LINE (SEE E1 SHEETS FOR MORE INFORMATION) 200,000 BTU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

DOOR SCHEDULE						
4	SIZE	MATERIAL	GLAZING	U-FACTOR	SHGC	NOTES
A1	NEW 3'0"6"	SOLID CORE,		-	-	
A2	NEW 2'6"6"	INTERIOR		-	-	
A3	NEW 2'6"6"	SLIDING CLOSET DOOR		-	-	
A4	NEW 2'6"6"	INTERIOR		-	-	
A5	NEW 3'0"6"	SOLID CORE,		-	-	STEEL, FIRE RATED
A6	NEW 16'0"8"0	GARAGE DOOR		-	-	

WINDOW SCHEDULE						
	SIZE	MATERIAL	GLAZING	U-FACTOR	SHGC	NOTES
	NEW 4' 0" 4' 0"	VINYL	DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
	NEW 5' 0" 4' 0"	VINYL	DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
	NEW 2' 0" 2' 0"	VINYL	DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
	NEW 2' 6" 3' 0"	VINYL	DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING

ADDITIONAL NOTES	
1.	REQUIRED GLAZED OPENINGS SHALL OPEN DIRECTLY ONTO A STREET OR PUBLIC ALLEY, OR A YARD OR COURT LOCATED ON THE SAME LOT AS THE BUILDING. (2019 CRC R303.9)
2.	WHERE THE WINTER DESIGN TEMPERATURE IS TABLE R301.2(1) IS BELOW 60 DEGREES F, EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF NOT LESS THAN 68 DEGREES F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM THE EXTERIOR WALLS IN HABITABLE ROOMS AT THE DESIGN TEMPERATURE. INSTALLATION OF PORTABLE SPACE HEATERS SHALL NOT BE USED TO ACHIEVE COMPLIANCE WITH THIS SECTION. (2019 CRC SECTION R303.10)
3.	OPENINGS BETWEEN A MOTOR VEHICLE-RELATED OCCUPANCY AND A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. (2019 CBC 406.2.5)
4.	THE PRIVATE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY NOT LESS THAN ½ INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE PER 2019 CRC TABLE R302.6.
5.	GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN A ½ INCH TYPE X GYPSUM BOARD OR EQUIVALENT PER 2019 CRC TABLE R302.6.
6.	STRUCTURES SUPPORTING FLOOR / CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION SHALL USE NOT LESS THAN ½ INCH GYPSUM BOARD OR EQUIVALENT PER 2019 CRC TABLE R302.6.
7.	DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND THE DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1½ INCHES IN THICKNESS, OR DOORS IN COMPLIANCE WITH SECTION 716.2.2.1 WITH A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING. (2019 CBC 406.3.2.1)

ADU / GARAGE: FIRST FLOOR PLAN



Revisions

PLANNING COMMENTS		07-19-2024
△	-	
△	-	
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△	-	
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△	-	

Project: Duplex, ADU, & Garage at:
5313 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo
Jimmy Bermejo

Title:

ADU / Garage:
First Floor
Plan

Date:

12-03-2022

Scale:

1/4"=1'-0"

Project No.:

2234

Sheet:

A11

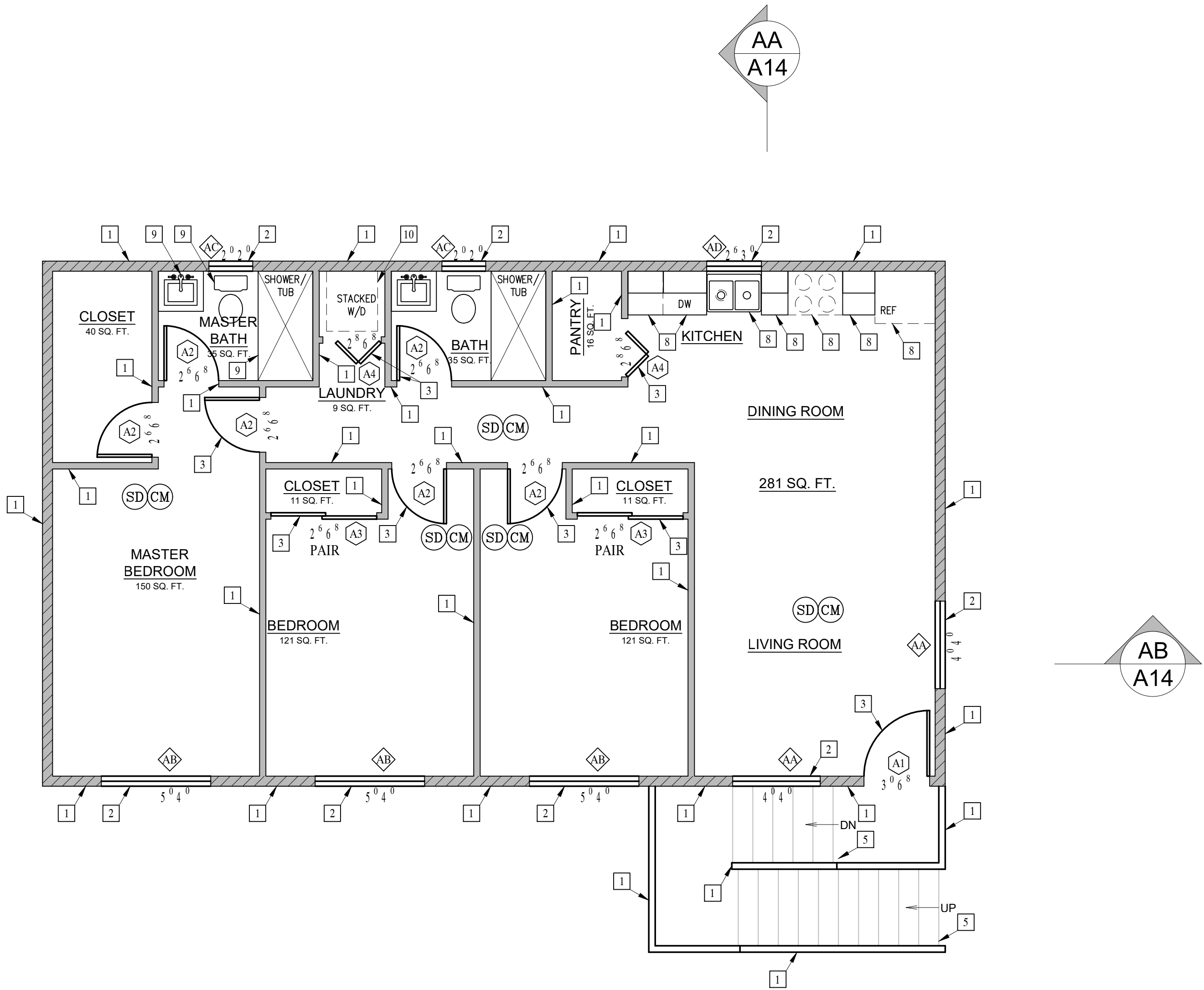
PROPOSED FLOOR PLAN - KEYNOTES	
1	STUD WALL, SEE WALL LEGEND
2	WINDOWS, PER OWNER
3	DOOR/SLIDER (TEMPERED GLAZING), PER OWNER
4	GARAGE DOOR, PER OWNER
5	STAIRS
6	WATER HEATER
7	A/C UNIT
8	KITCHEN CABINETS / APPLIANCES / SINK
9	BATHROOM CABINETS / FIXTURES
10	STACKED WASHER / DRYER

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

WINDOW SCHEDULE						
	SIZE	MATERIAL	GLAZING	U-FACTOR	SHGC	NOTES
	NEW 4' 0" 4"	VINYL	DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
	NEW 5' 0" 4"	VINYL	DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
	NEW 2' 0" 3"	VINYL	DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING
	NEW 2' 6" 3"	VINYL	DUAL GLAZING	0.32	0.23	HORIZONTAL SLIDING

ADDITIONAL NOTES	
1.	REQUIRED GLAZED OPENINGS SHALL OPEN DIRECTLY ONTO A STREET OR PUBLIC ALLEY, OR A YARD OR COURT LOCATED ON THE SAME LOT AS THE BUILDING. (2019 CRC R303.9)
2.	WHERE THE WINTER DESIGN TEMPERATURE IS TABLE R301.2(1) IS BELOW 60 DEGREES F, EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF NOT LESS THAN 68 DEGREES F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM THE EXTERIOR WALLS IN HABITABLE ROOMS AT THE DESIGN TEMPERATURE. INSTALLATION OF PORTABLE SPACE HEATERS SHALL NOT BE USED TO ACHIEVE COMPLIANCE WITH THIS SECTION. (2019 CRC SECTION R303.10)
3.	OPENINGS BETWEEN A MOTOR VEHICLE-RELATED OCCUPANCY AND A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. (2019 CBC 406.2.5)
4.	THE PRIVATE GARAGE SHALL BE SEPARATED FROM THE DWELLING UNIT AND ITS ATTIC AREA BY NOT LESS THAN ½ INCH GYPSUM BOARD OR EQUIVALENT APPLIED TO THE GARAGE SIDE PER 2019 CRC TABLE R302.6.
5.	GARAGES BENEATH HABITABLE ROOMS SHALL BE SEPARATED FROM ALL HABITABLE ROOMS ABOVE BY NOT LESS THAN A ½ INCH TYPE X GYPSUM BOARD OR EQUIVALENT PER 2019 CRC TABLE R302.6.
6.	STRUCTURES SUPPORTING FLOOR / CEILING ASSEMBLIES USED FOR SEPARATION REQUIRED BY THIS SECTION SHALL USE NOT LESS THAN ½ INCH GYPSUM BOARD OR EQUIVALENT PER 2019 CRC TABLE R302.6.
7.	DOOR OPENINGS BETWEEN A PRIVATE GARAGE AND THE DWELLING UNIT SHALL BE EQUIPPED WITH EITHER SOLID WOOD DOORS OR SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1½ INCHES IN THICKNESS, OR DOORS IN COMPLIANCE WITH SECTION 716.2.2.1 WITH A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING. (2019 CBC 406.3.2.1)

ADU / GARAGE: SECOND FLOOR PLAN

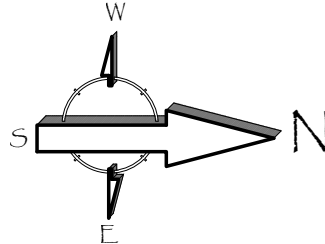


- NEW 2x4 STUD WALL
- NEW 2x6 STUD WALL
- NEW PARTIAL HEIGHT WALL

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

EGRESS WINDOW REQUIREMENT:

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



Revisions

PLANNING COMMENTS		07-19-2024
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Project: Duplex, ADU, & Garage at:
5313 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo
Jimmy Bermejo

Title:
ADU / Garage:
Second Floor
Plan

Date:

12-03-2022

Scale:

1/4"=1'-0"

Project No.:

2234

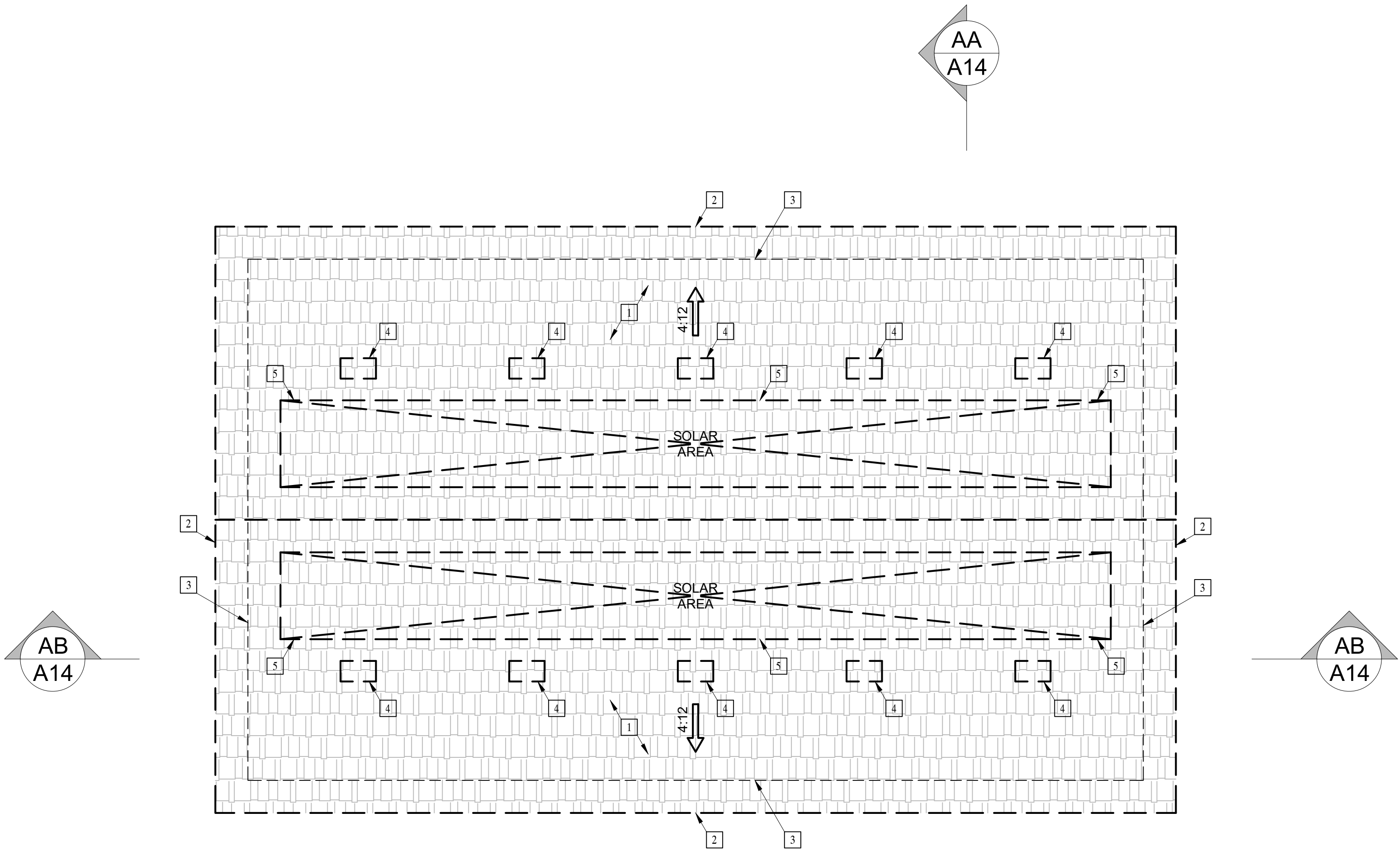
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A12

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

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

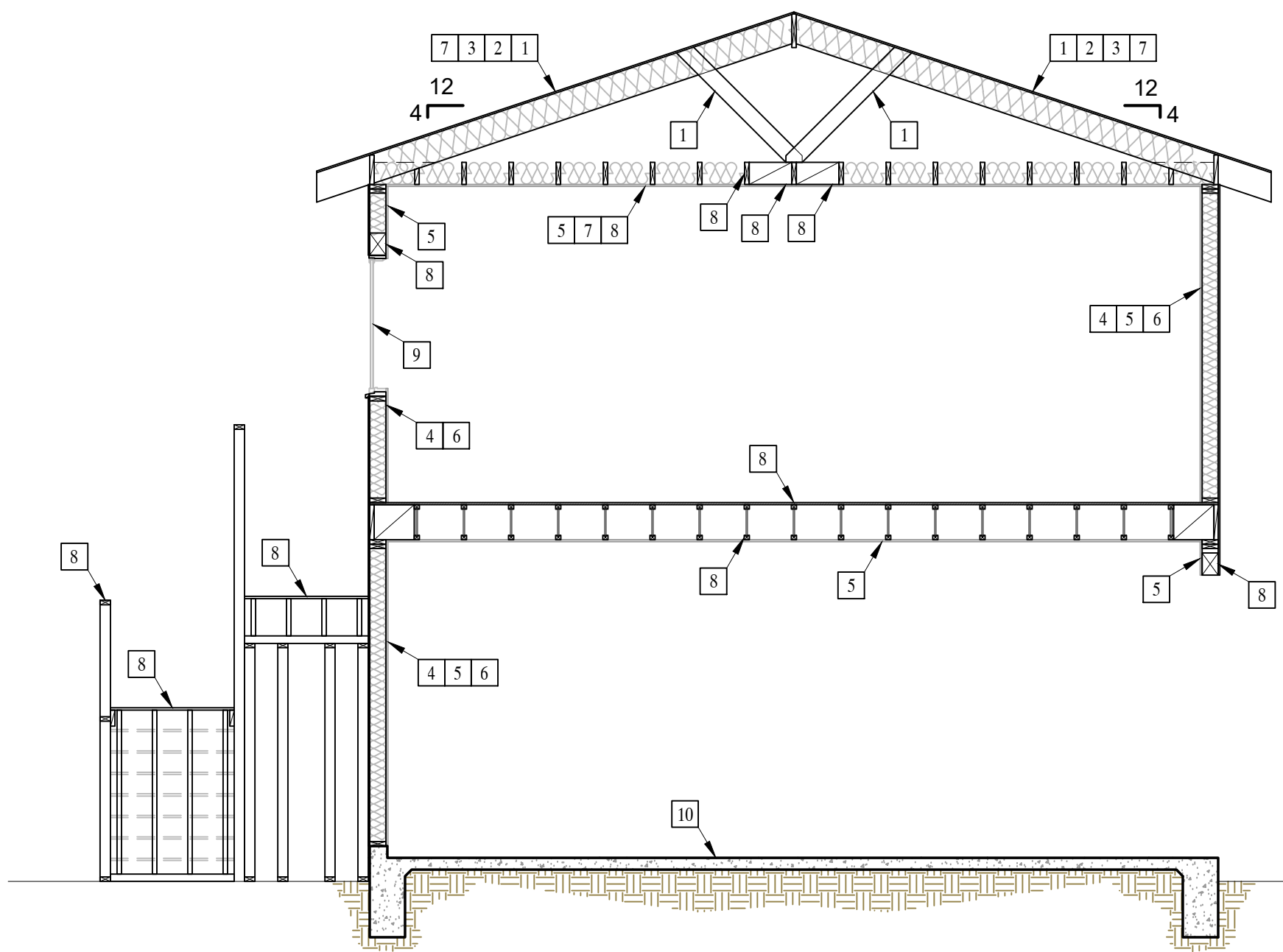
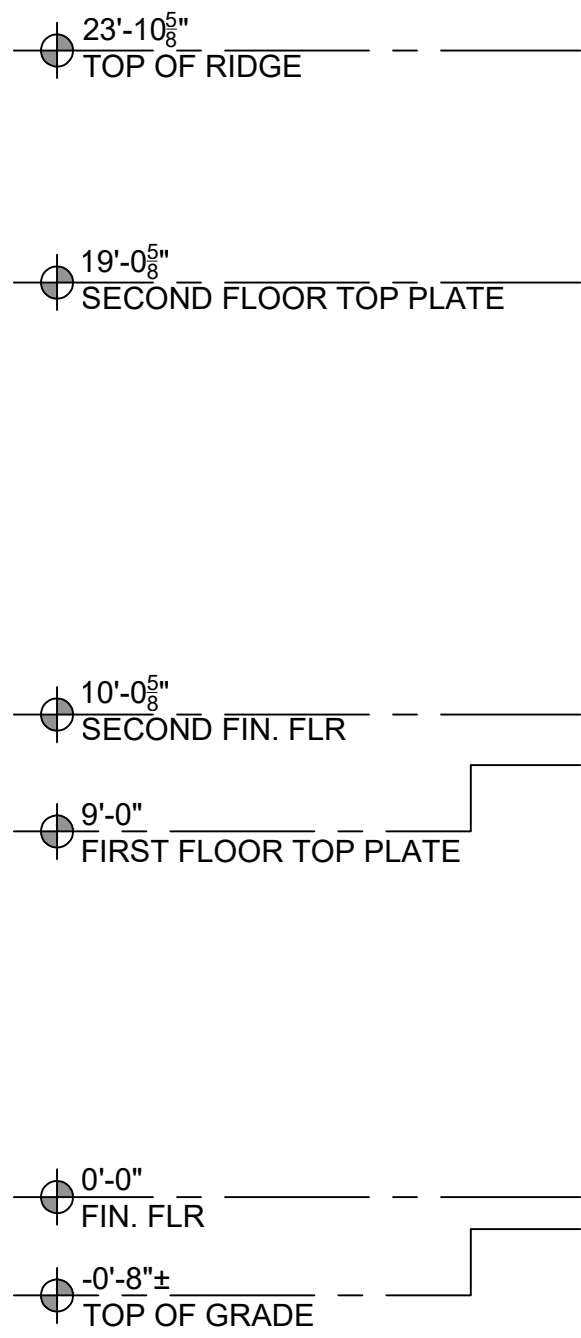
Dormer Vent Area = 99 sq. in.
9.3 Min. Dormer Vents
Therefore: Install (10) Dormer Vent



ADU / GARAGE: ROOF PLAN

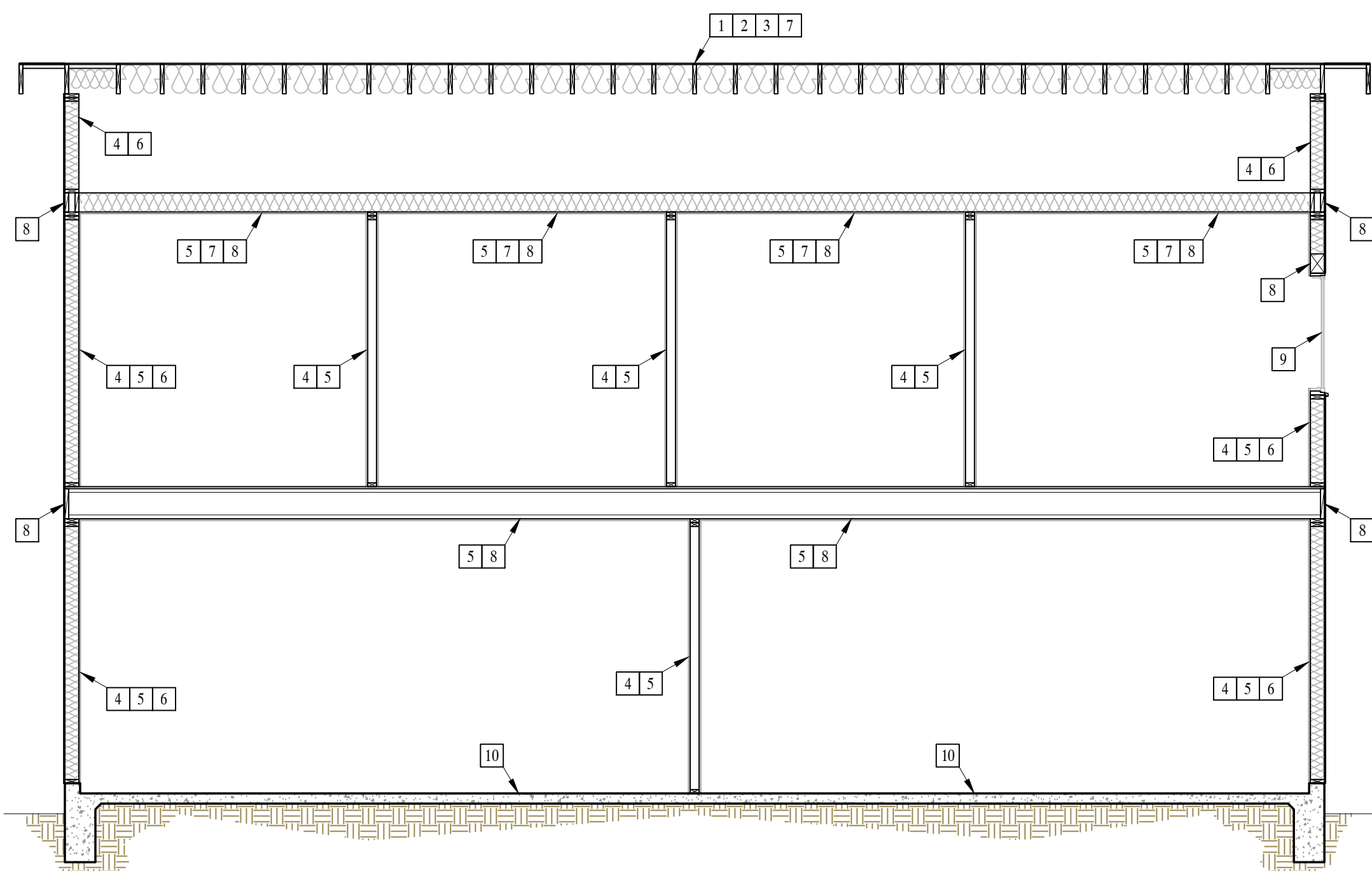
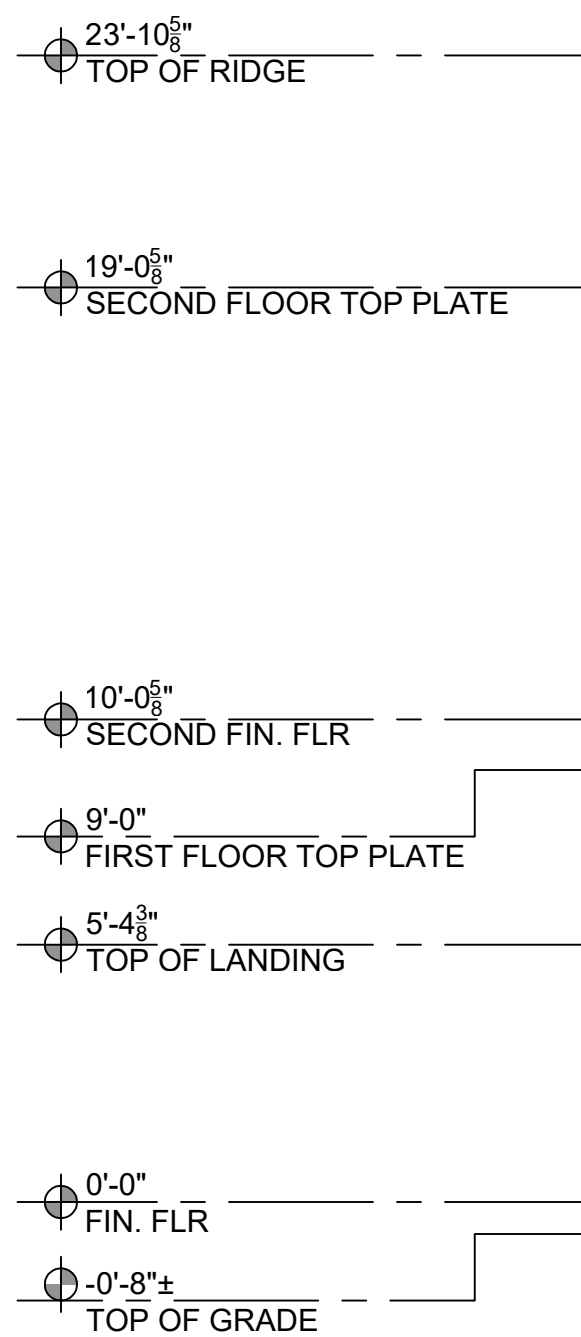
Revisions	
PLANNING COMMENTS 07-19-2024	
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Project: Duplex, ADU, & Garage at: 5313 S. Saviers Road Oxnard, California 93033	
Responsible Designer: Jimmy Bermejo	
Title: <i>ADU / Garage:</i> <i>Roof Plan</i>	
Date: 12-03-2022	
Scale: 1/4"=1'-0"	
Project No.: 2234	
Sheet: <i>A13</i>	

E:\Diamond Design\Projects\2022\2234 - Saviers Duplex & ADU\Architectural\2024\Saviers 07-19-2024\313 Saviers Residence Plans.dwg, 14- ADU Sections, 7/24/2024 8:21:00 AM, Jimmy



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

AA SECTION A



AB SECTION B

Revisions

PLANNING COMMENTS		07-19-2024
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Project:

Duplex, ADU, & Garage at:
5313 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title:

ADU / Garage:
Sections

Date:
12-03-2022
Scale:
1/4"=1'-0"
Project No.:
2234

Sheet:

A14

EGRESS WINDOW REQUIREMENT:

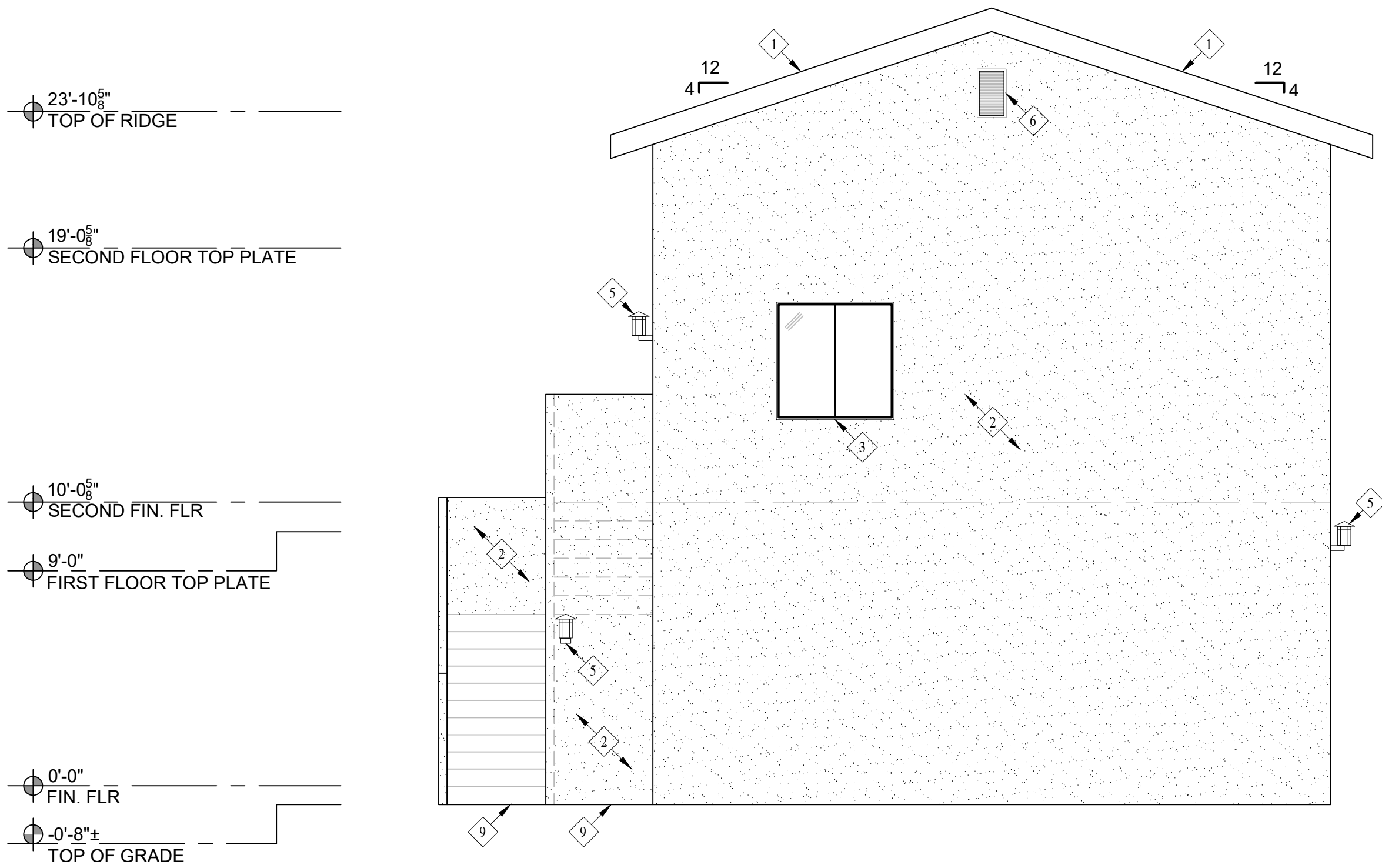
- MINIMUM WIDTH OF OPENING: 20 INCHES
- MINIMUM HEIGHT OF OPENING: 24 INCHES
- MINIMUM NET CLEAR OPENING: 5.7 SQ. FT. (5.0 SQ. FT. FOR GROUND FLOOR).
- MAXIMUM SILL HEIGHT ABOVE FLOOR 44 INCHES.

ADDITIONAL NOTES:

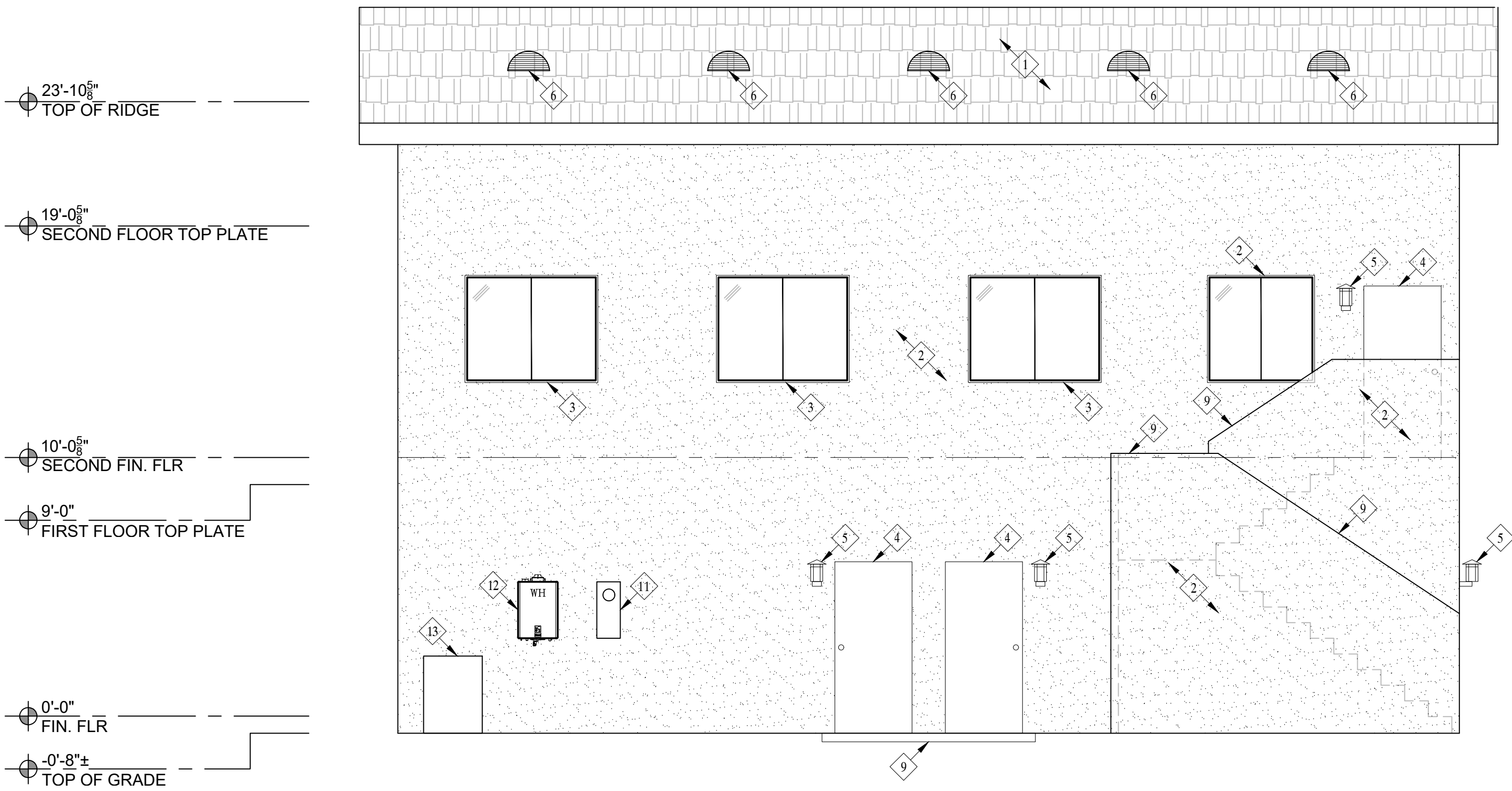
- OUTDOOR LIGHTING SHALL COMPLY WITH TITLE 24, PART 6, OF THE CALIFORNIA CODE OF REGULATIONS: CALIFORNIA'S ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS.
- LIGHTING FIXTURES ON THE WEST SIDE OF THE GARAGE SHALL BE MOUNTED BETWEEN 9 AND 12 FEET ABOVE GRADE AND ABOVE THE GARAGE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

ELEVATION KEYNOTES

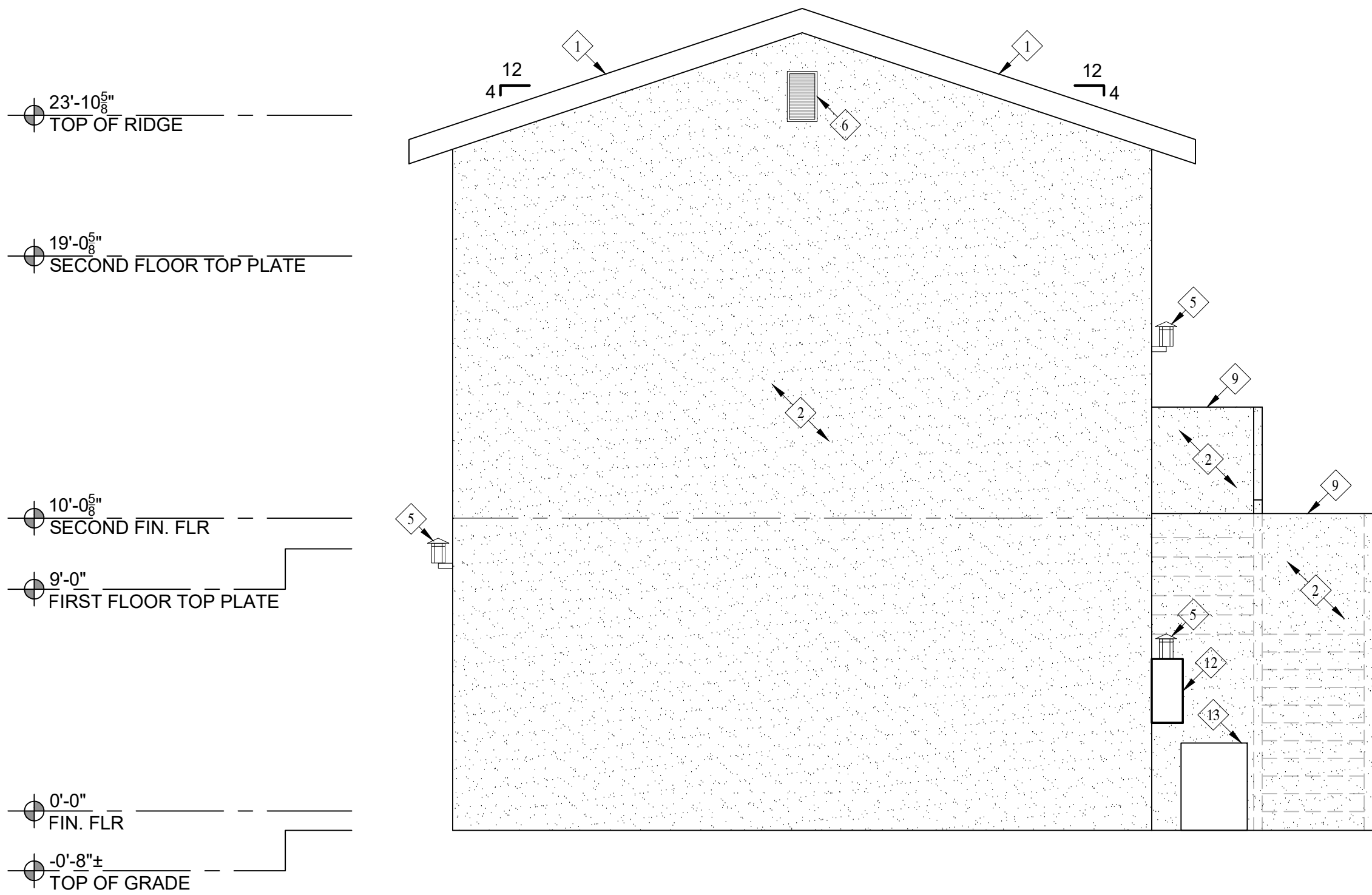
- | | |
|---|---|
| 1 CLASS A (FIRE RETARDANT) COMPOSITION SHINGLE ROOFING (ICC# ESR 1389) OVER 2 LAYERS OVER 30 POUNDS FELT OVER PLYWOOD SHEATHING PER STRUCTURAL. | 8 NOT USED |
| 2 STUCCO FINISH W/ 7/8" PORTLAND CEMENT PLASTER. PAPER BACKED LATH W/ 16 GAUGE STAPLES AT 6"O.C. OMEGA-237 ROCK GREEN BASE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



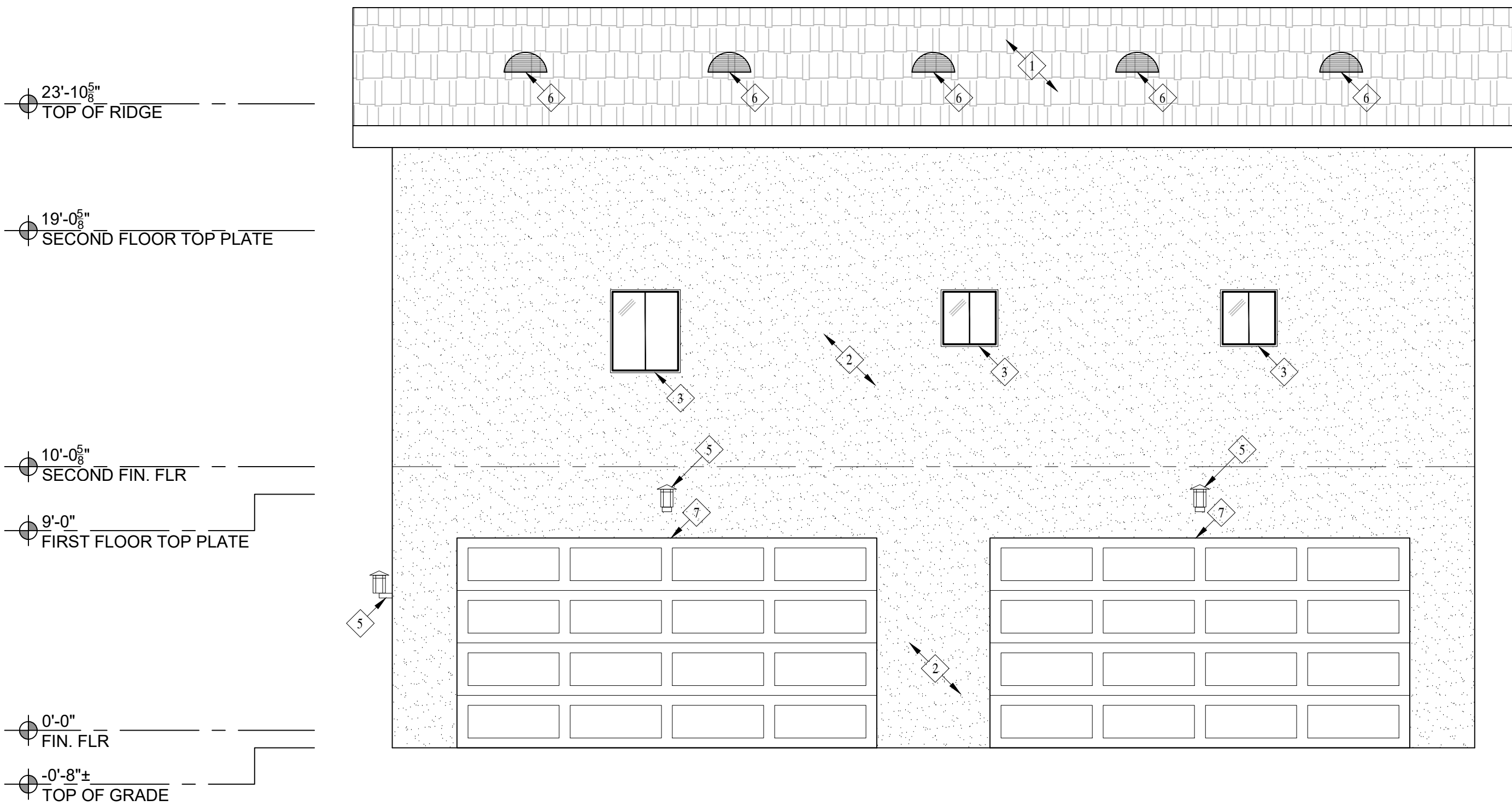
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

Revisions

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

Project: Duplex, ADU, & Garage at:
5313 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title:

ADU / Garage:
Elevations

Date:

12-03-2022

Scale:

1/4"=1'-0"

Project No.:

2234

Sheet:

A15

PROPOSED ELECTRICAL PLAN - NOTES

ELECTRICAL NOTES:

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

LIGHTING REQUIREMENTS (TITLE 24)

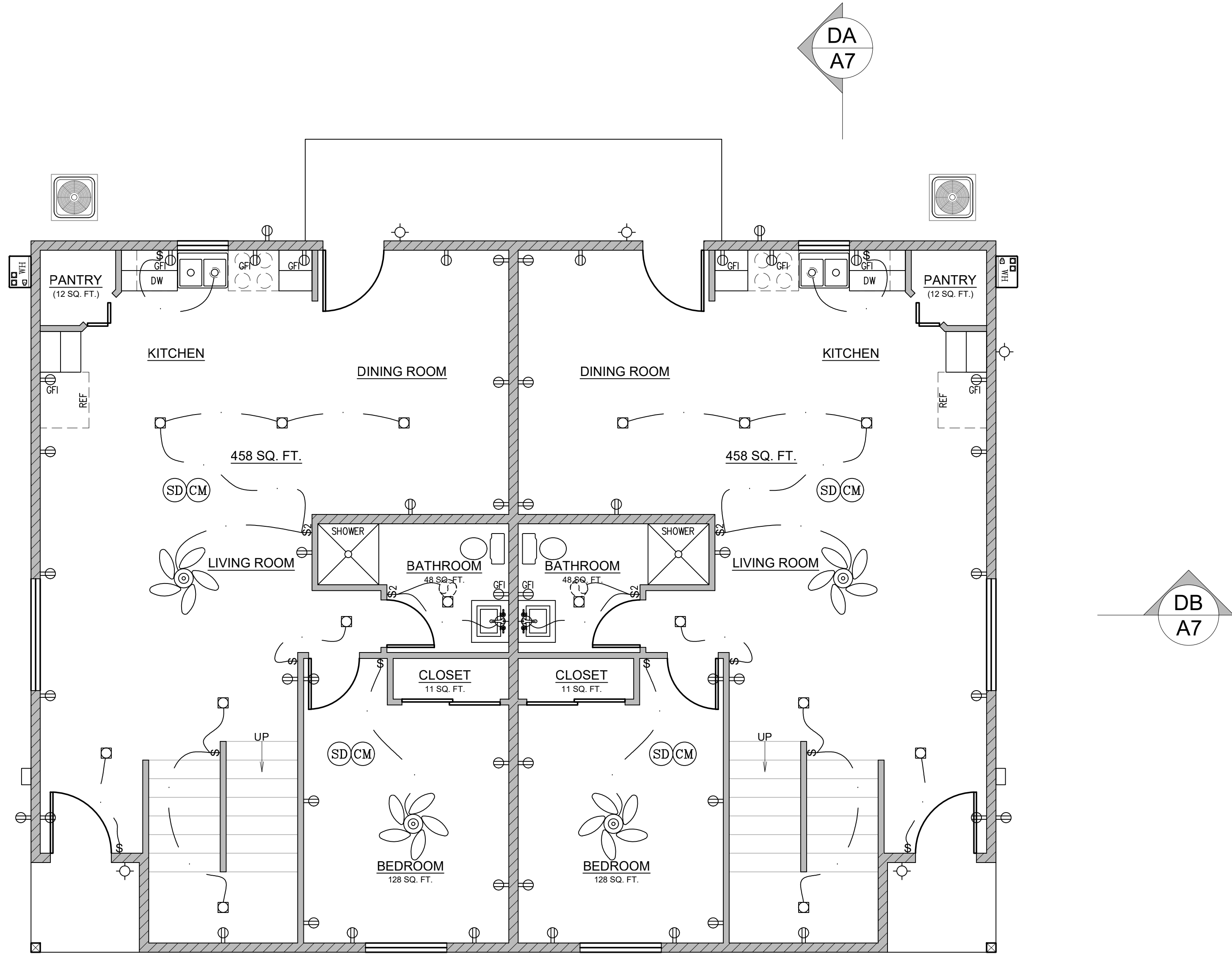
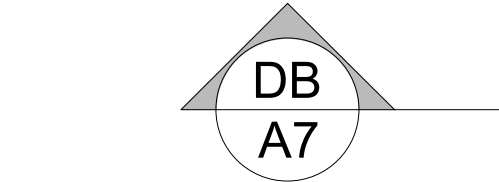
- NEW BATHROOMS, GARAGES, LAUNDRY ROOMS & UTILITY ROOMS- ALL LUMINAIRES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A MANUAL-ON OCCUPANT SENSOR.
- OTHER NEW ROOMS- ALL LUMINAIRES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR OR DIMMER. CLOSETS THAT ARE LESS THAN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

ADDITIONAL NOTES

- SMOKE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:
 - IN EACH SLEEPING ROOM
 - OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
 - ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL, PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.
 - SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PERVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION. (2019 CRC R314.3)
- SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034 (2019 CRC R314.1.1)
- CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 (CRC R315.1.1)
- CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTRUCTIONS IN THE FOLLOWING LOCATIONS:
 - OUTSIDE OF EACH SEPARATE SLEEPING ARE IN THE IMMEDIATE VICINITY OF THE BEDROOMS
 - ON EVERY OCCUPIABLE LEVEL OF A DWELLING UNIT, INCLUDING BASEMENTS
 - WHERE A FUEL BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.
- IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY. IF AN OCCUPANT SENSOR IS INSTALLED, IT SHALL BE UNDER SECTION 150.0 (k)2C. (2019 CEC 150.0k.2.i)
- ARC-FAULT CIRCUIT INTERRUPTER PROTECTION SHALL BE PROVIDED AS REQUIRED IN 210.12 (A) DWELLING UNITS, (B) DORMITORY ROOMS AND (C) GUEST ROOMS AND GUEST SUITES. (2019 CEC 210.12)
- ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15- AND 20- AMPERE OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. CEC 210.12(8)

ADDITIONAL NOTES CONT.

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



DUPLEX: FIRST FLOOR ELECTRICAL PLAN

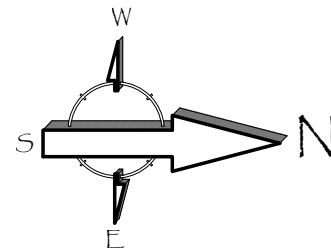
PROPOSED ELECTRICAL - SYMBOL LEGEND

	DUPLEX OUTLET		VAPOR PROOF LIGHT (SUITABLE FOR WET LOCATION)		CEILING OUTLET
	4-PLEX OUTLET		FLUORESCENT SURFACE MOUNT FIXTURE		SWITCH
	GFI-PROTECTED DUPLEX OUTLET		SMOKE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED		3-WAY SWITCH
	GFCI-PROTECTED DUPLEX OUTLET		CARBON MONOXIDE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED		4-WAY SWITCH
	WATERPROOF, GFI-PROTECTED OUTLET 208V (240V) OUTLET		CEILING FAN		DIMMER SWITCH
	WATERPROOF, GFI-PROTECTED 208V (240V) OUTLET				PUSHBUTTON
	INDICATES SUB-PANEL				DOOR CHIME
					LED RECESSED LIGHTING
					VACANCY SENSOR SWITCH
					INCANDESCENT PENDANT LIGHT
					WALL MOUNTED INCANDESCENT LIGHT
					EXTERIOR LIGHTING TO OPERATE FROM DUSK TO DAWN

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

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

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



Revisions

PLANNING COMMENTS 07-19-2024

Duplex, ADU, & Garage at:
5313 S. Saviers Road
Oxnard, California 93033

Project:

Responsible Designer:

Jimmy Bermejo

Title:

Duplex:
First Floor
Electrical Plan

Date:

12-03-2022

Scale:

1/4"=1'-0"

Project No.:

2234

Sheet:

E1

PROPOSED ELECTRICAL PLAN - NOTES

ELECTRICAL NOTES:

1. EXHAUST FANS

a. FANS AT BATHS, POWDER AND LAUNDRY TO PROVIDE A COMPLETE AIR CHANGE EVERY FIVE MINUTES (OPERABLE FROM LIGHT SWITCH). FAN SHALL BE MINIMUM 50 CFM

b. KITCHEN EXHAUST FANS MUST BE ABLE TO PROVIDE 5 AIR CHANGES PER HOUR AND DUCTED TO THE EXTERIOR. KITCHEN EXHAUST FAN SHALL BE MINIMUM 100 CFM

c. RESIDENTIAL EXHAUST FANS SHALL BE ENERGY STAR RATED AND SHALL BE CONTROLLED BY A HUMIDISTAT CAPABLE OF AN ADJUSTMENT BETWEEN 50 AND 80% HUMIDITY. CALGREEN 4.506.1 EXCEPTION, CONTROL BY A HUMIDISTAT IS NOT REQUIRED IF THE BATHROOM EXHAUST FAN IS ALSO THE DWELLING WHOLE HOUSE VENTILATION.

d. ALL FANS INSTALLED MUST MEET THE PRECEDING REQUIREMENTS AND MUST EITHER HAVE A MAX "SONE" RATING OF 1 FOR CONTINUOUS USE OR 3 FOR INTERMITENT USE.

2. PROVIDE ARC-FAULT CIRCUIT INTERRUPTER OUTLETS FOR ALL ROOMS AS DESCRIBED IN NEC 210-12

3. PROVIDE ADEQUATE CLEARANCES OF ELECTRICAL SERVICE DROP CONNECTORS (WIRES), (ART. 230-24 & ART. 680-8 NEC)

4. TAMPER RESISTANT RECEPICALS ARE REQUIRED FOR ALL LOCATION AS DESCRIBED IN 210.52. THIS ONLY APPLIES TO THE OUTLETS MODIFIED UNDER THIS PERMIT.

5. WEATHER RESISTANT TYPE RECEPICALS ARE REQUIRED WHEN INSTALLED IN DAMP OR WET LOCATIONS (OUTSIDE)

6. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING AND BE EQUIPPED WITH BATTERY BACK-UP, PER SECTION R314

7. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE LARMS IN THE UNIT.

8. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING AND BE EQUIPPED WITH BATTERY BACK-UP, PER SECTION R315

9. WHEN MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE LARMS IN THE UNIT.

10. BATHROOM CIRCUITTING SHALL BE EITHER A 20 AMPERE CIRCUIT DEDICATED TO EACH BATHROOM OR ATLEAST ONE 20 AMPERE CIRCUIT SUPPLY ONLY BATHROOM RECEPTACLE OUTLETS PER CEC ART 210.11(C)3

11. RECEPTACLE OUTLETS LOCATIONS SHALL COMPLY WITH CEC ART. 210.52 (A)

LIGHTING REQUIREMENTS (TITLE 24)

1. NEW BATHROOMS, GARAGES, LAUNDRY ROOMS & UTILITY ROOMS- ALL LUMINAIRES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A MANUAL-ON OCCUPANT SENSOR.

2. OTHER NEW ROOMS- ALL LUMINAIRES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR OR DIMMER. CLOSETS THAT ARE LESS THAN 70 SQ. FT. ARE EXEMPT.

3. NEW OUTDOOR LIGHTING- ALL LUMINAIRES MOUNTED TO THE BUILDING SHALL BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A PHOTOCONTROL/ MOTION SENSOR.

4. NEW KITCHENS- AT LEAST HALF THE INSTALLED WATTAGE OF LUMINAIRES SHALL BE HIGH EFFICACY (I.E.,FLUORESCENT), THE ONES THAT ARE NOT MUST BE SWITCHED SEPARATELY.

5. ALL LIGHTS RECESSED INTO INSULATED CEILINGS MUST BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC) AND ARE CERTIFIED AIRTIGHT TO ASTM E283 AND LABELED AS AIRTIGHT (AT) TO LESS THAN 2.0 CFM @ 75 PASCALS.

ADDITIONAL NOTES

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

-IN EACH SLEEPING ROOM

-OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS

-ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL, PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

-SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PERVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION. (2019 CRC R314.3)

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

3. CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 (CRC R315.1.1)

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

-OUTSIDE OF EACH SEPARATE SLEEPING ARE IN THE IMMEDIATE VICINITY OF THE BEDROOMS

-ON EVERY OCCUPIABLE LEVEL OF A DWELLING UNIT, INCLUDING BASEMENTS

-WHERE A FUEL BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.

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

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

7. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15- AND 20- AMPERE OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. CEC 210.12(8)

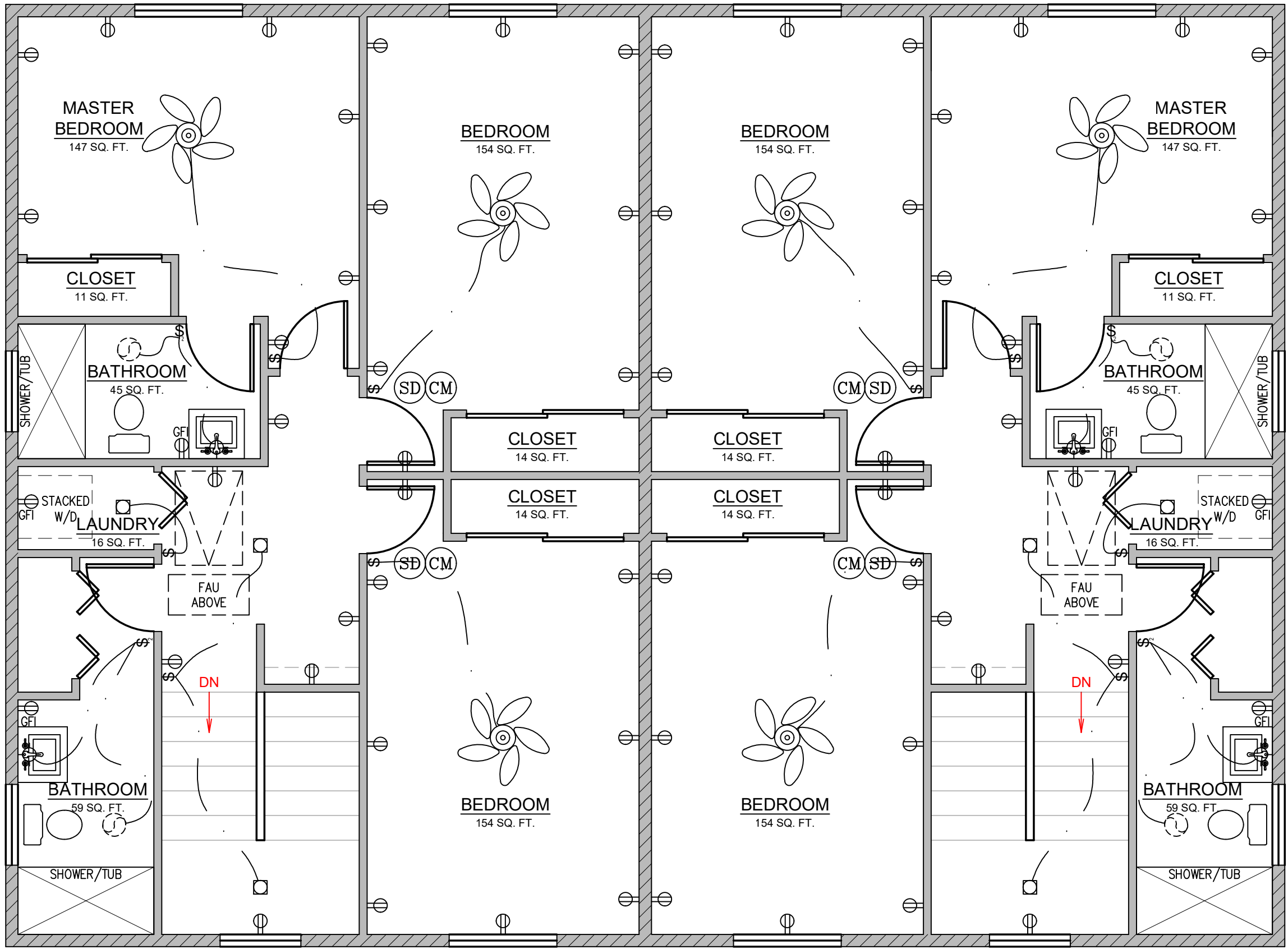
ADDITIONAL NOTES CONT.

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

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

3. ALL OUTDOOR LIGHTING INSTRUMENTS SHALL BE ON A DEDICATED CIRCUIT AND OPERATE FROM DUSK TO DAWN.

4. ROLL-UP OVERHEAD GARAGE DOORS SHALL BE INSTALLED AND BE CAPABLE OF BEING OPENED REMOTELY BY A HANDHELD CONTROLLER OR AN INTERNET BASED SYSTEM. THE GARAGE DOOR SYSTEM SHALL INCLUDE A GARAGE LIGHT WHICH IS ACTIVATED ANYTIME A REMOTE CONTROLLER IS ACTIVATED TO OPEN THE DOOR.



PROPOSED ELECTRICAL - SYMBOL LEGEND

DUPLEX OUTLET

4-PLEX OUTLET

GFI-PROTECTED DUPLEX OUTLET

GFCI-PROTECTED DUPLEX OUTLET

WATERPROOF, GFI-PROTECTED OUTLET 208V (240V) OUTLET

WATERPROOF, GFI-PROTECTED 208V (240V) OUTLET

INDICATES SUB-PANEL

VAPOR PROOF LIGHT (SUITABLE FOR WET LOCATION)

FLUORESCENT SURFACE MOUNT FIXTURE

SMOKE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED

CARBON MONOXIDE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED

CEILING FAN

CEILING OUTLET

SWITCH

3-WAY SWITCH

4-WAY SWITCH

DIMMER SWITCH

PUSHBUTTON

DOOR CHIME

LED RECESSED LIGHTING

VACANCY SENSOR SWITCH

INCANDESCENT PENDANT LIGHT

WALL MOUNTED INCANDESCENT LIGHT

ELECTRIC GARAGE DOOR OPENER

TELEVISION OUTLET

IDEAL LOCATION OF RETURN AIR GRILLE (FIELD VERIFY AS BUILT)

IDEAL LOCATION OF SUPPLY AIR GRILLE (FIELD VERIFY AS BUILT)

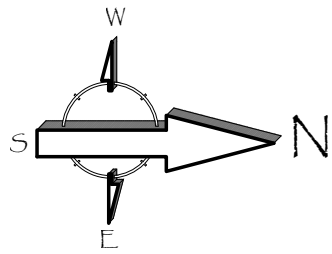
INDICATES EXHAUST FAN. FAN MUST PROVIDE 50 CFM (INTERMITTENT) OR 20 CFM (CONTINUOUS). THE EXHAUST AIR SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS. FAN TO BE ENERGY COMPLIANT, CONTROLLED BY HUMIDISTAT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.

EXTERIOR LIGHTING TO OPERATE FROM DUSK TO DAWN

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

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

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



Revisions

PLANNING COMMENTS

07-19-2024

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Project:

Duplex, ADU, & Garage at:
5313 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title:

Duplex:
Second Floor
Electrical Plan

Date:

12-03-2022

Scale:

1/4"=1'-0"

Project No.:

2234

Sheet:

E2

PROPOSED ELECTRICAL PLAN - NOTES

ELECTRICAL NOTES:
1. EXHAUST FANS
a. FANS AT BATHS, POWDER AND LAUNDRY TO PROVIDE A COMPLETE AIR CHANGE EVERY FIVE MINUTES (OPERABLE FROM LIGHT SWITCH). FAN SHALL BE MINIMUM 50 CFM
b. KITCHEN EXAHAUST FANS MUST BE ABLE TO PROVIDE 5 AIR CHANGES PER HOUR AND DUCTED TO THE EXTERIOR. KITCHEN EXAUST FAN SHALL BE MINIMUM 100 CFM
c. RESIDENTIAL EXHAUST FANS SHALL BE ENERGY STAR RATED AND SHALL BE CONTROLLED BY A HUMIDISTAT CAPABLE OF AN ADJUSTMENT BETWEEN 50 AND 80% HUMIDITY. CALGREEN 4.506.1 EXCEPTION. CONTROL BY A HUMIDISTAT IS NOT REQUIRED IF THE BATHROOM EXHAUST FAN IS ALSO THE DWELLING WHOLE HOUSE VENTILATION.
d. ALL FANS INSTALLED MUST MEET THE PRECEDING REQUIREMENTS AND MUST EITHER HAVE A MAX "SONE" RATING OF 1 FOR CONTINUOUS USE OR 3 FOR INTERMITENT USE.
2. PROVIDE ARC-FAULT CIRCUIT INTERRUPTER OUTLETS FOR ALL ROOMS AS DESCRIBED IN NEC 210-12
3. PROVIDE ADEQUATE CLEARANCES OF ELECTRICAL SERVICE DROP CONNECTORS (WIRES), (ART. 230-24 & ART. 680-8 NEC)
4. TAMPER RESISTANT RECEPITCALs ARE REQUIRED FOR ALL LLOCATION AS DESCRIBED IN 210.52. THIS ONLY APPLIES TO THE OUTLETS MODIFIED UNDER THIS PERMIT.
5. WEATHER RESISTANT TYPE RECEPTACALS ARE REQUIRED WHEN INSTALLED IN DAMP OR WET LOCATIONS (OUTSIDE)
6. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING AND BE EQUIPPED WITH BATTERY BACK-UP, PER SECTION R314
7. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE LARMS IN THE UNIT.
8. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING AND BE EQUIPPED WITH BATTERY BACK-UP, PER SECTION R315
9. WHEN MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE LARMS IN THE UNIT.
10. BATHROOM CIRCUITTING SHALL BE EITHER A 20 AMPERE CIRCUIT DEDICATED TO EACH BATHROOM OR ATLEAST ONE 20 AMPERE CIRCUIT SUPPLY ONLY BATHROOM RECEPTACLE OUTLETS PER CEC ART 210.11(C)3
11. RECEPTACLE OUTLETS LOCATIONS SHALL COMPLY WITH CEC ART. 210.52 (A)
LIGHTING REQUIREMENTS (TITLE 24)
1. NEW BATHROOMS, GARAGES, LAUNDRY ROOMS & UTILITY ROOMS- ALL LUMINAIRES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A MANUAL-ON OCCUPANT SENSOR.
2. OTHER NEW ROOMS- ALL LUMINAIRES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR OR DIMMER. CLOSETS THAT ARE LESS THAN 70 SQ. FT. ARE EXEMPT.
3. NEW OUTDOOR LIGHTING- ALL LUMINAIRES MOUNTED TO THE BUILDING SHALL BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A PHOTOCONTROL/ MOTION SENSOR.
4. NEW KITCHENS- AT LEAST HALF THE INSTALLED WATTAGE OF LUMINAIRES SHALL BE HIGH EFFICACY (I.E.,FLUORESCENT), THE ONES THAT ARE NOT MUST BE SWITCHED SEPARATELY.
5. ALL LIGHTS RECESSED INTO INSULATED CEILINGS MUST BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC) AND ARE CERTIFIED AIRTIGHT TO ASTM E283 AND LABELED AS AIRTIGHT (AT) TO LESS THAN 2.0 CFM @ 75 PASCALS.

ADDITIONAL NOTES CONT.

1. OUTDOOR LIGHTING SHALL COMPLY WITH TITLE 24, PART 6, OF THE CALIFORNIA CODE OF REGULATIONS: CALIFORNIA'S ENERGY EFFICIENCY STANDARDS FOR RESIDENTIAL AND NON-RESIDENTIAL BUILDINGS.
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ADDITIONAL NOTES

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

-IN EACH SLEEPING ROOM
-OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
-ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL, PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL
-SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PERVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION.
(2019 CRC R314.3)
2. SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034 (2019 CRC R314.1.1)
3. CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 (CRC R315.1.1)
4. CARBON MONOXIDE ALARMS IN DWELLING UNITS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTRUCTIONS IN THE FOLLOWING LOCATIONS:

-OUTSIDE OF EACH SEPARATE SLEEPING ARE IN THE IMMEDIATE VICINITY OF THE BEDROOMS
-ON EVERY OCCUPIABLE LEVEL OF A DWELLING UNIT, INCLUDING BASEMENTS
-WHERE A FUEL BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.
5. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR PROVIDING AUTOMATIC-OFF FUNCTIONALITY. IF AN OCCUPANT SENSOR IS INSTALLED, IT SHALL BE UNDER SECTION 150.0 (k)2C. (2019 CEC 150.0k.2.i)
6. ARC-FAULT CIRCUIT INTERRUPTER PROTECTION SHALL BE PROVIDED AS REQUIRED IN 210.12 (A) DWELLING UNITS, (B) DORMITORY ROOMS AND (C) GUEST ROOMS AND GUEST SUITES. (2019 CEC 210.12)
7. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15- AND 20- AMPERE OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. CEC 210.12(8)

PROPOSED ELECTRICAL - SYMBOL LEGEND

⌀

DUPLEX OUTLET

⌀

4-PLEX OUTLET

⌀_{GFI}

GFI-PROTECTED DUPLEX OUTLET

⌀_{GFCI}

GFCI-PROTECTED DUPLEX OUTLET

⌀_{W.P.}

WATERPROOF, GFI-PROTECTED OUTLET 208V (240V)

⌀₂₄₀

WATERPROOF, GFI-PROTECTED 208V (240V) OUTLET

⌀_{40 W.P.}

WATERPROOF, GFI-PROTECTED 208V (240V) OUTLET

SP

INDICATES SUB-PANEL

☐

VAPOR PROOF LIGHT (SUITABLE FOR WET LOCATION)

—

FLUORESCENT SURFACE MOUNT FIXTURE

SD

SMOKE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED

CM

CARBON MONOXIDE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED

CEILING FAN

⌀

CEILING OUTLET

§

SWITCH

§

3-WAY SWITCH

§

4-WAY SWITCH

§

DIMMER SWITCH

☐

PUSHBUTTON

☐

DOOR CHIME

☐

LED RECESSED LIGHTING

⌀_{VAC}

VACANCY SENSOR SWITCH

⌀

INCANDESCENT PENDANT LIGHT

⊙

INCANDESCENT LIGHT

☐

ELECTRIC GARAGE DOOR OPENER

☐

TELEVISION OUTLET

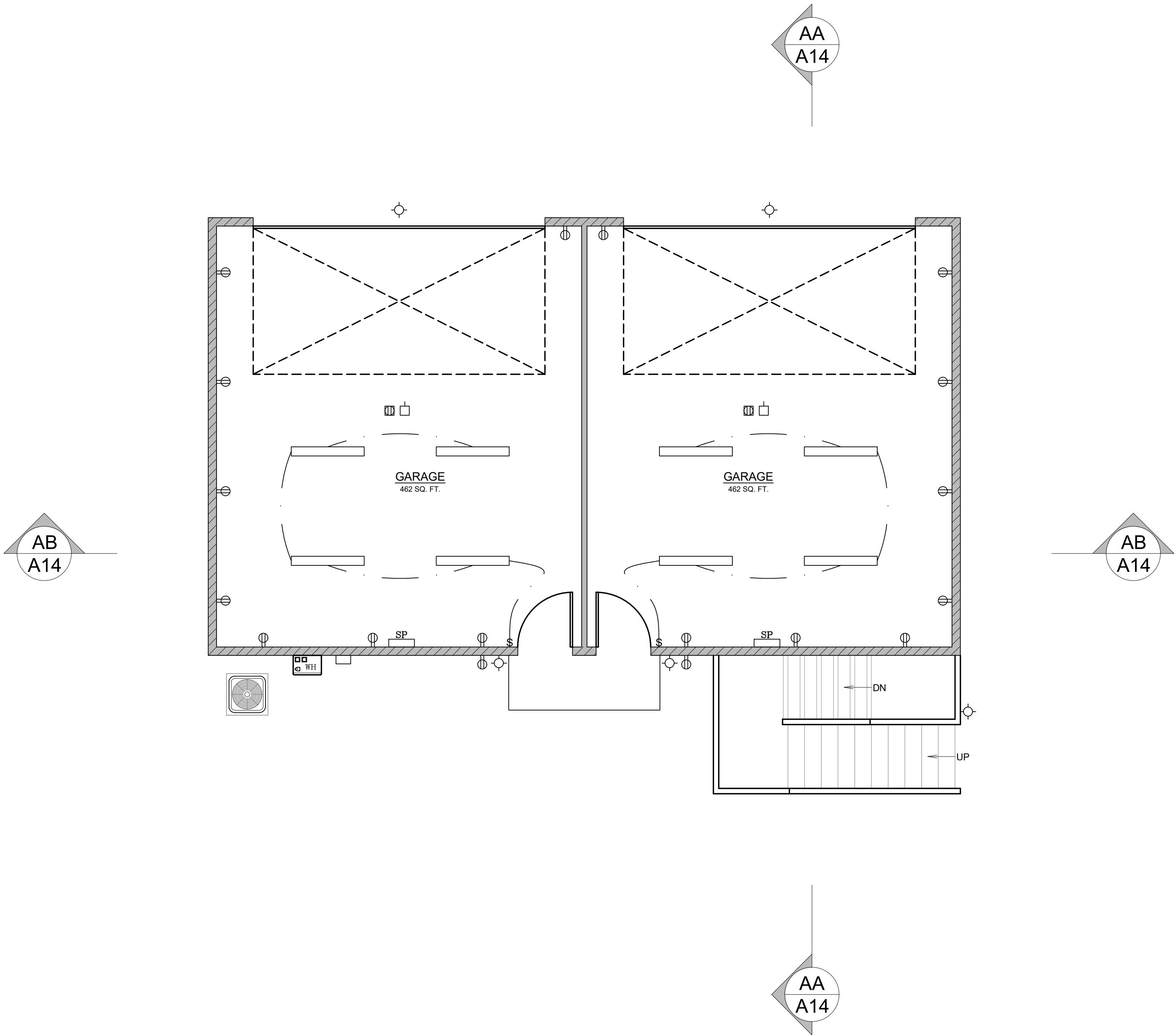
IDEAL LOCATION OF RETURN AIR GRILLE (FIELD VERIFY AS BUILT)

IDEAL LOCATION OF SUPPLY AIR GRILLE (FIELD VERIFY AS BUILT)

INDICATES EXHAUST FAN. FAN MUST PROVIDE 50 CFM (INTERMITTENT) OR 20 CFM (CONTINUOUS). THE EXHAUST AIR SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS. FAN TO BE ENERGY COMPLIANT. CONTROLLED BY HUMIDISTAT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.

EXTERIOR LIGHTING TO OPERATE FROM DUSK TO DAWN

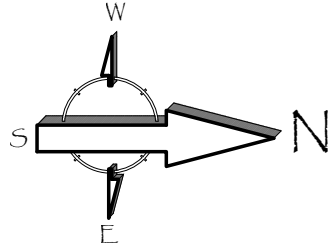
ADU / GARAGE: FIRST FLOOR ELECTRICAL PLAN



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

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

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



Revisions

PLANNING COMMENTS		07-19-2024
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	-	
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	-	
	-	

Project:

Responsible Designer:

Title:
*ADU / Garage:
First Floor
Electrical Plan*

Date:
12-03-2022
Scale:
1/4"=1'-0"
Project No.:
2234
Sheet:
E3

PROPOSED ELECTRICAL PLAN - NOTES

ELECTRICAL NOTES:

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d. ALL FANS INSTALLED MUST MEET THE PRECEDING REQUIREMENTS AND MUST EITHER HAVE A MAX "SONE" RATING OF 1 FOR CONTINUOUS USE OR 3 FOR INTERMITENT USE.

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3. PROVIDE ADEQUATE CLEARANCES OF ELECTRICAL SERVICE DROP CONNECTORS (WIRES), (ART. 230-24 & ART. 680-8 NEC)

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5. WEATHER RESISTANT TYPE RECEPICALS ARE REQUIRED WHEN INSTALLED IN DAMP OR WET LOCATIONS (OUTSIDE)

6. SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING AND BE EQUIPPED WITH BATTERY BACK-UP, PER SECTION R314

7. WHEN MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE LARMS IN THE UNIT.

8. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM BUILDING WIRING AND BE EQUIPPED WITH BATTERY BACK-UP, PER SECTION R315

9. WHEN MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE LARMS IN THE UNIT.

10. BATHROOM CIRCUITING SHALL BE EITHER A 20 AMPERE CIRCUIT DEDICATED TO EACH BATHROOM OR ATLEAST ONE 20 AMPERE CIRCUIT SUPPLY ONLY BATHROOM RECEPTACLE OUTLETS PER CEC ART 210.11(C)3

11. RECEPTACLE OUTLETS LOCATIONS SHALL COMPLY WITH CEC ART. 210.52 (A)

LIGHTING REQUIREMENTS (TITLE 24)

1. NEW BATHROOMS, GARAGES, LAUNDRY ROOMS & UTILITY ROOMS- ALL LUMINAIRES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A MANUAL-ON OCCUPANT SENSOR.

2. OTHER NEW ROOMS- ALL LUMINAIRES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR OR DIMMER. CLOSETS THAT ARE LESS THAN 70 SQ. FT. ARE EXEMPT.

3. NEW OUTDOOR LIGHTING- ALL LUMINAIRES MOUNTED TO THE BUILDING SHALL BE HIGH EFFICACY OR SHALL BE CONTROLLED BY A PHOTOCONTROL/ MOTION SENSOR.

4. NEW KITCHENS- AT LEAST HALF THE INSTALLED WATTAGE OF LUMINAIRES SHALL BE HIGH EFFICACY (I.E.,FLUORESCENT), THE ONES THAT ARE NOT MUST BE SWITCHED SEPARATELY.

5. ALL LIGHTS RECESSED INTO INSULATED CEILINGS MUST BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC) AND ARE CERTIFIED AIRTIGHT TO ASTM E283 AND LABELED AS AIRTIGHT (AT) TO LESS THAN 2.0 CFM @ 75 PASCALS.

ADDITIONAL NOTES CONT.

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

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

3. ALL OUTDOOR LIGHTING INSTRUMENTS SHALL BE ON A DEDICATED CIRCUIT AND OPERATE FROM DUSK TO DAWN.

4. ROLL-UP OVERHEAD GARAGE DOORS SHALL BE INSTALLED AND BE CAPABLE OF BEING OPENED REMOTELY BY A HANDHELD CONTROLLER OR AN INTERNET BASED SYSTEM. THE GARAGE DOOR SYSTEM SHALL INCLUDE A GARAGE LIGHT WHICH IS ACTIVATED ANYTIME A REMOTE CONTROLLER IS ACTIVATED TO OPEN THE DOOR.

ADDITIONAL NOTES

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

-IN EACH SLEEPING ROOM

-OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS

-ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL, PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.

-SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PERVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY THIS SECTION. (2019 CRC R314.3)

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

3. CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034 (CRC R315.1.1)

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

-OUTSIDE OF EACH SEPARATE SLEEPING ARE IN THE IMMEDIATE VICINITY OF THE BEDROOMS

-ON EVERY OCCUPIABLE LEVEL OF A DWELLING UNIT, INCLUDING BASEMENTS

-WHERE A FUEL BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM.

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

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

7. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15- AND 20- AMPERE OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. CEC 210.12(8)

PROPOSED ELECTRICAL - SYMBOL LEGEND

⌀

DUPLEX OUTLET

⌀

4-PLEX OUTLET

⌀_{GFI}

GFI-PROTECTED DUPLEX OUTLET

⌀_{GFCI}

GFCI-PROTECTED DUPLEX OUTLET

⌀_{W.P.}

WATERPROOF, GFI-PROTECTED OUTLET 208V (240V) OUTLET

⌀₂₄₀

WATERPROOF, GFI-PROTECTED 208V (240V) OUTLET

⌀_{40 W.P.}

WATERPROOF, GFI-PROTECTED 208V (240V) OUTLET

SP

INDICATES SUB-PANEL

☐

VAPOR PROOF LIGHT (SUITABLE FOR WET LOCATION)

—

FLUORESCENT SURFACE MOUNT FIXTURE

SD

SMOKE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED

CM

CARBON MONOXIDE DETECTOR, HARDWIRED WITH A BATTERY BACKUP AND MUST BE INTERCONNECTED

CEILING FAN

⌬

CEILING OUTLET

§

SWITCH

§

3-WAY SWITCH

§

4-WAY SWITCH

⌂

DIMMER SWITCH

⇨

PUSHBUTTON

☐

DOOR CHIME

☐

LED RECESSED LIGHTING

⌀_{VAC}

VACANCY SENSOR SWITCH

⌀

INCANDESCENT PENDANT LIGHT

⊙

WALL MOUNTED INCANDESCENT LIGHT

⏻

ELECTRIC GARAGE DOOR OPENER

⌬

TELEVISION OUTLET

IDEAL LOCATION OF RETURN AIR GRILLE (FIELD VERIFY AS BUILT)

IDEAL LOCATION OF SUPPLY AIR GRILLE (FIELD VERIFY AS BUILT)

INDICATES EXHAUST FAN. FAN MUST PROVIDE 50 CFM (INTERMITTENT) OR 20 CFM (CONTINUOUS). THE EXHAUST AIR SHALL BE EXHAUSTED DIRECTLY TO THE OUTDOORS. FAN TO BE ENERGY COMPLIANT. CONTROLLED BY HUMIDISTAT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING.

EXTERIOR LIGHTING TO OPERATE FROM DUSK TO DAWN

ADU / GARAGE: SECOND FLOOR ELECTRICAL PLAN

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

NEW 2x4 STUD WALL

NEW 2x6 STUD WALL

NEW PARTIAL HEIGHT WALL

SD

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

CM

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

Revisions

PLANNING COMMENTS

07-19-2024

-

-

-

-

-

-

-

-

Project: Duplex, ADU, & Garage at:
5313 S. Saviers Road
Oxnard, California 93033

Responsible Designer:

Jimmy Bermejo

Title:
ADU / Garage:
Second Floor
Electrical Plan

Date:
12-03-2022

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

Project No.:
2234

Sheet:
E4

E:\Diamond Design Projects\2022\2234 - Saviers Duplex & ADU\Architectural\2024 Saviers dwg files\07-19-2024\0313 Saviers Residence Plans.dwg, E4- ADU Second Floor Elect. Plan, 7/24/2024 12:10:45 AM, Jimmy

Revisions

PLANNING COMMENTS 07-19-2024



Duplex, ADU, & Garage at:
5313 S. Saviers Road
Oxnard, California 93033

Project:

Responsible Designer:


Jimmy Bermejo

Title:

ADU
Title 24 -
Certificates of
Compliance

Date:

12-03-2022

Scale:

1/4"=1'-0"

Project No.:

2234

Sheet:

EC1

CERTIFICATE OF COMPLIANCE

Project Name: Saviers Accessory Dwelling Unit

Calculation Date/Time: 2022-12-03T09:50:51-08:00

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Input File Name: Saviers (5305) ADU.rbd19x

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

WATER HEATING - HERS VERIFICATION

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

SPACE CONDITIONING SYSTEMS

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

HVAC - HEATING UNIT TYPES

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

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Schema Version: rev 20200901

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

HVAC COOLING - HERS VERIFICATION

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

HVAC - DISTRIBUTION SYSTEMS

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

HVAC DISTRIBUTION - HERS VERIFICATION

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

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

HVAC FAN SYSTEMS - HERS VERIFICATION

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

IAQ (INDOOR AIR QUALITY) FANS

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

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REQUIRED SPECIAL FEATURES

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

• NO SPECIAL FEATURES REQUIRED

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

Building-level Verifications:

- Quality Insulation installation (QII)
- Indoor air quality ventilation
- Kitchen range hood

Cooling System Verifications:

- Minimum Airflow
- Verified Refrigerant Charge
- Fan Efficacy Watts/CFM

Heating System Verifications:

- None

HVAC Distribution System Verifications:

- Duct leakage testing
- Domestic Hot Water System Verifications
- None

BUILDING - FEATURES INFORMATION

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

ZONE INFORMATION

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

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

ATTIC

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

FENESTRATION / GLAZING

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

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01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-20 Wall	Exterior Walls	Wood Framed Wall	2x6 @ 16 in. O. C.	R-21	None / None	0.069	Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 3 Coat Stucco
Attic RoofZone 1	Attic Roofs	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-0	None / None	0.644	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/sheathing/decking Cavity / Frame: no Insul. / 2x4
R-30 Roof Attic	Ceilings (below attic)	Wood Framed Ceiling	2x4 @ 24 in. O. C.	R-30	None / None	0.032	Over Ceiling Joists: R-20.9 Insul. Cavity / Frame: R-8.2 / 2x4 Inside Finish: Gypsum board
R-19 Floor No Crawlspace	Exterior Floors	Wood Framed Floor	2x10 @ 16 in. O. C.	R-19	None / None	0.047	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x10

BUILDING ENVELOPE - HERS VERIFICATION

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

WATER HEATING SYSTEMS

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

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

COMPLIANCE RESULTS

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

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

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

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CA Building Energy Efficiency Standards - 2019 Residential Compliance

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CERTIFICATE OF COMPLIANCE

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ENERGY DESIGN RATING				
	Energy Design Ratings		Compliance Margins	
	Efficiency ¹ (EDR)	Total ² (EDR)	Efficiency ¹ (EDR)	Total ² (EDR)
Standard Design	59.6	27.7		
Proposed Design	59.1	27.2	0.5	0.5
RESULT: ³ COMPLIES				
1: Efficiency EDR includes improvements to the building envelope and more efficient equipment. 2: Total EDR includes efficiency and demand response measures such as photovoltaic (PV) systems and batteries 3: Building complies when efficiency and total compliance margins are greater than or equal to zero				
• Standard Design PV Capacity: 2.41 kWdc • PV System resized to 2.41 kWdc (a factor of 2.405) to achieve "Standard Design PV" PV scaling				

ENERGY USE SUMMARY

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

REQUIRED PV SYSTEMS - SIMPLIFIED

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

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

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

HERS Provider: CalCERTS Inc.

CA Building Energy Efficiency Standards - 2019 Residential Compliance

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Schema Version: rev 20200901

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HOME ENERGY RATING SYSTEM (HERS) VERIFICATION INSPECTIONS

HOME ENERGY RATING SYSTEM (HERS) VERIFICATION INSPECTIONS:

BUILDING-LEVEL VERIFICATIONS:

- (QII) QUALITY INSULATION INSTALLATION
- INDOOR AIR QUALITY VENTILATION
- KITCHEN RANGE HOOD

COOLING SYSTEM VERIFICATION:

- MINIMUM AIRFLOW
- VERIFY REFRIGERANT CHARGE
- FAN EFFICACY WATT

HEATING SYSTEM VERIFICATION:

- NONE---

HVAC-DISTRIBUTION SYSTEM VERIFICATIONS:

- DUCT LEAKAGE TESTING

DOMESTIC HOT WATER SYSTEM VERIFICATIONS:

- NONE---

SEE "HERS FEATURE SUMMARY" SECTION ON PAGE 3 of 9 OF REPORT AND EC1 SHEET.

INSULATION AND WINDOW REQUIREMENTS:

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

ADDITIONAL NOTES:

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

Revisions

PLANNING COMMENTS 07-19-2024



Duplex, ADU, & Garage at:
5313 S. Saviers Road
Oxnard, California 93033

Project:

Responsible Designer:



Jimmy Bermejo

Title:

DUPLEX
*Title 24 -
Certificates of
Compliance*

Date:

12-03-2022

Scale:

1/4"=1'-0"

Project No.:

2234

Sheet:

EC3

CERTIFICATE OF COMPLIANCE

Project Name: Saviers Residence Duplex
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2022-12-03T10:54:17-08:00
Input File Name: Saviers (5305) Duplex.rbd19x

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

BUILDING ENVELOPE - HERS VERIFICATION

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

WATER HEATING SYSTEMS

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

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CA Building Energy Efficiency Standards - 2019 Residential Compliance

Registration Date/Time: 2022-12-03 10:57:01
Report Version: 2019.2.000
Schema Version: rev 20200901

HERS Provider: CalCERTS Inc.
Report Generated: 2022-12-03 10:55:18

CERTIFICATE OF COMPLIANCE

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

WATER HEATING - HERS VERIFICATION

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

SPACE CONDITIONING SYSTEMS

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

HVAC - HEATING UNIT TYPES

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

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HVAC - COOLING UNIT TYPES

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

HVAC COOLING - HERS VERIFICATION

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

HVAC - DISTRIBUTION SYSTEMS

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

HVAC DISTRIBUTION - HERS VERIFICATION

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

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REQUIRED SPECIAL FEATURES

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

- Insulation below roof deck

HERS FEATURE SUMMARY

The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

Building-level Verifications:

- Quality Insulation Installation (QII)
- Indoor air quality ventilation
- Kitchen range hood

Cooling System Verifications:

- Minimum Airflow
- Verified Refrigerant Charge
- Fan Efficacy Watts/CFM

Heating System Verifications:

- None

HVAC Distribution System Verifications:

- Duct leakage testing

Domestic Hot Water System Verifications:

- None

BUILDING - FEATURES INFORMATION

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

ZONE INFORMATION

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

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OPAQUE SURFACES

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

ATTIC

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

FENESTRATION / GLAZING

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

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FENESTRATION / GLAZING

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

SLAB FLOORS

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

OPAQUE SURFACE CONSTRUCTIONS

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

Registration Number: 222-P0102334158-000-000-0000000-0000
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GENERAL INFORMATION

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

COMPLIANCE RESULTS

01	02	03
Building Complies with Computer Performance	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.	This building incorporates one or more Special Features shown below

Registration Number: 222-P0102334158-000-000-0000000-0000
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ENERGY DESIGN RATING

	Energy Design Ratings		Compliance Margins	
	Efficiency¹ (EDR)	Total² (EDR)	Efficiency¹ (EDR)	Total² (EDR)
Standard Design	46.5	22.9		
Proposed Design	45.8	22.2	0.7	0.7

RESULT: ³ COMPLIES

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

- Standard Design PV Capacity: 2.72 kWdc
- PV System resized to 2.72 kWdc (a factor of 2.7139) to achieve 'Standard Design PV' PV scaling

ENERGY USE SUMMARY

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

REQUIRED PV SYSTEMS - SIMPLIFIED

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

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HOME ENERGY RATING SYSTEM (HERS) VERIFICATION INSPECTIONS

HOME ENERGY RATING SYSTEM (HERS) VERIFICATION INSPECTIONS:

BUILDING-LEVEL VERIFICATIONS:

- (QII) QUALITY INSULATION INSTALLATION
- INDOOR AIR QUALITY VENTILATION
- KITCHEN RANGE HOOD

COOLING SYSTEM VERIFICATION:

- MINIMUM AIRFLOW
- REFRIGERANT CHARGE VERIFICATION
- FAN EFFICACY WATT

HEATING SYSTEM VERIFICATION:

- NONE---

HVAC-DISTRIBUTION SYSTEM VERIFICATIONS:

- DUCT LEAKAGE TESTING

DOMESTIC HOT WATER SYSTEM VERIFICATIONS:

- NONE---

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

INSULATION AND WINDOW REQUIREMENTS:

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

ADDITIONAL NOTES:

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

| <div><div><div><div><div><div></div></div></div><div><div><div></div></div></div></div></div><div>2019 Low-Rise Residential Mandatory Measures Summary</div></div>

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| <div><div><div><div><div><div></div><div>§ 150.0(h)3A:</div></div></div></div><div><div><div></div><div>Interior Switches and Controls.</div></div><div><div></div><div>An energy management control system (EMCS) may be used to comply with control requirements if it provides functionality of the specified control according to § 110.9, meets the Installation Certificate requirements of § 130.4, meets the EMCS requirements of § 130.6(e), and meets all other requirements in § 150.0(k).</div></div></div><div><div><div></div><div>§ 150.0(h)3B:</div></div><div><div></div><div>Interior Switches and Controls.</div></div><div><div></div><div>A multistep 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).</div></div></div><div><div><div></div><div>§ 150.0(h)3C:</div></div><div><div></div><div>Interior Switches and Controls.</div></div><div><div></div><div>In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces must be controlled by an occupant sensor or a vacancy sensor providing automatic off-functionality. If an occupant sensor is installed, it must be initially configured to manual operation using the manual control required under Section 150.0(k)(2).</div></div></div><div><div><div></div><div>§ 150.0(h)3D:</div></div><div><div></div><div>Interior Switches and Controls.</div></div><div><div></div><div>Luminaires that are on certain light sources that meet Reference Joint Appendix JAB requirements for dimming, and that are not controlled by occupancy or vacancy sensors, must have dimming controls.</div></div></div><div><div><div></div><div>§ 150.0(h)3E:</div></div><div><div></div><div>Interior Switches and Controls.</div></div><div><div></div><div>Under cabinet lighting must be controlled separately from ceiling-installed lighting systems.</div></div></div><div><div><div></div><div>§ 150.0(h)3F:</div></div><div><div></div><div>Residential Outdoor Lighting.</div></div><div><div></div><div>For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in Item § 150.0(h)3A (ON and OFF switch) and the requirements in either § 150.0(h)3A (photocell) or either a motion sensor or automatic time switch (ON and OFF switch) (astronomical time clock), or an EMCS.</div></div></div><div><div><div></div><div>§ 150.0(h)3G:</div></div><div><div></div><div>Residential Outdoor Lighting.</div></div><div><div></div><div>For low-rise residential buildings with four or more dwelling units, outdoor lighting for private patios, entrances, balconies, and porches, and residential parking lots and carports with less than eight vehicles per site must comply with either § 150.0(h)3A or with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.</div></div></div><div><div><div></div><div>§ 150.0(h)3H:</div></div><div><div></div><div>Residential Outdoor Lighting.</div></div><div><div></div><div>For low-rise residential buildings with four or more dwelling units, any outdoor lighting for residential parking lots or carports with a total of eight or more vehicles per site and any outdoor lighting not regulated by § 150.0(h)3B or § 150.0(h)3D must comply with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7 and 141.0.</div></div></div><div><div><div></div><div>§ 150.0(h)3I:</div></div><div><div></div><div>Internally Illuminated Address Signs.</div></div><div><div></div><div>Internally illuminated address signs must comply with § 140.8, or must consume no more than 5 watts of power as determined according to § 130.0(c).</div></div></div><div><div><div></div><div>§ 150.0(h)3J:</div></div><div><div></div><div>Residential Garages for Eight or More Vehicles.</div></div><div><div></div><div>Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in Sections 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.</div></div></div><div><div><div></div><div>§ 150.0(h)3K:</div></div><div><div></div><div>Interior Common Areas of Low-Rise Multifamily Residential Buildings.</div></div><div><div></div><div>In a low-rise multifamily residential building where the total interior common area in a single building equals 20 percent or less of the floor area, permanently installed lighting for the interior common areas in that building must be comply with Title 150.0-A and be controlled by an occupant sensor.</div></div></div><div><div><div></div><div>§ 150.0(h)3L:</div></div><div><div></div><div>Interior Common Areas of Low-Rise Multifamily Residential Buildings.</div></div><div><div></div><div>In a low-rise multifamily residential building where the total interior common area in a single building equals more than 20 percent of the floor area, permanently installed lighting for the interior common areas in that building must:</div></div></div><div><div><div></div><div>i. Comply with the applicable requirements in Sections 110.9, 130.0, 130.1, 140.6 and 141.0; and</div></div><div><div></div><div>ii. Lighting installed in corridors and stairwells must be controlled by occupant sensors that reduce the lighting power in each space by at least 50 percent. The occupant sensors must be capable of turning the light fully on and off from all designated paths of ingress and egress.</div></div></div><div><div><div></div><div>§ 150.0(h)3M:</div></div><div><div></div><div>Solar Ready Buildings.</div></div><div><div></div><div>Single-Family Residences. Single family residences located in subdivisions with 10 or more single family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which does not have a photovoltaic system installed, must comply with the requirements of § 110.10(b) through § 110.10(d).</div></div></div><div><div><div></div><div>§ 110.10(a)(2):</div></div><div><div></div><div>Low-Rise Multifamily Buildings. Low-rise multi-family buildings that do not have a photovoltaic system installed must comply with the requirements of § 110.10(b) through § 110.10(d).</div></div></div><div><div><div></div><div>§ 110.10(b)(1):</div></div><div><div></div><div>Minimum Solar Zone Area. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet. For low-rise multi-family buildings the solar zone must be located on the roof or overhang of the building, or on the roof or overhang of another structure located within 250 feet of the building, or on covered parking installed with the building project, and have a total area no less than 15 percent of the total roof area of the building excluding any skylight area. The solar zone requirement is applicable to the entire building, including mixed occupancy.</div></div></div><div><div><div></div><div>§ 110.10(b)(2):</div></div><div><div></div><div>Admittance. All sections of the solar zone located on steep-sloped roofs must be oriented between 90 degrees and 300 degrees of true north.</div></div></div><div><div><div></div><div>§ 110.10(b)(3A):</div></div><div><div></div><div>Shading. The solar zone must not contain any obstructions, including but not limited to: vents,
chimneys, architectural features, and roof-mounted equipment.</div></div></div><div><div><div></div><div>§ 110.10(b)(3B):</div></div><div><div></div><div>Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the distance, measured in the horizontal plane, of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.</div></div></div><div><div><div></div><div>§ 110.10(b)(4):</div></div><div><div></div><div>Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.</div></div></div><div><div><div></div><div>§ 110.10(c):</div></div><div><div></div><div>Interconnection Pathways. The construction documents must indicate a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service, and for single family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system. Documentation. A copy of the construction documents or a comparable document indicating the information from § 110.10(b) through § 110.10(c) must be provided to the occupant.</div></div></div><div><div><div></div><div>§ 110.10(d):</div></div><div><div></div><div>Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps.</div></div></div><div><div><div></div><div>§ 110.10(e)(2):</div></div><div><div></div><div>Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric".</div></div></div></div></div> <div data-bbox="677 143 1248 932" data-label="Table"><table><tr><th><div><div><div><div><div><div></div></div></div><div><div><div></div></div></div></div></div><div>2019 Low-Rise Residential Mandatory Measures Summary</div></div></th></tr><tr><td><div><div><div><div><div><div></div><div>§ 150.0(h)3A:</div></div></div><div><div><div></div><div>Cleanliness.</div></div><div><div></div><div>Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.</div></div></div><div><div><div></div><div>§ 150.0(h)3B:</div></div><div><div></div><div>Liquid Line Driv. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.</div></div></div><div><div><div></div><div>§ 150.0(h)3C:</div></div><div><div></div><div>Storage Tank Insulation.</div></div><div><div></div><div>Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have a minimum of R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.</div></div></div><div><div><div></div><div>§ 150.0(h)3D:</div></div><div><div></div><div>Water Piping, Solar Water-Heating System Piping, and Space Conditioning System Line Insulation.</div></div><div><div></div><div>All domestic hot water piping must be insulated as specified in Section 603.11.6 of the California Plumbing Code. In addition, the following piping conditions must have a minimum insulation wall thickness of one inch or a minimum insulation R-value of 7.7: the first five feet of cold water pipes from the storage tank; all hot water piping with a nominal water supply equal to or greater than 3/4 inch and less than one inch; all hot water piping with a nominal diameter less than 3/4 inch that is associated with a domestic hot water recirculation system, from the heating source to storage tank or between tanks, buried below grade, and from the heating source to kitchen fixtures.</div></div></div><div><div><div></div><div>§ 150.0(h)3E:</div></div><div><div></div><div>Insulation Protection.</div></div><div><div></div><div>Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required in Section 120.3(b). Insulation exposed to weather must be water resistant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant piping located outside the conditioned space must include, or be protected by, a Class I vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-creatable casing or sleeve.</div></div></div><div><div><div></div><div>§ 150.0(h)3F:</div></div><div><div></div><div>Gas or Propane Water Heating Systems.</div></div><div><div></div><div>Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: A dedicated 125 volt, 20 amp electrical receptacle connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit, within three feet of the water heater without obstruction. Both ends of the unused conductor must be labeled with the word "spare" and be electrically isolated. Have a reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words "Future 240V Use," a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than two inches higher than the base of the water heater, and allows natural draining without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu per hour.</div></div></div><div><div><div></div><div>§ 150.0(h)3G:</div></div><div><div></div><div>Recirculating Loops.</div></div><div><div></div><div>Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)(5).</div></div></div><div><div><div></div><div>§ 150.0(h)3H:</div></div><div><div></div><div>Solar Water-Heating Systems.</div></div><div><div></div><div>Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the Executive Director.</div></div></div><div><div><div></div><div>§ 150.0(h)3I:</div></div><div><div></div><div>Ducts and Fans Measures:</div></div><div><div></div><div>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.</div></div></div><div><div><div></div><div>§ 110.8(c)(3):</div></div><div><div></div><div>CMC Compliance. All air-distribution systems and plenums must meet the requirements of the CMC §§ 601.0, 602.0, 603.0, 604.0, 605.0 and ANSI/SMACNA-008 HVAC Duct Construction Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to a minimum installed level of R-6.0 or a minimum installed level of R-4.2 when ducts are entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3). (4.3.8). Portions of the duct system completely exposed and surrounded by directly conditioned space are not required to be insulated. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B in accordance with the requirements of UL 723. If mastic or tape is used, 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 to convey conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and
support platforms must not be compressed to cause reductions in the cross-sectional area.</div></div></div><div><div><div></div><div>§ 150.0(h)3J:</div></div><div><div></div><div>Factory-Fabricated Duct Systems.</div></div><div><div></div><div>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 duct black rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.</div></div></div><div><div><div></div><div>§ 150.0(h)3K:</div></div><div><div></div><div>Field-Fabricated Duct Systems.</div></div><div><div></div><div>Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.</div></div></div><div><div><div></div><div>§ 150.0(h)3L:</div></div><div><div></div><div>Backdraft Damper. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.</div></div></div><div><div><div></div><div>§ 150.0(h)3M:</div></div><div><div></div><div>Gravity Ventilation Dampers.</div></div><div><div></div><div>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.</div></div></div><div><div><div></div><div>§ 150.0(h)3N:</div></div><div><div></div><div>Protection of Insulation.</div></div><div><div></div><div>Insulation must be protected from damage, sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic coating. Cellular foam insulation must be protected as above or painted with a coating that is water resistant and provides shielding from solar radiation.</div></div></div><div><div><div></div><div>§ 150.0(h)3O:</div></div><div><div></div><div>Porous Inner Core Flex Duct.</div></div><div><div></div><div>Porous inner core flex ducts must have a non-porous layer between the inner core and outer vapor barrier.</div></div></div><div><div><div></div><div>§ 150.0(h)3P:</div></div><div><div></div><div>Duct System Sealing and Leakage Test.</div></div><div><div></div><div>When space conditioning systems use forced air duct systems to supply conditioned air to an occupied space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with § 150.0(m)1 and Reference Residential Appendix RA3.</div></div></div><div><div><div></div><div>§ 150.0(h)3Q:</div></div><div><div></div><div>Air Filtration.</div></div><div><div></div><div>Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if rated per Equation 150.0-A. Pressure drops and labeling must meet the requirements of § 150.0(m)12. Filters must be accessible for regular service.</div></div></div><div><div><div></div><div>§ 150.0(h)3R:</div></div><div><div></div><div>Space Conditioning System Airflow Rate and Fan Efficiency.</div></div><div><div></div><div>Space conditioning systems that use ducts to supply cooling must have a total for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be a 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficiency of 0.46 for gas furnace air handlers and 0.36 watt per CFM for all others. Small duct high velocity systems must provide an airflow 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficiency of 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3.</div></div></div><div><div><div></div><div>§ 150.0(h)3S:</div></div><div><div></div><div>Ducts and Fans Measures:</div></div><div><div></div><div>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.</div></div></div><div><div><div></div><div>§ 110.8(c)(3):</div></div><div><div></div><div>CMC Compliance. All air-distribution systems and plenums must meet the requirements of the CMC §§ 601.0, 602.0, 603.0, 604.0, 605.0 and ANSI/SMACNA-008 HVAC Duct Construction Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to a minimum installed level of R-6.0 or a minimum installed level of R-4.2 when ducts are entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3). (4.3.8). Portions of the duct system completely exposed and surrounded by directly conditioned space are not required to be insulated. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B in accordance with the requirements of UL 723. If mastic or tape is used, 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 to convey conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms must not be compressed to cause reductions in the cross-sectional area.</div></div></div><div><div><div></div><div>§ 150.0(h)3J:</div></div><div><div></div><div>Factory-Fabricated Duct Systems.</div></div><div><div></div><div>Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures. 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Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.</div></div></div><div><div><div></div><div>§ 150.0(h)3C:</div></div><div><div></div><div>Storage Tank Insulation.</div></div><div><div></div><div>Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have a minimum of R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.</div></div></div><div><div><div></div><div>§ 150.0(h)3D:</div></div><div><div></div><div>Water Piping, Solar Water-Heating System Piping, and Space Conditioning System Line Insulation.</div></div><div><div></div><div>All domestic hot water piping must be insulated as specified in Section 603.11.6 of the California Plumbing Code. In addition, the following piping conditions must have a minimum insulation wall thickness of one inch or a minimum insulation R-value of 7.7: the first five feet of cold water pipes from the storage tank; all hot water piping with a nominal water supply equal to or greater than 3/4 inch and less than one inch; all hot water piping with a nominal diameter less than 3/4 inch that is associated with a domestic hot water recirculation system, from the heating source to storage tank or between tanks, buried below grade, and from the heating source to kitchen fixtures.</div></div></div><div><div><div></div><div>§ 150.0(h)3E:</div></div><div><div></div><div>Insulation Protection.</div></div><div><div></div><div>Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required in Section 120.3(b). Insulation exposed to weather must be water resistant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant piping located outside the conditioned space must include, or be protected by, a Class I vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-creatable casing or sleeve.</div></div></div><div><div><div></div><div>§ 150.0(h)3F:</div></div><div><div></div><div>Gas or Propane Water Heating Systems.</div></div><div><div></div><div>Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: A dedicated 125 volt, 20 amp electrical receptacle connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit, within three feet of the water heater without obstruction. Both ends of the unused conductor must be labeled with the word "spare" and be electrically isolated. Have a reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words "Future 240V Use," a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than two inches higher than the base of the water heater, and allows natural draining without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu per hour.</div></div></div><div><div><div></div><div>§ 150.0(h)3G:</div></div><div><div></div><div>Recirculating Loops.</div></div><div><div></div><div>Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)(5).</div></div></div><div><div><div></div><div>§ 150.0(h)3H:</div></div><div><div></div><div>Solar Water-Heating Systems.</div></div><div><div></div><div>Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the Executive
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| <div><div><div><div><div><div></div><div>§ 150.0(h)3A:</div></div></div><div><div><div></div><div>Cleanliness.</div></div><div><div></div><div>Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.</div></div></div><div><div><div></div><div>§ 150.0(h)3B:</div></div><div><div></div><div>Liquid Line Driv. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.</div></div></div><div><div><div></div><div>§ 150.0(h)3C:</div></div><div><div></div><div>Storage Tank Insulation.</div></div><div><div></div><div>Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have a minimum of R-12 external insulation or R-16 internal insulation where the internal insulation R-value is indicated on the exterior of the tank.</div></div></div><div><div><div></div><div>§ 150.0(h)3D:</div></div><div><div></div><div>Water Piping, Solar Water-Heating System Piping, and Space Conditioning System Line Insulation.</div></div><div><div></div><div>All domestic hot water piping must be insulated as specified in Section 603.11.6 of the California Plumbing Code. In addition, the following piping conditions must have a minimum insulation wall thickness of one inch or a minimum insulation R-value of 7.7: the first five feet of cold water pipes from the storage tank; all hot water piping with a nominal water supply equal to or greater than 3/4 inch and less than one inch; all hot water piping with a nominal diameter less than 3/4 inch that is associated with a domestic hot water recirculation system, from the heating source to storage tank or between tanks, buried below grade, and from the heating source to kitchen fixtures.</div></div></div><div><div><div></div><div>§ 150.0(h)3E:</div></div><div><div></div><div>Insulation Protection.</div></div><div><div></div><div>Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required in Section 120.3(b). Insulation exposed to weather must be water resistant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant piping located outside the conditioned space must include, or be protected by, a Class I vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-creatable casing or sleeve.</div></div></div><div><div><div></div><div>§ 150.0(h)3F:</div></div><div><div></div><div>Gas or Propane Water Heating Systems.</div></div><div><div></div><div>Systems using gas or propane water heaters to serve individual dwelling units must include all of the following: A dedicated 125 volt, 20 amp electrical receptacle connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit, within three feet of the water heater without obstruction. Both ends of the unused conductor must be labeled with the word "spare" and be electrically isolated. Have a reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words "Future 240V Use," a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than two inches higher than the base of the water heater, and allows natural draining without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu per hour.</div></div></div><div><div><div></div><div>§ 150.0(h)3G:</div></div><div><div></div><div>Recirculating Loops.</div></div><div><div></div><div>Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c)(5).</div></div></div><div><div><div></div><div>§ 150.0(h)3H:</div></div><div><div></div><div>Solar Water-Heating Systems.</div></div><div><div></div><div>Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the Executive Director.</div></div></div><div><div><div></div><div>§ 150.0(h)3I:</div></div><div><div></div><div>Ducts and Fans Measures:</div></div><div><div></div><div>Ducts. 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GENERAL NOTES:

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

A. ALLOWABLE SOIL BEARING PRESSURE: 1500 PSF

7. MATERIAL REQUIREMENTS:

- A. CONCRETE: F'C = 2500 PSI AT 28 DAYS
NO SPECIAL INSPECTION REQUIRED
- B. CONCRETE BLOCK: ASTM C90 GRADE N-1 (NORMAL WEIGHT)
NO SPECIAL INSPECTION REQUIRED (f'm= 1500psi)
GROUT: f'c= 2,000 psi, MORTAR: f'c=1800psi
- C. REINFORCING STEEL: ASTM A615, #4 & SMALLER - GRADE 40,
#5 & LARGER - GRADE 60
- D. STRUCTURAL STEEL: ALL STRUCTURAL STEEL SHALL COMPLY WITH ASTM A36, TYP U.N.O., STRUCTURAL TUBES SHALL COMPLY WITH ASTM A500, GRADE B. STRUCTURAL PIPES SHALL COMPLY WITH ASTM A53, GRADE B.
- E. MACHINE BOLTS: ASTM A307
- F. ANCHOR BOLTS: ASTM A307
- G. TIMBER FASTENERS: SIMPSON STRONGTIE, USP STRUCTURAL CONNECTORS OR APPROVED EQUAL.
- H. SAWN TIMBER: ALL LUMBER SHALL BE GRADE MARKED, NO. 2 DOUGLAS FIR-LARCH OR BETTER, EXCEPT AS NOTED ON FRAMING NOTE 2 OR PLAN.
- I. GLU-LAMINATED BEAMS: ALL GLU-LAMINATED MEMBERS SHALL BE FAB-RICATED IN ACCORDANCE WITH BUILDING DEPT. STANDARDS. A CERTIFICATE OF INSPECTION IS TO BE SUBMITTED TO THE BUILDING DEPT. PRIOR TO ERECTION. ALL GLU-LAMINATED BEAMS SHALL BE 24F.
- J. LVL OR PSL LUMBER: Fb=2850 PSI, Fv=285 PSI, E=2,000,000 PSI (ESR-1387, ESR-1040 OR ESR 1225)
- K. I-JOISTS: TJI PRO SERIES BY TRUSS JOIST (ESR-1153)
BOISE CASCADE (ESR-1336) OR
PWI JOIST BY PACIFIC WOODTECH CORP (ESR-1225)
- L. PLYWOOD/OSB SHTG: U.S. PRODUCT STANDARD 2-10, APA
WALL: APA STRUCTURAL 1 RATED, EXPOSURE 1
ROOF: 3/4" CDX, (PSR-24/O), EXPOSURE 1
FLOOR: 3/4" T&G UNDERLAYMENT GRADE, (PSR-32/16)
- M. HARDY FRAME: ICC-ES NO. ESR-2089
- N. MECH ANCHORS: REFER TO 8/S1, TYPICAL.
- O. EPOXY ANCHORS: REFER TO 4/S1, TYPICAL
SPECIAL INSPECTION REQUIRED
A REPORT SHALL BE GIVEN TO THE BUILDING INSPECTOR AT FRAMING INSPECTION. REFER TO NOTE 10 ON 4/S1.

8. STRUCTURAL DESIGN LOADS:

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

FOUNDATION NOTES:

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

FRAMING NOTES:

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

SPECIAL INSPECTIONS

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

STRUCTURAL OBSERVATION PROGRAM

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

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

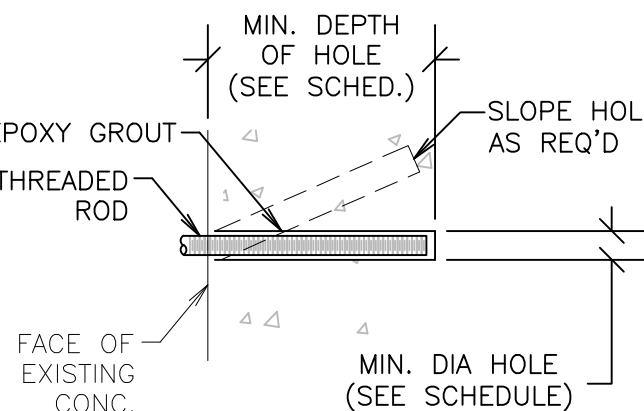
THE ENGINEER RESPONSIBLE FOR THE STRUCTURAL OBSERVATION, THE CONTRACTOR, AND APPROPRIATE SUBCONTRACTORS SHALL HOLD A PRE-CONSTRUCTION MEETING TO REVIEW THE DETAILS OF THE STRUCTURAL SYSTEM TO BE STRUCTURALLY OBSERVED.

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

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

PROCEDURE

1. DRILL HOLE OF PROPER DIAMETER AND DEPTH USING A CARBIDE TIPPED DRILL OR CORING BIT. AVOID ANY EXISTING REINFORCING STEEL BY RELOCATING HOLE SLIGHTLY.
2. CLEAN HOLE THOROUGHLY BY AIR PRESSURE.
3. MAKE SURE THAT HOLE IS DRY AND CLEAN BEFORE GROUTING.
4. PLACE EPOXY GROUT IN HOLE w/ CAULKING GUN OR SIMILAR EQUIPMENT STARTING AT BOTTOM, FILL HOLE APPROX. 3/4 FULL.
5. COAT DOWEL WITH SAME EPOXY GROUT AND INSERT INTO HOLE, FORCING MATERIAL AROUND THE SIDES OF THE BAR AND COMPLETELY FILLING ALL VOIDS.
6. PROVIDE SUPPORT FOR DOWEL BY TYING TO REBAR OR OTHER ELEMENT UNTIL GROUT HAS CURED.
7. EPOXY GROUT IN CMU SHALL BE SIMPSON SET EPOXY TIE (ESR 1772, LARR 25279), HILTI HIT-HY 150 MAX (ESR 1967, LARR 25881), AC108+ GOLD BY DEWALT (ESR 3200, LARR 26049)
8. EPOXY GROUT IN CONCRETE SHALL BE HIT-RE 500-SD BY HILTI CORP. (ESR 2322, LARR 25700), SIMPSON SET-XP (ESR-2508, LARR 03151) OR PURE110+ BY DEWALT (ICC ESR 3298, LARR 26035)
9. **SPECIAL INSPECTION REQUIRED**
10. SPECIAL INSPECTION IS REQUIRED FOR THE INSTALLATION OF EPOXY ADHESIVE ANCHORS. A REPORT SHALL BE GIVEN TO THE BUILDING INSPECTOR AT FRAMING INSPECTION.



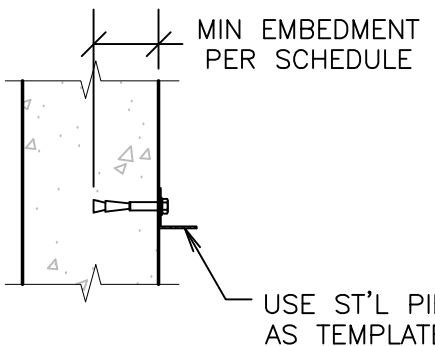
BAR SIZE	ROD SIZE	BIT	DIAM.	MIN. DEPTH
#3	-	1/2"	4"	
#4	1/2"	5/8"	5"	
#5	5/8"	3/4"	6"	
#6	3/4"	7/8"	7"	
-	7/8"	1"	8"	
-	1"	1-1/8"	9"	

TYPICAL EPOXY GROUTED DOWELS / ANCHORS

4

- DRILLED EXPANSION TYPE ANCHOR BOLTS SHALL BE USED ONLY WHERE DETAILED OR FOR ATTACHMENT OF MECH. ELEC. OR MISC. ACCESSORIES OR EQUIPMENT TO THE STRUCTURE.
- ACCEPTABLE WEDGE ANCHORS:
1. HILTI-KWIK-BOLT-TZ (ICC ESR-1917, LARR 25701) IN NORMAL WT CONC.
2. ITW RAMSET/REDHEAD TRUBOLT+ (ICC ESR-2427, LARR 2748) IN NORMAL WT CONC.
3. SIMPSON STRONG-BOLT 2 (ICC ESR-3037, LARR 25891) IN NORMAL WT CONC.
2. SIMPSON TITEN HD SCREW ANCHOR (ICC ESR-1056, LARR 25560) IN CMU
3. DEWALT SCREW-BOLT+ (ICC ESR-3889) IN CONCRETE
4. DEWALT POWER-STUD+SD1 (ESR 2818, LARR 25864) IN CMU
- ACCEPTABLE SCREW ANCHORS:
1. SIMPSON TITEN HD SCREW ANCHOR (ICC ESR-2713, LARR 25741) IN NORMAL WT CONC.
2. SIMPSON TITEN HD SCREW ANCHOR (ICC ESR-1056, LARR 25560) IN CMU
3. DEWALT SCREW-BOLT+ (ICC ESR-3889) IN CONCRETE
4. DEWALT SCREW-BOLT+ (ICC ESR-4042) IN CMU

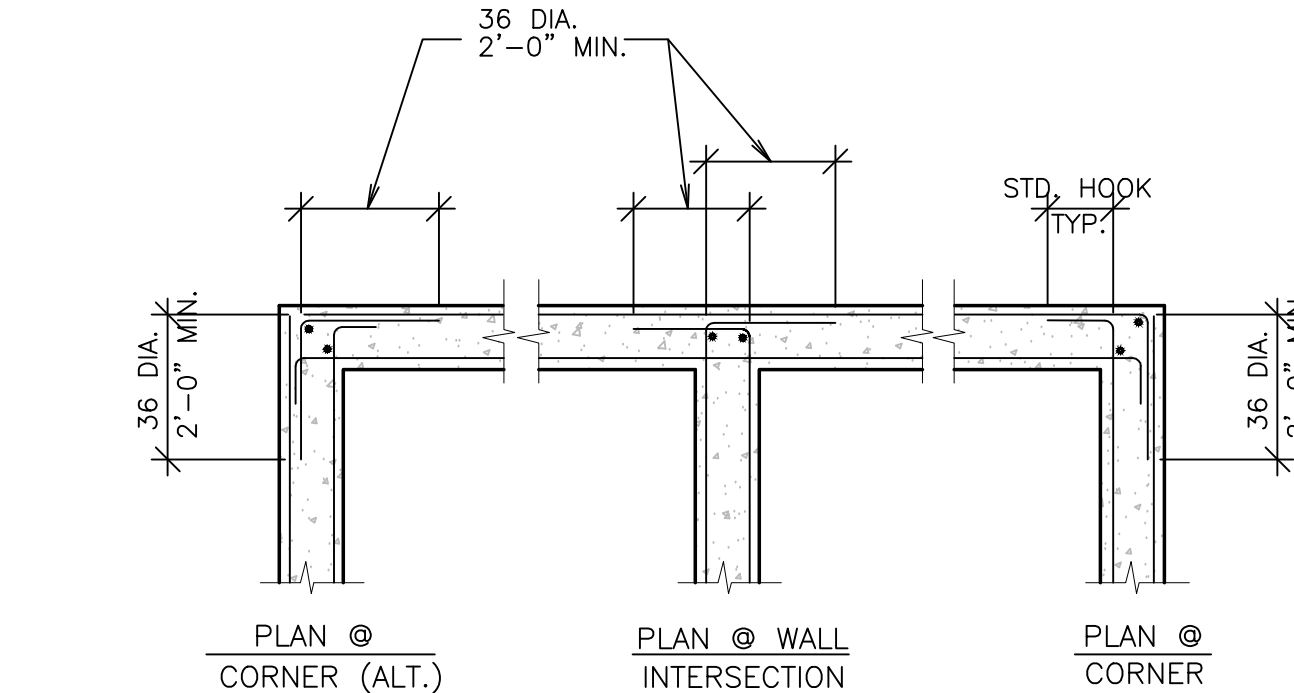
DRILLED BOLT SCHEDULE						
BOLT DIAMETER		3/8"	1/2"	5/8"	3/4"	
TEST	MIN. EMBEDMENT		3"	4"	4"	5"
	DIRECT-PULL TENSION (FT,LBS)	HARD ROCK	1100	2000	2300	3700
	TORQUE WRENCH (FT,LBS)	HARD ROCK	25	50	80	50



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

TYPICAL MECHANICAL ANCHOR DETAIL

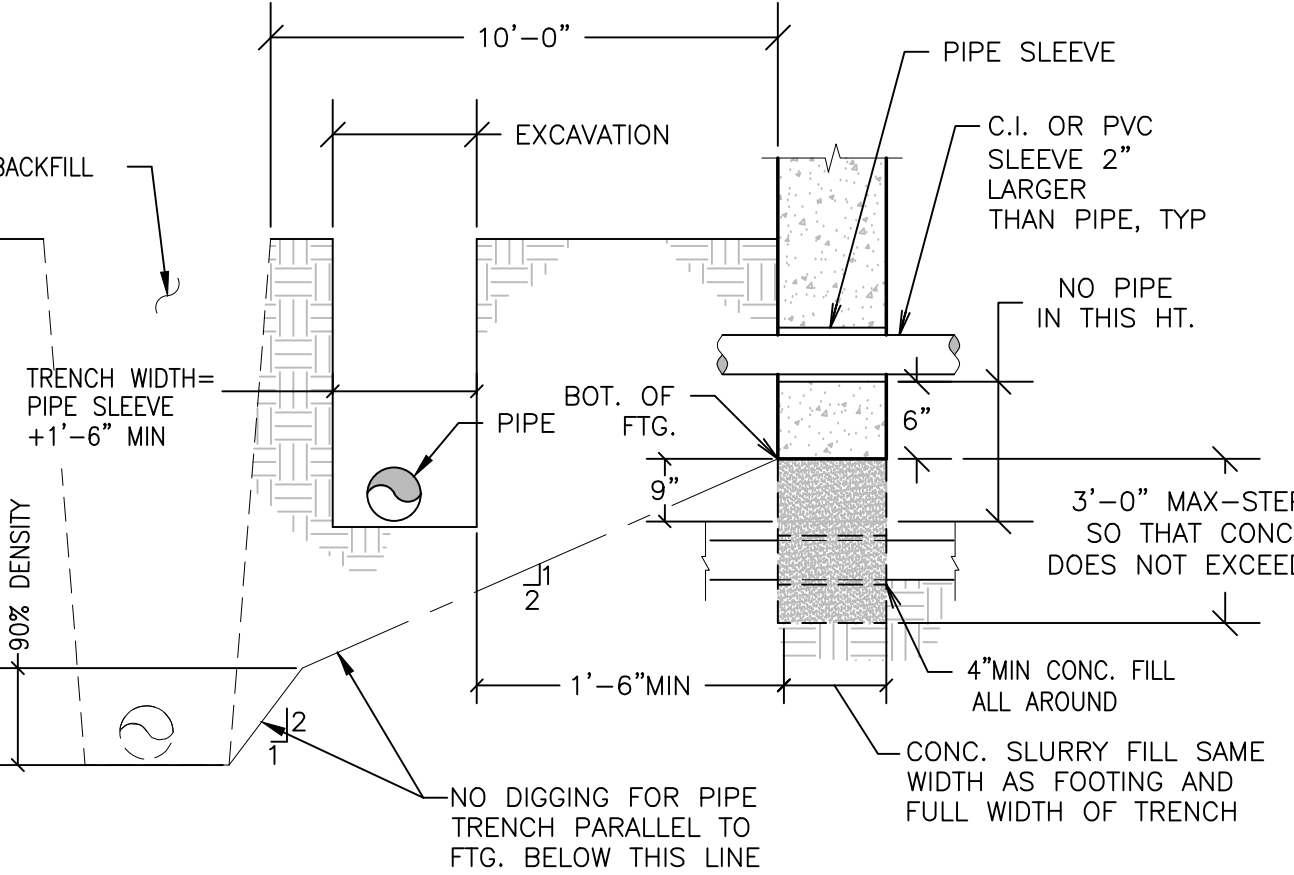
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- NOTES: 1. WHERE SINGLE LAYER OF REINF. OCCURS BEND REINF. AS SHOWN FOR OUTSIDE BARS.
2. USE 48 DIA. AT MASONRY WALLS IN LIEU OF 36 DIA.

REINFORCING BARS AT CORNERS AND INTERSECTIONS

12



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

PIPE IN AND ADJACENT TO FOOTING

16

GENERAL NOTES

V & A
VINCI & ASSOCIATES
Structural Engineers
175 E. WILBUR ROAD, SUITE 103
THOUSAND OAKS, CA 91360
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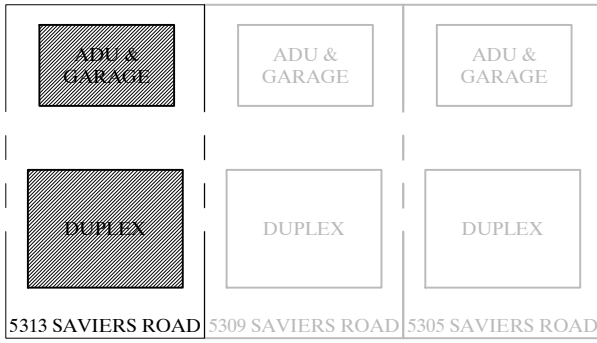
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At:
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Oxnard, Ca



Sheet Title

GENERAL NOTES
& DETAILS

FOR CONSTRUCTION

Revision	Description	Date
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- Project Number: 22-6409
- Project Engineer: JHB
- Checked By: JRV
- Drawn By: JWB
- Scale: 1/4"=1'-0"
- Date: 10.25.2022

Sheet Number

S1

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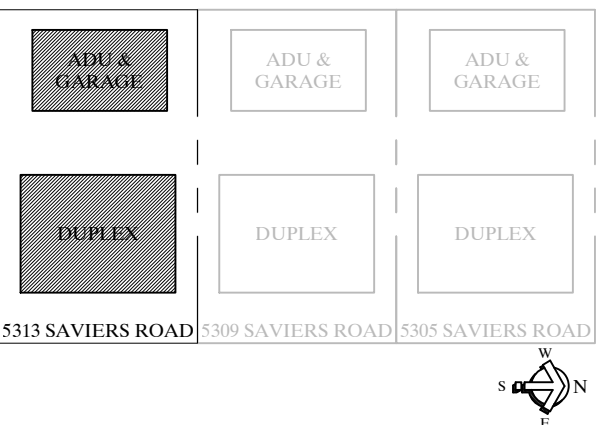
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Sheet Title

DUPLEX & ADU / GARAGE FOUNDATION PLANS

FOR CONSTRUCTION

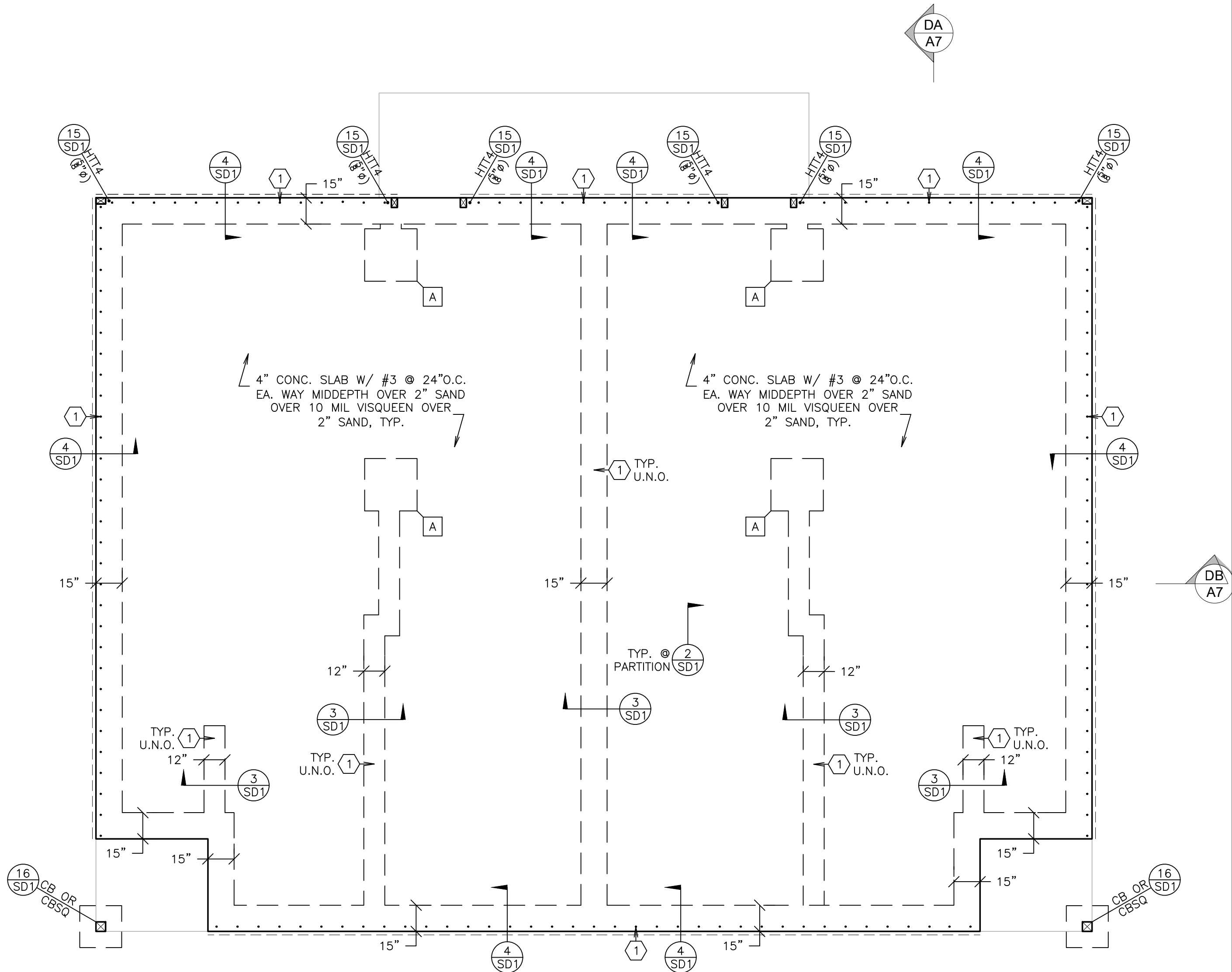
Revision	Description	Date

Project Number:	22-6409
Project Engineer:	JHB
Checked By:	JRV
Drawn By:	JWB
Scale:	1/4"=1'-0"
Date:	10.25.2022

Sheet Number

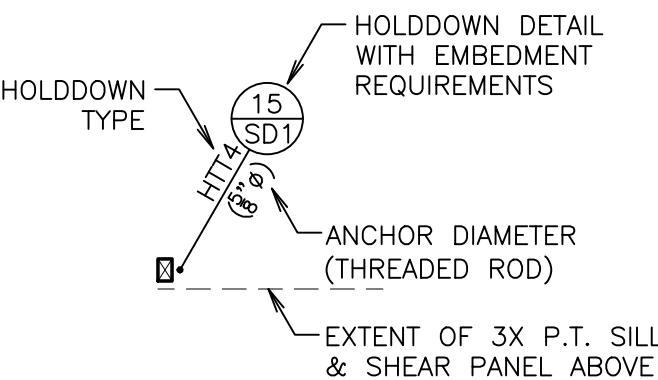
S2

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REFER TO ARCHITECTURAL
PLANS FOR DIMENSIONS

LEGEND



FOUNDATION PAD SCHEDULE

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

ANCHOR BOLT SCHEDULE

1	5/8" X 14" A.B. @ 32" O.C. TYP U.N.O.
2	5/8" X 14" A.B. @ 24" O.C.
3	5/8" X 14" A.B. @ 16" O.C.
4	3/4" X 14" A.B. @ 16" O.C.

NOTES:

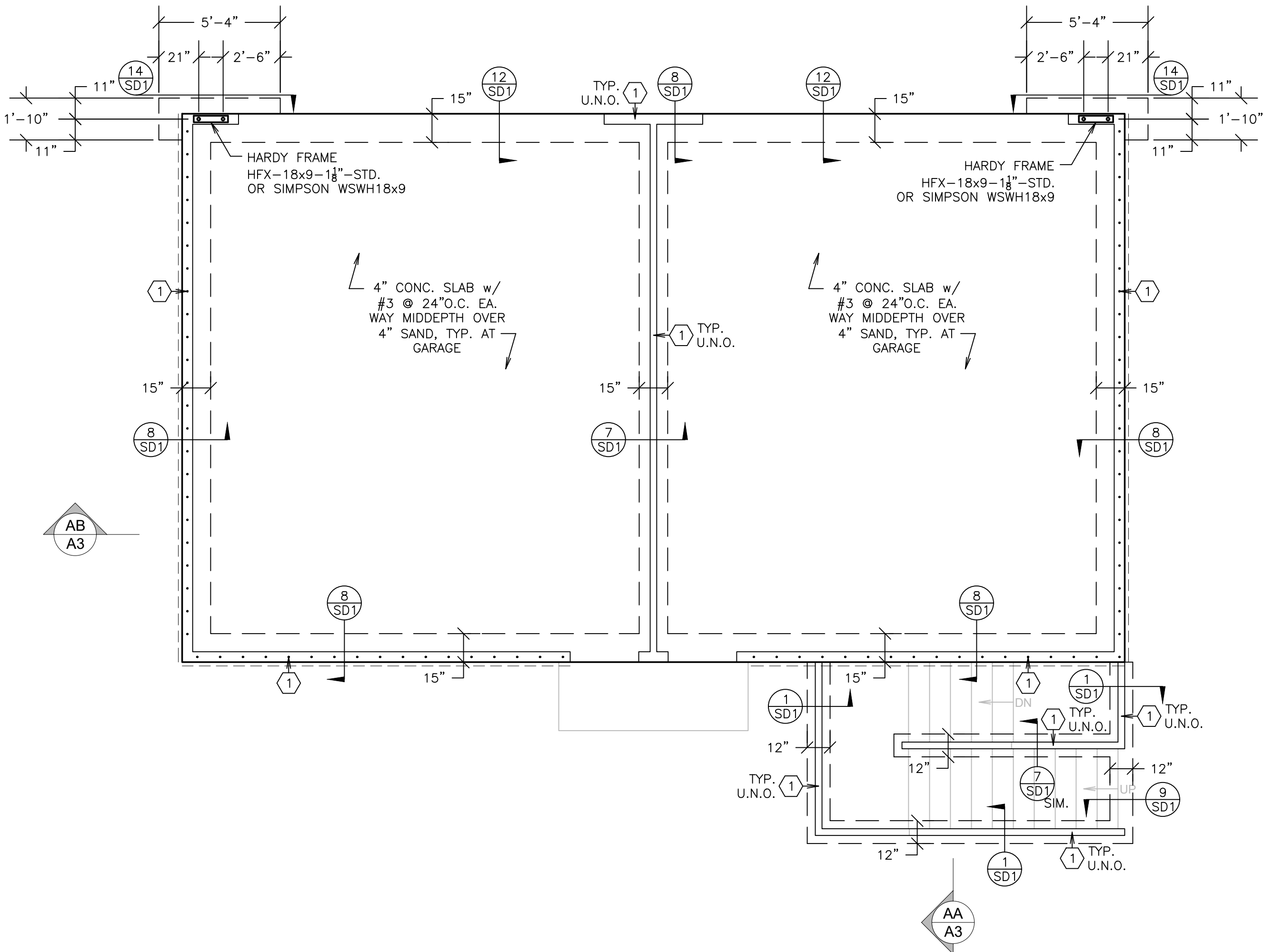
- REFER TO SHT S1 FOR TYPICAL FOUNDATION NOTES
- ALL HOLD-DOWNS & HARDY FRAME ANCHORS SHALL BE SET IN PLACE BY TEMPLATE PRIOR TO FOUNDATION INSPECTION.
- HOLD-DOWNS SHALL BE RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING

DUPLEX FOUNDATION PLAN

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

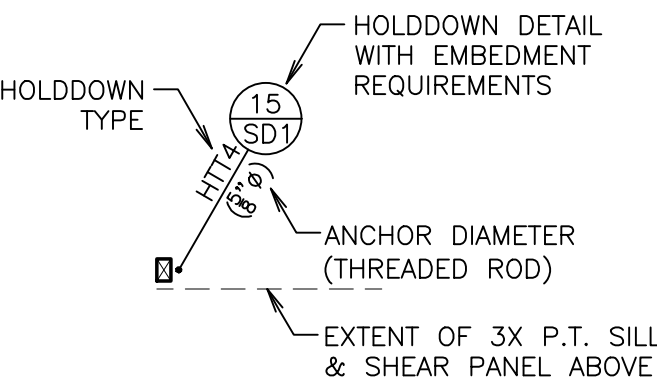
ADU / GARAGE FOUNDATION PLAN

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



REFER TO ARCHITECTURAL
PLANS FOR DIMENSIONS

LEGEND



FOUNDATION PAD SCHEDULE

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

ANCHOR BOLT SCHEDULE

1	5/8" X 14" A.B. @ 32" O.C. TYP U.N.O.
2	5/8" X 14" A.B. @ 24" O.C.
3	5/8" X 14" A.B. @ 16" O.C.
4	3/4" X 14" A.B. @ 16" O.C.

NOTES:

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

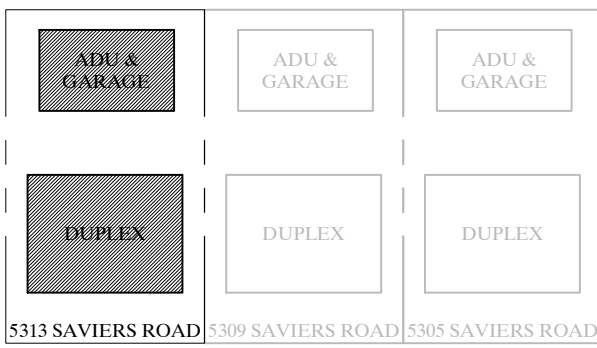
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DUPLEX & ADU / GARAGE FLOOR FRAMING PLANS

FOR CONSTRUCTION

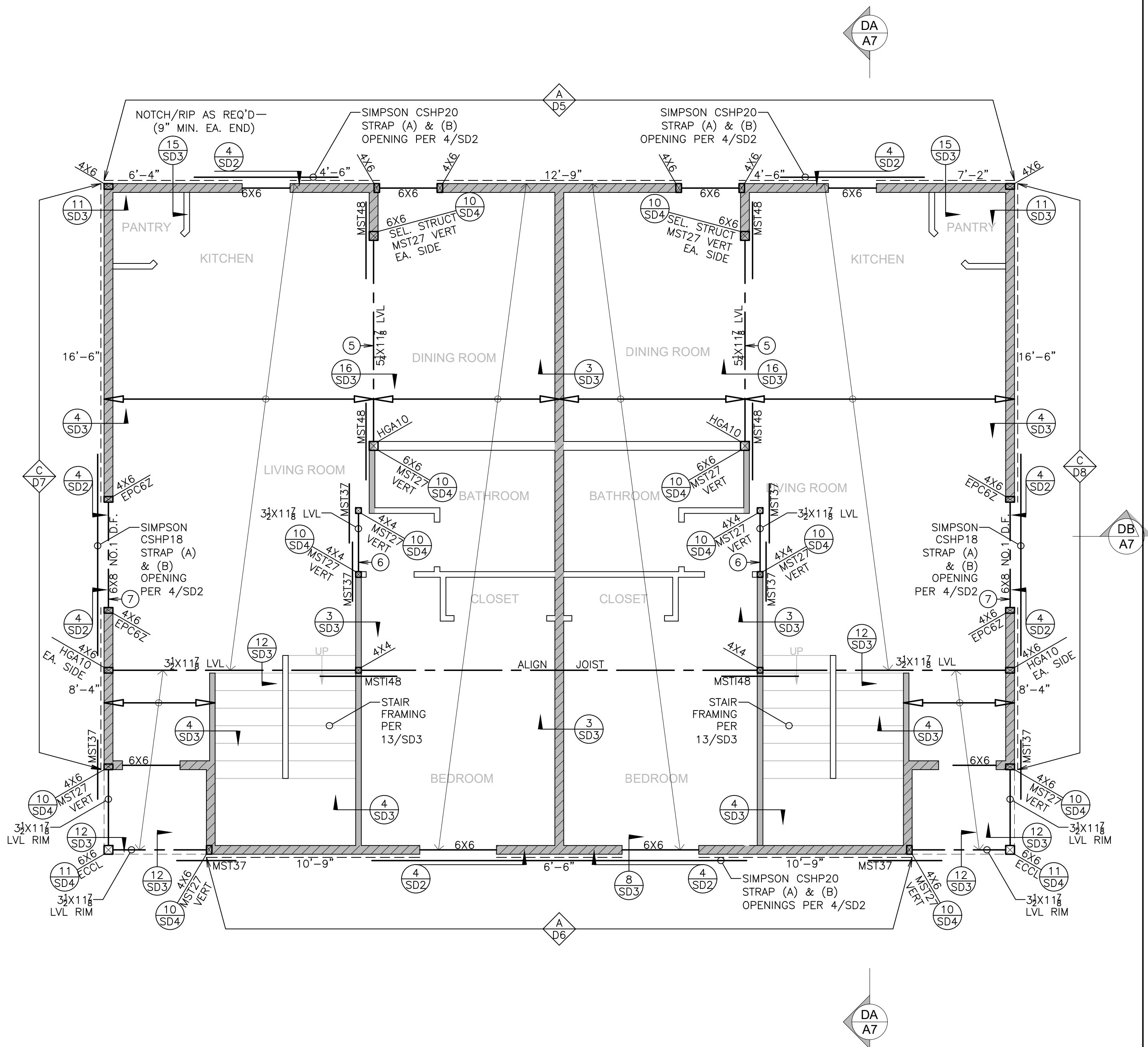
Revision	Description	Date

□ Project Number:	22-6409
□ Project Engineer:	JHB
□ Checked By:	JRV
□ Drawn By:	JWB
□ Scale:	1/4"=1'-0"
□ Date:	10.25.2022

Sheet Number

S3

Sheet __ Of __



LEGEND

- INDICATES BEARING WALL 2X6 STUDS @ 16"O.C. TYP. U.N.O.
- INDICATES BEARING WALL 2X4 STUDS @ 16"O.C. TYP., U.N.O.
- INDICATES NON-BEARING WALL 2X4 STUDS @ 16"O.C. TYP. U.N.O.

LENGTH OF SHEAR PANEL
USED IN CALCULATIONS
SHEARWALL TYPE. REFER TO
SHEARWALL SCHEDULE ON 16/SD2
EXTENT OF SHEAR PANEL

- "DUPLEX"
SHEAR WALL MARK
- BEAM PER CALCULATIONS
- ABOVE
- BELOW

P.L. PARALAM. REFER TO SPECIFICATIONS

11 1/2" BCI 5000-1.7 D.F.
@ 16"O.C. (TYPICAL U.N.O.)

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

INDICATES DOUBLE ROW OF FLOOR E.N. INTO DBL JOIST, TYP.

FLOOR SHEATHING: 3/4" (PSR 32/16) UNDERLAYMENT GRADE PLYWOOD OR OSB
GLUED & NAILED W/ 10d X 2 1/2" @ 6/6/10. PROVIDE T&G
OR 2X FLAT BLOCKING AT ALL UNSUPPORTED EDGES, TYPICAL.

DECK SHEATHING: 3/4" (PSR 32/16) CDX EXTERIOR GRADE PLYWOOD OR OSB
GLUED & NAILED W/ 10d X 2 1/2" @ 6/6/10. PROVIDE T&G
OR 2X FLAT BLOCKING AT ALL UNSUPPORTED EDGES, TYPICAL.

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

DUPLEX FLOOR FRAMING PLAN

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

ADU / GARAGE FLOOR FRAMING PLAN

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

LEGEND

- INDICATES BEARING WALL 2X6 STUDS @ 16"O.C. TYP. U.N.O.
- INDICATES BEARING WALL 2X4 STUDS @ 16"O.C. TYP., U.N.O.
- INDICATES NON-BEARING WALL 2X4 STUDS @ 16"O.C. TYP. U.N.O.

LENGTH OF SHEAR PANEL
USED IN CALCULATIONS
SHEARWALL TYPE. REFER TO
SHEARWALL SCHEDULE ON 16/SD2
EXTENT OF SHEAR PANEL

- "ADU"
SHEAR WALL MARK
- BEAM PER CALCULATIONS
- ABOVE
- BELOW

P.L. PARALAM. REFER TO SPECIFICATIONS

11 1/2" BCI 60-2.0 D.F.
@ 16"O.C. (TYPICAL U.N.O.)

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

INDICATES DOUBLE ROW OF FLOOR E.N. INTO DBL JOIST, TYP.

FLOOR SHEATHING: 3/4" (PSR 32/16) UNDERLAYMENT GRADE PLYWOOD OR OSB
GLUED & NAILED W/ 10d X 2 1/2" @ 6/6/10. PROVIDE T&G
OR 2X FLAT BLOCKING AT ALL UNSUPPORTED EDGES, TYPICAL.

DECK SHEATHING: 3/4" (PSR 32/16) CDX EXTERIOR GRADE PLYWOOD OR OSB
GLUED & NAILED W/ 10d X 2 1/2" @ 6/6/10. PROVIDE T&G
OR 2X FLAT BLOCKING AT ALL UNSUPPORTED EDGES, TYPICAL.

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

ADU / GARAGE FLOOR FRAMING PLAN

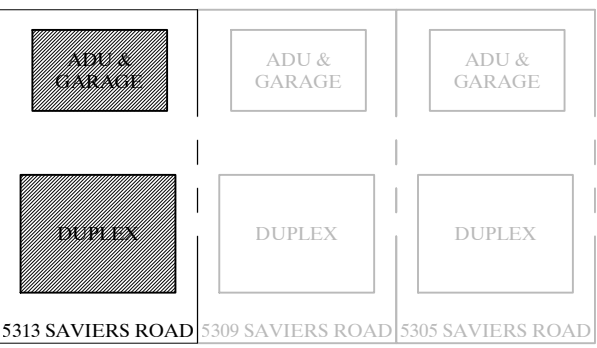
SCALE: 1/4" = 1'-0"



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Oxnard, Ca



Sheet Title

DUPLEX & ADU / GARAGE ROOF FRAMING PLANS

FOR CONSTRUCTION

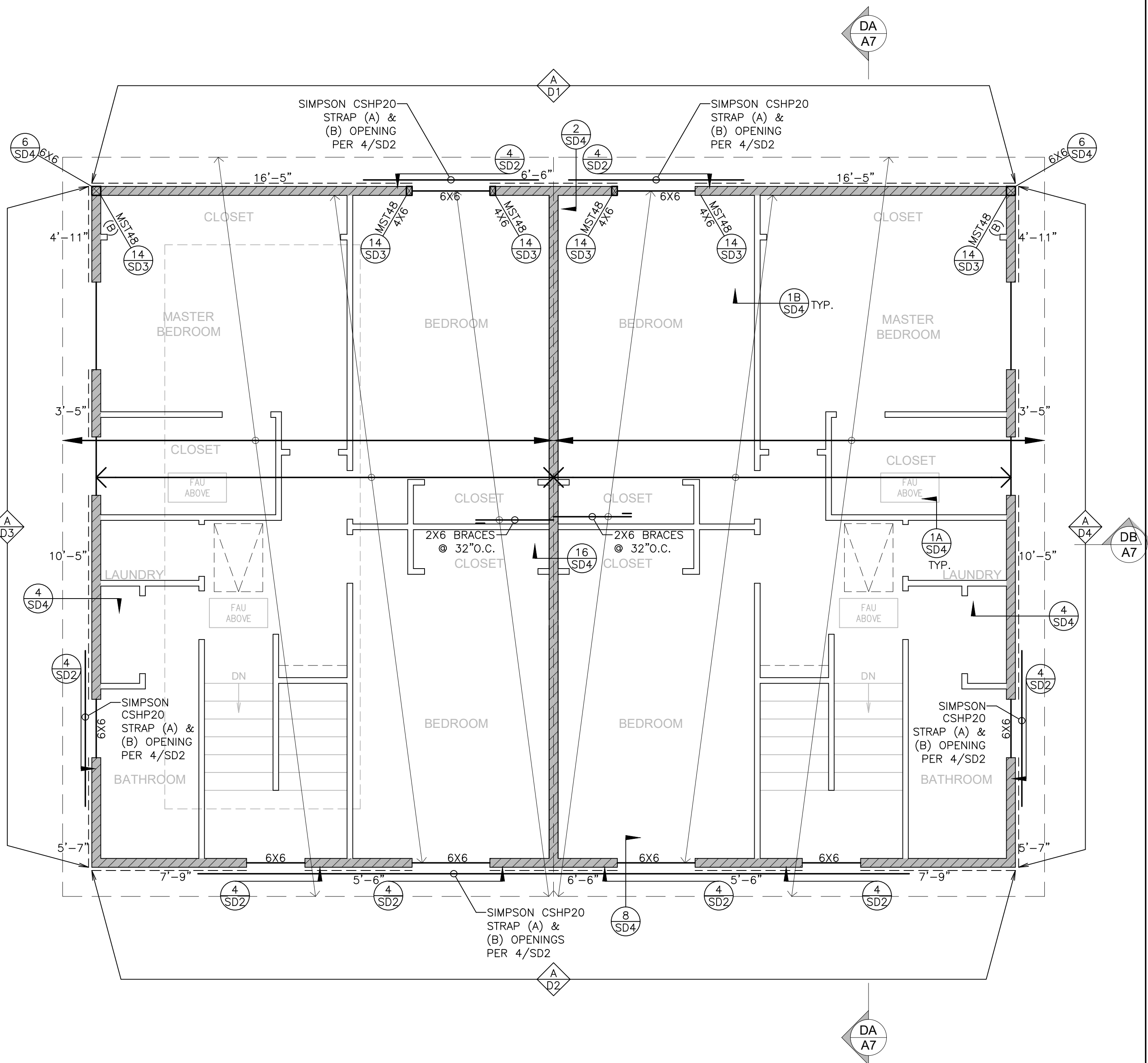
Revision	Description	Date

Project Number:	22-6409
Project Engineer:	JHB
Checked By:	JRV
Drawn By:	JWB
Scale:	1/4"=1'-0"
Date:	10.25.2022

Sheet Number

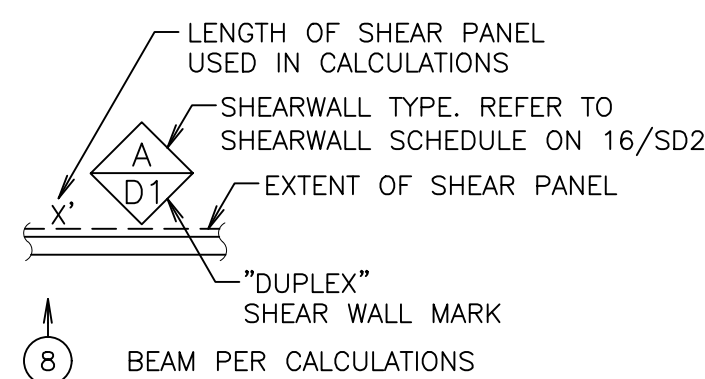
S4

Sheet __ Of __



LEGEND

- INDICATES BEARING WALL 2X6 STUDS @ 16"O.C. TYP. U.N.O.
- INDICATES BEARING WALL 2X4 STUDS @ 16"O.C. TYP. U.N.O.
- INDICATES NON-BEARING WALL 2X4 STUDS @ 16"O.C. TYP. U.N.O.



- (A) ABOVE
- (B) BELOW

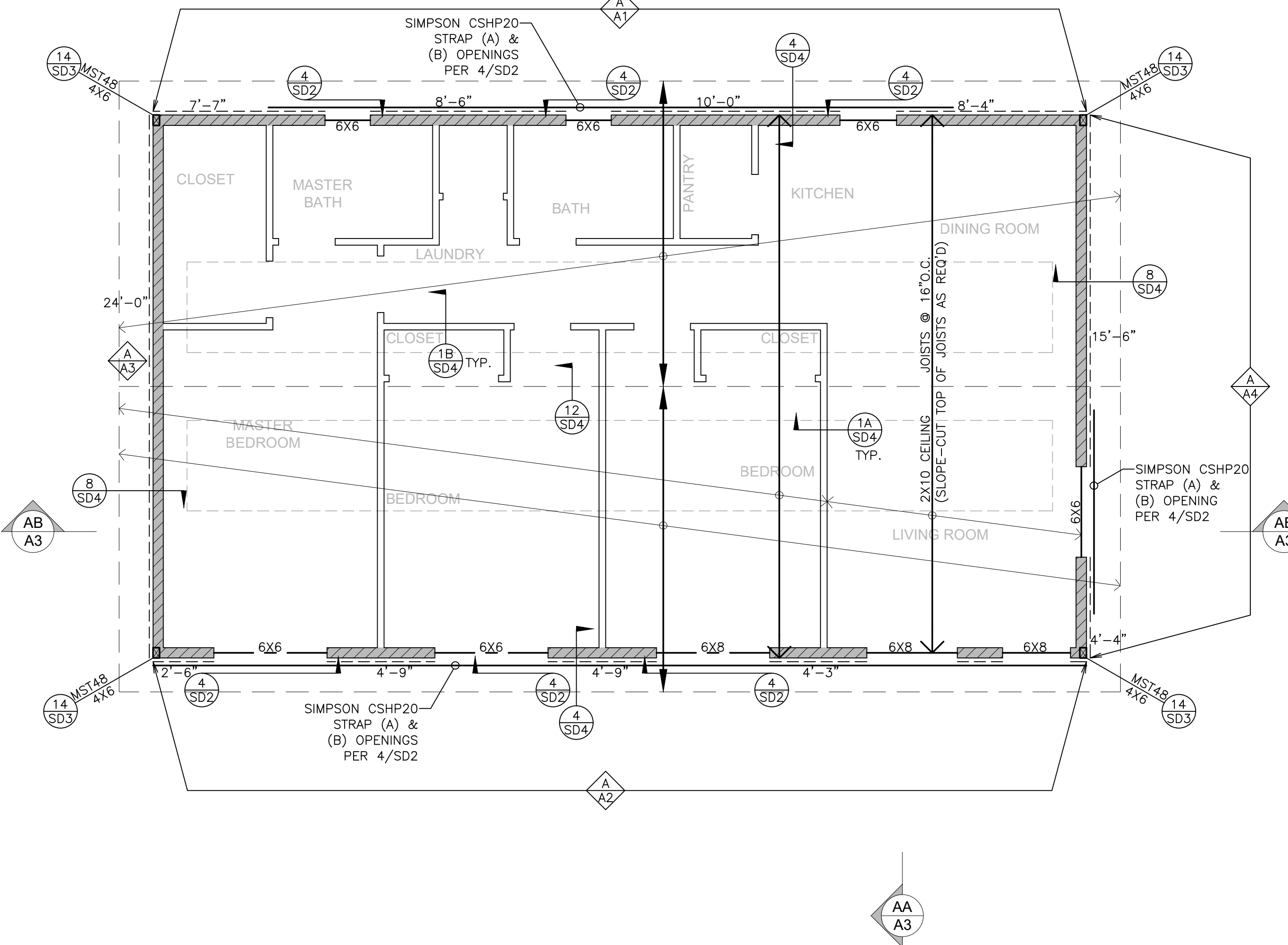
2X10 ROOF RAFTERS
@ 16"O.C. (TYPICAL U.N.O.)

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

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

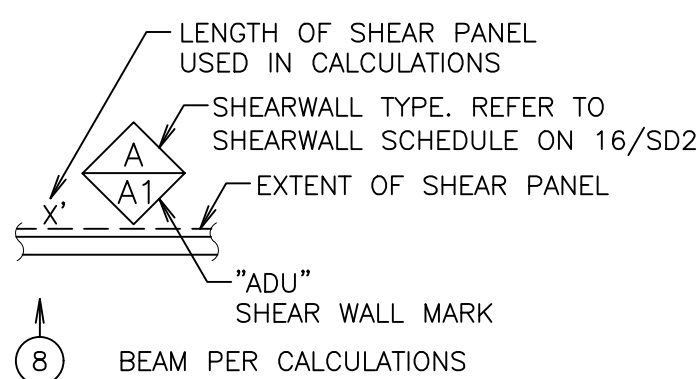
ROOF SHEATHING: 1/2" CDX (PSR 24/0) EXTERIOR GRADE PLYWOOD OR OSB W/ 8d COMMON @ 6/12

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



LEGEND

- INDICATES BEARING WALL 2X6 STUDS @ 16"O.C. TYP. U.N.O.
- INDICATES BEARING WALL 2X4 STUDS @ 16"O.C. TYP. U.N.O.
- INDICATES NON-BEARING WALL 2X4 STUDS @ 16"O.C. TYP. U.N.O.



- (A) ABOVE
- (B) BELOW

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

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

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

ROOF SHEATHING: 1/2" CDX (PSR 24/0) EXTERIOR GRADE PLYWOOD OR OSB W/ 8d COMMON @ 6/12

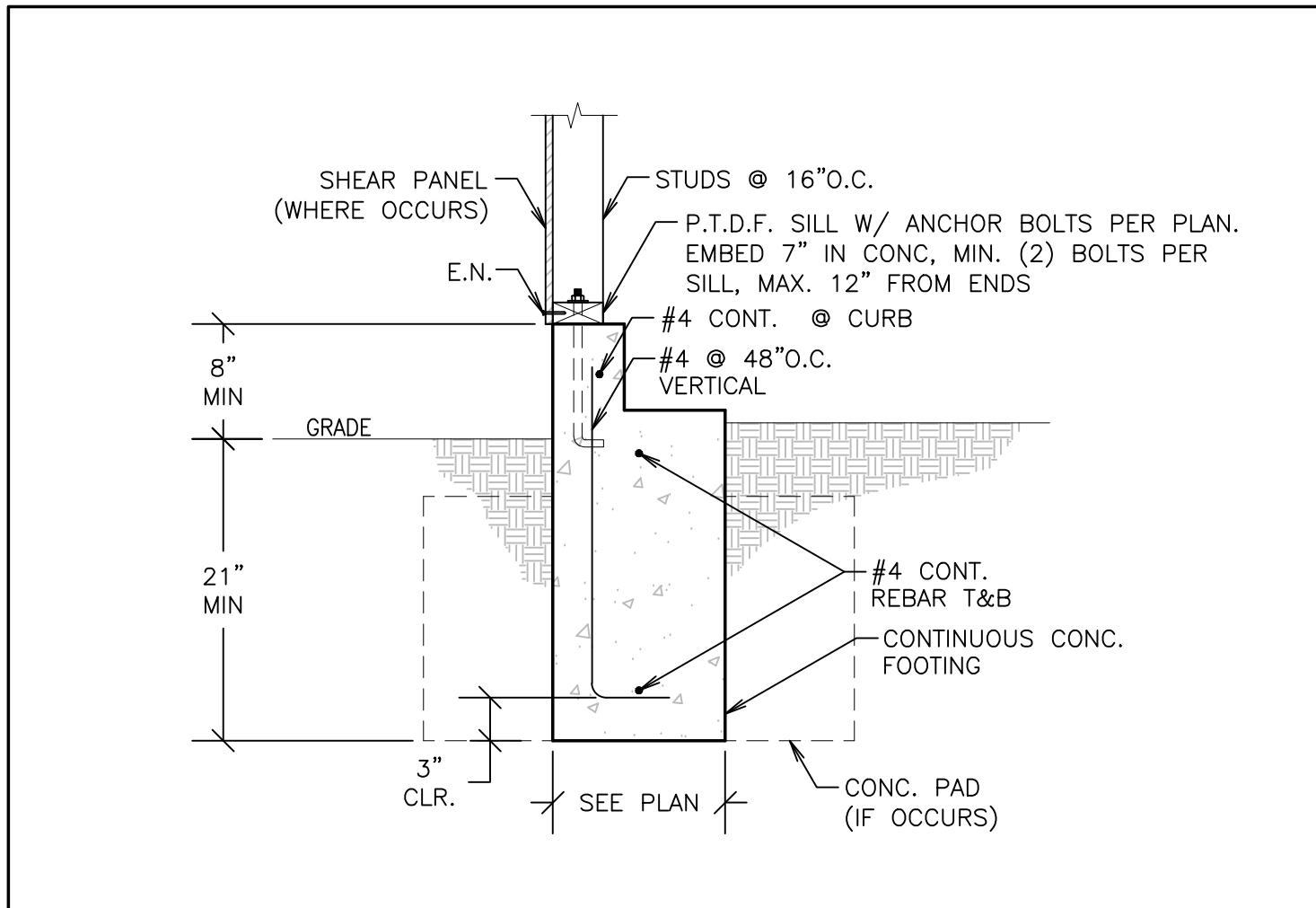
- NOTES:
- REFER TO SHEET S1 FOR TYPICAL FRAMING NOTES.
 - REFER TO 16/SD2 FOR SHEAR WALL SCHEDULE.

DUPLEX ROOF FRAMING PLAN

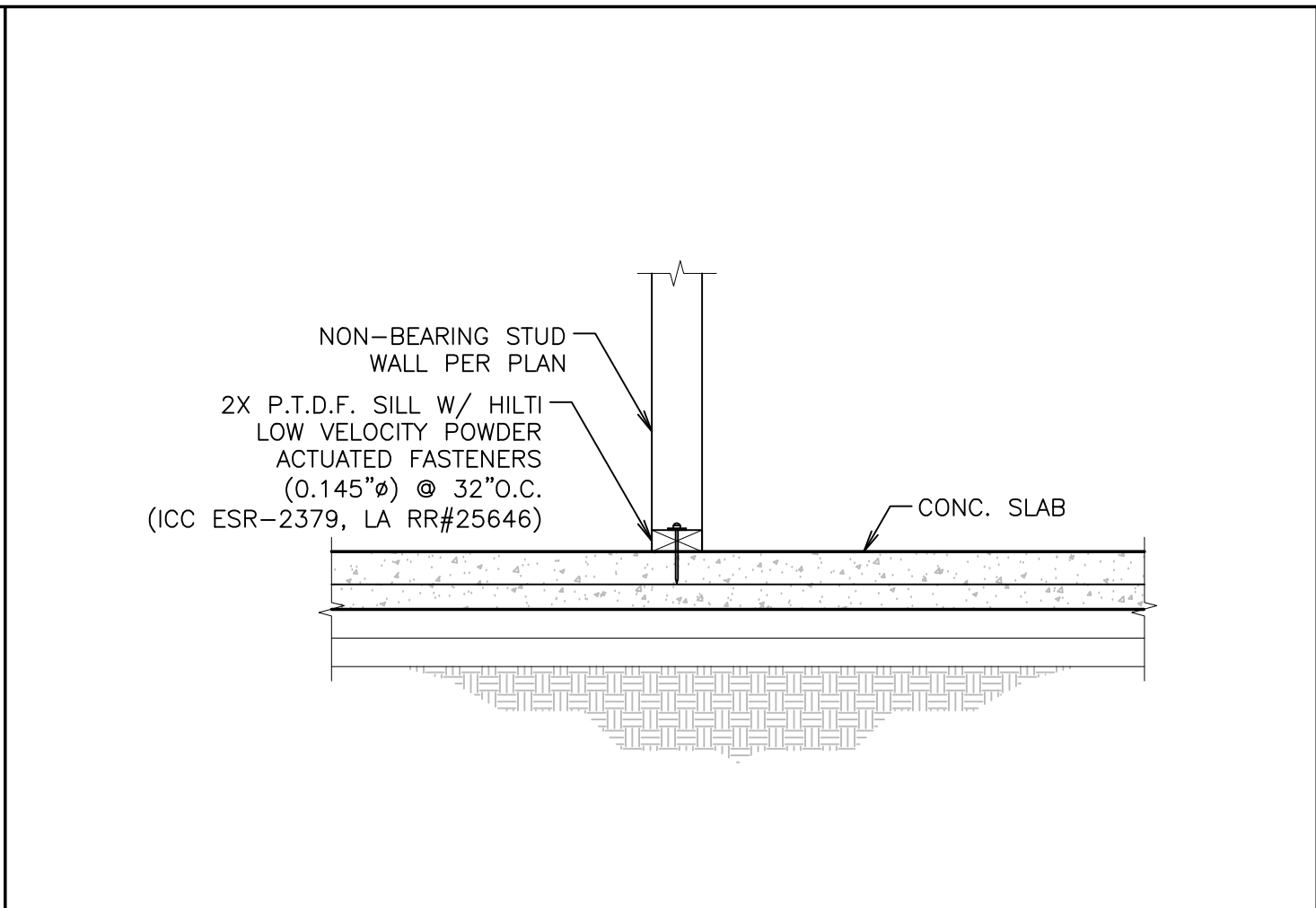
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ADU / GARAGE ROOF FRAMING PLAN

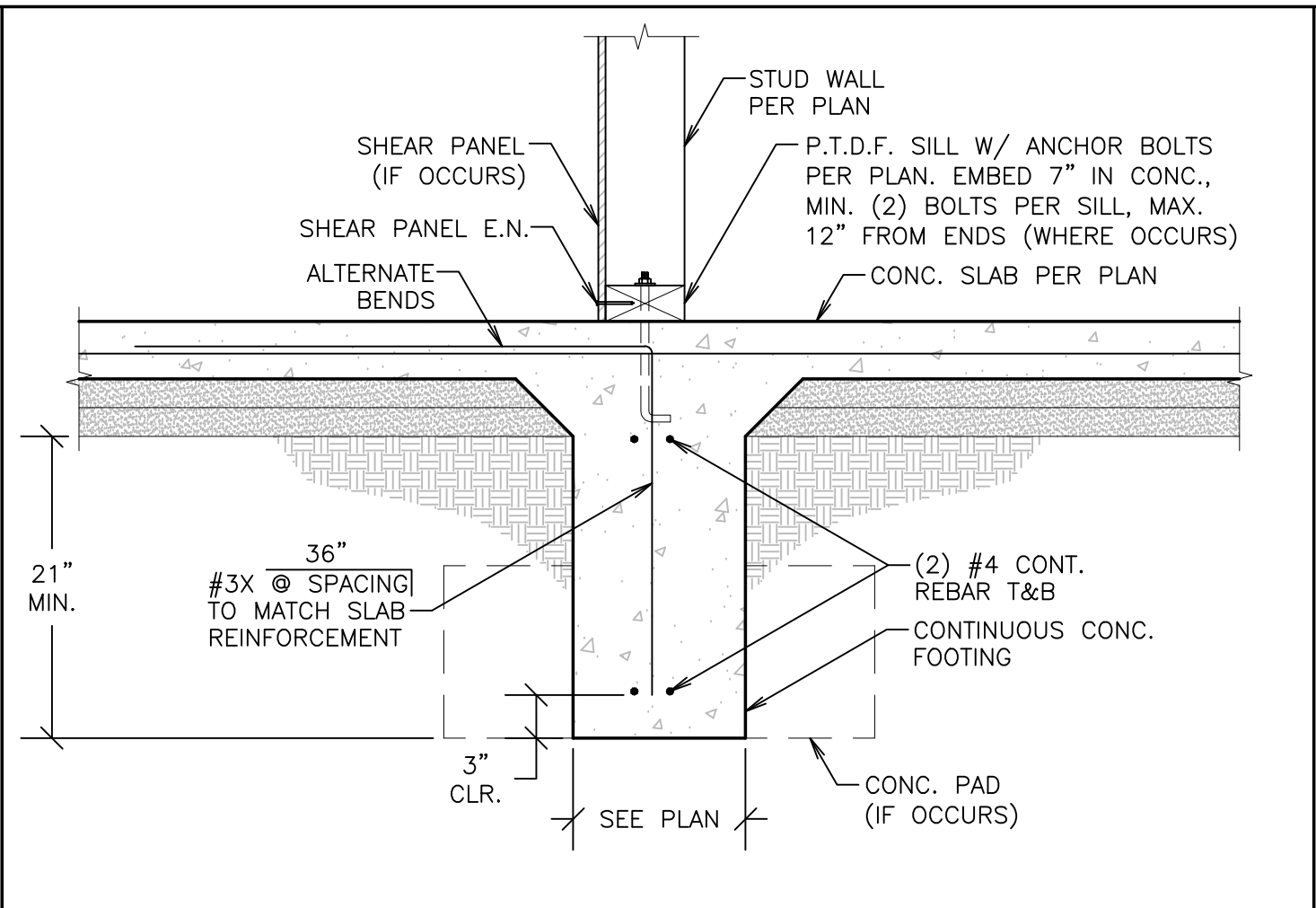
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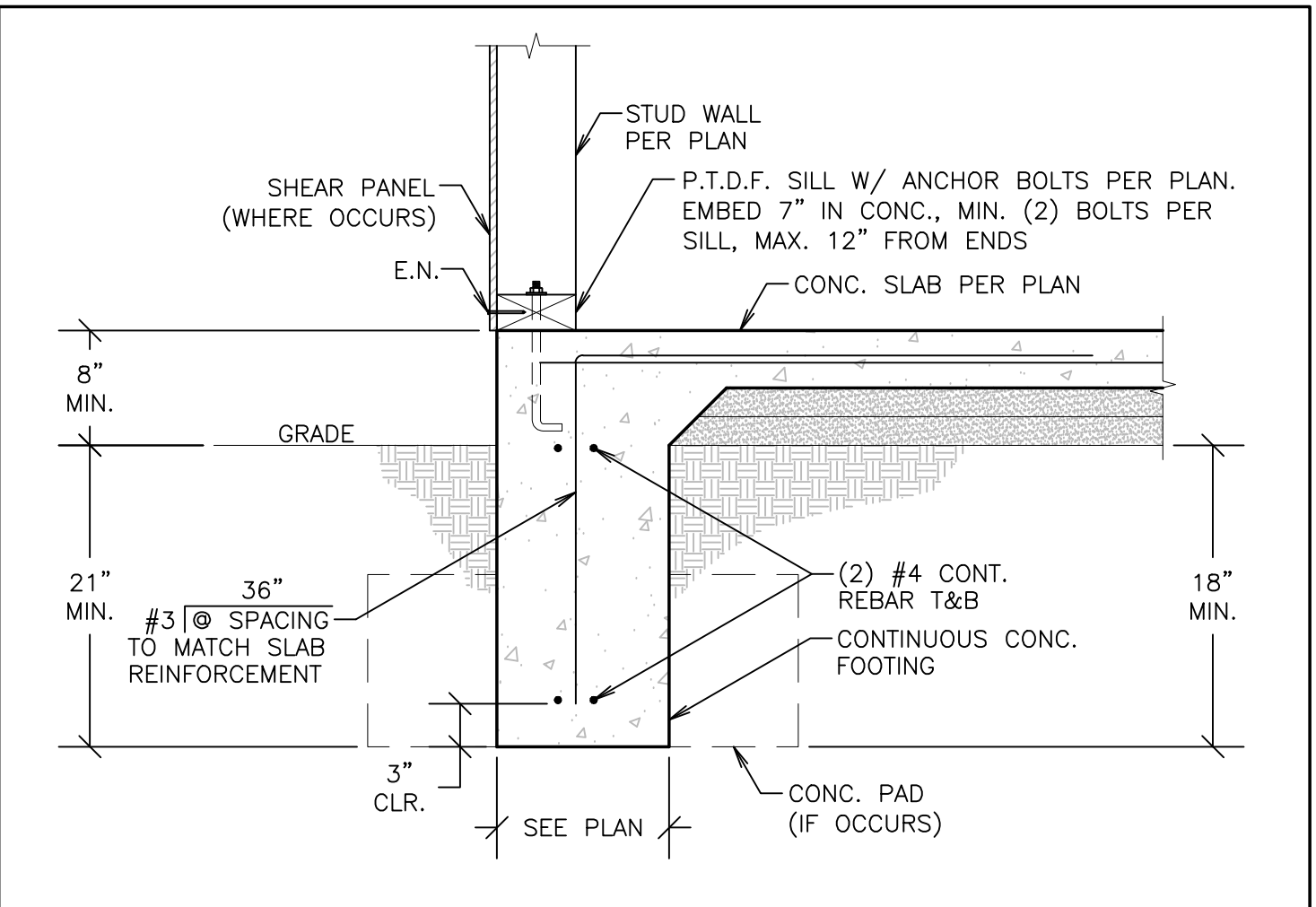
PERIMETER FOOTING DETAIL 1



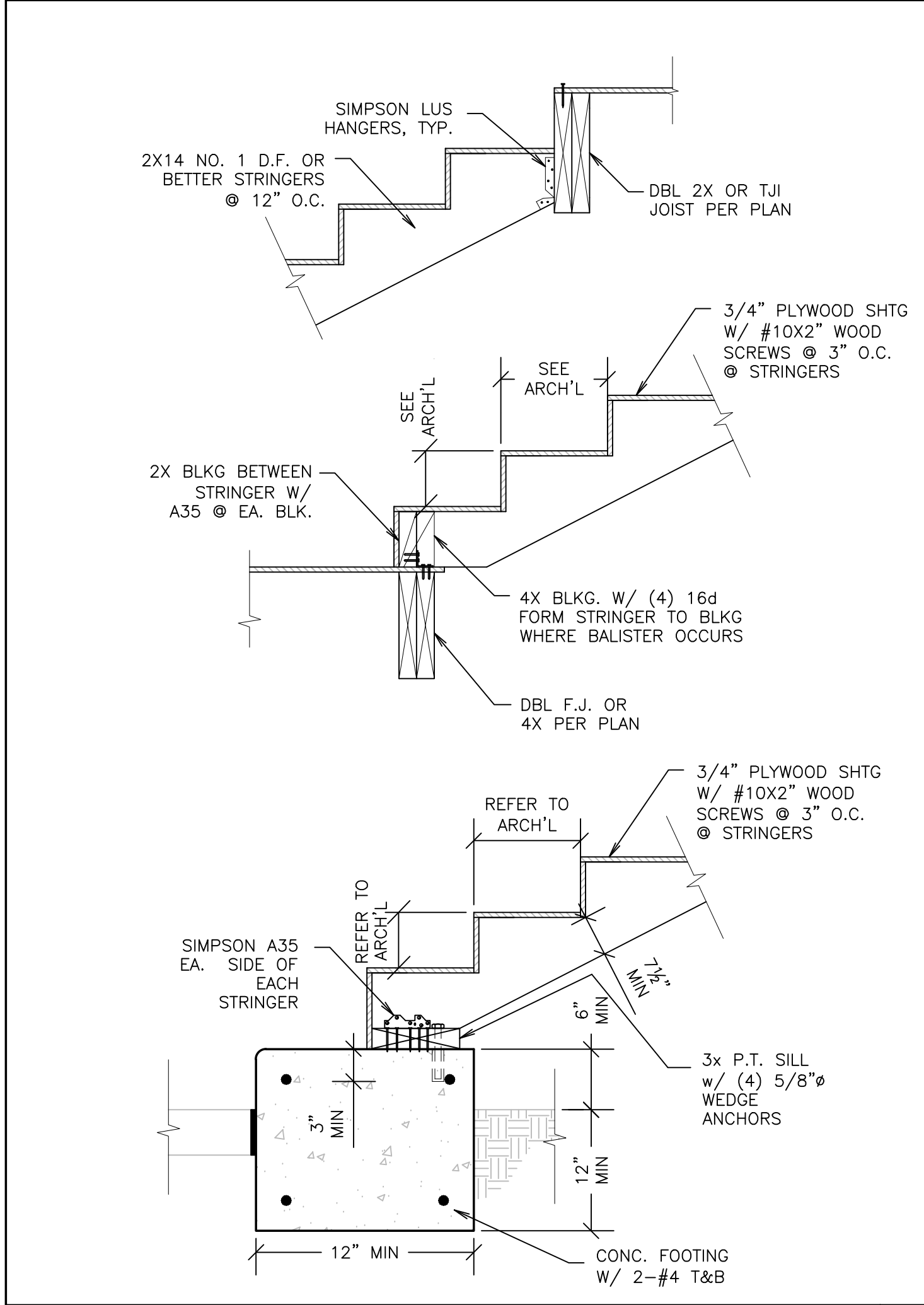
DETAIL 2



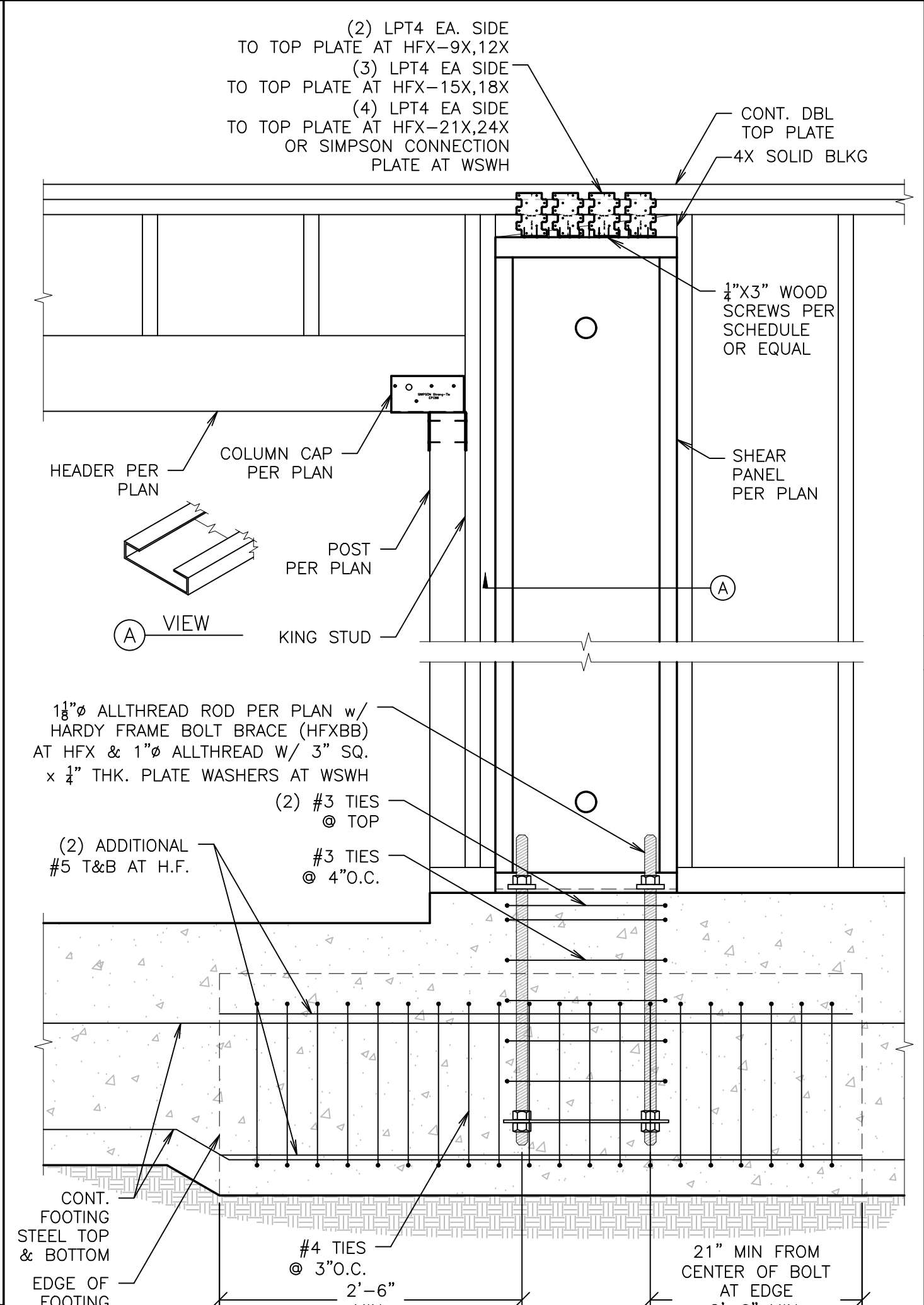
CONTINUOUS FOOTING DETAIL 3



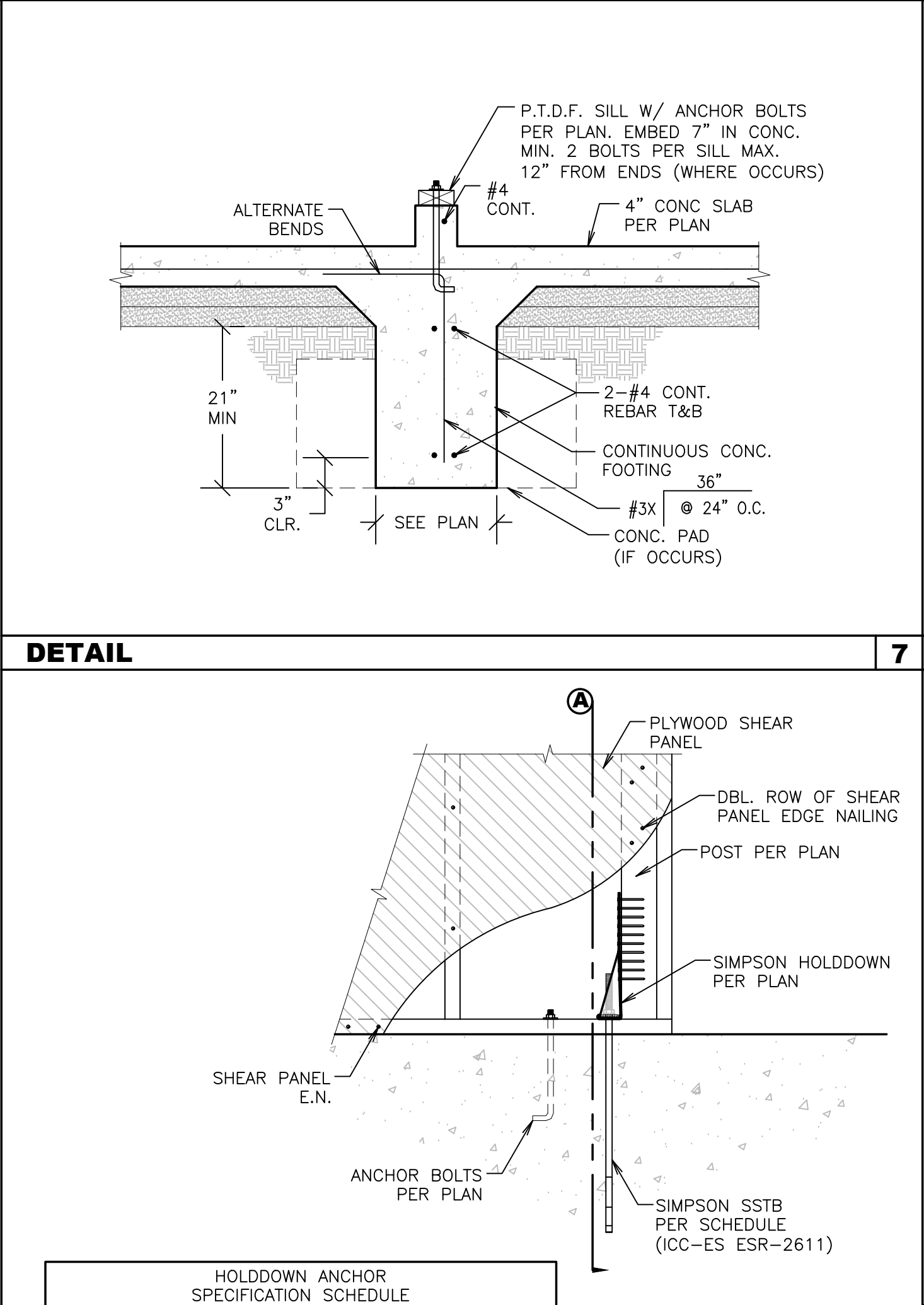
PERIMETER FOOTING DETAIL 4



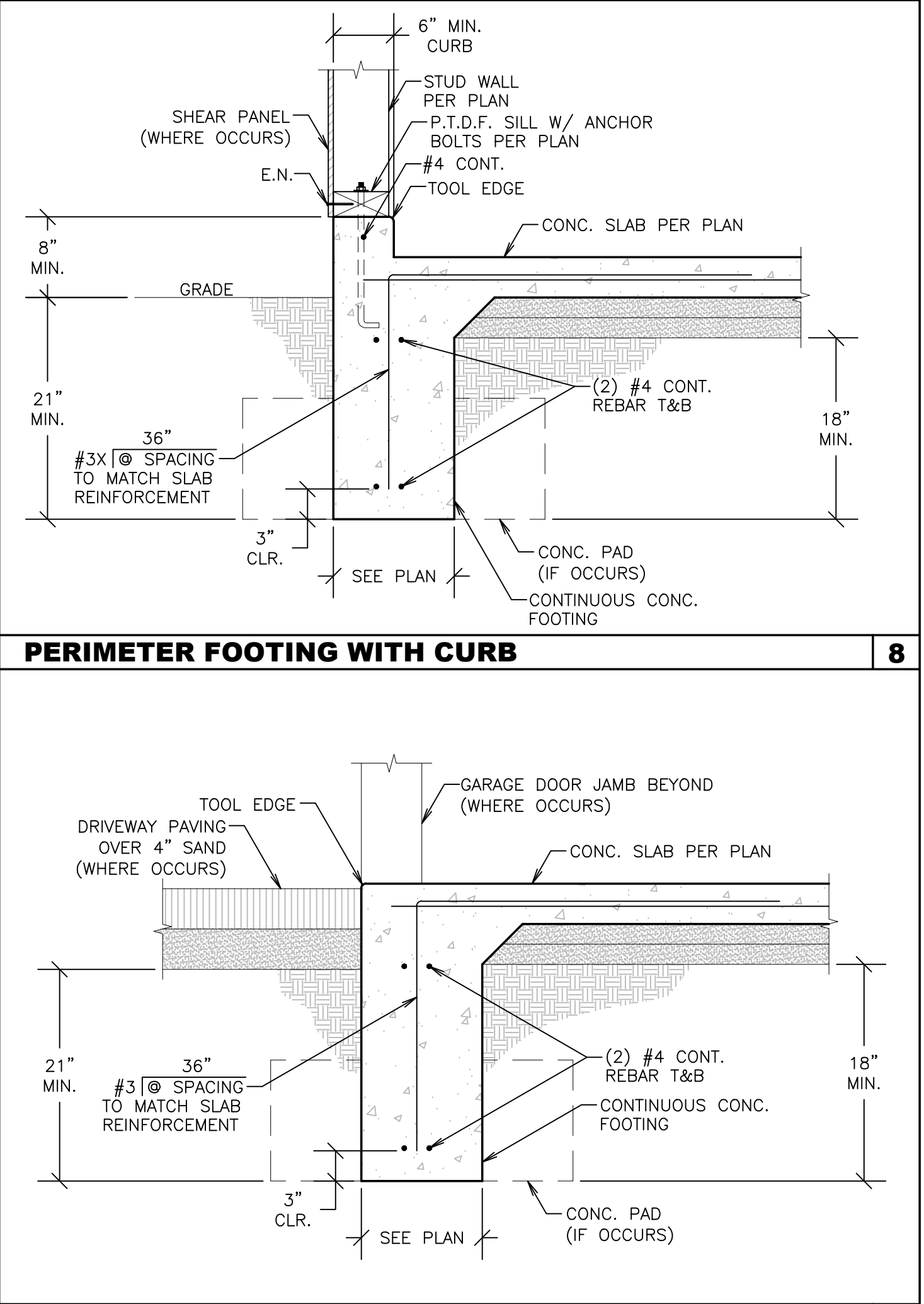
STAIR DETAIL 9



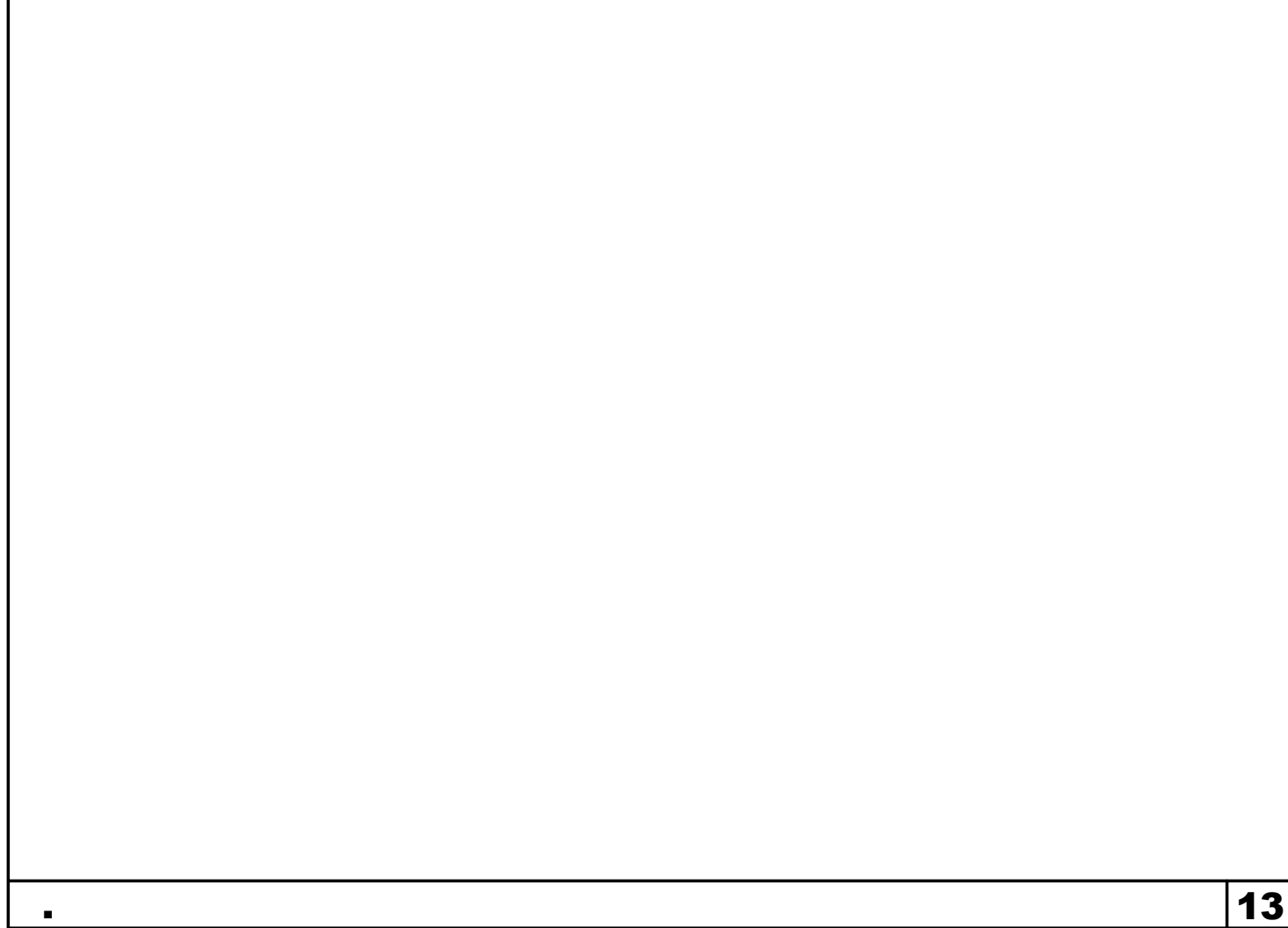
HARDY FRAME DETAIL 13



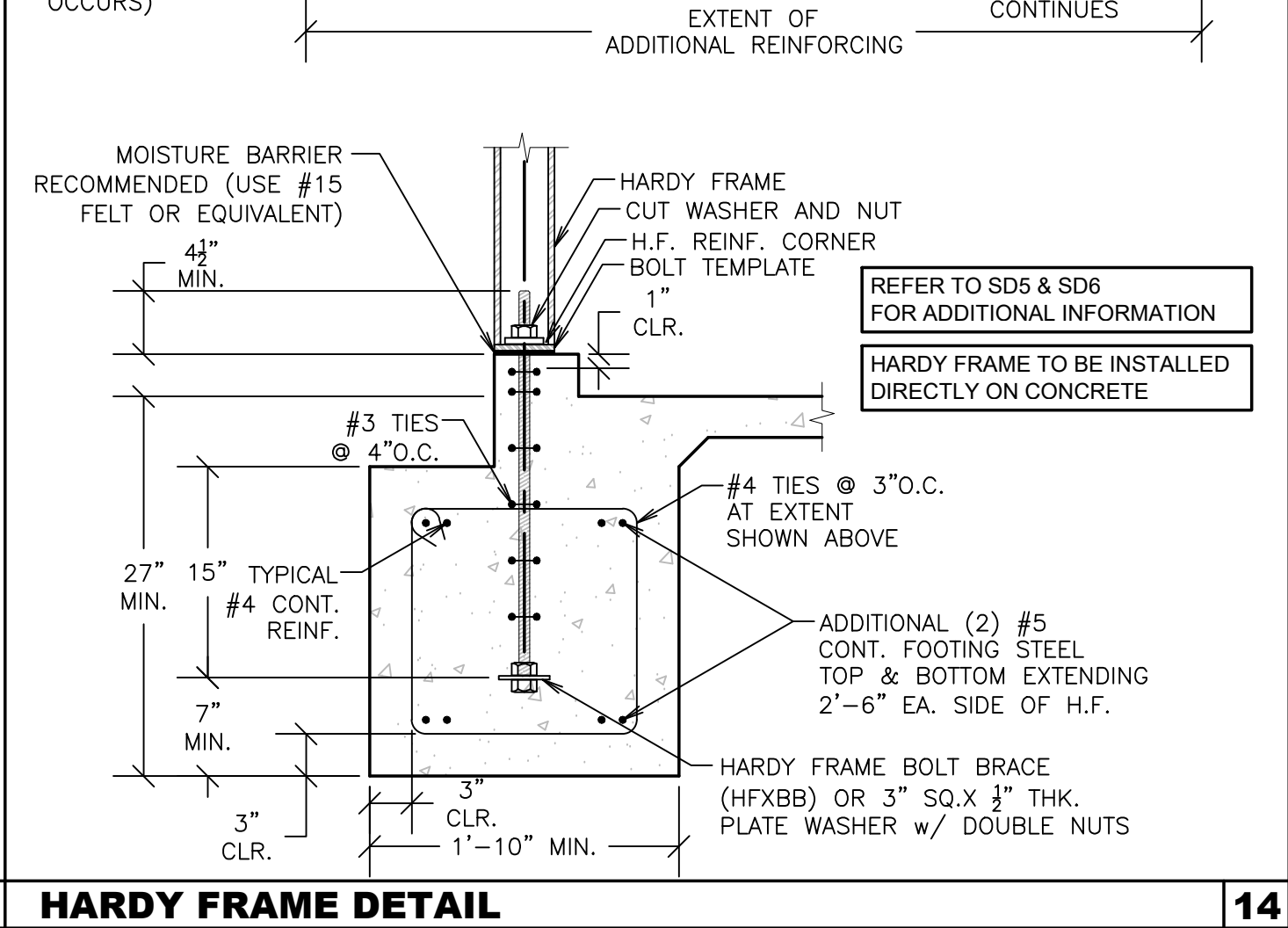
HOLDDOWN DETAIL 14



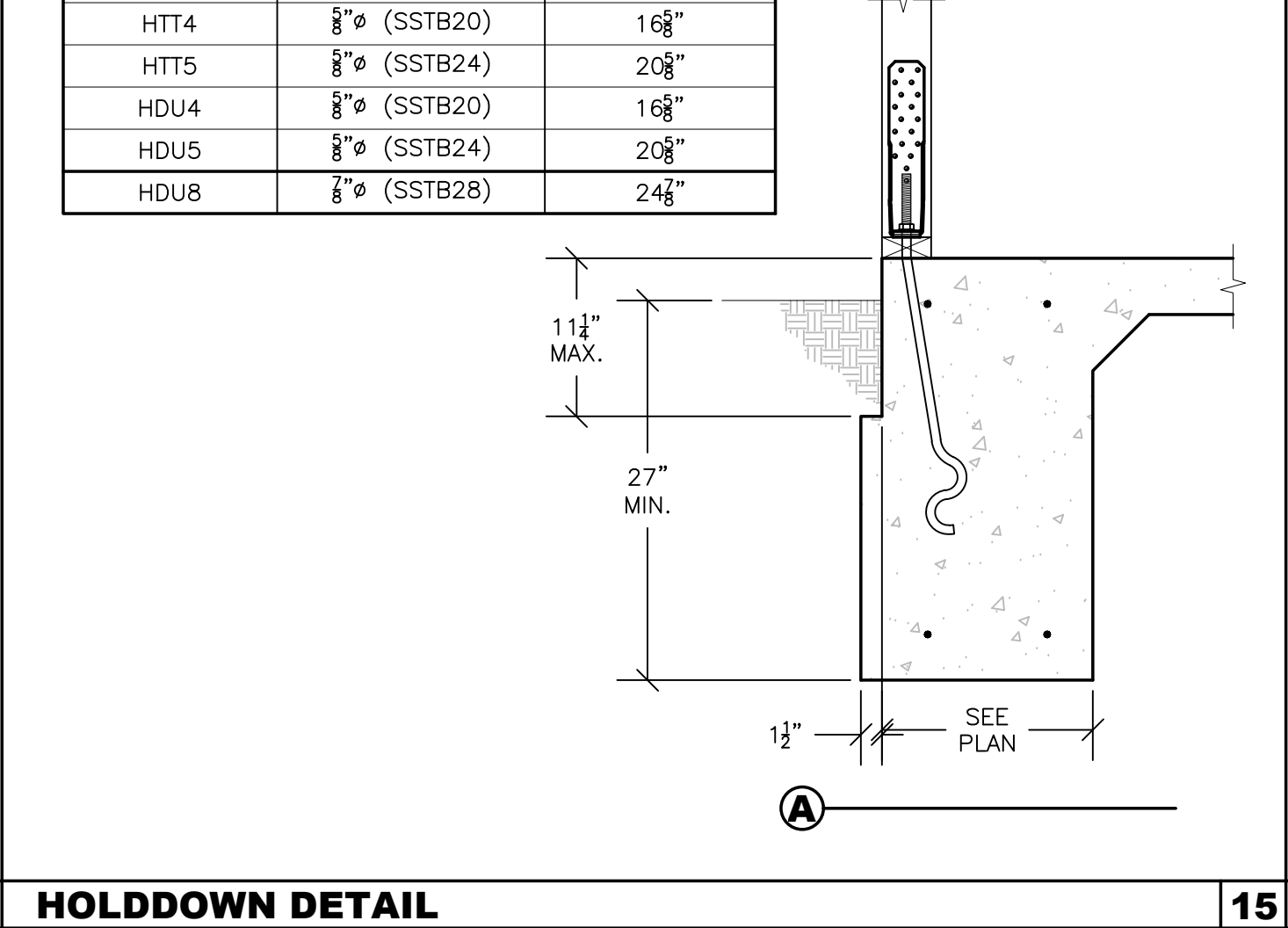
FOOTING AT GARAGE DOOR 12



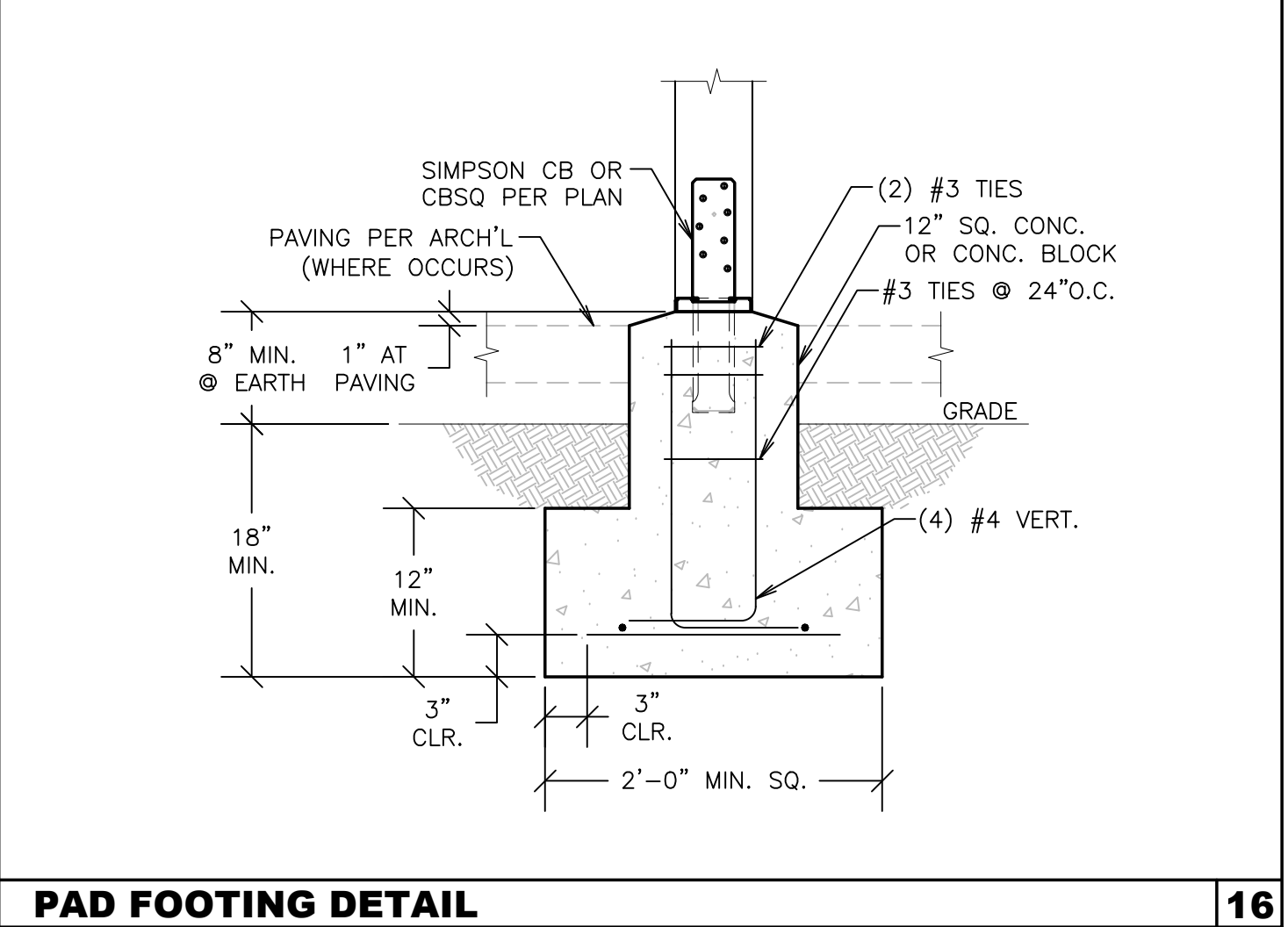
STAIR DETAIL 9



HARDY FRAME DETAIL 13



HOLDDOWN DETAIL 14



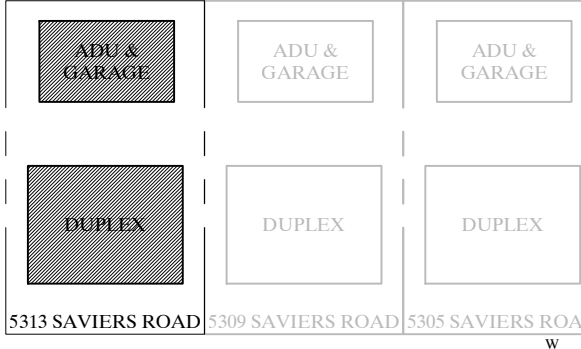
FOOTING AT GARAGE DOOR 12



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At:
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Oxnard, Ca



Sheet Title

FOUNDATION DETAILS

FOR CONSTRUCTION

Revision	Description	Date

- Project Number: 22-6409
□ Project Engineer: JHB
□ Checked By: JRV
□ Drawn By: JWB
□ Scale: 1/4"=1'-0"
□ Date: 10.25.2022

Sheet Number

SD1

Sheet ___ Of ___



Project Name / Address

ADU & GARAGE

ADU & GARAGE

ADU & GARAGE

DUPLEX

DUPLEX

DUPLEX

313 SAVIERS ROAD 3309 SAVIERS ROAD 3305 SAVIERS ROAD

W
N
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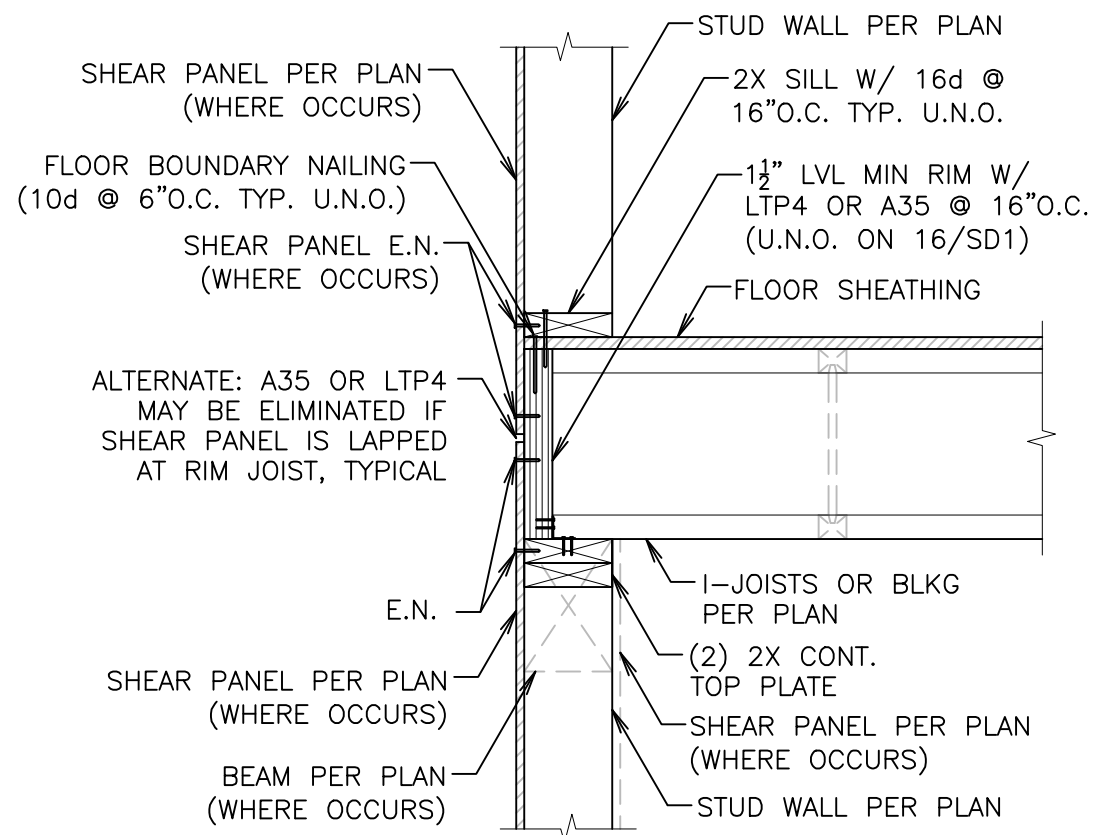
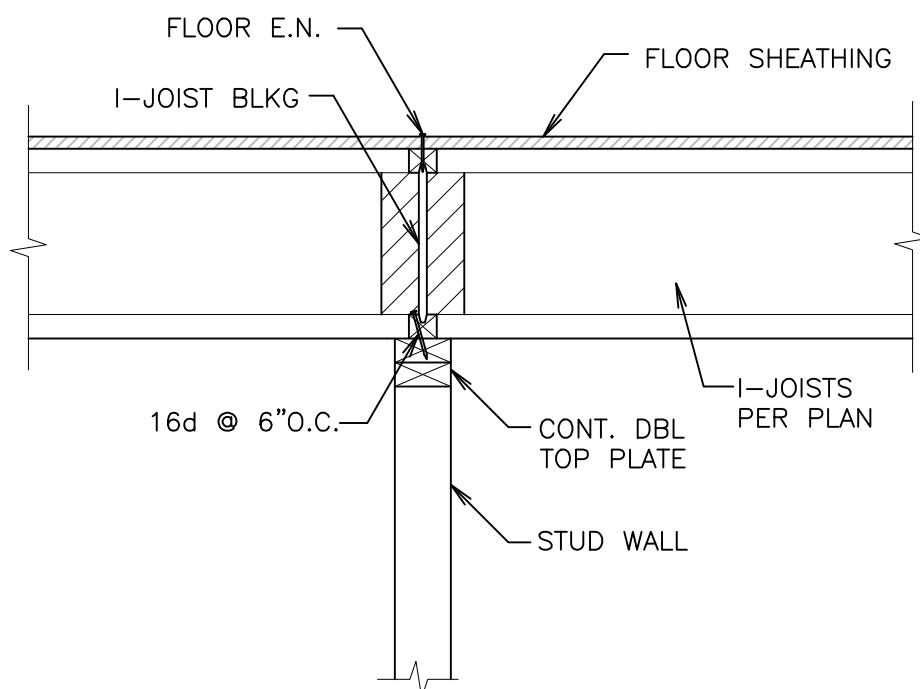
Sheet Title

FOR CONSTRUCTION

Project Number:	22-6409
Project Engineer:	JHB
Checked By:	JRV
Drawn By:	JWB
Scale:	1/4"=1'-0"
Date:	10.25.2022

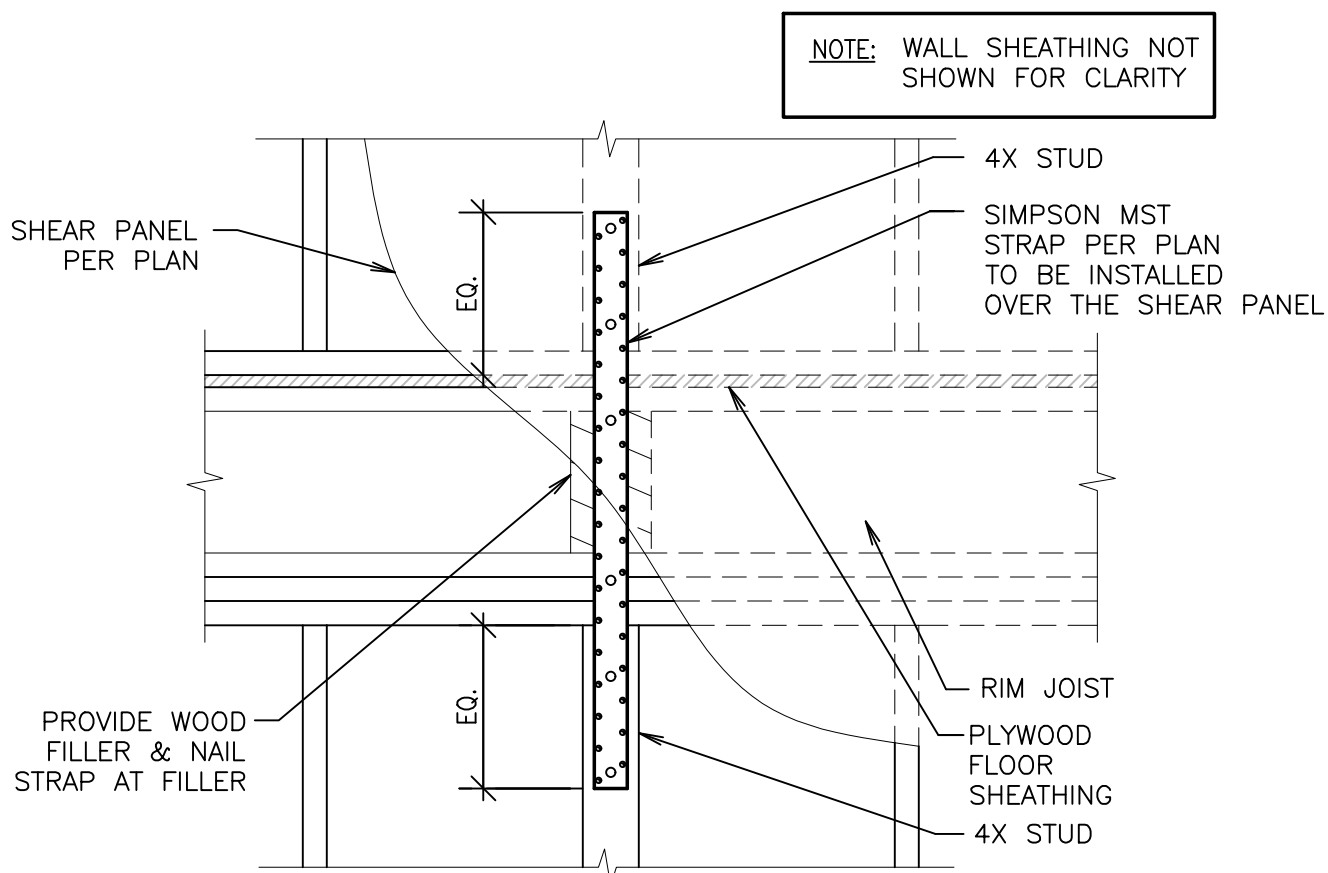
Sheet Number

Sheet ___ Of ___

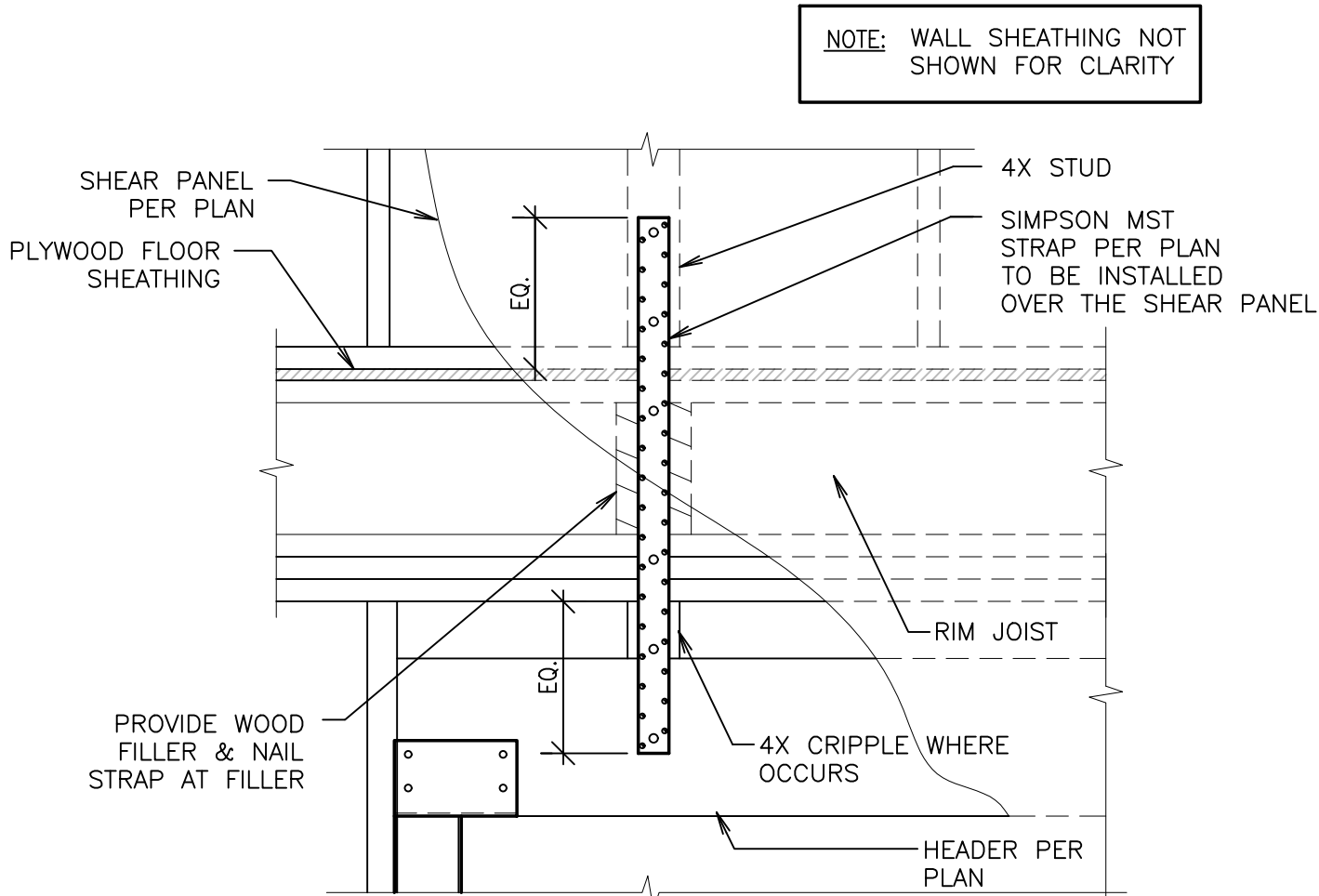


2	JOISTS AT INTERIOR BEARING WALL
---	---------------------------------

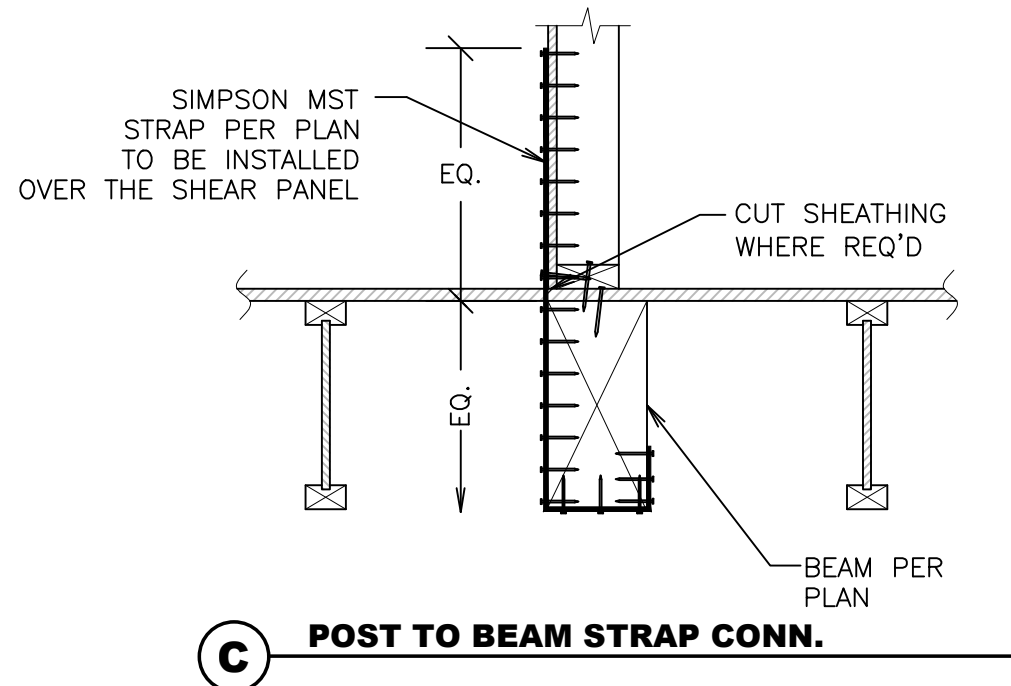
SHEAR TRANSFER DETAIL



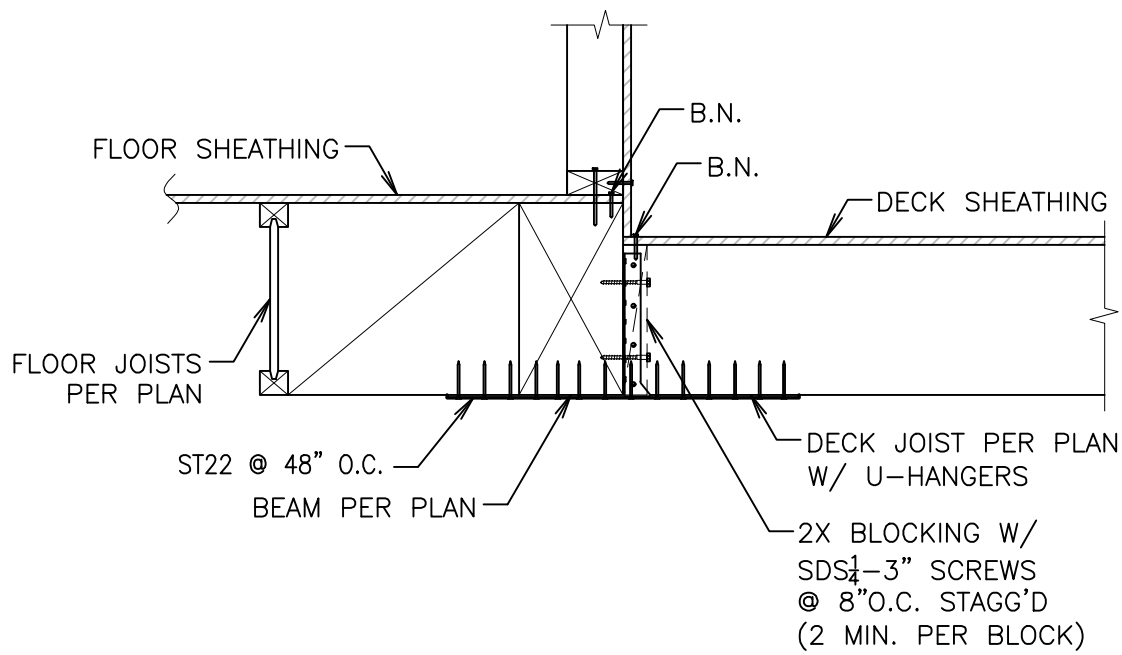
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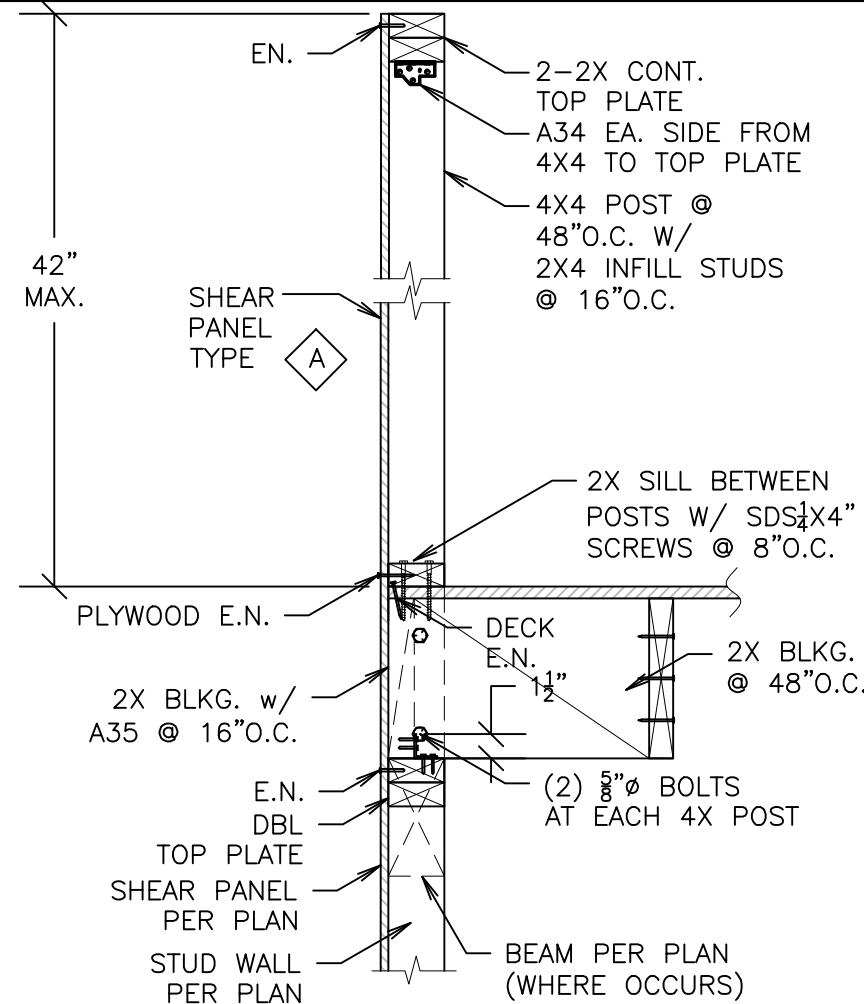
B POST TO HEADER STRAP CONN.



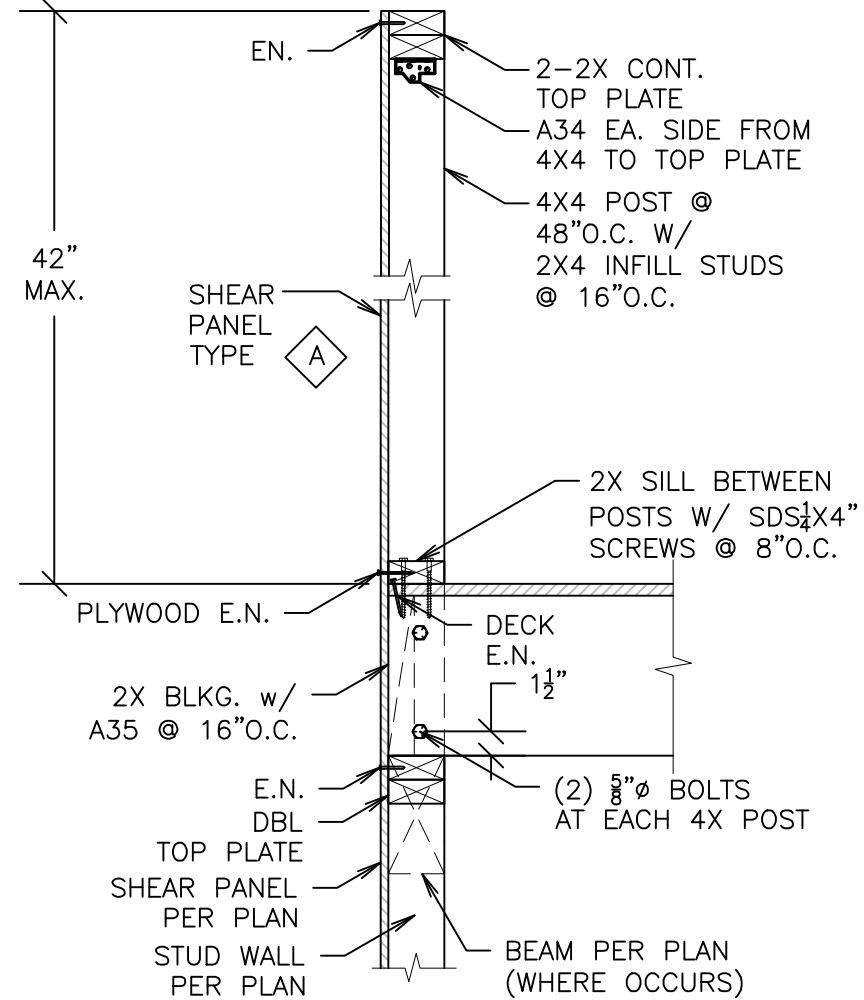
POST TO BEAM STRAP CONN.



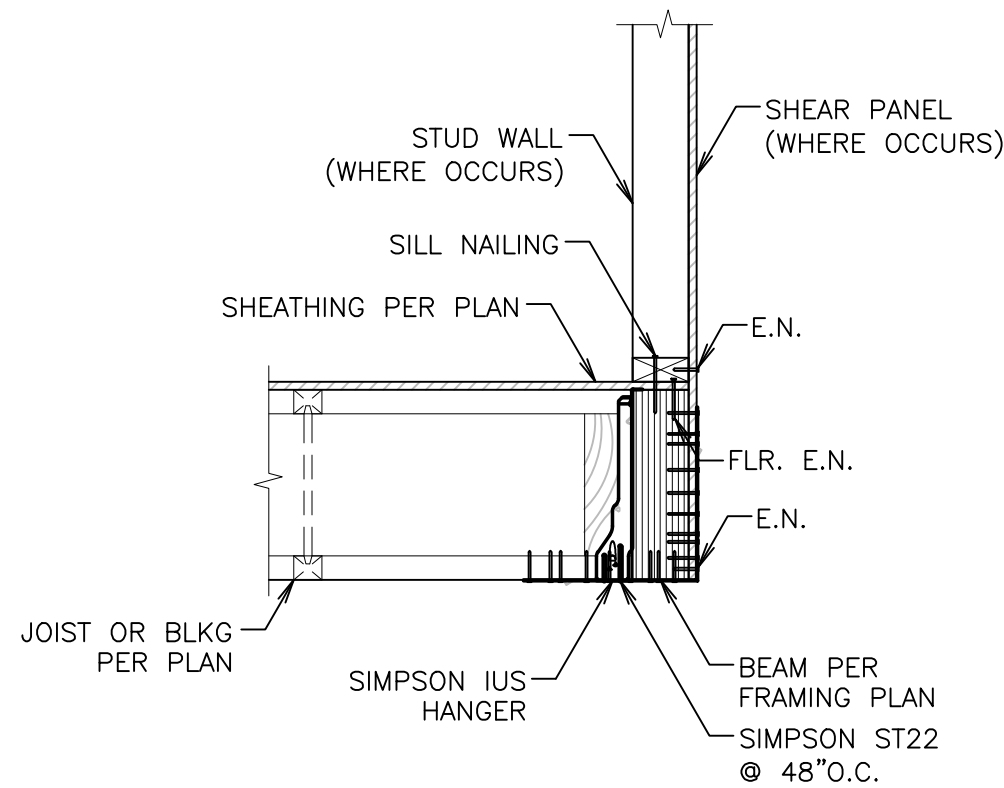
FLOOR-TO-DECK CONNECTION DETAIL



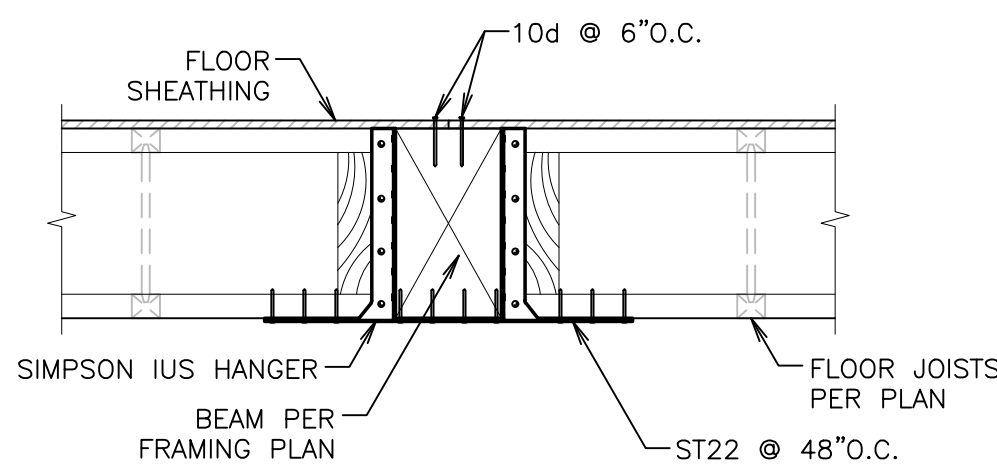
DECK DETAIL



SHEAR TRANSFER DETAIL



FLOOR SHEAR TRANSFER DETAIL



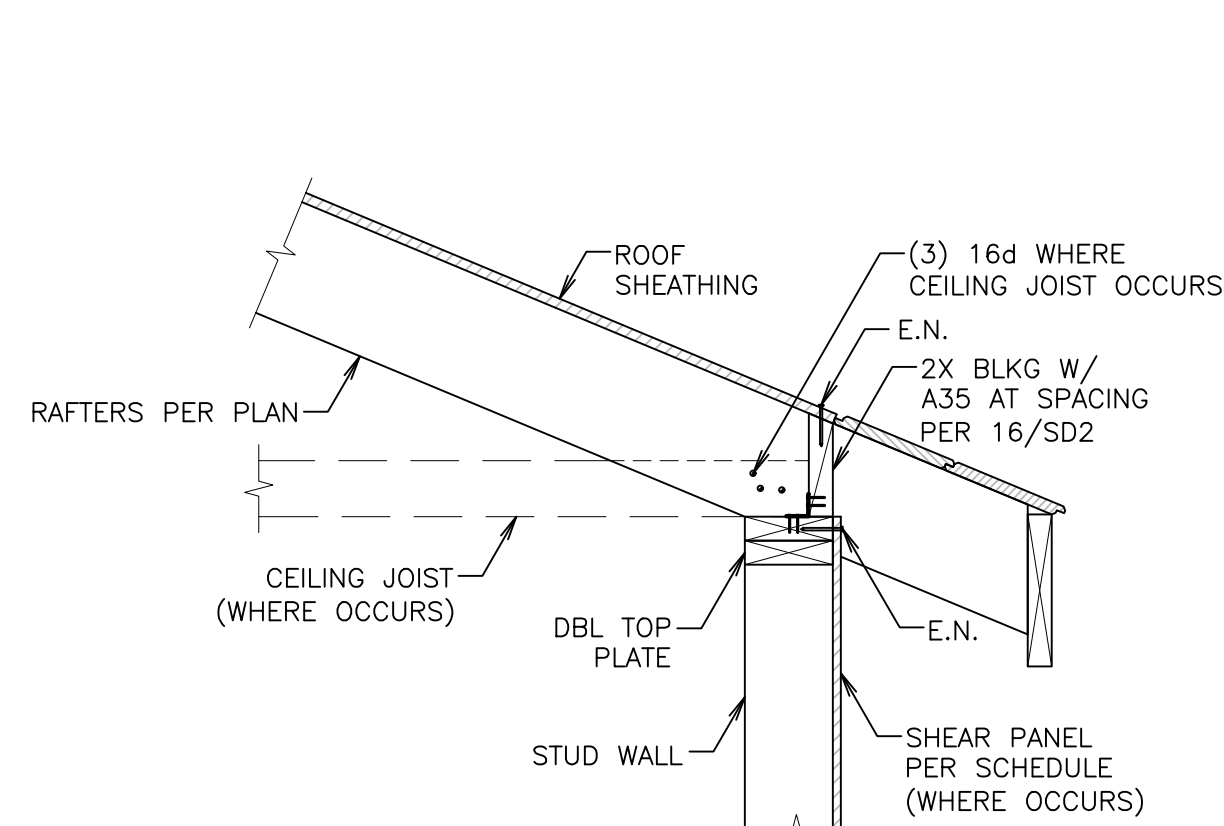
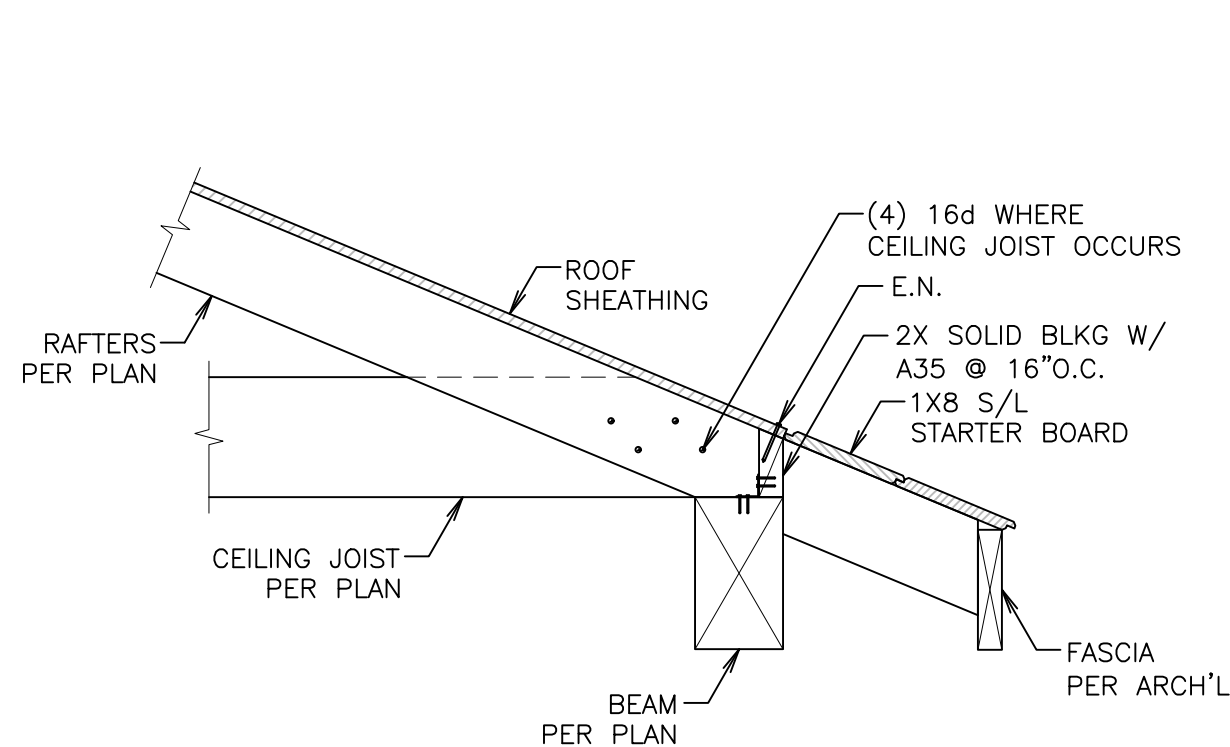
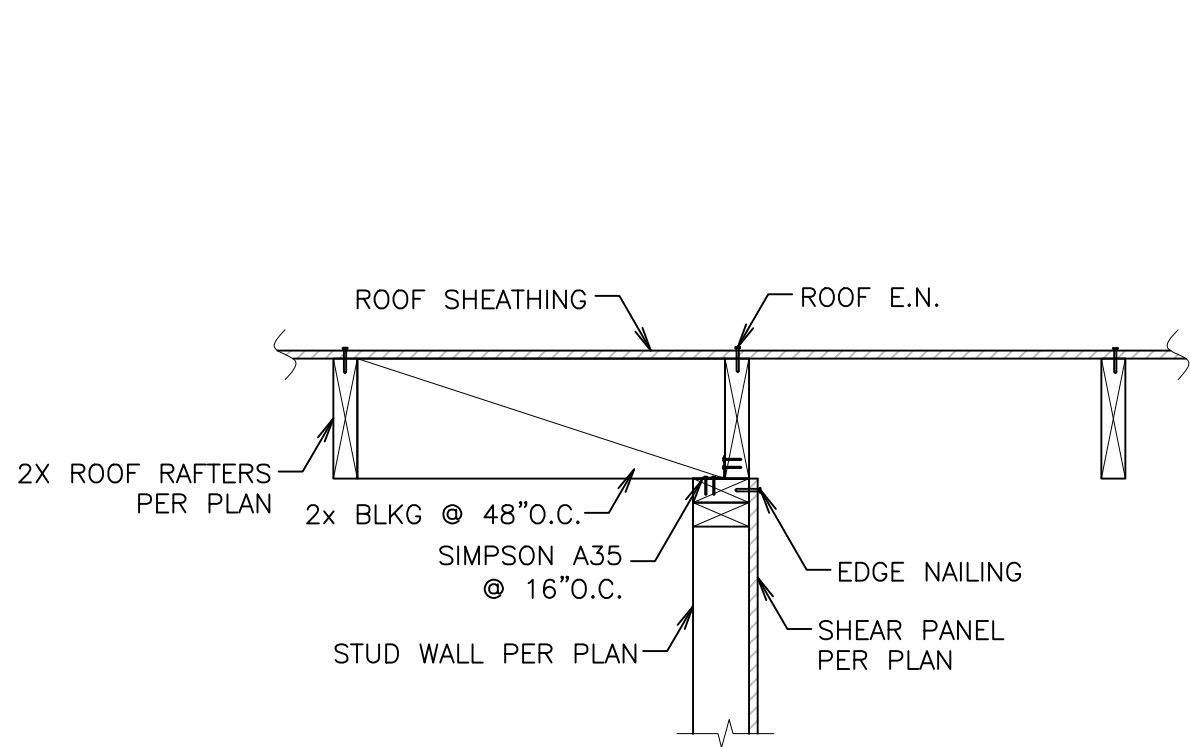
STAIR DETAIL

FLOOR-TO-FLOOR STRAP CONNECTION DETAIL

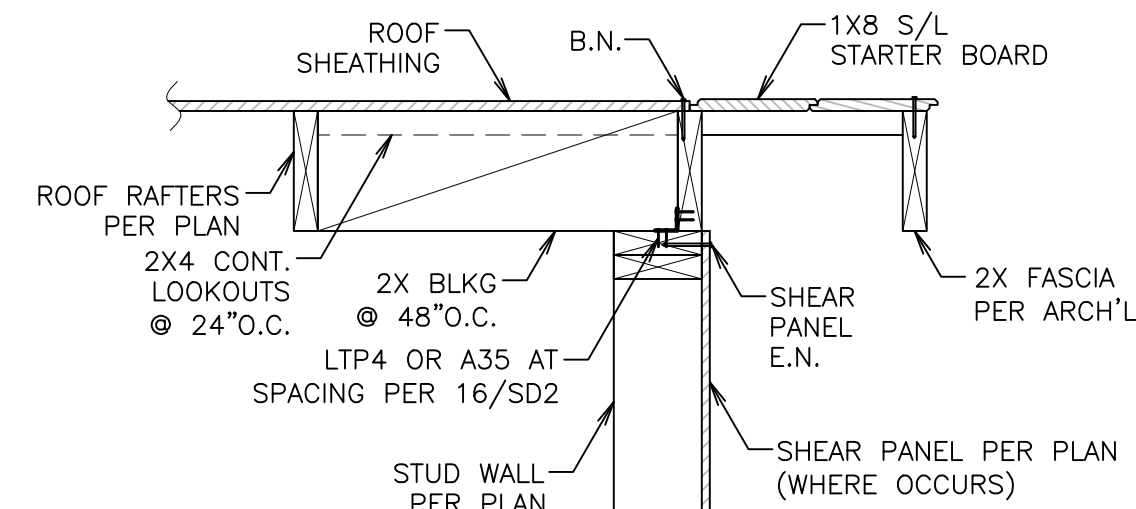
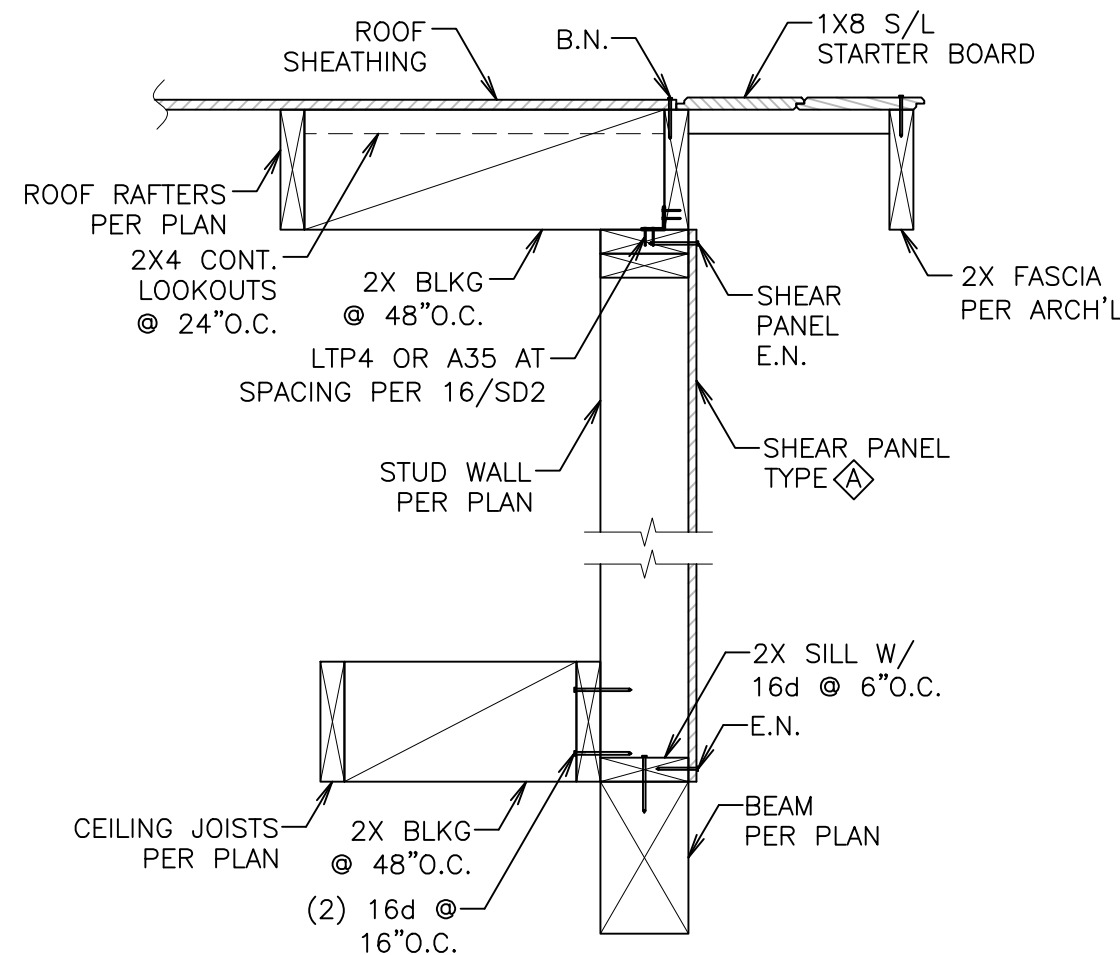
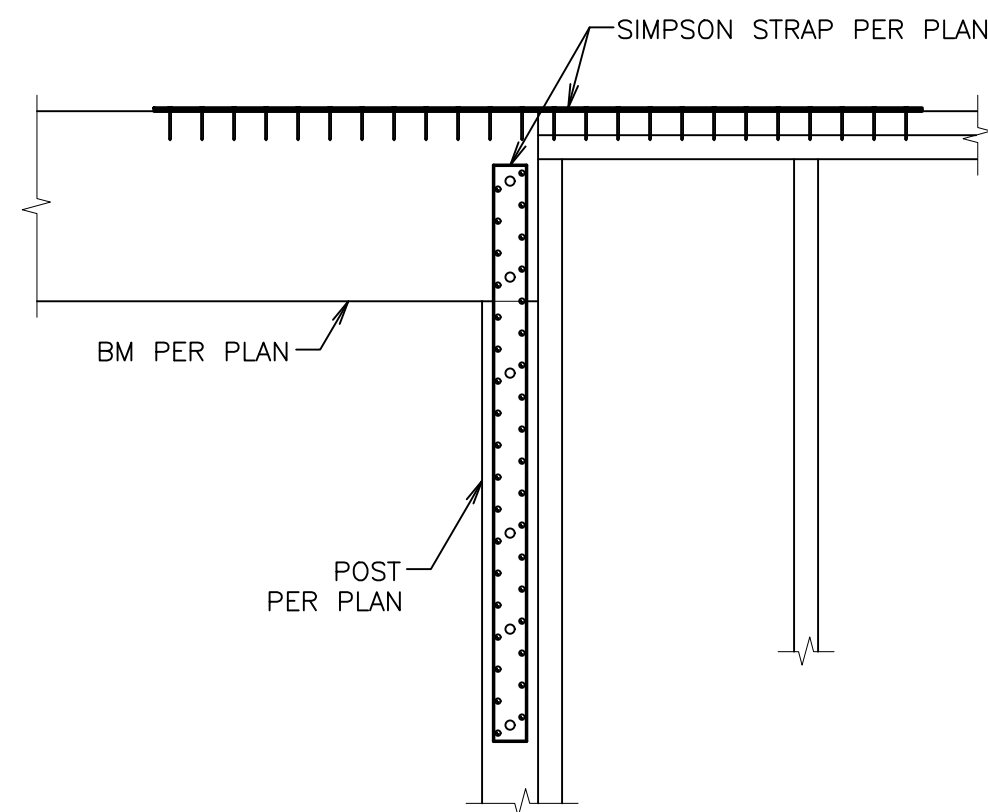
DECK DETAIL

FLUSH BEAM TO FLOOR CONNECTION

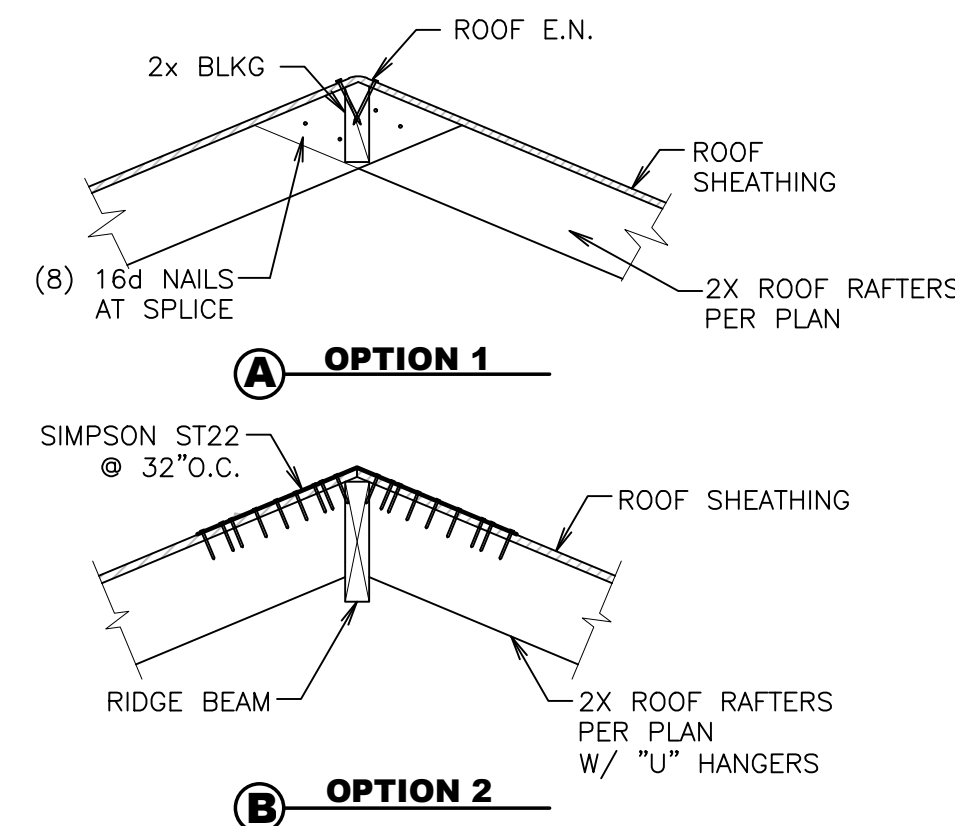
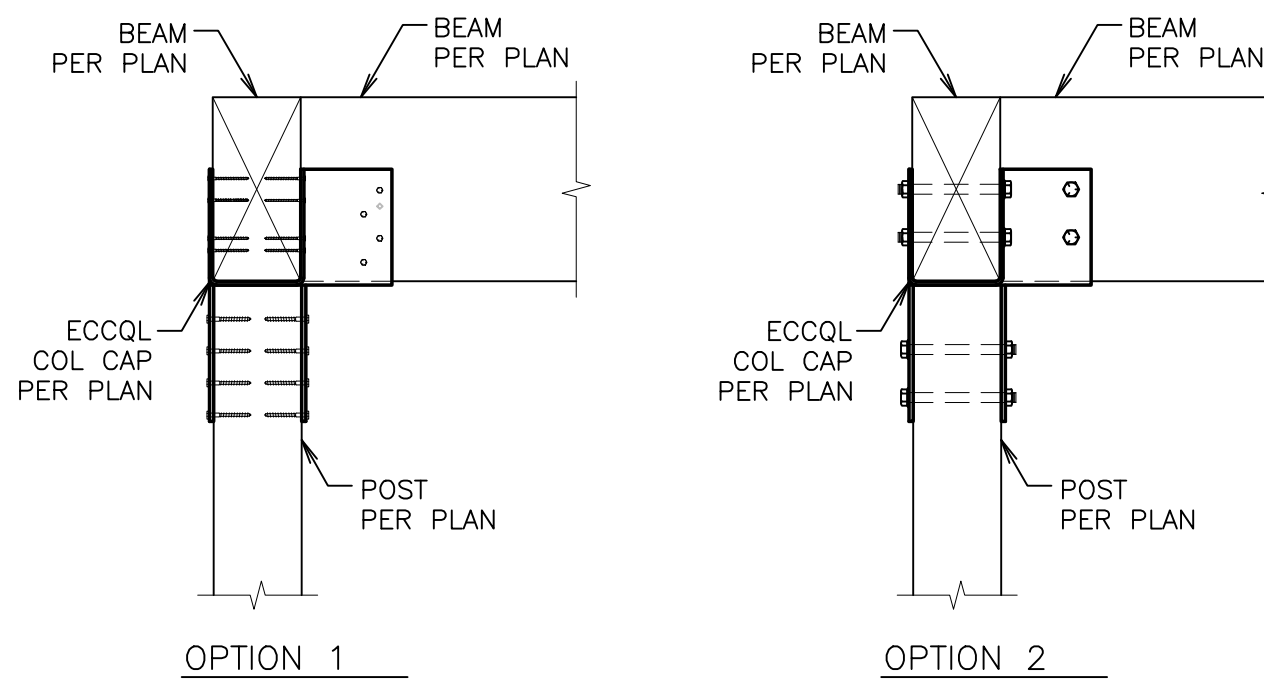
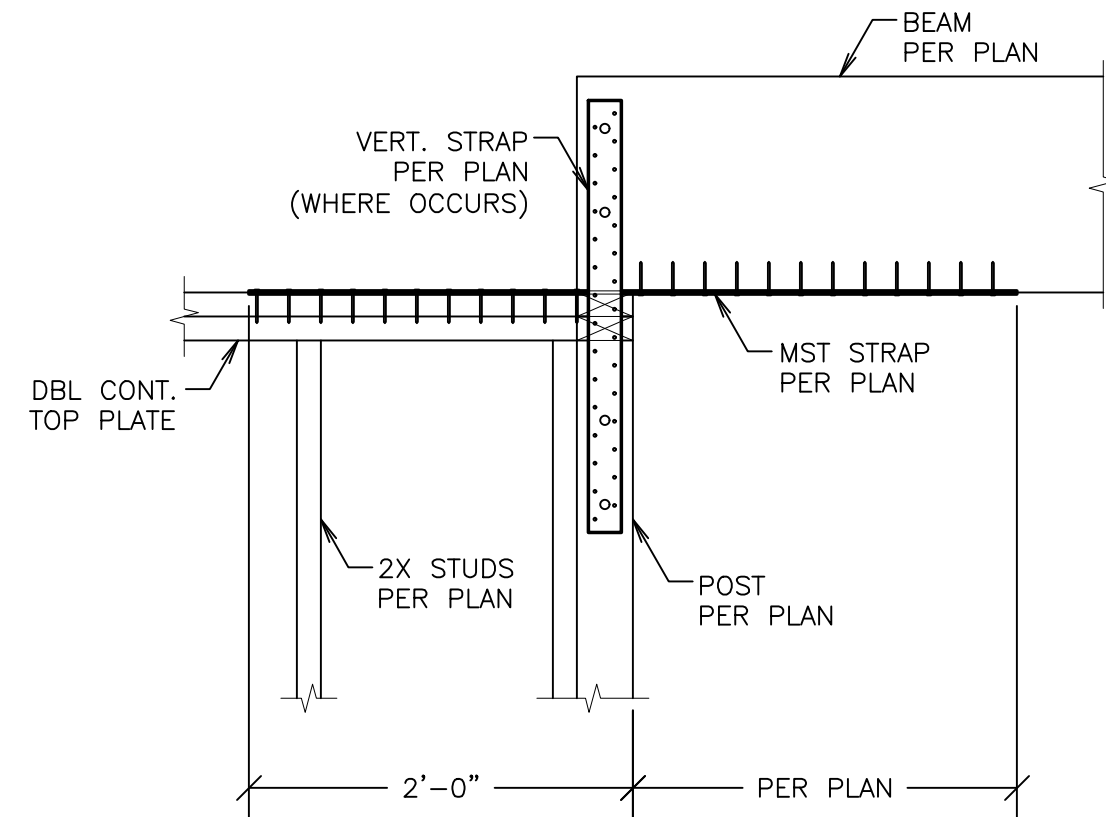
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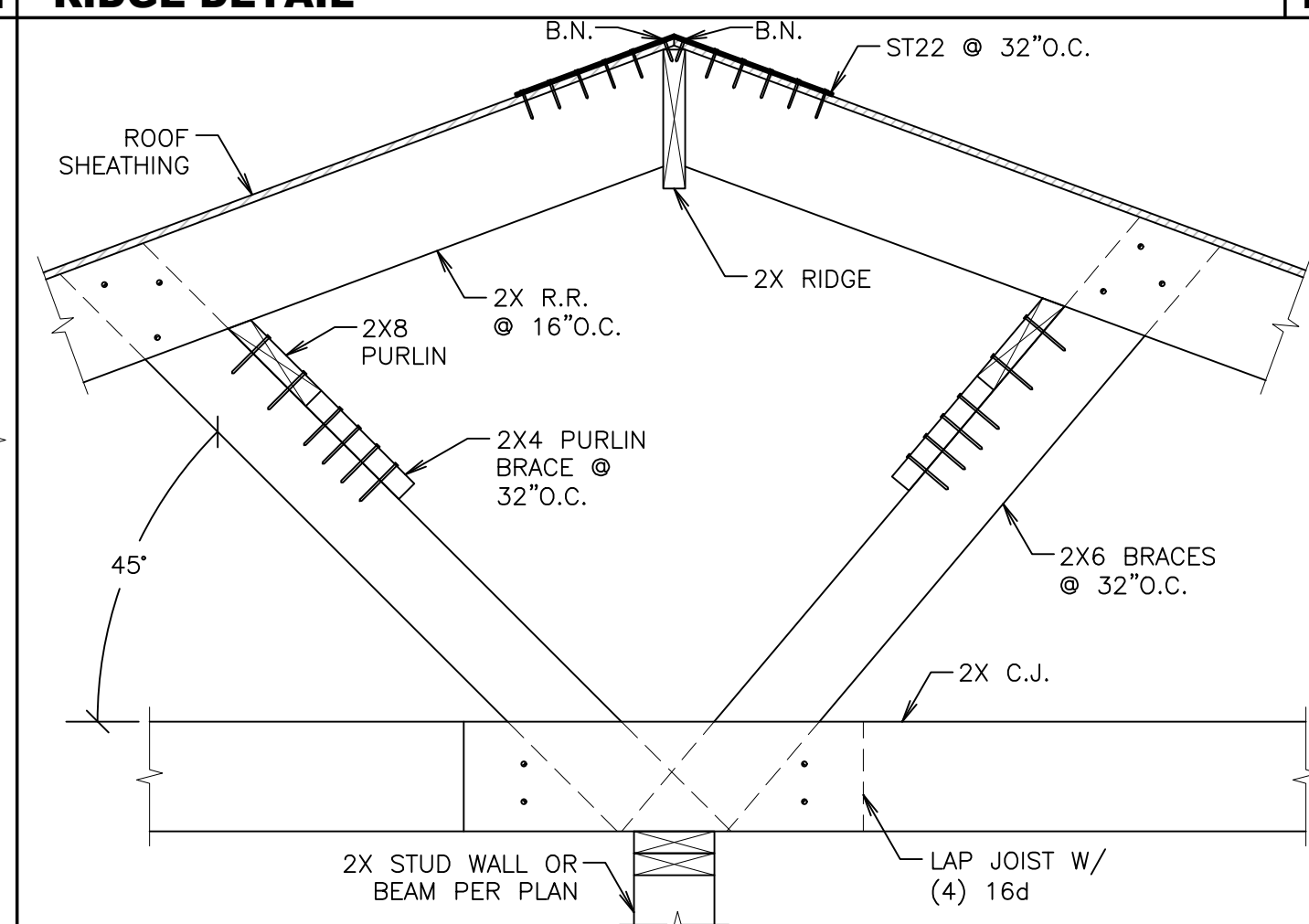
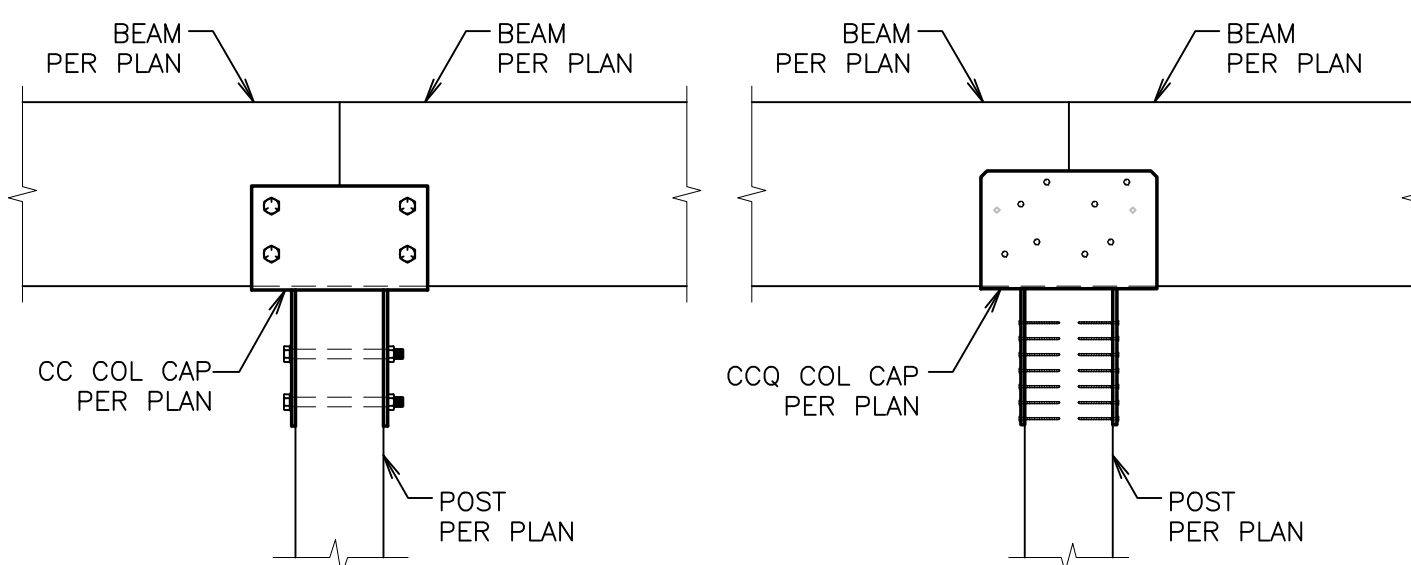
EAVE DETAIL



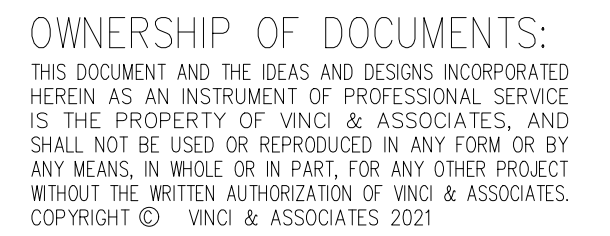
SECTION AT RAKE



RIDGE DETAIL

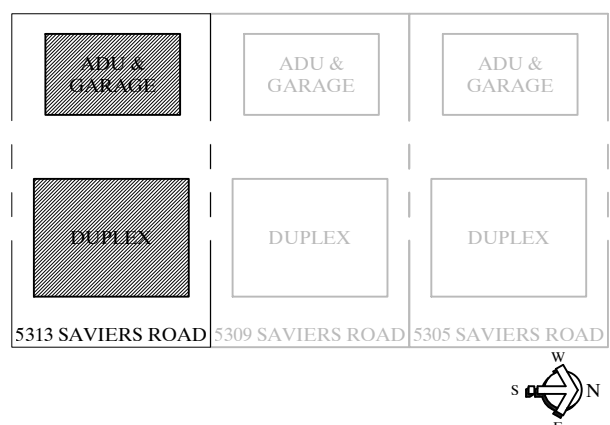


BRACE DETAIL



Project Name / Address

Duplex, ADU, & Garage
At:
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Oxnard, Ca



Sheet Title

ROOF FRAMING DETAILS

FOR CONSTRUCTION

[illegible]

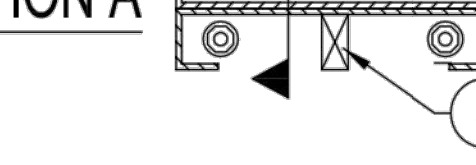
□ Project Number:	22-6409
□ Project Engineer:	JHB
□ Checked By:	JRV
□ Drawn By:	JWB
□ Scale:	1/4"=1'-0"
□ Date:	10.25.2022

Sheet Number

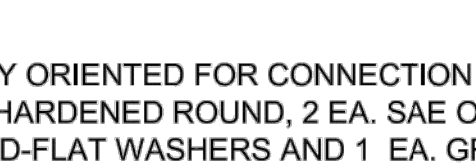
SD4

Sheet Of

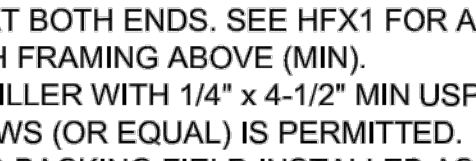
SECTION A



1. CAVITY ORIENTED FOR CONNECTION ACCESS.
- 1 EA. HARDENED ROUND, 2 EA. SAE OR 2 EA. ROUND-FLAT WASHERS AND 1 EA. GRADE 8 HEX NUT AT BOTH ENDS. SEE HPX1 FOR ANCHORAGE.
- 8 INCH FRAMING ABOVE (MIN).
- 1 EA. 2x FILLER WITH 1/4" x 4-1/2" MIN USP-WS SCREWS (OR EQUAL) IS PERMITTED.
- WOOD BACKING FIELD INSTALLED AS NEEDED.



BACK TO BACK INSTALLATION



11

-
- A technical drawing of a traditional Chinese gate (Wu) with numbered callouts 1 through 5. The drawing shows a cross-section of the gate structure. Callout 1 points to the top horizontal beam (Wu). Callout 2 points to the vertical post (Zhu). Callout 3 points to the horizontal beam (Wu). Callout 4 points to the vertical post (Zhu). Callout 5 points to the horizontal beam (Wu).

The diagram is a technical cross-section of a panel base assembly. It shows a concrete base with a 15# felt moisture barrier (callout 1) applied between the panel base and the concrete. The assembly is anchored into the concrete using 1/4" diameter screws (callout 2) with hardened round washers (callout 3) and hex nuts. The panel base is shown with a central circular feature and a textured surface. The concrete base is shown with a stippled texture.

- 15# FELT OR EQUIVALENT MOISTURE BARRIER RECOMMENDED BETWEEN PANEL BASE AND CONCRETE.
- 1 EA. HARDENED ROUND, 2 EA. SAE OR 2 EA. ROUND-FLAT WASHERS AND 1 EA. GRADE 8 HEX NUT AT BOTH ENDS. SEE HPX1 FOR ANCHORAGE.
- ADACCENT FRAMING WITH 1/4" DIAMETER SCREWS IS INSTALLED AT THE EDGES WHEN INSTALLING A 4x FILLER ABOVE OR WHEN SPECIFIED BY DESIGN PROFESSIONAL.

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

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

The diagram shows a cross-section of a concrete slab. Two vertical rebar rods are embedded in the slab. At the top of the slab, there are two horizontal washers. A gap is shown between the washers and the rebar. A circle with the number '1' points to this gap. A circle with the number '2' points to one of the washers. The concrete slab is shown with a stippled texture. Above the slab, there are two vertical lines and a circle, possibly representing a ceiling or a light fixture.

1. PLUS OR MINUS 1-1/2" GAP TO BE FILLED WITH MIN 5,000 PSI STRENGTH NON-SHRINK GROUT.
2. 1 EA. HARDENED ROUND, 2 EA. SAE OR 2 EA. ROUND-FLAT WASHERS AND 1 EA. GRADE 8 HEX NUT. SEE HF1 FOR ANCHORAGE.

The technical drawings illustrate the assembly of the Trench Box System. The top drawing, labeled 'SECTION B' and 'SECTION A', shows a vertical member (1) with a hatched end (2) and a central opening. A horizontal member (3) is shown passing through the vertical member, secured by a bolt (4) and a nut (5). The bottom drawing, labeled 'SECTION A' and 'SECTION B', shows a horizontal member (3) with a hatched end (2) and a central opening. A vertical member (1) is shown passing through the horizontal member, secured by a bolt (4) and a nut (5). The drawings are labeled with circled letters A and B, and circled numbers 1, 2, 3, 4, and 5.

Technical cross-section diagram of a window installation. The diagram shows a window frame (1A) set into a wall. A diagonal line represents the window pane. A horizontal line indicates the sill. Dimensions are marked: 4" for the distance from the sill to the bottom of the frame, 4" for the distance from the sill to the top of the frame, and 4" for the distance from the sill to the bottom of the frame. A vertical dimension of 4" is also shown. A label 'OPTIONAL SOFFIT' points to a section of the wall. A label 'TRIMMERS PER DESIGN PROFESSIONAL' is at the bottom. Callouts 1A, 1B, 2, 3, and 4 point to various components: 1A points to the window frame, 1B points to the wall, 2 points to the sill, 3 points to the trimmer, and 4 points to the window pane.

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

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

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

- 


 9" PANEL 12" PANEL 15" PANEL
- 


 18" PANEL 21" PANEL 24" PANEL

PANCAKE FIXTURE AS NEEDED

#10 SELF-TAPPING SCREWS AT FACE OF PANEL.
(HEX HEAD WITH SELF DRILLING TIP SHOWN)

#12 SELF-TAPPING SCREWS AT EDGE OF PANEL.
(BUGLE HEAD WITH SELF DRILLING WING TIP SHOWN)

#12 SELF-TAPPING SCREWS AT FACE OF PANEL.
(BUGLE HEAD WITH SELF DRILLING TIP SHOWN)

BUGLE HEAD WAFER HEAD FLAT TRUSS MODIFIED TRUSS HEX HEAD

SELF DRILLING TIP SELF DRILLING WING TIP

NOTES:

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

FRAMING DETAILS - HFX PANELS

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

DATE:
1-1-2017



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ADU & GARAGE

ADU & GARAGE

DUPLEX

DUPLEX

DUPLEX

5315 SAVIERS ROAD

5309 SAVIERS ROAD

5305 SAVIERS ROAD

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FOR CONSTRUCTION

Project Number:	22-6409
Project Engineer:	JHB
Checked By:	JRV
Drawn By:	JWB
Scale:	1/4"=1'-0"
Date:	10.25.2022

Sheet Number

SD6

Sheet __ Of __

ELECTRICAL NOTES

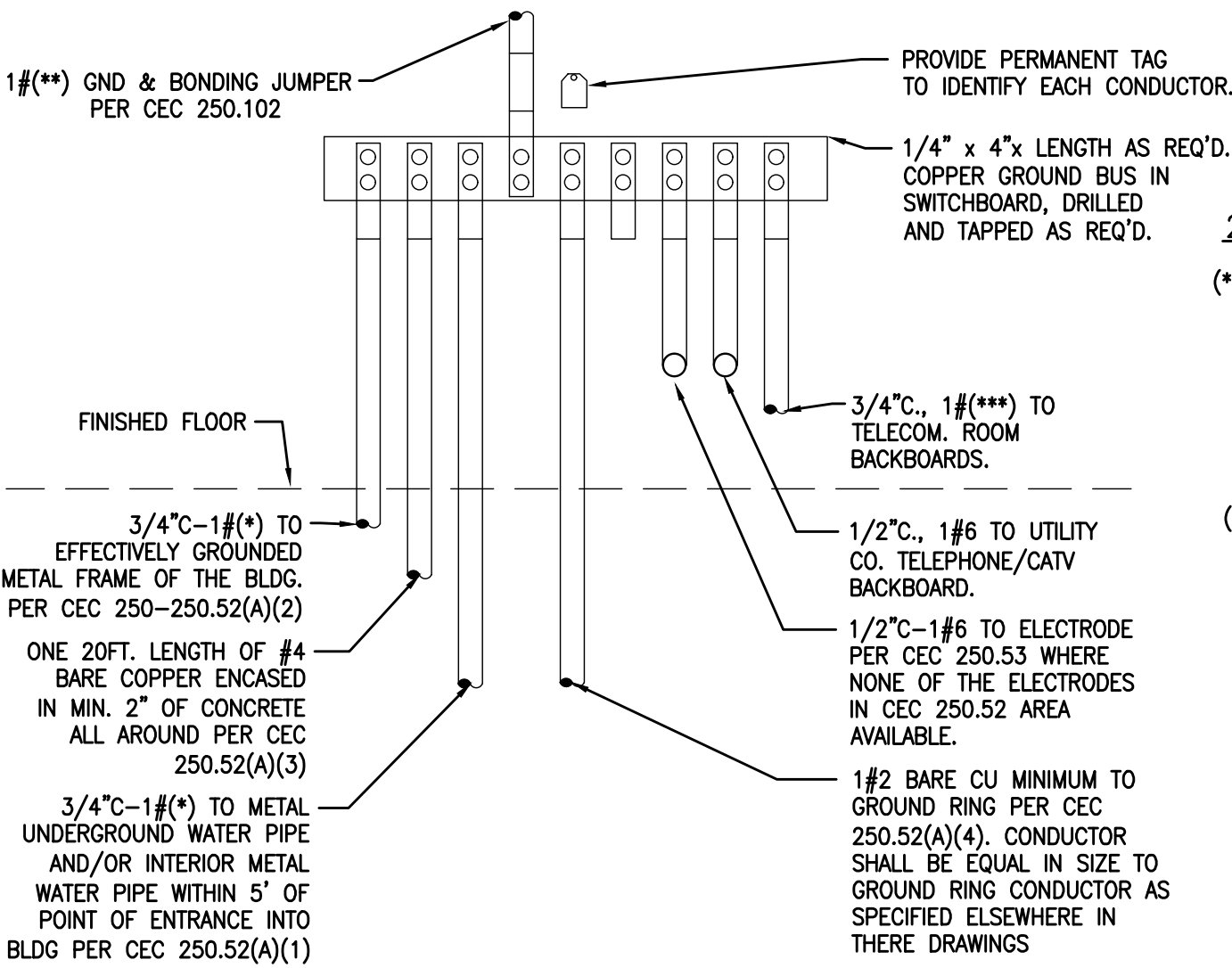
1. All work shall be in accordance and comply with the latest applicable city ordinance and the 2022 CEC.
2. It is the intent of these drawings that this be a complete electrical installation. Any apparent errors shall be brought to the attention of the designer and/or tenant prior to proceeding.
3. Contractor shall verify all existing conditions versus new installations to assure proper new installations can be completed properly prior to proceeding.
4. These plans shall be used only after approvals and permits have been secured by the proper jurisdiction of the department of building and safety.
5. All conduit runs shown are diagrammatic. Runs shall be the responsibility and liability of the contractor to locate and install per field conditions. Provide and install all items in a workmanlike manner.
6. All ceiling mounted fixtures, lights, etc. shall be provided and installed with backup seismic wiring, using a minimum of (2) #12 guide wires from fixture to roof and or floor above to prevent falling in the event of an earthquake.
7. Penetrations of fire-resistive walls, floor-ceilings and roof ceilings shall be protected as required in CBC 712.3 & 4.
8. The means of egress illumination and exit signs shall be connected to an emergency electrical system that will provide an illumination of not less than 90 minutes in case of primary power loss. The installation shall comply with Section 2702. [§1006.3 & 1011.5.3 CBC]
9. Exit signs shall be internally or externally illuminated by two electric lamps, or shall be of an approved self-luminous type. [§1011.2 CBC] When the face of an exit sign is illuminated from an external source, it shall have an intensity of not less than 5 foot candles(54 lux).
10. Internally illuminated signs shall be listed and labeled and shall be installed in accordance with the manufacturer's instructions and Section 2702.
11. The means of egress, including the exit discharge, shall be illuminated at all times the building space is occupied. [§ 1006.1 CBC] Light intensity shall not be less than 1 foot-candle.
12. All lighting controls shall be from 36" to 48" AFF max and within sight of the lighting fixtures.
13. All convenience receptacles shall be 15" AFF min.

14. Contractor shall verify all conductor sizes in accordance with manufacturer's recommendations and local code requirements prior to any installations.
15. All conductors shall be standard annealed copper wire conductor. #8 AWG and smaller shall be type THHN, and or THWN insulated. #6 and larger shall be type XHHW insulated. All conductors shall be installed in accordance with CEC 110-14 and Table 310-16. All conductors shall be installed in EMT conduit or equal.

16. All fixtures shall be UL listed and labeled and shall be listed for Thermal Barrier where in contact with insulation.
17. All fixtures shall be installed and connected in accordance with the manufacturer's instructions.
18. There shall be no back-to-back outlets installed. Provide a minimum horizontal separation of 24".
19. All the circuit breakers in the main switchboard and subpanels shall be series rated with upstream device. (SCCR = 65,000 MIN)
20. Provide nameplates on panelboards, distribution equipment, safety switches, motor starters, junction boxes, and control devices. Unless otherwise indicated on the drawings, lettering shall include the name or designation of equipment, horsepower, voltage rating and service designation. Nameplates shall be laminated phenolic with a black surface and white core. Identification with a Dymo type instrument is not permissible. The inside cover of all receptacle outlet plates shall be permanently marked to indicate the panel and circuit number of the outlet. The inside cover of all blank plates for junction boxes installed shall be permanently marked to indicate the system. Identification of branch circuits shall be typewritten on directory cards furnished with all panels and placed in the card holder on the door. Provide new typewritten directory cards with updated schedules for all existing panels with new or modified circuits.

21. A ground continuity test shall be made on the entire grounding system from the service to every outlet.
22. Contractor to determine if any structural elements such as rebar or post tensioned cable exist in floors, walls, or roofs by inspection coordinated with the landlord's tenant coordinator or structural engineer and by the use of x-ray when required prior to any cutting or core drilling. If such elements exist, report this immediately to the design engineer and landlord's tenant coordinator for resolution prior to cutting or drilling.
23. All boxes shall be rigidly supported from the building structure independent of the conduit system. All boxes shall be 4" square boxes minimum with raised covers suitable for the wall material.
24. All motor starters shall be combination type. Starters shall include fusible safety switch, a starter with three overload devices, and a control circuit transformer. The enclosure shall be Nema Type 1, unless otherwise indicated on the drawings. Each combination starter shall include a control circuit transformer with a 120 Volt secondary connection unless otherwise indicated on the drawings. One side of the secondary winding shall be fused and the other side grounded. Starters shall have a green running pilot light, a hand-off-automatic selector switch and a minimum of two normally open and two normally closed auxiliary contacts, ready for control wiring connections.
25. Disconnect switches and motor starters shall be manufactured by Square D, General Electric, Seimens/Itt, Cutler/Westinghouse, or Allen Bradley.
26. All hardware supports, hangers, brackets, angle iron, channels, rods and clamps necessary to install electrical equipment shall be provided to suit the field conditions and the applications intended as shown on the drawings. The use of perforated straps is not permitted.
27. All equipment mounted on equipment room walls shall be attached to 3/4" plywood boards, painted with fire resistant paint.
28. Disconnect switches mounted on or adjacent to mechanical and building equipment shall be located to allow the proper working clearance as defined in Article 110 of the California Electrical Code.
29. Ground all electrical system conduits, motors, panels and other exposed non-current carrying metal parts of electrical equipment in accordance with all provisions of the California Electrical Code and local or regional codes.
30. Grounding of the electrical system shall be by means of an insulated grounding conductor installed with feeder and branch circuit conductors in all conduits. Grounding conductors shall be sized in accordance with Article 250.
31. System neut. conductors shall be grounded at the source. Neutral conductors shall not be used for equip grounding.

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32. The grounding conductor for branch circuits feeding isolated ground receptacles shall be connected only at the isolated ground receptacle ground terminals, and at the ground bus of the serving panel.
33. Each panelboard served directly by a transformer secondary shall have a main circuit breaker or other main overcurrent protection, sized in accordance with Article 240 of the California Electrical Code.
34. Panels shall be mounted so that top of the cabinet is at 6' above floor. A glazed directory frame shall be provided inside each panel door and shall be of sufficient size to give a complete description of each circuit. Typed directory cards shall be provided listing each circuit served.
35. The branch circuit numbers used on the drawings shall be applied for the construction. However, at the completion of the work, circuit number adjustments shall be made as required to provide balanced phase loading on each panelboard.
36. Furnish, install and wire a remote wall mounted reset/test switch with pilot light for each detector to indicate actuation of each detector.
37. Prior to rough-in, locate and wire a reset/test switch at each respective A.C. unit room thermostat. The E.C. is to coordinate the detector and reset/test switch location(s) with the A.H.J.
38. The E.C. is to wire the detector(s) into each A.C. unit control circuit in conformance with NFPA to shut down all the A.C. units when smoke is detected by any one detector.
39. Provide a G.F.C.I. protected receptacle in restrooms, commercial kitchens and outdoor public spaces. CEC, Art. 210-8(b)(1)-(4). Provide WP/GFCI within 25' of all rooftop equipment.
40. Provide a dedicated 20 amp receptacle for each 12 linear feet of show window. CEC, Art. 210-62.
41. Provide a dedicated 20 Amp sign circuit to front of unit terminated in an identified junction box. CEC 600-5(a).
42. Provide disconnecting means for each motor and controller in sight from motor or controller location. CEC, Art. 102(A)&(B), 440.11(D). For cord connected equipment see Art. 440.13.
43. Track lighting shall be installed per CEC, Art. 410.101.
44. All equipment, fixtures and electrical components to bear the mark from a nationally recognized testing laboratory. Used equipment is to be inspected and certified prior to installation. CEC Art. 110-3 (a) & (b)
45. Each disconnecting means shall be legibly marked to indicate its purpose unless located and arranged so the purpose is evident. The marking shall be of sufficient durability to withstand the environment involved per CEC, Art. 110.22
46. Provide a WP/GFCI protected maintenance receptacle within 25' of all rooftop equipment locations. CEC, Art. 210-63.



SYSTEM GROUNDING DETAIL

SCALE: NONE

”MSA” RESIDENTIAL LOAD:

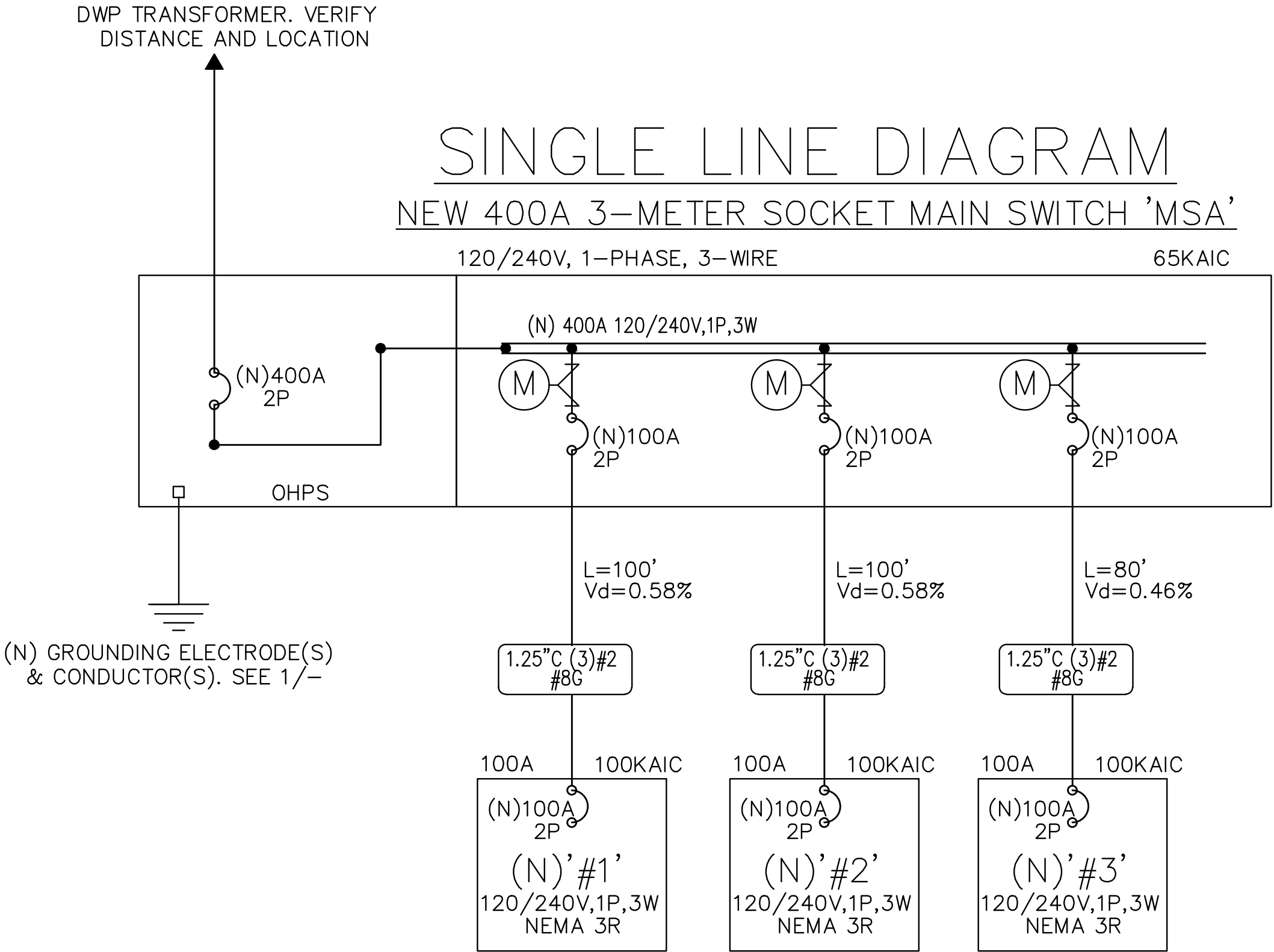
GENERAL LIGHTING = 3,903 X 3 VA/3F = 11,709 VA
KITCHEN SMALL APPLIANCES = 6 X 3000 VA =18,000 VA
LAUNDRY CIRCUIT = 3 X 1500 VA =4,500 VA
MW OVENS = 3 X 1500 VA =4,500 VA
DISHWASHERS = 3 X 1200 VA =3,600 VA
GARBAGE DISPOSALS = 3 X 1170 VA =3,510 VA
FAN COILS = 3 X 960 VA =2,880 VA
WATER HEATERS = 3 X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

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

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

GENERAL NOIES:

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



REVISIONS

AVP
3/19/24

PROPOSED WORK FOR:
5313 S. SAVIERS ROAD
OXNARD, CA 93033

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LOAD CALCULATIONS

REQUIRED PROFESSIONAL ENGINEER SEAL
SHAUN DENNIS
No. 04381
Exp. 12-31-25
STATE OF CALIFORNIA
CIVIL
ELECTRICAL

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SHAUN DENNIS
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Exp. 12-31-25
STATE OF CALIFORNIA
CIVIL
ELECTRICAL

ROAD

E-0

MANDATORY MEASURES

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

Sec 603.4.1

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

- 1) Capable of automatically shutting off the system during periods of non-use and shall have:
- (1) An automatic time switch control device complying with Sec. 110.9, with an accessible manual override that allows operation of the system for up to 4 hours; or
- (2) An occupancy sensor; or
- (3) A four-hour timer that can be manually operated.
- EXCEPTION:** Mechanical systems serving retail stores and associated malls, restaurants, grocery stores, churches, and theaters equipped with 7-day programmable timers.

- 2) Automatically restart and temporarily operate the system as required to maintain:

- (1) A setback heating thermostat set point, if the system provides mechanical heating.
EXCEPTION: Area with the design winter outdoor temperature of greater than 32° F.
- (2) A setback cooling thermostat set point, if the system provides mechanical cooling.
EXCEPTION: Area with the design summer outdoor temperature of less than 100°F.

- 3) Multipurpose room less than 1000 ft² , classrooms greater than 750 ft² and conference, convention, auditorium and meeting center rooms greater than 750 ft² that do not have processes or operations that generate dusts, fumes, vapors or gasses shall be equipped with occupant sensor(s) to accomplish the following during unoccupied periods:

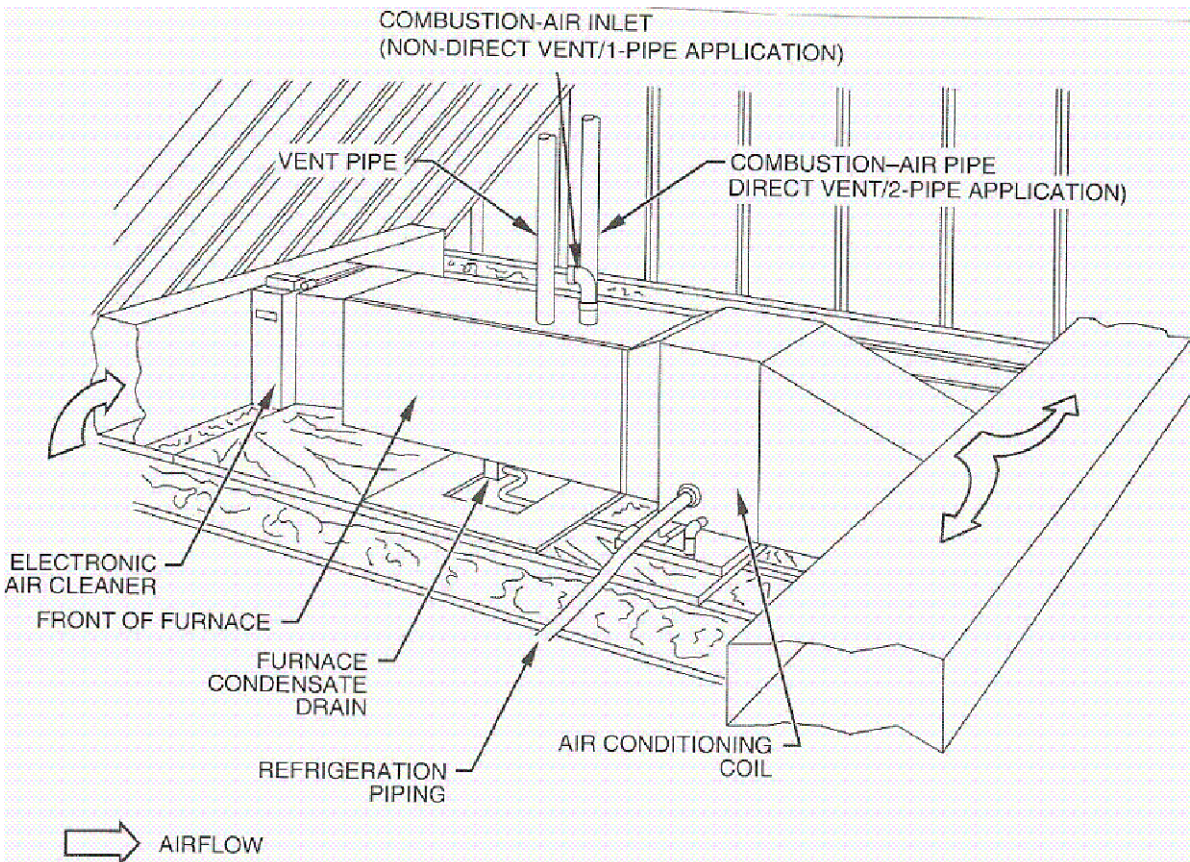
- (1) Automatically setup the operating cooling temperature set point by 2°F or more and setback the operating heating temperature set point by 2°F or more; and
- (2) Automatically reset the minimum required ventilation rate with an occupant sensor ventilation control device according to Section 120.1(c)5.
- Exception to Sections 120.2(e)3:** If Demand Control Ventilation is implemented as required by Section 120.1(c)3 and 120.1(4).

Sec. 120.2 (e)

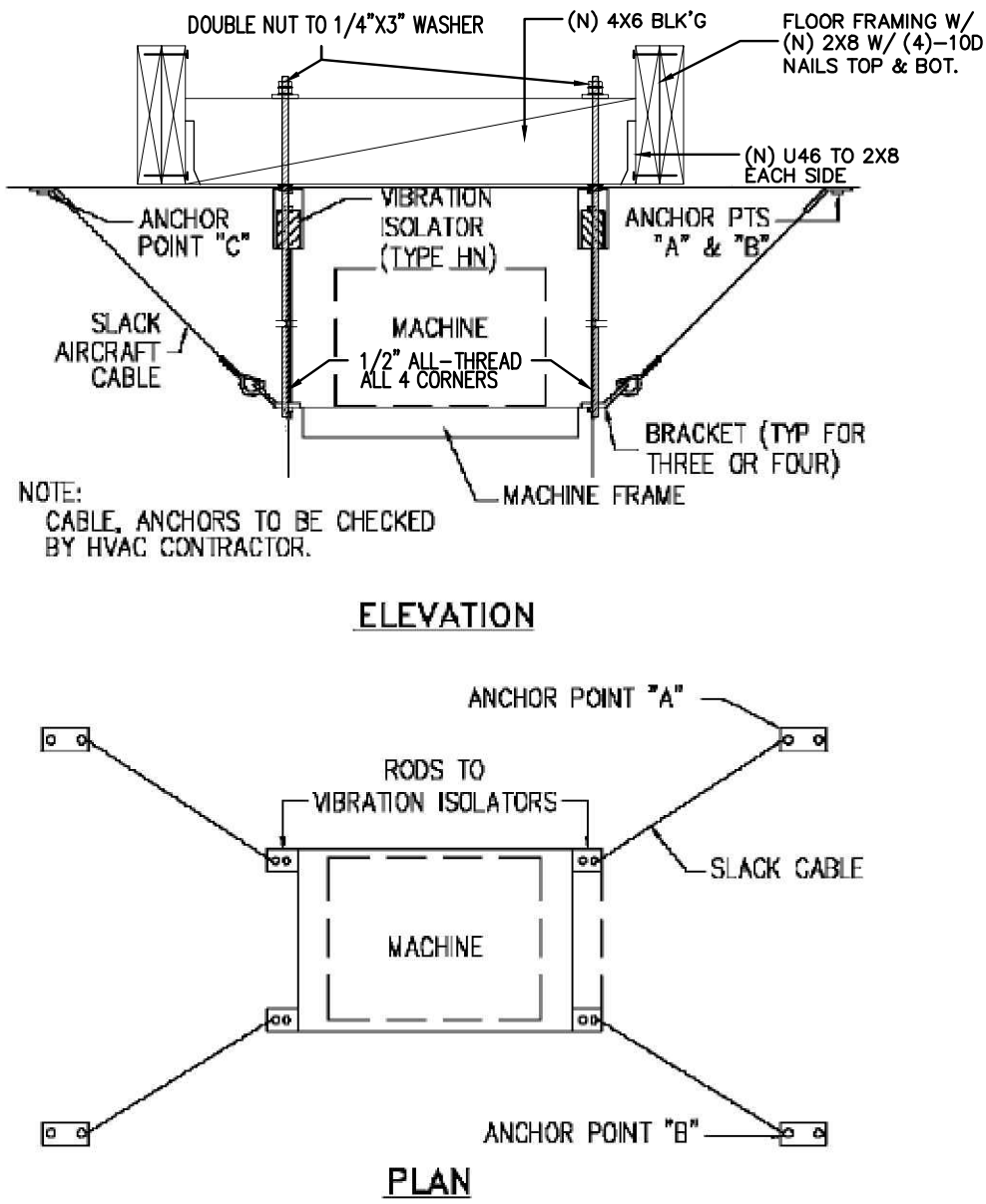
GREEN BUILDING NOTES

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

EQUIPMENT SCHEDULE													
UNIT	TONS	MODEL	COOLING (BTUH)	SEER/ EER	HEATING (BTUH)	CFM	MCA	MOCP	VOLTAGE	WEIGHT (LB.)	LIQUID LINE	VAPOR LINE	REMARKS
FC-1		CARRIER #FV4CNB002				945	5.4	15	240V 1PH 60Hz	135			HORIZONTAL
FC-2		CARRIER #FV4CNB002				945	5.4	15	240V 1PH 60Hz	135			HORIZONTAL
FC-3		CARRIER #FV4CNB002				630	3.6	15	240V 1PH 60Hz	135			HORIZONTAL
HP-1	3	CARRIER #25VNA836A0031	36,000	18	36,000		24.4	40	230V 1P 60Hz	225	3/8"O.D.	3/8"O.D.	OEM HARD START KIT
HP-2	3	CARRIER #25VNA836A0031	36,000	18	36,000		24.4	40	230V 1P 60Hz	176	3/8"O.D.	3/8"O.D.	OEM HARD START KIT
HP-3	2	CARRIER #25VNA824B0031	24,000	18	24,000		13.5	20	230V 1P 60Hz	176	3/8"O.D.	3/8"O.D.	OEM HARD START KIT
EH-1		THERMADOR VTR600Q OR EQUAL				600	8.2	20	120V 1P 60Hz	100			30" PHE HOOD, 20W LIGHTING, ADD BACKDRAFT DAMPER INTEGRAL BACKDRAFT DAMPER, INTERLOCK W/HUMIDISTAT SWITCH
EF-1		PANASONIC FV-10VS1				100	0.2	20	120V	20			

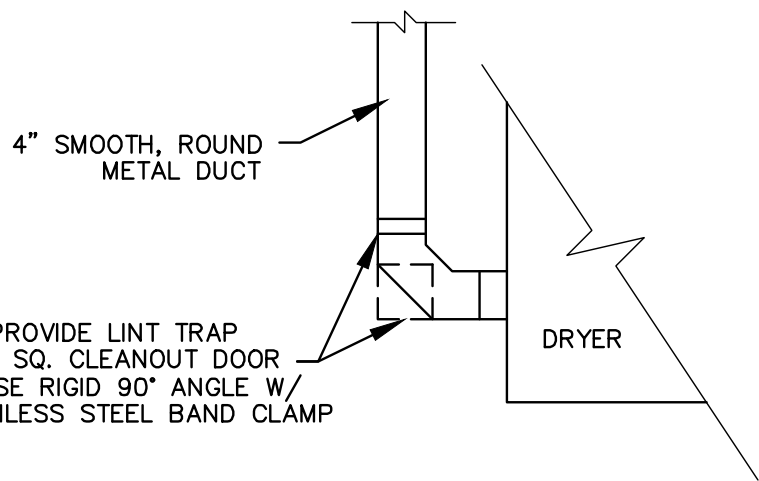


1. Provide an attic access a minimum of 22"x30" not over 20' from the equipment.
2. Provide an unobstructed passageway 30" wide x 30" high with solid continuous flooring from the access to the equipment/control panel. The passageway shall be at least as large as the largest component of the appliance.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



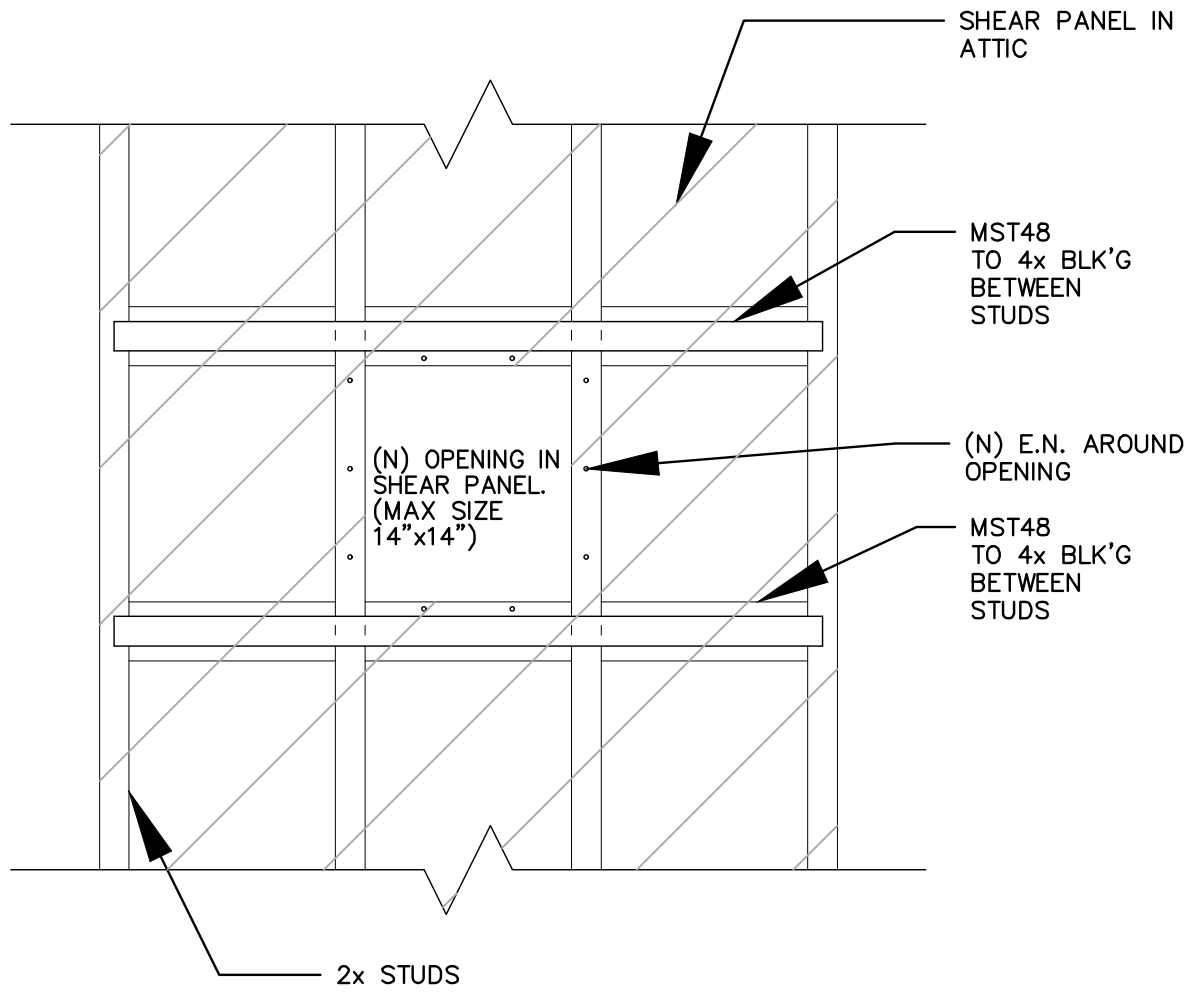
2 EQUIPMENT SUPPORT

SCALE: N.T.S.



3 VERTICAL DRYER VENT CLEANOUT

SCALE: N.T.S.



4 DUCT PENETRATIONS

SCALE: N.T.S.

MECHANICAL NOTES

1. All work shall be in accordance and comply with the latest applicable city ordinance and the 2022 CMC.
2. It is the intent of these drawings that this be a complete mechanical installation. Any apparent errors shall be brought to the attention of the designer and/or tenant prior to proceeding.
3. Contractor shall verify all existing conditions versus new installations to assure proper new installations can be completed properly prior to proceeding.
4. These plans shall be used only after approvals and permits have been secured by the proper jurisdiction of the department of building and safety.
5. All drawings and details are provided as a diagrammatic version of the proposed work. The contractor shall be held liable and responsible for all field verifications of equipment, materials, and installations.
6. Contractor shall verify all equipment is installed in accordance with manufacturer's recommendations and local code requirements prior to any installations.
7. All duct work shall be provided, installed, sealed, and insulated per chapter 6 of the 2019 CMC and SMACNA HVAC Duct Construction Standards.
8. Means for interrupting the electrical supply to the air conditioning equipment and to its associated cooling tower shall be provided within sight of and not over 50 ft. from the air-conditioner and cooling tower. [§903.7 CMC]
9. All controls shall be from 36" to 48" AFF max and within sight of the fixtures.
10. Penetrations of fire-resistive walls, floor-ceilings and roof ceilings shall be protected as required in CBC Sections 712.3 & 712.4.
11. Contractor doing the mechanical work is responsible for verifying in the field that the HVAC system is capable of providing the necessary minimum outside air volume.
12. Air balancing may be required and shall be performed by the mechanical contractor doing the work.
13. All OSA intakes and makeup air intakes shall be provided and installed a minimum of 10' away from plumbing, toilet, water closets, and all appliance venting. Intakes may be located 3' below said appliance venting.
14. The contractor shall be solely responsible for construction mean, methods, sequences, of construction and the safety of workmen. Comply with all OSHA regulations.
15. No piping, ductwork, controls, etc., shall be installed or routed above electrical panels and equipment or through elevator rooms or shafts.
16. The mechanical and electrical contractors shall coordinate the electrical characteristics of all mechanical equipment prior to ordering of equipment. No additional payment will be made for lack of contractor coordination of electrical characteristics.
17. All mechanical and electrical system components shall be routed tight to underside of structure and through joists or trusses where possible. Coordinate installation to preserve headroom, equipment access, and architectural clearances for finishes, including ceiling heights. Coordinate with all other trades and do not conflict with the architectural requirements for the finished construction. Provide offsets where required to coordinate with other trades.
18. Refer to architectural reflected ceiling plans for locations of all grilled and diffusers.
19. All equipment and materials shall be new, free of defects and U.L. listed/labeled.
20. All cutting and chasing of the building construction required for this work shall be by this contractor unless shown on architectural drawings and confirmed as to size and location prior to new construction. Cutting shall be in a neat and workmanlike manner.
21. Exact location of rooftop mechanical units shall be approved by the structural engineer of record. Mechanical contractor shall furnish and install all supplemental support steel for units and roof duct penetrations after approval of structural engineer of record.
22. Fabricate and erect all ductwork to ASHRAE and SMACNA standards from #1 galvanized steel.
23. All ductwork in areas without ceilings that is to be painted shall be provided with paint grip finish. Comply with SMACNA standards and NFPA bulletin 90A requirements.
24. Ductwork shall be SMACNA low pressure construction 2" static pressure rating with Seal Class B seams and joints.
25. Flexible ducts shall be independently supported from the structure and connected with plastic drawbands tightened with manufacturer's tool. Flexible ducts are not permitted in rooms without ceilings. Flexible ducts shall be ATCO rubber type 070, 1 1/2" size, for sizes and listed, and meet 25/50 flame and smoke test. No interior color other than black is permitted for flexible ducts. Equivalent by Valuflex, Flexaire, Flexible Technologies, Thermatex, or Gentlex.
26. Include all turning veins, manual dampers, flexible connectors, grills and diffusers, acoustic lining, and other sheet metal accessories for the project. Volume dampers to be of opposed blade construction with locking quadrants. Provide volume dampers of supply air runouts to all ceiling diffusers.
27. All branch connection fittings in rectangular ductwork shall be 45 degree transition type, conical fittings, or spin-in fittings with integral air scoops. Butt fittings are not acceptable.
28. Acoustic line all rectangular ducts indicated on drawings with minimum 1" thick non-flaking, coated medium density liner. Apply to manufacturer's recommendations. Duct dimensions are outside dimensions, and include acoustic lining.
29. Provide curbs for all roof openings for ducts, flues, piping, and equipment. Curbs shall be furnished as accessories to the equipment or 8" high plate or equal equipment supports spanning structure and flashed into roofing. Roof curbs shall be compatible with roofing system and shall match roof flashing, and patching of roof shall be by a certified roofing contractor approved by the owner/tenant and paid for by the mechanical contractor.
30. All rigid round ductwork to be internally insulated.
31. From each air conditioning unit, install 4" deep trapped condensate drain with cleanout and terminate as shown on plans.
32. HVAC contractor to furnish all HVAC equipment indicated and/or scheduled on the drawings complete with bases, insulators, supports, and other required accessories.
33. Completely install equipment and place in proper operation per manufacturer's recommendations, lubricate and adjust as required. Furnish and install clean set of filters prior to balancing.
34. Equipment to be make and model as scheduled unless owner approved, equivalent quality and performance equipment is submitted as substitution. All substitutions subject to acceptance without qualification by owner/tenant and design engineer.
35. Furnish and install all controls for HVAC systems. Provide all relays and devices required for complete operation. Mount all controls furnished as accessories to equipment and provide all control wiring or power wiring required for control system where not specifically shown on electrical plans. All exposed wiring shall be in EMT conduit per CEC. Concealed wiring in ceiling plenums may be UL listed plenum rated cable neatly supported in wirings.
36. No thermostat shall be installed above any heat producing equipment.
37. Supports and hangers are to be provided to properly support, secure and align ductwork and to meet conditions. Provide seismic bracing for hangers and supports supporting ductwork. Comply with the latest edition of the Sheet Metal and Air Conditioning Contractors National Association Inc. (SMACNA) Seismic Restraint Manual as approved by ANSI.
38. At ducts to equipment, provide waterproof vent fabric flexible connections with a minimum of 6" full length, and approved by the AFL. Where exposed to the outside, provide sun shield over the flexible connection.
39. Each rooftop AC unit and outdoor unit shall be mounted on freestanding spring type isolators with seismic restraints for lateral and vertical motion. Mounting shall be hot dipped galvanized.
40. Refrigerant piping to be Type "L" copper with brazed fittings using silver solder installed per the manufacturer's instructions for R-410A service. Piping shall be insulated with 1" thick insulation with all joints sealed with adhesive. Factory precharged piping may be used where length of run does not exceed 75'. Where insulation is exposed to weather it shall be covered with a jacket or protective/weather resistive paint which is a minimum of .010" thick.
41. Provide hangers and supports as required, straps and/or wire is unacceptable.
42. Coordinate work of this section with work of other sections to avoid conflicts. If required, provide shop drawings and submit to design engineer for approval.
43. Ensure that work of other sections is suitable to accommodate work of this section.
44. HVAC systems rated at 2000 cfm or greater shall be equipped with a duct smoke detector to automatically shut off the HVAC system if smoke is detected. The detectors shall be installed in the main supply duct downstream of any filters.
45. Condensate from cooling coils and overflow of evaporative coolers shall be collected and discharged to an approved plumbing fixture or disposal area. CMC Sec. 310.1.
46. Duct systems used with blower type equipment which are portions of a heating, cooling, absorption, evaporative cooling or outdoor air ventilation system shall be sized in accordance with Chapter 17 of the 2019 CMC.

These drawings are the property of the designer and are to be used only for the project and location specified. No part of these drawings may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage or retrieval system, without the written permission of the designer. The designer shall not be responsible for any errors or omissions in these drawings. The user of these drawings shall be responsible for obtaining all necessary permits and for complying with all applicable codes and regulations. The designer shall not be responsible for any damage or injury resulting from the use of these drawings. The designer shall not be responsible for any delay or interruption of work resulting from the use of these drawings. The designer shall not be responsible for any cost or expense incurred by the user of these drawings. The designer shall not be responsible for any loss or damage to property or equipment resulting from the use of these drawings. The designer shall not be responsible for any other matter not specifically mentioned in these drawings.

1 FLEX DUCT SUPPORT

SCALE: N.T.S.

REVISIONS

8/23/24:
UPDATES

AVP
3/19/24

PROPOSED WORK FOR:
5313 S. SAVIERS ROAD
OXNARD, CA 93033

JOB NAME

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

SHEET TITLE

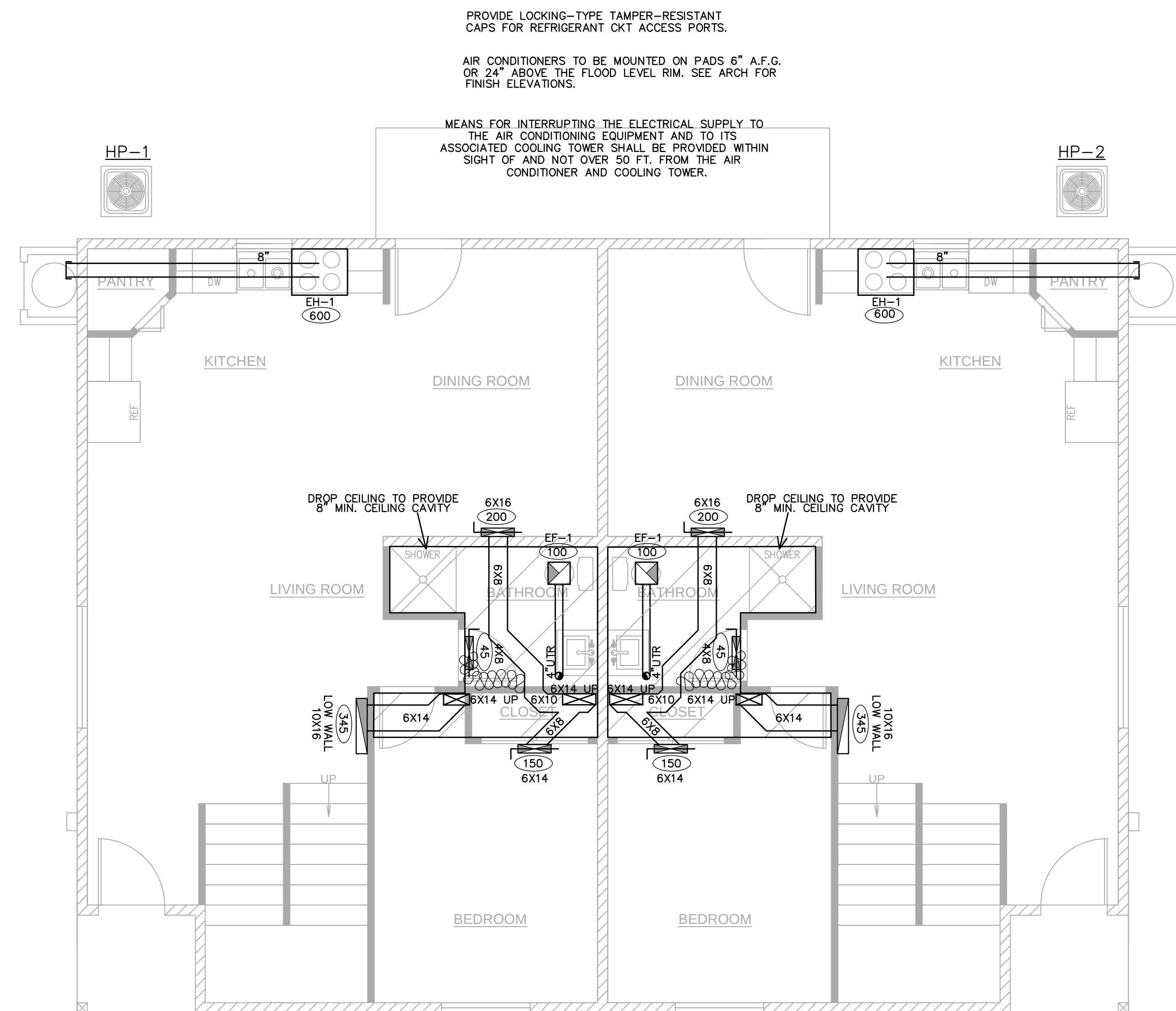
HVAC SCHEDULE
& NOTES

REQUIRED PROFESSIONAL SEAL
SHANE DENNIS
No. 00891
Exp. 12-31-25
CIVIL
STATE OF CALIFORNIA

REQUIRED PROFESSIONAL SEAL
SHANE DENNIS
No. 00891
Exp. 12-31-25
MECHANICAL
STATE OF CALIFORNIA

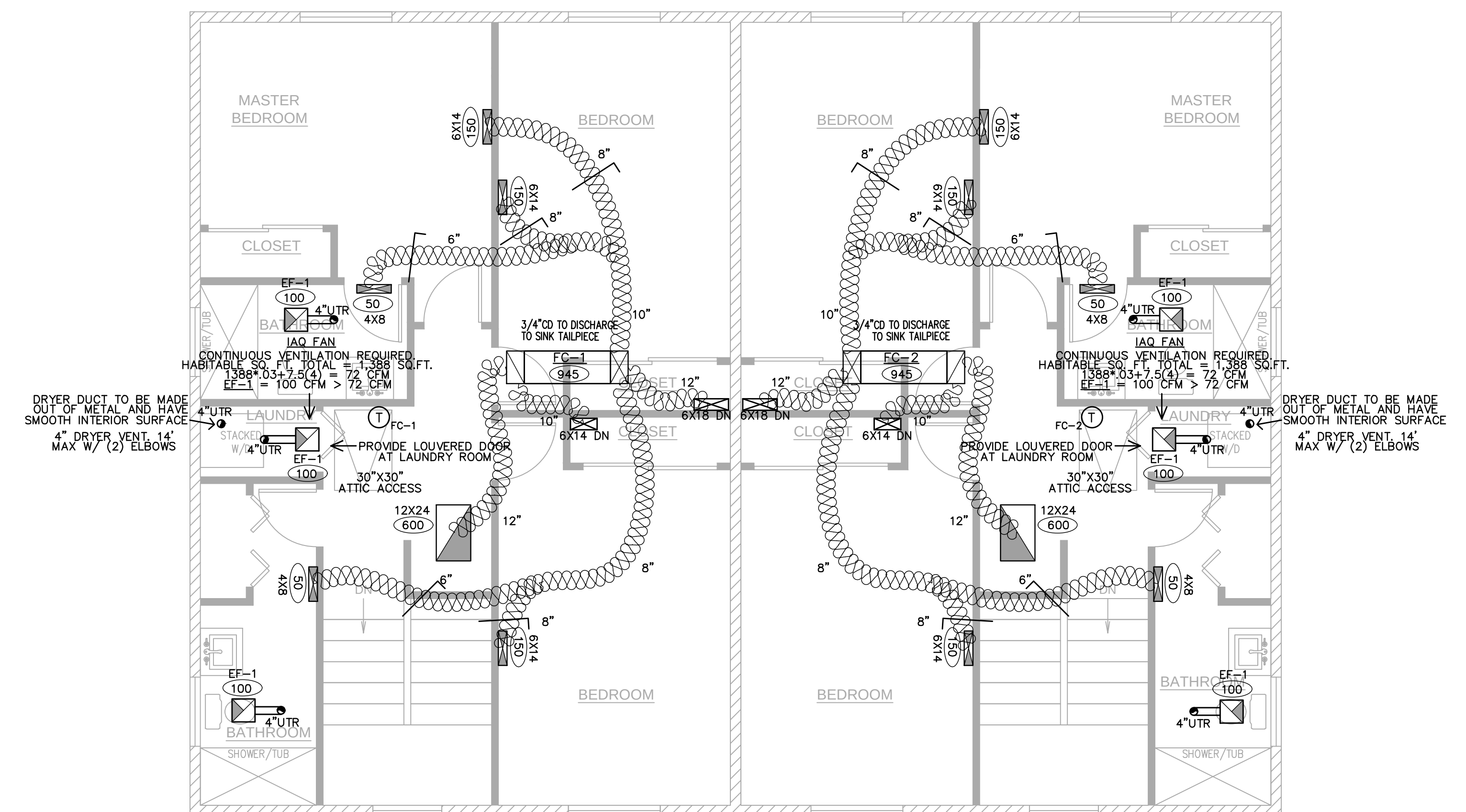
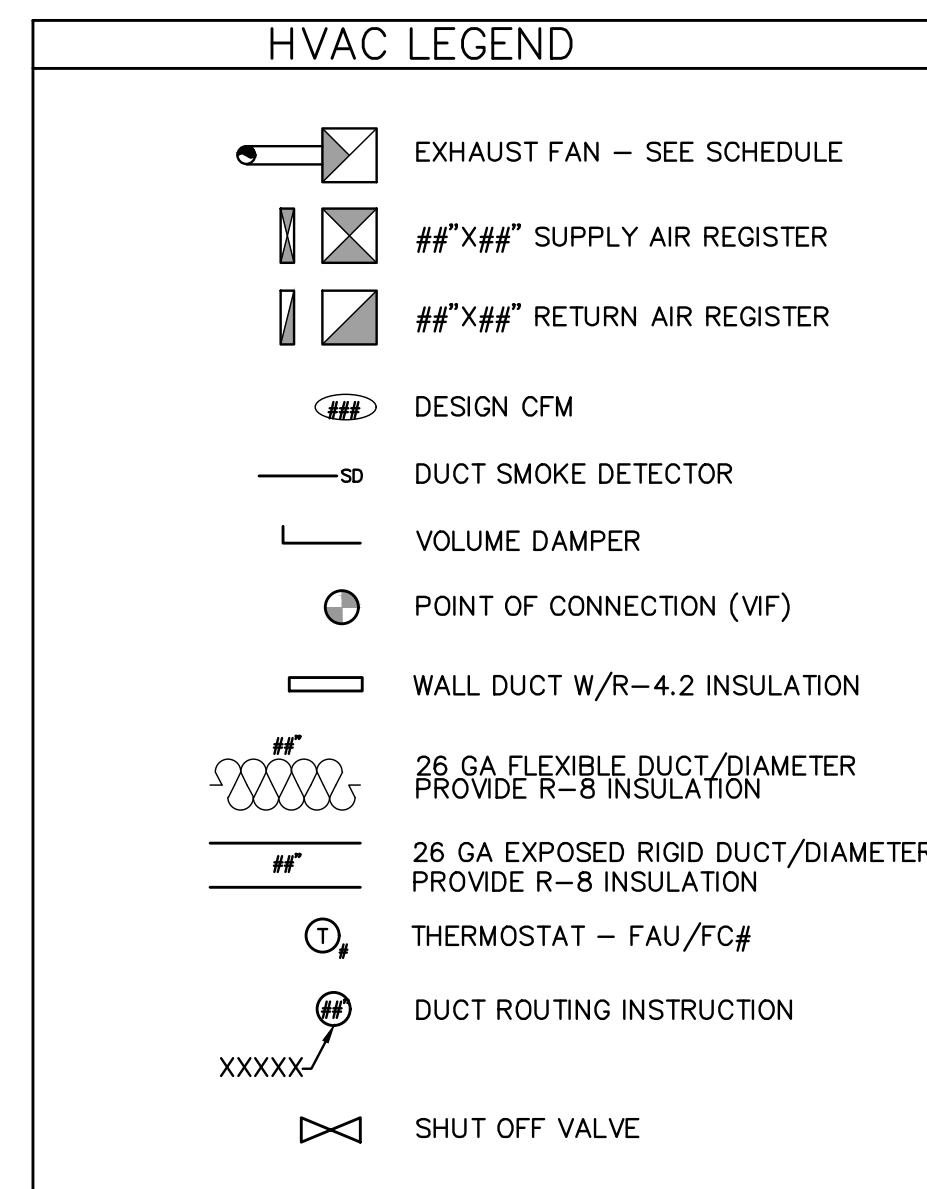
ROAD

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1ST FLOOR HVAC PLAN

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



2ND FLOOR HVAC PLAN

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

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

7141100

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Engineering & Design

DUPLIX HVAC PLAN

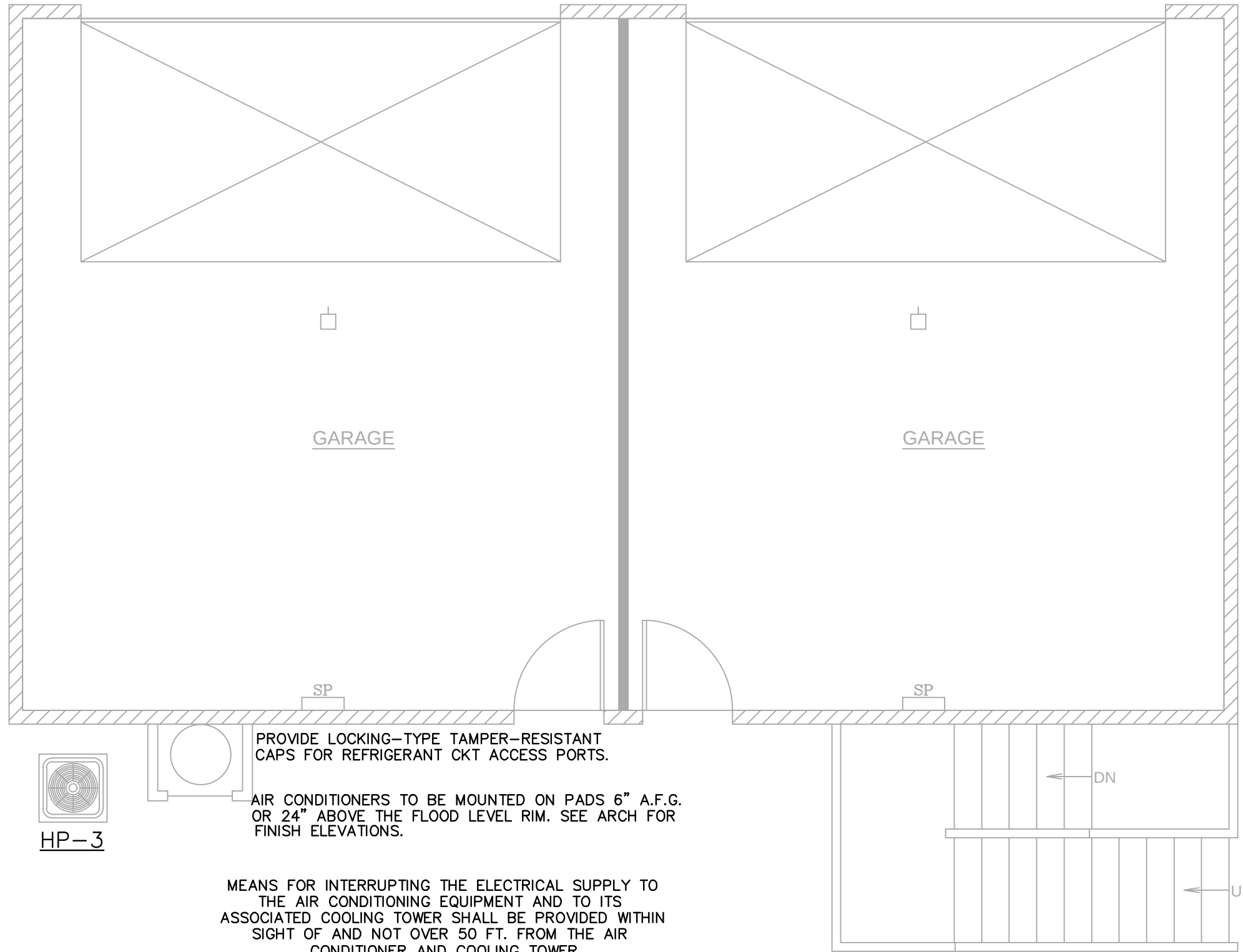
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REVISIONS	
8/23/24:	UPDATES

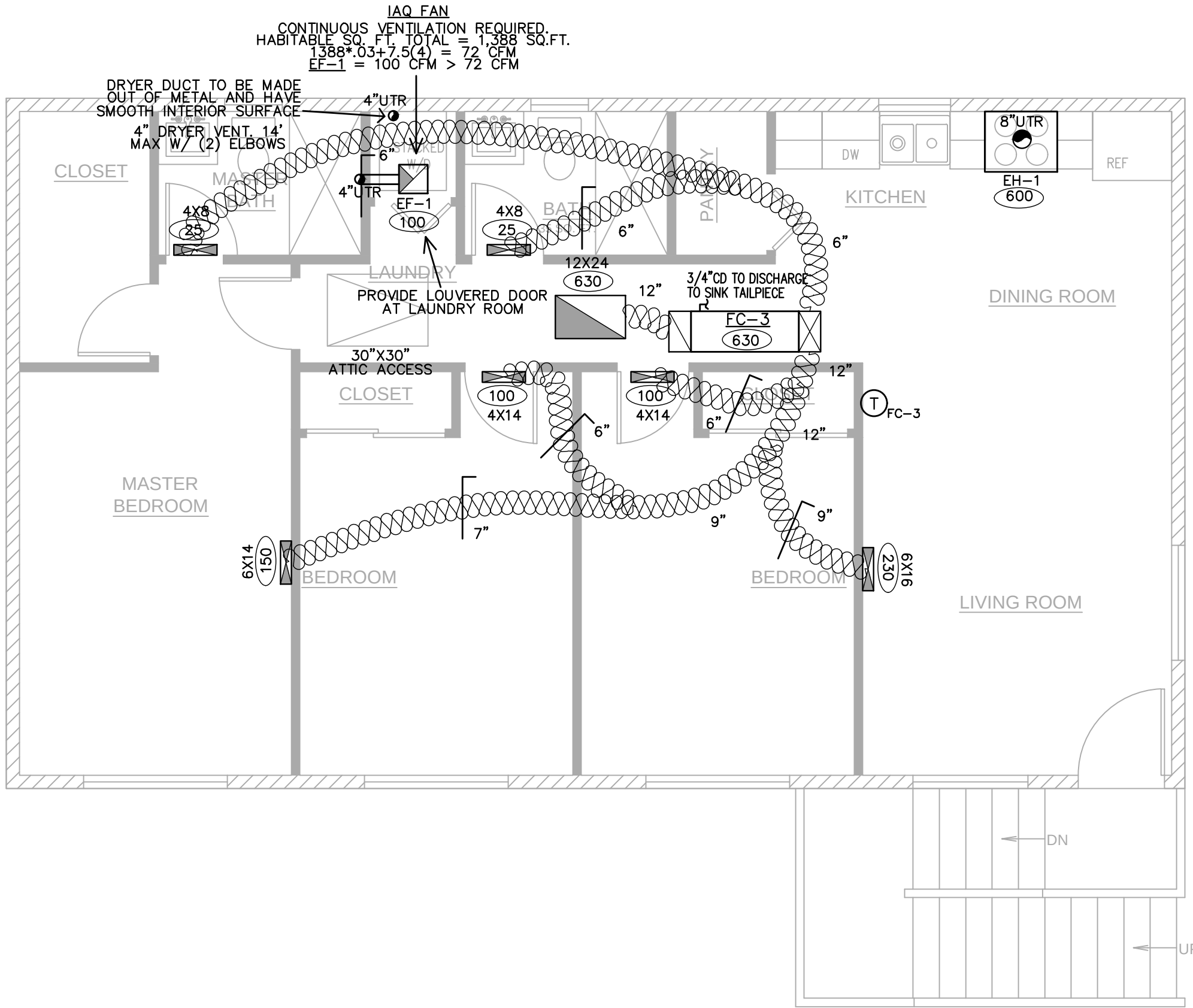
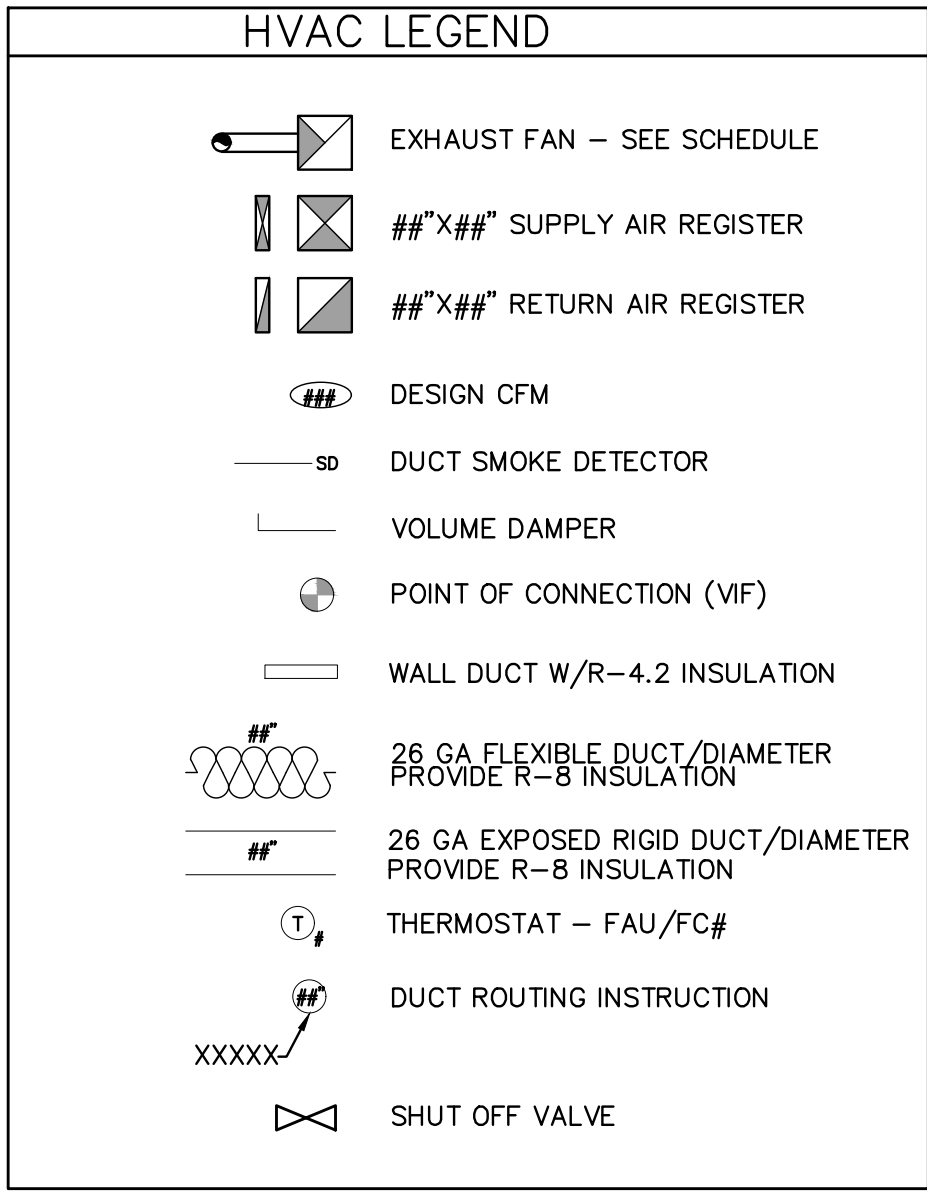
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3/19/24

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ADU 1ST FLOOR HVAC PLAN

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



ADU 2ND FLOOR HVAC PLAN

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

REVISIONS	
8/23/24: UPDATES	
AVP 3/19/24	
PROPOSED WORK FOR: 5313 S. SAVIERS ROAD OXNARD, CA 93033	
ALL-TRADE Engineering & Design	
17 EAST MAIN STREET MURFREESBORO, TN 37132 615-897-4000 FAX: 615-897-4551 www.alltradeinc.com	
SHEET TITLE GARAGE / ADU HVAC PLAN	
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PLUMBING NOTES

1. All work shall be in accordance and comply with the latest applicable city ordinance and the 2022 CPC.
2. It is the intent of these drawings that this be a complete plumbing installation. Any apparent errors shall be brought to the attention of the designer and/or tenant prior to proceeding.
3. Contractor shall verify all existing conditions versus new installations to assure proper new installations can be completed properly prior to proceeding.
4. These plans shall be used only after approvals and permits have been secured by the proper jurisdiction of the department of building and safety.
5. All drawings and details are provided as a diagrammatic version of the proposed work. The contractor shall be held liable and responsible for all field verifications of equipment, materials, and installations.
6. Contractor shall verify all equipment is installed in accordance with manufacturer's recommendations and local code requirements prior to any installations.
7. Provide a reduced pressure backflow preventer for all soda lines.
8. Provide a backflow protection device for any equipment directly connected the water supply such as ice makers and coffee machines.
9. Penetrations of fire-resistive walls, floor--ceilings and roof ceilings shall be protected as required in CBC Section 713.
10. Exhaust outlets and plumbing vents shall terminate not less than 10' from or at least 3' above any openable window, door opening, air intake, vent shaft, adjacent building, and property line.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Hangers and supports: Max Horiz. Spacing Max Vert. Spacing Min. Rod Size
Cast Iron Pipe 5 ft. 15 ft. 3/8"
Cu. tubing 1/2" and smaller 6 ft. 10 ft. 3/8"
Cu. tubing 2" and larger 10 ft. 10 ft. 3/8"

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

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

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

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

27. Piping shall not come in direct contact with structure. Isolate piping by means of resilient sleeves, mounts, or minimum 1/4" approved resilient material.

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

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

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

31. Controls for an accessible water closet shall be operable with one hand and shall not require tight grasping, pinching or twisting. Controls shall be mounted on the wide side of the toilet compartment space no more than 44 inches above the floor. CBC, Sec. 11158.4.5

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

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

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

35. GAS LINE TESTING PARAMETERS - The piping of the gas system shall be tested to 1.5 times the maximum working pressure per UMC 1716.3 or CPC 1214.3. Required pressure tests of ten psi or less shall be performed with gauges of one-tenth of a pound incrementation or less. CPC 319.1.

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

TABLE 610.4 FIXTURE UNIT TABLE FOR DETERMINING WATER PIPE AND METER SIZES																
METER AND STREET SERVICE (Inches)	BUILDING SUPPLY AND BRANCHES (Inches)	MAXIMUM ALLOWABLE LENGTH (feet)														
		40	60	80	100	150	200	250	300	400	500	600	700	800	900	1000
PRESSURE RANGE – 46 to 60 psi ¹																
¾	½ ²	7	7	6	5	4	3	2	2	1	1	1	0	0	0	0
¾	¾	20	20	19	17	14	11	9	8	6	5	4	4	3	3	3
¾	1	39	39	36	33	28	23	21	19	17	14	12	10	9	8	8
1	1	39	39	39	36	30	25	23	20	18	15	12	10	9	8	8
¾	1¼	39	39	39	39	39	39	34	32	27	25	22	19	19	17	16
1	1¼	78	78	76	67	52	44	39	36	30	27	24	20	19	17	16
1½	1¼	78	78	78	78	66	52	44	39	33	29	24	20	19	17	16
1	1½	85	85	85	85	85	85	80	67	55	49	41	37	34	32	30
1½	1½	151	151	151	151	128	105	90	78	62	52	42	38	35	32	30
2	1½	151	151	151	151	150	117	98	84	67	55	42	38	35	32	30
1	2	85	85	85	85	85	85	85	85	85	85	85	85	85	83	80
1½	2	370	370	340	318	272	240	220	198	170	150	135	123	110	102	94
2	2	370	370	370	370	368	318	280	250	205	165	142	123	110	102	94
2	2½	654	640	610	580	535	500	470	440	400	365	335	315	285	267	250

Plumbing Equipment Specification

WH-1 WATER HEATER BRAND: RHEEM ELEC INPUT: 4.5 KW
40 GAL TANK MOD. #: XE40T10H45UO PERFORMANCE: 27 GPH @ 90°F RISE

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

DWV NOTES

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

WATER SUPPLY NOTES

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

Water Fixture Unit Calculation

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

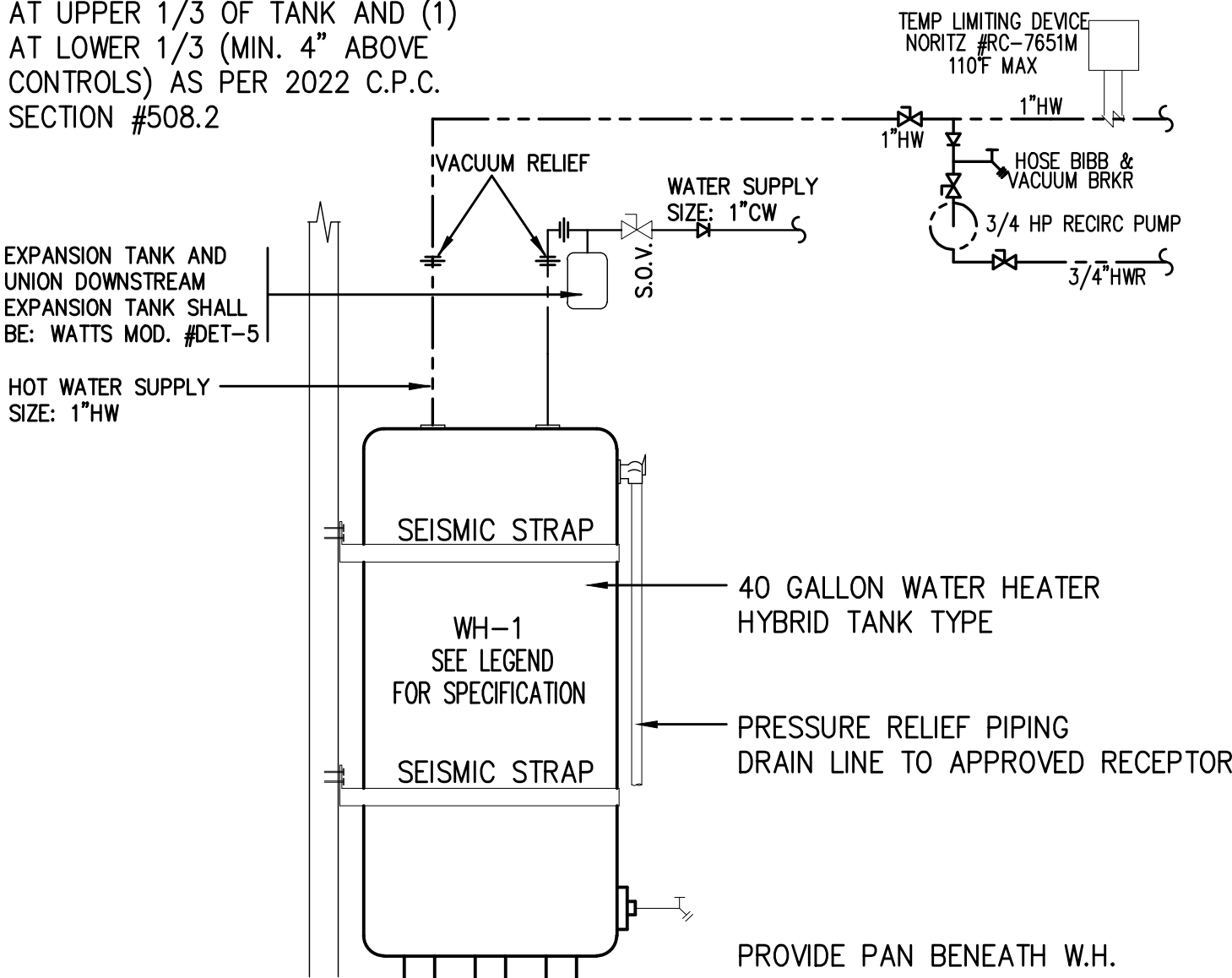
WATER PIPING SIZED IN ACCORDANCE WITH APPENDIX 'A' OF THE 2022 C.P.C. (CALIFORNIA)

Waste Fixture Unit Calculation

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

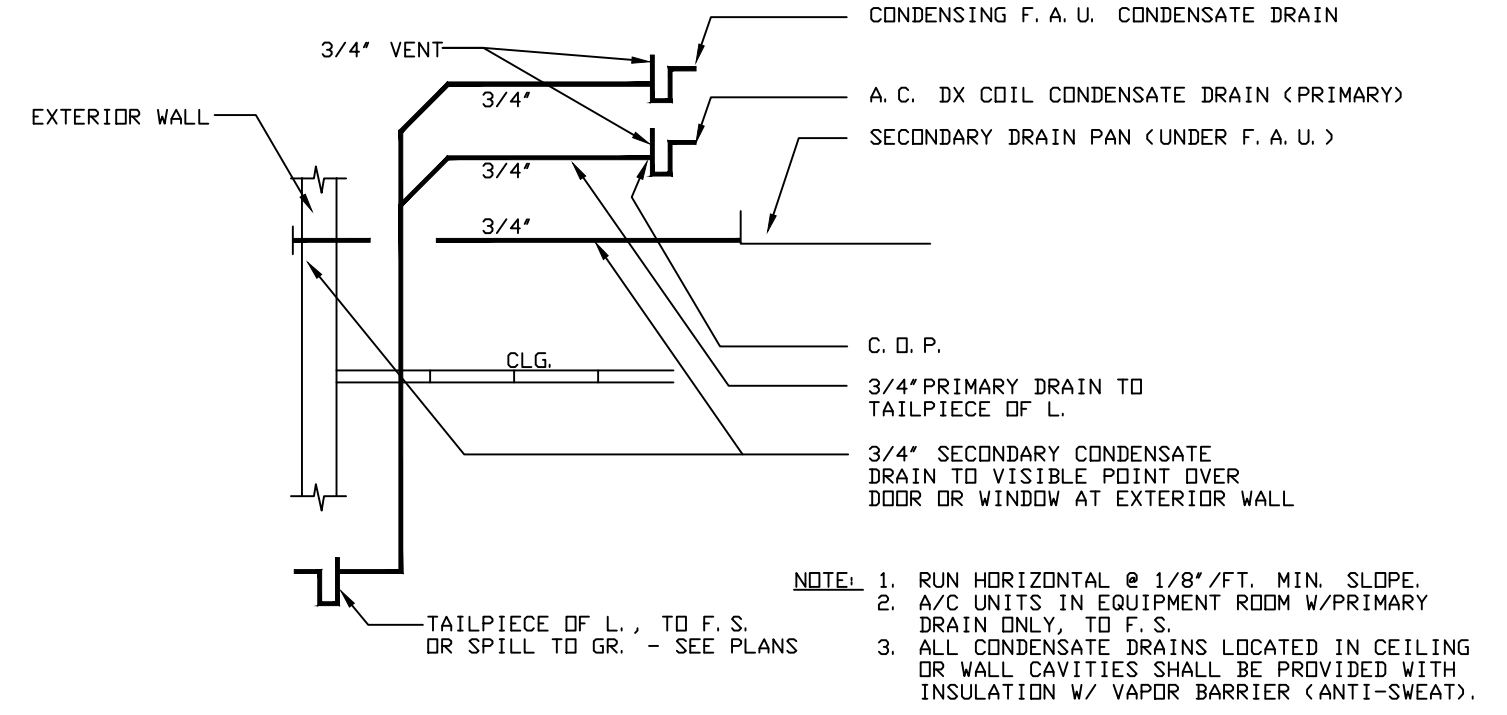
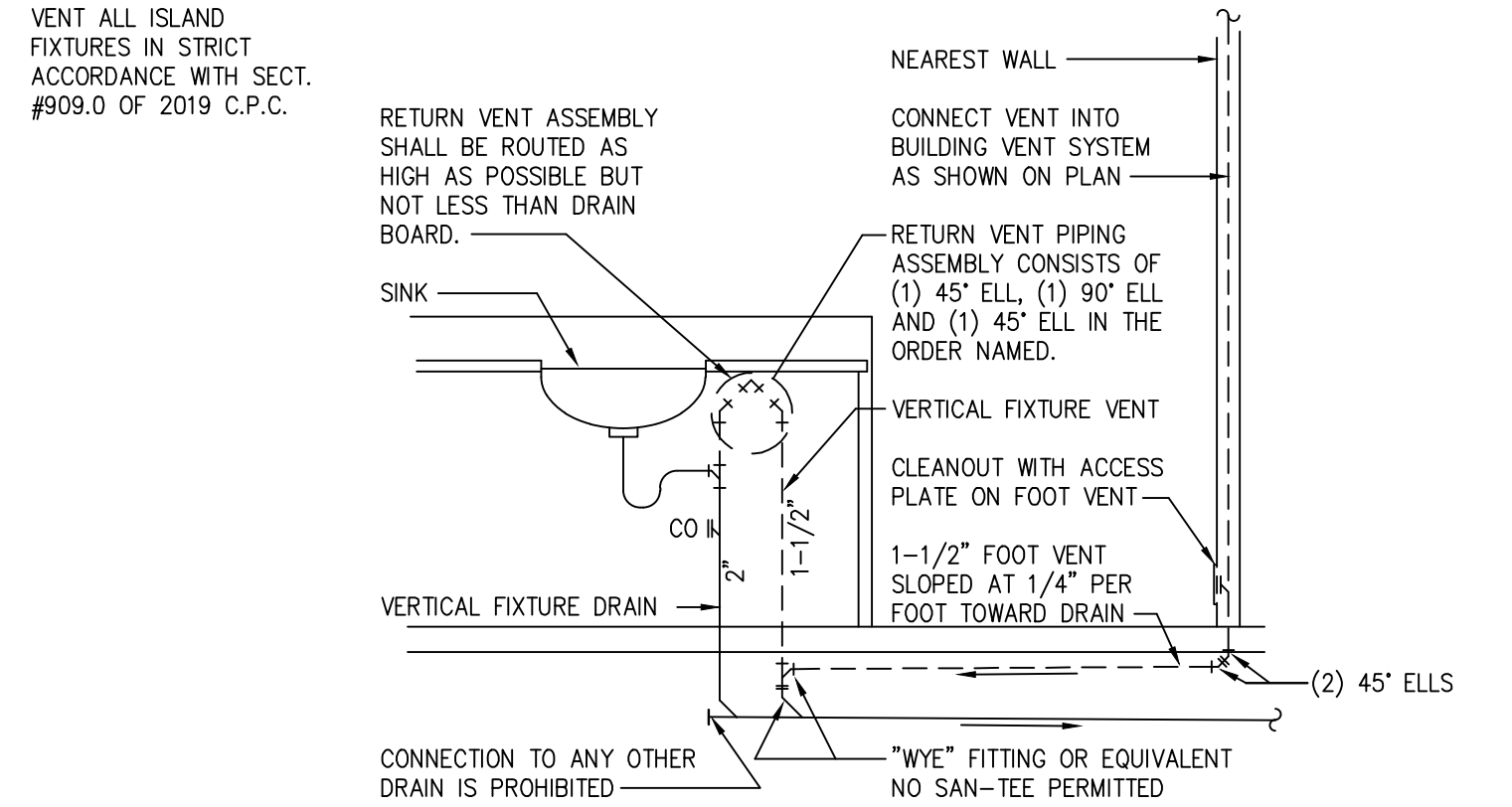
WASTE PIPING SIZED IN ACCORDANCE WITH TABLE 702.1 OF THE 2022 C.P.C. (CALIFORNIA)

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



WATER HEATER - SEISMIC BRACING

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



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PROPOSED WORK FOR: 5313 S. SAVIERS ROAD OXNARD, CA 93033

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WATER SUPPLY NOTES & DETAILS

ROAD

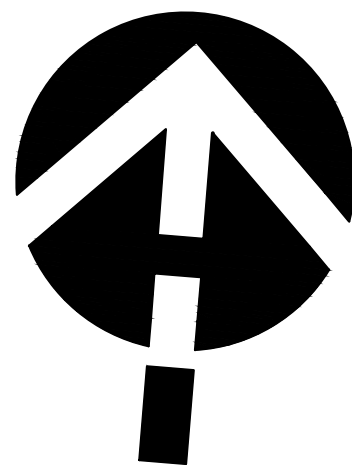
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Diagram illustrating the connection of a fire sprinkler system to a main supply line. The main supply line is labeled "1" CW SUPPLY". It branches into two paths:

- Path 1 (Left):** The supply line passes through a "CHECK VALVE" and a "S.O.V." (Shut-Off Valve) before connecting to a "FIRE SPRINKLER RISER BY OTHERS".
- Path 2 (Right):** The supply line passes through a "PRESSURE GAGE" and a "3/4" M" (Male) fitting before connecting to a "DOWN INTO GROUND BURY 18" MIN." (Minimum 18 inches deep).

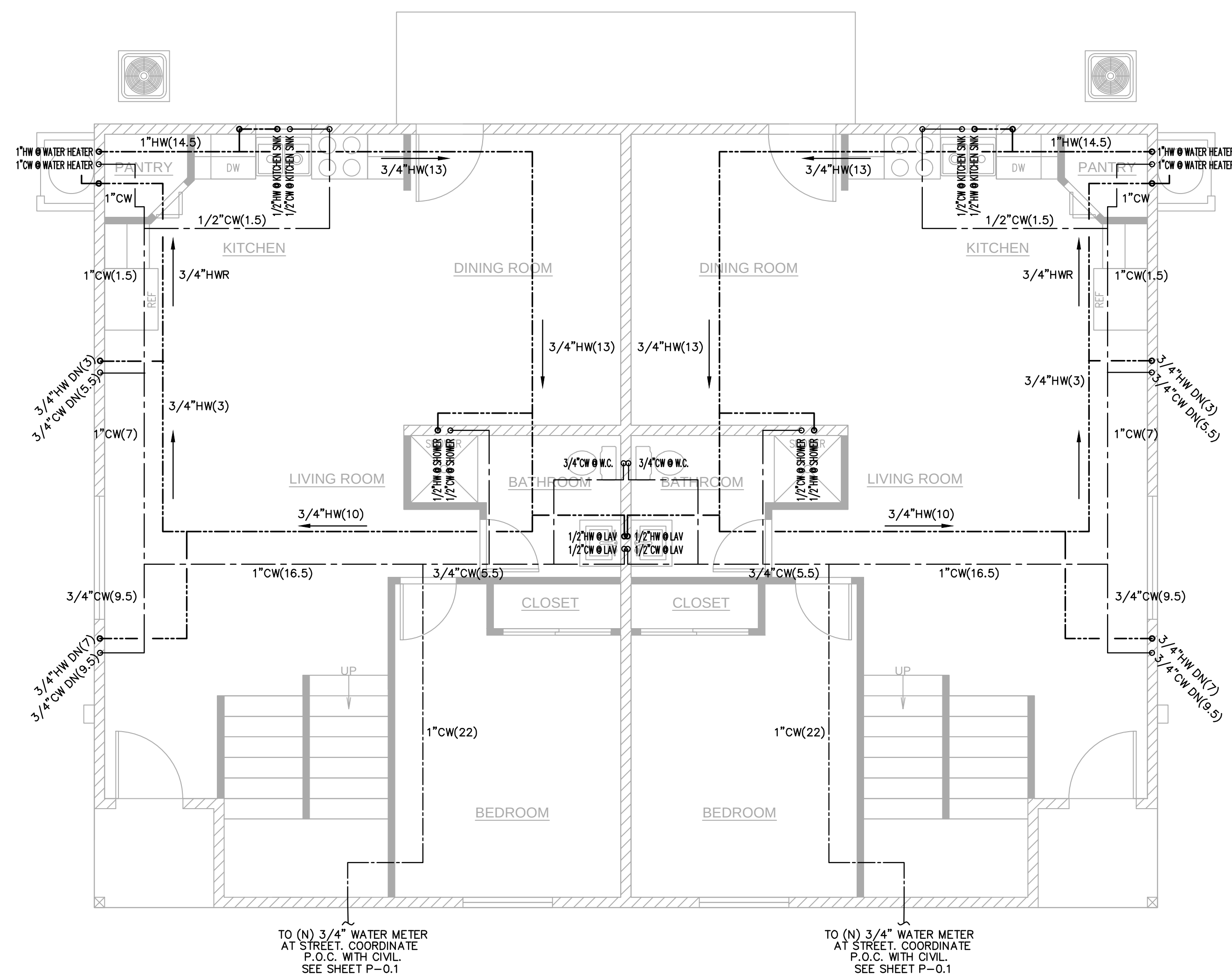
Additional components and labels include:

- "1" CW SUPPLY" (Main supply line)
- "CHECK VALVE"
- "S.O.V." (Shut-Off Valve)
- "FIRE SPRINKLER RISER BY OTHERS"
- "PRESSURE GAGE"
- "3/4" M" (Male fitting)
- "DOWN INTO GROUND BURY 18" MIN." (Minimum 18 inches deep)
- "HB" (Horizontal Branch)
- "L=50' FROM STREET TO HOUSE"
- "L=50' TO FARTHEST FIXTURE"



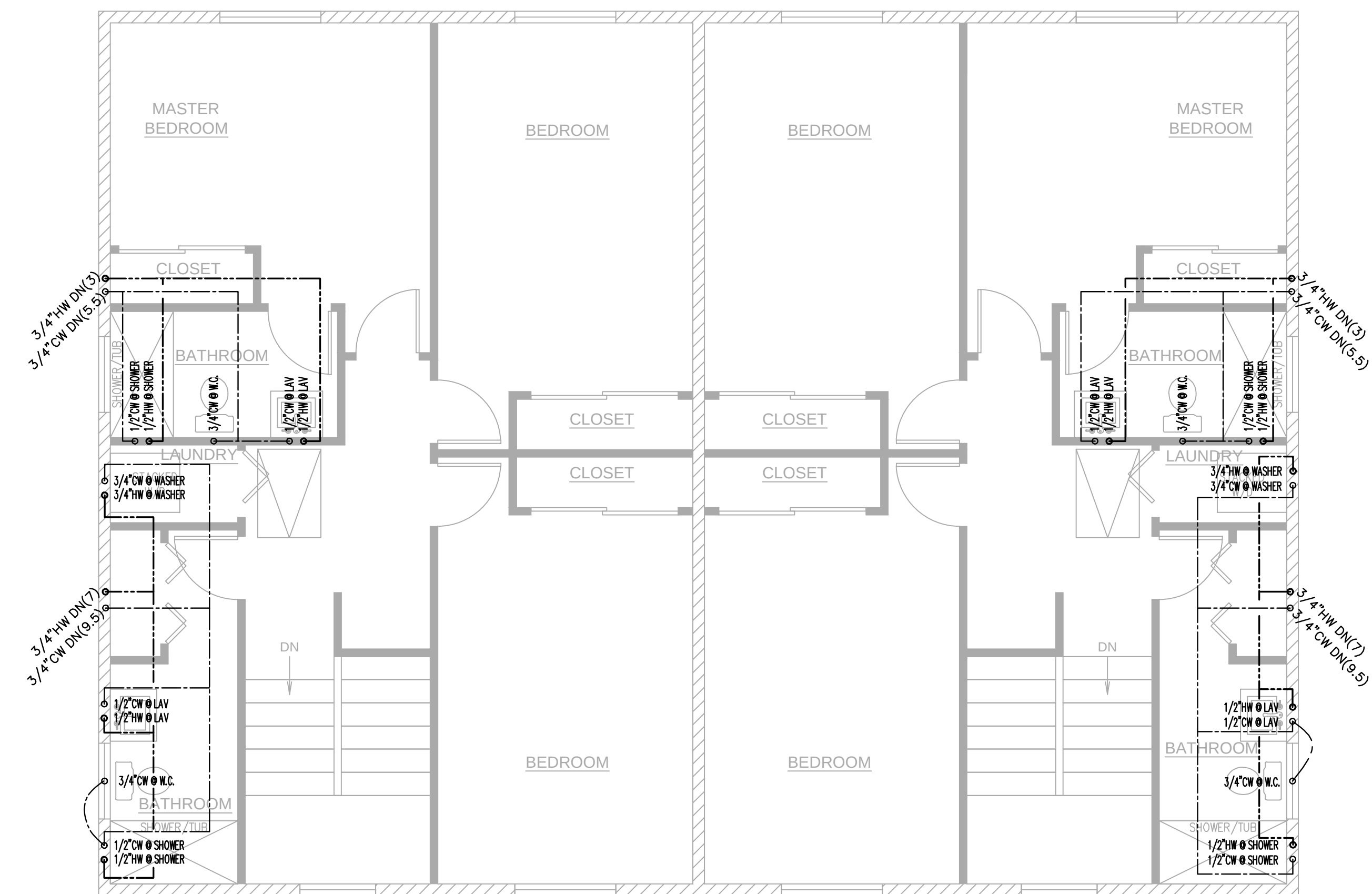
VERIFY ALL UTILITIES & LOCATIONS WITH CIVIL PLANS, SURVEY, AND ARCHITECT

 		SHEET TITLE PLUMBING SITE PLAN	 ALL-TRADE <i>Engineering & Design</i>	JOB NAME PROPOSED WORK FOR: 5313 S. SAVIERS ROAD OXNARD, CA 93033	REVISIONS 8/23/24: UPDATES AVP 3/19/24
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1ST FLOOR WATER/GAS PLAN

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

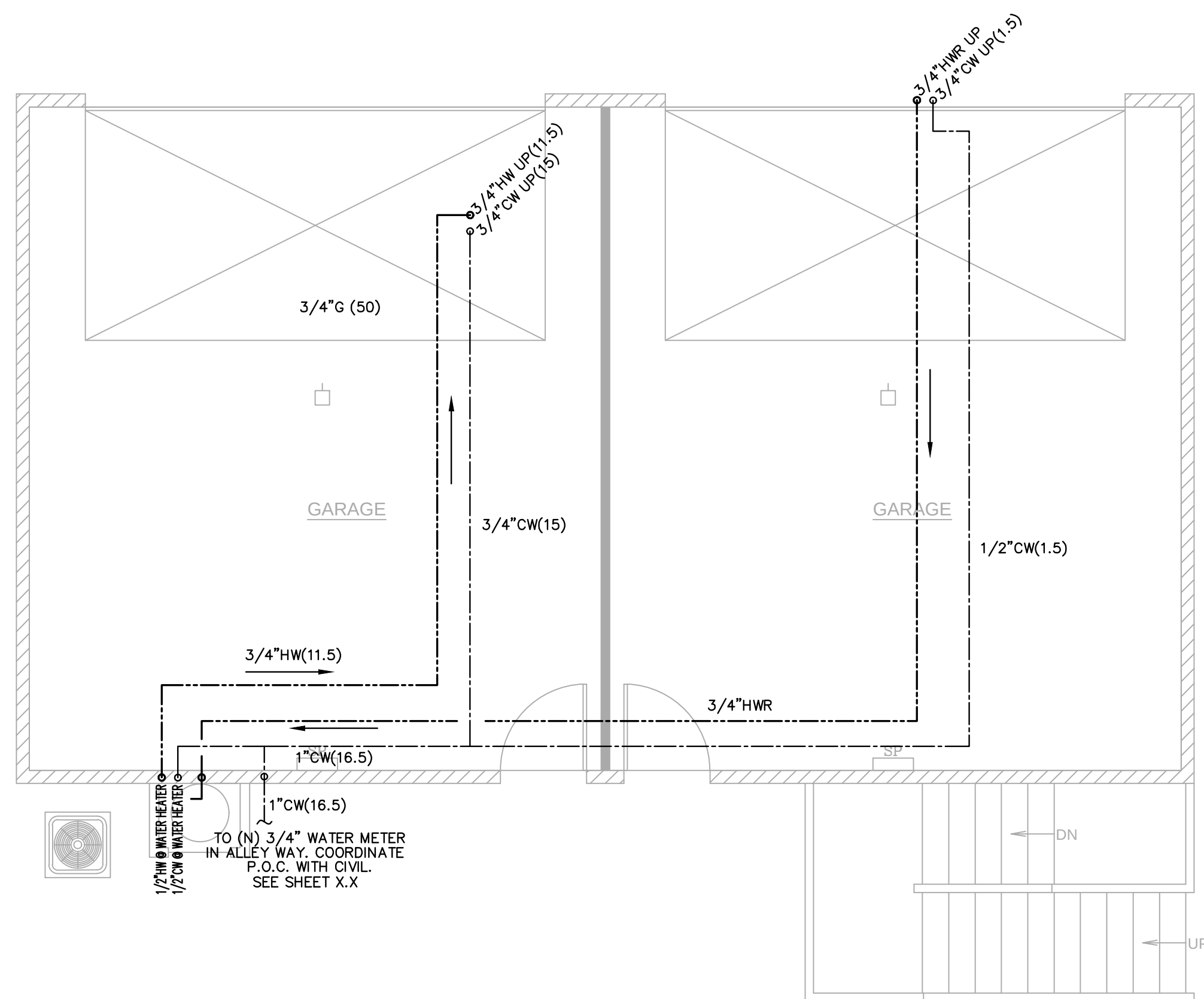


2ND FLOOR WATER/GAS PLAN

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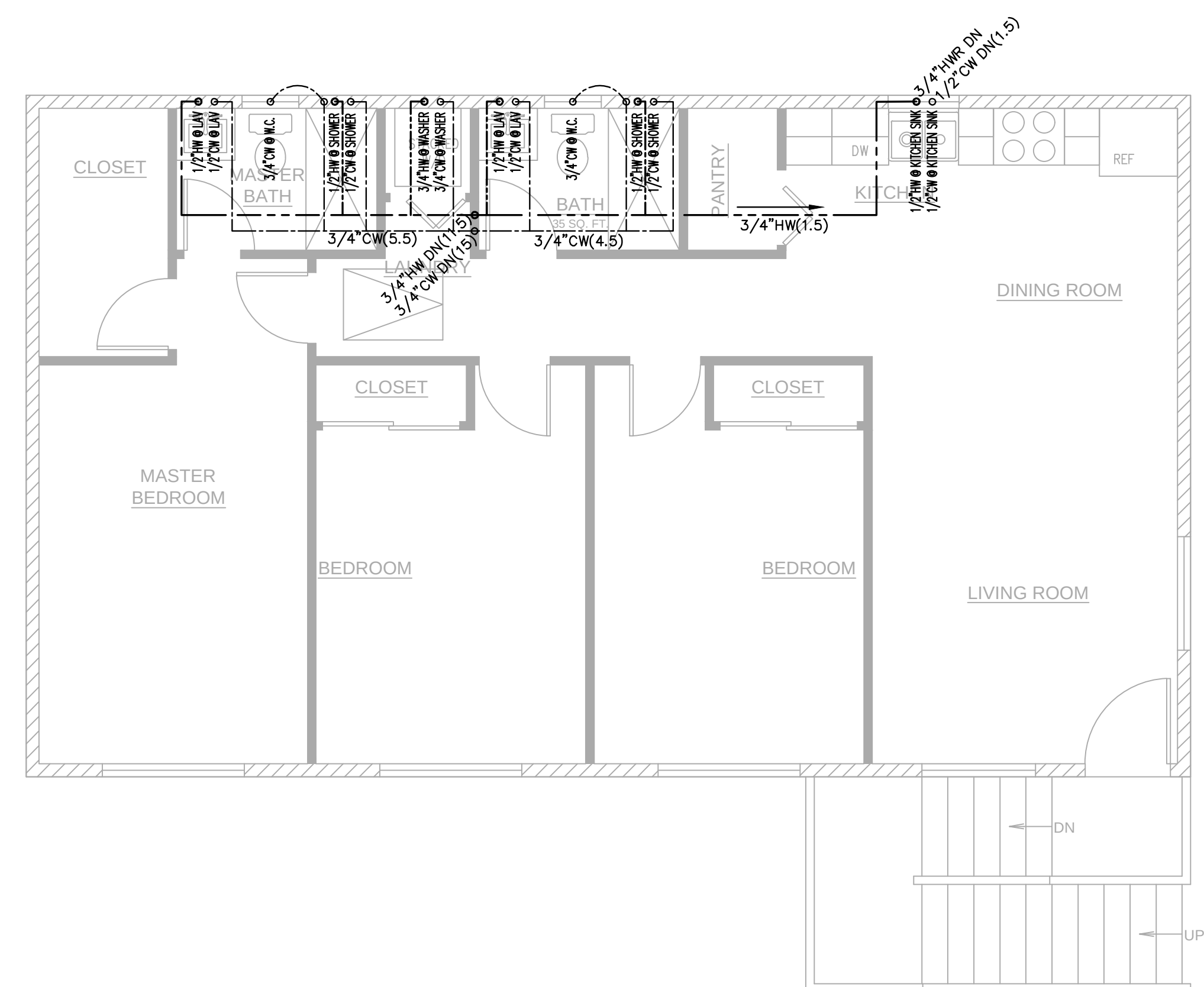
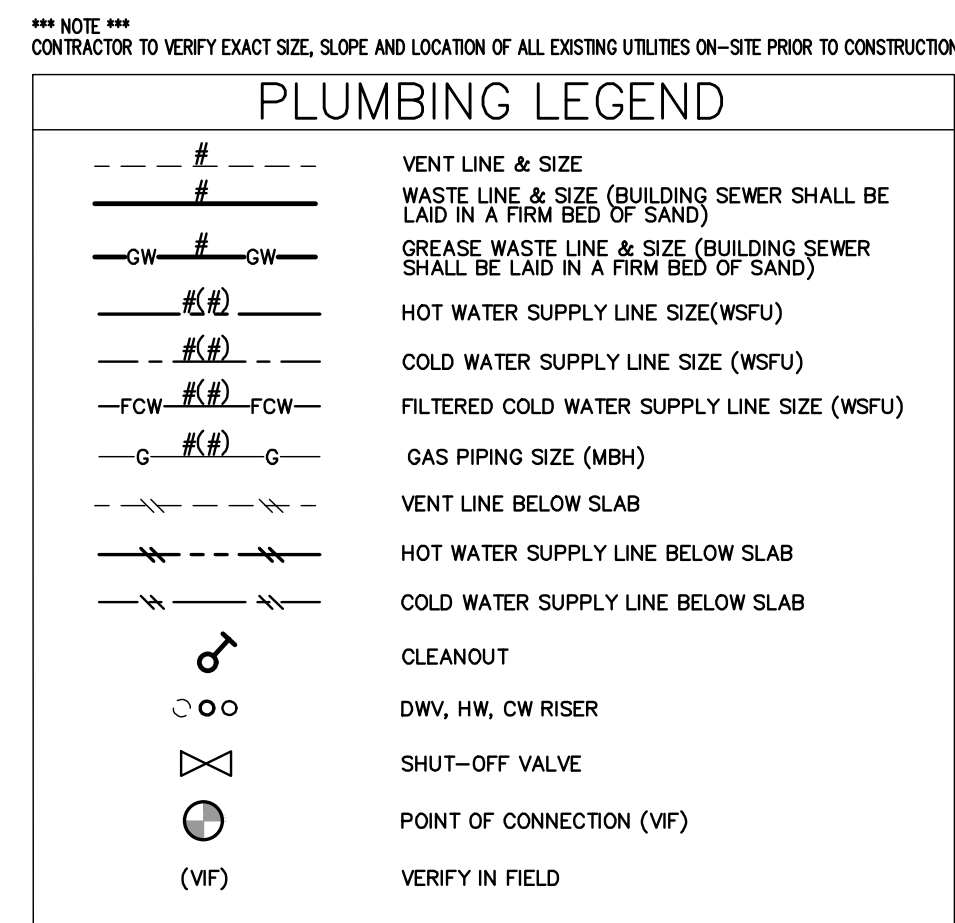
	ALL-TRADE <i>Engineering & Design</i>	JOB NAME PROPOSED WORK FOR: 5313 S. SAVIERS ROAD OXNARD, CA 93033	REVISIONS 8/23/24: UPDATES	
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SHEET TITLE DUPLEX WATER/GAS PLAN		DRAWINGS VALID ONLY WITH ENGINEER'S SEAL AND SIGNATURE OVER SEAL ON EACH SHEET IN TURN		
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ADU 1ST FLOOR WATER/GAS PLAN

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



ADU 2ND FLOOR WATER/GAS PLAN

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

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

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MOORPARK, CA

SHEET TITLE

ADU WATER/GAS PLAN

ROAD

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OXNARD, CA 93033

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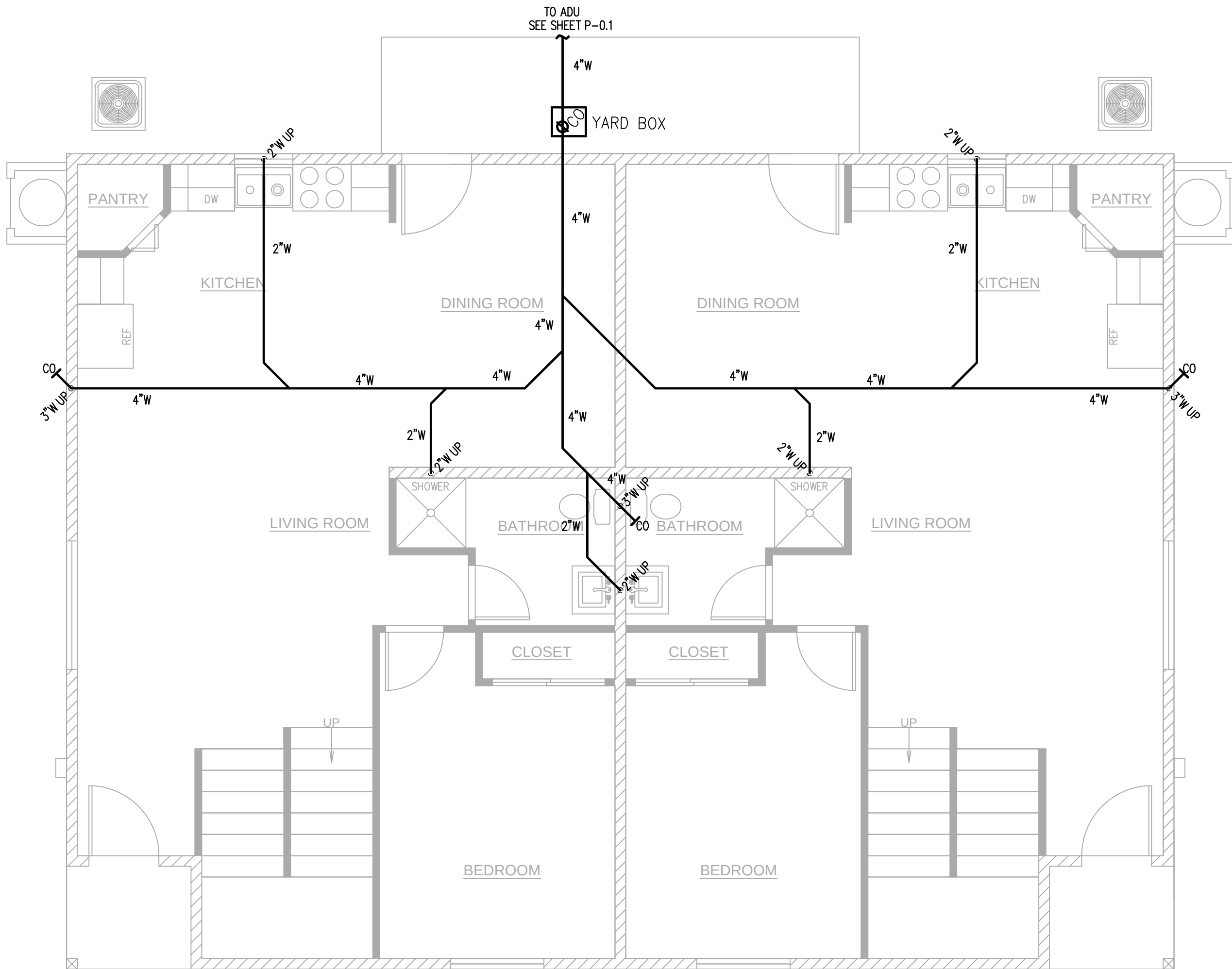
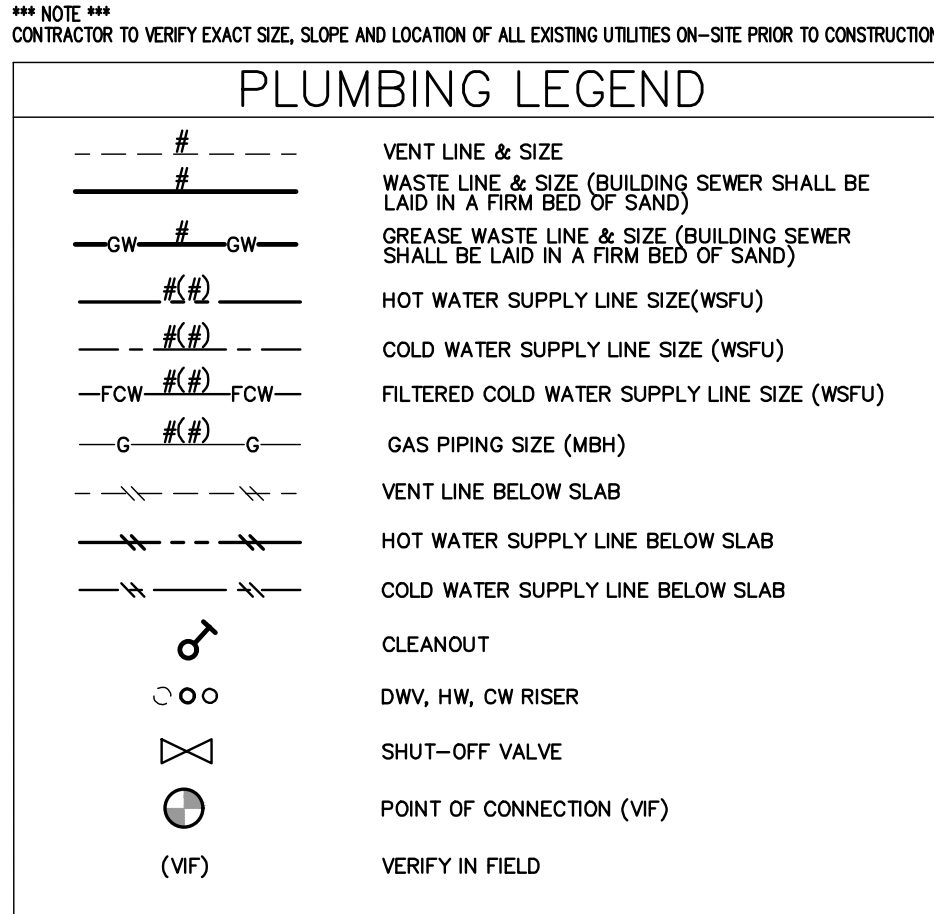
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UNDERFLOOR DWV PLAN

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

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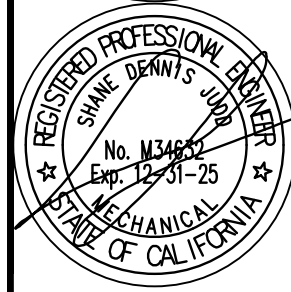
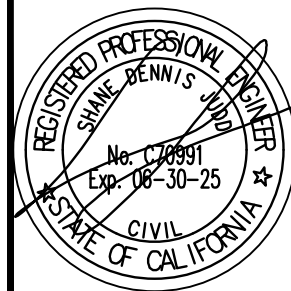
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17 EAST HIGH STREET
MOORPARK, CA

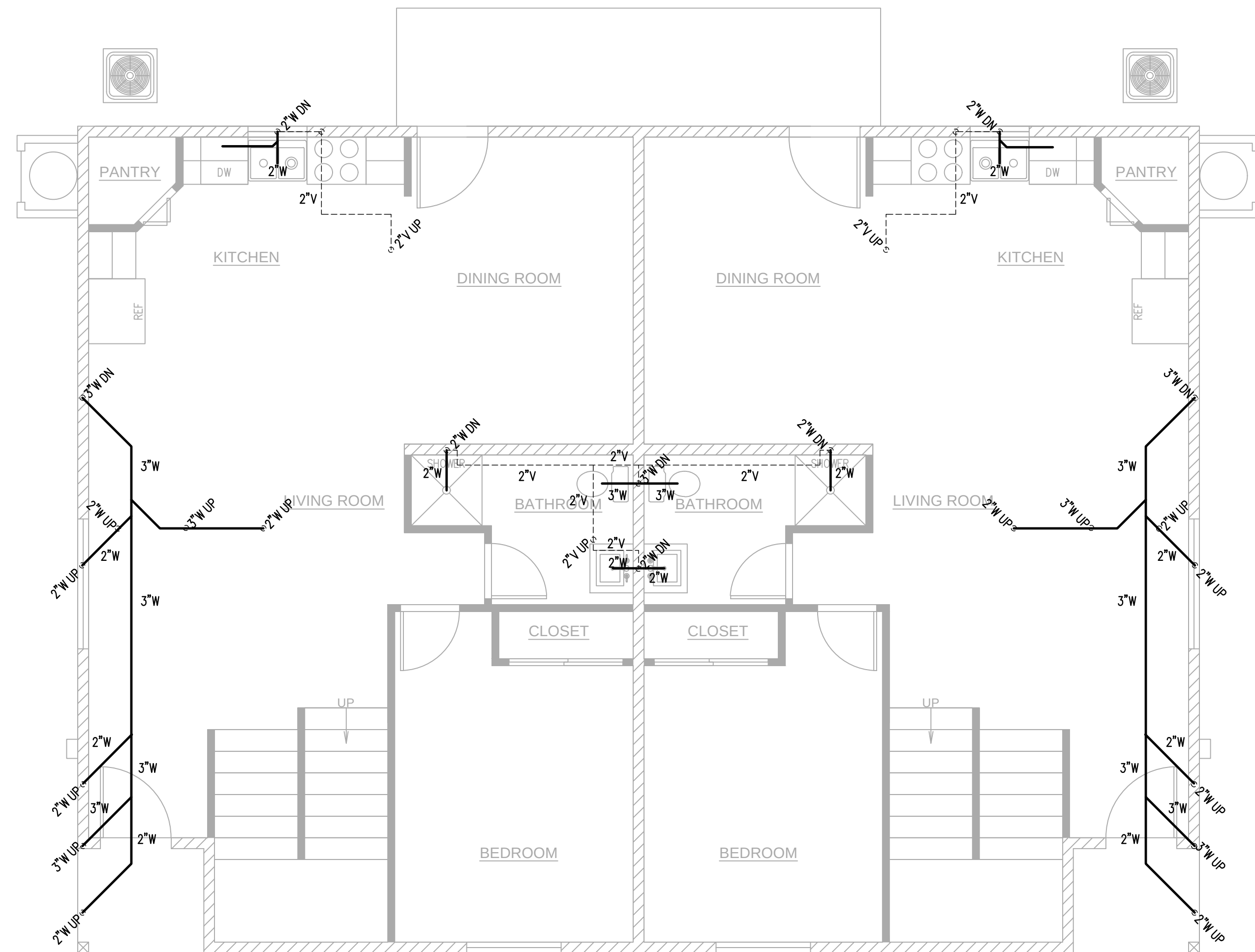
SHEET TITLE

DUPLEX UNDERFLOOR DWV PLAN



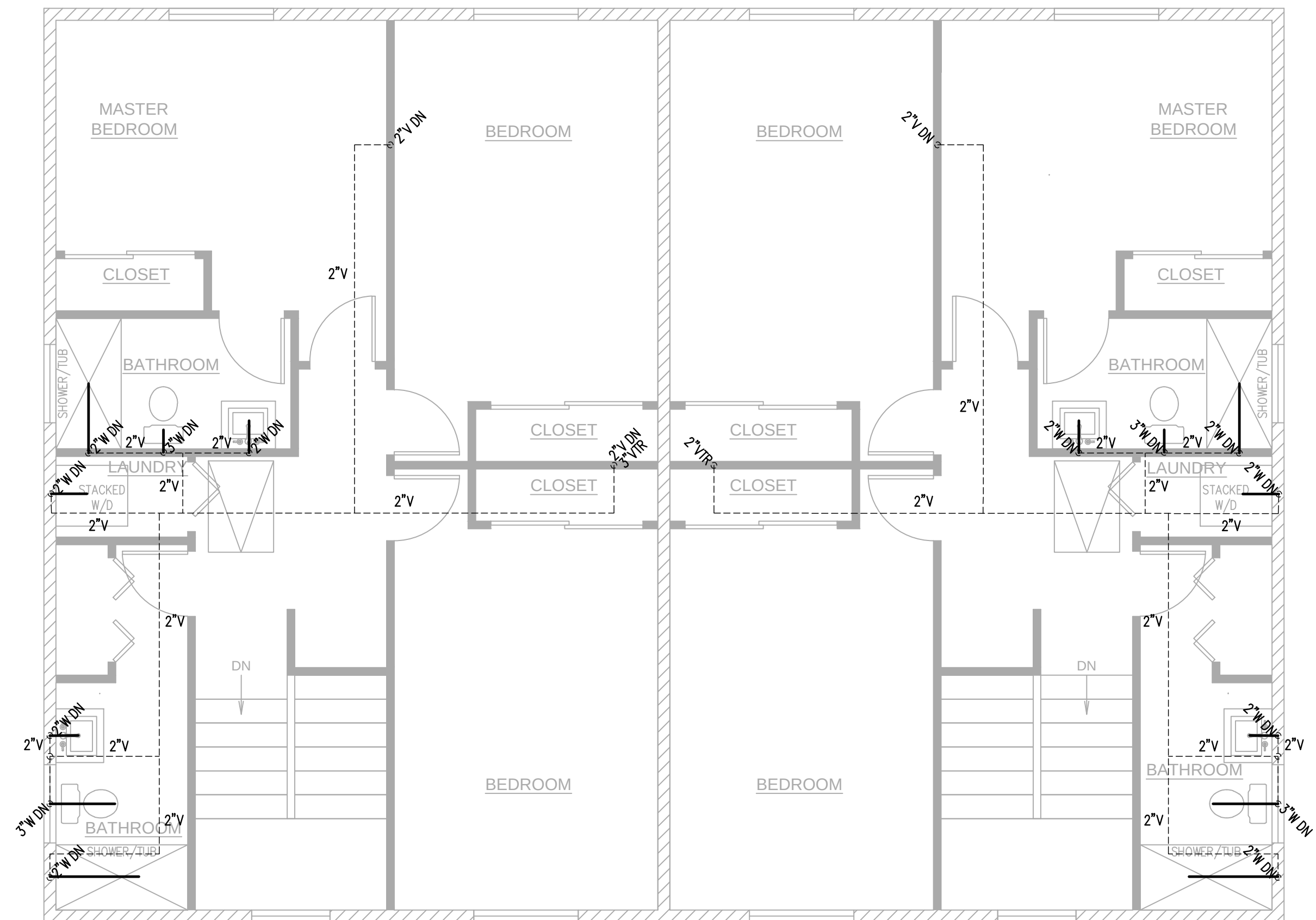
ROA

P-2.0

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1ST FLOOR DWV PLAN

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

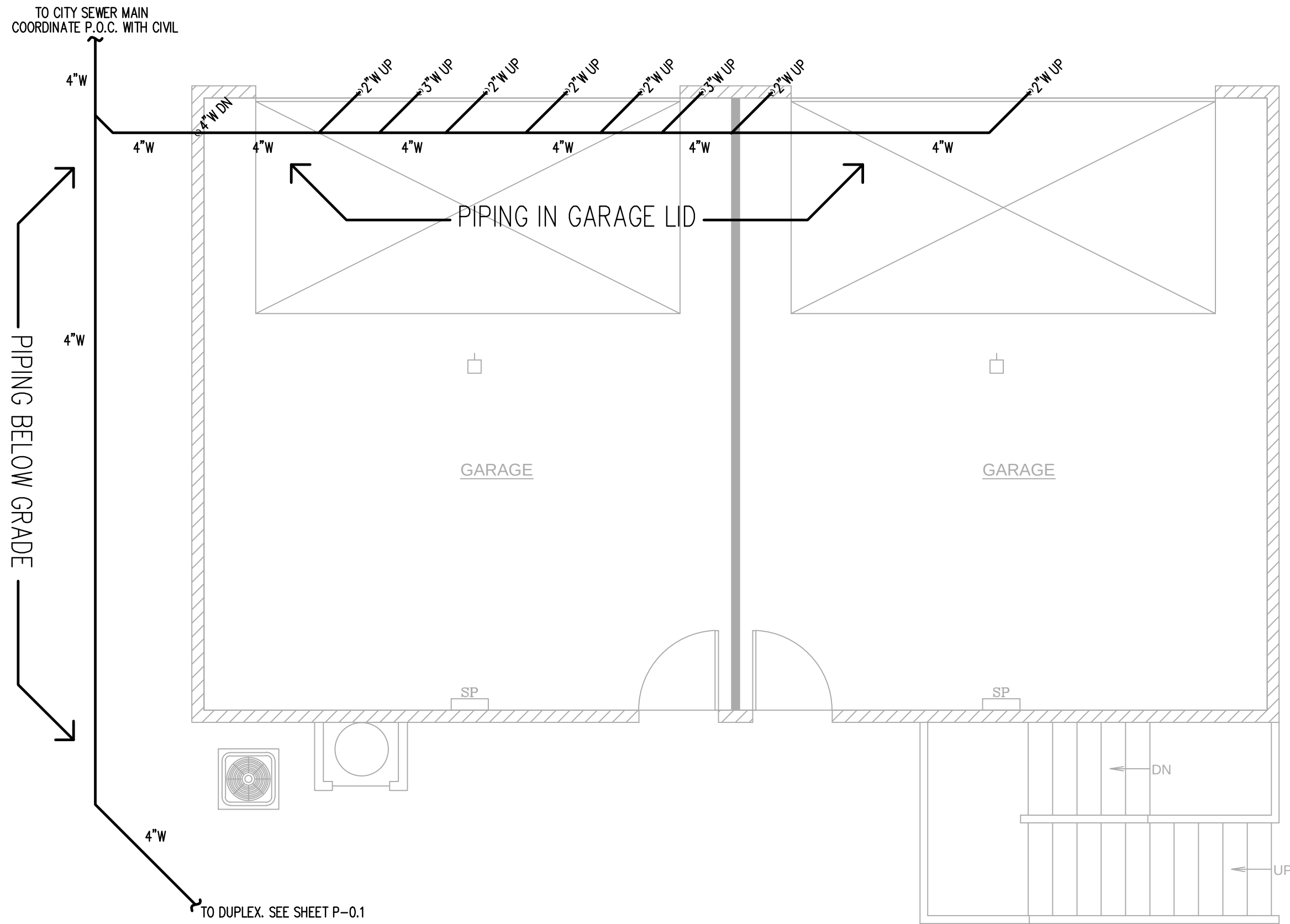


2ND FLOOR DWV PLAN

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

SHEET TITLE DUPLEX DWV PLAN		JOB NAME PROPOSED WORK FOR: 5313 S. SAVIERS ROAD OXNARD, CA 93033	REVISIONS 8/23/24: UPDATES
			AVP 3/19/24
DRAWINGS VALID ONLY WITH ENGINEER'S SEAL, SIGNATURE OVER SEAL ON EACH SHEET IN THIS SET			
17 EAST FIRST STREET SUITE 200 OXNARD, CA 93030-4553 WWW.ALL-TRADE-ENGINEERING.COM WWW.ALL-TRADE-ENGINEERING.COM		805-557-7400 805-557-4553 WWW.ALL-TRADE-ENGINEERING.COM	

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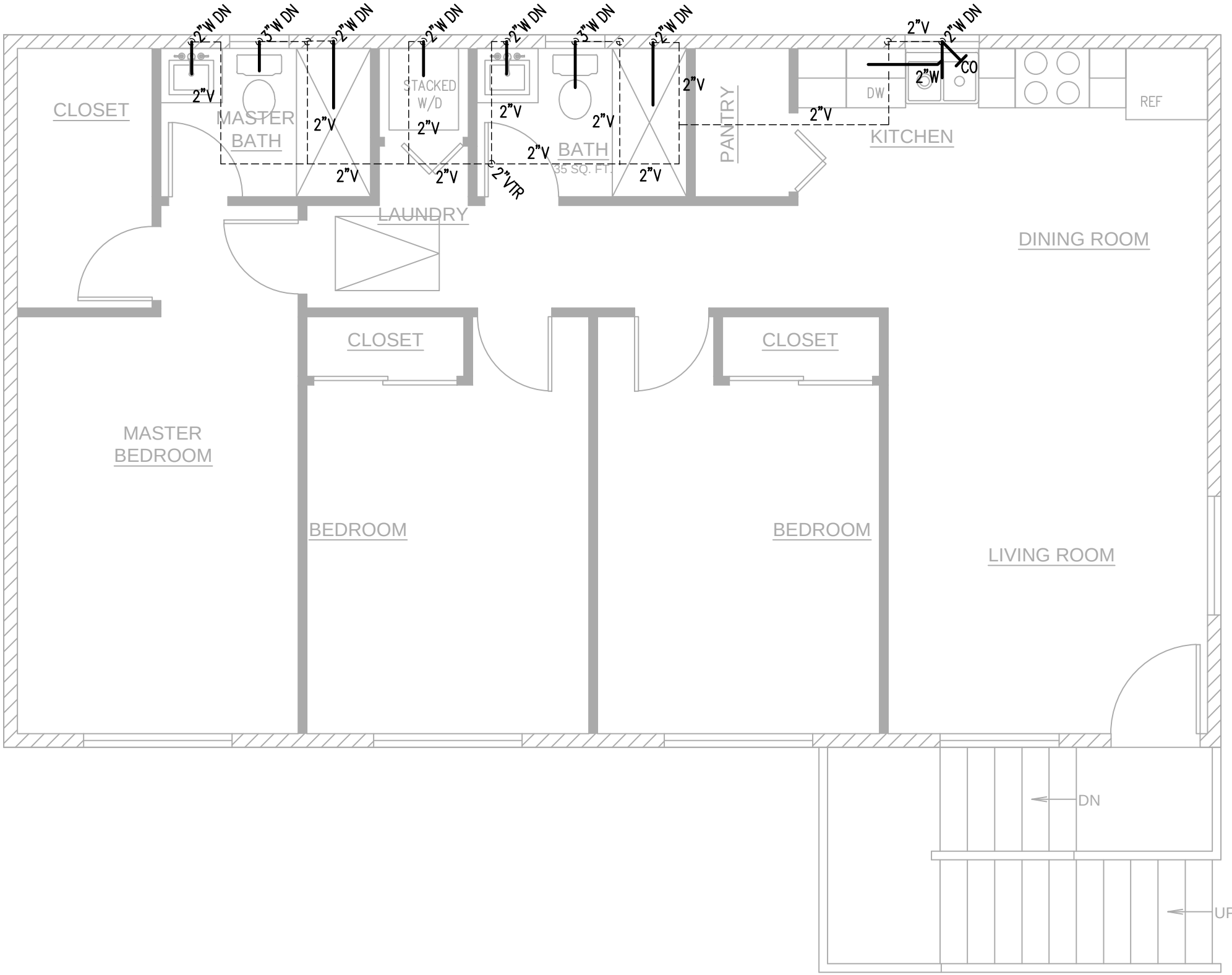


ADU DWV PLAN

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

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

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



ADU 2ND FLOOR DWV PLAN

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

REVISIONS	
8/23/24: UPDATES	
AVP 3/19/24	
PROPOSED WORK FOR: 5313 S. SAVIERS ROAD OXNARD, CA 93033	
ALL-TRADE Engineering & Design	
17 EAST HIGH STREET, SUITE 200, OXNARD, CA 93030-3000 TEL: 805-557-4000 FAX: 805-557-4551 WWW.ALL-TRADEENGINEERING.COM	
DRAWINGS VALID ONLY WITH ENGINEER'S WET SIGNATURE OVER SEAL ON EACH SHEET IN INK	
SHEET TITLE	JOB NAME
ADU DWV PLAN	
ROAD	
P-2.2	



ENGINEERED GRADING CERTIFICATE

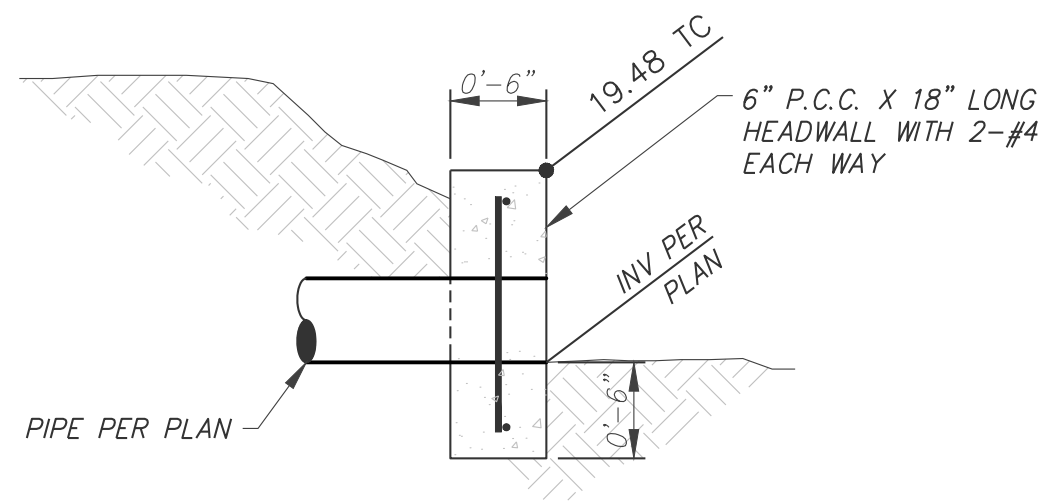
31. If the property grades have an elevation differential of 12 inches, a retaining wall shall be required (any permits required shall be obtained from Building Division before approval of grading plan). Grade differential greater than three feet shall require a double wall with a foot planting strip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

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

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

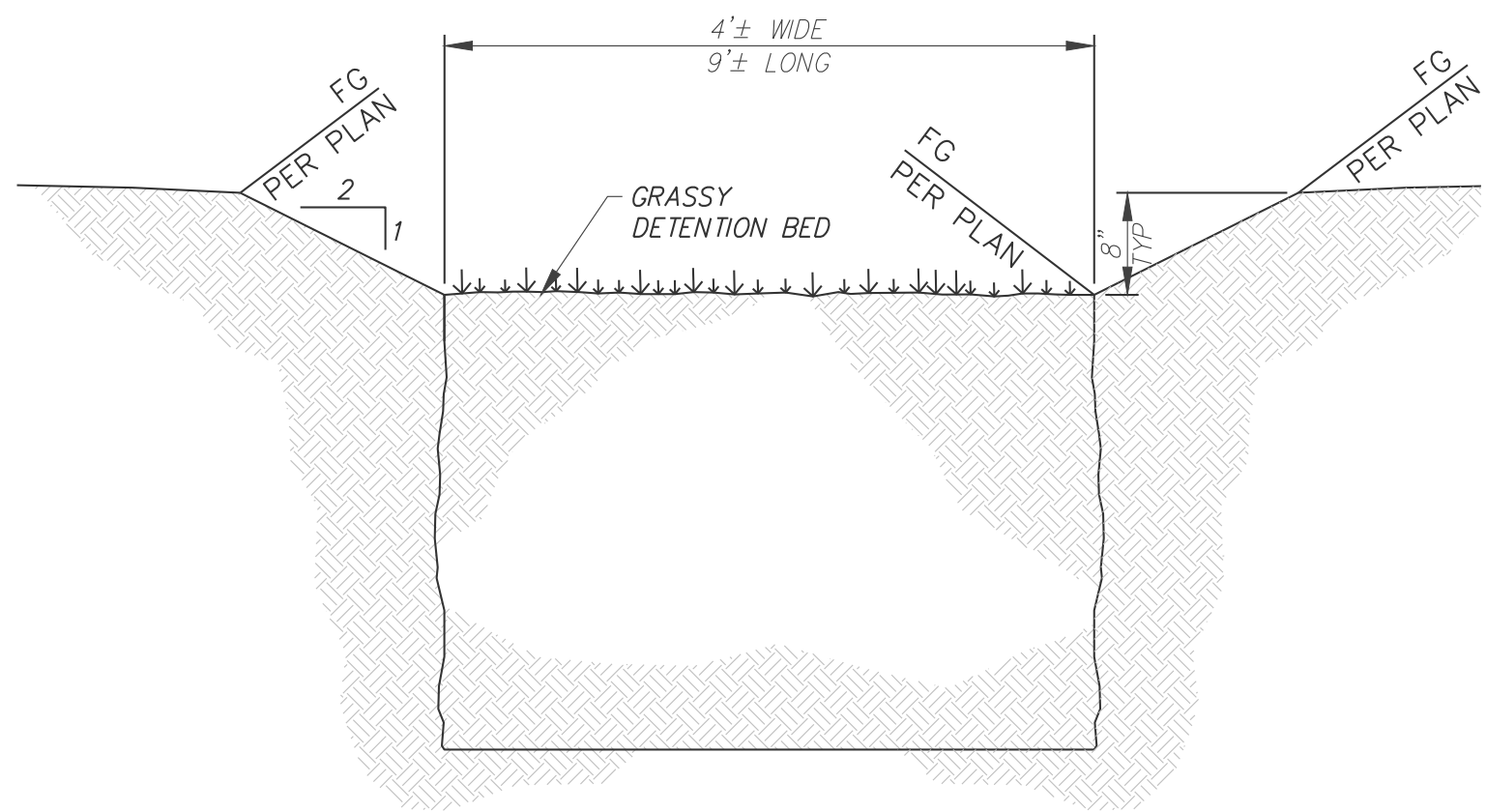
(CIVIL ENGINEER IS REQUIRED TO FILE AN "ELEVATION CERTIFICATE FOR ALL "A" OR "V" ZONES)

RECOMMENDED FOR APPROVAL				REVISIONS				 CITY OF OXNARD CALIFORNIA	DEVELOPMENT SERVICES DEPARTMENT	
DEPARTMENT	SIGNATURE	TITLE	DATE	MARK	DATE	DESCRIPTION	BY		FINE GRADING PLAN 5313 S. SAVIERS RD. OXNARD, CA	
PUBLIC WORKS										
TRAFFIC										
FIRE										
PLANNING									APPROVED: _____	
PARKS								CITY ENGINEER	R.C.E.	EXP. DATE
				REVIEWED BY: _____				SCALE: HORIZ.: <u>NONE</u>		
				DATE _____				VERT.: <u>NONE</u>		
				DATE _____				SHEET No. <u>C1</u> <u>C3</u> OF		
				CHECKED BY: ENGINEER				DRAWING NUMBER <u>XX-XXA</u>		



DETAIL 1

NOT TO SCALE



DETAIL 2

NOT TO SCALE

APN: 222-0-112-115

PREPARED BY:

W.O. 10621.000

RWC-LLC

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

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



REVISIONS

MARK	DATE	DESCRIPTION

REVIEWED BY: DATE

OFFICE OF
OXNARD
CALIFORNIA DEVELOPMENT SERVICES DEPARTMENT

DETAILS
5313 S. SAVIERS RD. OXNARD, CA

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

SCALE: HORIZ.: NONE VERT.: NONE SHEET No. C3 OF C3

DESIGN BY: R.W.T. DRAWING NUMBER XX-XXA

CHECKED BY: R.W.T.



Know what's below.
Call before you dig.

GENERAL NOTES:

- BEST MANAGEMENT PRACTICES (BMP'S) CONTAINED HEREIN REFLECT MINIMUM REQUIREMENTS. FOR ADDITIONAL BMP'S REFER TO CALIFORNIA STORMWATER BMP HANDBOOKS.
- ALL CONSTRUCTION ACTIVITY SHALL BE PERFORMED IN ACCORDANCE WITH A STORMWATER POLLUTION PREVENTION PLAN (SWPCP) DEVELOPED AND IPLEMENTED IN COMPLIANCE WITH REQUIREMENTS OF THE CURRENT VENTURA COUNTYWIDE STORMWATER QUALITY MANAGEMENT PROGRAM, NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. BEFORE A GRADING PERMIT IS ISSUED, THE CITY OF VENTURA WILL REQUIRE PROOF OF RECEIPT OF A NOTICE OF INTENT FOR THE CURRENT STATE NPDES GENERAL CONSTRUCTION PERMIT FOR ALL CONSTRUCTION PROJECTS THAT DISTURB ONE ACRE OR MORE OR THAT ARE LESS THAN ONE ACRE BUT THE SITE IS PART OF A LARGER COMMON AREA OF DEVELOPMENT OR SALE.
- THE SWPPP SHALL:
 - IDENTIFY POTENTIAL POLLUTANT SOURCES AND INCLUDE THE DESIGN AND PLACEMENT OF BMP'S TO EFFECTIVELY PROHIBIT THE ENTRY OF POLLUTANTS FROM THE CONSTRUCTION SITE INTO AND ONTO THE STREET AND STORM DRAIN SYSTEM DURING CONSTRUCTION.
 - BE KEPT ON SITE AND AMENDED TO REFLECT CHANGING CONDITIONS THROUGHOUT THE COARSE OF CONSTRUCTION.
 - BE KEPT UP TO DATE. ANY ADDITIONAL UPDATES REQUESTED BY AGENCY REPRESENTATIVE ARE TO BE MADE IMMEDIATELY.
- NON-STORMWATER DISCHARGES ARE PROHIBITED FROM ENTERING ANY STORM DRAIN SYSTEM AND/OR STREET.
- DISCHARGES OF PUMPED GROUND WATER REQUIRE A DISCHARGE PERMIT FROM THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (RWQCB).
- POLLUTANTS SHALL BE REMOVED FROM STORMWATER DISCHARGES TO THE MAXIMUM EXTENT PRACTICABLE (MEP) THROUGH DESIGN & IMPLEMENTATION OF THE SWPCP.
- A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIME DURING THE RAINY SEASON (OCT. 1 TO APR. 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO ENSURE THE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT. XXXXXXXX SHALL BE NOTIFIED AT (XXX) XXX-XXXX IN CASE OF AN EMERGENCY.
- PORTABLE SANITARY FACILITIES SHALL BE LOCATED ON RELATIVELY LEVEL GROUND AWAY FROM TRAFFIC AREAS, DRAINAGE COURSES, AND STORM DRAIN INLETS.
- EMPLOYEES, SUBCONTRACTORS AND SUPPLIERS SHALL BE EDUCATED ON ALL BMP'S INCLUDING CONCRETE WASTE STORAGE AND DISPOSAL PROCEDURES.
- SEDIMENT CONTROL PRACTICES SHALL EFFECTIVELY PREVENT A NET INCREASE OF SEDIMENT LOAD IN STORMWATER DISCHARGE.
- ANY SLOPE WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
- EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED OR MODIFIED AS APPROVED BY THE INSPECTOR IF THEY INTERFERE WITH GRADING OPERATIONS, OR IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
- EXCEPT AS OTHERWISE APPROVED BY THE INSPECTOR, ALL DEVICES SHOWN ON THE PLAN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY OR ON WEEKENDS WHEN THE 5 DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
- GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
- ALL LOOSE SOIL AND DEBRIS, WHICH MAY CREATE A POTENTIAL HAZARD TO OFFSITE PROPERTY, SHALL BE REMOVED FROM THE SITE AS DIRECTED BY THE INSPECTOR.
- ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM OR WHENEVER DIRECTED BY THE INSPECTOR.
- A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 72 HOURS AFTER EACH RAINSTORM. BEFORE REMOVAL OF THE RAINWATER INTO THE STORM DRAIN SYSTEM, THE
- THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER.
- DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN OCTOBER 1 AND APRIL 15 WITHOUT PRIOR APPROVAL OF THE INSPECTOR.
- THE UNDERSIGNED OWNER WILL SUPERVISE EROSION CONTROL WORK IN ACCORDANCE WITH THE APPROVED PLANS.

SIGNATURE _____ DATE _____

REFERENCE:

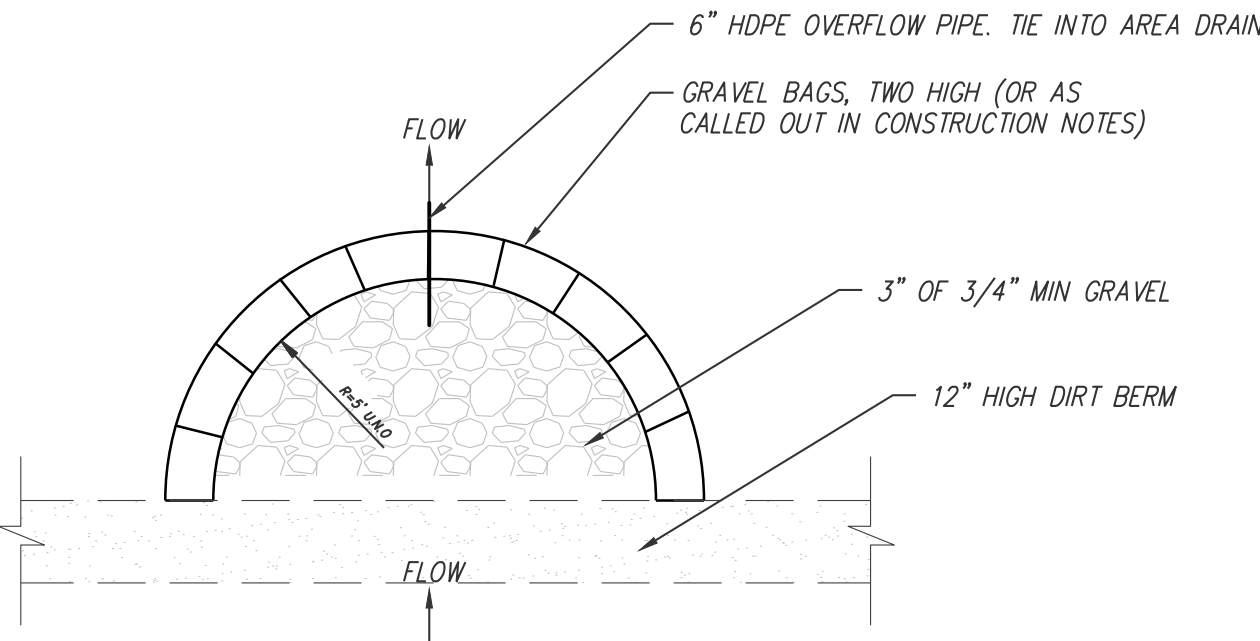
- VENTURA COUNTY WIDE STORM WATER QUALITY MANAGEMENT PROGRAM (SWPCP) FOR SITES LESS THAN ONE ACRE DISTURBED, NPDES PERMIT NO. CAS004002 (ORDER 09-0057)
- CALIFORNIA NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITIES - WATER QUALITY ORDER NO. 97-03-DWQ
- VENTURA COUNTY MUNICIPAL STORMWATER NPDES PERMIT NO. 2010-0108-DWQ

AIR QUALITY:

- THE DEVELOPER SHALL CONTROL DUST AND POTENTIAL AIR QUALITY IMPACTS BY THE FOLLOWING MEASURES:
 - IMPLEMENT A REGULAR WATERING PROGRAM TO REGULATE FUGITIVE DUST.
 - DURING SITE GRADING, A REGULAR WATERING PROGRAM SHALL BE IMPLEMENTED TO CONTROL WIND EROSION.
 - SEED-EXPOSED SURFACES WITH FAST-GROWING, SOIL BINDING PLANT MATERIALS.
 - GRADING SUBJECT TO COMPLIANCE WITH THE VENTURA COUNTY APCD DUST CONTROL MEASURES.
 - ALL CONSTRUCTION EQUIPMENT USED FOR DUST CONTROL SHALL BE KEPT ON SITE UNTIL THOSE PHASES OF DEVELOPMENT ARE COMPLETE.
 - SITE ACCESS ROADS COVERED WITH GRAVEL OR CONTINUOUSLY WATERED.
 - THE GRADING OPERATIONS SHALL BE CEASED IN PERIODS OF HIGH WINDS (WINDS IN EXCESS OF TWENTY [20] MILES PER HOUR) AND SMOG ALERT DAYS.
 - ALL MATERIAL BEING MOVED SHALL BE WATERED AND COVERED.
 - PERIODIC APPLICATION OF WATER ON MATERIAL STOCKPILES.
 - APPLY WATER TWICE DAILY OR CHEMICAL STABILIZERS ACCORDING TO MANUFACTURER'S SPECIFICATIONS TO ALL UNPAVED PARKING/STAGING AREAS OR UNPAVED ROADS.
 - ON-SITE VEHICULAR TRAFFIC LIMITED TO NO MORE THAN FIFTEEN (15) MILES PER HOUR.
 - PERIODICALLY WASH OR SWEEP PUBLIC STREETS IN THE VICINITY OF THE SITE.

ADDITIONAL REFERENCES:

- CALIFORNIA NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY - WATER QUALITY ORDER 2009-0009-DWQ
- CALIFORNIA NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITIES - WATER QUALITY ORDER NO. 97-03-DWQ
- VENTURA COUNTY MUNICIPAL STORMWATER NPDES PERMIT NO. CAS004002
- VENTURA COUNTY STORMWATER MANAGEMENT PLAN



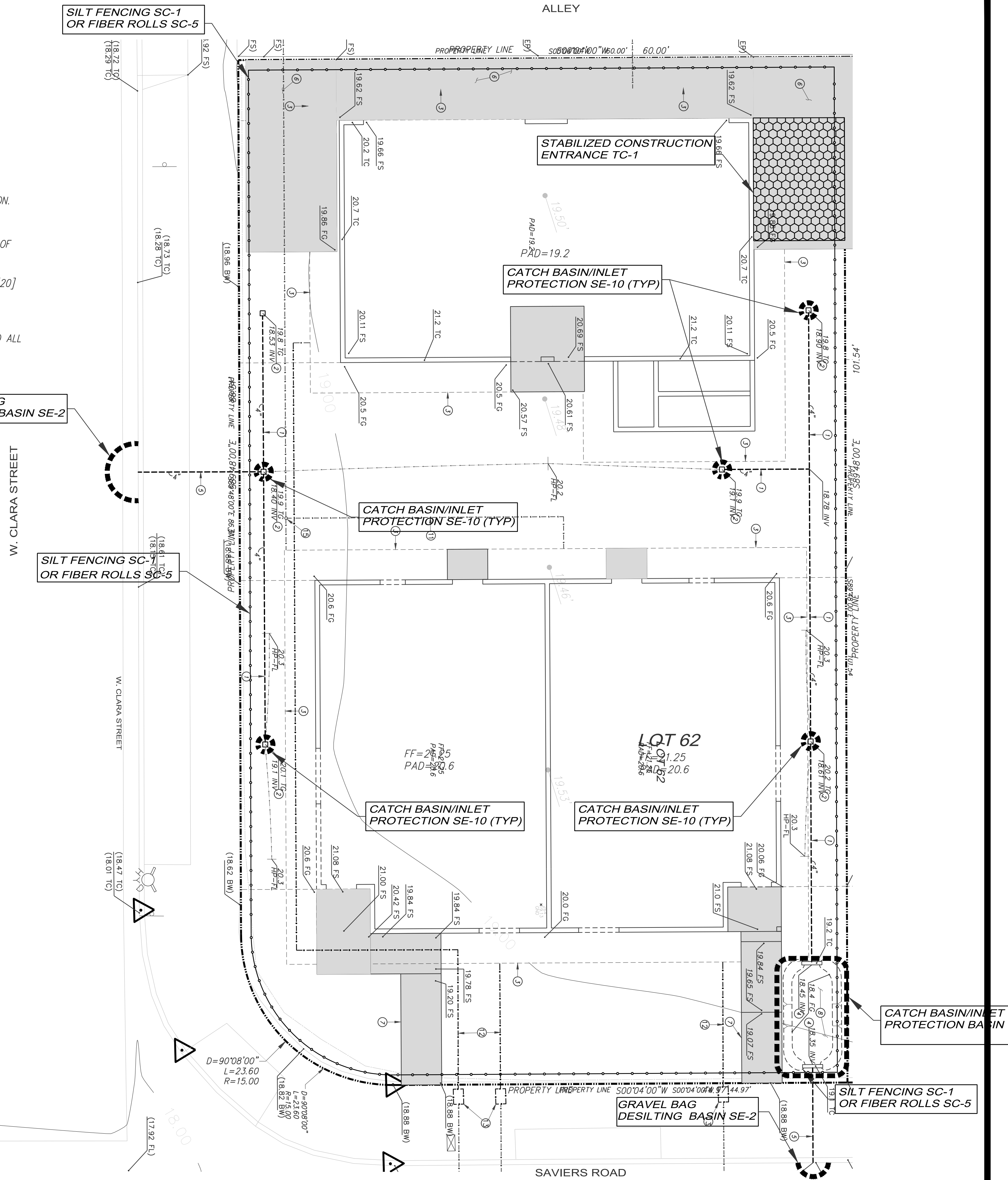
GRAVEL BAG DESILTING BASIN
NTS

LEGEND:

- INSTALL FIBER ROLL BARRIER PER CALIFORNIA STORMWATER BMP HANDBOOK DETAIL SE-5 AND DETAIL "G" ON SHEET 4
- SILT FENCE LOCATION - INSTALL PER CALIFORNIA STORMWATER BMP HANDBOOK DETAIL SE-1 AND DETAIL "B" ON SHEET 4.
- STABILIZED CONSTRUCTION ENTRANCE - CONSTRUCT PER CALIFORNIA STORMWATER BMP HANDBOOK TC-1 AND DETAIL "C" ON SHEET 4.
- GRAVEL BAG DE-SILTING BASIN - CONSTRUCT PER CALIFORNIA STORMWATER BMP HANDBOOK AND DETAIL 1 HEREON.

NOTE:

- CONTRACTOR SHALL NOT REDUCE INFILTRATION CAPACITY OF SOIL IN PERCOLATION BASIN THROUGH COMPACTION OR BY USING IT AS SEDIMENT TRAP. CARE MUST BE TAKEN TO KEEP SOILS OUT OF BASIN, CDS, OTHER POST-CONSTRUCTION TREATMENT DEVICES DURING CONSTRUCTION TO PREVENT CLOGGING.
- THE ENTIRE SITE IS CONSIDERED A SINGLE DRAINAGE AREA.



APN: 222-0-112-115

PREPARED BY:

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W.O. 10621.000



RANDY W. TOEDTER R.C.E. 37316

DATE

REVISIONS

MARK	DATE	DESCRIPTION	BY

REVIEWED BY:



DEVELOPMENT SERVICES DEPARTMENT

EROSION & SEDIMENT CONTROL PLAN
5313 S. SAVIERS RD. OXNARD, CA

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

SCALE: HORIZ.: NONE VERT.: NONE SHEET No. EC1 EC2 OF

DESIGN BY: R.W.T. DRAWING NUMBER XX-XXA

CHECKED BY: R.W.T.

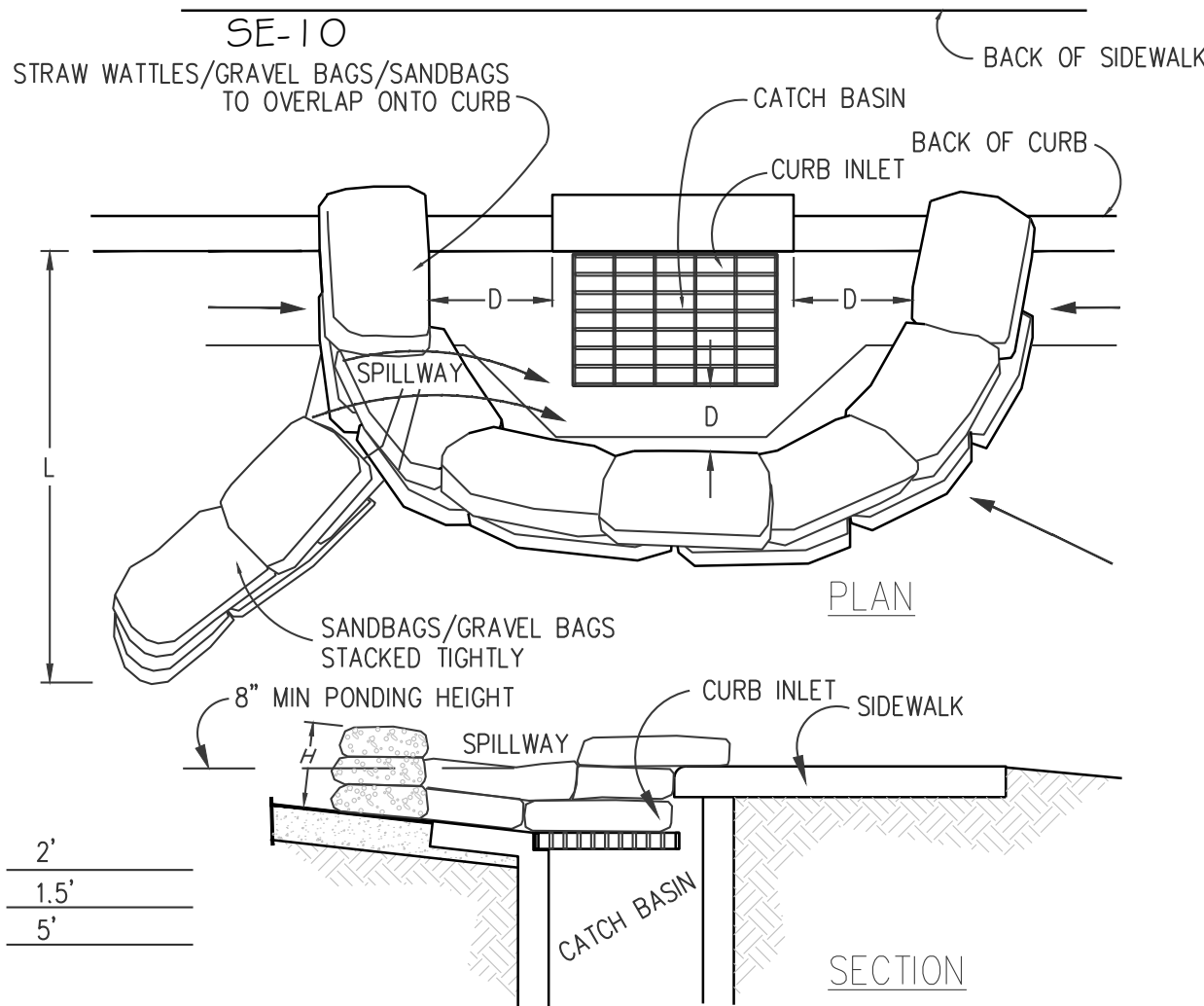


Know what's below.
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0' 3' 6' 12' 18'
GRAPHIC SCALE: 1"= 6'

A CATCH BASIN/INLET PROTECTION



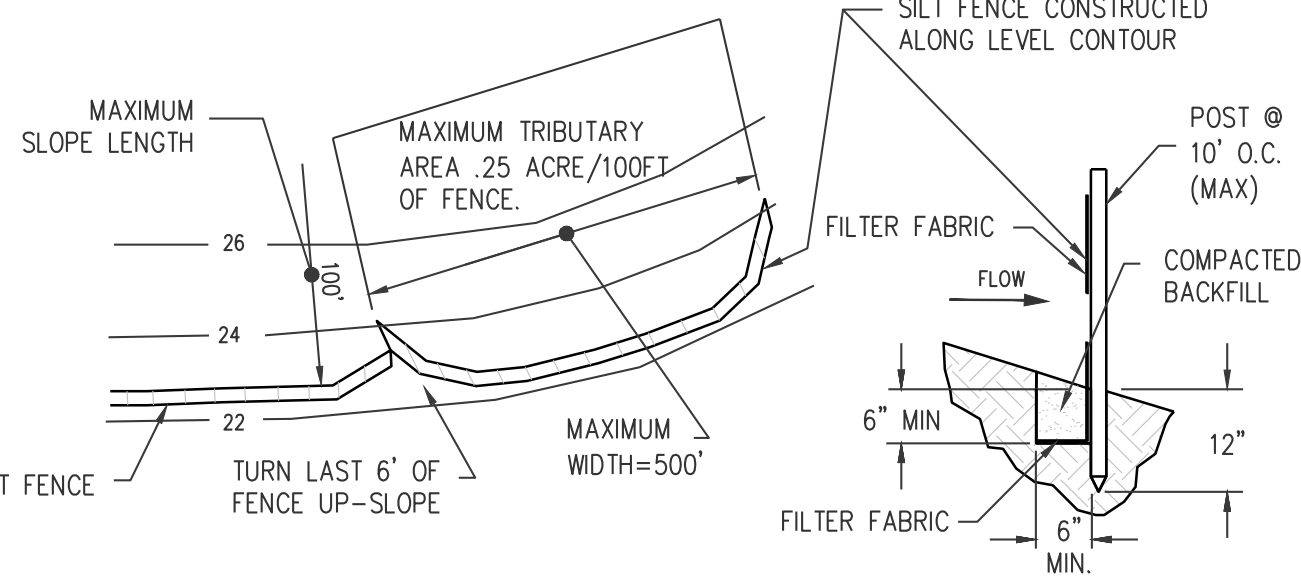
NOTES:

- CATCH BASIN/INLET PROTECTION SHALL BE INSTALLED WHEREVER THERE IS A POTENTIAL OF STORMWATER OR NON-STORMWATER BEING DISCHARGED INTO IT.
- INLET PROTECTION IS REQUIRED ALONG WITH OTHER POLLUTION PREVENTION MEASURES SUCH AS; EROSION CONTROL, SOIL STABILIZATION, AND MEASURES TO PREVENT TRACKING ONTO PAVED SURFACES.
- MODIFY INLET PROTECTION AS NEEDED TO AVOID CREATING TRAFFIC HAZARDS.
- INCLUDE INLET PROTECTION MEASURES AT HILLSIDE V-DITCHES AND MISC. DRAINAGE SWALES.
- INLET PROTECTION SHALL BE INSPECTED AND ACCUMULATED SEDIMENTS REMOVED. SEDIMENT SHALL BE DISPOSED OF PROPERLY AND IN A MANNER THAT ASSURES THAT THE SEDIMENT DOES NOT ENTER THE STORM DRAIN SYSTEM.
- DAMAGED BAGS SHALL BE REPLACED IMMEDIATELY.

ADDITIONAL SANDBAG SEDIMENT TRAPS SHALL BE PLACED AT INTERVALS AS INDICATED ON SITE PLAN.

B SILT FENCE

SE-1

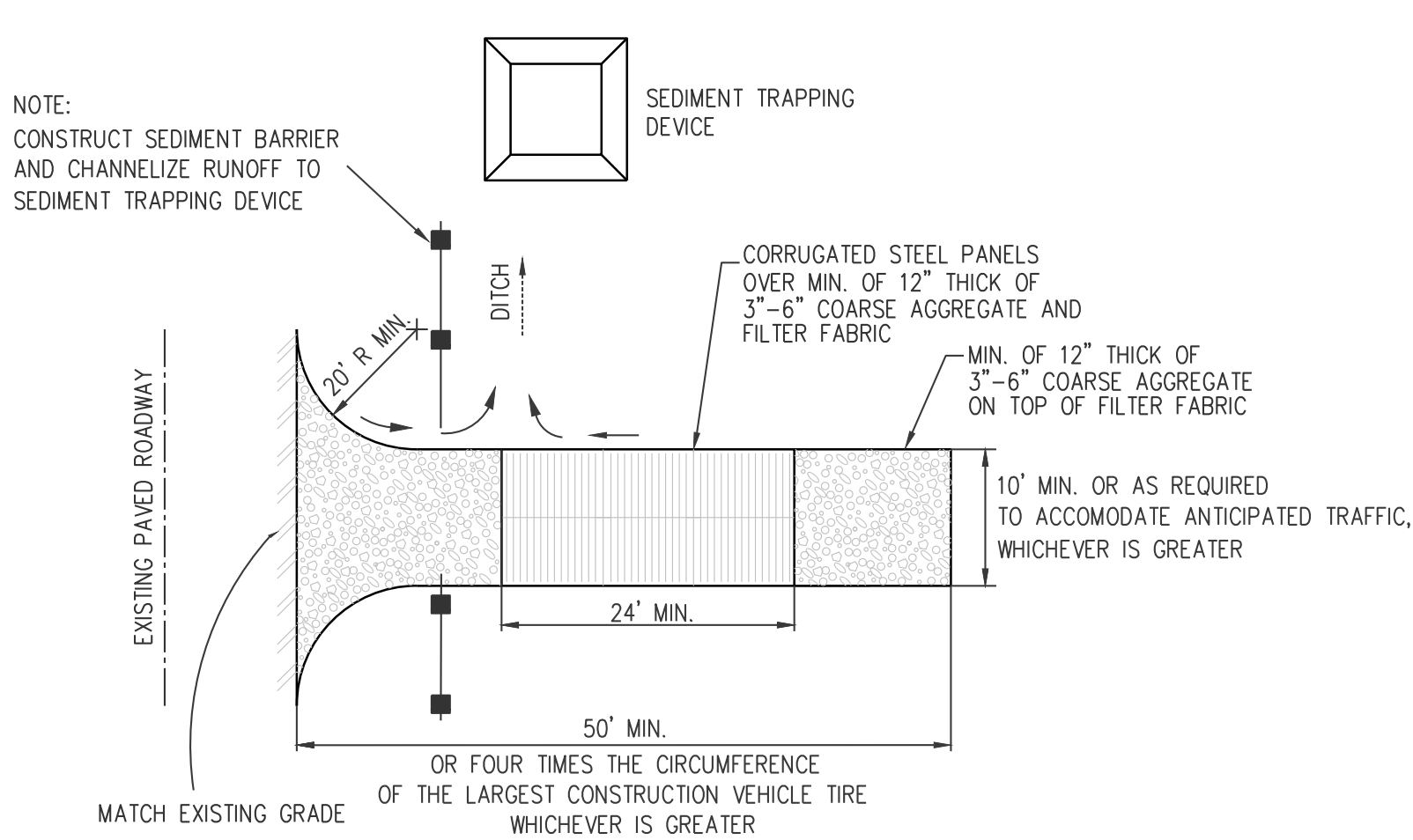


NOTES:

- CONSTRUCT THE SILT FENCE ALONG A LEVEL CONTOUR.
- SILT FENCES SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
- PROVIDE SUFFICIENT ROOM FOR RUNOFF TO POND BEHIND THE FENCE AND ALLOW SEDIMENT REMOVAL EQUIPMENT TO PASS BETWEEN THE SILT FENCE AND TOE OF SLOPE OR OTHER OBSTRUCTIONS. ABOUT 1200 SQ. FT. OF PONDING AREA SHALL BE PROVIDED FOR EVERY ACRE DRAINING TO THE FENCE.
- TURN THE ENDS OF THE FILTER FENCE UPHILL TO PREVENT STORMWATER FROM FLOWING AROUND THE FENCE.
- LEAVE AN UNDISTURBED OR STABILIZED AREA IMMEDIATELY DOWNSLOPE FROM THE FENCE.
- DO NOT PLACE IN LIVE STREAM OR INTERMITTENTLY FLOWING CHANNELS.
- WHEN STANDARD FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS.
- REFER ALSO TO BMP SE-1 FROM 2015 CALIFORNIA STORMWATER B.M.P. HANDBOOK FOR CONSTRUCTION.

C STABILIZED CONSTRUCTION ENTRANCE

TC-1



NOTES:

- SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC ROADS. DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
- STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
 - LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT OF WAY, STREET, ALLEY, AND SIDEWALK OR PARKING AREA.
 - A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS", AND/OR MIN 3'-6" COARSE AGGREGATE WITH LENGTH, WIDTH & THICKNESS AS NEEDED TO ADEQUATELY PREVENT ANY TRACKING ONTO PAVED SURFACES.
- ADDING A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
- ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.

NOTES:

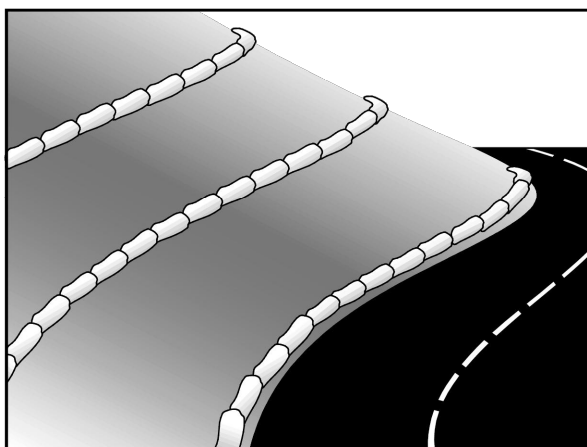
- REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
- SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
- PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM.

STREET MAINTENANCE

GRAVEL BAG BERM

Gravel Bag Berm

SE-6



Description and Purpose

A gravel bag berm is a series of gravel-filled bags placed on a level contour to intercept sheet flows. Gravel bags pond sheet flow runoff, allowing sediment to settle out, and release runoff slowly as sheet flow, preventing erosion.

Suitable Applications

Gravel bag berms may be suitable:

- As a linear sediment control measure:
 - Below the toe of slopes and erodible slopes
 - As sediment traps at culvert/pipe outlets
 - Below other small cleared areas
 - Along the perimeter of a site
 - Down slope of exposed soil areas
 - Around temporary stockpiles and spoil areas
 - Parallel to a roadway to keep sediment off paved areas
 - Along streams and channels
- As a linear erosion control measure:
 - Along the face and at grade breaks of exposed and erodible slopes to shorten slope length and spread runoff as sheet flow.

Categories

EC	Erosion Control	☒
SE	Sediment Control	☒
TC	Tracking Control	☐
WE	Wind Erosion Control	☐
NS	Non-Stormwater Management Control	☐
WM	Waste Management and Materials Pollution Control	☐

Legend:

- ☒ Primary Category
- ☒ Secondary Category

Targeted Constituents

Sediment	☒
Nutrients	☐
Trace Metals	☐
Bacteria	☐
Oil and Grease	☐
Organics	☐

Potential Alternatives

SE-1 Silt Fence
SE-5 Fiber Roll
SE-8 Sandbag Barrier
SE-12 Temporary Silt Dike
SE-14 Buffering Bags

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D MATERIAL STORAGE AND DELIVERY

WM-3

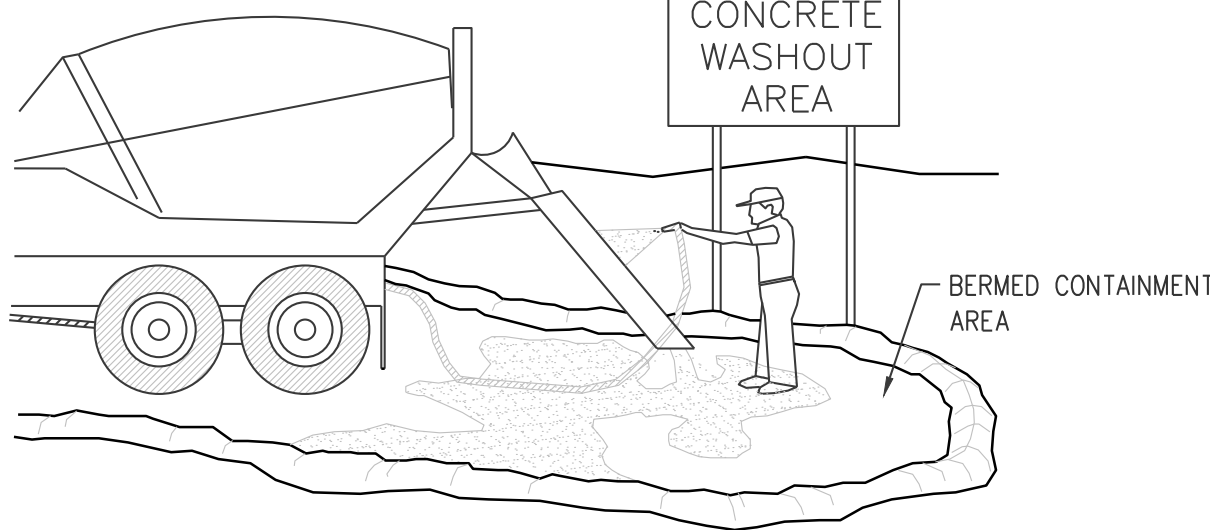
APPLY BMP WM-1 FROM THE 2015 CALIFORNIA STORMWATER BMP HANDBOOK FOR CONSTRUCTION AVAILABLE AT www.cabmphandbooks.com.

MINIMUM REQUIREMENTS FROM WM-1:

- MATERIAL DELIVERY AND STORAGE AREAS SHOULD BE LOCATED NEAR THE CONSTRUCTION ENTRANCES, AWAY FROM WATERWAYS OR DRAINAGE PATHS. PREFERRED METHOD OF MATERIAL STORAGE IS INDOORS WITHIN EXISTING STRUCTURES OR SHEDS WHEN AVAILABLE. AT A MINIMUM, MATERIAL STORAGE AREA SHALL BE SURROUNDED WITH PROTECTIVE BERMS.
- MATERIALS SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS AND THE ORIGINAL PRODUCT LABELS SHOULD BE MAINTAINED IN PLACE IN A LEGIBLE CONDITION.
- MATERIALS SHOULD BE STORED ON PALLETS AND SHOULD NOT BE ALLOWED TO ACCUMULATE ON THE GROUND. SECONDARY CONTAINMENT SHALL BE PROVIDED, WHEN POSSIBLE, TO PROVIDE PROTECTION FROM WIND AND RAIN. MATERIALS SHOULD BE COVERED DURING NON-WORKING DAYS AND PRIOR TO AND DURING RAIN OR WIND EVENTS.
- EMPLOYEES AND SUBCONTRACTORS SHALL BE TRAINED ON PROPER MATERIAL DELIVERY AND STORAGE PRACTICES AND IN EMERGENCY SPILL CLEANUP PROCEDURES.

E CONCRETE WASTE MANAGEMENT

WM-8

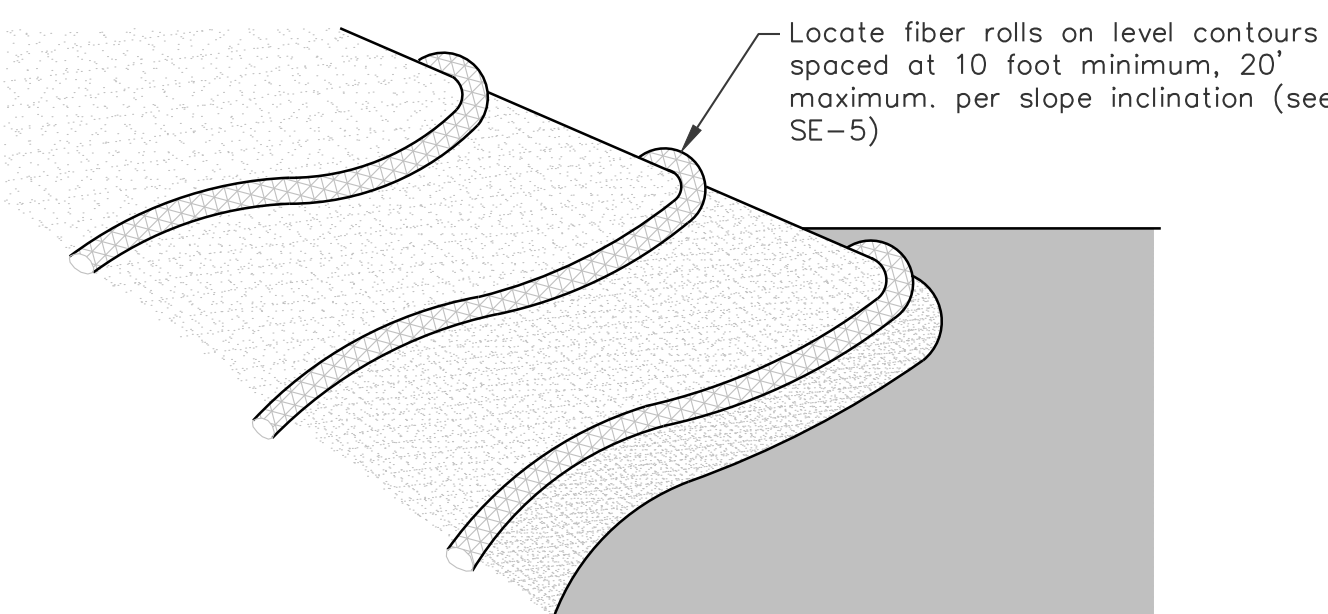


NOTES:

- EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
- FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED ON SITE.
- SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.
- CONCRETE WASHOUT AREA SHALL BE LINED WITH A MINIMUM 10 MIL. POLYETHYLENE SHEETING. REFER TO BMP #WM-8 FROM THE 2015 CALIFORNIA CONSTRUCTION BMP HANDBOOK

G FIBER ROLL BARRIER

SE-5

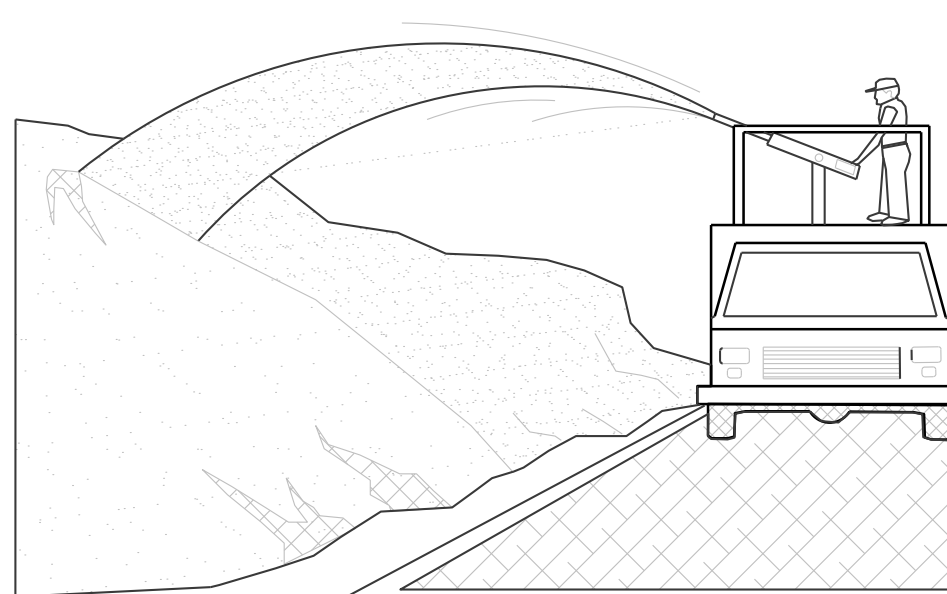


Fiber rolls may be suitable:

- Along the toe, top, and at grade breaks of exposed erodible slopes to shorten slope length and spread runoff as sheet flow.
- At the end of a downward slope where it transitions to a steeper slope.
- Along the perimeter of a project.
- As check dams in unlined ditches with minimal grade.
- Down-slope of exposed areas.
- At operational storm drains as a form of inlet protection.

F EROSION CONTROL

EC-4

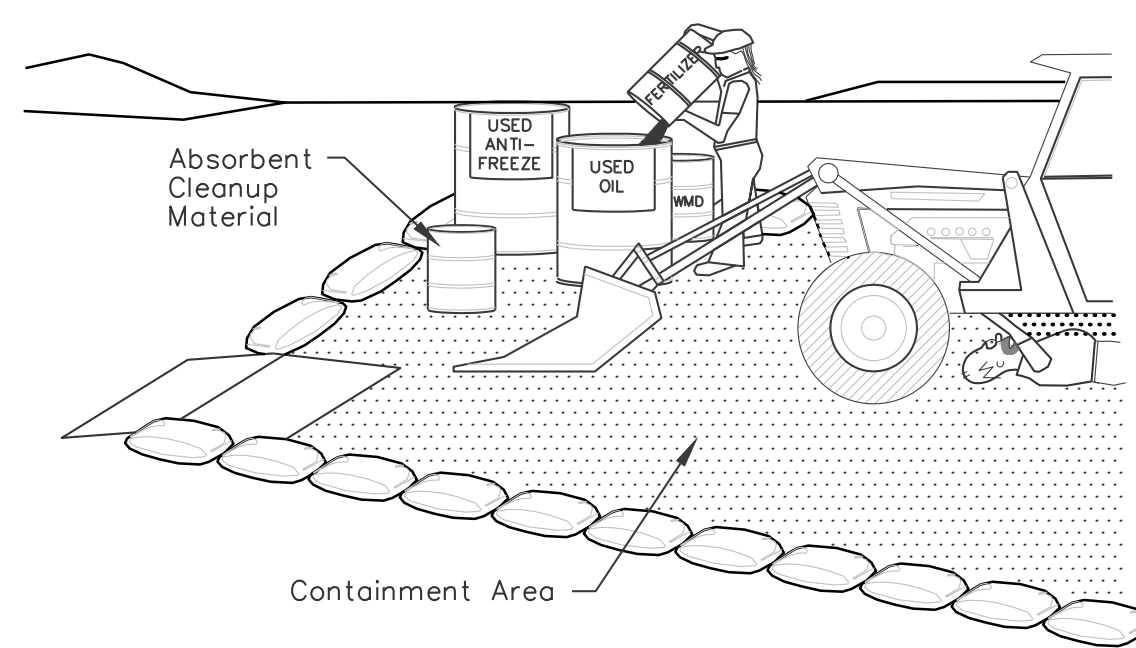


NOTES:

- SOIL/SLOPE STABILIZATION PRACTICES SHALL BE DESIGNED TO PRESERVE EXISTING VEGETATION WHERE FEASIBLE AND TO REVEGETATE OPEN AREAS AS SOON AS FEASIBLE AFTER GRADING. THESE CONTROL PRACTICES SHALL INCLUDE TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, SOD STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, OR OTHER SOIL STABILIZATION PRACTICES.
- SOIL STABILIZATION SHALL BE IMPLEMENTED ON ALL INACTIVE DISTURBED AREAS FROM OCTOBER 1 THRU APRIL 15 AND ON ALL DISTURBED AREAS DURING A RAIN EVENT OR POTENTIAL RAIN.
- STABILIZATION PRACTICES SHALL CONTROL/PREVENT EROSION FROM THE FORCES OF WIND AND WATER.
- STABILIZATION PRACTICES SHALL BE IMPLEMENTED IN CONJUNCTION WITH SEDIMENT TRAPPING/FILTERING PRACTICES AND PRACTICES TO REDUCE THE TRACKING OF SEDIMENT ONTO PAVED ROADS.
- WHEN USING STRAW MULCHING, THE MINIMUM APPLICATION SHALL BE 2 TONS/ACRE. MULCH MUST BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR WATER.
- WHEN USING HYDROSEEDING/MULCHING, THE MINIMUM APPLICATION OF WOOD FIBER SHALL BE 1,500 LBS/ACRE, THAT DOES NOT CONTAIN MORE THAN 50 PERCENT NEWSPRINT.
- FOR SEEDING RECOMMENDATIONS, CONTACT: USDA, NATURAL RESOURCES CONSERVATION SERVICE OR VENTURA COUNTY RCD.
- FOR DETAILED BMPs, SEE BMP EC-1 THROUGH EC-13 FROM 2015 CALIFORNIA STORMWATER BMP HANDBOOK FOR CONSTRUCTION.

H EQUIPMENT REPAIR/MAINTENANCE

NS-10



Notes:

- Leaking vehicles and equipment shall not be allowed on-site. Equipment and vehicles shall be inspected frequently for leaks and shall be repaired immediately. Clean up spills and leaks promptly with absorbent materials; do not flush with water.
- Vehicles and equipment shall be maintained, and repaired on-site only in designated areas. Prevent run-on and run-off from designated areas. Containment devices shall be provided and areas shall be covered if necessary.
- Designate on-site vehicle and equipment maintenance areas, away from storm drain inlets and watercourses.
- Always use secondary containment, such as a drain pan or drop cloth, to catch spills and leaks when removing or changing fluids.
- Legally dispose of used oils, fluids, and lubricants.
- Provide spill containment dikes or secondary containment around stored oil, fuel, and chemical drums.
- Maintain an adequate supply of absorbent spill cleanup materials in designated area.

APN: 222-0-112-105

PREPARED BY:

W.O. 10621.000

RWC-LLC

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

RANDY W. TOEDTER R.C.E. 37316

DATE



REVISIONS

MARK	DATE	DESCRIPTION	BY

REVIEWED BY:

DATE	DATE
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CITY OF OXNARD DEVELOPMENT SERVICES DEPARTMENT

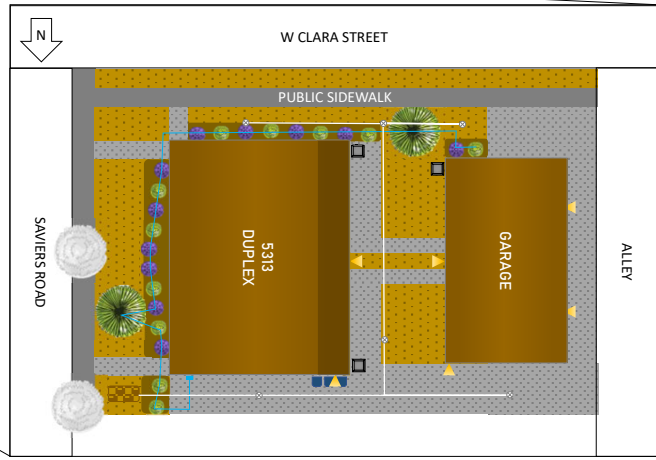
EROSION CONTROL DETAILS
5313 S. SAVERS RD. OXNARD, CA

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

SCALE: HORIZ.: NONE VERT.: NONE SHEET No. EC2 EC2 OF

DESIGN BY: R.W.T. DRAWING NUMBER

CHECKED BY: R.W.T.



SYMBOL KEY

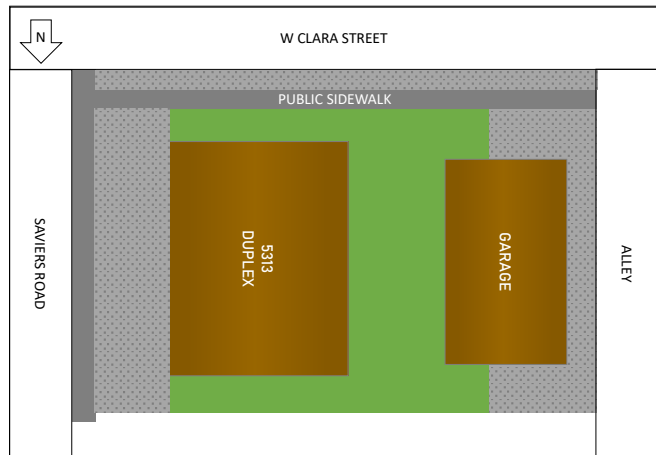
- Decomposed Granite
- Mulch (wood, brown)
- Retention Bed with drain ¹
- Concrete Pavement ²
- Lavender (*Lavandula Angustifolia*) – 5 gallon
- Rosemary (*Rosmarinus Officinalis*) – 5 gallon
- Fruitless Olive Tree (*Olea Europaea*) – 36" Box
- Existing tree in parkway, maintained by city
- New water meter
- Irrigation control equipment ³
- Irrigation line ⁴
- Stormwater drain line⁵
- Stormwater Drain with grate ⁶
- Existing utility pole on ground
- Exterior light fixture ⁷
- Trash receptacle storage ⁸
- AC Condenser ⁹

	AREA (SF)	AREA (%)
TOTAL LOT	6044 SF	100%
BUILDING FOOTPRINT	2652.5 SF	43.89%
DECOMPOSED GRANITE AREA	1610 SF	26.64%
CONCRETE PAVED AREA	1501 SF	24.83%
MULCH BEDS	280.5 SF	4.64%

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

NOTES

- ¹ Drainage to be completed in accordance with Drainage Report and Fine Grading Plan designed by RWC-LLC.
- ² Concrete pavement will be 2500 PSI.
- ³ Orbit 4-station Indoor/outdoor Irrigation Controller (Model 57894)
- ⁴ ½" drip irrigation tubing with adjustable emitter dripper (0 – 14 gallons per hour) at each plant
- ⁵ 4" diameter PVC SDR 35 Drain Line (S = 0.5% Min), in accordance with Drainage Report and Fine Grading Plan designed by RWC-LLC.
- ⁶ 6square inch drain with flat or atrium grate, in accordance with Drainage Report and Fine Grading Plan designed by RWC-LLC.
- ⁷ Westinghouse 1-Light LED Wall Fixture White Finish with Frosted Opal Glass (Item 6106800) or similar. Luminaires shall be LED with flat lenses and parallel to the ground. Outdoor lighting instruments shall be on a dedicated circuit and operate from dusk to dawn.
- ⁸ Trash, recycle and green waste service to be provided by the city of Oxnard. Each will be a 90-gallon tote. The trash receptacle storage space will be screened by 5-gallon plants.
- ⁹ Goodman 2 Ton 14 SEER Air Conditioning Condenser (Model GSX140241) or similar. AC condensers are over five feet from property line. The dba at property line will be less than or equal to 55 decibels.
- ¹⁰ There is no existing landscaping on the property. No plants or trees will be removed as part of construction. The landscaping will comply with the applicable Parks Landscape Standards and Water Conserving Landscape Ordinance.
- ¹¹ The foundations for the structures located inside or immediately adjacent to Public Utility Easements (eg. Fences and Buildings) shall be designed to allow utility excavation in the area.



	AREA (SF)	AREA (%)
TOTAL LOT	6044 SF	100%
REQUIRED INTERIOR YARD SPACE	1813.2 SF	30%
INTERIOR YARD ¹	1933.75 SF	31.99%

NOTES

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