

Accessory Dwelling Unit

1 Bedroom - 499 S.F.

Ojai, CA

SHEET INDEX		CONTACT LOCAL UTILITY COMPANIES REGARDING GAS AND ELECTRIC SERVICES TO THIS DETACHED ADU. SEE EXAMPLE SITE PLAN, SHEET AS.2, FOR MORE INFORMATION		APPLICANT AGREEMENT	
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BUILDING INFORMATION					
<p>GOVERNING CODES: APPROVAL OF THIS PROJECT SHALL COMPLY WITH THE 2022 CALIFORNIA BUILDING CODE, CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE (CEC), CALIFORNIA GREEN BUILDING CODE (CGBC) AND CITY OF OJAI MUNICIPAL CODE.</p> <p>SITE ADDRESS: _____</p> <p>GOVERNING AGENCY: CITY OF OJAI, CA. OCCUPANCY GROUP: R3 STORIES: 1 TYPE OF CONSTRUCTION: VB</p>				<p>1. PROPERLY COMPLETED AND ELECTRONICALLY SIGNED CERTIFICATE OF INSTALLATION (CF2R FORMS) SHALL BE POSTED WEATHER PROTECTED WITHIN BUILDING FOR REVIEW BY INSPECTORS — EES 10-103(a)3, 10-103(b)1.A — BY THE INSTALLING CONTRACTOR AND SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION AT THE SITE. FOR PROJECTS REQUIRING HERS VERIFICATION, THE CF2R FORMS SHALL BE REGISTERED WITH A CALIFORNIA APPROVED HERS PROVIDER DATA REGISTRY WITH ITS OWN UNIQUE 21 DIGIT REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE, THE FIRST 12 DIGITS WILL MATCH THE REGISTRATION NUMBER ASSOCIATED WITH THE CF1R FORM. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE CF2R FORMS ARE REVIEWED AND APPROVED.</p> <p>2. PROPERLY COMPLETED & ELECTRONICALLY SIGNED AND REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF3R) SHALL BE POSTED WEATHER PROTECTED WITHIN THE BUILDING SITE BY A CERTIFIED HERS RATER. A REGISTERED CF3R WILL HAVE A UNIQUE 25 DIGIT REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 20 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER ASSOCIATED WITH THE CF2R. CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL THE CF3R IS REVIEWED & APPROVED. EES 10-103(a)3, 10-103(b)1.A.</p> <p>3. THE APPLICANT AGREES TO AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO OR IMPO. THE APPLICANT AGREES TO HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS, HERS PROVIDER, AND OTHERS, WHETHER OR NOT RELATED TO THE PROJECT, INNOCENT OF ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR OTHER COSTS ARISING OUT OF OR RESULTING THEREFROM FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON THE PROJECT. DESIGN PATH STUDIO WILL NOT BE HELD LIABLE FOR ANY DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGE, ANY AMOUNT, THIS INDEMNITY DOES NOT APPLY TO THE SOLE INDIVIDUALS OR ORGANIZATIONS OF DESIGN PATH STUDIO OR ITS ARCHITECTS.</p> <p>4. THE DESIGNS REPRESENTED BY THESE PLANS ARE PROVIDED AS IS. THEY ARE SUBJECT TO COPYRIGHT PROTECTION.</p> <p>5. IF THE APPLICANT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.</p>	

REQUIRED SUPPLEMENTAL INFORMATION - TO BE COMPLETED BY OWNER

additional plan information provided by applicant:

COMPLETED

TITLE SHEET (T1.1) INFORMATION FILLED OUT

SITE PLAN SHEET (AS.2) PROVIDED IN PLAN SET FOR CITY REVIEW & APPROVAL

UPDATED TITLE 24 ENERGY CALCULATION REPORT WITH CORRECT NAME, ADDRESS, AND EXACT ORIENTATION FOR SITE SPECIFIC CONDITIONS. OWNER MAY CONTACT THE ENTITY WHO PREPARED THE ORIGINAL REPORT (SHOWN ON T24.1) TO OBTAIN UPDATES TO THE REPORT.

CONSTRUCTION AND DEMOLITION FORM

GRADING PLAN AND/OR ADU GRADING PERMIT EXEMPTION CHECKLIST

HOLD HARMLESS AGREEMENT

exterior style selection:

SEE SHEET T1.2 FOR EXTERIOR RENDERINGS (SELECT ONE)

RANCH

SPANISH

TRADITIONAL

exterior wall material:

SELECTION(S) (MIN. 2 MATERIALS FOR NON SPANISH STYLES)

EXTERIOR WALL COLOR OF PRINCIPAL DWELLING UNIT (EXTERIOR WALL COLOR OF ADU IS TO MATCH PRINCIPAL DWELLING UNIT)

STUCCO / COLOR _____ (RANCH, SPANISH, TRADITIONAL)

STONE VENEER / COLOR _____ (RANCH, TRADITIONAL)

FIBER CEMENT - SIDING / COLOR _____ (RANCH, TRADITIONAL)

WOOD SIDING / COLOR _____ (RANCH, TRADITIONAL)

OTHER _____

deferred submittals - separate permit to be obtained by applicant:

TO BE COMPLETED

FIRE SPRINKLERS (WHEN REQUIRED)

PHOTOVOLTAIC SYSTEM & ELECTRICAL PERMIT - THE PV SYSTEM MUST BE INSTALLED, OPERATIONAL, AND FINAL PRIOR TO FINAL BUILDING INSPECTION AND APPROVAL FOR THE ADU. (IF REQUIRED) IF THERE IS AN EXISTING PHOTOVOLTAIC SYSTEM OF SUFFICIENT SIZE ON THE MAIN HOUSE TO ACCOMMODATE THE NEW ADU THEN HOMEOWNER IS TO PROVIDE A REPORT STATING THE EXISTING SIZE OF THE PV PANEL

roof material:

SELECTION

ROOF COLOR OF PRINCIPAL DWELLING UNIT (ROOF COLOR OF ADU IS TO MATCH PRINCIPAL DWELLING UNIT)

TRIM COLOR OF PRINCIPAL DWELLING (TRIM COLOR OF ADU IS TO MATCH PRINCIPAL DWELLING UNIT TRIM)

SPANISH + CONCRETE TILE ROOF - EAGLE ROOF PRODUCTS INC. + IMPO UES-ER 1900

COLOR OF CONCRETE TILE ROOF _____

RANCH/ TRADITIONAL - ARCHITECTURAL GRADE SHINGLE - CERTAINTEDE - ICC-ES ESR-1389

COLOR OF ARCHITECTURAL GRADE SHINGLES _____

OTHER ROOF MATERIAL / COLOR / ICC-UL:

SEE STRUCTURAL FOR MAX ROOF LOAD

lot size and impervious area:

Total Lot Size = _____ (Existing building footprint, patios, decks, hardscape, etc.)

Total Area of Existing Impervious Surfaces = _____ (Existing building footprint, patios, decks, hardscape, etc.)

Total Area of New Impervious Surfaces = _____ (Increase to building footprint, patios, decks, hardscape, etc.)

Total Area of Replaced Impervious Surfaces = _____ (Replacement to building footprint, patios, decks, hardscape, etc.)

fire sprinkler information:

SELECTION

ADU TO HAVE NEW CONNECTION TO CITY SEWER MAIN

ADU TO CONNECT TO EXISTING RESIDENCE SEWER LATERAL
IF EXISTING HOUSE HAS FOUR OR MORE TOILETS WITH AN EXISTING 3 INCH SEWER DRAIN, A SEPARATE CONNECTION TO THE CITY SEWER MAIN IS REQUIRED FOR THE NEW ADU. REFER TO CURRENT CPC SECTION 703.2 FOR PIPE SIZING REQUIREMENTS

PROPERTY IS LOCATED IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE (VHSZ)

PROPERTY IS NOT LOCATED IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE (VHSZ)

NEW ADU IS REQUIRED TO HAVE FIRE SPRINKLERS IF THE EXISTING RESIDENCE HAS FIRE SPRINKLERS OR IS LOCATED IN VHSZ. SEE NOTES ON A0.1 AND FIRE RATED DETAIL CHECKLIST ON THIS SHEET

fire rated details:

SELECTION

ROOF EAVE DETAIL 1.2,3.5,6.7,17/A.5.2

WALL FINISH DETAIL 9B,12B,15B/A.5.1

FIRE RATED DETAILS ABOVE ARE TO BE USED WHEN WALLS AND ROOF EAVES ARE LESS THAN 5 FT FROM PROPERTY LINE IN AN UNSPRINKLERED BUILDING OR LESS THAN 3 FT FROM PROPERTY LINE IN SPRINKLERED BUILDINGS PER TABLE R302.1(1) & R302.1(2). FIRE RATED DETAILS ABOVE ARE ALSO TO BE USED WHEN THE ADU IS LESS THAN 10 FT FROM THE MAIN DWELLING UNIT IN AN UNSPRINKLERED BUILDING OR LESS THAN 6 FT FROM THE MAIN DWELLING UNIT IN A SPRINKLERED BUILDING.

window and trim color:

SELECTION

WINDOW COLOR OF PRINCIPAL DWELLING UNIT (WINDOW COLOR SELECTION BELOW FOR THE ADU IS TO MATCH PRINCIPAL DWELLING UNIT WINDOW COLOR)

WHITE

TAN

DARK BRONZE

OTHER WINDOW COLOR

WINDOW TRIM COLOR OF PRINCIPAL DWELLING UNIT (WINDOW TRIM COLOR FOR THE ADU IS TO MATCH PRINCIPAL DWELLING UNIT WINDOW TRIM COLOR)

sewer waste water information:

SELECTION

ADU TO HAVE NEW CONNECTION TO CITY SEWER MAIN

ADU TO CONNECT TO EXISTING RESIDENCE SEWER LATERAL
A SEPARATE CONNECTION TO THE CITY SEWER MAIN IS REQUIRED FOR THE NEW ADU. REFER TO CURRENT CPC SECTION 703.2 FOR PIPE SIZING REQUIREMENTS

ADU TO CONNECT TO EXISTING SEPTIC SYSTEM (SHOW ON SITE PLAN) - PLEASE CONTACT OJAI REGIONAL WATER QUALITY CONTROL BOARD

DISTANCE TO CONNECTION _____

electrical service information:

SELECTION

UPGRADED SERVICE

EXISTING SERVICE TO REMAIN

NEW SERVICE

SIZE OF EXISTING SERVICE _____

SIZE OF NEW SERVICE _____

gas service information:

SELECTION

UPGRADED SERVICE

EXISTING SERVICE TO REMAIN

NEW SERVICE

SIZE OF EXISTING SERVICE _____

SIZE OF NEW SERVICE _____

FEMA flood zone verification

SELECTION

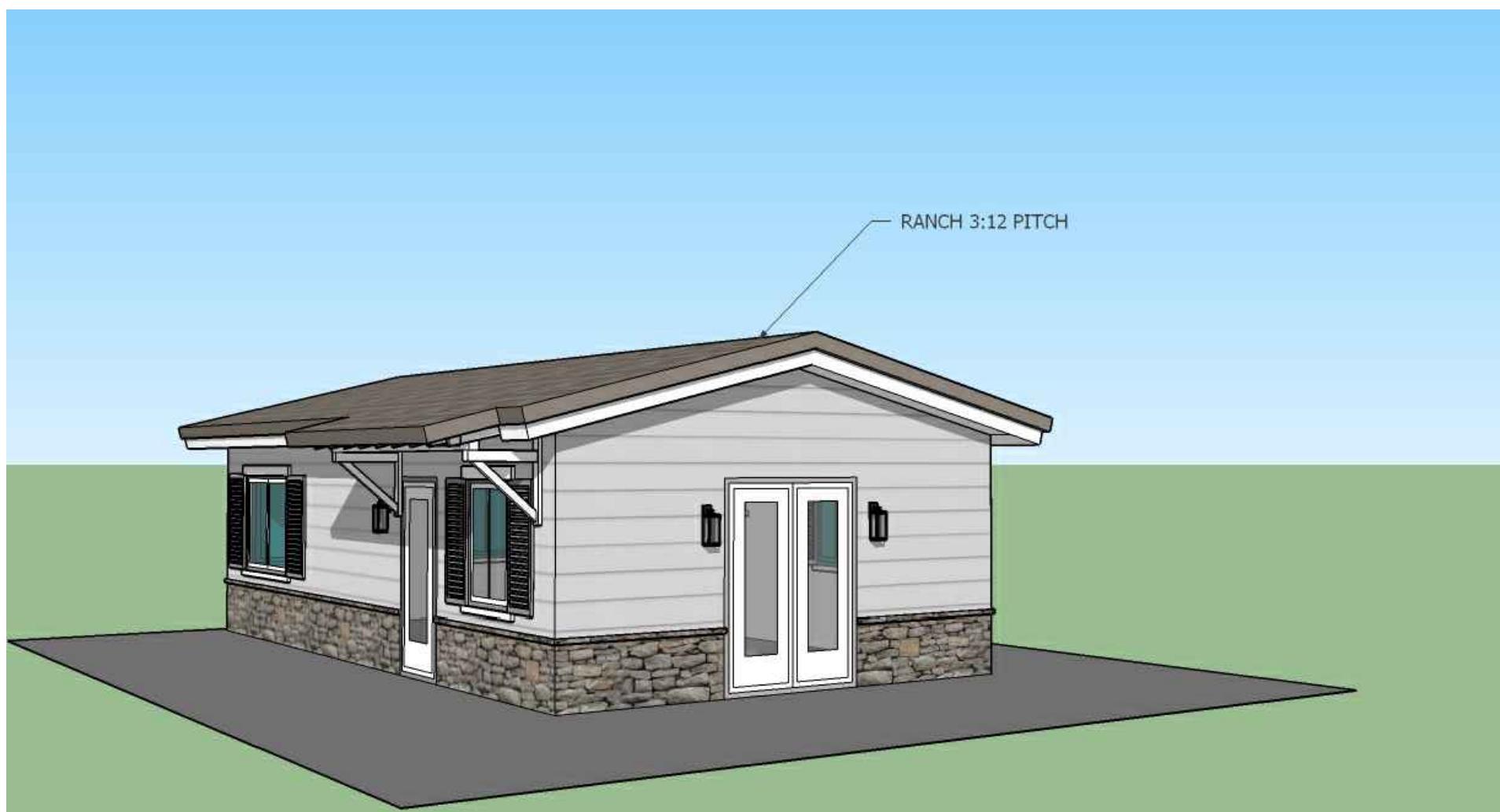
PROJECT IS LOCATED IN FLOOD INSURANCE RATE MAP (FIRM) ZONE A OR AE. PLEASE PROVIDE AN ELEVATION CERTIFICATE WITH SUPPORTING DOCUMENTS TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE

PROJECT IS NOT LOCATED IN A FLOOD INSURANCE RATE MAP (FIRM ZONE)

APPROVAL REQUIREMENTS

- APPLICANT IS RESPONSIBLE TO PROVIDE SITE PLAN (PLOT PLAN) TO THE CITY FOR REVIEW AND APPROVAL.
- APPLICANT IS RESPONSIBLE TO VERIFY WHETHER THE JOB SITE IS LOCATED WITHIN A FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD ZONE. PROJECTS LOCATED IN A SPECIAL FLOOD HAZARD AREA DESIGNATED ON THE FLOOD INSURANCE RATE MAP (FIRM) AS ZONE A OR AE, SHALL PROVIDE AN ELEVATION CERTIFICATE WITH SUPPORTED DOCUMENTS TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE.
- SUBMIT GRADING PLANS AND/OR PROVIDE ADU GRADING PERMIT EXEMPTION CHECKLIST FOR REVIEW AND APPROVAL AT TIME OF PERMIT APPLICATION, INSTALLED.
- THE PV SYSTEM WILL BE SUBMITTED UNDER A SEPARATE PERMIT. A PHOTOVOLTAIC (SOLAR) SYSTEM BUILDING AND ELECTRICAL PERMIT SHALL BE ISSUED PRIOR TO ADU BUILDING FRAME INSPECTION REQUEST.
- SOIL REPORT REQUIREMENT: A SOIL REPORT IS REQUIRED FOR PROPOSED DETACHED ADU WITH BUILDING AREA EXCEEDING 750 SQ.FT. THE GEOTECHNICAL INVESTIGATION SHALL BE CONDUCTED IN ACCORDANCE WITH SECTION 1803.2, AND REPORTED IN ACCORDANCE WITH SECTION 183.6, CBC. THE GEOTECHNICAL ENGINEER'S REPORT SHALL REVIEW THE CITY APPROVED PLANS FOR GENERAL CONFORMANCE WITH THE SOIL REPORT; OTHERWISE, AN ALTERNATE FOUNDATION PLAN DESIGNED BY A CALIFORNIA REGISTERED CIVIL ENGINEER IS REQUIRED.
- FIRE SPRINKLERS IF REQUIRED SHALL BE SUBMITTED FOR REVIEW AND APPROVAL UNDER A SEPARATE APPLICATION/SUBMITTAL. NOTE: THIS PROCESS MAY HOLD UP CONSTRUCTION PROGRESS IF THE OWNER/CONTRACTOR FAILS TO COMPLY WITHIN A TIMELY MANNER.

date _____
project no. 2024_OJAI_ADU
drawn by DESIGN PATH STUDIO
sheet no. T1.1



1 Bedroom - Ranch



1 Bedroom - Ranch + Porch



1 Bedroom - Spanish



1 Bedroom - Spanish + Porch



1 Bedroom - Traditional



1 Bedroom - Traditional + Porch

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS:

1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE CITY OF OJAI. ONLY THE ORIGINAL SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF OJAI BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME. THE RECIPIENT SHALL ENSURE FULL COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OR RELEASE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO IS NOT RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL.
2. THE RECIPIENT AGREES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES, WHETHER EXPRESS OR IMPLIED, EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREIN. ANY USE OF THESE CONSTRUCTION DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT AGREES TO HOLD DESIGN PATH STUDIO PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, AWARD, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ANY PROJECT. IN NO EVENT SHALL DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGE IN ANY AMOUNT, THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS.
3. THE DESIGNS REPRESENTED BY THESE PLANS ARE THE PROPERTY OF DESIGN PATH STUDIO AND ARE SUBJECT TO COPYRIGHT PROTECTION.
4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

project
Ojai
ADU

address

revisions
01

description
Exterior
Style
Options
1 Bedroom

date

project no. 2024_OJAI_ADU

drawn by DESIGN PATH STUDIO

sheet no.

SHEET TO BE REVIEWED BY CITY OF OJAI

EXISTING SWIMMING POOL REQUIREMENTS

WHEN A BUILDING PERMIT IS ISSUED FOR THE CONSTRUCTION OF A NEW SWIMMING POOL OR SPA OR THE REMODELING OF AN EXISTING SWIMMING POOL OR SPA AT A PRIVATE SINGLE-FAMILY HOME, THE RESPECTIVE SWIMMING POOL OR SPA SHALL BE EQUIPPED WITH AT LEAST TWO OF THE FOLLOWING SEVEN DROWNING PREVENTION SAFETY FEATURES:

- (1) AN ENCLOSURE THAT MEETS THE REQUIREMENTS OF SECTION 115923 AND ISOLATES THE SWIMMING POOL OR SPA FROM THE PRIVATE SINGLE-FAMILY HOME.
- (2) REMOVABLE MESH FENCING THAT MEETS AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) SPECIFICATIONS F2286 STANDARDS IN CONJUNCTION WITH A GATE THAT IS SELF-CLOSING AND SELF-LATCHING AND CAN ACCOMMODATE A KEY LOCKABLE DEVICE.
- (3) AN APPROVED SAFETY POOL COVER, AS DEFINED IN SUBDIVISION (D) OF SECTION 115921.
- (4) EXIT ALARMS ON THE PRIVATE SINGLE-FAMILY HOME'S DOORS THAT PROVIDE DIRECT ACCESS TO THE SWIMMING POOL OR SPA. THE EXIT ALARM MAY CAUSE EITHER AN ALARM NOISE OR A VERBAL WARNING, SUCH AS A REPEATING NOTIFICATION THAT "THE DOOR TO THE POOL IS OPEN."
- (5) A SELF-CLOSING, SELF-LATCHING DEVICE WITH A RELEASE MECHANISM PLACED NO LOWER THAN 54 INCHES ABOVE THE FLOOR ON THE PRIVATE SINGLE-FAMILY HOME'S DOORS PROVIDING DIRECT ACCESS TO THE SWIMMING POOL OR SPA.
- (6) AN ALARM THAT, WHEN PLACED IN A SWIMMING POOL OR SPA, WILL SOUND UPON DETECTION OF ACCIDENTAL OR UNAUTHORIZED ENTRANCE INTO THE WATER. THE ALARM SHALL MEET AND BE INDEPENDENTLY CERTIFIED TO THE ASTM STANDARD F2208 STANDARD SAFETY SPECIFICATION FOR RESIDENTIAL POOL ALARMS, WHICH INCLUDES SURFACE POSITION, PRESSURE, SONAR, LASER, AND INFRARED TYPE ALARMS. A SWIMMING PROTECTION ALARM FEATURE DESIGNED FOR INDIVIDUAL USE, INCLUDING AN ALARM ATTACHED TO A CHILD THAT SOUNDS WHEN THE CHILD EXCEEDS A CERTAIN DISTANCE OR BECOMES SUBMERGED IN WATER, IS NOT A QUALIFYING DROWNING PREVENTION SAFETY FEATURE.
- (7) OTHER MEANS OF PROTECTION, IF THE DEGREE OF PROTECTION AFFORDED IS EQUAL TO OR GREATER THAN THAT AFFORDED BY ANY OF THE FEATURES SET FORTH ABOVE AND HAS BEEN INDEPENDENTLY VERIFIED BY AN APPROVED TESTING LABORATORY AS MEETING STANDARDS FOR THOSE FEATURES ESTABLISHED BY THE ASTM OR THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME).

FIRE NOTES

1. PREMISES IDENTIFICATION: NEW BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.1 INCHES. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE, OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE(S). FOR THOSE PARCELS LOCATED IN THE STATE RESPONSIBILITY AREA (SRA), NUMBERS AND SYMBOLS SHALL ALSO BE REFLECTORIZED, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN.
2. SITE PLAN SHALL PROVIDE DIMENSIONS SHOWING REQUIRED FIRE APPARATUS ACCESS ROADS. FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED IMPROVED WIDTH OF NOT LESS THAN 24 FEET. EXCEPTIONS: 1. RESIDENTIAL DWELLINGS NOT IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE SHALL HAVE A MINIMUM OF 20 FEET OF UNOBSTRUCTED IMPROVED WIDTH. 2. SINGLE-FAMILY RESIDENTIAL DRIVEWAYS SERVING NO MORE THAN TWO SINGLE-FAMILY DWELLING SHALL HAVE A MINIMUM OF 16 FEET UNOBSTRUCTED IMPROVED WIDTH.
3. FIRE APPARATUS ACCESS ROAD: WHERE REQUIRED, FIRE APPARATUS ACCESS ROADS SHALL EXTEND TO THE PROPERTY LINE. THE FACADE AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING OR FAACADE. WHEN THE BUILDING IS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM, THIS DISTANCE IS PERMITTED TO BE EXTENDED FROM 150 FEET TO 300 FEET.
4. FIRE APPARATUS ACCESS ROAD WIDTH AND VERTICAL CLEARANCE: FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED DRIVING SURFACE WIDTH OF NOT LESS THAN 12 FEET, EXCLUSIVE OF SHOULDERS, AND 1 FOOT ON EACH SIDE FOR A TOTAL 14 FEET UNOBSTRUCTED HORIZONTAL CLEARANCE, WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF 13 FEET 6 INCHES. GRADE UNLESS OTHERWISE APPROVED BY THE RCFD FIRE MARSHAL. THE GRADE OF FIRE APPARATUS ACCESS ROAD SHALL NOT EXCEED 6 PERCENT AND THE CROSS SLOPE SHALL NOT EXCEED 2.5 PERCENT.
5. ANGLES OF APPROACH AND DEPARTURE: THE ANGLES OF APPROACH AND DEPARTURE FOR FIRE APPARATUS ACCESS ROADS SHALL BE A MAXIMUM OF 6 PERCENT GRADE FOR 25 FEET OF APPROACH/DEPARTURE.
6. SECURITY GATES: AN AUTOMATIC GATE ACROSS A FIRE ACCESS ROADWAY OR DRIVEWAY SHALL BE EQUIPPED WITH AN APPROVED EMERGENCY KEY-OPERATED SWITCH OVERRIDE ALL COMMAND FUNCTIONS AND OPENING THE GATE, WHERE THIS SECTION REQUIRES AN APPROVED KEY-OPERATED SWITCH, IT MAY BE DUAL-KEYED OR EQUIPPED WITH DUAL SWITCHES PROVIDED TO FACILITATE ACCESS BY LAWN ENFORCEMENT PERSONNEL (CFC SECTION 503.6 AMENDMENT) ALL GATES PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE LOCATED A MINIMUM OF 30 FEET FROM THE NEAREST EDGE OF THE ROADWAY AND SHALL BE AT LEAST TWO FEET WIDER THAN THE WIDTH OF THE TRAFFIC LANE(S) SERVING THE GATE.
7. SURFACE AND LOAD CAPACITIES: FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS (40,000-POUND LIVE LOAD "GROSS VEHICLE WEIGHT" DISTRIBUTED OVER TWO AXLES) AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES. "FEAR WHEEL DRIVE APPARATUS" FOR THE LENGTH AND GRADE(S) OF THE FIRE APPARATUS ACCESS ROAD, STORM WATER RUNOFF/EROSION CONTROL SHALL BE INCORPORATED. THE FINAL PLAN FOR THE ROAD CONSTRUCTION, SURFACE AND STORM WATER RUNOFF/EROSION CONTROL SHALL BE SIGNED AND STAMPED BY A CALIFORNIA REGISTERED CIVIL ENGINEER RESPONSIBLE FOR THE PREPARATION OF THE DESIGN.
8. GATES: SECURING FIRE APPARATUS ACCESS ROADS SHALL COMPLY WITH ALL THE FOLLOWING: -MINIMUM UNOBSTRUCTED GATE WIDTH SHALL BE NOT LESS THAN 14 FEET. -FOR PARCELS LOCATED IN THE SRA, GATES SHALL BE SETBACK FROM THE INTERSECTING ROADWAY AT LEAST 30 FEET AND SHALL OPEN TO ALLOW A VEHICLE TO STOP WITHOUT OBSTRUCTING TRAFFIC ON THAT ROAD. -GATES SHALL BE SWINGING OR SLIDING TYPE. -GATES SHALL HAVE AN APPROVED MEANS OF EMERGENCY OPERATION: MANUALLY OPERATED GATES SHALL NOT BE LOCKED WITH A PADLOCK OR CHAIN AND PADLOCK UNLESS A KNOX-BOX CONTAINING THE KEY TO THE PADLOCK IS INSTALLED AT THE GATE IN AN APPROVED LOCATION, OR A KNOX PADLOCK CAPABLE OF UNLOCKING THE GATE IS UTILIZED, OR OTHER MEANS OF EMERGENCY OPERATION ACCEPTABLE TO THE FIRE MARSHAL ARE PROVIDED. -ELECTRIC GATES SHALL INCLUDE THE CAPABILITY OF BEING OPENED VIA A KNOX KEY SWITCH IN AN APPROVED LOCATION. -ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL325. -GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED, AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F2200.
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11. TURNOVERS: WHEN A FIRE APPARATUS ACCESS ROAD EXCEEDS 150 FEET IN LENGTH, BUT LESS THAN 800 FEET IN LENGTH, A TURNOVER SHALL BE PROVIDED NEAR THE MIDPOINT OF THE FIRE APPARATUS ACCESS ROAD, WHERE THE FIRE APPARATUS ACCESS ROAD EXCEEDS 800 FEET, TURNOVERS SHALL BE PROVIDED NO MORE THAN 400 FEET APART. TURNOVERS SHALL BE A MINIMUM OF 12 FEET WIDE AND 30 FEET LONG WITH A MINIMUM 25-FOOT TAPEON ON EACH END.
12. TURNING RADIUS: THE INSIDE TURNING RADIUS OF A FIRE APPARATUS ACCESS ROAD SHALL BE IN ACCORDANCE WITH ANY OF THE FOLLOWING: -FOR CURVES OF 18 TO 50 FEET INSIDE RADIUS, THE DRIVING SURFACE SHALL BE 20 FEET MINIMUM. A 56-FOOT STRAIGHT LEG IS REQUIRED BETWEEN TURN IN A COMPUND CURVE TO PROVIDE SUFFICIENT RECOVERY DISTANCE FOR THE APPARATUS. -FOR CURVES GREATER THAN 50 BUT LESS THAN OR EQUAL TO 100 FEET INSIDE RADIUS, THE DRIVING SURFACE SHALL BE 14 FEET. -FOR CURVES GREATER THAN 100 BUT LESS THAN OR EQUAL TO 200 FEET INSIDE RADIUS, THE DRIVING SURFACE SHALL BE 12 FEET. -FOR CURVES GREATER THAN 200 FEET INSIDE RADIUS, THE DRIVING SURFACE SHALL BE 12 FEET. -AN ALTERNATE DESIGN MEETING THE INTENT FOR APPARATUS TURNING MAY BE APPROVED BY THE RCFD FIRE MARSHAL.

ENGINEERING NOTES

RIGHT OF WAY NOTE
OWNER IS TO OBTAIN AN ENCROACHMENT PERMIT FROM THE PUBLIC WORKS DEPARTMENT AT LEAST 48 HOURS PRIOR TO WORKING IN THE PUBLIC RIGHT OF WAY. FAILURE TO DO SO WILL RESULT IN AN ISSUANCE OF A STOP WORK NOTICE AND DOUBLE PERMIT FEES. IT IS THE RESPONSIBILITY OF THE OWNER TO KNOW THE LOCATION OF THE PROPERTY LINES.

UTILITY NOTE
CONTACT THE LOCAL UTILITY COMPANIES AND/OR OJAI REGIONAL WATER QUALITY CONTROL BOARD (FOR SEPTIC SYSTEMS) REGARDING WATER SERVICE, GAS, AND ELECTRIC.

DRAINAGE NOTE
NO CONCENTRATED DRAINAGE FLOWS ARE PERMITTED OVER ADJACENT PROPERTY LINES. WATER IS TO DRAIN AWAY FROM STRUCTURES FOR A MINIMUM OF 5 FEET AT 2 PERCENT AND BE CONVEYED TO AN APPROVED DRAINAGE FACILITY.

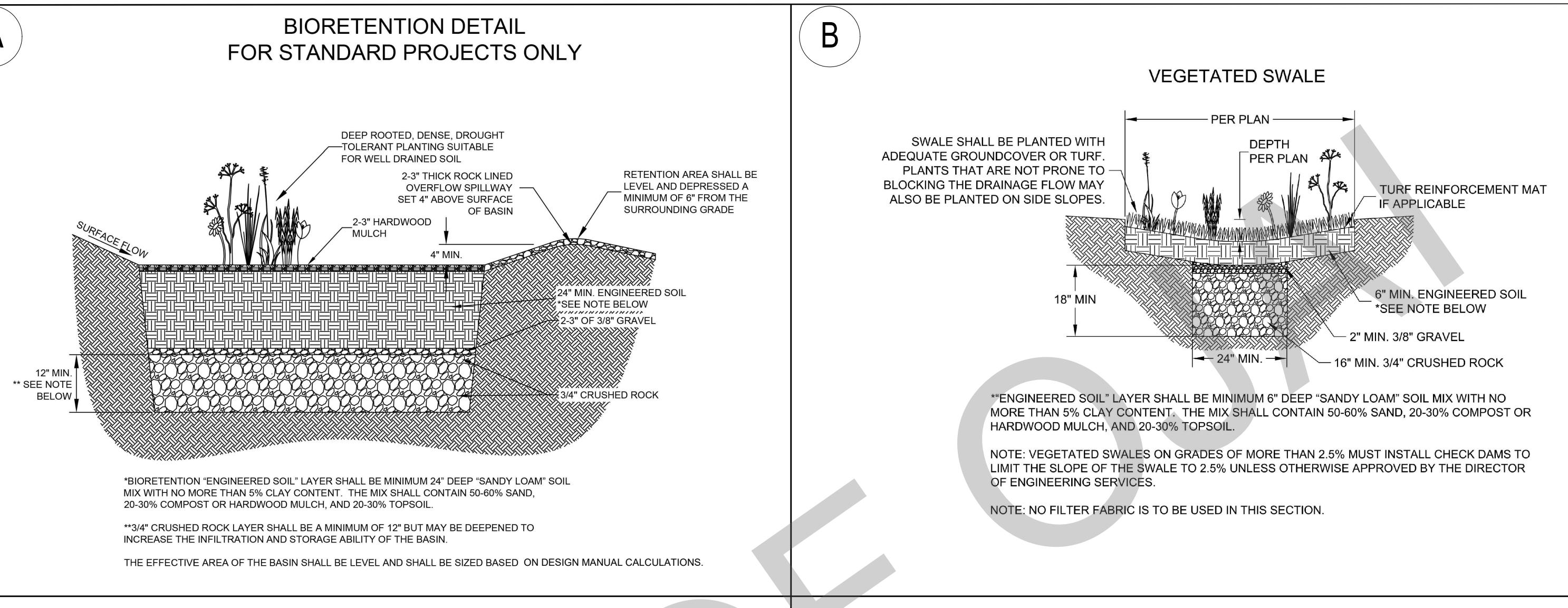
EARTHWORK NOTE
GRADING PERMITS ARE NOT REQUIRED FOR:
A. AN EXCAVATION BELOW THE EXISTING FINISHED GRADE FOR RE-COMPACTION WITHIN THE BUILDING ZONE (WITHIN FIVE FEET OF FOOTINGS) OR FOR BASEMENTS AND FOOTINGS FOR A BUILDING, MOBILE HOME, RETAINING WALL, SEPTIC SYSTEM, WELL, OR STRUCTURE AUTHORIZED BY A BUILDING PERMIT. THIS SHALL NOT EXEMPT ANY FILL MADE WITH THE MATERIAL FROM SUCH EXCAVATION OR EXEMPT ANY EXCAVATION HAVING AN UNSUPPORTED HEIGHT GREATER THAN TWO FEET AFTER THE COMPLETION OF SUCH STRUCTURE. REGARDLESS OF EXEMPTION, THE PUBLIC WORKS DEPARTMENT SHALL BE NOTIFIED OF ACTIVITY;
H. AN EXCAVATION NOT INTENDED TO SUPPORT STRUCTURES OR MOBILE HOMES AND WHICH: (A) IS LESS THAN TWO FEET IN VERTICAL DEPTH OR (B) DOES NOT CREATE A CUT SLOPE GREATER THAN THREE FEET IN VERTICAL HEIGHT AND STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1). THIS EXEMPTION SHALL NOT APPLY WHEN FINISH GRADING IS PROPOSED, SUBSEQUENT TO A PERMIT AUTHORIZING ROUGH GRADING.

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP) NOTE
EROSION CONTROL MEASURES (E.G. BONDED FIBER MATRIX, VEGETATIVE COVER, JUTE MATTING) MUST BE IMPLEMENTED WHERE APPLICABLE TO PREVENT SOIL EROSION ON SITE. SEDIMENT CONTROL MEASURES (E.G. SILT FENCING, FIBER ROLLS, DETENTION BASINS) MUST BE IN PLACE TO PREVENT ERODED SOIL FROM LEAVING SITE. MATERIALS MANAGEMENT BMP MUST ALSO BE FOLLOWED TO ENSURE NO CONTACT OF RAINWATER WITH MATERIALS THAT MAY CONTRIBUTE TO WATER QUALITY DEGRADATION DOWNSTREAM (E.G. CONCRETE OR STUCCO WASHOUT AREAS, COVERED STORAGE AREAS FOR HAZARDOUS MATERIALS, PLACEMENT OF PORTABLE TOILETS OVER A PERVIOUS SURFACE).

POST-CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP) NOTE
NO DIRECTLY CONNECTED IMPERVIOUS AREAS (DCIA) SHALL BE ALLOWED. DCIA MEANS STORM RUNOFF GENERATED AND CONVEYED VIA IMPERVIOUS AREAS, SUCH AS ROOF, ROOF DRAIN, DRIVEWAY, AND STREET. BMP MEASURES SHALL BE IDENTIFIED ON THE SITE PLAN. MOST COMMON MEASURES ARE DESIGNED TO PREVENT STORM RUNOFF FROM IMPERVIOUS AREAS. TURF AND LANDSCAPE AREAS WHICH ARE DESIGNED FOR BMPS SHALL BE PLANTED WITH PLANTING AND A NOTE PLACED ON PLANS PROHIBITING MODIFICATION OR REMOVAL OF THE BMP LANDSCAPE AREAS WITHOUT A CITY PERMIT. RAIN GUTTERS FOR STORM WATER POLLUTION CONTROL PURPOSES, ALL RUNOFF FROM ALL ROOF DRAINS SHALL DISCHARGE INTO GRASS AND LANDSCAPE AREAS PRIOR TO COLLECTION AND DISCHARGE ONTO THE STREET AND/OR INTO THE PUBLIC STORM DRAIN SYSTEM. GRASS AND LANDSCAPE AREAS DESIGNATED FOR STORM WATER POLLUTION CONTROL SHALL NOT BE MODIFIED WITHOUT A PERMIT FROM THE CITY.

GENERAL NOTES

1. SEE BUILDING PLANS FOR ALL OTHER DIMENSIONS AND NOTES NOT SHOWN.
2. SEE BUILDING PLANS AND SCHEDULES FOR ALL EXTERIOR DOOR AND WINDOW REFERENCES AND LOCATIONS.
3. YARD SETBACKS ARE TO BE MEASURED FROM THE EXTERIOR WALL FINISH TO THE PROPERTY LINE AND NOT FROM THE OUTSIDE OF THE FOOTING (OR FACE OF STUDS). THE PLANS MUST BE DESIGNED WITH THE WALL FINISH THICKNESS (I.E. STUCCO, ETC.) ADDED TO THE PLANS FOR THE SETBACK.
4. SECURITY GATES: AN AUTOMATIC GATE ACROSS A FIRE ACCESS ROADWAY OR DRIVEWAY SHALL BE EQUIPPED WITH AN APPROVED EMERGENCY KEY-OPERATED SWITCH OVERRIDE ALL COMMAND FUNCTIONS AND OPENING THE GATE, WHERE THIS SECTION REQUIRES AN APPROVED KEY-OPERATED SWITCH, IT MAY BE DUAL-KEYED OR EQUIPPED WITH DUAL SWITCHES PROVIDED TO FACILITATE ACCESS BY LAWN ENFORCEMENT PERSONNEL (CFC SECTION 503.6 AMENDMENT) ALL GATES PROVIDING ACCESS FROM A ROAD TO A DRIVEWAY SHALL BE LOCATED A MINIMUM OF 30 FEET FROM THE NEAREST EDGE OF THE ROADWAY AND SHALL BE AT LEAST TWO FEET WIDER THAN THE WIDTH OF THE TRAFFIC LANE(S) SERVING THE GATE.
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C

THE APPLICANT SHALL IMPLEMENT SITE DESIGN STORMWATER BEST MANAGEMENT PRACTICES (BMP) AND LOW IMPACT DEVELOPMENT (LID) CONCEPTS SUCH AS IMPERVIOUS AREA DISPERSION, DRAINAGE TO NATURAL VEGETATION, REDUCTION IN IMPERVIOUS SURFACES, BREAKING UP HARDSCAPE AREA, ETC. APPLICANT IS REQUIRED TO INCORPORATE THESE CONCEPTS WITH NEW CONSTRUCTION IN LIEU OF OPTION 'A' OR 'B' ABOVE.

GREEN BUILDING CODE NOTES

1. SITE SHALL BE PLANNED AND DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS. PLANS SHALL BE PROVIDED AND APPROVED BY THE CITY ENGINEER THAT SHOW SITE GRADING AND PROVIDE FOR STORM WATER RETENTION AND DRAINAGE DURING CONSTRUCTION. BMP'S THAT ARE CURRENTLY ENFORCED BY THE CITY ENGINEER MUST BE IMPLEMENTED PRIOR TO INITIAL INSPECTION BY THE BUILDING DEPT.
2. 65 % OF CONSTRUCTION WASTE IS TO BE RECYCLED.
3. VOC'S MUST COMPLY WITH THE LIMITATION LISTED IN SECTION 4.504.3 AND TABLES 4.504.1, 4.504.2, 4.504.3, AND 4.504.4 FOR: ADHESIVES, PAINTS AND COATINGS, CARPET AND COMPOSITION WOOD PRODUCTS.
4. INTERIOR MOISTURE CONTROL AT SLAB ON GRADE FLOORS SHALL BE PROVIDED BY THE SOIL ENGINEER. IF A SOIL ENGINEER HAS NOT PREPARED A SOIL REPORT FOR THIS PROJECT, THE FOLLOWING IS REQUIRED: A 4" THICK BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR BARRIER IN DIRECT CONTACT WITH CONCRETE, WITH A CONCRETE MIX DESIGN WHICH WILL ADDRESS BLEEDING, SHRINKAGE AND CURLING SHALL BE USED.
5. MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 19% BEFORE IT IS ENCLOSED IN CONSTRUCTION. THE MOISTURE CONTENT NEEDS TO BE CERTIFIED BY ONE OF 3 METHODS SPECIFIED. BUILDING MATERIAL WITH VISIBLE SIGNS OF WATER DAMAGE SHOULD NOT BE USED IN CONSTRUCTION. THE MOISTURE CONTENT MUST BE DETERMINED BY THE CONTRACTOR BY ONE OF THE LISTED METHODS LISTED IN CGC SECTION 4.503.3
6. PRIOR TO FINAL APPROVAL OF THE BUILDING THE LICENSED CONTRACTOR, ARCHITECT OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST COMPLETE AND SIGN THE GREEN BUILDING STANDARDS CERTIFICATION FORM AND GIVE TO THE BUILDING DEPT OFFICIAL TO BE FILED WITH THE APPROVED PLANS
7. LANDSCAPE IRRIGATION WATER USE SHALL HAVE WEATHER BASED CONTROLLERS.
8. PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION BY ONE OF THE FOLLOWING: A. RETENTION BASIN. B. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER APPROVED METHOD. CGC 4.106.2.
9. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN TO THE JURISDICTION AGENCY THAT REGULATES WASTE MANAGEMENT, PER CGC 4.408.2.
10. THE BUILDER IS TO PROVIDE AN OPERATION MANUAL (CONTAINING INFORMATION FORM MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION. CGC 4.410.0
11. DURING CONSTRUCTION, ENDS OF DUCT OPENINGS ARE TO BE SEALED, AND MECHANICAL EQUIPMENT IS TO BE COVERED. CGC 4.504.1
12. BATHROOM FANS SHALL BE ENERGY STAR RATED, VENTED DIRECTLY TO THE OUTSIDE AND CONTROLLED BY A HUMIDISTAT.

DIVISION 2 - SITWORK

1. SITE PREPARATION PROJECT IS TO BE STAKED OUT FOR OWNER APPROVAL BEFORE FOR EARTHWORKS TO BEGIN.
2. SITE CLEARING CONTRACTOR WILL VERIFY WITH OWNER ALL PLANTING TO BE REMOVED PRIOR TO STARTING WORK.
3. LINES AND LEVELS THE CONTRACTOR WILL VISIT THE SITE AND EVALUATE GRADE CONDITION, FOR BIDDING PURPOSES. THE CONTRACTOR WILL CALCULATE HIS OWN CUT AND FILL QUANTITIES BASED ON THE SITE PLAN.
4. SHORING IS TO BE PROVIDED AS REQUIRED
5. EARTH WORK
 - REMOVE AND RECOMPACT LOOSE TOPSOIL AND SLIGHTLY ALTER THE EXISTING TOPOGRAPHY. ALL GRADING SHOULD BE PERFORMED IN ACCORDANCE WITH THE CITY OF OJAI GRADING ORDINANCE
6. THE CONTRACTOR IS TO VERIFY THE LOCATION OF UTILITY SERVICE IN THE AREA PRIOR TO EXCAVATION.
7. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, ALL FINISH GRADES ARE TO SLOPE AWAY FROM THE BUILDING AND EXTERIOR PAVING 1/4" PER FOOT MINIMUM FOR A MINIMUM DISTANCE OF 3'-0". LOT DRAINAGE TO AVOID POOLING AT BUILDING.

THE APPLICANT SHALL PROVIDE A DIMENSIONED AND SCALED SITE PLAN SHOWING PROPERTY LINES, YARDS, DIMENSIONED SETBACKS, EASEMENTS, UTILITIES, STREETS, EXISTING AND PROPOSED BUILDINGS, MINIMUM SEPAR

STORMWATER POLLUTION INFORMATION

EPA's Construction General Permit (CGP) Small Residential Lot Stormwater Pollution Prevention Plan (SWPPP) Template

Who needs to seek coverage under the EPA CGP?

Stormwater discharges from construction activities that disturb one or more acres, or smaller sites disturbing less than one acre that are part of a common plan of development or sale, are regulated under the National Pollutant Discharge Elimination System (NPDES) stormwater permitting program. Prior to the start of construction, construction operators must obtain coverage under an NPDES permit, which is administered either by the state (if it is authorized to operate the NPDES program) or EPA. Where EPA is the permitting authority, operators may seek coverage under the EPA CGP. The CGP requires operators of construction sites to meet effluent limits (i.e., through the implementation of erosion and sediment controls) and requires operators to develop a SWPPP detailing erosion and sediment controls and pollution prevention measures that will be implemented to meet the requirements of the CGP.

What is the Small Residential Lot SWPPP Template?

The Small Residential Lot SWPPP Template is designed to help operators of small residential sites develop a streamlined SWPPP that meets the minimum requirements of EPA's CGP. This simplified template does not change, relax, or modify any existing conditions in the CGP, including the requirement to submit a Notice of Intent (NOI) for permit coverage.

How does it work?

Think of the Small Residential Lot SWPPP Template as a 1040EZ tax form for small construction sites. All of the same requirements apply, but compliance options are focused on only those controls that apply to small residential lot construction, and they are presented in a simplified, user-friendly format.

The Small Residential Lot SWPPP Template streamlines SWPPP development by providing a simplified menu of erosion and sediment control and pollution prevention practices that operators can select from to complete a SWPPP consistent with the minimum requirements in the CGP.

Easy to Use BMP Menu

The Small Residential Lot SWPPP Template provides operators with a walk-through menu of typical erosion and sediment control and pollution prevention practices (i.e., Best Management Practices or BMPs) appropriate for small construction sites.

Illustrated Appendix with Pull-Out BMP Spec Sheets

Clear, step-by-step BMP spec sheets for each practice you choose are provided in an illustrated appendix that you may edit based on your site-specific conditions.

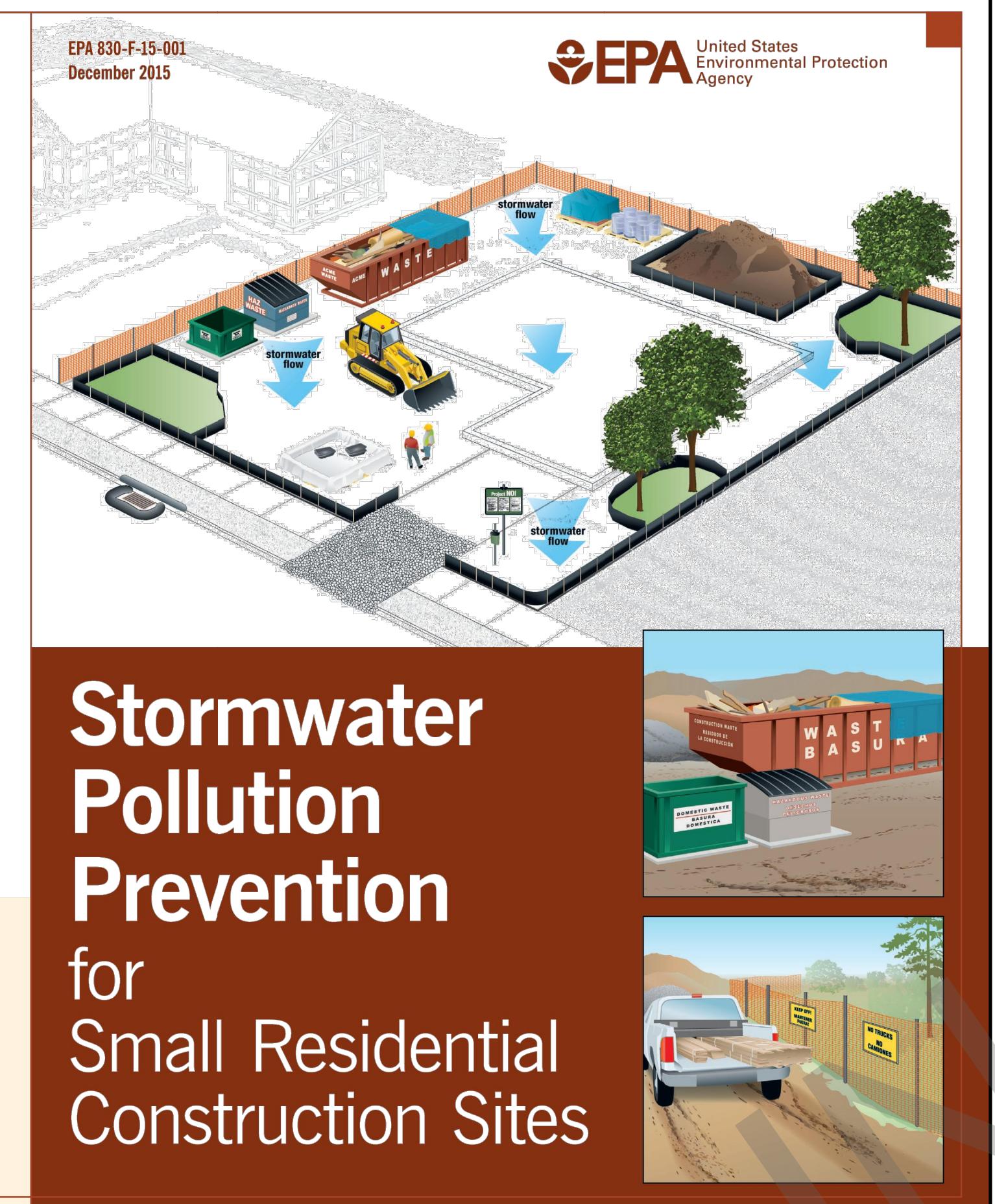
Does my project qualify for EPA's Small Residential Lot SWPPP Template?

In order to use EPA's streamlined template, your site must meet a series of criteria, including:

- ✓ Projects must disturb less than one acre of land;
- ✓ Projects must be located outside of sensitive areas (areas with endangered species concerns, historic preservation issues, wetlands, etc.);
- ✓ Projects must not cause disturbance within 50 ft of a water of the U.S.;
- ✓ Projects must not require the use of chemical treatment for stormwater; and
- ✓ Projects must not disturb steep slopes.

To access EPA's streamlined Small Residential Lot SWPPP Template, visit:

www.epa.gov/national-pollutant-discharge-elimination-system-npdes/stormwater-discharges-construction-activities



10 Steps to Stormwater Pollution Prevention on Small Residential Construction Sites

Stormwater management on small residential construction sites need not be complicated.

1. Protect Any Areas Reserved for Vegetation or Infiltration and Preserve Existing Trees

If you will be installing infiltration-based features such as rain gardens or bioswales, make sure these areas are designated as off limits to avoid compaction.

Save time and money by preserving existing mature trees during construction. Preserving mature trees minimizes the amount of soil that needs to be stabilized once construction is complete, and minimizes the amount of runoff during and after construction activity.

2. Stockpile Your Soil

EPA's CGP requires operators to preserve native topsoil on site unless infeasible and protect all soil storage piles from run-on and runoff. For smaller stockpiles, covering the entire pile with a tarp may be sufficient.

3. Protect Construction Materials from Run-On and Runoff

At the end of every workday and during precipitation events, provide cover for materials that could leach pollutants.

4. Designate Waste Disposal Areas

Clearly identify separate waste disposal areas on site for hazardous waste, construction waste, and domestic waste by designating with signage, and protect from run-on and runoff.

5. Install Perimeter Controls on Downhill Lot Line

Install perimeter controls such as sediment filter logs or silt fences around the downhill boundaries of your site.

6. Install Inlet Controls

Sediment control logs, gravel barriers, and sand or rock bags are options for effective inlet controls. Make sure to remove accumulated sediment whenever it has reached halfway up the control.

7. Install a Concrete/Stucco Washout Basin

Design a leak-proof basin lined with plastic for washing out used concrete and stucco containers. Never wash excess stucco or concrete residue down a storm drain or into a stream!

8. Maintain a Stabilized Exit Pad

Minimize sediment track-out from vehicles exiting your site by maintaining an exit pad made of crushed rock spread over geotextile fabric. If sediment track-out occurs, remove deposited sediment by the end of the same work day.

9. Post Your NOI and Keep an Up-to-Date Copy of Your SWPPP on Site

Post a sign or other notice of your permit coverage, including your NPDES tracking number and site contact information. Also, keep a copy of your complete and up-to-date SWPPP on site and easily accessible, including site maps showing where each BMP is or will be installed.

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS:

1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE CITY OF OJAI. THESE DOCUMENTS ARE STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF OJAI BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME. THE RECIPIENT SHALL STAY IN COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE THE RECIPIENT'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO IS NOT RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL.

2. THE RECIPIENT AGREES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO OR WARRANTY. THESE DOCUMENTS ARE PROVIDED EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREIN. ANY USE OF THESE CONSTRUCTION DOCUMENTS BY THE RECIPIENT OR OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT AGREES AND ACKNOWLEDGES THAT IT IS PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS, HAVING BEEN ADVISED OF ALL CLAIMS, LIABILITIES, DEMANDS, ACTIONS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON CONSTRUCTION PROJECTS. DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGE IN ANY AMOUNT, THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR GROSS NEGLIGENCE OF DESIGN PATH STUDIO OR ITS ARCHITECTS.

3. THE DESIGNS REPRESENTED BY THESE PLANS ARE PROVIDED AS-IS AND ARE SUBJECT TO COPYRIGHT PROTECTION.

4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

STORMWATER POLLUTION CONTROL BMP NOTES RELATIVE TO CONSTRUCTION ACTIVITIES

CONCRETE WASHOUT
CONTRACTOR SHALL ESTABLISH AND USE AN ADEQUATELY SIZED CONCRETE WASHOUT AREA TO CONTAIN WASHOUT WASTES ON SITE. IT IS ILLEGAL TO WASH CONCRETE, SLURRY, MORTAR, STUCCO, PLASTER AND THE LIKE INTO THE STORMWATER CONVEYANCE SYSTEM OR ANY RECEIVING WATER. CONTRACTOR SHALL POST A SIGN DESIGNATING THE WASHOUT LOCATION.

CONSTRUCTION SITE ACCESS
A STABILIZED CONSTRUCTION SITE ACCESS SHALL BE PROVIDED FOR VEHICLES EGRESS AND INGRESS TO PREVENT TRACKING DIRT OFF SITE. THIS SHALL INCLUDE USING MATERIAL SUCH AS GRAVEL AND/OR CORRUGATED STEEL PANELS/PLATES.

CONSTRUCTION VEHICLES
A SPECIFIC AREA AWAY FROM GUTTERS AND STORM RAIN SHALL BE DESIGNATED FOR CONSTRUCTION VEHICLES PARKING, VEHICLE REFUELING, AND ROUTINE EQUIPMENT MAINTENANCE. ALL MAJOR REPAIRS SHALL BE MADE OFF-SITE.

EROSION CONTROL
EROSION CONTROL MUST BE PROVIDED FOR ALL EROSION SURFACES. SLOPED SURFACES ESPECIALLY SHALL BE PROTECTED AGAINST EROSION BY INSTALLING EROSION RESISTANT SURFACES SUCH AS EROSION CONTROL MATS, ADEQUATE GROUND COVER VEGETATION, AND BONDED FIBER MATRIX.

NO EXCAVATION AND GRADING ACTIVITIES ARE ALLOWED DURING WET WEATHER.

DIVERSION DIKES SHALL BE CONSTRUCTED TO CHANNEL RUNOFF AROUND THE CONSTRUCTION SITE. CONTRACTOR SHALL PROTECT CHANNELS AGAINST EROSION USING PERMANENT AND TEMPORARY EROSION MEASURES.

REMOVE EXISTING VEGETATION ONLY WHEN ABSOLUTELY NECESSARY. LARGE PROJECTS SHALL BE CONDUCTED IN PHASES TO AVOID UNNECESSARY REMOVAL OF THE NATURAL GROUND COVER. DO NOT REMOVE TREES OR SHRUBS UNNECESSARILY; THEY HELP DECREASE EROSION.

TEMPORARY VEGETATION MUST BE PLANTED ON SLOPES OR WHERE CONSTRUCTION IS NOT IMMEDIATELY PLANNED FOR EROSION CONTROL PURPOSES. EROSION SHALL BE PREVENTED BY PLANTING FAST-GROWING ANNUAL AND PERENNIAL GRASSES TO SHIELD AND BIND THE SOIL.

PLANT PERMANENT VEGETATION AS SOON AS POSSIBLE, ONCE EXCAVATION AND GRADING ACTIVITIES ARE COMPLETE.

WATER USAGE FOR DUST CONTROL SHALL BE MINIMIZED.

ON-SITE CONSTRUCTION MATERIALS SHALL BE STORED IN A SECURE PLACE TO PREVENT SEEPAGE AND SPILLAGE. CONTRACTOR SHALL STORE THESE PRODUCTS WHERE THEY WILL STAY DRY OUT OF THE RAIN. CONTRACTOR SHALL PROVIDE SECONDARY CONTAINMENT FOR ALL FUEL STORED ON-SITE. STOCKPILES MAY INCLUDE SOIL, PAVING MATERIALS, ASPHALT CONCRETE, AGGREGATE BASE, ETC. STOCKPILES SHALL BE LOCATED AWAY FROM CONCENTRATED STORMWATER FLOWS AND STORM DRAIN INLETS. STOCKPILES SHALL BE COVERED OR PROTECTED WITH SOIL STABILIZATION MEASURES AND PROVIDED WITH A TEMPORARY SEDIMENT BARRIER AROUND THE PERIMETER AT ALL TIMES.

TRAINING

CONTRACTORS' EMPLOYEES WHO PERFORM CONSTRUCTION IN THE CITY OF OJAI SHALL BE TRAINED TO BE FAMILIAR WITH THE CITY OF OJAI STORMWATER POLLUTION CONTROL REQUIREMENTS. THESE BMP NOTES SHALL BE AVAILABLE TO EVERYONE WORKING ON SITE. THE PROPERTY OWNER(S) AND THE PRIME CONTRACTOR MUST INFORM SUBCONTRACTORS ABOUT STORMWATER REQUIREMENTS AND THEIR OWN RESPONSIBILITIES.

WASTE MANAGEMENT

CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY DISPOSING OF ALL WASTE AND UNUSED CONSTRUCTION MATERIALS. DUMPING OF UNUSED OR WASTE PRODUCTS ON THE GROUND, WHERE WATER CAN CARRY THEM, INTO THE CONVEYANCE SYSTEM IS STRICTLY PROHIBITED.

NO SEEPAGE FROM DUMPSTERS SHALL BE DISCHARGED INTO STORMWATER. BERM/DIKES SHALL BE PLACED AROUND DUMPSTERS TO DIVERT THE NATURAL STORM RUNOFF. DUMPSTER LIDS SHALL BE CHECKED FREQUENTLY FOR LEAKS. DUMPSTER LIDS SHALL REMAIN CLOSED AT ALL DUMPSTERS WITHOUT LIDS SHALL BE PLACED WITHIN STRUCTURES WITH IMPERVIOUS ROOFING OR COVERED WITH TARPS IN ORDER TO AVOID RAIN CONTACT WITH ANY TRASH MATERIAL.

MANY CONSTRUCTION MATERIALS, INCLUDING SOLVENTS, WATER-BASED PAINTS, VEHICLE FLUIDS, BROKEN ASPHALT AND CONCRETE, WOOD, AND CLEARED VEGETATION CAN BE RECYCLED. NON-RECYCLABLE MATERIALS MUST BE TAKEN TO AN APPROPRIATE LANDFILL OR DISPOSED OF AS HAZARDOUS WASTE.

POLLUTANTS SHALL BE KEPT OFF EXPOSED SURFACES. PLACE TRASH CANS AND RECYCLING RECEPTECLES AROUND THE SITE.

PORTABLE TOILETS MUST BE IN GOOD WORKING ORDER AND CHECKED FREQUENTLY FOR LEAKS. CONTRACTOR SHALL PROVIDE SECONDARY CONTAINMENT AND LOCATE PORTABLE TOILETS AWAY FROM STORMDRAIN INLETS ON PERVIOUS SURFACES.

ALL CONSTRUCTION DEBRIS SHALL BE KEPT AWAY FROM THE STREET, GUTTER, AND STORMDRAIN. CONTRACTOR MUST ROUTINELY CHECK AND CLEAN UP MATERIAL THAT MAY HAVE TRAVELED AWAY FROM CONSTRUCTION SITE.

THE FOLLOWING DISCHARGES INTO THE STORM DRAIN SYSTEM ARE PROHIBITED:

DISCHARGES THAT COULD HAVE AN IMPACT ON HUMAN HEALTH OR THE ENVIRONMENT, CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE;

DISCHARGES THAT EXCEED ANY APPLICABLE WATER QUALITY STANDARD CONTAINED IN THE BASIN PLAN; AND DISCHARGES CONTAINING A HAZARDOUS SUBSTANCE EQUAL TO OR IN EXCESS OF A REPORTABLE QUANTITY LISTED IN 40 CFR PARTS 117 AND 302; AND

MATERIALS THAT CAN CAUSE OR CONTRIBUTE TO POLLUTION OR A VIOLATION OF ANY APPLICABLE WATER QUALITY STANDARD INCLUDE, BUT ARE NOT LIMITED TO: SEDIMENTS, SOLD OR LIQUID CHEMICALS, SPILLS, WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, LIMES, PESTICIDES OR HERBICIDES, WOOD PRESERVATIVES OR SOLVENTS; ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, OR HYDRAULIC, RADIATOR AND BATTERY FLUIDS; FERTILIZERS; VEHICLE/EQUIPMENT WASH/WATER OR CONCRETE WASH WATER; CONCRETE, DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; AND CHLORINATED POTABLE WATER LINE FLUSHING.

UNLESS SPECIFICALLY EXEMPTED OR AUTHORIZED BY A STORMWATER PERMIT, ALL NONSTORMWATER DISCHARGES REQUIRE PRIOR APPROVAL BY THE LOCAL STORMWATER AGENCY OR THE STATE BOARD.

DURING CONSTRUCTION, TEMPORARY STORAGE OF SUCH MATERIALS, IDENTIFIED ABOVE, MUST OCCUR IN A DESIGNATED AREA, PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUN OFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REQUIREMENTS.

UNLESS SPECIFICALLY EXEMPTED OR AUTHORIZED BY A SEPARATE NPDES PERMIT, DEWATERING OF CONTAMINATED GROUNDWATER, OR DISCHARGING CONTAMINATED SOLIDS VIA SURFACE EROSION IS PROHIBITED.

project
Ojai
ADU

address

revisions

description
Site
Information

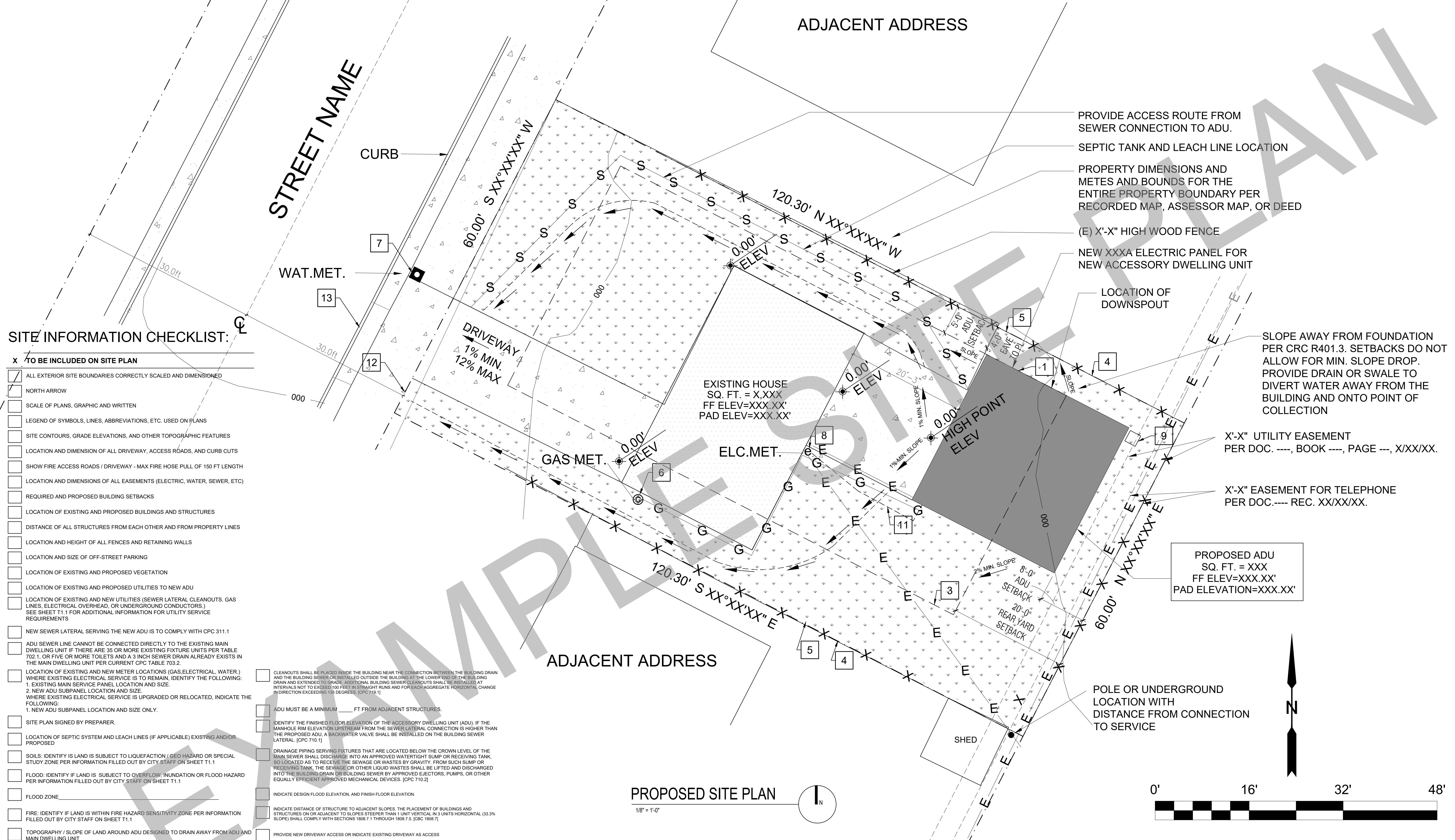
date

project no. 2024_OJAI_ADU

drawn by DESIGN PATH STUDIO

sheet no. AS.2

AS.2



KEYNOTES	GENERAL NOTES	LEGEND	OWNER / APPLICANT:	UTILITIES PROVIDERS:	PROPERTY DATA:	CERTIFICATE OF ACCURACY
<p>1 LINE OF EXTERIOR WALL, TYP.</p> <p>2 LINE OF ROOF OVERHANG / DECK / AWNING / STRUCTURE ABOVE</p> <p>3 REQUIRED SETBACKS</p> <p>4 PROPERTY LINE, TYP.</p> <p>5 FENCE - HEIGHT PER PLAN</p> <p>6 EXISTING GAS METER</p> <p>7 EXISTING WATER METER</p> <p>8 EXISTING ELECTRIC METER.</p> <p>9 CONDENSING UNIT</p> <p>10 SURFACE WATER IS TO DRAIN AWAY FROM BUILDING. GRADE SHALL FALL A MIN. OF 6" WITHIN THE FIRST 10 FEET</p> <p>11 FEEDER TO EXTEND TO EXISTING PANEL</p>	<p>1. SPOT DIMENSIONS INDICATE ESTIMATED GRADE HEIGHTS. VERIFY IN FIELD PRIOR TO CONSTRUCTION</p> <p>2. SEE BUILDING PLANS FOR ALL OTHER DIMENSIONS AND NOTES NOT SHOWN.</p> <p>3. SEE BUILDING PLANS AND SCHEDULES FOR ALL EXTERIOR DOOR AND WINDOW REFERENCES AND LOCATIONS.</p> <p>4. YARD SETBACKS ARE TO BE MEASURED FROM THE EXTERIOR WALL FINISH TO THE PROPERTY LINE AND NOT FROM THE OUTSIDE OF THE FOOTING (OR FACE OF STUDS).</p> <p>5. CONTRACTOR TO REVIEW PLANS TO AVOID CONFLICTS WITH UTILITIES, I.E. METER LOCATIONS, ELECTRIC TRANSFORMER, BACKFLOW PREVENTER, SEWER LINES AND ELECTRIC CONDUIT (POLE LIGHTNING AT DRIVEWAY), ETC.</p> <p>6. CONTRACTOR TO VERIFY ALL CONDITIONS AND UTILITY LOCATIONS AND IS RESPONSIBLE FOR LOCATING UTILITIES NOT SHOWN ON THIS DRAWING.</p> <p>7. CONTRACTOR TO AVOID DISTURBING OR DAMAGING EXISTING UTILITIES.</p> <p>8. CALL 811 BEFORE YOU DIG OR CAUSE ANY GROUND DISTURBANCES</p>	<p>KEYNOTE</p> <p>SPOT GRADE ELEVATION</p> <p>PROPERTY LINE</p> <p>REQUIRED SETBACKS</p> <p>DRAINAGE PATTERN</p> <p>EXISTING CONTOURS</p> <p>NEW SEWER LINE</p> <p>NEW DOMESTIC WATER LINE</p> <p>NEW ELECTRICAL & TEL DATA LINE</p> <p>NEW GAS LINE</p> <p>NEW OR EXISTING FENCE TO COMPLY WITH ZONING CODE SECTION 37-50.090</p>	<p>NAME: _____ ADDRESS (MAILING ADDRESS): _____ CITY, STATE ZIP: _____ PHONE: _____ EMAIL: _____</p> <p>SITE PLAN PREPARED BY: SCHOOL DISTRICTS:</p> <p>NAME: _____ ADDRESS (MAILING ADDRESS): _____ CITY, STATE ZIP: _____ PHONE: _____ EMAIL: _____ SIGNATURE: _____ DATE PREPARED: _____</p>	<p>- GAS: _____ - ELECTRIC: _____ - WATER: _____</p> <p>CURRENT ZONING: _____ LOT AREA (SQ.FT.): _____ EXISTING HOUSE SQ. FT.: _____ PROPOSED ADU SQ. FT.: _____ OTHER STRUCTURES SQ. FT.: _____ TOTAL BUILDINGS FOOTPRINT SQ. FT.: _____ LOT COVERAGE : (BUILDING FOOTPRINT / LOT AREA)</p>	<p>I CERTIFY ALL DOCUMENTS AND PLANS CLEARLY AND ACCURATELY SHOW ALL EXISTING AND ALL PROPOSED BUILDINGS, STRUCTURES, ACCESS ROADS, AND UTILITIES/EASEMENTS. ALL PROPOSED LAND USE ACTIVITIES, IMPROVEMENTS TO LAND, AND/OR BUILDING MODIFICATIONS OR ADDITIONS ARE CLEARLY LABELED ON THE SITE PLAN OF THE APPROVED PLAN SET. I UNDERSTAND THAT ANY POTENTIALLY EXISTING DETAIL WITHIN THESE PLANS INCONSISTENT WITH THE SITE PLAN ARE NOT APPROVED AND MAY BE REQUIRED TO BE ALTERED OR REMOVED. THE SUBMITTED DOCUMENTS AND PLANS SHOW THE CORRECT DIMENSIONS OF THE PROPERTY, THE BUILDINGS, AND STRUCTURES AND THEIR SETBACKS FROM PROPERTY LINES AND FROM ONE ANOTHER, ACCESS ROADS/EASEMENTS, AND UTILITIES. THE EXISTING AND PROPOSED USE OF LAND AND OF EACH BUILDING AS STATED IS TRUE AND CORRECT. FURTHER, ALL IMPROVEMENTS EXISTING ON THE PROPERTY WERE COMPLETED IN ACCORDANCE WITH ALL REGULATIONS IN EXISTENCE AT THE TIME OF THEIR CONSTRUCTION, UNLESS OTHERWISE NOTED. ALL EASEMENTS AND OTHER ENCUMBRANCES TO DEVELOPMENT HAVE BEEN ACCURATELY SHOWN AND LABELED AS WELL AS ALL ON-SITE GRADING/SITE PREPARATION.</p> <p>APN: 000-000-000</p> <p>APPLICANT (SIGNATURE): _____ DATE: _____</p> <p>SITE PLAN PREPARED BY (SIGNATURE): _____ DATE: _____</p>	<p>description</p> <p>Example Site Plan</p> <p>date</p> <p>project no. 2024_OJAI_ADU</p> <p>drawn by DESIGN PATH STUDIO</p> <p>sheet no. AS.3</p>

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

= YES
= NOT APPLICABLE

= YES
= NOT APPLICABLE

ARCHITECTURAL GENERAL NOTES		ROOF NOTES (CONT'D)		FLOOR PLAN NOTES (CONT'D)		MECHANICAL NOTES (CONT'D)		ELECTRICAL NOTES (CONT'D)	
1. DO NOT SCALE THE DRAWING, USE THE DIMENSIONS ONLY. IF A DISCREPANCY IS FOUND TO EXIST, NOTIFY THE OWNER.	14. FOR PHOTOVOLTAIC ARRAYS OCCUPYING NOT MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN AN 18-INCH (457 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. FOR PHOTOVOLTAIC ARRAYS OCCUPYING MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN A 36-INCH (914 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE.	22. PRIOR TO FINAL APPROVAL OF THE BUILDING THE LICENSED CONTRACTOR, ARCHITECT OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST COMPLETE AND SIGN THE GREEN BUILDING STANDARDS CERTIFICATION FORM AND GIVE TO THE BUILDING DEPT OFFICIAL TO BE FILED WITH THE APPROVED PLANS	5. WHERE WHOLE HOUSE FANS ARE USED IN BATHROOM AREAS, THE FAN MUST RUN CONTINUOUSLY AND SHALL NOT BE TIED TO HUMIDITY CONTROL SENSOR. (CAL GREEN 4.506.1)	16. PER CEC 2022 150.0(N) 1.A: IF THE DESIGNATED SPACE IS WITHIN 3 FEET FROM THE WATER HEATER, THEN THIS SPACE SHALL INCLUDE THE FOLLOWING: A DEDICATED 125 VOLT, 2 AMP ELECTRICAL RECEPTACLE THAT IS CONNECTED TO THE ELECTRIC PANEL WITH A 120/240 VOLT 3 CONDUCTOR, 10 AWG COPPER BRANCH CIRCUIT, WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS; AND					
2. THESE PLANS/SPECIFICATIONS AND ALL WORK SHALL COMPLY WITH CURRENT EDITION OF STATE OF CALIFORNIA TITLE 24 CCR AND CURRENT CPC, CMC AND CEC CODES.	15. PER SECTION R806.5/EM3.9.6: a. WHERE ONLY AIR-IMPERMEABLE IS PROVIDED, IT SHALL BE APPLIED IN DIRECT CONTACT WITH UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING. b. WHERE AIR-PERMEABLE INSULATION IS INSTALLED DIRECTLY BELOW THE STRUCT. SHEATHING, RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING w/ MIN. R VALUE BASED ON CLIMATE ZONE PER TABLE R806.5. c. WHERE BOTH AIR-IMPERMEABLE AND AIR-PERMEABLE INSULATION ARE PROVIDED, THE AIR-IMPERMEABLE INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCT. ROOF SHEATHING w/ MIN. R VALUE BASED ON CLIMATE ZONE PER TABLE R806.5.FOR CONDENSATION CONTROL.	23. LANDSCAPE IRRIGATION WATER USE SHALL HAVE WEATHER BASED CONTROLLERS.	6. ENVIRONMENTAL AIR DUCTS SHALL TERMINATE MIN. 3 FEET FROM PROPERTY LINE OR OPENINGS INTO BLDG., AND 10' FROM A FORCED AIR INLET. (CMC 502.2.1)	• BOTH ENDS OF THE UNUSED CONDUCTOR SHALL BE LABELED WITH THE WORD "SPARE" AND BE ELECTRICALLY ISOLATED; AND					
3. DETAILS ARE INTENDED TO SHOW METHOD AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT THE JOB DIMENSIONS OR CONDITIONS AND IS TO BE REVIEWED AND APPROVED BY THE CITY OF OJAI.	24. PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION BY ONE OF THE FOLLOWING: A. RETENTION BASIN. B. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER APPROVED METHOD. CGC 4.106.2.	25. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN TO THE JURISDICTION AGENCY THAT REGULATES WASTE MANAGEMENT, PER CGC 4.408.2.	7. ALL HOSE BIBS ARE TO HAVE VACUUM BREAKERS. (CPC603.5.7)	• A RESERVED SINGLE POLE CIRCUIT BREAKER SPACE IN THE ELECTRICAL PANEL ADJACENT TO THE CIRCUIT BREAKER FOR THE BRANCH CIRCUIT IN A ABOVE AND LABELED WITH THE WORDS "FUTURE 240V USE"; AND					
4. VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND STAKE OUT STRUCTURE FOR OWNER'S APPROVAL PRIOR TO STARTING ANY WORK.	26. NOT USED	27. DURING CONSTRUCTION, ENDS OF DUCT OPENINGS ARE TO BE SEALED, AND MECHANICAL EQUIPMENT IS TO BE COVERED. CGC 4.504.1	8. THE MAX. AMOUNT OF WATER CLOSETS ON A 3" HORIZONTAL DRAINAGE SYSTEM LINE IS 3 (CPC TABLE 703.2)	• A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER, AND ALLOWS NATURAL DRAINING WITHOUT PUMP ASSISTANCE.					
5. ALL WEATHER-EXPOSED SURFACES ARE TO HAVE A WEATHER-RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING AND THAT EXTERIOR OPENINGS ARE TO BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF.	28. BATHROOM FANS SHALL BE ENERGY STAR RATED, VENTED DIRECTLY TO THE OUTSIDE AND CONTROLLED BY A HUMIDISTAT.	29. SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.	9. THE MAX. AMOUNT OF WATER CLOSETS ON A 3" VERTICAL DRAINAGE LINE IS 4. (CPC TABLE 703.2)	17. ELECTRICAL RECEPTACLE OUTLETS IN BATHROOM MUST BE NO MORE THAN 48 INCHES OR LESS THAN 15-INCHES MEASURE FROM THE FINISHED FLOOR.					
6. SPECIFICATIONS FOR EQUIPMENT SHALL BE KEPT ON SITE TO PROVIDE TO THE CITY OF OJAI BUILDING INSPECTOR	30. VERIFICATION OF COMPLIANCE WITH THIS CODE MAY INCLUDE CONSTRUCTION DOC. PLANS, SPECIFICATION BUILDER OR INSTALLER CERTIFICATIONS, INSPECTIONS REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH TO SHOW SUBSTANTIAL CONFORMITY.	10. PROVIDE GAS LINES WITH A MIN. CAPACITY OF 200,000BTU FOR WATER HEATER. (CAL ENERGY CODE 150.0(N)).	11. PROVIDE A CONDENSATE DRAIN NO MORE THAN 2" ABOVE THE BASE OF THE WATER HEATER SPACE. (CAL ENERGY CODE 150.0(N)).	18. DOORBELL BUTTON MUST BE INSTALLED NO MORE THAN 48 INCHES FROM EXTERIOR FLOOR.					
7. AN ENCROACHMENT PERMIT IS REQUIRED FOR ANY CONSTRUCTION, RECONSTRUCTION, OR CLOSURE OR THE ROADWAY, SIDEWALK OR RIGHT OF WAY. APPLICANT SHALL CONTACT ENGINEERING DEPARTMENT TO PROCESS.	FLOOR PLAN NOTES		12. INSULATE ALL HOT WATER PIPES. CAL ENERGY CODE 150.0(j) (2), and CPC 609.11)	19. LUMINAIRE EFFICACY - ALL INSTALLED LUMINAIRES SHALL MEET THE REQUIREMENTS OF 2022 BUILDING ENERGY EFFICIENCY STANDARDS TABLE 150.0-A PER SECTION 150.0(K).					
	1. ALL DIMENSIONS TO FACE OF STUD, U.N.O.		13. ISOLATION VALVES ARE REQ. FOR TANKLESS WATER HEATERS ON THE HOT AND COLD SUPPLY LINES WITH HOSE BIBS ON EACH VALVE, TO FLUSH THE HEAT EXCHANGER. (CAL ENERGY CODE 110.3(7).	ELECTRIC READY NOTES: 2022 ENERGY EFFICIENCY STANDARDS 150.0					
	2. ALL DOORS SHOULD BE 3 1/2" FROM NEAREST INTERSECTING WALL AT HINGED SIDE, U.N.O.		14. EXHAUST DUCTS AND DRYER VENTS SHALL BE EQUIPPED WITH BACK DRAFT DAMPERS	(S) ENERGY STORAGE SYSTEMS (ESS) READY: ALL SINGLE-FAMILY RESIDENCES THAT INCLUDE ONE OR TWO DWELLING UNITS SHALL MEET THE FOLLOWING. ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE:					
	3. WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. CONTRACTOR TO VERIFY ALL DIM. PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY OWNER OF ANY DISCREPANCIES.		15. ALL EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. (CENC 150(K) 2B)	1. AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED: A. ESS READY INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED-UP CAPACITY OF 60 AMPS AND A					
	4. REFER TO FRAMING PLANS AND SECTIONS FOR ANY FURTHER CLARIFICATION, SPECIFICATIONS, AND OR DIMENSIONS NOT SHOWN ON FLOOR PLANS.		16. PLUMBING FIXTURES AND FITTINGS INSTALLED IN RESIDENTIAL BUILDINGS SHALL COMPLY WITH THE PRESCRIPTIVE REQ. OF SECTIONS 4.303.1.1 THROUGH 4.303.1.4.4.	B. A DEDICATED RACEWAY FROM THE MAIN SERVICE TO A PANELBOARD (SUBPANEL) THAT SUPPLIES THE BRANCH CIRCUITS IN SECTION 150.0(S)(2). ALL BRANCH CIRCUITS ARE PERMITTED TO BE SUPPLIED BY THE MAIN SERVICE PANEL PRIOR TO THE INSTALLATION OF AN ESS. THE TRADE SIZE OF THE RACEWAY SHALL BE NOT LESS THAN ONE INCH. THE PANELBOARD THAT SUPPLIES THE BRANCH CIRCUITS (SUBPANEL) MUST BE LABELED "SUBPANEL SHALL INCLUDE ALL BACKED-UP LOAD CIRCUITS."					
	5. GUTTERS AND DOWNSPOUTS PER OWNER SPEC AND IN ACCORDANCE WITH STORMWATER POLLUTION PREVENTION		17. PLUMBING FIXTURES AND FITTINGS REQ. IN SECTION 4.303.1 SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE AND SHALL MEET THE THE APPLICABLE REFERENCE STANDARDS.	2. A MINIMUM OF FOUR BRANCH CIRCUITS SHALL BE IDENTIFIED AND HAVE THEIR SOURCE OF SUPPLY COLLOCATED AT A SINGLE PANELBOARD SUITABLE TO BE SUPPLIED BY THE ESS. AT LEAST ONE CIRCUIT SHALL SUPPLY THE REFRIGERATOR, ONE LIGHTING CIRCUIT SHALL BE LOCATED NEAR THE PRIMARY EGRESS, AND AT LEAST ONE CIRCUIT SHALL SUPPLY A SLEEPING ROOM RECEPTACLE OUTLET.					
	6. NOT USED		3. THE MAIN PANELBOARD SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS.	3. THE DESIGNS REPRESENTED BY THESE PLANS ARE SUBJECT TO COPYRIGHT PROTECTION.					
	7. DIFFUSERS AND GRILLS TO MATCH COLOR OF SURFACE AT WHICH THEY ARE MOUNTED, U.O.N.		4. SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3 FEET OF THE MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD AND THE SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH LOCATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE.	4. IF THE DESIGNER DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.					
	8. FLOOR FINISH TO CONTINUE UNDER MILLWORK WHERE FLOOR IS VISIBLE (I.E. TRASH, RECYCLING, ECT.) 8. SILICON SEALANT AT GLAZING TO BE CLEAR, U.O.N.		(T) HEAT PUMP SPACE HEATER READY: SYSTEMS USING GAS OR PROPANE FURNACE TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:	5. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE CITY OF OJAI. THESE DOCUMENTS ARE STANDARDIZED AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF OJAI BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME. THESE DOCUMENTS SHOULD BE USED IN COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT EXALTE OR LIMIT THE APPLICABILITY OF THE INFORMATION TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE DESIGNER'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO IS NOT RESPONSIBLE FOR ANY TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL.					
	9. PLUMBING, ELECTRICAL, AND SPRINKLER EQUIPMENT, IF REQUIRED TO BE PAINTED TO MATCH COLOR OF ADJACENT SURFACE.		1. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE FURNACE AND ACCESSIBLE TO THE FURNACE WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 30 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.	6. THE DESIGNER ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO OR WARRANTIES OF ANY KIND, WHETHER EXPRESSED OR IMPLIED. SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREIN. ANY USE OF THESE CONSTRUCTION DOCUMENTS BY THE DESIGNER OR OTHERS WILL BE AT THE DESIGNER'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE DESIGNER AGREES TO HOLD DESIGN PATH STUDIO PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGE OF ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR MALPRACTICE OF DESIGN PATH STUDIO OR ITS ARCHITECTS.					
	10. ALL FINISH MATERIAL MUST MEET ALL APPLICATION FIRE, LIFE SAFETY, AND BUILDING CODES. 80% OF FLOOR AREA REQUIREMENT SHALL COMPLY WITH SPECIFIED VOC CRITERIA. PARTICLE BOARD, MDF AND PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.		2. THE MAIN ELECTRICAL SERVICE PANEL SHALL HAVE A RESERVED SPACE TO ALLOW FOR THE INSTALLATION OF A DOUBLE POLE CIRCUIT BREAKER FOR A FUTURE HEAT PUMP SPACE HEATER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."	7. THE DESIGNER ACKNOWLEDGES THAT THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE CITY OF OJAI. THESE DOCUMENTS ARE STANDARDIZED AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF OJAI BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME. THESE DOCUMENTS SHOULD BE USED IN COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT EXALTE OR LIMIT THE APPLICABILITY OF THE INFORMATION TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE DESIGNER'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO IS NOT RESPONSIBLE FOR ANY TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL.					
	11. NOT USED		3. THE MAIN PANELBOARD SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS.	8. THE DESIGNER ACKNOWLEDGES THAT THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE CITY OF OJAI. THESE DOCUMENTS ARE STANDARDIZED AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF OJAI BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME. THESE DOCUMENTS SHOULD BE USED IN COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT EXALTE OR LIMIT THE APPLICABILITY OF THE INFORMATION TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE DESIGNER'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO IS NOT RESPONSIBLE FOR ANY TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL.					
	12. WEEP SCREED FOR STUCCO AT THE FOUNDATION PLATE LINE SHALL BE A MIN. OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS. CRC R703.7.2.1, CBC 2512.1.2		9. NOT USED.	9. THE DESIGNER ACKNOWLEDGES THAT THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE CITY OF OJAI. THESE DOCUMENTS ARE STANDARDIZED AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF OJAI BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME. THESE DOCUMENTS SHOULD BE USED IN COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT EXALTE OR LIMIT THE APPLICABILITY OF THE INFORMATION TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE DESIGNER'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO IS NOT RESPONSIBLE FOR ANY TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL.					
	13. FASTENERS AND CONNECTIONS (NAILS, ANCHORS BOLTS ECT) IN CONTACT WITH PRESERVATIVE -TREATED WOOD SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER. (CRC R317.3, CBC 2304.10.5.1)		10. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED, THE SMOKE ALARMS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. THE ALARM SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.	10. THE DESIGNER ACKNOWLEDGES THAT THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE CITY OF OJAI. THESE DOCUMENTS ARE STANDARDIZED AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF OJAI BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME. THESE DOCUMENTS SHOULD BE USED IN COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT EXALTE OR LIMIT THE APPLICABILITY OF THE INFORMATION TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE DESIGNER'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO IS NOT RESPONSIBLE FOR ANY TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL.					
	14. ANCHOR BOLTS SHALL INCLUDE STEEL PLATE WASHERS A MIN. OF 0.229" X 3" X 3" IN SIZE, BETWEEN SILL PLATE AND NUT. (CRC R602.11.1, CBC 2308.3.2 ACCEPTANCE ALTERNATIVE SDPWs 4.3.6.4.3)		11. ALL EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. (CENC 150(K) 2B)	11. THE DESIGNER ACKNOWLEDGES THAT THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE CITY OF OJAI. THESE DOCUMENTS ARE STANDARDIZED AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF OJAI BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME. THESE DOCUMENTS SHOULD BE USED IN COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT EXALTE OR LIMIT THE APPLICABILITY OF THE INFORMATION TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE DESIGNER'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO IS NOT RESPONSIBLE FOR ANY TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL.					
	15. FUTURE WATER HEATERS AND PLUMBING FIXTURES SHALL MEET THE REQUIREMENTS OF SECTION 2-5314 AND TABLE 2-53G, TITLE 24, C.A.C.		12. A MINIMUM OF ONE LUMINAIRE SHALL BE INSTALLED IN BATHROOM CONTROLLED BY AN OCCUPANT OR VACANCY SENSOR PROVIDING AUTOMATIC -OFF FUNCTIONALLY (CENC 150(K) 2B)	12. THE DESIGNER ACKNOWLEDGES THAT THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE CITY OF OJAI. THESE DOCUMENTS ARE STANDARDIZED AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF OJAI BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME. THESE DOCUMENTS SHOULD BE USED IN COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT EXALTE OR LIMIT THE APPLICABILITY OF THE INFORMATION TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE DESIGNER'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO IS NOT RESPONSIBLE FOR ANY TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL.					
	16. NOT USED		13. LAUNDRY AREA SHALL AT LEAST 1-20 AMP DEDICATED BRANCH CIRCUIT (CEC 210.11 (C)2)	13. THE DESIGNER ACKNOWLEDGES THAT THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE CITY OF OJAI. THESE DOCUMENTS ARE STANDARDIZED AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF OJAI BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME. THESE DOCUMENTS SHOULD BE USED IN COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT EXALTE OR LIMIT THE APPLICABILITY OF THE INFORMATION TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE DESIGNER'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO IS NOT RESPONSIBLE FOR ANY TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL.					
	17. SITE SHALL BE PLANNED AND DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS. PLANS SHALL BE PROVIDED AND APPROVED BY THE CITY ENGINEER THAT SHOW SITE GRADING AND PROVIDE FOR STORM WATER RETENTION AND DRAINAGE DURING CONSTRUCTION. BMP'S THAT ARE CURRENTLY ENFORCED BY THE CITY ENGINEER MUST BE IMPLEMENTED PRIOR TO INITIAL INSPECTION BY THE BUILDING DEPT.		14. PROVIDE A DEDICATED CIRCUIT FOR THE A.C./FAU (CEC 422.12) NOT USED	14. THE DESIGNER ACKNOWLEDGES THAT THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE CITY OF OJAI. THESE DOCUMENTS ARE STANDARDIZED AND PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF OJAI BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME. THESE DOCUMENTS SHOULD BE USED IN COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT EXALTE OR LIMIT THE APPLICABILITY OF THE INFORMATION TO VERIFY ANY AND ALL INFORMATION RELEVANT TO THE DESIGNER'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO IS NOT RESPONSIBLE FOR ANY TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL.					
	18. 65 % OF CONSTRUCTION WASTE IS TO BE RECYCLED AND 100% OF INERT MATERIALS ARE RECYCLED SALVAGED, COMPOSTED.		(V) ELECTRIC CLOTHES DRYER READY: CLOTHES DRYER LOCATIONS WITH GAS OR PROPANE PLUMBING TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:	15. THE DESIGNER ACKNOWLEDGES THAT THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE CITY OF OJAI. THESE DOCUMENTS					

VERY HIGH FIRE SEVERITY ZONE (VHFSZ) NOTES			FIRE SPRINKLER NOTES
<p>GENERAL NOTE: THE ADU SHALL COMPLY WITH CHAPTER 7A OF THE CURRENT CALIFORNIA BUILDING CODE IF IT IS IN THE VHFSZ. STRUCTURES IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE SHALL PROVIDE & MAINTAIN A FUEL MODIFICATION ZONE. FUEL MODIFICATION ZONES: THE APPLICANT SHALL PROVIDE AND MAINTAIN FIRE/FUEL BREAKS TO THE SATISFACTION OF THE CITY'S FIRE DEPARTMENT. FIRE/FUEL BREAK SIZE (MINIMUM 100 FEET FROM STRUCTURE) & COMPOSITION SHALL BE DETERMINED BY THE FIRE DEPARTMENT & SHOWN ON THE IMPROVEMENT/GRADING PLANS, FINAL MAP, & BUILDING PLANS</p> <p>CBC CHAPTER 7A - MATERIALS & CONSTRUCTION METHODS FOR EXTERIOR WILDLIFE EXPOSURE IF THE PROPERTY THAT WILL CONTAIN THE ADU IS IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE THESE NOTES SHALL APPLY. THE JURISDICTION HAS DETERMINED THAT THIS PROJECT IS IN A WILDLIFE-URBAN INTERFACE AREA. PLEASE SHOW COMPLIANCE WITH THE FOLLOWING ITEMS FOR NEW BUILDINGS, PER THE 2022 CBC.</p> <p>EXCEPTIONS:</p> <ol style="list-style-type: none"> BUILDINGS OF AN ACCESSORY CHARACTER CLASSIFIED AS A GROUP U OCCUPANCY AND NOT EXCEEDING 120 SQUARE FEET IN FLOOR AREA. WHEN LOCATED AT LEAST 30 FEET FROM AN APPLICABLE BUILDING. BUILDINGS OF AN ACCESSORY CHARACTER CLASSIFIED AS A GROUP U OCCUPANCY OF ANY SIZE LOCATED LEAST 50' FROM AN APPLICABLE BUILDING. BUILDINGS CLASSIFIED AS A GROUP U AGRICULTURE BUILDING. AS DEFINED IN SECTION 202 OF THE CODE (SEE ALSO APPENDIX C - GROUP U AGRICULTURE BUILDINGS), WHEN LOCATED AT LEAST 50' FROM AN APPLICABLE BUILDING. <p>REQUIREMENTS:</p> <ol style="list-style-type: none"> 705A.2 ROOF COVERINGS. WHERE THE ROOF PROFILE HAS AN AIRSPACE UNDER THE ROOF COVERING, INSTALLED OVER A COMBUSTIBLE DECK, A 72 LB. (32.7 KG) CAP SHEET COMPLYING WITH ASTM D3909 STANDARD SPECIFICATION FOR "ASPHALT ROLLED ROOFING (GLASS FELT) SURFACED WITH MINERAL GRANULES" SHALL BE INSTALLED OVER THE ROOF DECK. BIRD STOPS SHALL BE USED AT THE EAVES WHEN THE PROFILE FITS. TO PREVENT DEBRIS AT THE EAVE, HIP AND RIDGE CAPS SHALL BE MUDDED IN TO PREVENT INTRUSION OF FIRE OR EMBERS. EXCEPTION: CAP SHEET IS NOT REQUIRED WHEN NO LESS THAN 1" OF MINERAL WOOL BOARD OR OTHER NONCOMBUSTIBLE MATERIAL IS LOCATED BETWEEN THE ROOFING MATERIAL AND WOOD FRAMING OR DECK. ALTERNATELY, A CLASS A FIRE RATED ROOF UNDERLAYMENT, TESTED IN ACCORDANCE WITH ASTM E108, SHALL BE PERMITTED TO BE USED. IF THE SHEATHING CONSISTS OF EXTERIOR FIRE-RETARDANT TREATED WOOD, THE UNDERLAYMENT SHALL NOT BE REQUIRED TO COMPLY WITH A CLASS A CLASSIFICATION. BIRD STOPS SHALL BE USED AT THE EAVES WHEN THE PROFILE FITS, TO PREVENT DEBRIS AT THE EAVE. HIP AND RIDGE CAPS SHALL BE MUDDED IN TO PREVENT INTRUSION OF FIRE OR EMBERS. 705A.3 ROOF VALLEYS. WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MIN. 72 POUND MINERAL - SURFACED NON PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909, AT LEAST 36-INCH-WIDE RUNNING THE FULL LENGTH OF THE VALLEY. 705A.4 ROOF GUTTER. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. 706A.2 VENTILATION OPENINGS SHALL BE FULLY COVERED WITH WILDFIRE FLAME AND EMBER RESISTANT VENTS APPROVED AND LISTED BY THE CALIFORNIA STATE FIRE MARSHAL, OR WUI VENTS TESTED TO ASTM E2886 AND LISTED, BY COMPLYING WITH ALL OF THE FOLLOWING REQUIREMENTS: <ol style="list-style-type: none"> THESE SHALL BE NO FLAMING IGNITION OF THE COTTON MATERIAL DURING THE EMBER INTRUSION TEST THESE SHALL BE NO FLAMING IGNITION DURING THE INTEGRITY TEST PORTION OF THE FLAME INTRUSION TEST THE MAXIMUM TEMPERATURE OF THE UNEXPOSED SIDE OF THE VENT SHALL NOT EXCEED 662 F 706A.2.1 VENTS THAT ARE INSTALLED ON A SLOPED ROOF, SUCH AS DORMER VENTS, SHALL COMPLY WITH ALL THE FOLLOWING: <ol style="list-style-type: none"> VENTS SHALL BE COVERED WITH A MESH WHERE THE DIMENSIONS OF THE MESH THEREIN SHALL BE A MINIMUM OF $\frac{1}{16}$ INCH AND SHALL NOT EXCEED $\frac{1}{8}$ INCH IN DIAMETER THE MESH MATERIAL SHALL BE NONCOMBUSTIBLE THE MESH MATERIAL SHALL BE CORROSION RESISTANT. 707A.3 EXTERIOR WALLS COVERINGS. THE EXTERIOR WALL COVERING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING REQUIREMENTS, EXCEPT AS PERMITTED FOR EXTERIOR WALL ASSEMBLIES COMPLYING WITH SECTION 707A.4: <ol style="list-style-type: none"> NONCOMBUSTIBLE MATERIAL IGNITION-RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2. FIRE-RETARDANT-TREATED WOOD. THE FIRE-RETARDANT-TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2. 707A.3.1 EXTENT OF EXTERIOR WALL COVERING. EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF AND TERMINATE AT 2" NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE. 707A.4 EXTERIOR WALL ASSEMBLIES. EXTERIOR WALL ASSEMBLIES OF BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED USING ONE OR MORE OF THE FOLLOWING METHODS, UNLESS THEY ARE COVERED BY AN EXTERIOR WALL COVERING COMPLYING WITH SECTION 707A.3: <ol style="list-style-type: none"> ASSEMBLY OF SAWN LUMBER OR GLUE LAMINATED WOOD WITH THE SMALLEST MINIMUM NOMINAL DIMENSION OF 4 INCHES. SAWN OR GLUE-LAMINATED PLANKS SPLINED, TONGUE-AND-GROOVE, OR SET CLOSE TOGETHER AND WELL SPIKED. LOG WALL CONSTRUCTION ASSEMBLY ASSEMBLY THAT HAS BEEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10 MINUTE DIRECT FLAME CONTACT EXPOSURE SET FORTH IN ASTM E2707 WITH THE CONDITIONS OF ACCEPTANCE SHOWN IN SECTION 707A.4.1. ASSEMBLY THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A TEN MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1 ASSEMBLY SUITABLE FOR EXTERIOR FIRE EXPOSURE WITH A 1-HOUR FIRE RESISTANCE RATING, RATED FROM THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263 ASSEMBLY SUITABLE FOR EXTERIOR FIRE EXPOSURE CONTAINING ONE LAYER OF $\frac{5}{8}$ INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING. ASSEMBLY SUITABLE FOR EXTERIOR EXPOSURE CONTAINING ANY OF THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL AS COMPLYING WITH A 1-HOUR FIRE-RESISTANCE RATING, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263 707A.5 OPEN ROOF EAVES. THE EXPOSED ROOF DECK ON THE UNDERSIDE OF ENCLOSED ROOF EAVES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING: <ol style="list-style-type: none"> NON COMBUSTIBLE MATERIAL IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2 FIRE-RETARDANT-TREATED WOOD. THE FIRE-RETARDANT-TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2 MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263 ONE LAYER OF $\frac{5}{8}$ TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE EXTERIOR OF THE ROOF DECK. 707A.6 ENCLOSED ROOF EAVES AND ROOF EAVE SOFFITS. THE EXPOSED UNDERSIDE OF ENCLOSED ROOF EAVES HAVING EITHER A BOXED-IN ROOF EAVE SOFFIT WITH A HORIZONTAL UNDERSIDE OR SLOPING RAFTER TAILS WITH AN EXTERIOR COVERING APPLIED TO THE UNDERSIDE OF THE RAFTER TAILS, SHALL BE PROTECTED BY ONE OR MORE OF THE FOLLOWING: <ol style="list-style-type: none"> NONCOMBUSTIBLE MATERIAL IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2 FIRE-RETARDANT-TREATED WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2 MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263 ONE LAYER OF $\frac{5}{8}$ TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF FLOOR PROJECTION THE EXTERIOR PORTION A 1-HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, APPLIED TO THE UNDERSIDE OF THE RAFTER TAILS OR SOFFIT, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL BOXED-IN ROOF EAVE SOFFIT ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957 BOXED-IN ROOF EAVE SOFFIT ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3 707A.7 EXTERIOR PORCH CEILINGS. THE EXPOSED UNDERSIDE OF THE EXTERIOR PORCH CEILINGS SHALL BE PROTECTED BY ONE OF THE FOLLOWING: <ol style="list-style-type: none"> NON COMBUSTIBLE MATERIAL IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2 FIRE-RETARDANT-TREATED WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2 MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263 ONE LAYER OF $\frac{5}{8}$ TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING OR CLADDING ON THE UNDERSIDE OF THE RAFTER TAILS OR SOFFIT. THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263 ONE LAYER OF $\frac{5}{8}$ TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING ON THE UNDERSIDE OF THE RAFTER TAILS OR SOFFIT. 707A.8 FLOOR PROJECTIONS. THE EXPOSED UNDERSIDE OF A CANTILEVER FLOOR PROJECTION WHERE A FLOOR ASSEMBLY EXTENDS OVER AN EXTERIOR WALL SHALL BE PROTECTED BY ONE OF THE FOLLOWING: <ol style="list-style-type: none"> NONCOMBUSTIBLE MATERIAL IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2 FIRE-RETARDANT-TREATED WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2 MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263 ONE LAYER OF $\frac{5}{8}$ TYPE X GYPSUM SHEATHING APPLIED BEHIND AND EXTERIOR COVERING ON THE UNDERSIDE OF THE CEILING THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119, APPLIED TO THE UNDERSIDE OF THE CEILING ASSEMBLY, INCLUDING ASSEMBLES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL THE UNDERSIDE OF A FLOOR PROJECTIONS ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN SECTION 707A.10 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957. THE UNDERSIDE OF A FLOOR PROJECTIONS ASSEMBLY THAT MEETS THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN THE SFM STD 12-7A-3. 707A.9 UNDERFLOOR PROTECTION. THE UNDERFLOOR AREA OF ELEVATED OR OVERHANGING BUILDINGS SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDERFLOOR SHALL BE PROTECTED BY ONE OR MORE OF THE FOLLOWING: <ol style="list-style-type: none"> NONCOMBUSTIBLE MATERIAL IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2 FIRE-RETARDANT-TREATED WOOD. THE FIRE-RETARDANT TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 2303.2 MATERIALS APPROVED FOR NOT LESS THAN 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION ON THE EXTERIOR SIDE, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263 ONE LAYER OF $\frac{5}{8}$ TYPE X GYPSUM SHEATHING APPLIED BEHIND AND EXTERIOR COVERING ON THE UNDERSIDE OF FLOOR PROJECTION THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263 ONE LAYER OF $\frac{5}{8}$ TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING ON THE UNDERSIDE OF THE RAFTER TAILS OR SOFFIT. BOXED-IN ROOF EAVE SOFFIT ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN ASTM E2957 BOXED-IN ROOF EAVE SOFFIT ASSEMBLIES WITH A HORIZONTAL UNDERSIDE THAT MEET THE PERFORMANCE CRITERIA IN SECTION 707A.11 WHEN TESTED IN ACCORDANCE WITH THE TEST PROCEDURES SET FORTH IN SFM STANDARD 12-7A-3 707A.10 UNDERSIDE OF APPENDAGES. WHEN REQUIRED BY THE ENFORCING AGENCY THE UNDERSIDE OF OVERHANGING APPENDAGES SHALL BE ENCLOSED TO GRADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS CHAPTER OR THE UNDERSIDE OF THE EXPOSED UNDER FLOOR SHALL CONSIST OF ONE OF THE FOLLOWING: <ol style="list-style-type: none"> NON COMBUSTIBLE MATERIAL IGNITION- RESISTANT MATERIAL. THE IGNITION-RESISTANT MATERIAL SHALL BE LABELED FOR EXTERIOR USE AND SHALL MEET THE REQUIREMENTS OF SECTION 704A.2 FIRE-RETARDANT-TREATED WOOD. 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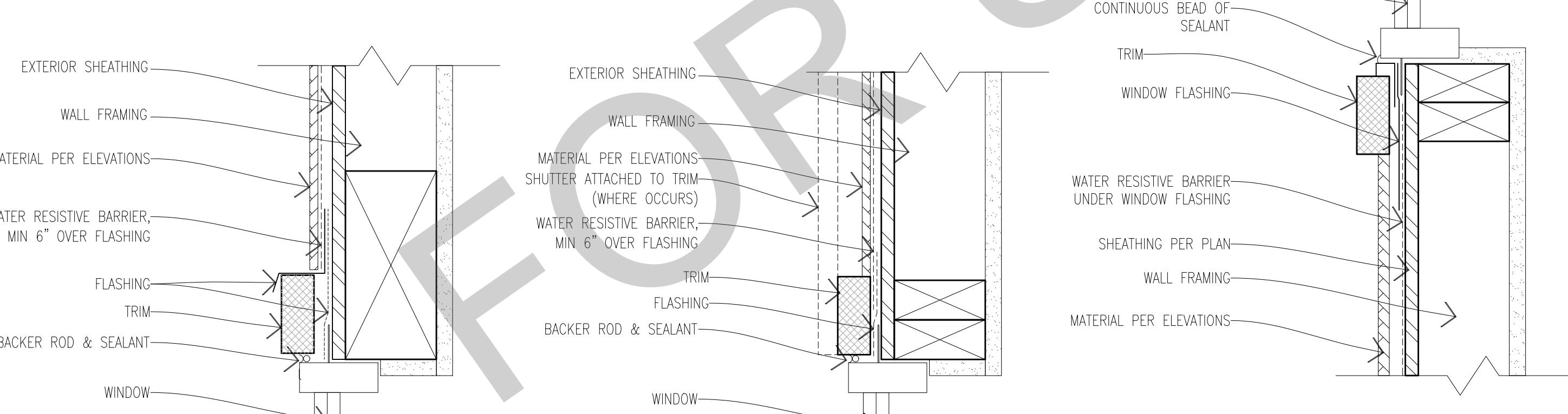
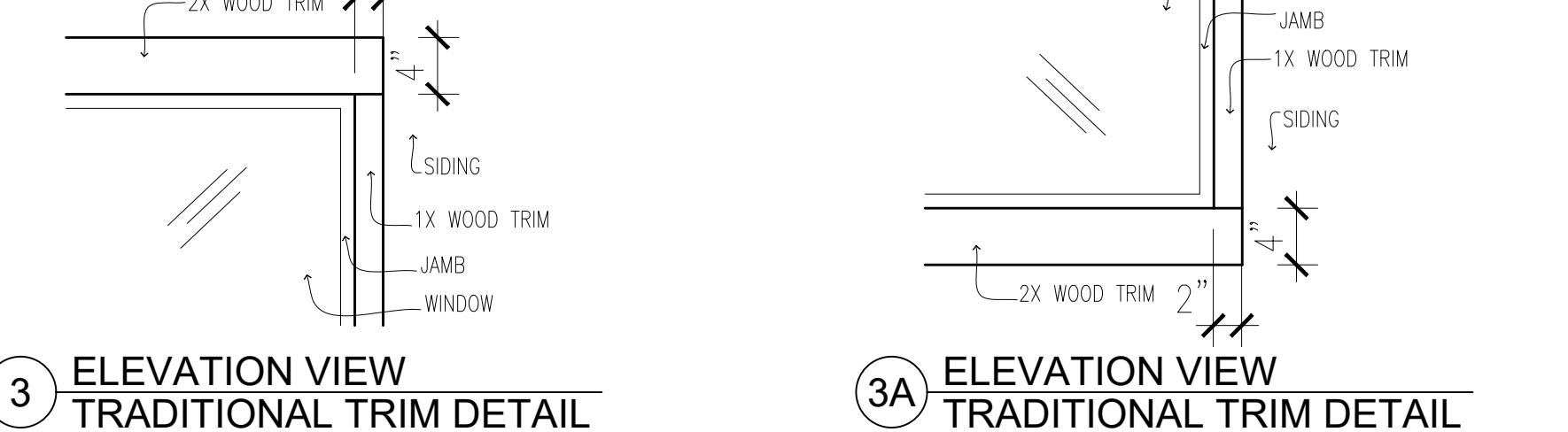
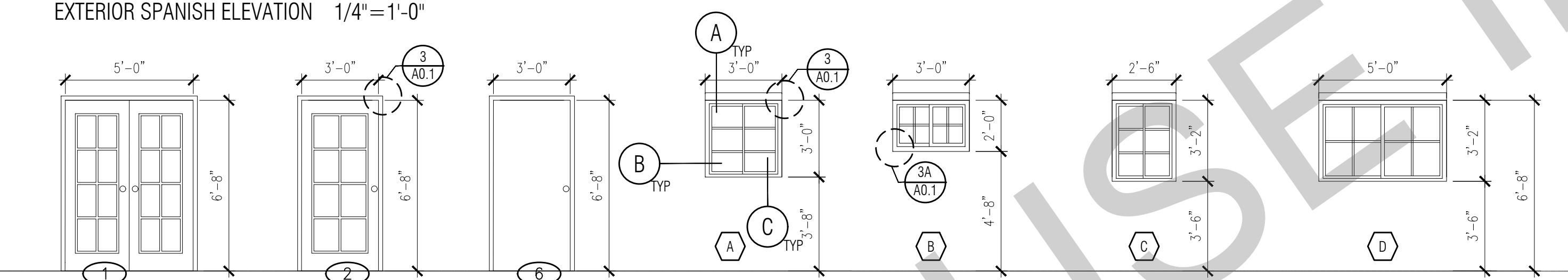
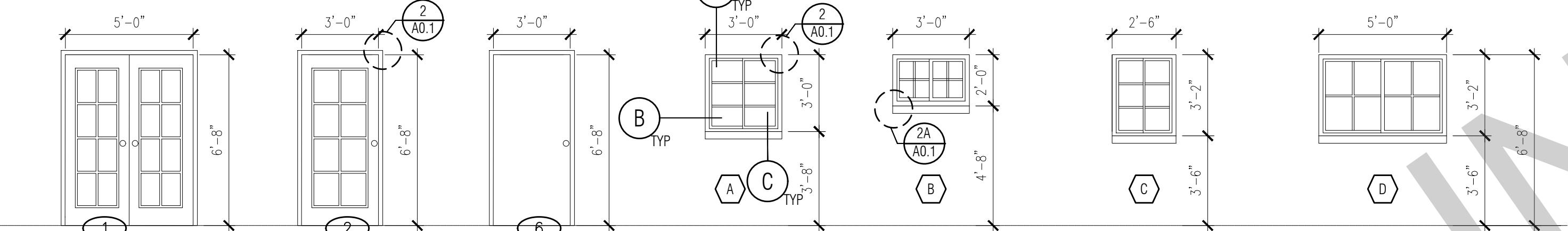
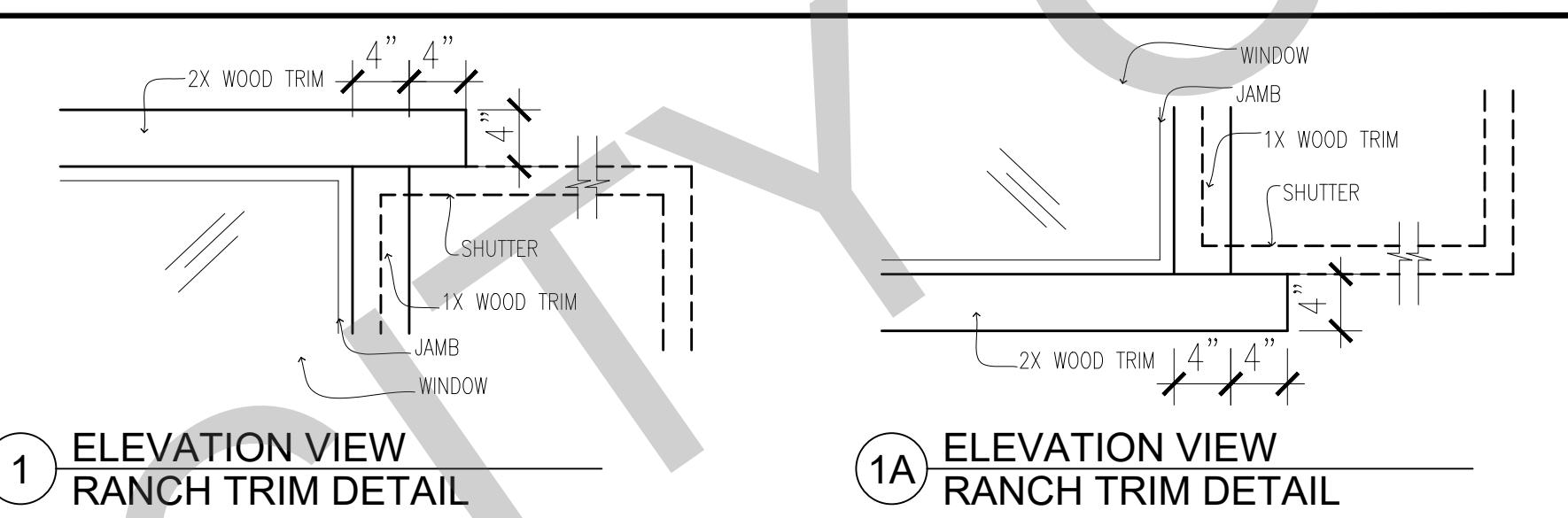
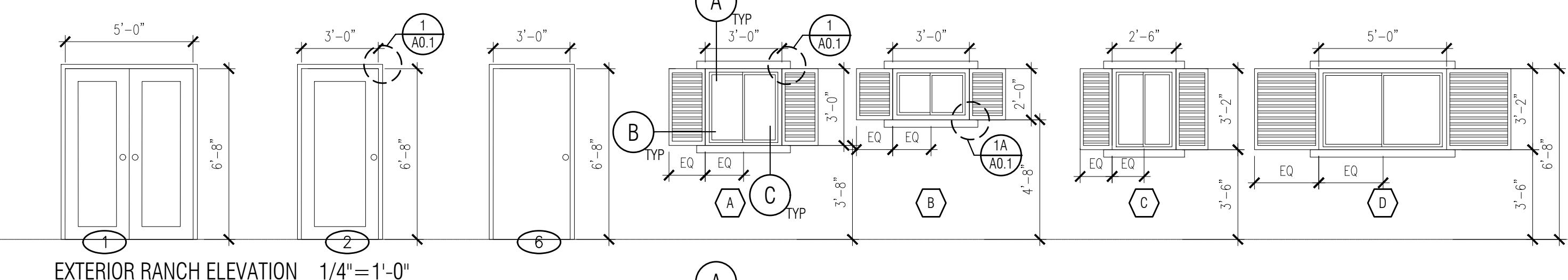
WINDOW SCHEDULE							DOOR SCHEDULE															
WINDOW	WINDOW SIZE		OPER.	QNTY	FRAME	HEAD HEIGHT	LOCATION	REMARKS	VHFSZ NOTES SEE SHEET G0.3 (WHEN REQ'D)		DOOR	DOOR TYPE	DOOR SIZE		CORE	MATERIAL	FRAME	LOCATION	REMARKS	VHFSZ NOTES SEE SHEET G0.3 (WHEN REQ'D)		
	WIDTH	HEIGHT							WIDTH	HEIGHT			WIDTH	HEIGHT								
A	3'-0"	3'-0"	SLIDER	2	VINYL	6'-8"	KITCHEN/LIVING WINDOWS				1	FRENCH DOOR	5'-0"	6'-8"	1-3/4"	GL	VNL/GLASS	VINYL	FRONT ENTRY	TEMPERED		
B	3'-0"	2'-0"	SLIDER	1	VINYL	6'-8"	BATHROOM WINDOW	TEMPERED			2	SINGLE DOOR	3'-0"	6'-8"	1-3/4"	GL	VNL/GLASS	VINYL	SIDE ENTRY DOOR	TEMPERED		
C	2'-6"	3'-2"	SLIDER	2	VINYL	6'-8"	BEDROOM WINDOW				3	SLIDING DOOR	4'-8"	6'-8"	1-3/4"	HLW	WOOD	WD	WASH ROOM DOOR			
D	5'-0"	3'-2"	SLIDER	1	VINYL	6'-8"	BEDROOM WINDOW	NOTE 7			4	SINGLE DOOR	3'-0"	6'-8"	1-3/4"	HLW	WOOD	WD	BEDROOM DOOR			
											5	SLIDING DOOR	5'-10"	6'-8"	1-3/4"	HLW	WOOD	WD	BEDROOM CLOSET			
											6	SINGLE DOOR	3'-0"	6'-8"	1-3/4"	SOLID	WOOD	WD	MECHANICAL CLOSET DOOR			
											7	SINGLE DOOR	3'-0"	6'-8"	1-3/4"	HLW	WOOD	WD	BATHROOM DOOR			

WINDOW NOTES

- SEE EXTERIOR ELEVATION FOR DIRECTION OF OPERATION OF WINDOWS (ALL OPERABLE WINDOWS TO HAVE SCREENS).
- ALL WINDOW DIMENSIONS PERTAIN TO ROUGH OPENINGS (R.O.). CONTRACTOR TO FIELD VERIFY ACTUAL DIMENSIONS FOR WINDOWS.
- ALL GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE 'U' VALUE.
- ALL GLAZING SHALL BE SPECTRALLY SELECTIVE LOW E COATED TO MEET TITLE 24 ENERGY REQUIREMENTS.
- WINDOWS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 116 E.E.S.D.
- VENTILATION SHALL COMPLY WITH C.B.C. 1203.4 AND R303.
- EVERY SLEEPING ROOM SHALL HAVE ONE OPERABLE WINDOW FOR EMERGENCY ESCAPE OR RESCUE WITH A MIN. NET CLEAR OPENABLE AREA OF 5.7 SQ. FT. MIN. NET CLEAR OPENABLE HEIGHT OF 24" MIN., NET CLEAR WIDTH OF 20" AND A FIN SILL HEIGHT OF NOT MORE THAN 44" A.F. PER CRC SECTION 310.1.
- TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL VENTILATION AND NATURAL LIGHT BY MEANS OF VENTILATION / ARTIFICIAL LIGHT. CBC SECTIONS 1203.4 AND 1205.1 AND R303
- THE MINIMUM NET GLAZED AREA FOR NATURAL LIGHT SHALL NOT BE LESS THAN 8% OF THE FLOOR AREA OF THE ROOM SERVED. CBC SECTION 1205.2.
- THE MINIMUM OPENABLE AREA TO THE OUTDOORS FOR NATURAL VENTILATION SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED. SECTION 1203.4
- EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE
1. FIRE-RESISTANCE RATED GLAZING TESTED AS PART OF A FIRE-RESISTANCE-RATED WALL ASSEMBLY IN ACCORDANCE WITH ASTM E 119 OR UL 263 TO BE CONSTRUCTED PER NOTE #13
2. THE FOLLOWING WINDOWS SHALL BE FULLY TEMPERED: (CRC R308.4)
 - SLIDING/SWINGING GLASS DOORS
 - GLAZING IN WALLS AND ENCLOSURES FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND SWIMMING POOLS WHERE THE GLAZING IS LESS THAN 60 INCHES ABOVE THE STANDING SURFACE WITHIN THE COMPARTMENT AND WITHIN 60 INCHES HORIZONTALLY OF THE WATER'S EDGE (CRC R308.4.5)
 - GLAZING WITHIN A 24" ARC OF A DOOR THAT IS LESS THAN 60 INCHES ABOVE THE FLOOR. SAFETY GLAZING REQUIRED ON A WALL LESS THAN 180 DEGREES FROM THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24" OF HINGE SIDE OF AN IN-SWING DOOR. (R308.4.2)
 - GLAZING WHERE THE EXPOSED AREA IS GREATER THAN 80SF, BOTTOM IS LESS THAN 18 IN. AND AT LEAST 36 IN. ABOVE THE FLOOR, AND ADJACENT TO A WALKING SURFACE WITHIN 60IN. OF THE BOTTOM TREAD OF A STAIRWAY AND LESS THAN 36IN. ABOVE THE LANDING
 - GLAZING IN GUARDS AND RAILINGS
 - GLAZING ADJACENT TO STAIRWAYS, LANDINGS, AND RAMPS WITHIN 36IN. HORIZONTALLY OF THE WALKING SURFACE LESS THAN 36IN. ABOVE THE WALKING SURFACE
9. NOT USED
10. NOT USED
11. EXTERIOR HINGED DOORS FACING THE SOURCE OF NOISE MUST BE MIN. STC 40 DB
12. SLIDING GLASS DOORS NOT FACING SOURCE OF NOISE MUST BE MIN STC 35 DB. DIRECT EXPOSURE NOT PERMITTED

DOOR NOTES

- ALL GLASS IN DOORS SHALL BE TEMPERED. TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
- ALL GLAZING WILL BE INSTALLED WITH A CERTIFYING LABEL ATTACHED, SHOWING THE 'U' VALUE.
- REFER TO FLOOR PLANS FOR DIRECTION OF DOOR SWING.
- DOORS SHALL MEET THE MINIMUM INFILTRATION REQUIREMENTS PER SECTION 116 E.E.S.D.
- VENTILATION SHALL COMPLY WITH C.B.C. 1203.4 AND R303.
- DOORS MAY OPEN TO THE EXTERIOR ONLY IF THE FLOOR OR LANDING IS NOT MORE THAN 1 1/2 INCH LOWER THAN THE DOOR THRESHOLD. SECTION R311.3.1 CRC
- GLAZED OPENINGS WITH EXTERIOR DOORS SHALL BE INSULATING-GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE.
- THE FOLLOWING WINDOWS SHALL BE FULLY TEMPERED: (CRC R308.4)
 - SLIDING/SWINGING GLASS DOORS
 - GLAZING IN WALLS AND ENCLOSURES FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND SWIMMING POOLS WHERE THE GLAZING IS LESS THAN 60 INCHES ABOVE THE STANDING SURFACE WITHIN THE COMPARTMENT AND WITHIN 60 INCHES HORIZONTALLY OF THE WATER'S EDGE (CRC R308.4.5)
 - GLAZING WITHIN A 24" ARC OF A DOOR THAT IS LESS THAN 60 INCHES ABOVE THE FLOOR. SAFETY GLAZING REQUIRED ON A WALL LESS THAN 180 DEGREES FROM THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24" OF HINGE SIDE OF AN IN-SWING DOOR. (R308.4.2)
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2. THE RECIPIENT AGREES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO OR WARRANTY CLAIMS. ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ANY PROJECT, WHETHER DIRECT OR INDIRECT, OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE LIABILITY OF DESIGN PATH STUDIO OR ITS ARCHITECTS. DESIGN PATH STUDIO AND ITS ARCHITECTS WILL NOT BE HELD LIABLE FOR ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ANY PROJECT, WHETHER DIRECT OR INDIRECT, OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE LIABILITY OF DESIGN PATH STUDIO OR ITS ARCHITECTS.
3. THE DESIGNS REPRESENTED BY THESE PLANS ARE THE PROPERTY OF DESIGN PATH STUDIO AND ARE SUBJECT TO COPYRIGHT PROTECTION.
4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

project
Ojai
ADU
address

revisions

description
Schedules
& Notes

date

project no. 2024_OJAI_ADU

drawn by DESIGN PATH STUDIO

sheet no.

A0.1

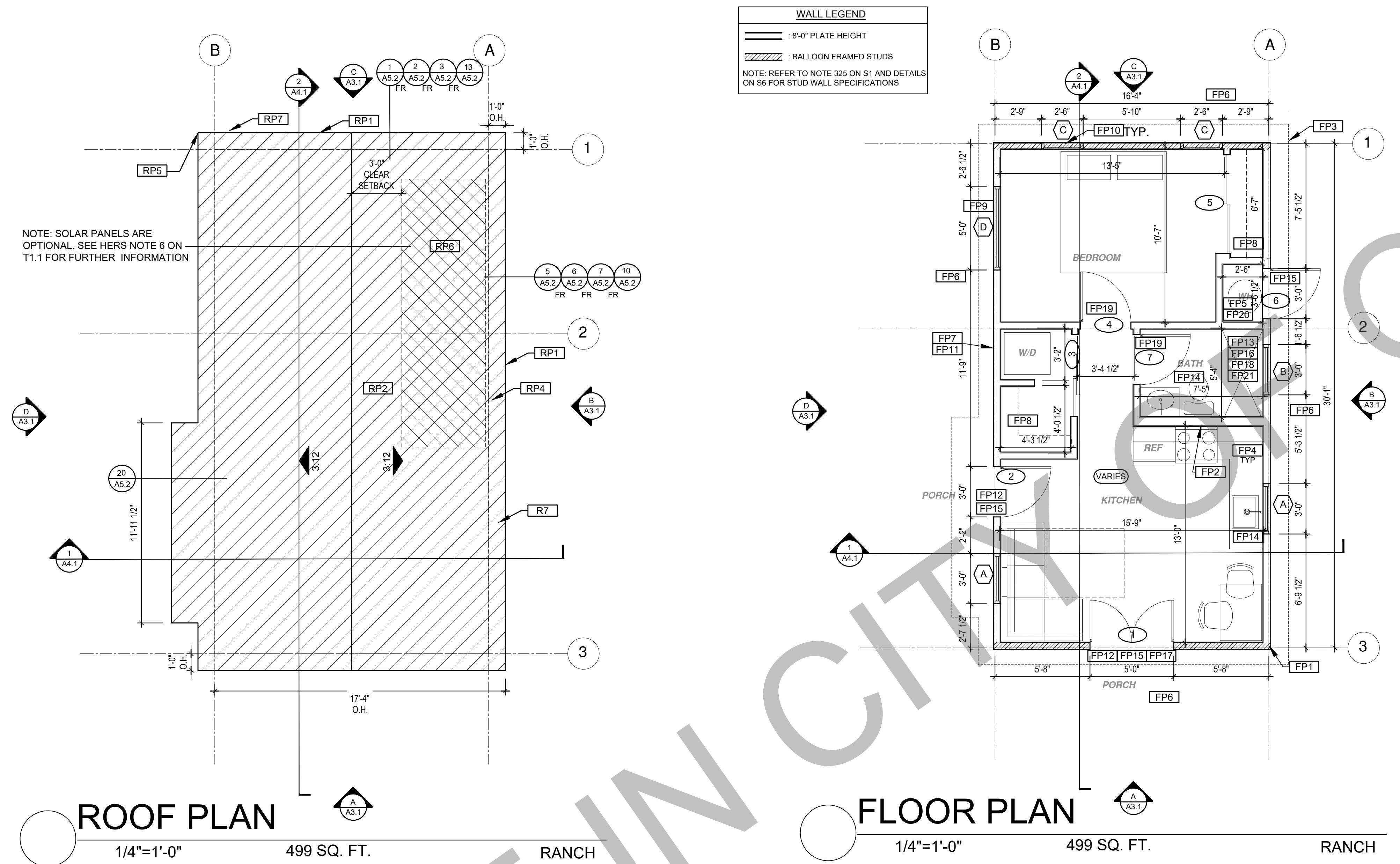
WINDOW DETAILS

SCALE: 3"-1'-0"

A HEAD SECTION VIEW

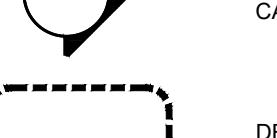
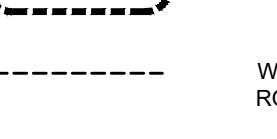
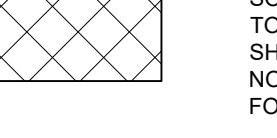
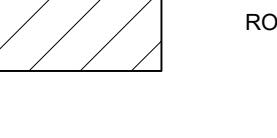
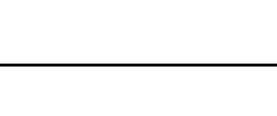
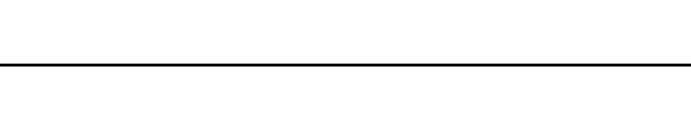
B JAMB PLAN VIEW

C SILL SECTION VIEW



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ROOF KEYNOTES	FLOOR PLAN KEYNOTES	SOLAR READY NOTES	LEGEND
<p>RP1 LINE OF ROOF OVERHANG</p> <p>RP2 CLASS A ROOFING MATERIAL. SEE GENERAL ROOF NOTE 13 ON SHEET G0.2</p> <p>RP3 SUPPORT POST BELOW</p> <p>RP4 LINE OF WALLS BELOW</p> <p>RP5 ROOF DOWNSPOUT LOCATION TO BE DETERMINED BY SITE SPECIFIC CONDITIONS</p> <p>RP6 DESIGNATED SOLAR PANEL AREA. PLEASE SEE SOLAR READY NOTES ON THIS SHEET</p> <p>RP7 Rafter vents to meet required ventilation area for enclosed rafter spaces. Max 1/2" min 1/8" opening size on vent screen with corrosion-resistant wire screen material. 1 SF of venting per 150 SF of enclosed rafter area in non-fire rated construction. Please see venting calculations on this sheet</p>	<p>FP1 STUD WALL SIZED PER STRUCTURAL</p> <p>FP2 2X6 STUD WALL OR FURRING AS NEEDED FOR MECHANICAL / PLUMBING / VENTING</p> <p>FP3 LINE OF OVERHANG ABOVE</p> <p>FP4 36" HIGH COUNTER</p> <p>FP5 WATER HEATER TO BE INSTALLED PER MANUFACTURER REQUIREMENTS</p> <p>FP6 SLOPE SURFACE AWAY FROM BUILDING</p> <p>FP7 DRYER VENT TERMINATION ON EXTERIOR WALL TO BE A MINIMUM OF 3 FT FROM ANY OPENING</p> <p>FP8 CLOSET SHELF AND POLE</p> <p>FP9 EMERGENCY EGRESS WINDOW</p> <p>FP10 WINDOW MUST HAVE A FRAME AND SASH COMPRISED OF WELDED CORNERS, METAL REINFORCEMENT AT THE INTERLOCK AREA, AND CONSTRUCTED OF MULTIPANE TEMPERED GLAZING WHERE INDICATED. TYPICAL ALL WINDOWS</p> <p>FP11 VENT DRYER THROUGH WALL. SEE MECHANICAL / PLUMBING PLANS FOR FURTHER INFORMATION</p> <p>FP12 MIN. 1 HINGED ENTRY DOOR FOR EGRESS COMPLIANCE REQUIRED - THE EGRESS DOOR SHALL BE SIDE-HINGED AND SHALL PROVIDE A CLEAR WIDTH OF 36 INCHES. THE DOOR SHALL SWING OUT 90°. THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP</p> <p>FP13 SURROUND AROUND THE SHOWER MUST BE TEMPERED GLAZING IN THE WALLS/DOORS FACING OR CONTAINING BATHTUBS, SHOWERS, HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS AND INDOOR/OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXTERIOR EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE STANDING SURFACE. EXCEPTION: GLAZING THAT IS MORE THAN 60" MEASURED HORIZONTALLY, FROM THE WATER'S EDGE OF A BATHTUB, HOT TUB, SPA, WHIRLPOOL OR SWIMMING POOL.</p> <p>FP14 PER SECTION 101.11 CALGREEN AND CIVIL CODE 1101.3(c), ALL PLUMBING FIXTURES SHALL BE COMPLIANT WATER-SAVING PLUMBING FIXTURES. SEE MECHANICAL / PLUMBING PLANS FOR FURTHER INFORMATION</p> <p>FP15 LANDING OR FLOOR REQUIRED AT EACH SIDE OF EXTERIOR DOOR. WIDTH TO BE NOT LESS THAN THE DOOR SWING. SHALL HAVE A MIN. 36 INCH DEPTH MEASURED IN THE DIRECTION OF SWING. EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 1/8 PER FOOT. LANDINGS OR FINISHED FLOORS AT EGRESS DOOR SHALL NOT BE MORE THAN 1.5" LOWER THAN THE TOP OF THE THRESHOLD FOR OUTWARD SWINGING DOORS OR 7.75" FOR DOORS THAT DO NOT SWING OUTWARD</p> <p>FP16 WALL COVERING SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL TO 72" ABOVE DRAIN AT SHOWERS OR TUB WITH SHOWERS. MATERIALS OTHER THAN STRUCTURAL ELEMENTS ARE TO BE MOISTURE RESISTANT. CRC R307.2</p> <p>FP17 DOOR BELL BUTTON TO BE NO MORE THAN 48" ABOVE EXTERIOR FLOOR OR LANDING</p> <p>FP18 WATER CLOSET AND SHOWER TO HAVE A ROLL-IN SHOWER STALL. 30X36" MINIMAL AT 32" TO 39.5" ABOVE FINISH FLOOR. SEE DETAIL 8-10.11/A5.1 AND FLOOR PLAN GENERAL NOTE #31 ON SHEET G0.2 FOR FURTHER INFORMATION</p> <p>FP19 DOOR TO HAVE A NET CLEAR OPENING OF 32"</p> <p>FP20 DESIGNATED 2'-6" x 2'-6" x 7' TALL MINIMUM AREA FOR INSTALLATION OF A HEAT PUMP WATER HEATER PER CEC 2022 SECTION 150.0(N)</p> <p>FP21 FURRING AS NEEDED FOR STANDARD TUB AND SHOWER LENGTH</p>	<p>SOLAR READY ROOF AREA: MIN DIMENSION > 9FT MIN. SF. > 80SF PER CALIFORNIA ENERGY CODE SECTION 110.10(b)</p> <p>THE SOLAR ZONE SHALL 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 LOCAL JURISDICTION</p> <p>SINGLE FAMILY RESIDENCE: THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING AND HAVE A TOTAL AREA OF NO LESS THAN 250SF.</p> <p>FOR PHOTOVOLTAIC ARRAYS OCCUPYING NOT MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN AN 18-INCH (457 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. FOR PHOTOVOLTAIC ARRAYS OCCUPYING MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN A 36-INCH (914 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE.</p> <p>VENTING CALCULATIONS</p> <p>ROOF VENTING: 1SF. OF ROOF VENTING PER 150 SF. OF ENCLOSED AREA OR ENCLOSED Rafter AREA. 499 SF. /150SF = 3.33 SF. VENTILATION AREA REQUIRED: 499 SF. x 144 = .479 SF. IN. MINIMUM VENTILATION AREA REQUIRED: .479 SF. IN.</p>	 <p>SECTION CUT</p>  <p>ELEVATION CALLOUT</p>  <p>DETAIL DRAWING REF.</p>  <p>WALL BELOW OR ROOF ABOVE</p>  <p>X-X" CEILING HEIGHTS</p>  <p>SOLAR ZONE. REFER TO SOLAR NOTES ON SHEET G0.2 & HERS NOTE 6 ON SHEET 11.1 FOR SOLAR REQUIRED</p>  <p>VARIES VAULTED CEILING</p>  <p>X-12" ROOF SLOPE</p>

project
Ojai
ADU

address

revisions

description
Floor Plan/
Roof Plan
Ranch
1 Bedroom

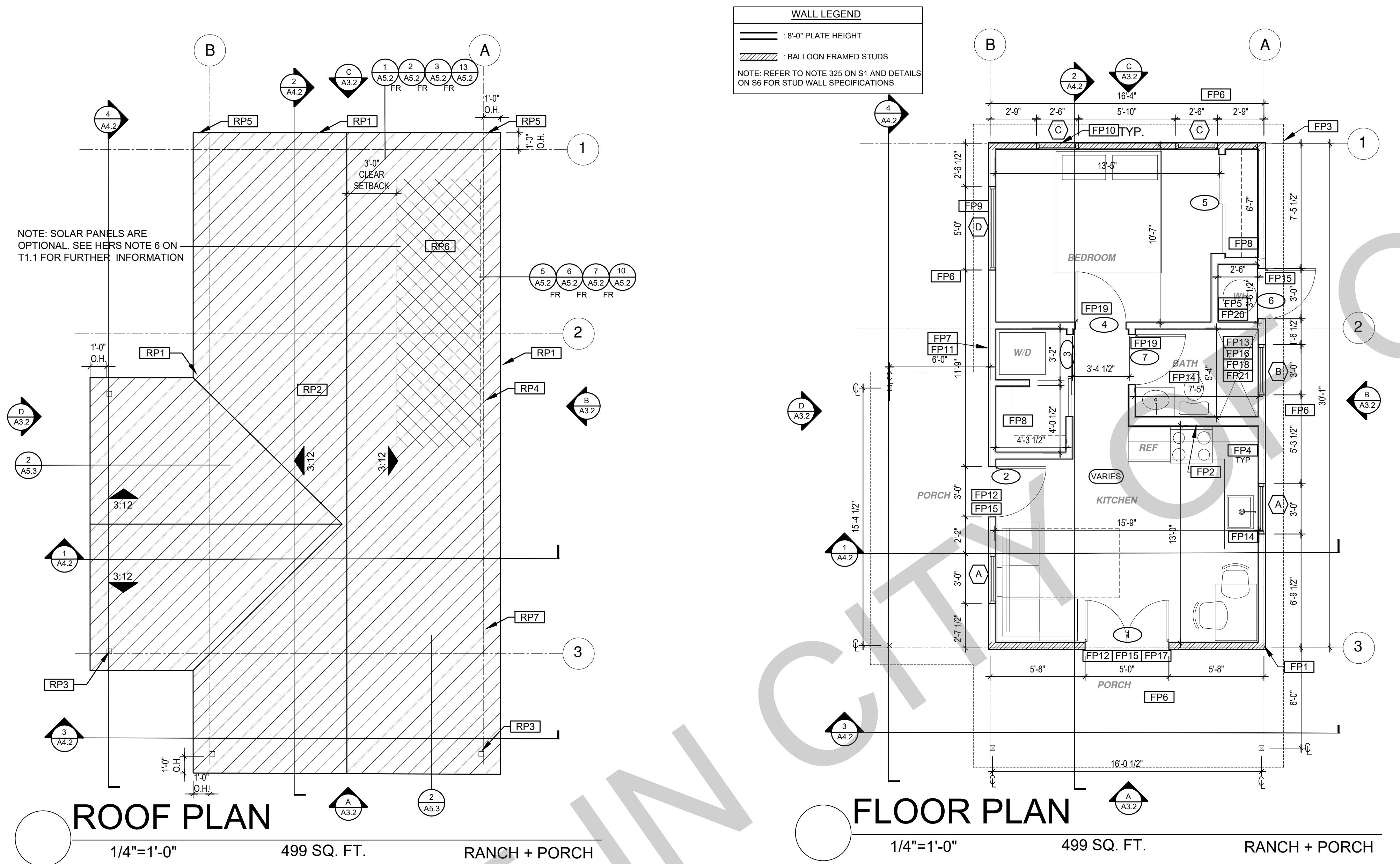
date

project no. 2024_OJAI_ADU

drawn by DESIGN PATH STUDIO

sheet no.

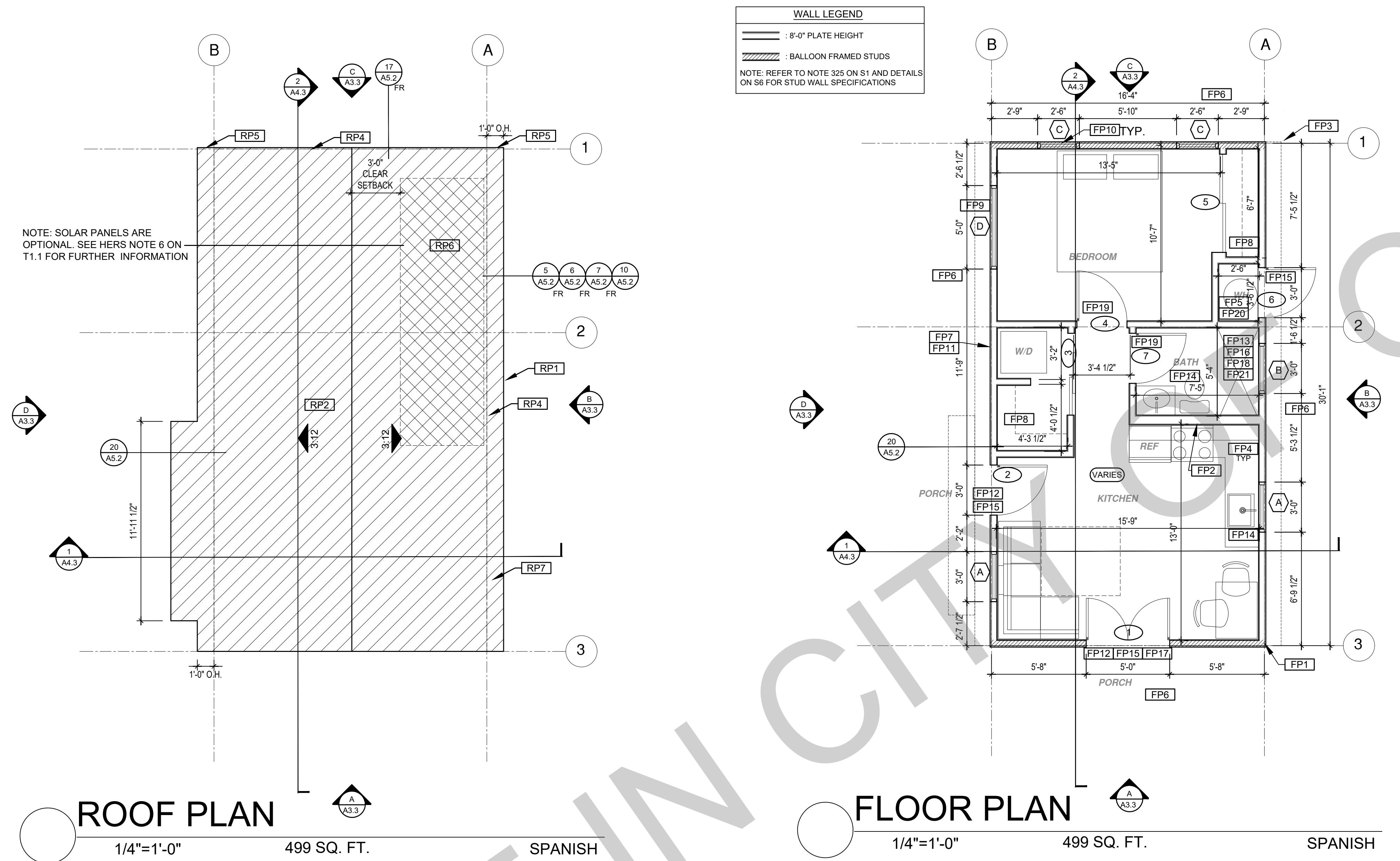
A1.1



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THE DOOR SHALL SWING OUTWARD FROM BETWEEN THE FACE OF THE DOOR AND THE STOP. WITH THE DOOR OPEN 90°, THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP</p> <p>FP13 SURROUND AROUND THE SHOWER MUST BE TEMPERED GLAZING IN THE WALLS/DOORS FACING OR CONTAINING BATHTUBS, SHOWERS, HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS AND INDOOR/OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXTERIOR EDGE OF THE GLAZING IS LESS THAN 60° ABOVE THE STANDING SURFACE. EXCEPTION: GLAZING THAT IS MORE THAN 60° MEASURED HORIZONTALLY, FROM THE WATER'S EDGE OF A BATHTUB, HOT TUB, SPA, WHIRLPOOL OR SWIMMING POOL.</p> <p>FP14 PER SECTION 101.11 CALGREEN AND CIVIL CODE 1101.3(c). ALL PLUMBING FIXTURES SHALL BE COMPLIANT WATER-SAVING PLUMBING FIXTURES. SEE MECHANICAL / PLUMBING PLANS FOR FURTHER INFORMATION</p> <p>FP15 LANDING OR FLOOR REQUIRED AT EACH SIDE OF EXTERIOR DOOR. WIDTH TO BE NOT LESS THAN THE DOOR SWING. 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ROOF KEYNOTES	FLOOR PLAN KEYNOTES	SOLAR READY NOTES	LEGEND
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project
Ojai
ADU
address

revisions

description
Floor Plan/
Roof Plan
Spanish
1 Bedroom

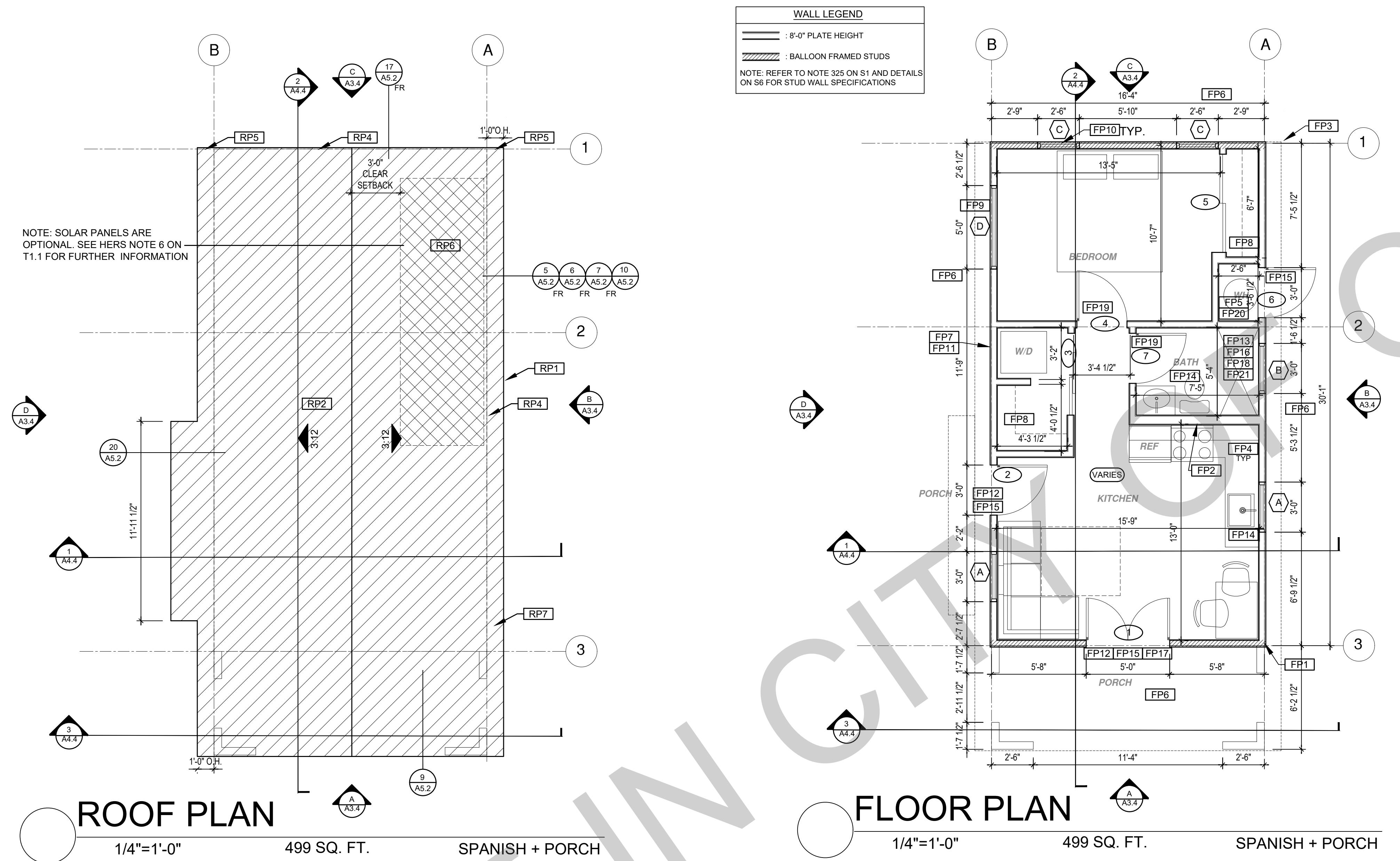
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project no. 2024_OJAI_ADU

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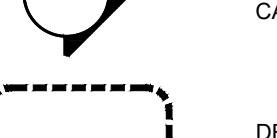
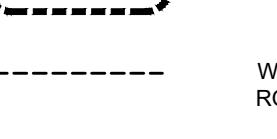
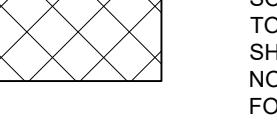
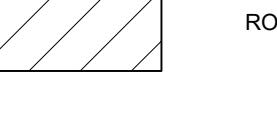
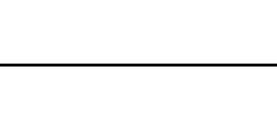
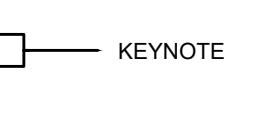
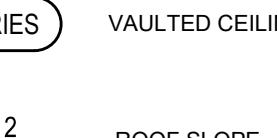
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A1.3

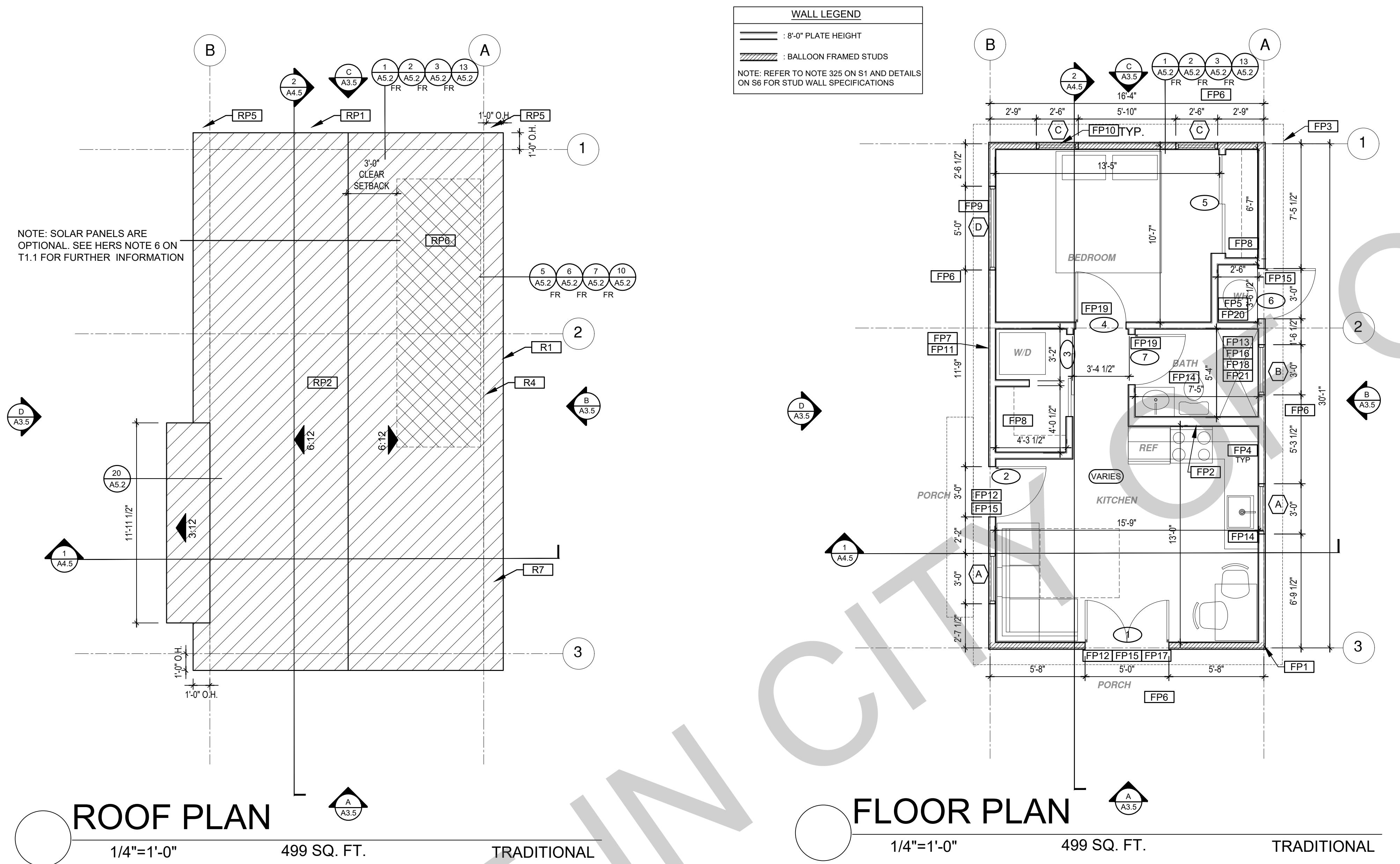


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2. THE RECIPIENT AGREES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. WARRANTIES, GUARANTEES, OR ANY OTHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREIN. ANY USE OF THESE CONSTRUCTION DOCUMENTS BY THE RECIPIENT OR OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT AGREES TO INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS, HANSON, AND ASSOCIATES, ANY AND ALL OTHER SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ANY PROJECT. IN NO EVENT SHALL DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGE IN ANY AMOUNT, THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS.
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ROOF KEYNOTES	FLOOR PLAN KEYNOTES	SOLAR READY NOTES	LEGEND
<p>RP1 LINE OF ROOF OVERHANG</p> <p>RP2 CLASS A ROOFING MATERIAL. SEE GENERAL ROOF NOTE 13 ON SHEET G0.2</p> <p>RP3 SUPPORT POST BELOW</p> <p>RP4 LINE OF WALLS BELOW</p> <p>RP5 ROOF DOWNSPOUT LOCATION TO BE DETERMINED BY SITE SPECIFIC CONDITIONS</p> <p>RP6 DESIGNATED SOLAR PANEL AREA. PLEASE SEE SOLAR READY NOTES ON THIS SHEET</p> <p>RP7 Rafter vents to meet required ventilation area for enclosed rafter spaces. Max $\frac{1}{2}$ min $\frac{1}{3}$ opening size on vent screen with corrosion-resistant wire screen material. 1 SF of venting per 150 SF of enclosed rafter area in non-fire rated construction. Please see venting calculations on this sheet</p>	<p>FP1 STUD WALL SIZED PER STRUCTURAL</p> <p>FP2 2X6 STUD WALL OR FURRING AS NEEDED FOR MECHANICAL / PLUMBING / VENTING</p> <p>FP3 LINE OF OVERHANG ABOVE</p> <p>FP4 36" HIGH COUNTER</p> <p>FP5 WATER HEATER TO BE INSTALLED PER MANUFACTURER REQUIREMENTS</p> <p>FP6 SLOPE SURFACE AWAY FROM BUILDING</p> <p>FP7 DRYER VENT TERMINATION ON EXTERIOR WALL TO BE A MINIMUM OF 3 FT FROM ANY OPENING</p> <p>FP8 CLOSET SHELF AND POLE</p> <p>FP9 EMERGENCY EGRESS WINDOW</p> <p>FP10 WINDOW MUST HAVE A FRAME AND SASH COMPRISING OF WELDED CORNERS, METAL REINFORCEMENT AT THE INTERLOCK AREA, AND CONSTRUCTED OF MULTIPANE TEMPERED GLAZING WHERE INDICATED. TYPICAL ALL WINDOWS</p> <p>FP11 VENT DRYER THROUGH WALL. SEE MECHANICAL / PLUMBING PLANS FOR FURTHER INFORMATION</p> <p>FP12 MIN. 1 HINGED ENTRY DOOR FOR EGRESS COMPLIANCE REQUIRED - THE EGRESS DOOR SHALL BE SIDE-HINGED AND SHALL PROVIDE A CLEAR WIDTH OF 36 INCHES. THE DOOR SHALL SWING OUTWARD BETWEEN THE FACE OF THE DOOR AND THE STOP. WITH THE DOOR OPEN 90°, THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP</p> <p>FP13 SURROUND AROUND THE SHOWER MUST BE TEMPERED GLAZING IN THE WALLS/DOORS FACING OR CONTAINING BATHTUBS, SHOWERS, HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS AND INDOOR/OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXTERIOR EDGE OF THE GLAZING IS LESS THAN 60° ABOVE THE STANDING SURFACE. EXCEPTION: GLAZING THAT IS MORE THAN 60° MEASURED HORIZONTALLY, FROM THE WATER'S EDGE OF A BATHTUB, HOT TUB, SPA, WHIRLPOOL OR SWIMMING POOL.</p> <p>FP14 PER SECTION 301.11 CALGREEN AND CIVIL CODE 110.1.3(c), ALL PLUMBING FIXTURES SHALL BE COMPLIANT WATER-SAVING PLUMBING FIXTURES. SEE MECHANICAL / PLUMBING PLANS FOR FURTHER INFORMATION</p> <p>FP15 LANDING OR FLOOR REQUIRED AT EACH SIDE OF EXTERIOR DOOR. WIDTH TO BE NOT LESS THAN THE DOOR SWING. SHALL HAVE A MIN. 36-INCH DEPTH MEASURED IN THE DIRECTION OF SWING. EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED $\frac{1}{8}$ PER FOOT. LANDINGS OR FINISHED FLOORS AT EGRESS DOOR SHALL NOT BE MORE THAN 1.5" LOWER THAN THE TOP OF THE THRESHOLD FOR OUTWARD SWINGING DOORS OR 7.75" FOR DOORS THAT DO NOT SWING OUTWARD</p> <p>FP16 WALL COVERING SHALL BE CEMENT PLASTER, TILE OR APPROVE EQUAL TO 72" ABOVE DRAIN AT SHOWERS OR TUB WITH SHOWERS. MATERIALS OTHER THAN STRUCTURAL ELEMENTS ARE TO BE MOISTURE RESISTANT. CRC R307.2</p> <p>FP17 DOOR BELL BUTTON TO BE NO MORE THAN 48" ABOVE EXTERIOR FLOOR OR LANDING</p> <p>FP18 WATER CLOSET AND SHOWER TO HAVE A ROLL-IN SHOWER STALL OR TUB SURFACE AT 32" TO 39.5" ABOVE FINISH FLOOR. SEE DETAIL 8.10.11/A5.1 AND FLOOR PLAN GENERAL NOTE #31 ON SHEET G0.2 FOR FURTHER INFORMATION</p> <p>FP19 DOOR TO HAVE A NET CLEAR OPENING OF 32"</p> <p>FP20 DESIGNATED 2'-6" x 2'-6" x 7' TALL MINIMUM AREA FOR INSTALLATION OF A HEAT PUMP WATER HEATER PER CEC 2022 SECTION 150.0(N)</p> <p>FP21 FURRING AS NEEDED FOR STANDARD TUB AND SHOWER LENGTH</p>	<p>SOLAR READY ROOF AREA: MIN DIMENSION > 9FT. MIN. SF. > 80SF. PER CALIFORNIA ENERGY CODE SECTION 110.10(b)</p> <p>THE SOLAR ZONE SHALL 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 LOCAL JURISDICTION</p> <p>SINGLE FAMILY RESIDENCE: THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING AND HAVE A TOTAL AREA OF NO LESS THAN 250SF.</p> <p>FOR PHOTOVOLTAIC ARRAYS OCCUPYING NOT MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN AN 18-INCH (457 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. FOR PHOTOVOLTAIC ARRAYS OCCUPYING MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN A 36-INCH (914 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE.</p> <p>VENTING CALCULATIONS</p> <p>ROOF VENTING: 1SF. OF ROOF VENTING PER 150 SF. 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project
Ojai
ADU
address
revisions
description
Floor Plan/
Roof Plan
Spanish + Porch
1 Bedroom
date
project no. 2024_OJAI_ADU
drawn by DESIGN PATH STUDIO
sheet no. A1.4



ROOF KEYNOTES	FLOOR PLAN KEYNOTES	SOLAR READY NOTES	LEGEND
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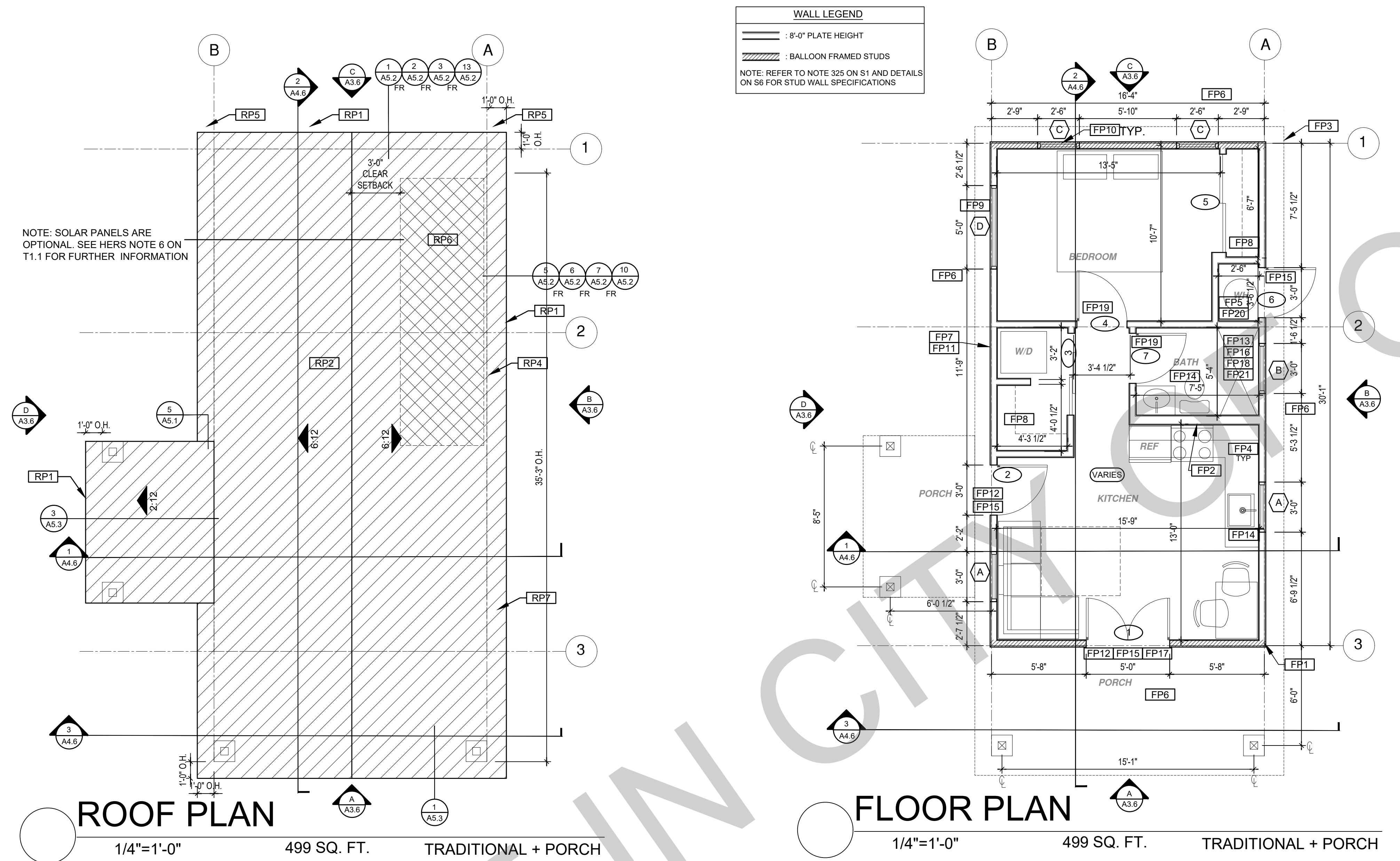
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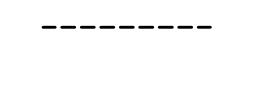
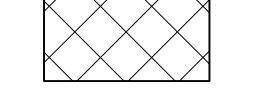
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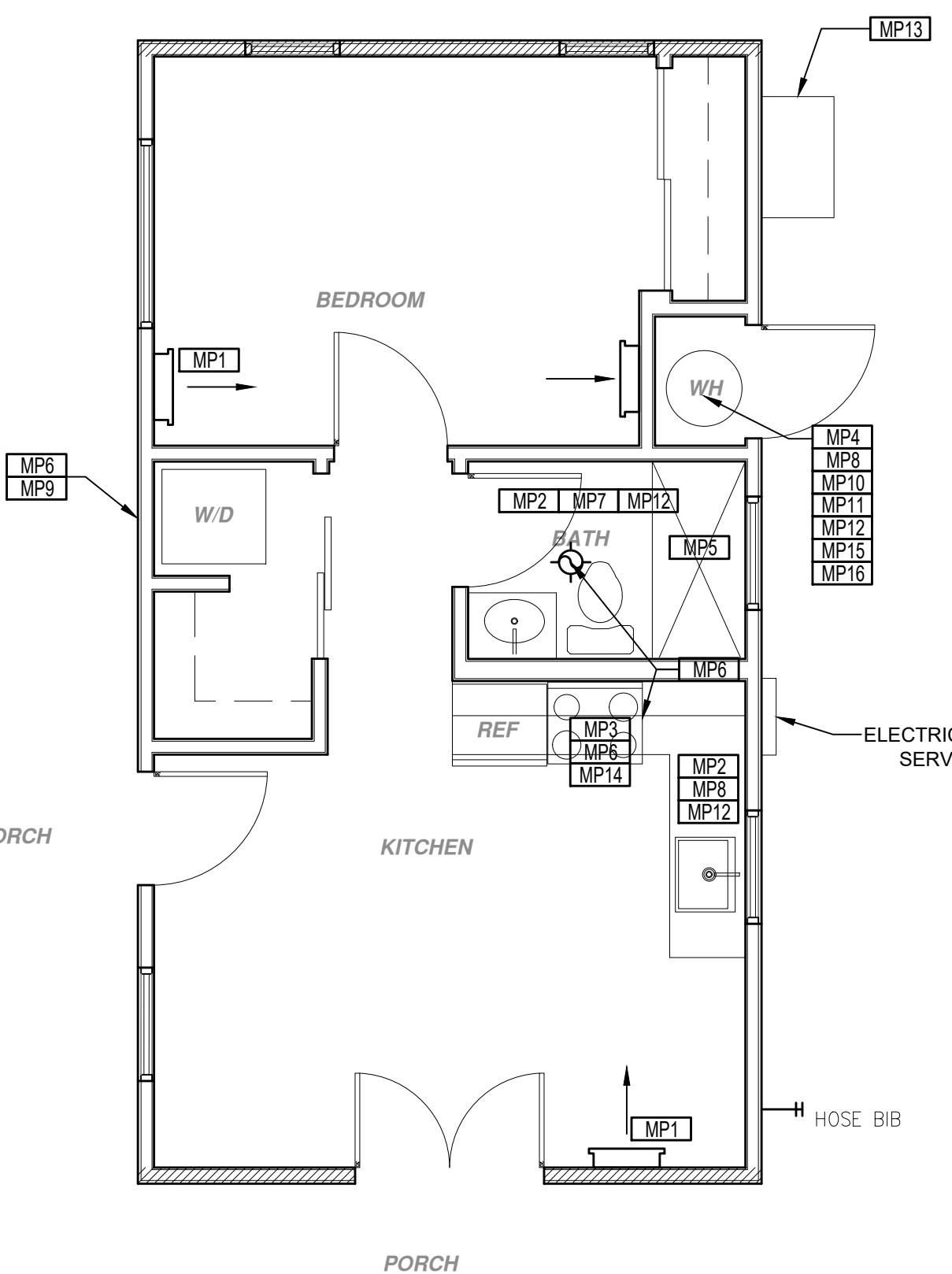
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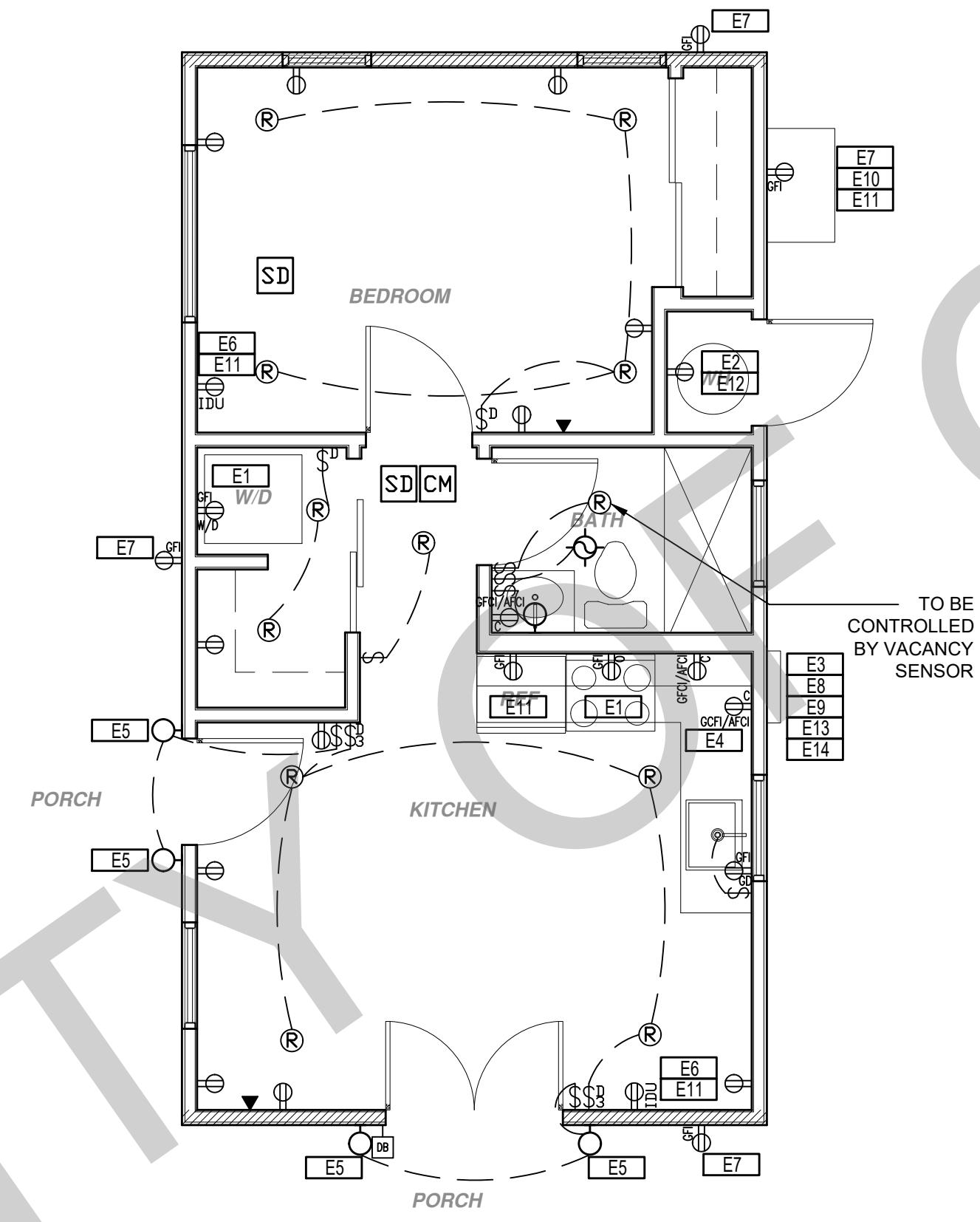
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Please see venting calculations on this sheet</p>	<p>FP1 STUD WALL SIZED PER STRUCTURAL</p> <p>FP2 2X6 STUD WALL OR FURRING AS NEEDED FOR MECHANICAL / PLUMBING / VENTING</p> <p>FP3 LINE OF OVERHANG ABOVE</p> <p>FP4 36" HIGH COUNTER</p> <p>FP5 WATER HEATER TO BE INSTALLED PER MANUFACTURER REQUIREMENTS</p> <p>FP6 SLOPE SURFACE AWAY FROM BUILDING</p> <p>FP7 DRYER VENT TERMINATION ON EXTERIOR WALL TO BE A MINIMUM OF 3 FT FROM ANY OPENING</p> <p>FP8 CLOSET SHELF AND POLE</p> <p>FP9 EMERGENCY EGRESS WINDOW</p> <p>FP10 WINDOW MUST HAVE A FRAME AND SASH COMPRISING OF WELDED CORNERS, METAL REINFORCEMENT AT THE INTERLOCK AREA, AND CONSTRUCTED OF MULTIPANE TEMPERED GLAZING WHERE INDICATED. TYPICAL ALL WINDOWS</p> <p>FP11 VENT DRYER THROUGH WALL. SEE MECHANICAL / PLUMBING PLANS FOR FURTHER INFORMATION</p> <p>FP12 MIN. 1 HINGED ENTRY DOOR FOR EGRESS COMPLIANCE REQUIRED - THE EGRESS DOOR SHALL BE SIDE-HINGED AND SHALL PROVIDE A CLEAR WIDTH OF 36 INCHES. THE DOOR SHALL SWING OUTWARD FROM BETWEEN THE FACE OF THE DOOR AND THE STOP. WITH THE DOOR OPEN 90°, THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP</p> <p>FP13 SURROUND AROUND THE SHOWER MUST BE TEMPERED GLAZING IN THE WALLS/DOORS FACING OR CONTAINING BATHTUBS, SHOWERS, HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS AND INDOOR/OUTDOOR SWIMMING POOLS WHERE THE BODY IS EXPOSED. THE EDGE OF THE GLAZING IS LESS THAN 60° ABOVE THE STANDING SURFACE. EXCEPTION: GLAZING THAT IS MORE THAN 60° MEASURED HORIZONTALLY, FROM THE WATER'S EDGE OF A BATHTUB, HOT TUB, SPA, WHIRLPOOL OR SWIMMING POOL.</p> <p>FP14 PER SECTION 301.11 CALGREEN AND CIVIL CODE 1101.3(c). ALL PLUMBING FIXTURES SHALL BE COMPLIANT WATER-SAVING PLUMBING FIXTURES. SEE MECHANICAL / PLUMBING PLANS FOR FURTHER INFORMATION</p> <p>FP15 LANDING OR FLOOR REQUIRED AT EACH SIDE OF EXTERIOR DOOR. WIDTH TO BE NOT LESS THAN THE DOOR SWING. SHALL HAVE A MIN. 36 INCH DEPTH MEASURED IN THE DIRECTION OF SWING. EXTERIOR LANDINGS SHALL BE PERMITTED TO HAVE A SLOPE NOT TO EXCEED $\frac{1}{8}$ PER FOOT. LANDINGS OR FINISHED FLOORS AT EGRESS DOOR SHALL NOT BE MORE THAN 1.5" LOWER THAN THE TOP OF THE THRESHOLD FOR OUTWARD SWINGING DOORS OR 7.75" FOR DOORS THAT DO NOT SWING OUTWARD</p> <p>FP16 WALL COVERING SHALL BE CEMENT PLASTER, TILE OR APPROVED EQUAL TO 72" ABOVE DRAIN AT SHOWERS OR TUB WITH SHOWERS. MATERIALS OTHER THAN STRUCTURAL ELEMENTS ARE TO BE MOISTURE RESISTANT. CRC R307.2</p> <p>FP17 DOOR BELL BUTTON TO BE NO MORE THAN 48" ABOVE EXTERIOR FLOOR OR LANDING</p> <p>FP18 WATER CLOSET AND SHOWER TO HAVE A MIN. 36 INCH DEPTH MEASURED IN THE DIRECTION OF SWING AT 32° TO 39.5° ABOVE FINISH FLOOR. SEE DETAIL 8.10.11/A5.1 AND FLOOR PLAN GENERAL NOTE #31 ON SHEET G0.2 FOR FURTHER INFORMATION</p> <p>FP19 DOOR TO HAVE A NET CLEAR OPENING OF 32"</p> <p>FP20 DESIGNATED 2'-6" x 2'-6" x 7' TALL MINIMUM AREA FOR INSTALLATION OF A HEAT PUMP WATER HEATER PER CEC 2022 SECTION 150.0(N)</p> <p>FP21 FURRING AS NEEDED FOR STANDARD TUB AND SHOWER LENGTH</p>	<p>SOLAR READY ROOF AREA. MIN DIMENSION > 9FT. MIN. SF. > 80SF. PER CALIFORNIA ENERGY CODE SECTION 110.10(b)</p> <p>THE SOLAR ZONE SHALL 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 LOCAL JURISDICTION</p> <p>SINGLE FAMILY RESIDENCE: THE SOLAR ZONE SHALL BE LOCATED ON THE ROOF OR OVERHANG OF THE BUILDING AND HAVE A TOTAL AREA OF NO LESS THAN 250SF.</p> <p>FOR PHOTOVOLTAIC ARRAYS OCCUPYING NOT MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN AN 18-INCH (457 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE. FOR PHOTOVOLTAIC ARRAYS OCCUPYING MORE THAN 33 PERCENT OF THE PLAN VIEW TOTAL ROOF AREA, NOT LESS THAN A 36-INCH (914 MM) CLEAR SETBACK IS REQUIRED ON BOTH SIDES OF A HORIZONTAL RIDGE.</p> <p>SOLAR ZONE. REFER TO SOLAR NOTES ON SHEET G0.2 & HERS NOTE 6 ON SHEET 11.1 FOR SOLAR REQUIRED</p> <p>ROOF VENTING: 1SF. OF ROOF VENTING PER 150 SF. OF ENCLOSED AREA OR ENCLOSED Rafter AREA. $499 \text{ SF.} / 150 \text{ SF.} = 3.33 \text{ SF.}$ CONVERT TO SQ. IN. $3.33 \text{ SF.} \times 144 = 479 \text{ SQ. IN.}$ MINIMUM VENTILATION AREA REQUIRED: 479 SQ. IN.</p> <p>VENTING CALCULATIONS</p>	 <p>SECTION CUT</p>  <p>ELEVATION CALLOUT</p>  <p>DETAIL DRAWING REF.</p>  <p>WALL BELOW OR ROOF ABOVE</p>  <p>X-X' CEILING HEIGHTS</p>  <p>VARIES VAULTED CEILING</p>  <p>X-12' ROOF SLOPE</p>

project
Ojai
ADU
address
revisions
description
Floor/Roof Plan
Traditional
+ Porch
1 Bedroom
date
project no. 2024_OJAI_ADU
drawn by DESIGN PATH STUDIO
sheet no. A1.6

MECHANICAL / PLUMBING PLAN
1/4"=1'-0"



ELECTRICAL PLAN
1/4"=1'-0"



MECHANICAL / PLUMBING KEYNOTES	ELECTRICAL KEYNOTES	MECHANICAL / PLUMBING LEGEND	ELECTRICAL LEGEND
MP1 INDOOR UNIT MINI SPLIT SYSTEM	MP9 DRYER EXHAUST OUTLET FROM DRYER TO EXTERIOR MAX 100' (30M) IN LENGTH. DRYER EXHAUST DUCTS SHALL NOT EXCEED 10' (3M) IN LENGTH. DRYER EXHAUST DUCTS MUST TERMINATE IN A MIN. OF 3' FROM ANY OPENING. MIN. OF 12 CFM OF DRYER EXHAUST VENTS TO EXTERIOR. 1.5 GPM AT 10 PSI THAT CAN INCREASE THE FLOW MOMENTANEOUSLY BUT CANT EXCEED 2 GALLONS PER MIN AT 10 PSI & MUST DEFAULT TO A MAX. FLOW RATE OF 1.8GALLONS PER MIN AT 10 PSI. & SHOWERS NOT EXCEED 1.8 GPM. AT 80 PSI AND ALL SHOWER HEADS SHALL MEET THE FEDERAL ENERGY PERFORMANCE CRITERIA OF THE EPA WATERSENCE SPECIFICATIONS FOR SHOWERHEADS. CPC SECTION 407, 408, 411, 412 AND SECTION 301.1.1 CALGREEN CODE AND CIV. CODE 1101.3(c)	MP1 INDOOR UNIT MINI SPLIT SYSTEM	E1 DEDICATED 40AMP 240V POWER FOR ELECTRIC COOKTOP AND 30AMP/240V FOR ELECTRIC DRYER TO BE WITHIN 3FT OF APPLIANCES.
MP2 WATER CONSERVING FIXTURES: NEW WATER CLOSETS SHALL LEAVE NO MORE THAN 1.2 GAL. OF WATER PER FLUSH. LAVATORIES LIMITED TO 1.2 GPM. SHOWER HEADS LIMITED TO EXTERIOR. 1.5 GPM AT 10 PSI THAT CAN INCREASE THE FLOW MOMENTANEOUSLY BUT CANT EXCEED 2 GALLONS PER MIN AT 10 PSI & MUST DEFAULT TO A MAX. FLOW RATE OF 1.8GALLONS PER MIN AT 10 PSI. & SHOWERS NOT EXCEED 1.8 GPM. AT 80 PSI AND ALL SHOWER HEADS SHALL MEET THE FEDERAL ENERGY PERFORMANCE CRITERIA OF THE EPA WATERSENCE SPECIFICATIONS FOR SHOWERHEADS. CPC SECTION 407, 408, 411, 412 AND SECTION 301.1.1 CALGREEN CODE AND CIV. CODE 1101.3(c)	MP10 DEDICATED 40AMP 240V POWER FOR ELECTRIC COOKTOP AND 30AMP/240V FOR ELECTRIC DRYER TO BE WITHIN 3FT OF APPLIANCES.	E2 OUTLET FOR NEW WATER HEATER WITHIN 3' OF WATER HEATER.	E11 A DISCONNECTING MEANS CAPABLE OF DISCONNECTING AIR-CONDITIONING AND REFRIGERATING EQUIPMENT, INCLUDING MOTOR-COMPRESSORS AND CONTROLLER FROM THE CIRCUIT CONDUCTOR IS REQUIRED WITHIN SIGHT FROM THE EQUIPMENT LOCATED PER CEC SECTION 210.52(C).
MP3 EXHAUST HOOD ABOVE TO BE SMOOTH	MP11 NEW WATER HEATER SHALL HAVE ISOLATION VALVES ON BOTH THE COLD AND THE HOT WATER PIPING LEAVING THE WATER HEATER COMPLETE WITH HOSE BIBS OR OTHER FITTINGS ON EACH SIDES FOR FLUSHING THE WATER HEATER WHEN THE UNIT IS RELOCATED.	MP12 CONTRACTOR TO VERIFY MAIN PANEL	E12 CONTRACTOR TO VERIFY MAIN PANEL
MP4 NEW WATER HEATER - TO HAVE CONDENSATE DRAINS INSTALLED HIGHER THAN 2' ABOVE THE BASE OF THE HEATER THAT ALSO ALLOWS GRAVITY DRAINAGE	MP12 CONTRACTOR TO VERIFY MAIN PANEL	MP13 MAIN PANELBOARD LOCATION SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS. ALL SINGLE-FAMILY RESIDENCES THAT INCLUDE ONE OR TWO DWELLING UNITS SHALL MEET THE FOLLOWING ENERGY STORAGE SYSTEMS (ESS) READY REQUIREMENTS: ALL ELECTRICAL EQUIPMENT SHALL BE LISTED AND LISTED ACCORDING WITH THE CEC. SEE SHEET G2.2. ELECTRICAL READY (20.0) FOR REQUIREMENTS. SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3FT OF THE MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD & THE SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH LOCATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE.	E13 CONTRACTOR TO VERIFY MAIN PANEL
MP5 CONTROL VALVES IN SHOWERS, BATHTUBS, & SINKS MUST BE PRESSURE BALANCED OR THERMOSTATIC MIX VALVES	MP14 MINIMUM 100 CFM INTERMITTENT RATED HOOD OVER RANGE IS REQUIRED. IF USED FOR INDOOR AIR QUALITY THE FAN SHALL RUN CONTINUOUSLY AT 100 CFM OR HERS VERIFIED PER GEC TABLE 150.0-6: 110CFM OR 65CFM AT <75SF, 130 CFM OR 55% CFM AT 1500SF.	MP14 MINIMUM 100 CFM INTERMITTENT RATED HOOD OVER RANGE IS REQUIRED. IF USED FOR INDOOR AIR QUALITY THE FAN SHALL RUN CONTINUOUSLY AT 100 CFM OR HERS VERIFIED PER GEC TABLE 150.0-6: 110CFM OR 65CFM AT <75SF, 130 CFM OR 55% CFM AT 1500SF.	E14 MAIN PANELBOARD LOCATION SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS. ALL SINGLE-FAMILY RESIDENCES THAT INCLUDE ONE OR TWO DWELLING UNITS SHALL MEET THE FOLLOWING ENERGY STORAGE SYSTEMS (ESS) READY REQUIREMENTS: ALL ELECTRICAL EQUIPMENT SHALL BE LISTED AND LISTED ACCORDING WITH THE CEC. SEE SHEET G2.2. ELECTRICAL READY (20.0) FOR REQUIREMENTS. SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH WITHIN 3FT OF THE MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD & THE SYSTEM ISOLATION EQUIPMENT/TRANSFER SWITCH LOCATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE.
MP6 EXHAUST PIPE TERMINATION AT THE EXTERIOR WALL SHALL BE 3 FT FROM OPENINGS	MP15 WATER HEATER TO BE DUCTED AND EXHAUST TO ROOF PER MANUFACTURERS SPECIFICATIONS	MP15 WATER HEATER TO BE DUCTED AND EXHAUST TO ROOF PER MANUFACTURERS SPECIFICATIONS	E15 OUTDOOR CONDENSING UNIT RECEPTACLE
MP7 CLEARANCE FOR WATER CLOSET TO BE A MIN. OF 24" IN FRONT, AND 15' FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION. (CPC 402.5)	MP16 OUTDOOR CONDENSING UNIT RECEPTACLE SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF THE HEATING AND COOLING EQUIPMENT. THE OUTDOOR CONDENSING UNIT SHALL BE LOCATED ON THE SAME LEVEL AND WITHIN 25 FEET OF THE EQUIPMENT. THIS RECEPTACLE SHALL BE GFCI/WP PROTECTED.	MP16 OUTDOOR CONDENSING UNIT RECEPTACLE SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF THE HEATING AND COOLING EQUIPMENT. THE OUTDOOR CONDENSING UNIT SHALL BE LOCATED ON THE SAME LEVEL AND WITHIN 25 FEET OF THE EQUIPMENT. THIS RECEPTACLE SHALL BE GFCI/WP PROTECTED.	E16 OUTDOOR CONDENSING UNIT RECEPTACLE
MP8 THE 1/2" HOT WATER PIPE TO THE KITCHEN SINK AND THE COLD WATER PIPE WITHIN 5' OF WATER HEATER BOTH REQUIRE 1" INSULATION			

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project
Ojai
ADU

address

revisions

description

Mechanical/
Electrical
Plan

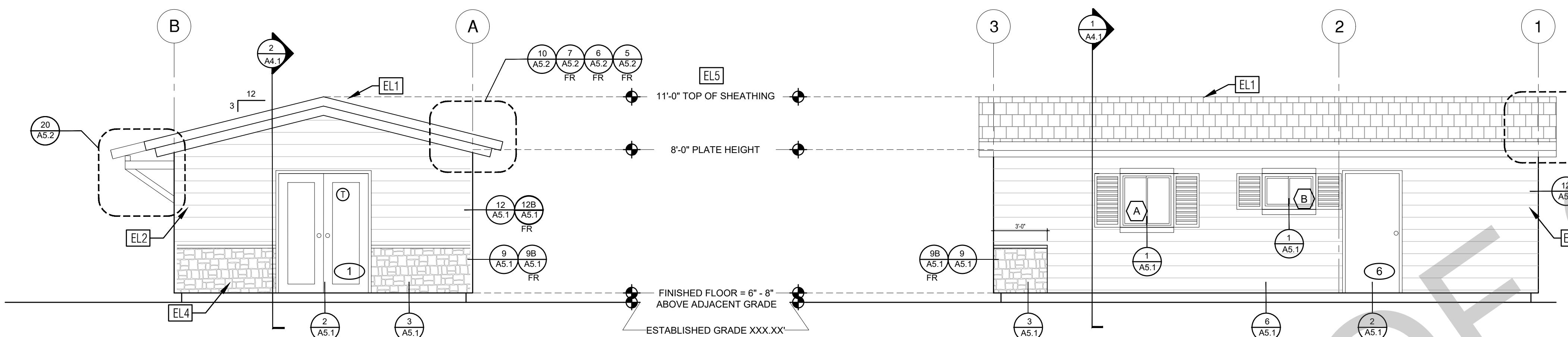
date

project no. 2024_OJAI_ADU

drawn by DESIGN PATH STUDIO

sheet no.

A2.1



ELEVATION - A

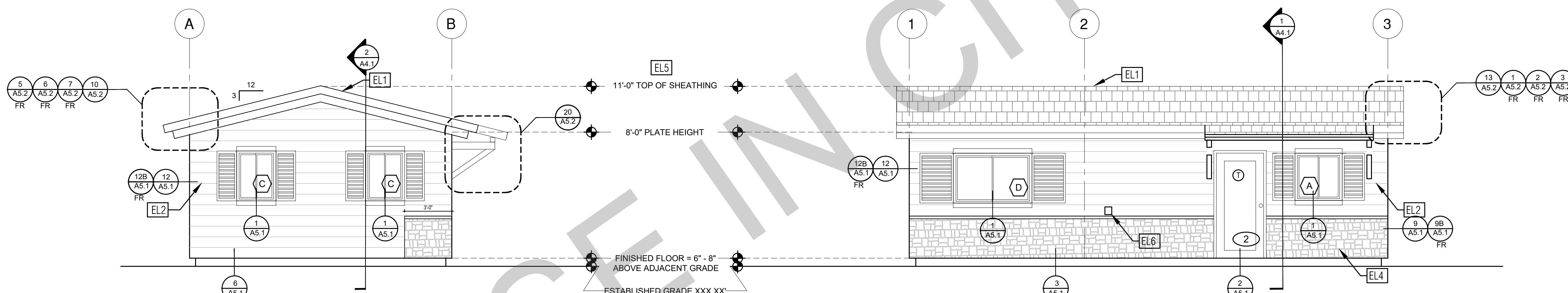
1/4" = 1'-0"

RANCH

ELEVATION - B

1/4" = 1'-0"

RANCH



ELEVATION - C

1/4" = 1'-0"

RANCH

ELEVATION - D

1/4" = 1'-0"

RANCH

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1. THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE CITY OF OJAI. OTHER USES ARE PROHIBITED.
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3. THE RECIPIENT AGREES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES, EXPRESSED OR IMPLIED, OR COVENANTS, EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREIN. ANY USE OF THESE CONSTRUCTION DOCUMENTS BY THE RECIPIENT OR OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT AGREES AND ACKNOWLEDGES THAT IT IS PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, ADOPTIONS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ANY PROJECT. IN NO EVENT SHALL DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGE IN ANY AMOUNT, THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS.
4. THE DESIGNS REPRESENTED BY THESE PLANS ARE THE PROPERTY OF DESIGN PATH STUDIO AND ARE SUBJECT TO COPYRIGHT PROTECTION.

4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

project
Ojai
ADU

address

revisions
01

description
Exterior
Elevations
1 Bedroom
Ranch

date

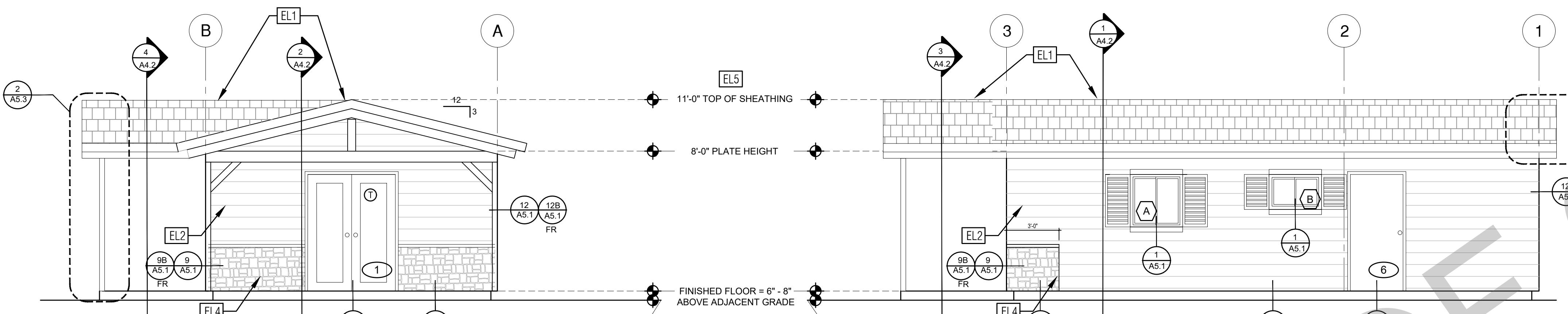
project no. 2024_OJAI_ADU

drawn by DESIGN PATH STUDIO

sheet no.

A3.1

ELEVATION KEYNOTES	ELEVATION GENERAL NOTES	LEGEND
<p>EL1 MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS</p> <p>EL2 SIDING</p> <p>EL3 STUCCO</p> <p>EL4 STONE VENEER</p> <p>EL5 HEIGHT IS MEASURED AT THE BUILDING LINE, FROM THE LOWER OF EXISTING AND PROPOSED GRADES</p> <p>EL6 DRYER VENT TERMINATION (MINIMUM OF 3 FT FROM ANY OPENING)</p> <p>EL7 BOARD AND BATTEN</p>	<p>1. ALL DIMENSIONS TO FINISH FACE, U.N.O.</p> <p>2. ALL DOORS SHOULD BE 3 1/2" FROM NEAREST INTERSECTING WALL AT HINGED SIDE, U.N.O.</p> <p>3. WRITTEN DIMENSIONS TO REVEAL OVER SCAFFOLDING. SUBCONTRACTOR TO VERIFY ALL DIMS PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY ARCHITECT OF ANY DISCREPANCIES.</p> <p>4. REFER TO FRAMING PLANS, FLOOR PLANS, AND SECTIONS FOR CLARIFICATION AND DIMENSIONS</p> <p>5. SEE SCHEDULE FOR DOOR AND WINDOW INFORMATION AND HEIGHTS</p> <p>6. LATH & PLASTER LATH AND PLASTER SHALL BE MINIMUM 7/8" THICK AT COMPLETION AND INSTALLED PER THE FOLLOWING: -LATHING: STAINLESS 2022 CBC SEC. 2510 -PREPARATION OF LATH: 1/8" MINIMUM THICKNESS OF CONCRETE, PER 2022 CBC 2510.7 -EXTERIOR PLASTER: 2022 CBC SEC. 2512 -WEEP SCREED: NO. 26 GALV. METAL PLACED AT OR BELOW THE FOUNDATION PLATE LINE 4" MINIMUM ABOVE EARTH OR 2" MINIMUM ABOVE PAVED AREA, 2022 CBC 2512.1 -CONCRETE MATERIAL: CEMENT PLASTER ASTM C926 -CURING AND INTERVAL: 2022 CBC TABLE 2512.6 -EXPOSED AGGREGATE PLASTER 2022 CBC SEC. 2513 2022 CBC SEC. 2512.1 THROUGH 2512.9</p> <p>7. FRAMING ELEVATIONS, INCLUDING FLOOR PLATES AND FLOOR LEVEL ELEVATIONS ARE MEASURED FROM BUILDING FINISH FLOOR, U.N.O.</p> <p>8. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.</p> <p>10. CONTRACTOR TO VERIFY COLOR SCHEME WITH OWNER BEFORE PERFORMING THE WORK</p>	<p>SECTION CUT</p> <p>KEYNOTE</p> <p>SPRAY FIN. STUCCO</p> <p>ELEVATION CALLOUT</p> <p>DOOR SYMBOL</p> <p>BOARD & BATTEN</p> <p>DETAIL DRAWING REF.</p> <p>WINDOW SYMBOL</p> <p>GLAZING</p> <p>ELEVATION MARKER</p> <p>TEMPERED GLASS</p> <p>ROOFING</p>



ELEVATION - A

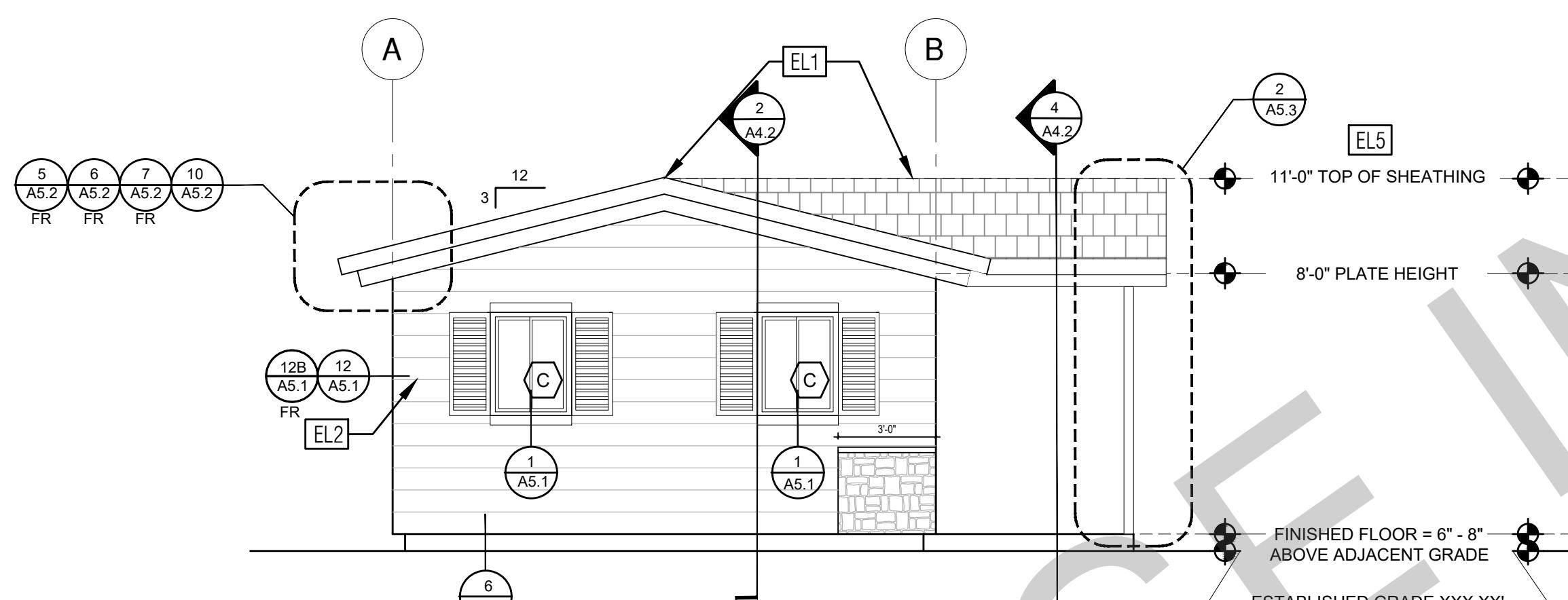
1/4" = 1'-0"

RANCH + PORCH



$$\frac{1}{4}'' = 1'-0''$$

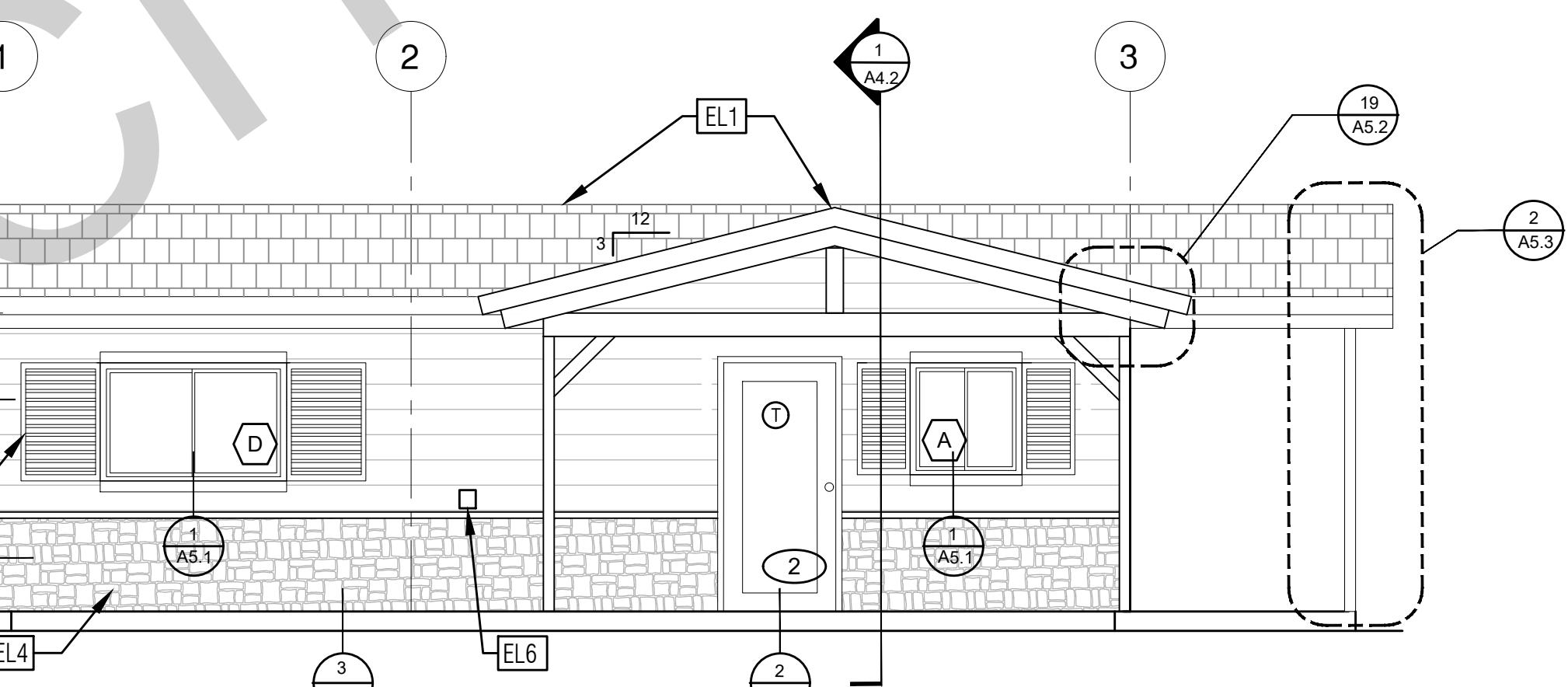
RANCH + PORCH



ELEVATION - C

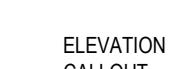
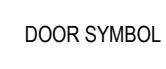
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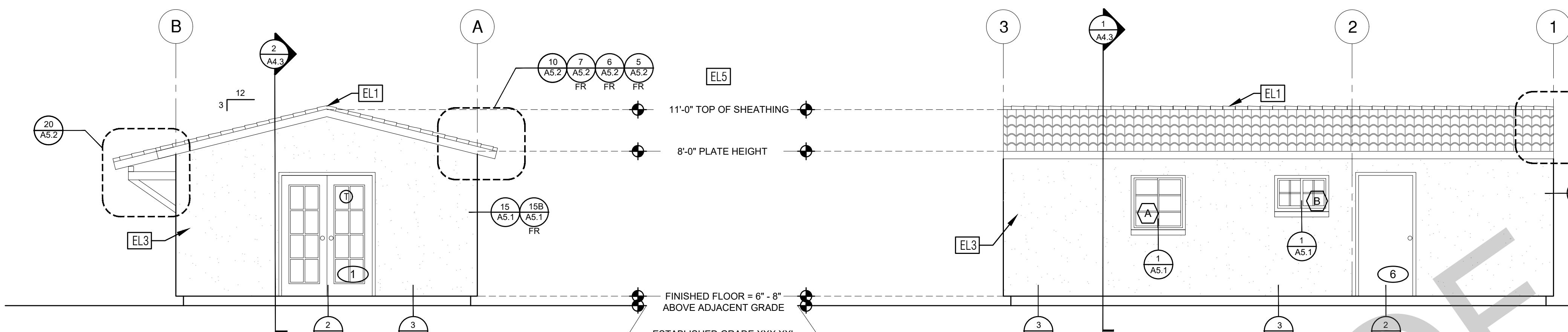
RANCH + PORCH



ELEVATION - D

$$\underline{1/4" = 1'-0"}$$

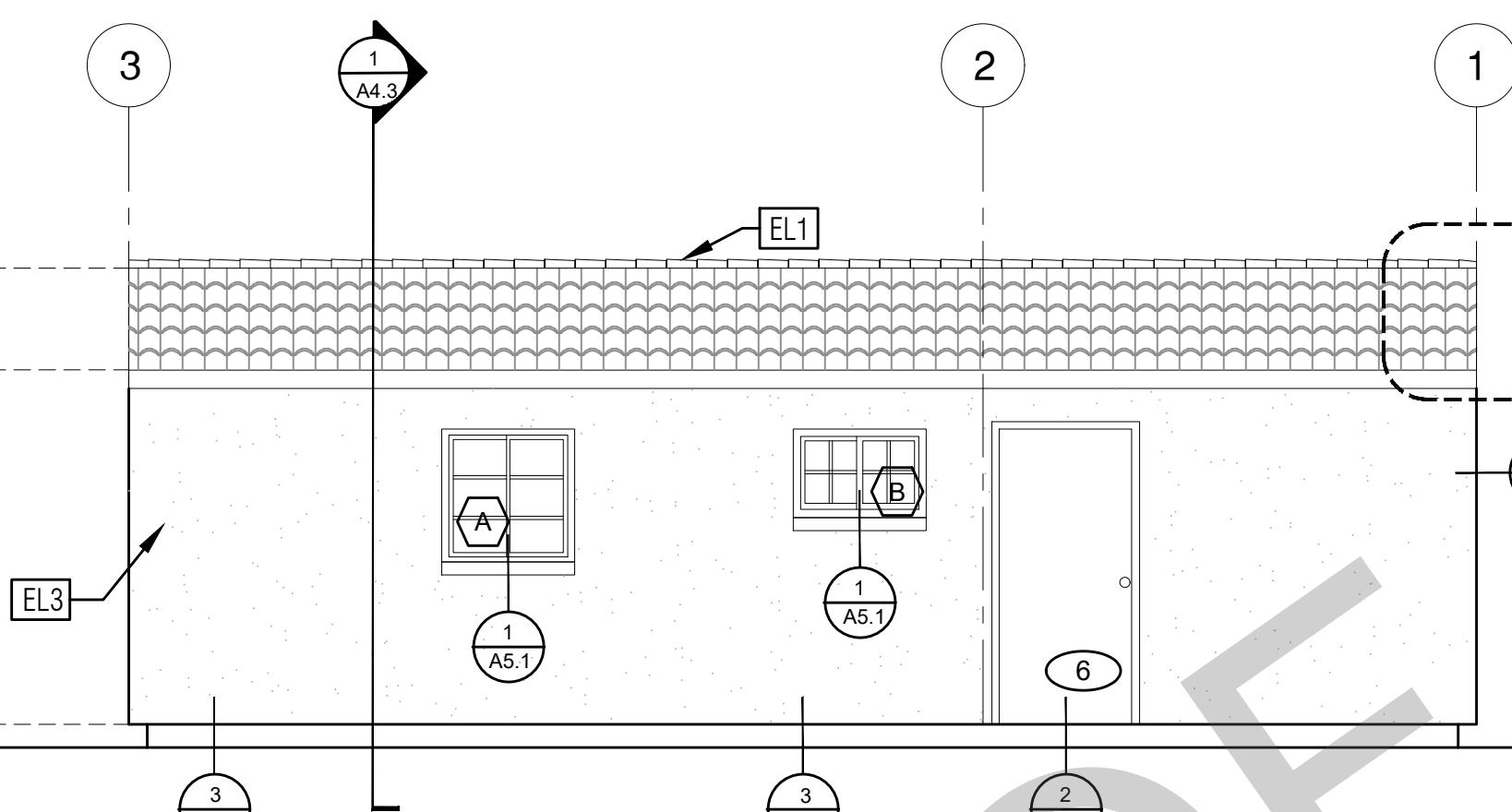
ELEVATION KEYNOTES		ELEVATION GENERAL NOTES		LEGEND	
<p>EL1 MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS</p> <p>EL2 SIDING</p> <p>EL3 STUCCO</p> <p>EL4 STONE VENEER</p> <p>EL5 HEIGHT IS MEASURED AT THE BUILDING LINE, FROM THE LOWER OF EXISTING AND PROPOSED GRADES</p> <p>EL6 DRYER VENT TERMINATION (MINIMUM OF 3 FT FROM ANY OPENING)</p> <p>EL7 BOARD AND BATTEN</p>		<p>1. ALL DIMENSIONS TO FINISH FACE, U.N.O.</p> <p>2. ALL DOORS SHOULD BE 3 1/2" FROM NEAREST INTERSECTING WALL AT HINGED SIDE, U.N.O.</p> <p>3. WRITTEN DIMENSIONS TO PREVAIL OVER SCALING OF DRAWINGS. SUBCONTRACTOR TO VERIFY ALL DIM. PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY ARCHITECT OF ANY DISCREPANCIES.</p> <p>4. REFER TO FRAMING PLANS, FLOOR PLANS, AND SECTIONS FOR CLARIFICATION AND DIMENSIONS</p> <p>5. SEE SCHEDULE FOR DOOR AND WINDOW INFORMATION AND HEIGHTS</p> <p>6. LATH & PLASTER LATH AND PLASTER SHALL BE MINIMUM 7/8" THICK AT COMPLETION AND INSTALLED PER THE FOLLOWING: •LATHING INSTALLED: 2022 CBC SEC. 2510 •PREPARATION OF MASONRY AND CONCRETE, PER 2022 CBC 2510.7 •EXTERIOR PLASTER: 2022 CBC SEC. 2512 •WEEP SCREED, NO. 26 GALV. METAL PLACED AT OR BELOW THE FOUNDATION PLATE LINE 4" MINIMUM ABOVE EARTH OR 2" MINIMUM ABOVE PAVED AREAS. 2022 CBC 2512.1.2 •CONCRETE MATERIAL: CEMENT PLASTER ASTM C926 •CURING AND INTERVAL: 2022 CBC TABLE 2512.6 •EXPOSED AGGREGATE PLASTER 2022 CBC SEC. 2513 2022 CBC SEC. 2512.1 THROUGH 2512.9</p>		 SECTION CUT  KEYNOTE  ELEVATION CALLOUT  DOOR SYMBOL  WINDOW SYMBOL  DETAIL DRAWING REF.  ELEVATION MARKER  SPRAY-IN STUCCO  BOARD & BATTEN  GAZING  ROOFING	



ELEVATION - A

1/4" = 1'-0"

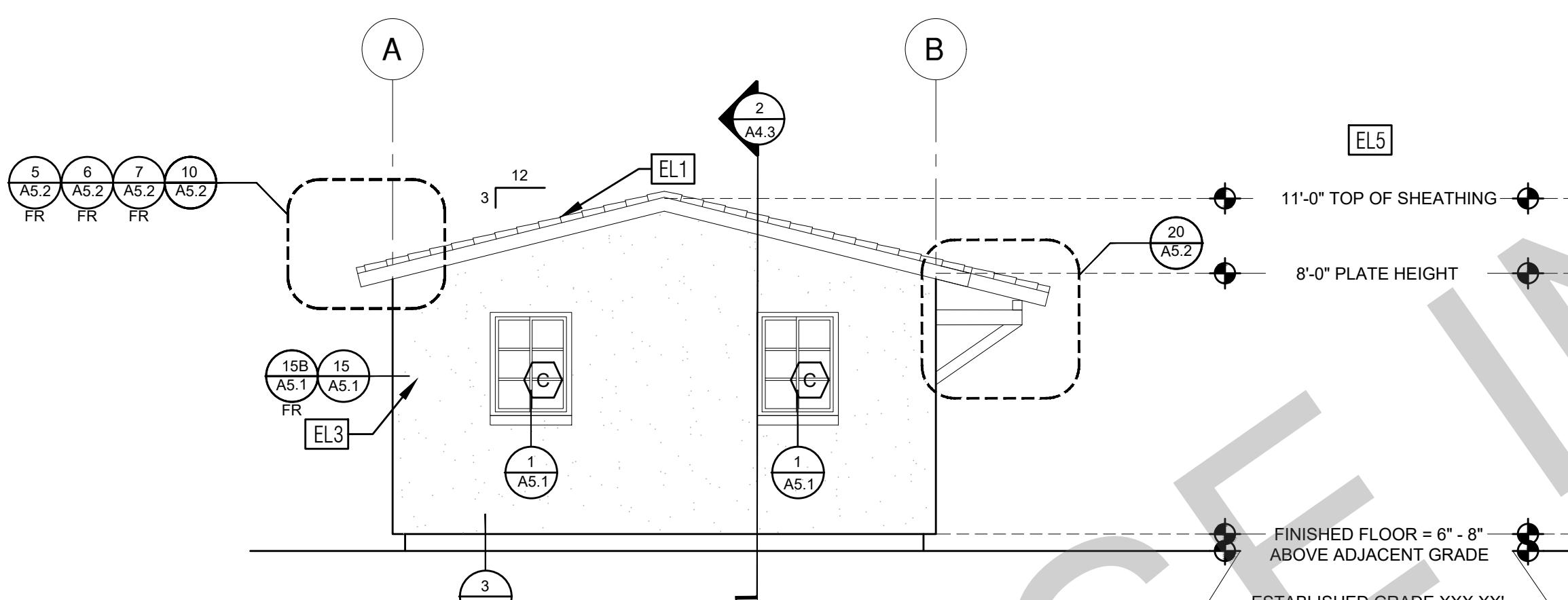
SPANISH



ELEVATION - B

1/4" = 1'-0"

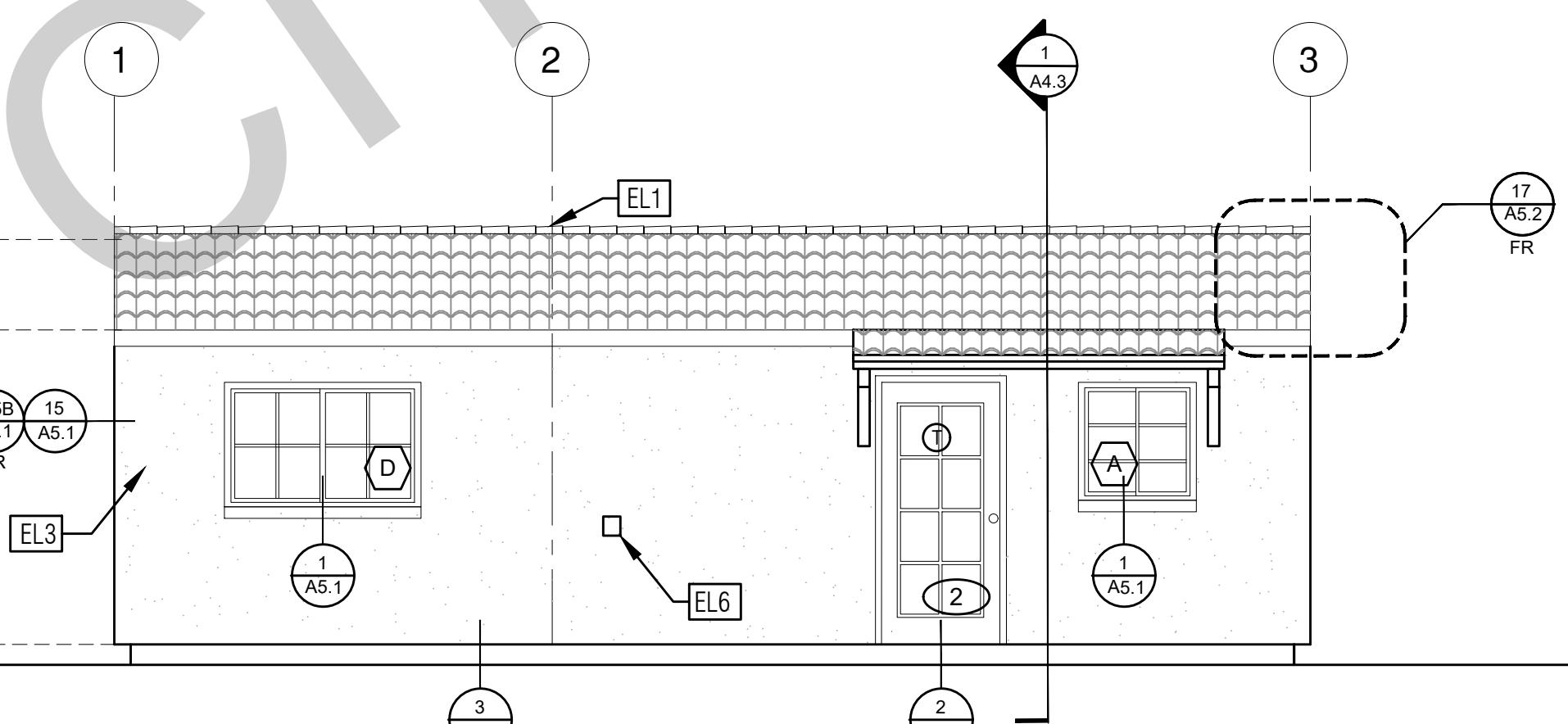
SPANISH



ELEVATION - C

1/4" = 1'-0"

SPANISH



ELEVATION - D

1/4" = 1'-0"

SPANISH

ELEVATION KEYNOTES	ELEVATION GENERAL NOTES	LEGEND
<p>EL1 MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1.1 FOR MANUFACTURER SPECIFICATIONS</p> <p>EL2 SIDING</p> <p>EL3 STUCCO</p> <p>EL4 STONE VENEER</p> <p>EL5 HEIGHT IS MEASURED AT THE BUILDING LINE, FROM THE LOWER OF EXISTING AND PROPOSED GRADES</p> <p>EL6 DRYER VENT TERMINATION (MINIMUM OF 3 FT FROM ANY OPENING)</p> <p>EL7 BOARD AND BATTEN</p>	<p>1. ALL DIMENSIONS TO FINISH FACE, U.N.O.</p> <p>2. ALL DOORS SHOULD BE 3 1/2" FROM NEAREST INTERSECTING WALL AT HINGED SIDE, U.N.O.</p> <p>3. WRITTEN DIMENSIONS TO REVEAL OVER SCAFFOLDING. SUBCONTRACTOR TO VERIFY ALL DIMS PRIOR TO CONSTRUCTION AND IMMEDIATELY NOTIFY ARCHITECT OF ANY DISCREPANCIES.</p> <p>4. REFER TO FRAMING PLANS, FLOOR PLANS, AND SECTIONS FOR CLARIFICATION AND DIMENSIONS</p> <p>5. SEE SCHEDULE FOR DOOR AND WINDOW INFORMATION AND HEIGHTS</p> <p>6. LATH & PLASTER LATH AND PLASTER SHALL BE MINIMUM 7/8" THICK AT COMPLETION AND INSTALLED PER THE FOLLOWING: -LATHING: STAINLESS 2022 CBC SEC. 2510 -PREPARATION OF LATH: 1/8" MINIMUM CONCRETE, PER 2022 CBC 2510.7 -EXTERIOR PLASTER: 2022 CBC SEC. 2512 -WEEP SCREED: NO. 26 GALV. METAL PLACED AT OR BELOW THE FOUNDATION PLATE LINE 4" MINIMUM ABOVE EARTH OR 2" MINIMUM ABOVE PAVED AREA, 2022 CBC 2512.1 -CONCRETE MATERIAL: CEMENT PLASTER ASTM C926 -CURING AND INTERNAL: 2022 CBC TABLE 2512.8 -EXPOSED AGGREGATE PLASTER: 2022 CBC SEC. 2513 2022 CBC SEC. 2512.1 THROUGH 2512.9</p> <p>7. FRAMING ELEVATIONS, INCLUDING FLOOR PLATES AND FLOOR LEVEL ELEVATIONS ARE MEASURED FROM BUILDING FINISH FLOOR, U.N.O.</p> <p>8. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS, U.N.O.</p> <p>10. CONTRACTOR TO VERIFY COLOR SCHEME WITH OWNER BEFORE PERFORMING THE WORK</p>	<p>SECTION CUT</p> <p>KEYNOTE</p> <p>SPRAY FIN. STUCCO</p> <p>ELEVATION CALLOUT</p> <p>DOOR SYMBOL</p> <p>BOARD & BATTEN</p> <p>DETAIL DRAWING REF.</p> <p>WINDOW SYMBOL</p> <p>GLAZING</p> <p>ELEVATION MARKER</p> <p>TEMPERED GLASS</p> <p>ROOFING</p>

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project
Ojai
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revisions
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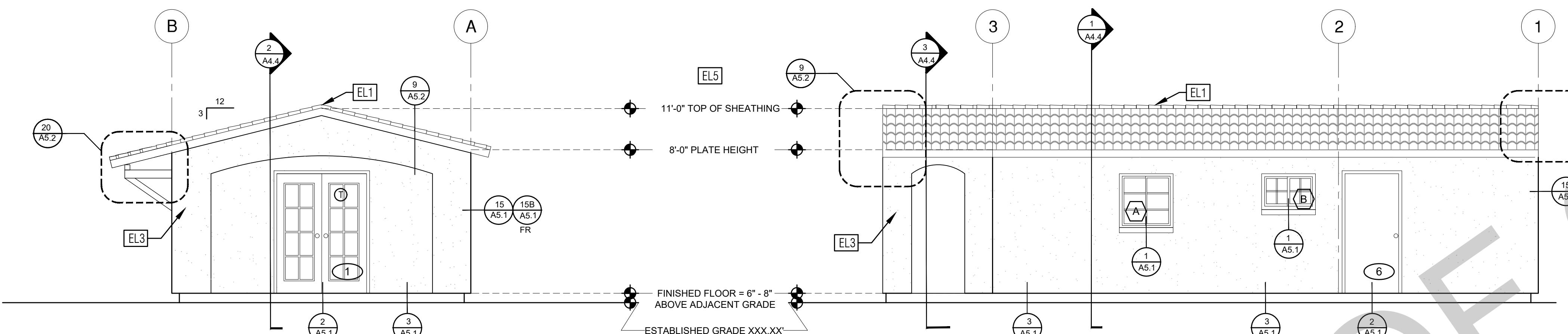
description
Exterior
Elevations
1 Bedroom
Spanish

date
2024_OJAI_ADU

drawn by DESIGN PATH STUDIO

sheet no.

A3.3



ELEVATION - A

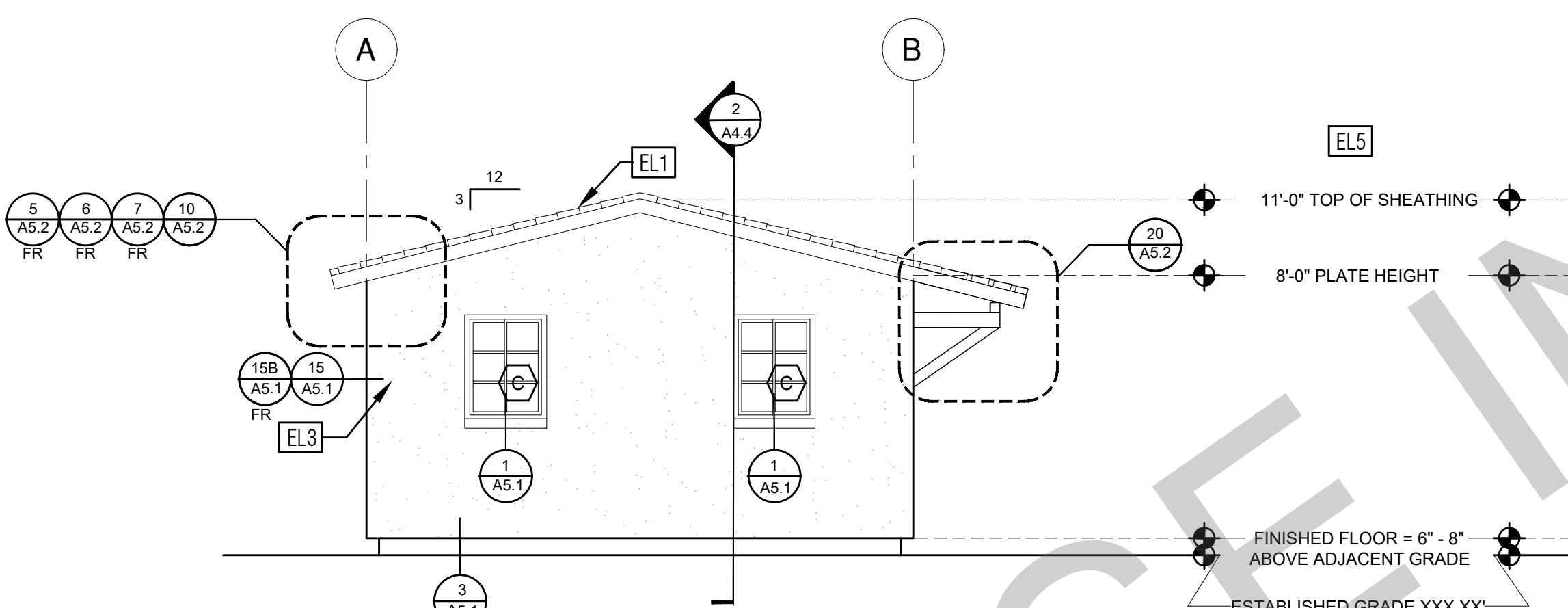
1/4" = 1'-0"

SPANISH + PORCH



1/4" = 1'-0"

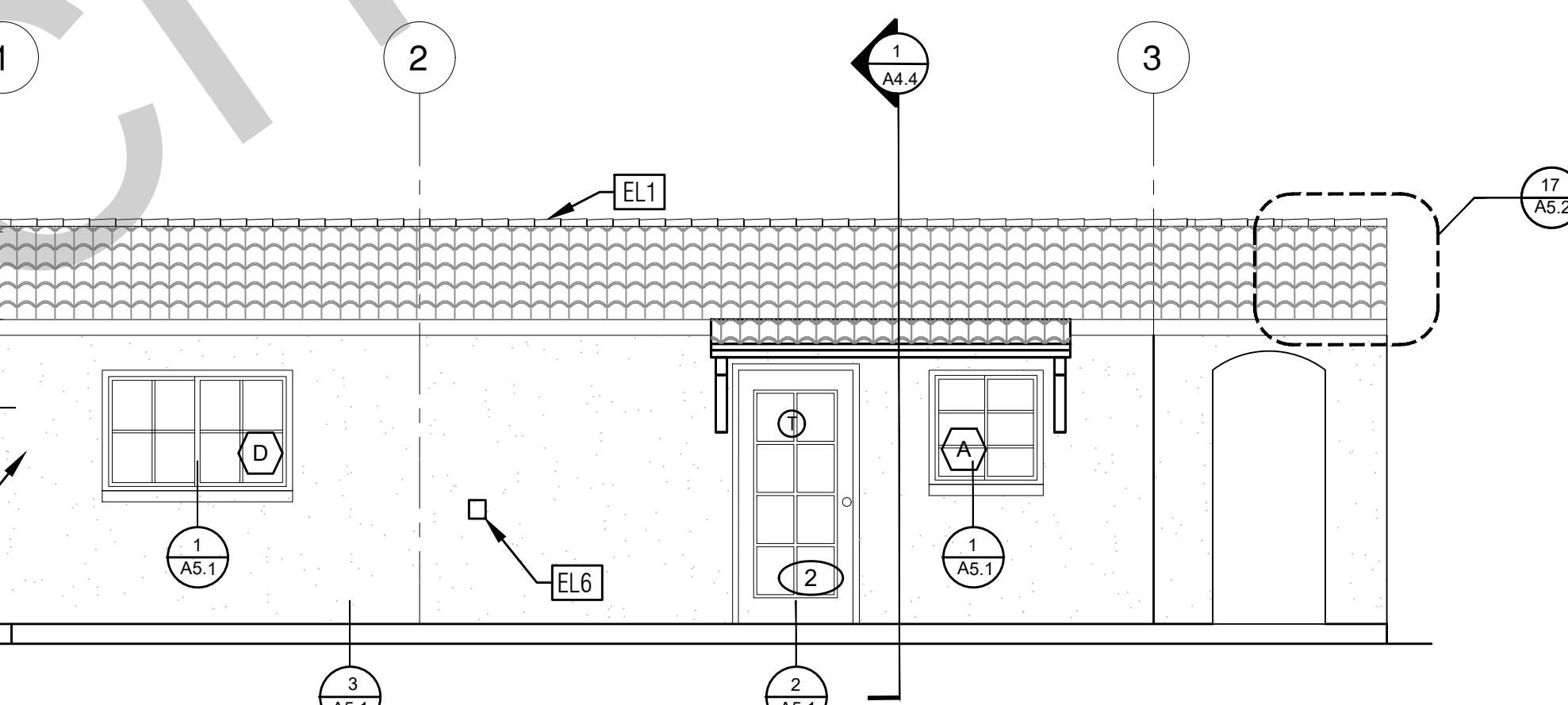
SPANISH + PORCH



ELEVATION - C

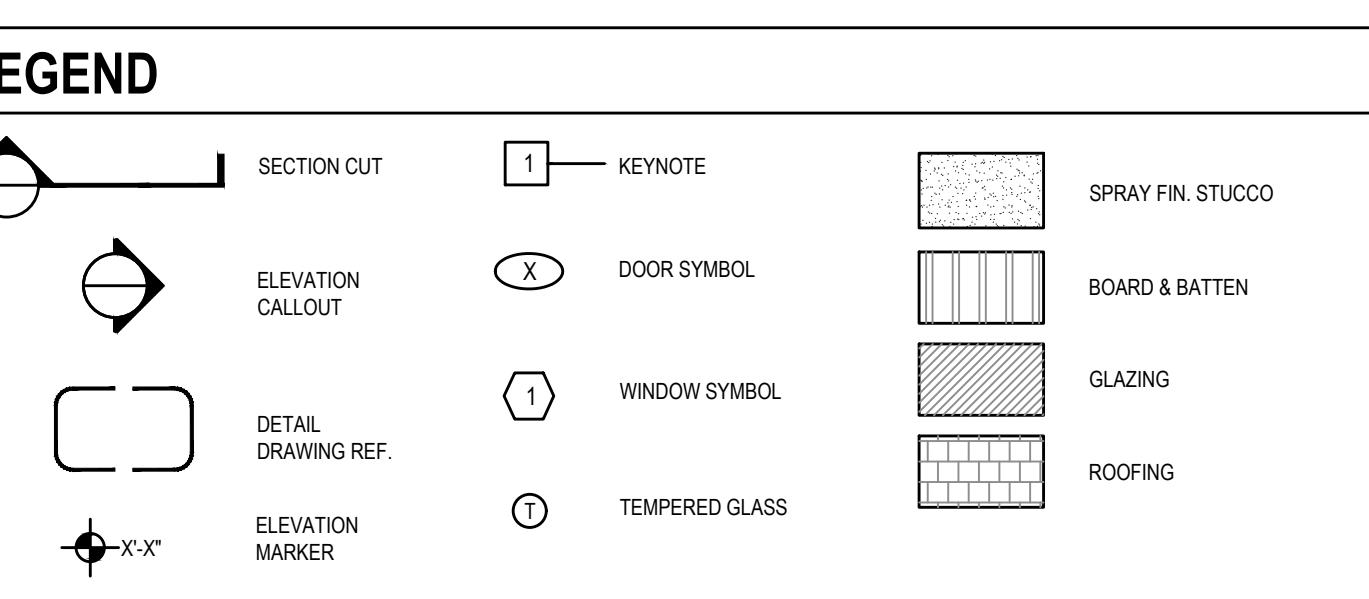
1/4" = 1'-0"

SPANISH + PORCH



ELEVATION - D

1/4" = 1'-0"

ELEVATION KEYNOTES	ELEVATION GENERAL NOTES	LEGEND
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project
Ojai
ADU

address

revisions

description

Exterior Elevations

1 Bedroom

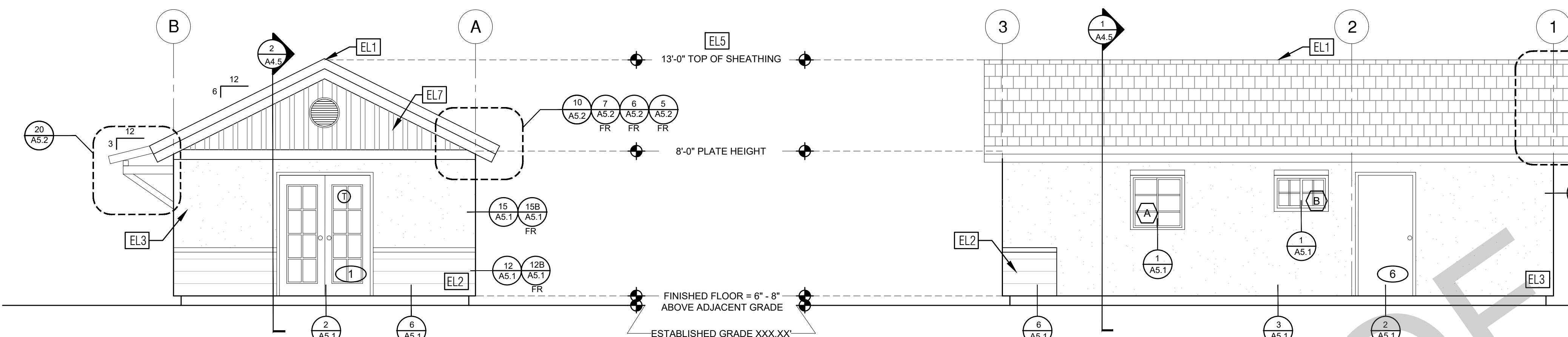
Spanish + Porch

date

project no. 2024_OJAI_ADU

drawn by

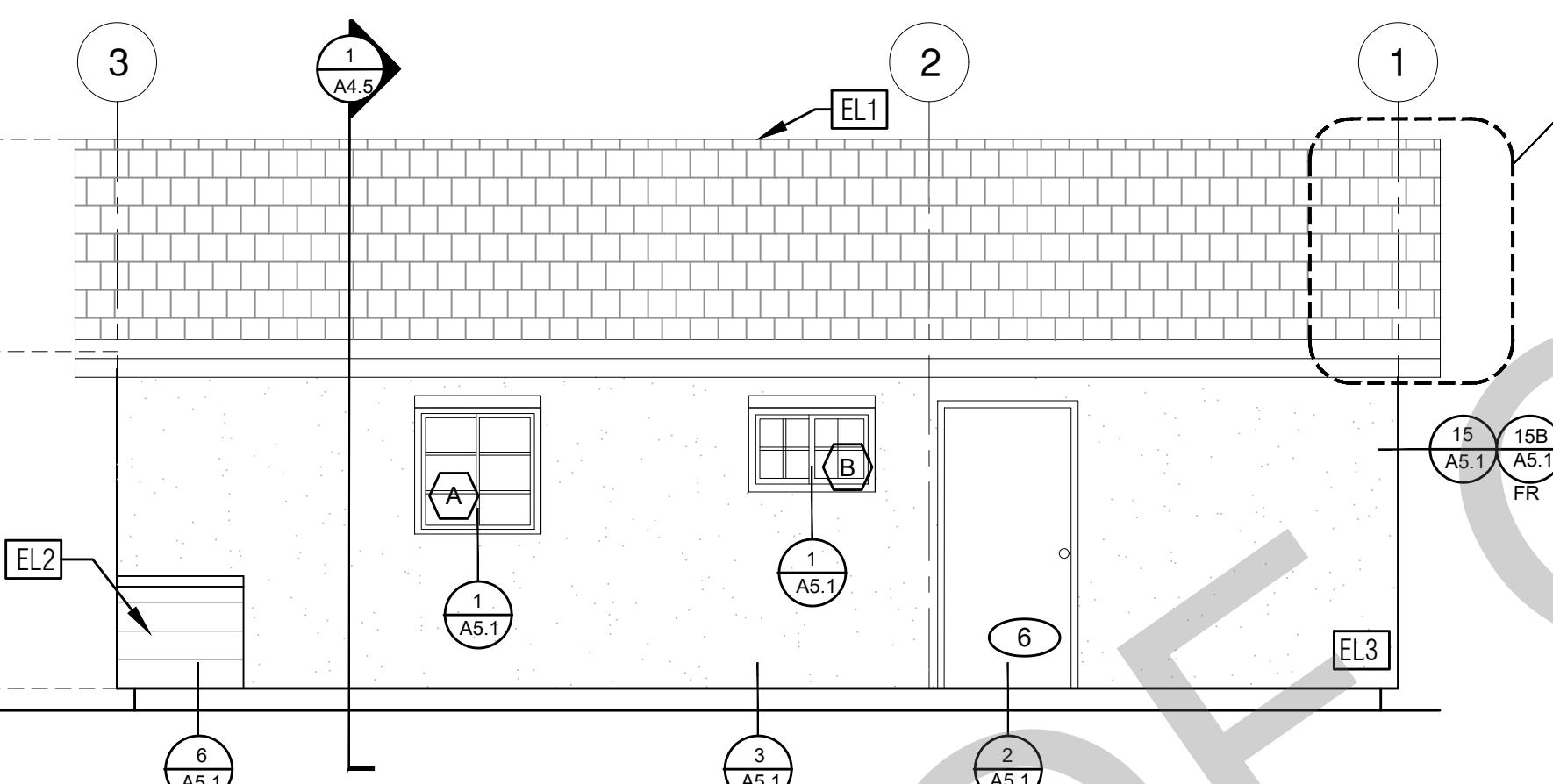
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ELEVATION - A

1/4" = 1'-0"

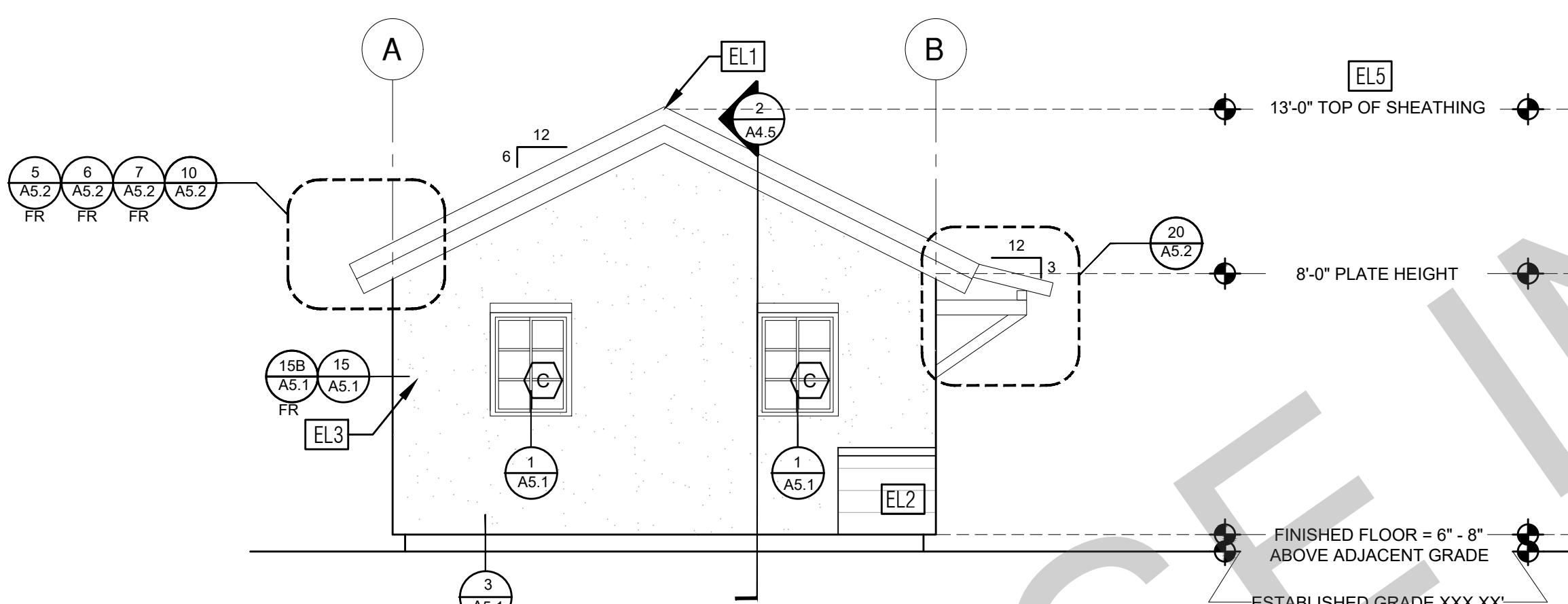
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ELEVATION - B

1/4" = 1'-0"

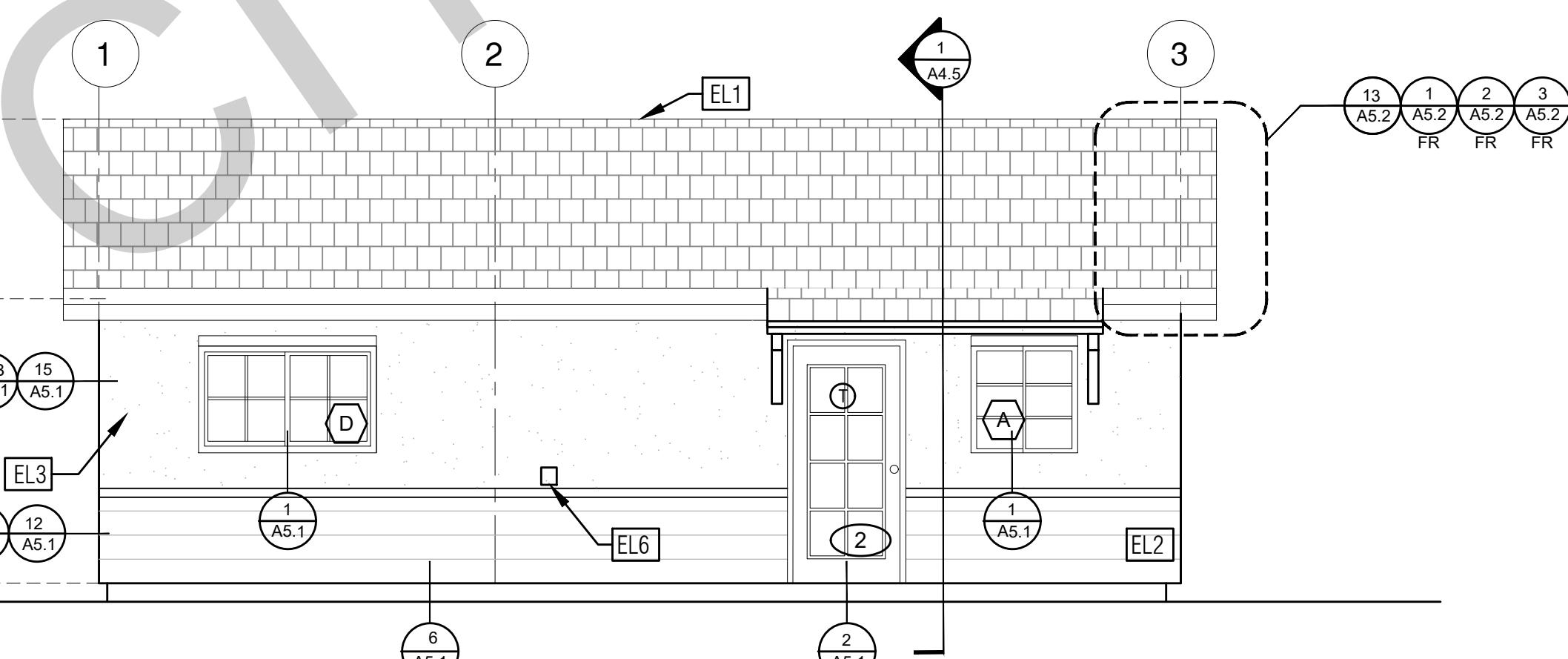
TRADITIONAL



ELEVATION - C

1/4" = 1'-0"

TRADITIONAL



ELEVATION - D

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TRADITIONAL

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project
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1 Bedroom
Traditional

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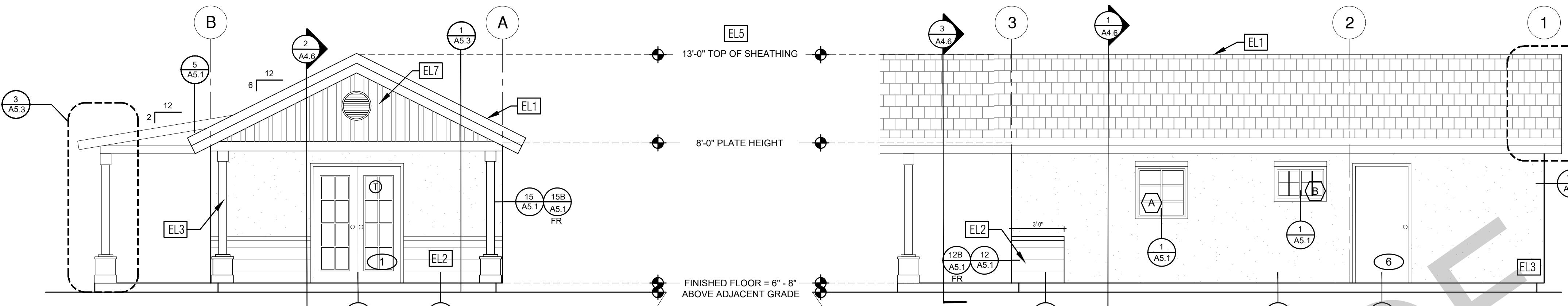
project no. 2024_OJAI_ADU

drawn by DESIGN PATH STUDIO

sheet no.

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ELEVATION KEYNOTES	ELEVATION GENERAL NOTES	LEGEND
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ELEVATION - A

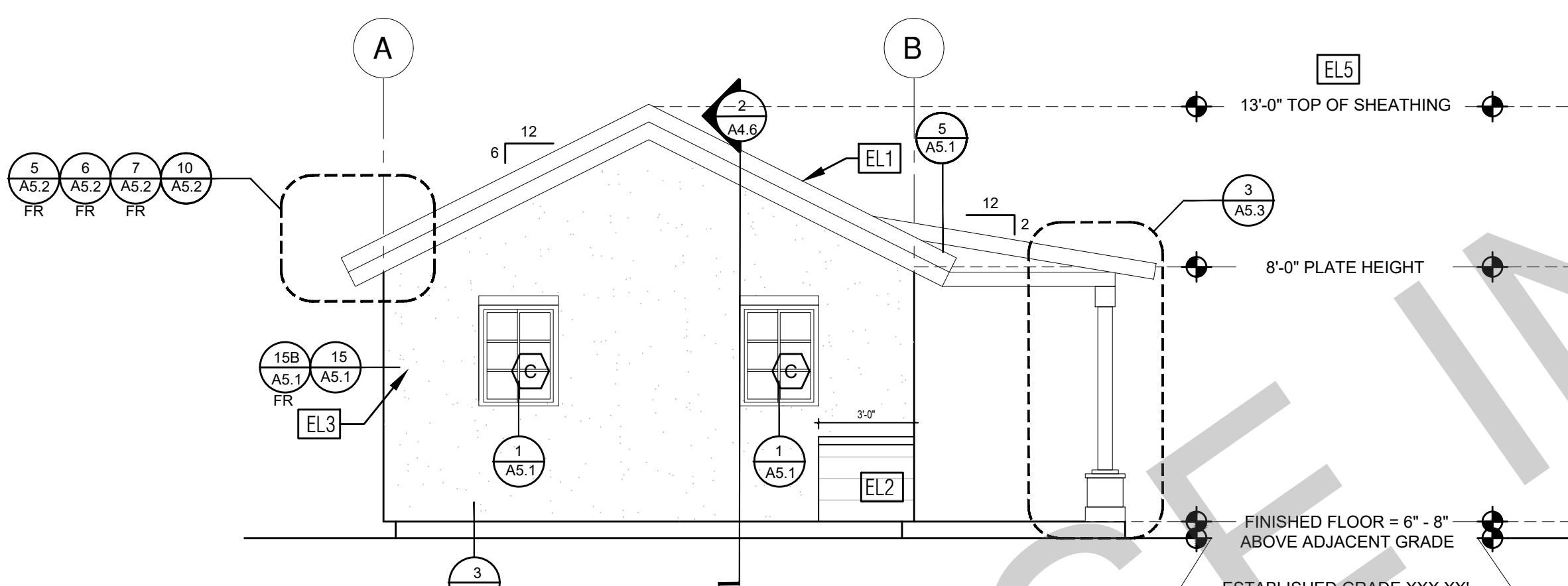
1/4" = 1'-0"

TRADITIONAL + PORCH



1/4" = 1'-0"

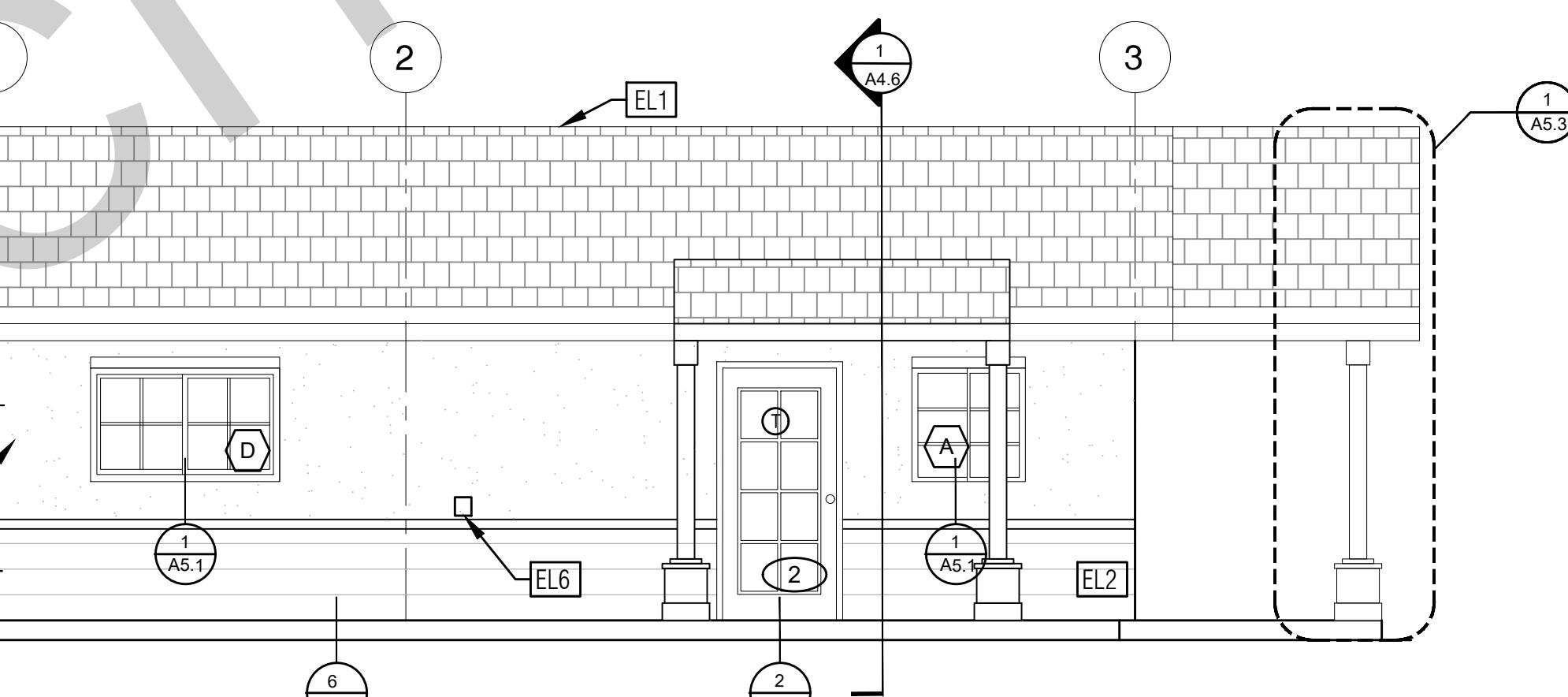
TRADITIONAL + PORCH



ELEVATION - C

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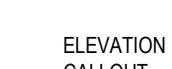
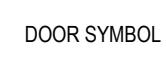
TRADITIONAL + PORCH



ELEVATION - D

1/4" = 1'-0"

TRADITIONAL + PORCH

ELEVATION KEYNOTES		ELEVATION GENERAL NOTES		LEGEND	
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revisions

description

Exterior Elevations

1 Bedroom

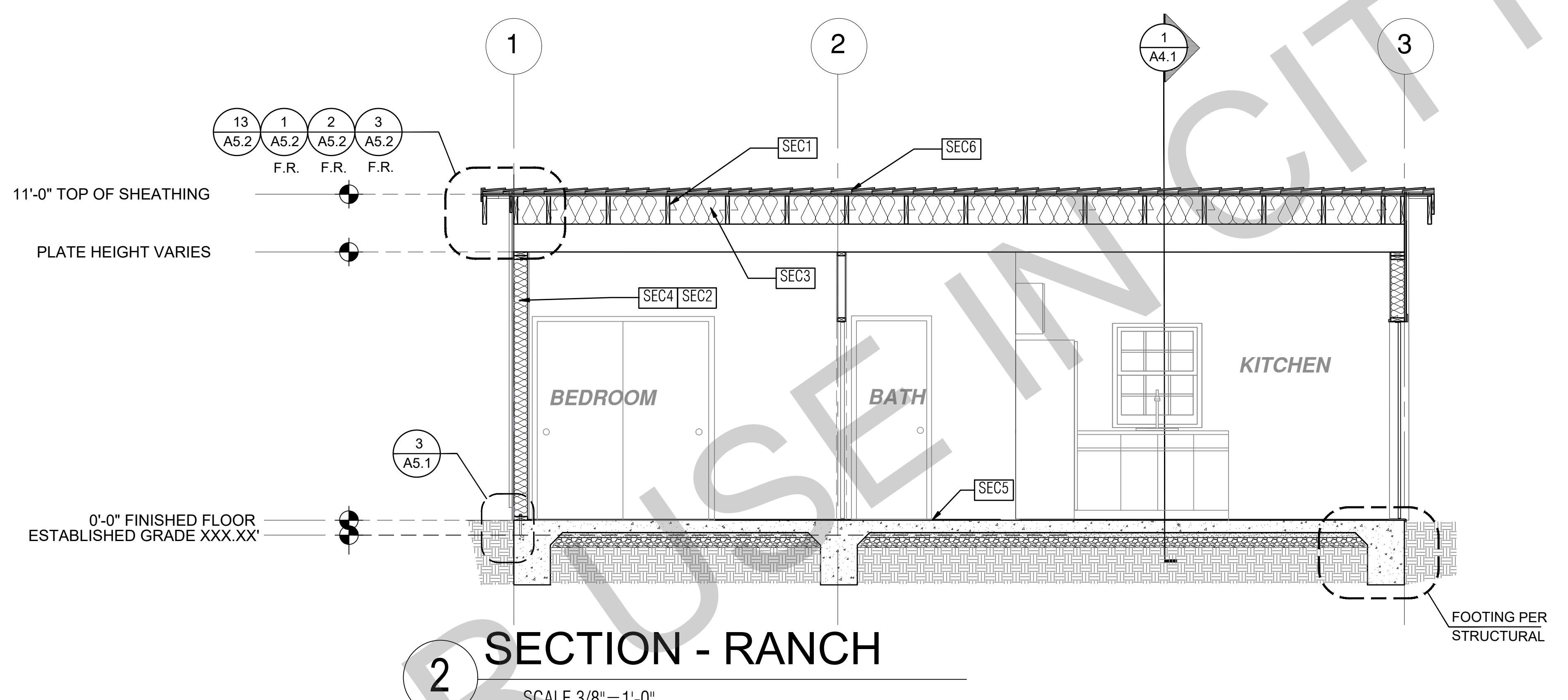
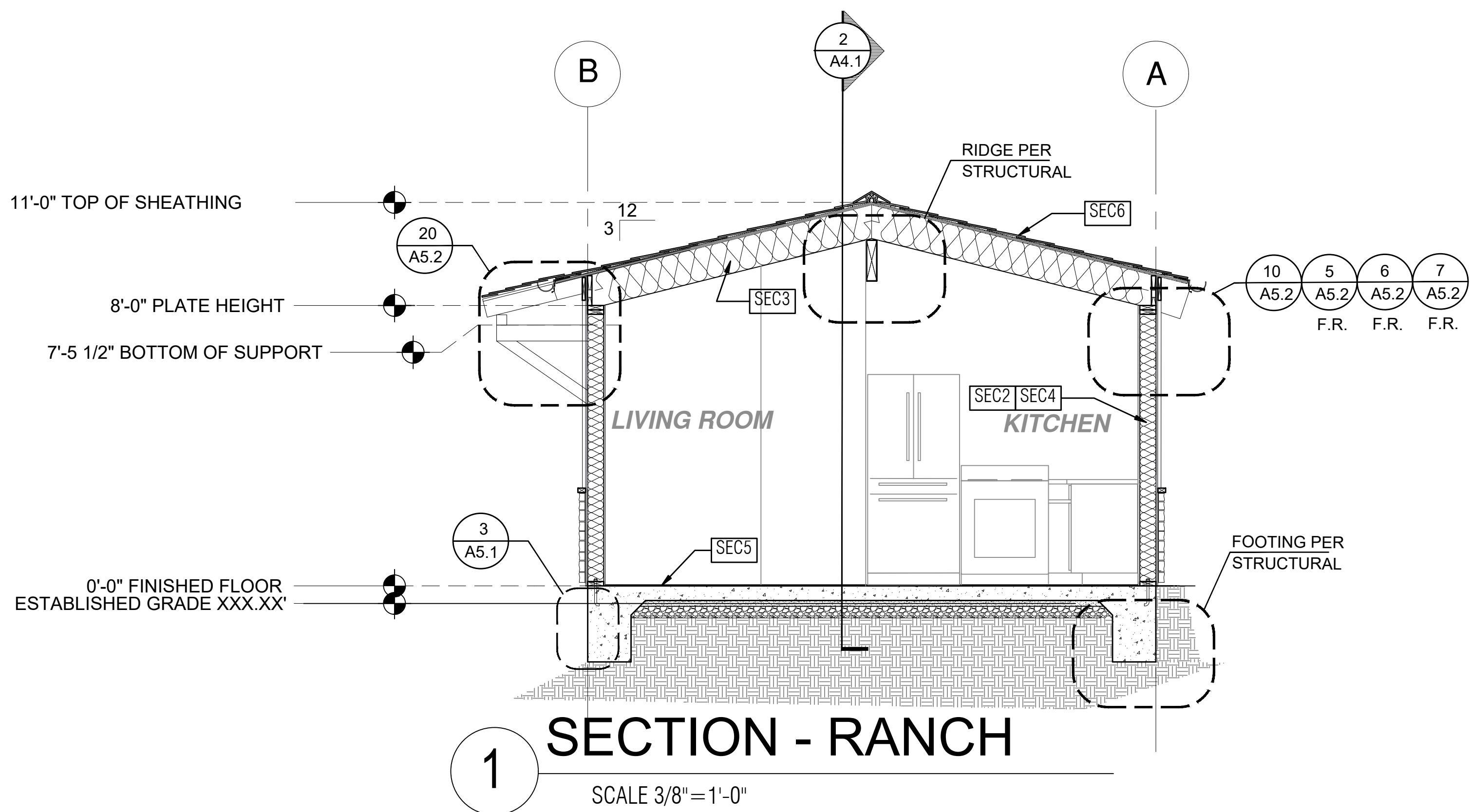
Traditional + Porch

date

project no. 2024_OJAI_ADU

drawn by DESIGN PATH STUDIO

o.
A3.6



SECTION KEYNOTES	SECTION GENERAL NOTES	LEGEND
<p>SEC1 RAFTERS PER PLAN SEE STRUCTURAL</p> <p>SEC2 2X STUDS @ 16" O.C. - SEE STRUCTURAL</p> <p>SEC3 R-30 (HIGH PERFORMANCE) CEILING INSULATION PER TITLE 24 ENERGY CALCULATIONS</p> <p>SEC4 R-15 WALL INSULATION PER TITLE 24 ENERGY CALCULATIONS</p> <p>SEC5 CONC. SLAB ON GRADE SEE STRUCTURAL</p> <p>SEC6 MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1-1 FOR MANUFACTURER SPECIFICATIONS</p>	<p>1. METALS SEE PLANS AND DETAILS FOR LOCATIONS, QUANTITY AND CONFIGURATION OF MISCELLANEOUS IRON AND STEEL WORK INCLUDING ASSORTED CLIPS, BRACKETS, ANGLES, STRAPS, POST ANCHORS AND LIKE ITEMS. FURNISH AND INSTALL ALL SUCH ITEMS NECESSARY TO MAKE A COMPLETE AND DETAILED INSULATION WHETHER OR NOT SPECIFICALLY DETAILED OR NOTED ON THE DRAWINGS. ALL EXTERIOR METAL AND HARDWARE IS TO BE GALVANIZED STEEL. IF NOT SPECIFIED, T1-1 FOR MANUFACTURER SPECIFICATIONS.</p> <p>2. RAFTER VENTS ARE TO BE STAINLESS STEEL MESH AND ARE TO BE SIZED TO MEET REQUIRED VENTILATION TO ENCLOSED RAFTER SPACES. MAX 1/2" MIN 1/4" OPENING SIZE ON VENT SCREEN WITH CORROSION-RESISTANT WIRE SCREEN MATERIAL.</p> <p>3. FRAMER IS TO LAYOUT CEILING JOISTS/ROOF RAFTERS TO ACCOMMODATE RECESSED LIGHTS, EXHAUST FANS OR OTHER ELECTRICAL/MECHANICAL FIXTURES.</p> <p>4. WOOD SOFFIT/CEILING SIDING & TRIM ALL NAILS, FASTENERS AND HARDWARE MUST BE STAINLESS STEEL OR HOT-DIPPED GALVANIZED. STAPLES ARE NOT PERMITTED.</p> <p>5. INSULATION THERMAL INSULATION IS TO BE FOIL BACKED BATT INSULATION WITH AN R-VALUE NOT LESS SPECIFIED IN THE TITLE 24 ENERGY CALCULATIONS. AT BATHROOMS, LAUNDRY ROOM, AND MASTER BED/BATHROOMS INSULATION IS TO BE PROVIDED WITH SOUND INSULATION.</p> <p>6. FLASHING AND SHEET METAL ALL FLASHING AND COUNTER FLASHING IS TO BE GALVANIZED AND INSTALLED AS PER SMACNA STANDARDS. ALL PROPOSED FLASHING AND SHEET METAL MATERIALS, GAUGE AND INSTALLATION IS TO BE IN ACCORDANCE WITH SMACNA MANUAL STANDARDS.</p> <p>7. IN CONCEALED SPACES BETWEEN STAIR STRINGS AT THE TOP AND BOTTOM OF THE RUN, ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.</p> <p>8. THE PURPOSE OF THESE DRAWINGS IS TO SHOW CONSTRUCTION MATERIALS/ASSEMBLIES. FOR SPECIFIC SIZES AND DETAILS REFER TO ARCHITECTURAL PLANS, ELEVATIONS, DETAILS, & STRUCTURAL PLANS. *KEYNOTES ONLY APPLY IF REFERENCED ON PLANS. ADDITIONAL REFER TO TITLE 24 REPORT FOR ADDITIONAL RATINGS, REQUIREMENTS, AND INFORMATION.</p> <p>9. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS</p> <p>10. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILINGS AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNUAL SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E138 REQUIREMENTS. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R302.11.</p> <p>11. SECTION R302.11-1: FIREBLOCKING MATERIALS SHALL CONSIST OF FOLLOWING MATERIALS: 1. TWO-INCH NOMINAL NUMBER 2. ONE-INCH ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS 3. THE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANELS 4. THE THICKNESS OF 0.75-INCH PARTICLE BOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLE BOARD 5. ONE-FOURTH-INCH CEMENT-BASED MILBOARD 6. BATT OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE 7. CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION</p>	<p>SECTION CUT</p> <p>ELEVATION CALLOUT</p> <p>DETAIL DRAWING REF.</p> <p>ELEVATION MARKER</p>

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project
Ojai
ADU

address

revisions



description
Building
Sections
Ranch
1 Bedroom

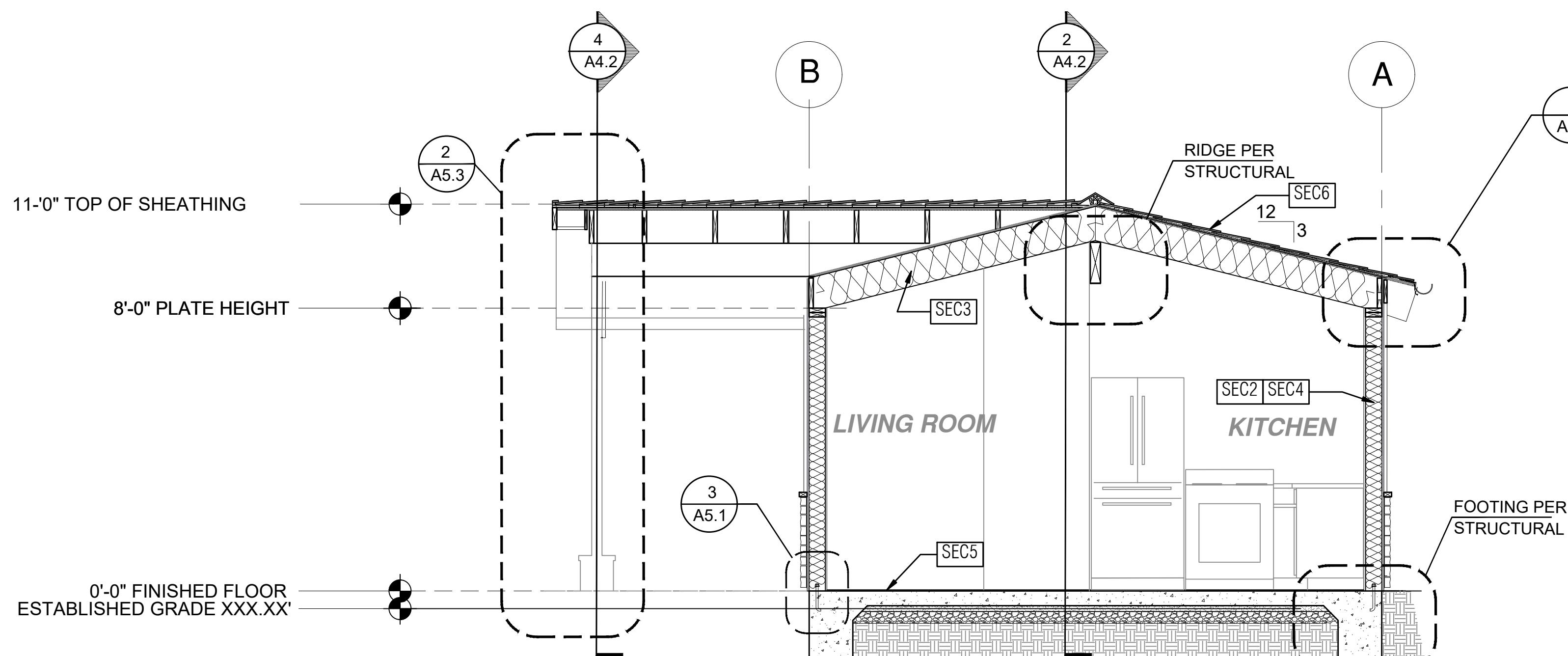
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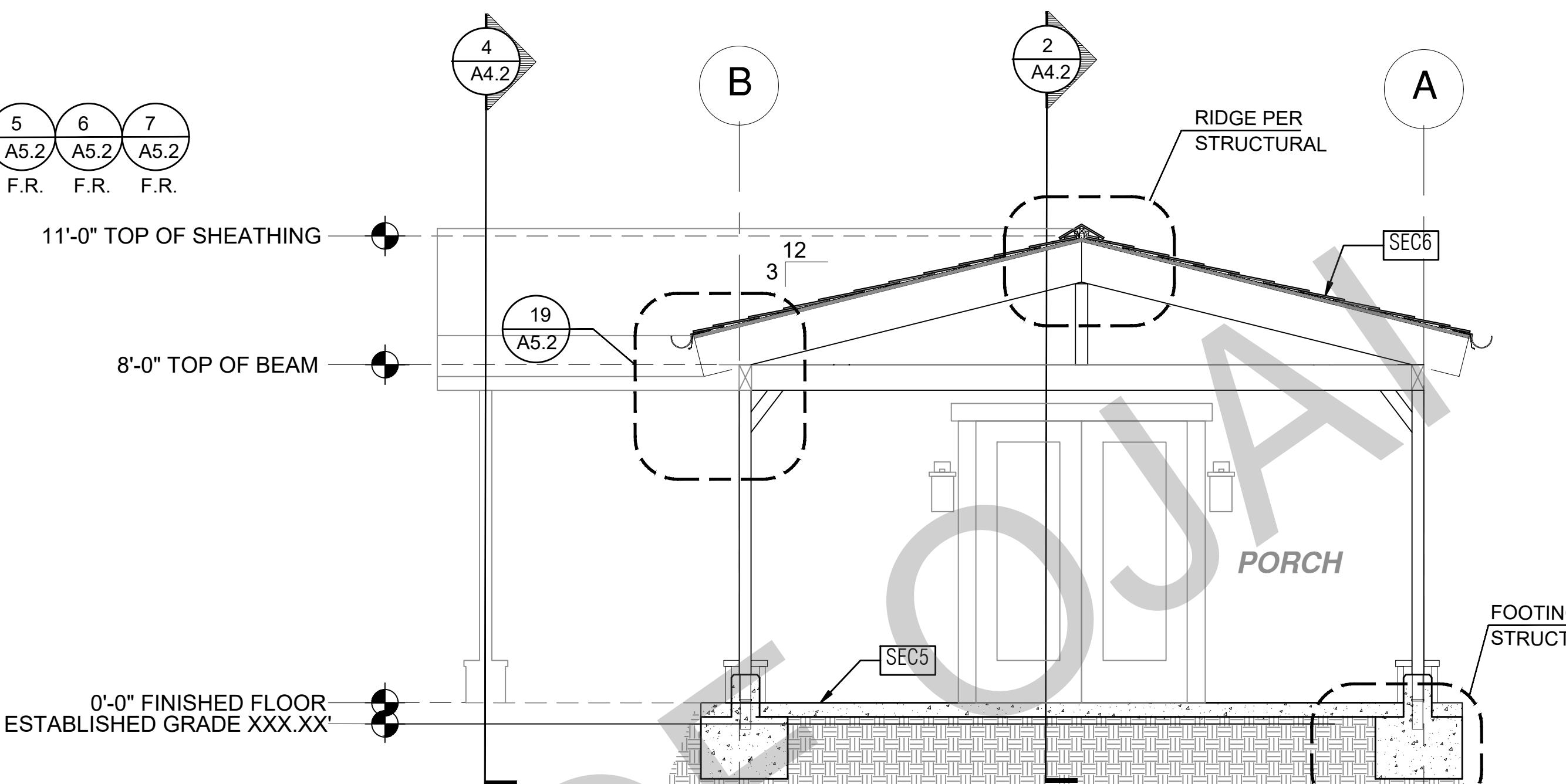
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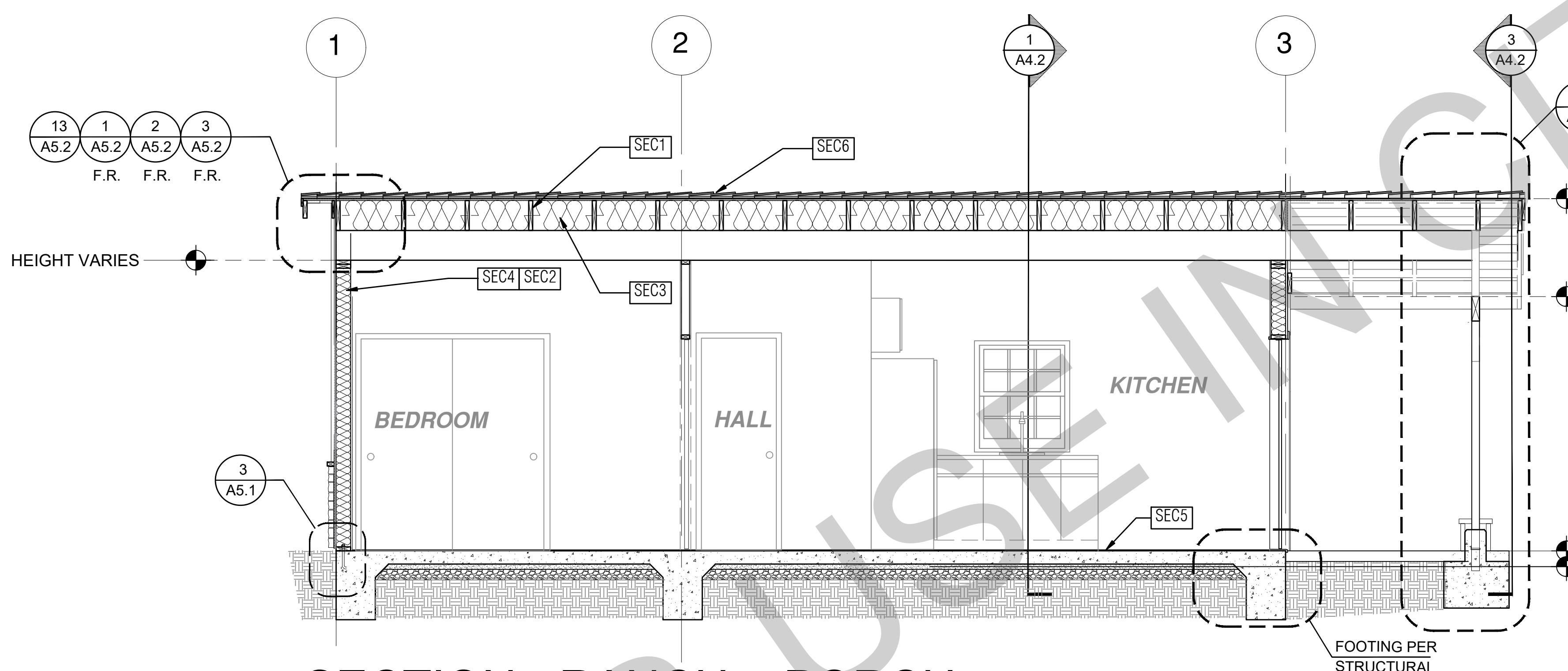
1 SECTION - RANCH + PORCH

SCALE: 3/8"=1'-0"



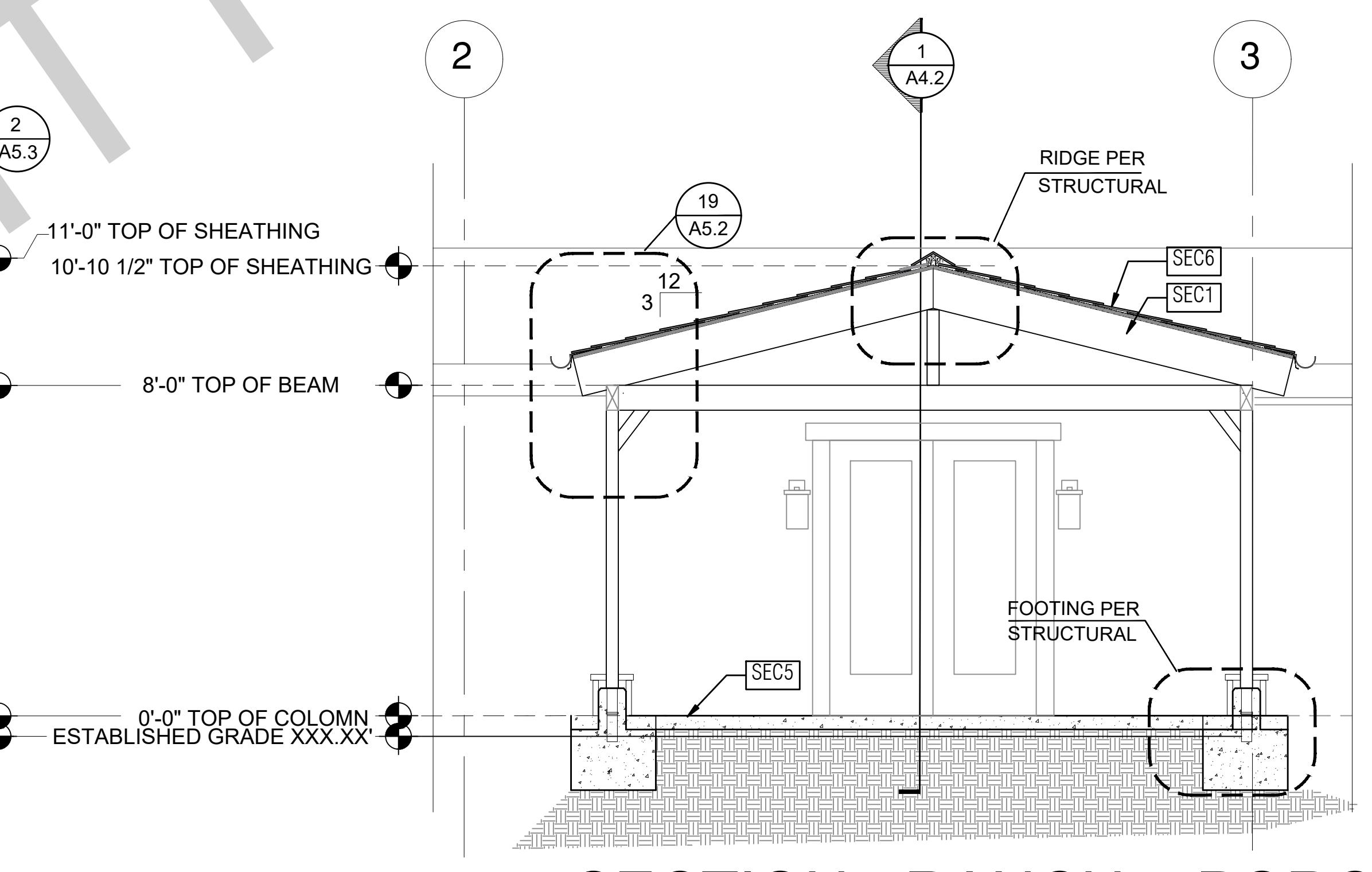
3 SECTION - RANCH + PORCH

SCALE: 3/8"=1'-0"



2 SECTION - RANCH + PORCH

SCALE: 3/8"=1'-0"



4 SECTION - RANCH + PORCH

SCALE: 3/8"=1'-0"

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description
Building
Sections
Ranch + Porch
1 Bedroom

date

project no. 2024_OJAI_ADU

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sheet no.

A4.2

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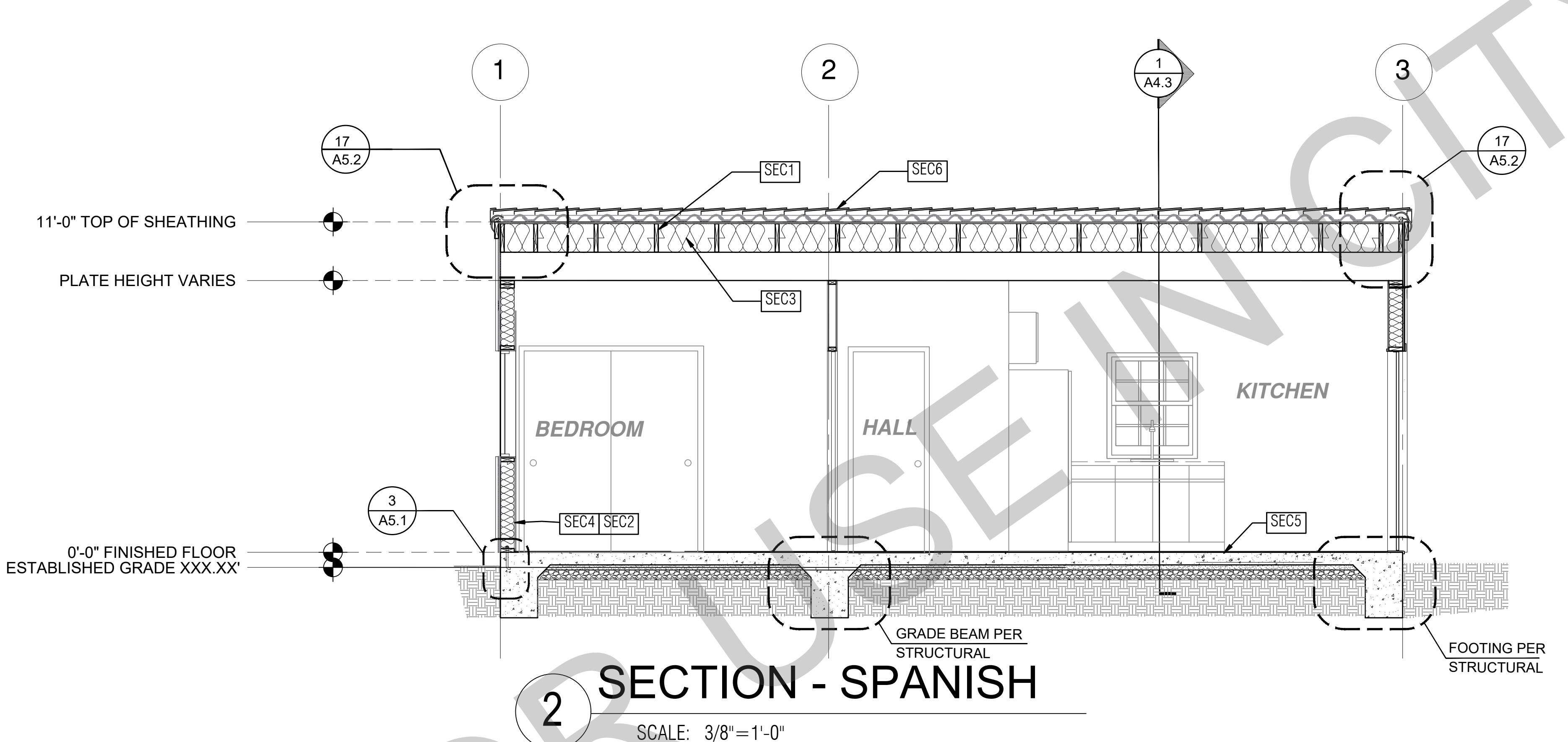
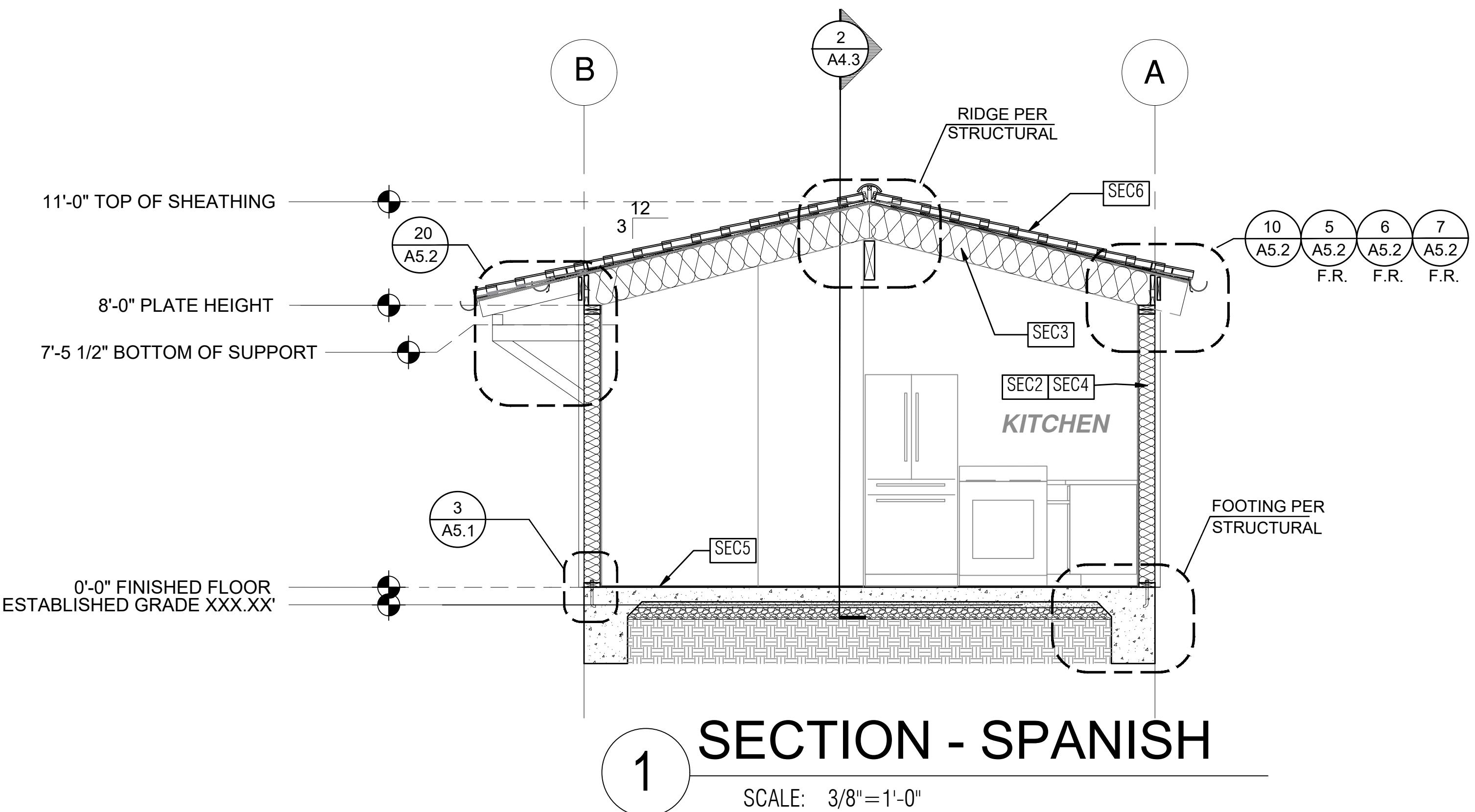
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A4.2



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project
Ojai
ADU

address

revisions
01

description
Building
Sections
Spanish
1 Bedroom

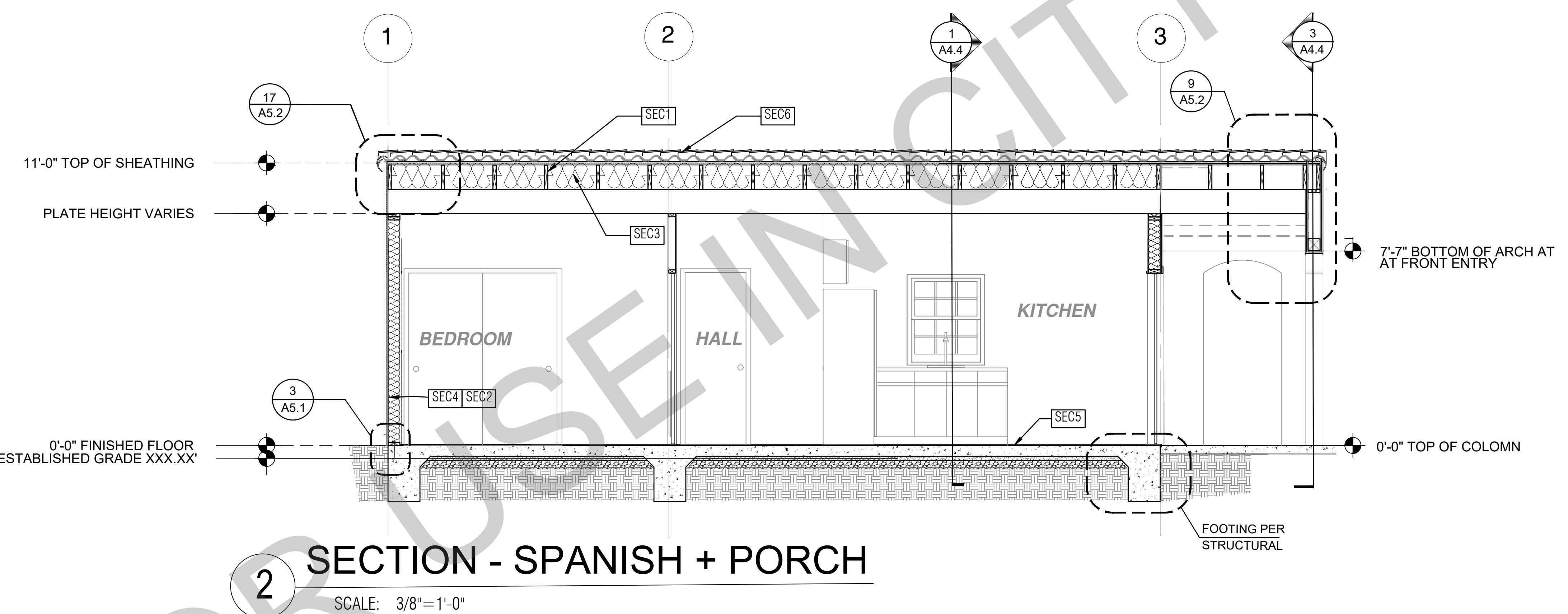
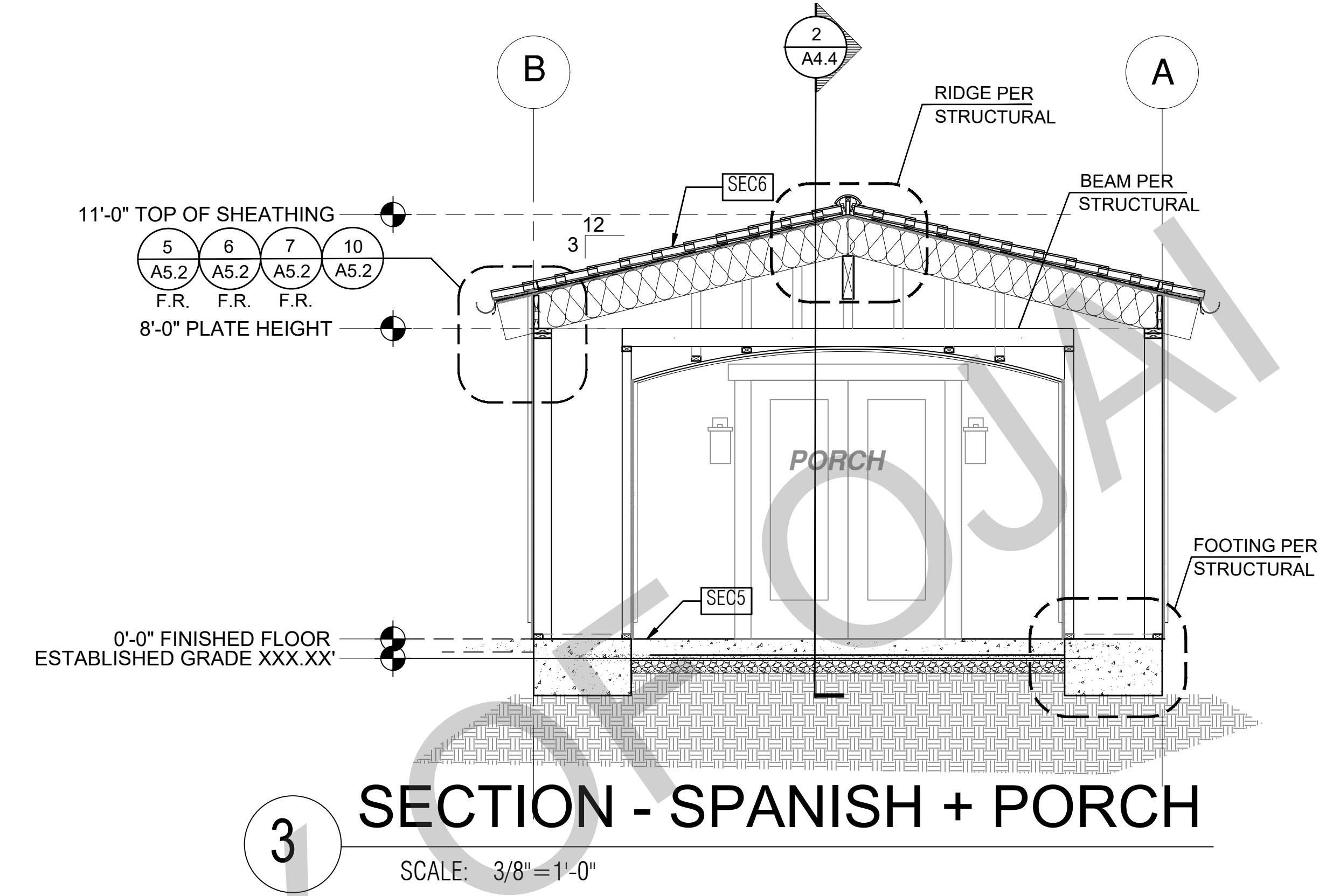
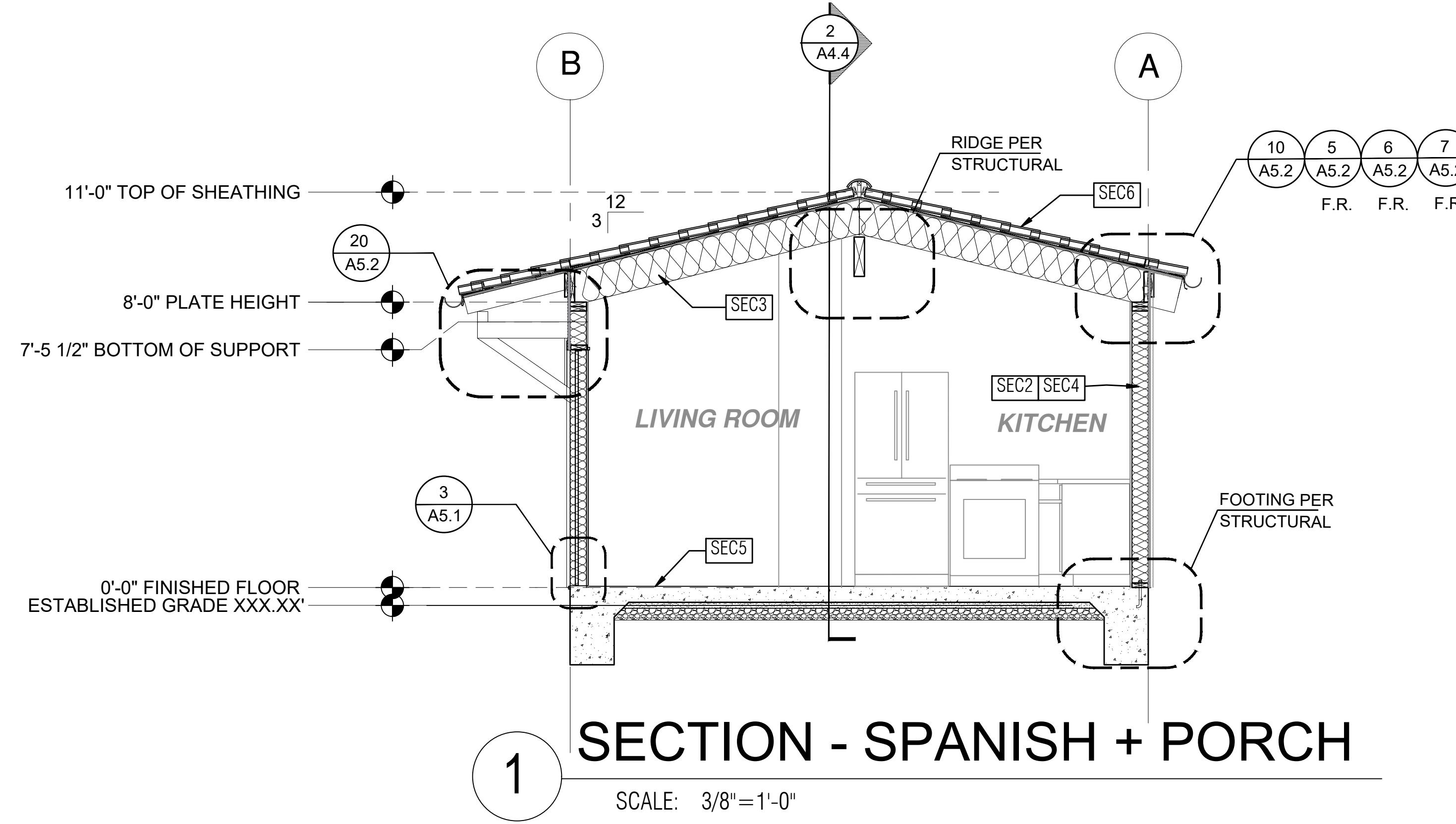
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project no. 2024_OJAI_ADU

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sheet no.

A4.3



SECTION KEYNOTES	SECTION GENERAL NOTES	LEGEND
<p>SECT1 RAFTERS PER PLAN SEE STRUCTURAL</p> <p>SECT2 2X STUDS @ 16" O.C. - SEE STRUCTURAL</p> <p>SECT3 R-38 (HIGH PERFORMANCE) CEILING INSULATION PER TITLE 24 ENERGY CALCULATIONS</p> <p>SECT4 R-15 WALL INSULATION PER TITLE 24 ENERGY CALCULATIONS</p> <p>SECT5 CONC. SLAB ON GRADE SEE STRUCTURAL</p> <p>SECT6 MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1-1 FOR MANUFACTURER SPECIFICATIONS</p>	<p>1. METALS SEE PLANS AND DETAILS FOR LOCATIONS, QUANTITY AND CONFIGURATION OF MISCELLANEOUS IRON AND STEEL WORK INCLUDING ASSORTED CLIPS, BRACKETS, ANGLES, STRAPS, POST ANCHORS AND LIKE ITEMS. DUE TO THE VARIETY OF ALL SUCH ITEMS NECESSARY TO MAKE A COMPLETE LIST, THE INSTALLATION WHETHER OR NOT SPECIFICALLY DETAILED OR NOT ON THE DRAWINGS, ALL EXTERIOR METAL AND HARDWARE IS TO BE GALVANIZED STEEL IS TO BE ASTM A3.</p> <p>2. RAFTER VENTS ARE TO BE STAINLESS STEEL MESH AND ARE TO BE SIZED TO MEET REQUIRED VENTILATION TO ENCLOSED RAFTER SPACES. MAX 1/2" MIN 1/4" OPENING SIZE ON VENT SCREEN WITH CORROSION-RESISTANT WIRE SCREEN MATERIAL.</p> <p>3. FRAMER IS TO LAYOUT CEILING JOISTS/ROOF RAFTERS TO ACCOMMODATE RECESSED LIGHTS, EXHAUST FANS OR OTHER ELECTRICAL/MECHANICAL FIXTURES.</p> <p>4. WOOD SOFFIT/CEILING SIDING & TRIM ALL NAILS, FASTENERS AND HARDWARE MUST BE STAINLESS STEEL OR HOT-DIPPED GALVANIZED. STAPLES ARE NOT PERMITTED.</p> <p>5. INSULATION THERMAL INSULATION IS TO BE FOIL BACKED BATT INSULATION WITH AN R-VALUE NOT LESS SPECIFIED IN THE TITLE 24 ENERGY CALCULATIONS. AT BATHROOMS, LAUNDRY ROOM, AND MASTER BEDROOMS INSULATION IS TO BE PROVIDED WITH SOUND INSULATION.</p> <p>6. FLASHING AND SHEET METAL ALL FLASHING AND COUNTER FLASHING IS TO BE GALVANIZED AND INSTALLED AS PER SMACNA STANDARDS. ALL PROPOSED FLASHING AND SHEET METAL MATERIALS, GAUGE AND INSTALLATION IS TO BE IN ACCORDANCE WITH SMACNA MANUAL STANDARDS.</p> <p>7. IN CONCEALED SPACES BETWEEN STAIR STRINGS AT THE TOP AND BOTTOM OF THE RUN, ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.</p> <p>8. THE PURPOSE OF THESE DRAWINGS IS TO SHOW CONSTRUCTION MATERIALS/ASSEMBLIES. FOR SPECIFIC SIZES AND DETAILS REFER TO ARCHITECTURAL PLANS, ELEVATIONS, DETAILS, & STRUCTURAL PLANS. *KEYNOTES ONLY APPLY IF REFERENCED ON PLANS. ADDITIONAL REFER TO TITLE 24 REPORT FOR ADDITIONAL RATINGS, REQUIREMENTS, AND INFORMATION.</p> <p>9. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS</p> <p>10. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILINGS AND FLOOR LEVEL, THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E138 REQUIREMENTS. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R302.11.</p> <p>11. SECTION R302.11-1: FIREBLOCKING MATERIALS SHALL CONSIST OF FOLLOWING MATERIALS: 1. TWO-INCH NOMINAL NUMBER 2. ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS 3. THE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANELS 4. THE THICKNESS OF 0.75-INCH PARTICLE BOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLE BOARD 5. ONE-FOURTH-INCH CEMENT-BASED MILBOARD 6. BATT OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE 7. CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION</p>	<p>SECTION CUT</p> <p>ELEVATION CALLOUT</p> <p>DETAIL DRAWING REF.</p> <p>ELEVATION MARKER</p>

description
Building
Sections
Spanish + Porch
1 Bedroom

date

project no. 2024_OJAI_ADU

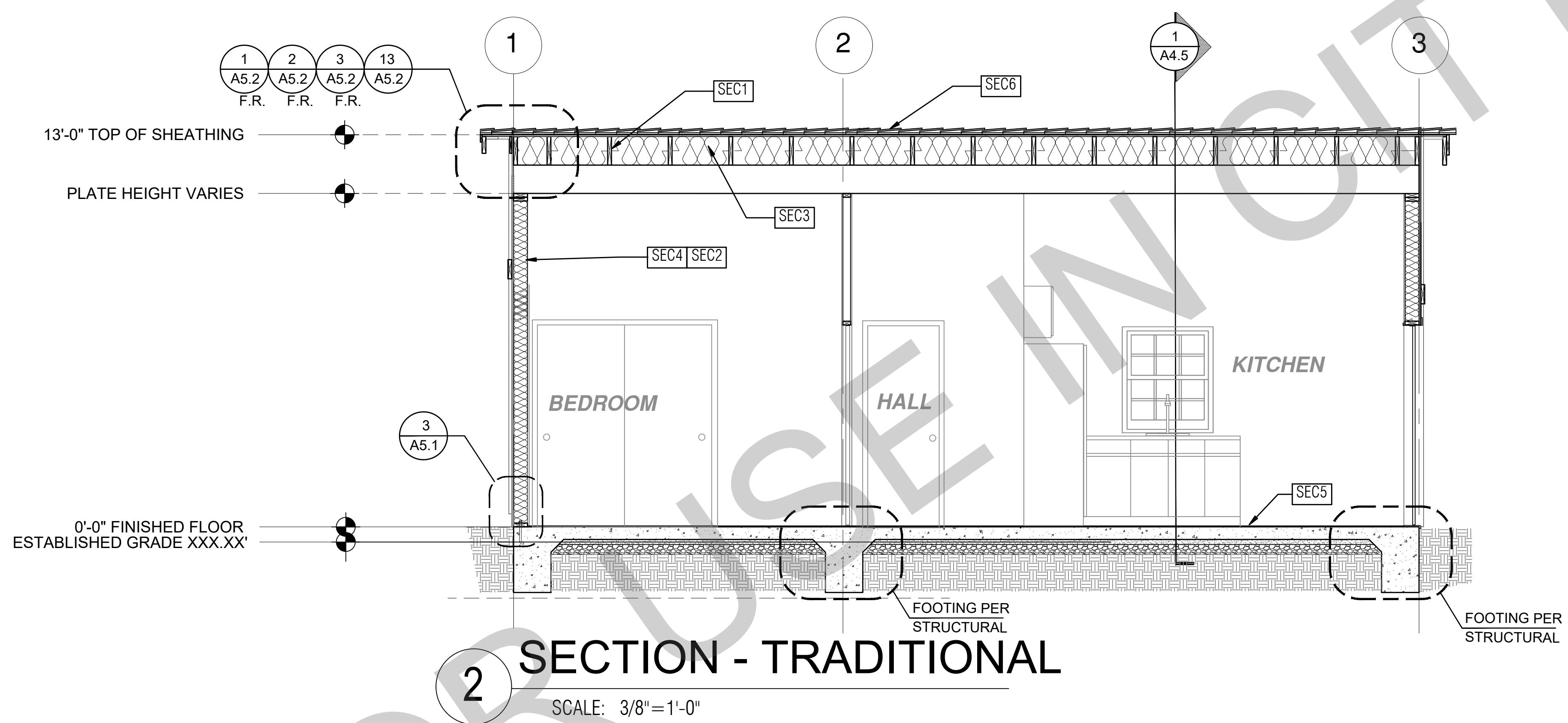
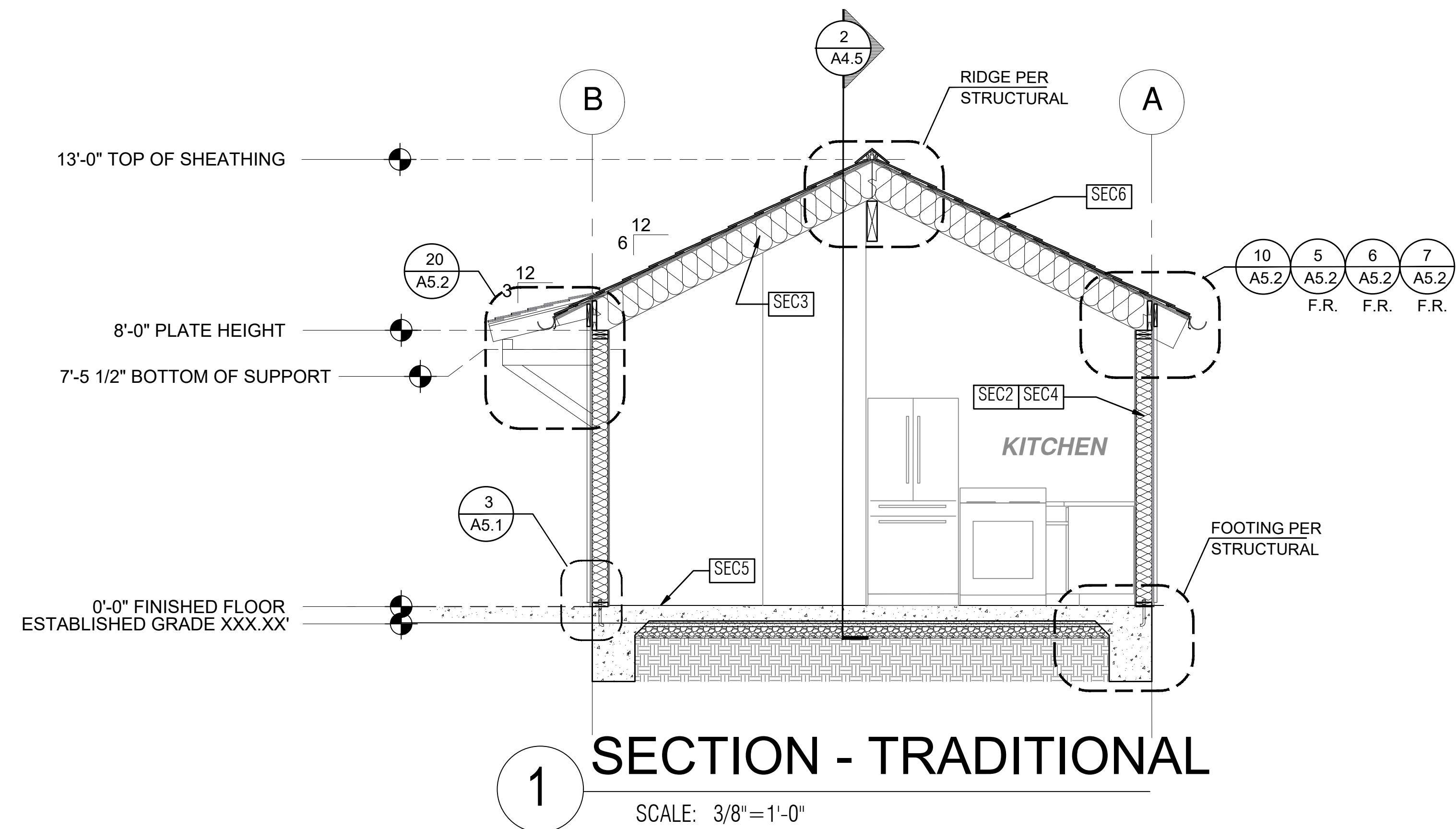
drawn by DESIGN PATH STUDIO

sheet no.

A4.4

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3. THE DESIGNS REPRESENTED BY THESE PLANS ARE THE PROPERTY OF DESIGN PATH STUDIO AND ARE SUBJECT TO COPYRIGHT PROTECTION.
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SECTION KEYNOTES	SECTION GENERAL NOTES	LEGEND
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project
Ojai
ADU

address

revisions



description
Building
Sections
Traditional
1 Bedroom

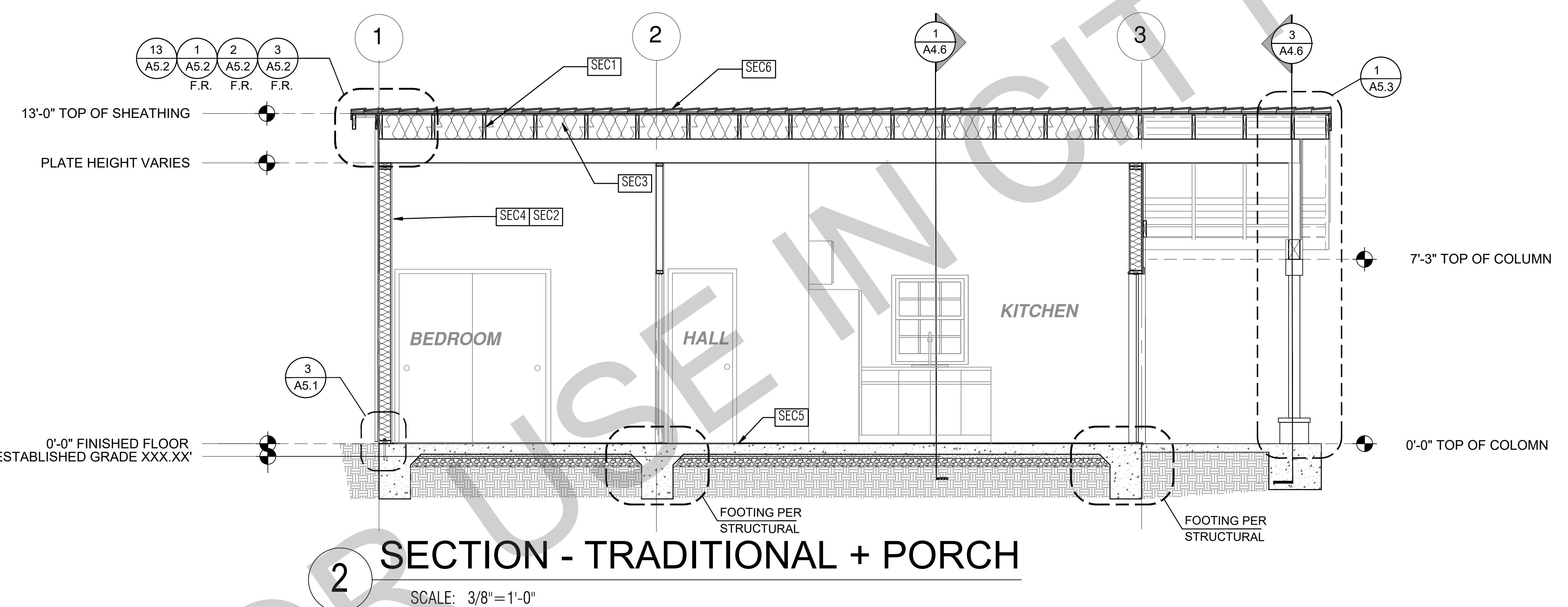
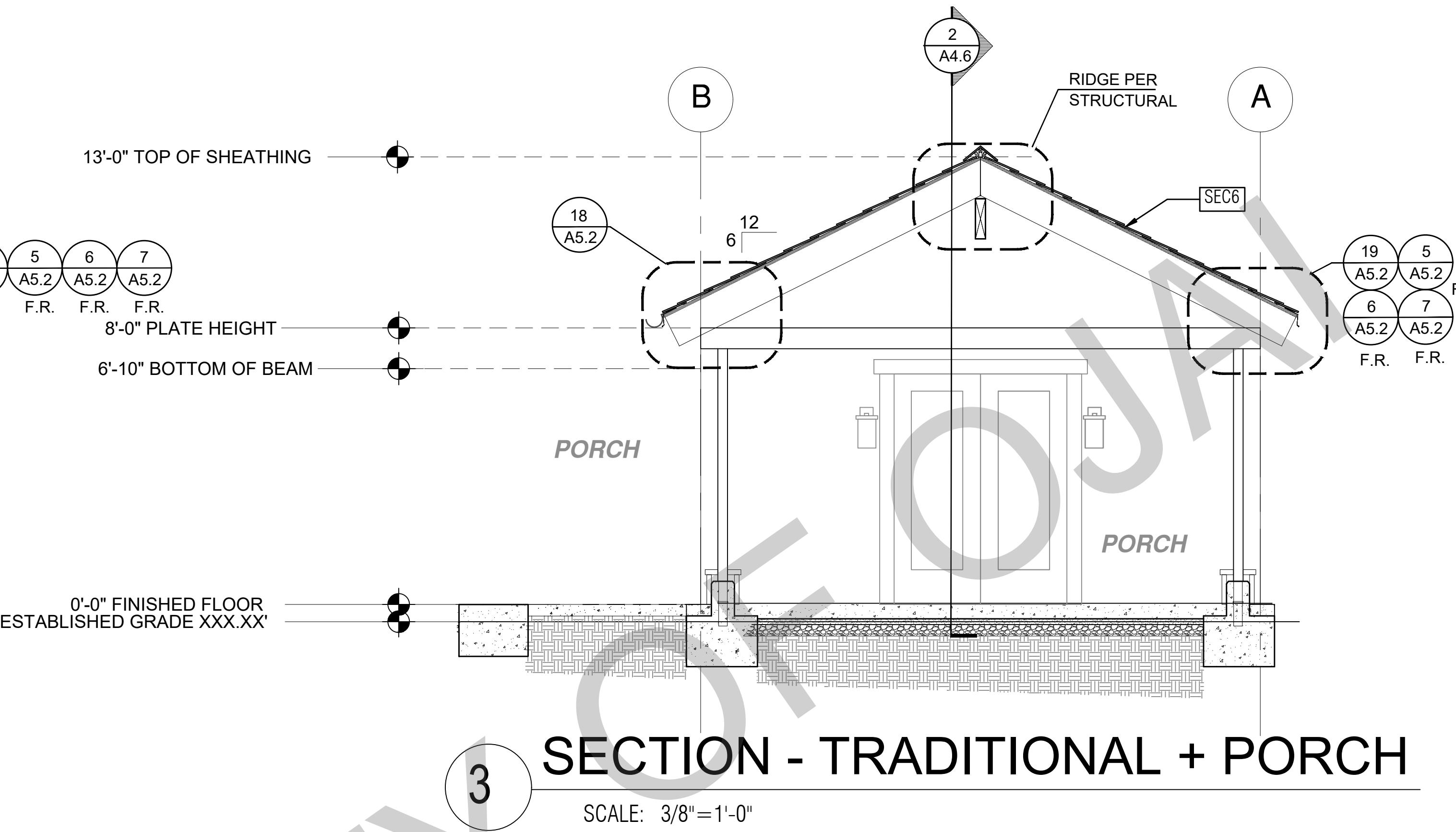
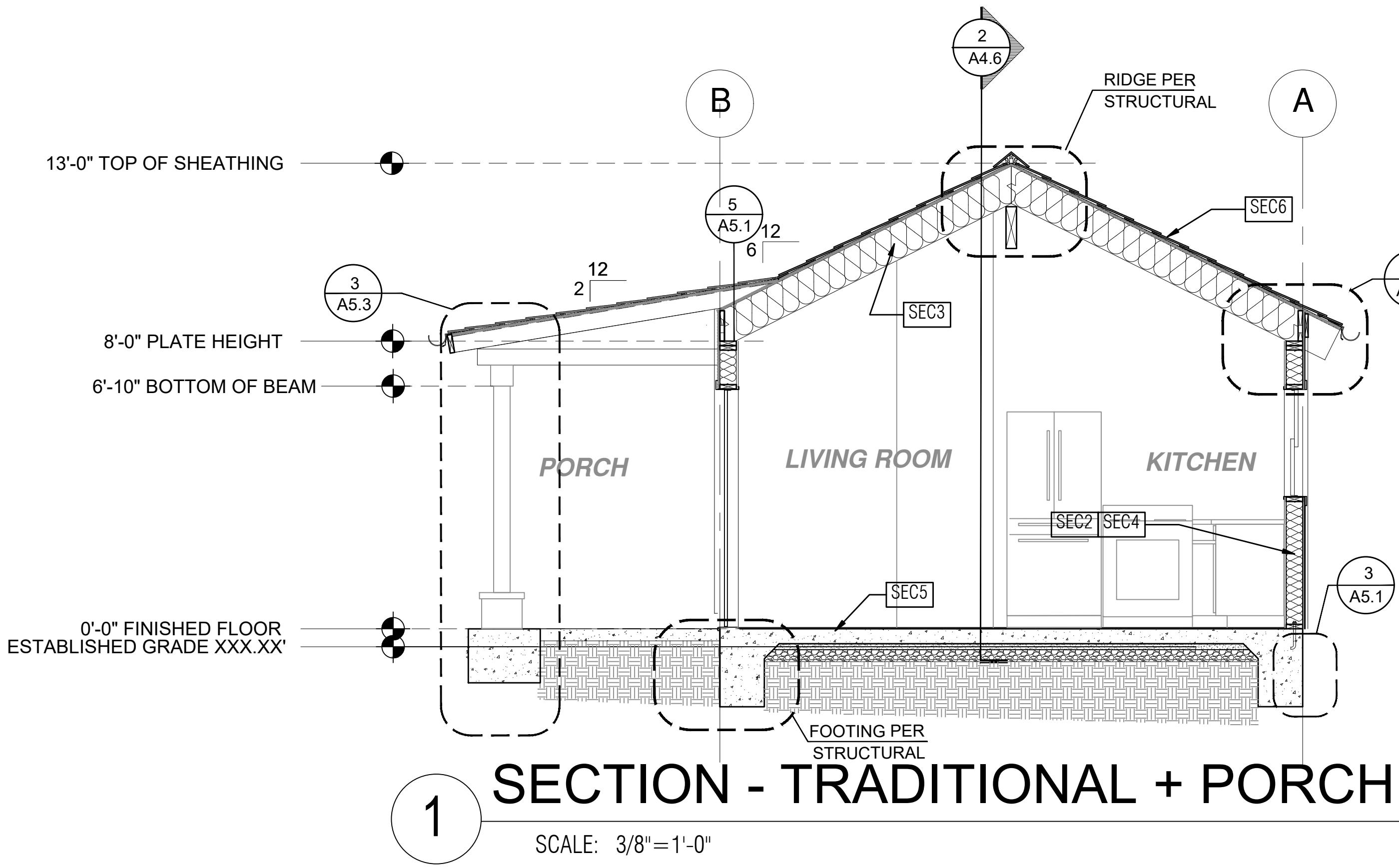
date

project no. 2024_OJAI_ADU

drawn by DESIGN PATH STUDIO

sheet no.

A4.5



SECTION KEYNOTES	SECTION GENERAL NOTES	LEGEND
<p>SEC1 RAFTERS PER PLAN SEE STRUCTURAL</p> <p>SEC2 2X STUDS @ 16" O.C. - SEE STRUCTURAL</p> <p>SEC3 R-38 (HIGH PERFORMANCE) CEILING INSULATION PER TITLE 24 ENERGY CALCULATIONS</p> <p>SEC4 R-15 WALL INSULATION PER TITLE 24 ENERGY CALCULATIONS</p> <p>SEC5 CONC. SLAB ON GRADE SEE STRUCTURAL</p> <p>SEC6 MINIMUM CLASS A ROOF ASSEMBLY - SEE SHEET T1-1 FOR MANUFACTURER SPECIFICATIONS</p>	<p>1. METALS SEE PLANS AND DETAILS FOR LOCATIONS, QUANTITY AND CONFIGURATION OF MISCELLANEOUS IRON AND STEEL WORK INCLUDING ASSORTED CLIPS, BRACKETS, ANGLES, STRAPS, POST ANCHORS AND LIKE ITEMS. DUE TO THE VARIETY OF ALL SUCH ITEMS NECESSARY TO MAKE A COMPLETE LIST, INSULATION WHETHER OR NOT SPECIFICALLY DETAILED OR NOT ON THE DRAWINGS, ALL EXTERIOR METAL AND HARDWARE IS TO BE GALVANIZED STEEL TO BE GALVANIZED STEEL IS TO BE ASTM A3.</p> <p>2. RAFTER VENTS ARE TO BE STAINLESS STEEL MESH AND ARE TO BE SIZED TO MEET REQUIRED VENTILATION TO ENCLOSED RAFTER SPACES. MAX 1/2 MIN 1/4" OPENING SIZE ON VENT SCREEN WITH CORROSION-RESISTANT WIRE SCREEN MATERIAL.</p> <p>3. FRAMER IS TO LAYOUT CEILING JOISTS/ROOF RAFTERS TO ACCOMMODATE RECESSED LIGHTS, EXHAUST FANS OR OTHER ELECTRICAL/MECHANICAL FIXTURES.</p> <p>4. WOOD SOFFIT/CEILING SIDING & TRIM ALL NAILS, FASTENERS AND HARDWARE MUST BE STAINLESS STEEL OR HOT-DIPPED GALVANIZED. STAPLES ARE NOT PERMITTED.</p> <p>5. INSULATION THERMAL INSULATION IS TO BE FOIL BACKED BATT INSULATION WITH AN R-VALUE NOT LESS SPECIFIED IN THE TITLE 24 ENERGY CALCULATIONS. AT BATHROOMS, LAUNDRY ROOM, AND MASTER BEDROOMS INSULATION IS TO BE PROVIDED WITH SOUND INSULATION.</p> <p>6. FLASHING AND SHEET METAL ALL FLASHING AND COUNTER FLASHING IS TO BE GALVANIZED AND INSTALLED AS PER SMACNA STANDARDS. ALL PROPOSED FLASHING AND SHEET METAL MATERIALS, GAUGE AND INSTALLATION IS TO BE IN ACCORDANCE WITH SMACNA MANUAL STANDARDS.</p> <p>7. IN CONCEALED SPACES BETWEEN STAIR STRINGS AT THE TOP AND BOTTOM OF THE RUN, ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.</p> <p>8. THE PURPOSE OF THESE DRAWINGS IS TO SHOW CONSTRUCTION MATERIALS/ASSEMBLIES. FOR SPECIFIC SIZES AND DETAILS REFER TO ARCHITECTURAL PLANS, ELEVATIONS, DETAILS, & STRUCTURAL PLANS. KEYNOTES ONLY APPLY IF REFERENCED ON PLANS.</p> <p>9. AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS</p> <p>10. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILINGS AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME PRODUCTS OF COMBUSTION, THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E138 REQUIREMENTS. FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R302.11.</p> <p>11. SECTION R302.11-1 FIREBLOCKING MATERIALS SHALL CONSIST OF FOLLOWING MATERIALS: 1. TWO-INCH NOMINAL NUMBER 2. ONE-INCH ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS 3. THE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANELS 4. THE THICKNESS OF 0.75-INCH PARTICLE BOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLE BOARD 5. ONE-FOURTH-INCH CEMENT-BASED MILBOARD 6. BATT OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE 7. CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION</p> <p>1. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES, VENTS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS: A. VERTICALLY AT CEILING AND FLOOR LEVELS B. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10FT</p>	<p>SECTION CUT</p> <p>ELEVATION CALLOUT</p> <p>DETAIL DRAWING REF.</p> <p>ELEVATION MARKER</p>

description
Building Sections
Traditional
+ Porch
1 Bedroom

date

project no. 2024_OJAI_ADU

drawn by DESIGN PATH STUDIO

sheet no. A4.6

1. WALL ASSEMBLY
THE 1-HR. FIRE RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL, 1300 OR 1400 SERIES WALL AND PARTITION DESIGNS IN UL FIRE RESISTANCE DIRECTORY & SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:
A. STUDS-WALL STUDS MAY CONSIST OF 2X 4 IN. STUDS & SPACER STUDS TO BE MIN. 3 1/2 IN. O.C. & SPACED MAX. 24 IN. O.C.
B. GYPSUM BOARD (BEARING THE UL CLASSIFICATION MARKING)-THICKNESS, TYPE, NUMBER OF LAYERS AND FASTENERS AS REQUIRED IN THE INDIVIDUAL WALL AND PARTITION DESIGN. MAX. DIM. OF OPENING IS 5 IN. THE HOURLY F RATING OF THE FIRESTOP SYSTEM IS EQUAL TO THE HOURLY F RATING OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED
2. FIRESTOP SYSTEM
ONE METALLIC PIPE, CONDUIT OR TUBING INSTALLED EITHER CONCENTRICALLY WITHIN THE FIRESTOP SYSTEM, THE ANULAR SPACE BETWEEN THE PIPE, CONDUIT OR TUBING AND THE PERIPHERY OF THE OPENING SHALL BE MIN. OF 0 IN. (POINT CONTACT) TO A MAX. 1/8 IN. PIPE CONDUIT OR TUBING TO BE SECURELY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF METALLIC PIPE, CONDUIT OR TUBING ARE PERMITTED TO BE USED:
A. COPPER TUBING-NOM. 4 IN. DIA. (OR SMALLER) TYPE M (OR HEAVIER) COPPER TUBING.
B. COPPER PIPE-NOM. 4 IN. DIA. (OR SMALLER) REGULAR (OR HEAVIER) COPPER PIPE.
C. STEEL PIPE-NOM. 4 IN. DIA. (OR SMALLER) SCHEDULE 5 (OR HEAVIER) STEEL PIPE.
D. CONDUIT-NOM. 4 IN. DIA. (OR SMALLER) STEEL CONDUIT, METAL TUBING OR RIGID STEEL CONDUIT.
E. PVC PIPE-NOM. 4 IN. DIA. (OR SMALLER) PVC OR DUCTILE PVC PIPE.
3. FILL VOID OR CAVITY MATERIALS (BEARING THE UL CLASSIFICATION MARKING)-CAULK OR PUTTY MIN. 1/2 IN. DIAMETER BEAD CAULK OR PUTTY APPLIED CONTINUOUSLY AROUND THE PENETRATE ON THE WALL SURFACES ON BOTH SIDES OF THE WALL. 3M COMPANY - OP 2506+ CAUSE OF MPS-2+ PUTTY

13 THROUGH PENETRATION @ WALL
SCALE: NTS

14 WINDOW FLASHING
SCALE: NTS

15 FIRE RATED STUCCO WALL
SCALE: 1/2"=1'-0"

16 STUCCO WALL
SCALE: 1/2"=1'-0"

17 SECTION A-A
SECTION A-A

18 2x STUDS @ 16" o.c.
2x STUDS @ 16" o.c.
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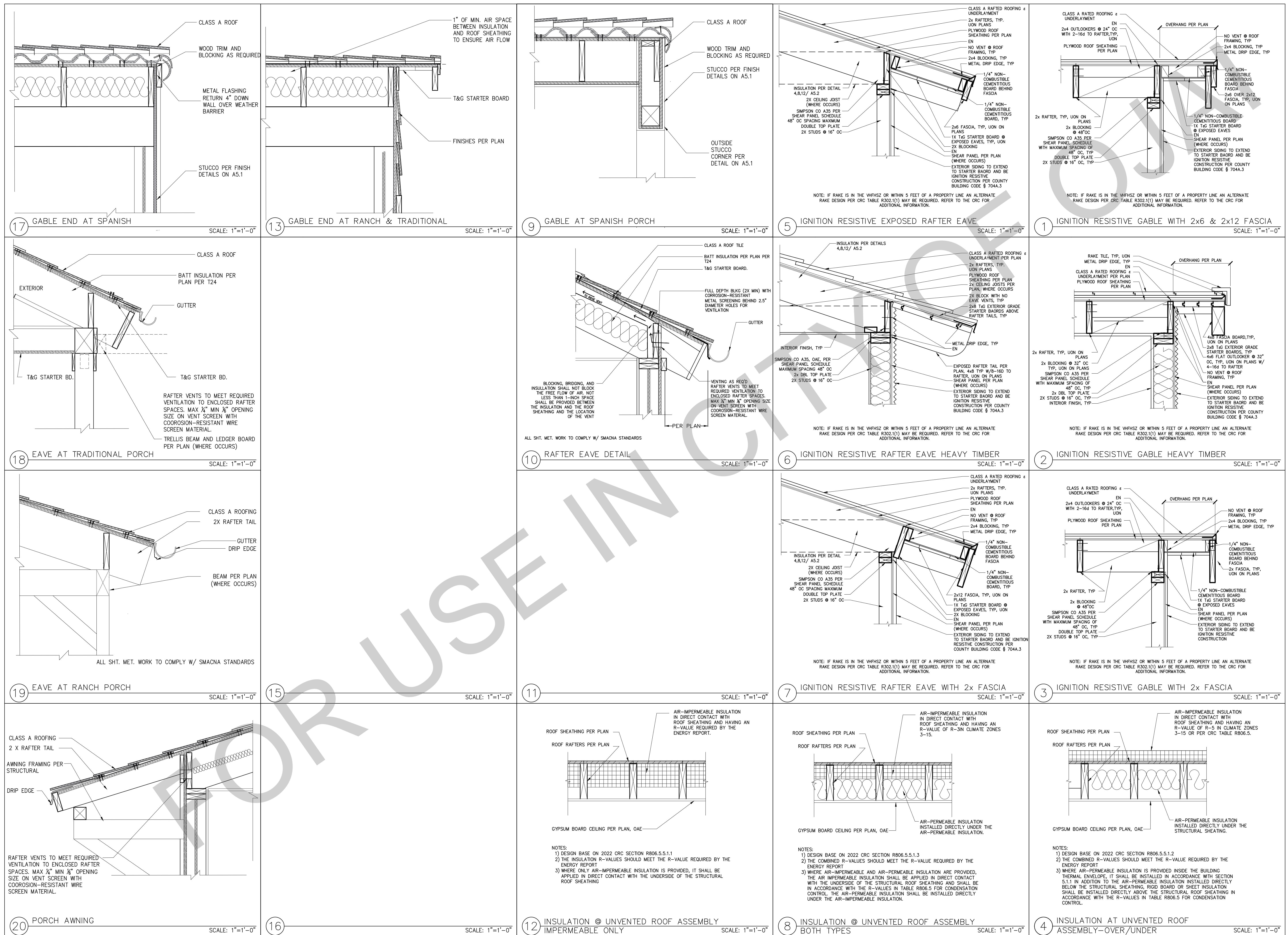
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2. THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES OF ANY NATURE, WHETHER EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREON. ANY USE, REUSE, OR ALTERATION OF THESE DOCUMENTS BY THE RECIPIENT OR BY OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, DEFEND, INDEMNIFY AND HOLD DESIGN PATH STUDIO AND ITS ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ACCOUNT OF ANY INJURY, DEATH, DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS.
3. THE DESIGNS REPRESENTED BY THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION.
4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

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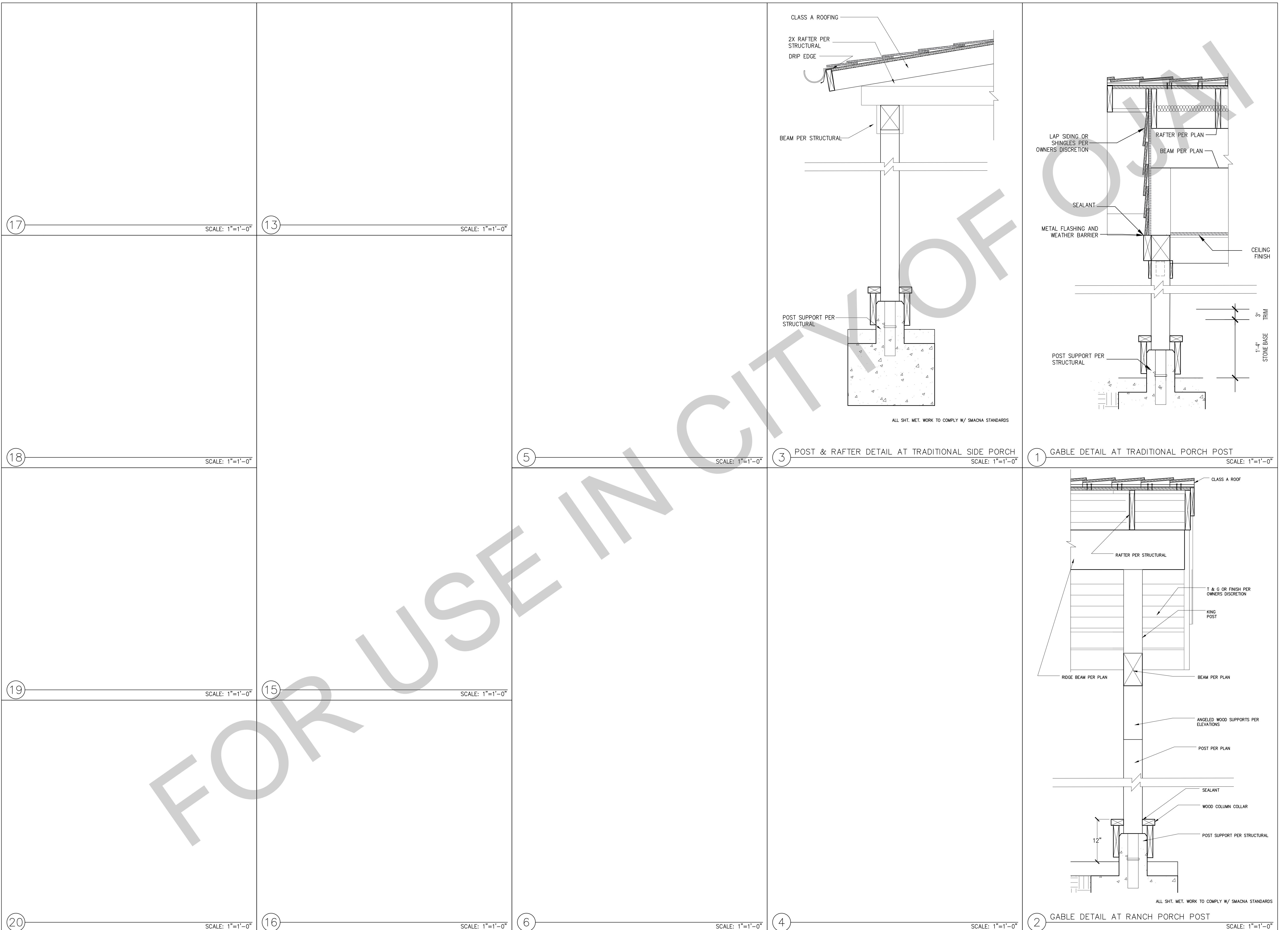
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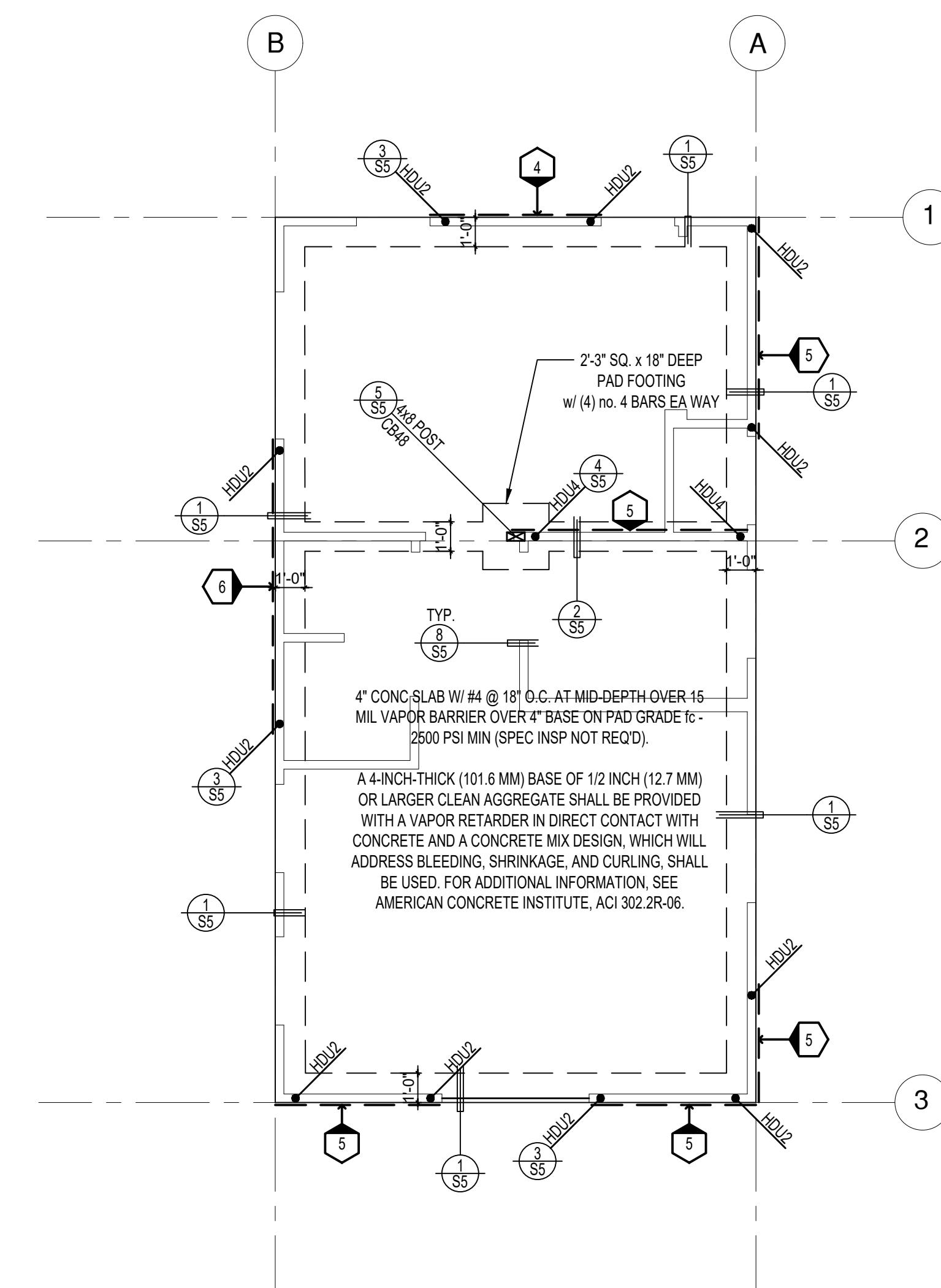
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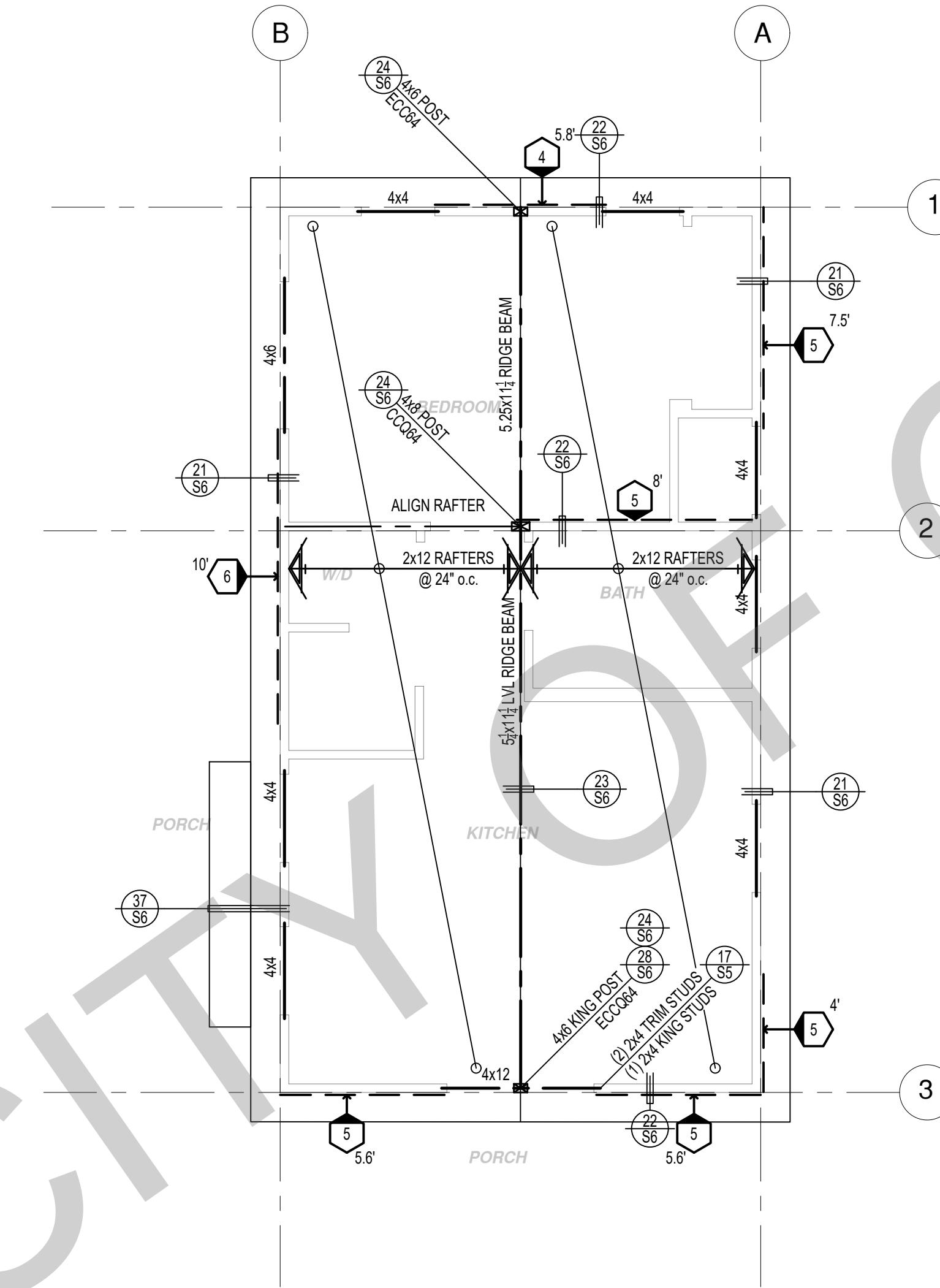
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2. CONCRETE FOUNDATION CONSTRUCTION		3. WOOD FRAMING CONSTRUCTION (CONT.)		3. WOOD FRAMING CONSTRUCTION (CONT.)		6. NAILING SCHEDULE, MINIMUMS (CBC CHAPTER 23, TABLE 2304.10.2)	
200. THE FIELD INSPECTOR SHALL VERIFY FOUNDATION REQUIREMENTS DURING FOUNDATION INSPECTION.		305. TYPICAL SHEAR TRANSFER: ROOF TO WALL: CONNECT ROOF FRAMING TO TOP PLATE W/ SIMPSON H1 @ 24" O/C OR A35 OR RBC @ 24" O/C OR PER SHEAR TRANSFER DETAILS.		321. WOOD TO WOOD CONNECTORS SHALL BE SIMPSON STRONG TIE OR USP STRUCTURAL CONNECTORS. ALL SPECIFIED CONNECTOR CALL-OUTS ARE SIMPSON CATALOG CALL-OUTS. USP SUBSTITUTIONS SHALL HAVE A CAPACITY EQUAL TO OR GREATER THAN THE SIMPSON CATALOG VALUES. ANY OTHER ICC APPROVED METAL CONNECTOR MAY BE USED UPON APPROVAL BY THE ENGINEER OR ARCHITECT.		BLNK AT CEILING JOISTS, RAFTERS, OR TRUSSES TO TOP PLATE OR OTHER FRAMING, T.N. 4-8d Box, 3-8d Com, 3-10d box, 3-3" x 0.131" nails, 3-3" 14 gage staples	
201. CONCRETE STRENGTH SHALL BE NO LESS THAN 2,500 PSI @ 28 DAYS, OR HIGHER STRENGTH IF NOTED ON THE PLANS.		SILL PLATE ANCHORS:		322. ICC APPROVED CONNECTORS SHALL BE USED WHERE CONNECTORS ARE SPECIFIED. UNLESS OTHERWISE NOTED, THE FOLLOWING BEAM AND JOIST HANGERS SHALL BE USED:		2-8d Com, 2-3" x 0.131" nails, 2-3" 14 gage staples	
202. SLAB REINFORCEMENT & FOOTINGS SHALL BE PER STRUCTURAL DETAILS ON SHEET S5, CENTERED IN SLAB.		306. GROUND FLOOR / SLAB ON GRADE WALLS: PROVIDE 2X (MIN.) PTDF SILL PLATES. SEE CONCRETE FOUNDATION CONSTRUCTION NOTES 206, 207 & 208 FOR ANCHOR BOLTS. AT INTERIOR NON-SHEAR CONDITIONS, 0.145 SHOT PIN ANCHORS @ 32" O/C MAY BE USED TO CONNECT PARTITIONS AND BEARING WALLS TO SLAB.		BEAM OR JOIST SIMPSON US HANGER I-JOIST FLOOR JOISTS IUS, IUT, OR ITT HANGERS 1.75 X LSL AND LVL HU, HUS, OR WPU 2.69 X PSL AND LVL HU OR HWU 3.5 X PSL AND LVL HHUS OR HWU 5.25 X PSL AND LVL HHUS OR HWU 7 X PSL AND LVL HHUS OR HWU		2-16d Com, 3-3" x 0.131" nails, 3-3" 14 gage staples	
203. REINFORCING BARS TO BE GRADE 40 FOR #3 BARS, GRADE 60 FOR #4 BARS & LARGER		307. ALL WOOD SILL PLATES AND ALL WOOD MEMBERS DIRECTLY AGAINST CONCRETE OR MASONRY SHALL BE FOUNDATION GRADE REDWOOD SILLS OR PTDF SILLS, TREATED WITH SODIUM BORATE (SBX/DOT) WHEN INSTALLED IN A DRY OR ENCLOSED ENVIRONMENT. (SODIUM BORATE TREATMENT DOES NOT REQUIRE CORROSION RESISTANT CONNECTORS.) PROVIDED THAT A STANDARD CUT WASHER IS USED ON TOP OF THE SQUARE WASHER. SHEARWALL ANCHORS SHALL BE PLACED A MIN. OF 1 1/4" FROM THE EDGE OF CONCRETE.		AT BEAM HANGER CALLOUTS, IE HUGS OR HU BEAMS, THE CALLOUT IS ABBREVIATED. THE HANGER WIDTH MAY BE OMITTED TO ALLOW FLEXIBILITY IN ORDERING. EXAMPLE: 2.69 PSL THE CALLOUT MAY READ HGUS12, AN HGUS2.7512 OR HGUS412 (WITH FILLERS) ARE APPLICABLE. WHERE HANGERS OFFER (MIN) OR (MAX), NAIL TO APPLY (MAX) LOADS.		16d Com, 3" x 0.131" nails, 3-3" 14 gage staples	
204. PROVIDE WEAKENED PLANE JOINTS FOR CRACK CONTROL (SAWCUT OR TOOLED JOINT) AT 14"-0" O/C MAX.		308. FASTENERS IN CONTACT WITH PRESSURE TREATED WOOD: ALL NAILS AND FASTENERS IN CONTACT WITH PRESSURE TREATED LUMBER TREATED WITH ACQ-C, ACQ-D, CA-B, AND CBA-A WITHOUT AMMONIA SHALL BE GALVANIZED PER ASTM A153.		323. WHERE SHEARWALL LENGTHS ARE SPECIFIED ON THE PLANS, THE LENGTH SHOWN IS A MINIMUM DIMENSION. THE SHEARWALL MAY BE LENGTHENED FOR CONSTRUCTION PURPOSES, BUT SHALL NOT BE REDUCED UNLESS OTHERWISE NOTED. ALL ENGINEERED WOOD PANEL SHEAR (PLYWOOD OR OSB) SHALL BE BLOCKED.		16d Com @ 24" o.c. FN OR 2-10d box, 3" x 0.131" nails, 3-3" 14 gage staples	
205. SILL ANCHORAGE AT ALL SHEARWALL LOCATIONS SHALL BE PER THE SHEARWALL SCHEDULE. ALL SHEARWALL ANCHOR BOLTS SHALL RECEIVE A 3" SQUARE X 0.229" THICK WASHER. THE WASHER MAY BE DIAGONALLY SLOTTED (WIDTH > BOLT DIAMETER + 1/8", LENGTH <= 1 1/2") PROVIDED THAT A STANDARD CUT WASHER IS USED ON TOP OF THE SQUARE WASHER. SHEARWALL ANCHORS SHALL BE PLACED A MIN. OF 1 1/4" FROM THE EDGE OF CONCRETE.		309. ALL NAILS AND FASTENERS IN CONTACT WITH PRESSURE TREATED LUMBER TREATED WITH ACQ-C, ACQ-D, CA-B, AND CBA-A WITH AMMONIA SHALL BE TYPE 303, 304, 305, OR 316 STAINLESS STEEL.		324. THE FOLLOWING HOLES IN SHEARWALLS ARE ALLOWED: A) APPROXIMATELY SQUARE HOLES NOTCHED, PUNCHED, OR CUT THAT ARE LESS THAN 25 SQ. INCHES B) APPROXIMATELY SQUARE HOLES CLEAN CUT OR BORED IN SHEARWALLS THAT ARE LESS THAN 64 SQ. INCHES (ONE HOLE PER 4' OF SHEARWALL) C) APPROXIMATELY SQUARE HOLES, LESS THAN 64 SQ. INCHES (ONE HOLE PER 8' OF SHEARWALL) WITH ALL EDGES BLOCKED & EDGE NAILED. D) HOLES INDIVIDUALLY APPROVED BY THE ENGINEER OR ARCHITECT OF RECORD.		16d Com @ 16" o.c. FN OR 10d Box, 3" x 0.131" nails, 3-3" 14 gage staples	
206. EMBEDDED SILL ANCHOR BOLTS AT TYPICAL NON-SHEARWALL CONDITIONS SHALL BE 5/8" DIA. MIN. ANCHOR BOLTS WITH A STANDARD CUT WASHER. SPACING SHALL NOT EXCEED 48 INCHES O/C. LOCATE AN ANCHOR BOLT NOT MORE THAN 9 INCHES, OR LESS THAN 4" FROM ENDS AND SPLICES. EACH SILL SHALL HAVE (2) SILL BOLTS MIN.		310. WHERE PRESSURE TREATED LUMBER IS INSTALLED IN AN EXTERIOR WET ENVIRONMENT, ALL NAILS AND FASTENERS IN CONTACT WITH THE PRESSURE TREATED LUMBER SHALL BE TYPE 303, 304, 305, OR 316 STAINLESS STEEL.		325. STUDS SHALL BE SPACED @ 16" O/C MAX. UNLESS OTHERWISE SPECIFIED, USE STUD GRADE EXCEPT AT PLATE HEIGHTS HIGHER THAN 10'-0", THEN USE DF#2 OR BETTER		16d Com @ 4-8d Box, 3-16d Box, 4-3" x 0.131" nails, 4-3" 14 gage staples	
207. ANCHOR BOLTS SHALL BE EMBEDDED A MIN. OF 7 INCHES INTO CONCRETE. IN A TWO-POUR SYSTEM, ANCHOR BOLTS TO BE EMBEDDED 5 INCHES MIN. INTO FIRST POUR.		311. VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS. SUBCONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. IMMEDIATELY NOTIFY HOMEOWNER AND CITY OF OJAI OF ANY DISCREPANCY, TYPICAL.		326. ALL FINISHES, WATERPROOFING, DRAINAGE, AND FIRE-RELATED ELEMENTS ARE BY THE ARCHITECT OF RECORD AND ARE REQUIRED EVEN THOUGH THEY MAY NOT BE SHOWN ON THE STRUCTURAL PLANS AND DETAILS.		3-16d Box, 3-16d Com, 4-10d Box, 4-3" x 0.131" nails, 4-3" 14 gage staples	
208. SEE WOOD FRAMING CONSTRUCTION NOTES FOR ALTERNATE SILL ANCHORAGE.		312. RETIGHTEN ALL HOLDOWN ANCHORS JUST PRIOR TO COVERING THE WALL FRAMING.		327. REDWOOD OR PRESSURE-TREATED LUMBER IS TO BE USED AT STRUCTURAL MEMBERS FOR BUILDING, BALCONIES, PORCHES OR SIMILAR APPURTENANCES WHEN EXPOSED TO THE WEATHER WITHOUT ADEQUATE PROTECTION OF A ROOF, EAVES, OVERHANG, OR OTHER COVERING TO PREVENT MOISTURE OR WATER ACCUMULATION.		3-16d Box, 2-16d Com, 3-16d Box, 4-3" x 0.131" nails, 4-3" 14 gage staples	
209. ALL HOLDOWNS SHALL BE PLACED A MINIMUM DIM AS SHOWN IN DETAIL S5 FROM EXTERIOR CORNER OF SLAB.		313. ENGINEERED BEAMS ARE AS FOLLOWS: "PSL" REFERS TO PARALLEL STRAND LUMBER (E=2.0, FB=2900). "LSL" REFERS TO LAMINATED STRAND LUMBER (E=1.55, FB=2325). (E=1.3 & FB=1700 AT LSL CONDITIONS WITH D (DEPTH) = 9") "LVL" REFERS TO LAMINATED VENEER LUMBER (E=2.0, FB=2800). "GLB" REFERS TO 24'-1.8E GLU-LAM WITH STANDARD CAMBER, U.N.O. "JGC" ENGINEERED GLU-LAM BEAM MAY BE USED UPON ENGINEER APPROVALS.		4. ICC-ES AND NER APPROVALS		3-16d Box, 4-10d Box, 4-3" x 0.131" nails, 4-3" 14 gage staples	
210. RETROFIT ALL HOLDOWNS AS NOTED BELOW. AT EPOXY ANCHORS USE SIMPSON SET-3G EPOXY PER MANUFACTURERS INSTALLATION REQUIREMENTS AS FOLLOWS:		314. RETROFIT 5/8" EMBEDDED ANCHOR BOLTS AS NOTED BELOW. AT EPOXY ANCHORS USE SIMPSON SET-3G EPOXY PER SIMPSON'S INSTALLATION REQUIREMENTS.		400. PLYWOOD AND OSB PANELS: FULL REPORTS FOUND AT: HTTP://WWW.ICC-ES.ORG		3-16d Box, 4-10d Box, 4-3" x 0.131" nails, 4-3" 14 gage staples	
211. PROVIDE A UFER GROUND FOR ELECTRICAL SYSTEM PER ARTICLE 250.52 N.E.C.		315. LOCATION TYPE REPLACEMENT		401. JOISTS AND RAFTERS AND BEAMS: TRUS-JOIST TJI JOISTS AND PSL, LSL & LVL-ICC-ES ESR-1387, 1153, BOISE CASCADE BCI JOISTS, VERSA-LAM, & VERSA-STRAND-ICC-ESR-1040, 1336 LOUISIANA PCO JOISTS & BEAMS-ESR-1305, 2403 ROSEBURG JOISTS & BEAMS-ESR-1210, 1251 GLU-LAM BEAMS- ESR-1940 PACIFIC WOOD TECH - ESR 2909		3-16d Box, 4-10d Box, 4-3" x 0.131" nails, 4-3" 14 gage staples	
212. ALL SURROUNDING FLAT WORK SHALL BE VERIFIED WITH HOMEOWNER FOR LOCATION AND AMOUNT TO BE POURED.		316. RETROFIT HD TITEN HD, EMBED 5/8" MIN.		402. WOOD CONNECTORS: SIMPSON CONNECTORS-ICC-ES ESR #S 1161, 1622, 1866, 2105, 2203, 2236, 2320, 2549, 2551, 2552, 2553, 2330, 2554, 2555, 2604, 2605, 2606, 2607, 2608, 2611, 2613, 2614, 2615, 2616, 2877, 2920, 3046 IAPMO ER-112, 130, 143, 192, 262 USP LUMBER CONNECTORS-ICC-ES ESR #S 1178, 1280, 1575, 1702, 1781, 1881, 1970, 2104, 2685, 1831, 1465, 2761, 2787, IAPMO ER-200 QUICK DRIVE WOOD SCREWS-ICC-ES ESR-1472		3-16d Box, 4-10d Box, 4-3" x 0.131" nails, 4-3" 14 gage staples	
213. RETROFIT MISPLACED HOLDOWNS AS NOTED BELOW. AT EPOXY ANCHORS USE SIMPSON SET-3G EPOXY PER MANUFACTURERS INSTALLATION REQUIREMENTS AS FOLLOWS:		317. HOLES, CUTOUTS, AND NOTCHES IN FRAMING MEMBERS: BY VIRTUE OF CODE COMPLIANCE WITH ELECTRICAL AND PLUMBING CODES, HOLES AND NOTCHES WILL INEVITABLY BE MADE IN FRAMING MEMBERS. THE CODE RECOGNIZES AND APPROVES VARIOUS HOLES AND NOTCHES WITHOUT ENGINEERING JUSTIFICATION IN CBC SECTION 2308.8.2. ENGINEERED (PSL, LSL) RECTANGULAR LUMBER BEAMS BEHAVE LIKE ANY OTHER RECTANGULAR SHAPE WHEN NOTCHED OR BORED, SO THE ENGINEER OR ARCHITECT MAY SPECIFY LIMITS WITHOUT MANUFACTURER APPROVAL OTHER HOLES AND NOTCHES ARE ALLOWED AS NOTED BELOW:		403. ADHESIVES & ANCHORS: SIMPSON EPOXY-TIE HIGH STRENGTH EPOXY (SET-3G)-ICC-ES ESR-4507 SIMPSON WEDGE-ALL (WA) WEDGE ANCHORS-ICC-ES ESR-1771 SIMPSON TITEN HD-ICC-ESR-1056, 2713 SIMPSON SHOT PINS ICC-ES ESR-1238 HILTI X-DN, X-ZF, X-CF SHOT PINS-ICC-ES ER-1663, 1752, 2269		3-16d Box, 4-10d Box, 4-3" x 0.131" nails, 4-3" 14 gage staples	
214. WHEN REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, HAVE CONTRACTOR DOCUMENTATION IN WRITING FOR THE FOLLOWING: A) THE PAD WAS PREPARED IN ACCORDANCE WITH THE SITE REQUIREMENTS AND CITY OF OJAI APPROVAL. B) THE UTILITY TRENCHES HAVE BEEN PROPERLY BACKFILLED & COMPACTED. C) THE FOUNDATION EXCAVATIONS, EXPANSIVE CHARACTERISTICS AND BEARING CAPACITY COMPLIES WITH THE CITY OF OJAI RECOMMENDATIONS.		318. INTERIOR SURFACES: WHERE DRYWALL IS SPECIFIED, PROVIDE MIN. 5/8" GYPSUM WALLBOARD W/ 5D COOLER NAILS OR EQUAL @ 6" O/C TO ALL STUDS AND TO TOP & BOTTOM PLATES (UNBLOCKED) AT INTERIOR SIDE OF EXTERIOR WALLS AND AT BOTH SIDES OF ALL INTERIOR WALLS.		5. NAILING & FASTENING		3-16d Box, 4-10d Box, 4-3" x 0.131" nails, 4-3" 14 gage staples	
215. ALL HOLDOWN ANCHORS & HARDWARE MUST BE TIED IN PLACE PRIOR TO CALLING FOR A FOUNDATION INSPECTION.		319. EXTERIOR SURFACES: SEE PLANS. WHERE STUCCO IS SPECIFIED PROVIDE 7/8" EXTERIOR CEMENT PLASTER OVER WIRE LATH OVER TYPE 15 BUILDING PAPER. LATH ATTACHED TO ALL STUDS AND TOP AND BOTTOM PLATES (OR BLOCKING AS OCCURS) W/ 16 GAGE X 1 1/2" STAPLES @ 6" O/C OR NO. 11 GAGE X 1 1/2" FURRING NAILS WHERE INDICATED ON ELEVATIONS.		500. 16D NAILS AS SHOWN ON THE DETAILS MAY BE COMMON, BOX, OR SINKER NAILS (0.135" MIN. DIA)		3-16d Box, 4-10d Box, 4-3" x 0.131" nails, 4-3" 14 gage staples	
3. WOOD FRAMING CONSTRUCTION		320. STRUCTURAL SHEATHING MAY BE EITHER OSB OR PLYWOOD. ANY NOTES REFERRING TO PLYWOOD ALSO APPLIES TO OSB. SHEATHING (WOOD STRUCTURAL PANELS) MUST MEET THE REQUIREMENTS OF DOC PS1 OR PS2 IN ACCORDANCE WITH NDS SDPWS.		501. AS AN ALTERNATE TO THE COMMON AND BOX NAILS SPECIFIED IN THE STRUCTURAL PLANS, THE FOLLOWING "CUTLER" GUN NAILS (OR EQUAL) ARE ACCEPTABLE ALTERNATIVES.		3-16d Box, 4-10d Box, 4-3" x 0.131" nails, 4-3" 14 gage staples	
300. ROOFING MATERIALS SHALL BE PER ARCHITECTURAL DRAWINGS.		321. PROVIDE 2X4 TRIMMER & 2X4 KING STUD EACH END OF EACH 4X DROPPED BEAM OR HEADER. PROVIDE DOUBLE TRIMMERS AT EACH 4X10 OR LARGER. PROVIDE DOUBLE TRIMMERS AT EACH 3-1/2 X 7-1/2 PSL OR LSL OR LARGER.		502. ALTERNATE NAILING FOR ROOF SHEATHING: 8D 2 1/2" X 0.135 WIRE BARBED NAILS BY CUTLER OR EQUAL.		3-16d Box, 4-10d Box, 4-3" x 0.131" nails, 4-3" 14 gage staples	
301. ROOF SHEATHING SHALL BE 15/16" OR 5/8" C-D GRADE, INTERIOR TYPE PLYWOOD WITH EXTERIOR GLUE, OR OSB PANELS. IDENTIFICATION INDEX (240) W/ 10D COMMON NAILS @ 6" O/C @ ALL PERIMETER EDGES AND ALL INTERIOR SUPPORTED EDGES AND @ 12" O/C @ ALL INTERMEDIATE SUPPORTS. SEE DETAILS FOR SHEAR AND DRAG NAILING.		322. PROVIDE DOUBLE KING STUDS AT ALL OPENINGS 8'-1" WIDE AND WIDER OR PER PLAN.		503. ALTERNATE NAILING FOR FLOOR SHEATHING: #8 X 2" SELF SETTING WOOD SCREWS, OR 8D 2 1/2" X 0.135 OR 0.148 SCREW SHANK FLOOR NAILS BY CUTLER OR EQUAL		3-16d Box, 4-10d Box, 4-3" x 0.131" nails, 4-3" 14 gage staples	
302. TYPICAL WALL SHEATHING:		323. PROVIDE 2X6 TRIMMER & 2X6 KING STUD EACH END OF EACH 6X DROPPED BEAM OR HEADER. PROVIDE DOUBLE TRIMMERS AT EACH 6X8 OR LARGER. PROVIDE DOUBLE TRIMMERS AT EACH 5-1/4 X 7-1/2 PSL OR LSL OR LARGER.		504. SHEAR PANELS WHERE 8D COMMON NAILS ARE SPECIFIED: 10D 2 1/2" X 0.148" WIRE BARBED NAILS BY CUTLER OR EQUAL		3-16d Box, 4-10d Box, 4-3" x 0.131" nails, 4-3" 14 gage staples	
303. PROVIDE 2X4 TRIMMER & 2X4 KING STUD EACH END OF EACH 4X DROPPED BEAM OR HEADER. PROVIDE DOUBLE TRIMMERS AT EACH 4X10 OR LARGER. PROVIDE DOUBLE TRIMMERS AT EACH 3-1/2 X 7-1/2 PSL OR LSL OR LARGER.		324. PROVIDE DOUBLE KING STUDS AT ALL OPENINGS 8'-1" WIDE AND WIDER OR PER PLAN.		505. NAIL SIZES		3-16d Box, 4-10d Box, 4-3" x 0.131" nails, 4-3" 14 gage staples	
304. TOP PLATES SHALL BE DOUBLE 2X W/ WIDTH EQUAL TO STUDS BELOW, W/ (21)16D NAILS MIN. @ MINIMUM 4"-0" LAP SPLICES. USE SIMPSON RPS OR CS16 STRAP EACH SIDE OR ONE SIDE AND TOP WHERE LAP SPLICE IS NOT POSSIBLE. SEE DETAILS FOR NOTCHES, CUT-OUTS AND COMPLETE PLATE BREAKS AT HEATING, VENTING, AND PLUMBING.		325. PROVIDE 2X6 TRIMMER & 2X6 KING STUD EACH END OF EACH 6X DROPPED BEAM OR HEADER. PROVIDE DOUBLE TRIMMERS AT EACH 6X8 OR LARGER. PROVIDE DOUBLE TRIMMERS AT EACH 5-1/4 X 7-1/2 PSL OR LSL OR LARGER.		506. C&C PRESSURES		3-16d Box, 4-10d Box, 4-3" x 0.131" nails, 4-3" 14 gage staples	
305. PROVIDE 2X4 TRIMMER & 2X4 KING STUD EACH END OF EACH 4X DROPPED BEAM OR HEADER. PROVIDE DOUBLE TRIMMERS AT EACH 4X10 OR LARGER. PROVIDE DOUBLE TRIMMERS AT EACH 3-1/2 X 7-1/2 PSL OR LSL OR LARGER.		326. PROVIDE DOUBLE KING STUDS AT ALL OPENINGS 8'-1" WIDE AND WIDER OR PER PLAN.		507. SOIL BEARING VALUE		3-16d Box, 4-10d Box, 4-3" x 0.131" nails, 4-3" 14 gage staples	
306. PROVIDE 2X4 TRIMMER & 2X4 KING STUD EACH END OF EACH 4X DROPPED BEAM OR HEADER. PROVIDE DOUBLE TRIMMERS AT EACH 4X10 OR LARGER. PROVIDE DOUBLE TRIMMERS AT EACH 3-1/2 X 7-1/2 PSL OR LSL OR LARGER.		327. PROVIDE DOUBLE KING STUDS AT ALL OPENINGS 8'-1" WIDE AND WIDER OR PER PLAN.		SITE CLASS		3-16d Box, 4-10d Box, 4-3" x 0.131" nails, 4-3" 14 gage staples	
307. PROVIDE 2X4 TRIMMER & 2X4 KING STUD EACH END OF EACH 4X DROPPED BEAM OR HEADER. PROVIDE DOUBLE TRIMMERS AT EACH 4X10 OR LARGER. PROVIDE DOUBLE TRIMMERS AT EACH 3-1/2 X 7-1/2 PSL OR LSL OR LARGER.		328. PROVIDE DOUBLE KING STUDS AT ALL OPENINGS 8'-1" WIDE AND WIDER OR PER PLAN.		SEISMIC DESIGN CATEGORY		3-16d Box, 4-10d Box, 4-3" x 0.131" nails, 4-3" 14 gage staples	
308. PROVIDE 2X4 TRIMMER & 2X4 KING STUD EACH END OF EACH 4X DROPPED BEAM OR HEADER. PROVIDE DOUBLE TRIMMERS AT EACH 4X10 OR LARGER. PROVIDE DOUBLE TRIMMERS AT EACH 3-1/2 X 7-1/2 PSL OR LSL OR LARGER.		329. PROVIDE DOUBLE KING STUDS AT ALL OPENINGS 8'-1" WIDE AND WIDER OR PER PLAN.		SEISMIC IMPORTANCE FACTOR		3-16d Box, 4-10d Box, 4-3" x	



FOUNDATION PLAN
1/4"=1'-0"
RANCH



ROOF FRAMING PLAN
1/4"=1'-0"
RANCH

SHEAR WALL SCHEDULE (ASD VALUES)

FOUNDATION NOTES						
1. ALL ANCHOR BOLTS, HOLDOWN ANCHORS, & REINF. MUST BE SECURELY TIED IN PLACE PRIOR TO FDTN. INSP.						
2. ALL EXTERIOR STUDS TO BE 2x6 @ 16" O.C.						
3. THE MINIMUM NOMINAL ANCHORBOLT DIAMETER SHALL BE 1/2 INCH NOTE: THIS WILL REQUIRE A MINIMUM DISTANCE FROM THE ENDS OF SILL PLATES TO BE 4" (AND A MAXIMUM OF 12")						
4. PLATE WASHERS (MINIMUM SIZE OF 3" x 3" x 1/4") SHALL BE USED ON EACH ANCHOR BOLT.						
5. PROVIDE CONC SLAB JOINTS AT NO MORE THAN 15 FT EA. WAY						
6. SEE SHEET S5 FOR TYP. CONCRETE & SLAB DETAILS 1-8						
7. POSTS W/O SPECIFIED BASE SHALL BE NAILED TO BOLTED SILL PLATES W/ (2) 16d T.N. EA SIDE, TYP.						
8. FOOTINGS ADJACENT TO SLOPES GREATER THAN OR EQUAL TO 33.3% SHALL COMPLY WITH SETBACK REQUIREMENTS DEFINED IN CBC 1806.7.						

	4	5	6	7	8	9
SHEARWALL DESCRIPTION (See footnotes 1 & 4)	5/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 6" o/c edge, 12" o/c field, blocked (See footnotes 3 & 6)	5/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 4" o/c edge, 12" o/c field, blocked (See footnotes 3 & 6)	5/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 6)	5/8" rated STRUCT 1 panel, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 6)	15/32" rated STRUCT 1 panel, (1) side w/ 10d @ 2" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, 5, & 6)	15/32" rated STRUCT 1 panel, (1) side w/ 10d @ 2" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, 5, & 6)
SHEAR VALUE (PLF)	260*	380*	490*	550*	665*	870*
ANCHOR BOLT SPACING	5/8" @ 48" or 1/2" @ 32"	5/8" @ 32" or 1/2" @ 24"	5/8" @ 24" or 1/2" @ 16"	5/8" @ 24" or 1/2" @ 16"	5/8" @ 16" or 1/2" @ 12"	5/8" @ 12" or 1/2" @ 8"
16d (0.148") SILL NAILING	6"	4"	3 1/2"	3"	1 1/2" x 4 1/2" SDS screws @ 8"	1 1/2" x 4 1/2" SDS screws @ 8"
SPACING OF A35/LTP4 FRAMING TO TOP PLATE	30" O.C.	16" O.C.	12" O.C.	12" O.C.	8" O.C.	8" O.C.

SHEAR WALL FOOTNOTES

- AT PLYWOOD OR OSB PS-1 OR PS-2 RATED PANELS USE COMMON NAILS OR GALVANIZED BOX NAILS (2) LAYERS OF PAPER EXTERIOR PLYWOOD REQUIRED. SHEARWALLS BE APPLIED OVER STUDS @ 16" O.C. GALVANIZED NAILS SHALL NOT BE HOT-DIPPED OR TUMBED.
- SILL PLATES & WASHERS SHALL COMPLY WITH THE CONCRETE FOUNDATION CONSTRUCTION AND WOOD FRAMING CONSTRUCTION NOTES. (SEE NOTES #206, 208, 209, 307, 308, 309, ETC.)
- IN PLYWOOD SHEARWALLS, THE EDGE OF THE 3" SQUARE WASHERS (SEE NOTE #206) SHALL BE 1/2" OR LESS FROM THE EDGE OF THE SILL PLATE ON THE SIDE OF THE SHEATHING. ALL NAILING SHALL BE 5/8" MIN. FROM THE EDGE OF SHEATHING.
- WHERE ALLOWABLE SHEAR VALUES EXCEED 350 PLF (SHEARWALL TYPES 6, 7, 8, & 9) ALL FRAMING RECEIVING NAILING FROM ABUTTING PANEL EDGES SHALL NOT BE LESS THAN A SINGLE 3" NOMINAL MEMBER OR (2) 2X MEMBERS NAILED WITH 10D , SPACING EQUAL TO THE E.N. SPACING. PLYWOOD JOINT AND SILL NAILING SHALL BE STAGGERED.
- IN SHEARWALL TYPES 8 & 9, SILL PLATE NAILING SHALL BE STAGGERED. AT SECOND FLOOR CONDITIONS, PROVIDE ADEQUATE RIM OR BLOCKING TO PREVENT SPLITTING.
- WHERE NOISE INSULATION IS REQUIRED, STRUCTURAL SHEAR PANELS TO BE UPGRADED TO 5/8" WSP, ALL OTHER EXTERIOR SURFACES TO BE SHEATH WITH GRADE D MIN. 5/8" SOLID SHEATHING WITH 6" O.C. EDGE NAILING, 12" O.C. FIELD NAILING.
- ALLOWABLE SHEAR VALUES FOR PLYWOOD SHEARWALLS MAY BE INCREASED BY 40% UNDER WIND LOADING.

LEGEND	
	SHEARWALL & A.B. SPACING PER SCHEDULE
	BOLT TYPE HOLDOWN
	BEARING OR EXTENT OF RAFTERS
	HANGER TO BEAM/LEDGER
	BEARING OR EXTENT OF JOISTS
	CALIFORNIA FILL FRAMING

* PLEASE REFER TO NOTES 311 & 401 ON S1 FOR LUMBER GRADE SPECIFICATIONS.

project
Ojai
ADU

address

revisions
01

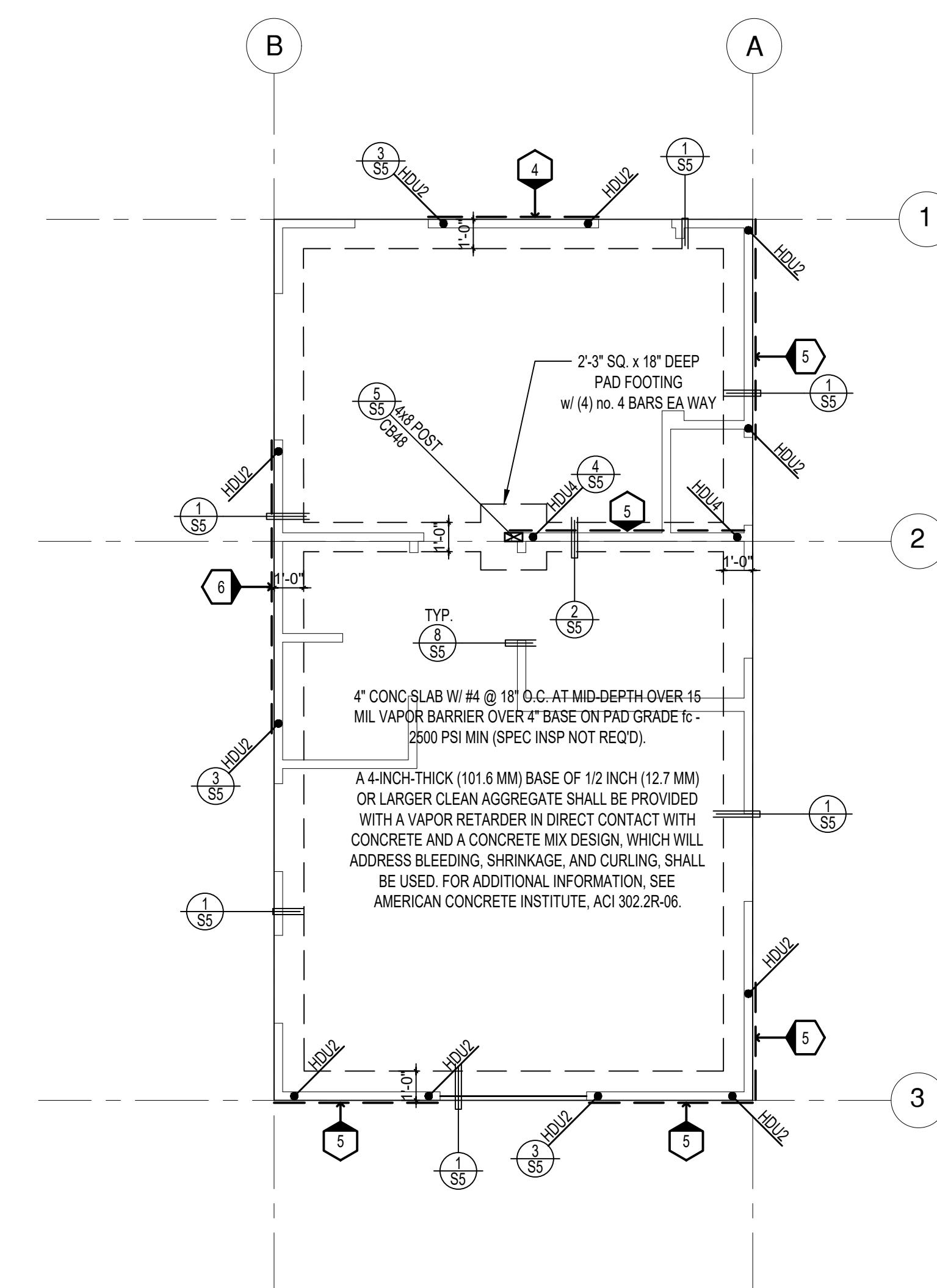
description
Ranch
Foundation & Framing Plan

date

project no. 2024_OJAI_ADU

drawn by DESIGN PATH STUDIO

sheet no. S2



FOUNDATIONAL DETAILS:

- Pad Footing:** 2'-3" SQ. x 18" DEEP PAD FOOTING w/ (4) no. 4 BARS EA WAY
- Slab:** 4" CONC SLAB W/ #4 @ 18" O.C. AT MID-DEPTH OVER 15 MIL VAPOR BARRIER OVER 4" BASE ON PAD GRADE f_c - 2500 PSI MIN (SPEC INSP NOT REQ'D).
- Column Details:**
 - 4x8 POST CB48
 - 1 S5
 - 3 S5
 - 5 S5
 - 6 S5
 - 2 S5
 - TYP. 8 S5
 - 3 A5.1
 - 1 S5
 - 3 S5
 - 5 S5
 - 5 S5
 - 1 S5
 - 5 S5
- Foundation Beam:** A 4-INCH-THICK (101.6 MM) BASE OF 1/2 INCH (12.7 MM) OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR RETARDER IN DIRECT CONTACT WITH CONCRETE AND A CONCRETE MIX DESIGN, WHICH WILL ADDRESS BLEEDING, SHRINKAGE, AND CURLING, SHALL BE USED. FOR ADDITIONAL INFORMATION, SEE AMERICAN CONCRETE INSTITUTE, ACI 302.2R-06.

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

Language: SPANISH +

SHEAR WALL SCHEDULE (ASD VALUES)

FOUNDATION NOTES

1. ALL ANCHOR BOLTS, HOLDOWN ANCHORS, & REINF. MUST BE SECURELY TIED IN PLACE PRIOR TO FDTN. INSP.
2. ALL EXTERIOR STUDS TO BE 2x6 @ 16" O.C.
3. THE MINIMUM NOMINAL ANCHORBOLT DIAMETER SHALL BE 1/2 INCH NOTE: THIS WILL REQUIRE A MINIMUM DISTANCE FROM THE ENDS OF SILL PLATES TO BE 4" (AND A MAXIMUM OF 12")
4. PLATE WASHERS (MINIMUM SIZE OF 3" x 3" x 1/4") SHALL BE USED ON EACH ANCHOR BOLT.
5. PROVIDE CONC SLAB JOINTS AT NO MORE THAN 15 FT EA. WAY
6. SEE SHEET S5 FOR TYP. CONCRETE & SLAB DETAILS 1-8
7. POSTS W/O SPECIFIED BASE SHALL BE NAILED TO BOLTED SILL PLATES W/ (2) 16d T.N. EA SIDE, TYP.
8. FOOTINGS ADJACENT TO SLOPES GREATER THAN OR EQUAL TO 33.3% SHALL COMPLY WITH SETBACK REQUIREMENTS DEFINED IN CBC 1808.7

	4	5	6	7	8	9
SHEARWALL DESCRIPTION (See footnotes 1& 4)	$\frac{3}{8}$ " ply. C-D or C-C sheathing, (1) side w/ 8d @ 6" o/c edge, 12" o/c field, blocked (See footnotes 3 & 6)	$\frac{3}{8}$ " ply. C-D or C-C sheathing, (1) side w/ 8d @ 4" o/c edge, 12" o/c field, blocked (See footnotes 3 & 6)	$\frac{3}{8}$ " ply. C-D or C-C sheathing, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3,4, & 6)	$\frac{3}{8}$ " rated STRUCT 1 panel, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3,4, & 6)	$\frac{15}{32}$ " rated STRUCT 1 panel, (1) side w/ 10d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, 5, & 6)	$\frac{15}{32}$ " rated STRUCT 1 panel, (1) side w/ 10d @ 2" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, 5, & 6)
SHEAR VALUE (PLF)	260*	380*	490*	550*	665*	870*
ANCHOR BOLT SPACING	$\frac{5}{8}$ " @ 48" or $\frac{1}{2}$ " @ 32"	$\frac{5}{8}$ " @ 32" or $\frac{1}{2}$ " @ 24"	$\frac{5}{8}$ " @ 24" or $\frac{1}{2}$ " @ 16"	$\frac{5}{8}$ " @ 24" or $\frac{1}{2}$ " @ 16"	$\frac{5}{8}$ " @ 16" or $\frac{1}{2}$ " @ 12"	$\frac{5}{8}$ " @ 12" or $\frac{1}{2}$ " @ 8"
16d (0.148") SILL NAILING	6"	4"	$3\frac{1}{2}$ "	3"	$\frac{1}{4}" \times 4\frac{1}{2}"$ SDS screws @ 8"	$\frac{1}{4}" \times 4\frac{1}{2}"$ SDS screws @ 8"
SPACING OF A35/LTP4 FRAMING TO TOP PLATE	30" O.C.	16" O.C.	12" O.C.	12" O.C.	8" O.C.	8" O.C.

SHEAR WALL FOOTNOTES

- (1) AT PLYWOOD OR OSB PS-1 OR PS-2 RATED PANELS USE COMMON NAILS OR GALVANIZED BOX NAILS (2) LAYERS OF PAPER EXTERIOR PLYWOOD REQUIRED. SHEARSHALL BE APPLIED OVER STUDS @ 16" O/C. GALVANIZED NAILS SHALL NOT BE HOT-DIPPED OR TUMBLED.
- (2) SILL PLATES & WASHERS SHALL COMPLY WITH THE CONCRETE FOUNDATION CONSTRUCTION AND WOOD FRAMING CONSTRUCTION NOTES. (SEE NOTES #206, 208, 209, 307, 308, 309, ETC.)
- (3) IN PLYWOOD SHEARWALLS, THE EDGE OF THE 3" SQUARE WASHERS (SEE NOTE #206) SHALL BE $\frac{1}{2}$ " OR LESS FROM THE EDGE OF THE SILL PLATE ON THE SIDE OF THE SHEATHING. ALL NAILING SHALL BE $\frac{3}{8}$ " MIN. FROM THE EDGE OF SHEATHING.
- (4) WHERE ALLOWABLE SHEAR VALUES EXCEED 350 PLF (SHEARWALL TYPES 6, 7, 8, & 9) ALL FRAMING RECEIVING NAILING FROM ABUTTING PANEL EDGES SHALL NOT BE LESS THAN A SINGLE 3" NOMINAL MEMBER OR (2) 2X MEMBERS NAILED WITH 10D , SPACING EQUAL TO THE E.N. SPACING. PLYWOOD JOINT AND SILL NAILING SHALL BE STAGGERED.
- (5) IN SHEARWALL TYPES 8 & 9, SILL PLATE NAILING SHALL BE STAGGERED. AT SECOND FLOOR CONDITIONS, PROVIDE ADEQUATE RIM OR BLOCKING TO PREVENT SPLITTING.
- (6) WHERE NOISE INSULATION IS REQUIRED, STRUCTURAL SHEAR PANELS TO BE UPGRADED TO $\frac{1}{2}$ " WSP, ALL OTHER EXTERIOR SURFACES TO BE SHEATH WITH GRADE D MIN. $\frac{1}{2}$ " SOLID SHEATHING WITH 6" O.C. EDGE NAILING, 12" O.C. FIELD NAILING.
- (*) ALLOWABLE SHEAR VALUES FOR PLYWOOD SHEARWALLS MAY BE INCREASED BY 40% UNDER WIND LOADING.

* PLEASE REFER TO NOTES 311 & 401 ON S1 FOR LUMBER
GRADE SPECIFICATIONS

LEGEND

SHEARWALL & A.B. SPACING
PER SCHEDULE

BOLT TYPE HOLDOWN

BEARING OR EXTENT
OF RAFTERS

HANGER TO BEAM/LEDGER

BEARING OR EXTENT
OF JOISTS

CALIFORNIA FILL FRAMING

project
Ojai
ADU

address

revisions

description

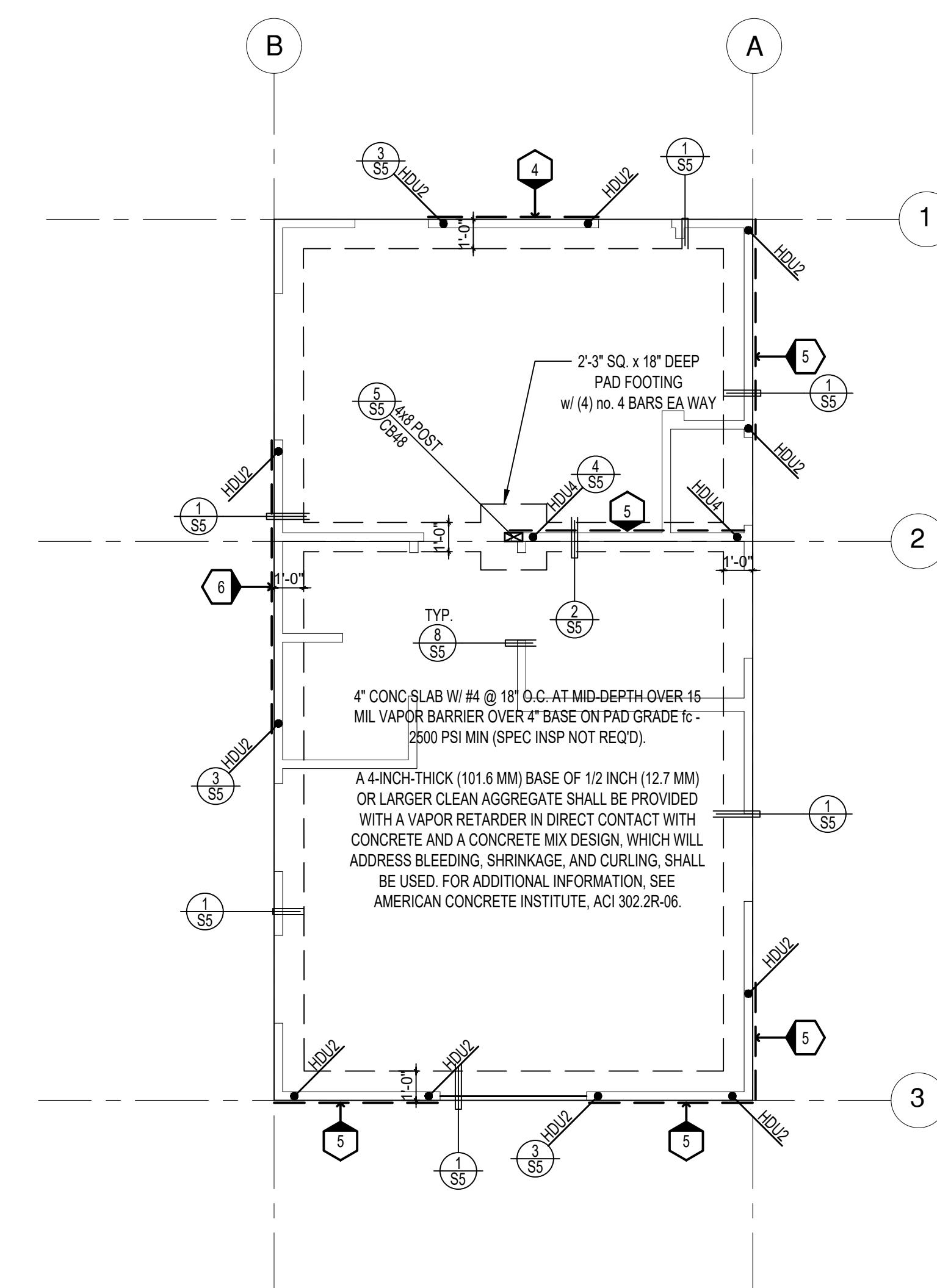
Spanish + Porch Foundation & Framing Plan

date

project no. 2024_OJAI_ADU

drawn by

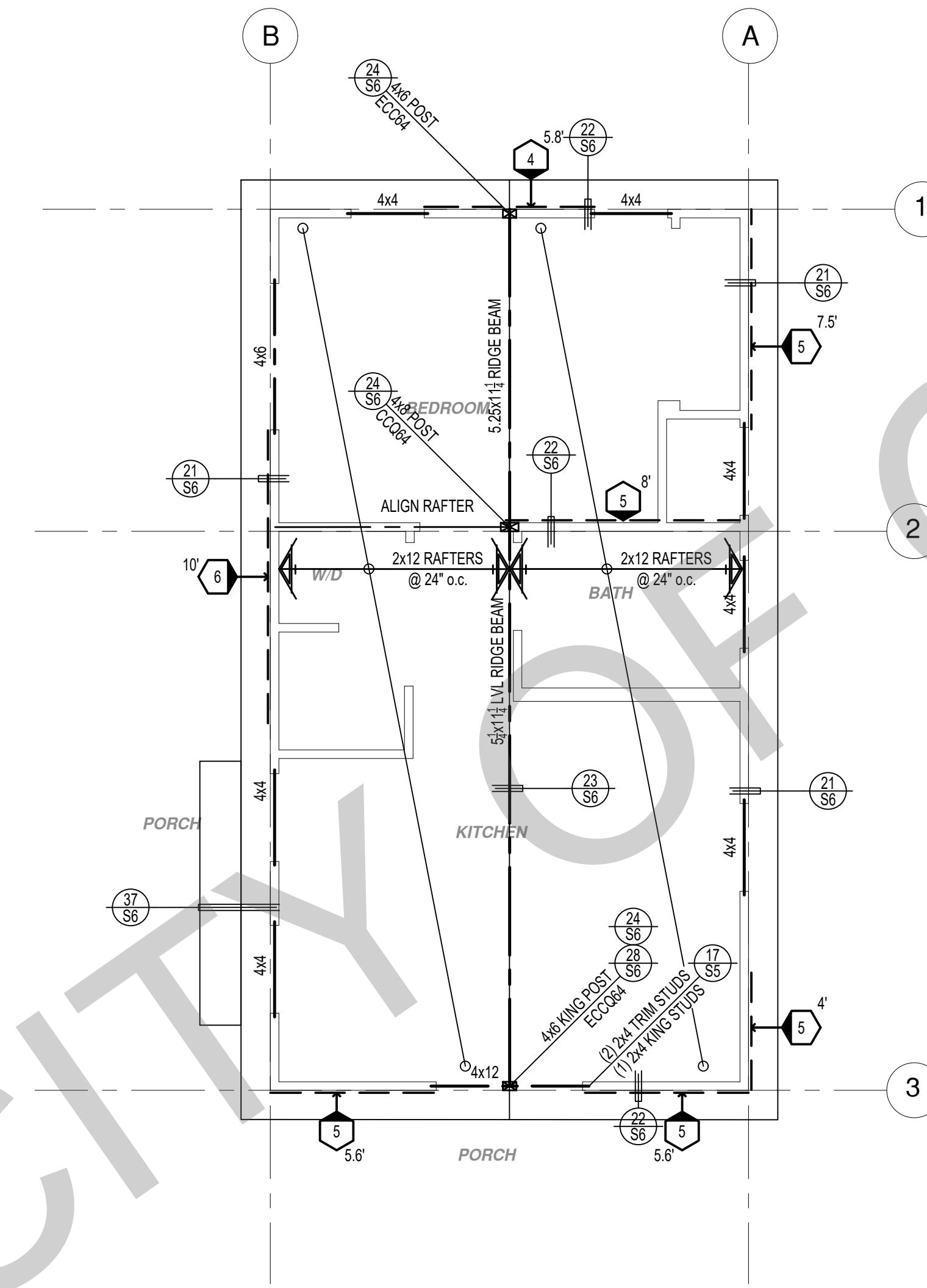
S3 1



FOUNDATION PLAN

1/4"=1'-0"

TRADITIONAL



ROOF FRAMING PLAN

1/4"=1'-0"

TRADITIONAL

SHEAR WALL SCHEDULE (ASD VALUES)

FOUNDATION NOTES						
1. ALL ANCHOR BOLTS, HOLDOWN ANCHORS, & REINF. MUST BE SECURELY TIED IN PLACE PRIOR TO FDTN. INSP.						
2. ALL EXTERIOR STUDS TO BE 2x6 @ 16" O.C.						
3. THE MINIMUM NOMINAL ANCHORBOLT DIAMETER SHALL BE 1/2 INCH NOTE: THIS WILL REQUIRE A MINIMUM DISTANCE FROM THE ENDS OF SILL PLATES TO BE 4" (AND A MAXIMUM OF 12")						
4. PLATE WASHERS (MINIMUM SIZE OF 3" x 3" x 1/4") SHALL BE USED ON EACH ANCHOR BOLT.						
5. PROVIDE CONC SLAB JOINTS AT NO MORE THAN 15 FT EA. WAY						
6. SEE SHEET S5 FOR TYP. CONCRETE & SLAB DETAILS 1-8						
7. POSTS W/O SPECIFIED BASE SHALL BE NAILED TO BOLTED SILL PLATES W/ (2) 16d T.N. EA SIDE, TYP.						
8. FOOTINGS ADJACENT TO SLOPES GREATER THAN OR EQUAL TO 33.3% SHALL COMPLY WITH SETBACK REQUIREMENTS DEFINED IN CBC 1806.7.						

SHEARWALL DESCRIPTION (See footnotes 1 & 4)	4	5	6	7	8	9
5/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 6" o/c edge, 12" o/c field, blocked (See footnotes 3 & 6.)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 4" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnotes 3, 4, & 6)	5/8" rated STRUCT 1 panel, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 6)	5/8" rated STRUCT 1 panel, (1) side w/ 10d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, 5, & 6)	5/8" rated STRUCT 1 panel, (1) side w/ 10d @ 2" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, 5, & 6)		
SHEAR VALUE (PLF)	260*	380*	490*	550*	665*	870*
ANCHOR BOLT SPACING	5/8" @ 48" or 1/2" @ 32"	5/8" @ 32" or 1/2" @ 24"	5/8" @ 24" or 1/2" @ 16"	5/8" @ 24" or 1/2" @ 16"	5/8" @ 16" or 1/2" @ 12"	5/8" @ 12" or 1/2" @ 8"
16d (0.148") SILL NAILING	6"	4"	3 1/2"	3"	1 1/4" x 4 1/2"	1 1/4" x 4 1/2"
SPACING OF A35/LTP4 FRAMING TO TOP PLATE	30" O.C.	16" O.C.	12" O.C.	12" O.C.	8" O.C.	8" O.C.

SHEAR WALL FOOTNOTES

- AT PLYWOOD OR OSB PS-1 OR PS-2 RATED PANELS USE COMMON NAILS OR GALVANIZED BOX NAILS (2) LAYERS OF PAPER EXTERIOR PLYWOOD REQUIRED. SHEARWALL SHALL BE APPLIED OVER STUDS @ 16" O.C. GALVANIZED NAILS SHALL NOT BE HOT-DIPPED OR TUMBED.
- SILL PLATES & WASHERS SHALL COMPLY WITH THE CONCRETE FOUNDATION CONSTRUCTION AND WOOD FRAMING CONSTRUCTION NOTES. (SEE NOTES #206, 208, 209, 307, 308, 309, ETC.)
- IN PLYWOOD SHEARWALLS, THE EDGE OF THE 3" SQUARE WASHERS (SEE NOTE #206) SHALL BE 1/2" OR LESS FROM THE EDGE OF THE SILL PLATE ON THE SIDE OF THE SHEATHING. ALL NAILING SHALL BE 5/8" MIN. FROM THE EDGE OF SHEATHING.
- WHERE ALLOWABLE SHEAR VALUES EXCEED 350 PLF (SHEARWALL TYPES 6, 7, 8, & 9) ALL FRAMING RECEIVING NAILING FROM ABUTTING PANEL EDGES SHALL NOT BE LESS THAN A SINGLE 3" NOMINAL MEMBER OR (2) 2X MEMBERS NAILED WITH 10D , SPACING EQUAL TO THE E.N. SPACING. PLYWOOD JOINT AND SILL NAILING SHALL BE STAGGERED.
- IN SHEARWALL TYPES 8 & 9, SILL PLATE NAILING SHALL BE STAGGERED. AT SECOND FLOOR CONDITIONS, PROVIDE ADEQUATE RIM OR BLOCKING TO PREVENT SPLITTING.
- WHERE NOISE INSULATION IS REQUIRED, STRUCTURAL SHEAR PANELS TO BE UPGRADED TO 3/8" WSP, ALL OTHER EXTERIOR SURFACES TO BE SHEATH WITH GRADE D MIN. 3/8" SOLID SHEATHING WITH 6" O.C. EDGE NAILING, 12" O.C. FIELD NAILING.
- ALLOWABLE SHEAR VALUES FOR PLYWOOD SHEARWALLS MAY BE INCREASED BY 40% UNDER WIND LOADING.

BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS:

- THE USE OF THIS INFORMATION IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH IT WAS PREPARED FOR THE PERMIT READY ACCESSORY DWELLING UNIT (ADU) PROGRAM FOR THE CITY OF OJAI. THESE DOCUMENTS ARE A SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF OJAI BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME, AND THE RECIPIENT IS RESPONSIBLE FOR COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OTHER REQUIREMENTS THAT ARE RESPONSIBLE TO VERIFY ANY AND ALL INFORMATION RELATED TO THE RECIPIENT'S WORK AND RESPONSIBILITY ON THIS PROJECT. DESIGN PATH STUDIO IS NOT RESPONSIBLE FOR TRANSLATION ERRORS. DO NOT USE THESE CONSTRUCTION DOCUMENTS IF THE PERMIT HAS EXPIRED OR IS REVOKED AT ALL.
- THE RECIPIENT AGREES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES, EXPRESSED OR IMPLIED, ARE MADE, EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREIN. ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ANY PROJECT SHALL BE AT THE RECIPIENT'S RISK OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT. THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR WILLFUL MISCONDUCT OF DESIGN PATH STUDIO OR ITS ARCHITECTS.
- THE DESIGNS REPRESENTED BY THESE PLANS ARE NOT DRAWN TO SCALE AND ARE SUBJECT TO COPYRIGHT PROTECTION.
- IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

project
Ojai
ADU

address

revisions
01

description
Traditional
Foundation & Framing
Plan

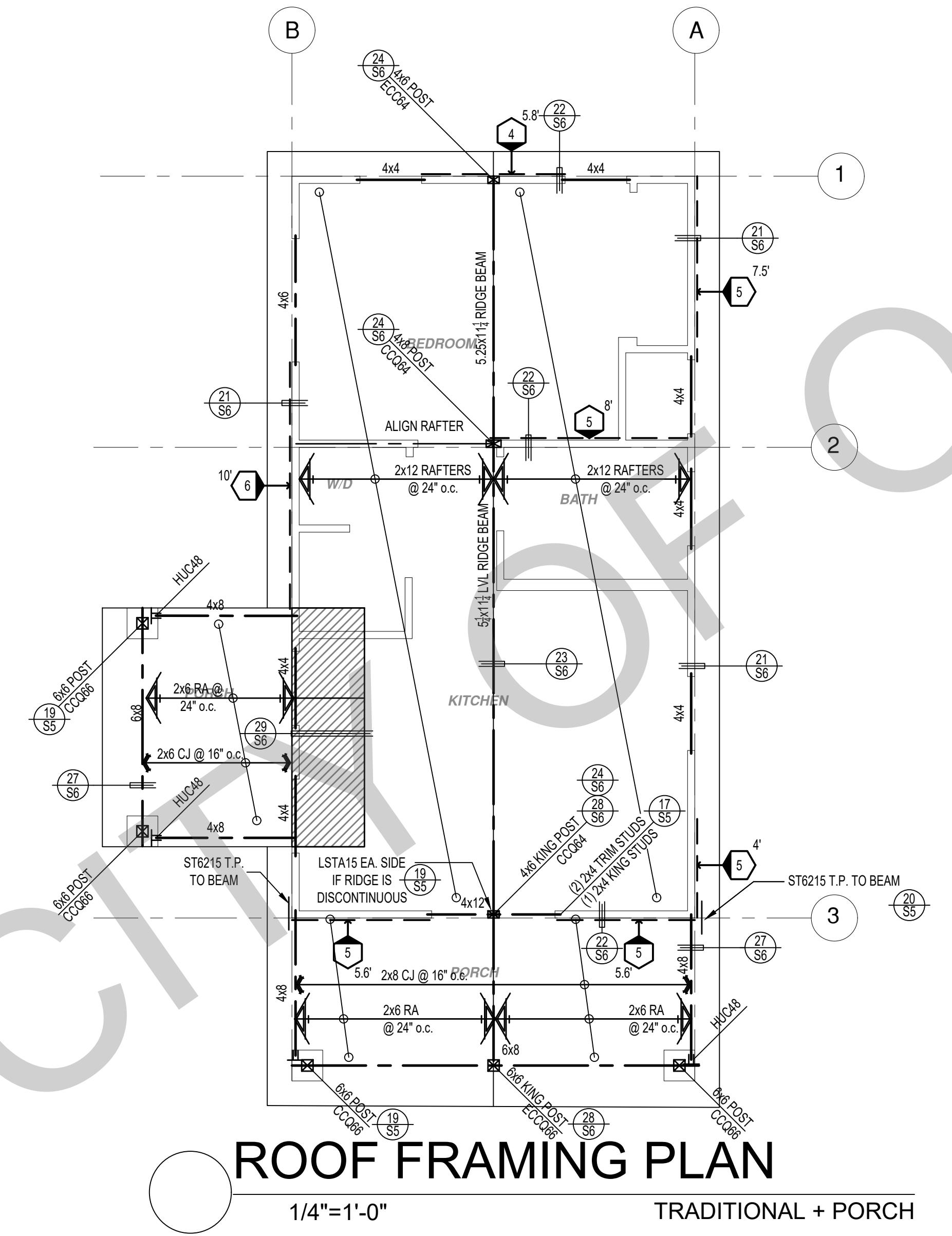
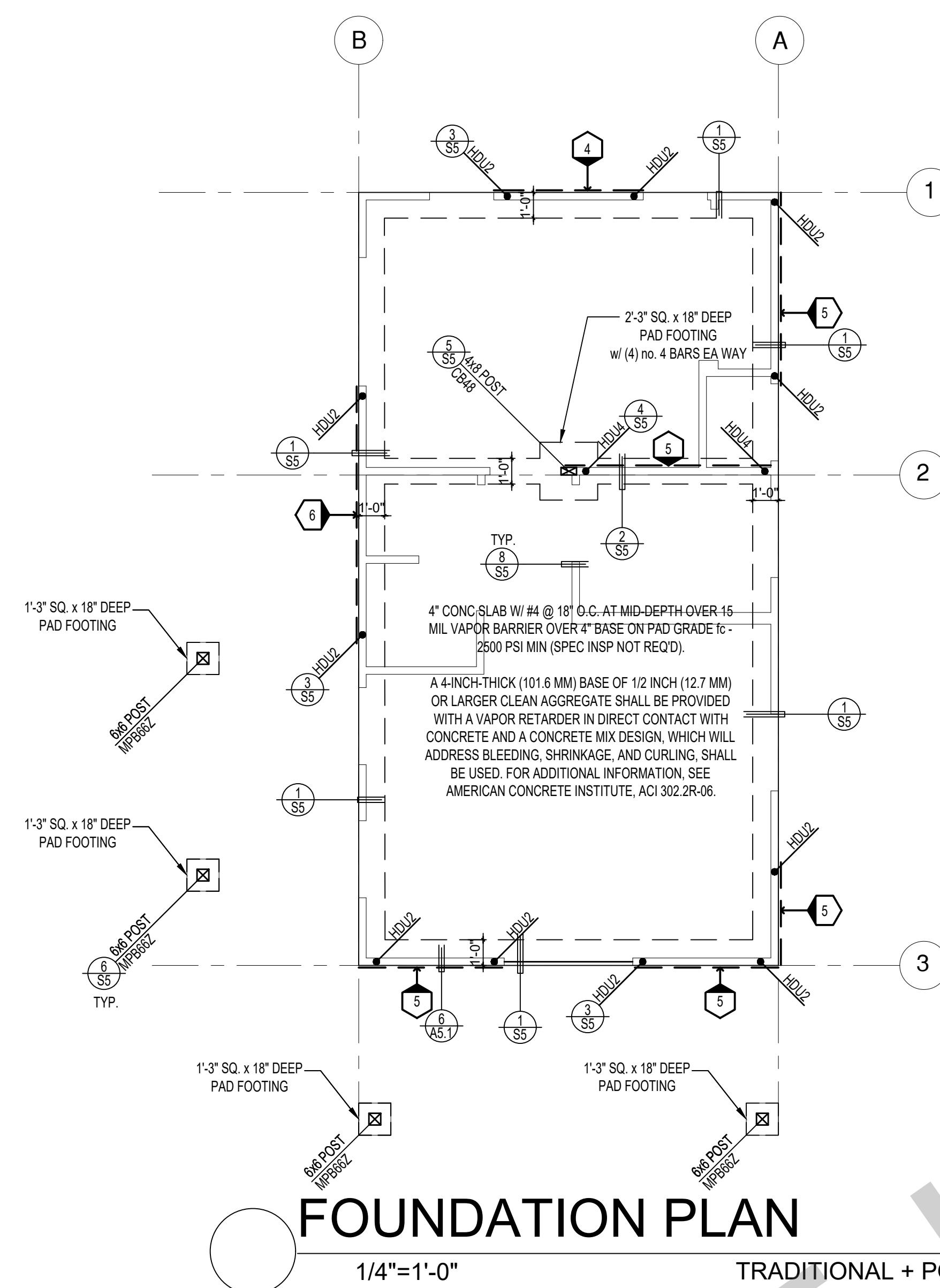
date

project no. 2024_OJAI_ADU

drawn by DESIGN PATH STUDIO

sheet no.

S4



BY USING THESE PERMIT READY CONSTRUCTION DOCUMENTS, THE RECIPIENT ACKNOWLEDGES, ACCEPTS AND VOLUNTARILY AFFIRMS THE FOLLOWING CONDITIONS:

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2. THE RECIPIENT AGREES AND ACKNOWLEDGES THAT THE USE OF THIS INFORMATION WILL BE AT THEIR SOLE RISK AND WITHOUT ANY LIABILITY OR LEGAL EXPOSURE TO DESIGN PATH STUDIO. NO WARRANTIES, EXPRESSED OR IMPLIED, OR COVENANTS, EXPRESS OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREIN. ANY USE OF THESE CONSTRUCTION DOCUMENTS BY THE RECIPIENT OR OTHERS WILL BE AT THE RECIPIENT'S RISK AND FULL LEGAL RESPONSIBILITY. FURTHERMORE, THE RECIPIENT AGREES NOT TO SUE DESIGN PATH STUDIO OR ITS ARCHITECTS. THE RECIPIENT AGREES THAT ANY AND ALL CLAIMS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON ANY PROJECT, WHETHER FOR PERSONAL INJURY OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGES IN ANY AMOUNT, THIS INDEMNITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR GROSS NEGLIGENCE OF DESIGN PATH STUDIO OR ITS ARCHITECTS.
3. THE DESIGNS REPRESENTED BY THESE PLANS ARE THE PROPERTY OF DESIGN PATH STUDIO AND ARE SUBJECT TO COPYRIGHT PROTECTION.
4. IF THE RECIPIENT DOES NOT AGREE WITH THE ABOVE CONDITIONS, DO NOT PROCEED WITH CONSTRUCTION OF AN ADU OR OTHER IMPROVEMENT UNDER THESE PLANS AT ALL.

project
Ojai
ADU

address

revisions
01

description
Traditional
+ Porch
Foundation &
Framing Plan

date

project no. 2024_OJAI_ADU

drawn by DESIGN PATH STUDIO

sheet no.

S4.1

FOUNDATION NOTES

1. ALL ANCHOR BOLTS, HOLDOWN ANCHORS, & REINF. MUST BE SECURELY TIED IN PLACE PRIOR TO FDTN. INSP.
2. ALL EXTERIOR STUDS TO BE 2x6 @ 16" O.C.
3. THE MINIMUM NOMINAL ANCHORBOLT DIAMETER SHALL BE 1/2 INCH NOTE: THIS WILL REQUIRE A MINIMUM DISTANCE FROM THE ENDS OF SILL PLATES TO BE 4" (AND A MAXIMUM OF 12")
4. PLATE WASHERS (MINIMUM SIZE OF 3" x 3" x 1/4") SHALL BE USED ON EACH ANCHOR BOLT.
5. PROVIDE CONC SLAB JOINTS AT NO MORE THAN 15 FT EA. WAY
6. SEE SHEET S5 FOR TYP. CONCRETE & SLAB DETAILS 1-8
7. POSTS W/O SPECIFIED BASE SHALL BE NAILED TO BOLTED SILL PLATES W/ (2) 16d T.N. EA SIDE, TYP.
8. FOOTINGS ADJACENT TO SLOPES GREATER THAN OR EQUAL TO 33.3% SHALL COMPLY WITH SETBACK REQUIREMENTS DEFINED IN CBC 1806.7.

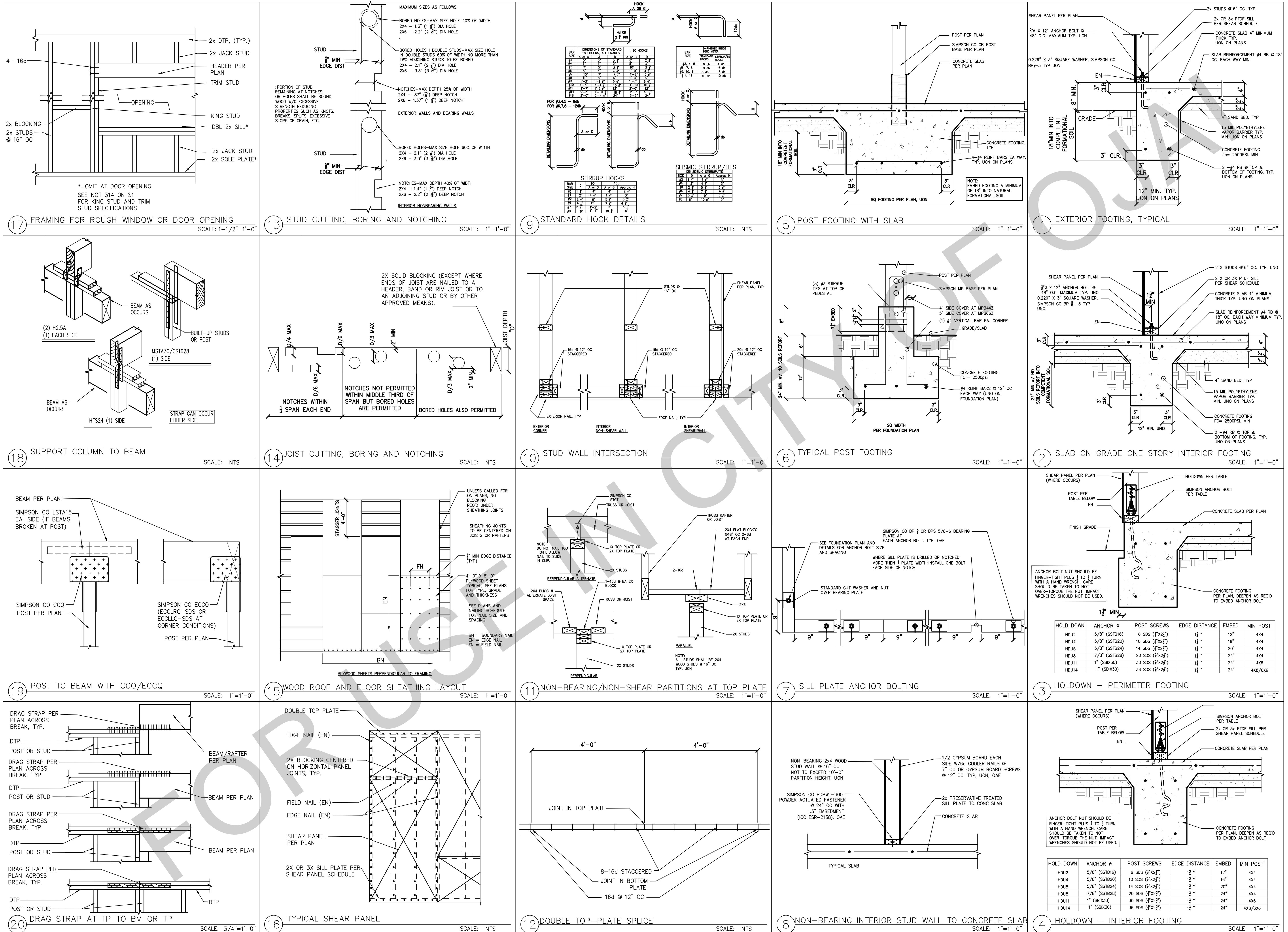
SHEARWALL DESCRIPTION (See footnotes 1 & 4)	4	5	6	7	8	9
5/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 6" o/c edge, 12" o/c field, blocked (See footnotes 3 & 6.)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 4" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnotes 3, 4, & 6)	3/8" rated STRUCT 1 panel, (1) side w/ 8d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, & 6)	15/32" rated STRUCT 1 panel, (1) side w/ 10d @ 3" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, 5, & 6)	15/32" rated STRUCT 1 panel, (1) side w/ 10d @ 2" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnote 3, 4, 5, & 6)		
260°	380°	490°	550°	665°	870°	
ANCHOR BOLT SPACING	5/8" @ 48" or 5/8" @ 32"	5/8" @ 32" or 5/8" @ 24"	5/8" @ 24" or 5/8" @ 16"	5/8" @ 16" or 1/2" @ 16"	5/8" @ 12" or 1/2" @ 12"	5/8" @ 12" or 1/2" @ 8"
16d (0.148") SILL NAILING	6"	4"	3 1/2"	3"	1 1/4" x 4 1/2"	1 1/4" x 4 1/2"
SPACING OF A35/LTP4 FRAMING TO TOP PLATE	30° O.C.	16" O.C.	12" O.C.	12" O.C.	8" O.C.	8" O.C.

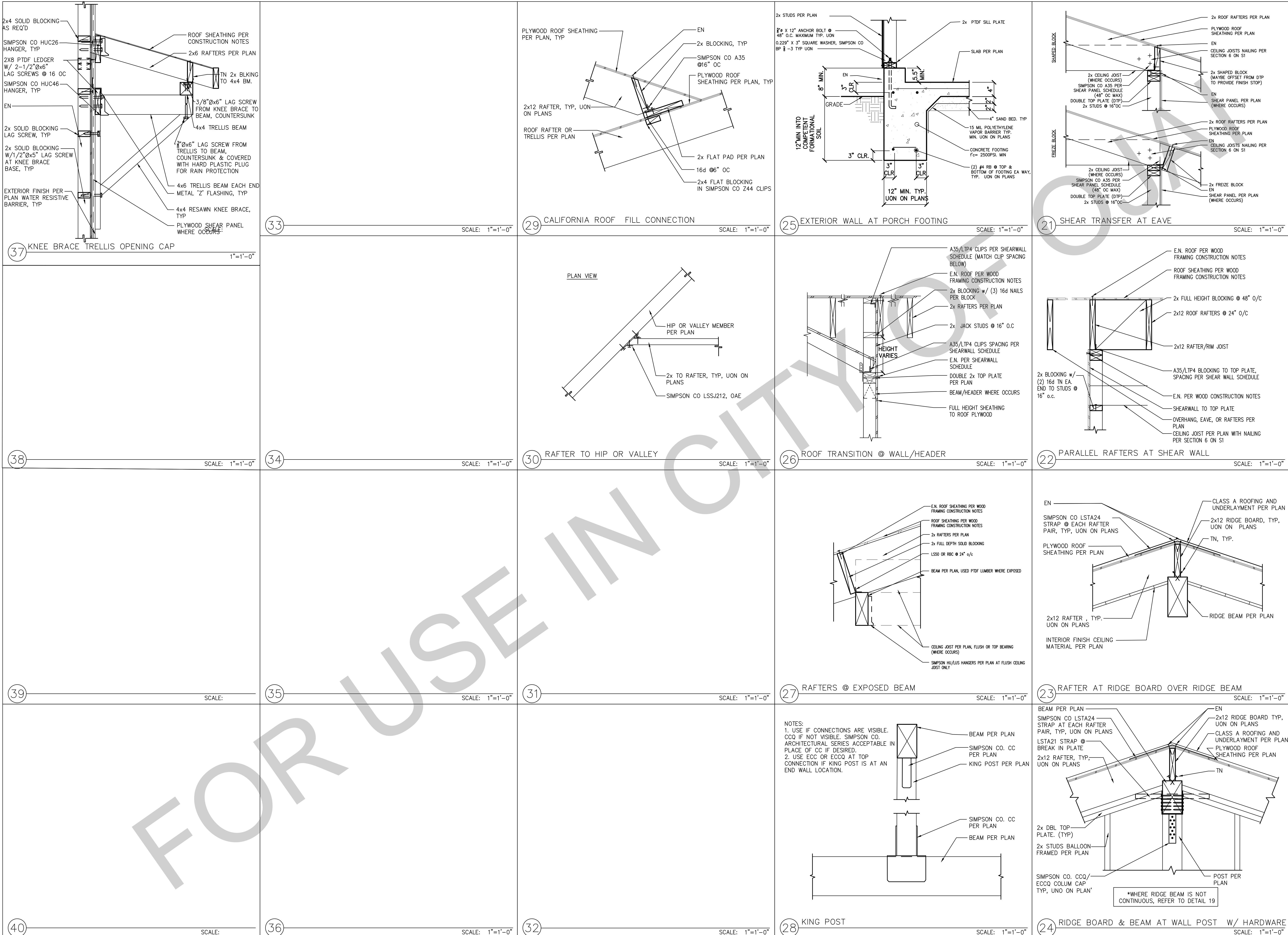
SHEAR WALL FOOTNOTES

- (1) AT PLYWOOD OR OSB PS-1 OR PS-2 RATED PANELS USE COMMON NAILS OR GALVANIZED BOX NAILS (2) LAYERS OF PAPER EXTERIOR PLYWOOD REQUIRED. SHEARWALL BE APPLIED OVER STUDS @ 16" O.C. GALVANIZED NAILS SHALL NOT BE HOT-DIPPED OR TUMBED.
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- (5) IN SHEARWALL TYPES 8 & 9, SILL PLATE NAILING SHALL BE STAGGERED. AT SECOND FLOOR CONDITIONS, PROVIDE ADEQUATE RIM OR BLOCKING TO PREVENT SPLITTING.
- (6) WHERE NOISE INSULATION IS REQUIRED, STRUCTURAL SHEAR PANELS TO BE UPGRADED TO 1/2" WSP, ALL OTHER EXTERIOR SURFACES TO BE SHEATH WITH GRADE D MIN. 1/2" SOLID SHEATHING WITH 6" O.C. EDGE NAILING, 12" O.C. FIELD NAILING.
- (*) ALLOWABLE SHEAR VALUES FOR PLYWOOD SHEARWALLS MAY BE INCREASED BY 40% UNDER WIND LOADING.

LEGEND	
	SHEARWALL & A.B. SPACING PER SCHEDULE
	BOLT TYPE HOLDOWN
	BEARING OR EXTENT OF RAFTERS
	HANGER TO BEAM/LEDGER
	BEARING OR EXTENT OF JOISTS
	CALIFORNIA FILL FRAMING

* PLEASE REFER TO NOTES 311 & 401 ON S1 FOR LUMBER GRADE SPECIFICATIONS.





BUILDING ENERGY ANALYSIS REPORT

PROJECT:
1 Bedroom ADU
Ojai, CA 93023

Project Designer:
Design Path Studio
P.O. Box 230165
Encinitas, CA 92023
(760) 484-0253

Report Prepared by:
Design Path Studio

Job Number:

Date:
12/19/2024

The EnergyPro computer program has been used to perform the calculations summarized in this compliance report. This program has approval and is authorized by the California Energy Commission for use with both the Residential and Nonresidential 2022 Building Energy Efficiency Standards.

This program developed by EnergySoft, LLC - www.energysoft.com.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Ojai 1 Bedroom
Calculation Date/Time: 2024-12-19T11:08:36-08:00
Calculation Description: Title 24 Analysis
Input File Name: Ojai-1Bed.rbd22x

GENERAL INFORMATION

01	Project Name	Ojai 1 Bedroom
02	Run Title	Title 24 Analysis
03	Project Location	
04	City	Ojai
05	Standards Version	2022
06	Zip code	93023
07	Software Version	EnergyPro 9.2
08	Climate Zone	9
09	Front Orientation (deg/ Cardinal)	All orientations
10	Building Type	Single family
11	Number of Dwelling Units	1
12	Project Scope	Newly Constructed
13	Number of Bedrooms	1
14	Addition Cond. Floor Area (ft ²)	0
15	Number of Stories	1
16	Existing Cond. Floor Area (ft ²)	n/a
17	Fenestration Average U-factor	0.3
18	Total Cond. Floor Area (ft ²)	499
19	Glazing Percentage (%)	21.52%
20	ADU Bedroom Count	1
21	ADU Conditioned Floor Area	n/a
22	Fuel Type	Natural gas
	No Dwelling Unit:	No

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 - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

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Calculation Description: Title 24 Analysis
Input File Name: Ojai-1Bed.rbd22x

ENERGY DESIGN RATINGS

	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency ¹ EDR (EDR2/efficiency)	Total ² EDR (EDR2/total)	Source Energy (EDR1)	Efficiency ² EDR (EDR2/efficiency)	Total ³ EDR (EDR2/total)
Standard Design	35.3	39.5	31.5			
Proposed Design						
North Facing	34.3	35.7	29.6	1	3.8	1.9
East Facing	33.9	34.7	29.1	1.4	4.8	2.4
South Facing	34.2	36.5	30	1.1	3	1.5
West Facing	34.1	35.8	29.7	1.2	3.7	1.8
RESULT ³ : PASS						

¹Efficiency EDR includes improvements like a better building envelope and more efficient equipment
²Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries
³Building complies with source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Ojai 1 Bedroom
Calculation Date/Time: 2024-12-19T11:08:36-08:00
(Page 3 of 12)
Calculation Description: Title 24 Analysis
Input File Name: Ojai-1Bed.rbd22x

ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (kBtu/ft ² -yr)	Standard Design TDV Energy (EDR1) (kBtu/ft ² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft ² -yr)	Proposed Design TDV Energy (EDR2) (kBtu/ft ² -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	0.22	1.13	1.55	11.43	-1.33	-10.3
Space Cooling	1.63	38.26	1.05	30	0.58	8.26
IAQ Ventilation	0.46	4.83	0.46	4.83	0	0
Water Heating	3.29	34.25	2.06	24.81	1.23	9.44
Self Utilization/Flexibility Credit				0		0
North Facing Efficiency Compliance Total	5.6	78.47	5.12	71.07	0.48	7.4
Space Heating	0.22	1.13	1.41	10.35	-1.19	-9.22
Space Cooling	1.63	38.26	0.99	29.05	0.64	9.21
IAQ Ventilation	0.46	4.83	0.45	4.83	0	0
Water Heating	3.29	34.25	2.06	24.78	1.23	9.47
Self Utilization/Flexibility Credit				0		0
East Facing Efficiency Compliance Total	5.6	78.47	4.92	69.01	0.68	9.46

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

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Calculation Date/Time: 2024-12-19T11:08:36-08:00
(Page 4 of 12)
Calculation Description: Title 24 Analysis
Input File Name: Ojai-1Bed.rbd22x

ENERGY USE SUMMARY

Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft ² -yr)	Standard Design TDV Energy (EDR2) (kBtu/ft ² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft ² -yr)	Proposed Design TDV Energy (EDR2) (kBtu/ft ² -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)
Space Heating	0.22	1.13	1.42	10.54	-1.2	-9.41
Space Cooling	1.63	38.26	1.1	32.45	0.53	5.81
IAQ Ventilation	0.46	4.83	0.46	4.83	0	0
Water Heating	3.29	34.25	2.06	24.77	1.23	9.48
Self Utilization/Flexibility Credit				0		0
South Facing Efficiency Compliance Total	5.6	78.47	5.04	72.59	0.56	5.88
Space Heating	0.22	1.13	1.5	11.27	-1.28	-10.14
Space Cooling	1.63	38.26	1.02	30.32	0.61	7.94
IAQ Ventilation	0.46	4.83	0.46	4.83	0	0
Water Heating	3.29	34.25	2.06	24.84	1.23	9.41
Self Utilization/Flexibility Credit				0		0
West Facing Efficiency Compliance Total	5.6	78.47	5.04	71.26	0.56	7.21

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

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(Page 5 of 12)
Calculation Description: Title 24 Analysis
Input File Name: Ojai-1Bed.rbd22x

ENERGY USE INTENSITY

	Standard Design (kBtu/ft ² -yr)	Proposed Design (kBtu/ft ² -yr)	Compliance Margin (kBtu/ft ² -yr)	Margin Percentage
North Facing				
Gross EUI ¹	30.16	28.77	1.39	4.61
Net EUI ²	11.13	9.74	1.39	12.49
East Facing				
Gross EUI ¹	30.16	28.58	1.58	5.24
Net EUI ²	11.13	9.55	1.58	14.2
South Facing				
Gross EUI ¹	30.16	28.82	1.34	4.44
Net EUI ²	11.13	9.79	1.34	12.04
West Facing				
Gross EUI ¹	30.16	28.68	1.48	4.91
Net EUI ²	11.13	9.66	1.47	13.21

Notes
1. Gross EUI is Energy Use Total (not including PV) / Total Building Area.
2. Net EUI is Energy Use Total (including PV) / Total Building Area.

Registration Number: 424-P010320769A-000-000-00000-0000
Registration Date/Time: 12/19/2024 11:12
HERS Provider: CHEERS
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Report Version: 2022.0.000
Schema Version: rev 20220901

Registration Number: 424-P010320769A-000-000-00000-0000
Registration Date/Time: 12/19/2024 11:12
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Schema Version: rev 20220901

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(Page 6 of 12)
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(Page 7 of 12)
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(Page 8 of 12)
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REQUIRED PV SYSTEMS

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 (%)
1.63	NA	Standard (14-17%)	Fixed	none	true	150-270	n/a	n/a	<=7:12	95	98

REQUIRED SPECIAL FEATURES

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

- Exposed slab floor in conditioned zone
- Variable capacity heat pump compliance option (certification details from VCHP Staff report, Appendix B, and RA3)
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model; or equivalent; must be installed

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 buildings table below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry.

- Quality insulation installation (QI)
- Indoor air quality ventilation
- Kitchen range hood
- Vertical Register Charge
- Airflow hub/variable rooms (SC3.1.4.7)
- Verified heat pump rated heating capacity
- Wall-mounted thermostat in zones greater than 150 ft² (SC3.4.5)
- Ductless indoor units located entirely in conditioned space (SC3.1.4.8)

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
Ojai 1 Bedroom	499	1	1	1	0	1

ZONE INFORMATION

01	02	03	04	05	06	07	08
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft ²)	Avg. Ceiling Height	Water Heating System 1	Status	
ADU - 1 Bed	Conditioned	Minisplit ADU-1 Bed1	499	9.5	DHW Sys 1	New	

OPAQUE SURFACES

01	02	03	04	05	06	07	08
Name	Zone	Construction	Azimuth	Orientation	Gross Area (ft ²)	Window and Door Area (ft ²)	Tilt (deg)
Front Wall ADU-1 Bed	ADU - 1 Bed	R-15 Wall	0	Front	155	33.4	90
Right Wall ADU-1 Bed	ADU - 1 Bed	R-15 Wall	270	Right	193	15	90
Back Wall ADU-1 Bed	ADU - 1 Bed	R-15 Wall	180	Back	155	15	90
Left Wall ADU-1 Bed	ADU - 1 Bed	R-15 Wall	90	Left	241	44	90

OPAQUE SURFACES - CATHEDRAL CEILINGS

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Zone	Construction	Azimuth	Orientation	Area (ft ²)	Skylight Area (ft ²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emissance	C			

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Ojai 1 Bedroom
Calculation Date/Time: 2024-12-19T11:08:36-08:00
(Page 9 of 12)
Calculation Description: Title 24 Analysis
Input File Name: Ojai-1Bed.rbd22x

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 No Attic	Cathedral Ceilings	Wood Framed Ceiling	2x10 @ 16 in. O.C.	R-30	None / None	0.037	Roofing: Light Roof (Asphalt Shingle) Roof Deck: Wood Siding/Trimming/Decks Cavity / Frame: R-30 / 2x10 Inside Finish: Gypsum Board

BUILDING ENVELOPE - HERS VERIFICATION							
01	02	03	04	05	06	07	08
Quality Insulation Installation (QII)	High R-value Spray Foam Insulation	Building Envelope Air Leakage	CFMS0	CFMS0			
Required	Not Required	N/A	n/a	n/a			

WATER HEATING SYSTEMS							
01	02	03	04	05	06	07	08
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	None	n/a
					PROPH50 T2	RH37550-50 gal, JA13	DHW Heater 1 (1)

WATER HEATERS - NEEA HEAT PUMP							
01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
DHW Heater 1	1	50	Rheem	PROPH50 T2	RH37550-50 gal, JA13	TankZone	ADU - 1 Bed
						ADU - 1 Bed	ADU - 1 Bed

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Ojai 1 Bedroom
Calculation Date/Time: 2024-12-19T11:08:36-08:00
(Page 10 of 12)
Calculation Description: Title 24 Analysis
Input File Name: Ojai-1Bed.rbd22x

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

SPACE CONDITIONING SYSTEMS							
01	02	03	04	05	06	07	08
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name
Minisplit ADU-1 Bed1	Heat pump heating cooling	Heat Pump System	1	Heat Pump System	1	n/a	n/a
						Setback	

HVAC - HEAT PUMPS													
01	02	03	04	05	06	07	08	09	10	11	12	13	
Name	System Type	Number of Units	Heating				Cooling						
Heat Pump System 1	VCPH-ductless	1	HSHP	8.2	15000	9300	EERSEER	14	11.7	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump	

HVAC HEAT PUMPS - HERS VERIFICATION							
01	02	03	04	05	06	07	08
Name	Verified Airflow	Airflow Target	Verified EER/EER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSHP/HSPF2	Verified Heating Cap 47
Heat Pump System 1-hers-htpump	Not Required	0	Not Required	Not Required	Yes	Verified Heating Cap 17	Yes

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: Ojai 1 Bedroom
Calculation Date/Time: 2024-12-19T11:08:36-08:00
(Page 11 of 12)
Calculation Description: Title 24 Analysis
Input File Name: Ojai-1Bed.rbd22x

VARIABLE CAPACITY HEAT PUMP COMPLIANCE OPTION - HERS VERIFICATION									
01	02	03	04	05	06	07	08	09	10
Name	Certified Low-Static VCPH System	Airflow to Habitable Rooms	Ductless Units in Conditioned Space	Wall Mount Thermostat	Air Filter Sizing & Pressure Drop Rating	Low Leverage Duct in Conditioned Space	Minimum Airflow per RAZ 2 and SC5 3.3.4.1	Certified non-continuous Fan	Indoor Fan not Running Continuously
Heat Pump System 1	Not required	Required	Required	Required	Not required	Not required	Not required	Not required	Not required

INDOOR AIR QUALITY (IAQ) FANS								
01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE/ASRE	Includes Fault Indicator/Display?	HERS Verification	Status
SFm IAQVentRpt	30	0.35	Exhaust	No	n/a / n/a	No	Yes	

Registration Number: 424-P010320769A-000-0000000-0000
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CA Building Energy Efficiency Standards - 2022 Residential Compliance

Report Version: 2022.0000
Schema Version: rev 20220901

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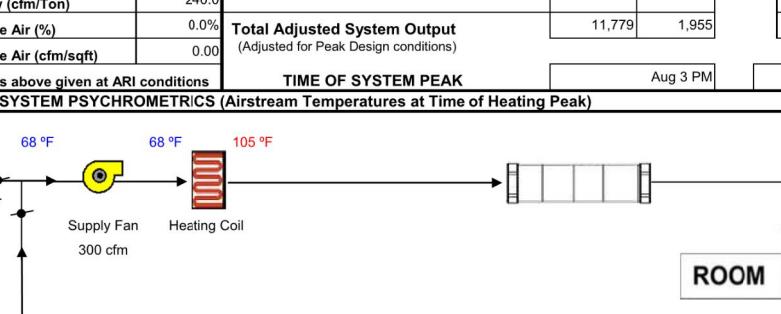
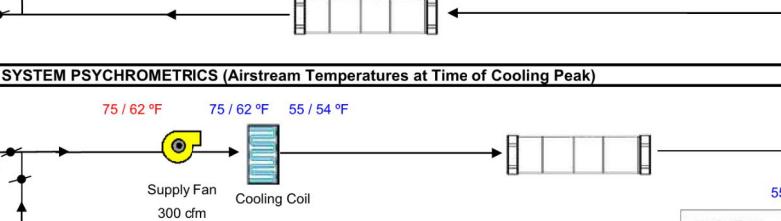
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2022 Single-Family Residential Mandatory Requirements S

§ 150.0(s)	<p>Energy Storage System (ESS) Ready. All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, or a dedicated raceway from man service to a subpanel that supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have the source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power sources.</p>
§ 150.0(t)	<p>Heat Pump Space Heater Ready. Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."</p>
§ 150.0(u)	<p>Electric Cooktop Ready. Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."</p>
§ 150.0(v)	<p>Electric Clothes Dryer Ready. Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."</p>

*Exceptions may apply.

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY					
Project Name 1 Bedroom ADU				Date 12/19/2024	
System Name Minisplit ADU-1 Bed				Floor Area 499	
ENGINEERING CHECKS		SYSTEM LOAD			
Number of Systems	1	Total Room Loads	COIL COOLING PEAK		COIL HTG. PEAK
Heating System			CFM	Sensible	Latent
Output per System	15,000		266	5,590	208
Total Output (Btu/h)	15,000			0	
Output (Btuh/sqft)	30.1			0	0
Cooling System			CFM	Sensible	
Output per System	15,000		246		9,569
Total Output (Btu/h)	15,000				
Total Output (Tons)	1.3				
Total Output (Btuh/sqft)	30.1				
Total Output (sqft/Ton)	399.2		5,590	208	9,569
Air System		HVAC EQUIPMENT SELECTION			
CFM per System	300	Fujitsu AOUG15LZASI			
Airflow (cfm)	300	11,779			
Airflow (cfm/sqft)	0.60	1,955			
Airflow (cfm/Ton)	240.0				
Outside Air (%)	0.0%				
Outside Air (cfm/sqft)	0.00				
Note: values above given at ARI conditions		Total Adjusted System Output (Adjusted for Peak Design conditions)			
		11,779			
		1,955			
TIME OF SYSTEM PEAK					
				Aug 3 PM	Jan 1 AM
HEATING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Heating Peak)					
					
COOLING SYSTEM PSYCHROMETRICS (Airstream Temperatures at Time of Cooling Peak)					
					

PERMIT READY CONSTRUCTION
RECIPIENT ACKNOWLEDGES,
VOLUNTARILY AFFIRMS THE
CONDITIONS:
THIS INFORMATION IS
THE ORIGINAL PROJECT FOR WHICH
APPLIED FOR THE PERMIT READY
BUILDING UNIT (ADU) PROGRAM FOR
OJAI ONLY. THIS IS A LIMITED SET OF
ADU PLANS AND SPECIFICATIONS
FOR THE CITY OF OJAI BUILDING
CODES. BUILDING CODES DO CHANGE OVER
TIME. THE PERMIT READY CONSTRUCTION
SHALL ENSURE FULL
COMPLIANCE WITH ALL CODES THEN IN EFFECT
FOR THE SUBJECT PERMIT. THIS DOES
NOT REDUCE THE RECIPIENT'S
DUTY TO VERIFY ANY AND ALL
DOCUMENTS RELEVANT TO THE RECIPIENT'S WORK
QUALITY ON THIS PROJECT. DESIGN
PROFESSIONALS SHALL NOT BE RESPONSIBLE
FOR DESIGN ERRORS. DO NOT USE THESE
DOCUMENTS IF THE PERMIT HAS
BEEN REVOKED AT ALL.
THE RECIPIENT RECOGNIZES AND ACKNOWLEDGES
THAT THIS INFORMATION WILL BE AT
THE RECIPIENT'S OWN RISK AND WITHOUT ANY LIABILITY OR
WARRANTY. THE RECIPIENT AGREES TO DESIGN PATH STUDIO. NO
WARRANTY OF ANY NATURE, WHETHER EXPRESS
OR IMPLIED, IS MADE. ATTACH TO THESE DOCUMENTS
THE INFORMATION CONTAINED THEREON. ANY
ALTERATION OF THESE
DOCUMENTS BY THE RECIPIENT OR BY OTHERS
WILL VOID THE RECIPIENT'S RISK AND FULL
LIABILITY. FURTHERMORE, THE
RECIPIENT AGREES TO THE FULLEST EXTENT
OF LAW, DEFEND, INDEMNIFY AND HOLD
HARMLESS DESIGN PATH STUDIO AND ITS ARCHITECTS
FOR ANY AND ALL CLAIMS, SUITS,
AND JUDGMENTS, OR COSTS
ARISING OUT OF OR RESULTING THERE FROM ANY
CONSTRUCTION DOCUMENTS FOR
THE PROJECT. IN THE EVENT OF ANY INJURY, DEATH, DAMAGE
TO PERSONS OR PROPERTY, DIRECT OR
INDIRECT, OR DAMAGE IN ANY AMOUNT, THIS
AGREEMENT WILL NOT APPLY TO THE SOLE
RECIPIENT'S LIABILITY FOR WILLFUL MISCONDUCT OF DESIGN
PATH STUDIO OR ITS ARCHITECTS.
THE RECIPIENT AGREES THAT THE PLANS
ARE NOT FOR CONSTRUCTION AND ARE SUBJECT TO
REVISION OR CANCELLATION.
THE RECIPIENT DOES NOT AGREE WITH THE
TERMS AND CONDITIONS OF THE PERMIT READY
BUILDING UNIT (ADU) PROGRAM FOR
OJAI ONLY. THE RECIPIENT AGREES NOT TO
USE THESE PLANS FOR CONSTRUCTION.

project
**Ojai
ADU**

revisions



01

description

Example Energy Calculations

date

project no. 2024_OJAI_ADU

drawn by DESIGN PATH STUDIO

sheet no. **T24 3**

124.0



**PRE-APPROVED ADU PLANS
HOLD HARMLESS STATEMENT
CITY OF OJAI DEVELOPMENT SERVICES DEPARTMENT**
401 S. Ventura Street
Ojai, CA 93023
(805) 646-5581

Applicant Name: _____

Project Address: _____

Application No.: _____

ADU Plan Type: _____ *(size and style)*

By accepting these Pre-Approved Accessory Dwelling Unit construction documents, as identified above, Property Owner agrees to release, defend (with counsel of City's choosing), indemnify and hold City, its officials, officers, employees, volunteers, agents, and the engineers and/or architects who prepared these construction documents, free and harmless from any and all claims, demands, causes of action, costs, expenses, liability, loss, direct or consequential damage or injury of any kind, in law or equity, to property of persons, including wrongful death, in any manner arising out of, pertaining to, related to, or incident to acceptance, review, planning, project financing, selection of contractors or materials, suitability of onsite conditions, job safety or any other use of the construction documents.

(Signature of property owner)

(Date)

(Print Name)

(Title)