

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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T24.2 EXAMPLE ENERGY CALC. T24.3 EXAMPLE ENERGY CALC.</p>		ZONING INFORMATION <p>VISIT THE CITY OF OJAI WEBSITE FOR INFORMATION BELOW https://www.ojai.ca.gov/283/Building-and-Safety-Division</p> <p>ZONING : OVERLAY : LOT SIZE : EXISTING HABITABLE SQ. FT. : EXISTING FAR : MAX. ALLOWABLE FAR : PROPOSED FAR : FLOOR AREA OF GARAGE: EXISTING LOT COVERAGE: ALLOWABLE LOT COVERAGE : PROPOSED LOT COVERAGE : LOT SLOPE : ADU SETBACKS FROM PROPERTY LINE</p> <p>ALLOWED : FRONT- REAR- SIDE- STREET SIDE- PROPOSED : FRONT- REAR- SIDE- STREET SIDE-</p> <p>ADU SETBACKS FROM MAIN RESIDENCE</p> <p>ALLOWED : PROPOSED : OFF STREET PARKING : REQUIRED: PROVIDED:</p>		DIRECTORY <p>SITE PLAN & TITLE SHEET INFORMATION PREPARED BY: COMPANY CONTACT PERSON ADDRESS PHONE: EMAIL PROPERTY OWNER: NAME ADDRESS PHONE: EMAIL BUILDING DEPARTMENT: CITY OF OJAI BUILDING AND SAFETY DIVISION 401 S. VENTURA ST OJAI, CA 93203 P. (805)646-5581</p> <p>PROJECT DESCRIPTION <p>NEW CONSTRUCTION OF A ONE STORY, 1 BEDROOM, 1 BATH, DETACHED 499 S.F. ACCESSORY DWELLING UNIT WITH PORCH AREAS USED BELOW:</p> <p>RANCH: 18 S.F. RANCH + PORCH: 220 S.F. SPANISH: 18 S.F. SPANISH + PORCH: 132 S.F. TRADITIONAL: 18 S.F. TRADITIONAL + PORCH: 190 S.F.</p> </p>		VICINITY MAP <p>BY SIGNING BELOW THE APPLICANT AGREES TO AND AFFIRMS ALL STATEMENTS INCLUDED HEREIN AND WILL COMPLY WITH ALL LOCAL CODE REQUIREMENTS.</p> <p>SIGNATURE: _____ DATE: _____</p> <p>HERS NOTES</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. 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. 3. THE APPLICANT 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 IMPO. THE APPLICANT AGREES AND ACKNOWLEDGES THAT THE INFORMATION CONTAINED IN THESE DOCUMENTS AND THE INFORMATION CONTAINED THEREIN, ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR RELATED TO THE PROJECT, WILL BE AT THE RECIPIENT'S RISK AND FULL LIABILITY. DESIGN PATH STUDIO AND ITS ARCHITECTS, 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 RELATED TO THE PROJECT. IN NO EVENT SHALL DESIGN PATH STUDIO OR ITS ARCHITECTS 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. 4. THE DESIGNS REPRESENTED BY THESE PLANS ARE NOT DRAWN TO SCALE AND ARE SUBJECT TO COPYRIGHT PROTECTION. 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>	
BUILDING INFORMATION				<p>APN</p>			
<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>							

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 TO MATCH PRINCIPAL DWELLING UNIT TRIM)

SPANISH + CONCRETE TILE ROOF - EAGLE ROOF PRODUCTS INC. + IMPO UES-ER 1900
MINIMUM 2:12 ROOF SLOPE
COLOR OF CONCRETE TILE ROOF

RANCH/ TRADITIONAL - ARCHITECTURAL GRADE SHINGLE - CERTAINTEDE - ICC-ES ESR-1389
& ESR-3537 MINIMUM 2:12 ROOF SLOPE
COLOR OF ARCHITECTURAL GRADE SHINGLES

OTHER ROOF MATERIAL / COLOR / ICC-UL:
SEE STRUCTURAL FOR MAX ROOF LOAD

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.)

lot size and impervious area:

fire sprinkler information:

SELECTION

EXISTING RESIDENCE CURRENTLY HAS FIRE SPRINKLERS

EXISTING RESIDENCE DOES NOT CURRENTLY HAVE FIRE SPRINKLERS

PROPERTY IS LOCATED IN THE VERY HIGH FIRE HAZARD SEVERITY ZONE

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

TRIM COLOR OF ADU TO MATCH PRINCIPAL DWELLING UNIT

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 RATE 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.

ROOF COLOR OF ADU IS TO MATCH PRINCIPAL DWELLING UNIT

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

TRIM COLOR OF ADU TO MATCH PRINCIPAL DWELLING UNIT

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

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

TRIM COLOR OF ADU TO MATCH PRINCIPAL DWELLING UNIT

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

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TRIM COLOR OF ADU TO MATCH PRINCIPAL DWELLING UNIT

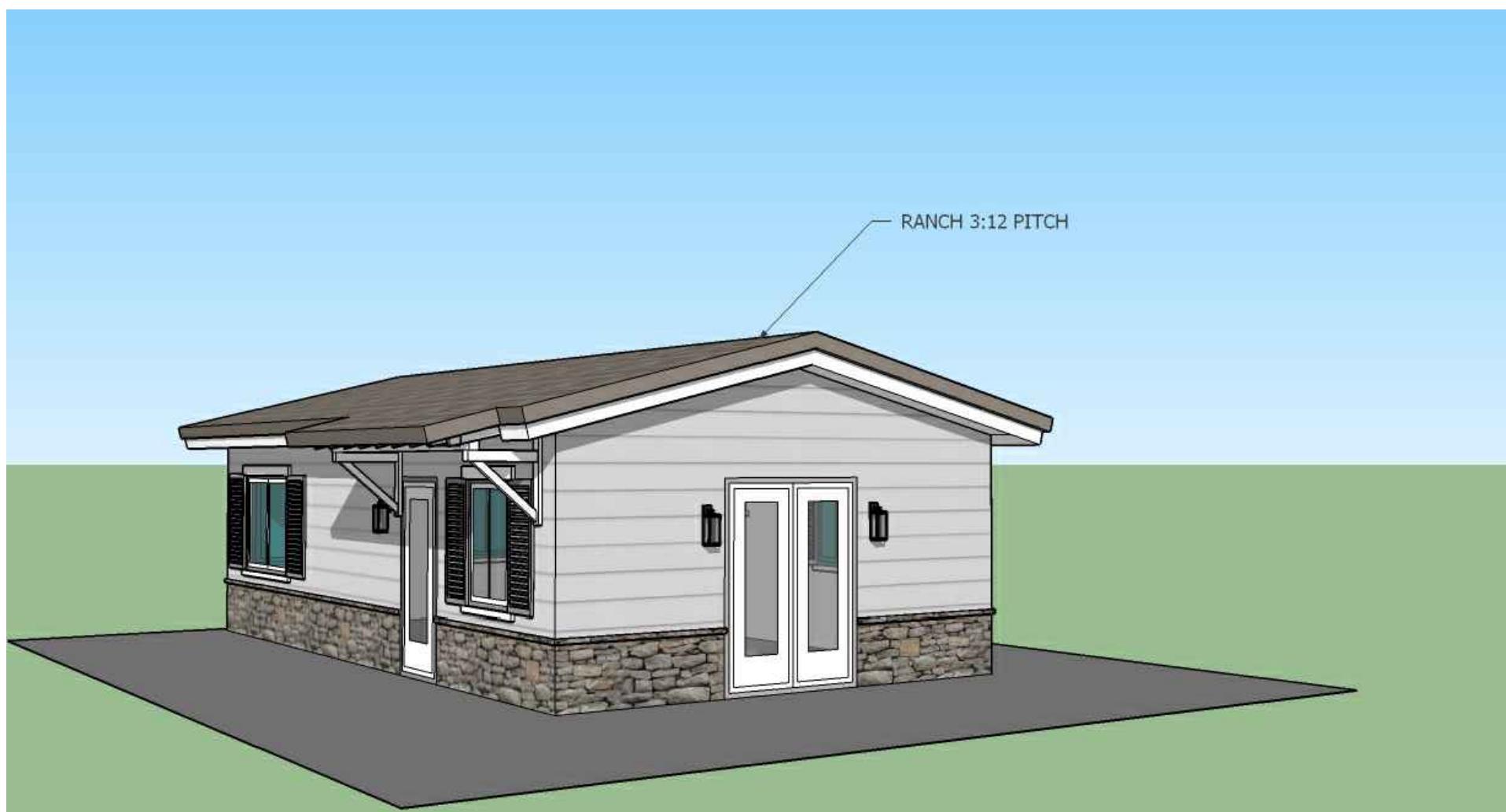
ROOF EAVE DETAIL 1.2,3.5,6.7,17/A.5.2

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

TRIM COLOR OF ADU TO MATCH PRINCIPAL DWELLING UNIT

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

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



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.
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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.

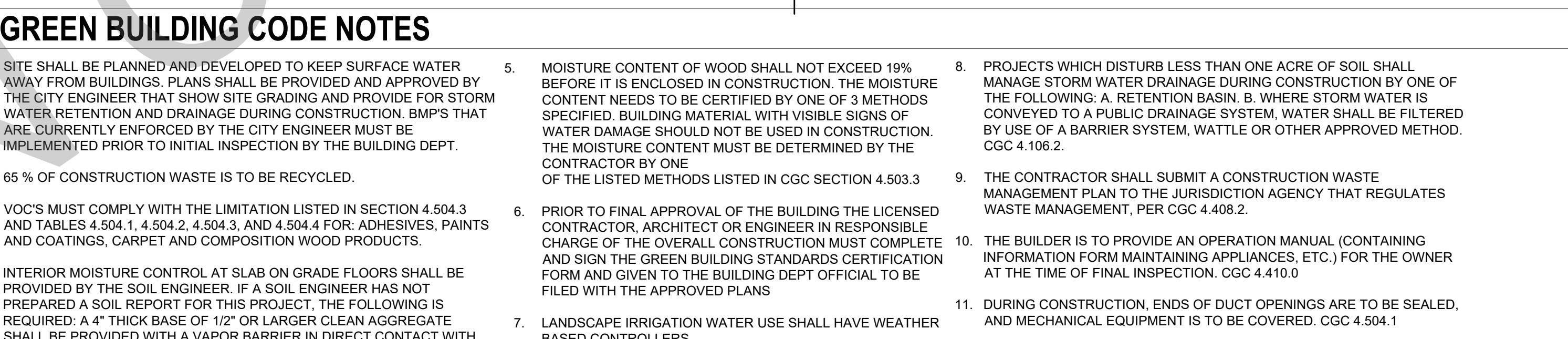
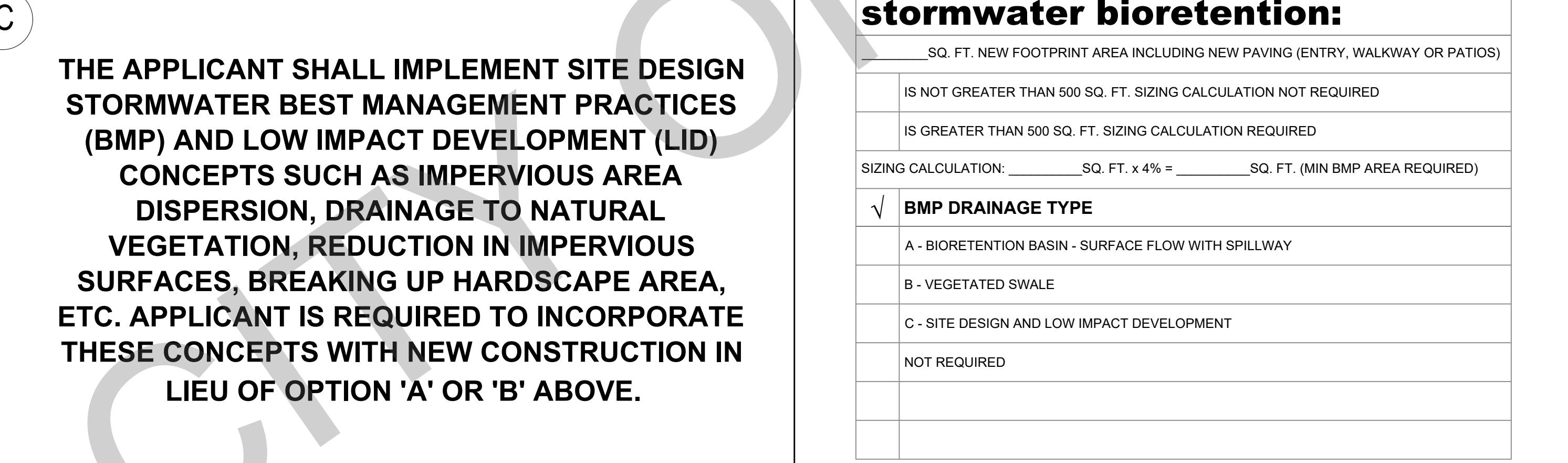
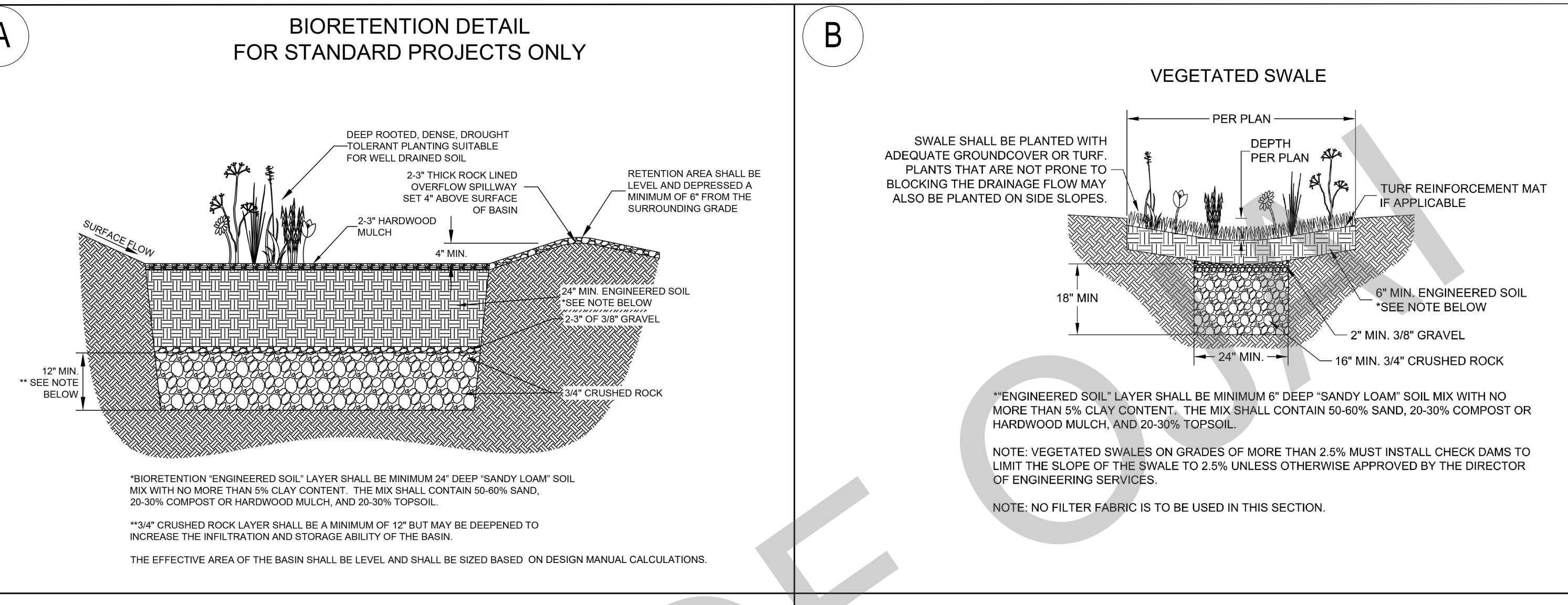
EARTHWORK NOTE
GRADING PERMITS ARE NOT REQUIRED FOR:
A. AN EXCAVATION BELOW THE EXISTING FINISHED GRADE FOR RE-COMPACTION WITHIN THE BUILDING ZONE (WITHIN FIVE FEET OF FOOTINGS) OR FOR BASEMENTS AND FOOTINGS FOR A BUILDING, MOBILE HOME, RETAINING WALL, SEPTIC SYSTEM, WELL, OR STRUCTURE AUTHORIZED BY 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 MATERIALS 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.
5. 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.
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AS.1

date

description

Site

Information

project no. 2024_OJAI_ADU

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.

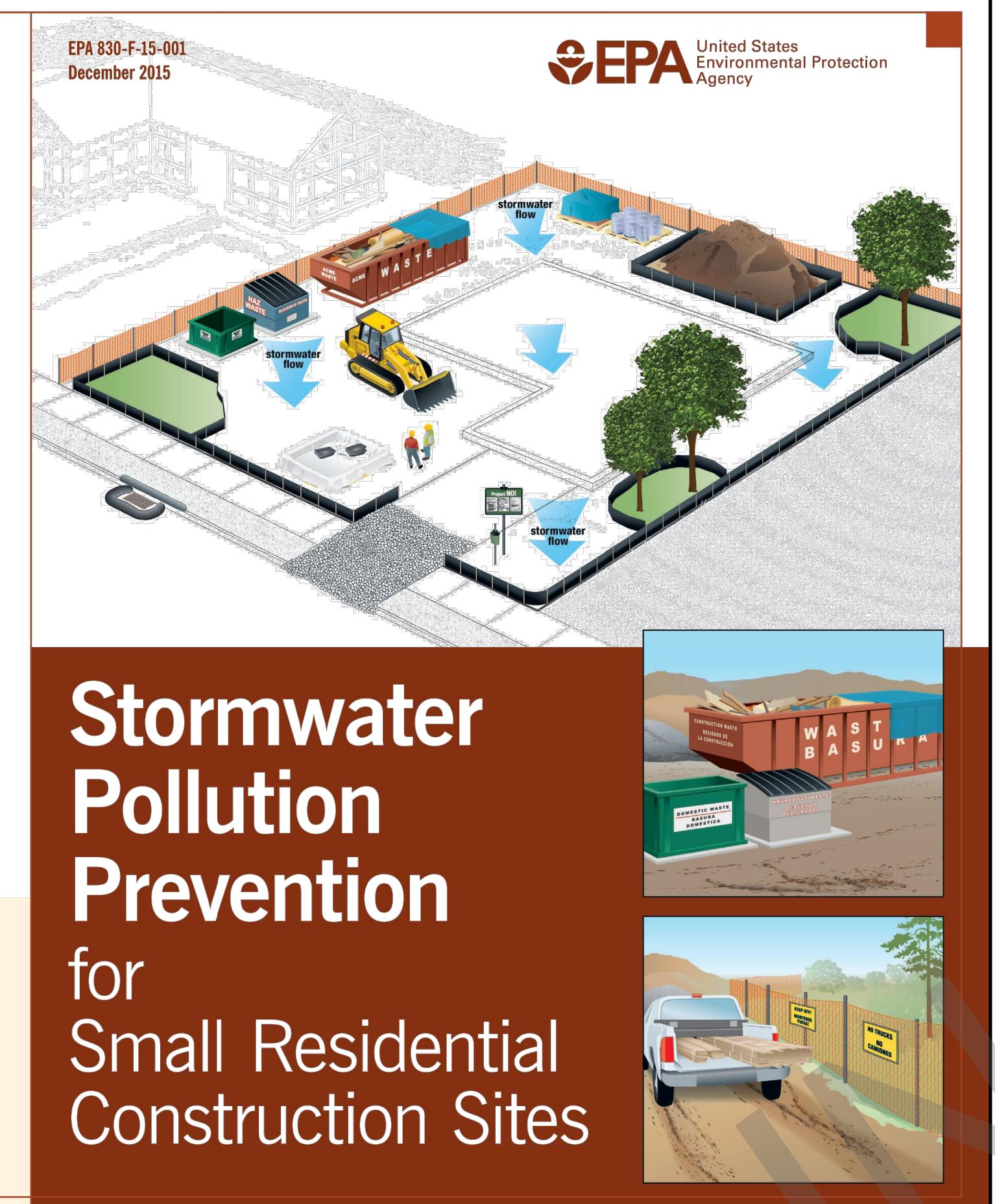
Does my project qualify for EPA's Small Residential Lot SWPPP Template?

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 BE 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 AND ITS ARCHITECTS ARE 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 PROVIDERS. THERE ARE NO EXPRESS OR IMPLIED WARRANTIES ATTACHED 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 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 CONSTRUCTION PROJECTS. DAMAGE OR LOSS TO PERSONS OR PROPERTY, DIRECT OR CONSEQUENTIAL DAMAGE IN ANY AMOUNT, THIS INDENTITY DOES NOT APPLY TO THE SOLE NEGLIGENCE OR FAULT OF DESIGN PATH STUDIO OR ITS ARCHITECTS.

3. THE DESIGNS REPRESENTED BY THESE PLANS ARE CONCEPTUAL 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 TARP 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

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revisions

description
Site
Information

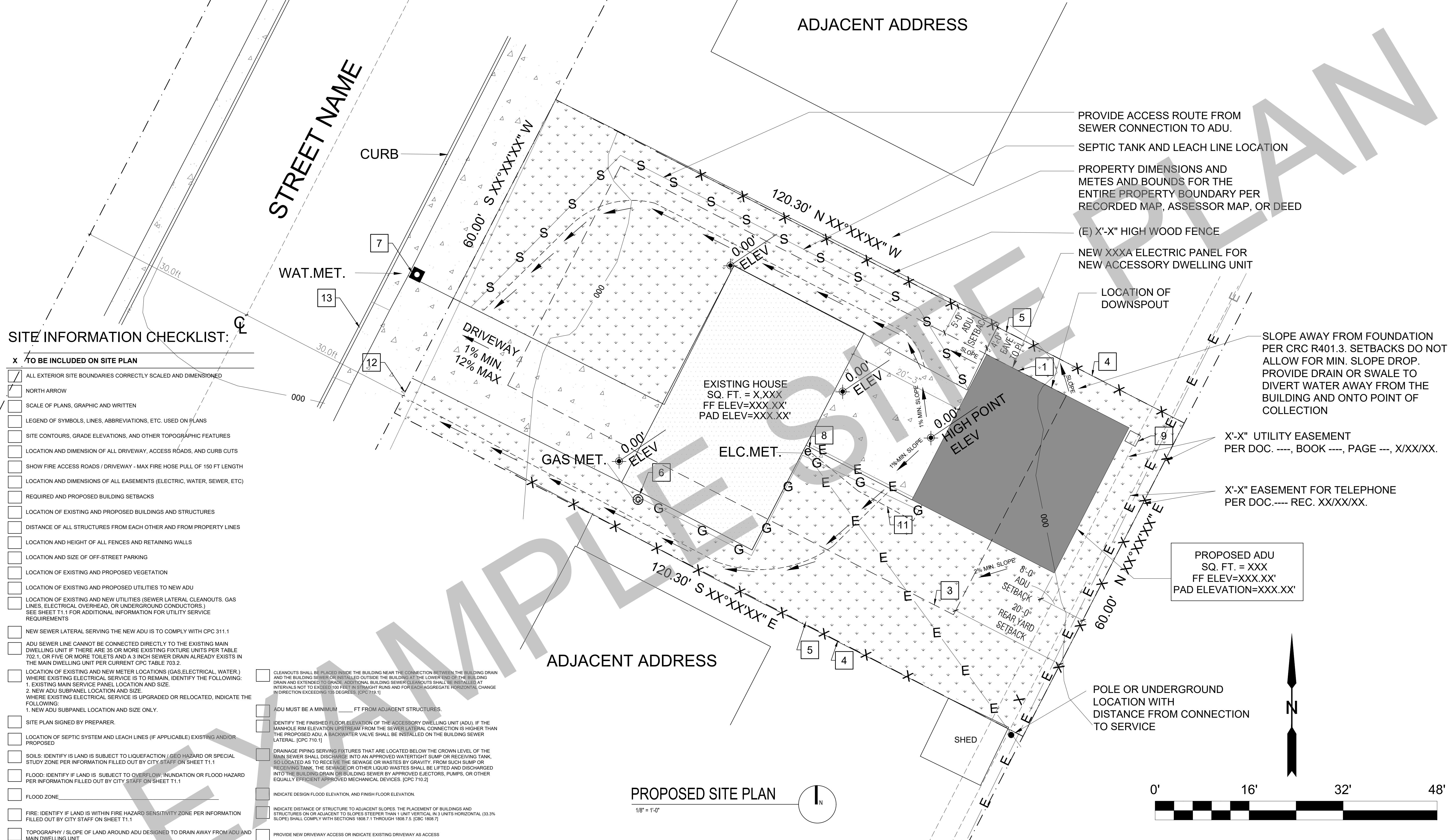
date

project no. 2024_OJAI_ADU

drawn by DESIGN PATH STUDIO

sheet no. AS.2

AS.2



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 A SET OF STANDARDIZED ADU PLANS AND SPECIFICATIONS APPROVED BY THE CITY OF OJAI BUILDING DEPARTMENT. BUILDING CODES DO CHANGE OVER TIME AND THESE DOCUMENTS ARE NOT IN COMPLIANCE UNDER ALL CODES THEN IN EFFECT AT THE TIME OF THE SUBJECT PERMIT. THIS DOES NOT ELIMINATE OWNER OR APPLICANT'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 WARRANTIES OF ANY KIND, WHETHER 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, HAVING BEEN ADVISED OF ALL OWNERS SUITS, LIABILITY, DEMANDS, JUDGMENTS, OR COSTS ARISING OUT OF OR RESULTING THERE FROM ANY USE OF THESE CONSTRUCTION DOCUMENTS FOR OR ON THE SUBJECT PROPERTY. INJURY, 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 NOT DRAWN TO SCALE 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
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Example
Site Plan

date
project no. 2024_OJAI_ADU
drawn by DESIGN PATH STUDIO
sheet no. AS.3

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 MINIMUM OF FOUR ESS-SUPPLIED BRANCH CIRCUITS, OR					
	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		ELECTRICAL NOTES	3. THE MAIN PANELBOARD SHALL HAVE A MINIMUM BUSBAR RATING OF 225 AMPS.					
	7. DIFFUSERS AND GRILLS TO MATCH COLOR OF SURFACE AT WHICH THEY ARE MOUNTED, U.O.N.		1. RECEPTACLE OUTLET LOCATIONS WILL COMPLY WITH CEC ARTICLE 210.52. & CRC SECTION R327.1.2. TAMPER RESISTANT RECEPTACLE OUTLET LOCATIONS SHALL COMPLY W/ NEC ART. 210-52 AND 550.13 (I.E. ALL RECEPTACLES IN A DWELLING).	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.					
	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.		2. OUTDOOR LIGHTING FIXTURES ARE REQUIRED TO BE HIGH EFFICACY OR CONTROLLED BY A COMBINATION PHOTOCONTROL / MOTION SENSOR.	(T) HEAT PUMP SPACE HEATER READY: SYSTEMS USING GAS OR PROPANE FURNACE TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:					
	9. PLUMBING, ELECTRICAL, AND SPRINKLER EQUIPMENT, IF REQUIRED TO BE PAINTED TO MATCH COLOR OF ADJACENT SURFACE.		3. IN EVERY ROOM, A RECEPTACLE OUTLET MUST BE INSTALLED SO THAT NO POINT ALONG THE WALL SPACE IS MORE THAN 6 FEET MEASURED HORIZONTALLY ALONG THE FLOOR LINE FROM A RECEPTACLE OUTLET CEC 210.52(A)	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.					
	10. ALL FINISH MATERIAL MUST MEET ALL APPLICATION FIRE, LIFE SAFETY, AND BUILDING CODES. 80% OF FLOOR AREA RECOMMENDED RESILIENT FLOORING SHALL COMPLY WITH SPECIFIED VOC CRITERIA. PARTICLE BOARD, MDF AND PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.		4. 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.	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."					
	11. NOT USED		5. ALL EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. (CENC 150(K) 2B)	(U) ELECTRIC COOKTOP READY: SYSTEMS USING GAS OR PROPANE COOKTOP TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:					
	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		6. LAUNDRY AREA SHALL AT LEAST 1-20 AMP DEDICATED BRANCH CIRCUIT (CEC 210.11 (C)2)	1. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE COOKTOP AND ACCESSIBLE TO THE COOKTOP WITH NO OBSTRUCTIONS. THE BRANCH CIRCUIT CONDUCTORS SHALL BE RATED AT 50 AMPS MINIMUM. THE BLANK COVER SHALL BE IDENTIFIED AS "240V READY." ALL ELECTRICAL COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE.					
	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)		7. PROVIDE A DEDICATED CIRCUIT FOR THE A.C./FAU (CEC 422.12) NOT USED	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 ELECTRIC COOKTOP INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."					
	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)		8. PROVIDE A DEDICATED CIRCUIT FOR THE A.C./FAU (CEC 422.12) NOT USED	(V) ELECTRIC CLOTHES DRYER READY: CLOTHES DRYER LOCATIONS WITH GAS OR PROPANE PLUMBING TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING:					
	15. FUTURE WATER HEATERS AND PLUMBING FIXTURES SHALL MEET THE REQUIREMENTS OF SECTION 2-5314 AND TABLE 2-53G, TITLE 24, C.A.C.		9. 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.	1. A DEDICATED 240 VOLT BRANCH CIRCUIT WIRING SHALL BE INSTALLED WITHIN 3 FEET FROM THE CLOTHES DRYER LOCATION AND ACCESSIBLE TO THE CLOTHES DRYER LOCATION 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.					
	16. NOT USED		10. ALL EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. (CENC 150(K) 2B)	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 ELECTRIC CLOTHES DRYER INSTALLATION. THE RESERVED SPACE SHALL BE PERMANENTLY MARKED AS "FOR FUTURE 240V USE."					
	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.		11. ALL EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. (CENC 150(K) 2B)						
	18. 65 % OF CONSTRUCTION WASTE IS TO BE RECYCLED AND 100% OF INERT MATERIALS ARE RECYCLED SALVAGED, COMPOSTED.		12. PROVIDE A DEDICATED CIRCUIT FOR THE A.C./FAU (CEC 422.12) NOT USED						
	19. 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, STAINS, CAULKS AND COATINGS, CARPET AND COMPOSITION WOOD PRODUCTS. DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISHED MATERIALS HAVE BEEN USED.		13. PROVIDE A DEDICATED CIRCUIT FOR THE A.C./FAU (CEC 422.12) NOT USED						
	20. 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.		14. PROVIDE A DEDICATED CIRCUIT FOR THE A.C./FAU (CEC 422.12) NOT USED						
	21. 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		15. PROVIDE A DEDICATED CIRCUIT FOR THE A.C./FAU (CEC 422.12) NOT USED						
	ROOF NOTES		MECHANICAL NOTES						
1. FLASHINGS SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE.	1. FLASHINGS SHALL BE INSTALLED IN A MANNER THAT PREVENTS MOISTURE FROM ENTERING THE WALL AND ROOF THROUGH JOINTS IN COPINGS, THROUGH MOISTURE PERMEABLE MATERIALS AND AT INTERSECTIONS WITH PARAPET WALLS AND OTHER PENETRATIONS THROUGH THE ROOF PLANE.		1. SMOKE DETECTORS MUST BE PERMANENTLY WIRED. IN NEW CONSTRUCTION, REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVER CURRENT PROTECTION.						
2. UNLESS ROOFS ARE SLOPED TO DRAIN OVER ROOF EDGES, ROOF DRAINS SHALL BE INSTALLED AT EACH LOW POINT OF ROOF.	2. EACH BATHROOM CONTAINING A BATHTUB, SHOWER OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED FOR PURPOSES OF HUMIDITY CONTROL IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE, CHAPTER 4, AND THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.5 (CRC R303.3.)		2. EACH BATHROOM CONTAINING A BATHTUB, SHOWER OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED FOR PURPOSES OF HUMIDITY CONTROL IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE, CHAPTER 4, AND THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.5 (CRC R303.3.)						
3. ROOF ASSEMBLIES SHALL BE OF MATERIALS THAT ARE COMPATIBLE WITH EACH OTHER AND WITH THE BUILDING OR STRUCTURE TO WHICH THE MATERIALS ARE APPLIED.	3. ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR FIXTURES SHALL BE PROVIDED WITH AN EXHAUST FAN WITH HUMIDITY CONTROL SENSOR HAVING A MIN. CAPACITY OF 50 CFM DUCTED TO TERMINATE OUTSIDE THE BLDG. (CRC R303.3, CAL GREEN 4.505.1, CBC 1203.5.2.1, CMC 402.5		3. ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR FIXTURES SHALL BE PROVIDED WITH AN EXHAUST FAN WITH HUMIDITY CONTROL SENSOR HAVING A MIN. CAPACITY OF 50 CFM DUCTED TO TERMINATE OUTSIDE THE BLDG. (CRC R303.3, CAL GREEN 4.505.1, CBC 1203.5.2.1, CMC 402.5						
4. BUILDING-INTEGRATED PHOTOVOLTAIC PRODUCTS INSTALLED AS THE ROOF COVERING SHALL BE TESTED, LISTED AND LABELED FOR FIRE CLASSIFICATION IN ACCORDANCE									

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, 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 EXTERIOR SIDE 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 APPENDAGE THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263 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. 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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 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. 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 EXTERIOR SIDE 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 APPENDAGE THE EXTERIOR PORTION A 1- HOUR FIRE RESISTIVE EXTERIOR ASSEMBLY, AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263 			

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General Notes
date
project no. 2024_OJAI_ADU
drawn by DESIGN PATH STUDIO
sheet no. G0.3

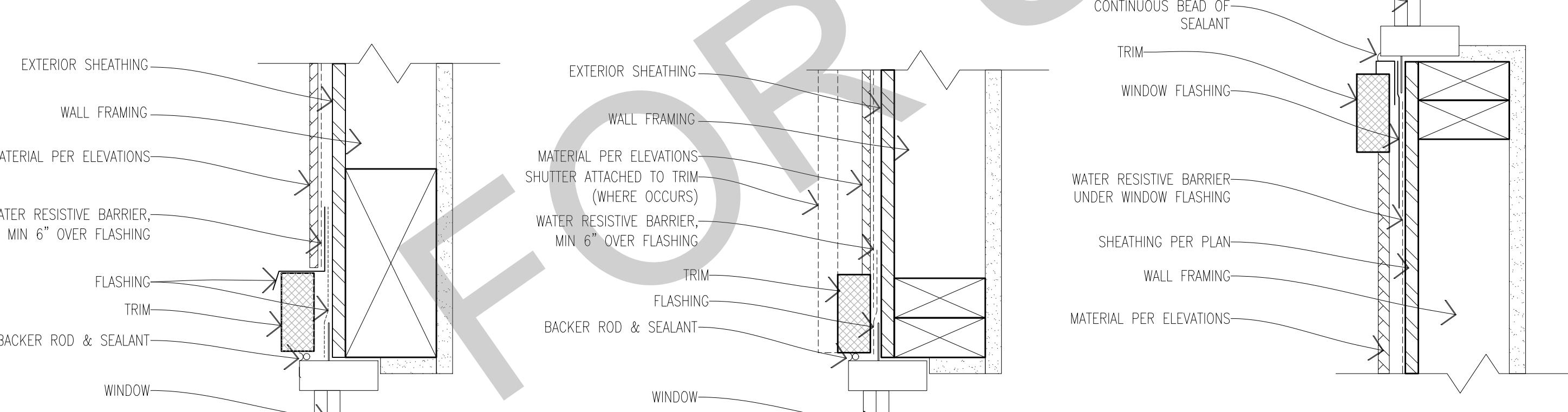
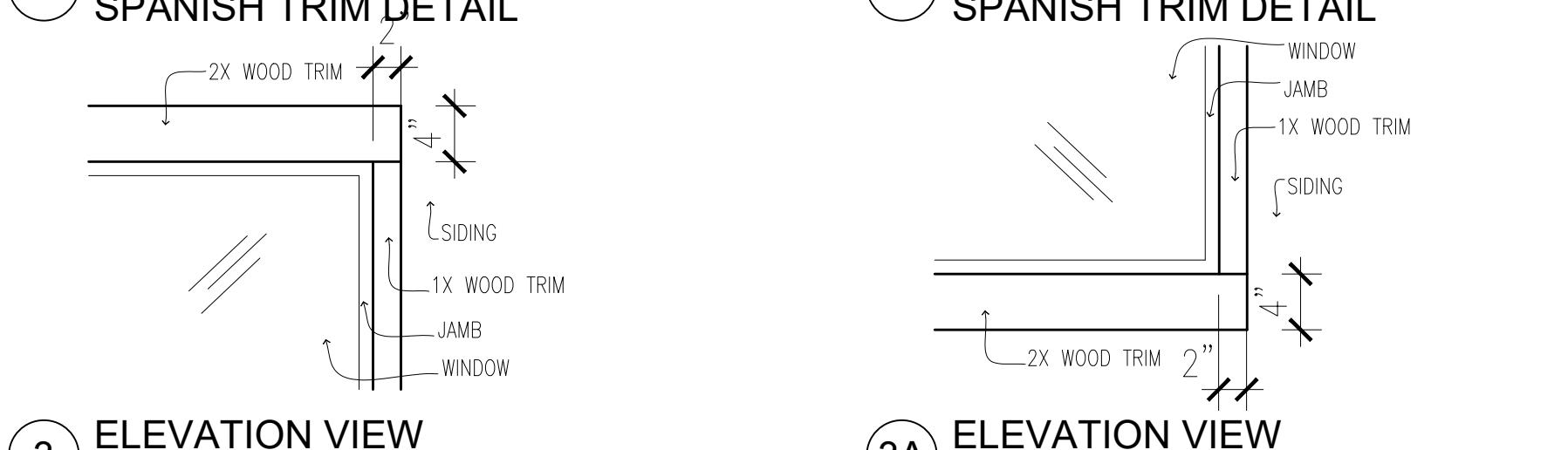
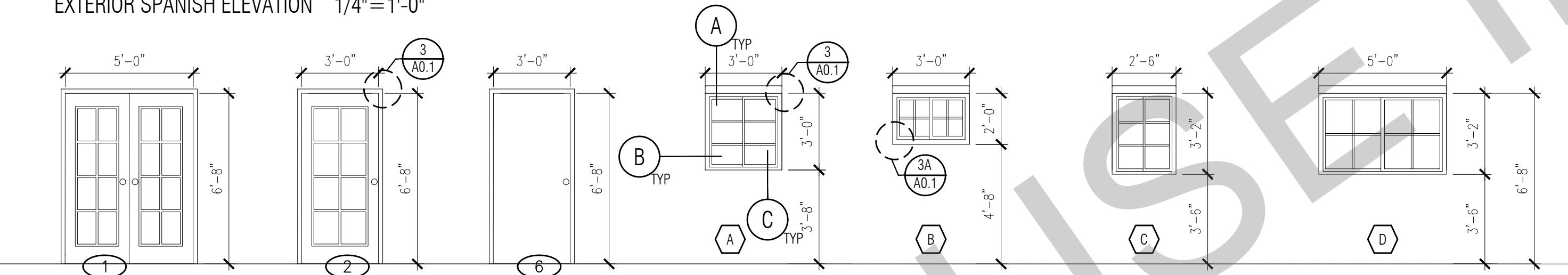
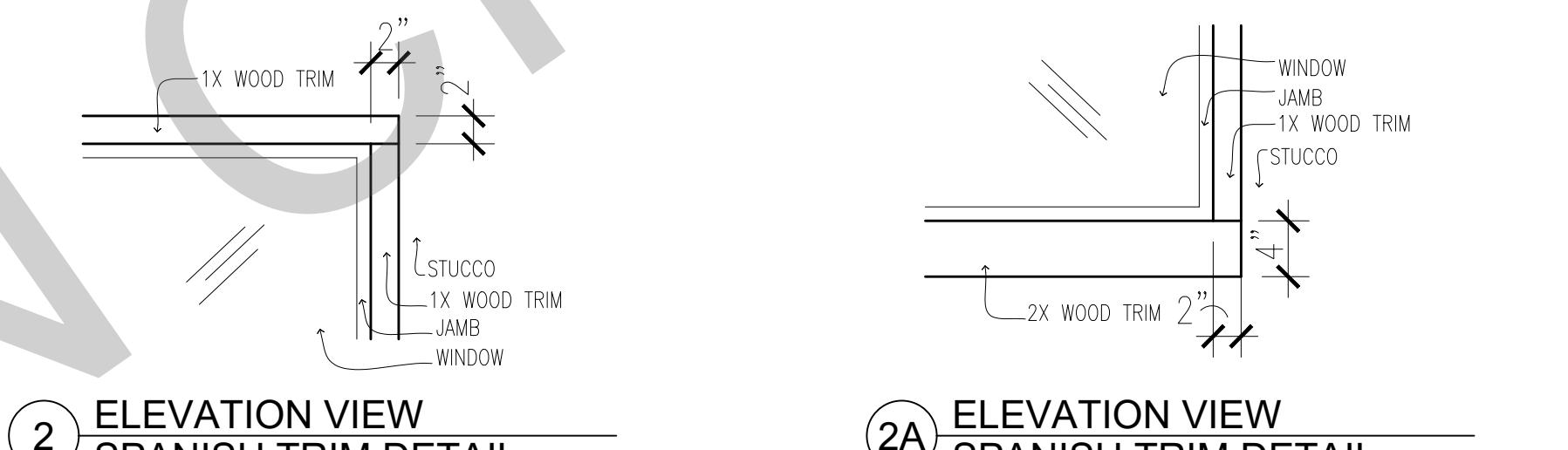
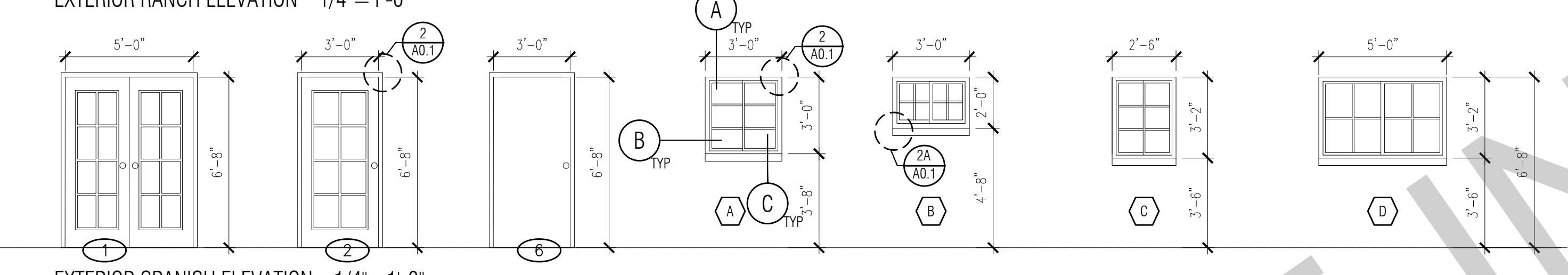
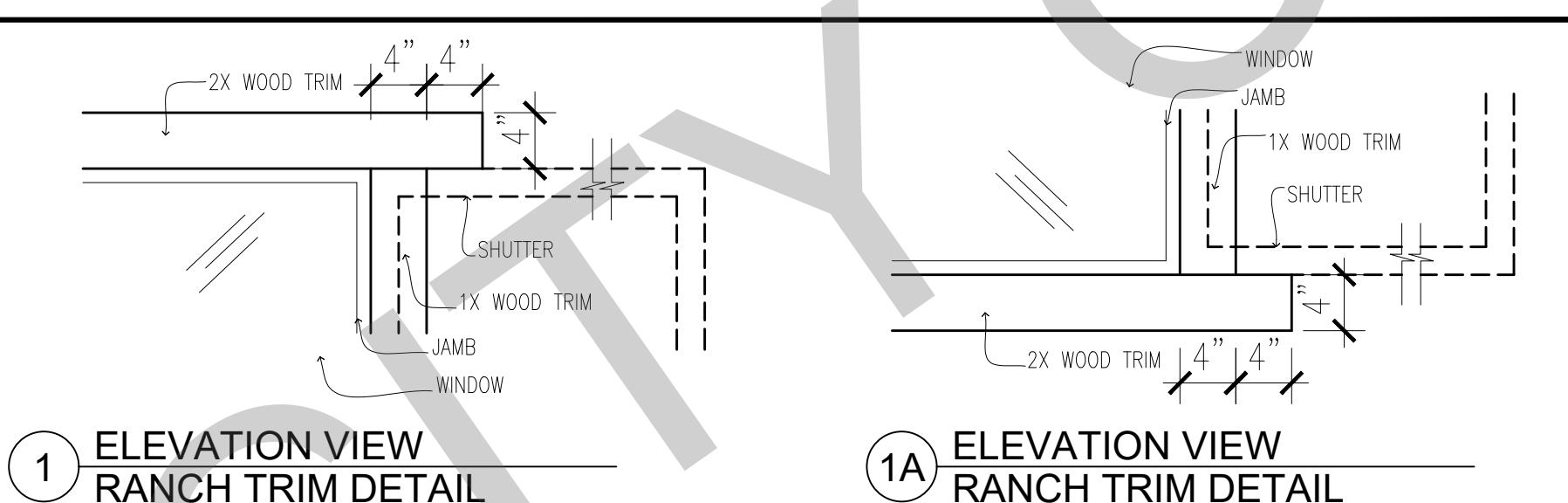
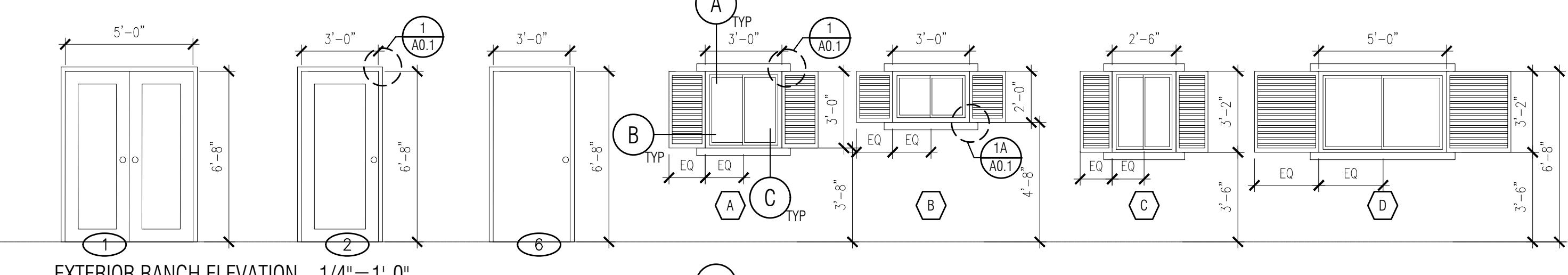
WINDOW SCHEDULE							DOOR SCHEDULE															
WINDOW	WINDOW SIZE		OPER.	QNTY	FRAME	HEAD HEIGHT	LOCATION	REMARKS	VHFSZ NOTES SEE SHEET G0.3 (WHEN REQ'D)		DOOR	DOOR TYPE	DOOR SIZE		CORE	MATERIAL	FRAME	LOCATION	REMARKS	VHFSZ NOTES SEE SHEET G0.3 (WHEN REQ'D)		
	WIDTH	HEIGHT							WIDTH	HEIGHT			WIDTH	HEIGHT	THICK.							
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)
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 - 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
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12. SLIDING GLASS DOORS NOT FACING SOURCE OF NOISE MUST BE MIN STC 35 DB. DIRECT EXPOSURE NOT PERMITTED



WINDOW DETAILS

SCALE: 3"=1'-0"

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project
Ojai
ADU
address

revisions

description
Schedules
& Notes

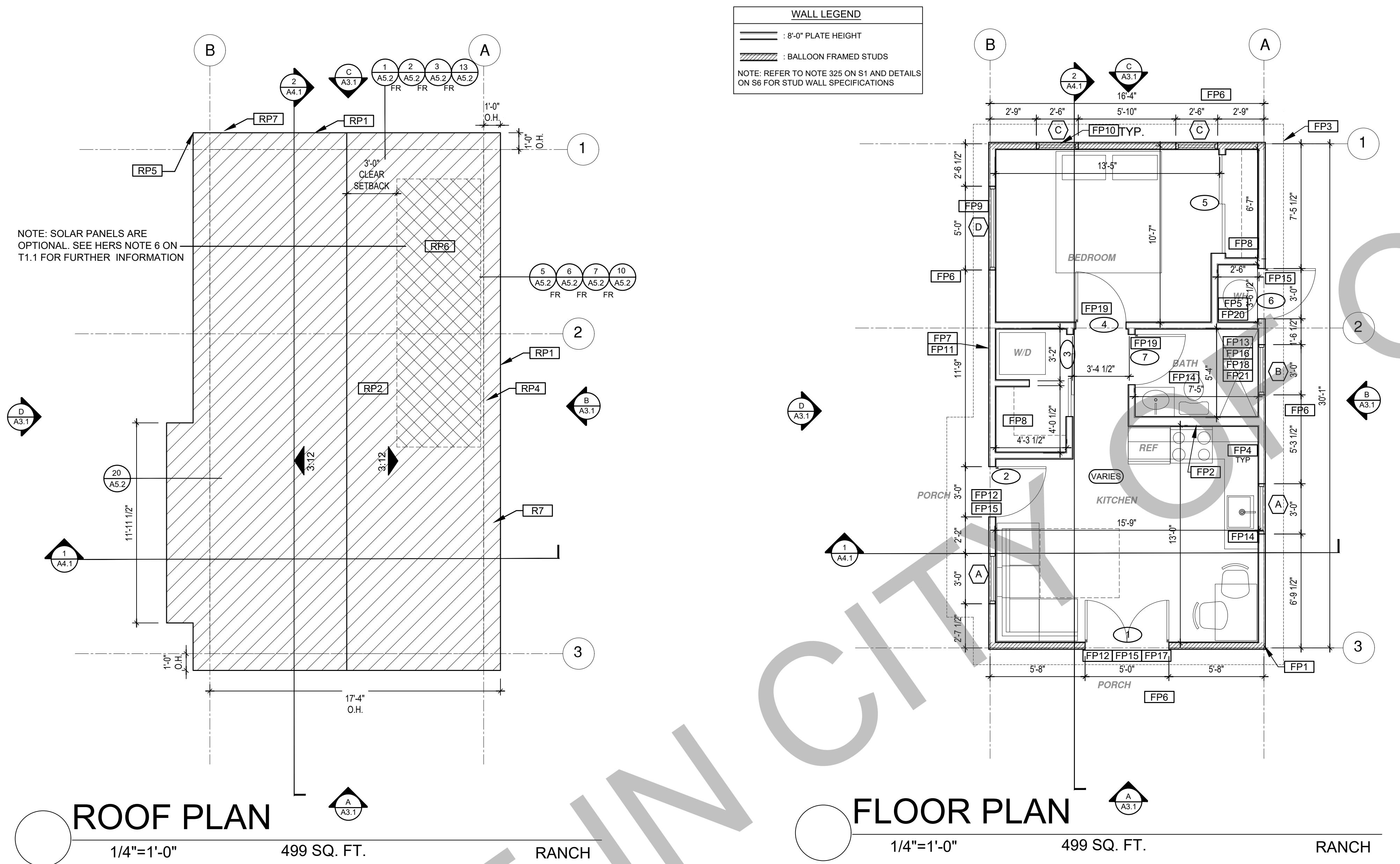
date

project no. 2024_OJAI_ADU

drawn by DESIGN PATH STUDIO

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ROOF KEYNOTES	FLOOR PLAN KEYNOTES	SOLAR READY NOTES	LEGEND
<p>ROOF KEYNOTES</p> <p>[RP1] LINE OF ROOF OVERHANG [RP2] CLASS A ROOFING MATERIAL. SEE GENERAL ROOF NOTE 13 ON SHEET G0.2 [RP3] SUPPORT POST BELOW [RP4] LINE OF WALLS BELOW [RP5] ROOF DOWNSPOUT LOCATION TO BE DETERMINED BY SITE SPECIFIC CONDITIONS [RP6] DESIGNATED SOLAR PANEL AREA. PLEASE SEE SOLAR READY NOTES ON THIS SHEET [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>FLOOR PLAN KEYNOTES</p> <p>[FP1] STUD WALL SIZED PER STRUCTURAL [FP2] 2X6 STUD WALL OR FURRING AS NEEDED FOR MECHANICAL / PLUMBING / VENTING [FP3] LINE OF OVERHANG ABOVE [FP4] 36" HIGH COUNTER [FP5] WATER HEATER TO BE INSTALLED PER MANUFACTURER REQUIREMENTS [FP6] SLOPE SURFACE AWAY FROM BUILDING [FP7] DRYER VENT TERMINATION ON EXTERIOR WALL TO BE A MINIMUM OF 3 FT FROM ANY OPENING [FP8] CLOSET SHELF AND POLE [FP9] EMERGENCY EGRESS WINDOW [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 [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 [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. [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 [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 [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 [FP17] DOOR BELL BUTTON TO BE NO MORE THAN 48" ABOVE EXTERIOR FLOOR OR LANDING [FP18] WATER CLOSET AND SHOWER TO HAVE A PLUMBING DRAIN ASSEMBLY 10X8 INCHES 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 [FP19] DOOR TO HAVE A NET CLEAR OPENING OF 32" [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) [FP21] FURRING AS NEEDED FOR STANDARD TUB AND SHOWER LENGTH</p>	<p>SOLAR READY NOTES</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 = 719 SF. IN. CONVERT TO SQ. IN. 3.33 SF. x 144 = 479 SF. IN. MINIMUM VENTILATION AREA REQUIRED: 479 SF. IN.</p>	<p>LEGEND</p> <ul style="list-style-type: none"> SECTION CUT KEYNOTE ELEVATION CALLOUT DOOR SYMBOL DETAIL DRAWING REF. WINDOW SYMBOL WALL BELOW OR ROOF ABOVE CEILING HEIGHTS SOLAR ZONE. REFER TO SOLAR NOTES ON SHEET G0.2 & HERS NOTE 6 ON SHEET 11.1 FOR SOLAR REQUIRED VARIETIES ROOF SLOPE ROOFING

project
Ojai
ADU
address

revisions

description
Floor Plan/
Roof Plan
Ranch
1 Bedroom

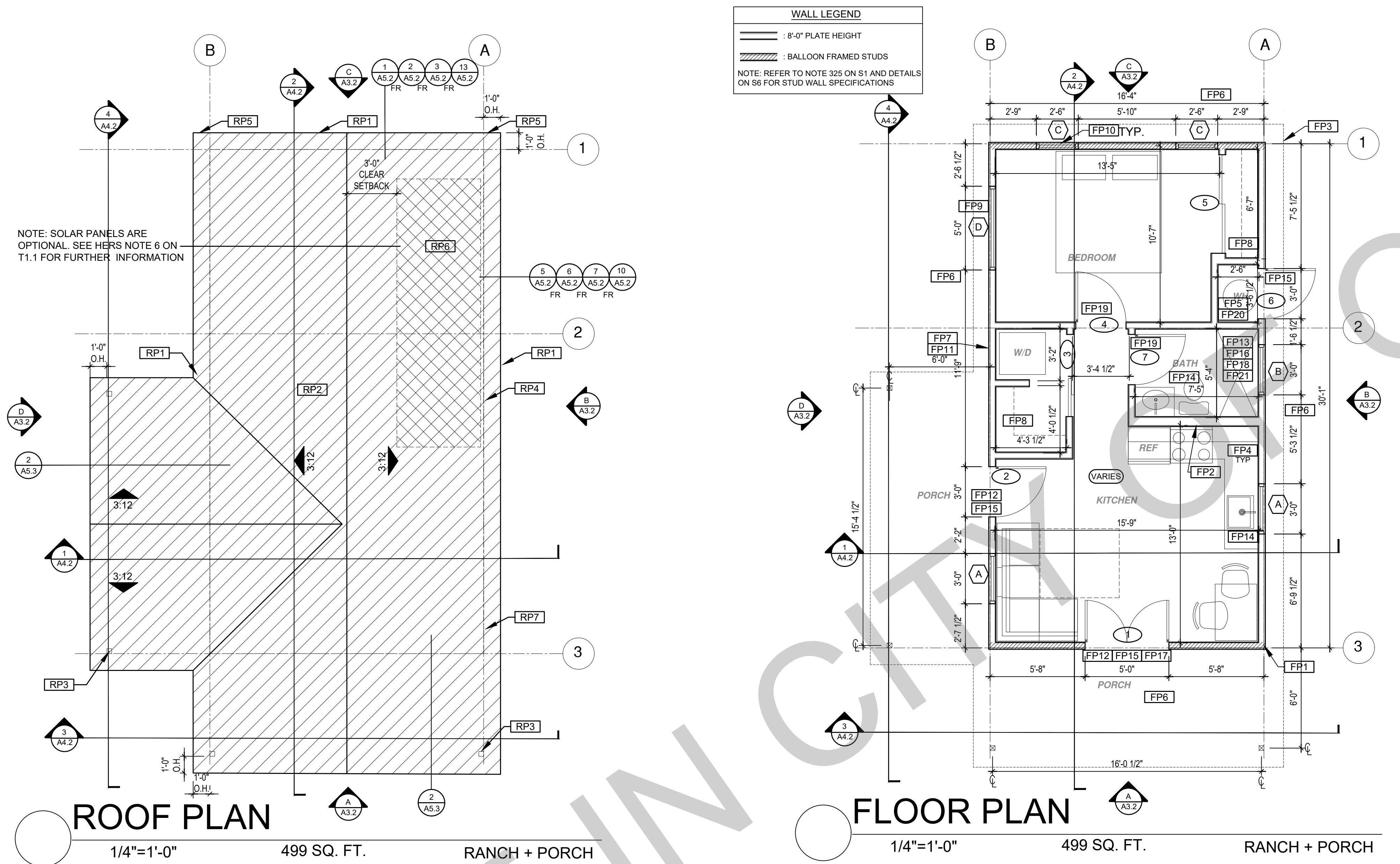
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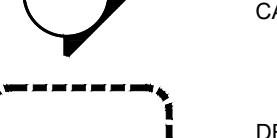
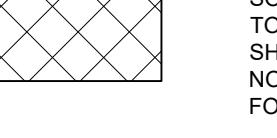
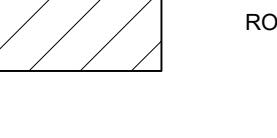
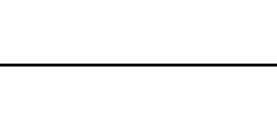
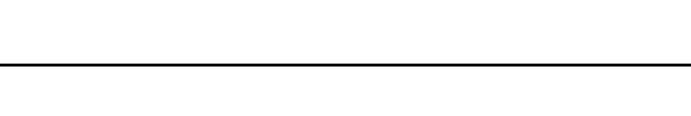
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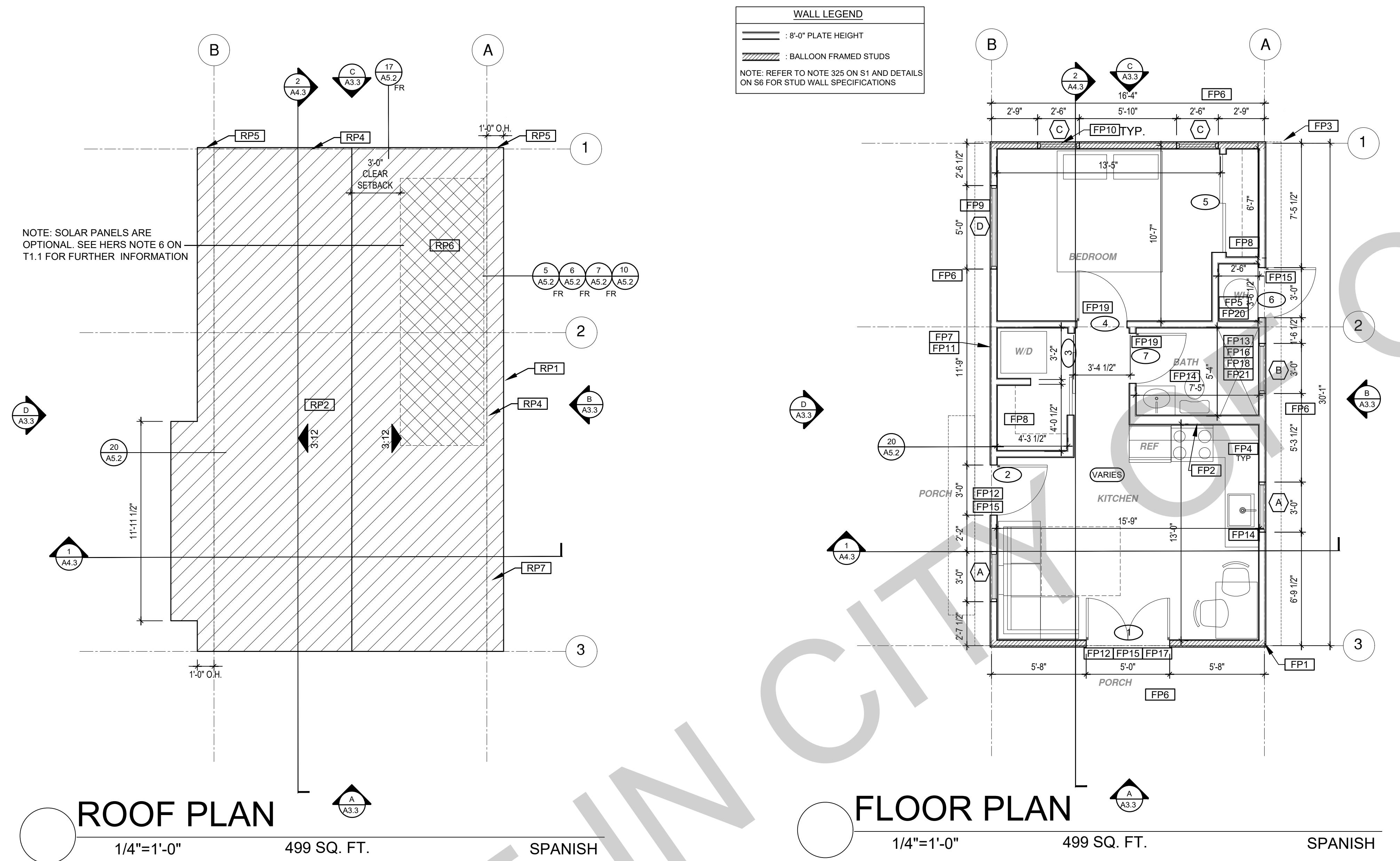


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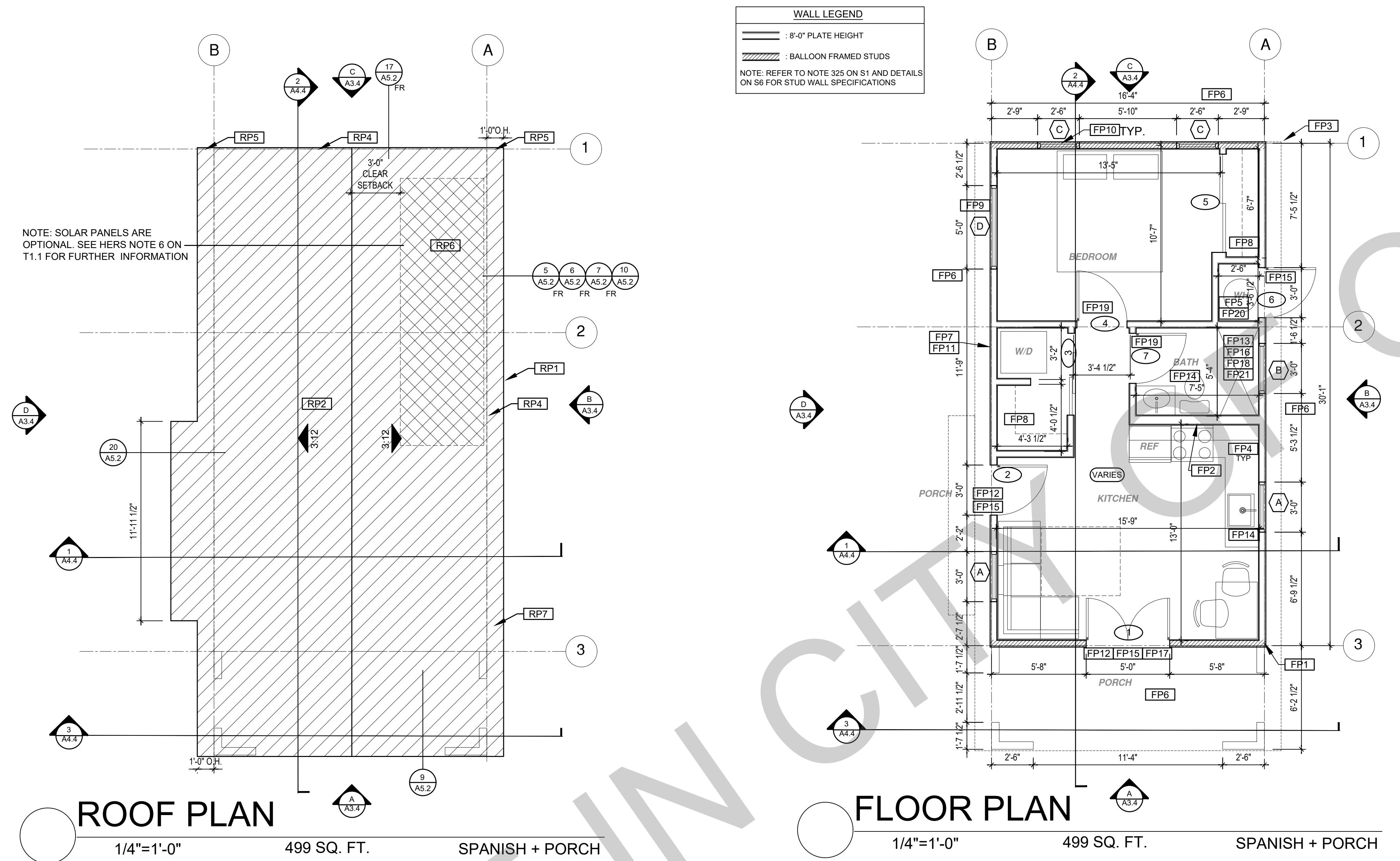
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ROOF KEYNOTES	FLOOR PLAN KEYNOTES	SOLAR READY NOTES	LEGEND
<p>RP1 LINE OF ROOF OVERHANG</p> <p>RP2 CLASS A ROOFING MATERIAL. SEE GENERAL ROOF NOTE 13 ON SHEET G0.2</p> <p>RP3 SUPPORT POST BELOW</p> <p>RP4 LINE OF WALLS BELOW</p> <p>RP5 ROOF DOWNSPOUT 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 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. 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 PLUMBING DRAIN ASSEMBLY 108.8MM X 108.8MM 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. 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project
Ojai
ADU
address
revisions
description
Floor Plan/
Roof Plan
Ranch + Porch
1 Bedroom
date
project no. 2024_OJAI_ADU
drawn by DESIGN PATH STUDIO
sheet no. A1.2

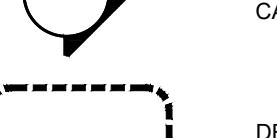
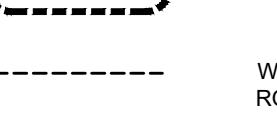
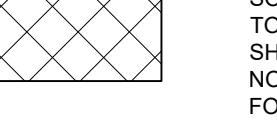
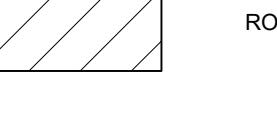
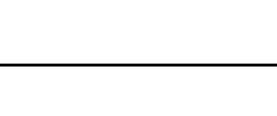


ROOF KEYNOTES	FLOOR PLAN KEYNOTES	SOLAR READY NOTES	LEGEND
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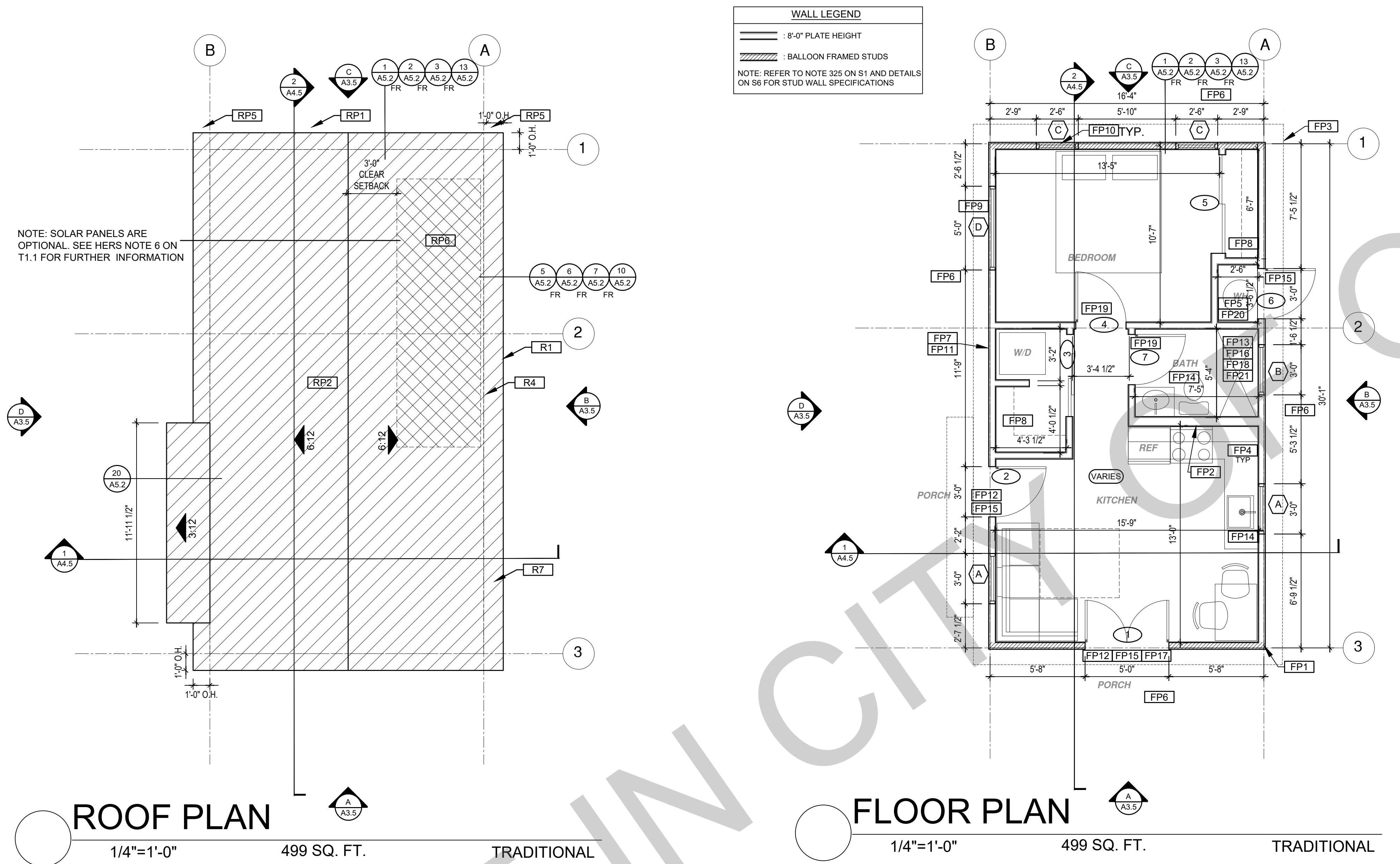


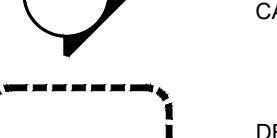
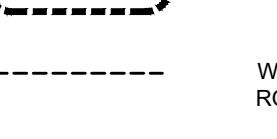
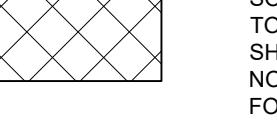
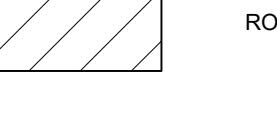
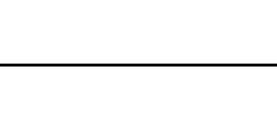
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ROOF KEYNOTES	FLOOR PLAN KEYNOTES	SOLAR READY NOTES	LEGEND
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project
Ojai
ADU
address
revisions
description
Floor Plan/
Roof Plan
Spanish + Porch
1 Bedroom
date
project no. 2024_OJAI_ADU
drawn by DESIGN PATH STUDIO
sheet no. A1.4



ROOF KEYNOTES	FLOOR PLAN KEYNOTES	SOLAR READY NOTES	LEGEND
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project
Ojai
ADU

address

revisions

description
Floor Plan/
Roof Plan
Traditional
1 Bedroom

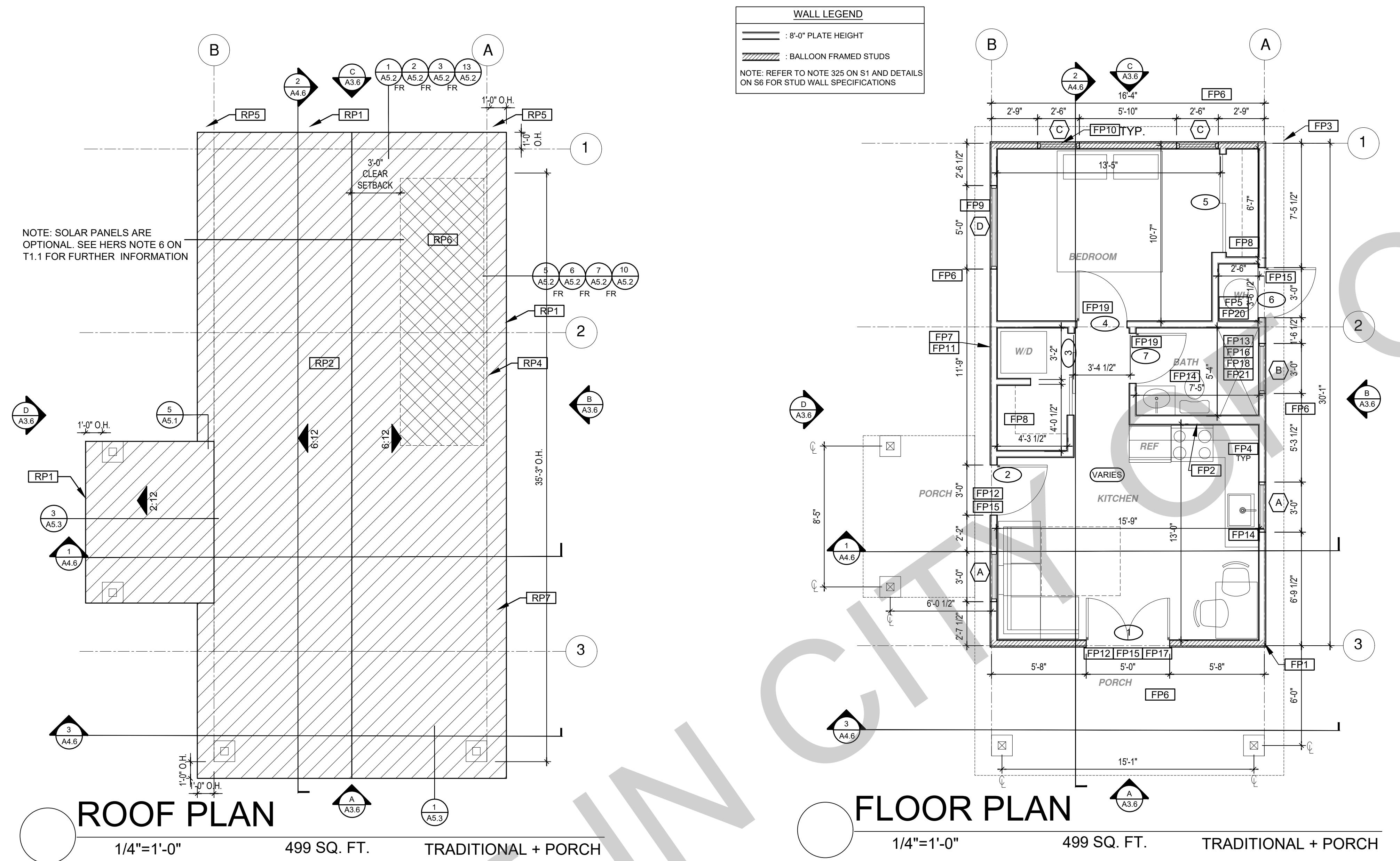
date

project no. 2024_OJAI_ADU

drawn by DESIGN PATH STUDIO

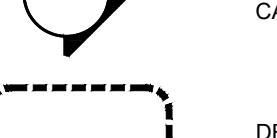
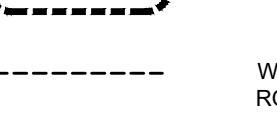
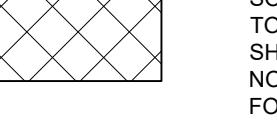
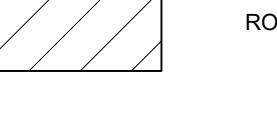
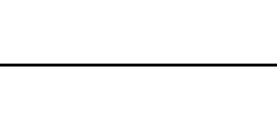
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A1.5



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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.

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 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 101.1 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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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

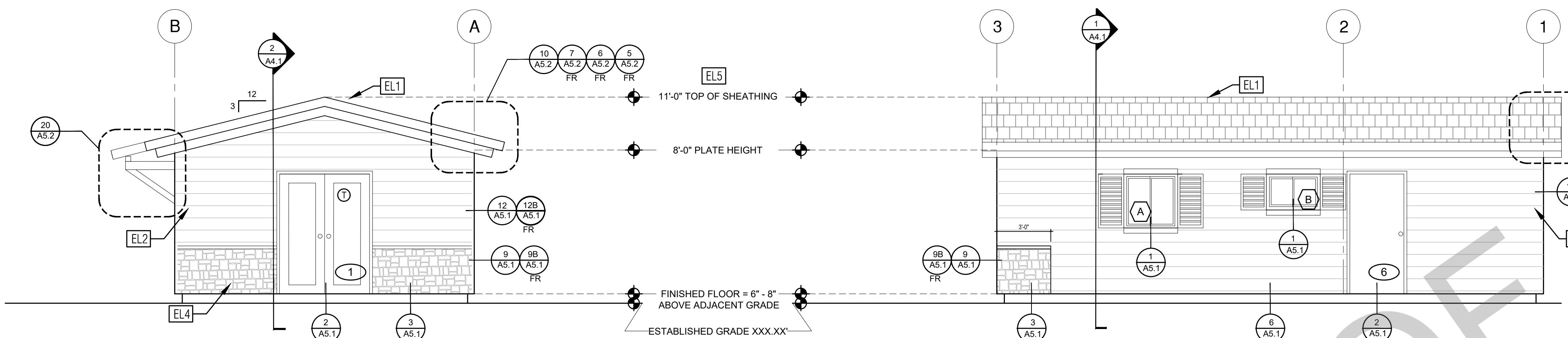
MECHANICAL / PLUMBING PLAN

1/4"=1'-0"

ELECTRICAL PLAN

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

MECHANICAL / PLUMBING KEYNOTES		ELECTRICAL KEYNOTES		MECHANICAL / PLUMBING LEGEND		ELECTRICAL LEGEND	
<p>MP1 INDOOR UNIT MINI SPLIT SYSTEM.</p> <p>MP2 WATER CONSERVING FIXTURES: NEW WATER CLOSETS SHALL USE NO MORE THAN 1.28 GAL. OF WATER PER FLUSH, LAVATORIES LIMITED TO 1.2 GPM, KITCHEN FAUCETS NOT TO EXCEED 1.8 GPM AT 60 PSI THEY CAN INCREASE THE FLOW MOMENTARILY BUT CANT EXCEED 2.2 GALLONS PER MIN. AT 60 PSI & MUST DEFAULT TO A MAX. FLOW RATE OF 1.8 GALLONS PER MIN AT 60 PSI, & SHOWERS NOT EXCEED 1.8 GPM AT 80 PSI AND ALL SHALL BE CERTIFIED TO MEET THE PERFORMANCE CRITERIA OF THE EPA WATERSENSE SPECIFICATIONS FOR SHOWERHEADS. CPC SECTIONS 407, 408, 411, 412 AND SECTION 301.1.1 CALGREEN CODE AND CIVIL CODE 1101.3(c)</p> <p>MP3 EXHAUST HOOD ABOVE/ TO BE SMOOTH METALLIC INTERIOR SURFACE (CMC 504.3)</p> <p>MP4 NEW WATER HEATER - TO HAVE CONDENSATE DRAIN INSTALLED NO HIGHER THAN 2' ABOVE THE BASE OF THE HEATER THAT ALSO ALLOWS GRAVITY DRAINAGE</p> <p>MP5 CONTROL VALVES IN SHOWERS, BATHTUBS, & BIDETS MUST BE PRESSURE BALANCED OR THERMOSTATIC MIX VALVES</p> <p>MP6 EXHAUST FAN TERMINATION AT THE EXTERIOR WALL SHALL BE 3 FT FROM OPENINGS</p> <p>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)</p> <p>MP8 THE 1/2" SIZE HOT WATER PIPE TO THE KITCHEN SINK AND THE COLD WATER PIPE WITHIN 5' OF WATER HEATER BOTH REQUIRE 1" INSULATION</p> <p>MP9 DRYER EXHAUST OUTLET FROM DRYER TO EXTERIOR MAX LENGTH 14' WITH MAXIMUM OF TWO 90° ELBOWS. EXHAUST VENT MUST TERMINATE A MIN. OF 3' FROM ANY OPENING. MIN. TYPE 1 CLOTHES DRYER EXHAUST DUCTS SHALL BE OF RIGID METAL & SHALL HAVE SMOOTH INTERIOR SURFACES. THE DIAMETER SHALL BE NOT LESS THAN 4 INCHES NOMINAL (100 MM), & THE THICKNESS SHALL BE NOT LESS THAN 0.016 OF AN INCH (0.406 MM). EXHAUST DUCTS & DRYER VENTS SHALL BE EQUIPPED WITH BACK DRAFT DAMPERS</p> <p>MP10 NEW WATER HEATER WITH T&P RELIEF VALVE AND DISCHARGE PIPE AT EXTERIOR. PROVIDE COMBUSTION AIR AND CLEARANCES PER MANUFACTURER REQUIREMENTS.</p> <p>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 VALVES FOR FLUSHING THE WATER HEATER WHEN THE VALVES ARE CLOSED</p> <p>MP12 ALL DOMESTIC HOT WATER PIPING TO HAVE THE FOLLOWING MINIMUM INSULATION INSTALLED: 1" PIPE (1" INSULATION); 2" PIPE (1" INSULATION); 3" PIPE (1" INSULATION); 1" TO 1-1/2" PIPE (1-1/2" INSULATION)</p> <p>MP13 OUTDOOR CONDENSING UNIT TO BE PIPED TO INDOOR HVAC UNIT</p> <p>MP14 A MINIMUM 100 CFM INTERMITTENT RATED HOOD OVER RANGE IS REQUIRED. IF USED FOR INDOOR AIR QUALITY THE FAN SHALL RUN CONTINUOUSLY AND BE HERS VERIFIED PER CEC TABLE 150.0-G: 160 CFM OR 65%CE AT <75SF, 130 CFM OR 55% CE AT 750-1000SF, 110CFM OR 50% CE AT 1000-1500SF, OR 110 CFM OR 50% AT 1500SF</p> <p>MP15 WATER HEATER TO BE DUCTED AND EXHAUST TO ROOF PER MANUFACTURES SPECIFICATIONS</p> <p>MP16 WATER HEATERS WITH STORAGE TANKS SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITH THE UPPER ONE-THIRD AND LOWER ONE-THIRD OF ITS VERTICAL DIMENSIONS. AT THE LOWER POINT, A MIN DISTANCE OF 4 IN SHALL BE MAINTAINED ABOVE THE CONTROLS WITH THE STRAPPING.</p>	<p>E1 DEDICATED 50 AMP/ 240V POWER FOR ELECTRIC COOKTOP AND 30AMP/240V FOR ELECTRIC DRYER TO BE WITHIN 3FT OF APPLIANCES.</p> <p>E2 OUTLET FOR NEW WATER HEATER WITHIN 3' OF WATER HEATER.</p> <p>E3 ELECTRICAL - SUB PANEL LOCATION</p> <p>E4 OUTLET AT COUNTER HEIGHT - SHALL COMPLY WITH CEC ARTICLE 210.52(C): IN KITCHENS A RECEPTACLE OUTLET SHALL BE INSTALLED AT EACH COUNTER SPACE 12" OR WIDER; SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL IS MORE THAN 24"; ISLAND IN PENINSULAR COUNTERTOPS 12" X 24" LONG (OR GREATER) SHALL HAVE AT LEAST ONCE RECEPTACLE</p> <p>E5 OUTDOOR LIGHTING FIXTURES ARE REQUIRED TO BE HIGH EFFICACY OR CONTROLLED BY A COMBINATION PHOTOCONTROL / MOTION SENSOR.</p> <p>E6 OUTLET DEDICATED FOR INDOOR HVAC UNIT</p> <p>E7 WEATHER RESISTANT TYPE RECEPTACLES GFCI PROTECTED</p> <p>E8 OVER-CURRENT FEEDER TO EXTEND TO EXISTING PANEL- ALUMINUM CONDUCTOR BURIED UNDER GROUND WITH AWG ALLOWABLE VOLTAGE DROP PER CEC 250.4</p> <p>E9 SEPARATE GROUND ELECTRODE SYSTEM PER CEC 250.4</p> <p>E10 OUTDOOR CONDENSING UNIT RECEPTACLE OUTLET SHALL BE INSTALLED AT AN ACCESSIBLE LOCATION FOR THE SERVICING OF THE HEATING AND COOLING EQUIPMENT AND SHALL BE LOCATED ON THE SAME LEVEL AND WITHIN 25 FEET OF THE EQUIPMENT. THIS RECEPTACLE SHALL BE GFCI-WP PROTECTED.</p>	<p>E11 A DISCONNECTING MEANS CAPABLE OF DISCONNECTING AIR-CONDITIONING AND REFRIGERATING EQUIPMENT, INCLUDING MOTOR-COMPRESSORS AND CONTROLLERS FROM THE CIRCUIT CONDUCTOR IS REQUIRED WITHIN SIGHT FROM THE EQUIPMENT</p> <p>E12 PER CEC 2022 150.0(N).1.A.: THE DESIGNATED SPACE AND WATER HEATER IS TO COMPLY WITH ELECTRICAL NOTES 15&16 ON SHEET G0.2. A DEDICATED 125 VOLT, 20AMP ELECTRICAL RECEPTACLE THAT IS CONNECTED TO THE ELECTRICAL PANEL WITH A 120/240 VOLT 3 CONDUCTOR, 10AWG COPPER BRANCH CIRCUIT, WITHIN 3 FT FROM THE WATER HEATER.</p> <p>E13 CONTRACTOR TO VERIFY MAIN PANEL</p> <p>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 COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CEC. SEE SHEET G0.2, ELECTRIC READY 150.0(s) 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.</p>	<p>MECHANICAL</p> <p>SD SMOKE DETECTOR PRE-SET TO INR34 THE EXTERIOR AND SHALL PROVIDE FIVE AIR CHANGES PER HOUR; SECTION 1203.3. CFM AND NOISE RATING MAXIMUM 3 SONE FOR INTERMITTENT USE. SHALL BE ENERGY STAR RATED DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL THE ALARMS IN THE UNIT.</p> <p>MSC.</p> <p>MECHANICAL</p> <p>SD SMOKE DETECTOR PRE-SET TO INR34 THE EXTERIOR AND SHALL PROVIDE FIVE AIR CHANGES PER HOUR; SECTION 1203.3. CFM AND NOISE RATING MAXIMUM 3 SONE FOR INTERMITTENT USE. 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ELEVATION - A

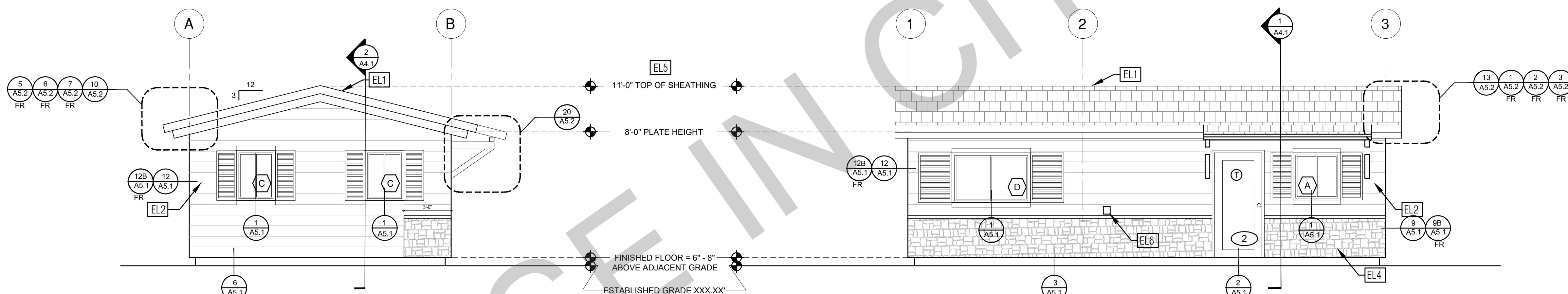
1/4" = 1'-0"

RANCH

ELEVATION - B

1/4" = 1'-0"

RANCH



ELEVATION - C

1/4" = 1'-0"

RANCH

ELEVATION - D

1/4" = 1'-0"

RANCH

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. OTHER USES ARE PROHIBITED.
2. THE USE OF THIS INFORMATION IS NOT ELIMINATE OR EXONERATE 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.
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.
5. 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

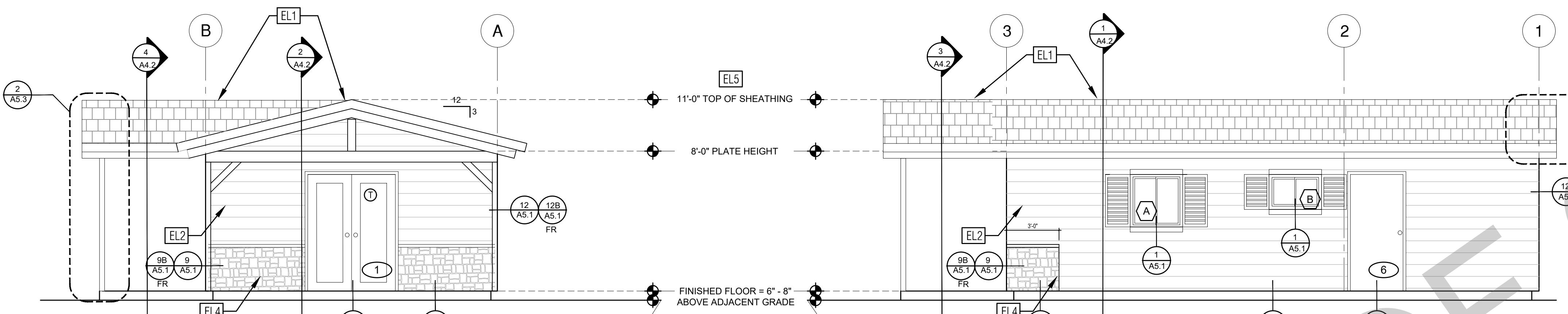
project no. 2024_OJAI_ADU

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: 2022 CBC SEC. 2511 -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

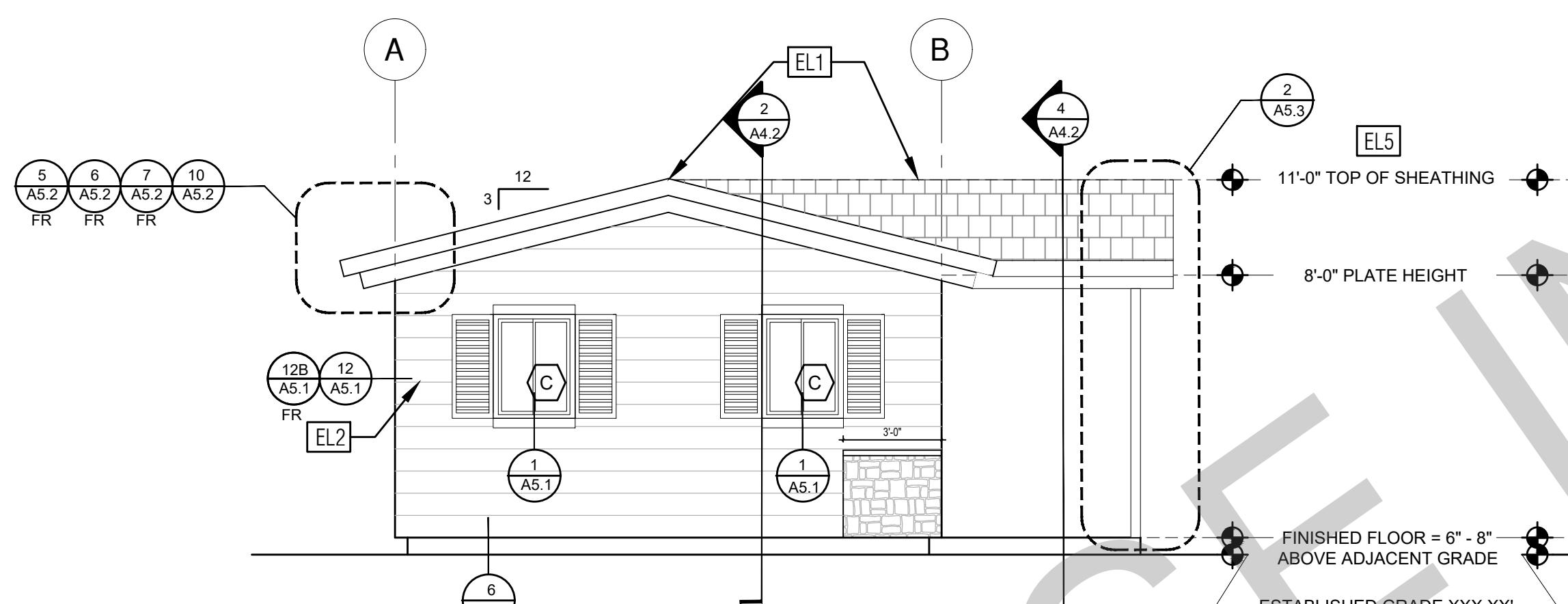
1/4" = 1'-0"

RANCH + PORCH



1/4" = 1'-0"

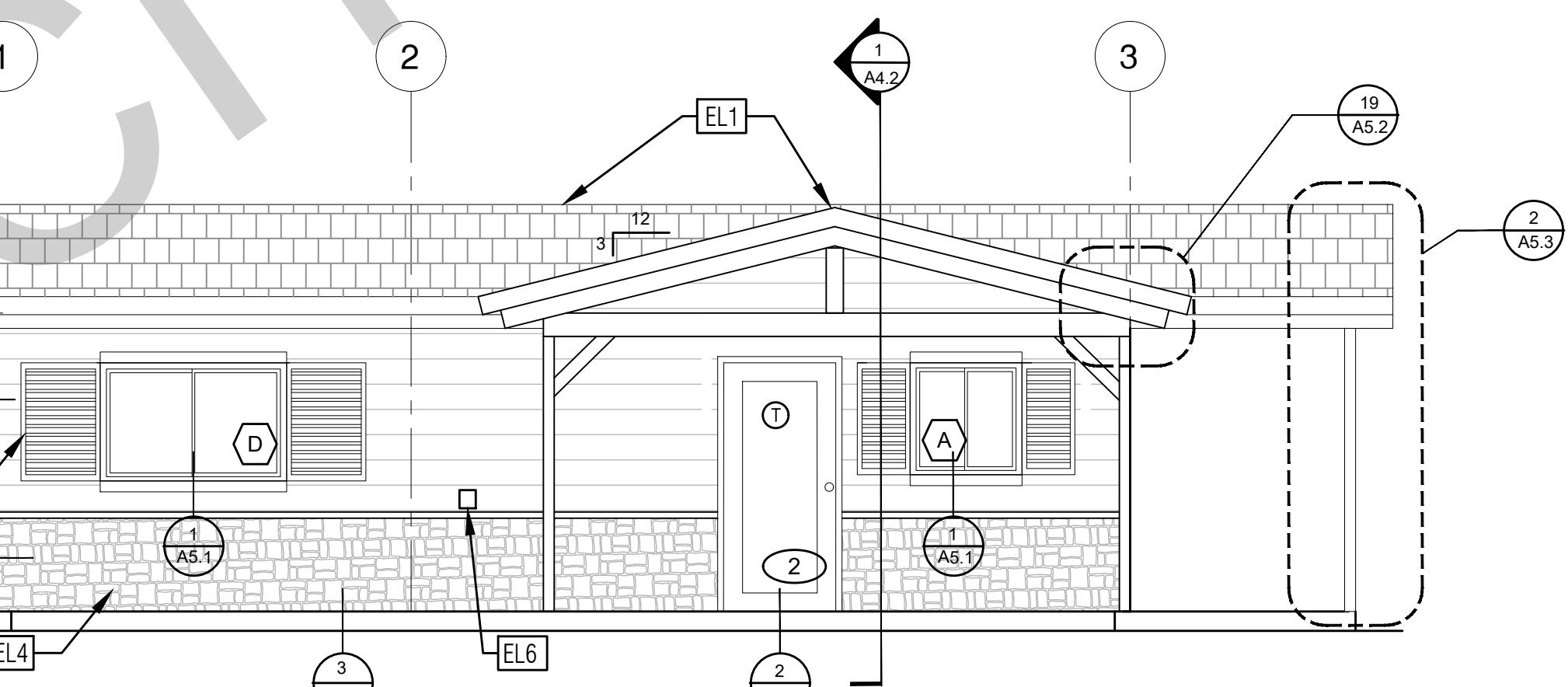
RANCH + PORCH



ELEVATION - C

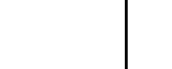
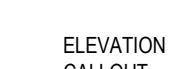
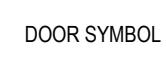
1/4" = 1'-0"

RANCH + PORCH



ELEVATION - D

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	

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proje
Ojai
ADI

address

revisions



description

Exterior

Elevations

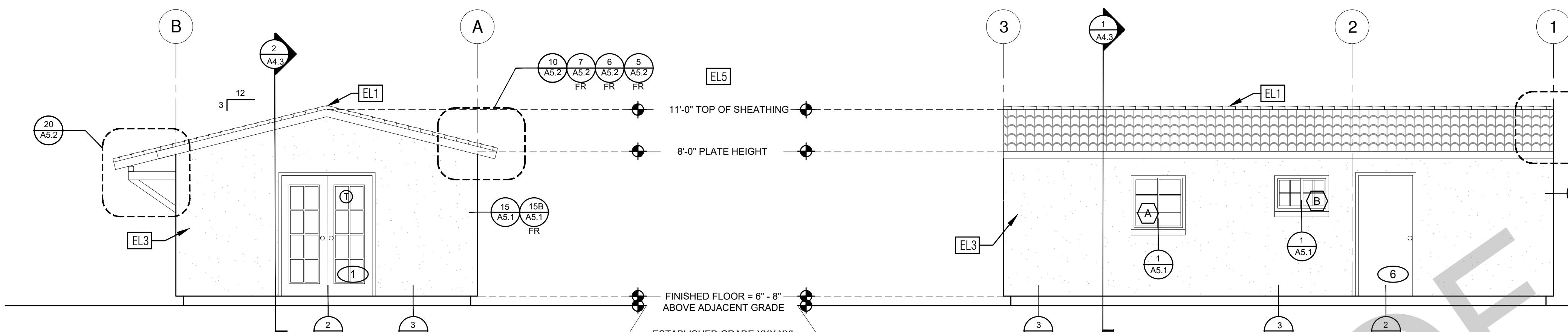
1 Bedroom

Ranch + Porch

date

project no. 2024_OJAI_ADU

10.
A3.2



ELEVATION - A

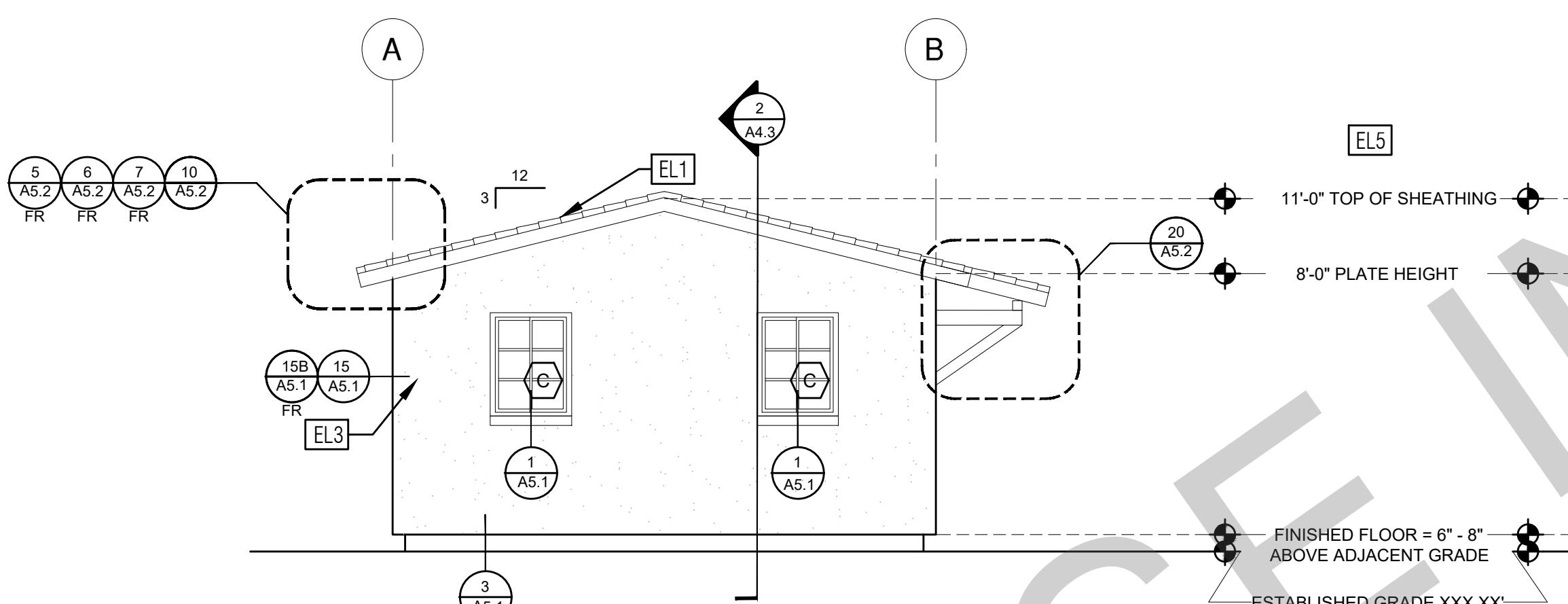
1/4" = 1'-0"

SPANISH

ELEVATION - B

1/4" = 1'-0"

SPANISH



ELEVATION - C

1/4" = 1'-0"

SPANISH

ELEVATION - D

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SPANISH

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project
Ojai
ADU

address

revisions
01

description
Exterior
Elevations
1 Bedroom
Spanish

date

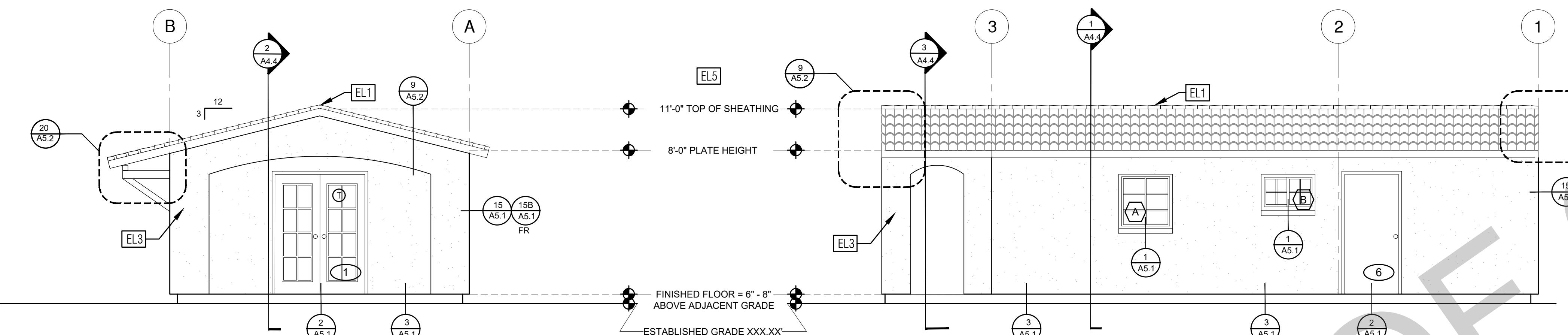
project no. 2024_OJAI_ADU

drawn by DESIGN PATH STUDIO

sheet no.

A3.3

ELEVATION KEYNOTES	ELEVATION GENERAL NOTES	LEGEND
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ELEVATION - A

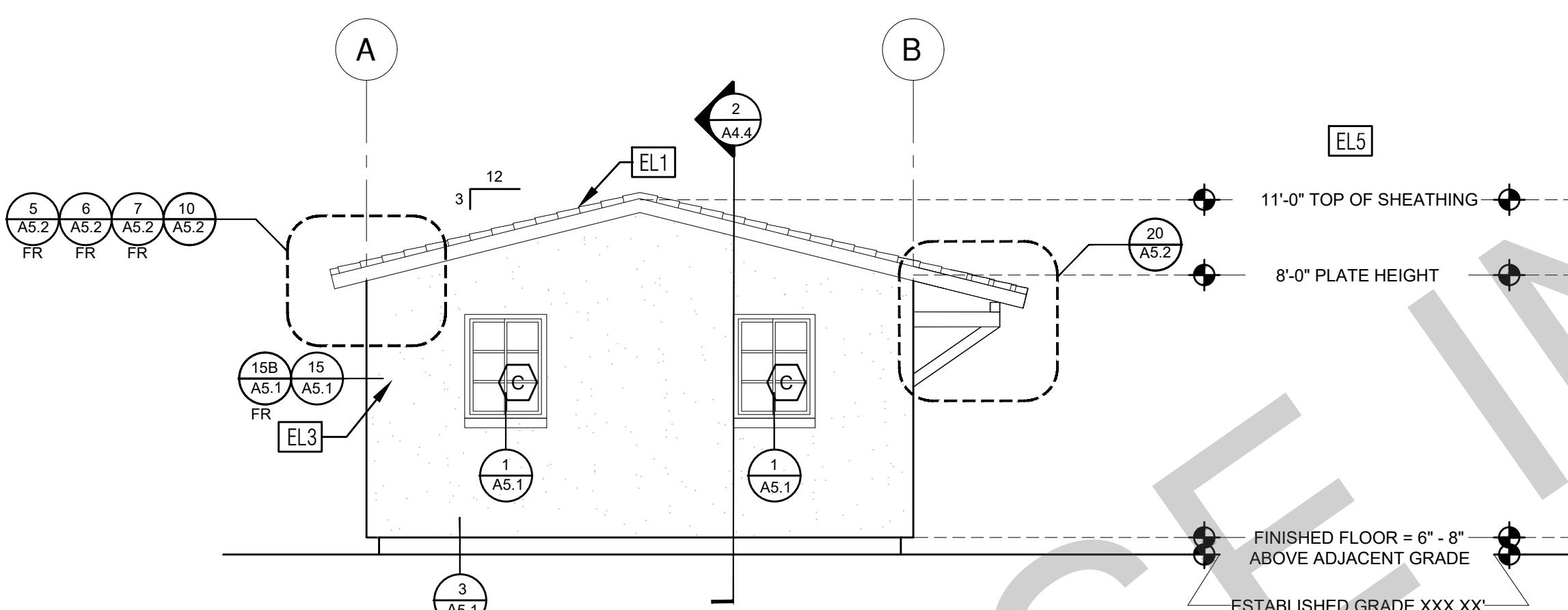
1/4" = 1'-0"

SPANISH + PORCH



1/4" = 1'-0"

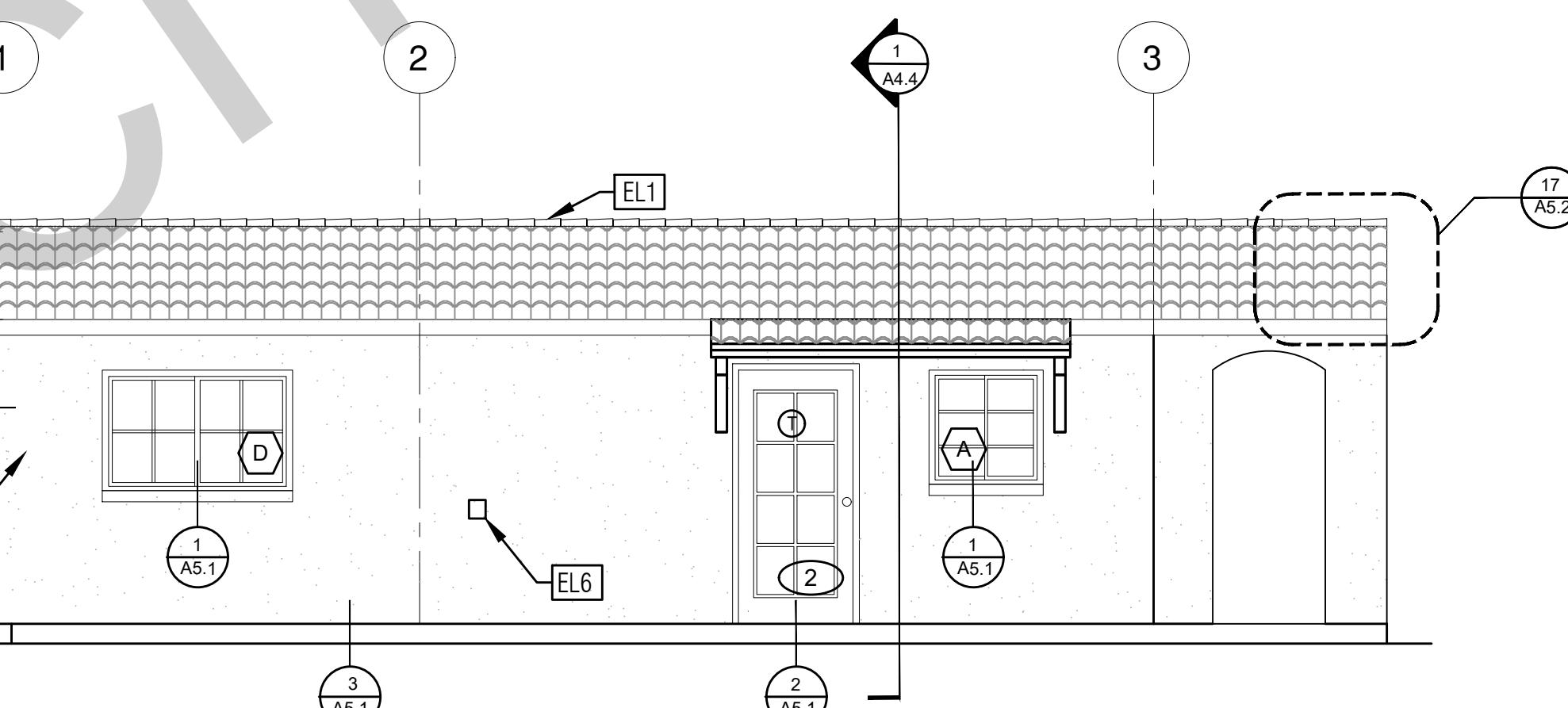
SPANISH + PORCH



ELEVATION - C

1/4" = 1'-0"

SPANISH + PORCH



ELEVATION - D

1/4" = 1'-0"

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project Ojai ADU

address

description

Exterior

Elevations

1 Bedroom

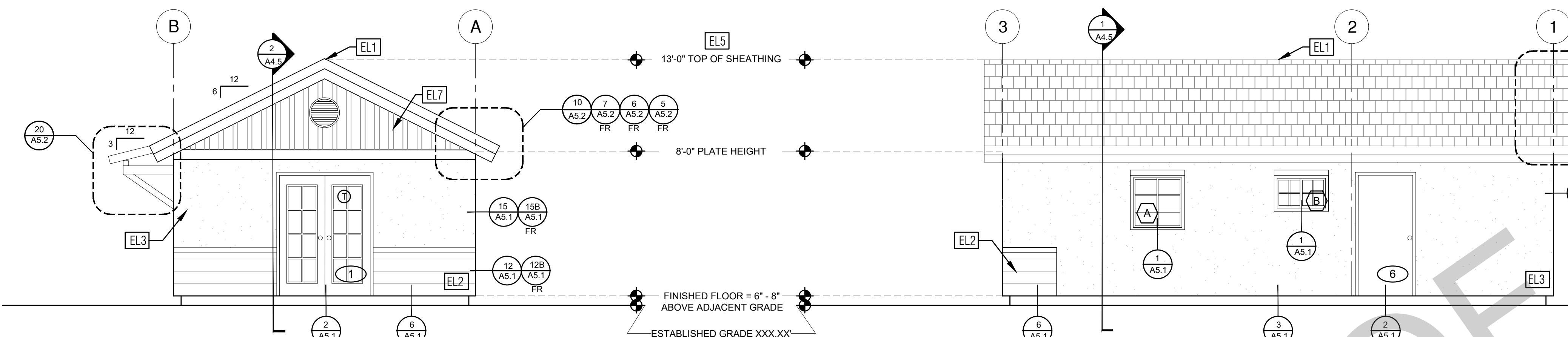
Spanish + Porch

date

project no. 2024_OJAI_ADU

drawn by

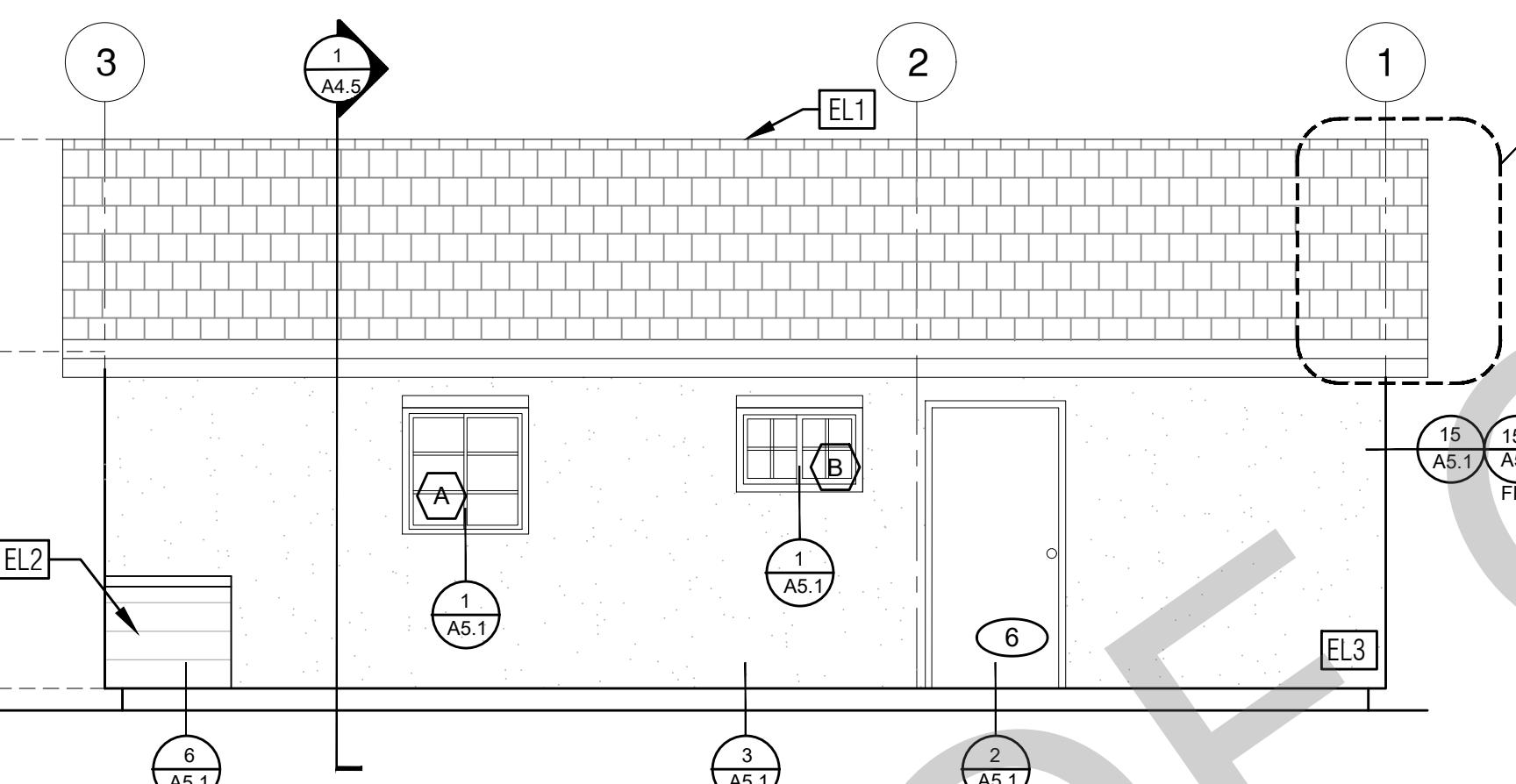
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ELEVATION - A

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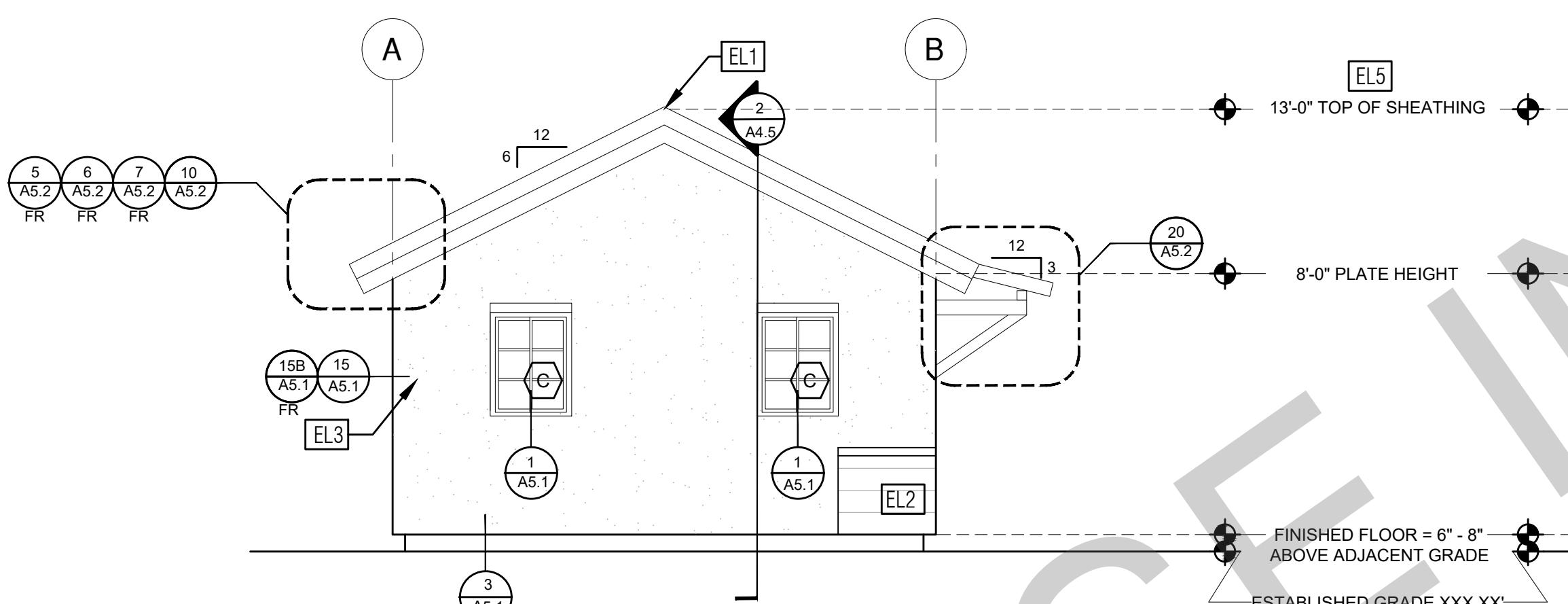
TRADITIONAL



ELEVATION - B

1/4" = 1'-0"

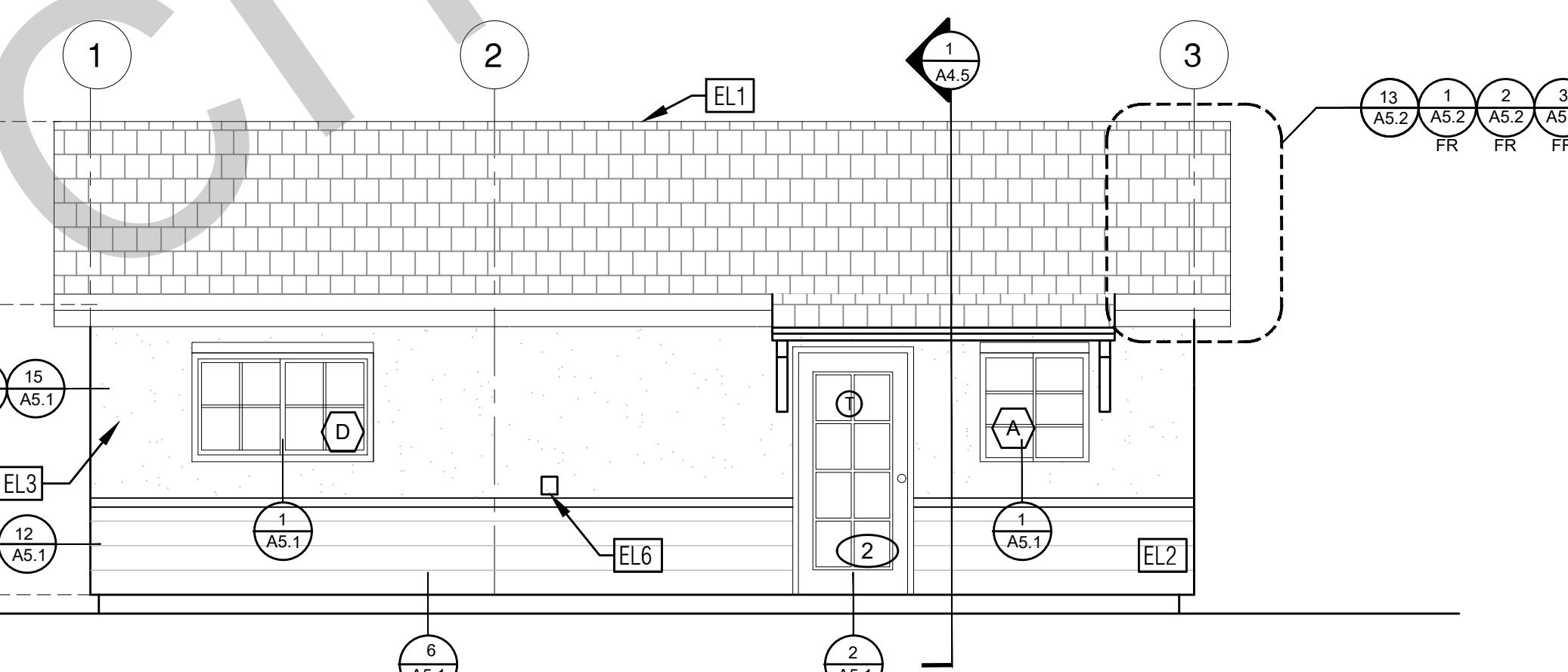
TRADITIONAL



ELEVATION - C

1/4" = 1'-0"

TRADITIONAL



ELEVATION - D

1/4" = 1'-0"

TRADITIONAL

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project
Ojai
ADU

address

revisions

description
Exterior
Elevations
1 Bedroom
Traditional

date

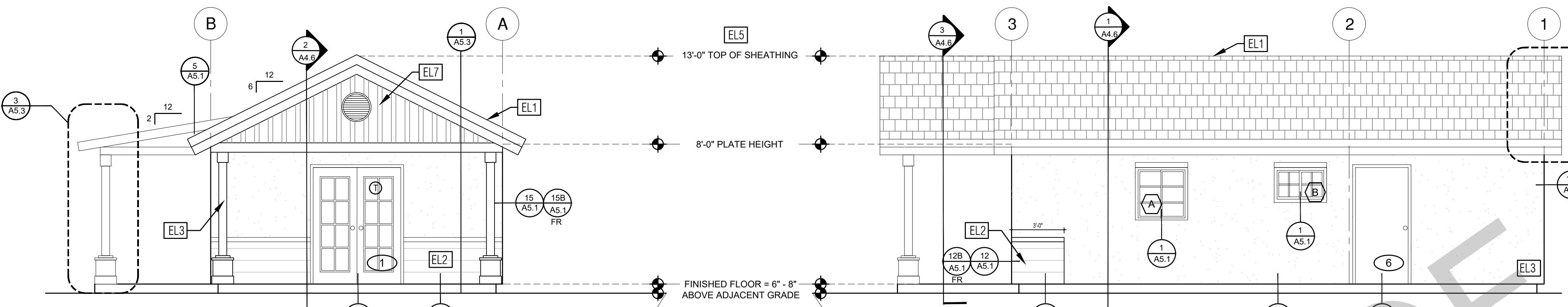
project no. 2024_OJAI_ADU

drawn by DESIGN PATH STUDIO

sheet no.

A3.5

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ELEVATION - A

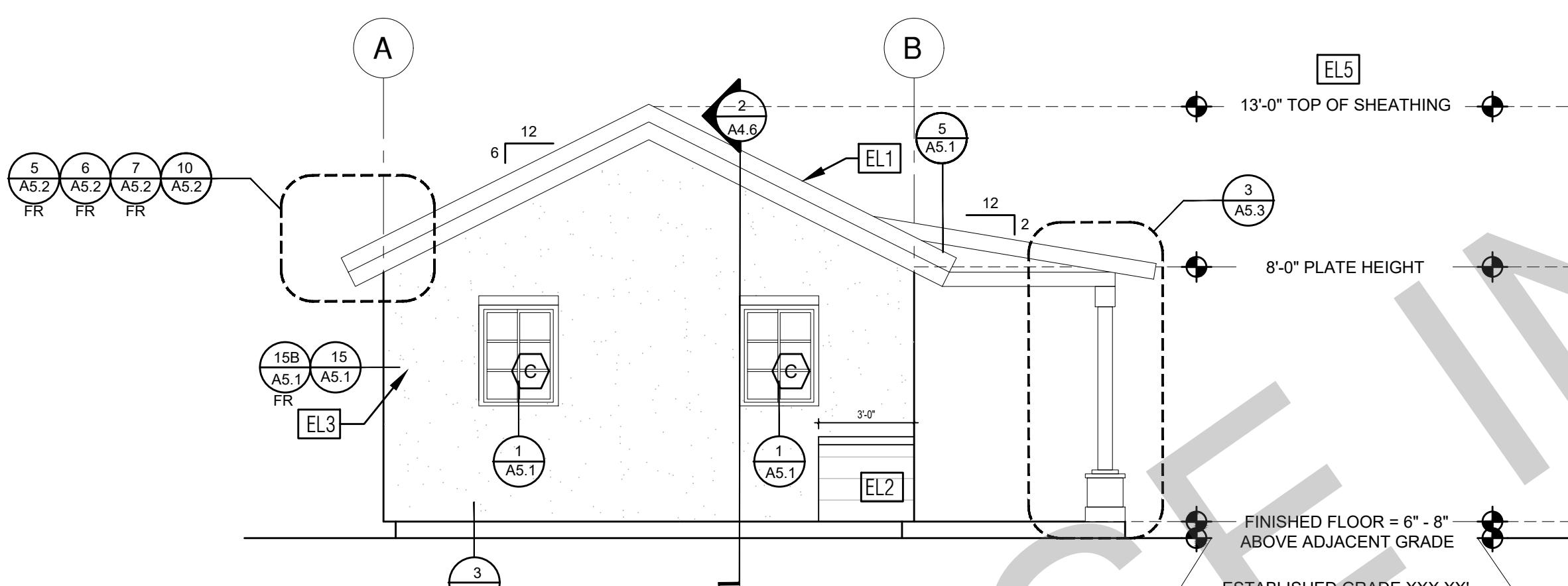
1/4" = 1'-0"

TRADITIONAL + PORCH



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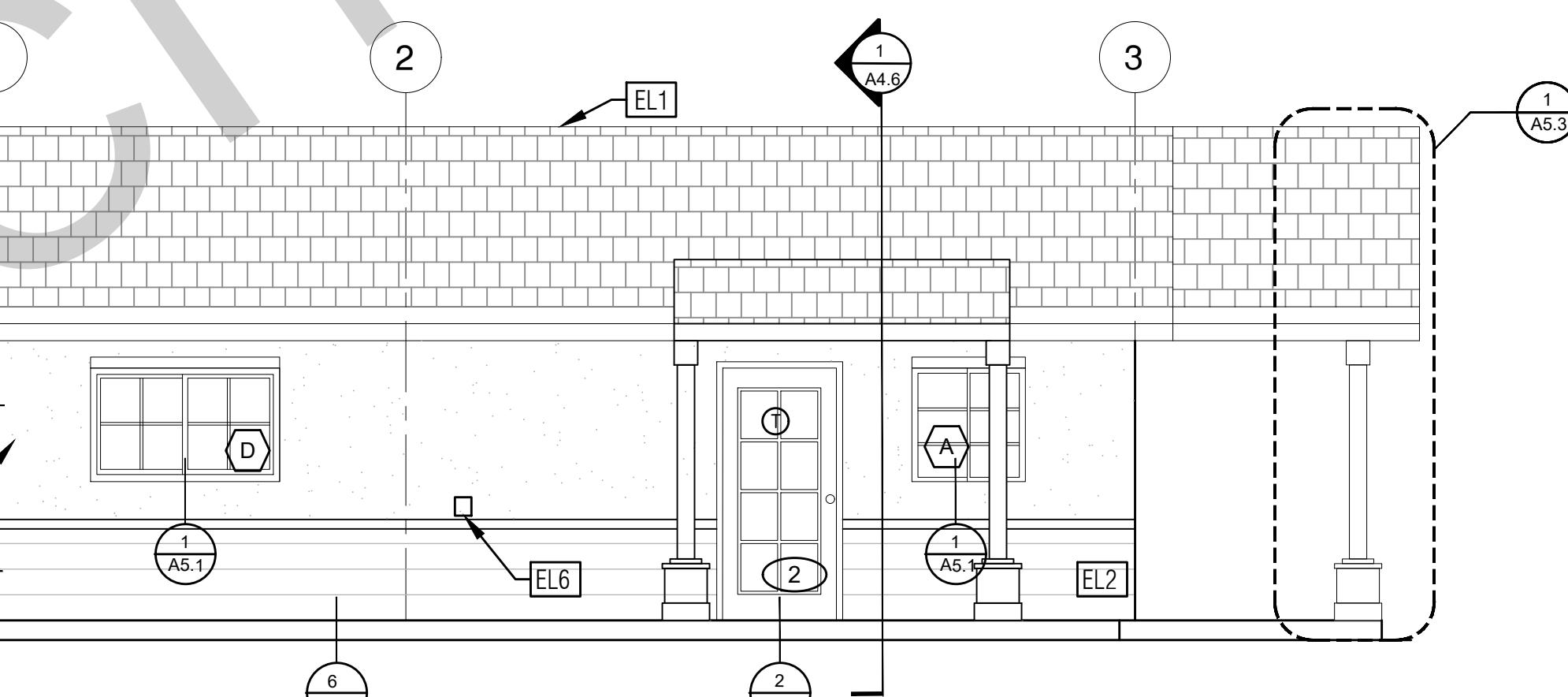
TRADITIONAL + PORCH



ELEVATION - C

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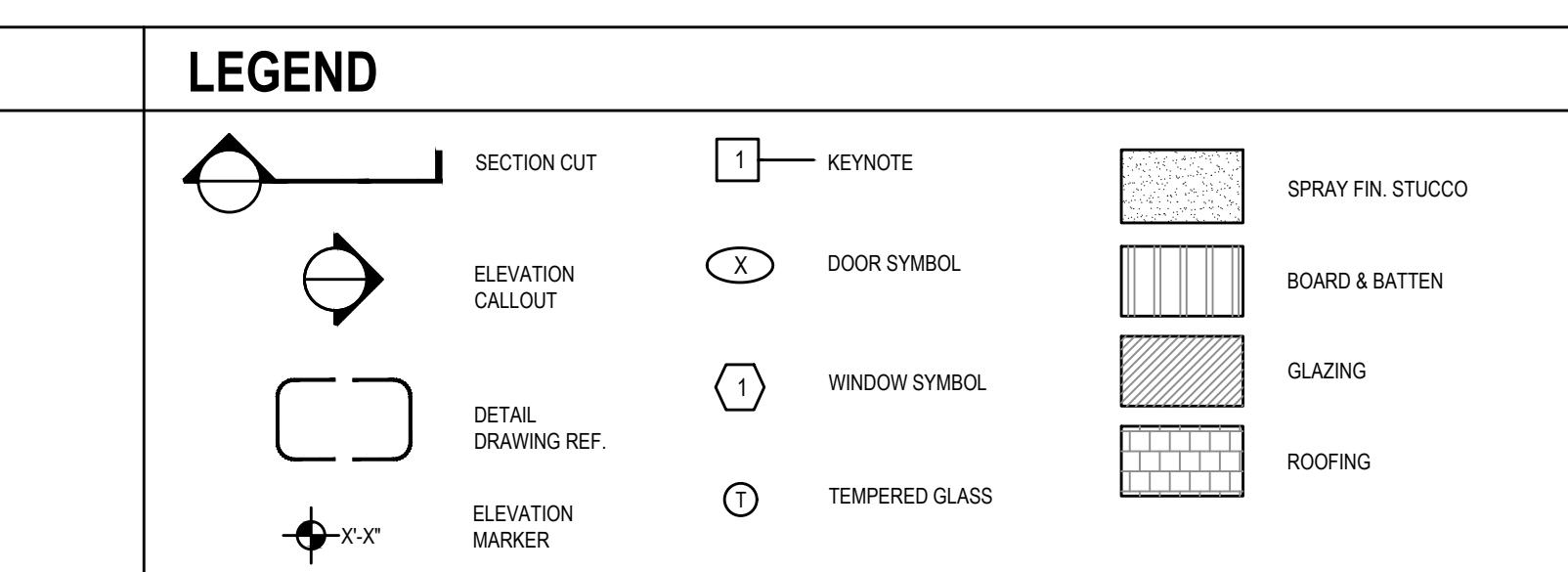
TRADITIONAL + PORCH



ELEVATION - D

1/4" = 1'-0"

TRADITIONAL + PORCH

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>	

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proje
Ojai
ADI

address

revisions



description

Exterior

Elevations

1 Bedroom

Traditional + Porch

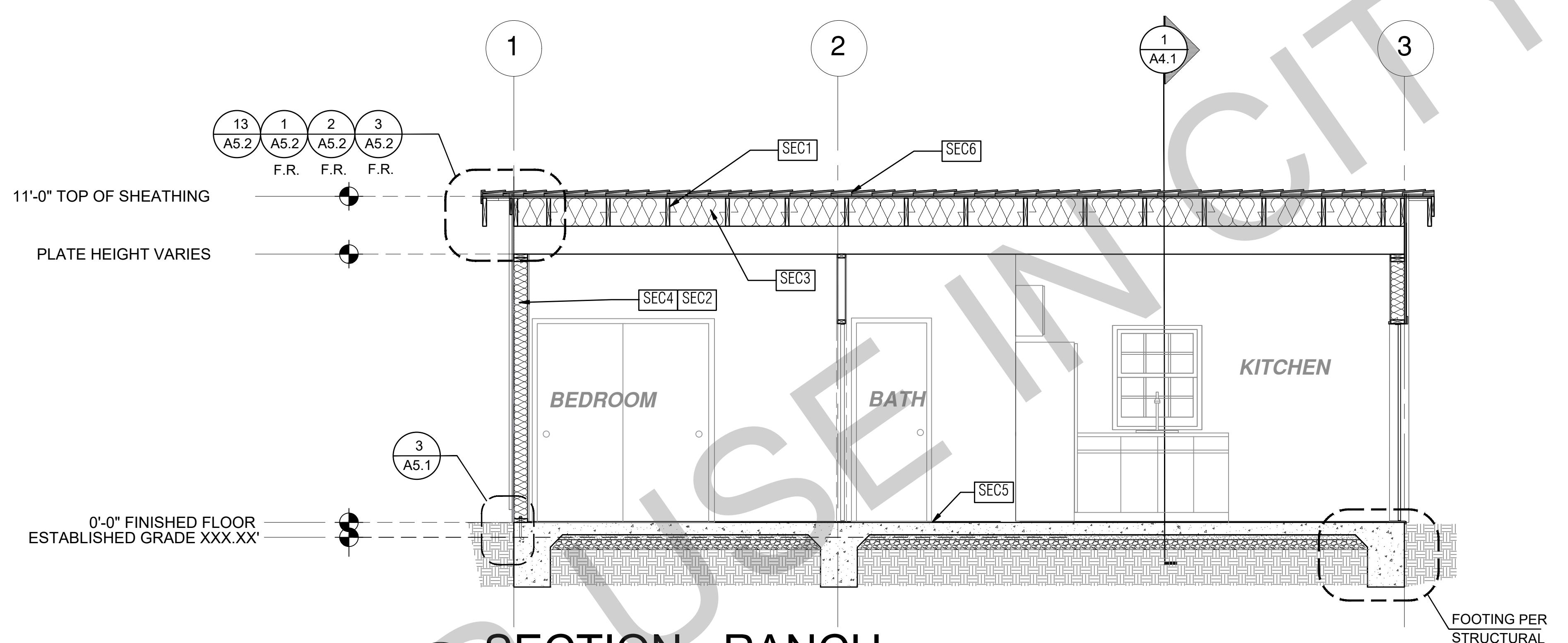
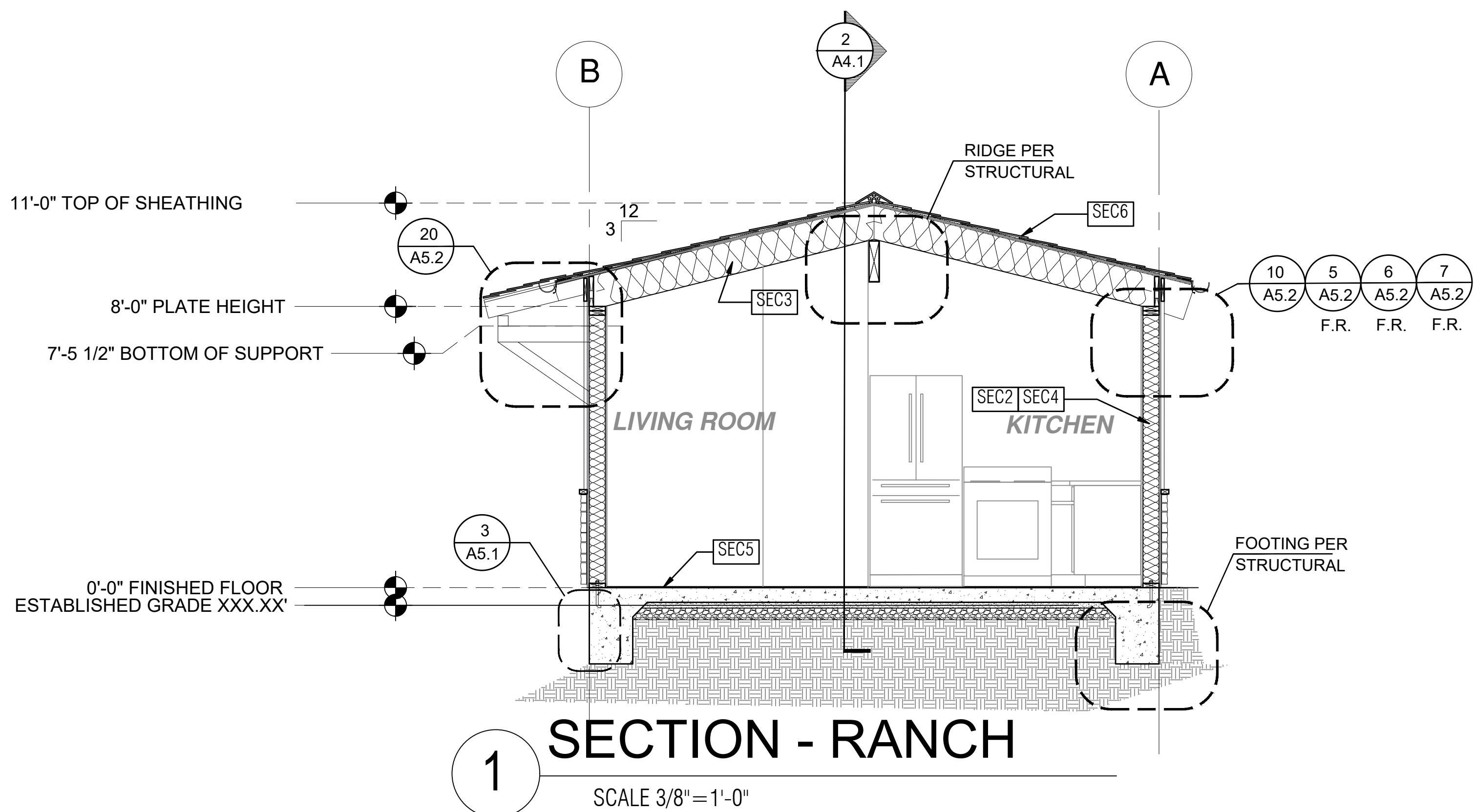
date

project no. 2024_OJAI_ADU

drawn by DESIGN PATH STUDIO

sheet no. **A 2 2**

10.
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. 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 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 3. BROKEN LAP JOINTS 2. ONE-INCH ONE-INCH NOMINAL LUMBER WITH 4. THE THICKNESS OF 0.75-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.75-INCH WOOD STRUCTURAL PANELS 5. THE THICKNESS OF 0.75-INCH PARTICLE BOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLE BOARD 6. ONE-FOURTH-INCH CEMENT-BASED MILBOARD 7. BATT OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE 8. 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

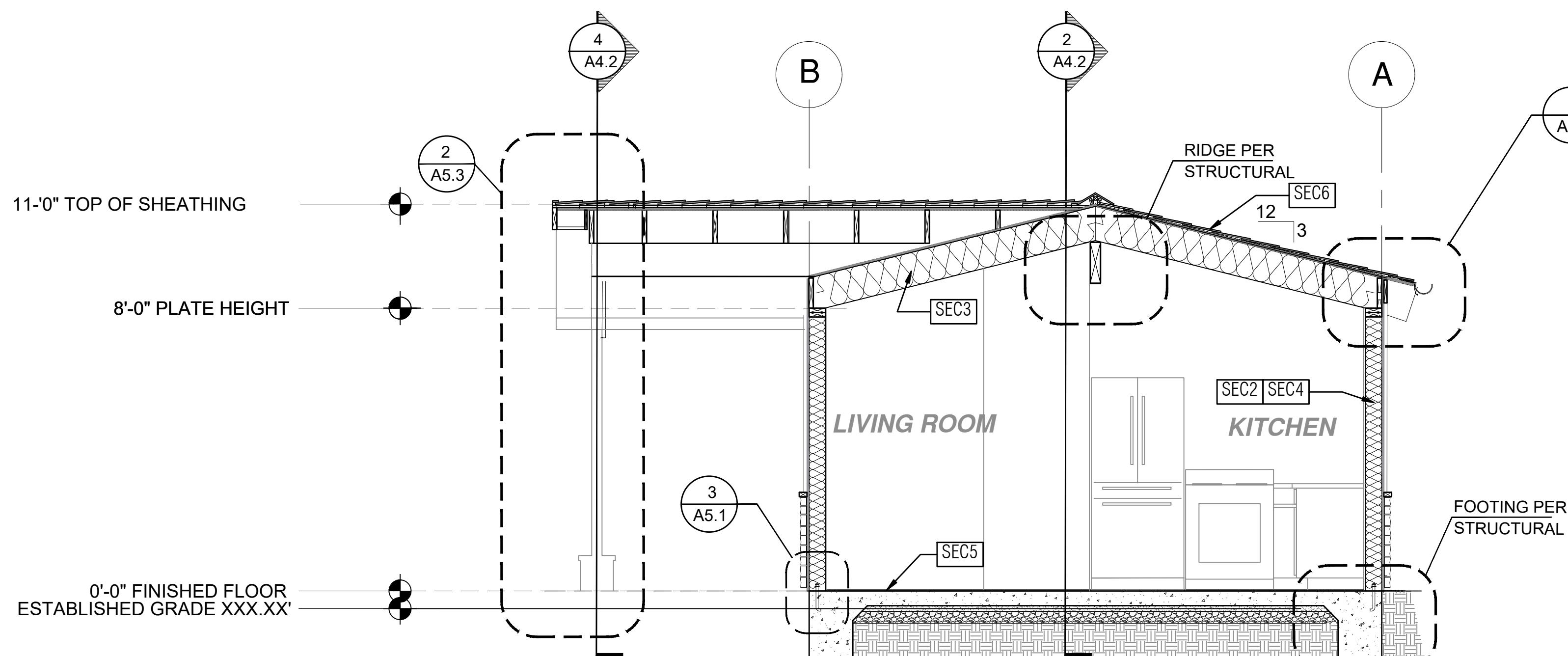
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project no. 2024_OJAI_ADU

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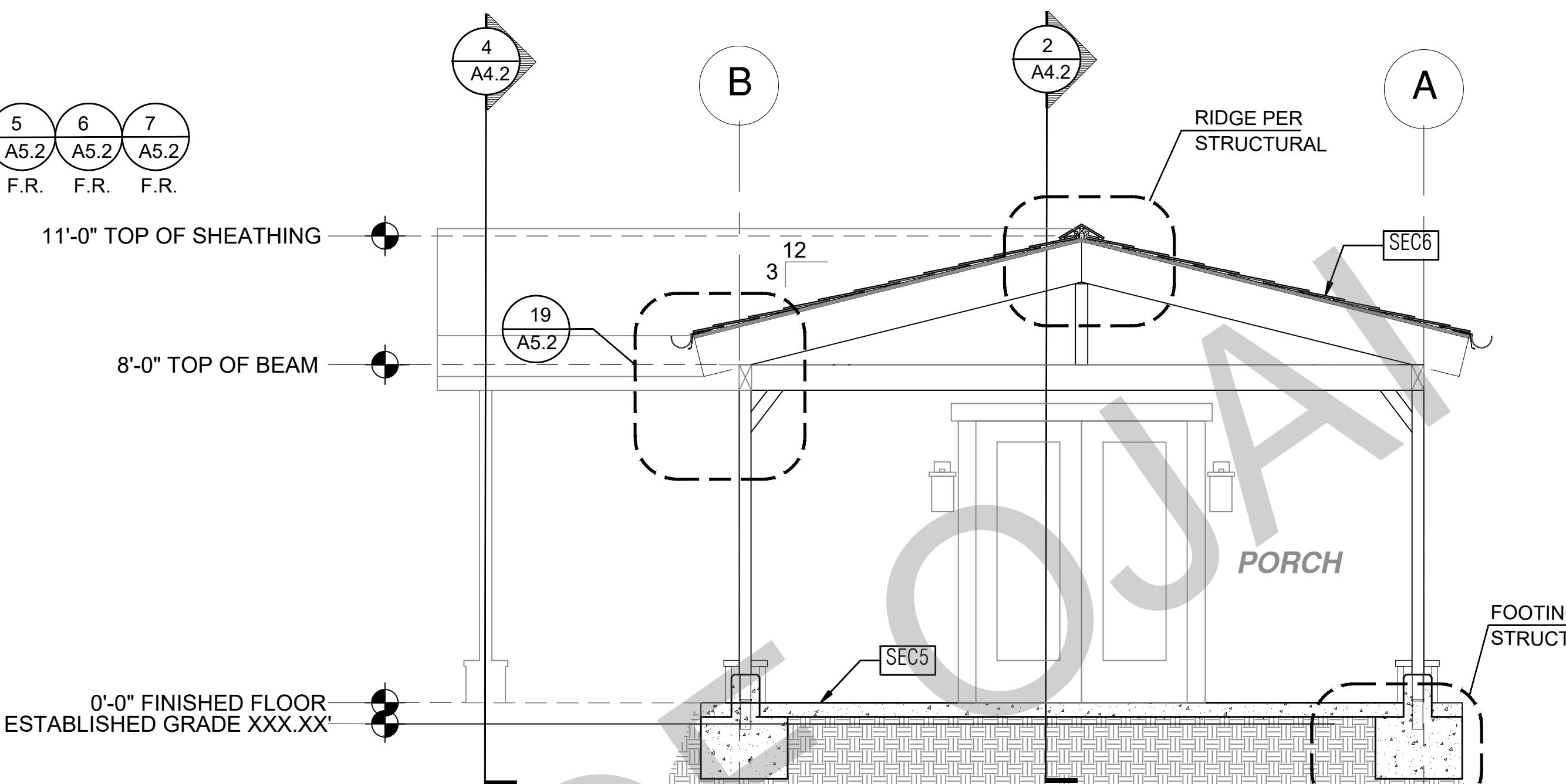
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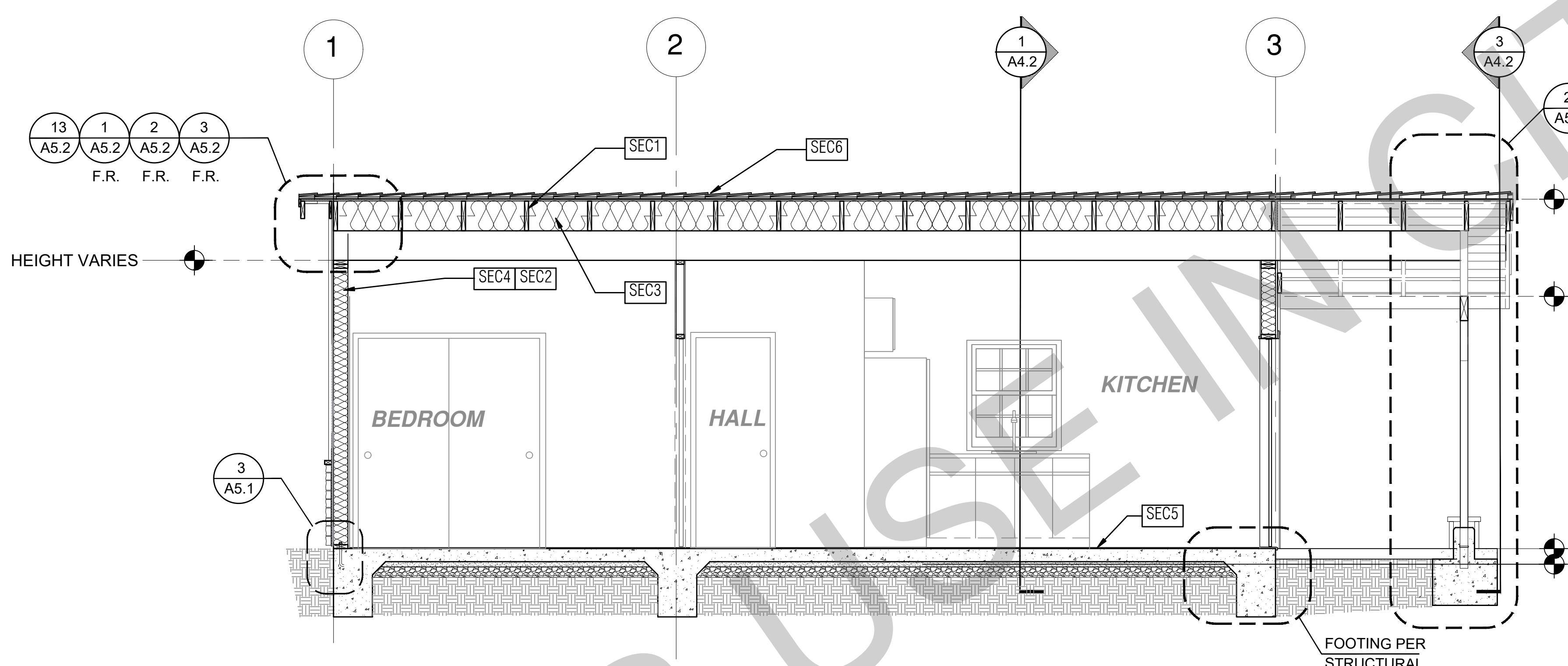
1 SECTION - RANCH + PORCH

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



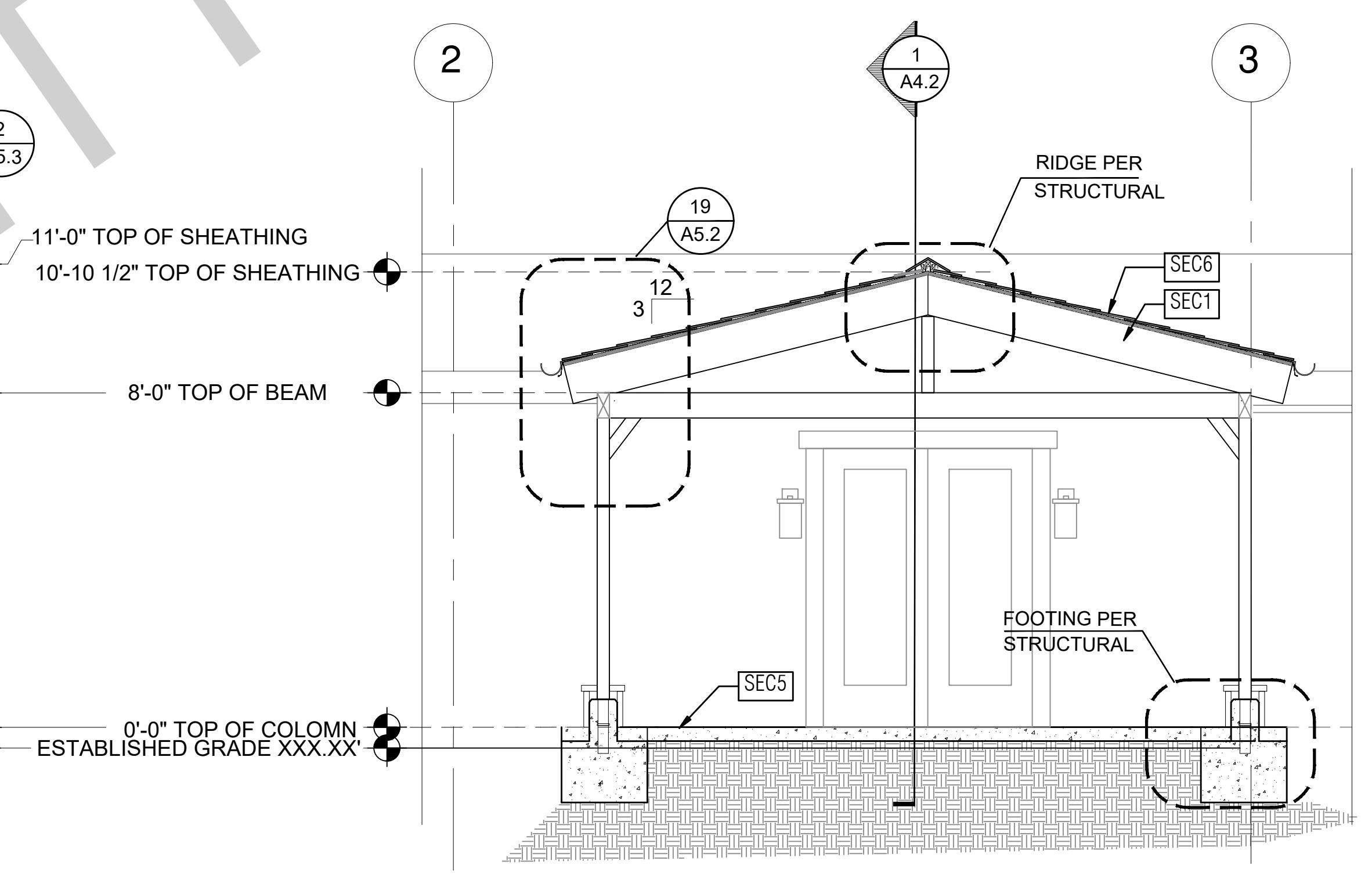
3 SECTION - RANCH + PORCH

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



2 SECTION - RANCH + PORCH

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



4 SECTION - RANCH + PORCH

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description
Building
Sections
Ranch + Porch
1 Bedroom

date

project no. 2024_OJAI_ADU

drawn by DESIGN PATH STUDIO

sheet no.

A4.2

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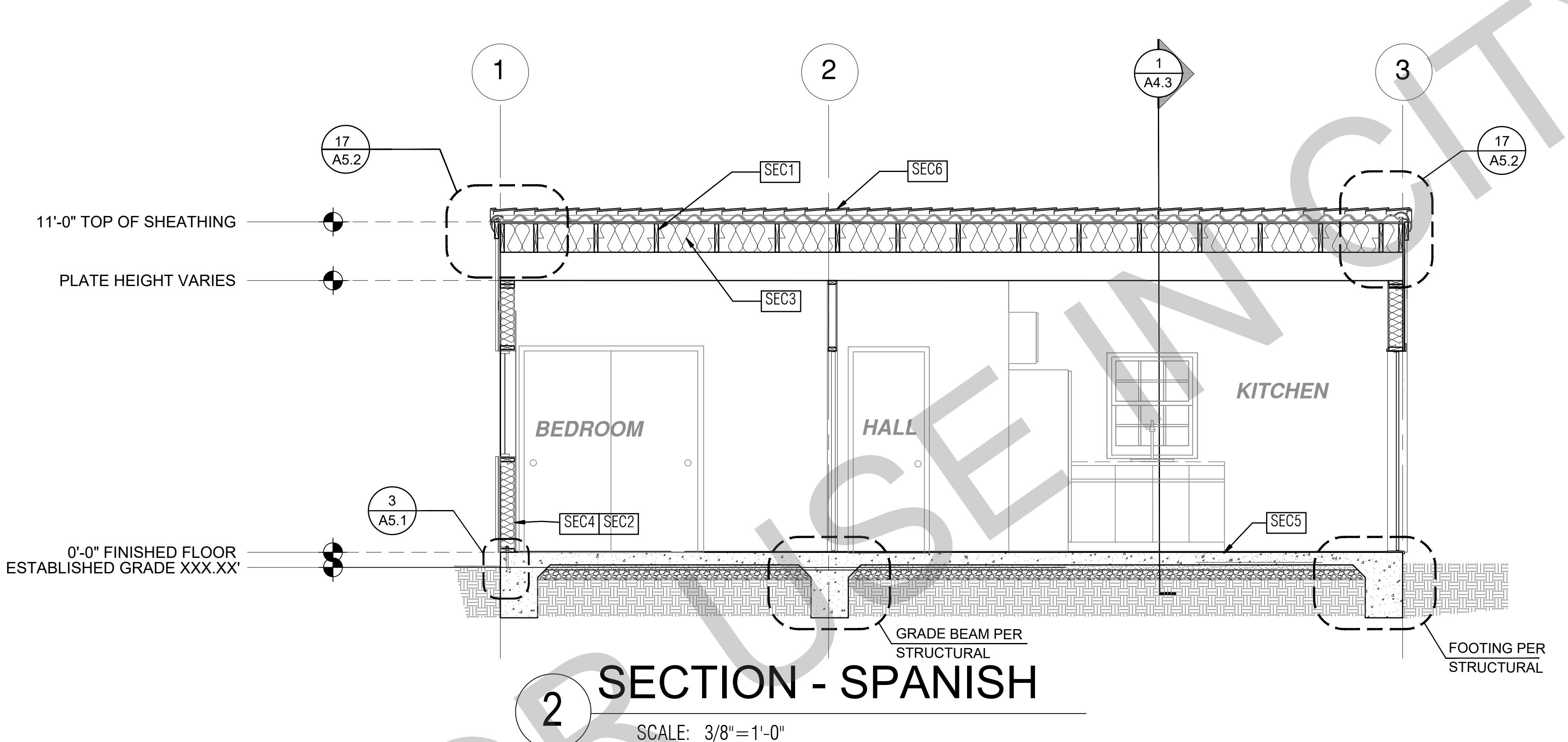
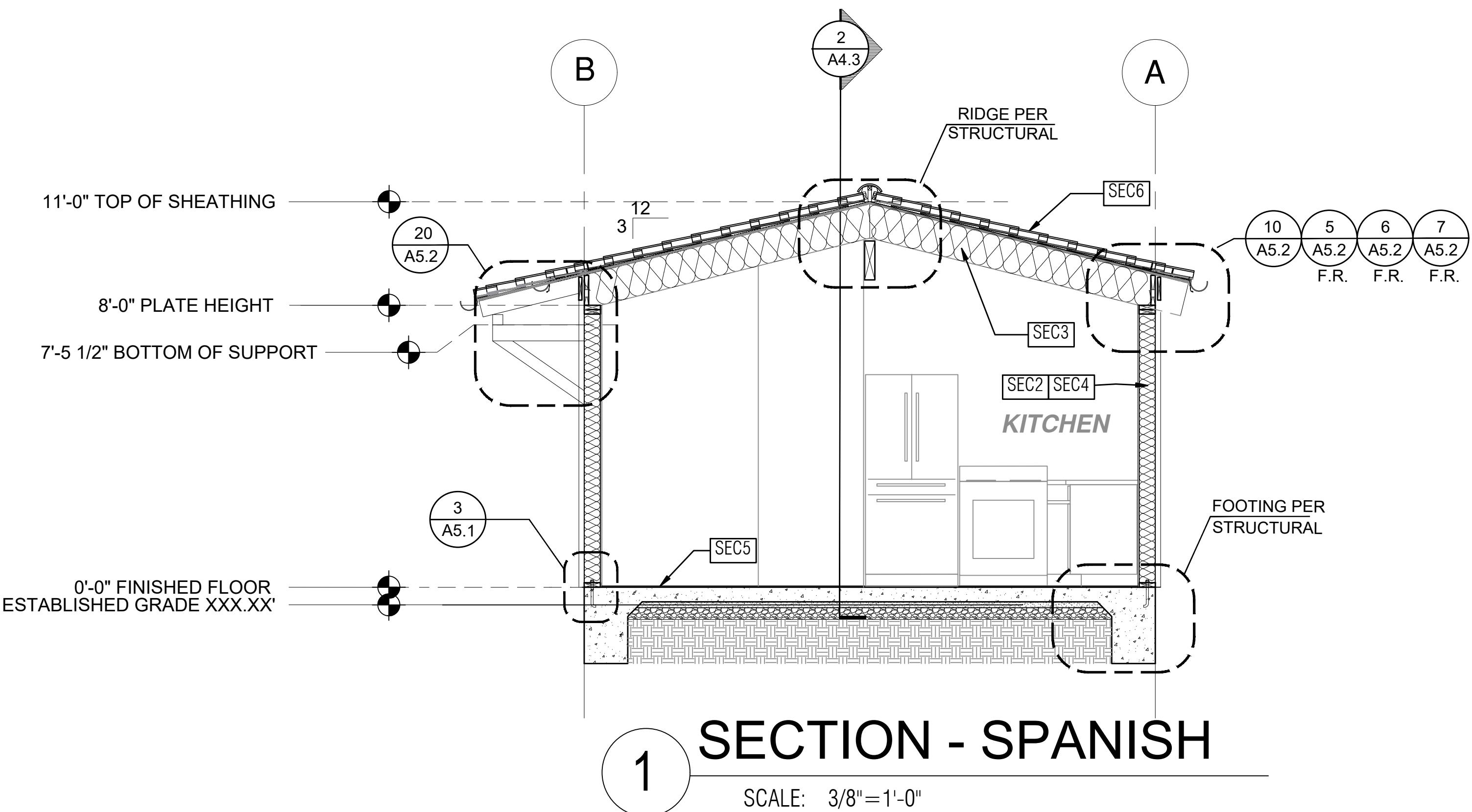
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project
Ojai
ADU

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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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project
Ojai
ADU

address

revisions
01

description
Building
Sections
Spanish
1 Bedroom

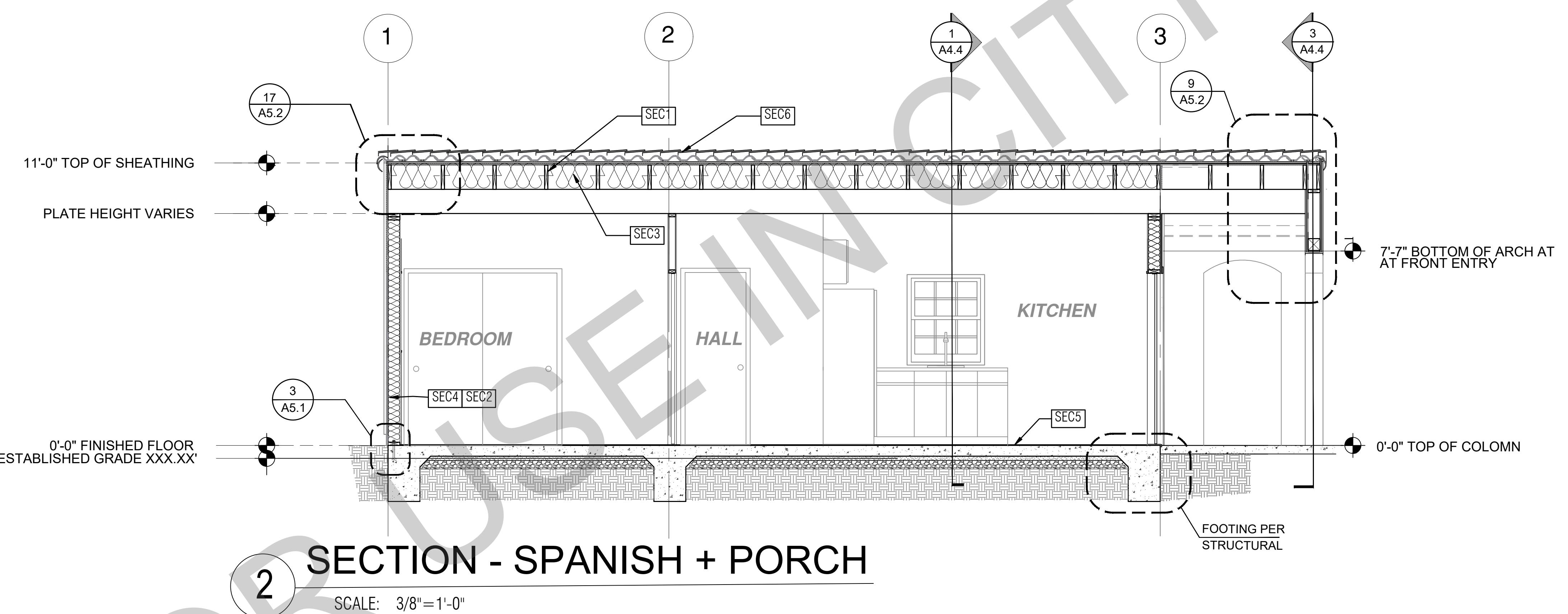
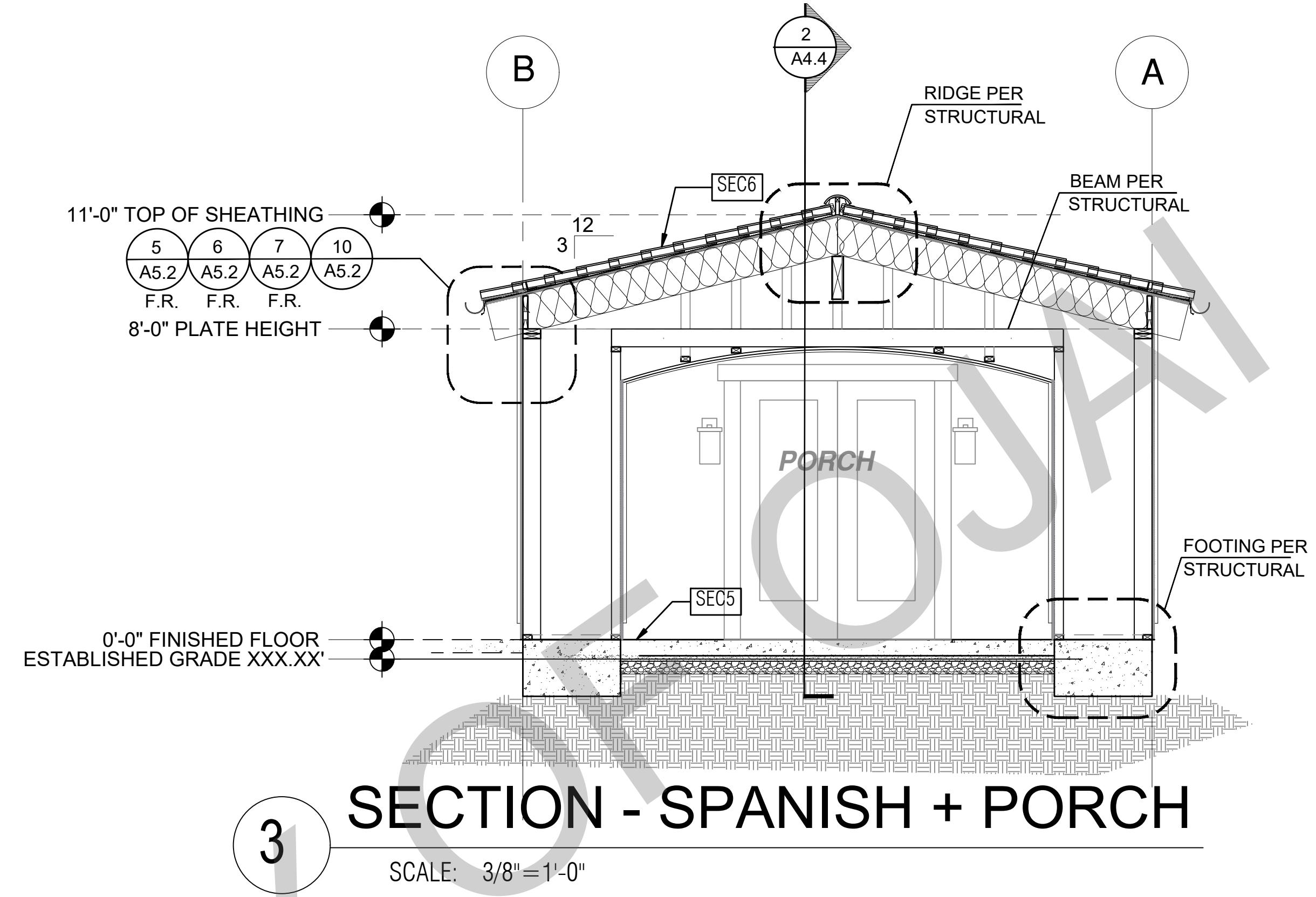
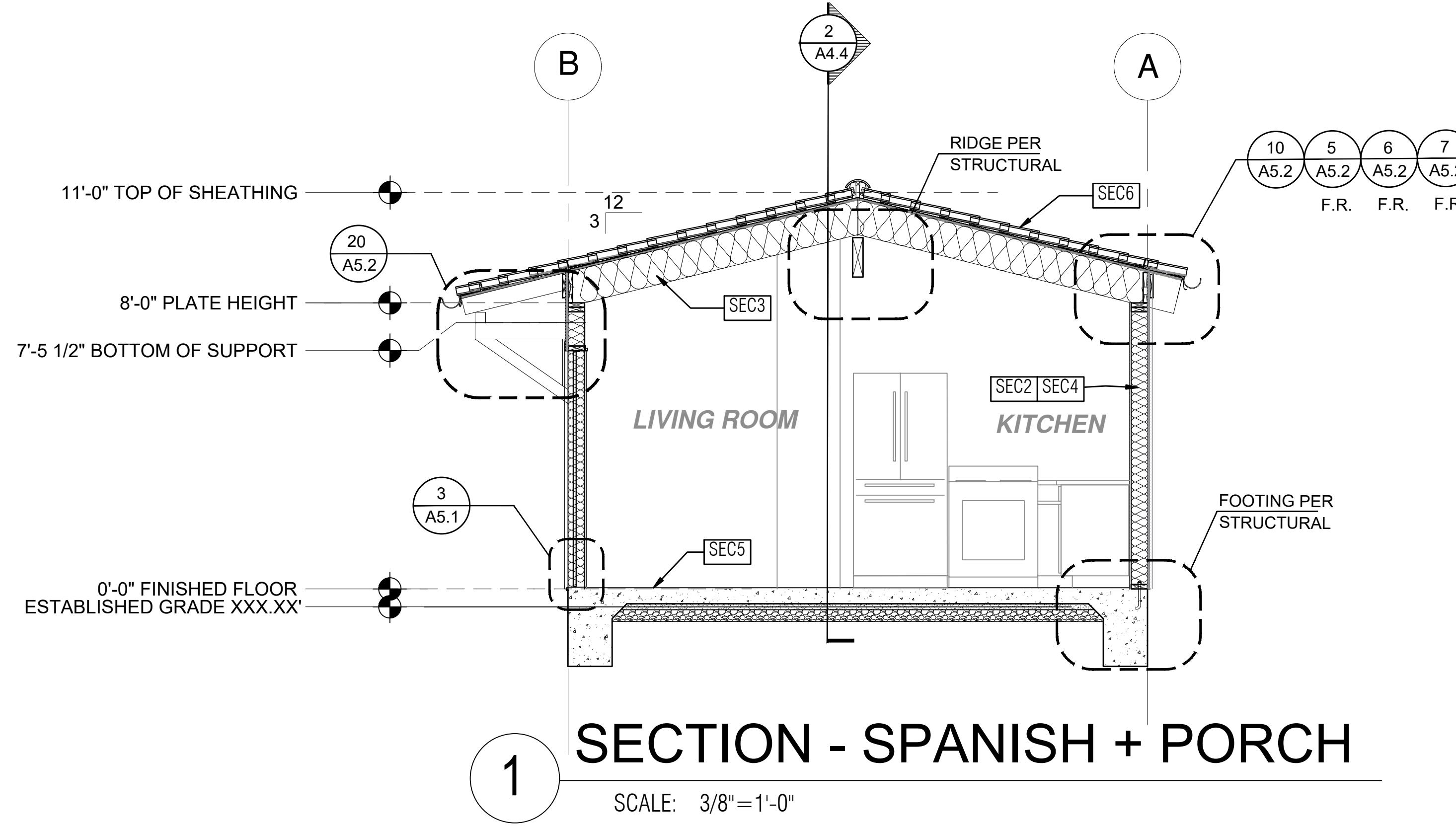
date

project no. 2024_OJAI_ADU

drawn by DESIGN PATH STUDIO

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, INSULATION 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, 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>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

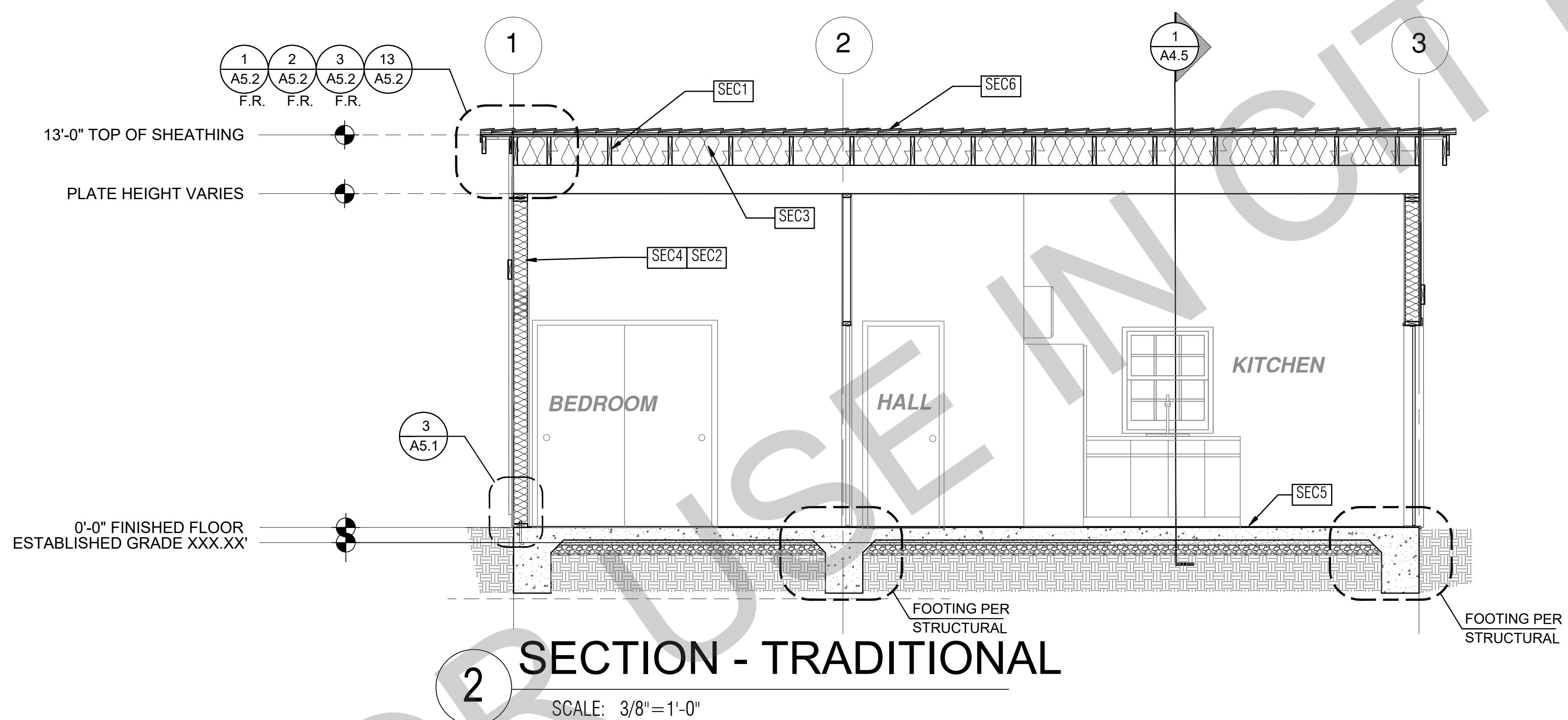
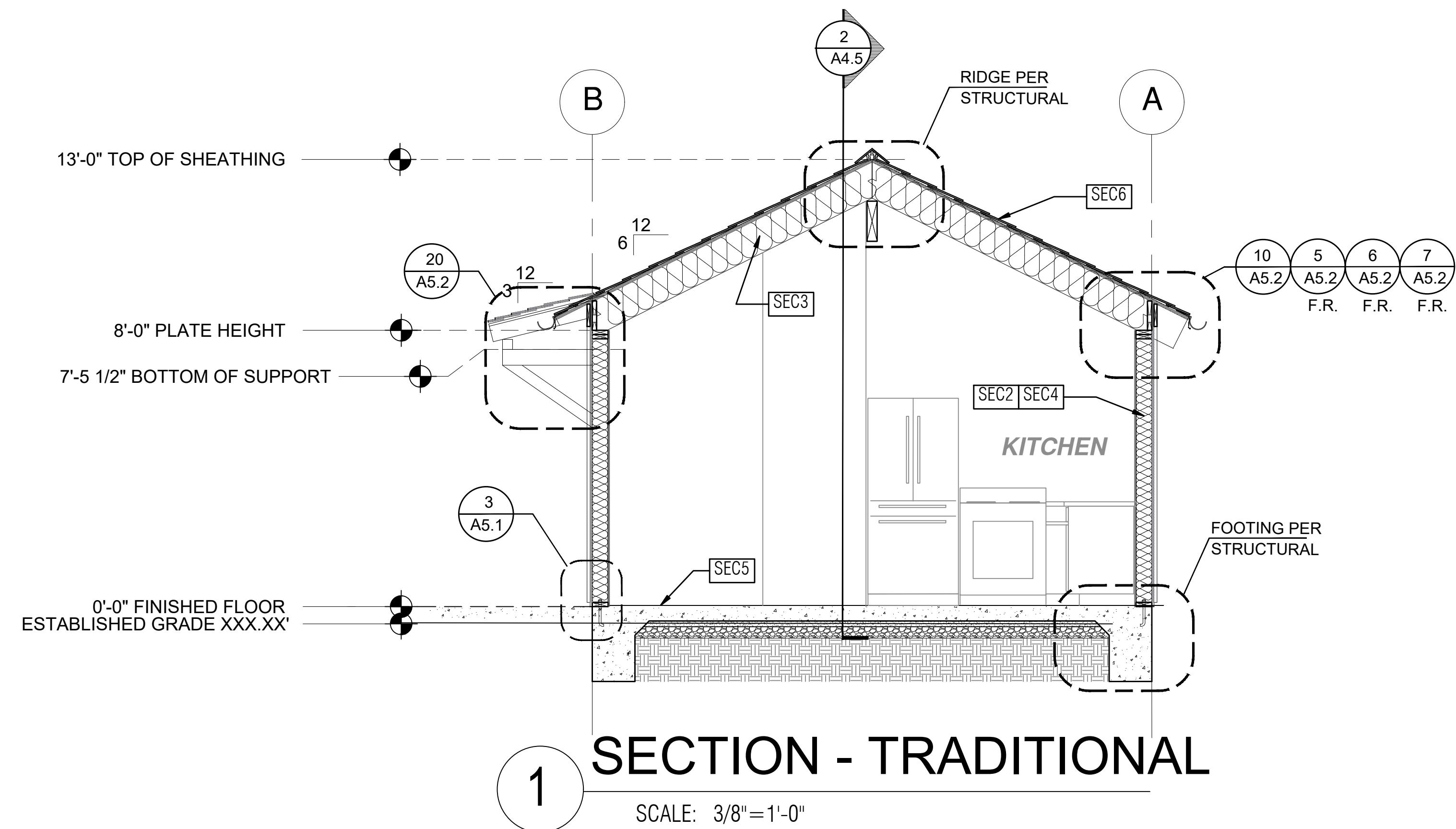
drawn by DESIGN PATH STUDIO

sheet no.

A4.4

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SECTION KEYNOTES	SECTION GENERAL NOTES	LEGEND
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project
Ojai
ADU

address

revisions
01

description
Building
Sections
Traditional
1 Bedroom

date

project no. 2024_OJAI_ADU

drawn by DESIGN PATH STUDIO

sheet no.

A4.5

DESIGNATION: [VIDYA.COM](http://www.vidya.com)

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project Ojai ADL

address

revisions

description

Building Sections

Traditional

+ Porch

1 Bedroom

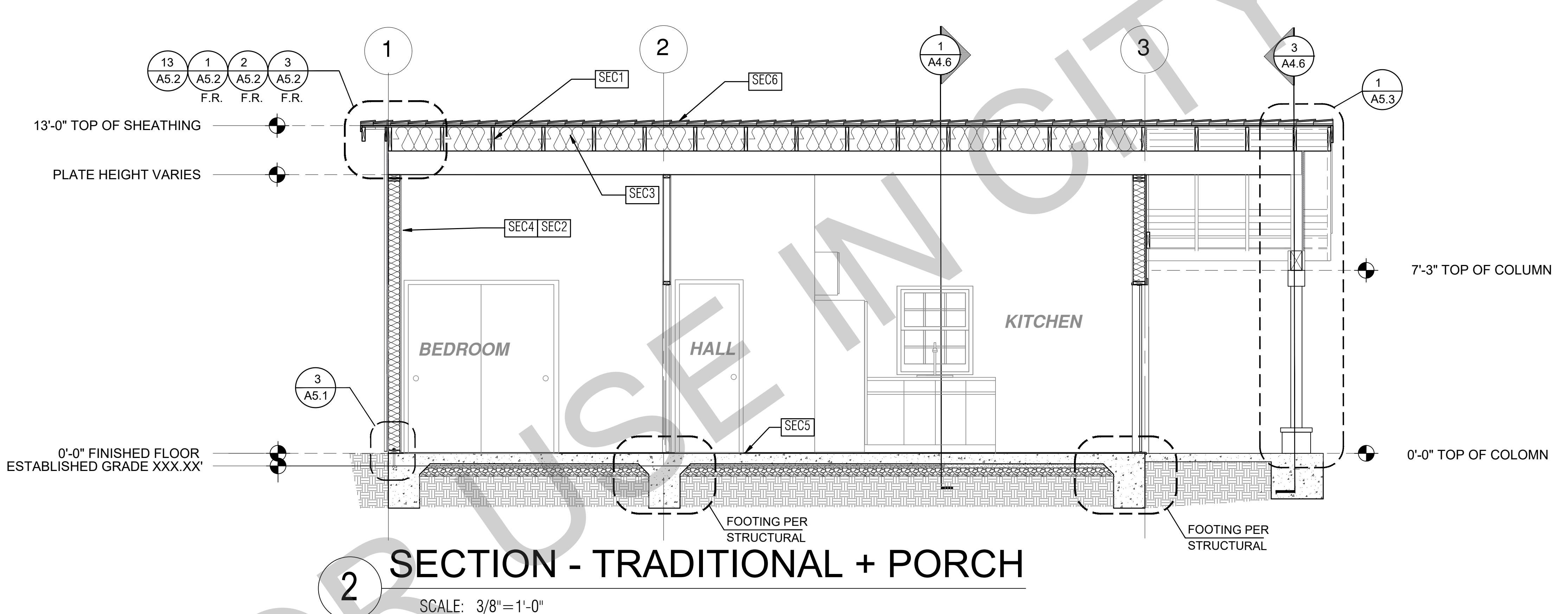
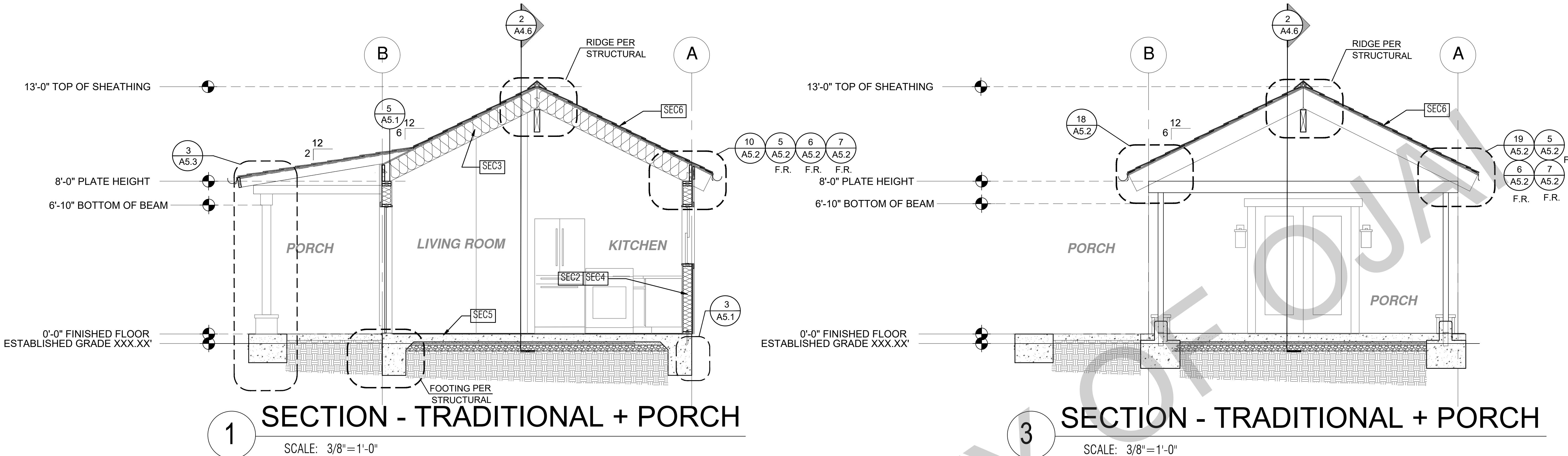
date

project no. 2024_OJAI_ADU

drawn by DESIGN PATH STUDIO

sheet no. **A**

10.
A4.6



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-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.</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 $\frac{1}{4}$" MIN $\frac{1}{6}$" 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 STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSURE 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.</p> <p>*KEYNOTES ONLY APPLY IF REFERENCED ON PLANS</p> <p>1. INSULATION: REFER TO TITLE 24 REPORT FOR ADDITIONAL RATINGS, REQUIREMENTS, AND INFORMATION</p> <p>2. FIRE BLOCKING TO BE LOCATED AT THE FOLLOWING LOCATIONS PER 2019 CRC SECTION R302.11:</p> <p>A. SECTION R302.11-1. FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:</p> <p>A. VERTICALLY AT CEILING AND FLOOR LEVELS</p> <p>B. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10FT</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 RESTRICT THE FREE PASSAGE OF FLAME PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E163 REQUIREMENTS</p> <p>11. SECTION R302.11-1. FIREBLOCKING MATERIALS SHALL CONSIST OF FOLLOWING MATERIALS:</p> <ul style="list-style-type: none"> 1. TWO-INCH NOMINAL LUMBER 2. TWO THICKNESS OF 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-HALF-INCH GYPSUM BOARD 6. ONE-FOURTH-INCH CEMENT-BASED LIL BOARD 7. BATTING OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE 8. CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL263 FOR THE SPECIFIC APPLICATION 	 SECTION CUT  ELEVATION CALLOUT  DETAIL DRAWING REF.  ELEVATION MARKER

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'. 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.
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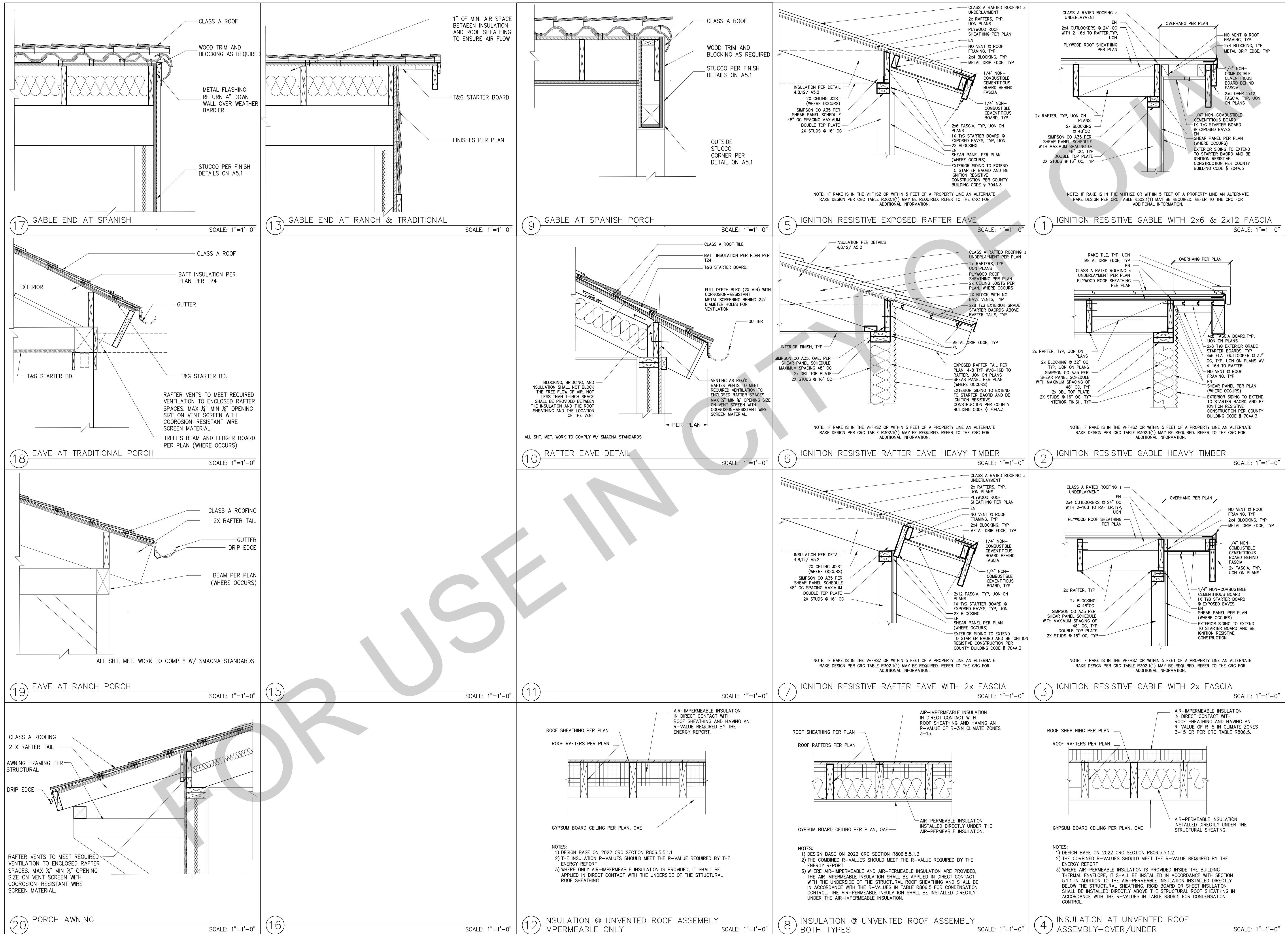
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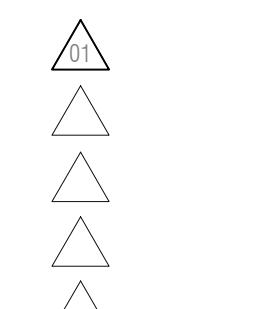
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project
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Roof Finish
Details

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project no. 2024_OJAI_ADU

drawn by DESIGN PATH STUDIO

sheet no.

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project Ojai ADU

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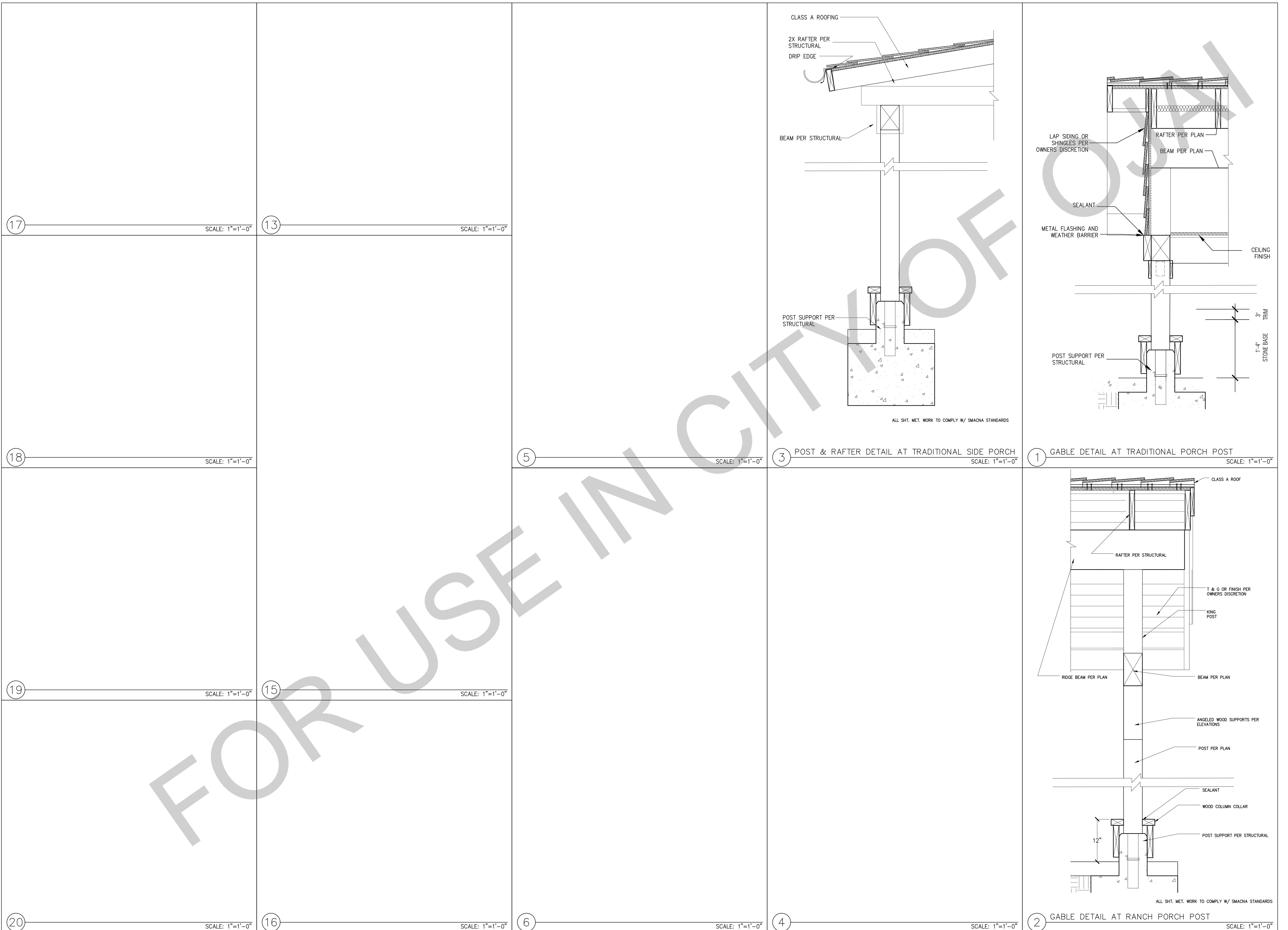
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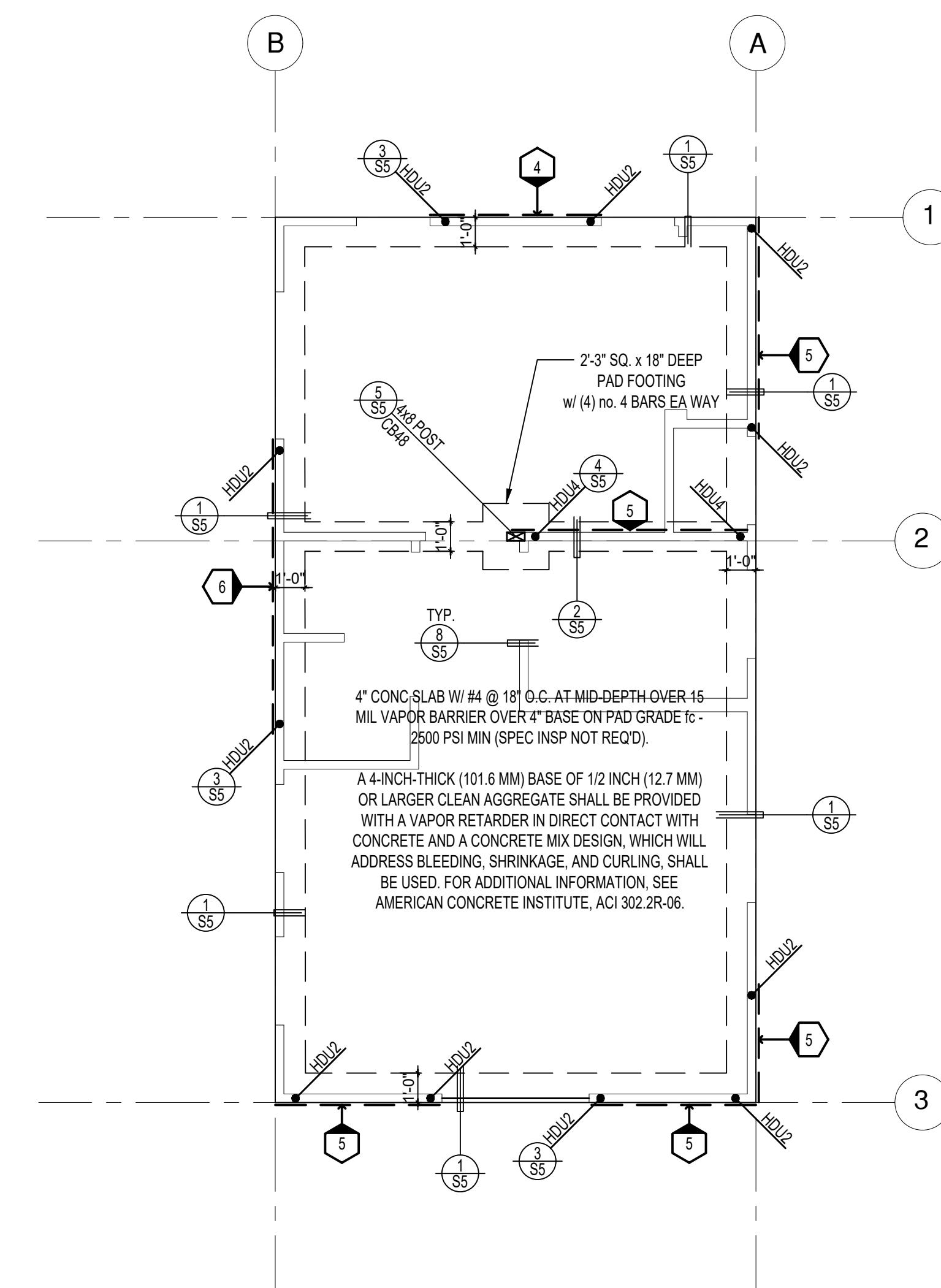
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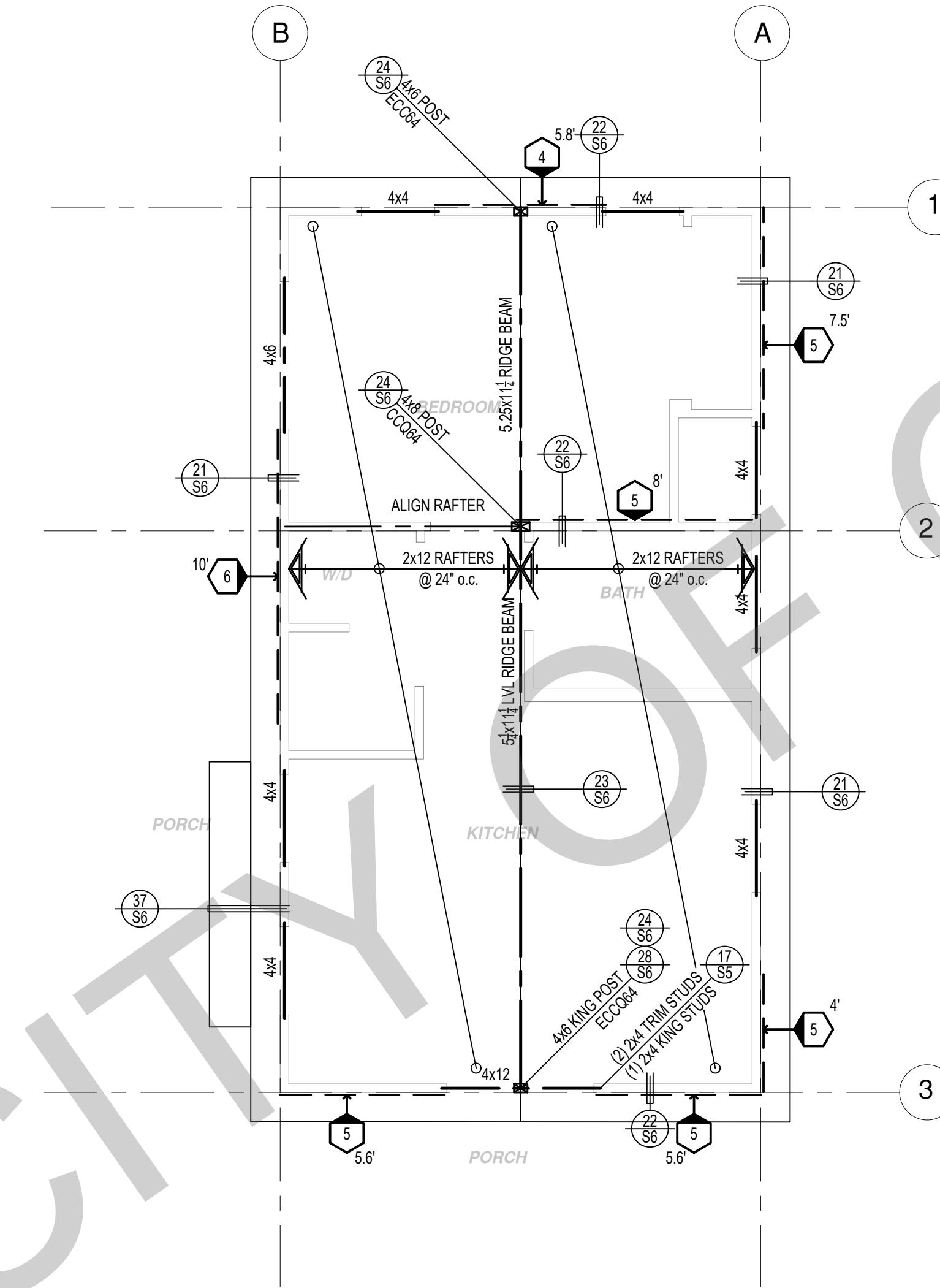
SHOOTING



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, EAVE, 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-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 R#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 R#S 1178, 1280, 1575, 1702, 1781, 1881, 1970, 2104, 2685, 1831, 1465, 2761, 2787, IAPMO ER-200 QUICK DRIVE WOOD SCREWS-ICC-ES R-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 R-4507 SIMPSON WEDGE-ALL (WA) WEDGE ANCHORS-ICC-ES-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. TOP PLATES SHALL BE DOUBLE 2X W/ WIDTH EQUAL TO STUDS BELOW, W/ (2) 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.		324. ROOF RAFTERS SHALL BE 2X RAFTERS AS NOTED ON STRUCTURAL DRAWINGS		505. NAIL SIZES		3-16d Box, 4-10d Box, 4-3" x 0.131" nails, 4-3" 14 gage staples	
304. SEE THE ARCHITECTURAL ROOF PLANS FOR ROOF PITCH AND ADDITIONAL INFORMATION.		325. EAVES SHALL BE PER ARCHITECTURAL PLANS W/ APPLIED TAILS PER ARCHITECTURAL PLANS. OVERHANG DETAILS ARE NOT SHOWN ON STRUCTURAL PLANS.		506. C&C PRESSURES		3-16d Box, 4-10d Box, 4-3" x 0.131" nails, 4-3" 14 gage staples	
305. SEE THE ARCHITECTURAL ROOF PLANS FOR ROOF PITCH AND ADDITIONAL INFORMATION.		326. SEE THE ARCHITECTURAL ROOF PLANS FOR ROOF PITCH AND ADDITIONAL INFORMATION.		507. SOIL BEARING VALUE		3-16d Box, 4-10d Box, 4-3" x 0.131" nails, 4-3" 14 gage staples	
306. SEE THE ARCHITECTURAL ROOF PLANS FOR ROOF PITCH AND ADDITIONAL INFORMATION.		327. SEE THE ARCHITECTURAL ROOF PLANS FOR ROOF PITCH AND ADDITIONAL INFORMATION.		508. SITE CLASS		3-16d Box, 4-10d Box, 4-3" x 0.131" nails, 4-3" 14 gage staples	
307. SEE THE ARCHITECTURAL ROOF PLANS FOR ROOF PITCH AND ADDITIONAL INFORMATION.		328. SEE THE ARCHITECTURAL ROOF PLANS FOR ROOF PITCH AND ADDITIONAL INFORMATION.		509. SEISMIC DESIGN CATEGORY		3-16d Box, 4-10d Box, 4-3" x 0.131" nails, 4-3" 14 gage staples	
308. SEE THE ARCHITECTURAL ROOF PLANS FOR ROOF PITCH AND ADDITIONAL INFORMATION.		329. SEE THE ARCHITECTURAL ROOF PLANS FOR ROOF PITCH AND ADDITIONAL INFORMATION.		510. SEISMIC IMPORTANCE FACTOR		3-16d Box, 4-10d Box, 4-3" x 0.131" nails, 4-3" 14 gage staples	
309. SEE THE ARCHITECTURAL ROOF PLANS FOR ROOF PITCH AND ADDITIONAL INFORMATION.		330. SEE THE ARCHITECTURAL ROOF PLANS FOR ROOF PITCH AND ADDITIONAL INFORMATION.		511. SOIL BEARING ALLOWABLE		3-16d Box, 4-10d Box, 4-3" x 0.131" nails, 4-3" 14 gage staples	
310. SEE THE ARCHITECTURAL ROOF PLANS FOR ROOF PITCH AND ADDITIONAL INFORMATION.		331. SEE THE ARCHITECTURAL ROOF PLANS FOR ROOF PITCH AND ADDITIONAL INFORMATION.		512. SOIL BEARING COEFFICIENT		3-16d Box, 4-10d Box, 4-3" x 0.131" nails, 4-3" 14 gage staples	
311. SEE THE ARCHITECTURAL ROOF PLANS FOR ROOF PITCH AND ADDITIONAL INFORMATION.		332. SEE THE ARCHITECTURAL ROOF PLANS FOR ROOF PITCH AND ADDITIONAL INFORMATION.					



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 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.

* 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
01

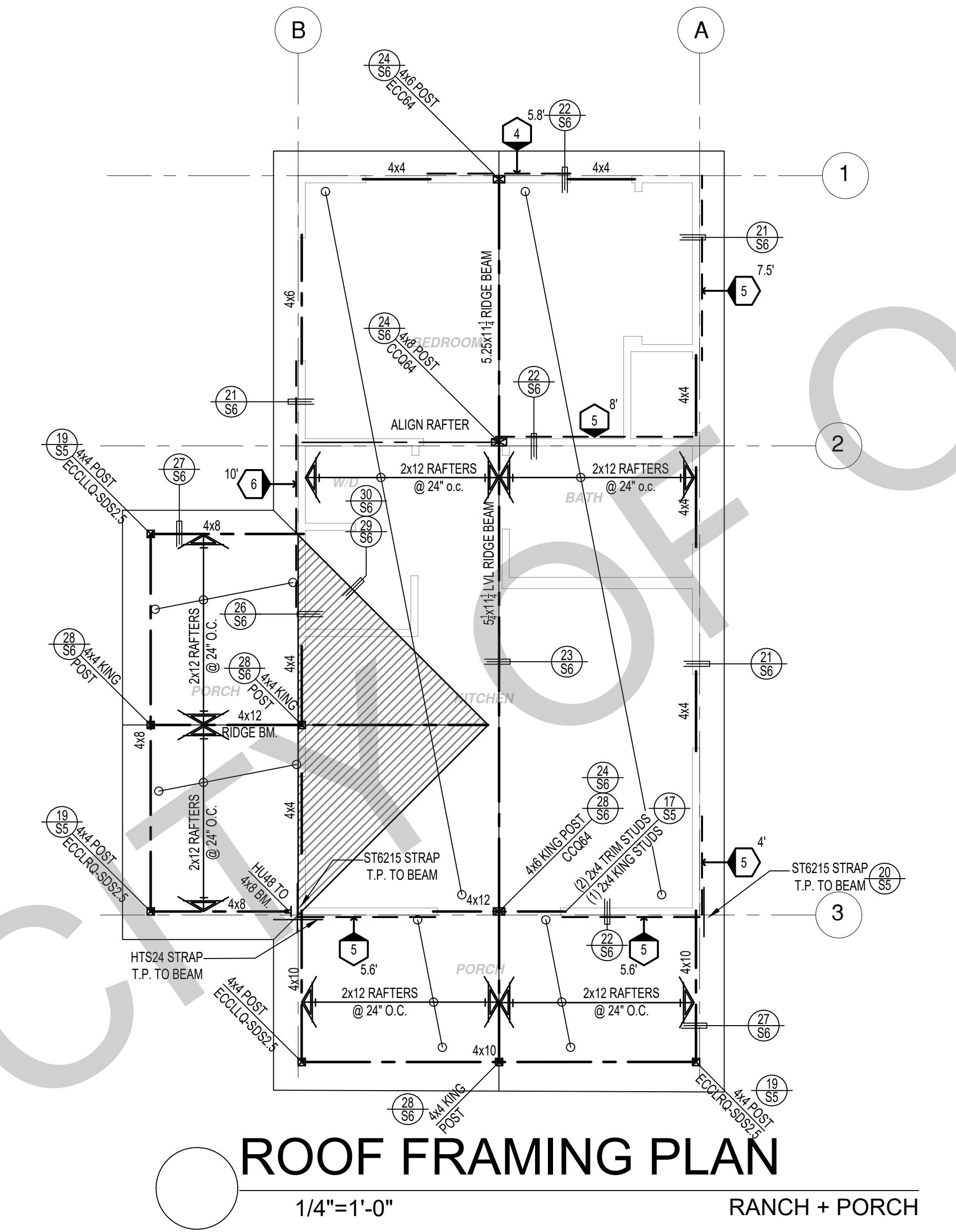
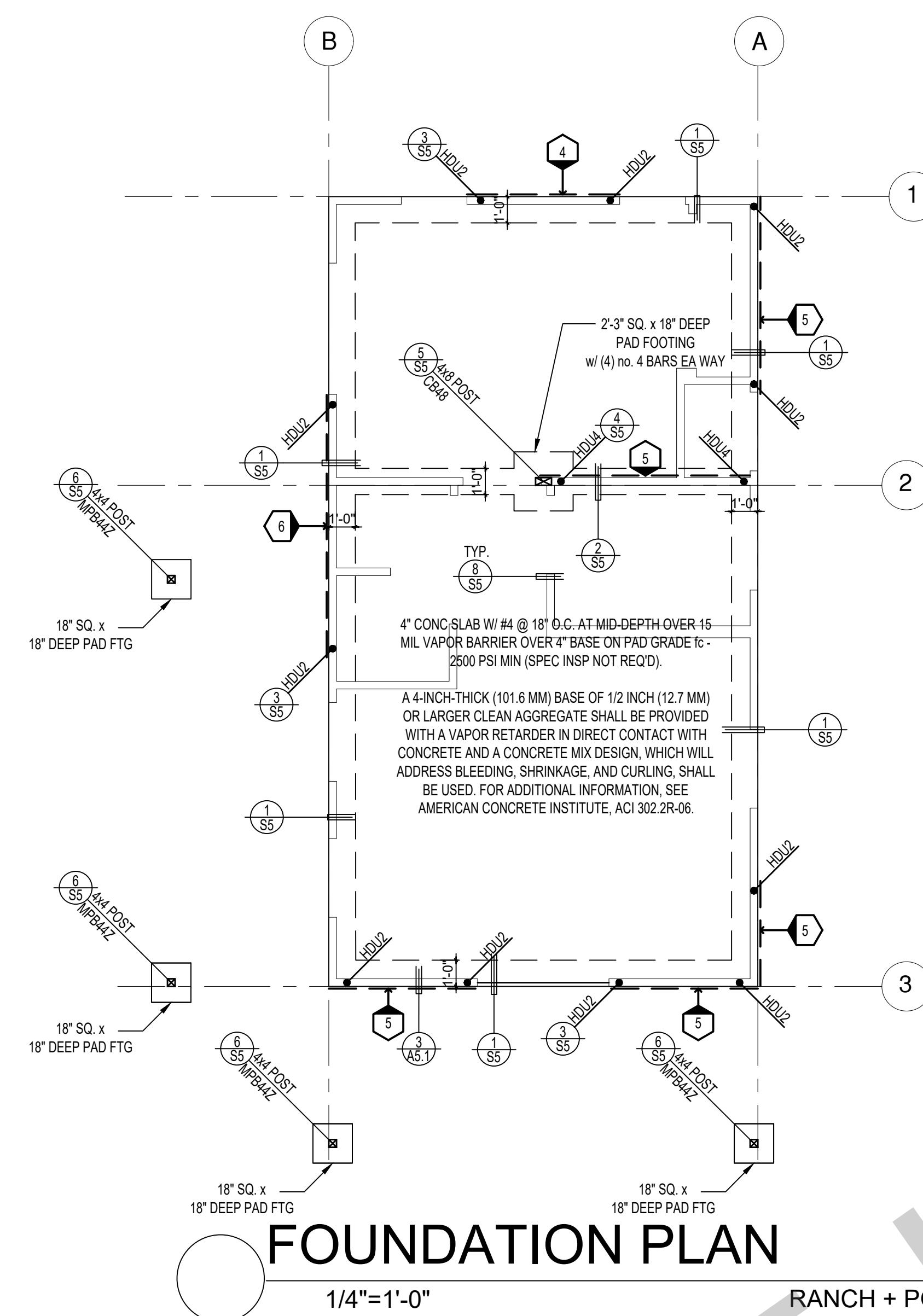
description
Ranch
Foundation & Framing Plan

date

project no. 2024_OJAI_ADU

drawn by DESIGN PATH STUDIO

sheet no. S2



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

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project
Ojai
ADU
address

revisions
01

description
Ranch
+ Porch
Foundation &
Framing Plan
date

project no. 2024_OJAI_ADU

drawn by DESIGN PATH STUDIO

sheet no.

S2.1

FOUNDATION NOTES

1. ALL ANCHOR BOLTS, HOLDOWN ANCHORS, & REINF. MUST BE SECURELY TIED IN PLACE PRIOR TO FDTN. INSP.
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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.

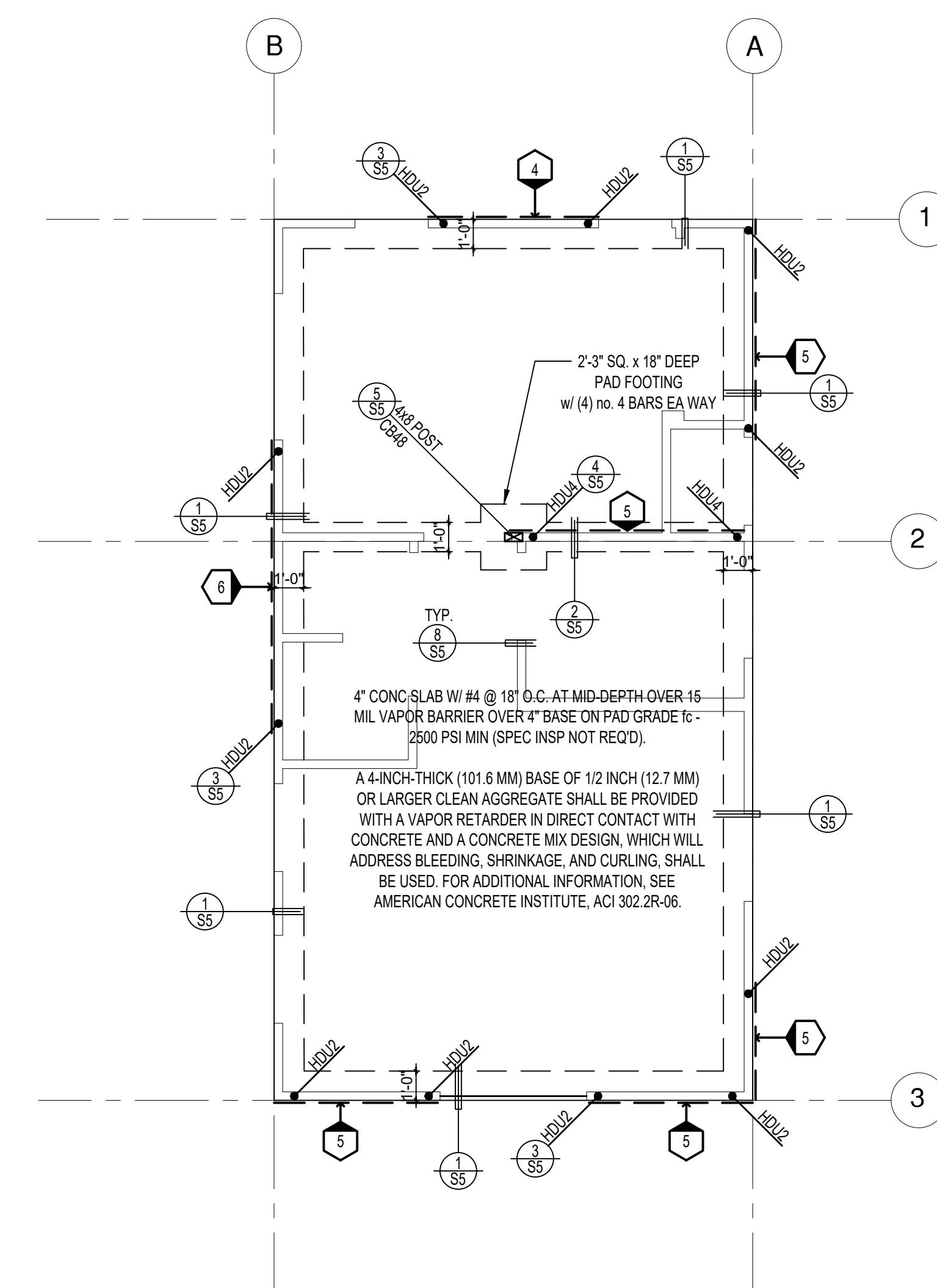
SHEARWALL DESCRIPTION (See footnotes 1 & 4)	4	5	6	7	8	9
SHEARWALL DESCRIPTION (See footnotes 1 & 4)	5/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 6" o/c edge, 12" o/c field, blocked (See footnotes 3 & 6)	5/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 4" o/c edge, 12" o/c field 3x abutting panel 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)	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)	
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"	1/4x4 1/2"	1/4x4 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.

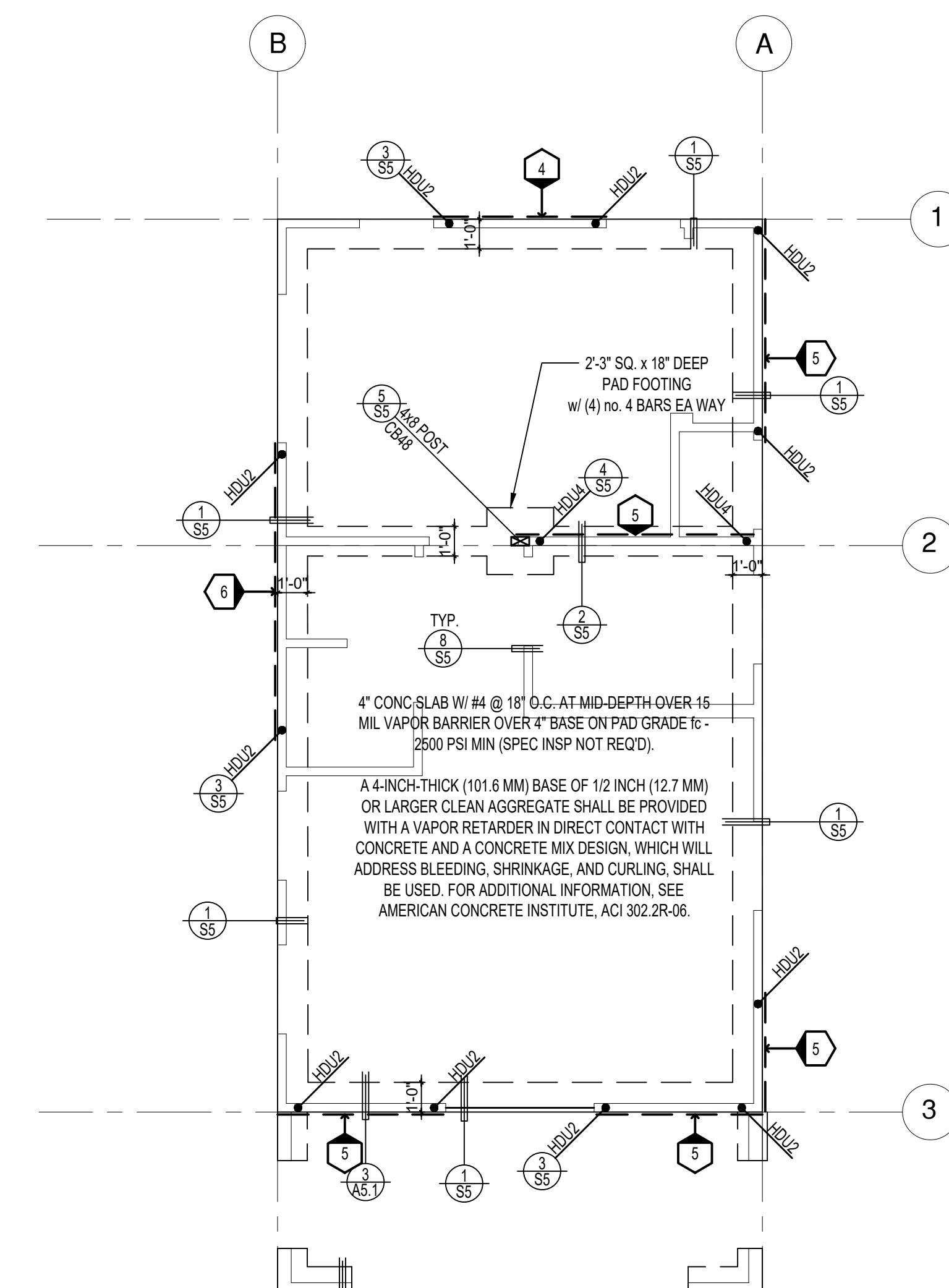
SHEAR WALL FOOTNOTES

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- (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 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.
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- (*) ALLOWABLE SHEAR VALUES FOR PLYWOOD SHEARWALLS MAY BE INCREASED BY 40% UNDER WIND LOADING.

LEGEND
X 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.

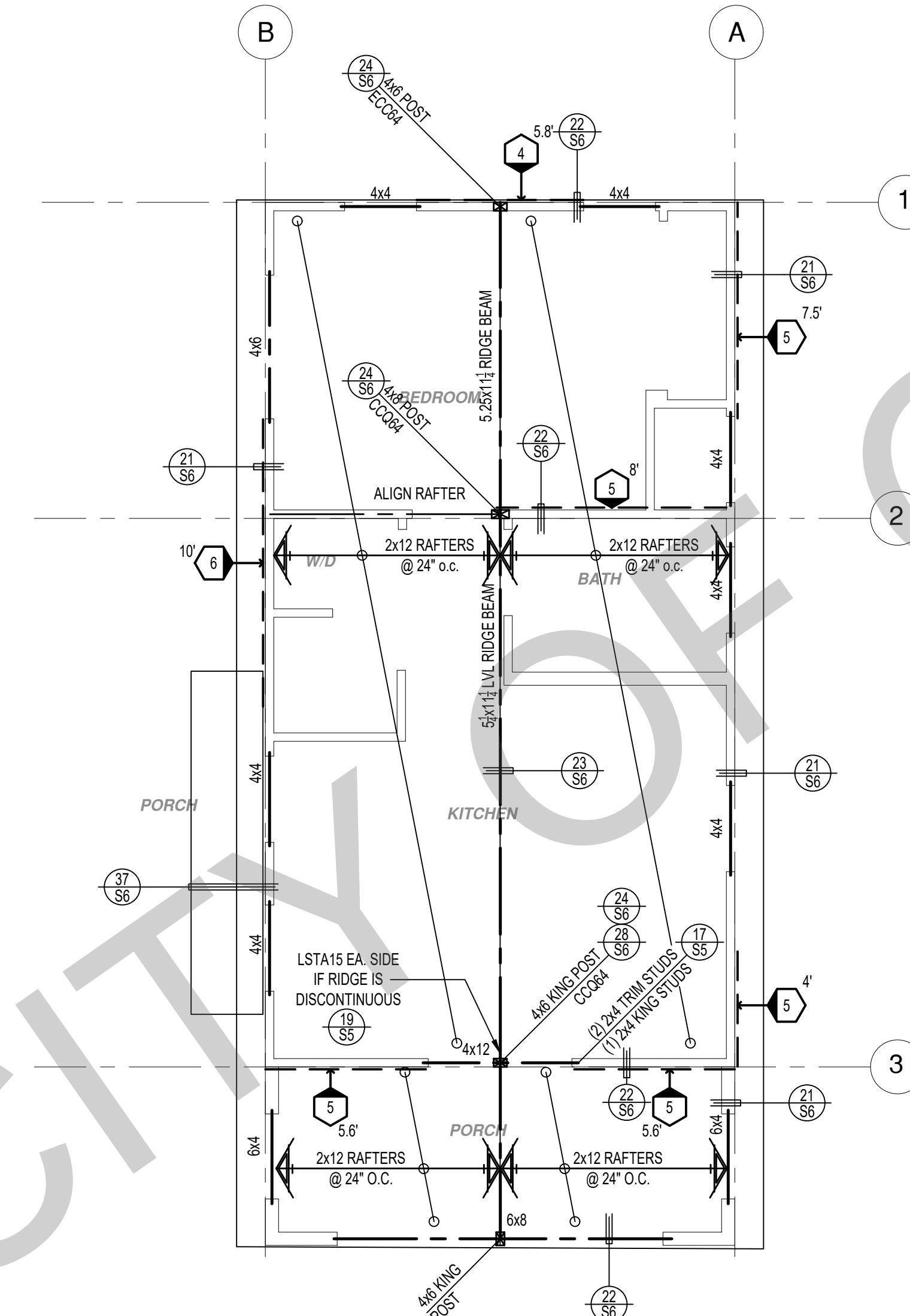




FOUNDATION PLAN

1/4"=1'-0"

SPANISH + PORCH



ROOF FRAMING PLAN

1/4"=1'-0"

SPANISH + PORCH

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4. PLATE WASHERS (MINIMUM SIZE OF 3" x 3" x 1/4") SHALL BE USED ON EACH ANCHOR BOLT.
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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	
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 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.)	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.)		
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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

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- (6) 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.
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LEGEND
X 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

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project
Ojai
ADU

address

revisions
01

description
Spanish
+ Porch
Foundation &
Framing Plan

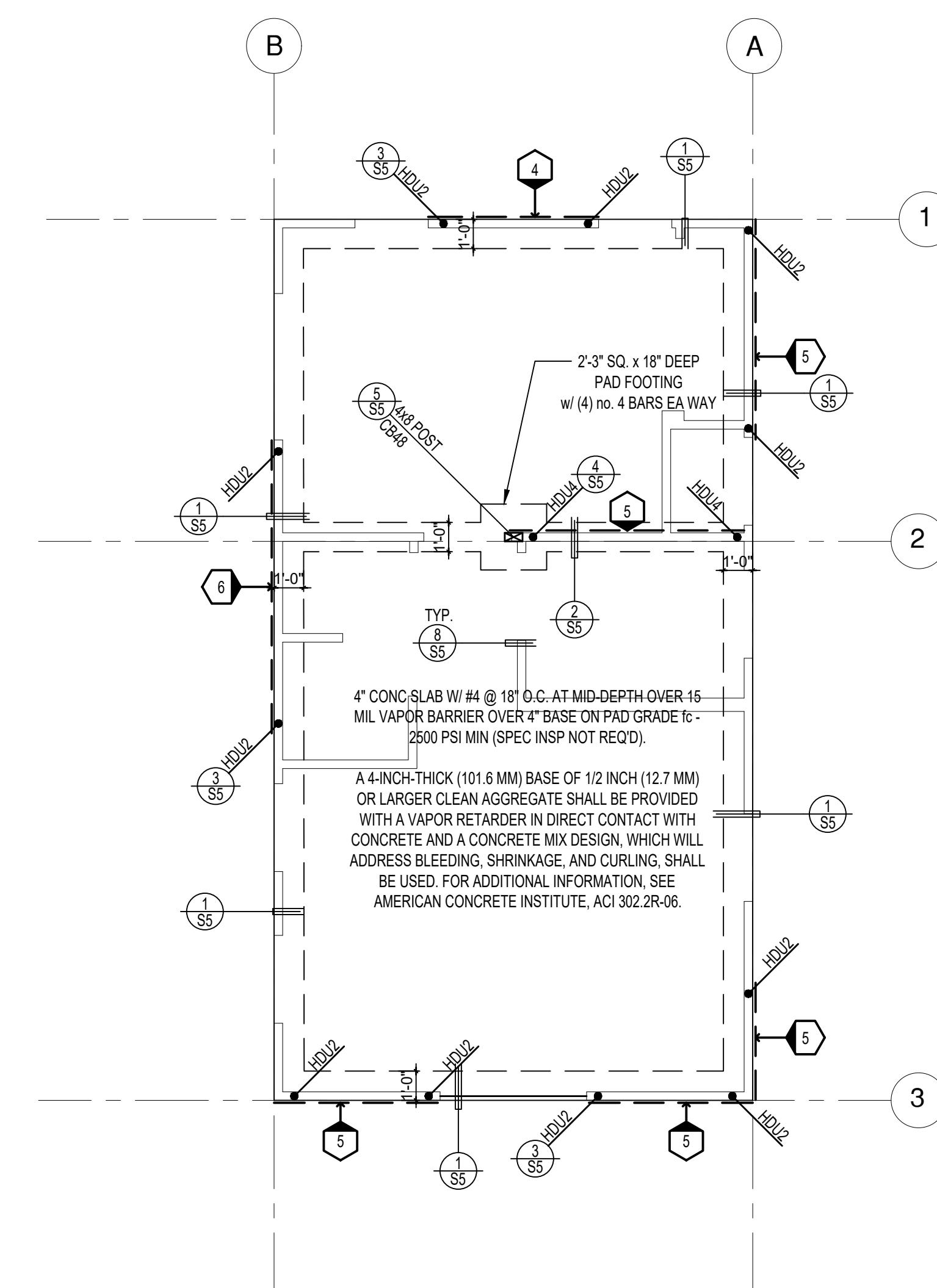
date

project no. 2024_OJAI_ADU

drawn by DESIGN PATH STUDIO

sheet no.

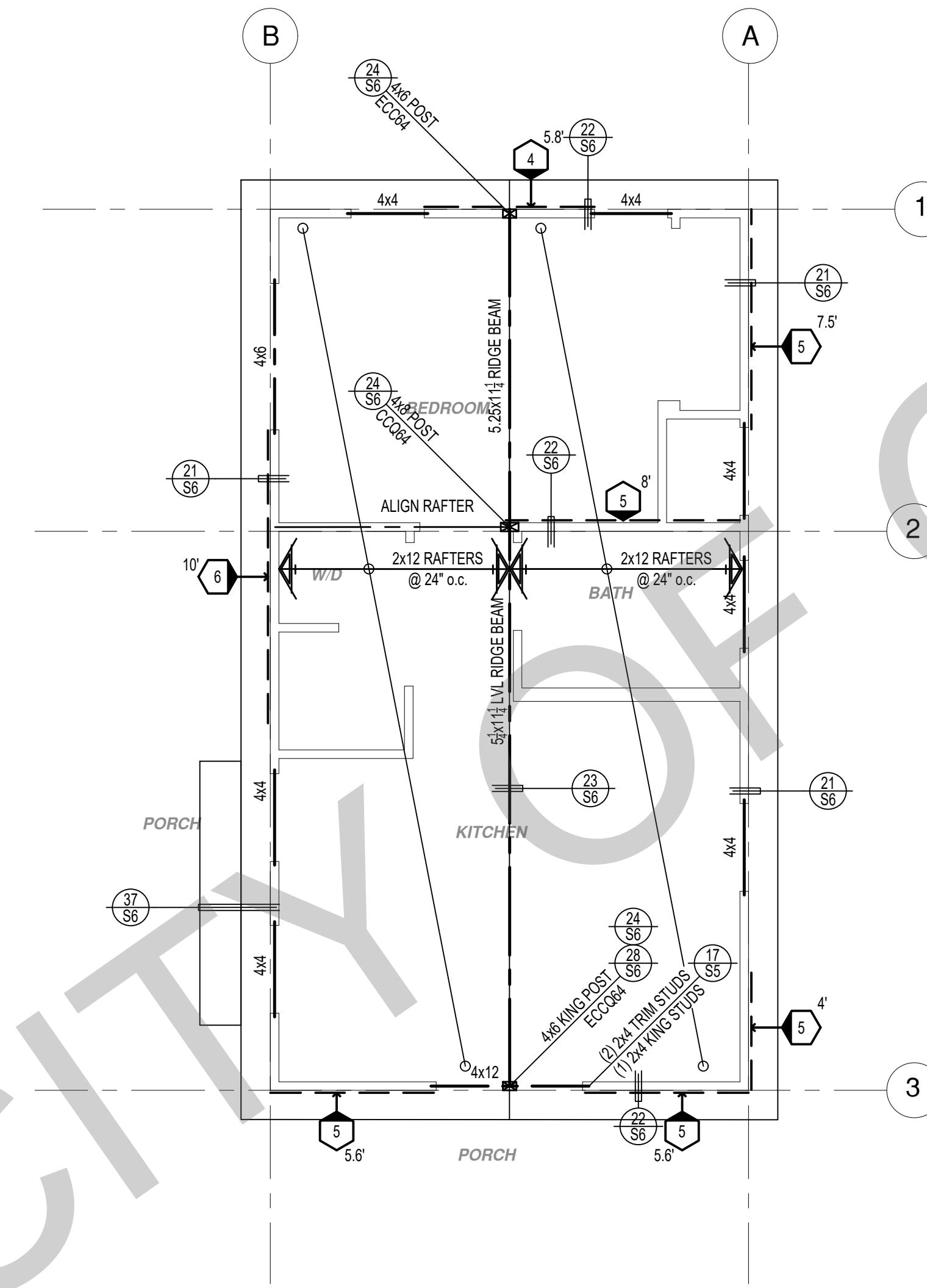
S3.1



FOUNDATION PLAN

1/4"=1'-0"

TRADITIONAL



ROOF FRAMING PLAN

1/4"=1'-0"

TRADITIONAL

SHEAR WALL SCHEDULE (ASD VALUES)

FOUNDATION NOTES						
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project
Ojai
ADU

address

revisions
01

description
Traditional
Foundation & Framing Plan

date

project no. 2024_OJAI_ADU

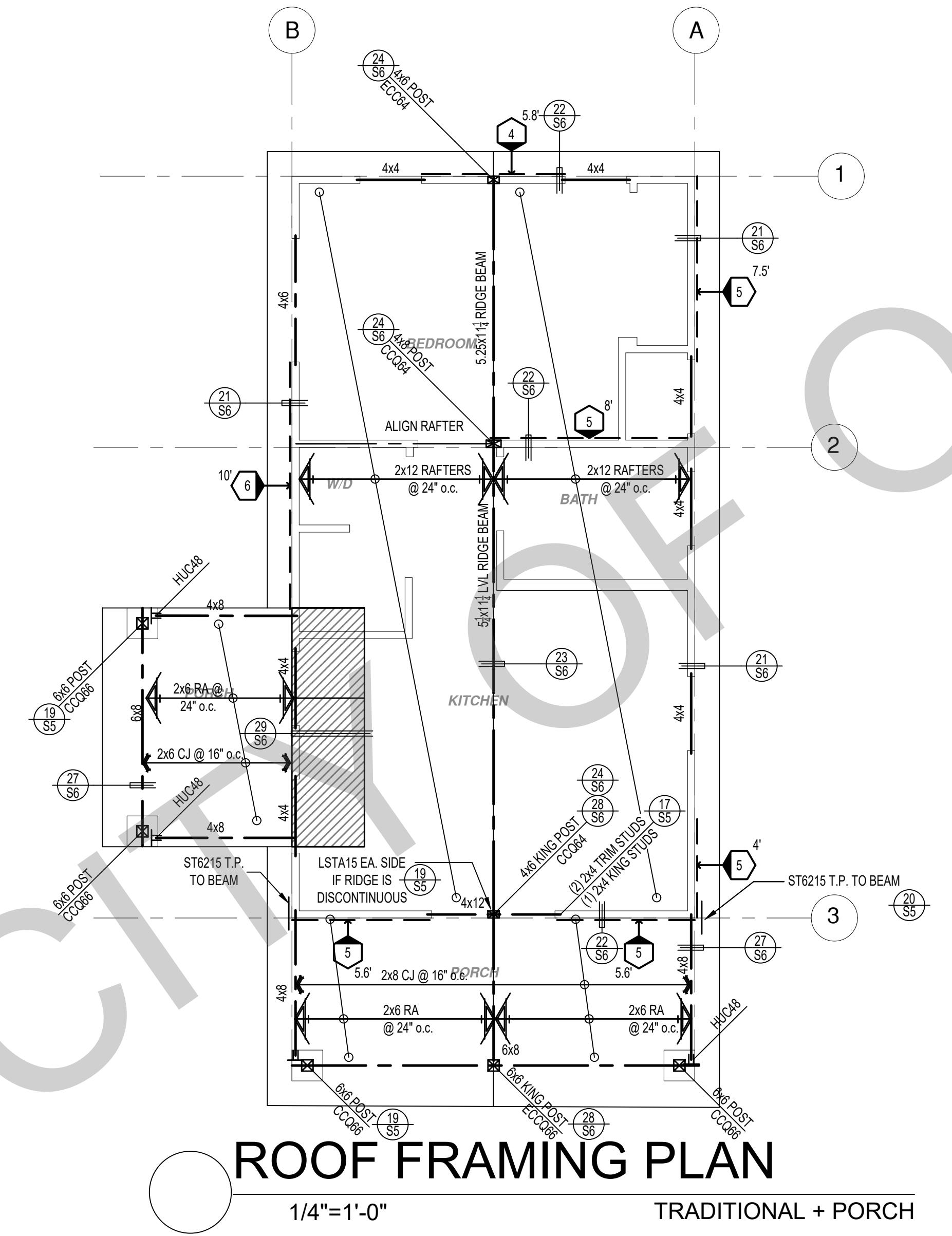
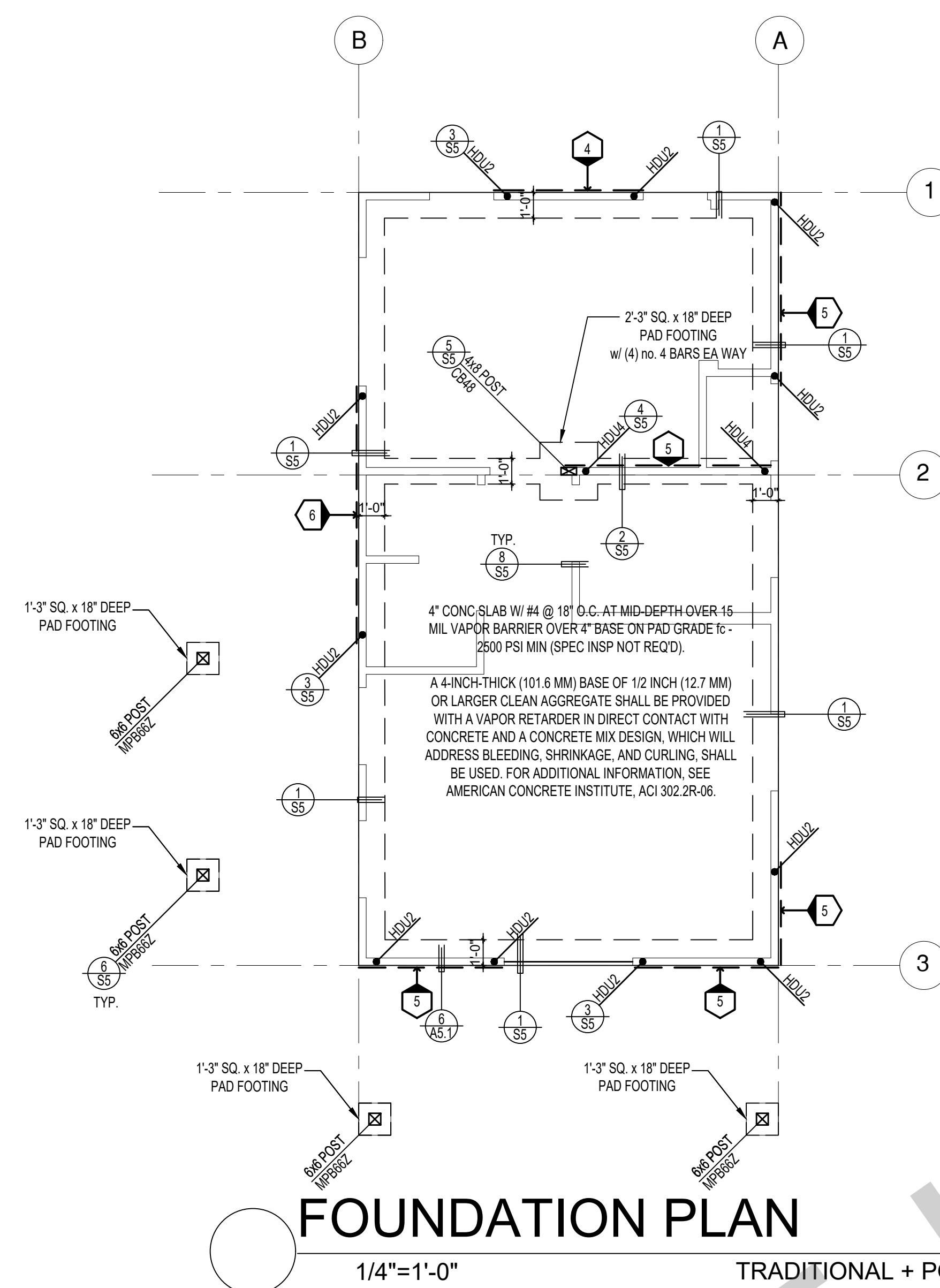
drawn by DESIGN PATH STUDIO

sheet no.

S4

LEGEND	
	SHEARWALL & A.B. SPACING PER SCHEDULE
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	BEARING OR EXTENT OF RAFTERS
	HANGER TO BEAM/LEDGER
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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.

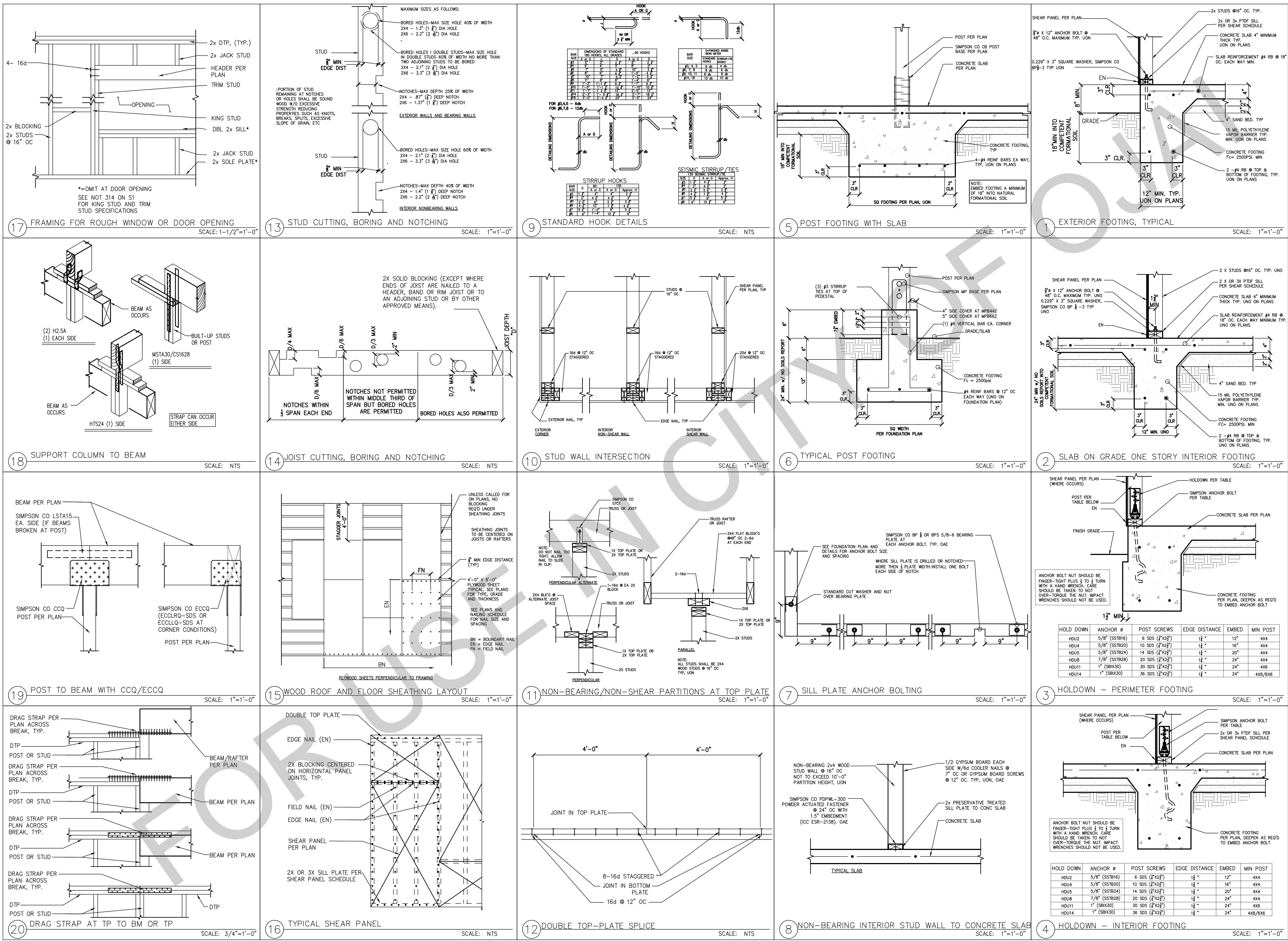
SHEARWALL DESCRIPTION (See footnotes 1 & 4)	4	5	6	7	8	9
5/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 6" o/c edge, 12" o/c field, blocked (See footnotes 3 & 6.)	3/8" ply. C-D or C-C sheathing, (1) side w/ 8d @ 4" o/c edge, 12" o/c field 3x abutting panel studs blocked (See footnotes 3, 4, & 6)	3/8" 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 1/2" @ 32"	5/8" @ 32" or 1/2" @ 24"	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

- (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.
- (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 1/2" OR LESS FROM THE EDGE OF THE SILL PLATE ON THE SIDE OF THE SHEATHING. ALL NAILING SHALL BE 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 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.



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project
Ojai
ADU

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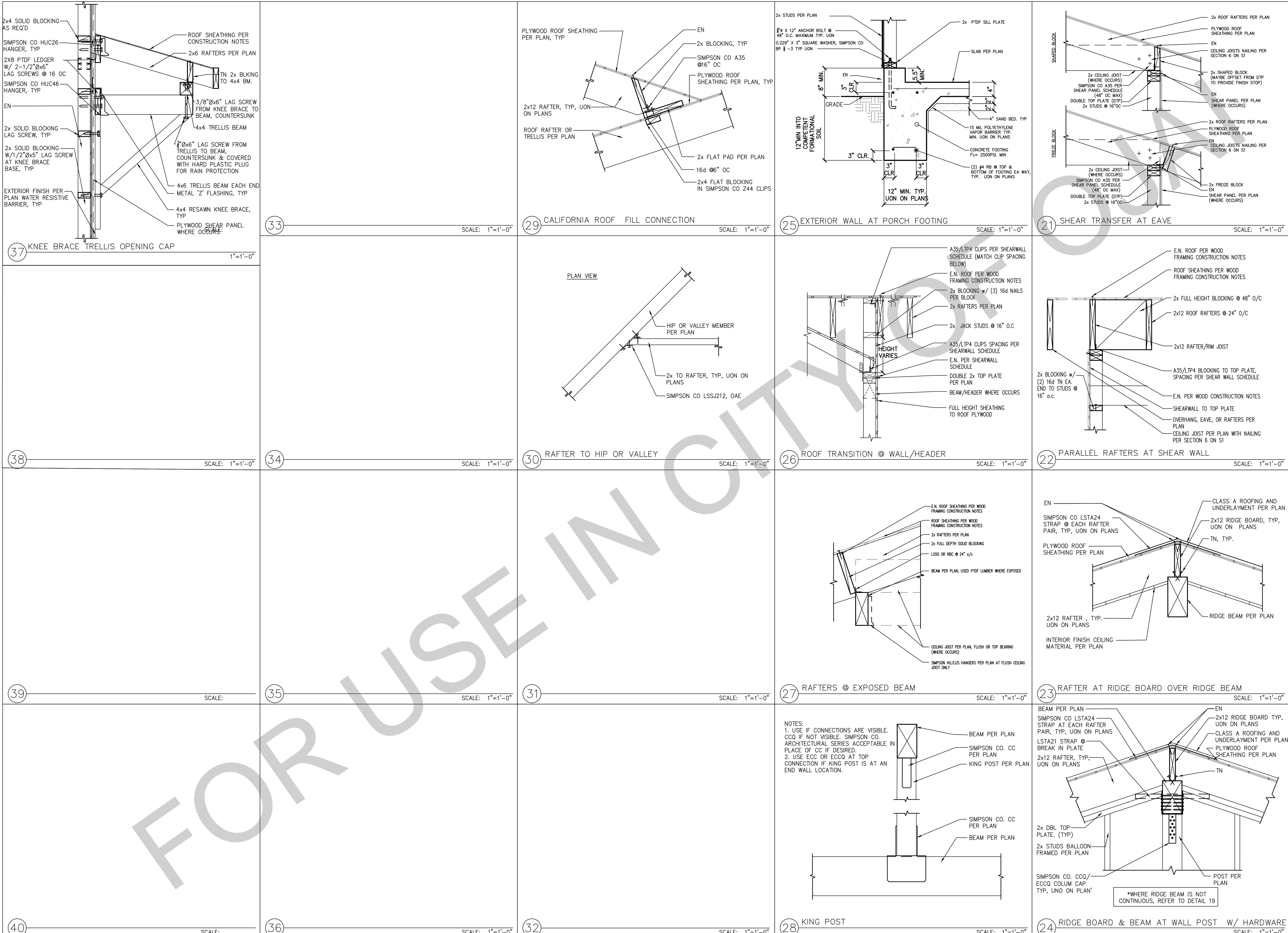
description
Foundation & Framing Details

date
2024_OJAI_ADU

project no.

drawn by DESIGN PATH STUDIO

sheet no.



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	23	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

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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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(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

Project Name: Ojai 1 Bedroom
Calculation Date/Time: 2024-12-19T11:08:36-08:00
(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.

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

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

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 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 building tables 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/supply dams (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

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Ojai 1 Bedroom
Calculation Date/Time: 2024-12-19T11:08:36-08:00
(Page 7 of 12)
Calculation Description: Title 24 Analysis
Input File Name: Ojai-1Bed.rbd22x

ZONE INFORMATION

01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft ²)	Avg. Ceiling Height	Water Heating System 1	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	Cool Roof			
Roof (cath)	ADU - 1 Bed	R-30 Roof No Attic	270	Right	499	0	3	0.1	0.85	No			

FENESTRATION / GLAZING

01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft ²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Fr Door #1	Window	Front Wall ADU-1 Bed	Front	0	1	3.4	0.3	NFRC	0.23	NFRC			Bug Screen
Window #A	Window	Right Wall ADU-1 Bed	Right	270	1	9	0.3	NFRC	0.23	NFRC			Bug Screen

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(Page 8 of 12)
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SLAB FLOORS

01	02	03	04	05	06	07	08
Name	Zone</						

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OPAQUE SURFACE CONSTRUCTIONS							
01	02	03	04	05	06	07	08
Construction Name	Surface Type	Construction Type	Framing	Total Cavity R-value	Interior / Exterior Continuous R-value	U-factor	Assembly Layers
R-30 Roof 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/decking 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

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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				Compressor Type	HERS Verification	
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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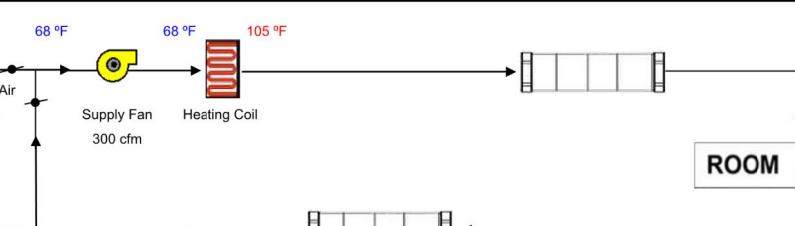
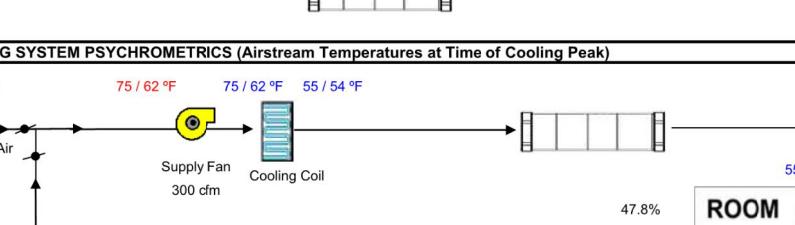
Registration Number: 424-P01032



2022 Single-Family Residential Mandatory Requirements Summary

§ 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		COIL COOLING PEAK					
Heating System		CFM	Sensible	Latent	CFM		
Output per System		266	5,590	208	246		
Total Output (Btuh)		COIL HTG. PEAK					
Output (Btuh/sqft)		9,569					
Cooling System		Total Room Loads					
Output per System		Return Vented Lighting					
Total Output (Btuh)		0					
Output (Btuh/sqft)		Return Air Ducts					
Total Output (Tons)		0					
Total Output (Btuh/sqft)		Return Fan					
Total Output (sqft/Ton)		Ventilation					
Air System		0					
CFM per System		Supply Fan					
Airflow (cfm)		0					
Airflow (cfm/sqft)		Supply Air Ducts					
Airflow (cfm/Ton)		0					
Outside Air (%)		TOTAL SYSTEM LOAD					
Outside Air (cfm/sqft)		5,590	208	9,569			
Note: values above given at ARI conditions							
HVAC EQUIPMENT SELECTION							
Airflow (cfm)		Fujitsu AOUG15LZASI		11,779	1,955		
Airflow (cfm/sqft)					9,113		
Airflow (cfm/Ton)							
Outside Air (%)				11,779	1,955		
Outside Air (cfm/sqft)					9,113		
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)							
							

THE PERMIT READY CONSTRUCTION
THE RECIPIENT ACKNOWLEDGES,
VOLUNTARILY AFFIRMS THE
CONDITIONS:

THIS INFORMATION IS
THE ORIGINAL PROJECT FOR WHICH
ED FOR THE PERMIT READY
SELLING UNIT (ADU) PROGRAM FOR
OJAI ONLY. THIS IS A LIMITED SET OF
ADU PLANS AND SPECIFICATIONS
THE CITY OF OJAI BUILDING
BUILDING CODES DO CHANGE OVER
RECIPIENT 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
ELEVANT TO THE RECIPIENT'S WORK
ABILITY ON THIS PROJECT. DESIGN
HALL NOT BE RESPONSIBLE
FOR ERRORS. DO NOT USE THESE
DOCUMENTS IF THE PERMIT HAS
BEEN REVOKED AT ALL.

RECIPIENT RECOGNIZES AND ACKNOWLEDGES
THAT THIS INFORMATION WILL BE AT
THEIR OWN RISK AND WITHOUT ANY LIABILITY OR
RELIANCE ON DESIGN PATH STUDIO. NO
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OR IMPLIED, SHALL ATTACH TO THESE DOCUMENTS
OR THE INFORMATION CONTAINED THEREON. ANY
ALTERATION OF THESE
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SHALL INCREASE 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
FROM ANY AND ALL CLAIMS, SUITS,
JUDGMENTS, OR COSTS
ARISING OR RESULTING THERE FROM ANY
USE OF THE CONSTRUCTION DOCUMENTS FOR
THE PURPOSE OF ANY INJURY, DEATH, DAMAGE
TO PERSONS OR PROPERTY, DIRECT OR
INDIRECT, OR OTHER DAMAGES IN ANY AMOUNT. THIS
EXEMPTION DOES NOT APPLY TO THE SOLE
FAULT OF THE RECIPIENT OR TO WILLFUL MISCONDUCT OF DESIGN
PATH STUDIO OR ITS ARCHITECTS.

THE PLANS AS REPRESENTED BY THESE PLANS
ARE NOT GUARANTEED AND ARE SUBJECT TO
INSPECTION.

THE RECIPIENT DOES NOT AGREE WITH THE
TERMS AND CONDITIONS, DO NOT PROCEED WITH
THE CONSTRUCTION OF AN ADU OR OTHER
STRUCTURE BASED ON THESE PLANS AT ALL.

project
**Ojai
ADU**

revisions



01

description

Example Energy Calculations

date

project no. 2024_OJAI_ADU

drawn by DESIGN PATH STUDIO

sheet no. **T24 3**

12 1.0



**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)