

# BIRD GARAGE

APN: 103-0-052-035

ABBREVIATIONS		ARCHITECTURAL SYMBOLS	SHEET INDEX	BUILDING DATA																														
<p>ADL. ADJUSTABLE A/C AIR CONDITIONING AL. ALUMINUM ALT. ALTERNATE A.B. ANCHOR BOLT &amp; AND APPROX. APPROXIMATE AT AT</p> <p>BM. BEAM B.M. BEACH MARK BITUM. BITUMINOUS BLK. BLOCK BLKG. BLOCKING BD. BOARD BOT. BOTTOM BLDG. BUILDING</p> <p>CAB. CABINET C.I. CAST IRON CLG. CEILING CEM. CEMENT CTR. CENTER CI. CENTER LINE CER. CERAMIC C.T. CERAMIC TILE CHAN. CHANNEL CLR. CLEAR CO. CLEAN OUT COL. COLUMN CONC. CONCRETE C.M.U. CONCRET MASONRY UNIT C.J. CONSTR. JOINT, CONTROL CONT. CONTINUOUS CONTR. CONTRACTOR</p> <p>DEPT. DEPARTMENT DET. DETAIL Ø. DIA. DIAMETER DIM. DIMENSION DO. DITTO DR. DOOR DBL. DOUBLE DN. DOEN DWG. DRAWING</p> <p>EA. EACH ELEC. ELECTRICAL ELEV. ELEVATION EQ. EQUAL EXP. EXPANSION EXP. EXPANSION JOINT EXT. EXTERIOR</p> <p>FT. FEET or FOOT F.F. FINISH FLOOR FL. FLOOR FLUOR. FLUORESCENT FTG. FOOTING FND. FOUNDATION</p> <p>G.C. GENERAL CONTRACTOR GYP. GYPSUM</p> <p>HDWR. HARDWARE HDWD. HARDWOOD HTR. HEATER HTG. HEIGHT H.C. HOLLOW CORE HOEZ. HORIZONTAL H.B. HOSE BIBB H.W. HOT WATER HOUR HOUR</p> <p>IN. INCH INSUL. INSULATION INT. INTERIOR INV. INVERT</p> <p>JT. JOINT JST. JOIST</p> <p>KIT. KITCHEN</p> <p>LAM. LAMINATED LAV. LAVATORY LT. LIGHT</p>		<p>GRID NUMBER, GRID LETTER, COLUMN / GRID LINE, BUILDING SECTION NUMBER, SHEET NUMBER, BUILDING SECTION, WALL SECTION NUMBER, SHEET NUMBER, WALL SECTION, DETAIL NUMBER, SHEET NUMBER, DETAIL REFERENCE, ROOM NUMBER, SHEET NUMBER, ROOM NUMBER REFERENCE, DOOR NUMBER, DOOR REFERENCE, WINDOW LETTER, ELEVATION NUMBER, WINDOW REFERENCE, ELEVATION NUMBER, ELEVATION REFERENCE, NORTH ARROW, SHEET NAME, SHEET NUMBER, DRAWING SCALE, XREF-NAME, SHEET REFERENCE.</p>	<p><b>ARCHITECTURAL</b></p> <p>A0.0 COVER SHEET / GENERAL NOTES A0.1 GENERAL NOTES &amp; DETAILS A1.0 SITE PLAN A2.0 FLOOR PLANS A2.1 ROOF &amp; ELECTRICAL PLANS A3.0 PROPOSED EXTERIOR ELEVATIONS A3.1 PROPOSED SECTIONS A4.0 DOOR &amp; WINDOW SCHEDULES GF.1 GREEN FORMS GF.2 GREEN FORMS</p> <p><b>APPLICABLE CODES</b></p> <p>CODES USED SHALL CONFORM TO THE FOLLOWING: ORDINANCE 2019-11 CALIFORNIA BUILDING CODE ORDINANCE 2019-12 CALIFORNIA PLUMBING CODE ORDINANCE 2019-13 CALIFORNIA MECHANICAL CODE ORDINANCE 2019-14 CALIFORNIA ELECTRICAL CODE ORDINANCE 2019-15 CALIFORNIA RESIDENTIAL CODE ORDINANCE 2019-16 CALIFORNIA EXISTING BUILDING CODE ORDINANCE 2019-17 CALIFORNIA FIRE CODE ORDINANCE 2019-18 INTERNATIONAL PROPERTY MAINTENANCE CODE ORDINANCE 2019-19 CALIFORNIA ENERGY CODE, CALIFORNIA GREEN BUILDING STANDARDS CODE, CALIFORNIA REFERENCED STANDARDS CODE, 2019 EDITION OF THE ADMINISTRATIVE CODE AND THE 2019 EDITION OF THE CALIFORNIA HISTORICAL BUILDING CODE</p> <p><b>BASIS of BEARING</b></p> <p>THE SCOPE OF WORK FOR THIS PROJECT IS TO PROCUER A BUILDING PERMIT FOR CONSTRUCTION OF A DETACHED GARAGE ON A LOT WITH AN EXISTING 4-BEDROOM 2-BATHROOM RESIDENCE. THERE WILL ALSO BE A SMALL UPPER PORCH AND STORAGE. THE GARAGE WILL BE PROVIDED WITH ELECTRICAL SERVICE AND INCLUDES STORAGE AND AN UPPER PORCH. THE PROPERTY CURRENTLY HAS NO GARAGE. WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS, AND ANY CHANGES MADE DURING CONSTRUCTION THAT ARE NOT IN COMPLIANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS SHALL BE RESUBMITTED FOR APPROVAL AS AN AMENDED SET OF CONSTRUCTION DOCUMENTS.</p> <p><b>STRUCTURAL ENGINEERING</b></p> <p>S1 GENERAL NOTES S2 FOUNDATION PLAN S3 FRAMING PLANS HFX1 FOUNDATION DETAILS HFX2 DETAILS</p> <p><b>AREA CALCULATIONS</b></p> <table border="1"> <thead> <tr> <th rowspan="2">EXISTING</th> <th>BUILDING</th> <th>NET / GROSS AREA</th> </tr> </thead> <tbody> <tr> <td>(E) 2-STORY PRIMARY RESIDENCE</td> <td>2232 Sq.Ft.</td> </tr> <tr> <td colspan="2">TOTAL (E) FLOOR AREA</td> <td>2232 Sq.Ft.</td> </tr> <tr> <th rowspan="2">PROPOSED</th> <td>NEW DETACHED GARAGE</td> <td>1340 Sq.Ft.</td> </tr> <tr> <td>NEW UPPER PORCH</td> <td>101 Sq.Ft.</td> </tr> <tr> <td colspan="2">TOTAL PROPOSED ADDITIONAL FLOOR AREA</td> <td>1441 Sq.Ft.</td> </tr> </tbody> </table> <p><b>PROJECT DESIGN TEAM</b></p> <table border="1"> <thead> <tr> <th>OWNER</th> <th>DESIGNER</th> <th>STRUCTURAL ENGINEER</th> </tr> </thead> <tbody> <tr> <td>BIRD FAMILY 510 SANTA PAULA STREET SANTA PAULA, CA 93060</td> <td>RICHARD CUEN A.I.A. R.M.C. DESIGN &amp; PLANNING INC. PHONE (805) 395-1225</td> <td></td> </tr> </tbody> </table>	EXISTING	BUILDING	NET / GROSS AREA	(E) 2-STORY PRIMARY RESIDENCE	2232 Sq.Ft.	TOTAL (E) FLOOR AREA		2232 Sq.Ft.	PROPOSED	NEW DETACHED GARAGE	1340 Sq.Ft.	NEW UPPER PORCH	101 Sq.Ft.	TOTAL PROPOSED ADDITIONAL FLOOR AREA		1441 Sq.Ft.	OWNER	DESIGNER	STRUCTURAL ENGINEER	BIRD FAMILY 510 SANTA PAULA STREET SANTA PAULA, CA 93060	RICHARD CUEN A.I.A. R.M.C. DESIGN & PLANNING INC. PHONE (805) 395-1225		<p>PARCEL: 103-0-052-035 JURISDICTION: CITY OF VENTURA CONSTRUCTION TYPE: V-B AREA: SEE AREA CALCULATIONS BELOW ZONE: R2 OCCUPANCY GROUP: R-3/U NUMBER OF STORIES: 2 YEAR BUILT: 1914 MAP BOOK: 103 SUBDIVISION: HISTORIC DISTRICT 0516 FIRE SPRINKLER SYSTEM: NO FIRE HAZARD ZONE: NO</p> <p>EXP. DATE: 12-31-2023</p> <p>RMC DESIGN AND PLANNING, INC. ARCHITECTURE <b>R M C D &amp; P I N C</b> CALIFORNIA * NEVADA PH. 805 - 935 - 1225 PH. 702 - 591 - 1973 E-MAIL: richardcuen@yahoo.com rmarchitect.com RICHARD M. CUEN AIA President</p> <p><b>BIRD GARAGE</b> 510 SANTA PAULA STREET SANTA PAULA, CA 93060 APN: 103-0-052-035</p> <p>ALL RIGHTS RESERVED RICHARD M. CUEN ARCHITECT These drawings, specifications, and copies thereof furnished by the architect are and shall remain his sole property. They are intended only with respect to this project and may not be altered or reproduced without written permission of the architect.</p> <p><b>COVER SHEET/GENERAL NOTES</b></p> <table border="1"> <tr> <td>JOB #</td> <td>2023-1</td> </tr> <tr> <td>SCALE</td> <td>AS SHOWN</td> </tr> <tr> <td>SUBMITTAL DATE</td> <td></td> </tr> <tr> <td>SHEET NUMBER</td> <td>A0.0</td> </tr> </table>	JOB #	2023-1	SCALE	AS SHOWN	SUBMITTAL DATE		SHEET NUMBER	A0.0
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## 2019 Low-Rise Residential Mandatory Measures Summary

NOTE: Low-rise residential buildings subject to the Energy Standards must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information. *Exceptions may apply.	
(01/2020)	
<b>Building Envelope Measures:</b>	
Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E285 or AAMA/WDMA/CSA 101.8.2/440-2011.	
Labeling. Fenestration products and exterior doors must have a label meeting the requirements of § 10-11(a).	
Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110-6.A, 110-6.B or JA4.5 for exterior doors. They must be caulked and/or weatherstripped.*	
Air Leakage. All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.	
Insulation Certification by Manufacturers. Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHG).	
Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(g).	
Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(j) when the installation of a cool roof is specified on the CTR.	
Radiant Barrier. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consumer Affairs.	
Ceiling and Rafter Roof Insulation. Minimum R-22 insulation in wood-frame ceiling; or the weighted average U-factor must not exceed 0.043. Minimum R-10 or weighted average U-factor of 0.054 or less in a rafter roof alteration. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a continuous roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.*	
Loose-fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value.	
Wall Insulation. Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.102. Masonry walls must meet Tables 150-1.A-B.	
Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor.*	
Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alone without facing, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected from physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).	
Vapor Retarder. In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to § 150.0(j).	
Vapor Retarder. In climate zones 14 and 16, a Class I vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.	
Fenestration Products. Fenestration products including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.58, or the weighted average U-factor of all fenestration must not exceed 0.58.	
<b>Fireplaces, Decorative Gas Appliances, and Gas Measures:</b>	
Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.	
Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.	
Combustion Intake. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.*	
Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.*	
<b>Space Conditioning:</b>	
Certification. Heating, ventilation and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.	
HVAC Efficiency. Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-K.*	
Combustion Safety and Protection. Combustion Safety and Protection. Heat pumps with supplementary electric resistance heaters must have controls that prevent supplemental heating when the heat pump can be met by the heat pump alone, and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.	
Thermostats. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat.*	
Water Heating Recirculation Loop Serving Multiple Dwelling Units. Water heating recirculation loops serving multiple dwelling units must meet air release valve, backflow prevention, pump isolation valves, and recirculation connection requirements of § 110.3(c).*	
Isolation Valves. Instantaneous water heaters with an input rating greater than 6.8 kW/hour per 2 kW must have isolation valves with hose or cable fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.	
Pilot Lights. Continuously burning pilot lights are prohibited for natural gas; fan-type central furnaces, household cooking appliances (except appliances without an electrical voltage connection), and water heating systems with pilot lights that consume less than 150 Btu per hour,* and pool and spa heaters.*	
Building Cooling and Heating Loads. Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Application Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h).	



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Requirements for Ventilation and Indoor Air Quality:	
§ 150.0(p): Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendment specified in § 150.0(k).	
§ 150.0(p)(1C): Single Family Detached Dwelling Units. Single family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwellings, must have a minimum mechanical ventilation system that have mechanical ventilation airflow provided at rates determined by ASHRAE 62.2 Sections 4.1, 1 and 4.2 and specified in § 150.0(k).	
§ 150.0(p)(1E): Multifamily Attached Dwelling Units. Multifamily attached dwelling units must have mechanical ventilation airflow provided at rates in accordance with Equation 150-9 and must be either a balanced system or continuous supply or continuous exhaust system. If a balanced system is not used, all units in the building must use the same system type and the controlled-unit envelope leakage must be ≤ 0.3 CFM at 50 Pa (0.2 kg water per square foot of dwelling unit envelope surface area and verified in accordance with Residential Appendix RA3.8.	
§ 150.0(p)(1F): Multifamily Building Central Ventilation Systems. Central ventilation systems that serve multiple dwelling units must be balanced to provide ventilation airflow for each dwelling unit served at a rate equal to or greater than the rate specified by Equation 150-6. All unit airflow must be within 20 percent of the unit with the lowest airflow rate as it relates to the individual unit's minimum required airflow rate needed for compliance.	
§ 150.0(p)(1G): Kitchen Range Hoods. Kitchen range hoods must be rated for sound in accordance with Section 7.2 of ASHRAE 62.2.	
§ 150.0(p)(2): Field Verification and Diagnostic Testing. Dwelling unit ventilation airflow must be verified in accordance with Reference Residential Appendix RA3.7. A kitchen range hood must be verified in accordance with Residential Appendix RA3.7.4 to confirm it is rated by HVI to comply with the airflow rates and sound requirements as specified in Section 5 and 7.2 of ASHRAE 62.2.	
<b>Pool and Spa Systems and Equipment Measures:</b>	
Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: a thermal efficiency that complies with the Appliance Efficiency Requirements; an on/off switch mounted outside of the heater that allows shutting off the heater without adjusting the thermostat setting; a permanent weatherplate or panel with operating instructions; and must not use electric resistance heating.*	
Piping. Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, or dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.	
Cover. Outdoor pools or spas that have a heat pump or gas heater must have a cover.	
Directional Inlets and Time Switches for Pools. Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.	
§ 110.5: Pool Lights. Natural gas pool and spa heaters must not have a continuously burning pilot light.	
Pool Systems and Equipment Installation. Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves.*	
<b>Lighting Measures:</b>	
Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.*	
§ 150.0(k)(1A): Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0-A.	
§ 150.0(k)(1B): Blank Electrical Boxes. The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device must be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.	
§ 150.0(k)(1C): Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must meet all of the requirements for: insulation contact (IC) labeling; air leakage; sealing; maintenance; and socket and light source as described in § 150.0(k)(1C).	
§ 150.0(k)(1D): Electronic Ballasts for Fluorescent Lamps. Ballasts for fluorescent lamps rated 13 watts or greater must be electronic and must have an output frequency no less than 20 Hz.	
§ 150.0(k)(1E): Night Lights, Step Lights, and Path Lights. Night lights, step lights and path lights are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power and emit more than 150 lumens.	
§ 150.0(k)(1F): Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).	
§ 150.0(k)(1G): Screw-based Luminaires. Screw-based luminaires must contain lamps that comply with Reference Joint Appendix JAB.*	
§ 150.0(k)(1H): Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JAB elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.	
§ 150.0(k)(1I): Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.	
§ 150.0(k)(2A): Interior Switches and Controls. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.	
§ 150.0(k)(2B): Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems.	
§ 150.0(k)(2C): Interior Switches and Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned On and Off.*	
§ 150.0(k)(2D): Interior Switches and Controls. Controls and equipment must be installed in accordance with manufacturer's instructions.	
Interior Switches and Controls. Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the control is installed to comply with § 150.0(k).	
§ 150.0(k)(2E): Interior Switches and Controls. Lighting controls must comply with the applicable requirements of § 110.9.	



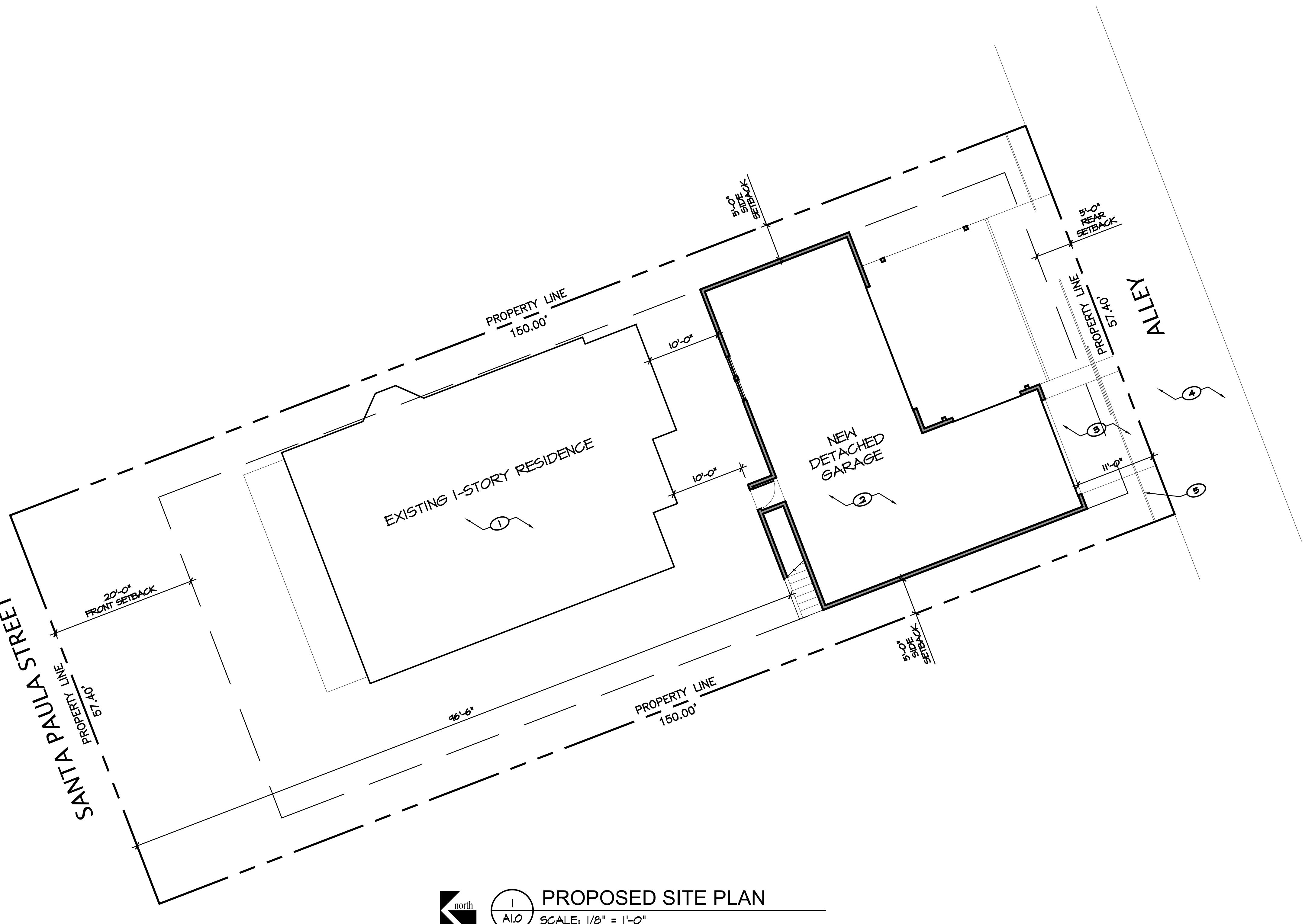
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\$ 150.0(h)(3A): Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
\$ 150.0(h)(3B): Liquid Line Drier. Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
\$ 150.0(j)(1): Storage Tank Insulation. Unfired hot water tanks, such as storage tanks and backup storage tanks for solar water-heating systems, must have a minimum of R-2 external insulation or R-16 interior insulation where the internal insulation R-value is indicated on the exterior of the tank.
\$ 150.0(j)(2A): Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation. All domestic hot water piping must be insulated as specified in Section 609.11 of the California Plumbing Code. In addition, the following piping conditions must have a minimum insulation wall thickness of one inch or a minimum insulation R-value of 7.7; the first five feet of cold water pipes from the storage tank; all hot water piping with a nominal diameter equal to or greater than 3/4 inch and less than one inch; all hot water piping with a nominal diameter less than 3/4 inch that is associated with a domestic hot water recirculation system, from the heating source to storage tank or between tanks, buried below grade, and from the heating source to kitchen fixtures.*
\$ 150.0(j)(3): Insulation Protection. Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind as required by Section 120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation must be installed in a way that prevents crushed casing or sleeve.
\$ 150.0(j)(4): Gravity Water Heating Systems. Systems using a tank or propane water heater must have individual documentation of the following: the following: a dedicated 120-volt, 20 amp electrical receptacle connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit, within three feet of the water heater without obstruction. Both ends of the unused conductor must be labeled with the word "spare" and be electrically isolated. Have a reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the branch circuit and labeled with the words "Future 240V Use"; a Category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed; a condensate drain that is no more than two inches higher than the base of the water heater, and allows natural draining without pump assistance; and a gas supply line with a capacity of at least 200,000 Btu per hour.
\$ 150.0(n): Recirculating Loops. Recirculating loops serving multiple dwelling units must meet the requirements of § 110.3(c).
\$ 150.0(o): Solar-heating Systems. Solar-water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the Executive Director.
<b>Ducts and Fans Measures:</b>
\$ 110.8(d): Ducts. Duct insulation installed on an existing space-conditioning duct must comply with § 804.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
CMC Construction. Duct systems installed on new HVAC and AHU units must meet the requirements of CMC §§ 801.0, 602.0, 603.0, 604.0, 605.0 and SMACNA-2013-2014 HVAC and Construction Standards and the applicable 3rd Edition. Ducts must be insulated. Metal ducts and plenums must be insulated to a minimum installed level of R-6.0 or a minimum installed level of R-4.2 when ducts are entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.8). Portions of the duct system completely exposed and surrounded by directly conditioned space are not required to be insulated. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. Ducts installed in cavities and support platforms must not be compressed to cause reduction in the cavity or support platform dimensions.
Factory-Fabricated Duct Systems. Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures, joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
Backdraft Damper. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, normally open dampers that are designed to prevent damage, sunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service. For example, protected by aluminum, sheet metal, painted canvas, or plastic cover. Cellular foam insulation must be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation.
Porosity Inner Core Flex Duct. Porous inner core flex ducts must have a non-porous layer between the inner core and outer vapor barrier.
Duct Systems. Duct systems with a duct system that uses forced air duct systems to supply conditioned air to an occupied space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with § 150.0(m)11 and Reference Appendix RA3.
Air Filtration. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Pressure drops and leakage must meet the requirements in § 150.0(m)12. Filters must be accessible for regular service.*
Space Conditioning System Airflow Rate and Fan Efficacy. Space conditioning systems that use ducts must have a hole for the placement of a static pressure probe or a permanently installed static pressure probe in the supply plenum. Airflow must be a 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3.*

REVISIONS

RMC DESIGN AND  
PLANNING, INC.  
ARCHITECTURE

RMC  
D & P  
INC  
CALIF



THRESHOLDS AT DOORWAYS SHALL NOT EXCEED  $\frac{1}{8}$ " IN HEIGHT ABOVE THE FINISHED FLOOR OR LANDING FOR SLIDING DOORS SERVING DWELLING UNITS OR  $\frac{1}{4}$ " ABOVE THE FINISHED FLOOR OR LANDING FOR OTHER DOORS. RAISED THRESHOLDS AND FLOOR LEVELS CHANGES GREATER THAN  $\frac{1}{4}$ " AT DOORWAYS SHALL BEVELLED WITH A SLOPE NOT GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL (50 PERCENT SLOPE).

### LEGEND

NEW WALL

### KEYNOTES:

1. STAIR WITH 17 RISERS AT 7 1/8" HIGH AND 10" TREADS. WOOD TREADS OVER WATERPROOF MEMBRANE. LOXH WALL GUARDRAIL TO BE 36" ABOVE TREAD NOSING AND CONFORM W/ R311.1.9.3
2. EXISTING CARPORT TO REMAIN
3. NEW PORCH WITH 4x4 COLUMN SUPPORTS
4. CONCRETE SLAB FLOOR
5. NEW CONCRETE DRIVEWAY TO EXISTING ALLEYWAY
6. EXISTING CARPORT ROOF BELOW
7. LINE OF ROOF OVERHANG ABOVE
8. DORMER ABOVE
9. EXISTING FENCE
10. NEW GATE AT DRIVEWAY

REVISIONS

EXP. DATE: 12-31-2023

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ARCHITECTURE

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**FLOOR PLANS**

SHEET NAME

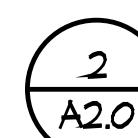
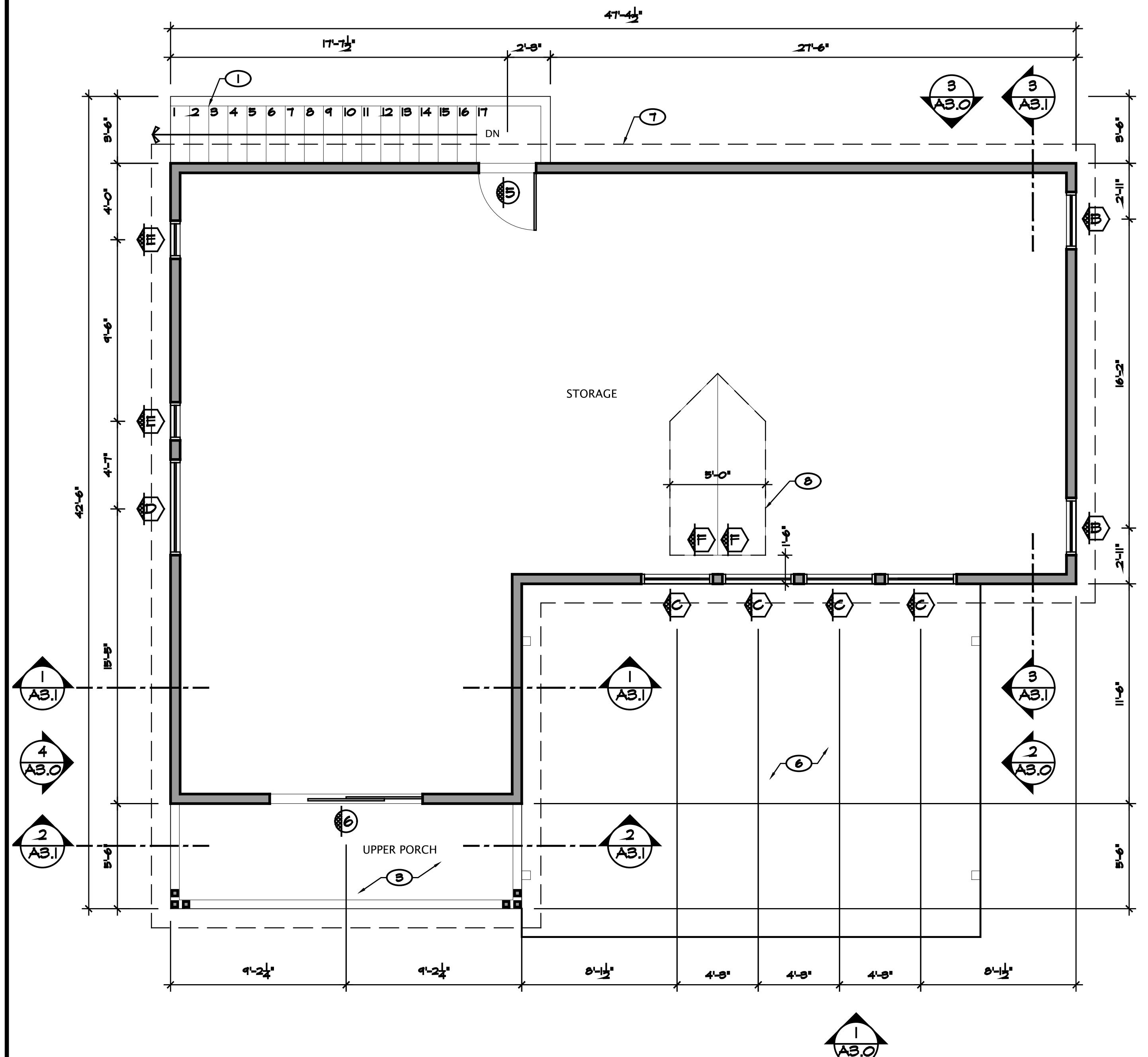
JOB # 2023-1

SCALE AS SHOWN

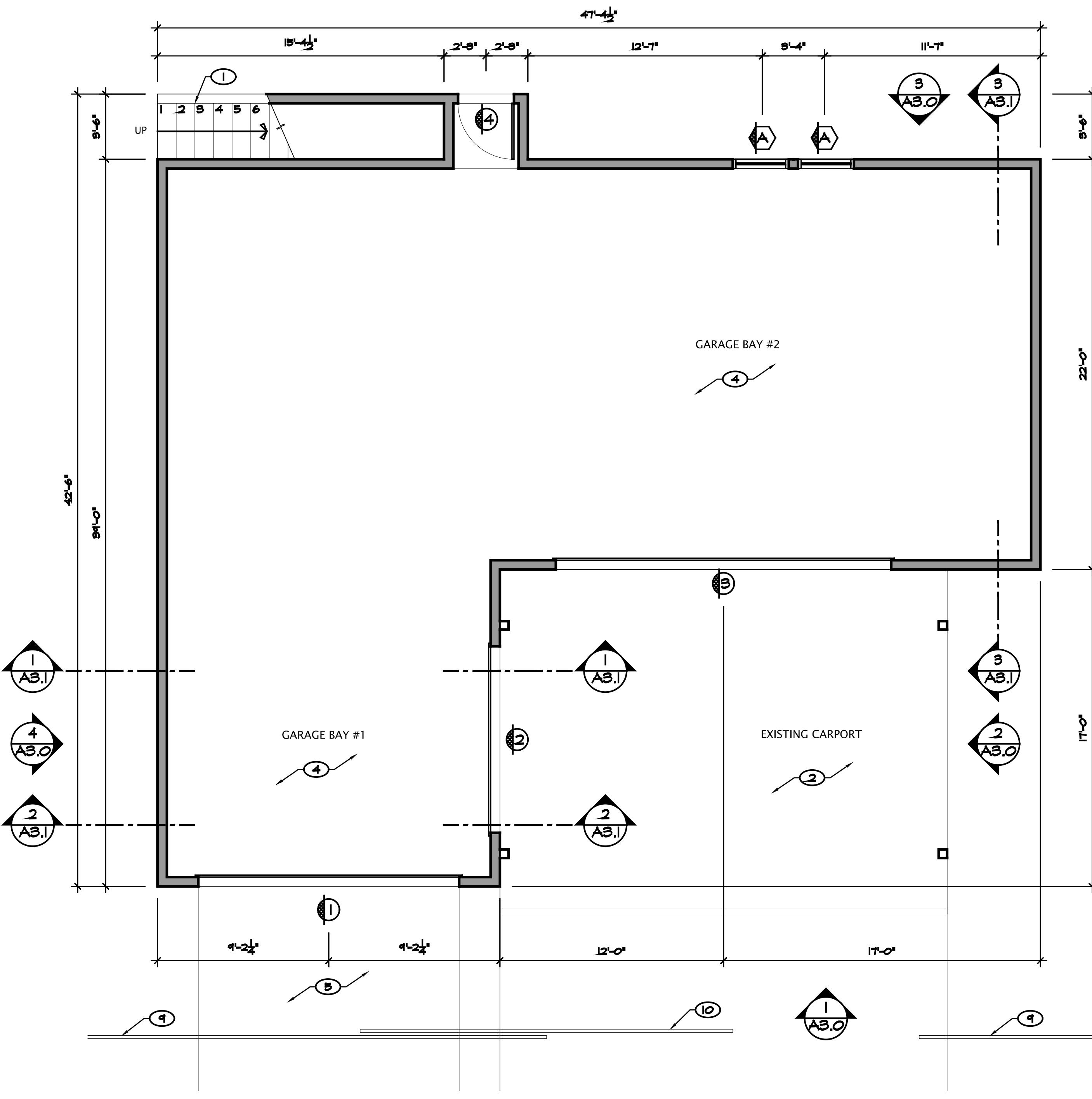
SUBMITTAL DATE

SHEET NUMBER

A2.0



PROPOSED UPPER FLOOR PLAN  
SCALE: 1/4 = 1'-0"

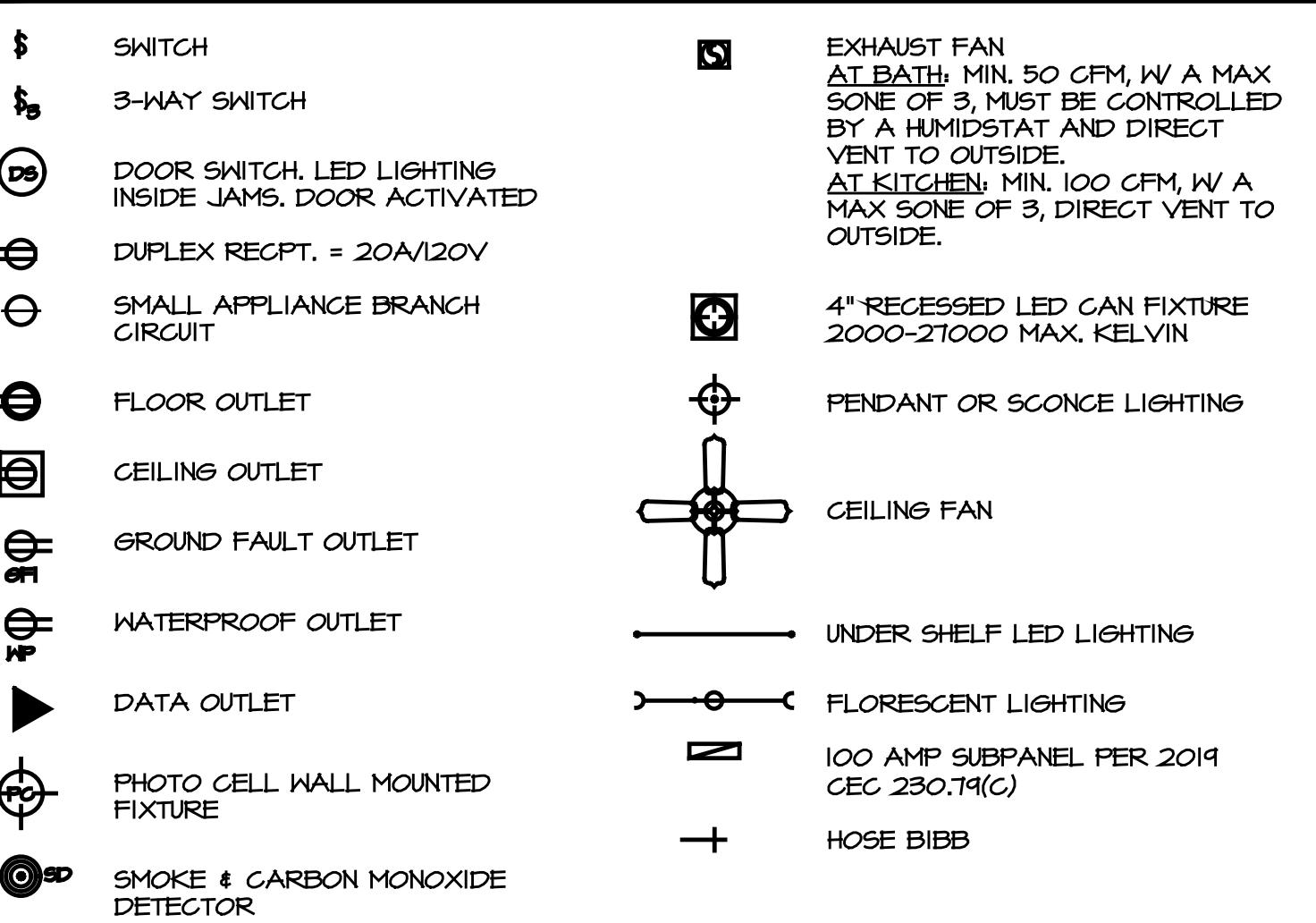


PROPOSED LOWER FLOOR PLAN  
SCALE: 1/4 = 1'-0"

## GENERAL NOTES

1. SMOKE DETECTORS SHALL NOT BE INCLUDED ON ARC FAULT PROTECTED CIRCUITS.
2. ALL ELECTRICAL TO CONFORM TO THE 2017 NEC W/ CALIFORNIA AMENDMENTS
3. ALL INTERIOR LIGHT FIXTURES TO BE SELECTED BY DESIGNER
4. SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LOCATED IN ACCORDANCE WITH SECTION R314.3. AS AMENDED
5. ALL RECESSED CAN LIGHTS ARE 4" DIAMETER, WHITE COLE, WHITE TRIM. DESIGNED FOR LED.
6. ALL SWITCHES AND OUTLETS TO BE WHITE DAGRA SLIDE DIMMERS
7. ALL LIGHTING FIXTURES TO BE SELECTED BY DESIGNER
8. ALL LIGHTING TO BE ON DIMMERS, LUTRON
9. ALL DIMMERS TO BE RATED FOR LED LIGHTING
10. NOT USED.
11. POWER TO BE PROVIDED BEHIND ALL BATHROOM MIRRORS. MIRRORS TO POP OUT +2" FROM BACK AND WALLS
12. PROVIDE POWER TO ALL WINDOW LOCATIONS FOR ROLLER SHADES
13. ALL INSTALLED LIGHTING MUST BE HIGH EFFICIENCY PER TABLE 150.0-A, 2019 CALIFORNIA ENERGY CODE TABLE 150.0
14. LIGHTING IN BATHROOMS SHALL BE HIGH EFFICIENCY AND AT LEAST ONE FIXTURE IN EACH BATHROOM SHALL BE CONTROLLED BY A VACANCY SENSOR. 2019 CALIFORNIA ENERGY CODE 150(K) 5
15. LIGHTING IN GARAGES, LAUNDRY ROOMS, CLOSETS AND UTILITY ROOMS SHALL BE HIGH EFFICIENCY AND AT LEAST ONE LIGHT FIXTURE INSTALLED SHALL BE CONTROLLED BY A VACANCY SENSOR. 2019 CALIFORNIA ENERGY CODE 150(K) 2.J
16. LIGHTING IN ROOMS OTHER THAN BATHROOMS, GARAGES, LAUNDRY ROOMS & UTILITY ROOMS SHALL BE HIGH EFFICIENCY LUMINAIRES. 2019 CALIFORNIA ENERGY CODE 150(K) 2.B
17. LUMINAIRES RECESSED INTO INSULATED CEILINGS SHALL NOT CONTAIN SCREWS BASE SOCKETS AND SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC) BY UL, OR OTHER TESTING LAB RECOGNIZED BY BUILDING OFFICIAL, AND SHALL BE CERTIFIED AIR TIGHT TO SHOW AIR LEAKAGE LESS THAN 2.0 CFM AT 0.01 PSI IN ACCORDANCE WITH ASTM E283, AND SEALED WITH A GASKET OR CAULK BETWEEN HOUSING AND CEILING. CALIFORNIA ENERGY CODE 150(K) 9.A
18. VENT FANS MUST BE SWITCHED SEPARATELY FROM LIGHTING. 2019 CALIFORNIA ENERGY CODE 150(K) 2.B
19. LUMINAIRES / SCREEN BASED SOCKETS SHALL MEET THE FOLLOWING REQUIREMENTS:
  - a. THE LUMINAIRE SHALL NOT BE A RECESSED DOWN-LIGHT IN A CEILING; AND
  - b. THE LUMINAIRE SHALL CONTAIN LAMPS

## LEGEND



## LEGEND



## KEYNOTES:

1. STAIR WITH 17 RISERS AT 7 1/4" HIGH AND 10" TREADS. WOOD TREADS OVER WATERPROOF MEMBRANE. LOX WALL GUARDRAIL TO BE 36" ABOVE TREAD NOSING AND CONFORM W/ R311.1.9.3
2. EXISTING CARPORT TO REMAIN
3. NEW PORCH WITH 4x4 COLUMN SUPPORTS
4. CONCRETE SLAB FLOOR
5. NEW CONCRETE DRIVEWAY TO EXISTING ALLEYWAY
6. EXISTING CARPORT ROOF BELOW
7. LINE OF ROOF OVERHANG ABOVE
8. DORMER ABOVE
9. EXISTING FENCE
10. NEW GATE AT DRIVEWAY

EXP. DATE: 12-31-2023

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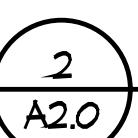
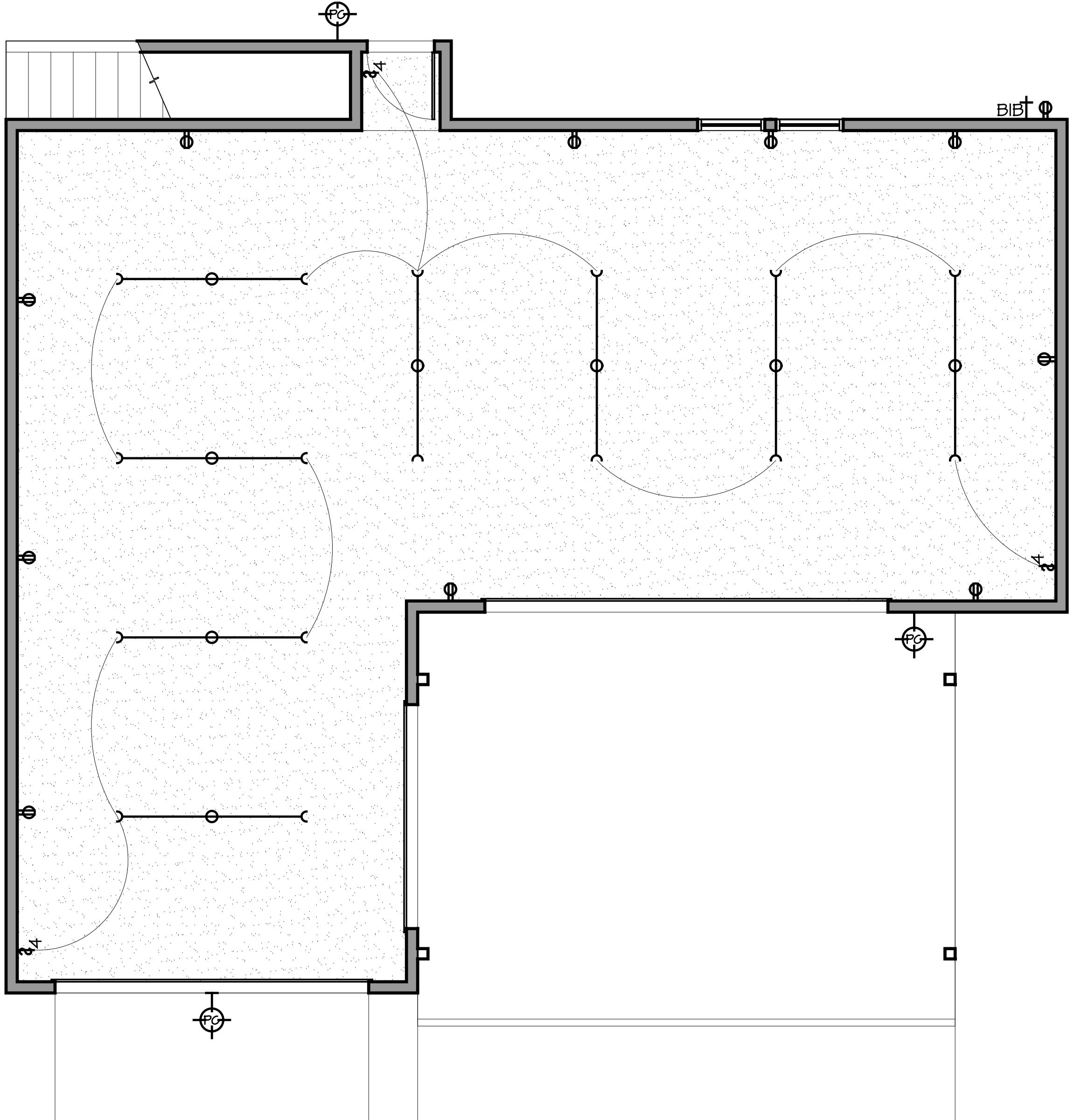
ROOF &  
ELECTRICAL  
PLANS

JOB # 2023-1

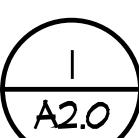
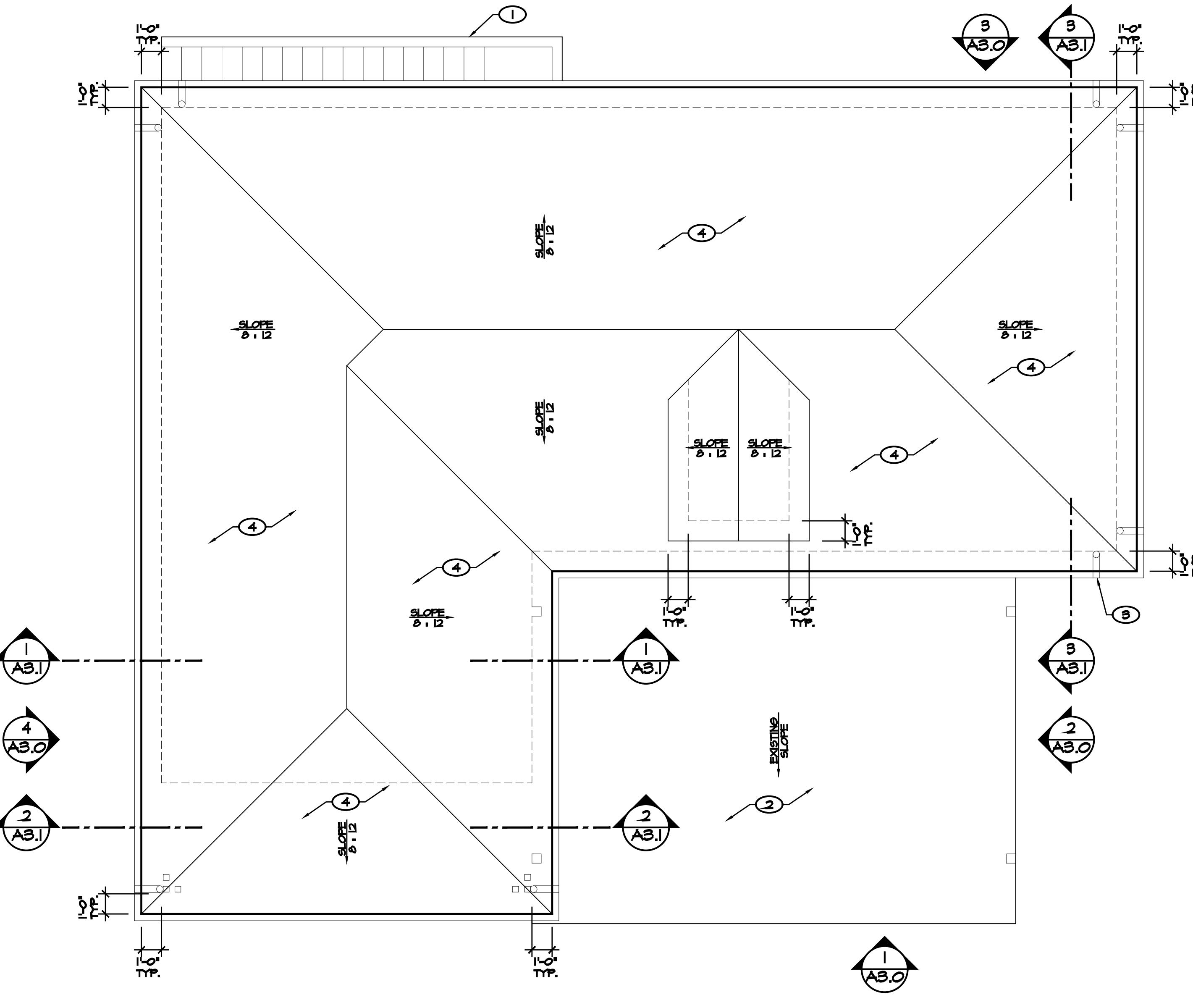
SCALE AS SHOWN  
SUBMITTAL DATE

SHEET NUMBER

A2.0



SCALE: 1/4 = 1'-0"



SCALE: 1/4 = 1'-0"

**KEYNOTES:**

1. EXISTING CARPORT TO REMAIN
2. NEW EXTERIOR STAIR WITH 36" HIGH GUARDRAIL
3. NEW UPPER PORCH WITH 4X4 COLUMNS
4. NEW DORMER

REVISIONS

EXP. DATE: 12-31-2023

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SHEET NAMEJOB # 2023-1  
SCALE AS SHOWN  
SUBMITTAL DATE

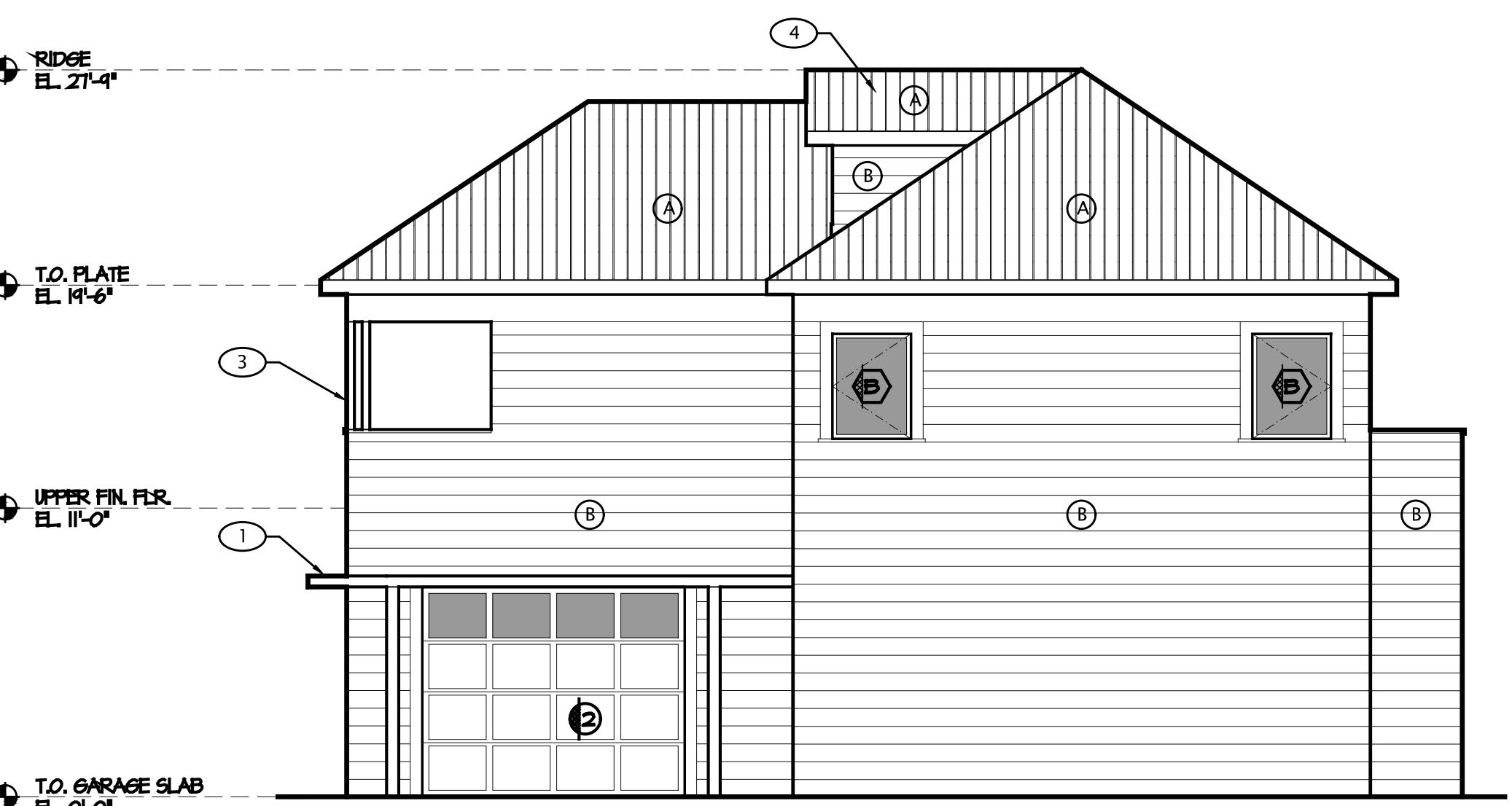
SHEET NUMBER

A3.0

**PROPOSED ELEVATION**

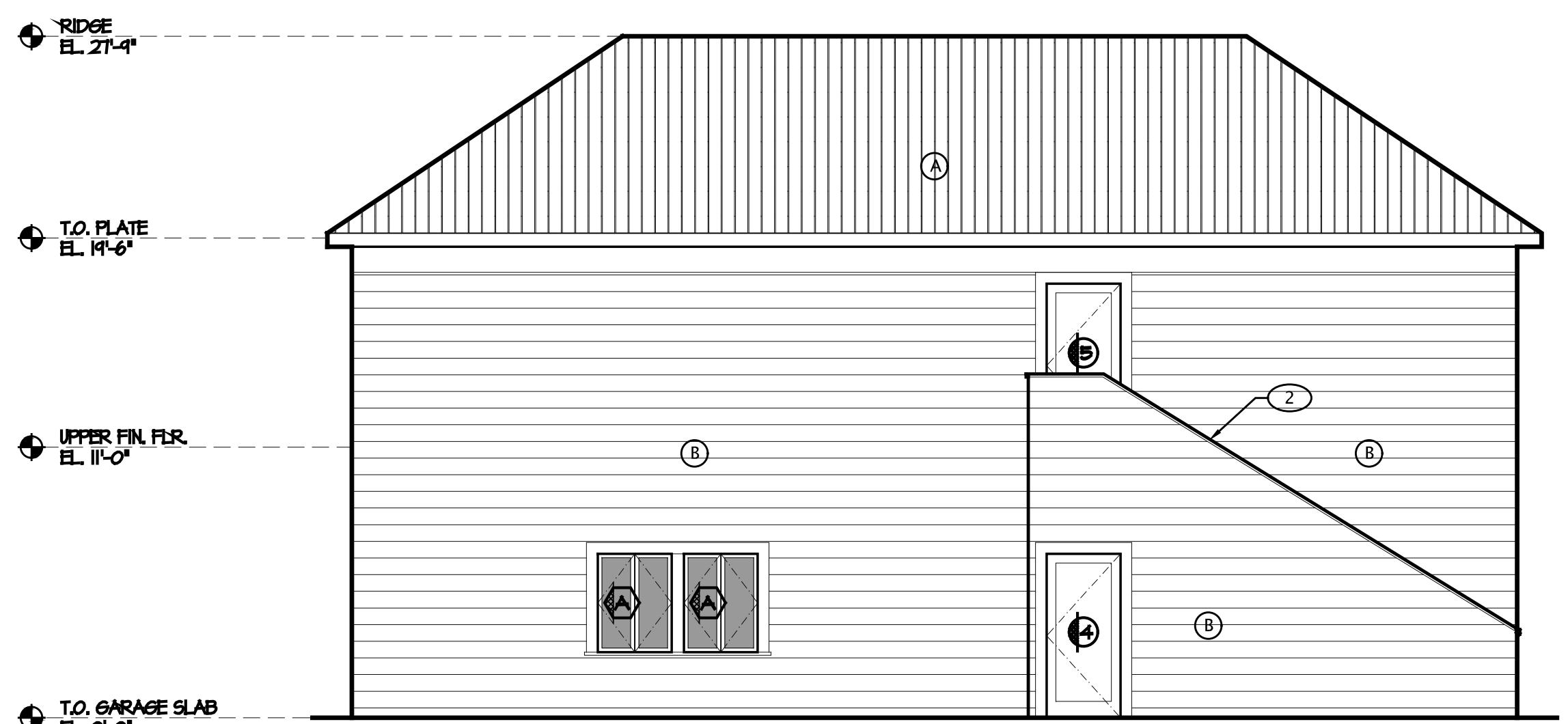
A3.0

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

**PROPOSED ELEVATION**

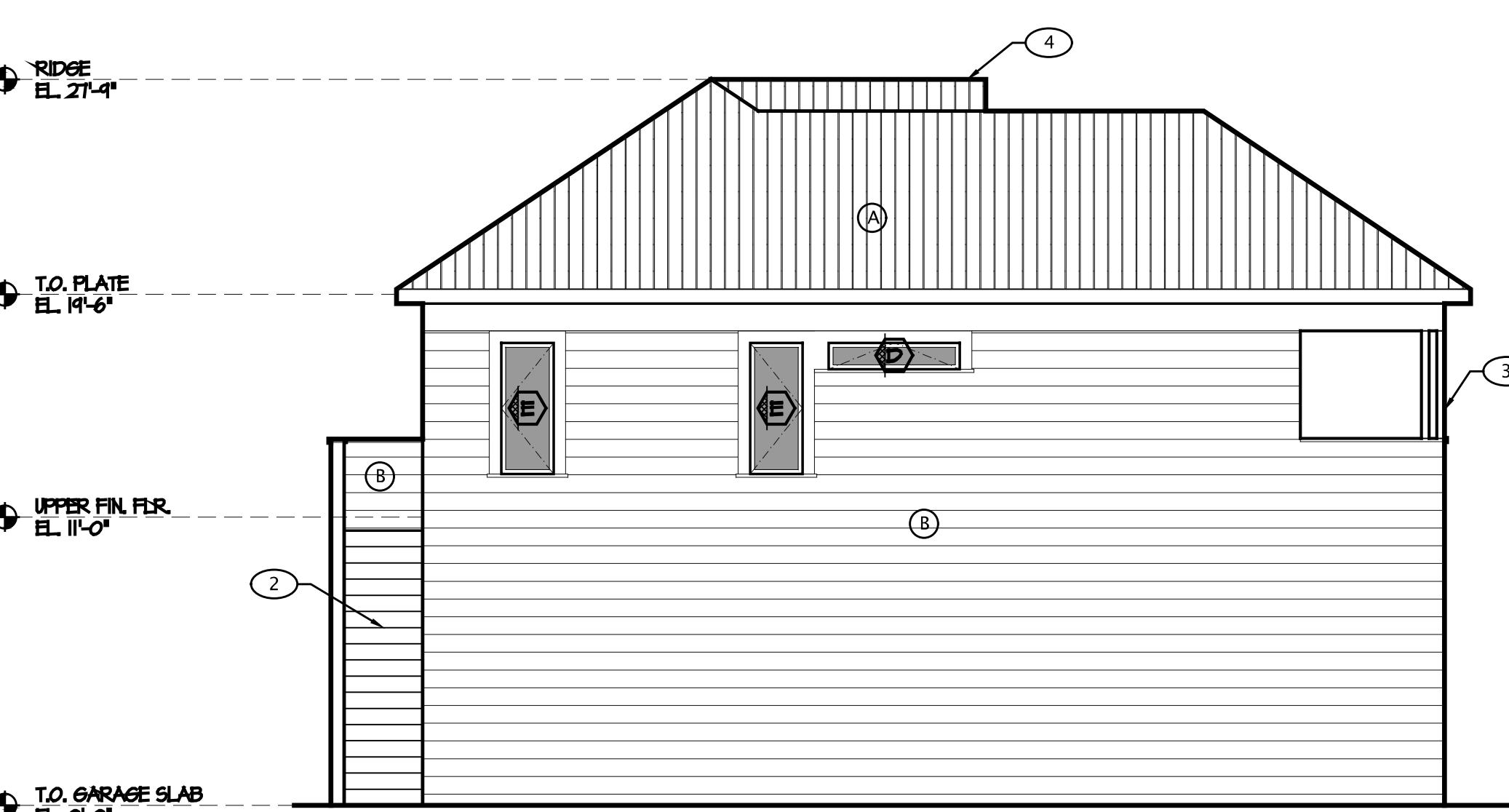
A3.0

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

**PROPOSED ELEVATION**

A3.0

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

**PROPOSED ELEVATION**

A3.0

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

**GENERAL NOTES:**

1. ALL EXTERIOR FINISHES TO BE SELECTED BY ARCHITECT.

**LEGEND**

- (A) CLASS 'A' COMPOSITE SHINGLE ROOFING  
(B) SIDING TBD

PROVIDE APPROVED CORROSION RESISTANT FLASHING SHALL BE APPLIED SHINGLE FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS.

MINIMUM 0.019" (GALVANIZED SHEET GAGE) CORROSION RESISTANT OR PLASTIC WEEP SCREW LOCATED BELOW FOUNDATION SILL PLATE LINE AND 4 INCHES ABOVE GRADE ON ALL EXTERIOR STUD WALLS OR 2 INCHES ABOVE PAVED AREAS PER CRC R103.1.21.

A MINIMUM OF ONE LAYERS OF NO. 15 ASPHALT FELT FREE FORM HAIL AND PROOF COMPLIES WITH ASTM D226 OR TYPE I FELT SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR STUDS, CRC-R103.2. TWO LAYERS OF GRADE D OR 60 MINUTES GRADE D PAPER SHALL BE APPLIED OVER ALL WOOD-BASED SHEATHING, CRC-R103.2.

REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL NOT BE LESS THAN 42 INCHES IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS, 2049 CRC SECTION R312.

**KEYNOTES:**

1. 1/2" GYPSUM WALL BOARD AT INTERIOR WALLS AND CEILINGS, TYP.
2. PROVIDE R-21 INSULATION AT GARAGE WALLS & R-30 INSULATION AT GARAGE CEILING
3. PROVIDE R-28 INSULATION AT STORAGE WALLS & R-30 INSULATION AT ROOF

REVISIONS

PROVIDE APPROVED CORROSION RESISTANT FLASHING SHALL BE APPLIED SHINGLE FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS.

EXP. DATE: 12-31-2023

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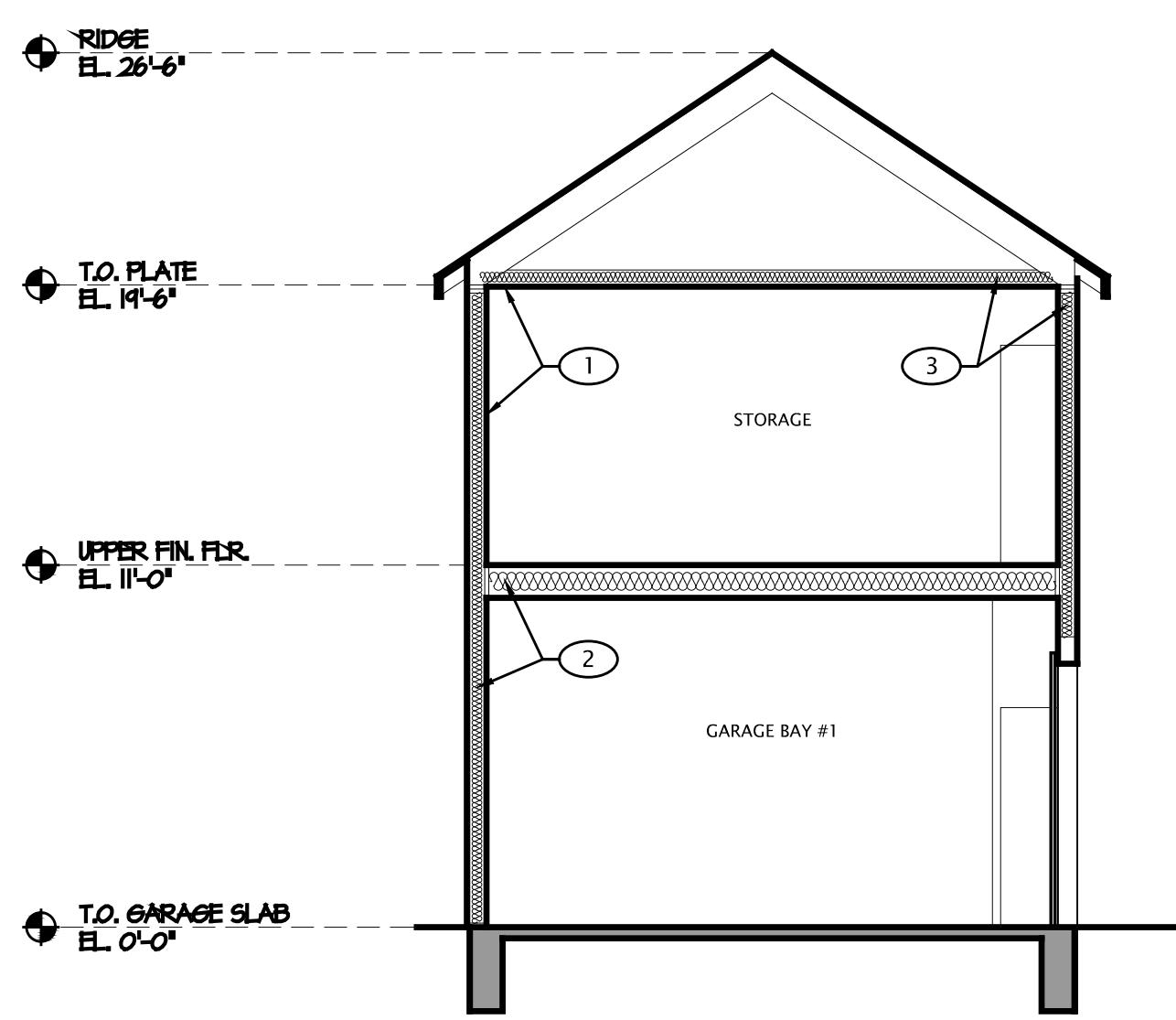
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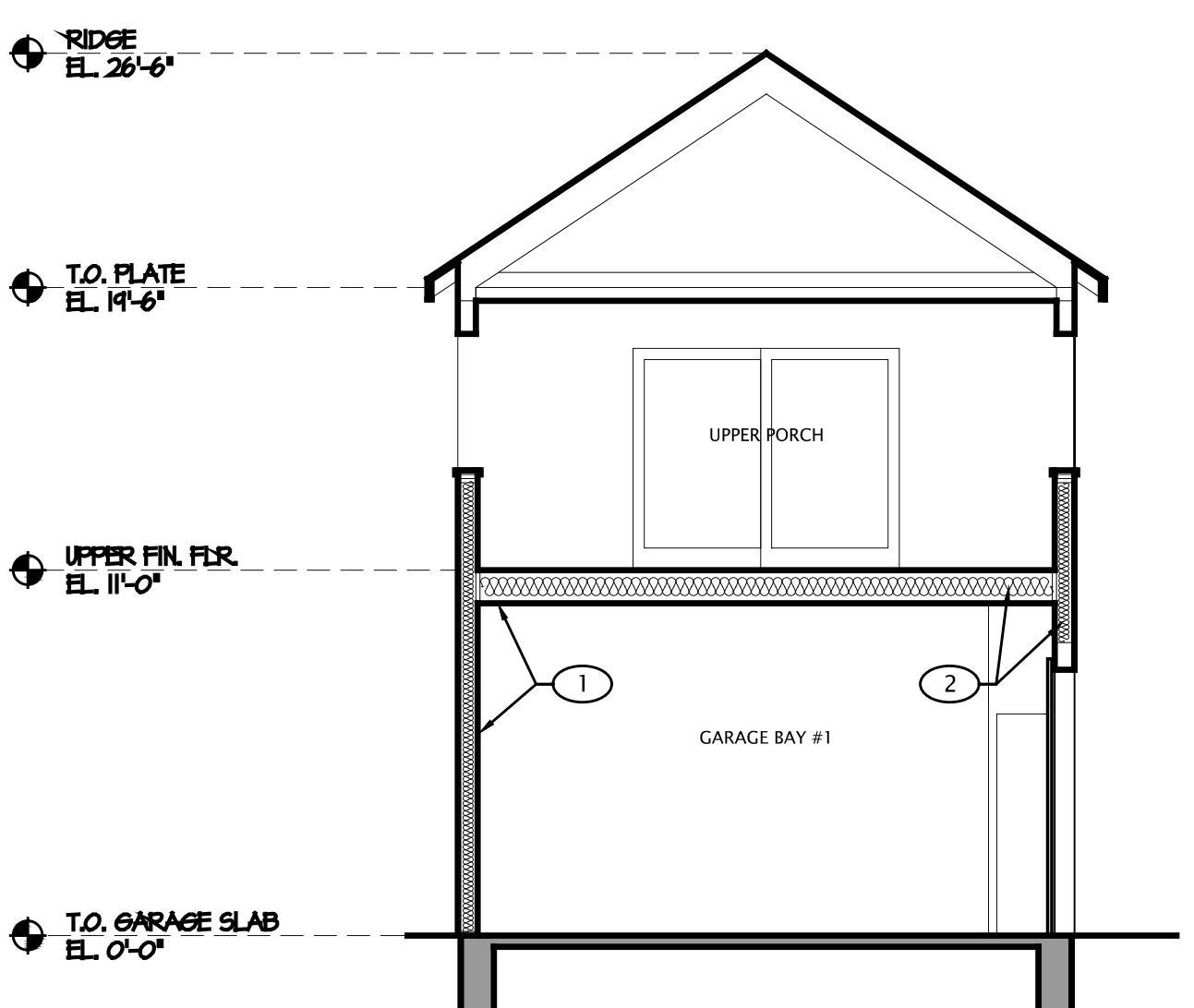
PROPOSED  
SECTIONS

SHEET NAME	2023-1
JOB #	2023-1
SCALE	AS SHOWN
SUBMITTAL DATE	

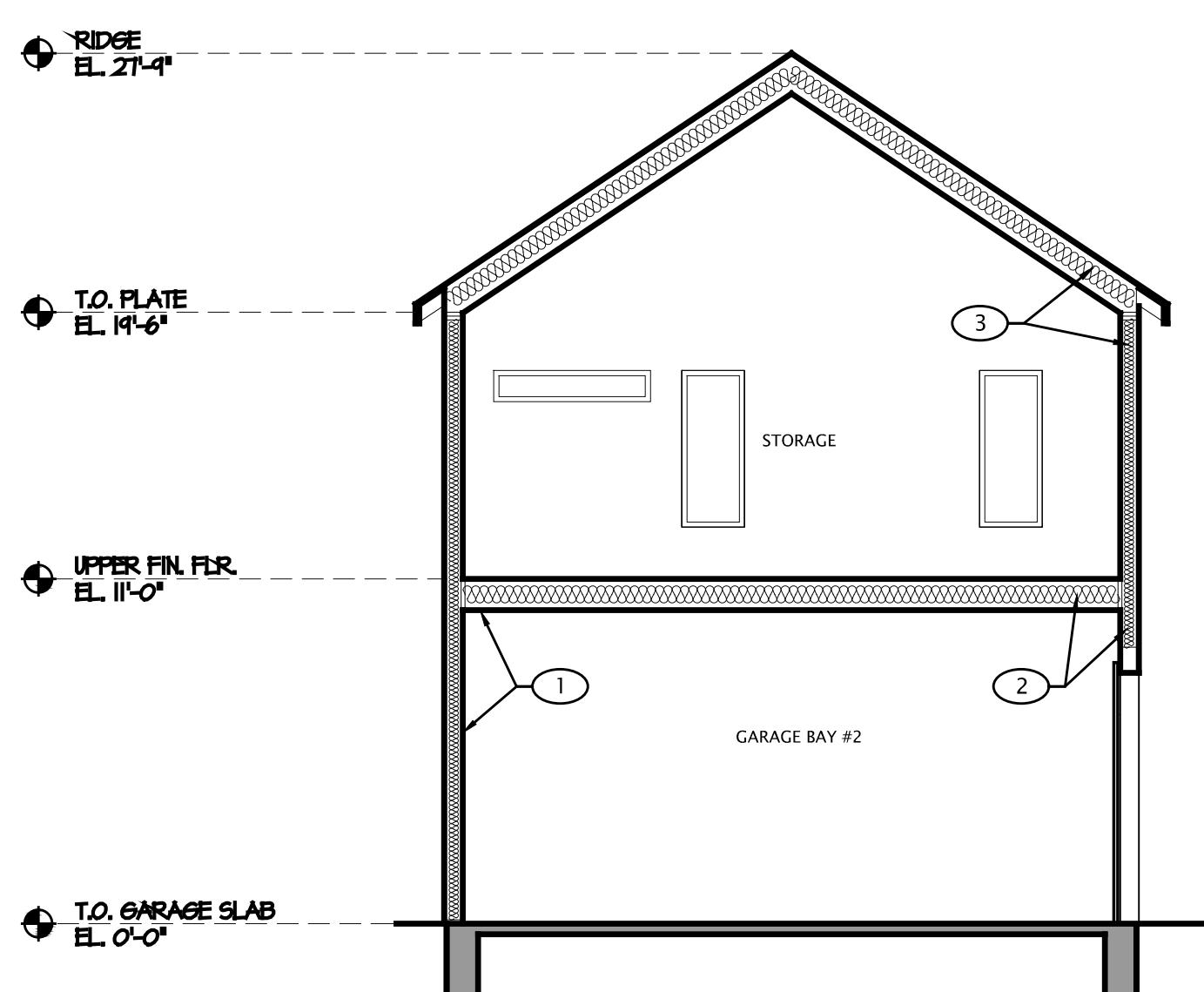
SHEET NUMBER  
**A3.1**



**SECTION-1**  
A3.1  
SCALE: 3/16" = 1'-0"



**SECTION-2**  
A3.1  
SCALE: 3/16" = 1'-0"



**SECTION-3**  
A3.1  
SCALE: 3/16" = 1'-0"

PLAN REF.	SIZE		TYPE & MAT'L										FRAME TYPE		ADD'L INFO.		HARDWARE									
	SINGLE	DOUBLE	WIDTH	HEIGHT	WOOD	SOLID CORE	HOLLOW CORE	FRENCH DOOR	SLIDING GLASS	POCKET DOOR	BARN DOOR	B/FOLD DOOR	ROLL-UP DOOR	FOLDING GARAGE DOOR	PIVOT GLASS DOOR	FRAMELESS GLASS	SEE DESIGN PACKAGE	PRE-FINISHED BY MFG'R	1" FLOOR A/R SPACE	TEMPERED	SOUND TRANS. CLASS	RATED 20 MIN	THRESHOLD	WEATHER STRIPPING	VIEWER	DOOR STOP
①	●		14'-0"	8'-0"						●					●	●				●						
②	●		10'-0"	8'-0"							●				●	●	●			●						
③		●	18'-0"	8'-0"								●				●	●	●			●					
④	●		3'-0"	6'-8"	●	●									●					●				●		
⑤	●		3'-0"	6'-8"	●	●									●					●				●		
⑥	●	●	8'-0"	6'-8"								●	●		●	●	●		●	●	●					

# RESIDENCE DOOR SCHEDULE

I  
A4.0      DOOR SCHEDULE      SCALE: N.T.S.

	PLAN REF.	SIZE	FRAME & WIN TYPE								GLAZING TYPE		GLASS FINISH		REMARKS							
	WIDTH	HEIGHT	VINYL FRAME	ALUMINUM	XO	FIXED	CASEMENT	SKYLIGHT	SINGLE HUNG (SH)	AWNING	SLIDING STACKABLE PANELS	HORIZONTAL SLIDERS	FIRE RATING	DUAL PANE	SAFETY GLASS (TEMPERED)	LOW-E GLAZING	CLEAR	OBSCURE	-	-	SOUND TRANSMISSION CLASS	
A	3'-0"	4'-0"	●			●					●			●			●				DOUBLE CASEMENT	
B	3'-0"	4'-0"	●			●					●			●			●					
C	3'-9"	4'-0"	●			●					●			●			●				DOUBLE CASEMENT	
D	5'-0"	1'-0"	●						●		●	●	●	●			●					
E	2'-0"	5'-0"	●			●					●			●			●					
F	1'-6"	3'-0"	●		●						●			●			●					

**2** A4.0 **WINDOW SCHEDULES**

SCALE: N.T.S.

# DOOR NOTES:

1. THE PERIMETER OF DOOR FRAMES SHALL BE SEALED TO THE EXTERIOR WALL CONSTRUCTION WITH A WEATHER SEALANT
  2. ALL GLASS DOORS TO HAVE LOW-E GLASS
  3. ALL NEW INTERIOR DOORS WILL BE SOLID CORE WOOD SLAB.
  4. ALL INTERIOR DOORS TO BE BALTIC GRAY WITH A SATIN FINISH.

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## WINDOW NOTES:

1. ALL GLASS TO BE AT LEAST 3/16" THICK
  2. ALL WINDOWS TO BE WEATHER STRIPPED
  3. PERIMETER WINDOW FRAMES SHALL BE SEALED TO THE EXTERIOR WALL CONSTRUCTION WITH A WEATHER RESISTANT SEALANT
  4. ALL WINDOWS ARE TO BE STOREFRONT GLASS TYPE. WINDOW FRAMES TO MATCH EXISTING HOUSE.
  5. ALL GLASS TO BE LOW-E DOUBLE PANE WITH ARGON GAS.
  6. PROVIDE SAFETY GLAZING ACCORDING TO SECTION 304.4 IRC:
    - A. TUB AND SHOWER ENCLOSURE AND GLAZING IN THE WALLS LESS THAN 60" ABOVE THE STANDING OF TUBS OR SHOWERS.
    - B. GLAZING WITHIN A 24" ARC OF A DOOR.
    - C. GLAZING WITHIN 18" OF THE FLOOR, INDIVIDUAL PANEL GREATER THAN 9 SQUARE FEET.
  7. NATURAL LIGHT AND VENTILATION. ALL HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.  
(SECTION R303.1IRC)

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# DOOR & WINDOW SCHEDULES

OB #	2023-1
CALE	AS SHOWN

HEET  
NUMBER  
**A4.0**