

# Brucker's RESIDENCE ADDITION/REMODEL

**CONSULTANTS**

AVILA STRUCTURAL ENGINEERING, INC  
199 E. THOUSAND OAKS BLVD, SUITE 206  
THOUSAND OAKS, CA 91320  
P: (310) 980-6061  
E: francisco@avilase.com/www.avilase.com

VIGIL DESIGN  
SAIL VIGIL  
P.O. BOX 1289  
OXNARD, CALIFORNIA 93032  
C: 805 479-4974  
svigildesign@gmail.com

PERFECT DESIGN & INVESTMENT, INC  
TITLE 24  
2416 W. VALLEY BLVD.  
ALHAMBRA, CA 91803  
P: (626) 289-8808  
E: PERFECTAAA@aol.com

SHEET INDEX	
SHEET NO.	DESCRIPTION
A1	SITE PLAN, VICINITY MAP, SITE DATA, SCOPE OF WORK, SHEET INDEX
A2	SITE PLAN SHOWING STREET & ASSESSOR PARCEL NUMBER
A3	ELECTRICAL PLAN
A4	FLOOR PLAN
A5	ELEVATIONS
A6	ROOF PLAN
A7	SECTION A-A & B-B
G1	SECTION C-C
G2	GREEN NOTES
	GREEN NOTES

NOTE:  
ADDRESS NUMBERS TO BE CLEARLY MARKED IN CONTRASTING COLORS 3" TO 5" HIGH, VISIBLE FROM THE STREET. ORD. 2444 SEC. 26-20

NOTE:  
REVIEW IS ONLY FOR PROPOSED WORK. THIS DOES NOT PERMIT OR VERIFY THE STATUS OF ANY OTHER STRUCTURE(S) ILLUSTRATED ON THIS PLAN.

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

JUSTIFICATION IS REQUIRED FOR FINISH FLOOR ELEVATION

MAKE ALL NECESSARY ARRANGEMENTS FOR BUILDING INSPECTOR TO VERIFY FINISH FLOOR ELEVATION FOR PROPOSED ADDITION AS NOTED ON APPROVED PLANS, AT TIME OF YOUR FIRST INSPECTION.

**BUILDING CODE DATA LEGEND**

OCCUPANCY GROUP	R-3/U
DESCRIPTION OF USE	RESIDENCE
TYPE OF CONSTRUCTION	V-B
SPRINKLERS	NO
STORIES	1
HEIGHT	15'-6"
(E) HOME REMODEL	

**SITE DATA**

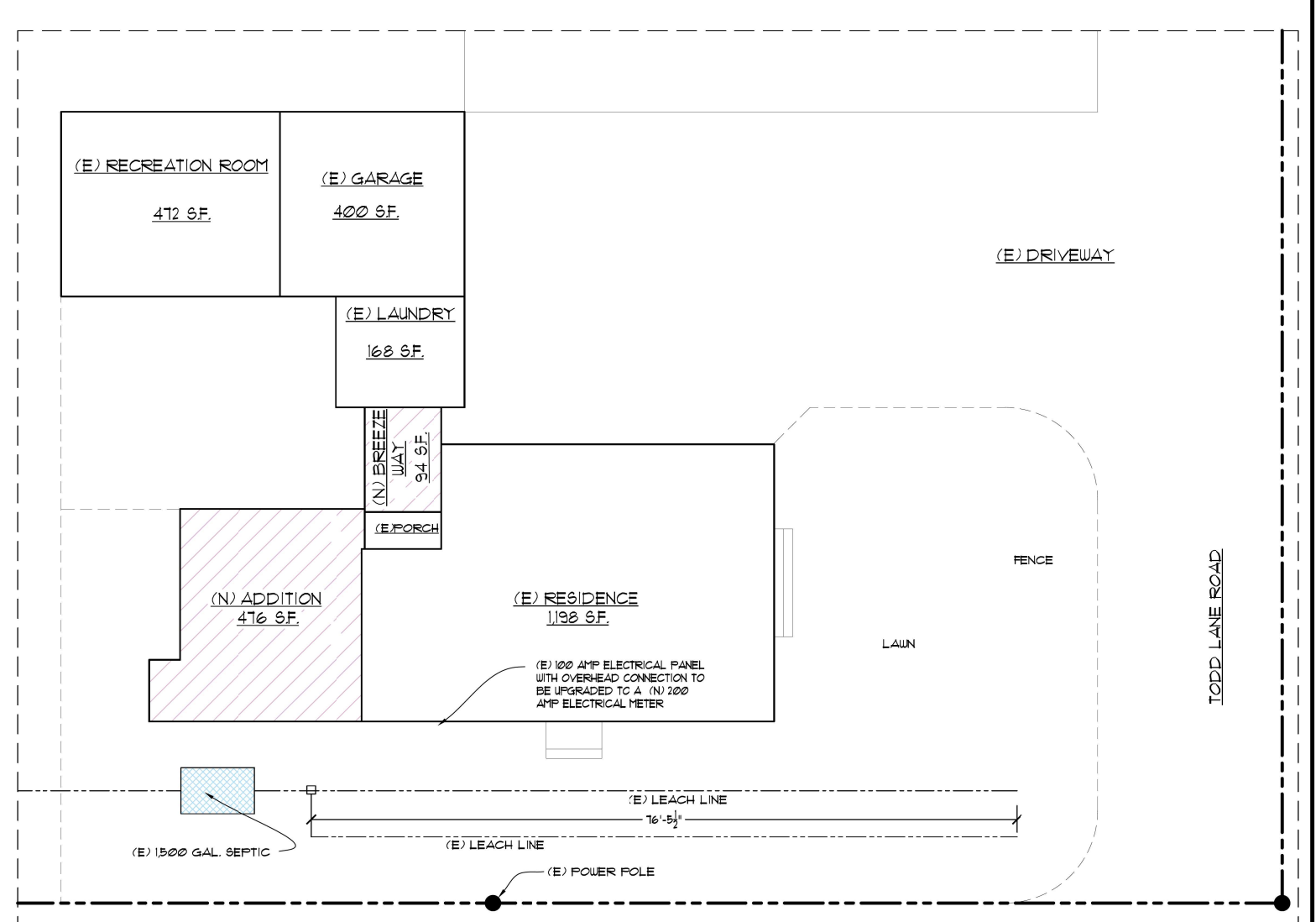
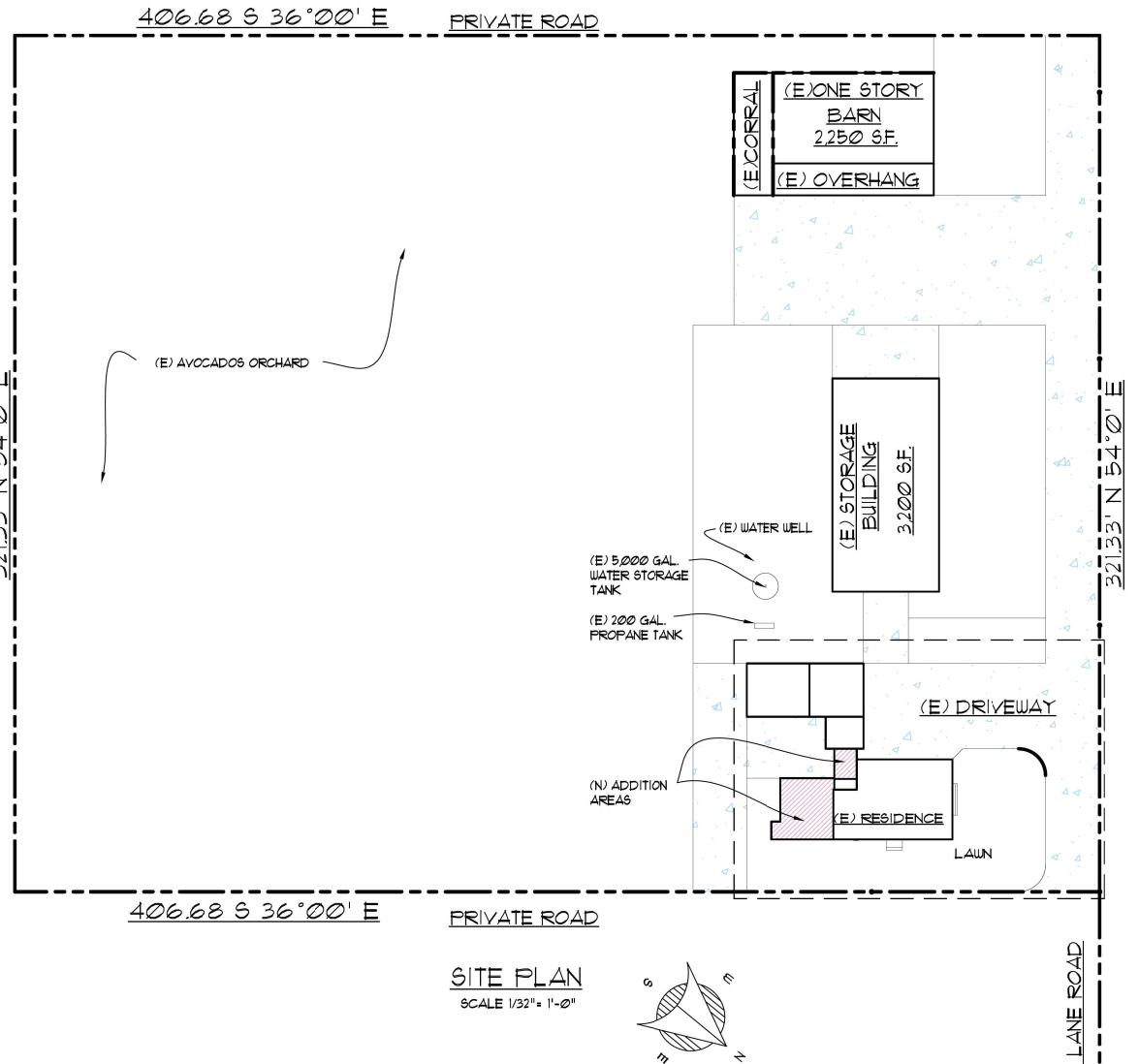
PORTION OF RANCHO SANTA PAULA Y SATICOY

ORIGINAL BUILT	1930
APN	099-0-080-185
SITE AREA	130,680 SF.
(E) HOUSE	1,182 SF.
(E) GARAGE 400 SF.	400 SF.
(E) LAUNDRY AREA	168 SF.
(E) RECREATION ROOM AREA.	472 SF.
(E) BARN AREA	2,250 SF.
(E) STORAGE BUILDING	3,200 SF.
(N) ADDITION	476 SF.
(N) BREEZE WAY	94 SF.
(E) TOTAL LOT COVERAGE	7,674 SF. = 0.059%
(E) TOTAL LANDSCAPE	123,006 = 94.1%
NEW TOTAL LOT COVERAGE	8,244 SF. = 0.063%
NEW TOTAL LANDSCAPE	122,436 = 93.7%

**CODE REQUIREMENTS**  
ALL DESIGN, CONSTRUCTION, AND WORKMANSHIP SHALL CONFORM TO: 2019 EDITION OF THE CALIFORNIA BUILDING CODE (CBC), AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) 7-16, 2019 CALIFORNIA MECHANICAL CODE (CMC), 2019 CALIFORNIA PLUMBING CODE, CALIFORNIA ELECTRICAL CODE 2019 AND ALL LOCAL ORDINANCES AND REQUIREMENTS.

**GENERAL NOTES**  
ADDITIONS OR ALTERATIONS SHALL NOT BE MADE TO AN EXISTING BUILDING OR STRUCTURE THAT WILL CAUSE THE EXISTING BUILDING OR STRUCTURE TO BE IN VIOLATION OF ANY PROVISIONS OF THE UBC CODE AND SUCH ADDITIONS OR ALTERATIONS SHALL NOT CAUSE THE EXISTING BUILDING OR STRUCTURE TO BECOME UNSAFE.  
THE TOP OF ANY EXTERIOR FOUNDATION OR FINISHED FLOOR SLAB SHALL EXTEND 25" ABOVE THE ELEVATION OF THE LOWEST ADJACENT STREET GUTTER.  
FINISHED GRADING FOR RESIDENTIAL ADDITIONS SHALL BE ACCOMPLISHED ACCORDING TO PUBLIC WORKS STANDARD PLATE 601. THERE SHALL BE NO UNDRAINED AREAS AND ALL

**SCOPE OF WORK**  
REMODEL (E) HOME  
NEW EXTERIOR STUCCO • NEW VINYL WINDOW • NEW EXTERIOR & INTERIOR DOORS • RE-PIPE PER PLAN, NEW TOILETS, LAVATORIES, NEW TUB, NEW SHOWER, NEW KITCHEN SINK, AND NEW TANK-LESS WATER HEATER • RE-WIRE PER PLAN • REPLACE LAMBER LIKE FOR LIKE AS NEEDED. NEW INSULATION PER PLAN • REPLACE ALL DRYWALL • NEW ATTIC LOCATION FAN • NEW AC CONDENSER, SEE PLAN • REPLACE BEAM ON LIVING ROOM / DINING AREA, SEE STRUCTURAL PLANS.



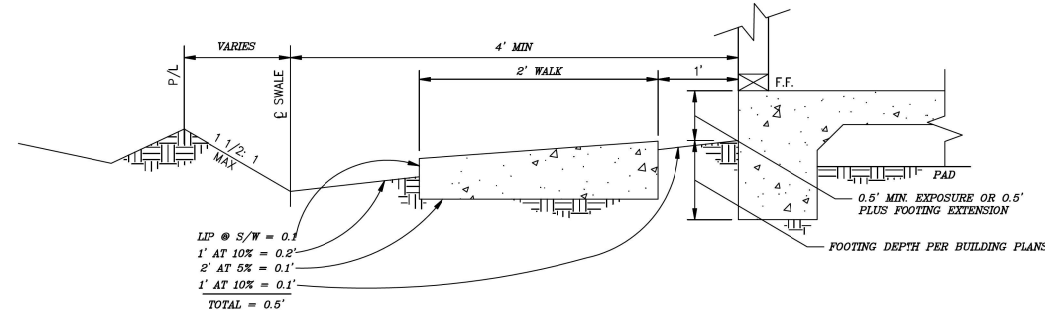
County of Ventura  
January 23, 2023  
Cultural Heritage Board Meeting  
Item 7b  
Exhibit 1 – Proposed Plans and Elevations

**Vigil Design**  
svigildesign@gmail.com  
P.O. BOX 1281 OXNARD, CA 93032 / Lic. # 79924  
(805) 479-4974

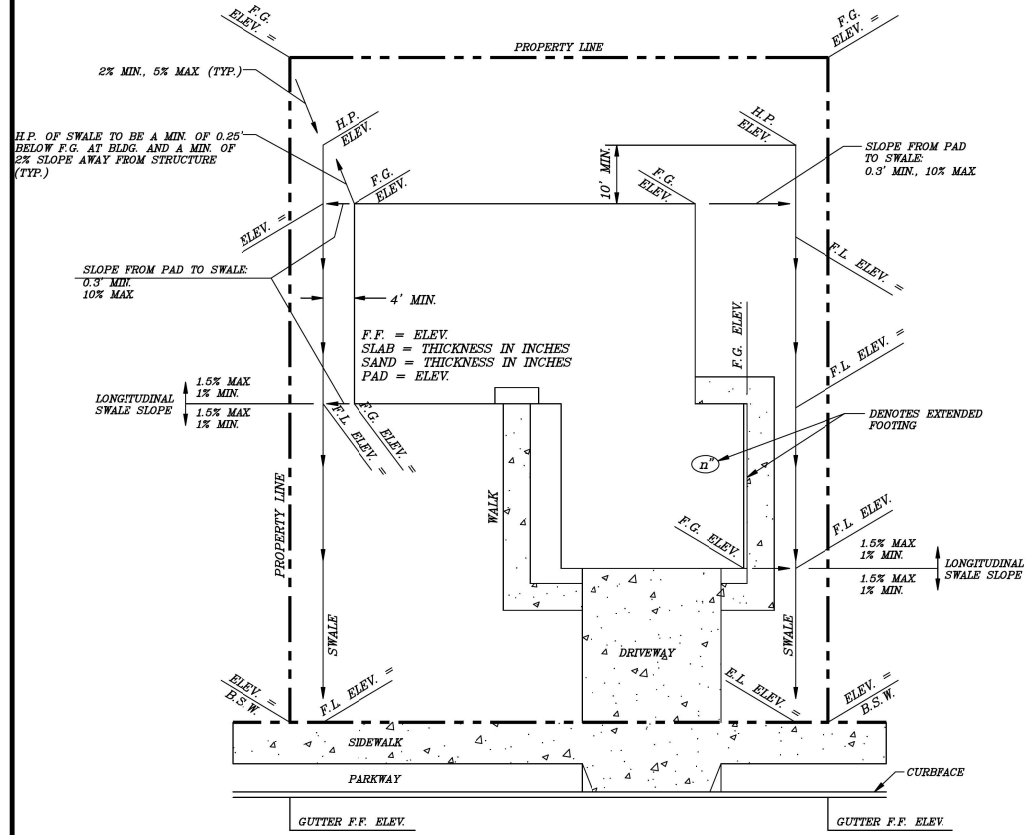
CLIENT: BO BRUCKER  
15321 TODD LANE  
SANTA PAULA, CA.  
805 665-8239 / APN. 099-0-080-185

Sheet Content  
SITE PLAN

Date: 06-15-2022  
Drawn: SAIL VIGIL  
Sheet: **A1**



TYPICAL SWALE SECTION



STANDARD RESIDENTIAL LOT DRAINAGE/PLATE 601

NOTES

1. THE (n) DENOTES AN EXTENDED FOOTING WHERE "n" EQUALS THE EXTENDED FOOTING DEPTH.
2. DEVIATION FROM THIS CRITERIA WILL REQUIRE PRIOR APPROVAL OF THE COUNTY OF VENTURA.
3. CALL OUT ALL ELEVATIONS AS SHOWN.
4. THIS PLATE PRIMARILY APPLIES TO SINGLE FAMILY RESIDENTIAL DEVELOPMENT. FINISH FLOOR ELEV SHALL BE 25" ABOVE THE LOWEST ADJACENT STREET GUTTER OR BE PROTECTED FROM A 100 YEAR STORM, WHICHEVER IS GREATER.
5. SIDEWALK DRAINS SHALL NOT BE USED IN RESIDENTIAL CONSTRUCTION.

LEGEND

- B.S.W. = BACK OF WALK
- FL = FLOW LINE
- FG = FINISH GRADE
- HP = HIGH POINT

GRADING

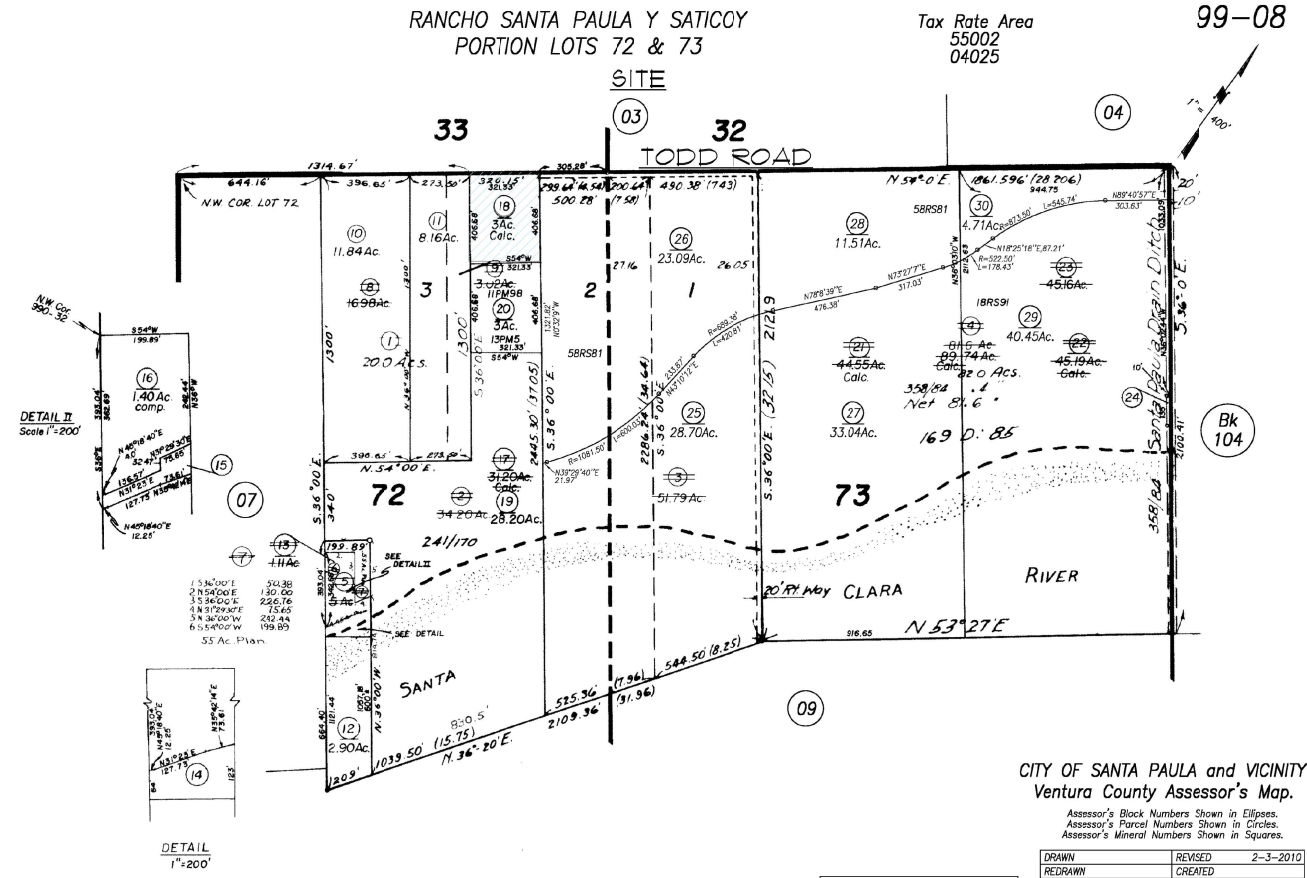
1. FINISH GRADE FOR RESIDENTIAL ADDITIONS SHALL BE ACCOMPLISHED ACCORDING TO PUBLIC WORKS STANDARD PLATE 601. THERE SHALL BE NO UNDERDRAINED AREAS AND ALL WATER RUNOFFS SHALL DRAIN TO THE STREET AND ALLEY.
2. FINISH FLOOR SHALL BE CONSTRUCTED AS TO HAVE AT LEAST TWENTY-FIVE (25) INCHES (2.08') ABOVE THE ELEVATION OF THE LOWEST ADJACENT STREET GUTTER OR PROVIDE ENGINEERING SHOWING CALCULATIONS TO BE APPROVED BY THE CITY ENGINEER, SHOWING THAT THE FINISH FLOOR WILL BE PROTECTED FROM A 100 YEAR STORM.
3. IF THE PROPERTY DRAINS TO BOTH A STREET AND AN ALLEY, THE DRAINAGE SWALE HIGH POINTS CAN BE LOCATED AROUND THE MIDDLE OF THE LOT IN THE SIDE YARD.
4. FINISH GRADE AROUND HOUSE SHALL SLOPE AWAY FROM FOUNDATION A MIN. OF 4 FEET AT 1/4 INCH PER FOOT FOR SOIL AND EARTH AND A MIN. OF 1/8 INCH PER FOOT FOR CONCRETE AND ASPHALT.

ELECTRICAL

1. PROVIDE ADEQUATE CLEARANCE OF ELECTRICAL SERVICE DROP CONNECTORS (USE COPPER WIRING ONLY)(N.E.C. ARTICLE 230 - 24 & ARTICLE 680-8).
2. ELECTRICAL PANEL NOTE: APPROVAL BY SOUTHERN CALIFORNIA EDISON CO. IS REQUIRED FOR LOCATION OF ELECTRICAL SERVICE / PANEL PRIOR TO BUILDING INSPECTION. PLEASE CALL 654-7444.

PLUMBING

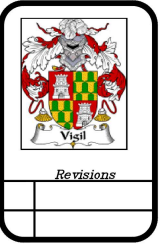
1. NO BUILDING SEWER OR OTHER DRAINAGE PIPING OR PART THERE OF CONSTRUCTED OF MATERIALS OTHER THAN THOSE APPROVED FOR USE UNDER OR WITHIN A BUILDING SHALL BE INSTALLED UNDER OR WITHIN TWO (2) FEET OF ANY BUILDING OR STRUCTURE OR LESS THAN ONE FOOT BELOW THE SURFACE OF THE GROUND (UPC, SEC. 313.4).
2. NO PIPING SHALL BE DIRECTLY EMBEDDED IN CONCRETE OR MASONRY WALL OR FOOTINGS (UPC, SEC. 313).
3. TIE TO EXISTING BUILDING SEWER, MAINTAIN A 1/4 INCH PER FOOT FALL.
4. A 4" SEWER LATERAL IS REQUIRED FOR RESIDENCES THAT HAVE 4 OR MORE WATERCLOSETS. EXPOSE FOR VERIFICATION OF EXISTING OR NEW LATERAL SIZE.



Rancho Santa Paula Y Saticoy, M.R. Bk.A, Pg.290

NOTE: ASSESSOR PARCELS SHOWN ON THIS PAGE DO NOT NECESSARILY CONSTITUTE LEGAL LOTS. CHECK WITH COUNTY SURVEYORS OFFICE OR PLANNING DIVISION TO VERIFY.

DRAWN	REVISED	DATE
REDAWN	CREATED	2-3-2010
INKED	PLOTTED	EFFECTIVE
Compiled By Ventura County Assessor's Office		



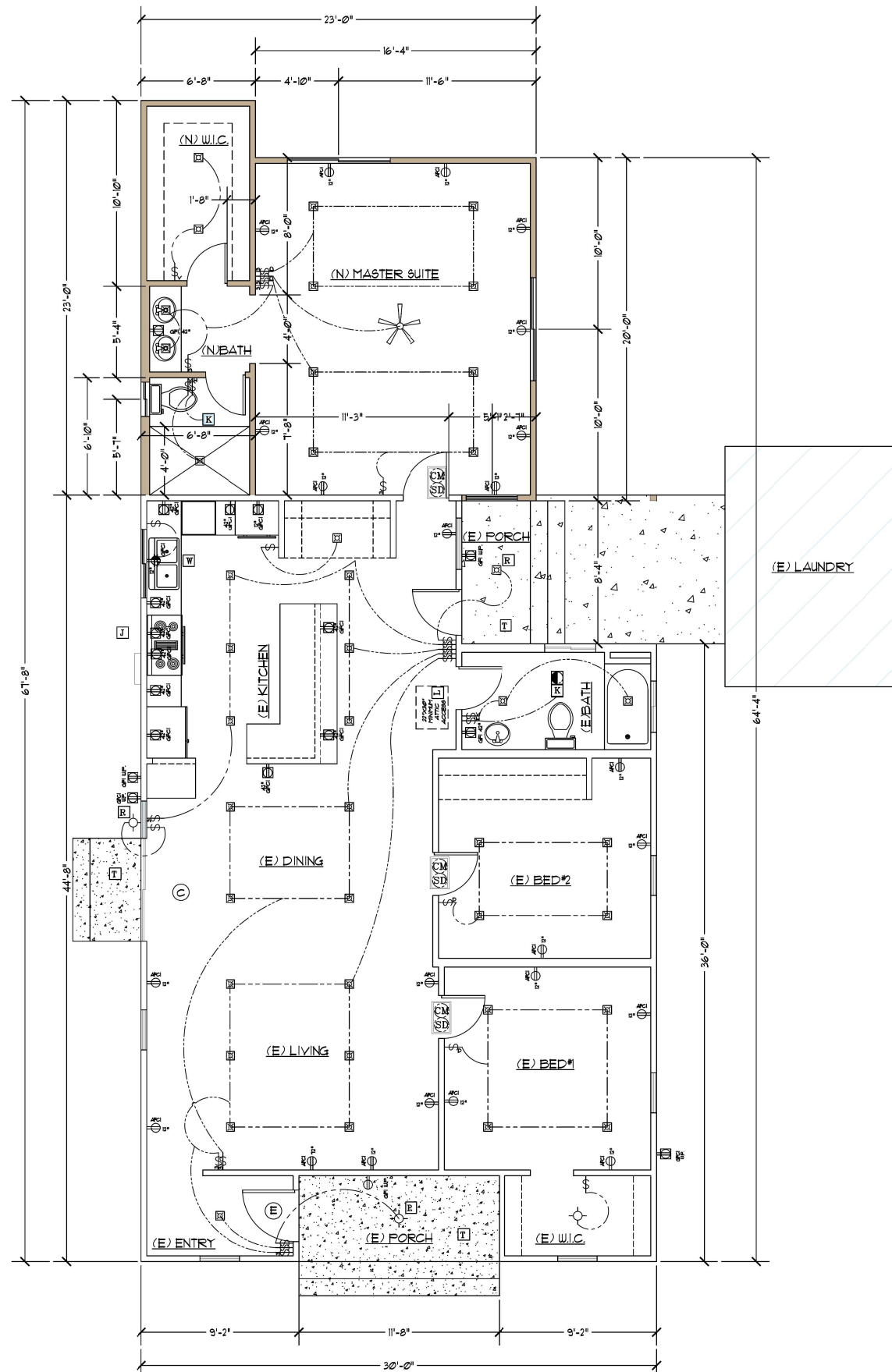
Vigil Design  
svigildesign@gmail.com  
P.O. BOX 1281 OXNARD, CA 93032 / Lic. # 79224 (805) 479-4974

CLIENT: BO BRUCKER  
15321 TODD LANE  
SANTA PAULA, CA.  
805 665-8239 / APN. 099-0-080-185

Sheet Content  
PLATE 601  
ASSESSOR MAP

Date: 05-15-2022  
Drawn: SAUL VIGIL  
Sheet:

A2



**ELECTRICAL PLAN**  
SCALE: 1/4" = 1'-0"

CALIFORNIA PLUMBING CODE ADDITIONAL NOTES

NOTE:  
\*RESIDENTIAL BUILDINGS UNDERGOING PERMITTED ALTERATIONS, ADDITIONS OR IMPROVEMENTS SHALL REPLACE NONCOMPLIANT PLUMBING FIXTURES WITH WATER-CONSERVING PLUMBING FIXTURES, 2019 CBC 401.3.

\*WATER HEATERS LOCATED IN SEISMIC DESIGN CATEGORIES C,D,E & F, AS DEFINED BY THE BUILDING CODE, SHALL HAVE STRAPS LOCATED IN THE UPPER AND LOWER 1/3 OF ITS VERTICAL DIMENSION. (5012 CBC)

\*ALL DOMESTIC HOT WATER SYSTEM PIPING CONDITIONS LISTED BELOW, WHETHER BURIED, MUST BE INSULATED AND THE INSULATION THICKNESS SHALL BE SELECTED BASED ON THE CONDUCTIVITY RANGE IN TABLE 1203-A AND THE INSULATION LEVEL SHALL BE SELECTED FROM THE FLUID TEMPERATURE RANGE BASED ON THE THICKNESS REQUIREMENTS IN TABLE 1203-A.

A. THE FIRST 5 FEET OF HOT AND COLD-WATER PIPES FROM STORAGE TANK.  
B. ALL PIPING WITH A NOMINAL DIAMETER OF 3/4" INCH OR LARGER.  
C. ALL PIPING ASSOCIATED WITH A DOMESTIC HOT WATER RE-CIRCULATION SYSTEM REGARDLESS OF THE PIPE DIAMETER.  
D. PIPING FROM THE HEATING SOURCE TO STORAGE TANK OR BETWEEN TANKS.  
E. PIPING BURIED BELOW GRADE.  
F. ALL HOT WATER PIPES FROM THE HEATING SOURCE TO THE KITCHEN FIXTURES.

CALIFORNIA MECHANICAL CODE ADDITIONAL NOTES

NOTE:  
\* WHEN A DOMESTIC CLOTHES DRYER IS IN A CLOSET, A MINIMUM OPENING OF 100 SQ. IN. FOR MAKEUP AIR SHALL BE PROVIDED IN THE DOOR. (504.4) CM)

\* A DOMESTIC CLOTHES DRYER DUCT SHALL BE OF METAL AND A MINIMUM OF 4" IN DIAMETER. THE EXHAUST DUCT SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14' INCLUDING TWO 90-DEGREE ELBOWS. TWO FEET SHALL BE DEDUCTED FOR EACH 90-DEGREE ELBOW IN EXCESS OF TWO. (504.4.2) CM)

\* HEAT PUMPS AND ELECTRIC COOLING APPLIANCES SHALL BEAR A PERMANENT AND LEGIBLE FACTORY-APPLIED NAMEPLATE ON WHICH SHALL APPEAR:  
A. THE NAME OR TRADEMARK OF THE MANUFACTURER  
B. THE MODEL NUMBER OR EQUIVALENT  
C. THE SERIAL NUMBER  
D. THE AMOUNT AND TYPE OF REFRIGERANT  
E. THE FACTORY TEST PRESSURE OR PRESSURES APPLIED  
F. THE ELECTRICAL RATING IN VOLTS, AMPERES, AND, FOR OTHER THAN SINGLE-PHASE, THE NUMBER OF PHASES.  
G. THE OUTPUT RATING IN BTU/H (KW)  
H. THE ELECTRICAL RATING IN VOLTS, AMPERES, AND, OR WATTS OF EACH FIELD REPLACEMENT ELECTRICAL COMPONENT.  
I. THE SYMBOL OF AN APPROVED AGENCY CERTIFYING COMPLIANCE OF THE EQUIPMENT WITH RECOGNIZED STANDARDS.  
J. REQUIRED CLEARANCES FROM COMBUSTIBLE SURFACES ON WHICH OR ADJACENT TO WHICH IT IS PERMITTED TO BE MOUNTED.  
20 CM, SECTION 307.3

- 1] (E) 100 AMP ELECTRICAL PANEL WITH OVERHEAD CONNECTION TO BE UPGRADED TO A (N) 200 AMP ELECTRICAL METER
- 2] (N) BATH ROOM VENTILATION: (A) 1/20 OF THE FLOOR AREA (1-1/2 SQUARE FEET MINIMUM) (B) 5 AIR CHANGES PER HOUR MIN. (3" FROM ANY INTAKE) 50 CFM MIN. PER ASHRAE-2019

NOTE:  
SMOKE ALARMS SHALL BE INSTALLED IN EACH SLEEPING ROOM AND OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM. CBC R314.3 (1) (2).

NOTE:  
ALL GROUNDING ELECTRODES AS DESCRIBED IN CEC 250.52 (A) (1) THAT ARE PRESENT AT EACH BUILDING OR STRUCTURE SERVED SHALL BE BONDED TOGETHER TO FORM THE GROUNDING ELECTRODE SYSTEM. IF MULTIPLE RODS, PIPE, OR PLATE ELECTRODES ARE INSTALLED TO MEET THE REQUIREMENTS OF CEC 250.53 (A) (3) THEY SHALL NOT BE LESS THAN 6 FEET APART.

ELECTRICAL LEGEND-SYMBOLS

- NOTE: PROVIDE ARC-FAULT CIRCUIT INTERRUPTER IN ALL DWELLING ROOMS.
- NOTE: ALL DWELLING UNITS RECEPTACLE OUTLETS SHALL BE LISTED "TAMPER-RESISTANT" RECEPTACLES. (CBC SECTION 406.12)
- CEILING RECEPTACLE
  - AFCI OUTLET
  - AFCI HALF OUTLET
  - AFCI / GFCI COMBINATION OUTLET (DFCI)
  - GFCI OUTLET
  - FLOOR OUTLET
  - 208V/230V OUTLETS
  - GFCI/WATER PROOF/WEATHER RESISTANT
  - SINGLE POLE SWITCH
  - DIMMER SWITCH
  - VACANCY SENSOR SWITCH
  - 3-WAY SWITCH
  - HUMIDISTAT CONTROL SWITCH

- NOTE:  
ALL LIGHTS SHALL BE HIGH EFFICACY MANUAL MOTION SENSOR, PHOTO CONTROL, LED OR FLUORESCENT PIN BASED SOCKET.
- LED HANGING LIGHT
  - LED RECESSING MOUNT LIGHT OUTLET
  - LED WALL MOUNT LIGHT OUTLET
  - LED RECESSED LIGHT
  - LED RECESSED WATER PROOF LIGHT
  - FLUORESCENT LIGHT
- BATH ROOM VENTILATION:  
(A) 1/20 OF THE FLOOR AREA (1-1/2 SQUARE FEET MINIMUM) (3" FROM ANY INTAKE) 50 CFM MIN.
- CARBON MONOXIDE
  - CARBON MONOXIDE & SMOKE DETECTOR COMBO
  - SMOKE DETECTOR 120V PROVIDE MIN 36" FROM HVAC SUPPLY REGISTER

ELECTRICAL ADDITIONAL

\*ALL 125-VOLT, 15-AMP, AND 20-AMP RECEPTACLES SHALL BE LISTED AS TAMPER-RESISTANT RECEPTACLES. [ 406.12 CBC]

\*AT LEAST ONE 20 AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLETS. SUCH CIRCUIT SHALL HAVE NO OTHER OUTLETS. [210.11 (C)(3) CEC]

INTERIOR ENVIRONMENT

NOTE:  
ROOM LIGHT REQUIREMENT: A GLAZED AREA NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF THE ROOM SERVED OR ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30" ABOVE THE FLOOR LEVEL. R303.1 CBC

NOTE:  
HEATING FACILITIES ARE REQUIRED FOR EACH DWELLING UNIT WHERE THE WINTER DESIGN TEMPERATURE ESTABLISHED BY THE JURISDICTION IS BELOW 60°F. R303.9 CBC

NOTE:  
EMERGENCY ESCAPE AND RESCUE: BASEMENTS, HABITABLE ATTICS, AND EVERY SLEEPING ROOM SHALL HAVE A DOOR DIRECTLY TO THE EXTERIOR OR A WINDOW THAT WILL PROVIDE A CLEAR SPACE OPENING OF AT LEAST 5.7 SQUARE FEET IN THE OPEN POSITION (5 SQ. FT. GRADE FROM OPENINGS), AND A MINIMUM CLEAR OPENING WIDTH OF 20 INCHES AND CLEAR OPENING HEIGHT OF 24 INCHES AND THE SILL HEIGHT SHALL BE MAXIMUM 44" ABOVE THE FLOOR. THE REQUIRED OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT LEADS TO A PUBLIC WAY. R310.5 CBC

2019 CALIFORNIA ENERGY CODE

A. ALL INSTALLED LIGHTING MUST BE HIGH EFFICACY PER TABLE 150.0-A. 2019 CALIFORNIA ENERGY CODE TABLE 150.0

B. LIGHTING IN BATHROOMS: ALL LIGHTING SHALL BE HIGH EFFICACY AND AT LEAST ONE FIXTURE IN EACH BATHROOM SHALL BE CONTROLLED BY A VACANCY SENSOR. CALIFORNIA ENERGY CODE 150(K) 5

C. LIGHTING IN GARAGES, LAUNDRY ROOMS, CLOSETS AND UTILITY ROOMS: ALL LIGHTING SHALL BE HIGH EFFICACY AND AT LEAST ONE LIGHT FIXTURE INSTALLED IN GARAGES, CLOSETS, LAUNDRY ROOMS, & UTILITY ROOMS SHALL BE CONTROLLED BY A VACANCY SENSOR. CALIFORNIA ENERGY CODE 150(K) 2.J

D. LIGHTING IN ROOMS OTHER THAN BATHROOMS, GARAGES, LAUNDRY ROOMS, & UTILITY ROOMS: PERMANENTLY INSTALLED LIGHTS IN ROOMS OTHER THAN BATHROOMS, GARAGES, LAUNDRY ROOMS, & UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINAIRES, CALIFORNIA ENERGY CODE 150(K) 7

E. RECESSED LUMINAIRES IN INSULATED CEILINGS: LUMINAIRES RECESSED INTO INSULATED CEILINGS SHALL NOT CONTAIN SCREW BASE SOCKETS AND SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC) BY U.L. OR OTHER TESTING LAB RECOGNIZED BY BUILDING OFFICIAL, AND SHALL BE CERTIFIED AIR TIGHT TO SHOW AIR LEAKAGE LESS THAN 2.0 CFM AT .011 FSI IN ACCORDANCE WITH ASTM E283, AND SEALED WITH A GASKET OR CAULK BETWEEN HOUSING AND CEILING. CALIFORNIA ENERGY CODE 150(K)

F. SCREW BASED SOCKETS: LUMINAIRES WITH SCREW BASED SOCKETS SHALL MEET THE FOLLOWING REQUIREMENTS:  
i THE LUMINAIRE SHALL NOT BE A RECESSED DOWN-LIGHT IN A CEILING, AND  
ii THE LUMINAIRE SHALL CONTAIN LAMPS THAT COMPLY WITH REFERENCE JOINT APPENDIX JAB; AND  
iii THE INSTALLED LAMPS BE MARKED WITH "JAB-2019" OR "JAB-2019-E" AS SPECIFIED IN REFERENCE JOINT APPENDIX JAB.

G. DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL LUMINAIRES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JAB.

H. OUTDOOR LIGHTING: PERMANENTLY INSTALLED OUTDOOR LIGHTS ON BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY AND THEY SHALL BE CONTROLLED BY A MOTION SENSOR WITH INTEGRAL PHOTO CONTROL CERTIFIED TO COMPLY WITH THE 2019 CALIFORNIA ENERGY CODE. CALIFORNIA ENERGY CODE 150(K) 9 A.

I. VENT FANS MUST BE SWITCHED SEPARATELY FROM LIGHTING. 2019 CALIFORNIA ENERGY CODE 150(K)2B

GENERAL NOTES

WALL FRAMING:  
EXTERIOR WALLS : SHALL BE 2 x 4 @ 16" O.C. ( U.N.O. )  
INTERIOR NON-BEARING WALLS :  
2 x 4 @ 16" O.C. ( 2 x 6 @ PLUMBING WALLS ) ( U.N.O. )

EMERGENCY EXIT NOTE

PROVIDE EMERGENCY EXIT DOOR OR WINDOW FROM SLEEPING ROOMS. NET OPENING AREA SHALL NOT BE LESS THAN 5.7 SQ. FT. (821 SQ. IN.) NET WINDOW OPENING HEIGHT SHALL BE 24" CLEAR. NET OPENING WIDTH SHALL BE 20" CLEAR. FINISHED SILL HEIGHT ABOVE FLOOR SHALL BE 44" MAX HEIGHT ABOVE THE FLOOR. ( CBC 2019 )

SMOKE DETECTOR NOTE

"SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE INTERCONNECTED SO THAT WHEN ONE ALARM IS ACTIVATED ALL ALARMS WILL ACTIVATE" CBC R314.3 R315

PROVIDE SMOKE DETECTOR IN EACH NEW AND EXISTING SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE HALLWAY OR AREA GIVING ACCESS TO EACH NEW AND EXISTING, SLEEPING AREA

A SMOKE DETECTOR SHALL BE INSTALLED IN EACH STORY.

WHEN SLEEPING ROOMS ARE ON AN UPPER LEVEL, SMOKE DETECTOR SHALL BE PLACED AT THE CEILING OF THE UPPER LEVEL IN CLOSE PROXIMITY TO STAIRWAY.

IN DWELLING UNITS WHERE THE CEILING HEIGHT OF A ROOM OPEN TO THE HALLWAY SERVING THE BEDROOMS EXCEEDS THAT OF THE HALLWAY BY 24 INCHES OR MORE, SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJOINING ROOM.

CBC R314.4 POWER SOURCE

SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING PROVIDED THAT SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. SMOKE ALARMS WITH INTEGRAL STROBES THAT ARE NOT EQUIPPED WITH BATTERY BACKUP SHALL BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM. 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.

SMOKE ALARMS, CARBON MONOXIDE ALARMS

R314.3 CBC SMOKE ALARMS SHALL BE INSTALLED AND MAINTAINED AT ALL OF THE FOLLOWING LOCATIONS:

IN EACH STORY WITHIN A DWELLING UNIT, INCLUDING BASEMENTS AND HABITABLE ATTICS BUT NOT INCLUDING CRAWL SPACE AND UNINHABITABLE ATTICS.

REQUIRED CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS R315.2.6 CBC.

ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENT:

NOTE THE REQUIREMENTS FOR CARBON MONOXIDE ALARM/DETECTION SYSTEMS AND INSTALLATION ON THE PLANS. SINGLE- AND MULTIPLE-STATION CARBON MONOXIDE ALARMS SHALL BE LISTED TO COMPLY WITH UL 2034. CARBON MONOXIDE DETECTORS SHALL BE LISTED TO COMPLY WITH UL 2075. INSTALLATION SHALL BE IN ACCORDANCE WITH NFPA 720 AND THE MANUFACTURE'S INSTALLATION INSTRUCTIONS. R315.3 CBC.

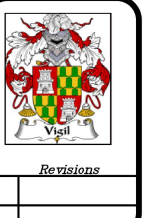
FOR THE PURPOSE OF HUMIDITY CONTROL, BATHROOMS CONTAINING A BATHTUB, SHOWER OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED AT A RATE OF 20 CFM FOR CONTINUOUS VENTILATION; OTHERWISE A RATE OF 50 CFM SHALL BE USED FOR INTERMITTENT VENTILATION. AN OPERABLE WINDOW IS NOT A PERMISSIBLE METHOD. EXHAUST AIR SHALL BE DUCTED TO TERMINATE OUTSIDE THE BUILDING. CBC R303.3.1, CGBC 4.506.1

- EXHAUST FANS PROVIDED FOR HUMIDITY SHALL MEET THE FOLLOWING:
- (1) ENERGY STAR COMPLIANT, AND
  - (2) CONTROLLED BY A HUMIDITY CONTROL UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM. HUMIDITY CONTROL SHALL OPERATE AS FOLLOWS (CGBC4.506.1):
    - (A) HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF A GREATER THAN OR EQUAL TO 50% TO A MAXIMUM OF 80%. THE HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT AND,
    - (B) A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL.

HABITABLE OR NON-HABITABLE USE OF ATTIC SPACE SHALL BE DESIGNED IN COMPLIANCE WITH "R-3" OCCUPANCY REQUIREMENTS PER CRC TABLE R301.5 REVISE PLANS.

WALL LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED
- NEW 2 x 4 STUDS @ 16" O.C. WALL UNLESS NOTED OTHERWISE
- PROVIDE 2x6 STUDS IN PLUMBING WALLS TO PREVENT EXCESSIVE NOTCHING OR BORING OF STUDS (SECTION 2320.11.2320.11.10 CBC)
- EXISTING WALLS IN-FILL W/ 2X4 (TYP.)
- EXISTING WALLS IN-FILL W/ 2X6 (TYP.)
- EXISTING WALLS TO BE REBUILD
- OCCUPANCY SEPARATION WALL-FULL 1 HOUR RATED BETWEEN (E) HABITABLE SPACE AND (E) GARAGE (NEW ADU).



Revisions

**Vigil Design**  
svigildesign@gmail.com (805) 479-4974  
P.O. BOX 1261 OXNARD, CA 93032 / Lic. # 78924

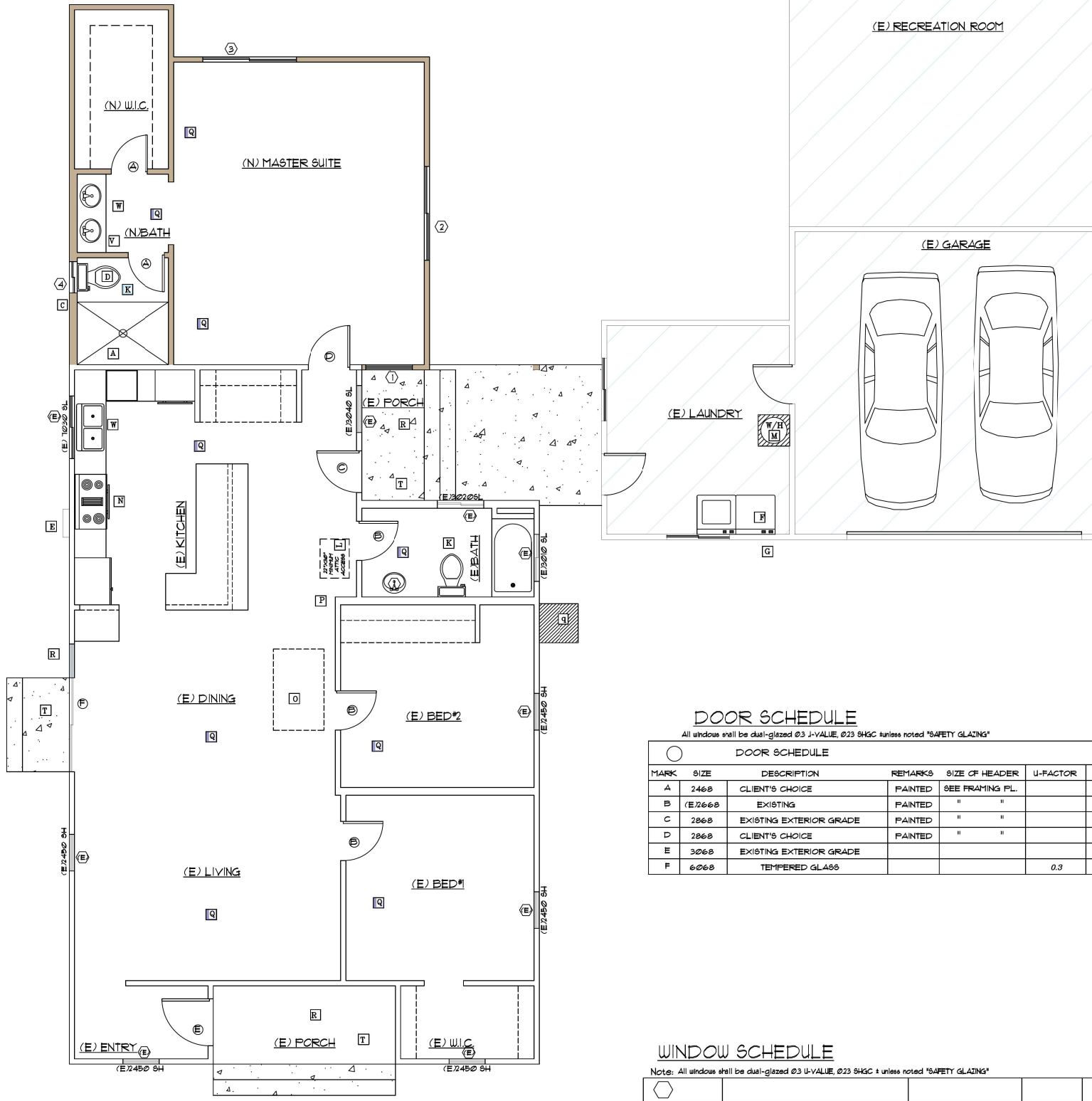
CLIENT : BO BRUCKER  
15321 TODD LANE  
SANTA PAULA, CA.  
805 665-8239 / APN. 099-0-080-185

Sheet Content  
ELECTRICAL PLAN

Date: 05-15-2022  
Drawn: SAUL VIGIL  
Sheet: **A3**

**FLOOR PLAN NOTES**

- A** SHOWERS SHALL BE TYPE NOT ADVERSELY AFFECTED BY MOISTURE. SHOWERS SHALL BE FINISHED TO A HEIGHT OF 12 INCHES ABOVE THE DRAIN INLET. NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE.  
FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT GLASS MAT GYPSUM OR FIBER-REINFORCED GYPSUM BACKER SHALL BE USED AS A BASE FOR WALL TILE IN TUB & SHOWER AREAS & WALL & CEILING PANELS IN SHOWER AREAS. (TABLE R102.4.2, R102.4.2 CRC)
- B** NOTE: BUILDER TO PROVIDE A PERMANENTLY ACCESSIBLE 12-INCH SQUARE BATH-TUB TRAP ACCESS OR USE A NON-SLIP-JOINT TRAP. (405.2 UPC)
- C** NOTE: PROVIDE 2X6 STUDS IN PLUMBING WALLS TO PREVENT EXCESSIVE NOTCHING OR BORING OF STUDS (SECTION 2320.11.9, 2320.11.10 UBC)
- D** PROVIDE ULTRA FLUSH WATER CLOSERS FOR ALL CONSTRUCTION EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- E** (E) 100 AMP METER TO BE UPGRADED TO A 200 AMP ELECTRICAL METER WITH OVER HEAD CONNECTION. NEW LOCATION PER S.C.E.
- F** (E) WASHER & DRYER LOCATION
- G** CLOTHES DRYER VENT MOISTURE EXHAUST DUCT SHALL TERMINATE OUTSIDE THE BUILDING & HAVE A BACK-DRAFT DAMPER VENT MUST BE AT LEAST 36" AWAY FROM A WINDOW
- H** REMOVE (E) 3068 DOOR AND IN-FILL STUCCO TO MATCH (E)
- I**
- J**
- K** (N) BATH ROOM VENTILATION: (A) 1/20 OF THE FLOOR AREA. (1-1/2 SQUARE FEET MINIMUM) (B) 5 AIR CHANGES PER HOUR MIN. (3' FROM ANY INTAKE) 5/0 CFM MIN. PER ASHRAE-62.1B
- L** PROVIDE A 22" X 30" ATTIC SCUTTLE, LOCATED IN HALLWAY, OR OTHER READILY ACCESSIBLE LOCATION (CBC SEC. B05.1).  
  
ACCESS MAY BE FROM THE EXISTING ATTIC TO THE NEW ATTIC. INCLUDE A NOTE ON THE FLOOR PLAN OR ROOF FRAMING PLAN IF THIS IS TO OCCUR.  
  
SCUTTLE MAY NOT BE LOCATED INSIDE A CLOSET, EXCEPT A WALK-IN CLOSET.
- M** WATER HEATER NOTE: (E) 40 GAL. TO REMAIN, UNLESS NOTED.  
(A) IF THE WATER SERVICE HAS A PRESSURE REGULATOR, A THERMAL EXPANSION TANK IS REQUIRED.  
(B) MINIMUM 2' WIDE DOOR  
(C) SEISMIC BRACES REQUIRE (TOP AND BOTTOM 1/3)  
(D) SMITTY FAN REQ'D WITHIN DWELLING, PIPED TO EXTERIOR  
(E) COMBUSTION AIR: MIN. 100 SQ. IN. TOP AND BOTTOM AND LOCATED WITHIN 12" OF BASE AND TOP OF ENCLOSURE/UPC 507 UFC 510-1.1)
- N** (N) KITCHEN HOODS SHALL BE RATED FOR SOUND IN ACCORDANCE WITH SECTION 12 OF ASHRAE 62.2 2019 CALIFORNIA ENERGY CODE SECTION 1502.0.6. & VENT INSTALLED PER MANUFACTURER'S INSTRUCTIONS. EXHAUST FAN WITH CAPACITY OF 600 CFM MIN. INTERMITTENT OR 5 AIR CHANGES PER HOUR (A/C) CONTINUOUS, BASED ON KITCHEN VOLUME). NOTE: HOOD REQUIRES A HERS RATED INSPECTION.
- O** ATTIC LOCATION OF (N) HORIZONTAL AIR. SEE SHEET HF FOR SPECIFICATIONS.
- P** FAN AIR RETURN
- Q** HEATING REGISTER
- R** GOODMAN AC UNIT MODEL GSX140181 SEE SHEET AC FOR SPECS.
- S**
- T** NOTE: ALL OUTDOOR LIGHTING SHALL BE CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT DOES NOT OVERRIDE TO ON AND ONE OF THE FOLLOWING: CONTROLLED BY PHOTOCELL AND MOTION SENSOR, PHOTO CONTROL AND AUTOMATIC SWITCH CONTROL, ASTRONOMICAL TIME CLOCK, OR ENERGY MANAGEMENT CONTROL SYSTEM.
- U** \*PROVIDE 3'-0" LANDING MIN. BY WIDTH OF DOOR. NO MORE THAN 1-1/2" LOWER THAN THE TOP OF THE THRESHOLD. (CRC R313.1)  
\*NOT MORE THAN 1-3/4" BELOW THE TOP OF THE THRESHOLD PROVIDED THAT THE DOOR NOT SWING OVER THE LANDING OR FLOOR. (CRC R313.1)  
\*MAXIMUM SLOPE OF ANY LANDING SHALL NOT EXCEED 1/4 INCH PER FOOT. (R313 CRC)
- V** ULTRA LOW-FLOW PLUMBING FIXTURES: (A) FAUCETS/SHOWERHEADS, 1.8 GAL PER MINUTES MAX. FLOW RATE PER GREEN BUILDING REQUIREMENTS (B) TOILETS, 1.2 GALLONS PER FLUSH MAXIMUM.
- W** WATER PIPING MATERIALS WITHIN A BUILDING SHALL BE IN ACCORDANCE WITH SEC. 6041 OF THE CALIFORNIA PLUMBING CODE. PE, CPVC AND OTHER PLASTIC WATER PIPING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF SEC. 604 OF THE CPC, INSTALLATION STANDARDS OF APPENDIX I OF THE CPC AND MANUFACTURER'S RECOMMENDED INSTALLATION STANDARDS. CPVC WATER PIPING REQUIRES A CERTIFICATION OF COMPLIANCE AS SPECIFIED IN SEC. 604.1 (d) OF THE CPC. PRIOR TO PERMIT ISSUANCE, PIPE TO BE USED IN THIS PROJECT SHALL BE PE.



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

**DOOR SCHEDULE**

All windows shall be dual-glazed 0.3 U-VALUE, 0.23 SHGC unless noted "SAFETY GLAZING"

MARK	SIZE	DESCRIPTION	REMARKS	SIZE OF HEADER	U-FACTOR	SHGC
A	2468	CLIENT'S CHOICE	PAINTED	SEE FRAMING PL.		
B	(E)2668	EXISTING	PAINTED	" "		
C	2868	EXISTING EXTERIOR GRADE	PAINTED	" "		
D	2868	CLIENT'S CHOICE	PAINTED	" "		
E	3068	EXISTING EXTERIOR GRADE			0.3	0.23
F	6068	TEMPERED GLASS				

**WINDOW SCHEDULE**

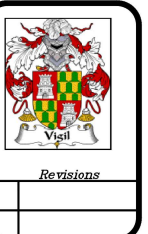
Note: All windows shall be dual-glazed 0.3 U-VALUE, 0.23 SHGC unless noted "SAFETY GLAZING"

MARK	SIZE	DESCRIPTION	REMARKS	SIZE OF HEADER	U-FACTOR	SHGC
(E)	EXISTING	EXISTING	EXISTING	EXISTING		
1	2860	CASEMENT	VINYL/WT	SEE FRAMING PLAN	0.3	0.23
2	6030	CASEMENT	VINYL/WT	" "	" "	" "
3	6040	CASEMENT	VINYL/WT	" "	" "	" "
4	2030	SINGLE HUNG	VINYL/WT	" "	" "	" "

NOTE:  
ELECTRICAL WIRING AND ELECTRICAL PANEL TO BE INSPECT BY A LICENSED C-10 ELECTRICIAN. REPLACE LIGHTS, OUTLETS & SWITCHES LIKE FOR LIKE

**WALL LEGEND**

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE REMOVED
- NEW 2 x 4 STUDS @ 16" O.C. WALL UNLESS NOTED OTHERWISE
- PROVIDE 2X6 STUDS IN PLUMBING WALLS TO PREVENT EXCESSIVE NOTCHING OR BORING OF STUDS (SECTION 2320.11.9, 2320.11.10 CBC)
- EXISTING WALLS IN-FILL W/ 2X4 (TYP.)
- EXISTING WALLS IN-FILL W/ 2X6 (TYP.)
- EXISTING WALLS TO BE REBUILD
- (E) OCCUPANCY SEPARATION WALL-FULL 1 HOUR RATED BETWEEN (E) HABITABLE SPACE AND (E) GARAGE (NEW ADU).

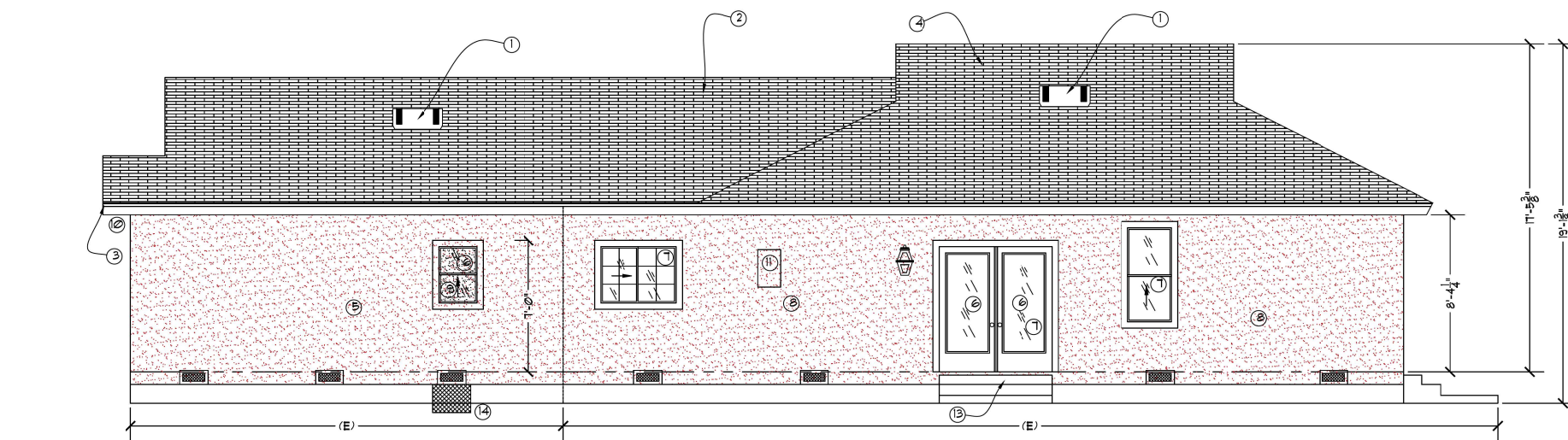


**Vigil Design**  
svigildesign@gmail.com  
P.O. BOX 1281 OXNARD, CA 93032 / Lic. # 79924 (805) 479-4974

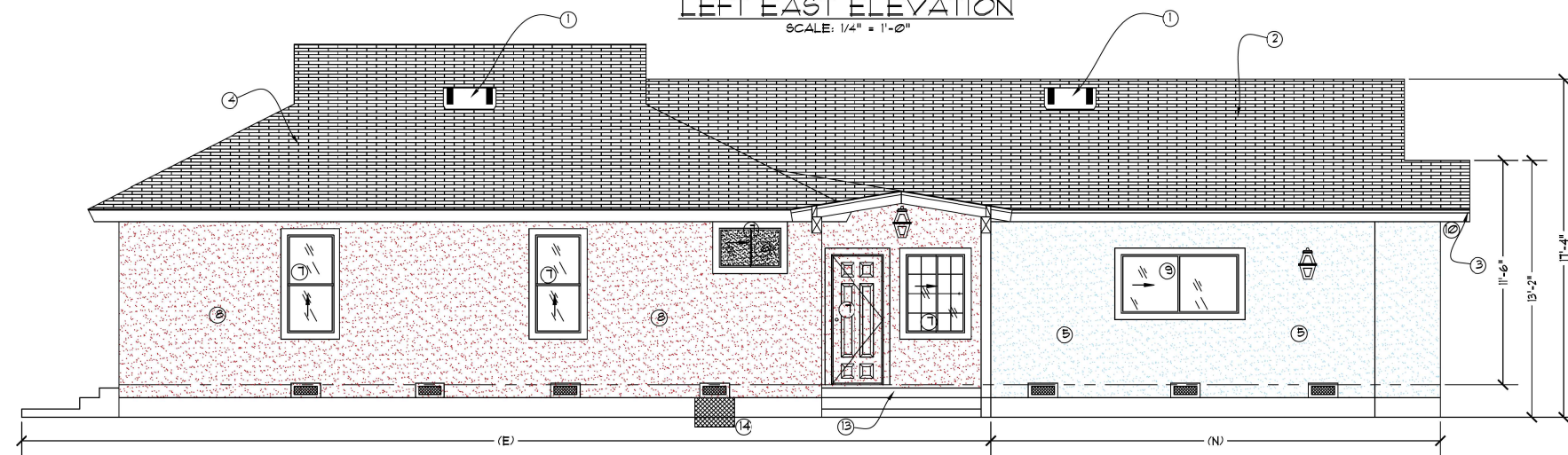
CLIENT: BO BRUCKER  
15321 TODD LANE  
SANTA PAULA, CA.  
805 665-8239 / APN. 099-0-080-185

Sheet Content  
FLOOR PLAN

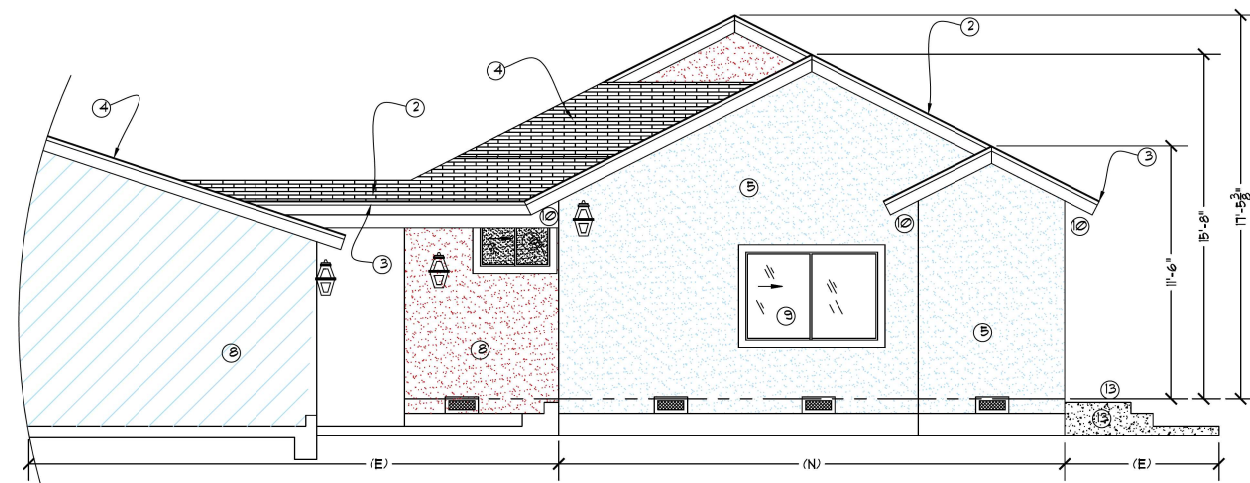
Date: 05-15-2022  
Drawn: SAVI, VIGIL  
Sheet: **A4**



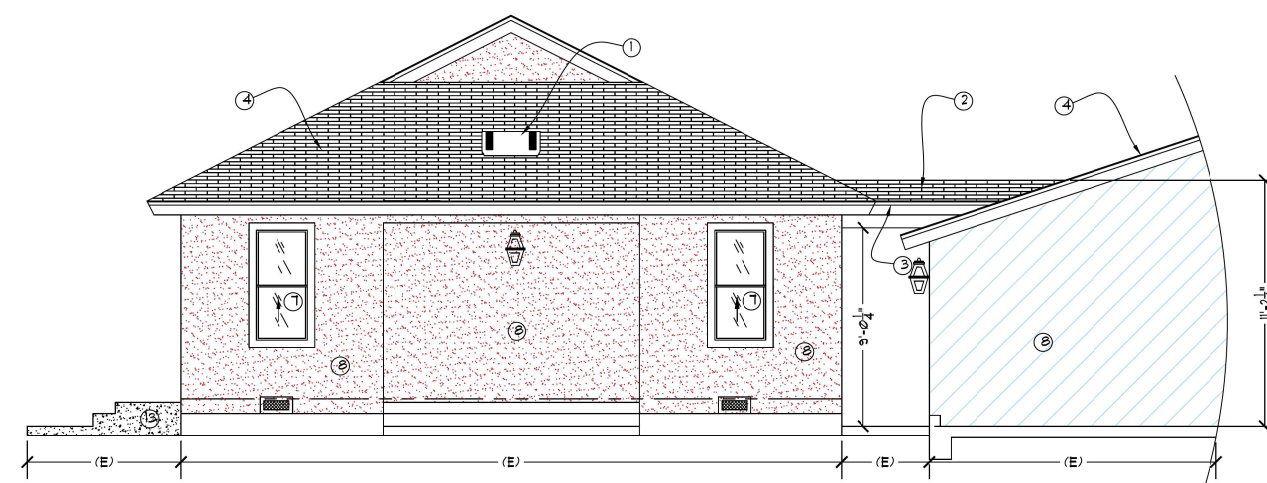
LEFT EAST ELEVATION  
SCALE: 1/4" = 1'-0"



RIGHT WEST ELEVATION  
SCALE: 1/4" = 1'-0"



REAR SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



FRONT NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

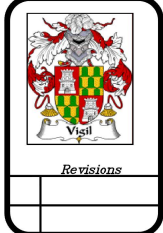
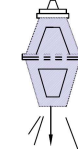
NOTE:  
CLAWL SPACE UNDERFLOOR ACCESS  
A. 16"X24" MIN., UNOBSTRUCTED BY PIPES, DUCTS, ETC.  
B. 6" CURB REQUIRED ON EXTERIOR.

NOTE:  
FOUNDATION VENTS UBC 2317  
1 SQ. FT. REQUIRED PER 150 SQ. OF AREA.

G.F.L.W.P. REQUIRED FOR CLAWL SPACE AT OR BELOW.

- LEGEND**
- ① ATTIC VENTS ARE REQUIRED TO BE PROTECTED BY 1/4 INCH CORROSION RESISTANT METAL MESH (SECTION B055.5 UBC)
  - ② EBR-1475 (N) ASPHALT ROOF SHINGLES OVER 5/8" FELT OVER 1/2" EXTERIOR GRADE FL YWOOD MIN CLASS A ROOFING TO REMAIN
  - ③ CONTINUOUS METAL DRIP EDGE AT ROOF EDGE WITH 4 1/2" CONTINUOUS METAL STRIP WITH A 2 1/2", 28 GA.
  - ④ (E) COMP. SHINGLES TO REMAIN
  - ⑤ NEW STUCCO TO MATCH EXISTING
  - ⑥ TEMPERED GLASS
  - ⑦ (E) WINDOW OR DOOR TO REMAIN, UNLESS NOTED.
  - ⑧ (E) STUCCO TO REMAIN
  - ⑨ (N) WINDOW OR DOOR TO BE REPLACED WITH SAME SIZE DOOR & WINDOW. SEE DOOR AND WINDOW SCHEDULE FOR SIZE
  - ⑩ (E) OVERHANG TO REMAIN
  - ⑪ (E) ELECTRICAL METER LOCATION
  - ⑫
  - ⑬ (E) 4" CONCRETE LANDING 36" MIN. X WIDTH OF DOOR MIN.
- NOTE:  
ROOFING MATERIALS, WINDOWS, TRIM, DOORS, AND STUCCO SHALL MATCH IN STYLE, COLOR AND TEXTURE TO THE MAIN DWELLING.
- NOTE:  
ROOF STRUCTURES SHALL PROVIDE AN EAVE PROJECTION OF NO LESS 6" AND GREATER THAN 30".

NOTE:  
LIGHTS MUST BE SHIELDED AND DIRECTED DOWNWARD TO PREVENT OFF-SITE ILLUMINATION (OCC 16-312).



Revisions

*Vigil Design*  
savigildesign@gmail.com  
P.O. BOX 1281 OXNARD, CA 93032 / Lic. # 79224 (805) 479-4974

CLIENT : BO BRUCKER  
15321 TODD LANE  
SANTA PAULA, CA.  
805 665-8239 / APN. 099-0-080-185

Sheet Content  
ELEVATIONS

Date: 07-15-2022  
Drawn: SAGI VIGIL  
Sheet: **A5**